

HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2015

Agenda Item No: 9

HDRC CASE NO: 2015-395
ADDRESS: 321 BURLESON ST
LEGAL DESCRIPTION: NCB 512 BLK 25 LOT W 44 FT OF 9 & S 52.9 FT OF W 44 FT OF 10 ARB A9
ZONING: R4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Jenny de la Rosa
OWNER: Jenny de la Rosa
TYPE OF WORK: Final approval of new construction
REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a single story residence at 321 Burleson. The applicant has proposed materials to include wood and Hardi Board siding, wood windows and a composition shingle roof.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

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

B. ENTRANCES

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

2. Building Massing and Form

A. SCALE AND MASS

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

B. ROOF FORM

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

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

- i. *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.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

B. SCREENING

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

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

B. NEW FENCES AND WALLS

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

3. Landscape Design

A. PLANTINGS

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

cause damage.

B. ROCKS OR HARDSCAPE

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

4. Residential Streetscapes

A. PLANTING STRIPS

- i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
- ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
- iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

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

B. DRIVEWAYS

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

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. This request for final approval was heard originally for conceptual approval at the October 7, 2015, HDRC hearing where the request was withdrawn by the applicant. Since that time, the applicant has met with staff and resubmitted an HDRC application for final approval. This request has been scheduled to be reviewed by the Design Review Committee on November 17, 2015.
- b. The applicant has proposed a setback of approximately twenty-five (25) feet from Burleson, consistent with the existing, historic structures on the block. This is consistent with the Guidelines.
- c. The Guidelines for New Construction state that primary building entrances, porches and landings should be oriented to be consistent with the predominant orientation of historic buildings along the street frontage. The applicant has proposed for the primary entrance of the house to be oriented toward Burleson. This is consistent with the Guidelines for New Construction 1.B.i.
- d. According to the Guidelines for New Construction, new construction in historic districts should feature a height and scale similar to those found throughout the district. This particular section of Dignowity Hill features homes that are modest in size and predominately one floor in height. The applicant has proposed for the new construction to be one story in height and approximately eighteen (18) feet in height. This is consistent with the Guidelines.
- e. Foundation heights of new construction should be within one foot of floor to floor heights on historic adjacent structures. The applicant's proposal is consistent with the Guidelines for New Construction 2.A.iii.
- f. New construction in historic districts should include a similar roof form to those found historically throughout the district. The applicant has proposed for the new construction to include a front gable roof as well as a hipped roof. Both of these forms are found throughout the district, however, typically not together. Generally, a front gable is accompanied by a side gable, not a hipped roof.
- g. The Guidelines for New Construction 2.C.i. states that window and door openings of new construction should feature a similar proportion to those of historic structures found throughout the district. Staff finds that generally the applicant has presented window openings that are consistent with the Guidelines.
- h. The applicant has proposed materials consisting of wood and Hardi Board siding, wood windows and composition shingles. These materials are consistent with the Guidelines for New Construction 3.A.i.
- i. According to the Guidelines for New Construction 3.D.i., new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The applicant's proposal is consistent with the Guidelines.
- j. New construction in historic districts should be designed to reflect their time while representing the historic context of the neighborhood. The applicant has provided information regarding materials that are complementary of the historic context throughout the neighborhood, however, staff has concerns regarding the proposed roof form as noted in findings f. Staff recommends that the applicant address this inconsistency in order to be fully consistent with the Guidelines for New Construction.
- k. Mechanical equipment should be located at the rear of the property and be screened from the public right of way. The applicant is responsible for appropriately locating and screening mechanical.
- l. The applicant has not provided a detailed landscaping plan at this time. The applicant is responsible for complying with the Guidelines for Site Elements regarding landscaping.

RECOMMENDATION:

Staff does not recommend final approval at this time. Per the UDC, construction documents that are eighty percent complete are required for final approval. Staff recommends conceptual approval with the following stipulations:

- i. That the applicant incorporate a roof design more consistent with those found throughout the neighborhood.
- ii. That the applicant provide elevations of each façade that are consistent with the modified roof form noted in the front elevation.
- iii. That the applicant provide a landscaping plan noting the location of any proposed mechanical equipment as well as other landscaping elements and materials.

