

## HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2018

**HDRC CASE NO:** 2017-588  
**ADDRESS:** 814 BURNET ST  
**LEGAL DESCRIPTION:** NCB 549 (814 BURNET SUB'D {IDZ}), BLOCK 9 LOT 18  
**ZONING:** IDZ H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Felix Ziga/Ziga Architecture Studio  
**OWNER:** Poma Properties, LLC  
**TYPE OF WORK:** Construction of four, two story, single family residential structures  
**APPLICATION RECEIVED:** January 19, 2018  
**60-DAY REVIEW:** March 20, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct four, two story residential structures on the vacant lot at 814 Burnet.

### 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.

*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.

### 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

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

### 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

## 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.

## D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

## 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.

## 7. Off-Street Parking

### A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

### B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

## FINDINGS:

- a. The applicant has proposed to construct four, two story residential structures on the four vacant lots at 814 Burnet, located within the Dignowity Hill Historic District. This lot is located mid-block between N Olive and N Pine Streets. The applicant has proposed for each residential structure to be located on each of the four lots with a designated parking location or carport. The two lots at adjacent to Burnet are to house units 1 and 2. The two rear



lots are to house units 3 and 4.

- b. At the December 6, 2017, Historic and Design Review Commission hearing, the applicant received conceptual approval of structures 1, 3 and 4 with staff's stipulations. Structure 2 was approved as submitted.
- c. **LOT COVERAGE** – Many lots in the Dignowity Hill Historic District feature a primary residential structure that fronts a primary street with one or more accessory structures toward the rear of the site. The applicant has proposed to locate two of the two story units on the lots at the rear of the lots adjacent to Burnet Street with a composition similar to that of a primary historic structure with a rear accessory structure.
- d. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. Per the applicant's proposed site plan, two of the residential structures are to address Burnet with setbacks of 15 and 16 feet from the property lines. These two structures would be the only two on Burnet with an orientation toward Burnet. The proposed orientations of units 1 and 2 are appropriate and consistent with the Guidelines. The locations of units 3 and 4 are consistent with those of historic, rear accessory structures. The applicant has noted a setback of 25' – 8" and 26' – 2" for units 1 and 2 from the street. The other three historic structures that front Burleson on this block feature setbacks of 23' – 5", 27' – 6" and a minimal setback of approximately 2 feet.
- e. **ENTRANCES** – Per the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrances toward Burnet. This is consistent with the Guidelines.
- f. **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. 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. These two lots are located across Burnet from a two story historic structure and to the immediate west of a two story historic structure. Staff finds heights of two stories for units 1 and 2, that address Burnet is appropriate. At the rear of units 1 and 2, the applicant has proposed units three and four, which are also to feature two stories, but feature an overall height and mass that is subordinate to those of units 1 and 2. Staff finds this to be appropriate.
- g. **SCALE & MASS** – The applicant has noted overall widths for units 1 and 2 are 36' – 0" and 39' – 0"; this measurement not only includes footprints, but also roof measurements. The applicant has noted that adjacent historic structures that front Burleson feature width of 40' – 11", 31' – 4" and 44' – 10". Staff finds the width of the proposed new construction to be appropriate.
- h. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Neighboring historic structures feature foundation heights of approximately two to three feet. The applicant has proposed foundation heights of two feet for each unit. This is consistent with the Guidelines.
- i. **ROOF FORM** – The applicant has proposed for unit 1 to feature a side gabled roof, unit 2 to feature both a front and side gabled roof, unit 3 to feature a side gabled roof with front facing shed roofs and unit 4 to feature a roof form that matches that of unit 3, but with an opposite orientation. Generally, staff finds the proposed roof forms to be appropriate and consistent with the Guidelines.
- j. **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. Since conceptual approval, the applicant has proposed window openings that are more consistent with those found historically throughout the district; however, staff finds the use of half windows on the ground level fronting the street to be inappropriate. Staff recommends the applicant install full height windows at these locations.
- k. **WINDOW MATERIALS** – According to the Historic Design Guidelines for Windows, windows used in new construction should maintain traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance, and feature traditional trim and sill details. The applicant has proposed JELD-WENT W-2500 wood, double hung windows. 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.
- l. **MATERIALS** – At this time, the applicant has proposed materials that include Hardi Artisan siding, Hardi lap siding, Hardi board and batten siding, cedar columns and a standing seam metal roof. A smooth finished should be used along with an exposure of four inches for the proposed lap siding. The board and batten siding should

feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish. The low profile ridge cap is to be approved by staff and inspected on site prior to installation.

- m. ARCHITECTURAL DETAILS (PORCHES)– The applicant has proposed for each structure to have covered porches which are currently designed as stoops with shed roofs. Staff recommends the applicant incorporate additional porch massing and work to include the design of the porches into the overall building’s mass.
- n. ARCHITECTURAL DETAILS –Folk Victorian structures rely heavily on the relationship between front protruding window bays, side gables and inset porches. The front facing gable should extend to the top of the cross ridge line to present equal heights for both portions of the L plan. This has not been accomplished in unit 1. Additionally, porches on Folk Victorian structures are recessed behind the massing of protruding bays. As proposed, the applicant has proposed a porch that extends forward from the massing of the new construction. This is not architecturally appropriate. The front bay and gable should extend to the front of the porch massing.
- o. ARCHITECTURAL DETAILS (FENESTRATION) – The structure proposed on lot 21 features a structure where most of the street facing façade lacks ground level fenestration. Staff finds that the front door should be shifted from the corner and additional fenestration added in the form of full size windows.
- p. COLUMN DESIGN – The applicant has proposed cedar front porch columns; however, at this time has not included a column detail determining trim and dimensions. Staff finds that a column not to exceed six (6) inches in width should be used.
- q. SIDEWALKS – The applicant has noted the installation of a front yard sidewalk for units 1 and 2. The proposed sidewalks should relate to those found historically in the district in terms of location, width and material and should be centered on the front porch of units 1 and 2.
- r. DRIVEWAY – On both the east and west sides of the lots, the applicant has proposed to install driveways to feature nine (9) feet in width. The Guidelines for Site Elements note that driveways should relate to historic driveways in the district and should not exceed (10) feet in width. The proposed driveways are consistent with the Guidelines. Staff finds the installation of two separate driveways located consistently with the pattern within the district is appropriate.
- s. PARKING – The applicant has noted that each structure is to have designated parking, either in the form of a covered carport or in the form of open air parking. Staff finds the proposed parking locations to be appropriate.
- t. LANDSCAPING – The applicant has noted the location of trees and driveways on the site plan. Additional information specific to plant species and landscaping materials should be submitted to staff for review and approval.
- u. MECHANICAL EQUIPMENT – The applicant has noted that mechanical equipment will be located in locations adjacent to each structure and will be screened from view. The applicant is to submit screening elements to staff for review and approval.

## **RECOMMENDATION:**

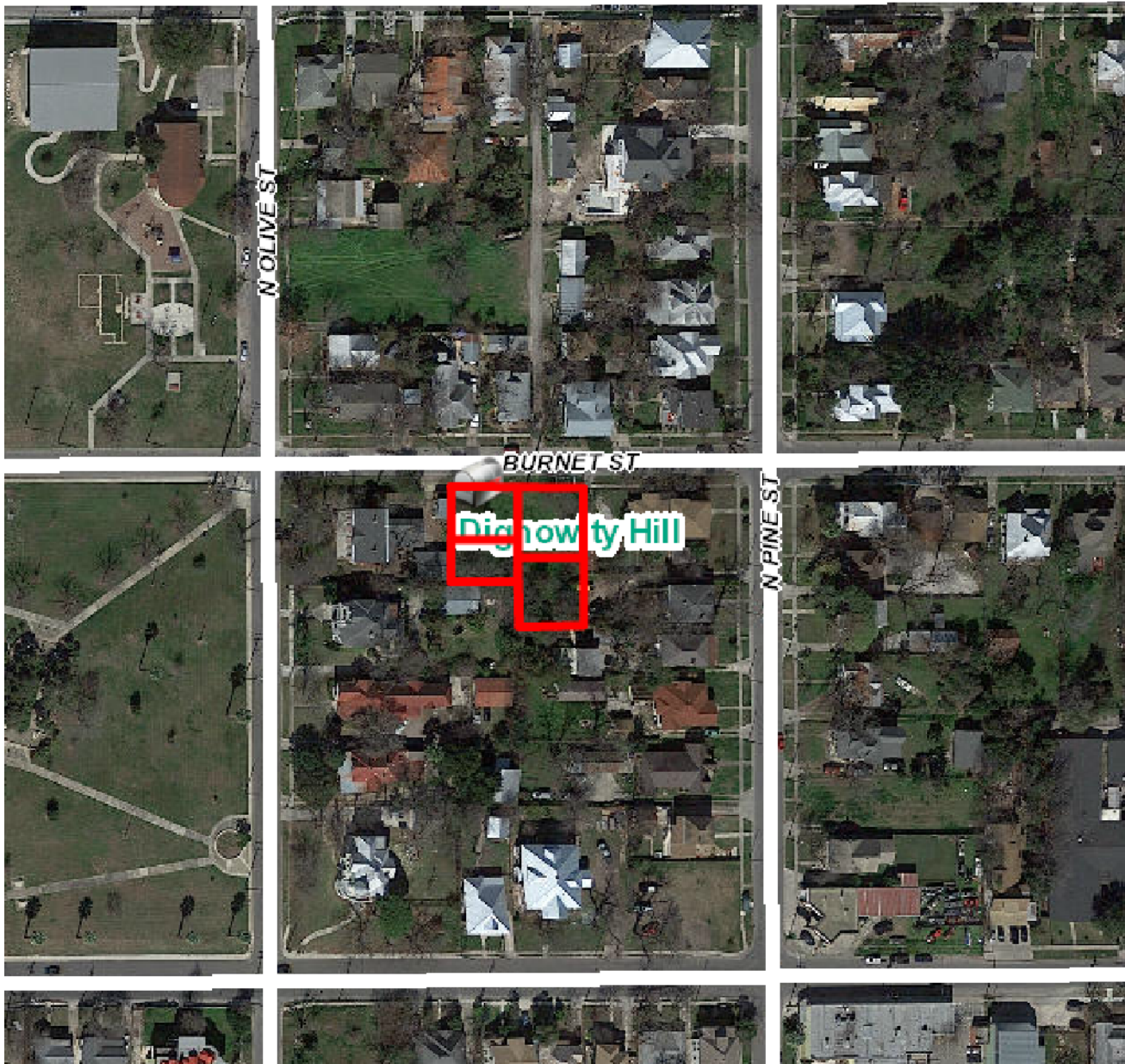
Staff recommends approval of units 1 through 4 based on findings a through t with the following stipulations:

- i. That the proposed wood windows for all proposed structures follow the window installation specifications outlined in finding k.
- ii. That the structure proposed on lot 21 features additional ground level fenestration and a front door that is removed from the building corner. Windows on all structures, including those located on the dormers, must comply with stipulations regarding window size, proportion, and detail.
- iii. That the proposed Hardi siding feature a smooth finish along with an exposure of four inches for the. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be submitted to staff for review and approval and inspection on site prior to installation.
- iv. That all mechanical equipment be screened from view from the public right of way and that screening elements be submitted to staff for review and approval.
- v. That all half windows on the ground floors are revised to be full height, one over one wood windows.
- vi. That all porches feature increased depth. The proposed depths of three and four feet are insufficient and architecturally inappropriate.
- vii. That the structure proposed on lot 19 feature a front bay and gable that protrude further in order to meet to the

front of the front porch massing.

**CASE MANAGER:**

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 08, 2017

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Martinez Street  
Women's  
Center

Burnet St

Burnet St

814 Burnet Street

Burnet St

N Olive St

N Pine St

N Pine St

N Olive St





ZIGA ARCHITECTURE STUDIO  
Architecture | Interiors | Historic Preservation

Gaspar Rivera

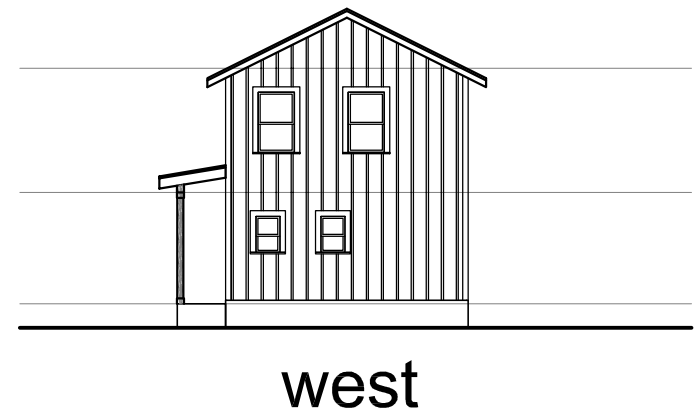
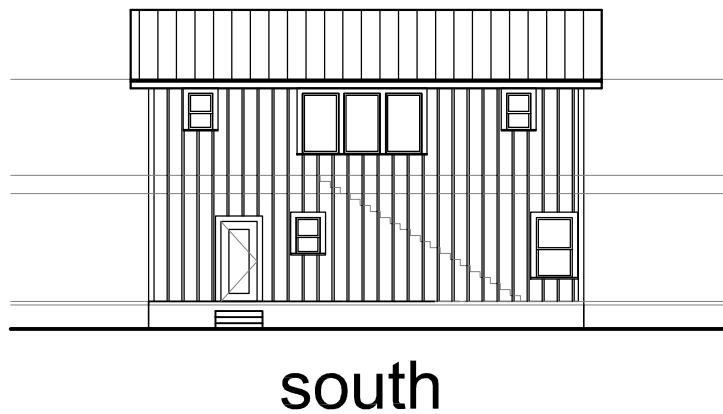
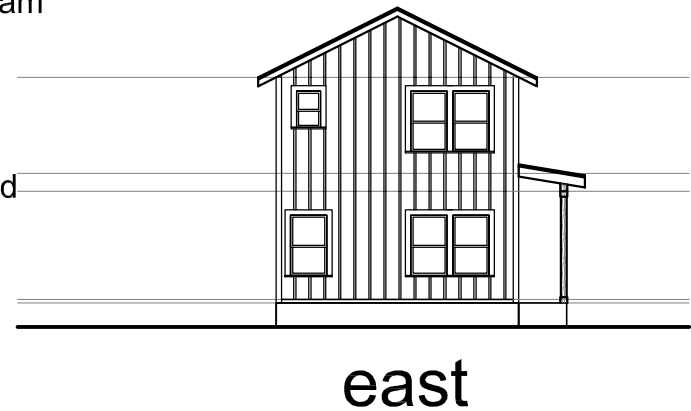
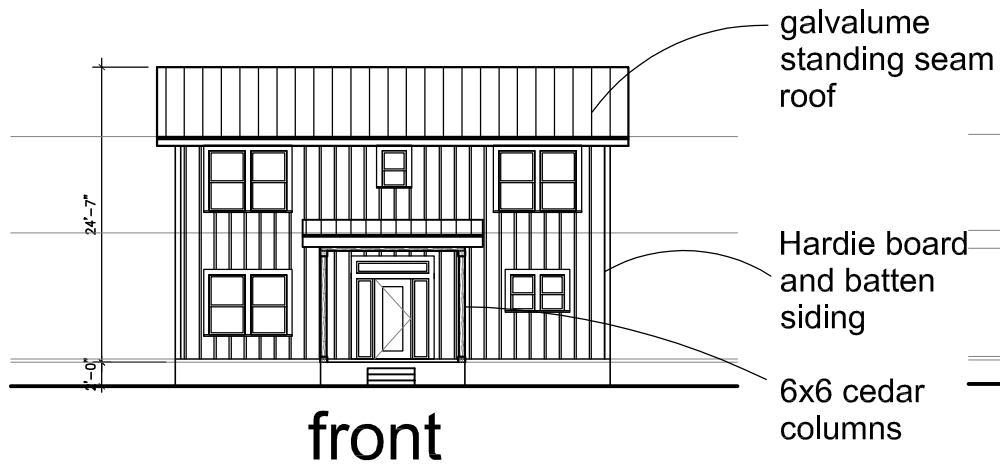
Poma Properties, LLC

schematic design: proposed elevations - unit 1

1/16" = 1'-0"

11-07-17 - HDRC Conceptual - HDRC 4

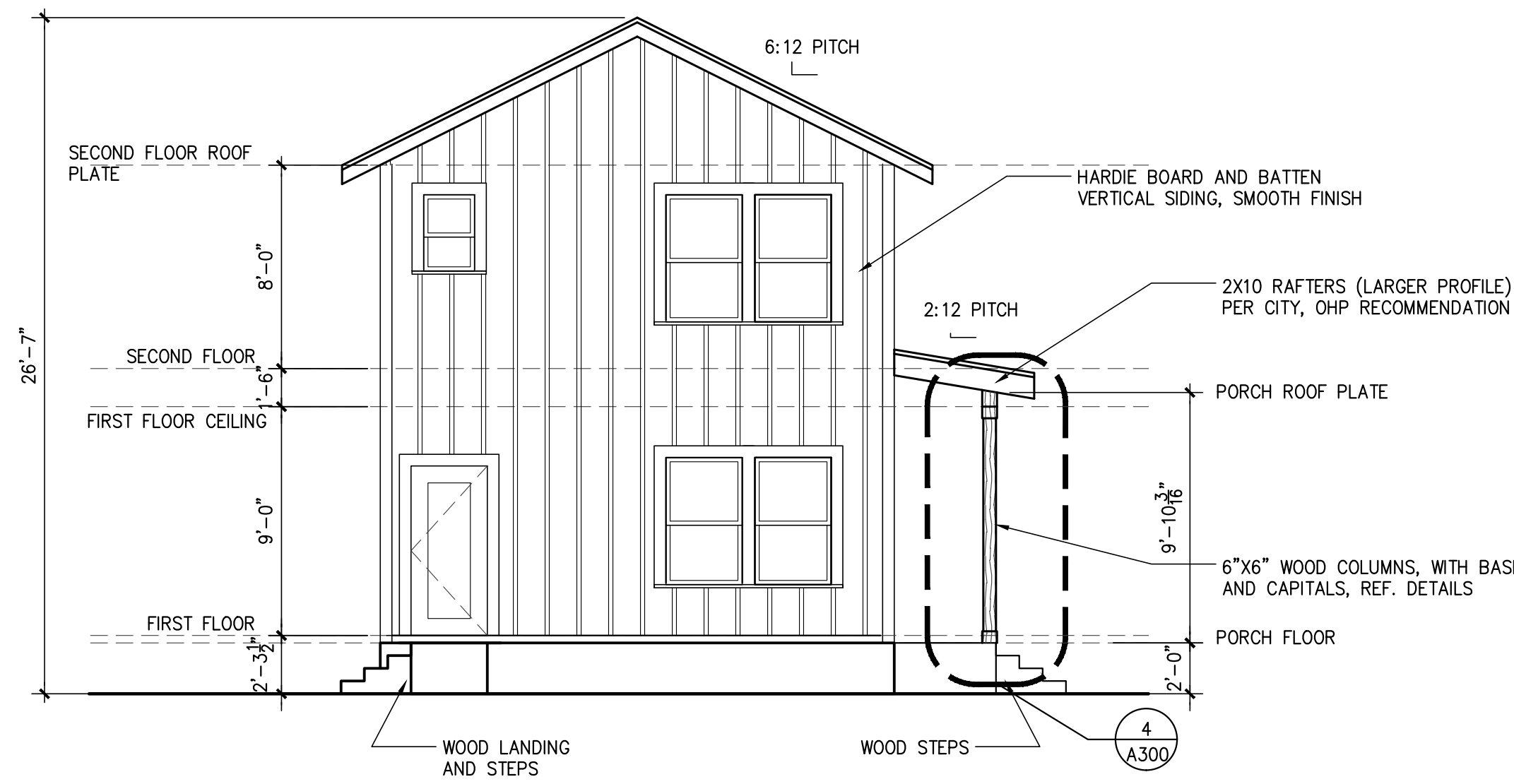
ITEMS APPROVED AT CONCEPTUAL APPROVAL





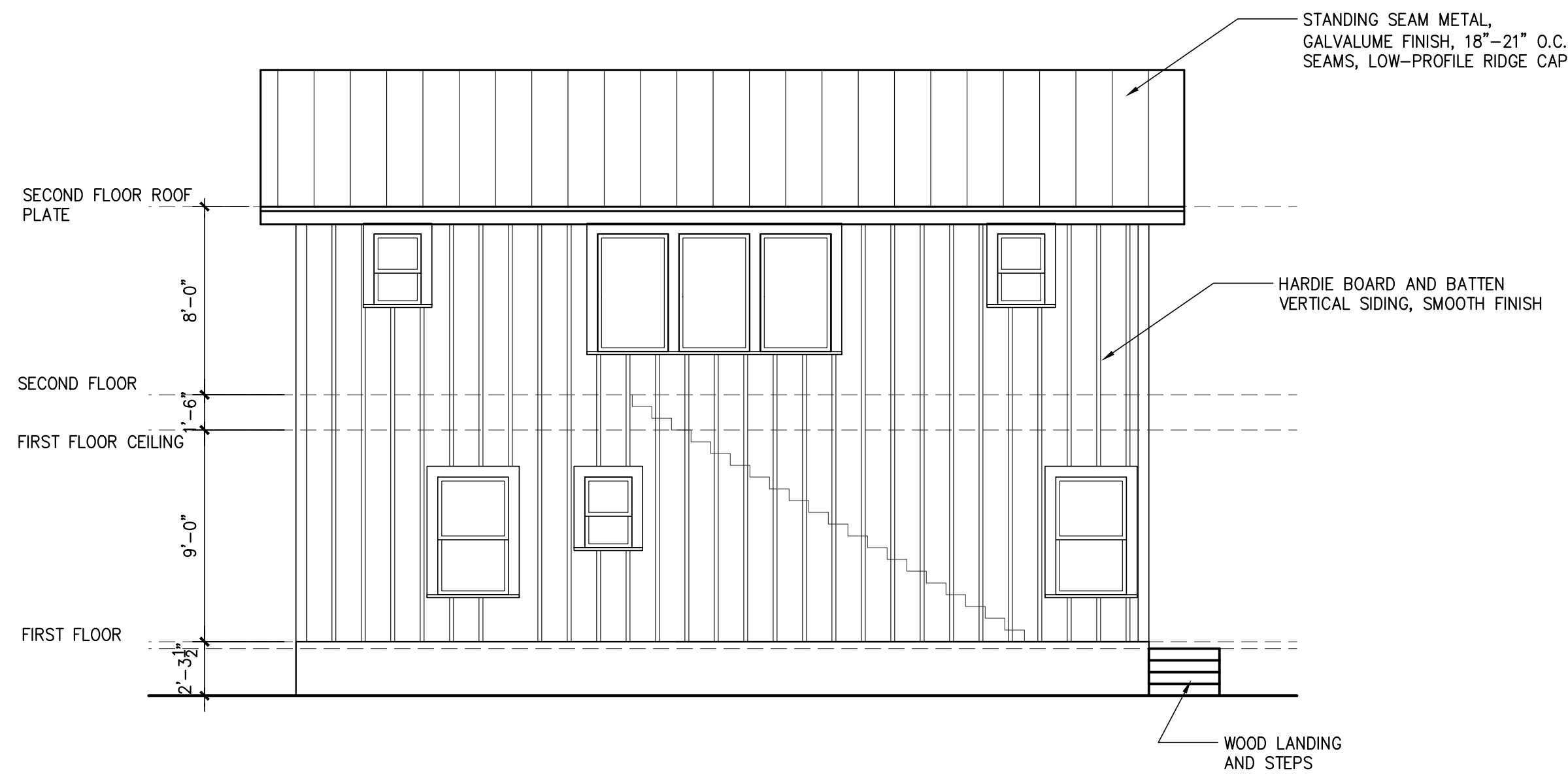
1 FRONT ELEVATION

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



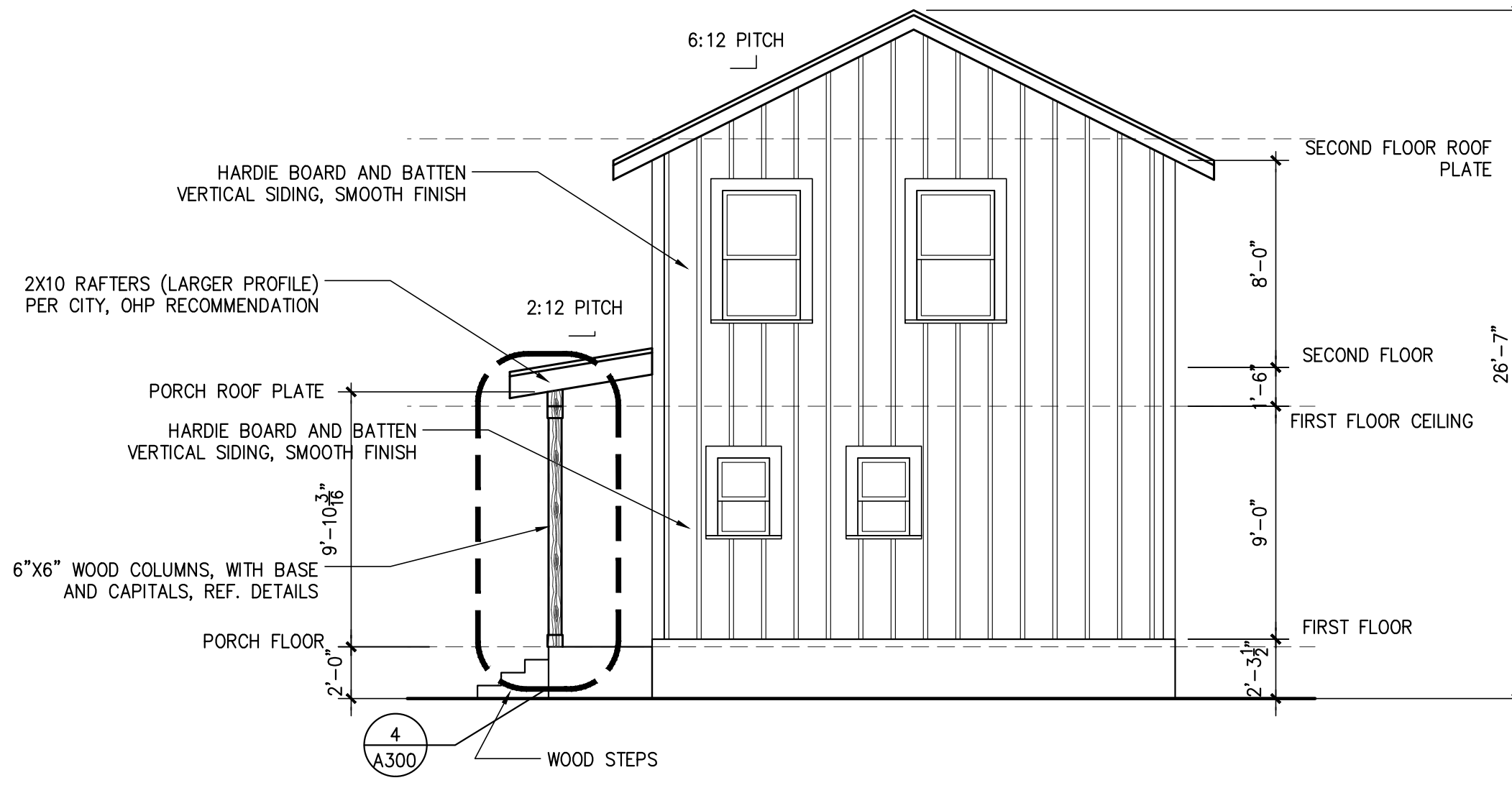
2 EAST ELEVATION

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



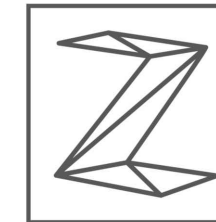
3 SOUTH ELEVATION

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



4 NORTH ELEVATION

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



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NEW CONSTRUCTION SINGLE  
FAMILY RESIDENCE  
814 BURNET ST. - LOT 18  
SAN ANTONIO, TX 78212  
POMA PROPERTIES, LLC

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ISSUE		
#	DATE	DESCRIPTION
1	01/19/18	HDRC SET

PROPOSED  
EXTERIOR ELEVATIONS

PROJECT NO.	17-140
DATE:	01.19.2018
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683

A200

Gaspar Rivera

Poma Properties, LLC

schematic design: proposed elevations - unit 2

1/16" = 1'-0"

11-07-17 - HDRC Conceptual - HDRC 4

**ITEMS APPROVED AT CONCEPTUAL APPROVAL**

Hardie board  
and batten

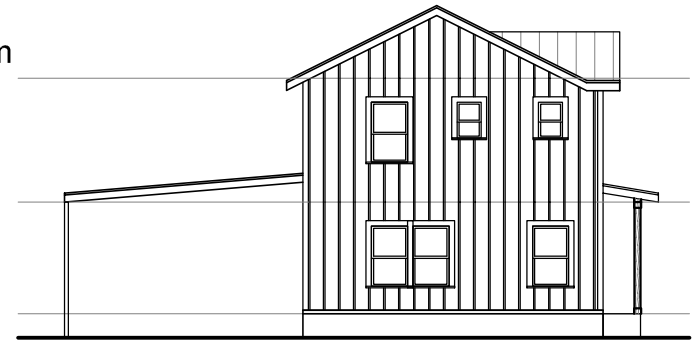


front

galvalume  
standing seam  
roof

Hardie lap  
siding

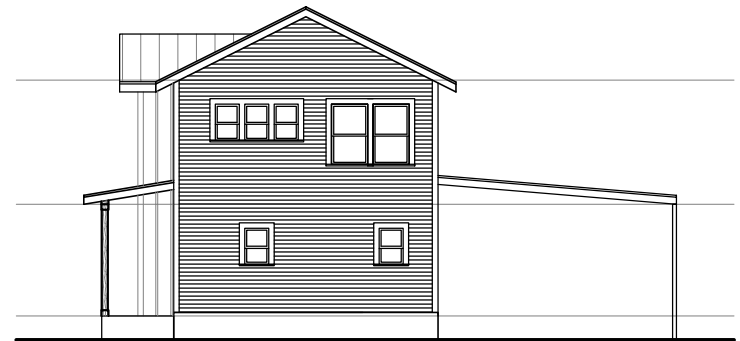
6x6 cedar  
columns



east



south

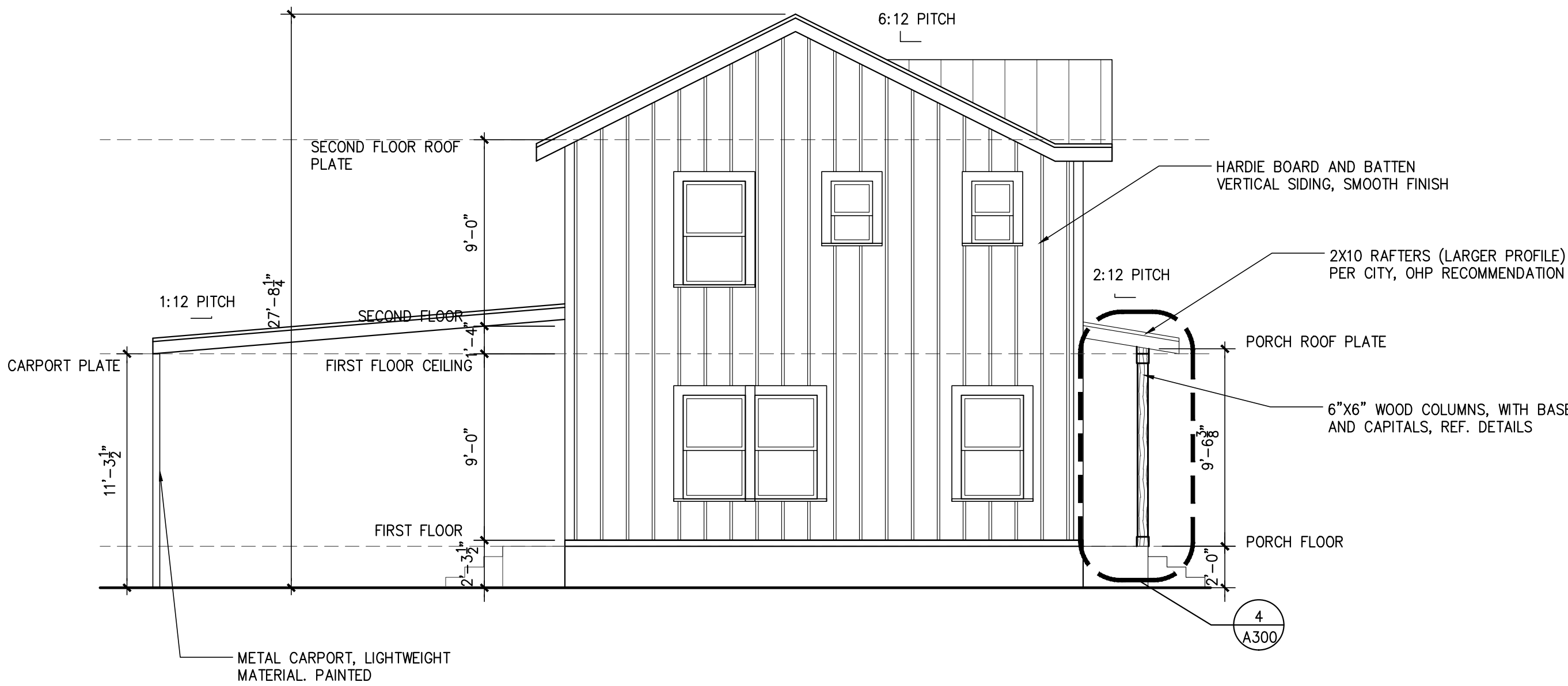


west





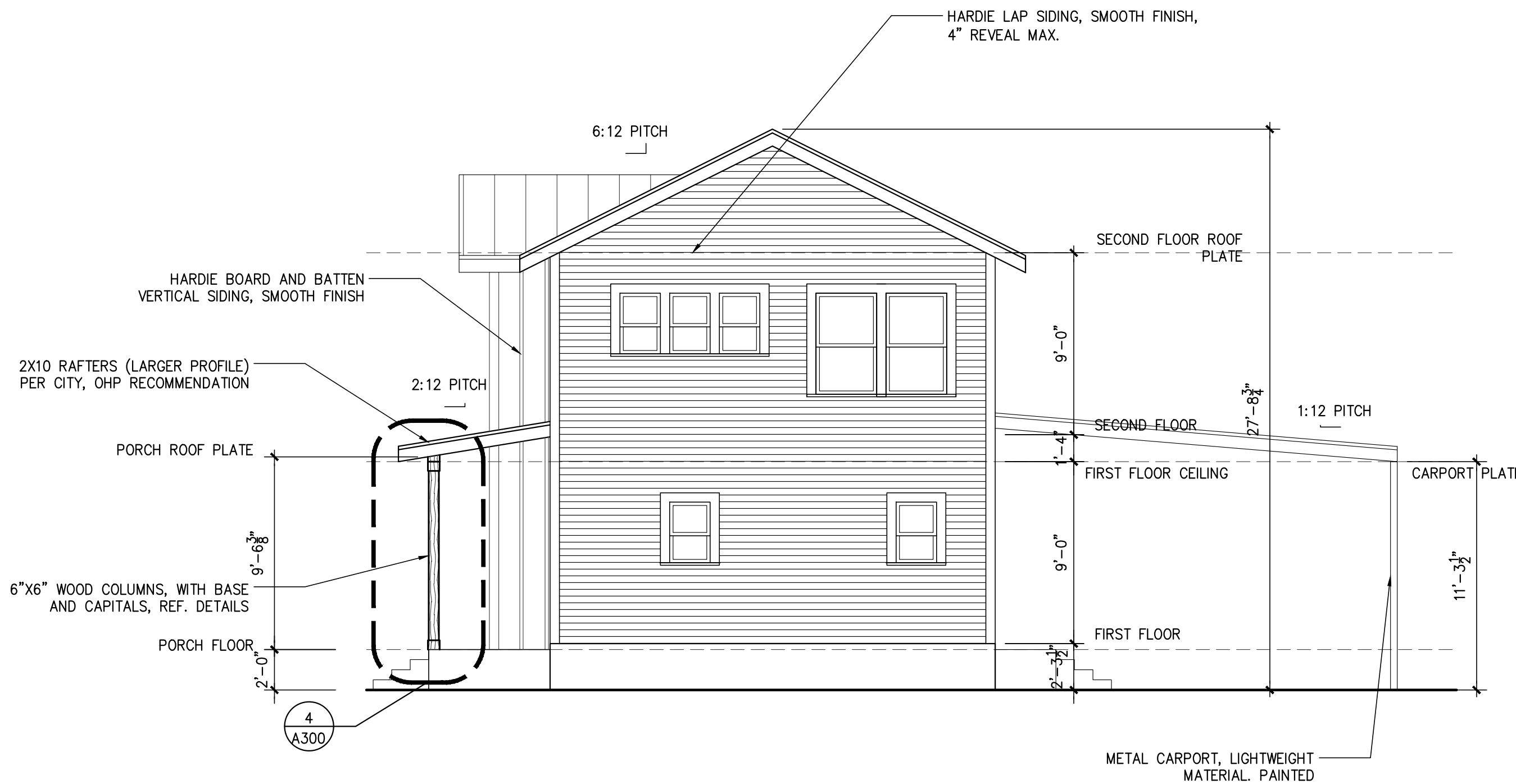
1 FRONT ELEVATION  
SCALE: 3/16"=1'-0"



