

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2023

HDRC CASE NO: 2023-344
ADDRESS: 814 N OLIVE ST
LEGAL DESCRIPTION: NCB 540 (GREENVIEW PLACE), BLOCK 11 LOT 21
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Brad Clawson/Elise Construction, LLC
OWNER: GREEN CONSOLIDATED INTEREST LLC
TYPE OF WORK: Waiver; modifications to previously-approved design
APPLICATION RECEIVED: August 15, 2023
60-DAY REVIEW: October 14, 2023
CASE MANAGER: Jessica Anderson

REQUEST:

Item A: Consideration and approval of a waiver pursuant to City Code Section 35-608(g) to accept and review the application submitted for the request described below.

Item B: The applicant requests a Certificate of Appropriateness for approval to amend a previous approval to construct three two-story structures on the vacant lot addressed 814 N Olive, formerly addressed 810 N Olive, specifically to:

1. Modify the carport design of the north and south structures to feature entirely metal canopies.
2. Install 5V metal roofing on all three structures.
3. Install aluminum windows on all three structures.

APPLICABLE CITATIONS:

Unified Development Code Chapter 35, Article VI, Section 35-608

- (g) Subsequent Applications. In the case of disapproval of an application, a new application for the same work shall not be resubmitted for consideration until one (1) year has elapsed from the date of disapproval. The commission, by a majority of its membership, may waive the aforementioned time limitation if the application presents substantial new evidence that was not considered in the previous action, or incorporates changes based on the previous recommendations of the commission. Until such waiver is granted, a new application shall not be considered complete and is not subject to the review periods outlined in subsection f. If a motion to approve such a waiver fails to receive the requisite number of votes, the application shall be considered disapproved; a revised application may be submitted in accordance with this section.

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. *Facade configuration*—The primary facade 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 facade 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

- i. *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 applicant requests to amend a previous approval to construct three two-story structures on the vacant lot addressed 814 N Olive, formerly addressed 810 N Olive. The structures are currently under construction.
- b. **PREVIOUS APPROVAL:** This request was approved by the Historic and Design Review Commission on July 18, 2018. Certificates of Appropriateness are valid for 180 days, and the issued Certificate of Appropriateness expired. The HDRC reissued the Certificate of Appropriateness on May 1, 2020, which also subsequently expired. The previously-approved plans for the three two-story structures included approval of a corrugated metal roofs and fiberglass-clad wood windows on all three structures, and carports on the north and south structures that featured wood-framed canopies with exposed rafter tails and I-beams. When the applicant requested staff reissue the previously-approved HDRC Certificate of Appropriateness, staff noted the structures as built feature 5V galvalume metal roofs and metal-framed canopies without exposed rafter tails or I-beams on the north and south structures. The applicant shared by email the request to install aluminum windows rather than the previously-approved fiberglass-clad wood windows. On July 19, 2023, the HDRC approved the applicant's request with three stipulations: (i) That the applicant proposes the previously-approved carport design for the north and south structures that features exposed rafter tails and I-beams, as noted in finding c. (ii) That the applicant installs a standing seam metal roofs on all three structures, as noted in finding d. The roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An inspection must be scheduled with OHP staff prior to the start of work to verify that the

roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time. (iii) That the applicant proposes a window product that conforms to standard specifications for windows in new construction, namely a high-quality wood or aluminum-clad wood window product, as noted in finding e.

- c. **CONSIDERATION AND APPROVAL OF A WAIVER:** According to UDC 35-608(g), in the case of disapproval of an application, a new application for the same work shall not be resubmitted for consideration until one (1) year has elapsed from the date of disapproval. The commission, by a majority of its membership, may waive the aforementioned time limitation if the application presents substantial new evidence that was not considered in the previous action, or incorporates changes based on the previous recommendations of the commission. Until such waiver is granted, a new application shall not be considered complete and is not subject to the review periods outlined in subsection f. If a motion to approve such a waiver fails to receive the requisite number of votes, the application shall be considered disapproved; a revised application may be submitted in accordance with this section. In preparation for this hearing, the applicant shared photos of “homes in the area that have been recently built as new construction that were allowed to have aluminum windows” and submitted signatures from nearby property owners agreeing they have “no issues or complaints regarding [the proposed aluminum] windows.” Staff finds that the applicant has not presented sufficient new evidence nor incorporated changes based on the previous recommendations of the commission and that a waiver should not be granted.
- d. **CARPORTS (DESIGNS FOR NORTH AND SOUTH STRUCTURES):** The applicant requests to install fully-metal carports on the north and south structures; the HDRC previously approved carport canopies framed in wood with exposed rafter tails and I-beams. Historic Design Guidelines for New Construction 4.A state that architectural details should be in keeping with the predominant architectural style along the block face or within the district when one exists, and that integrating contemporary interpretations of traditional designs and details for new construction should be considered. Craftsman is the dominant style found on the block. The previously-approved design conforms to guidelines through its use of wood-framed canopies with rafter tails supported by more modern metal posts and exposed I-beams. The proposed fully-metal carport design does not conform to guidelines.
- e. **ROOFS (MATERIALS):** The applicant requests to install a 5V metal roofing on all three structures; the HDRC previously approved corrugated metal roofing. Historic Design Guidelines for New Construction 3.A.iii says to construct new metal roofs in a similar fashion as historic metal roofs. The 5V metal roof does not conform to guidelines. Staff finds standing-seam metal roofs would conform to guidelines. The roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed.
- f. **WINDOWS (MATERIALS):** The applicant requests to install aluminum windows on all three structures; the HDRC previously approved fiberglass-clad wood windows, which are still reflected on the most recent plans submitted by the applicant. Per Standard Specifications for Windows in Additions and New Construction, new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Staff finds the request does not conform to guidelines.

RECOMMENDATION:

Staff does not recommend approval of item A, consideration and approval of a waiver pursuant to City Code Section 35-608(g), based on finding c.

Should the HDRC approve item A, staff recommends approval of item B, items 1 through 3, based on findings d through f, with the following stipulations:

- i. That the applicant proposes the previously-approved carport design for the north and south structures that features exposed rafter tails and I-beams, as noted in finding c.
- ii. That the applicant installs a standing seam metal roofs on all three structures, as noted in finding d. The roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An inspection must be scheduled with OHP staff prior to the start of work to verify that

the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time.

- iii. That the applicant proposes a window product that conforms to standard specifications for windows in new construction, namely a high-quality wood or aluminum-clad wood window product, as noted in finding e.

City of San Antonio One Stop



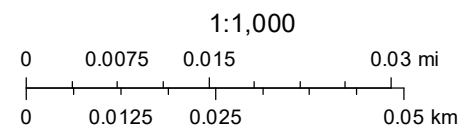
July 13, 2023

CoSA Addresses



CoSA Parcels

BCAD Parcels



HDRC,

We are requesting a waiver to allow the project at 814 N Olive St. to be reviewed by the committee for the same items that we brought to the committee on July 19th. We will feel like our case was unjustly voted on by the committee and would like to meet again at the first meeting in September. We are requesting for modifications to the originally approved COA as you will see in the attached planset with documentation as to why we feel like we should be approved for the modifications.

Below are picture evidence that there are homes in the area that have been recently build as new construction that were allowed to have aluminum windows. These homes are less than one block from 814 N Olive st.

814 Burnet - White Vinyl
814 N Pine - Bronze Aluminum
901 N Pine - Bronze Aluminum
909 N Pine - Bronze Aluminum
729 Hays - Bronze Aluminum
725 Hays - Bronze Aluminum

Plus multiple others. Also there is no reason that we should not be allowed to keep the carports framed and finished exactly how they are currently. Nothing in the guidelines prohibits it.

Below is also a picture from your guidelines from your website saying the roof we have requested and have currently installed is acceptable.

Attached as well is a letter signed by neighbors in the immediate area that are ok with us using aluminum windows.

Thank you,

Brad Clawson
CEO



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

July 19, 2023

HDRC CASE NO: 2023-268
ADDRESS: 814 N OLIVE ST
LEGAL DESCRIPTION: NCB 540 (GREENVIEW PLACE), BLOCK 11 LOT 21
HISTORIC DISTRICT: Dignowity Hill
APPLICANT: Brad Clawson/Elise Construction - 814 N Olive St
OWNER: Brad Clawson/Elise Construction - 814 N Olive St
TYPE OF WORK: New construction

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to amend a previous approval to construct three two-story structures on the vacant lot addressed 814 N Olive, formerly addressed 810 N Olive, specifically to:

1. Modify the carport design of the north and south structures to feature entirely metal canopies.
2. Install 5V metal roofing on all three structures.
3. Install aluminum windows on all three structures.

FINDINGS:

a. The applicant requests to amend a previous approval to construct three two-story structures on the vacant lot addressed 814 N Olive, formerly addressed 810 N Olive. The structures are currently under construction.

b. **PREVIOUS APPROVAL:** This request was approved by the Historic and Design Review Commission on July 18, 2018. Certificates of Appropriateness are valid for 180 days, and the issued Certificate of Appropriateness expired. The HDRC reissued the Certificate of Appropriateness on May 1, 2020, which also subsequently expired. The previously-approved plans for the three two-story structures included approval of a corrugated metal roofs and fiberglass-clad wood windows on all three structures, and carports on the north and south structures that featured wood-framed canopies with exposed rafter tails and I-beams. When the applicant requested staff reissue the previously-approved HDRC Certificate of Appropriateness, staff noted the structures as built feature 5V galvalume metal roofs and metal-framed canopies without exposed rafter tails or I-beams on the north and south structures. The applicant shared by email the request to install aluminum windows rather than the previously-approved fiberglass-clad wood windows.

c. **CARPORTS (DESIGNS FOR NORTH AND SOUTH STRUCTURES):** The applicant requests to install fully-metal carports on the north and south structures; the HDRC previously approved carport canopies framed in wood with exposed rafter tails and I-beams. Historic Design Guidelines for New Construction 4.A state that architectural details should be in keeping with the predominant architectural style along the block face or within the district when one exists, and that integrating contemporary interpretations of traditional designs and details for new construction should be considered. Craftsman is the dominant style found on the block. The previously-approved design conforms to guidelines through its use of wood-framed canopies with rafter tails supported by more modern metal posts and exposed I-beams. The proposed fully-metal carport design does not conform to guidelines.

d. **ROOFS (MATERIALS):** The applicant requests to install a 5V metal roofing on all three structures; the HDRC previously approved corrugated metal roofing. Historic Design Guidelines for New Construction 3.A.iii says to construct new metal roofs in a similar fashion as historic metal roofs. The 5V metal roof does not conform to guidelines. Staff finds standing-seam metal roofs would conform to guidelines. The roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed.

e. **WINDOWS (MATERIALS):** The applicant requests to install aluminum windows on all three structures; the HDRC previously approved fiberglass-clad wood windows, which are still reflected on the most recent plans submitted by the applicant. Per Standard Specifications for Windows in Additions and New Construction, new windows on additions should relate to the windows

of the primary historic structure in terms of materiality and overall appearance. 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. Staff finds the request does not conform to guidelines.

RECOMMENDATION:

Staff recommends approval of items 1 through 3, based on findings a through e, with the following stipulations:

- i. That the applicant proposes the previously-approved carport design for the north and south structures that features exposed rafter tails and I-beams, as noted in finding c.
- ii. That the applicant installs a standing seam metal roofs on all three structures, as noted in finding d. The roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time.
- iii. That the applicant proposes a window product that conforms to standard specifications for windows in new construction, namely a high-quality wood or aluminum-clad wood window product, as noted in finding e.

COMMISSION ACTION:

Approved with stipulations:

- i. That the applicant proposes the previously-approved carport design for the north and south structures that features exposed rafter tails and I-beams, as noted in finding c.
- ii. That the applicant installs a standing seam metal roofs on all three structures, as noted in finding d. The roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time.
- iii. That the applicant proposes a window product that conforms to standard specifications for windows in new construction, namely a high-quality wood or aluminum-clad wood window product, as noted in finding e.



Shanon Shea Miller
Historic Preservation Officer

2:52



To Whom It May Concern (1...



To Whom It May Concern:

Regarding 814 N. Olive Street. We were shown and are aware of the windows chosen and have no issues or complaints regarding these windows.

We understand that this area is the Historic District. Being that these homes are in the alleyway they won't be as visible from the main street.

Name [Signature]

Address 515 Hays St 78202

Name [Signature]

Address 515 Hays, SA, TX 78202

Name [Signature]

Address 811 Burnett St

D. ARCHITECTURAL FORMS

- i. **Primary Roof Forms** - Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those found in the established context area. Flat or shed roofs are not typical of primary structures in San Antonio's residential historic districts and should be avoided.
- ii. **Porches** - Utilize traditional front porch depths and forms to establish a pedestrian scale along the street frontage. Porch designs should be similar in dimension and form as those found on historic buildings within the established context area.
- iii. **Bays** - Separate building massing into distinguishable architectural bays consistent with historic buildings within the established context area. This is best accomplished through a change in wall plane or materials, or by aligning appropriately-scaled fenestrations.

E. 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 found within the established context area. 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. **Window Specifications** - All windows used in new construction should adhere to adopted guidelines and policy for windows in terms of type, materials, proportions, profile, and installation details. A summary is provided on this page for reference.

F. PARKING AND ACCESS

- i. **Location** - Site parking areas centrally within a development or to one side of the proposed structures. Limiting on-site parking to the traditional front yard space is strongly discouraged.
- ii. **Parking Surfaces & Design** - Pervious or semi-pervious surfaces are strongly encouraged. Incorporate parking opportunities into a comprehensive landscaping and hardscaping plan that is consistent with the Historic Design Guidelines.
- iii. **Garages** - Attached garages, especially front-loading garages, are strongly discouraged. Detached garages designed to be consistent with this chapter may be considered where lot coverage allows. Uncovered surface parking is encouraged when the recommended building-to-lot ratio has been exceeded.

- iv. **Driveways and Curb Cuts** - A single, 10-foot driveway at one street frontage is recommended. Projects should first attempt to utilize historic curb cuts where extant. Additional entry points may be considered where there is alley access. The addition of driveways should not confuse or alter the historic development pattern. Do not introduce wide, shared driveways that appear visually similar to a street.

Windows for New Construction

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

GENERAL: Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.

SIZE: Windows should feature traditional dimensions and proportions as found within the context area.

SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.

DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.

TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Paired windows should be separated by wood framing and trim (mullion).

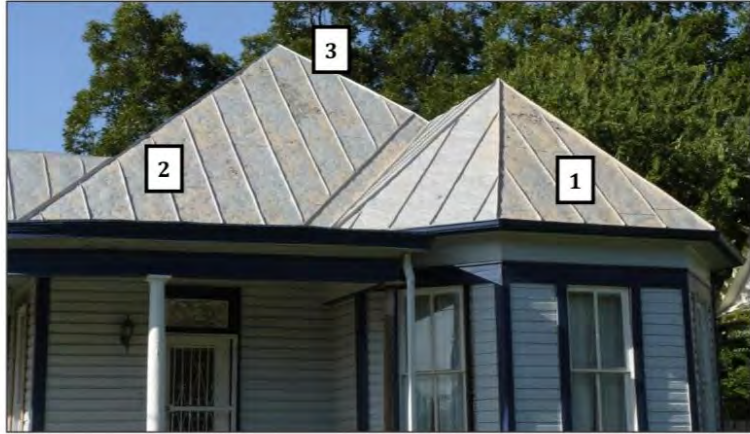
GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.

COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

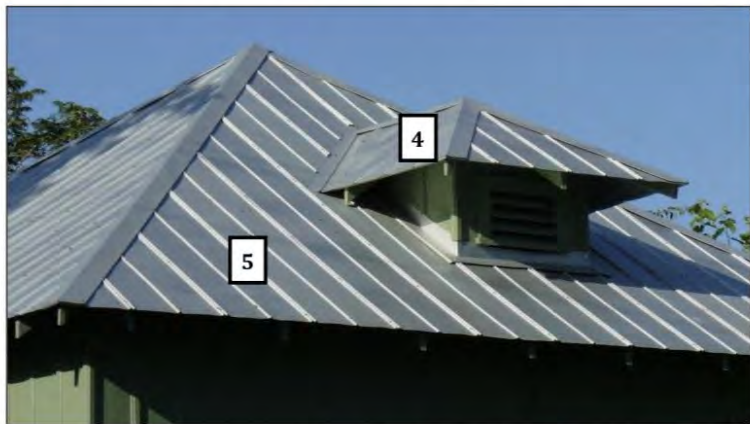
Checklist for Metal Roofs

New metal roofs that adhere to the guidelines below can be approved as long as documentation can be provided that shows that the home has historically had a metal roof or is of a style or construction period where a metal roof is appropriate.

- 1** Use panels that are 18 to 21 inches in width.
- 2** Ensure seams are an appropriate height for the slope of the roof (1 to 2 inches).
- 3** Use a crimped ridge seam that is consistent with the historic application.
- 4** Use a low-profile ridge cap with no ridge cap vent or end cap when a crimped ridge seam is not used.
- 5** Match the existing historic roof color or use the standard galvalume; modern manufacturer's colors are not recommended.



Historic standing seam metal roof with crimped ridges.



Example of appropriate v-crimp panels with external metal fasteners.



Do not use ridge caps with ridge cap vent (left) or end caps (right).













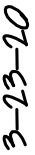


814 N. OLIVE STREET
SAN ANTONIO, TEXAS

SAN ANTONIO, TEXAS

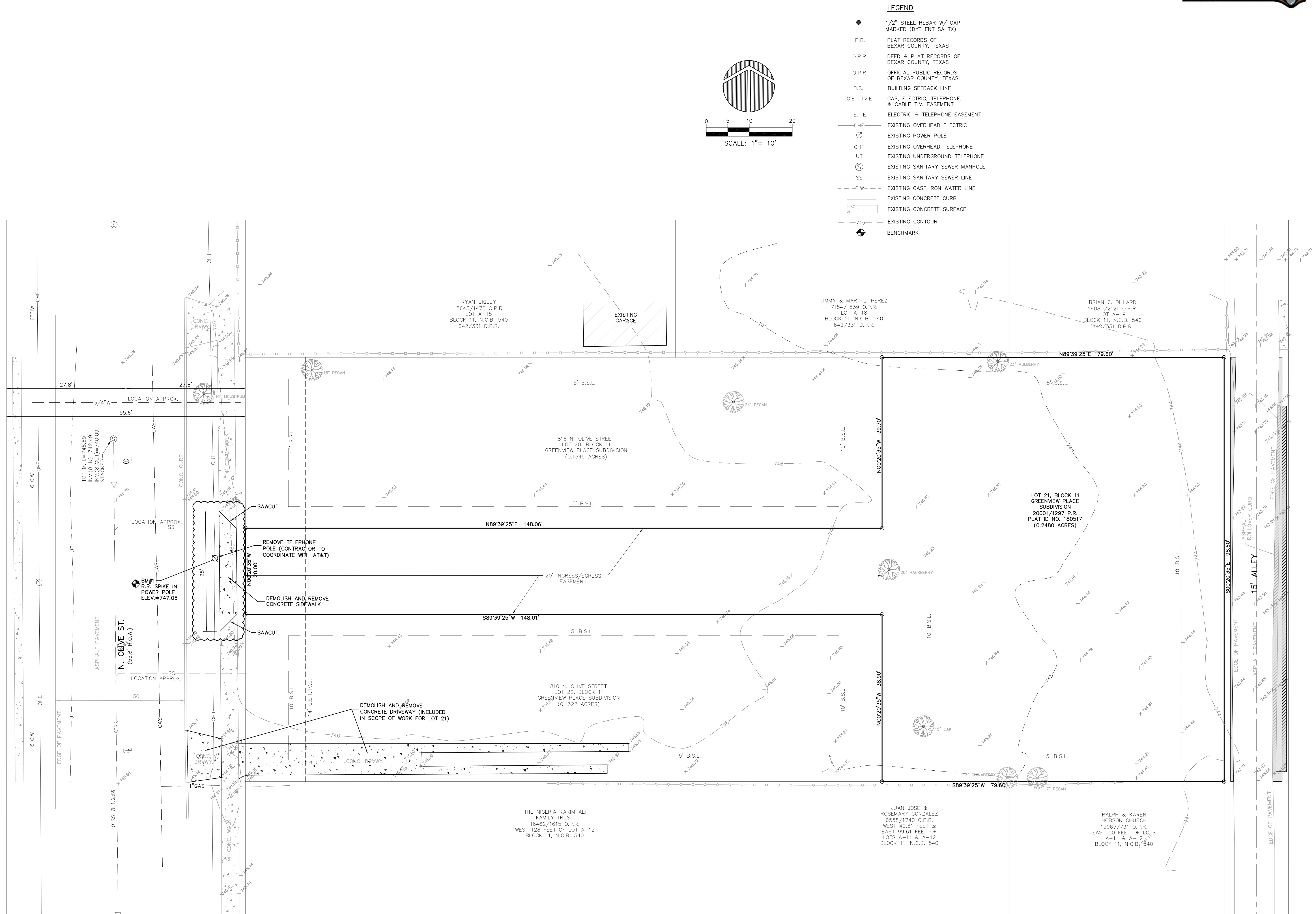
SHEET C1.0	GENERAL NOTES & INDEX
SHEET C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
SHEET C3.0	SITE & DIMENSIONAL CONTROL PLAN
SHEET C4.0	GRADING & DRAINAGE PLAN
SHEET C5.0	UTILITY LAYOUT
SHEET C6.0	SITE FIRE PROTECTION PLAN
SHEET C7.0	UTILITY NOTES & DETAILS
SHEET C7.1	UTILITY DETAILS
SHEET C7.2	ALLEY PAVEMENT WIDENING

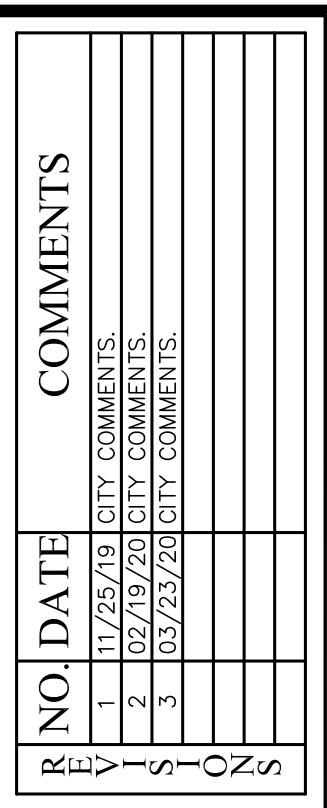
C1.0



LOT 21, BLOCK 11, GREENVIEW PLACE SUBDIVISION
814 N. OLIVE STREET
EXISTING CONDITIONS & DEMOLITION PLAN
CITY OF SAN ANTONIO, COUNTY OF BEXAR, STATE OF TEXAS

SHEET
C2.0





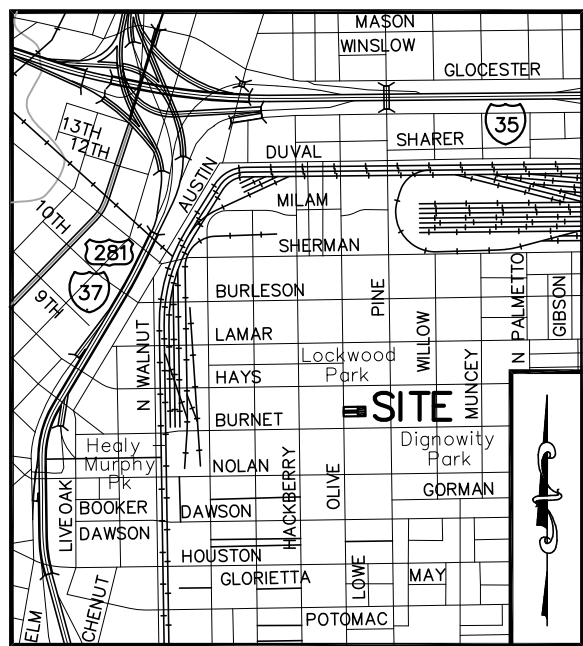
DYE ENTERPRISES
ENGINEERS • SURVEYORS • PLANNERS

LOT 21, BLOCK 11, GREENVIEW PLACE SUBDIVISION
814 N. OLIVE STREET
SITE & DIMENSIONAL CONTROL PLAN

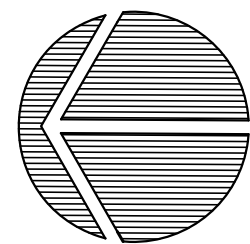
CITY OF SAN ANTONIO, COUNTY OF BEXAR, STATE OF TEXAS

DRAWN BY: D.S.D./M.J.W.
CHECKED BY: D.S.D.
DATE: 10-04-2019
PROJECT NO: 180044-00

SHEET
C3.0



LOCATION MAP
SCALE: 1"=2000'



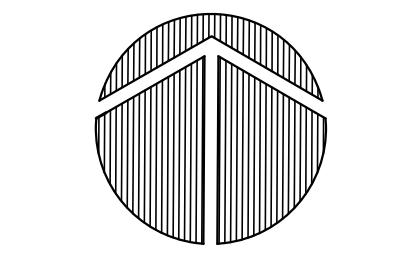
SCALE: 1"= 10'

LEGEND

- 1/2" STEEL REBAR W/ CAP MARKED (DYE ENT SA TX)
- P.R. PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- B.S.L. BUILDING SETBACK LINE
- G.E.T.T.V.E. GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- E.E. ELECTRIC EASEMENT
- E.T.E. ELECTRIC & TELEPHONE EASEMENT
- OHE EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- OHT EXISTING OVERHEAD TELEPHONE
- UT EXISTING UNDERGROUND TELEPHONE
- SS EXISTING SANITARY SEWER MANHOLE
- SS EXISTING SANITARY SEWER LINE
- CIW EXISTING CAST IRON WATER LINE
- EXISTING CONCRETE CURB
- EXISTING CONCRETE SURFACE

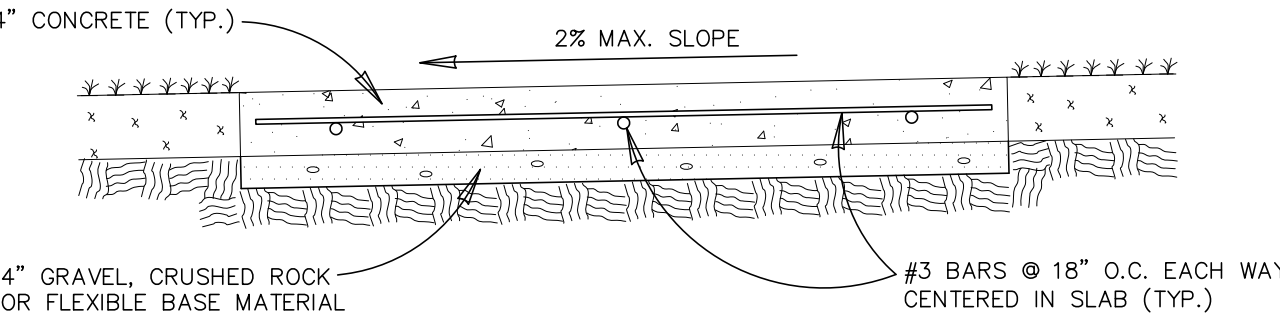
NOTE:
SEE ARCHITECTURAL DRAWINGS FOR FINAL LOCATION AND TYPE OF SURFACE MATERIALS.

- PROPOSED CONCRETE SURFACE
- PROPOSED GRASSCOTE
- PROPOSED GRAVEL WITH LANDSCAPE PAVERS
- PROPOSED GRAVEL SURFACE
- PROPOSED LID CONTROLS
- PROPOSED CONCRETE CURB
- CIST. CISTERN
- BENCHMARK
- EXISTING CONTOUR
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED CLEANOUT
- PROPOSED POWER POLE
- PROPOSED OVERHEAD ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED SECONDARY ENCLOSURE

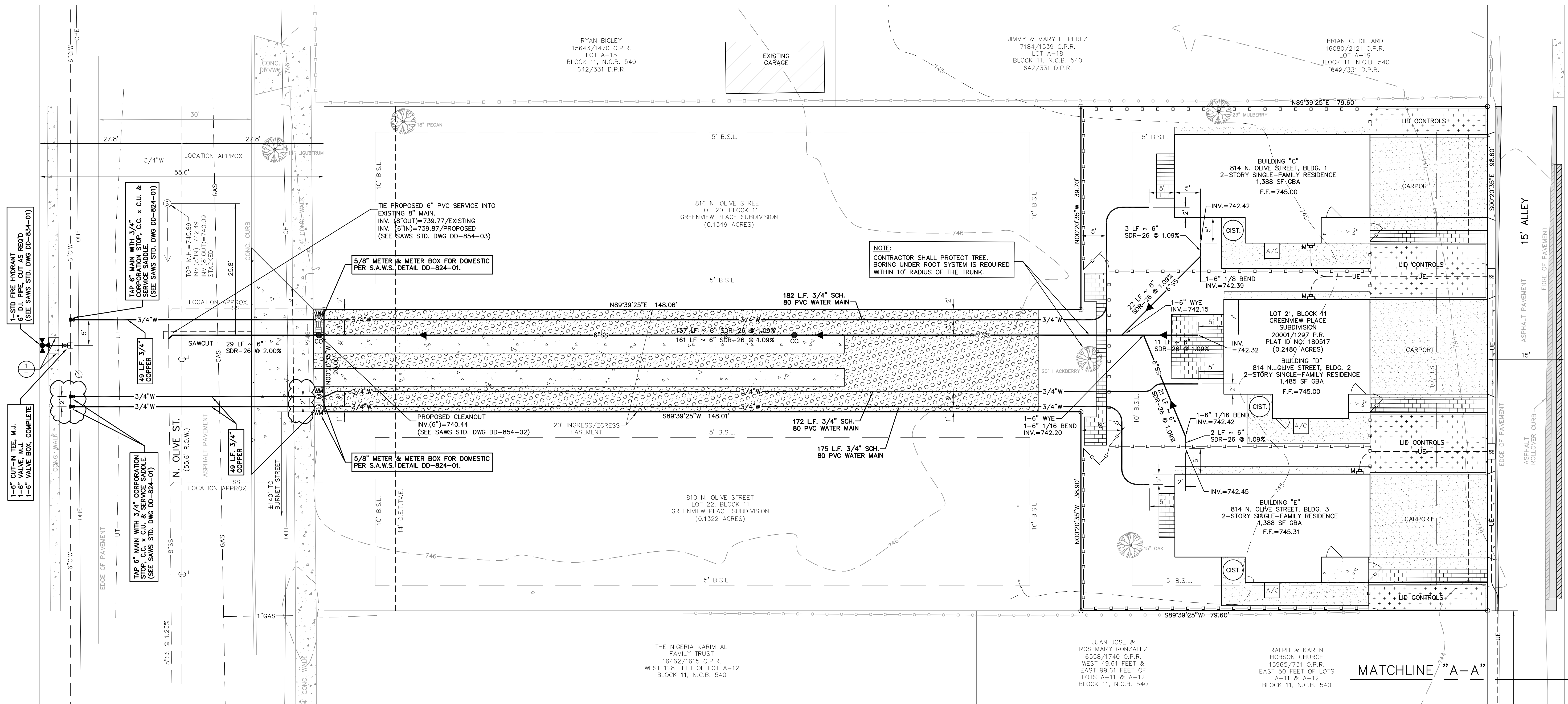


SCALE: 1"= 10'

CONCRETE SIDEWALK SECTION
N.T.S.



CONCRETE SIDEWALK SECTION
N.T.S.



10-16-19

DYE ENTERPRISES
ENGINEERS - SURVEYORS - PLANNERS
TYPE: FIRM REGISTRATION #00857500
TYPE: FIRM REGISTRATION #00857500
4047 STAHL ROAD, SUITE #3
SAN ANTONIO, TEXAS 78217
TEL: (210) 598-4191
FAX: (210) 598-4191

LOT 21, BLOCK 11, GREENVIEW PLACE SUBDIVISION
814 N. OLIVE STREET
UTILITY LAYOUT

DRAWN BY: D.S.D./M.J.W.
CHECKED BY: D.S.D.
DATE: 10-04-2019
PROJECT NO: 180044-00

SHEET
C5.0



LEGEND

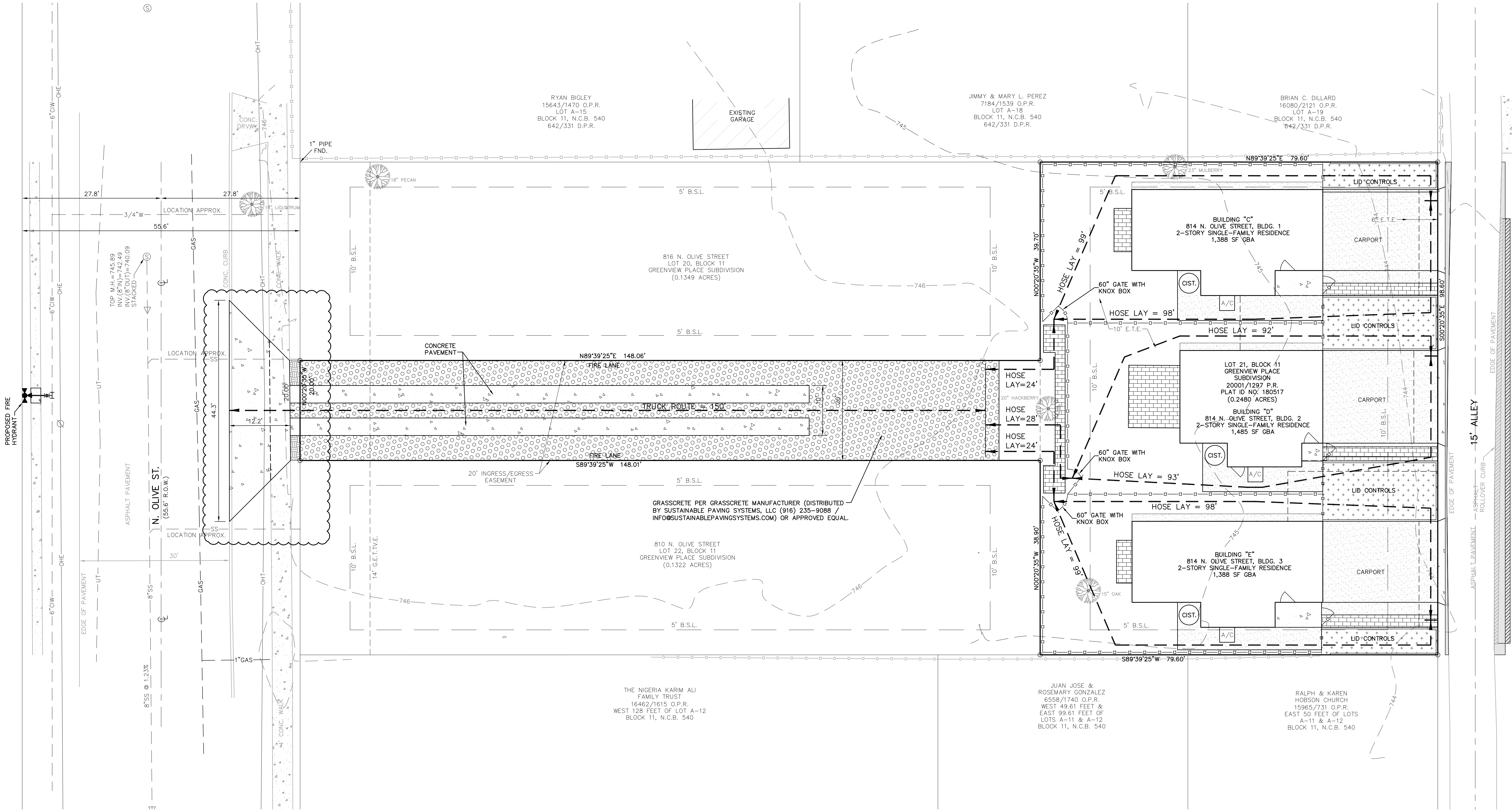
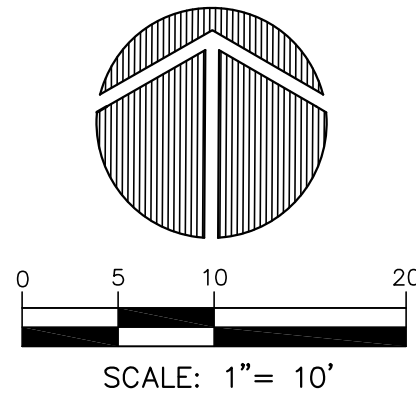
- 1/2" STEEL REBAR W/ CAP MARKED (DYE ENT SA TX)
- P.R. PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- B.S.L. BUILDING SETBACK LINE
- G.E.T.V.E. GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- E.T.E. ELECTRIC & TELEPHONE EASEMENT
- OHE EXISTING OVERHEAD ELECTRIC
- OHT EXISTING OVERHEAD TELEPHONE
- UT EXISTING UNDERGROUND TELEPHONE
- SS EXISTING SANITARY SEWER MANHOLE
- SS EXISTING SANITARY SEWER LINE
- CIW EXISTING CAST IRON WATER LINE
- CONC EXISTING CONCRETE CURB
- CONC EXISTING CONCRETE SURFACE

NOTE:
SEE ARCHITECTURAL DRAWINGS FOR FINAL LOCATION AND TYPE OF SURFACE MATERIALS.

- PROPOSED CONCRETE SURFACE
- PROPOSED GRASSCRETE
- PROPOSED GRAVEL WITH LANDSCAPE PAVERS
- PROPOSED GRAVEL SURFACE
- PROPOSED LID CONTROLS
- PROPOSED CONCRETE CURB
- CIST. CISTERN
- EXISTING CONTOUR
- PROPOSED FIRE HYDRANT

FIRE LANE NOTES:

- GRASSCRETE MANUFACTURER (OR APPROVED EQUAL):
GRASS CONCRETE LIMITED
TEL: +44 (0)1924 379443
EMAIL: INFO@GRASSCRETE.COM
WEB: WWW.GRASSCRETE.COM
- GRASSCRETE SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
- BLUE TRAFFIC REFLECTORS SHALL BE PROVIDED ON EACH SIDE OF THE SURFACE EVERY 20 FEET TO CLEARLY MARK ITS BOUNDARIES. VEGETATION ON AND SURROUNDING THE SURFACE SHALL BE MAINTAINED SUCH THAT SAID REFLECTORS ARE VISIBLE AT ALL TIMES.



DYE ENTERPRISES
ENGINEERS • SURVEYORS • PLANNERS
TYPE AND NUMBER OF REGISTRATION
TYPE: CIVIL ENGINEER REGISTRATION #0087500
TOP: FIRE PROTECTION
4047 STAHL ROAD, SUITE #3
SAN ANTONIO, TEXAS 78217
TEL: (210) 598-4191
FAX: (210) 598-4191
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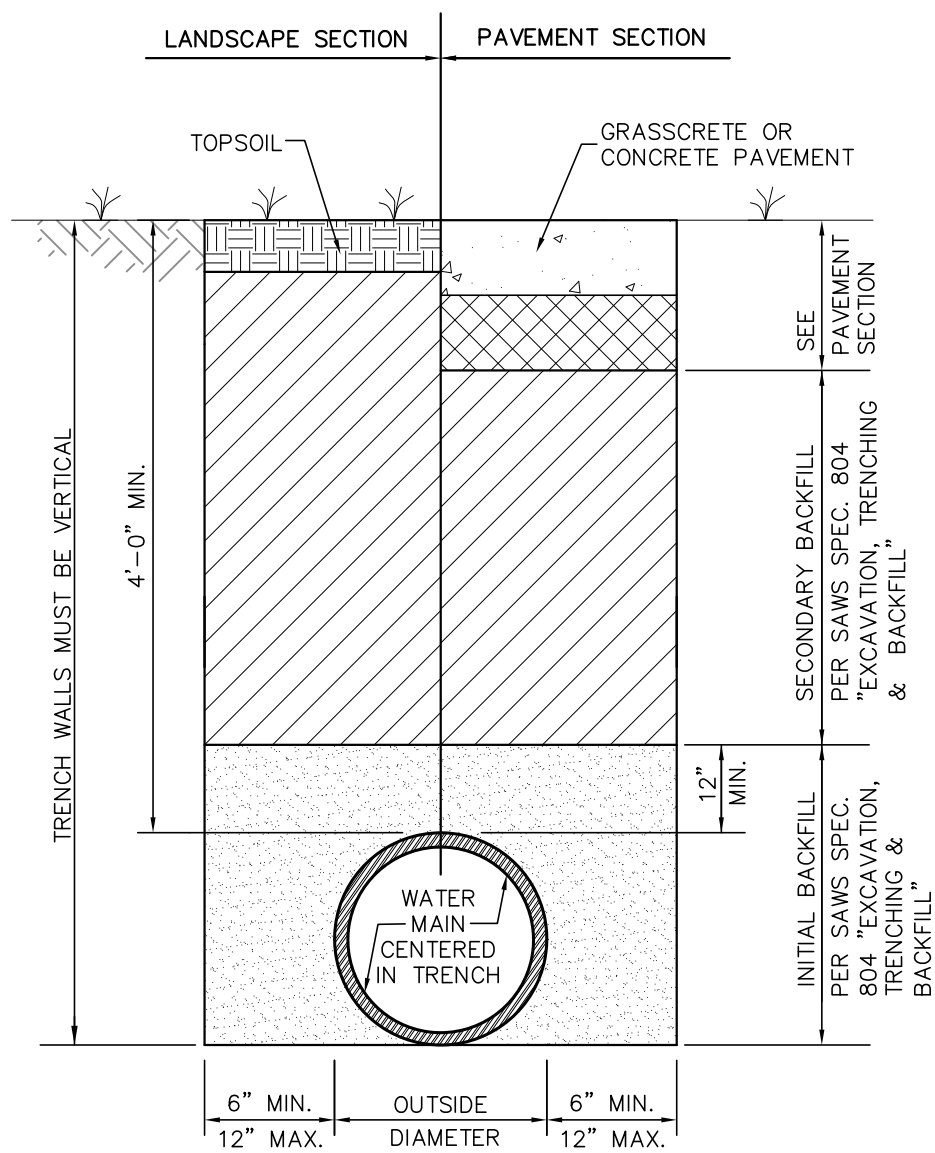
LOT 21, BLOCK 11, GREENVIEW PLACE SUBDIVISION
814 N. OLIVE STREET
SITE FIRE PROTECTION PLAN
CITY OF SAN ANTONIO, COUNTY OF BEXAR, STATE OF TEXAS

DRAWN BY: D.S.D./M.J.W.
CHECKED BY: D.S.D.
DATE: 10-04-2019
PROJECT NO: 180044-00

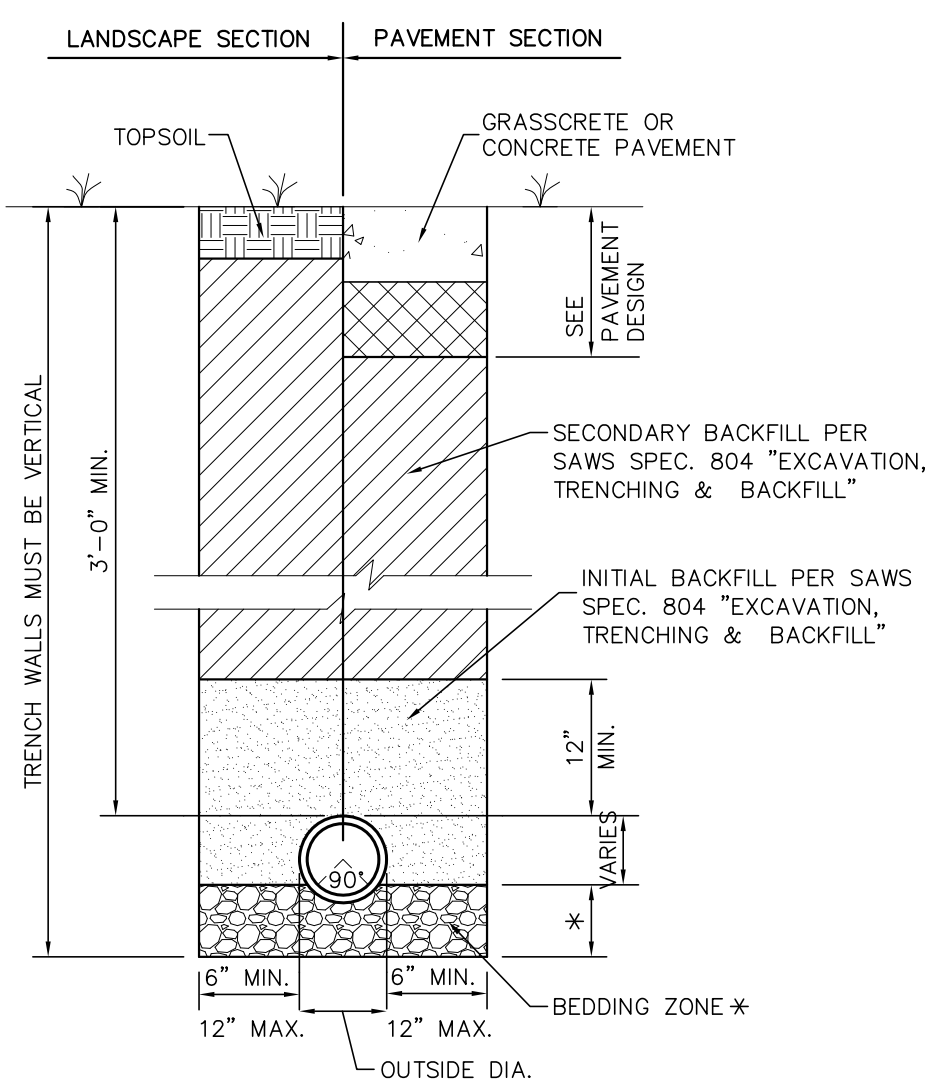
SHEET
C6.0

UTILITY TRENCH NOTE:

ALL SECONDARY BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED TO WITHIN THREE (3) PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-698. IT IS RECOMMENDED THAT THE SECONDARY BACKFILL MATERIAL BE PLACED IN SIX (6) INCH LIFTS. SECONDARY BACKFILL SHALL CONFORM TO THE UTILITY TRENCH RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL ENGINEERING STUDY BY BURGE ENGINEERING & ASSOCIATES, INC. (BEA PROJECT NO. 12-18-0161), DATED AUGUST 20, 2018.

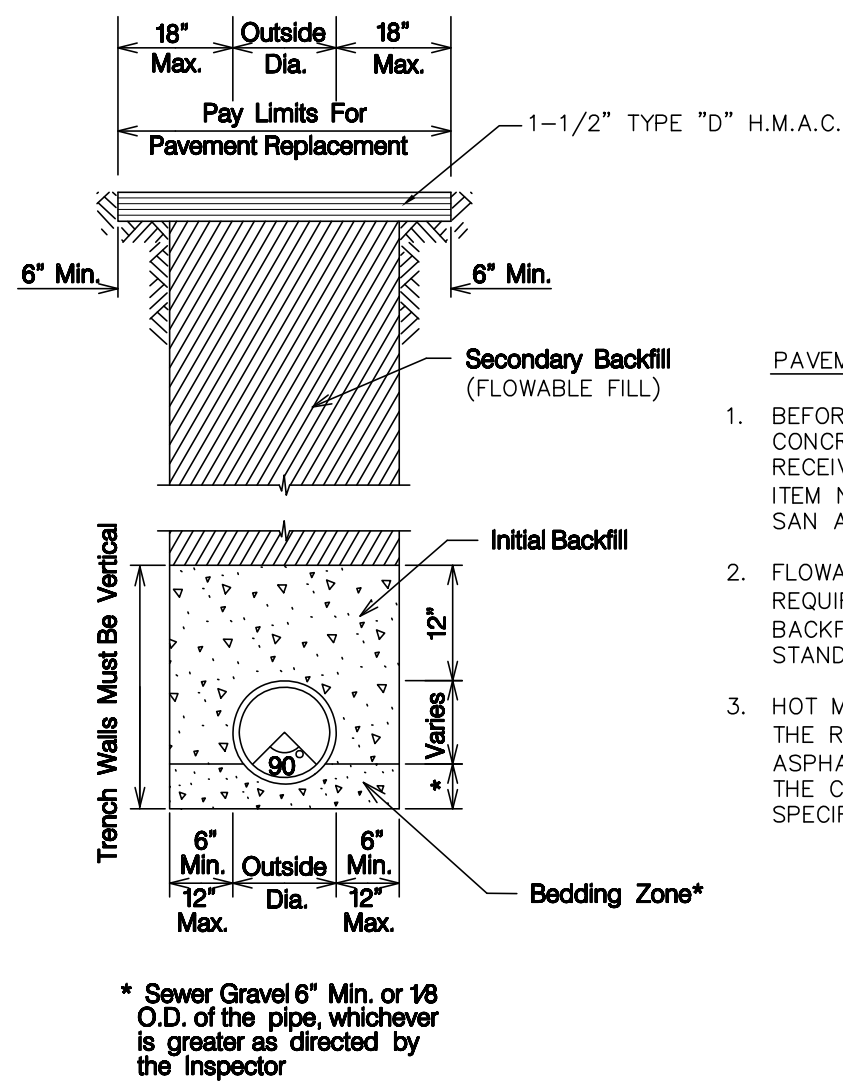


SAWS WATER PIPE
TRENCH DETAIL
N.T.S.



*SEWER GRAVEL 6" MIN. OR 1/8 O.D. OF THE PIPE, WHICHEVER IS GREATER AS DIRECTED BY INSPECTOR

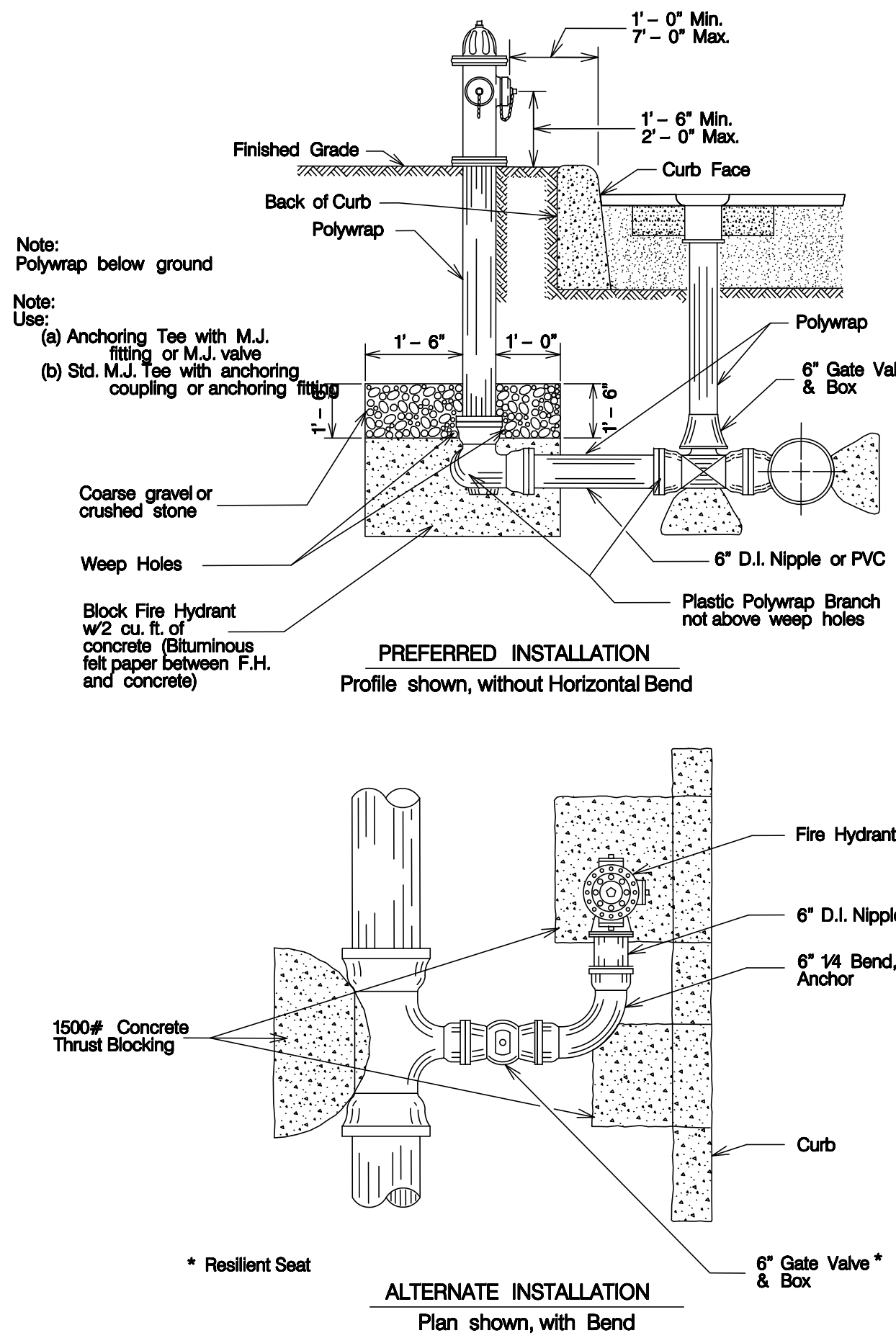
SAWS SANITARY SEWER
PIPE TRENCH DETAIL
N.T.S.



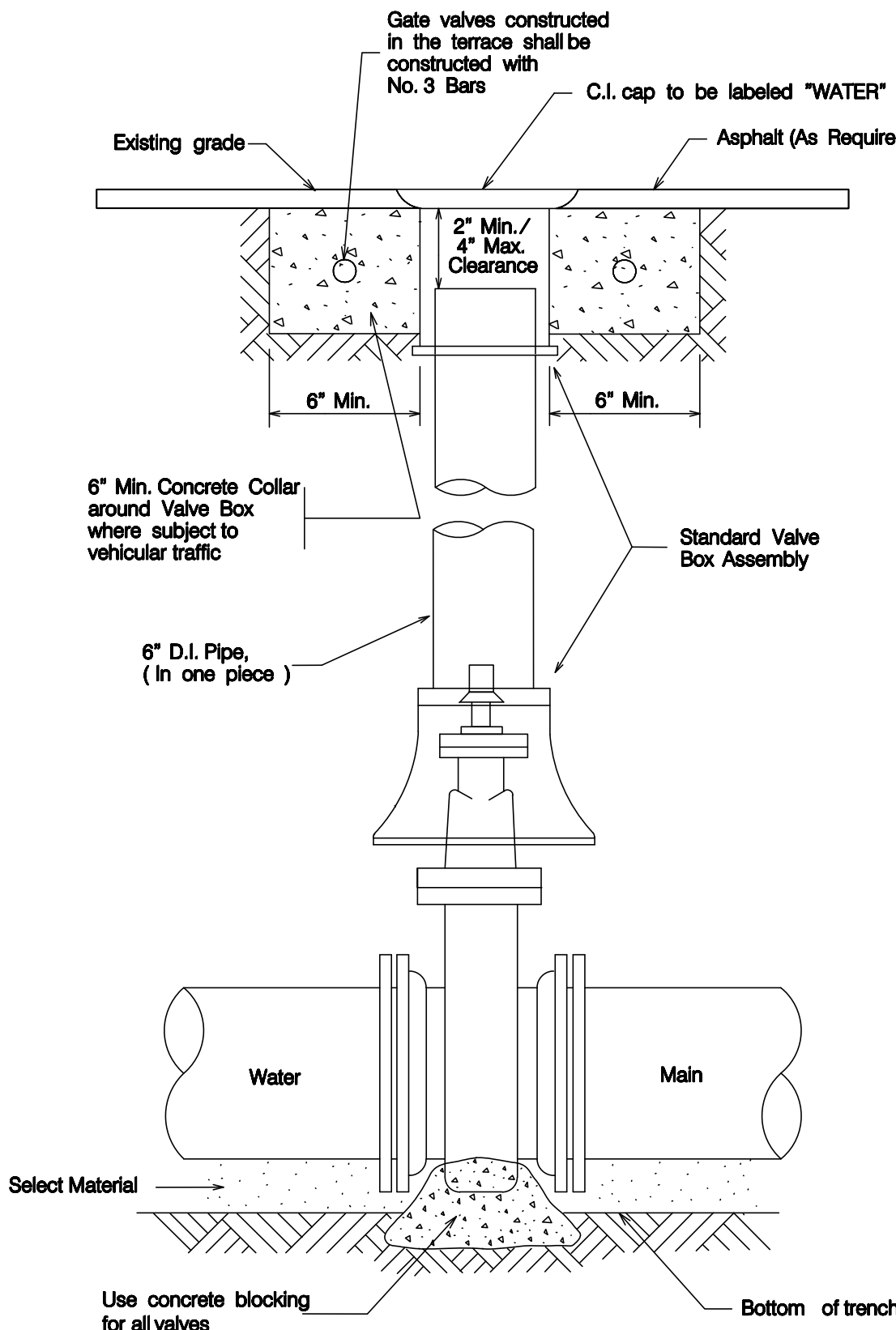
1) RIGID PIPE - UNSTABLE OR UNACCEPTABLE CONDITIONS
FLEXIBLE PIPE - ALL CONDITIONS
SAWS SANITARY SEWER
PIPE TRENCH DETAIL
(STREET REPAIR)
N.T.S.

PAVEMENT REPAIR NOTES:

- BEFORE PLACEMENT OF HOT MIX ASPHALTIC CONCRETE, ALL EXPOSED SURFACES SHALL RECEIVE A TACK COAT IN ACCORDANCE WITH ITEM NO. 203, "TACK COAT" OF THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS.
- FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF ITEM 413, "FLOWABLE BACKFILL", OF THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS.
- HOT MIX ASPHALTIC CONCRETE SHALL MEET THE REQUIREMENTS OF ITEM 205, "HOT MIX ASPHALT CONCRETE PAVEMENT", TYPE "D" OF THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS.

