HISTORIC AND DESIGN REVIEW COMMISSION

February 03, 2021

HDRC CASE NO:	**2021-027**
ADDRESS:	520 LEIGH ST
LEGAL DESCRIPTION:	NCB 2739 BLK LOT 4F & PT OF 5F (AKA TRACT 6)
ZONING:	IDZ,H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
APPLICANT:	San Antonio San Antonio/LABOR STREET COMMONS LLC
OWNER:	San Antonio San Antonio/LABOR STREET COMMONS LLC
TYPE OF WORK:	Construction of a 2-story residential structure, site modifications
APPLICATION RECEIVED:	January 15, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Stephanie Phillips

REQUEST:

The applicant is requesting final approval to construct a new 2-story single family residence at the lot addressed 520 Leigh St.

Some of the schematic documents include conceptual information about a potential new 3-story multifamily residential structure in the center-rear of the lot addressed 606-608 Labor St, as well as renovation and repair work to the existing three historic structures on the same parcel, two of which are located along the Labor St frontage. This is not included as part of the current request.

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 non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

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.

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.

7. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" 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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The applicant is requesting final approval to construct one 2-story structure on the lot addressed 520 Leigh. This lot was originally part of a contiguous parcel previously addressed 606-608 Labor, located within the Lavaca Historic District, which has been subdivided. The proposed 2-story single family residence will have a footprint of approximately 1,262 square feet. While the parcel addressed 520 Leigh has pedestrian access via a small pathway connecting to Leigh St, the proposed 2-story structure's vehicular access is through the 606-608 Labor parcel, which currently features three historic 1-story, single family structures, two of which front Labor St.

b. SCOPE - Some of the schematic documents include conceptual information about a new 3-story multifamily residential structure in the center-rear of the lots addressed 608 Labor, as well as renovation and repair work to the existing three historic structures, two of which are located along the street frontage on Labor. These scopes are not included in the request at this time. As proposed, the included site plan with the footprint of the proposed 3-story multifamily structure is not consistent with the Guidelines. An approval for the scope included in the request item for this case does not imply approval or endorsement of the schematic site plan of the adjacent lots addressed 606-608 Labor, including any new site work, renovations, landscaping, or new construction. A separate application for a Certificate of Appropriateness is required to initiate review of work on the adjacent lots.

c. CONTEXT & DEVELOPMENT PATTERN – As noted in finding a, the parcel addressed 520 Leigh is currently surrounded on all sides by other parcels, with vehicular access provided through the lots addressed 606-608 Labor and an additional narrow easement extending from the lot to Leigh St. The lot was previously part of a contiguous parcel addressed 606-608 Labor, which was subdivided sometime in the past year. The lot previously featured six residential structures, three of which were deemed non-contributing by the Office of Historic Preservation in 2019 and subsequently demolished. The remaining structures were constructed

circa 1925 and are contributing to the Lavaca Historic District. In addition to this parcel, 520 Leigh is surrounded on all sides by extant structures, including a recent 3-story residential structure to the south, a 1930s-era 1-story convenience store at the corner of Leigh and Labor to the immediate north of the site, a midcentury-era 1.5 story clinic across the street on Labor, a 1-story historic structure to the north along Leigh, a vacant parcel to the immediate north of the site, and a series of residential new construction project along Leigh to the west. The property is one lot from the intersection of Labor and Leigh to the north.

d. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on May 28, 2020. At this time, the lot addressed 520 Leigh was still part of the parcel addressed 606-608 Labor, and the full scope listed in finding b was included for consideration. The DRC noted the unique context of the site, including the variety of construction typologies and periods of construction that immediately surround the site. The DRC's feedback largely focused on the then-proposed 3-story multifamily structure in the center of the lot, including modifying roof forms to visually reduce the proposed massing and revisiting the proposed window patterns and types to be more in keeping with historic precedents. The DRC also provided similar feedback for the windows for the proposed residential single family structure, along with exploring a screening solution to visually minimize the view of the new structure from Leigh St, as the lot between Leigh St and the proposed new construction is vacant.
e. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The proposed structure is located towards the rear of the property and do not feature primary street frontage. The applicant has proposed to orient the 2-story single family residence towards the street. While staff finds that the previous structures on the lot featured both street-facing and interior-facing orientations, staff finds that the proposed massing and scale of the proposal in conjunction with the orientation inconsistent with the Guidelines.
f. SCALE & HEIGHT – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This block of Labor features a 3-story recently constructed structure immediately to the north, as well as multiple historic structures, both residential and commercial, most of which are 1-story. While the proposed height of the new construction may be consistent with the Guidelines given the existence of a two-story historic structure on the block, staff is concerned regarding the proposed proportions of the new construction relative to the development pattern of the lot, which originally featured 1-story structures.
g. MASS – Historically, rear accessory structures in historic district feature a scale that is subordinate to that of the primary historic structure. Staff finds the massing of the rear structure to be inconsistent with the Guidelines based on the contextual information provided and historic precedents in the district.
h. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant's proposed entrance orientation is consistent with the Guidelines.
i. FOUNDATION & FLOOR HEIGHTS – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. Based on the submitted elevations, the proposed foundation is slab-on-grade with a minimal rise. Staff finds that the applicant should utilize foundation heights that are consistent with the Guidelines.
j. ROOF FORMS – The applicant has proposed a multi-slope roofline. The primary roofline will feature a short parapet which will visually read as flat from the public right-of-way with low-sloping shed roofs concealed in the center. A portion of the roof will also feature sheds on the north elevation. Staff generally finds these roof forms to be consistent based on the surrounding context, but finds that in context with the proportions of the home, additional roof solutions should be explored to visually reduce the mass of the flat roof portion, primarily on the north and east elevations.
k. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Per the elevations that the applicant has submitted, staff finds the proposed windows to be inconsistent with the Guidelines. The proposed sizes, configurations, and rhythm are not found historically within the district.
l. PORCH MASSING – The applicant has proposed a front porch that consists of a stoop and roof element that is attached to the front façade of the historic structure. Porches found historically within the district feature massing that is incorporated into the massing of the structure, rather than simply attaching to the front façade,

particularly in the case of two story structures. Staff finds that the proposed porch massing should be incorporated into the overall design of the structure and feature porch configurations and details that are historically found in the district.

m. LOT COVERAGE – Per the Guidelines for New Construction 2.D.i., applicants should 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. Staff does not find the lot coverage consistent with the Guidelines.

n. MATERIALS – At this time the applicant has not submitted final information regarding materials. Staff finds that all siding should feature a four (4) inch exposure, a thickness of ¾", mitered corners and a smooth finish. Any stucco elements should feature a true trowel application and finish in lieu of EFIS or a similar product. Columns should be six inches square, and window materials should meet staff's standards for windows in new construction.

o. WINDOW MATERIALS – The applicant has proposed aluminum clad wood windows, which may be consistent with staff's stipulations. However, the proposed windows in terms of pattern, detailing, configuration, proportion, and inset are not consistent with the Guidelines.

p. ARCHITECTURAL DETAILS – As noted in the previous findings, staff finds that many of the proposed architectural details, including porch massing, roof massing, and window proportions are inconsistent with the Guidelines. Staff finds that these elements should be modified.

q. DRIVEWAY AND SITE ELEMENTS – The applicant has provided the location of walkways and driveways. Per the applicant, the proposed structure will be accessed through the center of the adjacent parcels addressed 606-608 Labor. There is not a precedent for this kind of access in the historic district, and the separate parcels creates a condition whereby a change of ownership could render the proposed rear structure inaccessible without an agreement for access.

r. DOCUMENTATION - The applicant has provided a proposed site plan, elevations without dimensions, and various renderings showing the site with minimal context. Staff strongly recommends that the applicant provides substantially more site analysis documentation, photos of area structures, including a line-of-sight study, human-scale perspectives from both Labor and Leigh streets, documentation indicating the accurate heights and massing of nearby structures, and a site plan that indicates the proposed percentage of lot coverage.

RECOMMENDATION:

Staff does not recommend approval based on findings a through r. Staff recommends that the applicant address the following prior to returning to the HDRC:

i. That the applicant provides a comprehensive site analysis, including photos of area structures, line-of-sight studies, perspectives from both Labor and Leigh streets, documentation indicating the heights and massing of nearby structures, and site plan that indicates the percentage of proposed lot coverage as noted in the findings.

ii. That the proposed structure be reduced in height and massing to be consistent with rear accessory structures found historically within the district (subordinate to primary structures), as noted in findings f and g.

iii. That the applicant utilize foundation heights that are consistent with the Guidelines, as noted in finding i.

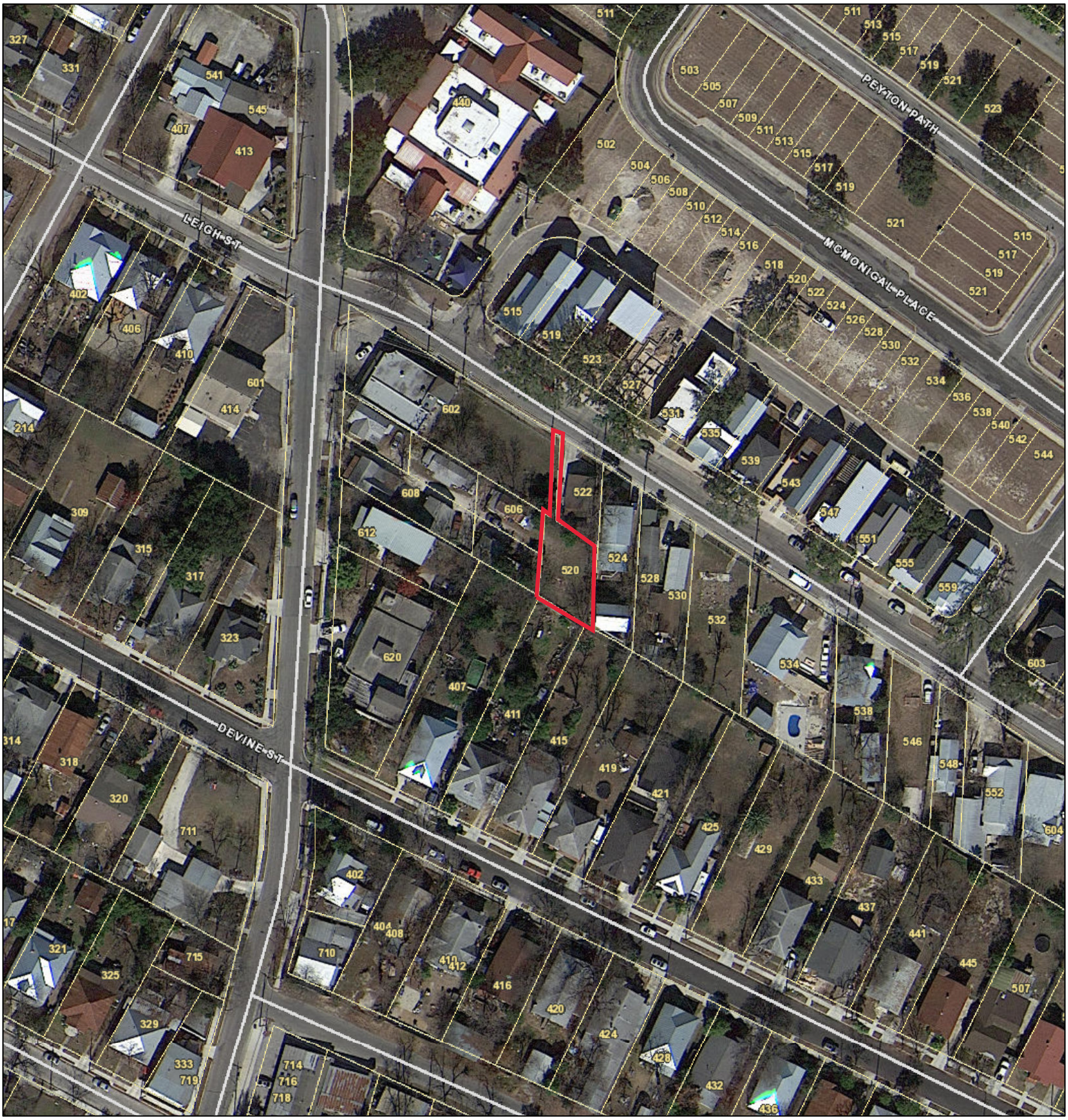
iv. That the applicant incorporate roof forms that feature matching ridge lines as noted in finding j.

v. That the applicant incorporate appropriate window sizes and proportions as noted in finding k.

vi. That the applicant incorporate appropriate porch massing as noted in finding l.

If the HDRC finds the request consistent and recommends approval, any additional development on an adjacent parcel or parcels is not approved and requires a separate request for a Certificate of Appropriateness.

City of San Antonio One Stop



January 28, 2021

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LABOR ST
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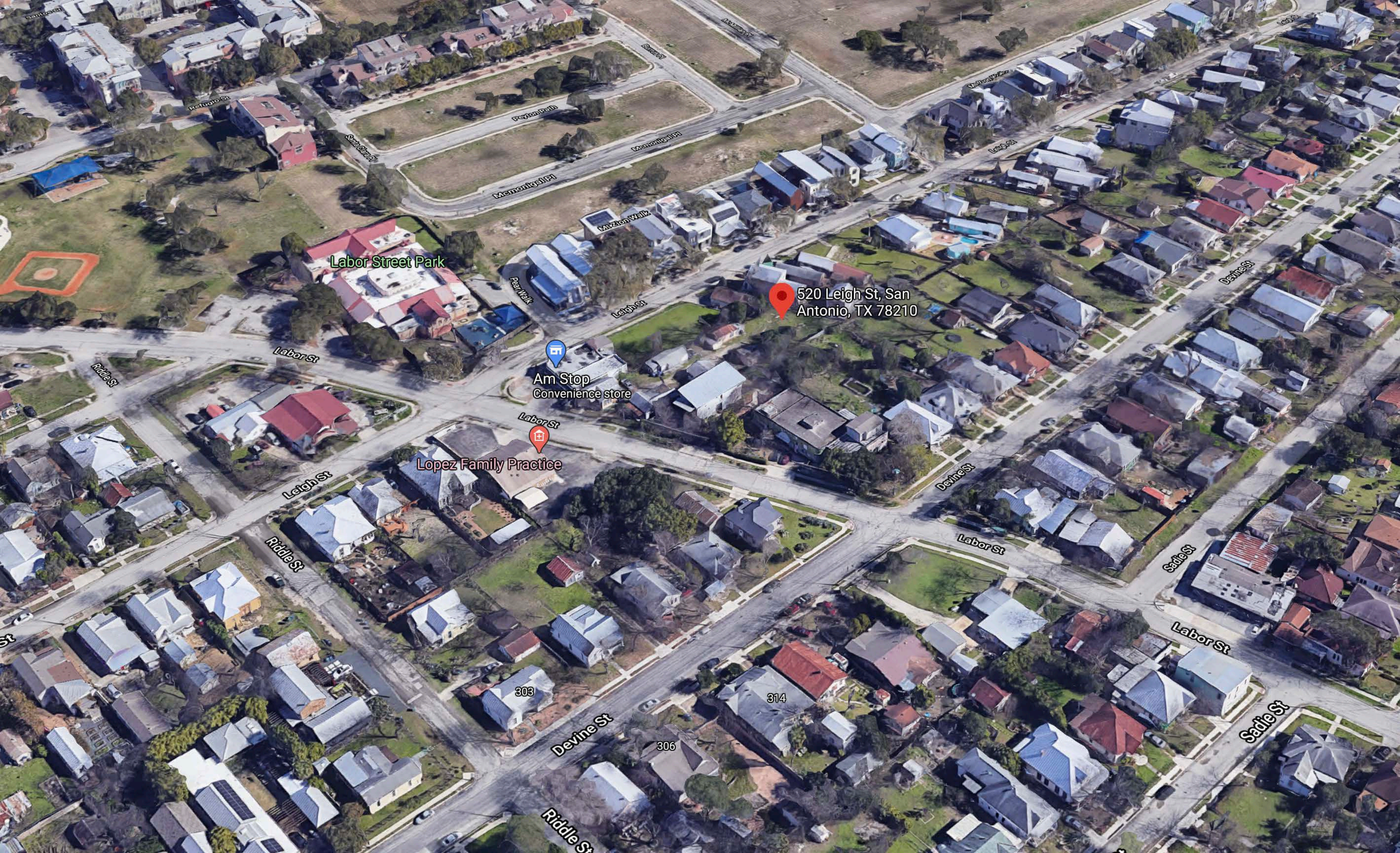
Labor Street Park
Pear Walk
Leigh St
520 Leigh St, San Antonio, TX 78210
Devine St
Am Stop
Convenience store
Labor St
Riddle St
Lopez Family Practice
303
306
314
Sadie St


520 Leigh St, San Antonio, TX 78210
620
612
608
602
606
Am Stop
Convenience store
Labor St
Labor St
Labor St
Leigh St
Leigh St
Lopez Family Practice


Devine St
Labor St
534
532
530
522
520 Leigh St, San Antonio, TX 78210
Compass Rose Academy
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Am Stop
Convenience store
Lopez Family Practice


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2 FOR $3
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AM·STOP
FOOD MART
533·7867
2 FOR $4
ATM
MILK
Labor St

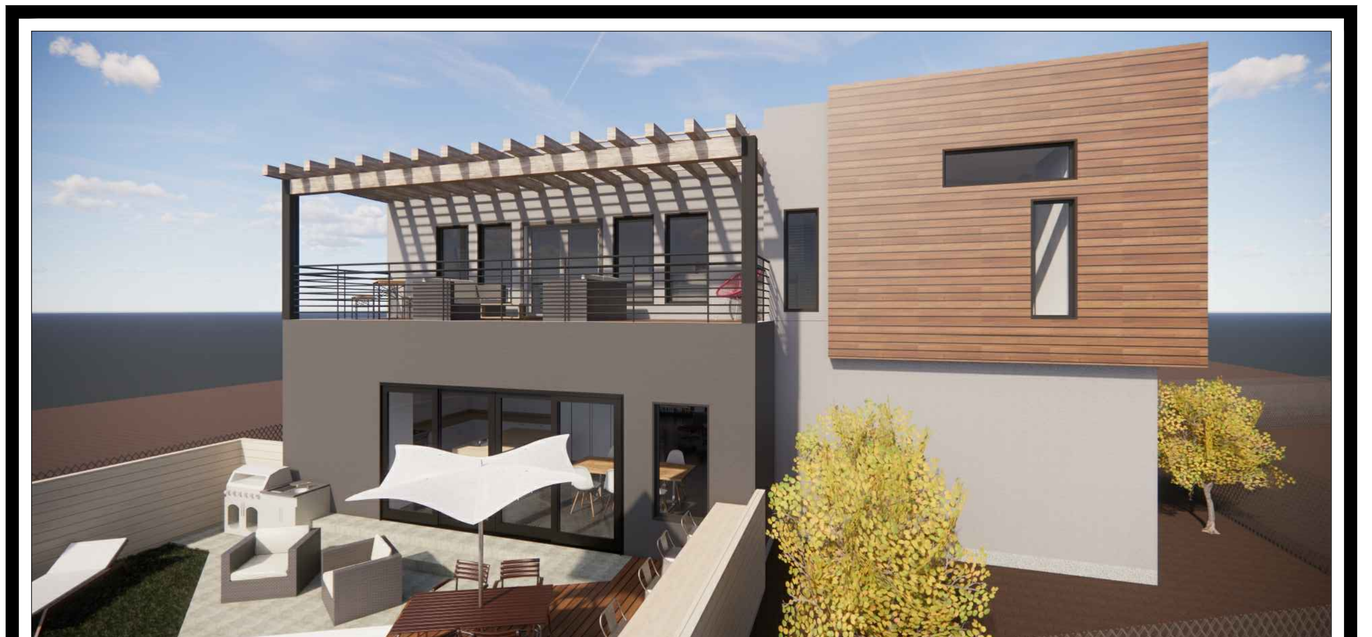

Labor St
LOPEZ FAMILY CLINIC
J. Antonio Lopez M.D.


