HISTORIC AND DESIGN REVIEW COMMISSION December 06, 2017

HDRC CASE NO: 2017-586

ADDRESS: 430 BURLESON ST

LEGAL DESCRIPTION: NCB 520 (432 BURLESON), BLOCK 24 LOT 20

ZONING: IDZ H CITY COUNCIL DIST.: 2

DISTRICT: Dignowity Hill Historic District

APPLICANT: Monica Ramirez **OWNER:** Monica Ramirez

TYPE OF WORK: Installation of front yard fencing

APPLICATION RECEIVED: November 14, 2017 **60-DAY REVIEW:** January 13, 2017

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install front yard cattle panel fencing.

APPLICABLE CITATIONS:

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.

FINDINGS:

- a. The structure at 430 Burleson is a 2-story single family home nearing completion of construction. The design of the structure was approved by the HDRC on September 9, 2017. Prior to construction, a chain link fence was present on the property.
- b. FENCE Front yard fences were used historically in the Dignowity Hill Historic District but very few historic fences remain. At this location along N Hackberry, non-original chain link fences are predominate. According to the Guidelines, 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. Staff finds there is precedent for a fence at this location, and its installation will not negatively impact the streetscape or integrity of the property.
- **c.** The applicant has proposed two options for cattle panel fencing around the front yard of the property: Option A extends across the driveway to the rear property line and Option B returns to the rear corner of the home without crossing the driveway. Staff finds that Option B is more consistent with the Guidelines in terms of location. The proposed wood and cattle panel construction is compatible with the new construction

on the property in terms of materials.

RECOMMENDATION:

Staff recommends approval of option B with the stipulation that the fence will not exceed four feet in height at any portion of the front yard.

CASE MANAGER:

