HISTORIC AND DESIGN REVIEW COMMISSION

October 02, 2019

HDRC CASE NO:	**2019-550**
ADDRESS:	319 BURLESON ST
LEGAL DESCRIPTION:	NCB 512 BLK 25 LOT E 52.8 FT OF 7 & 8
ZONING:	R-4, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	FELIX ZIGA/ZIGA ARCHITECTURE STUDIO, PLLC
OWNER:	Seth Teel/SOMOS Real Estate, LLC
TYPE OF WORK:	Construction of a 1.5 story, single-family residential structure with a rear carport
APPLICATION RECEIVED:	September 13, 2019
60-DAY REVIEW:	November 12, 2019
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1.5 story, single-family residential structure with a rear carport on the vacant lot at 319 Burleson.

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.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER
i. Massing and form—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. Building size – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. Character—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

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

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 1.5 story, single-family residential structure with a rear carport on the vacant lot at 319 Burleson, located within the Dignowity Hill Historic District.
b. 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. The applicant has proposed a setback of fifteen (15) feet, to align with the adjacent historic structure. Staff finds the proposed setback to be appropriate; however, the proposed setback should include all elements of the new construction, including the proposed front porch roof. The proposed orientation of the new construction is appropriate and consistent with the Guidelines.
c. ENTRANCES – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The proposed entrance orientation is appropriate and consistent with the Guidelines.
d. 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. This block of Burleson features all one story structures. The applicant has proposed 1.5 stories in height and an overall height of 29' – 8 ½". The applicant has submitted a street elevation noting the proposed new construction in context with existing and historic structures on the block. Generally, staff finds the proposed massing to be appropriate as the one story massing of the house will be aligned with the existing structures. An increased setback may further reduce the structure's perceived massing in relationship to the historic structures on the block.
e. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has proposed a pier and beam foundation and an overall foundation height of three (3) feet. Staff finds the

proposed foundation height to be appropriate and consistent with the Guidelines.

f. ROOF FORM – The applicant has proposed a number of roofs, including front and side facing gabled roofs, and a shed porch roof. The proposed roof forms are found historically within the Dignowity Hill Historic District and are consistent with the Guidelines.
g. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty 50) percent of the size of the total lot area. The applicant has noted a total building footprint of 1,853 square feet, including the rear carport. The lot features 5,602 square feet. The proposed lot coverage of 33% is appropriate and consistent with the Guidelines.
h. MATERIALS – The applicant has proposed materials that include Hardie Artisan lap siding with a smooth finish and four (4) inch exposure, Hardie board and batten siding, Hardie shake shingle siding, cedar columns, and a standing seam metal roof. Generally, staff finds the proposed materials to be appropriate. Staff finds that the board and batten siding should feature boards than are twelve inches in width and battens that are 1 – ½" in width. The proposed standing seam metal roofs shall feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, crimped ridge seams and a low profile ridge cap. An industrial ridge cap is not to be used. The applicant has noted that the proposed columns will be six (6) inches square and feature capital and base trim.
i. WINDOW MATERIALS – The applicant has noted the installation of block frame vinyl windows, and has submitted a detailed wall section noting window installation depths. The applicant has noted a minimum installation depths of 2 – 3/15" with a 2x6 member serving as window trim. Staff finds that window trim should feature traditional dimensions and thickness, comparable to those found historically within the district. An alternative window material may be considered provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. At this time, staff finds the white block frame windows to be inconsistent with staff's window specifications. Staff finds that the applicant should provide additional information regarding the proposed window's meeting rails and stiles, as well as an alternative color. Staff finds that a wood, or aluminum clad wood window would appropriately meet these specifications.
j. FENESTRATION PROFILE – Generally, staff finds the proposed fenestration profile to be appropriate, as the applicant has proposed windows that are comparable to those found historically within the district in regards to their locations and profile. Staff finds that all ganged windows should be separated by a window mullion of at least six (6) inches in width. Staff finds that the applicant should explore the installation of a window in the living room, on the east side of the porch, a location that historically features a window or a door on historic structures.
k. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate. The applicant has submitted various architectural details, including column and railing details that staff finds to be appropriate.
l. DRIVEWAY – The applicant has proposed a concrete ribbon strip driveway. The applicant has noted an overall width of nine (9) feet with a decomposed granite middle strip. Staff finds the proposed driveway's design and location to be appropriate.
m. FRONT WALKWAY – The applicant has noted the installation of a new concrete front walkway. Staff finds the proposed location to be appropriate; however, the applicant should ensure that the walkway features a profile that is consistent with those found historically on the block, featuring a width of approximately three to four feet in width.
n. MECHANICAL EQUIPMENT – The applicant has proposed to locate mechanical equipment on the west side of the proposed new construction, to be screened by a gate and privacy fence. Staff finds this to be appropriate.
o. LANDSCAPING – The applicant has submitted landscaping information noting the installation of site elements and landscaping materials. Staff finds the proposed landscaping plan to be appropriate and consistent with the Guidelines.
p. FENCING – The applicant has noted the installation of a hog wire fence to feature four (4) feet in height. Staff finds the proposed fencing and its location to be appropriate.
q. REAR CARPORT – The applicant has noted the installation of a rear carport structure to feature wood columns and beams, Hardie board and batten siding, and a standing seam metal roof. Staff finds the proposed carport structure to be appropriate; however, the structure's materials should be profiled consistently with those for the primary structure.

RECOMMENDATION:

Staff recommends approval based on findings a through q with the following stipulations:

i. That all board and batten siding feature feature boards than are twelve inches in width and battens that are 1 – ½" in width and that all standing seam metal roofs feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, crimped ridge seams and a low profile ridge cap. An industrial ridge cap is not to be used.
ii. That wood or aluminum clad wood windows be used and feature an inset of two (2) inches within facades and feature profiles that are found historically within the immediate vicinity. An alternative window material may be

proposed provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

iii. That all ganged windows be separated by a mullion of at least six (6) inches in width as noted in finding j.

iv. That the applicant explore the installation of a window in the living room, on the east side of the porch, as noted in finding j.

v. That the proposed front walkway feature a profile, including width that is consistent with those found historically on the block as noted in finding m.

vi. That the rear carport's materials adhere to those noted in finding h and noted in stipulation ii.