LEIGH
LABOR
AM-STOP FOOD MART
BEER
ICE SODAS
CIGARETTES
WELCOME
AM-STOP FOOD MART


Leigh St
531

Single Family New Residence

520 Leigh St.
San Antonio, Tx, 78210



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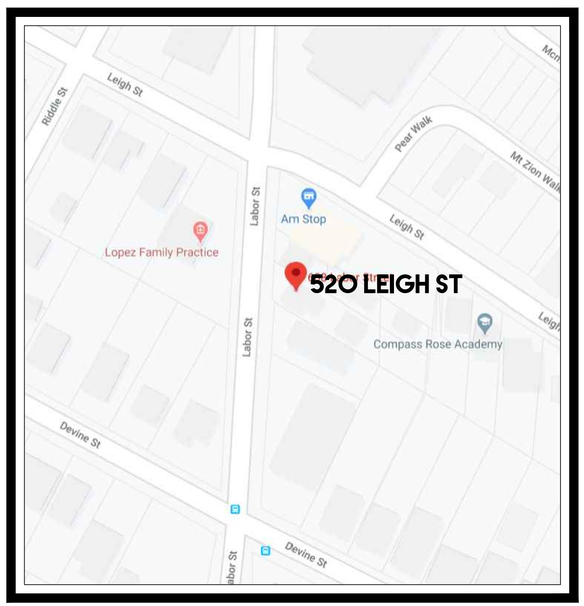
SITE LOCATION



CODE INFORMATION

ZONING: IDZ
OCCUPANCY: RESIDENTIAL, APPROVED FOR 7 UNITS
LOT SIZE: .38 ACRES OR 16,643 SF
MAXIMUM HEIGHT: 35' ABOVE GRADE AT FRONT OF BUILDING

CODE COMPLIANCE

2018 INTERNATIONAL RESIDENTIAL CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE

HOUSE AREAS

SITE AREA: 16,643 SF., .38 ACRES

UNIT 1 (GROUND FLOOR) AREA: 886 SF.

UNIT 2 (SECOND + THIRD FLOOR) AREA: 2,074 SF.

PERMIT SET

A Project By:

LABOR ST. COMMONS, LLC

IN COLLABORATION WITH

FIVE-TEN ARCHITECTURE +DESIGN

Single Family New Residence
520 Leigh St.
San Antonio, Texas 78210

Project Number 510021

Date July 7, 2020

A0.0 COVER SHEET

Scale 1" = 10'-0"

7/31/2020 9:49:40 PM

00 PROJECT NOTES

1. All references to the Building Code or Building Department shall be construed to mean the rules and regulations adopted by the City of San Antonio and the State of texas.

2. The Contractor shall visit the Project Site to familiarize himself with existing conditions and to verify all elevations, dimensions and conditions of existing building(s) and site. Discrepancies between the Contract Documents and the actual field conditions shall be reported to the Designer in writing for correction prior to bidding.

3. It is the responsibility of the Contractor to secure the worksite to render it adequately protected at all times. The Contractor shall be responsible for damages resulting from failure to provide adequate protection.

4. All construction refuse and debris shall be removed from the job site and shall be properly disposed of off the property.

5. Work for this project shall be carried out in accordance with State and Local Codes and requirements of any other agency having jurisdiction. In all cases the most restrictive requirements shall apply.

6. Prior to commencement of work, the contractor shall review all contract documents, reports and related instructions. Where conflicts/inconsistencies between the Contract Drawings, Specifications, Field Conditions and/or the Building Code are discovered, the contractor shall notify the Designer immediately in writing.

7. Dimensions have preference over scale. Contractor shall be responsible for verification of all conditions, measurements and dimensions for bidding and coordination

8. All work shall be executed in accordance with the best accepted trade practices and per manufacturer's recommendations.

9. The Contractor shall coordinate his work with all the Subcontractors. The work shall be coordinated in such a manner that any Subcontractor shall not delay or interfere with carrying forward the work of any other Subcontractor.

10. The Contractor shall be solely responsible for delivery of materials and equipment to the Project Site.

11. Contractor to provide positive roof slop with a min of 1/4" per foot. Construct crickets to provide slope to canals. Contractor to Construct crickets to provide slope to existing drainage at all new RTU's or other added roof penetrations.

12. Blocking is required for all wall and ceiling mounted specialties and equipment.

13. The Contractor is responsible for ensuring that there are no breaches in vapor barriers.

14. Positive Drainage away from the building is the responsibility of the Contractor.

15. Contractor Is responsible to provide proper soils conditions for installation of foundations.

16. These drawings and design are not to be duplicated, copied, or otherwise replicated elsewhere other than the site specified in this Construction drawing set without permission from the Architect. The Architect retains ownership of its Instruments of Service and the Owner's right to use them terminates when the Project is complete.

***SPRINKLERS TO BE DESIGNED AND PERMITTED BY OTHERS SEPARATELY FROM THIS PERMIT, IF APPLICABLE. SPRINKLERS TO BE DESIGNED AND INSTALLED PER CODE AND PER FIRE MARSHALL'S APPROVAL. CONTRACTOR TO COORDINATE LOCATIONS WITH STRUCTURAL, MECHANICAL, + ELECTRICAL ELEMENTS. COORDINATE WITH OWNER.**

***AUDIO/VISUAL COMPONENTS TO BE DESIGNED BY OTHERS. CONTRACTOR TO COORDINATE LOCATIONS WITH STRUCTURAL, MECHANICAL, + ELECTRICAL ELEMENTS. COORDINATE WITH OWNER.**

01 GENERAL NOTES

R806.3 Vent and Insulation Clearance

Where eave or cornice vents are installed, insulation shall not block the free flow of air. A minimum of a l-inch (25 mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent.

R903.4 Roof drainage

Unless roofs are sloped to drain over roof edges, roof drains shall be installed at each low point of the roof. Where required for roof drainage, scuppers shall be placed level with the roof surface in a wall or parapet. The scupper shall be located as determined by the roof slope and contributing roof area.

Solar Reflectivity

All flat roof area's to be coated with "Solar Mastic" TM Ultra Premium cool roof coating or equivalent in White or Desert Tan, per energy code.

R806.1 Ventilation Required

Enclosed *attics* and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802. 7.

R806.2 Minimum Area

The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1/300 when a Class I or **II** vapor barrier is installed on the warm-in-winter side of the ceiling.

Install fireplace per manufacturer's instructions. Provide cricket at chimney and other penetrations under 30" wide

E3608.1.2 Concrete-encased Electrode

A concrete encased electrode consisting of at least 20 feet (6096 mm) of either of the following shall be considered as a grounding electrode:

One or more bare or zinc galvanized or other electrically conductive coated steel reinforcing bars or rods not less than ½ inch (13 mm) in diameter, installed in one continuous 20-foot (6096 mm) length, or if in multiple pieces connected together by the usual steel tie wires, exothermic welding, welding, or other effective means to create a 20-foot (6096 mm) or greater length.
A bare copper conductor not smaller than 4 AWG.

Metallic components shall be encased by at least 2 inches (51 mm) of concrete and shall be located horizontally within that portion of a concrete foundation or footing that is in direct contact with the earth or within vertical foundations or structural components or members that are in direct contact with the earth.

Where multiple concrete-encased electrodes are present at a building or structure, only one shall be required to be bonded into the grounding electrode system.

02 SITE

Ponding to be 1' deep maximum.

Driveway to be crusher fines or paved per owner.

R401.3 Drainage

Surface drainage shall be diverted to a storm sewer conveyance or other *approved point* of collection that does not create a hazard. *Lots* shall be graded to drain surface water away from foundation walls. The *grade* shall fall a minimum of 6 inches within the first 10 feet.

03 CONCRETE

SEE FOUNDATION PLAN SHEET, S1.0

R602.ll Wall Anchorage

Braced wall line sills shall be anchored to concrete or masonry foundations in accordance with Sections R403.1.6 and R602.11.1. OF the IRC.

602.11.1 Wall anchorage for all buildings in Seismic Design Categories Do, D^ and Z) z and townhouses in Seismic Design Category C. Plate washers, a minimum of 0.229 inch by 3 inches by 3 inches (5.8 mm by 76 mm by 76 mm) in size, shall be provided between the foundation sill plate and the nut except where app roved anchor straps are used. The hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/ 16 inch (5 mm) larger than the bolt diameter and a slot length not to exceed I 3 / 4 inches (44 mm), provided a standard cut washer is placed between the plate washer and the nut.

05 METALS

Steel fabricator to coordinate construction assemblies being used that effect dimensions of steel assembly.

Follow all manufacturer's recommendations for installation.

06 WOODS

Minimum 1.5" bearing at all headers and beams to 4' width, all headers 4'1 and bigger to have 3" bearing min. at both bearing points.

All trusses, TJI's or 2x joists or rafters to have Simpson H2.5A Hurricane Straps for uplift at top plate to rafter/joist connection, unless otherwise noted.

All walls to be framed with #2 or better grade lumber SPF, with 7/16" exterior sheathing.

All wall framing to be spaced 16" o.c.

Solid bearing points under all beams

All microlams to be nailed 12" o.c. with 4-#10 nails all 4 member microlams and 4 member trusses to be bolted 16" o.c. with 1/2" x 8" bolts with 1-1/4" washers in a staggered pattern.

All post's in direct contact with concrete to have post base with minimum 1" air gap or 1-1/2" treated plate. Ramset to concrete with post nailed on top.

All splices in bottom plates at all load bearing walls to be shot with 2-1/2" Ramset powder actuated pins, also 12" from all corners unless an anchor bolt is present. Ramset all interior load bearing walls 32" o.c. with 2-1/2" pins with washers.

07 THERMAL + MOISTURE

INSULATION
See Assemblies for Composite R-Values
R-19 minimum, 5.5" loose fill Insulation -At all exterior walls
13" (R-38) minimum of loose fill Insulation- At all roofs

ROOF
To be PVC roofing

Install all roof materials per manufacturer's recommendations

All membranes to meet or exceed 900 fb. 3/4" exterior grade structural 1 OSB or plywood with H clips at roof sheathing stagger all joints, 6 mil.

All sloping flat roofs to have minimum 1/2" PLF slope

Install crickets on low slope roofs to maintain drainage

GENERAL

Exterior wall to be 3 coat stucco over drainage mat

All exterior doors to have threshold and weather stripping caulked to concrete or subfloor.

Air leakage

Building thermal envelope.
The building thermal envelope shall be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material.

1. All joints, seams and penetrations.
2. Site-built windows, doors and skylights.
3. Openings between window and door assemblies and their respective jambs and framing.
4. Utility penetrations.
5. Dropped ceilings or chases adjacent to the thermal envelope.
6. Knee walls.
7. Walls and ceilings separating the garage from conditioned spaces.
8. Behind tubs and showers on exterior walls.
9. Common walls between dwelling units.
10. Attic access openings.
11. Rim joists junction.
12. Other sources of infiltration.

JOINT SEALANTS:
-All joints to be sealed or caulked, creating air tight enclosure

VAPOR RETARDER:
-To be applied on walls and roofing
-Type and installation to comply with IRC 2015

VENTILATION:
-14x10 Parapet venting to be installed, refer to Roof Plan for quantity

AIR BARRIER AND BAFFLE:
-1" minimum air space required at sloped roof and insulation in order for air flow
-Baffle to be used as needed to create the air space if needed

FLASHING:
-Metal flashing and drip edge to be used at all metal roof patio edges
-Flashing shall be installed in such a manner so as to prevent moisture from entering the wall or to redirect that moisture to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, porches, and similar projections and at built-in gutters and similar locations where moisture could enter the wall
-Provide sill pans at all doors and windows

WEEP SCREED:
-To be installed per code at all stucco exterior walls

08 OPENINGS

Penetrations

All windows, doors and skylights to be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material.

EGRESS
R310.1 Emergency escape and rescue required.

Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) measured from the finished floor to the bottom of the clear opening. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

R310.1.1 Minimum opening area.
All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

R310.1.2 Minimum opening height.
The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width.
The minimum net clear opening width shall be 20 inches (508 mm).

R310.1.4 Operational constraints.
Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

Install flashing at all windows and doors per code

09 FINISHES

INTERIOR FINISHES

All finishes to be the following unless noted otherwise
FLOOR: ALL CONCRETE ON FIRST FLOOR, TILE IN ALL WET AREAS, LAMINATE
WOOD FLOORS EVERYWHERE ELSE
WALL: GYP BOARD, PAINT TO BE DETERMINED
CEILING: GYP BOARD, PAINT TO BE DETERMINED

½" gypsum board at walls and ceiling with texture per owners preference, tape and bead all joints.

½" water resistant gypsum board at all bathroom and kitchen high water areas. Semi gloss paint in wet areas. Concrete board to be used with tile and where exposed to water.

5/8" Type X gypsum board at mechanical room and between Unit 1 and Unit 2 stair walls and Type 'C' with resilient channels at ceiling between Unit 1 + Unit 2.

R702.3.8 Water-resistant Gypsum Backing Board

Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C 1396, C 1178 or C1278. Use of water-resistant gypsum backing board shall be permitted on ceilings where framing spacing does not exceed 12 inches (305 mm) on center for V 2 -inch-thick (12.7 mm) or 16 inches (406 mm) for 5/ s -inch- thick (16 mm) gypsum board. Water-resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall inter-sections, shall be sealed as recommended by the manufacturer.

R702.3.8.1 Limitations.

Water resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.

R702.4.2 Fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers and fiber-reinforced gypsum backers. Fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers or fiber-reinforced gypsum backers in Compliance with ASTMC 1288, C 1325, C 1178 orC 1278, respectively, and installed in accordance with manufacturers' recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas.

10 MEP

Mechanical | Plumbing | Electrical
All mechanical, electrical, and plumbing contractors to permit all work on project and install per UPC, and all applicable codes and code books, when reviewing notify builder of all conflicts for chase locations and chase sizes

1. All material and workmanship will comply with the latest state of New Mexico plumbing and Mechanical Specialty code.

2. These drawings are intended for sizing purpose only. Offsets may be necessary for structural conditions not shown.

3. All exterior penetrations by pipes, ducts or conduit shall be caulked.

4. The clothes dryer exhaust shall be at least the dia. Of the appliance outlet and shall terminate outside of the building.

5. Contractor shall field verify all dimensions and conditions and inverts prior to starting project and insure the indicated piping slopes are adequate. Any discrepancies shall be immediately notified.

SHOP DRAWINGS

1. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS WHERE REQUIRED BY THESE GENERAL NOTES OR BY THE SPECIFICATIONS AND SHALL BE APPROVED BY THE ENGINEER BEFORE FABRICATION IS STARTED. SUBMITTALS SHALL CONSIST OF ELECTRONIC PDF FILES FOR APPROVAL. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REQUIRE SUBMITTALS IN THIS FORM FROM HIS SUBCONTRACTORS AND SUPPLIERS. AFTER SUBMITTALS HAVE BEEN REVIEWED BY THE ENGINEER, THE ELECTRONIC FILES WILL BE APPROPRIATELY ANNOTATED AND RETURNED TO THE CONTRACTOR. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL OBTAIN FROM THE ELECTRONIC FILES THE NUMBER OF PRINTS NECESSARY TO SATISFY HIS OWN REQUIREMENTS AND THOSE OF ALL SUBCONTRACTORS INVOLVED.

2. THE CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. ALL ITEMS NOT IN ACCORDANCE WITH CONTRACT DRAWINGS SHALL BE CLEARLY FLAGGED OR REVISED PRIOR TO SUBMITTAL TO THE ENGINEER.

3. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM ORIGINAL CONTRACT DRAWINGS, ONLY WHEN CLEARLY FLAGGED OR REQUESTED IN WRITING BY SUBSTITUTING PARTIES, SHALL BE CONSIDERED APPROVED AFTER ENGINEER'S REVIEW, UNLESS NOTIFIED OTHERWISE.

4. THE SHOP DRAWINGS DO NOT REPLACE THE ORIGINAL CONTRACT DRAWINGS. ITEMS OMITTED OR SHOWN
INCORRECTLY WHICH ARE NOT FLAGGED BY THE ENGINEER ARE NOT TO BE CONSIDERED CHANGES TO THE
ORIGINAL CONTRACT DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE ITEMS ARE CONSTRUCTED TO ORIGINAL DRAWING.

5. THE ENGINEER HAS THE RIGHT TO APPROVE OR DISAPPROVE ANY CHANGES TO THE ORIGINAL DRAWINGS AT ANYTIME BEFORE OR AFTER SHOP DRAWING REVIEW.

6. DIMENSIONS INDICATED ON SHOP DRAWINGS ARE NOT REVIEWED UNLESS SPECIFICALLY NOTED. IT IS THE
CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS WITH THE ENGINEER AND WITH ACTUAL FIELD
CONDITIONS.

7. THE ADEQUACY OF ENGINEERING DESIGNS AND LAYOUTS PERFORMED BY OTHERS RESTS WITH THE DESIGNING OR SUBMITTING PERSON OR COMPANY.

8. REVIEWING IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR.

SUBMITTALS

Submittal:
Contractor to submit submittals for approval which is to include but not limited to; manufacturer's technical data and installation instructions for each material, manufacturer's standard color samples and textures, manufacturer's printed instructions for maintenance of installed work, including precautions for use of cleaning materials which could damage material.

Quality Assurance:
Contractor to purchase products from the same source and to assure that there is no damage or degradation to any material or product.

Product Delivery and Storage:
Comply with instruction and recommendations of manufacturer.

Examination and Preperation:
Do not proceed with work until surfaces and conditions comply with requirement indicated in manufacturer's installation instructions.

Workmanship:
Installation should be performed in strict accordance with manufacturer's written instructions by workmen experienced in this trade and performed in a workmanlike manner.

