CITY OF SAN ANTONIO

OFFICE OF HISTORIC PRESERVATION

BOA-21-10300158
615 E Evergreen – Tobin Hill Historic District
November 15, 2021

Applicant: TX3 Properties LLC
Legal Description: NCB 399 BLK 27 Lot 11
Address: 615 E Evergreen
Zoned: "R-6" Residential, H

Request:
An appeal of the Historic Preservation Officer's (1) denial of the replacement of twenty-two (22) existing, historic wood windows with replacement windows that do not meet the Historic Design Guidelines, Guidelines for Exterior Maintenance and Alterations, regarding window material and (2) the HDRC stipulations that the applicant salvage and store or re-use existing wood windows on the proposed rear addition and update the fenestration pattern, window opening proportions, and window materials on the proposed rear addition to be consistent with the Historic Design Guidelines and Standard Specifications for Windows in Additions.

Case History:

- August 18, 2021 – At the August 18, 2021, Historic and Design Review Commission (HDRC) hearing, the applicant's request was referred to a Design Review Committee (DRC) site visit to review site conditions and to assess the condition of the existing wood windows.
- September 7, 2021 – A Design Review Committee (DRC) site visit was conducted on September 7, 2021, by the DRC and representatives from the Conservation Society of San Antonio and the Office of Historic Preservation. The DRC determined that the existing, historic wood windows were in repairable condition.
- September 15, 2021 – At the September 15, 2021, Historic and Design Review Commission (HDRC) hearing, the applicant's request to replace twenty-two (22) existing, historic wood windows with replacement windows was denied on the basis that the existing wood windows were not deteriorated beyond repair and that the proposed replacement window product, an aluminum-clad material, was not consistent with the Historic Design Guidelines, Guidelines for Exterior Maintenance and Alterations. Additionally, the applicant's request to construct a 1-story rear addition was approved with HDRC stipulations (i) that the applicant salvages the existing wood windows proposed for removal to accommodate the addition and stores them on site for future use or installs them on the rear addition, and (ii) that the applicant update the fenestration pattern, window opening proportions, and materials so that they are

consistent with the Historic Design Guidelines and Standard Specifications for Windows in Additions.

Applicable Citations:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

Historic Design Guidelines, Chapter 3, Guidelines for Additions

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.

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. WINDOW REPLACEMENT – At the September 15, 2021, Historic and Design Review Commission hearing, the applicant's request to replace twenty-two (22) existing, historic wood windows with replacement windows was denied on the basis that the existing wood windows were not deteriorated beyond repair and that the proposed replacement window product, an aluminum-clad material, was not consistent with the Historic Design Guidelines, Guidelines for Exterior Maintenance and Alterations.
b. OHP Staff consistently recommends the repair of existing, historic wood windows, as is recommended by the Historic Design Guidelines, Guidelines for Exterior Maintenance and Alterations. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. Over 112 million windows end up in landfills each year, and about half are under 20 years old.
c. The Guidelines for Exterior Maintenance and Alterations recommends that if original windows are deteriorated beyond repair, they are to be replaced with new windows to match the historic or existing windows in terms of size, type, configuration, material,

form, appearance, and detail. The previously proposed replacement windows are not consistent with the Historic Design Guidelines, Guidelines for Exterior Maintenance and Alterations.

d. ADDITION – At the September 15, 2021, Historic and Design Review Commission hearing, the applicant's request to construct a 1-story rear addition was approved with the HDRC stipulations that (i) the applicant salvages the existing wood windows proposed for removal to accommodate the addition and stores them on site for future use or installs them on the rear addition, and that (ii) the applicant update the fenestration pattern, window opening proportions, and materials so that they match the existing window proportions on the primary structure and are consistent with the Historic Design Guidelines and Standard Specifications for Windows in Additions.
e. OHP staff consistently recommends that historic windows and doors approved for removal to accommodate additions are salvaged and stored on site for future use or re-used in the proposed addition. The proposed rear addition will require the removal of three one-over-one wood windows and one door on the north (rear) elevation. Historic wood windows and doors are valuable materials and are critical in the rehabilitation of historic structures.
f. The Standard Specifications for Windows in Additions and New Construction recommend that new windows feature traditional dimensions and proportions found within the district. The proposed rear addition includes the installation of one small one-over-one window, a large, fixed window, and a full-lite door on the rear elevation, a large one-over-one window on the east elevation, and a traditional-sized one-over-one window on the west elevation. The proposed fenestration pattern is not consistent with the Standard Specifications for Windows in Additions and New Construction.

OHP Staff Recommendation to the Board of Adjustment

Office of Historic Preservation Staff does not recommend approval of the appeal. Staff recommends that the Board of Adjustment uphold the Historic Preservation Officer's denial of a Certificate of Appropriateness for replacement of existing, historic wood windows with windows that are not consistent with the Historic Design Guidelines, Guidelines for Exterior Maintenance and Alterations and the approval of HDRC stipulations for (i) the salvaging of historic wood windows removed to accommodate the rear addition and (ii) updated elevation drawings showing windows on the rear addition that match the existing window proportions on the primary structure.

HISTORIC AND DESIGN REVIEW COMMISSION

September 15, 2021

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

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

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

APPLICABLE CITATIONS:

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

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

(a) Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.
(1) Historic Landmark. No certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance as provided is subsection (c) in order to receive a historic and design review commission recommendation for a certificate for demolition.
(2) Entire Historic District. If the applicant wishes to demolish an entire designated historic district, the applicant must provide sufficient evidence to support a finding by the commission of economic hardship on the applicant if the application for a certificate is to be approved.
(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant provides sufficient evidence to support a finding by the commission unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided is subsection (c) in order to receive a certificate for demolition of the property.

(b) Unreasonable Economic Hardship.

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

A. For all structures and property:
i. The past and current use of the structures and property;
ii. The name and legal status (e.g., partnership, corporation) of the owners;
iii. The original purchase price of the structures and property;
iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;
v. The amount of real estate taxes on the structures and property for the previous two (2) years;
vi. The date of purchase or other acquisition of the structures and property;
vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
ix. Any listing of the structures and property for sale or rent, price asked and offers received;
x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
xi. Any replacement construction plans for proposed improvements on the site;
xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, an irrevocable trust for completion of improvements, or a letter of commitment from a financial institution; and
xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
xiv. Any property tax exemptions claimed in the past five (5) years.
B. For income producing structures and property:
i. Annual gross income from the structure and property for the previous two (2) years;
ii. Itemized operating and maintenance expenses for the previous two (2) years; and
iii. Annual cash flow, if any, for the previous two (2) years.
C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.
D. Construction cost estimates for rehabilitation, restoration, or repair, which shall be broken out by design discipline and construction trade, and shall provide approximate quantities and prices for labor and materials. OHP shall review such estimates for completeness and accuracy, and shall retain outside consultants as needed to provide expert analysis to the HDRC.

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

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

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

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

(d) Documentation and Strategy.
(1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints or provide a set of digital photographs in RGB color to the historic preservation officer. Digital photographs must have a minimum dimension of 3000 x 2000 pixels and resolution of 300 dpi.
(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.
(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.
(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.
(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = $2,000.00

2,501—10,000 square feet = $5,000.00

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

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

Over 50,000 square feet = $30,000.00

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

(f) The historic preservation officer may approve applications for demolition permits for non-contributing minor outbuildings within a historic district such as carports, detached garages, sheds, and greenhouses determined by the historic preservation officer to not possess historical or architectural significance either as a stand-alone building or structure, or as part of a complex of buildings or structures on the site.
(Ord. No. 98697 § 6) (Ord. No. 2010-06-24-0616, § 2, 6-24-10) (Ord. No. 2014-04-10-0229, § 4, 4-10-14)(Ord. No. 2015-10-29-0921 , § 2, 10-29-15)(Ord. No. 2015-12-17-1077 , § 2, 12-17-15)

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork
A. MAINTENANCE (PRESERVATION)
i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping 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.

5. Architectural Features: Lighting
A. MAINTENANCE (PRESERVATION)

i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

6. Architectural Features: Doors, Windows, and Screens
A. MAINTENANCE (PRESERVATION)
i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. *Screens and shutters*—Preserve historic window screens and shutters.
v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. *Security bars*—Install security bars only on the interior of windows and doors.
ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres
A. MAINTENANCE (PRESERVATION)
i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

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

8. Architectural Features: Foundations
A. MAINTENANCE (PRESERVATION)
i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

9. Outbuildings, Including Garages
A. MAINTENANCE (PRESERVATION)
i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions
A. GENERAL
i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

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

2. Massing and Form of Non-Residential and Mixed-Use Additions
A. GENERAL
i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures
A. COMPLEMENTARY MATERIALS
i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.
B. INAPPROPRIATE MATERIALS
i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.
C. REUSE OF HISTORIC MATERIALS
i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

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

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

5. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.
B. SCREENING
i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25”. Stiles must be no wider than 2.25”. Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2” in depth between the front face of the window trim and the front face of the top window sash.

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

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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

2. Building Massing and Form
A. SCALE AND MASS
i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.
B. ROOF FORM
i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.
C. RELATIONSHIP OF SOLIDS TO VOIDS
i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the

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

D. LOT COVERAGE

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

3. Materials and Textures

A. NEW MATERIALS

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

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

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

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

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

B. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

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

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

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

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

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

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

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

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

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

B. SETBACKS AND ORIENTATION

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

6. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.
B. SCREENING
i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

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- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25”. Stiles must be no wider than 2.25”. Top and bottom sashes must be equal in size unless otherwise approved.

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

FINDINGS:

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

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

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

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

q. ADDITION: ROOF – The applicant has proposed to install a front gable composition shingle roof to match the proposed material change on the primary structure. Guideline 3.A.i for Additions states that materials should match in type, color, and texture. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff finds that the roof material on the addition should match the HDRC-approved roof material on the existing primary structure.

r. ADDITION: WINDOW AND DOOR REMOVAL – The proposed addition will require the removal of three one-over-one wood windows and one door on the north (rear) elevation. The wood windows on the rear elevation should be salvaged and stored on the property for future use or incorporated into the design for the new addition. The proposed addition will also require the removal of one wood door from the north (rear) elevation. The door may be original to the structure but is deteriorated. Staff finds the removal of the window and door to accommodate the rear addition appropriate.

s. ADDITION: NEW WINDOWS: SIZE AND PROPORTION – The applicant has proposed to install a small one-over-one window, a large, fixed window, and a full-lite door on the rear elevation of the addition, a large one-over-one window on the east elevation of the addition, and a traditional-sized one-over-one window on the west elevation. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Staff finds that the applicant should incorporate a more traditional fenestration pattern on the proposed rear addition.

t. ADDITION: NEW WINDOWS AND DOORS: MATERIALS – The applicant has proposed to install a small one-over-one window, a large, fixed window, and a full-lite door on the rear elevation of the addition, a large one-over-one window on the east elevation of the addition, and a traditional-sized one-over-one window on the west elevation. The Standard Specifications for Windows in Additions and New Construction states that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with staff's standard window stipulations. Whole window systems should match the size of historic windows on property unless otherwise approved. Staff finds that the applicant should install fully wood or aluminum-clad wood windows in the rear addition. A fully wood door is most appropriate.

u. ADDITION: MATERIALS: FAÇADE – The applicant has proposed to clad the rear addition in wood siding to match existing. Guideline 3.A.i for Additions stipulates that additions should use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original. Staff finds the proposal appropriate.

v. REAR PATIO INSTALLATION – The applicant has proposed to install a covered rear patio off of the proposed rear addition. The rear patio will feature a concrete slap, wood columns, and roofing to match existing. The applicant has not provided total square footage for the proposed rear patio. Staff finds that the applicant should submit the square footage of the patio for review.

w. FENESTRATION MODIFICATION: WINDOW REMOVAL – The applicant has proposed to remove 3 windows from the east elevation and 1 window from the west elevation. The existing windows feature broken or missing cords but are in repairable condition. The window removal is requested to accommodate changes to the interior floor plan. The applicant has proposed to enclose the window openings with siding to match existing. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window openings should be preserved. Avoid filling in historic door or window openings. Staff finds the proposal inconsistent with the Guidelines.

x. WINDOW REPLACEMENT: EXISTING CONDITION – The applicant has requested to replace 22 existing wood windows with aluminum-clad wood windows. Staff conducted a site visit to assess the condition of the existing windows on August 11, 2021. Staff observed the following conditions from the exterior: broken or missing sash cords, peeling or chipping paint, and missing glass. The applicant has provided documentation that includes interior photos which show signs of wood rot, water damage, missing sash elements, and uneven sashes. Staff and DRC Commissioners completed an additional site visit on September 7, 2021, and assessed the condition of the windows from the interior. Staff finds that the windows are in repairable condition based on the documentation provided and the site visits, with most windows requiring intervention such as the reworking of the sashes, the replacement of sash elements, and reglazing, along with refitting into the trim and frames. Staff and the Commissioners observed that one (1) window on the rear west elevation (window #14) features missing

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

y. WINDOW REPLACMEMENT: ENERGY EFFICIENCY AND MAINTENANCE – In terms of efficiency, in most cases, windows only account for a fraction of heat gain/loss in a building. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. The wood windows were designed specifically for this structure and can accommodate the natural settling and movement of the structure as a whole throughout seasons. Modern replacement products are extremely rigid, often resulting in the creation of gaps, cracks, and major points of air infiltration at the window frames and other areas of the exterior wall plane over time due to material incompatibility when considering the structure as whole integrated system.

z. WINDOW REPLACEMENT: WASTE AND LIFESPAN – Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing and the depletion of natural resources and forests, petroleum-heavy manufacturing methods, transportation, and installation. Finally, window repair and restoration utilizes the local labor and expertise of craftspeople versus off-the-shelf, non-custom composite products. Staff generally encourages the repair and restoration of original windows whenever possible.

aa. WINDOW REPLACEMENT – The applicant has proposed to replace 22 existing wood windows with replacement aluminum-clad wood windows. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. Guideline 6.B.iv for Exterior Maintenance and Alterations states that new windows should be installed to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. As noted in finding w, staff finds that the windows are in repairable condition.

bb. ROOF REPLACEMENT – The applicant has proposed to replace the existing standing seam metal roof with a composition shingle roof. According to the Historic Design Guidelines, when roof replacement is required, the roof should be repaired in-kind. According to the Sanborn Map, the property historically featured a metal roof. Additionally, the existing roof appears to be original or has been in place for several decades. Metal roofs in the existing configuration are typical of the style of the home. Staff finds the proposal inconsistent with the Guidelines.

cc. DRIVEWAY AND RETAINING WALL MODIFICATION – The applicant has proposed to modify the existing footprint of the driveway apron, retaining wall, and ribbon driveway so that they are located within the property line. Guideline 5.B.i for Site Elements states that historic driveway configurations, such as ribbon drives, should be retained and repaired in place. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration. The applicant has proposed to install a 10-foot-wide fully concrete driveway apron and a 9-foot-wide ribbon driveway extending to the rear of the property. As the driveway apron, driveway, and retaining wall modifications require the removal of a portion of the front porch, staff finds the request inappropriate.

RECOMMENDATION:

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

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

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

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

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

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

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

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

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

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

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

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

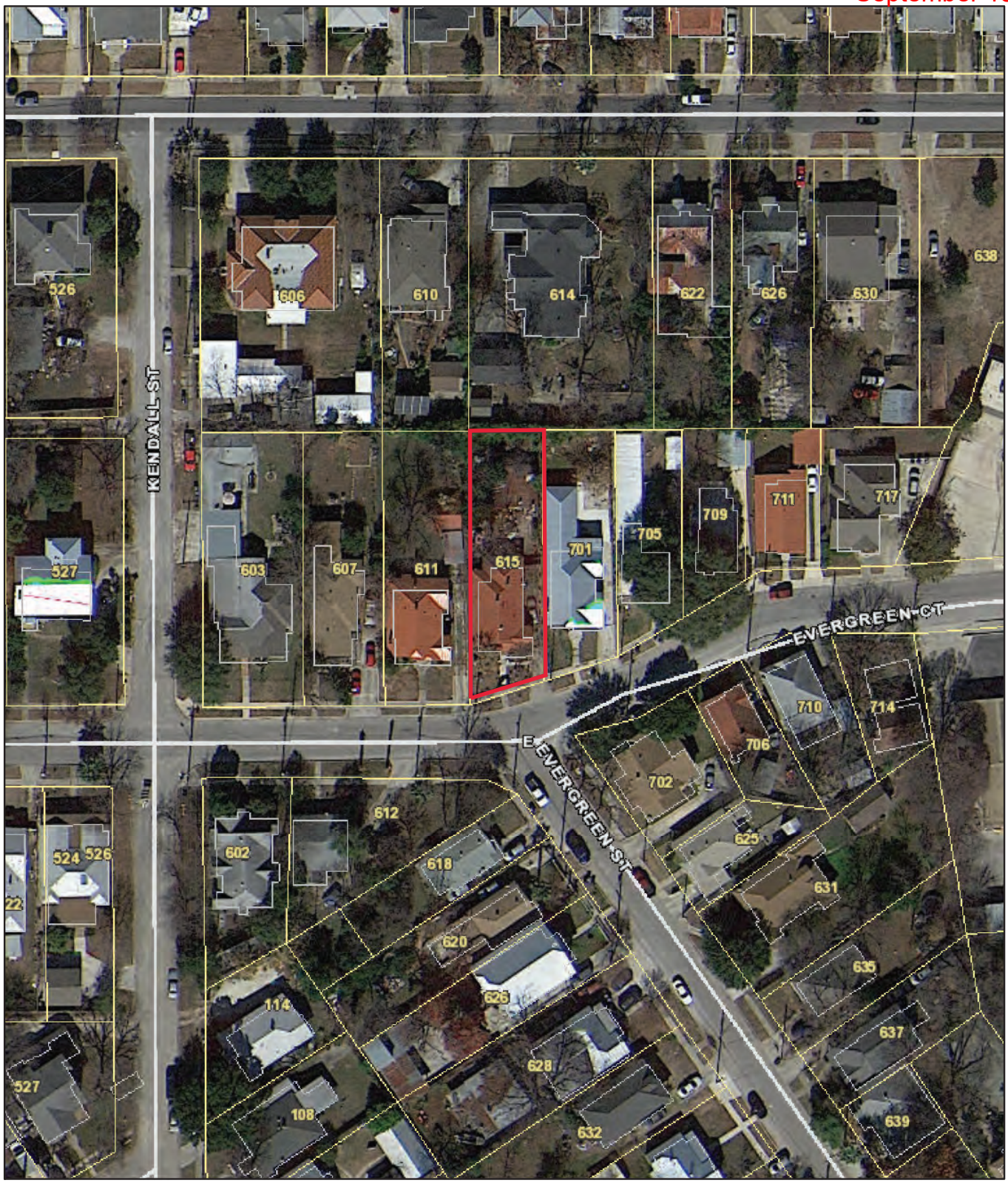
i. That the applicant installs fully wood windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the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

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

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

City of San Antonio One Stop

HDRC Case 2021-360
September 15, 2021



August 11, 2021

User drawn lines

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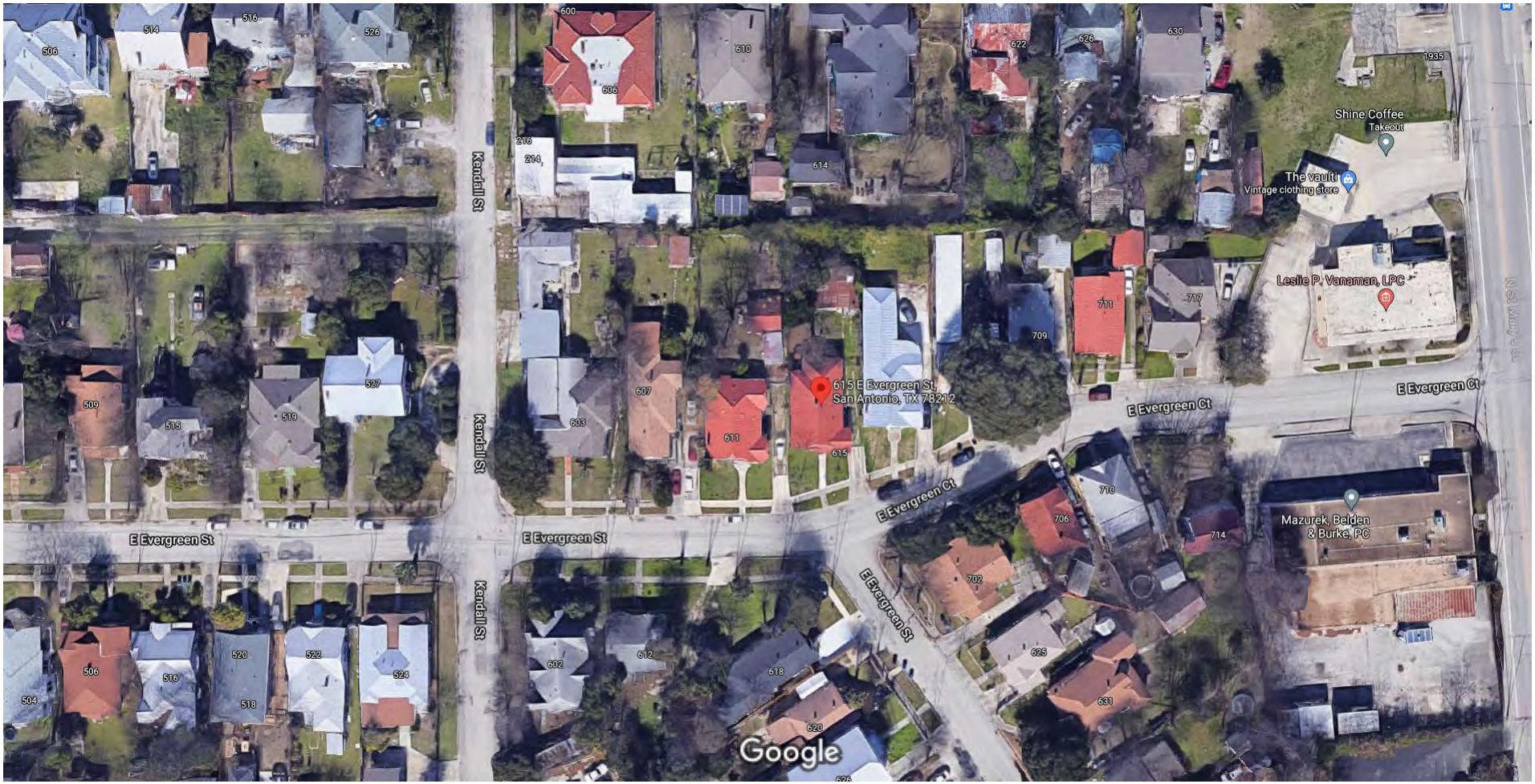
HDRC Case 2021-360
September 15, 2021

Google Maps 615 E Evergreen St



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

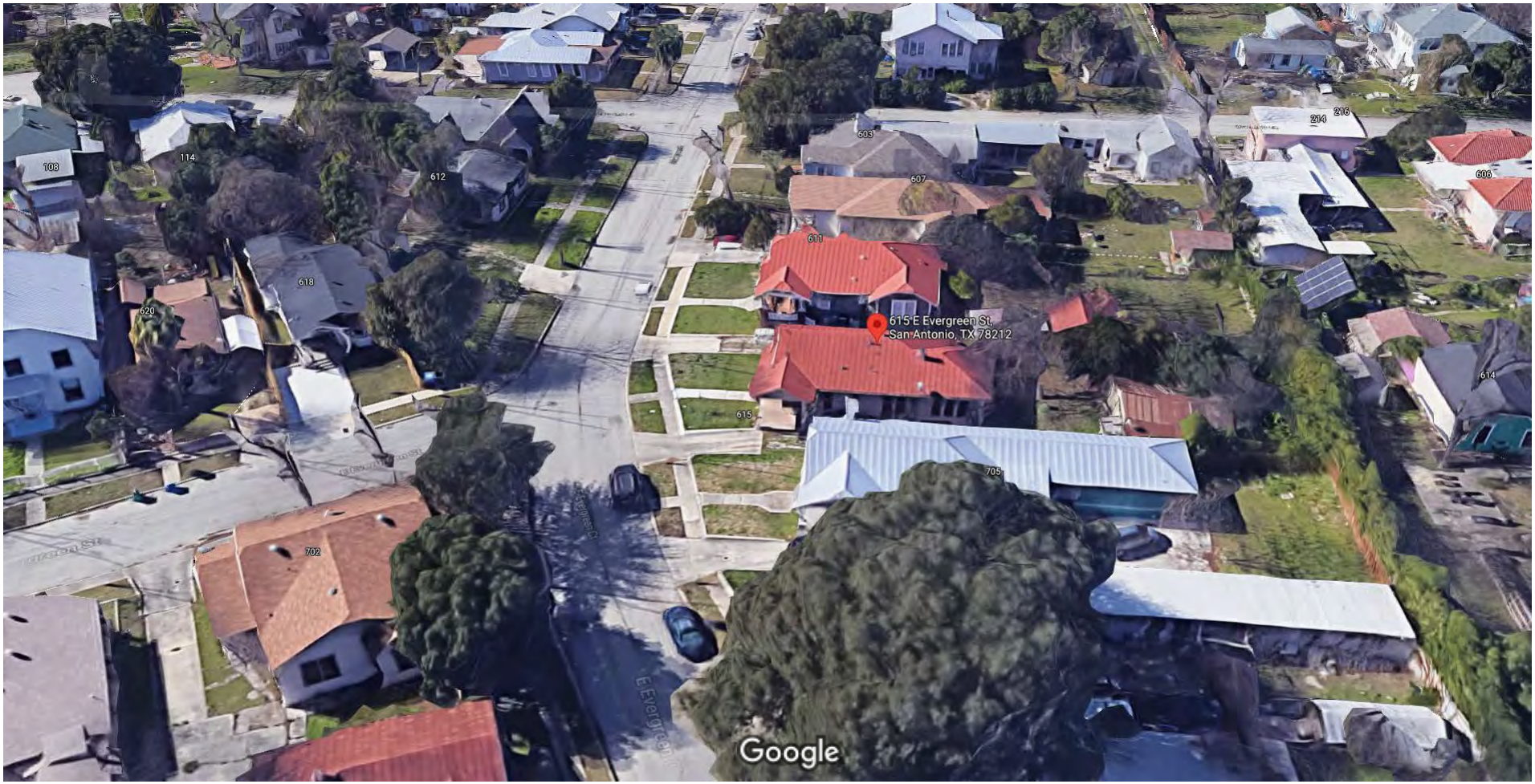
HDRC Case 2021-360
September 15, 2021

Google Maps 615 E Evergreen St

Imagery ©2021 Google, Map data ©2021 , Map data ©2021 Google 20 ft

HDRC Case 2021-360
September 15, 2021

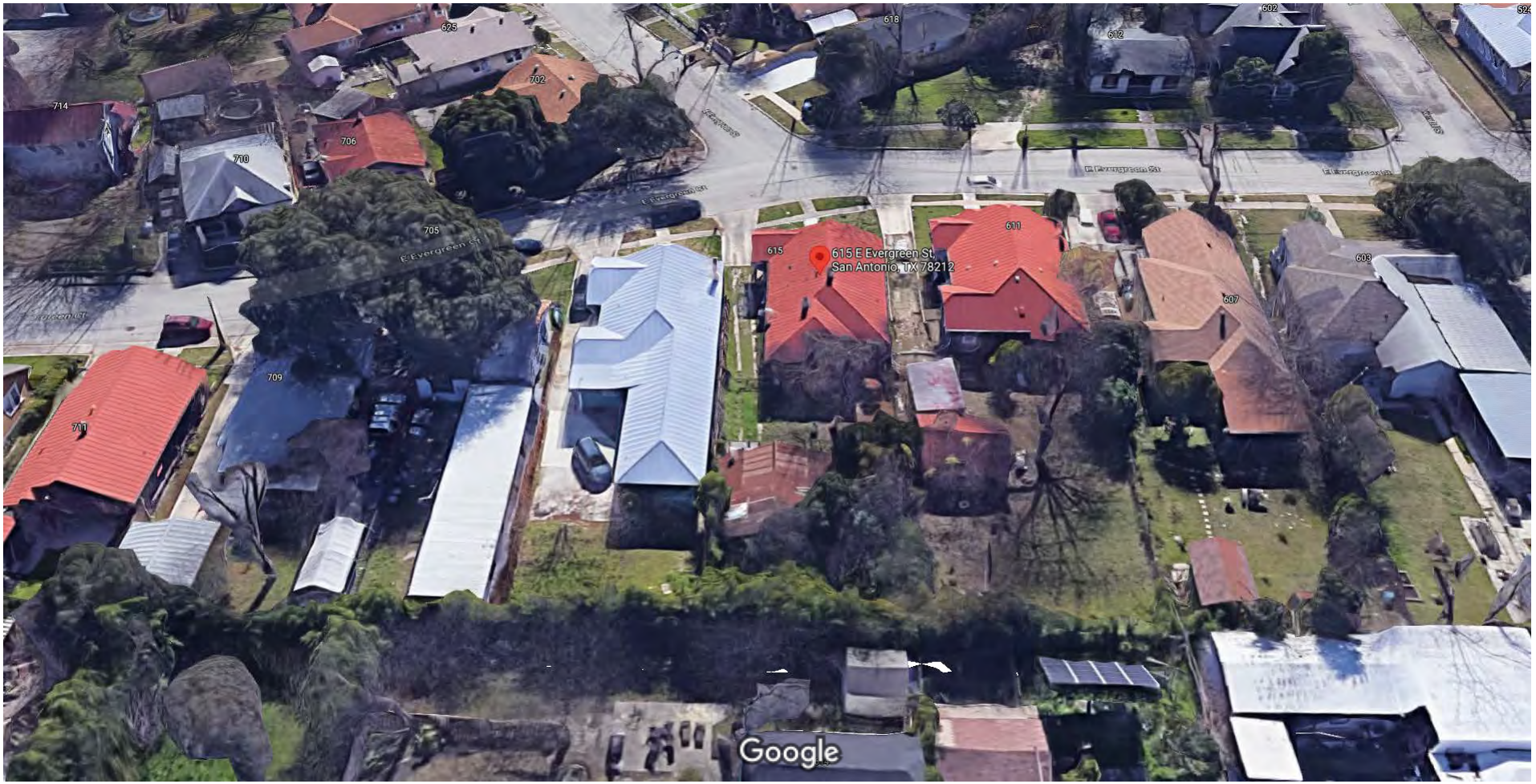
Google Maps 615 E Evergreen St



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 Google 20 ft

HDRC Case 2021-360
September 15, 2021

Google Maps 615 E Evergreen St



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September 15, 2021

Google Maps 615 E Evergreen St

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1951

212

222

N. ST. MARYS (JONES AV)

E. PARK AV.

(1717)

399

E. EVERGREEN CT.

E. EVERGREEN (LUTER) NOT PAVED

KENDALL

397

E. EVERGREEN

MACADAMIZED

398

1716

201

E. EUCLID AV. — (E. MACON)

GILLESPIE NOT PAVED

(859)

858

E. LAUREL (HOEFLING)

211

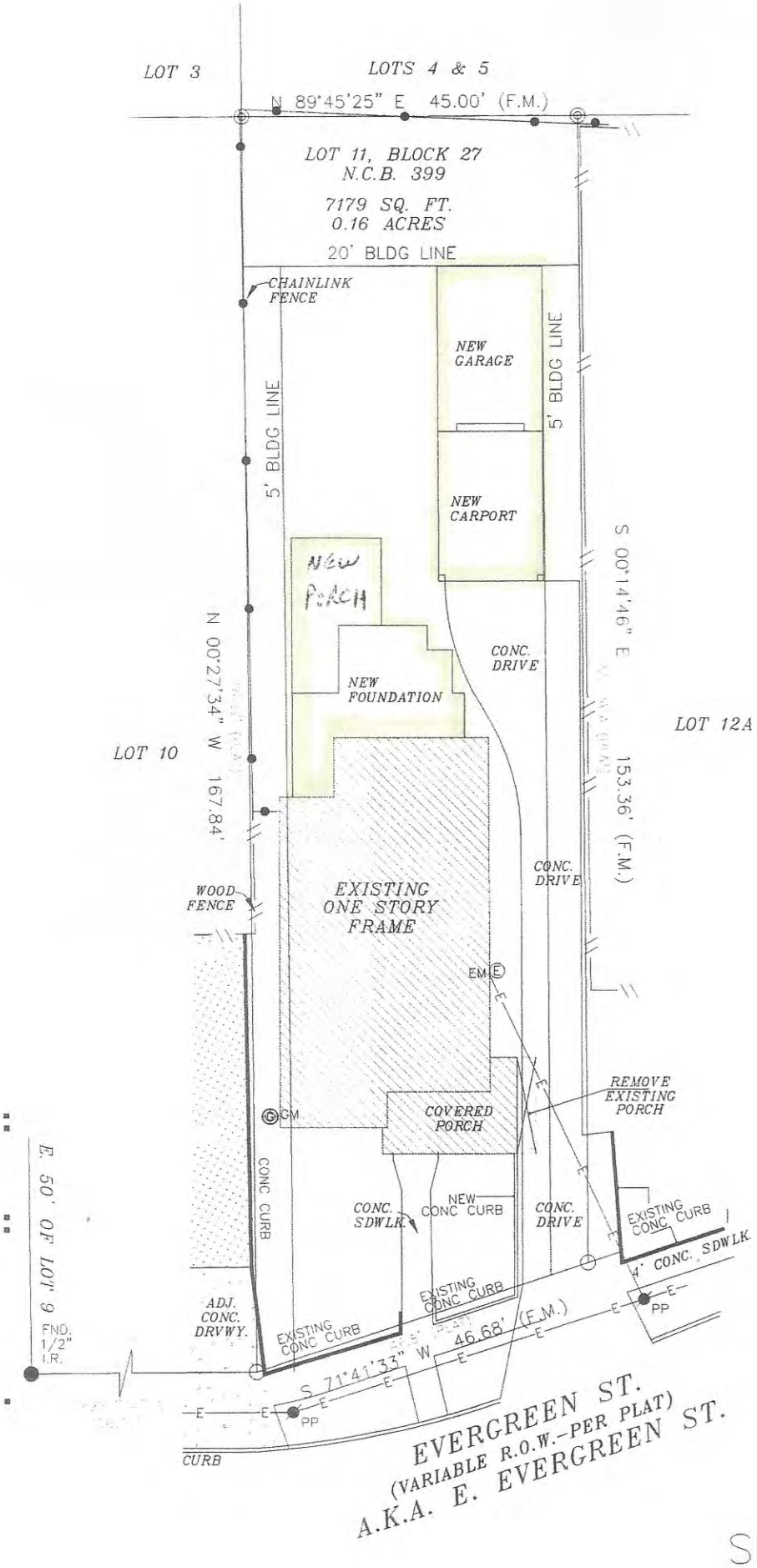
WILMINGTON AV. NOT PAVED

209 ATLANTA AV.

Scale of Feet.