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319 BURLESON – NARRATIVE

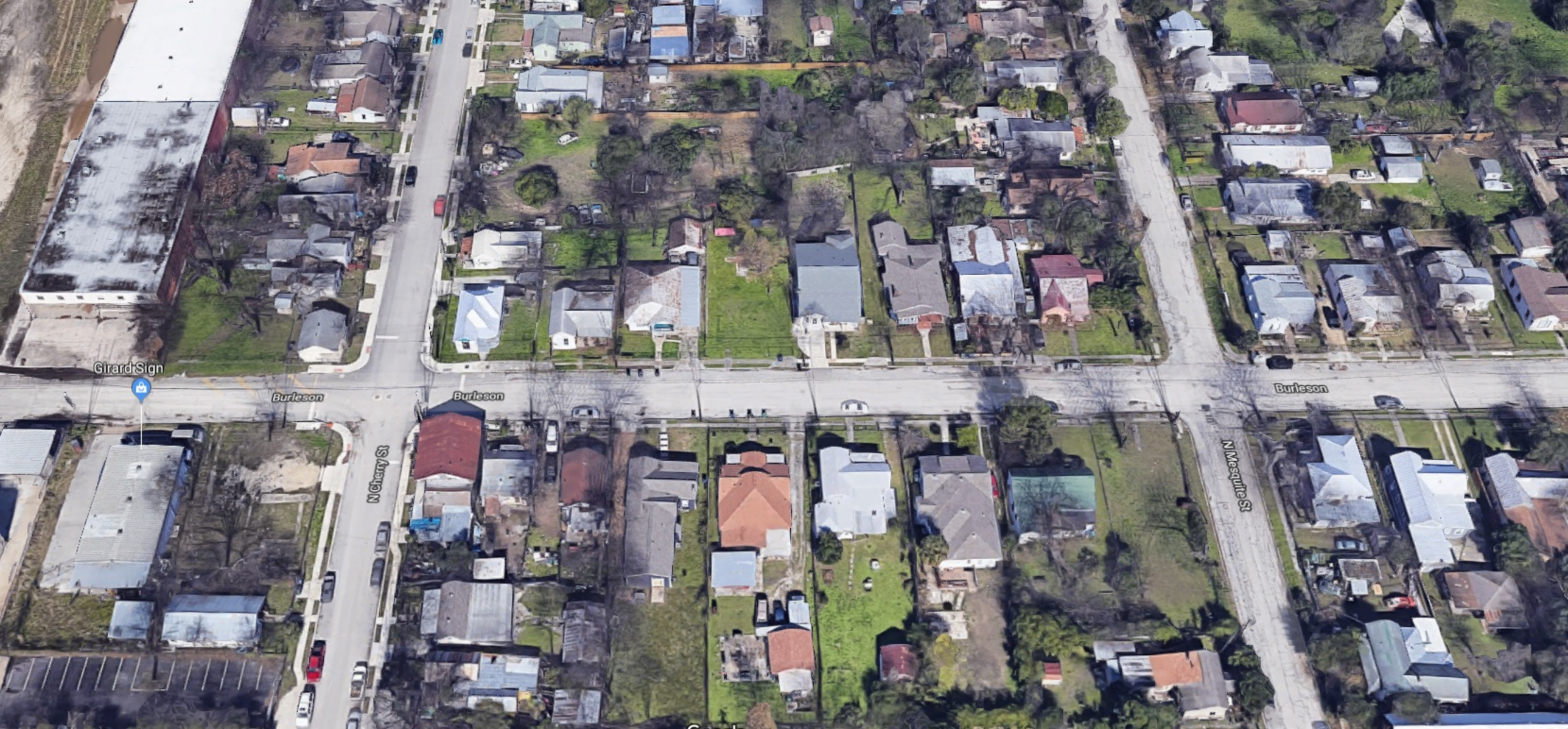
Requesting final approval to construct a one and a half story house on a vacant lot. A carport will be located in the rear behind the main structure and will be accessed through a concrete ribbon driveway. A concrete walkway will connect the front porch and the street.

Adjacent houses are mostly one story, however most of them have high pitched roofs. The proposed design will not be more than one story taller than its historic neighbors and will not overwhelm the historic houses.

The existing houses on Burleson have front setbacks ranging between 8ft to 15ft. The proposed house will align with its historic neighbors at a 15ft front setback.

The proposed design will have a pier and beam foundation and will be elevated from the ground to match the foundation heights of other historic houses on the block. Existing foundation heights range from approximately 8in to 24in. The proposed design will have a 36in foundation height to allow for pier and beam design and will be within a foot of the tallest foundation height on the block.

The proposed house will have a small front porch with 6x6 wood stained columns, a galvalume standing seam metal roof, a mix of Hardie board and batten siding, Artisan lap siding, and shake siding. The proposed structure will have vinyl block frame windows with an approximate 4-1/2” distance between the glass and the exterior face of the trim at the sill, which is consistent with historic installations.


Girard Sign
Burleson
Burleson
Burleson
N Cherry St
N Mesquite St

Site Photos

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FOUNDATION HEIGHTS ALONG BURLESON

18IN

12IN

24IN

6IN

18IN

12IN

12IN

The historic houses on this block have foundation heights ranging from 6in to 24in. The proposed 36in foundation height is within one foot of the highest foundation height as recommended by the guidelines.

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Front Setbacks along Burleson St.

The historic houses on this block have front setbacks ranging from approx. 8ft to 15ft. The proposed house is aligned with adjacent historic setbacks.

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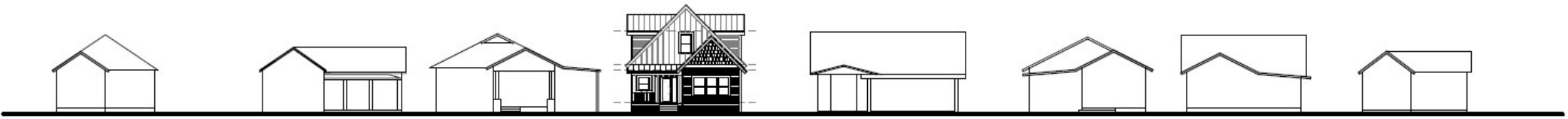

Street Elevation

PROJECT SITE

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BODY
SW7008 ALABASTER

CEDAR COLUMNS

TRIM
SW6494 LAKESHORE

ACCENT
SW9090 CARAIBE

STANDING SEAM METAL ROOF

HARDIE ARTISAN LAP SIDING, SMOOTH FINISH WITH 4” EXPOSURE

HARDIE BOARD AND BATTEN SIDING

HARDIE SHAKE SIDING

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PROPOSED 6’-0” CEDAR PRIVACY FENCE AT REAR & SIDE YARDS

PROPOSED 4’-0” WOOD AND WIRE FRONT YARD FENCE TO REPLACE EXISTING CHAINLINK FENCE

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PROPOSED VINYL BLOCK FRAME WINDOWS INSTALLATION
DETAILS

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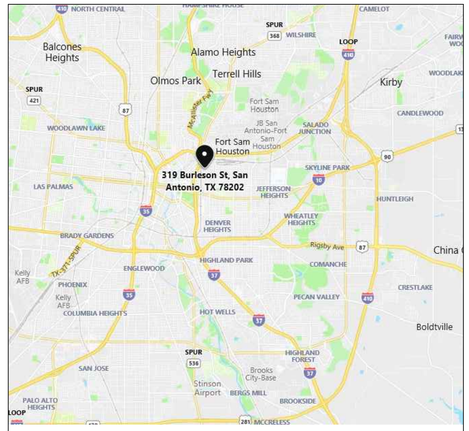
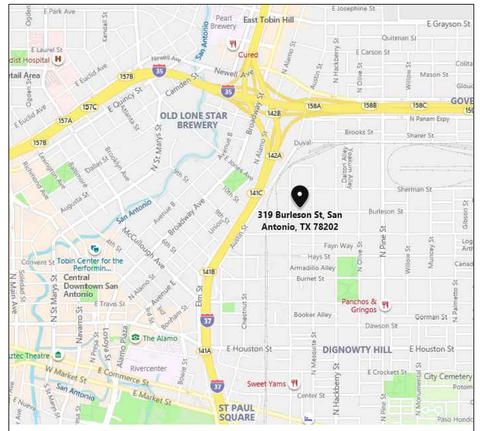
NEW RESIDENCE

319 BURLESON, SAN ANTONIO, TX 78202



SITE LOCATION MAP #1

NOT TO SCALE



SITE LOCATION MAP #2

NOT TO SCALE

GENERAL NOTES

1. 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.