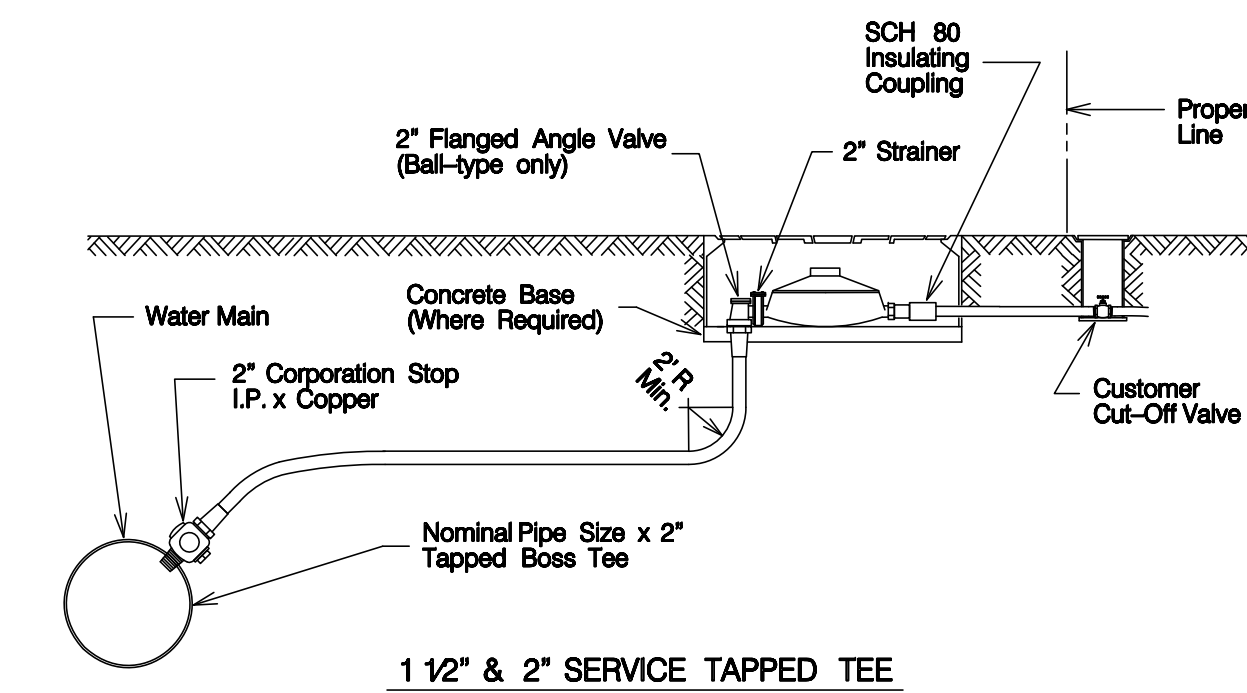


FIRE HYDRANT INSTALLATION
DD-834-01 N.T.S.



INSTALLATION OF NON-GEARED GATE
VALVE WITH VALVE BOX AND EXTENSION
DD-828-01 N.T.S.

PIPE DIAMETER	SERVICE SIZE			
	3/4"	1"	1 1/2"	2"
6" A.C.	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
6" C.I. or D.I.	Tap	Tap	Tap With Service Saddle	Tap With Service Saddle
8" A.C.	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
8" C.I. or D.I.	Tap	Tap	Tap With Service Saddle	Tap With Service Saddle
8" PVC	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
10" A.C.	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
10" C.I. or D.I.	Tap	Tap	Tap With Service Saddle	Tap With Service Saddle
10" PVC	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
12" A.C.	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
12" C.I. or D.I.	Tap	Tap	Tap With Service Saddle	Tap With Service Saddle
12" PVC	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
16" A.C.	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
16" C.I. or D.I.	Tap	Tap	Tap With Service Saddle	Tap With Service Saddle



Note:
For direct tap to main, see Tapping Schedule

COPPER SERVICE INSTALLATION TAPPING SCHEDULE
DD-824-01 (3 OF 3) N.T.S.

10-4-19

DYE ENTERPRISES
ENGINEERS • SURVEYORS • PLANNERS
TYPE AND REGISTRATION NO. 0000000000
TOP OF THE STATE OF TEXAS
4047 STAHL ROAD, SUITE #3
SAN ANTONIO, TEXAS 78217
TEL (210) 598-4191
FAX (210) 598-4191
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LOT 21, BLOCK 11, GREENVIEW PLACE SUBDIVISION
814 N. OLIVE STREET
UTILITY DETAILS
CITY OF SAN ANTONIO, COUNTY OF BEXAR, STATE OF TEXAS
2/2018/180044-00 Olive St N 810 (Part) 180044-00 Olive St N 810 (Part) - Utility Details.dwg

DRAWN BY: D.S.D./M.J.W.
CHECKED BY: D.S.D.
DATE: 10-04-2019
PROJECT NO: 180044-00

SHEET
C7.1

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION JUNE 2008, OR LATEST.
- NO EXTRA PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS, BUT NOT INCLUDED IN THE BID PROPOSAL. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED IN THE PAY ITEM TO WHICH IT RELATES.
- THE CONTRACTOR SHALL PROVIDE ACCESS FOR THE DELIVERY OF MAIL BY THE U.S. POSTAL SERVICE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING FENCES, CONCRETE ISLANDS, STREET PAVING, CURBS, SHRUBS, BUSHES OR DRIVEWAYS. (NO SEPARATE PAY ITEM).
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ALL SIGNS AND BARRICADES ARE PROPERLY INSTALLED AND MAINTAINED. ALL LOCATIONS AND DISTANCES WILL BE DECIDED UPON IN THE FIELD BY THE CONTRACTOR, USING THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THE CITY'S CONSTRUCTION INSPECTOR AND TRAFFIC ENGINEERING REPRESENTATIVE WILL ONLY BE RESPONSIBLE TO INSPECT BARRICADES AND SIGNS. IF, IN THE OPINION OF THE TRAFFIC ENGINEERING REPRESENTATIVE AND THE CONSTRUCTION INSPECTOR, THE BARRICADES AND SIGNS DO NOT CONFORM TO ESTABLISHED STANDARDS OR ARE INCORRECTLY PLACED OR ARE INSUFFICIENT IN QUANTITY TO PROTECT THE GENERAL PUBLIC, THE CONSTRUCTION INSPECTOR SHALL HAVE THE OPTION TO STOP OPERATIONS UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED.
- IF THE NEED ARISES, ADDITIONAL BARRICADES AND DIRECTIONAL DEVICES MAY BE ORDERED BY THE TRAFFIC ENGINEERING REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- DUE TO FEDERAL REGULATIONS TITLE 49 PART 192.171 C.P.S. MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
- CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR TWENTY FOUR (24) HOURS PRIOR TO BACKFILL OF ANY UTILITY TRENCHES TO SCHEDULE FOR DENSITY TEST AS REQUIRED.
- CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, ETC. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO DETERMINE THE LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE FOLLOWING AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO EXCAVATION OPERATION:

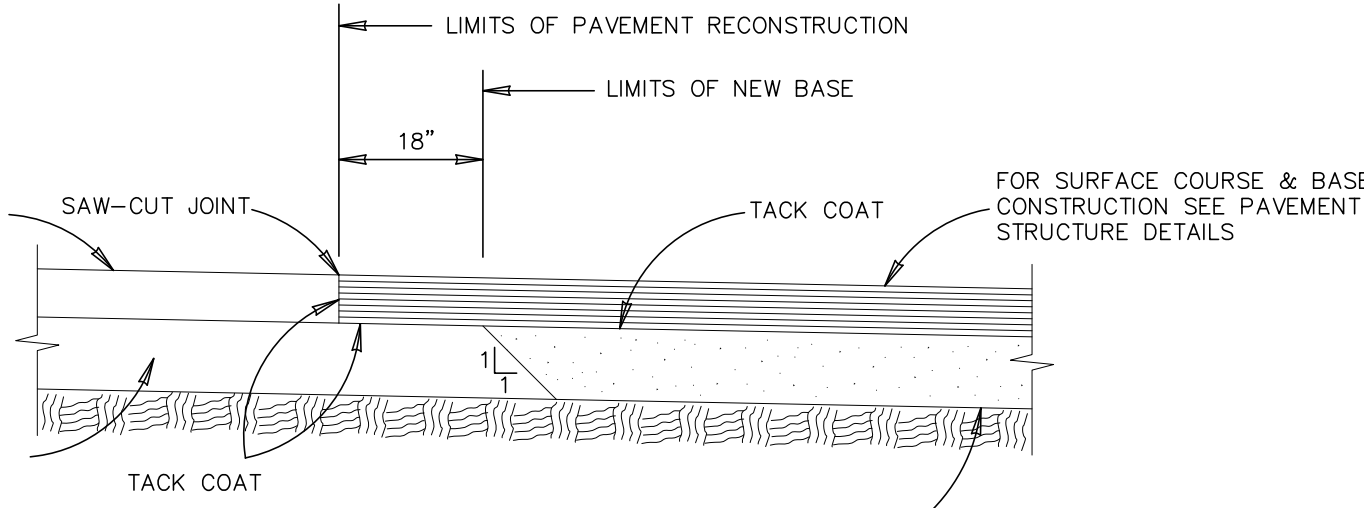
SAN ANTONIO WATER SYSTEM (SAWS)	233-2010
BEXAR METROPOLITAN WATER DISTRICT (BEXAR MET)	354-6938 / 357-5741
COSA DRAINAGE	207-8048
COSA SIGNAL OPERATIONS	207-7720 / 207-7765
TEXAS STATE WIRE ONE CALL LOCATOR	1-800-344-6377
CITY PUBLIC SERVICE ENERGY	
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM AVAILABLE RECORDS AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO AND FOR THE MAINTENANCE AND PROTECTION OF THE EXISTING UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND HE SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION.
- ALL WASTE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE PROJECT. NO WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF EXISTING ARTIFICIAL OR NATURAL DRAINAGE.
- THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.
- THE CONTRACTOR SHALL MAINTAIN ALL ADJOINING STREETS AND TRAVELED ROUTES FREE FROM SPILLED AND / OR TRACKED CONSTRUCTION MATERIALS AND / OR DEBRIS.
- IF THE CONTRACTOR ENCOUNTERS ANY ARCHAEOLOGICAL DEPOSITS DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR MUST STOP EXCAVATION IMMEDIATELY, CONTACT THE CITY INSPECTOR, AND CALL THE CITY HISTORIC PRESERVATION OFFICE AT 207-7306 OR 207-3327 FOR AN ARCHAEOLOGICAL INVESTIGATION. THE CONTRACTOR CANNOT BEGIN EXCAVATION AGAIN WITHOUT WRITTEN PERMISSION FROM THE CITY. IF MORE THAN THREE (3) DAYS ARE REQUIRED FOR INVESTIGATION (NOT INCLUDING HOLIDAY AND WEEKENDS) AND IF THE CONTRACTOR IS UNABLE TO WORK IN OTHER AREAS, THEN THE CONTRACTOR WILL BE ALLOWED TO NEGOTIATE FOR ADDITIONAL CONSTRUCTION TIME UPON WRITTEN REQUEST WITHIN TEN (10) DAYS AFTER THE FIRST NOTICE TO THE CITY OF ARCHAEOLOGICAL INVESTIGATION FOR EACH EVENT. IF THE TIME REQUIRED FOR INVESTIGATION IS LESS THAN OR EQUAL TO THREE (3) DAYS FOR EACH EVENT, CONTRACT DURATION WILL NOT BE EXTENDED.
- IF SUSPECTED CONTAMINATION IS ENCOUNTERED DURING CONSTRUCTION OPERATIONS, C.O.S.A. SHALL BE NOTIFIED IMMEDIATELY WHEN CONTAMINATED SOILS AND / OR GROUNDWATER ARE ENCOUNTERED AT LOCATIONS NOT IDENTIFIED IN THE PLANS. THE NOTIFICATION SHOULD INCLUDE THE STATION NUMBER, TYPE OF CONTAMINATED MEDIA, EVIDENCE OF CONTAMINATION AND MEASURES TAKEN TO CONTAIN THE CONTAMINATED MEDIA AND PREVENT PUBLIC ACCESS. THE CONTAMINATED SOIL AND / OR GROUNDWATER SHALL NOT BE REMOVED FROM THE LOCATION WITHOUT PRIOR C.O.S.A. APPROVAL. THE CONTRACTOR MUST STOP THE EXCAVATION IMMEDIATELY AND CONTACT THE C.O.S.A. INSPECTOR. THE CONTRACTOR CANNOT BEGIN EXCAVATION ACTIVITIES WITHOUT WRITTEN PERMISSION FROM THE CITY.
- CONTRACTOR IS TO INCLUDE A MAILBOX POST BLOCKOUT FOR VACANT LOTS AND ALL RESIDENCES WHICH DO NOT HAVE MAILBOXES AT THE CURB. BLOCKOUTS ARE PROVIDED FOR FUTURE USE BY THE POST OFFICE.
- CONTRACTOR SHALL NOT REMOVE OR ADJUST ANY VIA FACILITIES. THE CONTRACTOR MUST CONTACT VIA FOURTEEN DAYS PRIOR, FOR THE REMOVAL OF BENCHES, STOP POLES OR ANY OTHER VIA FACILITIES THAT MAY BE PRESENT. PLEASE PROVIDE THIRTY DAYS PRIOR NOTICE FOR SHELTER REMOVAL (TELEPHONE NOS. (210) 362-2155 OR (210) 362-2096). THE CONTRACTOR WILL BE LIABLE FOR ANY DAMAGES TO VIA FACILITIES NOT REMOVED BY VIA. THE CONTRACTOR IS REQUIRED TO REPLACE ALL FLATWORK REMOVED OR DAMAGED IN THE COURSE OF EXECUTING THE CONTRACT UNLESS OTHERWISE NOTED BY VIA. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING VIA FACILITIES IF ADJACENT TO WORK AREA.

TREE PROTECTION AND PRESERVATION GENERAL NOTES

- NO UTILITY OR STREET EXCAVATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
- TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION, DURING CONSTRUCTION ACTIVITY, AT LEAST A SIX-INCH LAYER OF COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE (NO SEPARATE PAY ITEM).
- THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR FOR GUIDANCE.
- ROOTS WILL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.
- ALL CURB AND SIDEWALK WORK SHALL USE ALTERNATIVE CONSTRUCTION METHODS TO MINIMIZE EXTENSIVE ROOT DAMAGE TO TREES (REFER TO DETAILS).
- EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH, OR WET BURLAP.
- NO EQUIPMENT, VEHICLES OR MATERIALS SHALL OPERATE OR BE STORED WITHIN THE ROOT PROTECTION ZONE OF ANY TREE NEAR THE PROJECT. ROOT PROTECTION ZONE IS 1 FOOT OF RADIUS PER INCH OF TREE'S DIAMETER. A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. OAK WOUNDS SHALL BE PAINTED OVER WITHIN 30 MINUTES TO PREVENT OAK WILT.
- SAPLINGS, SHRUBS OR BUSHES TO BE CLEARED FROM THE PROTECTED ROOT ZONE AREA OF A LARGE TREE SHALL BE REMOVED BY HAND AS DESIGNATED BY THE INSPECTOR.
- NO WIRES, NAILS OR OTHER MATERIAL MAY BE ATTACHED TO PROTECTED TREES.
- TREES, TREE LIMBS, BUSHES AND SHRUBS LOCATED IN THE CITY STREET OR ALLEY RIGHT-OF-WAY OR PERMANENT EASEMENTS WHICH INTERFERE WITH PROPOSED CONSTRUCTION ACTIVITIES SHALL BE PROPERLY PRUNED FOLLOWING THE ANSI A-300 STANDARDS FOR PRUNING. ALL TREE PRUNING SHALL BE COMPLETED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED CONTRACTOR (ARTICLE 21-171, CITY CODE) ONLY AFTER APPROVAL FROM THE CAPITAL PROJECTS MANAGEMENT THROUGH THE INSPECTOR. EXISTING BASE MATERIAL
- NO EXCESSIVE TREE TRIMMING WILL BE PERMITTED.
- ALL DEBRIS GENERATED BY THE PRUNING AND TRIMMING OF THE TREES AND / OR BUSHES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY (NO SEPARATE PAY ITEM).
- TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE, BUT NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST. (207-0278)
- TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE CITY'S SATISFACTION.
- TREE PLANTING FOR MITIGATION OR ENHANCEMENT: ALL PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THIS INCLUDES IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT. TREES THAT DIE WITHIN TWELVE (12) MONTHS SHALL BE REPLACED WITH A TREE OF EQUAL SIZE AND SPECIES.

ACCESSIBILITY REQUIREMENTS

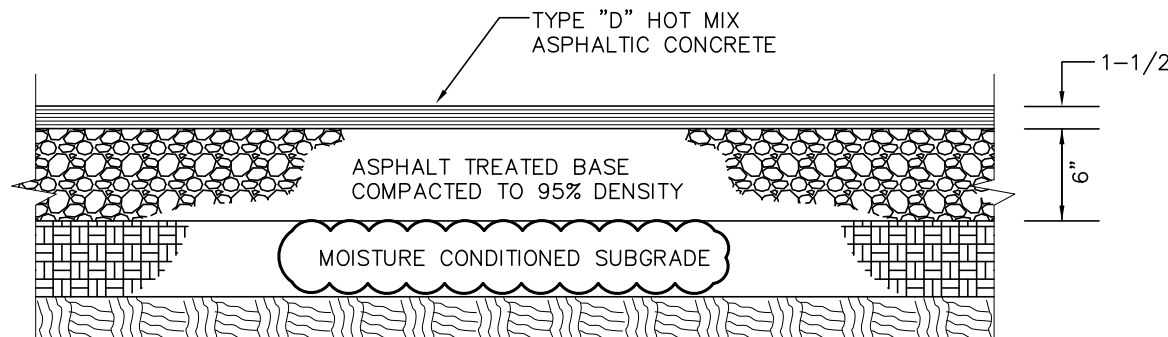
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS AT ALL TIMES TO LOCAL RESIDENCES AND BUSINESSES.
- WHEN THE WORK REQUIRES THE EXCAVATION OF THE STREET AND THE REMOVAL OF THE EXISTING DRIVEWAY APPROACHES AND SIDEWALKS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY ALL-WEATHER ACCESS TO THE BUSINESSES AND RESIDENCES. THE TEMPORARY DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH FLEXIBLE BASE OR GRAVEL MATERIAL AT NO SEPARATE COST TO THE CITY.
- PRIOR TO INITIATING THE CONSTRUCTION OF NEW DRIVEWAY APPROACHES, THE CONTRACTOR SHALL GIVE ADVANCE WARNING IN PERSON, OR IN WRITING, OF AT LEAST 48 HOURS TO EACH RESIDENCE THAT WILL BE IMMEDIATELY AFFECTED, SO THAT ALTERNATE PLANS MAY BE MADE BY THE RESIDENTS.
- FOR BUSINESSES WITH MORE THAN ONE DRIVEWAY, AT LEAST ONE DRIVEWAY SHALL REMAIN OPEN WHILE THE OTHER NEW DRIVEWAY APPROACHES ARE CONSTRUCTED. FOR BUSINESSES WITH ONLY ONE DRIVEWAY, THE NEW DRIVEWAY APPROACH SHALL BE CONSTRUCTED IN HALF WIDTHS, UNLESS A TEMPORARY ASPHALT DRIVEWAY IS FIRST INSTALLED AT NO SEPARATE COST TO THE CITY.



PAVEMENT JUNCTION DETAILS

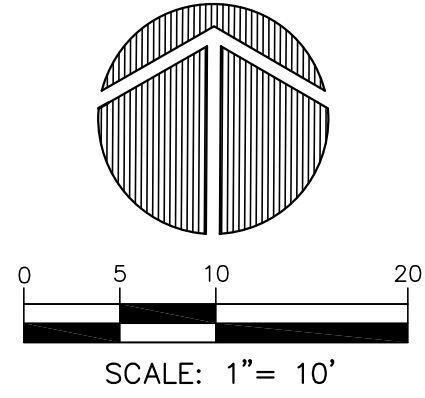
N.T.S.

NOTE: ALL PAVEMENT MATERIALS AND CONSTRUCTION PROCEDURES SHALL COMPLY WITH THE CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION".



TYPE "D" HOT MIX ASPHALTIC CONCRETE

N.T.S.



LEGEND

- 1/2" STEEL REBAR W/ CAP MARKED (DYE ENT SA TX)
- P.R. PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- B.S.L. BUILDING SETBACK LINE
- G.E.T.V.E. GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- E.T.E. ELECTRIC & TELEPHONE EASEMENT
- OHE— EXISTING OVERHEAD ELECTRIC
- Ø— EXISTING POWER POLE
- OHT— EXISTING OVERHEAD TELEPHONE
- UT— EXISTING UNDERGROUND TELEPHONE
- S— EXISTING SANITARY SEWER MANHOLE
- SS--- EXISTING SANITARY SEWER LINE
- CIW--- EXISTING CAST IRON WATER LINE
- +—+—+— EXISTING CONCRETE CURB
- +—+—+— EXISTING CONCRETE SURFACE
- ⊕ BENCHMARK
- 745— EXISTING CONTOUR
- ×743.15 EXISTING SPOT ELEVATION



- PROPOSED CONCRETE SURFACE
- PROPOSED GRASSCRETE
- PROPOSED GRAVEL WITH LANDSCAPE PAVERS
- PROPOSED GRAVEL SURFACE
- PROPOSED LID CONTROLS
- PROPOSED CONCRETE CURB
- CISTERN



LOCATION MAP
SCALE: 1"=2000'

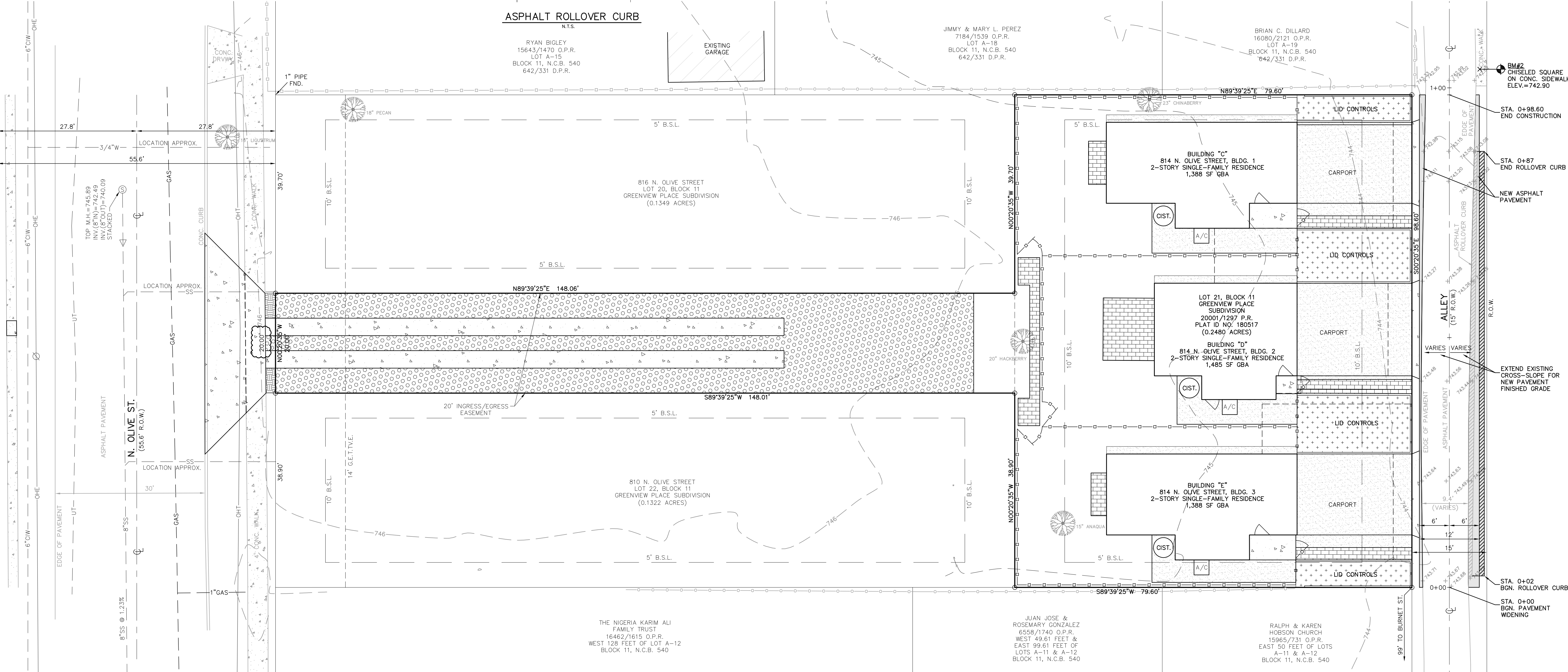


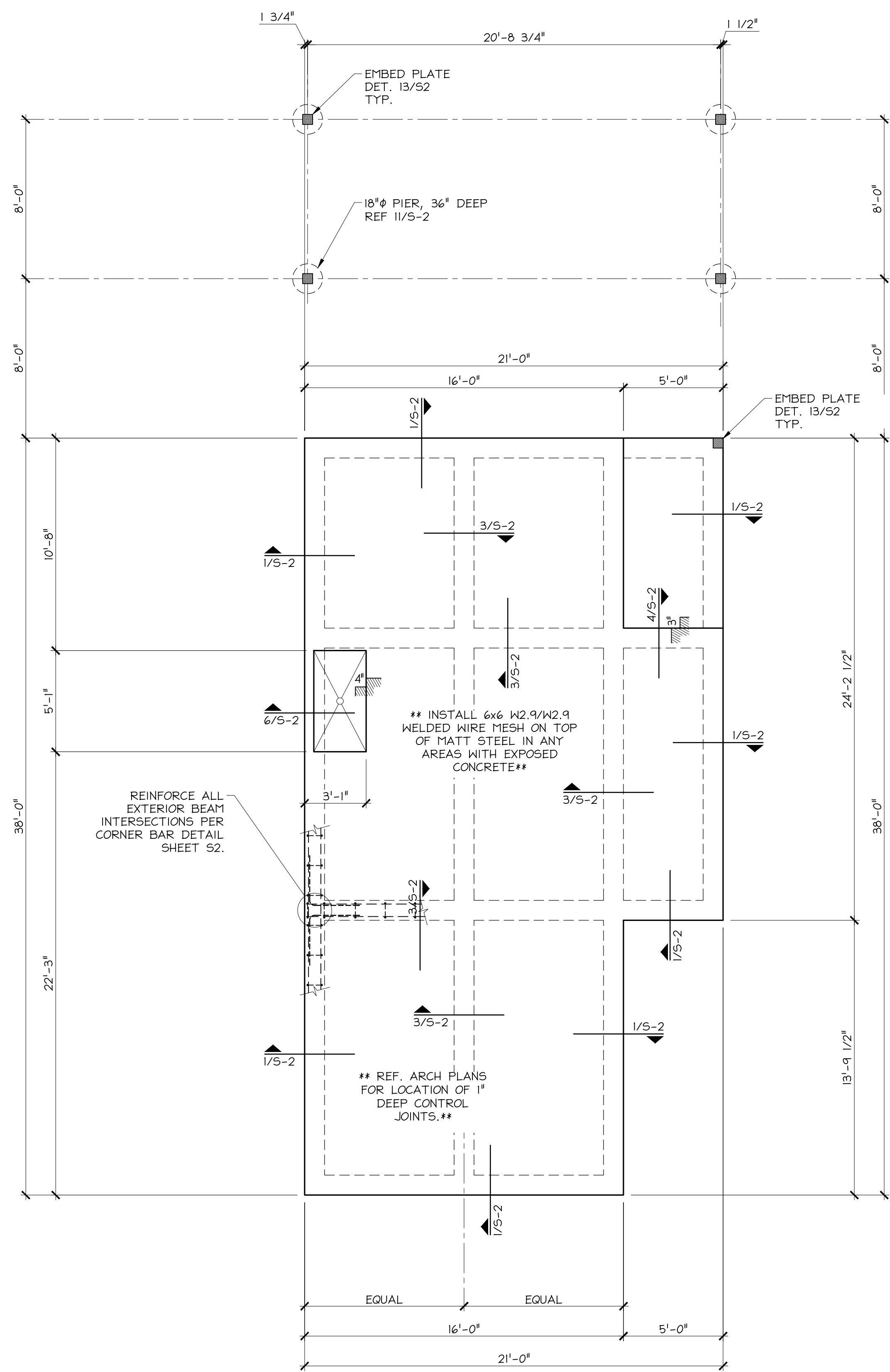
DYE ENTERPRISES
ENGINEERS • SURVEYORS • PLANNERS
TERRY L. DYE, P.E.
180044-00 OLIVE ST. N. 100' (Part) & 180044-00 OLIVE ST. N. 100' (Part) - ALLEY Pavement Widening Job
SAN ANTONIO, TEXAS 78217
FAX (210) 598-4191

LOT 21, BLOCK 11, GREENVIEW PLACE SUBDIVISION
814 N. OLIVE STREET
ALLEY PAVEMENT WIDENING
CITY OF SAN ANTONIO, COUNTY OF BEXAR, STATE OF TEXAS

DRAWN BY: D.S.D./M.J.W.
CHECKED BY: D.S.D.
DATE: 02-19-2020
PROJECT NO: 180044-00

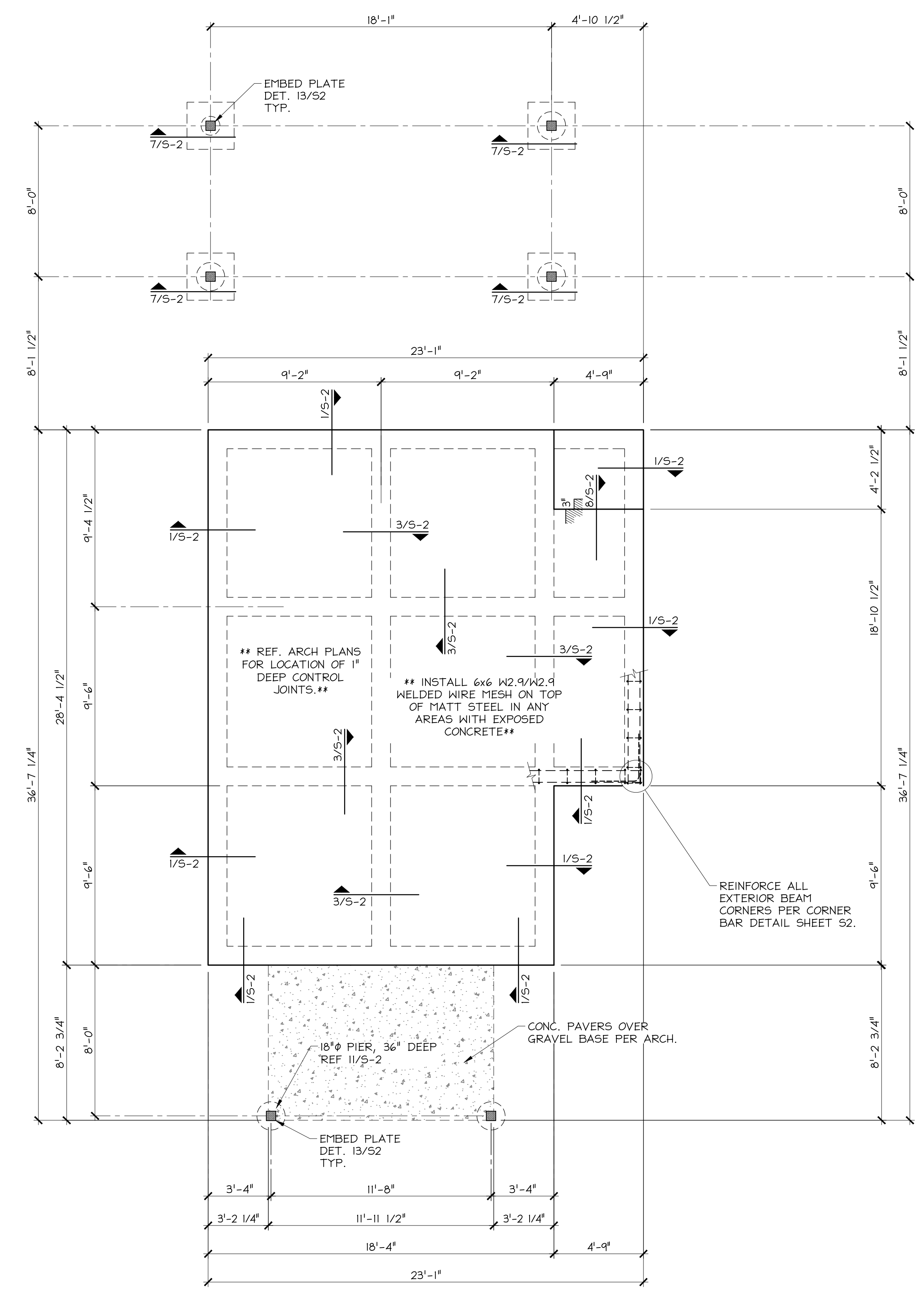
SHEET
C7.2



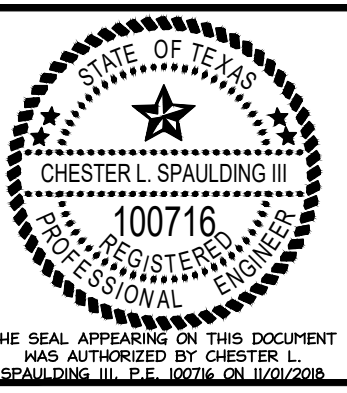


BLDG C & E
FOUNDATION PLAN
1/4" = 1'-0"

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



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



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

814 N. OLIVE STREET
SAN ANTONIO, TEXAS
FOUNDATION PLAN

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

S1

FOUNDATION NOTES

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

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

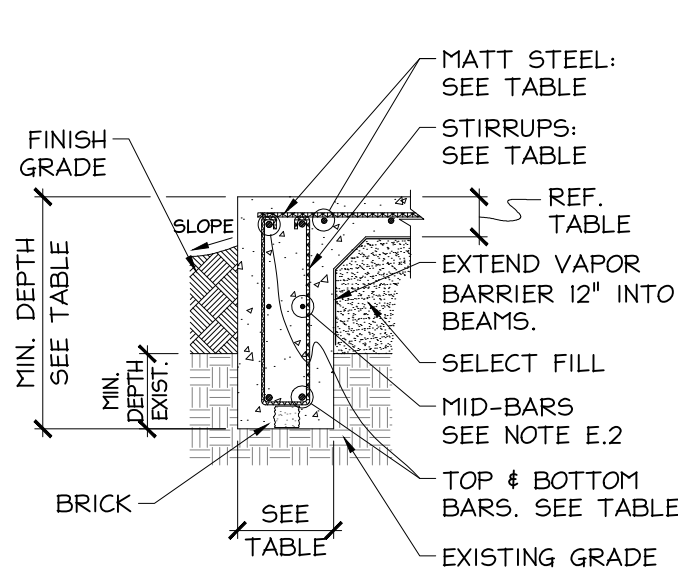
2. IT IS THE RESPONSIBILITY OF THE BUILDER AND CONCRETE CONTRACTOR TO VERIFY ALL DIMENSIONS, DROPS, BLOCK OUT LOCATIONS, ETC. WITH THE ARCHITECTURAL PLANS.
3. A PRE-POUR INSPECTION MUST BE PERFORMED ON THE FOUNDATION A MAXIMUM OF THREE DAYS BEFORE PLACEMENT OF CONCRETE. PERMISSION MUST BE GIVEN BY THE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

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

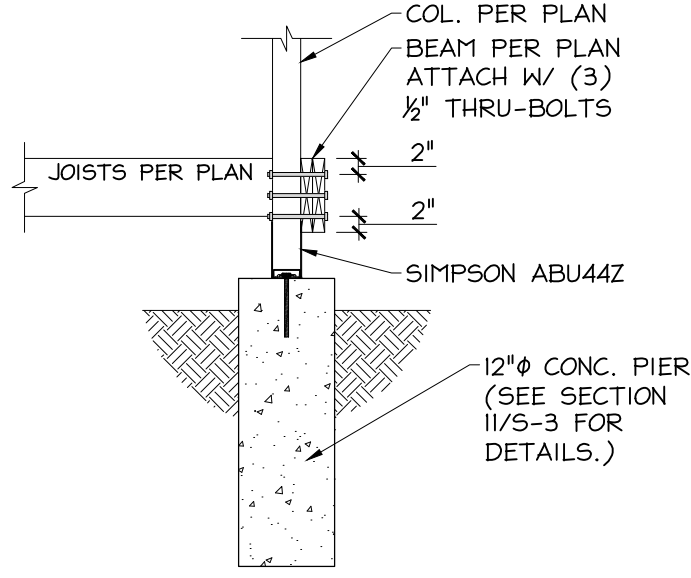
C. SITE AND SUBGRADE PREPARATION
1. **WITHIN THE FOUNDATION FOOTPRINT, PLUS 3 FEET BEYOND THE FOOTPRINT, REMOVE THE EXISTING SOILS TO A MINIMUM DEPTH OF 2 FEET.** DUE TO THE POSSIBLE VARIABILITY OF THE DEPTH OF THE STRATUM 1 CLAY THE EXCAVATION DEPTH MAY BE DEEPER. A BURGE ENGINEERING REPRESENTATIVE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

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

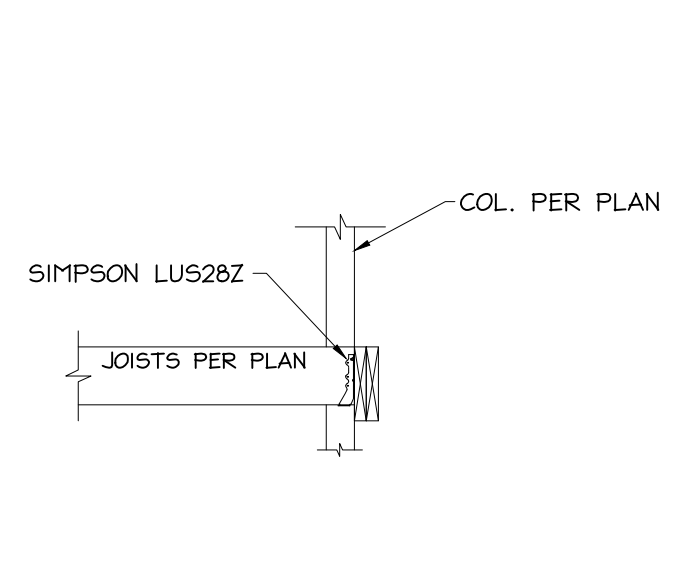
E. CONCRETE GRADE BEAMS
1. BEAM DEPTHS ARE MINIMUM GIVEN IN CHART. IF SOLID ROCK PREVENTS EXCAVATION TO SPECIFIED BEAM DEPTH WITHOUT THE USE HEAVY EQUIPMENT SUCH AS A JACK HAMMER OR HOE RAM, MINIMUM DEPTH MAY BE REDUCED TO 16-INCHES.
2. WHEN BEAM DEPTHS EXCEED 36-INCHES, ADD TWO-#3 HORIZONTAL REBAR AT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



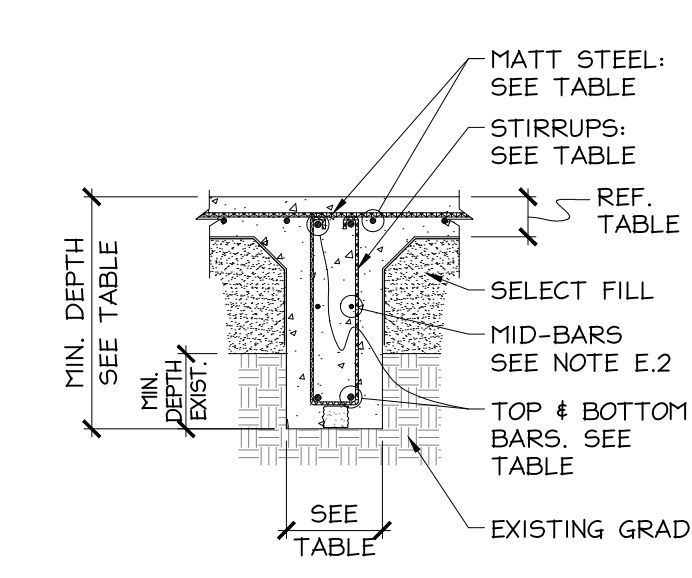
1 SECTION N.T.S.
EXTERIOR BEAM



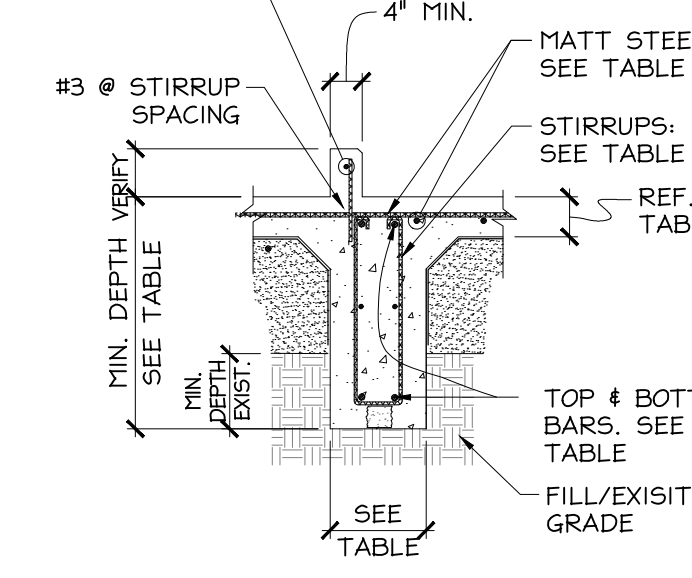
2 SECTION N.T.S.
PIER & BEAM DETAIL



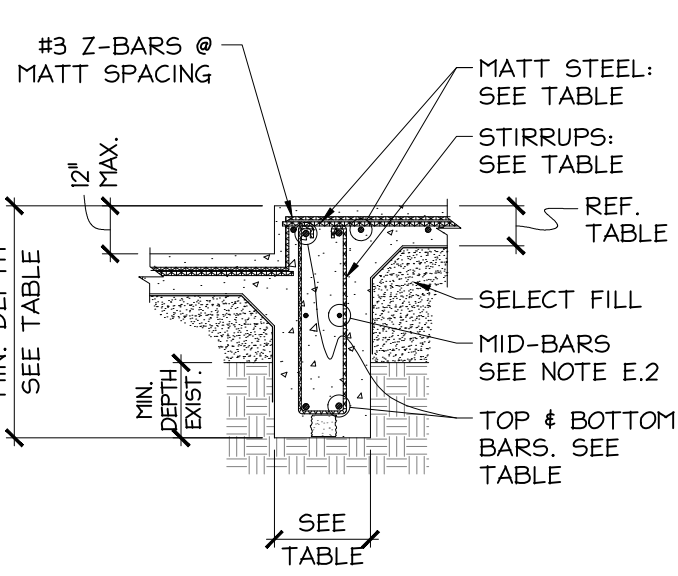
2A SECTION N.T.S.
DETAIL



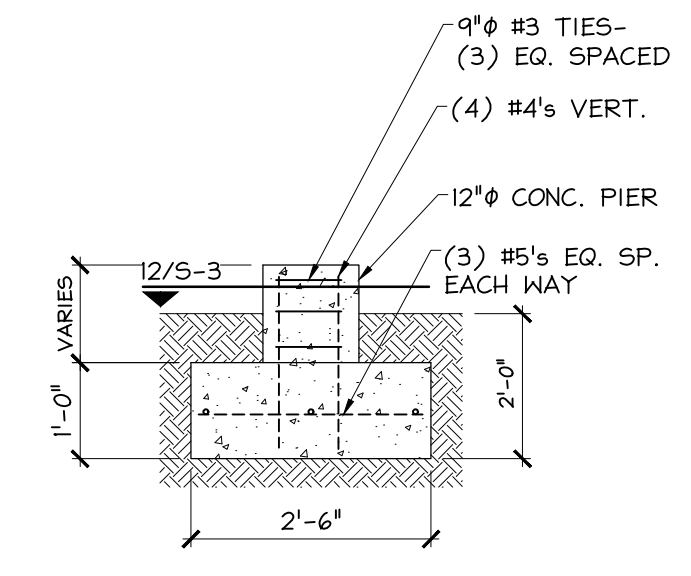
3 SECTION N.T.S.
INTERIOR BEAM



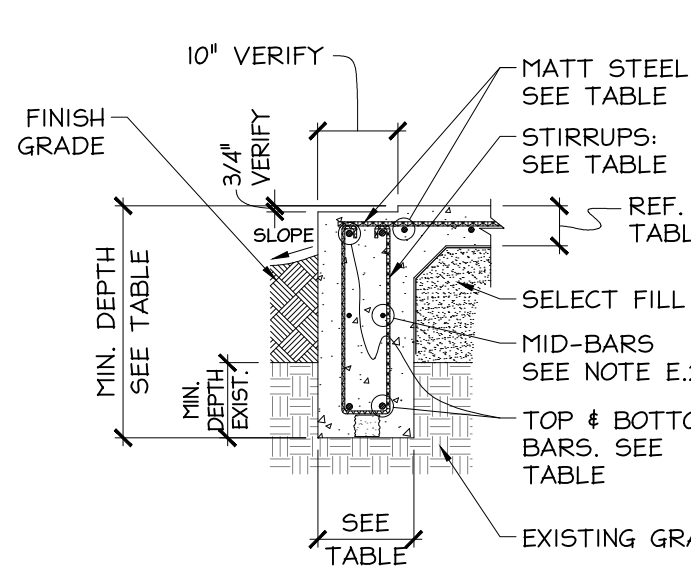
3A SECTION N.T.S.
INTERIOR BEAM W/ CURB



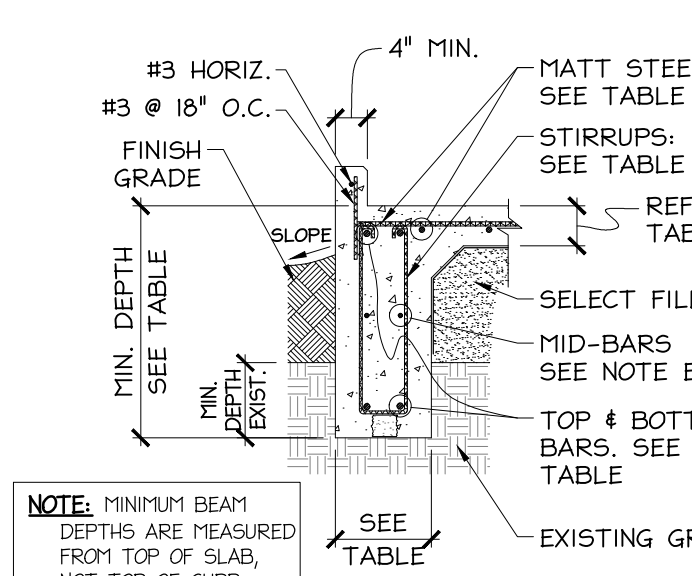
4 SECTION N.T.S.
INTERIOR BEAM W/ DROP



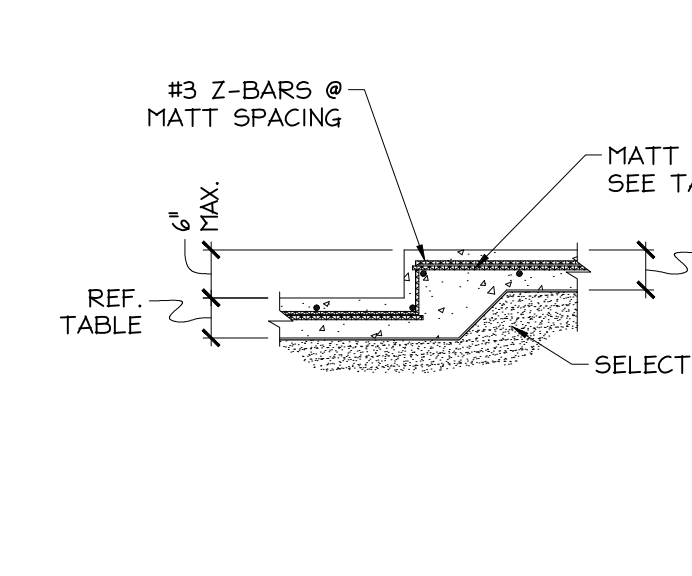
7 SECTION N.T.S.
FOOTING DETAIL



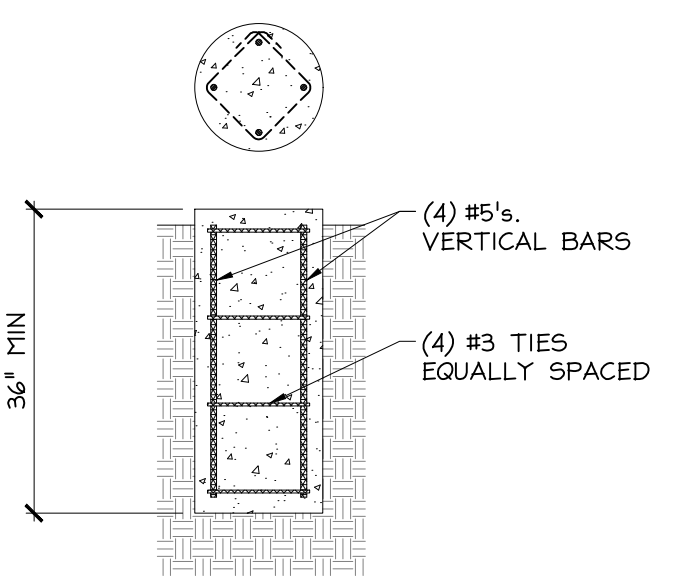
5 SECTION N.T.S.
EXTERIOR BEAM W/ 3/4" DROP



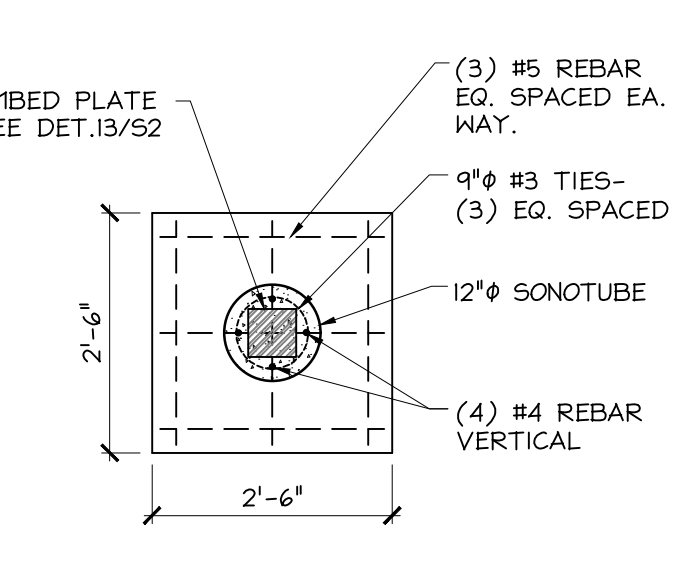
6 SECTION N.T.S.
EXTERIOR BEAM W/ CURB



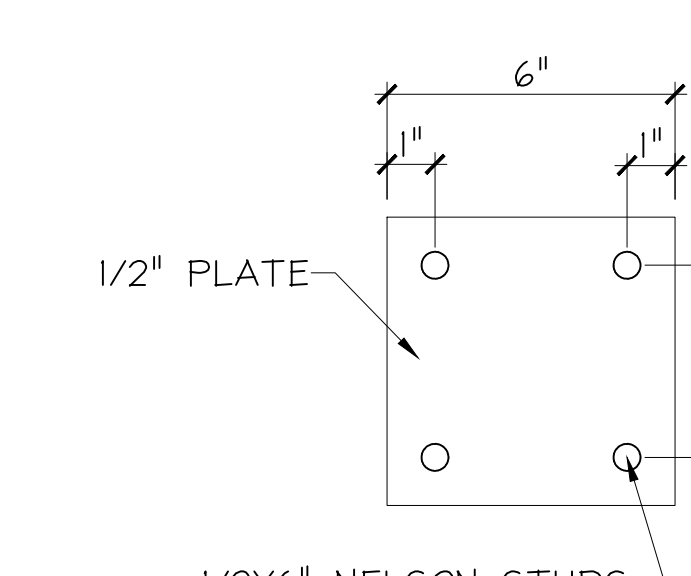
8 SECTION N.T.S.
INTERIOR SLAB DROP



11 SECTION N.T.S.
PIER FOOTING



12 SECTION N.T.S.
FOOTING

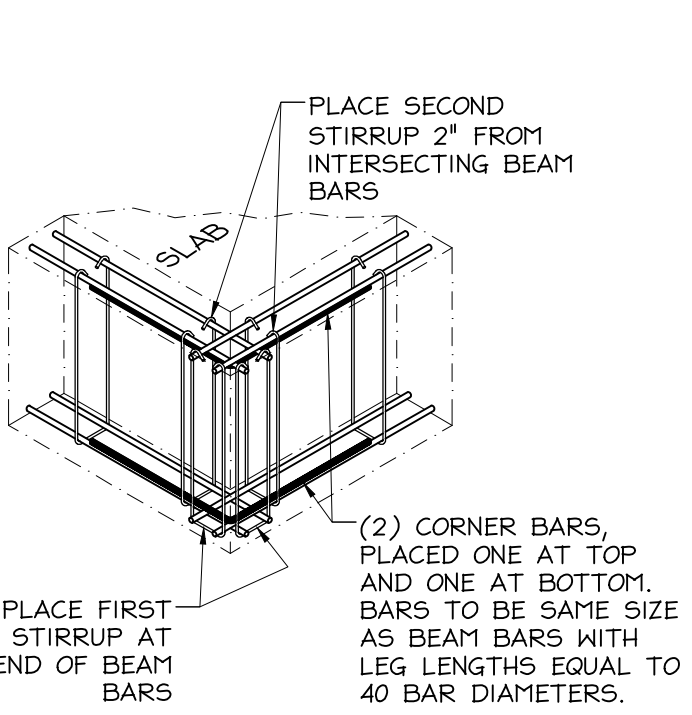


DETAIL 13

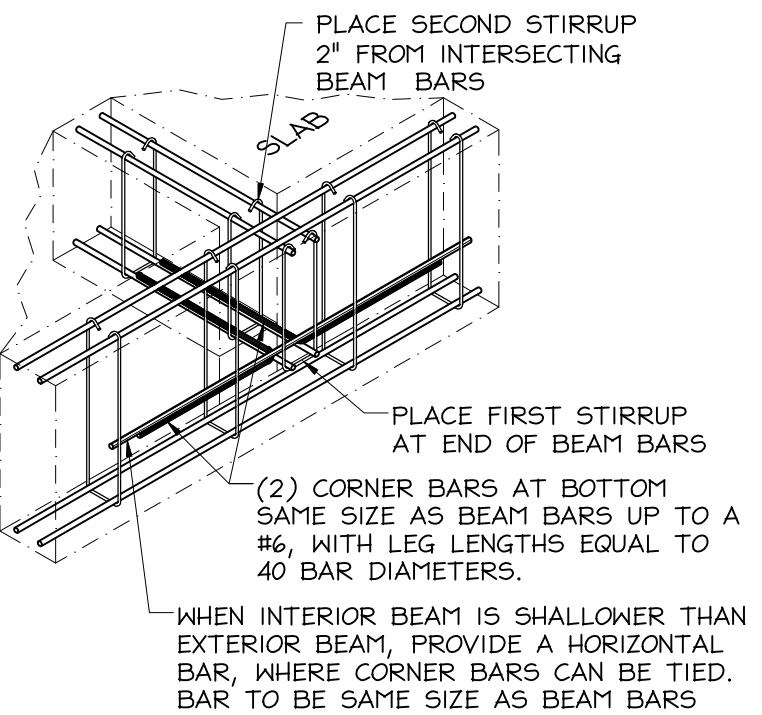
BEAM AND SLAB TABLE

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

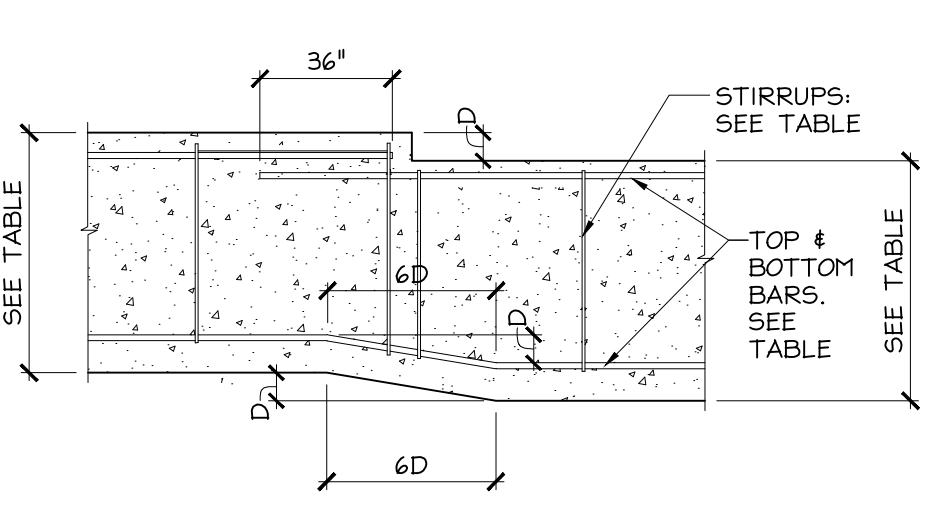
BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, FLOOR PENETRATIONS, DROP AREAS, AND BLOCKOUT LOCATIONS ON SITE.



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



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



BEAM PROFILE AT DROP
N.T.S.



