

HISTORIC AND DESIGN REVIEW COMMISSION

September 15, 2021

HDRC CASE NO: 2021-360
ADDRESS: 615 E EVERGREEN
LEGAL DESCRIPTION: NCB 399 BLK 27 LOT 11
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: TX3 PROPERTIES LLC
OWNER: TX3 PROPERTIES LLC
TYPE OF WORK: Demolition of garage with new construction
APPLICATION RECEIVED: July 19, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Demolish the existing rear accessory structure.
2. Construct a new 1-story, 308-square-foot rear accessory structure with an attached carport.
3. Reduce the length of the front porch.
4. Construct a 1-story, 323-square-foot rear addition.
5. Install a rear covered patio.
6. Remove and enclose 4 existing windows.
7. Replace 22 existing wood windows with new aluminum-clad wood windows.
8. Replace the existing composition shingle roof with a metal roof.
9. Modify the existing footprint of the driveway and retaining wall.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-614. - Demolition.

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a) Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(1) Historic Landmark. No certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance as provided in subsection (c) in order to receive a historic and design review commission recommendation for a certificate for demolition.

(2) Entire Historic District. If the applicant wishes to demolish an entire designated historic district, the applicant must provide sufficient evidence to support a finding by the commission of economic hardship on the applicant if the application for a certificate is to be approved.

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c) in order to receive a certificate for demolition of the property.

(b) Unreasonable Economic Hardship.

- (1) Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).
- (2) Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e., the current economic climate). When a claim of unreasonable economic hardship is made, the owner must provide sufficient evidence to support a finding by the commission that:
- A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;
- B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and
- C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.
- (3) Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.
- As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

- i. The past and current use of the structures and property;
- ii. The name and legal status (e.g., partnership, corporation) of the owners;
- iii. The original purchase price of the structures and property;
- iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;
- v. The amount of real estate taxes on the structures and property for the previous two (2) years;
- vi. The date of purchase or other acquisition of the structures and property;
- vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
- viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
- ix. Any listing of the structures and property for sale or rent, price asked and offers received;
- x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
- xi. Any replacement construction plans for proposed improvements on the site;
- xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, an irrevocable trust for completion of improvements, or a letter of commitment from a financial institution; and
- xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
- xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

- i. Annual gross income from the structure and property for the previous two (2) years;
- ii. Itemized operating and maintenance expenses for the previous two (2) years; and
- iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

D. Construction cost estimates for rehabilitation, restoration, or repair, which shall be broken out by design discipline and construction trade, and shall provide approximate quantities and prices for labor and materials. OHP shall review such estimates for completeness and accuracy, and shall retain outside consultants as needed to provide expert analysis to the HDRC.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

(c) Loss of Significance.

When an applicant fails to prove unreasonable economic hardship the applicant may provide to the historic and design review commission additional information which may show a loss of significance in regards to the subject of the application in order to receive historic and design review commission recommendation of approval of the demolition. If, based on the evidence presented, the historic and design review commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has provided sufficient evidence to support a finding by the commission that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the historic and design review commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.

The historic and design review commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

For property located within a historic district, the historic and design review commission shall be guided in its decision by balancing the contribution of the property to the character of the historic district with the special merit of the proposed replacement project.

(d) Documentation and Strategy.

(1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints or provide a set of digital photographs in RGB color to the historic preservation officer. Digital photographs must have a minimum dimension of 3000 x 2000 pixels and resolution of 300 dpi.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

10,001—25,000 square feet = \$10,000.00

25,001—50,000 square feet = \$20,000.00

Over 50,000 square feet = \$30,000.00

NOTE: Refer to City Code Chapter 10, Subsection 10-119(o) regarding issuance of a permit.

(f) The historic preservation officer may approve applications for demolition permits for non-contributing minor outbuildings within a historic district such as carports, detached garages, sheds, and greenhouses determined by the historic preservation officer to not possess historical or architectural significance either as a stand-alone building or structure, or as part of a complex of buildings or structures on the site.

(Ord. No. 98697 § 6) (Ord. No. 2010-06-24-0616, § 2, 6-24-10) (Ord. No. 2014-04-10-0229, § 4, 4-10-14)(Ord. No. 2015-10-29-0921 , § 2, 10-29-15)(Ord. No. 2015-12-17-1077 , § 2, 12-17-15)

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and

detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.

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

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

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

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced.

Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish.

Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.

ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.

iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.

ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.

iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.

ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.

iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

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

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

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

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

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

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

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

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

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

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

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

viii. *Security bars*—Install security bars only on the interior of windows and doors.

ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- 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: Original trim details and sills should be retained or repaired in kind. If approved, new 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: Replacement 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: Replacement 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: Replacement 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.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

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.

6. 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.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

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

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

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

2. Building Massing and Form

A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

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

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the

street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

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

3. Materials and Textures

A. NEW MATERIALS

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

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

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

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

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

B. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

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

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

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

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

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

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

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

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

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

B. SETBACKS AND ORIENTATION

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

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

B. SCREENING

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

7. Designing for Energy Efficiency

A. BUILDING DESIGN

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

B. SITE DESIGN

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

C. SOLAR COLLECTORS

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

Standard Specifications for Windows in Additions and New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.

- DEPTH: There should be a minimum of 2” in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer’s color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The primary structure located at 615 E Evergreen is a 1-story, single-family residence constructed circa 1920 in the Craftsman style. The structure features a standing seam metal hip roof with front gables and widely overhanging eaves, a deep-set front and side porch on square wood columns, one-over-one wood windows, and wood cladding. The property first appears on the Sanborn Map in 1951. The property is contributing to the Tobin Hill Historic District.
- b. DRC SITE VISIT – The request was referred to a Design Review Committee (DRC) site visit at the HDRC hearing on August 18, 2021, to review the requests for front porch modification, driveway modifications, and window replacement. A DRC site visit was conducted on September 7, 2021. The property lines and existing driveway conditions were discussed and staff and the Commissioners examined the window conditions of the existing windows from the interior of the primary structure.
- c. DEMOLITION OF REAR ACCESSORY STRUCTURE – The applicant is requesting approval for the demolition of the rear accessory structure only. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
- d. CONTRIBUTING STATUS – The structure is a 1-story structure likely constructed after 1951. A rear accessory structure appears on the 1951 Sanborn Map in a similar location with a smaller footprint. On August 11, 2021, staff conducted a site visit to evaluate the condition of the rear accessory structure. While most of the original materials exist and the original footprint is intact, the structure shows signs of severe deterioration. The vertical elements have experienced significant deterioration and the support elements are water damaged and show evidence of rot. The structure is sinking into the surrounding earth and the interior shows evidence of significant structural damage. While staff finds that the structure has significantly deteriorated, the structure is contributing to the district.
- e. UNREASONABLE ECONOMIC HARDSHIP – In accordance with UDC Section 35-616, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the Historic and Design Review Commission additional information regarding loss of significance. In order to unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. In the submitted application, the applicant has provided a cost estimate of \$36,250 for the rehabilitation of the structure from a contractor. The applicant has additionally provided a cost estimate of \$21,900 for the construction of a new rear accessory structure. The estimate does not include an estimate for the demolition cost. The applicant has indicated that in its current condition, the existing rear accessory structure is not structurally sound and cannot be reasonably adapted for use. Staff finds that evidence for UDC Section 35-614(b) has been met based on the documentation provided.
- f. LOSS OF SIGNIFICANCE – In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose historic, cultural, architectural or archaeological significance,

qualities or features which qualified the structure or property for such designation. The 1-story rear accessory structure features wood construction with a front gable corrugated metal roof and a front opening with a sliding barn door. The structure does not currently feature additional openings. Staff finds that a loss of significance may have occurred due to the modifications and substantial deterioration of original materials.

- g. **REPLACEMENT PLANS** – The applicant is requesting to replace the existing rear accessory structure with a 1-story 308-square-foot rear accessory structure with an attached carport. While the existing rear accessory structure is contributing to the district and is representative of historical development patterns within the historic district, due to the condition of the existing structure, staff finds the proposal appropriate.
- h. **NEW REAR ACCESSORY STRUCTURE: SETBACKS & ORIENTATION** – The applicant has proposed to construct a new 1-story, 308-square-foot rear accessory structure with an attached carport. According to the Guidelines for New Construction, the orientation of new construction should be consistent with the historic example found on the block. The applicant has proposed to orient the structure on the lot to generally reflect that of the historic structure currently on the site. The applicant has proposed a 5-foot side setback and a 20-foot rear setback. The applicant is required to comply with the Unified Development Code.
- i. **NEW REAR ACCESSORY STRUCTURE: SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The existing rear accessory structure is 1-story in height. The applicant has proposed a 1-story structure at 12'-8" in height with an attached 280-square-foot carport. The overall configuration of the building in terms of its footprint, roof form, and architectural details is consistent with the development pattern of the district.
- j. **NEW REAR ACCESSORY STRUCTURE: FOOTPRINT** – The applicant has proposed a footprint of approximately 308 square feet with an attached 280-square-foot carport. According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. At this time, the applicant has not provided total lot coverage for the property with the proposed modifications. Staff finds that the applicant should submit total lot coverage to staff. The total building footprint should not exceed 50 percent of the total lot area.
- k. **NEW REAR ACCESSORY STRUCTURE: ROOF FORM** – The applicant has proposed a front gable roof form. The roof form on the existing rear accessory structure is front gable, staff finds the form consistent with the Guidelines.
- l. **NEW REAR ACCESSORY STRUCTURE: WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed to install a single-car garage door on the front façade of the proposed rear accessory structure. The applicant has not proposed to install any windows on the structure. The applicant has not submitted material specifications for the proposed garage door. Staff finds that the applicant should submit material specifications to staff for review and approval. A wood garage door would be most appropriate.
- m. **NEW REAR ACCESSORY STRUCTURE: MATERIALS** – The applicant has proposed to install composition shingle roofing, wood siding, and wood carport columns to match the primary structure. Staff finds that the material proposal is consistent with the Guidelines.
- n. **NEW REAR ACCESSORY STRUCTURE: ARCHITECTURAL DETAILS** – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. The proposed architectural details are appropriate for the Tobin Hill Historic District.
- o. **FRONT PORCH MODIFICATIONS** – The applicant has proposed to modify the existing front porch by reducing the width to the east by 2'-6". The reduction of the front porch width will accommodate the width of the driveway. Guideline 7.A.i for Exterior Maintenance and Alterations states that porches should be preserved. Staff finds the proposal inconsistent with the Guidelines.
- p. **ADDITION: MASSING AND FOOTPRINT** – The applicant has proposed to construct a 1-story, 323-square foot rear addition. The proposed addition will remain within the footprint of the existing structure and will not be visible from the public right-of-way. Guideline 1.A.i for Additions states that residential additions should be sited at the rear of the building whenever possible to minimize views of the addition from the public right-of-way, an addition to the front of a building would be inappropriate. Guidelines 1.A.ii. for Additions states that new residential additions should be designed to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate. According to Guideline 1.B.v, the height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the

existing structure. The Guidelines stipulate that residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds the proposal consistent with the Guidelines.

- q. ADDITION: ROOF – The applicant has proposed to install a front gable composition shingle roof to match the proposed material change on the primary structure. Guideline 3.A.i for Additions states that materials should match in type, color, and texture. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff finds that the roof material on the addition should match the HDRC-approved roof material on the existing primary structure.
- r. ADDITION: WINDOW AND DOOR REMOVAL – The proposed addition will require the removal of three one-over-one wood windows and one door on the north (rear) elevation. The wood windows on the rear elevation should be salvaged and stored on the property for future use or incorporated into the design for the new addition. The proposed addition will also require the removal of one wood door from the north (rear) elevation. The door may be original to the structure but is deteriorated. Staff finds the removal of the window and door to accommodate the rear addition appropriate.
- s. ADDITION: NEW WINDOWS: SIZE AND PROPORTION – The applicant has proposed to install a small one-over-one window, a large, fixed window, and a full-lite door on the rear elevation of the addition, a large one-over-one window on the east elevation of the addition, and a traditional-sized one-over-one window on the west elevation. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Staff finds that the applicant should incorporate a more traditional fenestration pattern on the proposed rear addition.
- t. ADDITION: NEW WINDOWS AND DOORS: MATERIALS – The applicant has proposed to install a small one-over-one window, a large, fixed window, and a full-lite door on the rear elevation of the addition, a large one-over-one window on the east elevation of the addition, and a traditional-sized one-over-one window on the west elevation. The Standard Specifications for Windows in Additions and New Construction states that 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 staff's standard window stipulations. Whole window systems should match the size of historic windows on property unless otherwise approved. Staff finds that the applicant should install fully wood or aluminum-clad wood windows in the rear addition. A fully wood door is most appropriate.
- u. ADDITION: MATERIALS: FAÇADE – The applicant has proposed to clad the rear addition in wood siding to match existing. Guideline 3.A.i for Additions stipulates that additions should use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original. Staff finds the proposal appropriate.
- v. REAR PATIO INSTALLATION – The applicant has proposed to install a covered rear patio off of the proposed rear addition. The rear patio will feature a concrete slab, wood columns, and roofing to match existing. The applicant has not provided total square footage for the proposed rear patio. Staff finds that the applicant should submit the square footage of the patio for review.
- w. FENESTRATION MODIFICATION: WINDOW REMOVAL – The applicant has proposed to remove 3 windows from the east elevation and 1 window from the west elevation. The existing windows feature broken or missing cords but are in repairable condition. The window removal is requested to accommodate changes to the interior floor plan. The applicant has proposed to enclose the window openings with siding to match existing. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window openings should be preserved. Avoid filling in historic door or window openings. Staff finds the proposal inconsistent with the Guidelines.
- x. WINDOW REPLACEMENT: EXISTING CONDITION – The applicant has requested to replace 22 existing wood windows with aluminum-clad wood windows. Staff conducted a site visit to assess the condition of the existing windows on August 11, 2021. Staff observed the following conditions from the exterior: broken or missing sash cords, peeling or chipping paint, and missing glass. The applicant has provided documentation that includes interior photos which show signs of wood rot, water damage, missing sash elements, and uneven sashes. Staff and DRC Commissioners completed an additional site visit on September 7, 2021, and assessed the condition of the windows from the interior. Staff finds that the windows are in repairable condition based on the documentation provided and the site visits, with most windows requiring intervention such as the reworking of the sashes, the replacement of sash elements, and reglazing, along with refitting into the trim and frames. Staff and the Commissioners observed that one (1) window on the rear west elevation (window #14) features missing

sash elements due to animal bites. The removal of window #14 and the replacement of the damaged window with one of the existing windows relocated to accommodate the proposed rear addition is appropriate.

- y. WINDOW REPLACEMENT: ENERGY EFFICIENCY AND MAINTENANCE – In terms of efficiency, in most cases, windows only account for a fraction of heat gain/loss in a building. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. The wood windows were designed specifically for this structure and can accommodate the natural settling and movement of the structure as a whole throughout seasons. Modern replacement products are extremely rigid, often resulting in the creation of gaps, cracks, and major points of air infiltration at the window frames and other areas of the exterior wall plane over time due to material incompatibility when considering the structure as whole integrated system.
- z. WINDOW REPLACEMENT: WASTE AND LIFESPAN – Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing and the depletion of natural resources and forests, petroleum-heavy manufacturing methods, transportation, and installation. Finally, window repair and restoration utilizes the local labor and expertise of craftspeople versus off-the-shelf, non-custom composite products. Staff generally encourages the repair and restoration of original windows whenever possible.
- aa. WINDOW REPLACEMENT – The applicant has proposed to replace 22 existing wood windows with replacement aluminum-clad wood windows. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. Guideline 6.B.iv for Exterior Maintenance and Alterations states that new windows should be installed to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. As noted in finding w, staff finds that the windows are in repairable condition.
- bb. ROOF REPLACEMENT – The applicant has proposed to replace the existing standing seam metal roof with a composition shingle roof. According to the Historic Design Guidelines, when roof replacement is required, the roof should be repaired in-kind. According to the Sanborn Map, the property historically featured a metal roof. Additionally, the existing roof appears to be original or has been in place for several decades. Metal roofs in the existing configuration are typical of the style of the home. Staff finds the proposal inconsistent with the Guidelines.
- cc. DRIVEWAY AND RETAINING WALL MODIFICATION – The applicant has proposed to modify the existing footprint of the driveway apron, retaining wall, and ribbon driveway so that they are located within the property line. Guideline 5.B.i for Site Elements states that historic driveway configurations, such as ribbon drives, should be retained and repaired in place. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration. The applicant has proposed to install a 10-foot-wide fully concrete driveway apron and a 9-foot-wide ribbon driveway extending to the rear of the property. As the driveway apron, driveway, and retaining wall modifications require the removal of a portion of the front porch, staff finds the request inappropriate.

RECOMMENDATION:

Item 1, staff recommends approval of the demolition of the existing rear accessory structure based on findings a through f with the following stipulation:

- i. That materials from the historic accessory structure including salvageable wood siding and wood doors be salvaged and stored on site for use in future construction.

Item 2, staff recommends approval of the construction of a new rear accessory structure based on findings g through m with the following stipulations:

- i. That the applicant submits final material specifications for a fully wood garage door to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits the percentage of total lot coverage to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The total building footprint should not exceed 50 percent of the total lot area.

Item 3, staff does not recommend approval of the front porch modification based on finding n.

Item 4, staff recommends approval of the construction of a rear addition based on findings o through t with the following stipulations:

- i. That the existing wood windows are salvaged and stored on site for future use or installed on the rear addition. An existing wood window may be re-used in place of the damaged window (#14) on the west elevation.
- ii. That the applicant proposes a fenestration pattern, window opening proportions, and materials that are more consistent with the Guidelines and the Standard Specifications for Windows in Additions as noted in findings r and s. The applicant is required to submit updated elevation drawings showing windows on the rear addition that match the existing window proportions on the primary structure to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant installs wood or aluminum-clad wood windows on the rear addition as noted in finding s. Windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. The applicant is required to submit final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iv. That the roofing material on the addition matches the HDRC-approved roof material on the existing primary structure.

Item 5, staff recommends approval of the installation of a covered rear patio based on finding u with the following stipulation:

- i. That the applicant submits the total square footage for the rear patio to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 6, staff does not recommend approval of the window removal and enclosure based on finding v. Staff recommends that the existing windows are retained and repaired in place.

Item 7, staff does not recommend approval of window replacement based on findings w through z. The Historic Design Guidelines always recommend that the repair of historic-age windows be prioritized over replacement.

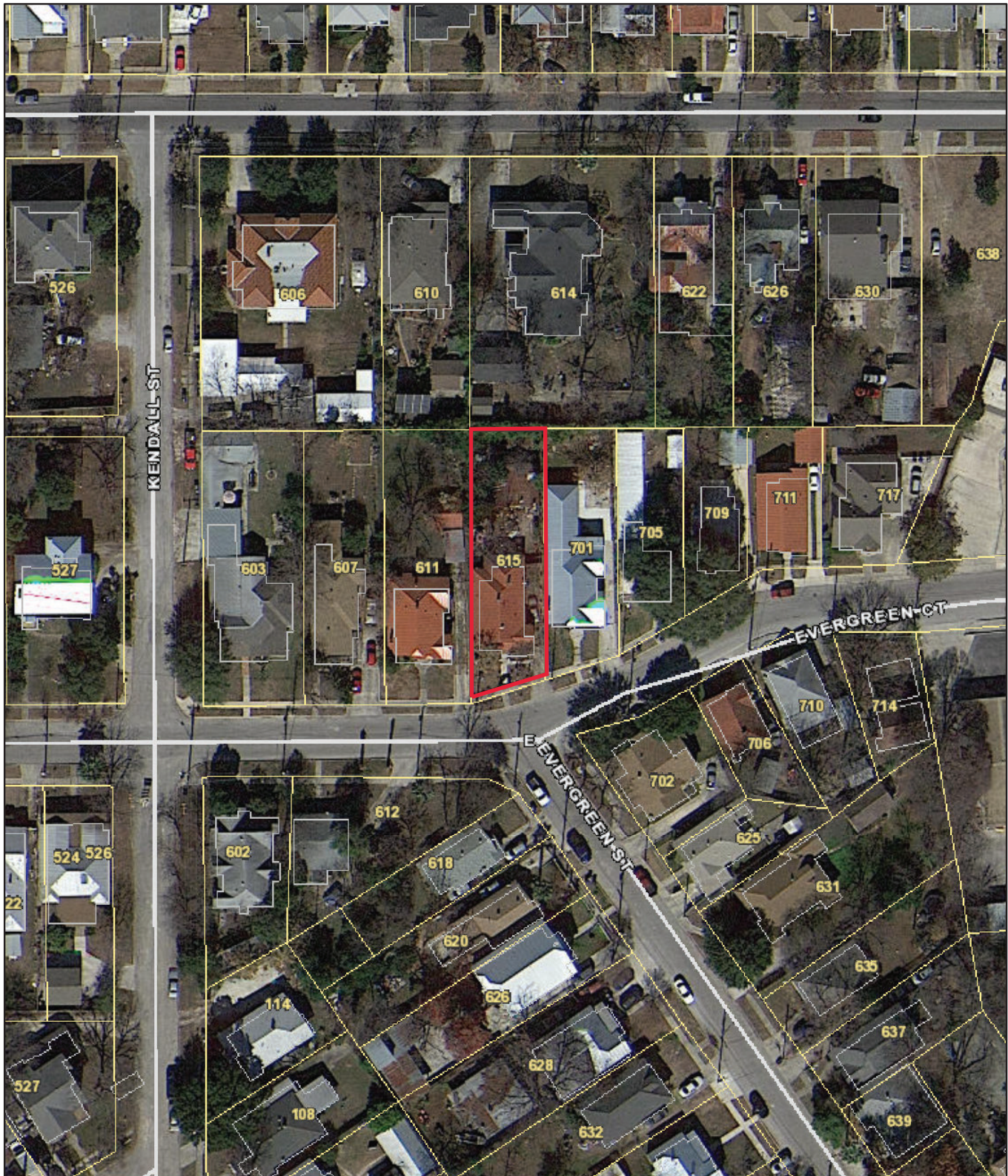
If the HDRC is compelled to approve window replacement, staff recommends the following stipulations:

- i. That the applicant installs fully wood windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- ii. That the existing wood windows are salvaged and stored on site for future use or donated to a local architectural salvage store.

Item 8, staff does not recommend approval of the replacement of the existing standing seam metal roof with a composition shingle roof based on finding aa.

Item 9, staff does not recommend approval of the driveway and retaining wall modifications based on finding bb. In-kind repairs are eligible for administrative approval.

City of San Antonio One Stop

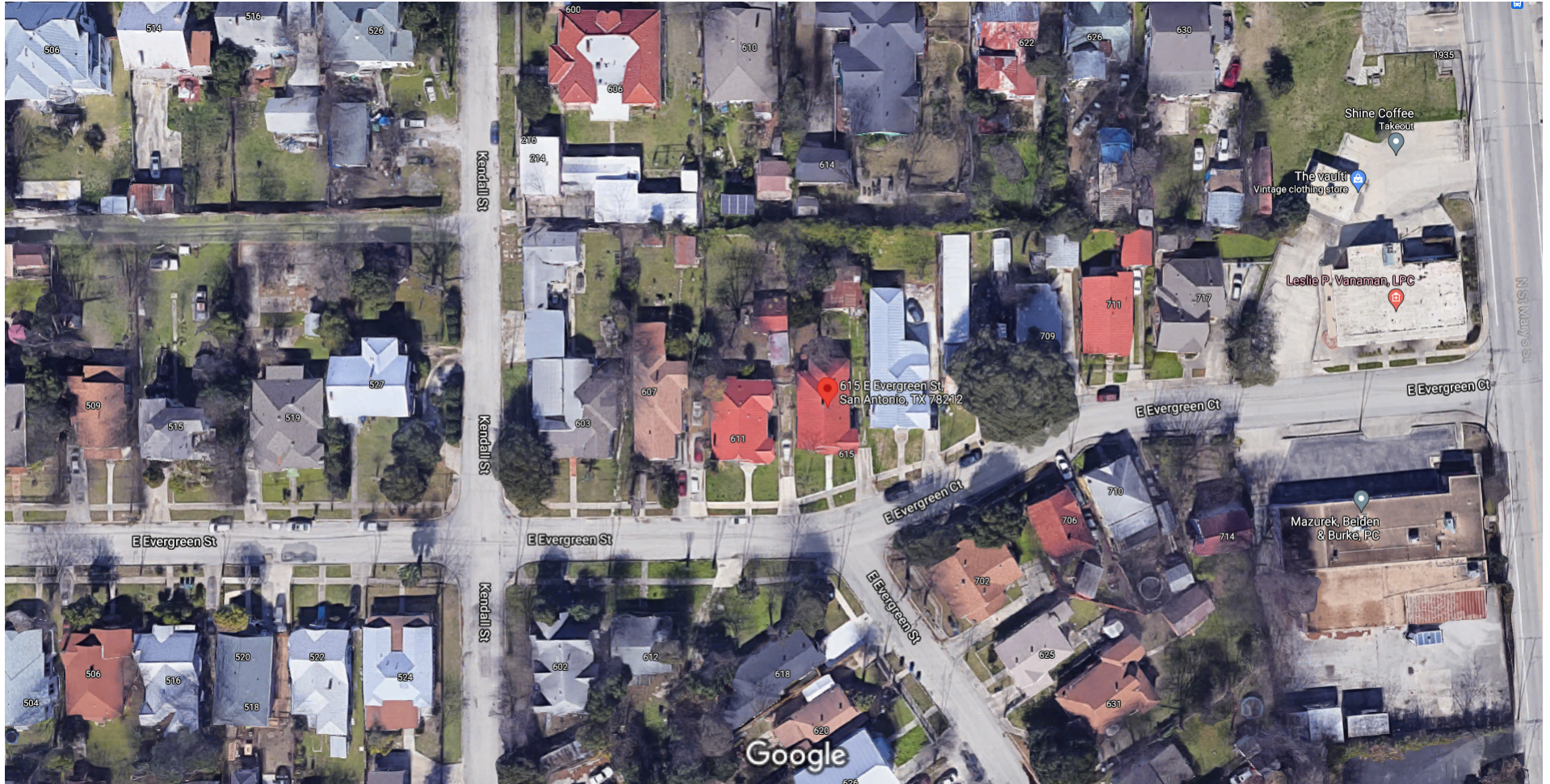


August 11, 2021

— User drawn lines

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

Google Maps 615 E Evergreen St



Imagery ©2021 Google, Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 Google 50 ft

Google Maps 615 E Evergreen St



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222

1951

212

SAN ANTONIO, VOL. 15382

N. ST. MARYS (JONES AV)

E. PARK AV.

EVERGREEN CT.

E. EVERGREEN (LUTER) NOT PAVED

KENDALL

E. EVERGREEN

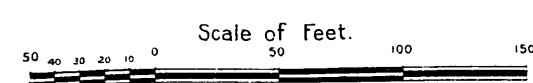
WILMINGTON AV.

E. LAUREL (HOEFLING)

GILLESPIE

209 ATLANTA AV.

E. EUGLID (E. MAGON)



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And Foundation. Shou
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LOT 3

LOTS 4 & 5

N 89°45'25" E 45.00' (F.M.)

LOT 11, BLOCK 27

N.C.B. 399

7179 SQ. FT.

0.16 ACRES

20' BLDG LINE

CHAINLINK
FENCE

NEW
GARAGE

NEW
CARPORT

NEW
PORCH

NEW
FOUNDATION

EXISTING
ONE STORY
FRAME

COVERED
PORCH

S 00°14'46" E

153.36' (F.M.)

LOT 12A

LOT 10

N 00°27'34" W 167.84'

WOOD
FENCE

CONC.
DRIVE

EM

REMOVE
EXISTING
PORCH

CONC.
SDWLK

NEW
CONC CURB

CONC.
DRIVE

EXISTING
CONC CURB

CONC. SDWLK

ADJ.
CONC.
DRVWY.

EXISTING
CONC CURB

EXISTING
CONC CURB

46.68' (F.M.)

S 71°41'33" W

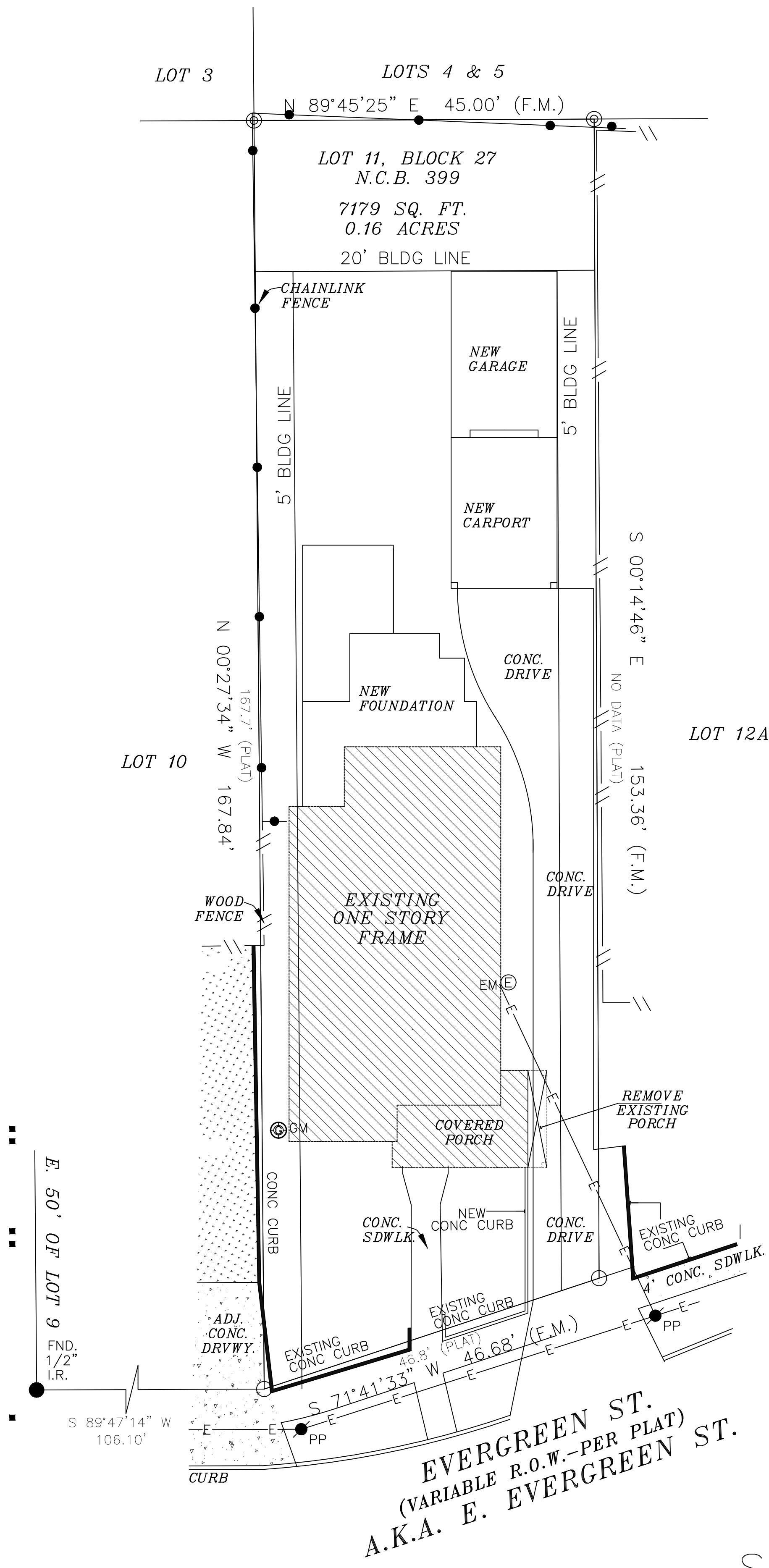
EVERGREEN ST.
(VARIABLE R.O.W.-PER PLAT)
A.K.A. E. EVERGREEN ST.

