

HISTORIC AND DESIGN REVIEW COMMISSION

May 19, 2021

HDRC CASE NO: 2021-026
COMMON NAME: Unaddressed lot to the immediate south of 334 Burleson, on N Mesquite
ADDRESS: 334 BURLESON ST
LEGAL DESCRIPTION: NCB 519 BLK 24 LOT E 42 FT OF N 134.09 FT OF 8
ZONING: IDZ-1, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: cesar sosa/5 ELEMENTS INTERNATIONAL LLC
OWNER: Ruben Lara/5 ELEMENTS INTERNATIONAL LLC
TYPE OF WORK: Construction of two, 2-story residential structures
APPLICATION RECEIVED: February 04, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a 2 ½ story residential structure on the vacant lot at 334 Burleson, located within the Dignowity Hill Historic District.
2. Construct a 2 story residential structure on the vacant lot to the immediate south of 334 Burleson. This lot is currently unaddressed and faces N Mesquite.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.

ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street.

No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to

lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent

historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

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

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

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

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

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar

to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

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

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but

not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for

new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest

while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not

distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

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

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly

visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way. Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale,

transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that

are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for

appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal

of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale

species should be avoided. Historic lawn areas should never be reduced by more than 50%.

- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

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

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

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

B. DESIGN

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

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** 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.
- **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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **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 true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

General Findings:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 2 ½ story residential structure on the vacant lot at 334 Burleson. Additionally, the applicant has proposed to construct a 2-story residential structure on the lot to the immediate south of 334 Burleson, a lot that faces N Mesquite. These two separate lots were previously one lot.

- b. **CONTEXT & DEVELOPMENT PATTERN** – The lot on which the new construction is proposed is at the corner of Burleson and N Mesquite, located within the Dignowity Hill Historic District. Both the 300 block of Burleson as well as the 900 block on N Mesquite feature all one-story residential structures.
- c. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on April 13, 2021. At that meeting the committee commented on setbacks, massing and materials.
- d. **EXISTING LOT** – The current lot is void of structures; however, the lot does feature a chain link fence parallel to the right of way on N Mesquite. This lot currently features two mature pecan trees.

Findings related to request item #1 (334 Burleson):

- 1a. **SETBACKS** – The applicant has proposed a setback of twenty (20) feet, which is less than that of the two adjacent one story structures found on this block of Burleson. While the proposed setback is consistent with those of structures found on this block, staff does not find the proposed setback to be appropriate as it will result in a two story structure featuring a setback that is significantly less than the adjacent, one story structure's setback.
- 1b. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. As noted in finding b, this block of Burleson features all one story structures. Staff does not find the proposed height to be consistent with the Guidelines.
- 1c. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has not proposed design elements that present a primary building entrance. Staff finds that architectural elements that are found historically within the district that relate to building entrances should be incorporated into the design, such as porches and porch massing.
- 1d. **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. The applicant has proposed to construct the structure on grade with no visible foundation height. This is not consistent with the Guidelines.
- 1e. **ROOF FORMS** – The applicant has proposed a primary roof form to feature a front facing gabled roof. The proposed roof features two dormer elements, one of which features a void that allows for a rooftop seating element. Generally, staff finds the proposed roof forms to be atypical of those found historically within the district and inconsistent with the Guidelines.
- 1f. **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. The applicant has proposed window and door openings that are contemporary in profile and size. Staff finds that the proposed window and door openings are not consistent with the Guidelines and should be modified.
- 1g. **LOT COVERAGE** – Per the submitted site plan, the proposed lot coverage is consistent with the Guidelines.
- 1h. **MATERIALS** – The applicant has proposed materials that include wood siding and a corrugated metal roof. Staff finds that the applicant should submit additional information (profiles) of the proposed wood siding. Staff finds that if a metal roof is used, a standing seam metal roof should be installed that features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. All roofing panels should be smooth.
- 1i. **WINDOW MATERIALS** – At this time the applicant has not specified window materials. Staff finds that windows that are consistent with staff's standard specifications with windows in new construction should be installed.
- 1j. **ARCHITECTURAL DETAILS** – The applicant has proposed new construction that features contemporary forms. Generally, the proposed massing, lack of porch massing, window and door openings, materials and façade detailing are not consistent with the Guidelines.
- 1k. **DRIVEWAY** – The applicant has proposed a driveway to the south of the proposed new construction. Corner structures throughout the district feature many driveway locations, including to the interior of the site on the primary street and at the rear of the site on the secondary street. Staff finds the proposed driveway location to be appropriate; however, the driveway should not exceed ten (10) feet in width.
- 1l. **FENCING** – The applicant has proposed fencing parallel to the right of way on both Burleson and N Mesquite. The applicant has proposed a driveway gate to cross the driveway at the right of way. Staff finds that the proposed driveway gate should be located behind the front façade of the new construction.

- 1m. WALKWAYS – The applicant has proposed two paver walkways leading to the right of way on both Burleson and N Mesquite. The proposed profile of these walkways (staggered pavers) is inconsistent with the Guidelines. Staff finds that walkways that feature a continuous concrete profile should be installed, as found historically within the district.
- 1n. LANDSCAPING – The applicant has not provided information regarding landscaping at this time. Staff finds that a detailed landscaping plan should be developed that is consistent with the Guidelines for Site Elements.
- 1o. MECHANICAL EQUIPMENT – The applicant has not noted the location of mechanical equipment. Staff finds that all mechanical equipment should be screened from view from the public right of way.

Findings related to request item #2 (Lot facing N Mesquite):

- 2a. SETBACKS – The applicant has proposed a setback of ten (10) feet from the right of way to be greater than that of the historic structure at 919 N Mesquite. Generally, staff finds the proposed setback to be appropriate.
- 2b. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. As noted in finding b, this block on N Mesquite features all one story structures. Staff does not find the proposed massing and height to be consistent with the Guidelines.
- 2c. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has not proposed design elements that present a primary building entrance. Staff finds that architectural elements that are found historically within the district that relate to building entrances should be incorporated into the design, such as porches and porch massing.
- 2d. 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. The applicant has proposed to construct the structure on grade with no visible foundation height. This is not consistent with the Guidelines.
- 2e. ROOF FORMS – The applicant has proposed a front facing gabled roof with a side shed element. Gabled roofs are found historically within the district; however, staff finds that the applicant should continue to develop the proposed roof form to be consistent in pitch and profile as those found historically within the district.
- 2f. 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. The applicant has proposed window and door openings that are contemporary in profile and size. Staff finds that the proposed window and door openings are not consistent with the Guidelines and should be modified.
- 2g. LOT COVERAGE – Per the submitted site plan, the proposed lot coverage is consistent with the Guidelines.
- 1p. MATERIALS – MATERIALS – The applicant has proposed materials that include wood siding and a corrugated metal roof. Staff finds that the applicant should submit additional information (profiles) of the proposed wood siding. Staff finds that if a metal roof is used, a standing seam metal roof should be installed that features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. All roofing panels should be smooth.
- 2h. WINDOW MATERIALS – At this time the applicant has not specified window materials. Staff finds that windows that are consistent with staff's standard specifications with windows in new construction should be installed.
- 2i. ARCHITECTURAL DETAILS – The applicant has proposed new construction that features contemporary forms. Generally, the proposed massing, lack of porch massing, window and door openings, materials and façade detailing are not consistent with the Guidelines.
- 2j. DRIVEWAY – The applicant has proposed a driveway to the south of the proposed new construction. Staff finds the proposed driveway location to be appropriate; however, the driveway should not exceed ten (10) feet in width.
- 2k. PARKING – The applicant has proposed parking to be located beneath a cantilevered mass of the primary structure. Generally, parking within or beneath the footprint of the primary structure is not found historically

within the district. Staff finds that the proposed massing and parking configuration should be modified to be consistent with that found historically within the district.

- 2l. FENCING – The applicant has proposed fencing around the perimeter of the lot, including a driveway gate at the right of way. Staff finds that if a driveway gate is proposed, it should be behind the front façade of the primary structure as this is the pattern found historically within the district.
- 2m. WALKWAY – The applicant has proposed two walkways, one leading to the right of way on N Mesquite and the other leading to the proposed driveway. Staff finds that the proposed walkway leading to the right of way on N Mesquite should be consistent with the Guidelines for Site Elements, and feature a continuous concrete profile.
- 2n. LANDSCAPING – The applicant has not provided information regarding landscaping at this time. Staff finds that a detailed landscaping plan should be developed that is consistent with the Guidelines for Site Elements.
- 2o. MECHANICAL EQUIPMENT – The applicant has not noted the location of mechanical equipment. Staff finds that all mechanical equipment should be screened from view from the public right of way.

RECOMMENDATION:

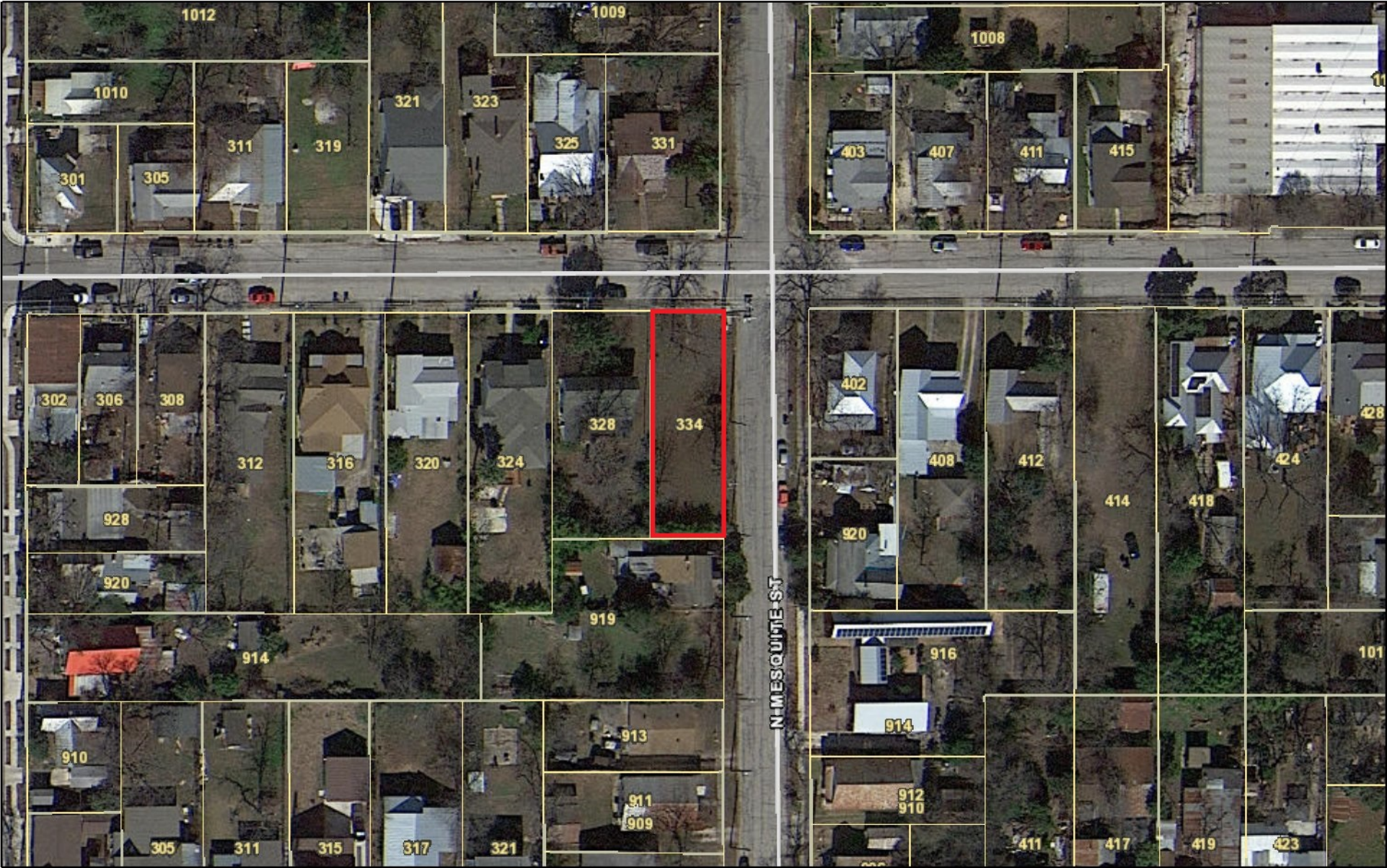
1. Staff does not recommend approval of item #1, new construction at 334 Burleson based on findings 1a through 1n. Staff recommends that the applicant address the following items prior to receiving a recommendation for approval:
 - i. That the applicant increase the proposed setbacks to be greater than those found historically on both Burleson and N Mesquite, as noted in finding 1a.
 - ii. That the applicant reduce the proposed massing to be consistent with the Guidelines, as noted in finding 1b.
 - iii. That the applicant incorporate both entrance massing and architectural entrance elements as noted in finding 1c.
 - iv. That the applicant incorporate foundation and floor heights that are consistent with the Guidelines, as noted in finding 1d.
 - v. That the applicant incorporate roof forms that are consistent with the Guidelines as noted in finding 1e.
 - vi. That the applicant incorporate window and door openings that are consistent with the Guidelines as noted in finding 1f.
 - vii. That the applicant incorporate materials and windows materials that are consistent with the Guidelines as noted in findings 1h and 1i. Wood or aluminum clad wood windows should be installed as noted in finding 1i and in the applicable citations.
 - viii. That the proposed driveway not exceed ten (10) feet, that continuous concrete sidewalks be installed, and that a detailed landscaping plan is submitted noting landscaping materials and the location of screened mechanical equipment.
2. Staff does not recommend approval of item #2, new construction on the lot to the south of 334 Burleson based on findings 2a through 2n. Staff recommends that the applicant address the following items prior to receiving a recommendation for approval:
 - i. That the applicant increase the proposed setback to be greater than those found historically on N Mesquite, as noted in finding 2a.
 - ii. That the applicant reduce the proposed massing to be consistent with the Guidelines, as noted in finding 1b.
 - iii. That the applicant incorporate both entrance massing and architectural entrance elements as noted in finding 2c.
 - iv. That the applicant incorporate foundation and floor heights that are consistent with the Guidelines, as noted in finding 2d.
 - v. That the applicant incorporate roof forms that are consistent with the Guidelines as noted in finding 2e.
 - vi. That the applicant incorporate window and door openings that are consistent with the Guidelines as noted in finding 2f.
 - vii. That the applicant incorporate materials and windows materials that are consistent with the Guidelines as noted in findings 2h and 2i. Wood or aluminum clad wood windows should be installed as noted in finding 1i and in the applicable citations.

- viii. That the proposed driveway not exceed ten (10) feet, that continuous concrete sidewalk be installed to connect to the right of way on N Mesquite, and that a detailed landscaping plan is submitted noting landscaping materials and the location of screened mechanical equipment.

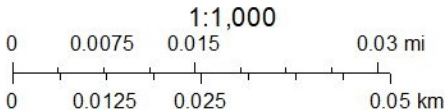
A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.

City of San Antonio One Stop



May 14, 2021





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: April 13, 2021

HDRC Case #: 2021-026

Address: 334 Burleson, lot to the south of N Mesquite Meeting Location: Webex

APPLICANT: Cesar Sosa

DRC Members present: Curtis Fish, Monica Savino (Conservation Society)

Staff Present: Edward Hall

Others present:

REQUEST: Construction of two, 2-story residential structures

COMMENTS/CONCERNS:

CS: Overview of proposed new construction – setbacks, massing, design, etc.

CF & MS: Questions regarding the proposed setbacks. Do setbacks include porches? How were measurements determined?

CF: Questions regarding setbacks and relationship to driveways.

MS: Are lots currently platted and addressed? Platted, not the Mesquite lot is not addressed.

CF: How far forward dimensionally is the proposed structure than the structure to the west. (approximately 15 feet further back)

MS: What are the proposed heights of the two story structure in relationship to the historic two story structure across the street?

CS: Overall height is 27'. Height could potentially be reduced some.

CF: Setbacks are a big issue. Should be increased.

MS: Mesquite house may fit on the Burleson lot, but probably not visa versa.

CF: Some leeway to be in front of adjacent structure/flexibility, but not by 15 feet.