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

814 N. OLIVE STREET
SAN ANTONIO, TEXAS
DETAILS & NOTES

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





S2

WALL FRAMING

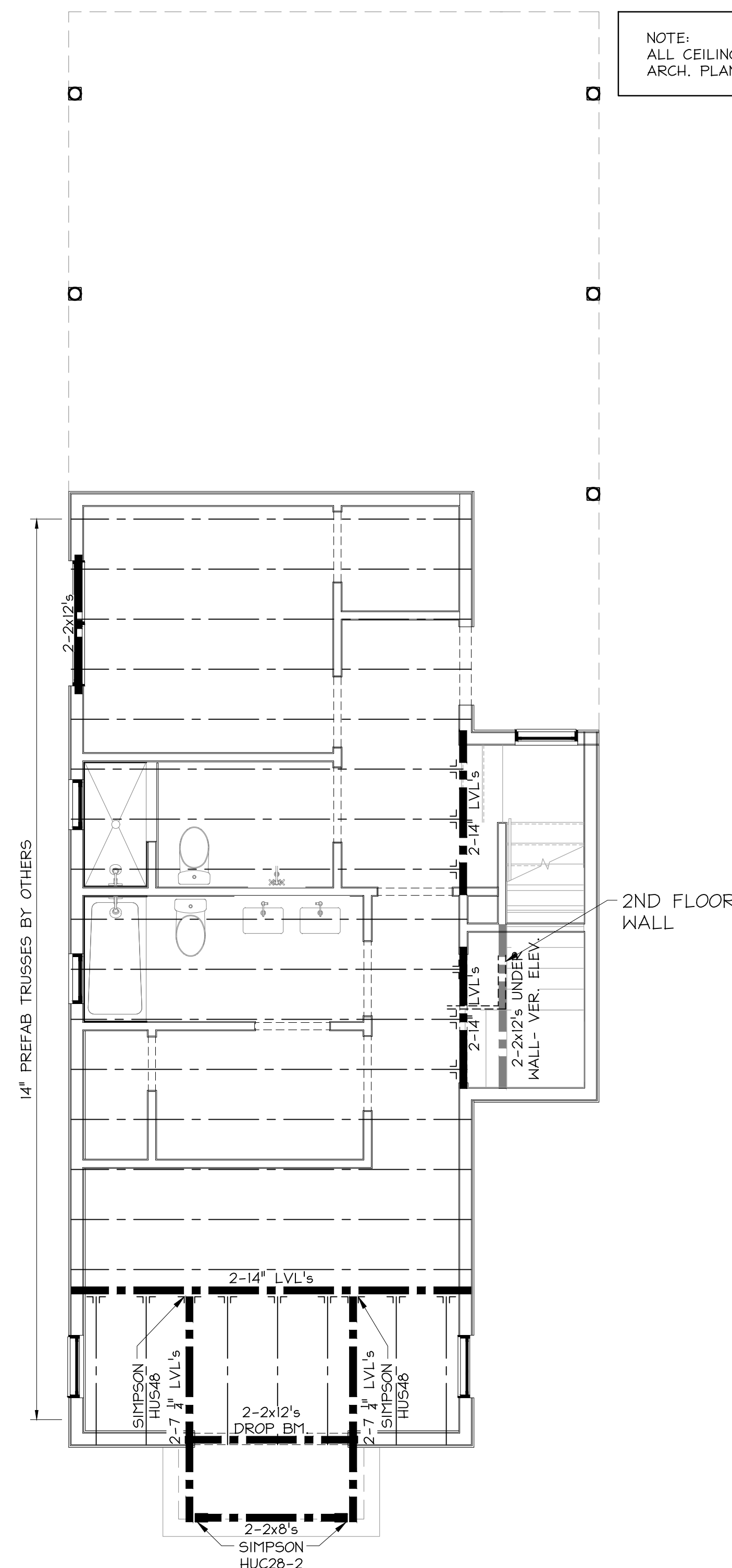
1. STUDS ARE TO BE MINIMUM 2x4 SPACED A MAXIMUM OF 16" O.C. AT EXTERIOR WALLS AND 24" O.C. AT INTERIOR WALLS.
2. NOT LESS THAN 3 STUDS SHALL BE INSTALLED AT EACH CORNER OF AN EXTERIOR WALL.
3. ALL EXTERIOR AND BEARING WALLS SHALL HAVE TWO TOP PLATES, OVERLAPPING AT CORNERS. END JOINTS SHALL BE OFFSET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

1. ALL LUMBER TO BE #2 SOUTHERN YELLOW PINE OR #2 D. FIR OR BETTER.
2. RAFTERS TO BE 2x6's AT 24" O.C.
3. U.N.O. CEILING JOISTS TO BE 2x6's AT 24" O.C.
4. HIPS VALLEYS AND RIDGES TO BE 2" NOMINAL THICKNESS WITH DEPTH NOT LESS THAN THE CUT END OF THE RAFTER.
5. RAFTERS SHALL BE FRAMED DIRECTLY OPPOSITE EACH OTHER AT THE RIDGE.
6. NOTCHING AT THE END OF RAFTERS AND CEILING JOISTS SHALL NOT EXCEED 1/4th THE DEPTH. NOTCHES AT THE TOPS OR BOTTOM OF RAFTERS SHALL NOT EXCEED 1/6th THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.
7. HOLES BORED INTO RAFTERS OR CEILING JOISTS SHALL NOT BE WITHIN 2" OF THE TOP AND BOTTOM AND THE DEPTH SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER.
8. PURLIN MAY BE INSTALLED TO REDUCE THE SPANS OF THE RAFTERS. THE PURLIN MUST BE THE SAME SIZE OR LARGER THAN THE RAFTER IT IS CARRYING. THE STRUTS OR PURLIN BRACE MUST BE NO SMALLER THAN 2x4. THEIR ANGLE CAN BE NO LESS THAN 45 DEGREES TO THE HORIZONTAL. THE MAXIMUM UNBRACED LENGTH OF THE STRUT IS 8'. THE STRUTS SHOULD BE PLACED 4' CENTER.
9. CEILING JOISTS SHALL REQUIRE BRIDGING IF THEY ARE 2X10 OR LARGER. THE BRIDGING SHALL BE NO SMALLER THAN 1X4. THERE SHALL BE 1 LINE OF BRIDGING FOR EACH 8' OF SPAN.
10. PREFABRICATED WOOD I-JOISTS, STRUCTURAL GLUE LAMINATED TIMBER AND STRUCTURAL COMPOSITE LUMBER SHALL NOT BE NOTCHED OR DRILLED EXCEPT WHERE PERMITTED BY THE MANUFACTURERS RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY THE DESIGN PROFESSIONAL. STRUCTURAL BEAMS THAT BEAR ON EXTERIOR WALLS WITH THE ROOF SLOPING TO THE TOP OF THE WALL SHALL BE CUT TIGHT TO THE ROOF DECK. THERE SHALL NOT BE A GAP GREATER THAN 1/2" BETWEEN ROOF CUT ALONG TOP OF BEAM AND ROOF DECKING.
11. ROOF SHEATHING SHALL BE MINIMUM 1/2" 16' OSB OR 5/8" CD STRUCTURAL PLYWOOD. ATTACH SHEATHING TO RAFTERS WITH 8d NAILS OR 2" 16 GAGE STAPLES SPACED 4' O.C. AT EDGES AND 8' O.C. AT INTERMEDIATE FRAMING.
12. REFER TO ARCHITECTURAL PLANS FOR ALL ROOF SLOPES.

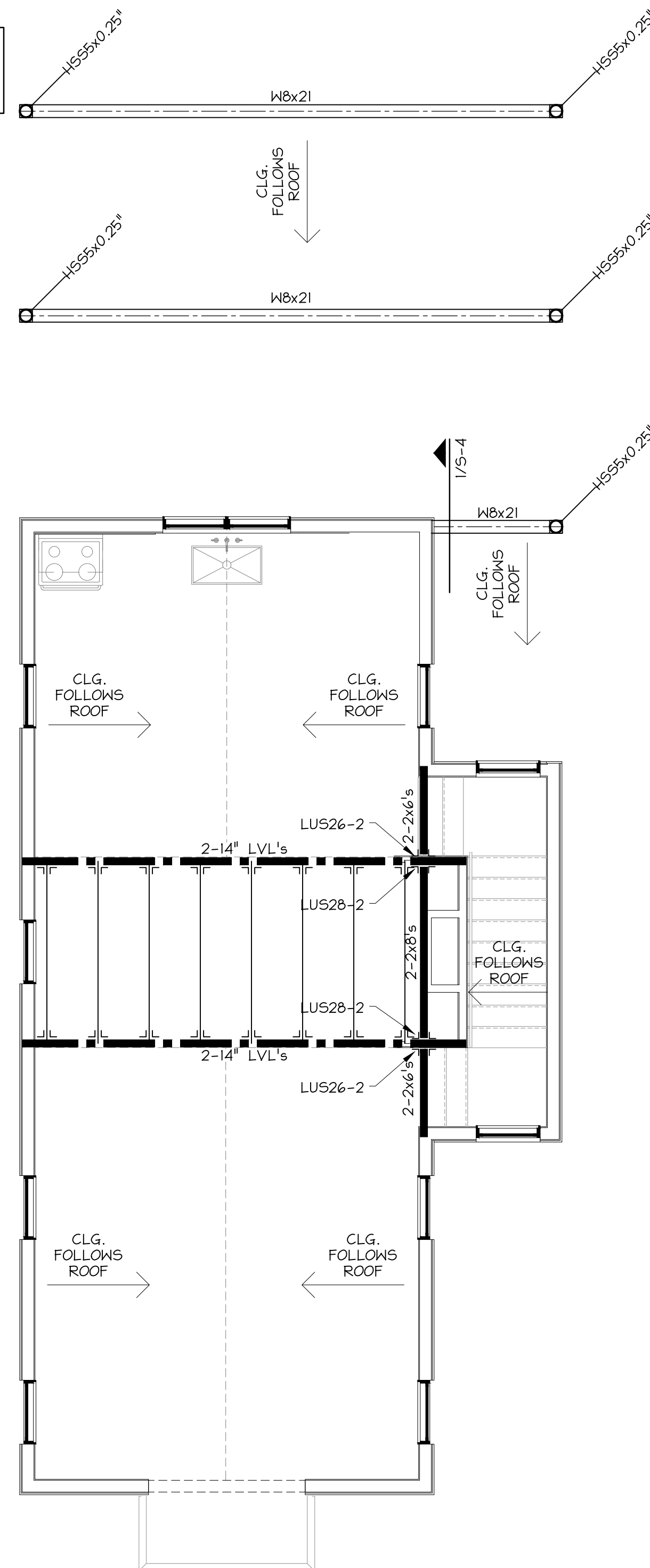
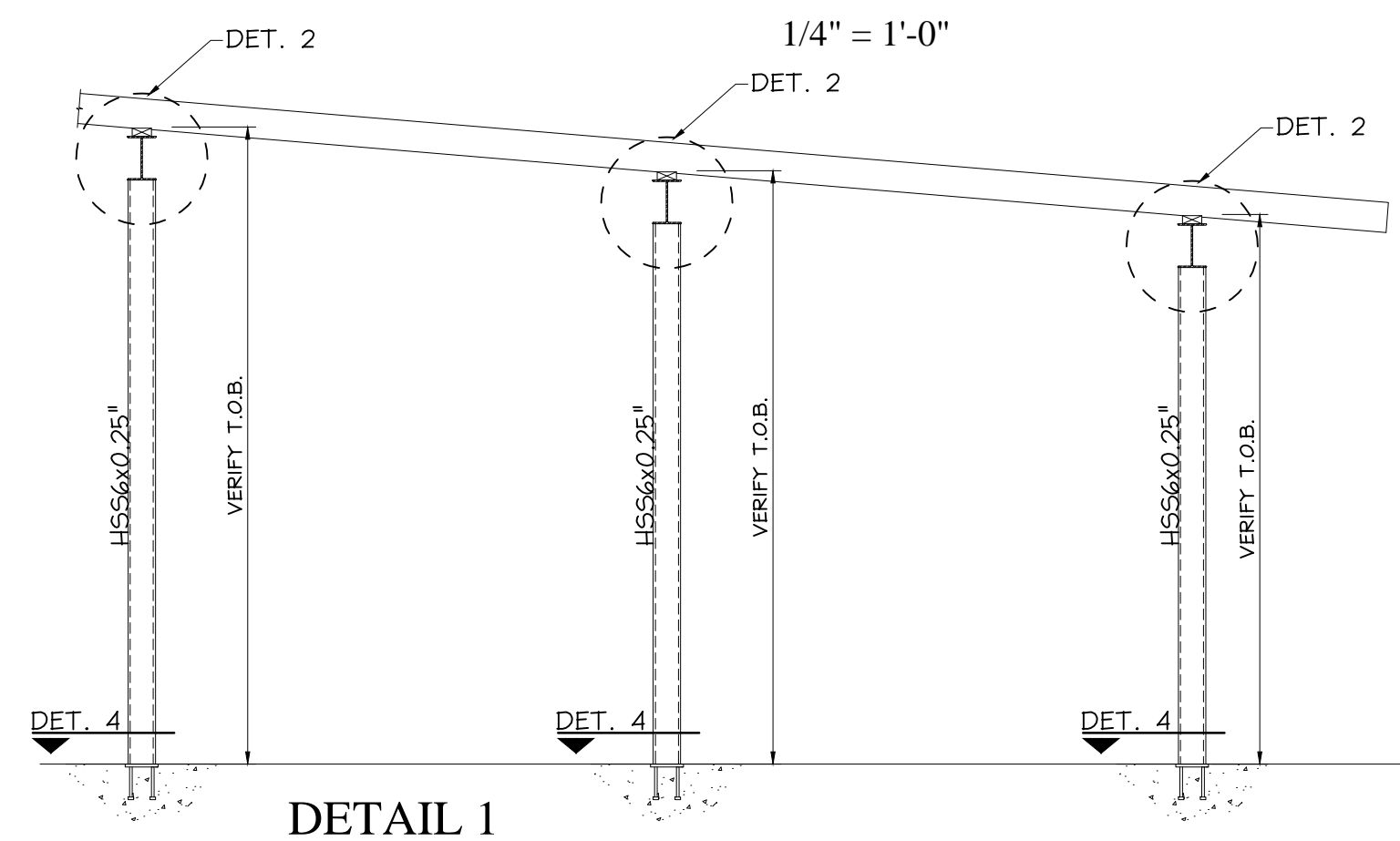
MAXIMUM SPAN ALLOWANCE FOR HEADERS SUPPORTING WOOD FRAME WALLS	
1 STORY OR 2nd FLOOR OF 2 STORY	
SIZE OF WOOD HEADER	MAX. SPAN
(2) 2x6's	4'-6"
(2) 2x8's	6'-6"
(2) 2x10's	8'-0"
(2) 2x12's	9'-6"
1st FLOOR OF 2 STORY	
SIZE OF WOOD HEADER	MAX. SPAN
(2) 2x12's	7'-0"

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

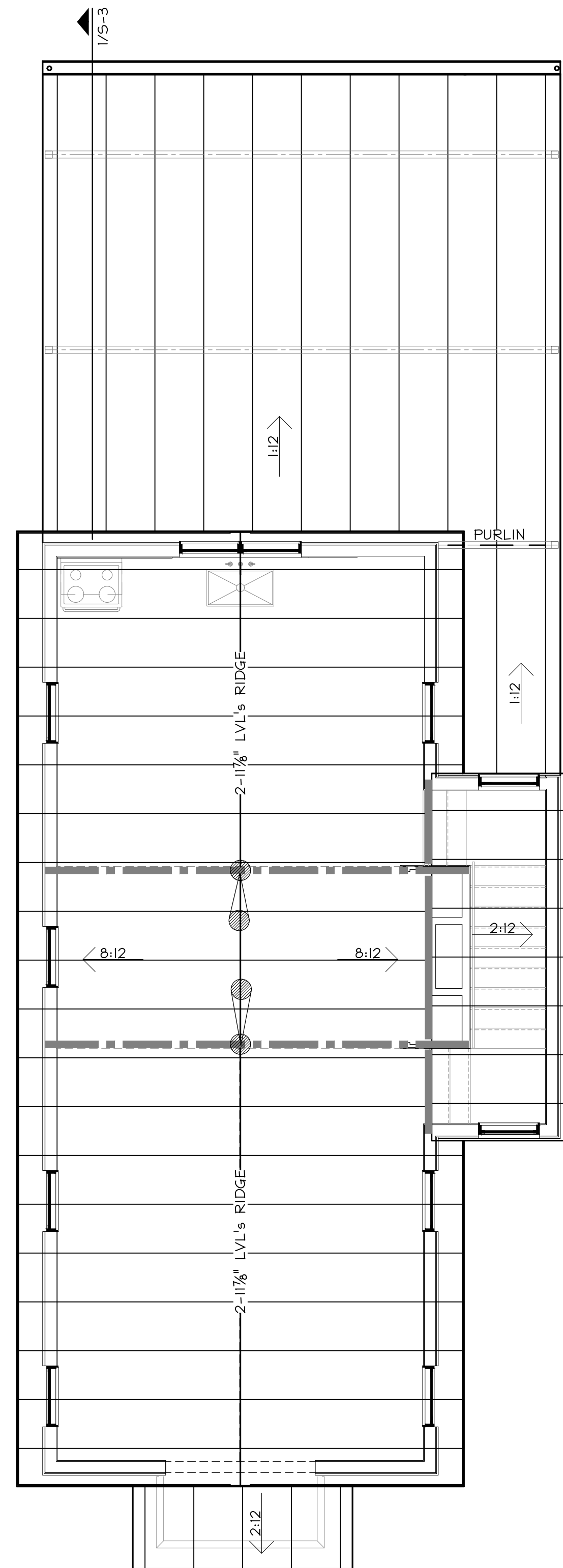
NOTE:
ALL CEILING HEIGHTS TO BE PER
ARCH. PLANS.



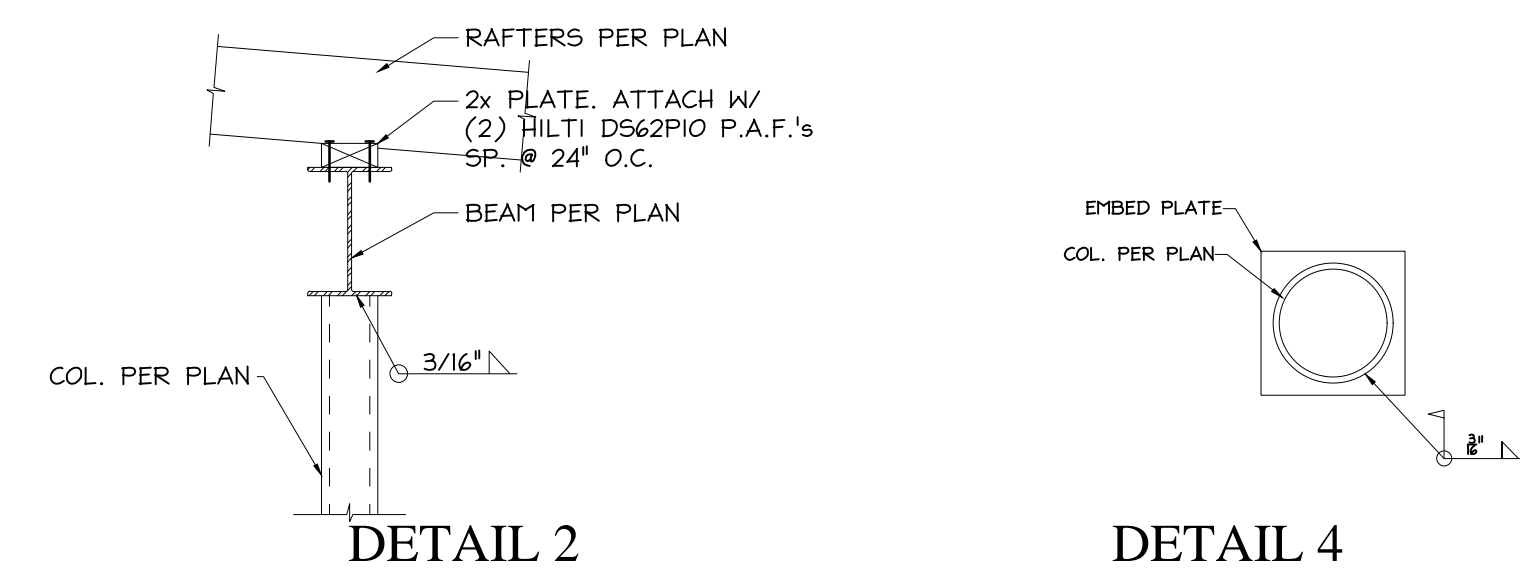
FLOOR FRAMING PLAN



2ND FLOOR CEILING FRAMING PLAN


$$1/4'' = 1'-0'$$


ROOF FRAMING PLAN

$$1/4'' = 1'-0''$$


DETAIL 2

DETAIL 4



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

814 N. OLIVE STREET
SAN ANTONIO, TEXAS

FRAMING PLAN

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

S3

WOOD FRAMING NOTES:

WALL FRAMING

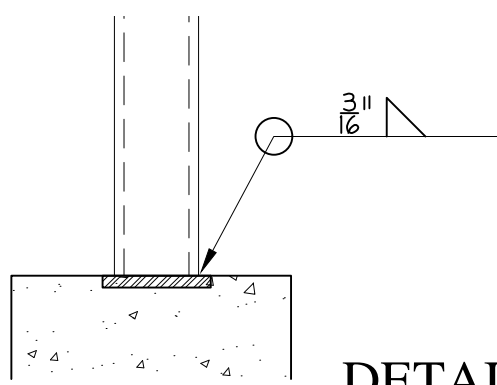
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4. HEADER STUDS OR KING STUDS AT OPENINGS SHALL BE DOUBLED WHERE THE SPAN OF THE HEADER EXCEEDS 4'.
5. STUDS SHALL HAVE FULL BEARING ON A PLATE EQUAL IN SIZE TO THE STUDS.

ROOF AND CEILING

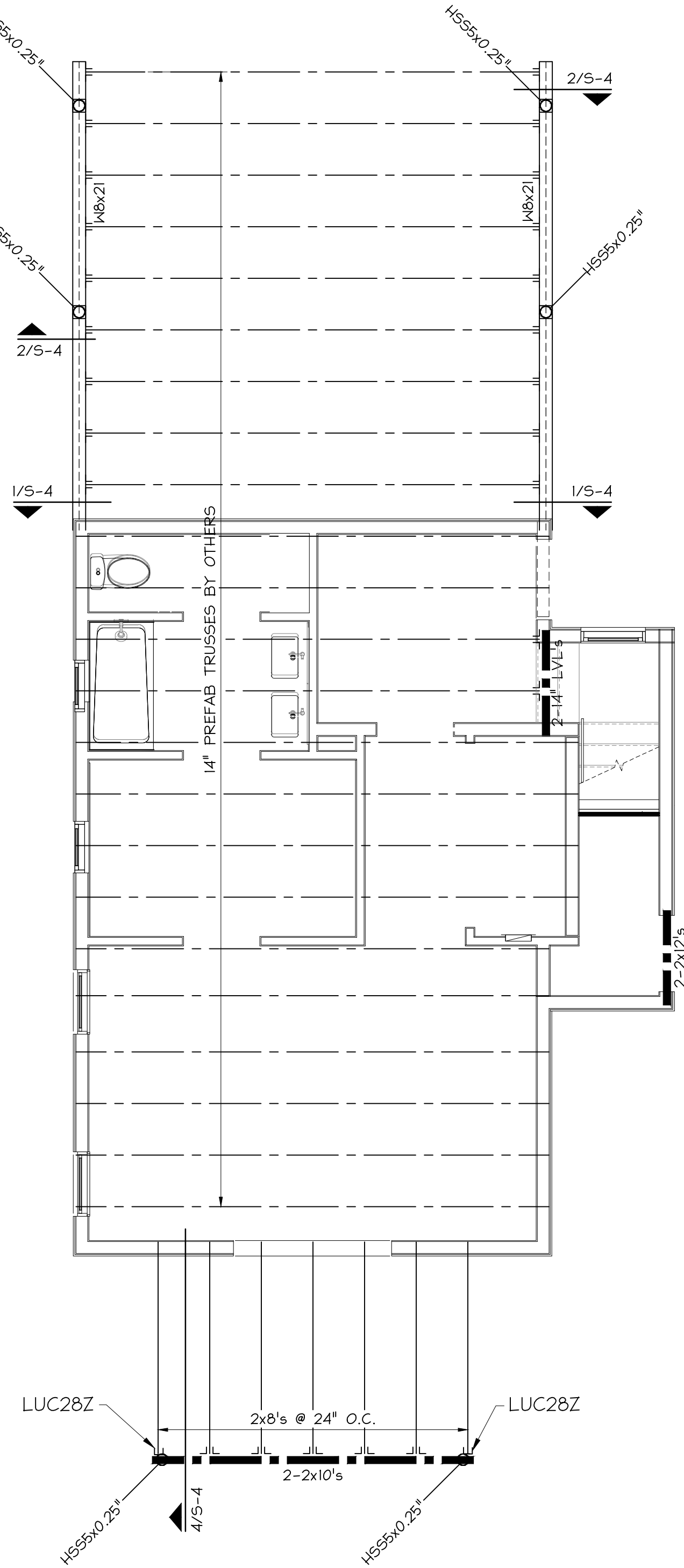
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2. RAFTERS TO BE 2x6's AT 24" O.C.
- U.N.O. CEILING JOISTS TO BE 2x6's AT 24" O.C.
3. HIPS VALLEYS AND RIDGES TO BE 2" NOMINAL THICKNESS WITH DEPTH NOT LESS THAN THE CUT END OF THE RAFTER.
4. RAFTERS SHALL BE FRAMED DIRECTLY OPPOSITE EACH OTHER AT THE RIDGE.
5. NOTCHING AT THE END OF RAFTERS AND CEILING JOISTS SHALL NOT EXCEED 1/4th THE DEPTH. NOTCHES AT THE TOPS OR BOTTOM OF RAFTERS SHALL NOT EXCEED 1/6th THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.
6. HOLES BORED INTO RAFTERS OR CEILING JOISTS SHALL NOT BE WITHIN 2" OF THE TOP AND BOTTOM AND THEIR DIAMETER SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER.
7. PURLIN MAY BE INSTALLED TO REDUCE THE SPANS OF THE THE RAFTERS. THE PURLIN MUST BE THE SAME SIZE OR LARGER THAN THE RAFTER IT IS CARRYING. THE STRUTS OR PURLIN BRACE MUST BE NO SMALLER THAN 2x4. THEIR ANGLE CAN BE NO LESS THAN 45 DEGREES TO THE HORIZONTAL. THE MAXIMUM UNBRACED LENGTH OF THE STRUT IS 8'. THE STRUTS SHOULD BE PLACED 4' ON CENTER.
8. CEILING JOISTS SHALL REQUIRE BRIDGING IF THEY ARE 2X10 OR LARGER. THE BRIDGING SHALL BE NO SMALLER THAN 1X4. THERE SHALL BE 1 LINE OF BRIDGING FOR EACH 8' OF SPAN.
9. PREFABRICATED WOOD I-JOISTS, STRUCTURAL GLUE LAMINATED TIMBER AND STRUCTURAL COMPOSITE LUMBER SHALL NOT BE NOTCHED OR DRILLED EXCEPT WHERE PERMITTED BY THE MANUFACTURERS RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY THE DESIGN PROFESSIONAL. STRUCTURAL BEAMS THAT BEAR ON EXTERIOR WALLS WITH THE ROOF SLOPING TO THE TOP OF THE WALL SHALL BE CUT TIGHT TO THE ROOF DECK. THERE SHALL NOT BE A GAP GREATER THAN 1/2" BETWEEN ROOF CUT ALONG TOP OF BEAM AND ROOF DECKING.
10. ROOF SHEATHING SHALL BE MINIMUM 7/16" OSB SHEATHING OR 1/2" CD STRUCTURAL PLYWOOD. ATTACH SHEATHING TO RAFTERS WITH 8d NAILS OR 2", 16 GAGE STAPLES SPACED 4" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE FRAMING.
11. REFER TO ARCHITECTURAL PLANS FOR ALL ROOF SLOPES.

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

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

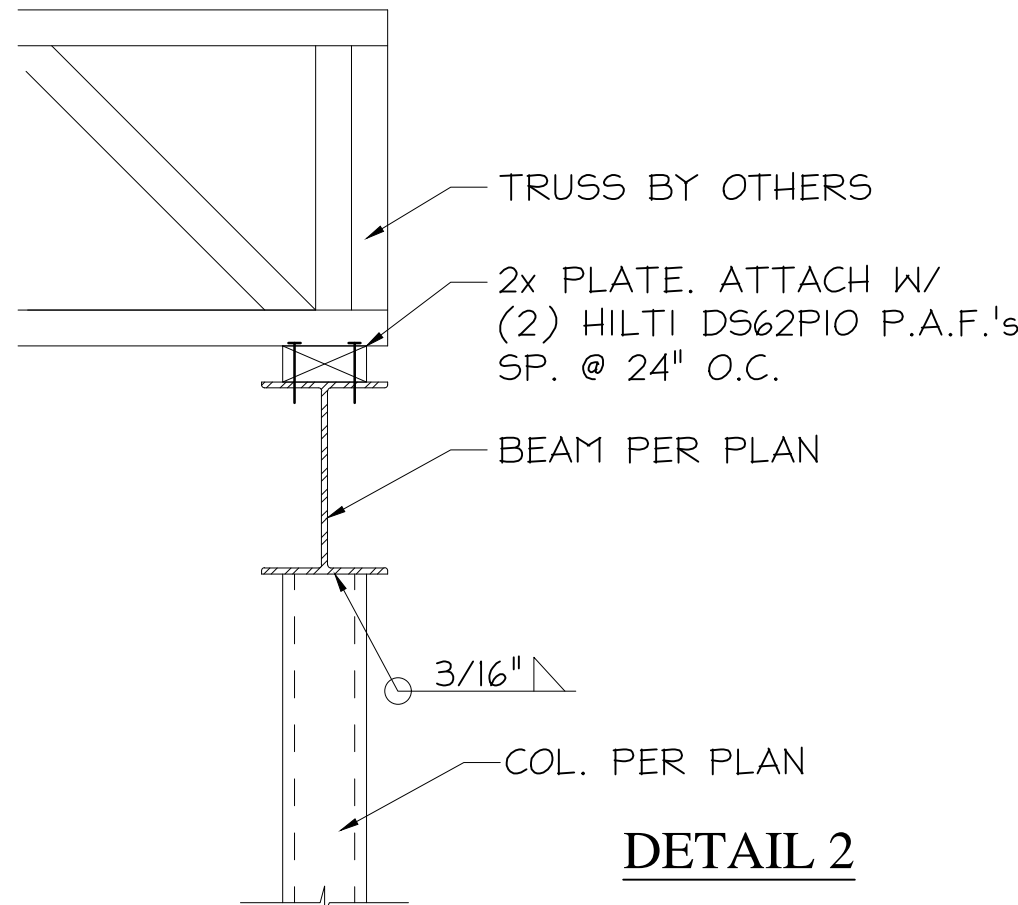


DETAIL 5

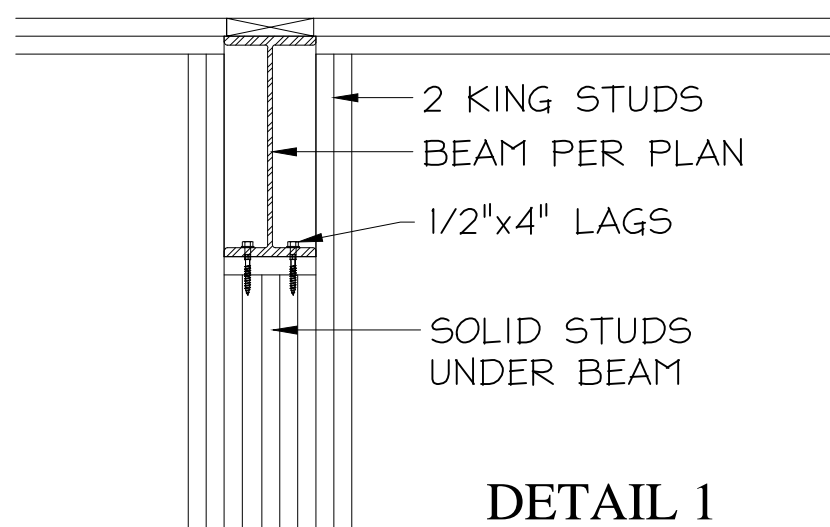


FLOOR FRAMING PLAN

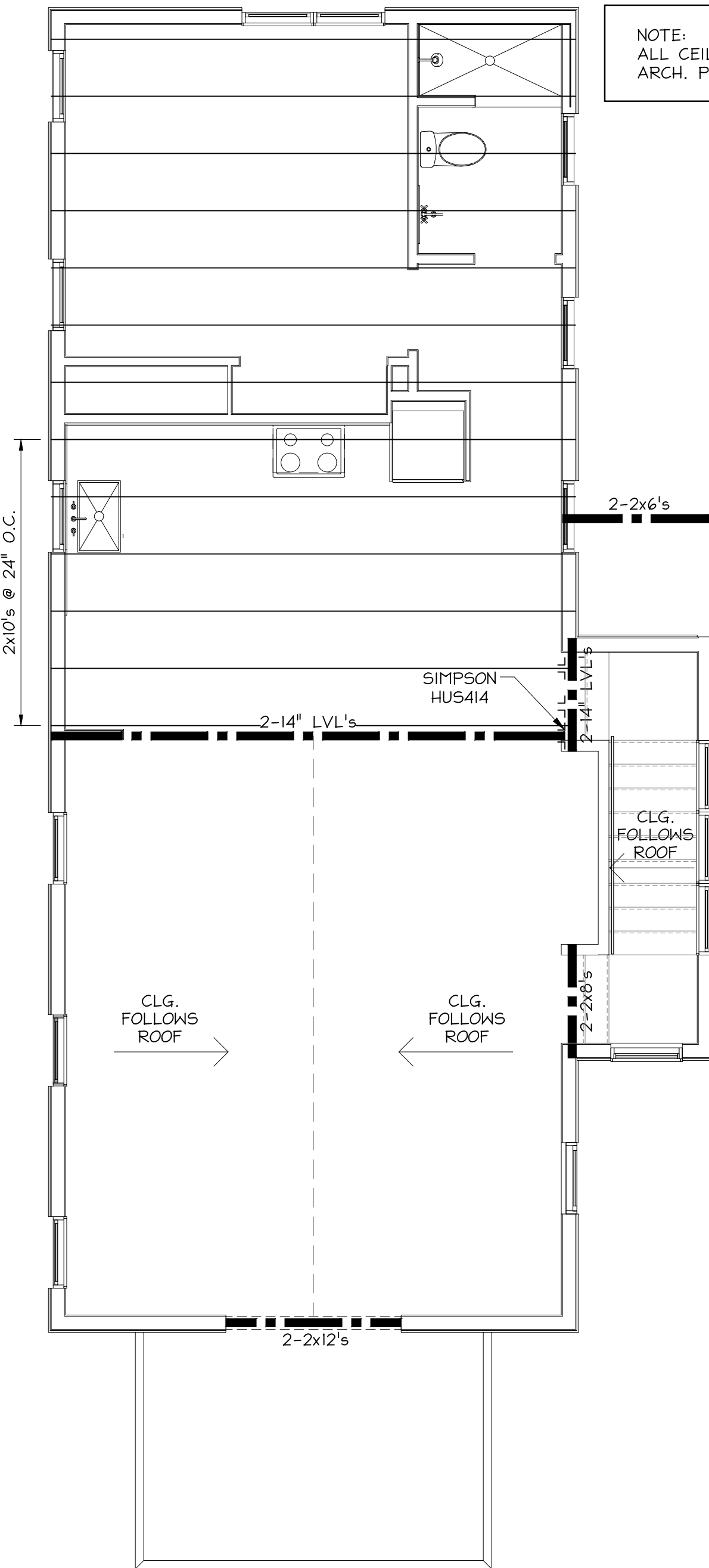
1/4" = 1'-0"



DETAIL 2

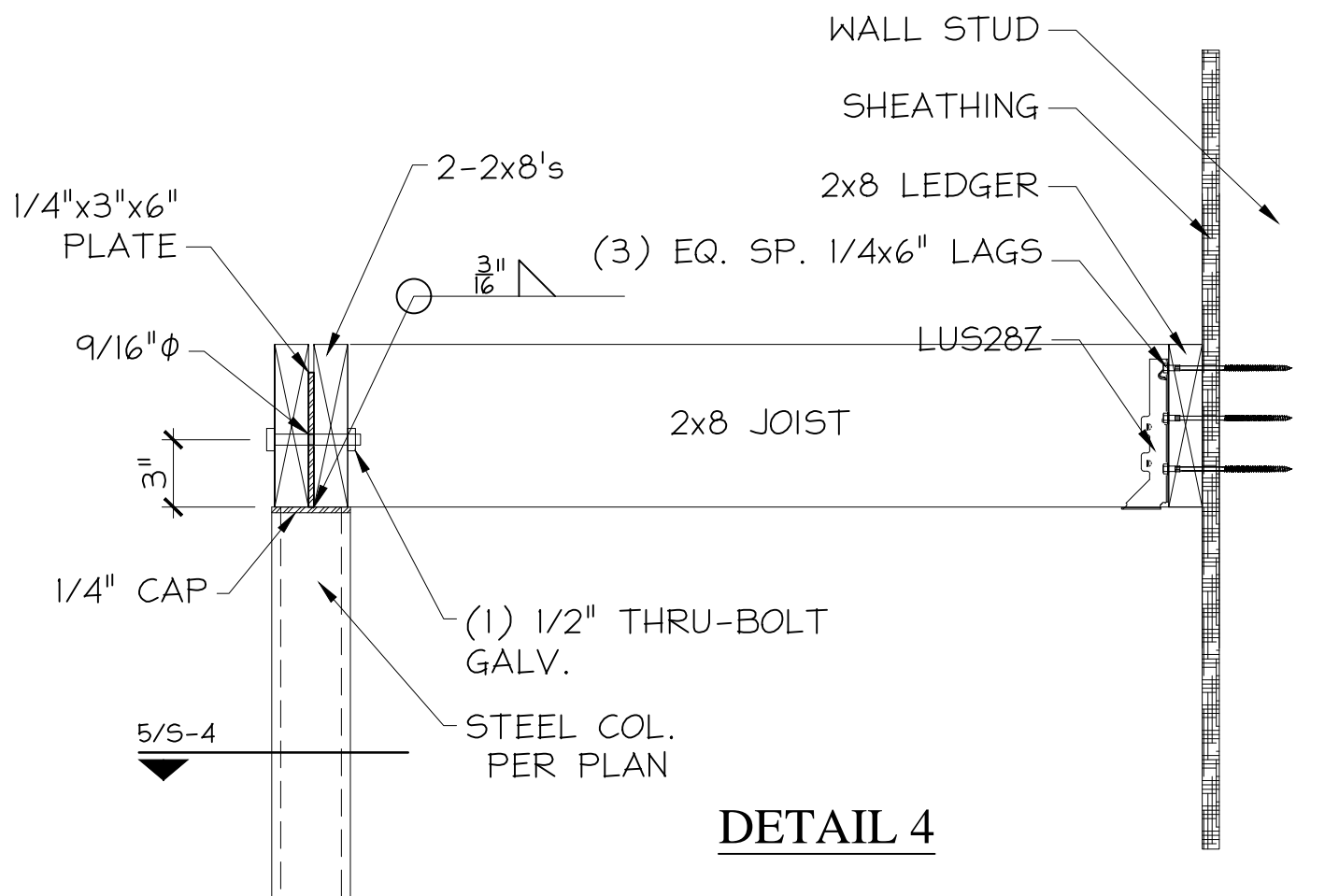


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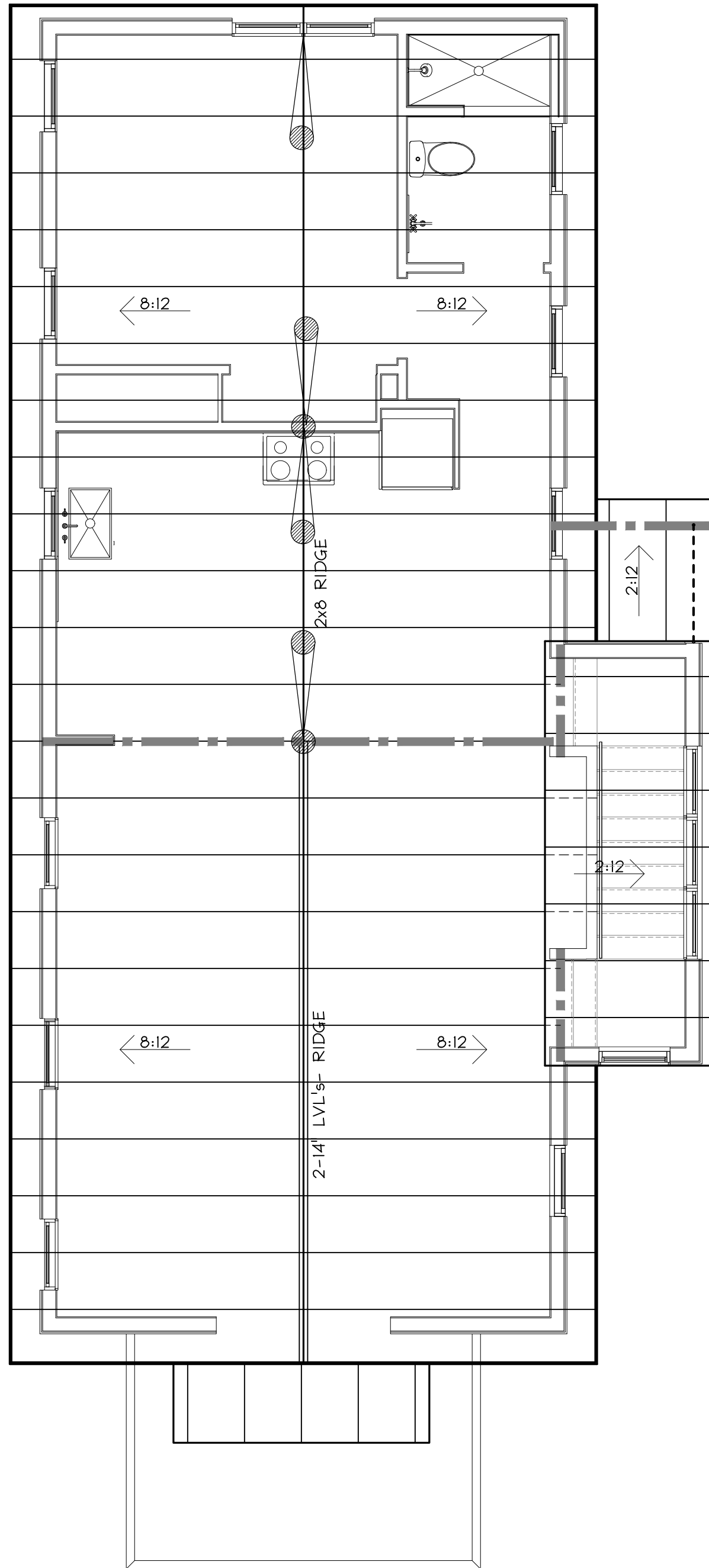


2ND STORY CEILING FRAMING PLAN

1/4" = 1'-0"



DETAIL 4



ROOF FRAMING PLAN

1/4" = 1'-0"



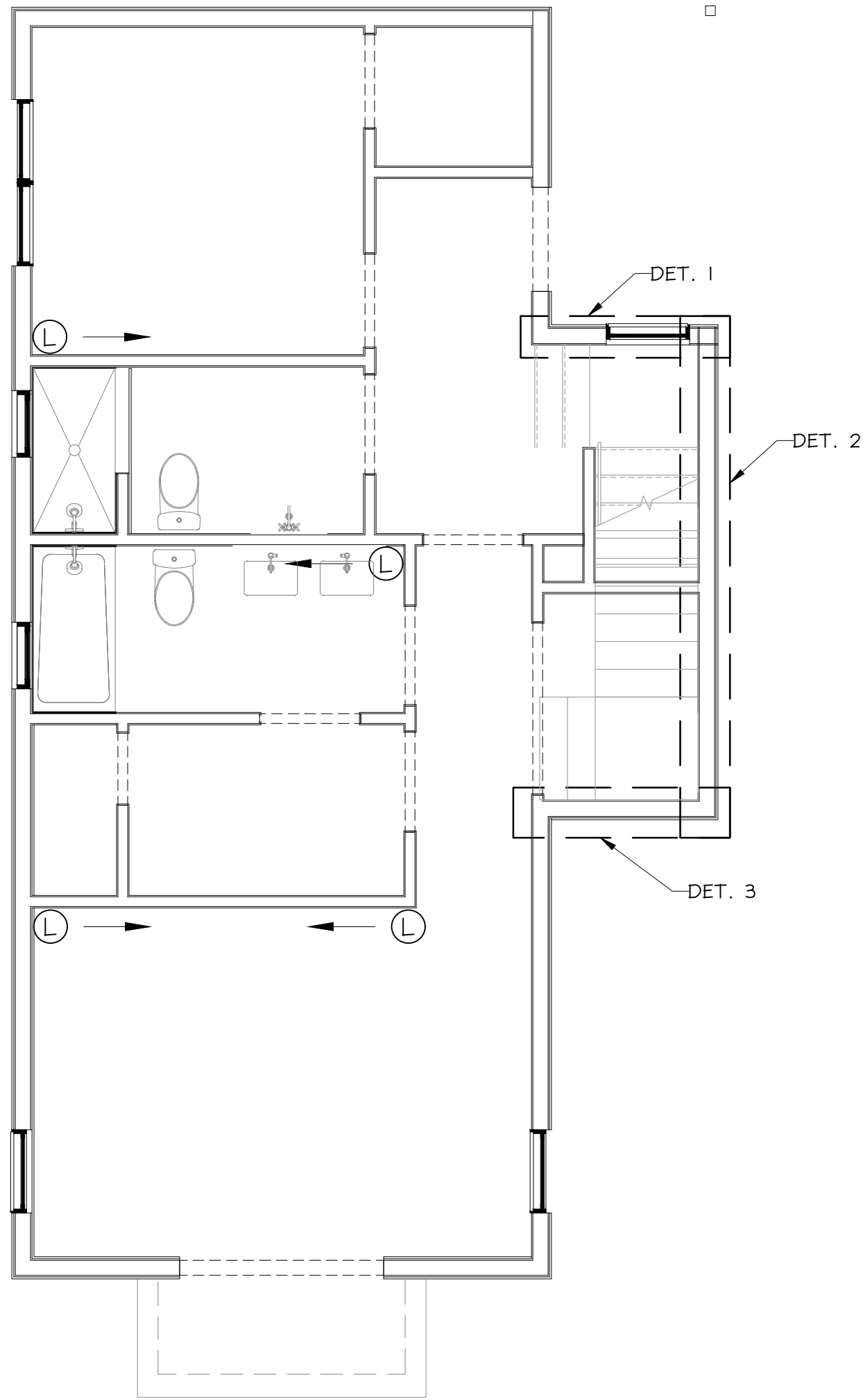
Spaulding Structural Engineering
12227 Huebner, Ste. 106 San Antonio, Texas
Phone 210-451-7756 REG. # F-10775

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FRAMING PLAN

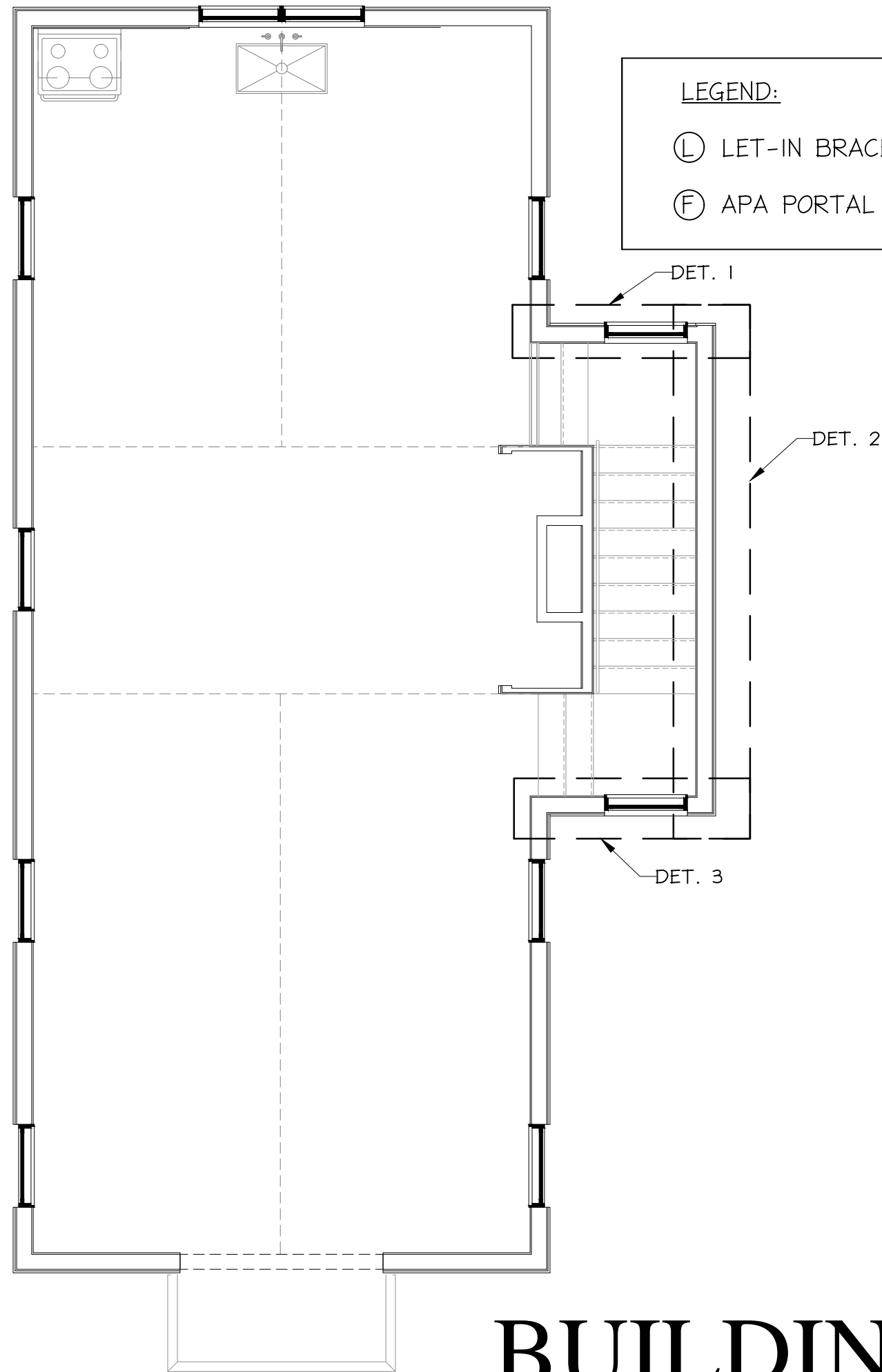
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DATE: 11/01/2018
SCALE: 1/4" = 1'

S4



1ST FLOORWALL
BRACING PLAN

1/4" = 1'-0"



2ND FLOORWALL
BRACING PLAN

1/4" = 1'-0"

LEGEND:

- Ⓛ LET-IN BRACE-SEE NOTES 1 SHEET 1.
Ⓢ APA PORTAL FRAME- SEE DETAIL SHEET 1

NOTE:

SHEATH ALL EXTERIOR WALLS WITH 7/16" OSB PLYWOOD EXCEPT WITHIN 24" OF GRADE. USE PRESSURE TREATED 3/4" CD PLYWOOD WITHIN 24" OF GRADE. ATTACH ALL PLYWOOD AS PER NOTE 2.

BUILDING C&E

GENERAL NOTES:

I. LET-IN BRACING

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

B. SIMPSON RCWB METAL BRACING MAY BE USED IN PLACE OF THE 1x4 LET-IN ON 2x6 WALLS, WHEN THE FOLLOWING MINIMUM WALL LENGTHS ARE AVAILABLE:

8' PLATE- SIMPSON RCWB2, MIN. 8' WALL LENGTH REQUIRED.
9' PLATE- SIMPSON RCWB2, MIN. 6'-10" WALL LENGTH REQUIRED.
10' PLATE- SIMPSON RCWB4, MIN. 10' WALL LENGTH REQUIRED.

ATTACH SIMPSON RCWB AS SPECIFIED BY THE MANUFACTURER. THE SIMPSON TMB IS NOT AN ACCEPTABLE SUBSTITUTION FOR THE 1x4 LET-IN.

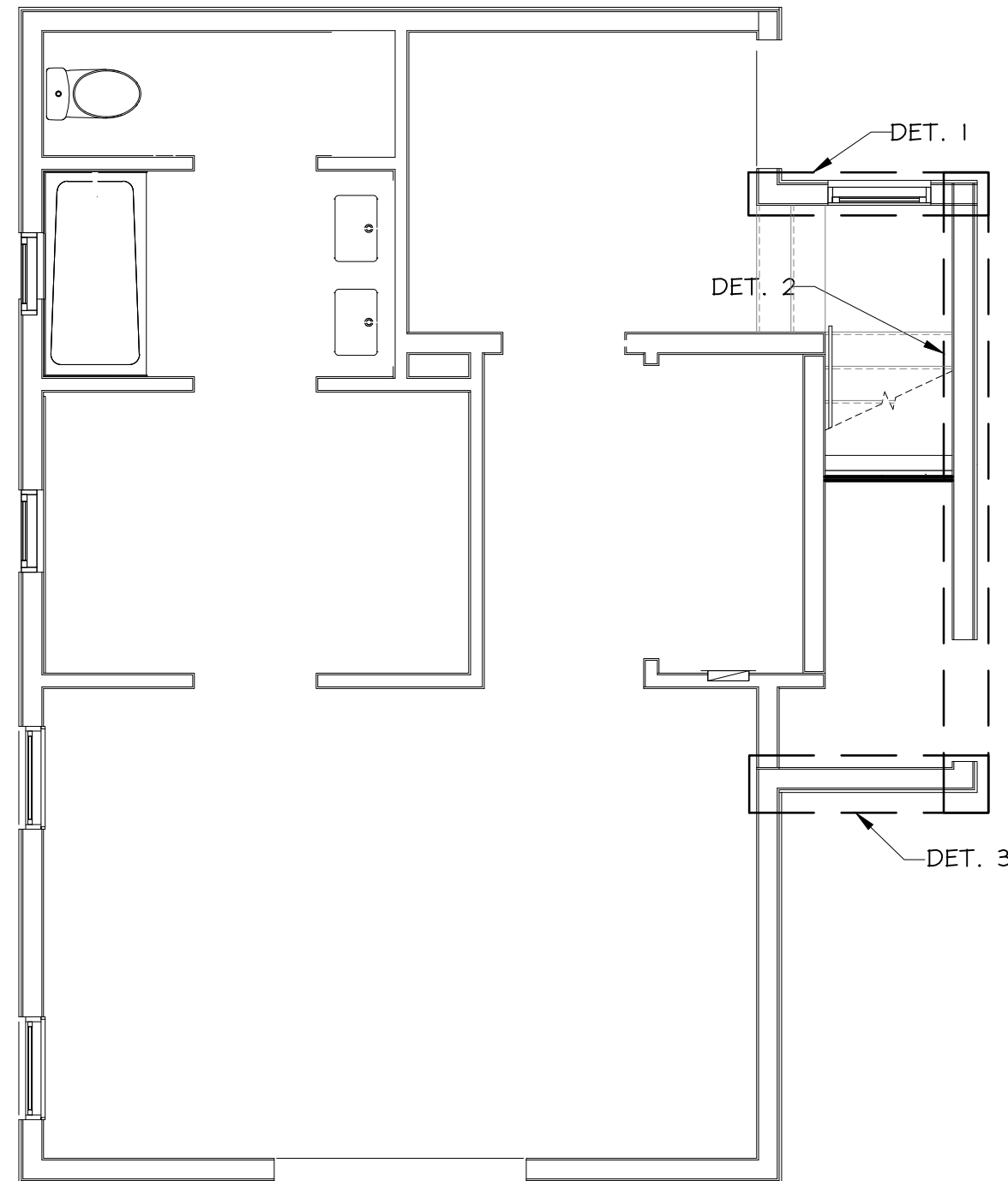
2. OSB SHEATHING- ATTACH 7/16" OSB TO STUDS W/ 8d (.131"Ø) x 2 1/2" NAILS @ 6" O.C. AT ALL EDGES AND 12" O.C. ALONG INTERMEDIATE STUDS. 8d NAILS SHOULD BE PLACED NO LESS THAN 3/8" FROM THE PANEL EDGE. SOLID BLOCK ALL HORIZONTAL JOINTS.

