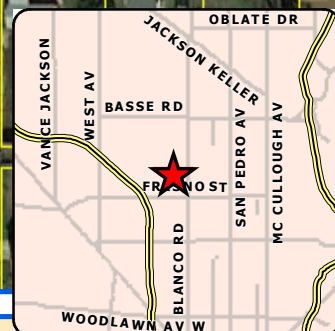
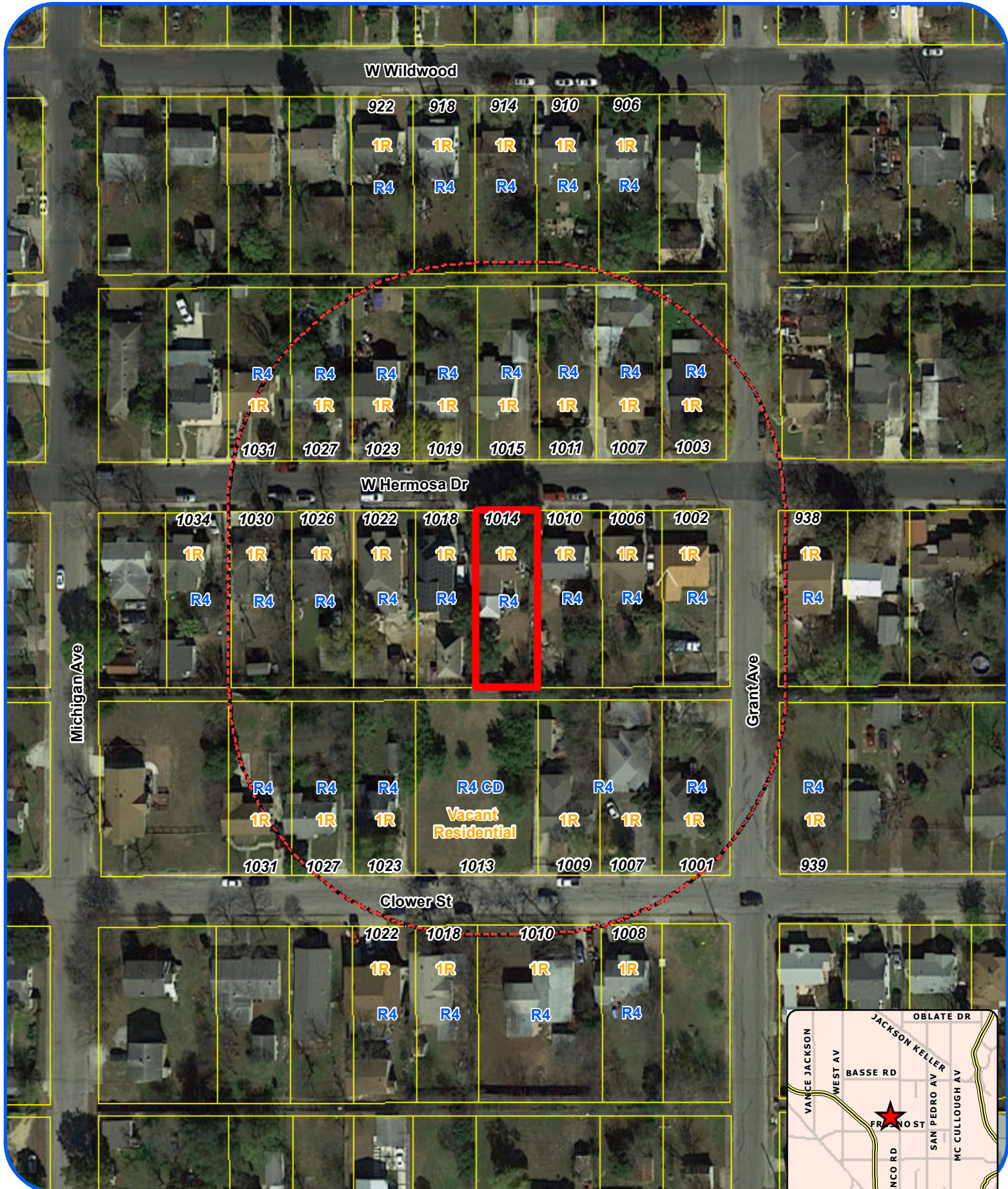
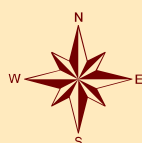