HDRC Case 2021-360
September 15, 2021

Design Originals Is A Firm. We Are Not Qu Structural Framing Or Engineer Should Be C And Foundation. Shou These Drawings, The Responsibility For The Will Not Be Held Resp In Any Way/Or Any F



SITE PLAN

SCALE: 1"=3/32"

HDRC Case 2021-360
September 15, 2021

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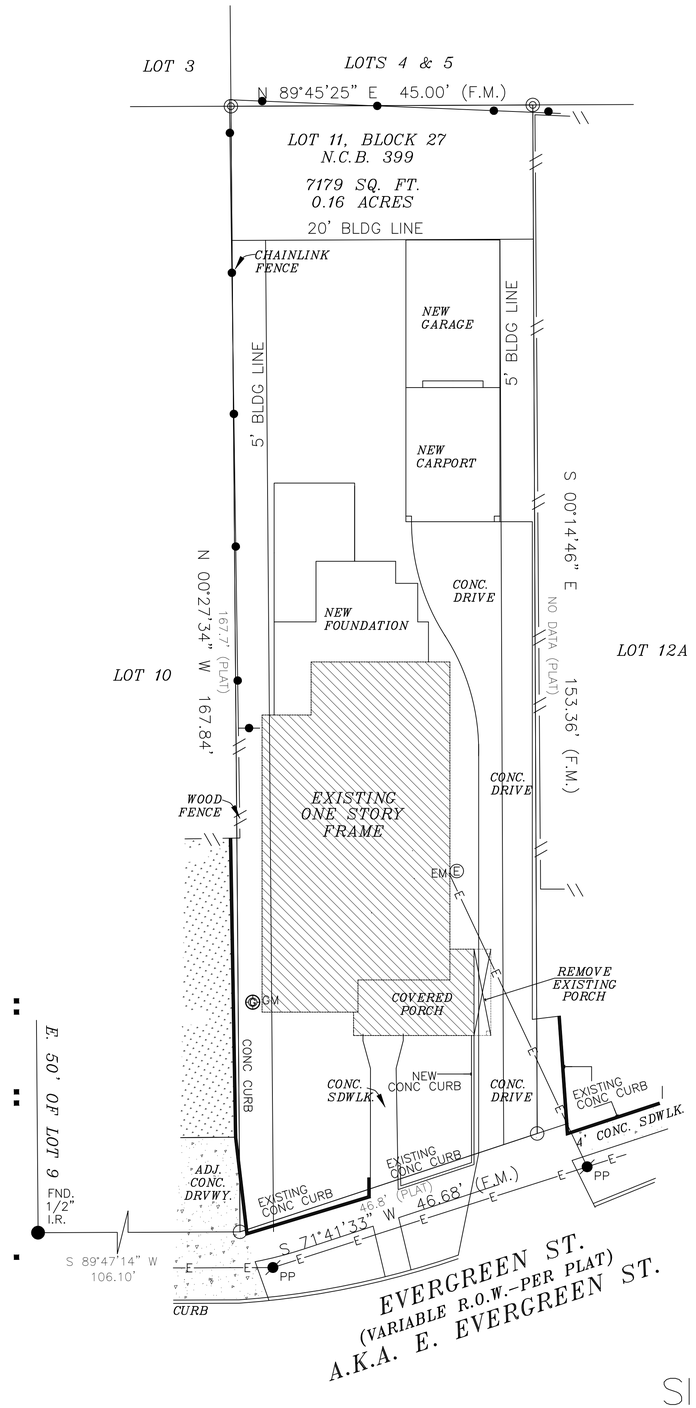

SITE PLAN
SCALE: 1"=3/32"

MONTY CALDERON HOMES

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home design center
10713 RR N 620, STE. 412
AUSTIN, TX 78726
OFFICE (512) 331-1775

615
E. EVERGREEN
STREET

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

N.C.B.D.C. NATIONAL COUNCIL
Robert J. Faust
CERTIFICATION NO. 44-725
Member American Institute of Building Design (A.I.B.D.)
National Council of Building Designer Certification (N.C.B.D.C. – #44-725)

Robert J. Faust
02-08-21

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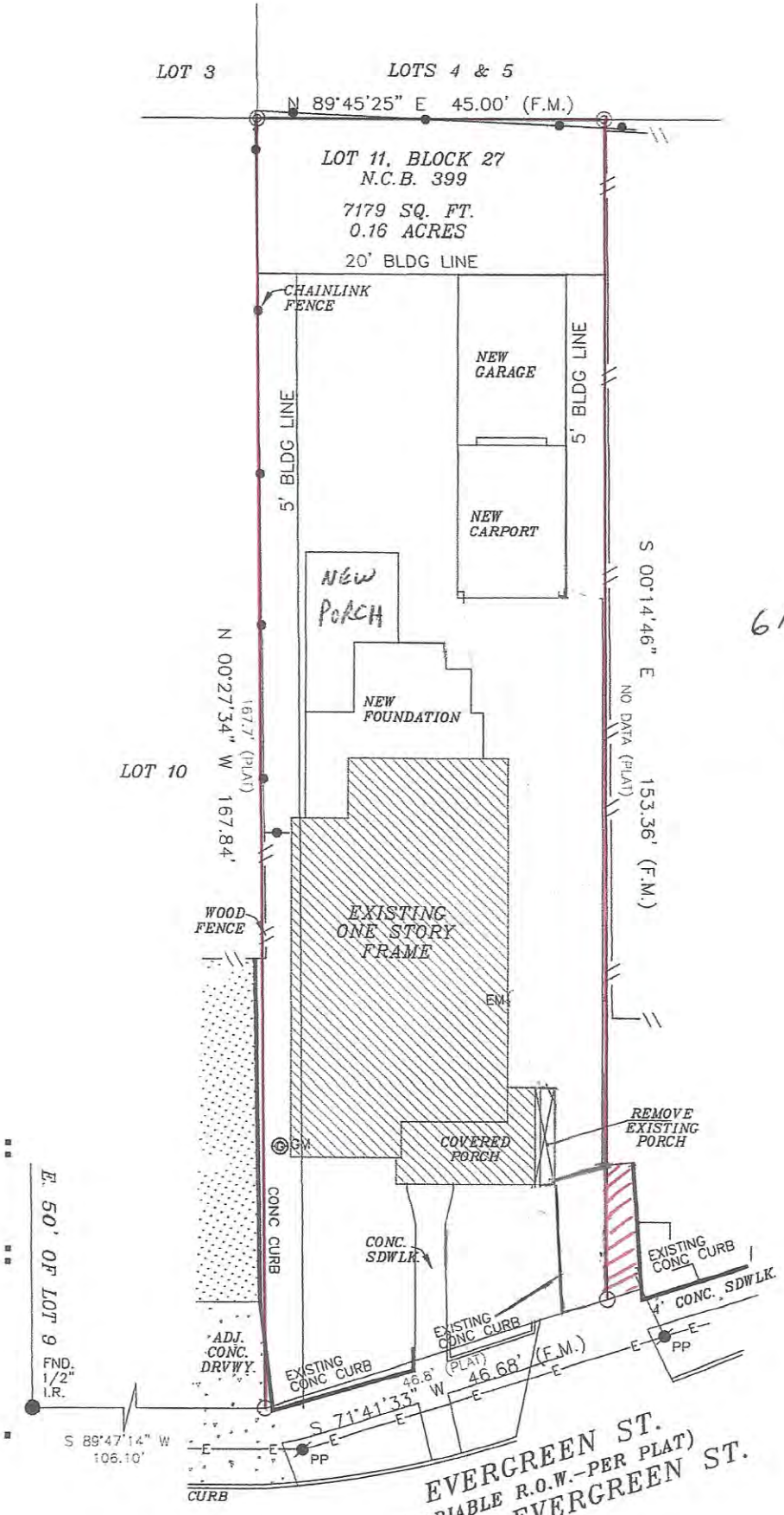
September 15, 2021



615 E. Evergreen St.
Existing
Driveway

SITE PLAN
SCALE: 1"=3/32"

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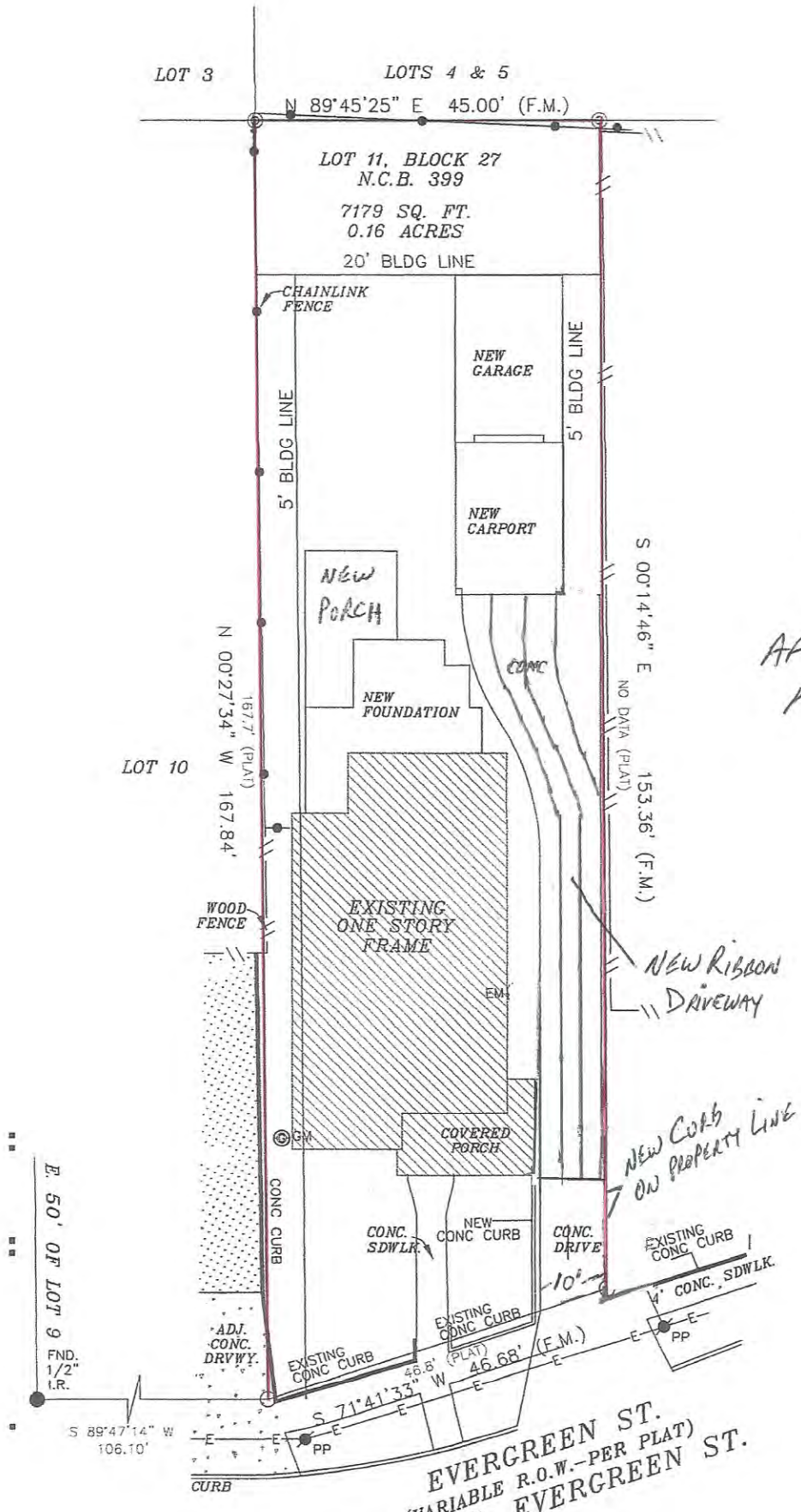
September 15, 2021



615 E. Evergreen St.
New Driveway
After Front Porch
Modification

SITE PLAN

SCALE: 1"=3/32"

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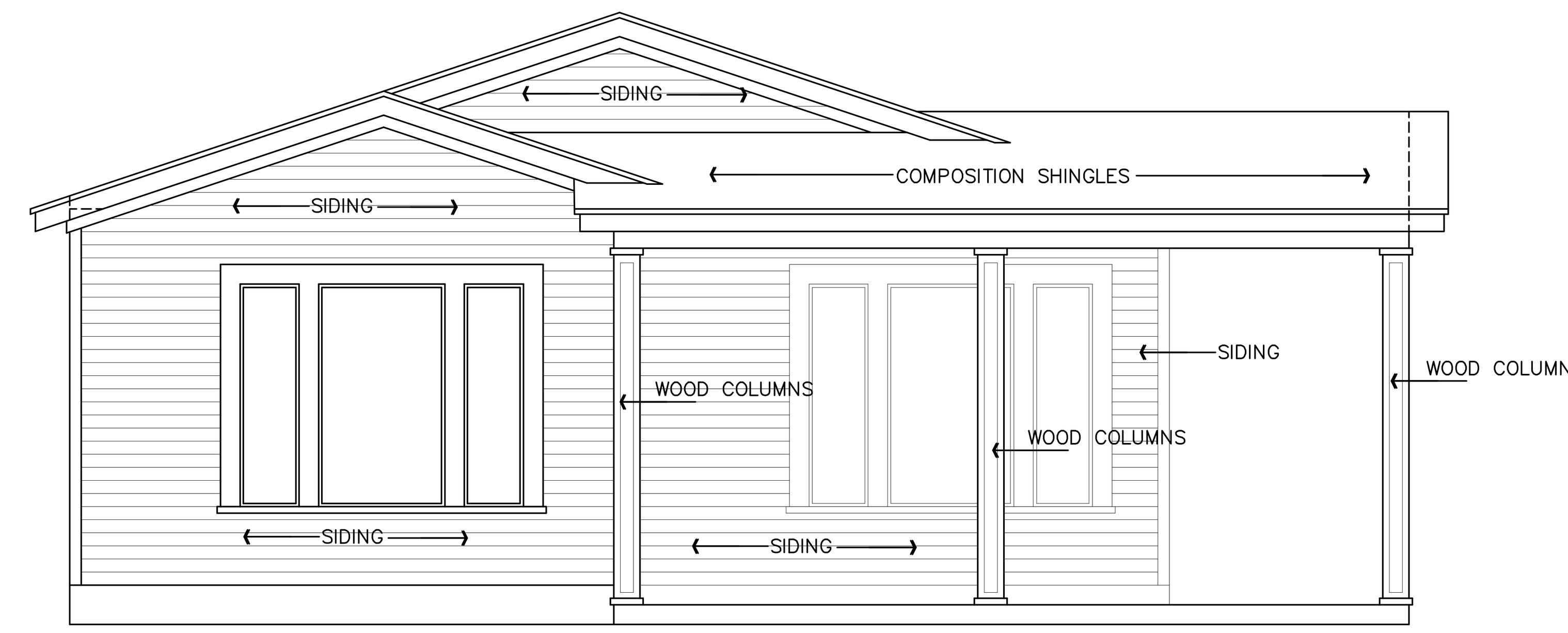

EXISTING
FRONT ELEVATION
SCALE: 1/4"=1'-0"

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

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

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HOMES

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N·C·B·D·C
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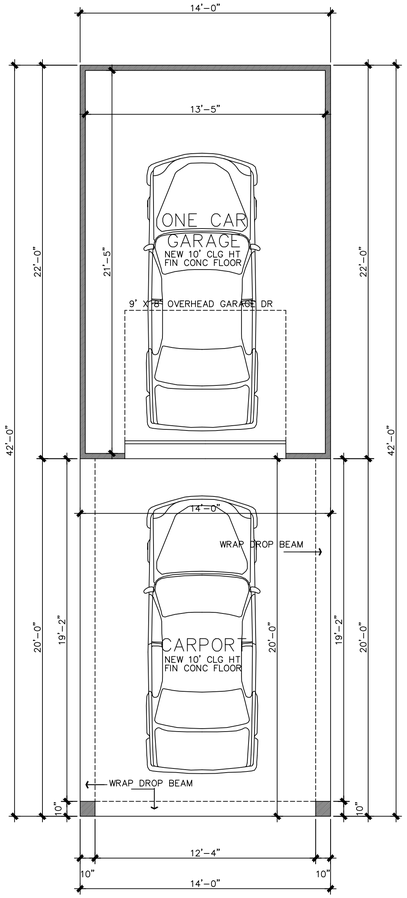
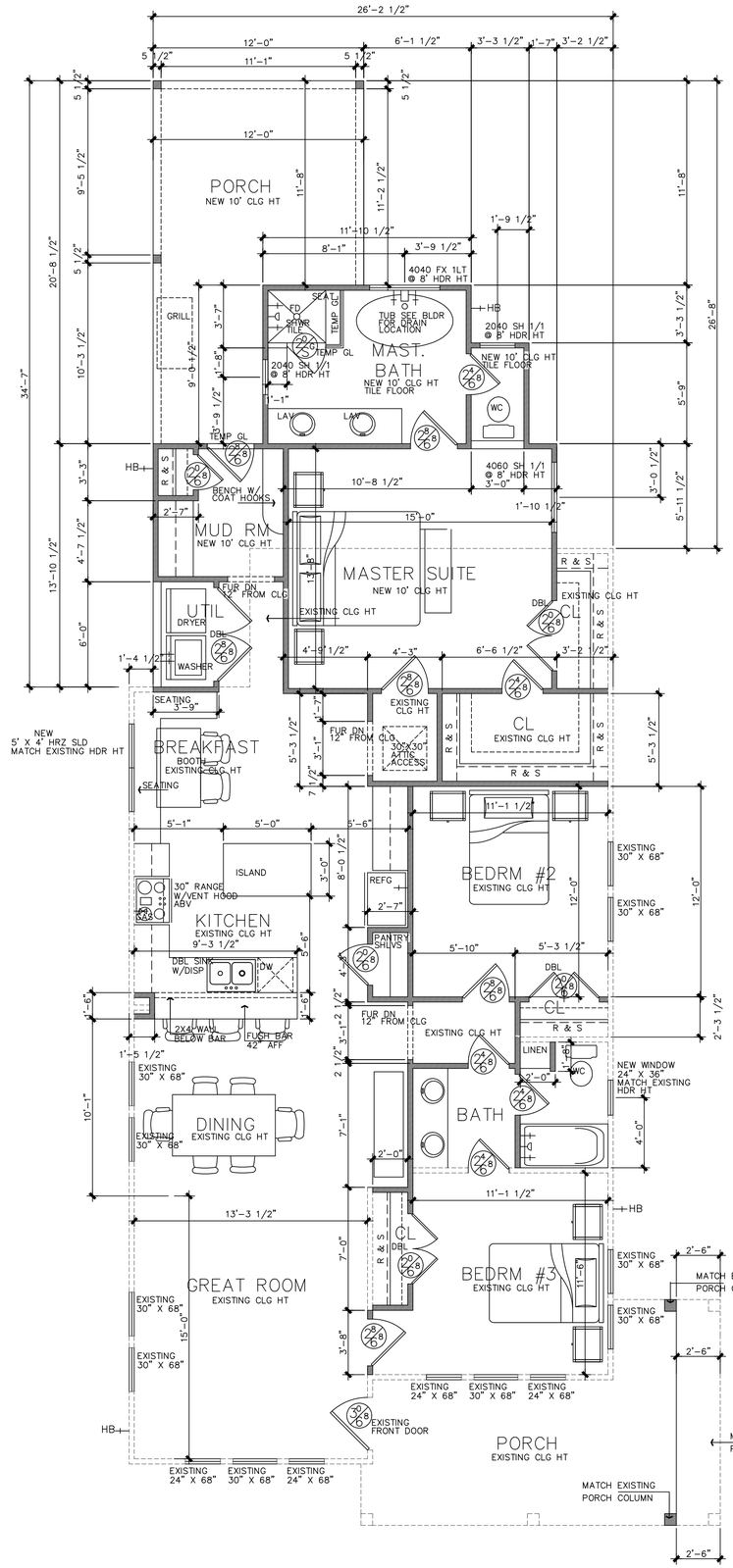
02-05-21



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



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

GENERAL NOTES:

Design Originals assumes no responsibility for any changes or modifications made to these plans by others.

2.0 These plans and specifications are intended to meet all applicable codes and ordinances. Contractor to comply with all local codes, ordinances and deed restrictions.

3.0 Any discrepancies in plans to be brought to the attention of the designer prior to beginning construction. Contractors shall assume responsibility for errors that are not reported.

4.0 Contractor shall insure compatibility of the building with all site requirements.

5.0 Contractor to consult with a structural engineer for design of all solid framing, columns, beams, and other structural members.

6.0 All wood, concrete and steel structural members shall be of a good quality and meet all applicable national, state and local building codes.

7.0 All angles shown on plans are 45^ unless noted otherwise.

8.0 All dimensions should be read or calculated and never scaled

9.0 All window sizes are nominal rough opening, verify sizes with manufacturers details & specs.

10.0 All windows will be dimensioned to center of rough openings unless otherwise noted.

11.0 Weather strip attic access door(s).

12.0 Contractor to provide a 3/4" plywood catwalk from attic access to HVAC units (if applicable). Units to be located within 20'-0" of access

13.0 All vents to rear of residence.

14.0 Provide 1 s.f. net free area of attic ventilation per 150 s.f. of total covered roof area as per code.

15.0 Floor truss area to be draft stopped where trusses open to attic space

16.0 Divide floor truss area into equal areas of less than 1000 s.f. each for fire stops

17.0 Provide control and expansion joints as required on concrete drives, walks, patios and masonry walls.

18.0 Pull down attic access to be standard 30"x54" R.O. all ceilings 11'-1 1/8" or higher require 30"x60" R.O.

19.0 Provide studs at all 4 corners of tub.

20.0 Provide 5/8" type "X" gypsum board on common walls and ceilings.

21.0 Do not use wood build-outs behind stucco, around windows and doors.

22.0 Attach tops, sides and bottoms, of windows and doors shingle style.

23.0 Apply 2 ply ALTM building paper shingle style over all exterior sheating prior to installing metal roof.

24.0 Stucco veneer must comply with 2006 IRC and the ASTM requirements.

25.0 Provide weep screen properly installed.

26.0 Provide expansion/contraction control joints to divide up stucco into 100 sq. ft. total sq. ft. area. Provide casing bead where stucco terminates around perimeter of windows, doors or dissimilar materials. Stop casing bead at least]" to \" away from window and door frames.

SYMBOL LEGEND

	GAS/PROPANE VALVE
HB	HOSE BIB
	SHOWER HEAD @ 80" AFF
28/6	DOOR SIZE TAG

EXISTING AREAS

TOTAL LIVING	1322
FRONT PORCH	163
TOTAL COVERED	1485

NEW AREAS

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

MONTY CALDERON HOMES

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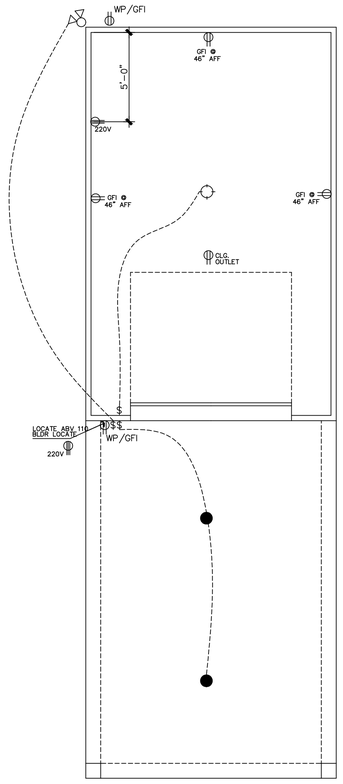
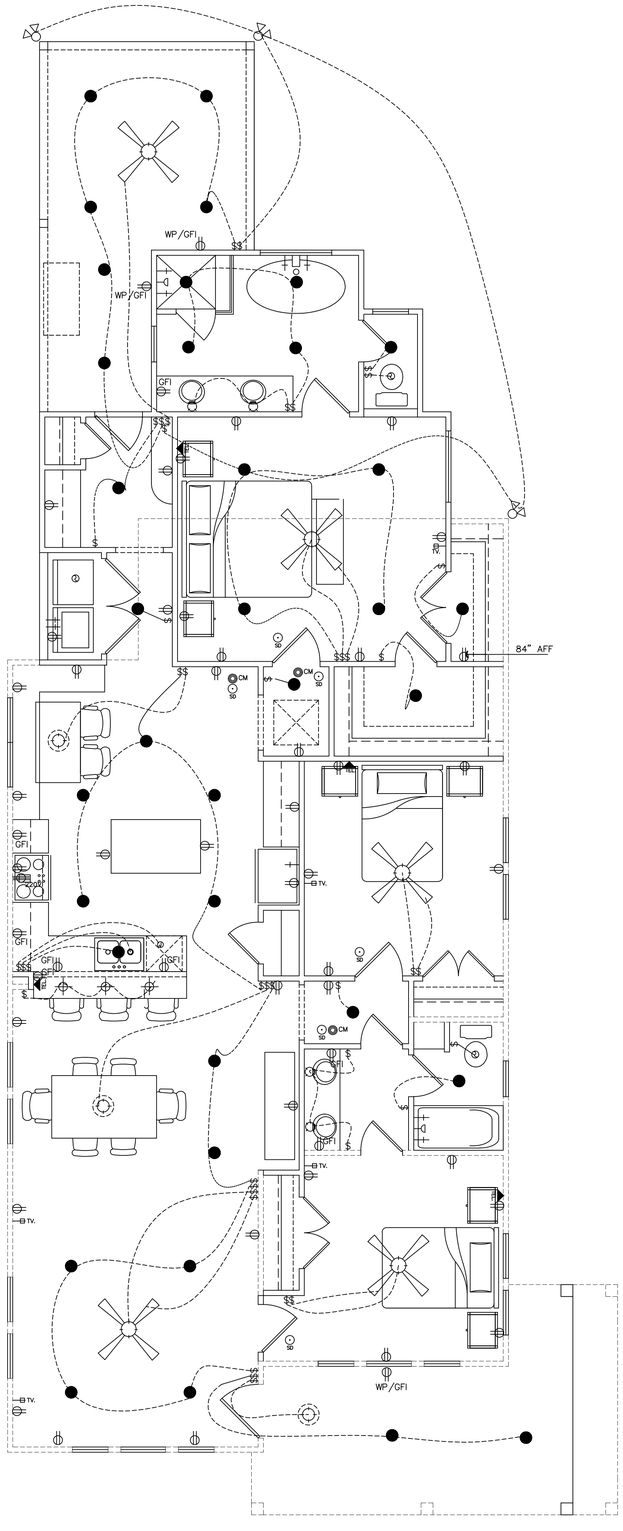
(N.C.B.D.C. - #44-725)

Robert J. Faust 02-05-21



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



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

ELECTRICAL SYMBOL LEGEND

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

ELECTRICAL NOTES:

Provide smoke detectors per code.

Prewire for security system as spec.

Outlets within 6'-0" of sink or lavatory to be on G. F. I. circuit

Center light over pedestal lav, where shown.

Block for ceiling fans in all bedrooms, living, family and breakfast rooms.

Supply 220v and 110v or gas and 110v to HVAC unit(s) in attic (ref. specs.)

