HISTORIC AND DESIGN REVIEW COMMISSION

December 04, 2019

HDRC CASE NO:	**2019-379**
ADDRESS:	910 N HACKBERRY ST
LEGAL DESCRIPTION:	NCB 530 BLK 14 LOT N 79.02 FT OF A-4 & NW IRR 34.93 FT OF A-5
ZONING:	R-5, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Cy Goudge/JCG HOMES LLC
OWNER:	JCG HOMES LLC
TYPE OF WORK:	Construction of two, 2-story residential structures
APPLICATION RECEIVED:	November 14, 2019
60-DAY REVIEW:	January 13, 2020
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construction two, 2-story residential structures on the vacant lot at 910 N Hackberry, located within the Dignowity Hill Historic District.

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 construction two, 2-story residential structures on the vacant lot at 910 N Hackberry, located within the Dignowity Hill Historic District.
b. CONCEPTUAL APPROVAL – This request received conceptual approval at the July 17, 2019, Historic and Design Review Commission hearing with the following stipulations:
    i. That the applicant utilize roof forms that are found historically within the district and those that minimize perceived height. **The applicant has met this stipulation.**
    ii. That the applicant include a foundation height that is within one (1) foot of those found historically on this block. **The applicant has met this stipulation.**
    iii. That the applicant confirm that the proposed lot coverage is less than fifty (50) percent, per the Guidelines. **The applicant has met this stipulation.**
    iv. That the propose driveways not exceed ten (10) feet in height. **The applicant has met this stipulation.**
    v. That the proposed attached carport either be separated from the proposed new construction and shifted toward the rear of the lot, or eliminated.
    vi. That the applicant follow staff's specifications for materials, window materials and architectural details. **The applicant has met this stipulation.**
    vii. That both structures feature a unique design.
c. CURRENT SITE – The current site is void of any existing structures, and is bounded to the west by N Hackberry, and to the north by Fayn Way.
d. CONTEXT & DEVELOPMENT PATTERN – This block of N Hackberry primarily features historic structures that feature one story in height.
e. 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 proposed footprints of both structures are appropriate and consistent with the Guidelines.

f. SETBACKS & ORIENTATION (N Hackberry) – 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. This block of N Hackberry features three (3) residential structures that address N Hackberry. The applicant has noted that these structures feature setbacks of 17' – 0", 16' – 6" and 15' – 6". Per the submitted site plan, the applicant has proposed setbacks of approximately 17' – 0" from the right of way. At the time of conceptual approval, staff recommended that the applicant increase the proposed setbacks to be greater than those found historically on this block. Staff finds that this should be incorporated into the final design. Setbacks that are equal to or greater than those found historically on the block should be used.
g. ENTRANCES (N Hackberry) – According to the Guidelines for New Construction 1.B.i., primary building entrances

should be oriented towards the primary street. Per the submitted construction documents, the primary entrance orientation for both structures will front N Hackberry. Staff finds this to be appropriate and consistent with the Guidelines.

h. SCALE & MASSING – The Guidelines for New Construction 2.A. notes that the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The applicant has proposed two, 2-story structures that are both to feature a height of 28' – 0". The three historic structures on this block each feature one story in height, and overall heights of 18' – 8", 19' – 4" and 22' – 3". Generally, staff finds the proposed height to be appropriate and consistent with the Guidelines.

i. ROOF FORMS – The applicant has proposed for both structures to feature front facing gabled roofs with shed porch roofs. Both of the proposed roof forms are appropriate and consistent with the Guidelines, as they are found historically within the Dignowity Hill Historic District; however, staff finds that both structures should not have identical roof forms.

j. FOUNDATION & FLOORT 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. The applicant has proposed foundation heights for both structures of 1' – 6". Staff finds the proposed foundation heights to be appropriate and consistent with the Guidelines.

k. WINDOW & DOOR OPENINGS – The applicant has proposed window and door openings that generally are consistent with those found within the Dignowity Hill Historic District.

l. MATERIALS – The applicant has proposed materials that include asphalt shingle roofs, composite siding with an exposure of four (4) inches and a smooth finish, wood columns, and wood windows. Generally, staff finds the proposed materials to be appropriate. Staff finds that the proposed composite siding should feature a thickness of at least ¾" and feature mitered corners.

m. WINDOW MATERIALS – As noted in finding l, the applicant has proposed wood windows. The applicant has also provided a wall detail noting the proposed installation of the proposed windows; however, the detail does not include dimensions. Staff finds the proposed windows to be appropriate; however, meeting rails must be 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 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.

n. ARCHTIECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate and consistent with the Guidelines; however, as two structures that are to be constructed adjacent to each other, staff finds that differentiating and unique architectural elements should be incorporated into the design. This was a stipulation of conceptual approval. Elements that could differentiate the proposed designs include roof forms, porch roof forms siding profiles (the inclusion of board and batten siding), and the inclusion of additional architectural and massing elements, such as dormers on hipped roofs.

o. ATTACHED CARPORT – The applicant has proposed an attached carport for the structure that is to be located on the northern portion of the lot (structure #2). Historically, attached carports are not found within the district. Staff finds the construction of a carport to be appropriate; however, staff finds that the carport should be detached.

p. DRIVEWAYS – The applicant has proposed one driveway on N Hackberry and another on Fayn Way. The applicant has noted an overall width of 10' – 0" for both driveways, and decomposed granite paving. Staff finds the proposed locations, profile and materials of the driveways to be appropriate and consistent with the Guidelines. Additionally, per the construction documents, the applicant has noted a typical curb cut and apron.

q. WALKWAYS – The applicant has proposed two walkways leading from the proposed new construction to the sidewalk at the public right of way. The applicant has aligned both walkways with the proposed front doors, which staff finds to be appropriate; however, the applicant has proposed for both walkways to feature brick paving. Historically, front walkways throughout the district featured concrete. Additionally, the existing, historic walkways in the immediate vicinity are concrete. Staff finds that the proposed front yard walkways should be concrete.

r. LANDSCAPING – At the time, the applicant has not submitted a detailed landscaping plan. Staff finds that the applicant should submit a detailed landscaping plan noting landscaping materials and their locations to staff for review and approval. This is to be done prior to the issuance of a Certificate of Appropriateness.

RECOMMENDATION:

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

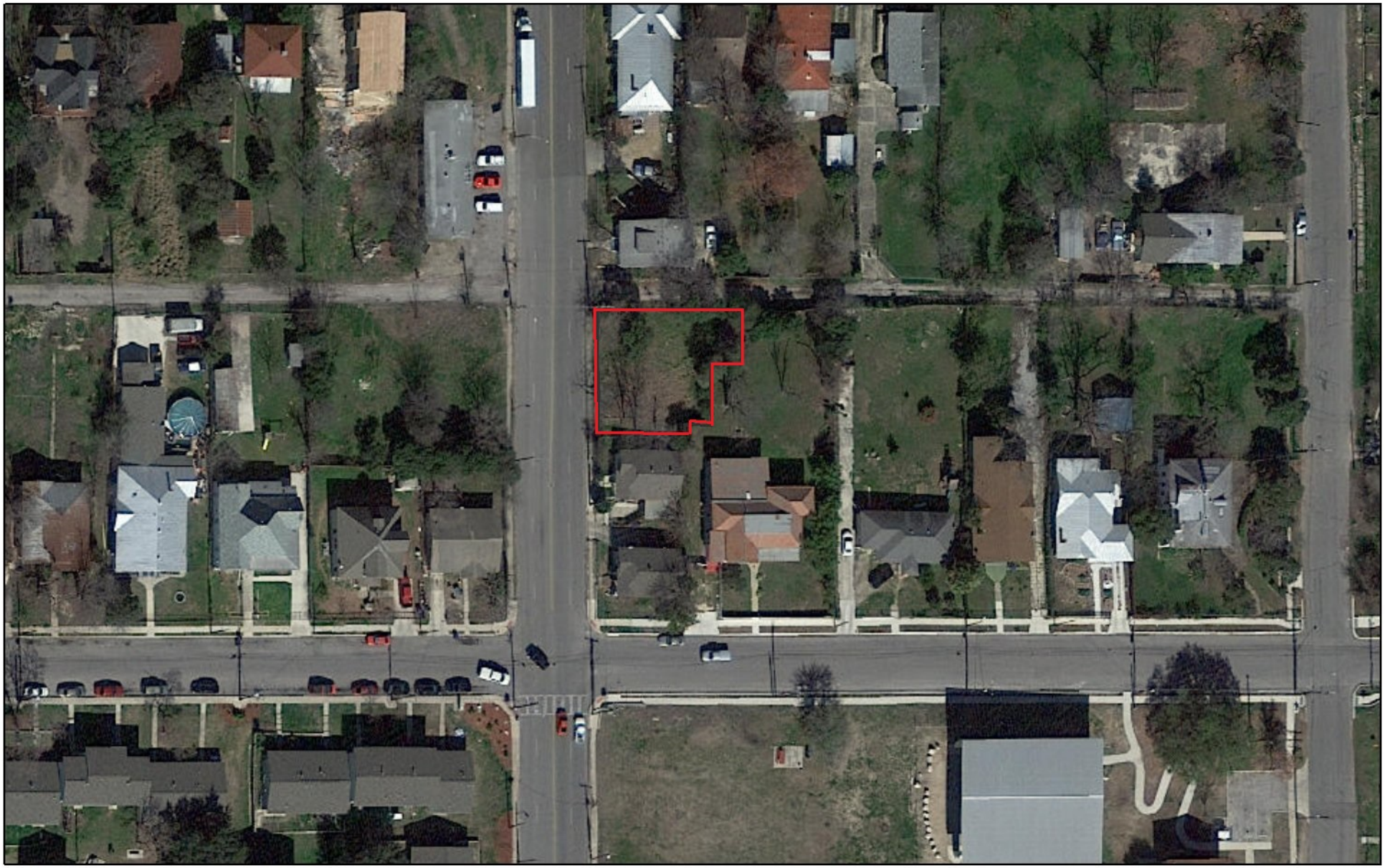
i. That setbacks that are equal to or greater than those found historically on this block be used as noted in finding f. This would require the shifting of both structures to the rear (east).

ii. That the applicant modify the proposed roof design of one of the proposed structures to provide a unique design for each structure as noted in findings i and n. The redesign of one of the new structures is to be submitted to staff for review and approval, and should feature materials, windows materials and architectural details that are consistent with those presented within this application.
iii. That the applicant ensures that the proposed wood windows meet the following specifications: Meeting rails must be 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 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.
iv. That the proposed carport be detached from the proposed new construction as noted in finding o.
v. That the proposed brick walkways be modified to feature concrete paving as noted in finding q.
vi. That a detailed landscaping plan be submitted to OHP staff for review and approval as noted in finding r.

A foundation inspection must be scheduled with OHP staff to ensure that appropriate setbacks are being installed. The foundation inspection shall be scheduled prior to the pouring of the foundation.

A roofing inspection must be scheduled with OHP staff to ensure that an industrial or large ridge cap in not installed. The roofing inspection shall be scheduling prior to the installation of roofing materials.

City of San Antonio One Stop



July 3, 2019

User drawn lines

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0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

City of San Antonio GIS
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910 N Hackberry
Payn Way
Hays st
N Hackberry


Fayn Way
Willow St


910
BERKSHIRE HATHAWAY
HomeServices
Don Johnson, REALTORS
210-504-7355
Brian Skelton
For Sale
NO TRESPASSING OR LOITERING

GENERAL NOTES:

1. THIS BUILDERS SET(PART OF THE CONTRACT DOCUMENTS) IS PRESENTED TO INCLUDE DRAWINGS ON 24X36 SHEETS.
2. ELECTRICAL AND PLUMBING LINES SHALL RUN CONCEALED AND FRAMING SHALL BE OF ADEQUATE DIMENSIONS TO ACCOMPLISH THIS RESULT WITHOUT CHANGES IN THE WALL PLANE OR CEILING PLANE.
3. WHEN REFERENCE IS MADE TO A MATERIAL SYSTEM, ALL PARTS AND MATERIALS PERTINENT TO THE MANUFACTURER'S SYSTEM SHALL BE FURNISHED AND INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
4. ALL INFORMATION ON EXISTING CONDITIONS WAS SUPPLIED TO THE DESIGNER BY THE OWNER. CONTRACTOR IS REQUESTED TO VERIFY, ON-SITE, ALL DIMENSIONS & CONDITIONS BEFORE STARTING CONSTRUCTION. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER PRIOR TO THE COMMENCING OF CONSTRUCTION.
5. FINISHES AND TEXTURES SELECTED BY OWNER.
6. REPAIR ANY DAMAGED AREAS PRIOR TO APPLYING FINISHES
7. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. ALL CONTRACT DOCUMENTS AND ENGINEERING DRAWINGS ARE TO BE USED TOGETHER. GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO REVIEW COMPLETE SETS OF DOCUMENTS AND REPORT ANY DISCREPENCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION.
8. CONTRACTOR SHALL MAINTAIN A NEAT PREMISE AND SHALL THOUROUGHLY CLEAN ALL FINISHED SURFACES INSIDE AND OUTSIDE OF THE PROJECT.
9. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR A COMPLETE JOB WITHIN THEIR DISCIPLINES AND SHALL NOTIFY THE CONTRACTOR AND THE OWNER OR HIS AUTHORIZED AGENT OF ANY NORMALLY REQUIRED ITEMS NOT SPECIFICALLY IDENTIFIED IN THE DRAWINGS.
10. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS.
11. ALL WORK AND MATERIALS ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENTS OF ALL APPLICABLE CITY,COUNTY AND STATE CODES, LOCAL REGULATIONS AND THE DIRECTION OF THE BUILDING INSPECTOR FOR SUCH BUILDING LAWS. REGULATION AND DIRECTIONS ARE TO BE CONSIDERED AS PART OF THESE PLANS.
12. FOR ANY ITEM IDENTIFIED IN THE CONTRACT DOCUMENTS THAT IS REASONABLY INFERABLE AS A COMPONENT IN A SYSTEM AND REQUIRED FOR THE PERFORMANCE OF THAT SYSTEM, THE GENERAL CONTRACTOR SHALL INCLUDE ALL OTHER COMPONENTS IN THE WORK WHICH ARE NECCESARY FOR THE COMPLETION AND FULL OPERATIONAL PERFORMANCE OF THAT SYSTEM.
13. THE CONTRACT DOCUMENTS INDICATE THE GENERAL DESIGN INTENT, BUT DO NOT NECESSARILY DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION. THE CONTRACTOR SHALL PROVIDE ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
14. THE GENERAL CONTRACTOR SHALL VERIFY IN THE FIELD AND COORDINATE BETWEEN THE TRADES, ALL CONDITIONS BOTH NEW AND EXISTING WHICH AFFECT WORK TO BE DONE OR RELEVANT THERETO, INCLUDING BUT NOT LIMITED TO, PROPERTY LINE DIMENSIONS, SETBACKS, EASEMENTS ,RESTRICTIONS, EXACT LOCATIONS OF ALL CONSTRUCTION,EXISTING AND NEW, EXISTENCE AND LOCATIONS OF ASBESTOS OR OTHER UNKNOWN TOXIC MATERIALS, DRIVEWAYS, WALKS, APRONS, UTILITIES,GRADES, AND DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCOVERY OF ASBESTOS AND OTHER REGULATED TOXIC MATERIALS AND SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR CONFORMANCE TO FEDERAL,STATE, AND LOCAL JURISDICTIONAL REQUIREMENTS REGARDING THE DISPOSITION OF HAZARDOUS MATERIALS. SHOULD ANY QUESTIONS ARISE OR DISCREPENCIES ON THE DRAWINGS BE NOTED PRIOR TO BEGINNING OF CONSTRUCTION OR DURING ANY PHASE OF CONSTRUCTION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK OR ANY PART RELATED TO THERETO.
15. CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK AND WITHIN SCOPE OF THE CONTRACT DOCUMENTS INCLUDING BUT NOT LIMITED TO; BUILDING PERMIT FEES, MEP FEES,WATER FEES, SEWER FEES, DRIVEWAY FEES, AND SIDEWALK FEES. THE LOCATION OF UTILITIES SHOWN ON THE SITE PLANS ARE BASED ON INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.
16. DESIGN AND CONSTRUCTION PROCESSES TO COMPLY WITH LOCAL, HOA, AND LOCAL AND STATE RESIDENTIAL BUILDING CODE REQUIREMENTS
17. ALL WOOD FRAMING TO BE TREATED.
18. ALL WOOD BLOCKING TO BE FIRE RETARDANT.
19. REFER TO ADDITIONAL NOTES BY STRUCTURAL AND MEP DISCIPLINES. WHERE VARIOUS DISCIPLINES INDICATE WORK FOR DIFFERENT DISCIPLINES (FOR EXAMPLE, MECHANICAL WORK WHICH WOULD REQUIRE STRUCTURAL MODIFICATIONS), THE GENERAL CONTRACTOR IS TO NOTIFY THE DESIGNER PRIOR TO COMMENCING THE WORK.
20. CONTRACTOR SHALL REPORT IMMEDIATELY, TO DESIGNER, (IN WRITTING) ANY EXISTING CONDITIONS (EG;ROT,TERMITES, ETC.) THAT MAY AFFECT PERFORMANCE OF THE EXISTING AND NEW STRUCTURES.
21. ALL WALLBOARD SHALL BE ⅝" THICK AND BE TAPED, FLOATED ,TEXTURED AND FINISHED ACCORDING TO FINISH SCHEDULES. USE TYPE "X" WALL BOARD ON GARAGE WALLS AND CEILINGS. USE HARDI-BACKER BOARD ON ALL PLUMBING WALLS TO BE TILED.
22. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE EXECUTION OF THE PROJECT IN A COMPLETE AND WORKMAN LIKE MANNER, CONFORMING TO THE BEST STANDARDS OF PRACTICE IN VARIOUS TRADES.
23. NO VEHICLE IS PERMITTED ON THE ADJACENT PROPERTY AND ANY DAMAGE DONE TO EXISTING DRIVES AND WALKS OR OTHER STRUCTURES WILL BE REPAIRED OR REPLACED AND CHARGED TO THE PERSON OR COMPANY RESPONSIBLE.
24. TRADE NAMES AND BRANDS NOTED ON THE CONTRACT DOCUMENTS ARE FOR QUALITY STANDARDS ONLY. SUBSTITUTIONS OF "EQUAL" PRODUCTS MAY BE MADE WITH THE OWNER'S PERMISSION. I.C.B.O./N.E.R. SUBSTITIONS SHALL BE MADE ONLY WITH PRODUCTS WHICH HAVE CURRENTLY ACTIVE I.C.B.O/N.E.R. EVALUATION REPORTS, OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TEST AGENCIES.

APPLICABLE CODES:

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE

PROJECT INFORMATION:

LOCATION: 910 N. HACKBERRY, SAN ANTONIO,TX,78202
OCCUPANCY CLASSIFICATION:
SINGLE FAMILY RESIDENTIAL

SQUARE FOOTAGE:
CONDITIONED:
FIRST FLOOR----------600 SQ.FT.
SECOND FLOOR----------620 SQ. FT.
TOTAL----------1180 SQ. FT.

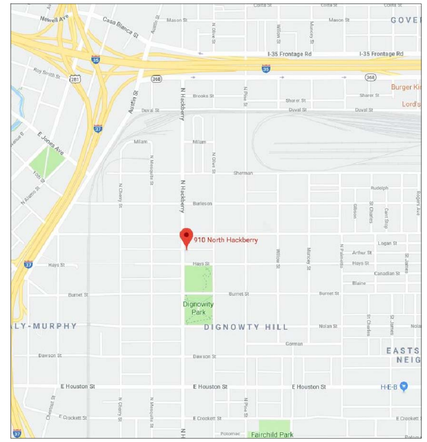
UNCONDITIONED:
FRONT /REAR PORCH----------120 SQ. FT.
TOTAL:----------1300 SQ. FT.

GRAND TOTAL----------1300 SQ. FT.

SHEET INDEX:

ARCHITECTURE:

LOCATION MAP:



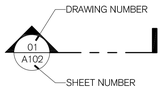
910 N. HACKBERRY RESIDENCE

910 N. HACKBERRY
SAN ANTONIO, TX, 78202

DESIGN TEAM:

BARRAZA DESIGNS, LLC
3830 SALTY MARSH
SAN ANTONIO, TEXAS, 78245
210-209-6127

GRAPHIC LEGEND :

BUILDING SECTION


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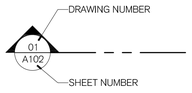

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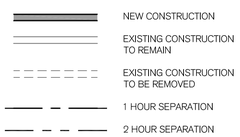

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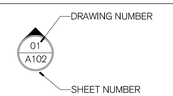
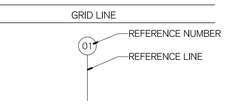
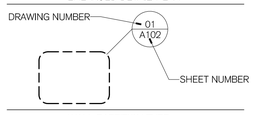
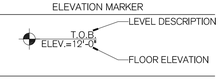


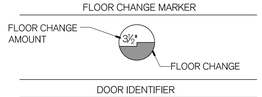
ROOM IDENTIFIER


GRID LINE


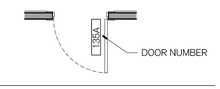
ENLARGED DETAIL/PLAN


ELEVATION MARKER


WALL PARTITION TYPE


FLOOR CHANGE MARKER


REVISION NOTE

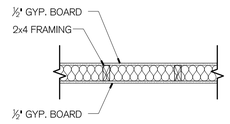

DOOR IDENTIFIER


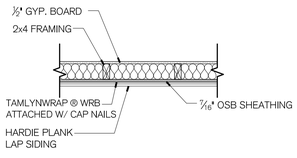
KEYNOTE IDENTIFICATION

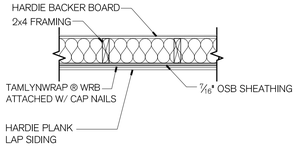

WINDOW IDENTIFIER


DEMOLITION KEYNOTE


TYP. WALL TYPES:

INTERIOR 2x4


EXTERIOR 2x4 WITH SIDING


EXTERIOR 2x6 @ BATHROOMS


Barraza Design

DATE 08 November 2019

BARRAZA DESIGN
3830 SALTY MARSH,
SAN ANTONIO, TEXAS 78215
VOICE: (210) 209-6127

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PROJECT

Residence 01
910 N. Hackberry
San Antonio, TX, 78202

OWNER

Cy Goudge
305 Castano Ave.
San Antonio, Texas, 78209

PROJECT NUMBER
114 - 910 HACKBERRY

Construction Docs.

