HISTORIC AND DESIGN REVIEW COMMISSION

October 06, 2021

HDRC CASE NO:	**2021-480**
ADDRESS:	515 N MONUMENTAL
LEGAL DESCRIPTION:	NCB 1370 BLK 2 LOT 33 S 10 FT OF 32
ZONING:	RM-4, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Pegy Brimhall/Figurd, LLC
OWNER:	Monica Naves/Vergel Constructions, LLC
TYPE OF WORK:	Construction of a 1-story residential structure with a detached rear accessory structure
APPLICATION RECEIVED:	September 17, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval construct a 1-story, single family residential structure on the vacant lot at 515 N Monumental, located within the Dignowity Hill Historic District. The applicant has also proposed to construct a rear accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION
i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

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

B. ROOF FORM
i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those

predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.
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.

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.
Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS
i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district.
New front yard fences or wall should not be introduced within historic districts that have not historically had them.
iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining
wall systems, concrete block, vinyl fencing, or chain link fencing.
v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

i. Historic Gardens— Maintain front yard gardens when appropriate within a specific historic district.
ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract
from the historic structure.
v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE
i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES
i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS
i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS
i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION
i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN
i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

Standard Specifications for Windows in Additions and New Construction

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

- GENERAL: Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- SIZE: Windows should feature traditional dimensions and proportions as found within the 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness for approval construct a 1-story, single family residential structure on the vacant lot at 515 N Monumental, located within the Dignowity Hill Historic District. The applicant has also proposed to construct a rear accessory structure.
b. CONCEPTUAL APPROVAL – The applicant received conceptual approval at the September 1, 2021, Historic and Design Review Commission hearing with the following stipulations:
    i. That the proposed foundation height be increased in height to at least 1 foot in height to be consistent with the Guidelines. **This stipulation has been met.**
    ii. That the applicant confirm lot coverage and that lot coverage does not exceed fifty (50) percent of the lot area. **This stipulation has been met.**

iii. That board and batten siding feature smooth boards that are twelve (12) inches wide with battens that are 1 – ½" in width. The proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be submitted for review and approval by the Commission for new construction.

iv. That a wood or aluminum clad wood window that is consistent with the staff's standards for windows in new construction be installed, as noted in the applicable citations.

v. That the applicant proposes fenestration profiles that feature individual windows with operable sashes. Additionally, staff recommends that all window openings, and windows should feature traditional heights and widths, and should be separated by mullions and feature individual window openings with windows that feature operable top and bottom sashes in a one over one profile.

vi. That a side window be added within the front porch massing and that fenestration be added on the north elevation toward the front porch. **This stipulation has been met.**

vii. That all columns feature six (6) inches square in profile with capital and base trim. **This stipulation has been met.**

viii. That the proposed rear accessory structure comply with the Guidelines for New Construction and that full construction documents be submitted for review and approval when returning to the Commission for final approval. **This stipulation has been met.**

ix. That a detailed landscaping plan be submitted for review and approval when returning to the Commission for final approval, that the proposed walkway feature 3 to 4 feet in width and that all mechanical equipment be screened from view from the public right of way.

c. CONTEXT & DEVELOPMENT PATTERN – This lot is currently void of any structures. This block on N Monumental currently features four existing, historic structures that front N Monumental on the west side of the block, two of which feature two stories in height.

d. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed a setback of 15' – 9" from the property line, aligning with the setback of the historic structure to the immediate north (519 N Monumental) and featuring approximately one (1) foot of less setback from the street as the adjacent historic structure to the immediate south (511 N Monumental). Generally, staff finds the proposed setback to be appropriate and consistent with the Guidelines. OHP staff will field verify that the setback is consistent with the Guidelines and that of the neighboring structure at 519 N Monumental.

e. ENTRANCES – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The proposed entrance orientation is appropriate and consistent with the Guidelines.

f. 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. 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. As noted in finding b, this block of N Monumental features both 1 and 2 story residential structures. The applicant has proposed for the new construction of feature 1-story with an overall height of 21' – 4 ". The applicant has submitted a street elevation noting the proposed height in relationship to the heigh of historic structures on this block. Staff finds the proposed height to be appropriate and consistent with the Guidelines.

g. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Historic structures on this block feature foundation heights of approximately two (2) to three (3) feet. The applicant has proposed a foundation height of one (1) foot. Staff finds the proposed foundation height to be appropriate and consistent with the Guidelines.

h. ROOF FORM – The applicant has proposed a hipped roof with a front facing gabled dormer. Generally, staff finds the proposed roof form to be appropriate and consistent with the Guidelines.

i. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The existing lot features 6,350 square feet in size. Staff finds

that the proposed total footprint of new construction should not exceed fifty (50) percent of the total lot size, per the Guidelines.

j. MATERIALS – The applicant has proposed materials that include composite board and batten siding and a standing seam metal roof. Generally, staff finds the proposed materials to be appropriate and consistent with the Guidelines; however, staff finds that board and batten siding should feature smooth boards that are twelve (12) inches wide with battens that are 1 – ½" in width. The proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be submitted for review and approval by the Commission for new construction.

k. WINDOW MATERIALS – The applicant has proposed aluminum windows. At this time, the applicant has not provided window product information for staff to review. Staff finds that a wood or aluminum clad wood window that is consistent with the staff's standards for windows in new construction should be installed. If a non-wood or non-aluminum clad wood window is to be proposed, the applicant should submit detailed application documents to support the proposed window.

l. FENESTRATION PROFILE – The applicant has proposed fenestration profiles that features a large, picture window (south elevation) as well as fixed windows that feature profiles and head and sill heights that are inconsistent with the historic examples found within the district (north elevation). Staff finds that the applicant should propose fenestration profiles that feature individual windows with operable sashes. Additionally, staff finds that all window openings, and windows should feature traditional heights and widths, and should be separated by mullions and feature individual window openings with windows that feature operable top and bottom sashes in a one over one profile.

m. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate; however, as noted in finding l, staff finds that the proposed fenestration profiles should be revised to be consistent with the Guidelines for New Construction.

n. REAR ACCESSORY STRUCTURE – The applicant has proposed to construct a carport at the rear of the lot to feature access to Goodloe Alley. Generally, staff finds the location, massing and footprint of the proposed accessory structure to be consistent with the Guidelines for New Construction.

o. WALKWAY – The applicant has proposed a concrete paver walkway to lead from the front porch to the sidewalk at the public right of way. Staff finds the proposed walkway to be appropriate; however, staff finds that it should be poured concrete and feature three to four feet in width, per the Guidelines for Site Elements.

p. LANDSCAPING – The applicant has submitted a detailed landscaping plan noting planting and landscaping materials. Generally, staff finds the proposed landscaping to be appropriate.

q. FENCING – The applicant has noted the installation of fencing on site to include both hog wire fencing and cedar privacy fencing. Staff finds both fencing proposals to be appropriate; however, fencing should not exceed four (4) feet in height within the front yard (in front of the front façade, including the recessed porch). Privacy fencing should not exceed six (6) feet in height.

r. MECHANICAL EQUIPMENT – The applicant has noted the location of mechanical equipment and has noted that it will be screened by a fence.

RECOMMENDATION:

Staff recommends approval based on findings a through r with the following stipulations:

i. That board and batten siding feature smooth boards that are twelve (12) inches wide with battens that are 1 – ½" in width. The proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be submitted for review and approval by the Commission for new construction.

ii. That a wood or aluminum clad wood window that is consistent with the staff's standards for windows in new construction be installed, as noted in the applicable citations and in finding k.

iii. That the non-traditionally sized windows on the north and south elevations be modified to feature sizes and profiles that are consistent with those found historically within the district. These include the large picture window in the dining room, the two square windows in the bathroom , and the horizontal mater bathroom window.

iv. That the proposed front walkway be poured concrete to be consistent with the Guidelines and historic examples found within the district.

v. That fencing not exceed four (4) feet in height within the front yard (in front of the front façade, including the recessed porch). Privacy fencing is not to exceed six (6) feet in height.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.

City of San Antonio One Stop

August 26, 2021

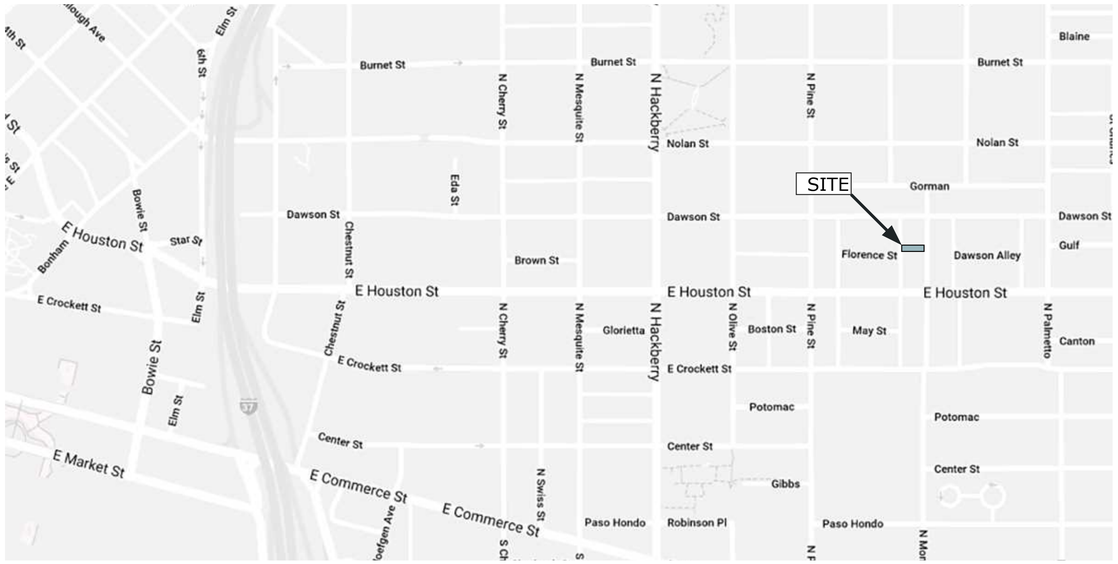
1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

1 G0.00 PERSPECTIVE

2 G0.00 PERSPECTIVE



3 G0.00 LOCATION

General Notes

A - General Requirements

1 If there are any questions regarding these plans, contact Pegy Brimhall at 646-726-3173.
2 No work shall be performed or materials furnished other than as shown on these plans or authorized as an addendum to these documents by the owner.
3 No changes to or variations from these plans may be made except upon written instruction from owner.
4 An operation and maintenance manual shall be provided to the occupant or owner.
5 Contractor will provide temporary sanitary facilities on the job site before the start of work.
6 Contractor shall protect and keep clean all areas not affected by scope of project.
7 Contractor shall verify all dimensions on the job site.
8 Contractor shall be responsible for ensuring that all workmanship and/or materials furnished meet with all applicable city, county, and other jurisdictional agency requirements.
9 Contractor shall be responsible for being familiar with and complying with manufacturer's instructions for correct installation and use of all material used.
10 All materials furnished shall be new and of first quality, no used materials or seconds will be permitted except upon written instruction from owner.
11 Adhesives, sealants, caulks, paints, stains, carpets, and other components shall be compliant with voc limits and other toxic compound limits.
12 Provide for removal of existing landscaping as necessary for construction of the proposed improvements, verify with owner prior to removal.
13 Storm water drainage management plan shall be implemented during construction.
14 Upon completion of work, clear the area of all construction debris and provide positive drainage away from new foundations and new flatwork, dress disturbed areas around building with topsoil remove clods, mortar, brick and stone, and other debris from soil and rake smooth, prepare for landscaping.
15 Escape/rescue window from sleeping areas shall have a minimum of 5.7 sq. ft. clear net opening and a minimum clear opening height of 24" and a minimum clear opening width of 20". Finished sill height shall be a maximum of 44" above the floor and per IRC sec 310.
16 Smoke alarms shall be hard wired in series with battery backup power as per IRC sec R312.
17 Handrails shall be installed along all steps/stairs with 4 or more risers and conform to IRC sec R311.
18 All horizontal guard rails will be a minimum of 36" in height and comply to IRC sec R312.
19 Walls shall be braced in accordance of IRC sec R602.10.
20 Glazing shall comply with IRC sec R308.
21 All details are general and illustrative in nature. Builder shall be responsible for overseeing and insuring all water-proofing, structural, and other construction is built properly, per codes, industry standards, and manufacturer's specifications.

S-Structural

1 Engineer specifications shall override architectural specifications.
2 The bottom of all footing trenches shall be level and clean.
3 Subcontractor shall verify locations with the job superintendent to avoid needless cutting of misplaced bolts.
4 Moisture content of building materials used in wall and floor framing is checked before enclosure.
5 Vapor retarders and capillary break is installed at slab-on-grade foundations.
6 Install fire blocking to cut off concealed draft openings (both vertical and horizontal).
7 Plumbing walls shall be 2x6 wood studs at 16" on center, unless otherwise noted.
8 Install 2x6 backing at bath accessories.
9 All fascia, barge boards, trim, siding, etc. shall be free of splinters, where it can be touched under normal living conditions shall have a texture not so rough as to be injurious or irritating to the skin.

MEP - Mechanical, Electrical, Plumbing

1 Engineer and specialist specifications shall override architectural specifications.
2 Duct openings and other air distribution component openings shall be covered during construction.
3 Install fire blocking to cut off concealed draft openings (both vertical and horizontal).
4 HVAC system installers are trained and certified in the installation of hvac equipment.
5 HVAC supplier to specify air ventilation pump required for SIP panel system in accordance with IRC, IMC, and IECC standards.
6 Unless functioning as a whole house ventilation system, bathroom fans shall be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent.
7 Maximum plumbing fixture flow requirements shall be as follows, (a) shower heads 2gpm, (b) lavatory faucets 1.5 gpm, (c) kitchen faucets 1.8 gpm, (c) water closets 1.28 gallons per flush.
8 When a shower is served by more than one shower head, the combined flow rate of all shower heads controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi.
9 Water softeners are not a part of this scope.
10 Annular spaces around pipes, electrical cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.
11 All outside electrical outlets to be WP/GFCI outlets.
12 Recessed lighting fixtures to be IC rated as required by code.
13 Access doors separating conditioned from unconditioned spaces to be weather stripped and insulated to at least the level of insulation on the surrounding surfaces. Where loose fill insulation exists, a baffle or retainer is to be installed to maintain insulation application.
14 Recessed lights in the building thermal envelope to be:
    1) Type IC rated and ASTM E283 labeled and
    2) Sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

Construction Notes

Construction Type	Type V
Occupancy Group	R
Property Address	515 N Monumental San Antonio, Tx 78202
Legal Lot Description	NCB 1370 Blk 2 lot 33 s10 ft of 32, County of Bexar
Zoning	RM-4

NO CHANGE TO PLAT

Applicable Codes
International Residential Code 2018
International Fire Code 2018
International Mechanical Code 2018
International Plumbing Code 2018
National Electric Code 2017

International Energy Conservation Code 2016

- Lot 515

Total Lot Area: 6,350 sq. ft.