Provide light near HVAC unit(s) in attic

Any discrepancies in plans are to be brought to the

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615 E. EVERGREEN STREET

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

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Robert J. Faust
CERTIFICATION NO. 44-725
American Institute of Building Design (A.I.B.D.)
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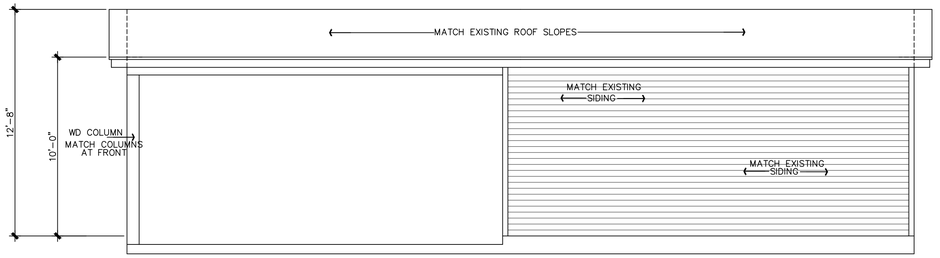
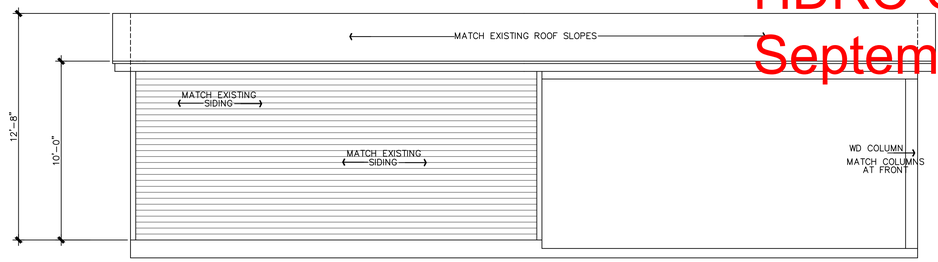
02-05-21

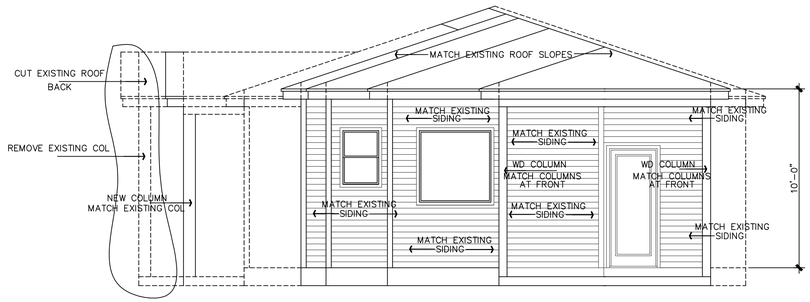
HDRC Case 2021-360
September 15, 2021



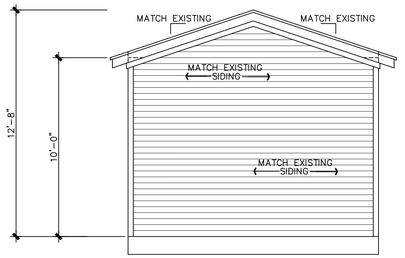
GARAGE RIGHT SIDE



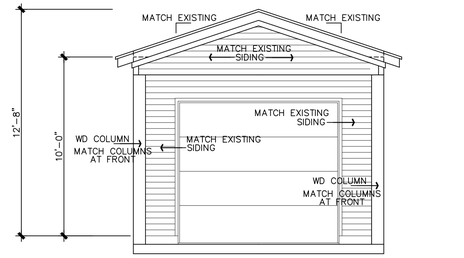
GARAGE LEFT SIDE



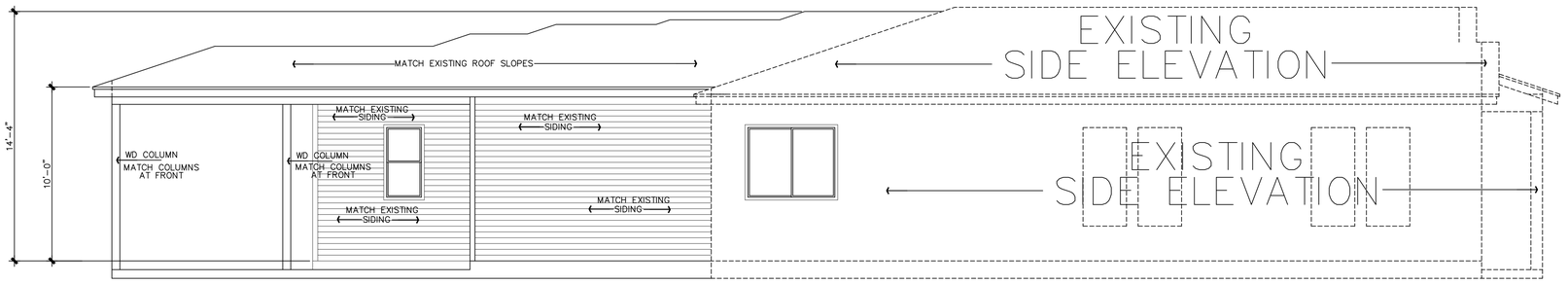
REAR ELEVATION
SCALE: 1/4"=1'-0"



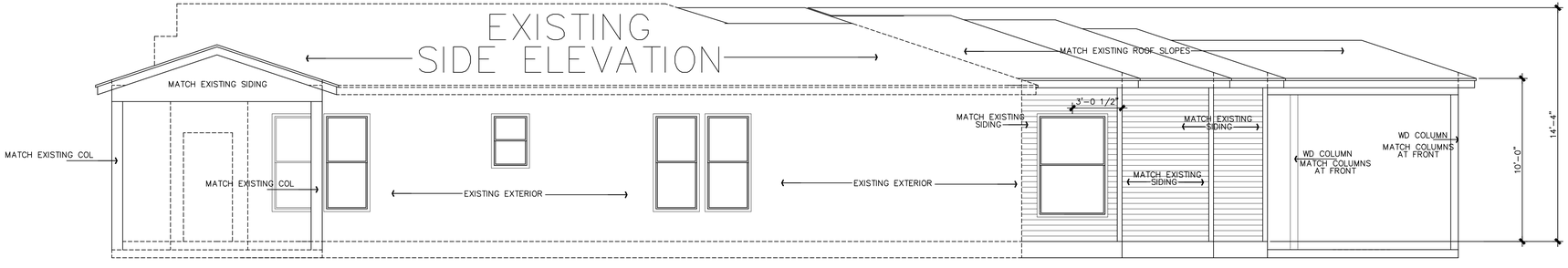
GARAGE REAR



GARAGE FRONT



LEFT SIDE ELEVATION



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

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

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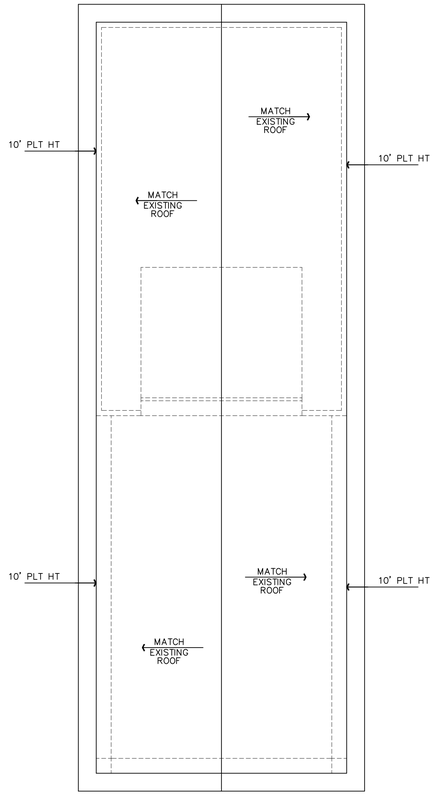
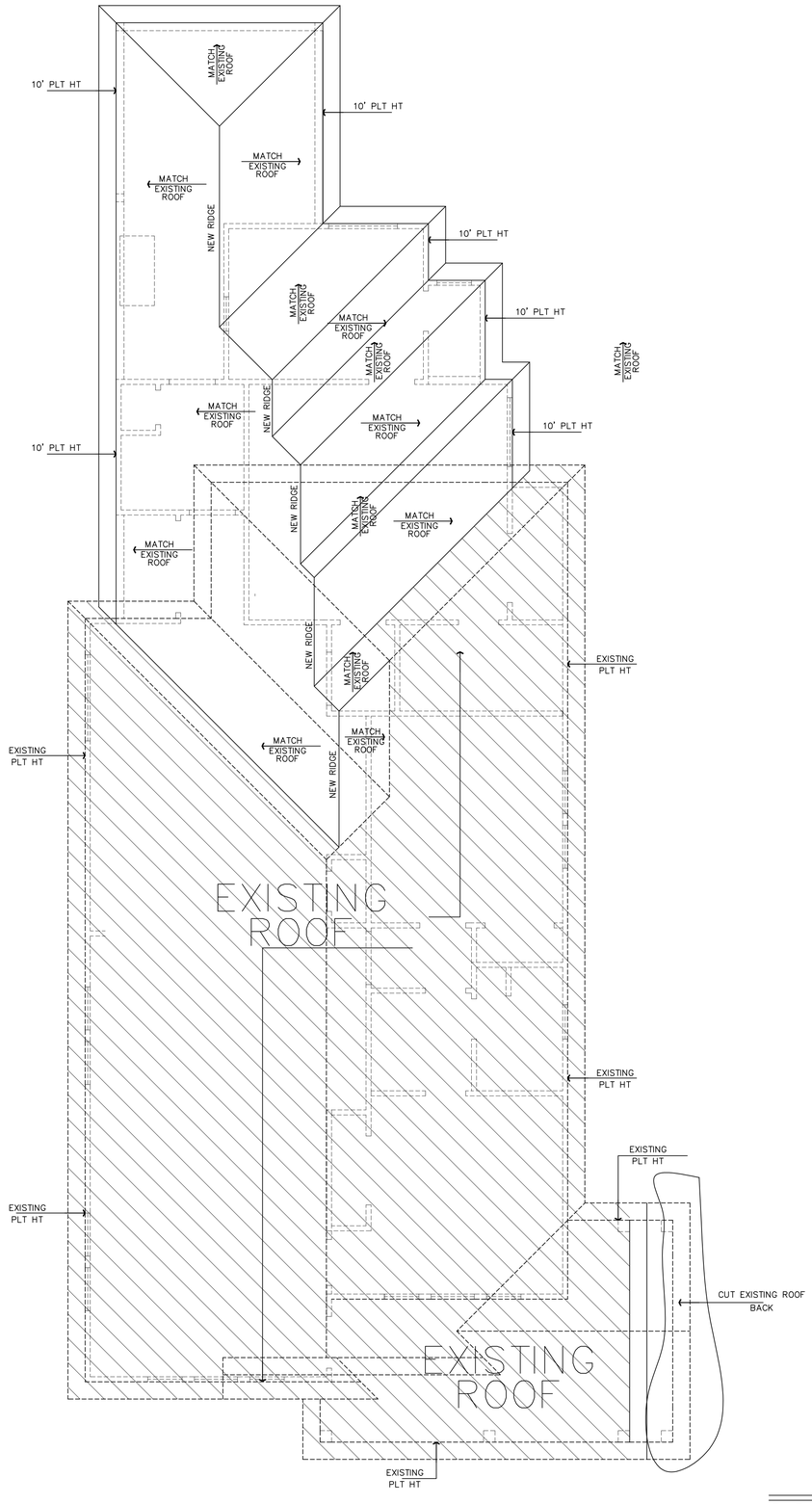


GARAGE ROOF PLAN
SCALE: 1/4"=1'-0"



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

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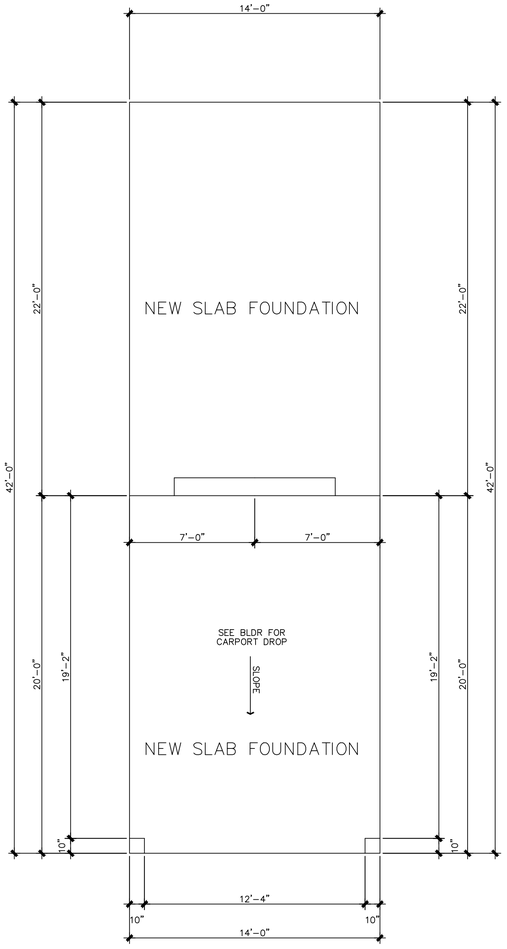
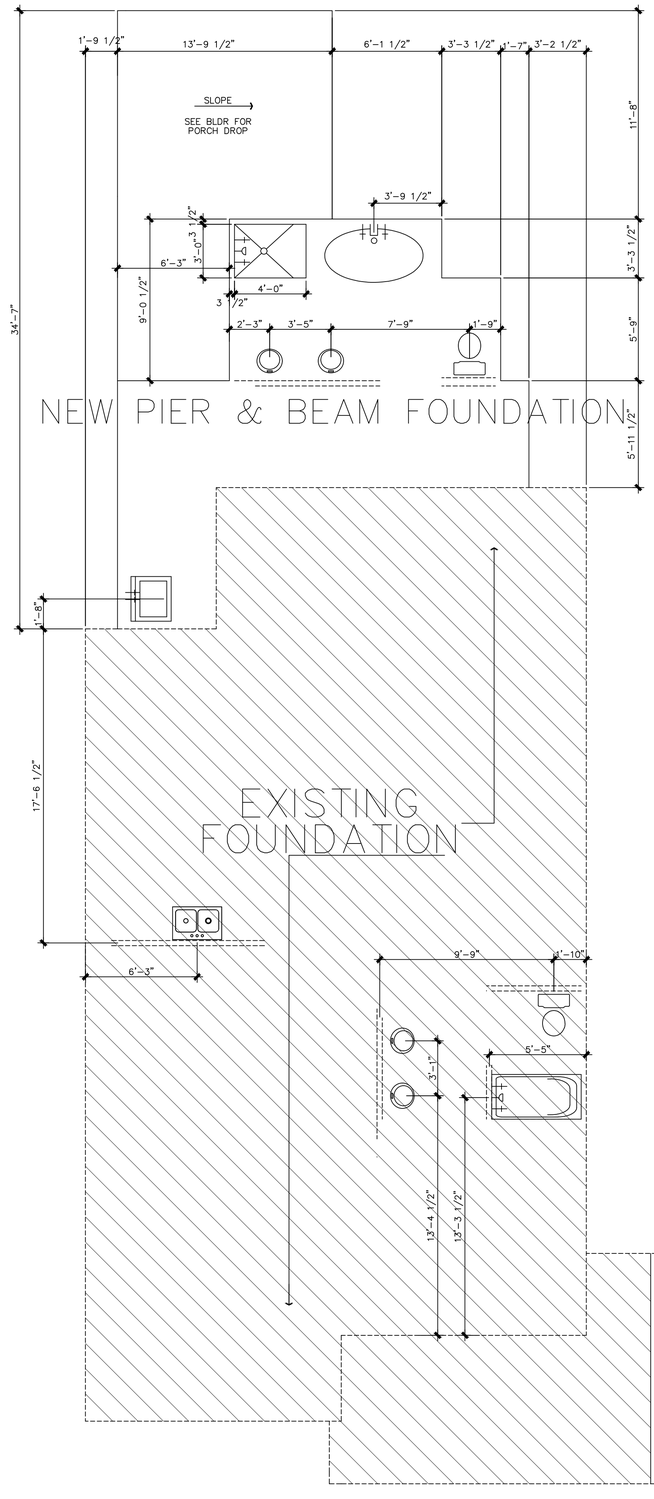


GARAGE PLAN
SCALE: 1/4"=1'-0"
NEW SLAB FOUNDATION



FORM SETTING PLAN
SCALE: 1/4"=1'-0"

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NAILING SCHEDULE

CONNECTION	NAILING [1]
1. JOIST TO SILL OR GIRDER, TOENAIL	3–8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2–8d
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2–8d
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST, FACE NAIL	3–8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2–16d
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	16d AT 16" O.C. 3–16d PER 16" (406 MM)
7. TOP PLATE TO STUD, END NAIL	2–16d
8. STUD TO SOLE PLATE	4–8d, TOENAIL OR 2–16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
10. DOUBLED TOP PLATES, FACE NAIL DOUBLED TOP PLATES, LAP SPLICE	16d AT 16" O.C. 8–16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE TOENAIL	3–8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" O.C.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2–16d
14. CONTINUOUS HEADER TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
15. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3–8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	4–8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3–16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3–16d
19. RAFTER TO PLATE, TOENAIL	3–8d
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2–8d
21. 1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2–8d
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3–8d
23. BUILT-UP CORNER STUDS	16d AT 24" O.C.
24. BUILT-UP GIRDER AND BEAMS	20d AT 32" O.C. AT TOP AND BOTTOM AND STAGGERED 2–20d AT ENDS AND AT EACH SPLICE
25. 2" PLANKS	2–16d AT EACH BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: [2] SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING): (1 INCH=25.4 mm) 1/2" AND LESS 19/32"–3/4" 7/8"–1" 1 1/8"–1 1/4" COMBINATION SUBFLOOR–UNDERLAYMENT (TO FRAMING): 3/4" AND LESS 7/8"–1" 1 7/8"–1 1/4"	 6d[3] 8d[4] or 6d[5] 8d[3] 10d[4] or 8d[5] 10d or 8d[4] 6d[5] 8d[5] 10d[4] or 8d[5]
27. PANEL SIDING (TO FRAMING): 1/2" 5/8"	 6d[6] 8d[6]
28. FIBERBOARD SHEATHING: [7] 1/2" (13 mm) 25/32" (20 mm)	 NO. 11 GA.[8] 6d[4] NO. 16 GA.[9] NO. 11 GA.[8] 8d[4] NO. 16 GA.[9]
29. INTERIOR PANELING: 1/4" 3/8"	 4d[10] 6d[11]

[1] COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
[2] NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS (10 INCHES INTERMEDIATE SUPPORTS FOR FLOORS), EXCEPT 6" AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF PLYWOOD AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO PLANS NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
[3] COMMON OR DEFORMED SHANK
[4] COMMON
[5] DEFORMED SHANK
[6] CORROSION–RESISTANT SIDING OR CASING NAILS
[7] FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.
[8] CORROSION–RESISTANT ROOFING NAILS WITH 7/16–INCH–DIAMETER HEAD AND 1 1/2–INCH LENGTH FOR 1/2 INCH SHEATHING AND 1 3/4–INCH LENGTH FOR 25/32–INCH SHEATHING
[9] CORROSION–RESISTANT STAPLES WITH NOMINAL 7/16–INCH CROWN AND 1 1/8–INCH LENGTH FOR 1/2–INCH SHEATHING AND 1 1/2–INCH LENGTH FOR 25/32–INCH SHEATHING
[10] PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED). CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
[11] PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.

CHANGE ORDERS

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

GENERAL NOTES

1. FINISH FLOOR SHALL BE MINIMUM 6" ABOVE ADJACENT GRADE.
2. FINISH GRADE SHALL SLOPE 5% FOR A DISTANCE OF 10' TO AN APPROVED WATER DISPOSAL AREA. (OR AS NOTED ON GRADING PLAN.)
3. IF UNDERGROUND RETURN AIR IS UTILIZED BUILD UP 18" ABOVE FLOOR.
4. MINIMUM INSULATION:
   2x2 – R7 2x4 – R11
   2x6 – R19 2x8 – R22 CLG – R30

FACTORY BUILT (PREFAB) FIREPLACES

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

STRUCTURAL NOTES

FOUNDATION NOTES

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

MATERIAL SPECIFICATIONS

1. CONCRETE – F'C=2500 PSI AT 28 DAYS MINIMUM. 3500 PSI AT DRIVEWAY
2. MASONRY – GRADE 'N', F'M=1350 PSI
3. MORTAR – TYPE S, F'M=1800 PSI
4. GROUT – F'C=2000 PSI
5. REINFORCING STEEL – A–615, FY=40 KSI
6. STRUCTURAL STEEL – A–36, FY=36 KSI
7. BOLTS – A–307, FY=33 KSI
8. GLUE–LAM BEAMS – FB=2400 PSI, E=1.8x10 PSI, FV=165 PSI
9. ORIENTED STRAND BOARD, STRUCTURAL PARTICLE BOARD, COMPOSITE BOARD, WAFER BOARD AND PLYWOOD SHALL CONFORM TO NER–124.
10. PLYWOOD WALL SHEATHING 3/8" STANDARD SHEATHING WITH EXTERIOR GLUE PANEL INDEX.
11. PLYWOOD ROOF – 1/2" STANDARD SHEATHING WITH EXTERIOR GLUE, PANEL INDEX 32/16.
12. PLYWOOD ROOF (FOAM ROOF SYSTEM) 5/8" T&G STANDARD SHEATHING PANEL INDEX OF 32/16.
13. PLYWOOD FLOOR – 3/4" T&G STANDARD SHEATHING, PANEL INDEX 48/24.
14.

USE	TYPE	S/I RATIO	EDGE	INTERMEDIATE
WALL	3/8	32/16	6d AT 6" O.C.	6d AT 12" O.C.
ROOF	1/2	32/16	8d AT 6" O.C.	8d AT 12" O.C.
ROOF	5/8 T&G	32/16	8d AT 6" O.C.	8d AT 12" O.C.
FLOOR	3/4 T&G	24" O.C.	10d AT 6" O.C.	10d AT 10" O.C.

* SEE PLAN FOR TYPE AND LOCATION

LUMBER NOTES (KILN DRIED WOOD)

1. ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP.
2. ALL JOIST AND RAFTERS SHALL BE MINIMUM DOUGLAS FIR #2 OR BETTER, KILN DRIED
3. ALL LUMBER SHALL BE MINIMUM DOUGLAS FIR #2 OR BETTER.
4.

	Fb (psi)	Fv (psi)	E (psi)
JOISTS	1006 (REP)	95	1,700,000
BEAMS			
WIDTH 4" OR LESS	875 (SING)	95	1,600,000
WIDTH GREATER THAN 4"	875 (SING)	85	1,600,000
LEDGERS	875 (SING)	95	1,600,000
STUDS	776 (REP)	95	1,400,000

5. ALL GLUE–LAM BEAMS SHALL HAVE A 2400 Fb MINIMUM.
6. PROVIDE REDWOOD OR PRETREATED BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR BEARING WALLS.
7. PROVIDE SOLID BLOCKING AT 8'–0" O.C. MAXIMUM AT RAFTERS AND ROOF JOISTS.
8. PROVIDE SOLID BLOCKING AT +10'–0" ABOVE FINISH FLOOR AND AT ALL FURR DOWNS.
9. MAXIMUM ALLOWABLE HEADER SPANS (UNLESS OTHERWISE NOTED)

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

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

WEEP SCREED

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

WINDOWS / EGRESS

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

SHOWERS / TUBS

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

LUMBER

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

SMOKE DETECTORS

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

HANDRAILS

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

PLUMBING

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

GLASS BLOCK

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

EXITS / DOORS

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

JACUZZI TUB

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

MASONRY NOTES COLUMN BASE & 6'–0" WALL

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

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

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

I.C.B.O.	2240	W.P. GYP. BD.	N.E.R.	5019	DECKFLEX WATERPROOF DECKING
I.C.B.O.	1998	SKYLIGHT	I.C.B.O.	2656	CONCRETE FLAT TILE
I.C.B.O.	2093	MONIER TILE	I.C.B.O.	3899	WESTERN ONE–KOTE STUCCO
I.C.B.O.	3523	MISSION TILE	I.C.B.O.	1254	K–LATH
I.C.B.O.	4525	"ROY LIGHT" EXPANDED POLYSTYRENE INSULATION BOARDS.			

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

FIRE BLOCKING REQUIRED

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

SPRAY FOAM ROOFING GENERAL NOTE

SPRAY FOAM ROOFING SHALL BE 1'' (INCH) THICK SPRAYED IN PLACE POLYURETHANE FOAM APPLIED TO PREPARED PLYWOOD DECK. UL #R16029 "PRO–TECH PRODUCTS" (480) 945–7303. FINISH SHALL BE 3 COATS ACRYLIC ELASTOMERIC PAINT. THE SECOND COAT SHALL BE PIGMENTED TO MATCH HOUSE AND SHALL HAVE #30 SILICA AGGREGATE BROADCAST ON WHILE PAINT IS STILL PLASTIC. A FINAL MIST COAT SHALL BE APPLIED IN SUFFICIENT QUANTITY TO INSURE ADHESION OF AGGREGATE. PROVIDE 24''x24'' RUBBER MAT SPLASH BLOCKS AT ALL PARAPET SLEEVES.

BUILT–UP ROOF GENERAL NOTE

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

CEILING JOIST SCHEDULE

SIZE	SPACING	MAX. SPAN	SIZE	SPACING	MAX. SPAN
2x4	24" O.C.	8'–8"	2x8	24" O.C.	18'–0"
2x6	24" O.C.	13'–8"	2x10	24" O.C.	22'–11"

CEILING JOISTS SHALL BE DOUGLAS FIR LARCH NUMBER 2 OR BETTER

RIPPER/BUILT–UP ROOF JOIST NOTE

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

SEISMIC ZONE

SEISMIC ZONE C
A) DESIGN AND CONSTRUCT TO MEET REQUIREMENTS OF ZONE C

B) ZONE FACTOR, Z=0.075

CONSTRUCTION CODES

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

DESIGN CRITERIA

DESIGN CRITERIA:

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

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

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

ENERGY REQUIREMENTS

1. BUILDER PARTICIPATION IN A NATIONALLY RECOGNIZED THIRD PARTY ENERGY PROGRAM WILL BE ACCEPTED AS COMPLIANCE WITH THE REQUIREMENTS FOR THE ENERGY EFFICIENCY IN 2015 IRC/2015 IECC. A CERTIFICATE OR STICKER MUST BE PROVIDED AT THE SES PANEL AND WILL BE VERIFIED AT THE FINAL INSPECTION OF THE DWELLING.
2. AIR LEAKAGE:
   a. ALL OPENINGS IN BUILDING ENVELOPE MUST BE SEALED.
   b. RECESSED LIGHTS TYPE IC RATED 0.5" FOAM COMB. & 3" FROM INSULATION
3. SOLAR HEAT GAIN COEFFICIENT:
   a. SHGC = 0.4
4. MATERIALS AND INSULATION INFORMATION:
   a. MATERIALS & EQUIP. MUST BE INSTALLED PER MANUF. INSTRUCTIONS.
   b. BUILDER SHALL PROVIDE MANUF. MANUALS FOR HVAC & SERVICE WATER HEATING EQUIP.
   c. INSULATION VALUES: 2x2 – R7, 2x4 – R11, 2x6 – R19, 2x8 – R22, CLG. – R30
   d. GLAZING U–FACTORS: .61
   e. DOOR U–FACTORS: .46
   f. HEATING & COOLING EQUIP. EFFICIENCY: SEER 10.0 MIN.
   g. A SEPARATE INSULATION INSPECTION MAY BE REQUIRED PRIOR TO DRYWALL OR AN INSTALLATION CERTIFICATE MAY BE REQUIRED AT THE TIME OF FINAL INSPECTION.
5. DUCT INSULATION:
   a. SUPPLY DUCTS – INSULATION R–VALUE = 8
   b. RETURN–AIR DUCTS – INSULATION R– VALUE = 8
   c. PLENUMS – INSULATION R–VALUE = 8
6. DUCT CONSTRUCTION:
   a. ALL JOINTS, SEAMS, CONNECTIONS MUST BE SECURELY FASTENED WITH WELDS, GASKETS, MASTICS, MASTIC–PLUS–EMBEDDED–FABRIC OR TAPES (DUCT TAPE NOT PERMITTED).
   b. DUCTS MUST BE SUPPORTED EVERY 10 FEET OR PER MANUF. SPECS.
   c. COOLING DUCTS WITH EXTERIOR INSULATION COVERED WITH VAPOR RETARDER.
   d. AIR FILTERS REQUIRED IN RETURN–AIR.
   e. HVAC MUST PROVIDE MEANS FOR BALANCING AIR AND WATER SYSTEMS.
7. TEMPERATURE CONTROLS:
   a. THERMOSTAT REQUIRED FOR EACH SEPARATE HVAC SYSTEMS AS FOLLOWS:
      – HEATING ONLY – 55 DEGREES F TO 75 DEGREES F
      – COOLING ONLY – 70 DEGREES F TO 85 DEGREES F
      – HEATING & COOLING – 55 DEGREES F TO 85 DEGREES F
   b. PROVIDE MEANS TO PARTIALLY RESTRICT OR SHUT–OFF HVAC INPUT TO EACH ZONE OR FLOOR.
   c. HEAT PUMP THERMOSTAT MUST PREVENT BACK–UP HEAT FROM TURNING ON WHEN HEATING REQUIREMENTS CAN BE MET BY HEAT PUMP ALONE.
8. HVAC PIPING INSULATION:
   a. REQUIRED IN UNCONDITIONED SPACES CONVEYING FLUIDS ABOVE 105 DEGREES F OR CHILLED FLUIDS AT LESS THAN 55 DEGREES F MUST BE INSULATED.
9. SERVICE WATER HEATING:
   a. WATER HEATERS WITH VERTICAL PIPE RISERS MUST HAVE HEAT TRAP ON BOTH INLET & OUTLET UNLESS WATER HEATER HAS INTEGRAL HEAT TRAP OR PART OF CIRCULATING SYSTEM.
   b. CIRCULATING HOT WATER SYSTEMS MUST HAVE AUTOMATIC OR MANUAL CONTROLS AND PIPES MUST BE INSULATED.

LIST OF ABBREVIATIONS

ABV	ABOVE
AB	ANCHOR BOLT
AC	AIR CONDITIONING
ADJ	ADJACENT
A.I.C.	ALT. INTERRUPTING CAPACITY
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM/AL	ALUMINUM
ARCH	ARCHITECT (URAL)
AUX	AUXILIARY
B.O.	BOTTOM OF
BD	BOARD
BLK'G	BLOCKING
BM	BEAM
BOT/BOTT	BOTTOM
BRG	BEARING
BRZ	BRONZE
℄	CENTER LINE
C./COND.	CONDUIT
CHAM	CHAMFER
CLG	CEILING
CLO	CLOSET
CLR	CLEAR (ANCE)
CM	CENTIMETER(S)
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CT	CERAMIC TILE
CTR	CENTER
C.W.	COLD WATER
?	DIAMETER, PHASE
DIA	DIAMETER, DIAGRAM
DIAG	DIAGONAL
DBL	DOUBLE
DF	DINKING FOUNTAIN
DIM	DIMENSION
DL	DEAD LOAD
DR	DOOR
D/T	DRIVE–THRU
DTL	DETAIL
DWG	DRAWING
E	EAST
EF	EXHAUST FAN
EA	EACH
ELECT	ELECTRIC
ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
E.W.	EACH WAY
EXT	EXTERIOR
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FIN	FINISH
FLR	FLOOR
FND	FOUNDATION
FOM	FACE OF MASONRY
FOS	FACE OF STUD
F.A.P.	FIRE RATED PANELING
FS	FLOOR SINK
FT	FOOT
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GPM	GALLONS PER MINUTE
GRD	GROUND
GW	GREASY WASTE
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HD	HEAVY DUTY
HDR	HEADER
HORIZ	HORIZONTAL
HT	HEIGHT
HW	HOT WATER
HP	HORSE POWER/HIGH POINT
ID	INTERIOR DESIGN
INSUL	INSULATION
INT	INTERIOR
JC	JANITOR'S CLOSET
JT	JOINT
J	JOIST
KIT	KITCHEN
LAM	LAMINATE (D)
LAV	LAVATORY
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
LOC	LOCATE
LG	LONG
LT	LIGHT
LTL	LINTEL
MAS	MASONRY
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MIN	MINIMUM
MM	MILLIMETER (S)
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
N	NORTH
NAT	NATURAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
o/	OVER
OA	OVERALL
OC	ON CENTER
OH	OVERHANG
?	PHASE, DIAMETER
ℙ /PL	PLATE
PK	PARKING
PLYWD	PLYWOOD
PLF	PER LINEAL FOOT
POS	POINT OF SALE
PREFAB	PREFABRICATED
PSF	POUNDS PER SQ. FOOT
PSI	POUNDS PER SQ. INCH
PT	PRESSURE TREATED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
RA	RETURN AIR
RD	ROOF DRAIN
RECEPT	RECEPTACLE
REF	REFRIGERATOR
REINF	REINFORCING
REQ'D	REQUIRED
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
S	SOUTH
SC	SOLID CORE
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATIONS
SQ	SQUARE
STL	STEEL
STRUC	STRUCTURAL
SYS	SYSTEM
T&G	TONGUE AND GROOVE
T	TREADS
TEL	TELEPHONE
THK	THICK
TOS	TOP OF SLAB
TV	TELEVISION
TYP	TYPICAL
UR	URINAL
VEN	VENEER
VERT	VERTICAL
VTR	VENT THRU ROOF
W	WEST
w/	WITH
WC	WATER CLOSET
WCO	WALL CLEAN OUT
WD	WOOD
WH	WATER HEATER
WP	WATER PROOF
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

Design Originals Is A Professional Building Design Firm. We Are Not Qualified To Nor Licensed To Design Structural Framing Or Foundations. A Licensed Professional Engineer Should Be Consulted Regarding The Framing And Foundation. Should An Engineer's Seal Be Present On These Drawings, The "Engineer Of Record" Shall Bear The Responsibility For The Structural Design. Design Originals, Inc. Will Not Be Held Responsible For The Structural Design In Any Way/Or Any Problems Which My Arise.

GENERAL NOTES

MONTY CALDERONI HOMES

DESIGN ORIGINALS of Texas
home design center
10713 RR N 620, STE. 412
AUSTIN, TX. 78726
OFFICE (512) 331-1775

615 E. EVERGREEN STREET

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

N·C·B·D·C
NATIONAL COUNCIL · BUILDING DESIGNER · CERTIFICATION
Robert J. Faust
CERTIFICATION NO. 44 - 725
Member: American Institute of Building Design (A.I.B.D.)
National Council of Building Designer Certification (N.C.B.D.C. – #44–725)
Robert J. Faust
02–05–21

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September 15, 2021

Admar Construction

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

Estimate

DATE: 7/15/21

FOR: *Remodeling Services*

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

Subject Property: 615 E. Evergreen Street

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

NOTE: New siding to match existing siding on primary residence.