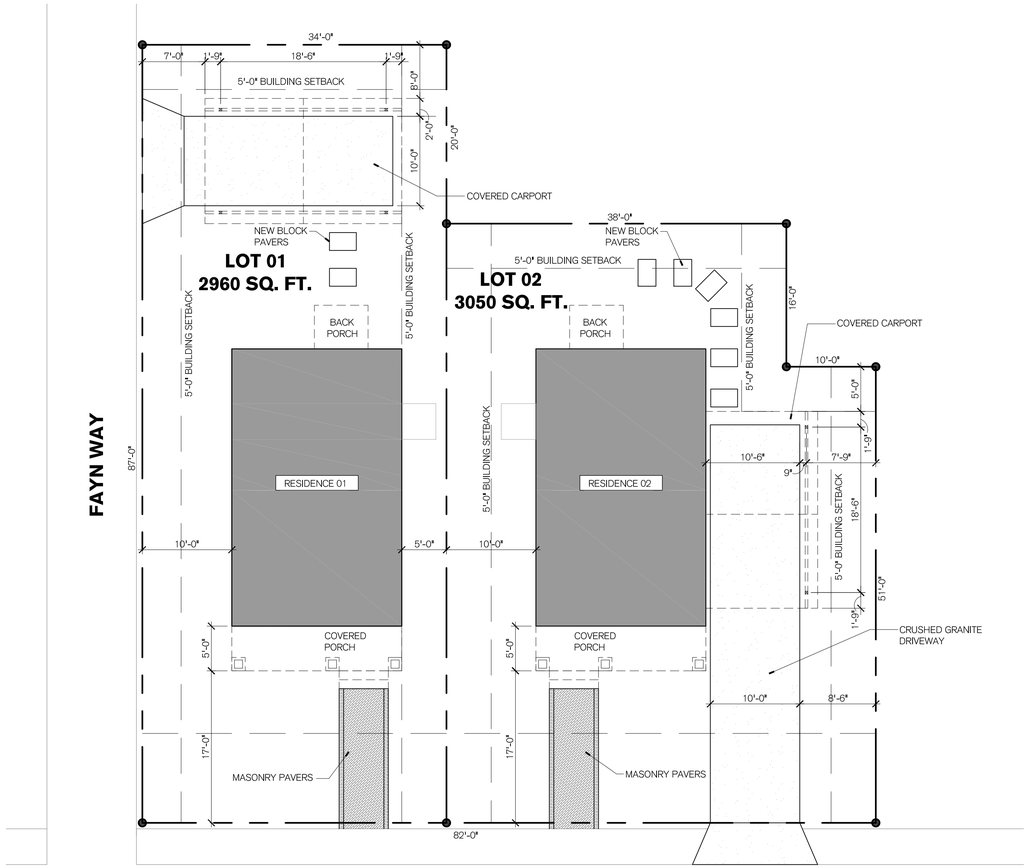
NO.	DATE	DESCRIPTION OF ISSUE
1	11/08/2019	COSA PERMIT SET

CONSULTANT

SHEET TITLE
COVER SHEET

DATE
08 November 2019

SHEET NUMBER
A-100



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

NORTH

SITE NOTES:

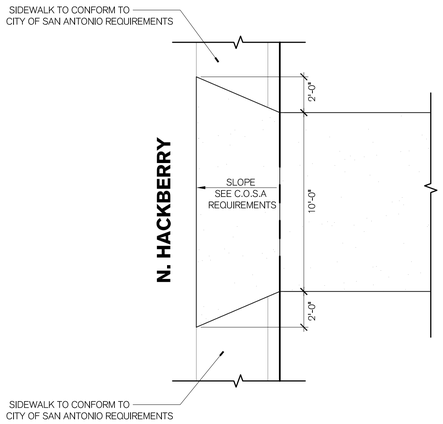
1. NEW CONCRETE SIDEWALK TO CITY OF SAN ANTONIIO SPECIFICATIONS
2. PROVIDE CONTROL JOINTS AND EXPANSION JOINTS AS REQUIRED FOR CONCRETE DRIVEWAY AND SIDEWALK.
3. OBSERVE ALL CITY CODES & REGULATIONS FOR SETBACKS.
4. SEE SHEET A-104 FOR ROOF PLAN
5. SLOPE FINISHED GRADE AWAY FROM HOUSE FOR POSITIVE DRAINAGE. SWALE AS REQUIRED TO MEET NEIGHBORHOOD GUIDELINES
6. VERIFY EXISTING LOCATIONS OF WATER SPICKETS. CAP AND ABANDON ANY SPICKETS IN CONFLICT WITH FOUNDATION, SIDEWALKS, & DRIVEWAYS.
7. VERIFY EXISTING LOCATION OF TREES TO BE PRESERVED.
8. OWNER TO PROVIDE NEW FENCING AND GATES THAT ADHERE TO HOA AND DIGNOWITY HISTORIC DISTRICT REQUIREMENTS.

LEGAL DESCRIPTION:

ADRESS: 910 N. HACKBERRY
LOT: N.79.02 FEET OF A-4 & NW IRR 34.93 FEET OF A-5 BLOCK:14 NCB:530
SUBDIVISION: DIGNOWITY HILL, SAN ANTONIO , TEXAS, 78202

LEGEND:

- NEW RESIDENCE
- CRUSHED GRANITE DRIVEWAY
- PROPERTY LINE
- SETBACK LINES
- FENCING AS SELECTED BY OWNER
- EXISTING TREE TO REMAIN



02 DRIVEWAY DETAIL
SCALE: 1/4"=1'-0"

Barraza Design

DATE 08 November 2019

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SAN ANTONIO, TEXAS 78215
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Construction Docs.

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1	11/08/2019	COSA PERMIT SET

CONSULTANT

SHEET TITLE

SITE PLAN

DATE

08 November 2019

SHEET NUMBER

A-101

PLAN NOTES:

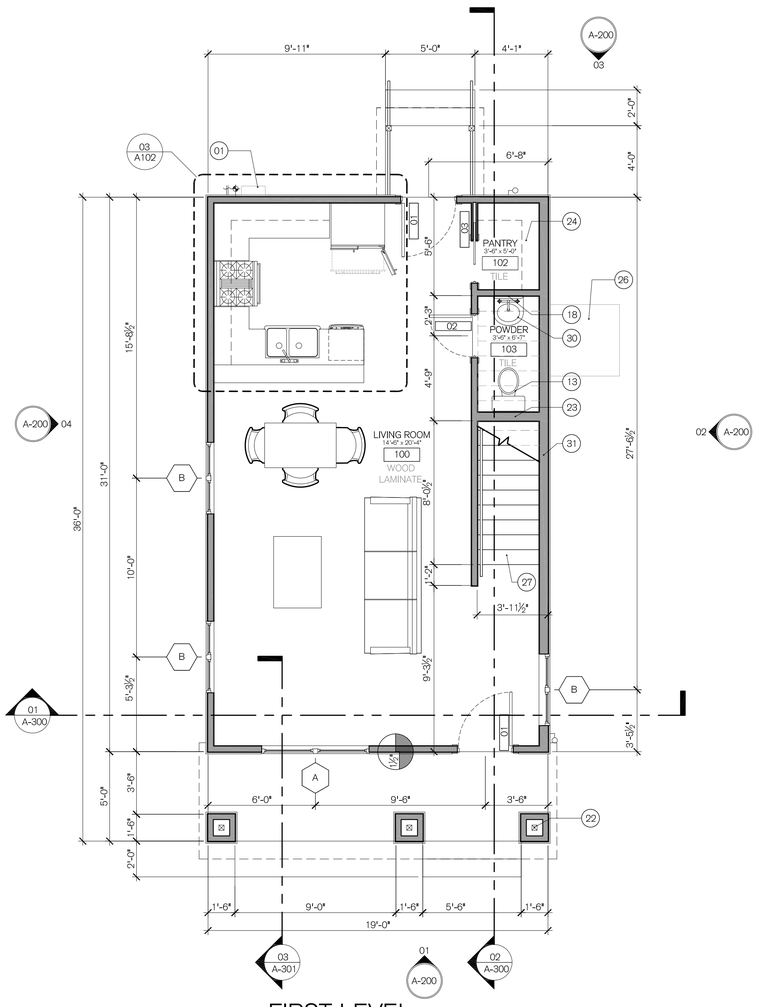
1. DIMENSIONS ARE FROM FACE OF STUDS, EDGE OF CONCRETE ,COLUMN CENTERLINES, WINDOW AND DOOR CENTERLINES UNLESS NOTED OTHERWISE (U.N.O.).
2. ALL DOORS ARE TO BE 4" FROM FACE OF ADJACENT PERPENDICULAR STUD WALL TO EDGE OF DOOR (U.N.O).
3. FIRST FLOOR: 9'-8" PLATE HEIGHT (U.N.O.)/ SECOND FLOOR: 9'-0" PLATE HEIGHT (U.N.O)
4. FIRST FLOOR: 8'-0" WINDOW HEADER HEIGHT (U.N.O.)/SECOND FLOOR: 7'-6" WINDOW HEADER HEIGHT(U.N.O)
5. ALL EXTERIOR WALLS TO BE 4" STUD WALLS (U.N.O.)
6. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND PLAN DIMENSIONS PRIOR TO BEGINNING ANY CONSTRUCTION OR FABRICATION AND NOTIFY DESIGNER IN WRITING OF ANY DISCREPANCIES.
7. CONTRACTOR TO PROVIDE TREATED WOOD BLOCKING AS NECESSARY FOR ANY WALL MOUNTED ITEM OR ACCESSORIES.
8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO ENSURE PROPER FIT PRIOR TO MANUFACTURING MILLWORK OR ORDERING ANY SPECIALTY ITEMS OR EQUIPMENT.
9. REFER TO TEXAS ACCESSIBILITY STANDARDS (T.A.S.) FOR ALL MOUNTING HEIGHTS, DOOR CLEARANCES, ETC. PROVIDE FIRE RATED EXTINGUISHER CABINET WHEN LOCATED IN RATED PARTITION.
10. ALL INTERIOR WALLS TO BE 4" STUD WALLS (U.N.O)
11. ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE A MINIMUM 5.7 SQUARE FOOT CLEAR NET OPENING AND MINIMUM CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE FINISH FLOOR.
12. ELECTRICAL CONTRACTOR TO LOCATE 110V GFI OUTLET WITHIN 25'-0" OF A/C COMPRESSOR
13. INSTALL LIGHT SWITCHES AND ELECTRICAL CONTROLS NO HIGHER THAN 48" AND ELECTRICAL OUTLETS NO LOWER THAN 15" ABOVE FINISH FLOOR.
14. PROVIDE FOR CROSS VENTILATION AT ENCLOSED ATTICS.
15. PROVIDE ONE SMOKE DETECTOR IN EACH SLEEPING AREA, CENTRALLY LOCATE ONE IN EACH HALLWAY LEADING TO SLEEPING AREAS-PER IRC 2015. SEE SHEET A-103 FOR RCP/ELECTRICAL PLAN.
16. SMOKE ALARMS SHALL BE WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER I.R.C. SEC R317
17. INSTALL LEVER HANDLES ON ALL DOORS AND PLUMBING FIXTURES.
18. PROVIDE TEMPERED GLASS ON ALL GLASS LOCATED WITHIN 24" OF DOOR OPENINGS-TYP. PER IRC 2018
19. ALL NEW WINDOWS TO BE ENERGY EFFICIENT PER LOCAL CITY CODE (IRC 2015)
20. ALL SHELVING MATRIAL AND DESIGN TO BE SELECTED BY OWNER
21. PROVIDE BLOCKING FOR CEILING FANS AT ALL BEDROOMS, LIVING ROOM, AND COVERED PORCH.
22. VENT ALL GAS OUT.
23. EACH ELECTRIC PANEL, LIGHT SWITCH AND THERMOSTAT SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISH FLOOR (A.F.F.) EACH ELECTRIC OUTLET OR OTHER RECEPTACLE SHALL BE AT LEAST 15" (A.F.F.)
24. EXTERIOR ELECTRICAL PANEL MUST BE MOUNTED BETWEEN 18" AND 42" ABOVE FINISHED GRADE AND SERVICED BY AN ACCESSIBLE ROUTE.
25. PROVIDE ALL REQUIRED CONNECTIONS FOR A/C UNIT TO BE LOCATED IN ATTIC. PROVIDE LARGE DRIP PANS & ELECTRICAL CONNECTIONS, DRAIN LINES TO EXTERIOR (NOT OVER DOORS) PLYWOOD SUB FLOOR @ UNIT LOCATIONS , 24" WIDE PLYWOOD CATWALKS, ATTIC LIGHTING, ETC. REFER TO HVAC PLANS BY OTHERS FOR ALL INFORMATION.
26. ALL DOORS TO BE 8'-0" TALL (U.N.O) SEE DOOR SCHEDULE
27. ELECTRICAL TO COMPLY WITH NEC/CITY CODE G.F.I. REQUIRED ON ALL EXTERIOR FRONT/REAR OUTLETS, LAVATORIES, GARAGES , KITCHEN COUNTERTOPS, LAUNDRY AREAS AND PLUGS WITHIN 6 FEET OF SINKS OTHER THAN KITCHENS.
28. PROVIDE ALARM SYSTEM THRU-OUT AS PER GENERAL CONTRACTORS SPECIFICATIONS.
29. VERIFY LOCATION OF A/C PAD SHOWN ON PLAN.

KEYNOTES:

1. EXTERIOR TANKLESS WATER HEATER
2. DRIP PAN TO DRAIN OUTSIDE
3. 36" HIGH BAR COUNTER
4. 36" HIGH KITCHEN COUNTERW/ CABINETS
5. VENT HOOD ABOVE STOVE TO MEET CODE
6. 36" HIGH BAR
7. REFRIGERATOR BY OWNER
8. KITCHEN SINK BY OWNER
9. DISPOSAL COUNTER-MOUNTED SWITCH
10. 30" GAS COOKTOP
11. MICROWAVE ABOVE W/ DUCTED VENT HOOD ABOVE COOKTOP
12. BUILT IN DISHWASHER BY OWNER
13. FLOOR MOUNTED DUAL FLUSH TOILET
14. TILED SHOWER,SHOWER ARM, HEAD CONTROLLER,DRAIN (MASTER DRAIN)
15. SHOWER PIVOT DOOR, (TEMPERED)
16. VANITY, (2)SINKS,FAUCET, DRAIN
17. 36" VANITY,SINK,FAUCET,DRAIN
18. MIRROR, BY OWNER
19. ALCOVE BATHTUB, TILED, SHOWER HEAD, DRAIN.
20. DRYER W/ VENT EXHAUST PER CODE.
21. STACKED WASHER & DRYER
22. 4x4 WOOD COL. W./WOOD BASE. PTD.
23. 2x6 PLUMBING WALL
24. 12" DEEP SHELVING
25. 2'-0"x 4'-0" ATTIC ACCESS W/ATTIC LIGHT
26. AC PAD
27. WOOD STAIRS, REFER TO XX/XXX FOR NOTES
28. DETACHED GARAGE
29. 4x4 STEEL COLUMN, REFER TO STRUCTURE
30. PEDESTAL SINK, BY OWNER
31. 2x6 TALL WALL

LEGEND:

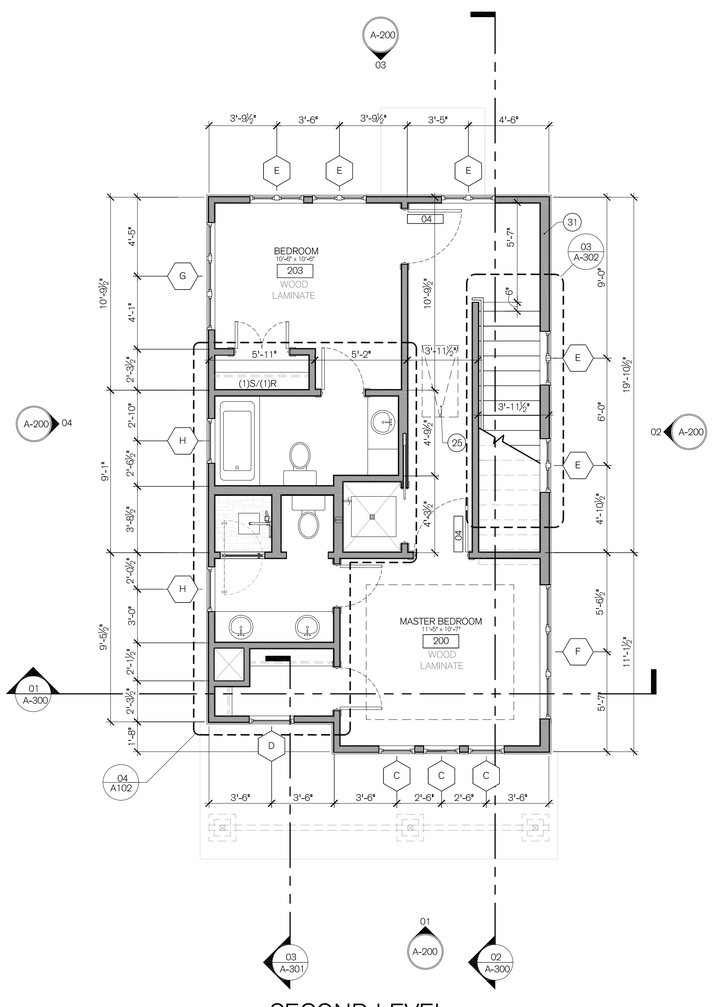
- HARDIE BOARD ON 2x4 WOOD STUDS
- HARDIE BOARD ON 2x6 WOOD STUDS
- ⅝"GYP. BOARD(BOTH SIDES) ON 2x4 WOOD STUDS
- HOSE BIB
- GAS CONNECTION
- WATER CONNECTION
- DRAIN
- EXHAUST VENT



01 FIRST LEVEL FLOOR PLAN

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

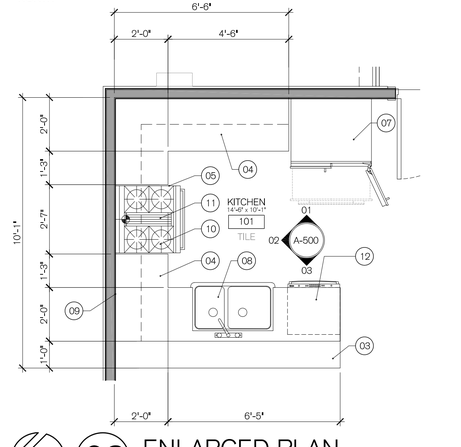
NORTH



02 SECOND LEVEL FLOOR PLAN

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

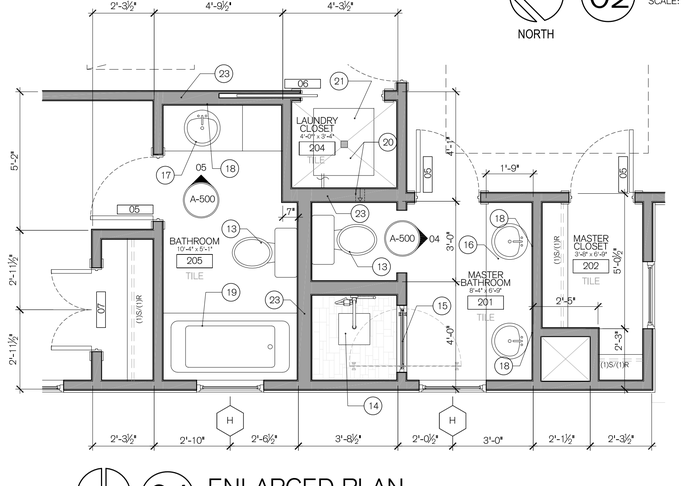
NORTH



03 ENLARGED PLAN

SCALE: 3/8"=1'-0" KITCHEN-101

NORTH



04 ENLARGED PLAN

SCALE: 3/8"=1'-0" BATHROOM-203 & LAUNDRY CLOSET

NORTH

Barraza Design

DATE 08 November 2019

BARRAZA DESIGN
3830 SALTY MARSH.
SAN ANTONIO, TEXAS 78215
VOICE: (210) 209-6127

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PROJECT

Residence 01

910 N. Hackberry
San Antonio, TX, 78202

OWNER

Cy Goudge
305 Castano Ave.
San Antonio, Texas, 78209

PROJECT NUMBER

114 - 910 HACKBERRY

Construction Docs.

NO.	DATE	DESCRIPTION OF ISSUE
1	11/08/2019	COSA PERMIT SET

CONSULTANT

SHEET TITLE

FLOOR PLAN

DATE

08 November 2019

SHEET NUMBER

A-102

PLAN NOTES:

1. PROVIDE ELECTRICAL AND/OR GAS AS REQUIRED FOR RANGE, HOT WATER HEATERS, POWER VENTS & HVAC.
2. PROVIDE ELECTRICAL W/CUT-OFF SWITCH FOR HVAC CONDENSERS-VERIFY LOCATION W/OWNER.
3. ALL SLEEPING AREAS TO BE PROTECTED WITH UL APPROVED SMOKE DETECTORS. POWER TO 110V HOUSE ELECTRICAL POWER SOURCE AND PROVIDE A BATTERY BACK-UP.
4. PROVIDE ELECTRICAL OUTLETS AT SOFFITS- VERIFY QUANITYT AND LOCATION WITH OWNER.