SOLE PLATE ANCHORAGE

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

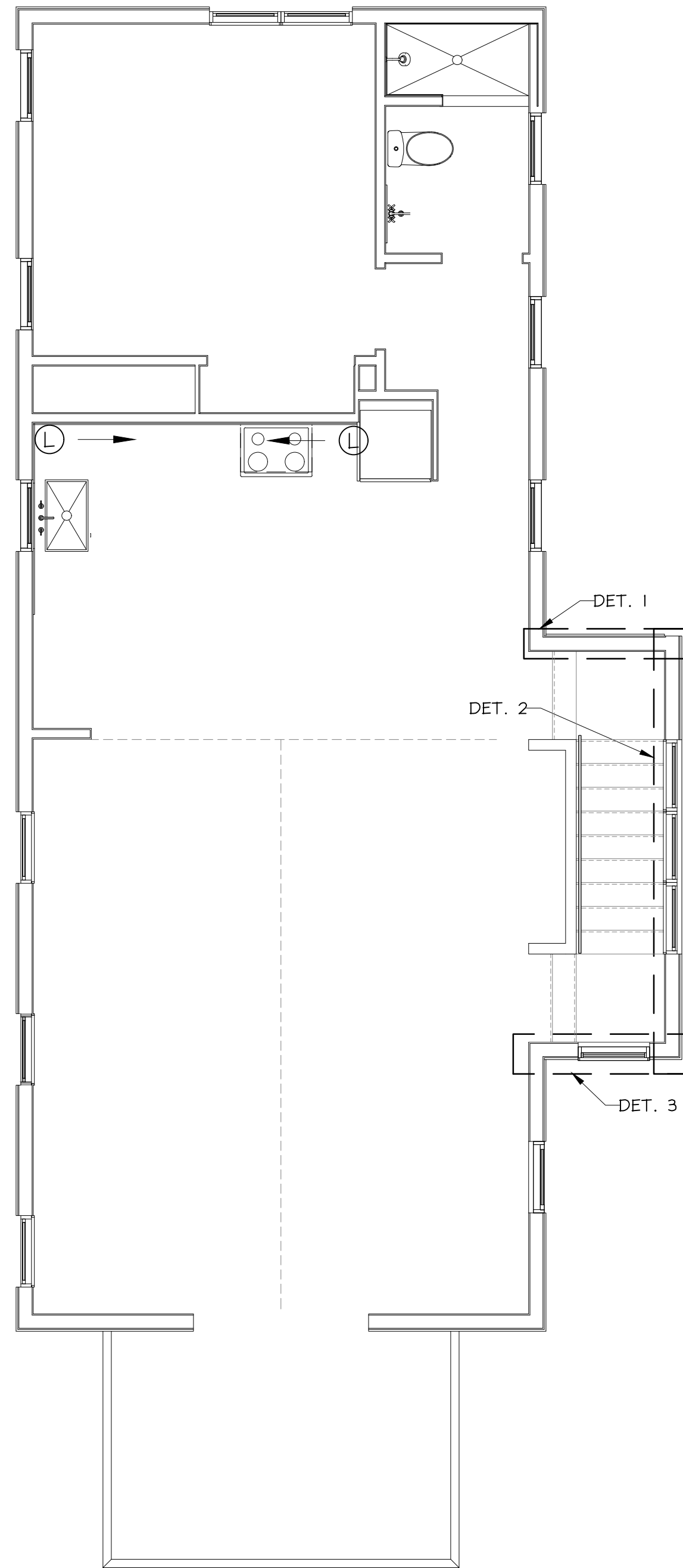
TALL WALL NOTES:

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



1ST FLOORWALL
BRACING PLAN

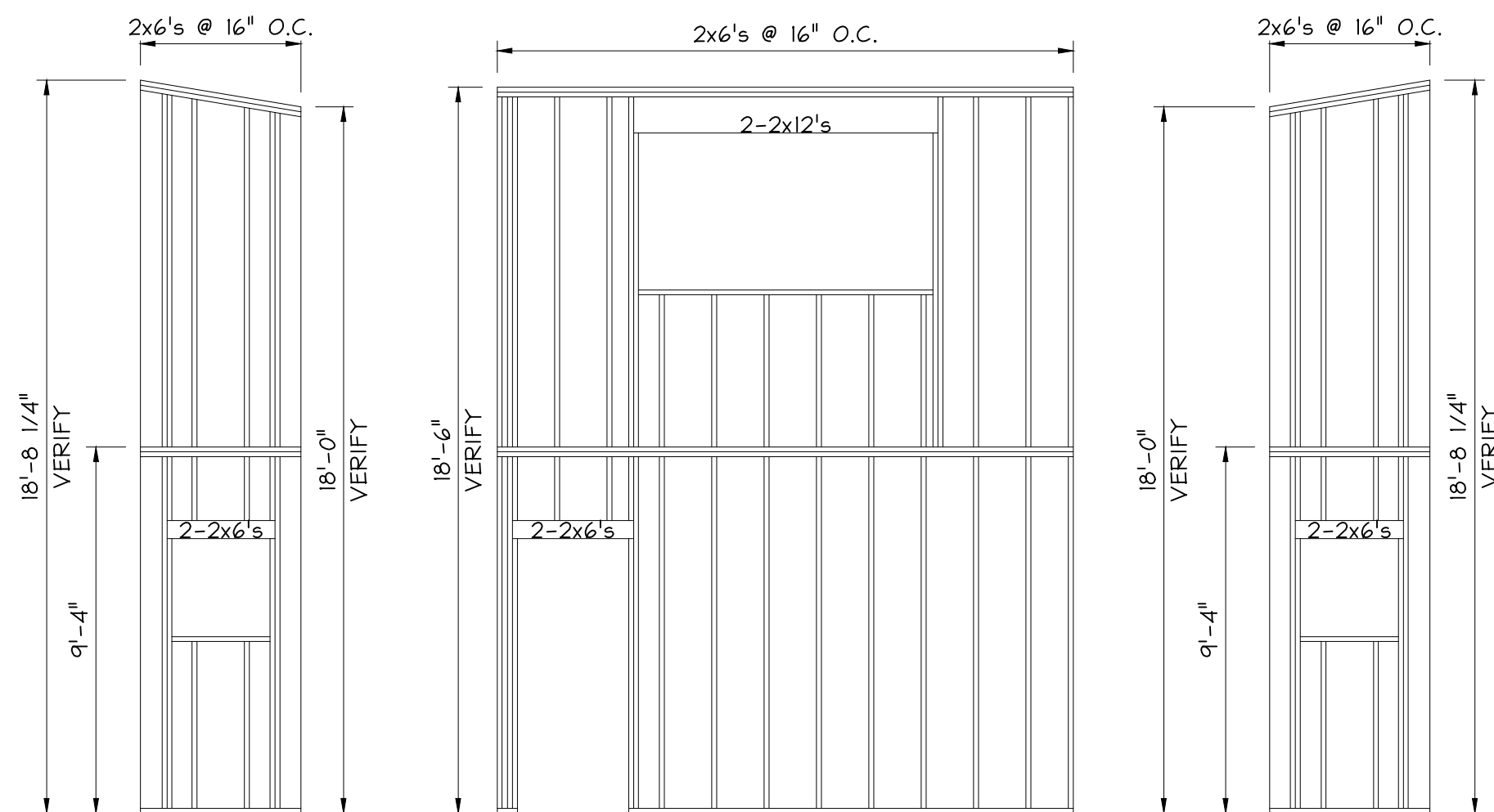
1/4" = 1'-0"



2ND FLOORWALL
BRACING PLAN

1/4" = 1'-0"

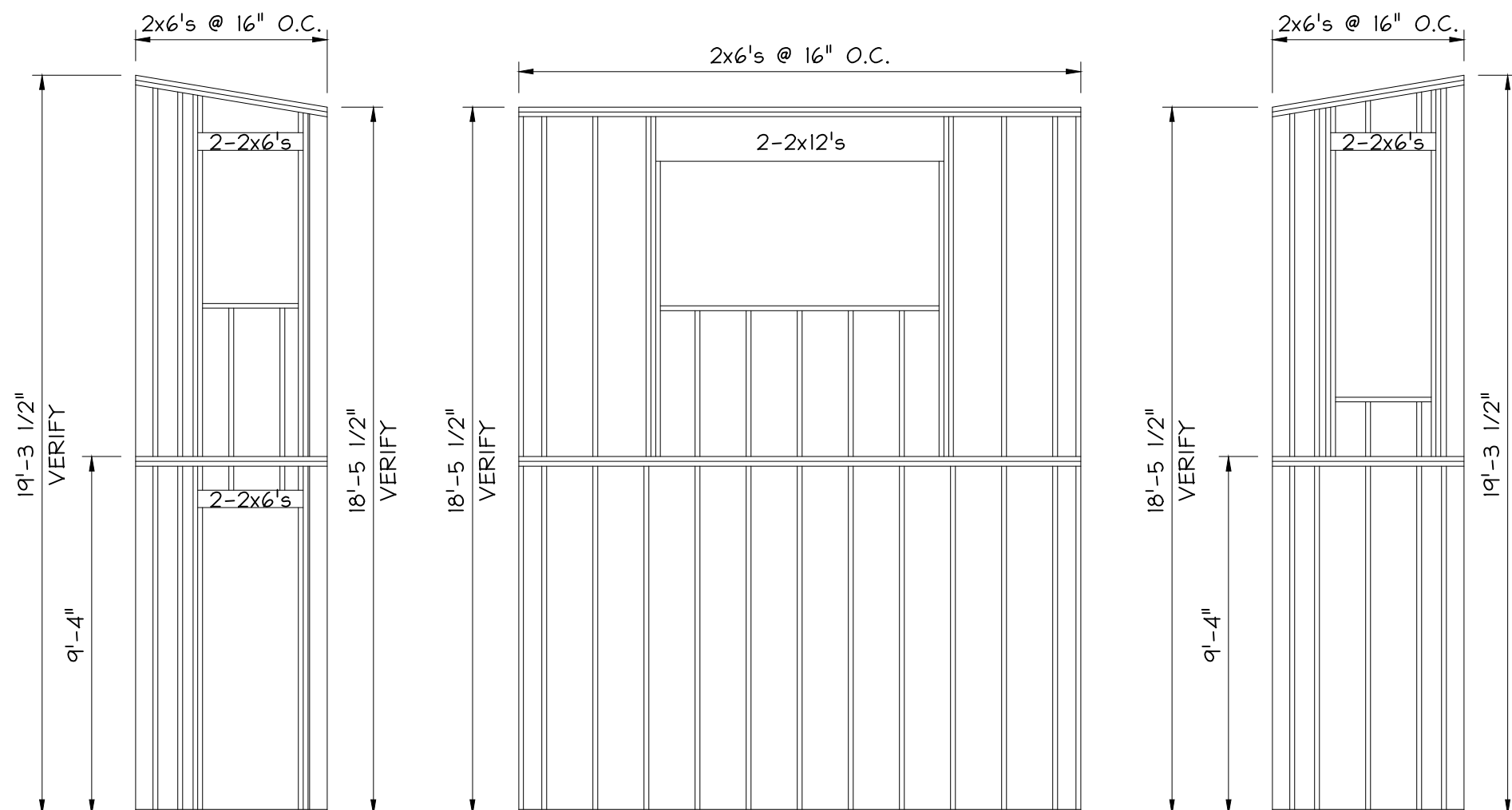
BUILDING D



DETAIL 1

DETAIL 2

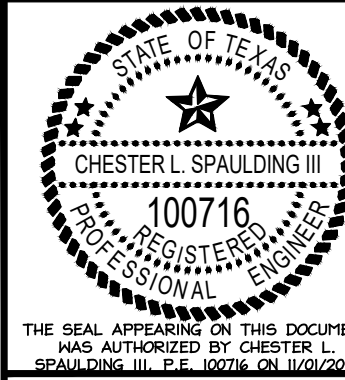
DETAIL 3



DETAIL 1

DETAIL 2

DETAIL 3



S5
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814 N. OLIVE STREET
SAN ANTONIO, TEXAS
WALL BRACING PLAN

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

S5

ABBREVIATIONS	PROJECT DATA	GENERAL PROJECT NOTES	(RESERVED)																																																				
<div><div><div>ABV AFF ADJ ANOD A/C ALT ALUM ARCH M BTWN BD B.S. OT B.O.B. B.O.D. B.O.S. BLDG CAB CLG CEM CER TILE CIR CIRC CLR COL CONC CONST CONT C.J. CNTR D DEMO DTL DIA DIM DR D.H. DBL DWG E ELEC ELEV EXIST EQ EX EXP IN FIN FLR FD RZR FT FTG FCB FDN GA GALV G.C. GYP BD GYP HDW HDR HVAC HGT HC HM HORIZ INCL INSUL INT LH MSRY MAX MECH MEMB MTL M. MIN MISC N NIC NTS OC PG OPP OD PTD PERF PL PLYWD REFP REFL REFG RAG REQD RH RO SCHED SIM SC S SPEC SQ SS STL STOR STR SD STRUCT TEL TV T&G T.O.P. T.O.S. T.O.W. TYP UNO VERT W WIN W/ W/O WD</div><div>ABOVE ABOVE FINISHED FLOOR ADJUSTABLE ANODIZED AIR CONDITIONING ALTERNATE ALUMINUM ARCHITECT (URAL) BEAM BETWEEN BOARD BOTH SIDES BOTTOM BOTTOM OF BEAM BOTTOM OF DECK BOTTOM OF STEEL BUILDING CABINET CEILING CEMENT CERAMIC TILE CIRCLE CIRCULAR, CIRCUMFERENCE CLEAR COLUMN CONCRETE CONSTRUCTION CONTINUOUS, CONTINUE CONTROL JOINT COUNTERTOP DEEP DEMOLISH, DEMOLITION DETAIL DIAMETER DIMENSION DOOR DOUBLE HUNG DOUBLE DRAWING EAST ELECTRIC (AL) ELEVATION EXISTING EQUAL EXHAUST EXPOSED FINISH (ED) FINISHED FLOOR FLOOR DRAIN FREEZER FOOT (FEET) FOOTING FIBER CEMENT BOARD FOUNDATION GAGE, GAUGE GALVANIZED GENERAL CONTRACTOR GYPSUM WALL BOARD GYPSUM HARDWARE HEADER HEATING / VENTILATING / AIR CONDITIONING HEIGHT HOLLOW CORE HOLLOW METAL HORIZONTAL INCLUDE (D), (ING) INSULATION, INSULATING INTERIOR LEFT HAND MASONRY MAXIMUM MECHANICAL MEMBRANE METAL METER (S) MINIMUM MISCELLANEOUS NORTH NOT IN CONTRACT NOT TO SCALE ON CENTER (S) OPENING OPPOSITE OUTSIDE DIAMETER PAINTED PERFORATED PLATE PLYWOOD REFER (ENCE)E REFLECTED REFRIGERATOR RETURN AIR GRILL REQUIRED RIGHT HAND ROUGH OPENING SCHEDULE SIMILAR SOLID CORE SOUTH SPECIFICATION, SPECIFIED SQUARE STAINLESS STEEL STEEL STORAGE STAIR, STRINGER STORM DRAIN STRUCTURAL TELEPHONE TELEVISION TONGUE AND GROOVE TOP OF PLATE TOP OF STEEL TOP OF WALL TYPICAL UNLESS NOTED OTHERWISE VERTICAL WEST WINDOW WITH WITHOUT WOOD</div></div></div>	<div>OLIVE STREET HOUSES</div> <div>PROJECT ADDRESS: 810 N OLIVE STREET, SAN ANTONIO TX 78202 ZONING: RM-4 (3 LOTS) DISTRICT: HISTORICAL, DIGNOWITY HILL</div>	<div><div>1. REFER TO COMPLETE SET OF ISSUED CONTRACT DOCUMENTS FOR APPLICABLE NOTES, ABBREVIATIONS, AND SYMBOLS.</div><div>2. DO NOT SCALE THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING ALL LITES LABELED WITH A 'T' ON WINDOW TYPE ELEVATIONS SHALL BE TEMPERED TO MEET SAFETY REQUIREMENTS.</div><div>3. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.</div><div>4. SEALANTS EXPOSED TO VIEW SHALL BE CUSTOM COLOR AS SELECTED BY THE ARCHITECT. COORDINATE LOCATION OF SEALANT AND COMPATIBILITY OF SEALANTS WITH ADJACENT WORK, BUILDING MATERIALS, AND OTHER CONTINUOUS SEALANTS.</div><div>5. COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, ORDERS, RULES, AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.</div><div>6. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.</div><div>7. COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITY. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.</div><div>8. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH OWNER AND/OR PROPERTY MANAGER TO ENSURE SECURITY.</div><div>9. MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH APPLICABLE CODES AND ORDINANCES.</div><div>10. EXAMINATION OF THE SITE AND PORTIONS THEREOF THAT AFFECT THIS WORK SHALL BE MADE BY THE GENERAL CONTRACTOR PRIOR TO STARTING WORK, WHO SHALL COMPARE EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS AND SATISFY HIM/HERSELF AS TO THE EXISTING CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. CONTRACTOR SHALL AT SUCH TIME ASCERTAIN AND VERIFY THE LOCATIONS OF EXISTING STRUCTURES AND UTILITIES.</div><div>11. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE INSTALLED, CONNECTED, ERECTED CLEANED, AND CONDITIONED PER THE MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.</div><div>12. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.</div><div>13. CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING ANY FINISHED AREAS IN OR OUTSIDE THE JOB SITE. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.</div><div>14. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT AUTHORIZATION FROM THE ARCHITECT OR OWNER. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.</div></div>																																																					
	<div>PROJECT DIRECTORY</div> <div><div>Architect</div><div>HighCotton Architects, PLLC Cotton Estes, AIA Phone: 401-441-1014 Email: info@highcottonarchitects.com</div></div> <div><div>Architect/ Owner:</div><div>Stephen Green</div></div> <div><div>Structural Engineer</div><div>Spaulding Structural Engineering Inc. Chester L. Spaulding III, P.E. Phone: 210-451-7756 Email: chester@sse-texas.com</div></div> <div><div>Geotechnical Engineer</div><div>Burge Engineering & Associates, Inc. Benny Krieger, P.E. Phone: 210-646-8566 Email: benny@burge-eng.com</div></div> <div><div>Civil Engineer</div><div>Dye Enterprises D. Scott Dye, P.E., R.P.L.S. Phone: 210-599-4123 Email: dyeenterprises@satx.rr.com</div></div> <div><div>Sustainability Consultant</div><div>Zambranowitz Corey Squire, AIA, LEED AP Email: corey.squire@gmail.com</div></div>	<div>SYMBOLS</div> <div><div><div>⌀</div><div>CENTERLINES</div></div><div><div>⌀</div><div>DIAMETER</div></div><div><div><div>100A</div></div><div>DOOR NUMBER</div></div><div><div><div>2.02</div></div><div>WINDOW NUMBER</div></div><div><div><div><div><div></div></div></div><div>ELEVATION MARK - HEIGHT ABOVE REF. ELEV. (0'-0")</div></div></div><div><div><div><div>1</div></div></div><div>REVISION NUMBER</div></div><div><div><div><div>ROOM 212</div></div></div><div>ROOM NAME & NUMBER</div></div><div><div><div><div><div>1</div><div>A700</div><div>2</div></div><div>4</div><div>3</div></div><div>INTERIOR ELEVATION NUMBER & SHEET NUMBER</div></div></div><div><div><div><div>1</div><div>A900</div></div></div><div>DETAIL NUMBER SHEET NUMBER</div></div><div><div><div><div><div></div><div>A400</div><div>3</div></div></div><div>SHEET NUMBER EXTERIOR ELEVATION NUMBER</div></div></div><div><div><div><div>2</div><div>A900</div></div></div><div>SECTION NUMBER SHEET NUMBER</div></div></div>	<div>SHEET LIST</div> <div><div>ARCHITECTURAL SHEET LIST</div><table><tr><th>NUMBER</th><th>NAME</th></tr><tr><td>A001</td><td>PROJECT INFORMATION - 814 N OLIVE</td></tr><tr><td>A100</td><td>SITE PLAN - 814 N OLIVE</td></tr><tr><td>A202</td><td>FLOOR PLAN - 814 N OLIVE - BLDG C & E</td></tr><tr><td>A203</td><td>FLOOR PLAN - 814 N OLIVE - BLDG D</td></tr><tr><td>A241</td><td>ROOF PLANS - 814 N OLIVE - BLDG C, E, D</td></tr><tr><td>A260</td><td>WINDOW, DOOR & MILLWORK SCHEDULE - 814 N OLIVE - BLDG C, D, E</td></tr><tr><td>A302</td><td>RCP - 814 N OLIVE - BLDG C & E</td></tr><tr><td>A303</td><td>RCP - 814 N OLIVE - BLDG D</td></tr><tr><td>A402</td><td>EXT ELEVATIONS - 814 N OLIVE - BLDG C&E</td></tr><tr><td>A403</td><td>EXT ELEVATIONS - 814 N OLIVE - BLDG D</td></tr><tr><td>A502</td><td>BUILDING SECTIONS - 814 N OLIVE - BLDG C & E</td></tr><tr><td>A503</td><td>BUILDING SECTIONS - 814 N OLIVE - BLDG D</td></tr><tr><td>A703</td><td>INT ELEVATIONS - 814 N OLIVE - BLDG C&E</td></tr><tr><td>A704</td><td>INT ELEVATIONS - 814 N OLIVE - BLDG D</td></tr><tr><td>A910</td><td>EXT DETAILS- 814 N OLIVE</td></tr><tr><td>A912</td><td>EXT DETAILS- 814 N OLIVE</td></tr></table><div><div>ELECTRICAL DRAWING LIST</div><table><tr><th>NUMBER</th><th>NAME</th></tr><tr><td>EL202</td><td>LIGHTING PLAN - BLDG C & E - 814 N OLIVE</td></tr><tr><td>EL203</td><td>LIGHTING PLAN - BLDG D - 814 N OLIVE</td></tr></table></div><div><div>STRUCTURAL DRAWING LIST</div><table><tr><th>NUMBER</th><th>NAME</th></tr><tr><td>S1.</td><td>FOUNDATION DESIGN - 814 N OLIVE</td></tr><tr><td>S2.</td><td>FOUNDATION DETAILS - 814 N OLIVE</td></tr><tr><td>S3.</td><td>BLDG C&E FRAMING - 814 N OLIVE</td></tr><tr><td>S4.</td><td>BLDG D FRAMING - 814 N OLIVE</td></tr><tr><td>S5.</td><td>BLDG C, D & E WALL BRACING - 814 N OLIVE</td></tr></table></div></div>	NUMBER	NAME	A001	PROJECT INFORMATION - 814 N OLIVE	A100	SITE PLAN - 814 N OLIVE	A202	FLOOR PLAN - 814 N OLIVE - BLDG C & E	A203	FLOOR PLAN - 814 N OLIVE - BLDG D	A241	ROOF PLANS - 814 N OLIVE - BLDG C, E, D	A260	WINDOW, DOOR & MILLWORK SCHEDULE - 814 N OLIVE - BLDG C, D, E	A302	RCP - 814 N OLIVE - BLDG C & E	A303	RCP - 814 N OLIVE - BLDG D	A402	EXT ELEVATIONS - 814 N OLIVE - BLDG C&E	A403	EXT ELEVATIONS - 814 N OLIVE - BLDG D	A502	BUILDING SECTIONS - 814 N OLIVE - BLDG C & E	A503	BUILDING SECTIONS - 814 N OLIVE - BLDG D	A703	INT ELEVATIONS - 814 N OLIVE - BLDG C&E	A704	INT ELEVATIONS - 814 N OLIVE - BLDG D	A910	EXT DETAILS- 814 N OLIVE	A912	EXT DETAILS- 814 N OLIVE	NUMBER	NAME	EL202	LIGHTING PLAN - BLDG C & E - 814 N OLIVE	EL203	LIGHTING PLAN - BLDG D - 814 N OLIVE	NUMBER	NAME	S1.	FOUNDATION DESIGN - 814 N OLIVE	S2.	FOUNDATION DETAILS - 814 N OLIVE	S3.	BLDG C&E FRAMING - 814 N OLIVE	S4.	BLDG D FRAMING - 814 N OLIVE	S5.	BLDG C, D & E WALL BRACING - 814 N OLIVE
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SET ISSUE DATES

02.13.2018HDRC Schematic Approval

07.18.2018HDRC Final Approval

10.31.2018Construction Documents for Bidding

CONSTRUCTION DOCUMENTS

PROJECT INFORMATION - 814 N OLIVE

A001

11/7/2018 1:42:34 PM

814 N OLIVE STREET

SAN ANTONIO TX 78202

PROJECT TEAM:

Cotton Estes | AIA (Architect)
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Chester Spaulding, PE
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Scott Dye, PE (Civil)
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Zambranowitz (LID Design)
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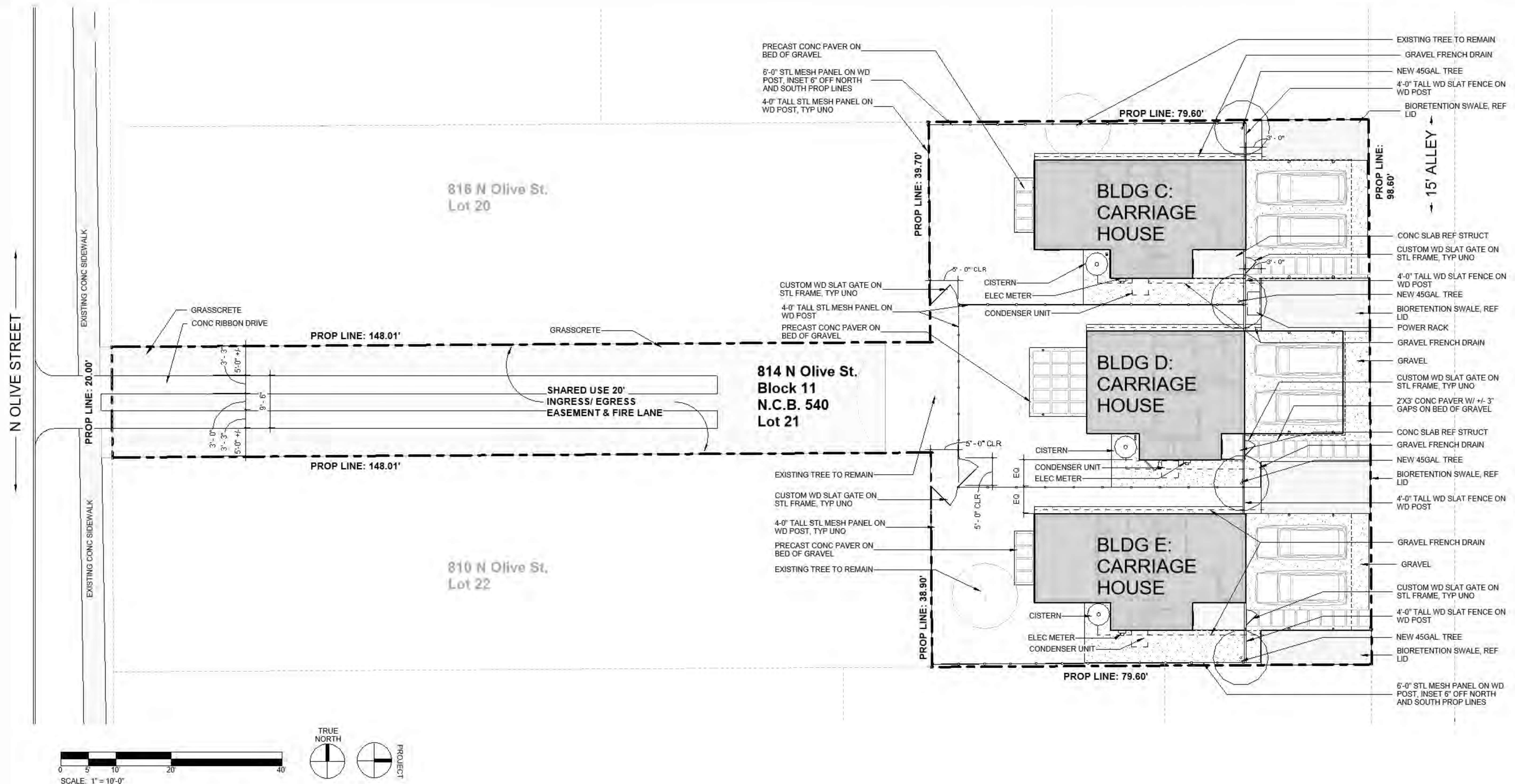
SET ISSUE DATES

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

CONSTRUCTION
DOCUMENTS

SITE PLAN -
814 N OLIVE

A100



1 SITE PLAN - 814 N OLIVE

SCALE: 1" = 10'-0"

SITE PLAN NOTES

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

commercial site plan: I2550159 to include street improvement of the alley to widen from 9.5 feet to 12 feet.

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CONSTRUCTION DOCUMENTS

FLOOR PLAN - 814 N OLIVE - BLDG C & E

A202

FLOOR PLAN NOTES

- DIMENSIONS ARE TO COLUMN CENTERLINE, FACE OF STUD, FACE OF CONCRETE, AND CENTERLINE OF DOOR AND WINDOW OPENINGS, UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS NOTED AS "+/-". VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- REFERENCE A001 FOR ADDITIONAL GENERAL NOTES.
- PROVIDE DRAIN PAN AT ALL WASHER/DRYER AND WATER HEATER UNITS.
- CROSS REFERENCE SITE PLAN, CIVIL AND LID DESIGN FOR HARDSCAPE AND DRAINAGE
- FURNITURE FOR REF. ONLY, NIC

PARTITION TYPES GENERAL NOTES

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

EXTERIOR PARTITION TYPES

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

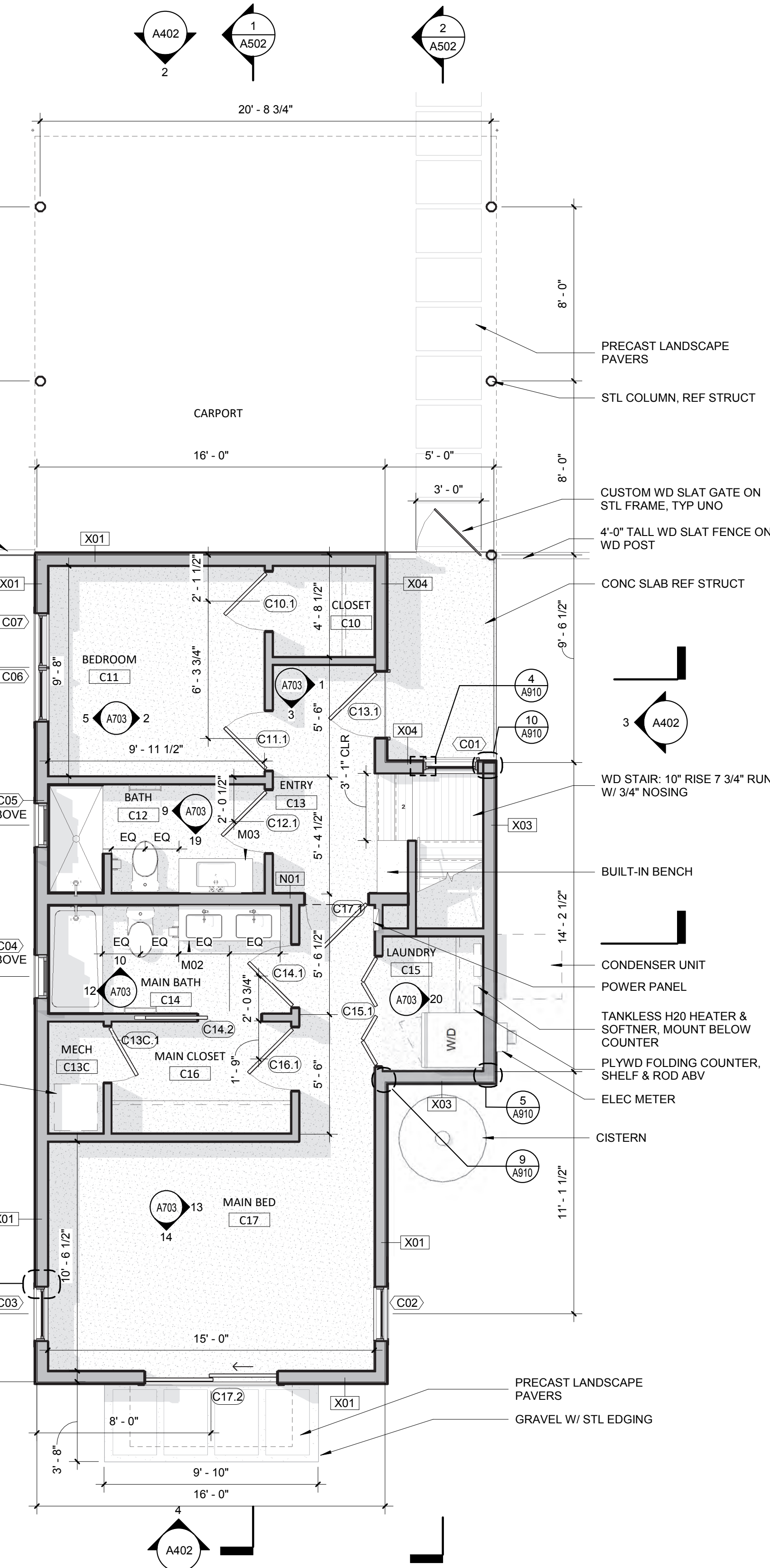
INTERIOR PARTITION TYPES

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

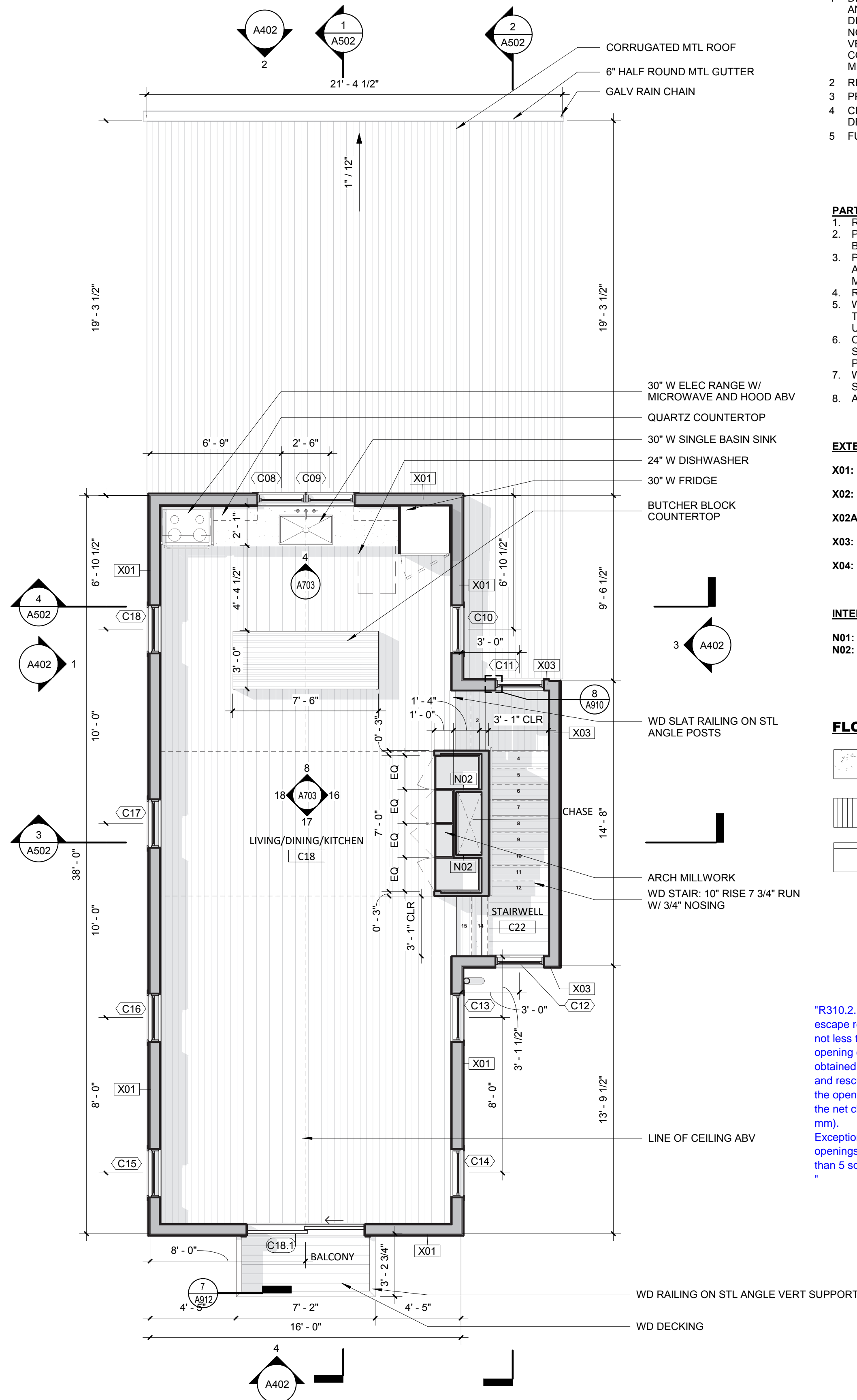
FLOOR FINISH LEGEND

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

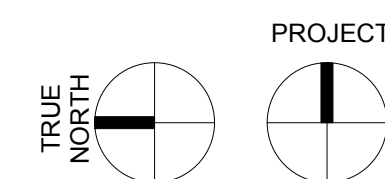
"R310.2.1 Minimum opening area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m2). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of the opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).
Exception: Grade floor openings or below-grade openings shall have a net clear opening area of not less than 5 square feet (0.465 m2).



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



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



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CONSTRUCTION DOCUMENTS

FLOOR PLAN - 814 N OLIVE - BLDG D

A203

FLOOR PLAN NOTES

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

EXTERIOR PARTITION TYPES

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FLOOR FINISH LEGEND

-  POLISHED CONC
 BAMBOO TONGUE AND GROOVE FLOORING
 STONE TILE

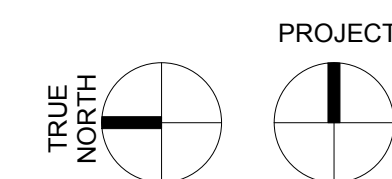
1 BLDG D - LVL 1 FLOOR PLAN

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

2 BLDG D- LVL 2 FLOOR PLAN

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

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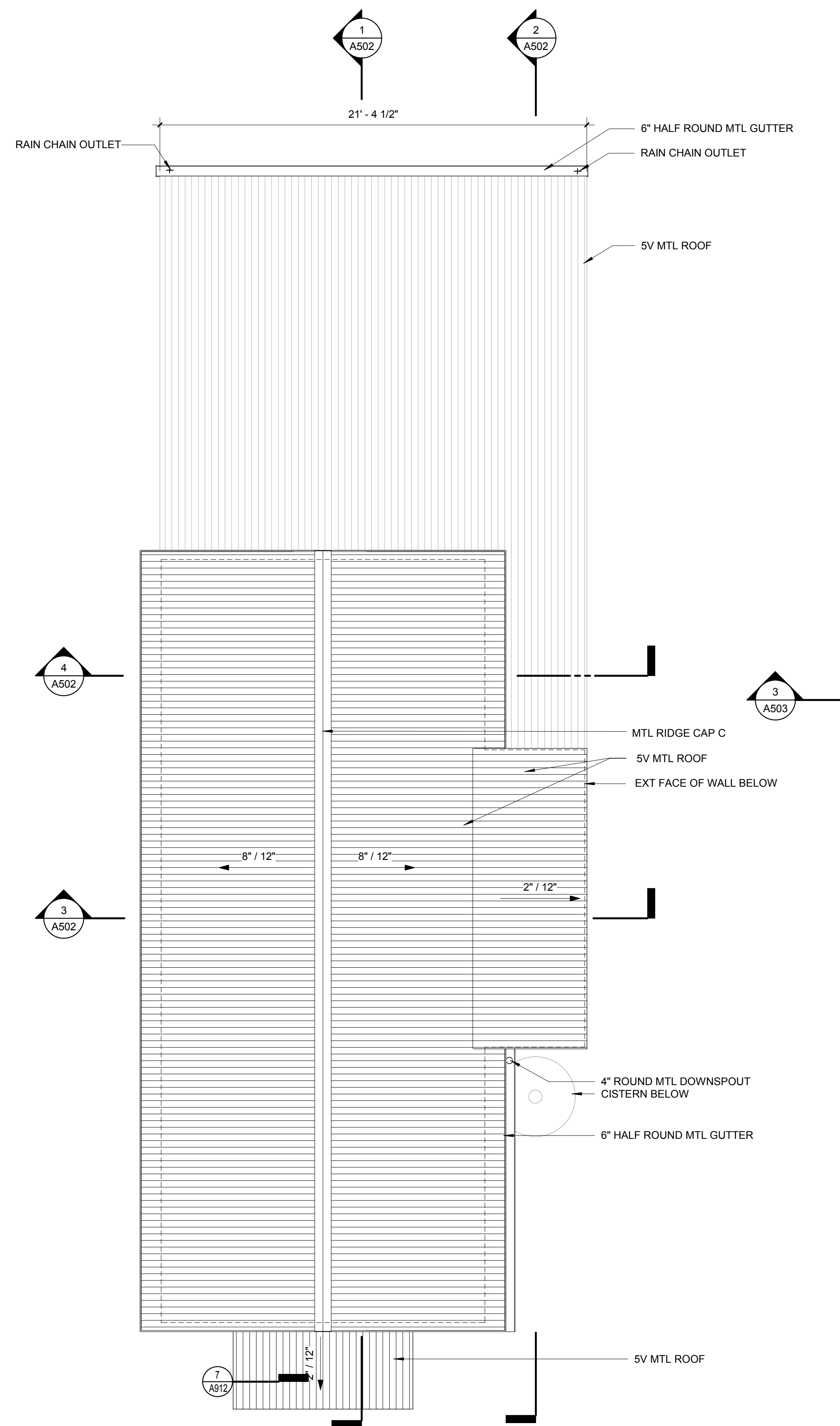
CONSTRUCTION DOCUMENTS

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

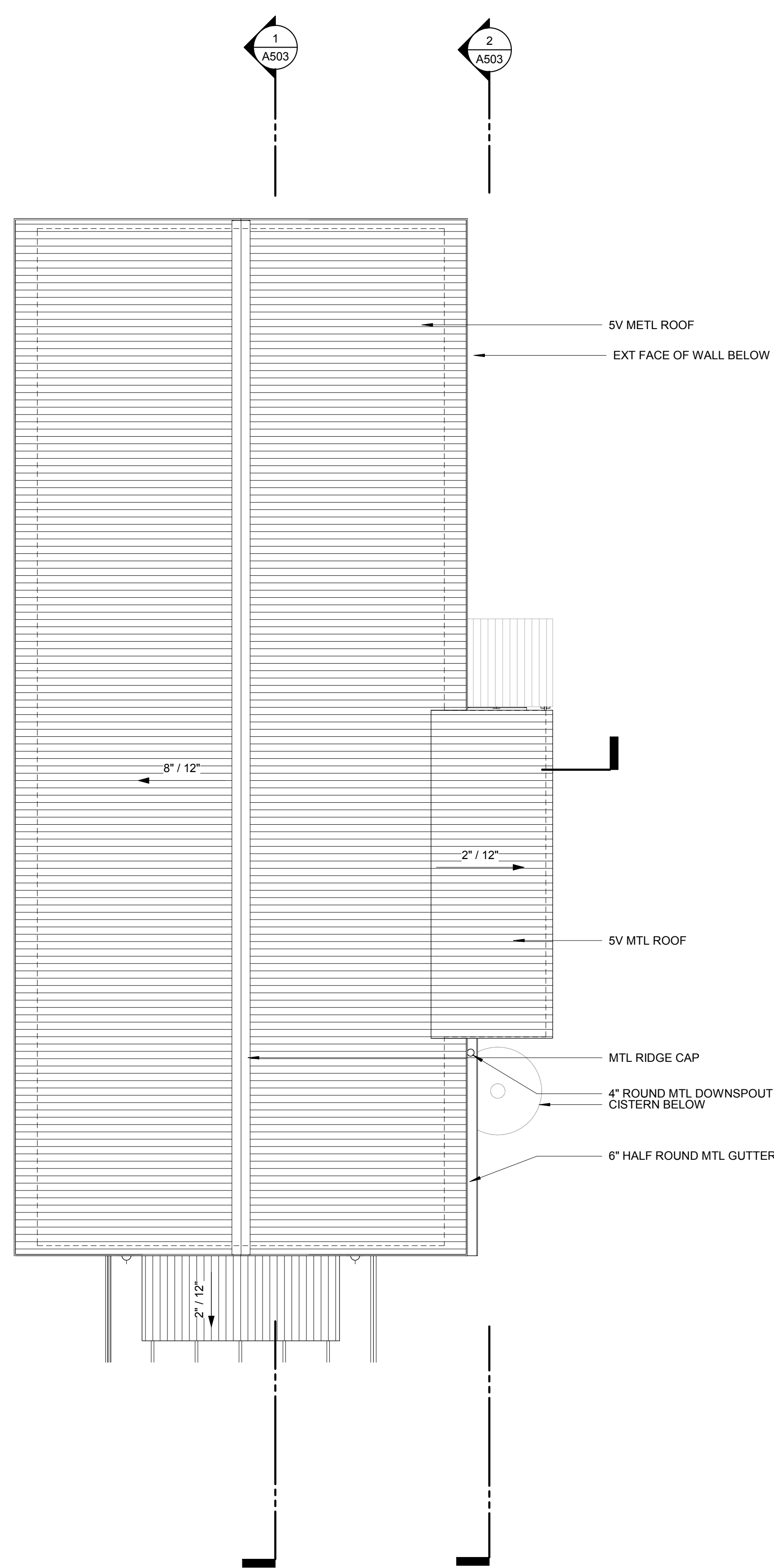
A241

ROOF PLAN NOTES

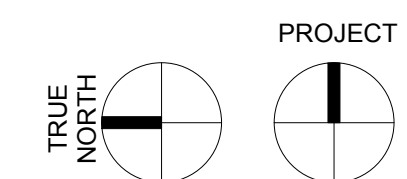
- 1 REFER TO MECHANICAL, PLUMING AND ELECTRICAL FOR LOCATIONS OF PIPING, CURBS, VENTS, DUCTS, FANS, AND OTHER ITEMS ON THE ROOF SURFACE.
- 2 PAINT EXPOSED ROOF MOUNTED EQUIPMENT, PIPING, ETC., EXCEPT THOSE ITEMS WHICH ARE ALUMINUM OR STAINLESS STEEL COLORED AS SELECTED BY ARCHITECT.
- 3 ALL ROOF FLASHING TO BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- 4 ALL 2X6 ROOF FRAMING OVER CONDITIONED AREAS TO RECEIVE CLOSED CELL SPRAY FOAM INSUL. W/ MIN. R-VALUE OF 38



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



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



NOTE:

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

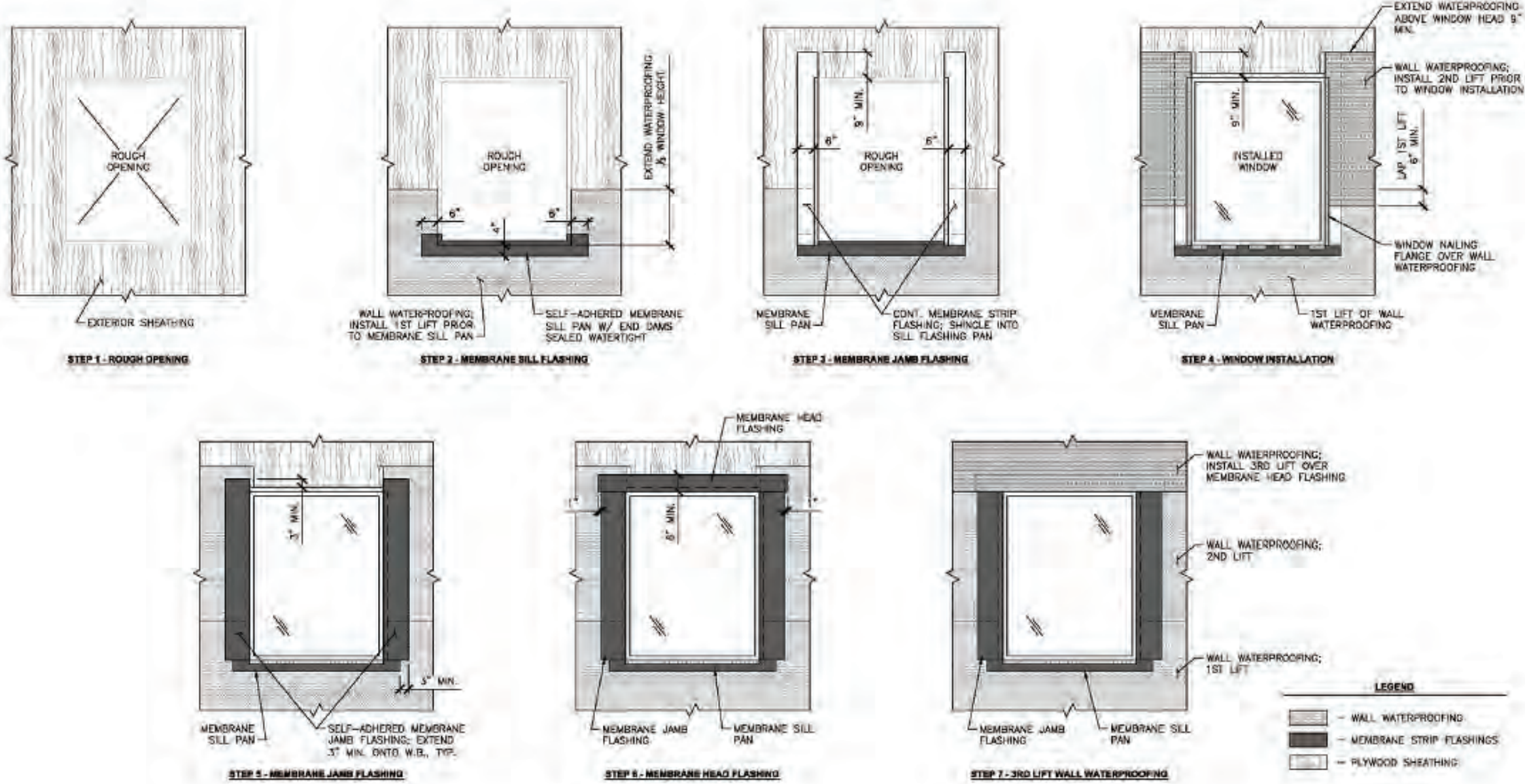
WINDOW SCHEDULE									
BLDG	MARK	UNIT WIDTH	UNIT HEIGHT	Sill Height	TYPE	FRAME	GLAZING TYPE	COMMENTS	MARK
						MATERIAL			
C&E	C01	2'-6"	5'-0"	3'-0"	SINGLE HUNG	FIBERGLASS	LOW-E		C01
C&E	C02	2'-6"	5'-0"	3'-0"	SINGLE HUNG	FIBERGLASS	LOW-E		C02
C&E	C03	2'-6"	5'-0"	3'-0"	SINGLE HUNG	FIBERGLASS	LOW-E		C03
C&E	C04	2'-0"	2'-0"	6'-0"	FIXED	FIBERGLASS	LOW-E		C04
C&E	C05	2'-0"	2'-0"	6'-0"	FIXED	FIBERGLASS	LOW-E		C05
C&E	C06	2'-6"	5'-0"	3'-0"	SINGLE HUNG	FIBERGLASS	LOW-E	MULLED UNIT	C06
C&E	C07	2'-6"	5'-0"	3'-0"	SINGLE HUNG	FIBERGLASS	LOW-E	MULLED UNIT	C07
C&E	C08	2'-6"	5'-0"	3'-6"	SINGLE HUNG	FIBERGLASS	LOW-E	MULLED UNIT	C08
C&E	C09	2'-6"	5'-0"	3'-6"	SINGLE HUNG	FIBERGLASS	LOW-E	MULLED UNIT	C09
C&E	C10	2'-6"	4'-0"	3'-0"	SINGLE HUNG	FIBERGLASS	LOW-E		C10
C&E	C11	2'-6"	4'-0"	3'-0"	SINGLE HUNG	FIBERGLASS	LOW-E		C11
C&E	C12	2'-6"	4'-0"	3'-0"	SINGLE HUNG	FIBERGLASS	LOW-E	MULLED UNIT	C12
C&E	C13	2'-6"	4'-0"	3'-0"	SINGLE HUNG	FIBERGLASS	LOW-E		C13
C&E	C14	2'-6"	4'-0"	3'-0"	SINGLE HUNG	FIBERGLASS	LOW-E		C14
C&E	C15	2'-6"	4'-0"	3'-0"	SINGLE HUNG	FIBERGLASS	LOW-E		C15
C&E	C16	2'-6"	4'-0"	3'-0"	SINGLE HUNG	FIBERGLASS	LOW-E		C16
C&E	C17	2'-6"	4'-0"	3'-0"	SINGLE HUNG	FIBERGLASS	LOW-E		C17
C&E	C18	2'-6"	4'-0"	3'-0"	SINGLE HUNG	FIBERGLASS	LOW-E		C18
C&E	C19	2'-6"	2'-6"	9'-10.5/8"	FIXED	FIBERGLASS	LOW-E	MULLED UNIT	C19
D	D01	2'-6"	2'-6"	5'-6"	AWNING	FIBERGLASS	LOW-E		D01
D	D02	2'-6"	5'-0"	3'-0"	SINGLE HUNG	FIBERGLASS	LOW-E		D02
D	D03	2'-6"	5'-0"	3'-0"	SINGLE HUNG	FIBERGLASS	LOW-E		D03
D	D04	2'-0"	2'-0"	6'-0"	FIXED	FIBERGLASS	LOW-E		D04
D	D05	2'-0"	2'-0"	6'-0"	FIXED	FIBERGLASS	LOW-E		D05
D	D06	2'-6"	5'-0"	2'-0"	SINGLE HUNG	FIBERGLASS	LOW-E	MULLED UNIT	D06
D	D07	2'-6"	5'-0"	2'-0"	SINGLE HUNG	FIBERGLASS	LOW-E	MULLED UNIT	D07
D	D08	2'-6"	4'-0"	4'-0"	AWNING	FIBERGLASS	LOW-E		D08
D	D09	2'-6"	2'-6"	4'-0"	AWNING	FIBERGLASS	LOW-E		D09
D	D10	2'-6"	2'-6"	4'-0"	AWNING	FIBERGLASS	LOW-E		D10
D	D11	2'-6"	4'-0"	3'-0"	SINGLE HUNG	FIBERGLASS	LOW-E	MULLED UNIT	D11
D	D12	2'-6"	4'-0"	3'-0"	SINGLE HUNG	FIBERGLASS	LOW-E	MULLED UNIT	D12
D	D13	2'-6"	2'-6"	4'-0"	FIXED	FIBERGLASS	LOW-E		D13
D	D14	2'-6"	4'-0"	3'-0"	SINGLE HUNG	FIBERGLASS	LOW-E	MULLED UNIT	D14
D	D15	2'-6"	2'-6"	4'-0"	AWNING	FIBERGLASS	LOW-E		D15
D	D16	2'-6"	4'-0"	3'-0"	SINGLE HUNG	FIBERGLASS	LOW-E		D16
D	D17	2'-6"	4'-0"	3'-0"	SINGLE HUNG	FIBERGLASS	LOW-E		D17
D	D18	2'-6"	4'-0"	3'-0"	SINGLE HUNG	FIBERGLASS	LOW-E		D18
D	D19	2'-6"	2'-6"	4'-6"	AWNING	FIBERGLASS	LOW-E		D19
D	D20	2'-6"	2'-6"	4'-6"	AWNING	FIBERGLASS	LOW-E		D20
D	D21	2'-6"	2'-6"	4'-6"	AWNING	FIBERGLASS	LOW-E		D21

DOOR SCHEDULE												
BUILDING	MARK	TYPE	SIZE			PANEL		DETAIL			GLASS TYPE	REMARKS
			WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	HEAD	JAMB	THRESHOLD		
C&E	C10.1	SWING	2'-8"	7'-0"	0'-1.3/4"	SC FLUSH	PTD					C10.1
C&E	C11.1	SWING	2'-8"	7'-0"	0'-1.3/4"	SC FLUSH	PTD					C11.1
C&E	C12.1	SWING	2'-10"	7'-0"	0'-1.3/4"	SC FLUSH	PTD					C12.1
C&E	C13.1	SWING	3'-0"	8'-0"	0'-1.3/4"	SOLID WOOD/ GLASS 4-LITE	STD				LOW E	C13.1
C&E	C13C.1	SWING	2'-6"	7'-0"	0'-1.3/4"	HC FLUSH	PTD					C13C.1
C&E	C14.1	SWING	2'-10"	7'-0"	0'-1.3/4"	SC FLUSH	PTD					C14.1
C&E	C14.2	POCKET	2'-10"	7'-0"	0'-1.3/4"	HC FLUSH	PTD					C14.2
C&E	C15.1	BIFOLD	5'-0"	7'-0"	0'-1.3/4"	HC FLUSH	PTD					C15.1
C&E	C16.1	SWING	2'-10"	7'-0"	0'-1.3/4"	HC FLUSH	PTD					C16.1
C&E	C17.1	SWING	2'-10"	7'-0"	0'-1.3/4"	HC FLUSH WD	PTD					C17.1
C&E	C17.2	SLIDER	6'-0"	8'-0"	0'-1.3/4"	FIBERGLASS/GLASS	FACTORY FINSH				LOW E	C17.2
C&E	C18.1	SLIDER	6'-0"	7'-0"	0'-1.3/4"	FIBERGLASS/GLASS	FACTORY FINSH				LOW E	C18.1
D	D10.1	SWING	2'-10"	7'-0"	0'-1.3/4"	SC FLUSH	PTD					D10.1
D	D11.1	SWING	3'-0"	8'-0"	0'-1.3/4"	SOLID WOOD/ GLASS 4-LITE ENTRY DOOR	STD				LOW E	D11.1
D	D11.2	POCKET	2'-10"	7'-0"	0'-1.3/4"	SC FLUSH	PTD					D11.2
D	D12.1	SWING	2'-10"	7'-0"	0'-1.3/4"	SC FLUSH	PTD					D12.1
D	D12.2	SWING	2'-10"	7'-0"	0'-1.3/4"	SC FLUSH	PTD					D12.2
D	D14.1	BIFOLD	7'-0"	7'-0"	0'-1.3/4"	HC FLUSH	PTD					D14.1
D	D16.1	SWING	2'-10"	7'-0"	0'-1.3/4"	SC FLUSH	CORRUGATED MTL SIDING					D16.1
D	D17.1	SLIDER	6'-0"	8'-0"	0'-1.3/4"	FIBERGLASS/GLASS	FACTORY FINSH				LOW E	D17.1
D	D18.1	SLIDER	6'-0"	7'-0"	0'-1.3/4"	FIBERGLASS/GLASS	FACTORY FINSH				LOW E	D18.1
D	D19.1	SWING	2'-8"	7'-0"	0'-1.3/4"	SC FLUSH	PTD					D19.1
D	D19.2	BIFOLD	5'-0"	7'-0"	0'-1.3/4"	HC FLUSH WD	PTD					D19.2
D	D20.1	SWING	2'-8"	7'-0"	0'-1.3/4"	SC FLUSH	PTD					D20.1