OVERALL COMMENTS:

Dignowity Hill
334 BURLESON
San Antonio Tx 78203

PROJECT NO. S-363
CONSTRUCTION DOCUMENTS
10 SEPTEMBER 2020



5 ELEMENTS INTERNATIONAL

214 CLAREMONT AVENUE, SUITE #3
SAN ANTONIO TEXAS 78209
210-802-8214 INFO@5ei.us www.5ei.us

ARCHITECTURE | DEVELOPMENT | CONSTRUCTION | MAINTENACE

G001 COVER SHEET
G002 GENERAL NOTES
AS101 SITE PLAN
AS102 SITE PLAN ENLARGED
A101 FLOOR PLAN
A102 ELEVATIONS
A103 SECTIONS
A104 ELECTRICAL PLAN
A105 FLOOR PLAN FURNITURE

A106 INTERIOR ELEVATIONS
A107 WINDOW AND DOOR
SCHEDULE

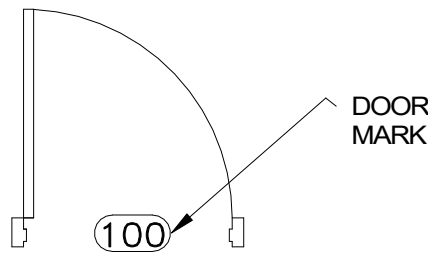
GENERAL NOTES

- CONTRACTOR IS TO EXECUTE ALL DETAILS UTILIZED IN THIS PROJECT. IF IT IS NOT CLEAR WHERE A SPECIFIC DETAIL IS TO BE UTILIZED, SEND RFI TO ARCHITECT FOR CLARIFICATION.
- THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK, SUPPLY ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH LOCAL AND NATIONAL GOVERNING CODES.
- THE GENERAL CONTRACTOR SHALL CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, REPORT ANY DISCREPANCIES, IN WRITING, TO THE ARCHITECT BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. THIS IS THE SAME FOR LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS UNDER WHICH THE CONTRACTOR WILL BE OBLIGATED TO OPERATE. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION SUPPLIED BY THE OWNER. DIMENSIONS ARE TYPICALLY TO A FINISHED SURFACE OR TO AN ASSEMBLY, FIXTURE, CENTERLINE, ETC. REPORT ALL DISCREPANCIES IN DIMENSIONS IN WRITING TO THE ARCHITECT PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. WORK SHALL BE TRUE AND LEVEL AS INDICATED. ALL WORK SHALL RESULT IN AN ORDERLY AND WORKMAN-LIKE APPEARANCE. WHERE FIGURES OR DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS, THE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL IMMEDIATELY REQUEST DIMENSIONS IN WRITING FROM THE ARCHITECT.
- THE GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY LIGHT, TELEPHONE, FAXING, CLEAN-UP SERVICE AND TOILETS. ALL TEMPORARY WORK IS TO BE REMOVED PRIOR TO COMPLETION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SUBCONTRACTORS COORDINATE THEIR WORK WITH THE OTHER TRADES INCLUDING WORK NOT IN CONTRACT.
- THE GENERAL CONTRACTOR IS TO FILE FOR SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
- THE GENERAL CONTRACTOR IS TO KEEP ALL FULL SET OF UP-TO-DATE CONSTRUCTION DOCUMENTS INCLUDING ADDENDA, FIELD SKETCHES, CLARIFICATIONS AND SUPPLEMENT AVAILABLE AT THE JOB SITE AT ALL TIMES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INITATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS NECESSARY FOR COMPLETION OF WORK AND FOR PROTECTION OF WORKERS, VISITORS AND THE PUBLIC.
- THE GENERAL CONTRACTOR IS TO PROVIDE ADEQUATE BARRICADES AS PER LOCAL BUILDING CODES AND ORDINANCES TO ENSURE THE SAFETY OF PERSONS AND PROPERTY ON THE SITE OCCUPIED BY THE OWNER AND IN THE ADJACENT PUBLIC RIGHT OF WAY.
- CARBON MONOXIDE EMISSIONS ARE PROHIBITED FROM ALL INTERIOR WORK. IF FUME HAZARDS OCCUR, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MONITORING AND TESTING OF AFFECTED AREAS.
- THE GENERAL CONTRACTOR IS TO REPAIR, REPLACE, PATCH AND MATCH ANY MATERIALS AREAS OR SYSTEMS AS REQUIRED AND CALLED FOR TO ENSURE PROPER INSTALLATION AND NEAT APPEARANCE OF THE WORK.
- SPECIFIED ITEMS HAVE BEEN SELECTED BECAUSE THEY REFLECT THE STANDARDS OF QUALITY DESIRED, OR POSSESS FEATURES REQUIRED TO PRESERVE THE DESIGN CONCEPT. THE ARCHITECT, THEREFORE, RESERVES THE RIGHT TO REQUIRE THE USE OF THE SPECIFIC ITEMS. IN ALL CASES, THE BURDEN OF PROOF OF EQUALITY SHALL BE WITH THE BIDDER AND THE DECISION OF THE ARCHITECT SHALL BE FINAL.
- THE OWNER ARCHITECT, OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY VERBAL INSTRUCTIONS.
- ALL SCRAP MATERIALS ARE TO BE REMOVED FROM THE SITE ON A DAILY BASIS. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE
- THE GENERAL CONTRACTOR IS TO NOTIFY OWNERS REPRESENTATIVE AND ARCHITECT UPON FINDING CONDITIONS NOT IDENTIFIED ON DRAWINGS
- THE ADJACENT PROPERTIES SHALL IN NO WAY BE INCONVENIENCED OR DISTURBED BY VEHICLES, DEBRIS, SIGNS, ODORS, UNSIGHTLY CONDITIONS, OR NON-CONSTRUCTION NOISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS ON SITE AT ALL TIMES AND FOR THE BEHAVIOR OF INDIVIDUALS WITH RESPECT TO THE ADJACENT AREAS. THE PROJECT SITE SHALL BE DRUG AND ALCOHOL FREE
- REFER TO ADDITIONAL NOTE BY STRUCTURAL AND MEP DISCIPLINES. WHERE VARIOUS DISCIPLINES INDICATE WORK FOR DIFFERING DISCIPLINES (FOR EXAMPLE, MECHANICAL WORK WHICH WOULD REQUIRE STRUCTURAL MODIFICATIONS), THE GENERAL CONTRACTOR IS TO NOTIFY THE ARCHITECT PRIOR TO COMMENCING THE WORK.
- REFER TO MEP SITE PLANS FOR NEW ELECTRICAL SERVICE, SITE LIGHTING AND OTHER UTILITIES.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND REGULATIONS. CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK AND WITHIN SCOPE OF THE CONTRACT DOCUMENTS. THE LOCATION OF UTILITIES IS BASED ON THE BEST INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.
- INSTALL ALL MANUFACTURED ITEMS, MATERIAL AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.
- ALL WOOD BLOCKING TO BE FIRE RETARDANT.
- CONTROLS AND OPERATING MECHANISM:
(A) GENERAL: ALL CONTROLS AND DEVICES HAVING MECHANICAL OR ELECTRICAL OPERATING MECHANISMS WHICH ARE EXPECTED TO BE OPERATED BY OCCUPANTS, VISITORS, OR OTHER USERS OF A BUILDING OR FACILITY, SHALL COMPLY WITH DETAILS PROVIDED. SUCH MECHANISMS MAY INCLUDE, BUT ARE NOT LIMITED TO THERMOSTATS, LIGHT SWITCHES, ALARM ACTIVATING UNITS, VENTILATORS, ELECTRICAL OUTLETS, ETC.

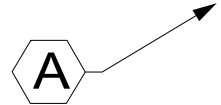
- (B) HEIGHT: THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES PROVIDED IN THE DETAILS. EXCEPT WHERE OTHERWISE NOTED, ELECTRICAL AND COMMUNICATIONS SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE THE FLOOR.
- (C) OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN FIVE LBS.
24. SIGNAGE: SIGNS AT ALL DESIGNATED HANDICAPPED TOILETS ROOMS SHALL COMPLY WITH THIS PARAGRAPH
(A) CHARACTER PROPORTION. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3.5 AND 1.1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1.5 AND 1.10 UTILIZING AND UPPER CASE "X" FOR MEASUREMENT
(B) COLOR CONTRAST. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND; LIGHT COLORED CHARACTERS ON DARK BACKGROUNDS ARE REQUIRED.
(C) TACTILE CHARACTERS AND SYMBOLS. CHARACTERS, SYMBOLS, OR PICTOGRAPHS ON SIGNS REQUIRED TO BE TACTILE, SHALL BE RAISED 1/32 INCH MINIMUM. LETTERS AND NUMBERS SHALL BE SANS SERIF CHARACTERS SHALL BE AT LEAST 5/8 INCH HIGH, BUT SHALL BE NO HIGHER THAN TWO INCHES AND SHALL BE PROPORTIONED IN ACCORDANCE WITH SUB-PARAGRAPH (B) OF THIS PARAGRAPH. NOTE: BRAILLE CHARACTERS MAY BE USED IN ADDITION TO STANDARD ALPHABET CHARACTERS AND NUMBERS, BUT MAY NOT BE USED EXCLUSIVELY. IF USED, BRAILLE CHARACTERS SHALL BE PLACED TO THE LEFT OF STANDARD CHARACTERS. RAISED BORDERS AROUND RAISED CHARACTERS ARE DISCOURAGED.
(D) MOUNTING HEIGHTS AND LOCATION: TACTILE SIGNAGE USED FOR ROOM IDENTIFICATION SHALL BE MOUNTED ON THE WALL ON THE LATCH (STRIKE) SIDE OF DOORS A HEIGHT OF 60" ABOVE FINISHED FLOOR TO CENTERLINE OF SIGN
(E) SYMBOLS OF ACCESSIBILITY: IF ACCESSIBLE TOILETS ARE IDENTIFIED, THEN THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE USED. THE SYMBOL SHALL BE DISPLAYED AS SHOWN BELOW.
25. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MISCELLANEOUS STEEL OR DECORATIVE STEEL SHOWN ON ARCHITECTURAL SHEETS WHETHER SHOWN OR DETAILED ON STRUCTURAL SHEETS. FOR MEMBERS SHOWN BUT NOT SIZED THE FOLLOWING APPLIES:
(A) LOOSE ANGLES: 4" X 4" X 3/8"
(B) TUBE STEEL: 5" X 5" X 1/4"
(C) WIDE FLANGE: W12 X 16
(D) LOOSE CHANNELS: C8X 13.75
26. ALL SUBCONTRACTORS AND CONSTRUCTION WORKERS MUST READ THE WRITTEN SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL. THE SPECIFICATIONS CONTAIN ADDITIONAL SURFACE PREPARATION OR INSTALLATION REQUIREMENT FOR THE BUILDING MATERIALS, PRODUCT OR COMPONENTS THAT ARE BEING PLACED OR INSTALLED.
27. THE INSTALLATION / APPLICATION INFORMATION SHOWN ON THE DRAWINGS IS NOT COMPLETE WITHOUT THE WRITTEN SPECIFICATIONS/ PROJECT MANUAL. IF THESE DRAWINGS, ASK THE GENERAL CONTRACTOR FOR A COPY TO REVIEW BEFORE BEGINNING YOUR WORK.

GRAPHICS LEGEND

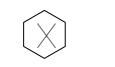
NEW DOOR



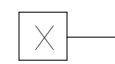
KEY NOTE



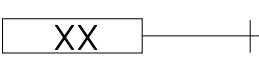
WINDOW



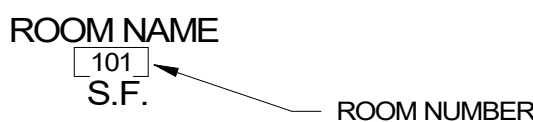
WALL PARTITION



SPOT ELEVATION HEIGHT INDICATOR



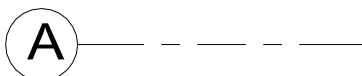
ROOM



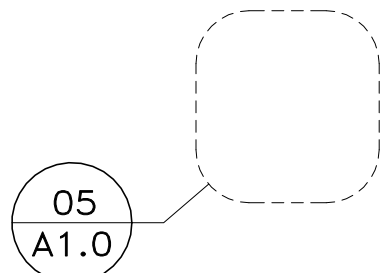
ELEVATION HEIGHT INDICATOR



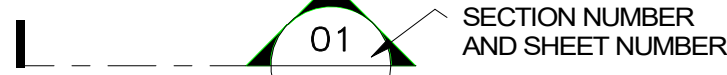
COLUMN REFERENCE GRIDS



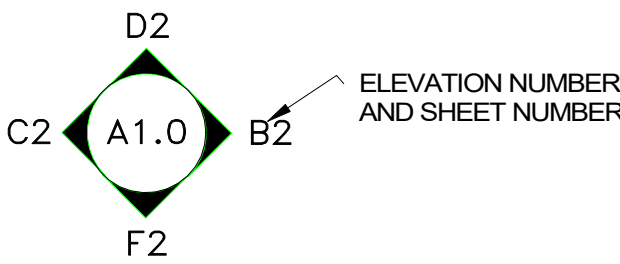
ENLARGED DETAIL KEY



SECTION



INTERIOR ELEVATION INDICATOR



ELEVATION INDICATOR



FIRE EXTINGUISHER ON BRACKET



EXIT SIGN



SHEET LIST

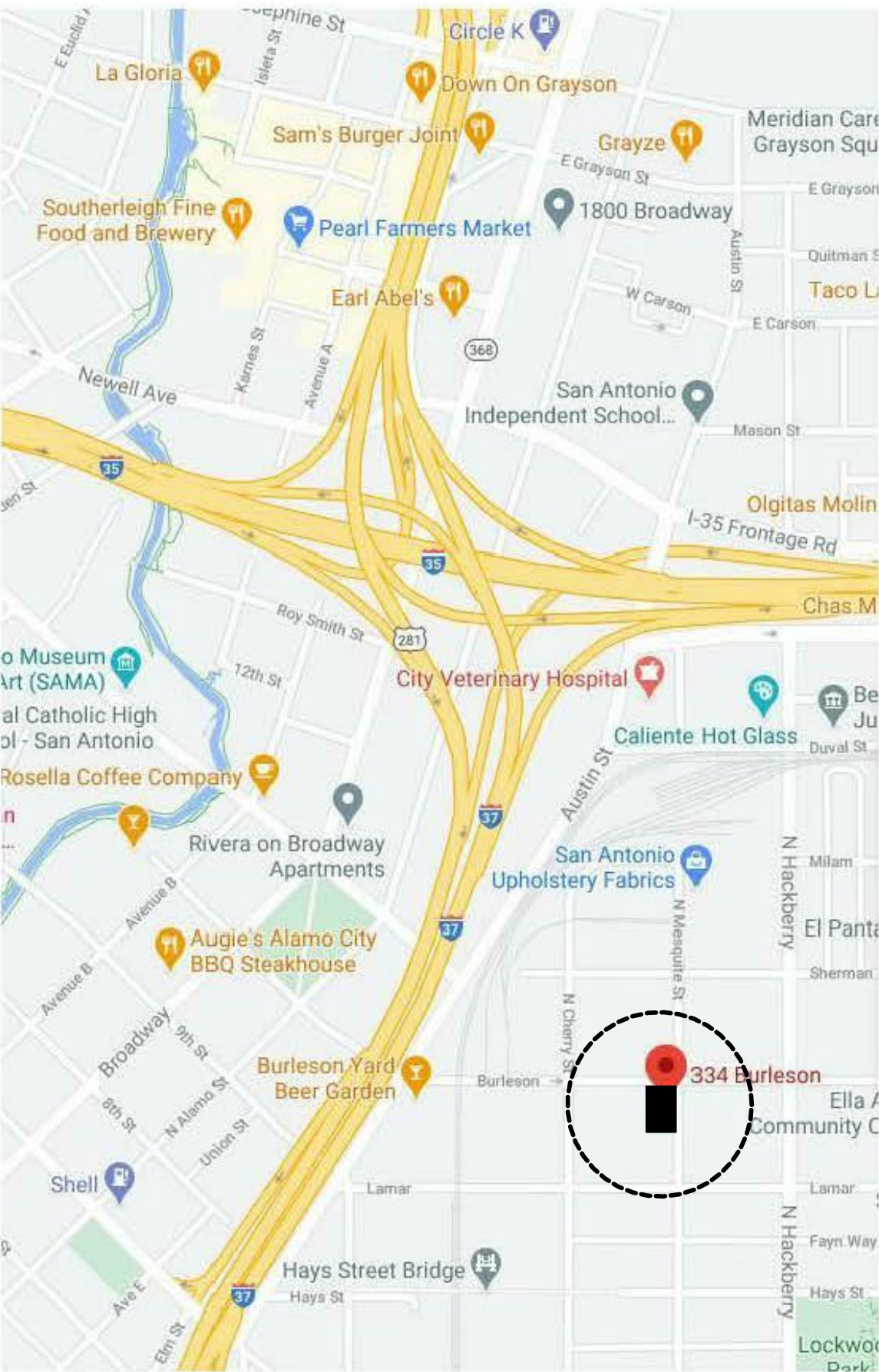
JHQHJDO

G.001 COVER SHEET
G.002 GENERAL INFORMATION

DUFKJHJDO

AS.101 SITE PLAN
AS.102 ENLARGED SITE PLAN
A.101 FLOOR PLAN DIMENSIONED
A.102 ELEVATIONS
A.103 SECTIONS
A.104 ELECTRICAL PLAN
A.105 FLOOR PLAN FURNITURE
A.106 INTERIOR ELEVATIONS
A.107 WINDOW AND DOOR SCHEDULE

