

# HISTORIC AND DESIGN REVIEW COMMISSION

October 05, 2022

**HDRC CASE NO:** 2022-488  
**ADDRESS:** 1105/1107 GUADALUPE ST  
**LEGAL DESCRIPTION:** NCB 2439 BLK 3 LOT 7  
**ZONING:** MF-33 IDZ-3, H  
**CITY COUNCIL DIST.:** 5  
**APPLICANT:** Dora Candia/DCA Contractor LLC  
**OWNER:** ESPERANZA PEACE & JUSTICE CENTER  
**TYPE OF WORK:** Standing seam metal roof installation  
**APPLICATION RECEIVED:** September 07, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Claudia Espinosa  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a standing seam metal roof to replace the existing, single roof.

## APPLICABLE CITATIONS:

### *Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

#### 1. Materials: Woodwork

##### A. MAINTENANCE (PRESERVATION)

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

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

#### 2. Materials: Masonry and Stucco

##### A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.

iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.

iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.

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

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

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

### 3. Materials: Roofs

#### A. MAINTENANCE (PRESERVATION)

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

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

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

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

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

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

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

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

### 4. Materials: Metal

#### A. MAINTENANCE (PRESERVATION)

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

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

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

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

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

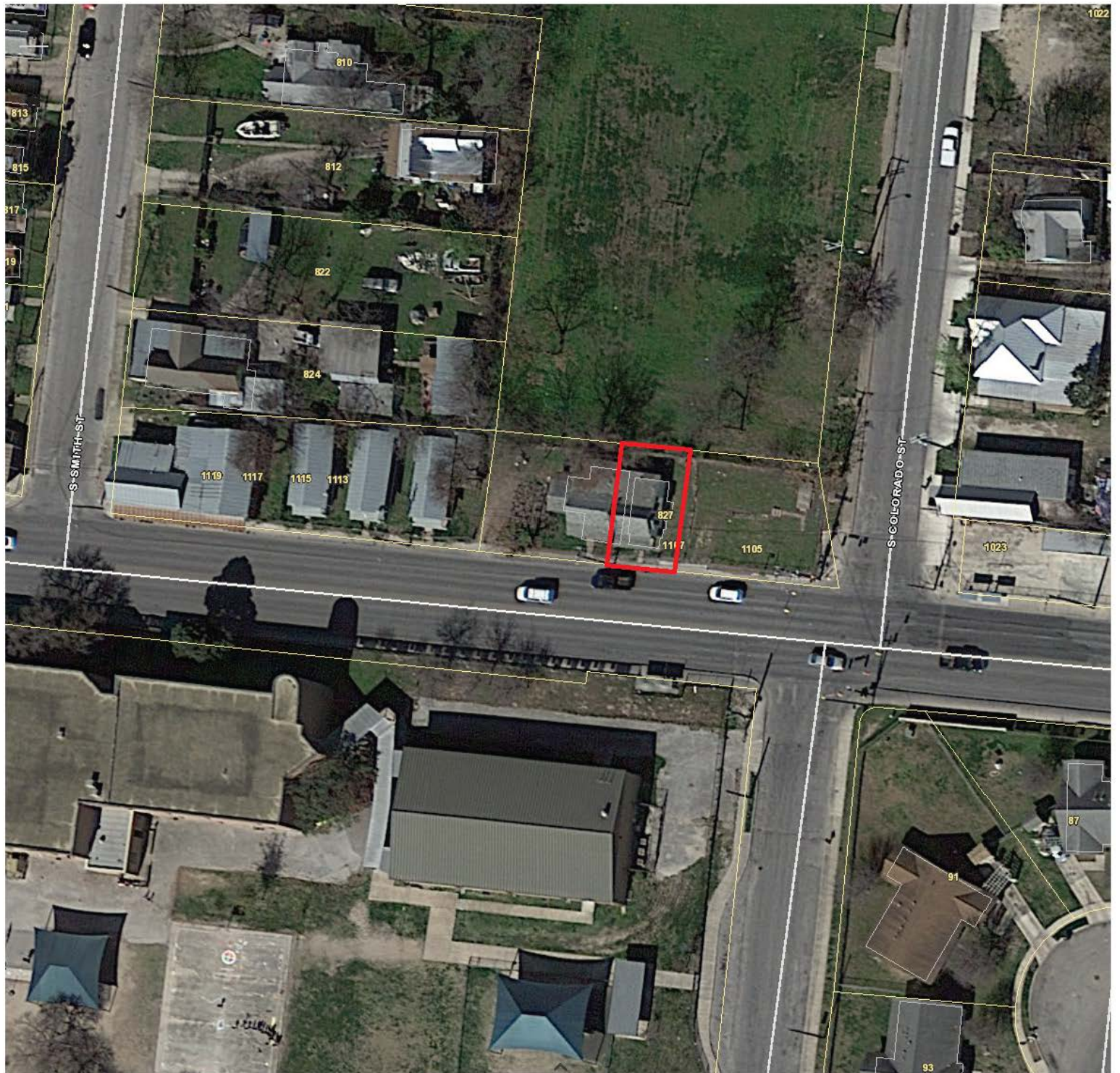
## **FINDINGS:**

- a. The primary structure located at 1105 Guadalupe Street was constructed circa 1912 in the shotgun style. The structure features wood lap siding, an asphalt shingled roof, original wood windows, and a front porch. The property first appears on the Sanborn Map in 1912 and is an Individual Landmark.
- b. ROOF REPLACEMENT – The applicant is requesting a Certificate of Appropriateness for approval to install a galvalume standing seam metal roof. Currently, the structure has an asphalt shingle roof. The Guidelines note that new metal roofs should adhere to the specifications outlined in the Guidelines; panels should be smooth and feature 18 to 21 inches in width, seams should be 1 to 2 inches tall, ridge seams should featured a crimped ridge seam, and panels should feature a standard galvalume finish.

## **RECOMMENDATION:**

Staff recommends approval based on finding b with the following stipulation:

- i. That the applicant installs 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 a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.





























































## MILL TEST CERTIFICATE



MTC NO. 0080506888-10-20220531-22:04:29

ORDNO. 3054823-2000	CUST PO. 28718	SHIP DATE 05/31/2022	Page: 1
OTHER SPECIFICATIONS 55% Aluminum / Zinc Alloy-Coat ASTM A792-15 spec Spec. 0.0230 " M x 42.7500 " BMT min: 0.0214 " SS GRADE 50CL2 AZ50 Skin Passed	SOLD TO Quality Mufflers Incorporated 2707 Castroville Rd SAN ANTONIO TX 78237 US	SHIP TO QUALITY METALS 6460 LANGFIELD RD. HOUSTON TX 77092 US	

## MECHANICAL PROPERTIES

COIL ID	WEIGHT (actual)	HEAT No		TEST NO	YIELD STR. 50.0	TENSILE STR 60.0	ELONG (in 2") 12.0	ADHESION	HARDNESS
3001968059	8360.000	21141761		040002225802	56.0	66.0	26.9	PASS	70

## CHEMICAL PROPERTIES

HEAT NO.	C (%)	MN (%)	P (%)	S (%)	Si (%)	CU (%)	Ni (%)	Cr (%)	Mo (%)	V (%)	Cb (%)	Ti (%)	Al (%)	N (%)
21141761	0.052	0.493	0.013	0.004	0.169	0.085	0.035	0.041	0.016	0.002	0.000	0.000	0.025	0.008

This report certifies that the material described herein has been manufactured, samples and tested in accordance with the stated specification. The published results are certified to be factual and are identical to the results contained within the records of TERNIUM USA Inc.

Ternium USA Inc.

2500 Ron Bean Blvd., Shreveport, LA 71115 USA

Call 318 698 7500 Fax 318 698 7591



# Sheetrock®



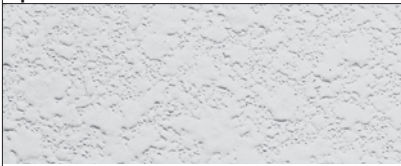
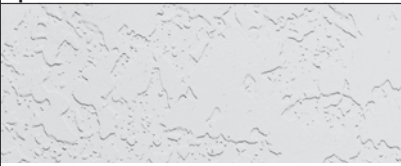
## Wall and Ceiling Texture

### Tuf-Tex®



#### Diverse light-texture finishes with good durability

- For interior wall and ceiling surfaces
- Conceals minor defects
- Unaggregated formulation
- Spray, brush or roller application

<b>Fine Orange Peel</b>	<b>Stipple</b>
	
<b>Spatter</b>	<b>Spatter/Knockdown</b>
	

#### Description

SHEETROCK® brand Tuf-Tex® wall and ceiling texture is an unaggregated texture coating designed for application over most properly prepared interior surfaces. Produces a variety of texture patterns from bold spatter/knock-down to light orange peel. Dries to a hard, white finish. Helps conceal minor substrate defects. Not intended as a final coating—should be overpainted when dry. Not washable unpainted. Tuf-Tex wall and ceiling texture mixes easily in cold water with only simple mixing equipment needed. This low-cost application is designed for machine or hand application.

#### Limitations

1. Application below grade or in high-humidity areas is not recommended.
2. Heavy water-based textures may result in sagging of gypsum board ceilings under these conditions: high humidity, improper ventilation, and/or board application to framing, and insufficient board thickness for span between supports. When using water-based textures, refer to the following table:

Board Thickness		Application Method (Long edge relative to frame)	Maximum Frame Spacing O. C.	
inch	mm		inches	mm
3/8	9.5	Not recommended	—	—
1/2	12.7	Perpendicular only	16*	406
5/8	15.9	Perpendicular only	24	610

Note: Double layer laminated. 3/4" or greater total thickness—24" o.c.

\*If 1/2" SHEETROCK® interior gypsum ceiling board is specified, maximum frame spacing is 24" o.c.

#### Installation

##### Surface Preparation

Substrate must be sound, dry, clean, and free of oil, grease, mildew, efflorescence, and other foreign materials and/or contaminants. Product, air, and surface temperatures must be maintained at a minimum of 55 °F (13 °C) throughout the finishing process when using joint compound, primer, and texture products.

**New Drywall** Treat joints and nailheads with an appropriate USG joint treatment system.

**New Concrete/Plaster** Age at least 60 days before texturing. Remove form oils and efflorescence and grind down form lines. Fill cracks and holes, and level concrete surfaces with SHEETROCK® DURABOND® setting-type or EASY SAND™ lightweight setting-type joint compound or COVER COAT® compound and let dry.

	<p><b>Substrate Priming</b></p> <p>Application of a prime coat is necessary to equalize surface porosity. After prepared surfaces have thoroughly dried, apply a prime coat of SHEETROCK® First Coat flat latex paint or a good quality interior latex flat wall paint with high solids content. Prime coat should be applied undiluted and allowed to dry before decorating.</p>					
	<p><b>Mixing</b></p> <p>Use a clean mixing vessel equipped with a variable speed power agitator. Depending on desired texture pattern, start with up to 3.75 gal. (14.195 L) water per 50 lb. (22.68 kg) bag. Using drinkable water and clean mixing equipment, slowly add dry powder texture to the water in a mixing vessel and mix to a heavy but lump-free consistency. Allow to soak for at least 15 minutes—longer in cold water. Remix until mixture has a wet, smooth and creamy appearance. Adjust to desired spray consistency by adding small amounts of water to the wet mix (up to 3/4 gal. additional water for bold patterns, or up to 1.8 gal. additional water for light patterns). Total water should not exceed 4.6 gal. (17.413 L) per 50 lb. (22.68 kg) bag. DO NOT overthin, as poor adhesion, lack of hide or texture variation may result. If additional hardness and bond are desired, add up to 1 gal. of SHEETROCK First Coat. (Note: Substitute volume of additives for equal volume of mixing water.) DO NOT intermix with any materials other than those recommended by USG.</p>					
	<p><b>Application</b></p> <p>Using professional equipment, apply by machine or hand to create the desired effect. Application rates will vary depending on the texture pattern of choice. Generally, the application rate will vary from 20 ft.<sup>2</sup>/lb. (4.1 m<sup>2</sup>/kg) for bold patterns to 40 ft.<sup>2</sup>/lb. (8.2 m<sup>2</sup>/kg) for fine patterns. Maintain 55 °F (13 °C) minimum air and surface temperature during application and until surface is dry. Avoid drafts while applying product, but provide ventilation after application to aid drying. DO NOT use unvented gas or oil heaters. May be painted after overnight drying. Unpainted surface is NOT washable or scrubbable.</p>					
<p><b>Product Data</b></p> <p><b>Color</b> Soft-tone white. Should be overpainted. Not washable or scrubbable unpainted.</p> <p><b>Dilution (water)</b> 4.68–6 gal. per 50 lb. bag.</p> <p><b>Density (dry bulk)</b> 43.0–48.0 lb. per ft.<sup>3</sup> (689-769 kg per m<sup>3</sup>).</p> <p><b>pH</b> 7–9.</p> <p><b>Tinting</b> Not recommended. Should be overpainted.</p> <p><b>Drying Time</b> At 72 °F, 50% relative humidity, dries to the touch in 1-2 hours. Let dry at least 24 hours before overpainting.</p> <p><b>Coverage</b> Will vary. Generally, the application rate is approx. up to 20 ft.<sup>2</sup>/lb. for bold patterns, up to 40 ft.<sup>2</sup>/lb. for fine patterns.</p> <p><b>Storage</b> Close opened bags as tightly as possible and store in a dry place.</p> <p><b>Shelf Life</b> 6-12 mos. under protected storage conditions.</p> <p><b>Packaging</b> 50 lb. (22.68 kg) bags.</p>						
<b>Submittal Approvals</b>	<p><b>Job Name</b></p>					
	<table><tr><td><p><b>Contractor</b></p></td><td><p><b>Date</b></p></td></tr></table>	<p><b>Contractor</b></p>	<p><b>Date</b></p>			
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<table><tr><td><p><b>Product Information</b> See usg.com for the most up-to-date product information.</p><p><b>Warning</b> Dust or mist may cause irritation to eyes, skin, nose, throat and upper respiratory tract. Avoid irritation by reducing exposure to dust and mist. Use in a well-ventilated area or provide sufficient local ventilation. If dusty or misty, wear a NIOSH/MSHA-approved dust or mist respirator. Wear</p></td><td><p>eye protection. If eye contact occurs, flush thoroughly with water for 15 minutes. If irritation persists, call physician. Wash with soap and water after use. Do not ingest. If ingested, call physician. Prolonged and repeated breathing of respirable mica dust may cause lung disease (pneumoconiosis). Product safety information: (800) 507-8899 or usg.com. KEEP OUT OF REACH OF CHILDREN.</p></td><td><p><b>Trademarks</b> The following trademarks used herein are owned by United States Gypsum Company or a related company: COVER COAT, DURABOND, EASY SAND, SHEETROCK, Tuf-TEX, USG.</p><p><b>Note</b> Products described here may not be available in all geographic markets. Consult your U.S. Gypsum Company sales office or representative for information.</p></td><td><p><b>Notice</b> We shall not be liable for incidental and consequential damages, directly or indirectly sustained, nor for any loss caused by application of these goods not in accordance with current printed instructions or for other than the intended use. Our liability is expressly limited to replacement of defective goods. Any claim shall be deemed waived unless made in writing to us within thirty</p></td><td><p>(30) days from date it was or reasonably should have been discovered.</p><p><b>Safety First!</b> Follow good safety and industrial hygiene practices during handling and installation of products and systems. Take necessary precautions and wear the appropriate personal protective equipment as needed. Read material safety data sheets and related literature on products before specification and/or installation.</p></td></tr></table>		<p><b>Product Information</b> See usg.com for the most up-to-date product information.</p> <p><b>Warning</b> Dust or mist may cause irritation to eyes, skin, nose, throat and upper respiratory tract. Avoid irritation by reducing exposure to dust and mist. Use in a well-ventilated area or provide sufficient local ventilation. If dusty or misty, wear a NIOSH/MSHA-approved dust or mist respirator. Wear</p>	<p>eye protection. If eye contact occurs, flush thoroughly with water for 15 minutes. If irritation persists, call physician. Wash with soap and water after use. Do not ingest. If ingested, call physician. Prolonged and repeated breathing of respirable mica dust may cause lung disease (pneumoconiosis). Product safety information: (800) 507-8899 or usg.com. KEEP OUT OF REACH OF CHILDREN.</p>	<p><b>Trademarks</b> The following trademarks used herein are owned by United States Gypsum Company or a related company: COVER COAT, DURABOND, EASY SAND, SHEETROCK, Tuf-TEX, USG.</p> <p><b>Note</b> Products described here may not be available in all geographic markets. Consult your U.S. Gypsum Company sales office or representative for information.</p>	<p><b>Notice</b> We shall not be liable for incidental and consequential damages, directly or indirectly sustained, nor for any loss caused by application of these goods not in accordance with current printed instructions or for other than the intended use. Our liability is expressly limited to replacement of defective goods. Any claim shall be deemed waived unless made in writing to us within thirty</p>	<p>(30) days from date it was or reasonably should have been discovered.</p> <p><b>Safety First!</b> Follow good safety and industrial hygiene practices during handling and installation of products and systems. Take necessary precautions and wear the appropriate personal protective equipment as needed. Read material safety data sheets and related literature on products before specification and/or installation.</p>
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# USG SHEETROCK® BRAND DUST CONTROL JOINT COMPOUND



## DESCRIPTION

**A lightweight all purpose joint compound featuring patented technology to reduce airborne dust and may be considered as an engineering control under OSHA and NIOSH regulation and guidance documents.**

- Superior joint compound for fill, finish and skim coat—especially in areas where dust mitigation is required
- Less shrinkage, minimizes coats over fasteners and bead
- GREENGUARD Gold certified and qualifies as a low VOC emitting material (CDPH Standard Method V1.1, also known as CA Section 01350)

## LIMITATIONS

This unique formula agglomerates fine residue during sanding to form heavier particles that tend to fall to the floor instead of clouding the air. Each job finishes more quickly and cleans up faster with less nuisance from airborne sanding. Used for embedding USG Sheetrock® Brand Paper Joint Tape, applying drywall filling and finishing coats, covering fasteners and USG Sheetrock® Brand Corner Bead and Trim.