CURB

SITE PLAN

SCALE: 1" = 3' / 32"

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SCALE: 1"=3/32"
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HOMES

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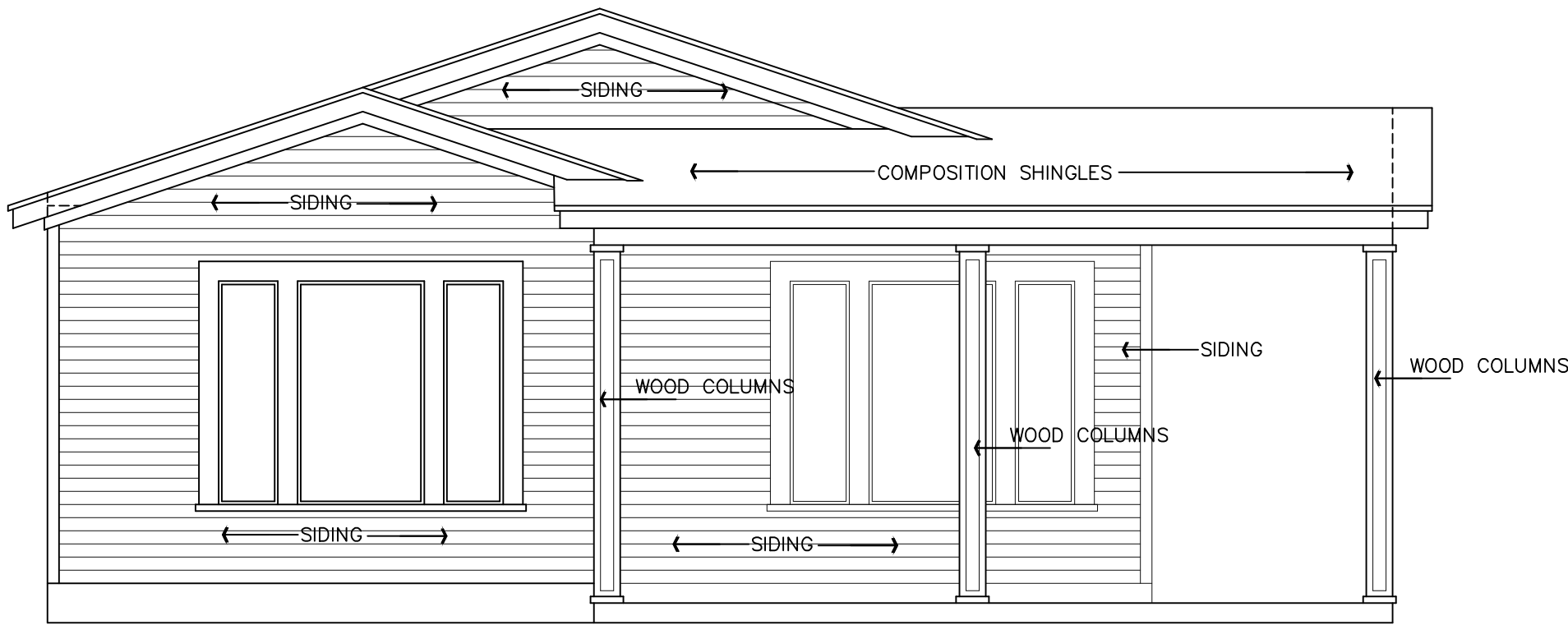
615
E. EVERGREEN
STREET

JOB # A10338
DATE: 02-08-21
REVISION:
DRAWN BY: JCD

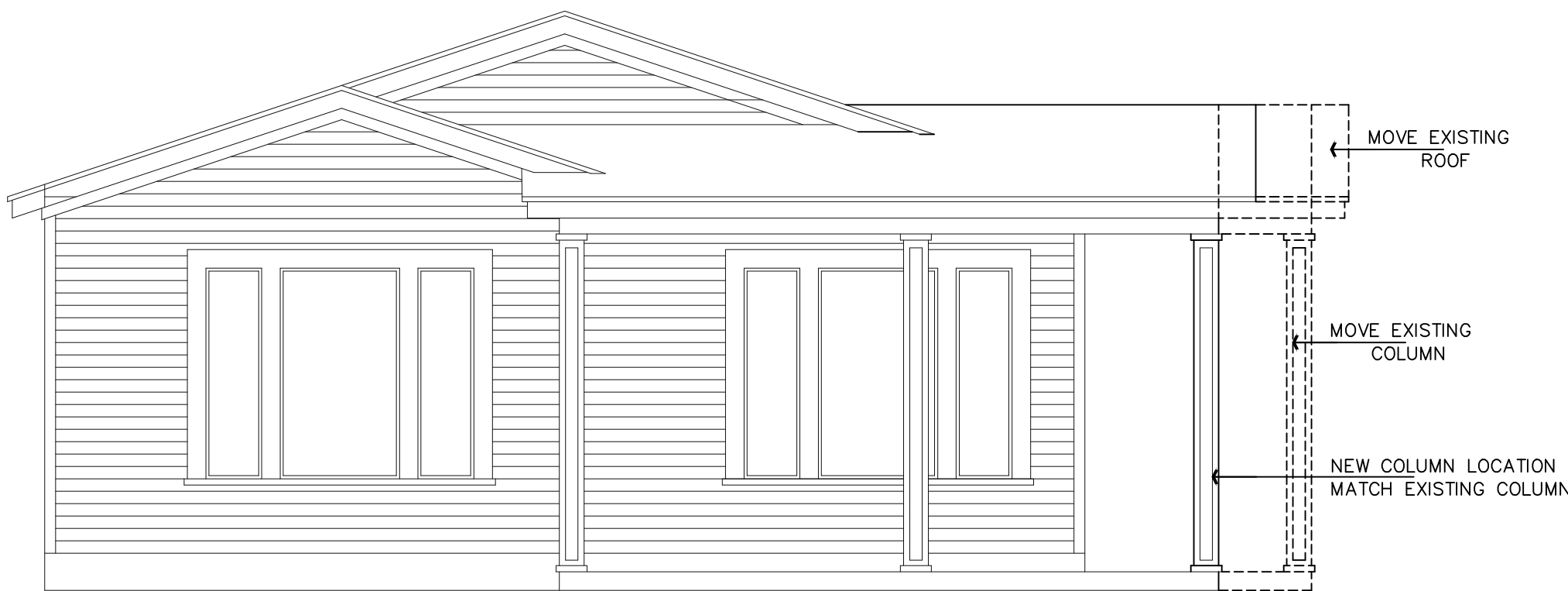
02-05-21

Robert J. Faust
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Member
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National Council of Building Designers
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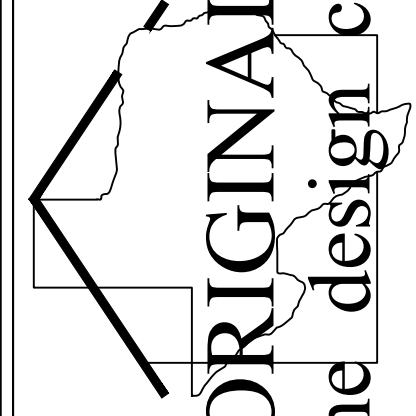


EXISTING
FRONT ELEVATION
SCALE: 1/4"=1'-0"



NEW
FRONT ELEVATION
SCALE: 1/4"=1'-0"

MONTY CALDERONI
HOMES

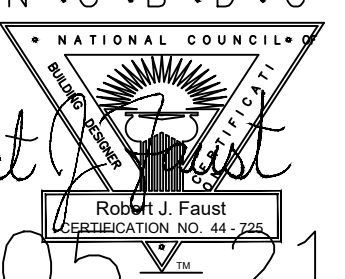


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STREET

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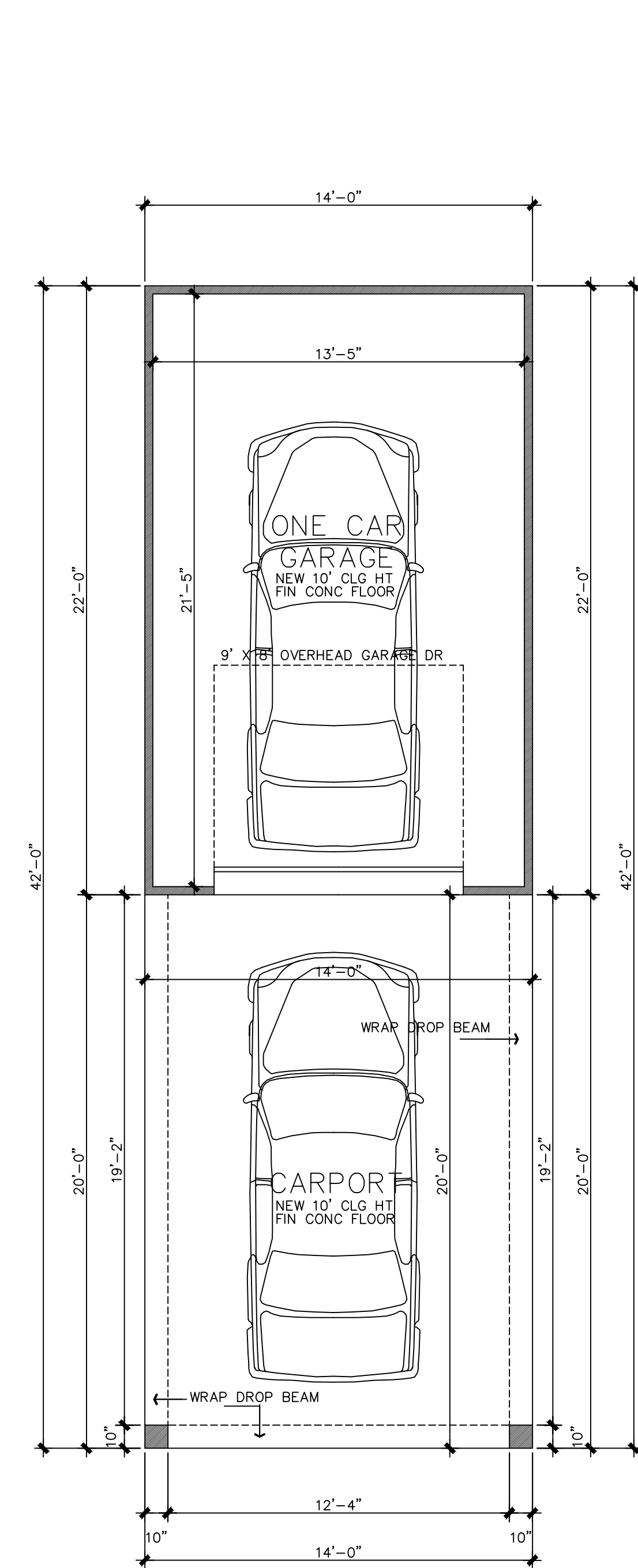


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Professional Engineer
State of Texas
License No. 44,725

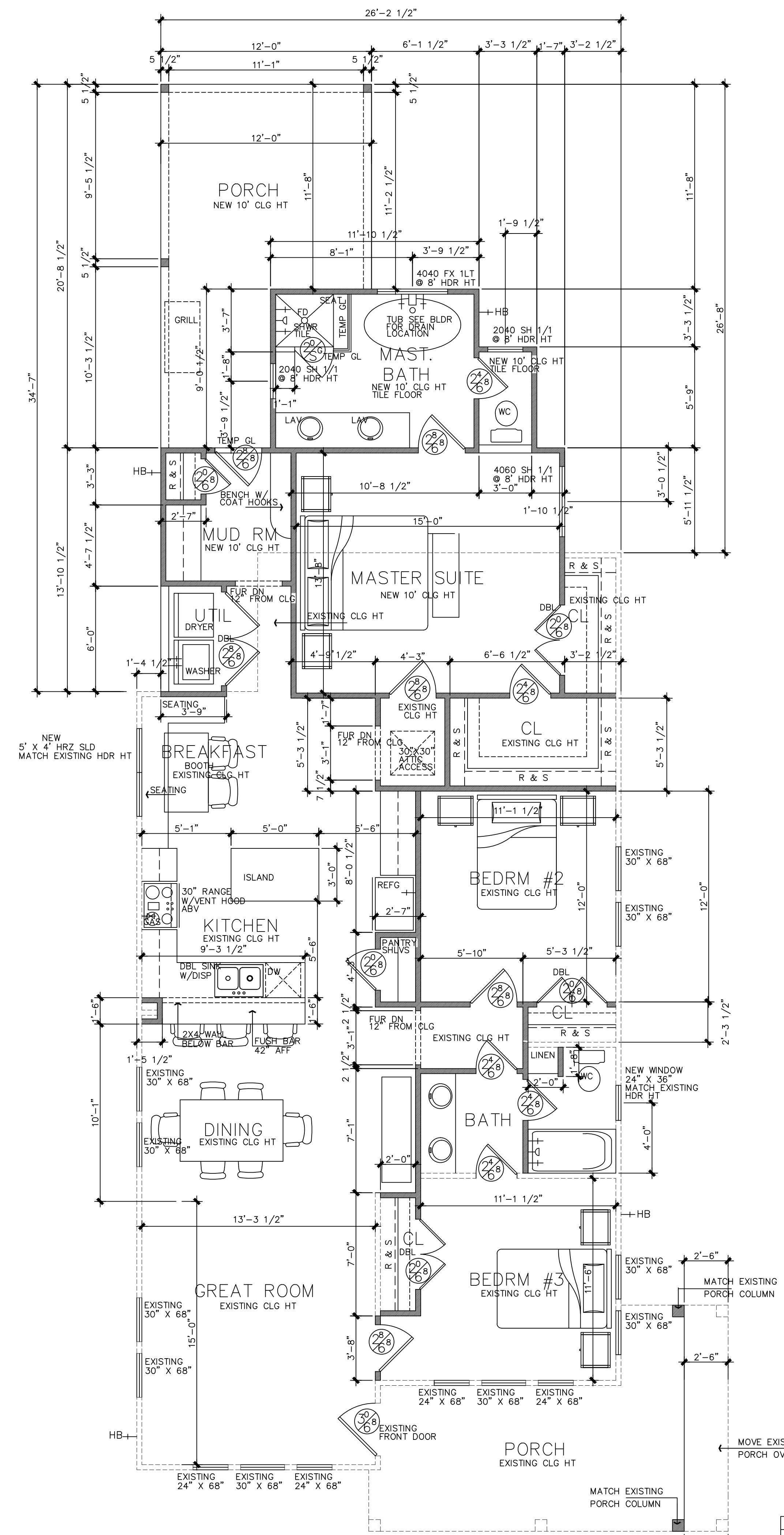
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02-05-21



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



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- GENERAL NOTES:
- Design Originals assumes no responsibility for any changes or modifications made to these plans by others.
 - These plans and specifications are intended to meet all applicable codes and ordinances. Contractor to comply with all local codes, ordinances and deed restrictions.
 - Any discrepancies in plans to be brought to the attention of the designer prior to beginning construction. Contractors shall assume responsibility for errors that are not reported.
 - Contractor shall insure compatibility of the building with all site requirements.
 - Contractor to consult with a structural engineer for design of all solid framing, columns, beams, and other structural members.
 - All wood, concrete and steel structural members shall be of a good quality and meet all applicable national, state and local building codes.
 - All angles shown on plans are 45° unless noted otherwise.
 - All dimensions should be read or calculated and never scaled.
 - All window sizes are nominal rough opening, verify sizes with manufacturers details & specs.
 - All windows will be dimensioned to center of rough openings unless otherwise noted.
 - Weather strip attic access door(s).
 - Contractor to provide a 3/4" plywood catwalk from attic access to HVAC units (if applicable). Units to be located within 20'-0" of access.
 - All vents to rear of residence.
 - Provide 1 s.f. net free area of attic ventilation per 150 s.f. of total covered roof area as per code.
 - Floor truss area to be draft stopped where trusses open to attic space.
 - Divide floor truss area into equal areas of less than 1000 s.f. each for fire stops.
 - Provide control and expansion joints as required on concrete drives, walks, patios and masonry walls.
 - Pull down attic access to be standard 30"x54" R.O. all ceilings 11'-1 1/8" or higher require 30"x60" R.O.
 - Provide studs at all 4 corners of tub.
 - Provide 5/8" type "X" gypsum board on common walls and ceilings.
 - Do not use wood build-outs behind stucco, around windows and doors.
 - Attach tops, sides and bottoms, of windows and doors shingle style.
 - Apply 2 ply ALTM building paper shingle style over all exterior sheathing prior to installing metal roof.
 - Stucco veneer must comply with 2006 IRC and the ASTM requirements.
 - Provide weep screen properly installed.
 - Provide expansion/contraction control joints to divide up stucco into 100 sq. ft. total sq. ft. area. Provide casing bead where stucco terminates around perimeter of windows, doors or dissimilar materials. Stop casing bead at least 1" to 1" away from window and door frames.

SYMBOL LEGEND	
	GAS/PROPANE VALVE
	HOSE BIB
	SHOWER HEAD @ 80" AFF
	DOOR SIZE TAG

EXISTING AREAS	
TOTAL LIVING	1322
FRONT PORCH	163
TOTAL COVERED	1485

NEW AREAS	
TOTAL LIVING	323
GARAGE	308
BACK PORCH	196
CARPORT	280
TOTAL COVERED	1107

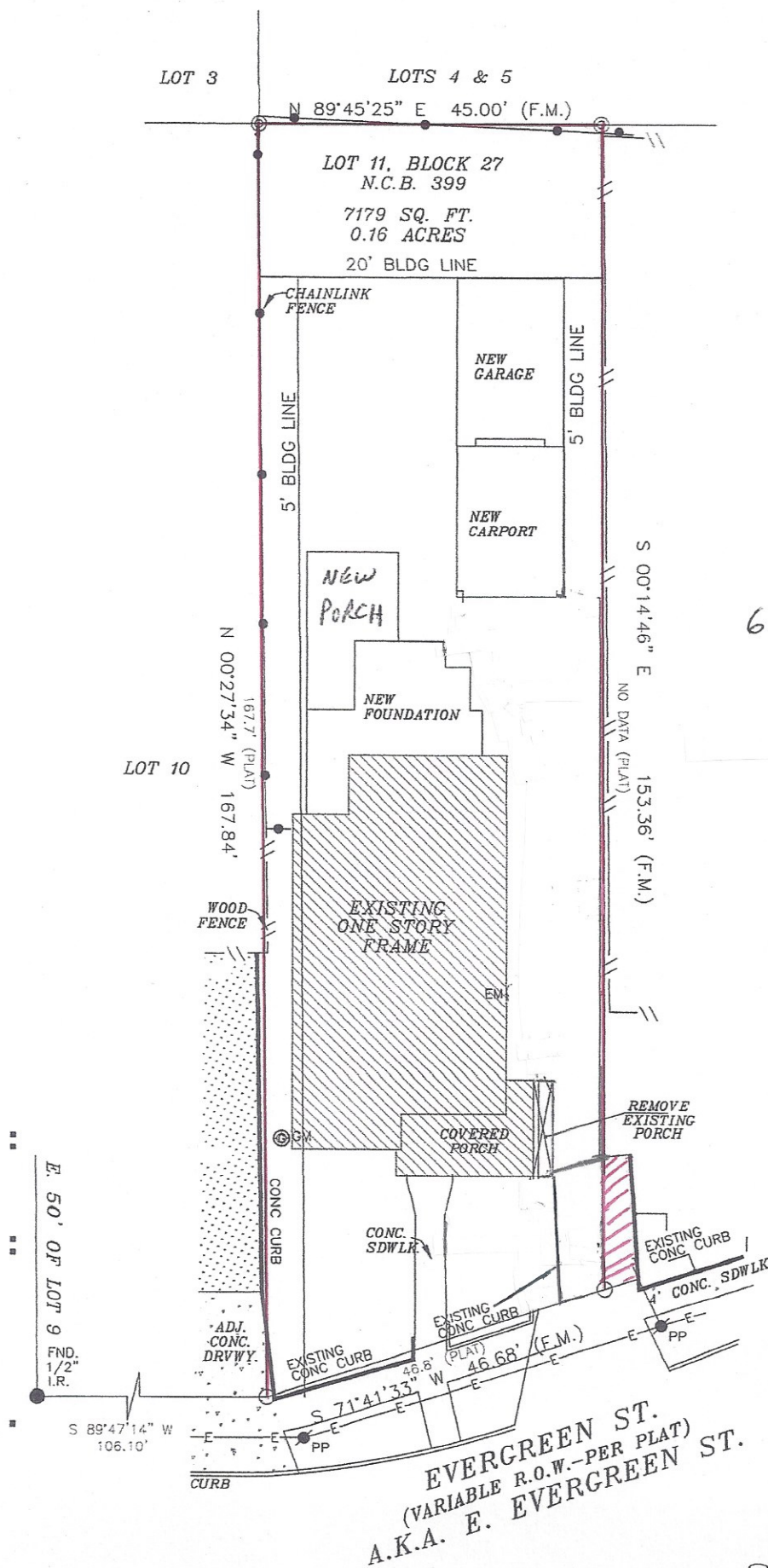
FLOOR PLAN
SCALE: 1/4" = 1'-0" / 02-05-21

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DRAWN BY: JCD

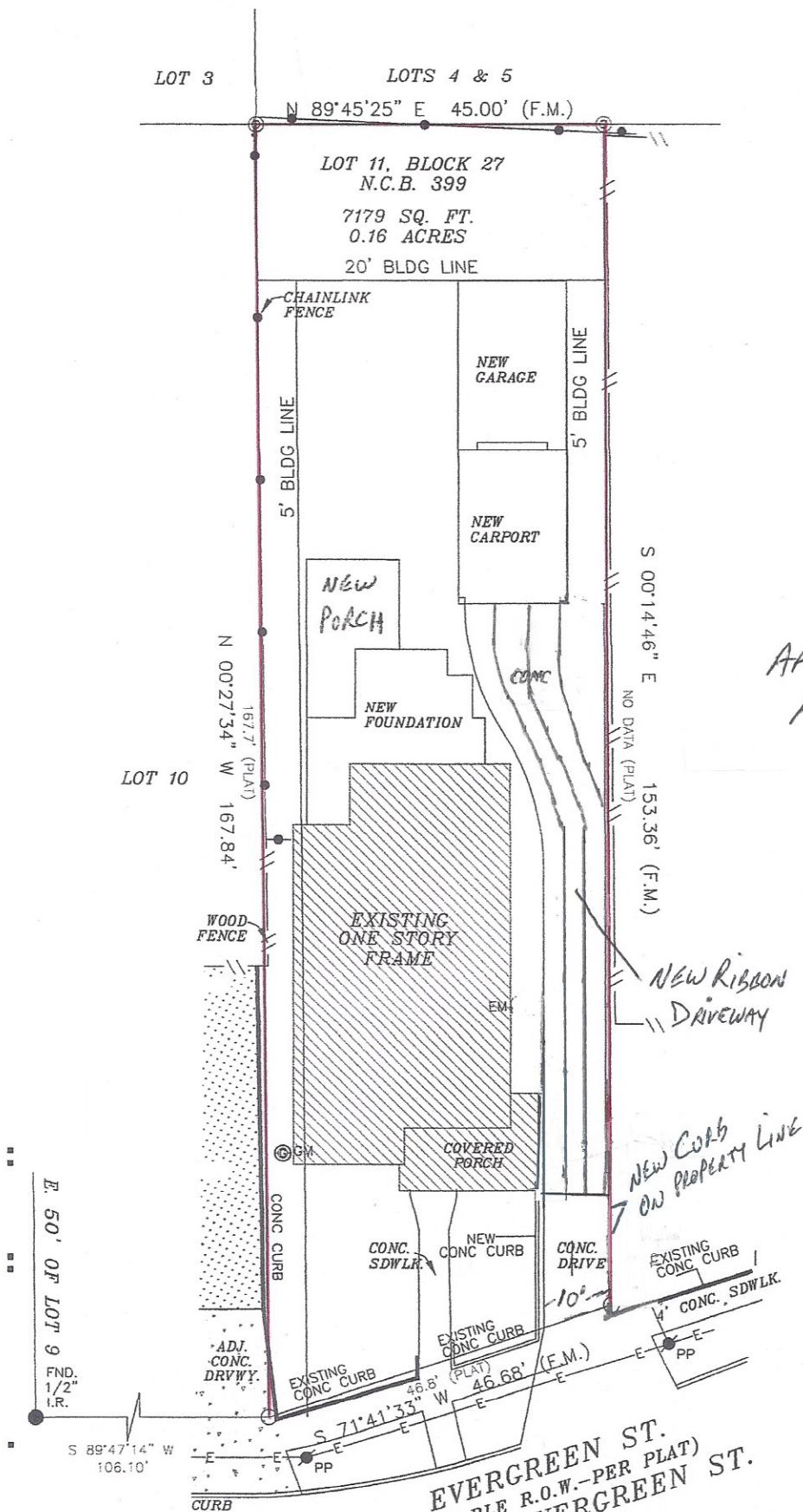
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3 OF 8



615 E EVERGREEN ST.
EXISTING
DRIVEWAY

SITE PLAN

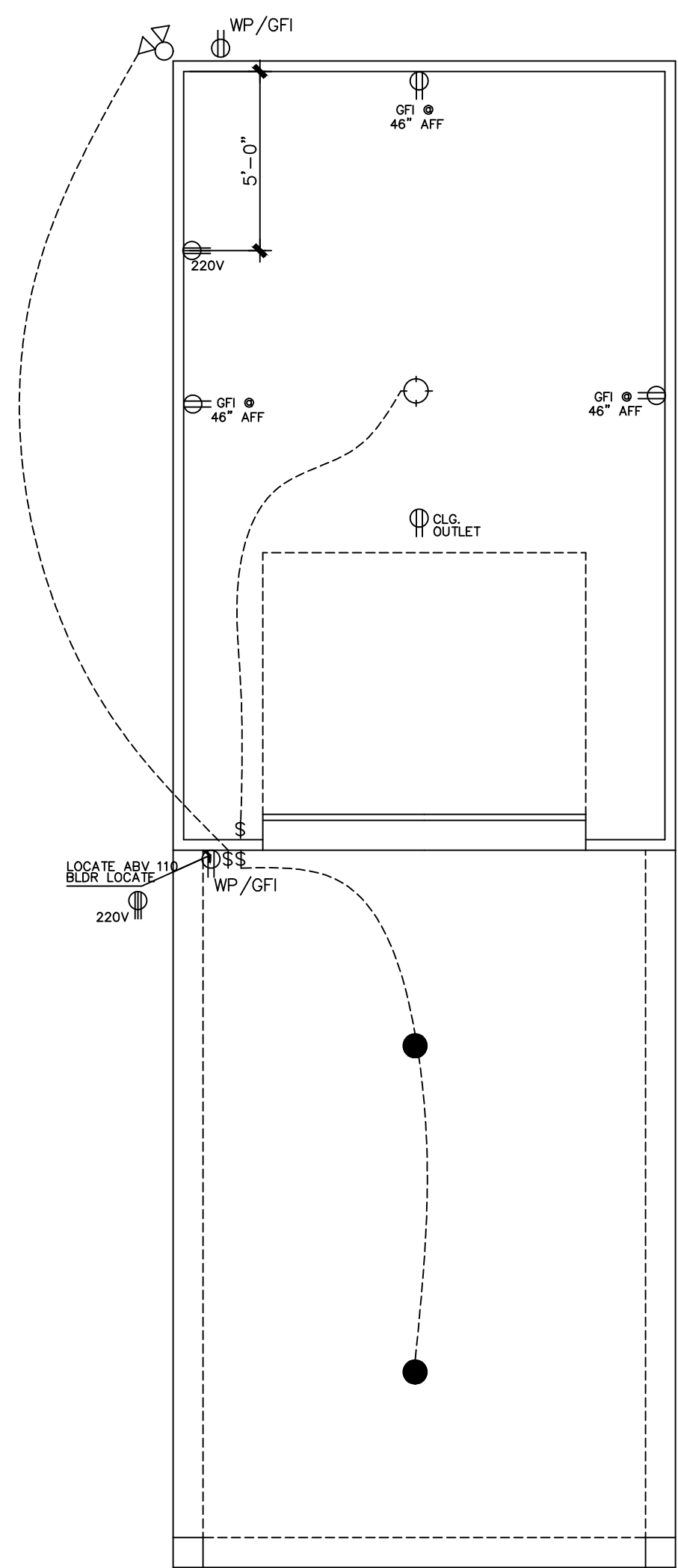
SCALE: 1" = 3/32"



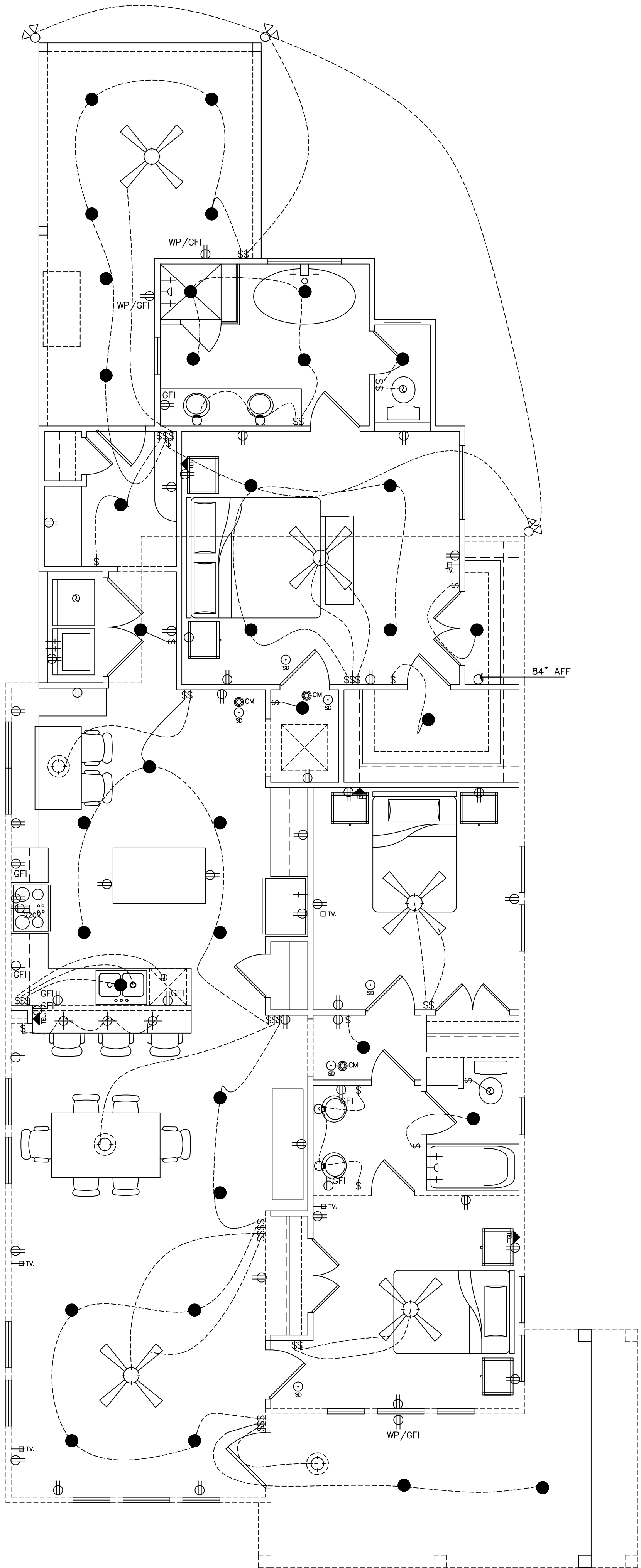
615 E. EVERGREEN ST.
NEW DRIVEWAY
AFTER FRONT PORCH
MODIFICATION

SITE PLAN

SCALE: 1" = 3/32"



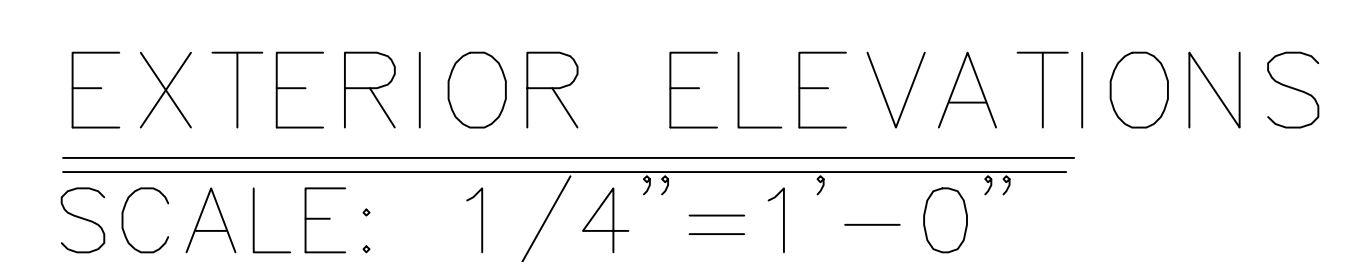
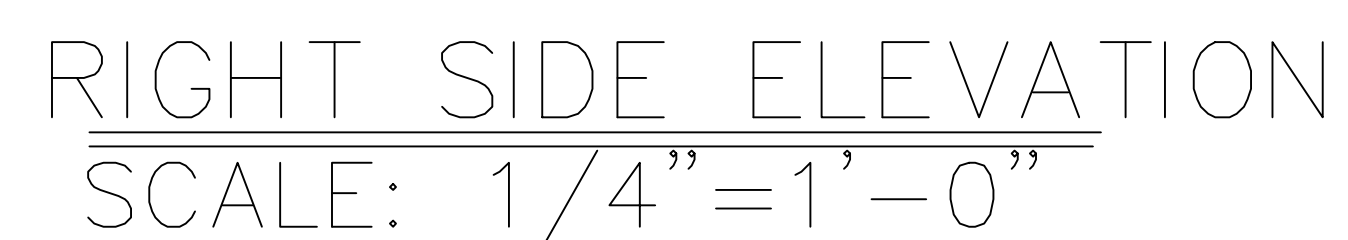
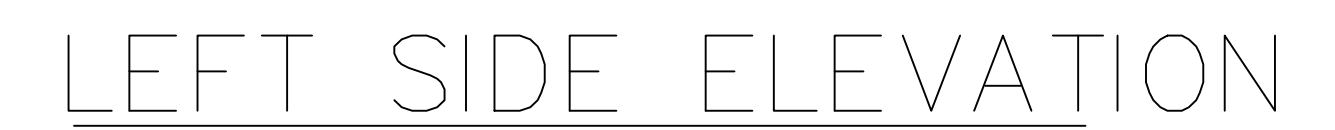
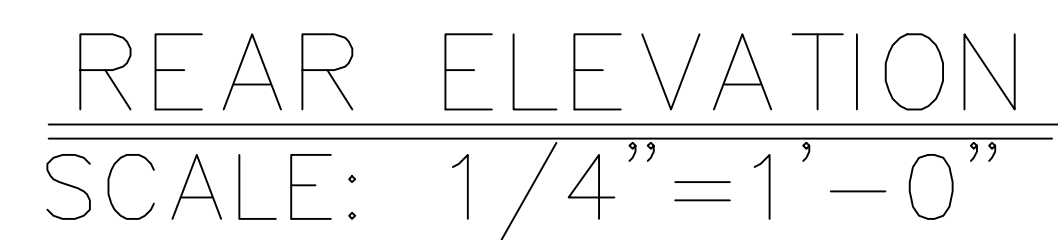
GARAGE PLAN
SCALE: 1/4"=1'-0"



ELECTRICAL SYMBOL LEGEND			
	SMOKE DETECTOR		RECESSED LIGHT
	SINGLE POLE SWITCH		RECESSED EYEBALL LIGHT
	3 WAY SWITCH		VENT
	4 WAY SWITCH		UNDER COUNTER LIGHT
	DIMMER SWITCH		FLUOR. BOX FIXTURE
	ELECTRICAL JUNCTION BOX		4" FLUOR STRIP
	WALL OUTLET		DOUBLE FLOOD LIGHTS
	4 PLEX WALL OUTLET		WALL MTD. PHONE OUTLET
	FLOOR PLUG		WALL MTD. CABLE T.V. OUTLET
	WATER PROOF OUTLET		STEREO SPEAKER JACK (WIRE ONLY)
	220v OUTLET		INTERCOM SYSTEM
	SPEAKER		COMPUTER DATA TERMINAL
	HALOGEN LIGHT		DOOR BELL
	SURFACE MOUNT LIGHT		DOOR CHIME
	HANGING LIGHT		HEAT DETECTOR
	WALL MOUNT LIGHT		
	CARBON MONOXIDE DETECTOR		

ELECTRICAL NOTES:
Provide smoke detectors per code.
Prewire for security system as spec.
Outlets within 6'-0" of sink or lavatory to be on G. F. I. circuit
Center light over pedestal lav, where shown.
Block for ceiling fans in all bedrooms, living, family and breakfast rooms.
Supply 220v and 110v or gas and 110v to HVAC unit(s) in attic (ref. specs.)
Provide light near HVAC unit(s) in attic
Any discrepancies in plans are to be brought to the