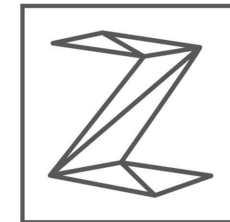
2 EAST ELEVATION  
SCALE: 3/16"=1'-0"



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



4 NORTH ELEVATION  
SCALE: 3/16"=1'-0"



ZIGA ARCHITECTURE STUDIO  
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NEW CONSTRUCTION SINGLE  
FAMILY RESIDENCE  
814 BURNET ST. - LOT 19  
SAN ANTONIO, TX 78212  
POMA PROPERTIES, LLC

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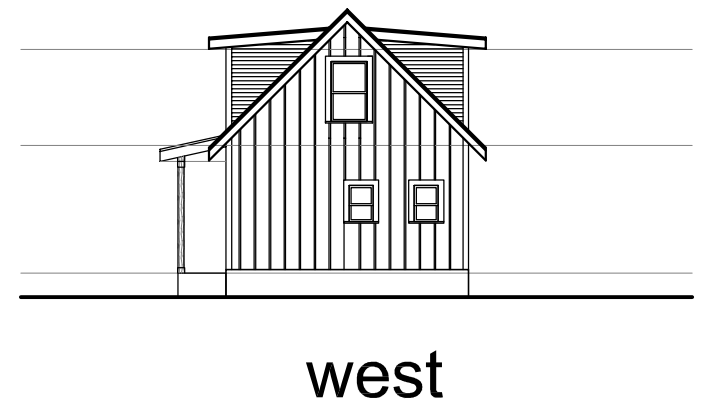
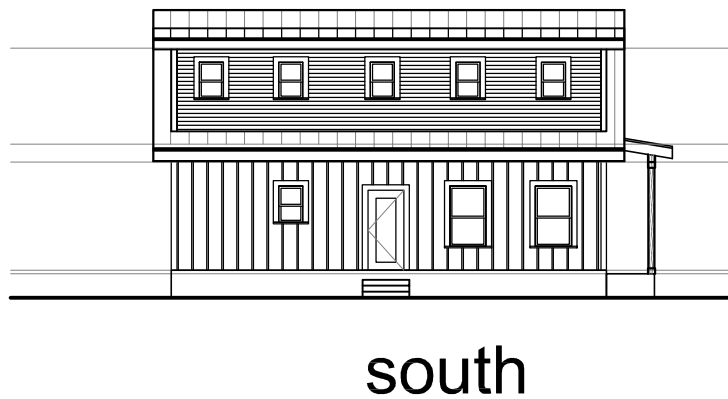
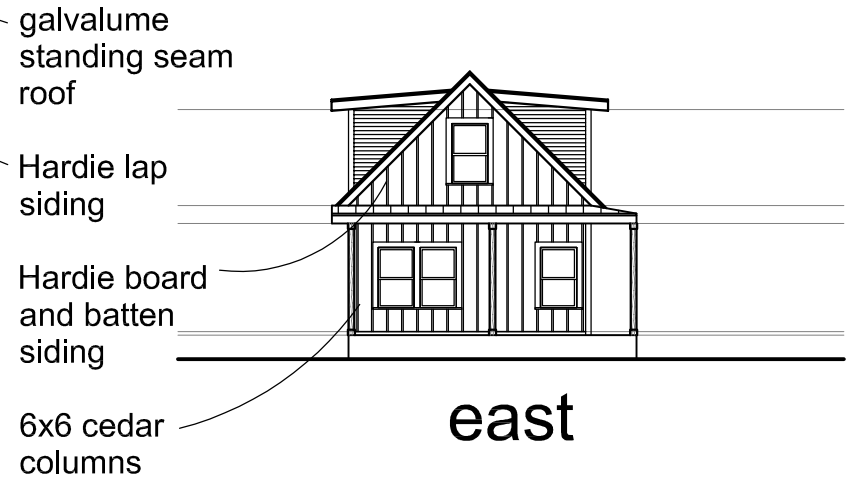
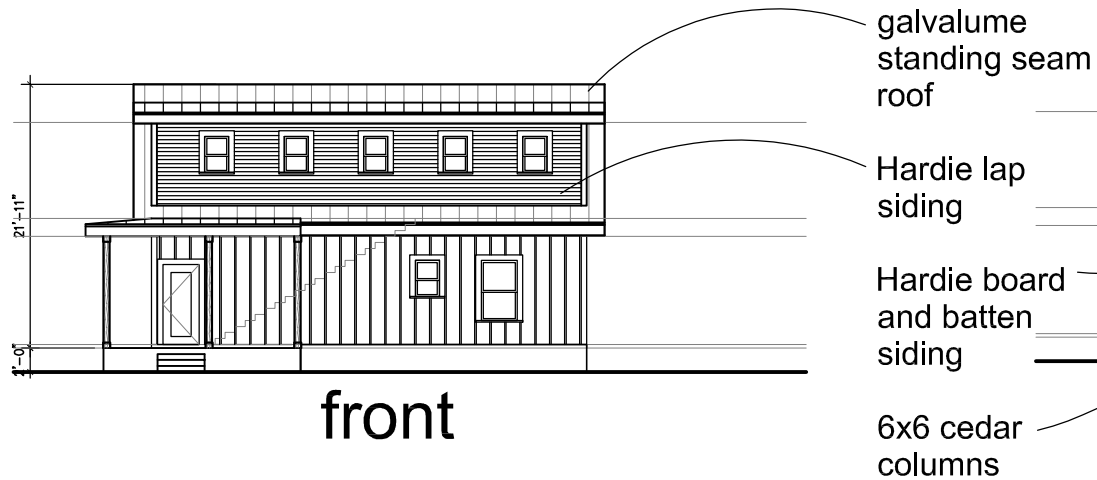
ISSUE		
#	DATE	DESCRIPTION
1	01/19/18	HDRC SET

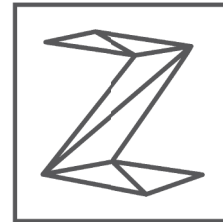
PROPOSED  
EXTERIOR ELEVATIONS

PROJECT NO.	17-140
DATE:	01.19.2018
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683

A200





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1218 E. EUCLID AVE. #3  
SAN ANTONIO, TX 78212

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NEW CONSTRUCTION SINGLE  
FAMILY RESIDENCE  
814 BURNET ST. - LOT 21  
SAN ANTONIO, TX 78212  
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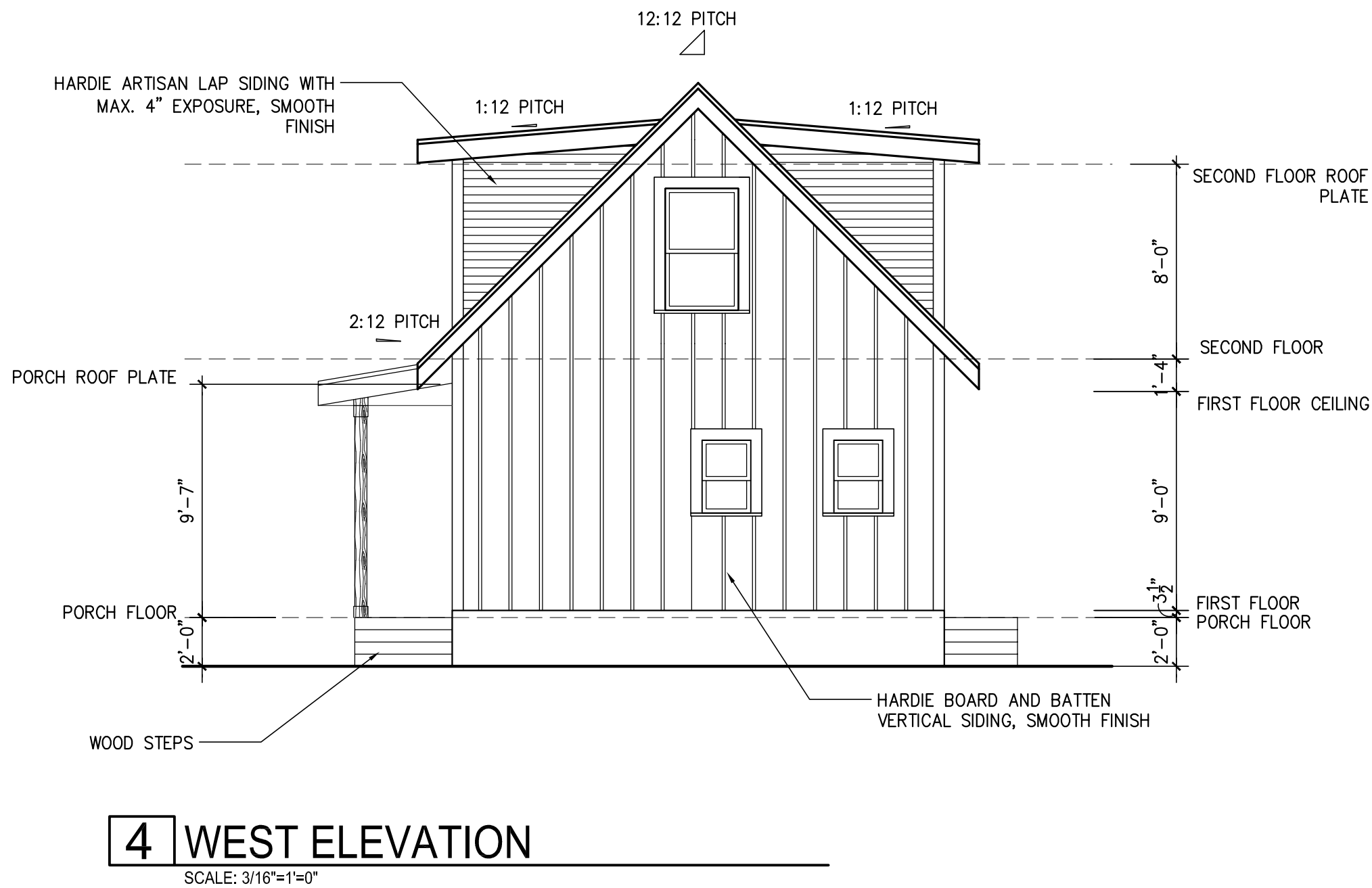
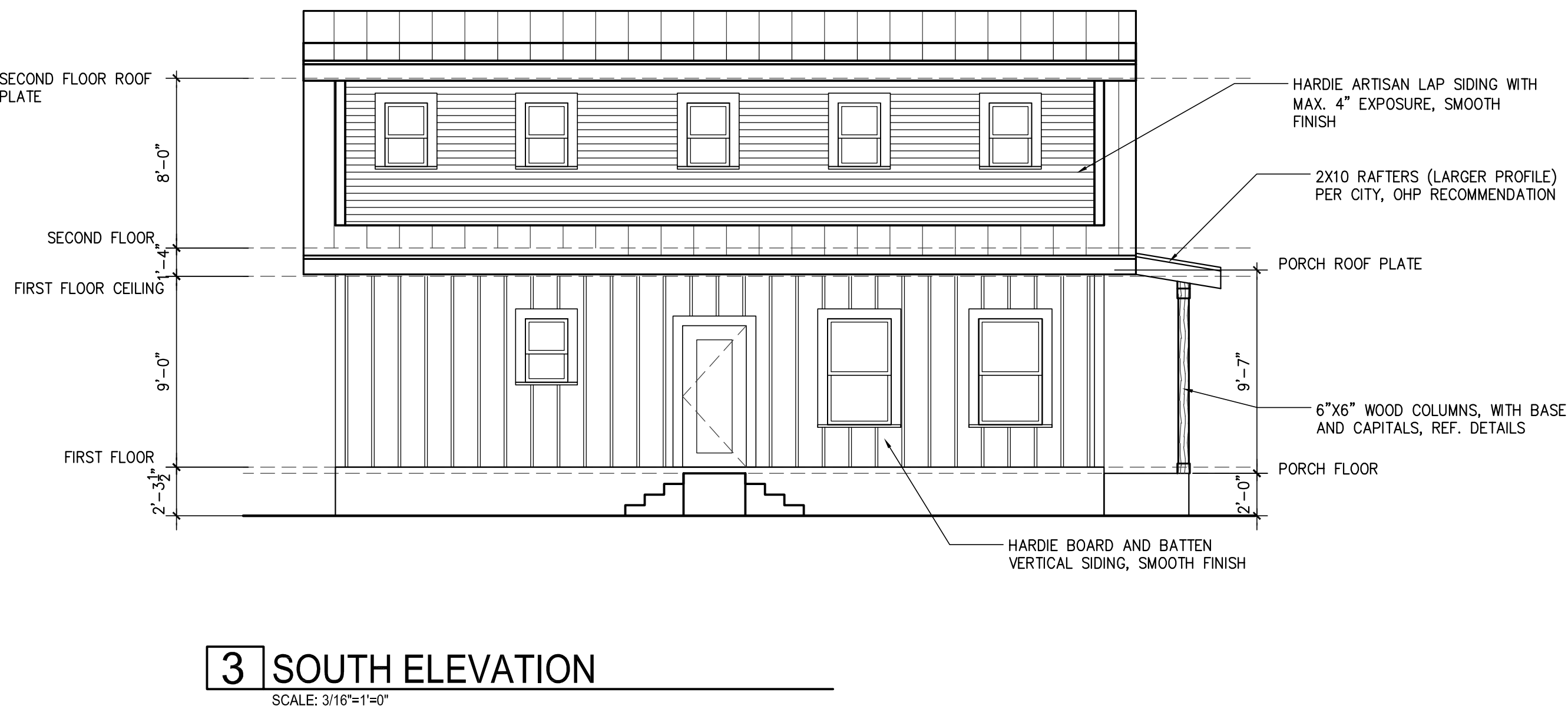
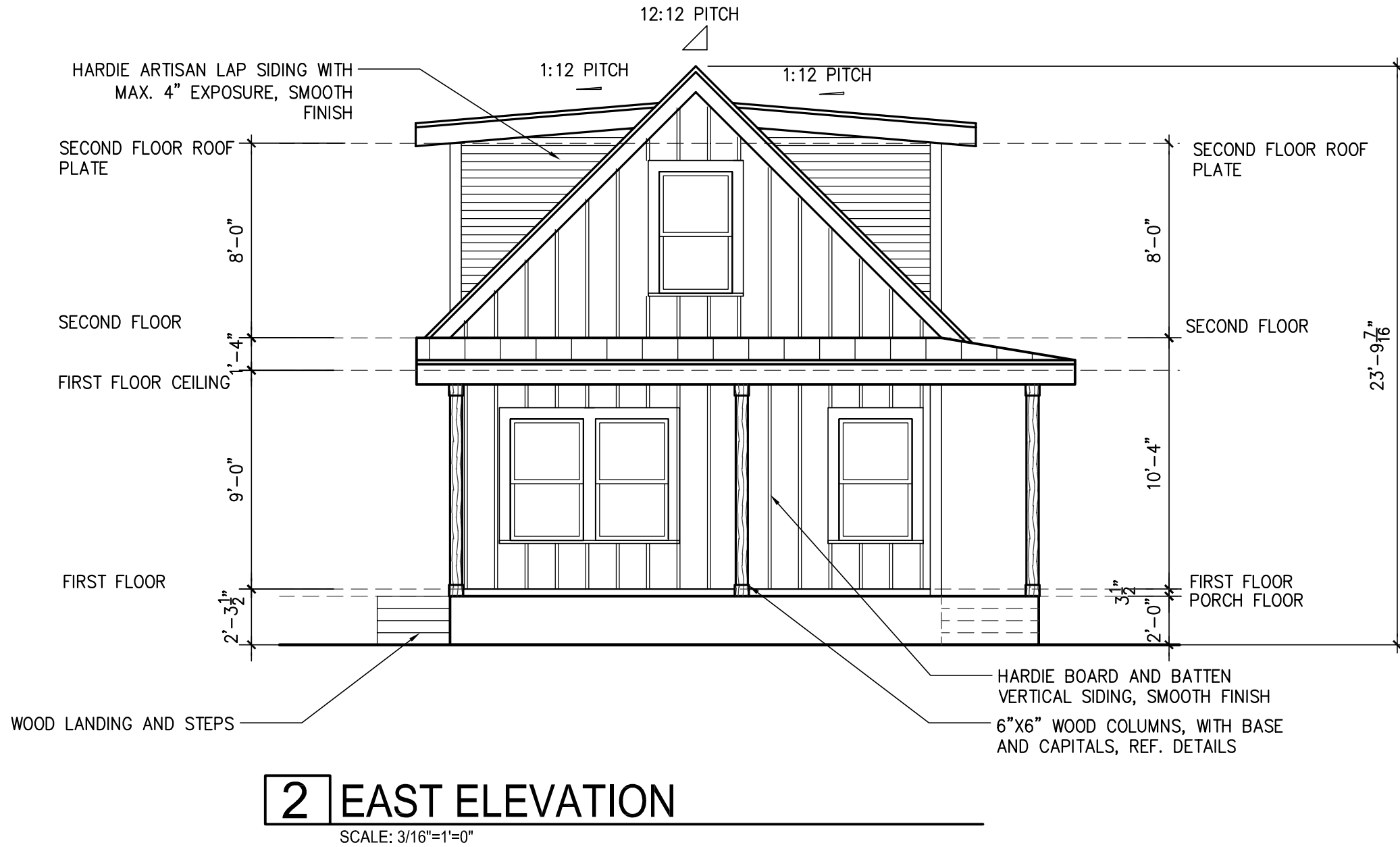
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1	01/19/18	HDR SET

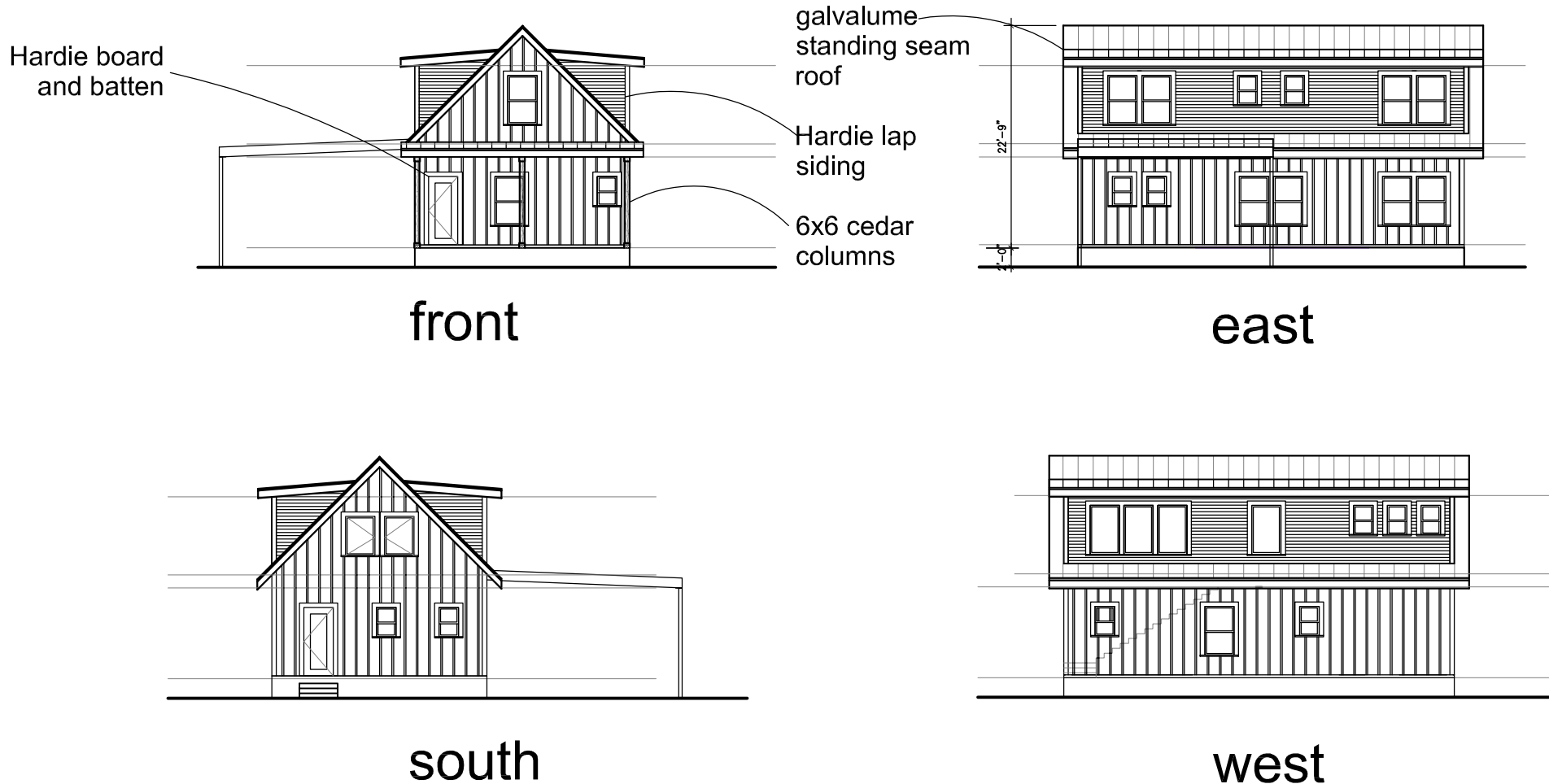
## PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.	17-140
DATE:	01.19.2018
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683

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PROPOSED FOR FINAL APPROVAL



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814 BURNET ST. - LOT 20  
SAN ANTONIO, TX 78212  
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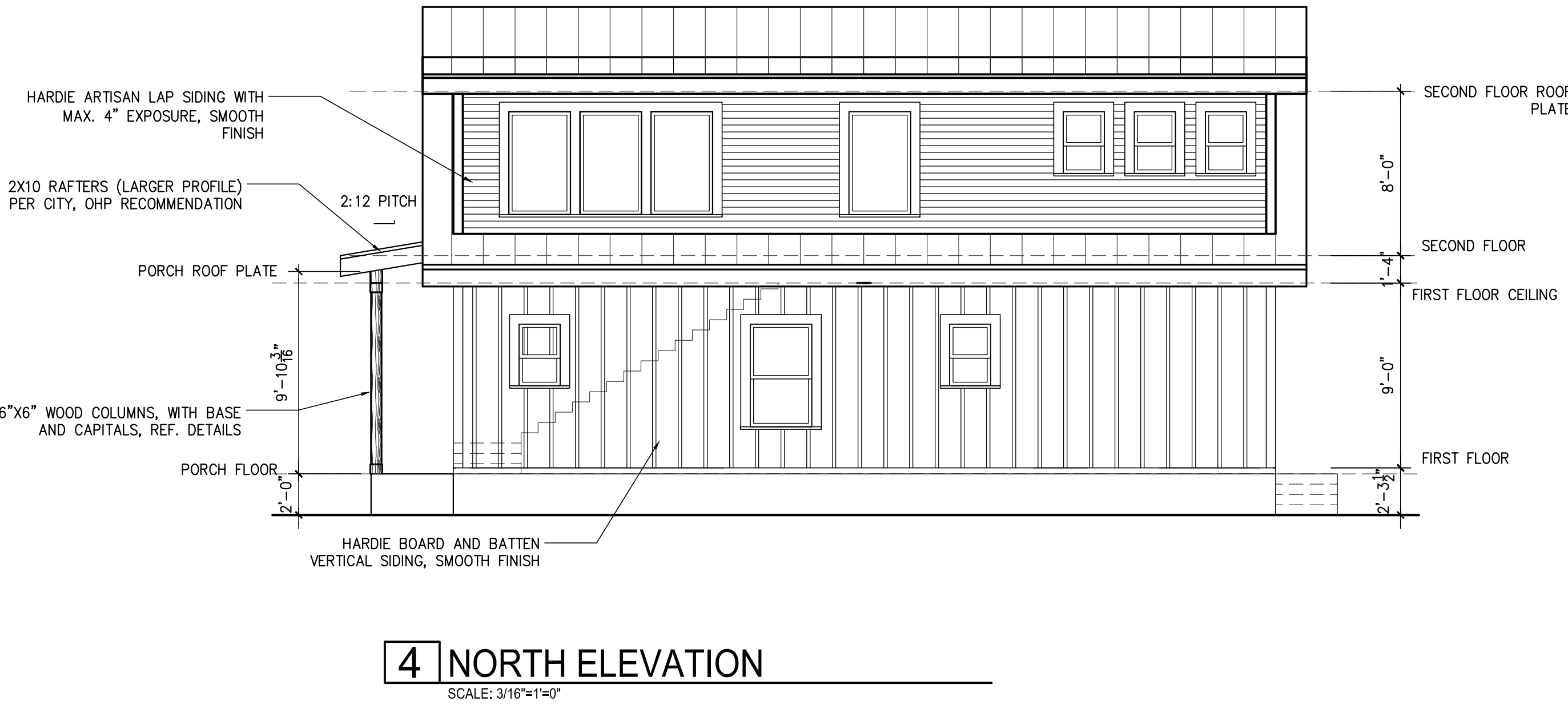
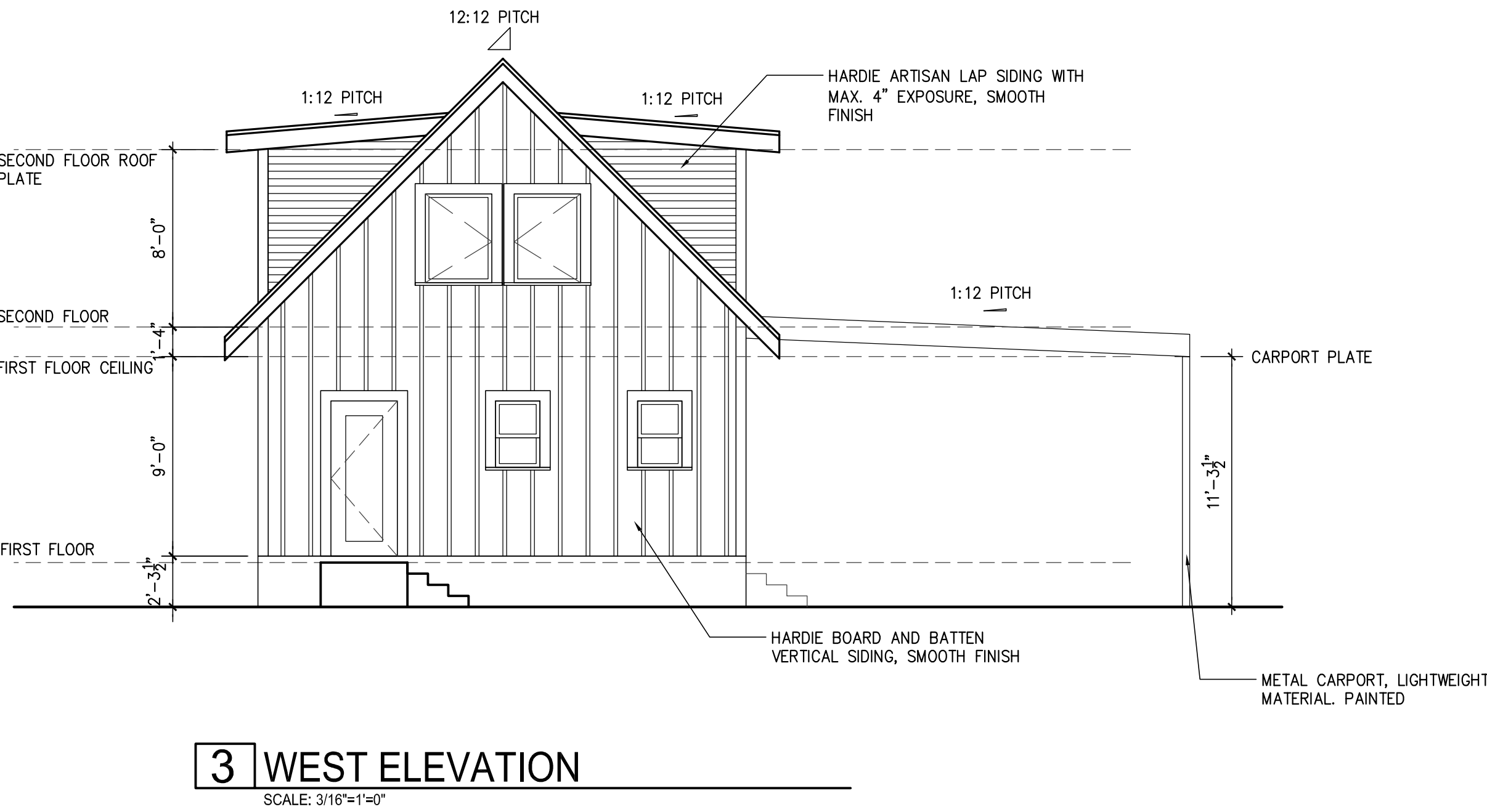
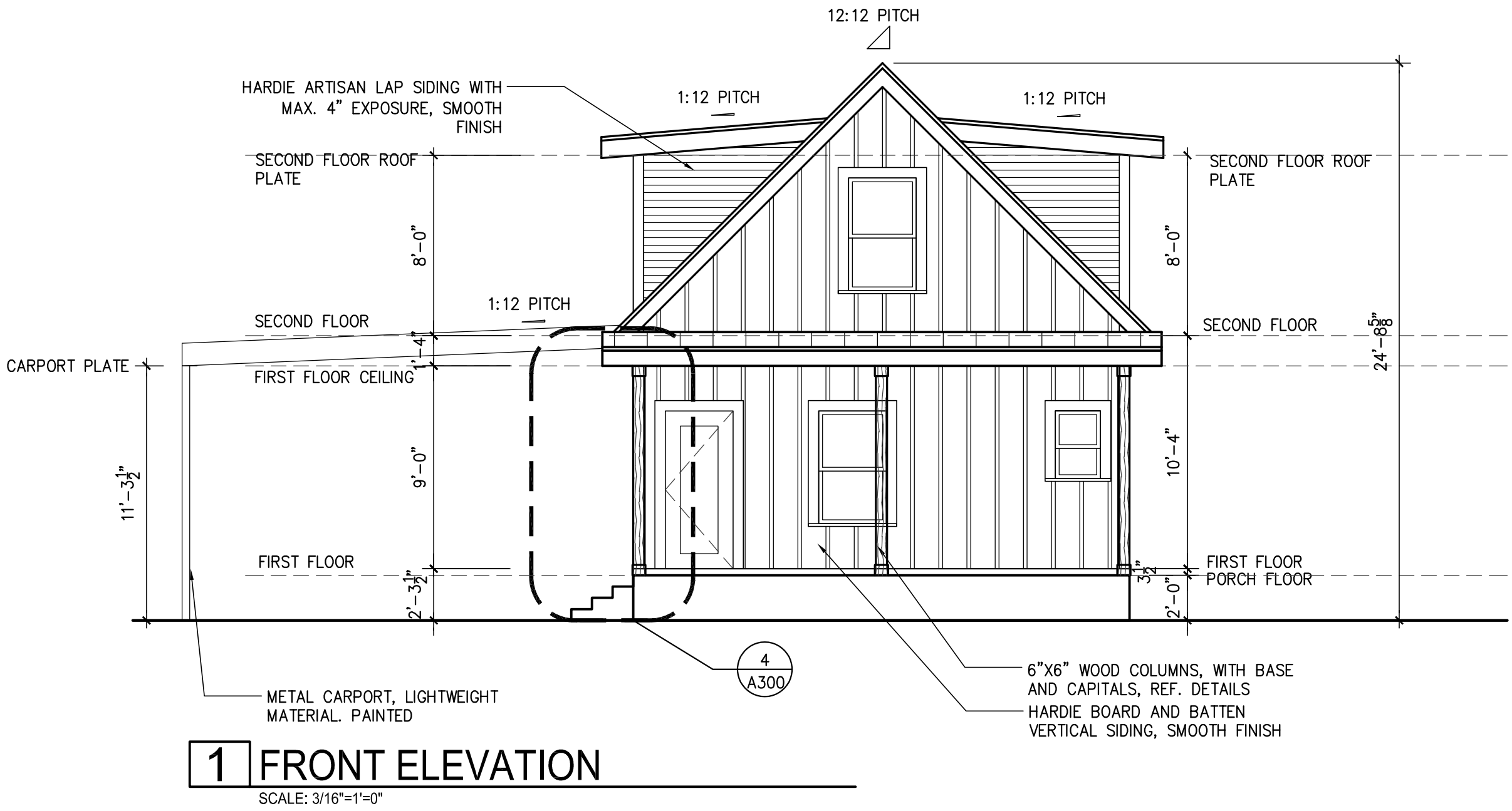
ISSUE		
#	DATE	DESCRIPTION
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PROPOSED  
EXTERIOR ELEVATIONS

PROJECT NO.	17-140
DATE:	01.19.2018
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683

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## 814 BURNET – NARRATIVE

Request final approval to construct four houses on four individual vacant lots zoned IDZ. The two houses at the front (units 1 and 2) will be two stories while the two units at the back (units 3 and 4) will be one and a half stories. Two shared driveways will connect the houses to the street. Each house will have its designated carport or parking spaces, off-street. The two houses on the front will each have their own walkway connecting to the street to maintain the historic pattern of the street.

There are many two-story houses within the surrounding area. A two-story house is located immediately to the east, and another one just across the street. The house immediately to the west has a very tall roof plate with a significant roof pitch which increases its overall height despite of having only one story. The proposed design will not overwhelm the existing historic structures and will be shorter than the existing two-story houses on this block. It will also follow the historic development of the block and historic district by placing a larger house (main house) at the front and a smaller house (accessory) at the back.

The proposed houses will have front porches with cedar columns, a standing seam metal roof, wood windows and a mixture of Hardie Artisan lap siding, and Hardie board and batten siding.

There are no historic structures (besides accessory buildings) facing Burnet Street on the south side of the block. Front setbacks along the north side of the block are much smaller than what is typically found in the Dignowity Hill Historic District and range from zero-lot-line to approximately 27 ft. (from the front face of the building to the curb). The proposed design has a 25'-8" and 26'-2" front setback which match (within +/- 1'-0") or exceed the front setbacks of the existing houses on Burnet Street.

The proposed design will also be set back further from the street compared to the existing historic structure to the East. Since the existing historic houses on the north side of Burnet Street have smaller setbacks than typically found, pushing the proposed units behind the side setback of the existing historic main structure to the West (approx. 32') would further enhance the irregularity of the shallow setbacks, making the street look lopsided when experienced at the pedestrian level. Additionally, it would render the project unfeasible by essentially eliminating the two front dwelling units.

The proposed structures are elevated 24" from the ground to match adjacent foundation heights. Adjacent foundation heights range from 12" to 36". The proposed design will be within one foot of the highest foundation height.

Designated areas for trash and mechanical units have been noted on the site plan. All mechanical units and trash cans will be screened from view and placed inside a wooden fence enclosure. A no parking zone will be established along the front of the property to facilitate trash pick-up and circulation of garbage truck.



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Location of HVAC and trash receptacles is located on the site plan. All HVAC and trash receptacles that are visible from the street will be screened from view with a 4ft. wood privacy fence enclosure as shown on the attached image.

Landscaping including planting materials, driveways, sidewalks and other hardscape elements are noted on the plan. The City Arborist' office has completed a preliminary review of tree removals and any potential mitigation necessary.

## Site Photos



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## Site Photos



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## Site Photos



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## Front Setbacks along Burnet St.



Approx. 9ft.



Approx. 14 ft.



Approx. 0 ft.