Huy Pham



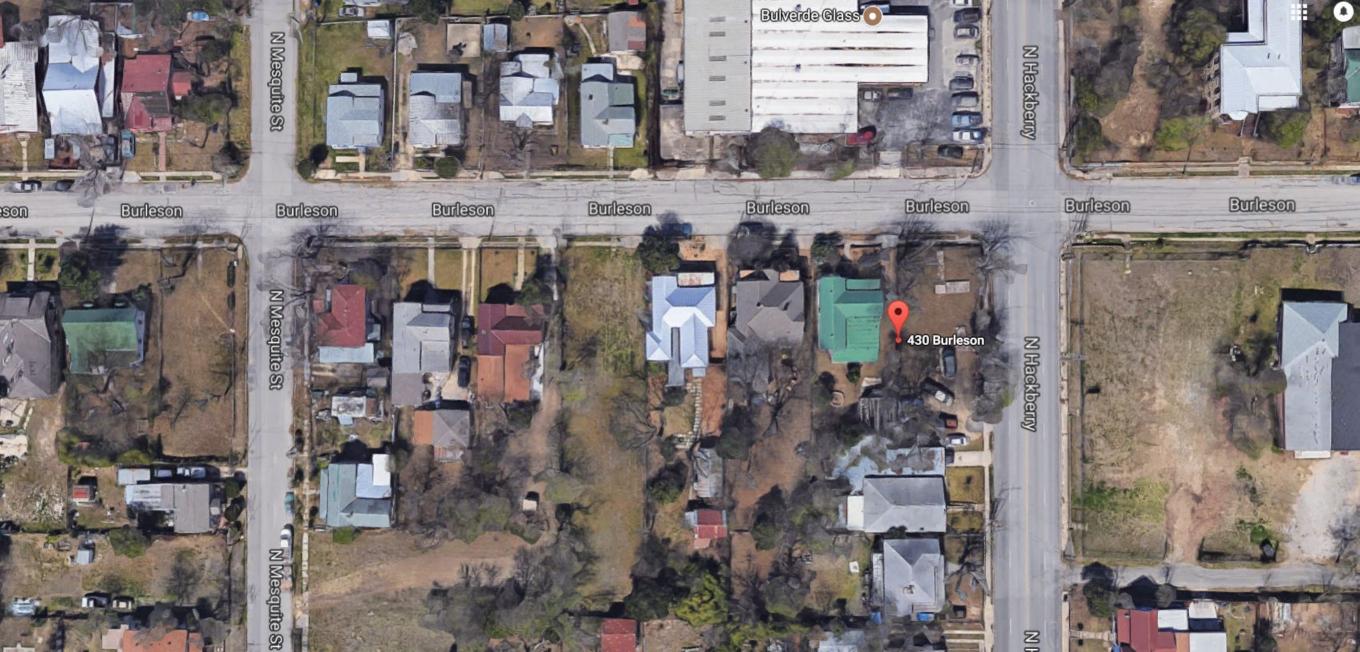


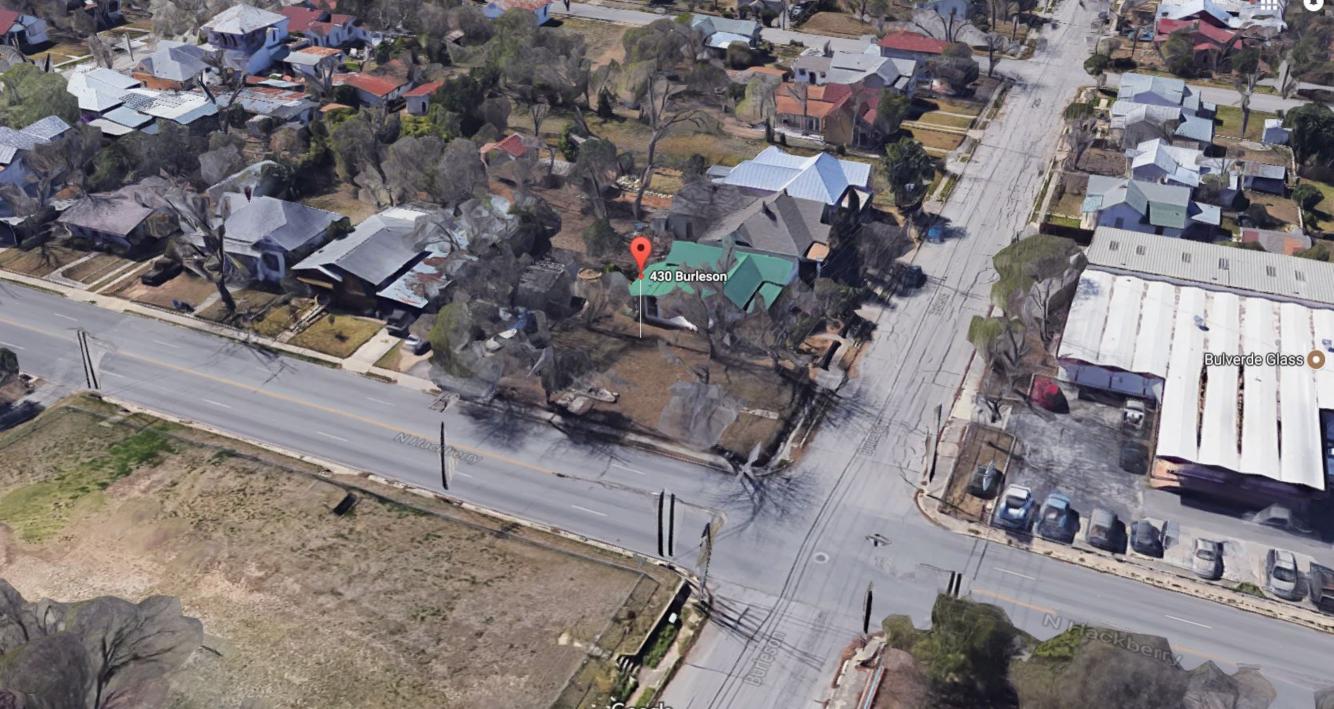
430 Burleson

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Printed:Nov 29, 2017

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option A: option B:

~301 10 Drive Way / Carport HACKBERR HOUSE ~50°

BURLESON

MATERIAL NOTES

** ALL MATERIALS TO BE FACTORY PRIMED AND FIELD PAINTED WHERE

COMPOSITE SHINGLES: INDINOT USED IGLE WITH MINIMUM 30 YEAR MANUFAC NOT USED

CJ: INDICATES CONTROL JOINT. PROVIDE CONTROL JOINT AT LOCATIONS 3 AS SHOWN ON EXTERIOR ELEVATIONS.

GUTTER AND DOWNSPOUT: PROVIDE GUTTER AND DOWNSPOUT AS NOTED ON ROOF PLANS. MINIMUM 5" K-STYLE PRE-FINISHED METAL GUTTER W/ END CAPS. EXTEND FULL LENGTH OF ALL HORIZONTAL EAVES. HOLD 1" SHORT OF ANY ADJACENT WALL FINISHES AND PROVIDE GALVANIZED TURNOUT FLASHING.

LAP SIDING: INDICATES 7 1/4" (6" EXPOSURE) CEMENTITIOUS LAP SIDING WITH SMOOTH FINISH, UNLESS OTHERWISE NOTED.

MANUFACTURED STONE: INDICATED THIN OF TANAMADE STONE OR THIN SET REAL STONE, UNLESS NO NOT USED YPE AND COLOR WITH OWNER AND/OR ARCHI

PAINTED METAL RAILING: INDICATES SHOP FABRICATED, PRE-PRIMED, AND FIELD PAINTED METAL GAURDRAIL. TOP OF RAIL TO BE A MINIMUM OF 36" ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE.

PAINTED METAL STAIR: INDICATES SHOP FABRICATED, PRE-PRIMED, AND FIELD PAINTED METAL SPIRAL STAIR.

PAINTED METAL TRELLIS: INDICATES SHOP FABRICATED, PRE-PRIMED. AND FIELD PAINTED METAL TRELLIS.