Total Conditioned Area:	1,913.08 sq. ft.
Garage Area:	484 sq. ft.
Covered Entry Patio:	483.13 sq. ft.
Total Covered Area:	483.13 sq. ft.

Sheet Index

Footprint : Lot Ratio

House	Lot Green Space	Footprint Area SF	Lot Area SF
Lot 515	54.64 %	3,469.79	6,350.00

Symbols Index

001 Drawing Note
1 / A2.00 Sheet Reference Marker
A / 001 Sheet Reference Marker
UON Unless Otherwise Noted
Perspective View Symbol
1 Revision Item
Directional Indicator
+1.23 Elevation Marker
N True North

Owner:
Monica Naves
Vergel Constructions
4040 Broadway
San Antonio, Texas
78209

Designer:
Pegy Brimhall
Principal, Figurd
500 Sixth Street
San Antonio, Texas
78210

515 N Monumental Street

515 N Monumental Street, San Antonio, TX, 78202

Project No. 210726
APN: XXXXXXX

Issue title:
Construction Set

Date: 09/13/2021

Revisions:
1 09/13/2021 For Engineer

Sheet Contents:
Project Data

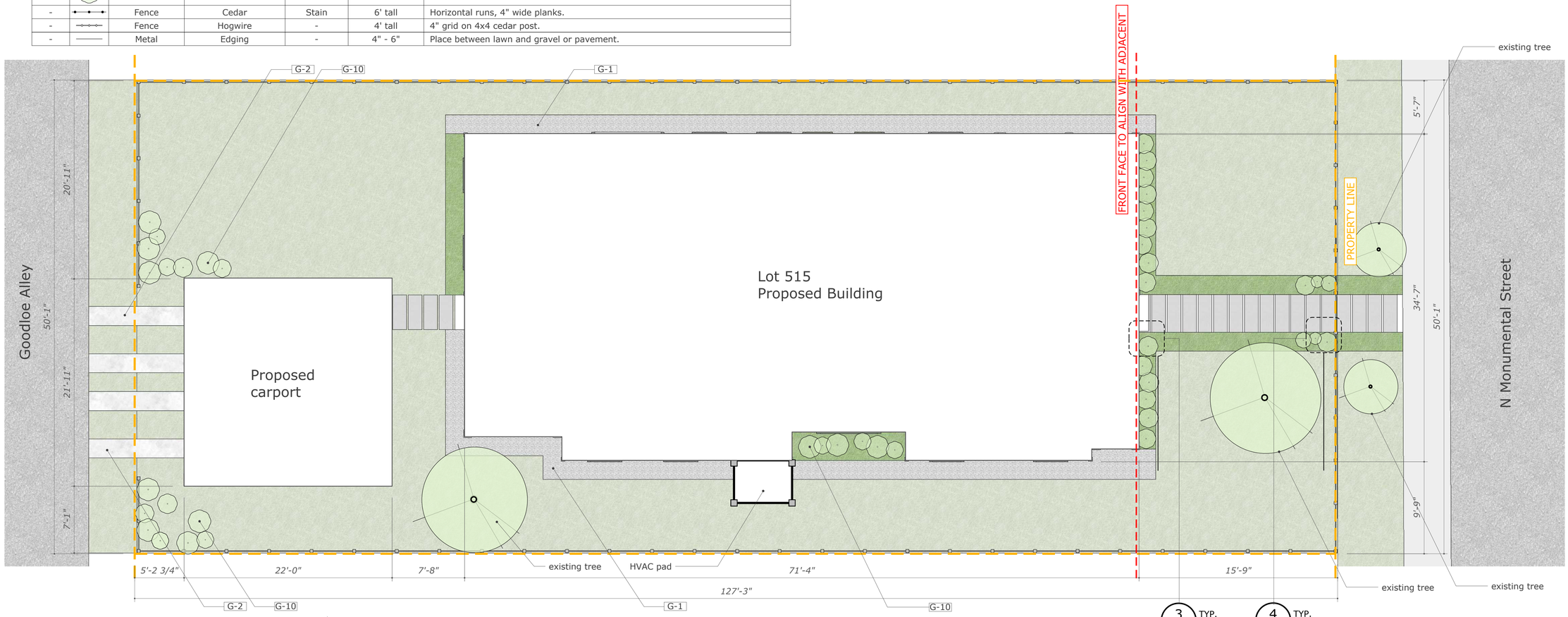
Sheet Number:
G0.00

LANDSCAPE LEGEND

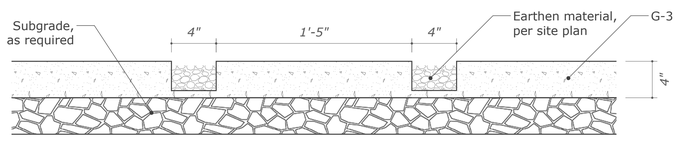
Code		Material	Description	Color	Size	Notes
G-1		Rock	-	Light gray	1" - 2"	Base #3.
G-2		Concrete	Slab	Gray	See site plan	Shallow, approx. 4" depth
G-3		Concrete	Pavers	-	18" x 48"	Place max 4" apart, equally distributed.
G-4		Asphalt	-	Gray	See site plan	RDAD, see engineering.
G-5		Ground Stabilizer	Geotextile Grid	-	65" x 5" x 2"	Use G-1 for infill.
-		Grass	Zoysia	-	-	-
-		Planting Zone	-	-	-	See landscape details
-		Tree	Varies	-	-	Large - Monterrey Oak, Medium - Oak, Small - Redbud or Jerusalem Thorn
G-6		Plant	Bi-color Iris	-	5 gal	-
G-7		Plant	Firecracker Fern	-	5 gal	-
G-8		Plant	Variegated Flax Lily	-	5 gal	-
G-9		Plant	Turks Cap	-	5 gal	-
G-10		Plant	Viburnum Suspensum	-	5 gal	-
-		Fence	Cedar	Stain	6' tall	Horizontal runs, 4" wide planks.
-		Fence	Hogwire	-	4' tall	4" grid on 4x4 cedar post.
-		Metal	Edging	-	4" - 6"	Place between lawn and gravel or pavement.

General Notes

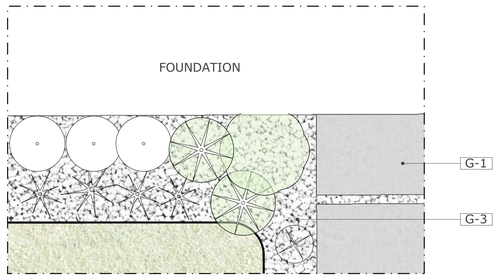
1 Locate and verify the location of existing utilities prior to excavation. Take responsibility of contacting location services and any cost incurred for bodily injury and/or damage to Owner's property or said utility.
2 The contractor is responsible for all aspects of maintaining a safe work site including but, not limited to providing traffic control, installation and placements of fencing and barricades, excavation and trench protection, and compliance with all federal and local regulations and codes. All safety exposures or violations shall be rectified immediately.
3 The contractor is responsible for protection of all existing improvements both on site and adjacent to the work site and shall repair any damage to these improvements to the satisfaction to the owner.
4 The contractor is responsible for removal of trash on a daily basis.
5 The contractor shall comply with all applicable codes, regulations, and ordinances. Prior to construction, all permits and approvals required for construction of the project shall be paid for and obtained by the contractor.
6 Coordinate work with subcontractors to accomplish the scope of work as shown and noted in the contract documents as well as coordinate construction with other contractors working on the site.
7 The contractor shall coordinate the storing of materials, parking of vehicles, and restrictions of work and access. Under no circumstances shall any contractor store materials, park vehicles or equipment under the canopy of existing trees.
8 Unless otherwise specified, the contractor is responsible for providing and paying all temporary utilities and services necessary to completely install all work as shown and noted in the contract documents.
9 The contractor is responsible for the legal off-site disposal of surplus material and debris.
10 Upon completion of construction and prior to final approval, the contractor shall thoroughly clean the project site of all trash, repair all damage to finish grade, including tailings form excavations, wheel ruts and any settling or erosion that has occurred prior to completion. All areas of the project site shall be left in a neat and presentable condition satisfactory to the Owner prior to submittal of the final payment.
11 The contractor is responsible for providing and servicing temporary toilet facilities.
12 The contractor is to procure and install a porous pipe drip sprinkler system to cover all areas required by code. Contractor to submit selection and layout to designer prior to permit approval. Contractor is responsible for installation and inspection.



1 G0.01 SITE PLAN
SCALE 3/16" = 1'-0"

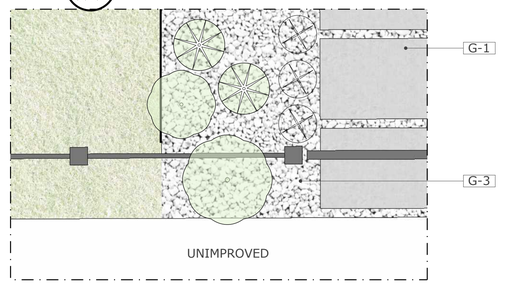


2 G0.01 FLATWORK DETAIL
NTS



3 G0.01 ENLARGED LANDSCAPE PLAN A
SCALE 3/4" = 1'-0"

3 G0.01 TYP.
4 G0.01 TYP.



4 G0.01 ENLARGED LANDSCAPE PLAN B
SCALE 3/4" = 1'-0"

FIGURD
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Owner:
Monica Naves
Vergel Constructions
4040 Broadway
San Antonio, Texas
78209

Designer:
Pegy Brimhall
Principal, Figurd
500 Sixth Street
San Antonio, Texas
78210

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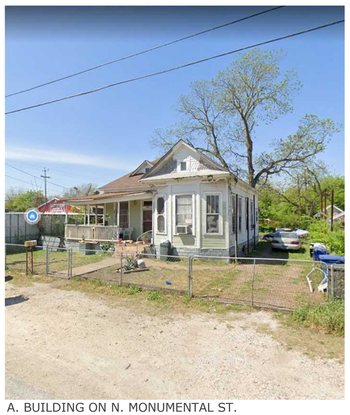
1 09/13/2021 For Engineer

Sheet Contents:
Site Plan

Sheet Number:
G0.01

1 G0.02 N MONUMENTAL ST. ELEVATION, EAST SIDE
SCALE 1/16" = 1'

2 G0.02 N MONUMENTAL ST. ELEVATION, WEST SIDE
SCALE 1/16" = 1'



A. BUILDING ON N. MONUMENTAL ST.

B. BUILDING ON N. MONUMENTAL ST.

C. BUILDING ON N. MONUMENTAL ST.

D. BUILDING ON N. MONUMENTAL ST.

3 G0.02 CONTEXT IMAGES

E. BUILDING ACROSS N. MONUMENTAL ST.

F. BUILDING ACROSS N. MONUMENTAL ST.

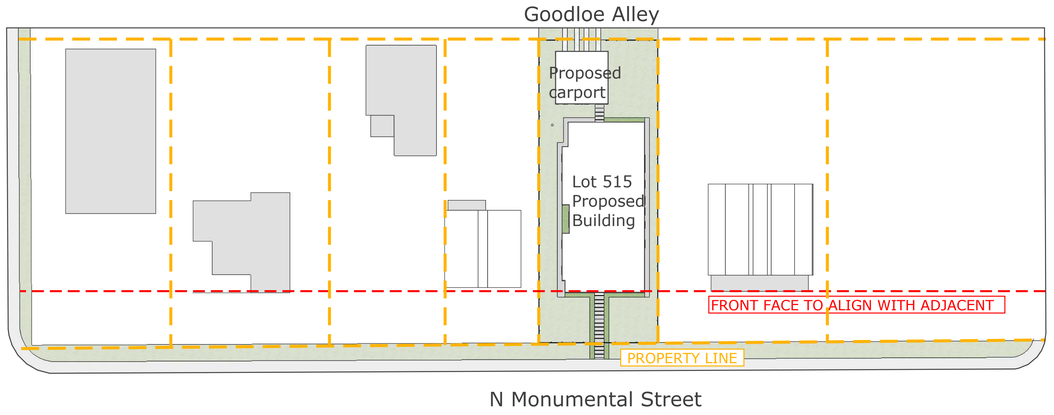
5 G0.02 ACROSS MONUMENTAL ST.

Dignowity Hill was San Antonio's first exclusive residential suburb, home to prominent San Antonio merchants and business owners who constructed large estates in the late 1800s due to its high elevation, proximity to downtown, and the size of the lots.

Our design echos this time and, because it faces one of the neighborhoods collector street, also serves as a transition to the more modest Folk Victorian and Craftsman-style homes of the 1920s that are located along the tertiary streets.

With details inspired by these styles and volumes that support a modern lifestyle, we are a project that looks back and lives forward.

4 G0.02 NARRATIVE



6 G0.02 BLOCK MAP
SCALE 1" = 30'-0"

N

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Sheet Contents:
Site Context

Sheet Number:
G0.02

1 G0.03 N MONUMENTAL STREET ELEVATION
SCALE 3/16" = 1'-0"

2 G0.03 GOODLOE ALLEY ELEVATION
SCALE 3/16" = 1'-0"

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Sheet Contents:
Street Elevations