WUJFJHJDO

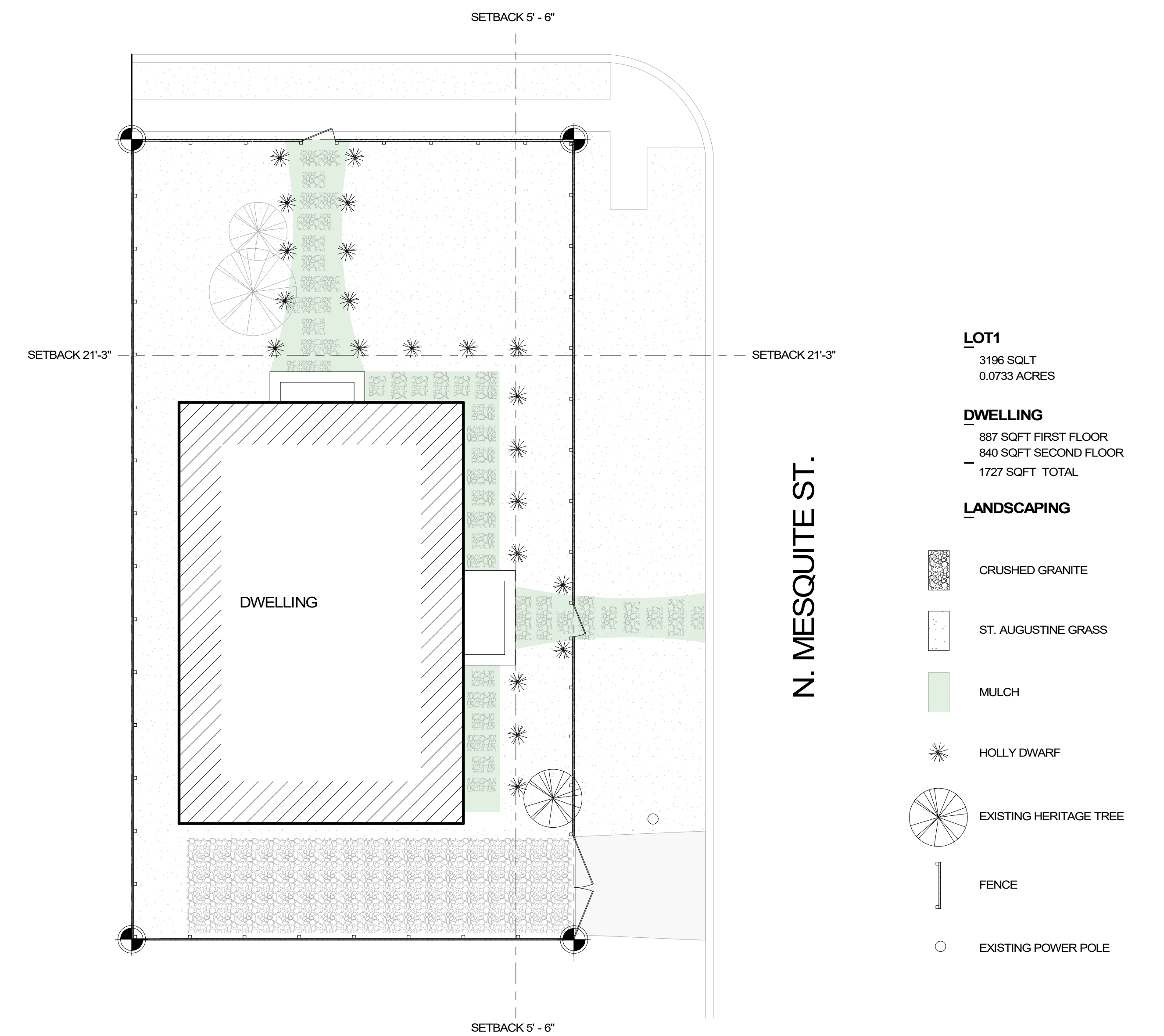


4 SITE PLAN
SCALE 1/12" = 1'-0"

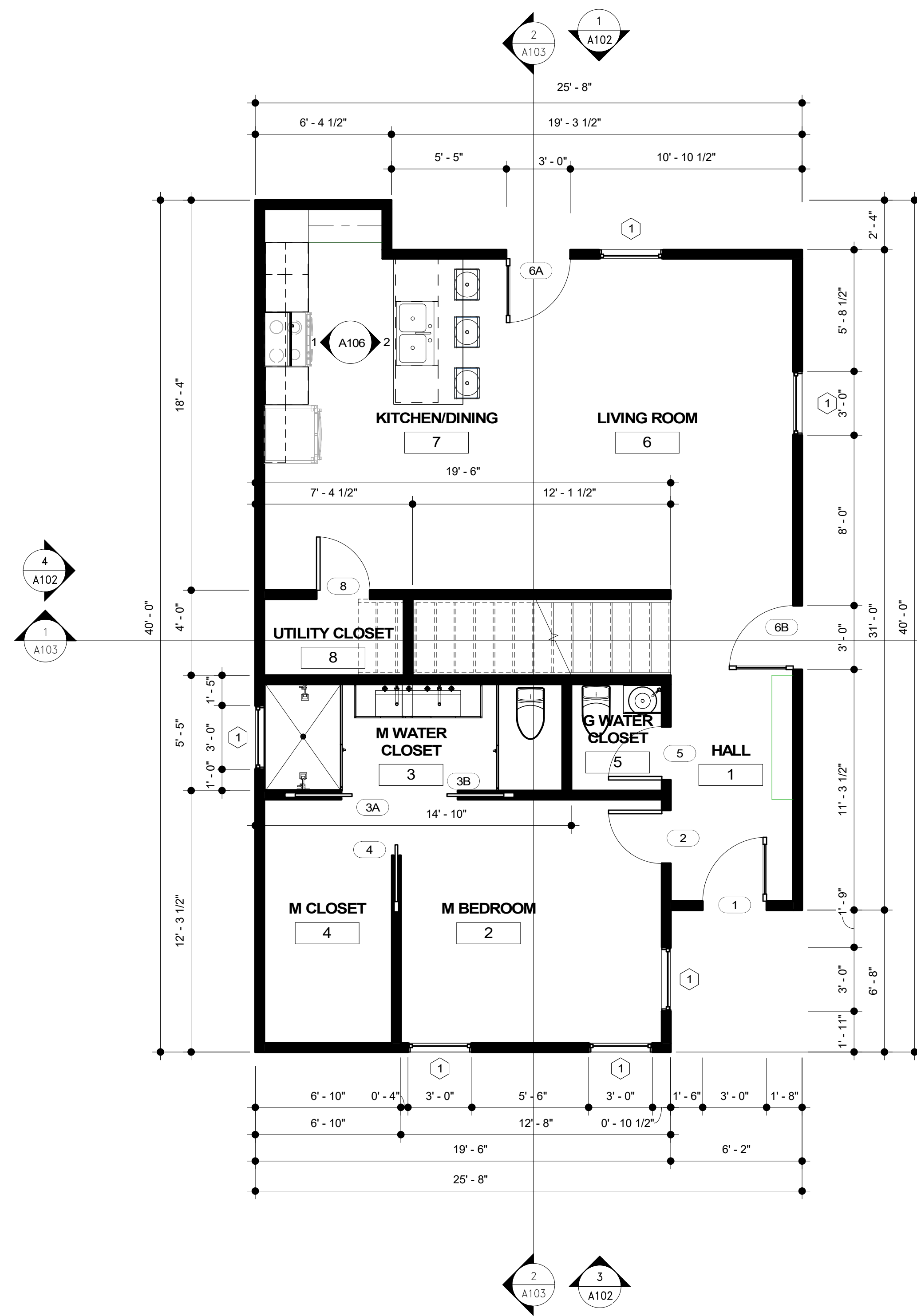




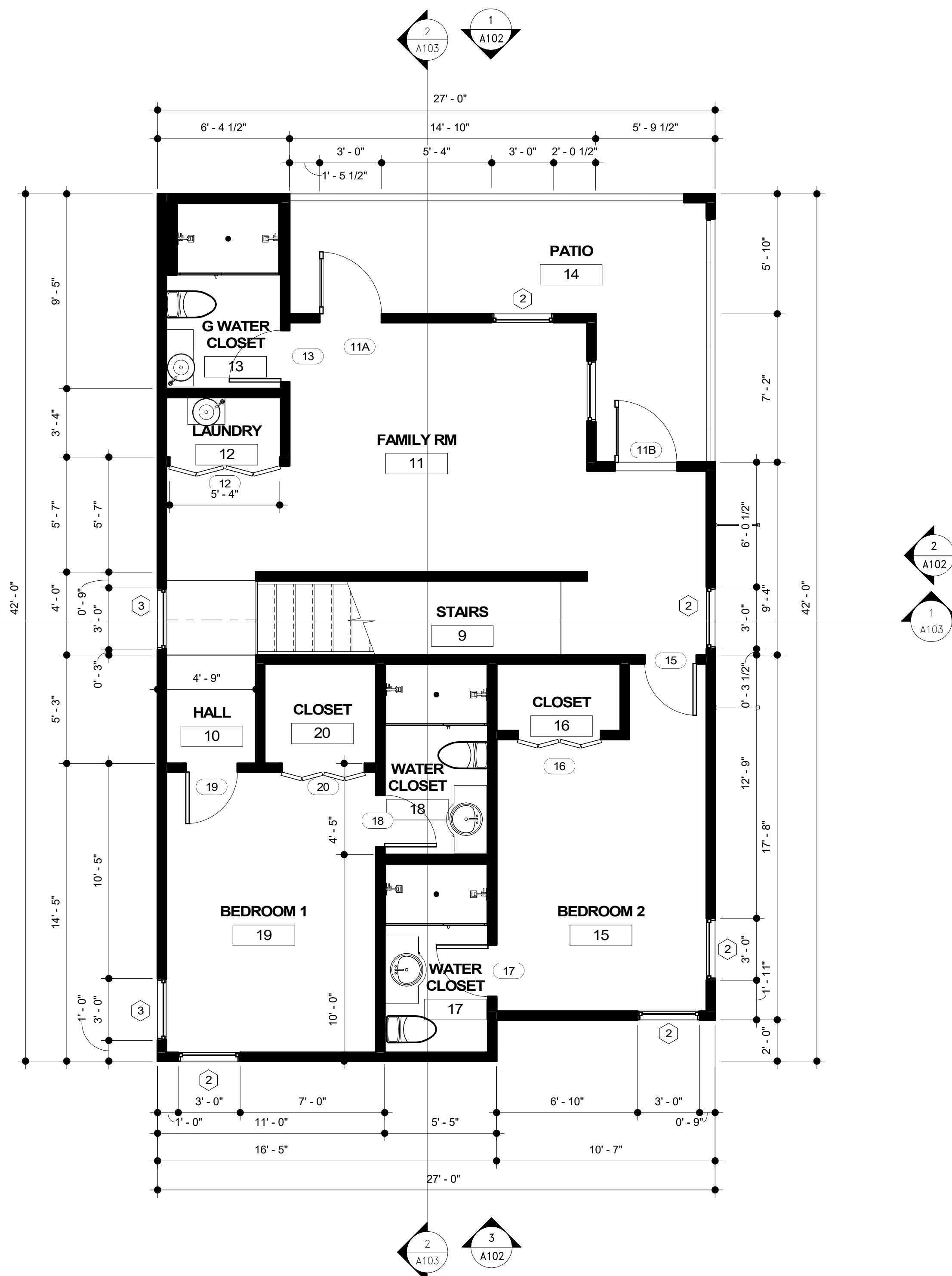
334 BURLESON ST.



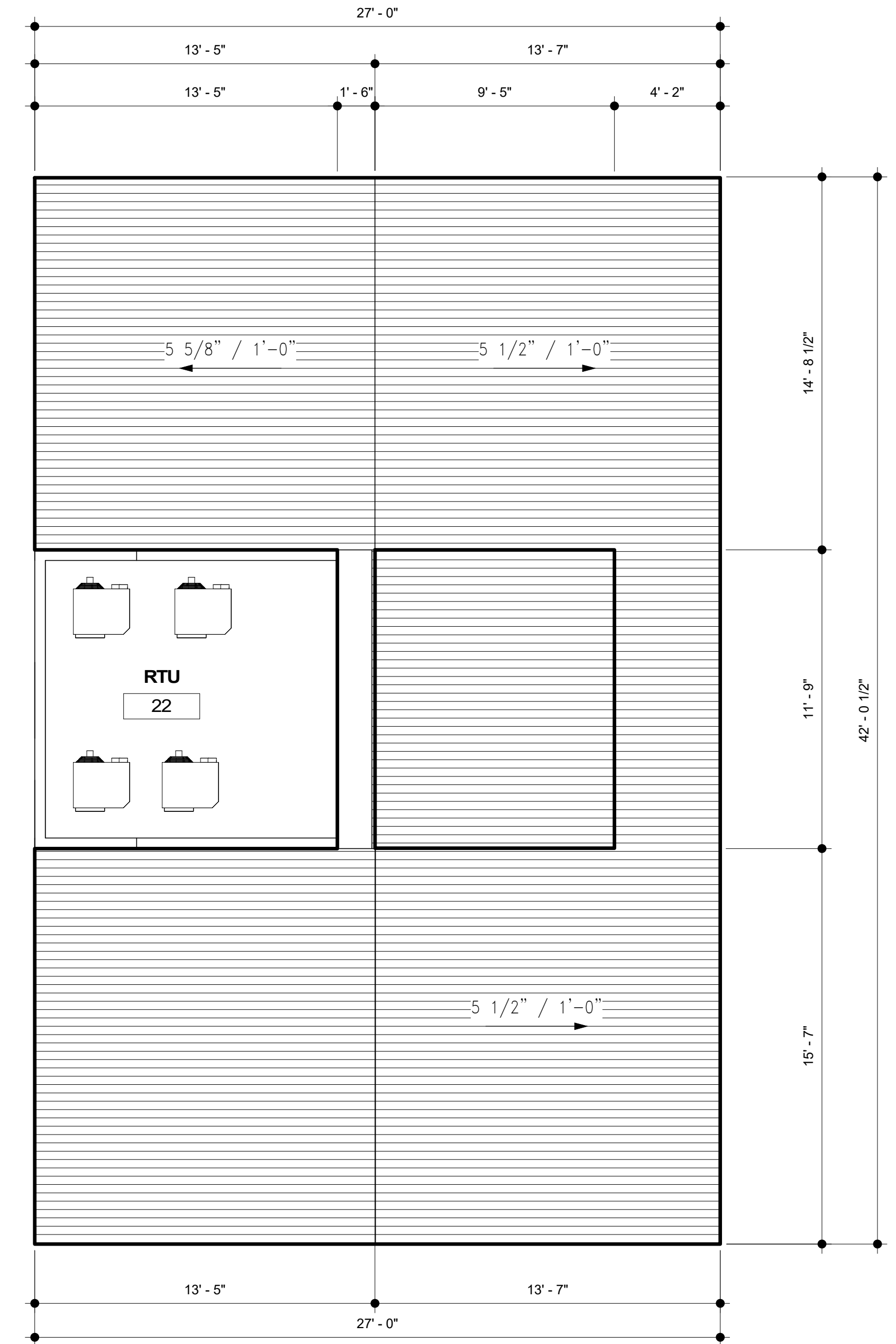
1 ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"



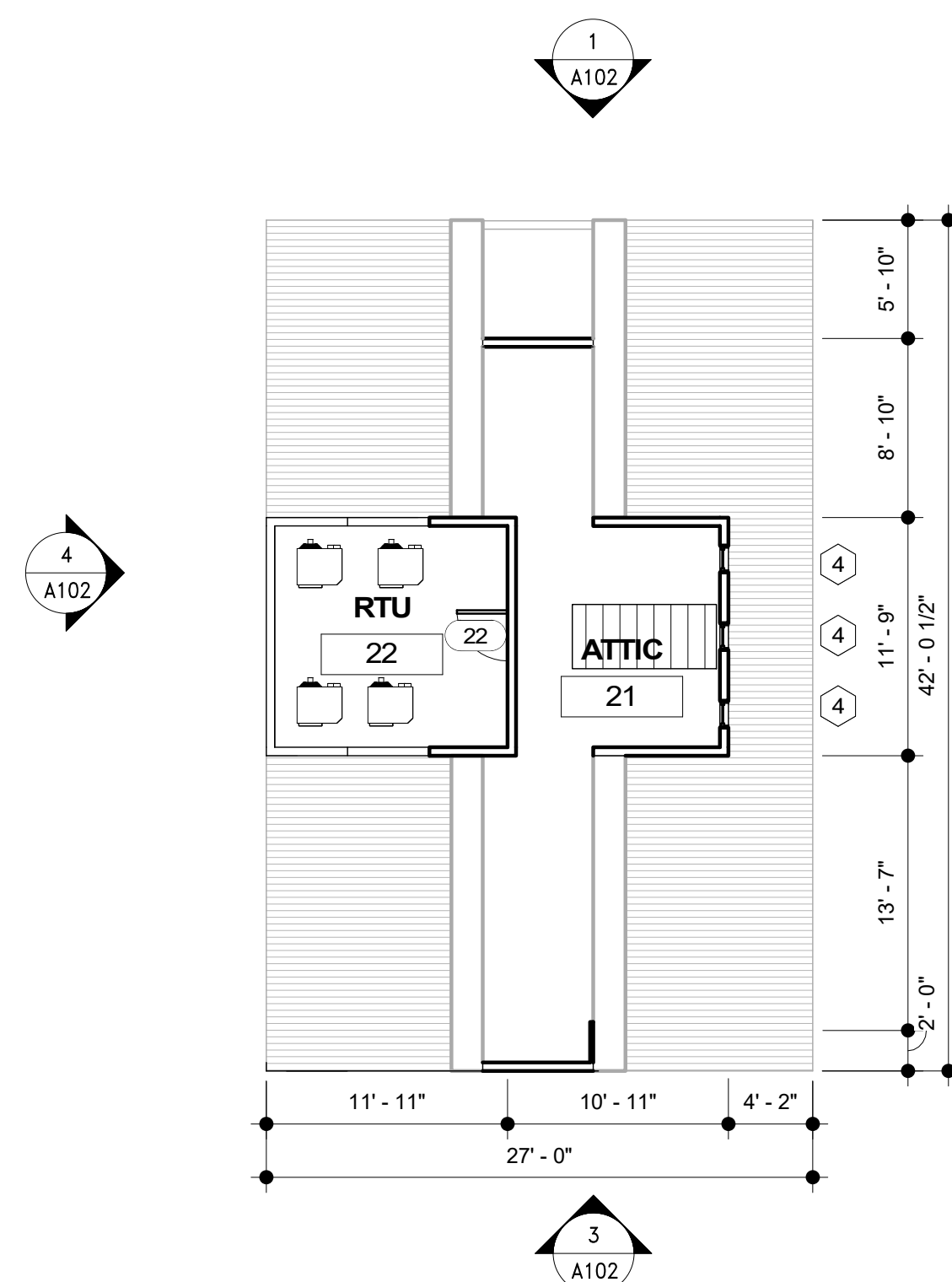
1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