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

WINDOWS & DOOR NOTES

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



TYP. WINDOW FLASHING INSTRUCTIONS

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




CONSTRUCTION
DOCUMENTS

WINDOW,
DOOR &
MILLWORK
SCHEDULE -
814 N OLIVE -
BLDG C, D, E
A260

REFLECTED CEILING PLAN NOTES

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

MECH & ELEC SYMBOLS

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

814 N OLIVE STREET

SAN ANTONIO TX 78202

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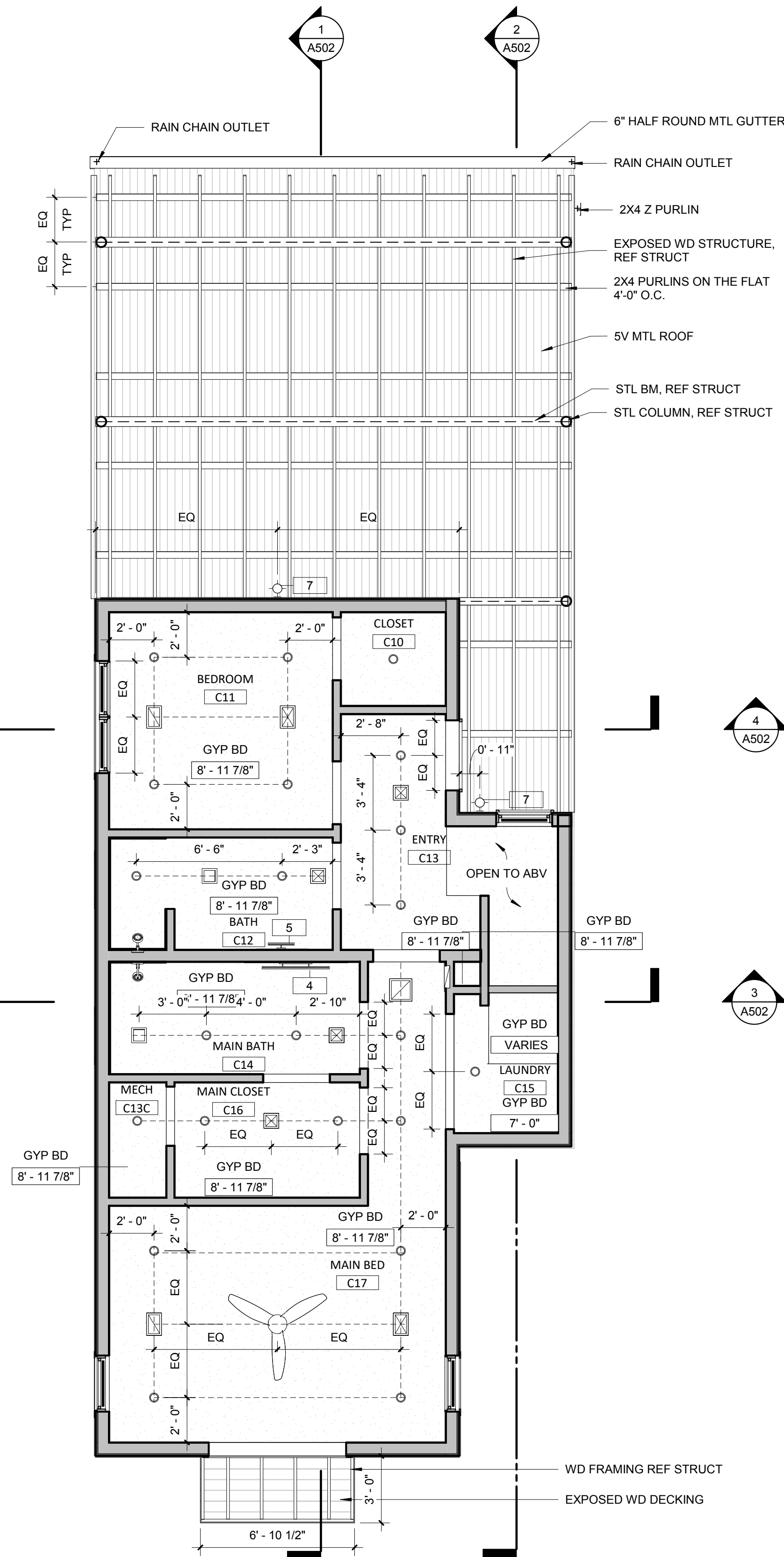
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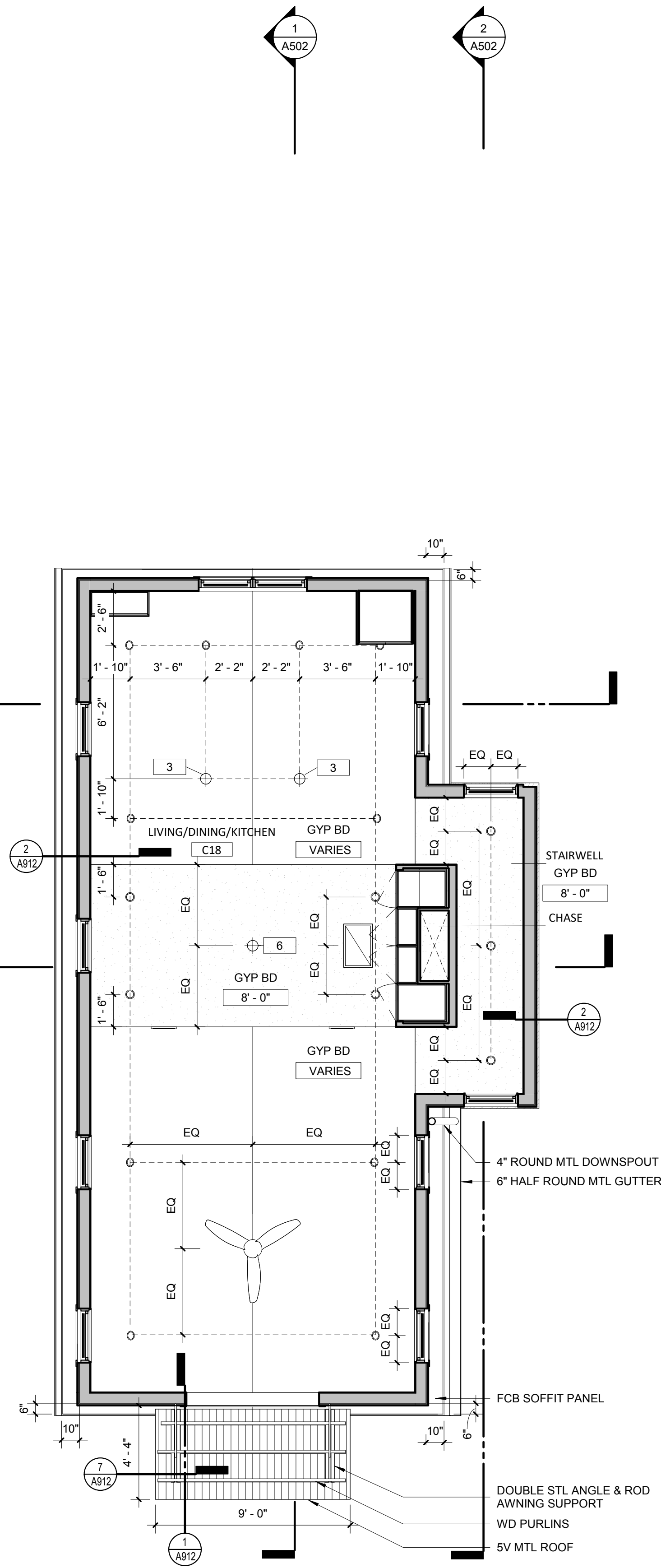
CONSTRUCTION DOCUMENTS

RCP - 814 N
OLIVE - BLDG
C & E

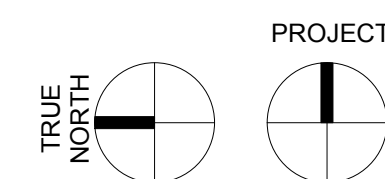
A302



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



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



814 N OLIVE STREET

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







RCP - 814 N
OLIVE - BLDG
D

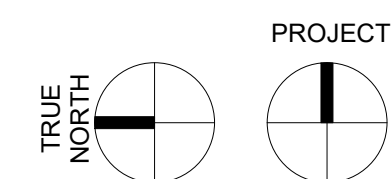
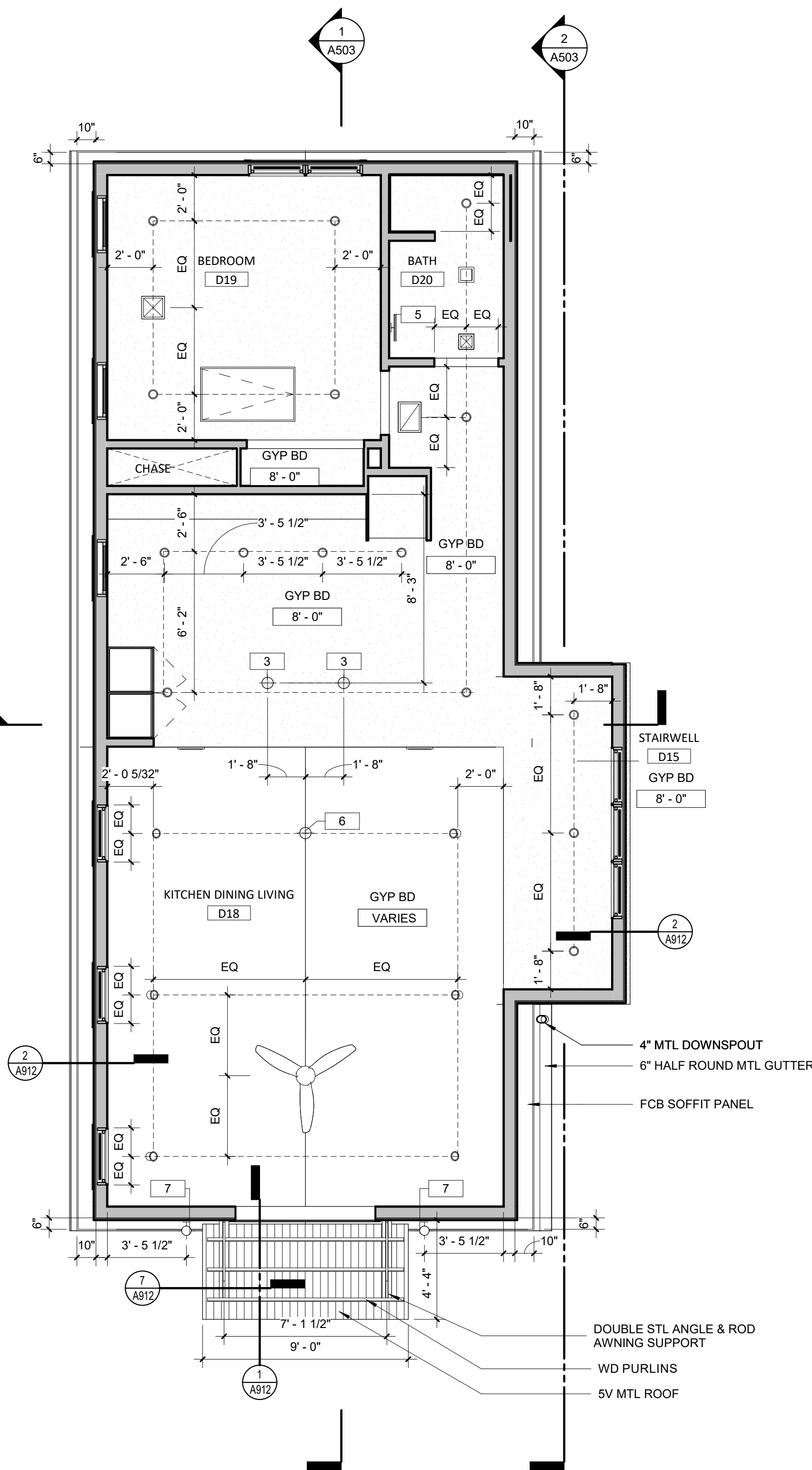
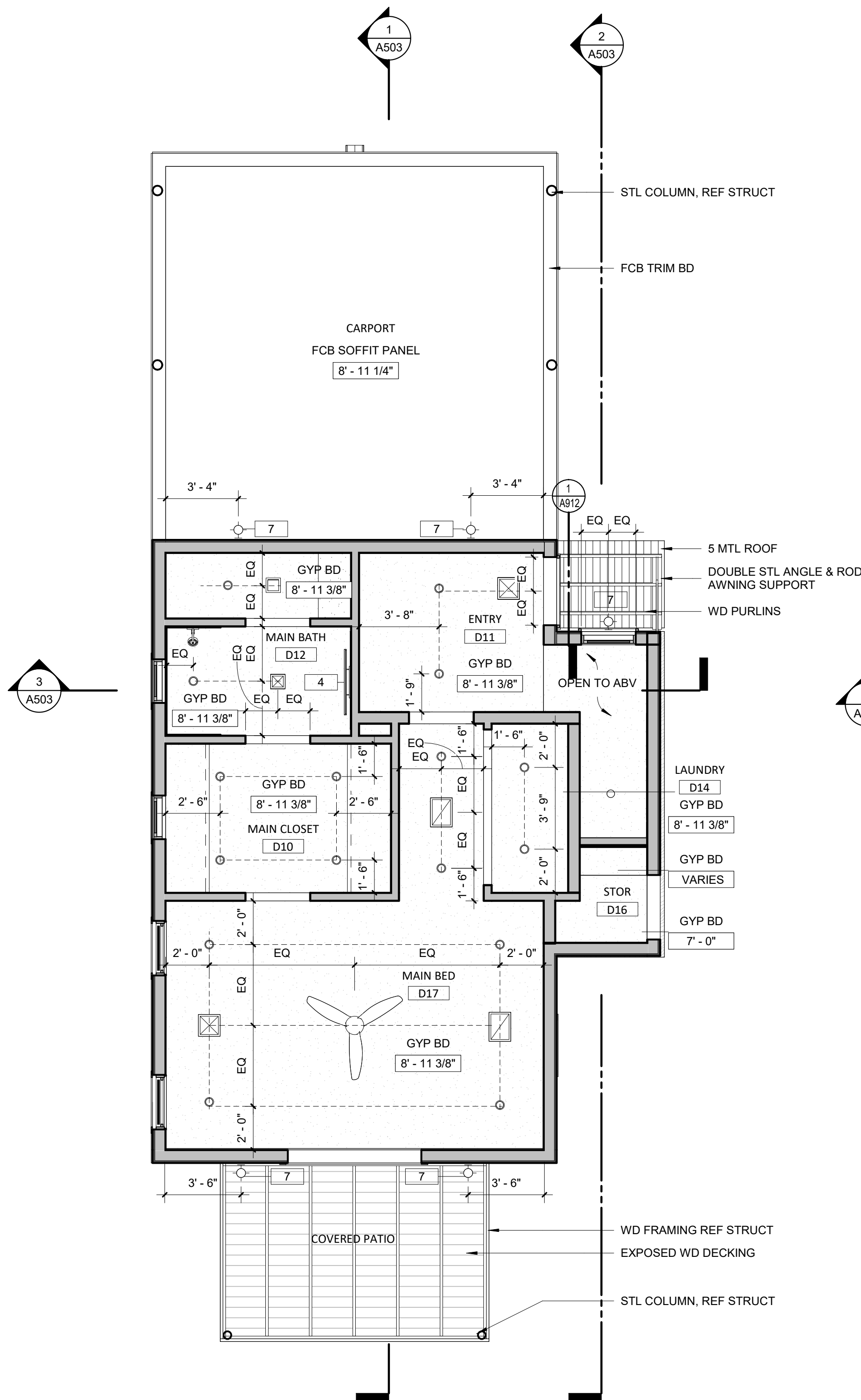
A303

REFLECTED CEILING PLAN NOTES

- DIMENSIONS ON REFLECTED CEILING PLANS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
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- ALL CEILINGS TO BE 5/8" GYP BD UNLESS OTHERWISE NOTED. USE WATER RESISTANT TYPE AT ALL BATHROOMS.

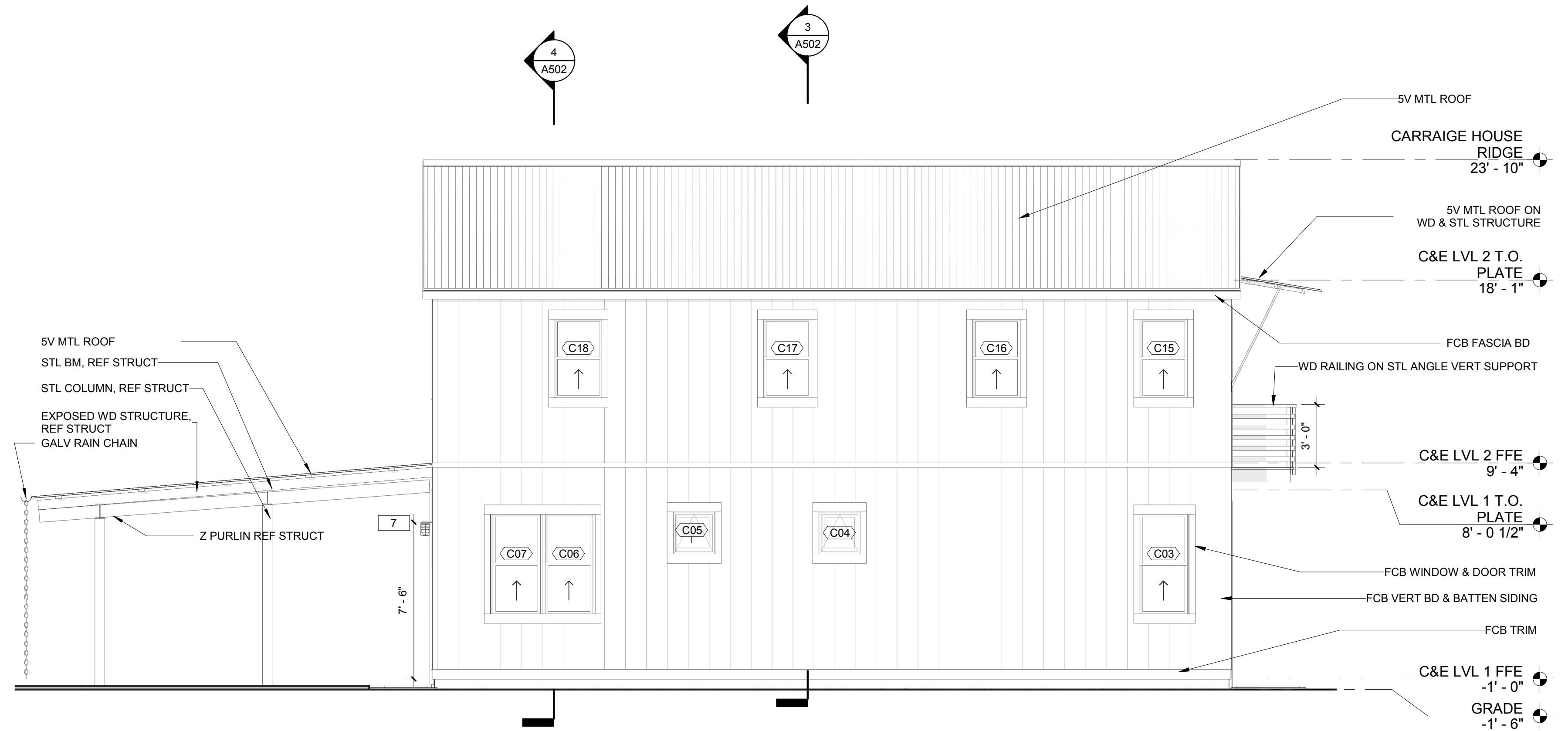
MECH & ELEC SYMBOLS

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

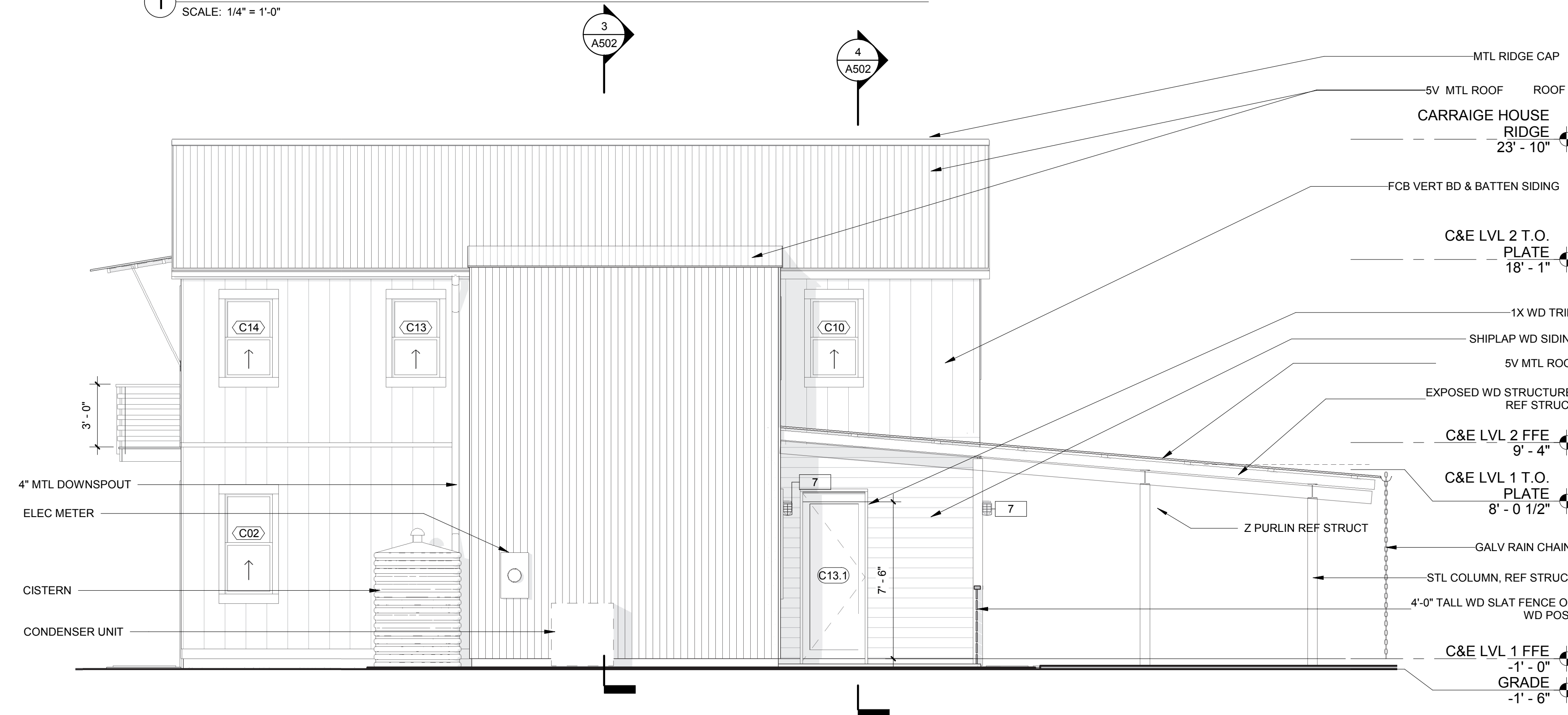


ELEVATION NOTES

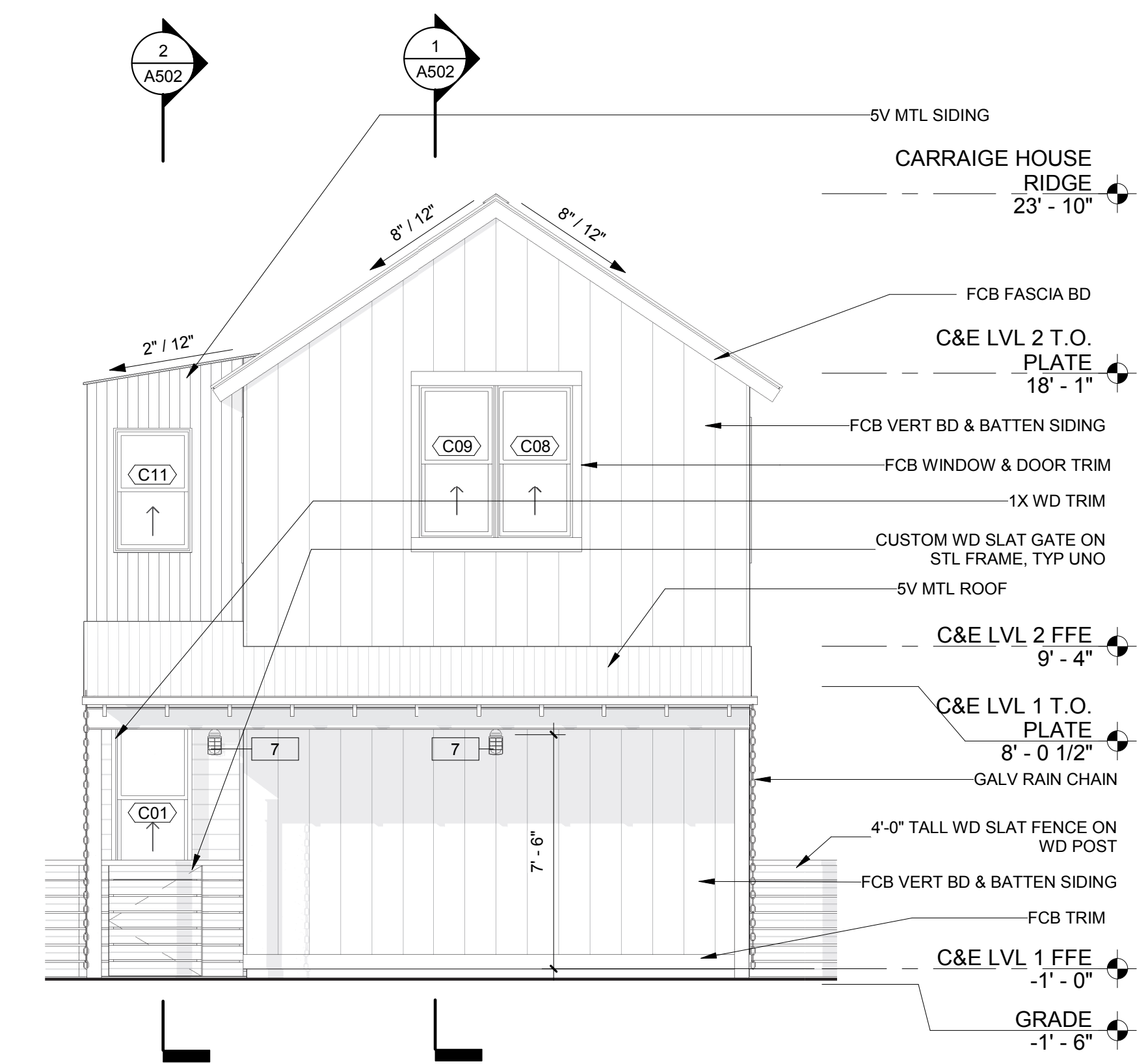
- 1 REF. CIVIL FOR GRADE ELEVATIONS
- 2 REF. WINDOW & DOOR SCHEDULE FOR HEAD & SILL HEIGHTS
- 3 REF. ELEC PLANS FOR LIGHTING FIXTURE TYPES



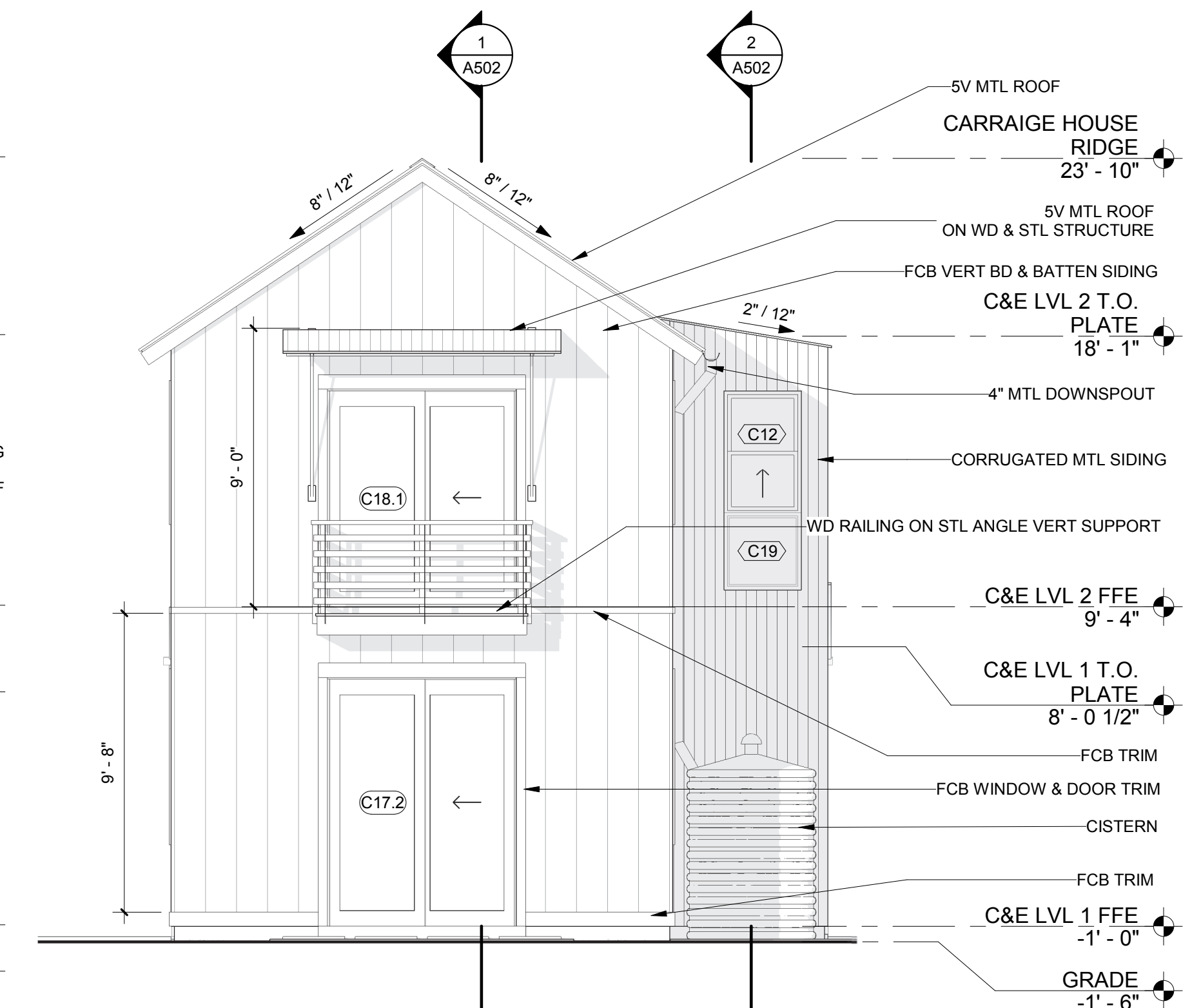
1 BLDG C & E - NORTH
SCALE: 1/4" = 1'-0"



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



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



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

814 N
OLIVE
STREET

SAN ANTONIO TX 78202

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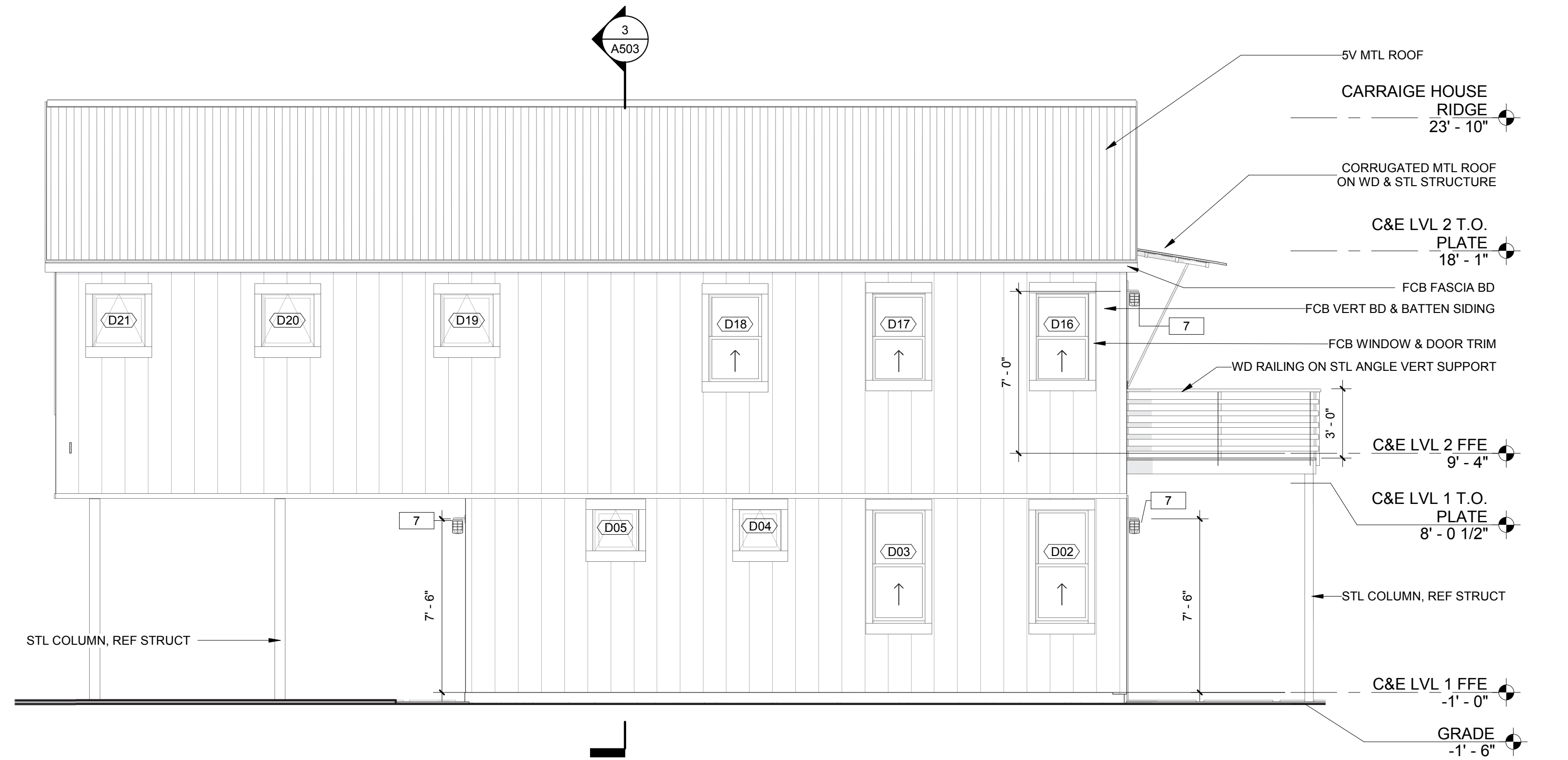
CONSTRUCTION
DOCUMENTS

EXT
ELEVATIONS -
814 N OLIVE -
BLDG C&E

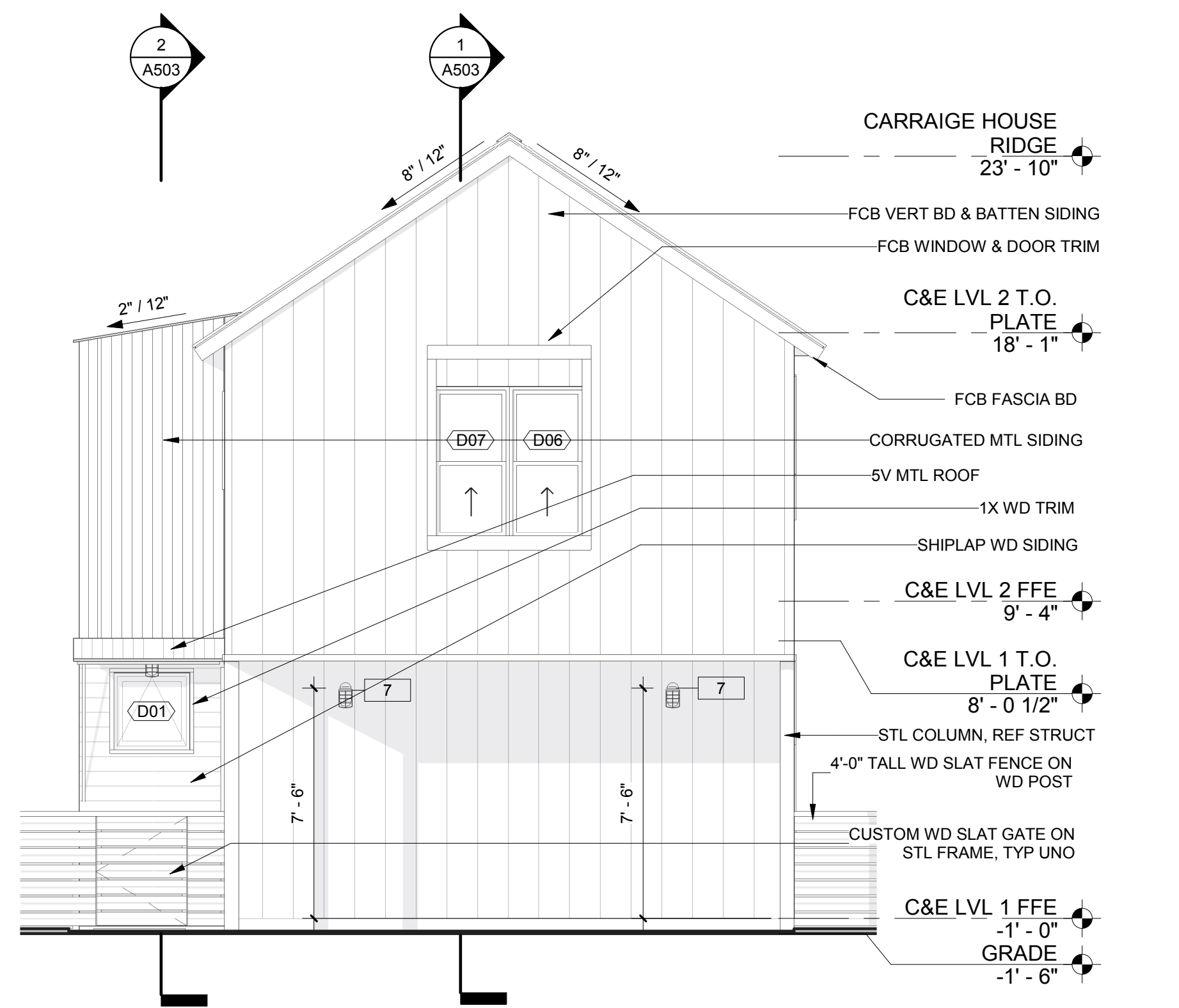
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ELEVATION NOTES

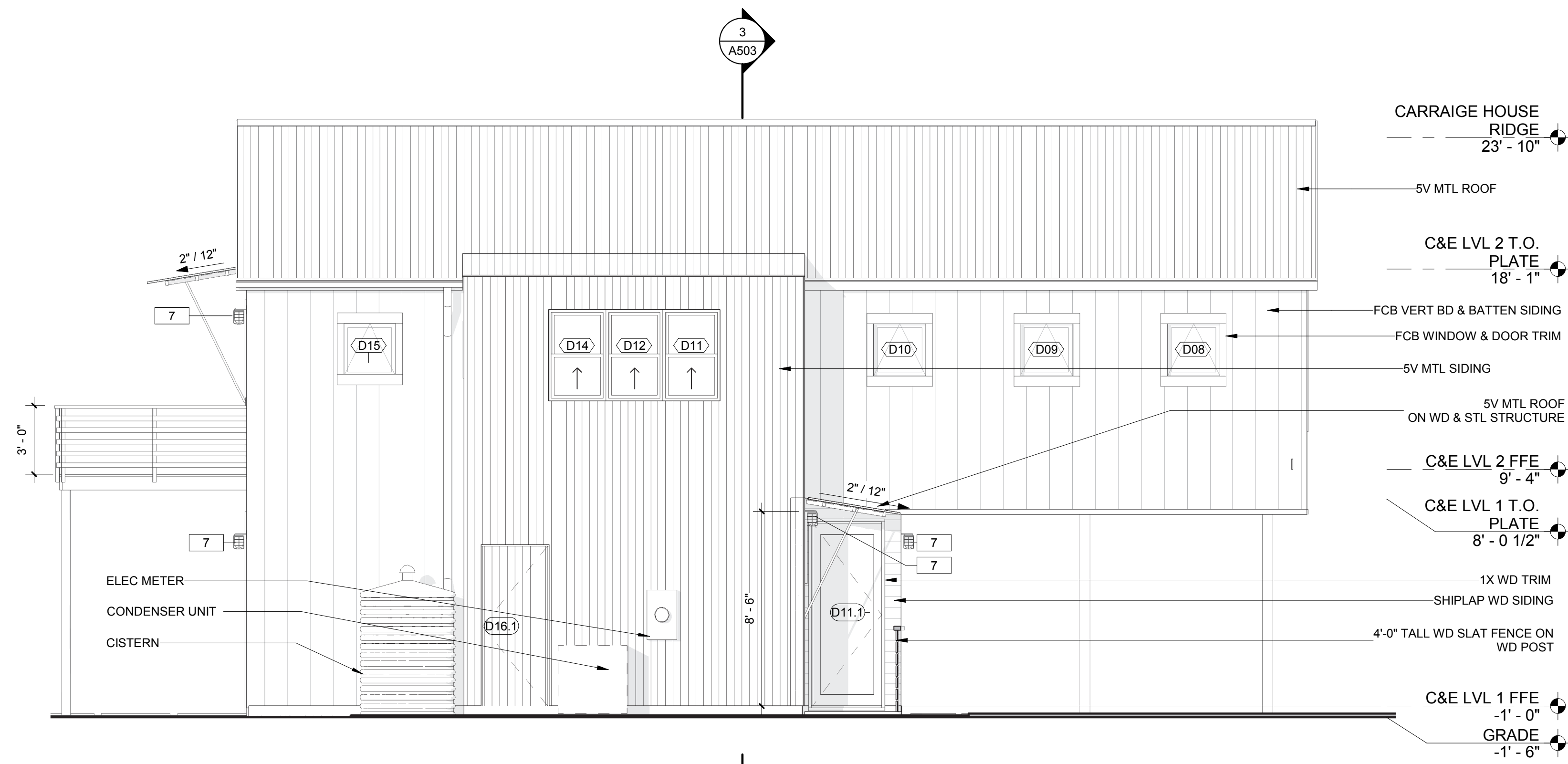
- 1 REF. CIVIL FOR GRADE ELEVATIONS
- 2 REF. WINDOW & DOOR SCHEDULE FOR HEAD & SILL HEIGHTS
- 3 REF. ELEC PLANS FOR LIGHTING FIXTURE TYPES



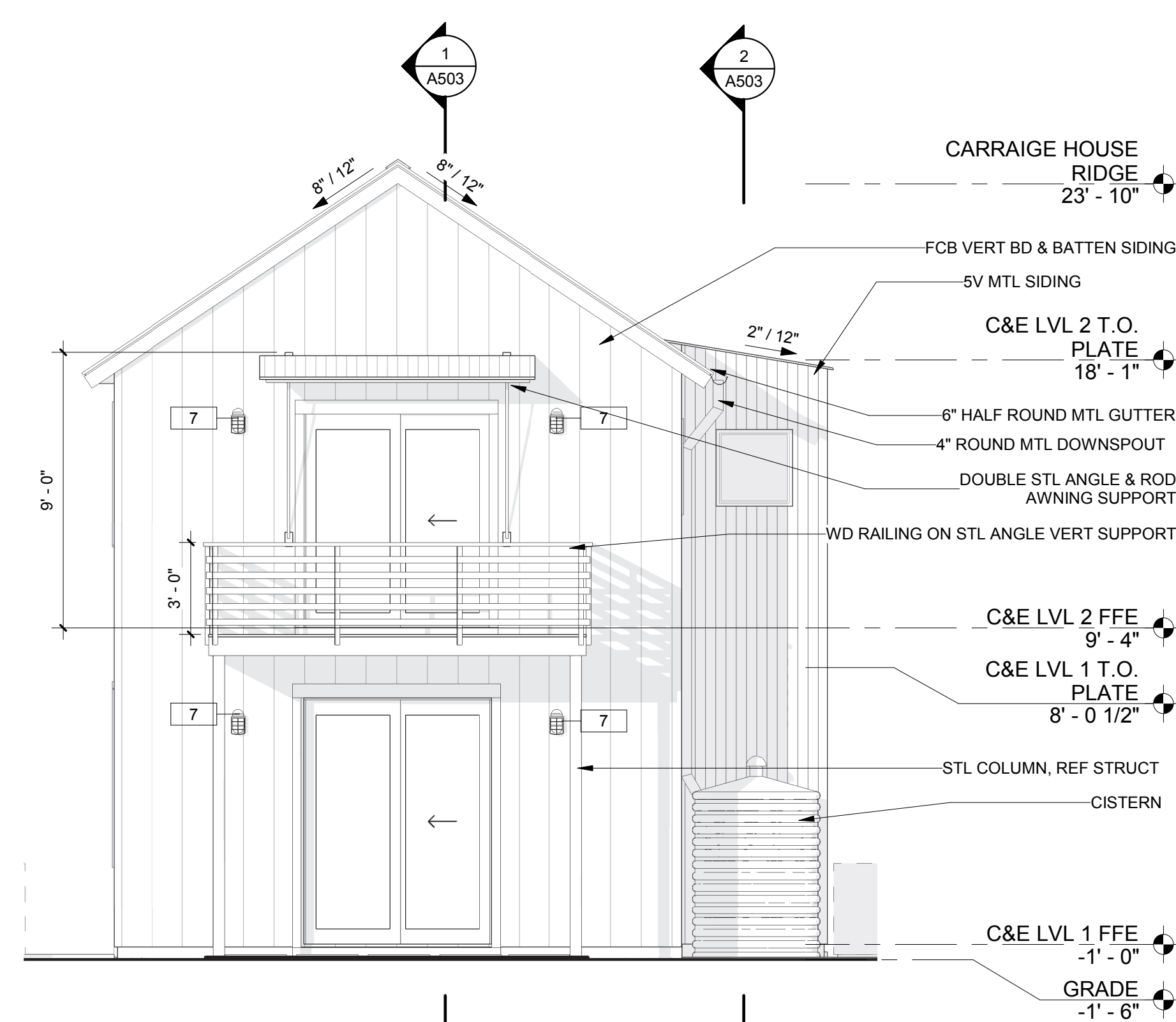
1 CARRAIGE HOUSE 2 - NORTH
SCALE: 1/4" = 1'-0"



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



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



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

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OLIVE
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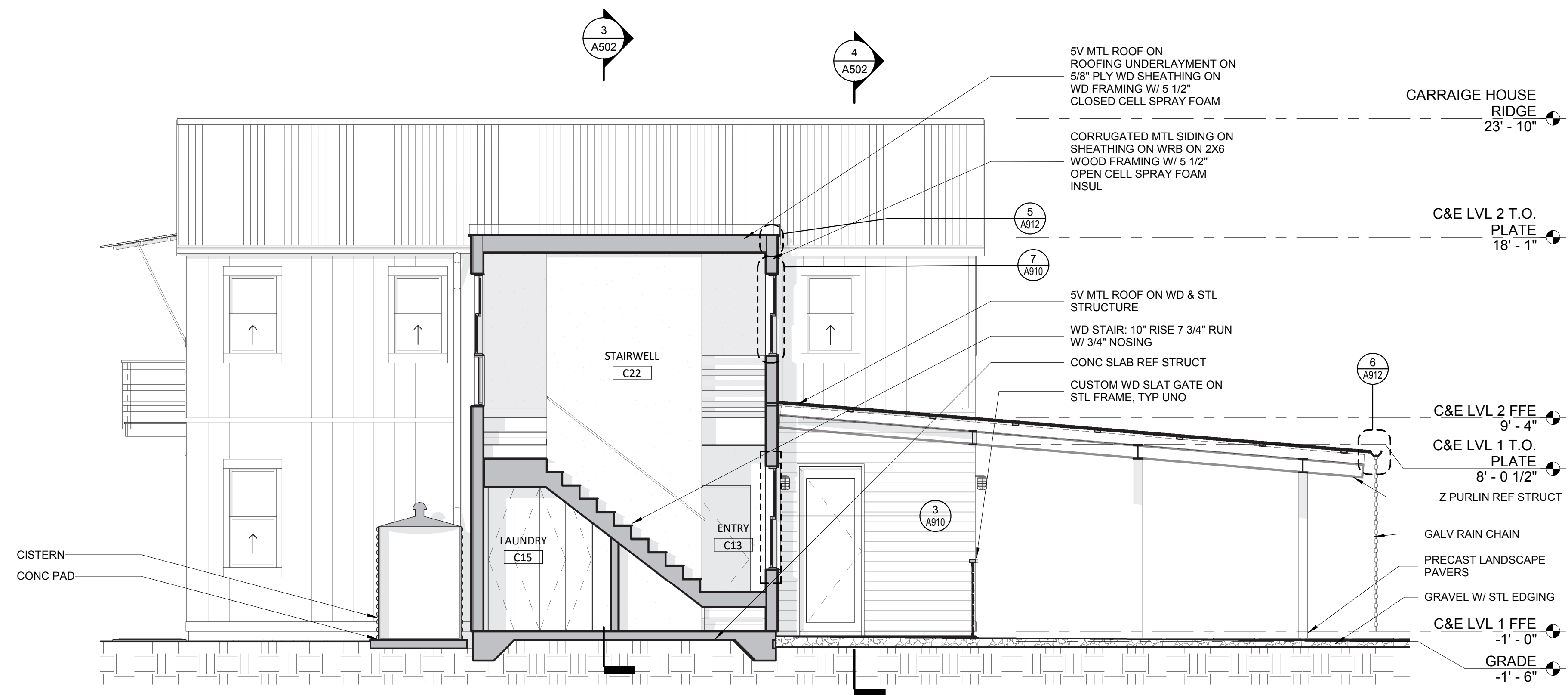
CONSTRUCTION
DOCUMENTS

EXT
ELEVATIONS -
814 N OLIVE -
BLDG D

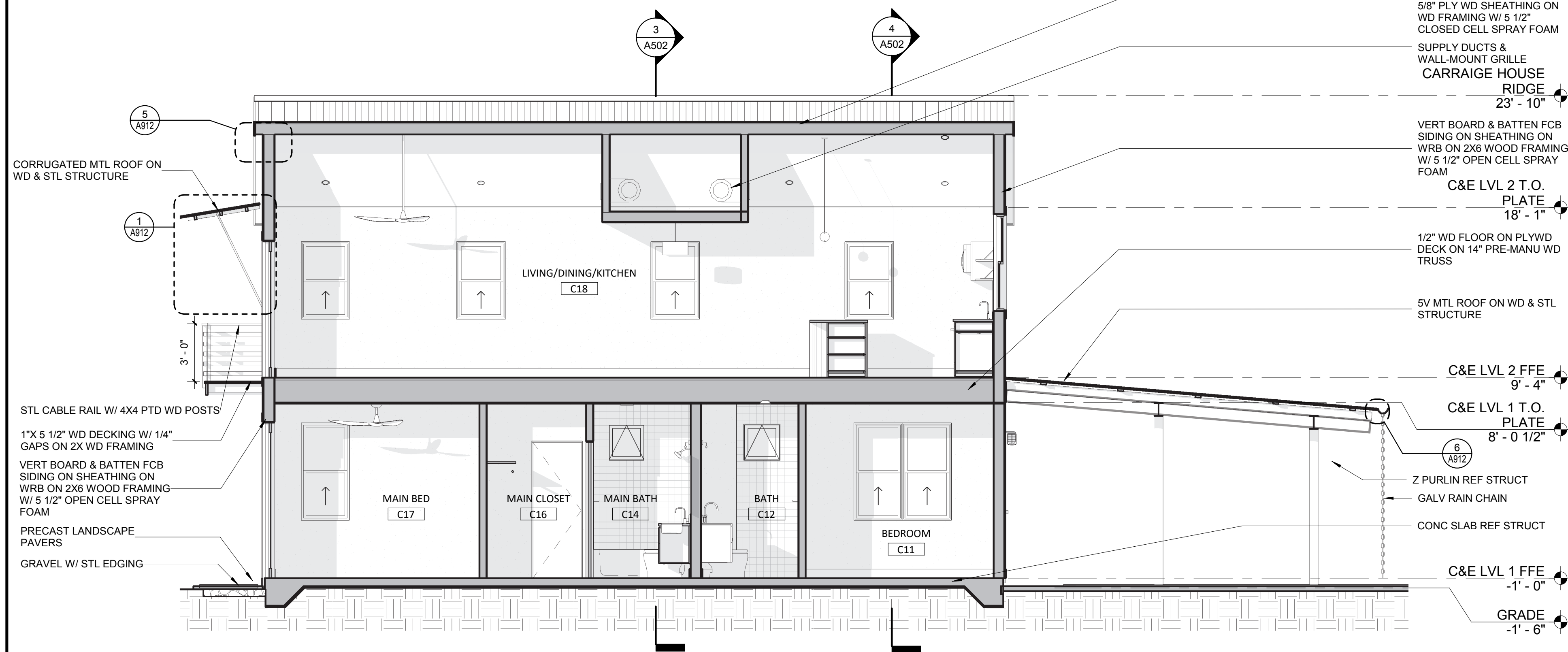
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BUILDING SECTION NOTES

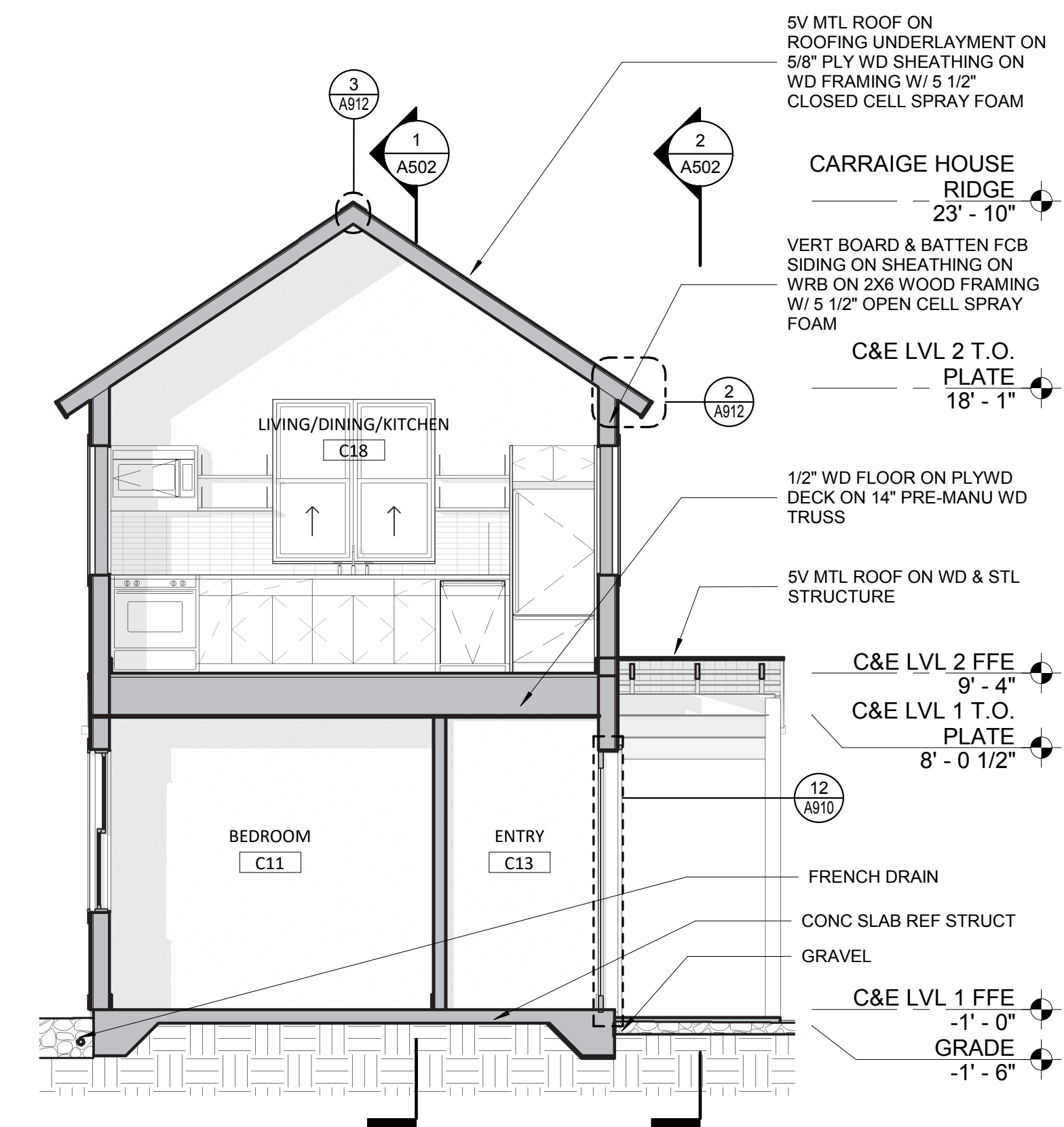
- 1 REFERENCE INTERIOR ELEVATIONS FOR INTERIOR FINISHES
- 2 REFERENCE CIVIL DRAWINGS FOR GRADE ELEVATIONS
- 3 ALL FINISH GRADES TO SLOPE AWAY FROM FOUNDATION
- 4 REFERENCE PLANS FOR WALL TYPES



