HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2015

Agenda Item No: 23

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.
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 Constriction, 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.

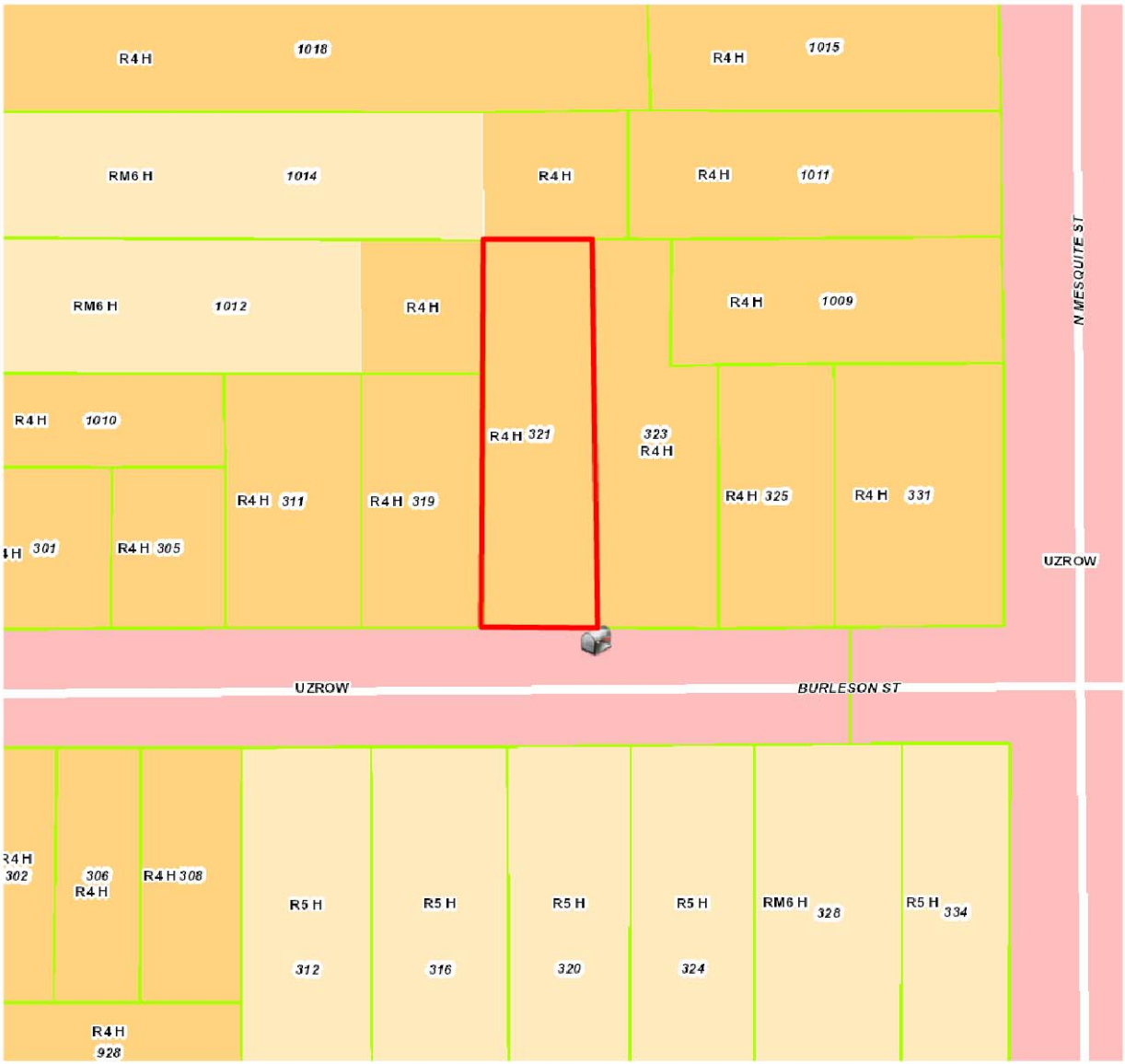
The applicant should provide this information to staff prior to returning to the HDRC.

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



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Flex Viewer

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Printed:Oct 27, 2015

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Proposed Work:

I Jenny De La Rosa with H&H General Contractors are requesting to build a single residential home on 321 Burleson, 78202. The home will feature 3 Bedrooms, 2 Baths, and about 1875 sq ft. The home will be used for residential use only.

The exterior of the home will be built with the following materials:
-Wood and hardy plank siding
-Wood windows all around
-To be build on a concrete slab
-20 year composition roof shingles

Thank you for your consideration. Please advise if there is anything else I need to provide.

Jenny De La Rosa

A NEW HOME

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

GENERAL NOTES:
APPLICABLE CODES:
2012 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL CITY AMENDMENTS
UNIFIED DEVELOPMENT CODE
2012 UNIFORM MECHANICAL CODE WITH LOCAL CITY AMENDMENTS
2012 NATIONAL ELECTRICAL CODE CITY CODE CHAPTER 10 (ELECTRICAL)
2012 UNIFORM PLUMBING CODE WITH LOCAL CITY AMENDMENTS
2012 INTERNATIONAL ENERGY CONSERVATION CODE.