2. 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.

3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCES, A.D.A. T.A.S., AND REGULATIONS OF ALL GOVERNING BODIES.

4. 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.

5. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.

6. 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.

7. ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER, AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.

18. 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.

19. 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.

20. THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.

21. ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH 2 PART SEALANT EACH SIDE.

22. 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.

23. 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

ARCHITECT

ZIGA ARCHITECTURE STUDIO, PLLC

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WWW.STUDIOZIGA.COM

CODE INFORMATION

2018 INTERNATIONAL RESIDENTIAL CODE
2018 IECC

BUILDING DATA

SQ. FT.:	1271 S.F.	FIRST FLOOR S.F.
	556 S.F.	SECOND FLOOR S.F.
	1827 S.F.	TOTAL LIVING S.F.
	182 S.F.	PORCHES
	400 S.F.	CARPORT
	2409 S.F.	TOTAL S.F.

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ISSUE

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PROJECT NO.	19-138
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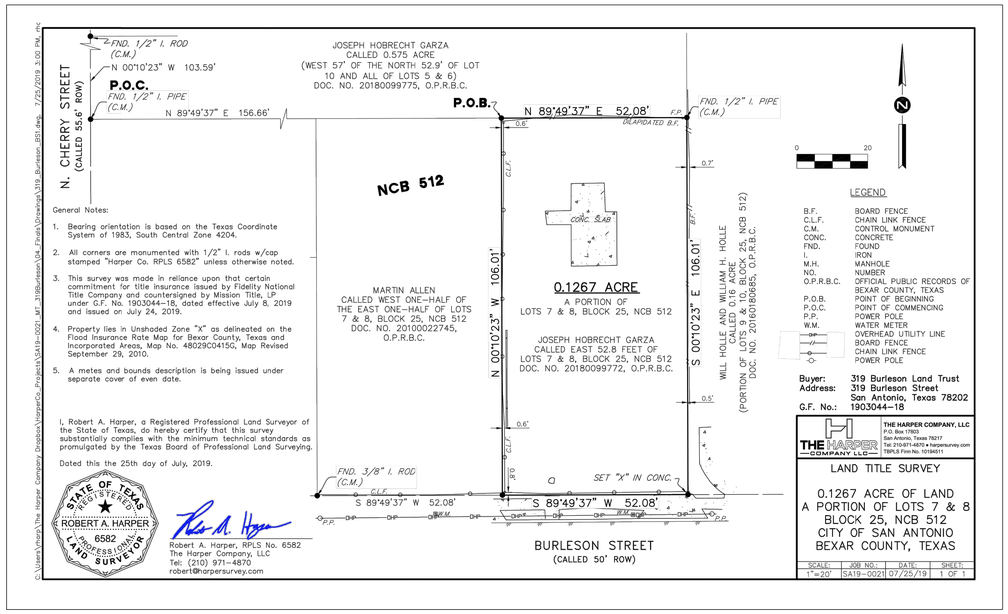
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

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

CS



General Notes:

1. Bearing orientation is based on the Texas Coordinate System of 1983, South Central Zone 4204.
2. All corners are monumented with 1/2" I. rods w/cap stamped "Harper Co. RPLS 6582" unless otherwise noted.
3. This survey was made in reliance upon that certain commitment for title insurance issued by Fidelity National Title Company and countersigned by Mission Title, LP under G.F. No. 1903044–18, dated effective July 8, 2019 and issued on July 24, 2019.
4. Property lies in Unshaded Zone "X" as delineated on the Flood Insurance Rate Map for Bexar County, Texas and Incorporated Areas, Map No. 48029C0415C, Map Revised September 29, 2010.
5. A metes and bounds description is being issued under separate cover of even date.

I, Robert A. Harper, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey substantially complies with the minimum technical standards as promulgated by the Texas Board of Professional Land Surveying.

Dated this the 25th day of July, 2019.

STATE OF TEXAS · ROBERT A. HARPER · 6582 · REGISTERED PROFESSIONAL LAND SURVEYOR

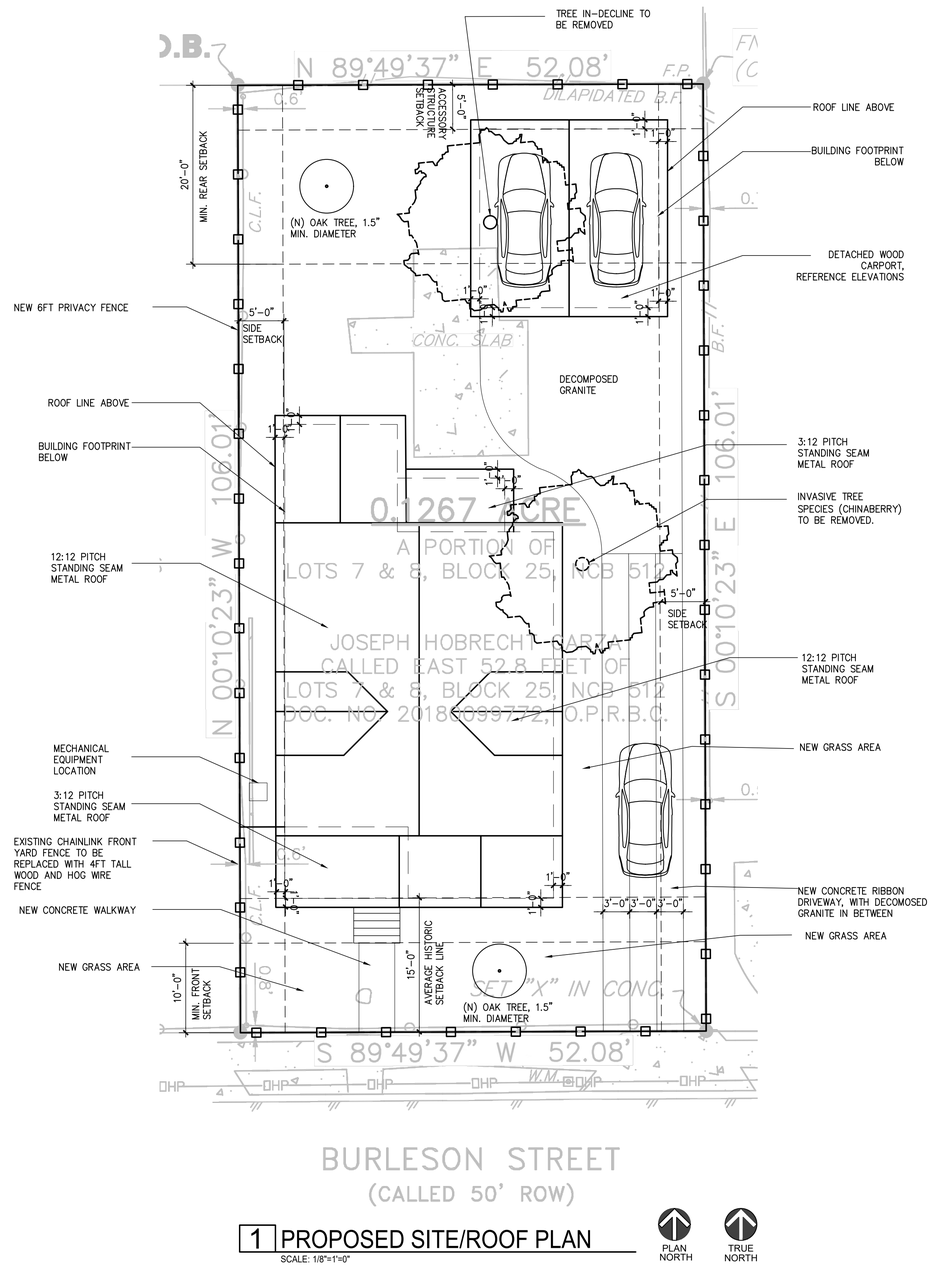
Robert A. Harper, RPLS No. 6582
The Harper Company, LLC
Tel: (210) 971–4870
robert@harpersurvey.com