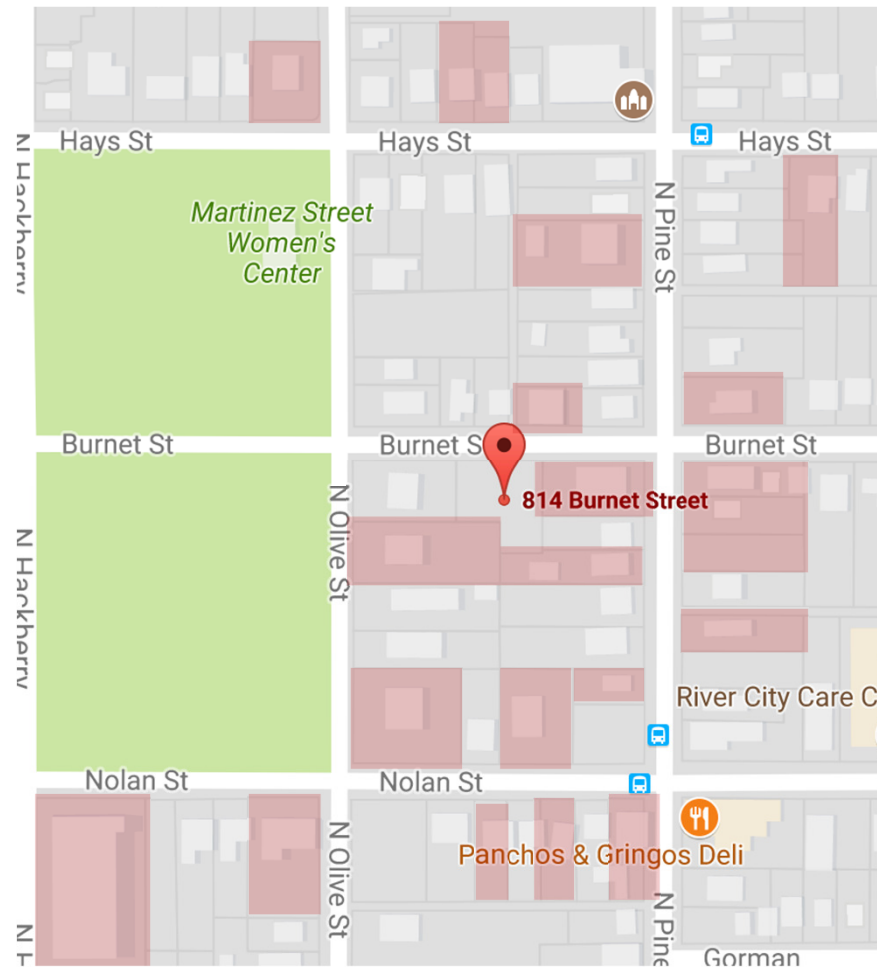
There are no houses facing Burnet St. on the south side of the street. The historic houses that face Burnet St. on the north side have a smaller setback than what is usually found within the district. The proposed front units follow the setback of the historic houses across the street and are set further back from the existing structures along the south side of Burnet.



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## Height Diagram

2+ story



There is a significant number of two story historic houses located in the immediate surroundings. As shown on the street elevation, the proposed house will not be taller than the two story neighbor to the east and will not overshadow the one story neighbor to the west due to the historic home's high pitched roof.



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## Foundation Heights along Burnet St.



Approx. 24 in.



Approx. 24 in.



Approx. 36 in.



Approx. 24 in.



Approx. 30 in.



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## Foundation Heights along Burnet St.



Approx. 36 in.



Approx. 12 in.

The historic houses on this block have foundation heights ranging from 12in to 36in. The proposed 24in foundation height is within one foot of the highest foundation height.



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Shed dormer precedent (corner of Burnet and N. Pine St)



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## Mechanical/Trash Enclosure



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# W-2500 WOOD DOUBLE-HUNG WINDOW

W-2500 Wood Double-Hung Window

**Price Range:** \$

MODEL

STANDARD EXTERIOR



GRILLE DESIGNS

NO GRILLE



EXTERIOR COLOR OPTIONS

BRILLIANT WHITE



WAYS TO BUY THIS PRODUCT

- ▶ GET HELP WITH YOUR PROJECT
- ▶ WHERE TO BUY (/EN-US/FINDASTORE?URI=)

Built from Auralast® Wood (Pine) for guaranteed 20-year protection against wood rot and termites. Options include 7 clad colors, 10 interior factory finishes, decorative grilles and ENERGY STAR®.

## FEATURES

- **Color Options:** 7 clad exterior colors, 10 wood interior finishes
- **Divided Lites:** simulated divided lites, full-surround wood grilles, grilles between the glass, 3 grille designs
- **ENERGY STAR® Qualified Options:** yes
- **Exterior Color Options:** Brilliant White;French Vanilla;Desert Sand;Mesa Red;Hartford Green;Chestnut Bronze;Black
- **Glass Options:** energy efficient, protective, textured
- **Hardware Options:** Window Opening Control Device (WOCD) option available
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **Sustainable Solutions:** AuraLast® Wood (pine) with reduced VOCs is standard. Two wood-source certification options are available on AuraLast® Wood: Sustainable Forestry Initiative® (SFI) or Forest Stewardship Council™ (FSC®).
- **Warranty:** 20 year general warranty & lifetime limited warranty against rot and termites
- **Wood Options:** pine interior

Back to Top ▲





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	ISSUE	
#	DATE	DESCRIPTION
1	01/19/18	HDRC FINAL SET

SURVEY / TREE SURVEY

PROJECT NO.	17-140
DATE:	01.19.2018
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

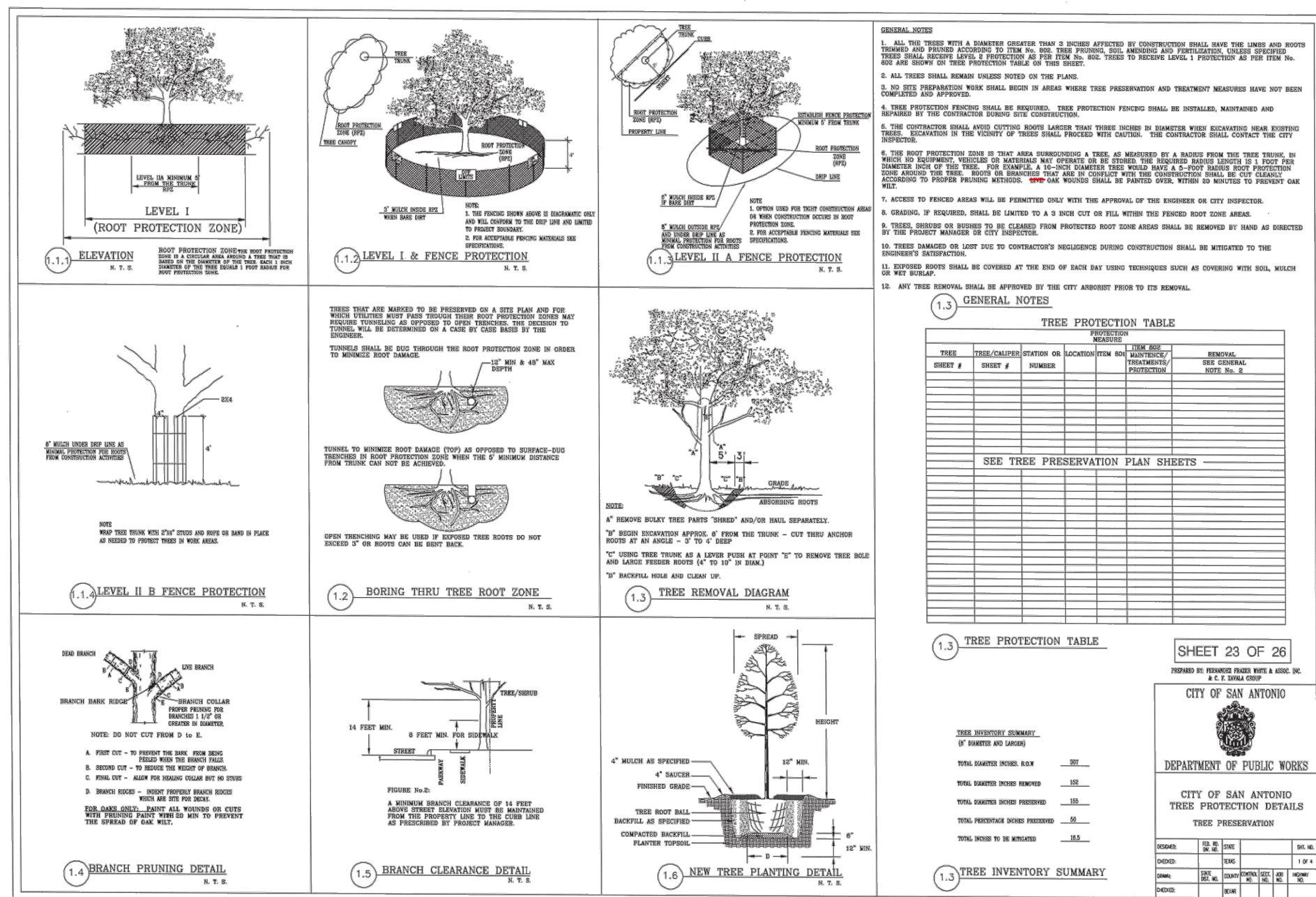
PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683

sp000



1 SURVEY / TREE SURVEY - PREPARED BY OTHERS

SCALE: 1"=20'



2 C.O.S.A. TREE PRESERVATION NOTES

SCALE: N.T.S.



## 0 TOTAL TREE INVENTORY

SCALE: N.T.S.

Tree #	Diamter (inches)	Species	Invasive	Non-significant	Significant	Heritage	Remain	Remove	R.O.W. Tree - Relocate/Replace
100	12	Hackberry			X		X		
101	14	Hackberry			X			X	
102	13	Pecan			X			X	
103	13	Ligustrum	X					X	
104	11	Hackberry			X			X	
105	17	Hackberry			X			X	
106	8	Hackberry		X				X	
107	8	Elm			X			X	
108	12	Elm			X			X	
109	12	Elm			X		X		
110	16	Hackberry			X		X		
111	9	Hackberry		X				X	
112	12	Ligustrum	X					X	
113	12	Hackberry			X		X		
114	7	Elm			X		X		
115	10	Hackberry			X		X		
116	5	Pecan		X				X	
117	17	Pecan			X			X	
118	9	Hackberry		X			X		
119	8	Elm			X			X	
120	8	Elm			X			X	
121	15	Red Oak			X			X	
122	17	Pecan			X			X	
123	12	Chinaberry	X					X	
124	7	Elm			X		X		
125	11	Elm			X			X	
126	7	Elm			X			X	
127	10	Elm			X				X
128	10	Elm			X		X		
129	14	Huisache			X			X	
130	7	Elm			X			X	
131	8	Hackberry		X			X		
132	7	Mesquite		X			X		
133	8	Pecan			X				
134	6	Pecan			X		X		
135	6	Pecan			X			X	
136	10	Elm			X				X

## 0 TREE PRESERVATION

SCALE: N.T.S.

Tree #	Diamter (inches)	Species	Invasive	Non-significant	Significant	Heritage	Remain	Remove	R.O.W. Tree - Relocate/Replace
100	12	Hackberry			X		X		
101	14	Hackberry			X			X	
102	13	Pecan			X			X	
104	11	Hackberry			X			X	
105	17	Hackberry			X			X	
107	8	Elm			X			X	
108	12	Elm			X			X	
109	12	Elm			X		X		
110	16	Hackberry			X		X		
113	12	Hackberry			X		X		
114	7	Elm			X		X		
115	10	Hackberry			X		X		
117	17	Pecan			X			X	
119	8	Elm			X			X	
120	8	Elm			X			X	
121	15	Red Oak			X			X	
122	17	Pecan			X			X	
124	7	Elm			X		X		
125	11	Elm			X			X	
126	7	Elm			X			X	
127	10	Elm			X				X
128	10	Elm			X		X		
129	14	Huisache			X			X	
130	7	Elm			X			X	
133	8	Pecan			X		X		
134	6	Pecan			X		X		
135	6	Pecan			X			X	
136	10	Elm			X				X
305									

### % of Preservation Calculation

Total Significant to Remain Inches

100

33% < 35%

Mitigation Required

Total Significant Inches

305

### Mitigation calculation

305

X

35%

=

106.75 Inches required

106.75 Inches required

-

100 inches preserved

=

6.75 Inches remaining

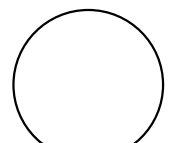
## 0 TREE MITIGATION

SCALE: N.T.S.

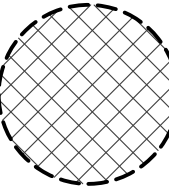
Tree #	Diamter (inches)	Species	Invasive	Non-significant	Significant	Heritage	Remain	Remove	R.O.W. Tree - Relocate/Replace
118	9	Hackberry		X			X		
131	8	Hackberry		X			X		
132	7	Mesquite		X			X		
24									

## 0 TREE LEGEND

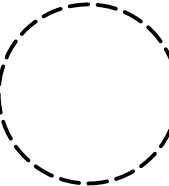
SCALE: N.T.S.



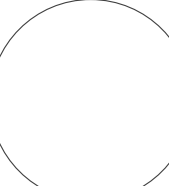
NEW TREE PER CITY ARBORIST



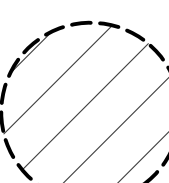
EXISTING SIGNIFICANT TREE TO BE REMOVED



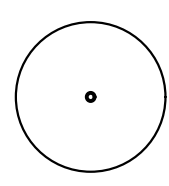
EXISTING NON-SIGNIFICANT TREE/INVASIVE SPECIES TO BE REMOVED



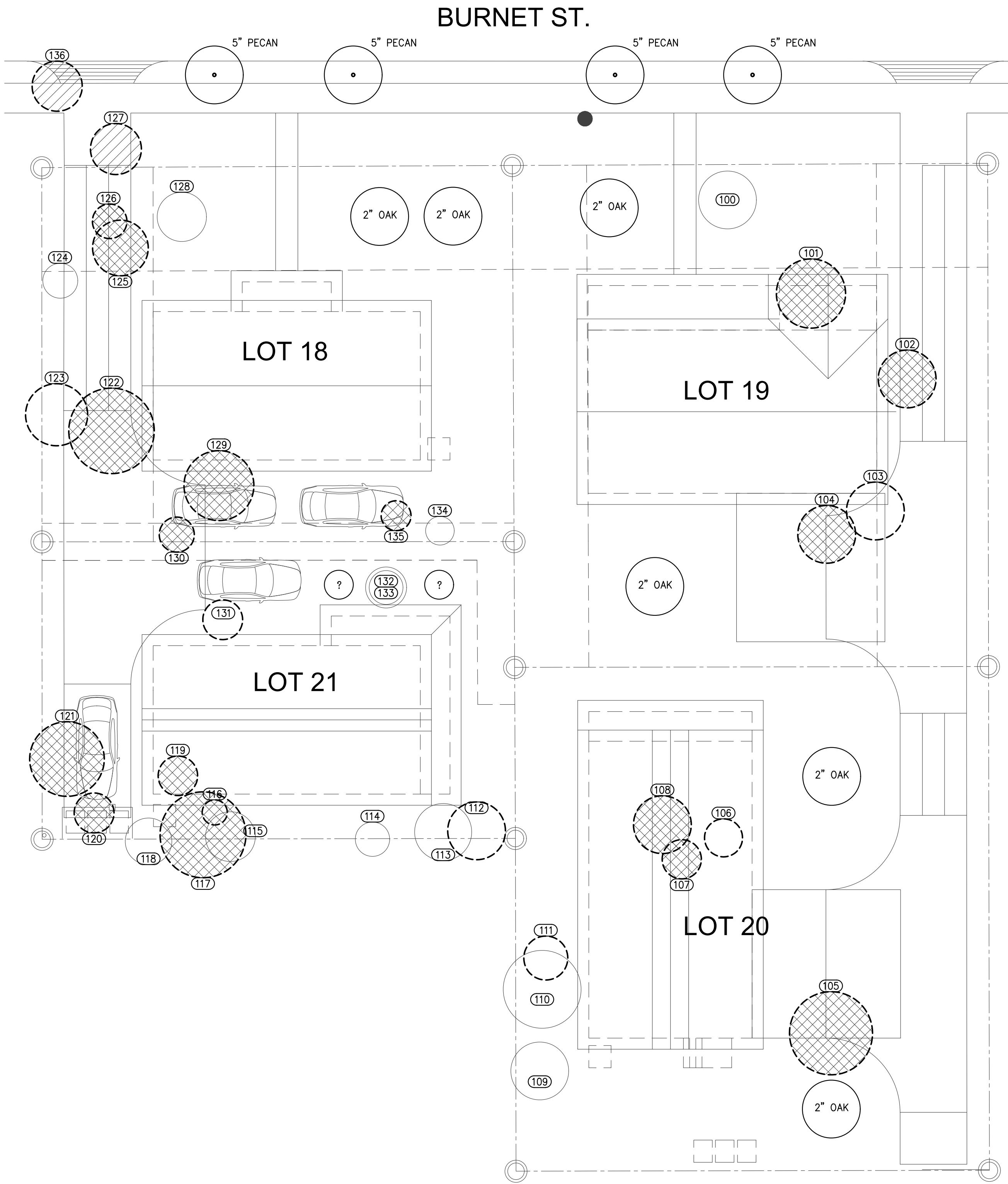
EXISTING SIGNIFICANT TREE TO BE PROTECTED



EXISTING R.O.W. TREE TO BE REMOVED



NEW R.O.W. TREE PER CITY ARBORIST



## 1 TREE PRESERVATION PLAN

SCALE: 1"=10'-0"



PLAN NORTH

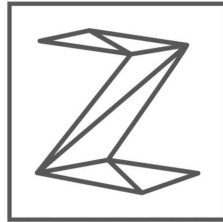


TRUE NORTH

## 0 R.O.W. TREES - INCH PER INCH

SCALE: N.T.S.

Tree #	Diamter (inches)	Species	Invasive	Non-significant	Significant	Heritage	Remain	Remove	R.O.W. Tree - Relocate/Replace
127	10	Elm			X				X
136	10	Elm			X				X
20									



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## TREE PRESERVATION PLAN

PROJECT NO. 17-140

DATE: 01.19.2018

DRAWN BY: AMZ / FJZ

REVIEWED BY: FJZ

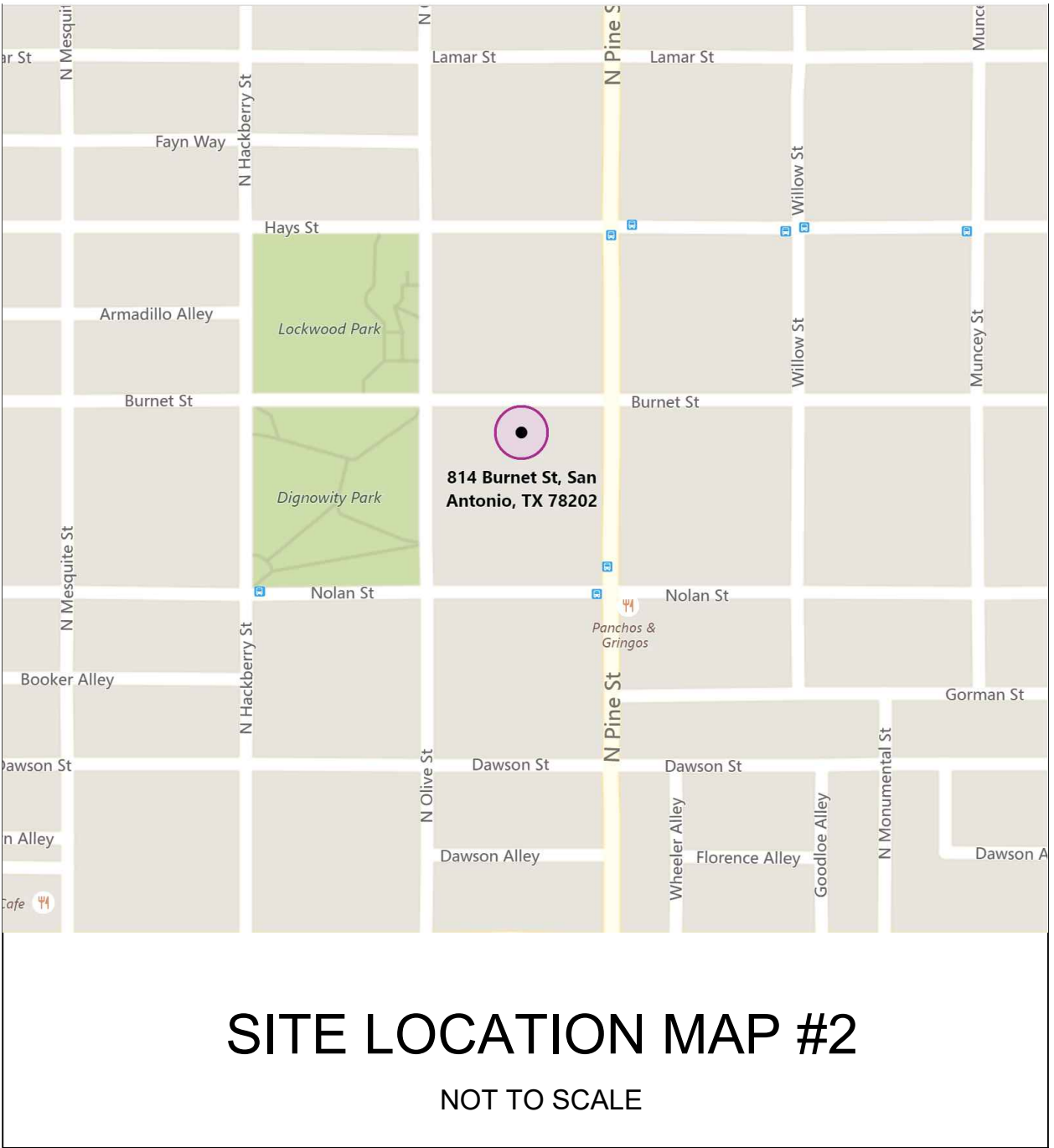
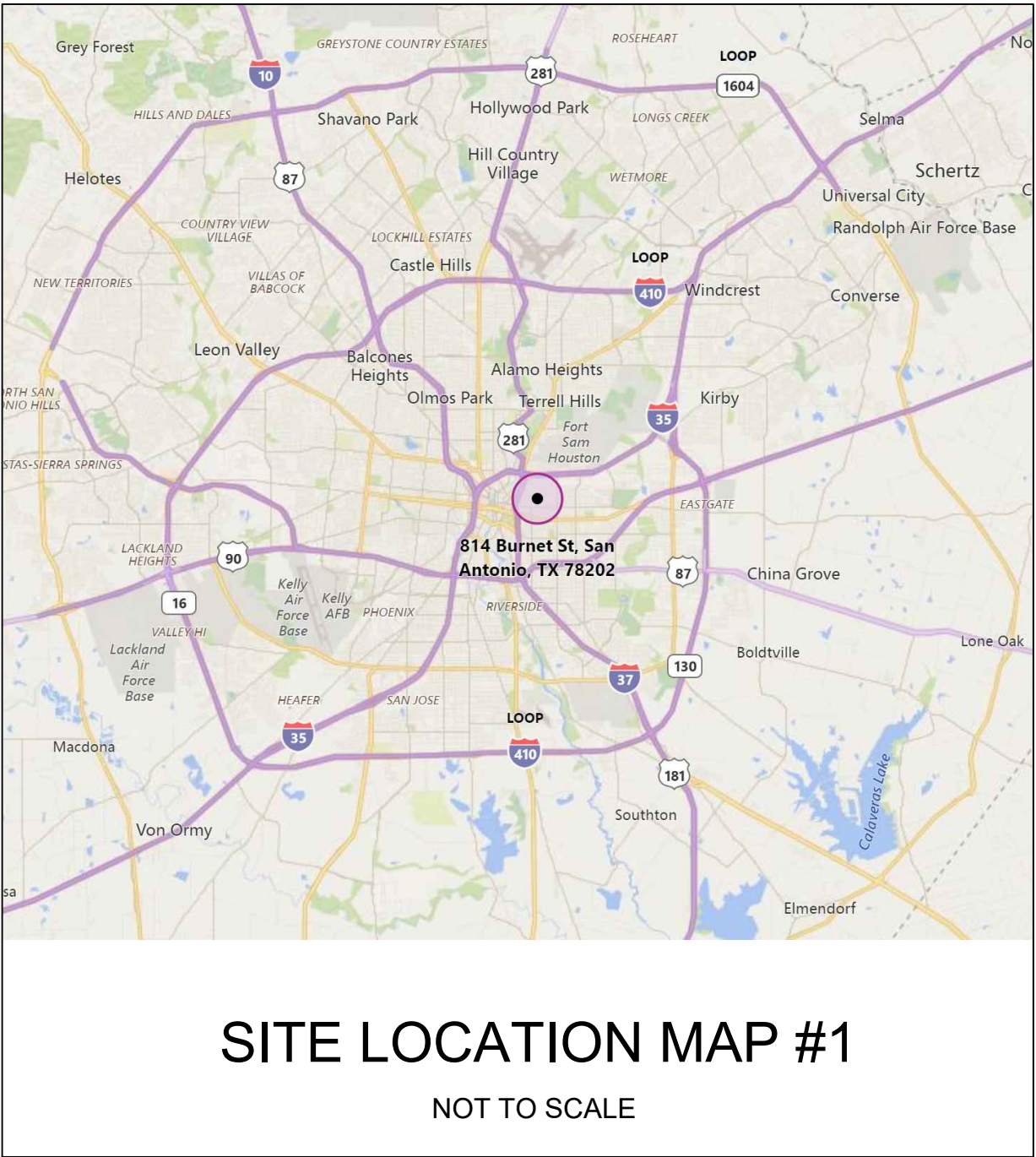
PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683

SPOOL



# NEW SINGLE FAMILY RESIDENCE

## 814 BURNET ST. - LOT 18, SAN ANTONIO, TX 78202



## GENERAL NOTES

- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETIN, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCES, A.D.A. T.A.S., AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.

- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER SHALL VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
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- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN 10 DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN 4 COPIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
- ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH 2 PART SEALANT EACH SIDE.
- THE GENERAL CONTRACTOR SHALL PROVIDE (1) COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
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## SHEET INDEX

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A100	PROPOSED FLOOR PLAN
A200	PROPOSED EXTERIOR ELEVATIONS
A300	WALL SECTION AND DETAILS
A500	ELECTRICAL/REFLECTED CEILING PLAN
A600	DOOR SCHEDULES
A601	WINDOW SCHEDULES
NOT DRAWN YET	

## ARCHITECT

### ZIGA ARCHITECTURE STUDIO, PLLC

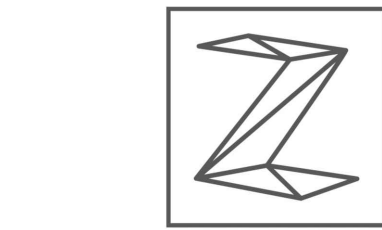
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SAN ANTONIO, TX 78212  
P. 210-201-3637  
INFO@STUDIOZIGA.COM  
WWW.STUDIOZIGA.COM

## CODE INFORMATION

2015 INTERNATIONAL RESIDENTIAL CODE  
2015 IECC

## BUILDING DATA

SQ. FT.:	720 S.F.	FIRST FLOOR S.F.
	720 S.F.	SECOND FLOOR S.F.
	1,440 S.F.	TOTAL LIVING S.F.
48 S.F.		FRONT PORCH



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NEW CONSTRUCTION SINGLE  
FAMILY RESIDENCE  
814 BURNET ST. - LOT 18  
SAN ANTONIO, TX 78212  
POMA PROPERTIES, LLC

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ISSUE		
#	DATE	DESCRIPTION
1	01/19/18	HDRC SET

### COVER SHEET

PROJECT NO.	17-140
DATE:	01.19.2018
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT: FELIX J. ZIGA JR., AIA TEXAS LICENSE NO. 24683	

CS





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	ISSUE	
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PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683





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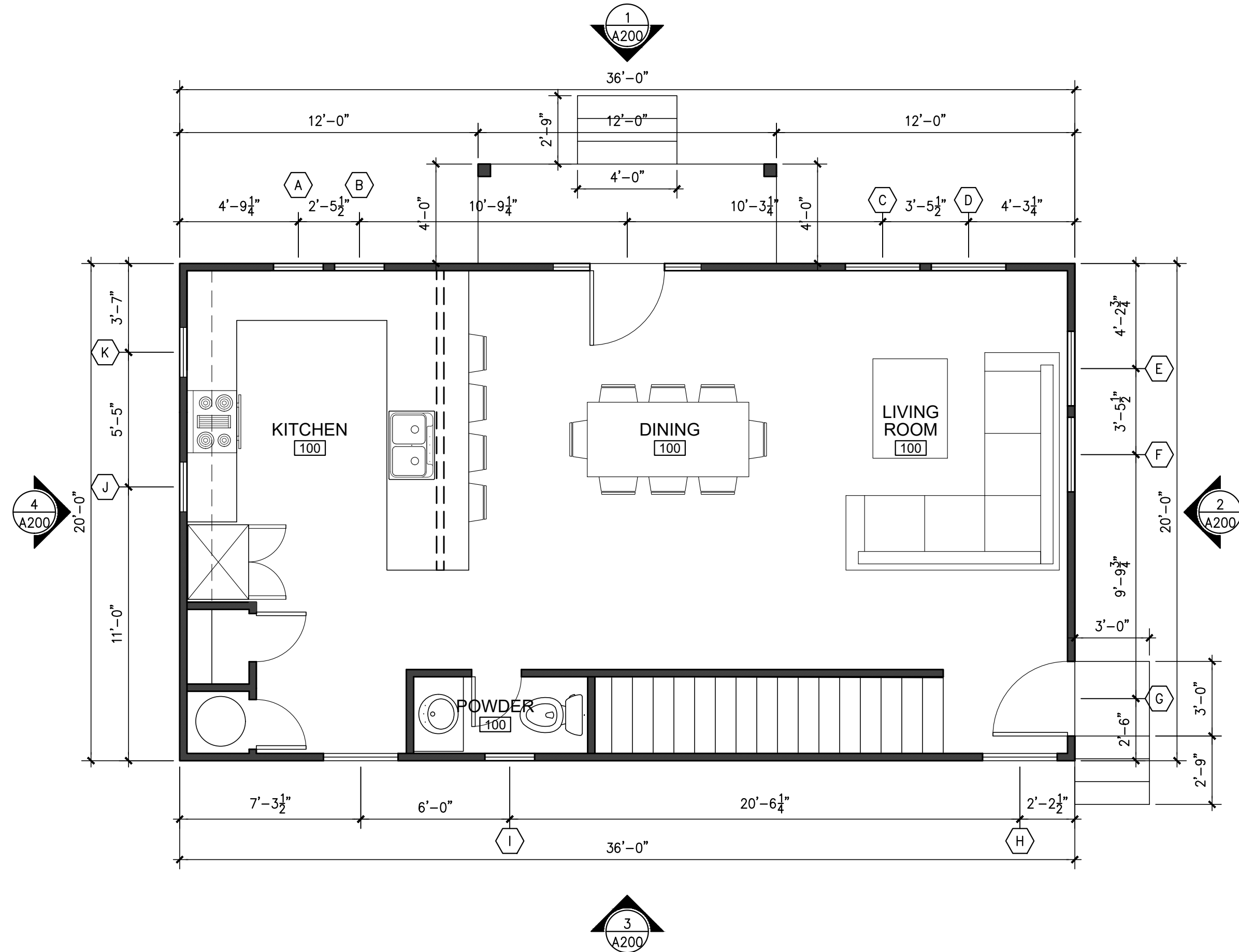
ISSUE		
#	DATE	DESCRIPTION
1	01/19/18	HDRC SET

### PROPOSED FLOOR PLANS

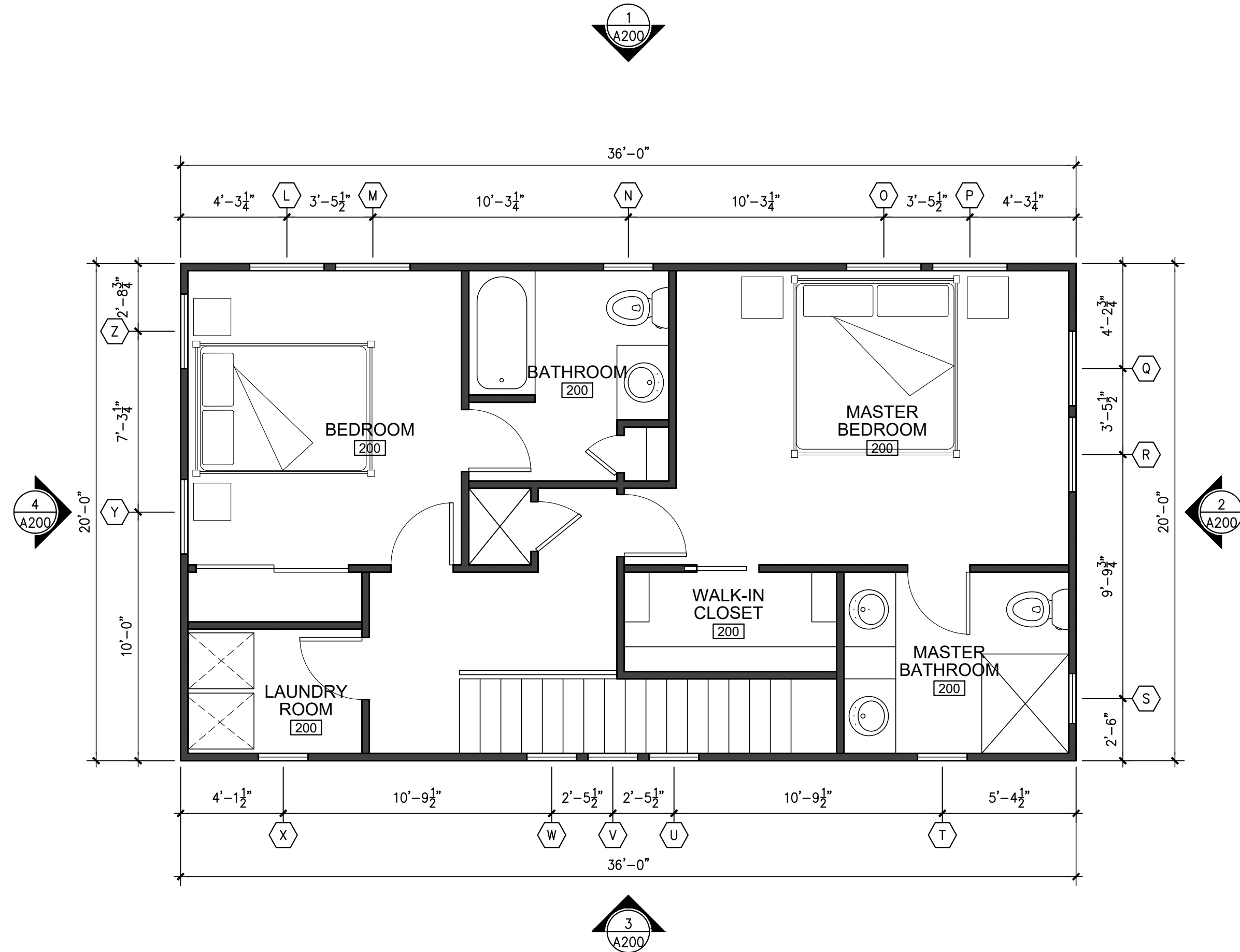
PROJECT NO.	17-140
DATE:	01.19.2018
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683

A100



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



2 2ND FLOOR PLAN  
SCALE: 1/4"=1'-0"





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ISSUE		
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#### PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.	17-140
DATE:	01.19.2018
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