Make all checks payable to **Admar Construction**

THANK YOU FOR YOUR BUSINESS!

Admar Construction

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

Estimate

DATE: 7/15/21

FOR: *Remodeling Services*

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

Subject Property: 615 E. Evergreen Street

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

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

Make all checks payable to **Admar Construction**

THANK YOU FOR YOUR BUSINESS!

615 E. EVERGREEN

WINDOW SCHEDULE

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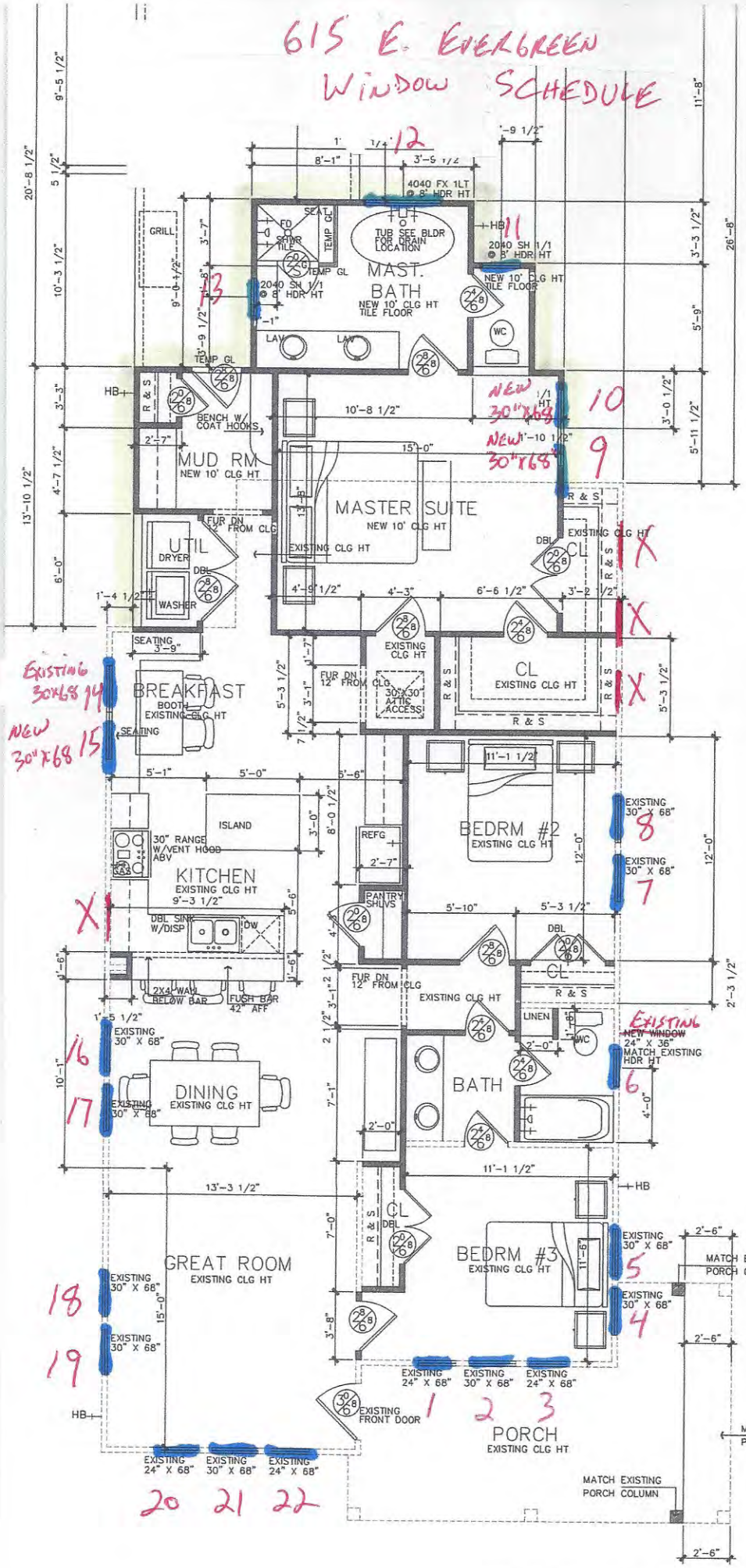


1. Design Originals assumes no responsibili for any changes or modifications made by others.
2. These plans and specifications are inter all applicable codes and ordinances. C comply with all local codes, ordinances restrictions.
3. Any discrepancies in plans to be brough attention of the designer prior to begin construction. Contractors shall assume for errors that are not reported.
4. Contractor shall insure compatibility of with all site requirements.
5. Contractor to consult with a structural design of all solid framing, columns, be structural members.
6. All wood, concrete and steel structural be of a good quality and meet all appli state and local building codes.
7. All angles shown on plans are 45^ unle
8. All dimensions should be read or calcul never scaled
9. All window sizes are nominal rough ope sizes with manufacturers details & spe
10. All windows will be dimensioned to cent openings unless otherwise noted.
11. Weather strip attic access door(s).
12. Contractor to provide a 3/4" plywood c attic access to HVAC units (if applicabl to be located within 20'-0" of access
13. All vents to rear of residence.
14. Provide 1 s.f. net free area of attic ven 150 s.f. of total covered roof area as p
15. Floor truss area to be draft stopped wh open to attic space
16. Divide floor truss area into equal areas 1000 s.f. each for fire stops
17. Provide control and expansion joints as concrete drives, walks, patios and maso
18. Pull down attic access to be standard all ceilings 11'-1 1/8" or higher require
19. Provide studs at all 4 corners of tub.
20. Provide 5/8" type "X" gypsum board on and ceilings.
21. Do not use wood build-outs behind stuc windows and doors.
22. Attach tops, sides and bottoms, of win doors shingle style.
23. Apply 2 ply ALTM building paper shingle all exterior sheating prior to installing m
24. Stucco veneer must comply with 2006 I ASTM requirements.
25. Provide weep screen properly installed.
26. Provide expansion/contraction control jo divide up stucco into 100 sq. ft. total s Provide casing bead where stucco termin perimeter of windows, doors or dissimilar Stop casing bead at least ⅞" to \" away window and door frames.

SYMBOL LEGEND	
	GAS/PROPANE VALVE
HB	HOSE BIB
	SHOWER HEAD @ 80"
20/6	DOOR SIZE TAG

EXISTING AR
TOTAL LIVING
FRONT PORCH
TOTAL COVERED

NEW AREAS
TOTAL LIVING
GARAGE
BACK PORCH
CARPORT
TOTAL COVERED

FLOOR PLAN

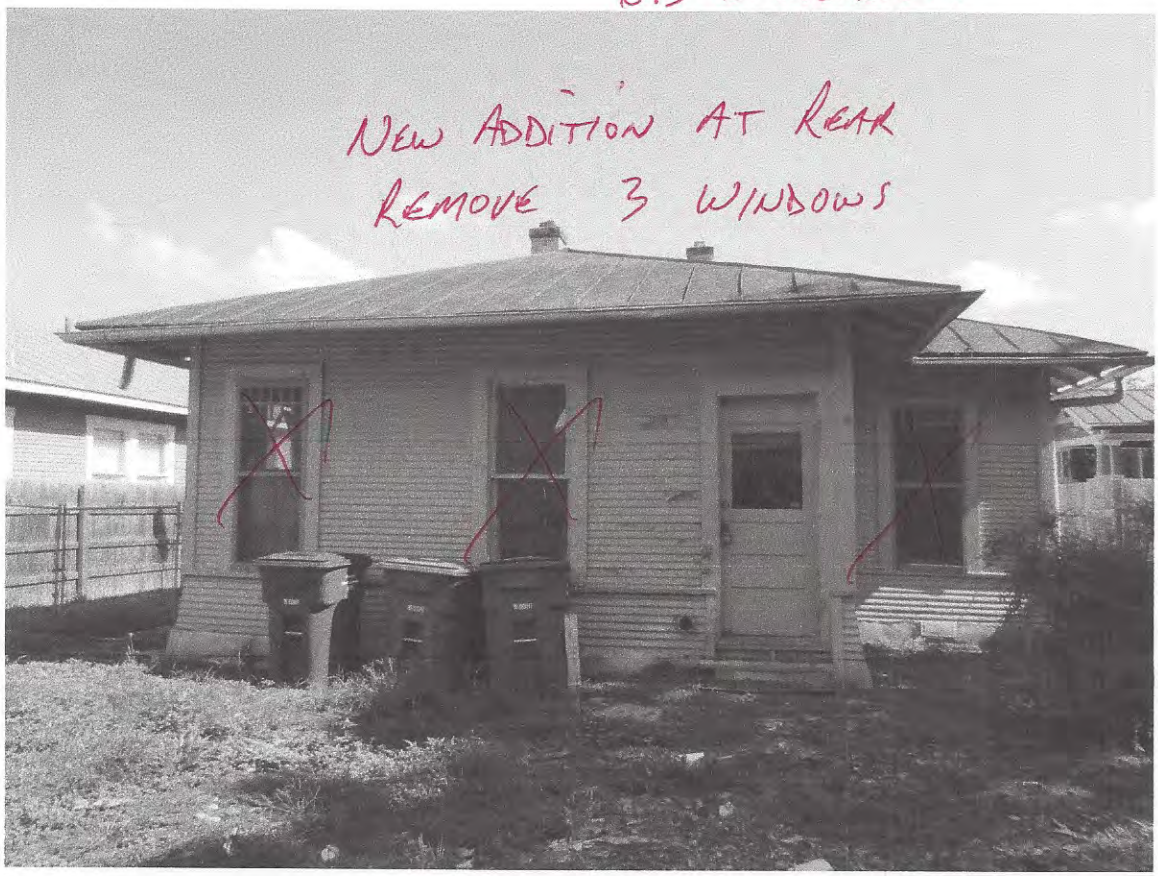
SCALE: 1/4"=1'-0"

615 E. EVERGREEN

FRONT

RIGHT

615 E. EVERGREEN



REAR

LEFT

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September 15, 2021

LEAD INSPECTION REPORT

615 E. Evergreen St.
San Antonio, Texas

Prepared for:

Monty Calderoni

Project No. 21-089

Prepared by:

AEHS, Inc.
4402 Centergate St.
San Antonio, Texas 78217
(210) 656-9300
www.aehs-sa.com

Inspection Date: August 6th, 2021

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Executive Summary

Christopher Bishop, a certified lead inspector, Texas Department of State Health Services (TDSHS) Lead Certification No. 2060952, performed the limited lead-based paint inspection of 615 E. Evergreen St., San Antonio, Texas on August 6, 2021. The residence is a one-story dwelling built in approximately 1922. The Bexar County Appraisal District has TX3 Properties, LLC listed as the current owner of the property.

Any paint meeting the definition of lead-based paint under HUD 24 CFR Part 35, EPA 40 CFR 745, and/or OSHA 29 CFR 1926.62 should be considered as lead-based paint. Heuresis Pb200i (Serial No. 1531; Reference Date: September 11, 2019) was used in the testing for lead-based paint. Measurements were taken at representative locations on interior and exterior surfaces using a X-ray Fluorescence Analyzer (XRF). The raw data downloaded from the XRF is within the report.

Interior Components. Based on XRF measurements, AEHS, Inc. has determined that the following components contain lead on interior surfaces tested during the LBP inspection:

- Living Room Window Sashes
- Living Room Windowsills
- Kitchen Window Sashes
- Kitchen Stored Window Sash
- Bedroom 1 Window Sashes
- Bedroom 1 Windowsills
- Bedroom 2 Window Sashes
- Bedroom 3 Window Sashes
- Bath Window Sash

Below are the results of the interior components tested that were positive for lead-based paint:

No.	Side	Room	Component	Feature	Substrate	Cond.	Color	Res.	PbC
4	A	Living Rm	Window 1	Sash	Wood	Det	White	Pos	17
5	A	Living Rm	Window 1	Sill	Wood	Det	White	Pos	3.1
6	A	Living Rm	Window 2	Sash	Wood	Det	White	Pos	13
7	B	Living Rm	Window 1	Sash	Wood	Det	White	Pos	15
8	B	Living Rm	Window 2	Sill	Wood	Det	White	Pos	12
9	B	Living Rm	Window 3	Sill	Wood	Det	White	Pos	5.6
10	B	Living Rm	Window 3	Sash	Wood	Det	White	Pos	17
11	B	Living Rm	Window 4	Sill	Wood	Det	White	Pos	12
12	B	Living Rm	Window 4	Sash	Wood	Det	White	Pos	17
13	B	Kitchen	Window 1	Sash	Wood	Det	White	Pos	12
14	B	Kitchen	Window 2	Sash	Wood	Det	White	Pos	14
15	C	Kitchen	Window	Sash	Wood	Det	White	Pos	11
16	C	Bdrm 3	Window 1	Sash	Wood	Det	White	Pos	11

No.	Side	Room	Component	Feature	Substrate	Cond.	Color	Res.	PbC
23	D	Bdrm 2	Window 1	Sash	Wood	Det	White	Pos	15
24	D	Bdrm 2	Window 2	Sash	Wood	Det	White	Pos	14
25	D	Bath	Window 1	Sash	Wood	Det	White	Pos	1.7
26	A	Bdrm 1	Window 1	Sash	Wood	Det	White	Pos	15
27	A	Bdrm 1	Window 2	Sash	Wood	Det	White	Pos	13
28	A	Bdrm 1	Window 3	Sash	Wood	Det	White	Pos	12
29	D	Bdrm 1	Window 1	Sash	Wood	Det	White	Pos	18
30	D	Bdrm 1	Window 1	Sill	Wood	Det	White	Pos	5.2
31	D	Bdrm 1	Window 2	Sill	Wood	Det	White	Pos	19
32	D	Bdrm 1	Window 2	Sash	Wood	Det	White	Pos	11
33	A	Living Rm	Window 2	Sash	Wood	Det	White	Pos	9.8
34	A	Living Rm	Window 2	Sill	Wood	Det	White	Pos	12
35	A	Living Rm	Window 3	Sill	Wood	Det	White	Pos	8.3
36	A	Living Rm	Window 3	Sash	Wood	Det	White	Pos	12
37	B	Kitchen	Stored Window	Sash	Wood	Det	White	Pos	14

A summary of this report must be provided to new lessees (tenants) and purchasers of this property under Federal law, 24 CFR Part 35 and 40 CFR Part 745, before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers, and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the EPA and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

Inspected by:

Christopher Bishop
Lead Inspector
DSHS Certification No. 2060952

Reviewed by:

Marcie Sinclair
Lead Risk Assessor
DSHS Certification No. 2070567

Tab A
Report

1.0. GENERAL

1.1. Background.

Inspections and risk assessments for lead-based paint (LBP) hazards emerged in response to an insurance problem in the nation's public housing programs after children in housing units throughout the nation were found to contain elevated blood lead levels. When investigations pursued, the houses were found to contain LBP where deterioration was extensive and the children were ingesting the paint directly (chewing on the sills, etc.) or indirectly by placing contaminated items into their mouths.

At the present time, many of the standards used in lead hazard assessments are not health-based standards. A limit that will not produce adverse health effects has not been established for lead content of paint, dust or in soil. This is due in part to differences in individual behavior, particularly with respect to hand-to-mouth activity. However, the limits that are established in the various standards will significantly reduce the health impacts. Also, these limits dictate requirements for action, if exceeded.

1.2. Lead Standards.

As indicated in the following table, there are various standards that currently define lead-based paint.

Regulatory Agency	Regulation	Standard/Level
Housing and Urban Development (HUD)	Final New HUD Regulation on Lead-Based Paint Hazards in Federally Owned Housing and Housing Receiving Federal Assistance	0.5% by weight[A] 1.0 mg/cm^2 [B]
Texas Department of State Health Services (TDSHS)	Texas Environmental Lead Reduction Rules	0.5% by weight[A] 1.0 mg/cm^2 [B]
Consumer Product Safety Commission (CPSC)	Ban of Lead-Containing Paint and Certain Consumer Products Bearing Lead-Containing Paint	90 parts per million 0.009 % by weight
Occupational, Safety and Health Administration (OSHA)	Lead in Construction; Interim Final Rule	Any detectable amount
Environmental Protection Agency (EPA)	Identification and Listing of Hazardous Wastes	5 ppm[C]

Notes: Required regulatory analysis: (A) Analysis performed by a NLLAP Accredited Lab; (B) Field analysis performed using an XRF; (C) Toxicity Characteristic Leaching Procedure (TCLP)

1.3. Lead-based paint inspection.

A lead-based paint inspection is a surface-by-surface investigation to determine the presence of lead-based paint and the provision of a report explaining the results of the investigation.

2.0. APPROACH.

2.1. Dwelling Information.

The limited lead-based paint inspection was performed at 615 E. Evergreen St., San Antonio, TX, on August 6, 2021. The residence is a one-story single-family dwelling built in approximately 1922. The Bexar County Appraisal District has TX3 Properties, LLC listed as the current owner of the property.

2.2. Credentials.

Christopher Bishop, a certified lead inspector, Texas Department of State Health Services (TDSHS) Lead Certification No. 2060952, performed the lead-based paint inspection. He is employed by AEHS, Inc., a certified lead firm, TDSHS Lead Certification No. 2110283. AEHS' main office is located at 4402 Centergate St., San Antonio, Texas 78217, telephone number (210) 656-9300. Credentials are located at Tab C.

2.3. Methodology.

Measurements were taken at representative locations using an X-ray Fluorescence Analyzer (XRF). All painted and/or finished components were tested according to the specifications described in the protocols for LBP testing in the Housing and Urban Development (HUD) Guidelines Chapter 7 (Revised 2012) and all applicable Federal and State regulations. During the inspection, the standard set by HUD and TDSHS of 1.0 mg/cm^2 was followed to determine the components that contained LBP. Heuresis Pb200i (Serial No. 1531; Reference Date: September 11, 2019) was used in the testing for lead-based paint.

The calibration of the instrument is done in accordance with the Performance Characteristic Sheet (PCS) for this instrument. These instruments are calibrated using the paint film nearest 1.0 mg/cm^2 in the NIST Standard Reference Material (SRM) used (e.g. for NIST SRM 2579, 1.0 mg/cm^2 film would be used.) Three calibration readings are taken before and after each home is tested to ensure manufacturer's standards are met. If the inspection is longer than four hours, a set of three calibration readings must be taken before the four hours expires, and then an additional three calibration readings taken at the end of the inspection. If for any reason the instruments are not maintaining a consistent calibration reading within the manufacturer's standards for performance on the calibration block supplied by the manufacturer, manufacturer's recommendations are used to bring the instrument into calibration. If the instrument cannot be brought back into calibration, it is taken off the site and sent back to the manufacturer for repair and/or re-calibration. The PCS is located at Tab B.

According to the HUD guidelines, a lead reading by XRF of 1.0 mg/cm^2 or above is considered positive for the presence of lead-based paint. An XRF reading below 1.0 mg/cm^2 is considered negative; however, a reading below 1.0 mg/cm^2 could still be harmful if proper precautions are not taken during activities that disturb these paint films. If there are any inconclusive readings, a paint-chip sample may be collected for laboratory analysis. Laboratory analysis of samples collected will only be performed by an EPA approved National Lead Laboratory Accreditation

Program (NLLAP) laboratory. There is no inconclusive range for laboratory measurements/results.

Any paint found to contain lead below the HUD standard of 1.0 mg/cm^2, regardless of condition, is considered non-hazardous. Components having lead levels at or above the action level are visually assessed for condition and approximate surface area. The paint condition is placed into one of two categories using the risk assessor's professional judgment. These categories are: (1) intact and (2) deteriorated, based on the HUD Guidelines for Evaluation and Control of Lead-Based Paint Hazards in Housing, Chapter 5: Risk Assessment and Re-Evaluation, July 2012.

Only painted, stained, varnished, or wallpapered components of a dwelling are tested during a LBP inspection. Wall "A" in each room is aligned with street. Going clockwise and facing Wall "A", Wall "B" will always be to your right, Wall "C" directly to the rear and Wall "D" to the left. When more than one window/door is on a wall, features are numbered clockwise.

Testing combinations are in the table below. If one system (part) of the testing combination is positive for lead-based paint, then that entire testing combination should be considered positive. All testing combinations for each room equivalent were addressed.

Window Systems	
Testing Combination 1	Casings, stops, jambs, and aprons
Testing Combination 2	Interior window muntins, and window sashes
Testing Combination 3	Exterior window muntins and window sashes
Door Systems	
Testing Combination 4	Door jambs, stops, transoms, casings and other door frame parts
Testing Combination 5	Door stiles, rails, panels, muntins and other door parts
Trim	
Testing Combination 6	Baseboards and associated trim
Testing Combination 7	Painted electrical sockets, switches or plates

2.4. Assessment.

The residence is a one-story single-family dwelling built in approximately 1922. All that remains of the interior, following demolition, are the windowsills and sashes. The exterior construction appears to be wood siding with wood trim.

The following areas were inaccessible during the inspection:

- None

3.0. XRF RESULTS.

The results of the components tested for lead-based paint are listed below:

No.	Date	Time	Side	Room	Component	Feature	Substrate	Cond.	Color	Res.	PbC
1	8/6/21	9:08			Calibration					Pos	1
2	8/6/21	9:09			Calibration					Pos	1
3	8/6/21	9:10			Calibration					Pos	1
4	**8/6/21**	**9:12**	**A**	**Living Rm**	**Window 1**	**Sash**	**Wood**	**Det**	**White**	**Pos**	**16.8**
5	**8/6/21**	**9:12**	**A**	**Living Rm**	**Window 1**	**Sill**	**Wood**	**Det**	**White**	**Pos**	**3.1**
6	**8/6/21**	**9:13**	**A**	**Living Rm**	**Window 2**	**Sash**	**Wood**	**Det**	**White**	**Pos**	**12.8**
7	**8/6/21**	**9:13**	**B**	**Living Rm**	**Window 1**	**Sash**	**Wood**	**Det**	**White**	**Pos**	**15**
8	**8/6/21**	**9:14**	**B**	**Living Rm**	**Window 2**	**Sill**	**Wood**	**Det**	**White**	**Pos**	**11.7**
9	**8/6/21**	**9:14**	**B**	**Living Rm**	**Window 3**	**Sill**	**Wood**	**Det**	**White**	**Pos**	**5.6**
10	**8/6/21**	**9:15**	**B**	**Living Rm**	**Window 3**	**Sash**	**Wood**	**Det**	**White**	**Pos**	**17.2**
11	**8/6/21**	**9:15**	**B**	**Living Rm**	**Window 4**	**Sill**	**Wood**	**Det**	**White**	**Pos**	**11.6**
12	**8/6/21**	**9:16**	**B**	**Living Rm**	**Window 4**	**Sash**	**Wood**	**Det**	**White**	**Pos**	**16.6**
13	**8/6/21**	**9:17**	**B**	**Kitchen**	**Window 1**	**Sash**	**Wood**	**Det**	**White**	**Pos**	**12.2**
14	**8/6/21**	**9:18**	**B**	**Kitchen**	**Window 2**	**Sash**	**Wood**	**Det**	**White**	**Pos**	**13.7**
15	**8/6/21**	**9:19**	**C**	**Kitchen**	**Window**	**Sash**	**Wood**	**Det**	**White**	**Pos**	**11.4**
16	**8/6/21**	**9:19**	**C**	**Bdrm 3**	**Window 1**	**Sash**	**Wood**	**Det**	**White**	**Pos**	**11.3**
17	8/6/21	9:21	C	Bdrm 3	Window 2	Sash	Wood	Det	White	Neg	0.2
18	8/6/21	9:22	D	Bdrm 3	Window	Sash	Wood	Det	White	Neg	0.3
19	8/6/21	9:26	D	Bdrm 3	Window 2	Sash	Wood	Det	White	Neg	0.3
20	8/6/21	9:26	D	Bdrm 3	Window 3	Sash	Wood	Det	White	Neg	0.2
21	8/6/21	9:27	D	Bdrm 3	Window 1	Sill	Wood	Det	White	Neg	0.4
22	8/6/21	9:27	D	Bdrm 3	Window 2	Sill	Wood	Det	White	Neg	0.3
23	**8/6/21**	**9:28**	**D**	**Bdrm 2**	**Window 1**	**Sash**	**Wood**	**Det**	**White**	**Pos**	**15**
24	**8/6/21**	**9:28**	**D**	**Bdrm 2**	**Window 2**	**Sash**	**Wood**	**Det**	**White**	**Pos**	**13.6**
25	**8/6/21**	**9:29**	**D**	**Bath**	**Window 1**	**Sash**	**Wood**	**Det**	**White**	**Pos**	**1.7**
26	**8/6/21**	**9:30**	**A**	**Bdrm 1**	**Window 1**	**Sash**	**Wood**	**Det**	**White**	**Pos**	**15.3**
27	**8/6/21**	**9:31**	**A**	**Bdrm 1**	**Window 2**	**Sash**	**Wood**	**Det**	**White**	**Pos**	**12.8**
28	**8/6/21**	**9:31**	**A**	**Bdrm 1**	**Window 3**	**Sash**	**Wood**	**Det**	**White**	**Pos**	**11.6**
29	**8/6/21**	**9:31**	**D**	**Bdrm 1**	**Window 1**	**Sash**	**Wood**	**Det**	**White**	**Pos**	**18.1**
30	**8/6/21**	**9:32**	**D**	**Bdrm 1**	**Window 1**	**Sill**	**Wood**	**Det**	**White**	**Pos**	**5.2**
31	**8/6/21**	**9:32**	**D**	**Bdrm 1**	**Window 2**	**Sill**	**Wood**	**Det**	**White**	**Pos**	**19.1**
32	**8/6/21**	**9:33**	**D**	**Bdrm 1**	**Window 2**	**Sash**	**Wood**	**Det**	**White**	**Pos**	**11.1**
33	**8/6/21**	**9:34**	**A**	**Living Rm**	**Window 2**	**Sash**	**Wood**	**Det**	**White**	**Pos**	**9.8**
34	**8/6/21**	**9:34**	**A**	**Living Rm**	**Window 2**	**Sill**	**Wood**	**Det**	**White**	**Pos**	**11.9**
35	**8/6/21**	**9:34**	**A**	**Living Rm**	**Window 3**	**Sill**	**Wood**	**Det**	**White**	**Pos**	**8.3**
36	**8/6/21**	**9:35**	**A**	**Living Rm**	**Window 3**	**Sash**	**Wood**	**Det**	**White**	**Pos**	**11.8**
37	**8/6/21**	**9:36**	**A**	**Kitchen**	**Stored Window**	**Sash**	**Wood**	**Det**	**White**	**Pos**	**14.1**
38	8/6/21	9:36			Calibration					Pos	1

No.	Date	Time	Side	Room	Component	Feature	Substrate	Cond.	Color	Res.	PbC
39	8/6/21	9:37			Calibration					Pos	1
40	8/6/21	9:37			Calibration					Neg	0.9

4.0. DISCUSSION/CONCLUSIONS.

Any paint meeting the definition of lead-based paint under HUD 24 CFR Part 35, EPA 40 CFR 745, and/or OSHA 29 CFR 1926.62 should be considered as lead-based paint.

Interior Components. Based on the XRF measurements, AEHS, Inc. has determined that the following components contain lead on interior surfaces tested during the LBP inspection:

- Living Room Window Sashes
- Living Room Windowsills
- Kitchen Window Sashes
- Kitchen Stored Window Sash
- Bedroom 1 Window Sashes
- Bedroom 1 Windowsills
- Bedroom 2 Window Sashes
- Bedroom 3 Window Sashes
- Bath Window Sash

If one system (part) of the testing combination is positive for lead-based paint, then that entire testing combination for that room equivalent is positive. All testing combinations for each room equivalent should be addressed. Individual XRF readings should not be addressed separately. See Section 2.3. for a complete list of the testing combinations.

5.0. DISCLOSURE.

A summary of this report must be provided to new lessees (tenants) and purchasers of this property under Federal law, 24 CFR Part 35 and 40 CFR Part 745, before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers, and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the EPA and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

6.0. DISCLAIMER.

This report is given for the sole benefit of the aforementioned client(s). The client expressly confirms their understanding that the conclusions stated in this report are limited to and based solely upon the scope of the assignment, samples and field measurements taken. In addition, the client understands that any field observations contained herein reflect the conditions present on the date and time of inspection. No representations or warranties are made or may be implied as to the validity of their applicability to any other days or times.

Tab B
Performance Characteristics Sheet
(PCS)

HDRC Case 2021-360
September 15, 2021

Performance Characteristic Sheet

EFFECTIVE DATE: **December 1, 2015**

MANUFACTURER AND MODEL:

Make: ***Heuresis***
Models: ***Model Pb200i***
Source: ***^{57}Co, 5 mCi (nominal – new source)***

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:

Action Level mode

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm^2 (inclusive)

SUBSTRATE CORRECTION:

Not applicable

INCONCLUSIVE RANGE OR THRESHOLD:

ACTION LEVEL MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm^2)
Results not corrected for substrate bias on any substrate	Brick Concrete Drywall Metal Plaster Wood	1.0 1.0 1.0 1.0 1.0 1.0

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* ("HUD Guidelines"). Performance parameters shown on this sheet are calculated using test results on building components in the HUD archive. Testing was conducted on 146 test samples in November 2015, with two separate instruments running software version 2.1-2 in Action Level test mode. The actual source strength of each instrument on the day of testing was approximately 2.0 mCi; source ages were approximately one year.

OPERATING PARAMETERS

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

XRF CALIBRATION CHECK:

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm^2 in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm^2 film).

If the average (rounded to 1 decimal place) of three readings is outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instrument into control before XRF testing proceeds.

SUBSTRATE CORRECTION VALUE COMPUTATION:

Chapter 7 of the HUD Guidelines provides guidance on correcting XRF results for substrate bias. Supplemental guidance for using the paint film nearest 1.0 mg/cm^2 for substrate correction is provided:

XRF results are corrected for substrate bias by subtracting from each XRF result a correction value determined separately in each house for single-family housing or in each development for multifamily housing, for each substrate. The correction value is an average of XRF readings taken over the NIST SRM paint film nearest to 1.0 mg/cm^2 at test locations that have been scraped bare of their paint covering. Compute the correction values as follows:

> Using the same XRF instrument, take three readings on a bare substrate area covered with the NIST SRM paint film nearest 1 mg/cm^2. Repeat this procedure by taking three more readings on a second bare substrate area of the same substrate covered with the NIST SRM.
>
> Compute the correction value for each substrate type where XRF readings indicate substrate correction is needed by computing the average of all six readings as shown below.
>
> For each substrate type (the 1.02 mg/cm^2 NIST SRM is shown in this example; use the actual lead loading of the NIST SRM used for substrate correction):
>
> Correction value = (1st + 2nd + 3rd + 4th + 5th + 6th *Reading*)/6 - 1.02 mg/cm^2
>
> Repeat this procedure for each substrate requiring substrate correction in the house or housing development.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing.

Conduct XRF re-testing at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below. Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. Do not correct the original or retest results for substrate bias. In single-family and multi-family housing, a result is defined as a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and the retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF readings.

Compute the average of all ten re-test XRF readings.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

TESTING TIMES:

In the Action Level paint test mode, the instrument takes the longest time to complete readings close to the Federal standard of 1.0 mg/cm^2. The table below shows the mean and standard deviation of actual reading times by reading level for paint samples during the November 2015 archive testing. The tested instruments reported readings to one decimal place. No significant differences in reading times by substrate were observed. These times apply only to instruments with the same source strength as those tested (2.0 mCi). Instruments with stronger sources will have shorter reading times and those with weaker sources, longer reading times, than those in the table.

Mean and Standard Deviation of Reading Times in Action Level Mode by Reading Level

Reading (mg/cm^2)	Mean Reading Time (seconds)	Standard Deviation (seconds)
< 0.7	3.48	0.47
0.7	7.29	1.92
0.8	13.95	1.78
0.9 – 1.2	15.25	0.66
1.3 – 1.4	6.08	2.50
≥ 1.5	3.32	0.05

CLASSIFICATION OF RESULTS:

XRF results are classified as **positive** if they are **greater than or equal** to the stated threshold for the instrument (1.0 mg/cm^2), and *negative* if they are *less than* the threshold.