PANEL SIDING: INDICATES 4' X 8' X 5/16" SMOOTH CEMENTITIOUS PANEL. CUT PANEL AS REQUIRED TO MEET DESIGN INTENT, UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE CONCEALED.

PICTURE FRAME TRIM: INDICATES 2x3 REALTRIM BY WOODTONE OR APPROVED SUBSTITUTION. WITH SMOOTH FINISH.

REALTRIM: INDICATES REALTRIM BY WOODTONE OR APPROVED SUBSTITUTION, WITH SMOOTH FINISH, UNLESS NOTED OTHERWISE. SIZES 5 INDICATED IN DRAWINGS ARE NOMINAL DIMENSIONS.

REALTRIM FASCIA: INDICATES NOMINAL 5/4" REALTRIM BY WOODTONE OR APPROVED SUBSTITUTION WITH SMOOTH FINISH. SIZES INDICATED ON **ELEVATIONS AND DETAILS.**

RIDGE VENT: INDICATES ROOF VENT, INSTALLED STRADDLING THE RIDGE 7. AND FINISHED WITH RIDGE SHINGLE TO MATCH ROOF. VENT SELECTED MUST EXHAUST A MINIMUM OF 18 SQ. INCHES PER LINEAL FOOT OF NET FREE VENTILATING AREA.

SHINGLE SIDING: INDICATES 16" x 48" x 5/16" STRAIGHT EDGE NOTCHED CEMENTITIOUS SHINGLE PANEL PROVIDING 7" EXPOSURE

SOFFIT: INDICATES 1/4" NON-VENTED SMOOTH CEMENTITIOUS PANEL PROVIDE 1x2 REALTRIM BY WOODTONE OR APPROVED SUBSTITUTION AT BACK SIDE OF FASCIA THEN INSTALL 2" WIDE CONTINUOUS SOFFIT VENT TO THE INSIDE OF TRIM. SOFFIT TO COVER REMAINING OPEN AREA OF

SOFFIT PANEL: INDICATES 4'-0" x 8'-0" x 5/16" NON-VENTED, SMOOTH FINISH, CEMENTITIOUS PANEL. INSTALL AT UNDERSIDE OF EAVES AND CORNICES OF EXTENDED ROOF OVERHANGS.

STANDING SEAM METAL ROOF: INDICATES VERTICAL SEAM, STRUCTURAL STANDING SEAM STEEL ROOF PANELS, WITH CONCEALED FASTENER SYSTEM. INSTALL SELF-ADHERING SHEET UNDERLAYMENT AND FELT UNDERLAYMENT AS REQUIRED. APPLY SLIP SHEET OVER UNDERLAYMENT PRIOR TO INSTALLING METAL ROOF PANELS. INSTALL PER MANUFACTURERS RECOMMENDATION.

STUCCO: INDICATES ONE C'NOT USED AN AVERAGE THICKNESS OF 1/2".

STUCCO TRIM: INDICATES RICES FOR THE STUCKED FINISH. UNLESS NOTED OTHERWISE. NOT USED TIONS AND DETAILS. DETAILS.

WATERTABLE CAP: INDICATE AND A STONE CAP WITH AVERAGE DIMENSIONS NOT USED AT BACK EDGE, 2" HIGH AT FRONT EDGE AND 18

WOOD TRIM: INDICATES SOUTHERN YELLOW PINE OR EQUIVALENT, UNLESS NOTED OTHERWISE.

DIMENSION NOTES

- 1. EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION SLAB, FACE OF STEP IN SLAB OR SLOPE DIRECTION, FACE OF CMU AND/OR FACE OF FRAMING.
- 2. INTERIOR DIMENSIONS ARE TO FACE OF FRAMING.
- WINDOWS AND DOORS ARE DIMENSIONED TO CENTERLINE OF ROUGH OPENING.
- 4. ANGLED WALLS ARE ASSUMED TO BE AT 45 DEGREES UNLESS NOTED OTHERWISE.
- 5. DOORS NOT LOCATED BY DIMENSION ARE EITHER CENTERED ON SPACE OR 4" FROM SIDEWALL.

CONSTRUCTION NOTES

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND PLAN DIMENSIONS PRIOR TO BEGINNING AND CONSTRUCTION OR FABRICATION, AND NOTIFY ARCHITECT, IN WRITING, OF ANY DISCREPANCIES.

2. ALL EXTERIOR WALLS TO BE 2x6 TOP AND BOTTOM PLATE, WITH 2x4 STAGGERED STUDS. REFER STRUCTURAL DRAWINGS FOR REQUIRED STUD SPACING.

ALL INTERIOR PLUMBING WALLS TO BE 2X6 STUDS. ALL OTHER INTERIOR WALLS TO BE 2x4 STUDS UNLESS OTHERWISE NOTED OR REQUIRED BY STRUCTURAL ENGINEER.