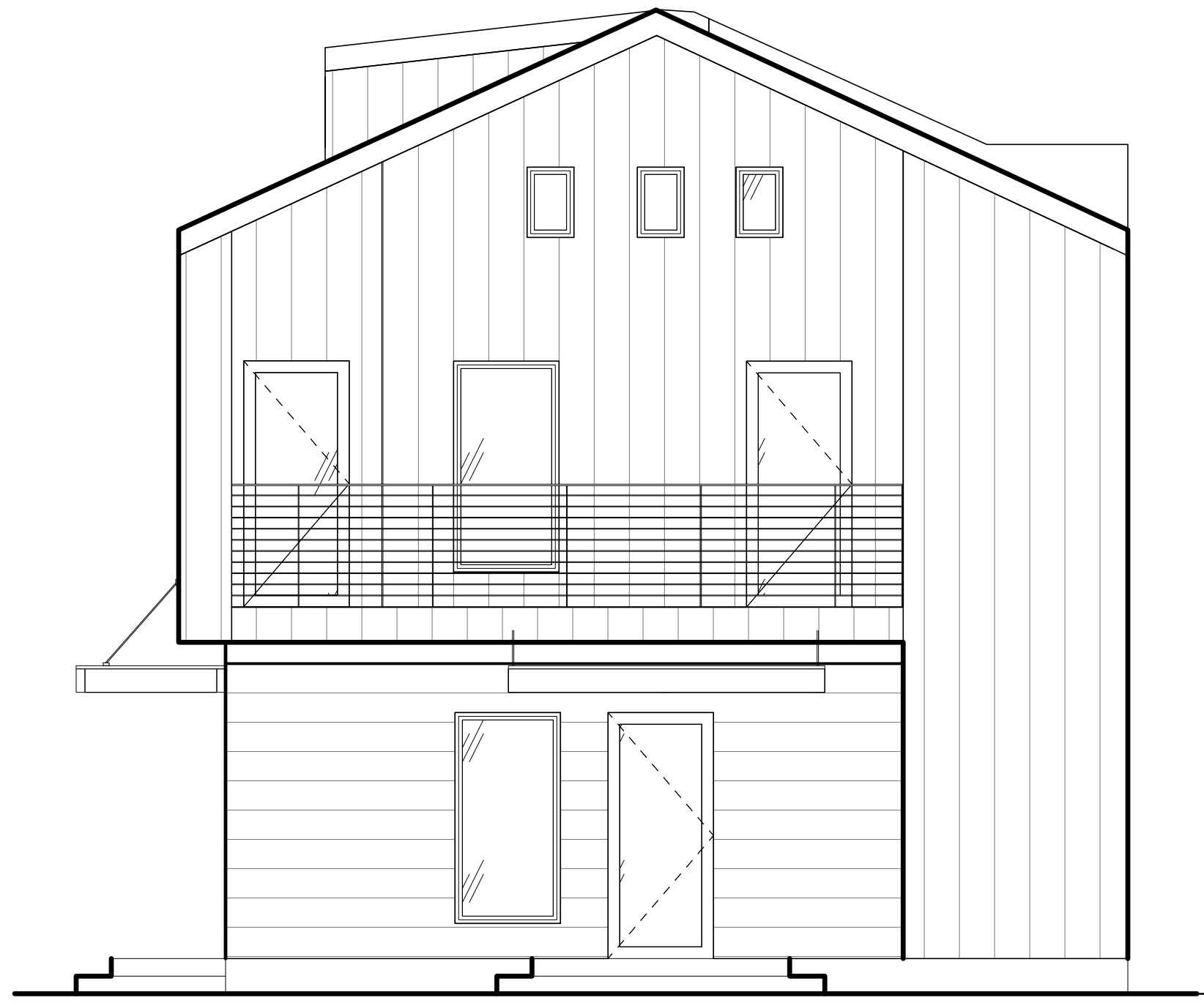
2 SECOND FLOOR
SCALE: 1/4" = 1'-0"



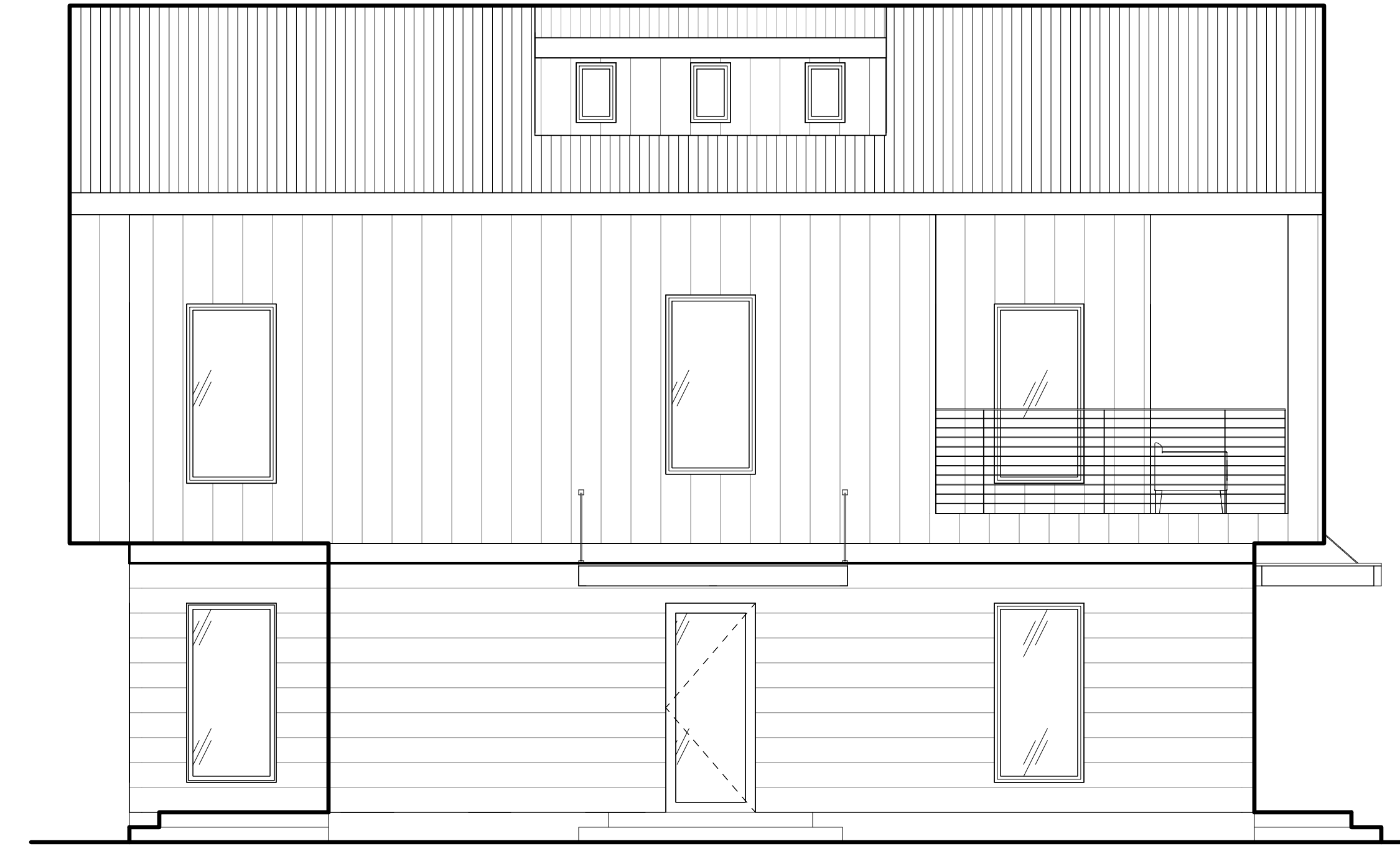
4 TOP OF ROOF
SCALE: 1/4" = 1'-0"



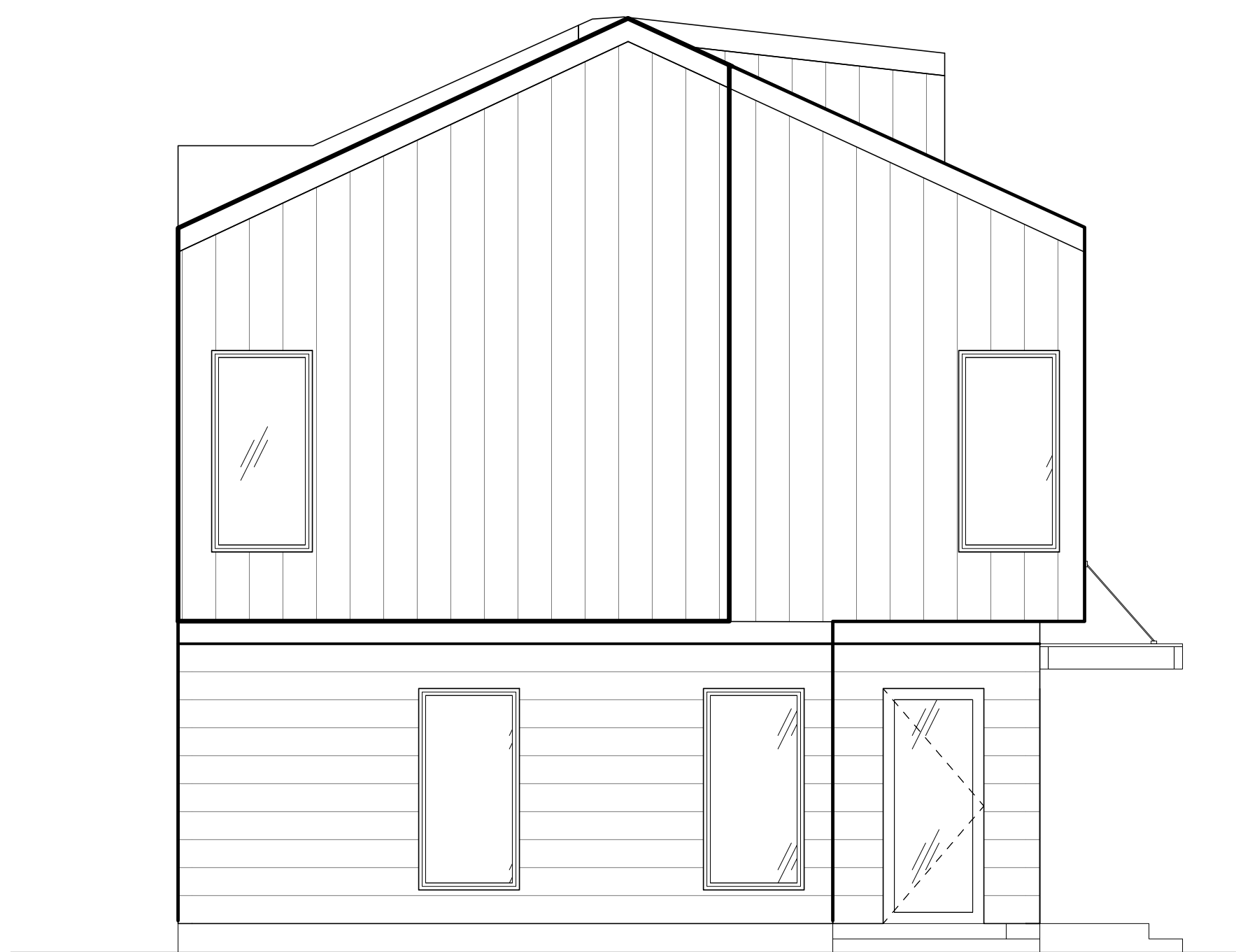
3 ATTIC
SCALE: 1/8" = 1'-0"



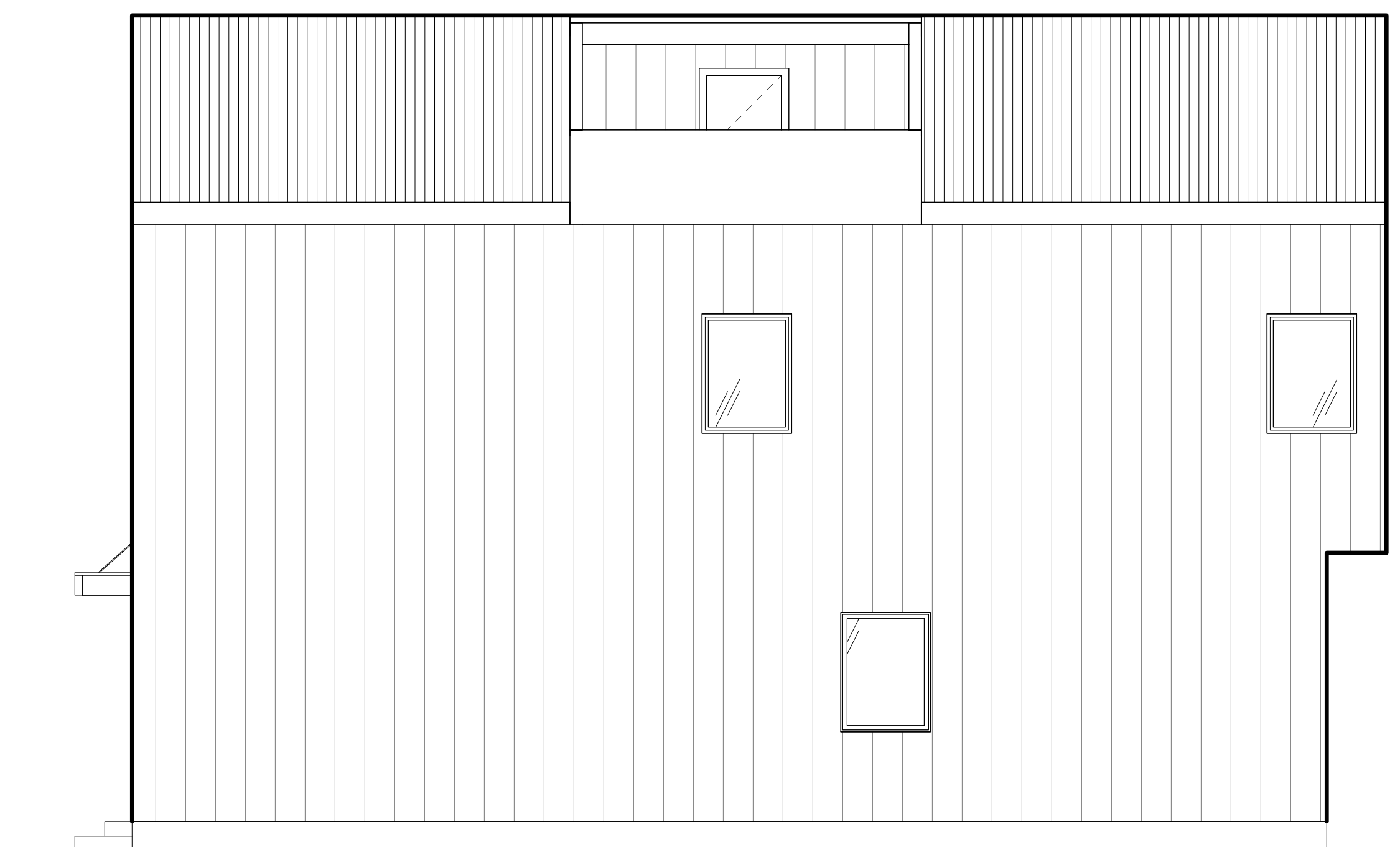
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



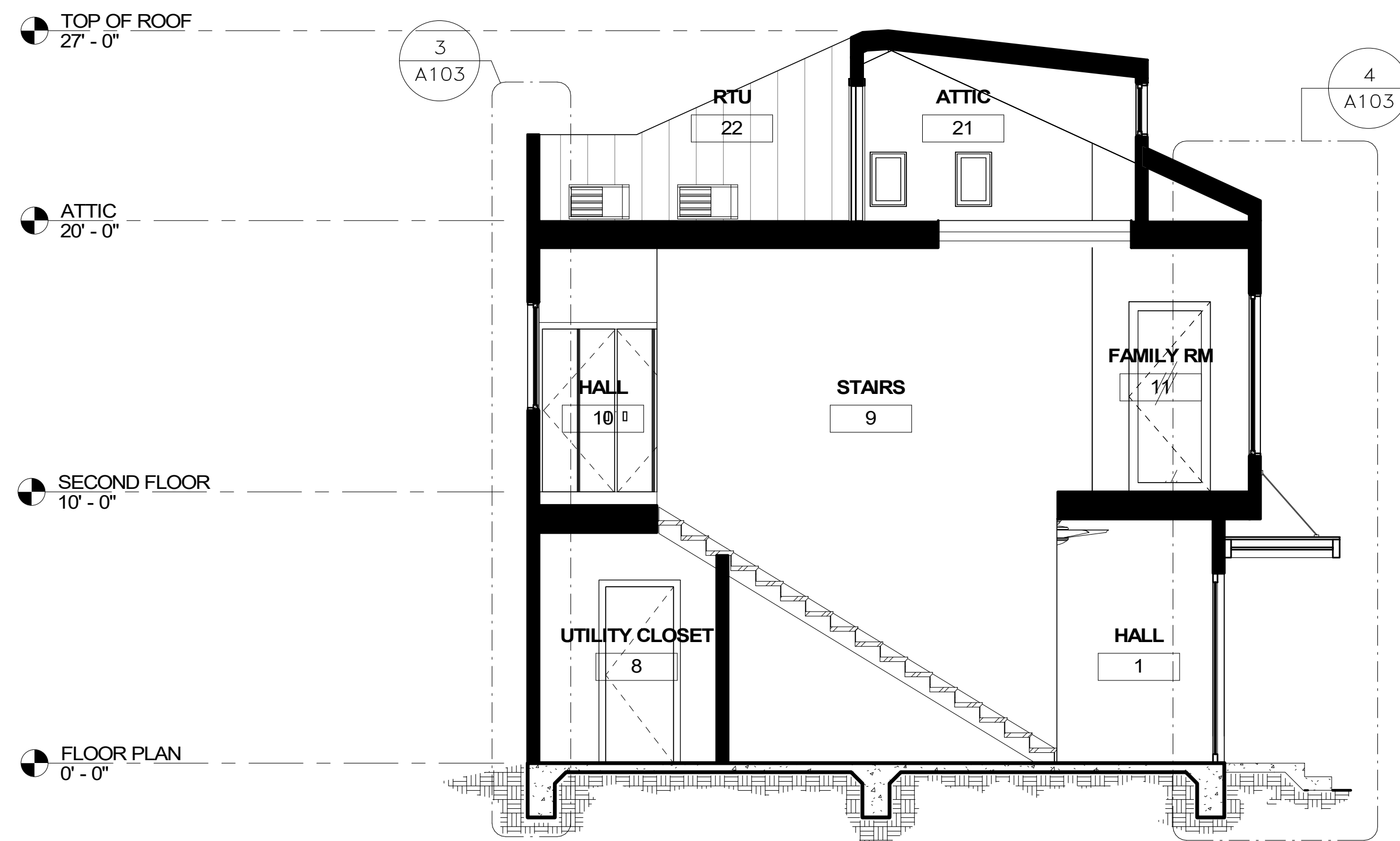
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