DOCUMENTATION:

A report titled *Methodology for XRF Performance Characteristic Sheets* (EPA 747-R-95-008) provides an explanation of the statistical methodology used to construct the data in the sheets, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. The report may be downloaded at http://www2.epa.gov/lead/methodology-xrf-performance-characteristic-sheets-epa-747-r-95-008-september-1997.

This XRF Performance Characteristic Sheet (PCS) was developed by QuanTech, Inc., under a contract with the XRF manufacturer.

Tab C
Lead Certifications

HDRC Case 2021-360
September 15, 2021

Texas Department of State Health Services

BE IT KNOWN THAT

AEHS INC

is certified to perform as a

Lead Firm

in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1955 and Title 25, Texas Administrative Code, Chapter 295 relating to Texas Environmental Lead Reduction, as long as this license is not suspended or revoked.

Certification Number: 2110283

Expiration Date: 07/17/2023

John Hellerstedt, M.D.,
Commissioner of Health

Control Number: 7290

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK

HDRC Case 2021-360
September 15, 2021

Texas Department of State Health Services

BE IT KNOWN THAT

MARCIE A SINCLAIR

is certified to perform as a

Lead Risk Assessor

in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1955 and Title 25, Texas Administrative Code, Chapter 295 relating to Texas Environmental Lead Reduction, as long as this license is not suspended or revoked.

Certification Number: 2070567

Expiration Date: 10/29/2021

John Hellerstedt, M.D.,
Commissioner of Health

Control Number: 7678

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

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HDRC Case 2021-360
September 15, 2021

Texas Department of State Health Services

BE IT KNOWN THAT

CHRISTOPHER A BISHOP

is certified to perform as a

Lead Inspector

in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1955 and Title 25, Texas Administrative Code, Chapter 295 relating to Texas Environmental Lead Reduction, as long as this license is not suspended or revoked.

Certification Number: 2060952

Expiration Date: 12/09/2021

John Hellerstedt, M.D.,
Commissioner of Health

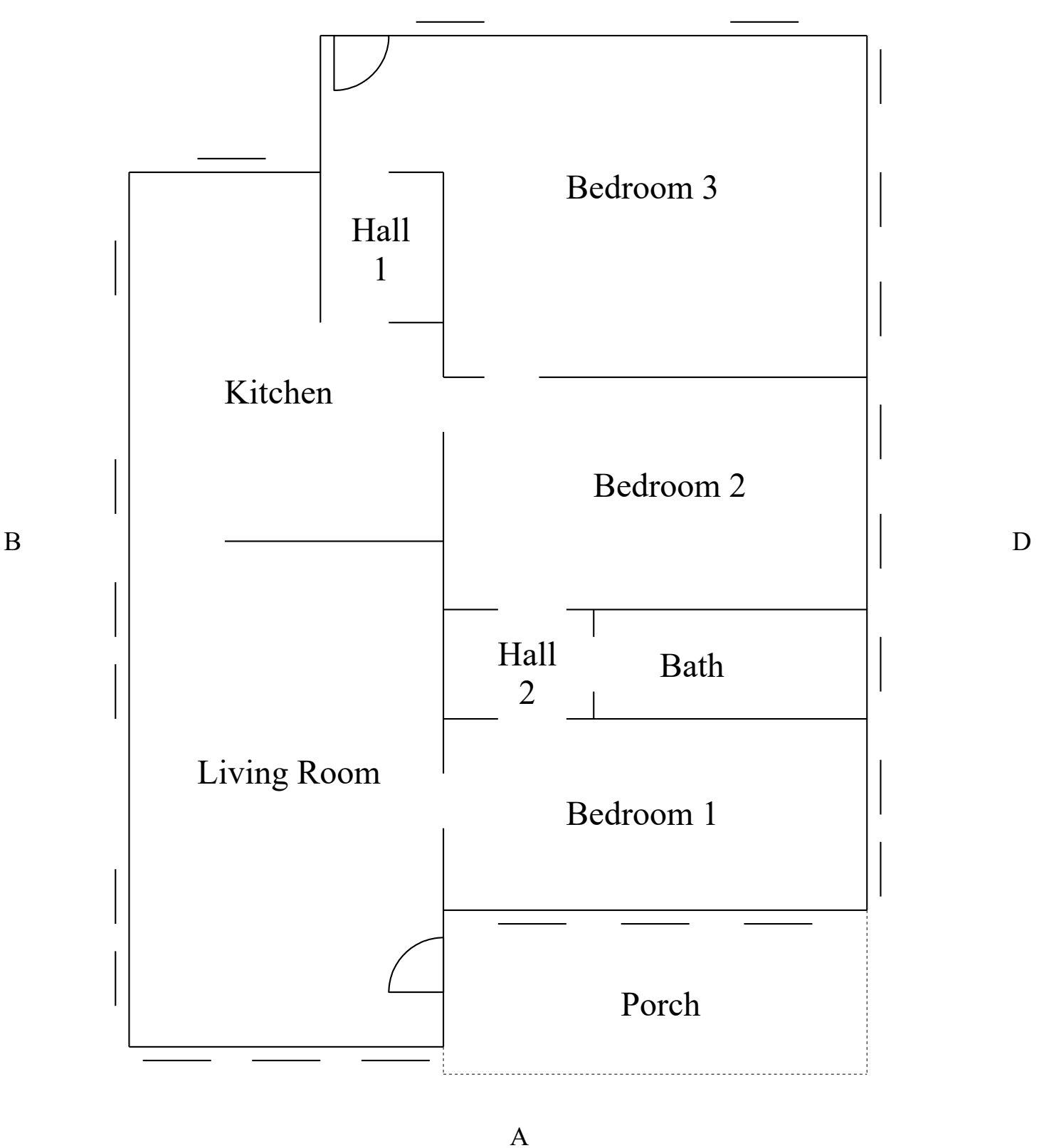
Control Number: 6488

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK

Tab D
Site Map



Inspection Date: August 6, 2021	Site Map for 615 E. Evergreen St. San Antonio, Texas	***AEHS, Inc.*** 4402 Centergate San Antonio, TX 78217 (210) 656-9300 www.aehs-sa.com
Not to scale		
Created with OpenOffice 4.0.1		

Sides A-D are located clockwise with Side A as the address or street side of dwelling.

HDRC Case 2021-360
September 15, 2021

Admar Construction

Estimate

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

DATE: 8/10/21

FOR: *Remodeling Services*

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

Subject Property: 615 E. Evergreen Street

DESCRIPTION	AMOUNT
INSTALL 19 NEW WINDOWS - REMOVE OLD	
1. Remove all existing windows. Reframe window openings including headers. Install new windows. Labor & material.	2,650.00
Note: All windows will be saved for re-use, even if partially damaged.	
TOTAL	$ 2,650.00

Make all checks payable to **Admar Construction**

THANK YOU FOR YOUR BUSINESS!

The Home Depot Special Order Quote

Customer Agreement #: H6544-313363
Printed Date: 8/11/2021

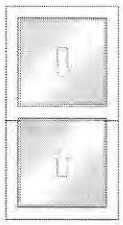
Customer:	JOSEPH CALDERONI
Address:	614 KIRK PLACE SAN ANTONIO, TX 78225
Phone 1:	512-423-6144
Phone 2:	512-423-6144
Email:	MONTYC45@GMAIL.COM

Store:	6544
Associate:	LAN
Address:	435 SUNSET RD WEST SAN ANTONIO, TX 78209
Phone:	210-824-9677

Pre-Savings Total:	$6,562.17
Total Savings:	($0.00)
Pre-Tax Price:	$6,562.17

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.

JELD-WEN WINDOWS & DOORS
Wood Windows & Patio Doors
Catalog Version 108



Frame Width = 25 3/8"
Frame Height = 48 1/2"
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	25.375-in x 48.5-in Wood W-2500 Double Hung	$269.51	$269.51	1	$0.00	$269.51
	Unit 100 Total:	$269.51	$269.51		$0.00	$269.51

Begin Line 100 Description

---- Line 100-1 ----

Wood W-2500,
Double Hung,
,
25.375 x 48.5
Assembly = Full Unit,
Exterior Trim Type = No Exterior Trim,
Exterior Trim Options = No,
Regional Compliance = US National-WDMA/ASTM
Vent Division = Even Divide,
Order By = Frame Size,
Frame Width = 25 3/8",
Frame Height = 48 1/2"
Species = Auralast Pine,
Interior Finish Type = Painted,
Finish - Interior = Primed,
Finish - Exterior = Primed,
Sash to Match Exterior Finish = Yes,
Finish - Sash (Exterior) = Primed
Jamb Width = 4 9/16",
Rating = PG 25,
Sill Nosing = No Sill Nosing,
Prep for Stool = No
Hardware Finish - Interior = White,
Number of Locks = 1,
Screen Options = No Screen,
Energy Efficiency = Energy Star,
Energy Star Zone = Energy Star - Southern,
STC / OITC Rating = Standard,
Glazing = Insulated,
Glass Color = Low-E 366,
Glass Type = Annealed,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Protective Film = Protective Film,
Spacer Color = Black Spacer,
Glass Options = Argon
Grid Type = No Grids
Certification = None,
Jambliner = White Jambliner,
Jamb Liner Options = Compression Jambliner,
Sill Stop = Sill Stop Applied,
Sash Limiter = No Sash Limiter,
Finger Plows = Plow in Top & Bottom Rail
U-Factor = 0.29,
Solar Heat Gain Coefficient = 0.2,
Visible Light Transmittance = 0.47,
Condensation Resistance = 59,
CPD# = JEL-N-578-01933-00001
Room Location = ,
Is This a Remake = No,
Specific Information =
Manufacturer = JELD-WEN, Rantoul(IL),
Contact Number = 1-800-246-9131 Option 2,
Catalog Version Date = 05/03/2021,
Catalog Version = 21.2.14.0
None

End Line 100 Description

JELD-WEN WINDOWS & DOORS
Wood Windows & Patio Doors
Catalog Version 108

Frame Width = 25 3/8"
Frame Height = 68 1/2"
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	25.375-in x 68.5-in Wood W-2500 Double Hung	$318.94	$318.94	4	$0.00	$1,275.76
	Unit 200 Total:	$318.94	$318.94		$0.00	$1,275.76

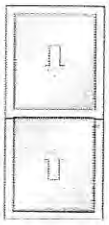
Begin Line 200 Description

---- Line 200-1 ----

Wood W-2500,
Double Hung,
,
25.375 x 68.5
Assembly = Full Unit,
Exterior Trim Type = No Exterior Trim,
Exterior Trim Options = No,
Regional Compliance = US National-WDMA/ASTM
Vent Division = Even Divide,
Order By = Frame Size,
Frame Width = 25 3/8",
Frame Height = 68 1/2"
Species = Auralast Pine,
Interior Finish Type = Painted,
Finish - Interior = Primed,
Finish - Exterior = Primed,
Sash to Match Exterior Finish = Yes,
Finish - Sash (Exterior) = Primed
Jamb Width = 4 9/16"
Rating = PG 25,
Sill Nosing = No Sill Nosing,
Prep for Stool = No
Hardware Finish - Interior = White,
Number of Locks = 1,
Screen Options = No Screen
Energy Efficiency = Energy Star,
Energy Star Zone = Energy Star - Southern,
STC / OITC Rating = Standard,
Glazing = Insulated,
Glass Color = Low-E 366,
Glass Type = Annealed,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Protective Film = Protective Film,
Spacer Color = Black Spacer,
Glass Options = Argon
Grid Type = No Grids
Certification = None,
Jambliner = White Jambliner,
Jamb Liner Options = Compression Jambliner,
Sill Stop = Sill Stop Applied,
Sash Limiter = No Sash Limiter,
Finger Plows = Plow in Top & Bottom Rail
U-Factor = 0.29,
Solar Heat Gain Coefficient = 0.2,
Visible Light Transmittance = 0.47,
Condensation Resistance = 59,
CPD# = JEL-N-578-01933-00001
Room Location = ,
Is This a Remake = No,
Specific Information =
Manufacturer = JELD-WEN, Rantoul(IL),
Contact Number = 1-800-246-9131 Option 2,
Catalog Version Date = 05/03/2021,
Catalog Version = 21.2.14.0
None

End Line 200 Description

JELD-WEN WINDOWS & DOORS
Wood Windows & Patio Doors
Catalog Version 108



Frame Width = 31 3/8"
Frame Height = 68 1/2"
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	31.375-in x 68.5-in Wood W-2500 Double Hung	$358.35	$358.35	14	$0.00	$5,016.90
	Unit 300 Total:	$358.35	$358.35		$0.00	$5,016.90

Begin Line 300 Description

---- Line 300-1 ----

Wood W-2500,
Double Hung,
,
31.375 x 68.5
Assembly = Full Unit,
Exterior Trim Type = No Exterior Trim,
Exterior Trim Options = No,
Regional Compliance = US National-WDMA/ASTM
Rating = PG 25,
Sill Nosing = No Sill Nosing,
Prep for Stool = No
Hardware Finish - Interior = White,
Number of Locks = 1,
Screen Options = No Screen
Energy Efficiency = Energy Star,
Energy Star Zone = Energy Star - Southern,
Jambliner = White Jambliner,
Jamb Liner Options = Compression Jambliner,
Sill Stop = Sill Stop Applied,
Sash Limiter = No Sash Limiter,
Finger Plows = Plow in Top & Bottom Rail
U-Factor = 0.29,
Solar Heat Gain Coefficient = 0.2,
Visible Light Transmittance = 0.47,

Vent Division = Even Divide,
Order By = Frame Size,
Frame Width = 31 3/8",
Frame Height = 68 1/2"
Species = Auralast Pine,
Interior Finish Type = Painted,
Finish - Interior = Primed,
Finish - Exterior = Primed,
Sash to Match Exterior Finish = Yes,
Finish - Sash (Exterior) = Primed
Jamb Width = 4 9/16"

STC / OITC Rating = Standard,
Glazing = Insulated,
Glass Color = Low-E 366,
Glass Type = Annealed,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Protective Film = Protective Film,
Spacer Color = Black Spacer,
Glass Options = Argon
Grid Type = No Grids
Certification = None,

Condensation Resistance = 59,
CPD# = JEL-N-578-01933-00001
Room Location = ,
Is This a Remake = No,
Specific Information =
Manufacturer = JELD-WEN, Rantoul(IL),
Contact Number = 1-800-246-9131 Option 2,
Catalog Version Date = 05/03/2021,
Catalog Version = 21.2.14.0
None

End Line 300 Description

QUOTE

Store 6544 ALAMO HEIGHTS
435 SUNSET RD WEST
SAN ANTONIO, TX 78209

Phone: (210) 824-9677
Salesperson: LXL3200
Reviewer: LXL3200

 No. H6544-313363

QUOTE

2021-08-11 16:41

Prices Valid Thru: 08/18/2021

SOLD TO

Name: **CALDERONI JOSEPH**
Phone 1: **(512) 423-6144**
Address: 614 KIRK PLACE
Phone 2:
Company Name:
City: SAN ANTONIO
Job Description: (After Bidding 08/11/21) EVERGreen - SO JW 2500 Series Wood Windows, total 19 Units
State: TX Zip: 78225 County: BEXAR

VENDOR DIRECT SHIP #1

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

TO: CUSTOMER

S/O - MERCHANDISE TO BE SHIPPED: **S/OJELD-WEN PREMIUM WOOD** **REF # S01** **ESTIMATED ARRIVAL DATE: 09/08/2021**

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
S0101	0000-339-728	1.00	EA	NA / 25.375-IN X 48.5-IN WOOD W-2500 DOUBLE H / 25.375-IN X 48.5-IN WOOD W-2500 DOUBLE HUNG{#1}	A	Y	$251.03	$251.03
S0102	0000-339-728	4.00	EA	NA / 25.375-IN X 68.5-IN WOOD W-2500 DOUBLE H / 25.375-IN X 68.5-IN WOOD W-2500 DOUBLE HUNG{#2}	A	Y	$297.08	$1,188.32
S0103	0000-339-728	14.00	EA	NA / 31.375-IN X 68.5-IN WOOD W-2500 DOUBLE H / 31.375-IN X 68.5-IN WOOD W-2500 DOUBLE HUNG{#3}	A	Y	$333.78	$4,672.92
S01FR	0000-811-843	1.00		S/O FREIGHT SKU D30	A	Y	$99.00	$99.00

VENDOR WILL SHIP MDSE TO: JOSEPH CALDERONI

ADDRESS: 615 E EVERGREEN ST **CITY:** SAN ANTONIO

STATE: TX **ZIP:** 78212 **COUNTY:** BEXAR **SALES TAX RATE:** 8.25 **MERCHANDISE TOTAL:** $6,211.27

PHONE: (512) 4236144 **ALTERNATE PHONE:** **PAGER:**

END OF VENDOR DIRECT SHIP

TOTAL CHARGES OF ALL MERCHANDISE & SERVICES

Policy Id (PI):
A: 90 DAYS DEFAULT POLICY;

'The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in stores for details.'

ORDER TOTAL	$6,211.27
SALES TAX	$512.43
TOTAL	$6,723.70
BALANCE DUE	$6,723.70

END OF ORDER No. H6544-313363

TOTAL PRICE $6,723.70
- INCLUDES TAXES & DELIVERY

HDRC Case 2021-360
September 15, 2021

Gmail

Monty Calderoni <montycalderoni@gmail.com>

Window Repair - 615 E. Evergreen

aodesign <aodesign.ochoa@gmail.com>
To: Monty Calderoni <montycalderoni@gmail.com>

Thu, Jul 29, 2021 at 11:29 PM

350.00 Each window to re rope and weights and hardware.
Plus 475.00 for material.

rebuild a whole window unit is 780.00
rebuild a window sash is 420.00
rebuild window sill is 150.00

Adan Ochoa, Project Designer

AO Design, LLC
425 N. Main Ave.
San Antonio, Texas 78215
Phone: 210-632-2154
aodesign.ochoa@gmail.com

PER CONVERSATION ON 8/2/2021:
- EVERY WINDOW NEEDS SILL REBUILT.
- ESTIMATED A MINIMUM OF 6 SASHES REBUILT.
- ESTIMATED A MINIMUM OF 2 WHOLE WINDOWS REBUILT.
- SUBTRACT $100- FOR BATHROOM WINDOW.

19 - WINDOWS TO RE-ROPE, WEIGHTS, & HARDWARE	6,650-
19 - WINDOW SILLS REBUILT	2,850-
6 - SASHES REBUILT	2,520-
2 - WHOLE WINDOW UNITS REBUILT	1,560-
1 - MATERIALS	475-
TOTAL REPAIR ESTIMATE	$14,055-

Design / Build / Finish / Install

ARTchitectural.com

SALAS

1350 E. SOUTHCROSS BLVD.
SAN ANTONIO, TEXAS 78223
TEL: (210) 533-1269, FAX: (210) 531-9663

Proposal Contract

This agreement, made this **2nd** day of **August 2021**. By and between **Calderoni Real Estate** hereinafter called the OWNER; and ARTCHITECTURAL.COM, 1350 E. SOUTHCROSS @ Riverside Dr. San Antonio, Texas 78223.

This contract Proposal must be exercised within **15 days** of the above date, otherwise it shall become null and void. This proposal will become a valid contract upon signature by the buyer (OWNER) and ARTCHITECTURAL.COM and the transmittal of the cash deposit, requested in this agreement, to the account of ARTCHITECTURAL.COM.

PROJECT: **Restoration of Window Sashes and Screens**
JOBSITE: **San Antonio, Texas**

BUYERS (OWNER)
AGENT & PHONE:

Calderoni Real Estate
615 E. Evergreen St. (Tobin Hill)
San Antonio, Texas 78212
Contact: Monty Calderoni, Ph: (512) 423-6144
Email: montycalderoni@gmail.com

ARTCHITECTURAL.COM agrees to furnish the following items according to the plans and specifications furnished by the buyer (OWNER), or agreed to by both OWNER and ARTCHITECTURAL.COM. All hardware, installation, and finishing will be furnished by the OWNER unless explicitly specified directly in this agreement. ARTCHITECTURAL.COM holds the first lien on any Custom-Made items until paid in full. All unfinished Custom made items require an immediate finish. Warpage and spotting may develop if left unfinished; ARTCHITECTURAL.COM will not be responsible for such damage.

ARTchitectural.com offers a complimentry 1st time consultation a $150 value. All consultations are subject to a $150/hr charge with a minumum of 1 hour there after.
ARTchitectural.com may credit consultations upon signed contract.

ITEM #1 Window Sashes and Jambs

- Remove and Label (40)- Window Sashes. Cover Openings with Plywood.
  Removal of Old Glazing, Disassembly of Sashes As Needed. To be re-worked and replace any broken or rotten wood on sashes.
  Replace Glass if Broken or Cracked. To be Replaced with 1/8" Thick Clear Double Strength Glass, Apply Silicone on Interface and Re- Glaze.
  Sand and Remove Any Loose Paint and Apply Hot Oil and Apply Oil Based Primer to Raw Wood Sashes and Jamb Only. Paint Finish by Others.
  Reinstall/Reset or Replace Parting Stops and Interior Stops
  Sashes to Be Installed with Upper and Lower Sash to be Operable.
  To use Existing Window Weights and Attach to Sashes with Rope. $ 24,000.00

- Repair and Rebuild (20)- Existing Screens As Per Original
  Apply Hot Oil and Apply Oil Based Primer. Paint Finish by Others.
  Installed with Existing Hardware. $ 7,000.00

Note: The (20)- Windows Does Not Include the (2)- Windows in Back of House or (1)- Window in Kitchen. Does Not Include Sanding, Priming or Painting of Interior Casing or Exterior Trim.

ARTchitectural.com reserves the right to photograph any work completed in the above described project as part of our portfolio, archives, brochures and social media. No names will be associated with the photographs to protect owner's anonymity. Any photographs by others containing any work described in this contract and their subsequent publication in magazines, books, newspapers, websites, advertisements, etc must include an accompanying credit to ARTchitectural.com.

All items or work ordered by and produced for the buyer (OWNER) under this agreement are Custom Made to his/her order from approved design specifications, drawings, color samples, and models and ARTCHITECTURAL.COM assumes no liability for their use, function, or misuse, dysfunction.
Any future changes of designs or additions requested by the buyer (OWNER) must be made by a written change order, sent by certified mail or facsimile transmittal. Such Change Orders must be prior to Delivery and Installation. All such change orders will have additional changes added to the price of this agreement and must be paid prior to taking delivery of this order. A minimum charge of $100.00 per hour for labor at Mill Shop, a $150.00 per hour charge for labor at Job Site. Additional charges for material and hardware will be added. No deduction will be allowed from the quoted job price of the original contract agreement for deletions without the prior consent of ARTCHITECTURAL.COM.

The buyer (OWNER) acknowledges that since all goods, materials and items listed herein are produced expressly for the OWNER those items and goods are not returnable for credit, and are not subject to cancellation by the OWNER after production has begun. Such action by the OWNER will not relieve the OWNER of his/her obligations under this contract Agreement.

In consideration whereof, the buyer (OWNER) of the items or work listed and purchased herein agrees to pay to ARTCHITECTURAL.COM, the following payment schedule:

- **60% DEPOSIT REQUIRED TO BEGIN PROJECT**
- **30% DUE PRIOR TO PRIMING**
- **10% DUE UPON COMPLETION**

Credit Card Convenience Fees:

- **3.75% CC Convenience Fee for Payment Over Phone**
- **2.75% CC Convenience Fee for Payment in Person**

MAKE CHECKS PAYABLE TO: ARTCHITECTURAL.COM

The OWNER warrants that in any event full payment for items purchased, goods made, and services rendered will be tendered to ARTCHITECTURAL.COM no later than the date of completion. In the event of delays of completion of OWNER's project, or delivery of goods to the site, or delay of pick up at plant, or delay of installation, or finishing due to the actions of the OWNER, his/her agent, contractor, builder, or their agents which prolongs the terms of payment noted in this agreement, the OWNER will tender all payments as called for herein, less 10% retainage. This retainage will be remitted at per item completion (numbered area or job as described in this contract) or no longer than 30 days from the date that the area (item) is approved. In any event no more than 10% retainage will be withheld pending final completion of any task. Upon default of Contract payments, BUILDING OWNER will be notified in conjuction with Contractor and Lein will be placed within 30 days.

In the event that the OWNER does requires us to store their items purchased, materials, or goods made, we will require a written certified letter requesting us to store any of their items, materials or goods made. We will follow up with a written letter listing our terms. No verbal agreements will be accepted from either party. If we were unable to get in contact with the owner via certified mail, email or phone, or we do not receive a written certified letter requesting to store their items or goods within 60 days, we will assume the items are abandoned and we will proceed with auctioning them.

ARTCHITECTURAL.COM and the OWNER for themselves, their successors, executors, administrators and assigns, hereby agree to performance of the covenants of this agreement.

TEXAS LAW TO APPLY

This agreement shall be construed under, and in accordance with the laws of the STATE OF TEXAS, and all obligations of the parties created by this agreement are performable in BEXAR COUNTY, TEXAS. In witness whereof, the OWNER has executed this agreement as of the written date. This contract is subject to Chapter 27 of the Texas Property Code.

CREDIT CARD POLICY

We charge a 2.75% convenience fee on top of the contract total if paying by credit card in person. If paid over the phone, we charge a 3.75% convenience fee.

LATE FEES

A late fee of 15% will be Added monthly to any unpaid balance if Not Paid in Full Upon delivery or installation of project. You will be contacted via email or regular mail with a copy of invoice and ledger showing balance due. If we do not receive a response with full payment within 60 days, your unpaid account will be sent to collections.

TERMS AND CONDITIONS ATTACHED

Important Notice: You and your contractor are responsible for meeting the terms and conditions of this contract. If you sign this contract and fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your property.

KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW

DATE	DATE
Authorized Signature	**Mr. Victor Salas Sr.**

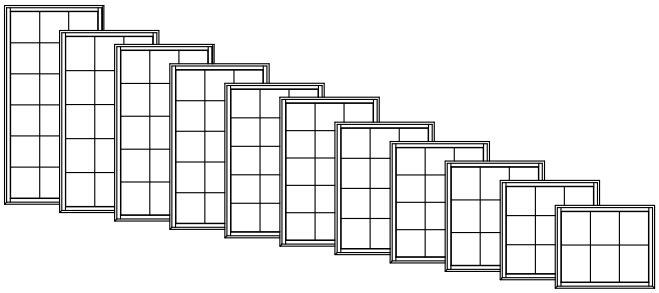
W-2500 Wood With Traditional Sash Clad-Wood Window Casement

Architectural Design Manual

October 2020

TABLE OF CONTENTS

GENERAL INFORMATION



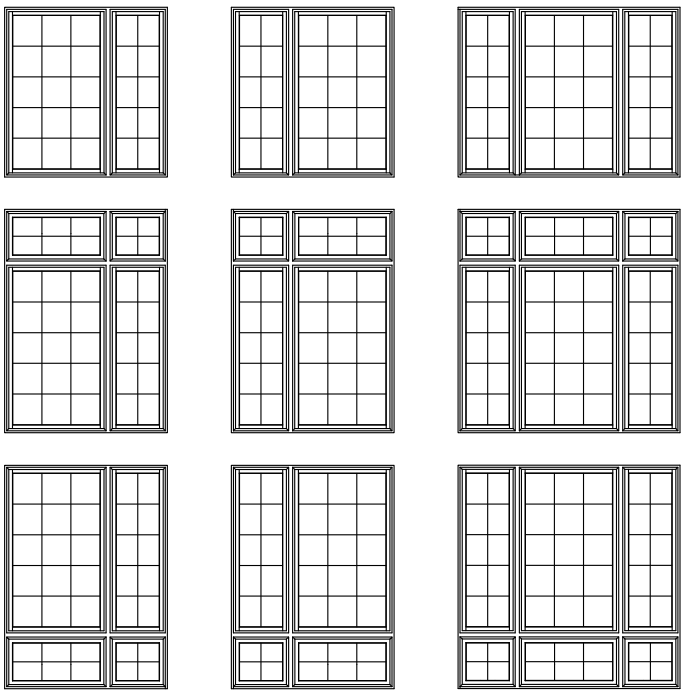
Dimensional Windows

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

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

Multiple Assemblies

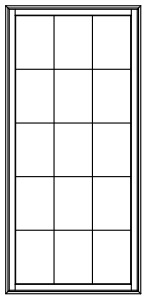
W-2500 With Traditional Sash Clad-Wood Casement windows may be mulled to other clad-wood awning windows, or to other clad-wood window products to fulfill a variety of architectural design needs.

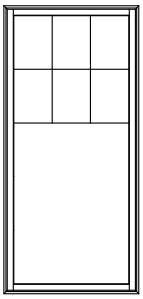


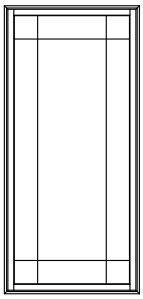
GRID PATTERNS

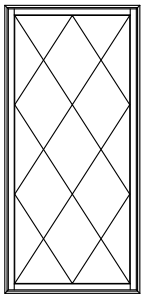
W-2500 With Traditional Sash Clad-Wood Casement windows are available with removable Grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles. The standard grid patterns are shown below.

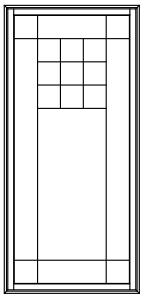
Special lite cut patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.


Colonial


Colonial From Top Down

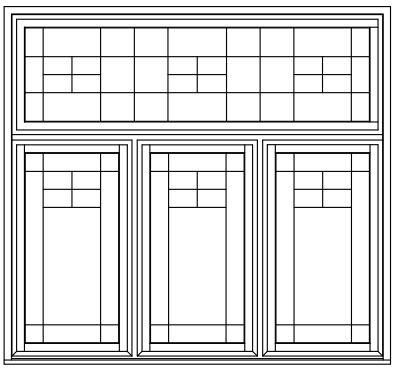

Prairie


Diamond


Uneven

Bar Alignment

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

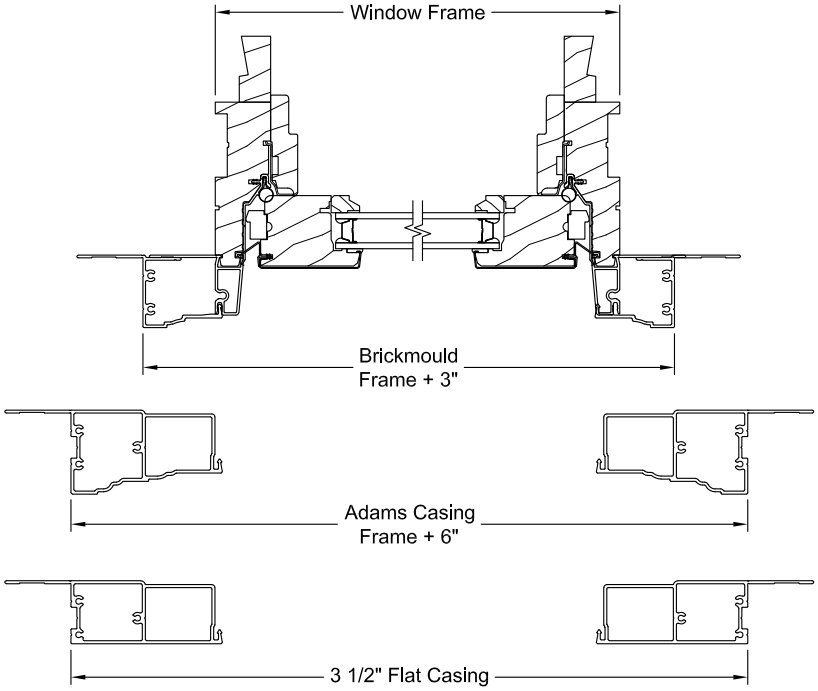


UNIT SIZING

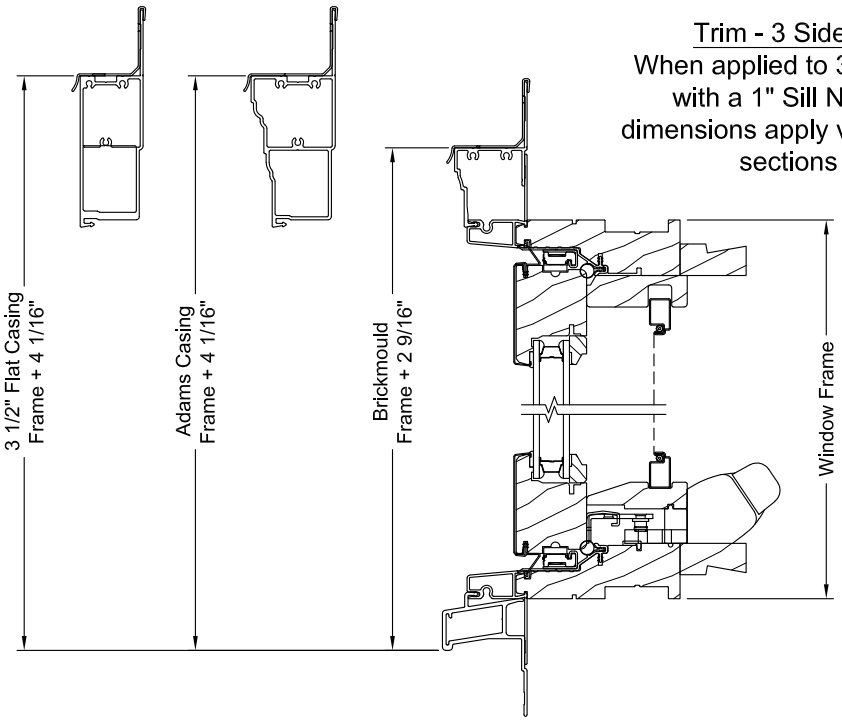
Rough Opening
The frame size of the window plus 3/4"

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

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

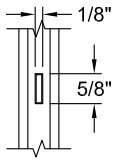


Trim - 3 Sides of Unit
When applied to 3 sides of unit, with a 1" Sill Nose, these dimensions apply vertical window sections only.