The applicant should provide this information to staff prior to returning to the HDRC.

CASE COMMENT:

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: Oct 27, 2015

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Continued Scope of Work for 321 Burleson.....

-Plan includes new front door to scale (picture included)



-Columns will be round with dimension of 4" on top increasing to 8" at bottom



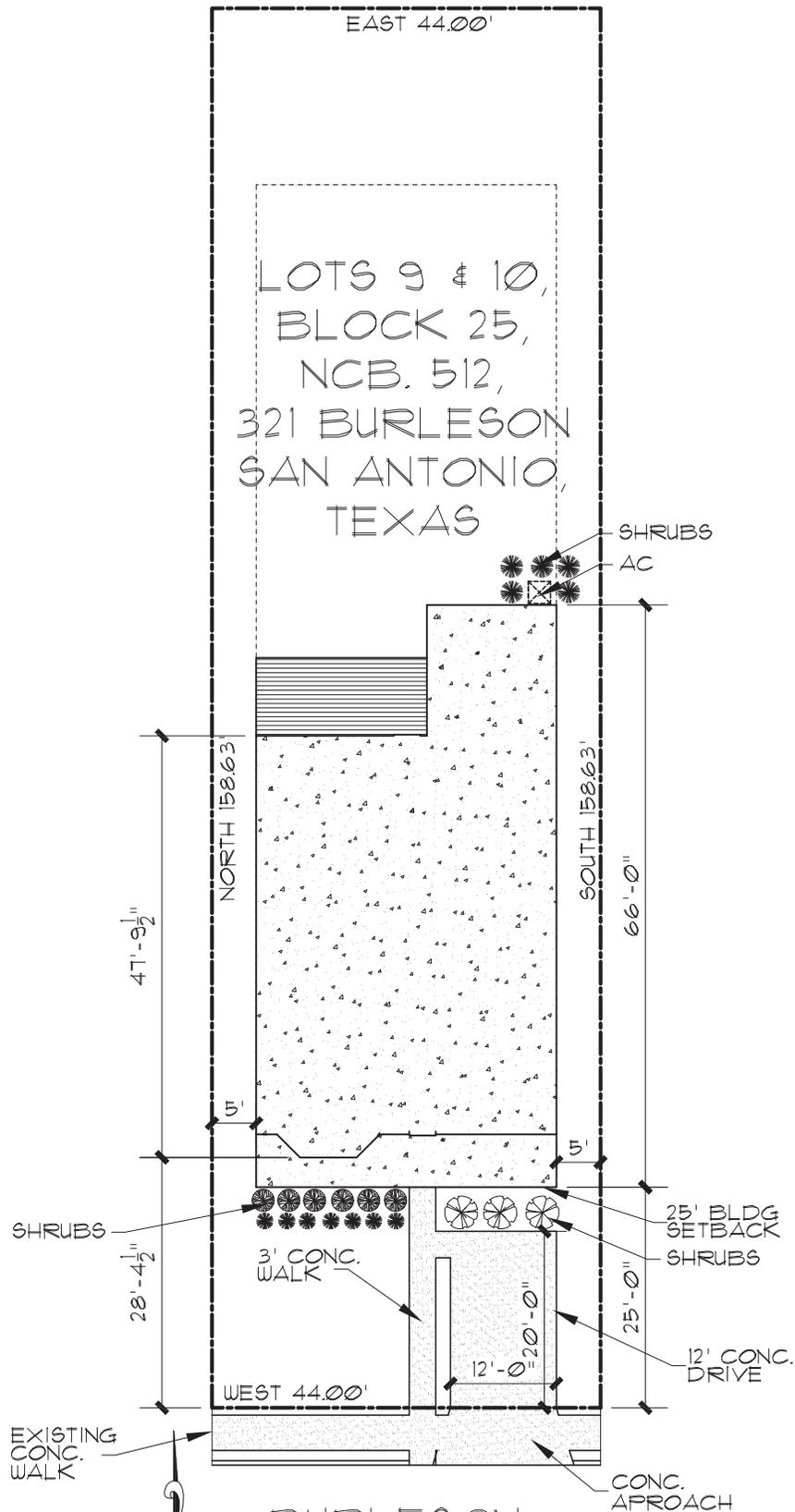
- Added window a right side of house to front bedroom
- Landscape plan attached
- We will use 1x6 siding with a 5" exposure
- Height of foundations on Burleson street range from 18" to 29" (pictures included for 323 Burleson and 324 Burleson). We will have a 24" concrete slab at 321 Burleson.