1. ATTIC ACCESS - MINIMUM 22"X30" IRC SECTION 1505.1
2. BEDROOM WINDOWS - EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF 5.7 SQUARE FEET (MINIMUM DIMENSIONAL REQUIREMENTS WIDTH 20", HEIGHT 24"). MAXIMUM HEIGHT OF SILL TO FLOOR 44". IRC SECTION 310.4
3. DWELLING GARAGE SEPARATION - REQUIRES 1 HOUR FIRE-RESISTIVE CONSTRUCTION WALL(S) AND/OR CEILING AND A SOLID CORE WOOD DOOR WITH CLOSER. DWELLING OVER GARAGE REQUIRES ON HOUR FIRE-RESISTIVE CONSTRUCTION ON LOAD-BEARING WALLS. IRC SECTION 302.4, EXCEPTION 3.
4. ELECTRICAL - TO COMPLY WITH NATIONAL ELECTRICAL CODE(NEC)/CITY CODE 2012. GROUND FAULT INTERRUPTERS REQUIRED ON EXTERIOR FRONT/REAR OUTLETS, ALSO, IN BATHROOM LAVATORIES, APPLIANCES AT KITCHEN COUNTER TOPS, INCLUSIVE OF ISLAND COUNTERS. ELECTRICAL CONVENIENCE OUTLETS SERVING KITCHEN ARTICLE 210-52(c) OF THE 2012 NEC. ACCESS DOORS SHALL BE PROVIDED FOR HYDRO MASSAGE TUB MOTORS. NEC 430-14.
5. FRAMING - ALL FRAMING MEMBERS TO COMPLY WITH IRC CHAPTER 23 FOR SPANS AND MATERIALS, ALSO FOR LOADS AND WEIGHTS. BRICK LINTELS, HEADER BEAMS OVER GARAGES, AND ROOF AND FLOOR TRUSSES TO BE ENGINEERED. STRUCTURE SPANS 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 OPENINGS INTO SUCH BUILDINGS SHALL BE EQUIPPED WITH FIXED LOUVERS OR SCREENED OPENINGS OR EXHAUST VENTILATION TO THE OUTSIDE WITH EXHAUST OPENINGS LOCATED WITHIN 6" OF THE FLOOR. THE CLEAR AREA OF THE LOUVER 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 312.2.4
7. GLASS - SAFETY GLAZING REQUIRED IN INGRESS AND EGRESS DOORS, SLIDING DOORS, STORM DOORS, AND DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOM, BATH ROOMS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET. GLAZING FIXED OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4. GLAZING IN WALLS ENCLOSING A STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4.10
8. GUARDRAILS - 36" MINIMUM HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OF AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIR- WAYS, LANDINGS AND RAMPS, BALCONIES OR PORCHES WHICH ARE MORE THAN 30" ABOVE GRADE OR FLOOR LEVEL SHALL BE PROTECTED BY A GUARDRAIL. IRC SECTION 509.
9. MASONRY 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 30". IRC SECTION 2109.7.3
10. MASONRY WALL WITH STUDS - NOT TO EXCEED 16" ON CENTER. IRC SECTUITION 1403.4.6.2
11. PLUMBING, GAS AND SEWER - TO COMPLY WITH THE 2012 UNIFORM PLUMBING 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 LANDING. AMENDMENTS SECTION 509. WATER HEATERS GENERATING A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE INSTALLED IN A GARAGE PROVIDED THE PILOTS, BURNERS, OR HEATING ELEMENTS AND SWITCHES ARE AT LEAST 18" ABOVE THE FINISH FLOOR. UPC SECTION 510.0
12. SMOKE DETECTORS - DWELLING UNITS SHALL BE PROVIDED WITH A SMOKE DETECTOR IN ALL SLEEPING AREAS AND AT A POINT CENTRALL LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. IRC SECTION 310.9.1 AND AMENDMENTS13. STAIRS - STAIR RISERS 8" MAXIMUM, RUN 9" MINIMUM, HANDRAILS(34"-38") AND LANDINGS TO COMPLY WITH IRC SECTION SECTION 1006.3
14. BATHTUBS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLSHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFCE. IRC SECTION R 307.2
15. HANDRAILS SHALL BE A ROUNDED WITH MINIMUM OF 1 1/4" THICK AND MAX. 2"
16. DWELLING-GARAGE DOOR TO BE MINIMUM 1 3/8" THICK OR 20 MIN. FIRE RATED.