1. Protect container from freezing, extreme heat and exposure to direct sunlight.
2. Prior to using any epoxy coating over any surface treated with joint compound, consult the epoxy coating manufacturer and follow manufacturer's specific recommendations regarding the preparation or suitability of substrates for the epoxy coating. Many epoxy coatings exert significant shear stress on the substrate as the strong epoxy film shrinks while curing/drying. This stress can cause the bond of the joint compound to fail, resulting in delamination problems.

## PREPARATION

Position and apply USG Sheetrock® Brand Gypsum Panels in accordance with manufacturer's recommendations. In cold weather and during gypsum panel joint finishing, temperatures within the building shall be maintained at a minimum of 55°F (13°C). Adequate ventilation shall be provided to carry off excess moisture.

Prior to application, all gypsum panels shall be free of dirt, oil or other foreign matter to ensure proper bond of joint compounds.

Before applying joint compound, store at 55-95°F (13-35°C) for 24 hours. Remix contents before use. When taping and finishing joint, thinning with water may improve application. Add clean water in half-pint increments, remix and trial apply until preferred consistency is reached. Over-dilution causes abnormal shrinkage, poor bond and other negative effects. Do not mix with any other material.

## APPLICATION

Cover joint with a thin layer of compound and embed paper tape, leaving about 1/32 in. of compound under feathered edge. Let dry. Apply second coat, feathering approximately 2 in. beyond first coat. Let dry, then dry trowel/scrape or sand lightly to remove tool marks as required, and then apply third coat, feathering 2 in. beyond second coat. Sand lightly as required when dry. Finish fastener heads, corner bead and inside corners as required with at least three coats of joint compound, feathered out onto panel faces and finished to a smooth surface.

**Proper concealment (joints, fasteners, trims):** Using fill and finish coats of joint compound to properly conceal gypsum panel joints, fasteners and trim accessories makes it impossible to achieve a flat plane on a finished surface. However, a properly finished gypsum panel wall can minimize the appearance of joints, fasteners and trims. Its visual and aesthetic qualities help disguise the panel seams and points of fastener/trim installation from being easily visible across the substrate surface.

**Finishing and properly concealing joints and fasteners rely on two techniques:** (1) using graduated arcs to prevent recesses or ridges, and (2) not applying joint compound flush or flat to the panel surface. Recesses or ridges can result in distinct shadows in critical light or other adverse visual conditions. Applying joint compound flush or flat to the surface does not properly conceal the panel and increases the likelihood of joints and fasteners showing through the decorated finish.

For more information, refer to *USG literature Finishing & Decorating Gypsum Panels* (J2010).

## DECORATION

### PRODUCT INFORMATION

See usg.com for the most up-to-date product information.

GREENGUARD Certified products are certified to GREENGUARD standards for low chemical emissions into indoor air during product usage. For more information, visit [ul.com/gg](http://ul.com/gg)

### CAUTION

Dust from sanding may cause irritation to eyes, skin, nose, throat and upper respiratory tract. Use only in a well-ventilated area, wear a NIOSH/MSHA-approved respirator. Use a sander with vacuum attachment or wet-sanding to reduce dust. Wear eye protection. If eye contact occurs, flush thoroughly with water for 15 minutes. If on skin: Wash with plenty of water. If swallowed or irritation persists, call a physician. Keep containers closed when not in use. For more information call Product Safety: 800 507-8899 or see the SDS at [usg.com](http://usg.com)

**KEEP OUT OF REACH OF CHILDREN.**

### TRADEMARKS

The trademarks USG, FIRST COAT, SHEETROCK, IT'S YOUR WORLD. BUILD IT., the USG logo, the design elements and colors, and related marks are trademarks of USG Corporation or its affiliates.

### NOTE

Products described here may not be available in all geographic markets. The information in this document is subject to change without notice. USG Corp. assumes no responsibility for any errors that may inadvertently appear in this document. Consult your USG Company sales office or representative for information.

### NOTICE

USG warrants that its joint treatment products are free from defects in material and workmanship at the time of manufacture. USG shall not be liable if any loss or damage was caused by improper storage of the products, or if the products were not used and applied according to USG's current printed directions and specifications including, with respect to using joint compound for a skim coat, USG literature *Finishing and Decorating Gypsum Panels* (J2010). USG's liability for defective goods is expressly limited to replacement or, at USG's election, to repayment of the purchase price. USG shall not be liable for incidental, consequential or special damages. For further details see USG's standard limited warranty at [usg.com](http://usg.com). Any claim shall be deemed waived unless made in writing to us within thirty (30) days from date it was or reasonably should have been discovered. For full terms and conditions, please visit [usg.com](http://usg.com)

### SAFETY FIRST!

Follow good safety and industrial hygiene practices during handling and installing of all products and systems. Take necessary precautions and wear the appropriate personal protective equipment as needed. Read SDS and related literature on products before specification and/or installation.



For priming and decorating with paint, texture or wallcovering, follow manufacturer's directions for materials used. All surfaces, including applied joint compound, must be thoroughly dry, dust free and not glossy before decorating.

**Drywall Primer:** A priming material applied over the entire prepared gypsum panel surface prior to decoration. The priming material must be suitable for the substrate and applied as recommended by the coating manufacturer.

A prime coat of USG Sheetrock® Brand First Coat™ Primer or a good quality interior latex flat wall paint with a high pigment solids content should be applied undiluted and allowed to dry before decoration. Walls to be covered with wallpaper or vinyl wallcovering should have the surface treated per the wallcovering manufacturer's recommendation.

USG Sheetrock® Brand ready-mix All Purpose (conventional weight) can be used in a skim coat operation when properly prepared as a skim coating material. Refer to USG literature *Finishing & Decorating Gypsum Panels* (J2010) for information regarding skim coating with USG Sheetrock® Brand ready-mix All Purpose (conventional weight).

Factors not covered in this publication may also affect the finished appearance of any surface.

## PRODUCT DATA

**Type:** A ready-mix drying type joint compound

**Use:** Hand or mechanical tool application.

**Coverage:** Approximately 9.4 gal./1,000 sq. ft. (38.3 L/100 sq. m) of gypsum panels.

**Compliance with Standards:** Meets ASTM C475, *Standard Specification for Joint Compound and Joint Tape for Finishing Gypsum Board*.

**Storage:** Store at 55-95°F (13-35°C) in a dry location. Protect from freezing, extreme heat and exposure to direct sunlight. Keep container tightly sealed. Do not use if material is discolored or has an unpleasant odor.

**Shelf life:** Up to nine months from date of manufacture under proper storage conditions. Check production date codes periodically. Rotate stock on first-in, first-out basis.

**Packaging:** 1 qt. Patch & Repair tub, 3.5 qt. pail., 3.5 gal. pail, 3.5 gal. carton

**Cleanup:** Wash tools with warm, soapy water, and wipe dry to prevent rusting.

**Low VOC Content:** 5 g/L

## FROZEN MATERIAL GUIDELINES<sup>1</sup>

1. In the event the material is frozen, allow it to thaw completely.
2. Do not apply any form of heat to container.
3. Open the container carefully to prevent spilling any separated liquid. This is not water and must be remixed into the compound.
4. Do not add water until the material is remixed. Once the material remixes to a smooth, lump-free consistency, water may be added per USG recommendations to obtain the desired working properties. Do not use if the material is not smooth or lump free after remixing.

### Note:

1. For more information, refer to USG literature *USG Sheetrock® Brand Ready-Mix Joint Compound Frozen Material Guidelines* (J2155).

## SUBMITTAL APPROVALS

Job Name	
Contractor	Date

800 USG.4YOU  
800 (874-4968)  
[usg.com](http://usg.com)

Manufactured for  
United States Gypsum Company  
550 West Adams Street  
Chicago, IL 60661

J1508-USA-ENG/rev. 6-22  
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**USG**  
IT'S YOUR WORLD. BUILD IT.®



# Imperial® Gypsum Base, (Firecode® and Firecode® C Core)



**A large size, rigid base for fire-rated gypsum veneer plaster systems**

- UL-Listed fire-rated veneer plaster systems.
- Special gypsum core and multi-layered laminated face paper to control water absorption, provide maximum plaster bond and resist sag.
- Panels are designed for direct or resilient attachment to wood or steel framing.
- IMPERIAL® brand bases comply with ASTM C1396/1396M and have gypsum cores UL-Classified as non-combustible per ASTM E136.
- 5/8 in Type X with Firecode Core.
- 1/2 in and 5/8 improved Type X with Firecode C Core.

**Description**

IMPERIAL® gypsum base, FIRECODE® and FIRECODE® C cores, are ideally suited for fire-rated veneer plaster systems. Available in a variety of sizes, the panels are large enough to be installed like drywall panels. The distinctive blue face paper is designed to provide the qualities desirable for veneer plaster applications, that is, it controls water absorption, provides for a strong plaster bond and resists plaster slide. The panels provide a rigid base that resists sag. When securely attached, gypsum base adds lateral stability to the assembly. Also, gypsum base partitions faced with veneer plaster on both sides have high resistance to sound transmission. Resilient attachment further improves ratings. These panels are not affected by decay, dry rot or normal moisture; they will not attract vermin.

FIRECODE core IMPERIAL gypsum base is 5/8" thick and provides Type X fire-resistant performance. FIRECODE C core IMPERIAL gypsum base in 1/2" and 5/8" thicknesses provides the highest levels of fire-resistant performance. IMPERIAL gypsum base is designed to be used with the following plaster products: IMPERIAL® veneer finish, DIAMOND® brand veneer finish, USG® Norfolk Special veneer finish, IMPERIAL® veneer basecoat and DIAMOND® veneer basecoat.

**Limitations**

1. IMPERIAL gypsum bases should only be used with veneer plaster products.
2. IMPERIAL gypsum bases should not be used in areas exposed to excessive moisture for extended periods or as a base for adhesive application of ceramic tile (SHEETROCK® brand MOLD TOUGH® gypsum panels, or DUROCK® brand cement board are recommended for this use).
3. Do not apply DIAMOND veneer finish, or any lime containing finish plaster, to IMPERIAL gypsum base that has faded from exposure to sunlight. Where fading has occurred, treat surface with either USG™ plaster bonder or a spray-applied solution of USG™ accelerator-alum catalyst before application of finish.
4. Gypsum base surfaces should be isolated with control joints or other means where: (a) Partition or furring abuts a structural element (except floor) or dissimilar wall or ceiling; (b) Ceiling abuts a structural element, dissimilar wall or partition, or other vertical penetration; (c) Construction changes within the plane of the partition or ceiling; (d) Partitions or furring run exceeds 30'; (e) Ceiling dimensions exceed 30' without relief, or 50' with relief; (f) Expansion or control joints occur in the base exterior wall. Ceiling-height door frames may be used as control joints, as may door frames that are less than ceiling height, if control joints extend to ceiling from both corners.
5. Do not exceed the maximum spacing of framing members shown in the table below.

Maximum spacing of framing members for new construction:				
		base and finish assembly	framing spacing <sup>(1)</sup>	
in.	mm		in.	mm
1/2	12.7	IMPERIAL gypsum base one layer, 1-coat system	16	406.4
		one layer, 2-coat system	16 or 24 <sup>(2)</sup>	406.4 or 609.6 <sup>(2)</sup>
		two layer, 1 & 2-coat system	24	609.6
5/8	15.9	IMPERIAL gypsum base one layer, 1-coat system	16 or 24 <sup>(2)</sup>	406.4 or 609.6 <sup>(2)</sup>
		one layer, 2-coat system	24 <sup>(2)</sup>	609.6 <sup>(2)</sup>
		two layer, 1 & 2-coat system	24	609.6

(1) For perpendicular or parallel application to framing. Perpendicular is preferred for maximum strength; parallel application is not recommended for ceilings.

(2) 24" (609.6 mm) spacing requires joint treatment with SHEETROCK® joint tape and SHEETROCK® setting-type joint compound (DURABOND® or EASY SAND™).



## Directions

### Preparation

Protect the product from moisture during storage and on the job. In cold weather, heat the interior of the building to a minimum of 55 °F (13 °C) for an adequate period before the application of plaster, while basecoat and finish is being applied, and until the finish is dry. Air circulation should be kept at a minimum level during this period. **Warning:** Store all IMPERIAL gypsum base flat. Panels are heavy and can fall over, causing serious injury or death. Do not move unless authorized.

Under normal working conditions, joints of veneer plaster systems may be treated by applying IMPERIAL® tape Type P (pressure-sensitive) or Type S (staple) to the joints and then applying the veneer plaster basecoat or finish to preset the tape. However, there are a number of special situations that require the use of a setting-type joint treatment system.

— High building temperature, low humidity or excessive evaporation that creates "rapid drying" conditions.

— Metal framing is specified.

— Certain wood-framing applications with spacing of 24" o.c. (see Maximum Spacing table above).

Under any of these conditions, use SHEETROCK joint tape and SHEETROCK setting-type (DURABOND) or lightweight setting-type (EASY SAND) joint compound to treat all joints and internal angles. Allow the joint treatment to set and dry thoroughly before plaster application. Mist with water prior to initial plaster application.

## Installation

IMPERIAL gypsum base may be installed either perpendicular (preferred) or parallel to the framing. All ends and edges should be placed over framing members except where edge joints are perpendicular to framing. Use maximum practical lengths to minimize end joints. Install gypsum base first on ceilings and then on walls. Over steel studs, arrange direction of installation so that the lead edge of the base is attached to the open side of the stud flange first. Bring base panels into contact with each other, but do not force into place. Fit abutting ends and edges neatly; stagger end joints; arrange joints on opposite sides of partition so they occur on different studs.

Begin driving fasteners in center of panel and work toward ends and edges, holding gypsum base in firm contact with framing. Space fasteners as shown in table and not less than 3/8" from edges and ends of panel. Drive fastener heads flush with surface without breaking the face paper. If gypsum base appears to be loose from framing, install additional fasteners. Float vertical and horizontal interior corners by placing fasteners 8" out from the corner. Where framing is parallel with the corner, attach one panel to corner framing and float the abutting panel. Cut and fit gypsum base neatly around pipes and other openings. Remove loose face paper around cuts and use quick-setting plaster to close openings.

**Control Joints**—Apply control joints, where required, over the face of the gypsum base. Cut to required lengths with fine-toothed hack saw. Cut end joints square, align and butt together slightly gapped. Attach the control joint to gypsum base temporarily with 9/16" rosin-coated staples spaced 12" o.c. along each flange. Complete the installation of the control joint with fasteners (nails or screws) driven through the control joint flange into the framing on each side of the joint. The protective plastic tape over the open groove should be left in place until finishing is completed.

**Metal Trim**—Fasten gypsum base in normal manner but omit fasteners at framing member where metal trim is to be installed. Leave a space 3/8" to 1/2" wide between edge of base and face of jamb or wall. This provides space for hardware or door bucks and allows for expansion when trim is used for perimeter isolation. Slip trim over edge of base with expanded mesh flange on face side. Fasten to base by nailing or stapling 12" o.c.

**Vinyl Trim**—Slip vinyl trim over gypsum base with long flange behind base. Install the base with the trim firmly abutting the surface.

**Corner Bead**—Apply to all external angles. Hold tightly against angle and fasten to base by nailing or stapling 12" o.c. alternately on both flanges along entire length.

**Acoustical Sealant**—Seal edges of gypsum base around entire perimeter of partition. Also, seal air-tight all penetrations of the gypsum base, particularly electrical boxes. In addition to sealing the perimeter of electrical boxes, coat the back sides with a layer of acoustical sealant. Apply acoustical sealant under control joints and similar openings between the gypsum base and abutting materials.



**Product Data**

**Materials:** Panels with gypsum core, paper encased, square or tapered edges.

**Compliance with Standards:** IMPERIAL gypsum base meets ASTM Designation ASTM C1396/1396M.

**Thermal coefficient of expansion (unrestrained):**  $9.2 \times 10^{-6}$  in./in. x °F (40-100 °F); 16.2 mm/km x °C (4-38 °C).

**Hygrometric coefficient of expansion (unrestrained):**  $7.2 \times 10^{-6}$  in./in. x °F (7.2 mm/km x °C) at 5-90% R.H.

**Storage:** Store material in a cool, dry place. Avoid direct sunlight. Maintain temperature above 40 °F (4 °C).

**Availability and Cost:** IMPERIAL gypsum base is distributed throughout the United States. Contact a United States Gypsum Company sales office or sales person for additional information.

**Types, sizes, packaging and weights:**

Product	Thickness		Width		Length		Pc./ bdl.	Approximate weight	
	in.	mm	in.	mm	ft.	mm		lb./ 1000ft. <sup>2</sup>	kg/ 100m <sup>2</sup>
IMPERIAL Base									
FIRECODE	5/8	15.9	48	1219.2	8	2438.4	2	2330	1140
FIRECODE C	5/8	15.9	48	1219.2	14	4267.2	2	2480	1210

**Submittal  
Approvals:**

<b>Job Name</b>		
<b>Contractor</b>		<b>Date</b>

**Trademarks**

The following trademarks used herein are owned by United States Gypsum Company: DIAMOND, DURABOND, DUROCK, EASY SAND, FIRECODE, IMPERIAL, MOLD TOUGH, SHEETROCK, USG, USG in stylized letters.

**Note**

Products described here may not be available in all geographic markets. Consult your United States Gypsum Company sales office or representative for information.

**Notice**

We shall not be liable for incidental and consequential damages, directly or indirectly sustained, nor for any loss caused by application of these goods not in accordance with current printed instructions or for other than the intended use. Our liability is expressly limited to replacement of defective goods. Any claim shall be deemed waived unless made in writing to us within thirty (30) days from date it was or reasonably should have been discovered.