ALL GYPSUM BOARD AT NON-RATED WALLS AND CEILINGS TO BE 1/2" THICK, USE 5/8" TYPE 'X' GYPSUM BOARD AT ALL FIRE RATED ASSEMBLIES. USE MOISTURE RESISTANT GYPSUM BOARD AT WET WALLS IN ALL BATHROOMS, KITCHEN, LAUNDRY AND/OR UTILITY AREAS WITHIN 2'-0" OF A SINK, AND TILE BACKER BOARD OR DENSGLASS BEHIND ALL CERAMIC TILE LOCATIONS.

- INSULATE ALL WATERLINE PIPING IN EXTERIOR WALLS AND/OR ATTIC SPACE.
- PROVIDE 5/8" GYPSUM BOARD PREPROCK ONLY AS REQUIRED FOR R/A PLENUM AT A.C. UNIT.
- PROVIDE FOAM BACKER ROD AND SEALANT AT SHIM SPACE AROUND EXTERIOR DOORS AND WINDOWS PRIOR TO INSTALLATION OF CASINGS
- PROVIDE 1-LAYER VAPOR BARRIER, OR APPROVED EQUIVALENT VAPOR BARRIER SYSTEM, ON ALL EXTERIOR WALLS, EXCEPT USE 2-LAYERS BEHIND ANY STUCCO OR MASONRY VENEER, INSTALL VAPOR BARRIER SYSTEMS COMPLETE WITH SEAM TAPE, WINDOW TAPE, AND ALL COMPONENTS NECESSARY TO MEET MANUFACTURERS WARRANTY REQUIREMENTS 15# BUILDING PAPER IS ACCEPTABLE AS A SECOND LAYER WHERE REQUIRED.
- 9. ALL METAL FASTENERS, BRACKETS, BRACING, SADDLES, FLASHING, CONNECTORS AND OTHER METAL MATERIALS EXPOSED TO EXTERIOR ELEMENTS OR IN A VENTILATED ENCLOSURE SHALL BE CONSTRUCTED OF RUST RESISTANT, STAINLESS STEEL OR GALVANIZED METAL.
- 10. IN NON-SHEARWALL LOCATIONS, EXTERIOR SHEATHING SHALL BE 7/16" OSB OR 5/8" GYPSUM BOARD AND EXTEND FOR FULL LENGTH OF WALL. VERIFY SHEARWALL LOCATIONS W/ STRUCTURAL.
- 11. PROVIDE BUILDING ADDRESS NUMBER. NUMBERS MUST BE VISIBLE FROM THE STREET. VERIFY COLOR W/ ARCHITECT AND PLACEMENT W/ FIRE MARSHALL
- 12. ALL FLOOR CEILING ASSEMBLIES SEPARATING CONDITIONED AND NON-CONDITIONED SPACES SHALL BE VENTED OR SOLID FILLED WITH INSULATION AS INDICATED IN DETAILS.
- 13. PROVIDE SHELVING AT CLOSETS, STORAGE CLOSET, UTILITY ROOMS, LINEN CLOSETS AND PANTRIES PER FLOOR PLANS. PROVIDE BLOCKING PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE 12" DEEP SHELVING W/ INTEGRAL CLOTHES ROD AT BEDROOM AND COAT CLOSETS. SEE UNIT PLANS FOR QUANTITIES TO BE INSTALLED. PROVIDE MAXIMUM DEPTH POSSIBLE FOR STORAGE CLOSET SHELVES. LINEN CLOSETS AND PANTRIES SHALL HAVE SHELF DEPTHS AS INDICATED ON PLANS. OWNER TO SELECT FOR SHELVING MATERIAL AND FINISH.
- 14. INSTALL FLOOR TILES CENTERED IN ROOM, SO ALL CUT TILES OCCUR AT OUTSIDE EDGES. REFER TO PLANS FOR FLOOR MATERIAL LOCATIONS. OWNER TO SELECT MATERIAL AND FINISH.
- 15. INSTALL SURROUNDS AT ALL TUB/SHOWER LOCATIONS. OWNER TO SELECT MATERIAL AND FINISH.
- 16. ALL OUTSIDE CORNERS OF INTERIOR WALLS SHALL HAVE METAL CORNER BEAD.
- 17. PROVIDE BEAD OF CAULK AT TRANSITION OF ALL DISSIMILAR MATERIALS AT INTERIOR OF UNIT.
- 18. VERIFY WITH LOCAL JURISDICTION / FIRE MARSHALL FOR LOCATION OF FIRE EXTINGUISHER (FE) WITHIN UNIT.
- 19. LIVING ROOM AND ALL BEDROOMS TO HAVE A CEILING FAN W/ LIGHT ALL OTHER ROOMS TO HAVE EITHER CEILING OR WALL MOUNTED LIGHT FIXTURE, UNLESS NOTED OTHERWISE ON ELECTRICAL
- 20. INSTALL ENERGY-STAR OR EQUIVALENTLY RATED APPLIANCES, CEILING FANS, AND LIGHTS. OWNER TO MAKE SELECTION.
- 21. PROVIDE AT LEAST (1) PHONE JACK AND (1) TV JACK IN EACH BEDROOM. PROVIDE (1) TV JACKS IN LIVING ROOM. UNLESS NOTED OTHERWISE ON ELECTRICAL DRAWINGS.
- 22. BATH ACCESSORIES TO BE SELECTED BY OWNER.
- 23. WINDOWS TO HAVE GYPSUM BOARD RETURNS AT JAMB AND HEAD CONDITIONS. PROVIDE 1x SOLID WOOD STOOL W/ APRON TRIM TO MATCH DOOR TRIM.
- 24. CONTRACTOR TO PROVIDE TREATED WOOD BLOCKING AS NECESSARY FOR WALL MOUNTED ITEMS AND ACCESSORIES. PROVIDE BLOCKING AS REQUIRED TO PREPARE FOR ALL CABINETRY AND/OR SHELVING.
- 25. PROVIDE WORK PLATFORM IN ATTIC FOR A/C UNITS, WHERE REQUIRED.
- 26. PROVIDE UPPER AND LOWER VENTS TO VENTILATE OPEN ATTIC AREAS. UNLESS INSULATING THE UNDERSIDE OF ROOF DECK OR SOLID FILLING THE ENCLOSED AREA WITH INSULATION.
- 27. BALUSTERS AT STAIR AND GUARD RAILING TO BE 4" ON CENTER MAXIMUM SPACING.
- 28. PROVIDE HANDRAIL ON ALL STAIRS OR STEPS WITH AT LEAST 4 RISERS, PER INTERNATIONAL RESIDENTIAL CODE - SECTION R33.7.8.
- 29. FIRE SEAL ALL GAPS, CRACKS, AND PENETRATIONS THROUGH WALLS OR CEILINGS AT RATED ASSEMBLIES.