Cleaning:
After completion of installation, clean panels as per manufacturer's recommendations and specifications

PERMIT SET

A Project By:

LABOR ST. COMMONS, LLC

IN COLLABORATION WITH

FIVE-TEN ARCHITECTURE +DESIGN

Single Family New Residence

520 Leigh St.
San Antonio, Texas 78210

Project Number	510021
Date	July 7, 2020

A0.1	NOTES
Scale	

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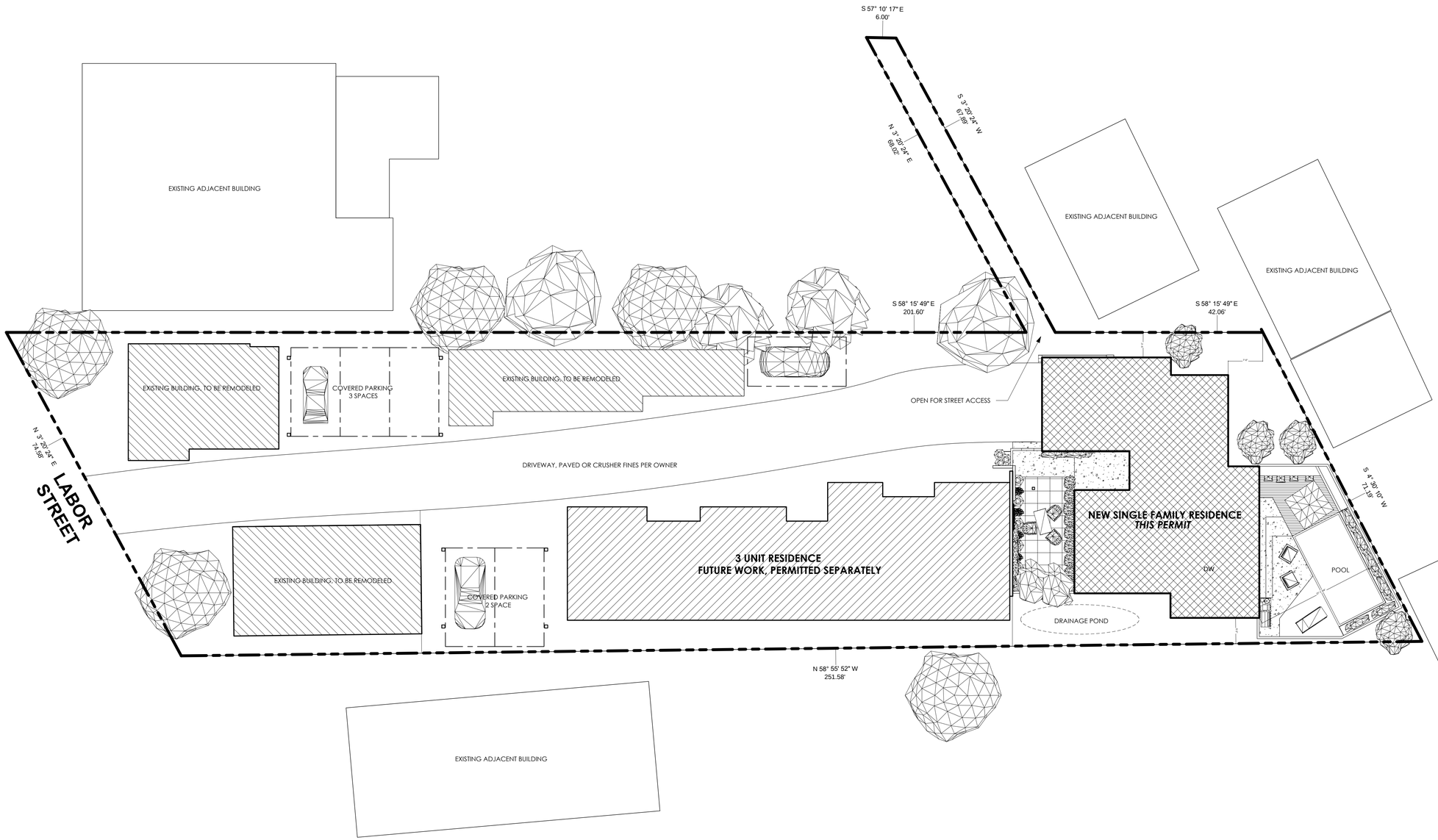

1 SITE PLAN

SCALE: 3/32" = 1'-0"

PERMIT SET

A Project By:

LABOR ST. COMMONS, LLC

IN COLLABORATION WITH

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Single Family New Residence

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A0.2	SITE PLAN
Scale	3/32" = 1'-0"

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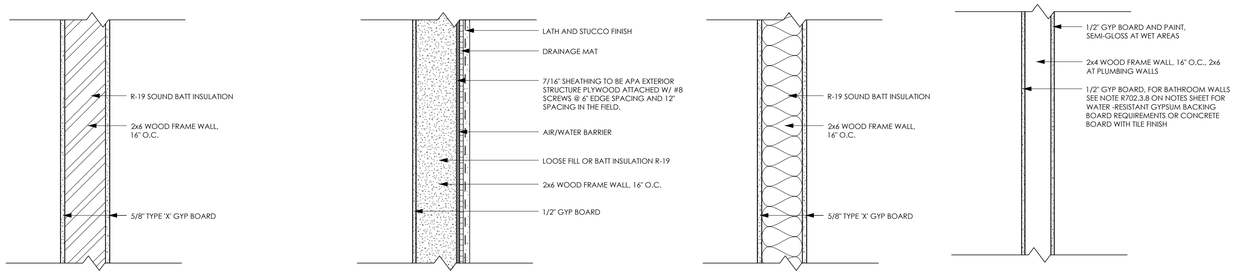


DIVIDER WALL

INSULATED WALL
(AT ALL HEATED EXTERIOR PERIMETER WALLS)

DIVIDER WALL
(TO SEPARATE UNITS)

INTERIOR WALL
(AT INTERIOR NON-BEARING WALLS)

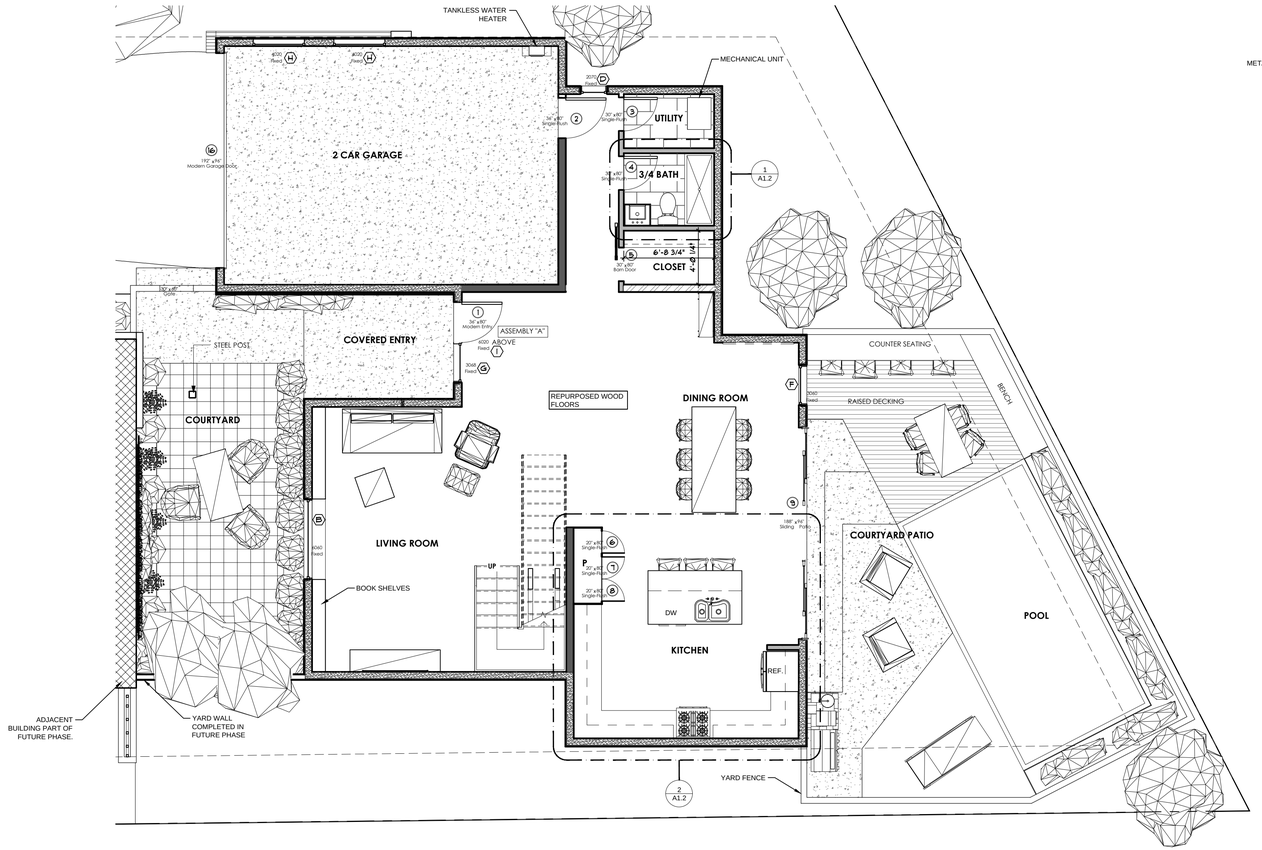
DENOTED ON PLAN AS
2x6 WITH 5/8"TYPE X GYP BOTH SIDES

DENOTED ON PLAN AS
2x6 EXTERIOR WALL

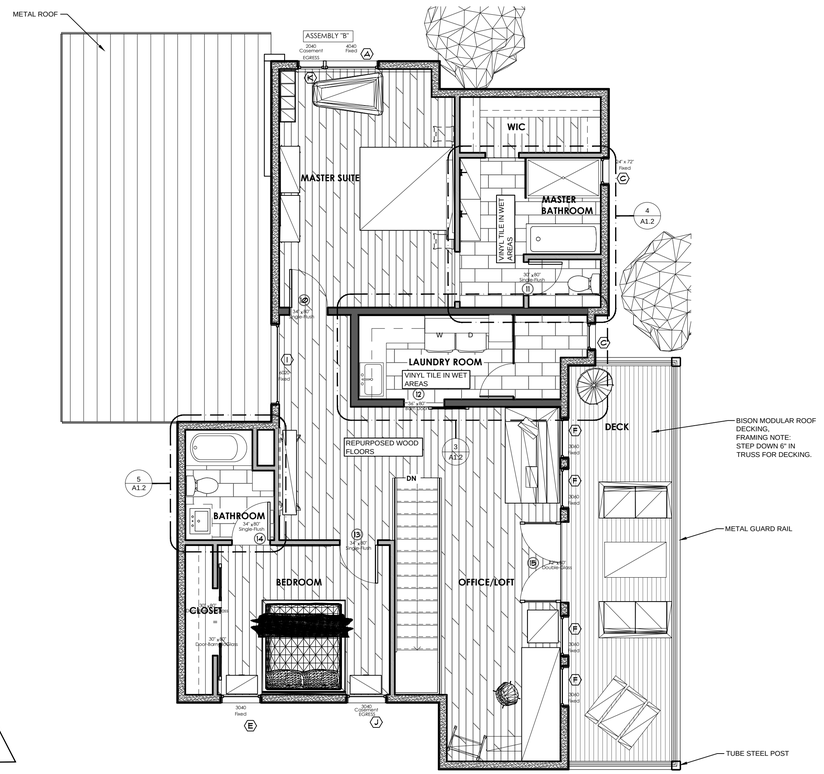
DENOTED ON PLAN AS
2x6 DIVIDER WALL

DENOTED ON PLAN AS
2x4 INTERIOR WALL

3 TYPICAL WALL TYPES
SCALE: NTS



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



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

PERMIT SET

A Project By:

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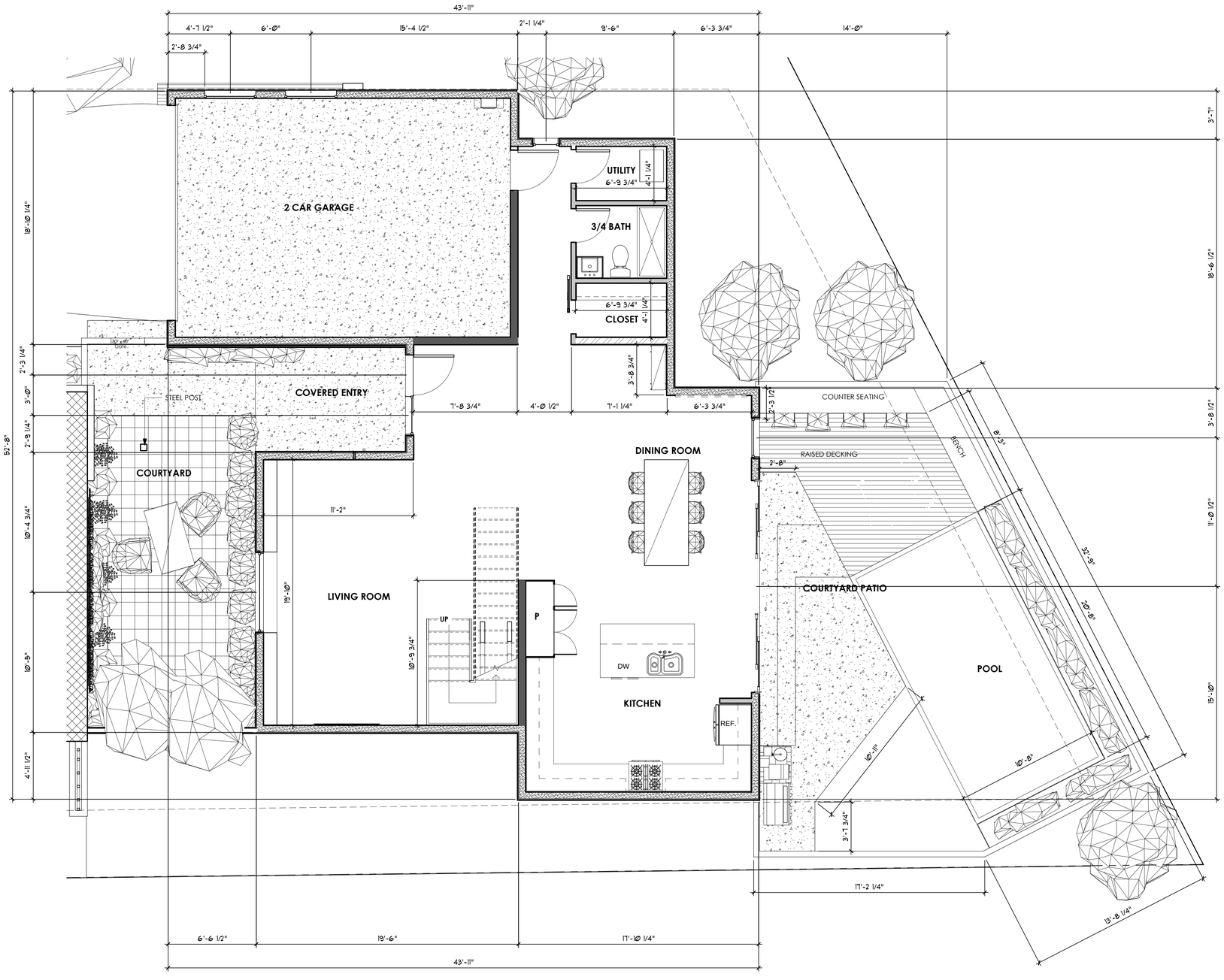
A1.0 FLOOR PLANS

Scale 1/4" = 1'-0"



GENERAL NOTES:

- DIMENSIONS TO EXTERIOR WALLS ARE TO THE FINISH FACE OF STUCCO + SLAB EDGE, CONTRACTOR TO COORDINATE WHEN LAYING OUT INTERIOR WALLS.
- DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER, COORDINATE ROUGH OPENING WITH MANUFACTURER.
- DIMENSIONS TO INTERIOR WALLS ARE TO STUD.

1 DIMENSION PLAN - 1ST FLOOR

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

PERMIT SET

A Project By:

LABOR ST. COMMONS, LLC

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Single Family New Residence

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San Antonio, Texas 78210

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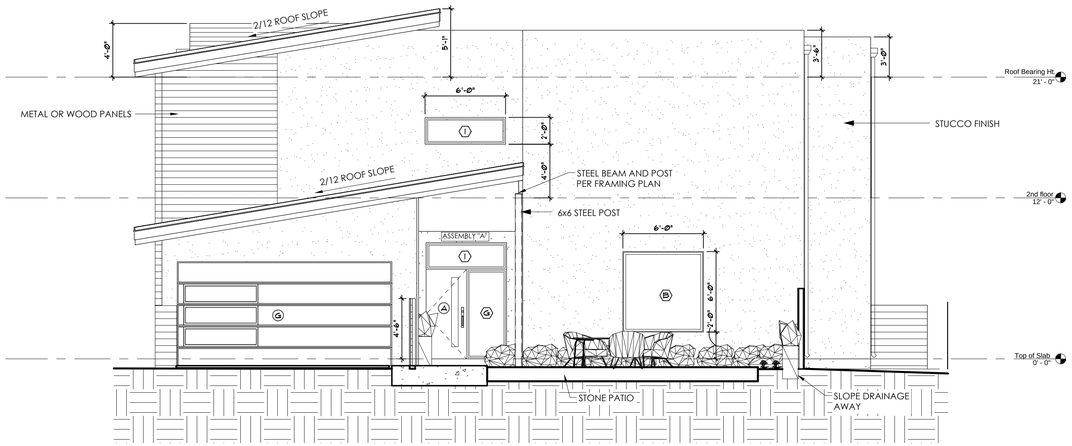
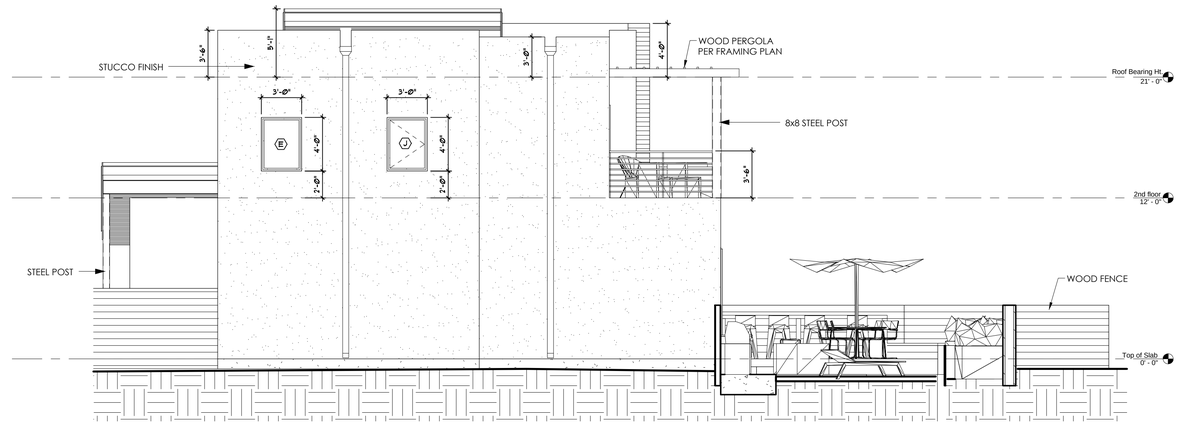
A1.1	DIMENSION PLAN
Scale	1/4" = 1'-0"