**Safety First!**

Follow good safety and industrial hygiene practices during handling and installing products and systems. Take necessary precautions and wear the appropriate personal protective equipment as needed. Read material safety data sheets and related literature on products before specification and/or installation.



# OBC Arc Fault Circuit Interrupter (AFCI) Receptacles

Project Name:	Prepared By:
Project Number:	Date:
Catalog Number:	Type:

## Description

2-Pole, 3-Wire Grounding  
15A, 125V/AC  
20A, 125V/AC



5-15R



5-20R



TRAF115

## Design features

- Protects against arc faults in wiring resulting from damaged insulation and other causes that can lead to electrical fires
- Outlet Branch Circuit (OBC) AFCI receptacles protect from series and parallel arcs downstream
- Outlet Branch Circuit (OBC) AFCI receptacles also provide protection from upstream series arcs (no AFCI receptacle from any manufacturer can protect from upstream parallel arcs)
- Tamper resistant products comply with 2017 and 2020 NEC® Article 406.12 for all dwelling units
- Black tamper resistant shutters create seamless look
- Meets and exceeds Short Circuit Testing and Underwriters Laboratories UL 1699A and UL 498 Safety standards
- Ground termination with backwire clamp provides secure wiring and reduces installation time
- Line side terminals are backed out and staked for fast installation
- When downstream receptacles are wired from load side, a 20 amp feed-through rating offers full protection
- Tri-combo head terminal and mounting screws

**Table 1. Tamper resistant OBC AFCI receptacle, Back & Side Wire**

Catalog No.	Description	Amps	Volts	Color Suffix
<input type="checkbox"/> TRAF115	Tamper Resistant OBC AFCI Receptacle	15	125	A, B, BK, GY, LA, V, W
<input type="checkbox"/> TRAF120	Tamper Resistant OBC AFCI Receptacle	20	125	A, B, BK, GY, LA, V, W

Compliances, specifications and availability are subject to change without notice.



Powering Business Worldwide



Project Name:	Prepared By:
Project Number:	Date:
Catalog Number:	Type:

## Applications

Eaton's Wiring Devices Outlet Branch Circuit (OBC) AFCI receptacles provide protection against unseen arc faults that can result in electrical fires. With a 20A feed-through rating, arc fault protection extends to all down-stream devices and electrical cords when installed properly. Tamper Resistant shutters provide compliance with 2017 and 2020 NEC Article 406.12 that states that all receptacles installed in dwelling units must be tamper resistant. "TR" designation provides visual identification. Terminal screws are backed out and ready to wire. Durable impact-resistant thermoplastic face and back body are virtually unbreakable.

**Table 2. Specifications**

Catalog No.	TRAFCI15 & TRAFCI20 Series
<b>Device Type</b>	<b>Outlet Branch Circuit Arc Fault Circuit Interrupter</b>
<b>Wiring Type</b>	Back & side wire
<b>Testing &amp; Code Compliance</b>	<b>cULus Listed</b> to UL1699A and UL498, File no. E341748 Meets all UL 1699A (AFCI) and UL498 (Receptacles) requirements and cULus to CEC part II and CSA C22.2 No. 0 and C22.2, No.42
<b>Warranty</b>	2-Year, Limited
<b>Environmental Specifications</b>	<b>Flammability:</b> Meets UL94 requirements; V2 rated <b>Temperature Rating:</b> -35°C to 66°C (-31°F to 150.8°F) <b>Operating Areas:</b> Indoor use <b>Relative Humidity:</b> 98% RH; non-condensing
<b>Electrical Specifications</b>	<b>Dielectric Voltage:</b> Withstands 2000V per UL498 <b>Current Interrupting:</b> Yes, at full-rated current <b>Temperature Rise:</b> Max. 30°C (86°F) after 100 cycles of overload @ 150% of rated current (DC) <b>Trip Time:</b> >110ms @ Series Arcs above 30A <b>Frequency:</b> 60 Hz; Voltage: 125V; Amperage: 15A/20A 20A Feed Through <b>Short Circuit Testing:</b> Meets and exceeds 10 kA <b>Max. Interrupt Capacity:</b> 20A
<b>Mechanical Specifications</b>	<b>Terminal Accommodation:</b> #14 - #10 AWG <b>Voltage Ratings:</b> Permanently marked on device

**Table 3. Materials**

Catalog No.	TRAFCI15 & TRAFCI20 Series
<b>Top Housing</b>	Thermoplastic, polycarbonate
<b>Bottom Housing</b>	PVC
<b>Strap</b>	Steel
<b>Line Contacts</b>	Brass
<b>Ground Contact</b>	Brass
<b>Terminal Screws</b>	#8-32 steel, brass plated; neutral screw nickel plated
<b>Ground Screw</b>	#8-32 steel, zinc plated, green

**Table 4. Color Ordering Information**

For ordering devices, include Cat. No. followed by the color code: A (Almond), B (Brown), BK (Black), GY (Gray) LA (Light Almond), V (Ivory), W (White)

<b>A</b>	<b>B</b>	<b>BK</b>	<b>GY</b>	<b>LA</b>	<b>V</b>	<b>W</b>
Almond	Brown	Black	Gray	Lt. Almond	Ivory	White

Compliances, specifications and availability are subject to change without notice.

**Table 5. AFCI status indicator**

Test indicator Amber LED	Rest button status	Diagnosis	Action
OFF	In	"Device is functioning properly OR branch circuit may have no power"	Manually press the TEST button to trip the device. <b>Amber</b> light should come ON <ul style="list-style-type: none"> <li>If <b>Amber</b> light does not come ON, check if there is power to the branch</li> <li>If <b>Amber</b> light does come ON, manually press the RESET button to restore power the the device</li> <li>If AFCI receptacle does NOT reset, replace AFCI receptacle</li> <li>If AFCI receptacle receptacle does reset, device is functioning properly</li> </ul>
ON	Out	Device is in tripped state (either from manually pressing TEST button or from AFCI trip)	Manually press the RESET button to restore power to the device <ul style="list-style-type: none"> <li>If AFCI receptacle does not reset, replace the AFCI receptacle</li> </ul>

Project Name:	Prepared By:
Project Number:	Date:
Catalog Number:	Type:

## Product Dimensions

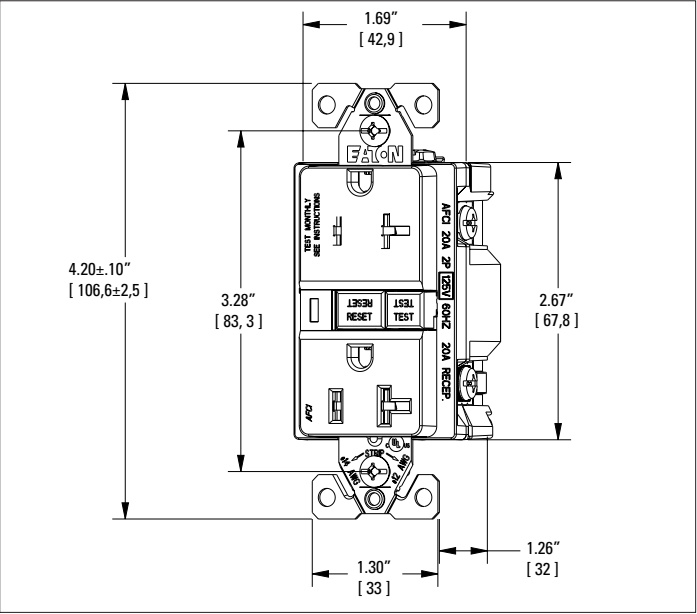


Figure 1. TRAFCI20

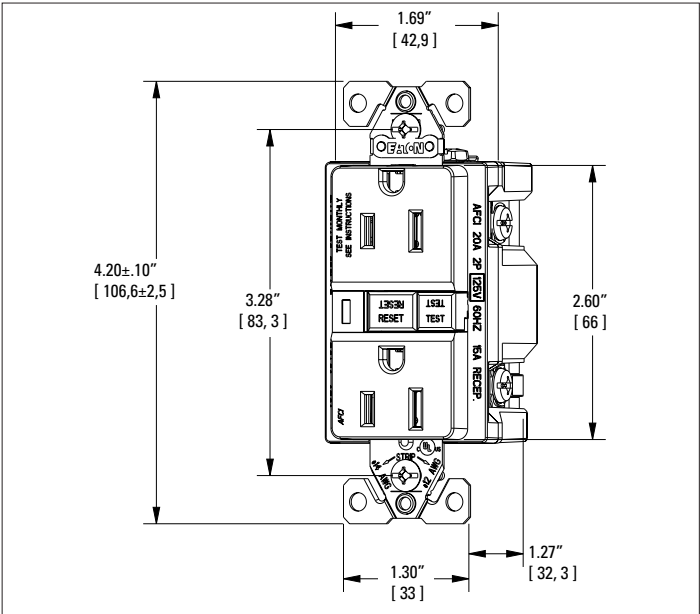


Figure 2. TRAFCI15

## Wiring Diagrams

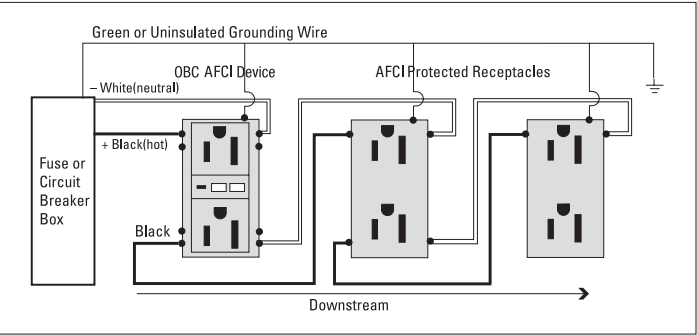


Figure 3. OBC AFCI: Feed-Through Installation with Protection Provided Downstream

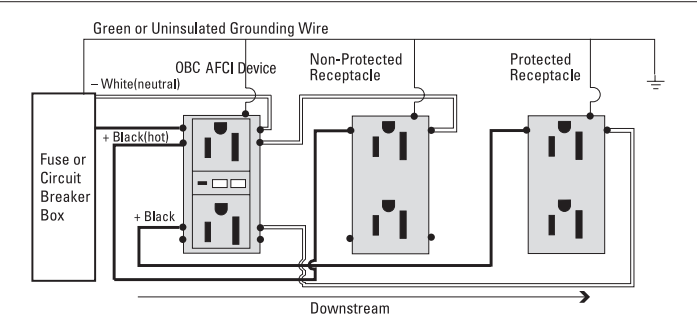


Figure 4. OBC AFCI: Feed-Through Installation with Both Protected and Non-Protected Receptacles Downstream



Project Name:	Prepared By:
Project Number:	Date:
Catalog Number:	Type:

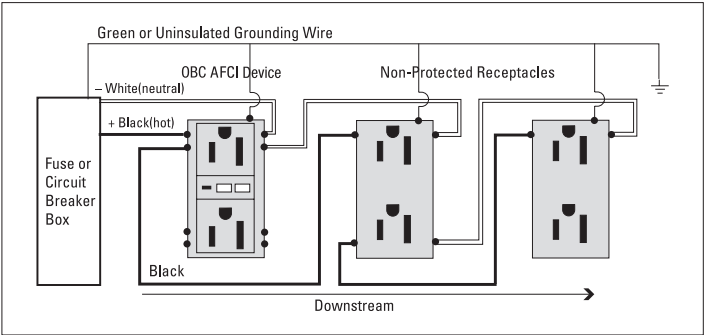


Figure 5. OBC AFCI: Feed-Through Installation with Non-Protected Receptacles Downstream

Certifications  
& Compliances

Catalog No.	cULus
TRAFCI15	•
TRAFCI20	•

KEY: cULus cULus

Compliances, specifications and availability are subject to change without notice.

Electrical Sector  
203 Cooper Circle  
Peachtree City, GA 30269  
United States  
Eaton.com  
Eaton.com/wiringdevices.com

Electrical Sector  
Canada Operations  
5925 McLaughlin Road  
Mississauga, Ontario, L5R 1B8  
Canada  
EatonCanada.ca  
Eaton.com/wiringdevices.com

Electrical Sector  
Mexico Operations  
Carr. Tlalnepantla -  
Cuautitlán Km 17.8 s/n  
Col. Villa Jardín esq.  
Cerrada 8 de Mayo  
Cuautitlán, México CP 54800  
México  
Eaton.mx  
Eaton.com/wiringdevices.com

**Thomas and Betts Corporation**  
**Product Guide Specification**

Specifier Notes: This product guide specification is written according to the Construction Specifications Institute (CSI) 3-Part Format, including *MasterFormat*, *SectionFormat*, and *PageFormat*, as described in *The Project Resource Manual—CSI Manual of Practice, Fifth Edition*.

This section must be carefully reviewed and edited by the Architect or Engineer to meet the requirements of the project and local building code. Coordinate this section with other specification sections and the Drawings. Delete all "Specifier Notes" after editing this section.

Section numbers are from *MasterFormat 2010 Update*.

**SECTION 26 05 33.17**  
**NON-METALLIC OUTLET BOXES**

Specifier Notes: Delete any information below in Parts 1, 2 or 3 which is not required or relevant for the project.

**PART 1 – GENERAL**

**1.01 SUMMARY**

- A. This section includes the following:
  - 1. PVC, Phenolic and Polycarbonate switch and outlet boxes listed for use with non-metallic sheathed cable.
  - 2. PVC brackets for low voltage wire and cable management.

**1.02 REFERENCES**

- A. Underwriters Laboratories, Inc. (UL):
  - 1. UL 514C Nonmetallic Outlet Boxes, Flush-Device Boxes, and Covers
- B. National Fire Protection Association (NFPA):
  - 1. NFPA 70 National Electrical Code (NEC)
- C. National Electrical Manufacturers Association (NEMA)
  - 1. NEMA OS-2 Nonmetallic Outlet Boxes, Device Boxes, Covers and Box Supports

**1.03 SUBMITTALS**

- A. Comply with Section 01 33 00 – Submittal Procedures.
- B. Product Data:
  - 1. Submit manufacturer's descriptive literature and product specifications for each product.
  - 2. Manufacturer's product drawings.

**1.04 QUALITY ASSURANCE**

- A. Manufacturer Qualifications: Products shall be free of defects in material and workmanship.
- B. Furnished boxes, covers and brackets shall be UL or ETL Listed and/or CSA Certified or equivalent in accordance with the applicable code.

**NON-METALLIC OUTLET BOXES**  
**26 05 33.17-1**  
**REVISION 0**



**Thomas and Betts Corporation  
Product Guide Specification**

**1.05 WARRANTY**

- A. Product is warranted free of defects in material and workmanship.
- B. Product is warranted to perform the intended function within design limits.

**PART 2 – PRODUCTS**

**2.01 GENERAL**

- A. PVC, Phenolic and Polycarbonate non-metallic boxes shall be listed and comply with NEMA OS-2.
- B. PVC non-metallic low voltage brackets shall be listed.

**2.02 MANUFACTURERS**

- A. Acceptable Manufacturers:  
Thomas & Betts Corporation  
8155 T&B Blvd  
Memphis, TN 38125  
800-816-7809, 901-252-5000  
[www.tnb.com](http://www.tnb.com)

Products:

- 1. Carlon® Blue™ and SuperBlue™ PVC Boxes
- 2. Carlon® Phenolic Boxes
- 3. Carlon® Polycarbonate Boxes
- 4. Carlon® Low Voltage Brackets

**2.03 DESIGN AND PERFORMANCE REQUIREMENTS**

- A. PVC Non-metallic Outlet Boxes;
  - 1. Non-metallic outlet boxes shall be molded from PVC.
  - 2. PVC non-metallic outlet boxes shall not rust.
  - 3. PVC non-metallic outlet boxes shall be provided with knockouts or cable clamps to facilitate wiring.
  - 4. PVC non-metallic outlet boxes shall be listed for use with masonry walls.
  - 5. PVC non-metallic outlet boxes shall be UL Classified for a 2 hour fire rating for walls and ceilings.
  - 6. PVC non-metallic outlet boxes shall be listed for use with 90 degree C conductors.
  - 7. PVC non-metallic ceiling boxes shall be UL listed for fixture or fan support.
- B. Phenolic Non-metallic Outlet Boxes:
  - 1. Non-metallic outlet boxes shall be molded from Phenolic
  - 2. Phenolic non-metallic outlet boxes shall not rust.
  - 3. Phenolic non-metallic outlet boxes shall be provided with knockouts or cable clamps to facilitate wiring.
  - 4. Phenolic non-metallic outlet boxes shall be listed for use with masonry walls.
  - 5. Phenolic non-metallic outlet boxes shall be UL Classified for a 2 hour fire rating for walls and ceilings. Phenolic non-metallic outlet boxes may be installed in same wall stud cavity of a shared two-hour wall per it's UL classification. Phenolic non-metallic outlet boxes may face opposite directions with only a 3" horizontal separation per it's UL Classification.
  - 6. Phenolic non-metallic outlet boxes shall be listed for use with 90 degree C conductors.
  - 7. Phenolic non-metallic ceiling boxes shall be UL listed for fixture and/or fan support.

**Thomas and Betts Corporation  
Product Guide Specification**

- C. Polycarbonate Non-metallic Outlet Boxes:
  - 1. Non-metallic outlet boxes will be molded from Polycarbonate
  - 2. Polycarbonate non-metallic outlet boxes shall not rust.
  - 3. Polycarbonate non-metallic outlet boxes shall be provided with knockouts or cable clamps to facilitate wiring.
  - 4. Polycarbonate non-metallic outlet boxes shall be listed for use with masonry walls.
  - 5. Polycarbonate non-metallic outlet boxes shall be UL classified for a 2 hour fire rating for walls and ceilings.
  - 6. Polycarbonate non-metallic outlet boxes shall be listed for use with 90 degree C conductors.
  - 7. Polycarbonate non-metallic ceiling boxes shall be UL listed for fixture or fan support.
- D. PVC Non-metallic Low Voltage Brackets:
  - 1. Non-metallic brackets shall be molded from PVC.
  - 2. PVC non-metallic brackets shall not rust.
  - 3. PVC non-metallic brackets shall be provided without backs to facilitate cable bend radius requirements.
  - 4. PVC non-metallic Brackets shall be UL listed.

