

HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2024

HDRC CASE NO: 2023-508
ADDRESS: 111 AUBREY ST
LEGAL DESCRIPTION: NCB 928 BLK 2 LOT 3 ARB A8
ZONING: D, H
CITY COUNCIL DIST.: 1
DISTRICT: RIO-3, Individual Landmark
APPLICANT: Tammara Alacron | 111 Aubrey LLC
OWNER: Tammara Alacron | 111 Aubrey LLC
TYPE OF WORK: Construction of a 450 square-foot rear addition
APPLICATION RECEIVED: December 21, 2023
60-DAY REVIEW: February 19, 2024
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 450 square-foot rear addition.

APPLICABLE CITATIONS:

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 facade of the original structure in terms of their scale and mass.
- ii. *Roof top 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.

FINDINGS:

- a. The primary structure located at 111 Aubrey St is a one-story, single-family Folk Victorian structure constructed c. 1904 and first appears on the 1904 Sanborn map. The property features a front-facing gable roof, a hipped standing seam metal roof, decorative porch columns and elements, and wood windows. This property is an individual landmark.
- b. CONSTRUCTION DOCUMENTS (EXISTING STRUCTURE) – The applicant has submitted construction documents that show modifications to the existing structure’s fenestration pattern. The applicant has confirmed to staff by email that no modifications to the existing structure’s fenestration pattern will occur. Updated construction documents will be required prior to the issuance of a Certificate of Appropriateness and permit from Development Services Department.
- c. REAR ADDITION (LOT COVERAGE) – The applicant has proposed to construct an approximately 450 square-foot, 1-story rear addition. The applicant has not provided the total percentage of lot coverage to staff for review at this time. According to the Historic Design Guidelines, the building footprint for new construction should be limited 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. A building footprint should respond to the size of the lot. Staff finds that the size of the proposed addition is generally appropriate.
- d. REAR ADDITION (MASSING & FOOTPRINT) – The applicant has proposed to construct an approximately 450 square-foot, 1-story rear addition. The existing primary structure is a 1-story, single-family structure. Additions 1.B.i stipulates residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Additions 2.B.iv states 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. Staff finds the proposal generally appropriate.
- e. REAR ADDITION (ROOF FORM) – The applicant has proposed to install a hipped roof form for the rear addition. Additions 1.A.iii stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposed roof form conforms to guidelines.
- f. REAR ADDITION (ROOF MATERIAL) – The applicant has proposed to install a standing seam metal roof on the proposed rear addition and paint the entire roof. Additions 3.A.ii. states to construct new metal roofs in a similar fashion as historic metal roofs. Staff finds the proposed roof material conforms to guidelines. Staff finds the painting of the roof does not conform to guidelines.
- g. REAR ADDITION (NEW WINDOWS & DOORS: SIZE AND PROPORTION) – The applicant is requesting approval to install on the proposed rear addition a pair of sliding aluminum-clad wood doors and one four-over-four aluminum-clad wood window on the plan north elevation, three fixed aluminum-clad wood windows and one aluminum-clad wood door on the plan east elevation, and two one-over-one aluminum-clad wood windows and one steel door on the plan west elevation. The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. In addition, whole window systems should match the size of historic windows on the property unless otherwise approved and windows should feature traditional dimensions and proportions as found within the district. Staff finds the proposed windows generally appropriate; however, the three fixed windows on the plan east elevation should feature a traditional size, configuration, and installation method. Staff finds the installation of the proposed sliding wood doors and one steel door generally appropriate.
- h. REAR ADDITION (RELATIONSHIP OF SOLIDS AND VOIDS) – According to the Historic Design Guidelines, new construction and additions should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. 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. Staff finds the proposed fenestration pattern conforms to guidelines; however, the applicant should modify the proposed window openings on the plan east elevation to incorporate a similar proportion of wall to window space as existing on the structure.
- i. REAR ADDITION (MATERIALS: NEW WINDOWS & DOORS) – The applicant has proposed to install aluminum-clad wood windows and sliding doors and one steel door. The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Staff finds the material proposed for the rear addition’s windows and sliding doors generally appropriate.

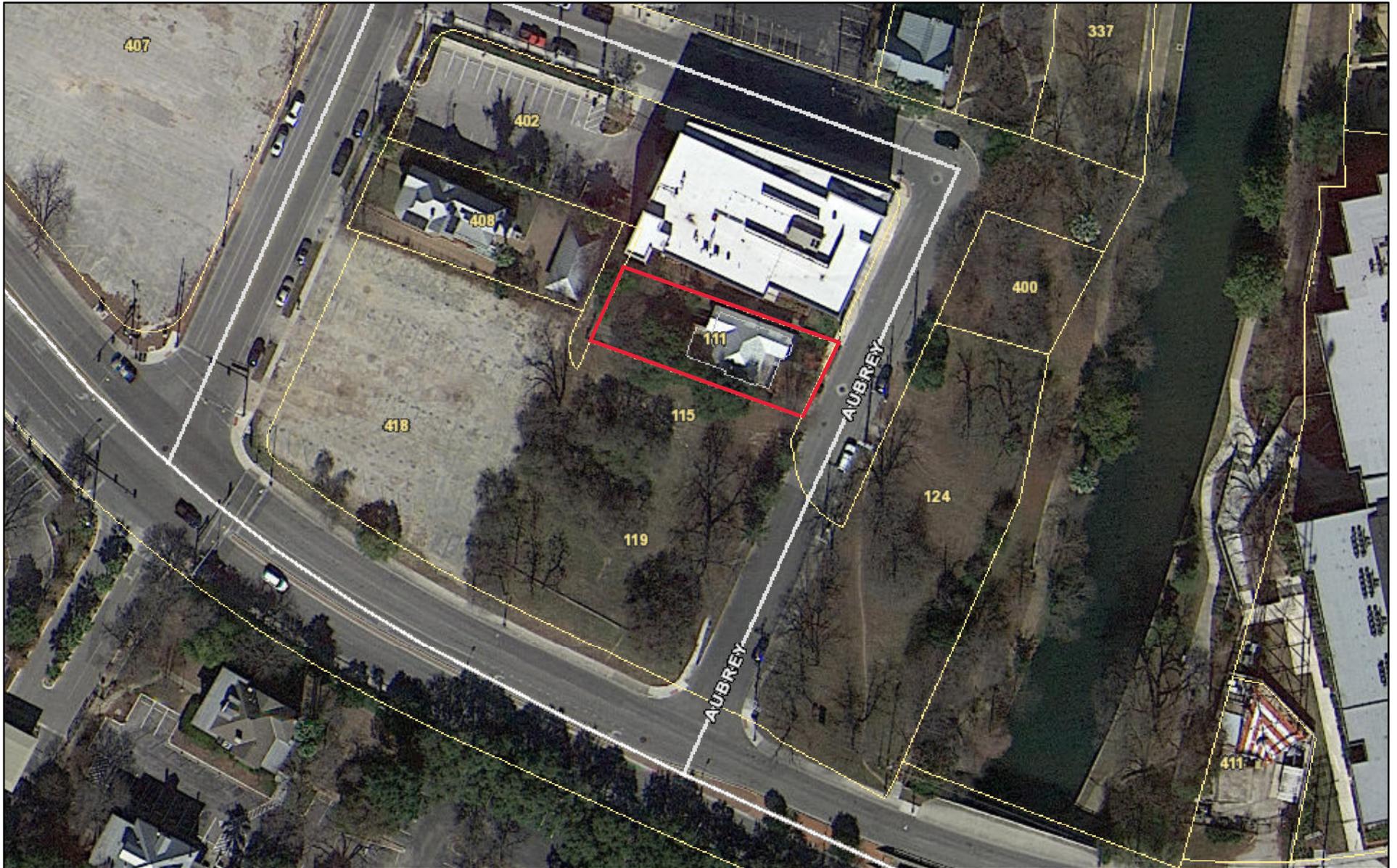
- j. REAR ADDITION (MATERIALS) – The applicant is requesting approval to install wood siding to match the primary structure. Additions 3.A.i. states to use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible and that 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 the proposed wood siding to match the existing siding conforms to guidelines.
- k. REAR ADDITION (ARCHITECTURAL DETAILS) – The applicant is requesting approval to construct a 1-story rear addition. Additions 4.A.ii states additions should 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. Additions 4.A.iii states applicants should 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. Additions 2.A.v recommends that 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. Staff finds the proposed rear addition conforms to guidelines.

RECOMMENDATION:

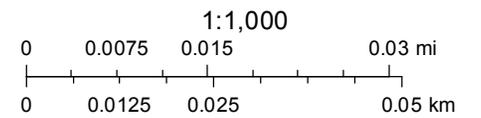
Staff recommends approval of the request, based on findings a through k, with the following stipulations:

- i. That the applicant submit to staff updated construction documents that accurately depict the existing structure.
- ii. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time.
- iii. That the applicant use a more traditional window opening and configuration on the plan east elevation of the proposed rear addition.
- iv. That the applicant install 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.
- v. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.