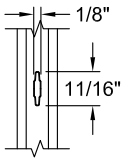


GRID OPTIONS & UNIT HANDLING

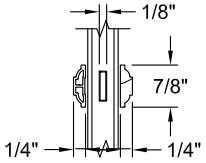
SDL Options



5/8" Grille

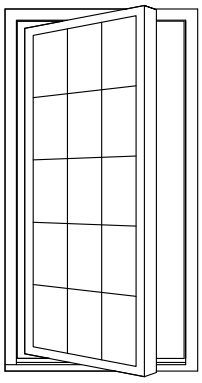


23/32" Grille

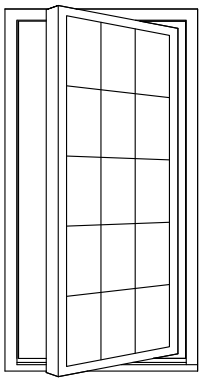


7/8" SDL

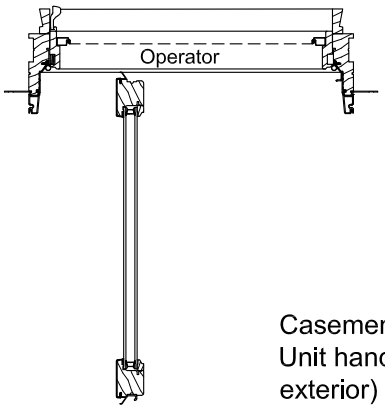
Handing and Operation

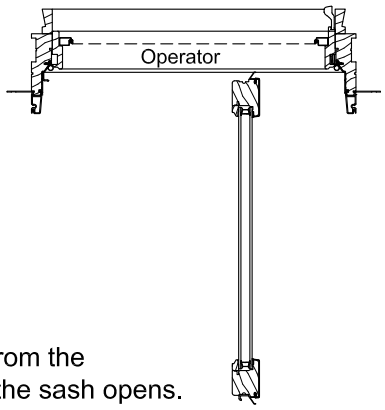


Left Hand



Right Hand

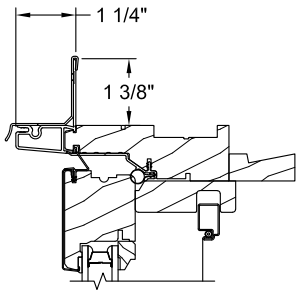




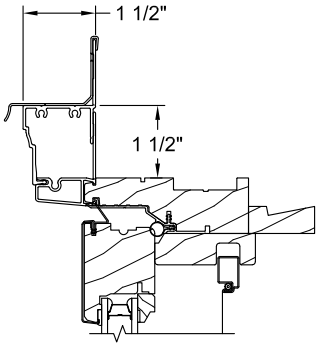
Casement Unit Handing:
Unit handing is defined (from the exterior) as the direction the sash opens.

TRIM & SILL NOSE OPTIONS

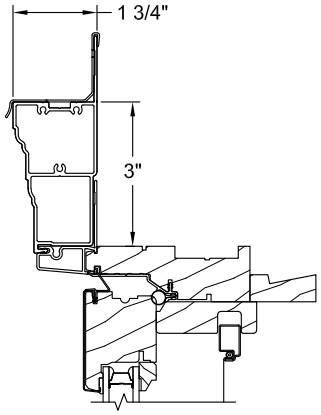
Trim Options



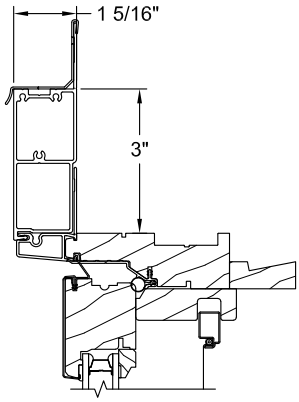
Standard



Brickmould

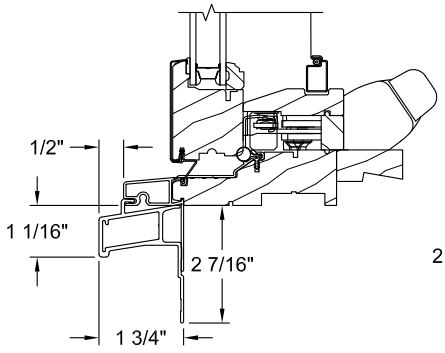


Adams Casing

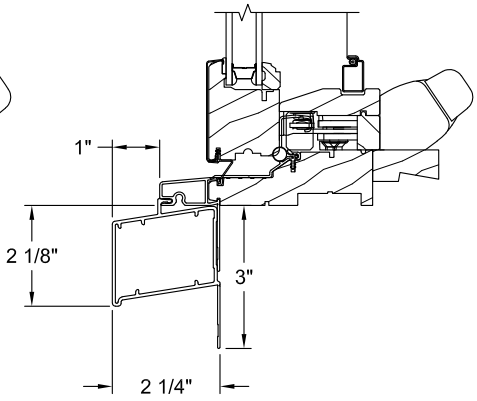


3 1/2" Flat Casing

Sill Nose Options

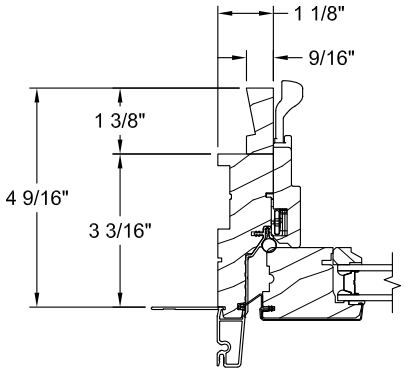


Sill With Standard Casing

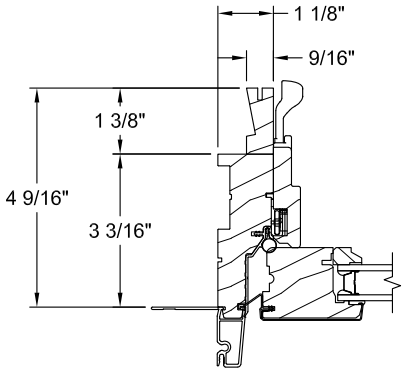


Sill With 2" Sill Nose Casing

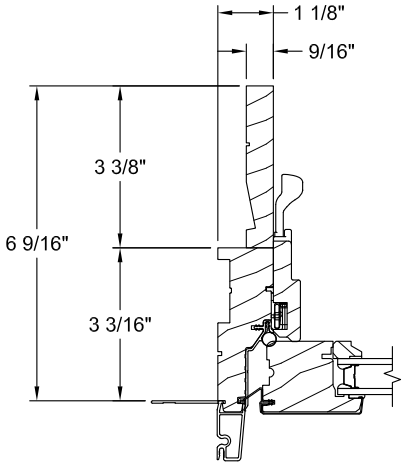
JAMB EXTENDER OPTIONS



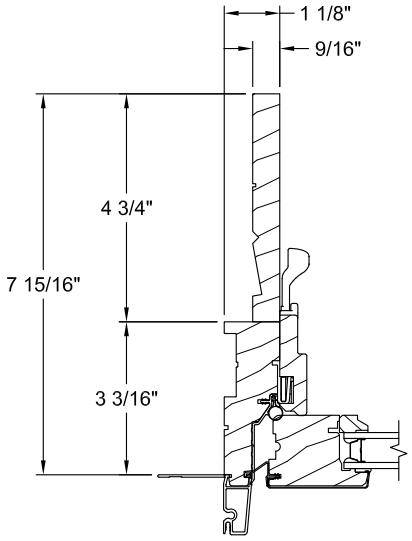
4 9/16" Wall



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

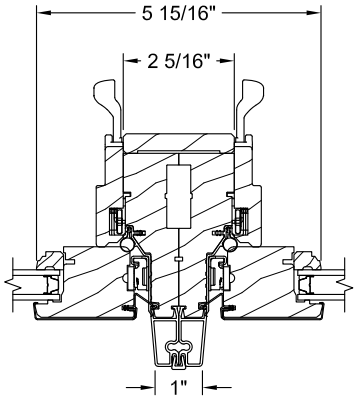


6 9/16" Wall

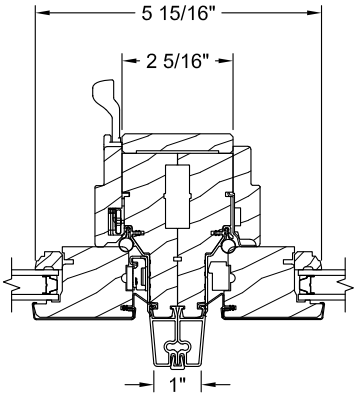


7 15/16" Wall
Max 1-pc
Jamb Extender

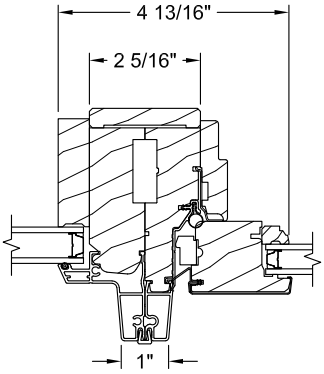
MULLION OPTIONS



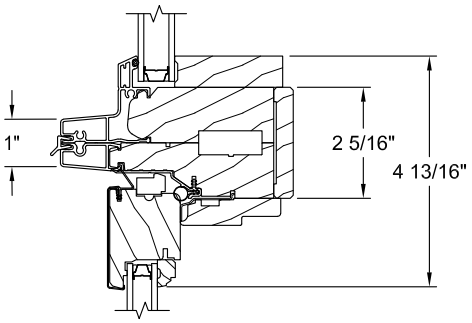
Operating Casement/Operating Casement



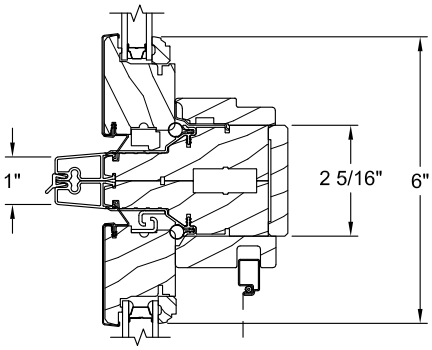
Operating Casement/Stationary Casement



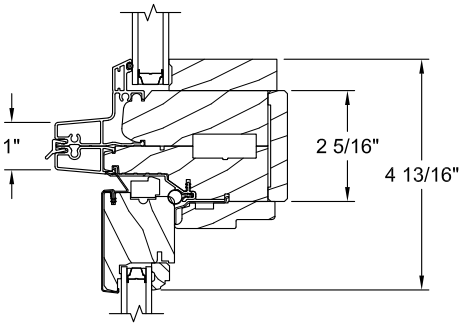
Direct Set Picture/Casement



Radius
Casement

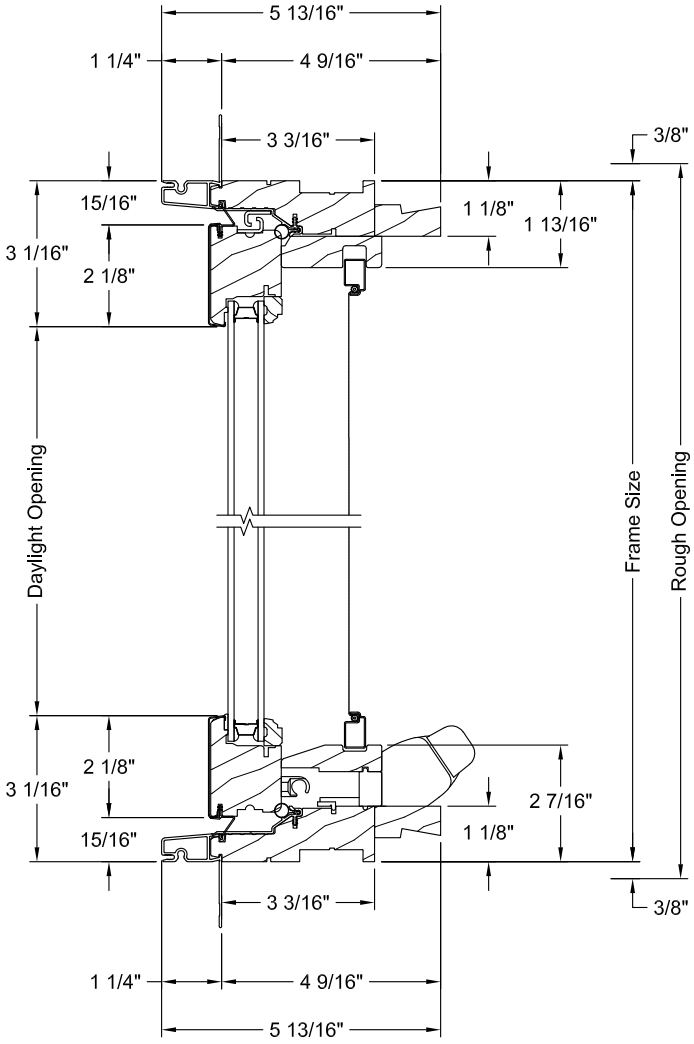


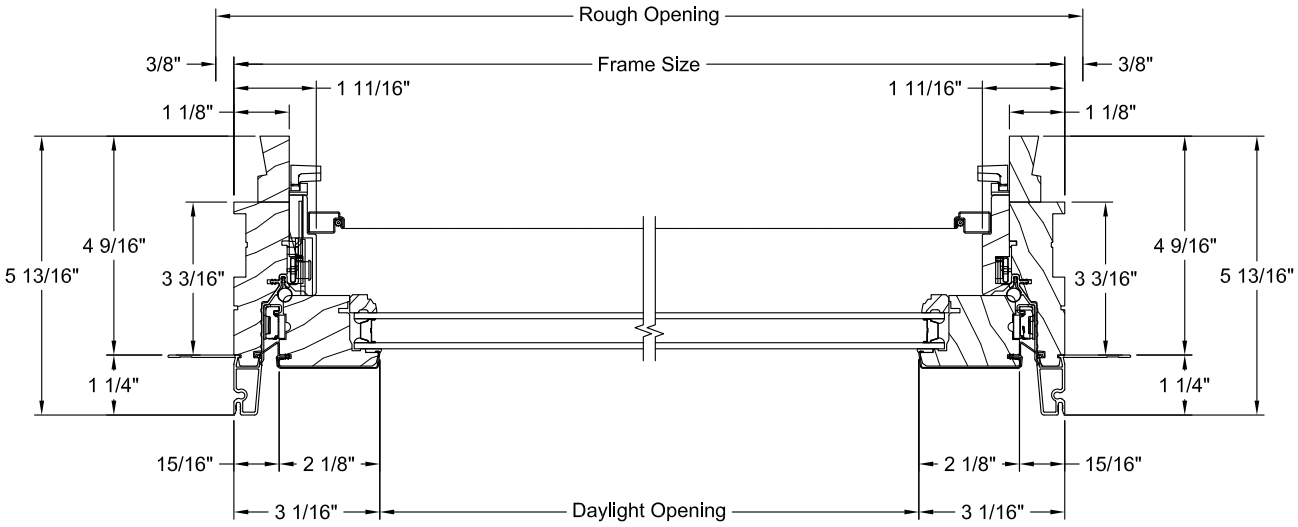
Operating Casement
Stationary Casement



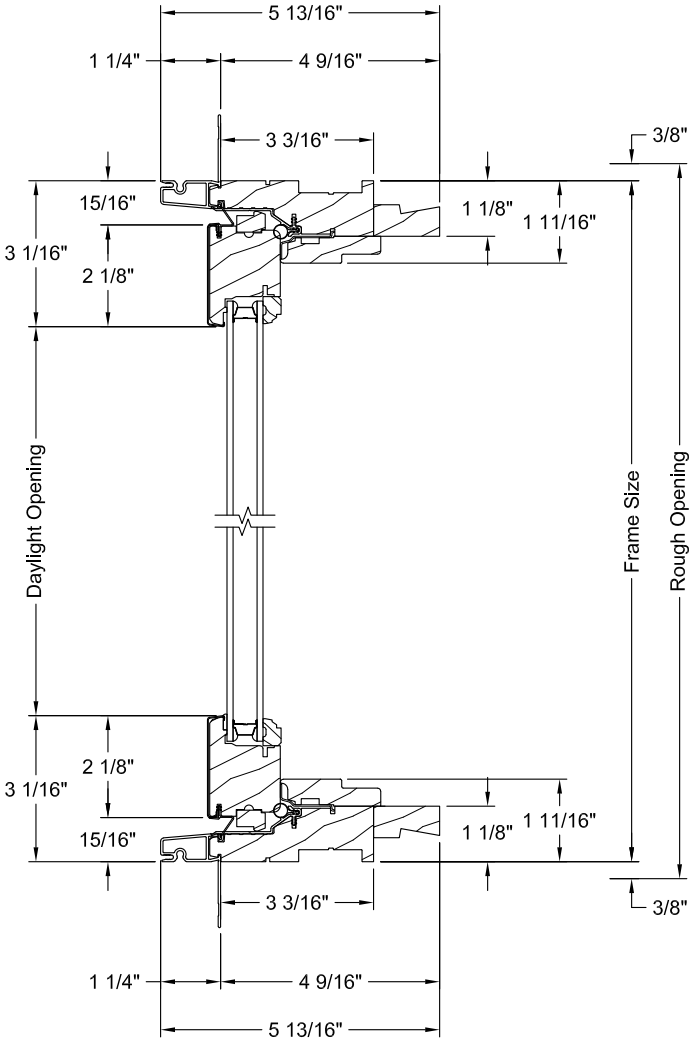
Direct Set Picture
Casement

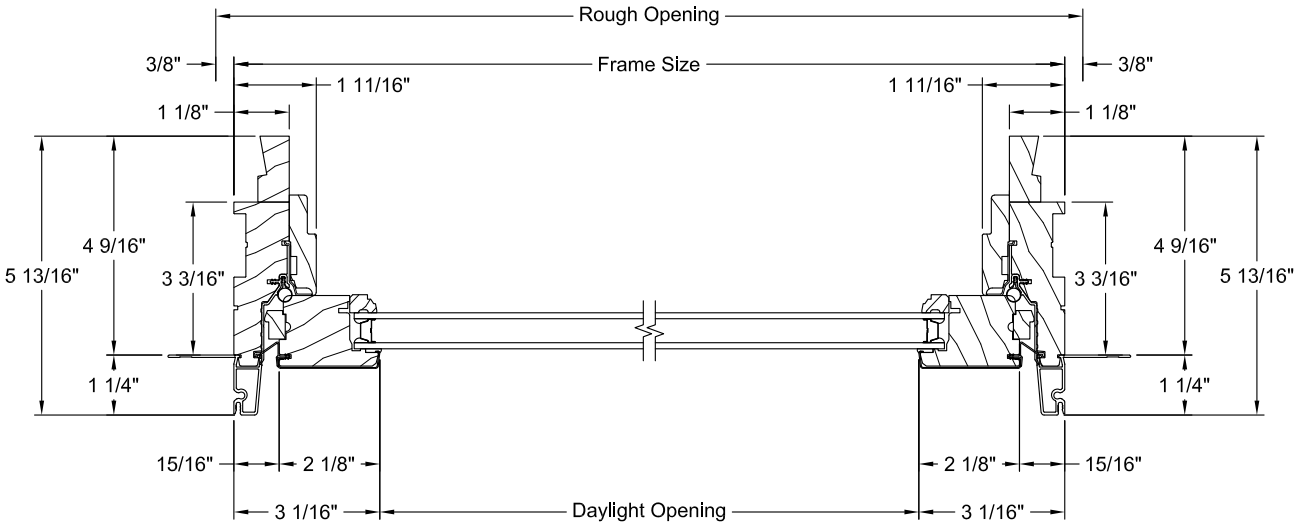
OPERATOR SECTIONS



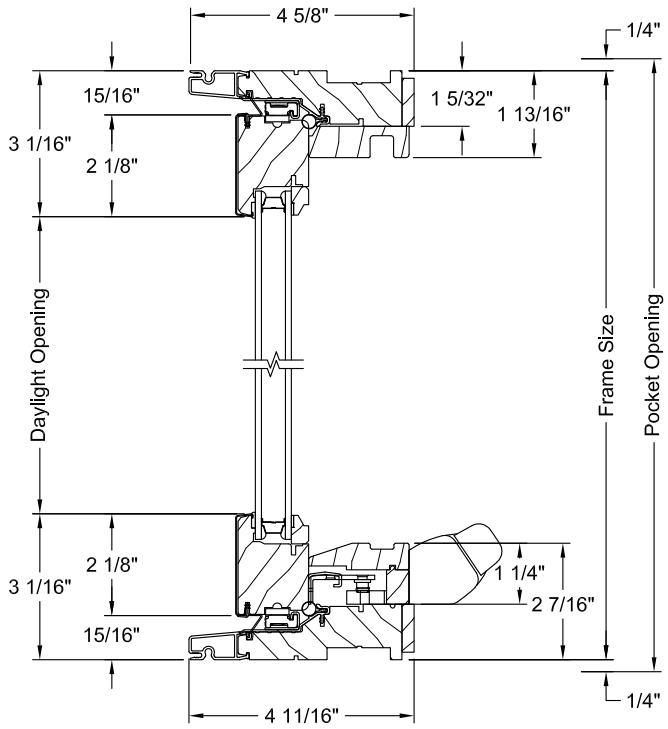


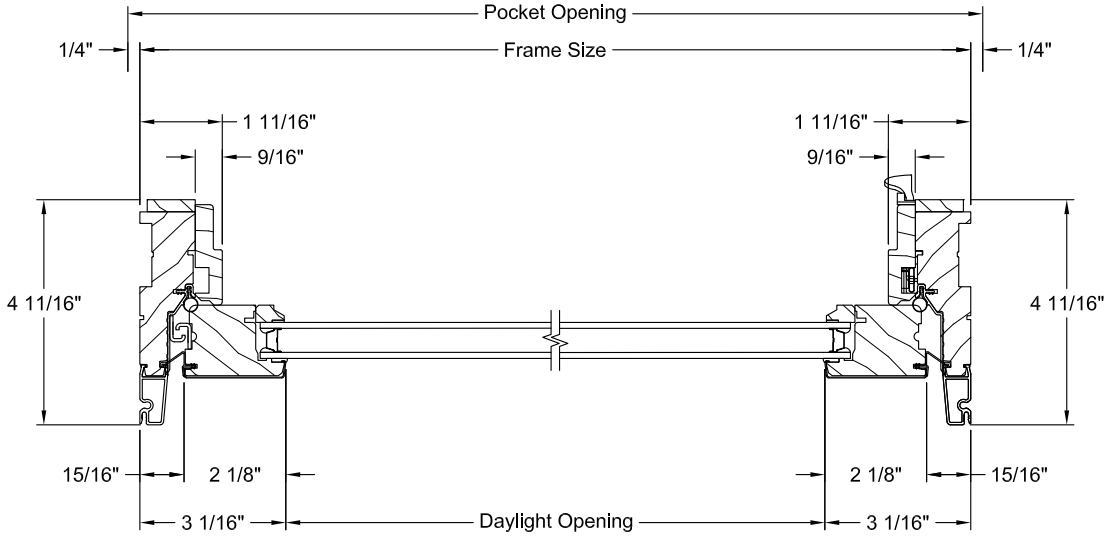
STATIONARY SECTIONS



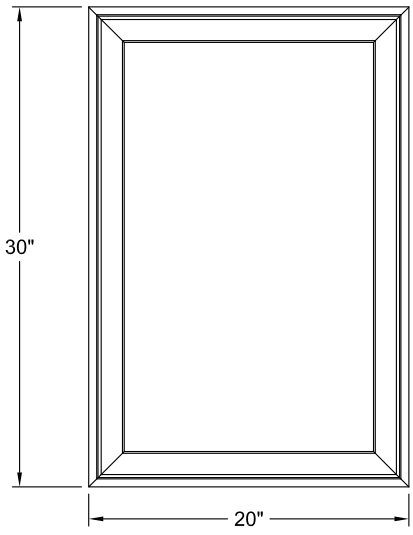


POCKET SECTIONS

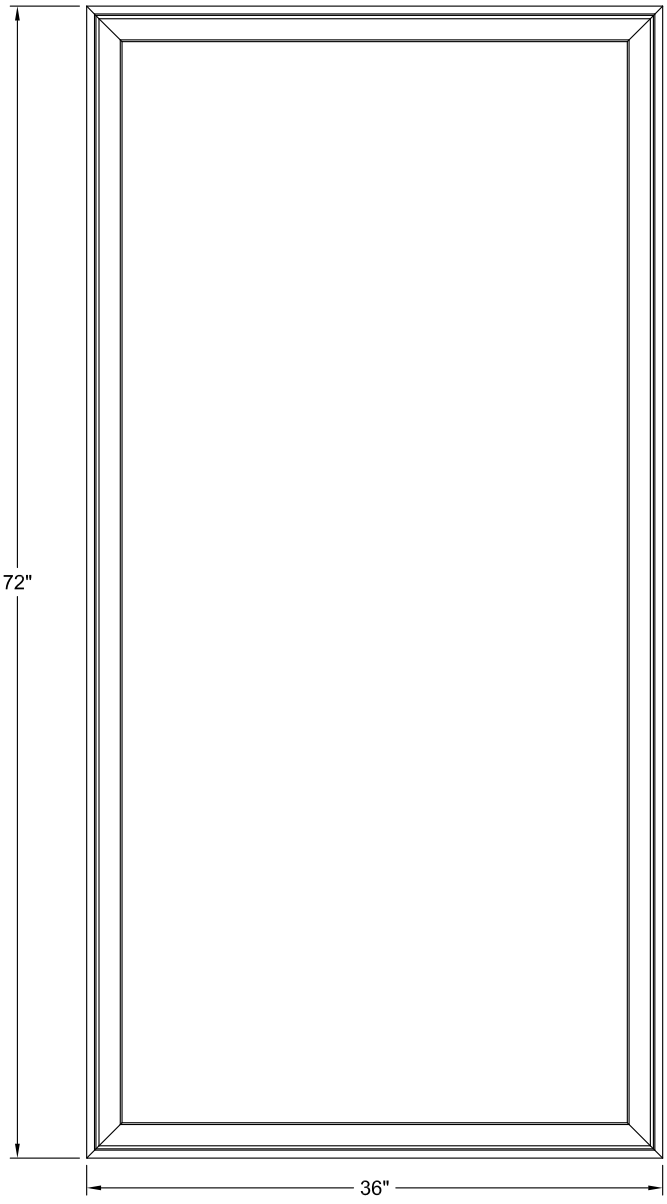




MIN - MAX SIZING



Minimum Size:
20" X 30"



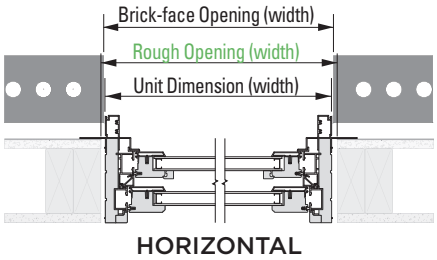
Maximum Size:
36" x 72"

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

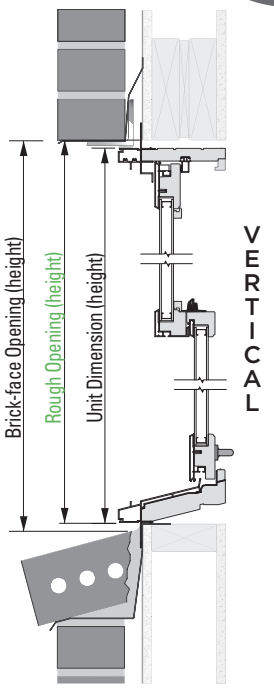
Standard Heights				
30"	36"	40"	44"	48"
54"	56"	60"	64"	66"
72"				

Technical Drawing
(Double hung unit shown)

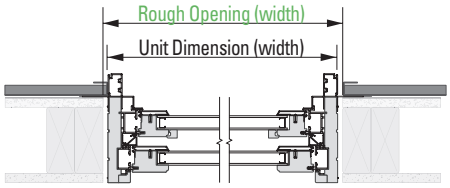
Brick Siding



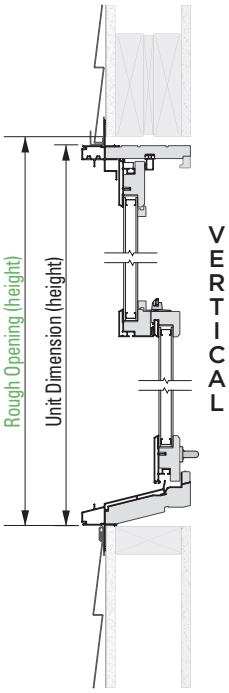
HORIZONTAL



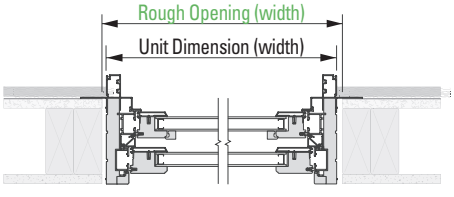
Vinyl Siding



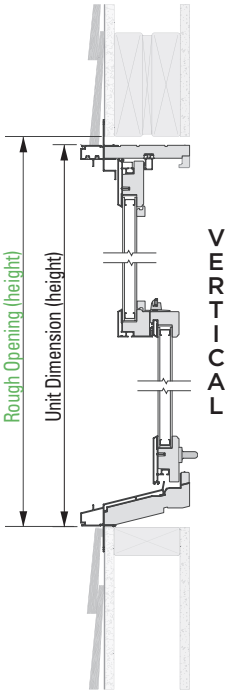
HORIZONTAL



Wood Siding



HORIZONTAL



MIRA®

WINDOWS & PATIO DOORS

Ply Gem® WINDOWS & DOORS

HDRC Case 2021-360
September 15, 2021

DOUBLE HUNG

ALUMINUM CLAD

NOT ALL WINDOWS ARE CREATED EQUAL.