C:\Users\Vmarg\The Harper Company, Dropbox\Harper Co...Projects\SA19-0021_WT_319Burleson\04_Finals\Drawings\319_Burleson_BS1.dwg, 7/25/2019 3:00 PM, mc

1 SURVEY
SCALE: FULL SCALE

LOT COVERAGE CALCULATION

1,853 S.F. BUILDING FOOTPRINT
5,602 S.F. LOT
1853 / 5602 = 33% LOT COVERAGE



1 PROPOSED SITE/ROOF PLAN
SCALE: 1/8"=1'-0"

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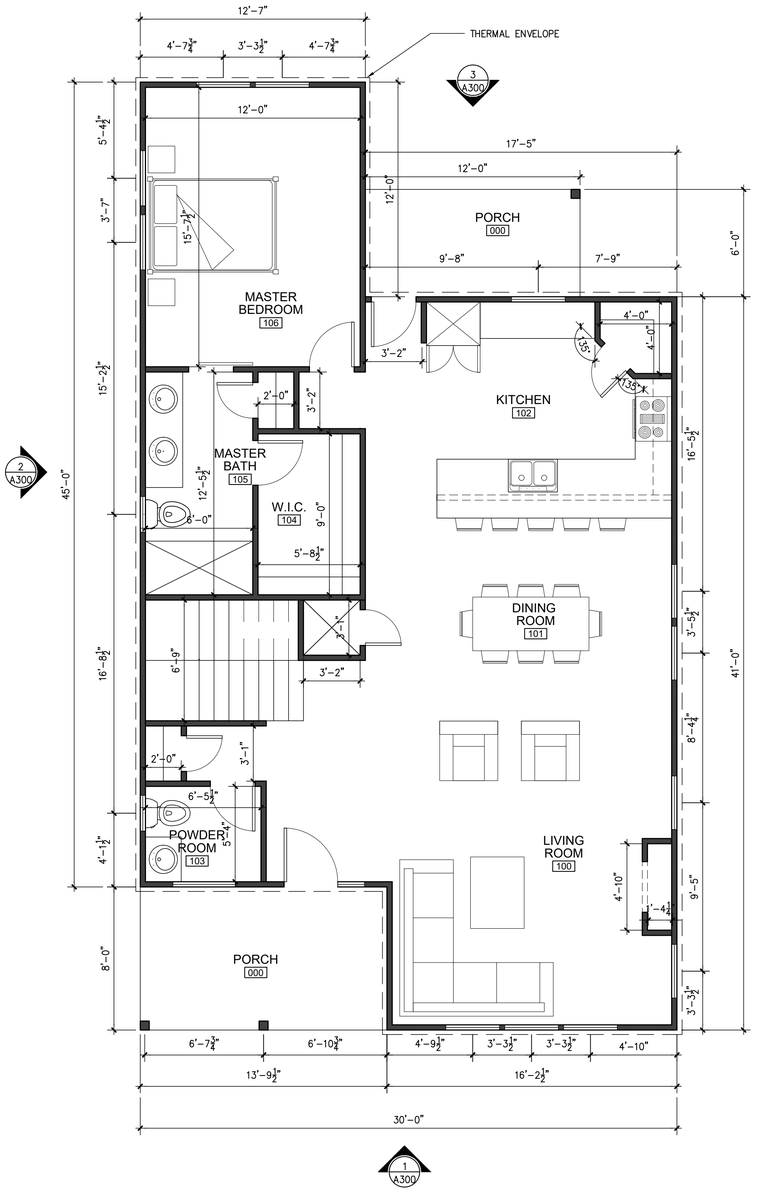
SP100

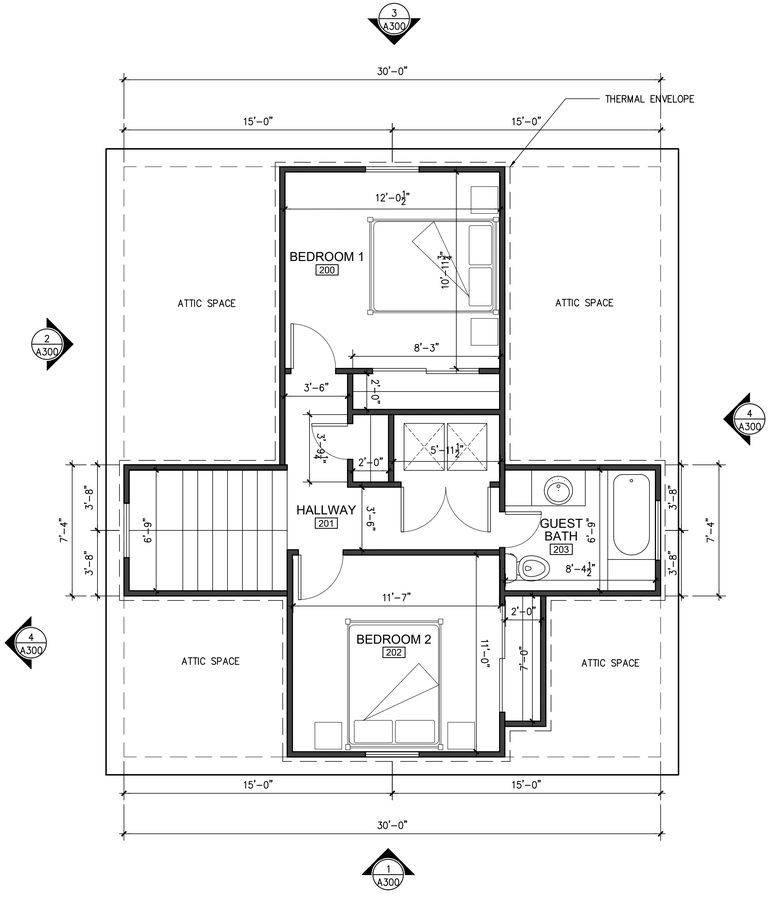


1 PROPOSED FIRST FLOOR PLAN

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

PLAN NORTH

TRUE NORTH



2 PROPOSED SECOND FLOOR PLAN

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

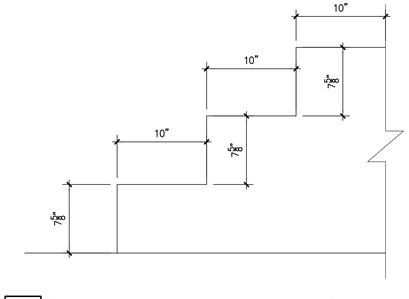
PLAN NORTH

TRUE NORTH

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.