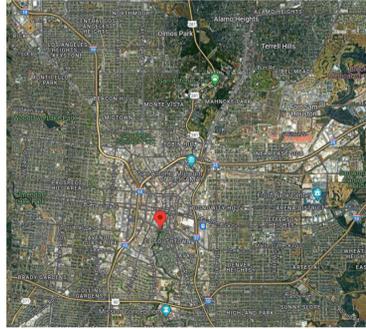
City of San Antonio One Stop



January 10, 2024



GENERAL LOCATION MAP



LOCATION MAP



EXISTING HOUSE 1,202 SF
 ADDITION 452 SF
 TOTAL 1,654 SF
 WOOD DECK 330 SF

SINGLE HOME RENOVATION & ADDITION

111 AUBREY ST.
 BLK 2, LOT 3
 San Antonio, TX 78204



adelantus.com

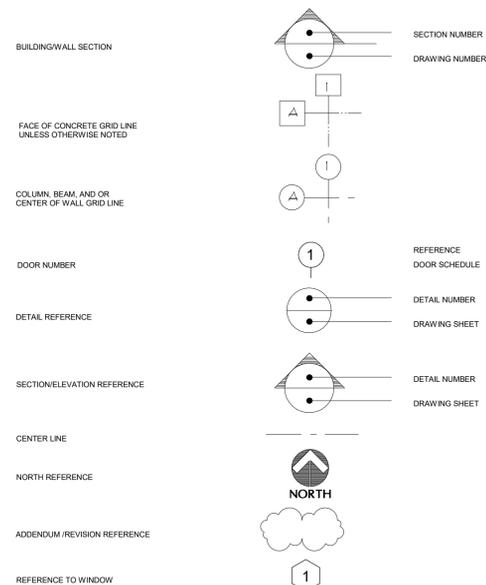
BUILDING DESIGN DRAWINGS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN EXCLUSIVE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS TO BE EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING FROM THIS ARCHITECT.



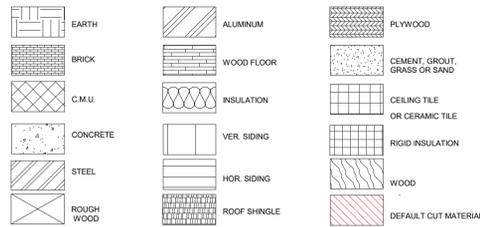
INDEX OF DRAWINGS

A100	COVER PAGE	Approver
A101	SITE PLAN	Approver
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A102.1	PHASES L FLOOR PLAN	Approver
A102.2	EXISTING + ADDITION FLOOR PLAN	Approver
A102.3	ROOF PLAN	Approver
A103	ELEVATIONS NORTH & SOUTH	Approver
A103.1	ELEVATIONS EAST & WEST	Approver
A104	SECTIONS	Approver
A105	ELECTRICAL FLOOR PLAN	Approver
A106	SCHEDULES & QUANTITIES	Approver
A107	CARPENTRY & DETAILS	Approver
A107.1	CARPENTRY & KITCHEN DETAILS	Approver
A108	THERMAL ENVELOPE & DETAILS	Approver

REFERENCE SYMBOLS



MATERIALS LEGEND



Structural Consultant:

Name:
 Address:
 Phone:
 e-mail:

MEP Consultant:

Name:
 Address:
 Phone:
 e-mail:

LANDSCAPE Consultant:

Name:
 Address:
 Phone:
 e-mail:

CIVIL Consultant:

Name:
 Address:
 Phone:
 e-mail:

FULL SPECTRUM

RENOVATION & ADDITION

111 Aubrey St
 San Antonio, TX 78204

CONSTRUCTION DRAWINGS ORGANIZATION

ARCHITECTURAL DRAWINGS ORGANIZATION:

ARCHITECTURAL DRAWINGS OCCUR FIRST IN THE DOCUMENTS PACKAGE AND ARE ORGANIZED INTO SECTIONS, GENERALLY ACCORDING TO THE PARTICULAR ASPECT OF WORK ON THE PROJECT. EACH SECTION IS NUMBERED SEQUENTIALLY, AS FOLLOWS:

- A1. GENERAL INFORMATION
- A2. SITE
- A3. FLOOR PLANS
- A4. CEILINGS, FLOOR FINISHES
- A5. ROOF
- A6. EXTERIOR ELEVATIONS
- A7. SECTIONS
- A8. INTERIOR ELEVATIONS, CABINETWORK
- A9. ADDITIONAL INFORMATION / ANCILLARY CONSTRUCTION

REFER TO THE INDEX OF DRAWINGS FOR SPECIFIC ORGANIZATION DETAILS FOR THIS SET OF DOCUMENTS.

CONSULTANT DRAWINGS ORGANIZATION:

DRAWINGS PREPARED BY SEPARATE CONSULTANTS OCCUR AFTER THE ARCHITECTURAL DRAWINGS IN THE FOLLOWING SEQUENCE, IF AND AS APPLICABLE:

- L. LANDSCAPE / IRRIGATION C. CIVIL
- S. STRUCTURAL
- M. MECHANICAL
- E. ELECTRICAL
- P. PLUMBING

REFER TO EACH INDIVIDUAL CONSULTANT'S DOCUMENT PACKAGE FOR INFORMATION REGARDING THE INTERNAL ORGANIZATION, KEYING AND SYMBOL SYSTEMS FOR EACH CONSULTANT'S DOCUMENTS.

These drawings have been prepared as one coordinated set of drawings and are complimentary. What is required by one drawing is required by all of the drawings, even if a detail or reliance on a single or select few sheet(s) of the drawings without consideration for the information included in the entire the basis for a request for additional compensation or time.

PROJECT GENERAL NOTES

- 1.- THE OWNER WILL ASSUME RESPONSIBILITY FOR ADMINISTRATION OF THE CONTRACT FOR (WORKING DRAWINGS). THE ARCHITECT IS NOT RESPONSIBLE FOR DAMAGES RESULTING FROM CHANGES IN THE WORK NOT SET FORTH IN THE CONTRACT DOCUMENTS, SEGAMAD RO, KROW EHT GNITUCEXE ESOTHT YB SNOISSIMO DNA SRORRE MORF AND OR CHANGES NOT APPROVED IN WRITING TO THE ARCHITECT
- 2.- CONTRACTOR SHALL HOLD ALL REQUIRED LICENCES IN THE MUNICIPALITY IN WHICH THE WORK IS TO BE PERFORMED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS INCLUDING ANY AND ALL PERMITTING FEES.
- 3.- CONTRACTOR SHALL BE FULLY INSURED AND SUBMIT PROOF OF COVERAGE AND COVERAGE AMOUNTS WITH BID.
- 4.- WITH ANY QUESTIONS, COMMENTS OR DISCREPANCIES CONCERNING PLANS, ELBISSOP SA NOOS SA JTCETHCRA RO/ RENWO EHT TCATNOC LLAHS ROTCARTNOC
- 5.- CONTRACTOR SHALL FIELD VERIFY AND BE RESPONSIBLE AND UNDERSTAND ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, VARIATIONS ETC. WITH THE DIMENSIONS AND OR CONDITIONS INDICATED OR NOT INDICATED ON THESE DRAWINGS.
- 6.- ENGINEER. THE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES, ERRORS, DAMAGES, YB DELIPUS, GTE SEITILITU FO SNOITACOL, SNOISNEMID, E.I. SNOITIDNOC GNISIXE AND CHANGES RESULTING FROM INCORRECT INFORMATION.
- 7.- PROJECT SITE, EXAMINED THE DRAWINGS AND SPECIFICATIONS (IF PART OF CONTRACT) EHT DETISIV SAH EH TAHT STNARRAW DNA SEERGA REDDIE EHT, DIB A GNITIMBUS YB AND FOUND THAT THEY ARE ADEQUATE FOR THE PROPER COMPLETION OF PROJECT.
- 8.- SHOULD CONFLICT ARISE BETWEEN GENERAL NOTES, HEREIN AND FOLLOWING, AND SPECIFICATIONS (IF PART OF CONTRACT), THE GENERAL NOTES SHALL HAVE PRECEDENCE. WRITTEN DIMENSIONS ON DRAWINGS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

19. ALL WALL & CEILING FINISHES TO BE CLASS B OR BETTER, FLAME SPREAD 26-75 WITH MAXIMUM SMOKE DEVELOPED OF 450.
 20. ALL INTERIOR TRIM TO BE CLASS C, FLAME SPREAD 76-200 WITH MAXIMUM SMOKE DEVELOPED OF 450.
 21. FLOOR COVERINGS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 75.
 22. ALL COMBUSTIBLE INTERIOR FINISH & TRIM ITEMS ARE TO BE APPLIED DIRECTLY TO A NON-COMBUSTIBLE BASE.
 23. PROVIDE AND INSTALL OCCUPANCY SIGN IN A CONSPICUOUS LOCATION IN ACCORDANCE WITH STATE & LOCAL CODES.
 24. SIGNAGE AS SHOWN IN THESE DRAWINGS IS SCHEMATIC ONLY FOR ILLUSTRATION PURPOSES AND DOES NOT APPLY OR DESCRIBE ANY MEANS, METHODS, OR DETAILS PERTAINING TO INSTALLATION OR THE SIGNAGE. IT SHALL BE SOLELY THE SIGN CONTRACTOR'S RESPONSIBILITY TO DESIGN, FABRICATE, AND INSTALL THE SIGN UNDER SEPARATE PERMIT ANY AND ALL STRUCTURAL CONSIDERATIONS SHALL BE COORDINATED BETWEEN THE SIGNAGE CONTRACTOR, OWNER, AND HIS DESIGN PROFESSIONALS. THE SIGN CONTRACTOR SHALL SUBMIT SHOP DRAWINGS DESCRIBING THE SIGNAGE DESIGN INCLUDING FINISHES, COLORS AND DESIGN DIMENSIONS TO THE OWNER FOR DESIGN INTENT REVIEW ONLY PRIOR TO SIGN FABRICATION.
 25. SPRINKLER WORK WHERE REQUIRED BY CODE OR CONSTRUCTION CONDITIONS SHALL BE SUBMITTED UNDER SEPARATE PERMIT BY A LICENSED SPRINKLER CONTRACTOR. THE SPRINKLER & FIRE ALARM INTO BASE BUILDING FIRE PROTECTION SYSTEM.
 27. NO ELEMENTS ARE TO BE ATTACHED TO OR SUPPORTED FROM THE ROOF DECK.
 28. G.C. SHALL NOT USE GAS POWERED CONSTRUCTION EQUIPMENT. These drawings have been prepared as one coordinated set of drawings and are complimentary. What is required by one drawing is required by all of the drawings, even if a detail or reliance on a single or select few sheet(s) of the drawings without consideration for the information included in the entire the basis for a request for additional compensation or time.
- 9.- DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. SEE WRITTEN DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, OR TO CENTER LINE, UNLESS OTHERWISE NOTED.
 - 10.- CONTRACTOR TO VERIFY ALL CODES, ORDINANCES, REQUIREMENTS AND INCORPORATE INTO BIDS, PROPOSALS AND CONSTRUCTION.
 - 11.- ALL NECESSARY AND REQUIRED CONTROLLED INSPECTIONS SHALL BE MADE AND FILED WITH THE APPROPRIATE DEPARTMENTS, BY AN AUTHORIZED OR QUALIFIED LICENSED BUILDING INSPECTOR.
 - 12.- ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS.
 - 13.- USE ONLY SKILLED AND EXPERIENCED PERSONNEL. ALL WORK SHALL BE DONE IN A WORKMAN MANNER. ALL WORK TO BE DONE IN ACCORDANCE WITH INDUSTRY STANDARD PRACTICES.
 - 14.- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE COLLAPSE, DISTORTIONS AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICES.
 - 15.- EACH CONTRACTOR SHALL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK.
 - 16.- PROTECT ALL MATERIALS, FIXTURES AND APPLIANCES FROM WEATHER AND OR THEFT.
 - 17.- CONTRACTOR SHALL KEEP SITE (INSIDE AND OUTSIDE) NEAT AND ORDERLY THROUGHOUT CONSTRUCTION. COMPLETED WORK SHALL BE CLEAN.
 - 18.- PROVIDE ELECTRICAL REQUIRED FOR BURGLAR ALARM SYSTEM. CONTRACTOR TO COORDINATE INSTALLATION WITH THE SECURITY COMPANY SELECTED BY OWNER.