1 inch equals 100 feet

Board of Adjustment **Notification Plan for** **Case No A-21-10300002**



San Antonio City Limits



Subject Property



200' Notification Boundary



Council District: 1

"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department
 City of San Antonio

1. ALL EXTERIOR AND INTERIOR WALLS TO BE 2X4 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
2. PROVIDE ALL FRAMING AND STRUCTURAL DESIGN TO BE 90 M.P.H. WIND CRITERIA, AS PER SPEC.-R-301. 2.1 AHS, TABLE R-301.2(4).
3. NOT USED
4. ALL ELECTRICAL WORK TO COMPLY WITH THE LATEST EDITION OF N.E.C. & CITY CODE.
5. ALL PLUMBING WORK TO COMPLY WITH THE LATEST EDITION OF CITY CODE.
6. VERIFY ALL DIMENSIONS ON PLANS BEFORE STARTING ANY CONSTRUCTION.
7. PROVIDE SAFETY GLASS AS REQUIRED AS PER I.R.C. R=308.
8. SMOKE DETECTORS IN ALL SLEEPING AREAS AND AT ALL HALLS OR AREAS GIVING ACCESS TO SLEEPING AREAS, SMOKE DETECTORS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACK UP POWER AS PER I.R.C.-R-807.
9. GROUND FAULT CIRCUIT-INTERRUPTER ON ALL EXTERIOR OUTLETS, BATH VANITIES, GARAGE AND ALL OUTLETS ABOVE KIT. COUNTER AND OTHER LOCATIONS AS REQUIRED. I.R.I. SECT. E-3802.
10. VENTS TO BE IN ALL AREAS AS REQUIRED & TO COMPLY WITH I.R.C. SECT. R-303.
11. NOT USED
12. PROVIDE BLOCKING IN BATH ROOM WALLS AS REQUIRED FOR ALL BATH ACCESSORIES.
14. PROVIDE BLOCKING FOR ALL WINDOW HEADS & JAMBS, AS REQUIRED FOR WINDOW COVERING.
14. ALL VENTS, ROOF JACKS, PIPES, ETC. TO BE BEHIND & BELOW MAIN HOUSE RIDGES.
15. ALL VENTS TO VENT TO OUTSIDE OF HOUSE.
16. PROVIDE DOUBLE INSULATED, LOW-"E" GLASS IN ALL WINDOWS & FIXED GL.
17. PROVIDE TEL. & CABLE TV OUTLETS AS REQUIRED.
18. PROVIDE ELECT. POWER & LITE AS REQUIRED, IN ATTIC, FOR FURNACE & A/C SYSTEMS.
19. PROVIDE ROUNDED G.W.B. CORNERS AS SPEC. & AS DIRECTED BY BUILDER.
20. VERIFY DIVIDED LITE WINDOW DESIGN WITH BUILDER.