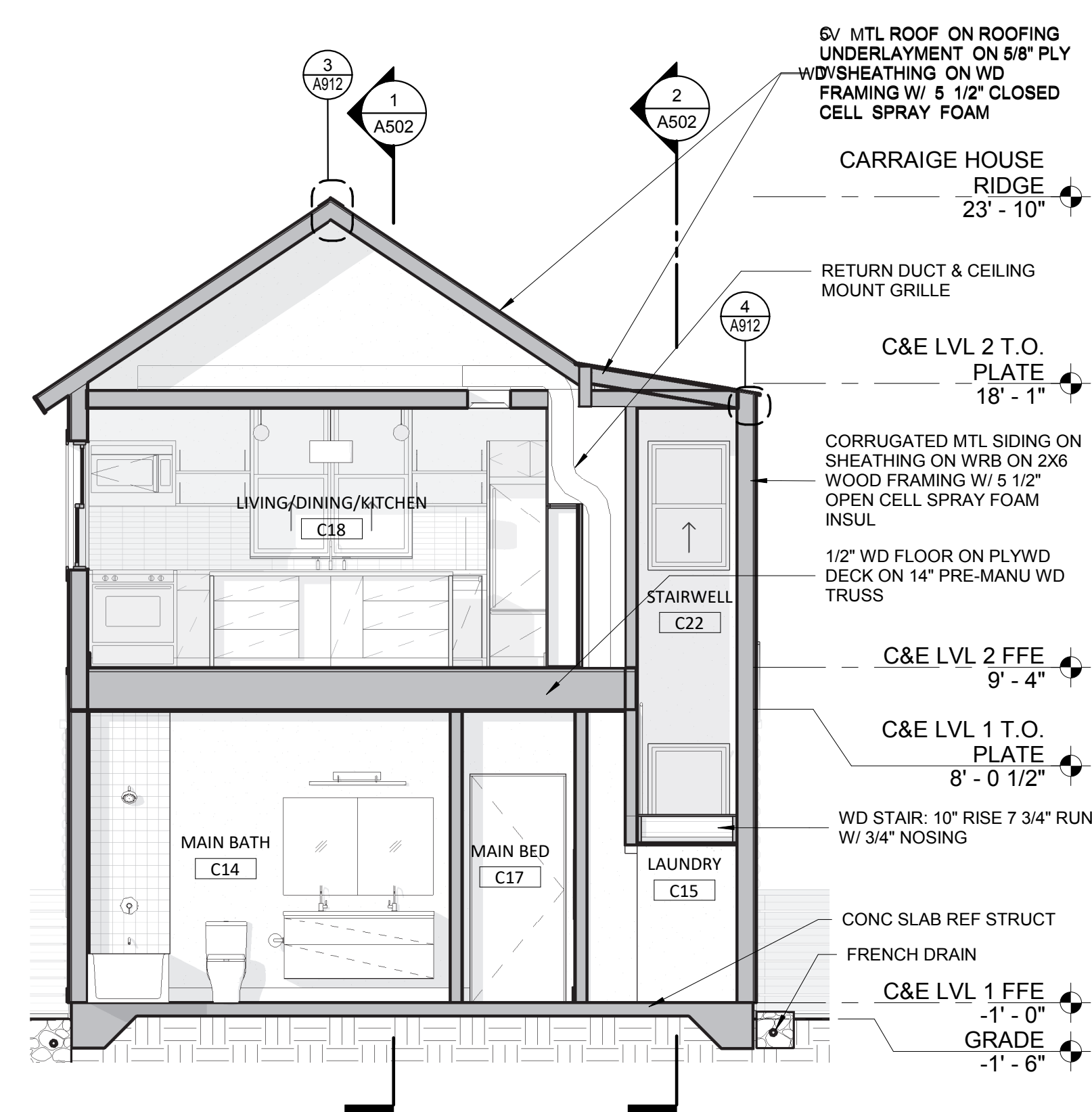
2 BLDG C & E- LOOKING WEST 2
SCALE: 1/4" = 1'-0"



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



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



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

814 N
OLIVE
STREET

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**CONSTRUCTION
DOCUMENTS**

**BUILDING
SECTIONS -
814 N OLIVE -
BLDG C & E**

A502

814 N OLIVE STREET

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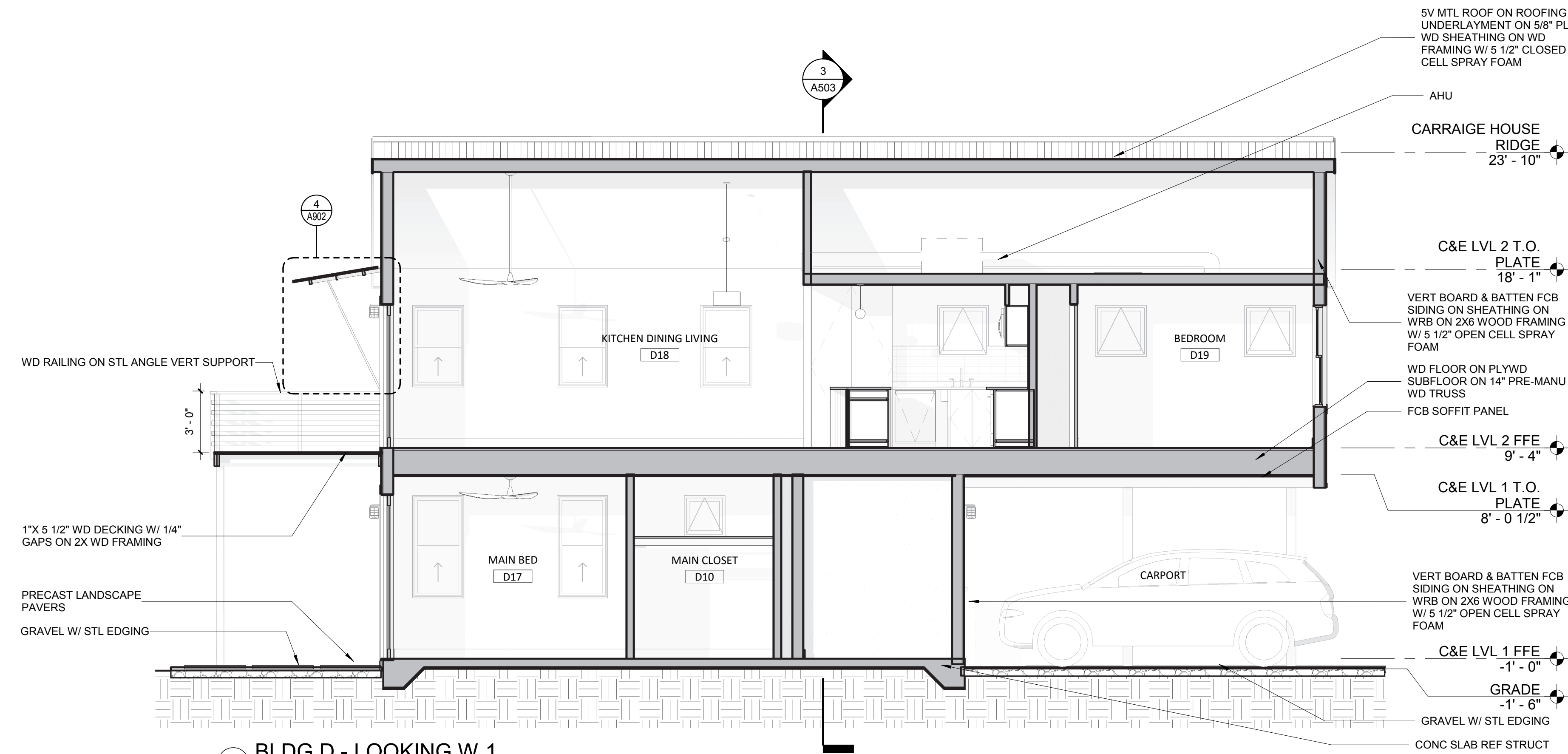
CONSTRUCTION DOCUMENTS

BUILDING SECTIONS - 814 N OLIVE - BLDG D

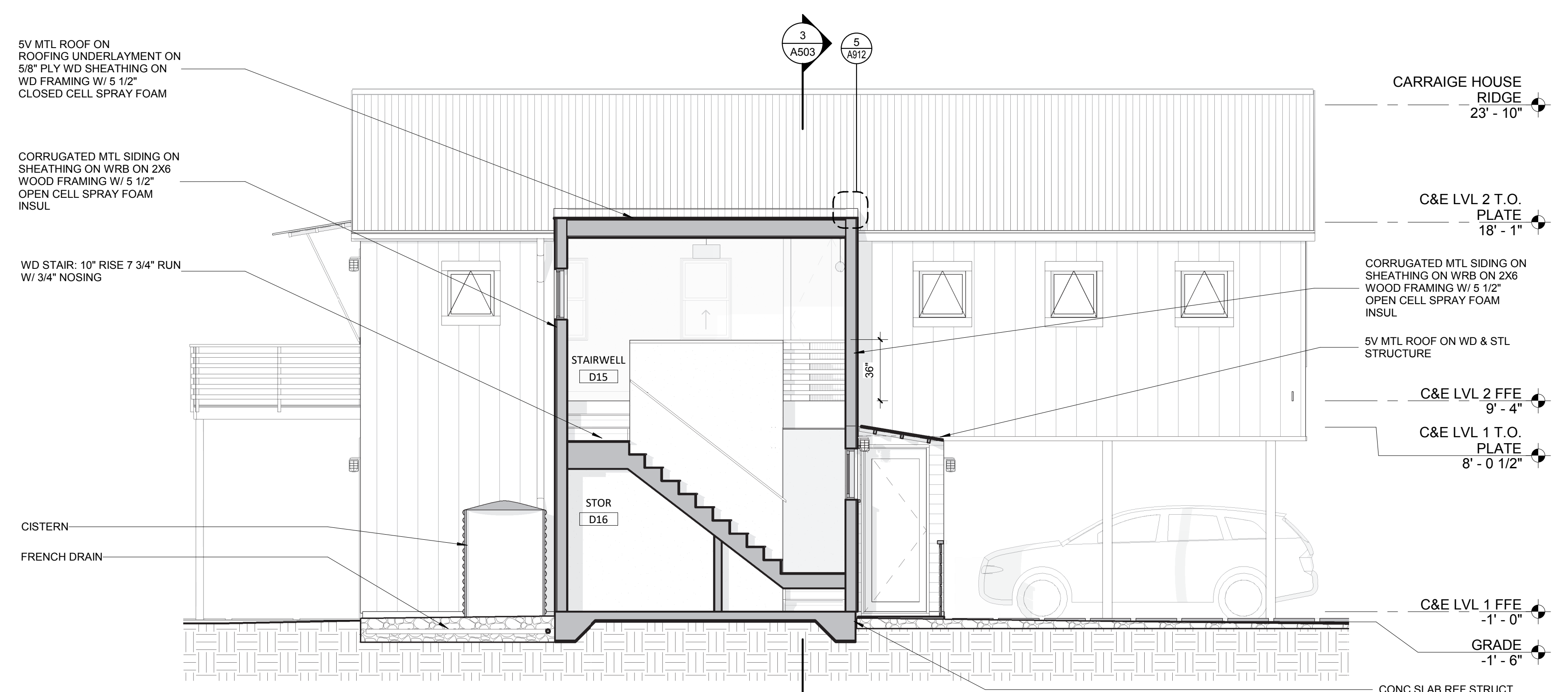
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BUILDING SECTION NOTES

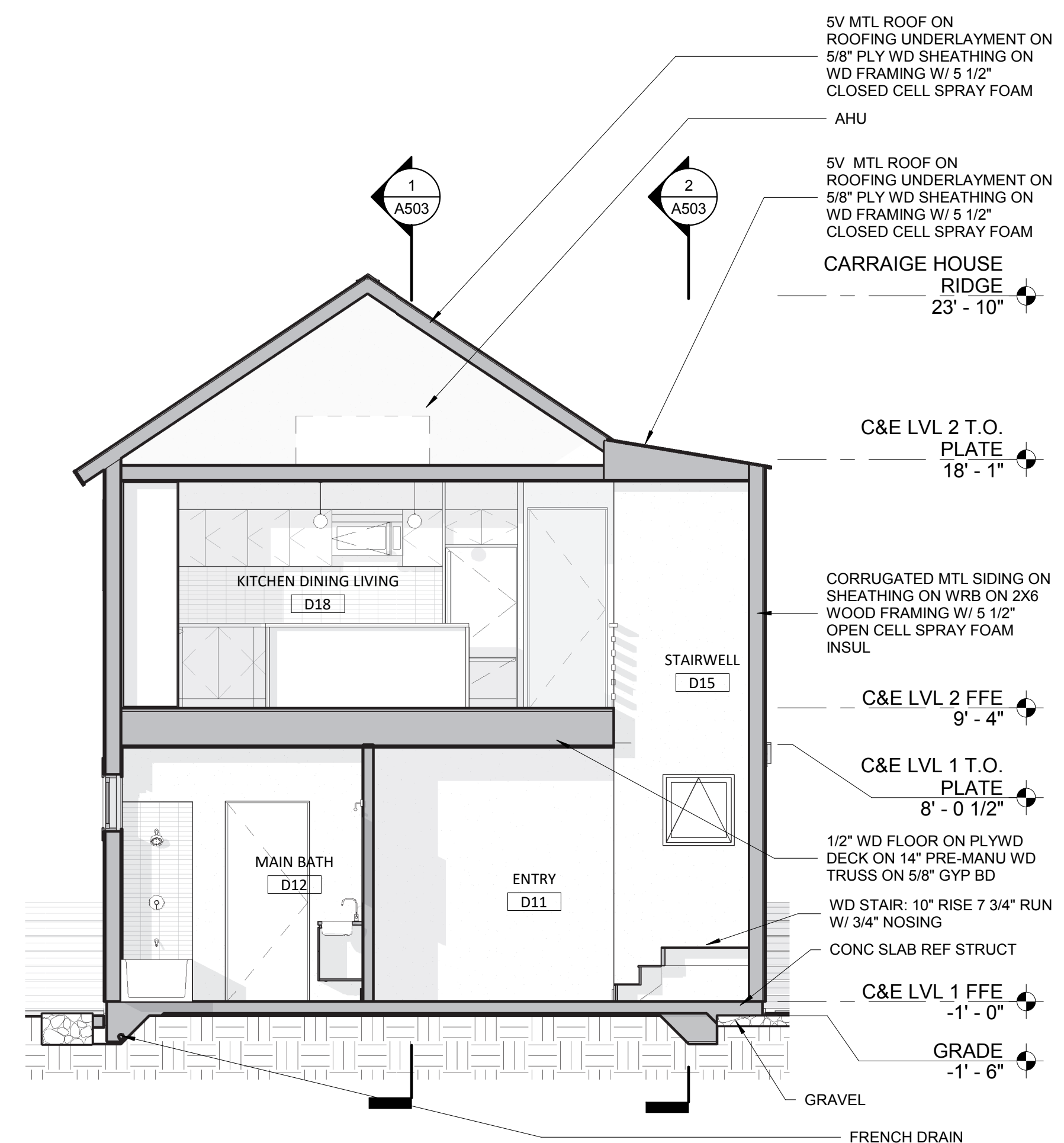
- 1 REFERENCE INTERIOR ELEVATIONS FOR INTERIOR FINISHES
- 2 REFERENCE CIVIL DRAWINGS FOR GRADE ELEVATIONS
- 3 ALL FINISH GRADES TO SLOPE AWAY FROM FOUNDATION
- 4 REFERENCE PLANS FOR WALL TYPES



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



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



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

814 N
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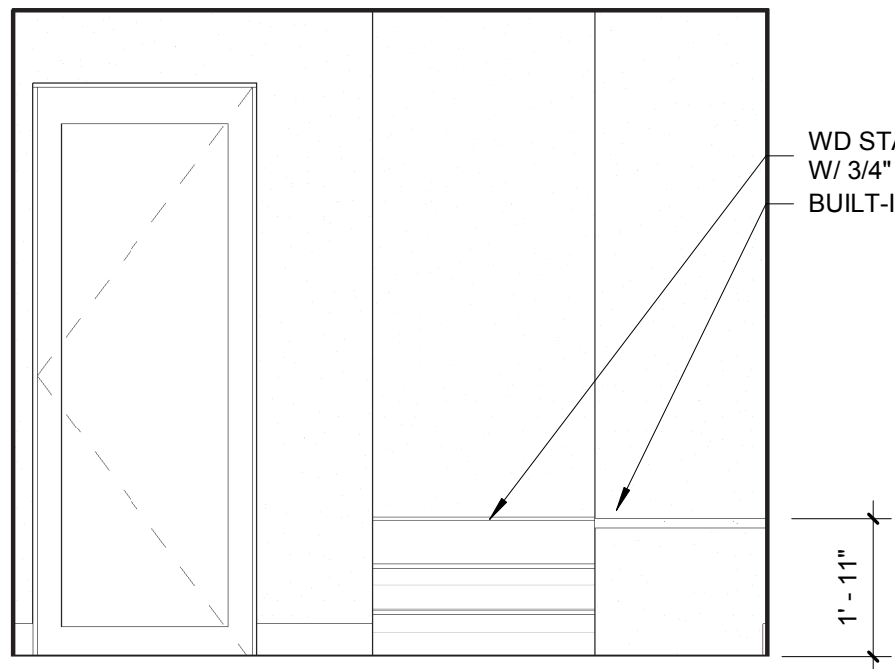
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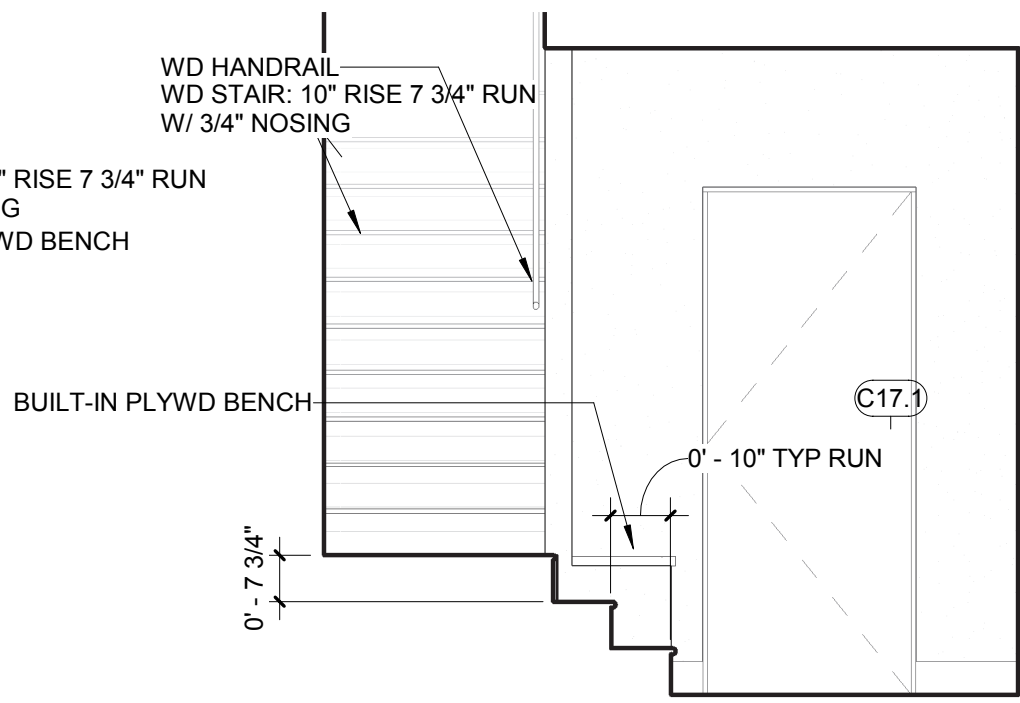
CONSTRUCTION
DOCUMENTS

INT
ELEVATIONS -
814 N OLIVE -
BLDG C&E

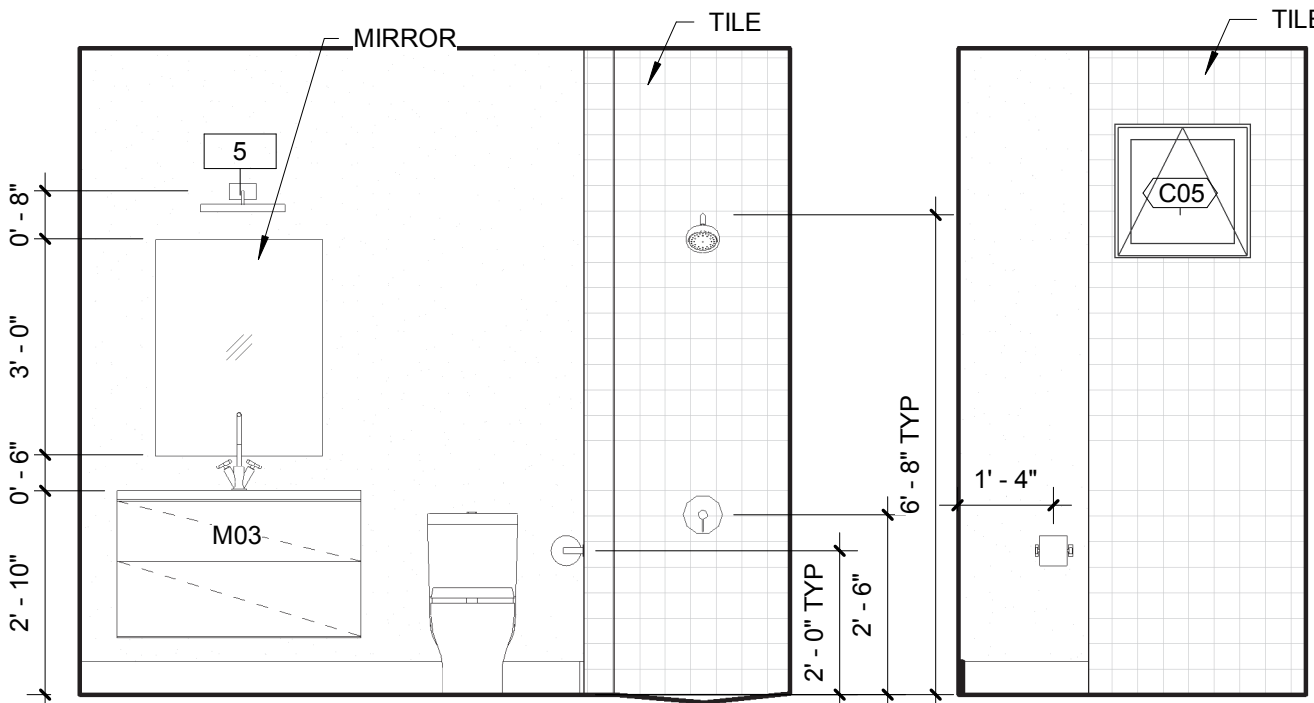
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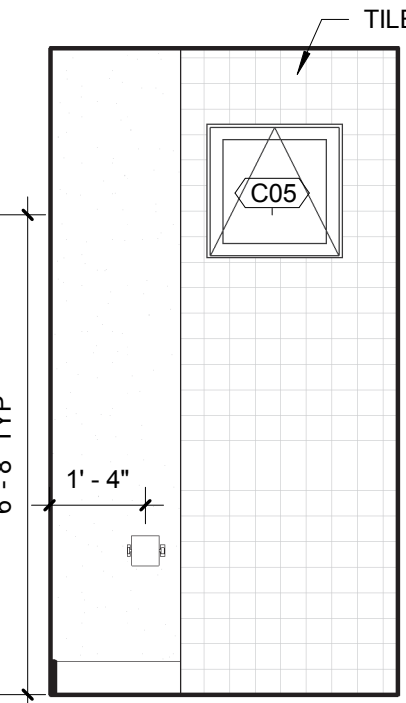
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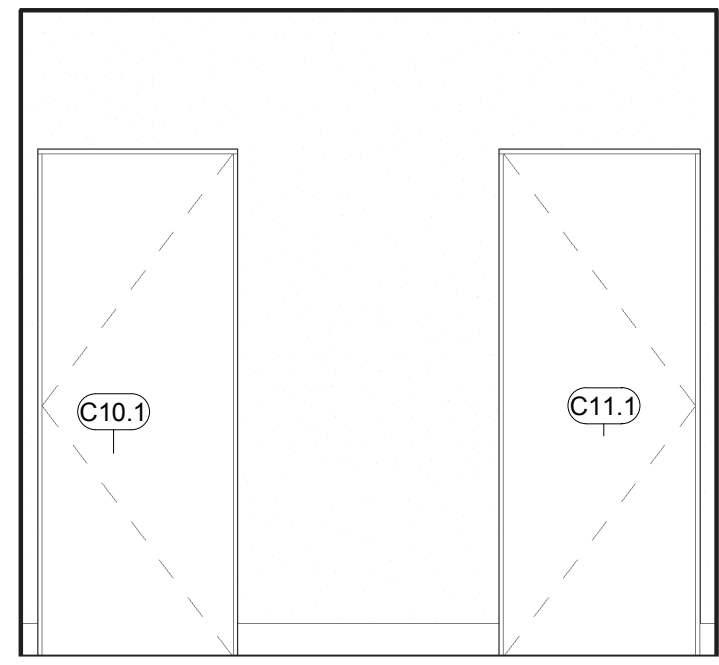
3 C/E - ENTRY S
SCALE: 3/8" = 1'-0"



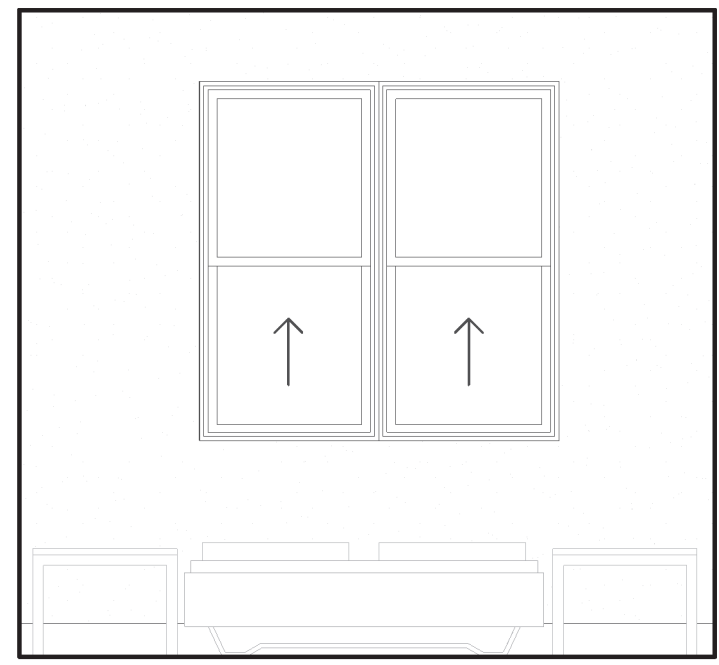
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SCALE: 3/8" = 1'-0"



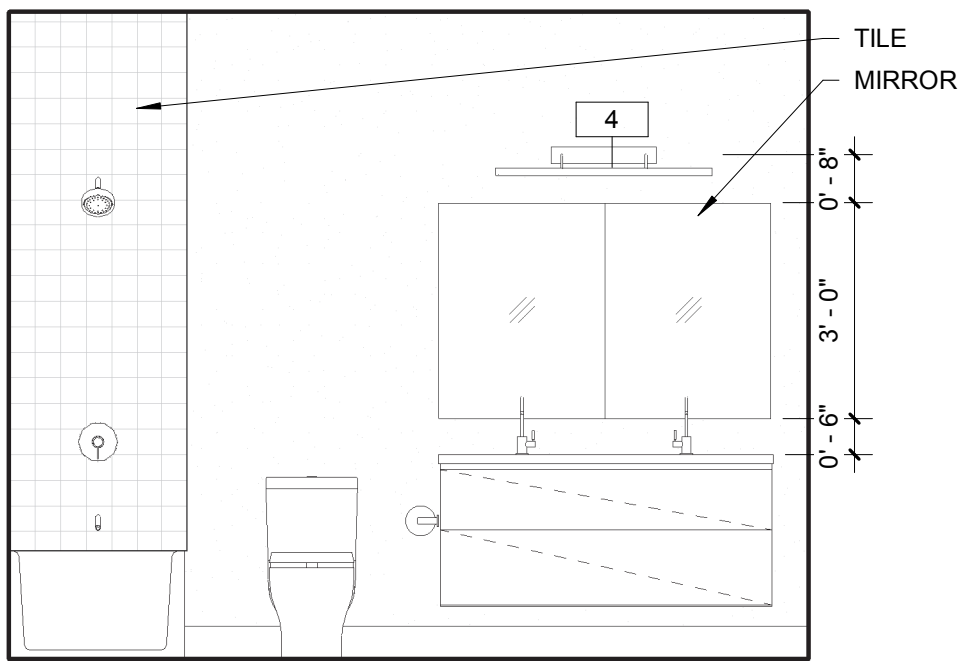
9 C/E- BATH W
SCALE: 3/8" = 1'-0"



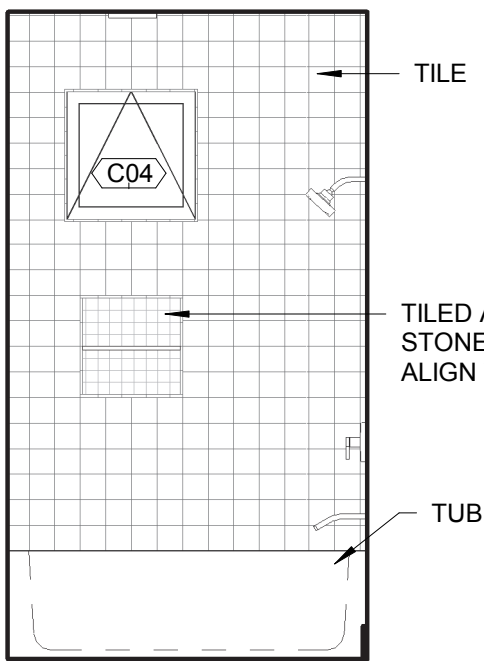
2 C/E- BEDROOM E
SCALE: 3/8" = 1'-0"



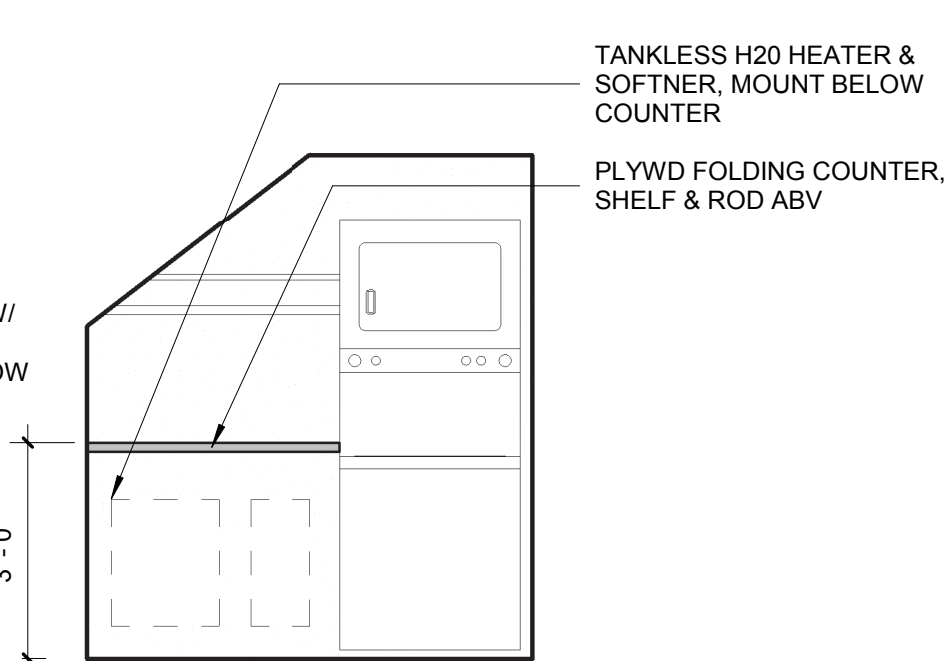
5 C/E - BEDROOM W
SCALE: 3/8" = 1'-0"



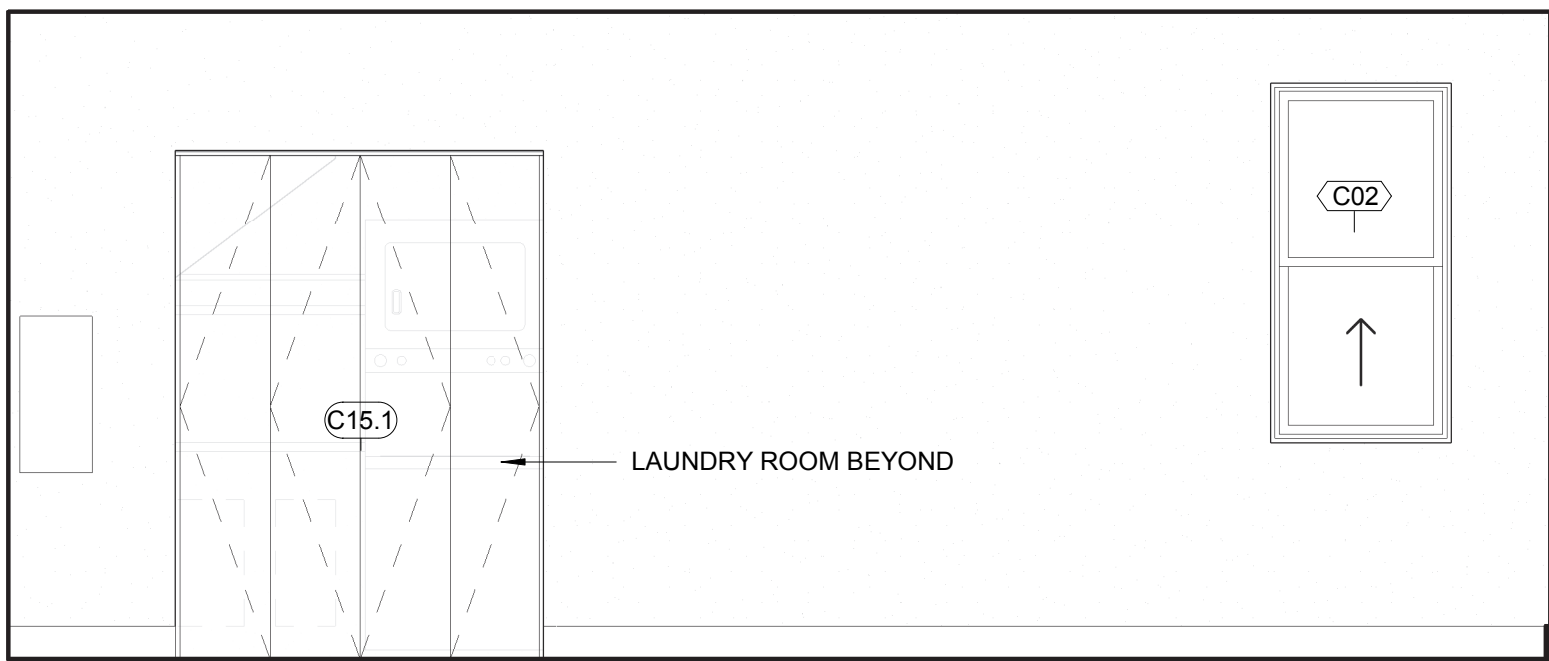
10 C/E - MAIN BATH N
SCALE: 3/8" = 1'-0"



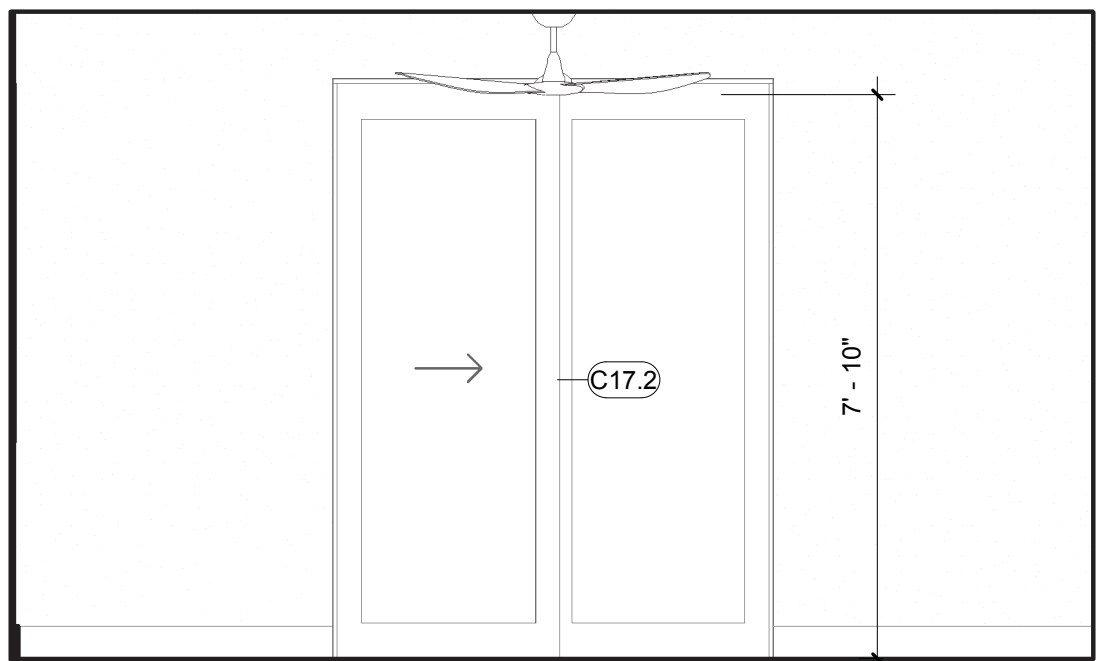
12 C/E - MAIN BATH W
SCALE: 3/8" = 1'-0"



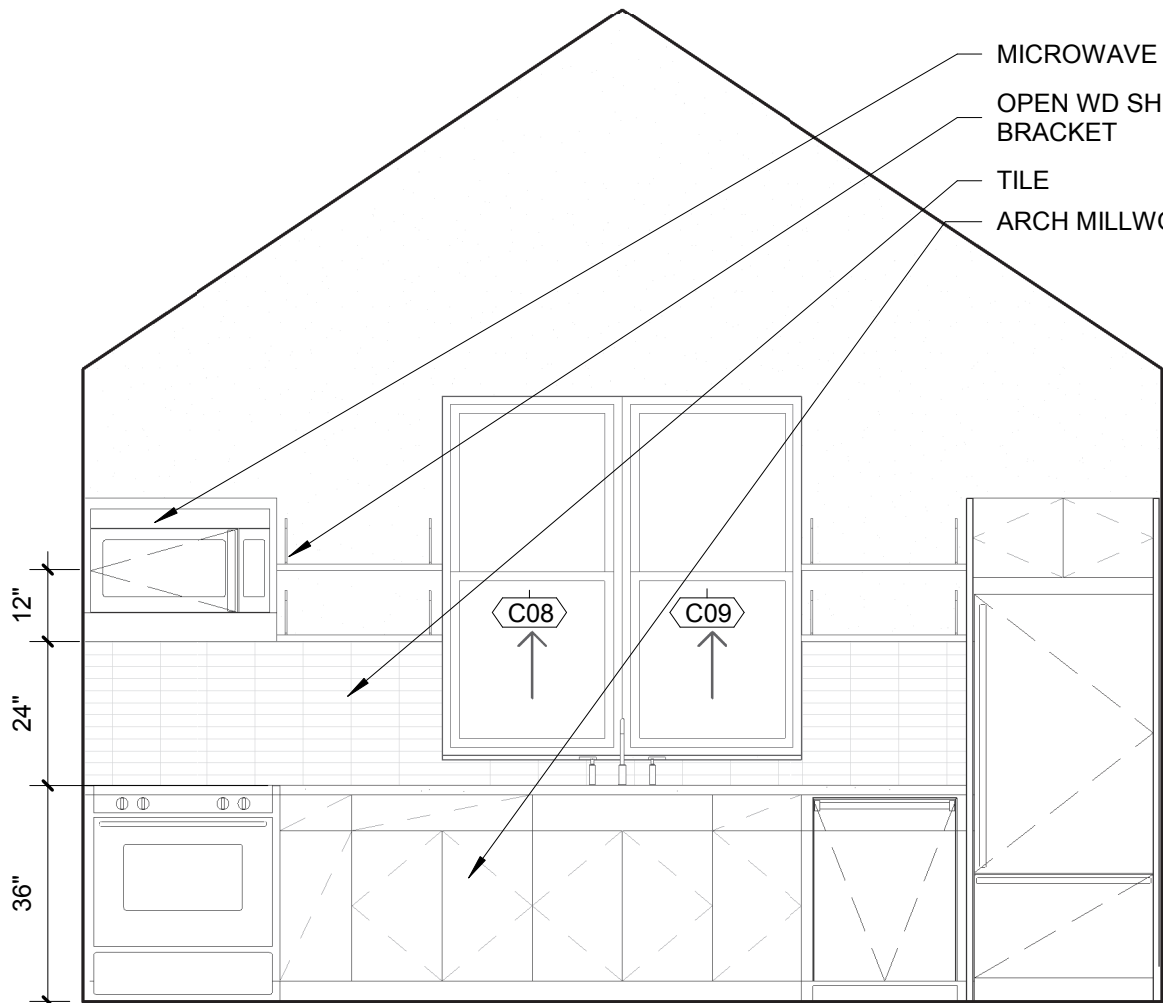
20 C/E- LAUNDRY E
SCALE: 3/8" = 1'-0"



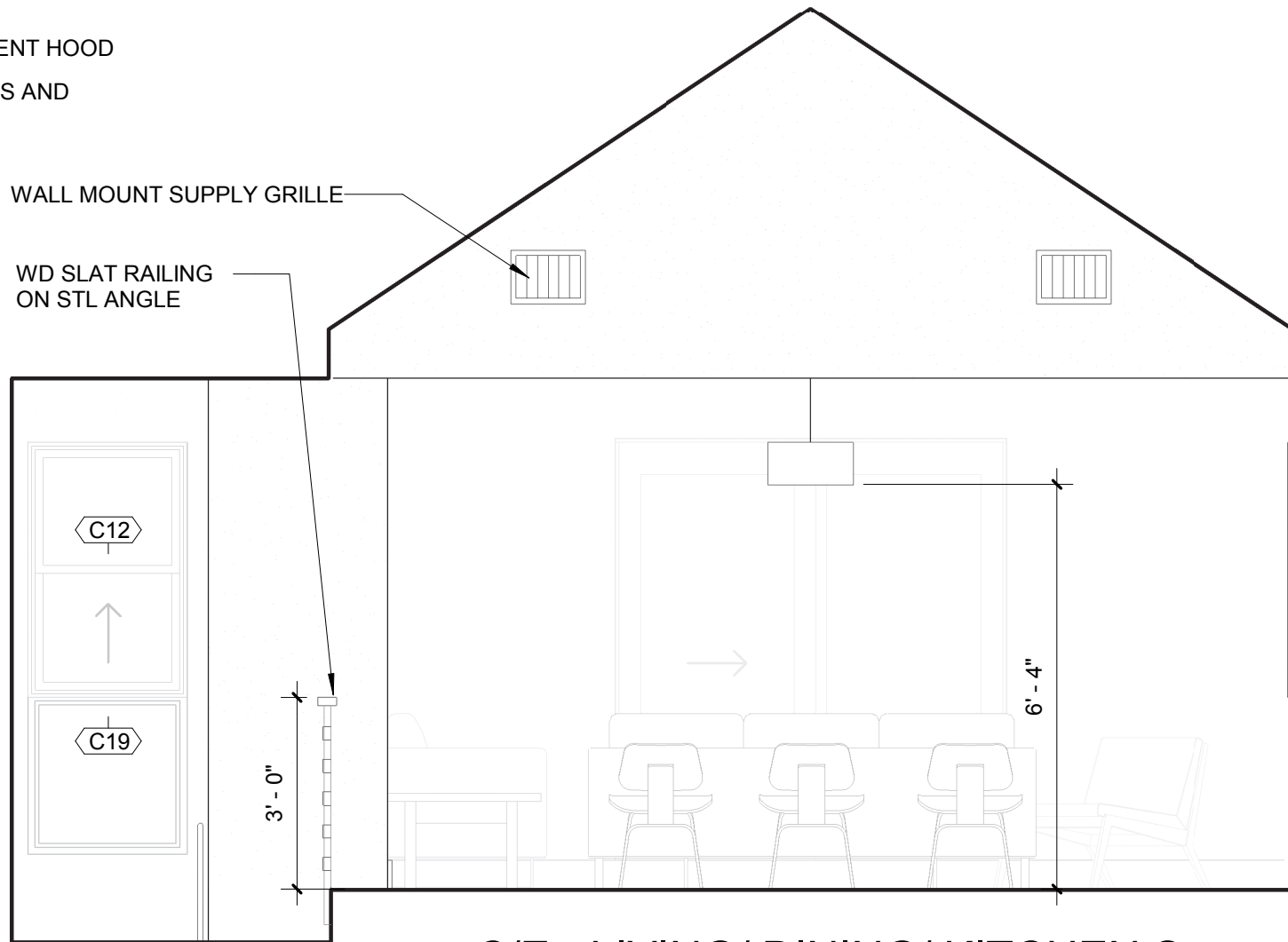
13 C/E - MAIN BEDROOM E
SCALE: 3/8" = 1'-0"



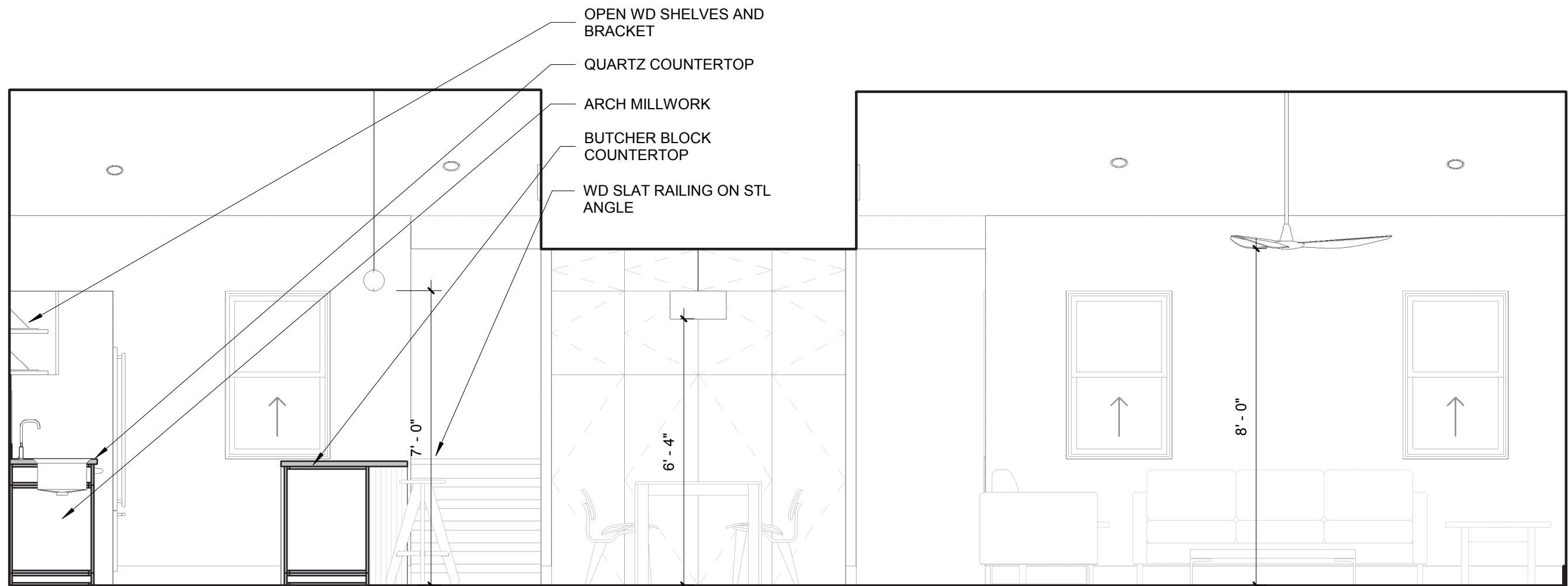
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SCALE: 3/8" = 1'-0"



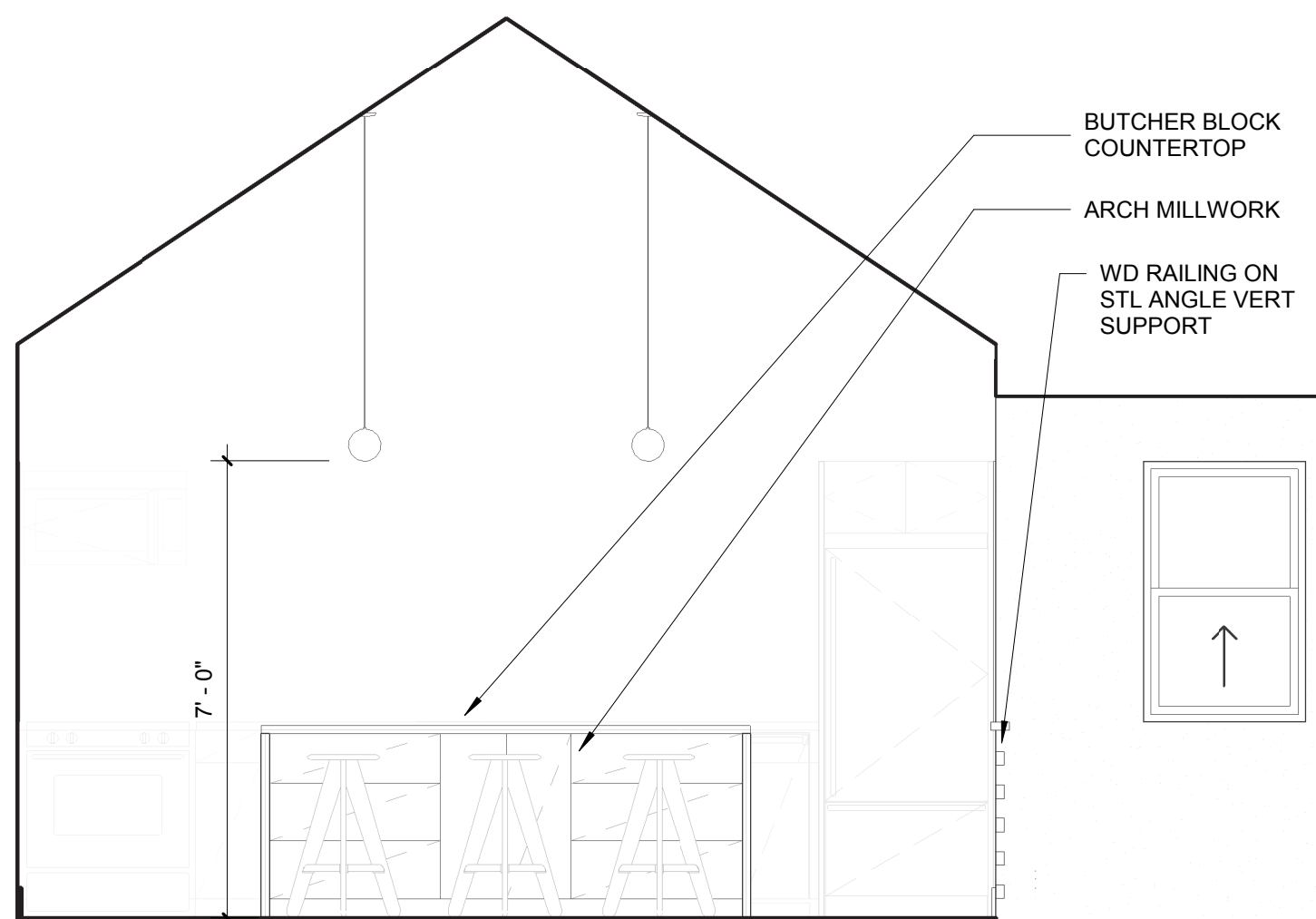
4 C/E KITCHEN N
SCALE: 3/8" = 1'-0"



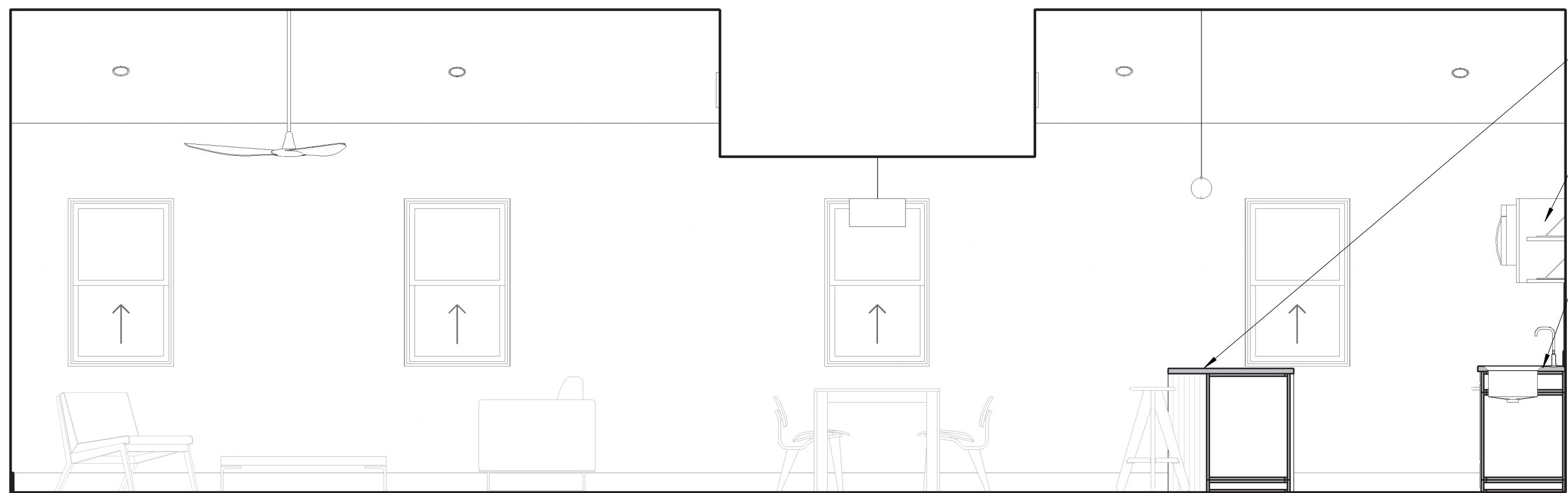
17 C/E - LIVING/ DINING/ KITCHEN S
SCALE: 3/8" = 1'-0"



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



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



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

INTERIOR ELEVATION NOTES

- 1 REFER TO LIGHTING PLANS AND SPECIFICATIONS FOR SWITCHES AND RECEPTACLES
- 2 TYP. INTERIOR WINDOW & DOOR TRIM TO BE PTD 1X4 WHERE INDICATED IN INTERIOR ELEVATION
- 3 TYP. BASEBD TO BE PTD 1X6
- 4 REFER TO SPECIFICATIONS FOR TYPICAL TRIM JOINERY
- 5 REFER TO MILLWORK SCHEDULE FOR PREFABRICATED VANITIES
- 6 ALL INTERIOR FINISHES TO BE 1/2" GYP BD UNLESS NOTED OTHERWISE. PROVIDE WATER RESISTANT TYPE AT ALL WET WALLS. PROVIDE EXTERIOR RATED GYP BD AT ALL UNCONDITIONED SPACES
- 7 REFER TO REFLECTED CEILING PLAN FOR LIGHT FIXTURE DIMENSIONS OFF OF WALL

814 N OLIVE STREET

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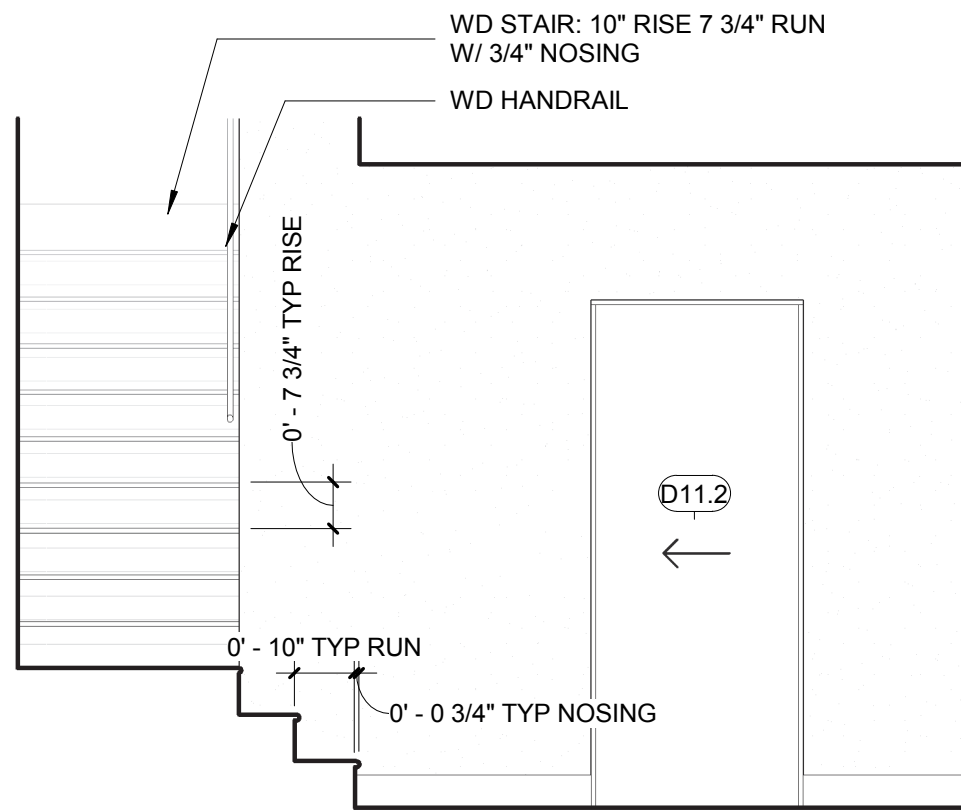
CONSTRUCTION DOCUMENTS