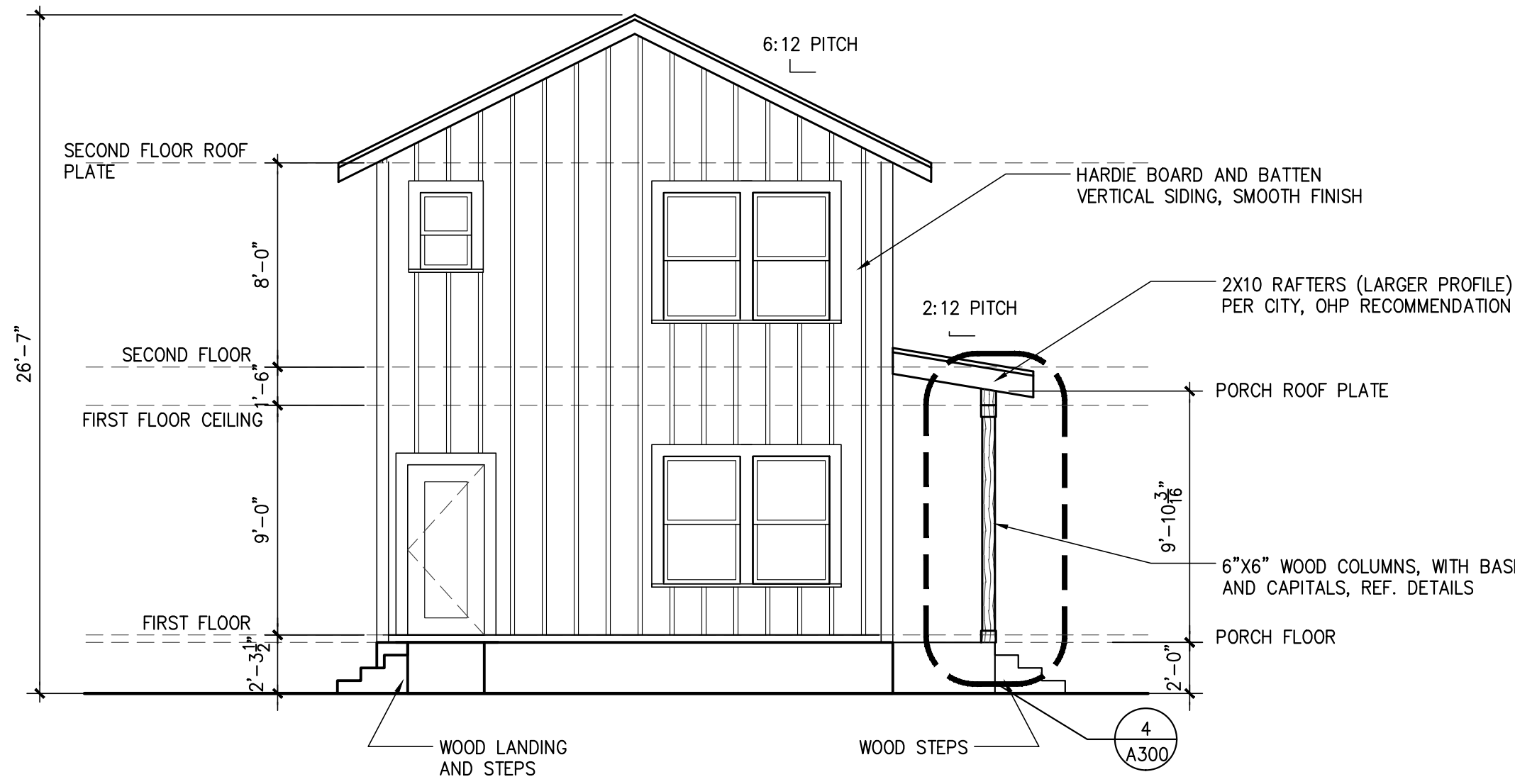
PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683

A200



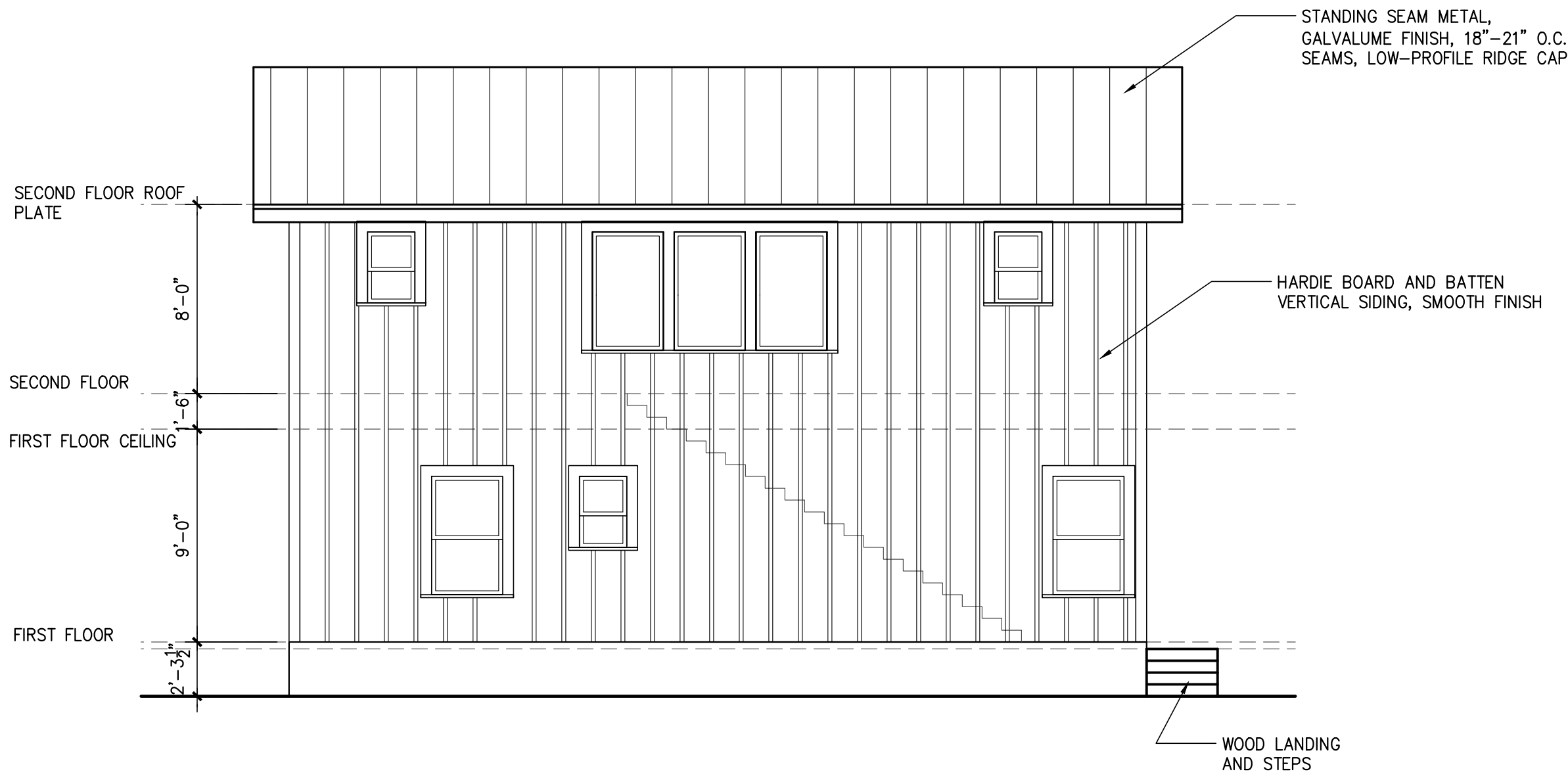
1 FRONT ELEVATION

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



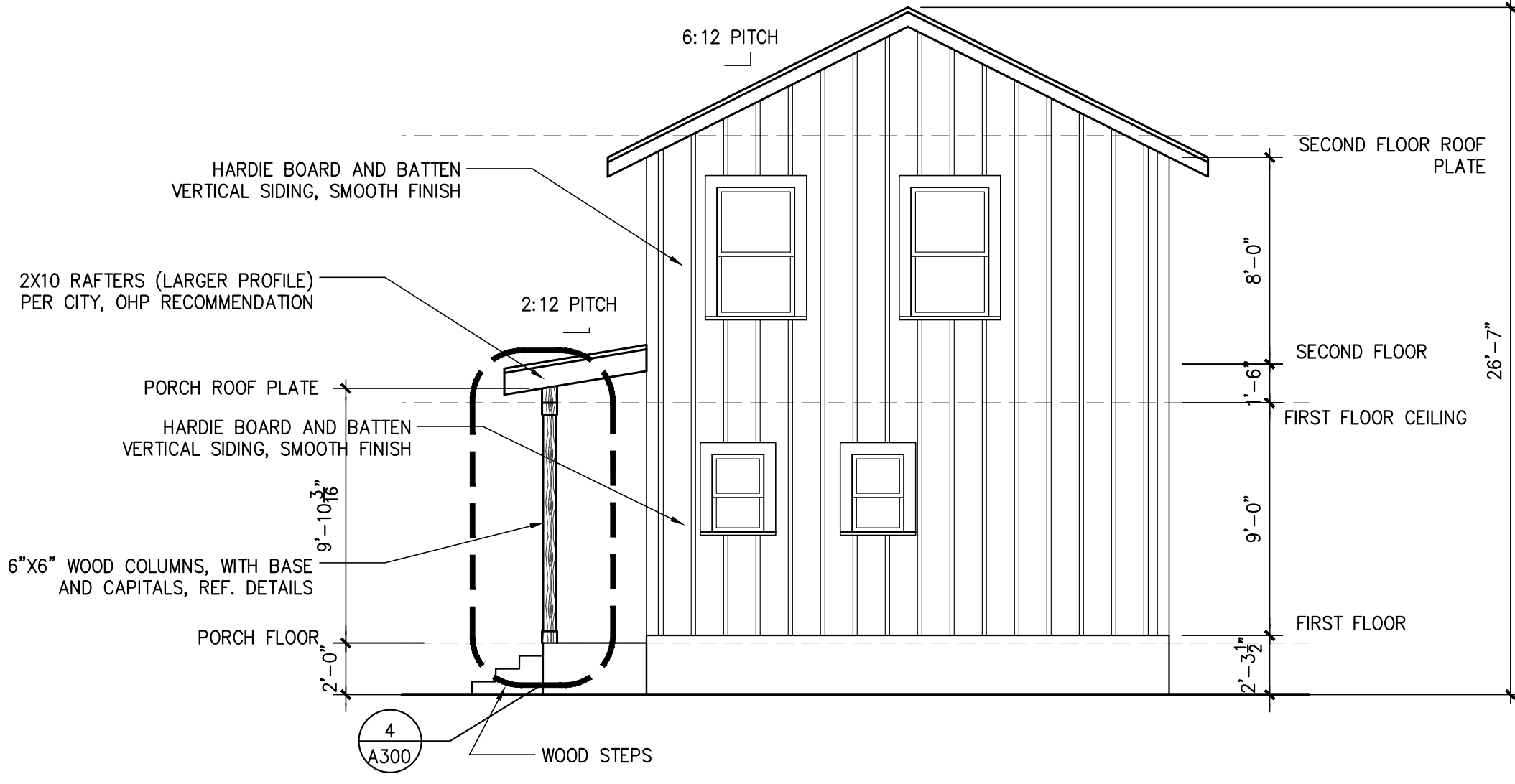
2 EAST ELEVATION

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



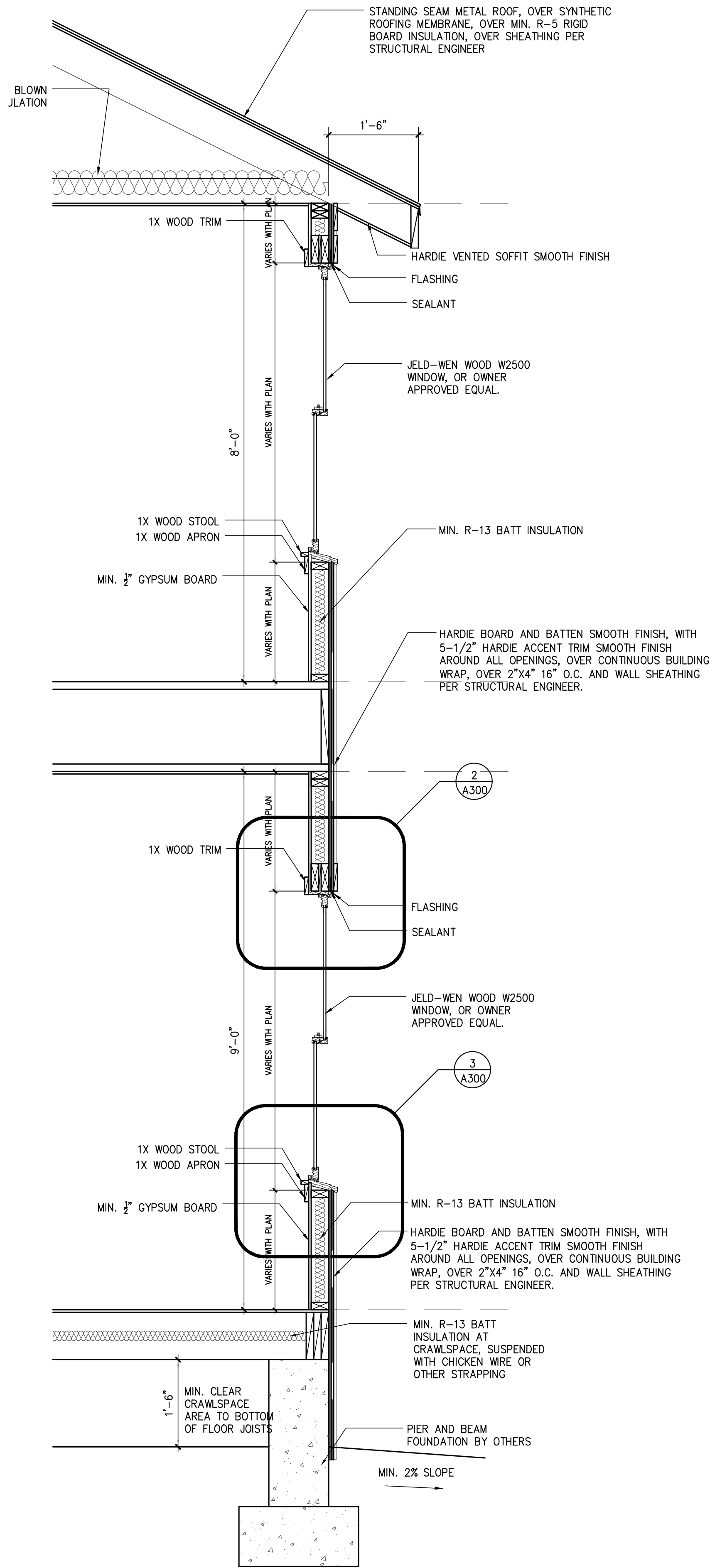
3 SOUTH ELEVATION

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



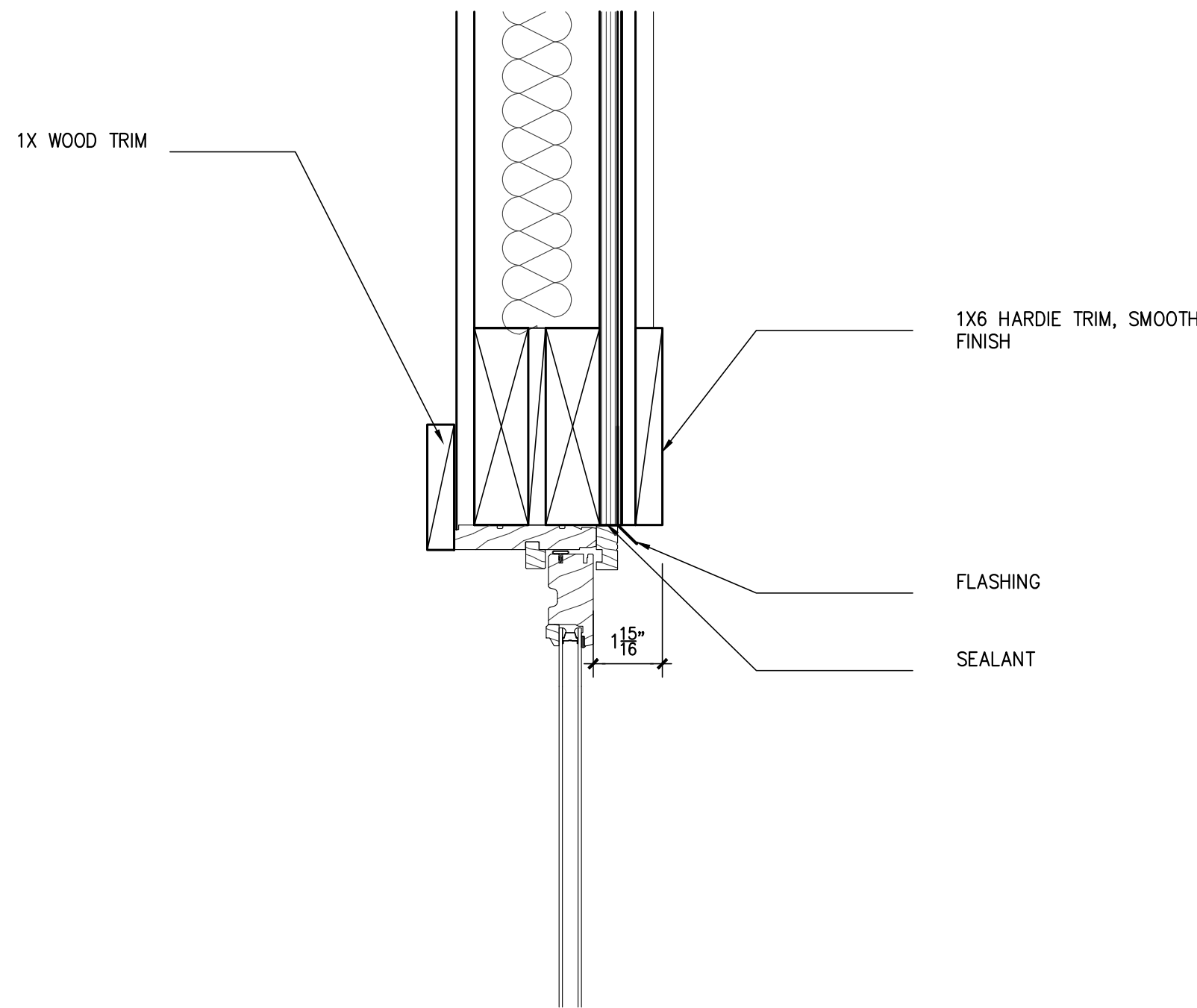
4 NORTH ELEVATION

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



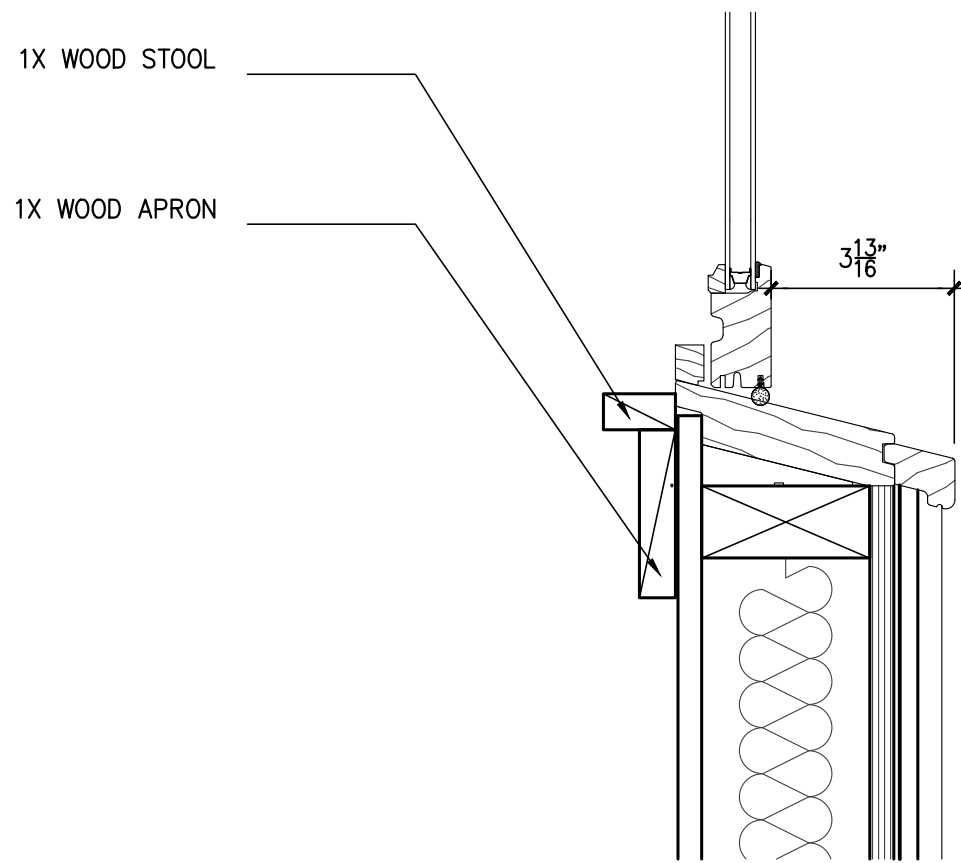
1 WALL SECTION

SCALE: 3/4"=1'-0"



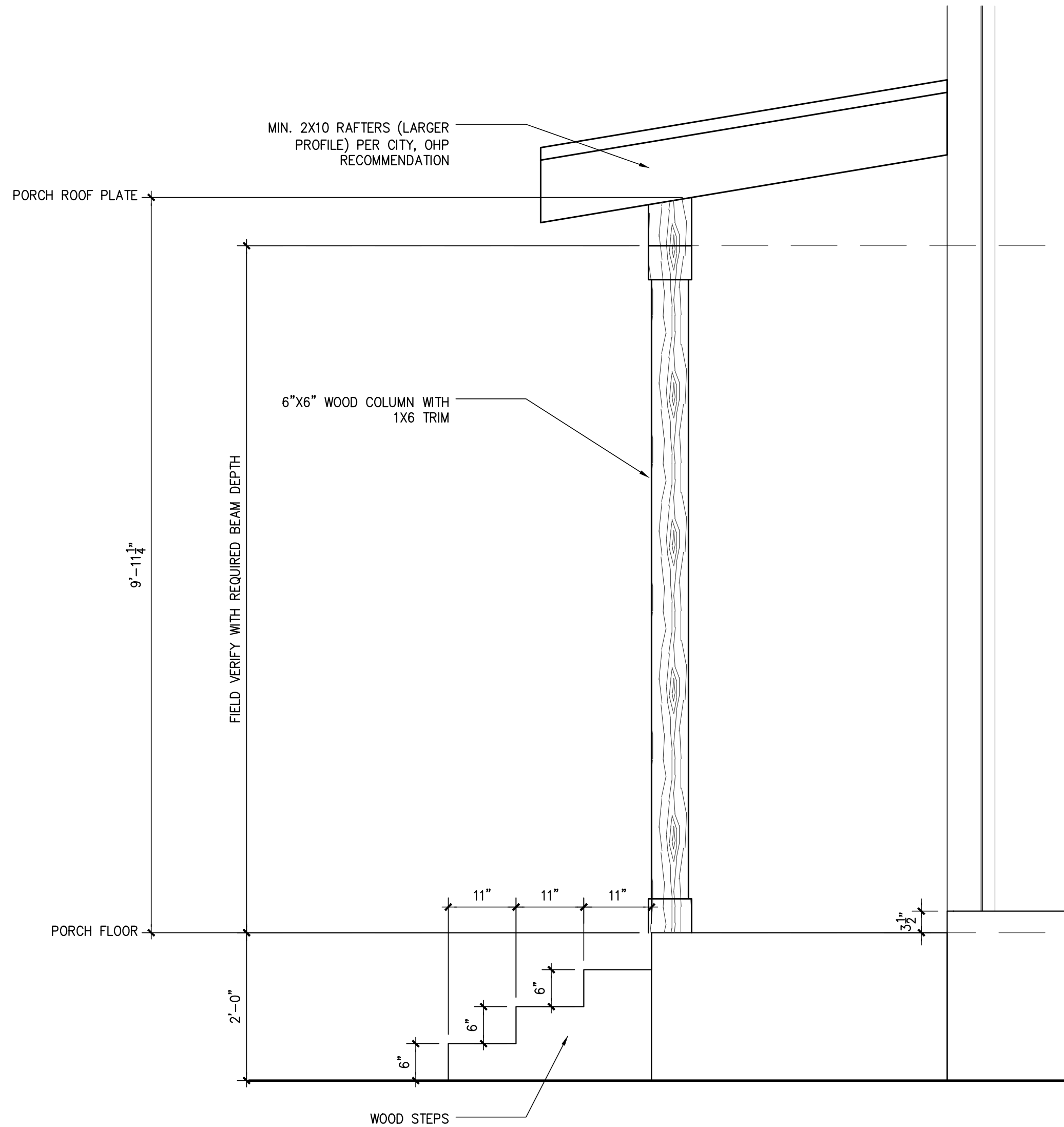
2 WINDOW HEAD DETAIL

SCALE: 3"=1'-0"



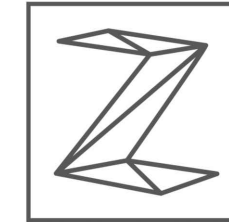
3 WINDOW SILL DETAIL

SCALE: 3"=1'-0"



4 COLUMN DETAIL

SCALE: 3/4"=1'-0"



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ISSUE		
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## WALL SECTION AND DETAILS

PROJECT NO.	17-140
DATE:	01.19.2018
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

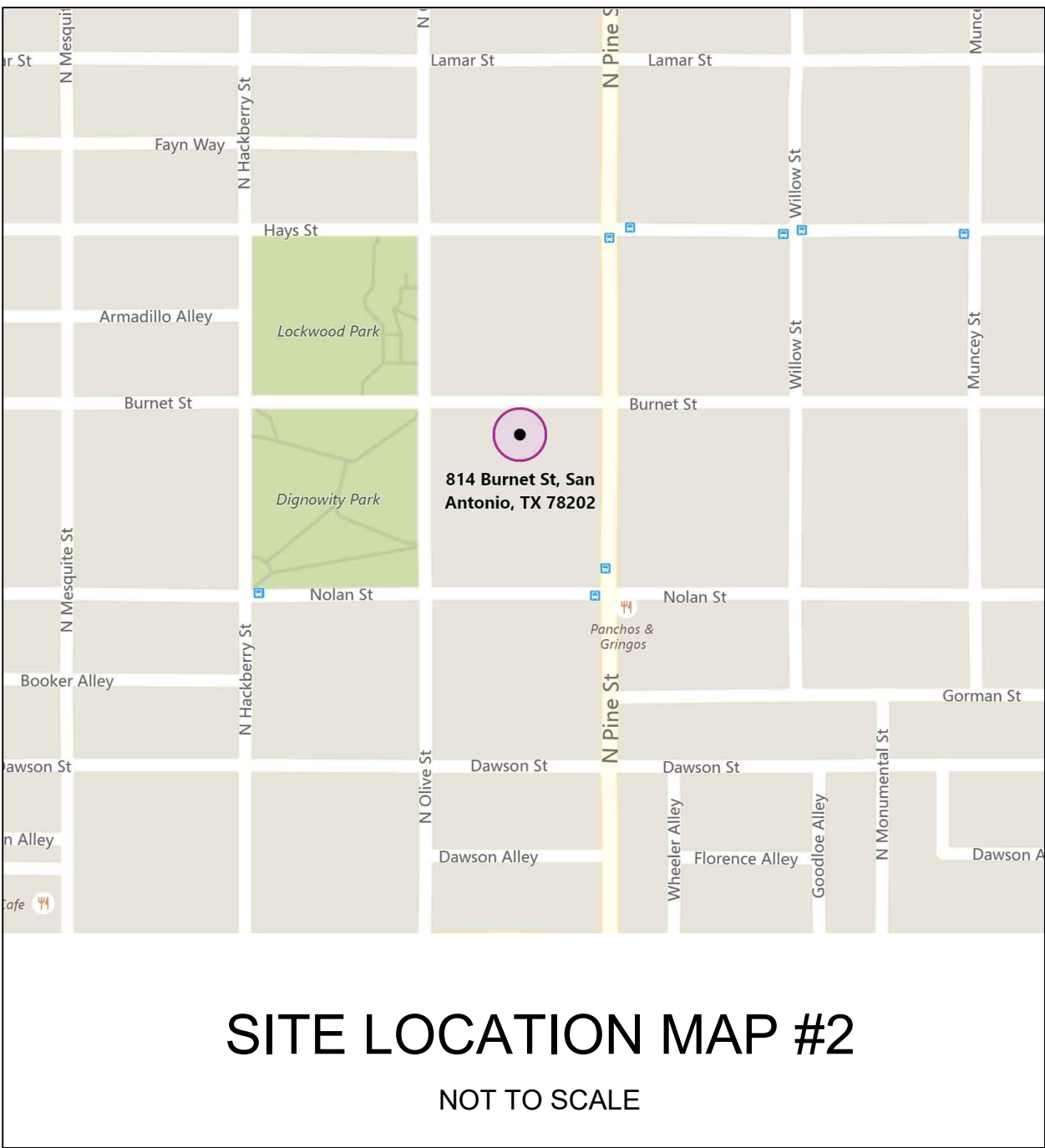
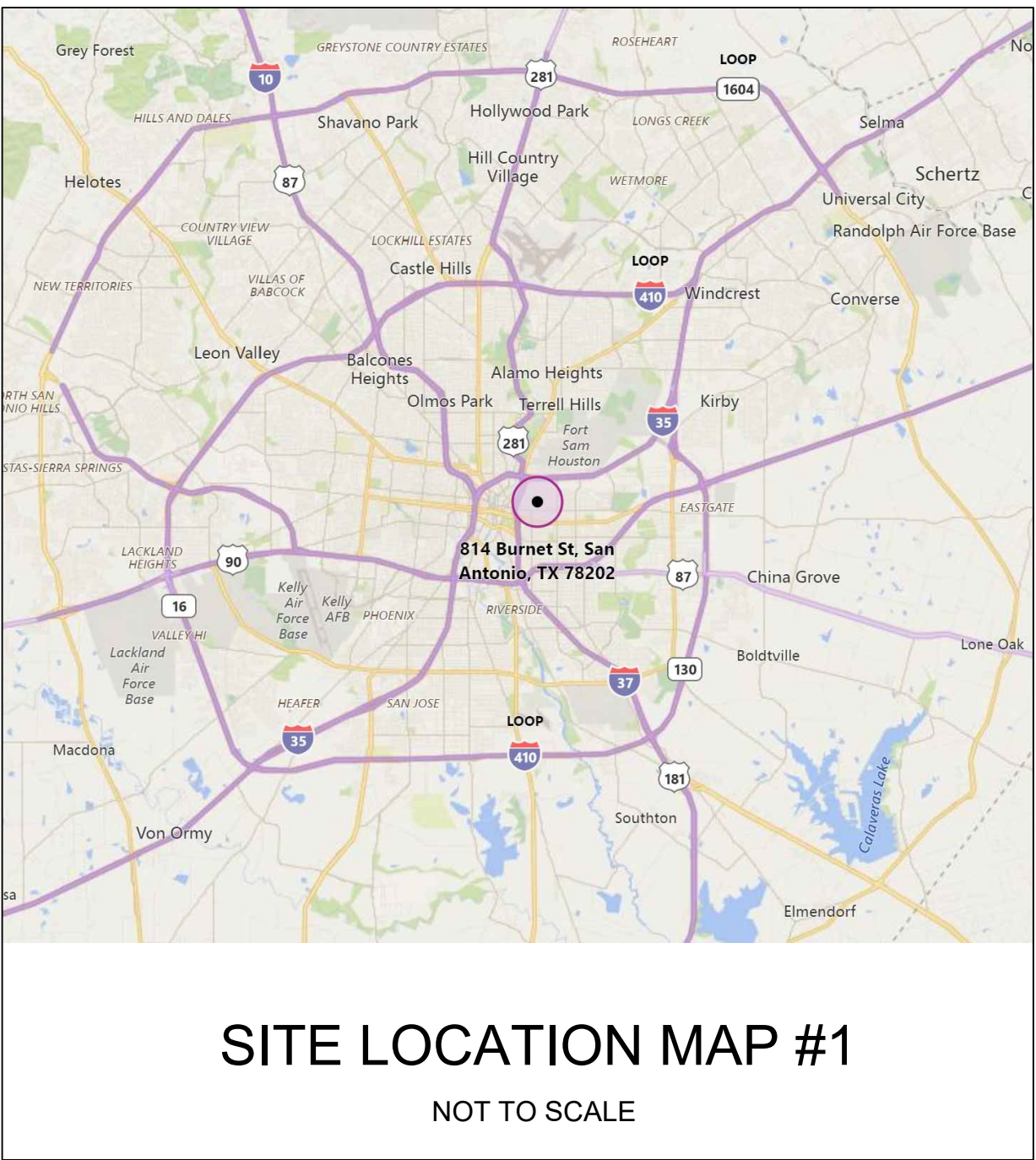
PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683

A300



# NEW SINGLE FAMILY RESIDENCE

## 814 BURNET ST. - LOT 19, SAN ANTONIO, TX 78202



## GENERAL NOTES

- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETIN, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCES, A.D.A. T.A.S., AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
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NOT DRAWN YET	

## ARCHITECT

### ZIGA ARCHITECTURE STUDIO, PLLC

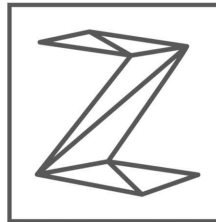
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WWW.STUDIOZIGA.COM

## CODE INFORMATION

2015 INTERNATIONAL RESIDENTIAL CODE  
2015 IECC

## BUILDING DATA

SQ. FT.:	897 S.F.	FIRST FLOOR S.F.
	897 S.F.	SECOND FLOOR S.F.
	1,794 S.F.	TOTAL LIVING S.F.
156 S.F.	FRONT PORCH	
18 S.F.	REAR DECK	



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### COVER SHEET

PROJECT NO.	17-140
DATE:	01.19.2018
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT: FELIX J. ZIGA JR., AIA TEXAS LICENSE NO. 24683	