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

ENERGY STAR WE SELL ENERGY STAR

DOUBLE HUNG

ALUMINUM CLAD

LC 50 CERTIFIED [1]

10 YEAR GLASS WARRANTY

Home Innovation NGBS GREEN CERTIFIED™

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

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

STANDARD FEATURES

- Tilt-in sash design for easy cleaning from the safety of inside your home
- Sash interlock provides superior structural performance
- Stepped jambliner design for superior structural performance while maximizing available daylight opening
- Three-piece jambliner allows for different interior and exterior jambliner colors
- 6/4 sash construction for historically accurate wood window look
- $4^{9}/_{16}$" jambs made of clear wood eliminate extensive drywall work
- Sash and interior made with select clear wood; ready for paint or stain to match any interior décor (also available in primed or prefinished in white, black and off-white)
- Integral face groove allows for easy mulling and exterior accessory application
- Pre-punched nailing fin for simple installation
- AAMA 2604 paint finish provides superior resistance to chalking and fading
- Energy-efficient Warm Edge insulating HP glass reduces energy costs while reducing fabric fading
- Vacuum-treated, solid wood components resist damage from water and fungus
- Durable .050 extruded aluminum cladding on all exterior frame surfaces resists dings and dents while providing structural integrity

WARM EDGE TECHNOLOGY

HP GLASS

DOUBLE HUNG

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

All units rated in accordance with NFRC 100/200 standards by a NAMI Accredited lab. Performance values reflect the performance of units tested with the following configuration: ¾" IGU, 3mm glass, no grilles and Warm Edge spacer system and Warm Edge+ spacer system.

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

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

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

OPTIONS

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

WARM EDGE TECHNOLOGY

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

IMPACT RATED [2]

EXTERIOR CASING:
180 Brick Mould, $3^{1}/_{4}$" Williamsburg, $3^{1}/_{2}$" Flat, J-Channel and Sill Nose available factory or field applied

EXTENSION JAMBS:
Custom from $4^{9}/_{16}$" to $8^{9}/_{16}$" in prefinished white, prefinished black, prefinished off-white, primed or natural "clear" wood

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

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

STANDARD EXTERIOR CLADDING COLOR OPTIONS

WHITE | SANDALWOOD | TAUPE | EVERGREEN | IVORY | COTTAGE RED | DARK BRONZE | BLACK

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

1. Most units are rated LC50 straight out of the box.
2. Optional Impact Rated units are available in select sizes and configurations.

HDRC Case 2021-360
September 15, 2021

GAF Timberline® HDZ™
High Definition® Shingles

GAF LAYERLOCK™ TECHNOLOGY

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

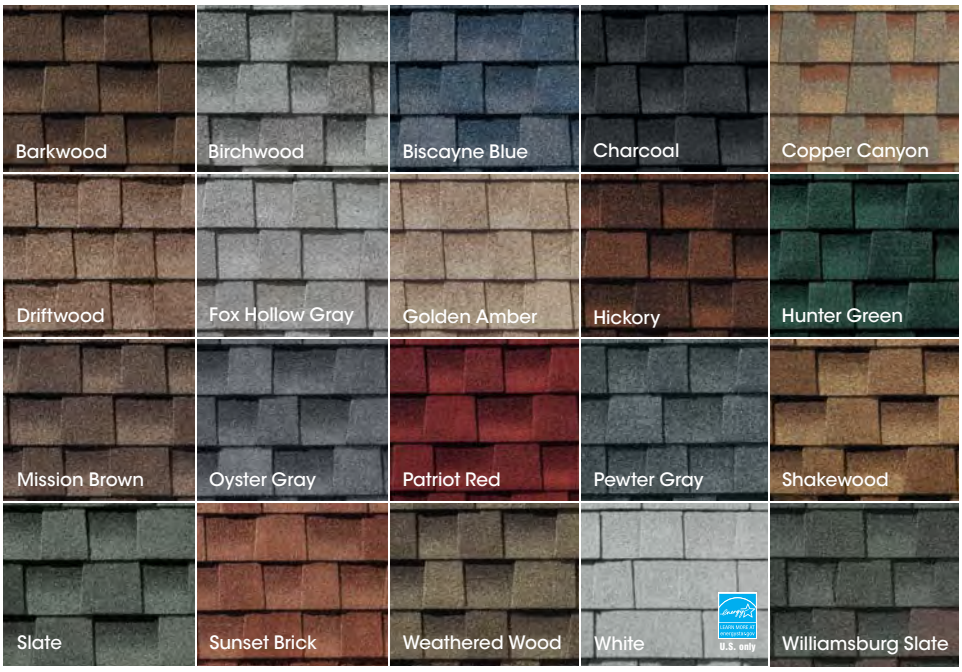
The same shingle you know and love, now with LayerLock™ Technology which powers the industry's widest nailing area.

Timberline® HDZ™ Shingles

Benefits:

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

Colors & Availability:



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 ¼" x 39 ⅜" (337 x 1,000 mm)
- Exposure: 5 ⅝" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard® Algae Protection[3]
- Hip/Ridge: TimberTex®; TimberCrest™; Seal-A-Ridge®; Z®Ridge; Ridglass®
- Starter: Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462[5]
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- ENERGY STAR® Certified (White Only) (U.S. Only); Rated by the CRRC; Can be used to comply with Title 24 cool roof requirements

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

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

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

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

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

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

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

2019 Women's Choice Award® 9 out of 10 Customer Recommended Roofing Products

We protect what matters most™

Timberline® HDZ™ Specs

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

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

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

SPECIFICATIONS (ALL DIMENSIONS ARE NOMINAL)

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

AWARDS & RECOGNITION: Good Housekeeping Rated

ALGAE STAIN PROTECTION: StainGuard® Protection

$ - $$$$: $$

DURABILITY & TOUGHNESS: Advanced Protection Shingle with GAF Dura Grip Adhesive

EXPOSURE: 5.625" (144 mm)

EXTREME WEATHER IMPACT RATED: No

FIRE RATING: Highest Rating - Class A

MATERIAL: Fiberglass Asphalt Construction

WIND WARRANTY: 130 mph

WIND RATING: 130 mph

SHINGLE STYLE: Wood-Shake Look

SHINGLE TYPE: Architectural Shingles

APPROX. NAILS/SQ: 256

CODES

FBC	State of Florida Approved
ICC	ESR-1475
ICC AC438	ESR-3267
MIAMI-DADE COUNTY	Miami-Dade County Product Control Approved
TDI	Meets requirements of the Texas Department of Insurance

FBC: State of Florida Approved

ICC : ESR-1475

ICC AC438: ESR-3267

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

TDI: Meets requirements of the Texas Department of Insurance

TESTING METHODS & APPLICABLE STANDARDS

ASTM D3018	Yes
ASTM D3161	Class F
ASTM D3462	Yes - Meets ASTM D3462 Requirements
ASTM D7158	Yes (Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture).
TAS 100-95	Yes

ASTM D3018: Yes

ASTM D3161: Class F

ASTM D3462: Yes - Meets ASTM D3462 Requirements

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

TAS 100-95: Yes

ENERGY RATING

COOL ROOF RATINGS COUNCIL (CRRC)	CRRC-rated (White only)
MIAMI 21 (FLORIDA BUILDING CODE)	Yes (White only)

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

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

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

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

SHIPPING AND PACKAGING

APPROX. PIECES/SQ	64
APPROX. BUNDLES/SQ	3

APPROX. PIECES/SQ: 64

APPROX. BUNDLES/SQ: 3

VERDIGRIS

PPU12-14

1 *Interior One-Coat Hide

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

Save to My Colors

Visualize this Color

1

Buy Samples or Gallons

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

SIMILAR COLORS

LIGHTER COLORS

DARKER COLORS

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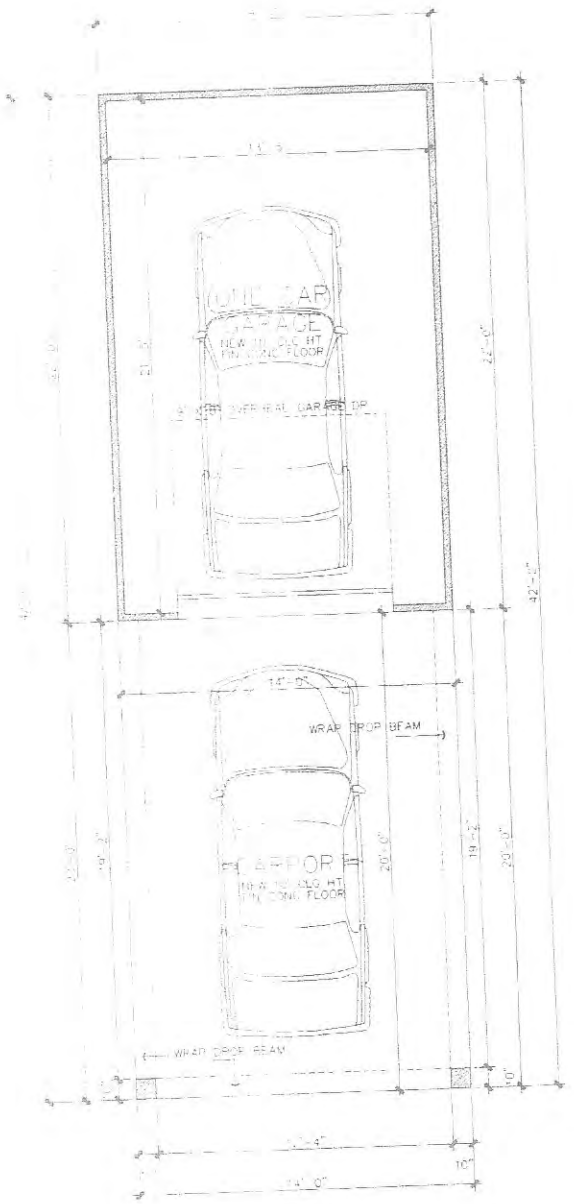
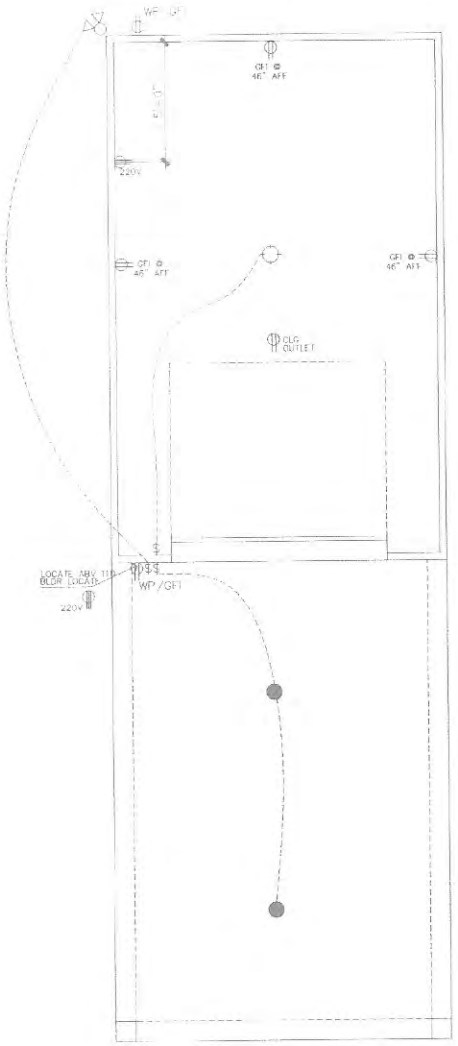
September 15, 2021



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

615 E. EVERGREEN



ELECTRICAL

GARAGE PLAN

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

615 E Evergreen

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September 15, 2021

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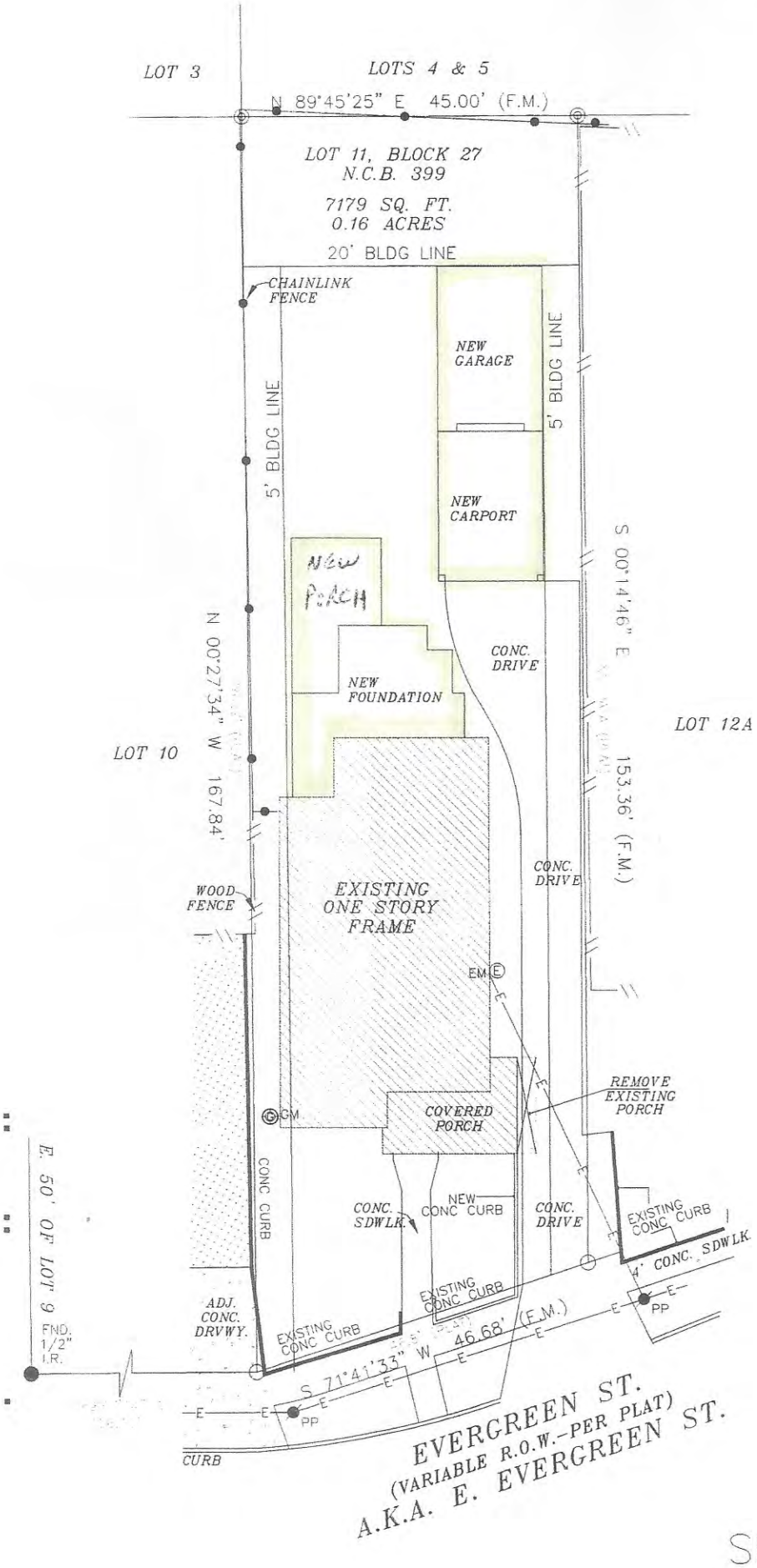

SITE PLAN

SCALE: 1"=3/32"

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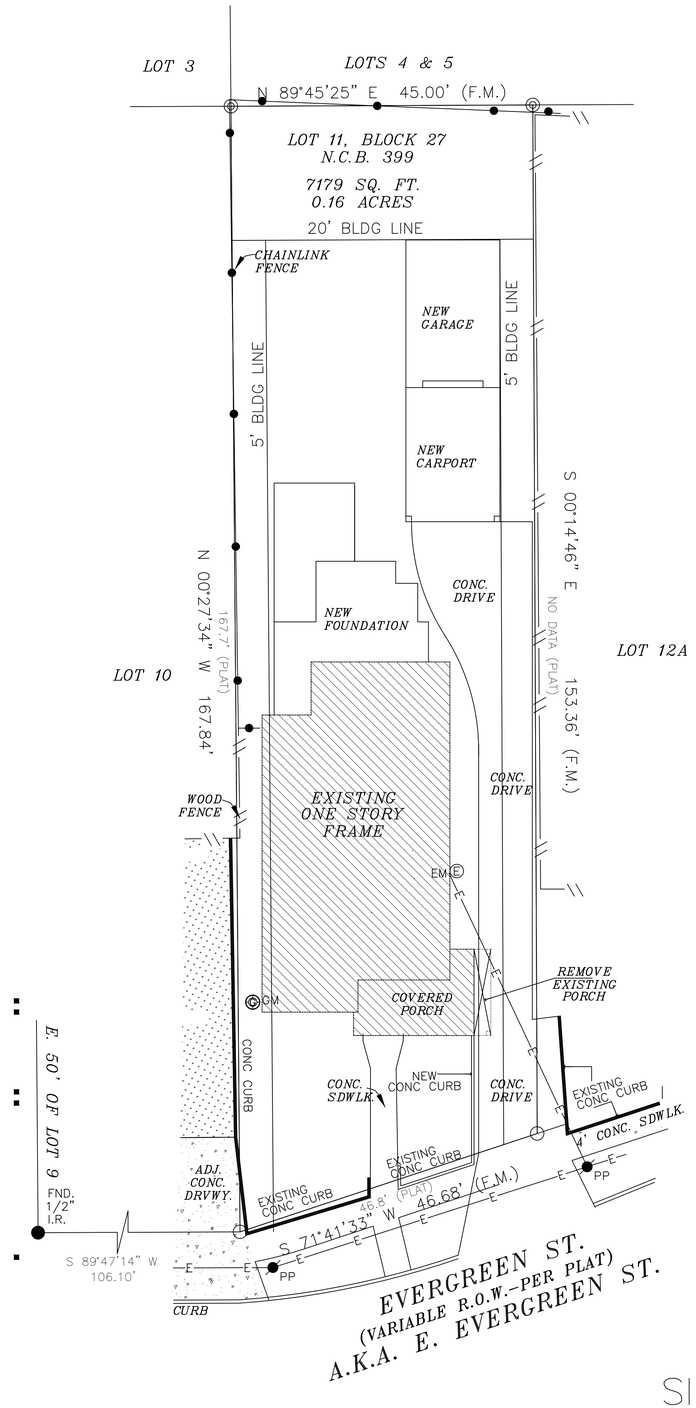

SITE PLAN
SCALE: 1"=3/32"

MONTY CALDERON HOMES

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AUSTIN, TX 78726
OFFICE (512) 331-1775

615
E. EVERGREEN
STREET

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

N.C.B.D.C. NATIONAL COUNCIL
Robert J. Faust
CERTIFICATION NO. 44-725
Member American Institute of Building Design (A.I.B.D.)
National Council of Building Designer Certification (N.C.B.D.C. – #44-725)

Robert J. Faust
02-08-21

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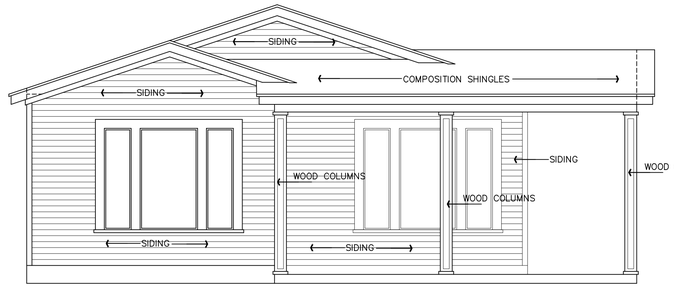

EXISTING
FRONT ELEVATION
SCALE: 1/4"=1'-0"

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

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

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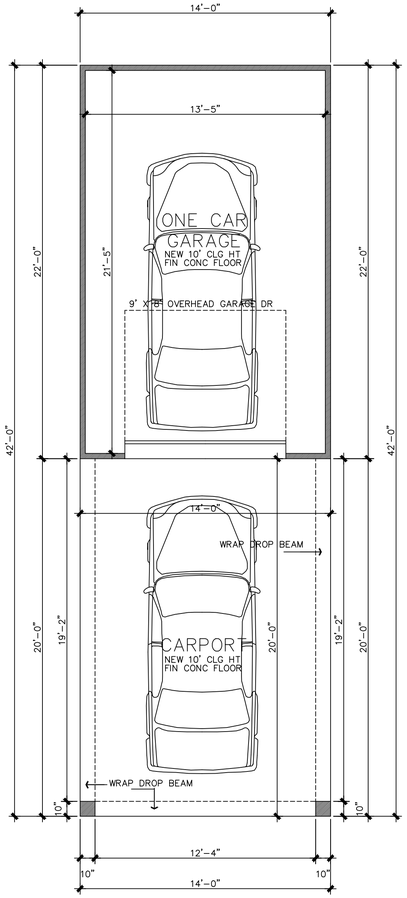
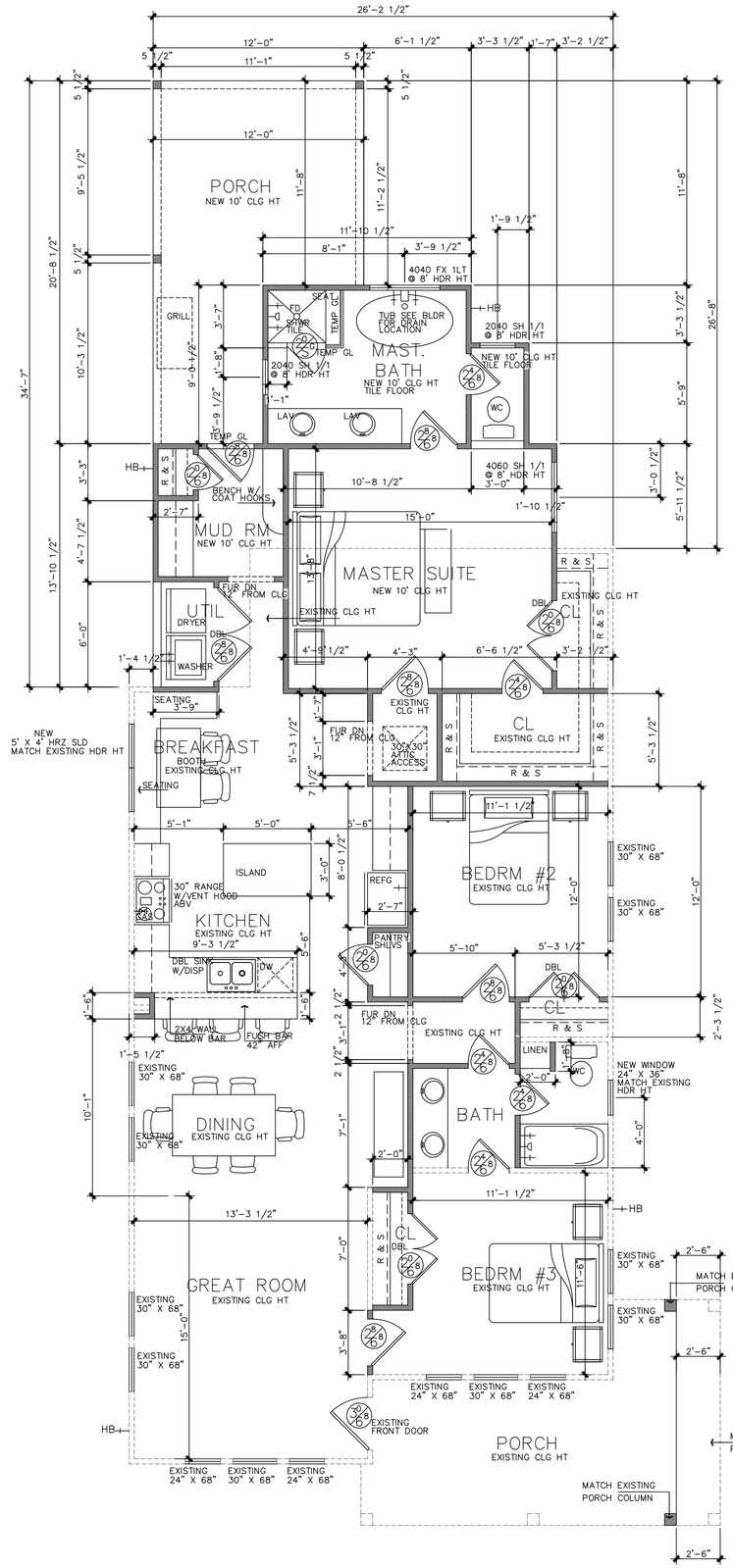


GARAGE PLAN
SCALE: 1/4"=1'-0"



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

GENERAL NOTES:

Design Originals assumes no responsibility for any changes or modifications made to these plans by others.

2.0 These plans and specifications are intended to meet all applicable codes and ordinances. Contractor to comply with all local codes, ordinances and deed restrictions.

3.0 Any discrepancies in plans to be brought to the attention of the designer prior to beginning construction. Contractors shall assume responsibility for errors that are not reported.

4.0 Contractor shall insure compatibility of the building with all site requirements.

5.0 Contractor to consult with a structural engineer for design of all solid framing, columns, beams, and other structural members.

6.0 All wood, concrete and steel structural members shall be of a good quality and meet all applicable national, state and local building codes.

7.0 All angles shown on plans are 45^ unless noted otherwise.

8.0 All dimensions should be read or calculated and never scaled

9.0 All window sizes are nominal rough opening, verify sizes with manufacturers details & specs.

10.0 All windows will be dimensioned to center of rough openings unless otherwise noted.

11.0 Weather strip attic access door(s).

12.0 Contractor to provide a 3/4" plywood catwalk from attic access to HVAC units (if applicable). Units to be located within 20'-0" of access

13.0 All vents to rear of residence.

14.0 Provide 1 s.f. net free area of attic ventilation per 150 s.f. of total covered roof area as per code.

15.0 Floor truss area to be draft stopped where trusses open to attic space

16.0 Divide floor truss area into equal areas of less than 1000 s.f. each for fire stops

17.0 Provide control and expansion joints as required on concrete drives, walks, patios and masonry walls.

18.0 Pull down attic access to be standard 30"x54" R.O. all ceilings 11'-1 1/8" or higher require 30"x60" R.O.

19.0 Provide studs at all 4 corners of tub.

20.0 Provide 5/8" type "X" gypsum board on common walls and ceilings.

21.0 Do not use wood build-outs behind stucco, around windows and doors.

22.0 Attach tops, sides and bottoms, of windows and doors shingle style.

23.0 Apply 2 ply ALTM building paper shingle style over all exterior sheating prior to installing metal roof.

24.0 Stucco veneer must comply with 2006 IRC and the ASTM requirements.

25.0 Provide weep screen properly installed.

26.0 Provide expansion/contraction control joints to divide up stucco into 100 sq. ft. total sq. ft. area. Provide casing bead where stucco terminates around perimeter of windows, doors or dissimilar materials. Stop casing bead at least]" to \" away from window and door frames.

SYMBOL LEGEND

	GAS/PROPANE VALVE
HB	HOSE BIB
	SHOWER HEAD @ 80" AFF
28/6	DOOR SIZE TAG

EXISTING AREAS

TOTAL LIVING	1322
FRONT PORCH	163
TOTAL COVERED	1485

NEW AREAS

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

MONTY CALDERON HOMES

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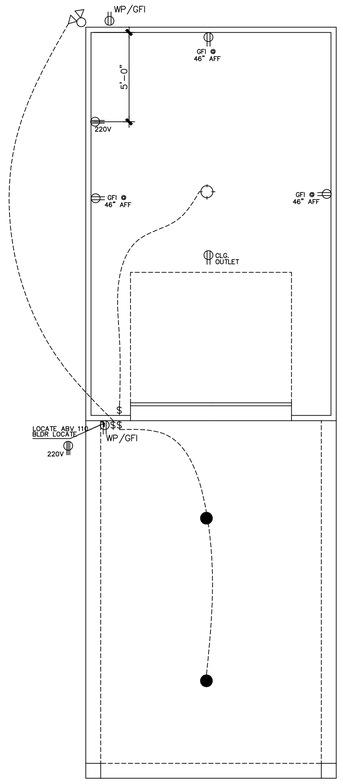
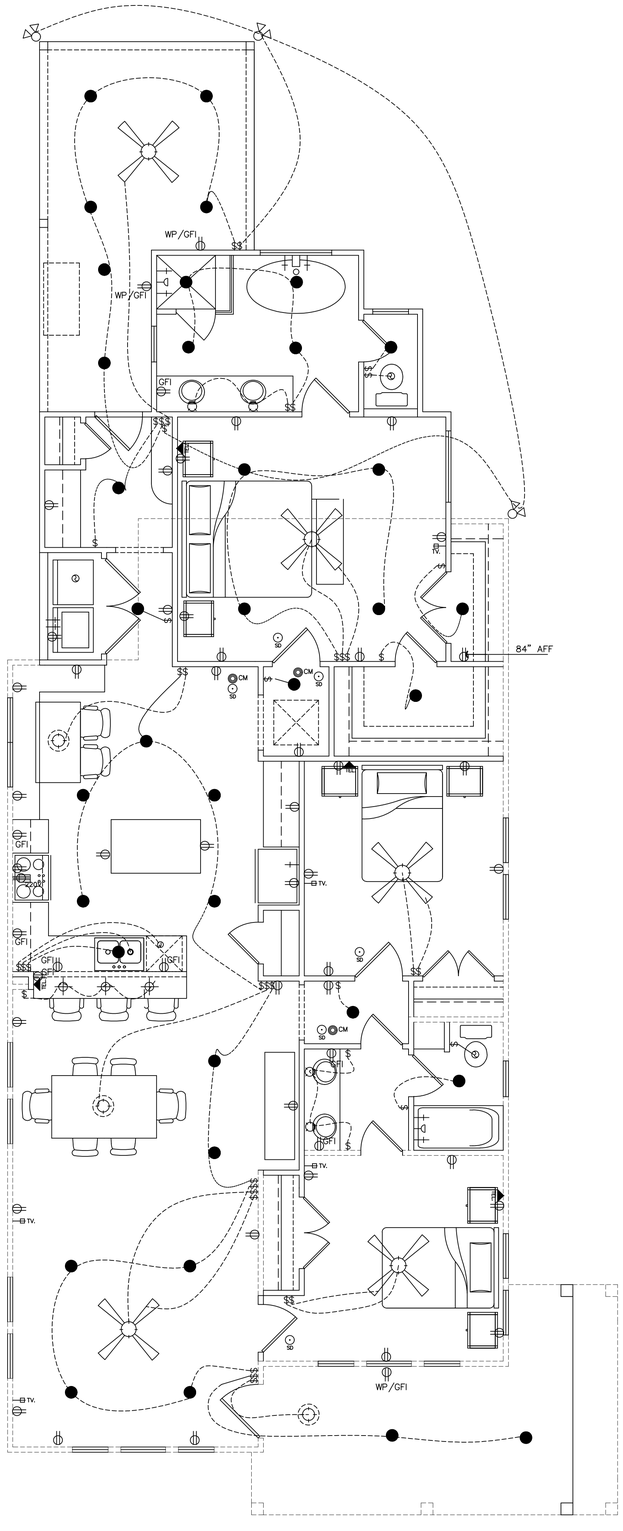


GARAGE PLAN
SCALE: 1/4"=1'-0"



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

ELECTRICAL SYMBOL LEGEND

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

ELECTRICAL NOTES:

Provide smoke detectors per code.

Prewire for security system as spec.

Outlets within 6'-0" of sink or lavatory to be on G. F. I. circuit

Center light over pedestal lav, where shown.

Block for ceiling fans in all bedrooms, living, family and breakfast rooms.

Supply 220v and 110v or gas and 110v to HVAC unit(s) in attic (ref. specs.)