Sheet Number:
G0.03

1 G0.04 PERSPECTIVE VIEW 1
N.T.S.

2 G0.04 PERSPECTIVE VIEW 2
N.T.S.

3 G0.04 PERSPECTIVE VIEW 3
N.T.S.

4 G0.04 PERSPECTIVE VIEW 4
N.T.S.

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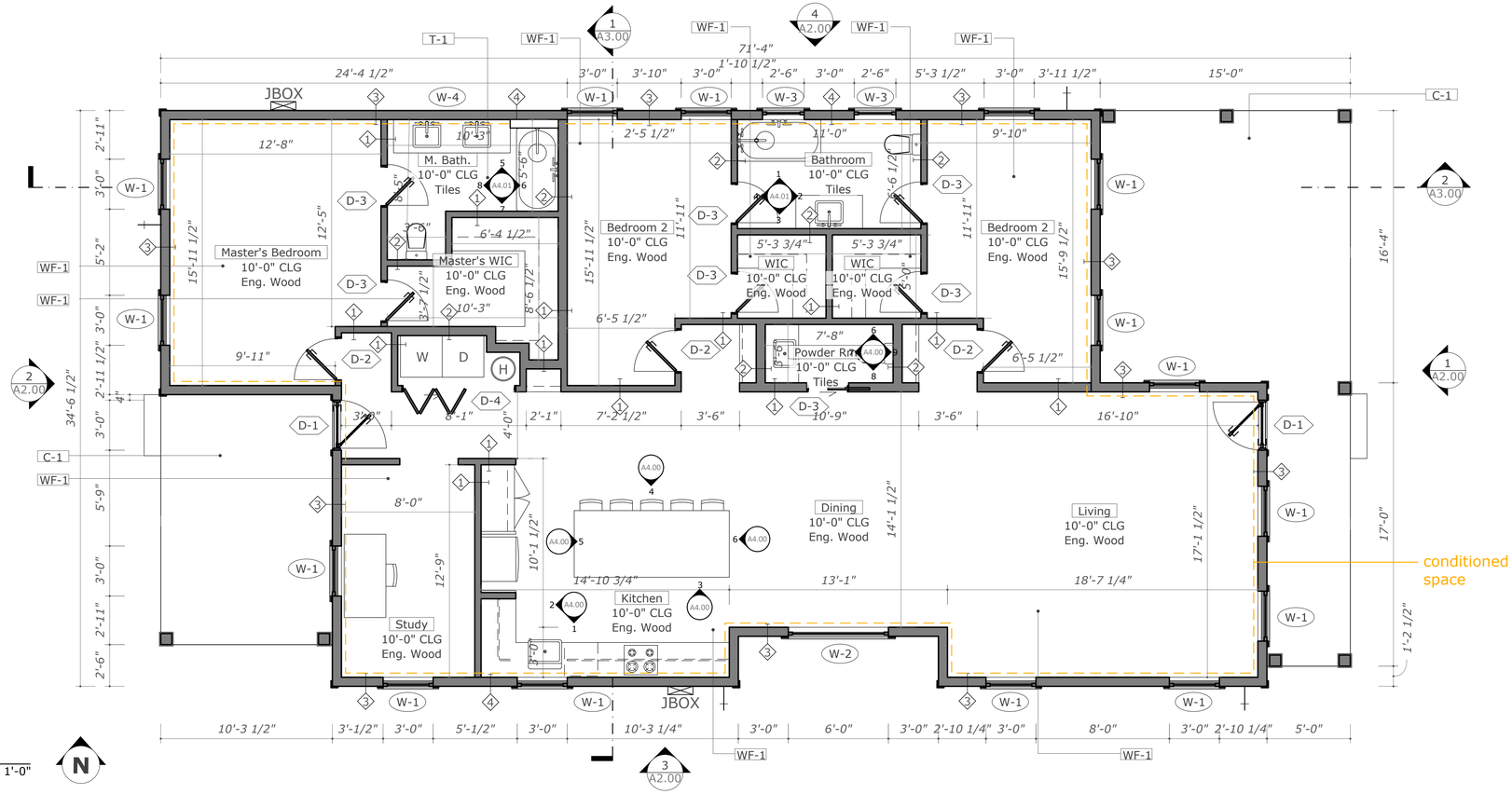
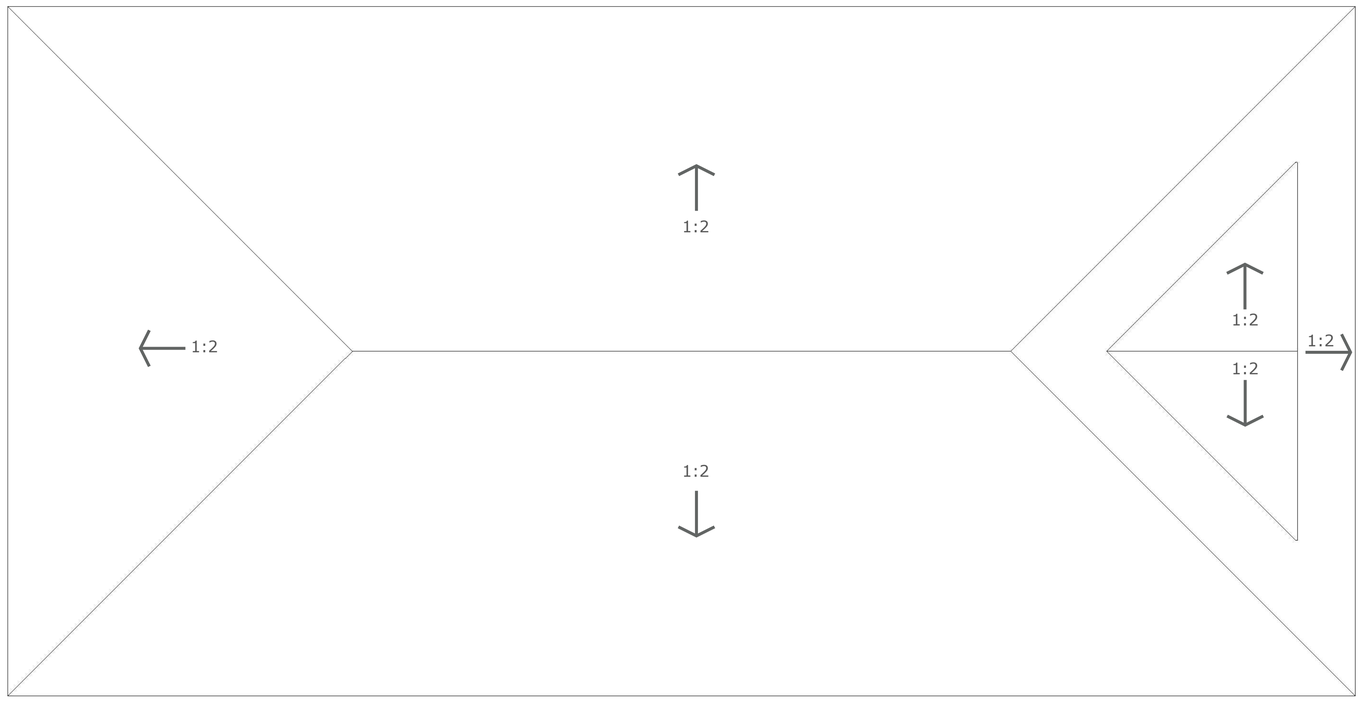
Sheet Contents:
Perspective Views

Sheet Number:
G0.04



1 A1.00 LEVEL 1
SCALE 1/4" = 1'-0"



2 A1.00 ROOF PLAN
SCALE 1/4" = 1'-0"

Sheet Notes

1 See structural drawings for framing plan.
2 See section-elevations for more stairs information.
3 Dimensions are to face of structure, unless otherwise noted.
4 Access doors separating conditioned from unconditioned spaces to be weather-stripped and insulated to at least the level of insulation in the surround surfaces.
5 Cabinetry layout is for reference only, builder to verify dimensions on site.
6 All closets to receive typical base and trim at face, unless otherwise noted.
7 Builder to verify plumbing fixture and mechanical equipment selections with Owner.
8 Wood floor to be installed at full extent of closets.
9 Furniture not in scope.
10 Builder to provide water softener loop in garage adjacent to water heater, U.O.N.

Construction Legend

DW	Dishwasher	WR	Wine Refrigerator
T	Trash	FR	Freezer
M	Microwave	REF	Refrigerator
O	Oven	W	Washer D Drier
W-x	Window Tag	D-X	Door Tag
X	Wall Type	U	Utility Meter
H	Tankless Water Heater		Hose Bib
			JBOX

WALL TYPES		
Code	DWG No.	Wall Type
1	1/A7.00	Interior wall
2	2/A7.00	Interior plumbing wall
3	3/A7.00	Exterior wall
4	3/A7.00	Exterior plumbing wall

CONDITIONED SPACE AND INSULATION	
Component	Criteria
Conditioned space and thermal barrier	A continuous conditioned space shall be installed within the building envelope. Exterior thermal envelope contains a continuous conditioned space. Breaks or joints in the conditioned space shall be sealed, non air-permeable.
Ceiling/attic	The conditioned space in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the conditioned space sealed.
Walls	Corners and headers shall be insulated and the junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Knee walls shall be sealed.

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Sheet Contents:
Floor Plans

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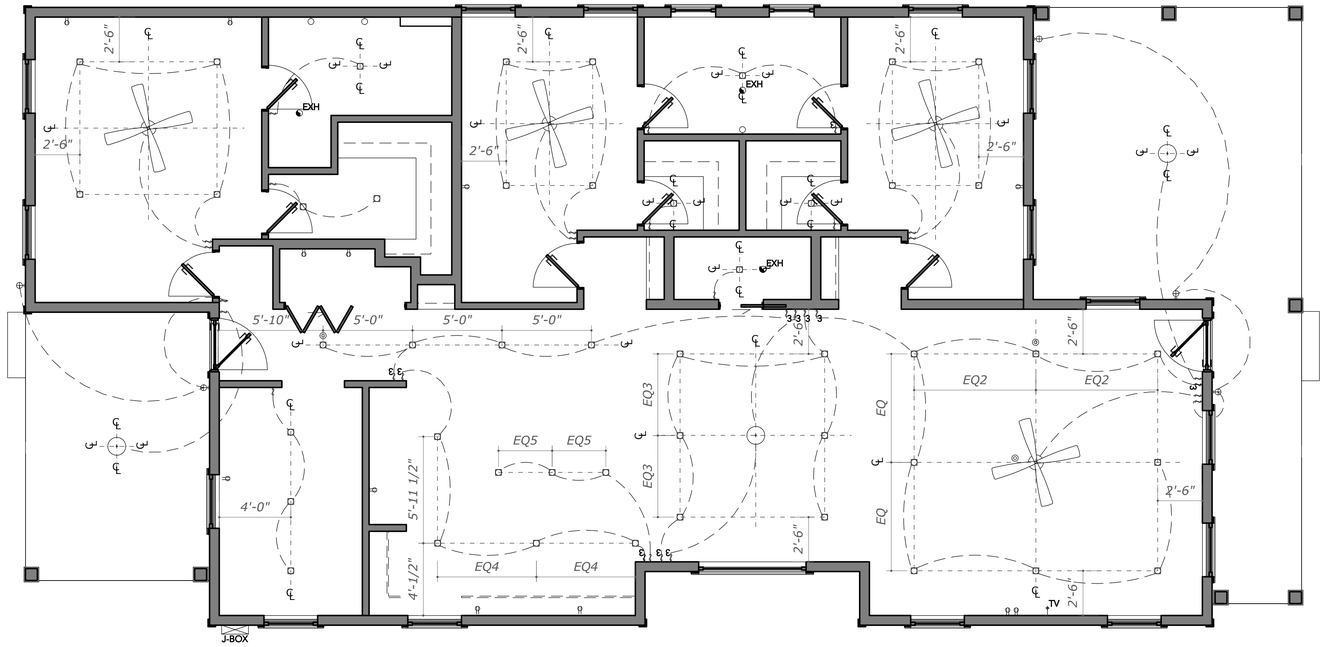
A1.00



1 A1.01 LEVEL 1 REFLECTED CEILING PLAN
SCALE 1/4" = 1'-0"

N

Sheet Notes

1 Provide blocking for light fixtures as required.
2 Coordinate switch locations at pocket doors. Pull-switch at light if wall conflict.
3 Pre-construction review and in-progress walk through of cable, electrical, audio-visual and data rough-ins with owner required prior to closing up walls and ceilings.
4 Confirm lights with dimmers with owner.
5 All interior ceilings to be painted gypsum board, see room schedule for paint finish.
6 Install under cabinet lighting on cabinets above the countertop in the kitchen. Lighting to be concealed at eye-level, coordinate with cabinet supplier.
7 HVAC design to incorporate minimum of 1 supply vent and 1 return vent in every room larger than 8' x 10', U.O.N.

Legend

- Recessed mounted can fixture
- Single pole switch
- Three way switch
- Wall mounted fixture
- Exterior Sconce
- LED mirror
- Hanging fixture
- EXH — Exhaust fan
- Smoke detector
- Ceiling fan with light
- Flush mounted fixture
- S — Register (A/C supply unit)
- R — Register (A/C return unit)
- 110V duplex receptacle
- GFI — 110V GFI duplex receptacle
- 220V receptacle
- TV — TV/cable/data outlet
- Landscape J Box
- Under Cabinet Lighting
- Open to above

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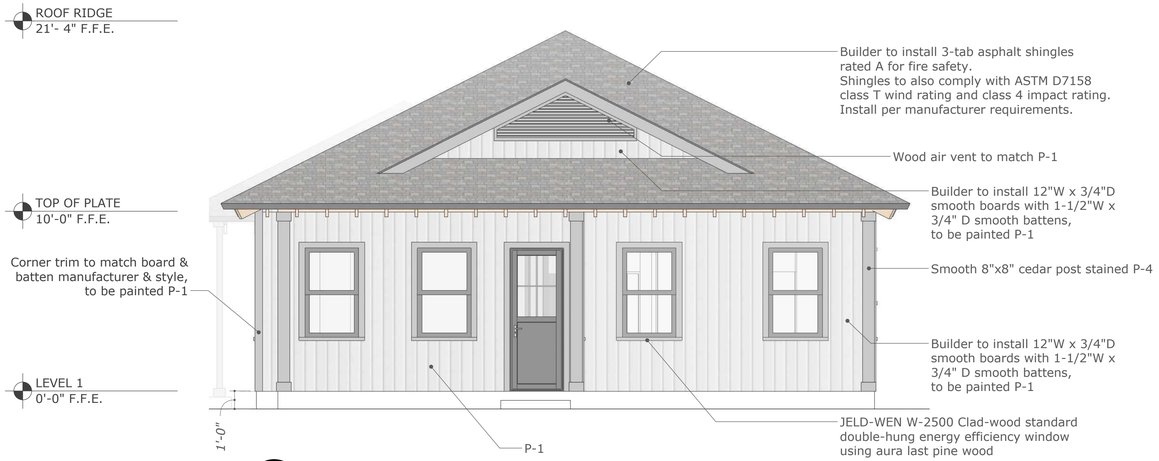
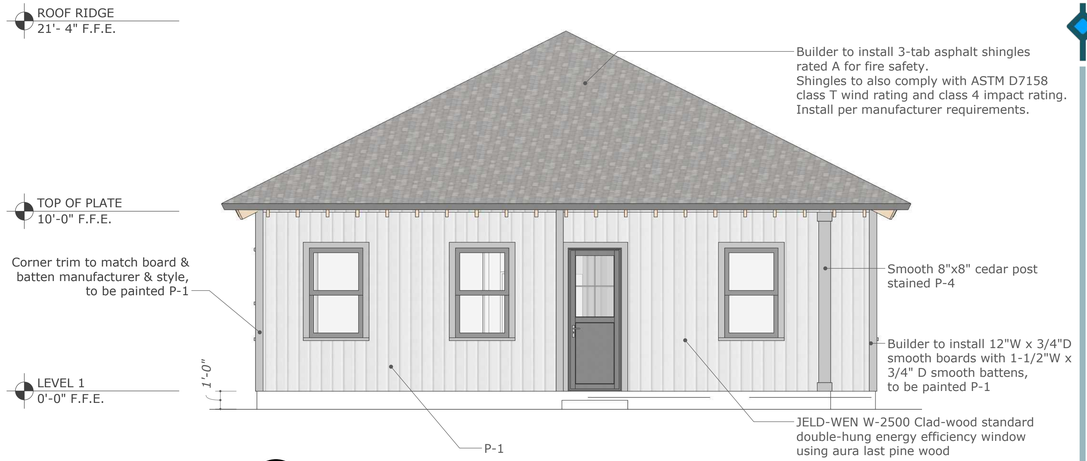
Sheet Contents:
Reflected Ceiling Plan