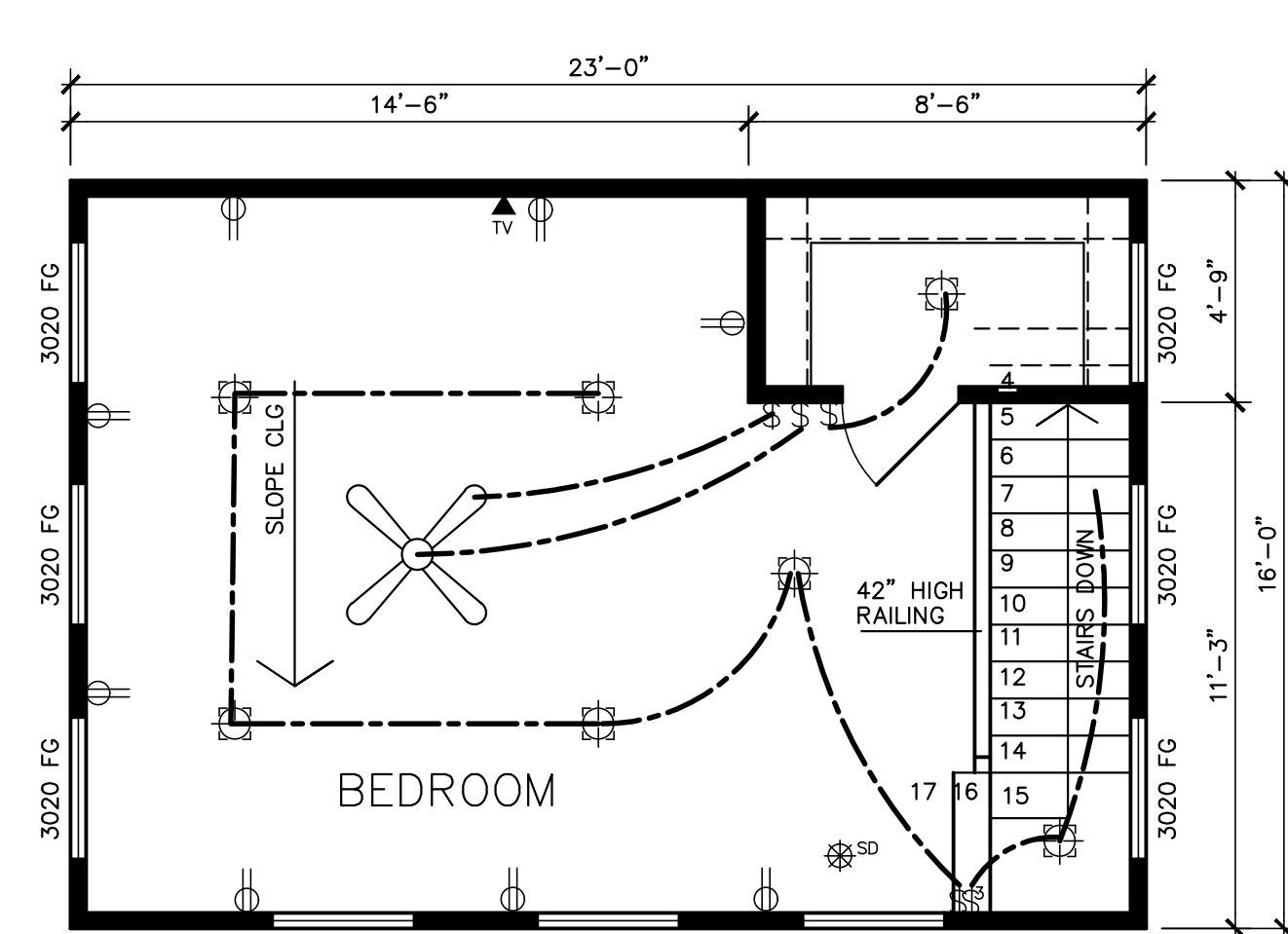
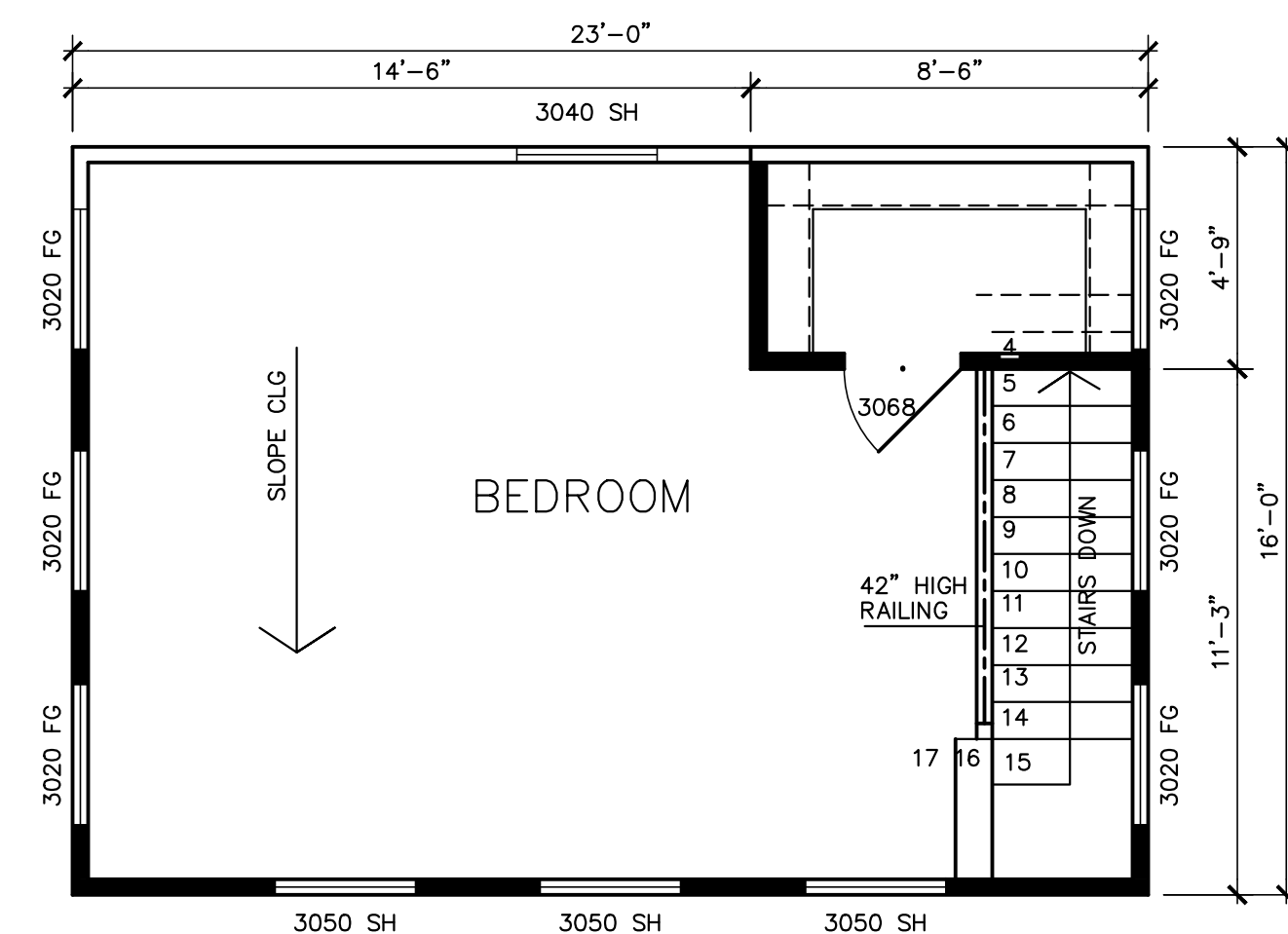
APPLICABLE CODES
2018 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL CITY AMENDMENTS UNIFIED DEVELOPMENT CODE
2018 UNIFORM MECHANICAL CODE WITH LOCAL CITY AMENDMENTS
2018 NATIONAL ELECTRICAL CODE CITY CODE CHAPTER 10 (ELECTRICAL)
2018 UNIFORM PLUMBING CODE WITH LOCAL CITY AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE.

- WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS. THE CONTRACTOR AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS FROM THE WORKING DRAWINGS. DETAILS AND DRAWINGS ARE BUILDERS' TYPE AND THE DESIGNER OF THIS SET OF PLANS, HERBY NOTIFIES BOTH OWNER AND CONTRACTOR THAT THE DESIGNER RELIEVES HIMSELF OF LIABILITIES TO SAID WORKING DRAWINGS.
- ALL OF THE DESIGN CONCEPTS WORKING DRAWINGS AND DETAILED PLANS CONTAIN HERIN THE SOLE AND EXCLUSIVE PROPERTY OF THE ARCHITECT WHO HAS BEEN RETAINED BY THE OWNER. THE RIGHT TO DUPLICATE CONSTRUCTION OF THIS PLANS IN WHOLE OR IN PART TO ITS SOLE DISCRETION.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.

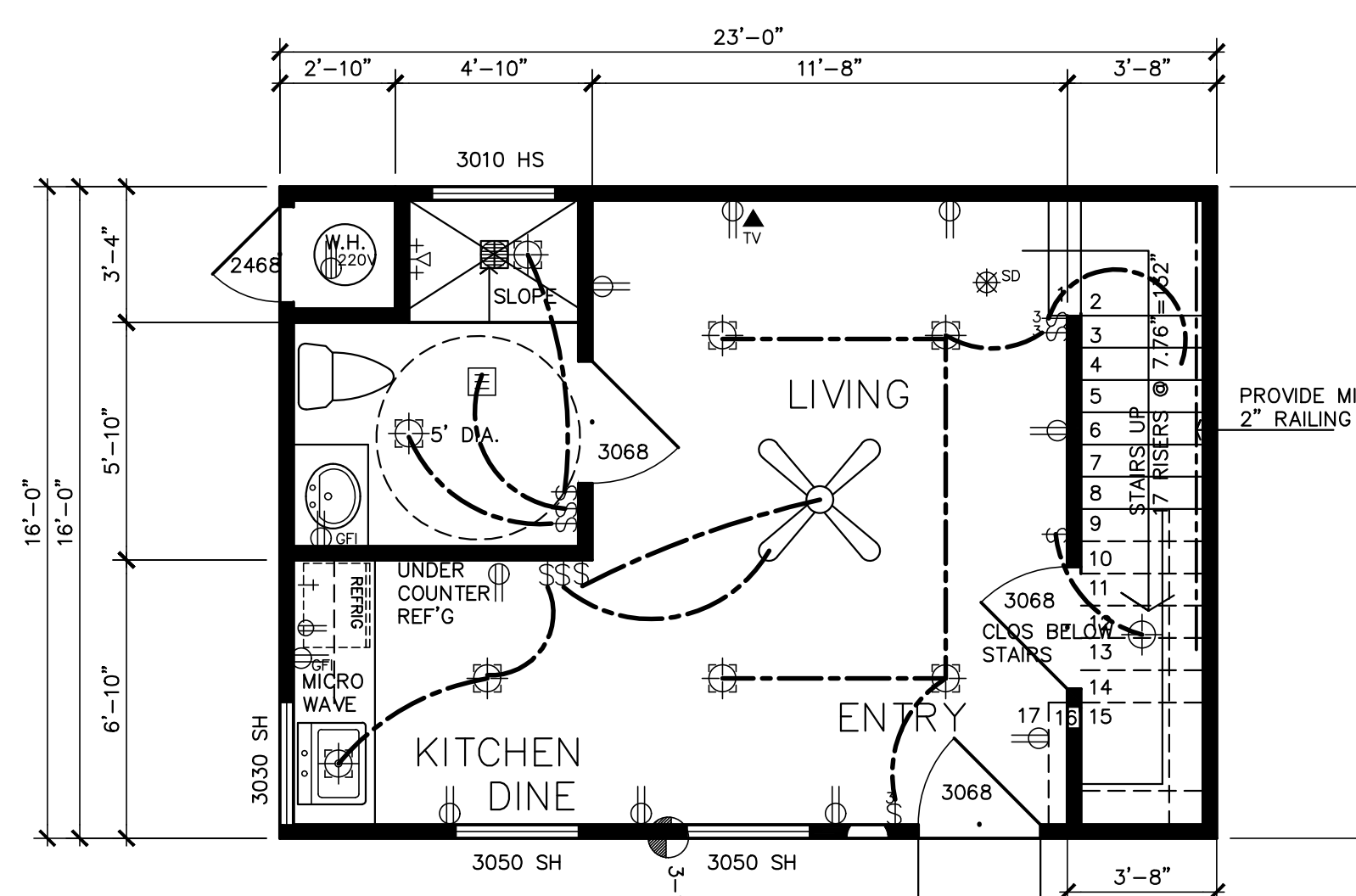
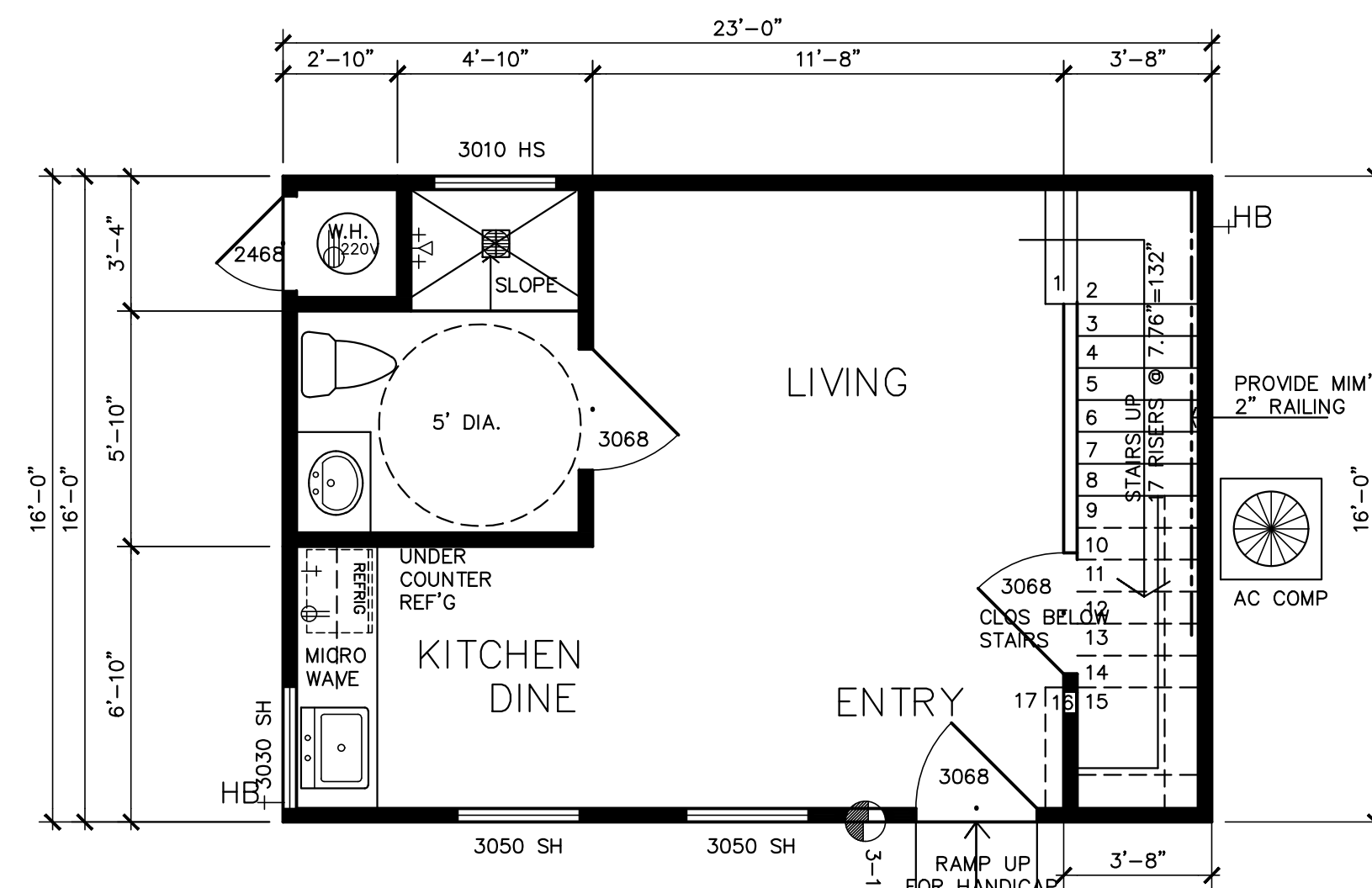
	A/C UNIT
	A/C UNIT
	WATER HEATER
	WATER SOFTENER
	HOSE BIBB