CONTRACTOR NOTES:

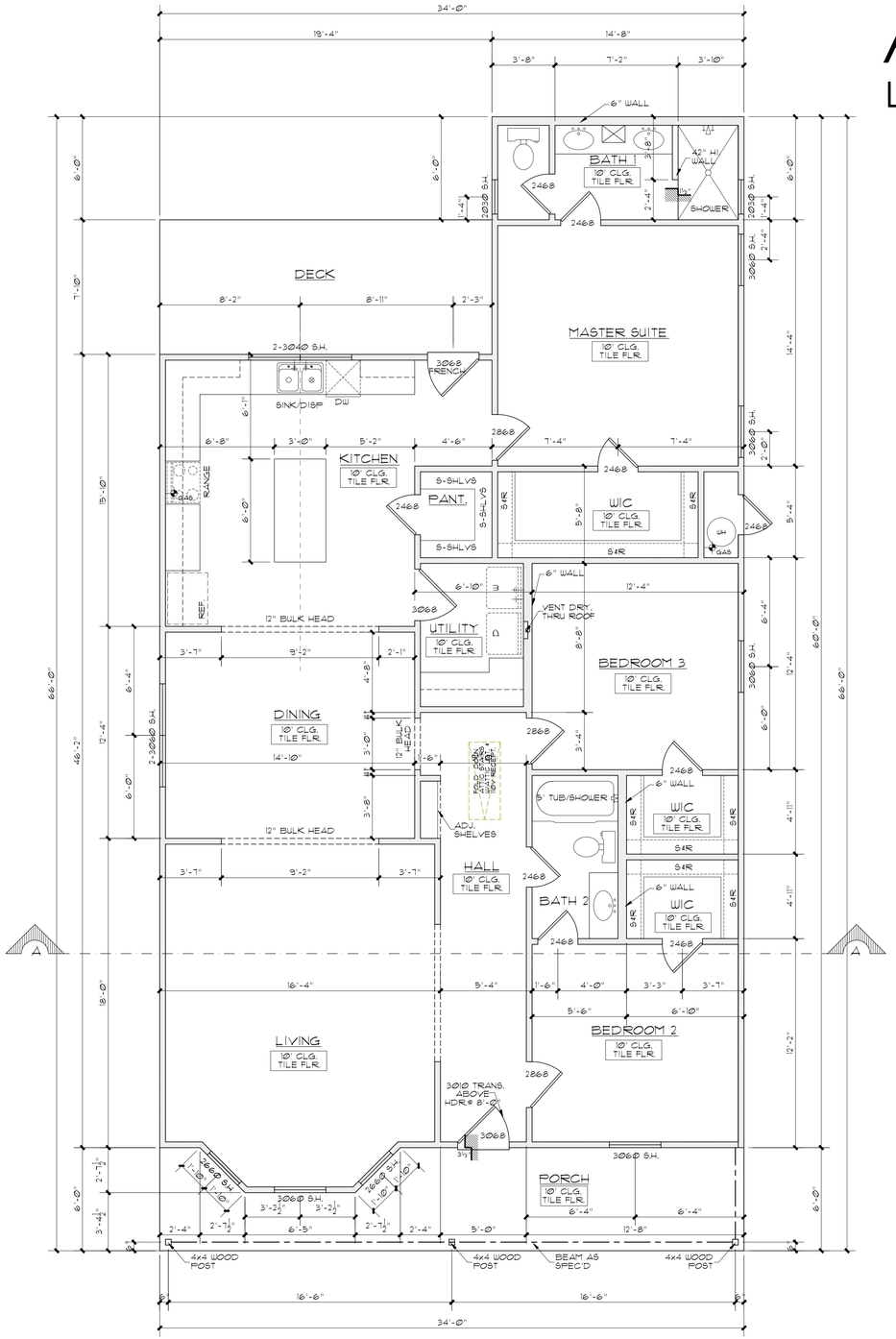
WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND DETAILS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS. DETAILS AND DRAWINGS ARE BUILDER'S TYPE AND THE DESIGNER OF THIS SET OF PLANS, HEREBY NOTIFIES BOTH OWNER AND CONTRACTOR, THAT HE, THE "DESIGNER" RELIVES HIMSELF OF LIABILITIES TO SAID WORKING DRAWINGS.
ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS AND DETAILED PLANS CONTAIN HERIN REMAIN THE SOLE AND EXCLISIVE PROPERTY OF RICARDO McCULLUOGH, WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE CONSTRUCTION OF THIS PLANS IN WHOLE OR IN PART TO IT'S SOLE DISCRETION.
IT IS THE RESPONSABILITY 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 DRIP PAN WITH OUTSIDE DRAIN LINE. PROVIDE SUBFLOOR WALKWAY TO AND AROUND UNIT CONFORMING TO APPLICABLE CODE. VERIFY LOCATION OF UNIT WITH MECHANICAL AND GENERAL COMTRACTOR.

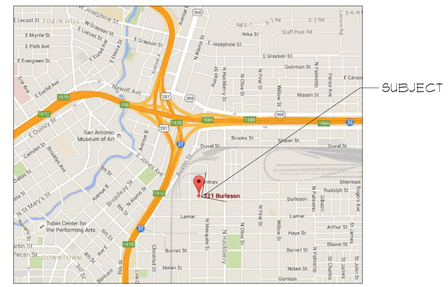
3. WINDOWS HEADER HT. AT 8'-0" AFF



FLOOR PLAN

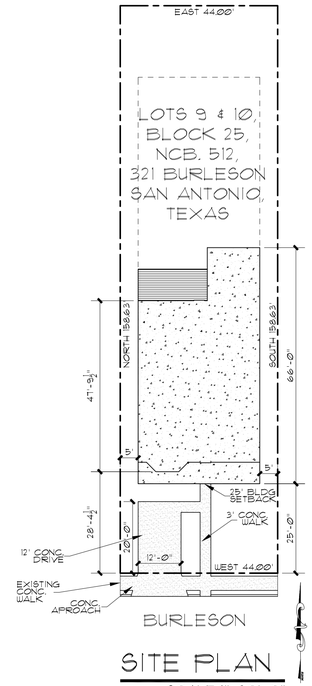
SCALE: 1/4" = 1'-0"