-We have decreased the amount of front porch square footage to match that of folk victorian homes in the area (1015 Nolan pictured below)



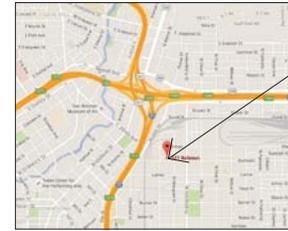


BURLESON
SITE PLAN

SCALE: 1" = 20'-0"

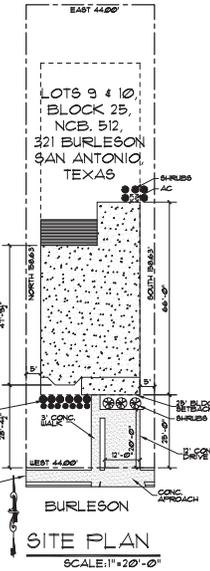
A NEW HOME

LOTS 9 & 10, BLOCK 25,
NCB. 512,
321 BURLESON
SAN ANTONIO, TEXAS

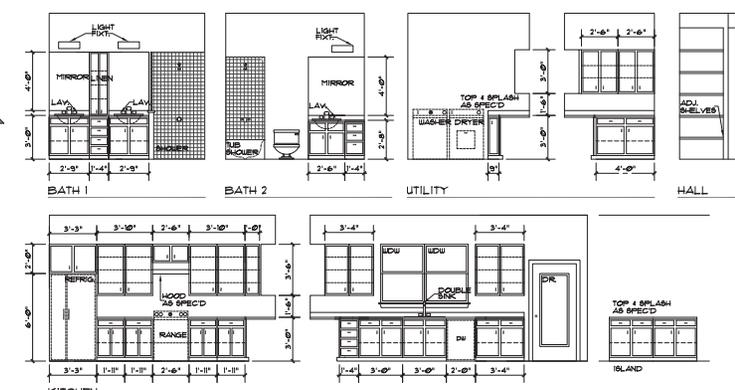


LOCATION MAP

N.T.S.