2 STAIR DIMENSION CONTROL DETAIL

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

STAIR NOTE:

"Stair nosings shall comply with the following: R311.7.5.3 Nosings. The radius of curvature at the nosing shall be not greater than 9/16 inch. A nosing projection not less than ¾ inch and not more than 1-1/4 inches shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed ½ inch.

Exception: A nosing projection is not required where the tread depth is not less than 11 inches."

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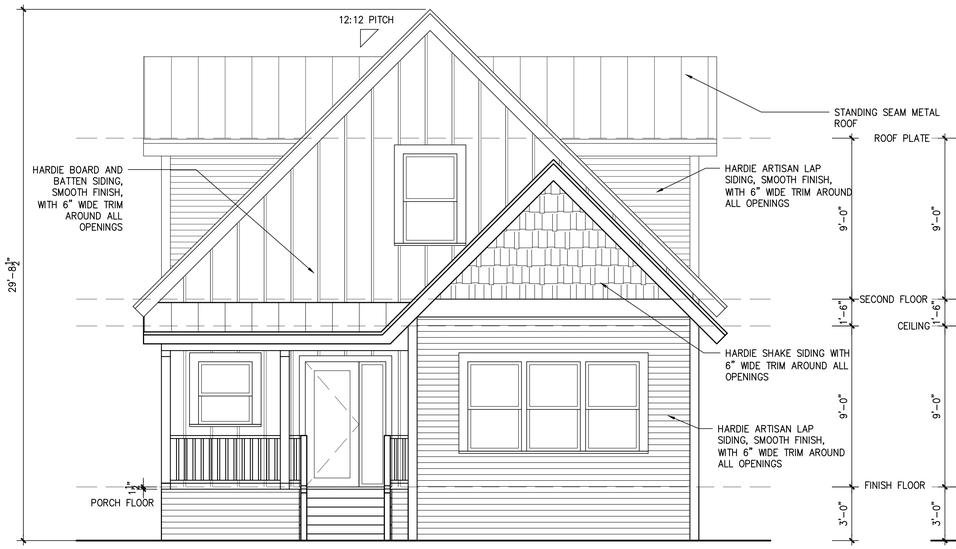
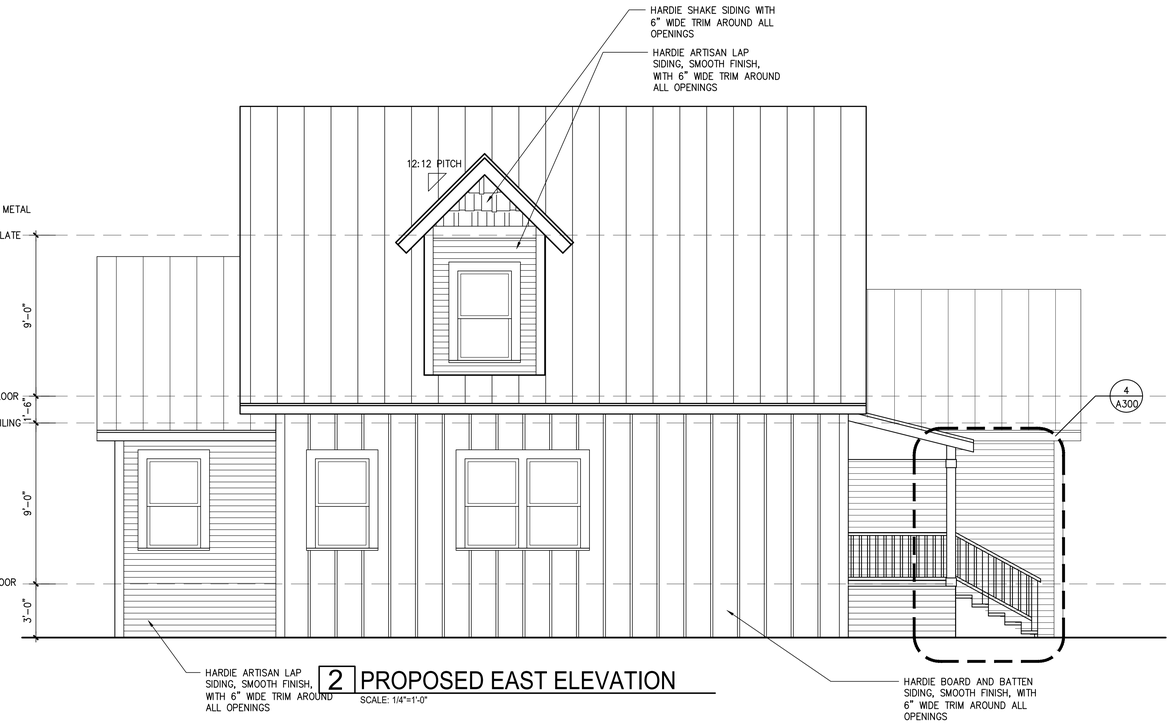
TEXAS LICENSE NO. 24683