LIST OF ABBREVIATIONS

A.B. - ANCHOR BOLT	F.F. - FINISHED FLOOR	PT. - PAINT
ACOUS. - ACOUSTICAL	FE. - FIRE EXTINGUISHER	RCP. - REFLECTED CEILING PLAN
ADD'L. - ADDITIONAL	FEC. - FIRE EXTINGUISHER CABINET	RE. - REFERENCE
ALUM. - ALUMINUM	FIN. - FINISH	RECP. - RECEPTION
ANOD. - ANODIZED	FLR. - FLOOR	REINF. - REINFORCING
BLK'G. - BLOCKING	FLASH'G. - FLASHING	RESIL. - RESILIENT
BM. - BEAM	FR/FRM. - FRAME	RET. - RETAINING
CG. - CORNER GUARD	FRT. - FIRE RETARDANT TREATMENT	REQ'D. - REQUIRED
CIS. - COUNTRY INNS & SUITES	FTG. - FOOTING	SAT. - SUSPENDED ACOUSTICAL TILE
CJ. - CONTROL JOINT CLG. CEILING	FURN. - FURNISHED	SCHED. - SCHEDULE
CLOS. - CLOSET	FURR'G. - FURRING	SC WD. - SOLID CORE WOOD
CMU. - CONCRETE MASONRY UNIT	GA. - GAUGE	SECT. - SECTION
COL. - COLUMN	G.C. - GENERAL CONTRACTOR	SEC'Y. - SECRETARY
CONC. - CONCRETE	G.I. - GALVANIZED IRON	SHT. - SHEET
CONF. - CONFERENCE	GL. - GLASS	SGB. - SUSPENDED GYPSUM BOARD
CONST. - CONSTRUCTION	GYP. BD. - GYPSUM BOARD	STL. - STEEL
CONT. - CONTINUOUS	H.M. - HOLLOW METAL	STN. - STAIN
CORR. - CORRIDOR	HR. - HOUR	STO./STOR. - STORAGE
CPT. - CARPET	INSUL. - INSULATION, INSULATED	STRUCT. - STRUCTURAL
CERAMIC TILE	JAN. - JANITOR	SUSP. - SUSPENDED
DN. - DOWN	JT. - JOINT	TELE. - TELEPHONE
DWC. - DRYWALL CHANNEL	MECH. - MECHANICAL	TEMP. - TEMPERED
DWG'S. - DRAWINGS EA. EACH	MGR. - MANAGER	T.G. - TOP OF GRATE
ELEC. - ELECTRICAL	MIN. - MINIMUM	TLCW. - TOP OF LIGHTWEIGHT CONCRETE
ELEV. - ELEVATION	MNT. - MOUNT	T.V. - TELEVISION
EQ. - EQUAL	MFL. - METAL	T.W. - TOP OF WALL
EQUIP. - EQUIPMENT	MFR. - MANUFACTURER	TYP. - TYPICAL
ENGRD. - ENGINEERED	NO. - NUMBER	U.L. - UNDERWRITERS LABORATORIES
EXIST. - EXISTING	O.C. - ON CENTER	U.N.O. - UNLESS NOTED OTHERWISE
EXP. - EXPANSION	PNT. - PAINT	VERT. - VERTICAL
EXT. - EXTERIOR	P.C. - PORTLAND CEMENT	VEST. - VESTIBULE
F.D. - FLOOR DRAIN	PLAS. LAM. - PLASTIC LAMINATE	VCT. - VINYL COMPOSITION TILE
	PLYWD. - PLYWOOD	VWG. - VINYL WALL COVERING
	PMEJ. - PREMOLED EXPANSION JOINT	W/. - WITH
	P.P.T. - PRESERVATIVE PRESSURE TREATMENT	WD. - WOOD

COVER PAGE

A100

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LANDSCAPE Consultant:
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Phone:
e-mail:

CIVIL Consultant:
Name:
Address:
Phone:
e-mail:

FULL SPECTRUM

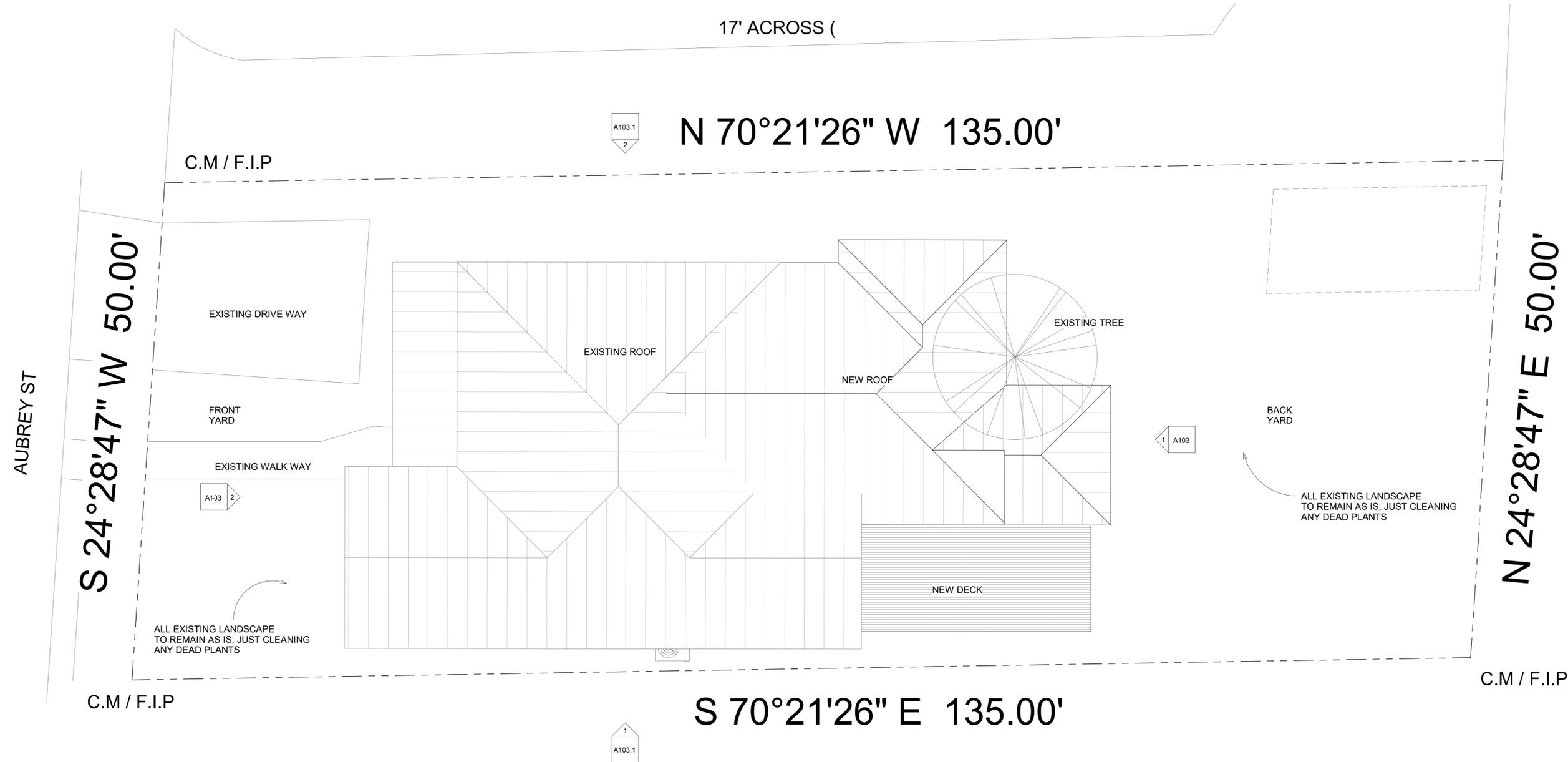
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SITE PLAN