CS





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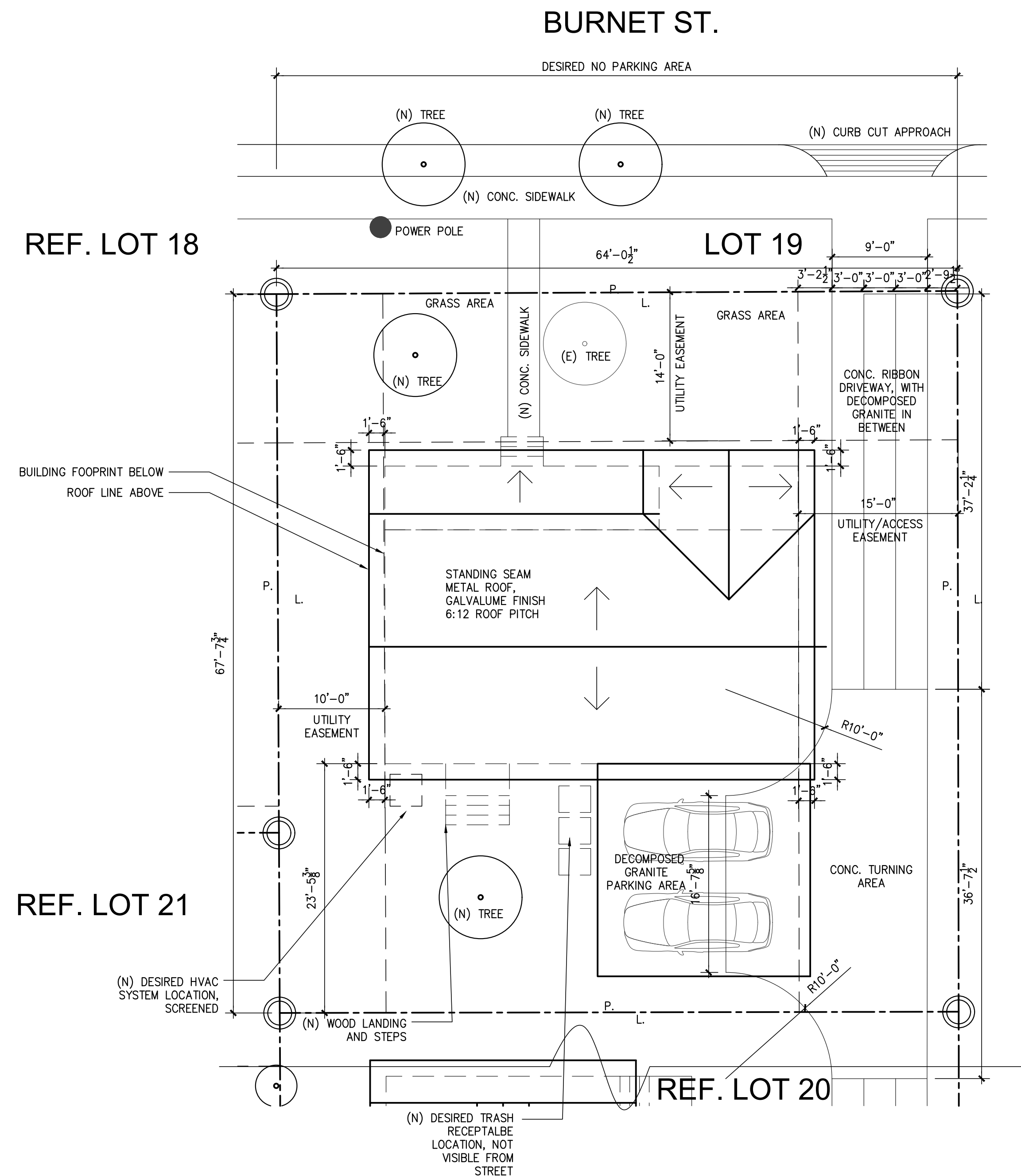
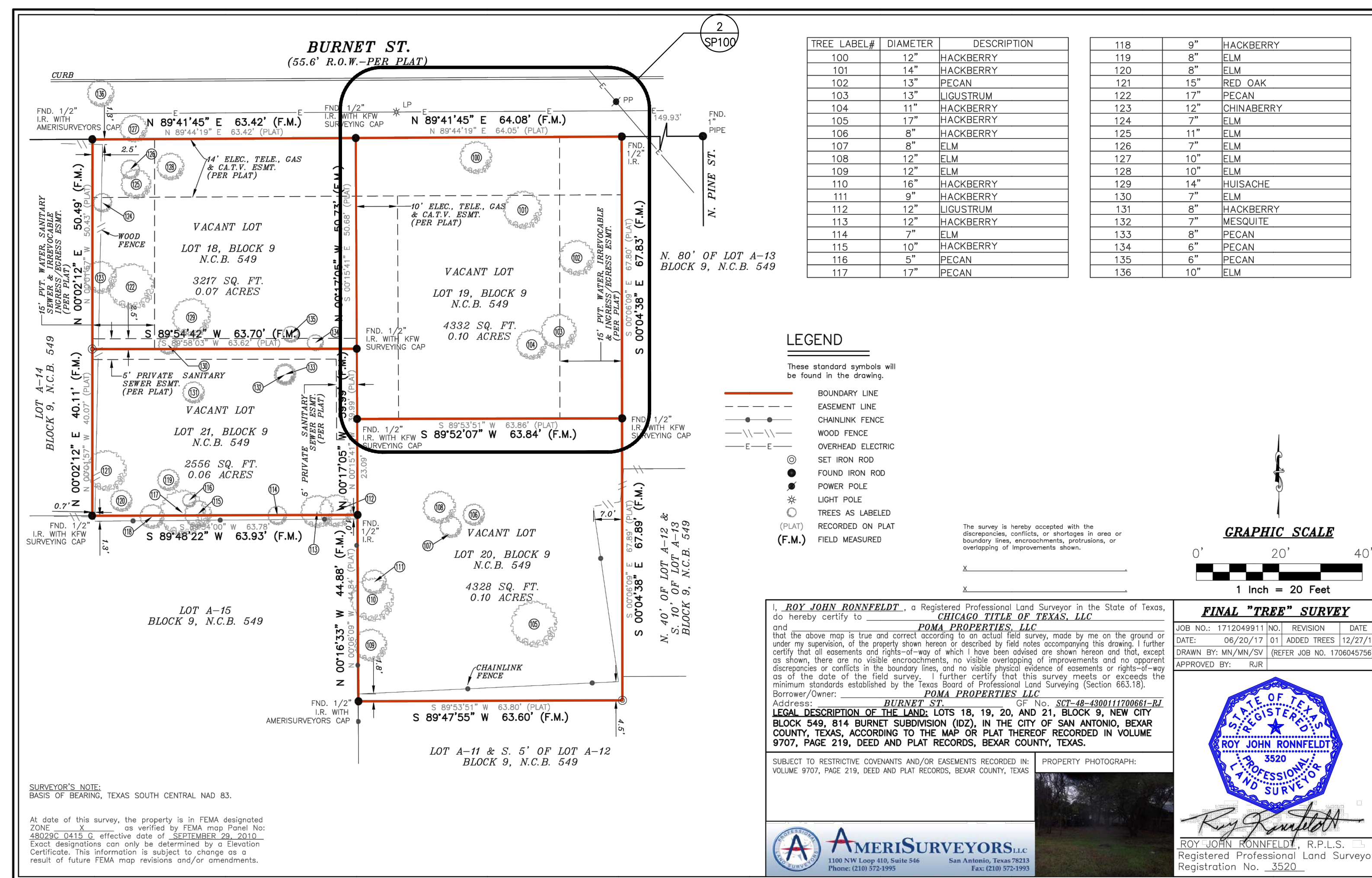
ISSUE		
#	DATE	DESCRIPTION
1	01/19/18	HDRC SET

SURVEY & PROPOSED  
SITE / ROOF PLAN

PROJECT NO.	17-140
DATE:	01.19.2018
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683

SP|OC



## 1 SURVEY BY OTHERS

SCALE: 1"=20'

## 2 PROPOSED SITE PLAN

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



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814 BURNET ST. - LOT 19  
SAN ANTONIO, TX 78212  
POMA PROPERTIES, LLC

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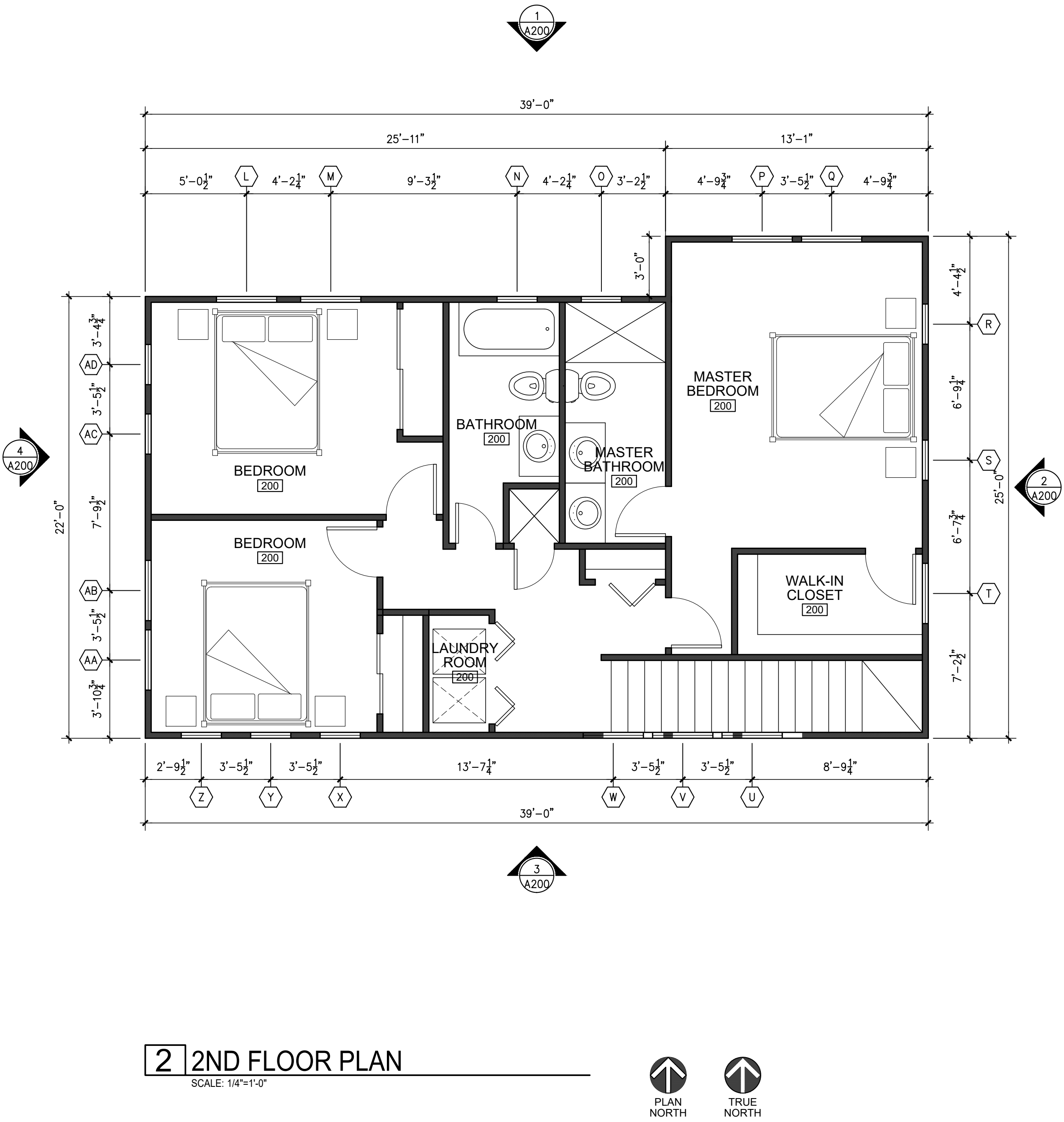
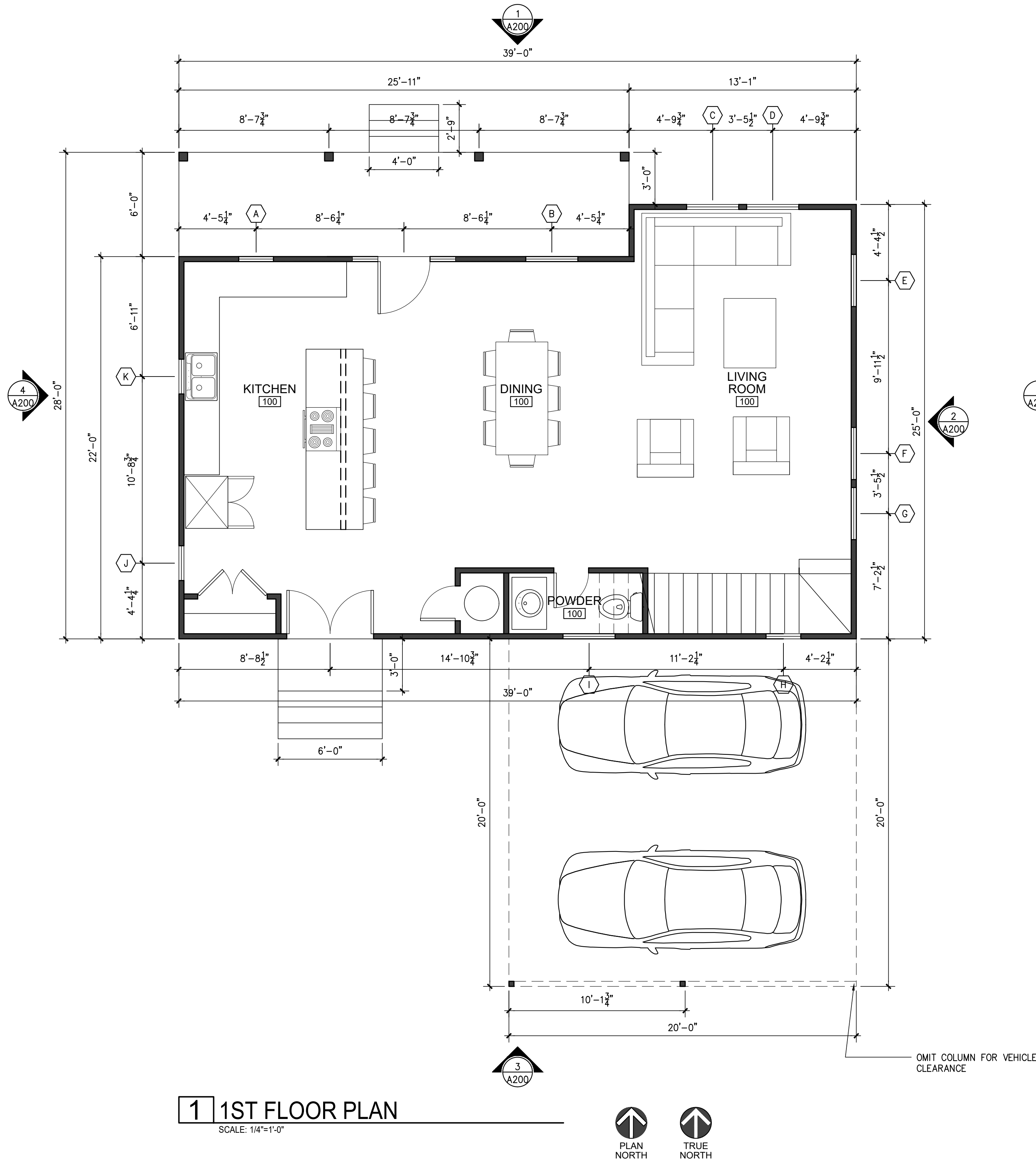
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ISSUE		
#	DATE	DESCRIPTION
1	01/19/18	HDRC SET

PROPOSED FLOOR  
PLANS

PROJECT NO.	17-140
DATE:	01.19.2018
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO.	24683

A100







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ISSUE		
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## PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.	17-140
DATE:	01.19.2018
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

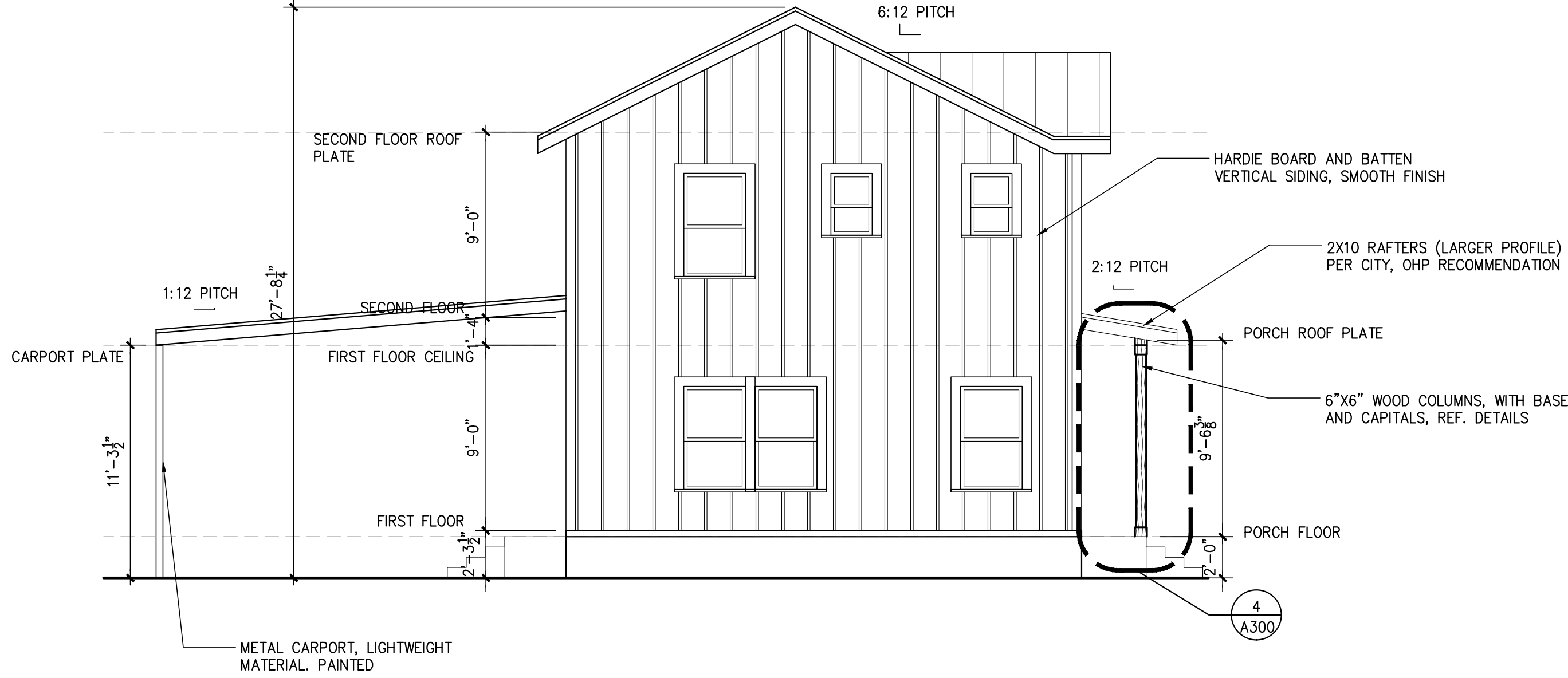
PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683

A200



1 FRONT ELEVATION

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



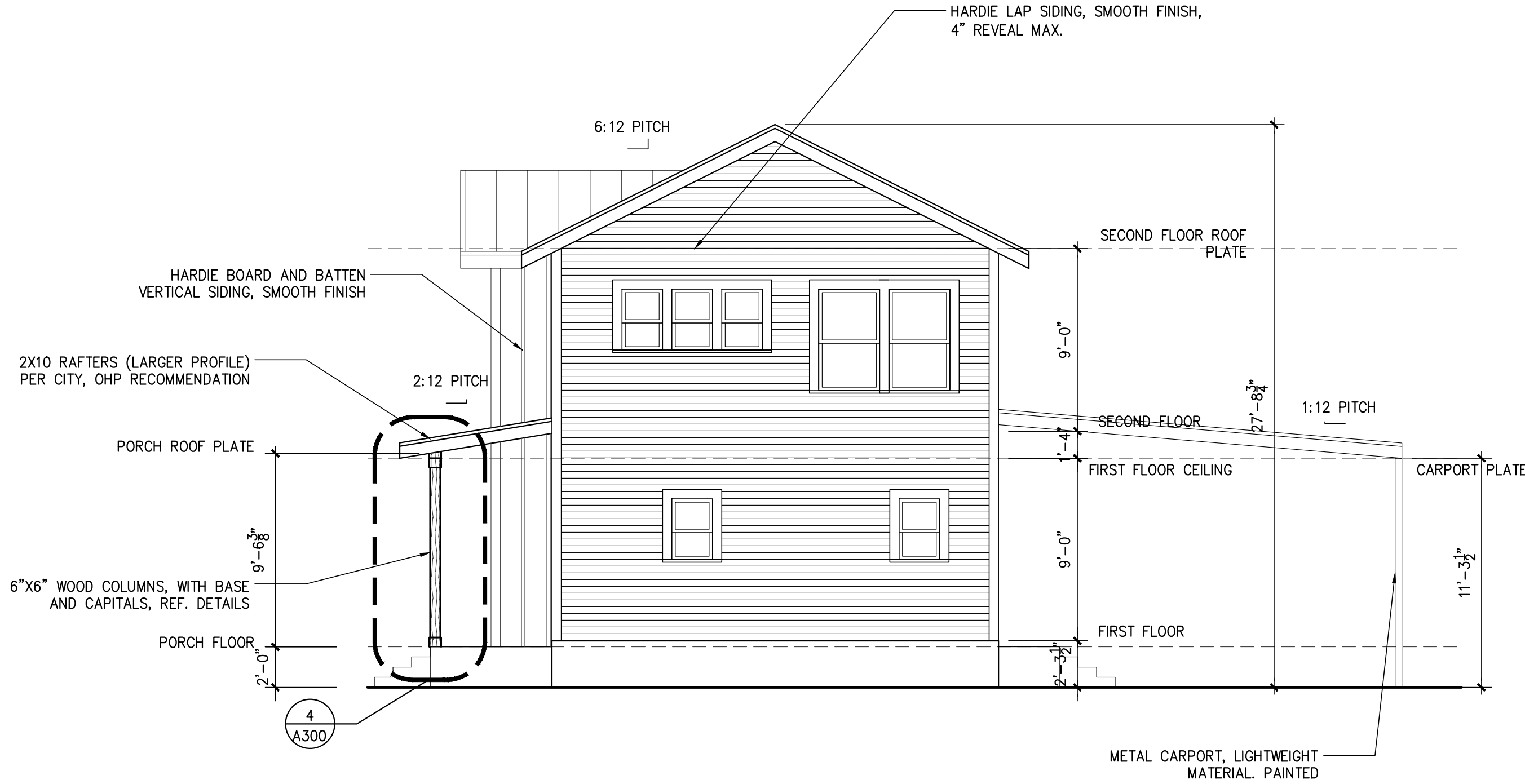
2 EAST ELEVATION

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



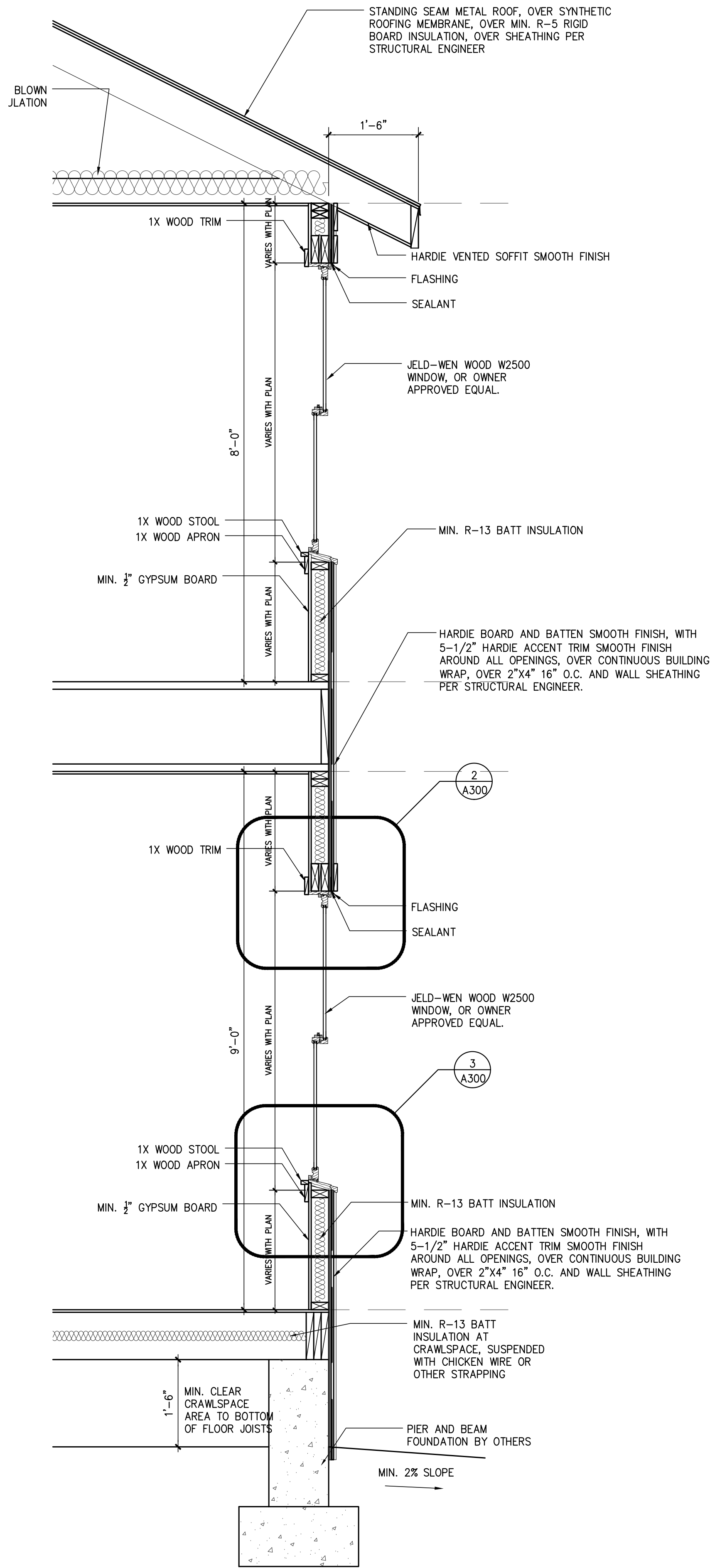
3 SOUTH ELEVATION

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



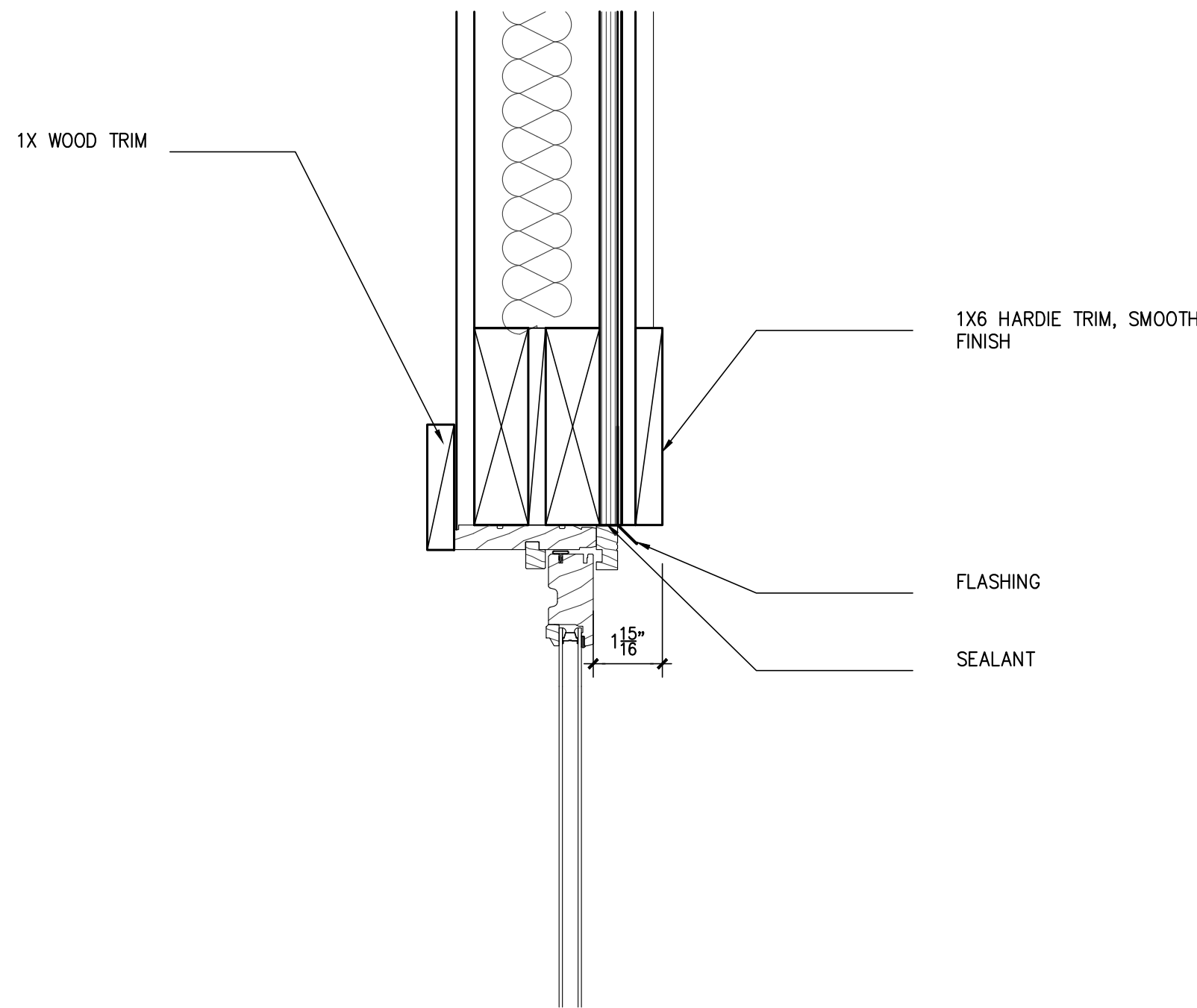
4 NORTH ELEVATION

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



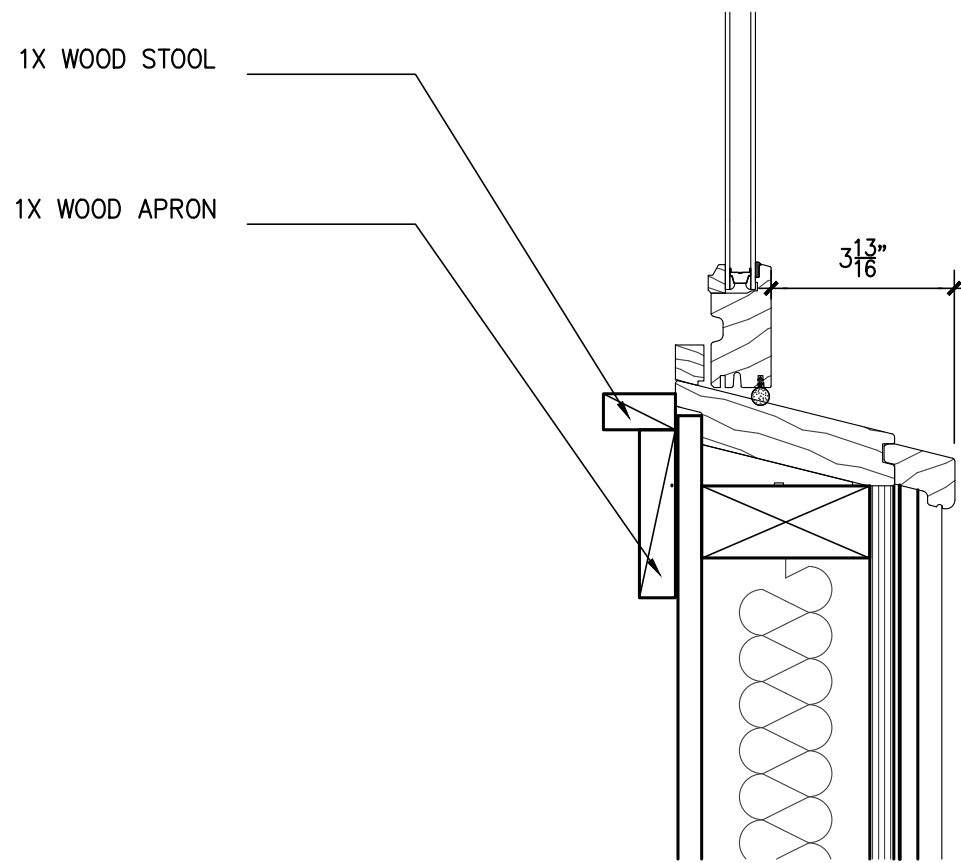
1 WALL SECTION

SCALE: 3/4"=1'-0"



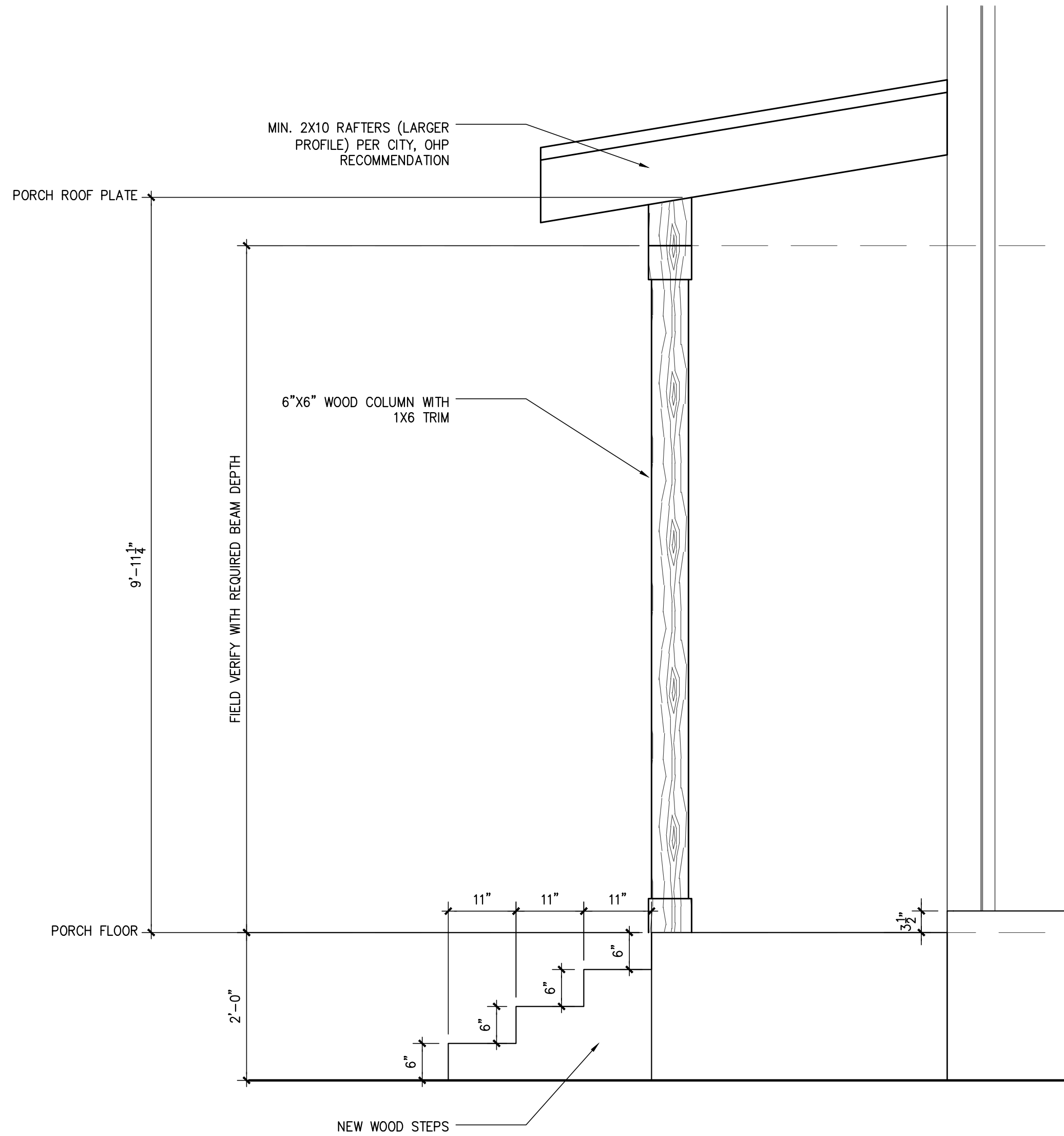
2 WINDOW HEAD DETAIL

SCALE: 3"=1'-0"



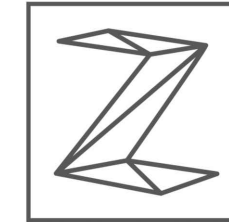
3 WINDOW SILL DETAIL

SCALE: 3"=1'-0"



4 COLUMN DETAIL

SCALE: 3/4"=1'-0"



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## WALL SECTION AND DETAILS

PROJECT NO.	17-140
DATE:	01.19.2018
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