A100



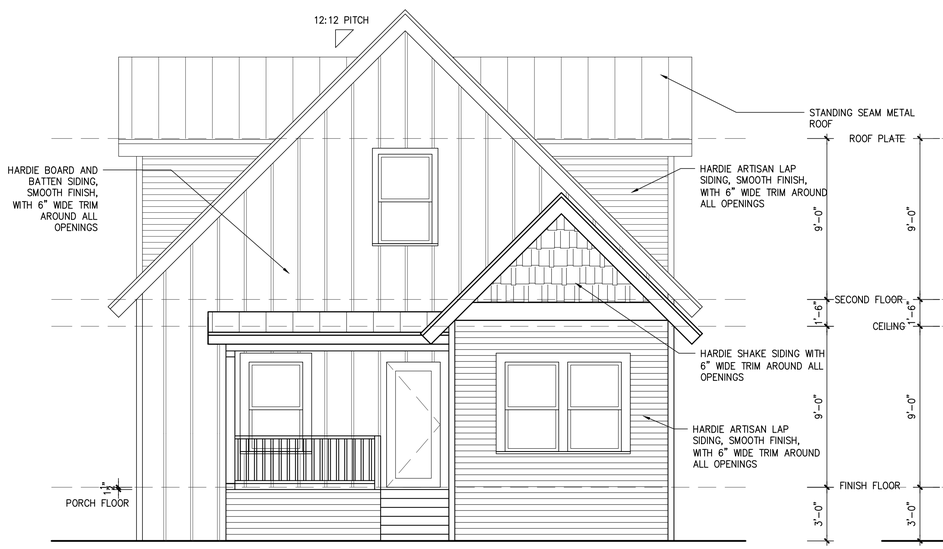
1 PROPOSED FRONT ELEVATION

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



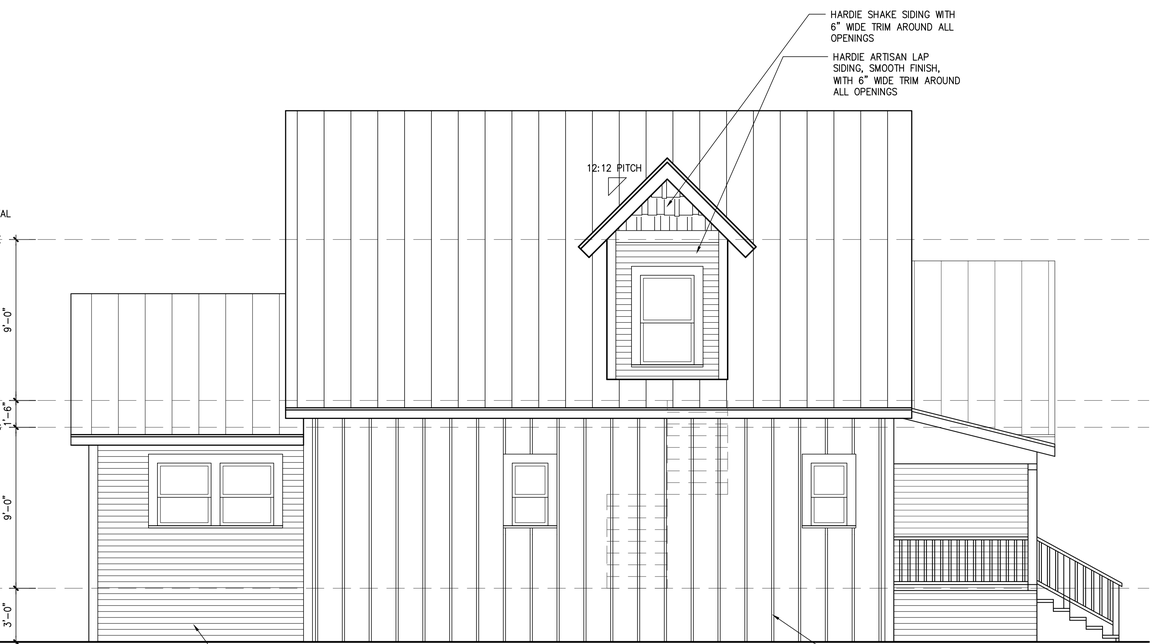
2 PROPOSED EAST ELEVATION

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



3 PROPOSED NORTH ELEVATION

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



4 PROPOSED WEST ELEVATION

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

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PROPOSED EXTERIOR ELEVATIONS

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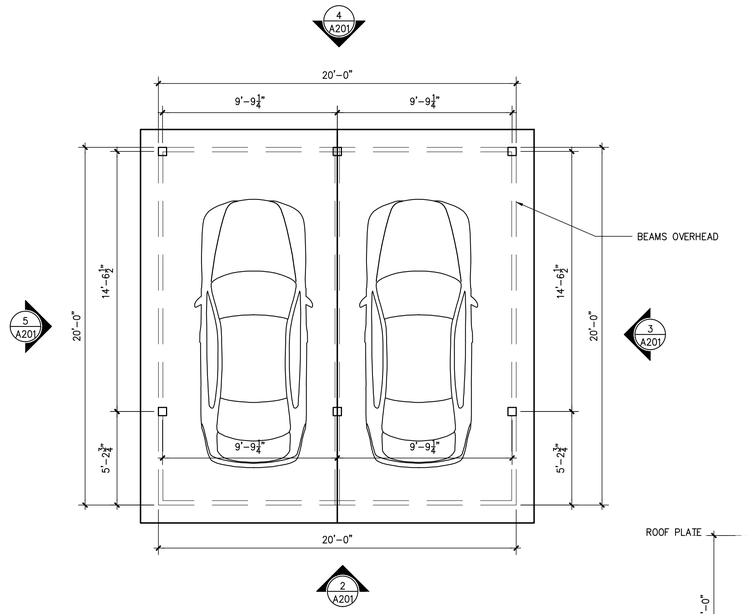
REVIEWED BY:	FJZ

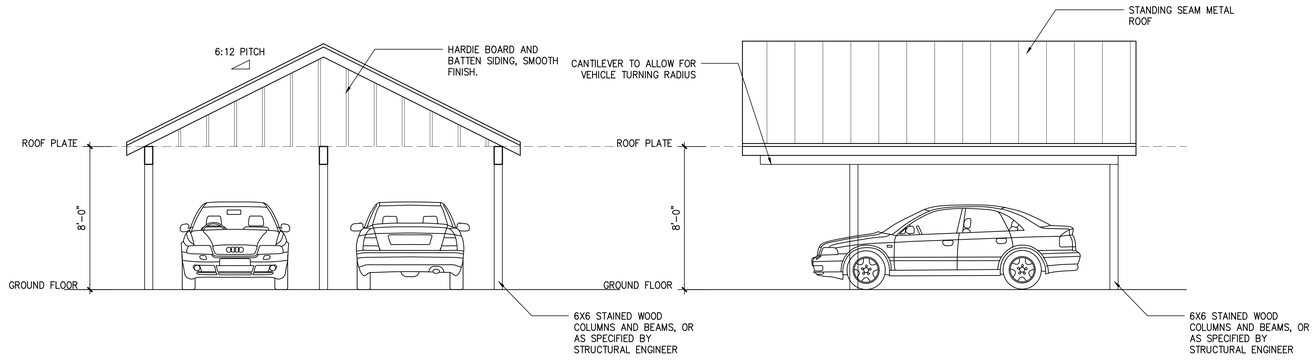
PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

A200



1 PROPOSED FLOOR PLAN

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

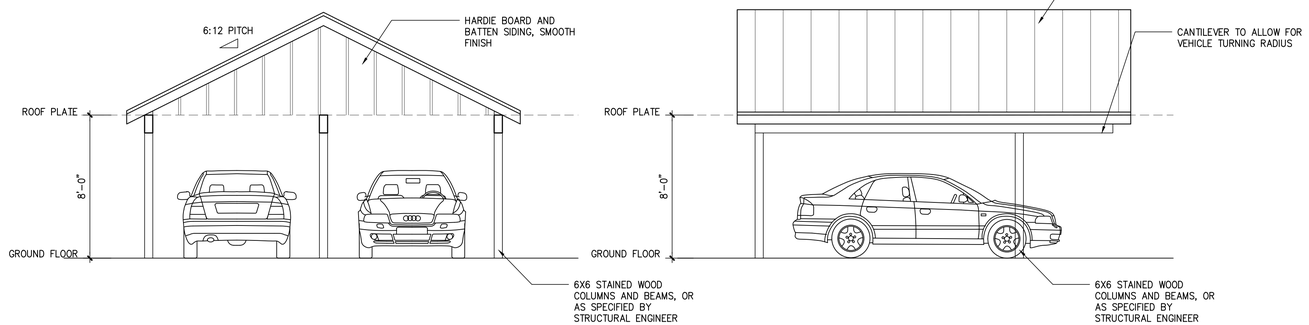


2 PROPOSED FRONT ELEVATION

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

3 PROPOSED EAST ELEVATION

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



4 PROPOSED NORTH ELEVATION

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

5 PROPOSED WEST ELEVATION

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

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PROPOSED EXTERIOR ELEVATIONS - CARPORT