AREAS	
TOTAL LIVING	1,796#
PORCH	180#
TOTAL SLAB	1,976#
TOTAL BUILDING	1,976#
DECK	151#



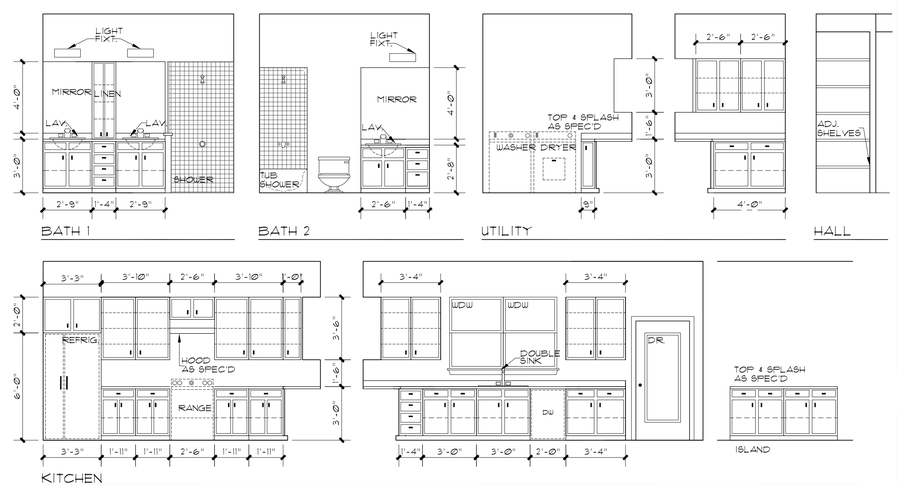
LOCATION MAP

N.T.S.



SITE PLAN

SCALE: 1" = 20'-0"



INTERIOR ELEVATIONS

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

McCULLOUGH DESIGN ASSOCIATES
14255 BLANCO
SAN ANTONIO, TX 78216
PH., 843-1632
ricardo@mcculloughda.com

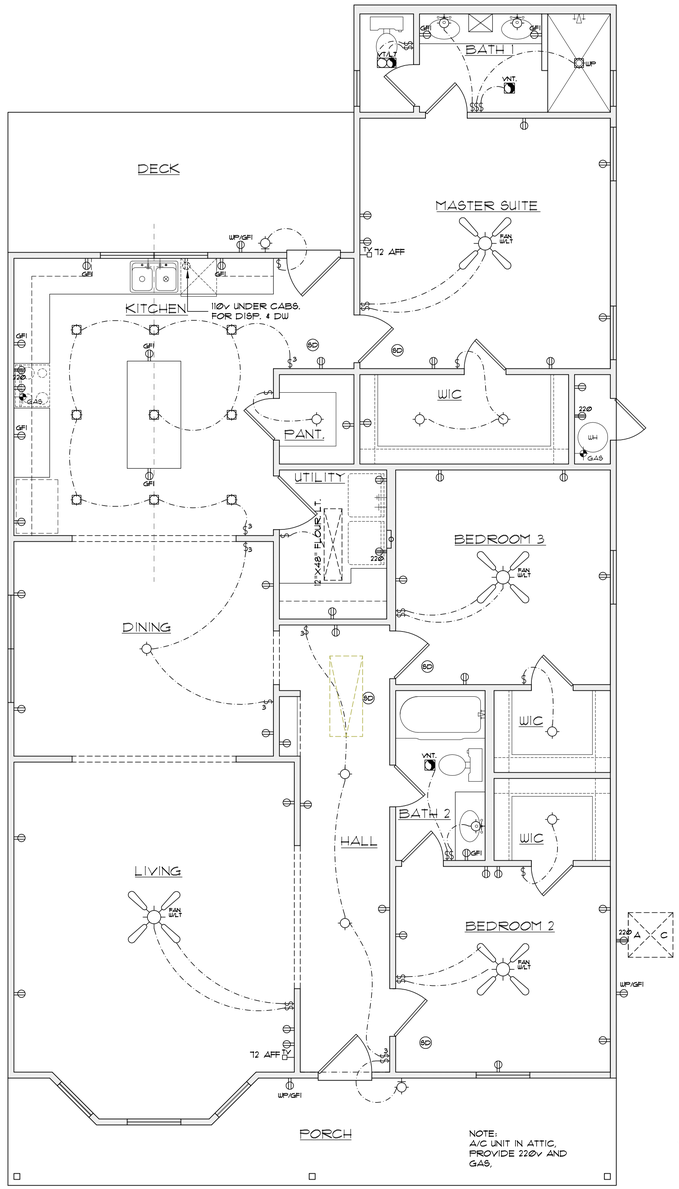
THESE PLANS AND ARCHITECTURAL WORKS DEPICTED HEREOIN ARE SOLELY THE PROPERTY OF McCULLOUGH DESIGN ASSOCIATES . THEY MAY NOT BE COPIED, USED, OR REPRODUCED IN ANY FASHION, INCLUDING THE CREATION OF DERIVATIVE WORKS, UNLESS OTHERWISE AGREED IN WRITING. THE CLIENT OF McCULLOUGH DESIGN ASSOCIATES HAS A NON-TRANSFERABLE SINGLE USE LICENSE TO CONSTRUCT ONE HOUSE FROM THIS PLAN, CONDITIONED ON THE TIMELY PAYMENT OF ALL SUMS DUE.