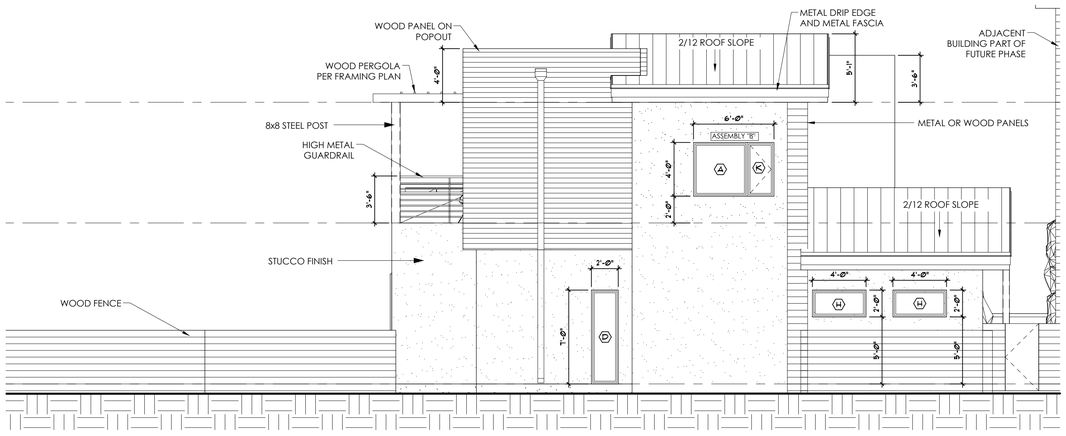
1 WEST ELEVATION

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



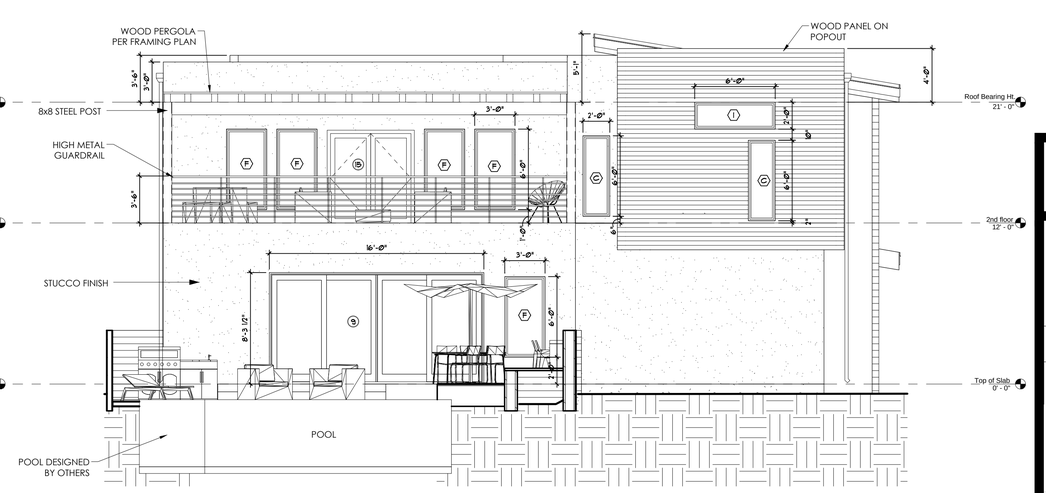
2 SOUTH ELEVATION

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



3 NORTH ELEVATION

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



4 EAST ELEVATION

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

PERMIT SET

A Project By:

LABOR ST. COMMONS, LLC

IN COLLABORATION WITH

FIVE-TEN ARCHITECTURE +DESIGN

Single Family New Residence

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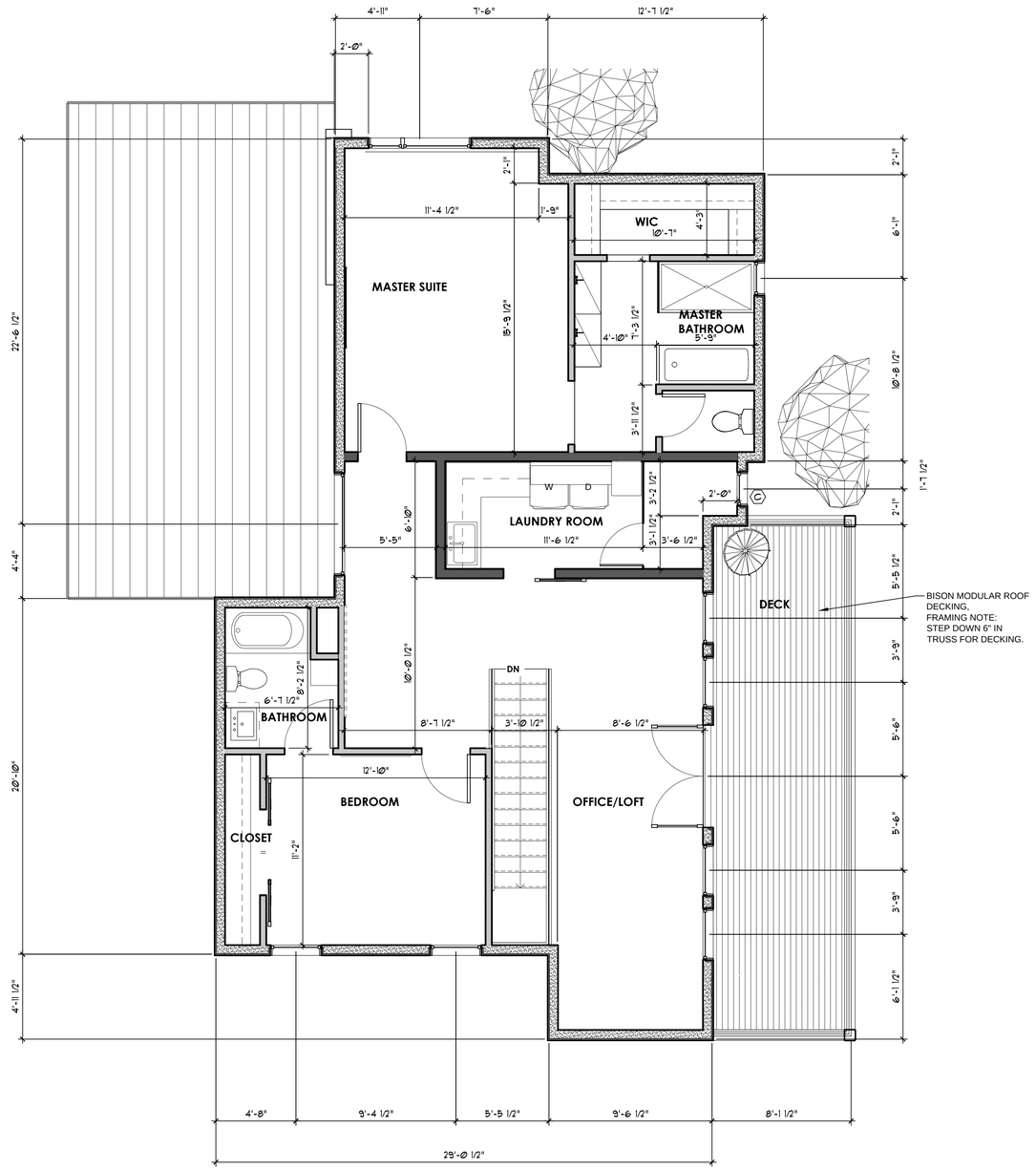
Project Number	510021
Date	July 7, 2020

A2.0 ELEVATIONS

Scale 3/16" = 1'-0"



1 FLOOR PLAN - 2ND FLOOR

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

GENERAL NOTES:

- DIMENSIONS TO EXTERIOR WALLS ARE TO THE FINISH FACE OF STUCCO + SLAB EDGE, CONTRACTOR TO COORDINATE WHEN LAYING OUT INTERIOR WALLS.
- DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER, COORDINATE ROUGH OPENING WITH MANUFACTURER.

PERMIT SET

A Project By:

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IN COLLABORATION WITH

FIVE-TEN ARCHITECTURE +DESIGN

Single Family New Residence

520 Leigh St.
San Antonio, Texas 78210

Project Number	510021
Date	July 7, 2020

A1.2 DIMENSION PLAN

Scale 1/4" = 1'-0"

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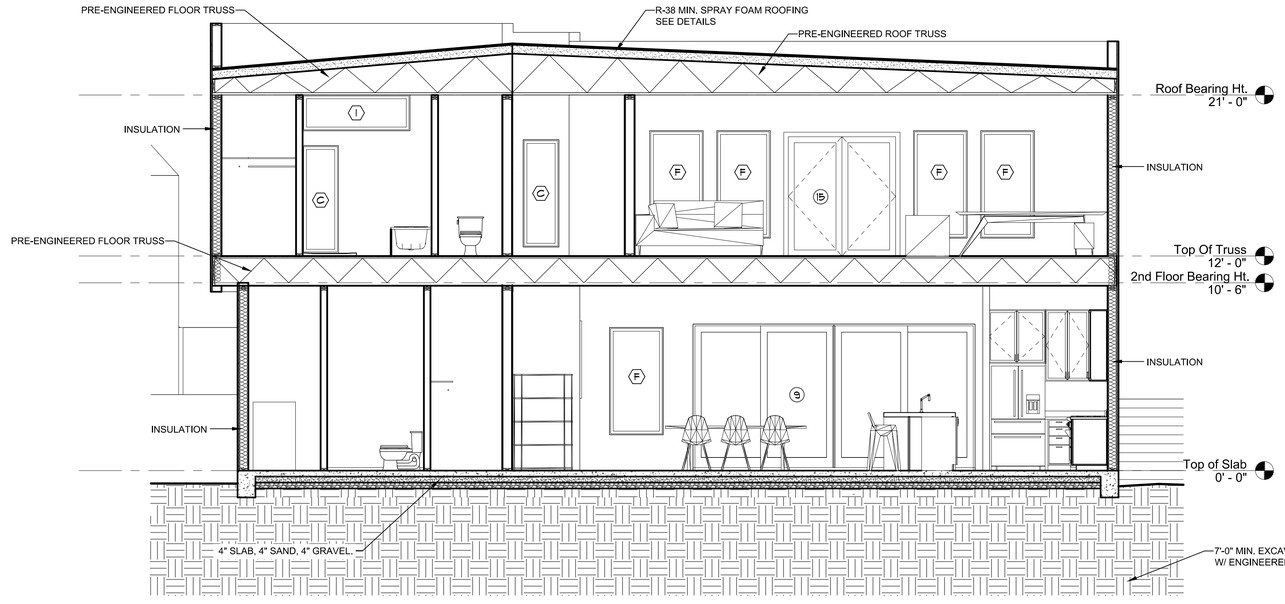
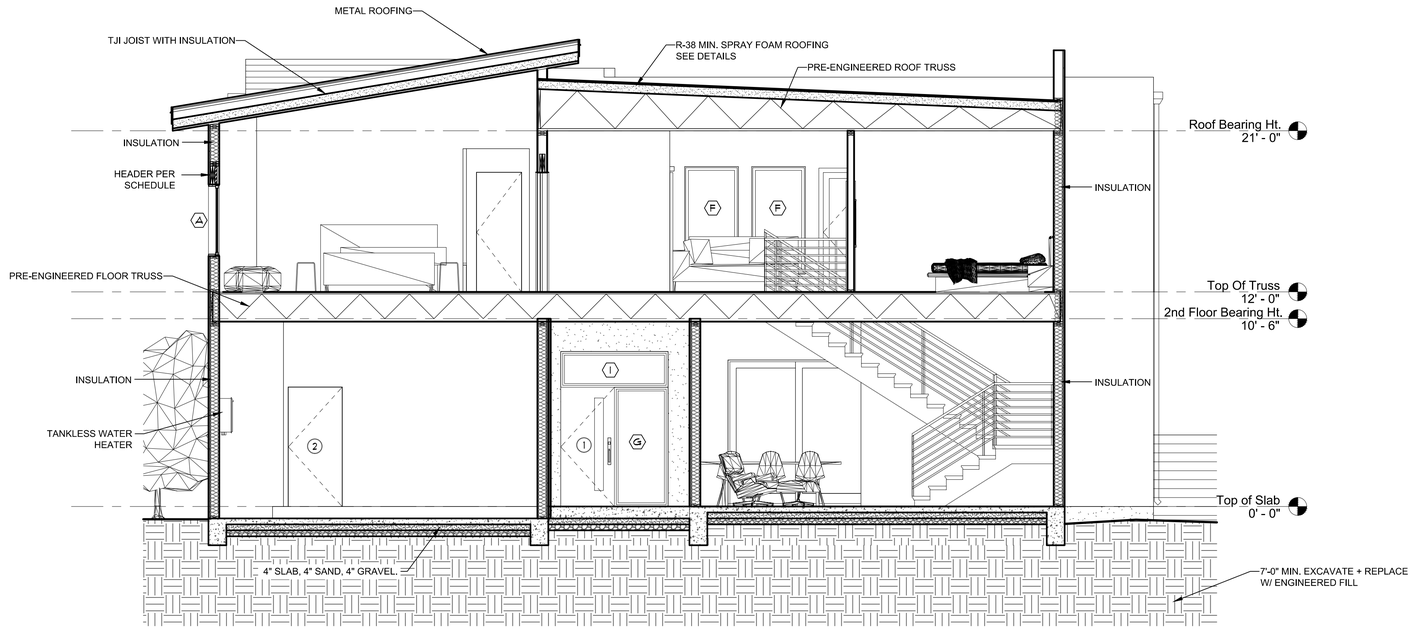


1 SECTION PLAN

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



2 SECTION PLAN

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

PERMIT SET

A Project By:

LABOR ST. COMMONS, LLC

IN COLLABORATION WITH

FIVE-TEN ARCHITECTURE +DESIGN

Single Family New Residence

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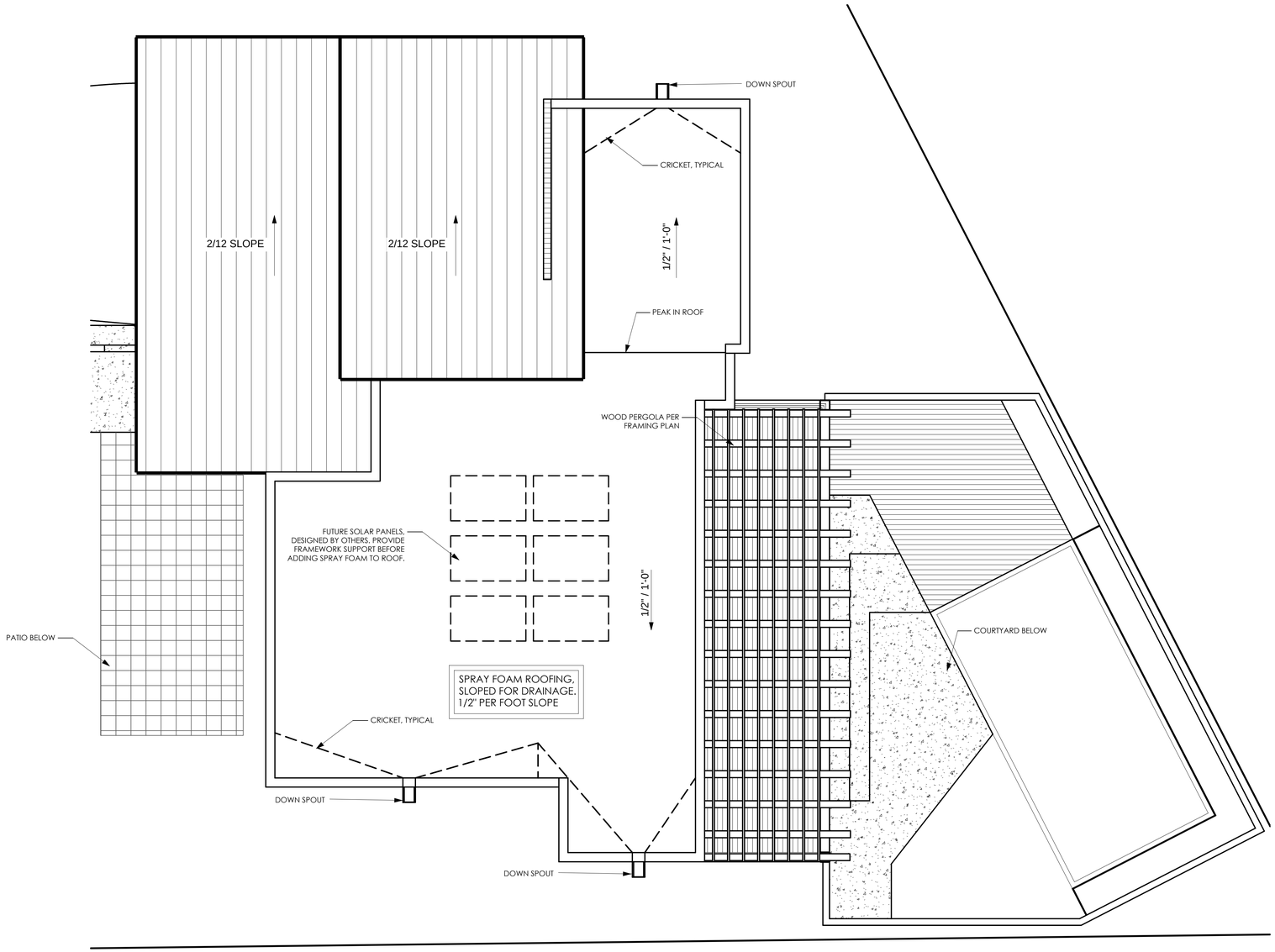
A3.0 SECTION

Scale 1/4" = 1'-0"



1 ROOF PLAN

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

FLAT ROOF AREA TO BE SPRAY FOAM ROOFING, NO VENTILATION REQUIRED AT SLOPED ROOF'S PER R806.5

PERMIT SET

A Project By:

LABOR ST. COMMONS, LLC

IN COLLABORATION WITH

FIVE-TEN ARCHITECTURE +DESIGN

Single Family New Residence

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San Antonio, Texas 78210

Project Number	510021
Date	July 7, 2020

A1.4	ROOF PLAN
Scale 1/4" = 1'-0"	