INT ELEVATIONS - 814 N OLIVE - BLDG D

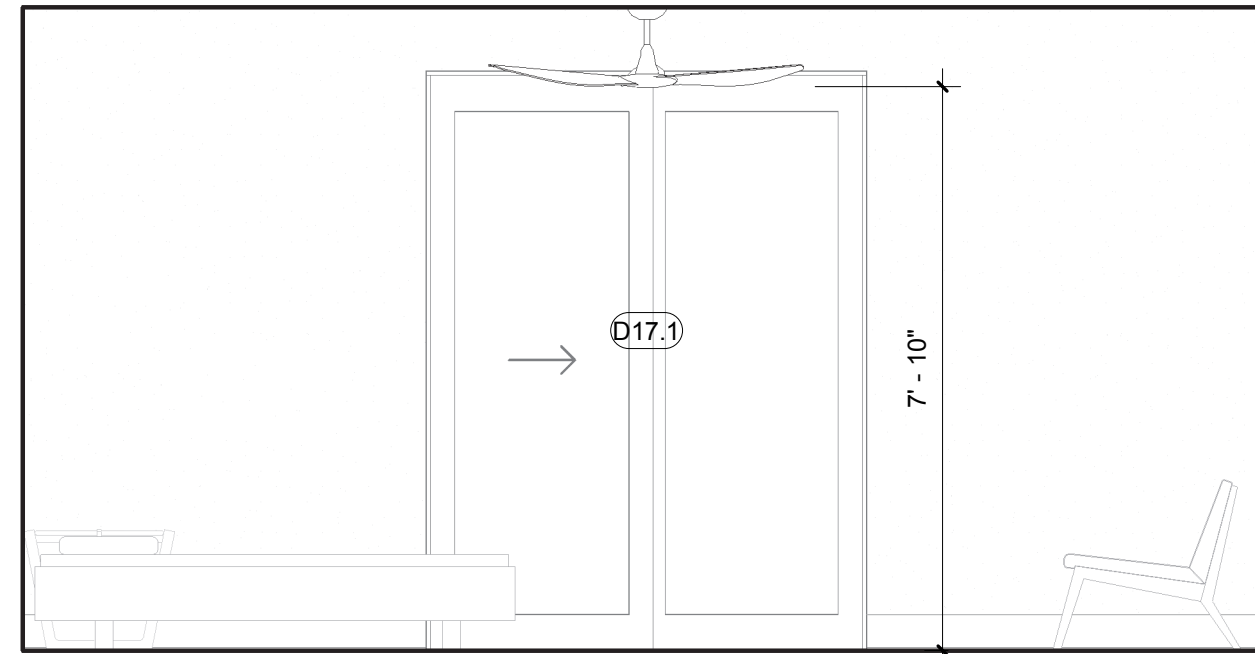
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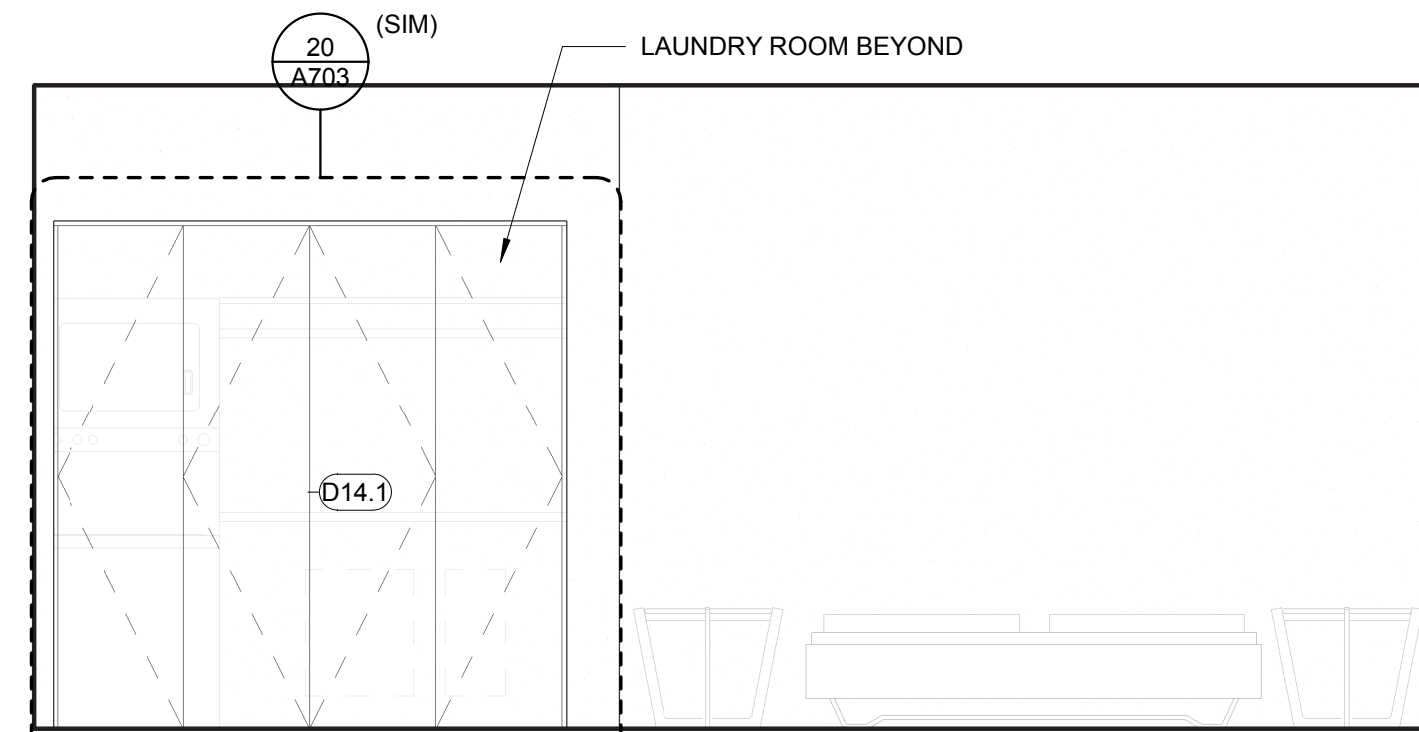
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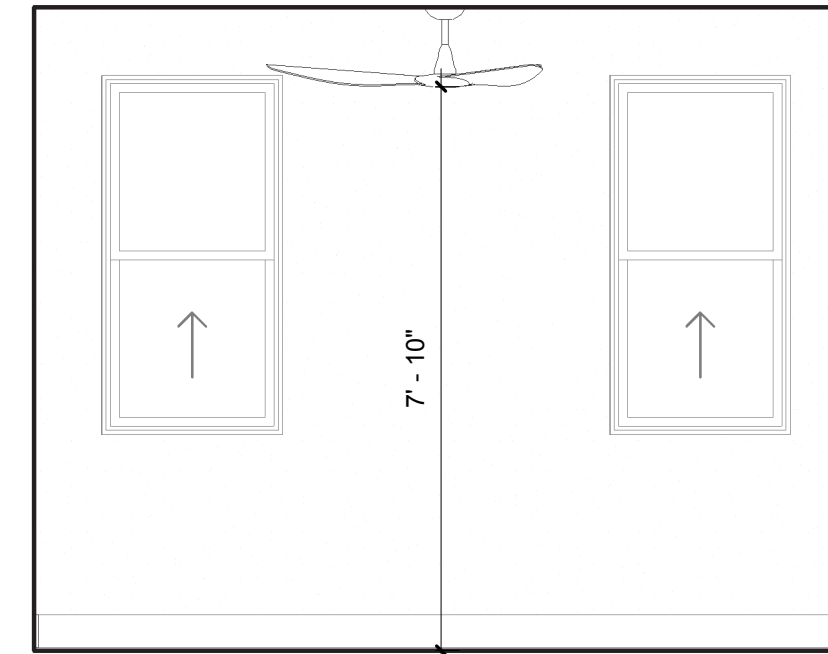
2 D- ENTRY S
SCALE: 3/8" = 1'-0"



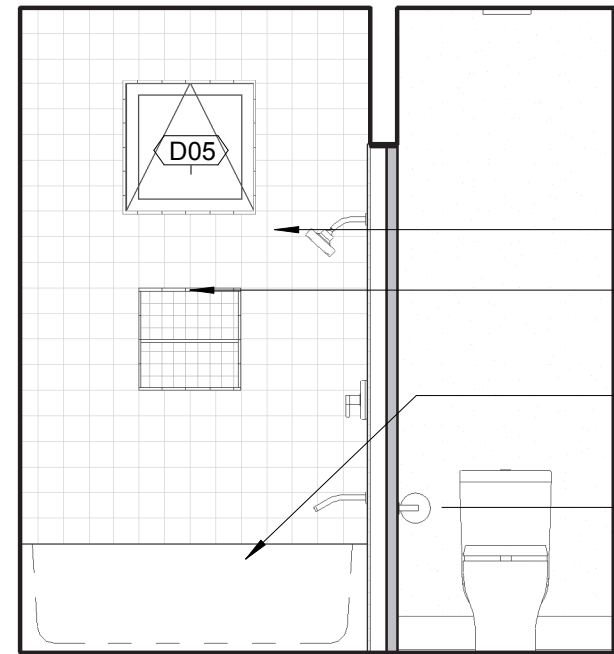
5 D- MAIN BEDROOM S
SCALE: 3/8" = 1'-0"



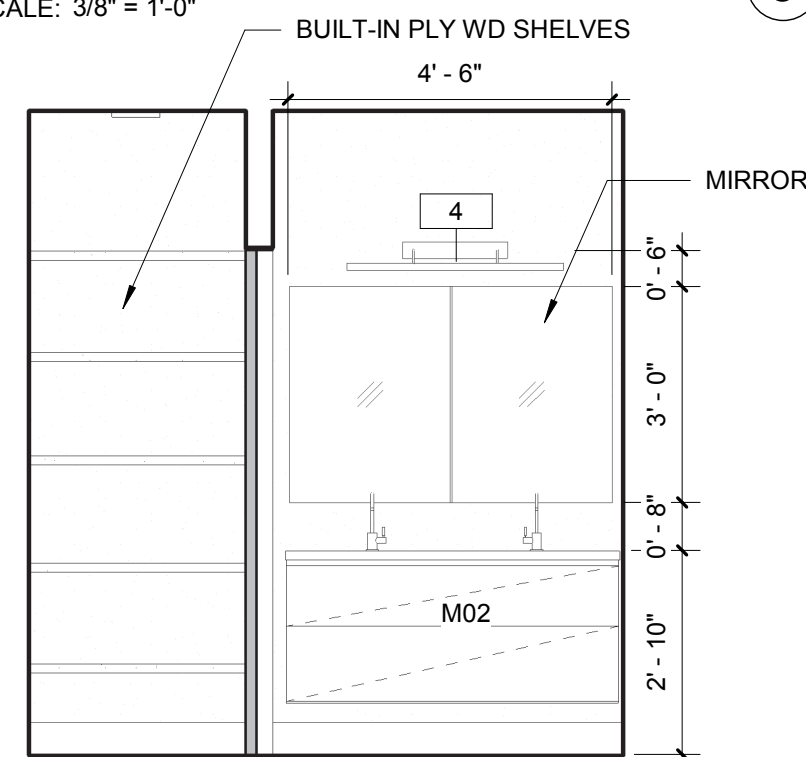
4 D- MAIN BED E
SCALE: 3/8" = 1'-0"



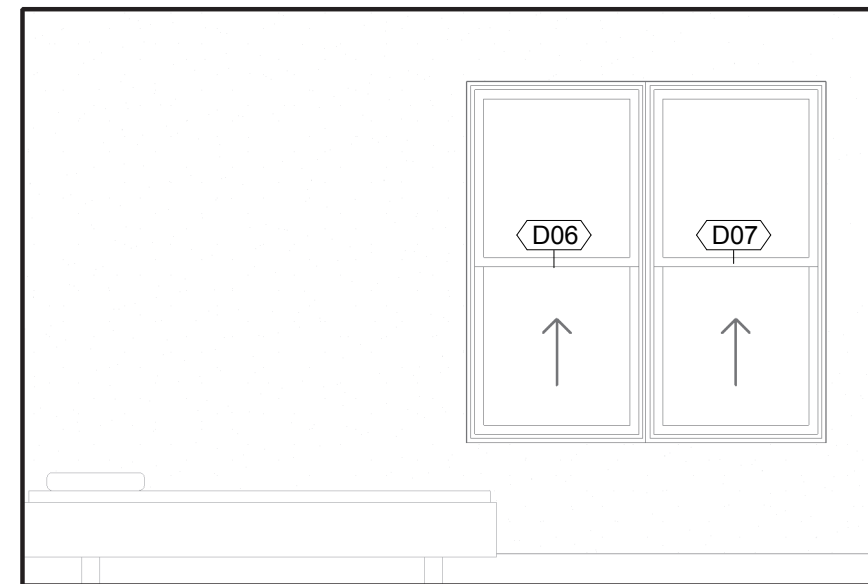
13 D- MAIN BED W
SCALE: 3/8" = 1'-0"



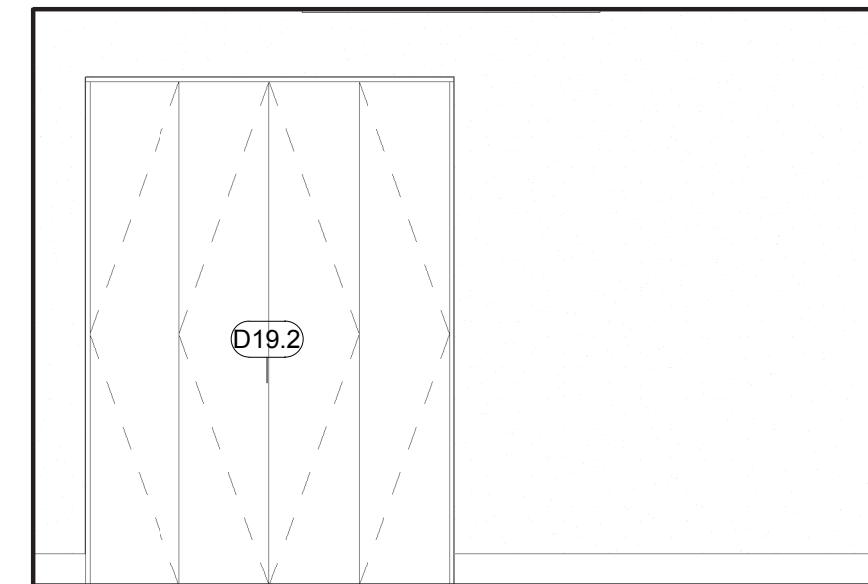
8 D- MAIN BATH W
SCALE: 3/8" = 1'-0"



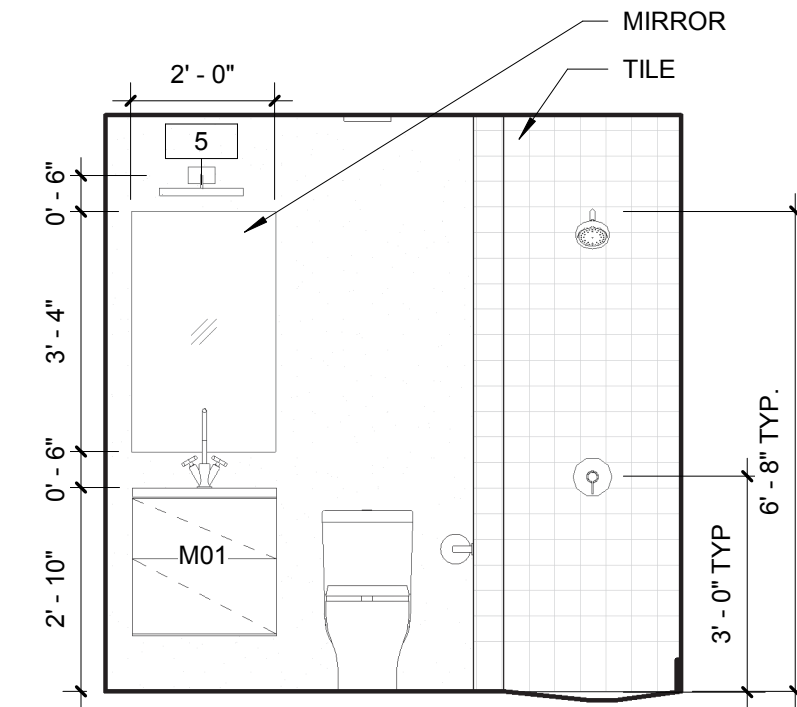
7 D- MAIN BATH E
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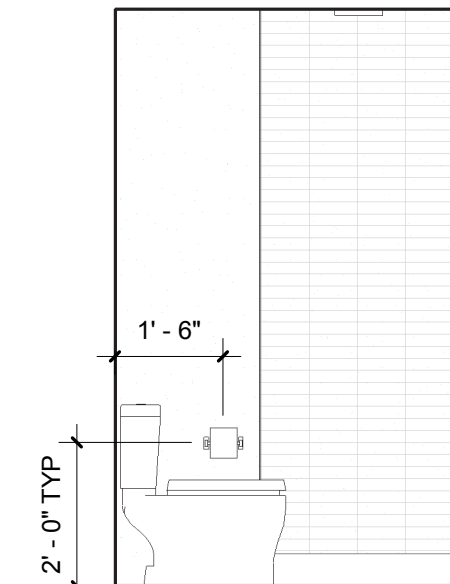
9 D- BEDROOM N
SCALE: 3/8" = 1'-0"



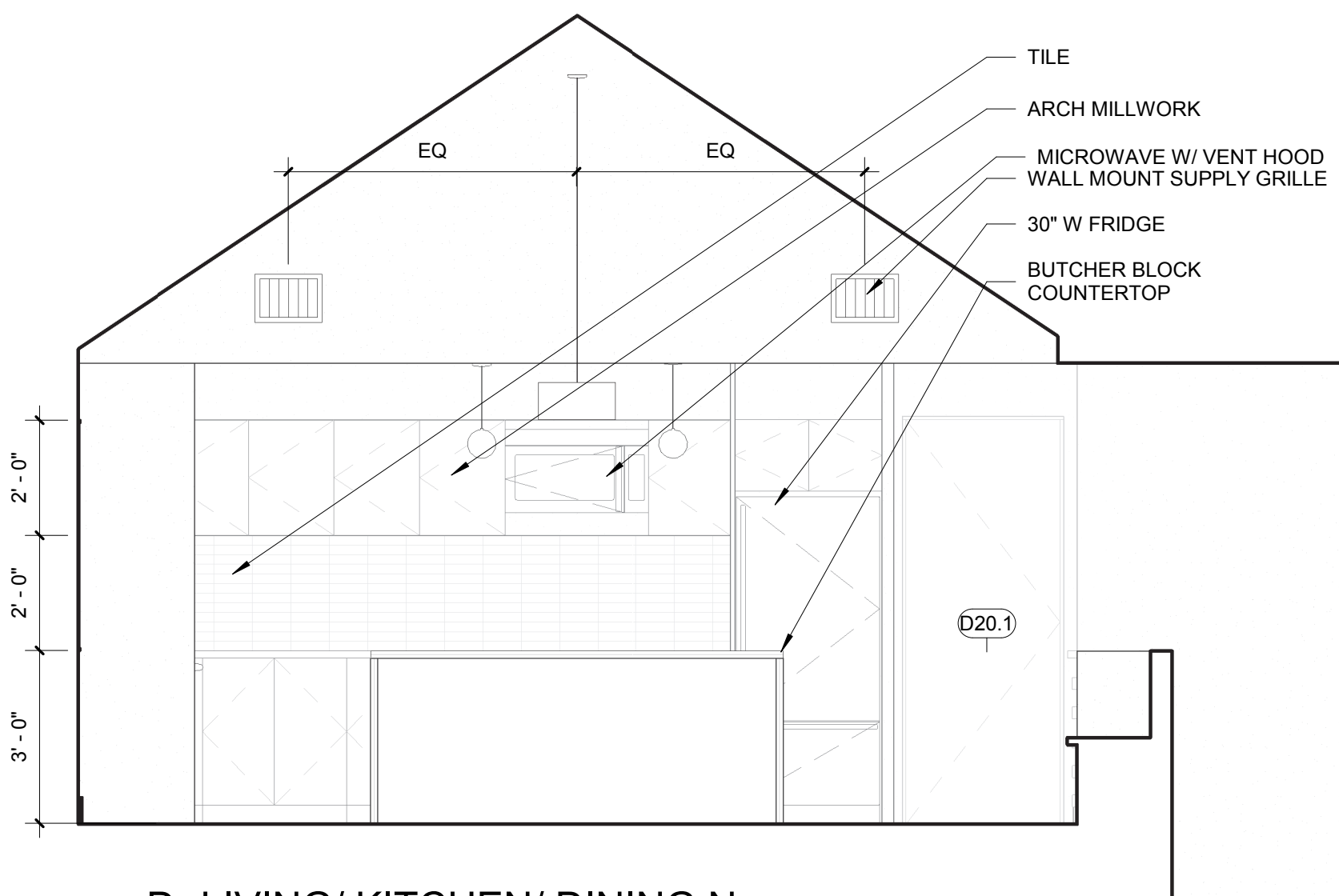
10 D- BEDROOM S
SCALE: 3/8" = 1'-0"



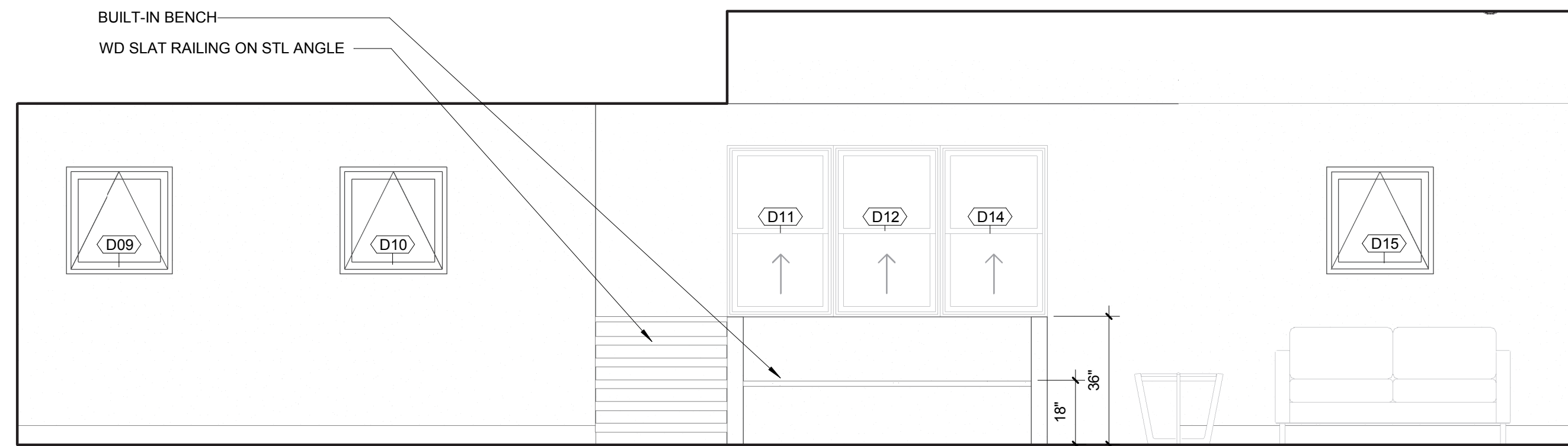
15 D- BATH W
SCALE: 3/8" = 1'-0"



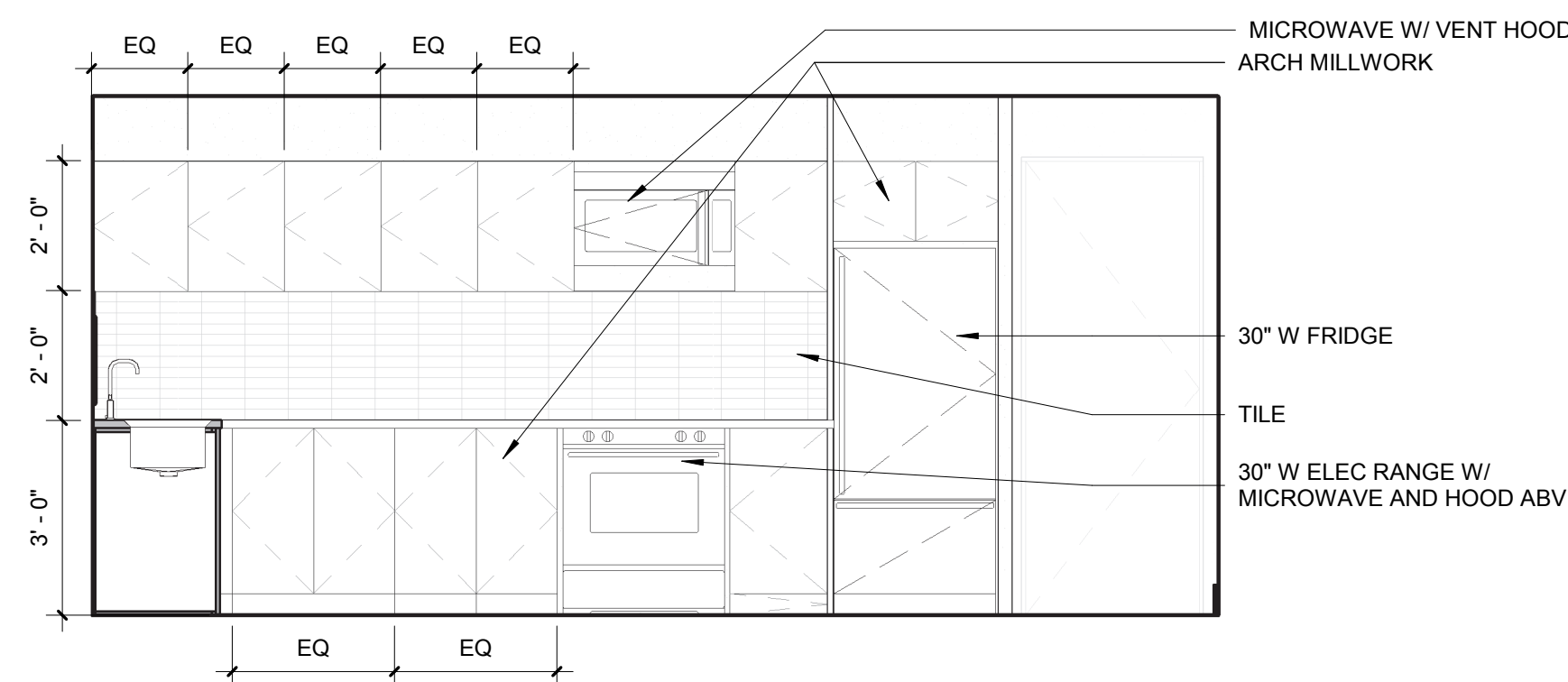
6 D- BATH N
SCALE: 3/8" = 1'-0"



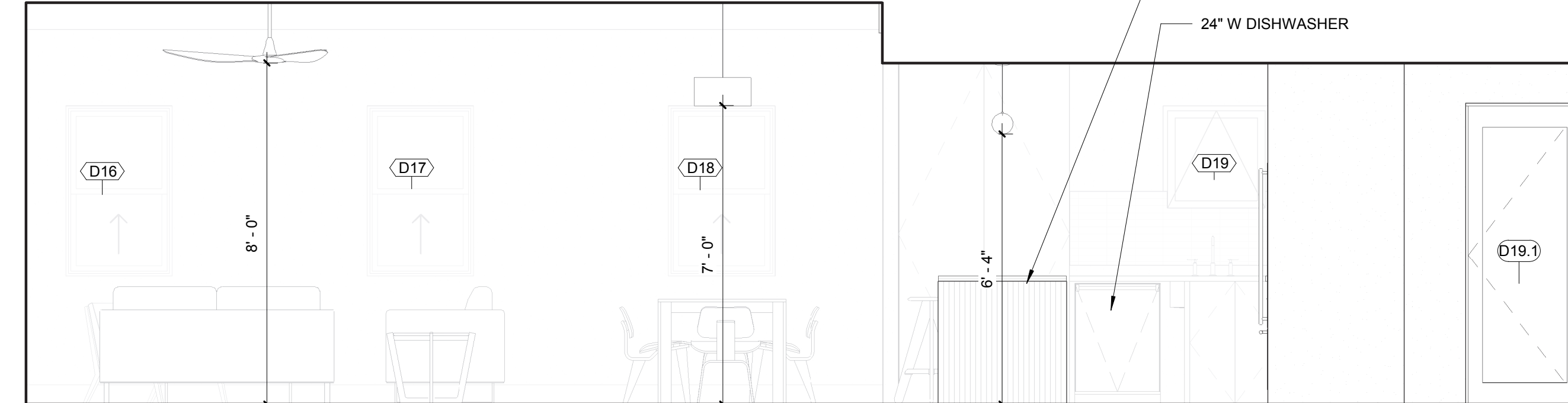
3 D- LIVING/ KITCHEN/ DINING N
SCALE: 3/8" = 1'-0"



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



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



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

INTERIOR ELEVATION NOTES

- 1 REFER TO LIGHTING PLANS AND SPECIFICATIONS FOR SWITCHES AND RECEPTACLES
- 2 TYP. INTERIOR WINDOW & DOOR TRIM TO BE PTD 1X4 WHERE INDICATED IN INTERIOR ELEVATION
- 3 TYP. BASEBD TO BE PTD 1X6
- 4 REFER TO SPECIFICATIONS FOR TYPICAL TRIM JOINERY
- 5 REFER TO MILLWORK SCHEDULE FOR PREFABRICATED VANITIES
- 6 ALL INTERIOR FINISHES TO BE 1/2" GYP BD UNLESS NOTED OTHERWISE. PROVIDE WATER RESISTANT TYPE AT ALL WET WALLS. PROVIDE EXTERIOR RATED GYP BD AT ALL UNCONDITIONED SPACES
- 7 REFER TO REFLECTED CEILING PLAN FOR LIGHT FIXTURE DIMENSIONS OFF OF WALL

814 N OLIVE STREET

SAN ANTONIO TX 78202

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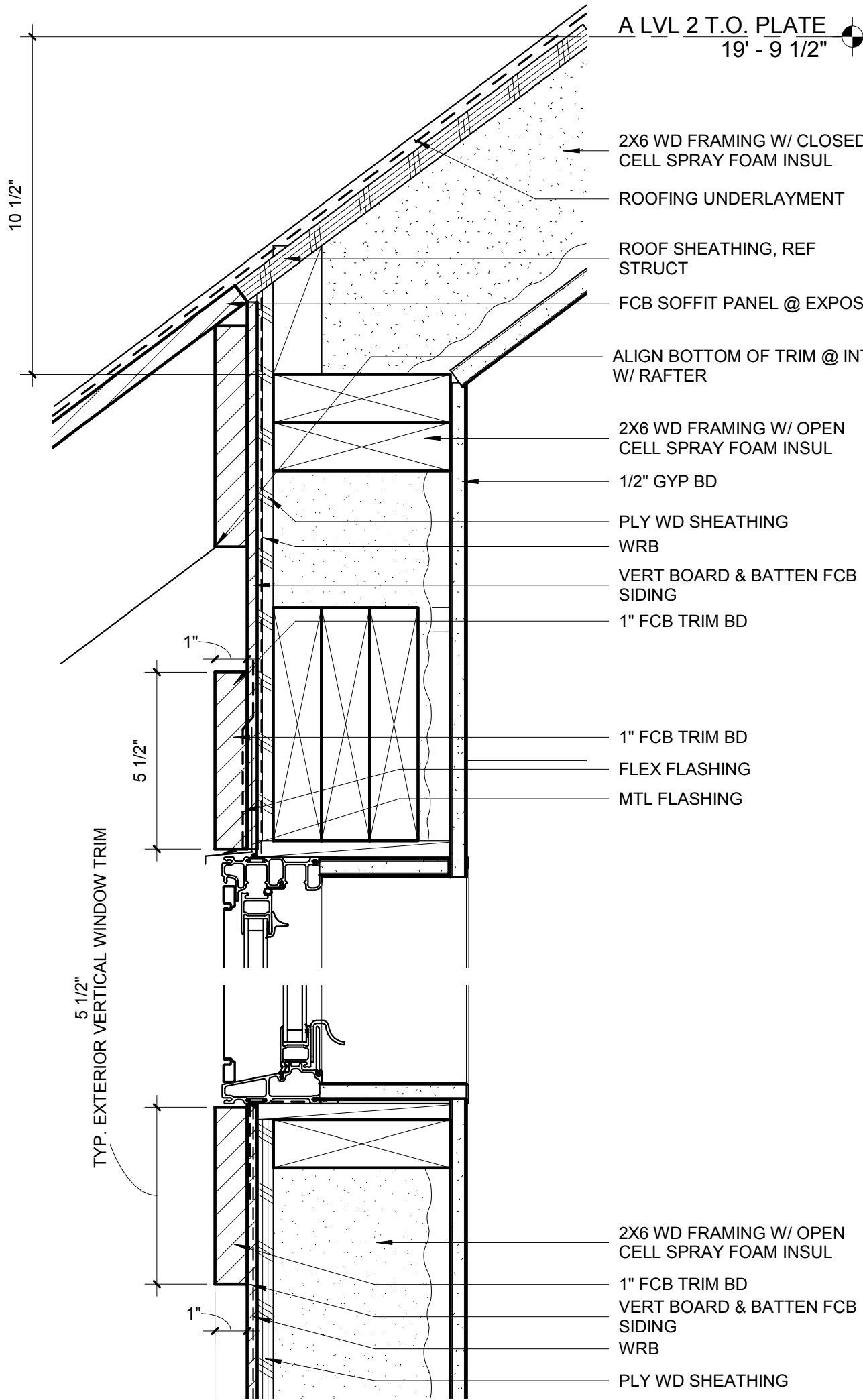
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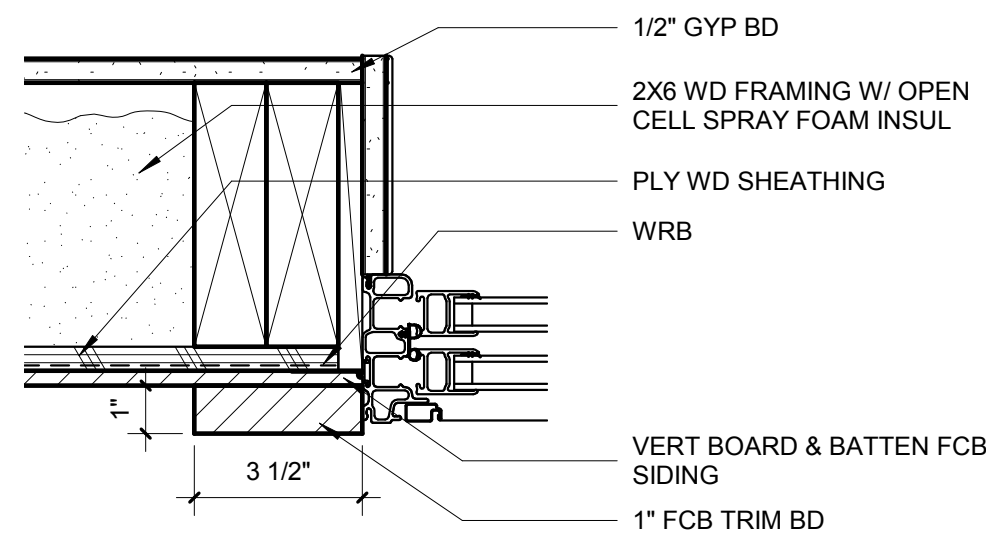
CONSTRUCTION DOCUMENTS

EXT DETAILS- 814 N OLIVE

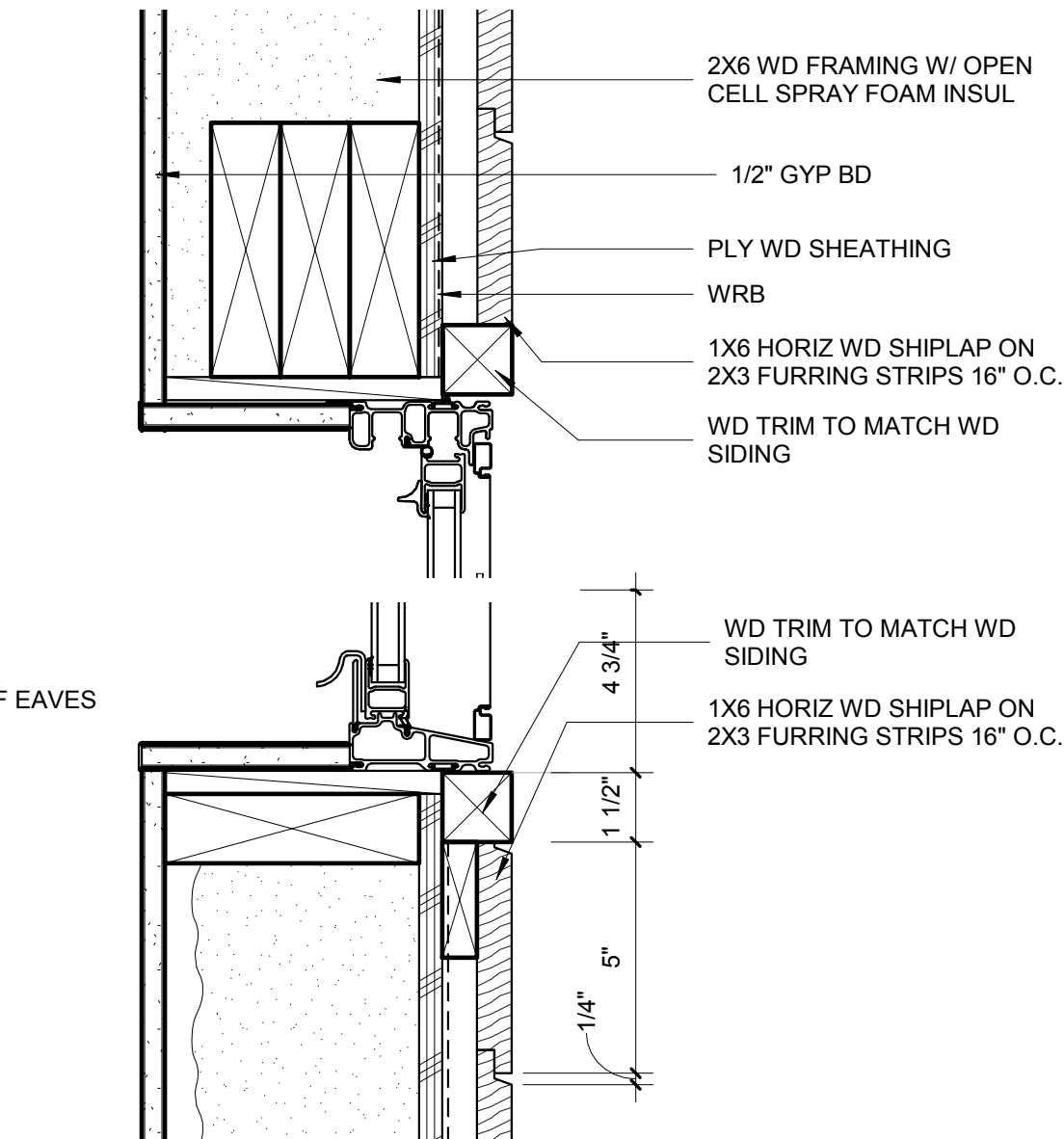
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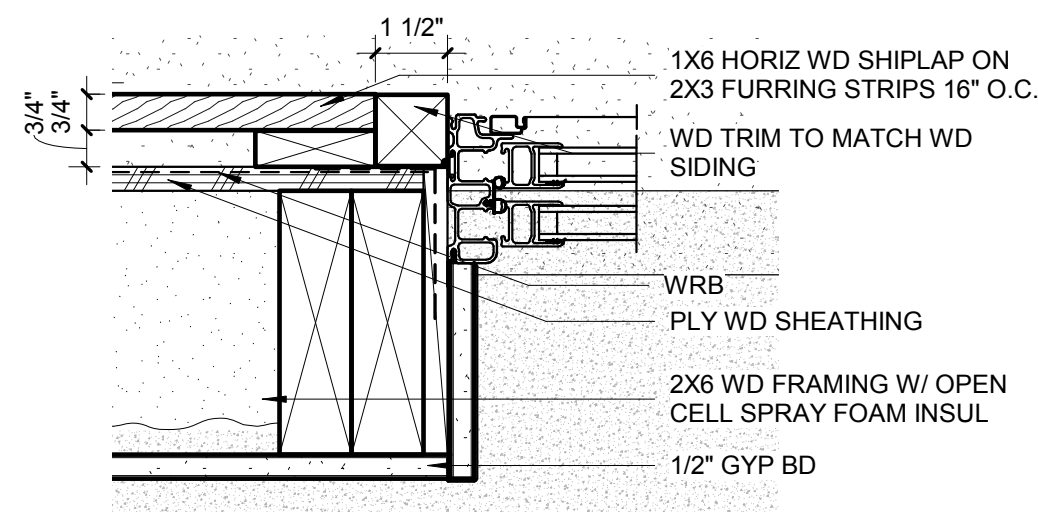
1 TYP WINDOW HEAD & SILL @ VERT SIDING.
SCALE: 3" = 1'-0"



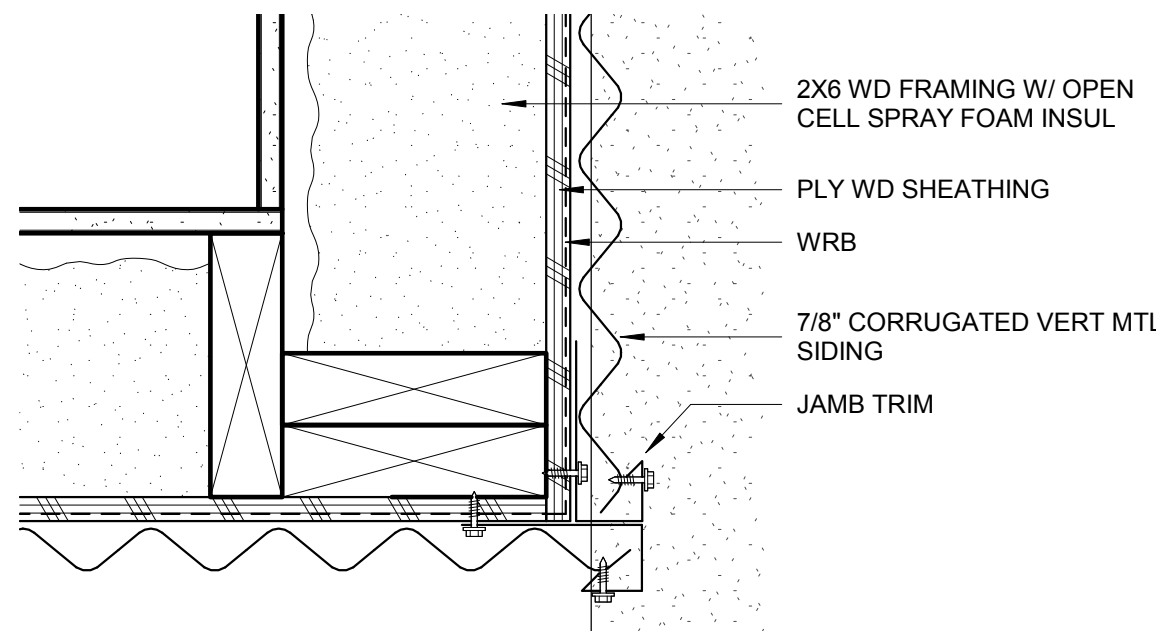
2 TYP WINDOW JAMB @ VERT SIDING.
SCALE: 3" = 1'-0"



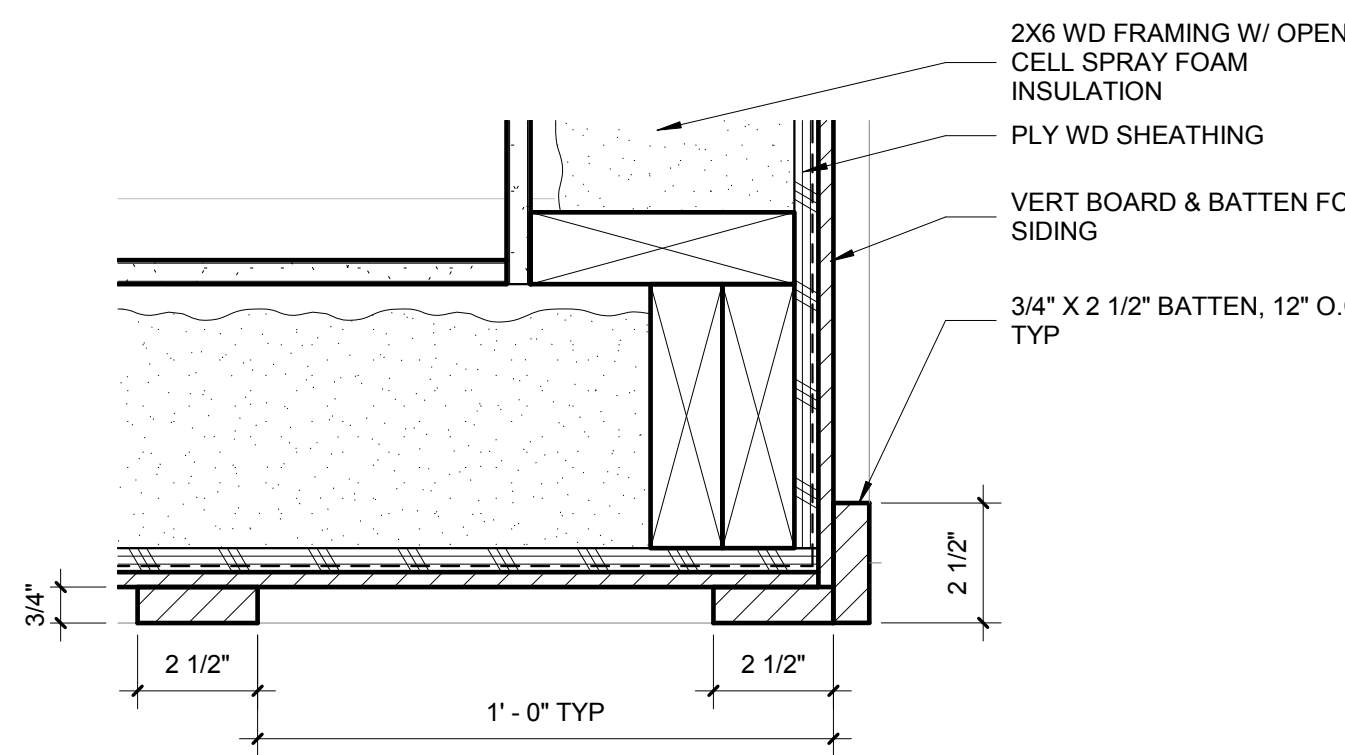
3 TYP WINDOW HEAD & SILL @ WD SIDING
SCALE: 3" = 1'-0"



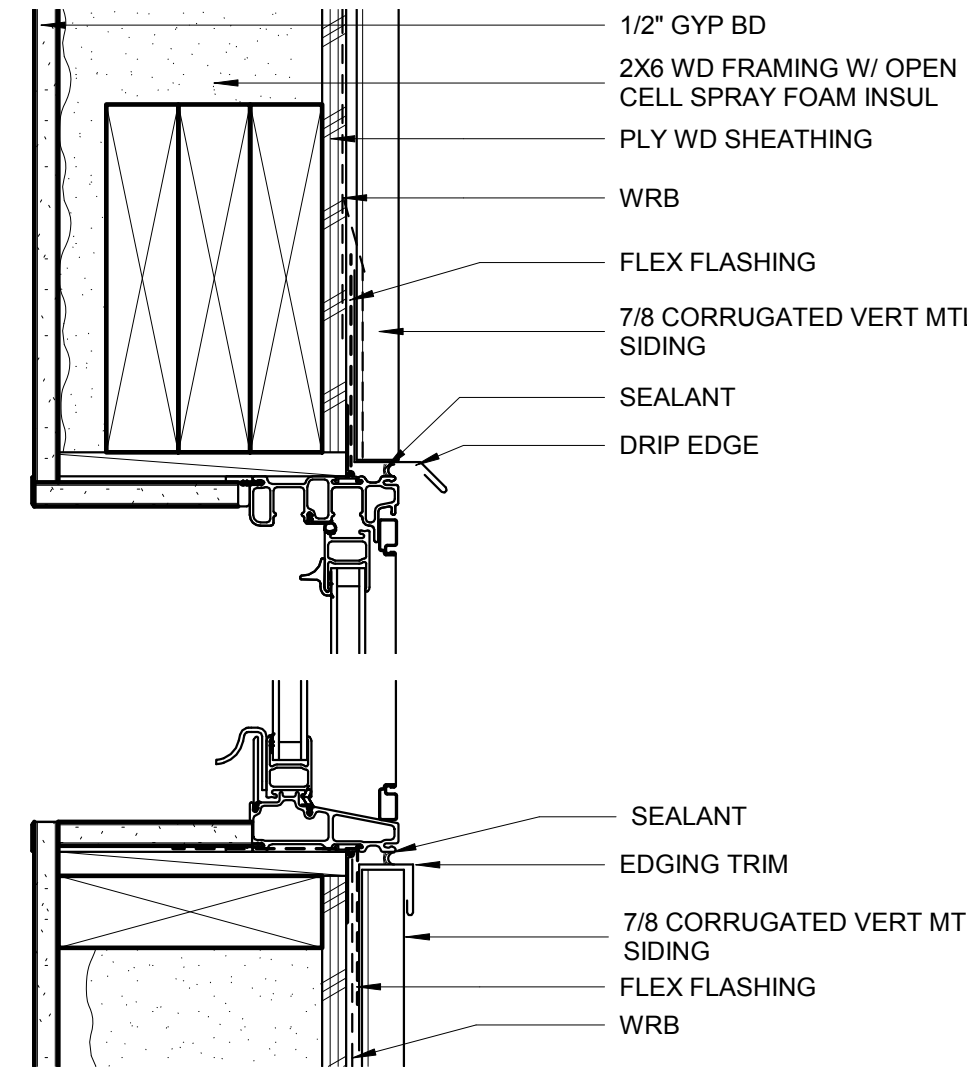
4 TYP WINDOW JAMB @ WD SIDING
SCALE: 3" = 1'-0"



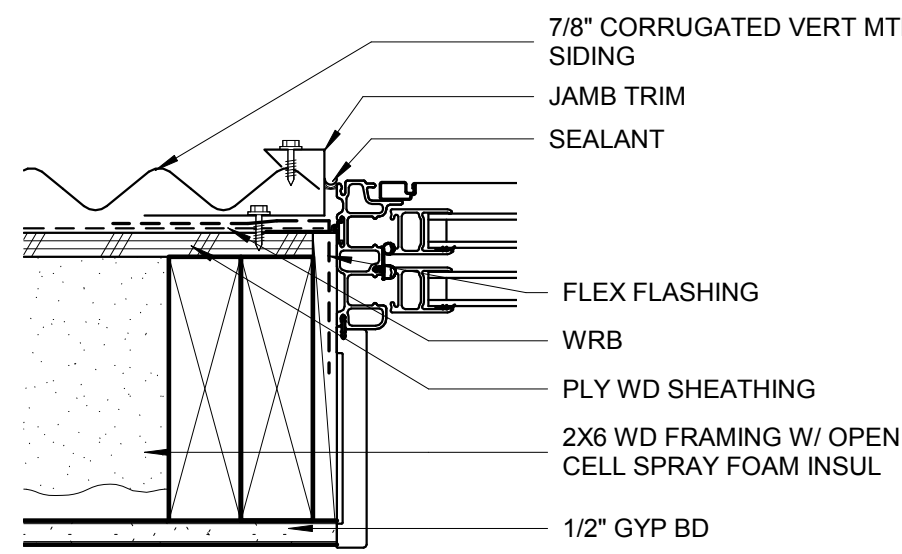
5 PLAN DTL- CORNER @ MTL SIDING
SCALE: 3" = 1'-0"



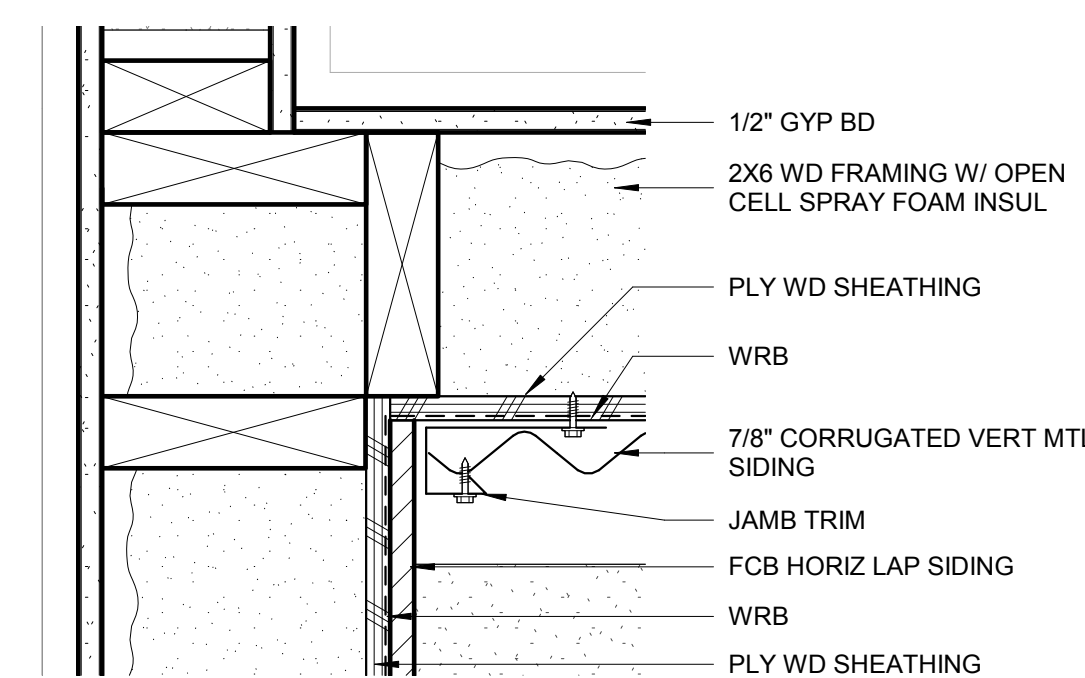
6 PLAN DTL- TYP. CORNER @ VERT SIDING.
SCALE: 3" = 1'-0"



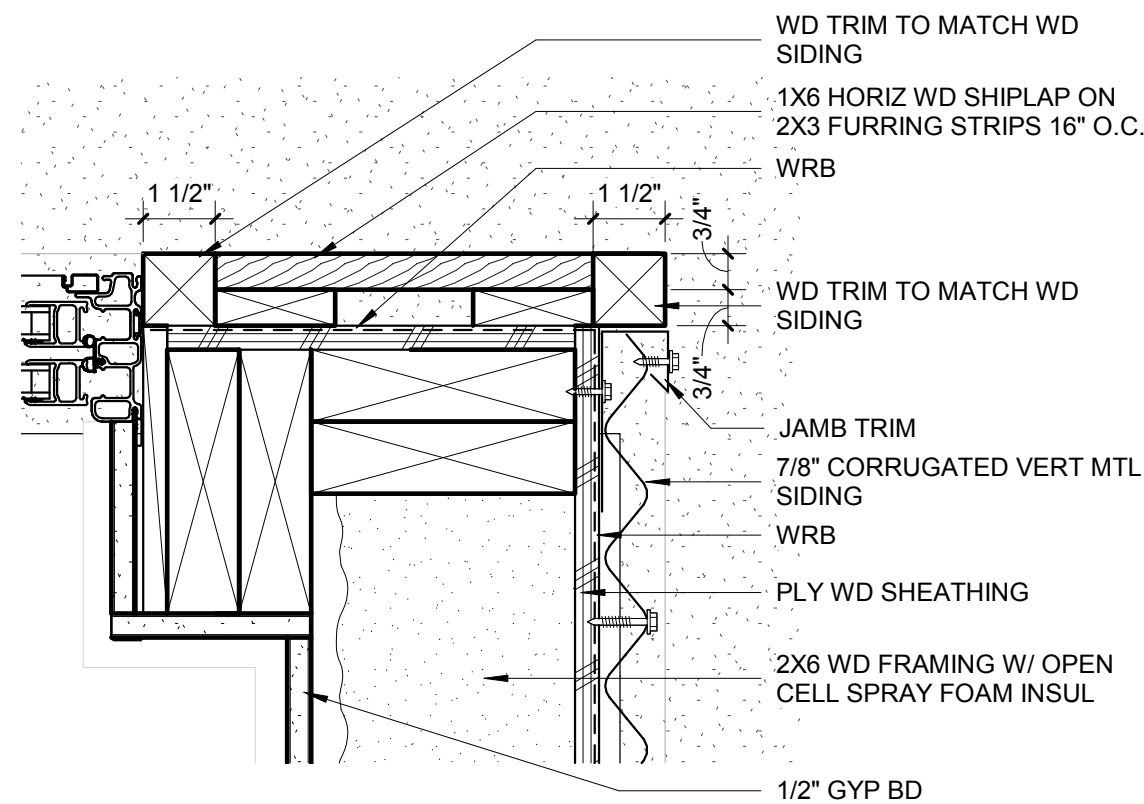
7 TYP WINDOW HEAD & SILL @ MTL SIDING
SCALE: 3" = 1'-0"