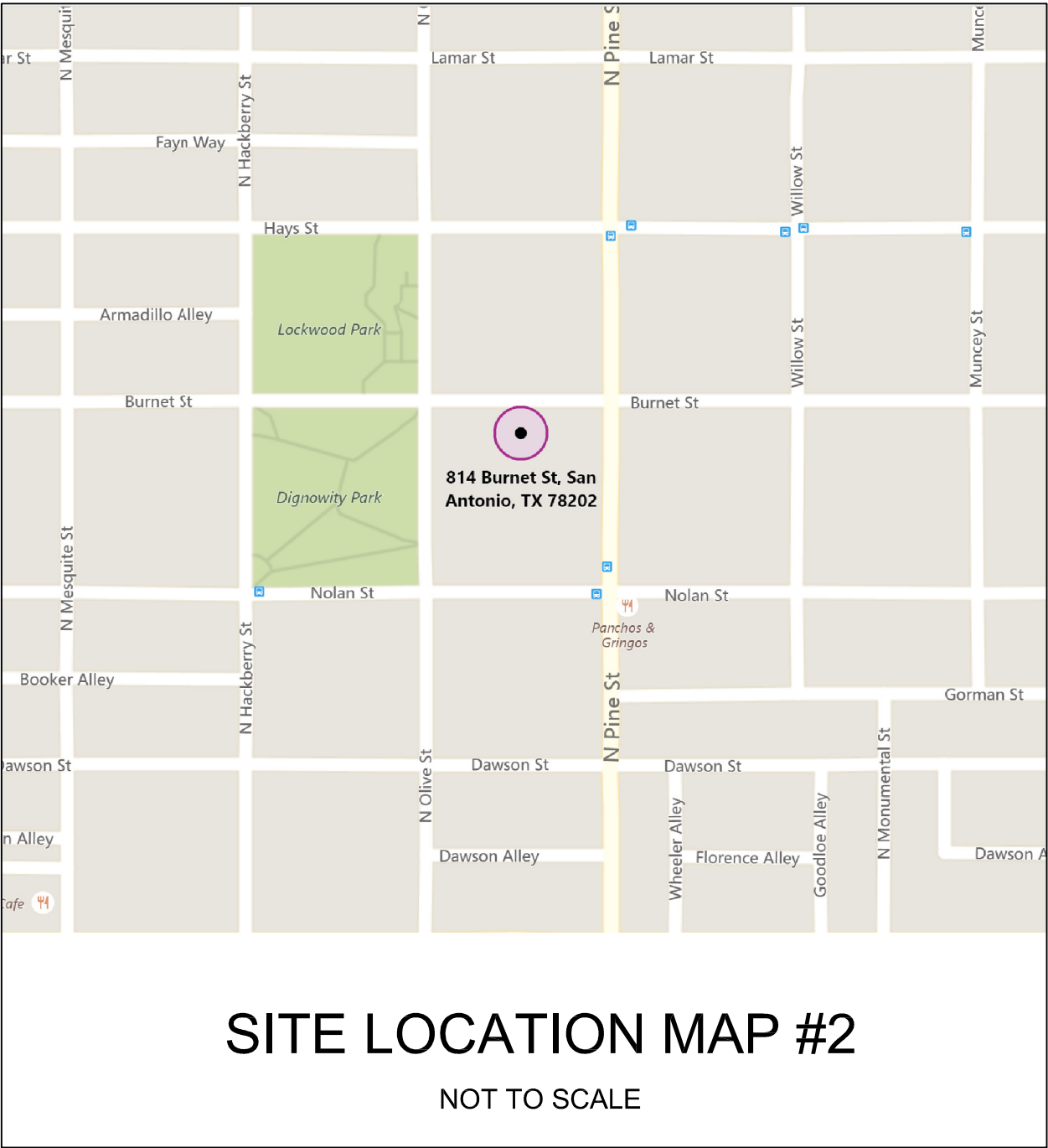
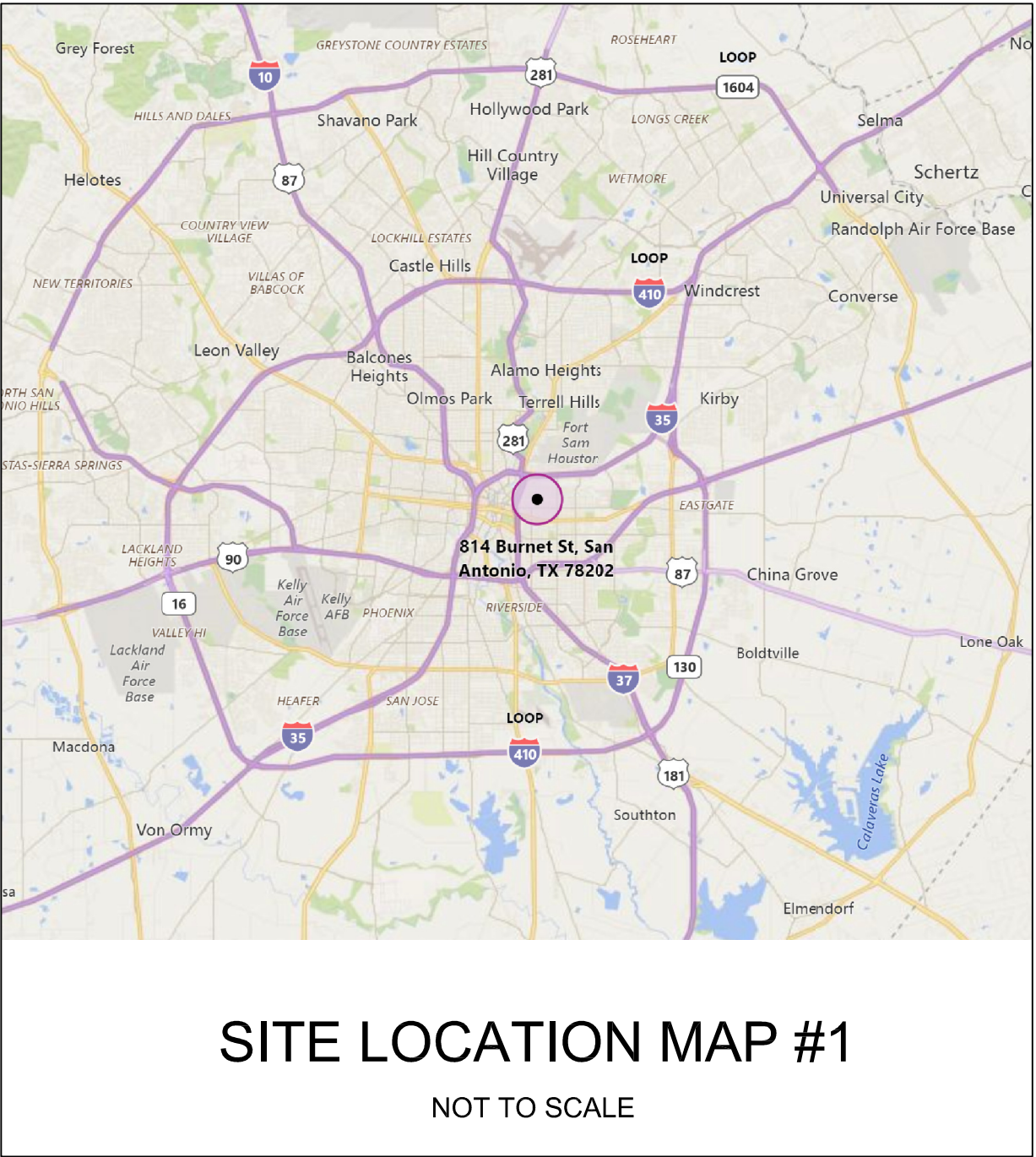
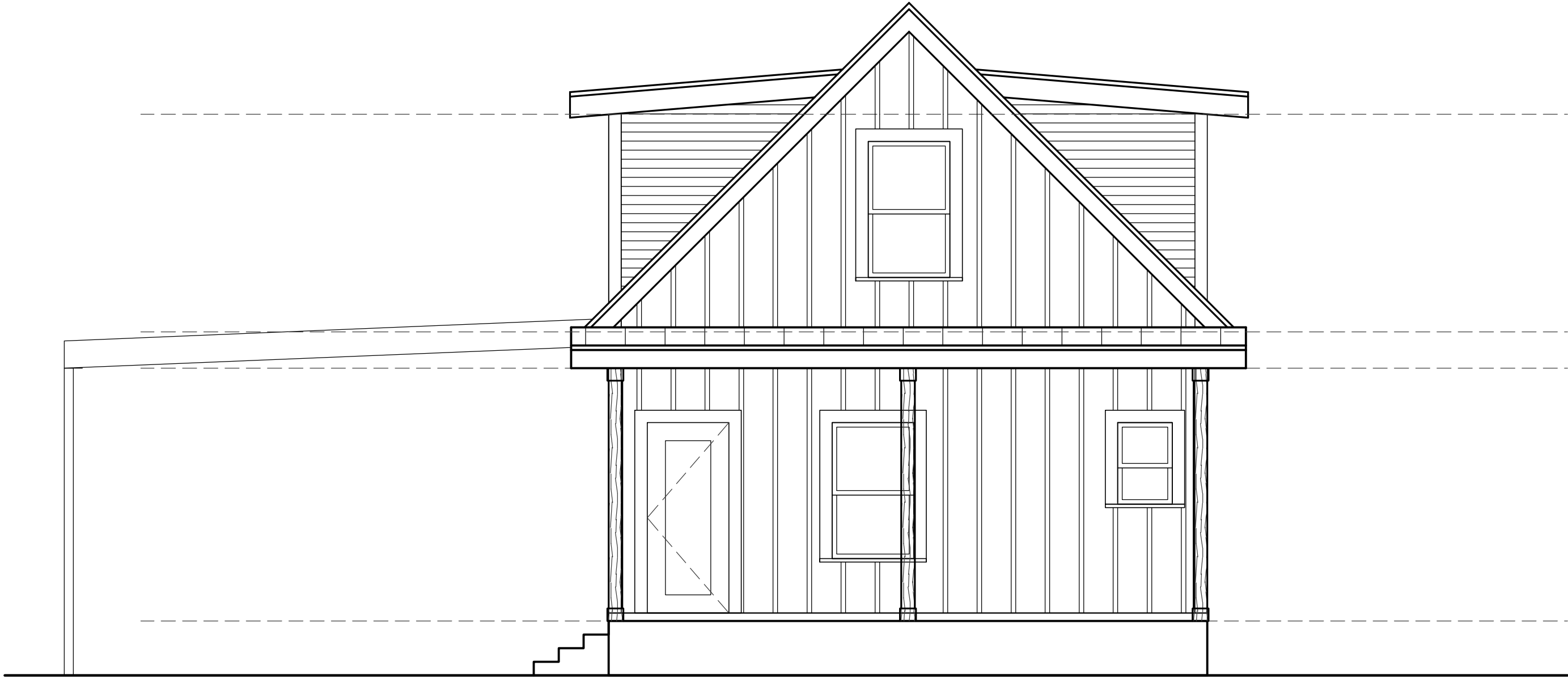
PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683

A300



# NEW SINGLE FAMILY RESIDENCE

## 814 BURNET ST. - LOT 20, SAN ANTONIO, TX 78202



## GENERAL NOTES

- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETIN, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCES, A.D.A. T.A.S., AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.

- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER SHALL VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER, AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN 10 DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN 4 COPIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
- ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH 2 PART SEALANT EACH SIDE.
- THE GENERAL CONTRACTOR SHALL PROVIDE (1) COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
- UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS ARE TO FACE OF CURB, FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.

## SHEET INDEX

CS	COVER SHEET
SP100	SITE/ROOF PLAN
A100	PROPOSED FLOOR PLAN
A200	PROPOSED EXTERIOR ELEVATIONS
A300	WALL SECTION AND DETAILS
A500	ELECTRICAL/REFLECTED CEILING PLAN
A600	DOOR SCHEDULES
A601	WINDOW SCHEDULES
NOT DRAWN YET	

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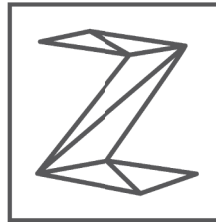
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## CODE INFORMATION

2015 INTERNATIONAL RESIDENTIAL CODE  
2015 IECC

## BUILDING DATA

SQ. FT.:	880 S.F.	FIRST FLOOR S.F.
	880 S.F.	SECOND FLOOR S.F.
	1,760 S.F.	TOTAL LIVING S.F.
88 S.F.	FRONT PORCH	



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### COVER SHEET

PROJECT NO.	17-140
DATE:	01.19.2018
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT: FELIX J. ZIGA JR., AIA TEXAS LICENSE NO. 24683	

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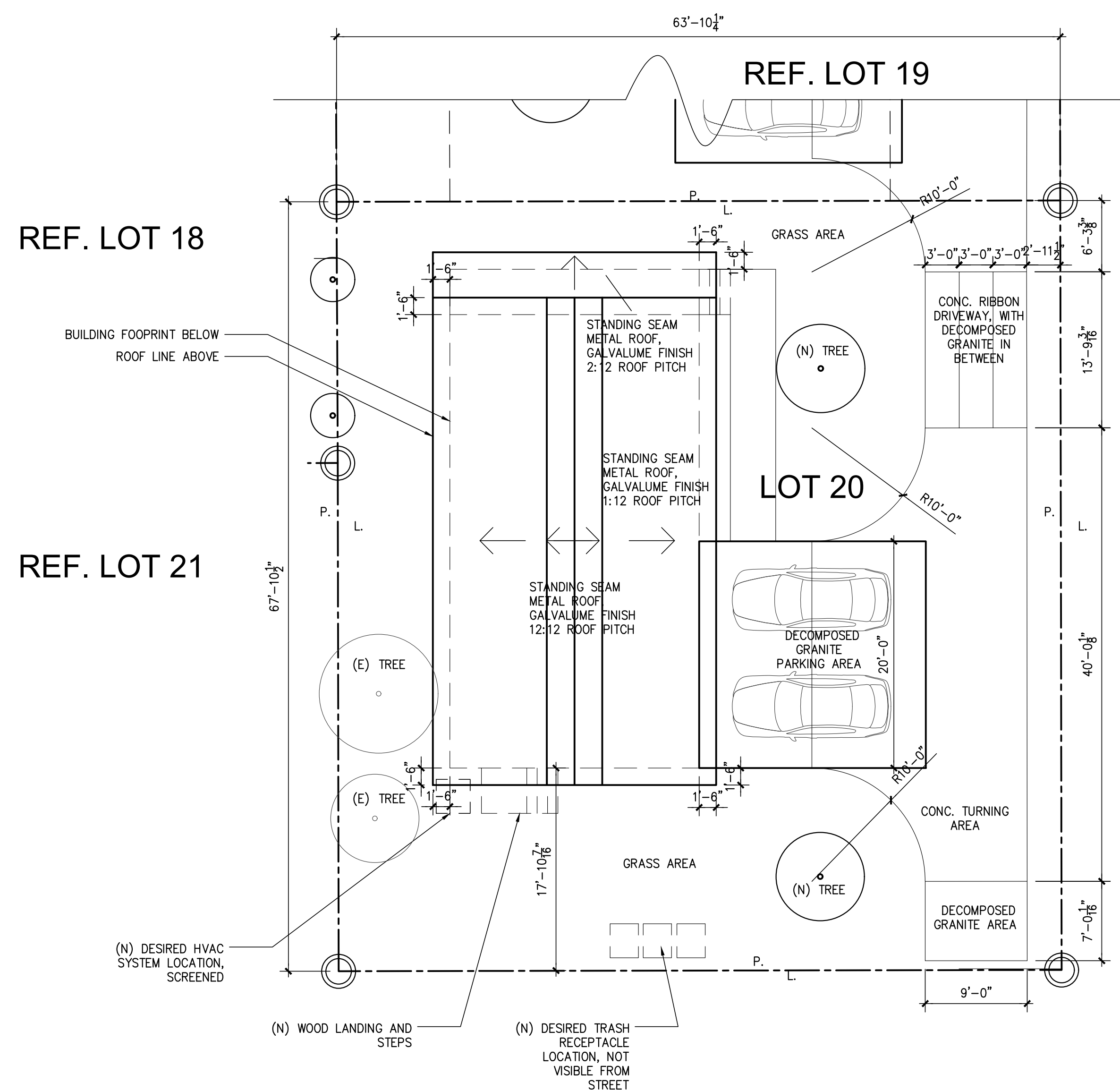
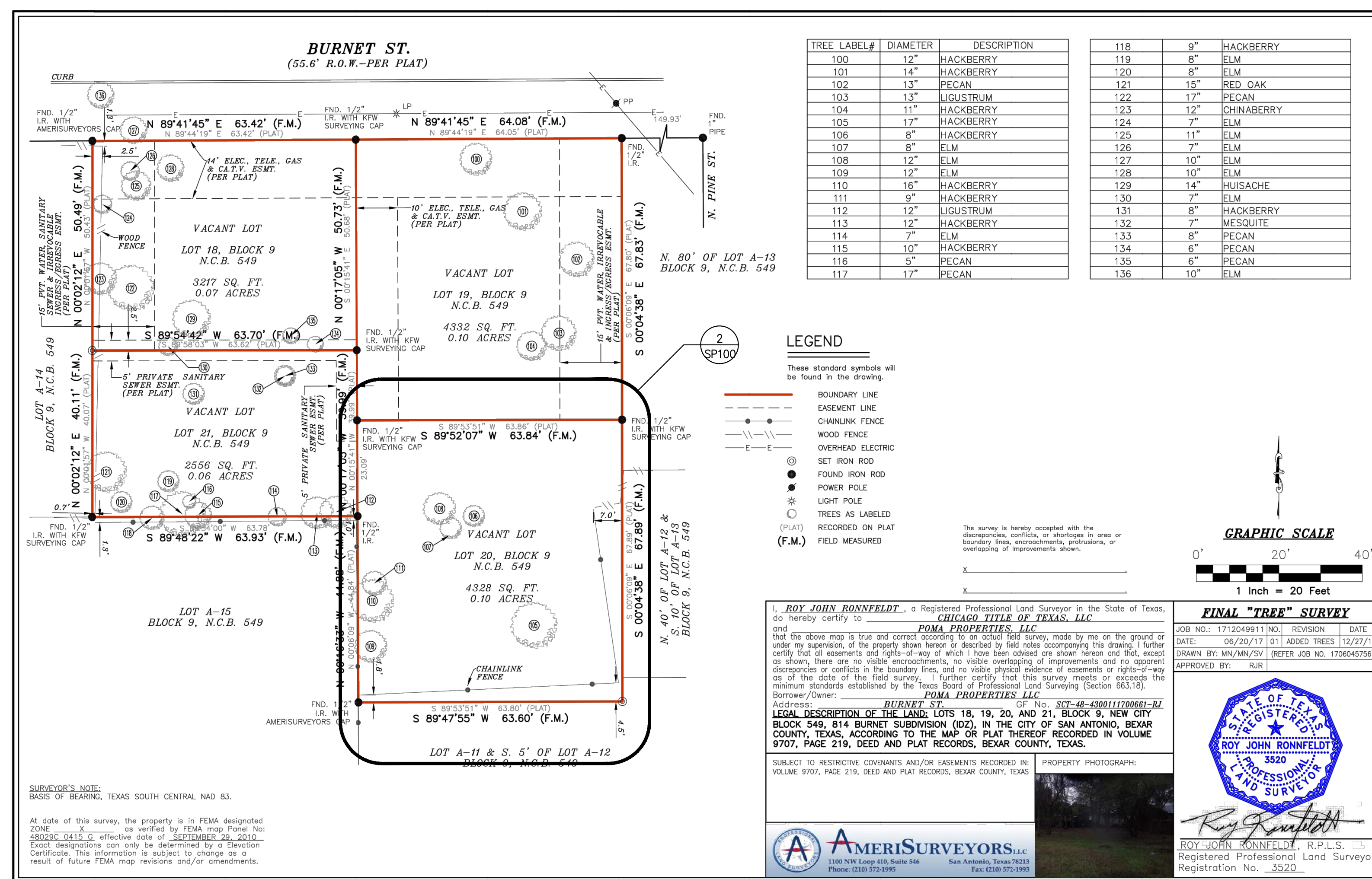
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SURVEY & PROPOSED  
SITE / ROOF PLAN

PROJECT NO.	17-140
DATE:	01.19.2018
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

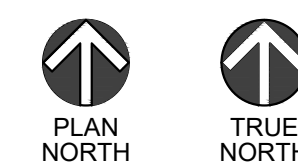
PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683

SP|OC



# 1 SURVEY BY OTHERS

## 2 PROPOSED SITE PLAN







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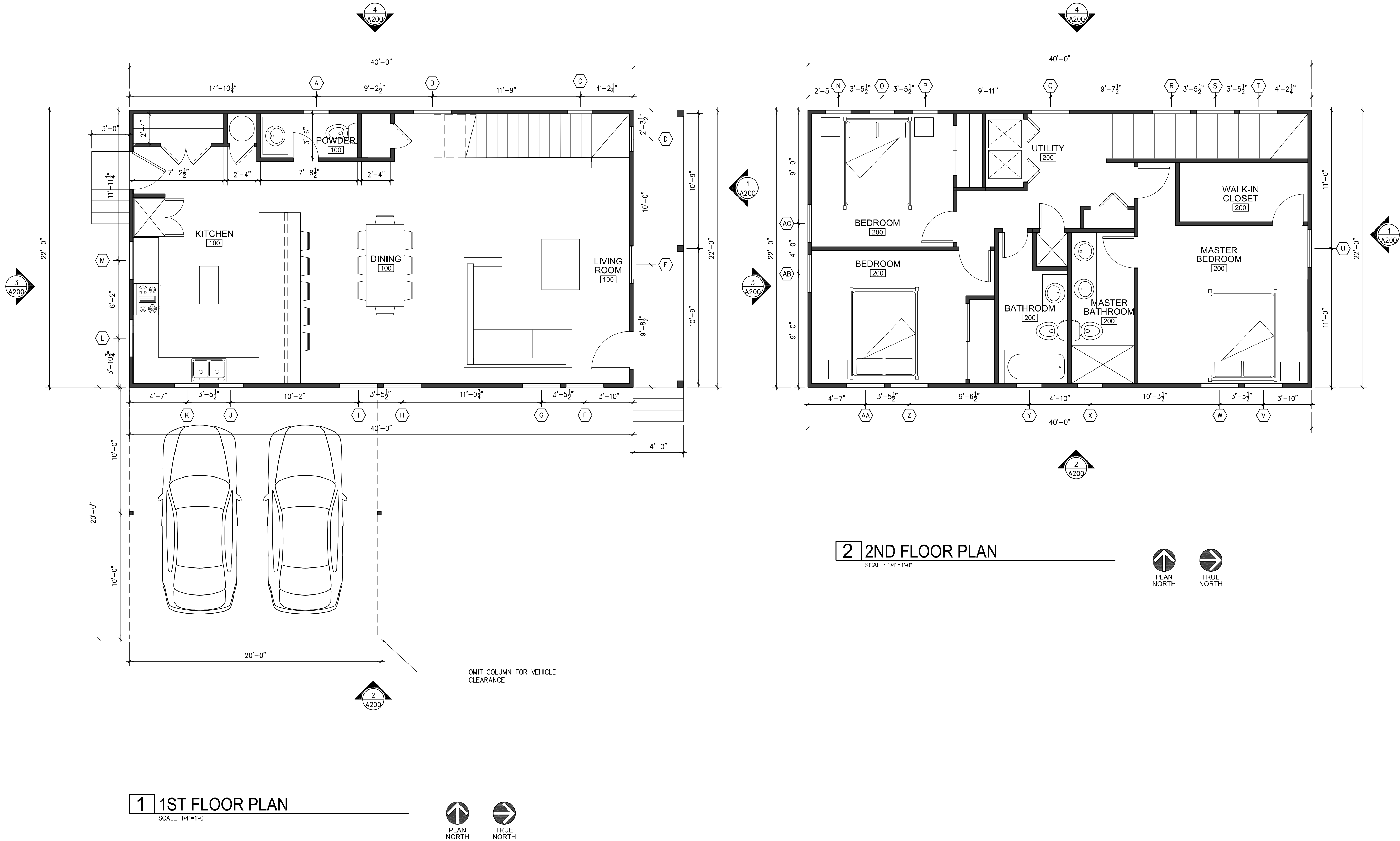
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PROPOSED FLOOR  
PLANS

PROJECT NO.	17-140
DATE:	01.19.2018
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:  
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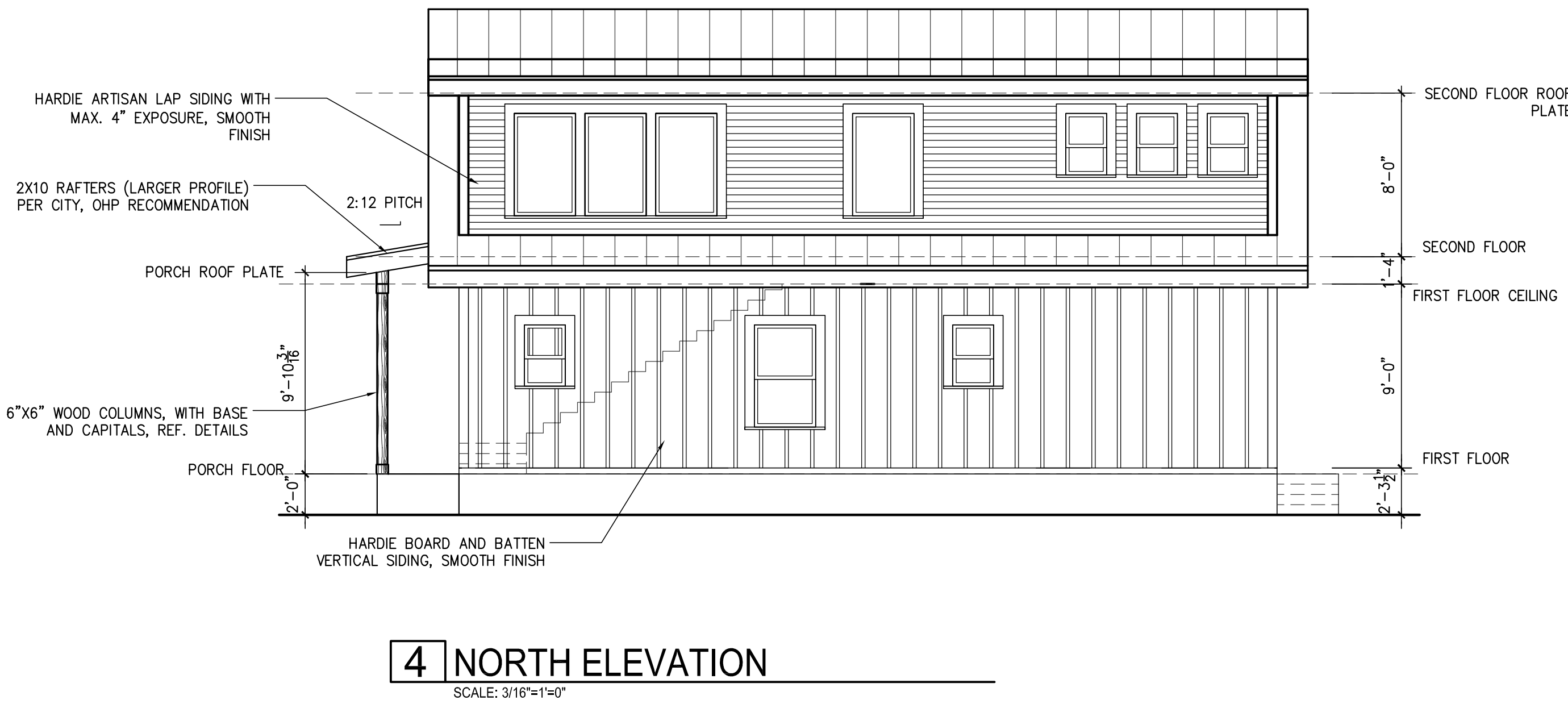
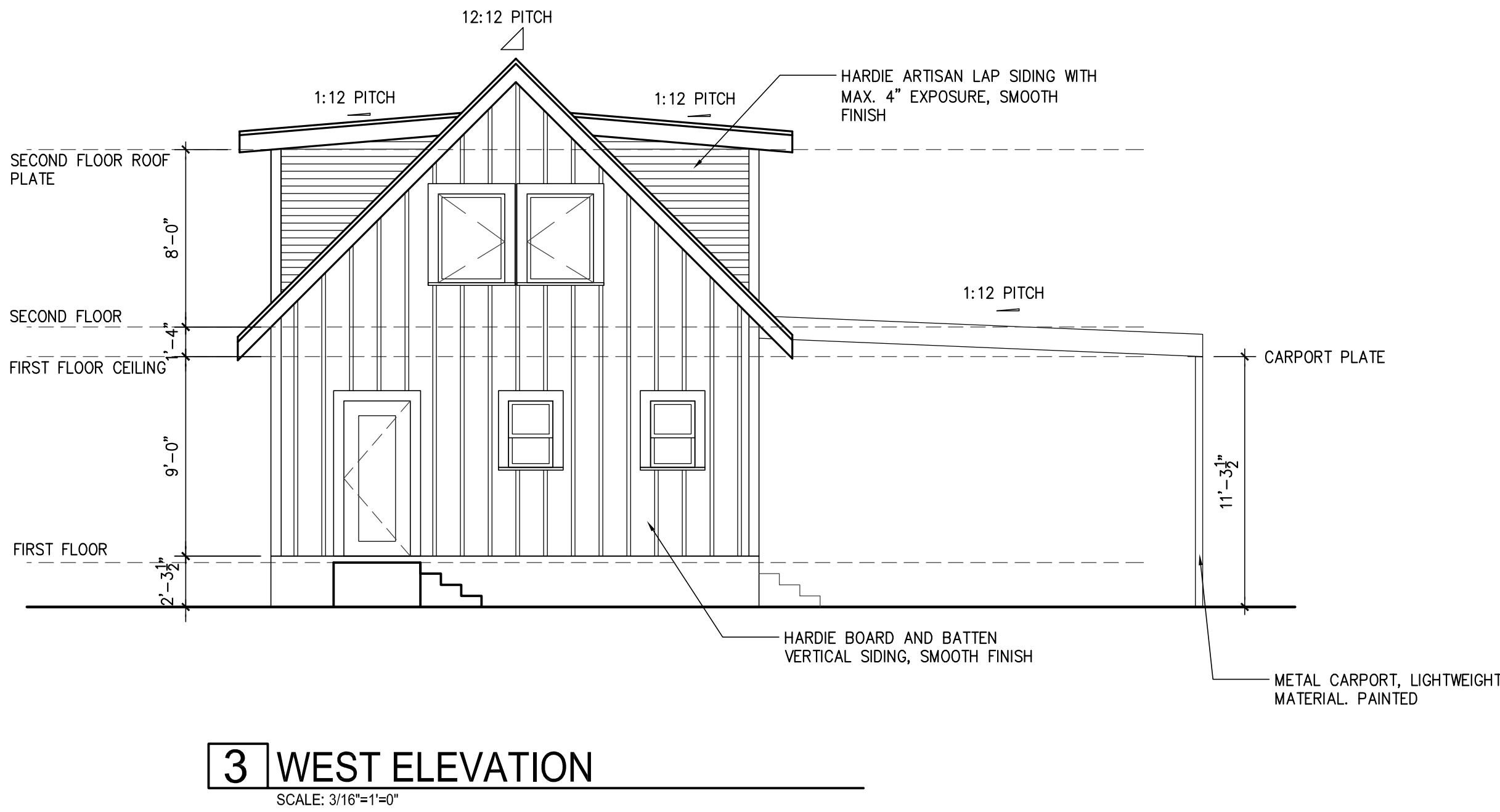
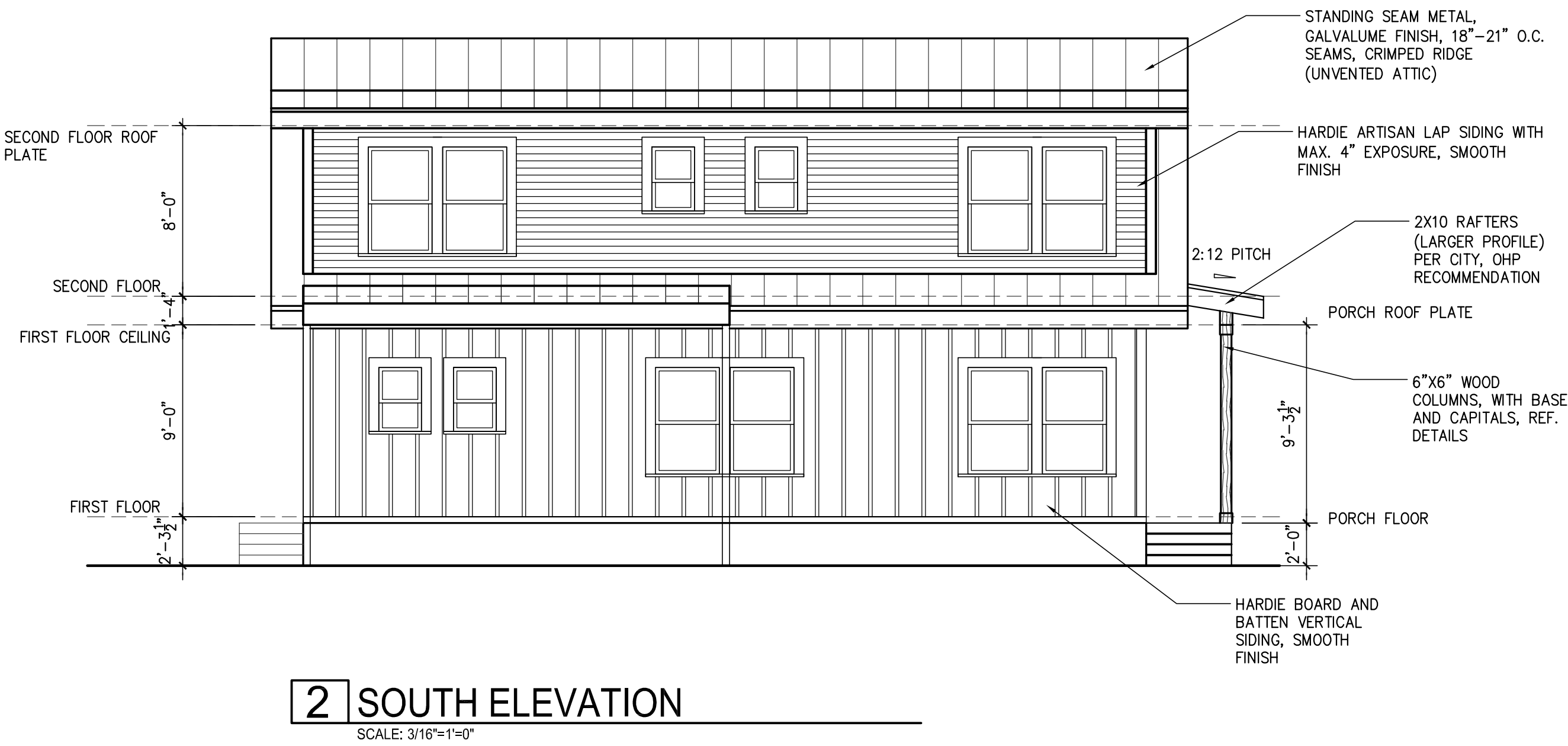
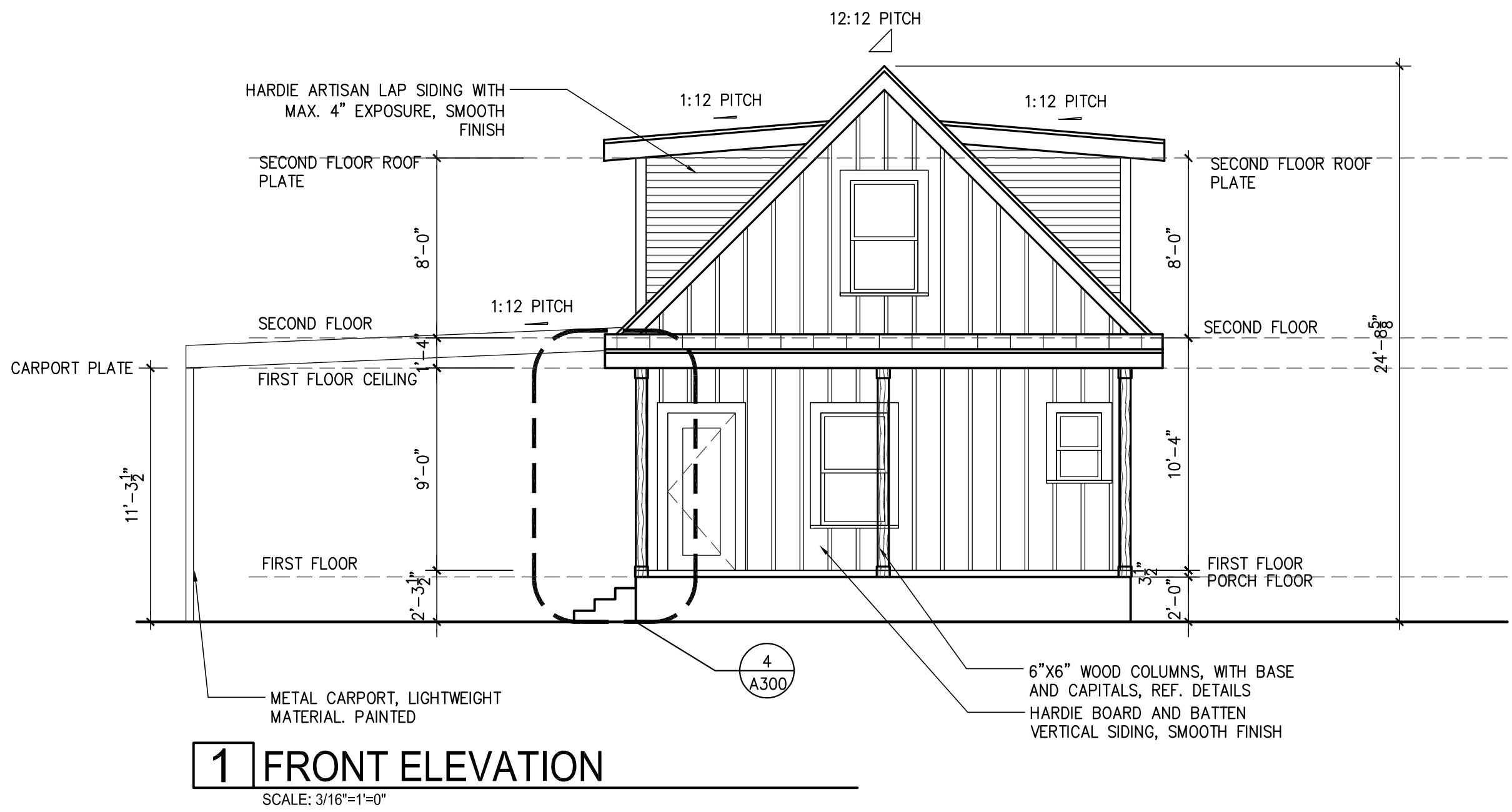
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## PROPOSED EXTERIOR ELEVATIONS