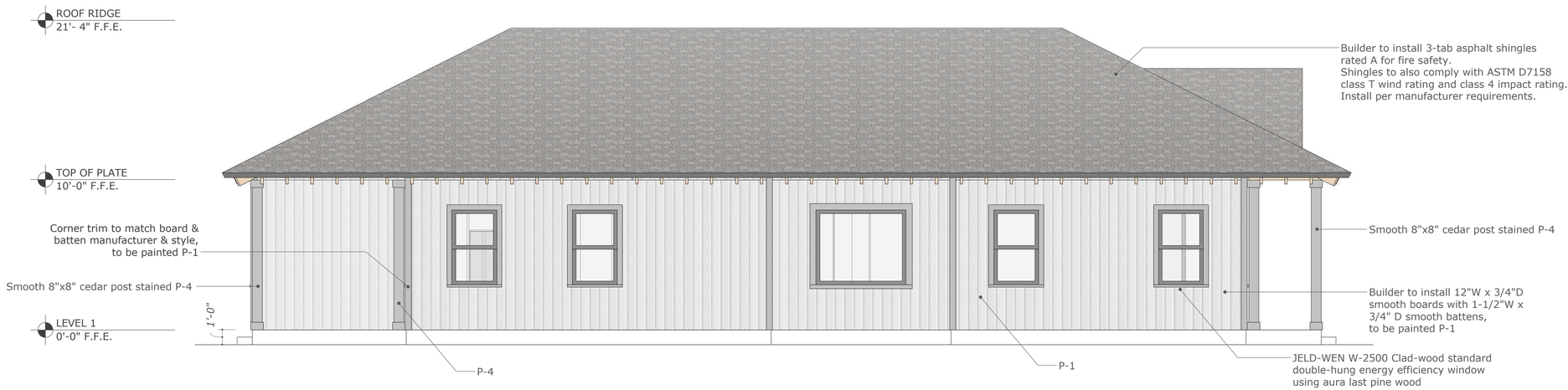
Sheet Number:
A1.01



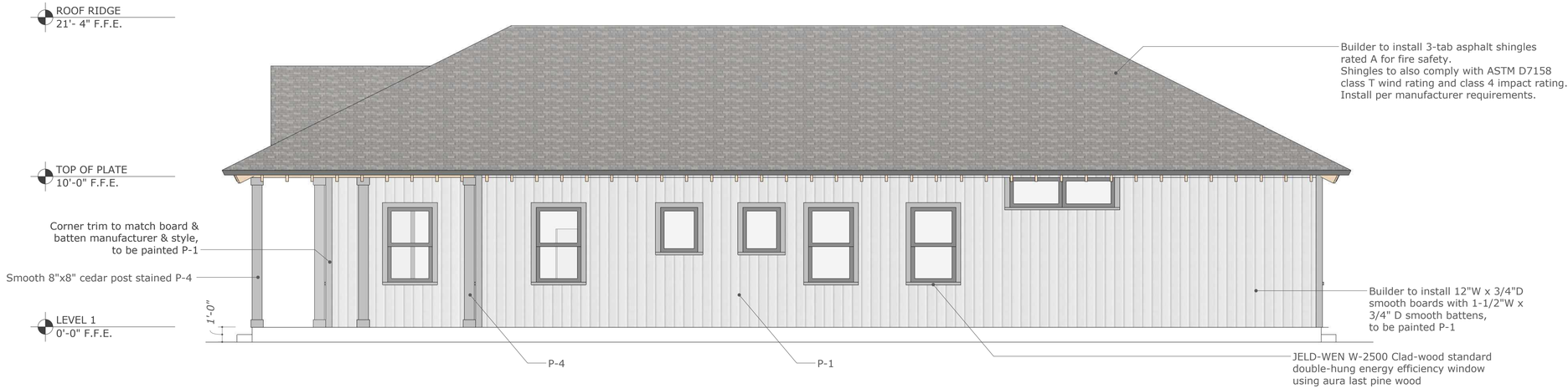
1 A2.00 EAST ELEVATION
SCALE 1/4" = 1'-0"



2 A2.00 WEST ELEVATION
SCALE 1/4" = 1'-0"



3 A2.00 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



4 A2.00 NORTH ELEVATION
SCALE 1/4" = 1'-0"

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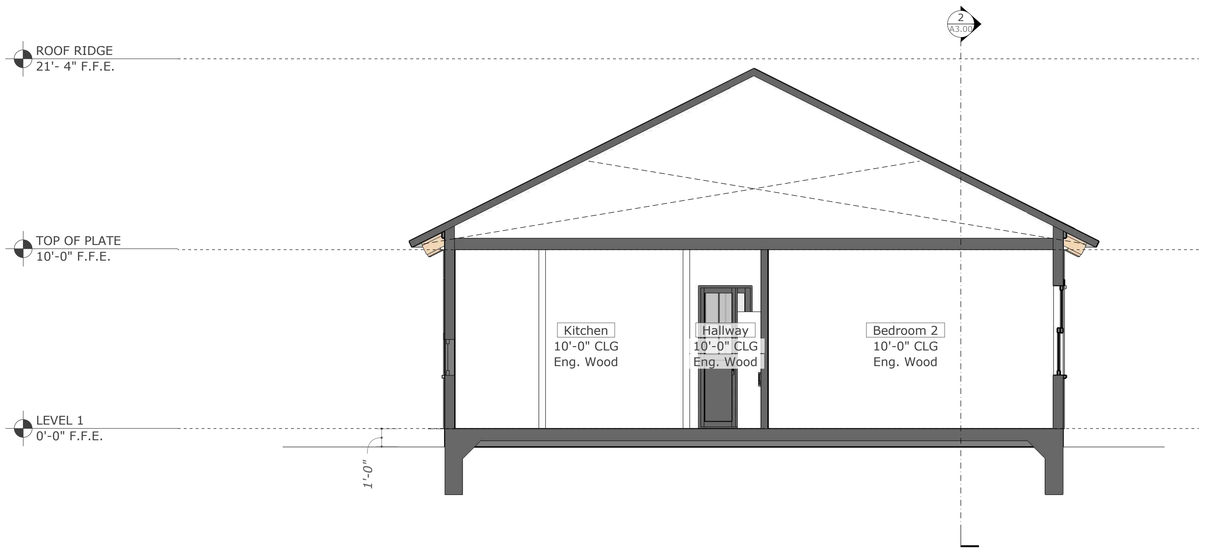
Sheet Contents:
Elevations

Sheet Number:
A2.00



1 A3.00 SECTION A
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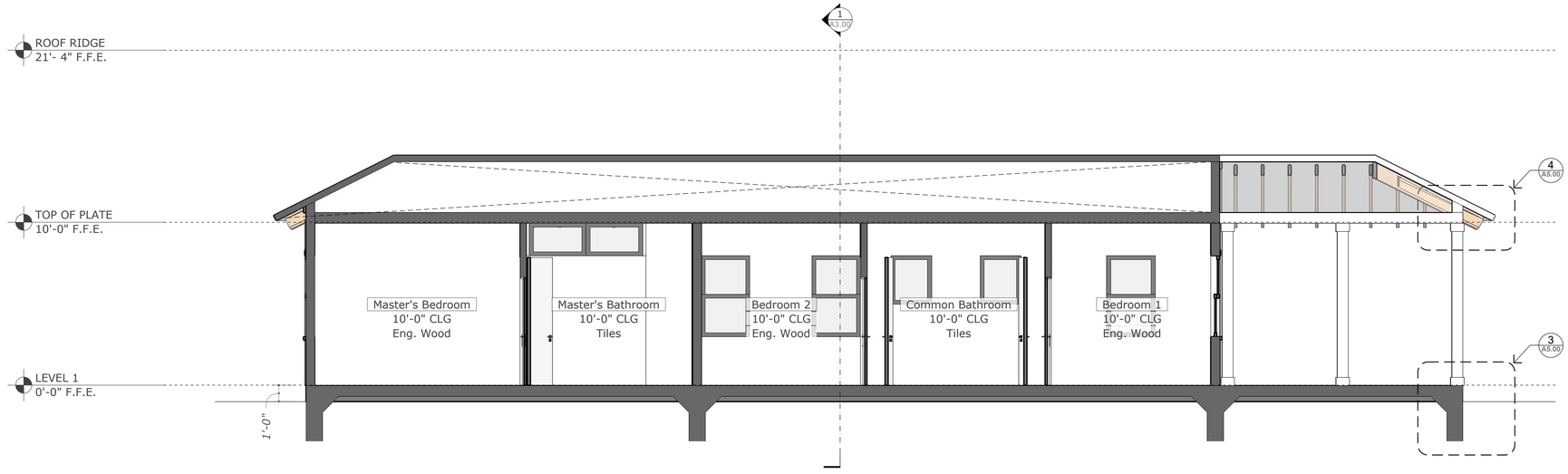

2 A3.00 SECTION B
SCALE 1/4" = 1'-0"

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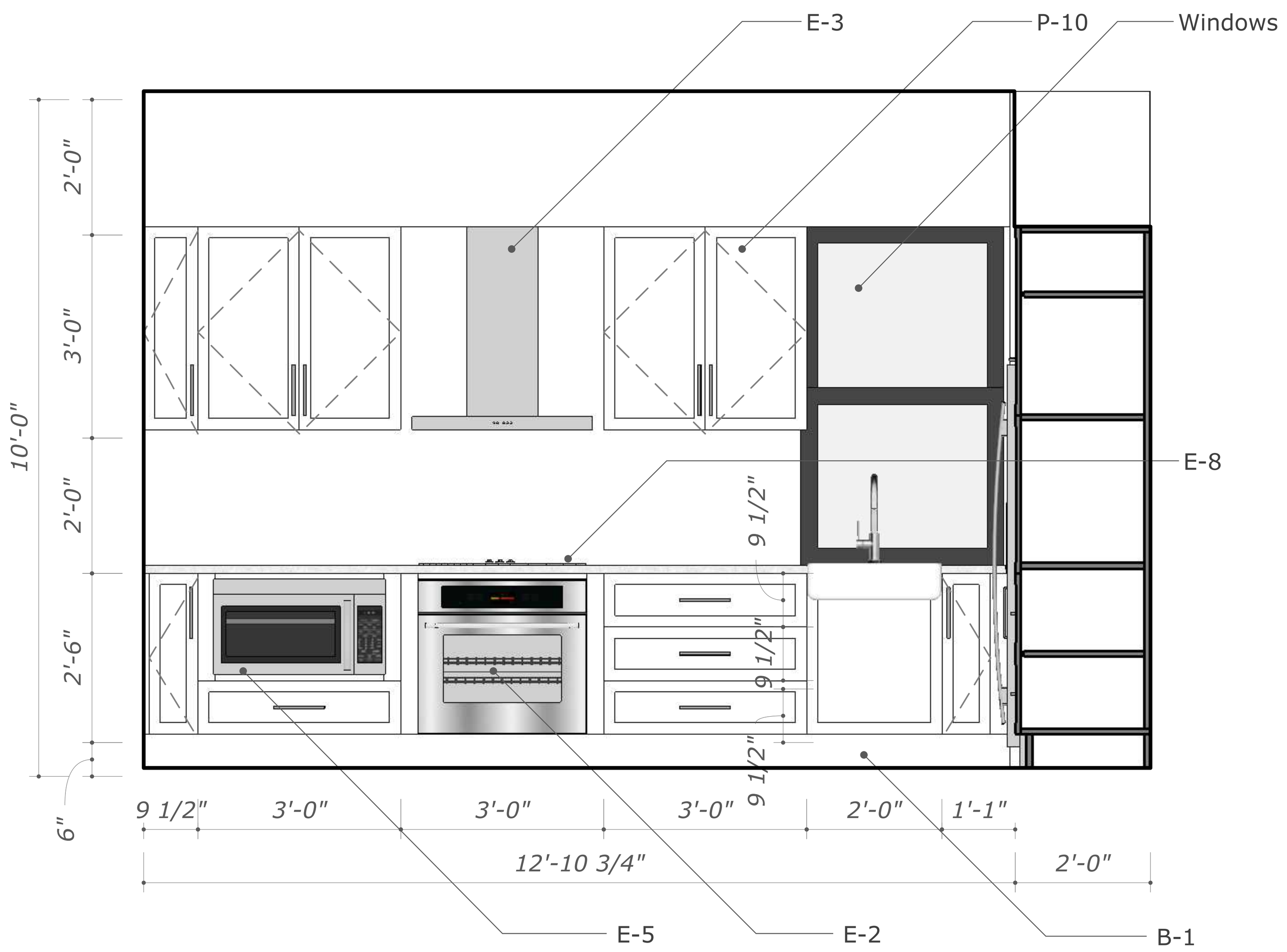
Sheet Contents:
Building Sections

Sheet Number:
A3.00



1 A4.00 KITCHEN ELEVATION 1
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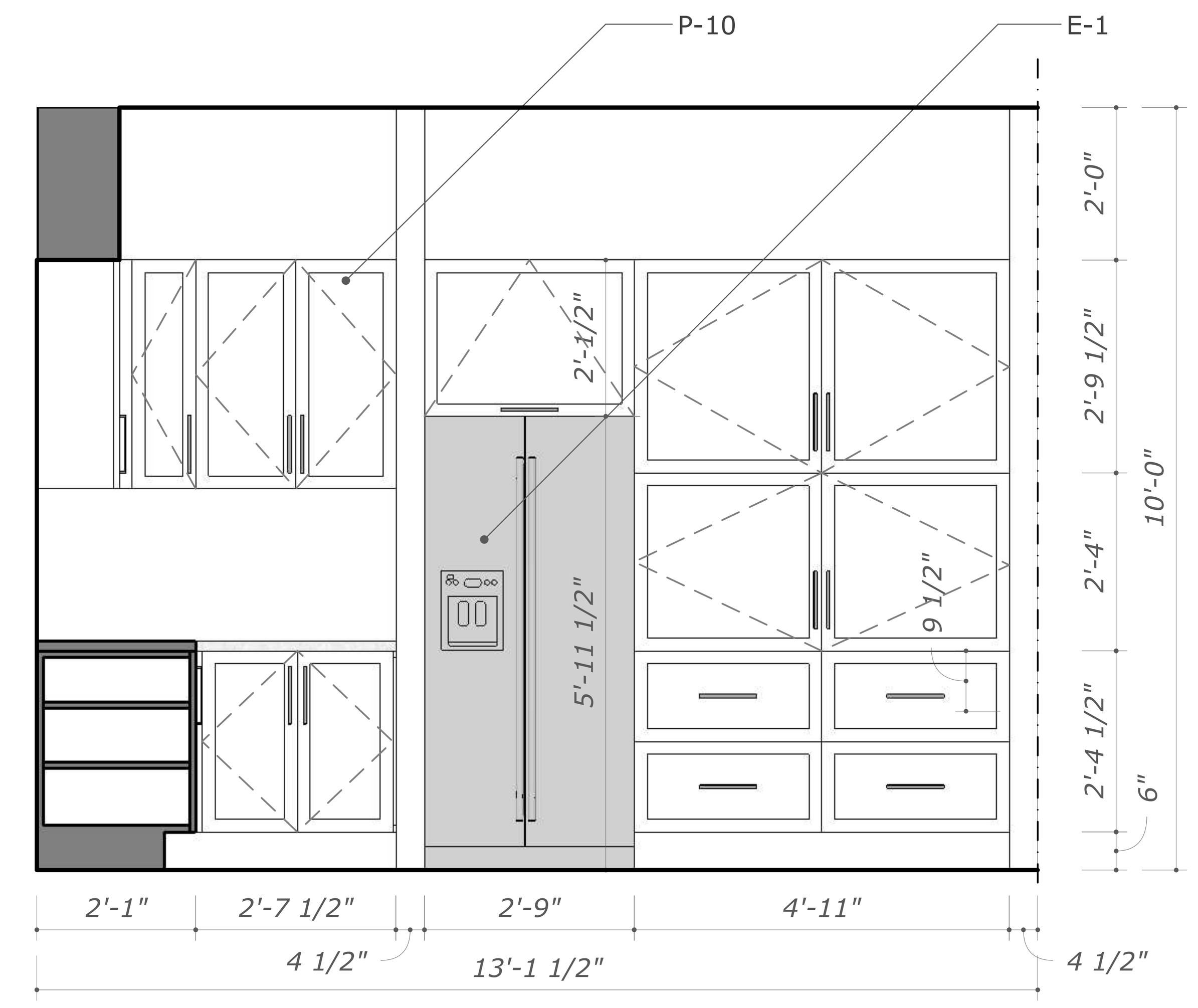