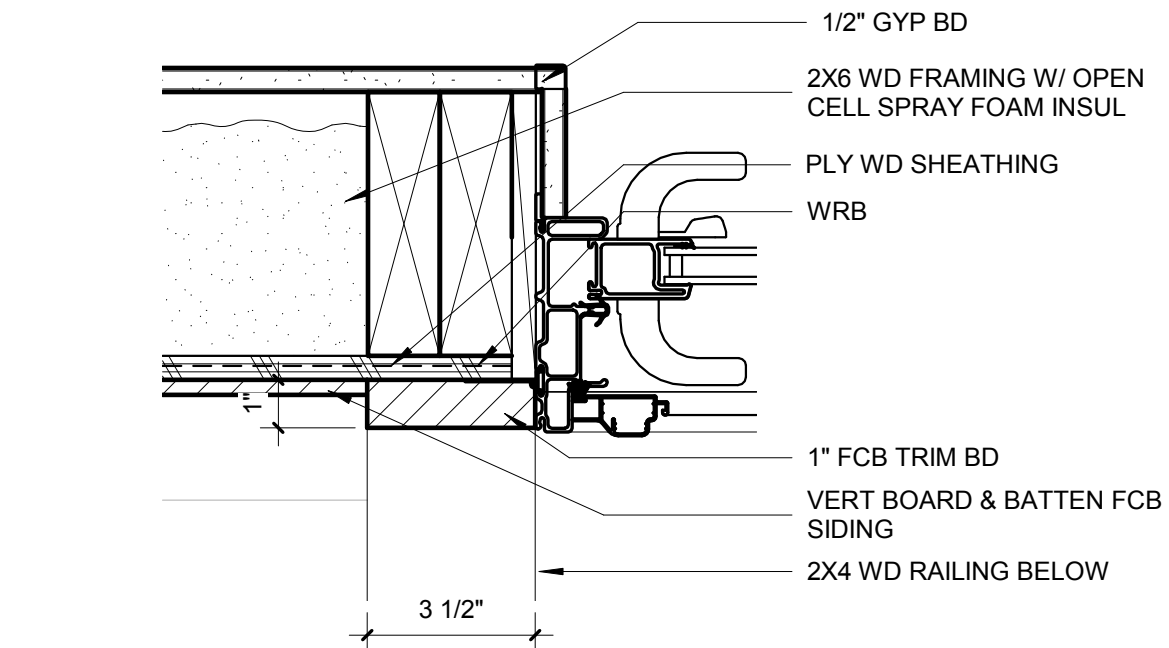
8 TYP WINDOW JAMB @ MTL SIDING
SCALE: 3" = 1'-0"



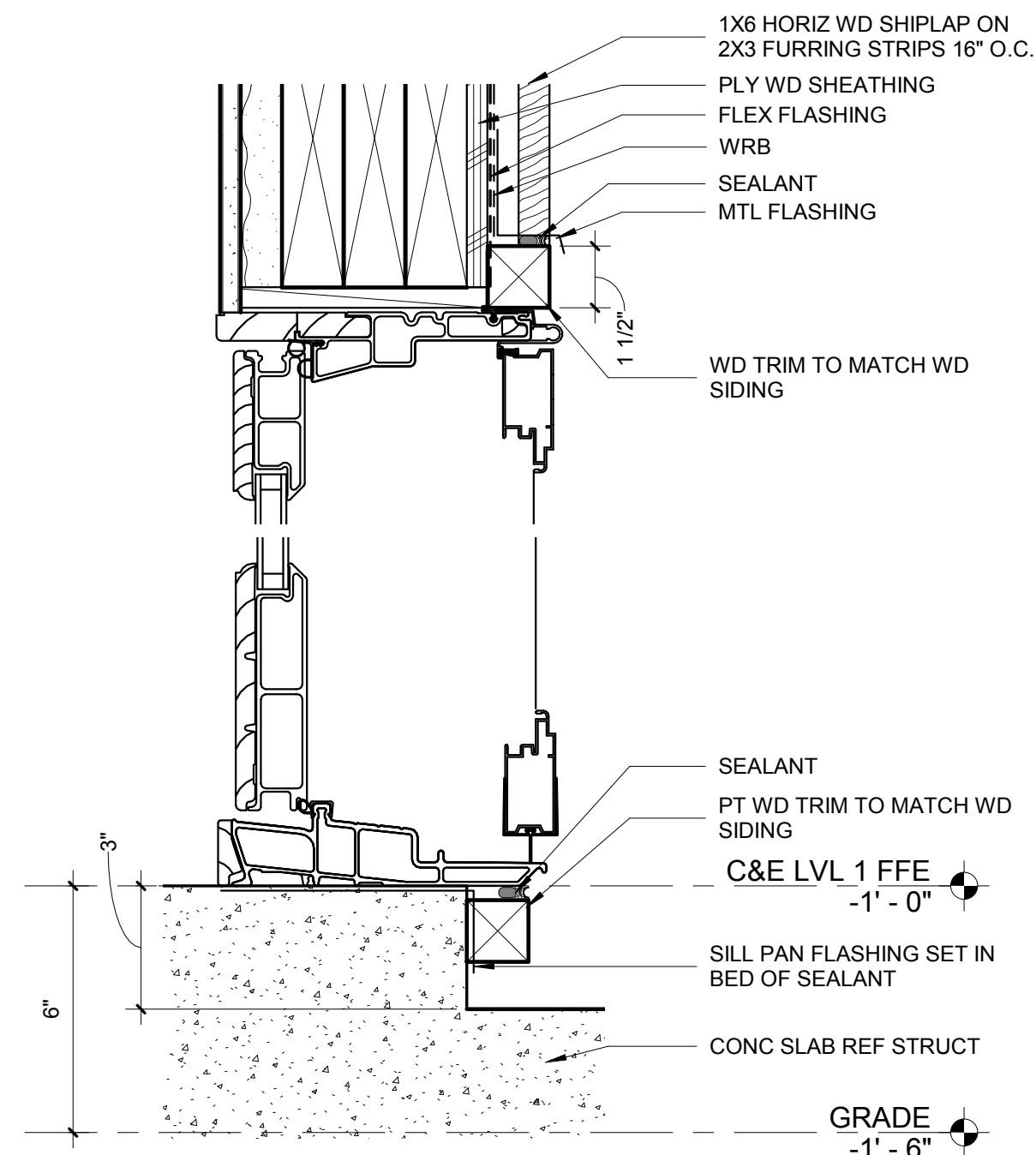
9 PLAN DTL- CORNER @ VERT & MTL SIDING
SCALE: 3" = 1'-0"



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



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



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

814 N OLIVE STREET

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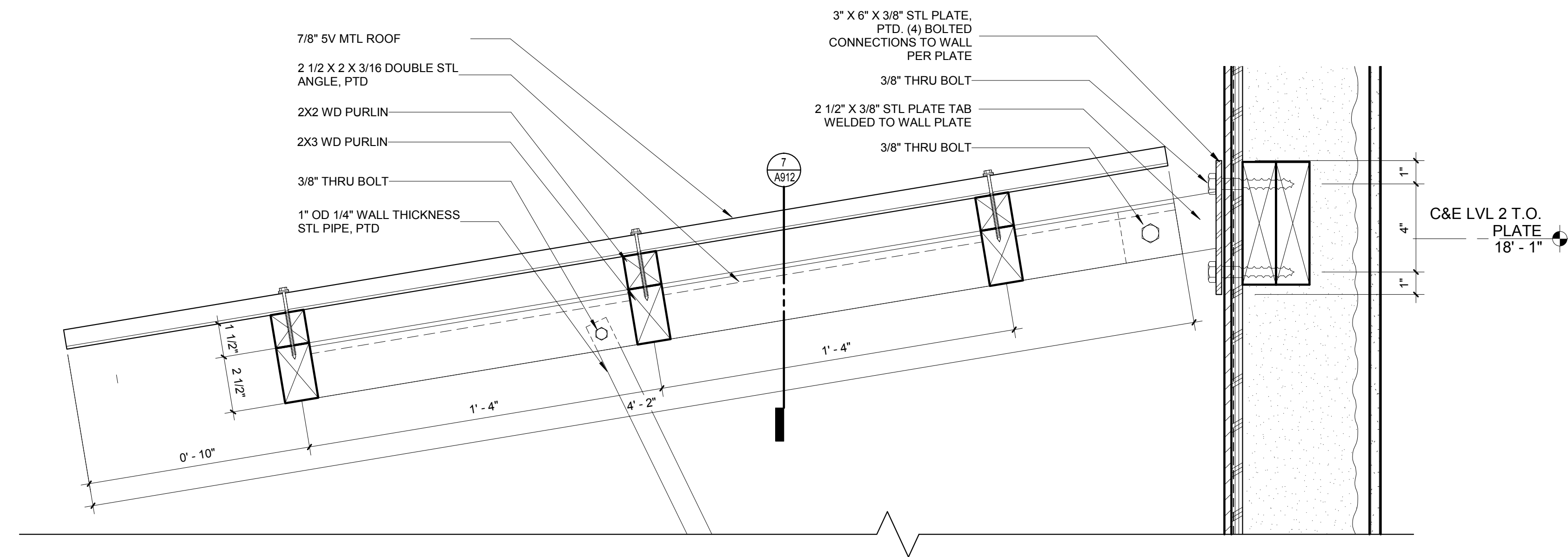
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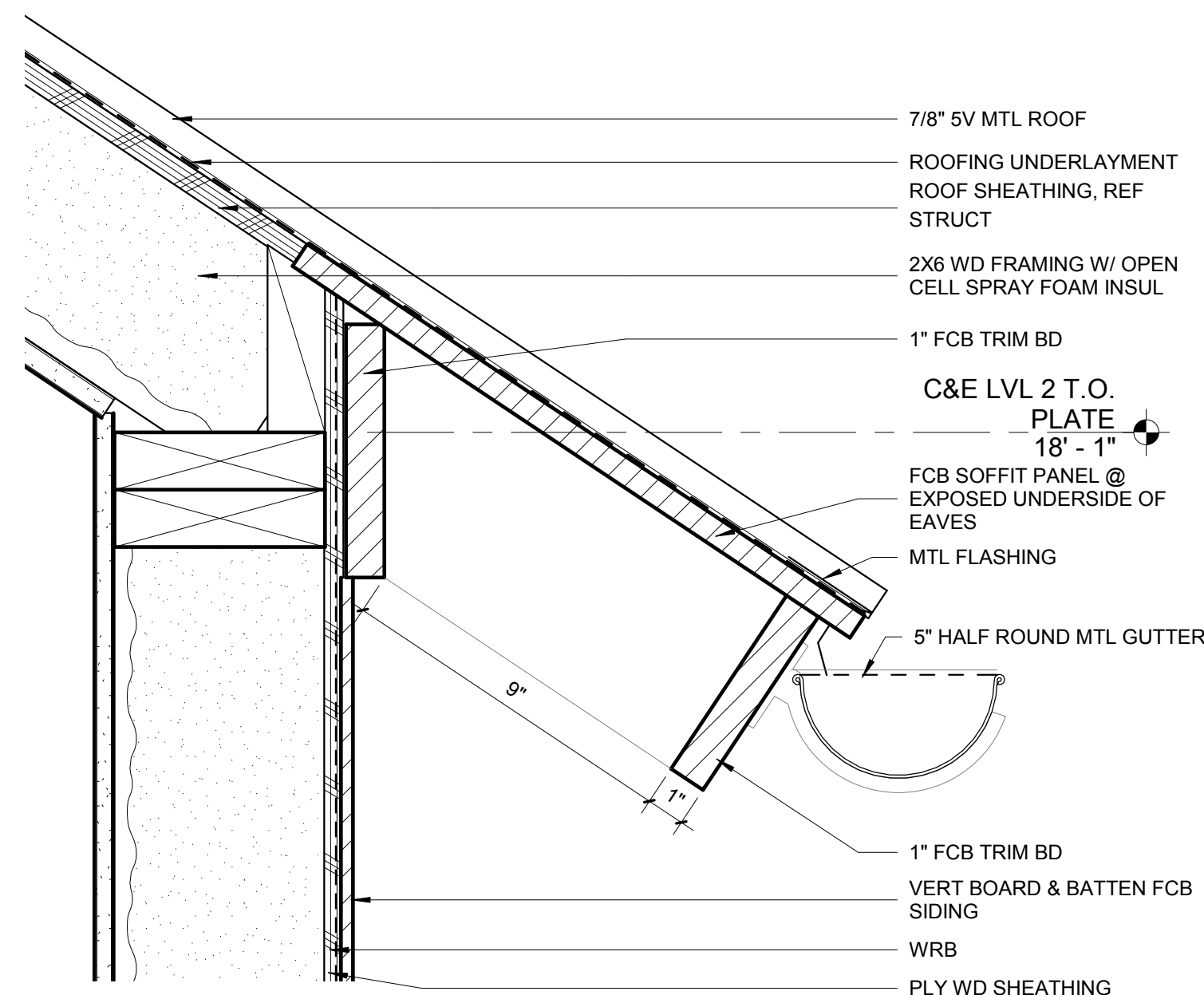
CONSTRUCTION DOCUMENTS

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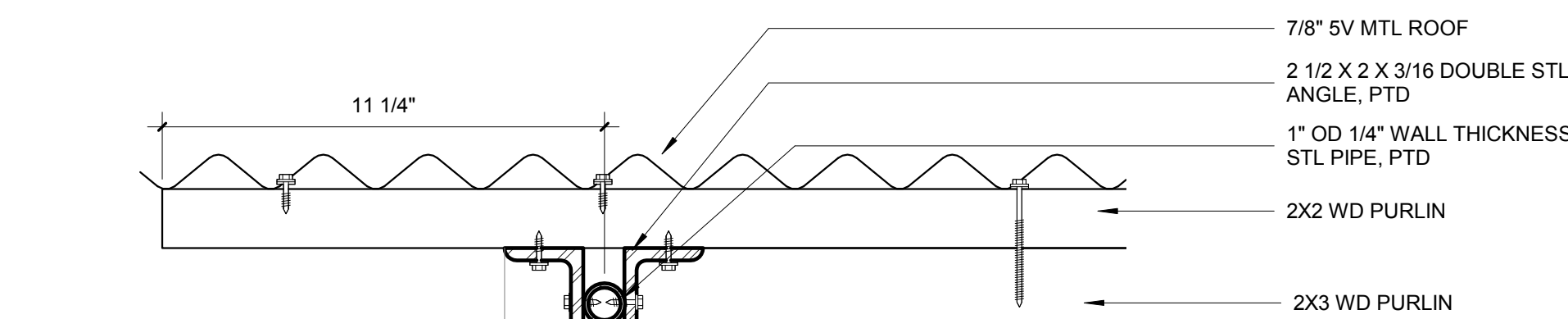
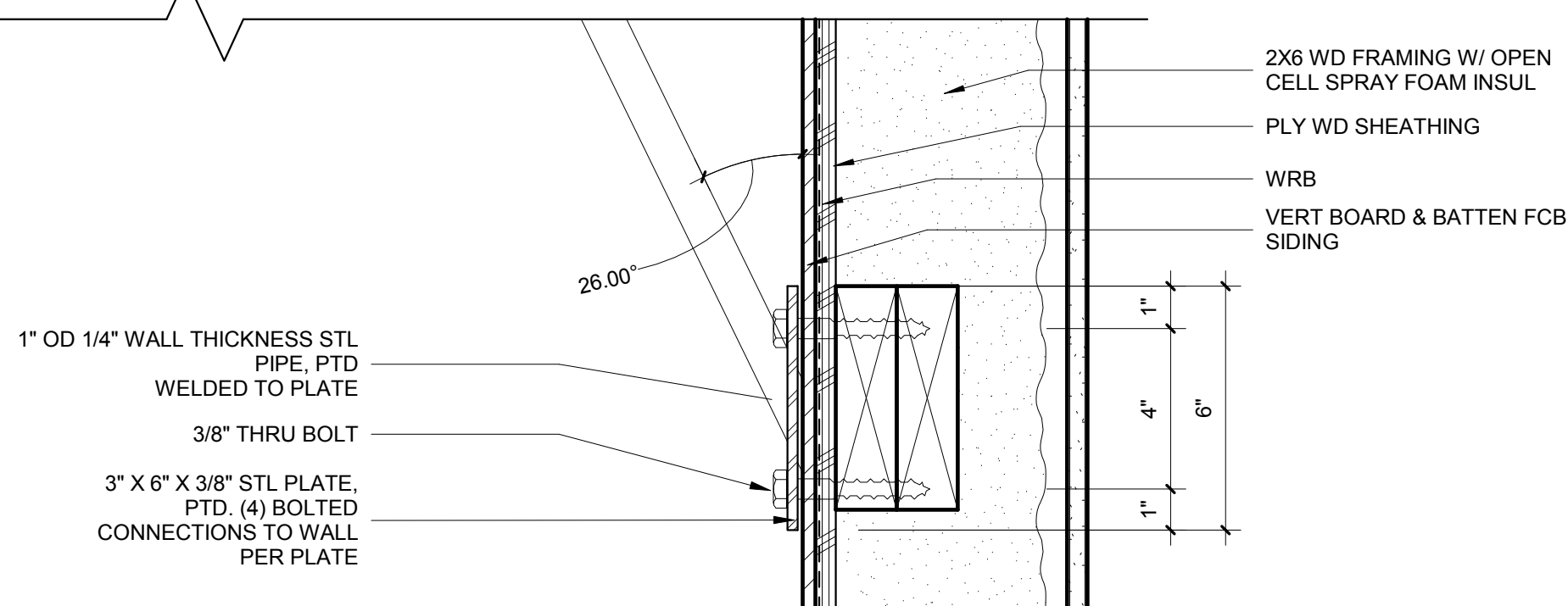
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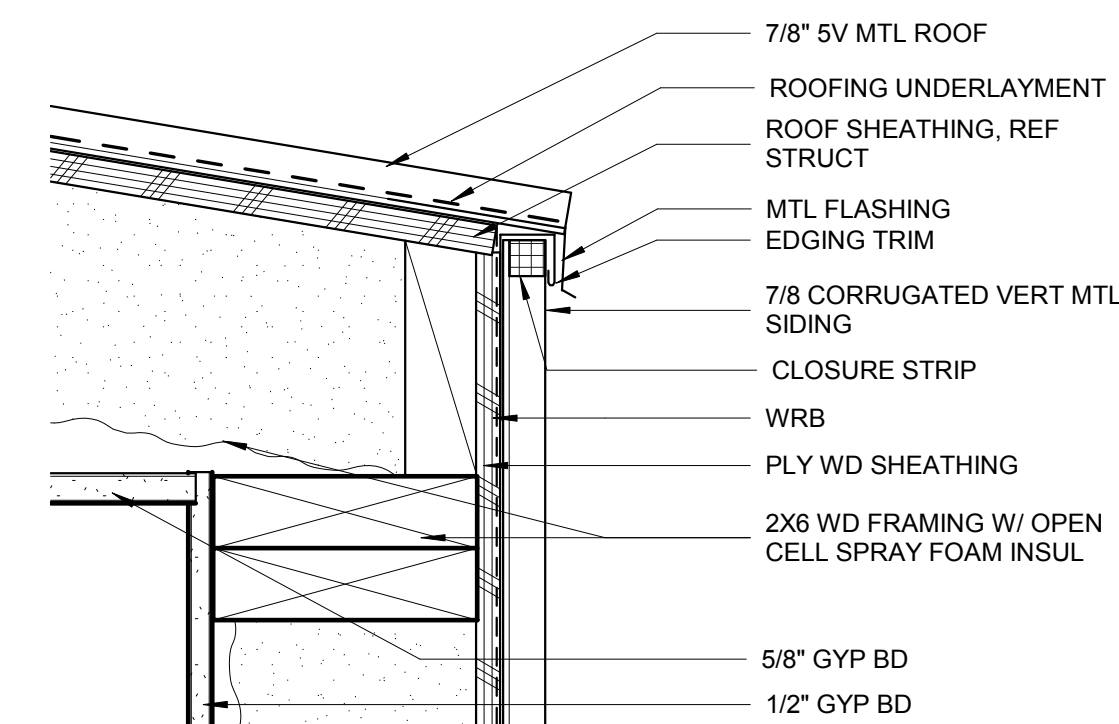
1 SECT DTL - TYP AWNING EAVE
SCALE: 3" = 1'-0"



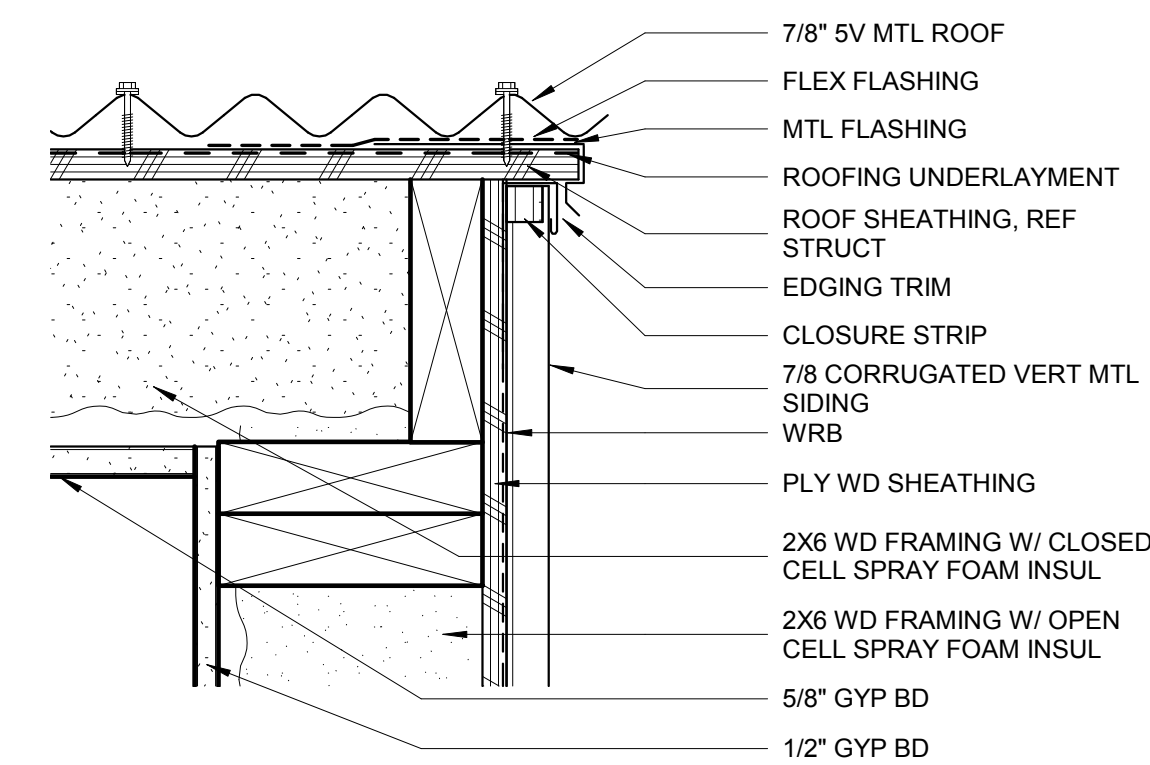
2 SECT DTL- TYP EAVE @ CORRUGATED MTL ROOF
SCALE: 3" = 1'-0"



3 SECT DTL-TYP RIDGE @ CORRUGATED MTL ROOF
SCALE: 3" = 1'-0"

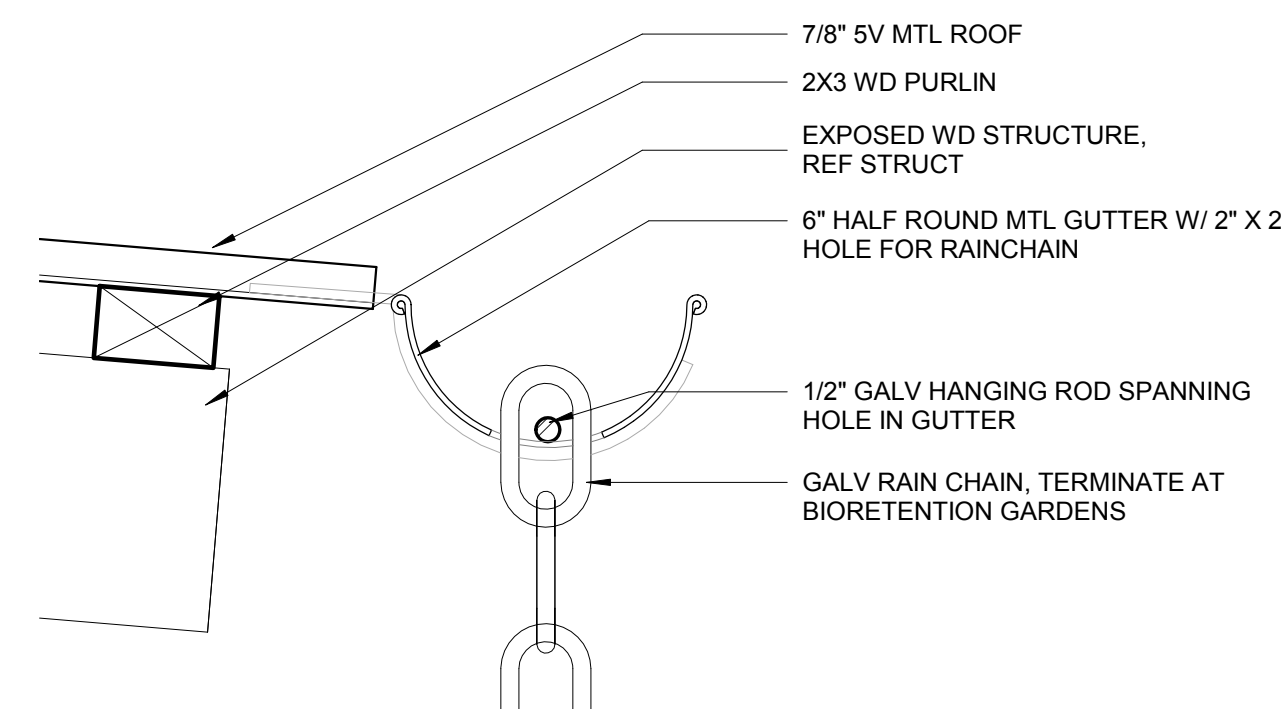


4 SECT DTL- TYP EAVE @ CORRUGATED MTL ROOF & CORRUGATED SIDING
SCALE: 3" = 1'-0"



5 SECT. DTL - TYP RAKE @ CORRUGATED MTL ROOF
SCALE: 3" = 1'-0"

7 SECT DETL- TYP AWNING RAKE
SCALE: 3" = 1'-0"



6 SECT DTL @ RAIN CHAIN
SCALE: 3" = 1'-0"



814 N OLIVE STREET

PROJECT ADDRESS:
N OLIVE STREET
SAN ANTONIO TX 78202

OWNER:
STEPHEN GREEN

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LIGHTING PLAN - BLDG C & E - 814 N OLIVE

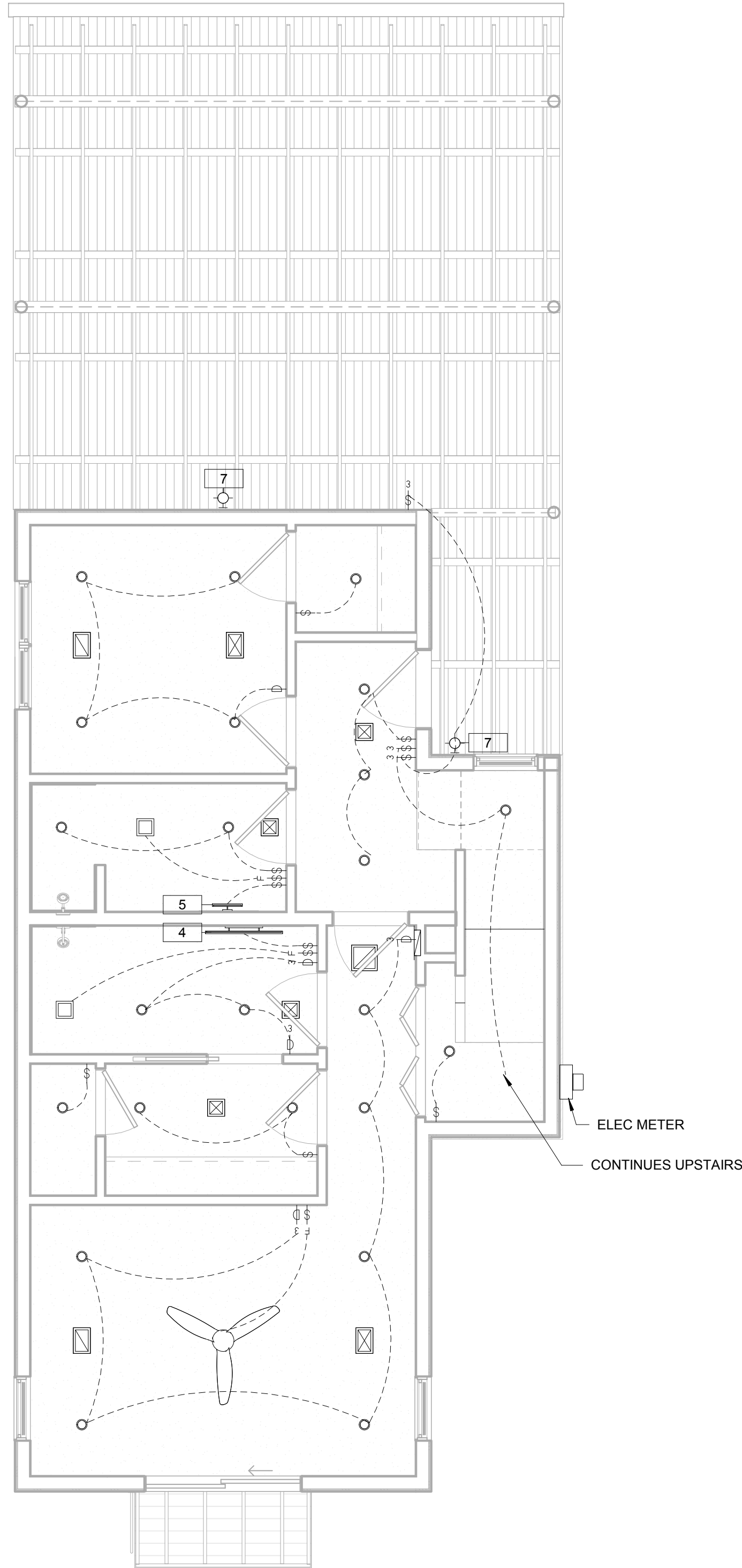
EL202

ELECTRICAL SYMBOLS

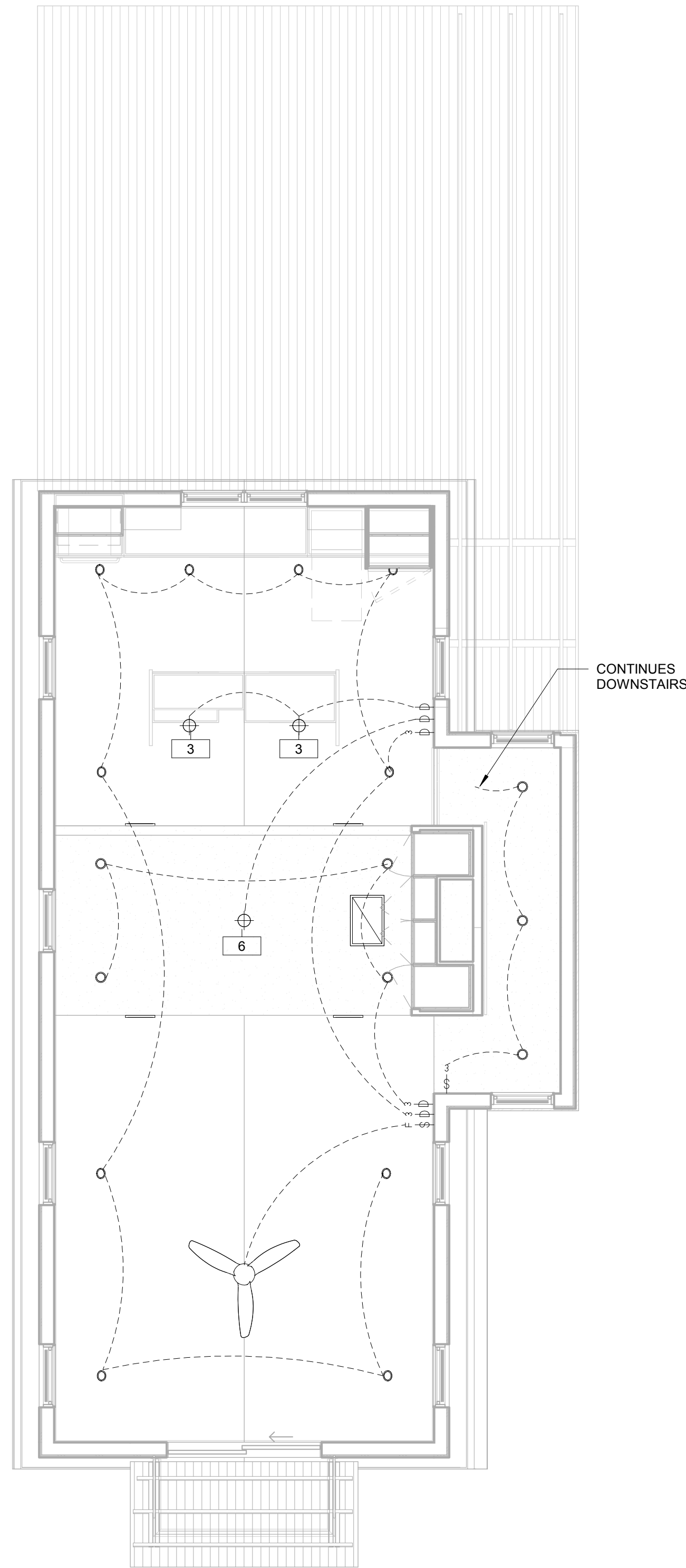
	110 WALL MOUNTED DUPLEX OUTLET
	110 WALL MOUNTED GROUND FAULT INTERRUPTER DUPLEX OUTLET
	110 WALL MOUNTED SWITCHED DUPLEX OUTLET
	110 WALL MOUNTED SIMPLEX OUTLET
	220 WALL MOUNTED OUTLET
	SWITCH
	THERMOSTATIC SWITCH
	FAN SWITCH
	3-WAY SWITCH
	3-WAY SWITCH DIMMER
	DIMMER
	WALL MOUNTED DATA JACK
	WALL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

ELECTRICAL NOTES

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



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



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

814 N OLIVE STREET

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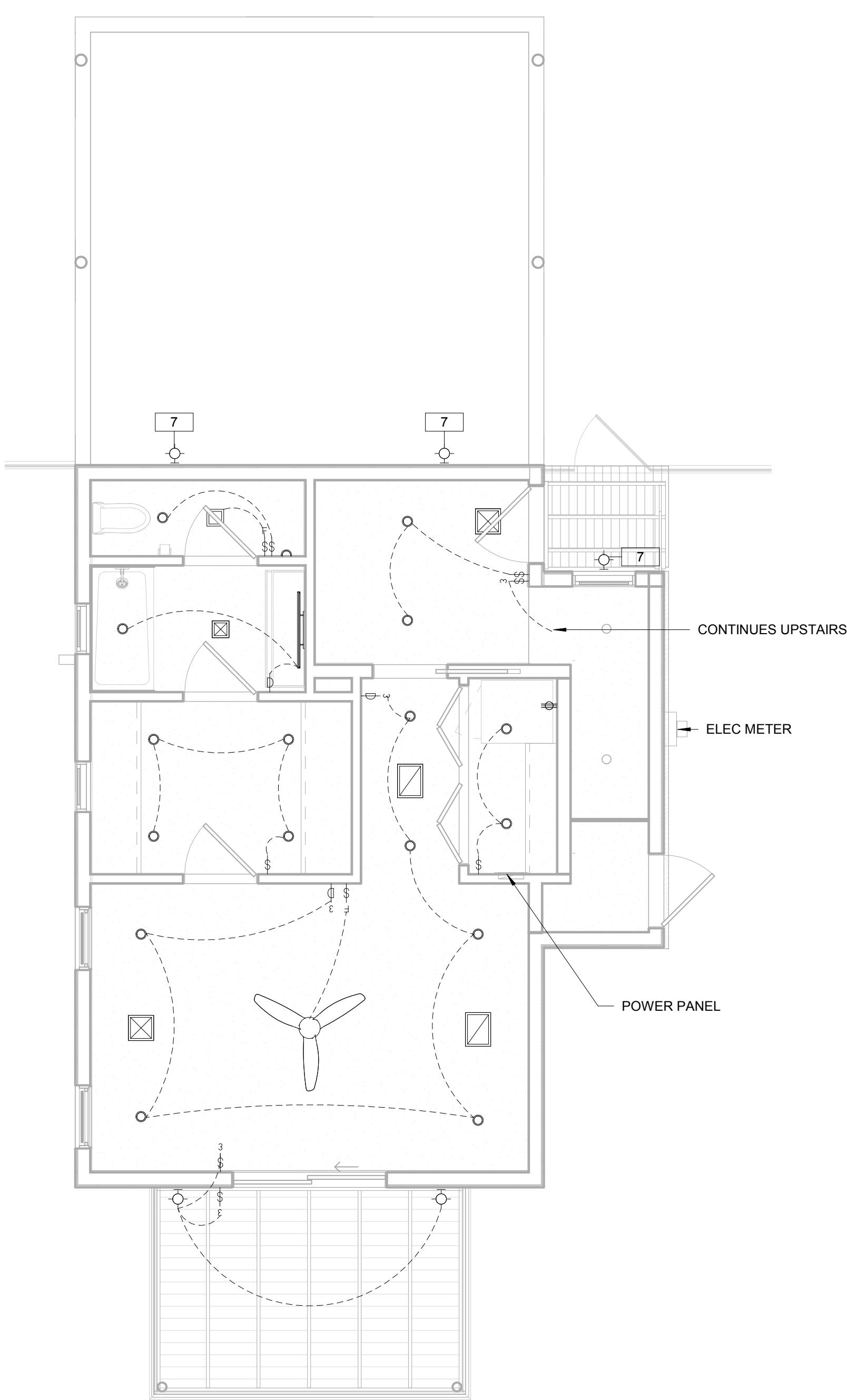
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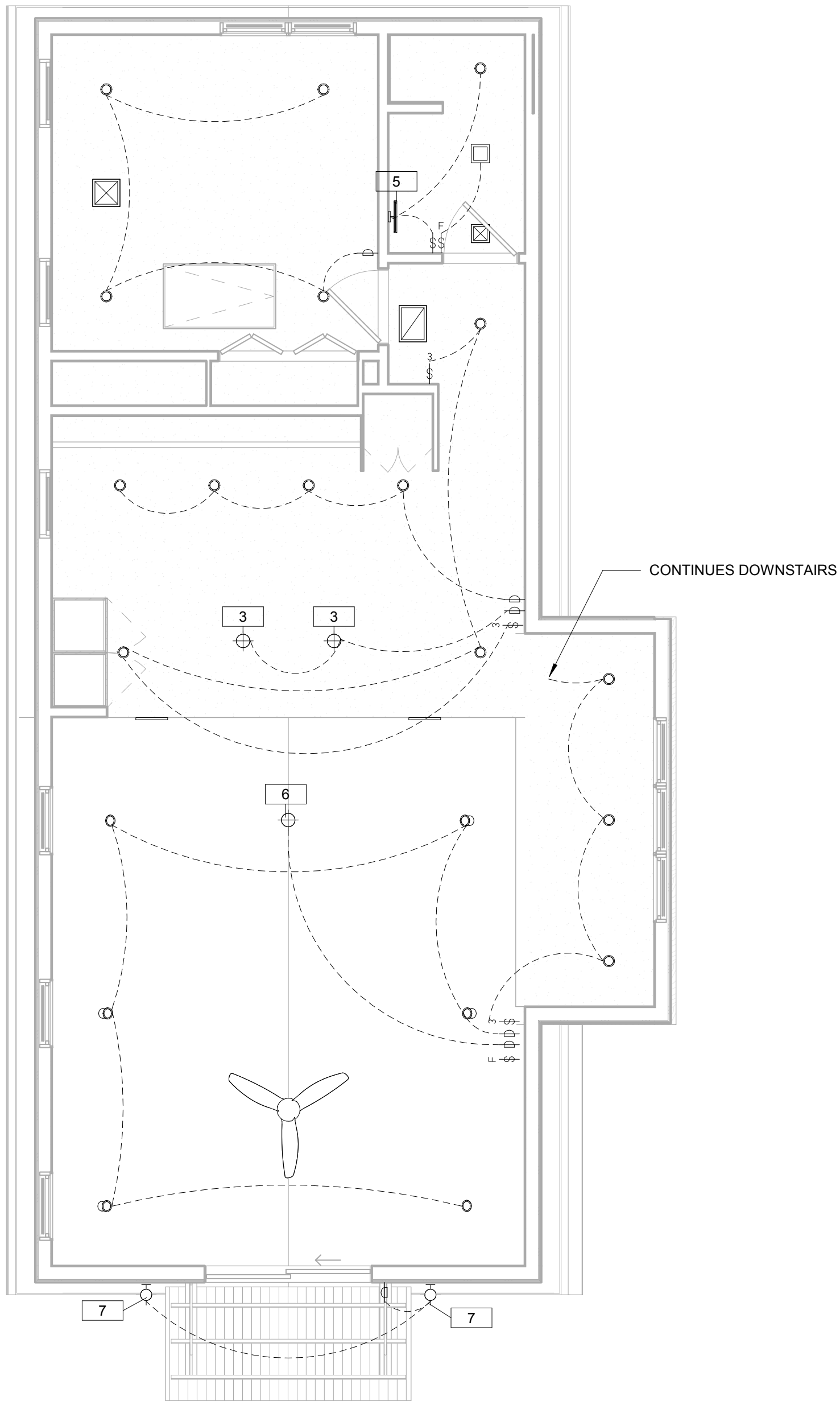
CONSTRUCTION DOCUMENTS

LIGHTING PLAN - BLDG D - 814 N OLIVE

EL203



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



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

ELECTRICAL SYMBOLS

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

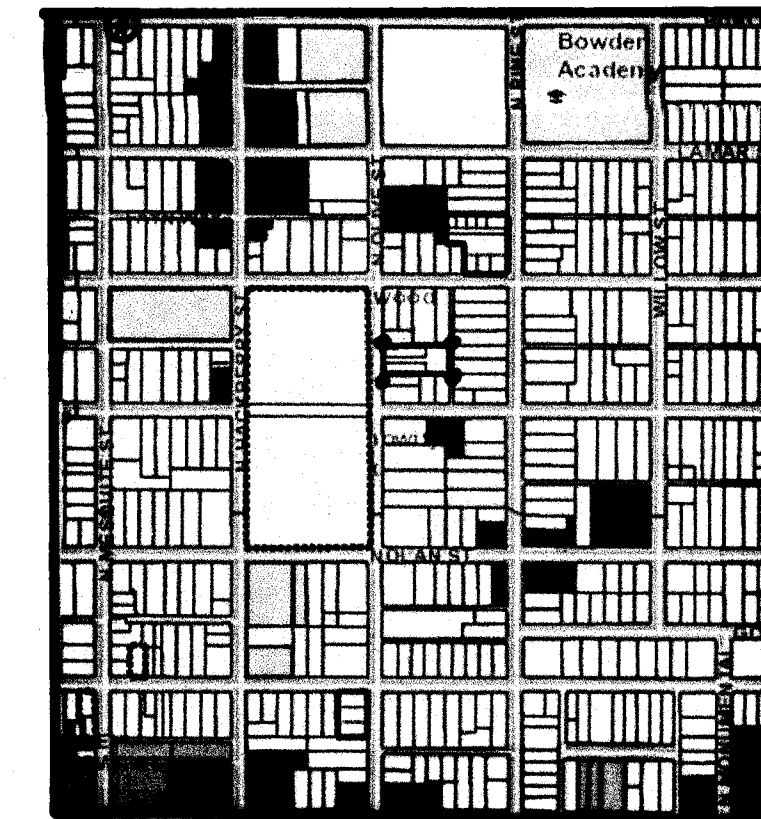
ELECTRICAL NOTES

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

tree no.	tree size & specie	disposition
101	23" Chinaberry	specie not counted
102	20" hackberry	saved
103	15" anagua	saved
104	7" pecan	removed
Total Trees:		42 inches
Removed Trees:		7 inches
Preserved Trees:		35 inches
Percent Preserved:		83.33%

saved	-	tree that will be saved and meets city of San Antonio requirements
optioned	-	tree that the owner may attempt to save; however, it does not meet City of San Antonio Root Protection Zone requirements and is counted as removed. Owner may remove at his option

Total Canopy Provided:	1,750 sq. ft.
Percentage Canopy Provided:	16.19%



Location Map

- [1] A Root Protection Zone (RPZ) will be established around each tree to be preserved to meet Tree Preservation and/or Landscape Ordinances. The RPZ shall be an area defined by a radius extending out from the edge of the trunk/bole of the tree a distance of one (1) linear foot for each inch caliper/diameter as measured at breast height (4.5' above finished grade) of the tree. Example: a 12" caliper/diameter tree will have a 12' radius RPZ.
- [2] No equipment or vehicles within tree protection has been not completed and approved by the city. Tree protection fencing shall be installed, maintained and repaired as necessary throughout construction. Fencing shall be a minimum of 4 feet in height.
- [3] All broken branches and roots 2" diameter or greater for saved trees shall be cut cleanly and all oak species shall be coated and sealed within 30 minutes.
- [4] Exposed roots shall be covered at the end of the work day utilizing soil, mulch or other suitable material.
- [5] No equipment, vehicles or materials shall be operated or stored within the RPZ. No clean-out areas (such as paint or plaster drops) will be allowed over the RPZ or in a location which would allow such materials to migrate into or over the RPZ.
- [6] A minimum of 50% of the RPZ shall remain in essentially a pristine condition; hence, no surface cutting, shaping, etc. will be allowed in said area greater than 1/8 inches in depth.
- [7] Roots or branches in conflict with construction shall be cut-off cleanly in accordance with proper pruning techniques. All oak wounds one-half (1/2) inch or larger shall be painted with an approved pruning sealant within thirty (30) minutes of cutting. Only properly sterilized pruning equipment shall be used on pruning oak trees in order to prevent the spread of oak wilt.
- [8] All wounds to limbs and/or rot systems of oak trees that expose sapwood shall be painted within 30 minutes of cutting exterior surfaces with paint.
- [9] Any tree removal shall be approved by the city arborist, if not otherwise shown as such on an approved Tree Preservation Plan.
- [10] Trees shown to be preserved and which are adversely damaged or lost due to the contractor's negligence during construction shall be mitigated.
- [11] Trees must be maintained in good health throughout the construction process. Maintenance may need to include: watering, foliage rinsing to remove dust or other pollutants, fertilization, and pest control in details.
- [12] No wires, nails or other materials shall be attached to protected trees.
- [13] All onsite staging, storage, project trailers, employee parking, etc. are required to comply with the terms and conditions of the approved tree permit.
- [14] The permit holder shall maintain a copy of the tree permit, the data and support drawings and the conditions of approved imposed by the city arborist, readily available at the site at all times during which work is in progress.
- [15] Protective barriers as required by the approved plan shall be maintained permanently in place until construction is complete.
- [16] A pre-construction conference with city tree inspection staff is required to review procedures for protection and management of all historic, heritage and mitigation trees.

Existing Tree to be Preserved

4' 11.5 gauge, 2 3/8" mesh chain link fabric, or 4' orange plastic safety fence

6' Tee posts, spacing as follows:
 6' for fenced area 10' dia. or less,
 8' for fenced area 10' to 15' dia.,
 10' for fenced area larger than 15' dia.

Ties to be 11 gauge aluminum or better

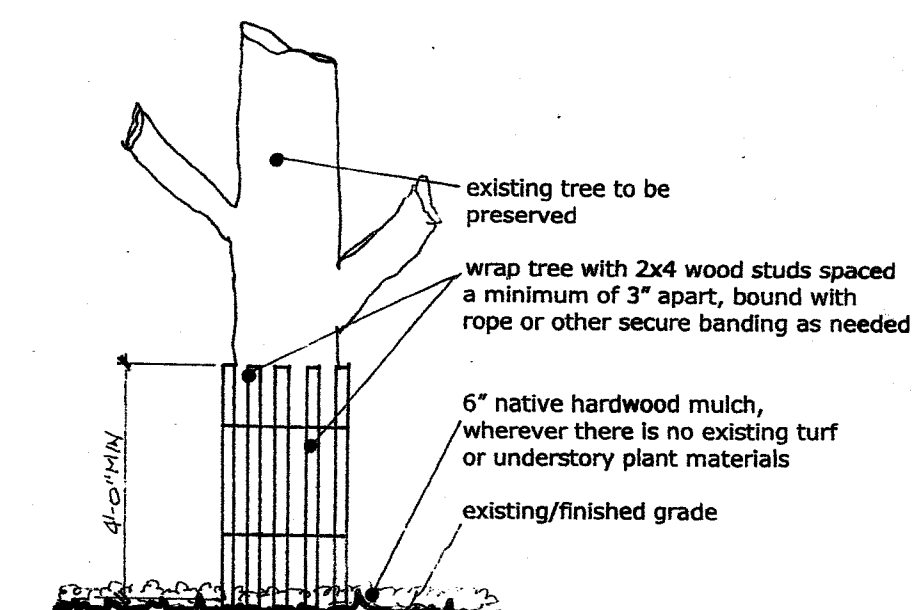
Existing grade to remain undisturbed and no materials or debris to be forced inside fenced area

Diameter of fencing to be set at a minimum of 1/2" radius for each 1" caliper of the tree or as shown on the plans.

SPECIAL NOTE: All trees to be preserved are to be pruned appropriately to remove dead or disfigured wood. Cut all cuts 1/2" or larger with an approved pruning saw!

Tree Preservation
 Not to Scale

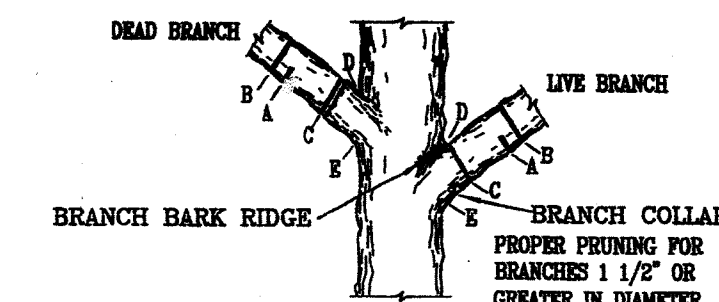
Not to Scale



**(Heavy Construction Areas
Not to Scale)**

Not to Scale

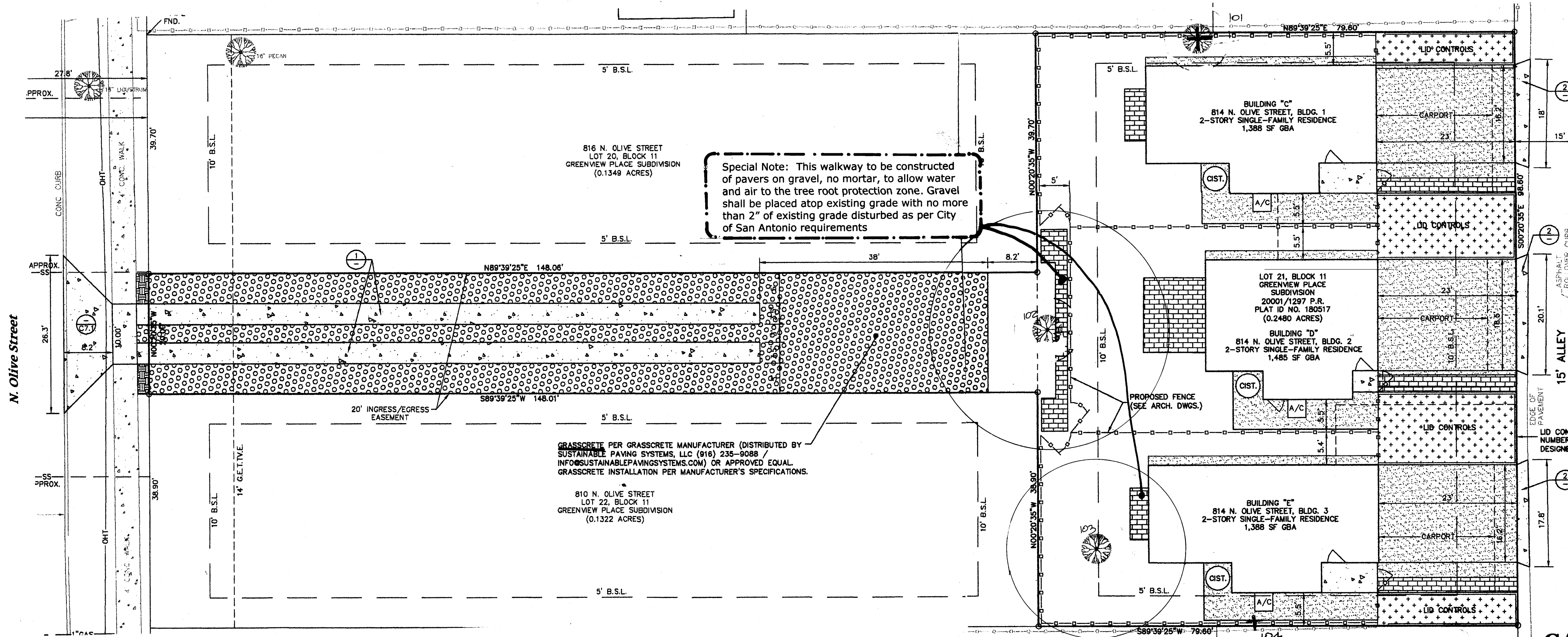
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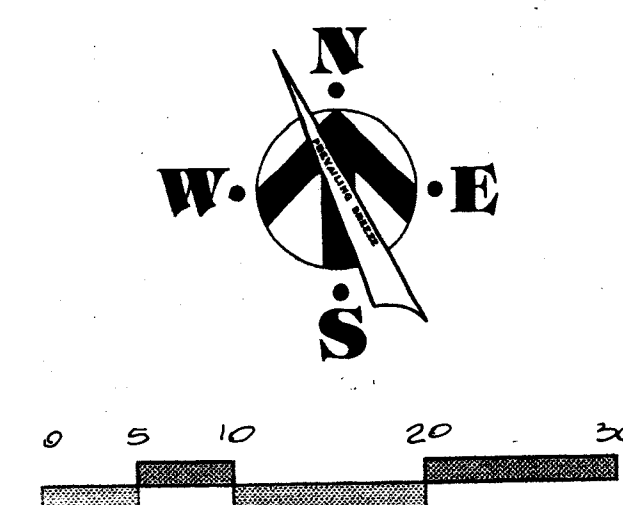
NOTE: DO NOT CUT FROM D to E.

- A. FIRST CUT - TO PREVENT THE BARK FROM BEING
PEELED WHEN THE BRANCH FALLS.
- B. SECOND CUT - TO REDUCE THE WEIGHT OF BRANCH.
- C. FINAL CUT - ALLOW FOR HEALING COLLAR BUT NO STUBS
- D. BRANCH RIDGES - INDENT PROPERLY BRANCH RIDGES
WHICH ARE SITE FOR DECAY.

FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 30 MIN TO PREVENT THE SPREAD OF OAK WILT.



Revised: February 26, 2020
to add one existing Tree #104
7"pecan to charts

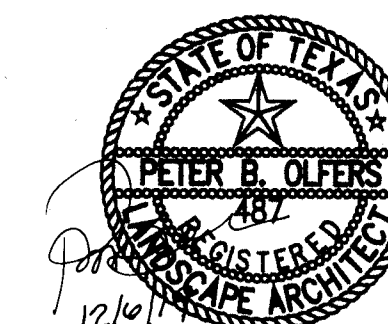


Revised February 6 as follows:

- 1) There are only three existing trees within lot 21. Two of those trees were misidentified, #101 is Chinaberry and not a Mulberry. As such this tree (Chinaberry) species is not counted. The second tree is an Anagua, not an oak tree. Therefore the Tree Preservation Data Chart has been revised to show correct species and percentage saved (100.00%).
- 2) The Canopy Coverage calculations remain the same, 2 existing medium trees are being saved: a hackberry and an anagua. Percentage saved remains the same (16.19%). This project falls within the CRG area and the percentage is still sufficient to meet requirements. At the time the tree residences are constructed, landscape requirements will come into play and additional trees will be planted based upon requirements other than Canopy Coverage.




Call before you dig!
Call 811



CANOPY COVERAGE PLAN TREE PRESERVATION PLAN

Peter B. Olfers and Associates
Landscape Architecture ■ Research ■ Planning
974 Dusty Lane
Pipe Creek, Texas 78229
phone (210) 378-9915
email: ornchpete@hotmail.com



**PETER OLFERS
& ASSOCIATES, INC.**

19-029
12/6/19

L1