ELECTRICAL LEGEND:

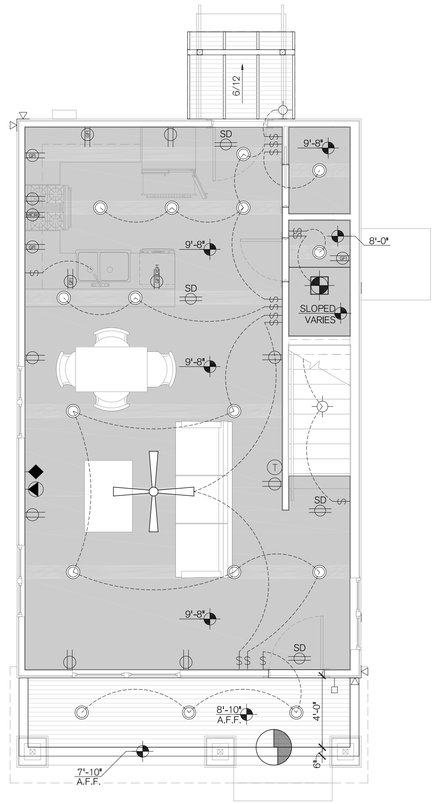
- CEILING FAN W/ LIGHT KIT
- 2' x 4' FLUORESCENT LIGHT FIXTURE
- CHANDELIER
- INCANDESCENT LIGHT FIXTURE
- 110 VOLT OUTLET
- 110 VOLT OUTLET (GFI)
- 220 VOLT OUTLET
- SD — SMOKE DETECTOR
- LIGHT SWITCH
- VENT
- TELEPHONE JACK
- CABLE JACK (TV)
- RECESSED LED CAN LIGHTS
- WALL MOUNTED LIGHTING
- WALL MOUNTED FLOOD LIGHTING
- T — THERMOSTAT
- DOOR BELL

CEILING LEGEND:

- ⅝ GYPSUM BOARD, PTD., W/ TEXTURE FINISH BY OWNER
- 1x6 T&G KILN DRIED TREATED PINE, STAINED
- TILE ON ½" HARDIE -BACKER CEMENT BOARD

KEYNOTES:

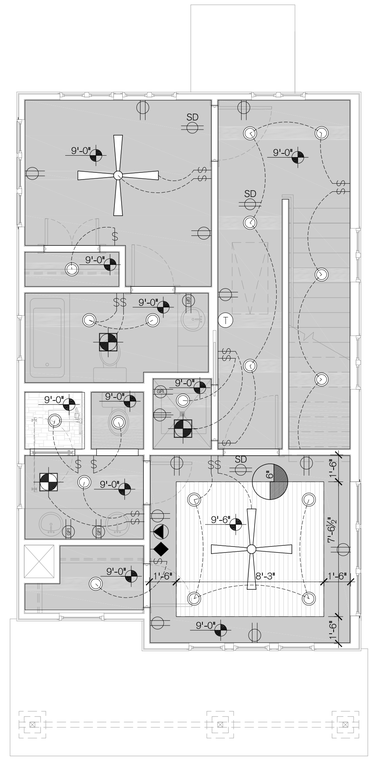
1. DATA AND TV RECEPTACLE IN LAUNDRY ROOM TO BE LOCATED 7' ABOVE FINISH FLOOR
2. FAN IN LIVING ROOM TO BE FAN ONLY; NO LIGHTS.
3. PENDANT LIGHTS



NORTH

01 FIRST LEVEL REFLECTED CEILING/ ELECTRICAL PLAN

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



NORTH

02 SECOND LEVEL REFLECTED CEILING/ ELECTRICAL PLAN

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

Barraza Design

DATE 08 November 2019

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SAN ANTONIO, TEXAS 78215
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CONSULTANT

SHEET TITLE

REFLECTED CEILING/ ELECTRICAL PLAN

DATE

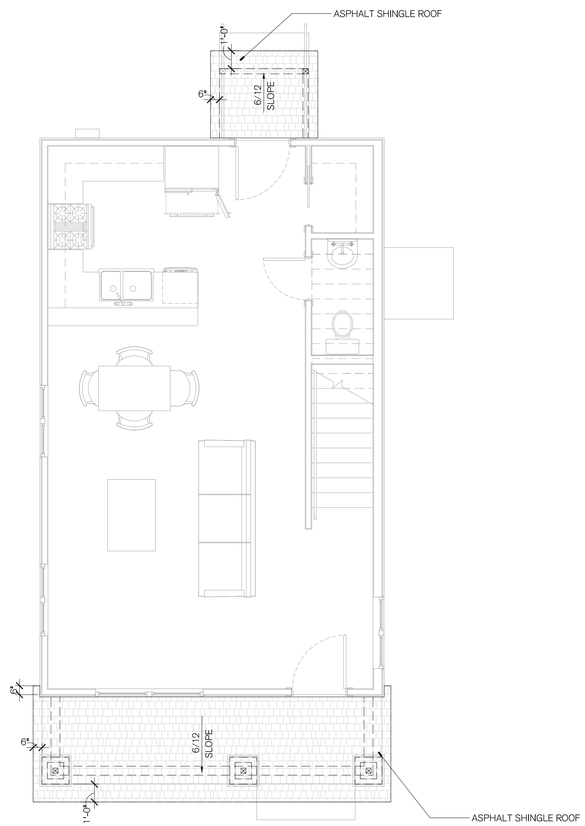
08 November 2019

SHEET NUMBER

A-103

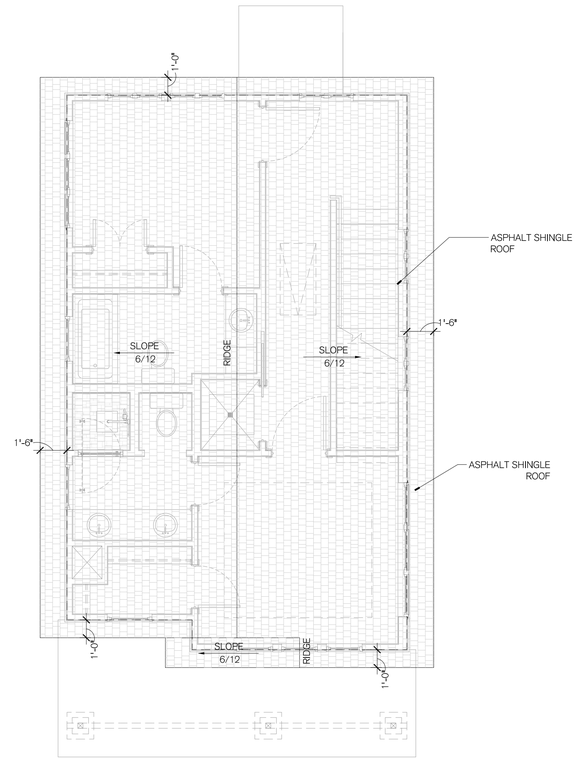
PLAN NOTES:

1. 6/12 ROOF SLOPE
2. TYPICAL ROOF OVERHANG IS 18" (U.N.O.)
3. PROVIDE GUTTERS AND DOWNSPOUTS AS DIRECTED BY OWNER.
4. ASPHALT SHINGLE ROOF, REFER TO MANUFACTURERS SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
4. PAINT ALL ASSOCIATED ROOFING COMPONENTS TO INCLUDE BUT NOT LIMITED TO; FASCIAS , SOFFITS,TRIM, ETC.
5. INSTALL ALL NECESSARY FLASHING PER LOCAL CITY CODE -IRC 2018 OR BETTER



NORTH

01 LOW LEVEL ROOF PLAN
SCALE: 1/4"=1'-0" FIRST FLOOR



NORTH

02 HIGH LEVEL ROOF PLAN
SCALE: 1/4"=1'-0" SECOND FLOOR

Barraza Design

DATE 08 November 2019

BARRAZA DESIGN
3830 SALTY MARSH,
SAN ANTONIO, TEXAS 78215
VOICE: (210) 209-6127

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PROJECT

Residence 01

910 N. Hackberry
San Antonio, TX, 78202

OWNER

Cy Goudge

305 Castano Ave.
San Antonio, Texas, 78209

PROJECT NUMBER

114 - 910 HACKBERRY

Construction Docs.

NO.	DATE	DESCRIPTION OF ISSUE
1	11/08/2019	COSA PERMIT SET

CONSULTANT

SHEET TITLE

ROOF PLAN

DATE

08 November 2019

SHEET NUMBER

A-104

GENERAL NOTES:

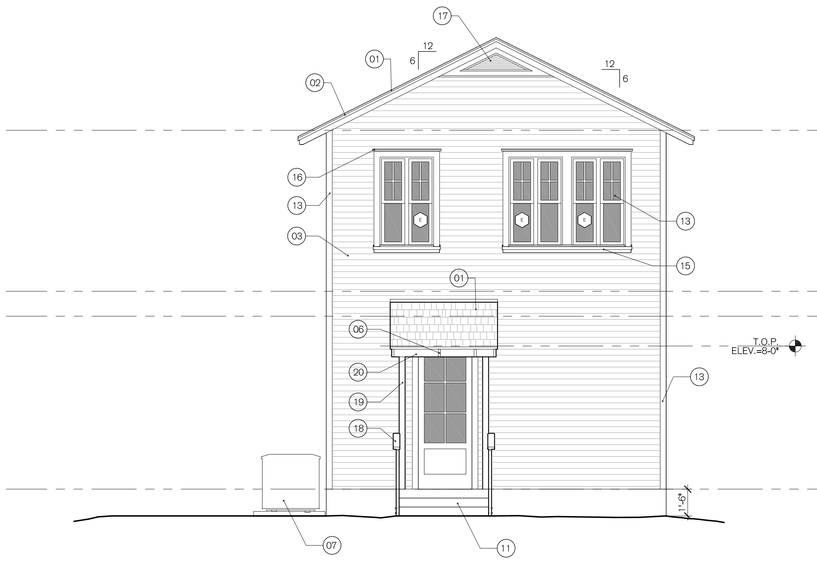
1. PROVIDE DOWNSPOUTS AND GUTTERS AS DIRECTED BY OWNER.
2. SLOPE GRADE AWAY FROM RESIDENCE FOR DRAINAGE.
3. REFER TO WINDOW SCHEDULE FOR WINDOW SILL HEIGHTS AND SIZES.
4. ALL WINDOW AND DOOR DESIGNS TO BE SELECTED BY OWNER.
5. ALL EXTERIOR TRIM AND SIDING TO BE PAINTED, COLOR BY OWNER.

KEY NOTES:

1. ASPHALT SHINGLE ROOF.
2. METAL ROOF FLASHING
3. HARDIE PLANK LAP SIDING W/ SMOOTH FINISH & 4" EXPOSURE
4. WOOD COLUMN BASE,TREATED &PTD.
5. CONCRETE STAIRS & FOUNDATION, REFER TO STRUCTURE.
6. EXPOSED RAFTERS @ 24"O.C.
7. A/C CONDENSER BY OTHERS.
8. WOOD TRIM BOARD, TREATED & PTD. BY BY OWNER
9. WOOD MOULDING, TREATED & PTD. , BY OWNER.
10. WOOD COLUMN WRAP BY OWNER, PTD.
11. WOOD STAIRS BY OWNER.
12. WOOD DECK BY OWNER
13. 4" WOOD TRIM BOARD,TREATED & PTD.
14. STEP FLASHING IN ACCORDANCE W/ MFRS. SPECIFICATIONS & INSTRUCTIONS
15. WOOD WINDOW SILL, TREATED & PTD.
16. METAL DRIP CAP
17. ATTIC VENT
18. DECK GUARDRAIL & HANDRAIL
19. 4X4 DOUGLAS FIR COLUMN TREATED & STAINED
20. 4X6 DOUGLAS FIR BEAM, TREATED & STAINED

01 ELEVATION
SCALE: 1/4"=1'-0" WEST

02 ELEVATION
SCALE: 1/4"=1'-0" SOUTH



03 ELEVATION
SCALE: 1/4"=1'-0" EAST

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

Barraza Design

DATE 08 November 2019

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SAN ANTONIO, TEXAS 78215
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OWNER

Cy Goudge

305 Castano Ave.
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PROJECT NUMBER

114 - 910 HACKBERRY

Construction Docs.

NO.	DATE	DESCRIPTION OF ISSUE
1	11/08/2019	COSA PERMIT SET

CONSULTANT

SHEET TITLE

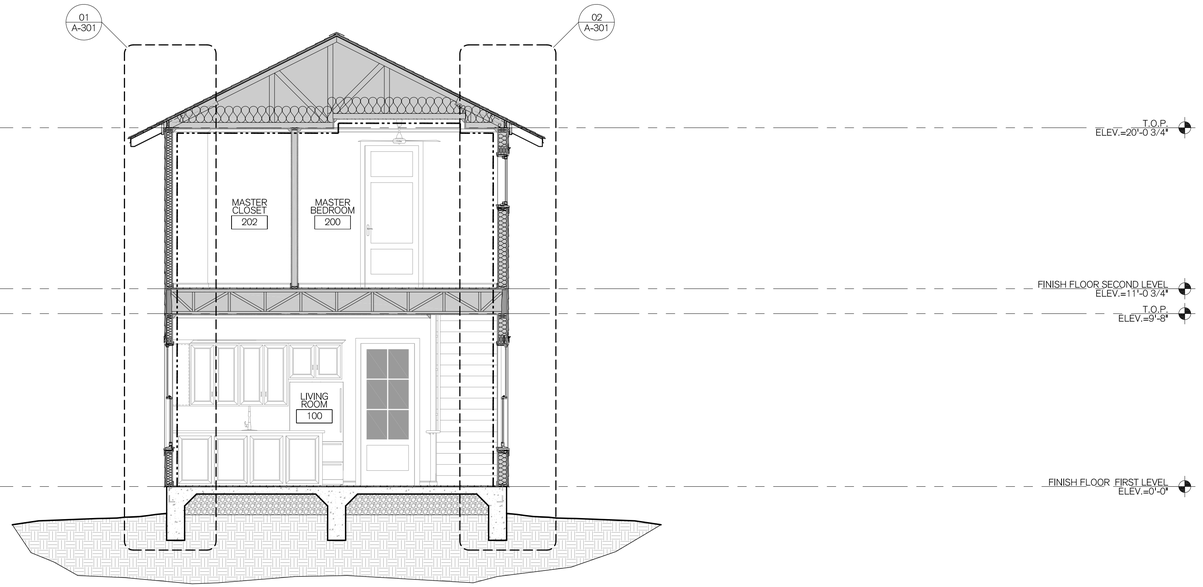
EXTERIOR ELEVATIONS

DATE

08 November 2019

SHEET NUMBER

A-200

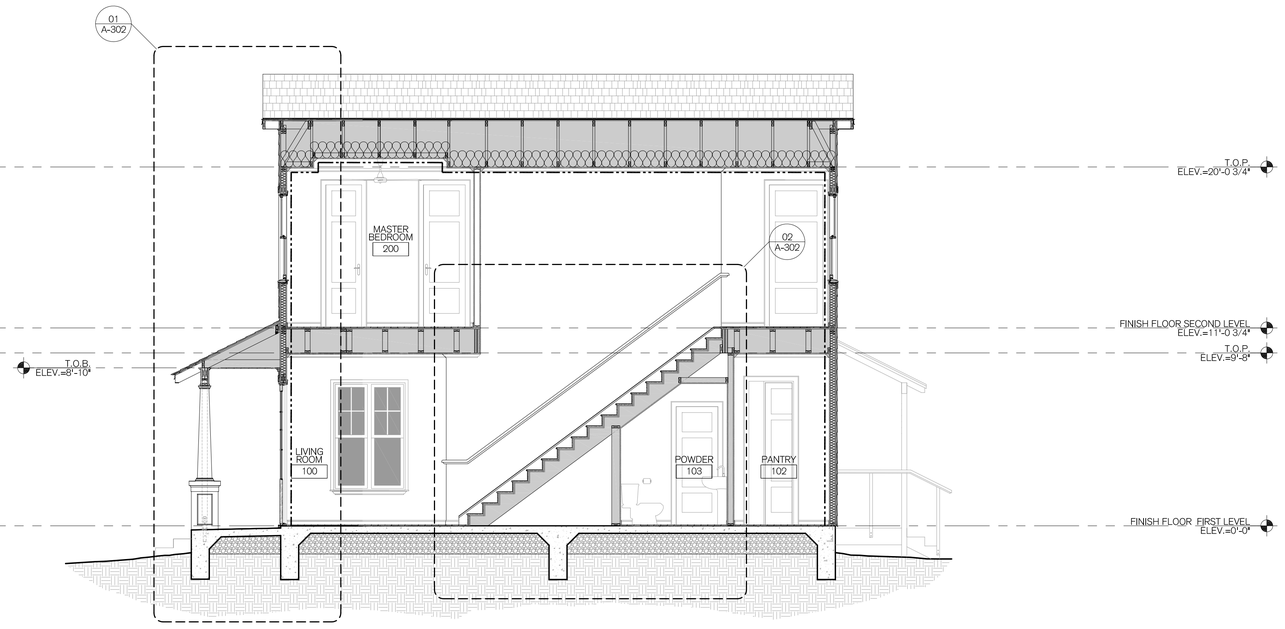


01 BUILDING SECTION

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

LEGEND:

THERMAL ENVELOPE



02 BUILDING SECTION

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

LEGEND:

THERMAL ENVELOPE

Barraza Design

DATE 08 November 2019

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San Antonio, TX, 78202

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305 Castano Ave.
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PROJECT NUMBER

114 - 910 HACKBERRY

Construction Docs.