**PART 3 – EXECUTION**

**3.01 INSTALLATION**

- A. Installation shall be in accordance with NEC Article 314 where applicable and any manufacturer's instructions.

**END OF SECTION**



## Single Receptacles



## Dryer Power Receptacle

**\$9.97**

[Registered Users – Log in to see all Mayer inventory availability](#)

Cooper Wiring Devices  
by **EATON**

1



**ADD TO CART**

Item not currently in-stock [Click for COOPER WIRING DEVICES inventory](#)

**Mfr Part #:** 38B-BOX

**Mayer Part #:** CPD38BBOX

**UPC #:** 032664199103

#### Features

#### Specifications

---

- Specifications
  - Color : Brown
  - Design Type : Receptacle
  - Nema Configuration : 10-30R
  - Number Of Poles : Three-pole
  - Number Of Wires : Three-wire
  - Receptacle Type : Three-pole, three-wire, non grounding
  - Connection Type : Screw
  - Material : Glass-filled nylon
  - Style : Power
  - Used\_With : S80
  - Special Features : Dryer

- Allowable Wire Size : #12 - 4 AWG
- Amperage Rating : 30A
- Mounting Type : Flush
- Voltage Rating : 125/250V
- Wiring Method : Back
- Height : 3.674 IN
- Length : 2.226 IN
- Width : 2.256 IN

Show Less ^



# IMPERIAL® Brand Tape



## Strong, glass-fiber tape for joint reinforcement in USG veneer plaster systems on wood framing

- Two types, pressure-sensitive and plain for stapling.
- Type S for staple attachment is available 2-1/2" wide.
- Type P for pressure-sensitive attachment is available in two sizes, 2" and 2-1/2" wide.
- Open weave of tape provides excellent keying of plaster during embedding.
- Produces highly crack-resistant veneer plaster assemblies.

## Description

IMPERIAL® Brand Tape is specially designed to reinforce joints in IMPERIAL® Brand Gypsum Base over wood framing prior to applying veneer basecoat or finish plasters. Type P with pressure-sensitive adhesive backing permits quick, self-stick hand application. Type S with plain back, is fastened with staples and is lower in cost than Type P.

## Limitations

IMPERIAL Brand Tape should not be used with joint compounds, on veneer base attached to steel framing, in rapid drying conditions or in certain 24" o.c. wood-framing applications (with single-layer 5/8" gypsum base and single-coat veneer plaster or 1/2" or 5/8" gypsum base and two-coat veneer plaster). However, IMPERIAL Brand Tape is approved for use with setting-type joint compounds for use in manufactured housing.

## Application

Apply Type P pressure-sensitive IMPERIAL Brand Tape by hand with the tape centered over joints in the IMPERIAL Brand Gypsum Base using care to ensure that the tape is wrinkle-free. Lightly hand-press tape in place, then securely bond tape with a steel finishing knife or trowel. Apply Type S IMPERIAL Brand Tape using 3/8" staples, two at each end of the tape and with staples staggered 24" o.c. along the length of the tape. For interior angles, staple 18" o.c. on one edge only. Do not overlap tape at intersections, and apply over full length of the gypsum base.

## Product Data

**Material:** Open Leno-weave, glass-fiber tape..

**Color:** White.

**Sizes & Types:** 2" and 2-1/2" wide rolls of Type P (pressure-sensitive) tape; 2-1/2" wide rolls of Type S (for staple application).

**Coverage:** Approximately 370 lin. ft. of tape per 1,000 sq. ft. of gypsum base.

**Storage:** Store material in a dry place protected from moisture.

**Packaging:** 2" and 2-1/2" wide 300-ft. long rolls, 12 rolls per carton.

## Submittal Approvals:

Job Name	
Contractor	Date

### Trademarks:

The following trademark used herein is owned by United States Gypsum or a related company: IMPERIAL

### Note:

Products described here may not be available in all geographic markets. Consult your U.S. Gypsum Company sales office or representative for information.

### Notice:

We shall not be liable for incidental and consequential damages, directly or indirectly sustained, nor for any loss caused by application of these goods not in accordance with current printed instructions or for other than the intended use. Our liability is expressly limited to replacement of defective goods. Any claim shall be deemed waived unless made in writing to us within thirty (30) days from date it was or reasonably should have been discovered.

### SAFETY FIRST!

Follow good safety and industrial hygiene practices during handling and installing all products and systems. Take necessary precautions and wear the appropriate personal protective equipment as needed. Read material safety data sheets and related literature on products before specification and/or installation.

# Romex® Brand SIMpull®

## Indoor Wire Copper NM-B Cable



**Nonmetallic-Sheathed Cable. 600 Volt. Copper Conductors. Color-Coded Jacket. Four Conductor Available With Two Neutrals. SIMpull® Jacket Designed for Easier Pulling.**

### APPLICATIONS

Southwire® Romex® Brand SIMpull® NM-B (nonmetallic-sheathed) cable may be used for both exposed and concealed work in normally dry locations at temperatures not to exceed 90°C (with ampacity limited to that for 60°C conductors) as specified in the National Electrical Code. NM-B cable is primarily used in residential wiring as branch circuits for outlets, switches, and other loads. NM-B cable may be run in air voids of masonry block or tile walls where such walls are not wet or damp locations. Voltage rating for NM-B cable is 600 volts.

### STANDARDS & REFERENCES

Southwire Romex® Brand SIMpull® NM-B cable complies with the following:

- Listed per UL Standard 719
- UL 83 (Conductor Construction)
- ASTM B-3 and B-8
- Federal Specification A-A-59544
- National Electrical Code, NFPA 70
- REACH/RoHS Compliant

### CONSTRUCTION

Southwire Romex® Brand SIMpull® NM-B cable is manufactured as 2, 3, or 4 conductor cable, with a bare ground wire. Copper conductors are annealed (soft) copper. Stranded conductors are compressed stranded. Conductor insulation is 90°C-rated polyvinyl chloride (PVC), nylon jacketed. Romex® Brand SIMpull® NM-B cable is designed for easier pulling, resulting in easier installation. The cable jacket is color-coded for quick size identification; White - 14 AWG, Yellow - 12 AWG, Orange - 10 AWG, and Black - 8 AWG and 6 AWG.



The Power of Connections.™



Conductor			Insulation Thickness (mils)	Ground Wire		Approx. Cable Dimension (mils)	Approx. Net Wt. Per 1000' (lbs.)	Allowable Ampacity +	Standard Package
Size (AWG or kcmil)	No. of conductors	No. of strands		Size (AWG)	No. of strands				
TWO CONDUCTOR									
14	2	1	19	14	1	368X162	57	15	BEF
12	2	1	19	12	1	418X179	82	20	BEF
10	2	1	24	10	1	494X210	124	30	ABE
8	2	7	35	10	1	618X272	186	40	ABCD
6	2	7	35	10	1	658X308	252	55	ABCD
THREE CONDUCTOR									
14	3	1	19	14	1	462X176	78	15	BEF
12	3	1	19	12	1	524X190	112	20	BEF
10	3	1	24	10	1	630X220	166	30	BCE
8	3	7	35	10	1	572	255	40	ABCD
6	3	7	35	10	1	659	360	55	ABCD
4	3	7	46	8	1	825	565	70	BCD
2	3	7	46	8	1	870	818	95	BCD
FOUR CONDUCTOR									
14	2/2	1*	19	14	1	336	91	15	BE
14	4	1**	19	14	1	336	91	15	BE
12	2/2	1*	19	12	1	381	132	20	BE
12	4	1**	19	12	1	381	132	20	BE
10	4	1	24	10	1	465	201	30	BE
+ Ampacities per National Electrical Code section 310.15 and 334.80. NOTE: Jacket thickness for all NM-B cable is 30 mils. * Color code for 2/2 conductor cable is Black, White, Red and White with Red stripe. ** Color code for 4 conductor cable is Black, White, Red and Blue.								PACKAGE CODE: A-2,500' B-1,000' C-500' D-125' E-250' F-500'	

#### RECOMMENDED SAMPLE SPECIFICATIONS:

Conductors shall be UL-listed Type NM-B, suitable for operation at 600 volts in all installations as specified in the National Electrical Code. *SIMpull*® jacketed conductors shall be annealed copper as manufactured by Southwire Company or approved equal.





Conductor			
Size (AWG or kcmil)	No. of conductors	No. of strands	Stock Numbers
TWO CONDUCTOR			
14	2	1	<b>Stock #: 288274</b>
12	2	1	<b>Stock #: 288282</b>
10	2	1	<b>Stock #: 288290</b>
8	2	7	<b>Stock #: 288936</b>
6	2	7	<b>Stock #: 288944</b>
THREE CONDUCTOR			
14	3	1	<b>Stock #: 639468</b>
12	3	1	<b>Stock #: 639476</b>
10	3	1	<b>Stock #: 639484</b>
8	3	7	<b>Stock #: 639492</b>
6	3	7	<b>Stock #: 639500</b>
4	3	7	<b>Stock #: 639682</b>
2	3	7	<b>Stock #: 639708</b>
FOUR CONDUCTOR			
14	2/2	1*	<b>Stock #: 550482</b>
14	4	1**	<b>Stock #: 550539</b>
12	2/2	1*	<b>Stock #: 550484</b>
12	4	1**	<b>Stock #: 550542</b>
10	4	1	<b>Stock #: 555832</b>

\* Color code for 2/2 conductor cable is Black, White, Red and White with Red stripe.

\*\* Color code for 4 conductor cable is Black, White, Red and Blue.



# SHEETROCK® Brand Wall and Ceiling Spray Texture

UNAGGREGATED



## For a variety of light, appealing textures in interiors

- For most interior wall and ceiling surfaces.
- Superior open time for hand-tooled knockdown finishes.
- Excellent surface relief (standout).
- Low shrinkage formula.

Spatter	Spatter/Knockdown	Orange Peel
		

## Description

SHEETROCK® Brand Wall and Ceiling Spray Texture is a top-performance product available unaggregated. Ideal where moderate to bold texture patterns are desired. Designed for spray application over gypsum panels and most other interior wall and ceiling surfaces. Formulated to create attractive texture patterns such as spatter, spatter/knockdown, and orange peel designs. Dries to a firm, soft-tone white surface. Should be overpainted when dry. Not washable unpainted.

## Advantages

**Safe and easy to mix and use.** Mixes easily with cold water. Variety of textures obtained with simple equipment.  
**For most interior surfaces.** Ideal for use on gypsum drywall, plaster, concrete.  
**Superior open time for hand-tooled knockdown finishes.** Remains wet at the surface long enough so that the user can control the finishing process, resulting in a uniform pattern.  
**Excellent surface relief (standout).** Pronounced texture designs forgive and conceal minor surface imperfections.  
**Low shrinkage property.** Provides lower shrinkage than texturing with joint compound.

## Limitations

1. Application below grade or in high-humidity areas is not recommended.
2. Heavy water-based textures may result in sagging of gypsum board ceilings under these conditions: high heat and humidity, improper ventilation, and/or board application to framing, and insufficient board thickness for span between supports. When using water-based textures, refer to the following table:

Board Thickness		Application Method (Long edge relative to frame)	Maximum Frame Spacing o.c.	
inch	mm		inches	mm
3/8	9.5	Not Recommended	—	—
1/2	12.7	Perpendicular Only	16*	406
5/8	15.9	Perpendicular Only	24	610

Note: Double layer laminated. 3/4" or greater total thickness—24" o.c.

\*1/2" SHEETROCK® Brand Interior Gypsum Ceiling Board provides the strength and sag resistance of 5/8" standard board without the added thickness.

## Directions

### Surface Preparation

Substrate must be sound, dry, clean, and free of oil, grease, mildew, efflorescence, and other foreign materials and/or contaminants. Product, air, and surface temperatures must be maintained at a minimum of 55 °F (13 °C) throughout the finishing process when using joint compound, primer, and texture products.

**New Drywall**—Treat joints and nailheads with an appropriate USG Joint Treatment System.

**New Concrete/Plaster**—Age at least 60 days before texturing. Remove form oils and efflorescence and grind down form lines. Fill cracks and holes, and level concrete surfaces with SHEETROCK® Brand Setting-Type (DURABOND®) or Lightweight Setting-Type (EASY SAND™) Joint Compound or Cover Coat® Compound and let dry.

### Substrate Priming

Application of a prime coat is necessary to equalize surface porosity. After prepared surfaces have thoroughly dried, apply a prime coat of SHEETROCK® Brand First Coat flat latex paint or a good quality interior latex flat wall paint with high solids content. Prime coat should be applied undiluted and allowed to dry before decorating.

<b>Mixing</b>	Use a clean vessel equipped with power agitator. For initial mix, stir powder into recommended amount of water, agitating during powder addition. Allow to soak for at least 15 min.—longer in cold water. Remix until a creamy, lump-free mix is obtained. Adjust spray consistency by adding small amounts of powder or water. Overthinning can create an undesirable finish or “soft wall” or chalky condition. Overdilution can also entrain excessive air and foam.						
<b>Application</b>	Using suitable spray equipment, apply by machine to create the desired effect. The application rate will vary from 10 ft. <sup>2</sup> /lb. (2 m <sup>2</sup> /kg) to 40 ft. <sup>2</sup> /lb. (8.2 m <sup>2</sup> /kg) depending on texture pattern. Maintain 55 °F (13 °C) minimal air, product, and surface temperature during application and until surface is dry. Avoid drafts while applying, but provide ventilation after application to aid drying. Do not use unvented gas or oil heaters. May be painted after overnight drying. Unpainted surface is not washable or scrubbable. Match spray equipment to job size and time requirements. For rapid application and high production, use either a piston pump (7:1 or larger) or a rotor stator pump matched to a compressor of adequate size. Preferred texture patterns can be obtained using a Binks 18D spray gun (with #57 or 58 fluid nozzle with R27 or R30 fan cap) or Binks 7E2 spray gun (with #46 fluid nozzle with #190, 191, 290, 291, or 292 fan cap). Fan caps with a rectangular orifice reduce overspray and waste and will provide greater spray control. Good results can also be obtained using a short pole gun with a 3/8” nozzle orifice. Small jobs can be completed using a Hopper Gun or Goldblatt Pattern Pistol with separate compressor.						
<b>Product Data</b>	<p> <b>Color:</b> White; overpainting recommended on walls. Not washable unpainted.  <b>Filler:</b> Calcium carbonate or calcium sulfate.  <b>Dilution (water):</b> Refer to directions on product bag.  <b>Density (dry bulk):</b> 43.0-48.0 lb./ft.<sup>3</sup> (689-769 kg/m<sup>3</sup>).  <b>pH:</b> 7.0-8.0.  <b>Tinting:</b> Not recommended. Usually overpainted.  <b>Drying Time:</b> Dries to touch in 1 to 2 hr. (75 °F/50% R.H. conditions). Let dry before painting.  <b>Coverage:</b> Up to 40 ft.<sup>2</sup>/lb. (8.2 m<sup>2</sup>/kg). Coverage will vary depending on the texture pattern.  <b>Storage:</b> Close opened bags as tightly as possible and store in dry place.  <b>Shelf Life:</b> 6-12 mos. under protected storage conditions.  <b>Packaging:</b> 40 and 50 lb. bags (18.1 kg and 22.7 kg).         </p>						
<b>Submittal Approvals:</b>	<table border="1"> <tr> <td data-bbox="285 1165 984 1224"> <b>Job Name</b> </td> <td data-bbox="984 1165 1463 1224"></td> </tr> <tr> <td data-bbox="285 1224 984 1266"> <b>Contractor</b> </td> <td data-bbox="984 1224 1463 1266"> <b>Date</b> </td> </tr> </table>			<b>Job Name</b>		<b>Contractor</b>	<b>Date</b>
<b>Job Name</b>							
<b>Contractor</b>	<b>Date</b>						
<p> <b>WARNING</b>          Spraying mist or dust created from product may cause eye, skin, nose, throat, or respiratory irritation. Avoid inhalation of mist or dust. Wear a NIOSH/MSHA-approved respirator when dusty or misty or if spray applying. Use proper ventilation to reduce mist/dust exposure. Wear eye protection. If eye contact occurs, immediately flush thoroughly with water for 15 minutes. If irritation persists, call physician. Wear long-sleeved work clothing to prevent skin irritation. Wash thoroughly with soap and water after use. Do not ingest. If ingested, call physician.          Product safety information:          (800) 507-8899.  <b>KEEP OUT OF REACH OF CHILDREN.</b> </p>	<p> <b>Trademarks:</b>          The following trademarks used herein are owned by United States Gypsum or a related company: COVER COAT, DURABOND, EASY SAND, SHEETROCK.       </p>	<p> <b>Note:</b>          Products described here may not be available in all geographic markets. Consult your U.S. Gypsum Company sales office or representative for information.       </p>	<p> <b>Notice:</b>          We shall not be liable for incidental and consequential damages, directly or indirectly sustained, nor for any loss caused by application of these goods not in accordance with current printed instructions or for other than the intended use. Our liability is expressly limited to replacement of defective goods. Any claim shall be deemed waived unless made in writing to us within thirty (30) days from date it was or reasonably should have been discovered.       </p>	<p> <b>SAFETY FIRST!</b>          Follow good safety and industrial hygiene practices during handling and installing of all products and systems. Take necessary precautions and wear the appropriate personal protective equipment as needed. Read material safety data sheets and related literature on products before specification and/or installation.       </p>			



Features

- 1. High Performance - Low profile design keeps it out of the way of closet doors. The protective brushed nickel finish will look great for years to come, durable white lens produce uniform diffused light. Easily provides 50,000 hours of maintenance-free operation.
- 2. Energy Star - Energy savings of up to 80% over our product's lifespan by replacing 100W incandescent bulbs with this 18W unit! ETL listed to avoid electrical shock and fire hazard, safe to use
- 3. 5 Year Warranty - Hykolity's 5-Year Warranty means we got you covered! Contact us if any issue arises.