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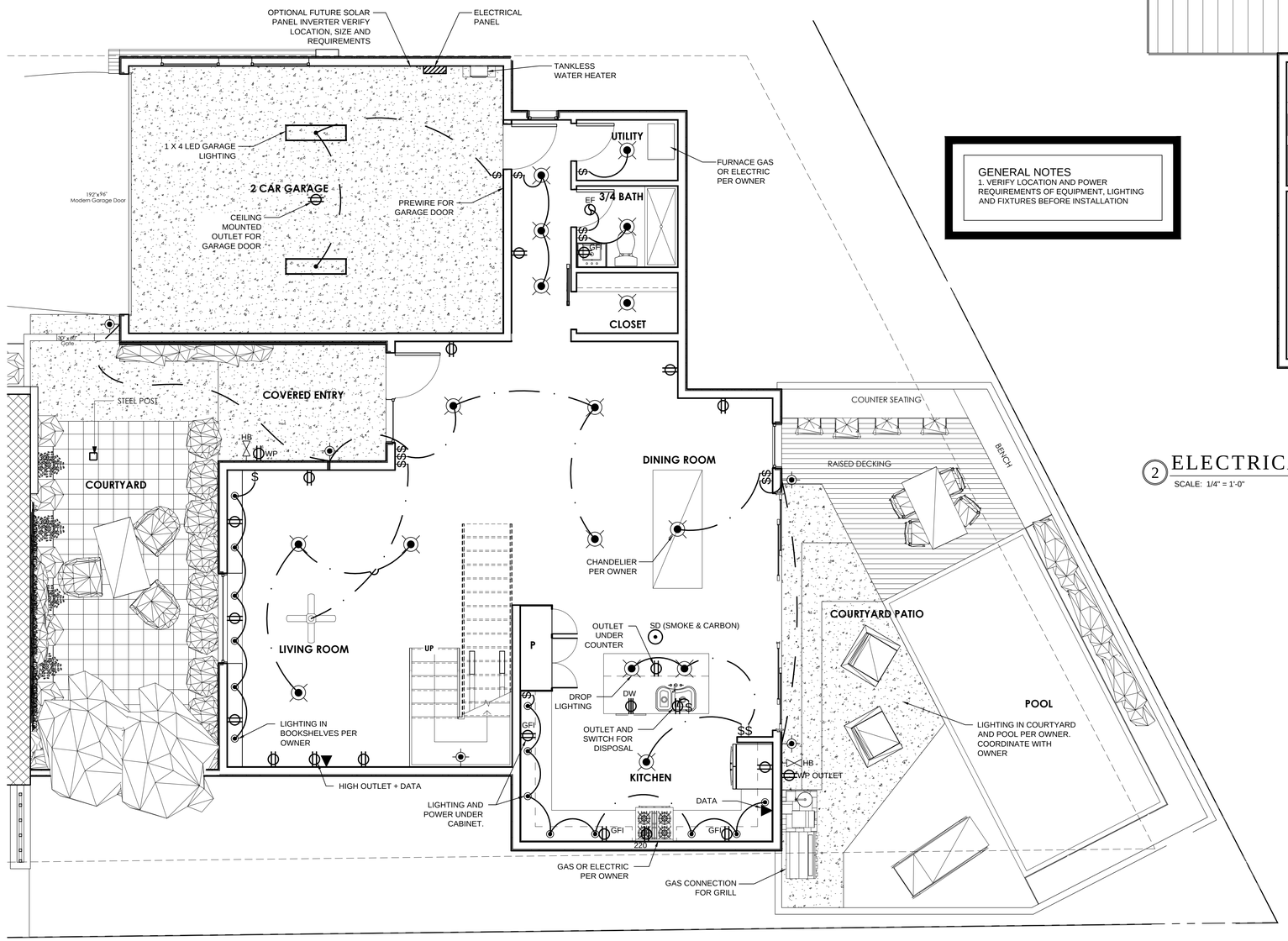
ELECTRICAL LEGEND

- CEILING MOUNTED OUTLET DEDICATED FOR GARAGE DOOR OPENER
- OUTLET ON ISLAND COUNTER
- DUPLEX
- GROUND FAULT INTERRUPTER [GFI] DUPLEX
- RANGE DUPLEX
- WEATHERPROOF OUTLET WITH GROUND FAULT CIRCUIT INTERRUPTER
- TELEPHONE AND CABLE
- SINGLE SWITCH
- 3-WAY SWITCH
- RECESSED LIGHTING
- DROP LIGHTING
- EXHAUST FAN
- SMOKE DETECTOR
- TELEPHONE
- CHANDELIER
- CEILING FAN

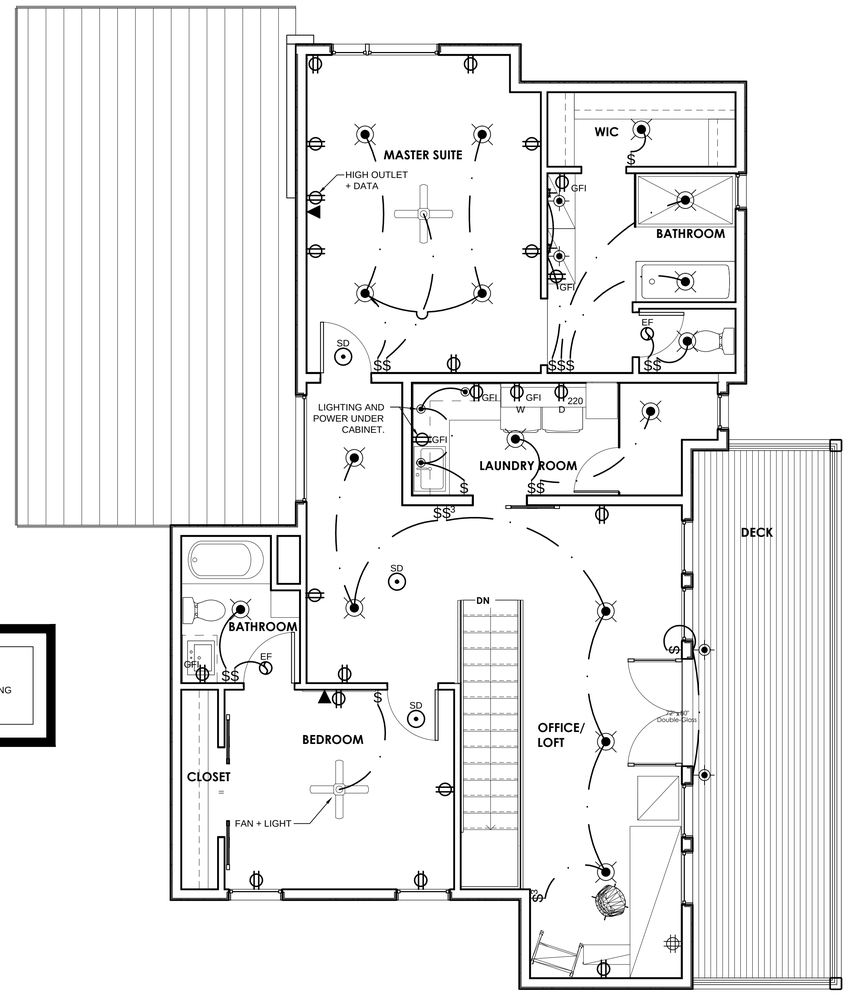
ELECTRICAL NOTES

1. Electrical plan is schematic only and may vary within owner/contractor preference. The electrical
contractor shall insure all work and fixtures meet minimum requirements for any and all local codes.
2. Provide ground fault circuit interrupter protection to all outlets serving kitchens, bathrooms, and
garages
a. Exceptions: Refrigerator outlet, and additional freezer outlet (located per owner's request)
3. Smoke alarms shall be installed in each sleeping area, centrally located in each corridor accessing sleeping areas, at each additional story of dwelling, and at any ceiling height change 24" or
greater. Alarms to be hard wired and have battery backup and be interconnected in such a manner
that the actuation of on alarm will activate all alarms. The alarm shall be audible in all bedrooms over
background noise levels with all intervening doors closed. Smoke alarms to be UL approved and a
minimum of 36" from duct openings.
4. Mechanical design shall be provided by others. See heating and cooling systems provided by
mechanical contractor / designer. Mechanical contractor to confirm all systems, sizes and locations
prior to gypcrete or concrete pours.
5. Lights in clothes closets shall comply with any and all local requirements.
6. Provide electrical service for heating and A/C systems to mechanical contractor's requirements.
7. Provide dedicated circuit for microwave appliance located by home owner.
8. All branch circuits that supply 125 v. single phase 15 and 20 amp receptacle outlets installed in
habitable rooms shall be protected by an arc fault interrupter listed to provide protection of the entire
branch circuit.
9. Provide weatherproof ground fault circuit interrupter protection to all outlets serving exterior of
dwelling.
10. Electrical contractor is responsible for ensuring that all electrical work meets or exceeds all requirements and / or applicable building codes. If plans do not meet this requirement, notify the
designer of any corrections needed.
11. At electrical panel, place (2) full height studs on either side of blockout. Wall top plates to be
continuous over box blockout and support studs. Max blockout opening width is 16", actual rough
opening width is 14.5"
12. All outlets shall be 12" from finish floor unless otherwise noted. All outlets in kitchen, utility room and
garage to be 44" above floor and to be ground fault interrupt protected.
13. All electrical wire to be minimum 12 gauge per code. Outdoor lighting to comply with night sky protection act. 1/3 of outdoor lighting to be timed, or contain sensors.



GENERAL NOTES

1. VERIFY LOCATION AND POWER REQUIREMENTS OF EQUIPMENT, LIGHTING AND FIXTURES BEFORE INSTALLATION



1 ELECTRICAL PLAN - 1ST FLOOR

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

2 ELECTRICAL PLAN - 2ND FLOOR

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

PERMIT SET

A Project By:

LABOR ST. COMMONS, LLC

IN COLLABORATION WITH

FIVE-TEN ARCHITECTURE +DESIGN

Single Family New Residence

520 Leigh St.
San Antonio, Texas 78210

Project Number	510021
Date	July 7, 2020

E1.0 ELECTRICAL PLANS

Scale 1/4" = 1'-0"

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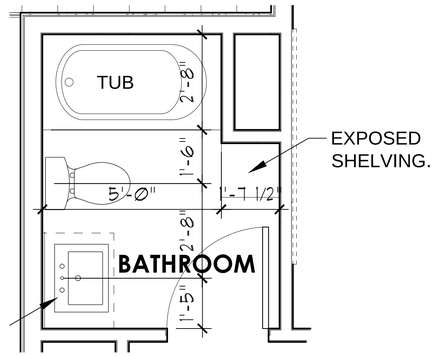
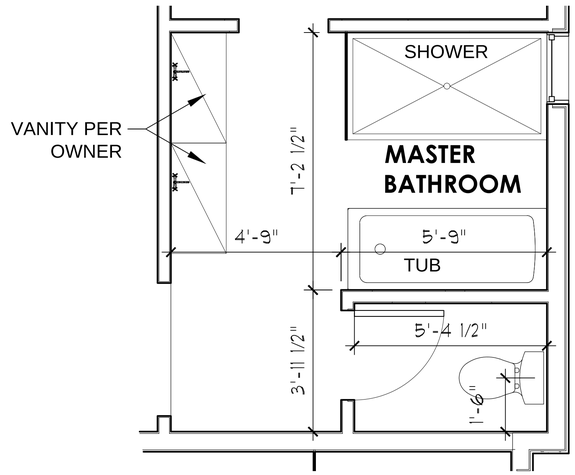


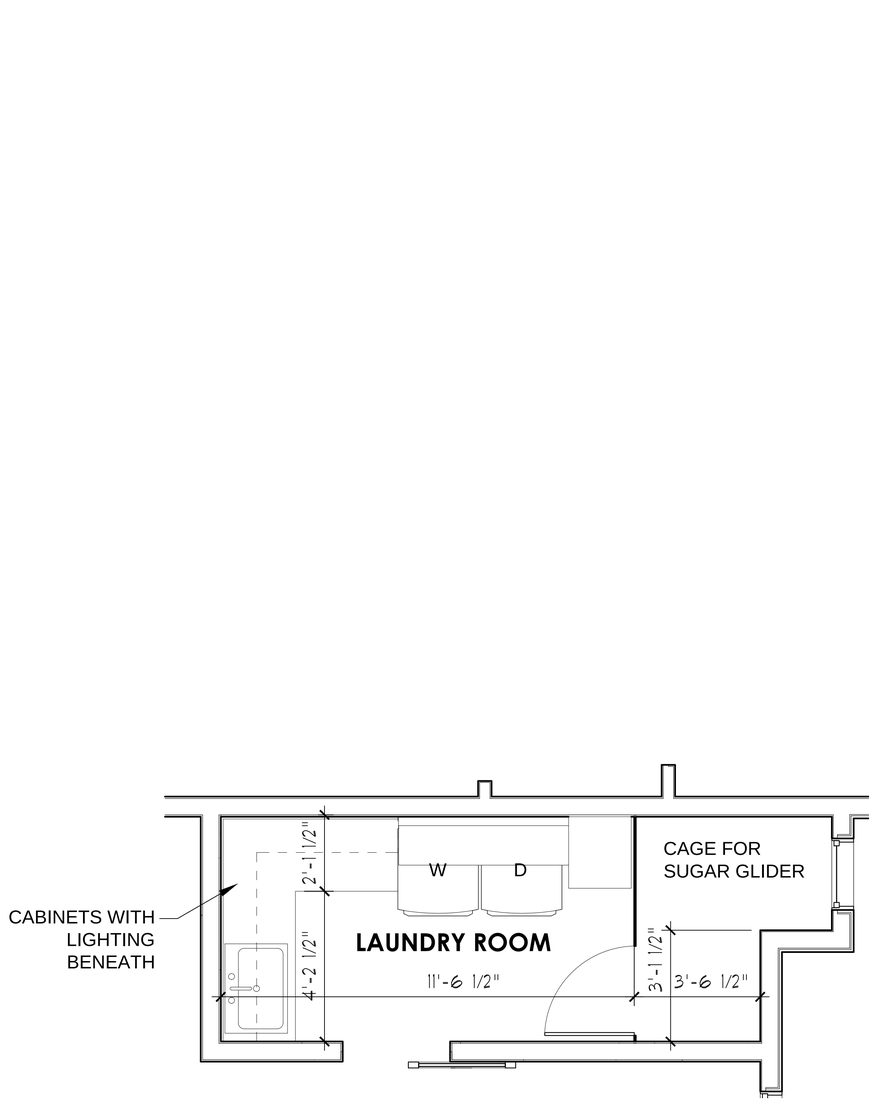
5 ENLARGED BATHROOM PLAN

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



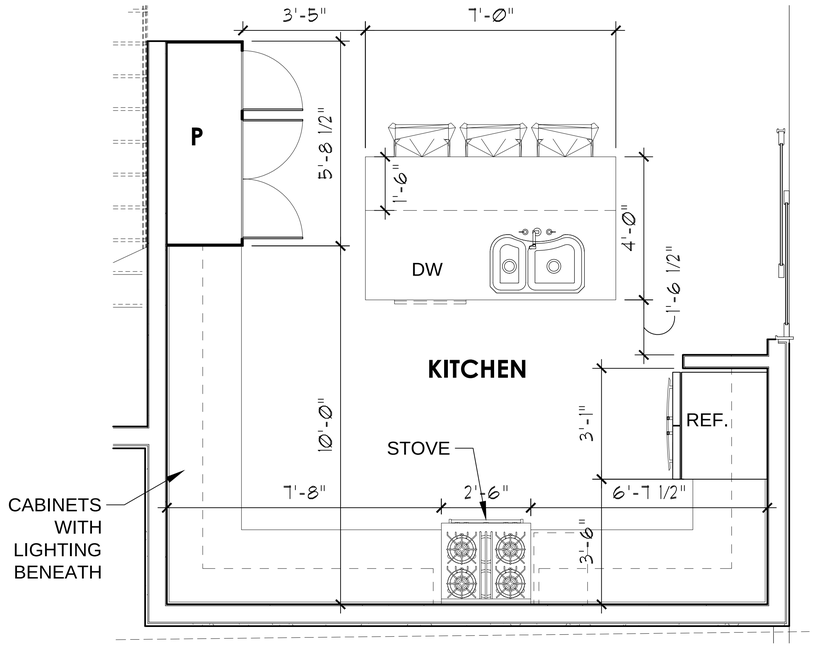
4 ENLARGED MASTER BATHROOM PLAN

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



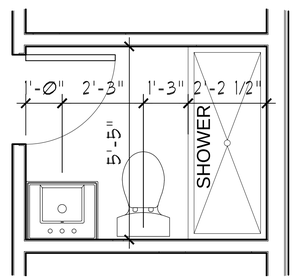
3 ENLARGED LAUNDRY ROOM PLAN

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



2 ENLAGED KITCHEN PLAN

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



1 ENLARGED 3/4 BATHROOM

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

GENERAL NOTES:

- DIMENSIONS SHOWN ARE TO THE FINISH FACE OF WALL
- VERIFY EQUIPMENT + FIXTURE SIZES AND COORDINATE FITMENT
- INSTALL ALL EQUIPMENT + FIXTURES PER MANUFACTURERS RECOMMENDATIONS
- AT TILE IN SHOWERS, INSTALL VAPOR BARRIER BETWEEN STUDS AND CONCRETE BOARD, TAPE JOINTS AND ADD WATERPROOF COATING BEFORE THINSET AND TILE

PERMIT SET

A Project By:

LABOR ST. COMMONS, LLC

IN COLLABORATION WITH

FIVE-TEN ARCHITECTURE +DESIGN

Single Family New Residence

520 Leigh St.
San Antonio, Texas 78210

Project Number 510021

Date July 7, 2020

A1.3 ENLARGED PLANS

Scale 1/2" = 1'-0"

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SEE S1.1 FOR ADDITIONAL DETAILS

GENERAL NOTES:

REGISTERED ARCHITECT
DANIEL MARTINEZ
27898
STATE OF TEXAS

12/10/2020

-The Architects responsibility is only with the work associated with the consultation services and foundation/footing design. The Architect is not responsible for the overall building design, siting, or details related to the construction and assembly of the building.

-With the information supplied by the owner and the lack of a soils report, construction documents are drawn assuming soil bearing of 1500 PSF. It is recommended that the owner and or contractor obtain a soils report. Per USDA Soils map, the area for location of the house has mostly Lewisville Silty Clay. An excavation depth of 3' and structural fill is recommended.

Concrete contractor is responsible for ensuring that all under slab systems are in place prior to pour.

Concrete contractor is responsible for ensuring that all concrete work meets or exceeds all requirements and or applicable building codes. If plans do not meet the requirement, notify the designer of any corrections needed. **PER ACI 318, LATEST EDITION.**

A broom finish required on all exterior concrete slabs.

Concrete strength: 3000 psi minimum at 28 days and be air entrained per code and 4" minimum thick slab on compacted fill to 95% dry density.

All exterior structural footings shall rest a minimum of 24" below grade

Bottoms of footing trenches to be undisturbed or compacted to 95% of maximum density. Test may be required by local building officials.

New compacted fill to be free of grass and rubbish. New soils shall be placed in 8" max. lifts and compacted to 95% of maximum density. Minimum bearing 1500 PSF. Test may be required by local building officials.