NO.	DATE	DESCRIPTION OF ISSUE
1	11/08/2019	COSA PERMIT SET

CONSULTANT

SHEET TITLE

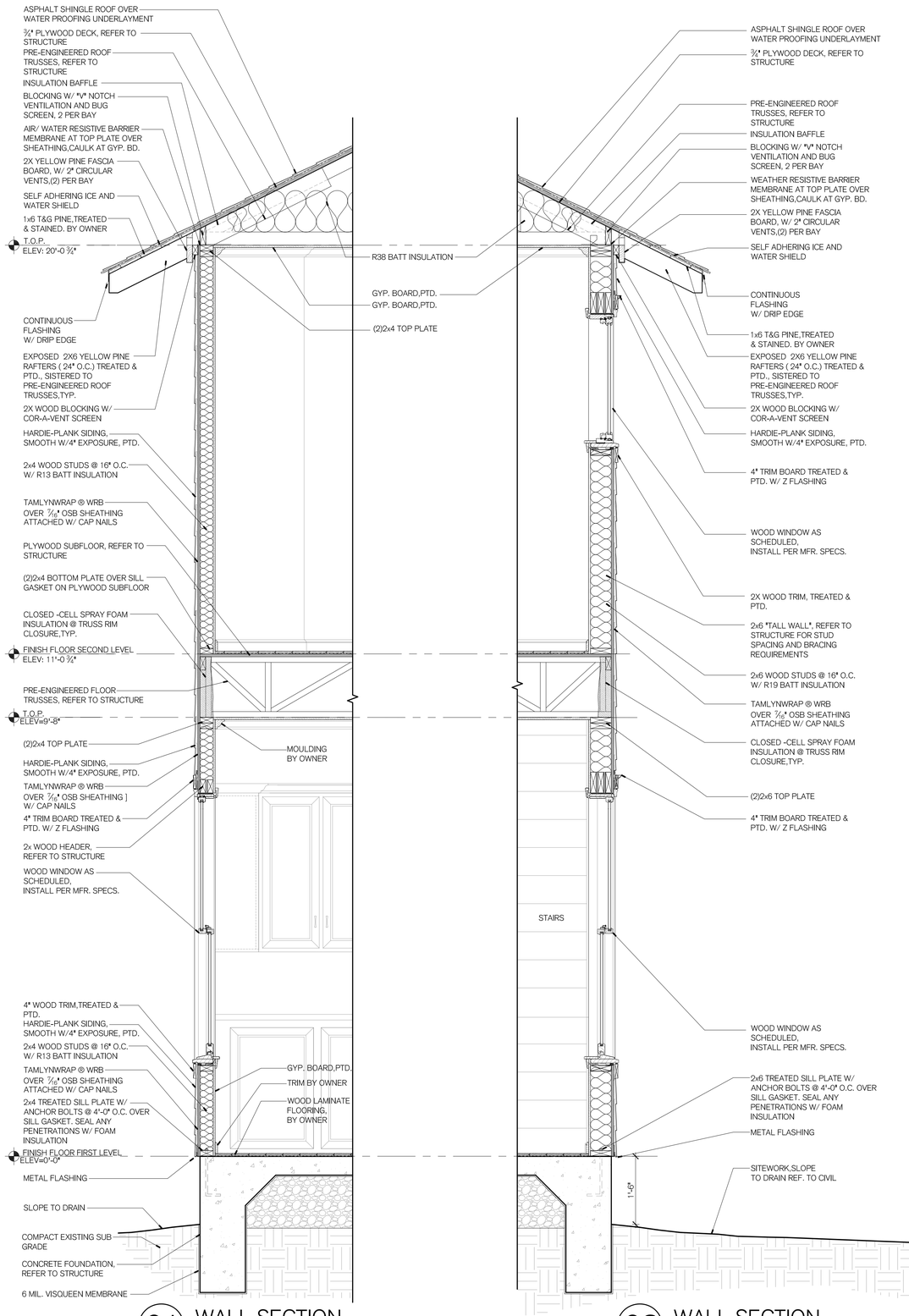
BUILDING SECTIONS

DATE

08 November 2019

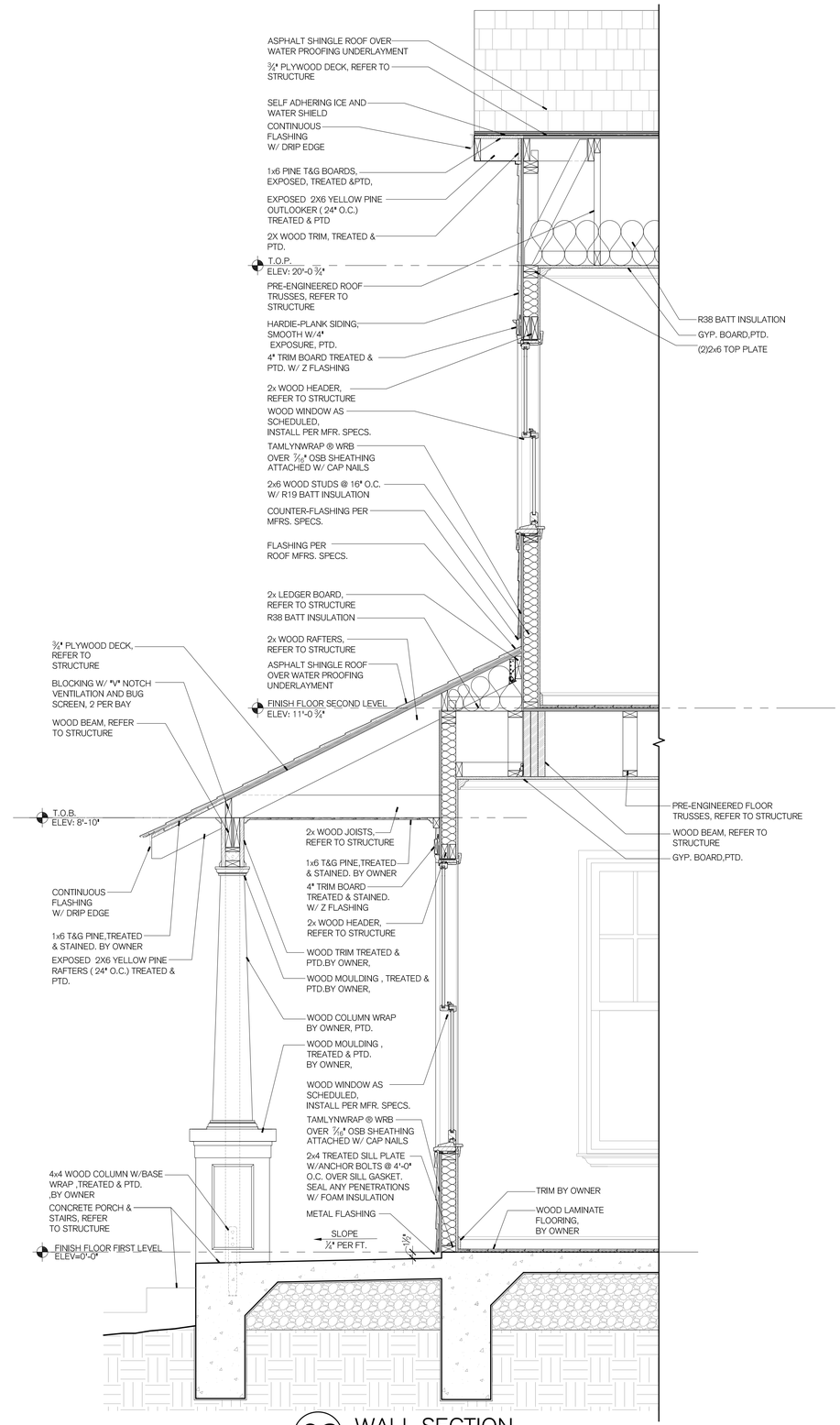
SHEET NUMBER

A-300



01 WALL SECTION
SCALE: 3/4=1'-0" FIRST FLOOR

02 WALL SECTION
SCALE: 3/4=1'-0" FIRST FLOOR



03 WALL SECTION
SCALE: 3/4=1'-0" FIRST FLOOR

Barraza Design

DATE 08 November 2019

BARRAZA DESIGN
3830 SALTY MARSH,
SAN ANTONIO, TEXAS 78015
VOICE: (210) 209-6127

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PROJECT

Residence 01

910 N. Hackberry
San Antonio, TX, 78202

OWNER

Cy Goudge
305 Castano Ave.
San Antonio, Texas, 78209

PROJECT NUMBER

114 - 910 HACKBERRY

Construction Docs.

NO.	DATE	DESCRIPTION OF ISSUE
1	11/08/2019	COSA PERMIT SET

CONSULTANT

SHEET TITLE

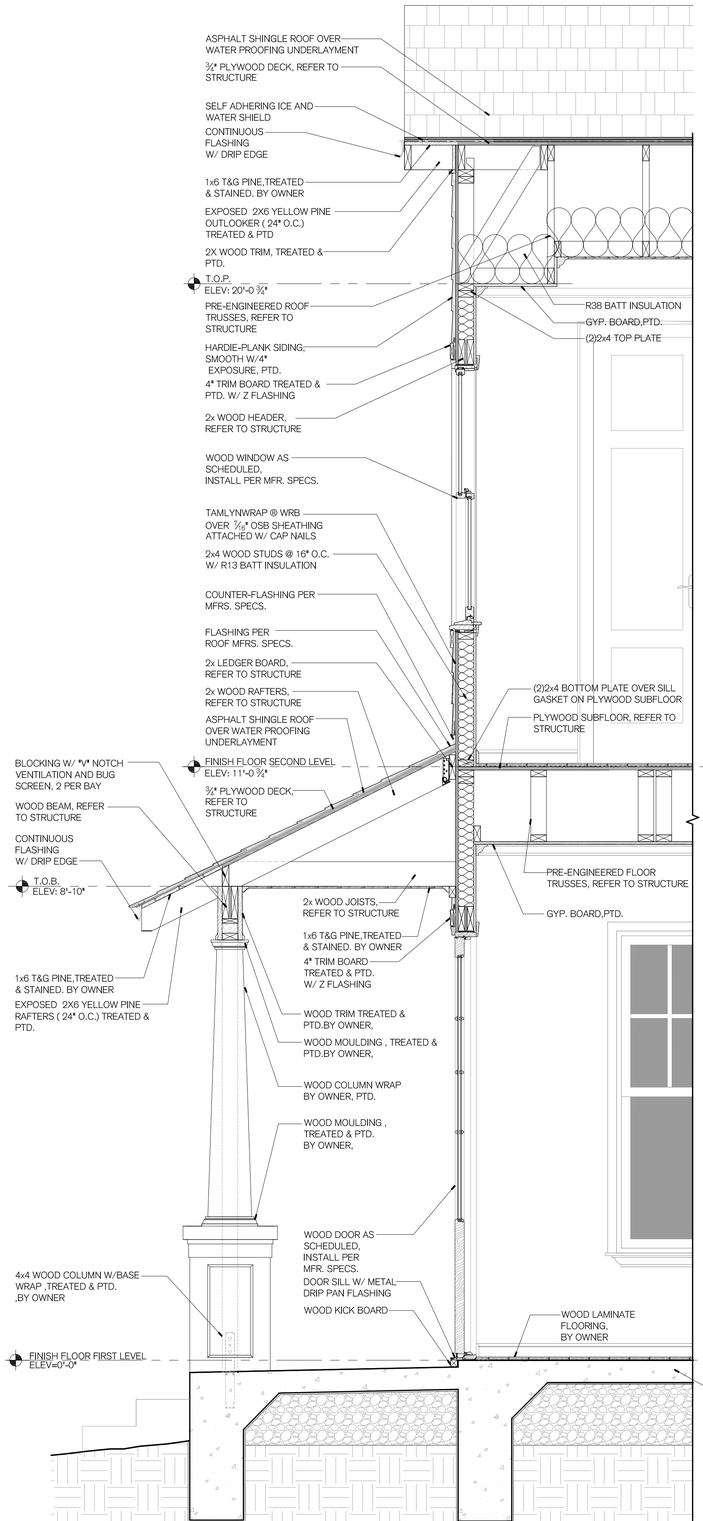
WALL SECTIONS

DATE

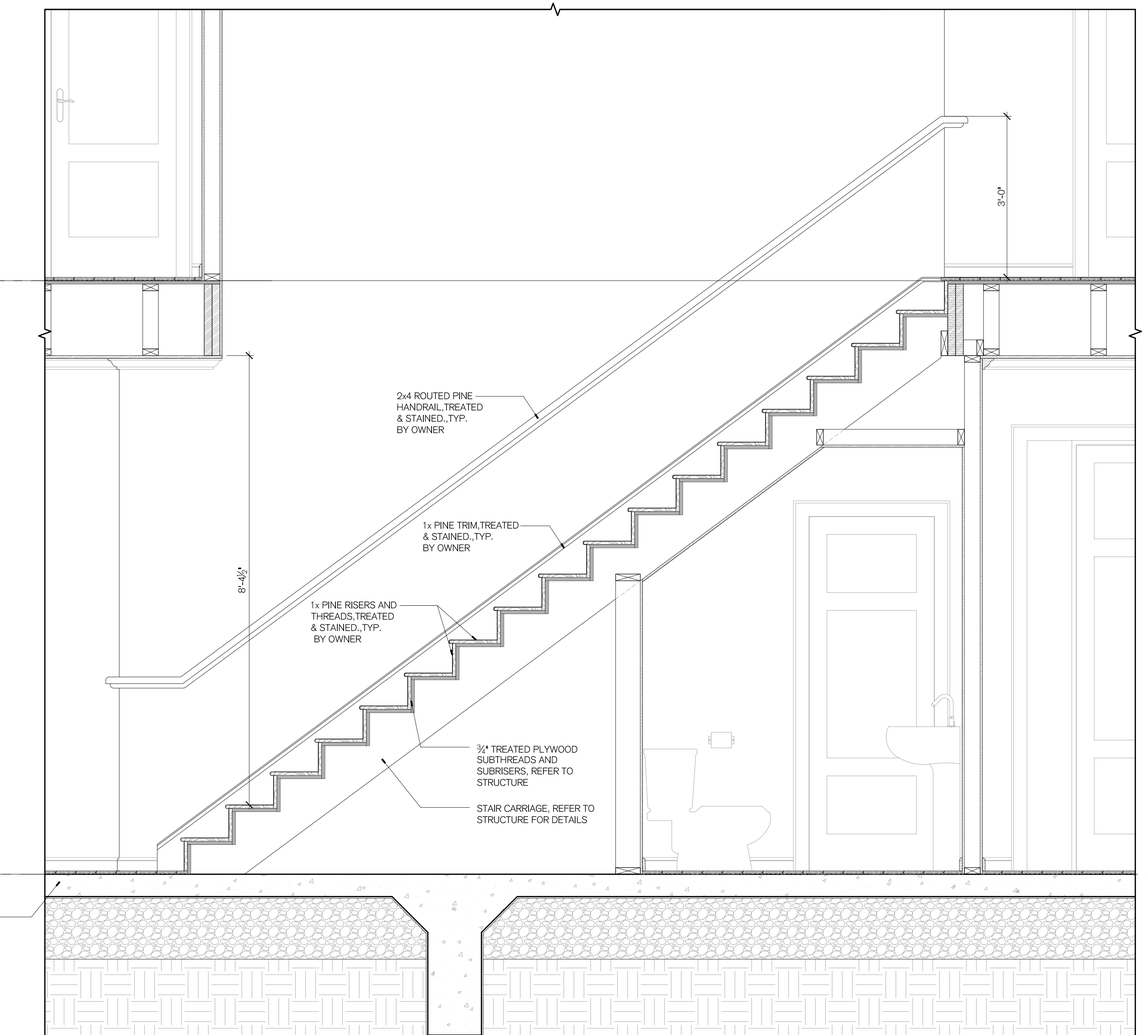
08 November 2019

SHEET NUMBER

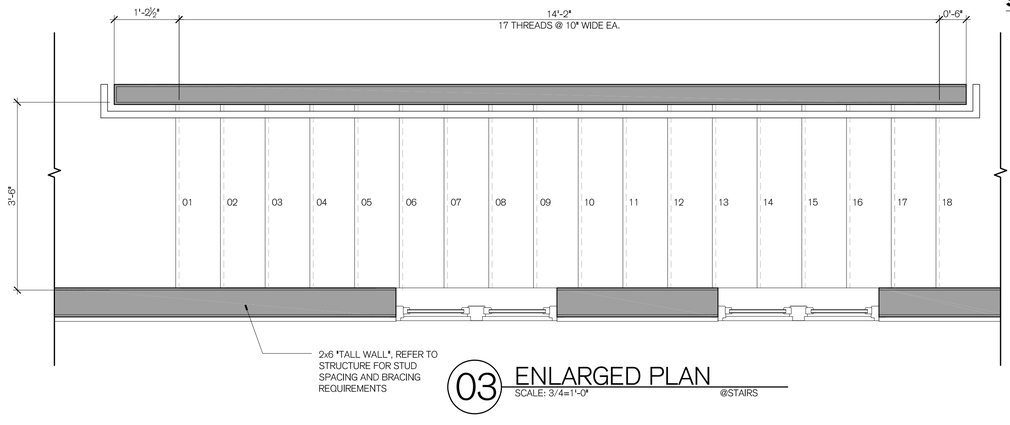
A-301



01 WALL SECTION
SCALE: 3/4=1'-0"



02 WALL SECTION
SCALE: 3/4=1'-0" @STAIRS



03 ENLARGED PLAN
SCALE: 3/4=1'-0" @STAIRS

STAIR & GUARDRAIL NOTES:

1. THREAD MIN. 10", RISER 7⅞", VARIANCE LESS THAN ⅜" & NOSING PROJECTION ⅜"- 1¼".
2. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1½" BETWEEN THE WALLS AND THE HANDRAILS.
3. MIN. HEADROOM 6'-8" ABOVE PLANE OF THREAD NOSING.
4. 36" MINIMUM GUARDRAIL HEIGHT.
5. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGHT OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS, TYP.
6. PROVIDE HANRAILS AT ALL STAIRS, STEPS, WITH A MINIMUM OF 4 RISERS A PER SEC.311.78 (IRC 2018)
7. STAIR CONSTRUCTION TO CONFORM TO ALL REQUIREMENTS AS STIPULATED IN THE IRC 2018

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910 N. Hackberry
San Antonio, TX, 78202

OWNER

Cy Goudge
305 Castano Ave.
San Antonio, Texas, 78209

PROJECT NUMBER
114 - 910 HACKBERRY

Construction Docs.

NO.	DATE	DESCRIPTION OF ISSUE
1	11/08/2019	COSA PERMIT SET

CONSULTANT

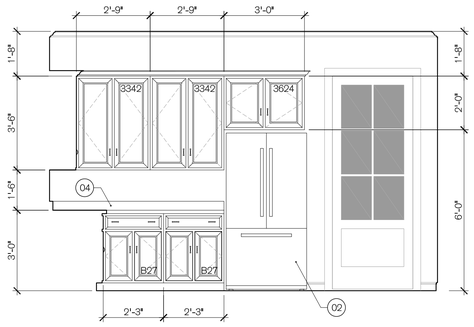
SHEET TITLE
WALL SECTIONS

DATE
08 November 2019

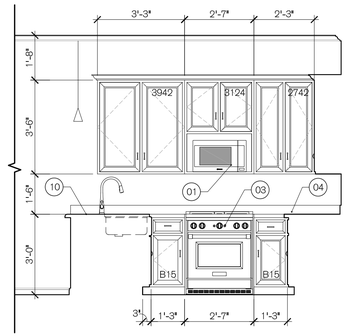
SHEET NUMBER
A-302

KEY NOTES:

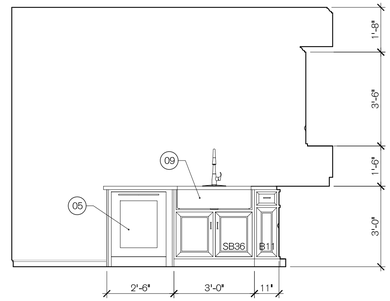
1. MICROWAVE BY OWNER
2. REFRIGERATOR
3. 30" GAS COOK-TOP
4. GRANITE TOP & BACKSPLASH
5. DISHWASHER, BY OWNER
6. PENDANT LIGHTS
7. FRAMED MIRROR
8. FLOOR MOUNTED DUAL FLUSH TOILET
9. 36" APRON SINK, BY OWNER
10. 36" HIGH BAR TOP
11. SLIDING SHOWER DOOR (TEMPERED)



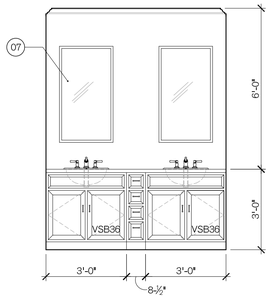
01 INTERIOR ELEVATION
SCALE: 3/8"=1'-0" KITCHEN-101



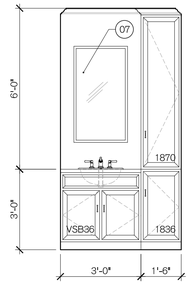
02 INTERIOR ELEVATION
SCALE: 3/8"=1'-0" KITCHEN-101



03 INTERIOR ELEVATION
SCALE: 3/8"=1'-0" KITCHEN-101



04 INTERIOR ELEVATION
SCALE: 3/8"=1'-0" MASTER BATHROOM- 201



05 INTERIOR ELEVATION
SCALE: 3/8"=1'-0" BATHROOM- 205

Barraza Design

DATE 08 November 2019

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SAN ANTONIO, TEXAS 78215
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PROJECT

Residence 01

910 N. Hackberry
San Antonio, TX, 78202

OWNER

Cy Goudge
305 Castano Ave.
San Antonio, Texas, 78209

PROJECT NUMBER

114 - 910 HACKBERRY

Construction Docs.

NO.	DATE	DESCRIPTION OF ISSUE
1	11/08/2019	COSA PERMIT SET

CONSULTANT

SHEET TITLE

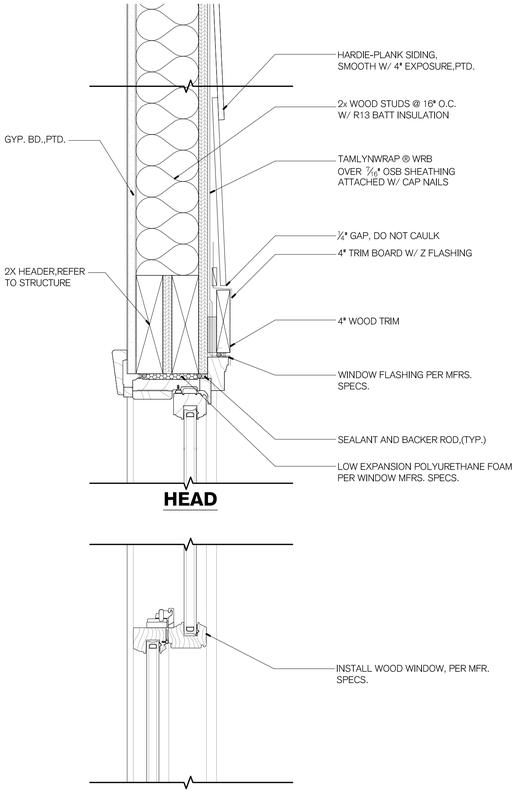
INTERIOR ELEVATIONS

DATE

08 November 2019

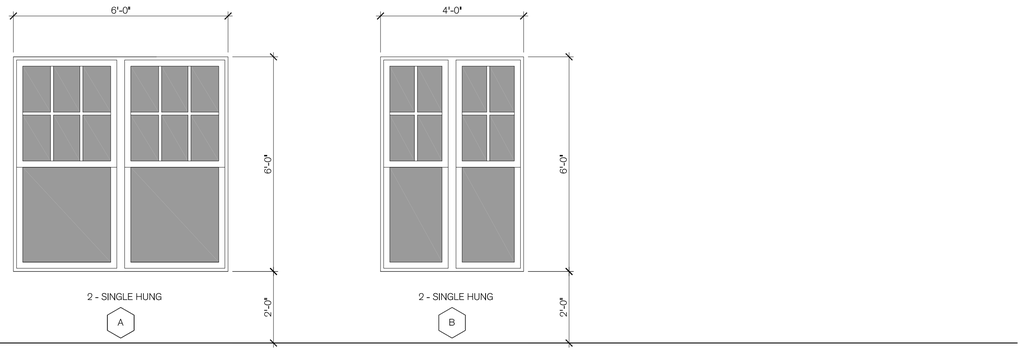
SHEET NUMBER

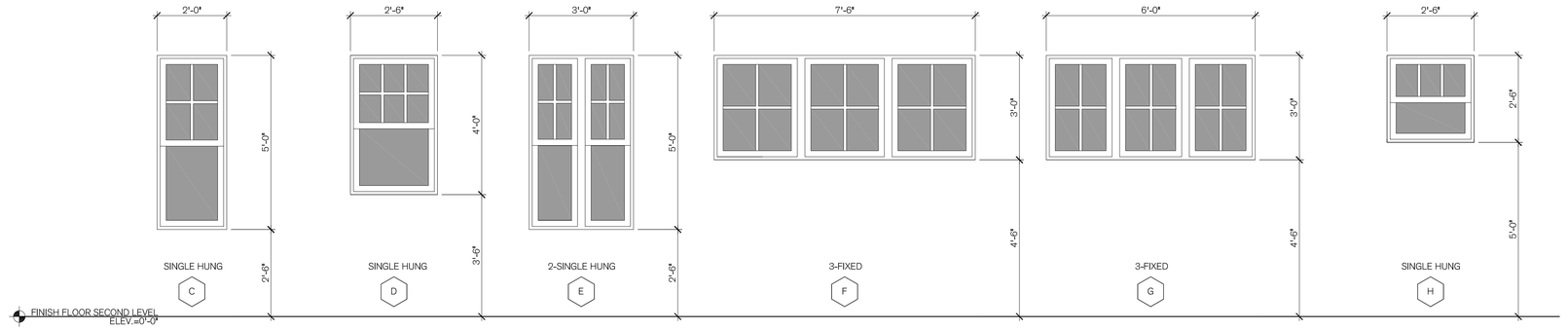
A-500



01 WOOD WINDOW DETAIL
SCALE: 3"=1'-0"

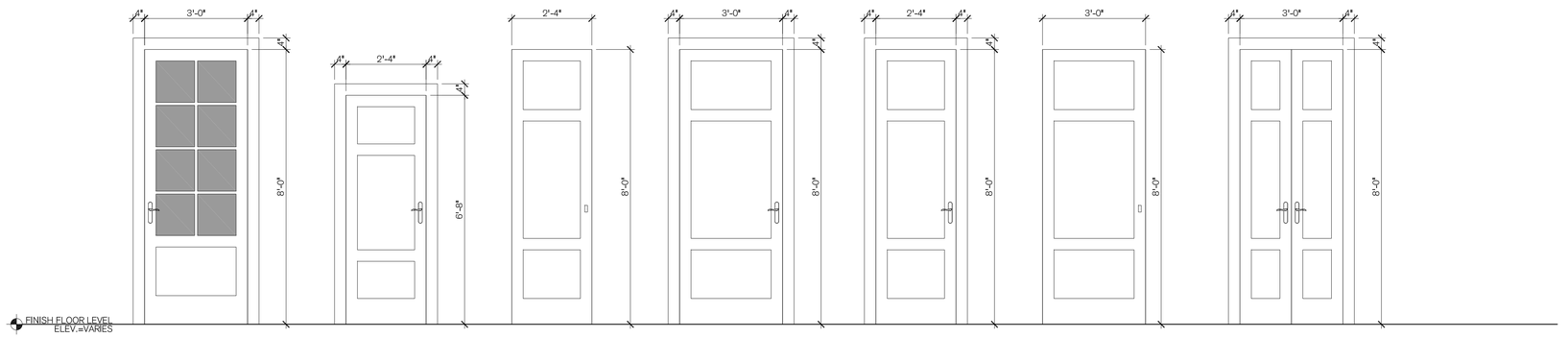
02 WINDOW SCHEDULE
SCALE: 1/2"=1'-0"