2 A4.00 KITCHEN ELEVATION 2
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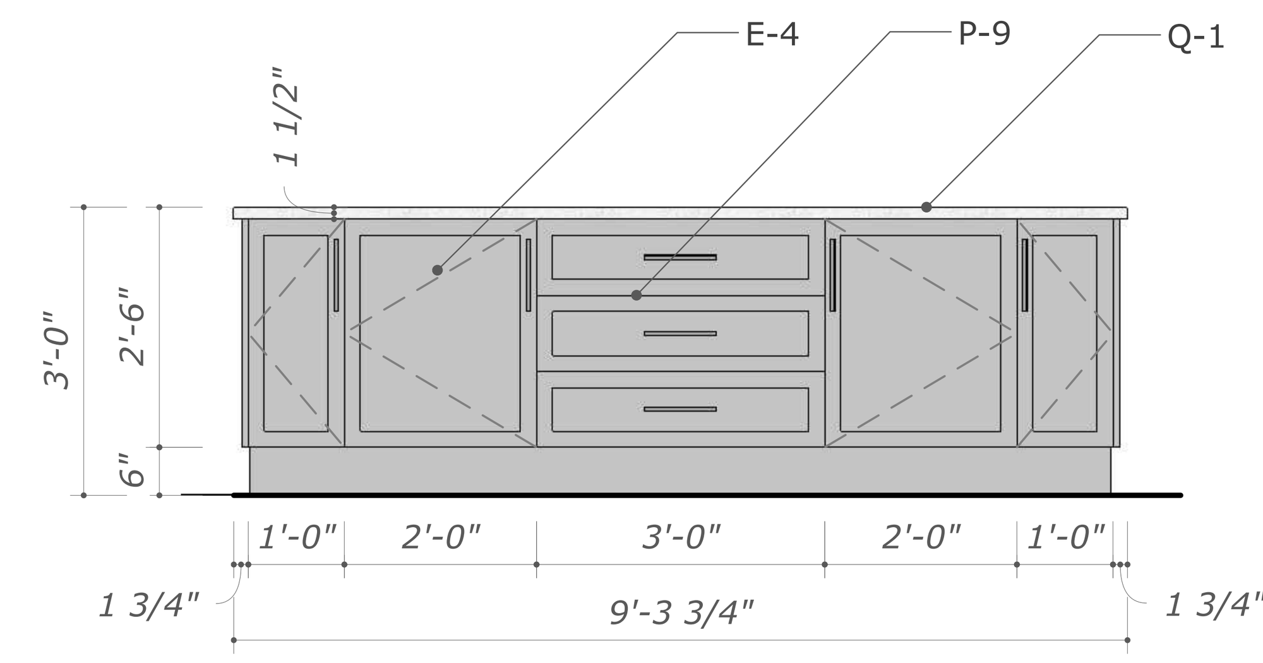

3 A4.00 KITCHEN ISLAND A
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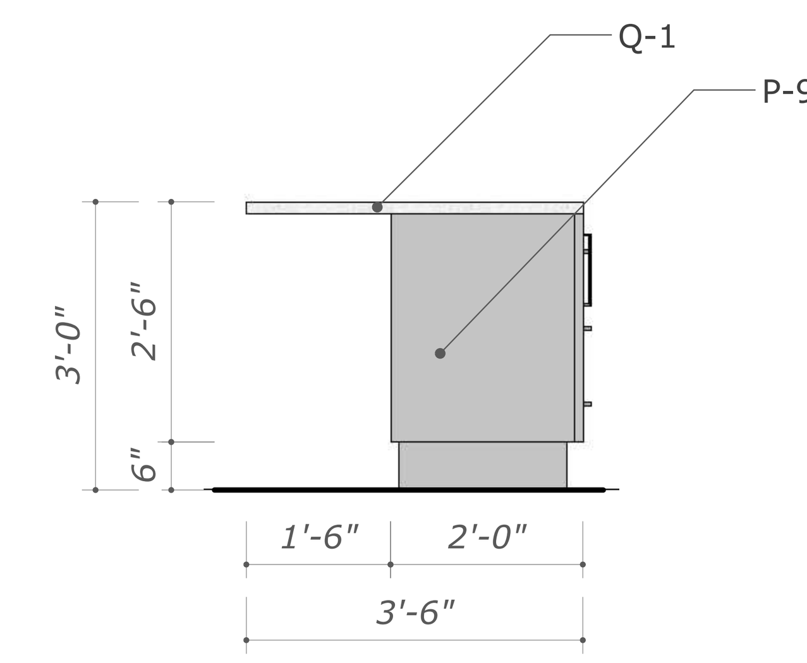

5 A4.00 KITCHEN ISLAND C
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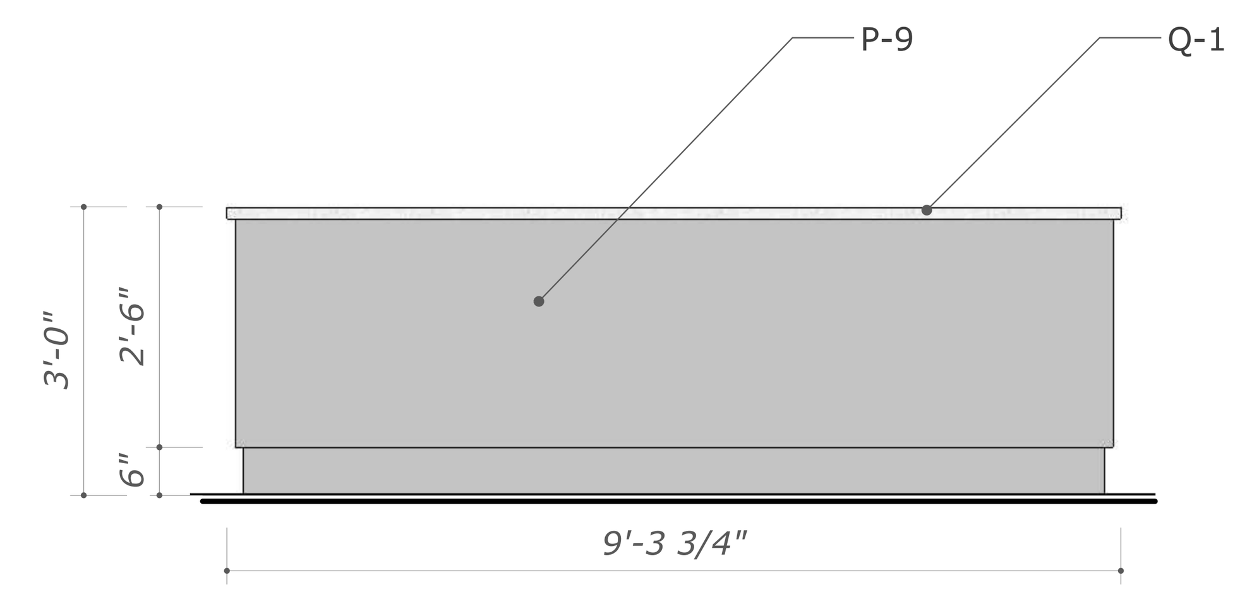

4 A4.00 KITCHEN ISLAND B
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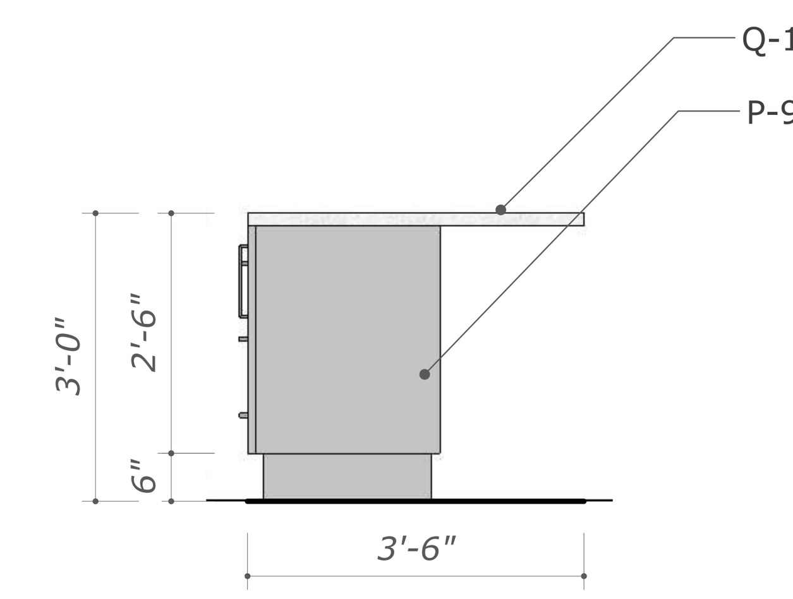

6 A4.00 KITCHEN ISLAND D
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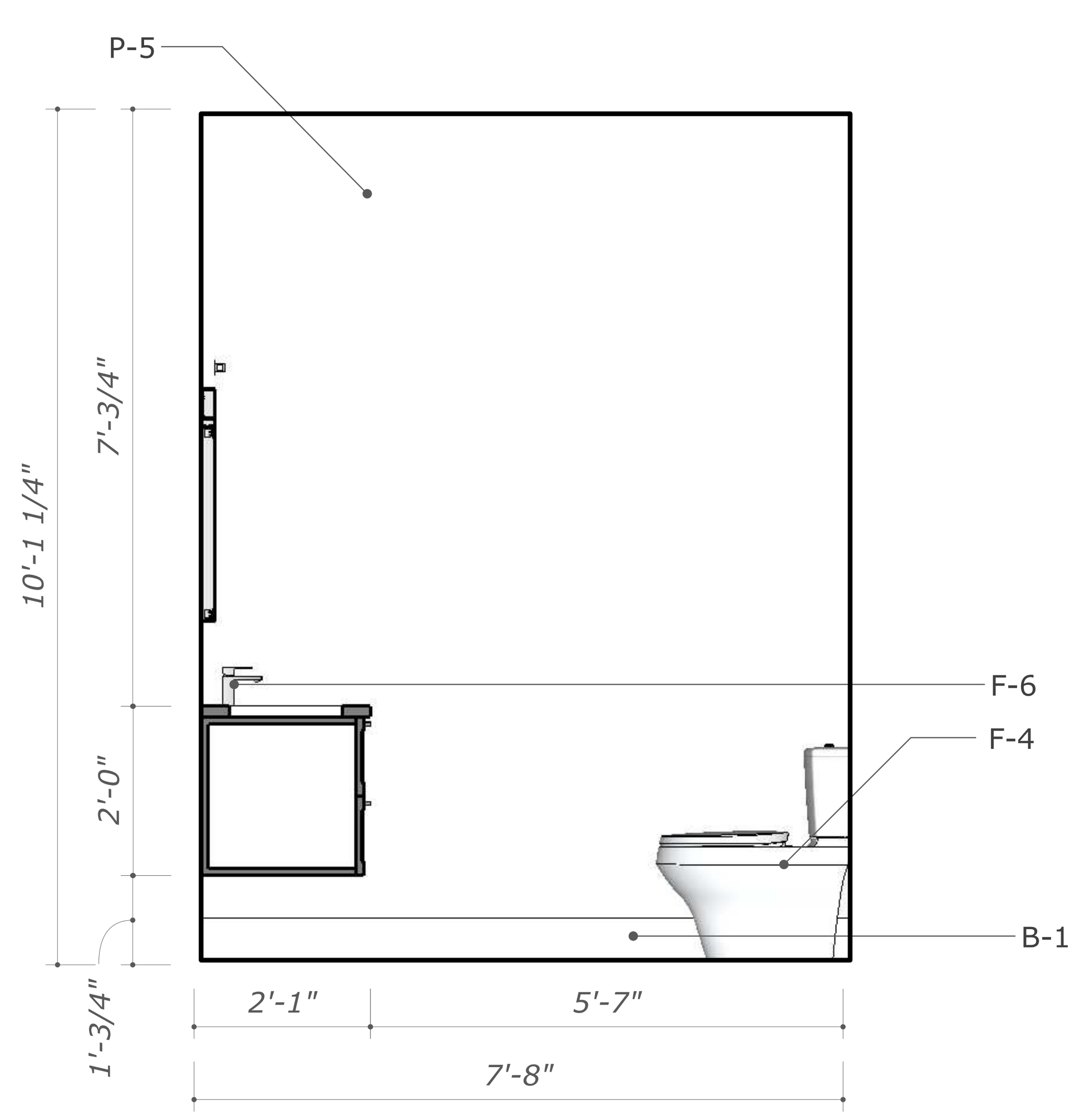
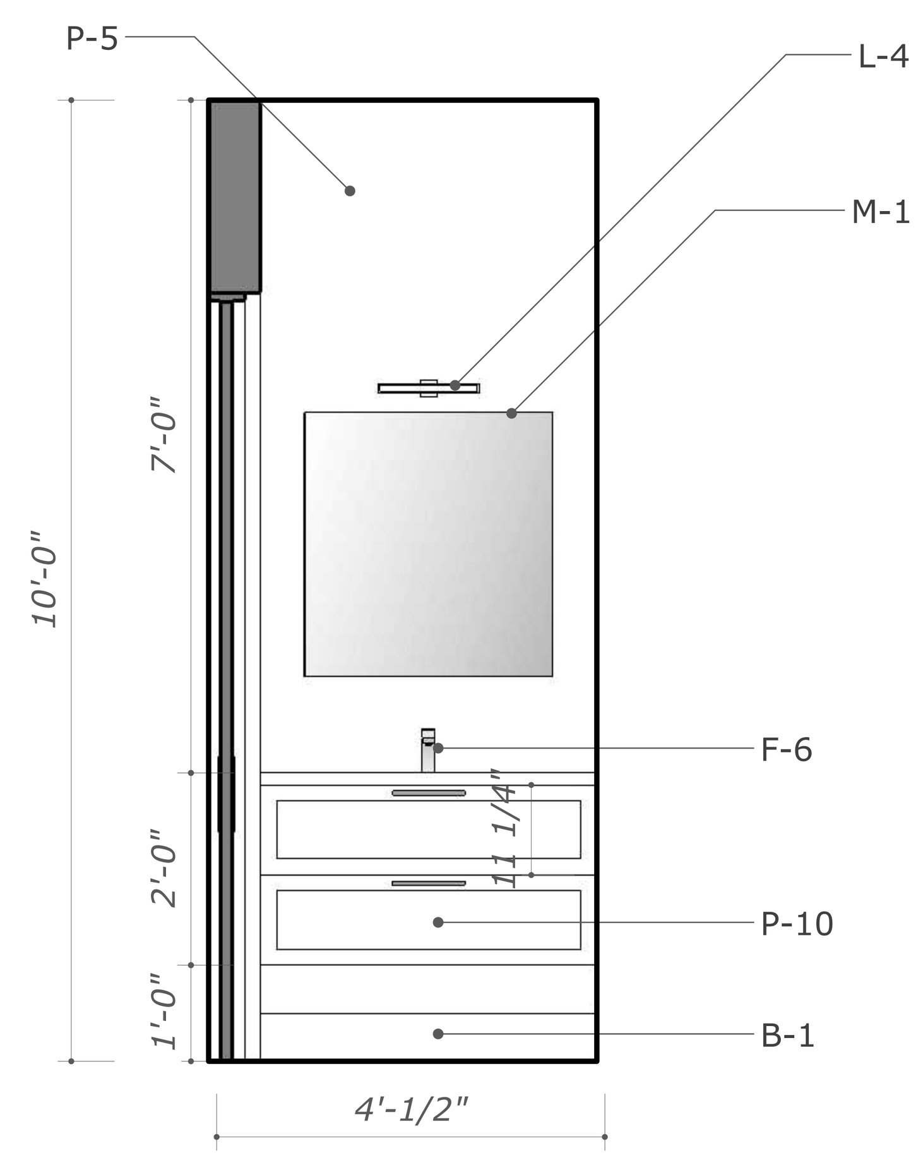