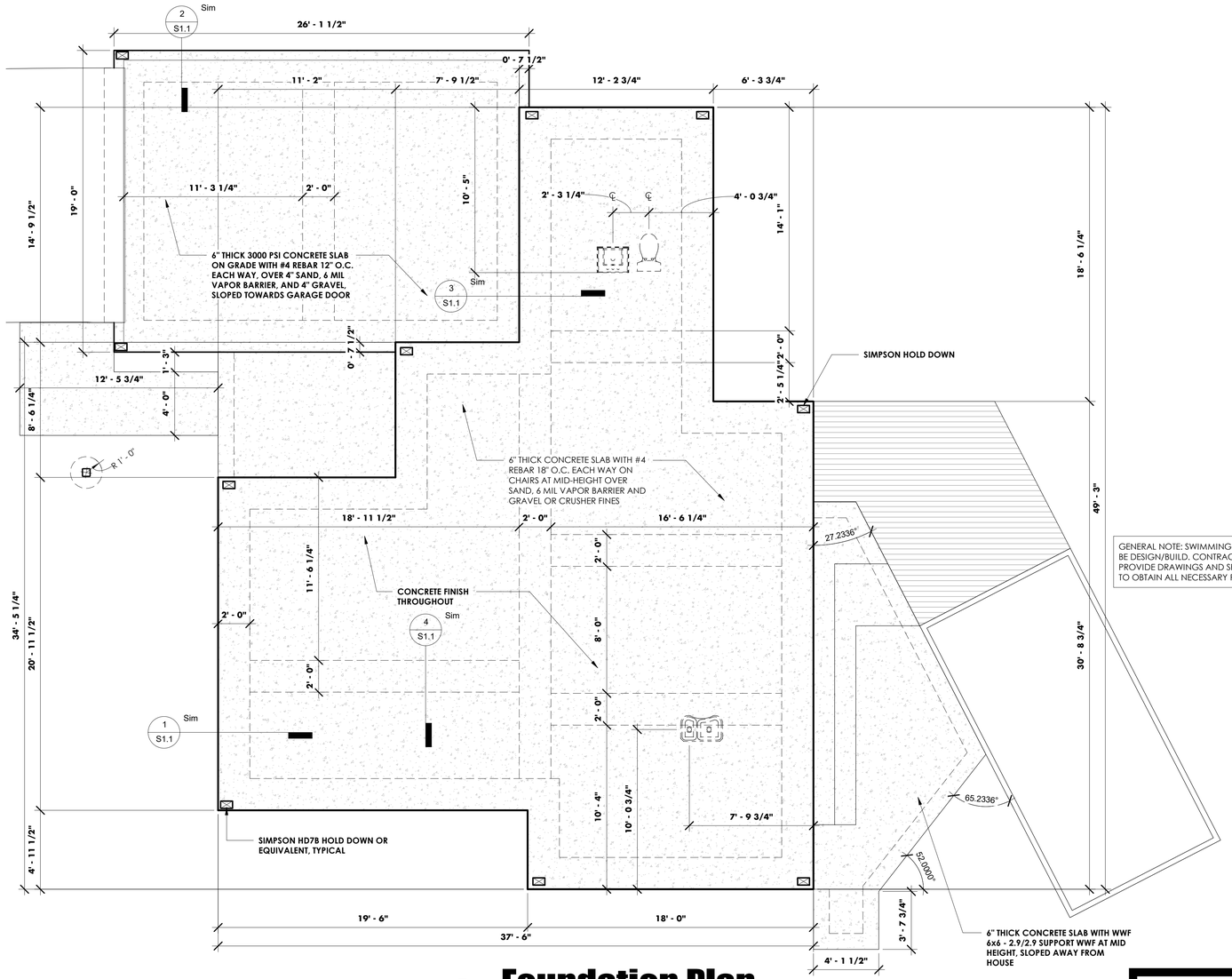
Exterior Wall Anchoring: Minimum ½"x10" anchor bolts at 4' o.c. max and within 12" from end of plate. Powder Actuated Fasteners at 24" o.c. max and within 12" from end plate for interior.

Steel reinforcing bars are to be free of rust, scale, oil and ice. Steel to conform to ASTM A-615 grade # 60, be firmly tied and supported with chairs or other approved supports and be 3" clear of soil.

R602.ll Wall Anchorage

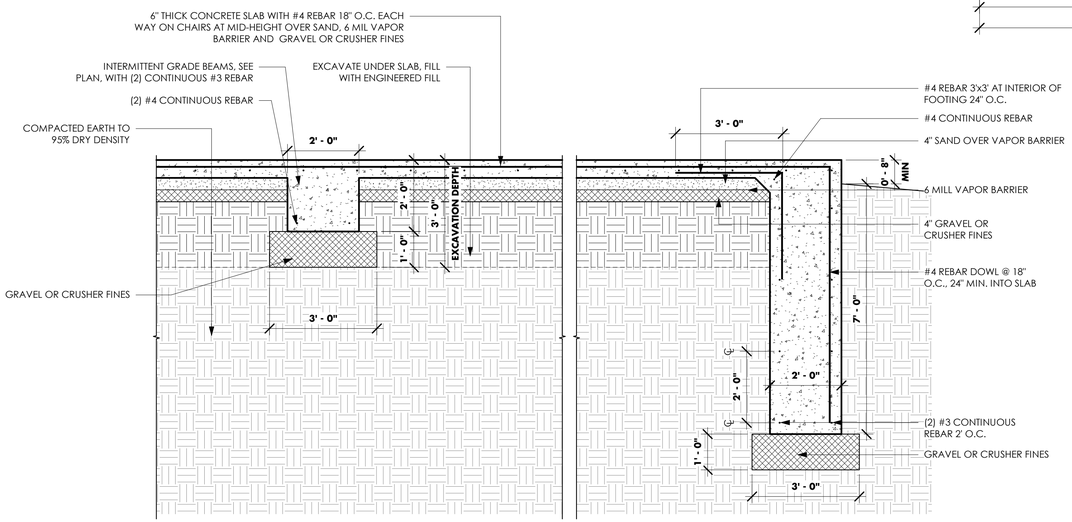
Braced wall line sills shall be anchored to concrete or masonry foundations in accordance with Sections R403.1.6 and R602.11.1. OF the IRC.

602.11.1 Wall anchorage for all buildings in Seismic Design Categories Do, D^ and Z) z and townhouses in Seismic Design Category C. Plate washers, a minimum of 0.229 inch by 3 inches by 3 inches (5.8 mm by 76 mm by 76 mm) in size, shall be provided between the foundation sill plate and the nut except where app roved anchor straps are used. The hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/ 16 inch (5 mm) larger than the bolt diameter and a slot length not to exceed l 3 / 4 inches (44 mm), provided a standard cut washer is placed between the plate washer and the nut.



1 Foundation Plan

1/4" = 1'-0"



2 Foundation Detail

1/2" = 1'-0"

GENERAL NOTE:
-THE SLAB EDGE AT THE PERIMETER TO BE IN LINE WITH FINISH FACE OF STUCCO. COORDINATE AS NEEDED

-ALL FOOTINGS TO BE 24" WIDE AND 24" DEEP AT INTERIOR GRADE BEAMS AND 7' AT PERIMETER EXTERIOR

-FOOTINGS TO BE MONOLITHIC

-SIMPSON HD7B HOLD DOWNS OR EQUIVALENT TO BE USED

PERMIT SET

A Project By:

Jones Development, llc

IN COLLABORATION WITH

FIVE-TEN ARCHITECTURE +DESIGN

Single Family New Residence

520 Leigh St.
San Antonio, Texas 78210

Project Number	510021
Date	December 10, 2020

S1.0 FOUNDATION PLAN

Scale: As indicated

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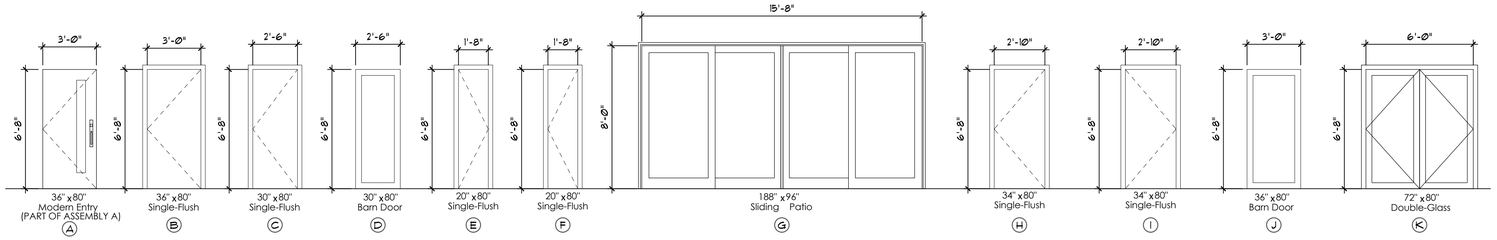
DOOR SCHEDULE

MARK	WIDTH	HEIGHT	TYPE	ROOM	NOTES	ELEVATION TAG	SWING
1	3'-Ø"	6'-8"	MODERN ENTRY	ENTRY	PART OF ASSEMBLY "A"	A	LEFT
2	3'-Ø"	6'-8"	SINGLE - FLUSH	GARAGE		B	LEFT
3	2'-6"	6'-8"	SINGLE - FLUSH	UTILITY		C	LEFT
4	2'-6"	6'-8"	SINGLE - FLUSH	3/4 BATH		C	LEFT
5	2'-6"	6'-8"	BARN DOOR	CLOSET		D	-
6	1'-8"	6'-8"	SINGLE - FLUSH	KITCHEN		E	RIGHT
7	1'-8"	6'-8"	SINGLE - FLUSH	KITCHEN		F	LEFT
8	1'-8"	6'-8"	SINGLE - FLUSH	KITCHEN		E	RIGHT
9	15'-8"	8'-Ø"	SLIDING PATIO	KITCHEN	LOW-E INSULATED TEMPERED GLASS DOOR W/ LOCK	G	-
10	2'-1Ø"	6'-8"	SINGLE - FLUSH	MASTER SUITE		H	LEFT
11	2'-6"	6'-8"	SINGLE - FLUSH	BATHROOM		C	LEFT
12	3'-Ø"	6'-8"	BARN DOOR	LAUNDRY ROOM		J	-
13	2'-1Ø"	6'-8"	SINGLE - FLUSH	BEDROOM		H	LEFT
14	2'-1Ø"	6'-8"	SINGLE - FLUSH	BATHROOM		I	RIGHT
15	6'-Ø"	6'-8"	DOUBLE GLASS	OFFICE / LOFT	LOW-E INSULATED TEMPERED GLASS DOOR W/ LOCK	K	-
16	16'-Ø"	8'-Ø"	MODERN GARAGE DOOR	GARAGE	INSULATED GARAGE DOOR PER OWNER		-



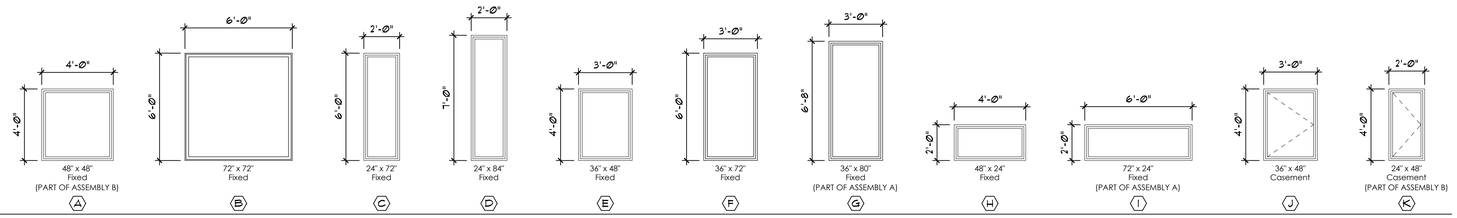
3 DOOR ELEVATIONS

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

GENERAL DOOR NOTES:
-CONFIRM DOOR TYPE AND SIZES WITH OWNER BEFORE ORDERING
-HARDWARE TO BE CHOSEN BY OWNER, CONFIRM HARDWARE SWINGS AND LOCK REQUIREMENTS
-INSTALL TEMPERED GLASS PER CODE WHERE REQUIRED
-GARAGE DOOR BETWEEN HOUSE AND GARAGE TO BE RATED 20-MINUTE OR MIN 1 3/8" SOLID WOOD OR HONEYCOMB CORE STELL AND SELF CLOSING

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	TYPE	ROOM
A	4'-Ø"	4'-Ø"	FIXED	MASTER SUITE
B	6'-Ø"	6'-Ø"	FIXED	LIVING ROOM
C	2'-Ø"	6'-Ø"	FIXED	BATHROOM, LAUNDRY ROOM
D	2'-Ø"	7'-Ø"	FIXED	HALLWAY
E	3'-Ø"	4'-Ø"	FIXED	BEDROOM
F	3'-Ø"	6'-Ø"	FIXED	OFFICE / LOFT, DINING ROOM
G	3'-Ø"	6'-8"	FIXED	ENTRY
H	4'-Ø"	2'-Ø"	FIXED	GARAGE
I	6'-Ø"	2'-Ø"	FIXED	HALLWAY, ENTRY
J	3'-Ø"	4'-Ø"	CASEMENT	BEDROOM
K	2'-Ø"	4'-Ø"	CASEMENT	MASTER SUITE



2 WINDOW ELEVATIONS

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

GENERAL WINDOW NOTES:
-WINDOW FRAME MATERIAL PER OWNER
-CONFIRM WINDOW TYPE AND SIZES WITH OWNER BEFORE ORDERING
-SEE BUILDING ELEVATIONS FOR WINDOW SILL HEIGHTS
-ALL WINDOWS TO BE LOW E GLASS
-EGRESS: EACH BEDROOM HAS DOOR ACCESS TO OUTSIDE
-INSTALL TEMPERED GLASS PER CODE WHERE REQUIRED

R308.4 Hazardous Locations
The locations specified in Sections R308.4.1 through R308.4.7 shall be considered to be specific hazardous locations for the purposes of glazing.

R308.4.1 Glazing in Doors
Glazing in fixed and operable panels of swinging, sliding and bifold doors shall be considered to be a hazardous location.
Exceptions:
1. Glazed openings of a size through which a 3-inch-diameter (76 mm) sphere is unable to pass.
2. Decorative glazing.

R308.4.2 Glazing Adjacent to Doors

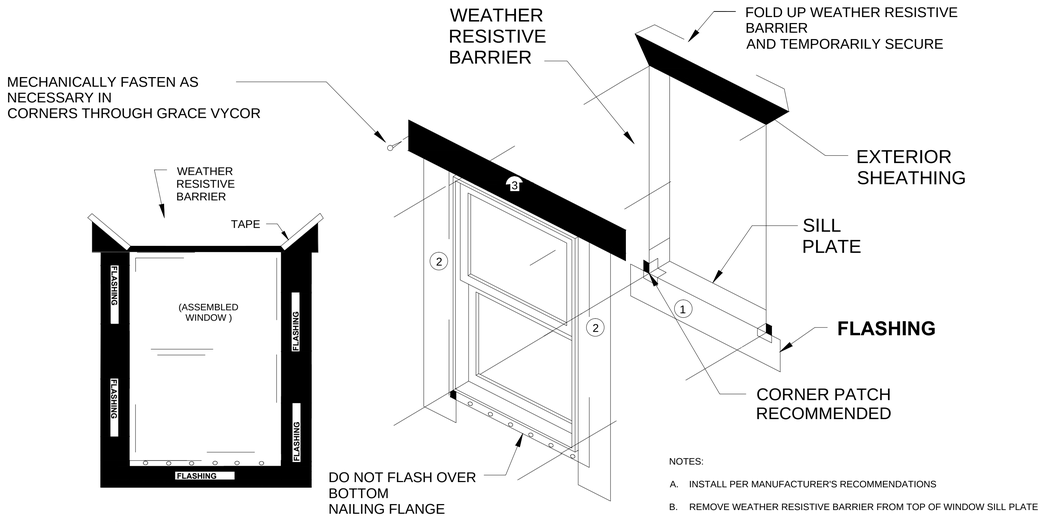
Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:
Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.

Exceptions:
Decorative glazing.
Where there is an intervening wall or other permanent barrier between the door and the glazing.
Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R308.4.3.
Glazing that is adjacent to the fixed panel of patio doors.

R308.4.3 Glazing in Windows

Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:
The exposed area of an individual pane is larger than 9 square feet (0.836 m2),
The bottom edge of the glazing is less than 18 inches (457 mm) above the floor,
The top edge of the glazing is more than 36 inches (914 mm) above the floor; and
One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

Exceptions:
Decorative glazing.
Where a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and have a cross-sectional height of not less than 11/2 inches (38 mm).
Outboard panes in insulating glass units and other multiple glazed panels where the bottom edge of the glass is 25 feet (7620 mm) or more above grade, a roof, walking surfaces or other horizontal [within 45 degrees (0.79 rad) of horizontal] surface adjacent to the glass exterior.