WINDOW NOTES:

1. ALL WINDOWS AND EXTERIOR DOORS WILL BE WOOD,
2. ALL WINDOWS TO BE INSTALLED WITH PRE-MANUFACTRED PAN FLASHING W/ BACK-DAM. REFER TO WINDOW MFR. FOR INSTALLATION SPECS.
3. ROUGH OPENINGS FOR WINDOWS/MULLED ASSEMBLIES ARE APPROXIMATE AND MUST BE VERIFIED WITH WINDOW MANUFACTURER AND SHOP DRAWINGS MUST BE APPROVED BY GENERAL CONTRACTOR.
4. REFER TO FLOOR PLANS AND ELEVATIONS FOR PROPER OPERATION OF EACH INDIVIDUAL WINDOW.



03 DOOR SCHEDULE
SCALE: 1/2"=1'-0"

DOOR NOTES:

1. ALL INTERIOR DOORS WILL BE 3 PANEL AND COORDINATED WITH OWNER.
2. ODD SIZE ATTIC DOORS TO BE FULLY GASKETTED AND WEATHER STRIPPED.
3. ALL EXTERIOR DOORS TO BE FULLY GASKETED AND WEATHER STRIPPED TO PREVENT WATER DAMAGE.
4. VERIFY ALL DOOR OPERATIONS AND DIRECTIONS WITH OWNER PRIOR TO PURCHASING DOORS AND INSTALLATION.
5. ALL EXTERIOR DOORS TO BE INSTALLED WITH 24 GA. STAINLESS STEEL SILL PAN TO PREVENT WATER DAMAGE. REFER TO DOOR MFR. FOR INSTALLATION SPECS.

Barraza Design

DATE 08 November 2019

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114 - 910 HACKBERRY

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NO.	DATE	DESCRIPTION OF ISSUE
1	11/08/2019	COSA PERMIT SET

CONSULTANT

SHEET TITLE

WINDOW & DOOR SCHEDULES

DATE

08 November 2019

SHEET NUMBER

A-700

GENERAL NOTES:

1. THIS BUILDERS SET(PART OF THE CONTRACT DOCUMENTS) IS PRESENTED TO INCLUDE DRAWINGS ON 24X36 SHEETS.
2. ELECTRICAL AND PLUMBING LINES SHALL RUN CONCEALED AND FRAMING SHALL BE OF ADEQUATE DIMENSIONS TO ACCOMPLISH THIS RESULT WITHOUT CHANGES IN THE WALL PLANE OR CEILING PLANE.
3. WHEN REFERENCE IS MADE TO A MATERIAL SYSTEM, ALL PARTS AND MATERIALS PERTINENT TO THE MANUFACTURER'S SYSTEM SHALL BE FURNISHED AND INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
4. ALL INFORMATION ON EXISTING CONDITIONS WAS SUPPLIED TO THE DESIGNER BY THE OWNER. CONTRACTOR IS REQUESTED TO VERIFY, ON-SITE, ALL DIMENSIONS & CONDITIONS BEFORE STARTING CONSTRUCTION. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER PRIOR TO THE COMMENCING OF CONSTRUCTION.
5. FINISHES AND TEXTURES SELECTED BY OWNER.
6. REPAIR ANY DAMAGED AREAS PRIOR TO APPLYING FINISHES
7. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. ALL CONTRACT DOCUMENTS AND ENGINEERING DRAWINGS ARE TO BE USED TOGETHER. GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO REVIEW COMPLETE SETS OF DOCUMENTS AND REPORT ANY DISCREPENCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION.
8. CONTRACTOR SHALL MAINTAIN A NEAT PREMISE AND SHALL THOUROUGHLY CLEAN ALL FINISHED SURFACES INSIDE AND OUTSIDE OF THE PROJECT.
9. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR A COMPLETE JOB WITHIN THEIR DISCIPLINES AND SHALL NOTIFY THE CONTRACTOR AND THE OWNER OR HIS AUTHORIZED AGENT OF ANY NORMALLY REQUIRED ITEMS NOT SPECIFICALLY IDENTIFIED IN THE DRAWINGS.
10. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS.
11. ALL WORK AND MATERIALS ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENTS OF ALL APPLICABLE CITY,COUNTY AND STATE CODES, LOCAL REGULATIONS AND THE DIRECTION OF THE BUILDING INSPECTOR FOR SUCH BUILDING LAWS. REGULATION AND DIRECTIONS ARE TO BE CONSIDERED AS PART OF THESE PLANS.
12. FOR ANY ITEM IDENTIFIED IN THE CONTRACT DOCUMENTS THAT IS REASONABLY INFERABLE AS A COMPONENT IN A SYSTEM AND REQUIRED FOR THE PERFORMANCE OF THAT SYSTEM, THE GENERAL CONTRACTOR SHALL INCLUDE ALL OTHER COMPONENTS IN THE WORK WHICH ARE NECCESARY FOR THE COMPLETION AND FULL OPERATIONAL PERFORMANCE OF THAT SYSTEM.
13. THE CONTRACT DOCUMENTS INDICATE THE GENERAL DESIGN INTENT, BUT DO NOT NECESSARILY DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION. THE CONTRACTOR SHALL PROVIDE ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
14. THE GENERAL CONTRACTOR SHALL VERIFY IN THE FIELD AND COORDINATE BETWEEN THE TRADES, ALL CONDITIONS BOTH NEW AND EXISTING WHICH AFFECT WORK TO BE DONE OR RELEVANT THERETO, INCLUDING BUT NOT LIMITED TO, PROPERTY LINE DIMENSIONS, SETBACKS, EASEMENTS ,RESTRICTIONS, EXACT LOCATIONS OF ALL CONSTRUCTION,EXISTING AND NEW, EXISTENCE AND LOCATIONS OF ASBESTOS OR OTHER UNKNOWN TOXIC MATERIALS, DRIVEWAYS, WALKS, APRONS, UTILITIES,GRADES, AND DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCOVERY OF ASBESTOS AND OTHER REGULATED TOXIC MATERIALS AND SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR CONFORMANCE TO FEDERAL,,STATE, AND LOCAL JURISDICTIONAL REQUIREMENTS REGARDING THE DISPOSITION OF HAZARDOUS MATERIALS. SHOULD ANY QUESTIONS ARISE OR DISCREPENCIES ON THE DRAWINGS BE NOTED PRIOR TO BEGINNING OF CONSTRUCTION OR DURING ANY PHASE OF CONSTRUCTION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK OR ANY PART RELATED TO THERETO.
15. CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK AND WITHIN SCOPE OF THE CONTRACT DOCUMENTS INCLUDING BUT NOT LIMITED TO; BUILDING PERMIT FEES, MEP FEES,WATER FEES, SEWER FEES, DRIVEWAY FEES, AND SIDEWALK FEES. THE LOCATION OF UTILITIES SHOWN ON THE SITE PLANS ARE BASED ON INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.
16. DESIGN AND CONSTRUCTION PROCESSES TO COMPLY WITH LOCAL, HOA, AND LOCAL AND STATE RESIDENTIAL BUILDING CODE REQUIREMENTS
17. ALL WOOD FRAMING TO BE TREATED.
18. ALL WOOD BLOCKING TO BE FIRE RETARDANT.
19. REFER TO ADDITIONAL NOTES BY STRUCTURAL AND MEP DISCIPLINES. WHERE VARIOUS DISCIPLINES INDICATE WORK FOR DIFFERENT DISCIPLINES (FOR EXAMPLE, MECHANICAL WORK WHICH WOULD REQUIRE STRUCTURAL MODIFICATIONS), THE GENERAL CONTRACTOR IS TO NOTIFY THE DESIGNER PRIOR TO COMMENCING THE WORK.
20. CONTRACTOR SHALL REPORT IMMEDIATELY, TO DESIGNER, (IN WRITTING) ANY EXISTING CONDITIONS (EG;ROT,TERMITES, ETC.) THAT MAY AFFECT PERFORMANCE OF THE EXISTING AND NEW STRUCTURES.
21. ALL WALLBOARD SHALL BE ⅝" THICK AND BE TAPED, FLOATED ,TEXTURED AND FINISHED ACCORDING TO FINISH SCHEDULES. USE TYPE "X" WALL BOARD ON GARAGE WALLS AND CEILINGS. USE HARDI-BACKER BOARD ON ALL PLUMBING WALLS TO BE TILED.
22. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE EXECUTION OF THE PROJECT IN A COMPLETE AND WORKMAN LIKE MANNER, CONFORMING TO THE BEST STANDARDS OF PRACTICE IN VARIOUS TRADES.
23. NO VEHICLE IS PERMITTED ON THE ADJACENT PROPERTY AND ANY DAMAGE DONE TO EXISTING DRIVES AND WALKS OR OTHER STRUCTURES WILL BE REPAIRED OR REPLACED AND CHARGED TO THE PERSON OR COMPANY RESPONSIBLE.
24. TRADE NAMES AND BRANDS NOTED ON THE CONTRACT DOCUMENTS ARE FOR QUALITY STANDARDS ONLY. SUBSTITUTIONS OF "EQUAL" PRODUCTS MAY BE MADE WITH THE OWNER'S PERMISSION. I.C.B.O./N.E.R. SUBSTITIONS SHALL BE MADE ONLY WITH PRODUCTS WHICH HAVE CURRENTLY ACTIVE I.C.B.O/N.E.R. EVALUATION REPORTS, OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TEST AGENCIES.

APPLICABLE CODES:

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE

PROJECT INFORMATION:

LOCATION: 910 N. HACKBERRY, SAN ANTONIO,TX,78202
OCCUPANCY CLASSIFICATION:
SINGLE FAMILY RESIDENTIAL

SQUARE FOOTAGE:
CONDITIONED:
FIRST FLOOR----------600 SQ.FT.
SECOND FLOOR----------520 SQ. FT.
TOTAL----------1180 SQ. FT.

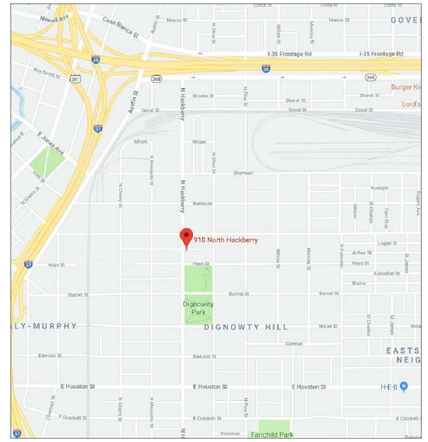
UNCONDITIONED:
FRONT /REAR PORCH----------120 SQ. FT.
TOTAL:----------1300 SQ. FT.

GRAND TOTAL----------1300 SQ. FT.

SHEET INDEX:

ARCHITECTURE:

LOCATION MAP:



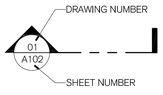
910 N. HACKBERRY RESIDENCE

910 N. HACKBERRY
SAN ANTONIO, TX, 78202

DESIGN TEAM:

BARRAZA DESIGNS, LLC
3830 SALTY MARSH
SAN ANTONIO, TEXAS, 78245
210-209-6127

GRAPHIC LEGEND :

BUILDING SECTION


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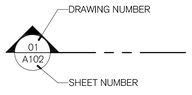

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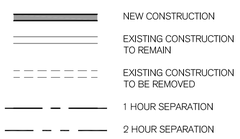
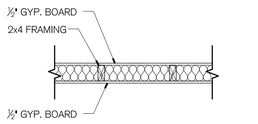


INTERIOR 2x4


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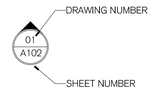
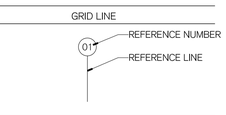
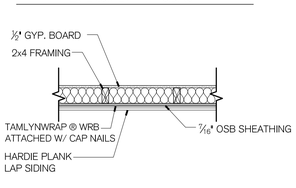
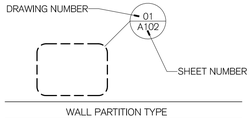


ROOM IDENTIFIER

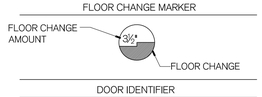

GRID LINE


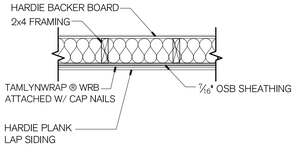
EXTERIOR 2x4 WITH SIDING


ENLARGED DETAIL/PLAN


ELEVATION MARKER

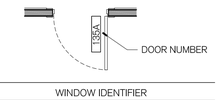

WALL PARTITION TYPE


FLOOR CHANGE MARKER


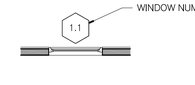
EXTERIOR 2x6 @ BATHROOMS


REVISION NOTE


KEYNOTE IDENTIFICATION


DOOR IDENTIFIER


DEMOLITION KEYNOTE


WINDOW IDENTIFIER


TYP. WALL TYPES:

Barraza Design

DATE 08 November 2019

BARRAZA DESIGN
3830 SALTY MARSH.
SAN ANTONIO, TEXAS 78215
VOICE: (210) 209-6127

THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF BARRAZA DESIGNS, LLC AND HECTOR BARRAZA AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT WRITTEN CONSENT FROM HECTOR BARRAZA. BARRAZA DESIGN, LLC IS A DESIGN FIRM, NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING, WIND BRACING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED IMMEDIATELY REGARDING FRAMING, WIND BRACING AND THE FOUNDATION DESIGNS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE. WIND BRACING AND FOUNDATION DESIGNS FOR THIS PROJECT, BARRAZA DESIGN, & HECTOR BARRAZA ARE NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY MATTER OR FORM IF ANY ISSUES OR PROBLEMS ARISE.

PROJECT

Residence 02
910 N. Hackberry
San Antonio, TX, 78202

OWNER

Cy Goudge
305 Castano Ave.
San Antonio, Texas, 78209

PROJECT NUMBER
114 - 910 HACKBERRY

Construction Docs.

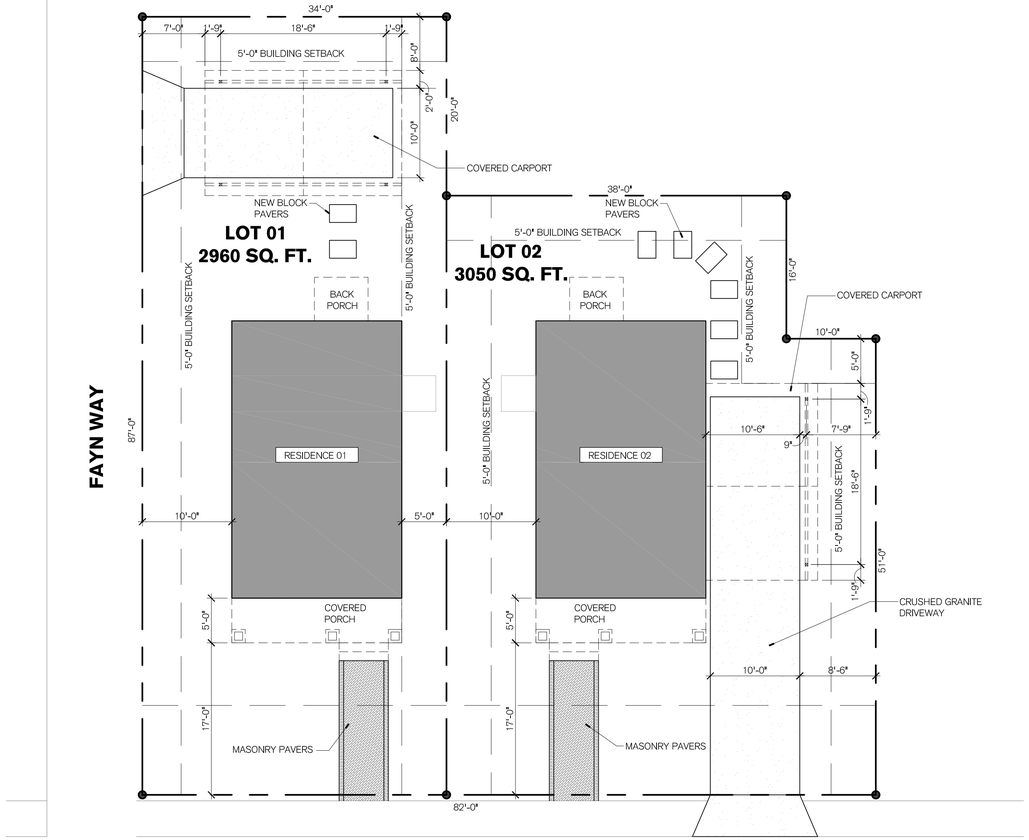
NO.	DATE	DESCRIPTION OF ISSUE
1	11/08/2019	COSA PERMIT SET

CONSULTANT

SHEET TITLE
COVER SHEET

DATE
08 November 2019

SHEET NUMBER
A-100



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

NORTH

SITE NOTES:

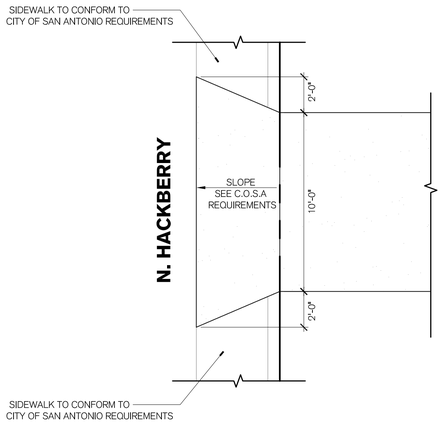
1. NEW CONCRETE SIDEWALK TO CITY OF SAN ANTONIIO SPECIFICATIONS
2. PROVIDE CONTROL JOINTS AND EXPANSION JOINTS AS REQUIRED FOR CONCRETE DRIVEWAY AND SIDEWALK.
3. OBSERVE ALL CITY CODES & REGULATIONS FOR SETBACKS.
4. SEE SHEET A-104 FOR ROOF PLAN
5. SLOPE FINISHED GRADE AWAY FROM HOUSE FOR POSITIVE DRAINAGE. SWALE AS REQUIRED TO MEET NEIGHBORHOOD GUIDELINES
6. VERIFY EXISTING LOCATIONS OF WATER SPICKETS. CAP AND ABANDON ANY SPICKETS IN CONFLICT WITH FOUNDATION, SIDEWALKS, & DRIVEWAYS.
7. VERIFY EXISTING LOCATION OF TREES TO BE PRESERVED.
8. OWNER TO PROVIDE NEW FENCING AND GATES THAT ADHERE TO HOA AND DIGNOWITY HISTORIC DISTRICT REQUIREMENTS.