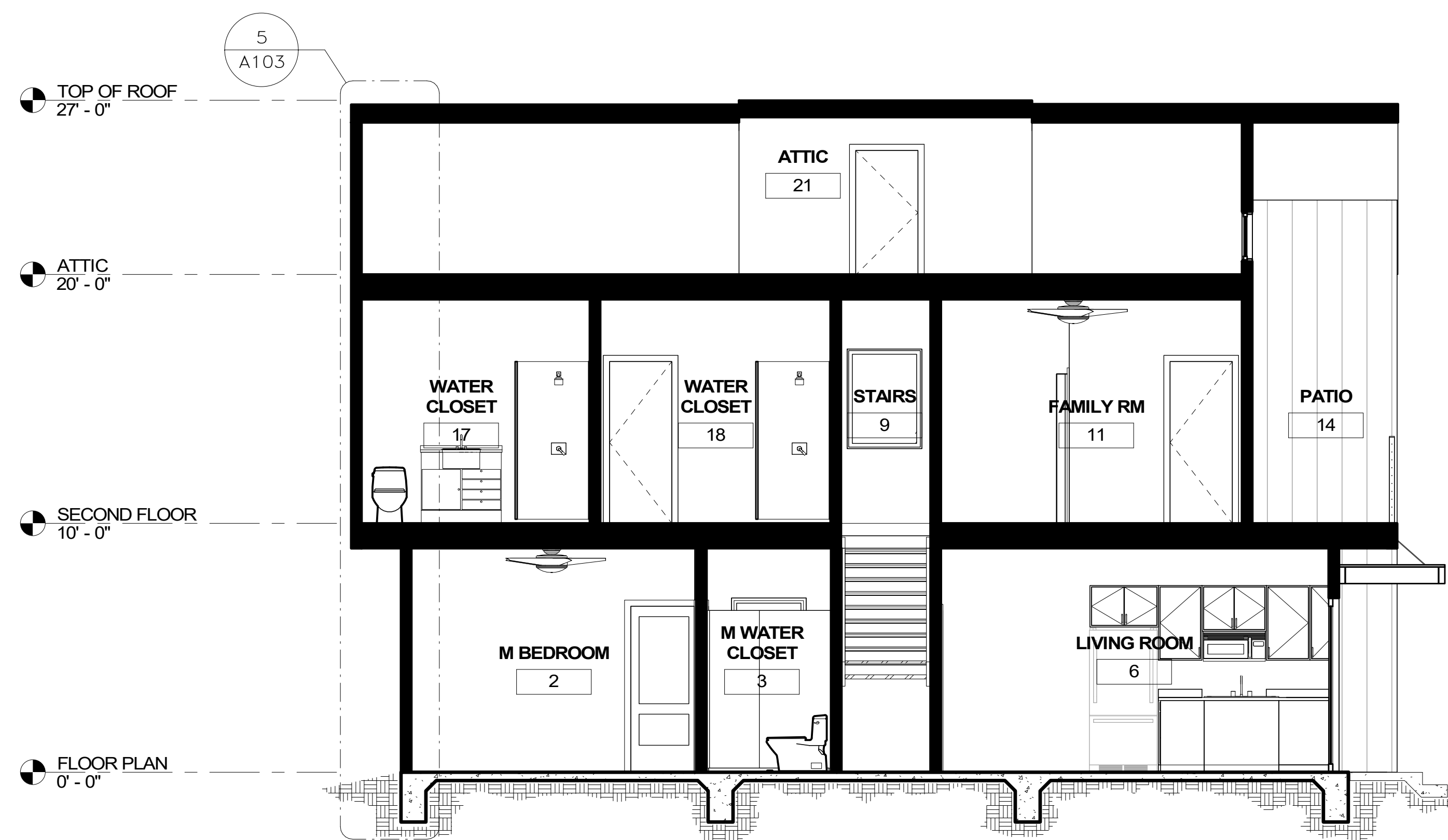
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



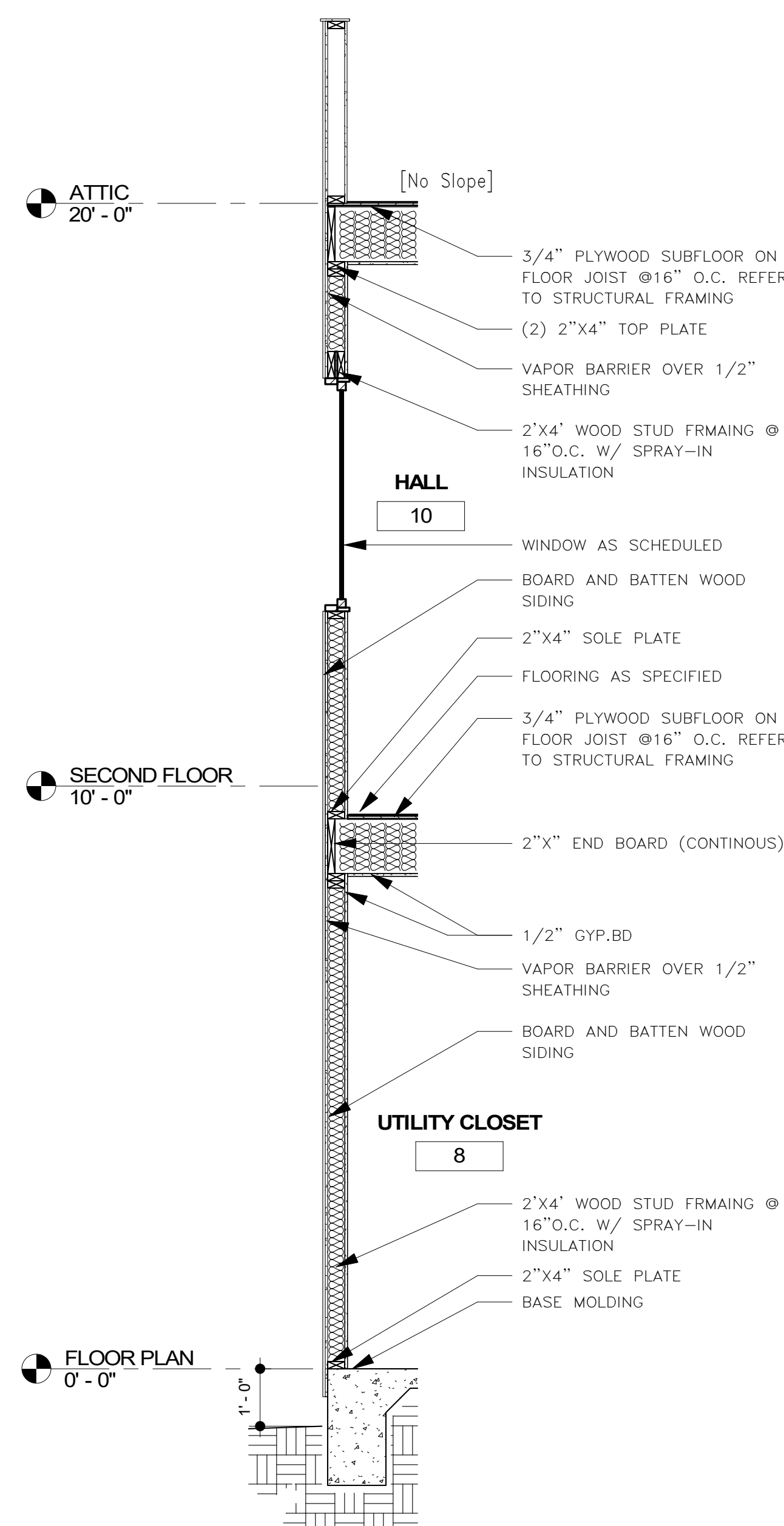
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



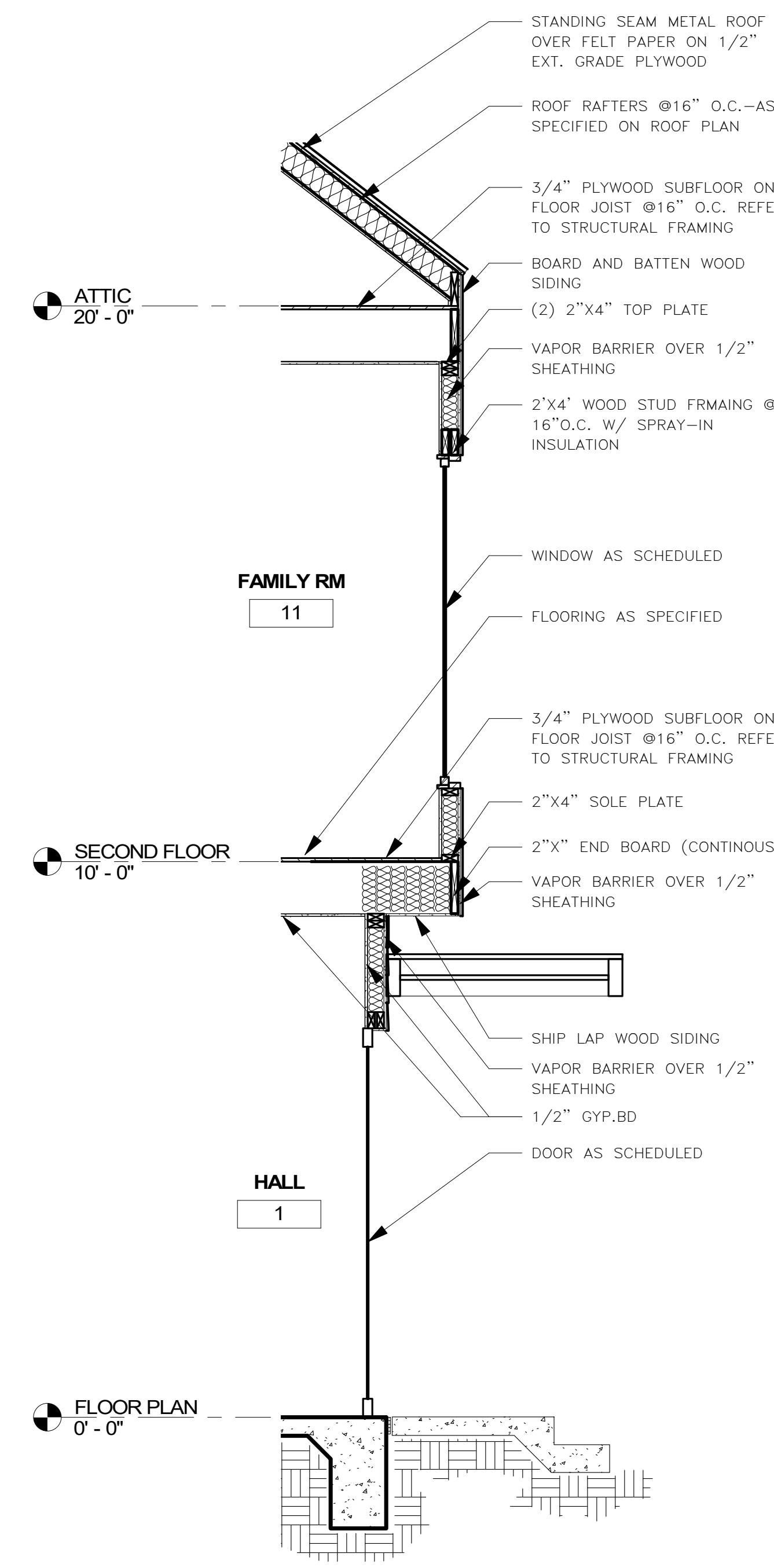
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



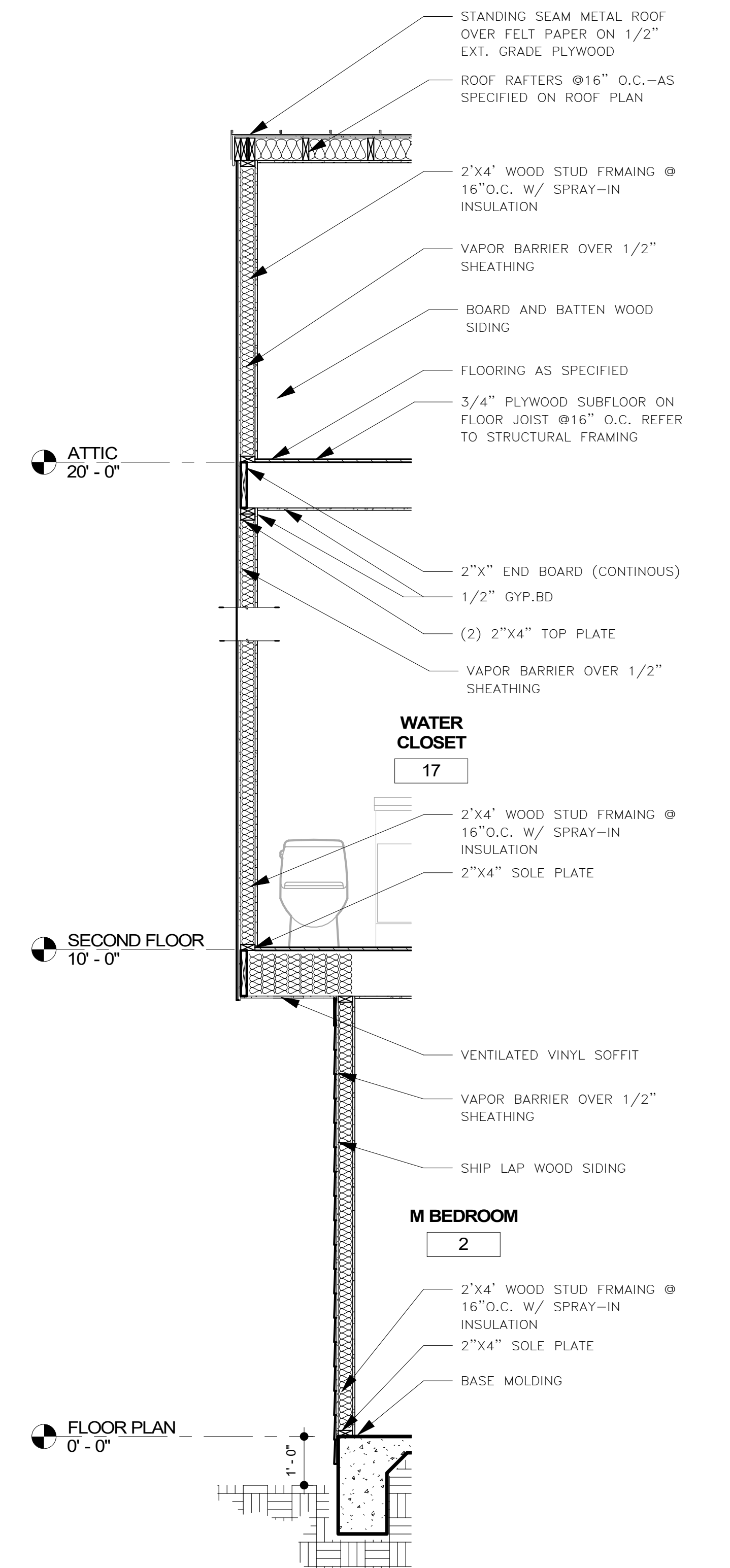
2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



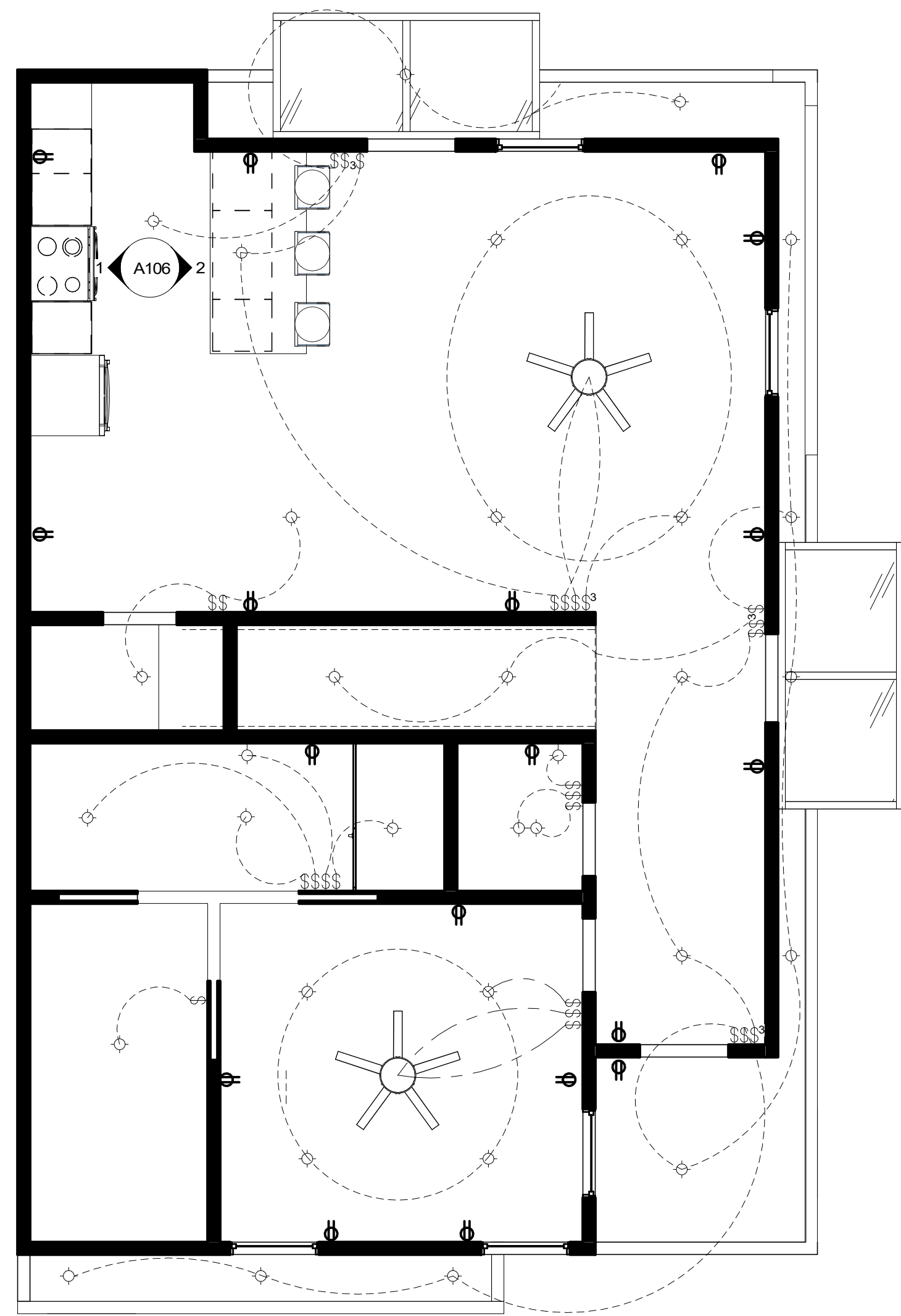
3 WALL SECTION
SCALE: 1/2" = 1'-0"