SIDING AND TRIM NOTES

- 1. ALL INSIDE CORNER TRIM TO BE PRE-PRIMED 2x2 REALTRIM BY WOODTONE, WITH SMOOTH FINISH, UNLESS NOTED OTHERWISE.
- 2. OUTSIDE CORNER TRIM TO BE PRE-PRIMED 2x4 REALTRIM BY WOODTONE, WITH SMOOTH FINISH, UNLESS NOTED OTHERWISE.
- 3. EXTERIOR TRIM ADJACENT TO WINDOWS AND DOORS SHALL BE PRE-PRIMED 2x3 REALTRIM BY WOODTONE WITH SMOOTH FINISH, UNLESS NOTED OTHERWISE.
- 4. ALL OTHER TRIM TO BE 5/4 THICK, PRE-PRIMED REALTRIM BY WOODTONE WITH SMOOTH FINISH, UNLESS NOTED OTHERWISE.
- 5. PROVIDE 3/8" VERTICAL GAP TRIM BETWEEN TRIM AND ANY MASONRY PRODUCTS. PROVIDE SEALANT WITH BACKER ROD AT
- 6. FRONT FACE OF TRIM AT OUTSIDE CORNERS TO BE CONTINUOUS. JOINTS TO BE ON LEAST VISIBLE SIDE AT CORNER OF THE
- 7. PROVIDE 'Z' FLASHING ABOVE AND SEALANT BELOW TRIM PIECES AT ALL HORIZONTAL TRANSITIONS BETWEEN DISSIMILAR MATERIALS. PROVIDE 'Z' FLASHING ABOVE AND BELOW TRIM INSTALLED OVER TOP OF DOORS AND/OR WINDOWS.
- WHEN INSTALLING TRIM AND SIDING, MAINTAIN THE FOLLOWING CLEARANCES, UNLESS OTHERWISE REQUIRED BY MANUFACTURER: -6" MINIMUM ABOVE GRADE OR LANDSCAPING BEDS. -1-2" BETWEEN ROOFS, DECKS, PATHS, STEPS, DRIVEWAYS OR OTHER WALKING SURFACES. -1" BETWEEN GUTTERS AND TRIM(HOLD) GUTTER OFF WALL, PROVIDE END CAP AND KICK-OUT FLASHING. -1/2" MINIMUM ABOVE ROOFS, DECKS, PATHS, STEPS, DRIVEWAYS
- VERIFY ANY ADDITIONAL CLEARANCE REQUIREMENTS WITH TRIM AND SIDING SUPPLIER. ALL CLEARANCES ARE TO BE LEFT CLEAR WITH NO OBSTRUCTIONS.
- 10. ALL SIDING TO BE HELD 1/4" SHORT OF ADJACENT DISSIMILAR MATERIALS. SIMILAR MATERIALS TO BE BUTT JOINTED.
- 11. PROVIDE CONTINUOUS SEALANT JOINT AT ALL 'HEAD', 'JAMB' AND/OR BUTT JOINT CONDITIONS. PROVIDE FLASHING AT HORIZONTAL 'SILL' CONDITIONS BETWEEN DISSIMILAR MATERIALS AND ENSURE GAP IS MAINTAINED FREE OF ANY OBSTRUCTIONS.
- WHERE SIDING IS ADJACENT TO OTHER BUILDING COMPONENTS, SAW CUT SO BOTTOM EDGE OF CUT IS PARALLEL TO ADJACENT SURFACE WHILE MAINTAINING CLEARANCE REQUIREMENTS.