LEGAL DESCRIPTION:

ADRESS: 910 N. HACKBERRY
LOT: N.79.02 FEET OF A-4 & NW IRR 34.93 FEET OF A-5 BLOCK:14 NCB:530
SUBDIVISION: DIGNOWITY HILL, SAN ANTONIO , TEXAS, 78202

LEGEND:

- NEW RESIDENCE
- CRUSHED GRANITE DRIVEWAY
- PROPERTY LINE
- SETBACK LINES
- FENCING AS SELECTED BY OWNER
- EXISTING TREE TO REMAIN



02 DRIVEWAY DETAIL
SCALE: 1/4"=1'-0"

Barraza Design

DATE 08 November 2019

BARRAZA DESIGN
3830 SALTY MARSH.
SAN ANTONIO, TEXAS 78215
VOICE: (210) 209-6127

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PROJECT

Residence 02

910 N. Hackberry
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114 - 910 HACKBERRY

Construction Docs.

NO.	DATE	DESCRIPTION OF ISSUE
1	11/08/2019	COSA PERMIT SET

CONSULTANT

SHEET TITLE

SITE PLAN

DATE

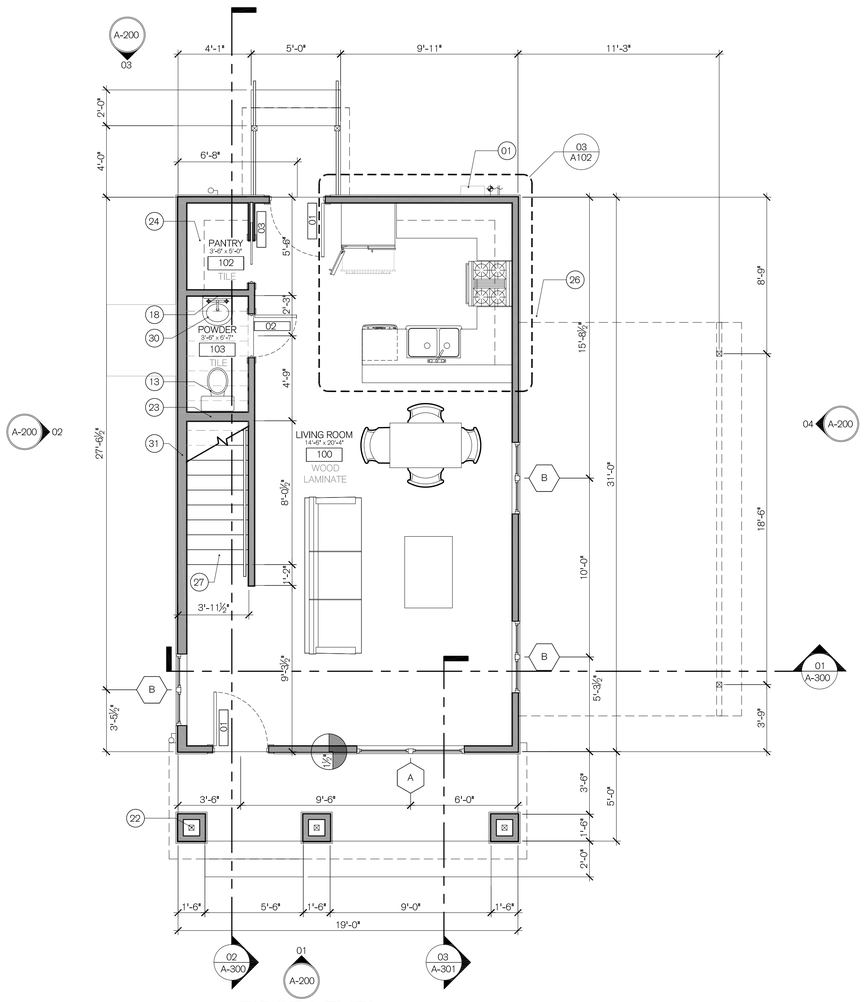
08 November 2019

SHEET NUMBER

A-101

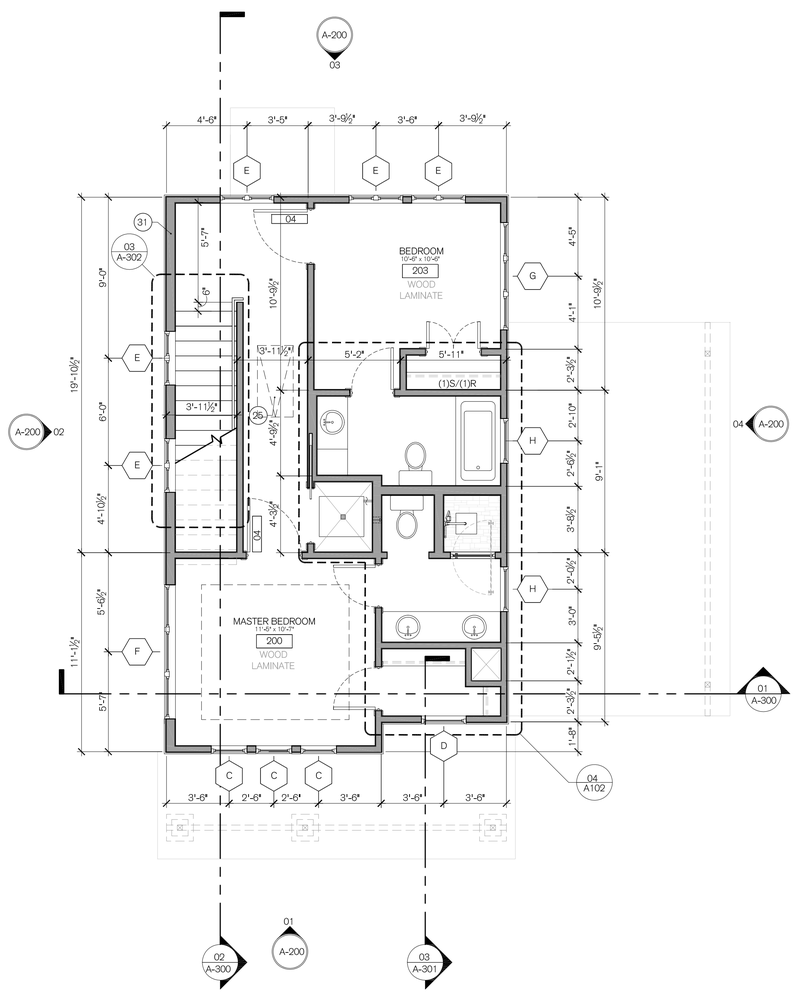
PLAN NOTES:

1. DIMENSIONS ARE FROM FACE OF STUDS, EDGE OF CONCRETE ,COLUMN CENTERLINES, WINDOW AND DOOR CENTERLINES UNLESS NOTED OTHERWISE (U.N.O.).
2. ALL DOORS ARE TO BE 4" FROM FACE OF ADJACENT PERPENDICULAR STUD WALL TO EDGE OF DOOR (U.N.O).
3. FIRST FLOOR: 9'-8" PLATE HEIGHT (U.N.O.)/ SECOND FLOOR: 9'-0" PLATE HEIGHT (U.N.O)
4. FIRST FLOOR: 8'-0" WINDOW HEADER HEIGHT (U.N.O.)/SECOND FLOOR: 7'-6" WINDOW HEADER HEIGHT(U.N.O)
5. ALL EXTERIOR WALLS TO BE 4" STUD WALLS (U.N.O.)
6. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND PLAN DIMENSIONS PRIOR TO BEGINNING ANY CONSTRUCTION OR FABRICATION AND NOTIFY DESIGNER IN WRITING OF ANY DISCREPANCIES.
7. CONTRACTOR TO PROVIDE TREATED WOOD BLOCKING AS NECESSARY FOR ANY WALL MOUNTED ITEM OR ACCESSORIES.
8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO ENSURE PROPER FIT PRIOR TO MANUFACTURING MILLWORK OR ORDERING ANY SPECIALTY ITEMS OR EQUIPMENT.
9. REFER TO TEXAS ACCESSIBILITY STANDARDS (T.A.S.) FOR ALL MOUNTING HEIGHTS, DOOR CLEARANCES, ETC. PROVIDE FIRE RATED EXTINGUISHER CABINET WHEN LOCATED IN RATED PARTITION.
10. ALL INTERIOR WALLS TO BE 4" STUD WALLS (U.N.O)
11. ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE A MINIMUM 5.7 SQUARE FOOT CLEAR NET OPENING AND MINIMUM CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE FINISH FLOOR.
12. ELECTRICAL CONTRACTOR TO LOCATE 110V GFI OUTLET WITHIN 25'-0" OF A/C COMPRESSOR
13. INSTALL LIGHT SWITCHES AND ELECTRICAL CONTROLS NO HIGHER THAN 48" AND ELECTRICAL OUTLETS NO LOWER THAN 15" ABOVE FINISH FLOOR.
14. PROVIDE FOR CROSS VENTILATION AT ENCLOSED ATTICS.
15. PROVIDE ONE SMOKE DETECTOR IN EACH SLEEPING AREA, CENTRALLY LOCATE ONE IN EACH HALLWAY LEADING TO SLEEPING AREAS-PER IRC 2015. SEE SHEET A-103 FOR RCP/ELECTRICAL PLAN.
16. SMOKE ALARMS SHALL BE WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER I.R.C. SEC R317
17. INSTALL LEVER HANDLES ON ALL DOORS AND PLUMBING FIXTURES.
18. PROVIDE TEMPERED GLASS ON ALL GLASS LOCATED WITHIN 24" OF DOOR OPENINGS-TYP. PER IRC 2018
19. ALL NEW WINDOWS TO BE ENERGY EFFICIENT PER LOCAL CITY CODE (IRC 2015)
20. ALL SHELVING MATRIAL AND DESIGN TO BE SELECTED BY OWNER
21. PROVIDE BLOCKING FOR CEILING FANS AT ALL BEDROOMS, LIVING ROOM, AND COVERED PORCH.
22. VENT ALL GAS OUT.
23. EACH ELECTRIC PANEL, LIGHT SWITCH AND THERMOSTAT SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISH FLOOR (A.F.F.) EACH ELECTRIC OUTLET OR OTHER RECEPTACLE SHALL BE AT LEAST 15" (A.F.F.)
24. EXTERIOR ELECTRICAL PANEL MUST BE MOUNTED BETWEEN 18" AND 42" ABOVE FINISHED GRADE AND SERVICED BY AN ACCESSIBLE ROUTE.
25. PROVIDE ALL REQUIRED CONNECTIONS FOR A/C UNIT TO BE LOCATED IN ATTIC. PROVIDE LARGE DRIP PANS & ELECTRICAL CONNECTIONS, DRAIN LINES TO EXTERIOR (NOT OVER DOORS) PLYWOOD SUB FLOOR @ UNIT LOCATIONS , 24" WIDE PLYWOOD CATWALKS, ATTIC LIGHTING, ETC. REFER TO HVAC PLANS BY OTHERS FOR ALL INFORMATION.
26. ALL DOORS TO BE 8'-0" TALL (U.N.O) SEE DOOR SCHEDULE
27. ELECTRICAL TO COMPLY WITH NEC/CITY CODE G.F.I. REQUIRED ON ALL EXTERIOR FRONT/REAR OUTLETS, LAVATORIES, GARAGES , KITCHEN COUNTERTOPS, LAUNDRY AREAS AND PLUGS WITHIN 6 FEET OF SINKS OTHER THAN KITCHENS.
28. PROVIDE ALARM SYSTEM THRU-OUT AS PER GENERAL CONTRACTORS SPECIFICATIONS.
29. VERIFY LOCATION OF A/C PAD SHOWN ON PLAN.



01 FIRST LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0" FIRST FLOOR

NORTH



02 SECOND LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0" SECOND FLOOR

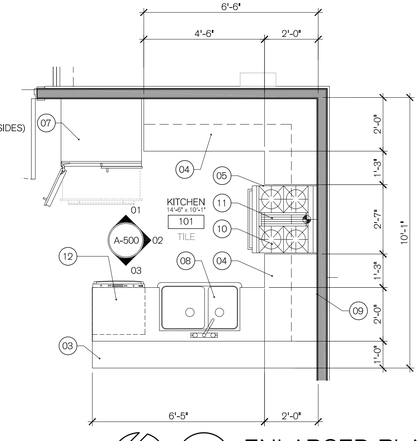
NORTH

KEYNOTES:

1. EXTERIOR TANKLESS WATER HEATER
2. DRIP PAN TO DRAIN OUTSIDE
3. 36" HIGH BAR COUNTER
4. 36" HIGH KITCHEN COUNTERW/ CABINETS
5. VENT HOOD ABOVE STOVE TO MEET CODE
6. 36" HIGH BAR
7. REFRIGERATOR BY OWNER
8. KITCHEN SINK BY OWNER
9. DISPOSAL COUNTER-MOUNTED SWITCH
10. 30" GAS COOKTOP
11. MICROWAVE ABOVE W/ DUCTED VENT HOOD ABOVE COOKTOP
12. BUILT IN DISHWASHER BY OWNER
13. FLOOR MOUNTED DUAL FLUSH TOILET
14. TILED SHOWER,SHOWER ARM, HEAD CONTROLLER,DRAIN (MASTER DRAIN)
15. SHOWER PIVOT DOOR, (TEMPERED)
16. VANITY, (2)SINKS,FAUCET, DRAIN
17. 36" VANITY,SINK,FAUCET,DRAIN
18. MIRROR, BY OWNER
19. ALCOVE BATHTUB, TILED, SHOWER HEAD, DRAIN.
20. DRYER W/ VENT EXHAUST PER CODE.
21. STACKED WASHER & DRYER
22. 4x4 WOOD COL. W/WOOD BASE. PTD.
23. 2x6 PLUMBING WALL
24. 12" DEEP SHELVING
25. 2'-0"x 4'-0" ATTIC ACCESS W/ATTIC LIGHT
26. AC PAD
27. WOOD STAIRS, REFER TO XX/XXX FOR NOTES
28. DETACHED GARAGE
29. 4x4 STEEL COLUMN, REFER TO STRUCTURE
30. PEDESTAL SINK, BY OWNER
31. 2x6 TALL WALL

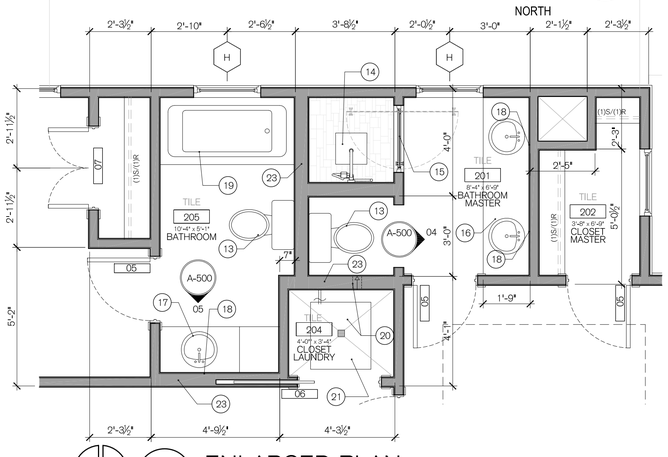
LEGEND:

- HARDIE BOARD ON 2x4 WOOD STUDS
- HARDIE BOARD ON 2x6 WOOD STUDS
- ⅝"GYP. BOARD(BOTH SIDES) ON 2x4 WOOD STUDS
- HOSE BIB
- GAS CONNECTION
- WATER CONNECTION
- DRAIN
- EXHAUST VENT



03 ENLARGED PLAN
SCALE: 3/8"=1'-0" KITCHEN-101

NORTH



04 ENLARGED PLAN
SCALE: 3/8"=1'-0" BATHROOM-203 & LAUNDRY CLOSET

NORTH

Barraza Design

DATE 08 November 2019

BARRAZA DESIGN
3830 SALTY MARSH,
SAN ANTONIO, TEXAS 78215
VOICE: (210) 209-6127

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PROJECT

Residence 02

910 N. Hackberry
San Antonio, TX, 78202

OWNER

Cy Goudge

305 Castano Ave.
San Antonio, Texas, 78209

PROJECT NUMBER

114 - 910 HACKBERRY

Construction Docs.

NO.	DATE	DESCRIPTION OF ISSUE
1	11/08/2019	COSA PERMIT SET

CONSULTANT

SHEET TITLE

FLOOR PLAN

DATE

08 November 2019

SHEET NUMBER

A-102

PLAN NOTES:

1. PROVIDE ELECTRICAL AND/OR GAS AS REQUIRED FOR RANGE, HOT WATER HEATERS, POWER VENTS & HVAC.
2. PROVIDE ELECTRICAL W/CUT-OFF SWITCH FOR HVAC CONDENSERS-VERIFY LOCATION W/OWNER.
3. ALL SLEEPING AREAS TO BE PROTECTED WITH UL APPROVED SMOKE DETECTORS. POWER TO 110V HOUSE ELECTRICAL POWER SOURCE AND PROVIDE A BATTERY BACK-UP.
4. PROVIDE ELECTRICAL OUTLETS AT SOFFITS- VERIFY QUANITYT AND LOCATION WITH OWNER.

ELECTRICAL LEGEND:

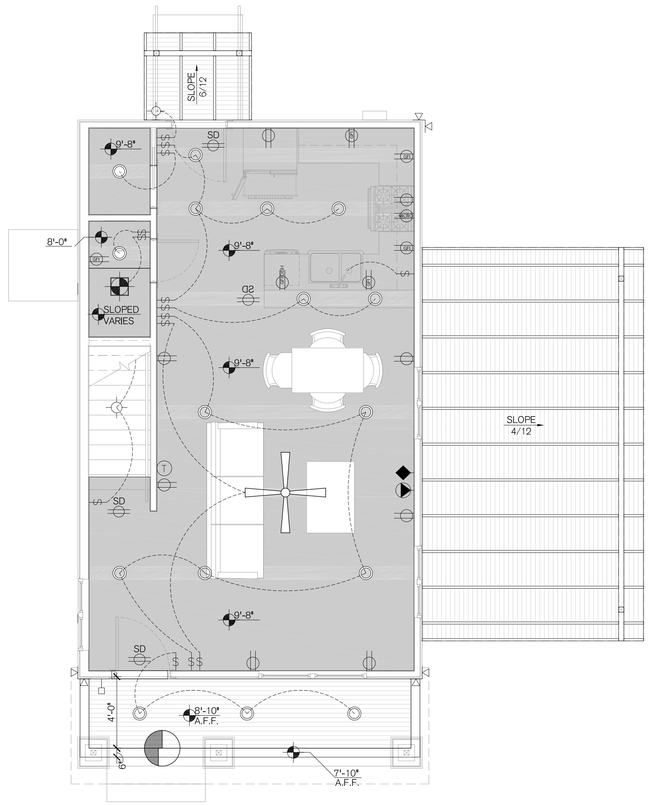
- CEILING FAN W/ LIGHT KIT
- 2' x 4' FLUORESCENT LIGHT FIXTURE
- CHANDELIER
- INCANDESCENT LIGHT FIXTURE
- 110 VOLT OUTLET
- 110 VOLT OUTLET (GFI)
- 220 VOLT OUTLET
- SD — SMOKE DETECTOR
- LIGHT SWITCH
- VENT
- TELEPHONE JACK
- CABLE JACK (TV)
- RECESSED LED CAN LIGHTS
- WALL MOUNTED LIGHTING
- WALL MOUNTED FLOOD LIGHTING
- T — THERMOSTAT
- DOOR BELL

CEILING LEGEND:

- ⅝ GYPSUM BOARD, PTD., W/ TEXTURE FINISH BY OWNER
- 1x6 T&G KILN DRIED TREATED PINE, STAINED
- TILE ON ½" HARDIE -BACKER CEMENT BOARD

KEYNOTES:

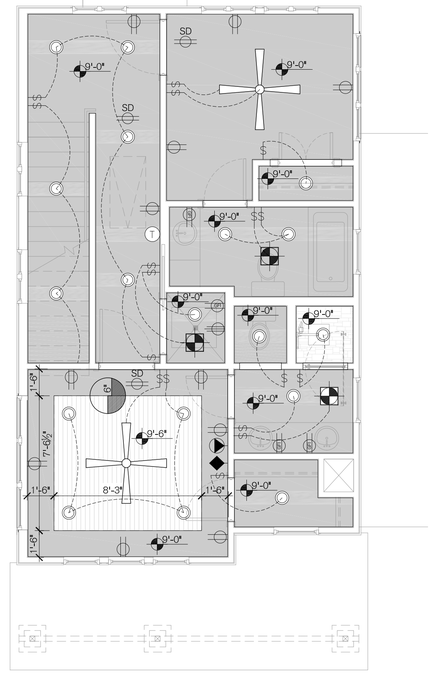
1. DATA AND TV RECEPTACLE IN LAUNDRY ROOM TO BE LOCATED 7' ABOVE FINISH FLOOR
2. FAN IN LIVING ROOM TO BE FAN ONLY; NO LIGHTS.
3. PENDANT LIGHTS