A101

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① **SITE PLAN**
3/16" = 1'-0"

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Phone:
e-mail:

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Phone:
e-mail:

CIVIL Consultant:
Name:
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FULL SPECTRUM

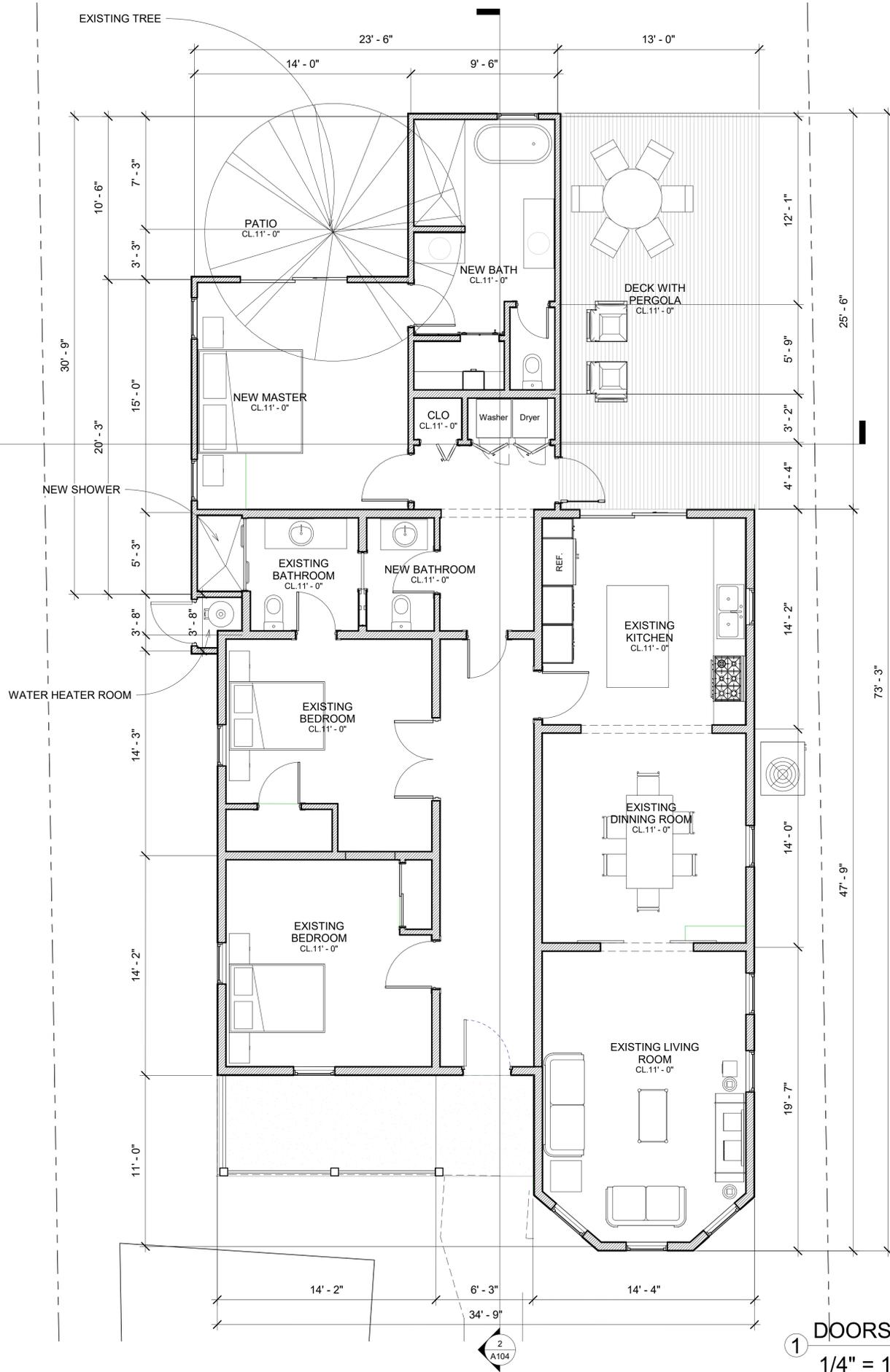
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ARCHITECTURAL FLOOR PLAN

A102

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1 DOORS & WINDOWS
1/4" = 1'-0"



EXISTING COLORS

H Historic Color SW 2847	Roycroft Bottle Green
H Historic Color SW 2816	Rookwood Dark Green
H Historic Color SW 2860	Sage
H Historic Color SW 2819	Rookwood Sash Green
H Historic Color SW 2817	Rookwood Amber
H Historic Color SW 2884	Caribbean Coral

COLOR PALETTE



PROPOSED COLORS

MATERIALS:
ALL MATERIALS TO REMAIN THE SAME
ALL MATERIALS ON ADDITION TO MATCH EXISTING.



12/21/2023

Structural Consultant:
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Address:
Phone:
e-mail:

MEP Consultant:
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Phone:
e-mail:

LANDSCAPE Consultant:
Name:
Address:
Phone:
e-mail:

CIVIL Consultant:
Name:
Address:
Phone:
e-mail:

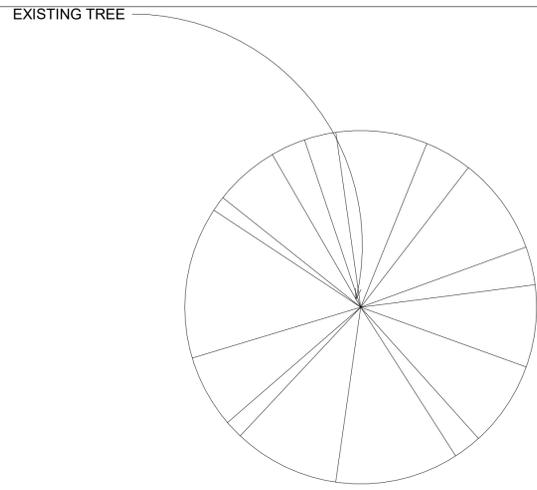
FULL SPECTRUM
RENOVATION & ADDITION

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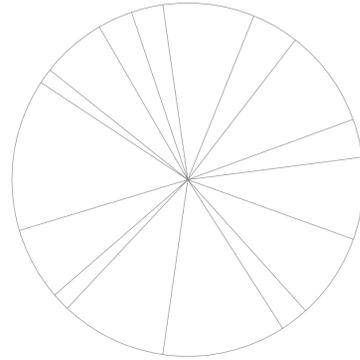
PHASES I FLOOR PLAN