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



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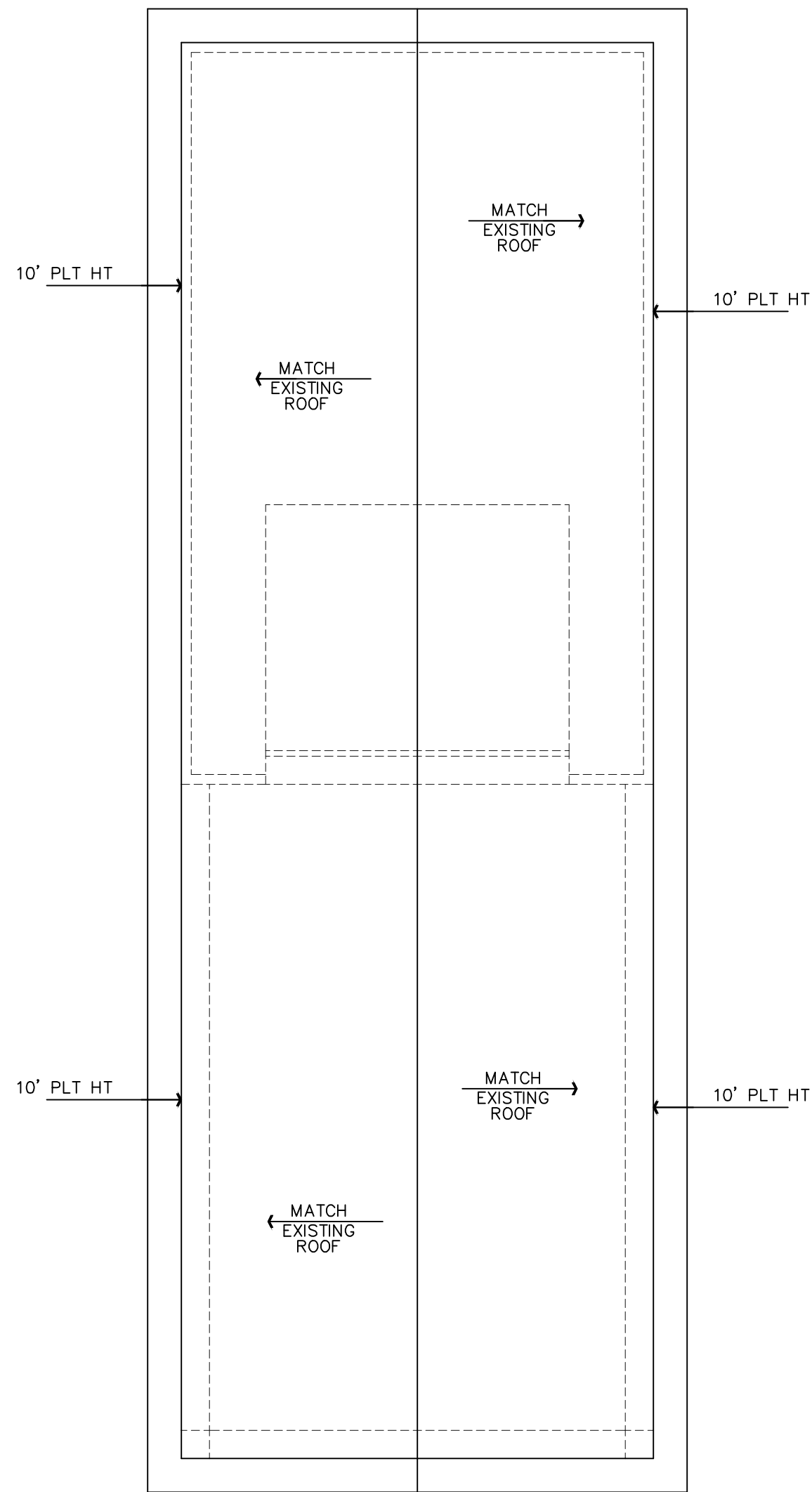
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STREET

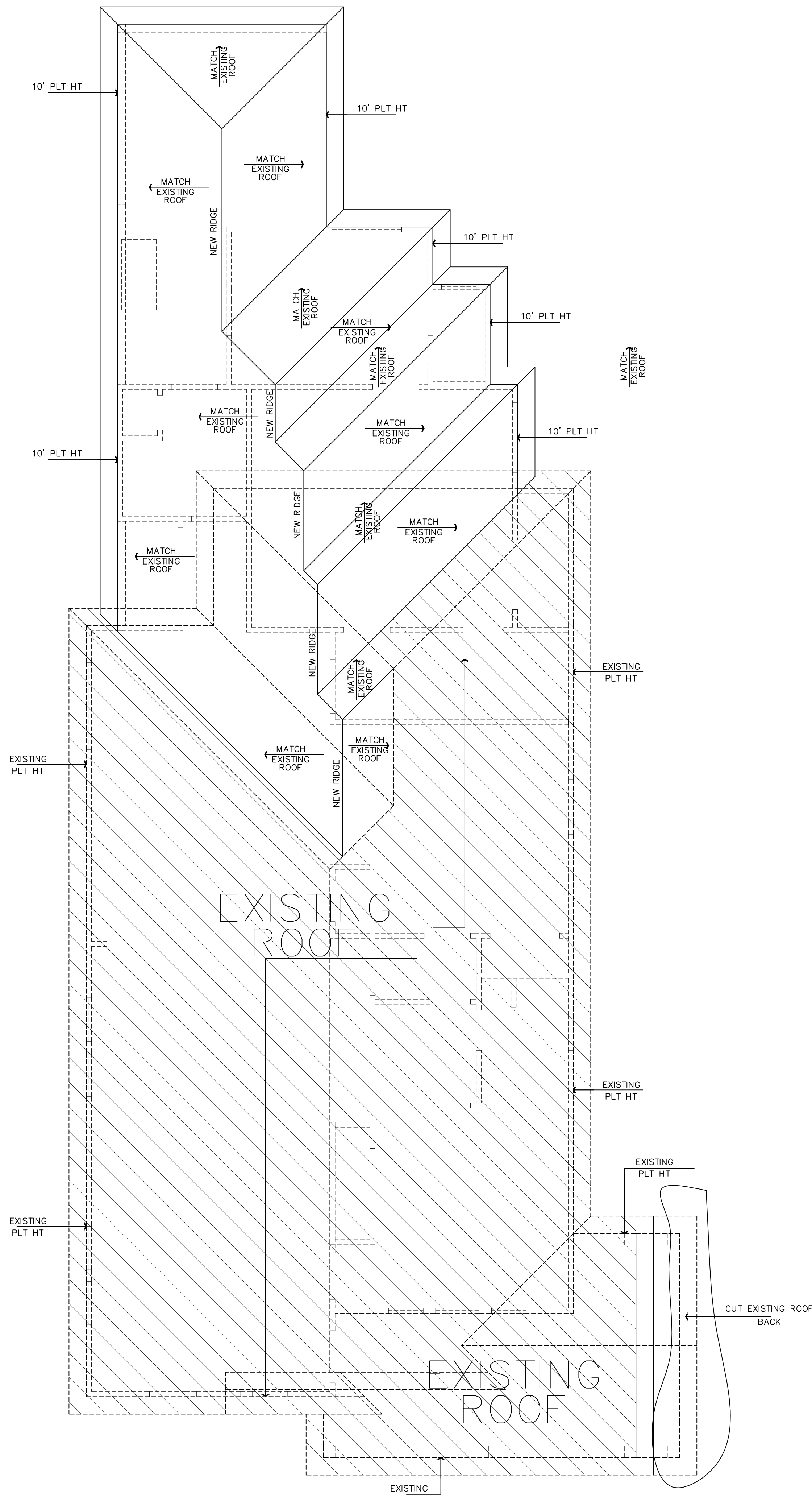
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GARAGE ROOF PLAN
SCALE: 1/4"=1'-0"



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

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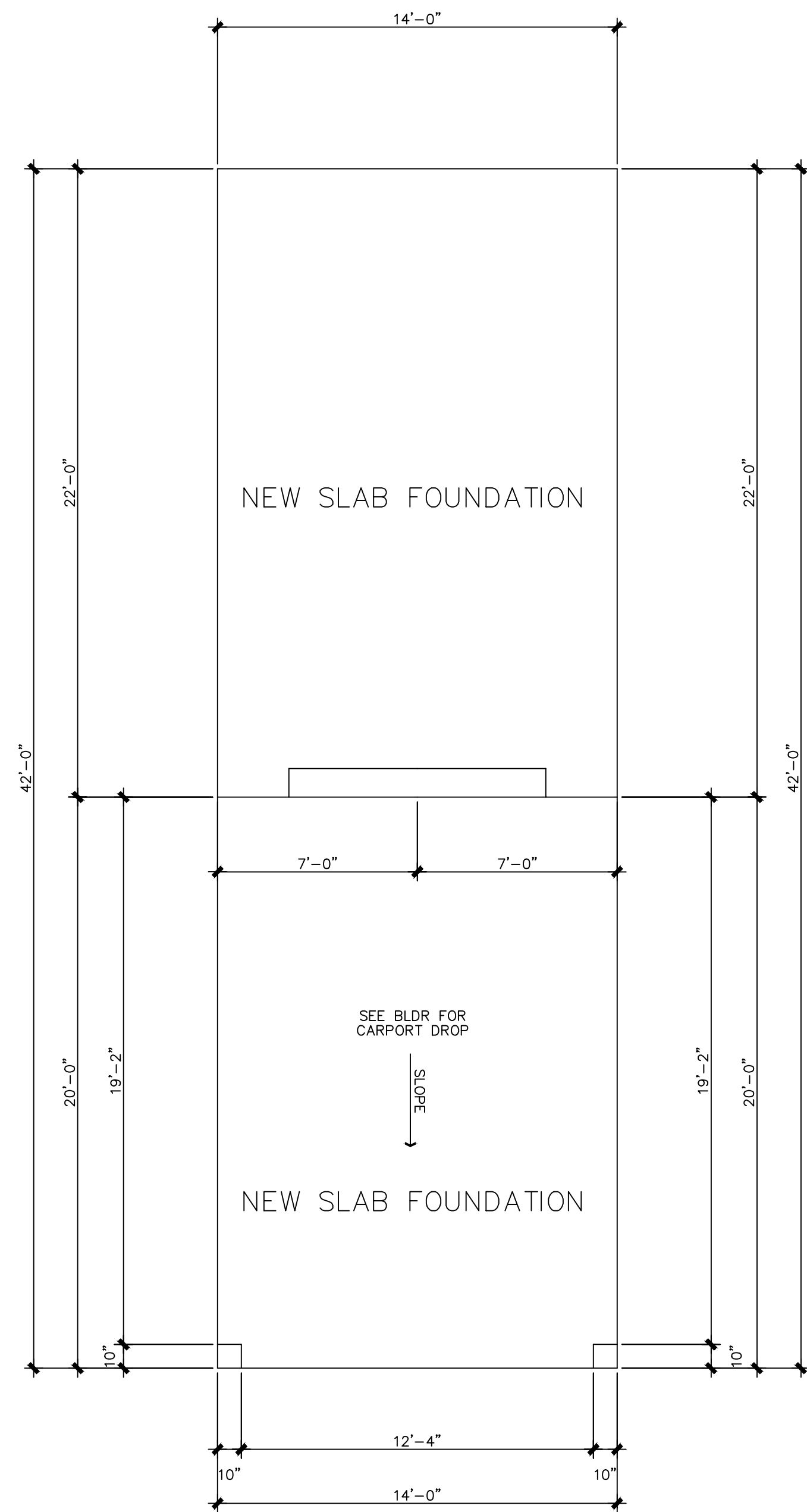
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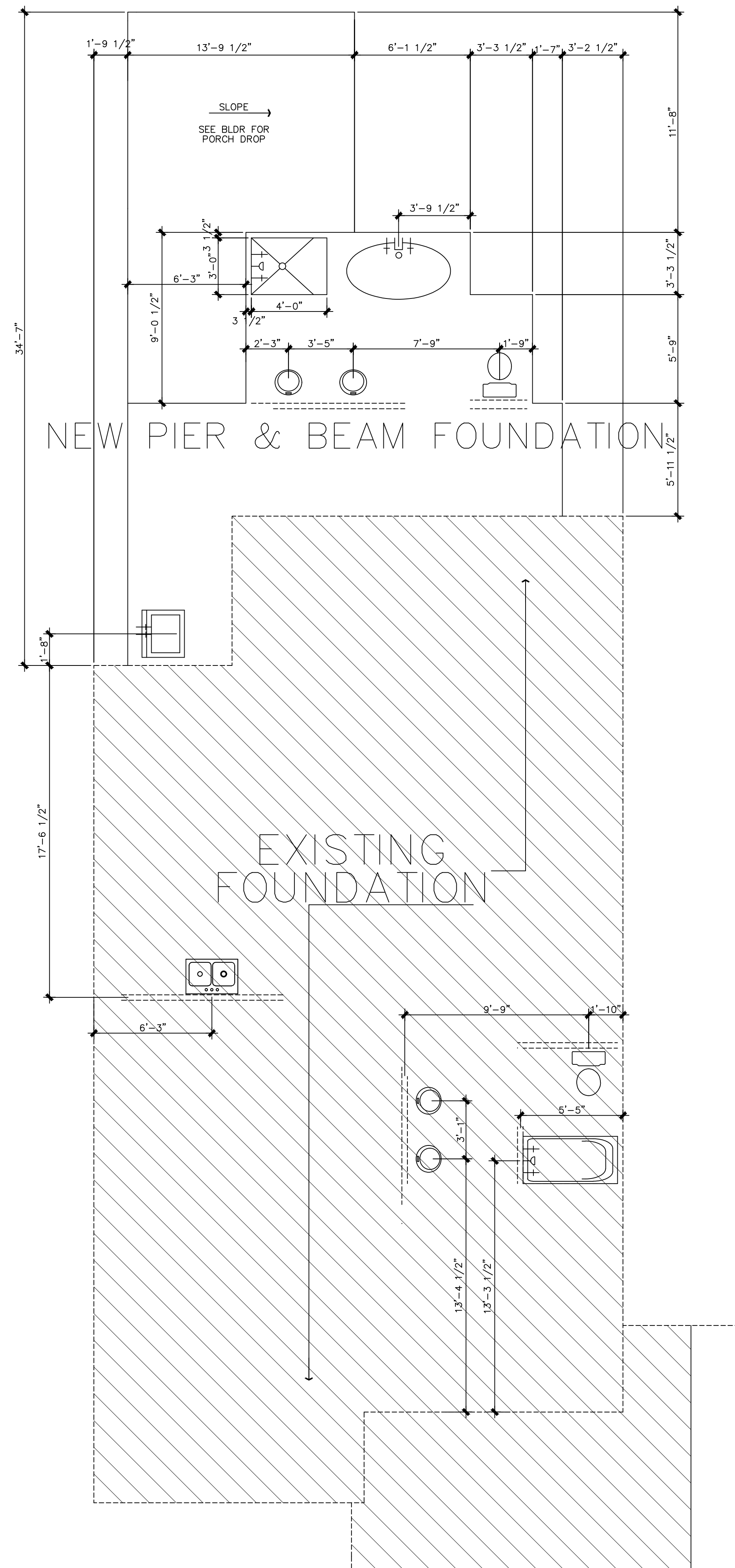
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02-05-21
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GARAGE PLAN
SCALE: 1/4"=1'-0"
NEW SLAB FOUNDATION



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HOMES

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(N.C.B.D.C. - #44-725)
7 OF 8

NAILING SCHEDULE	
CONNECTION	NAILING ¹
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	16d AT 16" O.C. 3-16d PER 16" (406 MM)
7. TOP PLATE TO STUD, END NAIL	2-16d
8. STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
10. DOUBLED TOP PLATES, FACE NAIL DOUBLED TOP PLATES, LAP SPLICE	16d AT 16" O.C. 8-16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE TOENAIL	3-8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" O.C.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
14. CONTINUOUS HEADER TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
15. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
19. RAFTER TO PLATE, TOENAIL	3-8d
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21. 1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23. BUILT-UP CORNER STUDS	16d AT 24" O.C.
24. BUILT-UP GIRDER AND BEAMS	20d AT 32" O.C. AT TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EACH SPLICE
25. 2" PLANKS	2-16d AT EACH BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING): (1 INCH=25.4 mm) 1/2" AND LESS 1/32"-3/4" 7/8"-1" 1 1/8"-1 1/4" COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING): 3/4" AND LESS 7/8"-1" 1 7/8"-1 1/4"	2 6d ³ 8d ³ 8d ³ 10d ⁸ OR 8d ⁴ 10d ⁸ OR 8d ⁴ 8d ⁵ 10d ⁸ OR 8d ⁵
27. PANEL SIDING (TO FRAMING): 1/2" 5/8"	6d ⁶ 8d ⁶
28. FIBERBOARD SHEATHING: 1/2" (13 mm) 25/32" (20 mm)	NO. 11 GA 8 6d ⁴ NO. 16 GA 9 NO. 11 GA 8 8d ⁴ NO. 16 GA 9
29. INTERIOR PANELING: 1/4" 3/8"	4d ¹⁰ 6d ¹¹
1 COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED. 2 NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS (10 INCHES INTERMEDIATE SUPPORTS FOR FLOORS), EXCEPT 6" AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF PLYWOOD AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO PLANS. 3 COMMON OR DEFORMED SHANK 4 COMMON 5 DEFORMED SHANK 6 CORROSION-RESISTANT SIDING OR CASING NAILS 7 FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. 8 CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH-DIAMETER HEAD AND 1 1/2-INCH LENGTH FOR 1/2 INCH SHEATHING AND 1 3/4-INCH LENGTH FOR 25/32-INCH SHEATHING 9 CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16-INCH CROWN AND 1 1/8-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 1/2-INCH LENGTH FOR 25/32-INCH SHEATHING 10 PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED). CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS. 11 PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.	

CHANGE ORDERS

THE USE OF CHANGE ORDERS IS A BASIC ELEMENT OF THE DESIGN AND CONSTRUCTION PROCESS IN THE UNITED STATES. WHILE EVERY CLIENT AND DESIGN PROFESSIONAL WANTS PLANS AND SPECIFICATIONS TO BE CAREFULLY COORDINATED AND UNAMBIGUOUS, THE REALITY OF THE SITUATION IS THAT IT IS NOT COST-EFFECTIVE FOR A CLIENT TO PAY A DESIGN PROFESSIONAL FOR THE LEVEL OF SERVICE NECESSARY TO ACHIEVE A "PERFECT" SET OF INSTRUMENTS OF SERVICE. AND NO MATTER HOW EXTENSIVE DESIGN SERVICES MAY BE, CERTAIN ASPECTS OF THE DESIGN WILL REQUIRE MODIFICATIONS TO REFLECT CONDITIONS AT THE CONSTRUCTION SITE. CONSTRUCTION IS NOT MANUFACTURING; THERE IS NO ABILITY TO REFINES THE PROJECT PROTOTYPES, DESTRUCTIVE TESTING, AND REDESIGN. REASONABLE PRACTICE INVOLVES A CERTAIN LEVEL OF FLEXIBILITY IN THE DEVELOPMENT OF A PROJECT AS IT MOVES FROM FINAL DESIGN THROUGH THE CONSTRUCTION PROCESS SO THAT CHANGE WILL IMPROVE THE OUTCOME. AMBIGUITIES OR DISCREPANCIES SHOULD BE IMMEDIATELY CALLED TO THE ATTENTION OF THE ARCHITECT PRIOR TO PLACEMENT OF MATERIALS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR WORK IN PLACE DEVIATING FROM THE INFORMATION AND INTENT OF THESE DRAWINGS.

GENERAL NOTES

- FINISH FLOOR SHALL BE MINIMUM 6" ABOVE ADJACENT GRADE.
- FINISH GRADE SHALL SLOPE 5% FOR A DISTANCE OF 10' TO AN APPROVED WATER DISPOSAL AREA. (OR AS NOTED ON GRADING PLAN.)
- IF UNDERGROUND RETURN AIR IS UTILIZED BUILD UP 18" ABOVE FLOOR.
- MINIMUM INSULATION:
2x2 - R7
2x6 - R19
2x8 - R22
CLG - R30

LIST OF ABBREVIATIONS

ABV	ABOVE	¢	CENTER LINE	?	DIA	DIAMETER, PHASE	FOO	FLOOR CLEAN OUT	HB	HOSE BIBB
AB	ANCHOR BOLT	C/COND.	CONDOR	Ø	DIAG	DIAMETER, DIAGRAM	FE	FIRE EXTINGUISHER	HC	HOLLOW CORE
AC	AIR CONDITIONING	CHAM	CHAMFER	DBL	DOUBLE	DOUBLE	FIN	FINISH	HD	HEAVY DUTY
ADJ	ADJACENT	CLG	CEILING	DF	DINKING FOUNTAIN	DINKING FOUNTAIN	FND	FOUNDATION	HDR	HORIZONTAL
A.I.C.	ALT. INTERRUPTING	CLO	CLOSET	DM	DIMENSION	DIMENSION	FOS	FACE OF STUD	HT	HEIGHT
AFF	Above FINISHED FLOOR	CLR	CLEAR (ANCE)	DL	DEAD LOAD	DEAD LOAD	F.P.	FIRE RATED PANELING	HP	HORSE POWER/HIGH POINT
ALT	ALTERNATE	CM	CONCRETE MASONRY	D/T	DRIVE-THRU	DRIVE-THRU	F.S.	FLOOR SINK	ID	INTERIOR DESIGN
ALUM/AL	ALUMINUM	CMU	UNIT	DTL	DETAIL	DETAIL	FTG	FOOTING	INSUL	INSULATION
ARCH	ARCHITECT (URAL)	CONC	CONCRETE	DWG	DRAWING	DRAWING	GA	GAUGE	INT	INTERIOR
AUX	AUXILIARY	CONN	CONNECTION	E	EAST	EAST	GALV	GALVANIZED	J	JANITOR'S CLOSET
B.O.	BOTTOM OF	CONTR	CONTRACTOR	EF	EXHAUST FAN	EXHAUST FAN	GC	GENERAL CONTRACTOR	JT	JOINT
BD	BOARD	CTR	CENTER	EA	ELECTRIC	ELECTRIC	GL	GLASS	J	JOIST
BLK'G	BLOCKING	C.W.	COLD WATER	ELEV	ELEVATION	ELEVATION	GPM	GALLONS PER MINUTE	KIT	KITCHEN
BM	BEAM			EQ	EQUAL	EQUAL	GRD	GROUND		
BOT/BOTT	BOTTOM			EQUIP	EQUIPMENT	EQUIPMENT	GYP	GYPSUM		
BRG	BEARING			E.W.	EXTERIOR	EXTERIOR				
BRZ	Bronze			EXT						

FACTORY BUILT (PREFAB) FIREPLACES

- FACTORY BUILT FIREPLACE UNITS SHALL BE CERTIFIED BY A CURRENTLY APPROVED I.C.B.O. TESTING LABORATORY FOR CONFORMANCE WITH UNDERWRITERS LABORATORIES INC.'S TESTING STANDARD NUMBER 127 (UL 127) AND/OR HAVE AN APPROVED I.C.B.O./N.E.R. EVALUATION REPORT.
- FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS, THEIR EVALUATION REPORTS, AND THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- HEARTH EXTENSIONS SHALL HAVE THE MINIMUM DIMENSIONAL REQUIREMENTS AS SHOWN IN THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL CENTERED ABOUT THE PRE-FAB FIREBOX OPENING.
- HEARTH EXTENSIONS SHALL HAVE THEIR DECORATIVE NON-COMBUSTIBLE FINISH MATERIALS (i.e. TILE, STONE, MASONRY, ETC.) INSTALLED OVER A THERMAL RESISTIVE BARRIER WHICH COMPLIES WITH THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL.
- ALL CONSTRUCTION PROJECTING OUT BEYOND THE FACE OF THE PRE-FAB FIREBOX OPENING AND/OR WITHIN 12" OF THE PRE-FAB FIREBOX OPENING SHALL BE OF NON-COMBUSTIBLE MATERIALS AND IN CONFORMANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL.
- PROVIDE ADA LISTED AND APPROVED SHUT-OFF DAMPERS. DAMPERS SHALL BE WELDED OPEN 1" OR PROVIDED WITH A 3" ? HOLE.
- PROVIDE (U.L.) APPROVED RAINWATER GUTTING FITTING AT DISCHARGE.
- PROVIDE A SCREENED MAKE-UP AIR VENT TO THE EXTERIOR FROM THE FIREBOX.
- A FIREPLACE OR WOODSTOVE THAT DIRECTLY BURNS WOOD OR OTHER SOLID FUEL SHALL NOT BE APPROVED TO BE INSTALLED OR CONSTRUCTED. THE INSTALLATION OF A PERMANENT GAS OR ELECTRIC LOG INSERT WILL BE REQUIRED. A GAS OR ELECTRIC STUB OUT FOR FUTURE INSTALLATION OF A LOG WILL NOT BE ACCEPTABLE.

STRUCTURAL NOTES

FOUNDATIONAL NOTES

- A SOILS CONTAMINANT EVALUATION AND GEOTECHNICAL REPORT IS RECOMMENDED PRIOR TO THIS PROJECT PRIOR TO CLEARING AND GRUBBING OF SITE. IF NO SOILS REPORT IS AVAILABLE, CONTRACTOR SHALL ASSURE AN ALLOWABLE SOIL BEARING VALUE OF 1500 P.S.F. MINIMUM AT 18" BELOW UNDISTURBED SOIL OR ENGINEER CERTIFIED COMPACTED SOIL.
- LANDINGS AT ALL DOOR LOCATIONS SHALL HAVE A MAXIMUM SLOPE OF 1/4" PER FOOT.
- SEAL ALL VOIDS AROUND PENETRATIONS THRU FLOOR SLABS.
- PROVIDE #4's AT 12" O.C. EACH WAY AT ALL INTERIOR AND EXTERIOR COLUMN FOOTINGS.
- PROVIDE 2-#4's CONTINUOUS MINIMUM AT INTERIOR BEARING FOOTING.
- PROVIDE COPPER UTTER AT SERVICE ENTRANCE (VERIFY WITH ELECTRICIAN).
- PROVIDE 2-#4's IN FOOTINGS OVER RETURN AIR DUCTS. EXTEND 12" EACH SIDE.
- FIREPLACE FOOTING MINIMUM 18" BELOW UNDISTURBED SOIL WITH MINIMUM #4's AT 12" O.C. EACH WAY WHEN MASONRY FIREPLACES ARE USED (VERIFY WITH FOUNDATION PLAN).
- PROVIDE A NON-SLIP SURFACE ON ALL EXTERIOR CONCRETE.

MATERIAL SPECIFICATIONS

- CONCRETE - F'C=2500 PSI AT 28 DAYS MINIMUM. 3500 PSI AT DRIVEWAY
- MASONRY - GRADE 'N', F'M=1350 PSI
- MORTAR - TYPE S, F'M=1800 PSI
- GROUT - F'C=2000 PSI
- REINFORCING STEEL - A-615, Fy=40 KSI
- STRUCTURAL STEEL - A-36, Fy=36 KSI
- BOLTS - A-307, Fy=33 KSI
- GLUE-LAM BEAMS - FB=2400 PSI, E=1.8x10⁶ PSI, FV=165 PSI
- ORIENTED STRAND BOARD, STRUCTURAL PARTICLE BOARD, COMPOSITE BOARD, WATER BOARD AND PLYWOOD SHALL CONFORM TO NER-124.
- PLYWOOD WALL SHEATHING 3/8" STANDARD SHEATHING WITH EXTERIOR GLUE PANEL INDEX.
- PLYWOOD ROOF - 1/2" STANDARD SHEATHING WITH EXTERIOR GLUE, PANEL INDEX 32/16.
- PLYWOOD ROOF (FOAM ROOF SYSTEM) 5/8" T&G STANDARD SHEATHING PANEL INDEX OF 32/16.
- PLYWOOD FLOOR - 3/4" T&G STANDARD SHEATHING PANEL INDEX 48/24.
- USE TYPE S/I RATIO EDGE INTERMEDIATE
WALL 3/8 32/16 6d AT 6" O.C. 6d AT 12" O.C.
ROOF 1/2 32/16 8d AT 6" O.C. 8d AT 12" O.C.
ROOF 5/8 T&G 32/16 8d AT 6" O.C. 8d AT 12" O.C.
FLOOR 3/4 T&G 24" O.C. 10d AT 6" O.C. 10d AT 10" O.C.
* SEE PLAN FOR TYPE AND LOCATION

LUMBER NOTES (KILN DRIED WOOD)

- ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP.
- ALL JOIST AND RAFTERS SHALL BE MINIMUM DOUGLAS FIR #2 OR BETTER, KILN DRIED
- ALL LUMBER SHALL BE MINIMUM DOUGLAS FIR #2 OR BETTER:
JOISTS Fb (psi) Fv (psi) E (psi)
1006 (REP) 95 1,700,000
BEAMS
WIDTH 4" OR LESS 875 (SING) 85 1,600,000
WIDTH GREATER THAN 4" 875 (SING) 85 1,600,000
LEDGERS 875 (SING) 85 1,600,000
STUDS 776 (REP) 95 1,400,000
5. ALL GLUE-LAM BEAMS SHALL HAVE A 2400 Fb MINIMUM.
6. PROVIDE REDWOOD OR PRETREATED BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR BEARING WALLS.
7. PROVIDE SOLID BLOCKING AT 8'-0" O.C. MAXIMUM AT RAFTERS AND ROOF JOISTS.
8. PROVIDE SOLID BLOCKING AT +10'-0" ABOVE FINISH FLOOR AND AT ALL FURR DOWNS.
9. MAXIMUM ALLOWABLE HEADER SPANS (UNLESS OTHERWISE NOTED)

SIZE OF HEADER	SUPPORTING ONE FLOOR AND ROOF	SUPPORTING ROOF AND CEILING ONLY
6x6	3'-0"	4'-0"
6x8	5'-0"	5'-11"

ALL HEADERS SHALL BE PLACED ON EDGE AND SECURELY FASTENED TOGETHER.

WEEP SCREED

- GALVANIZED CORROSION RESISTANT WEEP SCREED:
A) WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2".
B) PLACE A MINIMUM OF 3/4" BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS.
C) PLACE A MINIMUM OF 4" ABOVE FINISH GRADE.

WINDOWS / EGRESS

- MINIMUM NET OPENABLE WIDTH AT WINDOWS SHALL BE 22" CLEAR WITH A NET OPENING OF 5.7 SQUARE FT. MINIMUM AT BEDROOMS.
- MAXIMUM WINDOW SILL HEIGHT NOT TO EXCEED 44" ABOVE FLOOR AT BEDROOMS.
- ALL GLASS WITHIN 18" ABOVE FINISHED FLOOR AND IN HAZARDOUS AREAS SHALL BE TEMPERED GLASS.

SHOWERS / TUBS

- SHOWER WALLS TO BE FINISHED WITH MOISTURE RESISTANT SHEET ROCK AND CERAMIC TILE OR EQUAL TO MINIMUM 6'-0" ABOVE FLOOR.
- SHOWER ENCLOSURES SHALL BE SHOWER RODS, TEMPERED GLASS OR APPROVED EQUAL.
- CENTER OF WATER CLOSET SHALL BE MINIMUM 15" TO VERTICAL FACE OF WALLS AT SIDES.

LUMBER

- ALL LUMBER MUST BEAR AN APPROVED GRADING STAMP.
- BEARING WALL BOTTOM PLATES SHALL BE TREATED OR FOUNDATION REDWOOD.
- FIRE BLOCK STUD WALLS AT DROPPED CEILING, SOFFITS, AND AT MAXIMUM 10' INTERVALS.
- INTERIOR BEARING WALLS OVER 10' IN HEIGHT TO BE MIN. 2x6's AT 16" O.C.
- PROVIDE MINIMUM 22"x30" ATTIC SCOTTLIE TO ALL ATTIC AREAS.

SMOKE DETECTORS

- SMOKE DETECTORS SHALL BE PROVIDED TO PROTECT EACH SEPARATE SLEEPING AREA AND 3' FROM DUCT OPENINGS.
- SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED WITH BATTERY BACKUP POWER.
- WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM.
- SMOKE DETECTOR TO BE CEILING MOUNTED AND IN CLOSE PROXIMITY TO THE STAIRWAY ON UPPER FLOOR LEVEL. (IF APPLICABLE)
- PROVIDE A MINIMUM OF ONE SMOKE DETECTOR IN THE BASEMENT. (IF APPLICABLE)

HANDRAILS

- HANDRAILS TO BE 34" TO 38" ABOVE STAIR NOSING AND DESIGNED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH. HAND GRIP PORTION OF HANDRAIL(S) SHALL NOT BE LESS THAN 1 1/2" IN CROSS-SECTIONAL DIMENSION. HANDRAIL(S) PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAIL ENDS SHALL BE RETURNED OR TERMINATE AT NEWEL POSTS. OR SAFETY TERMINALS EXTEND HANDRAILS 12" PLUS ONE TREAD LENGTH AND ON A HORIZONTAL PLANE AT 34" HT. (TYP. AT TOP AND FOOT OF ALL STAIRWAYS.)

PLUMBING

- SOLDER FLUX HAVING A LEAD CONTENT IN EXCESS OF 2/10 OF ONE PERCENT SHALL NOT BE USED IN THE INSTALLATION OR REPAIR OF ANY PLUMBING IN RESIDENTIAL OR NONRESIDENTIAL FACILITIES PROVIDING WATER FOR HUMAN CONSUMPTION WHICH ARE CONNECTED TO PUBLIC WATER SYSTEMS.
- PLUMBING FIXTURES SHALL BE AS FOLLOWS: (ORDINANCE #2785)
WATER CLOSETS - 1.5 GALLON PER FLUSH MAXIMUM.
SHOWER HEAD - 2.75 GALLON PER MINUTE MAXIMUM.
LAVATORY/SINK FAUCETS - 3 GALLON PER MINUTE MAXIMUM.
HOT WATER SHALL BE THE LEFT FITTING AT ALL FAUCETS.