NORTH

01 FIRST LEVEL REFLECTED CEILING/ ELECTRICAL PLAN

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



NORTH

02 SECOND LEVEL REFLECTED CEILING/ ELECTRICAL PLAN

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

Barraza Design

DATE 08 November 2019

BARRAZA DESIGN
3830 SALTY MARSH,
SAN ANTONIO, TEXAS 78215
VOICE: (210) 209-6127

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CONSULTANT

SHEET TITLE

REFLECTED CEILING/ ELECTRICAL PLAN

DATE

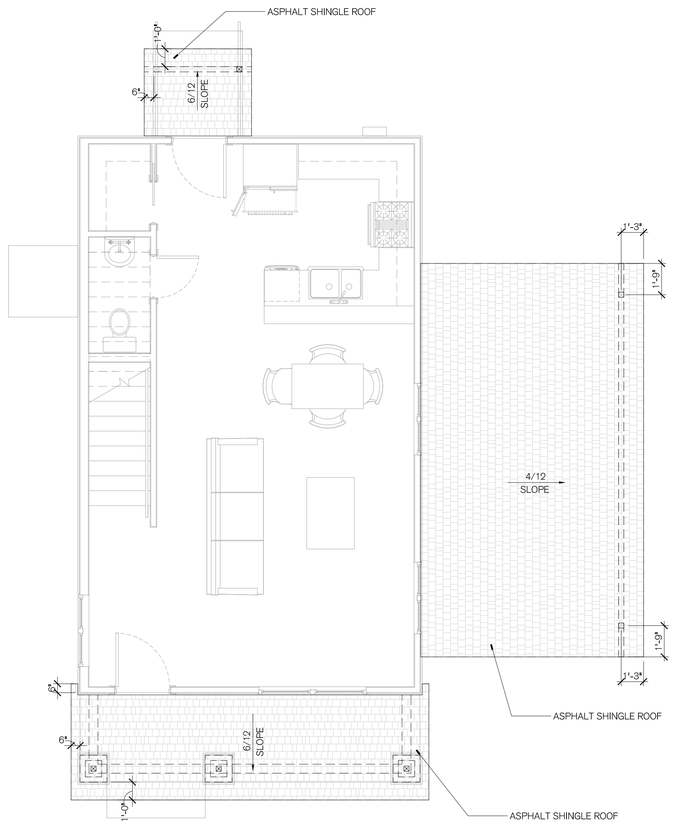
08 November 2019

SHEET NUMBER

A-103

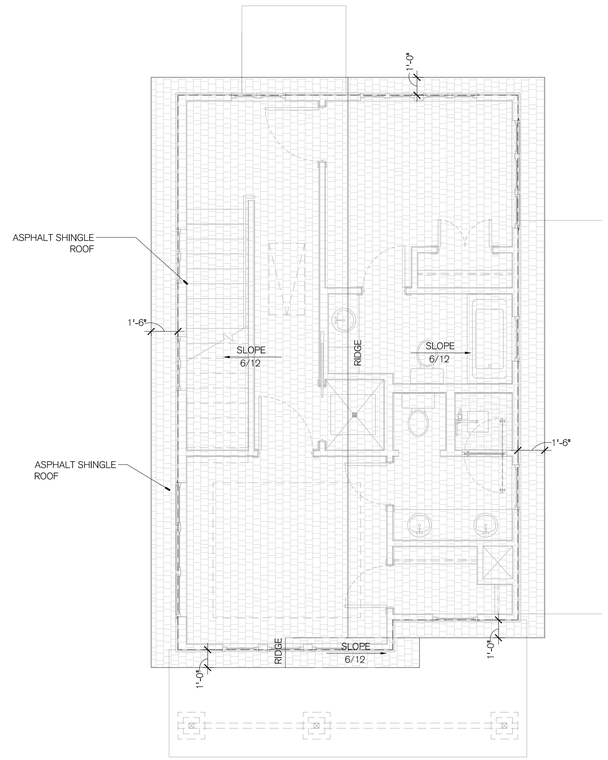
PLAN NOTES:

1. 6/12 ROOF SLOPE
2. TYPICAL ROOF OVERHANG IS 18" (U.N.O.)
3. PROVIDE GUTTERS AND DOWNSPOUTS AS DIRECTED BY OWNER.
4. ASPHALT SHINGLE ROOF, REFER TO MANUFACTURERS SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
4. PAINT ALL ASSOCIATED ROOFING COMPONENTS TO INCLUDE BUT NOT LIMITED TO; FASCIAS , SOFFITS,TRIM, ETC.
5. INSTALL ALL NECESSARY FLASHING PER LOCAL CITY CODE -IRC 2018 OR BETTER



NORTH

01 LOW LEVEL ROOF PLAN
SCALE: 1/4"=1'-0" FIRST FLOOR



NORTH

02 HIGH LEVEL ROOF PLAN
SCALE: 1/4"=1'-0" SECOND FLOOR

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DATE 08 November 2019

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OWNER

Cy Goudge
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PROJECT NUMBER

114 - 910 HACKBERRY

Construction Docs.

NO.	DATE	DESCRIPTION OF ISSUE
1	11/08/2019	COSA PERMIT SET

CONSULTANT

SHEET TITLE

ROOF PLAN

DATE

08 November 2019

SHEET NUMBER

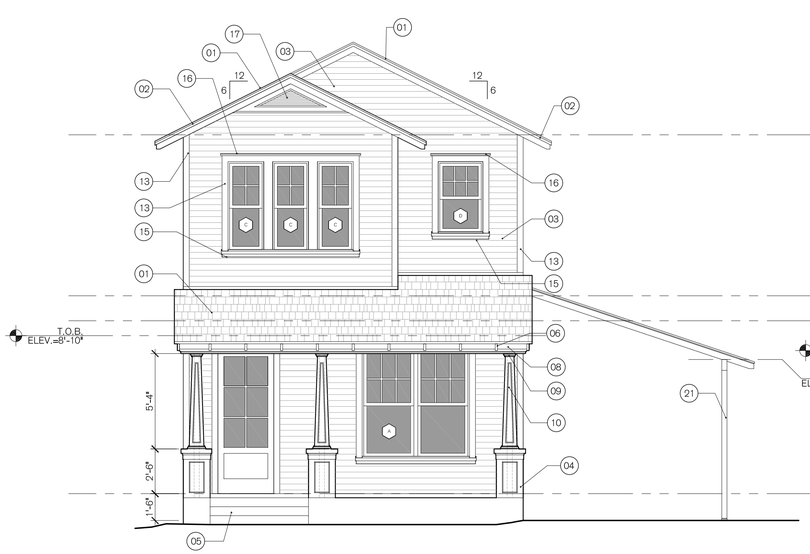
A-104

GENERAL NOTES:

1. PROVIDE DOWNSPOUTS AND GUTTERS AS DIRECTED BY OWNER.
2. SLOPE GRADE AWAY FROM RESIDENCE FOR DRAINAGE.
3. REFER TO WINDOW SCHEDULE FOR WINDOW SILL HEIGHTS AND SIZES.
4. ALL WINDOW AND DOOR DESIGNS TO BE SELECTED BY OWNER.
5. ALL EXTERIOR TRIM AND SIDING TO BE PAINTED, COLOR BY OWNER.

KEY NOTES:

1. ASPHALT SHINGLE ROOF.
2. METAL ROOF FLASHING
3. HARDIE PLANK LAP SIDING W/ SMOOTH FINISH & 4" EXPOSURE
4. WOOD COLUMN BASE,TREATED &PTD.
5. CONCRETE STAIRS & FOUNDATION, REFER TO STRUCTURE.
6. EXPOSED RAFTERS @ 24"O.C.
7. A/C CONDENSER BY OTHERS.
8. WOOD TRIM BOARD, TREATED & PTD. BY BY OWNER
9. WOOD MOULDING, TREATED & PTD. , BY OWNER.
10. WOOD COLUMN WRAP BY OWNER, PTD.
11. WOOD STAIRS BY OWNER.
12. WOOD DECK BY OWNER
13. 4" WOOD TRIM BOARD,TREATED & PTD.
14. STEP FLASHING IN ACCORDANCE W/ MFRS. SPECIFICATIONS & INSTRUCTIONS
15. WOOD WINDOW SILL, TREATED & PTD.
16. METAL DRIP CAP
17. ATTIC VENT
18. DECK GUARDRAIL & HANDRAIL
19. 4X4 DOUGLAS FIR COLUMN TREATED & STAINED
20. 4X6 DOUGLAS FIR BEAM, TREATED & STAINED
21. STEEL COLUMN ENCASED WITH 1x4 DOUGLAS FIR VENEER, TREATED AND STAINED



01 ELEVATION
SCALE: 1/4"=1'-0" WEST

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

03 ELEVATION
SCALE: 1/4"=1'-0" EAST

04 ELEVATION
SCALE: 1/4"=1'-0" SOUTH

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CONSULTANT

SHEET TITLE

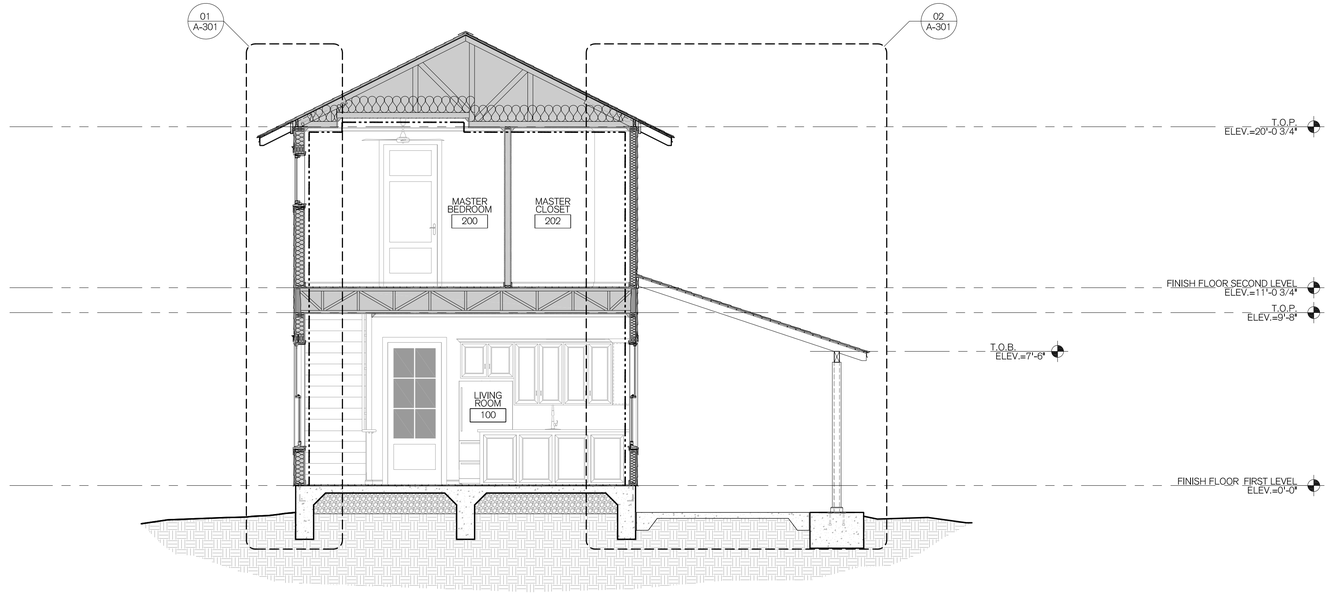
EXTERIOR ELEVATIONS

DATE

08 November 2019

SHEET NUMBER

A-200

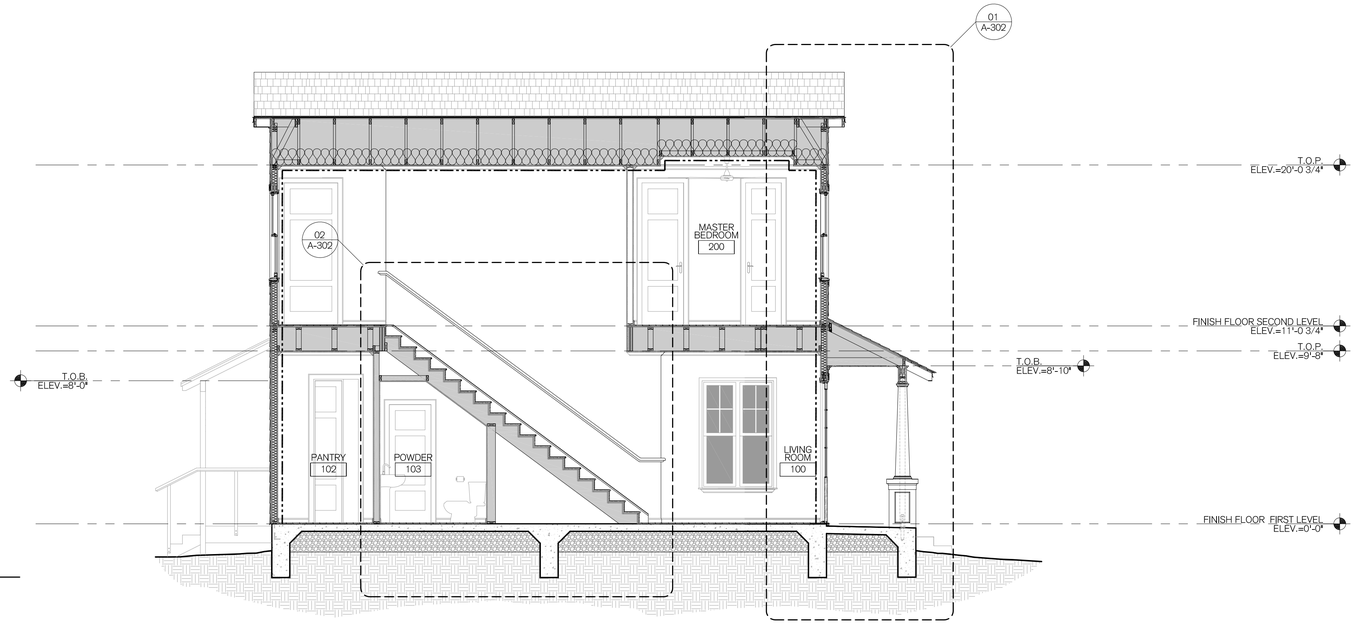


01 BUILDING SECTION

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

LEGEND:

THERMAL ENVELOPE



02 BUILDING SECTION

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

LEGEND:

THERMAL ENVELOPE

Barraza Design

DATE 08 November 2019

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CONSULTANT

SHEET TITLE

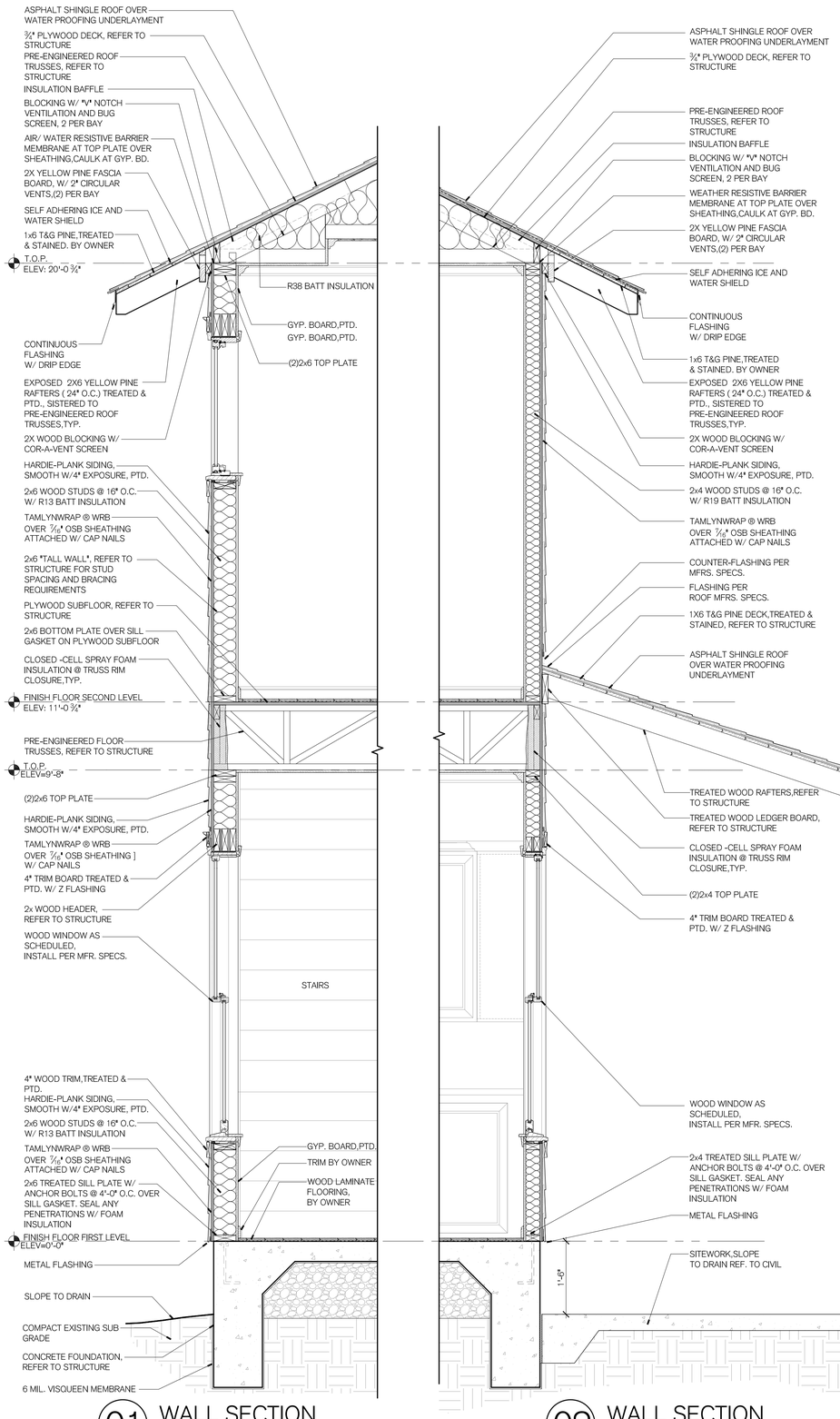
BUILDING SECTIONS

DATE

08 November 2019

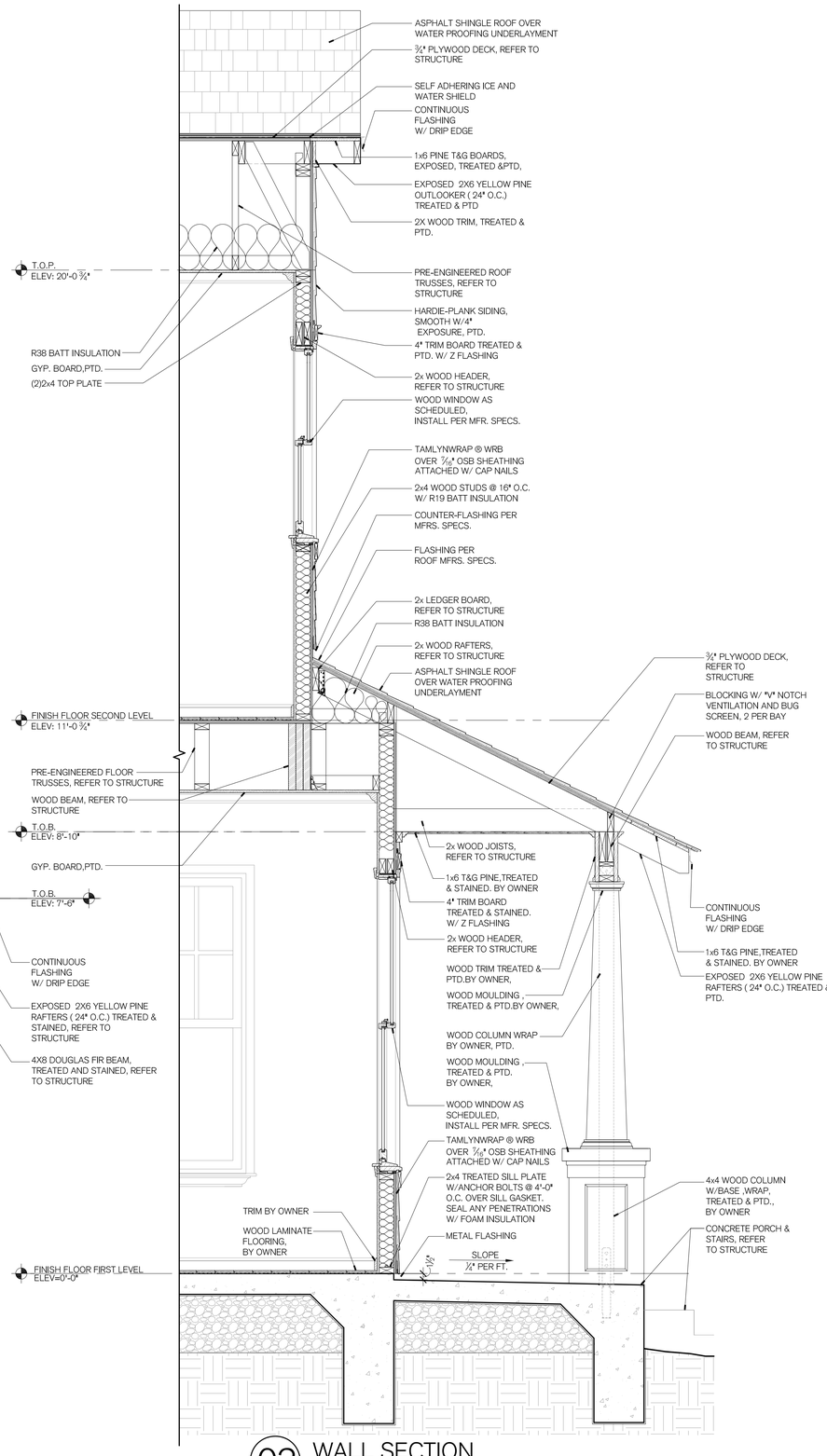
SHEET NUMBER

A-300



01 WALL SECTION
SCALE: 3/4=1'-0" FIRST FLOOR

02 WALL SECTION
SCALE: 3/4=1'-0" FIRST FLOOR



03 WALL SECTION
SCALE: 3/4=1'-0" FIRST FLOOR

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CONSULTANT

SHEET TITLE

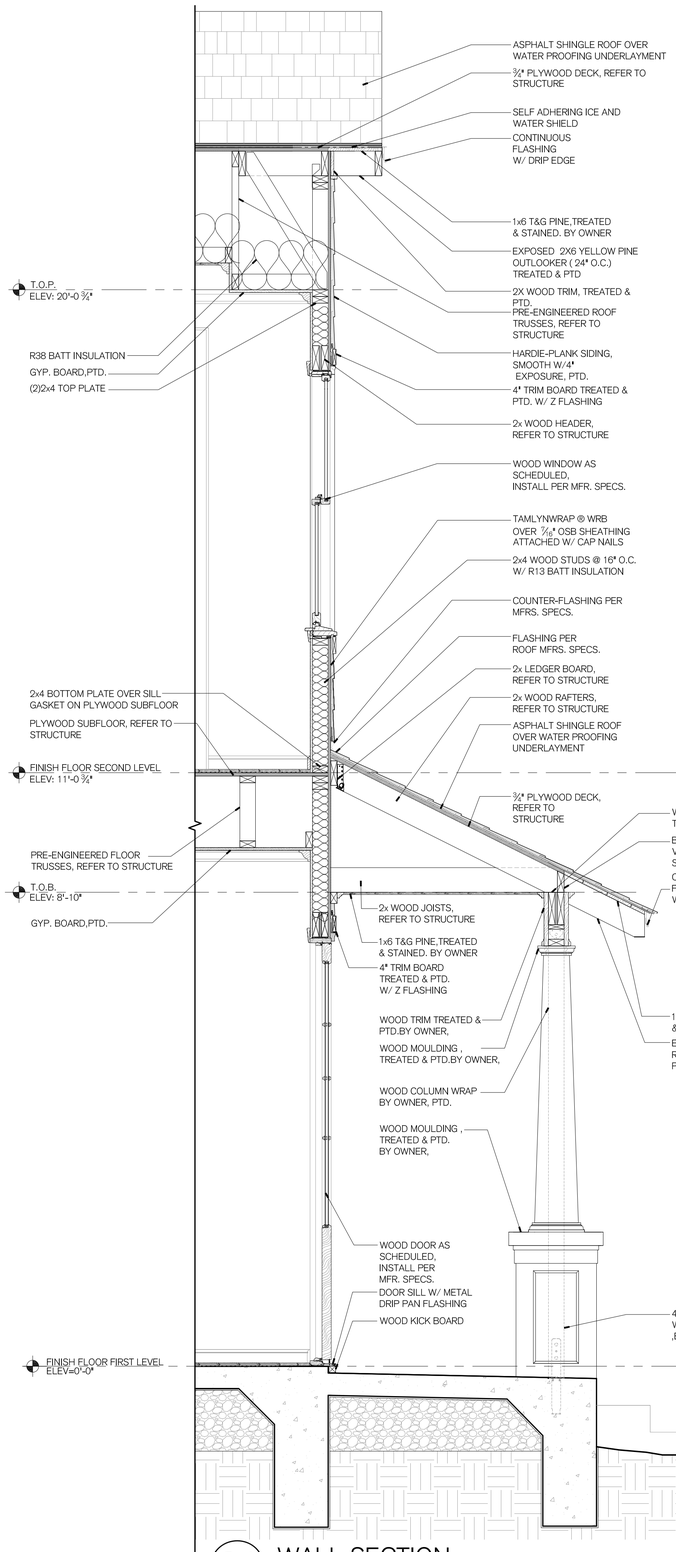
WALL SECTIONS

DATE

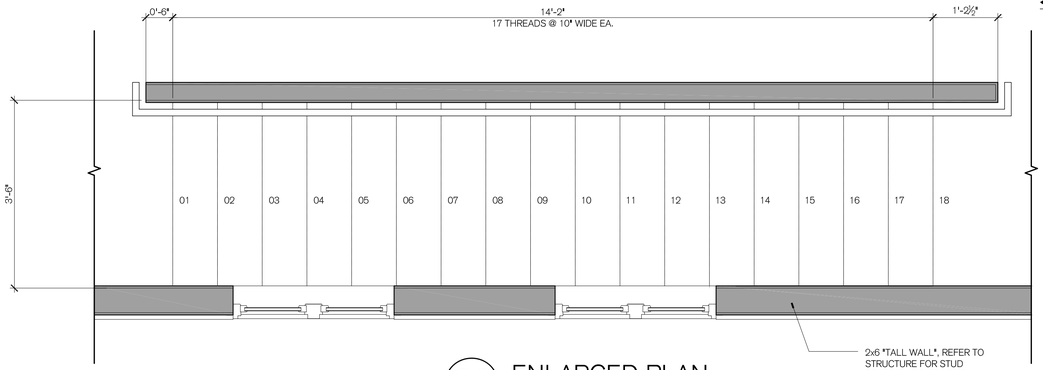
08 November 2019

SHEET NUMBER

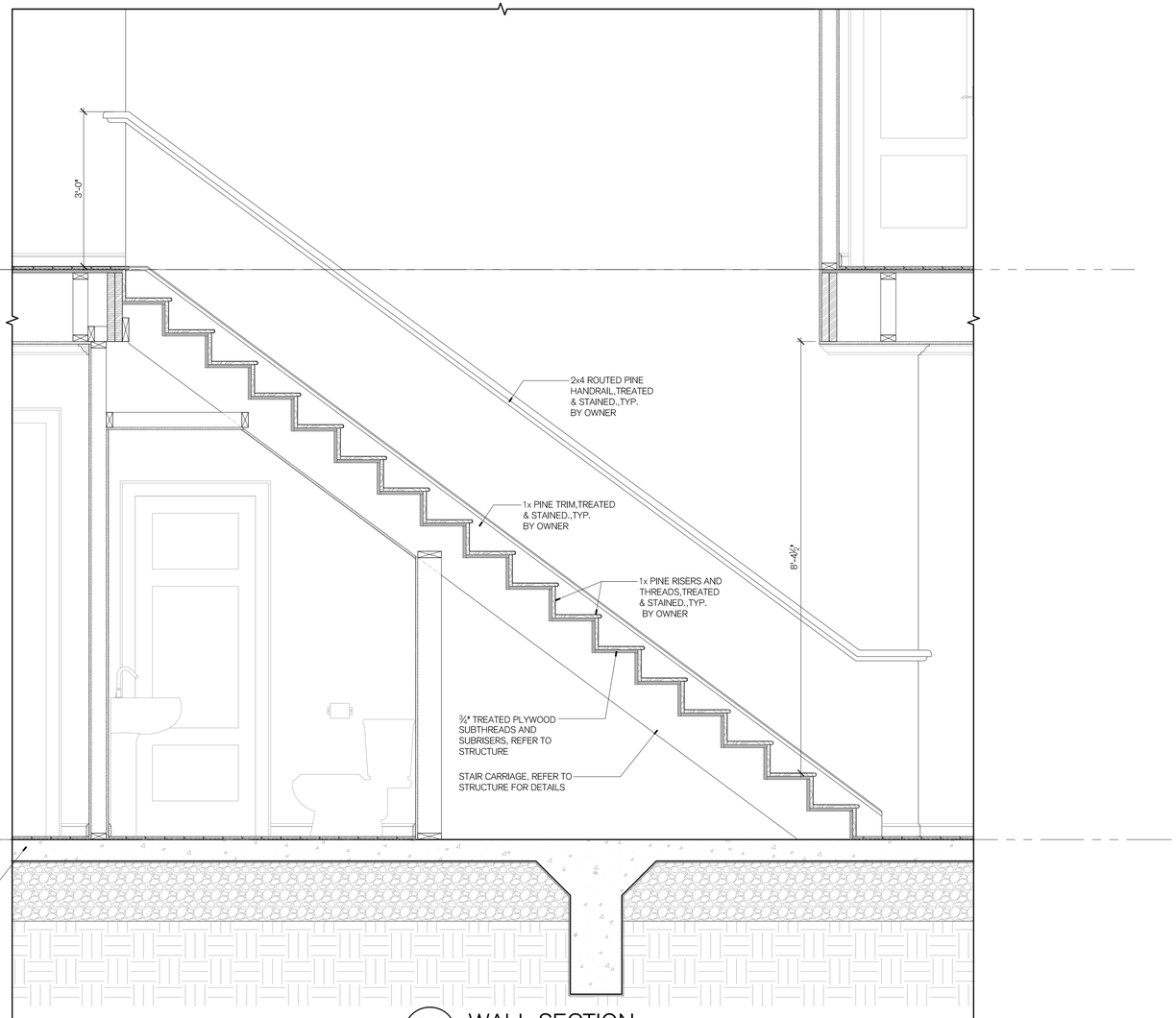
A-301



01 WALL SECTION
SCALE: 3/4=1'-0"



03 ENLARGED PLAN
SCALE: 3/4=1'-0" @STAIRS



02 WALL SECTION
SCALE: 3/4=1'-0" @STAIRS

STAIR & GUARDRAIL NOTES:

1. THREAD MIN. 10", RISER 7¾", VARIANCE LESS THAN ⅜" & NOSING PROJECTION ¾"- 1¼".
2. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1½" BETWEEN THE WALLS AND THE HANDRAILS.
3. MIN. HEADROOM 6'-8" ABOVE PLANE OF THREAD NOSING.
4. 36" MINIMUM GUARDRAIL HEIGHT.
5. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGHT OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS, TYP.
6. PROVIDE HANRAILS AT ALL STAIRS, STEPS, WITH A MINIMUM OF 4 RISERS A PER SEC.311.78 (IRC 2018)
7. STAIR CONSTRUCTION TO CONFORM TO ALL REQUIREMENTS AS STIPULATED IN THE IRC 2018

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CONSULTANT

SHEET TITLE

WALL SECTIONS

DATE

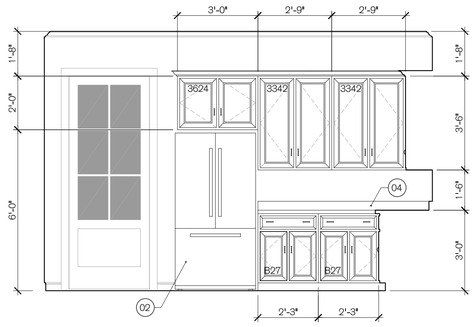
08 November 2019

SHEET NUMBER

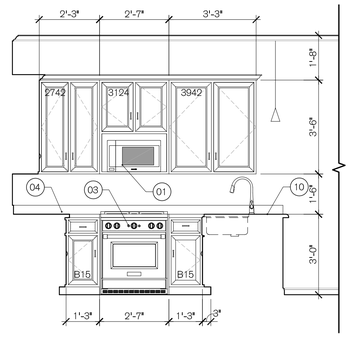
A-302

KEY NOTES:

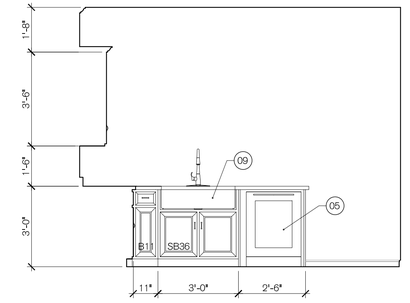
1. MICROWAVE BY OWNER
2. REFRIGERATOR
3. 30" GAS COOK-TOP
4. GRANITE TOP & BACKSPLASH
5. DISHWASHER, BY OWNER
6. PENDANT LIGHTS
7. FRAMED MIRROR
8. FLOOR MOUNTED DUAL FLUSH TOILET
9. 36" APRON SINK, BY OWNER
10. 36" HIGH BAR TOP
11. SLIDING SHOWER DOOR (TEMPERED)



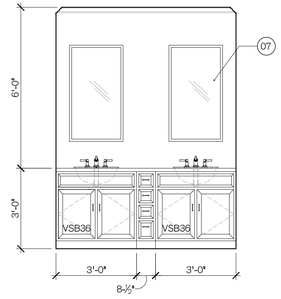
01 INTERIOR ELEVATION
SCALE: 3/8"=1'-0" KITCHEN-101



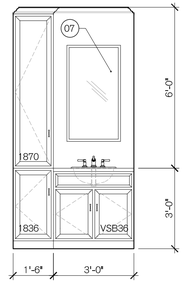
02 INTERIOR ELEVATION
SCALE: 3/8"=1'-0" KITCHEN-101



03 INTERIOR ELEVATION
SCALE: 3/8"=1'-0" KITCHEN-101



04 INTERIOR ELEVATION
SCALE: 3/8"=1'-0" MASTER BATHROOM- 201



05 INTERIOR ELEVATION
SCALE: 3/8"=1'-0" BATHROOM- 205

Barraza Design

DATE 08 November 2019

BARRAZA DESIGN
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PROJECT

Residence 02

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San Antonio, TX, 78202

OWNER

Cy Goudge

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PROJECT NUMBER

114 - 910 HACKBERRY

Construction Docs.

NO.	DATE	DESCRIPTION OF ISSUE
1	11/08/2019	COSA PERMIT SET

CONSULTANT

SHEET TITLE

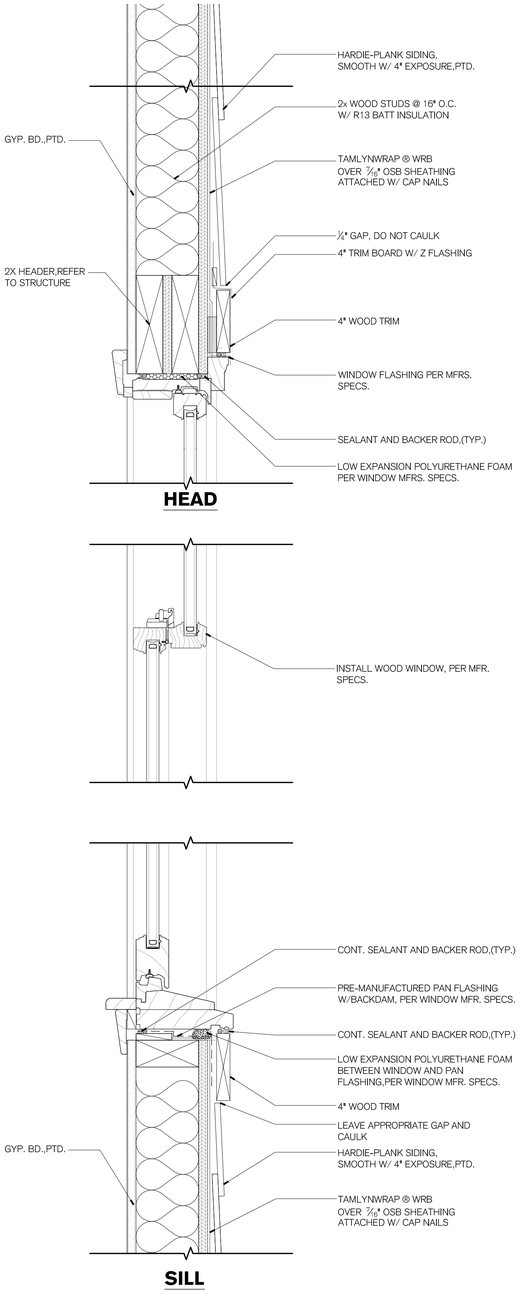
INTERIOR ELEVATIONS

DATE

08 November 2019

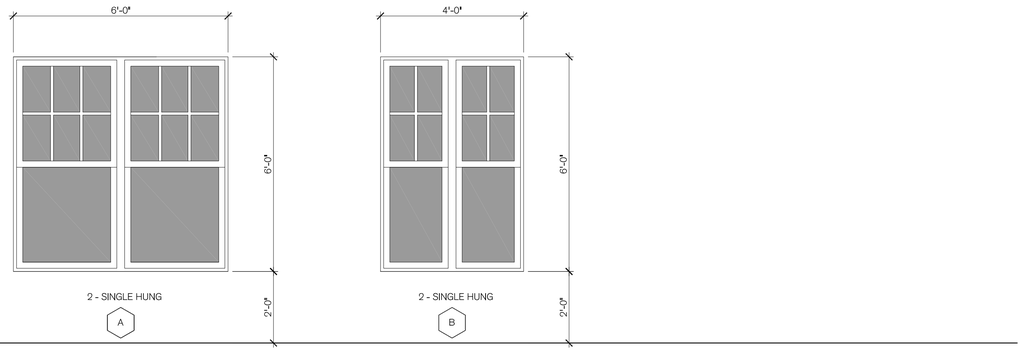
SHEET NUMBER

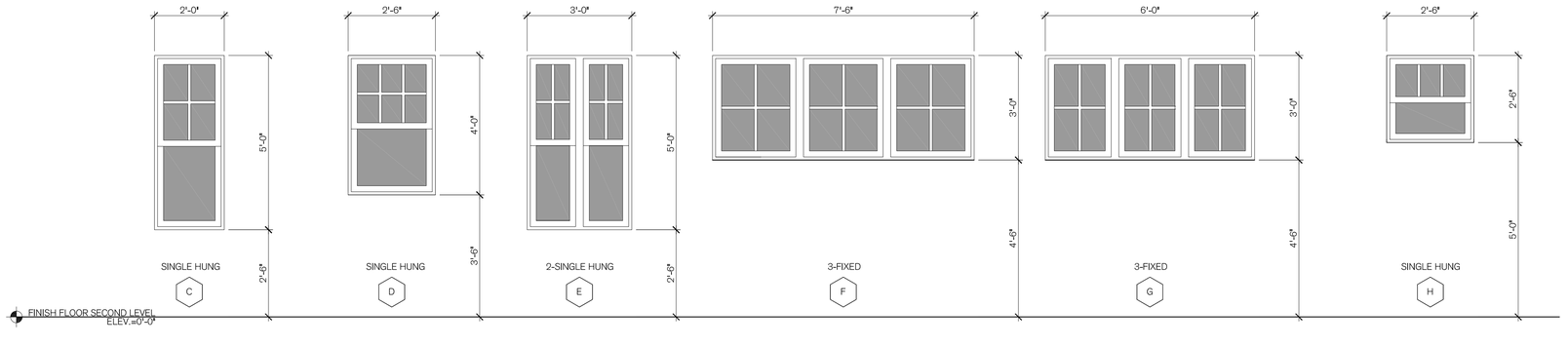
A-500



01 WOOD WINDOW DETAIL
SCALE: 3"=1'-0"

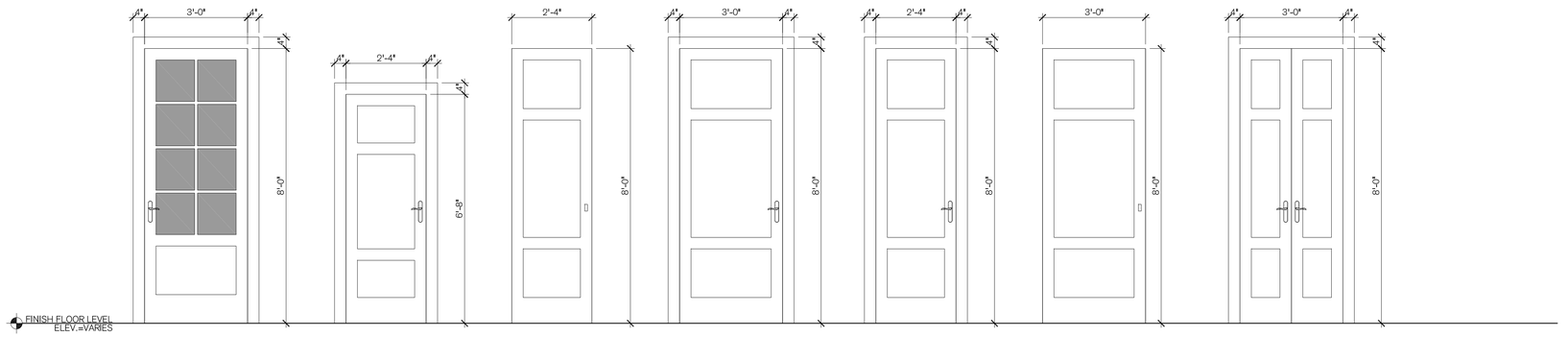
02 WINDOW SCHEDULE
SCALE: 1/2"=1'-0"





WINDOW NOTES:

1. ALL WINDOWS AND EXTERIOR DOORS WILL BE WOOD,
2. ALL WINDOWS TO BE INSTALLED WITH PRE-MANUFACTRED PAN FLASHING W/ BACK-DAM. REFER TO WINDOW MFR. FOR INSTALLATION SPECS.
3. ROUGH OPENINGS FOR WINDOWS/MULLED ASSEMBLIES ARE APPROXIMATE AND MUST BE VERIFIED WITH WINDOW MANUFACTURER AND SHOP DRAWINGS MUST BE APPROVED BY GENERAL CONTRACTOR.
4. REFER TO FLOOR PLANS AND ELEVATIONS FOR PROPER OPERATION OF EACH INDIVIDUAL WINDOW.



03 DOOR SCHEDULE
SCALE: 1/2"=1'-0"

DOOR NOTES:

1. ALL INTERIOR DOORS WILL BE 3 PANEL AND COORDINATED WITH OWNER.
2. ODD SIZE ATTIC DOORS TO BE FULLY GASKETTED AND WEATHER STRIPPED.
3. ALL EXTERIOR DOORS TO BE FULLY GASKETED AND WEATHER STRIPPED TO PREVENT WATER DAMAGE.
4. VERIFY ALL DOOR OPERATIONS AND DIRECTIONS WITH OWNER PRIOR TO PURCHASING DOORS AND INSTALLATION.
5. ALL EXTERIOR DOORS TO BE INSTALLED WITH 24 GA. STAINLESS STEEL SILL PAN TO PREVENT WATER DAMAGE. REFER TO DOOR MFR. FOR INSTALLATION SPECS.

Barraza Design

DATE 08 November 2019

BARRAZA DESIGN
3830 SALTY MARSH,
SAN ANTONIO, TEXAS 78215
VOICE: (210) 209-6127

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PROJECT

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San Antonio, TX, 78202

OWNER

Cy Goudge
305 Castano Ave.
San Antonio, Texas, 78209

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WINDOW & DOOR SCHEDULES

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A-700