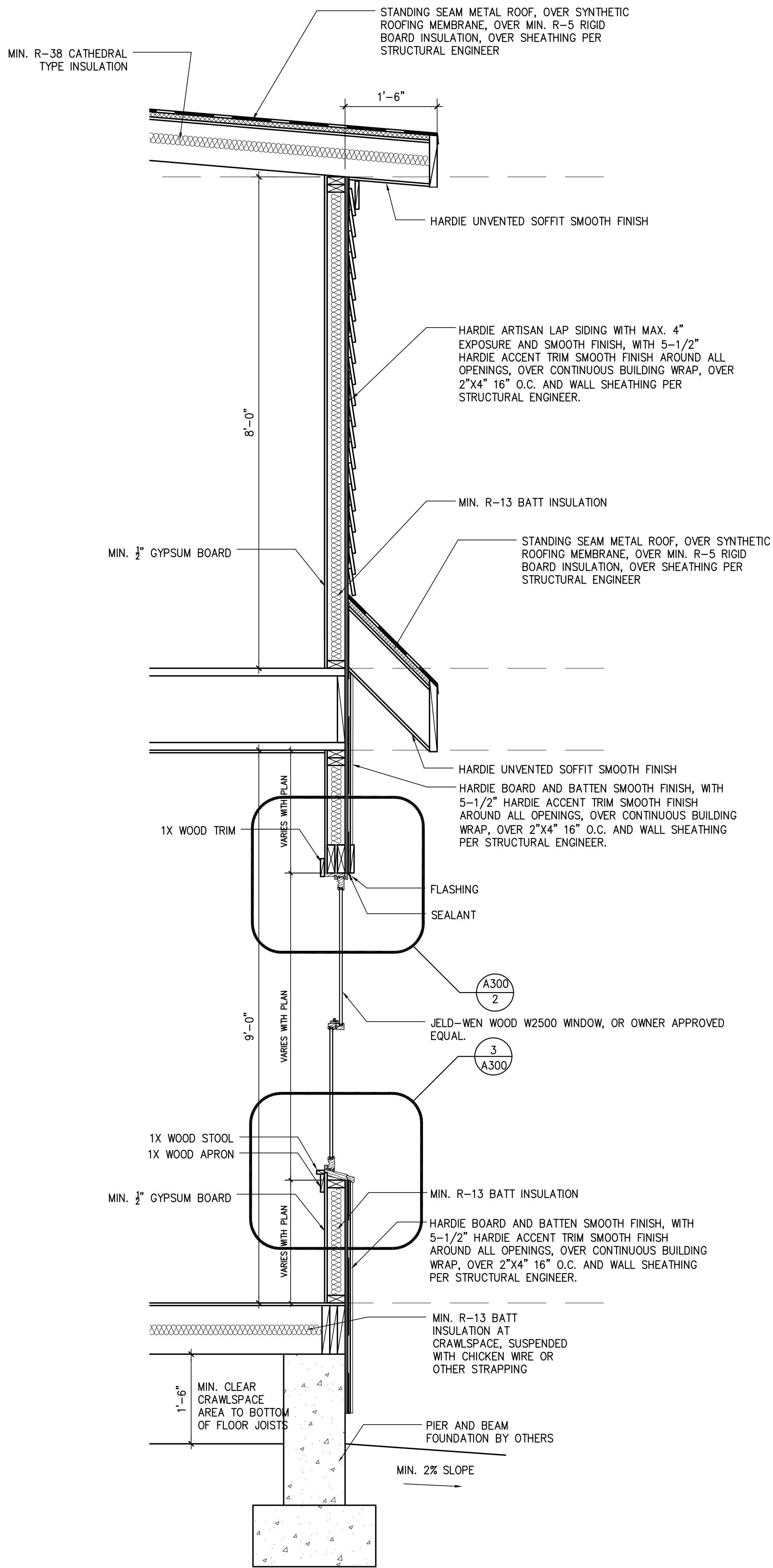
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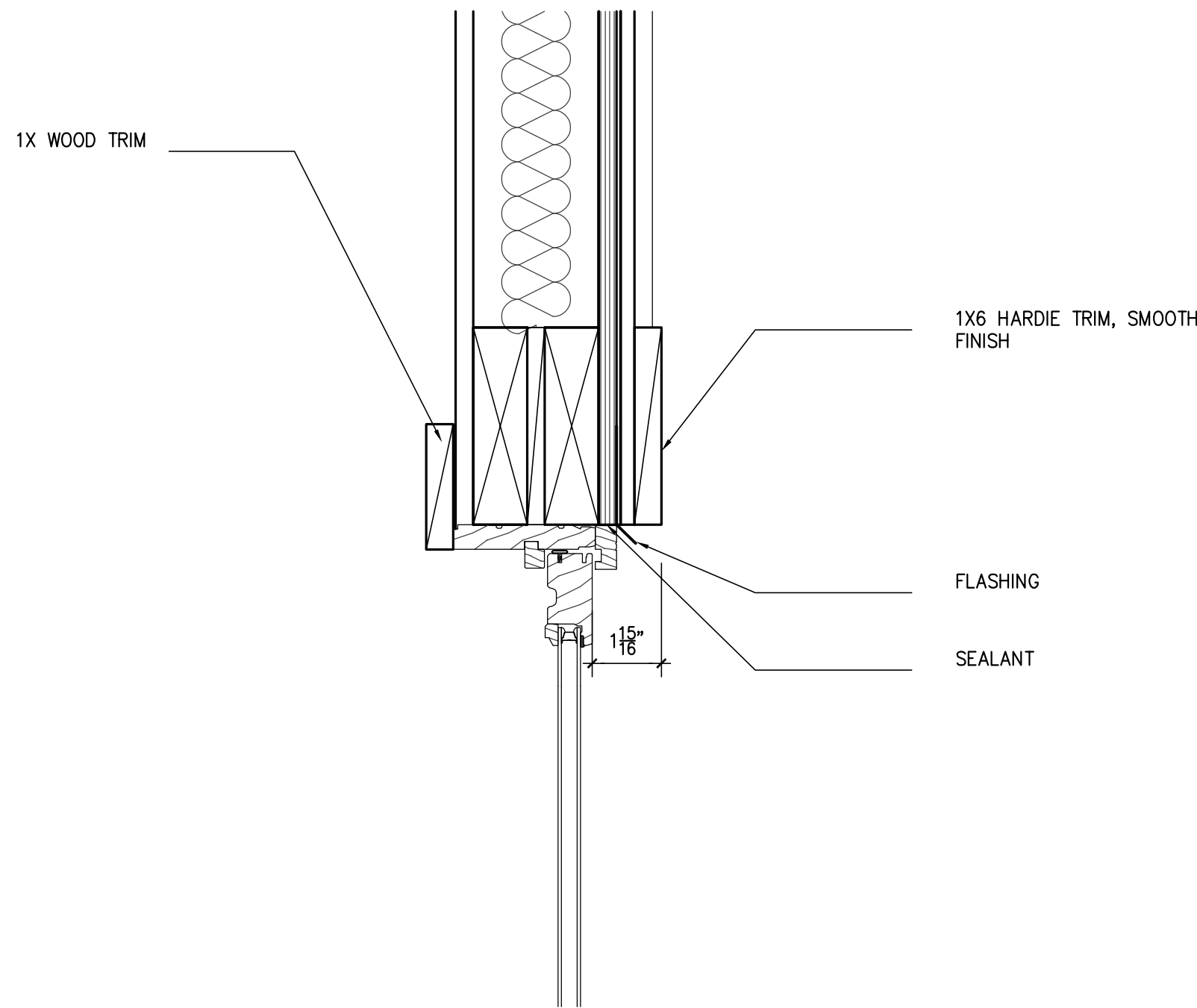






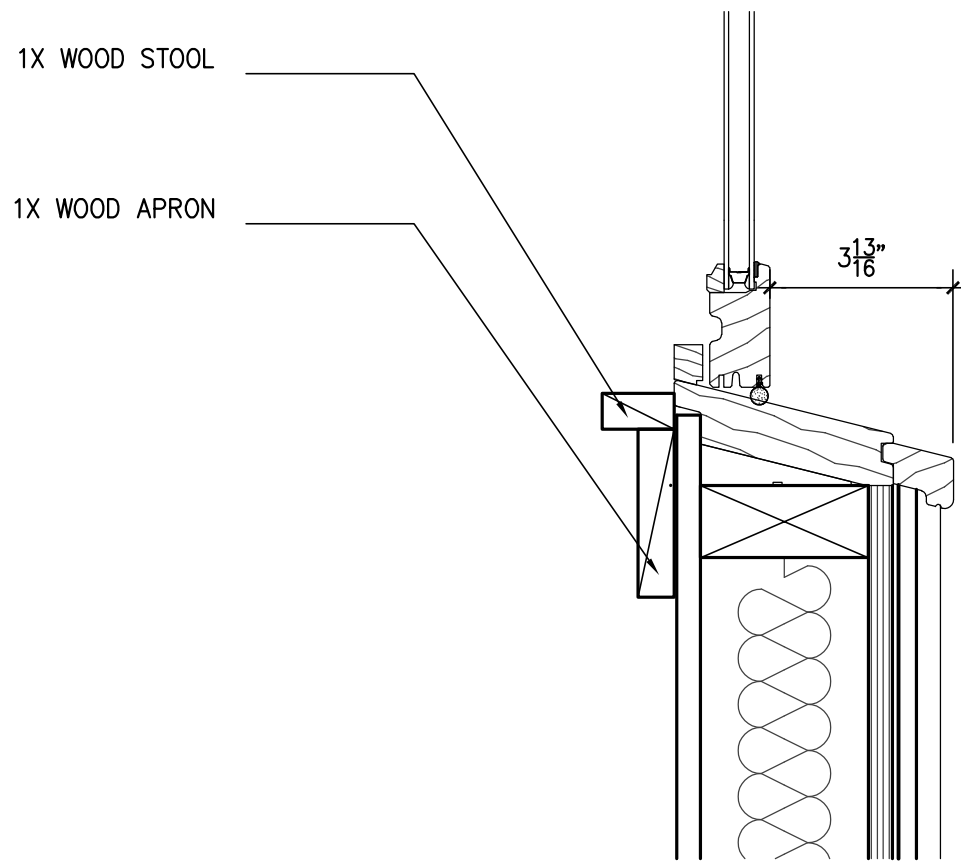
## 1 WALL SECTION

SCALE: 3/4"=1'-0"



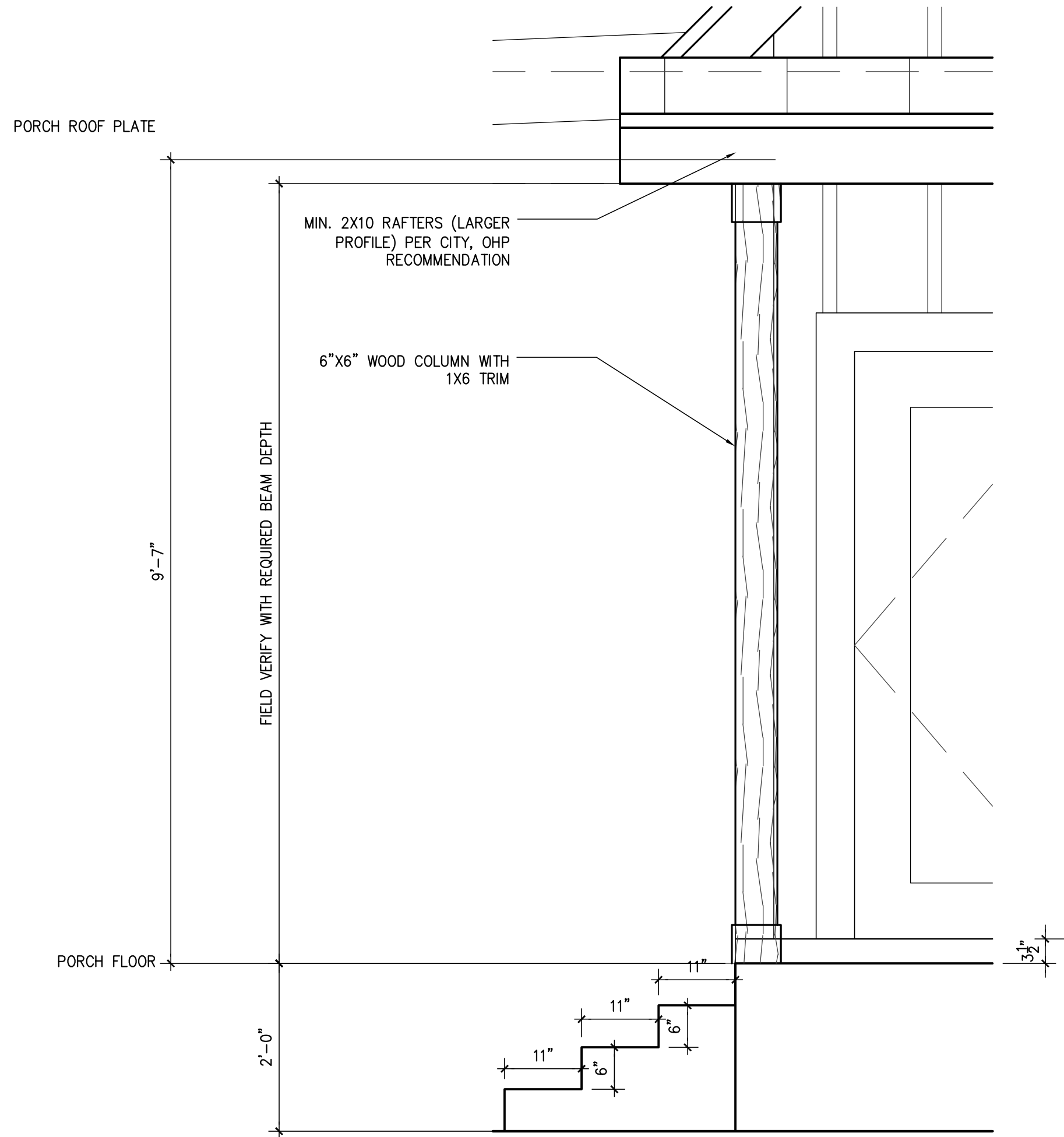
## 2 WINDOW HEAD DETAIL

SCALE: 3/4"=1'-0"



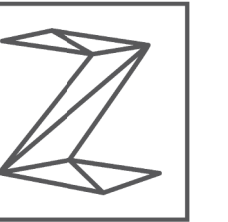
## 3 WINDOW SILL DETAIL

SCALE: 3/4"=1'-0"



## 4 COLUMN DETAIL

SCALE: 3/4"=1'-0"



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## WALL SECTION AND DETAILS

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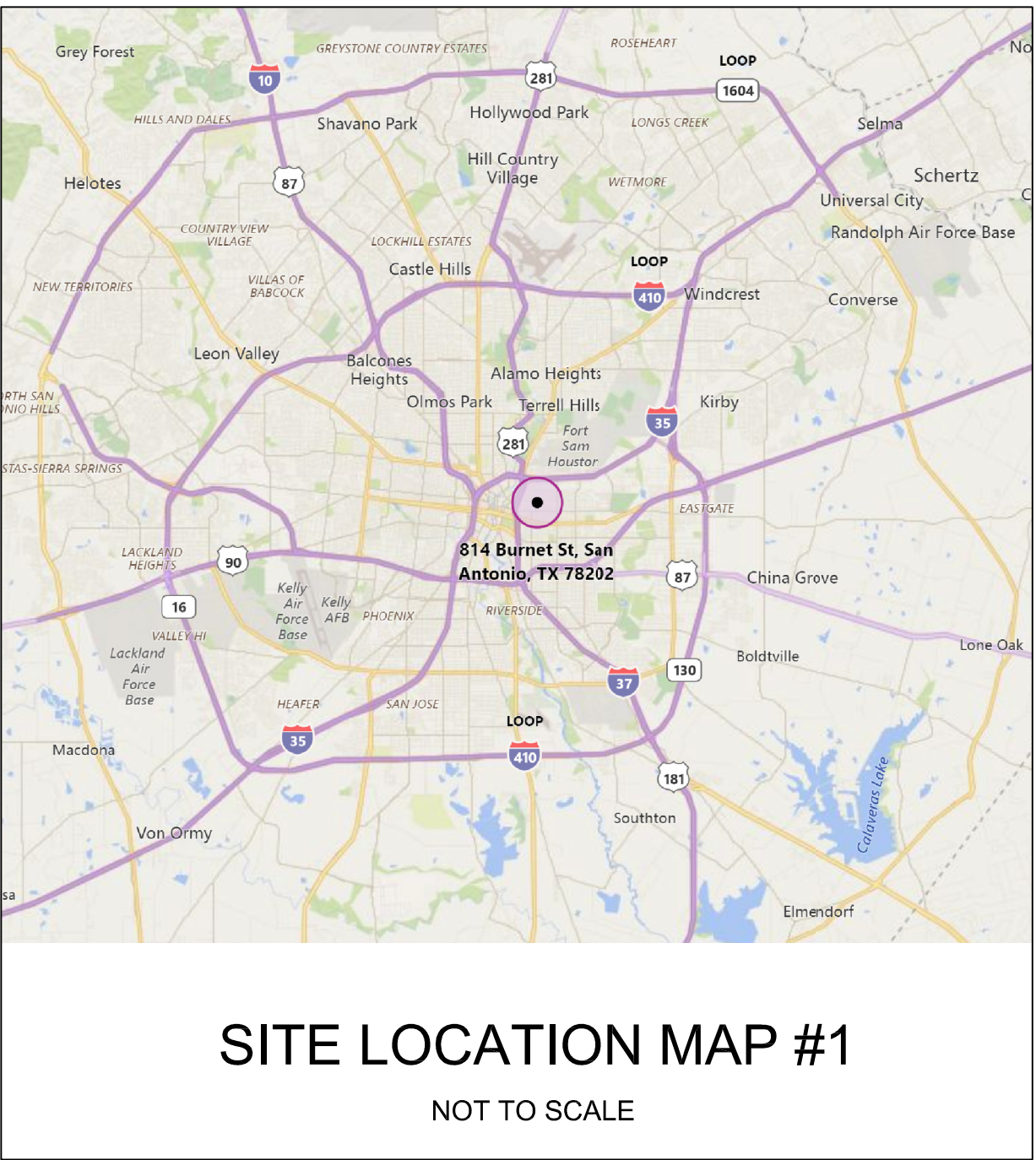
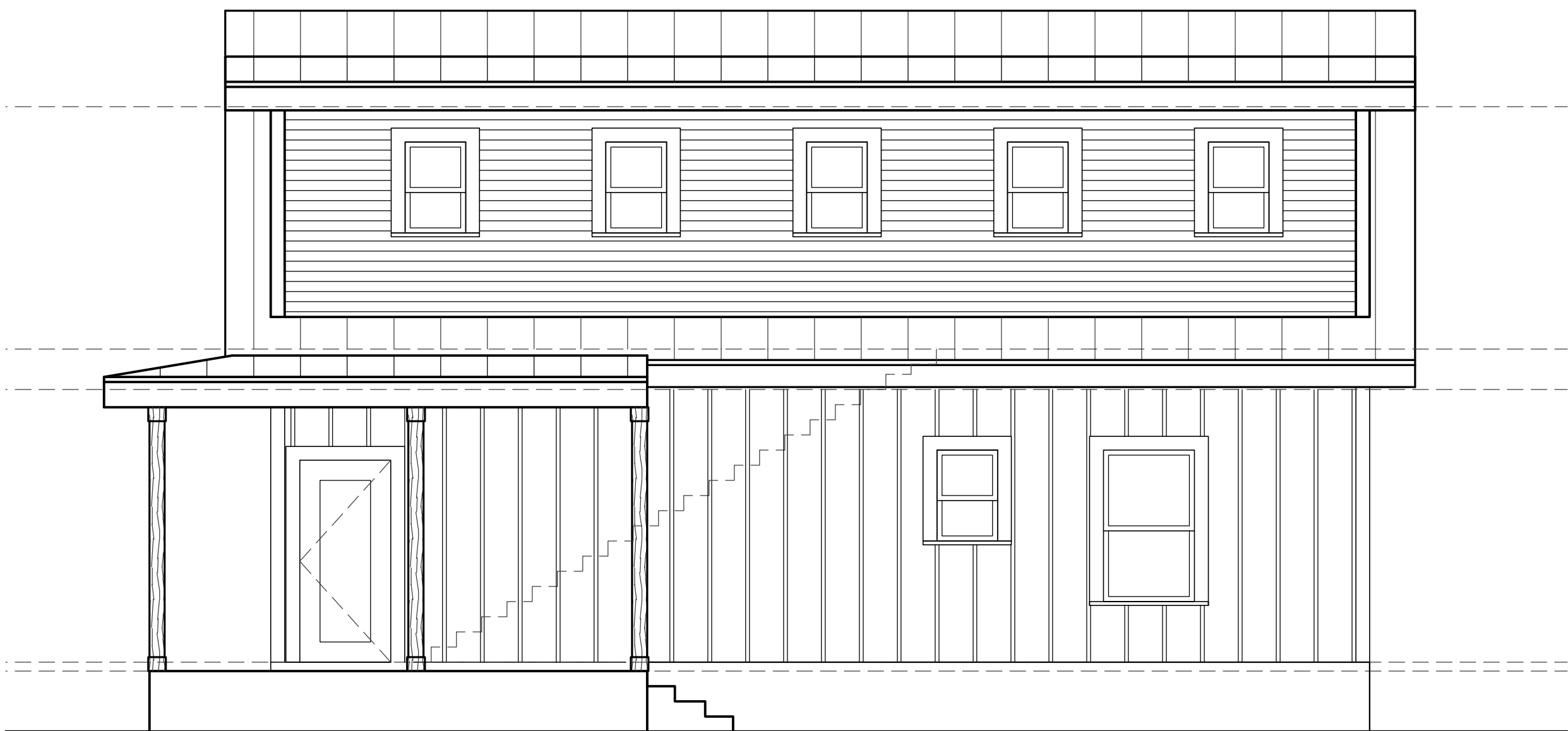
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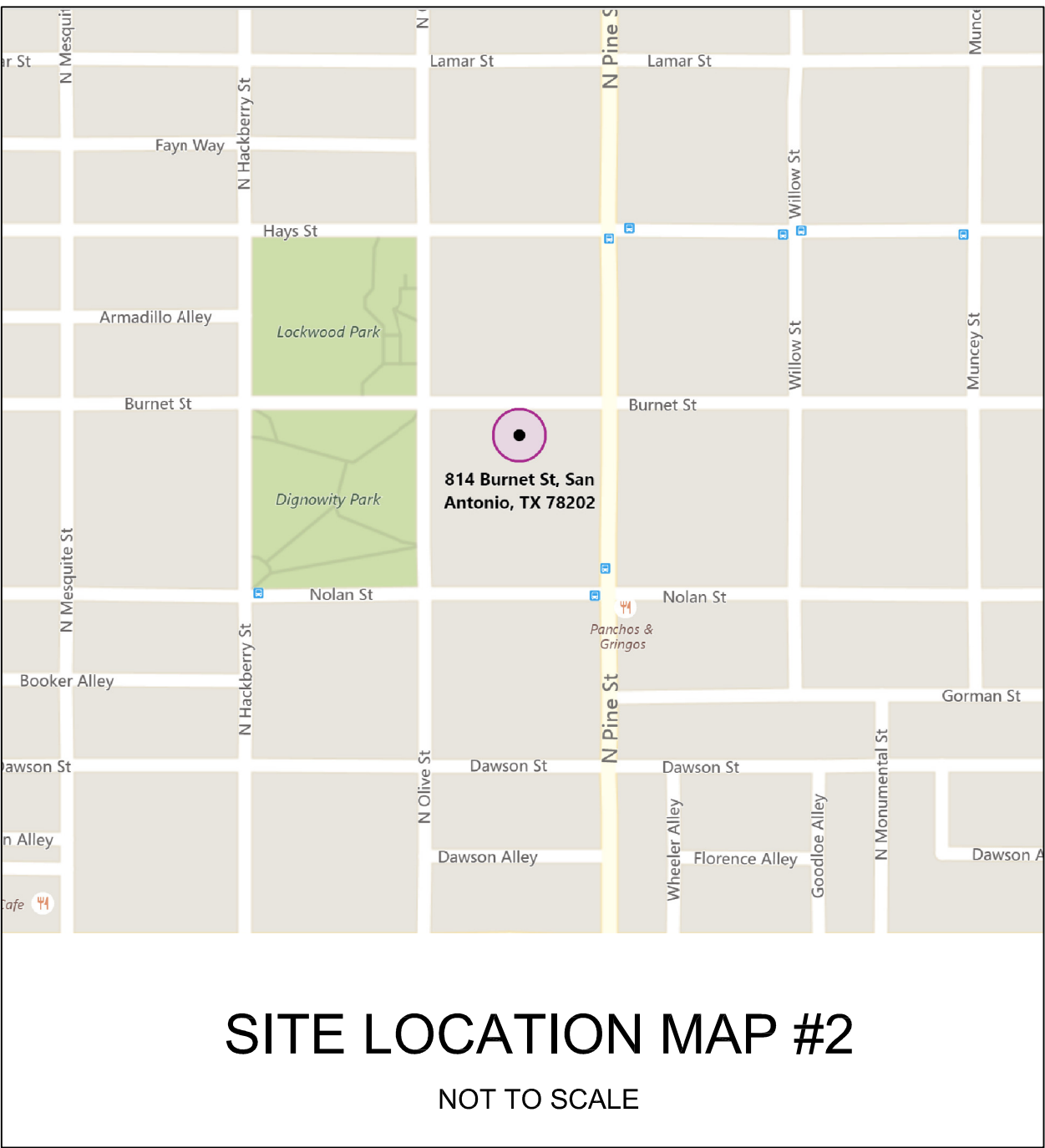


# NEW SINGLE FAMILY RESIDENCE

## 814 BURNET ST. - LOT 21, SAN ANTONIO, TX 78202



SITE LOCATION MAP #1  
NOT TO SCALE



SITE LOCATION MAP #2  
NOT TO SCALE

## GENERAL NOTES

- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETIN, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCES, A.D.A. T.A.S., AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.

- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER SHALL VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER, AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN 10 DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN 4 COPIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
- ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH 2 PART SEALANT EACH SIDE.
- THE GENERAL CONTRACTOR SHALL PROVIDE (1) COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
- UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS ARE TO FACE OF CURB. FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.

## SHEET INDEX

CS	COVER SHEET
SP100	SITE/ROOF PLAN
A100	PROPOSED FLOOR PLAN
A200	PROPOSED EXTERIOR ELEVATIONS
A300	WALL SECTION AND DETAILS
A500	ELECTRICAL/REFLECTED CEILING PLAN
A600	DOOR SCHEDULES
A601	WINDOW SCHEDULES
NOT DRAWN YET	

## ZIGA ARCHITECTURE STUDIO, PLLC

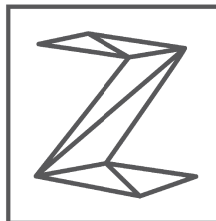
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SAN ANTONIO, TX 78212  
P. 210-201-3637  
INFO@STUDIOZIGA.COM  
WWW.STUDIOZIGA.COM

## CODE INFORMATION

2015 INTERNATIONAL RESIDENTIAL CODE  
2015 IECC

## BUILDING DATA

SQ. FT.:	720 S.F.	FIRST FLOOR S.F.
	720 S.F.	SECOND FLOOR S.F.
	1,440 S.F.	TOTAL LIVING S.F.
146 S.F.		FRONT PORCH



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NEW CONSTRUCTION SINGLE  
FAMILY RESIDENCE  
814 BURNET ST. - LOT 21  
SAN ANTONIO, TX 78212  
POMA PROPERTIES, LLC

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ISSUE		
#	DATE	DESCRIPTION
1	01/19/18	HDRC SET

### COVER SHEET

PROJECT NO.	17-140
DATE:	01.19.2018
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683

CS



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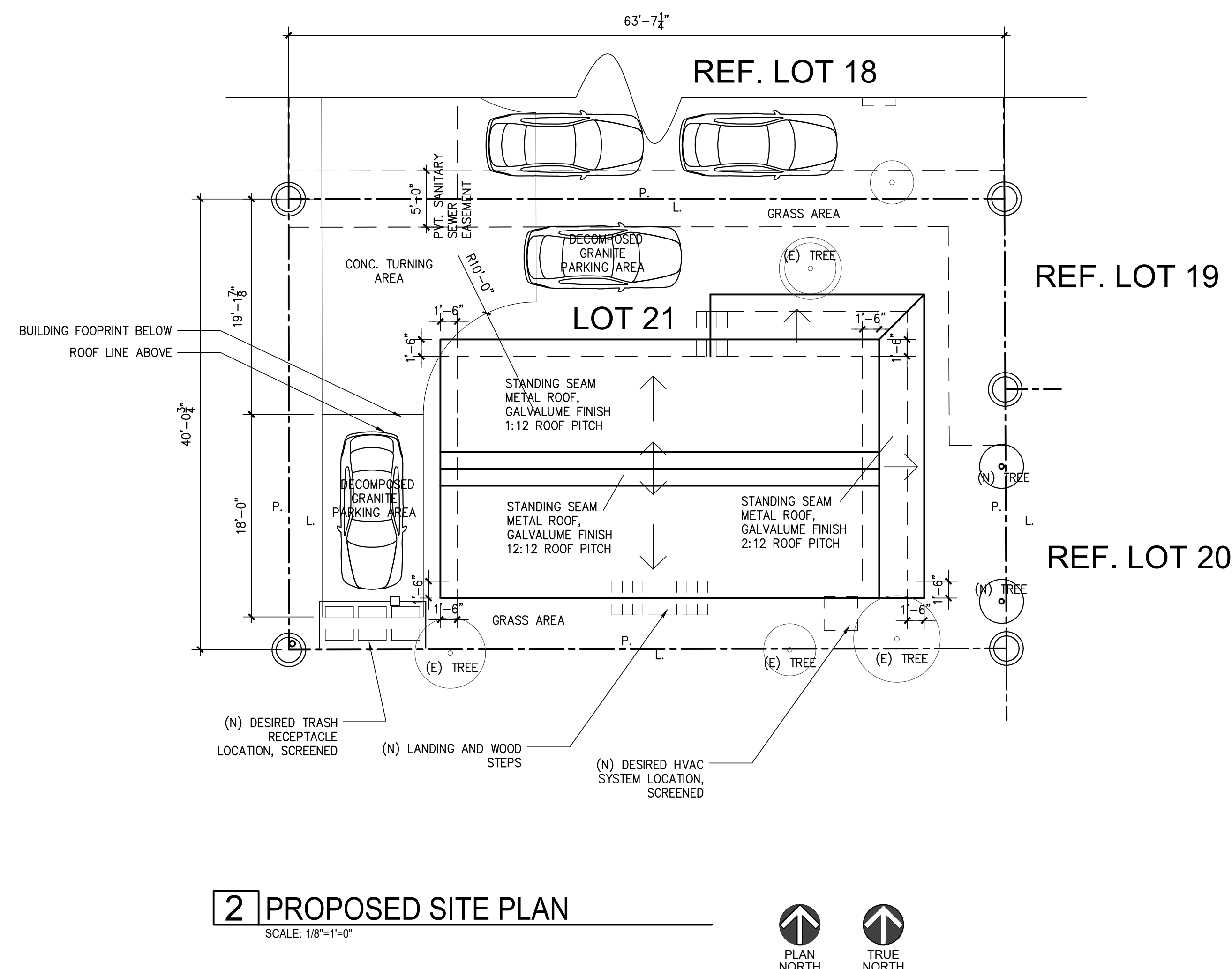
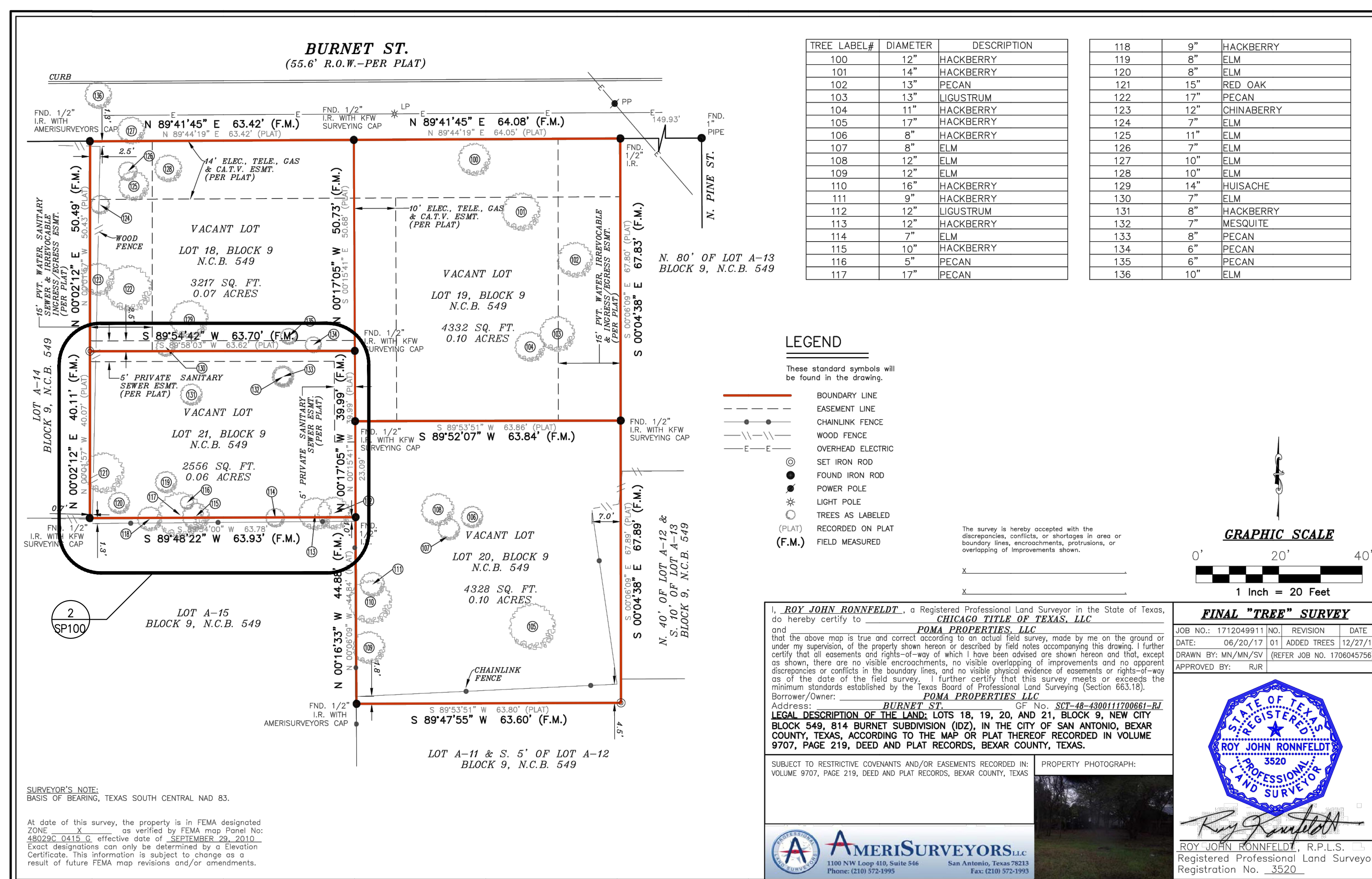
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SURVEY & PROPOSED  
SITE / ROOF PLAN

PROJECT NO.	17-140
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REVIEWED BY:	FJZ

PROJECT ARCHITECT:  
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TEXAS LICENSE NO. 24683