A102.1

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EXISTING TREE



REMOVE EXISTING ALUMINUM WINDOW

OPENING FOR SLIDING DOOR

OPENING FOR EXPANSION

OPENING FOR EXPANSION

DEMO PANTRY

CLOSE DOOR

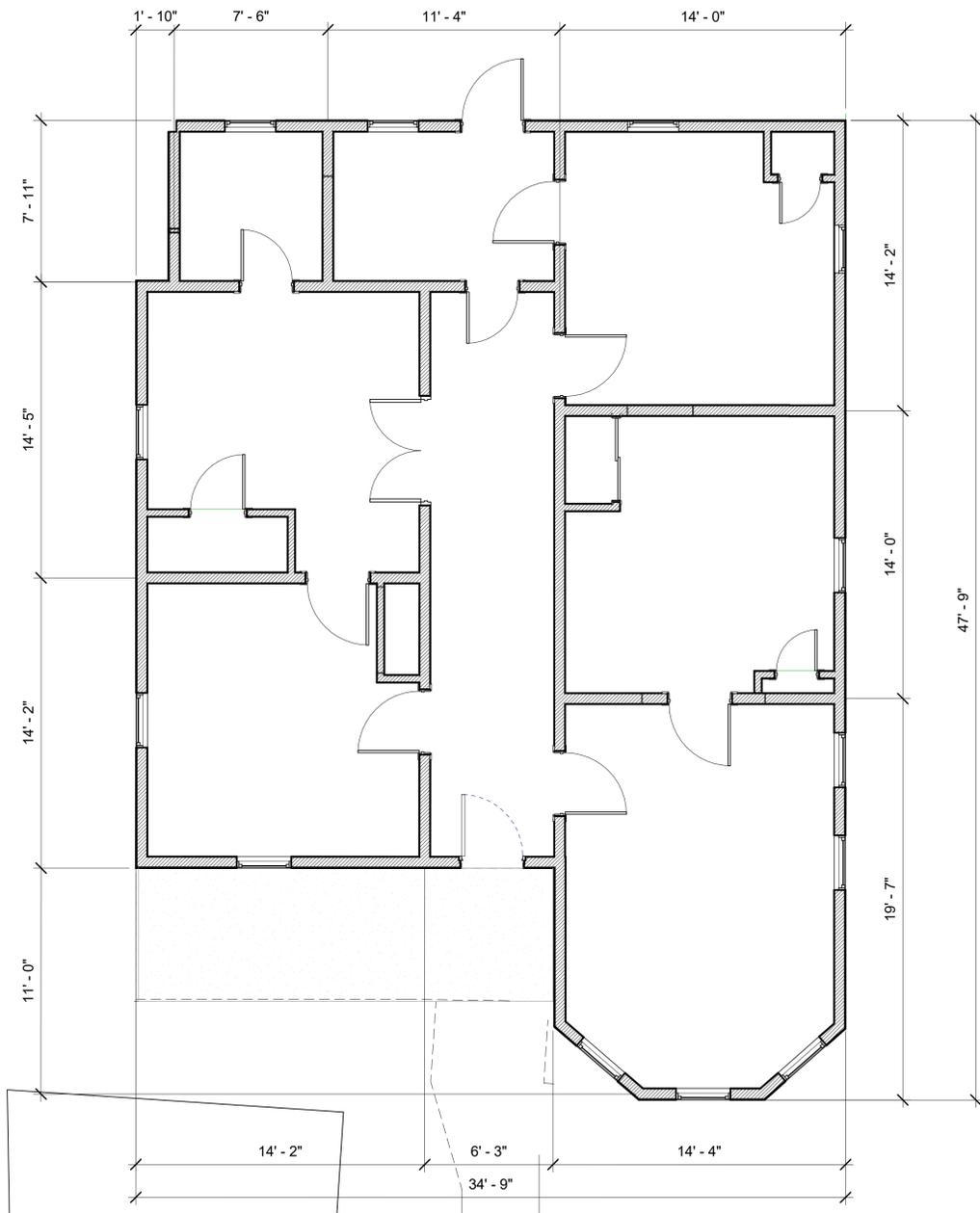
OPENING

DEMO CLOSET

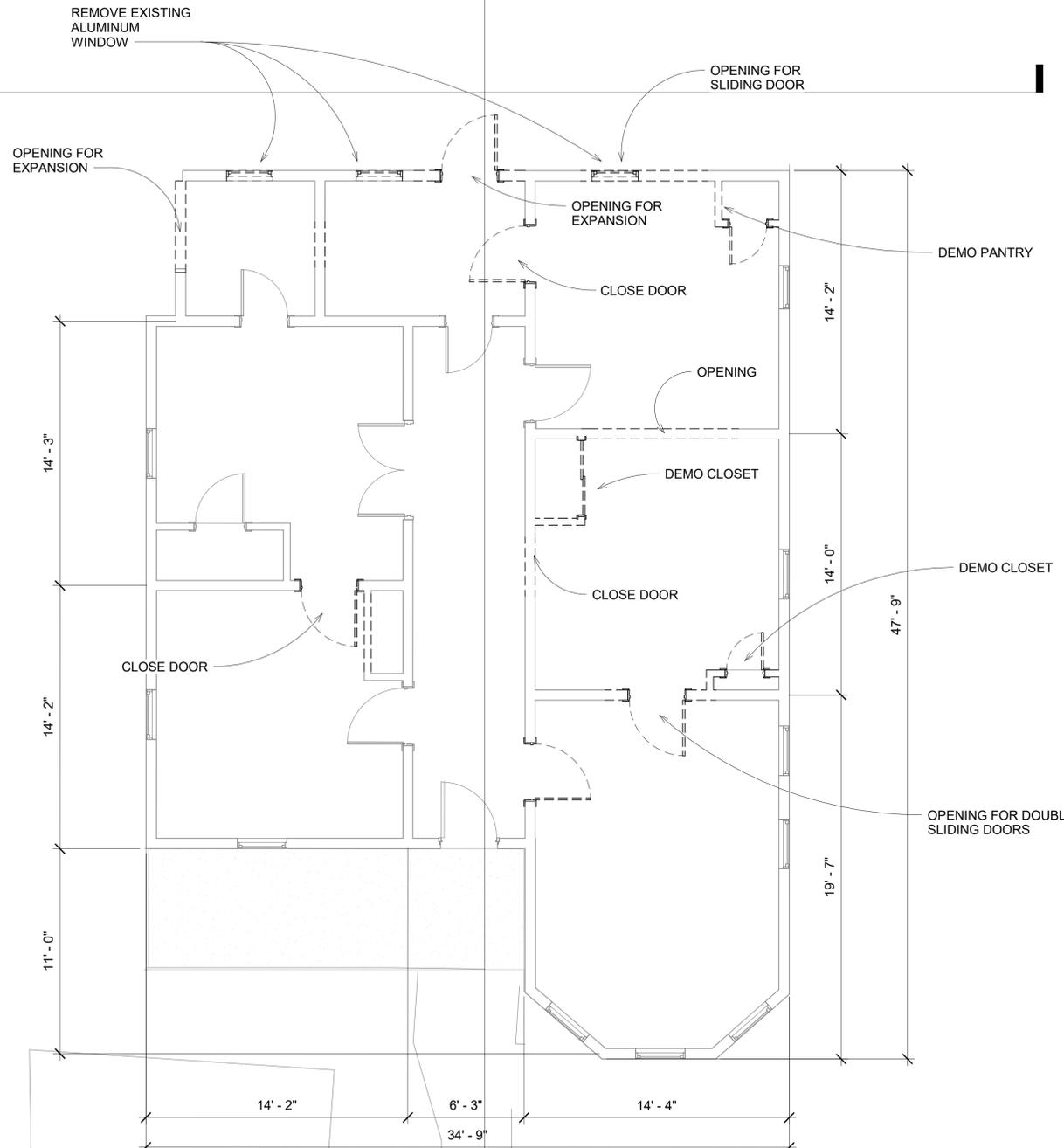
DEMO CLOSET

CLOSE DOOR

OPENING FOR DOUBLE SLIDING DOORS



① **FIRST FLOOR EXISTING**
1/4" = 1'-0"



② **FIRST FLOOR DEMOLITION**
1/4" = 1'-0"





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FULL SPECTRUM
RENOVATION & ADDITION

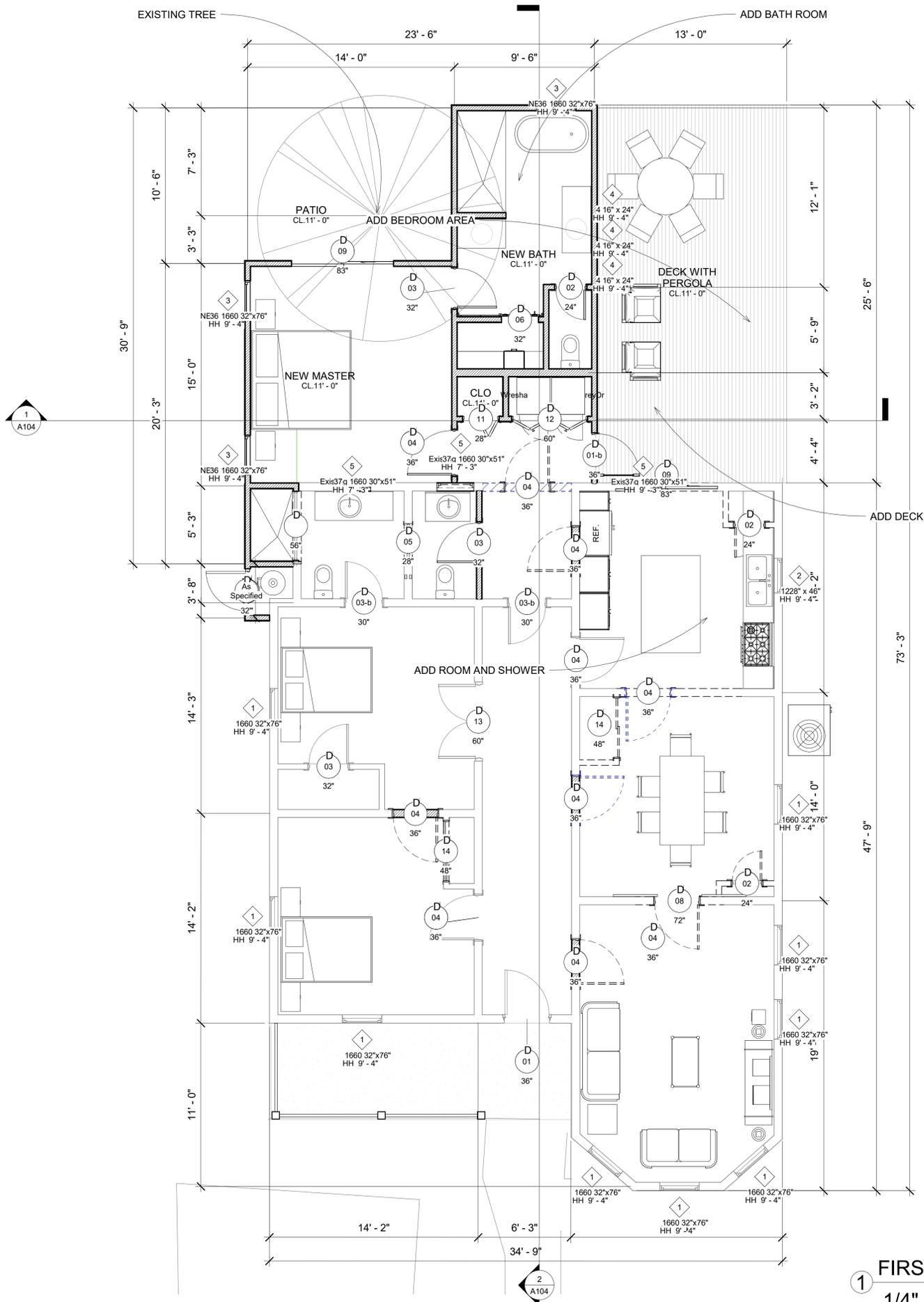
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EXISTING + ADDITION FLOOR PLAN