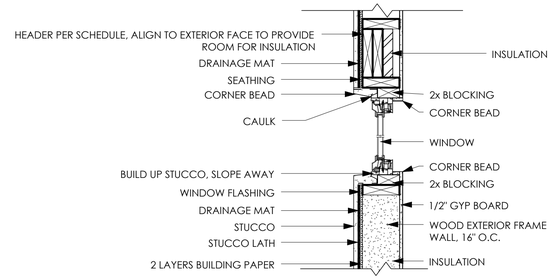


HEAD FLASHING TIE-IN INSTRUCTIONS:

1. CUT, FOLD UP AND TEMPORARILY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION
2. INSTALL HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER ALONG HEADER
3. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE AS SHOWN ABOVE

NOTES:

A. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
B. REMOVE WEATHER RESISTIVE BARRIER FROM TOP OF WINDOW SILL PLATE
C. INSTALL FLASHING IN ORDER AS SHOWN BY NUMBERS
D. INSTALL FLASHING AND WEATHER RESISTIVE BARRIER TO FORM WATER-SHEDDING LAPS



1 TYPICAL WINDOW DETAIL

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

PERMIT SET

A Project By:

LABOR ST. COMMONS, LLC

IN COLLABORATION WITH

FIVE-TEN ARCHITECTURE +DESIGN

Single Family New Residence

520 Leigh St.
San Antonio, Texas 78210

Project Number	510021
Date	July 7, 2020

A6.0 WINDOWS & DOORS SCHEDULE

Scale 1/4" = 1'-0"

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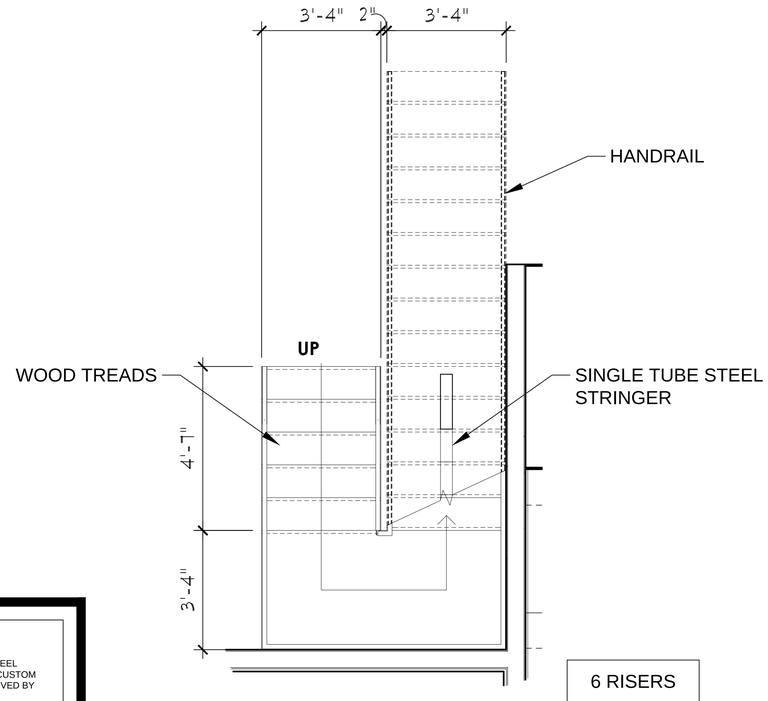
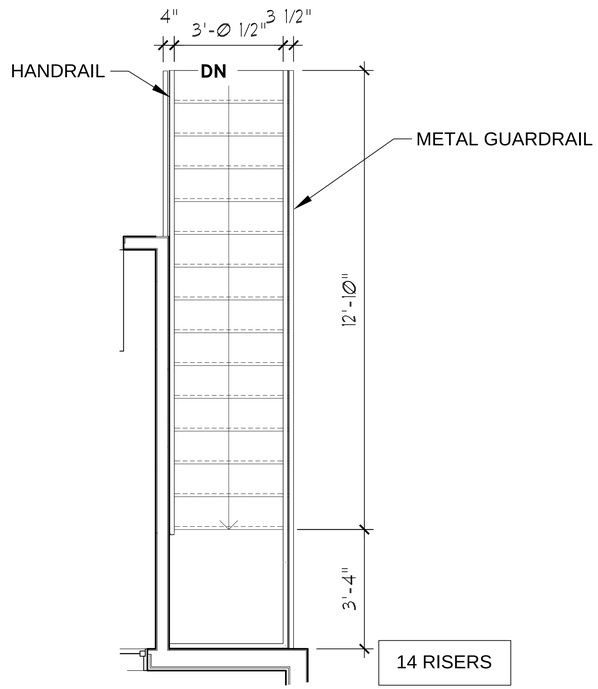


4 STAIR PLAN - FIRST FLOOR

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



5 STAIR PLAN - SECOND FLOOR

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

GENERAL NOTES:

STAIRS TO BE PREBUILT CONTEMPORARY STEEL STAIR, INSTALLED PER MANUFACTURER OR CUSTOM FABRICATED, SHOP DRAWINGS TO BE APPROVED BY OWNER AND / OR ARCHITECT.

R302.7 Under-stair protection
Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2 inch (12 .7 mm) gypsum board.

R303.6 Stairway illumination
All interior and exterior stairways shall be provided with a means to illuminate the stairs, including the landings and treads. Interior stairways shall be provided with an artificial light source located in the immediate vicinity of each landing of the stairway. For interior stairs the artificial light sources shall be capable of illuminating treads and landings to levels not less than 1 foot-candle (11 lux) measured at the center of treads and landings. Exterior stairways shall be provided with an artificial light source located in the immediate vicinity of the top landing of the stairway. Exterior stairways providing access to a basement from the outside grade level shall be provided with an artificial light source located in the immediate vicinity of the bottom landing of the stairway. Exception: An artificial light source is not required at the top and bottom landing, provided an artificial light source is located directly over each stairway section.

R303.6.1 Light activation. Where lighting outlets are installed in interior stairways, there shall be a wall switch at each floor level to control the lighting outlet where the stairway has six or more risers. The illumination of exterior stairways shall be controlled from inside the dwelling unit. Exception: Lights that are continuously illuminated or automatically controlled.

R311.7 Stairways

R311.7.1 Width. Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31-1/2 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.

R311.7.2 Headroom. The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

R311.7.4 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

R311.7.4.1 Riser height. The maximum riser height shall be 7-3/4 inches. The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

R311.7.4.2 Tread depth. The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch (12.7 mm). Risers shall be vertical or sloped under the tread above from the underside of the nosing above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-inch diameter (102 mm) sphere.
Exceptions:
1. A nosing is not required where the tread depth is a minimum of 11 inches.
2. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches or less.

R311.7.7 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311.7.7.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches.

R311.7.7.2 Continuity Handrails for stairways shall be continuous for the full length 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. Handrails adjacent to a wall shall have a space of not less than 11/ 2 inch (38 mm) between the wall and the handrails.

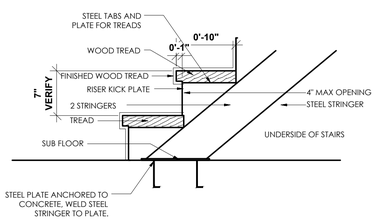
R311.7.7.3 Grip-size. All required handrails shall be of one of the following types or provide equivalent graspability.

1.Type I. Handrails with a circular cross section shall have an outside diameter ofat least 1-1/ 4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6-1/4 inches (160 mm) with a maximum cross section of dimension of 2-1/4 inches (57 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

2. Type II. Handrails with a perimeter greater than 6-1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 1-3/4 inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1-1/4 inches (32 mm) to a maximum of 2-3/4 inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

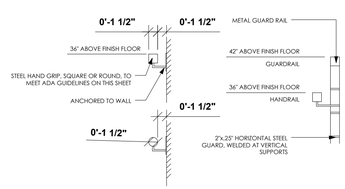
GENERAL NOTES:

CONTRACTOR TO VERIFY FINISHED FLOOR TO FLOOR HEIGHTS FOR RISER COUNT AND RISER DIMENSION.



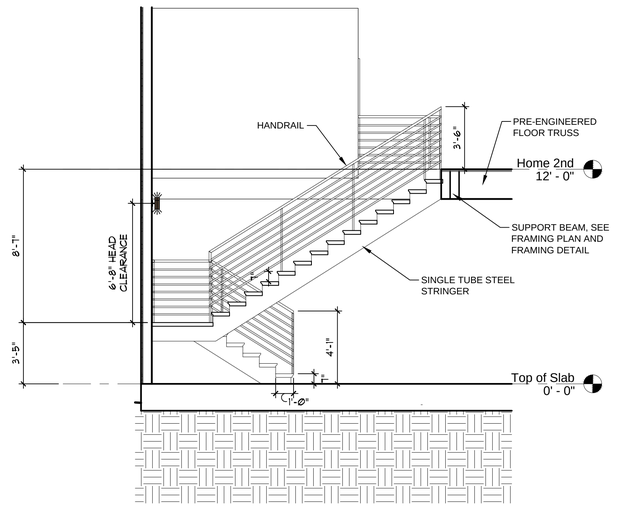
3 STAIR DETAILS

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



2 STAIR DETAILS

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



1 STAIR SECTION

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

PERMIT SET

A Project By:

LABOR ST. COMMONS, LLC

IN COLLABORATION WITH

FIVE-TEN ARCHITECTURE +DESIGN

Single Family New Residence

520 Leigh St.
San Antonio, Texas 78210

Project Number	510021
Date	July 7, 2020

A5.0 STAIR PLANS & DETAILS

Scale 1/4" = 1'-0" & 1/2" = 1'-0"

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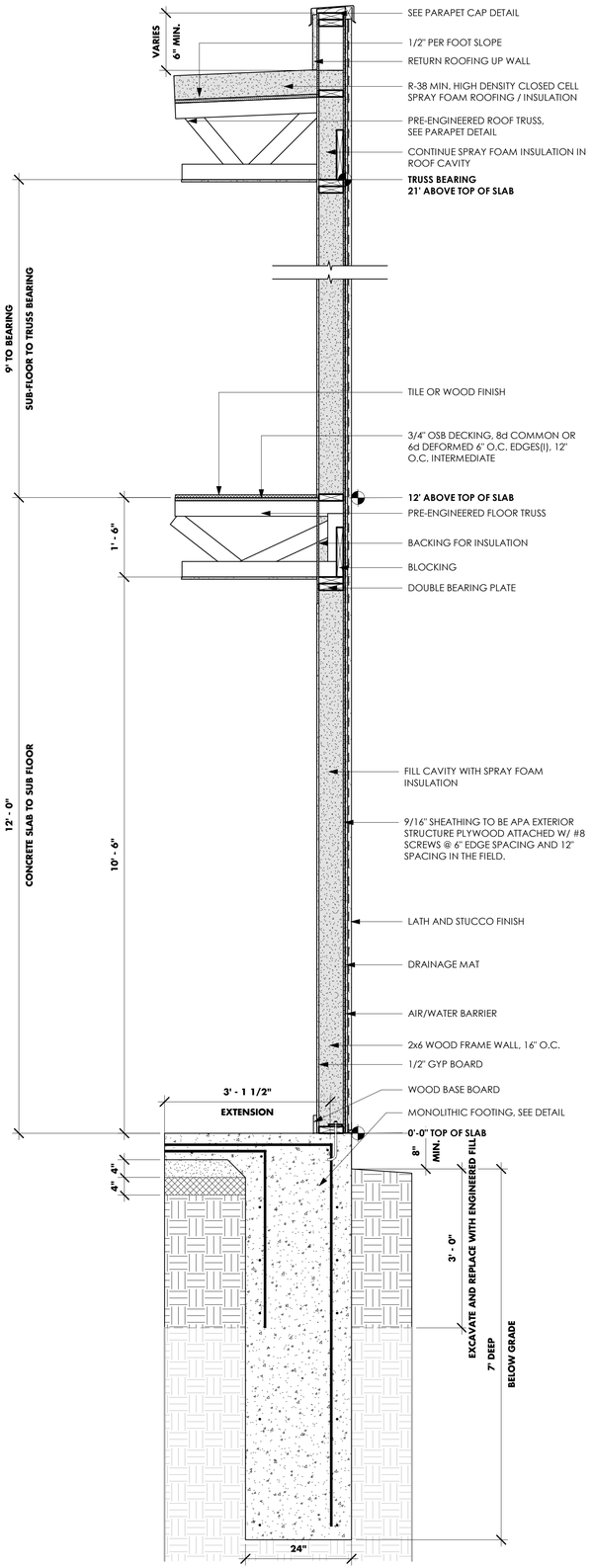
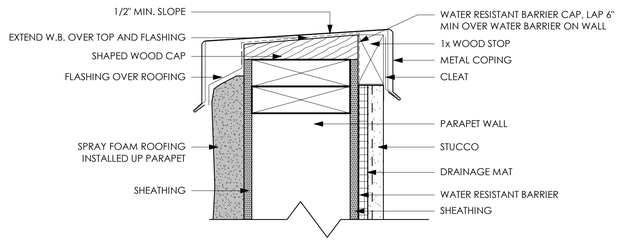


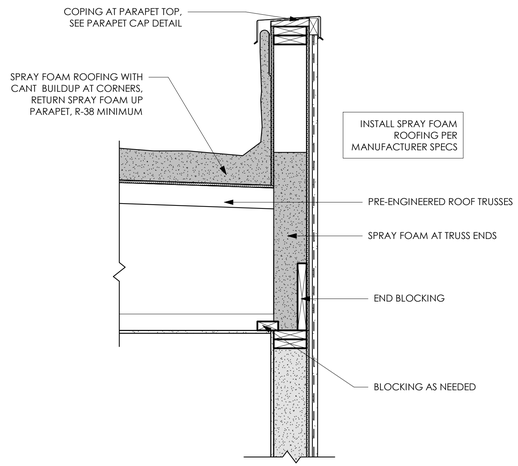
1 Typical Wall Section

3/4" = 1'-0"



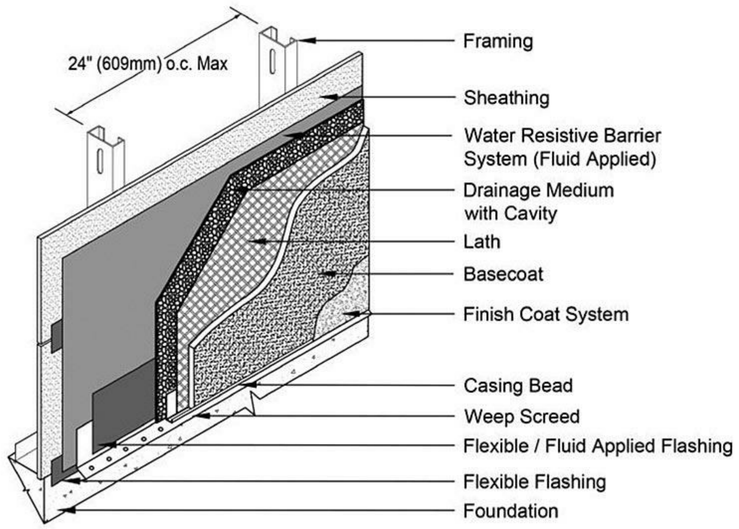
3 Detail @ Parapet Cap

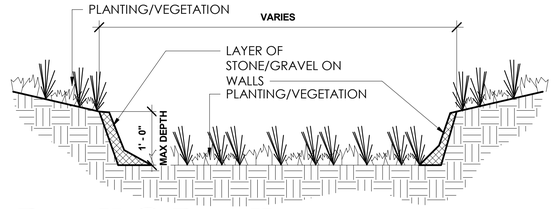
3" = 1'-0"



2 Detail @ Parapet

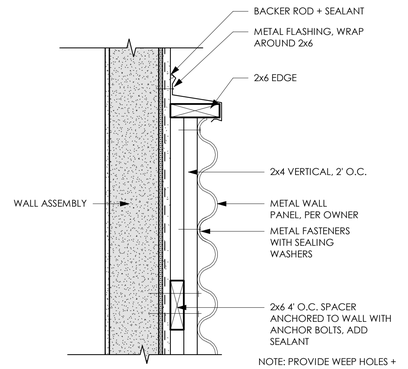
1" = 1'-0"





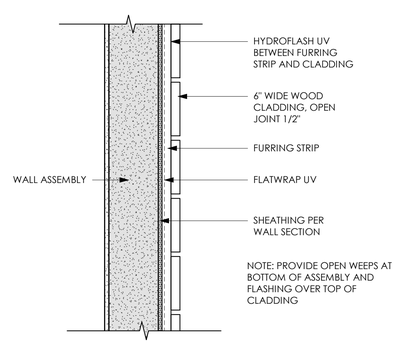
4 Detail @ Ponding

3/4" = 1'-0"



5 Detail @ Metal Wall Panel

1 1/2" = 1'-0"



6 Detail @ Wood Wall Panel

1 1/2" = 1'-0"

PERMIT SET

A Project By:

Jones Development, llc

IN COLLABORATION WITH

FIVE-TEN ARCHITECTURE + DESIGN

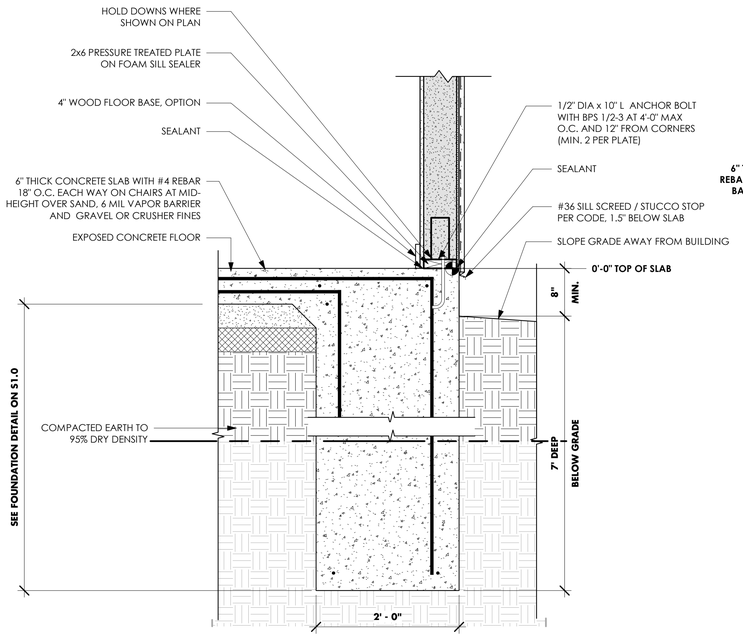
Single Family New Residence

520 Leigh St.
San Antonio, Texas 78210

Project Number	510021
Date	December 10, 2020

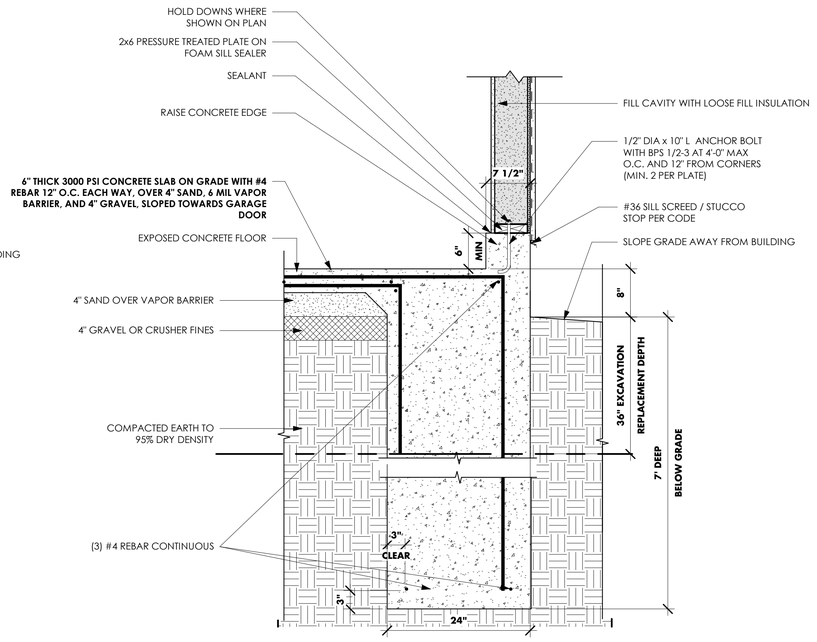
12/10/2020 6:40:40 PM

A4.0	WALL SECTION + DETAILS
Scale	As indicated



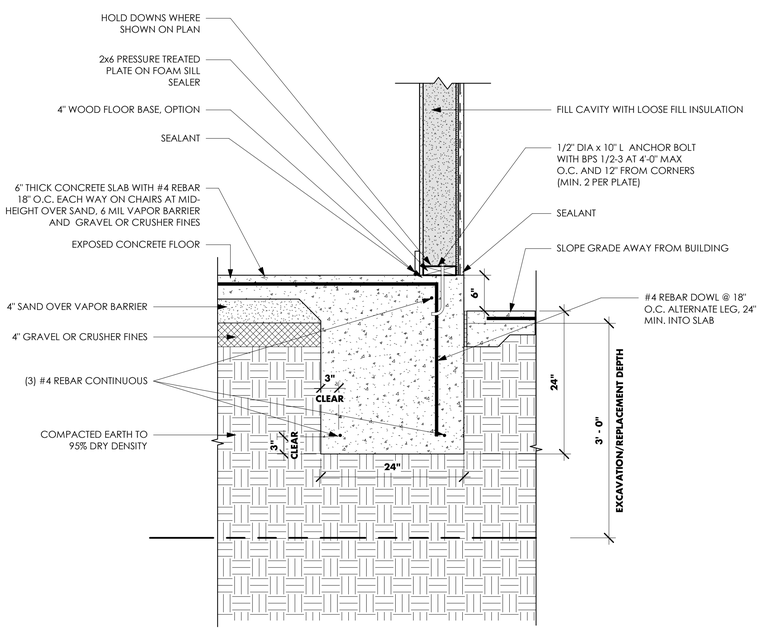
1 Detail @ Footing

1" = 1'-0"