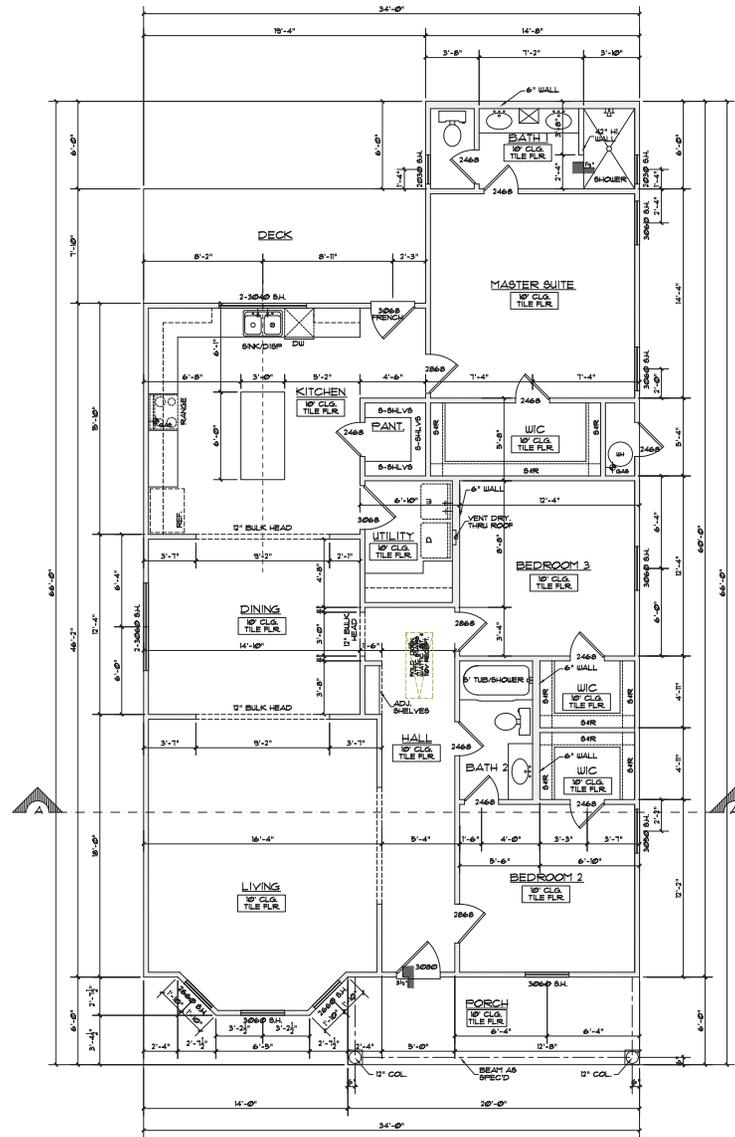


SITE PLAN
SCALE: 1" = 20'-0"



INTERIOR ELEVATIONS

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



FLOOR PLAN

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

AREAS	
TOTAL LIVING	1,796#
PORCH	120#
TOTAL SLAB	1,916#
TOTAL BUILDING	1,916#
DECK	151#

GENERAL NOTES:
APPLICABLE CODES:
2012 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL CITY AMENDMENTS
2012 INTERNATIONAL MECHANICAL CODE WITH LOCAL CITY AMENDMENTS
2012 NATIONAL ELECTRICAL CODE CITY CODE CHAPTER 90 (ELECTRICAL)
2012 UNIFORM FIREMARSHAL CODE WITH LOCAL CITY AMENDMENTS
2012 INTERNATIONAL ENERGY CONSERVATION CODE