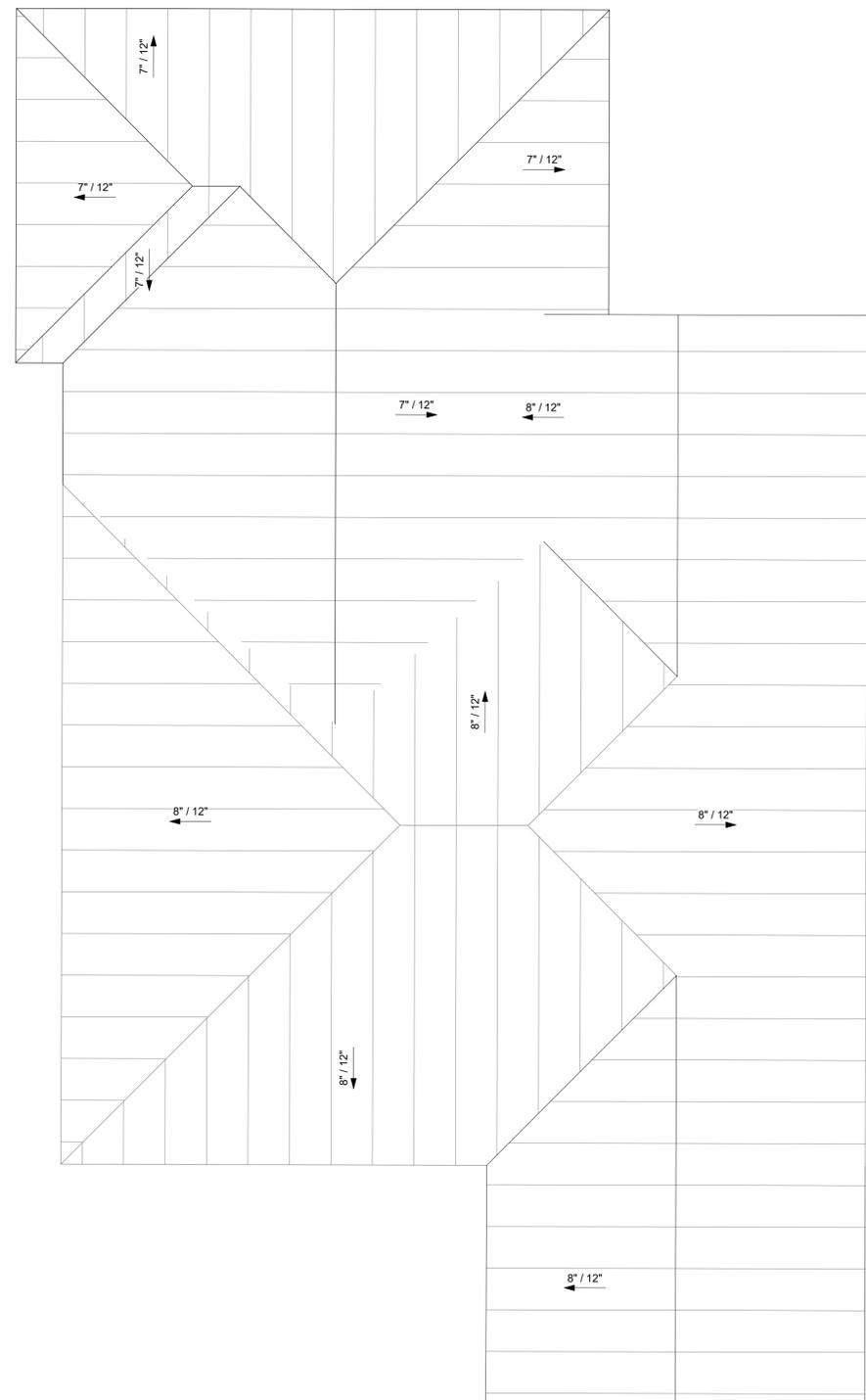
A102.2

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ALL EXISTING DOORS AND WINDOWS TO REMAIN. DAMAGED ELEMENTS WILL BE RESTORED AND DETAILED TO ITS ORIGINAL ESTATE.
EXISTING ALUMINUM WINDOWS WILL BE REMOVED AND REPKACED FOR NEW ALUMINUM- CLAD WOOD WINDOWS.
DOORS WILL BE MATCHED WITH REFURBISED WOOD DOORS.



1 FIRST FLOOR DEMO AND EXPANSION
1/4" = 1'-0"



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

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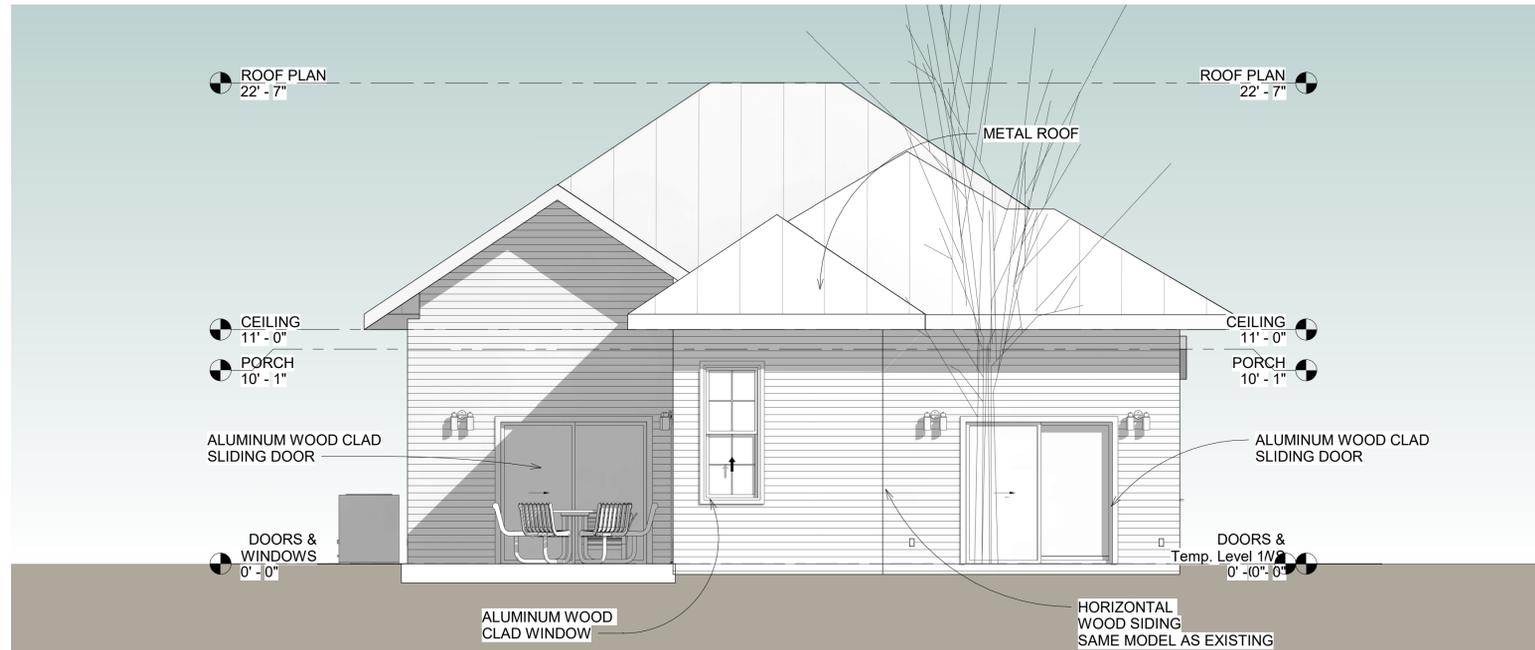
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ROOF PLAN

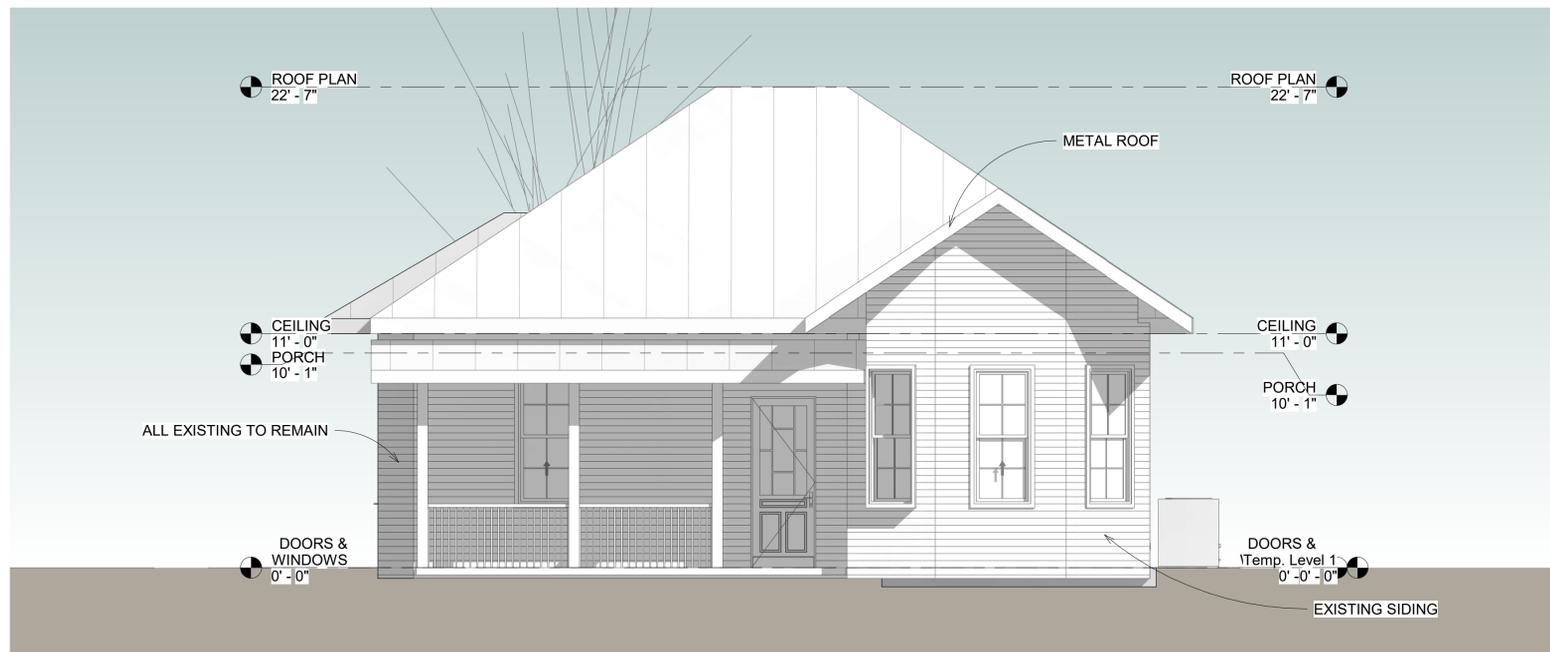
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① North
1/4" = 1'-0"