GLASS BLOCK

- GLASS BLOCK PANELS SHALL HAVE A MINIMUM 3" THICKNESS AT THE MORTAR JOINT.
- MORTARED SURFACES OF BLOCKS SHALL BE TREATED FOR MORTAR BONDING.
- GLASS BLOCK SHALL BE LAID IN TYPE 'N' MORTAR. MORTAR SHALL HAVE 750 P.S.I. MINIMUM 28 DAY COMPRESSIVE STRENGTH
- BOTH VERTICAL AND HORIZONTAL MORTAR JOINTS SHALL BE AT LEAST 1/4" AND NOT MORE THAN 3/8" THICK AND SHALL BE COMPLETELY FILLED.
- GLASS BLOCK PANELS SHALL HAVE JOINT REINFORCEMENT SPACED NOT MORE THAN 16" ON CENTER AND LOCATED IN THE MORTAR BED JOINT EXTENDING THE ENTIRE LENGTH OF THE PANEL. THE REINFORCEMENT SHALL ALSO BE PLACED IN THE JOINTS IMMEDIATELY BELOW AND ABOVE ANY OPENINGS IN THE PANEL. JOINT REINFORCEMENT SHALL BE GALVANIZED. IN ACCORDANCE WITH U.B.C.
- EXTERIOR GLASS BLOCK PANELS SHALL BE PROVIDED WITH MINIMUM 3/8" EXPANSION JOINTS AT THE SIDES AND TOP. EXPANSION JOINTS SHALL BE ENTIRELY FREE OF MORTAR AND SHALL BE FILLED WITH RESILIENT MATERIAL.
- GLASS BLOCK PANELS SHALL NOT BE USED AS LOAD BEARING MEMBERS.

EXITS / DOORS

- ALL EXIT DOORS SHALL BE DEAD BOLTED.
- ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS.
- PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO ALL COMMON WALLS AND CEILING, AT GARAGE, STORAGE AND MECHANICAL ROOMS.
- DOOR INTO HOUSE FROM GARAGE TO BE TIGHT FITTING WITH GASKETS AND SWEEP 1 3/4" SOLID CORE WITH SELF-CLOSER.

JACUZZI TUB

- PROVIDE REMOVABLE PANEL OF SUFFICIENT SIZE TO ACCESS PUMP.
- CIRCULATION PUMP SHALL BE LOCATED ABOVE THE CROWN WEIR OF THE TRAP.
- PUMP AND CIRCULATION PIPING SHALL BE SELF-DRAINING.
- SUCTION FITTINGS SHALL COMPLY WITH THE LISTED STANDARDS.
- PROVIDE G.F.I.C. OUTLET FOR PUMP

MASONRY NOTES COLUMN BASE & 6'-0" WALL

- PROVIDE #4 VERTICALS IN SOLID GROUT AT ALL CORNERS, ENDS AND JAMBS AND 4'-0" MAXIMUM ELSEWHERE.
- PROVIDE 8" BOND BEAM WITH 1-#4 CONTINUOUS AT MASONRY PLATE HEIGHT, AT 8'-0" ABOVE FINISH FLOOR, AND AT TOP OF ALL PARAPET WALLS.
- PROVIDE STANDARD JOINT REINFORCEMENT AT 16" O.C. VERTICAL. (TYPICAL).
- PROVIDE 4-#4 VERTICALS IN SOLID GROUTED CELLS AT MASONRY COLUMNS WITH #2 TIES AT 16" O.C. HORIZONTAL.
- PROVIDE STANDARD EXPANSION JOINTS AT 20'-0" O.C. MAXIMUM.

I.C.B.O./N.E.R. NUMBERS

ALL PRODUCTS LISTED BY I.C.B.O./N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.				
I.C.B.O.	2240	W.P. GYP. BD.	N.E.R.	5019
I.C.B.O.	1998	SKYLIGHT	I.C.B.O.	2656
I.C.B.O.	2093	MONIER TILE	I.C.B.O.	3899
I.C.B.O.	3523	MINOR TILE	I.C.B.O.	1294
I.C.B.O.	4525	*ROY LIGHT*	I.C.B.O.	1294

ALL PRODUCTS LISTED BY I.C.B.O./N.E.R. NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORTS OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

FIRE BLOCKING REQUIRED

- AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS, AND AT 10' FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.
- AT ALL INTER-CONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROPPED CEILINGS, AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS, AT THE TOP AND THE BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS, IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
- IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, USE NON-COMBUSTIBLE MATERIALS.
- AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
- WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL, SHALL HAVE FIRE BLOCKS OF MINERAL FIBER OR GLASS FIBER, OR OTHER APPROVED NON-RIGID MATERIAL.
- THE INTEGRITY OF ALL FIRE BLOCKING, AND DRAFT STOPS, SHALL BE MAINTAINED.

SPRAY FOAM ROOFING GENERAL NOTE

SPRAY FOAM ROOFING SHALL BE 1" (NOCH) THICK SPRAYED IN PLACE POLYURETHANE FOAM APPLIED TO PREPARED PLYWOOD DECK. UL #R16029 "PRO-TECH PRODUCTS" (480) 945-7303. FINISH SHALL BE 3 COATS ACRYLIC ELASTOMERIC PAINT. THE SECOND COAT SHALL BE PIGMENTED TO MATCH HOUSE AND SHALL HAVE #30 SILICA AGGREGATE BROADCAST ON WHILE PAINT IS STILL PLASTIC. A FINAL MIST COAT SHALL BE APPLIED IN SUFFICIENT QUANTITY TO INSURE ADHESION OF AGGREGATE. PROVIDE 2"x24" RUBBER MAT SPLASH BLOCKS AT ALL PARAPET SLEEVES.

BUILT-UP ROOF GENERAL NOTE

- RATED BUILT-UP ROOF COVERING ASSEMBLY SHALL CONSIST OF AN APPROVED AND LISTED "CLASS C" OR BETTER ASSEMBLY (TESTED IN ACCORDANCE WITH U.L. STANDARD NO. 55-A), AND INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 1/2" CDX PLYWOOD SHEATHING.
8d AT 13" O.C. AT INTERIOR.
8d AT 6" O.C. AT EDGES.
MINIMUM ROOF SLOPE: 1/4" P.L.F.

CEILING JOIST SCHEDULE

SIZE	SPACING	MAX. SPAN	SIZE	SPACING	MAX. SPAN
2x4	19"-0"	8'-8"	2x6	24"	15'-0"
2x6	24"	13'-8"	2x8	24"	22'-11"

CEILING JOISTS SHALL BE DOUGLAS FIR LARCH NUMBER 2 OR BETTER

RIPPER/BUILT-UP ROOF JOIST NOTE

- WHERE RIPPERS ARE ATTACHED TO TOP OF ROOF JOISTS (i.e. TO OBTAIN SLOPE FOR DRAINAGE), THE RIPPERS SHALL BE NAILED TO THE JOIST WITH 16d AT 24" O.C. WHEN THE RIPPERS BECOME MORE THAN 1 1/2" DEEP, 3"x3"x1/2" (MINIMUM) PLYWOOD CLEATS SHALL BE NAILED TO THE SIDES AT 48" O.C. (MINIMUM) STAGGERED BETWEEN SIDES. EACH CLEAT SHALL BE SECURED WITH 4-6d (MINIMUM), 2 INTO THE JOIST AND 2 INTO THE RIPPER.
- RIPPERS SHALL NOT RUN PERPENDICULAR TO MAIN FRAMING MEMBERS. IF RIPPERS ARE USED TO OBTAIN CROSS DRAINAGE TO MAIN FRAMING MEMBERS, THEY SHALL STAIR-STEP IN HEIGHT.

SEISMIC ZONE

- SEISMIC ZONE C
A) DESIGN AND CONSTRUCT TO MEET REQUIREMENTS OF ZONE C
B) ZONE FACTOR, Z=0.075

CONSTRUCTION CODES

- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCE:
- 2015 International Building Code-Local Amendments
 - 2015 International Energy Code -Local Amendments
 - 2015 International Fire Code - Local Amendments
 - 2015 International Residential Code (IRC) - Local Amendments
 - 2015 International Property Maintenance Code (PMC) - Local Amendments
 - 2015 Uniform Mechanical Code (UMC) - Local Amendments
 - 2015 Uniform Plumbing Code (UPC) - Local Amendments
 - 2017 National Electrical Code - Local Amendments

DESIGN CRITERIA

DESIGN CRITERIA:
This plan has been prepared based on the following design criteria. Any deviation in requirements due to geophysical, or jurisdiction is to be verified by a local design professional, licensed to practice within that jurisdiction, who will make the necessary modifications and affix his seal.

Roof: Live Load 16 LBS
Dead Load (flat roofs) 15 LBS
Dead Load (tile roofs) 25 LBS

Minimum Footing Depth: 18" into undisturbed soil or engineered tested fill per the engineer's report.
1500 PSF to be verified by a geo-technical report

ENERGY REQUIREMENTS

- BUILDER PARTICIPATION IN A NATIONALLY RECOGNIZED THIRD PARTY ENERGY PROGRAM WILL BE ACCEPTED AS COMPLIANCE WITH THE REQUIREMENTS FOR THE ENERGY EFFICIENCY IN 2015 IRC/2015 IECC. A CERTIFICATE OR STICKER MUST BE PROVIDED AT THE SES PANEL AND WILL BE VERIFIED AT THE FINAL INSPECTION OF THE DWELLING.
- AIR LEAKAGE:
 - ALL OPENINGS IN BUILDING ENVELOPE MUST BE SEALED.
 - RECESSED LIGHTS TYPE IC RATED 0.5" FOAM COMB. & 3" FROM INSULATION
 - SOLAR HEAT GAIN COEFFICIENT:
 - SHGC = 0.4
- MATERIALS AND INSULATION INFORMATION:
 - MATERIALS & EQUIP. MUST BE INSTALLED PER MANUF. INSTRUCTIONS.
 - BUILDER SHALL PROVIDE MANUF. MANUALS FOR HVAC & SERVICE WATER HEATING EQUIP.
 - INSULATION VALUES: 2x2 - R7, 2x4 - R11, 2x6 - R19, 2x8 - R22, CLG. - R30
 - GLAZING U-FACTORS: .61
 - DOOR U-FACTORS: .46
 - HEATING & COOLING EQUIP. EFFICIENCY: SEER 10.0 MIN.
 - A SEPARATE INSULATION INSPECTION MAY BE REQUIRED PRIOR TO DRYWALL OR AN INSTALLATION CERTIFICATE MAY BE REQUIRED AT THE TIME OF FINAL INSPECTION.
- DUCT INSULATION:
 - SUPPLY DUCTS - INSULATION R-VALUE = 8
 - RETURN-AIR DUCTS - INSULATION R-VALUE = 8
 - C. PLENUMS - INSULATION R-VALUE = 8
- DUCT CONSTRUCTION:
 - ALL JOINTS, SEAMS, CONNECTIONS MUST BE SECURELY FASTENED WITH WELDS, GASKETS, MASTICS, MASTIC-PLUS-EMBEDDED-FABRIC OR TAPES (DUCT TAPE NOT PERMITTED).
 - DUCTS MUST BE SUPPORTED EVERY 10 FEET OR PER MANUF. SPECS.
 - COOLING DUCTS WITH EXTERIOR INSULATION COVERED WITH VAPOR RETARDER.
 - AIR FILTERS REQUIRED IN RETURN-AIR.
 - HVAC MUST PROVIDE MEANS FOR BALANCING AIR AND WATER SYSTEMS.
- TEMPERATURE CONTROLS:
 - THERMOSTAT REQUIRED FOR EACH SEPARATE HVAC SYSTEMS AS FOLLOWS:
 - HEATING ONLY - 55 DEGREES F TO 15 DEGREES F
 - COOLING ONLY - 70 DEGREES F TO 85 DEGREES F
 - HEATING & COOLING - 55 DEGREES F TO 85 DEGREES F
 - PROVIDE MEANS TO PARTIALLY RESTRICT OR SHUT-OFF HVAC INPUT TO EACH ZONE OR FLOOR.
 - HEAT PUMP THERMOSTAT MUST PREVENT BACK-UP HEAT FROM TURNING ON WHEN HEATING REQUIREMENTS CAN BE MET BY HEAT PUMP ALONE.
- HVAC PIPING INSULATION:
 - REQUIRED IN UNCONDITIONED SPACES CONVEYING FLUIDS ABOVE 105 DEGREES F OR CHILLED FLUIDS AT LESS THAN 55 DEGRE

615 E. EVERGREEN WINDOW SCHEDULE

GENERAL NOTES:

- Design Originals assumes no responsibility for any changes or modifications made by others.
- These plans and specifications are intended to be applicable codes and ordinances. Contractor shall assume responsibility for compliance with all local codes, ordinances and restrictions.
- Any discrepancies in plans to be brought to the attention of the designer prior to beginning construction. Contractors shall assume responsibility for errors that are not reported.
- Contractor shall insure compatibility of all site requirements.
- Contractor to consult with a structural engineer for design of all solid framing, columns, beams and structural members.
- All wood, concrete and steel structural members shall be of a good quality and meet all applicable state and local building codes.
- All angles shown on plans are 45° unless otherwise noted.
- All dimensions should be read or calculated from finished conditions unless otherwise noted.
- All window sizes are nominal rough opening sizes with manufacturers details & specifications.
- All windows will be dimensioned to center unless otherwise noted.
- Weather strip attic access door(s).
- Contractor to provide a 3/4" plywood subfloor over attic access to HVAC units (if applicable) to be located within 20'-0" of access.
- All vents to rear of residence.
- Provide 1 s.f. net free area of attic vent per 150 s.f. of total covered roof area as per code.
- Floor truss area to be draft stopped where open to attic space.
- Divide floor truss area into equal areas of 1000 s.f. each for fire stops.
- Provide control and expansion joints as required for concrete drives, walks, patios and masonry.
- Pull down attic access to be standard all ceilings 11'-1 1/8" or higher require pull down.
- Provide studs at all 4 corners of tub.
- Provide 5/8" type "X" gypsum board on walls and ceilings.
- Do not use wood build-outs behind structural windows and doors.
- Attach tops, sides and bottoms, of windows and doors shingle style.
- Apply 2 ply ALTM building paper shingle over all exterior sheathing prior to installing stucco.
- Stucco veneer must comply with 2006 IRC requirements.
- Provide weep screen properly installed.
- Provide expansion/contraction control joints to divide up stucco into 100 sq. ft. total sections. Provide casing bead where stucco terminates at perimeter of windows, doors or dissimilar materials. Stop casing bead at least 1" to 2" away from window and door frames.

SYMBOL LEGEND

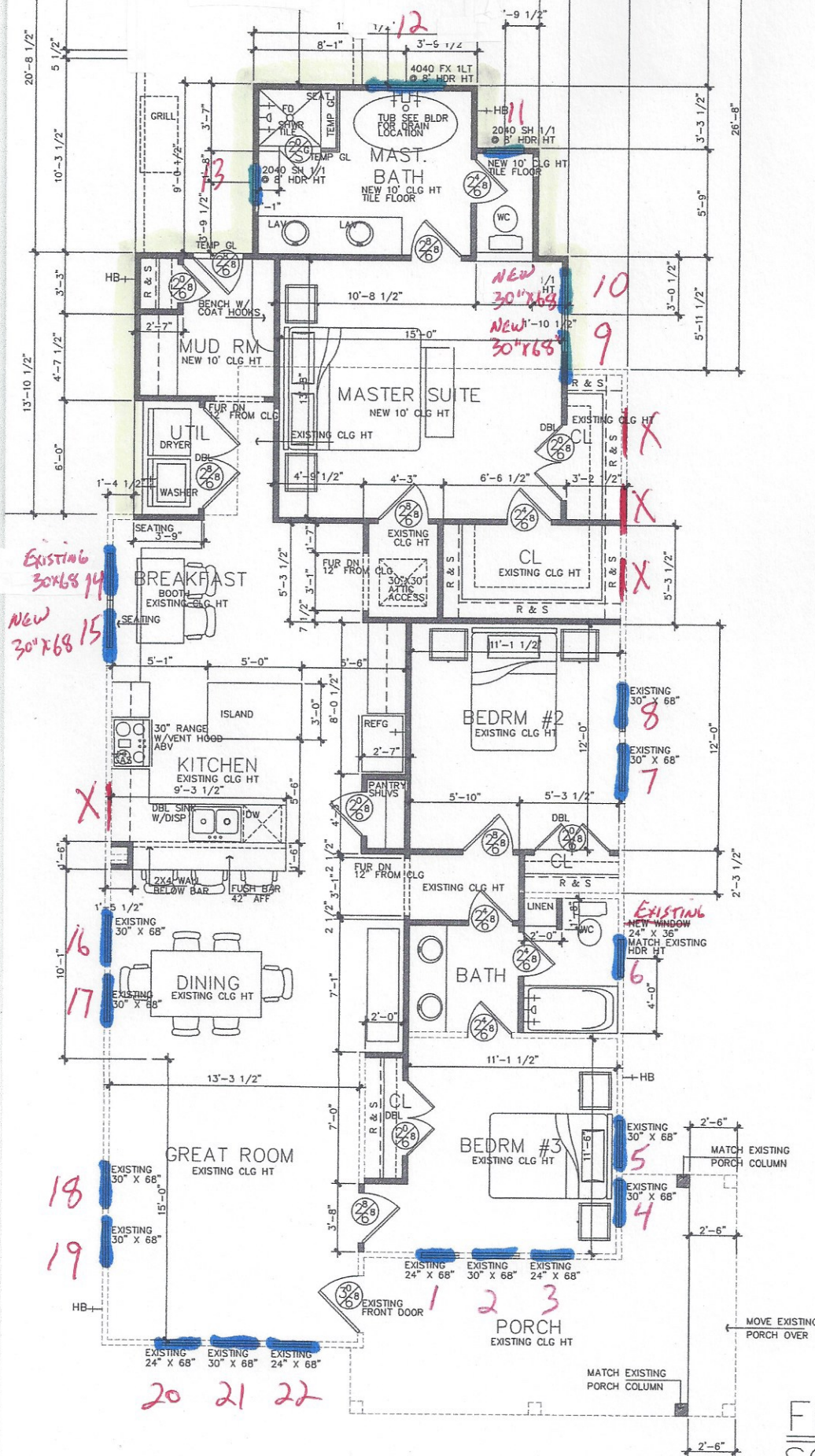
- GAS/PROPANE VALVE
- HOSE BIB
- SHOWER HEAD @ 80"
- DOOR SIZE TAG

EXISTING AREA

TOTAL LIVING
FRONT PORCH
TOTAL COVERED

NEW AREAS

TOTAL LIVING
GARAGE
BACK PORCH
CARPORT
TOTAL COVERED



FLOOR PLAN

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







TEXAS
JVC-4009





615 E. EVERGREEN



FRONT



RIGHT

615 E. EVERGREEN

NEW ADDITION AT REAR
REMOVE 3 WINDOWS



REAR



LEFT



JELD-WEN
WINDOWS & DOORS

W-2500 Wood With Traditional Sash Clad-Wood Window Casement

Architectural Design Manual



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Trim & Sill Nose Options	6
Jamb Extender Options.....	7
Mullion Options	8

Section Details

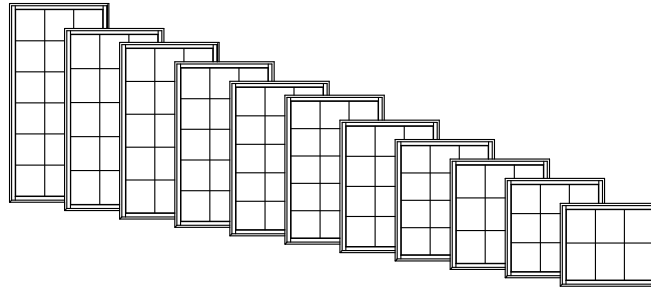
Operator Sections	9
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Sizing Details

Min-Max Sizing.....	12
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GENERAL INFORMATION



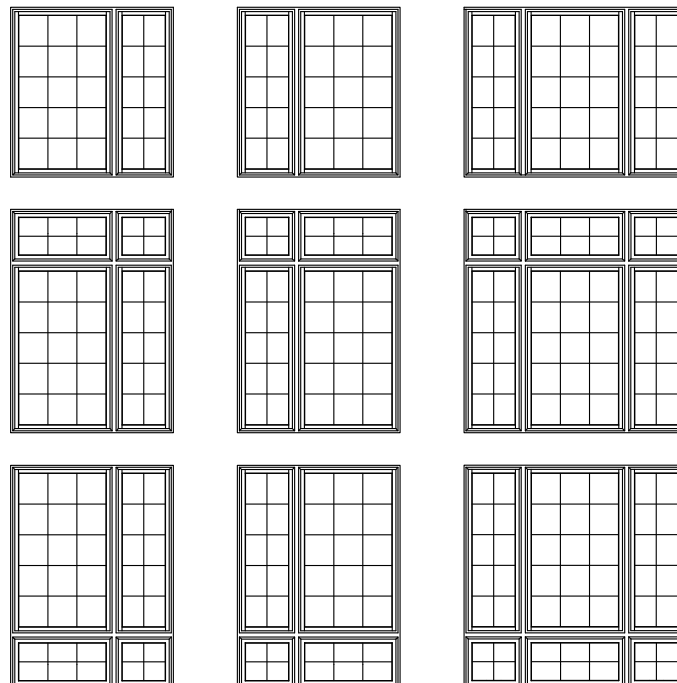
Dimensional Windows

W-2500 With Traditional Sash Clad-Wood Casement windows may be specified as "dimensional", by adjusting the desired rough opening width or height.

W-2500 With Traditional Sash Clad-Wood Casement windows are available in operating or stationary (non-venting) configurations.

Multiple Assemblies

W-2500 With Traditional Sash Clad-Wood Casement windows may be mulled to other clad-wood awning windows, or to other clad-wood window products to fulfill a variety of architectural design needs.

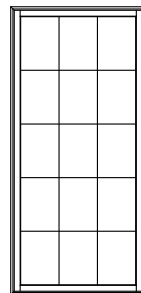




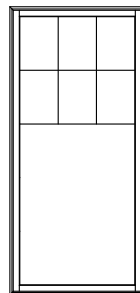
GRID PATTERNS

W-2500 With Traditional Sash Clad-Wood Casement windows are available with removable Grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles. The standard grid patterns are shown below.

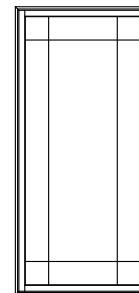
Special lite cut patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



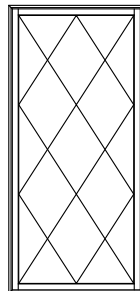
Colonial



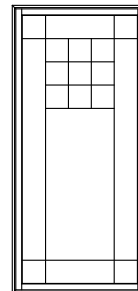
Colonial From Top Down



Prairie



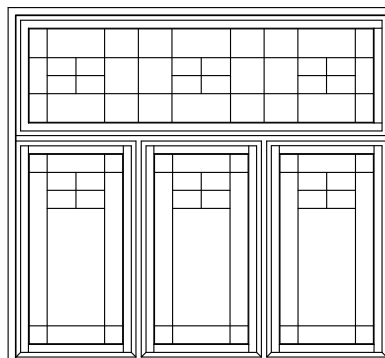
Diamond



Uneven

Bar Alignment

Alignment of bars from product to product is often required by fine architectural design. SDL, GBG, and wood grilles may be specified with bars aligned.





UNIT SIZING

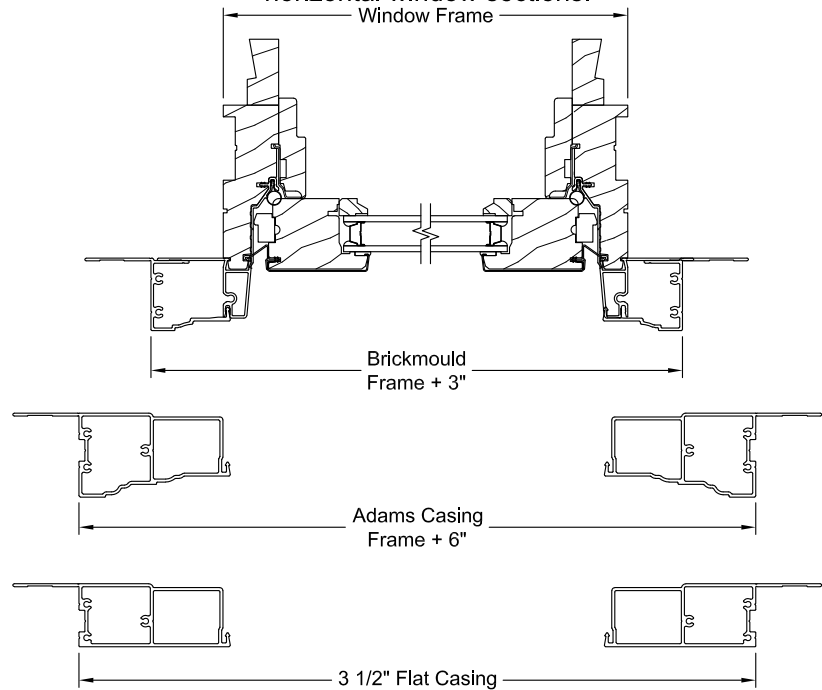
Rough Opening

The frame size of the window plus 3/4"

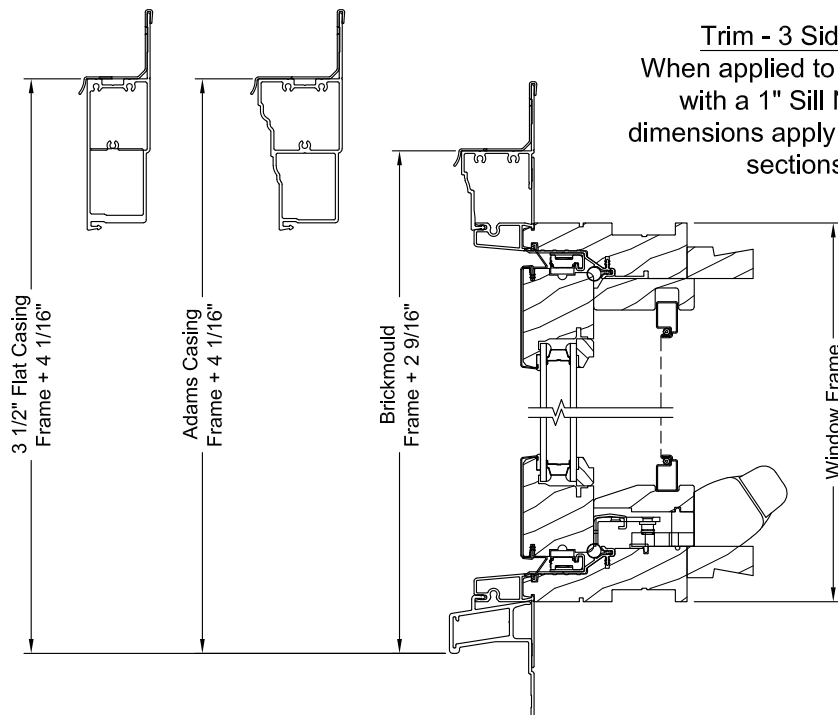
Masonry Opening

The overall size of the window, including trim, plus 1/2".

Trim - 4 Sides of Unit
When applied to 4 sides of unit, these dimensions apply to both vertical and horizontal window sections.



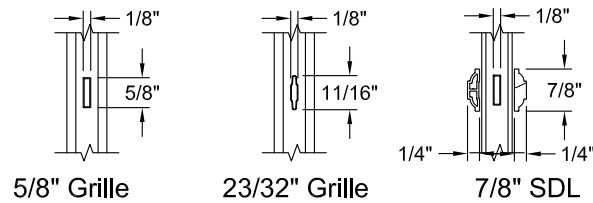
Trim - 3 Sides of Unit
When applied to 3 sides of unit, with a 1" Sill Nose, these dimensions apply vertical window sections only.



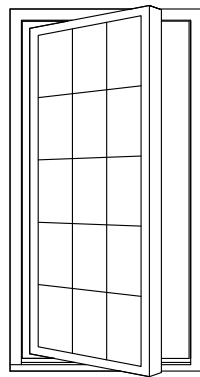


GRID OPTIONS & UNIT HANDLING

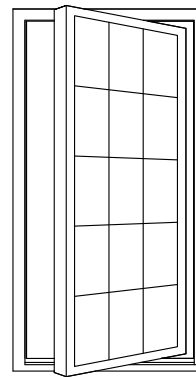
SDL Options



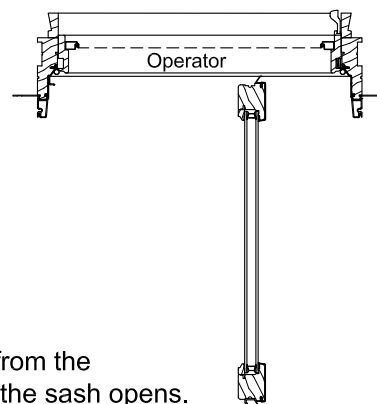
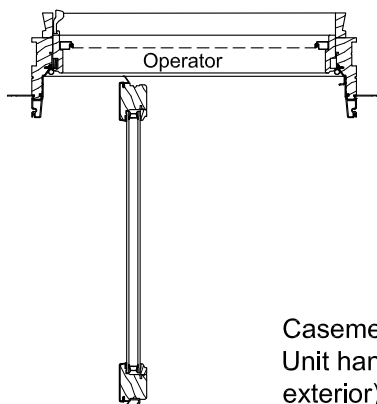
Handing and Operation



Left
Hand



Right
Hand

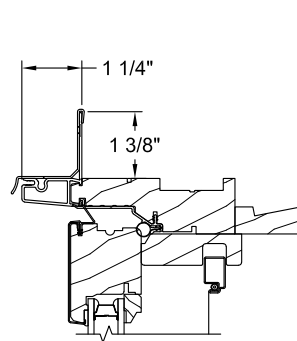


Casement Unit Handing:
Unit handing is defined (from the exterior) as the direction the sash opens.