H&H General Contractors
202 Avant
San Antonio, Tx 78210

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

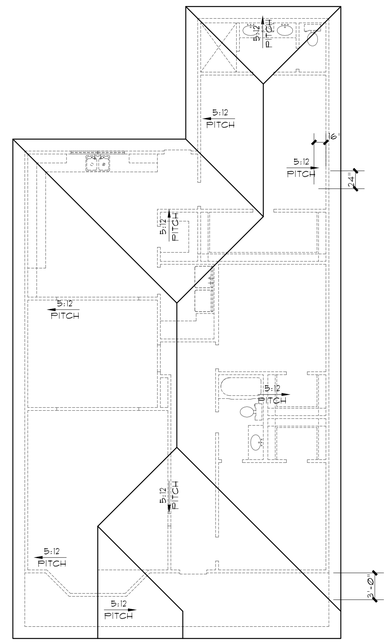
REVISIONS:	
DATE	ITEM

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 10.16.2015
	PROJECT No:
SHEET 1 of	2



ELECTRICAL PLAN

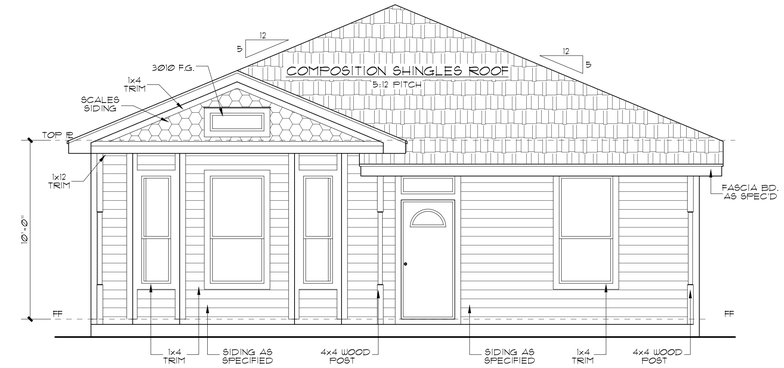
SCALE: 1/4" = 1'-0"



ROOF PLAN

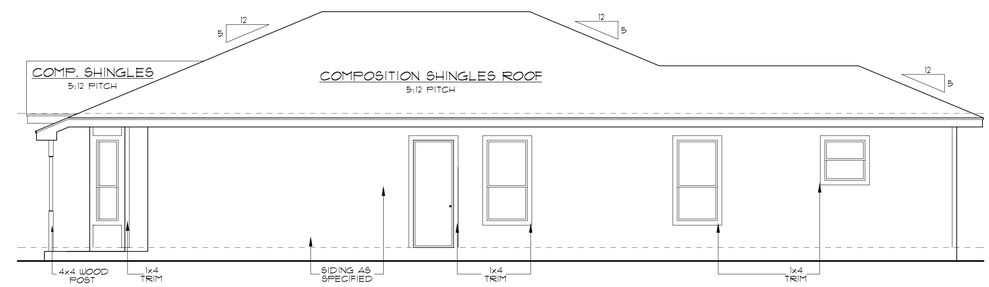
SCALE: 1/8" = 1'-0"

NOTE: ALL ROOF OVERHANGS 16" FROM FRAME, UNLESS NOTED OTHERWISE



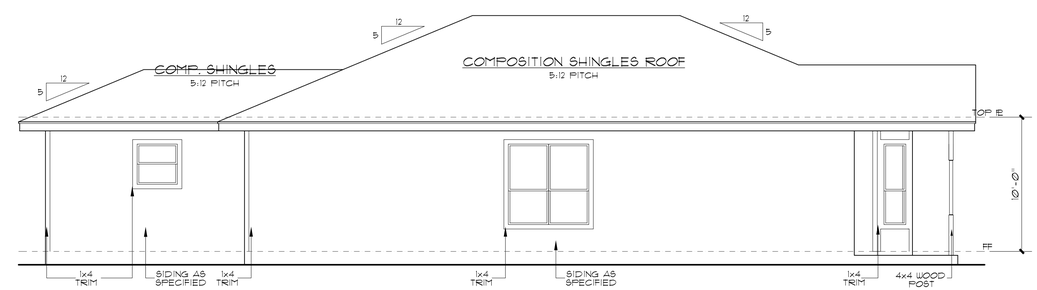
FRONT ELEVATION

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



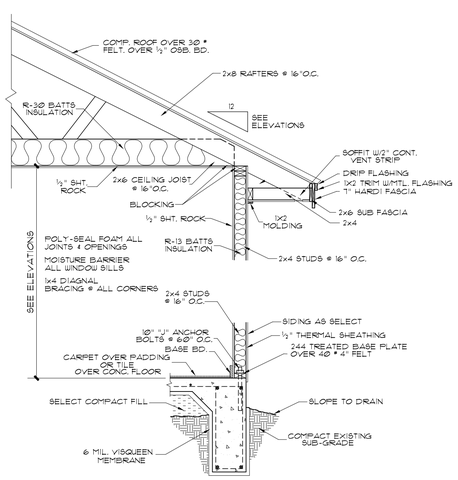
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