② South
1/4" = 1'-0"

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Address:
Phone:
e-mail:

LANDSCAPE Consultant:
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FULL SPECTRUM

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ELEVATIONS NORTH & SOUTH

A103

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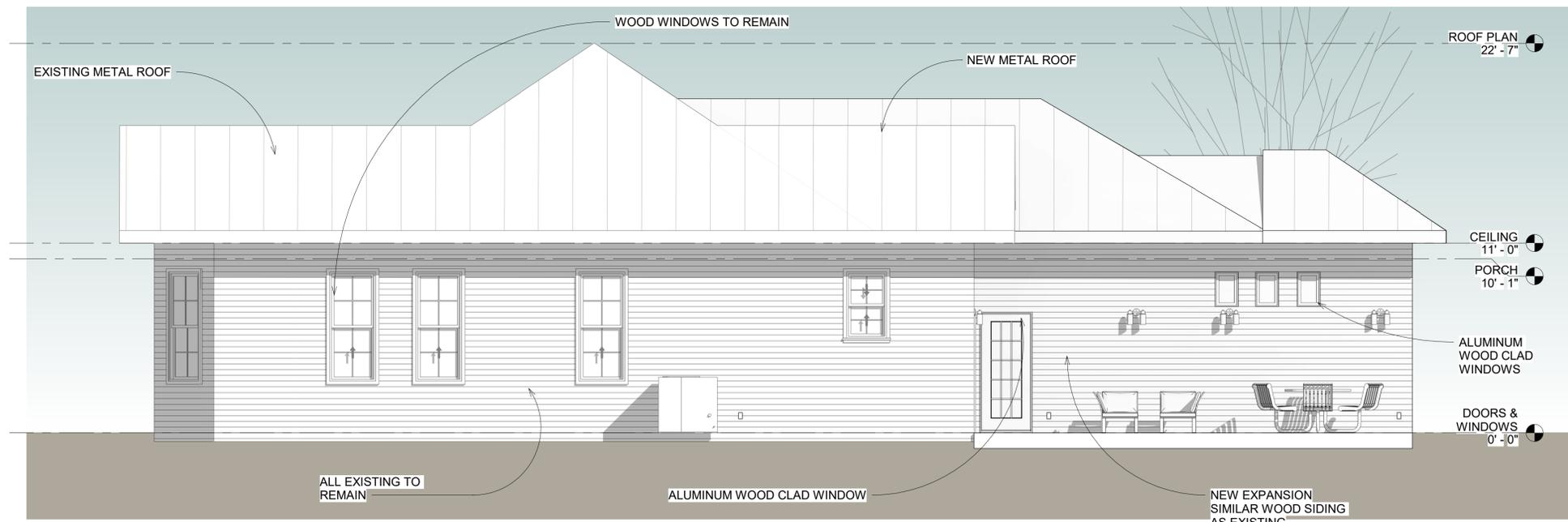
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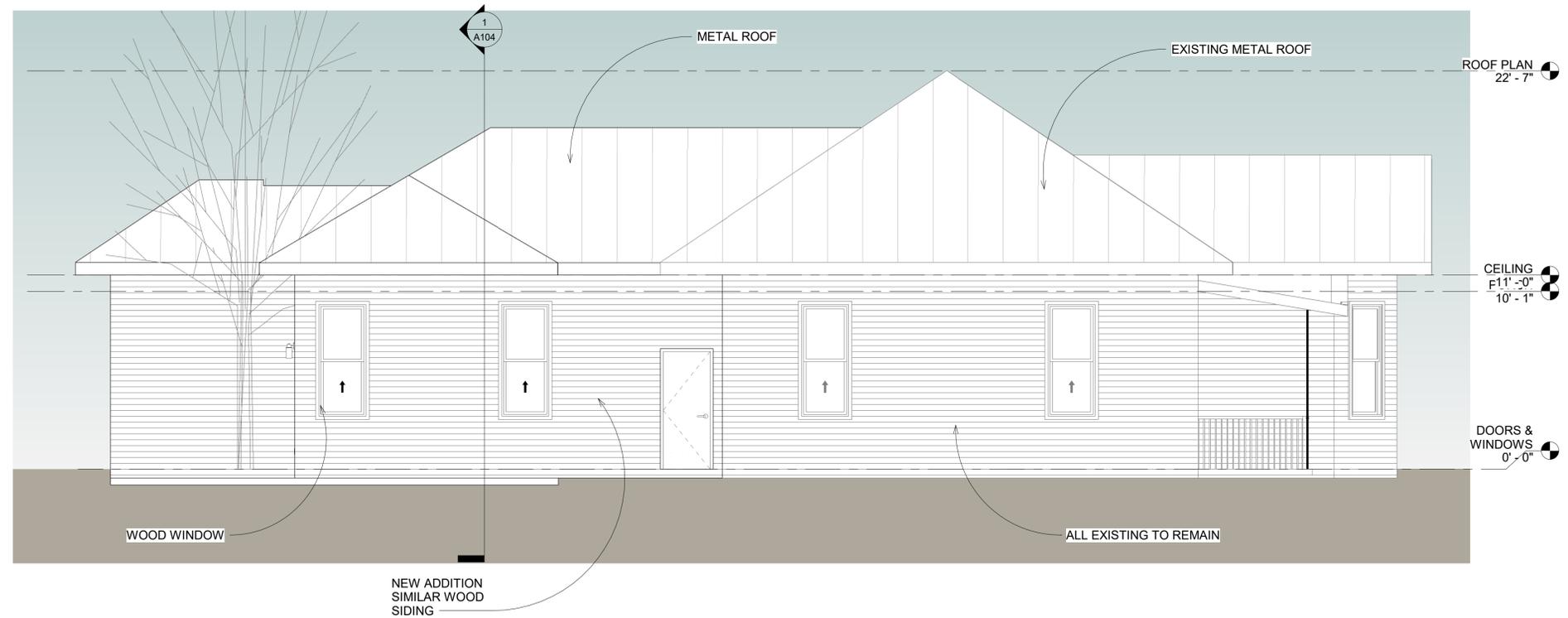
**ELEVATIONS
EAST & WEST**

A103.1

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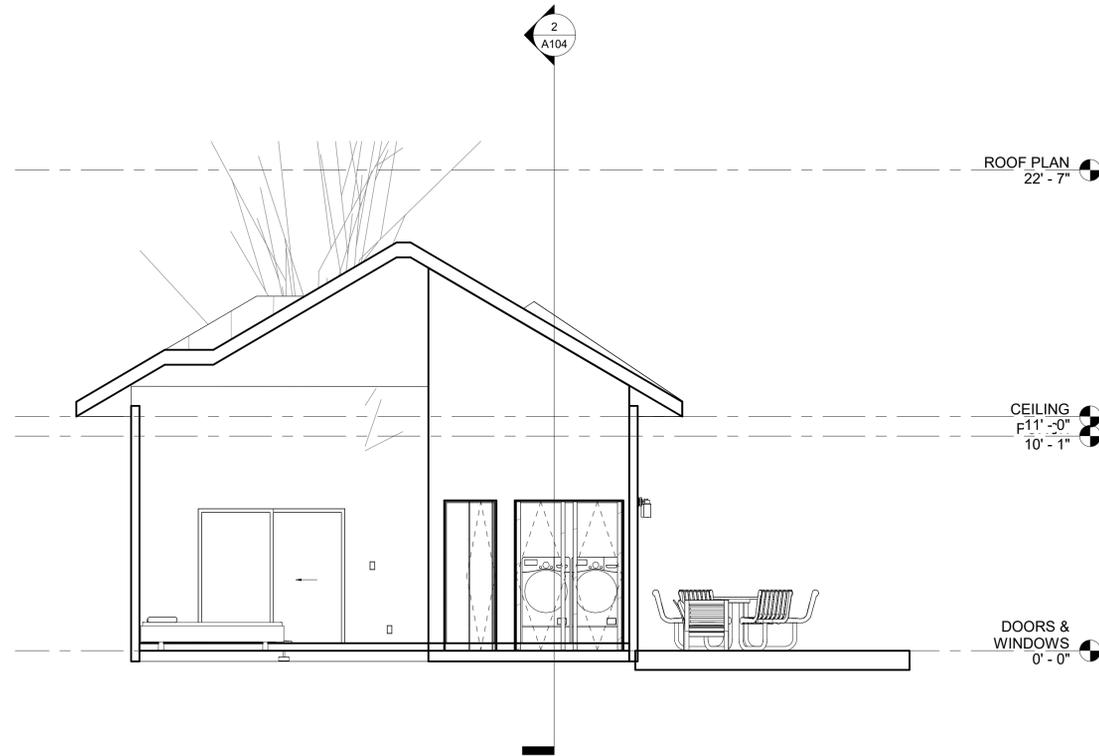


① East
1/4" = 1'-0"