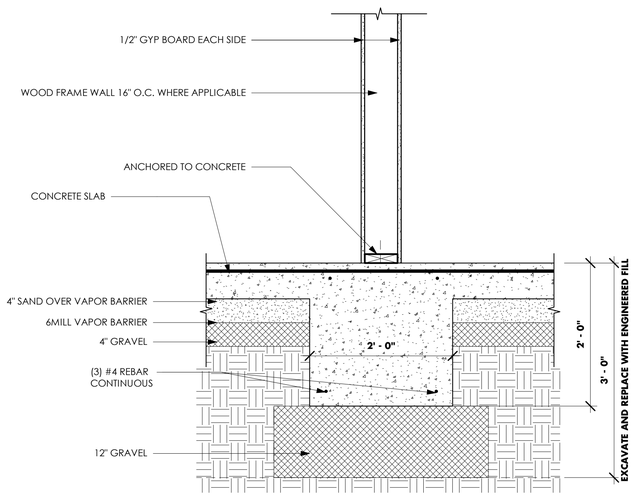
2 Detail @ Footing Garage Edge

1" = 1'-0"



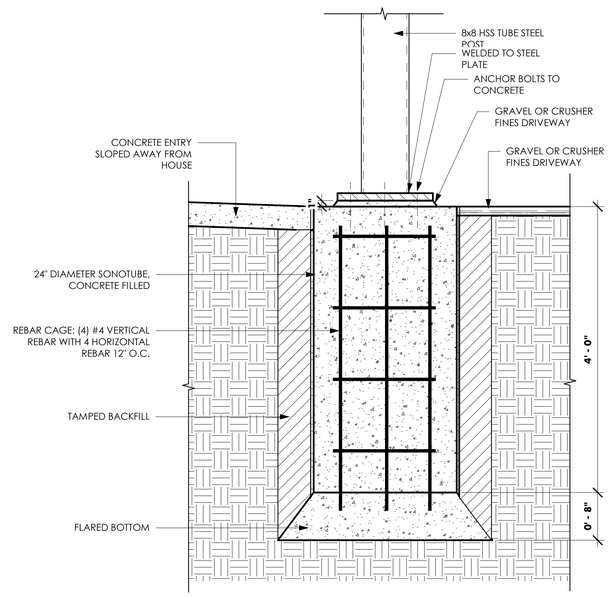
3 Detail @ Footing Garage/House

1" = 1'-0"



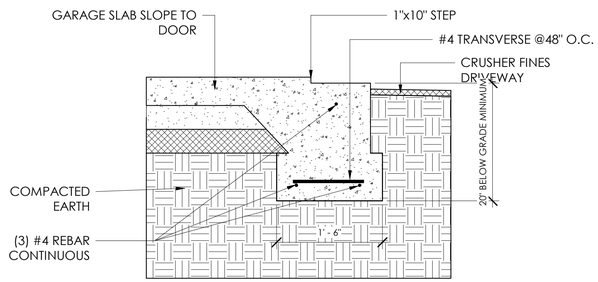
4 Detail @ Thickened Slab

1" = 1'-0"



5 Detail @ Post Footing

1" = 1'-0"



6 Detail @ Garage Door Sill

1" = 1'-0"

REGISTERED ARCHITECT DANIEL MARTINEZ 27898 STATE OF TEXAS

12/10/2020

PERMIT SET

A Project By:

Jones Development, llc

IN COLLABORATION WITH

FIVE-TEN ARCHITECTURE + DESIGN

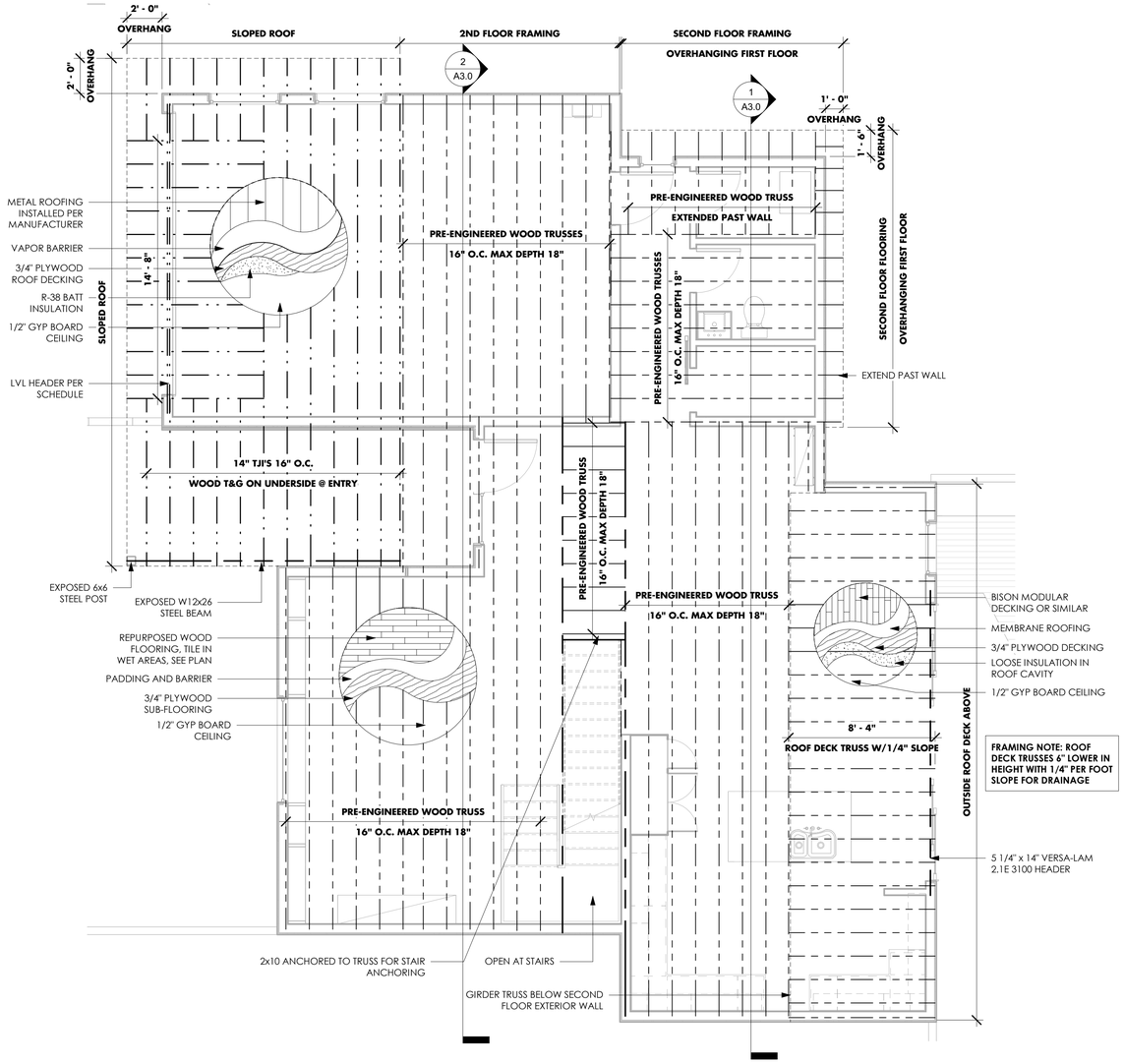
Single Family New Residence

520 Leigh St.
San Antonio, Texas 78210

Project Number	510021
Date	December 10, 2020

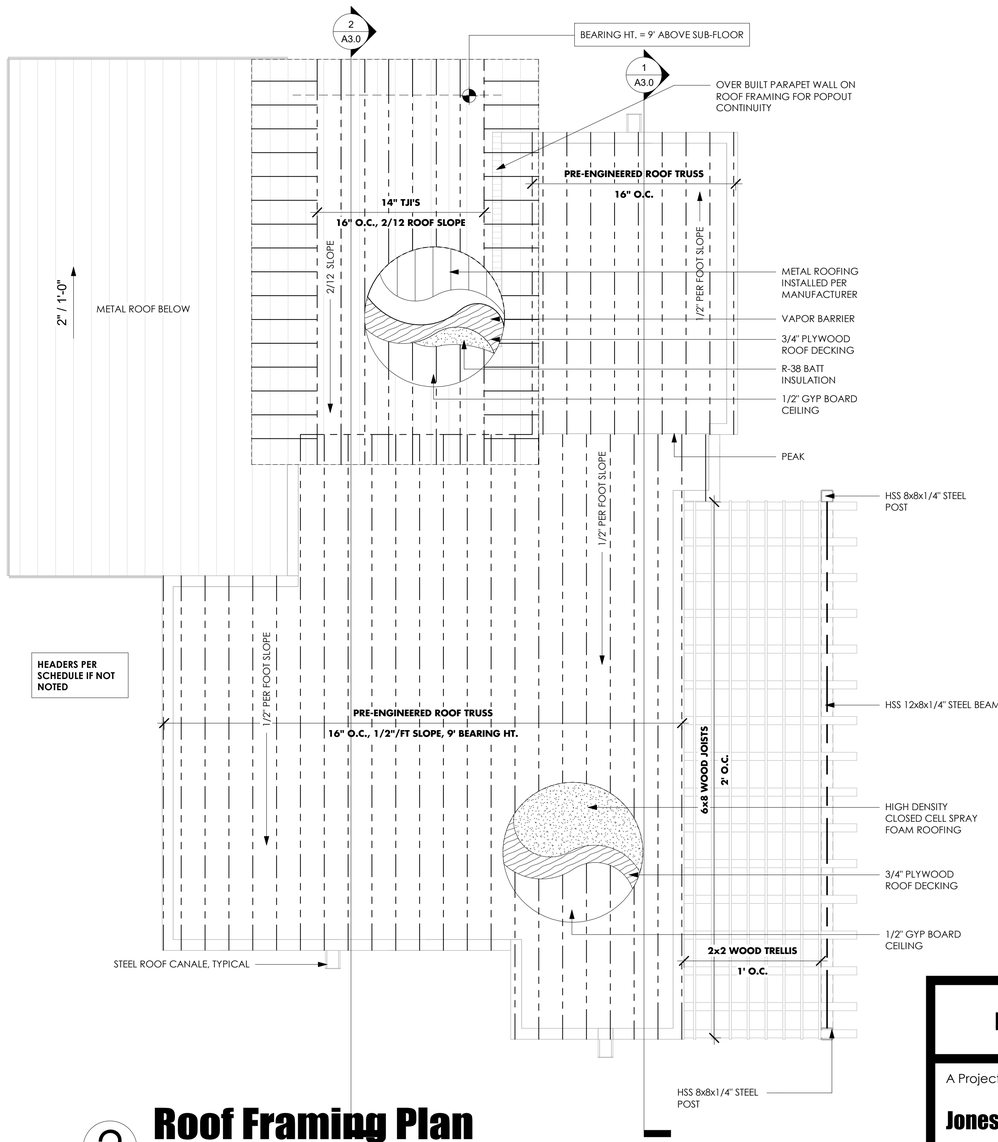
S1.1	FOUNDATION DETAILS
Scale	1" = 1'-0"

12/10/2020 6:40:45 PM



1 Ceiling Framing Plan-1st

1/4" = 1'-0"



2 Roof Framing Plan

1/4" = 1'-0"

SHEATHING NOTE:
- HOUSE TO BE FULLY SHEATHED/FULLY BRACED WITH 9/16" APA RATED, EXTERIOR, STRUCTURAL PLYWOOD

-SHEATHING TO BE ATTACHED W/ 8d RING SHANK FASTENERS @ 6" EDGE SPACING AND 12" SPACING IN THE FIELD. **PER R602.3 SCHEDULE**

-HOLD DOWNS TO BE USED WHERE SHOWN ON FOUNDATION PLAN AT SLAB

-ALL WINDOWS TO BE WITHIN 2' OF ALL CORNERS

- PER R602.10, BRACING FOR WIND FORCES <140 MPH, BRACING EXCEEDS MINIMAL REQUIREMENTS

GENERAL NOTE:
- FRAMING SHOWN IS FOR CONCEPTUAL PURPOSES ONLY, REFER TO ENGINEERED DRAWINGS FOR TRUSSES AND LAYOUTS.

- COORDINATE WITH MECHANICAL FOR DUCT LAYOUTS.

- DOUBLE JACK STUDS OK FOR NON LOAD BEARING HEADERS

- 1ST FLOOR CEILING TO HAVE GIRDER TRUSS TO BE DESIGNED FOR BEARING OF 2ND FLOOR PATIO EXTERIOR WALL

HEADER SCHEDULE:

SPAN	HEADER
UP TO 3'-0"	2- 2x6
3'-0" TO 8'-0"	2- 2x8
8'-0" TO 10'-0"	3- 2x8
12'	3-2x12
GARAGE	3-1 3/4 x 11 7/8 1.5E LVL

PERMIT SET

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Jones Development, llc

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FIVE-TEN ARCHITECTURE + DESIGN

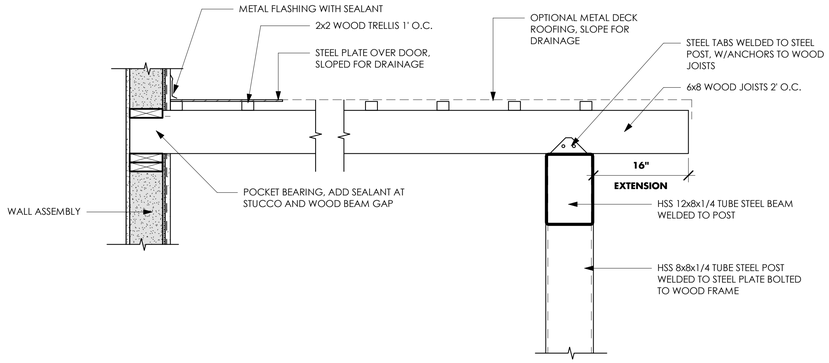
Single Family New Residence

520 Leigh St.
San Antonio, Texas 78210

Project Number	510021
Date	June 24, 2020

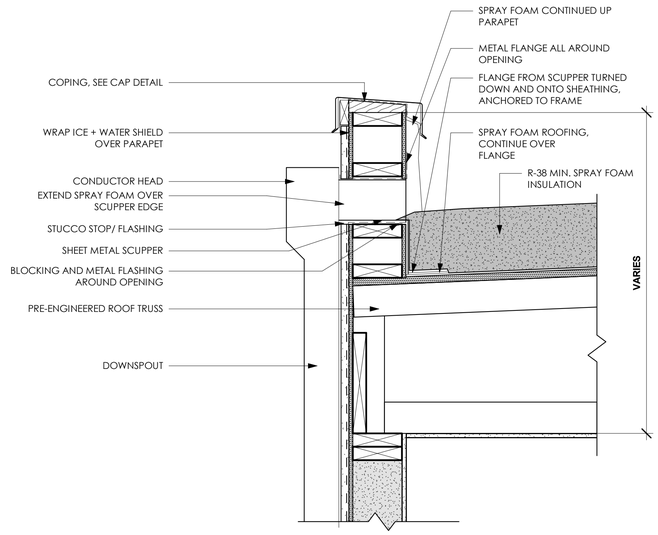
S2.0	FRAMING PLAN
Scale	1/4" = 1'-0"

6/24/2020 1:54:06 AM



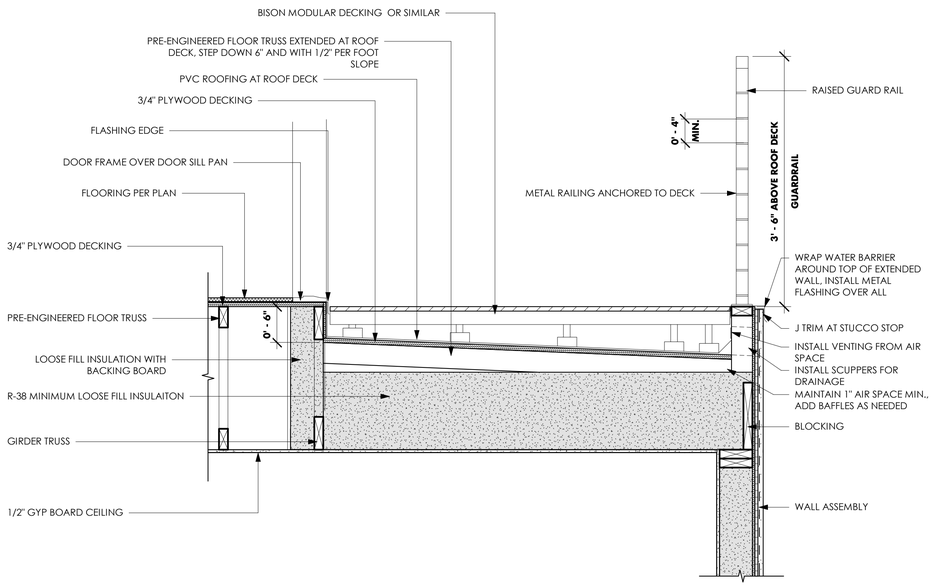
1 Detail @ Steel Tube Trellis

1" = 1'-0"



3 Detail @ Scupper

1 1/2" = 1'-0"



2 Detail @ Roof Deck

1" = 1'-0"

PERMIT SET

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FIVE-TEN ARCHITECTURE + DESIGN

Single Family New Residence

520 Leigh St.
San Antonio, Texas 78210

Project Number	510021
Date	June 24, 2020

S2.1	FRAMING DETAILS
Scale	As indicated

6/24/2020 1:54:06 AM

Exterior Specifications

520 Leigh Street

Windows:	Andersen E Series Wood windows, aluminum clad exterior
Front Entry Door:	Custom manufactured steel insulated
Rear Window Wall:	Andersen MultiGlide System
Wood Siding:	Composite wood siding by New Tech Wood or equal
Stucco:	3 coat system with color finish coat. Color – Off white
Metal Roofing:	Standing seam metal roofing system, Galvanized (silver) color
Flat Roof:	Spray Foam Roofing System, White surface color
Garage Door:	Metal/Wood Garage Door by Barraga or equal