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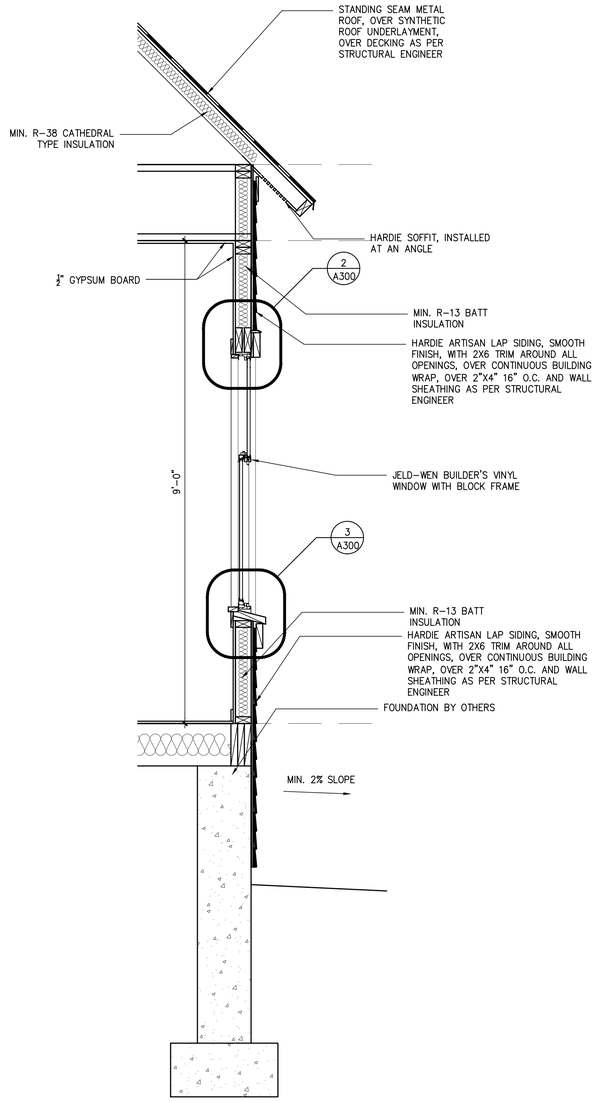
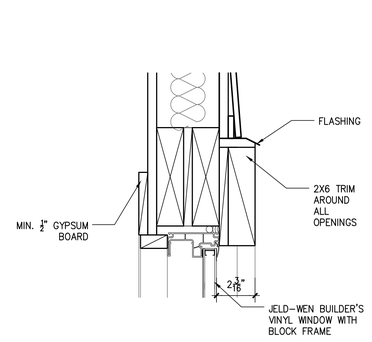
DATE:	09.13.19
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

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

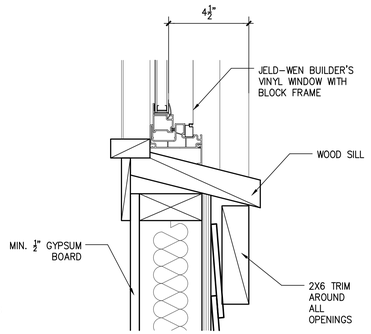
A201



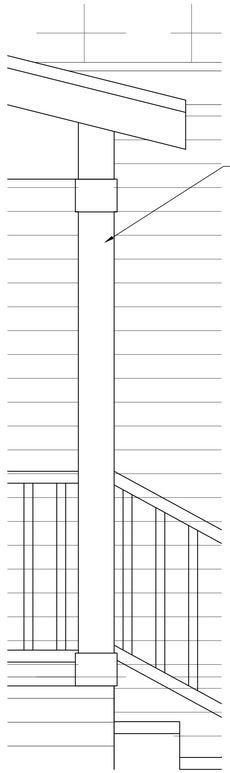
1 WALL SECTION, TYP.
SCALE: 3/4"=1'-0"



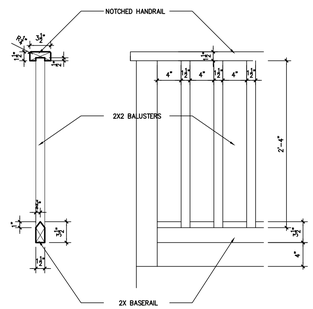
2 WINDOW HEAD
SCALE: 3"=1'-0"



3 WINDOW SILL
SCALE: 3"=1'-0"



4 COLUMN DETAIL
SCALE: 1"=1'-0"



5 RAIING DETAIL
SCALE: 1"=1'-0"

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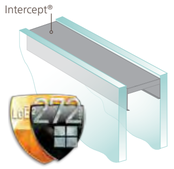
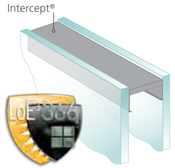
A300

ENERGY SAVING GLASS

Energy Saver®–Reduce Heat Loss Up To 30%

Offering the most cost-efficient energy upgrade, the Energy Saver package includes upgrades from clear to LoE glass and argon gas for improved thermal performance. Energy Saver reduces heat loss by 30% compared to clear insulating glass.





Energy Saver® Plus–Reduce Heat Loss Up To 40%

The best value in insulating glass, Energy Saver Plus includes, argon gas for improved thermal performance and LoE^3-366 glass. With triple layers of Low-E coating, LoE^3-366 helps you save energy through improved thermal performance, reduces solar heat gain and helps protect interior furnishings from fading. Energy Saver Plus reduces heat loss by 40% compared to clear insulating glass.

Tempered Glass

Tempered glass is the result of a heat-treating process, which makes it stronger. After glass has been tempered it will not break into dangerous shards, but into smoother round pieces. Local codes often require tempered glass to be used in all windows that are close to the floor or near doors, bathtubs or showers.

Neat® Glass*

With this glass option you gain natural cleaning convenience. By harnessing the sun's UV rays (even when the sky is cloudy) to loosen dirt from the glass, rainwater can easily rinse away grime. No manual activation is required. For more information visit www.jeld-wen.com.

Textured and Tinted Glass*

Obscure | Glue Chip | Rain | Reed | Bronze | Gray

**Subject to regional availability*

The JELD-WEN website is your ultimate resource for learning about our reliable windows and doors. It has all the product information and design advice you need. Visit us at **jeld-wen.com** today.