SPEC

Brand	Hykolity	Diffuser Material	Acrylic
Part Number	10 Inch LED Ceiling Light	Lens Type	Frosty
Portfolio	Ceiling Light	Installation Method	Flush Mount
Input Voltage	120V	Finish Color	WH
Wattage	17W	Motion Sensor Included	No
Lumen (±10%)	1100LM	Operating Temperature	- 4°F - 104°F
Lamp's Lumen	65LM/W	Environment	Damp Location
CCT	4000K Neutral White	Rated Lifespan	50000 hrs
CRI	90+	Warranty	5 yrs
Equivalent	100W Incandescent	Cut-out Size	N/A
Fluo T5 Fixture Equal	N/A	Product Dia	12 in
Fluo T8 Fixture Equal	N/A	Product Width	N/A
Beam Angle	110°	Product Height	3 in
Dimmable & Contorl	Yes, Triac	Package Length	3.9 in
Safety Certification	ETL	Package Width	10.7in
Energy Star List	Yes	Package Height	11 in
Housing Materials	Aluminum + Plastic	Qty/ Package	1PCS



VOLT  
120

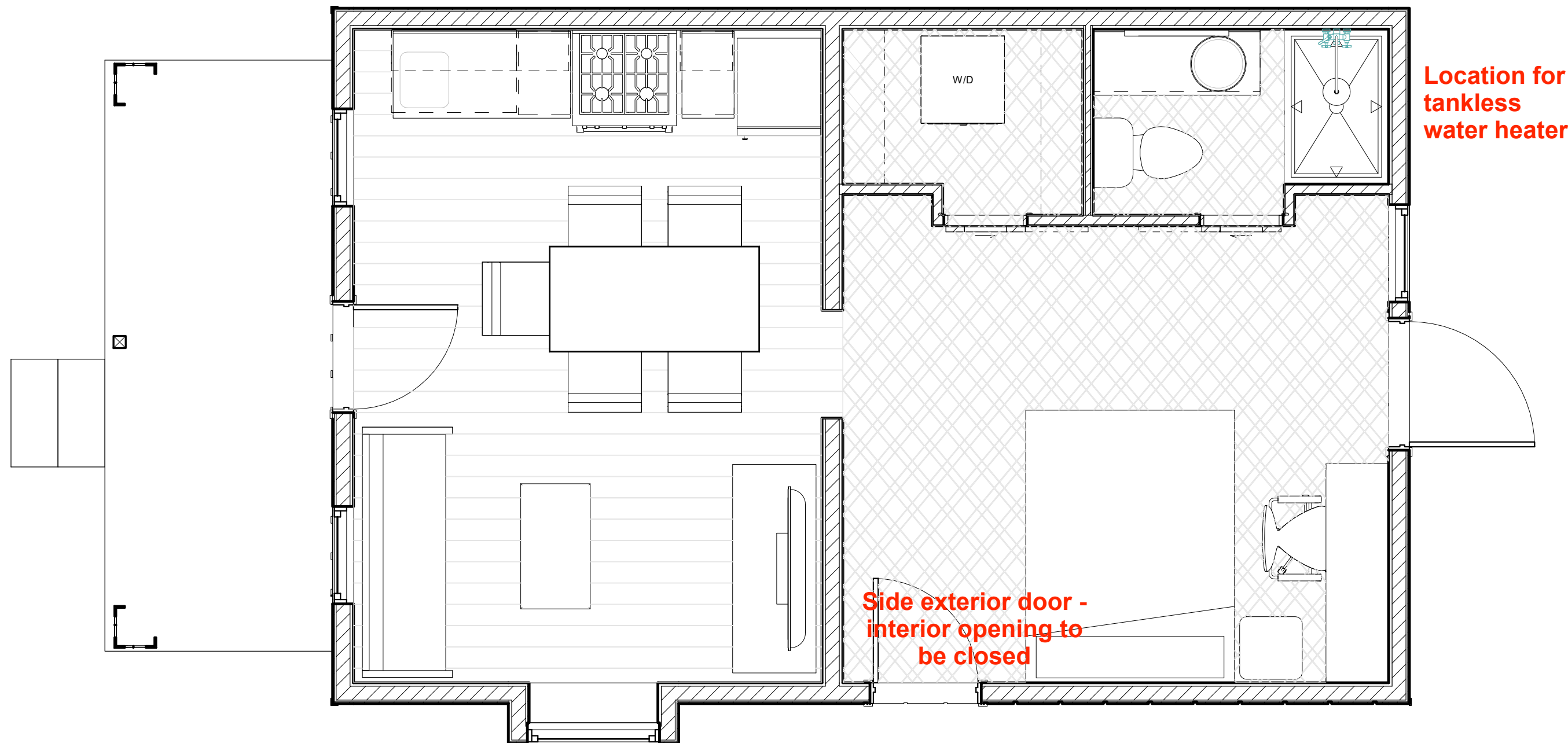
WATT  
17

LUMEN  
1100

EQUIV  
100W HID

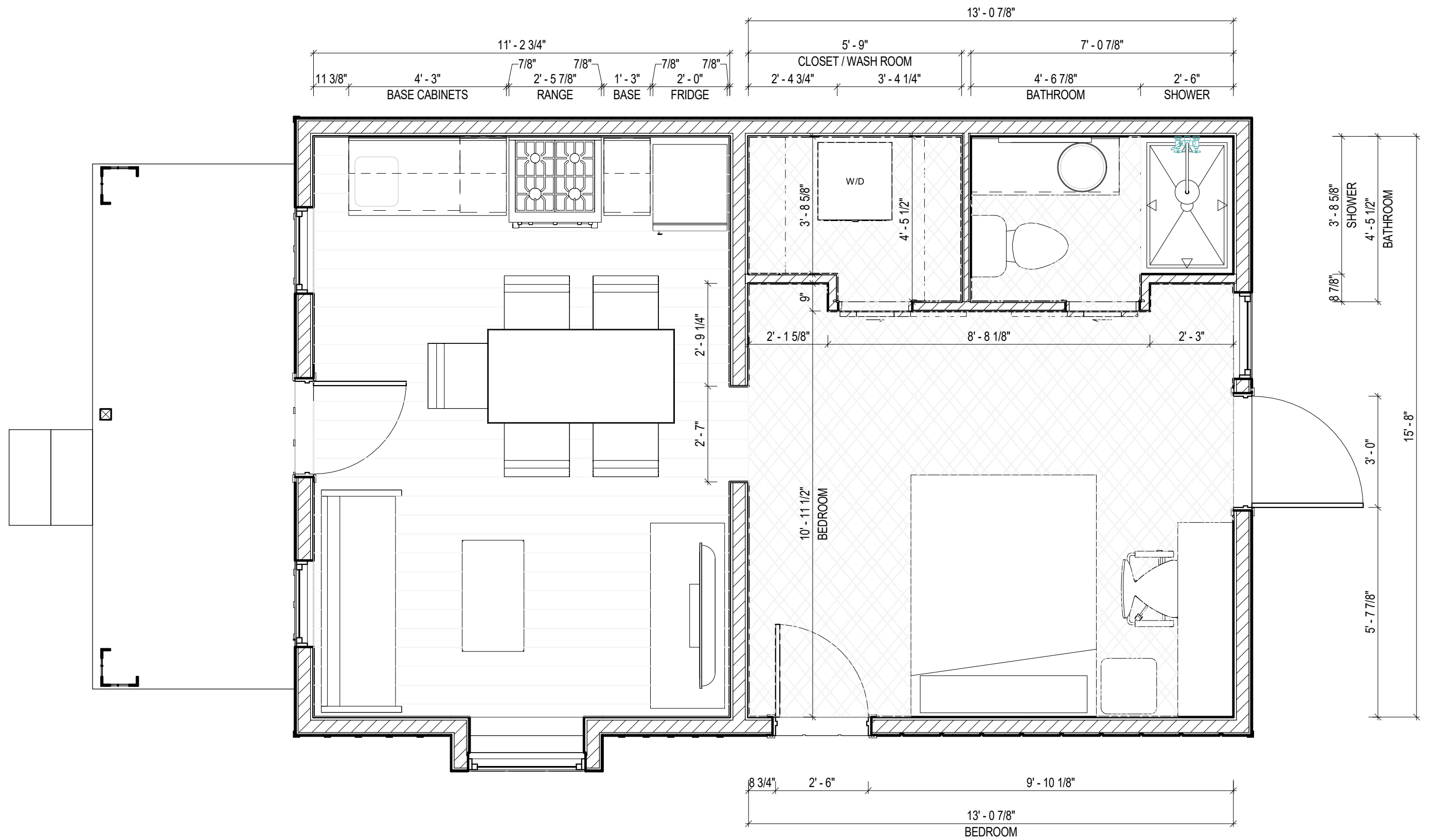
4000K

TRIAC  
DIM



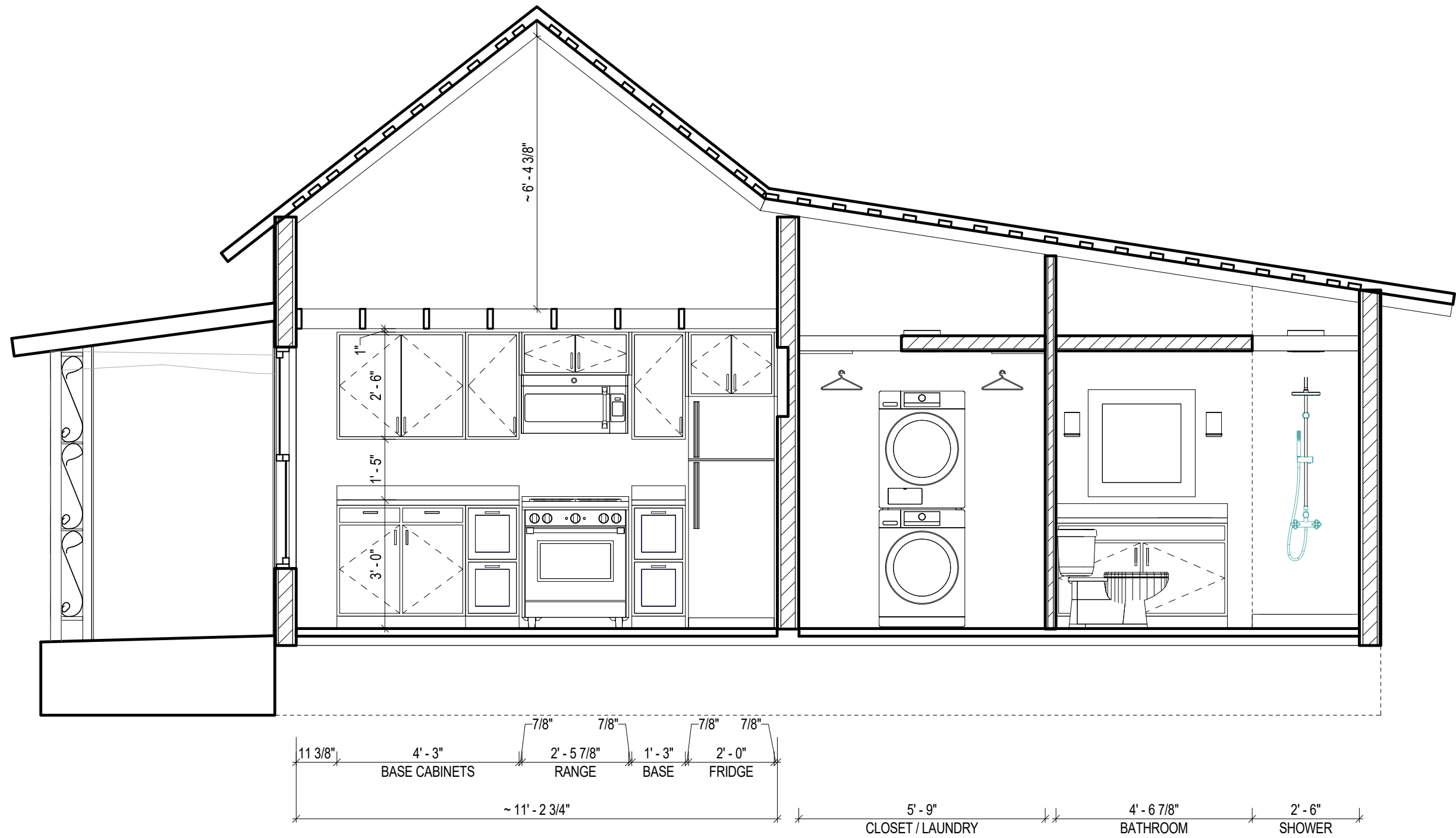
Location for  
tankless  
water heater

Side exterior door -  
interior opening to  
be closed

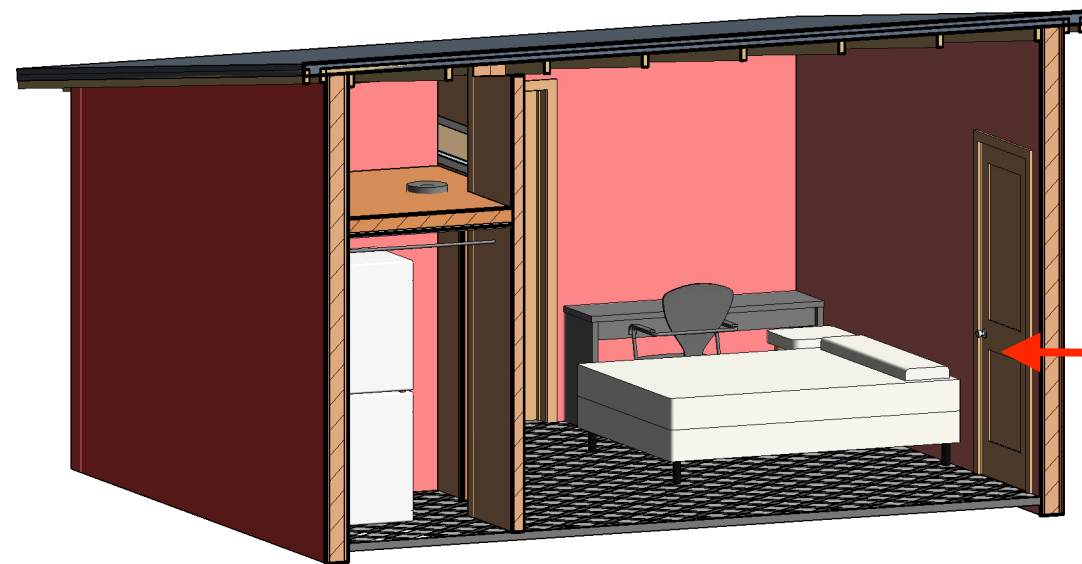


① BACKROOM PLAN  
3/8" = 1'-0"





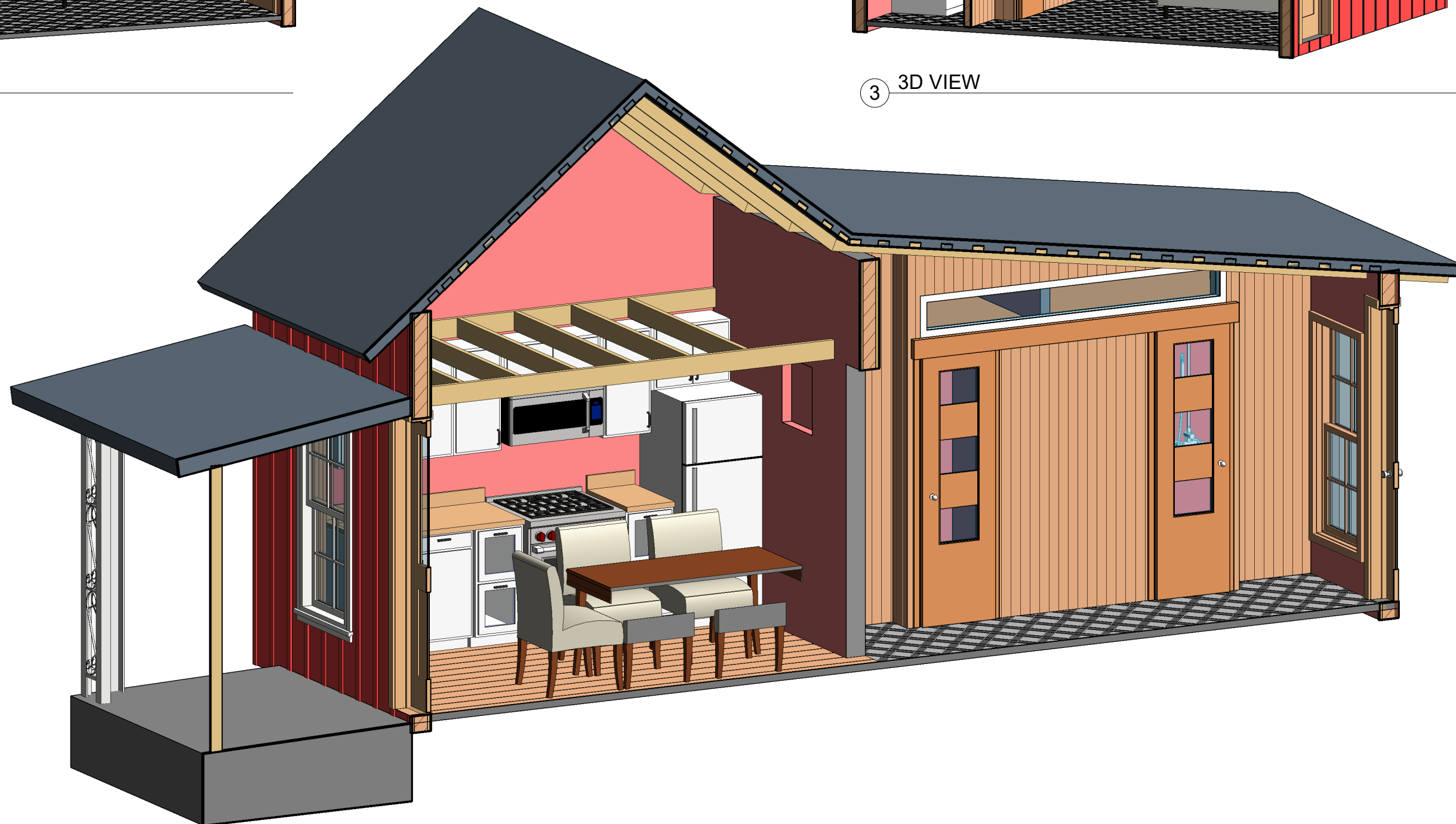
1 KITCHEN SECTION - LOOKING WEST  
3/8" = 1'-0"