7 A4.00 POWDER ROOM ELEVATION 1
SCALE 1/2" = 1'-0"



8 A4.00 POWDER ROOM ELEVATION 2
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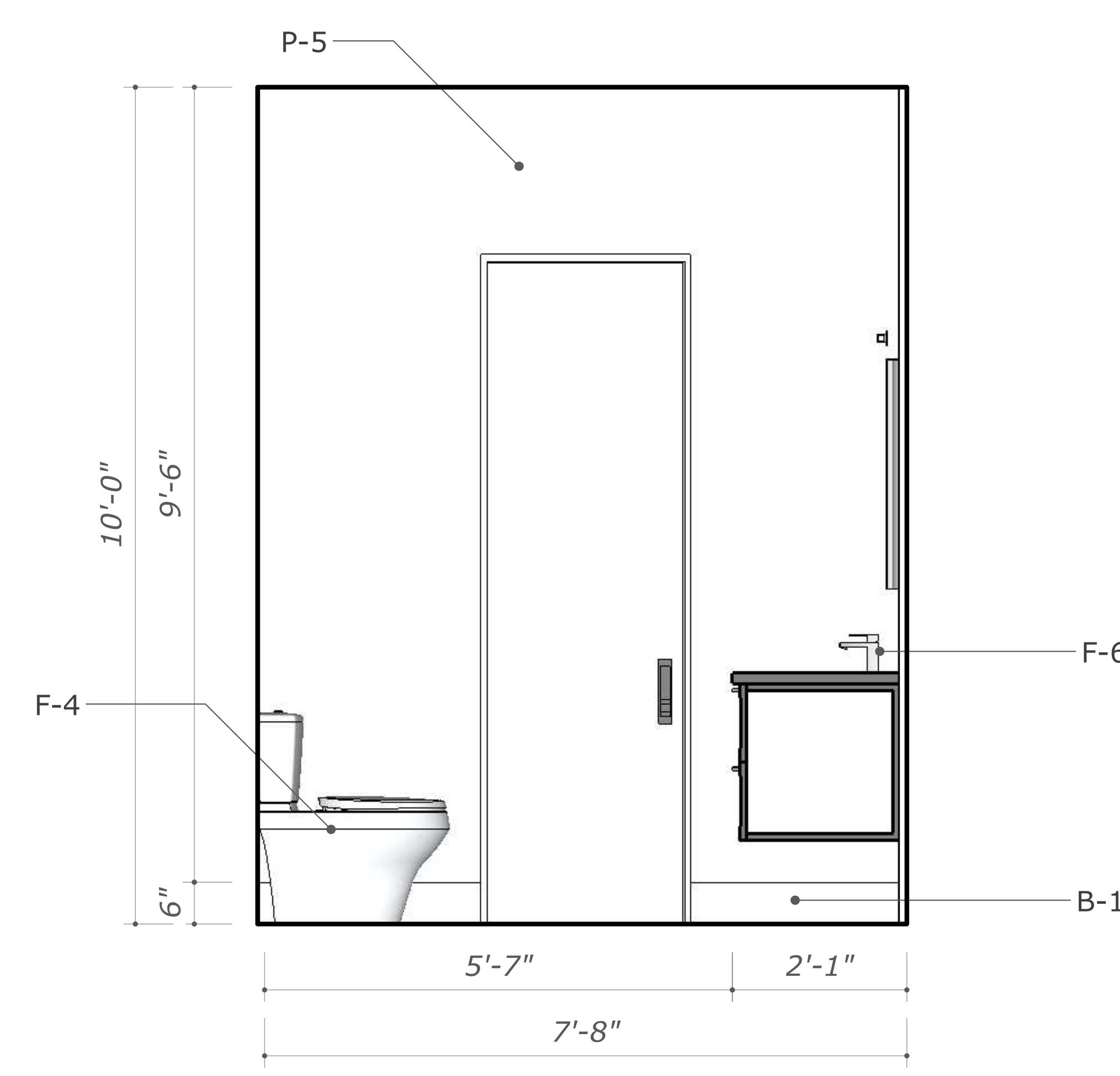

9 A4.00 POWDER ROOM ELEVATION 3
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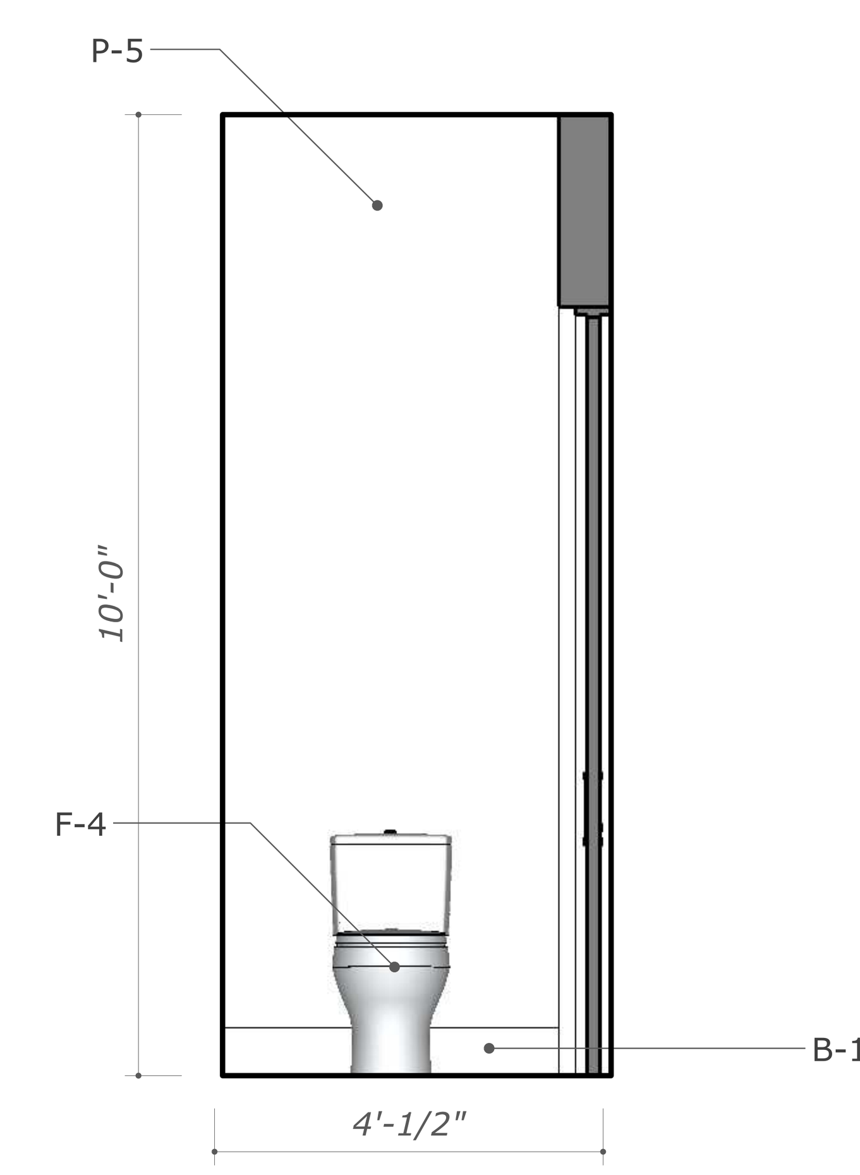

10 A4.00 POWDER ROOM ELEVATION 4
SCALE 1/2" = 1'-0"

FIGURD
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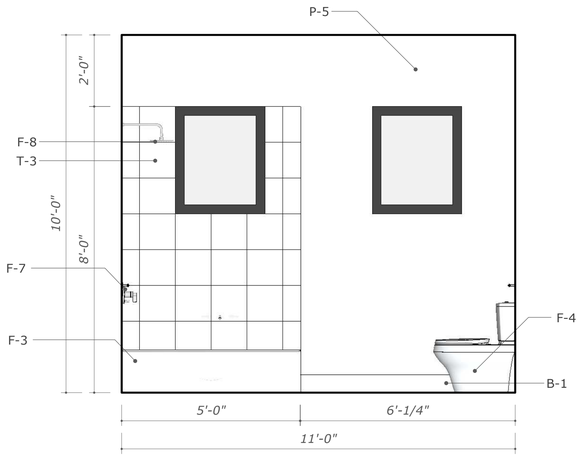
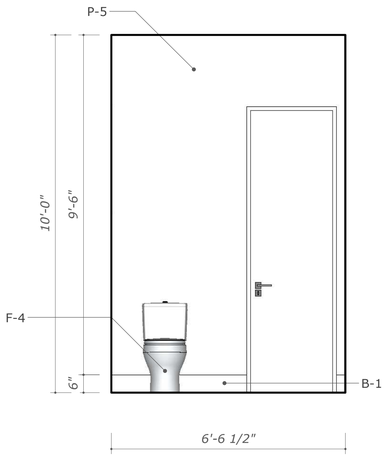
Sheet Contents:
Interior Elevations

Sheet Number:
A4.00



1 A4.01 BATHROOM ELEVATION 1
SCALE 1/2" = 1'-0"



2 A4.01 BATHROOM ELEVATION 2
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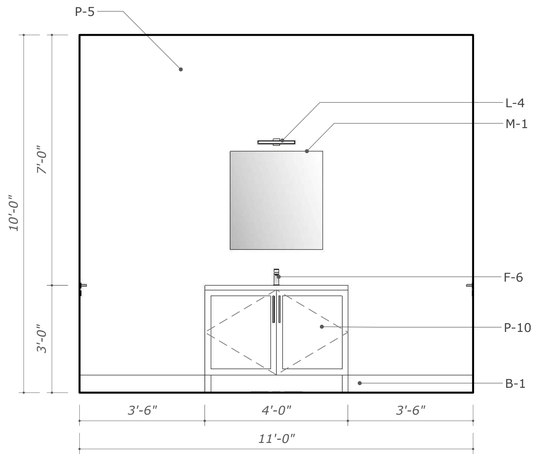

3 A4.01 BATHROOM ELEVATION 3
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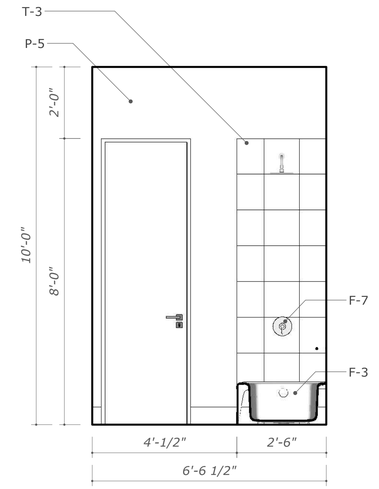
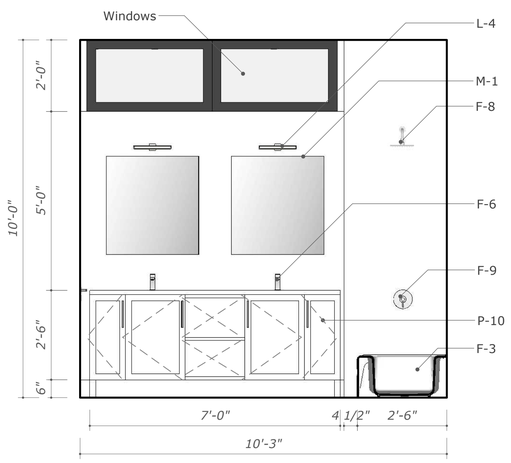


4 A4.01 BATHROOM ELEVATION 4
SCALE 1/2" = 1'-0"



5 A4.01 MASTER'S BATHROOM ELEVATION 1
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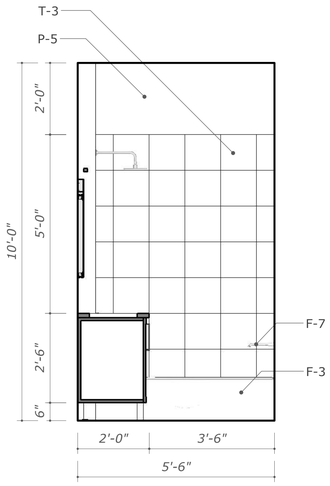

6 A4.01 MASTER'S BATHROOM ELEVATION 2
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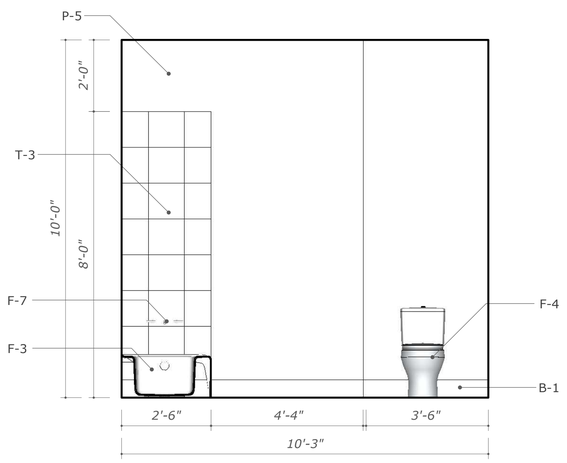