Provide light near HVAC unit(s) in attic

Any discrepancies in plans are to be brought to the

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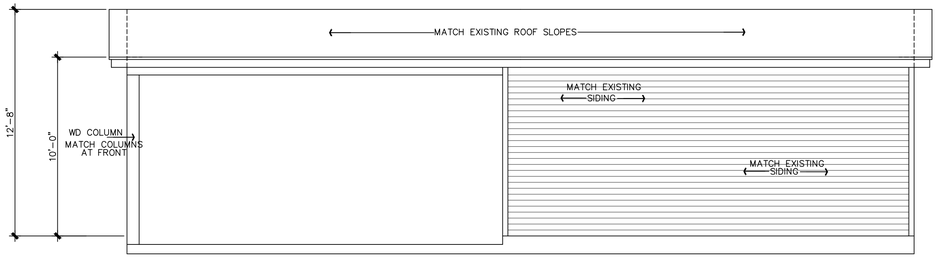
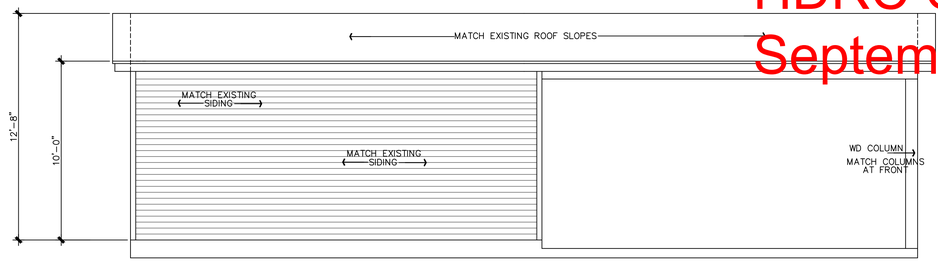
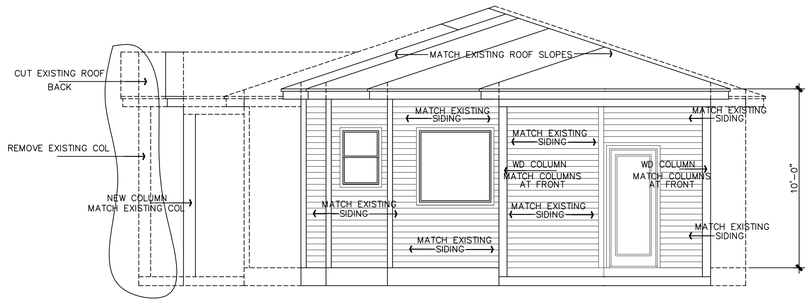
September 15, 2021



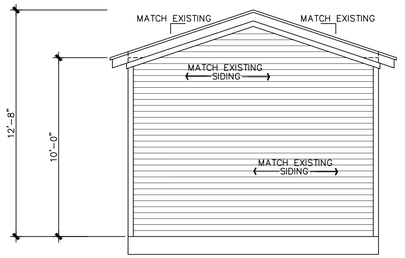
GARAGE RIGHT SIDE



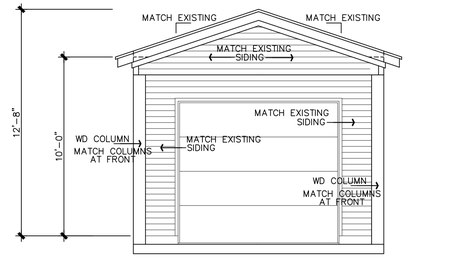
GARAGE LEFT SIDE



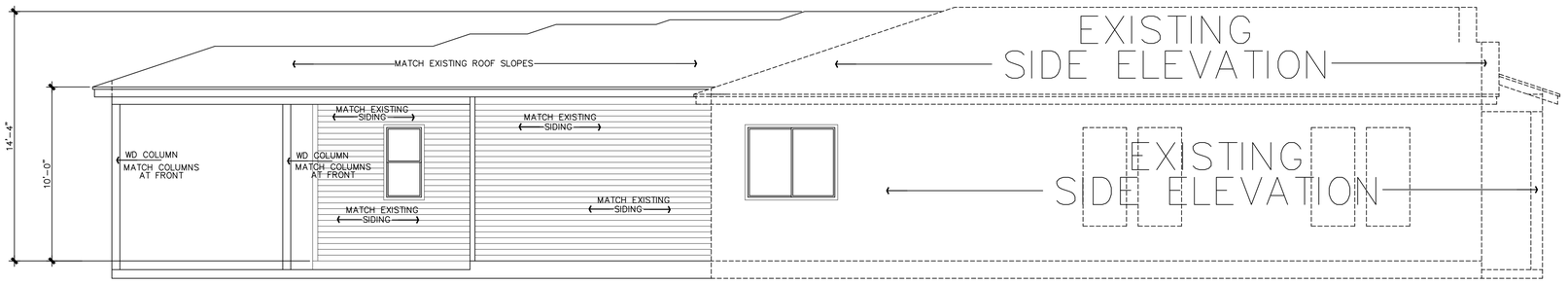
REAR ELEVATION
SCALE: 1/4"=1'-0"



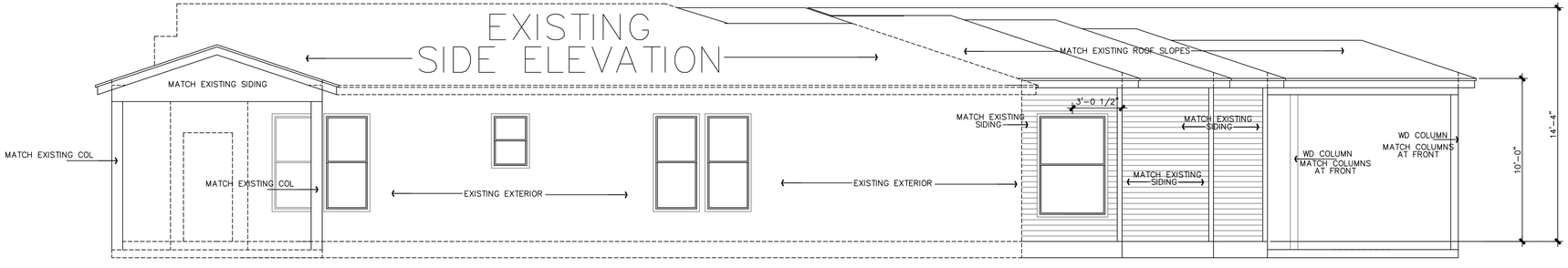
GARAGE REAR



GARAGE FRONT



LEFT SIDE ELEVATION



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

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

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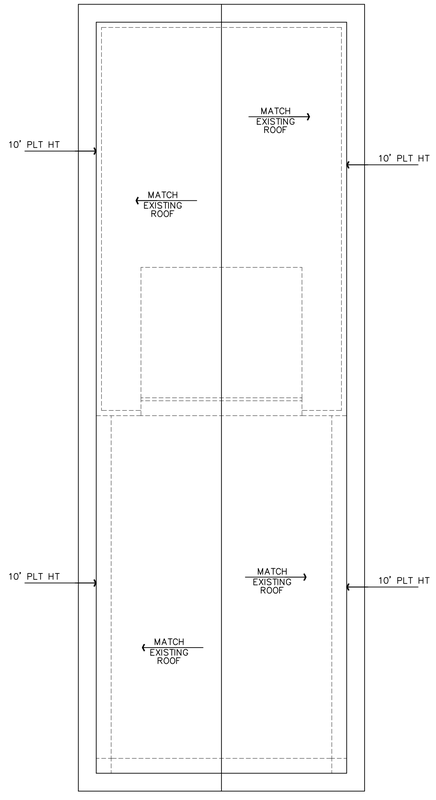
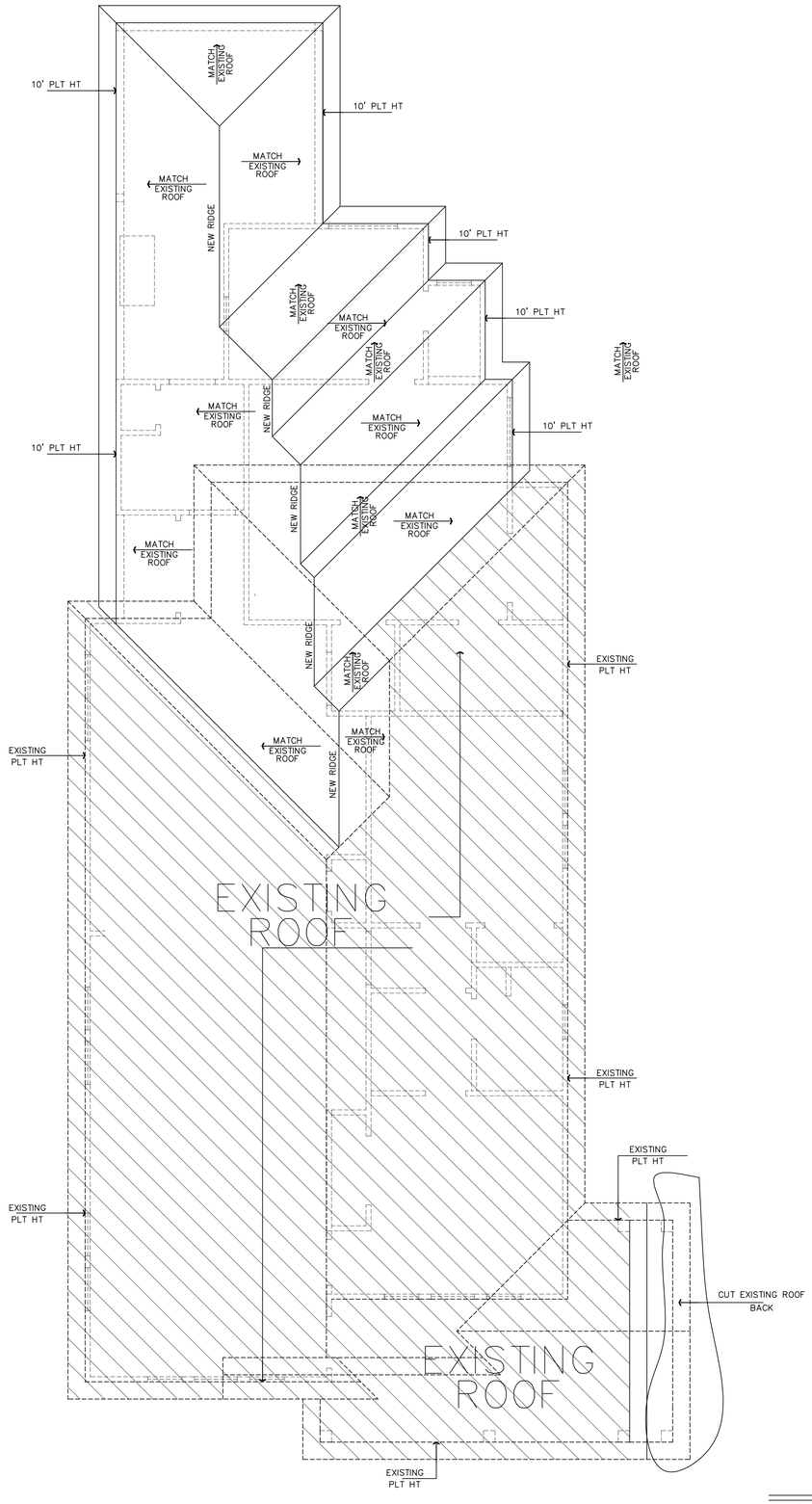


GARAGE ROOF PLAN
SCALE: 1/4"=1'-0"



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

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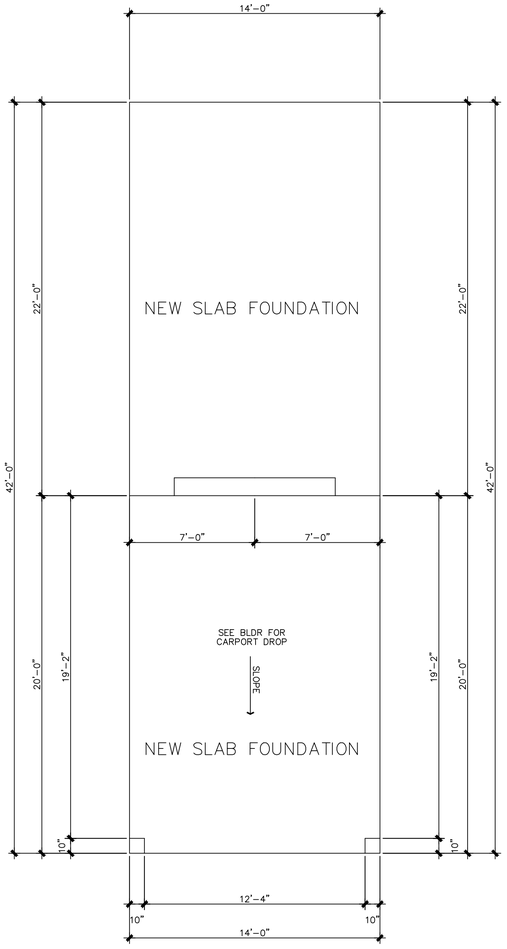
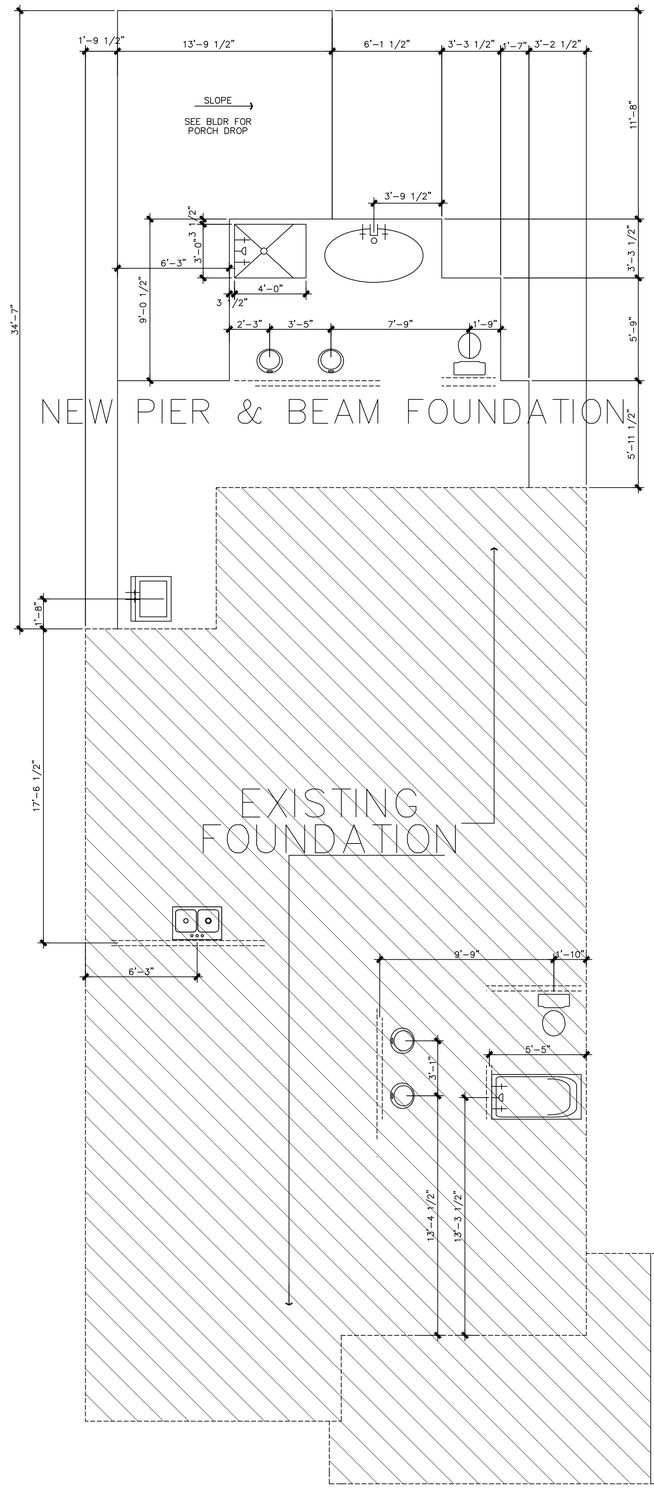


GARAGE PLAN
SCALE: 1/4"=1'-0"
NEW SLAB FOUNDATION



FORM SETTING PLAN
SCALE: 1/4"=1'-0"

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NAILING SCHEDULE

CONNECTION	NAILING[1]
1. JOIST TO SILL OR GIRDER, TOENAIL	3–8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2–8d
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2–8d
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST, FACE NAIL	3–8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2–16d
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	16d AT 16" O.C. 3–16d PER 16" (406 MM)
7. TOP PLATE TO STUD, END NAIL	2–16d
8. STUD TO SOLE PLATE	4–8d, TOENAIL OR 2–16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
10. DOUBLED TOP PLATES, FACE NAIL DOUBLED TOP PLATES, LAP SPLICE	16d AT 16" O.C. 8–16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE TOENAIL	3–8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" O.C.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2–16d
14. CONTINUOUS HEADER TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
15. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3–8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	4–8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3–16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3–16d
19. RAFTER TO PLATE, TOENAIL	3–8d
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2–8d
21. 1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2–8d
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3–8d
23. BUILT-UP CORNER STUDS	16d AT 24" O.C.
24. BUILT-UP GIRDER AND BEAMS	20d AT 32" O.C. AT TOP AND BOTTOM AND STAGGERED 2–20d AT ENDS AND AT EACH SPLICE
25. 2" PLANKS	2–16d AT EACH BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD:[2] SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING): (1 INCH=25.4 mm) 1/2" AND LESS 19/32"–3/4" 7/8"–1" 1 1/8"–1 1/4" COMBINATION SUBFLOOR–UNDERLAYMENT (TO FRAMING): 3/4" AND LESS 7/8"–1" 1 7/8"–1 1/4"	 6d[3] 8d[4] or 6d[5] 8d[3] 10d[4] or 8d[5] 10d or 8d[4] 6d[5] 8d[5] 10d[4] or 8d[5]
27. PANEL SIDING (TO FRAMING): 1/2" 5/8"	 6d[6] 8d[6]
28. FIBERBOARD SHEATHING:[7] 1/2" (13 mm) 25/32" (20 mm)	 NO. 11 GA.[8] 6d[4] NO. 16 GA.[9] NO. 11 GA.[8] 8d[4] NO. 16 GA.[9]
29. INTERIOR PANELING: 1/4" 3/8"	 4d[10] 6d[11]

[1] COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
[2] NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS (10 INCHES INTERMEDIATE SUPPORTS FOR FLOORS), EXCEPT 6" AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF PLYWOOD AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO PLANS NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
[3] COMMON OR DEFORMED SHANK
[4] COMMON
[5] DEFORMED SHANK
[6] CORROSION-RESISTANT SIDING OR CASING NAILS
[7] FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.
[8] CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH-DIAMETER HEAD AND 1 1/2-INCH LENGTH FOR 1/2 INCH SHEATHING AND 1 3/4-INCH LENGTH FOR 25/32-INCH SHEATHING
[9] CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16-INCH CROWN AND 1 1/8-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 1/2-INCH LENGTH FOR 25/32-INCH SHEATHING
[10] PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED). CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
[11] PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.

CHANGE ORDERS

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

GENERAL NOTES

1. FINISH FLOOR SHALL BE MINIMUM 6" ABOVE ADJACENT GRADE.
2. FINISH GRADE SHALL SLOPE 5% FOR A DISTANCE OF 10' TO AN APPROVED WATER DISPOSAL AREA. (OR AS NOTED ON GRADING PLAN.)
3. IF UNDERGROUND RETURN AIR IS UTILIZED BUILD UP 18" ABOVE FLOOR.
4. MINIMUM INSULATION:
   2x2 – R7 2x4 – R11
   2x6 – R19 2x8 – R22 CLG – R30

FACTORY BUILT (PREFAB) FIREPLACES

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

STRUCTURAL NOTES

FOUNDATION NOTES

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

MATERIAL SPECIFICATIONS

1. CONCRETE – F'C=2500 PSI AT 28 DAYS MINIMUM. 3500 PSI AT DRIVEWAY
2. MASONRY – GRADE 'N', F'M=1350 PSI
3. MORTAR – TYPE S, F'M=1800 PSI
4. GROUT – F'C=2000 PSI
5. REINFORCING STEEL – A-615, FY=40 KSI
6. STRUCTURAL STEEL – A-36, FY=36 KSI
7. BOLTS – A-307, FY=33 KSI
8. GLUE-LAM BEAMS – FB=2400 PSI, E=1.8x10 PSI, FV=165 PSI
9. ORIENTED STRAND BOARD, STRUCTURAL PARTICLE BOARD, COMPOSITE BOARD, WAFER BOARD AND PLYWOOD SHALL CONFORM TO NER-124.
10. PLYWOOD WALL SHEATHING 3/8" STANDARD SHEATHING WITH EXTERIOR GLUE PANEL INDEX.
11. PLYWOOD ROOF – 1/2" STANDARD SHEATHING WITH EXTERIOR GLUE, PANEL INDEX 32/16.
12. PLYWOOD ROOF (FOAM ROOF SYSTEM) 5/8" T&G STANDARD SHEATHING PANEL INDEX OF 32/16.
13. PLYWOOD FLOOR – 3/4" T&G STANDARD SHEATHING, PANEL INDEX 48/24.
14.

USE	TYPE	S/I RATIO	EDGE	INTERMEDIATE
WALL	3/8	32/16	6d AT 6" O.C.	6d AT 12" O.C.
ROOF	1/2	32/16	8d AT 6" O.C.	8d AT 12" O.C.
ROOF	5/8 T&G	32/16	8d AT 6" O.C.	8d AT 12" O.C.
FLOOR	3/4 T&G	24" O.C.	10d AT 6" O.C.	10d AT 10" O.C.

* SEE PLAN FOR TYPE AND LOCATION

LUMBER NOTES (KILN DRIED WOOD)

1. ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP.
2. ALL JOIST AND RAFTERS SHALL BE MINIMUM DOUGLAS FIR #2 OR BETTER, KILN DRIED
3. ALL LUMBER SHALL BE MINIMUM DOUGLAS FIR #2 OR BETTER.
4.

	Fb (psi)	Fv (psi)	E (psi)
JOISTS	1006 (REP)	95	1,700,000
BEAMS			
WIDTH 4" OR LESS	875 (SING)	95	1,600,000
WIDTH GREATER THAN 4"	875 (SING)	85	1,600,000
LEDGERS	875 (SING)	95	1,600,000
STUDS	776 (REP)	95	1,400,000

5. ALL GLUE-LAM BEAMS SHALL HAVE A 2400 Fb MINIMUM.
6. PROVIDE REDWOOD OR PRETREATED BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR BEARING WALLS.
7. PROVIDE SOLID BLOCKING AT 8'-0" O.C. MAXIMUM AT RAFTERS AND ROOF JOISTS.
8. PROVIDE SOLID BLOCKING AT +10'-0" ABOVE FINISH FLOOR AND AT ALL FURR DOWNS.
9. MAXIMUM ALLOWABLE HEADER SPANS (UNLESS OTHERWISE NOTED)

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

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

WEEP SCREED

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

WINDOWS / EGRESS

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

SHOWERS / TUBS

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

LUMBER

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

SMOKE DETECTORS

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

HANDRAILS

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

PLUMBING

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

GLASS BLOCK

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

EXITS / DOORS

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

JACUZZI TUB

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

MASONRY NOTES COLUMN BASE & 6'-0" WALL

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

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

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

I.C.B.O.	2240	W.P. GYP. BD.	N.E.R.	5019	DECKFLEX WATERPROOF DECKING
I.C.B.O.	1998	SKYLIGHT	I.C.B.O.	2656	CONCRETE FLAT TILE
I.C.B.O.	2093	MONIER TILE	I.C.B.O.	3899	WESTERN ONE-KOTE STUCCO
I.C.B.O.	3523	MISSION TILE	I.C.B.O.	1254	K-LATH
I.C.B.O.	4525	"ROY LIGHT" EXPANDED POLYSTYRENE INSULATION BOARDS.			

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

FIRE BLOCKING REQUIRED

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

SPRAY FOAM ROOFING GENERAL NOTE

SPRAY FOAM ROOFING SHALL BE 1" (INCH) THICK SPRAYED IN PLACE POLYURETHANE FOAM APPLIED TO PREPARED PLYWOOD DECK. UL #R16029 "PRO-TECH PRODUCTS" (480) 945-7303. FINISH SHALL BE 3 COATS ACRYLIC ELASTOMERIC PAINT. THE SECOND COAT SHALL BE PIGMENTED TO MATCH HOUSE AND SHALL HAVE #30 SILICA AGGREGATE BROADCAST ON WHILE PAINT IS STILL PLASTIC. A FINAL MIST COAT SHALL BE APPLIED IN SUFFICIENT QUANTITY TO INSURE ADHESION OF AGGREGATE. PROVIDE 24"x24" RUBBER MAT SPLASH BLOCKS AT ALL PARAPET SLEEVES.

BUILT-UP ROOF GENERAL NOTE

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

CEILING JOIST SCHEDULE

SIZE	SPACING	MAX. SPAN	SIZE	SPACING	MAX. SPAN
2x4	24" O.C.	8'-8"	2x8	24" O.C.	18'-0"
2x6	24" O.C.	13'-8"	2x10	24" O.C.	22'-11"

CEILING JOISTS SHALL BE DOUGLAS FIR LARCH NUMBER 2 OR BETTER

RIPPER/BUILT-UP ROOF JOIST NOTE

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

SEISMIC ZONE

SEISMIC ZONE C
A) DESIGN AND CONSTRUCT TO MEET REQUIREMENTS OF ZONE C

B) ZONE FACTOR, Z=0.075

CONSTRUCTION CODES

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

DESIGN CRITERIA

DESIGN CRITERIA:

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

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

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

ENERGY REQUIREMENTS

1. BUILDER PARTICIPATION IN A NATIONALLY RECOGNIZED THIRD PARTY ENERGY PROGRAM WILL BE ACCEPTED AS COMPLIANCE WITH THE REQUIREMENTS FOR THE ENERGY EFFICIENCY IN 2015 IRC/2015 IECC. A CERTIFICATE OR STICKER MUST BE PROVIDED AT THE SES PANEL AND WILL BE VERIFIED AT THE FINAL INSPECTION OF THE DWELLING.
2. AIR LEAKAGE:
   a. ALL OPENINGS IN BUILDING ENVELOPE MUST BE SEALED.
   b. RECESSED LIGHTS TYPE IC RATED 0.5" FOAM COMB. & 3" FROM INSULATION
3. SOLAR HEAT GAIN COEFFICIENT:
   a. SHGC = 0.4
4. MATERIALS AND INSULATION INFORMATION:
   a. MATERIALS & EQUIP. MUST BE INSTALLED PER MANUF. INSTRUCTIONS.
   b. BUILDER SHALL PROVIDE MANUF. MANUALS FOR HVAC & SERVICE WATER HEATING EQUIP.
   c. INSULATION VALUES: 2x2 – R7, 2x4 – R11, 2x6 – R19, 2x8 – R22, CLG. – R30
   d. GLAZING U-FACTORS: .61
   e. DOOR U-FACTORS: .46
   f. HEATING & COOLING EQUIP. EFFICIENCY: SEER 10.0 MIN.
   g. A SEPARATE INSULATION INSPECTION MAY BE REQUIRED PRIOR TO DRYWALL OR AN INSTALLATION CERTIFICATE MAY BE REQUIRED AT THE TIME OF FINAL INSPECTION.
5. DUCT INSULATION:
   a. SUPPLY DUCTS – INSULATION R-VALUE = 8
   b. RETURN-AIR DUCTS – INSULATION R- VALUE = 8
   c. PLENUMS – INSULATION R-VALUE = 8
6. DUCT CONSTRUCTION:
   a. ALL JOINTS, SEAMS, CONNECTIONS MUST BE SECURELY FASTENED WITH WELDS, GASKETS, MASTICS, MASTIC-PLUS-EMBEDDED-FABRIC OR TAPES (DUCT TAPE NOT PERMITTED).
   b. DUCTS MUST BE SUPPORTED EVERY 10 FEET OR PER MANUF. SPECS.
   c. COOLING DUCTS WITH EXTERIOR INSULATION COVERED WITH VAPOR RETARDER.
   d. AIR FILTERS REQUIRED IN RETURN-AIR.
   e. HVAC MUST PROVIDE MEANS FOR BALANCING AIR AND WATER SYSTEMS.
7. TEMPERATURE CONTROLS:
   a. THERMOSTAT REQUIRED FOR EACH SEPARATE HVAC SYSTEMS AS FOLLOWS:
      – HEATING ONLY – 55 DEGREES F TO 75 DEGREES F
      – COOLING ONLY – 70 DEGREES F TO 85 DEGREES F
      – HEATING & COOLING – 55 DEGREES F TO 85 DEGREES F
   b. PROVIDE MEANS TO PARTIALLY RESTRICT OR SHUT-OFF HVAC INPUT TO EACH ZONE OR FLOOR.
   c. HEAT PUMP THERMOSTAT MUST PREVENT BACK-UP HEAT FROM TURNING ON WHEN HEATING REQUIREMENTS CAN BE MET BY HEAT PUMP ALONE.
8. HVAC PIPING INSULATION:
   a. REQUIRED IN UNCONDITIONED SPACES CONVEYING FLUIDS ABOVE 105 DEGREES F OR CHILLED FLUIDS AT LESS THAN 55 DEGREES F MUST BE INSULATED.
9. SERVICE WATER HEATING:
   a. WATER HEATERS WITH VERTICAL PIPE RISERS MUST HAVE HEAT TRAP ON BOTH INLET & OUTLET UNLESS WATER HEATER HAS INTEGRAL HEAT TRAP OR PART OF CIRCULATING SYSTEM.
   b. CIRCULATING HOT WATER SYSTEMS MUST HAVE AUTOMATIC OR MANUAL CONTROLS AND PIPES MUST BE INSULATED.

LIST OF ABBREVIATIONS

ABV	ABOVE
AB	ANCHOR BOLT
AC	AIR CONDITIONING
ADJ	ADJACENT
A.I.C.	ALT. INTERRUPTING CAPACITY
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM/AL	ALUMINUM
ARCH	ARCHITECT (URAL)
AUX	AUXILIARY
B.O.	BOTTOM OF
BD	BOARD
BLK'G	BLOCKING
BM	BEAM
BOT/BOTT	BOTTOM
BRG	BEARING
BRZ	BRONZE
℄	CENTER LINE
C./COND.	CONDUIT
CHAM	CHAMFER
CLG	CEILING
CLO	CLOSET
CLR	CLEAR (ANCE)
CM	CENTIMETER(S)
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CT	CERAMIC TILE
CTR	CENTER
C.W.	COLD WATER
?	DIAMETER, PHASE
DIA	DIAMETER, DIAGRAM
DIAG	DIAGONAL
DBL	DOUBLE
DF	DINKING FOUNTAIN
DIM	DIMENSION
DL	DEAD LOAD
DR	DOOR
D/T	DRIVE-THRU
DTL	DETAIL
DWG	DRAWING
E	EAST
EF	EXHAUST FAN
EA	EACH
ELECT	ELECTRIC
ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
E.W.	EACH WAY
EXT	EXTERIOR
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FIN	FINISH
FLR	FLOOR
FND	FOUNDATION
FOM	FACE OF MASONRY
FOS	FACE OF STUD
F.A.P.	FIRE RATED PANELING
FS	FLOOR SINK
FT	FOOT
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GPM	GALLONS PER MINUTE
GRD	GROUND
GW	GREASY WASTE
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HD	HEAVY DUTY
HDR	HEADER
HORIZ	HORIZONTAL
HT	HEIGHT
HW	HOT WATER
HP	HORSE POWER/HIGH POINT
ID	INTERIOR DESIGN
INSUL	INSULATION
INT	INTERIOR
JC	JANITOR'S CLOSET
JT	JOINT
J	JOIST
KIT	KITCHEN
LAM	LAMINATE (D)
LAV	LAVATORY
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
LOC	LOCATE
LG	LONG
LT	LIGHT
LTL	LINTEL
MAS	MASONRY
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MIN	MINIMUM
MM	MILLIMETER (S)
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
N	NORTH
NAT	NATURAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
o/	OVER
OA	OVERALL
OC	ON CENTER
OH	OVERHANG
?	PHASE, DIAMETER
PL /PL	PLATE
PK	PARKING
PLYWD	PLYWOOD
PLF	PER LINEAL FOOT
POS	POINT OF SALE
PREFAB	PREFABRICATED
PSF	POUNDS PER SQ. FOOT
PSI	POUNDS PER SQ. INCH
PT	PRESSURE TREATED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
RA	RETURN AIR
RD	ROOF DRAIN
RECEPT	RECEPTACLE
REF	REFRIGERATOR
REINF	REINFORCING
REQ'D	REQUIRED
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
S	SOUTH
SC	SOLID CORE
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATIONS
SQ	SQUARE
STL	STEEL
STRUC	STRUCTURAL
SYS	SYSTEM
T&G	TONGUE AND GROOVE
T	TREADS
TEL	TELEPHONE
THK	THICK
TOS	TOP OF SLAB
TV	TELEVISION
TYP	TYPICAL
UR	URINAL
VEN	VENEER
VERT	VERTICAL
VTR	VENT THRU ROOF
W	WEST
w/	WITH
WC	WATER CLOSET
WCO	WALL CLEAN OUT
WD	WOOD
WH	WATER HEATER
WP	WATER PROOF
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

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