OR ANY MASONRY PRODUCT

-1/4" BETWEEN HORIZONTAL FLASHING.

- I. ALL HORIZONTAL STUCCO SCREEDS TO HAVE WEEPS.
- 2. VERTICAL EXPANSION JOINTS TO ALIGN WITH CONSTRUCTION JOINTS OR STEPS IN CONCRETE SLAB AND/OR STEPS IN WOOD FRAMING. HORIZONTALLY EXPANSION JOINTS TO ALIGN WITH TOP OF DECK AND TOP OF PLATE AT HIGHEST LEVEL. ALL OTHER JOINTS 4. VANITY CABINETS ARE 22" DEEP. SHOWN ARE TO BE CONTROL JOINTS.
- 3. METAL LATH MAY BE CONTINUOUS BEHIND JOINTS BUT IS PREFERRED TO BE "BROKEN" AND LAPPED OVER CONTROL JOINT FOR JOINT UNIFORMITY.
- 4. METAL LATH MUST BE "BROKEN" AND OVERLAP EXPANSION JOINTS.
- 5. FOUNDATION WEEP SCREED MUST HAVE A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" AND BE INSTALLED A MINIMUM OF 1" BELOW TOP OF SLAB
- 6. THE FOLLOWING CLEARANCES MUST BE MAINTAINED: -4" AT GRADE AND/OR LANDSCAPE BEDS -2" AT PAVED AREAS AND/OR ANY OTHER SURFACE.
- RIGID FOAM PROFILES TO BE ADHERED AND MECHANICALLY FASTENED DIRECTLY TO WALL WITH STUCCO MATERIAL AND FINISH EXTENDING OVER TOP OF PROFILE.
- 8. BUILDING WRAP TO EXTEND FULL HEIGHT OF ENTIRE WALL AND 1" BEYOND BOTTOM OF SHEATHING. INSTALLER TO USE PAPER BACKED SELF FURRING (1/4") METAL LATH OR PROVIDE (1) LAYER #15 13. PROVIDE 1" MINIMUM, 3" PREFERRED, FILLER PANEL AT ALL FELT PAPER AND 1/4" SELF FURRING METAL LATH OVER TOP OF BUILDING WRAP.
- 9. PROVIDE ALL TRIM AND ACCESSORIES AS REQUIRED FOR PROJECT REGARDLESS IF SHOWN OR NOT, AND INSTALLED PER MANUFACTURER'S RECOMMENDATION. THE FOLLOWING IS GENERAL GUIDELINE AND IS NOT INTENDED TO BE ALL INCLUSIVE: - CONERITE AT ALL INSIDE CORNERS. - STRIPRITE DIAGONALLY AT WINDOWS AND DOORS AND AS
 - OFFSET FOUNDATION WEEP SCREED AT ALL FOUNDATIONS. - CASING BEAD AS REQUIRED. USE 'J' TRIM UNLESS NOTED OTHERWISE. PROVIDE TRIM WITH WEEPS AT ALL HORIZONTAL CONDITIONS IN WHICH THE TRIM CREATES A 'SILL' CONDITION. - EXPANSION JOINT AS INDICATED AND/OR REQUIRED. - CONTROL JOINT AS INDICATED AND/OR REQUIRED. - EXTERNAL CORNER REINFORCEMENT AT ALL OUTSIDE CORNERS - DRIP SCREEDS HORIZONTALLY OVER OPENINGS. - DRIP EDGE AT MATERIAL TRANSITIONS.

- 1. ALL ROOFING SHALL CONFORM WITH SMACNA & NRCA REQUIREMENTS.
- 2. REFER TO WALL SECTIONS FOR TYPICAL TRUSS HEEL HEIGHT. ANY DEVIATION MUST BE APPROVED BY THE ARCHITECT PRIOR TO THE SUBMISSION OF SHOP DRAWINGS AND/OR FABRICATION.
- ALL OVERHANGS TO BE 1'-0" UNLESS NOTED OTHERWISE.
- 4. ALL RAKES TO BE FRAMED W/ 2X6'S. 2X4'S AND/OR 2X8'S NOT ALLOWED. SCAB 2X6 EXTENSIONS TO TRUSS IF NEEDED. REFER TO STRUCTURAL.
- VERIFY LOCATIONS OF ALL ROOF PENETRATIONS WITH MEP
- 6. PROVIDE GALVANIZED METAL FLASHING IN ALL VALLEYS AND VERTICAL TRANSITIONS.
- 7. ALL RESPECTIVE TRADES ARE RESPONSIBLE FOR PROVIDING PROPER FLASHING, CRICKETS AND TERMINATIONS AS REQUIRED PER EACH MANUFACTURERS' RECOMMENDATIONS AND ENSURE PENETRATIONS ARE WATER TIGHT.
- 8. ALL ROOF COVERINGS TO HAVE AT LEAST A CLASS 'B' RATING
- 9. OPENINGS IN THE ROOF ARE NOT PERMITTED WITHIN 5'-0" OF INTERIOR FACE OF EXTERIOR WALLS.
- 10. DOWNSPOUTS TO DISCHARGE AT GRADE. PROVIDE CONC. SPLASH