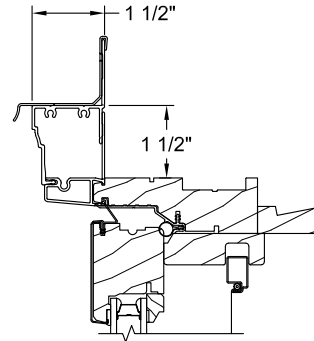


TRIM & SILL NOSE OPTIONS

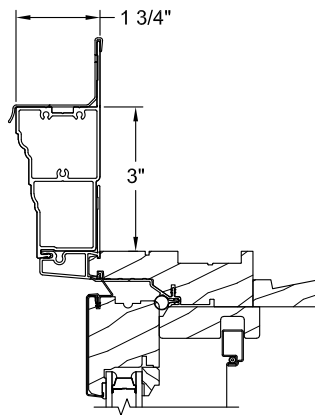
Trim Options



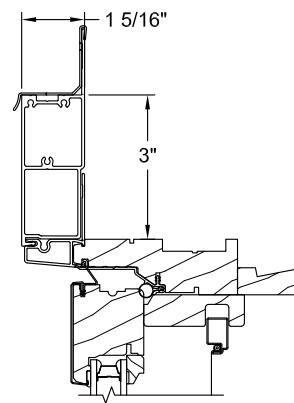
Standard



Brickmould

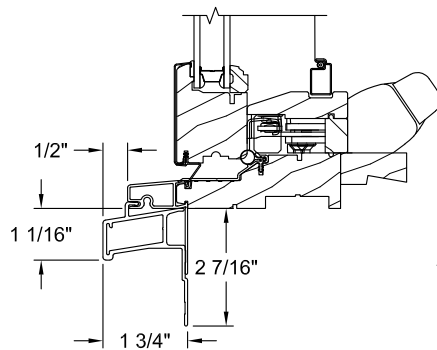


Adams Casing

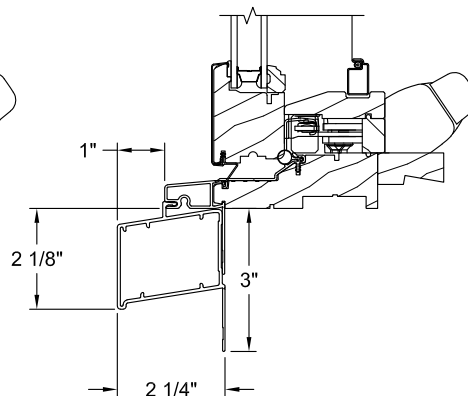


3 1/2" Flat Casing

Sill Nose Options



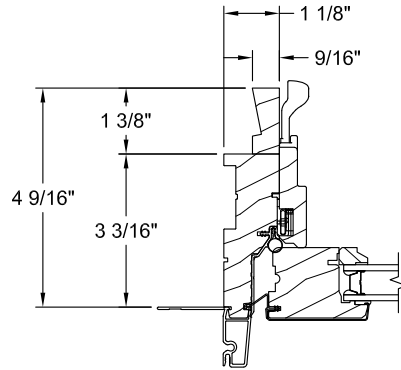
Sill With Standard Casing



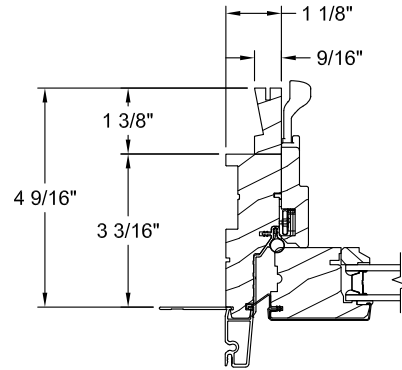
Sill With 2" Sill Nose Casing



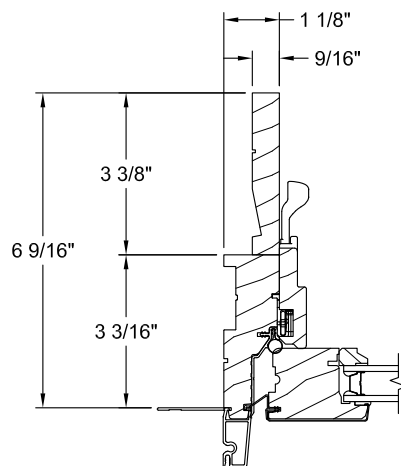
JAMB EXTENDER OPTIONS



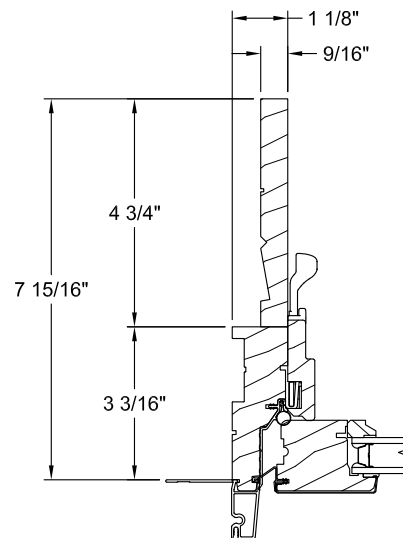
4 9/16" Wall



4 9/16" Wall
With 9/16" Kerf Option



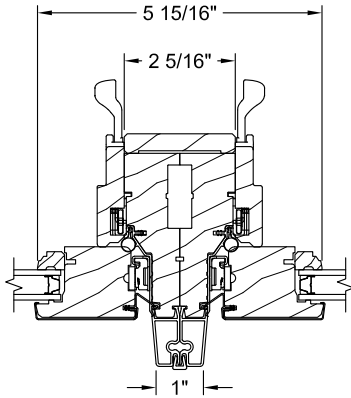
6 9/16" Wall



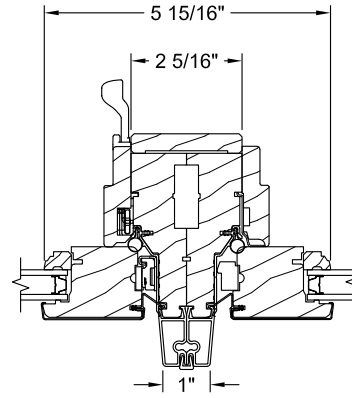
7 15/16" Wall
Max 1-pc
Jamb Extender



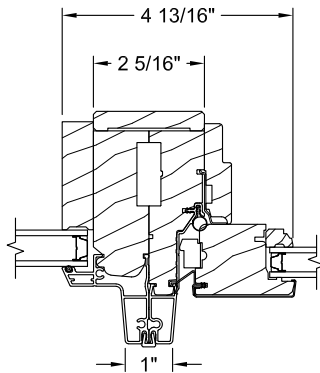
MULLION OPTIONS



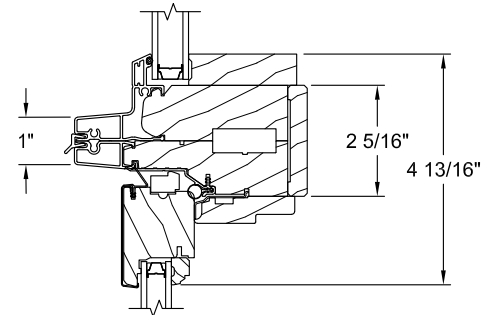
Operating Casement/Operating Casement



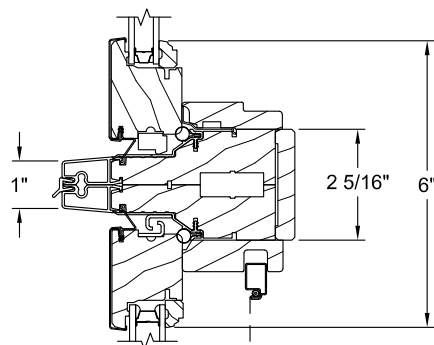
Operating Casement/Stationary Casement



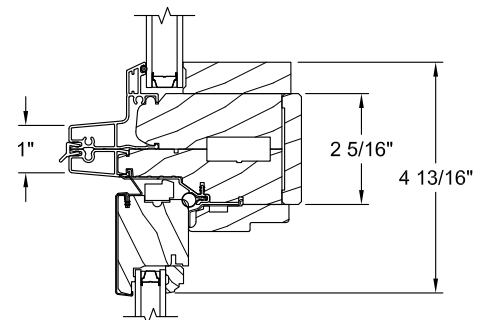
Direct Set Picture/Casement



Radius
Casement



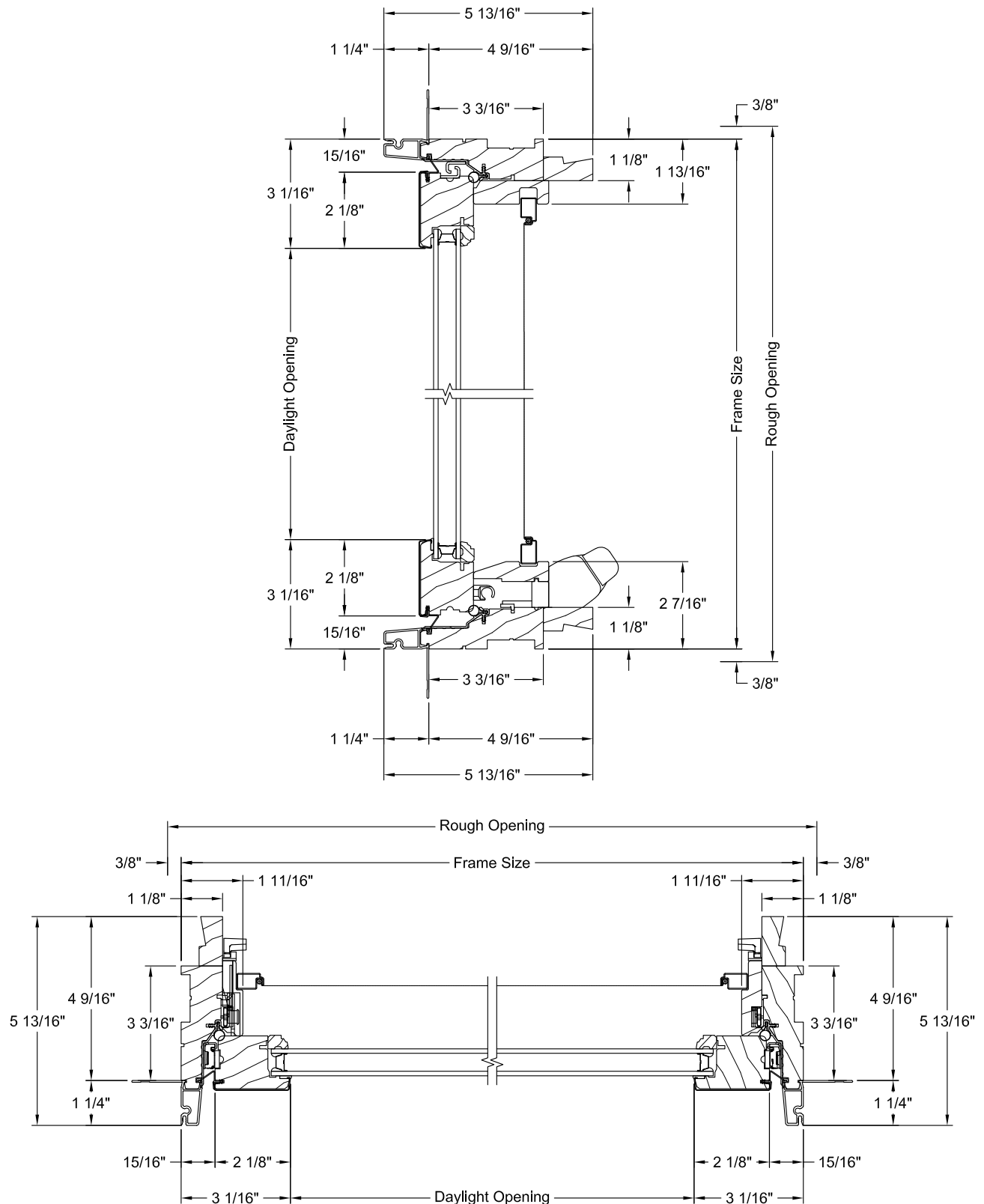
Operating Casement
Stationary Casement



Direct Set Picture
Casement

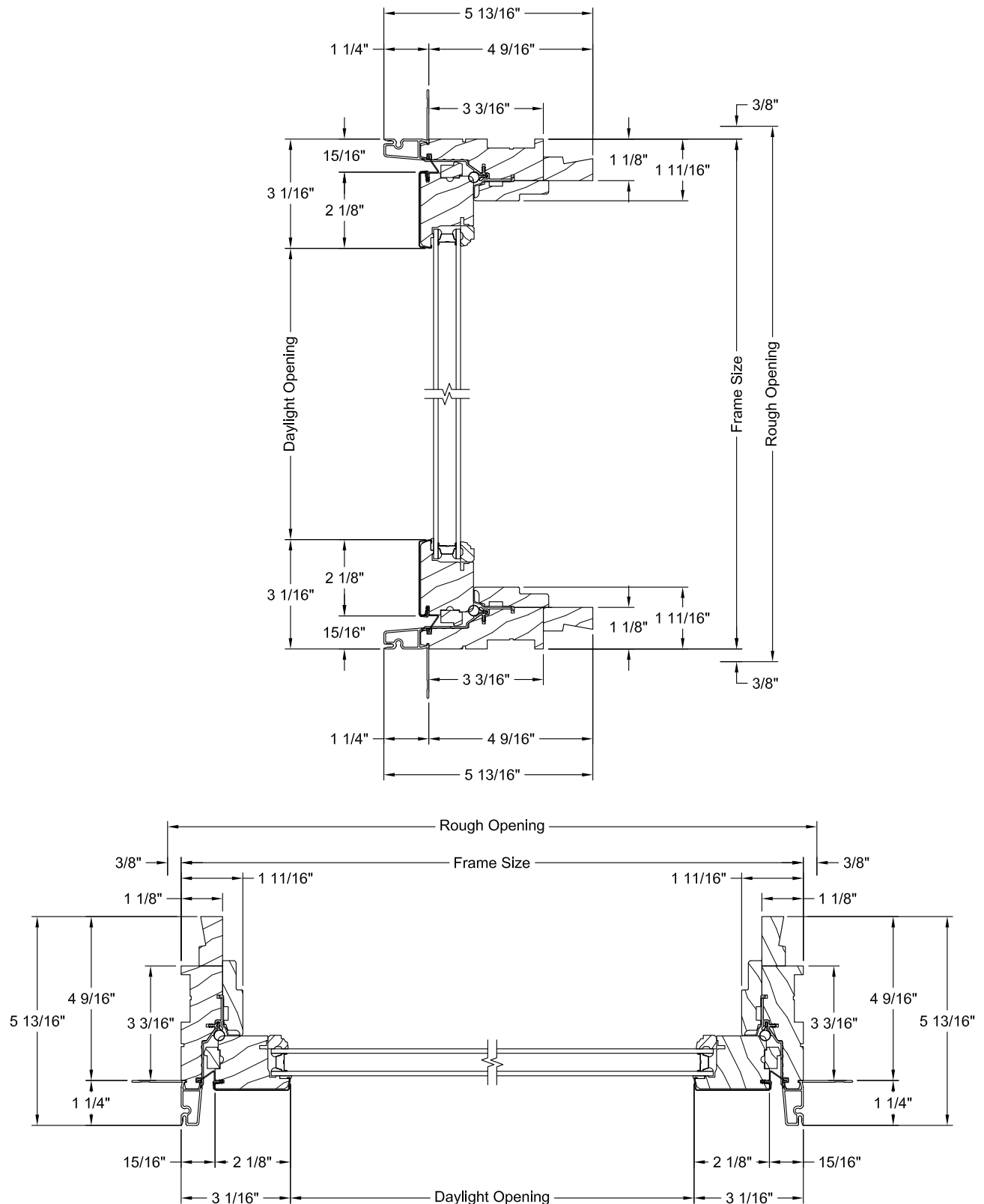


OPERATOR SECTIONS



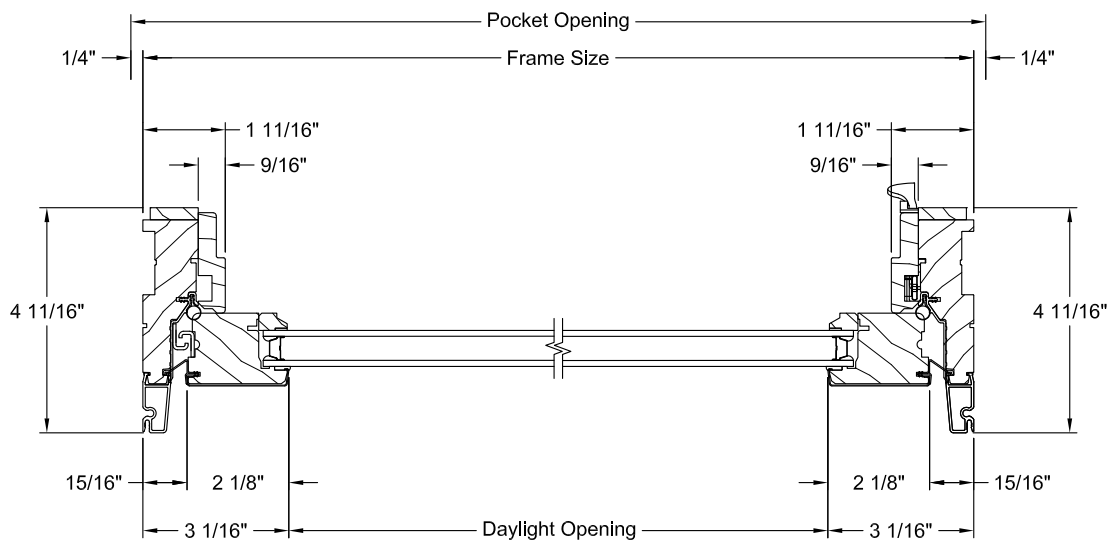
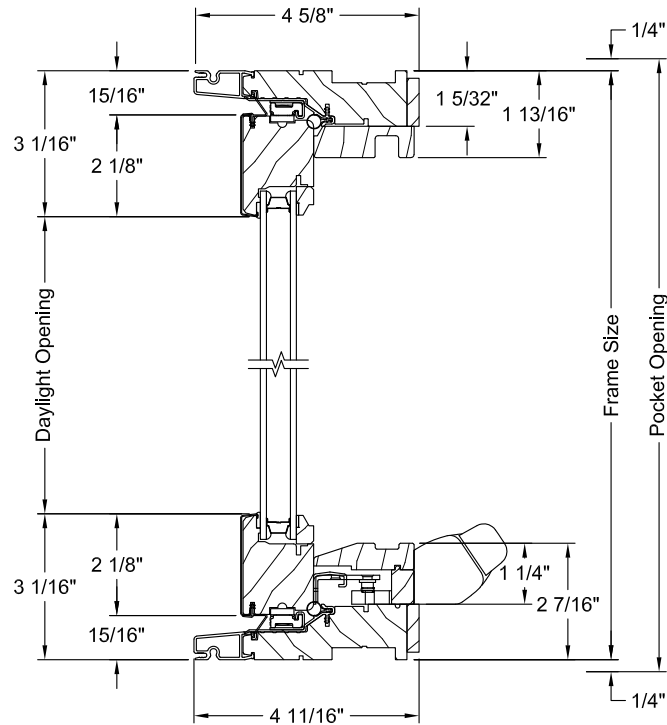


STATIONARY SECTIONS



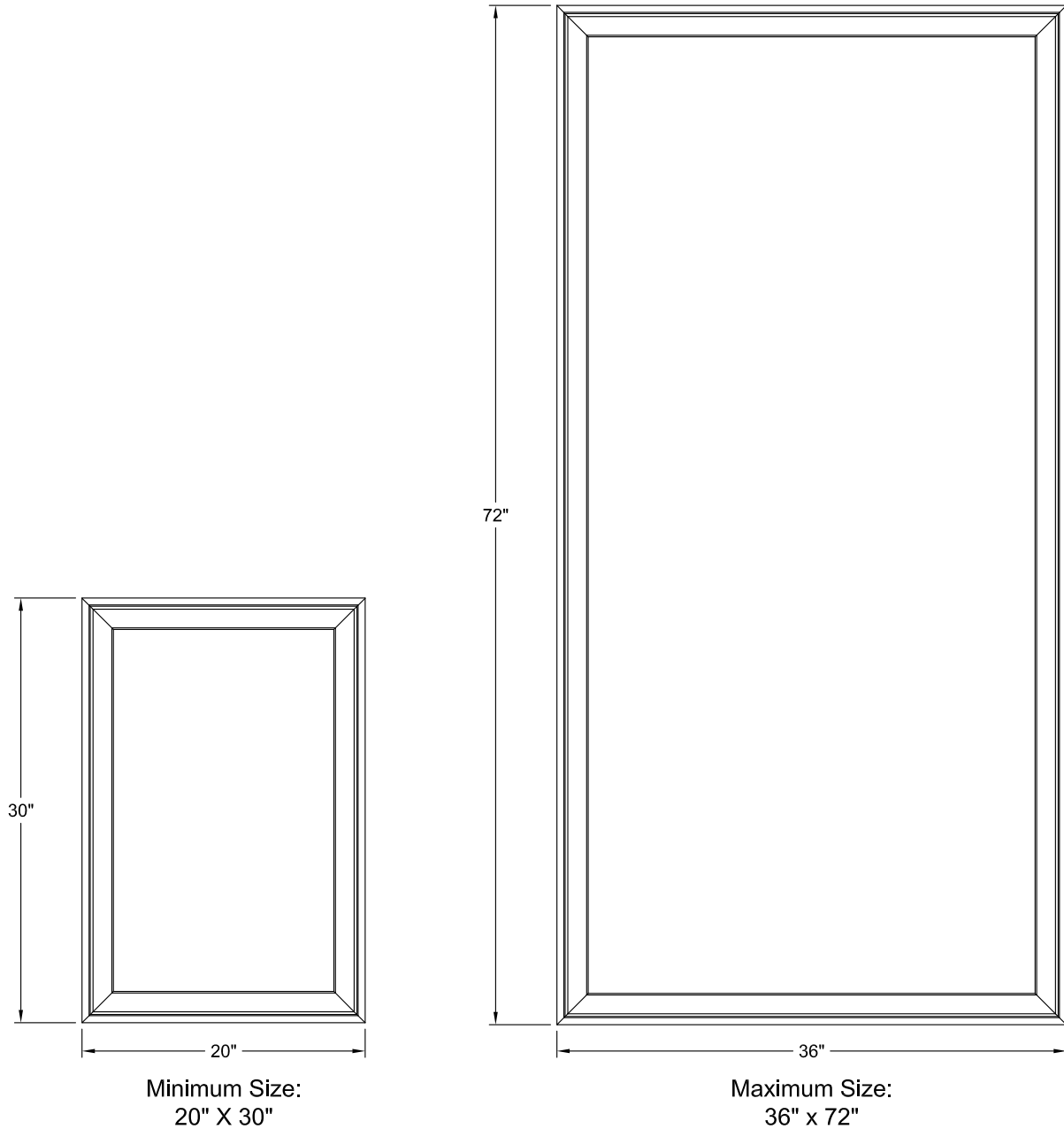


POCKET SECTIONS





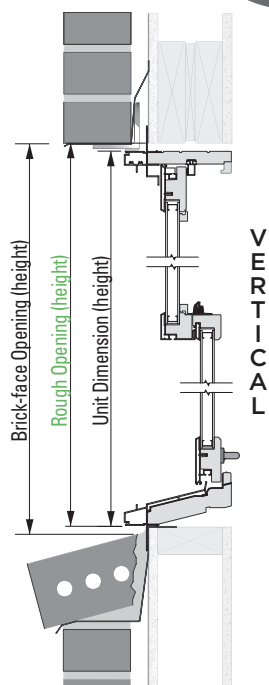
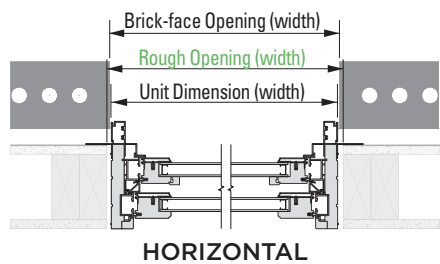
MIN - MAX SIZING



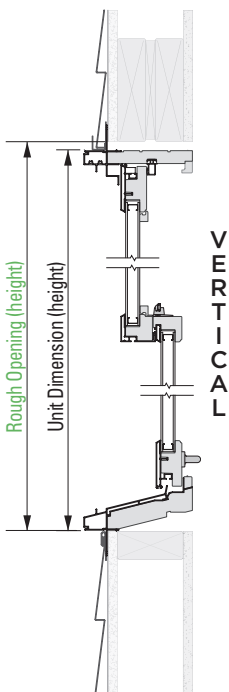
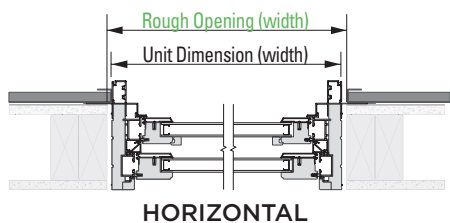
Standard Widths				
20"	24"	28"	30"	36"

Standard Heights				
30"	36"	40"	44"	48"
54"	56"	60"	64"	66"
72"				

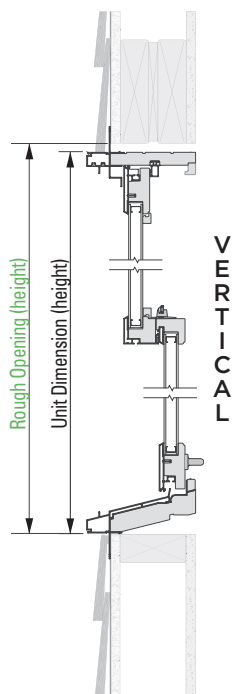
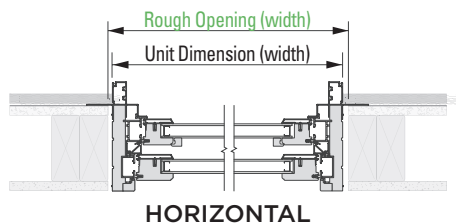
Brick Siding



Vinyl Siding



Wood Siding



MIRA®

WINDOWS & PATIO DOORS

PlyGem®
WINDOWS & DOORS



DOUBLE HUNG

**ALUMINUM
CLAD**

NOT ALL WINDOWS ARE CREATED EQUAL.

Let your windows reflect your exquisite style and taste. Designed with superior craftsmanship and one-of-a-kind details, Ply Gem MIRA Aluminum-Clad Wood Windows make the best possible statement bringing your unique vision to life. Built for energy efficiency and long lasting quality in mind, these double hung windows offer peace of mind as well as lasting beauty.



windows.plygem.com





DOUBLE HUNG



Home Innovation
NGBS GREEN CERTIFIED™

**PLY GEM MIRA
WINDOWS HAVE BEEN
GREEN APPROVED BY
THE HOME
INNOVATIONS
RESEARCH LAB.**

This means you can be assured that Ply Gem MIRA Premium Series windows comply with specific green practice criteria in the National Green Building Standard. Visit homeinnovation.com/greenproducts for more details.

STANDARD FEATURES

- Tilt-in sash design for easy cleaning from the safety of inside your home
- Sash interlock provides superior structural performance
- Stepped jambliner design for superior structural performance while maximizing available daylight opening
- Three-piece jambliner allows for different interior and exterior jambliner colors
- 6/4 sash construction for historically accurate wood window look
- 4⁹/₁₆" jambs made of clear wood eliminate extensive drywall work
- Sash and interior made with select clear wood; ready for paint or stain to match any interior décor (also available in primed or prefinished in white, black and off-white)
- Integral face groove allows for easy mulling and exterior accessory application
- Pre-punched nailing fin for simple installation
- AAMA 2604 paint finish provides superior resistance to chalking and fading
- Energy-efficient Warm Edge insulating HP glass reduces energy costs while reducing fabric fading
- Vacuum-treated, solid wood components resist damage from water and fungus
- Durable .050 extruded aluminum cladding on all exterior frame surfaces resists dings and dents while providing structural integrity



DOUBLE HUNG

	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
WITH WARM EDGE				
3/4" Clear	2.04	0.49	0.58	0.59
3/4" Low-E	2.78	0.36	0.29	0.51
3/4" Low-E ^{SC}	2.70	0.37	0.21	0.40
3/4" Low-E ^{PS}	2.70	0.37	0.42	0.51
3/4" Low-E2+	3.13	0.32	0.28	0.49
3/4" Low-E ^{SC} 2+	3.13	0.32	0.20	0.39
3/4" Low-E ^{PS} 2+	N/A			
3/4" HP	2.70	0.37	0.28	0.51
3/4" HP ^{SC}	3.03	0.33	0.21	0.40
3/4" HP ^{PS}	2.94	0.34	0.42	0.51
3/4" HP2+	3.33	0.30	0.27	0.49
3/4" HP ^{SC} 2+	3.33	0.30	0.20	0.39
3/4" HP ^{PS} 2+	N/A			
WITH WARM EDGE+				
3/4" Clear	2.08	0.48	0.57	0.59
3/4" Low-E	2.86	0.35	0.29	0.51
3/4" Low-E ^{SC}	2.86	0.35	0.21	0.40
3/4" Low-E ^{PS}	2.78	0.36	0.42	0.51
3/4" Low-E2+	3.23	0.31	0.28	0.49
3/4" Low-E ^{SC} 2+	3.23	0.31	0.20	0.39
3/4" Low-E ^{PS} 2+	N/A			
3/4" HP	3.13	0.32	0.28	0.51
3/4" HP ^{SC}	3.13	0.32	0.21	0.40
3/4" HP ^{PS}	3.13	0.32	0.42	0.51
3/4" HP2+	3.45	0.29	0.27	0.49
3/4" HP ^{SC} 2+	3.45	0.29	0.20	0.39
3/4" HP ^{PS} 2+	N/A			

All units rated in accordance with NFRC 100/200 standards by a NAMI Accredited lab. Performance values reflect the performance of units tested with the following configuration: 3/4" IGU, 3mm glass, no grilles and Warm Edge spacer system and Warm Edge+ spacer system.

R VALUE: Restrictive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

*LEED for Homes is a rating system of the U.S. Green Building Council that promotes the design and construction of high-performance green homes.

Most unit sizes ENERGY STAR® qualified in most zones and may be eligible for LEED for Homes® credits.

OPTIONS

GLASS OPTIONS:

HP^{SC}, HP2+, HP2+^{SC}, HP^{PS}, HP2+^{PS}, (Low-E, Low-E^{SC}, and Low-E2+ for high altitude applications), Warm Edge+, tinted, tempered, obscure, laminated and black spandrel

GRILLE OPTIONS:

Color-coordinated grilles-between-the-glass (GBG) in 5/8" and 7/8" flat, 5/8" sculptured and 1" contoured in white only; simulated-divided-lite (SDL) available in 7/8" and 1 1/4"; 7/8" full surround removable wood grilles

EXTERIOR CASING:

180 Brick Mould, 3 1/4" Williamsburg, 3 1/2" Flat, J-Channel and Sill Nose available factory or field applied

EXTENSION JAMBS:

Custom from 4 9/16" to 8 9/16" in prefinished white, prefinished black, prefinished off-white, primed or natural "clear" wood

HARDWARE FINISHES:

White, taupe, beige, bright brass, black antique brass, satin nickel and oil rubbed bronze

PRODUCT CONFIGURATION:

Twins, fixed, combinations, bays, circle heads, quarter circles, ellipticals, transoms, true radius, arches and various architectural shapes



STANDARD EXTERIOR CLADDING COLOR OPTIONS



NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so. See product brochure for complete listing of Signature and Radiance Colors.

1. Most units are rated LC50 straight out of the box.

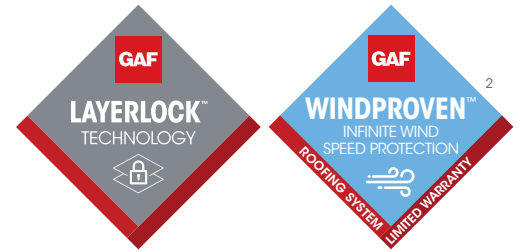
2. Optional Impact Rated units are available in select sizes and configurations.



America's #1-selling shingle just got better!

The same shingle you know and love,
now with LayerLock™ Technology
which powers the industry's widest
nailing area.

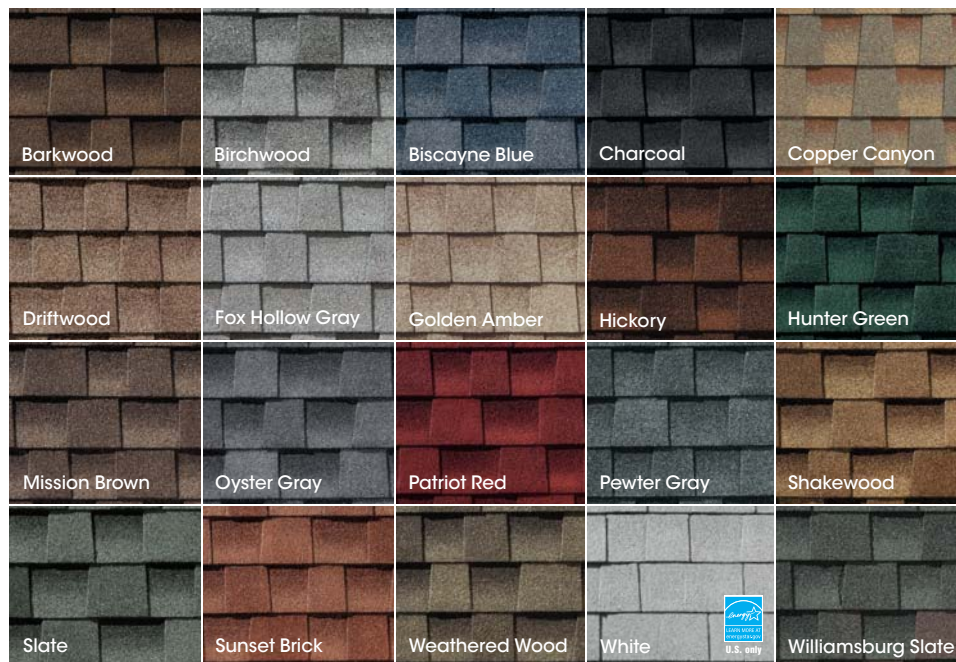
Timberline® HDZ™ Shingles



Benefits:

- **LayerLock™ Technology** — Proprietary technology mechanically fuses the common bond between overlapping shingle layers.
- **Up to 99.9% nailing accuracy** — The StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test.¹
- **WindProven™ Limited Wind Warranty** — When installed with the required combination of GAF Accessories, Timberline® HDZ™ Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation.²
- Our legendary **Dura Grip™** sealant pairs with the smooth microgranule surface of the StrikeZone™ nailing area for fast tack. Then, an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **StainGuard® Algae Protection** — Helps protect the beauty of your roof against unsightly blue-green algae discoloration.³
- **High Performance** — Designed with Advanced Protection® Shingle Technology.
- **Seamless compatibility** — The new Timberline® HDZ™ Shingles are compatible with traditional Timberline HD® Shingles for the same look and feel homeowners and contractors rely on for beauty and endurance.⁴
- **Perfect Finishing Touch** — For the best look, use TimberTex® Premium Ridge Cap Shingles or TimberCrest™ Premium SBS-Modified Ridge Cap Shingles.

Colors & Availability:



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 x 1,000 mm)
- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard® Algae Protection³
- Hip/Ridge: TimberTex®; TimberCrest™; Seal-A-Ridge®; Z®Ridge; Ridglass®
- Starter: Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462⁵
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- ENERGY STAR® Certified (White Only) (U.S. Only); Rated by the CRRC; Can be used to comply with Title 24 cool roof requirements

¹ Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline® HDZ™ Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

² 15-year WindProven™ limited wind warranty on Timberline® HDZ™ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

³ StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

⁴ To be mixed on one roof, Timberline® HDZ™ Shingles and Timberline HD® Shingles must have matching 6-digit codes found on the end of the bundle. When mixed, always use Timberline HD® installation instructions.

⁵ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

⁶ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires use of GAF Lifetime shingles only. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Lifetime coverage on shingles and accessories requires use of any GAF Lifetime Shingle and any 3 qualifying GAF accessories. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



We protect what matters most™



Timberline® HDZ™ Specs

ABOUT (HTTPS://WWW.GAF.COM/EN-US/ROOFING-PRODUCTS/RESIDENTIAL-ROOFING-PRODUCTS/SHINGLES/TIMBERLINE/ARCHITECTURAL/TIMBERLINE-HDZ)	SPECS (HTTPS://WWW.GAF.COM/EN-US/ROOFING-PRODUCTS/RESIDENTIAL-ROOFING-PRODUCTS/SHINGLES/TIMBERLINE/ARCHITECTURAL/TIMBERLINE-HDZ/SPECIFICATIONS)	DOCS (HTTP://WWW.GAF.COM/EN-US/ROOFING-PRODUCTS/SHINGLES/TIMBERLINE/ARCHITECTURAL/TIMBERLINE-HDZ/SPECIFICATIONS)
---	---	--

SPECIFICATIONS (ALL DIMENSIONS ARE NOMINAL)

AWARDS & RECOGNITION	Good Housekeeping Rated
ALGAE STAIN PROTECTION	StainGuard® Protection
\$ - \$\$\$\$	\$\$
DURABILITY & TOUGHNESS	Advanced Protection Shingle with GAF Dura Grip Adhesive
EXPOSURE	5.625" (144 mm)
EXTREME WEATHER IMPACT RATED	No
FIRE RATING	Highest Rating - Class A
MATERIAL	Fiberglass Asphalt Construction
WIND WARRANTY	130 mph
WIND RATING	130 mph
SHINGLE STYLE	Wood-Shake Look
SHINGLE TYPE	Architectural Shingles
APPROX. NAILS/SQ	256
AWARDS & RECOGNITION: Good Housekeeping Rated	
ALGAE STAIN PROTECTION: StainGuard® Protection	
\$ - \$\$\$\$: \$\$	
DURABILITY & TOUGHNESS: Advanced Protection Shingle with GAF Dura Grip Adhesive	
EXPOSURE: 5.625" (144 mm)	
EXTREME WEATHER IMPACT RATED: No	
FIRE RATING: Highest Rating - Class A	
MATERIAL: Fiberglass Asphalt Construction	
WIND WARRANTY: 130 mph	

WIND RATING: 130 mph

SHINGLE STYLE: Wood-Shake Look

SHINGLE TYPE: Architectural Shingles

APPROX. NAILS/SQ: 256

CODES

FBC State of Florida Approved

ICC ESR-1475

ICC AC438 ESR-3267

MIAMI-DADE COUNTY Miami-Dade County Product Control Approved

TDI Meets requirements of the Texas Department of Insurance

FBC: State of Florida Approved

ICC : ESR-1475

ICC AC438: ESR-3267

MIAMI-DADE COUNTY: Miami-Dade County Product Control Approved

TDI: Meets requirements of the Texas Department of Insurance

TESTING METHODS & APPLICABLE STANDARDS

ASTM D3018 Yes

ASTM D3161 Class F

ASTM D3462 Yes - Meets ASTM D3462 Requirements

ASTM D7158 Yes (Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture).

TAS 100-95 Yes

ASTM D3018: Yes

ASTM D3161: Class F

ASTM D3462: Yes - Meets ASTM D3462 Requirements

ASTM D7158: Yes (Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture).