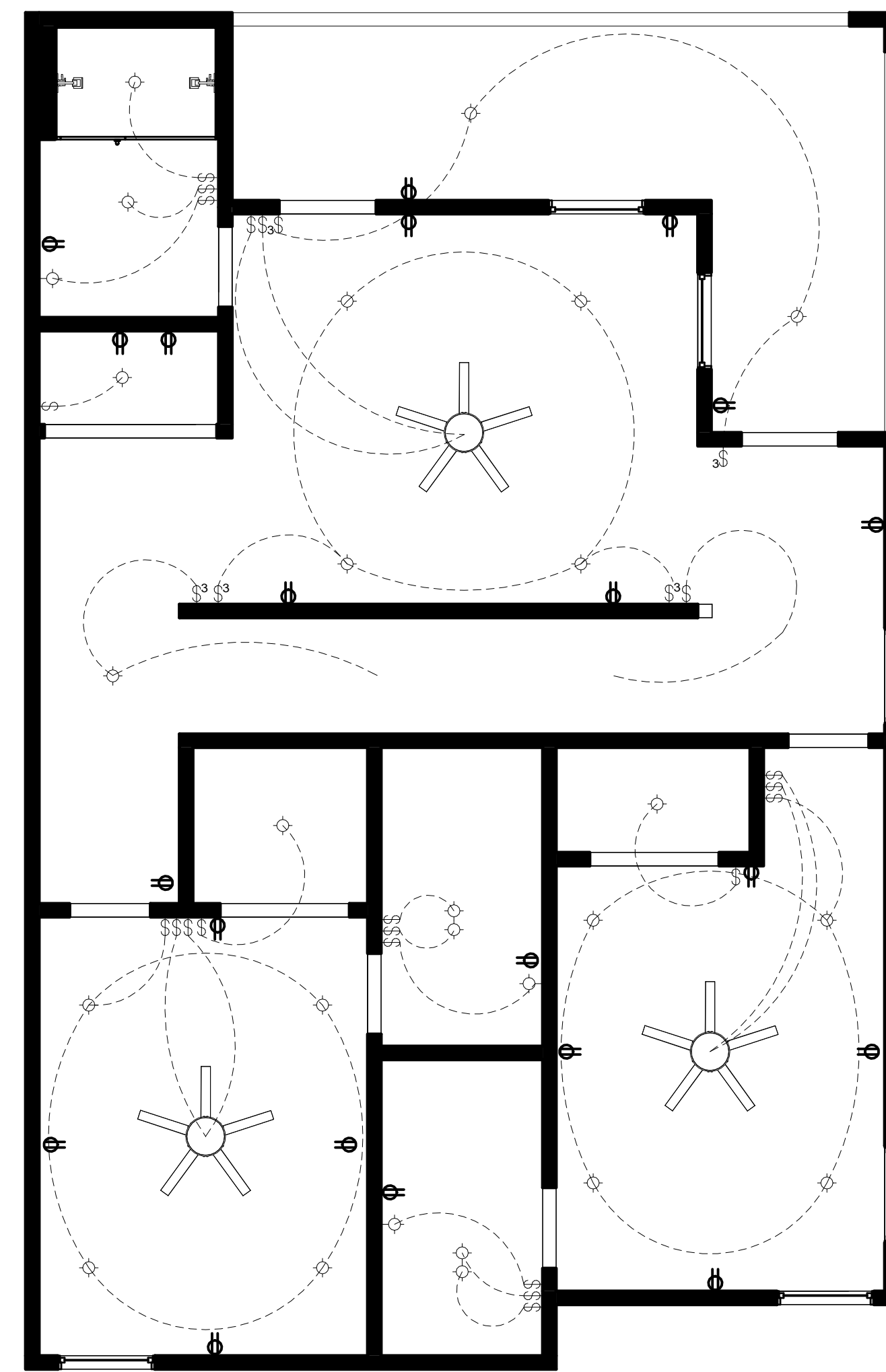
4 WALL SECTION
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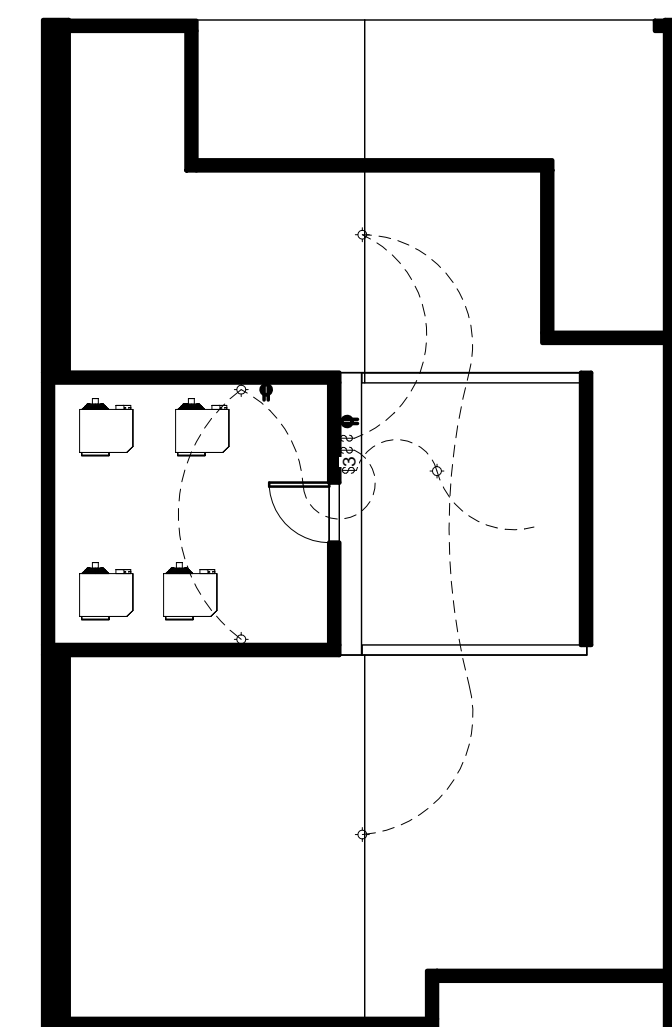
5 WALL SECTION
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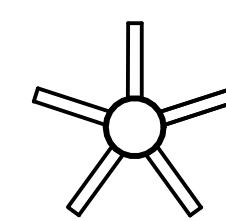
1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



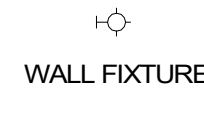
2 SECOND FLOOR
SCALE: 1/4" = 1'-0"