1. ATTIC ACCESS - MINIMUM 22"x36" IRC SECTION R903.
2. BEDROOM WINDOWS - EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF 5.7 SQUARE FEET (MINIMUM OF 20 SQUARE FEET) WITH 20" HEIGHT, 24" MAXIMUM HEIGHT OF SILL TO FLOOR 44", IRC SECTION 310.4.
3. DUELLING GARAGE REPAIRATION - REPAIRS TO HOUR FIRE-RESISTIVE CONSTRUCTION WALLS AND/OR CEILING AND A SOLID WOOD DOOR WITH CLOSER, DUELLING OVER GARAGE REQUIRES AN HOUR FIRE-RESISTIVE CONSTRUCTION ON LOAD-BEARING WALLS. IRC SECTION 302.4 EXCEPTION 3.
4. ELECTRICAL - TO COMPLY WITH NATIONAL ELECTRICAL CODE (NEC) CODE 2012, GROUND FAULT INTERRUPTERS REQUIRED ON EXTERIOR RECEPTACLES, OUTLETS, ALSO IN BATHROOM LAVATORIES, APPLIANCES AT KITCHEN COUNTER TOPS, INCLUSIVE OF ISLAND COUNTERTOPS, ELECTRICAL CONVENIENCE OUTLETS SERVING KITCHEN ARTICLE 210-52(c) OF THE 2012 NEC. ACCESS DOORS SHALL BE PROVIDED FOR HYDRO MASSAGE TUB TYPICAL, NEC 410-14.4.
5. FRAMING - ALL FRAMING MEMBERS TO COMPLY WITH IRC CHAPTER 23 FOR SPANS AND MATERIALS ALSO FOR LOADS AND WEIGHTS. BRICK-VENTILATED HEADERS OVER GARAGES, AND ROOF AND FLOOR TRIMMS TO BE ENGINEERED. STRUCTURE EXCEEDING 24' REQUIRE ENGINEERING OF SUCH MEMBERS AND ALL SUPPORTING MEMBERS, AT THE TIME OF FRAMING INSPECTION PROVIDE A COMPLETE SET OF ENGINEERED TRUSS LOADING DESIGN PLANS AND TRUSS LAYOUT PLANS FOR ALL TRUSS APPLICATIONS.
6. GARAGE VENTS - PRIVATE GARAGES WHICH ARE CONSTRUCTED IN CONJUNCTION WITH ANY GROUP R DIVISION 1 AND 2 OCCUPANCY AND WHICH HAVE OPENING INTO SUCH BUILDINGS SHALL BE EQUIPPED WITH FIXED LAYERS OF SCREENED OPENINGS OR EXHAUST VENTILATION TO THE OUTSIDE WITH EXHAUST OPENINGS LOCATED WITHIN 6" OF THE FLOOR, THE CLEAR AREA OF THE COVER OPENING OR OF THE OPENINGS INTO THE EXHAUST DUCTS SHALL BE NOT LESS THAN 60 SQUARE INCHES PER CAR STORED IN SUCH PRIVATE GARAGE. IRC AMENDMENTS SECTION 312.4.
7. GLASS - SAFETY GLAZING REQUIRED INGRESS AND EGRESS DOORS, SLIDING DOORS, STORM DOORS, AND DOORS AND ENCLOSURES FOR HOT TUBS, SWIMMING POOLS, SAUNAS, STEAM BATHS, SHOWERS AND SHOWER GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS SHALL BE SAFETY GLAZING. SAFETY GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET. GLAZING FIXED OPENINGS SHALL BE SAFETY GLAZING WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A STANDING SURFACE. SAFETY GLAZING SHALL BE SAFETY GLAZING AT STAIRWAY LANDINGS OR WITHIN 6" OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM AND TOP OF STAIRWAYS ARE WITHIN 6" OF THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE. IRC SECTION 2403.2.
8. GUARDRAILS - 36" MINIMUM HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OF AN OPEN COURSED SHALL BE STAGGERED, WHERE 4" IN DIAMETER CANNOT PASS THROUGH UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED BOSS OF STAIR, WAYS LANDINGS AND RAMP, BALCONIES OR PORCHES WHICH ARE MORE THAN 4" ABOVE GRADE OR FLOOR LEVEL, SHALL BE PROTECTED BY A GUARDRAIL. IRC SECTION 503.
9. HAZARDOUS TIES - TIES IN ALTERNATE COURSED SHALL BE STAGGERED, THE MAXIMUM VERTICAL DISTANCE BETWEEN TIES SHALL NOT EXCEED 24", AND THE MAXIMUM HORIZONTAL DISTANCE SHALL NOT EXCEED 36". IRC SECTION 2003.2.
10. HAZARDOUS WALL WITH STUDS - NOT TO EXCEED 8' ON CENTER. IRC SECTION 1603.2.
11. PATHWAYS GAS AND BELIEV - TO COMPLY WITH THE 2012 UNIFORM FIREMARSHAL CODE AND LOCAL AMENDMENTS, WATER SAVING FIXTURES SHALL BE USED. NO WATER HEATER REGARDLESS OF THE HEAT SOURCE SHALL BE INSTALLED UNDER ANY STAIRWAY OR LANDINGS. AMENDMENTS SECTION 503. WATER HEATERS GENERATING A GLOW BREAK OR FLAME CAPABLE OF IGNITING FLAMMABLE GASES THAT BE INSTALLED IN A GARAGE PROVIDED THE PILOTS, BURNERS OR HEATING ELEMENTS AND SWITCHES ARE AT LEAST 18" ABOVE THE FINISH FLOOR. UPC SECTION 802.0.
12. SMOKE DETECTORS - DUELLING UNITS SHALL BE PROVIDED WITH A SMOKE DETECTOR IN ALL SLEEPING AREAS AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA, WHEN THE DUELLING UNIT HAS MORE THAN ONE STORY AND IN DUELLING WITH BARRIERS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WITHIN SUCH WIRING IS SERVED FROM A CENTRAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. IRC SECTION 3109 AND AMENDMENTS. STAIRS - 6" AIR RISES 8" MAXIMUM, RUN 8" MINIMUM, HANDRAILS 34" DIA AND LANDINGS TO COMPLY WITH IRC SECTION 1006.3.
13. BATHROOMS AND SHOWER FLOORS AND WALLS ABOVE BATHROOMS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. IRC SECTION R 507.5.
14. HANDRAILS SHALL BE A ROUNDED WITH MINIMUM OF 1 1/4" THICK AND MAX 2".
15. DUELLING-GARAGE DOOR TO BE MINIMUM 1 3/8" THICK OR 20 MIN. FIRE RATED.