TAS 100-95: Yes

ENERGY RATING

COOL ROOF RATINGS COUNCIL (CRRC) CRRC-rated (White only)

MIAMI 21 (FLORIDA BUILDING CODE) Yes (White only)

TITLE 24 (CALIFORNIA ENERGY COMMISSION)

Yes (White only)

COOL ROOF RATINGS COUNCIL (CRRC): CRRC-rated (White only)

MIAMI 21 (FLORIDA BUILDING CODE): Yes (White only)

TITLE 24 (CALIFORNIA ENERGY COMMISSION): Yes (White only)

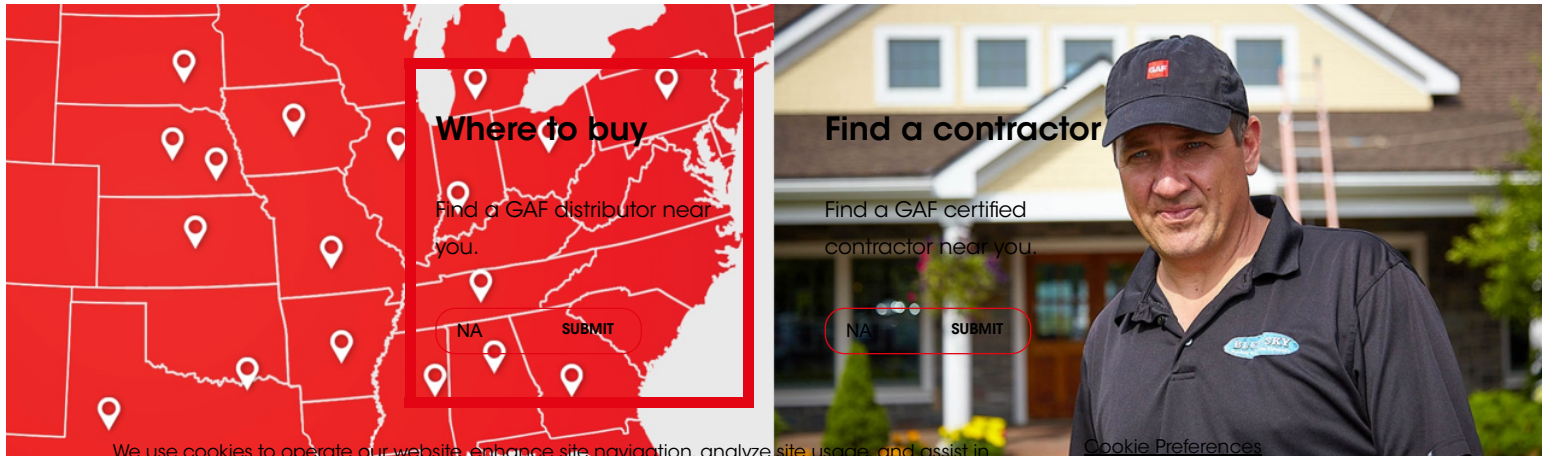
SHIPPING AND PACKAGING

APPROX. PIECES/SQ 64

APPROX. BUNDLES/SQ 3

APPROX. PIECES/SQ: 64

APPROX. BUNDLES/SQ: 3



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RESOURCES](#)

VERDIGRIS

 PPU12-14

① *Interior One-Coat Hide

LRV: 47 **R:** 176 **G:** 184 **B:** 176

 [Save to My Colors](#) [Visualize this Color](#)

①

 [Buy Samples or Gallons](#)

*One-coat hide guaranteed when tinted into BEHR MARQUEE® Interior paint. Limitations apply. For more information, visit the [Marquee Guarantee page](#).

SIMILAR COLORS

LIGHTER COLORS

DARKER COLORS

612 Pino Street
Mission, TX 78572
Phone 956-391-5555

DATE: 7/15/21

Bill To:
TX3 Properties LLC
PO Box 15824
San Antonio, TX 78212

DESCRIPTION	AMOUNT
BUILD NEW 14' X 22' GARAGE & 14' x 20 CARPORT	
1. Pour new concrete foundation	8,540.00
2. Framing lumber material	4,100.00
3. Framing labor	2,900.00
4. Siding material	2,400.00
5. Siding labor	1,860.00
6. Paint material	620.00
7. Paint labor	1,480.00
TOTAL	\$ 21,900.00

Make all checks payable to **Admar Construction**

1





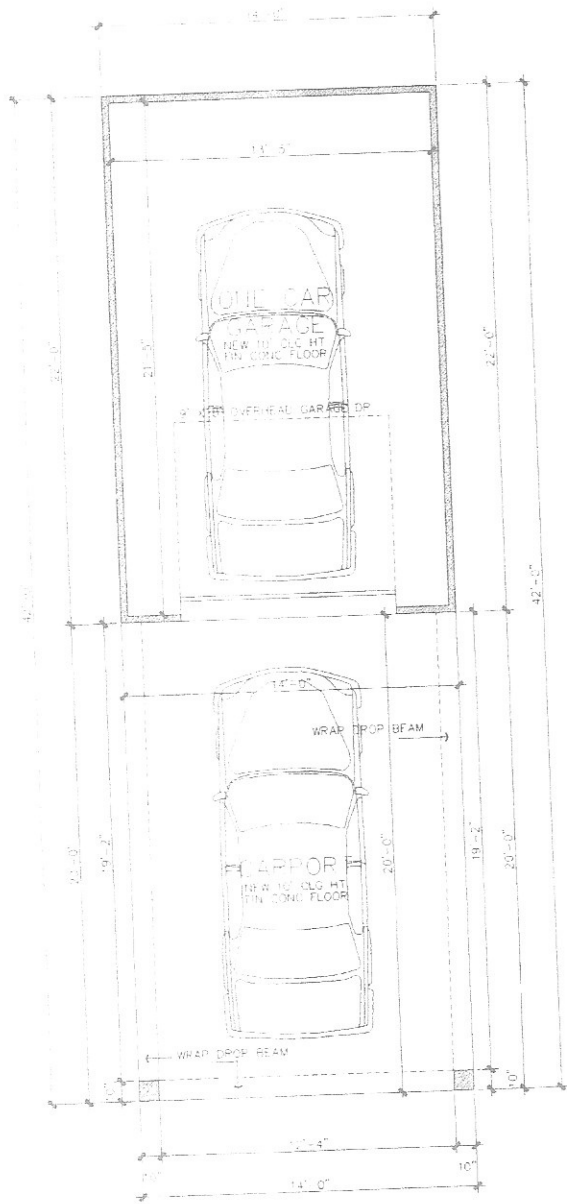


\$6,000
REFUND ADVANCE
12% Hrs.
210-928-2274



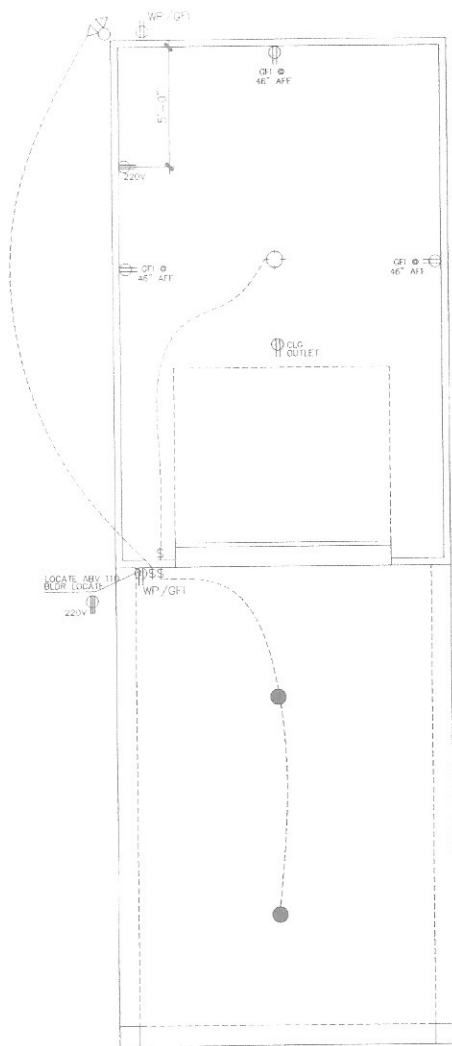






GARAGE PLAN
 SCALE: 1/4" = 1'-0"

615 E. EVERGREEN



ELECTRICAL
GARAGE PLAN
SCALE: 1/4" = 1'-0"

615 E EVERGREEN

Design Originals is a
Firm. We are Not Our
Structural Framing Or
Engineer Should Be C
And Foundation. Shou
These Drawings. The
Responsibility For The
Will Not Be Held Resp
In Any Way/Or Any F

LOT 3

LOTS 4 & 5

N 89°45'25" E 45.00' (F.M.)

LOT 11, BLOCK 27

N.C.B. 399

7179 SQ. FT.

0.16 ACRES

20' BLDG LINE

CHAINLINK
FENCE

NEW
GARAGE

NEW
CARPORT

NEW
PORCH

NEW
FOUNDATION

EXISTING
ONE STORY
FRAME

COVERED
PORCH

S 00°14'46" E

153.36' (F.M.)

LOT 12A

LOT 10

N 00°27'34" W 167.84'

WOOD
FENCE

CONC.
DRIVE

EM

REMOVE
EXISTING
PORCH

CONC.
SDWLK

NEW
CONC CURB

CONC.
DRIVE

EXISTING
CONC CURB

CONC. SDWLK

ADJ.
CONC.
DRVWY.

EXISTING
CONC CURB

EXISTING
CONC CURB

46.68' (F.M.)

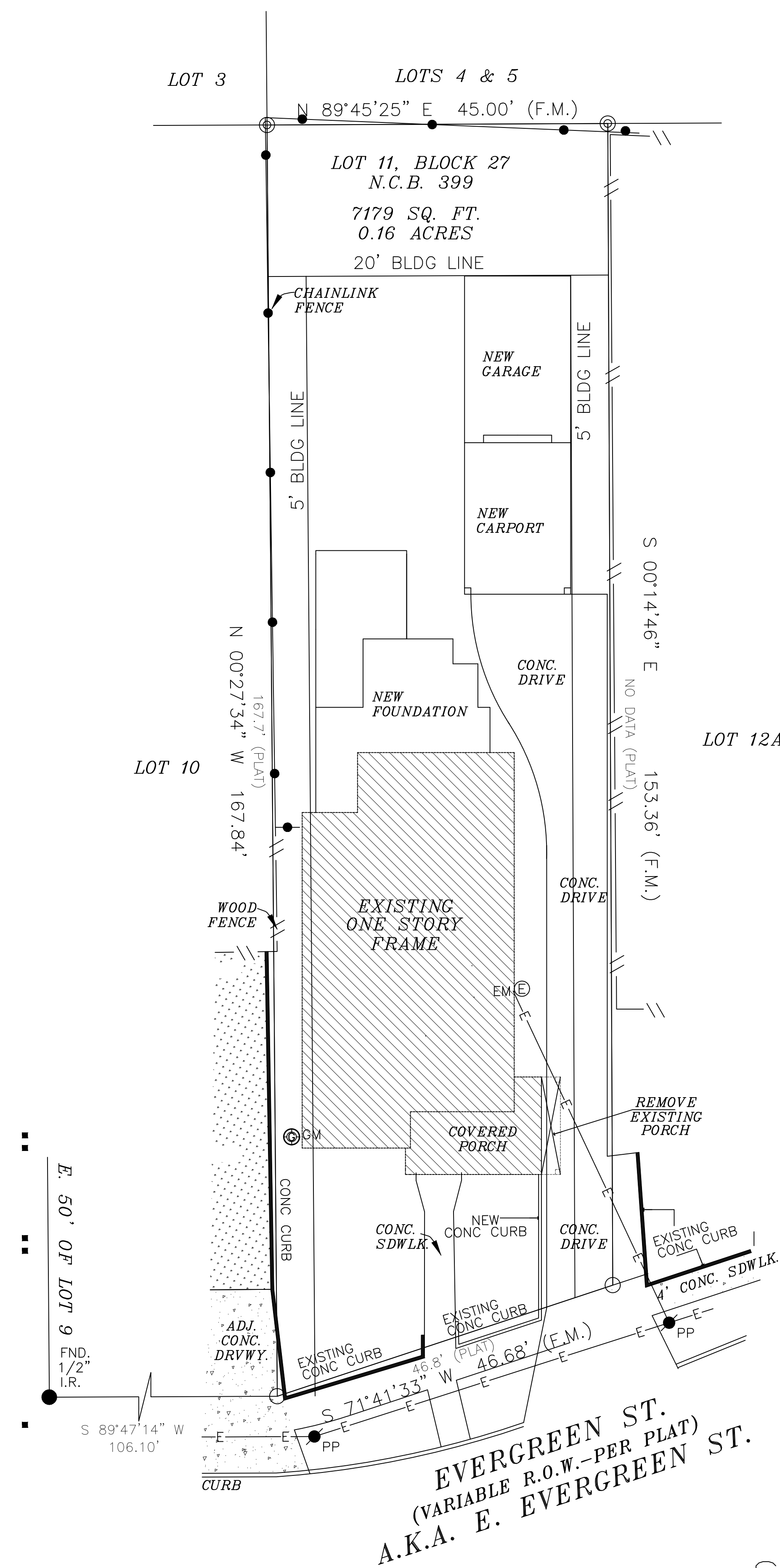
S 71°41'33" W

EVERGREEN ST.
(VARIABLE R.O.W.-PER PLAT)
A.K.A. E. EVERGREEN ST.

SITE PLAN

SCALE: 1" = 3' / 32"

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SITE PLAN

SCALE: 1"=3/32"

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MONTY CALDERONI
HOMES

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home design center

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AUSTIN, TX. 78726

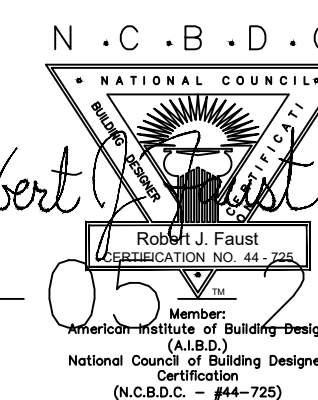
615
E. EVERGREEN
STREET

JOB # A10338

DATE: 02-08-21

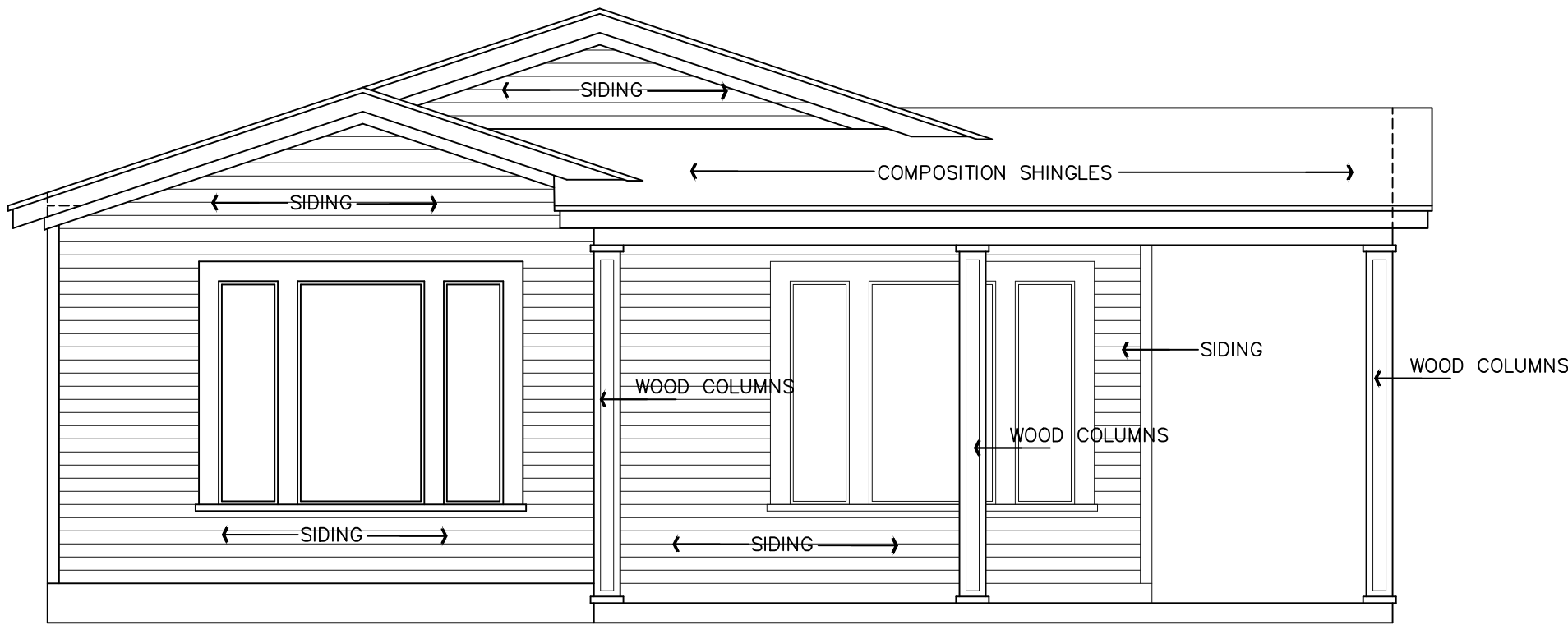
REVISION:

DRAWN BY: JCD

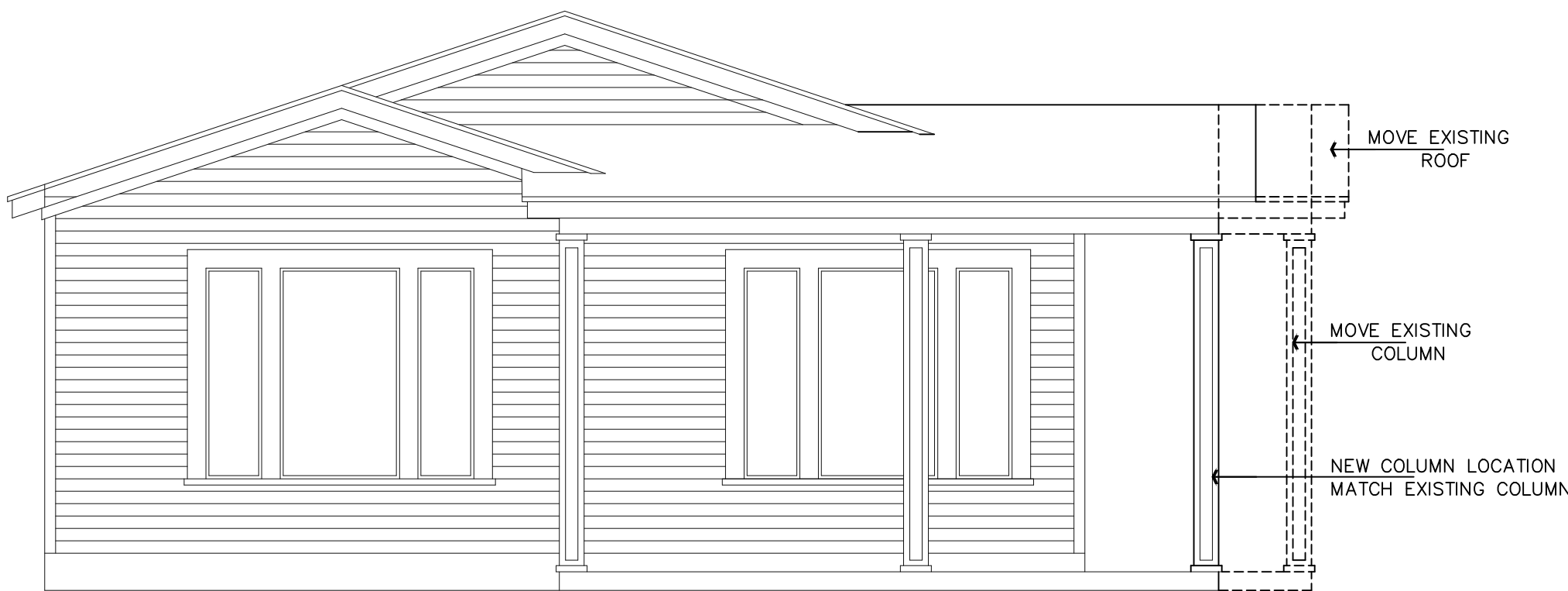


1 OF 8

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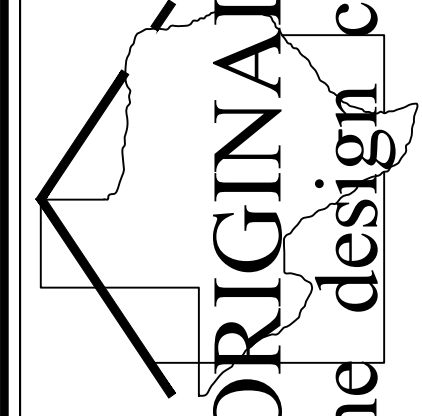


EXISTING
FRONT ELEVATION
SCALE: 1/4"=1'-0"



NEW
FRONT ELEVATION
SCALE: 1/4"=1'-0"

MONTY CALDERONI
HOMES

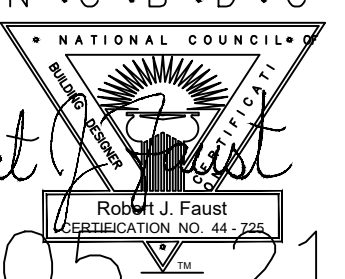


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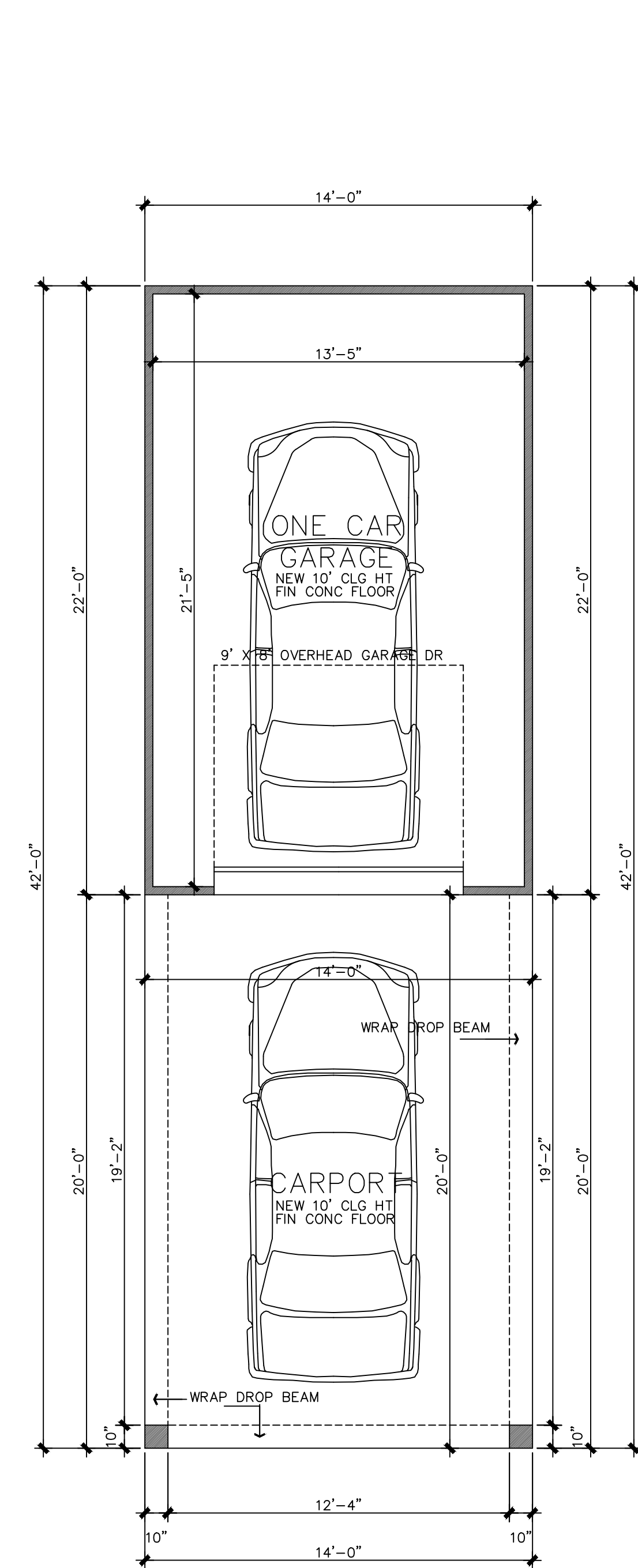
JOB # A10338
DATE: 02-08-21
REVISION:
DRAWN BY: JCD



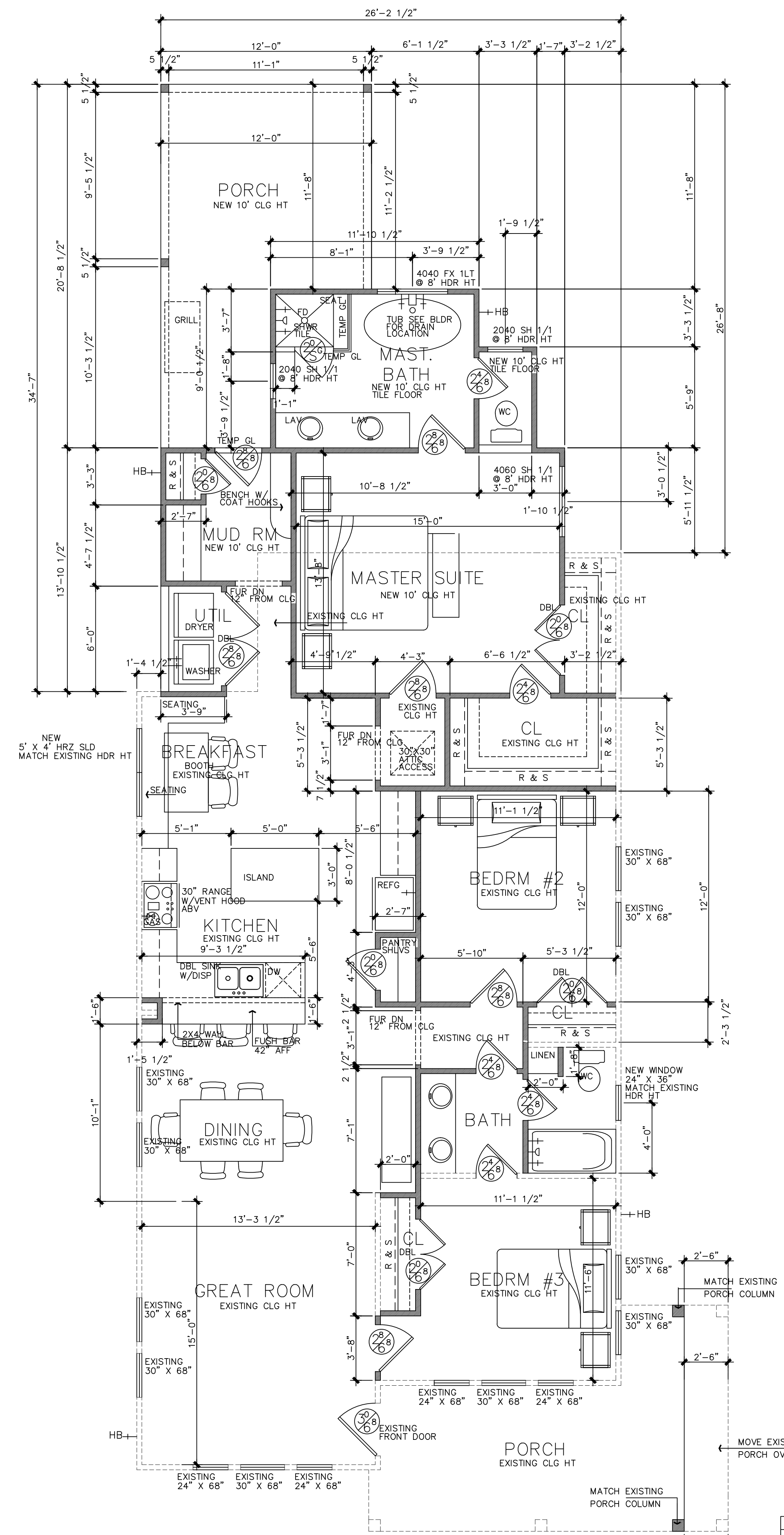
Robert J. Faust
44,725
Member:
American Institute of Building Design
(A.I.B.D.)
National Council of Building Designers
(N.C.B.D.C. - #44-725)

02-05-21

2 OF 8



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



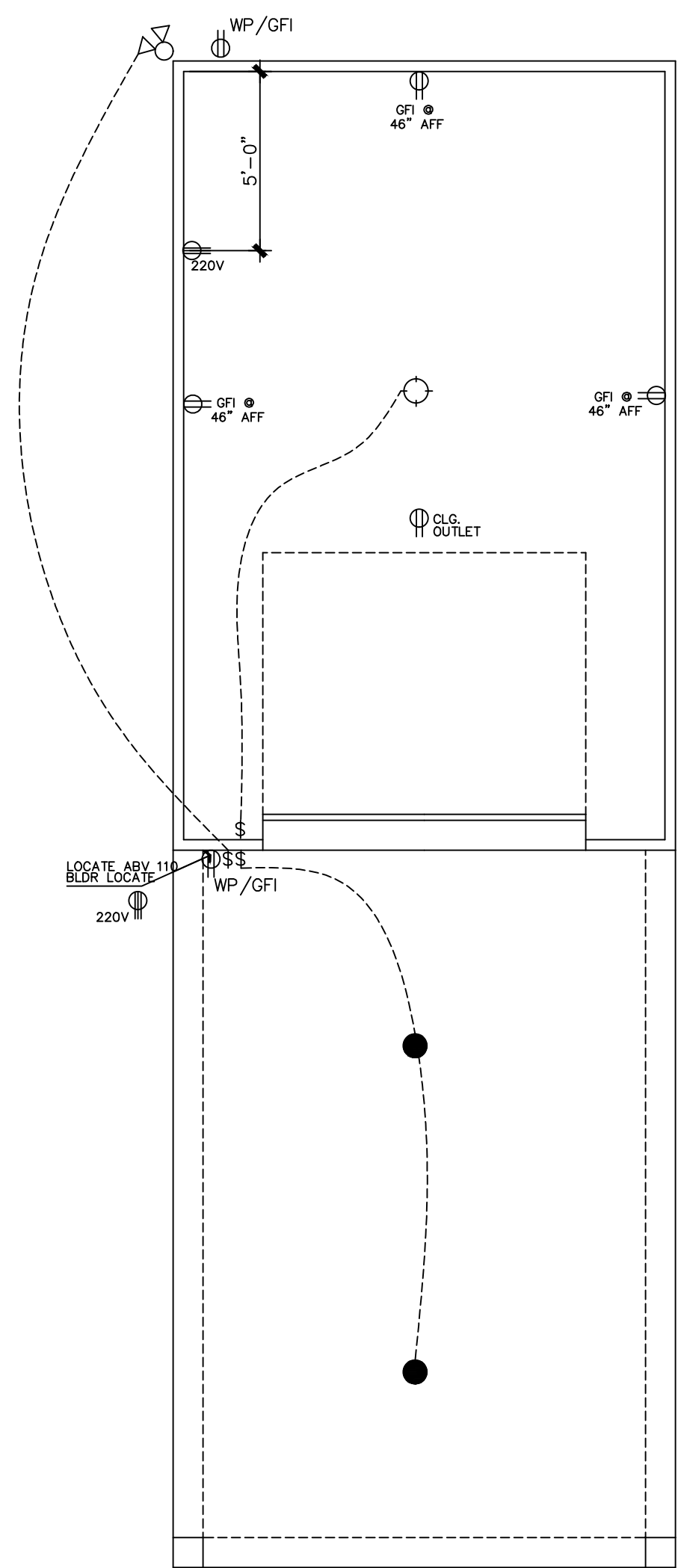
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- GENERAL NOTES:
- Design Originals assumes no responsibility for any changes or modifications made to these plans by others.
 - These plans and specifications are intended to meet all applicable codes and ordinances. Contractor to comply with all local codes, ordinances and deed restrictions.
 - Any discrepancies in plans to be brought to the attention of the designer prior to beginning construction. Contractors shall assume responsibility for errors that are not reported.
 - Contractor shall insure compatibility of the building with all site requirements.
 - Contractor to consult with a structural engineer for design of all solid framing, columns, beams, and other structural members.
 - All wood, concrete and steel structural members shall be of a good quality and meet all applicable national, state and local building codes.
 - All angles shown on plans are 45° unless noted otherwise.
 - All dimensions should be read or calculated and never scaled
 - All window sizes are nominal rough opening, verify sizes with manufacturers details & specs.
 - All windows will be dimensioned to center of rough openings unless otherwise noted.
 - Weather strip attic access door(s).
 - Contractor to provide a 3/4" plywood catwalk from attic access to HVAC units (if applicable). Units to be located within 20'-0" of access
 - All vents to rear of residence.
 - Provide 1 s.f. net free area of attic ventilation per 150 s.f. of total covered roof area as per code.
 - Floor truss area to be draft stopped where trusses open to attic space
 - Divide floor truss area into equal areas of less than 1000 s.f. each for fire stops
 - Provide control and expansion joints as required on concrete drives, walks, patios and masonry walls.
 - Pull down attic access to be standard 30"x54" R.O. all ceilings 11'-1 1/8" or higher require 30"x60" R.O.
 - Provide studs at all 4 corners of tub.
 - Provide 5/8" type "X" gypsum board on common walls and ceilings.
 - Do not use wood build-outs behind stucco, around windows and doors.
 - Attach tops, sides and bottoms, of windows and doors shingle style.
 - Apply 2 ply ALTM building paper shingle style over all exterior sheathing prior to installing metal roof.
 - Stucco veneer must comply with 2006 IRC and the ASTM requirements.
 - Provide weep screen properly installed.
 - Provide expansion/contraction control joints to divide up stucco into 100 sq. ft. total sq. ft. area. Provide casing bead where stucco terminates around perimeter of windows, doors or dissimilar materials. Stop casing bead at least 1" to 1" away from window and door frames.