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



FAN



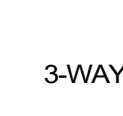
WALL FIXTURE



CEILING FIXTURE



SWITCH

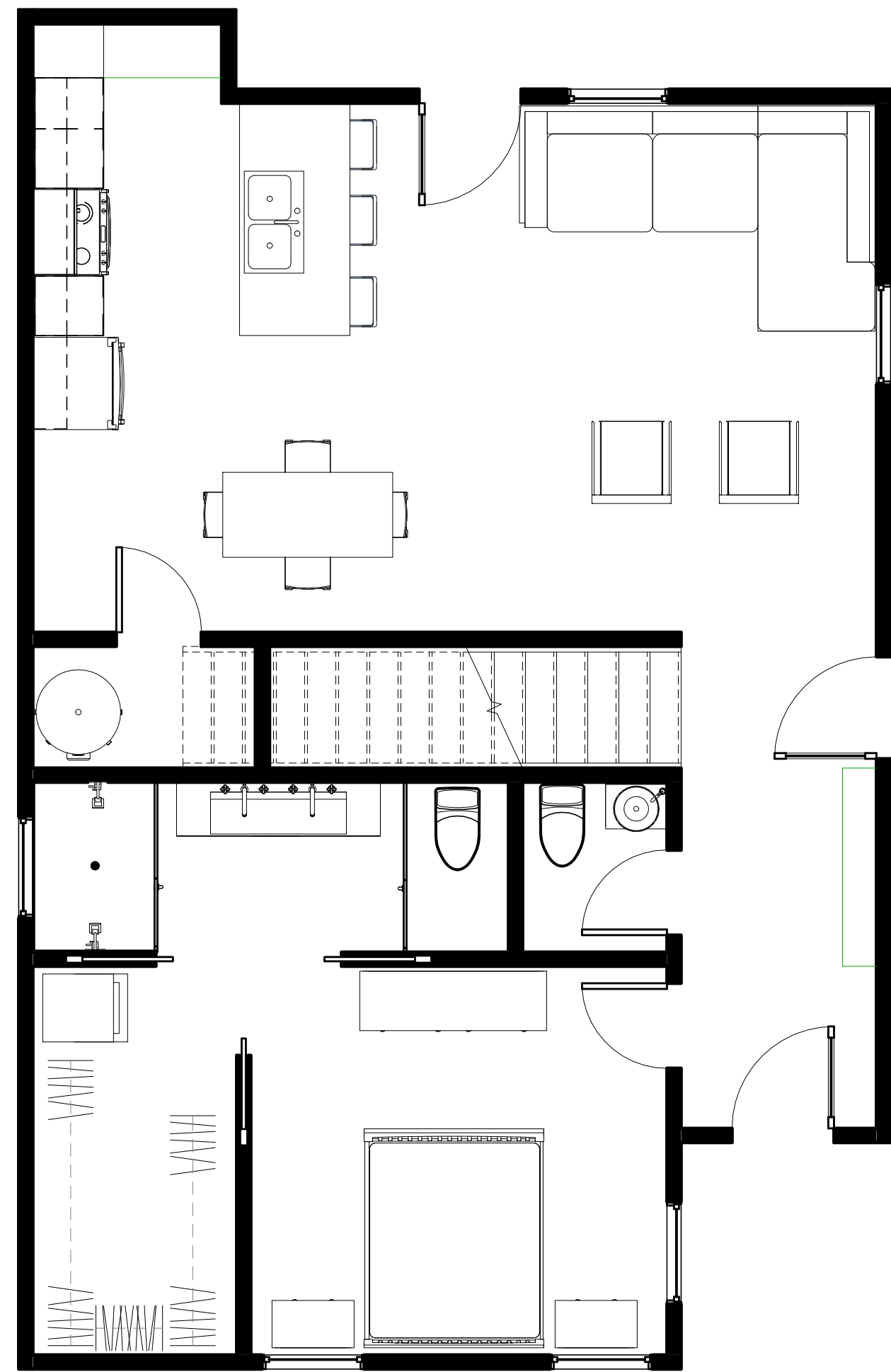


3-WAY SWITCH

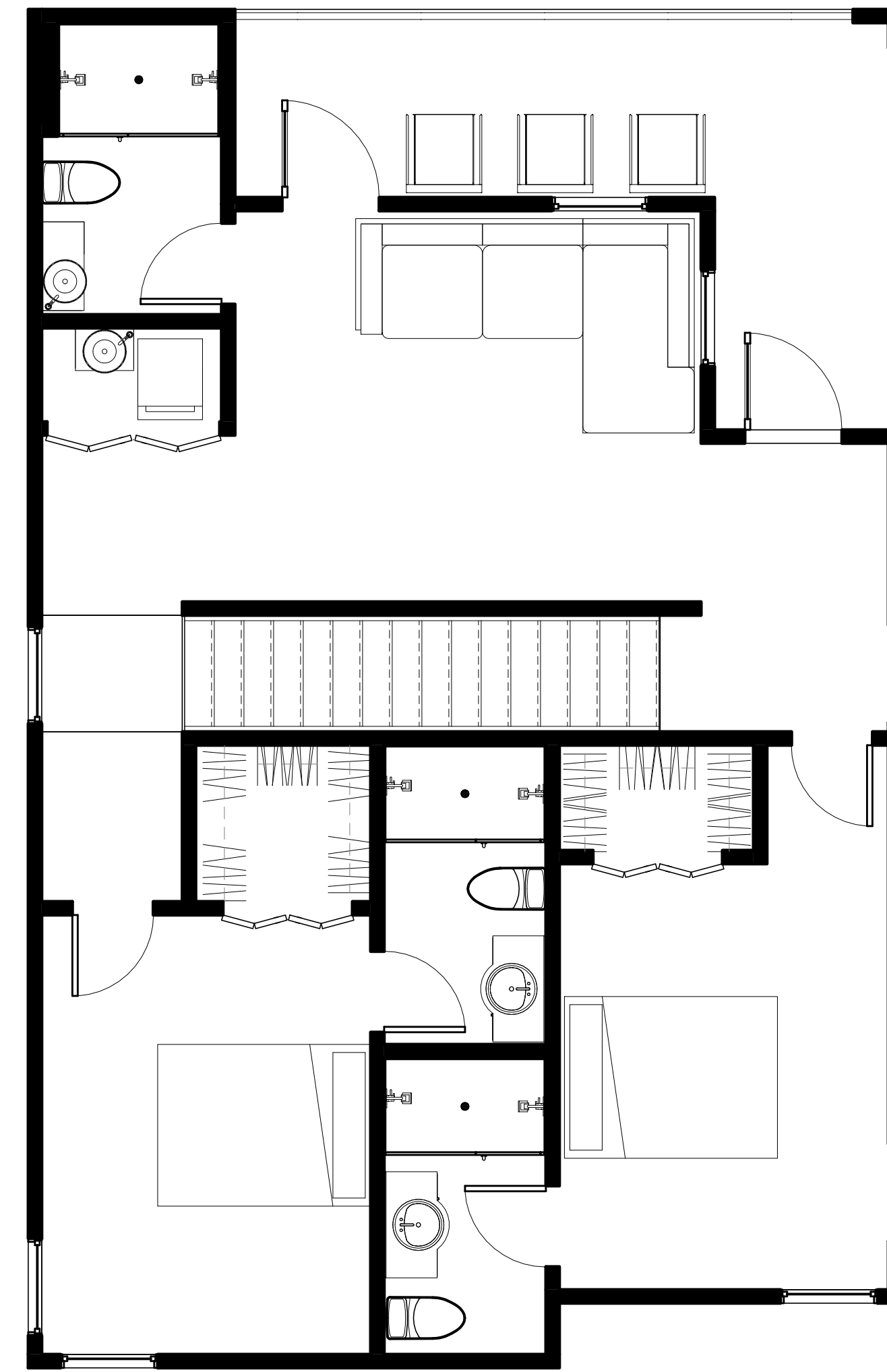


DUPLEX RECEPTACLE
OUTLET

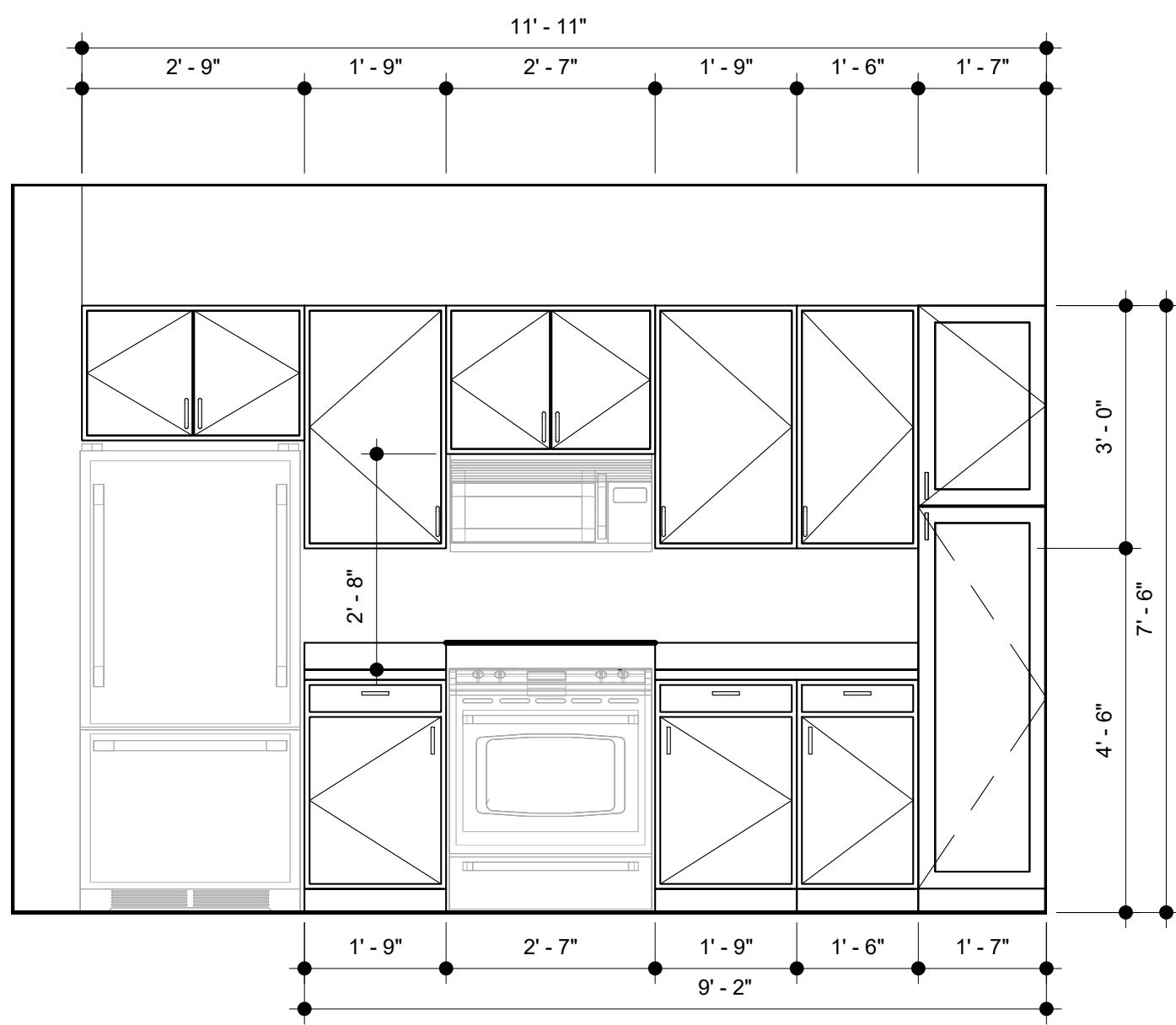
ELECTRICAL LEGEND



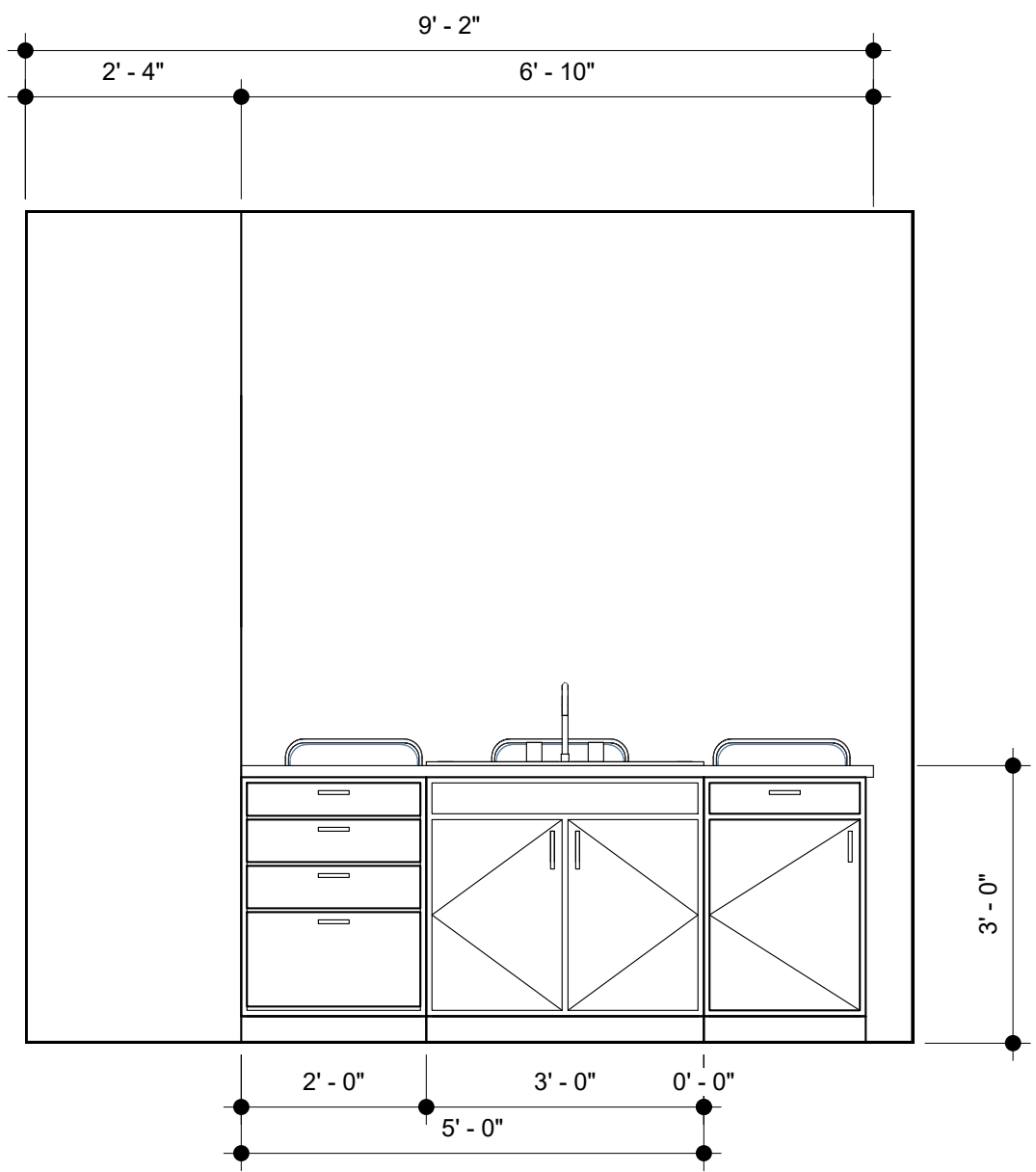
1 FLOOR PLAN FURNITURE
SCALE: 1/4" = 1'-0"



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

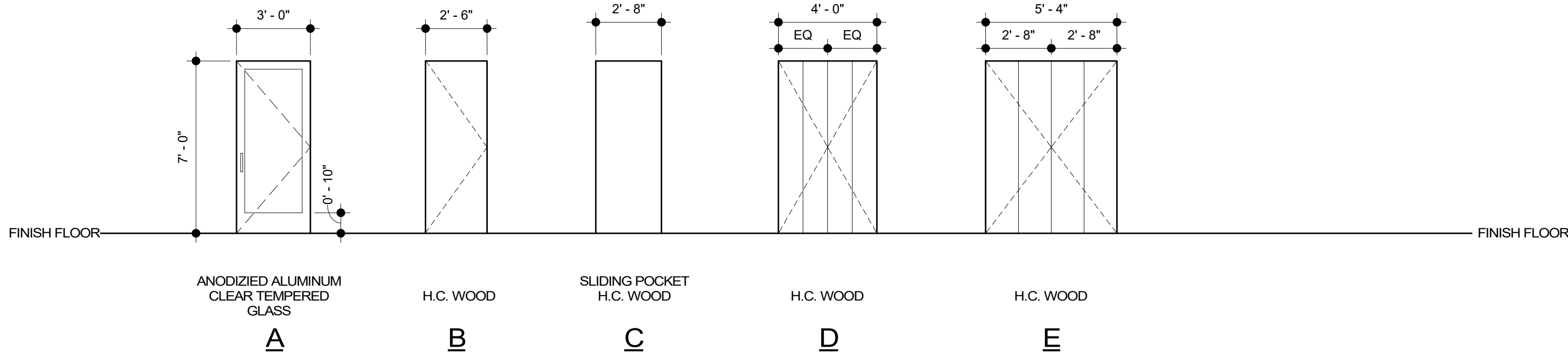


1 ELEVATION KITCHEN
SCALE: 1/2" = 1'-0"



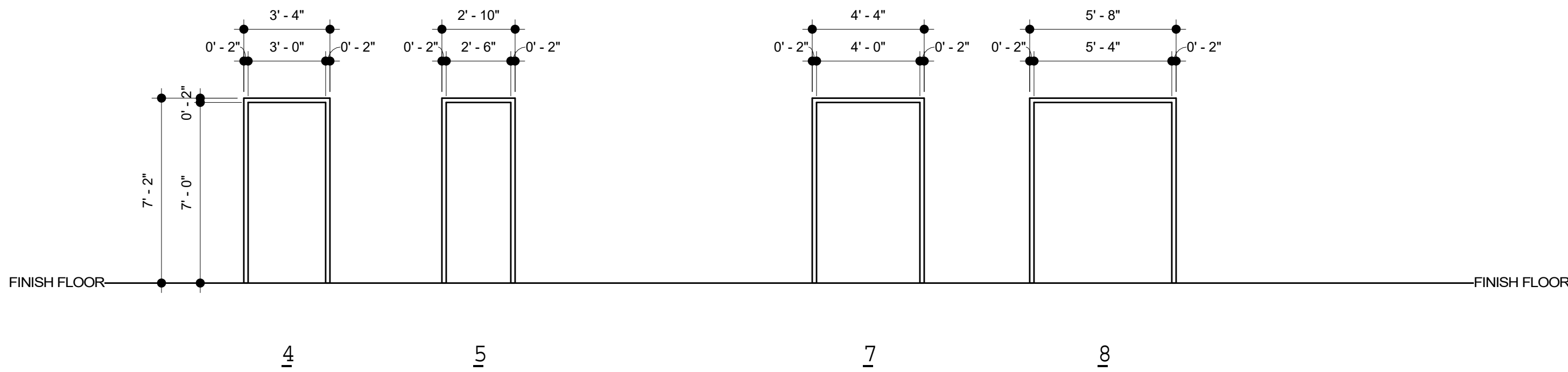
2 ELEVATION KITCHEN
SCALE: 1/2" = 1'-0"

DOOR SCHEDULE												
DOOR MARK	LOCATION	SIZE				DOOR			FRAME			NOTES
		QUANTITY	WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	
1	HALL	1	3'-0"	7'-0"	0'-2"	A	ANODIZED ALUMINUM	ALUMINUM	1	ANODIZED ALUMINUM	ALUMINUM	
2	MASTER BEDROOM	1	2'-6"	6'-6"	0'-2"	B	TEXTURED HOLLOW CORE	PAINTED	2	WOOD	PAINTED	
3A	MASTER BEDROOM WC	1	2'-8"	6'-8"	0'-1 1/2"	C	TEXTURED HOLLOW CORE	PAINTED		WOOD	PAINTED	
3B	MASTER BEDROOM WC	1	2'-8"	6'-8"	0'-1 1/2"	C	TEXTURED HOLLOW CORE	PAINTED		WOOD	PAINTED	
4	MASTER CLOSET	1	2'-8"	6'-8"	0'-1 1/2"	C	TEXTURED HOLLOW CORE	PAINTED		WOOD	PAINTED	
5	GUEST WATER CLOSET	1	2'-6"	6'-6"	0'-2"	A	ANODIZED ALUMINUM	ALUMINUM	1	ANODIZED ALUMINUM	ALUMINUM	
6A	LIVING ROOM	1	3'-0"	7'-0"	0'-2"	A	ANODIZED ALUMINUM	ALUMINUM	1	ANODIZED ALUMINUM	ALUMINUM	
6B	LIVING ROOM	1	3'-0"	7'-0"	0'-2"	B	TEXTURED HOLLOW CORE	PAINTED	2	WOOD	PAINTED	
8	UTILITY CLOSET	1	2'-6"	6'-6"	0'-2"	B	TEXTURED HOLLOW CORE	PAINTED	2	WOOD	PAINTED	
11A	FAMILY ROOM	1	3'-0"	7'-0"	0'-2"	A	ANODIZED ALUMINUM	ALUMINUM	1	ANODIZED ALUMINUM	ALUMINUM	
11B	FAMILY ROOM	1	3'-0"	7'-0"	0'-2"	A	ANODIZED ALUMINUM	ALUMINUM	1	ANODIZED ALUMINUM	ALUMINUM	
12	LAUNDRY	1	5'-4"	6'-0"	0'-2"	E	TEXTURED HOLLOW CORE	PAINTED	5	WOOD	PAINTED	
13	GUEST WC	1	2'-6"	6'-6"	0'-2"	B	TEXTURED HOLLOW CORE	PAINTED	2	WOOD	PAINTED	
15	BEDROOM 1	1	2'-6"	6'-6"	0'-2"	B	TEXTURED HOLLOW CORE	PAINTED	2	WOOD	PAINTED	
16	CLOSET	1	4'-0"	6'-0"	0'-2"	D	TEXTURED HOLLOW CORE	PAINTED	4	WOOD	PAINTED	
17	WATER CLOSET	1	2'-6"	6'-6"	0'-2"	B	TEXTURED HOLLOW CORE	PAINTED	2	WOOD	PAINTED	
18	WATER CLOSET	1	2'-6"	6'-6"	0'-2"	B	TEXTURED HOLLOW CORE	PAINTED	2	WOOD	PAINTED	
19	BEDROOM 1	1	2'-6"	6'-6"	0'-2"	B	TEXTURED HOLLOW CORE	ALUMINUM	2	ANODIZED ALUMINUM	ALUMINUM	
20	CLOSET	1	4'-0"	6'-0"	0'-2"	D	TEXTURED HOLLOW CORE	PAINTED	4	WOOD	PAINTED	
22	RTU	1	2'-6"	5'-0"	0'-2"	B	HOLLOW METAL	PAINTED	2	HOLLOW METAL	PAINTED	



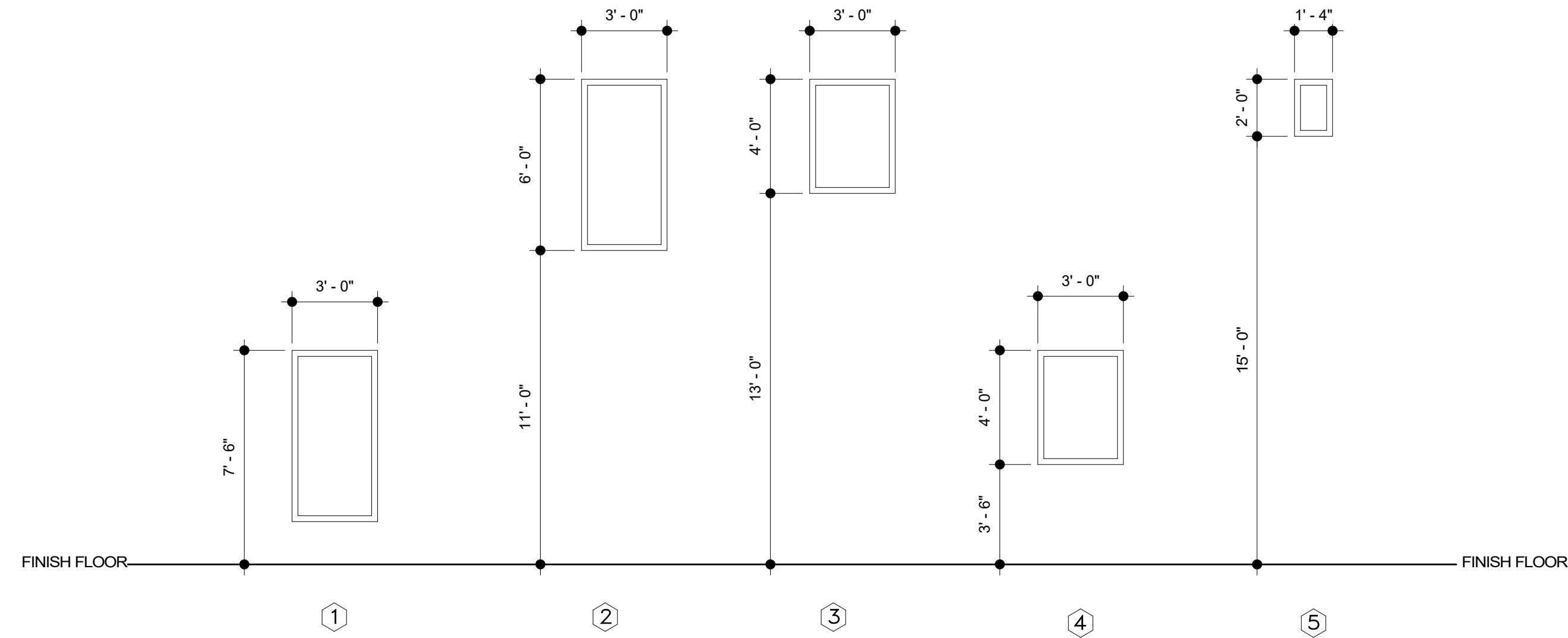
1 Doors

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



2 DOOR FRAMES

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



3 Windows

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

Dignowity Hill MEQUITE San Antonio Tx 78203

PROJECT NO. S-364
CONSTRUCTION DOCUMENTS
12 DECEMBER 2019



5 ELEMENTS INTERNATIONAL

214 CLAREMONT AVENUE, SUITE #3
SAN ANTONIO TEXAS 78209
210-802-8214 INFO@5ei.us www.5ei.us

ARCHITECTURE | DEVELOPMENT | CONSTRUCTION | MAINTENACE

G001 COVER SHEET
G002 GENERAL NOTES
AS101 SITE PLAN
AS102 SITE PLAN ENLARGED
A101 FLOOR PLAN
A102 ELEVATIONS
A103 SECTIONS
A104 ELECTRICAL PLAN
A105 INTERIOR ELEVATIONS