JELD-WEN WINDOWS & DOORS

THE JELD-WEN PROMISE

JELD-WEN products create lasting value for your home. We are so confident that you will be pleased with our vinyl windows and patio doors, that each one carries our industry-leading warranty. Here are just some of the highlights of our warranty...

The Window & Patio Door Limited Warranty Includes:

- Lifetime Limited Warranty coverage for defects in material and workmanship for most product components (such as insulating glass, vinyl and metal components, and hardware) for as long as you own and occupy your home
- Skilled labor for warranty repairs is covered for 2 years
- 10-year coverage on blinds and shades between the glass
- 10-year coverage on colored exterior and laminate interior
- 5-year coverage on retractable roll screens
- Coverage is transferable for 10 years
- Optional accidental glass breakage coverage

NOTE: The above information is a summary of key provisions of the **JELD-WEN Window & Patio Door Limited Warranty** effective February 1, 2014. For a complete copy of the current warranty including important limitations and exclusions, see your sales associate or refer to **www.jeld-wen.com**.

LIFETIME LIMITED WARRANTY

Each one of our windows and patio doors is built to last.
We prove this by supporting each product with our Lifetime Limited Warranty.

GREEN BUILDING INITIATIVE MEMBER

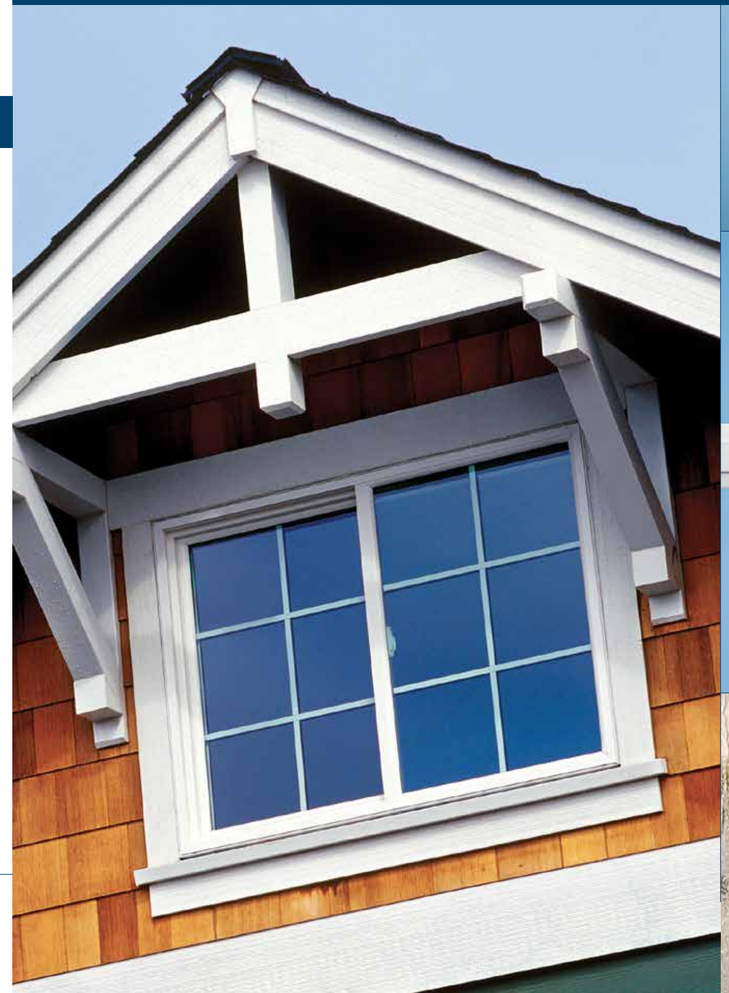
Made in USA

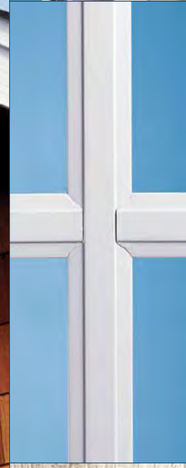
11-733 04/15 (HPS 04/15 6M)

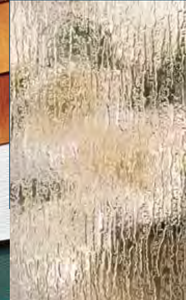
JELD-WEN WINDOWS & DOORS

Builders Vinyl
Window & Patio Door Features

Bay & Bow | Double-Hung | Single-Hung | Sliding
Fixed, Radius & Geometric | Garden | Patio Doors

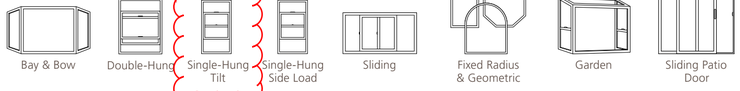






ELEMENTS & OPTIONS

Window and Patio Door Styles



Frame Options

Integral Nailing Fin

A 1-1/4" pre-punched fin comes standard on all Builders Vinyl windows

Pocket Frame

Flush Fin*

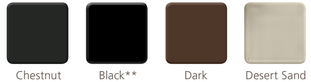
Brickmould Frame*

Block Frame

Available with slope sill adapter, head expander and perimeter foam insulation wrap

Exterior Vinyl Colors†

EverTone™ Exterior Colors†



† Actual colors and finishes may vary from samples displayed
**Subject to regional availability*
***Available with White interior only*

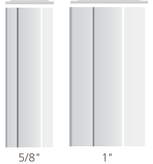
Grilles Between the Glass (GBG)

Available in Contour & Flat

Simulated Divided Lites (SDL)

Available in 7/8" Contour

Contour GBG



5/8" 1"

Flat GBG

5/8" 7/8"

Contour Slim SDL

7/8"

WEN-LOCK®

WEN-LOCK Finishes†

Style Cam-Lock

Style Cam-Lock Finishes†

† Actual colors and finishes may vary from samples displayed
** Subject to regional availability*

Window Opening Control Device (WOCD)

Factory-installed Window Opening Control Devices (WOCD) from JELD-WEN are designed to meet the ASTM F2090-10 standard intended to help prevent accidental falls from windows by children 5 years of age and younger. Factory-installed WOCD's can be ordered on the double-hung, single-hung, sliding and casement windows.

Window in closed position

WOCD limits the sash opening to less than 4 inches

Features & Benefits

- Streamlined design won't obstruct views like many after-market options
- Automatically limits sash opening to less than 4 inches
- Manual override for full operation and for emergency escape and rescue
- Device automatically resets by closing the window
- Meets the ASTM F2090-10 standard
- Potential alternative to minimum sill height requirement (consult local building codes)

PATIO DOOR OPTIONS

Optional Blinds Between the Glass†

Optional ADA-compliant Patio Door*

† Available with or without Low-E glass

**Product does not meet ADA changes in level compliance*

ADA compliant Builders Vinyl sliding patio door

Pet Panel Option Available

- Slides vertically to allow outdoor access
- Available in standard 6'0" x 6'8" and custom sizing on full units
- Panel is available in 3 standard sizes to accommodate your pet; see sizing guide for more information
- Features the award winning WEN-LOCK® for security
- Magnetic pull on the pet flap, to prevent it from being blown-in by strong winds

Visit **www.jeld-wen.com** or see your local dealer for complete sizing information