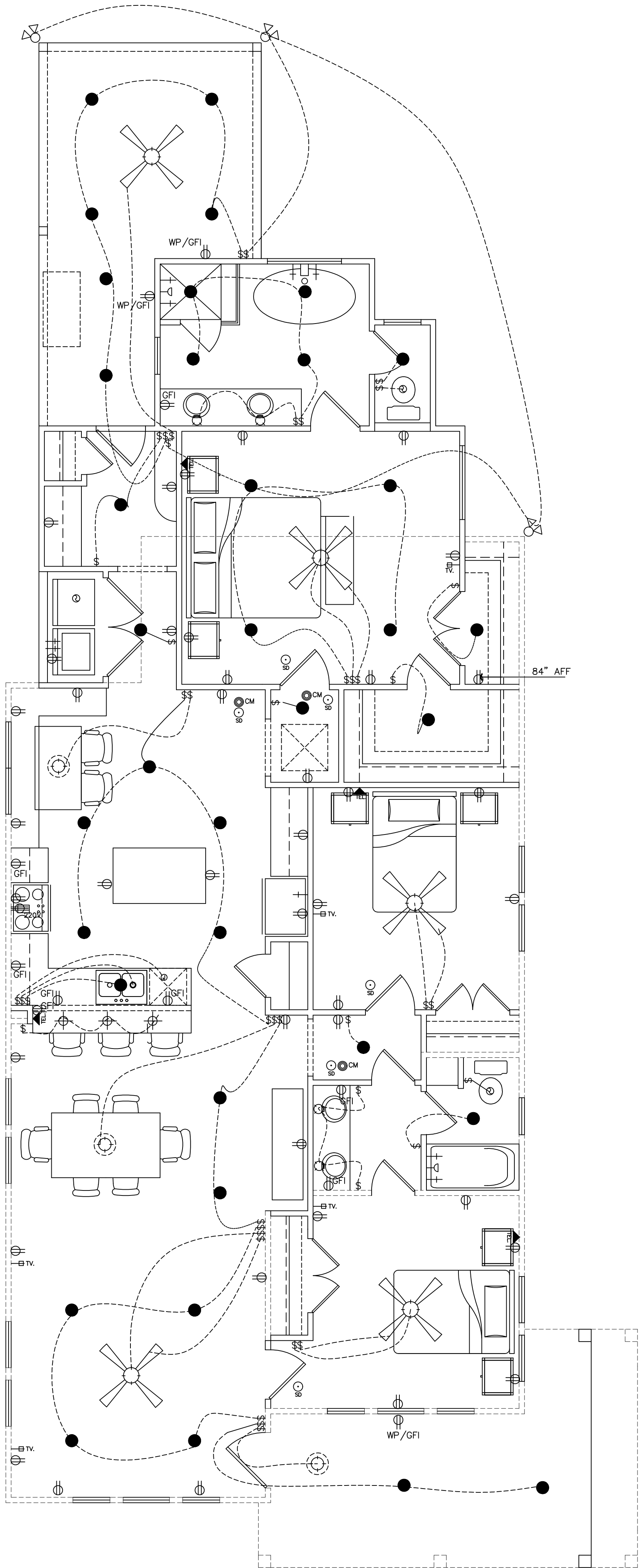
SYMBOL LEGEND	
	GAS/PROPANE VALVE
	HOSE BIB
	SHOWER HEAD @ 80" AFF
	DOOR SIZE TAG

EXISTING AREAS	
TOTAL LIVING	1322
FRONT PORCH	163
TOTAL COVERED	1485

NEW AREAS	
TOTAL LIVING	323
GARAGE	308
BACK PORCH	196
CARPORT	280
TOTAL COVERED	1107



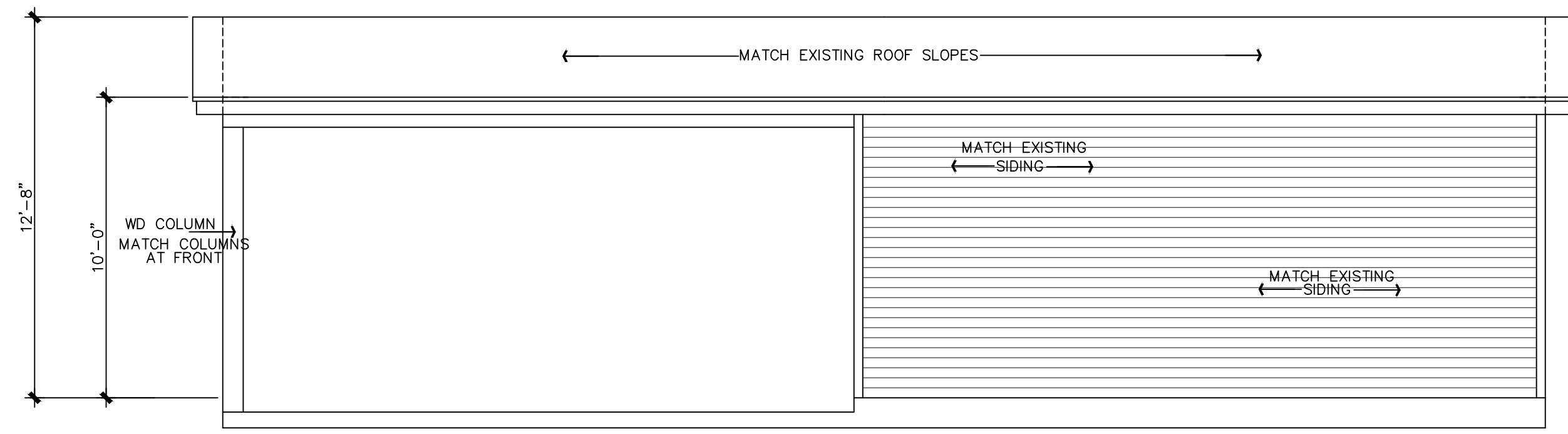
GARAGE PLAN
SCALE: 1/4"=1'-0"



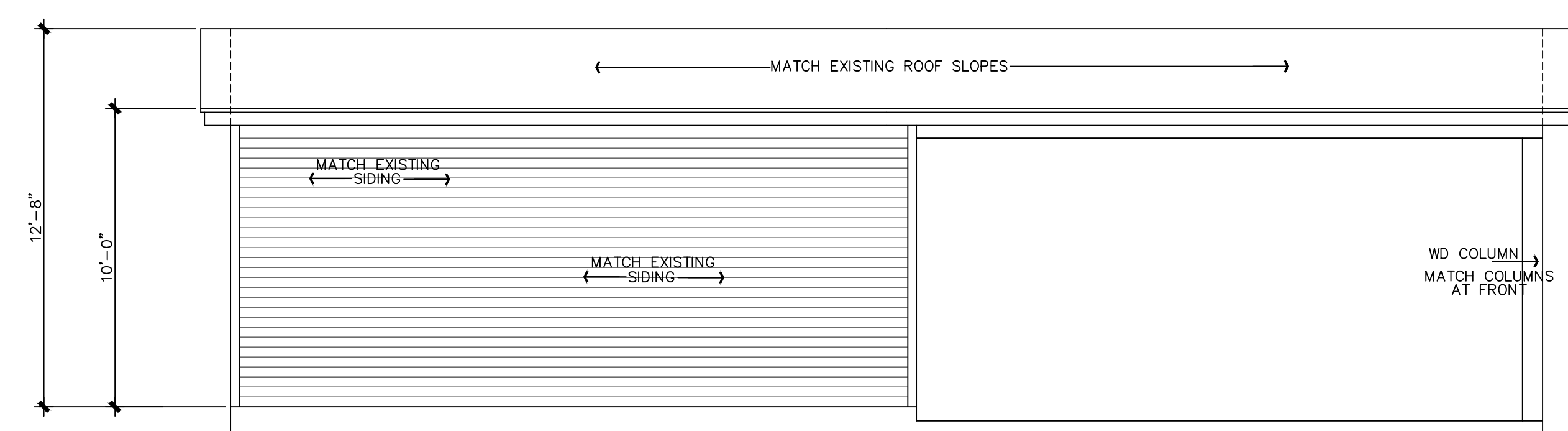
ELECTRICAL SYMBOL LEGEND			
	SMOKE DETECTOR		RECESSED LIGHT
	SINGLE POLE SWITCH		RECESSED EYEBALL LIGHT
	3 WAY SWITCH		VENT
	4 WAY SWITCH		UNDER COUNTER LIGHT
	DIMMER SWITCH		FLUOR. BOX FIXTURE
	ELECTRICAL JUNCTION BOX		4" FLUOR STRIP
	WALL OUTLET		DOUBLE FLOOD LIGHTS
	4 PLEX WALL OUTLET		WALL MTD. PHONE OUTLET
	FLOOR PLUG		WALL MTD. CABLE T.V. OUTLET
	WATER PROOF OUTLET		STEREO SPEAKER JACK (WIRE ONLY)
	220v OUTLET		INTERCOM SYSTEM
	SPEAKER		COMPUTER DATA TERMINAL
	HALOGEN LIGHT		DOOR BELL
	SURFACE MOUNT LIGHT		DOOR CHIME
	HANGING LIGHT		HEAT DETECTOR
	WALL MOUNT LIGHT		
	CARBON MONOXIDE DETECTOR		

ELECTRICAL NOTES:
Provide smoke detectors per code.
Prewire for security system as spec.
Outlets within 6'-0" of sink or lavatory to be on G. F. I. circuit
Center light over pedestal lav, where shown.
Block for ceiling fans in all bedrooms, living, family and breakfast rooms.
Supply 220v and 110v or gas and 110v to HVAC unit(s) in attic (ref. specs.)
Provide light near HVAC unit(s) in attic
Any discrepancies in plans are to be brought to the

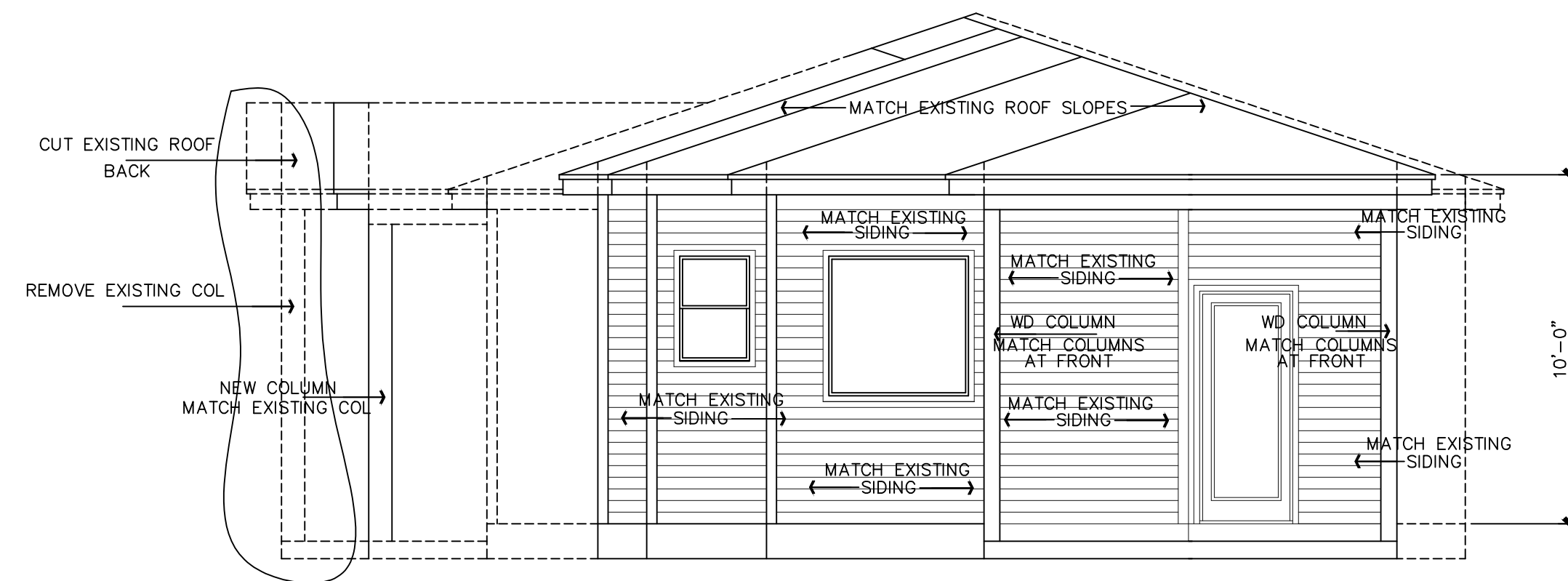
ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



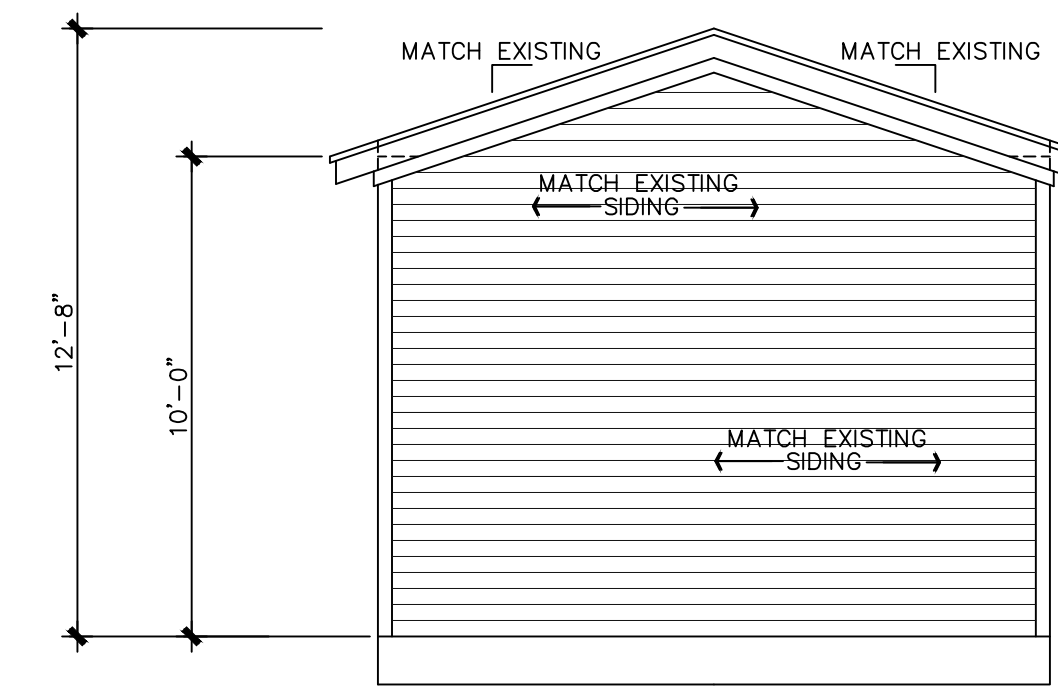
GARAGE RIGHT SIDE



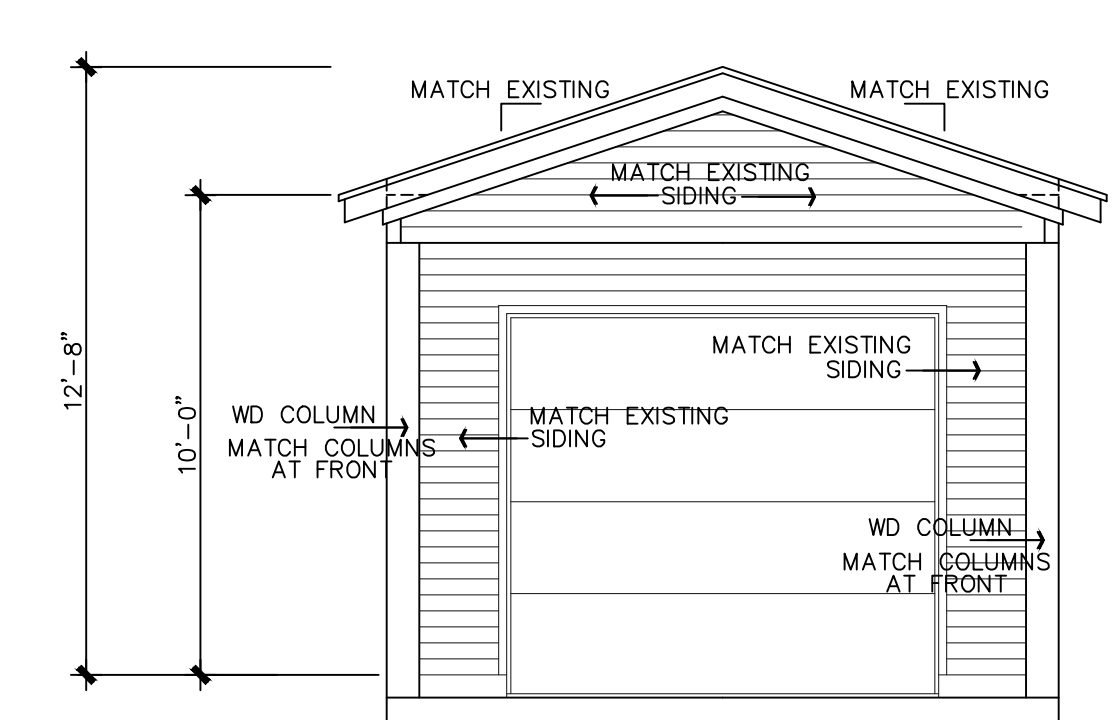
GARAGE LEFT SIDE



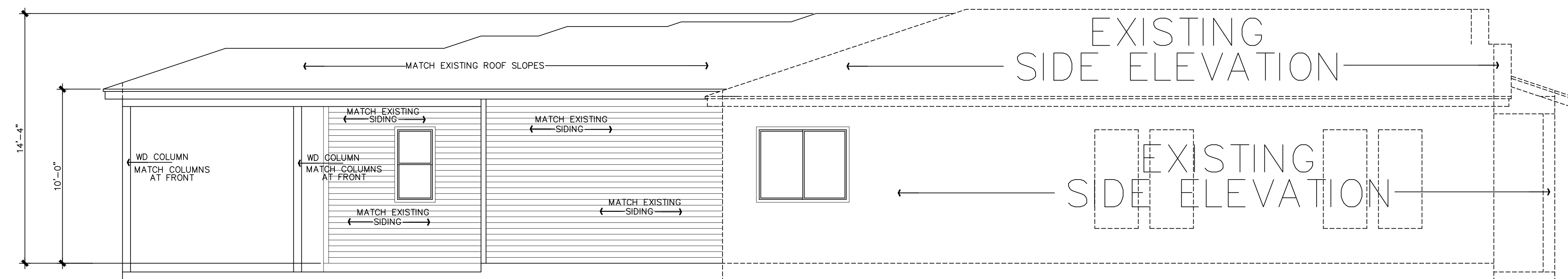
REAR ELEVATION
SCALE: 1/4"=1'-0"



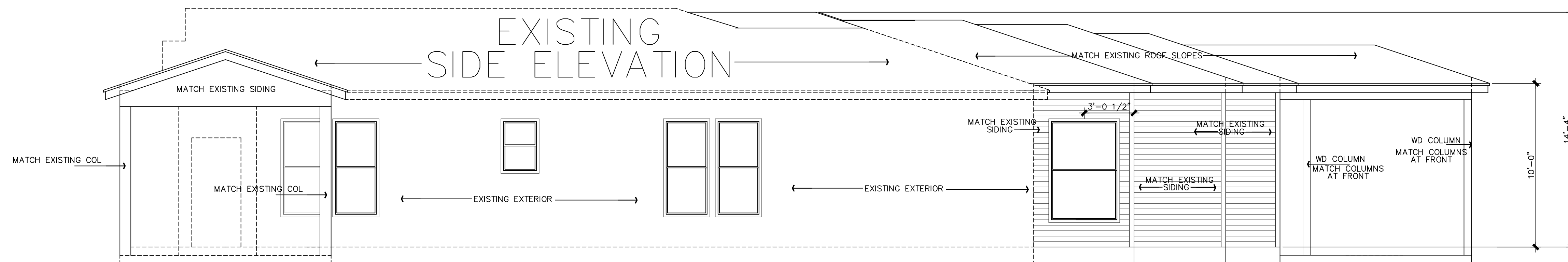
GARAGE REAR



GARAGE FRONT



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

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

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HOMES

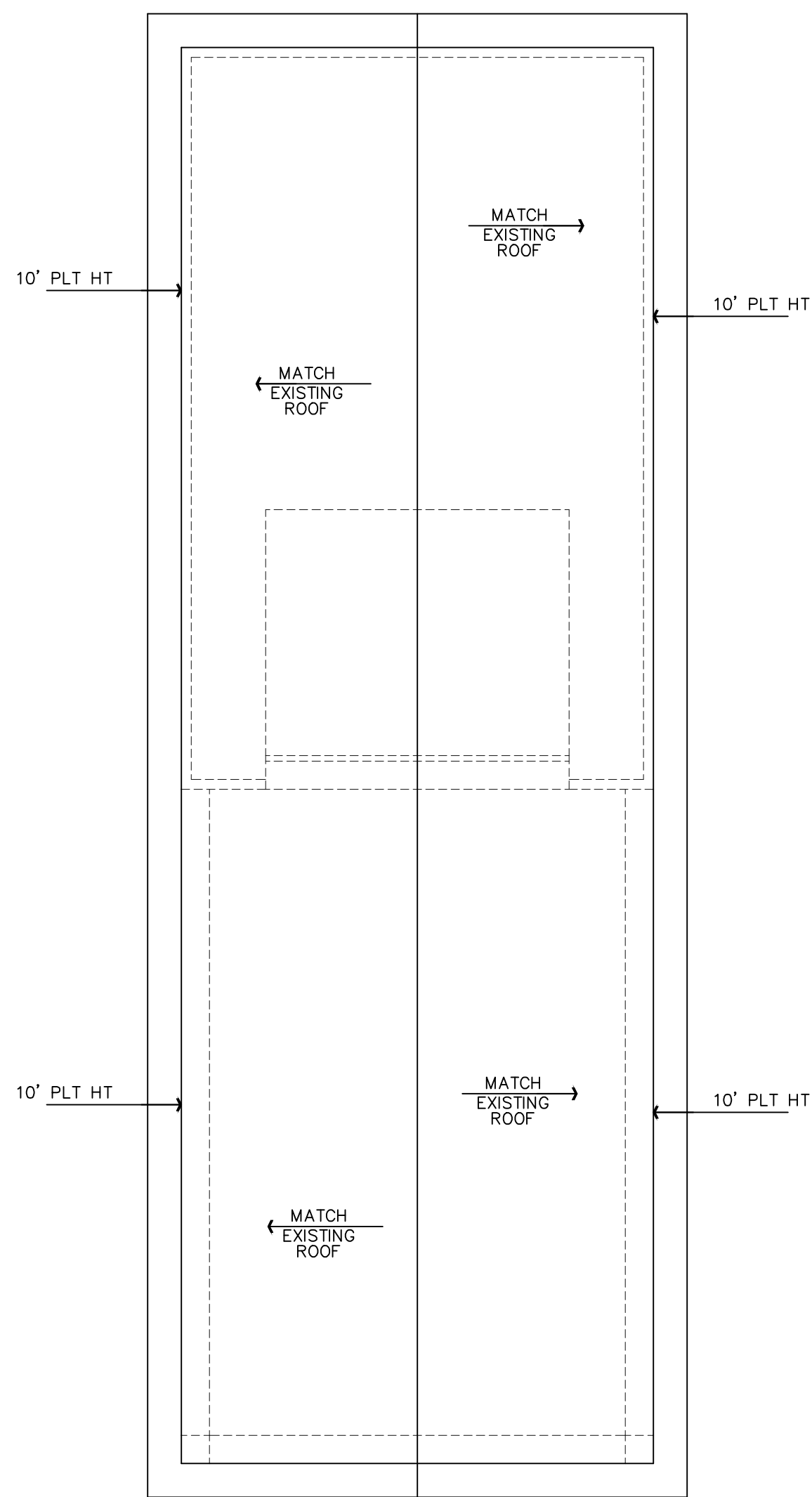
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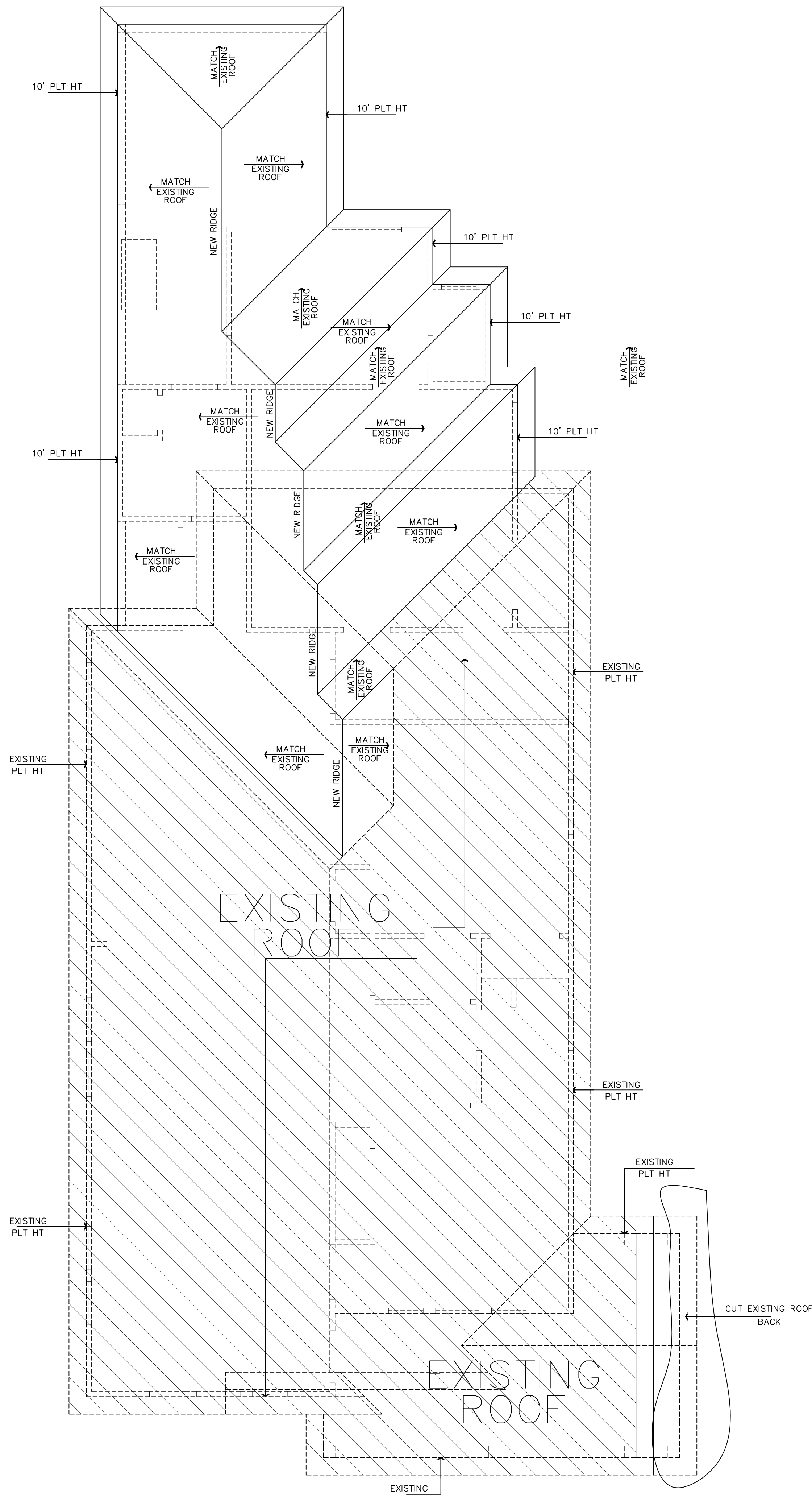
615
E. EVERGREEN
STREET

JOB # A10338
DATE: 02-08-21
REVISION:
DRAWN BY: JCD

N.C.B.D.C.
NATIONAL COUNCIL OF BUILDING DESIGNERS
Robert J. Frost
Professional Engineer
Member:
American Institute of Building Design
(A.I.B.D.)
National Council of Building Designers
(N.C.B.D.C. - #44-725)
5 OF 8



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



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

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HOMES

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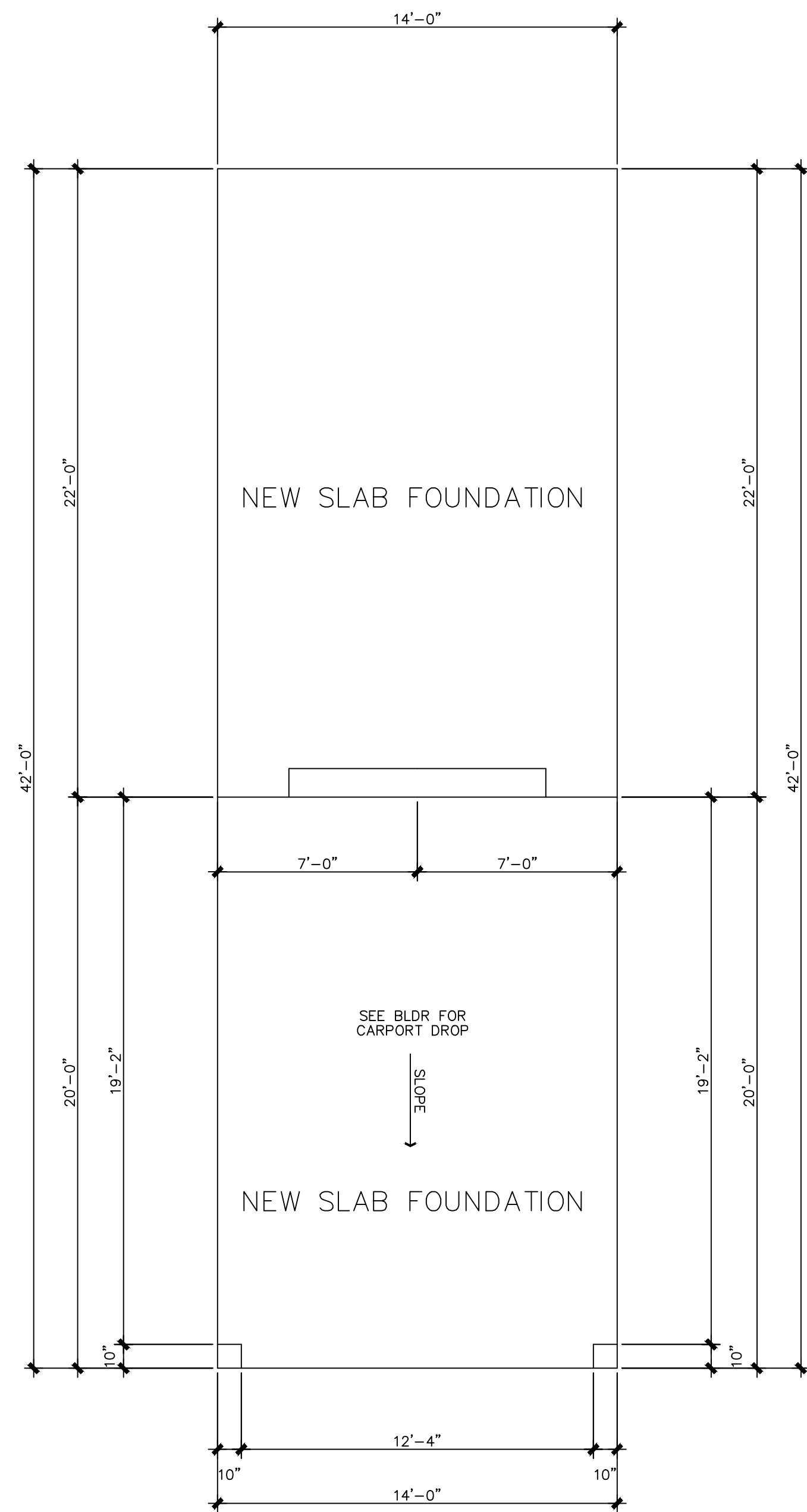
JOB # A10338
DATE: 02-08-21
REVISION:
DRAWN BY: JCD

Robert J. Faust
Professional Engineer
State of Texas
License No. 44,725

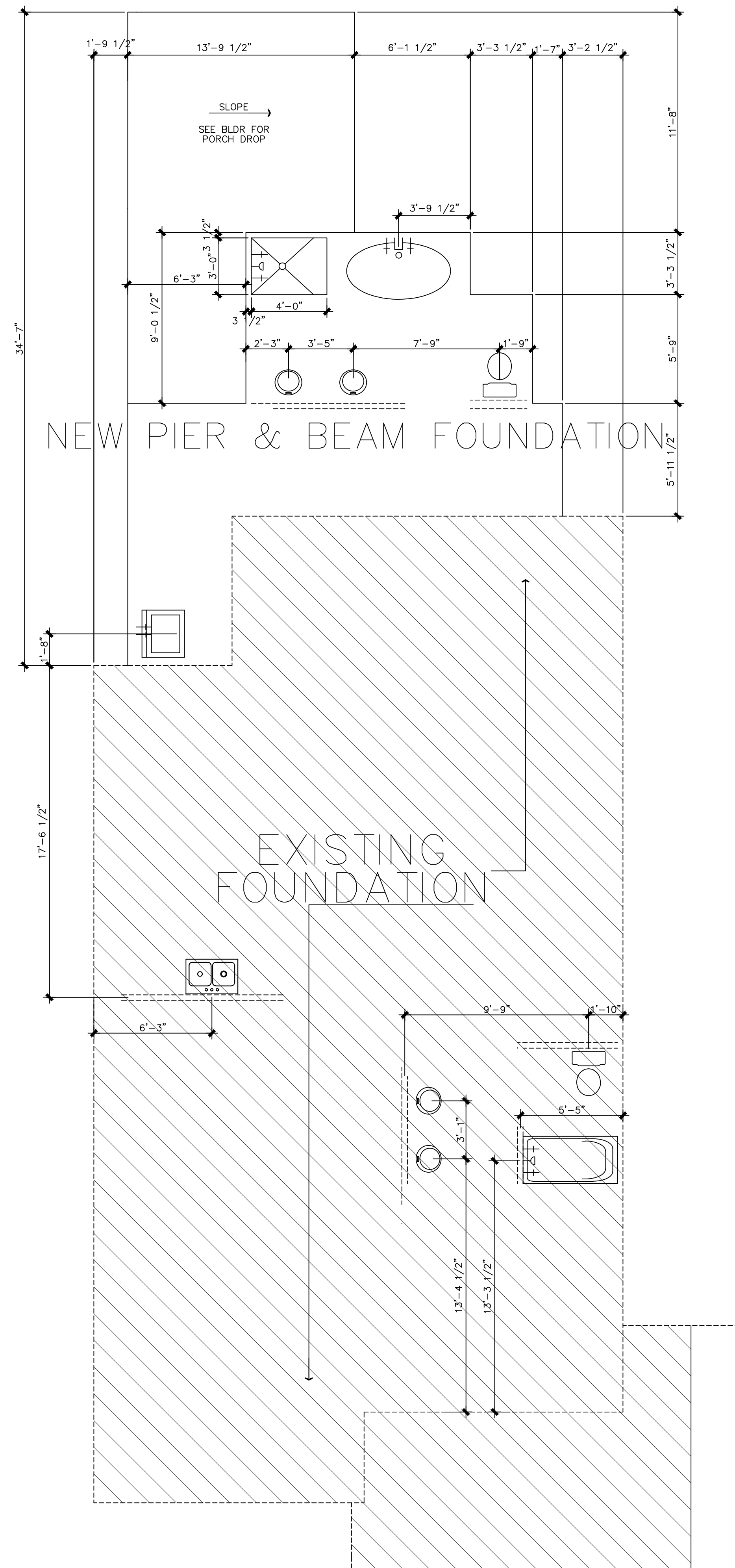
02-05-21

N.C.B.D.C.
NATIONAL COUNCIL
OF BUILDING DESIGNERS
AMERICAN INSTITUTE OF BUILDING DESIGNERS
(A.I.B.D.)
National Council of Building Designers
Certification
(N.C.B.D.C. - #44-725)

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GARAGE PLAN
SCALE: 1/4"=1'-0"
NEW SLAB FOUNDATION



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DATE: 02-08-21
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N.C.B.D.C.
NATIONAL COUNCIL
OF BUILDING DESIGNERS
Robert J. Faust
Registration No. 44,725
Member
American Institute of Building Design
National Council of Building Designers
(N.C.B.D.C. - #44-725)
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FORM SETTING PLAN
SCALE: 1/4"=1'-0"
02-05-21
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NAILING SCHEDULE	
CONNECTION	NAILING ¹
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	16d AT 16" O.C. 3-16d PER 16" (406 MM)
7. TOP PLATE TO STUD, END NAIL	2-16d
8. STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
10. DOUBLED TOP PLATES, FACE NAIL DOUBLED TOP PLATES, LAP SPLICE	16d AT 16" O.C. 8-16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE TOENAIL	3-8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" O.C.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
14. CONTINUOUS HEADER TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
15. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
19. RAFTER TO PLATE, TOENAIL	3-8d
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21. 1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23. BUILT-UP CORNER STUDS	16d AT 24" O.C.
24. BUILT-UP GIRDER AND BEAMS	20d AT 32" O.C. AT TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EACH SPLICE
25. 2" PLANKS	2-16d AT EACH BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING): (1 INCH=25.4 mm) 1/2" AND LESS 1/32"-3/4" 7/8"-1" 1 1/8"-1 1/4" COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING): 3/4" AND LESS 7/8"-1" 1 7/8"-1 1/4"	2 6d ³ 8d ⁵ 8d ³ 8d ⁵ 10d ⁸ OR 8d ⁵ 10d ⁸ OR 8d ⁴ 8d ⁵ 10d ⁸ OR 8d ⁵
27. PANEL SIDING (TO FRAMING): 1/2" 5/8"	6d ⁶ 8d ⁶
28. FIBERBOARD SHEATHING: 1/2" (13 mm) 25/32" (20 mm)	NO. 11 GA 8 6d ⁴ NO. 16 GA 9 NO. 11 GA 8 8d ⁴ NO. 16 GA 9
29. INTERIOR PANELING: 1/4" 3/8"	4d ¹⁰ 6d ¹¹
1 COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED. 2 NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS (10 INCHES INTERMEDIATE SUPPORTS FOR FLOORS), EXCEPT 6" AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF PLYWOOD AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO PLANS. 3 COMMON OR DEFORMED SHANK 4 COMMON 5 DEFORMED SHANK 6 CORROSION-RESISTANT SIDING OR CASING NAILS 7 FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. 8 CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH-DIAMETER HEAD AND 1 1/2-INCH LENGTH FOR 1/2 INCH SHEATHING AND 1 3/4-INCH LENGTH FOR 25/32-INCH SHEATHING 9 CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16-INCH CROWN AND 1 1/8-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 1/2-INCH LENGTH FOR 25/32-INCH SHEATHING 10 PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED). CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS. 11 PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.	