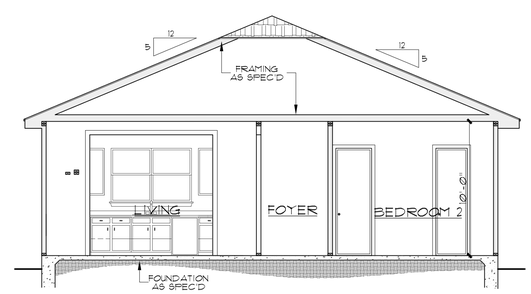
SCALE: 3/16" = 1'-0"



SEE ENGINEER SPECS FOR FOUNDATION DETAILS

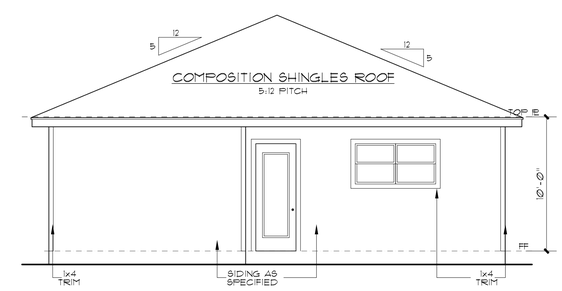
WALL SECTION

SCALE: 1/2" = 1'-0"



SECTION A-A

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"

GRAPHIC SYMBOLS

ELECTRICAL

	SWITCH		TELEVISION OUTLET		HALOGEN WALL MOUNTED FIXTURE
	DIMMER SWITCH		SATELLITE TELEVISION SHELF/PHONE LINE		CEILING MOUNT GRID LIGHT
	THREE WAY SWITCH		INTERCOM		FLUORESCENT LIGHT FIXTURE
	FOUR WAY SWITCH		SPEAKER OUTLET		WALL MOUNT FLOUR. LT. FIXTURE
	DUPLEX OUTLET		SMOKE DETECTOR		
	DUPLEX OUTLET 1/2 SWITCHED		THERMOSTAT		TRACK-MOUNT FIXT.
	FLOOR OUTLET		ELECTRICAL PANEL BOX		UNDER CABINET LIGHT
	3Ø-4Ø-50 # 2 POLE OUTLET		PUSH BUTTON SWITCH		CEILING MOUNT EXHAUST FAN
	CEILING OUTLET		CHIMES		WALL MOUNT EXHAUST FAN
	DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER		KEY SWITCH		CEILING MOUNT HEAT LAMP
	208-120-1 DUPLEX OUTLET		SURFACE MOUNT CLG. FIXTURE		WALL MOUNT HEAT LAMP
	DUPLEX OUTLET RAISED TO 48" UNLESS NOTED		WALL MOUNT FIXTURE		COMBINATION FIXT. HEAT, VENT, LIGHT
	WATERPROOF DUPLEX OUTLET		PULL CHAIN LIGHT		FLOOD LIGHT
	J-BOX DUPLEX OUTLET		RECESSED CEILING FIXTURE		CEILING FAN LILT
	TELEPHONE OUTLET		RECESSED EYEBALL FIXTURE		
	TELEPHONE FLOOR OUTLET		HALOGEN RECESSED CEILING FIXTURE		

PLUMBING

	WATER HEATER
	WATER SOFTNER
	SHOWER HEAD
	HOSE BIB/FAUCET
	COLD WATER TO REF.
	HOT & COLD WATER
	FLOOR DRAIN
	GAS LINE
	GAS SET (TANKS) VALVE

MISC.

	SECURITY SYSTEM PANEL
	VACUET SYSTEM OUTLET
	VACUM CLEANER TANK
	VACUM SYSTEM INLEET OUTLET

McCullough Design Associates
14255 BLANCO
SAN ANTONIO, TX 78216
PH., 843-1632
ricardo@mcculloughda.com