GENERAL NOTES

WINDOW AND DOOR NOTES

DOUBLE PANE LOW-E, ALUMINUM WINDOWS WITH THERMAL BREAK

FRAME. COLOR TO BE FROM STANDARD COLOR SELECTION OR AS

SELECTED BY OWNER. GLAZING SHALL CONFORM TO SHGC AND

3. EGRESS WINDOWS FROM SLEEPING AREAS SHALL HAVE A MINIMUM

PER INTERNATIONAL RESIDENTIAL CODE - SECTION R310.

4. SUBMIT SHOP DRAWINGS AND COLOR SAMPLE TO ARCHITECT FOR

5. WINDOW SCHEDULE, FLOOR PLANS AND ELEVATIONS SHALL BE

REVIEWED BEFORE BIDDING FOR COMPREHENSIVE NUMBER AND

6. PROVIDE TEMPERED GLASS FOR ALL LOCATIONS AS REQUIRED BY

VERIFY HARDWARE WITH OWNER AT EACH DOOR LOCATION.

FRAMES TO BE WOOD UNLESS OTHERWISE NOTED.

9. PROVIDE PEEPHOLE AT ALL EXTERIOR ENTRY DOORS.

EXTERIOR ENTRY AND BALCONY / PATIO DOORS.

11. ALL DOOR CASING WITH EASED EDGE ON BOTH SIDES.

8. ALL DOORS TO BE PRE HUNG EXCEPT BIFOLD DOORS. ALL DOOR

10. PROVIDE KEYED DEAD BOLT AND KEYLESS DEAD BOLT AT ALL

12. INTERIOR DOORS TO BE SMOOTH-FINISH 2-PANEL PREMOLDED

SOLID CORE. WOOD DOORS. VERIFY STYLE WITH OWNER.

14. EXTERIOR GLAZING IN DOORS TO BE DOUBLE PANE, LOW-E CLEAR

GLASS OR EQUIVALENT AND SHALL CONFORM TO SHGC AND

U-FACTORS DEFINED IN DOOR SCHEDULE AND IECC REPORTS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO ENSURE PROPER

5. (1) ADJUSTABLE SHELF IN 18" HIGH WALL CABINETS. (2) ADJUSTABLE

SHELVES IN WALL CABINET UP TO 30" TALL AND (3) ADJUSTABLE

FIT PRIOR TO MANUFACTURING AND MILLWORK OR ORDERING ANY

FLUSH-PANEL PREMOLDED SOLID CORE STEEL DOORS. UNLESS

13. ALL ENTRY AND EXTERIOR DOORS TO BE SMOOTH-FINISH

NOTED OTHERWISE. VERIFY STYLE WITH OWNER.

CASEWORK NOTES

SPECIALTY ITEMS OR EQUIPMENT.

SHELVES IN ALL OTHER CABINETS.

6. (1) ADJUSTABLE SHELF IN BASE CABINETS.

7. (4) ADJUSTABLE SHELVES IN FULL HEIGHT CABINETS.

30" MAXIMUM BASE CABINET DRAWER WIDTH.

CABINETS.

10. PROVIDE CLEAR CAULK AT ALL CORNER SEAMS.

8. 24" MAXIMUM DOOR WIDTH IN WALL AND BASE CABINETS.

11. MILLWORK SUPPLIER TO FIELD VERIFY ALL DIMENSIONS.

12. PROVIDE 3" FILLER PANEL AT ALL INSIDE CORNERS OF WALL AND

LOCATIONS WHERE FACE OF CABINET IS ADJACENT TO WALL

14. PROVIDE FINISHED END PANELS AS REQUIRED AT ALL EXPOSED

15. ALL CASEWORK OPENINGS TO BE FIELD VERIFIED. MODIFY UNIT

SIZES AS REQUIRED, COORDINATE WITH OWNER.

SUPPORT WHEN EXTENDING FURTHER THAN 1'-0".

17. ABBREVIATIONS ON ELEVATIONS INDICATE:

W= WALL CABINET

B= BASE CABINET

LC= LINEN CABINET

HARDBOARD BACKING.

FP= FACE PANEL

U = UTILITY

SB= SINK BASE CABINET

VB= VANITY BASE CABINET

VSB= VANITY SINK BASE CABINET

MB= MICROWAVE BASE CABINET

VANITIES, AND BACKSPLASHES.