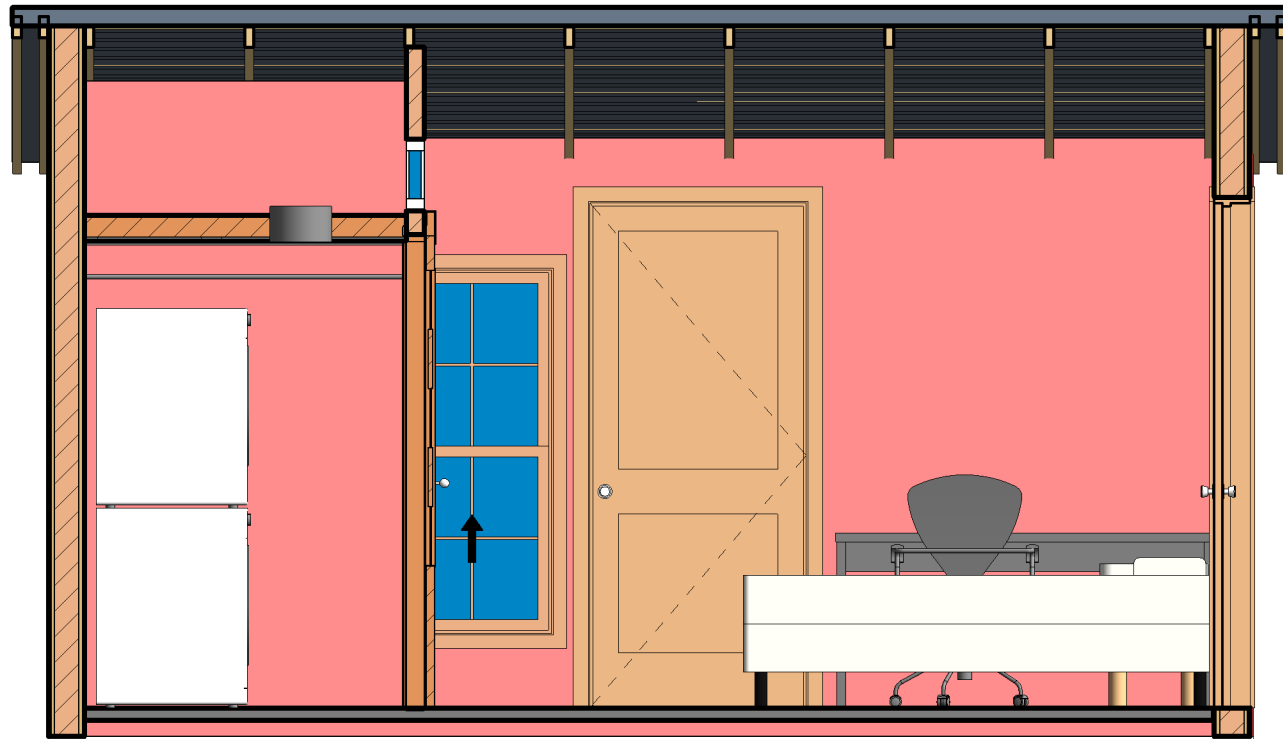
② 3D VIEW



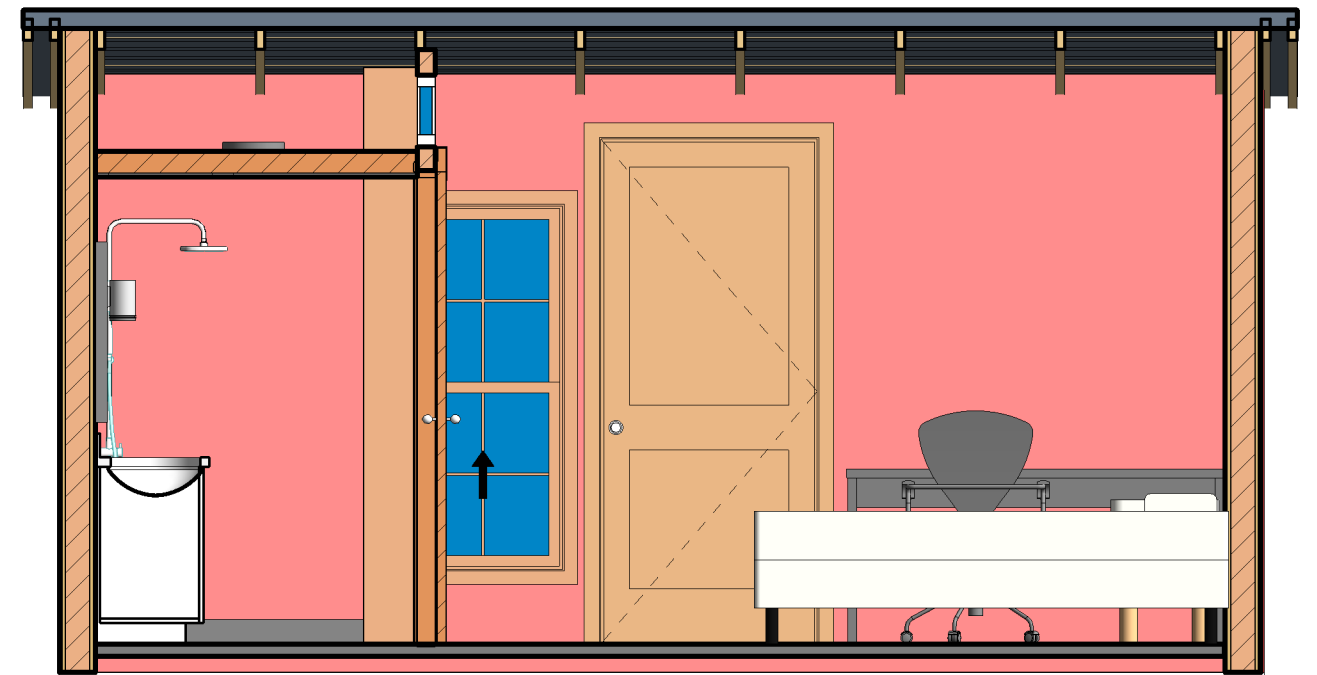
③ 3D VIEW



① 3D\_SECTION



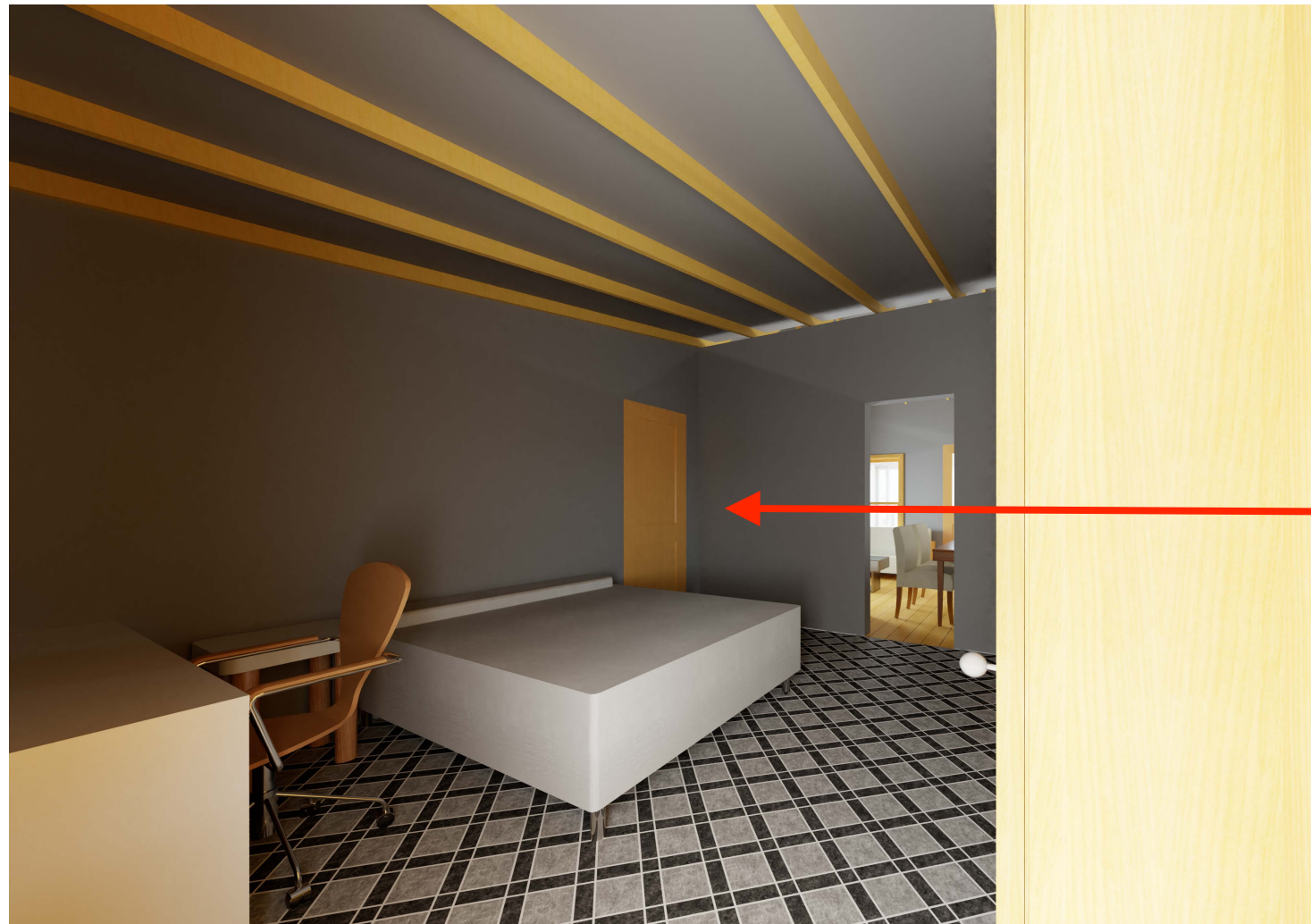
① BUILDING SECTION - BACKROOM @ CLOSET - LOOKING NORTH  
 3/8" = 1'-0"



② BUILDING SECTION - BACKROOM @ BATHROOM - LOOKING NORTH  
 3/8" = 1'-0"