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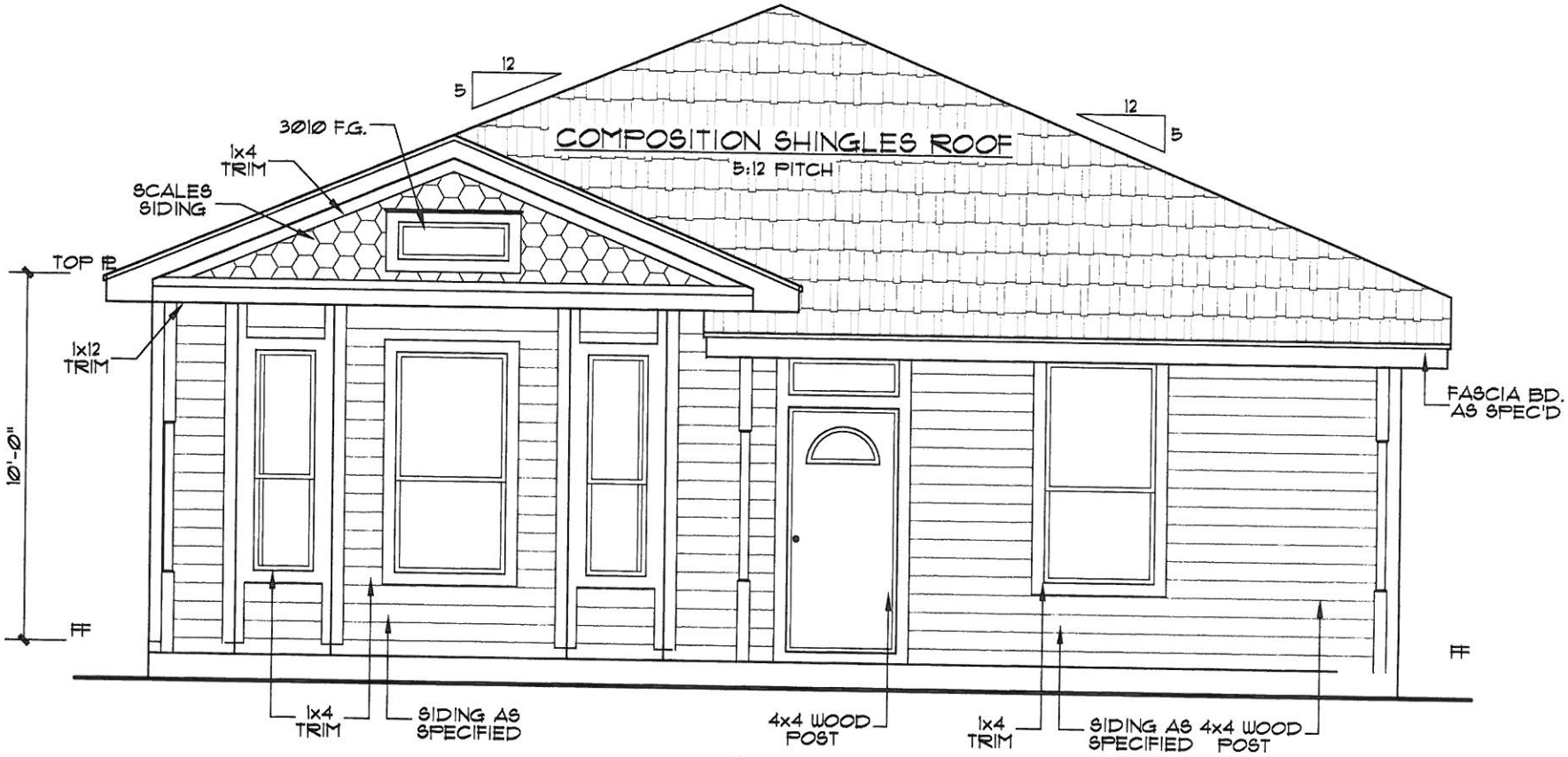
H&H General Contractors
202 Avant
San Antonio, Tx 78210

A NEW HOME

LOT 5, BLOCK A, CB. 639,
716 S. HACKBERRY
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