7 A4.01 MASTER'S BATHROOM ELEVATION 3
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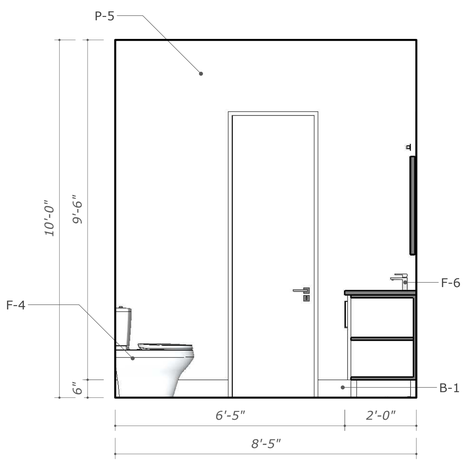

8 A4.01 MASTER'S BATHROOM ELEVATION 4
SCALE 1/2" = 1'-0"

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Interior Elevations

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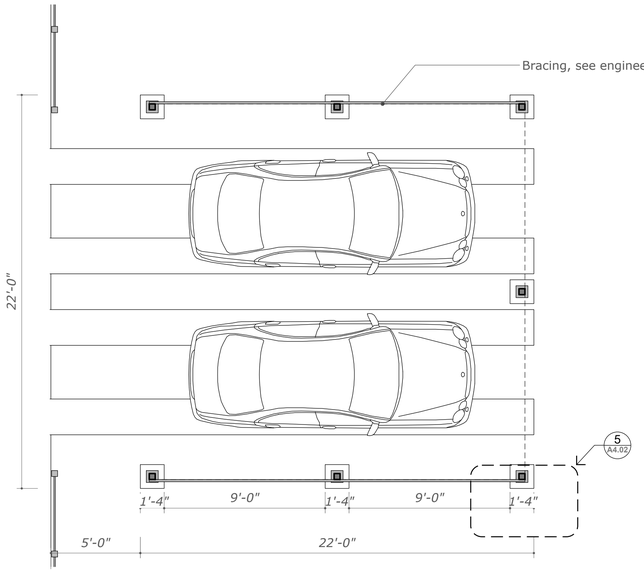
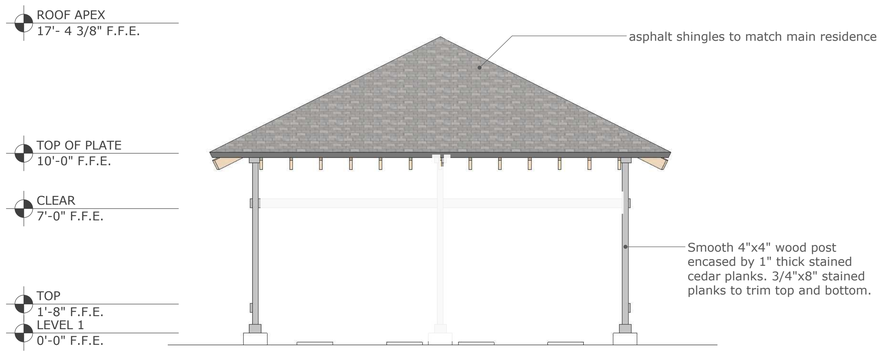
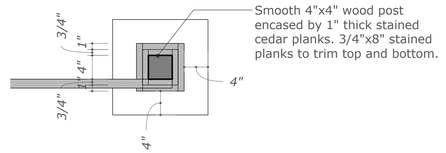
A4.01



1 A4.02 LEVEL 1
SCALE 1/4" = 1'-0"



3 A4.02 WEST ELEVATION
SCALE 1/4" = 1'-0"



5 A4.02 DETAIL A
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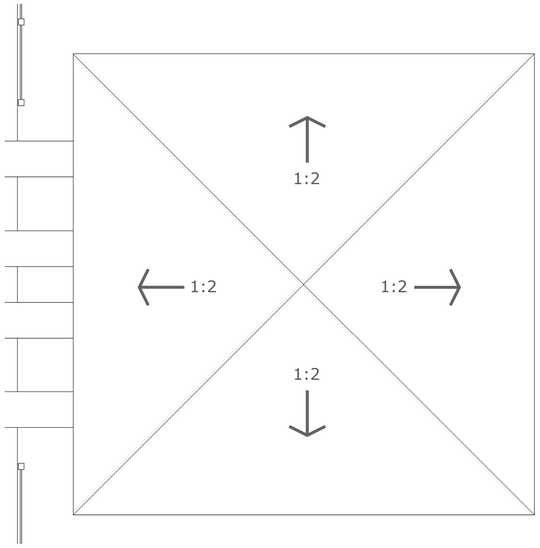

2 A4.02 ROOF PLAN
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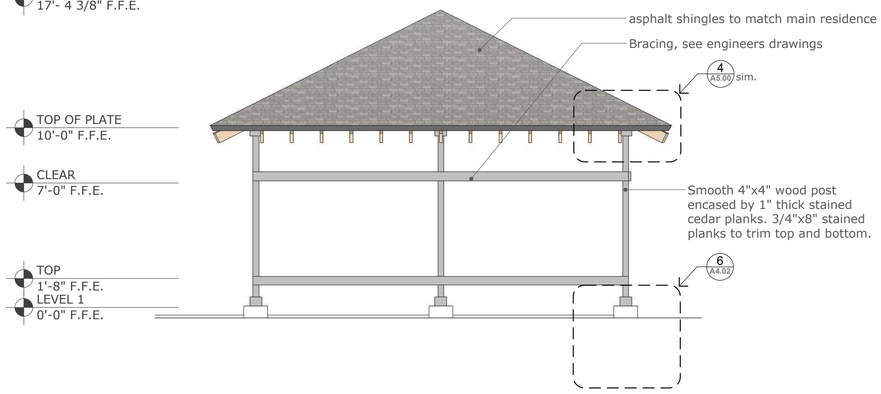

4 A4.02 SOUTH ELEVATION
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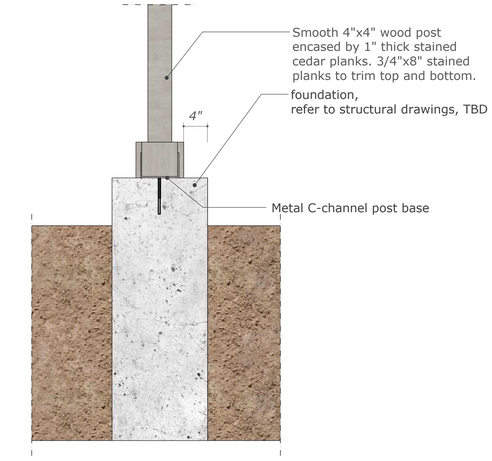

6 A4.02 DETAIL B
SCALE 1" = 1'-0"

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Covered Parking Plans and Elevations

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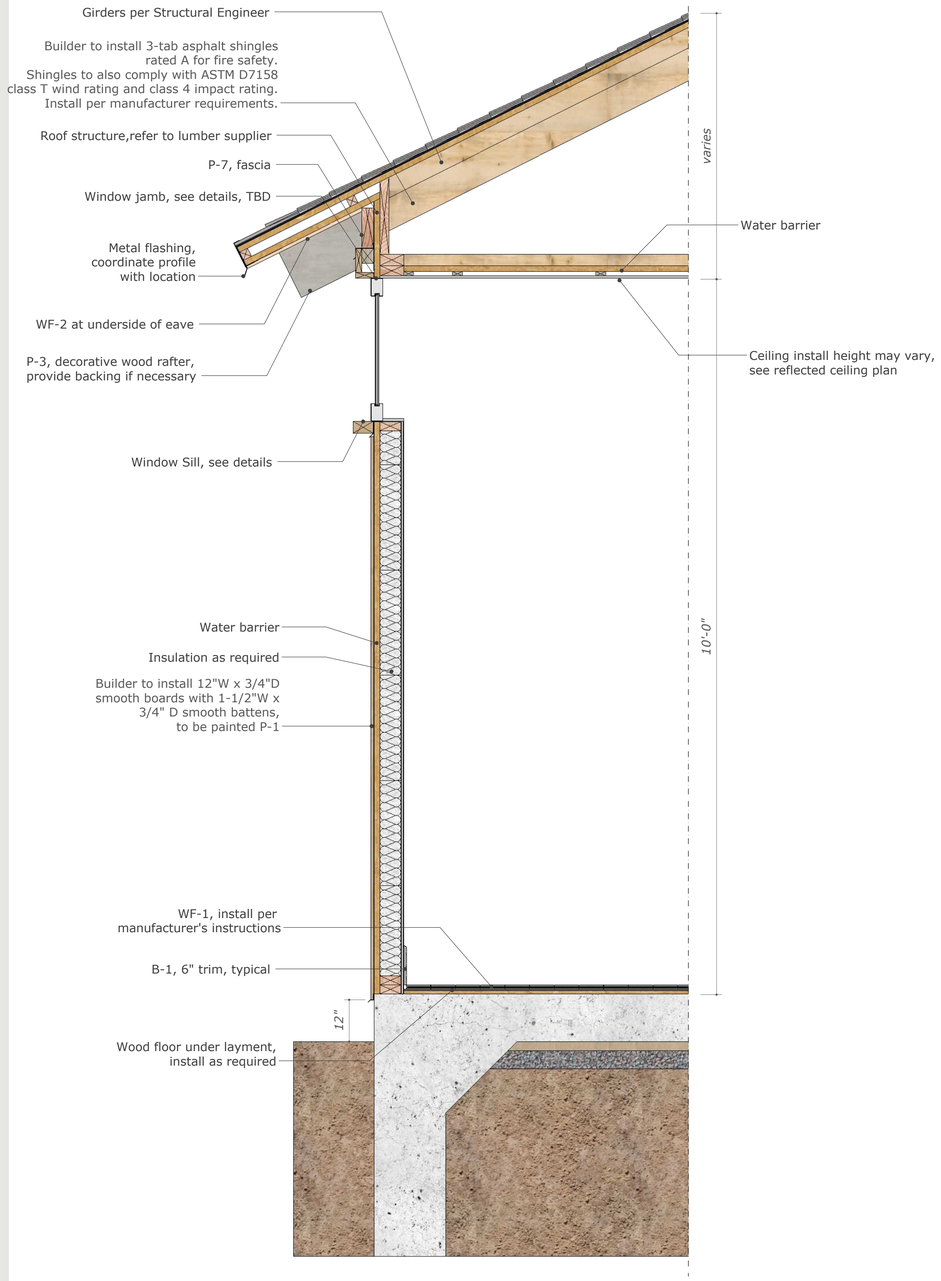

1 A5.00 WALL SECTION A
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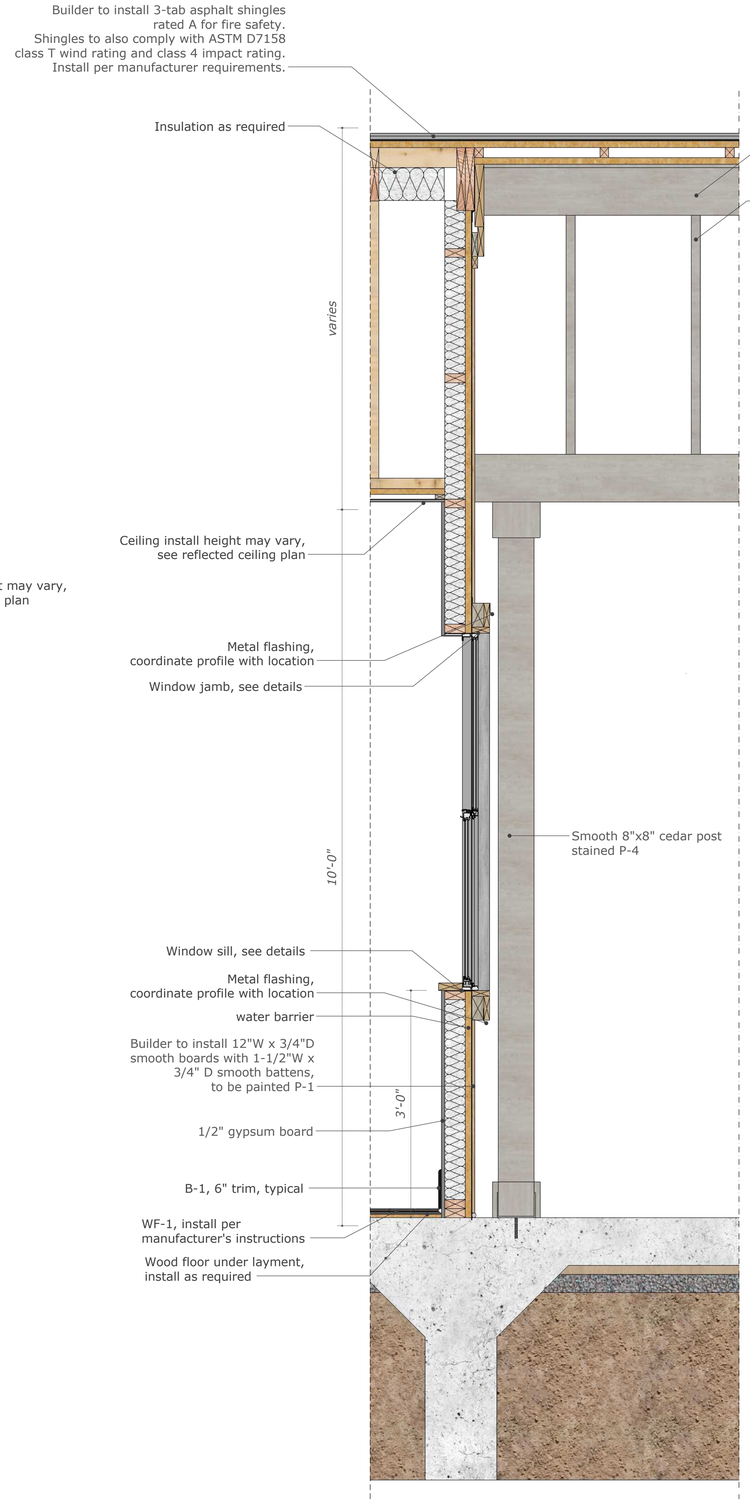

2 A5.00 WALL SECTION B
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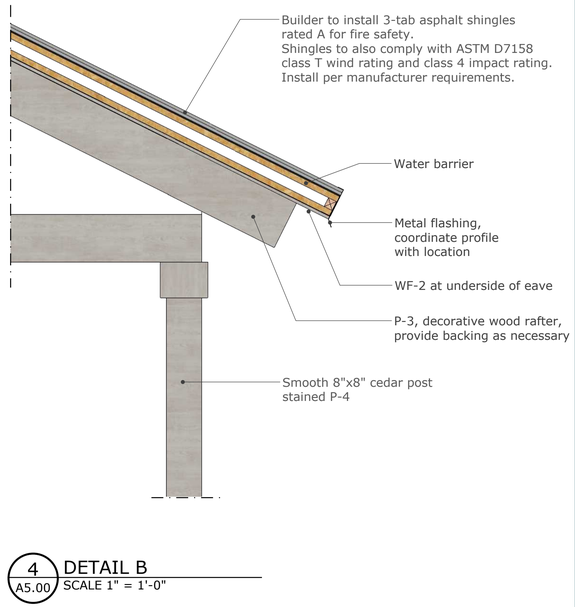

4 A5.00 DETAIL B
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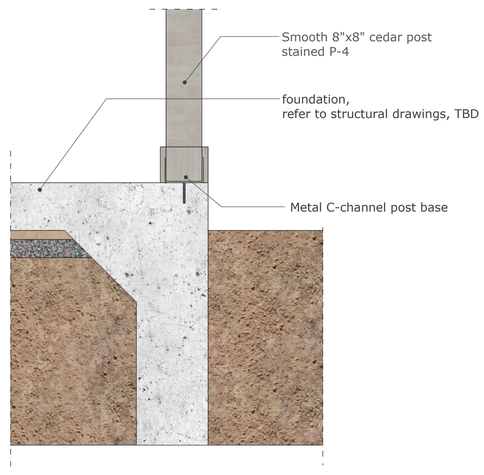

3 A5.00 DETAIL A
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Sheet Contents:
Wall Sections

Sheet Number:
A5.00

Lighting Schedule

Tag	Type	Manufacturer	Model	Size	Location
L-1	Recessed spotlight	Per Owner	-	-	-
L-2	Hanging fixture	Per Owner	-	-	-
L-3	Outdoor barn light	Per Owner	-	-	-
L-4	LED mirror	Per Owner	-	-	Bathrooms
L-5	LED strip	Per Owner	-	-	Closets
L-6	Outdoor wall sconce	Per Owner	-	-	-