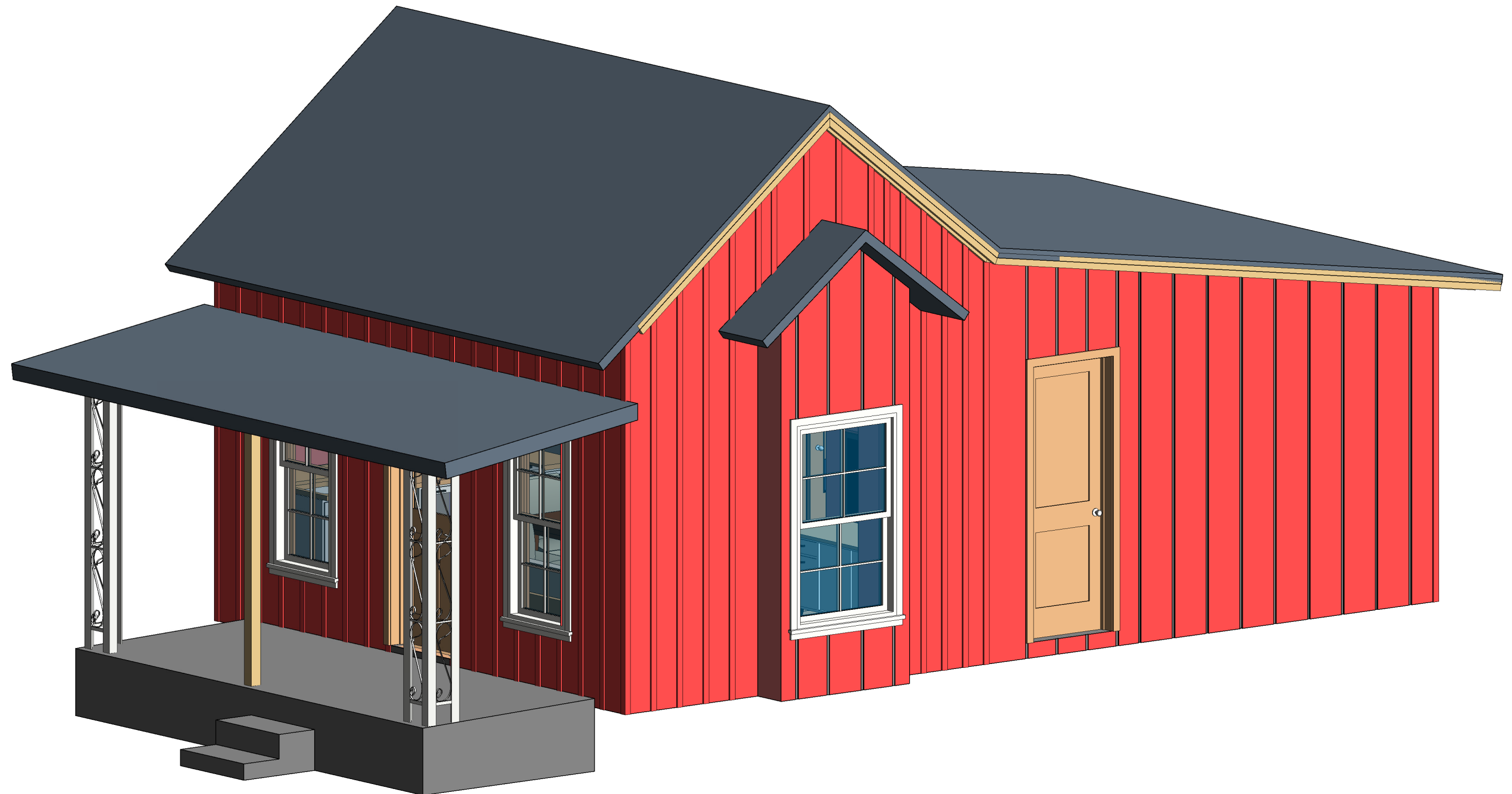


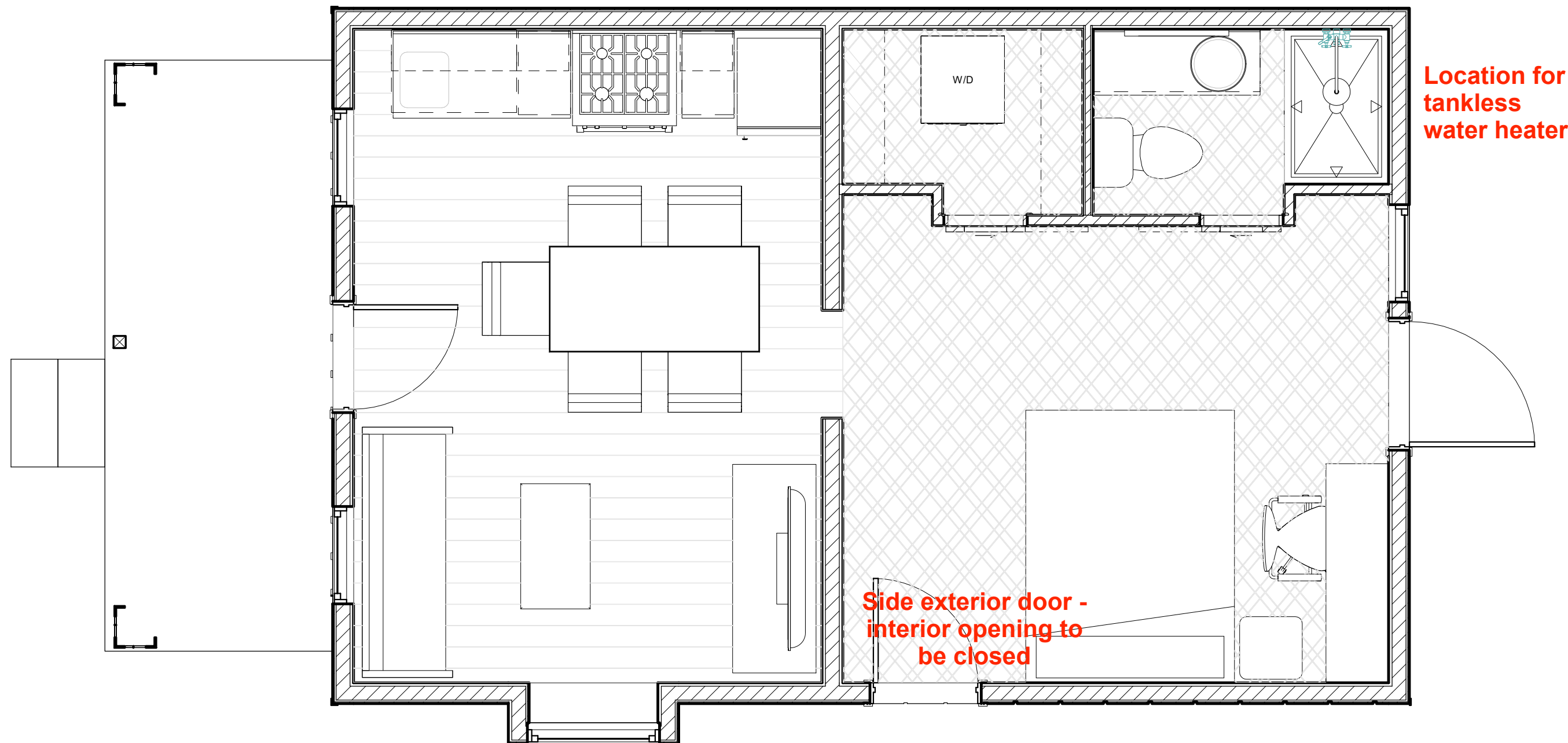




Side exterior door -  
interior opening to  
be closed



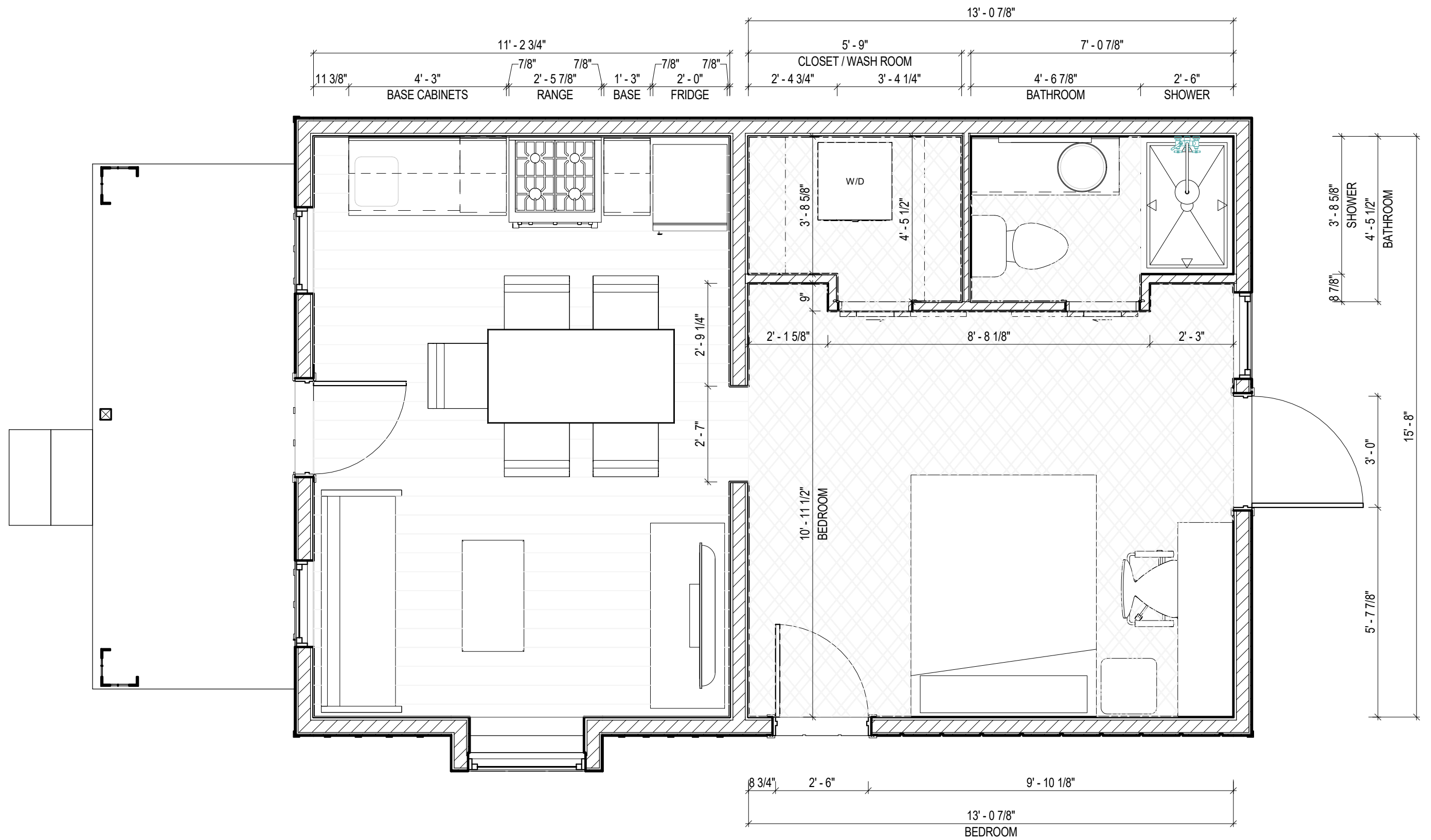




Location for  
tankless  
water heater

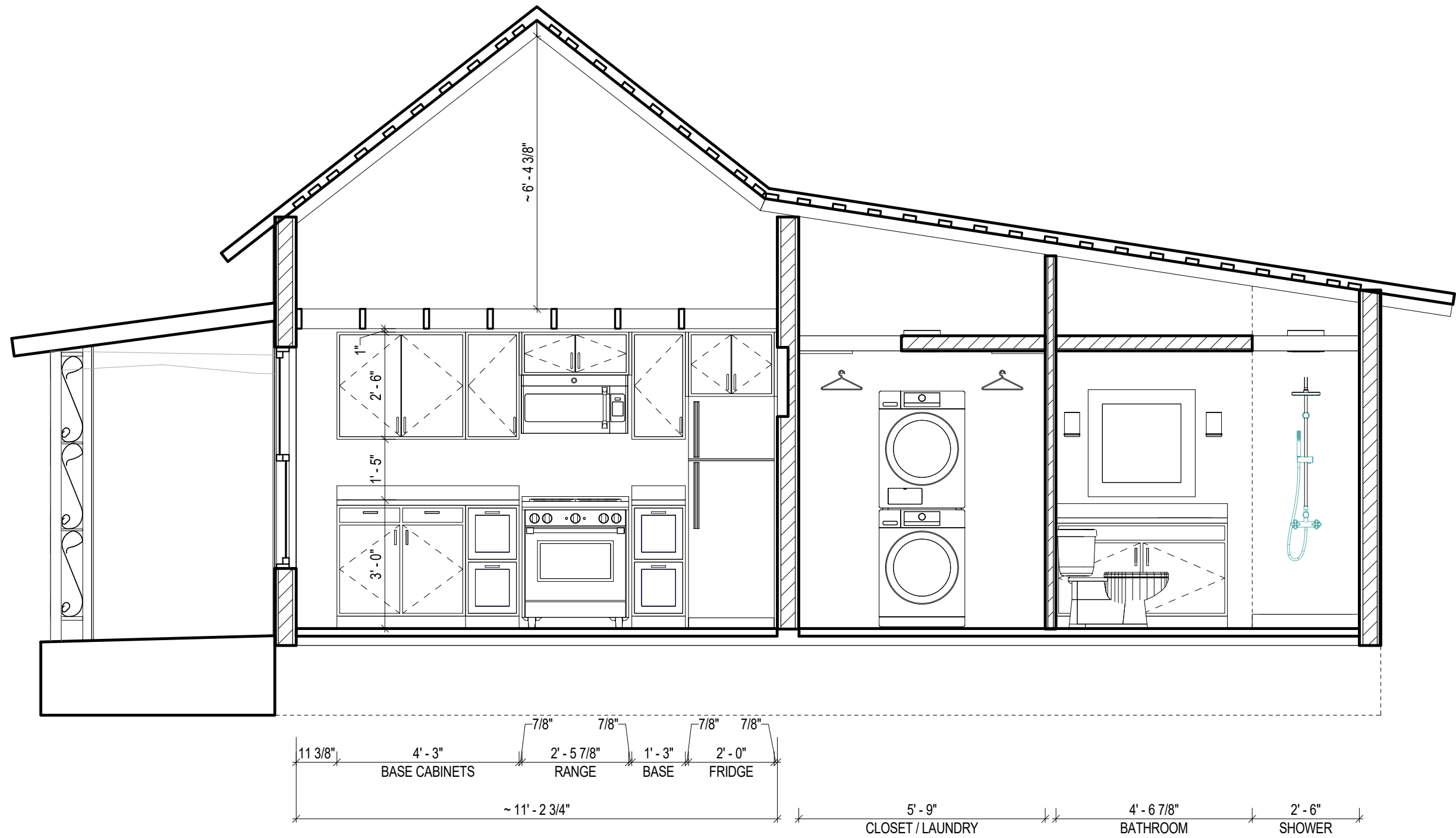
Side exterior door -  
interior opening to  
be closed