FIRST FLOOR	368.00 S.F.
SECOND FLOOR	368.00 S.F.
TOTAL AREA	736.00 S.F.
COVERED PATIO AND/OR PORCH	138.00 S.F.
TOTAL UNDER ROOF	874.00 S.F.

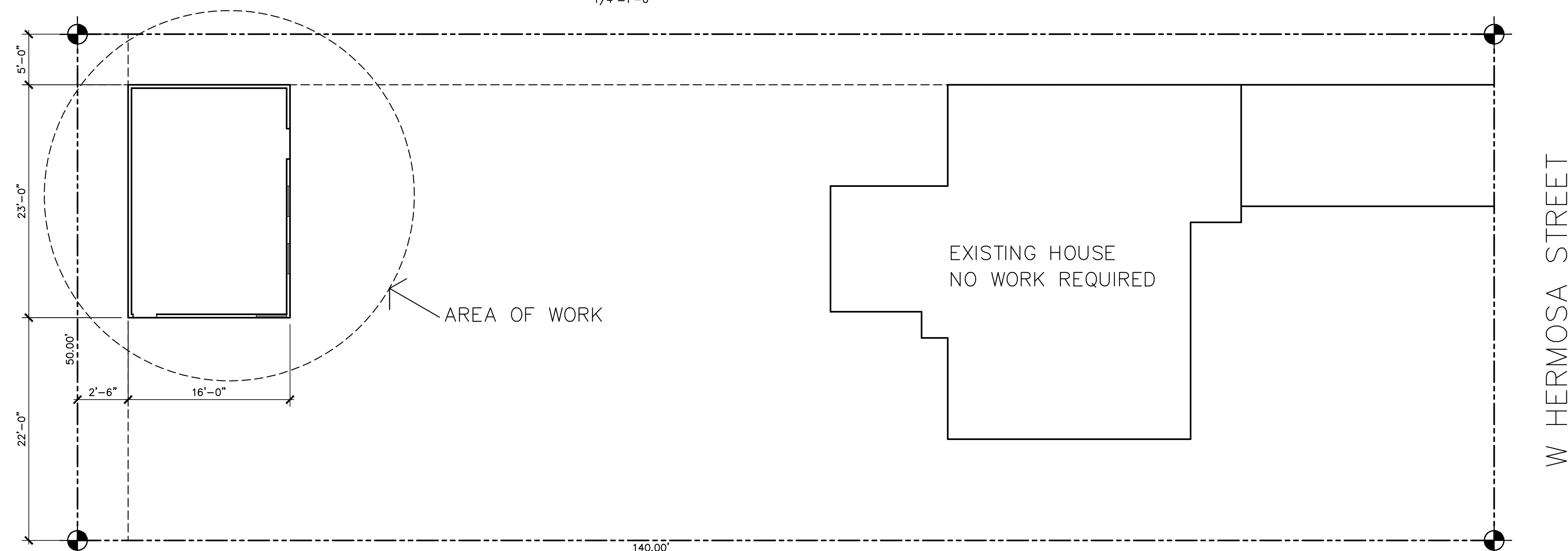
	SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DUPLEX
	CEILING DUPLEX
	FLOOR DUPLEX
	PHONE OUTLET
	TV OUTLET
	SMOKE DETECTOR
	220 VOLT OUTLET
	CEILING LIGHT
	RECESSED CEILING LIGHT
	WALL HUNG LIGHT
	VENT
	FLOODLIGHT


$$1/4'' = 1' - 0''$$


2ND FLOOR 1/4"=1'-0"


$$1/4'' = 1' - 0''$$


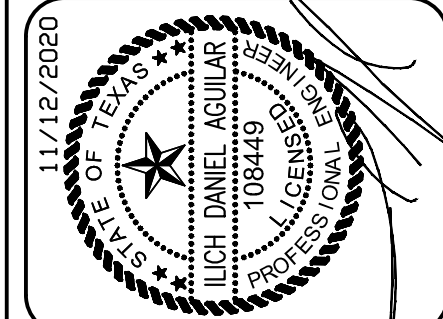
1ST FLOOR 1/4"=1'-0"