CHANGE ORDERS

THE USE OF CHANGE ORDERS IS A BASIC ELEMENT OF THE DESIGN AND CONSTRUCTION PROCESS IN THE UNITED STATES. WHILE EVERY CLIENT AND DESIGN PROFESSIONAL WANTS PLANS AND SPECIFICATIONS TO BE CAREFULLY COORDINATED AND UNAMBIGUOUS, THE REALITY OF THE SITUATION IS THAT IT IS NOT COST-EFFECTIVE FOR A CLIENT TO PAY A DESIGN PROFESSIONAL FOR THE LEVEL OF SERVICE NECESSARY TO ACHIEVE A "PERFECT" SET OF INSTRUMENTS OF SERVICE. AND NO MATTER HOW EXTENSIVE DESIGN SERVICES MAY BE, CERTAIN ASPECTS OF THE DESIGN WILL REQUIRE MODIFICATIONS TO REFLECT CONDITIONS AT THE CONSTRUCTION SITE. CONSTRUCTION IS NOT MANUFACTURING; THERE IS NO ABILITY TO REFINES THE PROJECT PROTOTYPES, DESTRUCTIVE TESTING, AND REDESIGN. REASONABLE PRACTICE INVOLVES A CERTAIN LEVEL OF FLEXIBILITY IN THE DEVELOPMENT OF A PROJECT AS IT MOVES FROM FINAL DESIGN THROUGH THE CONSTRUCTION PROCESS SO THAT CHANGE WILL IMPROVE THE OUTCOME. AMBIGUITIES OR DISCREPANCIES SHOULD BE IMMEDIATELY CALLED TO THE ATTENTION OF THE ARCHITECT PRIOR TO PLACEMENT OF MATERIALS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR WORK IN PLACE DEVIATING FROM THE INFORMATION AND INTENT OF THESE DRAWINGS.

GENERAL NOTES

- FINISH FLOOR SHALL BE MINIMUM 6" ABOVE ADJACENT GRADE.
- FINISH GRADE SHALL SLOPE 5% FOR A DISTANCE OF 10' TO AN APPROVED WATER DISPOSAL AREA. (OR AS NOTED ON GRADING PLAN.)
- IF UNDERGROUND RETURN AIR IS UTILIZED BUILD UP 18" ABOVE FLOOR.
- MINIMUM INSULATION:
2x2 - R7
2x6 - R19
2x8 - R22
CLG - R30

LIST OF ABBREVIATIONS

ABV	ABOVE	¢	CENTER LINE	?	DIAMETER, PHASE	FOO	FLOOR CLEAN OUT	HB	HOSE BIBB
AB	ANCHOR BOLT	C/COND.	CONDOR	Ø	DIAMETER, DIAGRAM	FE	FIRE EXTINGUISHER	HC	HOLLOW CORE
AC	AIR CONDITIONING	CHAM	CHAMFER	DIAG	DIAGONAL	FIN	FINISH	HD	HEAVY DUTY
ADJ	ADJACENT	CLG	CEILING	DBL	DOUBLE	HDR	HEADER	HORIZ	HORIZONTAL
A.I.C.	ALT. INTERRUPTING	CLO	CLOSET	DF	DINKING FOUNTAIN	FLR	FLOOR	HT	HEIGHT
AFF	CAPACITY	CLR	CLEAR (ANCE)	DIM	DIMENSION	FND	FOUNDATION	HW	HOT WATER
ALT	ABOVE FINISHED FLOOR	CM	CENTIMETER(S)	DL	DEAD LOAD	FOM	FACE OF MASONRY	HP	HORSE POWER/HIGH POINT
ALUM/AL	ALUMINUM	CMU	CONCRETE MASONRY	D/T	DRIVE-THRU	F.A.P.	FIRE RATED PANELING	ID	INTERIOR DESIGN
ARCH	ARCHITECT (URAL)	COL	COLUMN	DTL	DETAIL	FS	FLOOR SINK	INSUL	INSULATION
AUX	AUXILIARY	CONC	CONCRETE	DWG	DRAWING	FTG	FOOTING	INT	INTERIOR
B.O.	BOTTOM OF	CONN	CONNECTION	E	EAST	GA	GAUGE	JC	JANITOR'S CLOSET
BD	BOARD	CONTR	CONTRACTOR	EA	EXHAUST FAN	GALV	GALVANIZED	JT	JOINT
BLK'G	BLOCKING	CTR	CERAMIC TILE	ELECT	ELECTRIC	GC	GENERAL CONTRACTOR	J	JOIST
BM	BEAM	CTR	CENTER	ELEV	ELEVATION	GL	GLASS	KIT	KITCHEN
BOT/BOTT	BOTTOM	C.W.	COLD WATER	EQ	EQUAL	GPM	GALLONS PER MINUTE		
BRG	BEARING			EQUIP	EQUIPMENT	GRD	GROUND		
BRZ	Bronze			E.W.	EXTERIOR	GYP	GYPSUM		
				EXT	EXTERIOR				

FACTORY BUILT (PREFAB) FIREPLACES

- FACTORY BUILT FIREPLACE UNITS SHALL BE CERTIFIED BY A CURRENTLY APPROVED I.C.B.O. TESTING LABORATORY FOR CONFORMANCE WITH UNDERWRITERS LABORATORIES INC.'S TESTING STANDARD NUMBER 127 (UL 127) AND/OR HAVE AN APPROVED I.C.B.O./N.E.R. EVALUATION REPORT.
- FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS, THEIR EVALUATION REPORTS, AND THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- HEARTH EXTENSIONS SHALL HAVE THE MINIMUM DIMENSIONAL REQUIREMENTS AS SHOWN IN THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL CENTERED ABOUT THE PRE-FAB FIREBOX OPENING.
- HEARTH EXTENSIONS SHALL HAVE THEIR DECORATIVE NON-COMBUSTIBLE FINISH MATERIALS (i.e. TILE, STONE, MASONRY, ETC.) INSTALLED OVER A THERMAL RESISTIVE BARRIER WHICH COMPLIES WITH THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL.
- ALL CONSTRUCTION PROJECTING OUT BEYOND THE FACE OF THE PRE-FAB FIREBOX OPENING AND/OR WITHIN 12" OF THE PRE-FAB FIREBOX OPENING SHALL BE OF NON-COMBUSTIBLE MATERIALS AND IN CONFORMANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL.
- PROVIDE ADA LISTED AND APPROVED SHUT-OFF DAMPERS. DAMPERS SHALL BE WELDED OPEN 1" OR PROVIDED WITH A 3" ? HOLE.
- PROVIDE (U.L.) APPROVED RAINWATER GAS FITTING AT DISCHARGE.
- PROVIDE A SCREENED MAKE-UP AIR VENT TO THE EXTERIOR FROM THE FIREBOX.
- A FIREPLACE OR WOODSTOVE THAT DIRECTLY BURNS WOOD OR OTHER SOLID FUEL SHALL NOT BE APPROVED TO BE INSTALLED OR CONSTRUCTED. THE INSTALLATION OF A PERMANENT GAS OR ELECTRIC LOG INSERT WILL BE REQUIRED. A GAS OR ELECTRIC STUB OUT FOR FUTURE INSTALLATION OF A LOG WILL NOT BE ACCEPTABLE.

STRUCTURAL NOTES

FOUNDATION NOTES

- A SOILS CONTAMINANT EVALUATION AND GEOTECHNICAL REPORT IS RECOMMENDED PRIOR TO THIS PROJECT PRIOR TO CLEARING AND GRUBBING OF SITE. IF NO SOILS REPORT IS AVAILABLE, CONTRACTOR SHALL ASSURE AN ALLOWABLE SOIL BEARING VALUE OF 1500 P.S.F. MINIMUM AT 18" BELOW UNDISTURBED SOIL OR ENGINEER CERTIFIED COMPACTED SOIL.
- LANDINGS AT ALL DOOR LOCATIONS SHALL HAVE A MAXIMUM SLOPE OF 1/4" PER FOOT.
- SEAL ALL VOIDS AROUND PENETRATIONS THRU FLOOR SLABS.
- PROVIDE #4's AT 12" O.C. EACH WAY AT ALL INTERIOR AND EXTERIOR COLUMN FOOTINGS.
- PROVIDE 2-#4's CONTINUOUS MINIMUM AT INTERIOR BEARING FOOTING.
- PROVIDE COPPER UTTER AT SERVICE ENTRANCE (VERIFY WITH ELECTRICIAN).
- PROVIDE 2-#5's IN FOOTINGS OVER RETURN AIR DUCTS, EXTEND 12" EACH SIDE.
- FIREPLACE FOOTING MINIMUM 18" BELOW UNDISTURBED SOIL WITH MINIMUM #4's AT 12" O.C. EACH WAY WHEN MASONRY FIREPLACES ARE USED (VERIFY WITH FOUNDATION PLAN).
- PROVIDE A NON-SLIP SURFACE ON ALL EXTERIOR CONCRETE.

MATERIAL SPECIFICATIONS

- CONCRETE - F'C=2500 PSI AT 28 DAYS MINIMUM. 3500 PSI AT DRIVEWAY
- MASONRY - GRADE 'N', F'M=1350 PSI
- MORTAR - TYPE S, F'M=1800 PSI
- GROUT - F'C=2000 PSI
- REINFORCING STEEL - A-615, Fy=40 KSI
- STRUCTURAL STEEL - A-36, Fy=36 KSI
- BOLTS - A-307, Fy=33 KSI
- GLUE-LAM BEAMS - FB=2400 PSI, E=1.8x10 PSI, FV=165 PSI
- ORIENTED STRAND BOARD, STRUCTURAL PARTICLE BOARD, COMPOSITE BOARD, WATER BOARD AND PLYWOOD SHALL CONFORM TO NER-124.
- PLYWOOD WALL SHEATHING 3/8" STANDARD SHEATHING WITH EXTERIOR GLUE PANEL INDEX.
- PLYWOOD ROOF - 1/2" STANDARD SHEATHING WITH EXTERIOR GLUE, PANEL INDEX 32/16.
- PLYWOOD ROOF (FOAM ROOF SYSTEM) 5/8" T&G STANDARD SHEATHING PANEL INDEX OF 32/16.
- PLYWOOD FLOOR - 3/4" T&G STANDARD SHEATHING PANEL INDEX 48/24.
- USE TYPE S/I RATIO EDGE INTERMEDIATE
WALL 3/8 32/16 6d AT 6" O.C. 6d AT 12" O.C.
ROOF 1/2 32/16 8d AT 6" O.C. 8d AT 12" O.C.
ROOF 5/8 T&G 32/16 8d AT 6" O.C. 8d AT 12" O.C.
FLOOR 3/4 T&G 24" O.C. 10d AT 6" O.C. 10d AT 10" O.C.
* SEE PLAN FOR TYPE AND LOCATION

LUMBER NOTES (KILN DRIED WOOD)

- ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP.
- ALL JOIST AND RAFTERS SHALL BE MINIMUM DOUGLAS FIR #2 OR BETTER, KILN DRIED
- ALL LUMBER SHALL BE MINIMUM DOUGLAS FIR #2 OR BETTER:
JOISTS Fb (psi) Fv (psi) E (psi)
1006 (REP) 95 1,700,000
BEAMS
WIDTH 4" OR LESS 875 (SING) 95 1,600,000
WIDTH GREATER THAN 4" 875 (SING) 85 1,600,000
LEDGERS 875 (SING) 95 1,600,000
STUDS 776 (REP)
5. ALL GLUE-LAM BEAMS SHALL HAVE A 2400 Fb MINIMUM.
6. PROVIDE REDWOOD OR PRETREATED BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR BEARING WALLS.
7. PROVIDE SOLID BLOCKING AT 8'-0" O.C. MAXIMUM AT RAFTERS AND ROOF JOISTS.
8. PROVIDE SOLID BLOCKING AT +10'-0" ABOVE FINISH FLOOR AND AT ALL FURR DOWNS.
9. MAXIMUM ALLOWABLE HEADER SPANS (UNLESS OTHERWISE NOTED)

SIZE OF HEADER	SUPPORTING ONE FLOOR AND ROOF	SUPPORTING ROOF AND CEILING ONLY
6x6	3'-0"	4'-0"
6x8	5'-0"	5'-11"

ALL HEADERS SHALL BE PLACED ON EDGE AND SECURELY FASTENED TOGETHER.

WEEP SCREED

- GALVANIZED CORROSION RESISTANT WEEP SCREED:
A) WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2".
B) PLACE A MINIMUM OF 3/4" BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS.
C) PLACE A MINIMUM OF 4" ABOVE FINISH GRADE.

WINDOWS / EGRESS

- MINIMUM NET OPENABLE WIDTH AT WINDOWS SHALL BE 22" CLEAR WITH A NET OPENING OF 5.7 SQUARE FT. MINIMUM AT BEDROOMS.
- MAXIMUM WINDOW SILL HEIGHT NOT TO EXCEED 44" ABOVE FLOOR AT BEDROOMS.
- ALL GLASS WITHIN 18" ABOVE FINISHED FLOOR AND IN HAZARDOUS AREAS SHALL BE TEMPERED GLASS.

SHOWERS / TUBS

- SHOWER WALLS TO BE FINISHED WITH MOISTURE RESISTANT SHEET ROCK AND CERAMIC TILE OR EQUAL TO MINIMUM 6'-0" ABOVE FLOOR.
- SHOWER ENCLOSURES SHALL BE SHOWER RODS, TEMPERED GLASS OR APPROVED EQUAL.
- CENTER OF WATER CLOSET SHALL BE MINIMUM 15" TO VERTICAL FACE OF WALLS AT SIDES.

LUMBER

- ALL LUMBER MUST BEAR AN APPROVED GRADING STAMP.
- BEARING WALL BOTTOM PLATES SHALL BE TREATED OR FOUNDATION REDWOOD.
- FIRE BLOCK STUD WALLS AT DROPPED CEILING, SOFFITS, AND AT MAXIMUM 10' INTERVALS.
- INTERIOR BEARING WALLS OVER 10' IN HEIGHT TO BE MIN. 2x6's AT 16" O.C.
- PROVIDE MINIMUM 22"x30" ATTIC SCOTTLIE TO ALL ATTIC AREAS.

SMOKE DETECTORS

- SMOKE DETECTORS SHALL BE PROVIDED TO PROTECT EACH SEPARATE SLEEPING AREA AND 3' FROM DUCT OPENINGS.
- SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED WITH BATTERY BACKUP POWER.
- WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM.
- SMOKE DETECTOR TO BE CEILING MOUNTED AND IN CLOSE PROXIMITY TO THE STAIRWAY ON UPPER FLOOR LEVEL. (IF APPLICABLE)
- PROVIDE A MINIMUM OF ONE SMOKE DETECTOR IN THE BASEMENT. (IF APPLICABLE)

HANDRAILS

- HANDRAILS TO BE 34" TO 38" ABOVE STAIR NOSING AND DESIGNED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH. HAND GRIP PORTION OF HANDRAIL(S) SHALL NOT BE LESS THAN 1 1/2" IN CROSS-SECTIONAL DIMENSION. HANDRAIL(S) PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAIL ENDS SHALL BE RETURNED OR TERMINATE AT NEWEL POSTS. OR SAFETY TERMINALS EXTEND HANDRAILS 12" PLUS ONE TREAD LENGTH AND ON A HORIZONTAL PLANE AT 34" HT. (TYP. AT TOP AND FOOT OF ALL STAIRWAYS.)

PLUMBING

- SOLDER FLUX HAVING A LEAD CONTENT IN EXCESS OF 2/10 OF ONE PERCENT SHALL NOT BE USED IN THE INSTALLATION OR REPAIR OF ANY PLUMBING IN RESIDENTIAL OR NONRESIDENTIAL FACILITIES PROVIDING WATER FOR HUMAN CONSUMPTION WHICH ARE CONNECTED TO PUBLIC WATER SYSTEMS.
- PLUMBING FIXTURES SHALL BE AS FOLLOWS: (ORDINANCE #2785)
WATER CLOSETS - 1.5 GALLON PER FLUSH MAXIMUM.
SHOWER HEAD - 2.75 GALLON PER MINUTE MAXIMUM.
LAVATORY/SINK FAUCETS - 3 GALLON PER MINUTE MAXIMUM.
HOT WATER SHALL BE THE LEFT FITTING AT ALL FAUCETS.

GLASS BLOCK

- GLASS BLOCK PANELS SHALL HAVE A MINIMUM 3" THICKNESS AT THE MORTAR JOINT.
- MORTARED SURFACES OF BLOCKS SHALL BE TREATED FOR MORTAR BONDING.
- GLASS BLOCK SHALL BE LAID IN TYPE 'N' MORTAR. MORTAR SHALL HAVE 750 P.S.I. MINIMUM 28 DAY COMPRESSIVE STRENGTH
- BOTH VERTICAL AND HORIZONTAL MORTAR JOINTS SHALL BE AT LEAST 1/4" AND NOT MORE THAN 3/8" THICK AND SHALL BE COMPLETELY FILLED.
- GLASS BLOCK PANELS SHALL HAVE JOINT REINFORCEMENT SPACED NOT MORE THAN 16" ON CENTER AND LOCATED IN THE MORTAR BED JOINT EXTENDING THE ENTIRE LENGTH OF THE PANEL. THE REINFORCEMENT SHALL ALSO BE PLACED IN THE JOINTS IMMEDIATELY BELOW AND ABOVE ANY OPENINGS IN THE PANEL. JOINT REINFORCEMENT SHALL BE GALVANIZED. IN ACCORDANCE WITH U.B.C.
- EXTERIOR GLASS BLOCK PANELS SHALL BE PROVIDED WITH MINIMUM 3/8" EXPANSION JOINTS AT THE SIDES AND TOP. EXPANSION JOINTS SHALL BE ENTIRELY FREE OF MORTAR AND SHALL BE FILLED WITH RESILIENT MATERIAL.
- GLASS BLOCK PANELS SHALL NOT BE USED AS LOAD BEARING MEMBERS.

EXITS / DOORS

- ALL EXIT DOORS SHALL BE DEAD BOLTED.
- ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS.
- PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO ALL COMMON WALLS AND CEILING, AT GARAGE, STORAGE AND MECHANICAL ROOMS.
- DOOR INTO HOUSE FROM GARAGE TO BE TIGHT FITTING WITH GASKETS AND SWEEP 1 3/4" SOLID CORE WITH SELF-CLOSER.

JACUZZI TUB

- PROVIDE REMOVABLE PANEL OF SUFFICIENT SIZE TO ACCESS PUMP.
- CIRCULATION PUMP SHALL BE LOCATED ABOVE THE CROWN WEIR OF THE TRAP.
- PUMP AND CIRCULATION PIPING SHALL BE SELF-DRAINING.
- SUCTION FITTINGS SHALL COMPLY WITH THE LISTED STANDARDS.
- PROVIDE G.F.I.C. OUTLET FOR PUMP

MASONRY NOTES COLUMN BASE & 6'-0" WALL

- PROVIDE #4 VERTICALS IN SOLID GROUT AT ALL CORNERS, ENDS AND JAMBS AND 4'-0" MAXIMUM ELSEWHERE.
- PROVIDE 8" BOND BEAM WITH 1-#4 CONTINUOUS AT MASONRY PLATE HEIGHT, AT 8'-0" ABOVE FINISH FLOOR, AND AT TOP OF ALL PARAPET WALLS.
- PROVIDE STANDARD JOINT REINFORCEMENT AT 16" O.C. VERTICAL. (TYPICAL).
- PROVIDE 4-#4 VERTICALS IN SOLID GROUTED CELLS AT MASONRY COLUMNS WITH #2 TIES AT 16" O.C. HORIZONTAL.
- PROVIDE STANDARD EXPANSION JOINTS AT 20'-0" O.C. MAXIMUM.

I.C.B.O./N.E.R. NUMBERS

ALL PRODUCTS LISTED BY I.C.B.O./N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.			
I.C.B.O. 2240	W.P. GYP. BD.	N.E.R. 5019	DECKFLEX WATERPROOF DECKING
I.C.B.O. 1998	SKYLIGHT	I.C.B.O. 2656	CONCRETE FLAT TILE
I.C.B.O. 2093	MONIER TILE	I.C.B.O. 3899	WESTERN ONE-KOTE STUCCO
I.C.B.O. 3523	MASON TILE	I.C.B.O. 1254	K-LATH
I.C.B.O. 4525	"ROY LIGHT" EXPANDED POLYSTYRENE		INSULATION BOARDS.

ALL PRODUCTS LISTED BY I.C.B.O./N.E.R. NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORTS OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

FIRE BLOCKING REQUIRED

- AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS, AND AT 10' FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.
- AT ALL INTER-CONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROPPED CEILINGS, AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS, AT THE TOP AND THE BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS, IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
- IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, USE NON-COMBUSTIBLE MATERIALS.
- AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
- WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL, SHALL HAVE FIRE BLOCKS OF MINERAL FIBER OR GLASS FIBER, OR OTHER APPROVED NON-RIGID MATERIAL.
- THE INTEGRITY OF ALL FIRE BLOCKING, AND DRAFT STOPS, SHALL BE MAINTAINED.

SPRAY FOAM ROOFING GENERAL NOTE

SPRAY FOAM ROOFING SHALL BE 1" (NOCH) THICK SPRAYED IN PLACE POLYURETHANE FOAM APPLIED TO PREPARED PLYWOOD DECK. UL #R16029 "PRO-TECH PRODUCTS" (480) 945-7303. FINISH SHALL BE 3 COATS ACRYLIC ELASTOMERIC PAINT. THE SECOND COAT SHALL BE PIGMENTED TO MATCH HOUSE AND SHALL HAVE #30 SILICA AGGREGATE BROADCAST ON WHILE PAINT IS STILL PLASTIC. A FINAL MIST COAT SHALL BE APPLIED IN SUFFICIENT QUANTITY TO INSURE ADHESION OF AGGREGATE. PROVIDE 2"x24" RUBBER MAT SPLASH BLOCKS AT ALL PARAPET SLEEVES.

BUILT-UP ROOF GENERAL NOTE

- RATED BUILT-UP ROOF COVERING ASSEMBLY SHALL CONSIST OF AN APPROVED AND LISTED "CLASS C" OR BETTER ASSEMBLY (TESTED IN ACCORDANCE WITH U.L. STANDARD NO. 55-A), AND INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 1/2" CDX PLYWOOD SHEATHING.
8d AT 13" O.C. AT INTERIOR.
8d AT 6" O.C. AT EDGES.
MINIMUM ROOF SLOPE: 1/4" P.L.F.

CEILING JOIST SCHEDULE

SIZE	SPACING	MAX. SPAN	SIZE	SPACING	MAX. SPAN
2x4	19"-0"	8'-8"	2x8	24" O.C.	15'-0"
2x6	24" O.C.	13'-8"	2x10	24" O.C.	22'-11"

CEILING JOISTS SHALL BE DOUGLAS FIR LARCH NUMBER 2 OR BETTER

RIPPER/BUILT-UP ROOF JOIST NOTE

- WHERE RIPPERS ARE ATTACHED TO TOP OF ROOF JOISTS (i.e. TO OBTAIN SLOPE FOR DRAINAGE), THE RIPPERS SHALL BE NAILED TO THE JOIST WITH 16d AT 24" O.C. WHEN THE RIPPERS BECOME MORE THAN 1 1/2" DEEP, 3"x3"x1/2" (MINIMUM) PLYWOOD CLEATS SHALL BE NAILED TO THE SIDES AT 48" O.C. (MINIMUM) STAGGERED BETWEEN SIDES. EACH CLEAT SHALL BE SECURED WITH 4-6d (MINIMUM), 2 INTO THE JOIST AND 2 INTO THE RIPPER.
- RIPPERS SHALL NOT RUN PERPENDICULAR TO MAIN FRAMING MEMBERS. IF RIPPERS ARE USED TO OBTAIN CROSS DRAINAGE TO MAIN FRAMING MEMBERS, THEY SHALL STAIR-STEP IN HEIGHT.

SEISMIC ZONE

- SEISMIC ZONE C
A) DESIGN AND CONSTRUCT TO MEET REQUIREMENTS OF ZONE C
B) ZONE FACTOR, Z=0.075

CONSTRUCTION CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCE:
2015 International Building Code-Local Amendments
2015 International Energy Code -Local Amendments
2015 International Fire Code - Local Amendments
2015 International Residential Code (IRC) - Local Amendments
2015 International Property Maintenance Code (PMC) - Local Amendments
2015 Uniform Mechanical Code (UMC) - Local Amendments
2015 Uniform Plumbing Code (UPC) - Local Amendments
2017 National Electrical Code - Local Amendments

DESIGN CRITERIA

DESIGN CRITERIA:

This plan has been prepared based on the following design criteria. Any deviation in requirements due to geographical, or jurisdiction is to be verified by a local design professional, licensed to practice within that jurisdiction, who will make the necessary modifications and affix his seal.

Roof: Live Load 16 LBS
Dead Load (flat roofs) 15 LBS
Dead Load (tile roofs) 25 LBS

Minimum Footing Depth: 18" into undisturbed soil or engineered tested fill per the engineer's report.
1500 PSF to be verified by a geo-technical report

ENERGY REQUIREMENTS

- BUILDER PARTICIPATION IN A NATIONALLY RECOGNIZED THIRD PARTY ENERGY PROGRAM WILL BE ACCEPTED AS COMPLIANCE WITH THE REQUIREMENTS FOR THE ENERGY EFFICIENCY IN 2015 IRC/2015 IECC. A CERTIFICATE OR STICKER MUST BE PROVIDED AT THE SES PANEL AND WILL BE VERIFIED AT THE FINAL INSPECTION OF THE DWELLING.
- AIR LEAKAGE:
 - ALL OPENINGS IN BUILDING ENVELOPE MUST BE SEALED.
 - RECESSED LIGHTS TYPE IC RATED 0.5" FOAM COMB. & 3" FROM INSULATION
 - SOLAR HEAT GAIN COEFFICIENT:
 - SHGC = 0.4
- MATERIALS AND INSULATION INFORMATION:
 - MATERIALS & EQUIP. MUST BE INSTALLED PER MANUF. INSTRUCTIONS.
 - BUILDER SHALL PROVIDE MANUF. MANUALS FOR HVAC & SERVICE WATER HEATING EQUIP.
 - INSULATION VALUES: 2x2 - R7, 2x4 - R11, 2x6 - R19, 2x8 - R22, CLG. - R30
 - GLAZING U-FACTORS: .61
 - DOOR U-FACTORS: .46
 - HEATING & COOLING EQUIP. EFFICIENCY: SEER 10.0 MIN.
 - A SEPARATE INSULATION INSPECTION MAY BE REQUIRED PRIOR TO DRYWALL OR AN INSTALLATION CERTIFICATE MAY BE REQUIRED AT THE TIME OF FINAL INSPECTION.
- DUCT INSULATION:
 - SUPPLY DUCTS - INSULATION R-VALUE = 8
 - RETURN-AIR DUCTS - INSULATION R-VALUE = 8
 - C. PLENUMS - INSULATION R-VALUE = 8
- DUCT CONSTRUCTION:
 - ALL JOINTS, SEAMS, CONNECTIONS MUST BE SECURELY FASTENED WITH WELDS, GASKETS, MASTICS, MASTIC-PLUS-EMBEDDED-FABRIC OR TAPES (DUCT TAPE NOT PERMITTED).
 - DUCTS MUST BE SUPPORTED EVERY 10 FEET OR PER MANUF. SPECS.
 - COOLING DUCTS WITH EXTERIOR INSULATION COVERED WITH VAPOR RETARDER.
 - AIR FILTERS REQUIRED IN RETURN-AIR.
 - HVAC MUST PROVIDE MEANS FOR BALANCING AIR AND WATER SYSTEMS.
- TEMPERATURE CONTROLS:
 - THERMOSTAT REQUIRED FOR EACH SEPARATE HVAC SYSTEMS AS FOLLOWS:
 - HEATING ONLY - 55 DEGREES F TO 15 DEGREES F
 - COOLING ONLY - 70 DEGREES F TO 85 DEGREES F
 - HEATING & COOLING - 55 DEGREES F TO 85 DEGREES F
 - PROVIDE MEANS TO PARTIALLY RESTRICT OR SHUT-OFF HVAC INPUT TO EACH ZONE OR FLOOR.
 - HEAT PUMP THERMOSTAT MUST PREVENT BACK-UP HEAT FROM TURNING ON WHEN HEATING REQUIREMENTS CAN BE MET BY HEAT PUMP ALONE.
- HVAC PIPING INSULATION:
 - REQUIRED IN UNCONDITIONED SPACES CONVEYING FLUIDS ABOVE 105 DEGREES F OR CHILLED FLUIDS AT LESS THAN 55 DEGREES F MUST BE INSULATED.
- SERVICE WATER HEATING:

Admar Construction

612 Pino Street
Mission, TX 78572
Phone 956-391-5555

Estimate

DATE: 7/15/21

FOR: Remodeling
Services

Bill To:

TX3 Properties LLC
PO Box 15824
San Antonio, TX 78212

Subject Property: 615 E. Evergreen Street

DESCRIPTION	AMOUNT
RE-CONSTRUCT EXISTING approx. 24' x 24' GARAGE	
1. Support interior walls and roof support structure	800.00
2. Raise structure to allow for the installation of new 10" piers. Install 20 concrete piers and 97' of new beam per engineer specifications	7,800.00
3. Install exterior skirting and concrete ledge inside garage to support new framing	3,360.00
4. Lumber/material cost to properly re-frame existing garage	3,220.00
5. Framing labor	4,760.00
6. Pour 24' x 24' concrete pad inside garage. Includes excavation and labor for portion that can only be done by hand	8,280.00
7. Remove all damaged, split, and warped existing siding	1,200.00
8. Install new siding to match existing siding. Includes sanding/prepping existing siding	2,200.00
9. Siding material cost	2,350.00
10. Paint material cost	680.00
11. Paint labor	1,600.00
TOTAL	\$ 36,250.00

NOTE: The existing garage is currently on dirt. The support structure has failed and is leaning and not level. Even with the above repairs, the re-built garage will still have exterior walls that lean and are not level. Contractor has advised owner that a new garage is needed.

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1"x6"x12' D Grade #117 Siding

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Product Information

Description
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Features
<ul style="list-style-type: none">• Guaranteed no Blue Stain• Superior Strength• High Density• Best Treatability• Widespread Availability
Specifications
This product has no specifications.