Materials and Finish Schedule

Code	Material	Manufacturer	Description			Additional Information
			Series	Color	Dimensions	
B-1	Trim at Base	-	-	-	6" x 1/2"	Painted P-6, see interior elevations
B-2	Trim at Door				3 1/2" x 1/2"	Painted P-6, see interior elevations
C-1	Concrete	Custom	-	-	-	Poured floor, protect at garage, see plans
C-2	Concrete	Custom	-	-	4" deep	Pavers, see site plan
C-3	Concrete	Custom	-	-	2'-6" x 5'-0" UON	Pavers, see site plan
G-1	Glass	-	-	Green	-	Seamless silicon joints, verify with owner
F-1	Fibercement Siding	Hardie Board	-	-	3/4" thick	4" exposed, smooth finish, mitered corners
F-2	Fibercement Siding	Hardie Board	-	-	-	12" wide board with 1 1/2" wide batten
F-3	Fibercement Board	Hardie Board	-	-	1/2" thick	Solid board, eave underside
R-1	Asphalt Shingles	-	Standing Seam	Charcoal		
P-1	Paint	Custom	-	Grey	-	Walls, see exterior elevations
P-2	Paint	Custom	-	Off White	-	Matte, for ceiling
P-3	Paint	Custom	-	Dark Walnut	-	Stain
P-4	Paint	Custom	-	Cedar	-	Stain
P-5	Paint	Custom	Matte Finish	Eggshell	-	Walls, see interior elevations
P-6	Paint	Custom	High Gloss	Extra White	-	Baseboards
P-7	Paint	Custom	-	Dark Grey	-	Walls, see exterior elevations
P-8	Paint	Custom	-	Dark Grey	-	To match window frame
P-9	Paint	Custom	Gloss	Grey	-	Cabinets, see interior elevations
P-10	Paint	Custom	Gloss	White	-	Cabinets, see interior elevations
Q-1	Quartz Countertop	Casahoma	-	Torquay	3" deep thick	Bullnose edge, for transitional style
T-1	Tile	-	-	-	8" x 8"	Stacked, for bathroom floor
T-3	Tile	-	-	-	8" x 8"	Stacked, for bathroom wall
WF-1	Wood Floor	Daltile	Willow Bend	WB03	-	Dark Brown
WF-2	Wood Siding	-	No. 1 Grade	Cedar	1/2" x 4-1/2"	Underside of eave, smooth and stained

Windows and Doors Schedule

Code	Type	Description			Manufacturer	Model	Notes
		Material	Dimensions	Sill height			
Windows							
W-1	Single hung window	Aluminum / glass	3'-0" x 5'-0"	3'-0"	Ply Gem	3710 Builder Series	-
W-2	Picture window	Aluminum / glass	6'-0" x 5'-0"	3'-0"	Ply Gem	3711 Builder Series	-
W-3	Awning window	Aluminum / glass	2'-6" x 3'-0"	5'-0"	Ply Gem	3712 Builder Series	-
W-4	Awning window	Aluminum / glass	2'-0" x 7'-0"	8'-0"	Ply Gem	3713 Builder Series	-
W-5	Awning window	Aluminum / glass	2'-0" x 6'-0"	3'-0"	Ply Gem	3714 Builder Series	-
W-6	Awning window	Aluminum / glass	2'-0" x 3'-0"	3'-0"	Ply Gem	3715 Builder Series	-
Code	Type	Description			Manufacturer	Model	Notes
		Material	Dimensions	Sill height			
Doors							
D-1	Single swing ext. door	Steel / glass	3'-0" x 8'-0"	-	Masonite	Sta-Tru HD Steel	-
D-2	Single swing int. door	Wood	3'-0" x 8'-0"	-	Masonite	Logan	Solid core door, painted P-10
D-3	Pocket door	Wood	2'-6" x 8'-0"	-	Masonite	Logan	Solid core door, painted P-10
D-4	Bi-fold door	Wood	4'-10" x 8'-0"	-	Masonite	Heritage Primed White	Solid core door, painted P-10

Fixtures and Equipment Schedule

Code	Item	Description	Manufacturer	Model	Finish / Material	Notes
Bathrooms/Kitchen						
F-1	Sink	For kitchens	Kohler		Stainless Steel	-
F-2	Sink	For Master's BR and other bathrooms	Kohler		White	-
F-3	Tub	Wall mounted, 60" x 30" - for Master's BR	Kohler		White	-
F-4	Toilet	-	Kohler		White ceramics	-
F-5	Faucet	For kitchens	Kohler		Polished Chrome	-
F-6	Faucet with handles	For Master's BR and other bathrooms	Kohler		Polished Chrome	-
F-7	Tub faucet	Wall mounted	Kohler		Chrome	
F-8	Shower Head	-	Kohler		Polished chrome	-
F-9	Shower Handle	-	Kohler		Polished chrome	-
F-10	Tissue Holder	-	Kohler		Polished chrome	-
F-11	Towel bar - single	-	Kohler		Polished chrome	-
F-12	Towel bar - double	-	Kohler		Polished chrome	-
Code	Item	Description	Manufacturer	Model	Finish / Material	-
Kitchen						
E-1	Refrigerator	-	Bosch		-	-
E-2	Stove & Oven	Slide-in Range 36 1/2'' x 31 1/2'' x 28 7/8''	Bosch		Stainless steel	-
E-3	Stove hood	Wall hood 27" x 42" x 27"	Bosch		Stainless steel	-
E-4	Dishwasher	Fully-integrated dishwasher 24"x 32"	Bosch		-	-
E-5	Microwave	Drawer Microwave 16 5/16'' x 23 7/8'' x 23 3/8''	Bosch		Stainless steel	-
E-6	Washer	33 1/4" x 23 1/2"x 25"	Bosch		White	-
E-7	Dryer	33 1/4" x 23 1/2" x 25"	Bosch		White	-
E-8	Cooktop	Induction Cooktop 4 1/8"x 31" x 21 1/4"	Bosch		Stainless steel	-

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Sheet Contents:
Schedules

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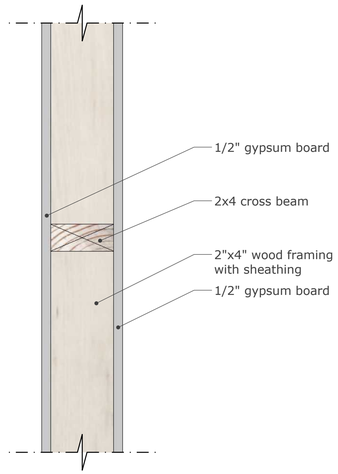
A6.00



1 A7.00 WALL TYPE 1 - INTERIOR WALL
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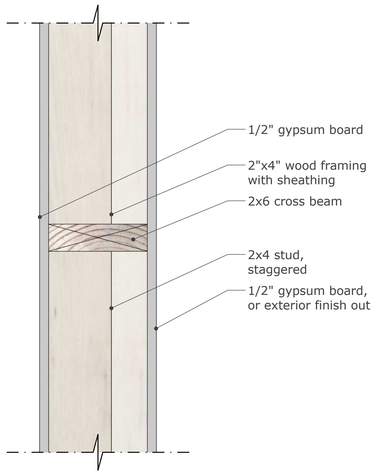

2 A7.00 WALL TYPE 2 - INTERIOR PLUMBING WALL
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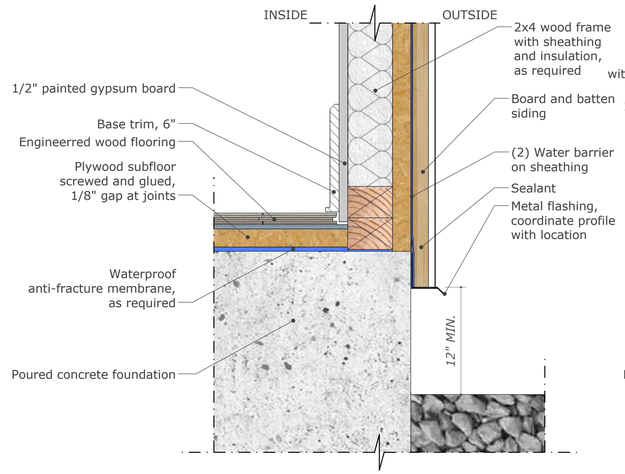
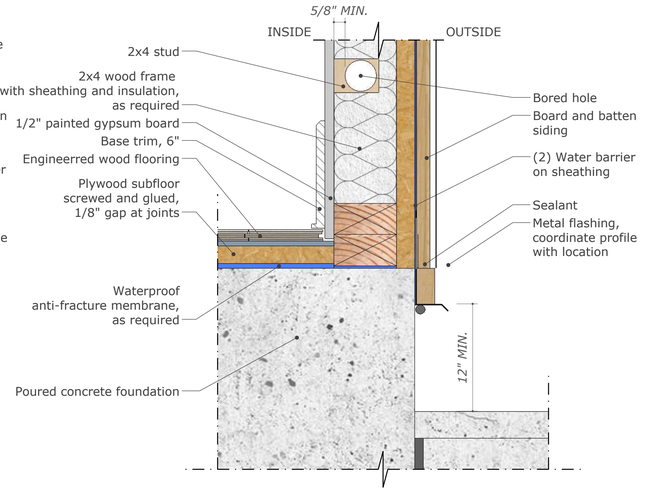


3 A7.00 WALL TYPE 3 - EXTERIOR WALL FOUNDATION
SCALE 3" = 1'-0"



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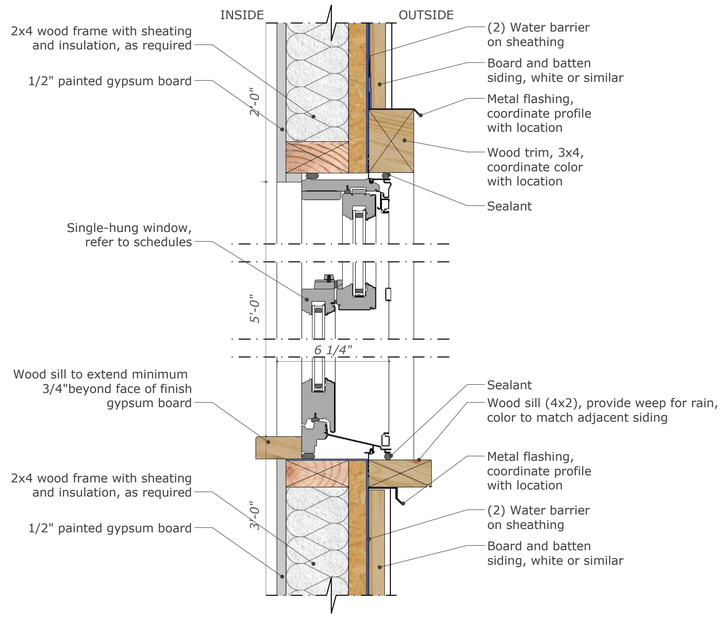

5 A7.00 WINDOW SILL / JAMB, BOARD AND BATTEN / SIDING FINISH
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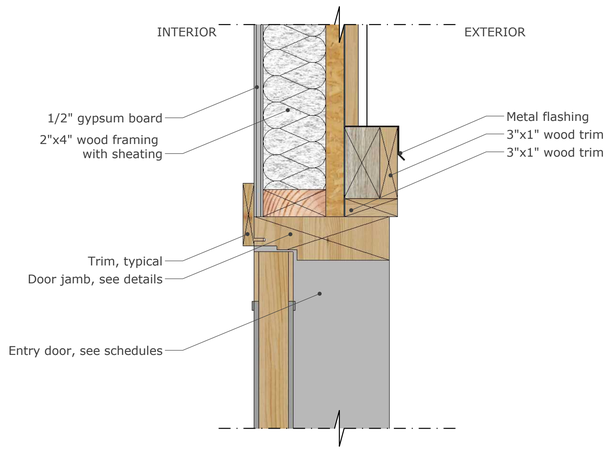

6 A7.00 TYP HEAD, ENTRY DOOR
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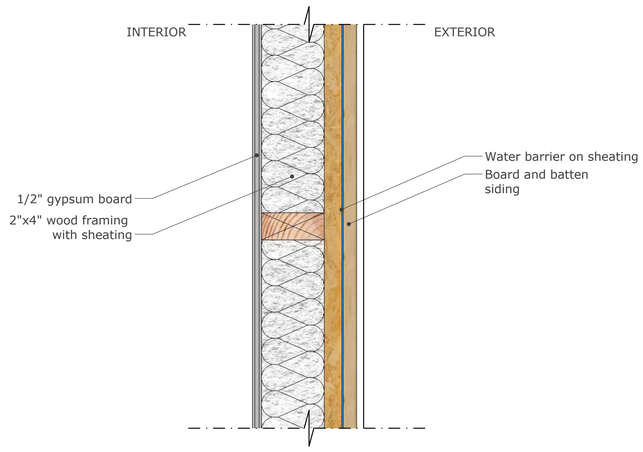

7 A7.00 WALL TYPE, SIDING ASSEMBLY
SCALE 3" = 1'-0"

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