SITE PLAN 1/8"=1'-0"

REVIEWS:—		DESCRIPTION
NO.	DATE	

 **BEXAR**
ENGINEERS | ASSOCIATES
7042 ALAMO DOWNS PKWY., STE. 500 | SAN ANTONIO, TEXAS | 78238
PHONE: 214.452.8694
www.bexar.com
TEBE FIRM 13637



FLOOR / SITE PLAN

NEW GUEST HOUSE

1014 W HERMOSA DRIVE
SAN ANTONIO, TEXAS 78201

DESIGN RJL
DRAWN RJL
CHECKED DA
DATE -
JOB NO. 200536

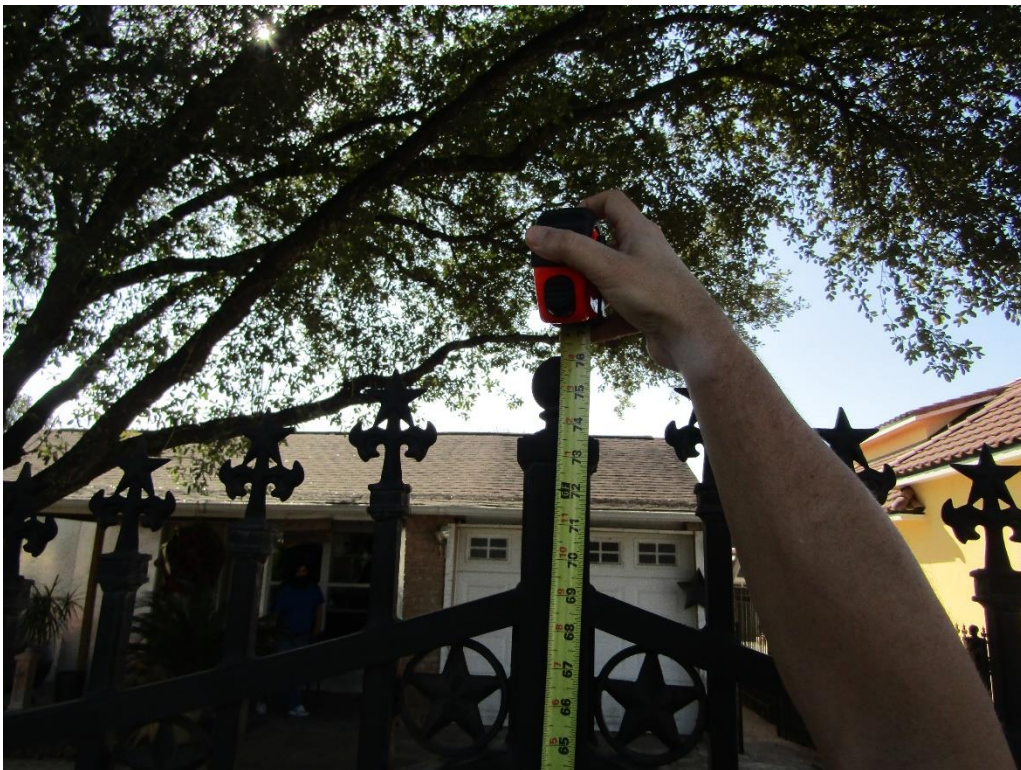
A-1

BOA-21-10300002

Subject Property: 1014 West Hermosa Drive



Subject Property (Gate Height Measurement)



Subject Property (Clear vision Measurement)



Subject Property (Accessory Detached Dwelling Unit)



Adjacent Neighbor (West side)



Adjacent Neighbor (East side)



Surrounding Area



Surrounding Area