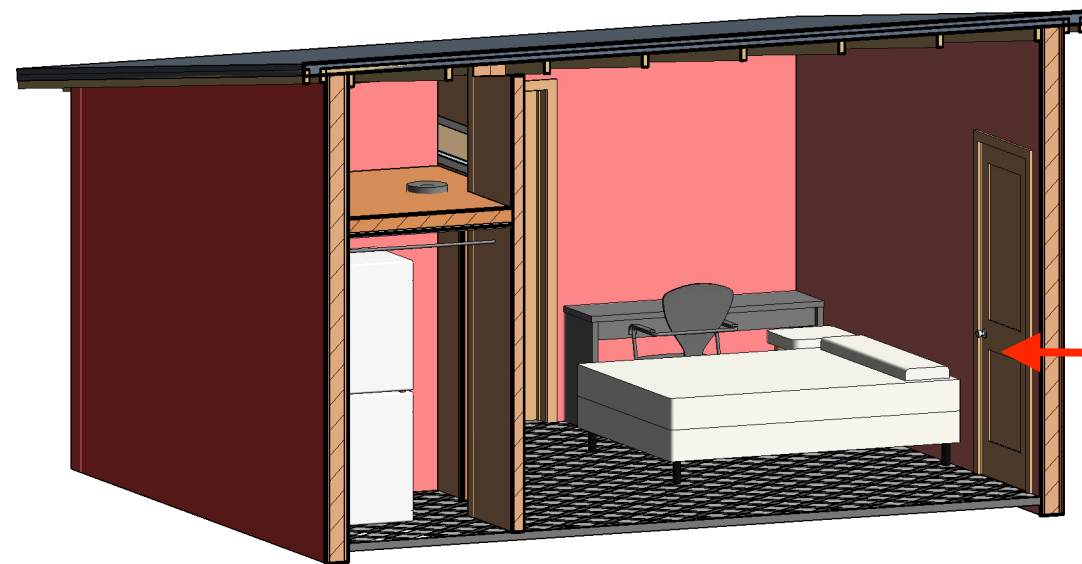


1 BACKROOM PLAN  
3/8" = 1'-0"





1 KITCHEN SECTION - LOOKING WEST  
 $\frac{3}{8}" = 1' - 0"$

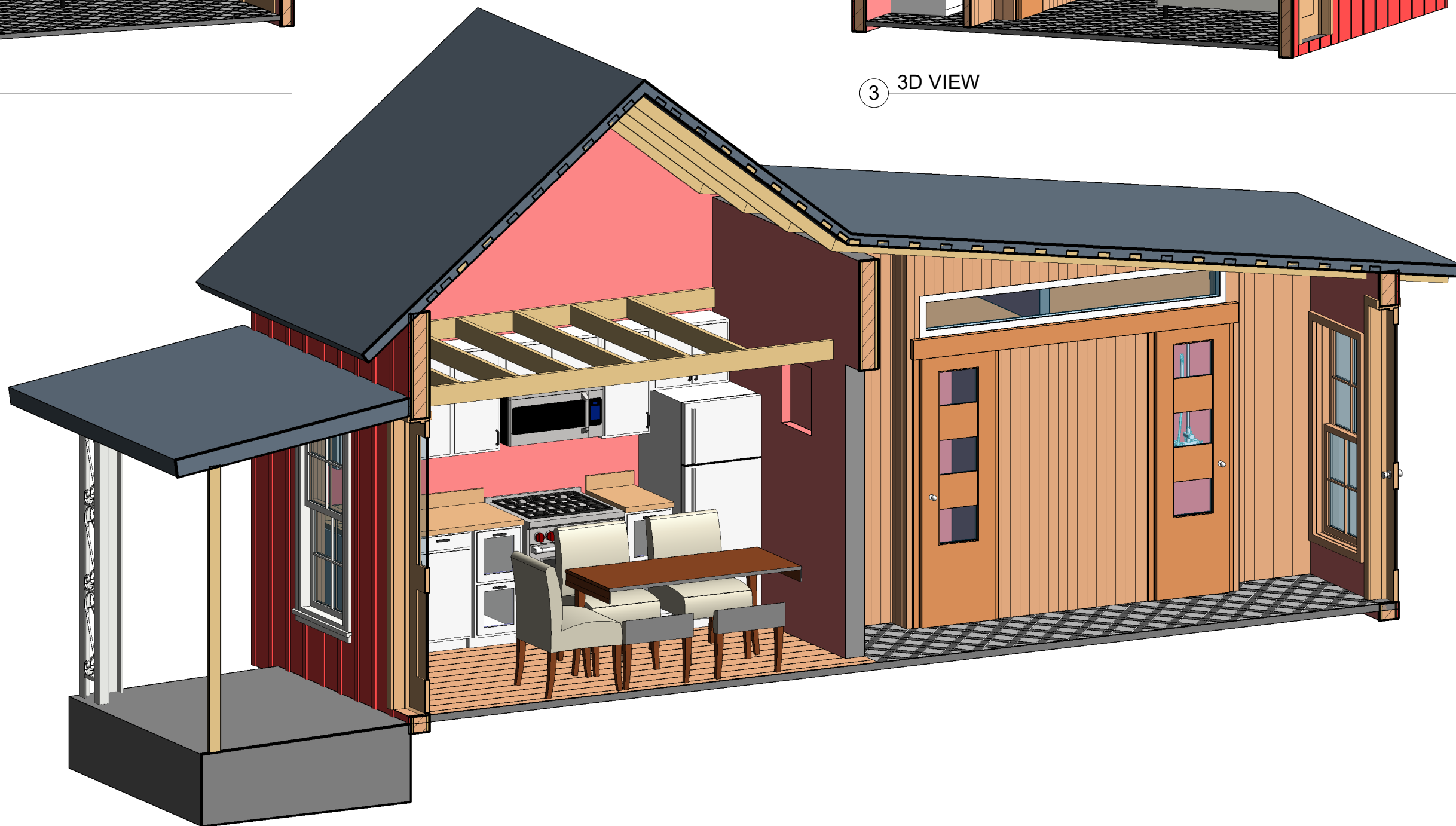


Side exterior door - interior opening to be closed

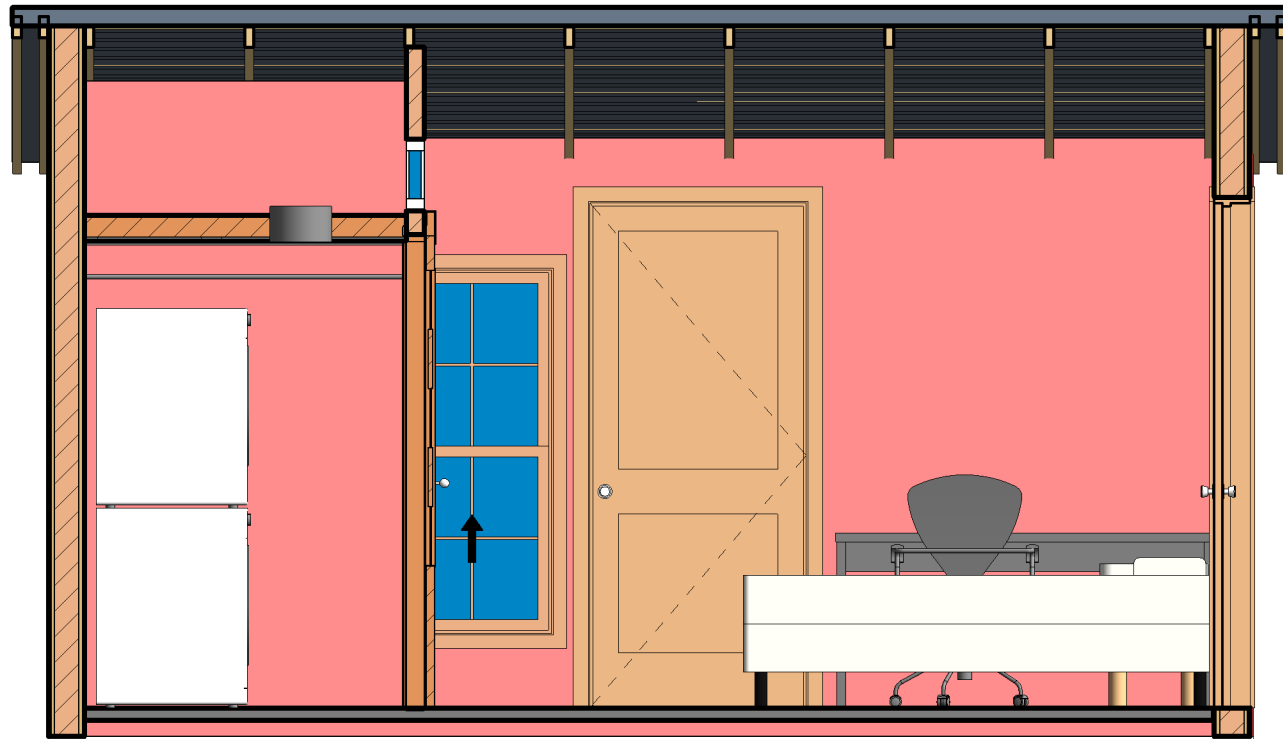
② 3D VIEW



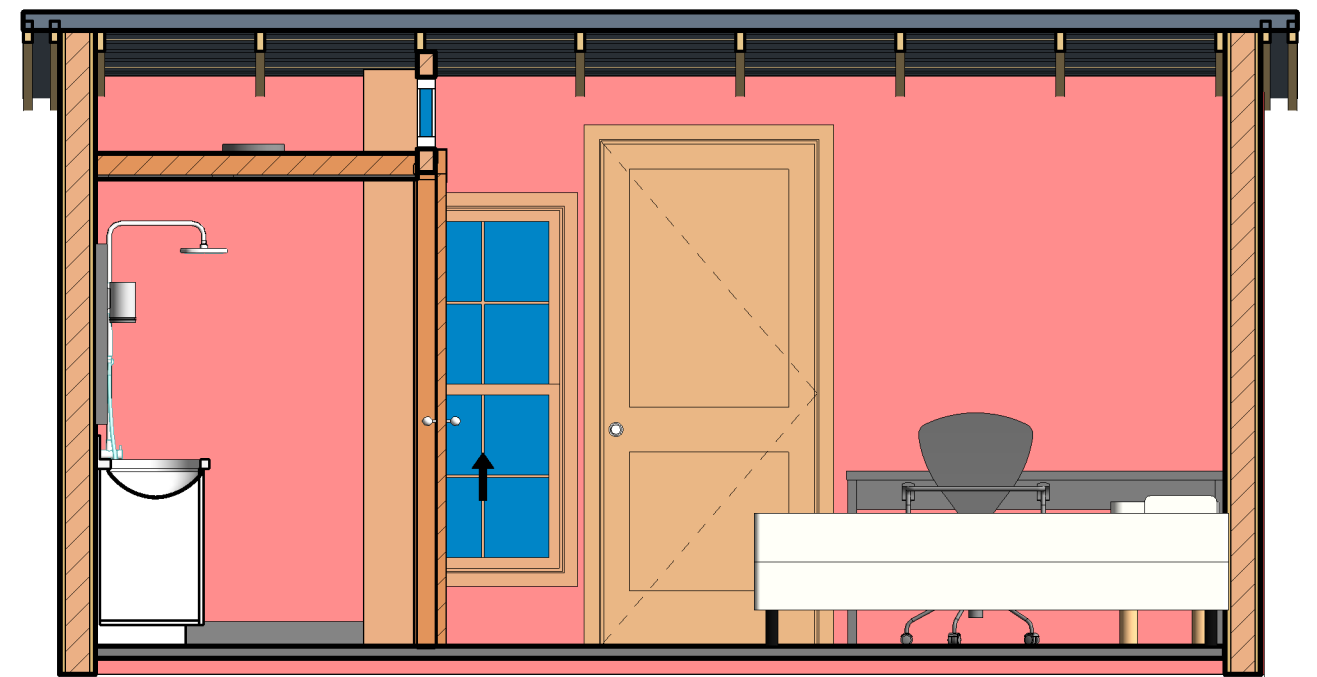
③ 3D VIEW



① 3D\_SECTION



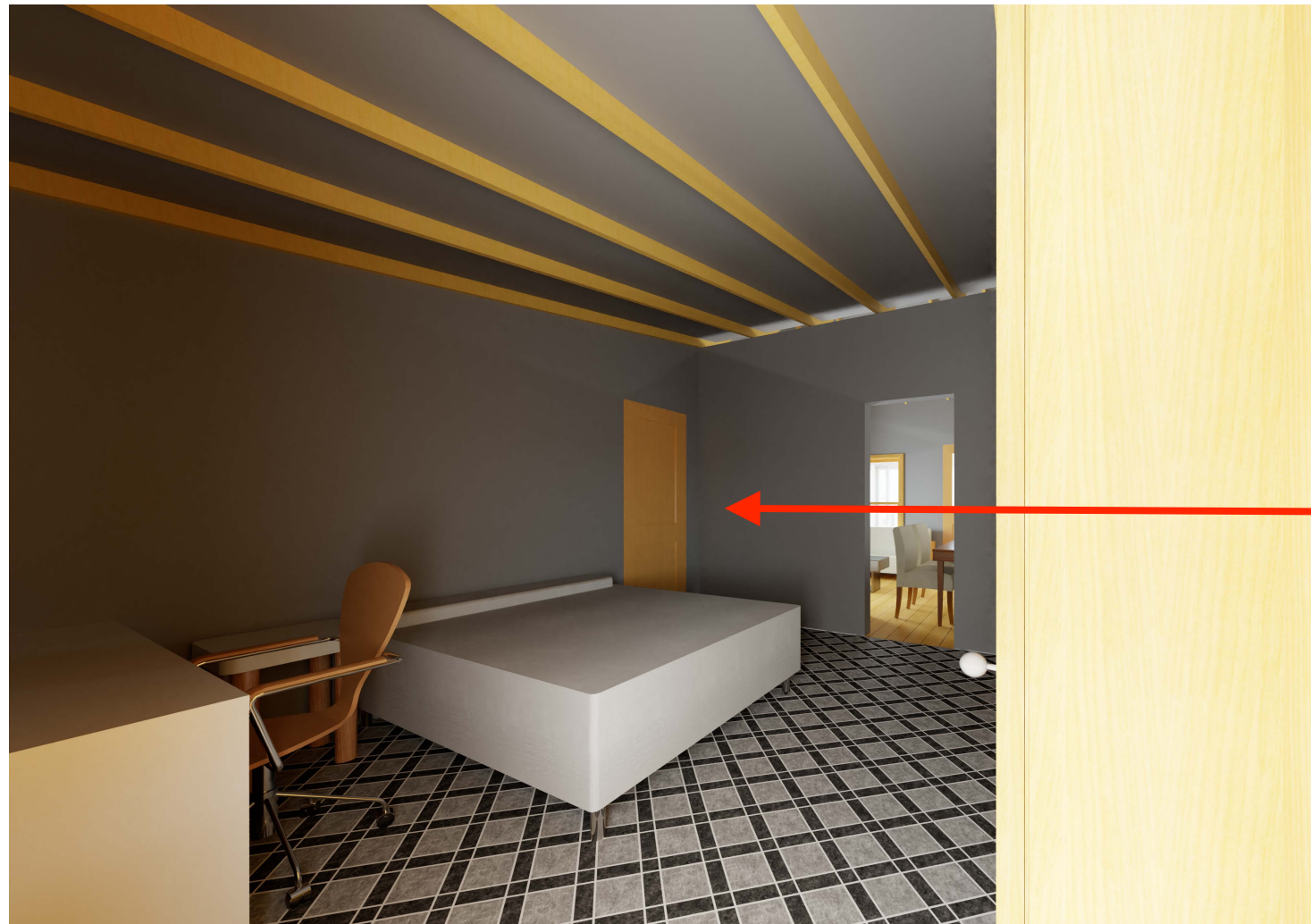
① BUILDING SECTION - BACKROOM @ CLOSET - LOOKING NORTH  
 $\frac{3}{8}" = 1'-0"$



② BUILDING SECTION - BACKROOM @ BATHROOM - LOOKING NORTH  
 $\frac{3}{8}" = 1'-0"$

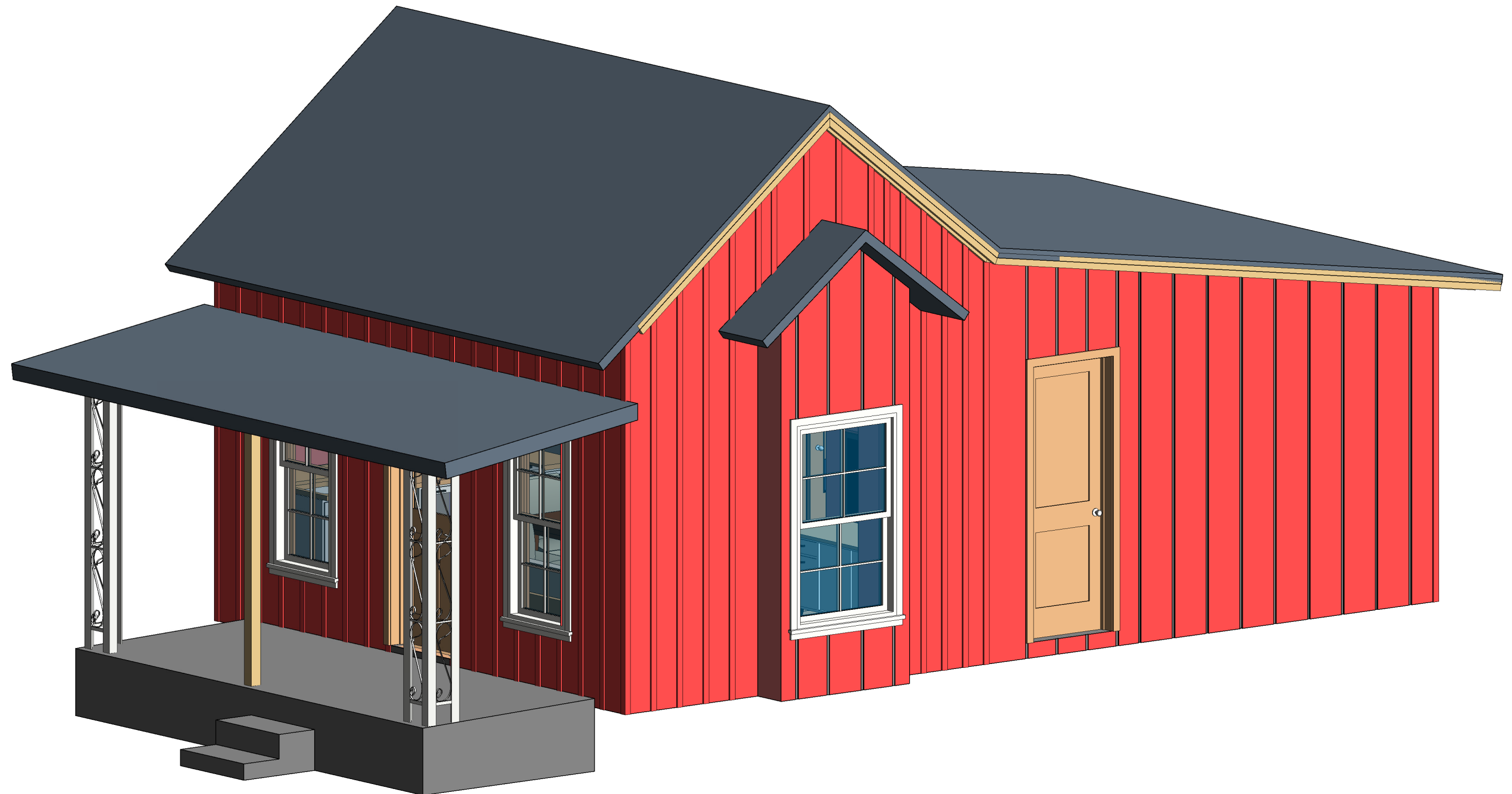






Side exterior door -  
interior opening to  
be closed







**Scope of Work and Cost Proposal**  
**1107 GUADALUPE ST, SAN ANTONIO, TX 78220**

Contractor to furnish all necessary permits, inspections, materials, labor, and workmanship to install, construct, and place the improvements according to the following scope:

		Total Cost (Tax-Exempt Materials and Labor)
<b>Electrical Repairs</b>		
1	Add plugs and switches to bring home up to current codes, add GFI's and breakers.	\$7,275.57
2	Install light fixtures in kitchen, bathroom, laundry room/closet, living room, bedroom, and outside front and rear doors (owner to approve location and type of fixtures).	\$1,464.72
3	Add outlets for dryer and mini-split unit(s).	\$1,195.47
4	Add exhaust fan in bathroom.	\$275.00
5	Install vent hood above range opening in kitchen (owner to approve color).	\$587.67
6		
7		
8		
9		
10		
<b>Total Electrical Repairs</b>		<b>10,798.43</b>
<b>Plumbing Repairs</b>		
1	Hot water heater: Install new tankless hot water heater on rear exterior wall behind shower (see plans). Hot water heater to be gas.	\$1,442.20
2	Install new sink in both the kitchen and bath. Kitchen sink to be stainless steel double bowl 8" deep.	\$277.30
3	Install new fixtures in kitchen sink, bath sink, and shower. Plumbing fixtures to be brushed nickel.	\$750.00
4	Remove old shower enclosure and pan, install new shower pan and tile surround. Owner to purchase tile (4"x4" or similar), General Contractor to install only.	\$850.00
5	Remove and replace commode.	\$340.00
6	Relocate gas lines for hot water heater and range, rerun new drain lines and water lines for newly configured bath and kitchen. Add lines and vent for stackable washer/dryer in laundry room/closet.	\$5,163.00
7	Purchase and install rough in valve for shower.	\$650.00
8		
9		
10		
<b>Total Plumbing Repairs</b>		<b>9,472.50</b>
<b>Roof Repairs</b>		
1	Remove shingles and damaged decking.	\$1,200.00
2	Per architects drawing, add insulation panels, new roof decking, then wood slats. (Note: the interior repairs call for exposed rafters, see attached plans).	\$2,500.00
3	Owner wants energy efficiency and is willing to pay for an upgrade to a higher R Value of insulation. Please provide details and costs for different insulation options.	\$850.00
4	Install standing seam metal roof. Roof must comply with City of San Antonio's Office of Historic Preservation specifications for standing seam metal roofs (attached). Contractor is responsible for all necessary permitting and inspections, including a Certificate of Appropriateness from the Historic and Design Review Commission.	\$9,500.00
5		
6		
7		
8		
9		
10		
<b>Total Roof Repairs</b>		<b>14,050.00</b>
<b>Foundation Repairs</b>		

1	Level home and repair and/or replace floor joists and structural beams. Add piers and supports where new walls for closet/laundry room and bathroom are to be installed (see plans for location of new interior walls). Level front porch. Demo has revealed that the base plate in the front room is lower than the base plate in the rear room.	5,500.00
2		
3		
4		
5		
6		
7		
6		
7		
8		
9		
10		
Total Foundation Repairs		5,500.00

Exterior Repairs

		\$2,479.83
1	Siding and fascia repair: Remove and replace damaged fascia and siding throughout exterior of home. Add scuttle hole for access under home. Replace damaged siding in contact with ground. Replace outriggers holding up overhang.	
2		
2	Hot water heater: Build exterior cavity and cover for new tankless hot water heater (tankless hot water heater to be placed on rear exterior wall behind shower--see attached plans for location).	\$850.00
3		
3	Doors and windows: due to historic preservation goals, owners will be contracting with V. Salas for exterior door and window repair. Contractor will be expected to coordinate work with Mr. Salas. Owners will pay Mr. Salas directly.	
4		
4	Install concrete landing and steps at back door	\$334.05
5		
5	Exterior painting: Preparation - Power wash low psi, scrape and remove all flaking paint, caulk and putty nail holes. Cover ground prior to power washing/chipping and clean all paint chips from ground around home. Contract with a lead paint certified renovation specialist to ensure safe practices and reduce lead-based paint hazards.	\$3,500.00
6		
6	Repaint exterior 2 colors (owner to choose colors). (Note: owner may use volunteers for exterior painting labor, please indicate the cost saving if the owners use volunteers to paint and bidder is only responsible for prep work).	
7		
6	Add topsoil and grade to drain away from foundation.	\$646.32
7		
8		
9		
10		
Total Exterior Repairs		7,810.20

HVAC

1	Install mini-split cooling/heating system with approved breaker and service. Secure outdoor units against theft, run drip lines away from foundation. General Contractor to recommend number and size of units to cool/heat home adequately.	3,722.24
2		
3		
4		
5		
6		
7		
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9		
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Total HVAC		3,722.24

Interior Repairs

		\$1,732.50
1	Flooring: Install new hardwood flooring throughout home. Owner will provide reclaimed oak hardwood flooring, General Contractor will be responsible for installing and refinishing.	
2		
2	Doors: Installation of two (2) new interior doors (to laundry room/closet and to bathroom), as per plans.	\$1,845.02



	Ceiling removal, framing, sheetrock, trim: Demo existing closet, existing bath, and hot water heater closet. Remove all sub ceilings to expose rafters. Remove front closet and reframe opening to kitchen. Frame new walls for laundry room/closet, bathroom, and rear door. Frame, insulate, and install sheetrock to cover side door opening on interior side only--on the exterior, this door will remain in place to maintain historic appearance. Reframe back door opening to fit new exterior door. Frame "Loft" above front room. Regarding the "Loft": there may be a need for additional lateral bracing to support the vertical walls; the framed platform will be left uncovered.	\$4,640.37
3	For wall finish, owner wishes to salvage and re-use the original interior beadboard in the front room and the existing wall materials in the bedroom, where possible. The General Contractor will consult with owner to determine best options based on the condition and availability of the beadboard and other wall materials, and a finished solution will be mutually agreed upon.	
	Contractor to install baseboards.	
	For interior ceiling finish, Owner would like to re-use existing wood boards they have on site. The General Contractor will consult with owner to determine best options based on the condition and availability of the reclaimed materials, and a finished solution will be mutually agreed upon.	
4	Cabinets and countertops: Installation only of new cabinets and countertops in kitchen and bath. Owner will purchase cabinets and countertops and General Contractor will install. Layout to be as shown in plans.	\$1,362.50
5	Interior painting: Prep all interior millwork and paint, paint walls and ceiling, sand and paint ceiling joists and frames above kitchen and bath.	\$7,100.00
6	Bathroom hardware: install shower curtain rod, bath towel and hand towel racks, and toilet paper dispenser. To be brushed nickel.	\$275.83
7		
8		
9		
10		
Total Interior Repairs		16,956.22
Grand Total		68,309.59

All work undertaken to meet all City code and inspections (home is a local designated historic landmark and has zoning overlay "H"). Contractor will be responsible for securing all required permits, including the Certificate of Appropriateness. The Contractor will also furnish one year warranty. Rehab to be completed within 90 days from start date.