CONTRACTOR NOTES:
WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND DETAILS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS IMMEDIATELY TO THE ARCHITECT, ENGINEER AND THE DESIGNER OF THIS SET OF PLANS. HEREBY NOTIFIED BOTH OWNER AND CONTRACTOR THAT THE "RESPONSIBILITY OF THE DESIGNER OF LIABILITY TO SAID WORKING DRAWINGS."
ALL OF THE DESIGN CONTRACTOR'S WORKING DRAWINGS AND DETAILED PLANS CONTAIN HEREIN BEING THE SOLE AND EXCLUSIVE PROPERTY OF RICARDO MULLER/LLP. UNLESS EXPRESSLY REFERENCED AND WITHIN THE RIGHT TO DUPLICATE CONSTRUCTION OF THIS PLANS IN WHOLE OR IN PART TO HIS SOLE DISCRETION.
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.

- NOTES:
1. PLATE AT 10'-0" AFF
 2. A/C UNIT IN ATTIC. PROVIDE 220V AND GAS. PROVIDE LIGHT FIXTURE NEAR UNIT SWITCHED AT ATTIC ENTRANCE. PROVIDE METAL DRAIN PAN WITH OUTSIDE DRAIN LINE. PROVIDE BUBBLE FLOOR VALVE TO AND AROUND UNIT CORRESPONDING TO APPLICABLE CODES. VERIFY LOCATION OF UNIT WITH MECHANICAL AND GENERAL CONTRACTOR.
 3. WINDOUS HEADER HT. AT 8'-0" AFF

McULLOUGH DESIGN ASSOCIATES
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SAN ANTONIO, TX 78214
P.H. 843-1632
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THESE PLANS AND ARCHITECTURAL WORKS DEPICTED HEREIN ARE SOLELY THE PROPERTY OF MCGULLOUGH DESIGN ASSOCIATES. THEY MAY NOT BE COPIED, USED, OR REPRODUCED IN ANY MANNER INCLUDING THE CREATION OF DERIVATIVE WORKS, UNLESS OTHERWISE AGREED BY WRITING. THE CLIENT OF MCGULLOUGH DESIGN ASSOCIATES HAS A NON-TRANSFERABLE SINGLE LICENSE TO CONSTRUCT ONE HOUSE FROM THE PLAN, CONSIDERED ON THE TIMELY PAYMENT OF ALL BILLS DUE.

202 AVANT
San Antonio, TX 78210

A NEW HOME
LOTS 9 & 10, BLOCK 25,
NCB. 512,
321 BURLESON
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM
10.02.2015	ROOF
11.12.2015	H. DEF. COMMA.

DRAWN BY: R/MC	SCALED: AS NOTED
CHECKED BY: R/MC	DATE: 10.16.2015
PROJECT NO:	
SHEET 1 of	2