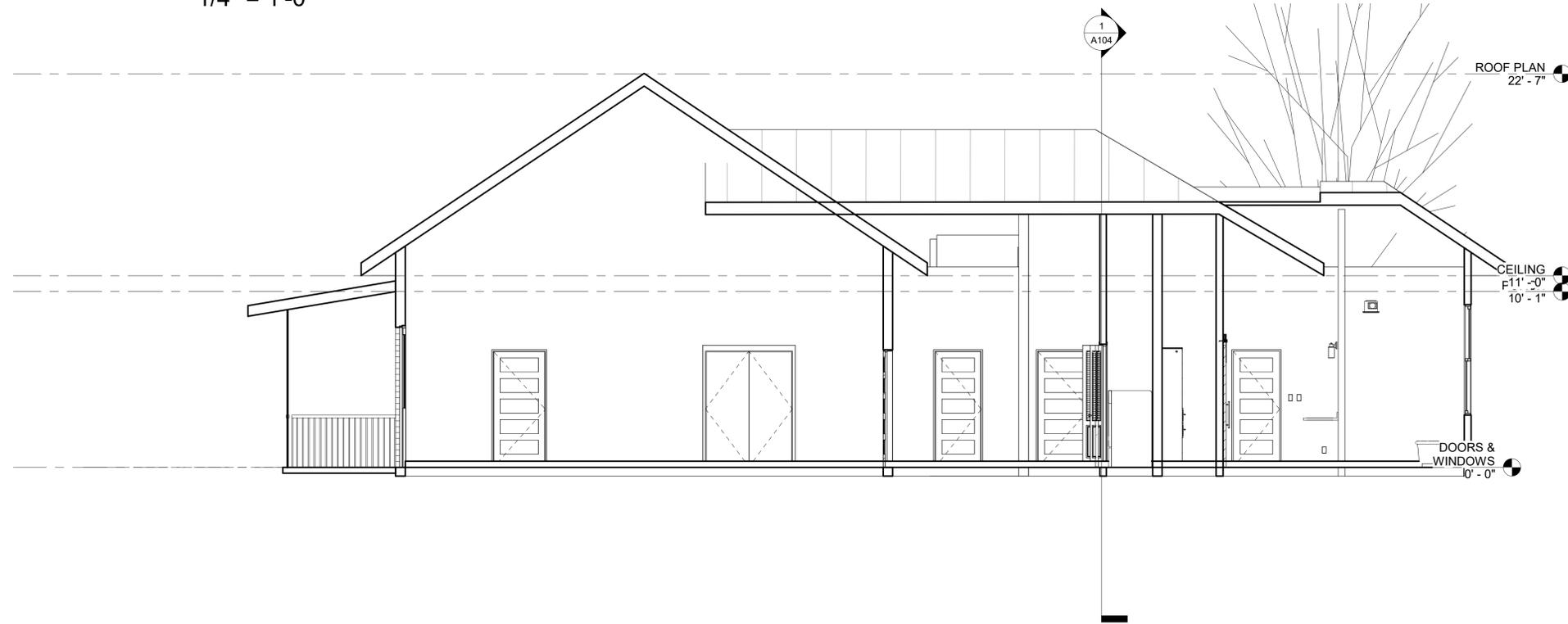


② West
1/4" = 1'-0"

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1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

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SECTIONS

A104

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FULL SPECTRUM

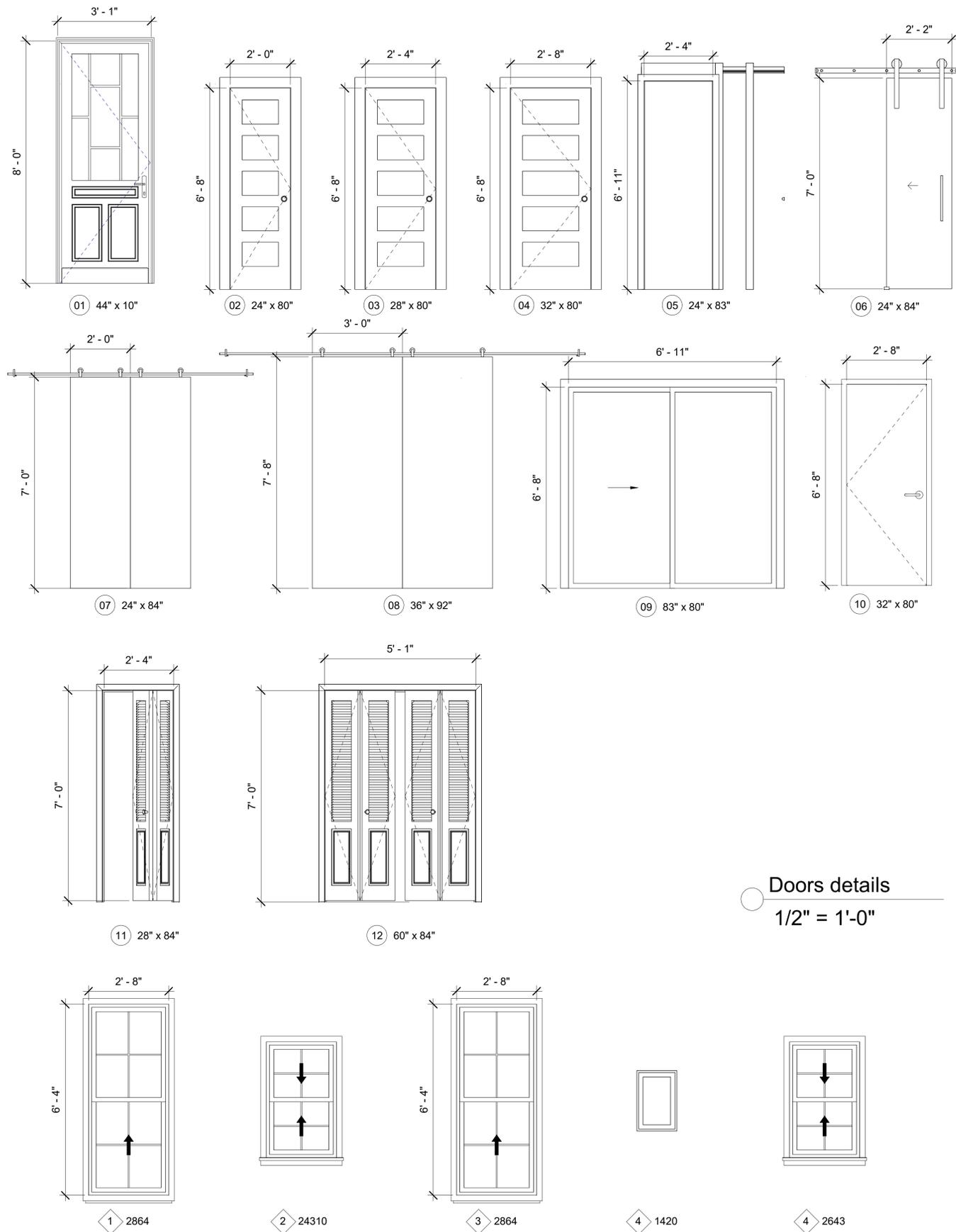
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SCHEDULES & QUANTITIES

A106

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Doors details
1/2" = 1'-0"

Windows details
1/2" = 1'-0"

Door Schedule					
Model	Count	Type	Width	Height	Description
01	1	36" x 96"	3' - 0"	8' - 0"	Entrance Door existant to remain
01-b	1	Door-Hinged-Ply_Gem-Mira-Single_Outswing	3' - 0"	7' - 0"	Plygem-Mira Hinged Single Outswing
02	3	24" x 80"	2' - 0"	6' - 8"	5 Panels Wood Door
03	3	32 x 80"	2' - 8"	6' - 8"	5 Panels Wood Door
03-b	2	30"X 80"	2' - 6"	6' - 8"	5 Panels Wood Door
04	10	36" x 80"	3' - 0"	6' - 8"	5 Panels Wood Door
05	1	Pocket_Door_2015 1	2' - 4"	7' - 0"	5 Panels Wood Door
06	1	32" x 80"	2' - 8"	7' - 0"	Barn Door 5 Panels Wood Door
08	1	(2)2'-0" x 6'-8"	6' - 0"	7' - 8"	5 Panels Wood Door
09	2	83" x 80"	6' - 11"	6' - 8"	Double Sliding Glass Door Aluminum clad wood
10	1	32" x 80"	2' - 8"	6' - 8"	Metal Door
11	1	28" x 28"	2' - 4"	7' - 0"	5 Panels Wood Door
12	1	60" x 84"	5' - 0"	7' - 0"	5 Panels Wood Door
13	1	60" x 80"	5' - 0"	6' - 8"	5 Panels Wood Door
14	2	48" x 80"	4' - 0"	6' - 8"	Double Sliding Panel Wood Door
Total	31				

Window Schedule					
Model	Count	Type	Width	Height	Description
1	9	1660 32"x76"	2' - 8"	6' - 4"	Existing wood window
2	1	28" x 46"	2' - 4"	3' - 10"	Existing wood window
3	3	NEW 1660 32"x76"	2' - 8"	6' - 4"	New aluminum clad wood window
4	3	16" x 24"	1' - 4"	2' - 0"	New aluminum clad wood window
5	3	Existing 1660 30"x51"	2' - 6"	4' - 3"	Aluminum window to be removed
Total	19				

H Historic Color

SW 2847

Roycroft Bottle Green

H Historic Color

SW 2816

Rookwood Dark Green

H Historic Color

SW 2860

Sage

H Historic Color

SW 2810

Rookwood Sash Green

H Historic Color

SW 2817

Rookwood Amber

H Historic Color

SW 2854

Caribbean Coral

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