16. ALL BREAKFAST BARS AND/OR ISLANDS TO HAVE BRACKET

18. ALL CABINETS TO BE FULLY ENCLOSED WOOD CABINETS WITH

19. PROVIDE 3/4" QUARTER-ROUND TRIM AT ALL EXPOSED EDGES OF

BOTTOM OF BASE CABINETS AND END PANELS WHERE MEETS THE

FLOOR AND/OR WALL. COLOR AND FINISH TO MATCH CABINETS.

20. PROVIDE INVERTED WALL BASE AT TOP OF PARTIAL HEIGHT WALLS

21. OWNER TO SELECT MATERIAL AND FINISH FOR ALL COUNTERTOPS.

WHERE THEY MEET THE BOTTOM OF COUNTERTOP AND/OR WALL

WALL CABINETS ARE 12" DEEP.

BASE CABINETS ARE 24" DEEP.

SECTION R308 OF 2015 INTERNATIONAL RESIDENTIAL CODE, OR

5.7 SQUARE FEET CLEAR NET OPENING WITH A MINIMUM CLEAR NET

FINISHED SILL HEIGHT SHALL NOT EXCEED 44" ABOVE FINISH FLOOR.

WIDTH OF 20" AND A MINIMUM CLEAR OPENING HEIGHT OF 24". THE

1. PROVIDE REMOVABLE INSECT SCREENS AT ALL OPERABLE

2. ALL WINDOWS TO BE FIXED AND/OR SINGLE HUNG INSULATED

U-FACTORS AS DEFINED IN IECC REPORTS.

APPROVAL PRIOR TO ORDERING WINDOWS.

WINDOWS

PLACEMENT.

NOTED IN WINDOW SCHEDULE.

THE ARCHITECT OF RECORD FOR THIS PROJECT WAS ONLY CONTRACTOR TO PROVIDE A BUILDER'S SET OF DOCUMENTS. A BUILDER'S SET OF DRAWINGS PROVIDES A LEVEL OF INFORMATION NECESSARY TO OBTAIN THE REQUIRED PERMITS AND DESCRIBE THE INTENT OF THE DESIGN. THIS METHOD IS RELIANT ON

IRADE KNOWLEDGE AND MANUFACTURER'S RECOMMENDED INSTALLATION METHODS AND IS CONSISTENT WITH THE INDUSTRY STANDARD FOR SINGLE FAMILY RESIDENTIAL CONSTRUCTION. COORDINATION WITH THE CONTRACTORS, SUB-CONTRACTORS OR WITH THE OWNER'S STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, OR CIVIL ENGINEERS IS NOT IN CONTRACT AND NOT PROVIDED. IT IS UNDERSTOOD AND AGREED THAT THE ARCHITECT'S SCOPE OF SERVICES FOR THIS PROJECT DOES NOT INCLUDE PROJECT OBSERVATION, SUBMITTAL REVIEWS, REVIEW OF THE CONTRACTOR'S PERFORMANCE OR ANY OTHER CONSTRUCTION PHASE SERVICES. AND THAT SUCH SERVICES WILL BE PROVIDED BY THE CLIENT. THE CLIENT ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE CONTRACT DOCUMENTS AND FOR CONSTRUCTION OBSERVATION.



1512 South Flores Street San Antonio, TX 78204 P. 210.227.2612 / F. 210.227.9457

CLIENT

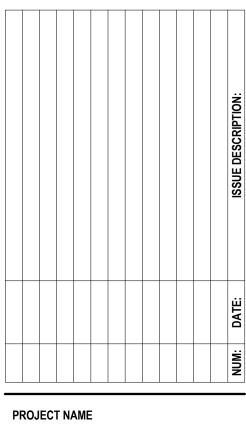
A & F Partners LLC 13750 San Pedro Ave. Ste B10 San Antonio, TX 78232 P. 210.490.7272 / F. 210.490.7725

CIVIL ENGINEER

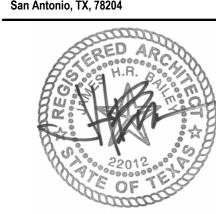
LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MEP ENGINEERS



430 Burleson St. San Antonio, TX, 78204



PROJECT NUMBER:

APPROVED BY: PERMIT DATE:

BID DATE: **CONSTRUCTION DATE:**

SHEET TITLE

DRAWN BY:

R

S

4'-0" CONCRETE

SIDEWALK

SITE PLAN, **GENERAL** NOTES & **MATERIAL DESCRIPTION**

40' - 6"

(2)-30" CONCRETE

50.49' S 00° 19' 16" E

N. HACKBERRY STREET

DRIVE WAYS

SITE PLAN

65.50' N 00° 19' 16" W

Desired fencing





Existing fencing at Urban @ Olive community



Front view of house (Burleson view)







Burleson – facing east (cross street is Hackberry)



Burleson – facing west (cross street is Hackberry)



Side view (N. Hackberry view)



Rear view