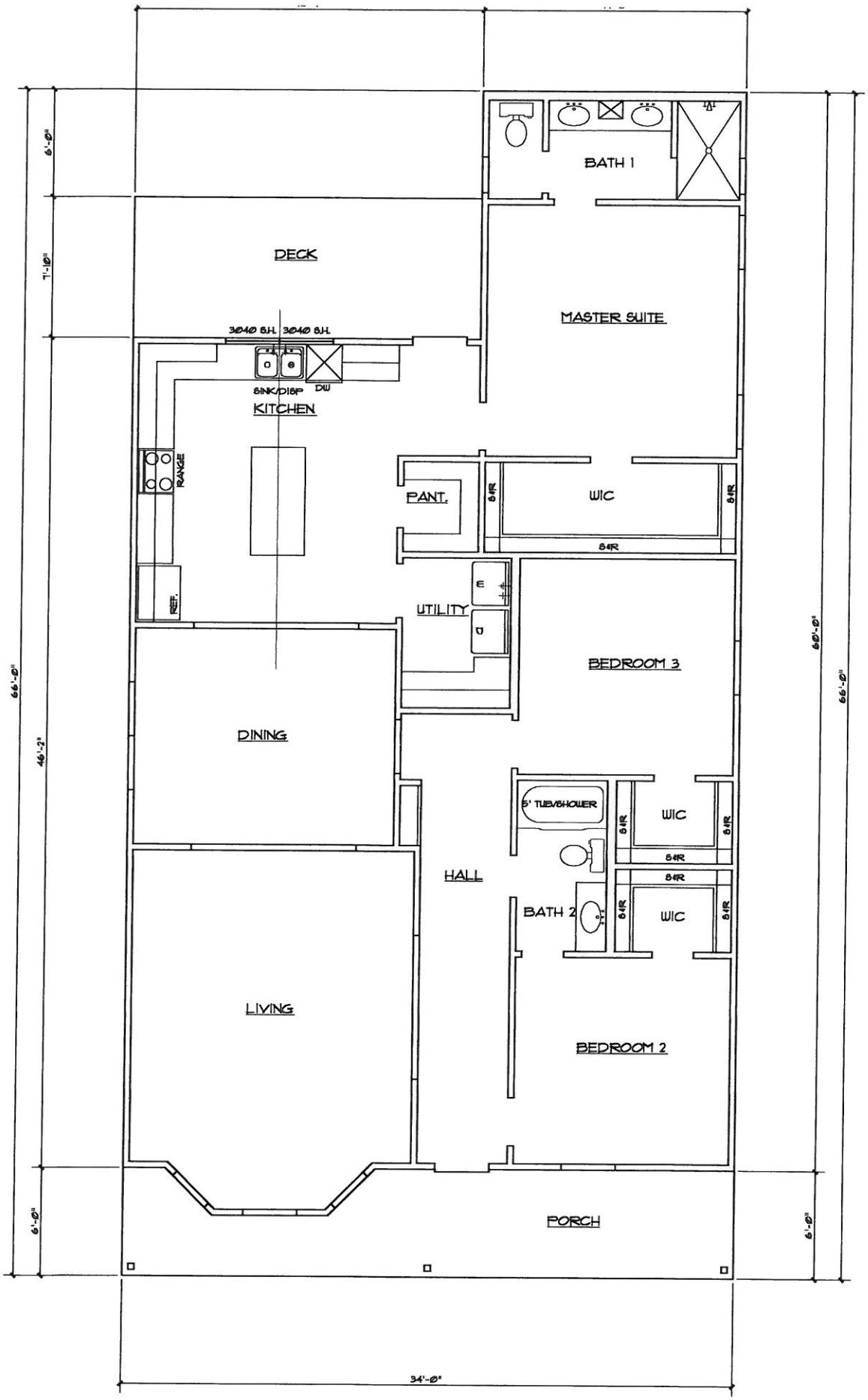
DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 10.16.2015
	PROJECT No:
SHEET 2 of	2



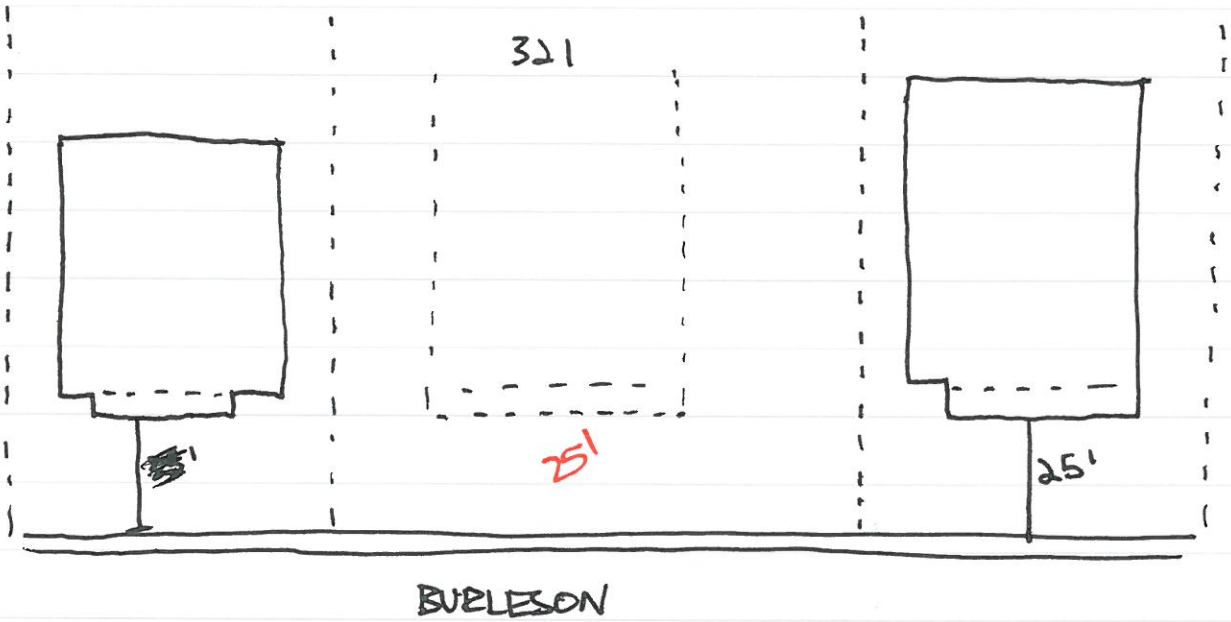
FRONT ELEVATION

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

New Proposed elevation


BATH 1
DECK
MASTER SUITE
3040 S.H.
3040 S.H.
SINK/DISP
DW
KITCHEN
RANGE
PANT.
WIC
REF.
UTILITY
BEDROOM 3
DINING
5' TUB/SHOWER
WIC
HALL
BATH 2
WIC
LIVING
BEDROOM 2
PORCH
6'-0"
7'-10"
66'-0"
46'-2"
60'-0"
66'-0"
6'-0"
6'-0"
34'-0"

FLOOR PLAN


321
25'
25'
BURLESON