SP|OC



# 1 SURVEY BY OTHERS

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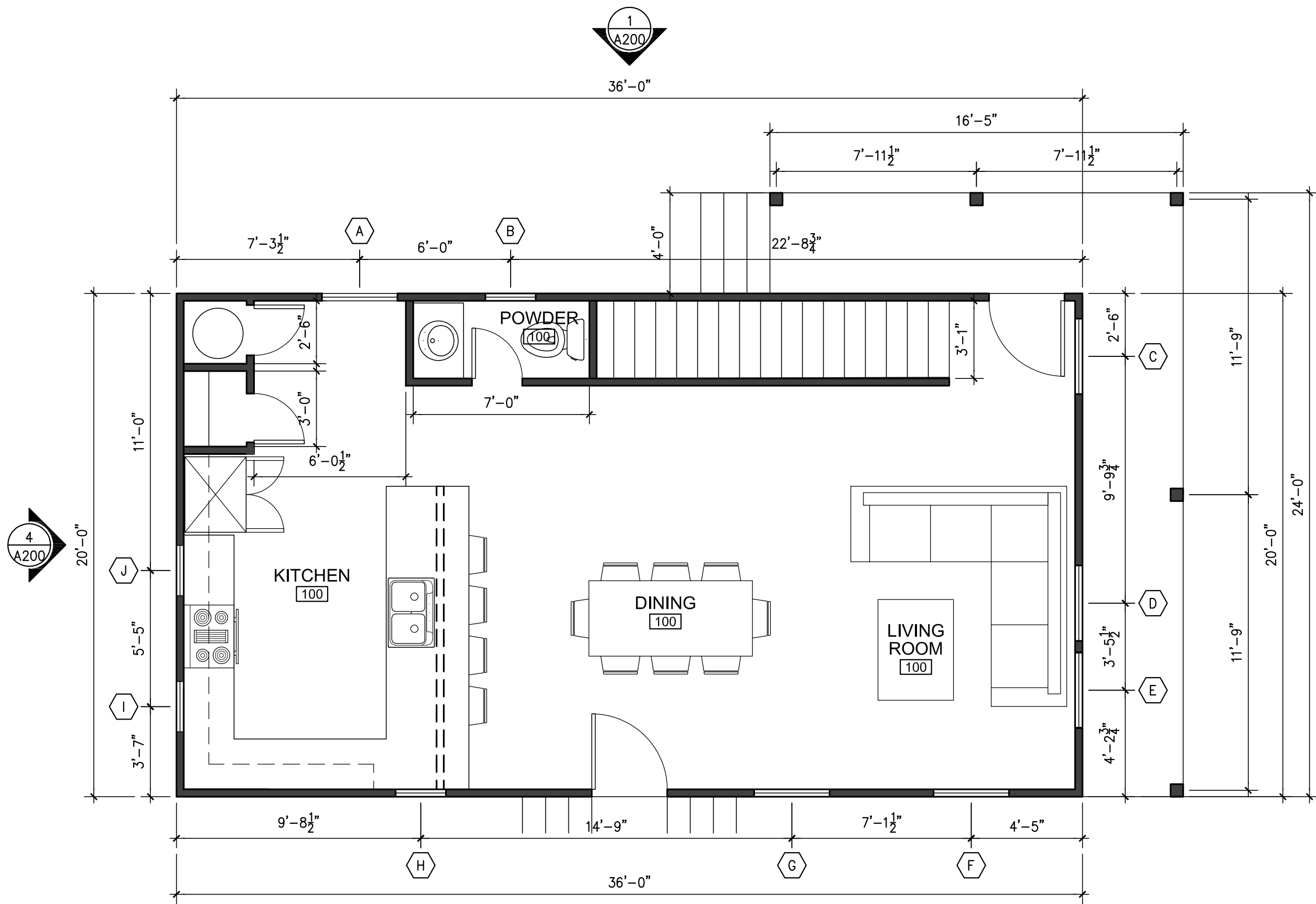
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PROPOSED FLOOR  
PLANS

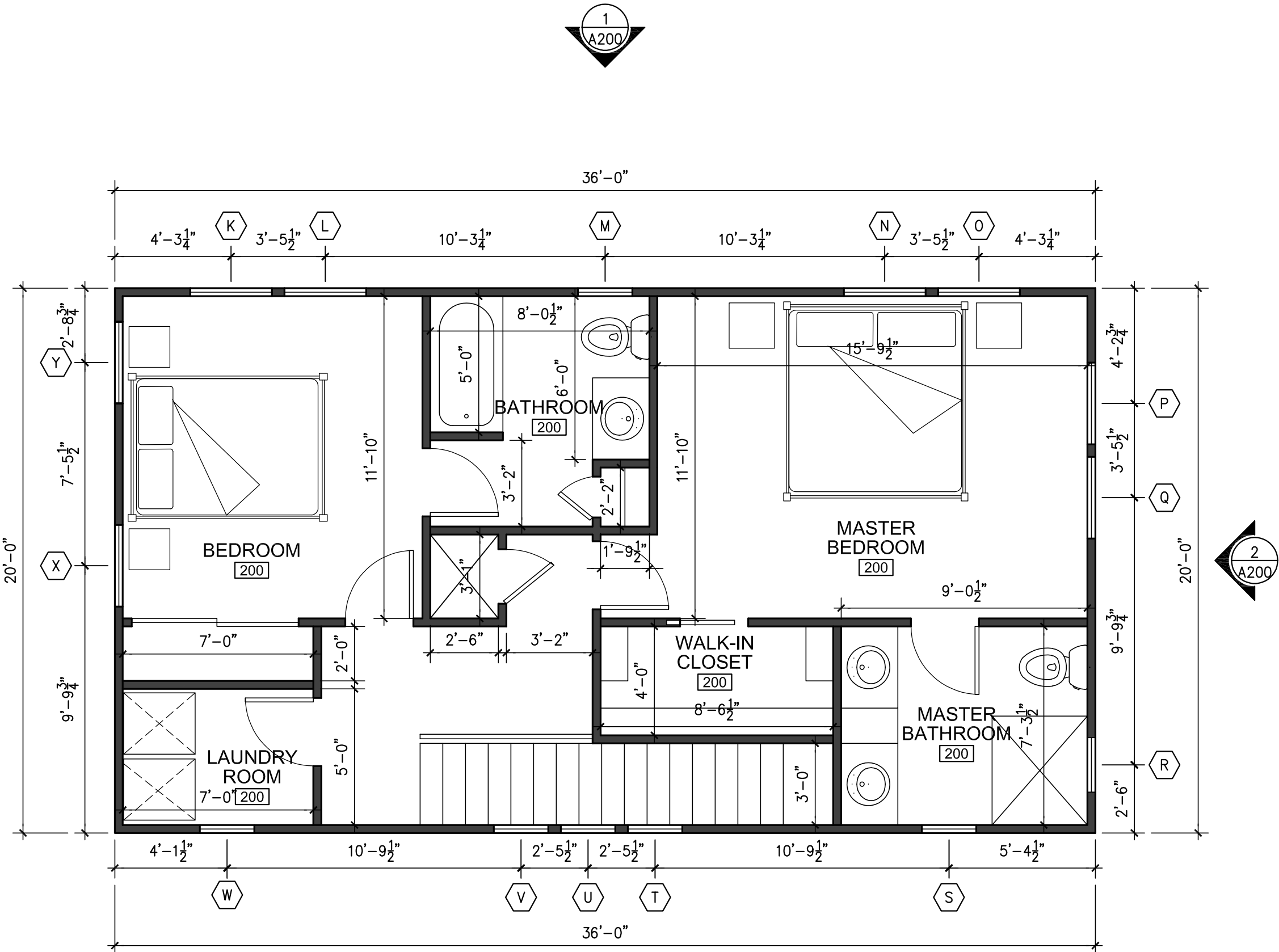
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PROJECT ARCHITECT:  
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A100



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



2 2ND FLOOR PLAN  
SCALE: 1/4"=1'-0"





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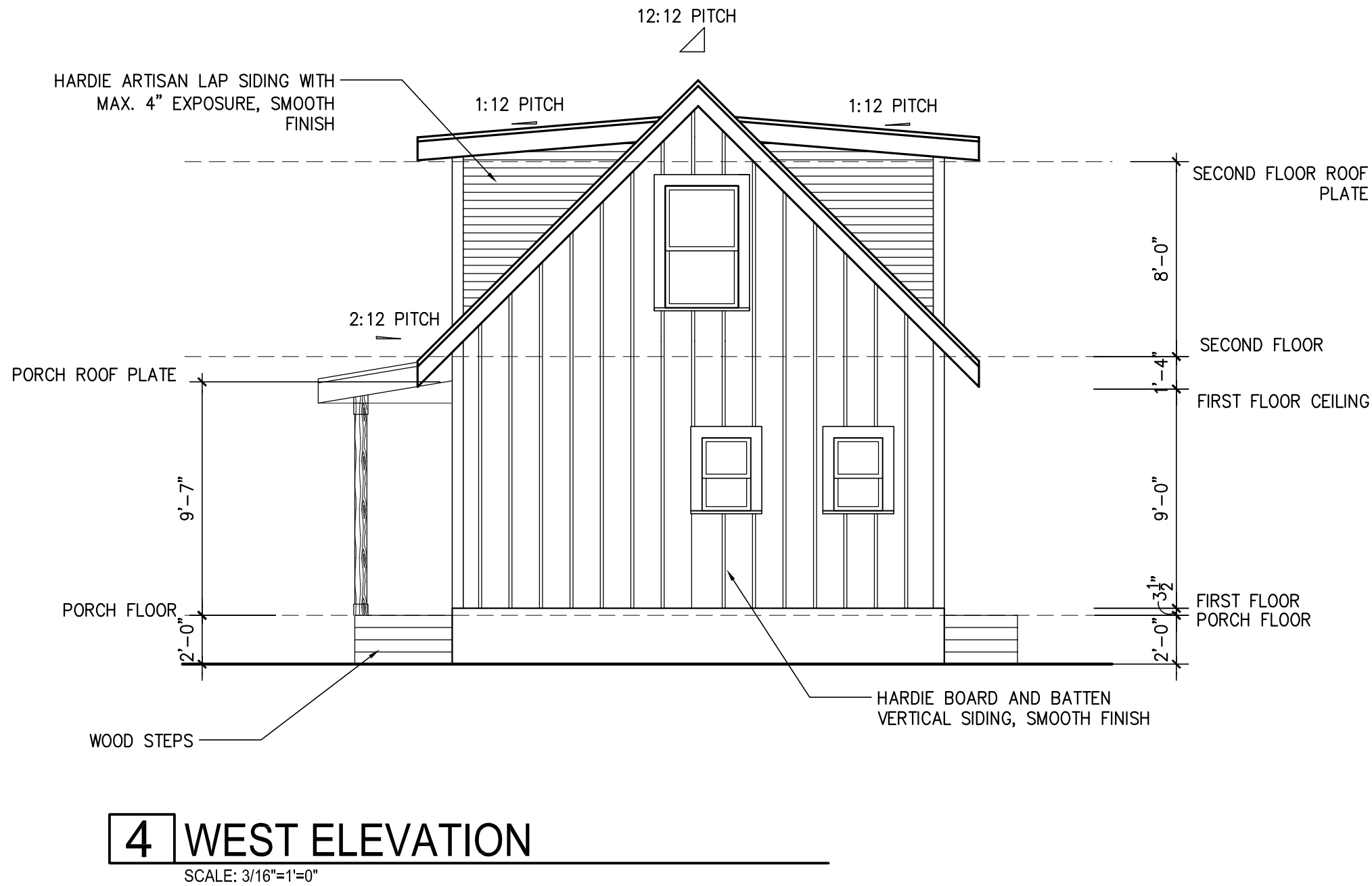
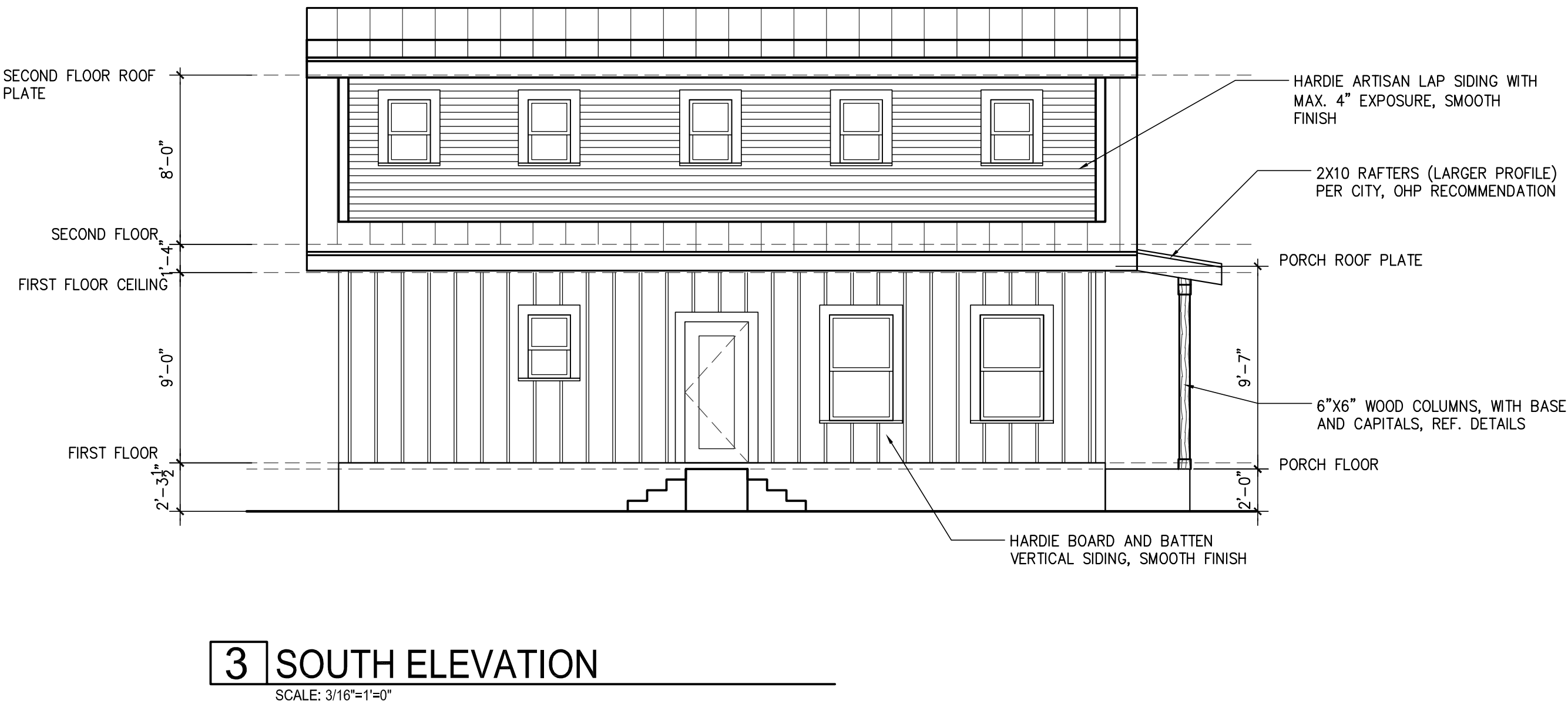
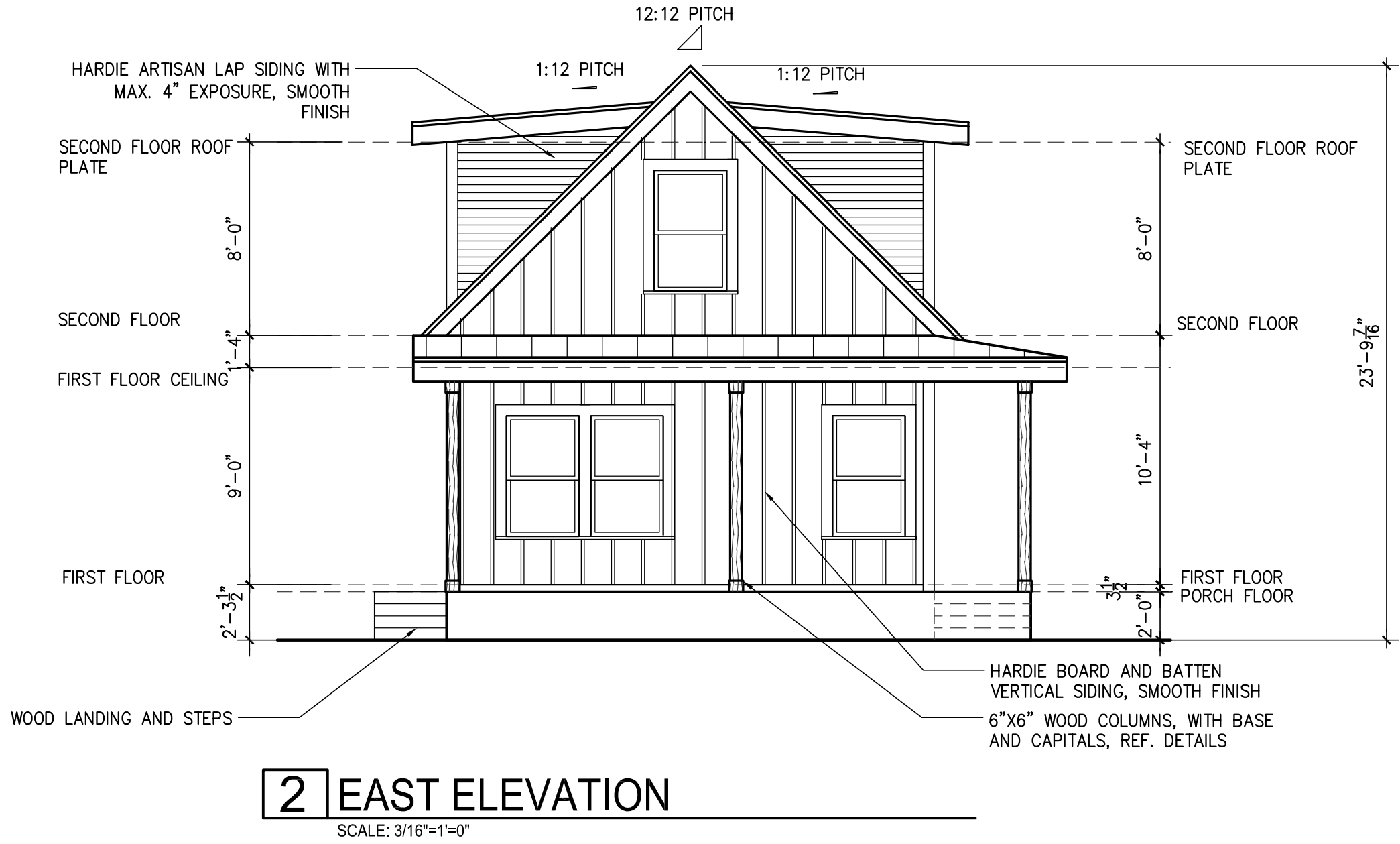
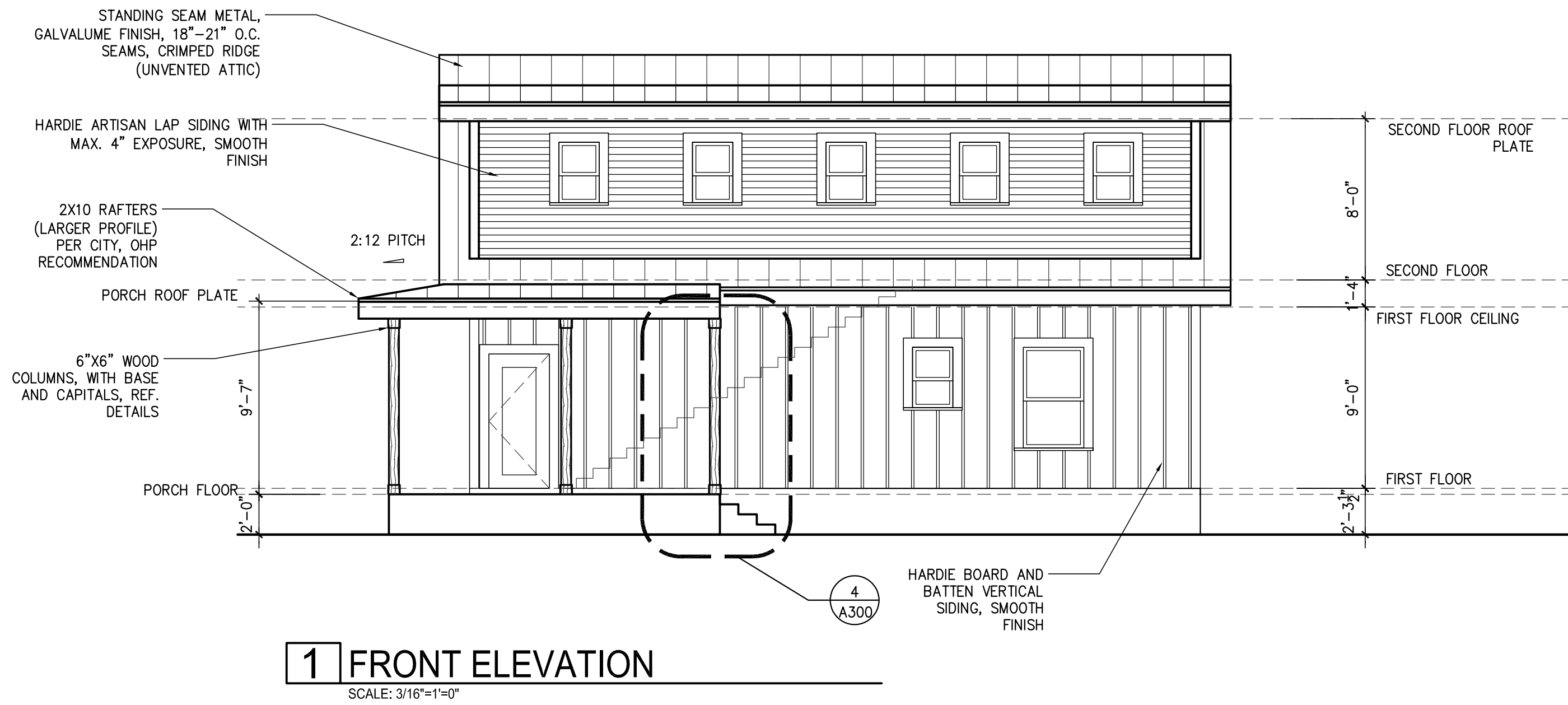
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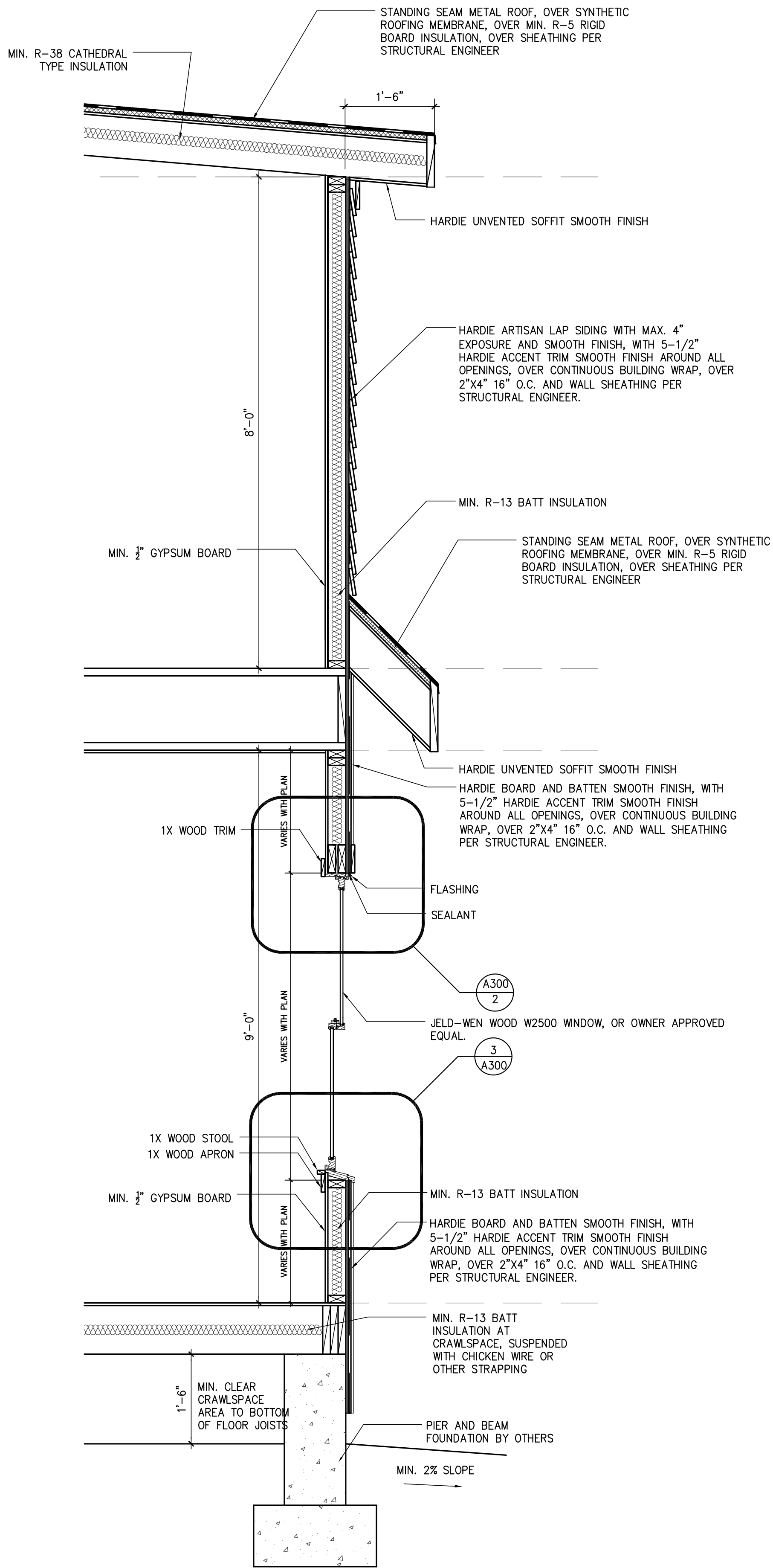
## PROPOSED EXTERIOR ELEVATIONS

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PROJECT ARCHITECT:  
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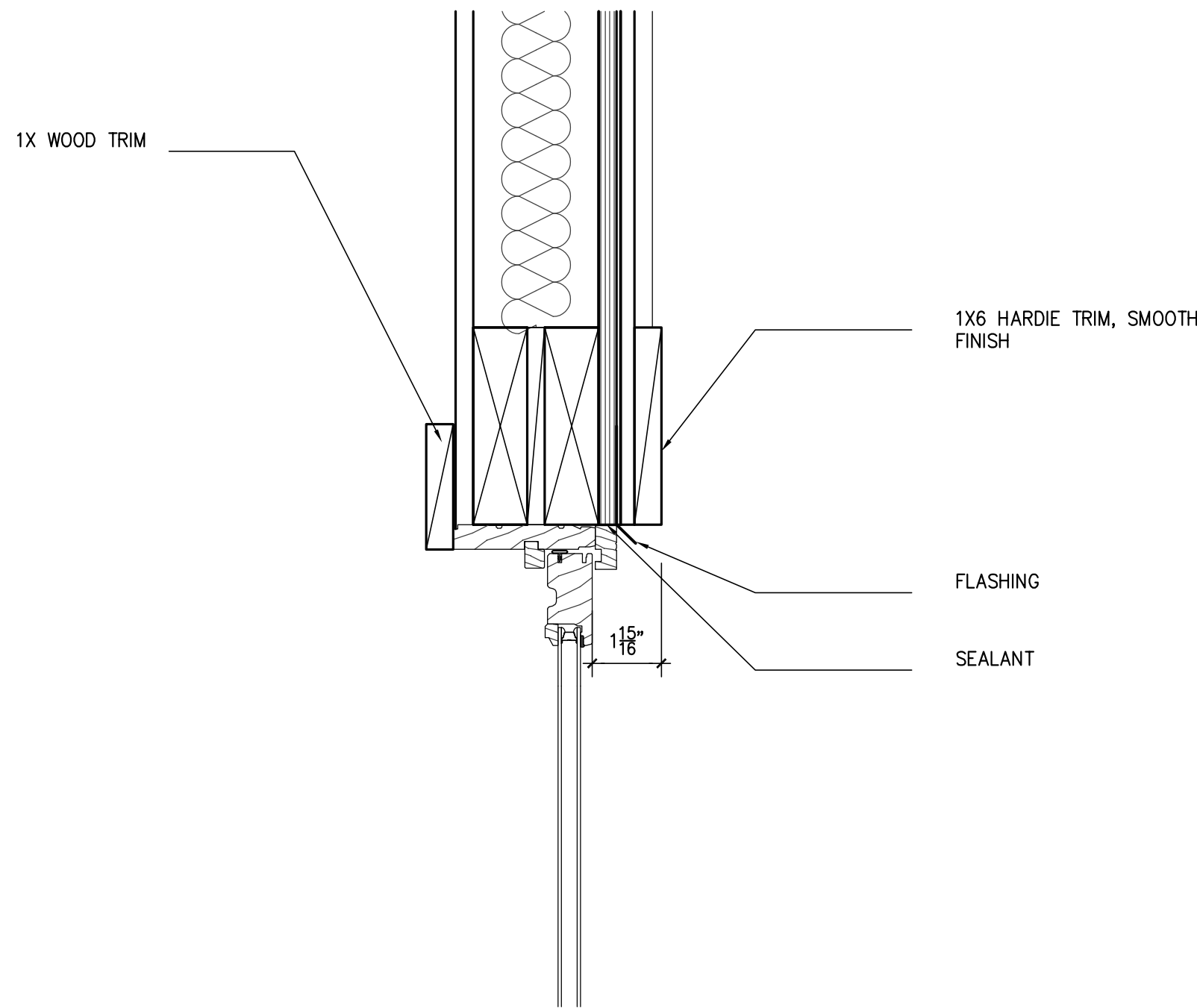
A200





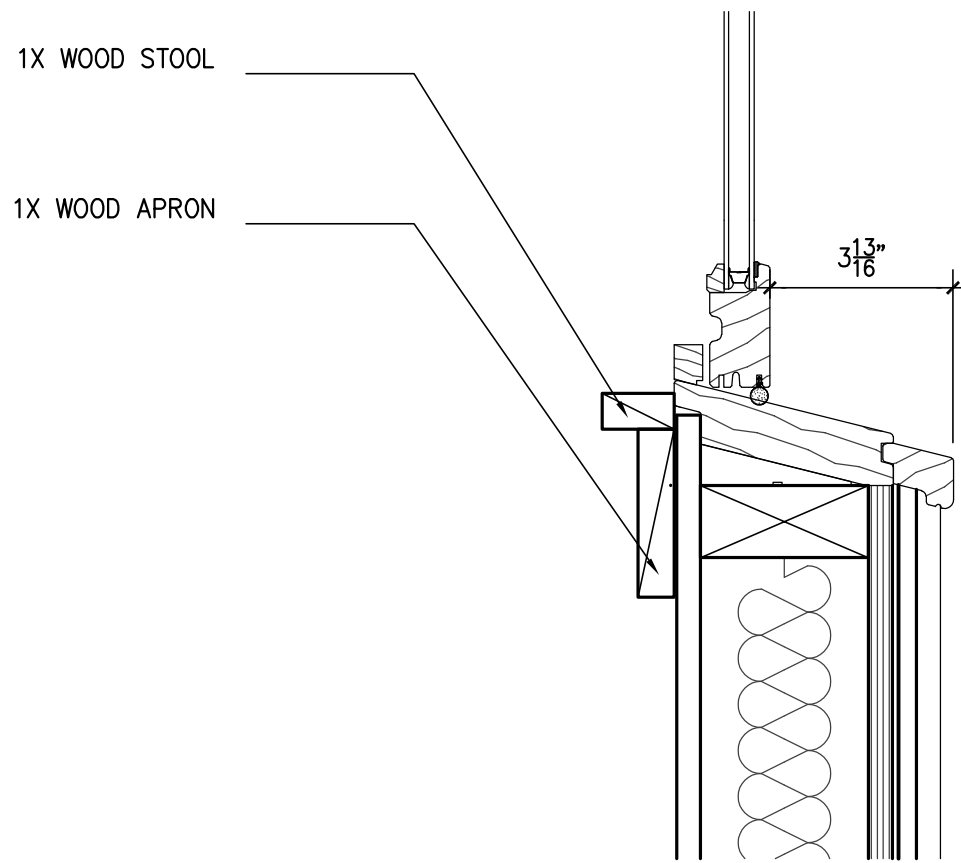
## 1 WALL SECTION

SCALE: 3/4"=1'-0"



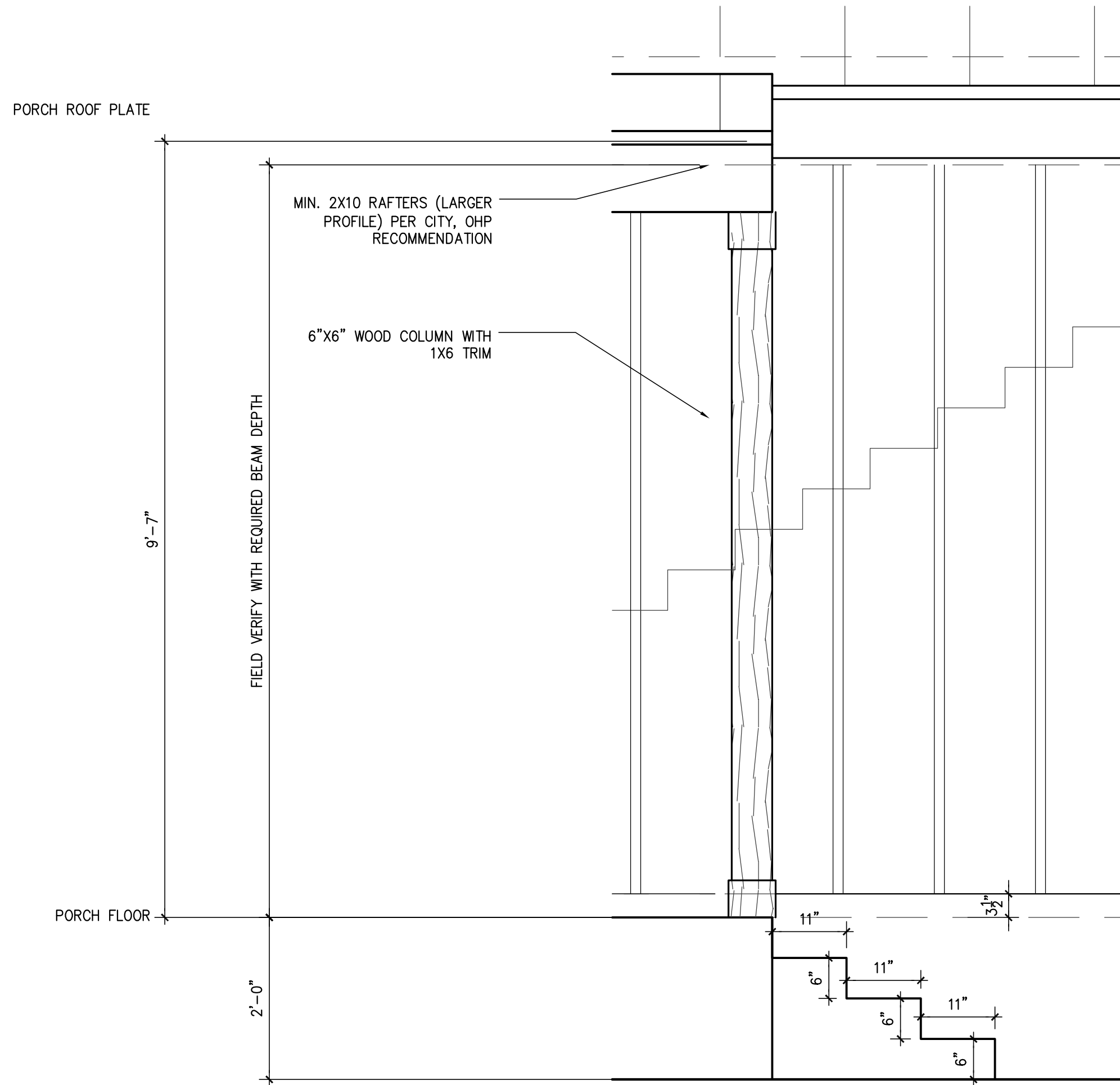
## 2 WINDOW HEAD DETAIL

SCALE: 3/4"=1'-0"



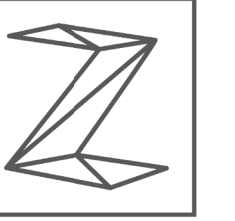
## 3 WINDOW SILL DETAIL

SCALE: 3/4"=1'-0"



## 4 COLUMN DETAIL

SCALE: 3/4"=1'-0"



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## WALL SECTION AND DETAILS

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