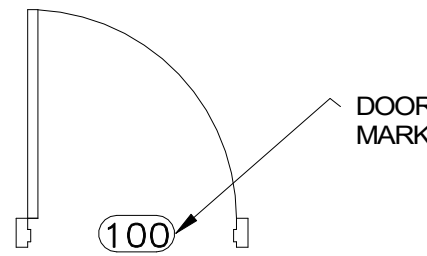
GENERAL NOTES

- CONTRACTOR IS TO EXECUTE ALL DETAILS UTILIZED IN THIS PROJECT. IF IT IS NOT CLEAR WHERE A SPECIFIC DETAIL IS TO BE UTILIZED, SEND RFI TO ARCHITECT FOR CLARIFICATION.
- THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK, SUPPLY ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH LOCAL AND NATIONAL GOVERNING CODES.
- THE GENERAL CONTRACTOR SHALL: CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, REPORT ANY DISCREPANCIES, IN WRITING, TO THE ARCHITECT BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. THIS IS THE SAME FOR LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS UNDER WHICH THE CONTRACTOR WILL BE OBLIGATED TO OPERATE. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION SUPPLIED BY THE OWNER. DIMENSIONS ARE TYPICALLY TO A FINISHED SURFACE OR TO AN ASSEMBLY, FIXTURE, CENTERLINE, ETC. REPORT ALL DISCREPANCIES IN DIMENSIONS IN WRITING TO THE ARCHITECT PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. WORK SHALL BE TRUE AND LEVEL AS INDICATED. ALL WORK SHALL RESULT IN AN ORDERLY AND WORKMAN-LIKE APPEARANCE. WHERE FIGURES OR DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS, THE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL IMMEDIATELY REQUEST DIMENSIONS IN WRITING FROM THE ARCHITECT.
- THE GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY LIGHT, TELEPHONE, FAXING, CLEAN-UP SERVICE AND TOILETS. ALL TEMPORARY WORK IS TO BE REMOVED PRIOR TO COMPLETION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SUBCONTRACTORS COORDINATE THEIR WORK WITH THE OTHER TRADES INCLUDING WORK NOT IN CONTRACT.
- THE GENERAL CONTRACTOR IS TO FILE FOR SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE REQUIRED.
- THE GENERAL CONTRACTOR IS TO KEEP ALL FULL SET OF UP-TO-DATE CONSTRUCTION DOCUMENTS INCLUDING ADDENDA, FIELD SKETCHES, CLARIFICATIONS AND SUPPLEMENT AVAILABLE AT THE JOB SITE AT ALL TIMES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INITATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS NECESSARY FOR COMPLETION OF WORK AND FOR PROTECTION OF WORKERS, VISITORS AND THE PUBLIC.
- THE GENERAL CONTRACTOR IS THE PROVIDE ADEQUATE BARRICADES AS PER LOCAL BUILDING CODES AND ORDINANCES TO ENSURE THE SAFETY OF PERONS AND PROPERTY ON THE SITE OCCUPIED BY THE OWNER AND IN THE ADJACENT PUBLIC RIGHT OF WAY.
- CARBON MONOXIDE EMISSIONS ARE PRPHIBITED FROM ALL INTERIOR WORK. IF FUME HAZARDS OCCUR, THE GENERAL CONTRACOR IS RESPONSIBLE FOR THE MONITORING AND TESTING OF AFFECTED AREAS.
- THE GENERAL CONTRACTOR IS TO REPAIR, REPLACE, PATCH AND MATCH ANY MATERIALS AREAS OR SYSTEMS AS REQUIRED AND CALLED FOR TO ENSURE PROPER INSTALLATION AND NEAT APPEARANCE OF THE WORK
- SPECIFIED ITEMS HAVE BEEN SELECTED BECAUSE THEY REFLECT THE STANDARDS OF QUALITY DESIRED, OR POSSESS FEATURES REQUIRED TO PRESERVE THE DESIGN CONCEPT. THE ARCHITECT, THEREFORE, RESERVES THE RIGHT TO REQUIRE THE USE OF THE SPECIFIC ITEMS. IN ALL CASES, THE BURDEN OF PROOF OF EQUALITY SHALL BE WITH THE BIDDER AND THE DECISION OF THE ARCHITECT SHALL BE FINAL.
- THE OWNER ARCHITECT, OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY VERBAL INSTRUCTIONS.
- ALL SCRAP MATERIALS ARE TO BE REMOVED FROM THE SITE ON A DAILY BASIS. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE
- THE GENERAL CONTRACTOR IS TO NOTIFY OWNERS REPRESENTATIVE AND ARCHITECT UPON FINDING CONDITIONS NOT IDENTIFIED ON DRAWINGS
- THE ADJACENT PROPERTIES SHALL IN NO WAY BE INCONVENIENCED OR DISTURBED BY VEHICLES, DEBRIS, SIGNS, ODORS, UNSIGHTLY CONDITIONS, OR NON-CONSTRUCTION NOISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS ON SITE AT ALL TIMES AND FOR THE BEHAVIOR OF INDIVIDUALS WITH RESPECT TO THE ADJACENT AREAS. THE PROJECT SITE SHALL BE DRUG AND ALCOHOL FREE
- REFER TO ADDITIONAL NOTE BY STRUCTURAL AND MEP DISCIPLINES. WHERE VARIOUS DISCIPLINES INDICATE WORK FOR DIFFERING DISCIPLINES (FOR EXAMPLE, MECHANICAL WORK WHICH WOULD REQUIRE STRUCTURAL MODIFICATIONS), THE GENERAL CONTRACTOR IS TO NOTIFY THE ARCHITECT PRIOR TO COMMENCING THE WORK.
- REFER TO MEP SITE PLANS FOR NEW ELECTICAL SERVICE, SITE LIGHTING AND OTHER UTILITIES.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND REGULATIONS. CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK AND WITHIN SCOPE OF THE CONTRACT DOCUMENTS. THE LOCATON OF UTILITITES IS BASED ON THE BEST INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.
- INSTALL ALL MANUFACTURED ITEMS, MATERIAL AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.
- ALL WOOD BLOCKING TO BE FIRE RETARDANT.
- CONTROLS AND OPERATING MECHANISM:
(A) GENERAL: ALL CONTROLS AND DEVICES HAVING MECHANICAL OR ELECTRICAL OPERATING MECHANISMS WHICH ARE EXPECTED TO BE OPERATED BY OCCUPANTS, VISITORS, OR OTHER USERS OF A BUILDING OR FACILITY, SHALL COMPLY WITH DETAILS PROVIDED SUCH MECHANISMS MAY INCLUDE, BUT ARE NOT LIMITED TO THERMOSTATS LIGHT SWITCHES, ALARM ACTIVATING UNITS, VENTILATORS, ELECTRICAL OUTLETS, ETC.

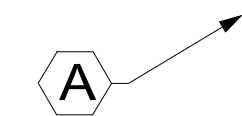
- (B) HEIGHT: THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES PROVIDED IN THE DETAILS. EXCEPT WHERE OTHERWISE NOTED, ELECTRICAL AND COMMUNICATIONS SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAT 15 INCHES ABOVE THE FLOOR.
- (C) OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN FIVE LBS.
24. SIGNAGE: SIGNS AT ALL DESIGNATED HANDICAPPED TIOLETS ROOMS SHALL COMPLY WITH THIS PARAGRAPH
(A) CHARACTER PROPORTION: LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10 UTILIZING AND UPPER CASE "X" FOR MEASUREMENT.
(B) COLOR CONTRAST: CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND; LIGHT COLORED CHARACTERS ON DARK BACKGROUNDS ARE REQUIRED.
(C) TACTILE CHARACTERS AND SYMBOLS: CHARACTERS, SYMBOLS, OR PICTOGRAPHS ON SIGNS REQUIRED TO BE TACTILE, SHALL BE RASIED 1/32 INCH MINIMUM. LETTERS AND NUMBERS SHALL BE SANS SERIF CHARACTERS SHALL BE AT LEAST 5/8 INCH HIGH, BUT SHALL BE NO HIGHER THAN TWO INCHES AND SHALL BE PROPORTIONED IN ACCORDANCE WITH SUB-PARAGRAPH (B) OF THIS PARAGRAPH. NOTE: BRAILLE CHARACTERS MAY BE USED IN ADDITION TO STANDARD ALPHABET CHARACTERS AND NUMBERS, BUT MAY NOT BE USED EXCLUSIVELY. IF USED, BRAILLE CHARACTERS SHALL BE PLACED TO THE LEFT OF STANDARD CHARACTERS. RAISED BORDERS AROUND RAISED CHARACTERS ARE DISCOURAGED.
(D) MOUNTING HEIGHTS AND LOCAITON: TACTILE SIGNAGE USED FOR ROOM IDENTIFICATION SHALL BE MOUNTED ON THE WALL ON THE LATCH (STRIKE) SIDE OF DOORS A HEIGHT OF 60" ABOVE FINISHED FLOOR TO CENTERLINE OF SIGN
(E) SYMBOLS OF ACCESSIBILITY: IF ACCESSIBLE TOILETS ARE IDENTIFIED, THEN THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE USED. THE SYMBOL SHALL BE DISPLAYED AS SHOWN BELOW.
25. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MISCELLANEOUS STEEL OR DECORATIVE STEEL SHOWN ON ARCHITECTURAL SHEETS WHETHER SHOWN OR DETAILED ON STRUCTURAL SHEETS. FOR MEMBERS SHOWN BUT NOT SIZED THE FOLLOWING APPLIES:
(A) LOOSE ANGLES: 4" X 4" X 3/8"
(B) TUBE STEEL: 6" X 5" X 1/4"
(C) WIDE FLANGE: W12 X 16
(D) LOOSE CHANNELS: C8X 13.75
26. ALL SUBCONTRACTORS AND CONSTRUCTION WORKERS MUST READ THE WRITTEN SPECIFICATIONS CONTAINED IN THE PROJECT MANUEL. THE SPECIFICATIONS CONTAIN ADDITIONAL SURFACE PREPARATION OR INSTALLATION REQUIREMENT FOR THE BUILDING MATERIALS, PRODUCT OR COMPONENTS THAT ARE BEING PLACED OR INSTALLED.
27. THE INSTALLATION / APPLICATION INFORMATION SHOWN ON THE DRAWINGS IS NOT COMPLETE WITHOUT THE WRITTEN SPECIFICATIONS/ PROJECT MANUEL. IF THESE DRAWINGS, ASK THE GENERL CONTRACTOR FOR A COPY TO REVIEW BEFORE BEGINNING YOUR WORK.

GRAPHICS LEGEND

NEW DOOR



KEY NOTE



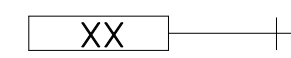
WINDOW



WALL PARTITION



SPOT ELEVATION
HEIGHT
INDICATOR



ROOM



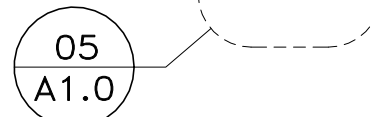
ELEVATION HEIGHT INDICATOR



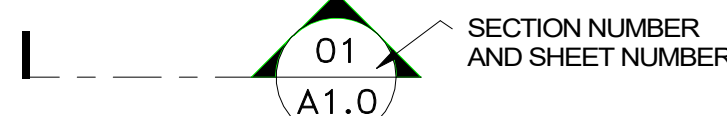
COLUMN REFERENCE GRIDS



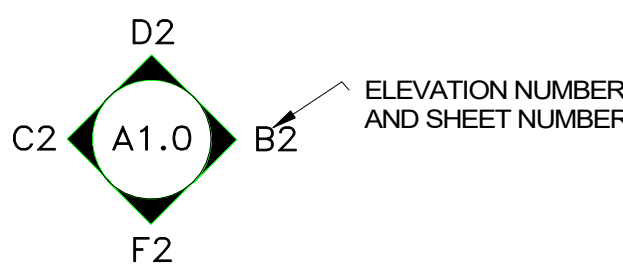
ENLARGED DETAIL KEY



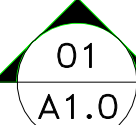
SECTION



INTERIOR ELEVATION INDICATOR



ELEVATION INDICATOR



FIRE
EXTINGUISHER ON
BRACKET



EXIT SIGN



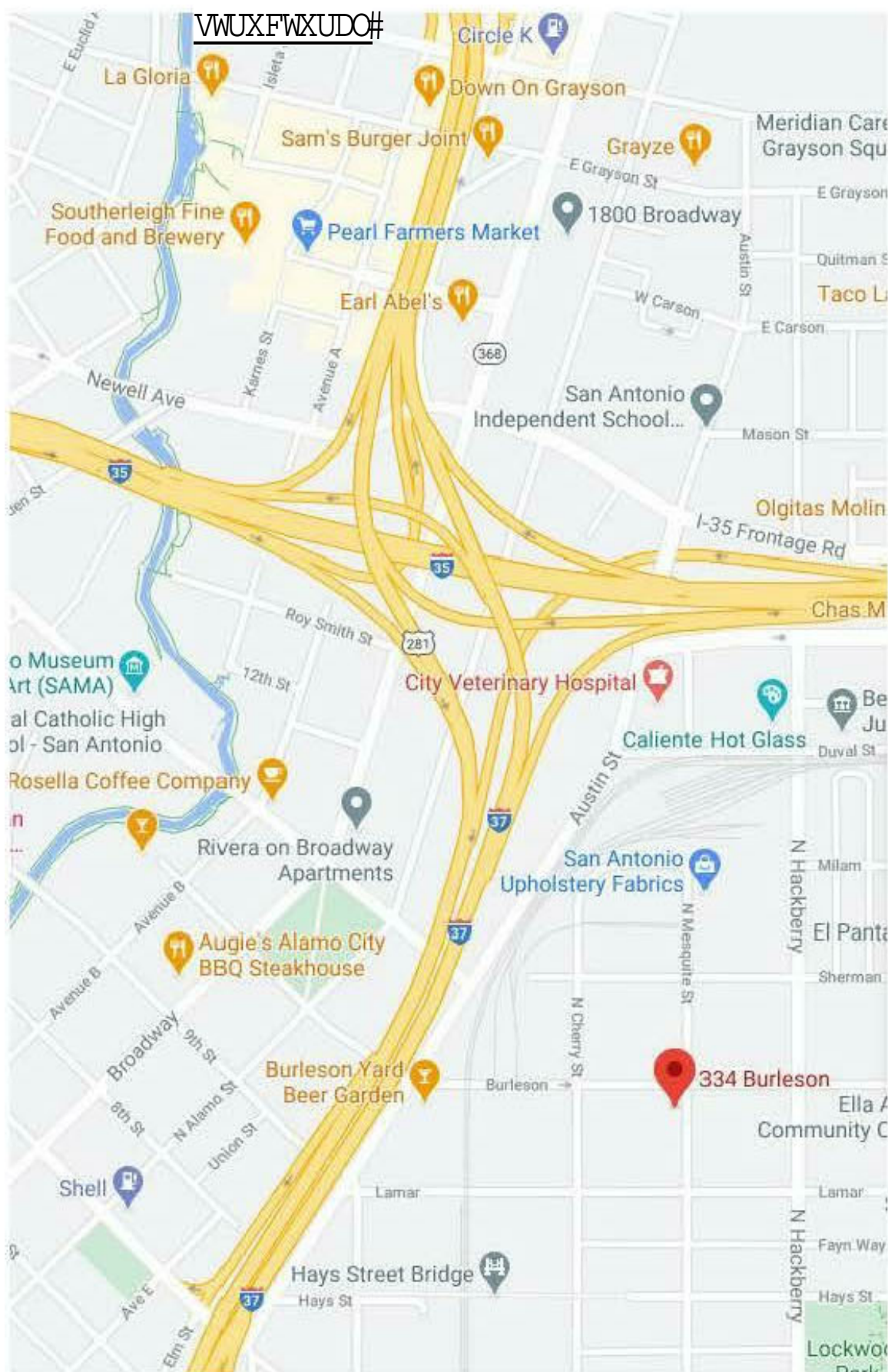
SHEET LIST

JHQHJUDO

G.001 COVER SHEET
G.002 GENERAL INFORMATION

DUPKJWFWKUDO

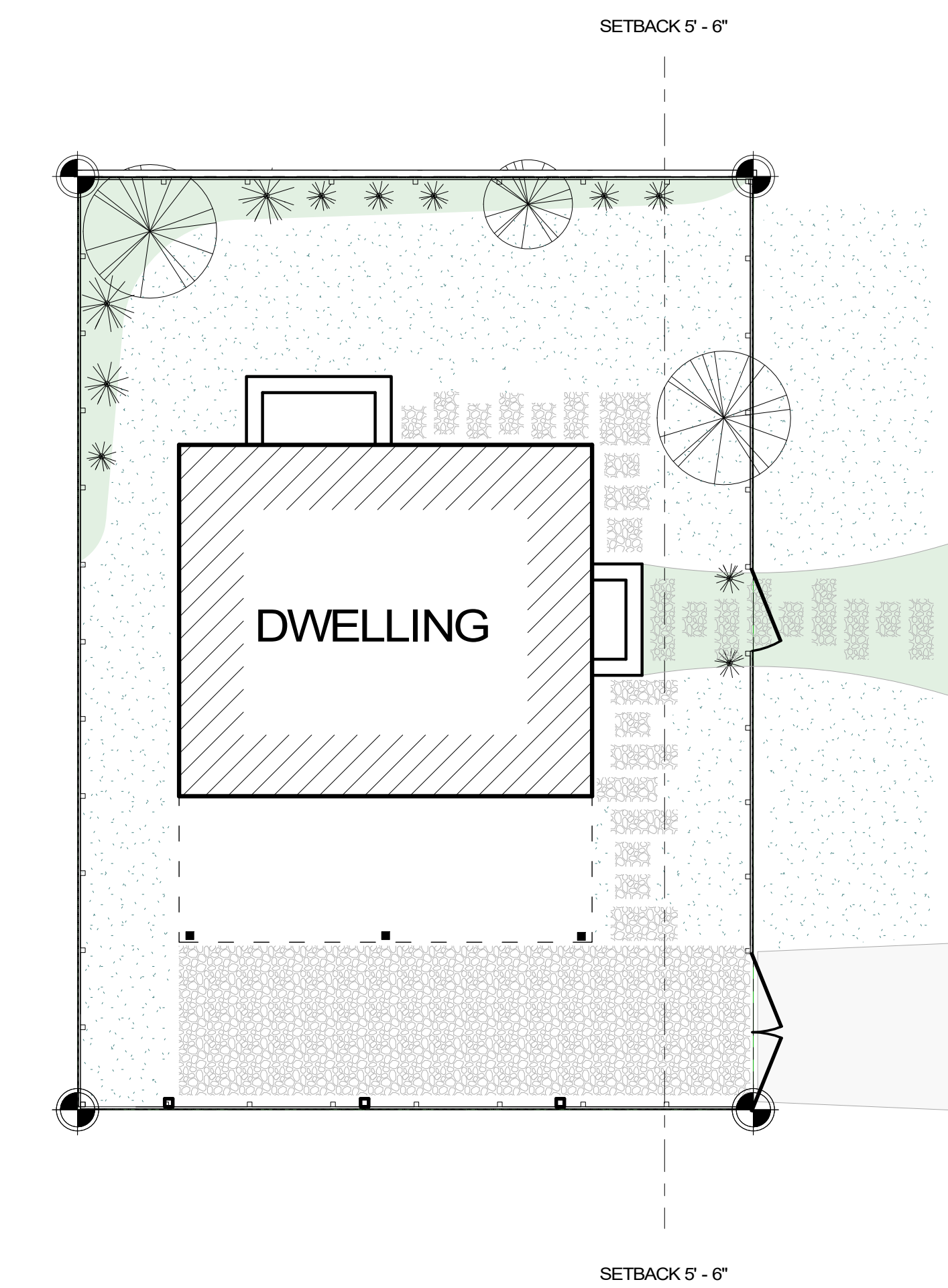
AS.101 SITE PLAN
AS.102 ENLARGED SITE PLAN
A.101 FLOOR PLAN DIMENSIONED
A.102 ELEVATIONS
A.103 SECTIONS
A.104 ELECTRICAL PLAN
A.105 FLOOR PLAN FURNITURE
A.106 INTERIOR ELEVATIONS
A.107 WINDOW AND DOOR SCHEDULE



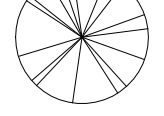
Site Map
SCALE 1 1/2" = 1'-0"



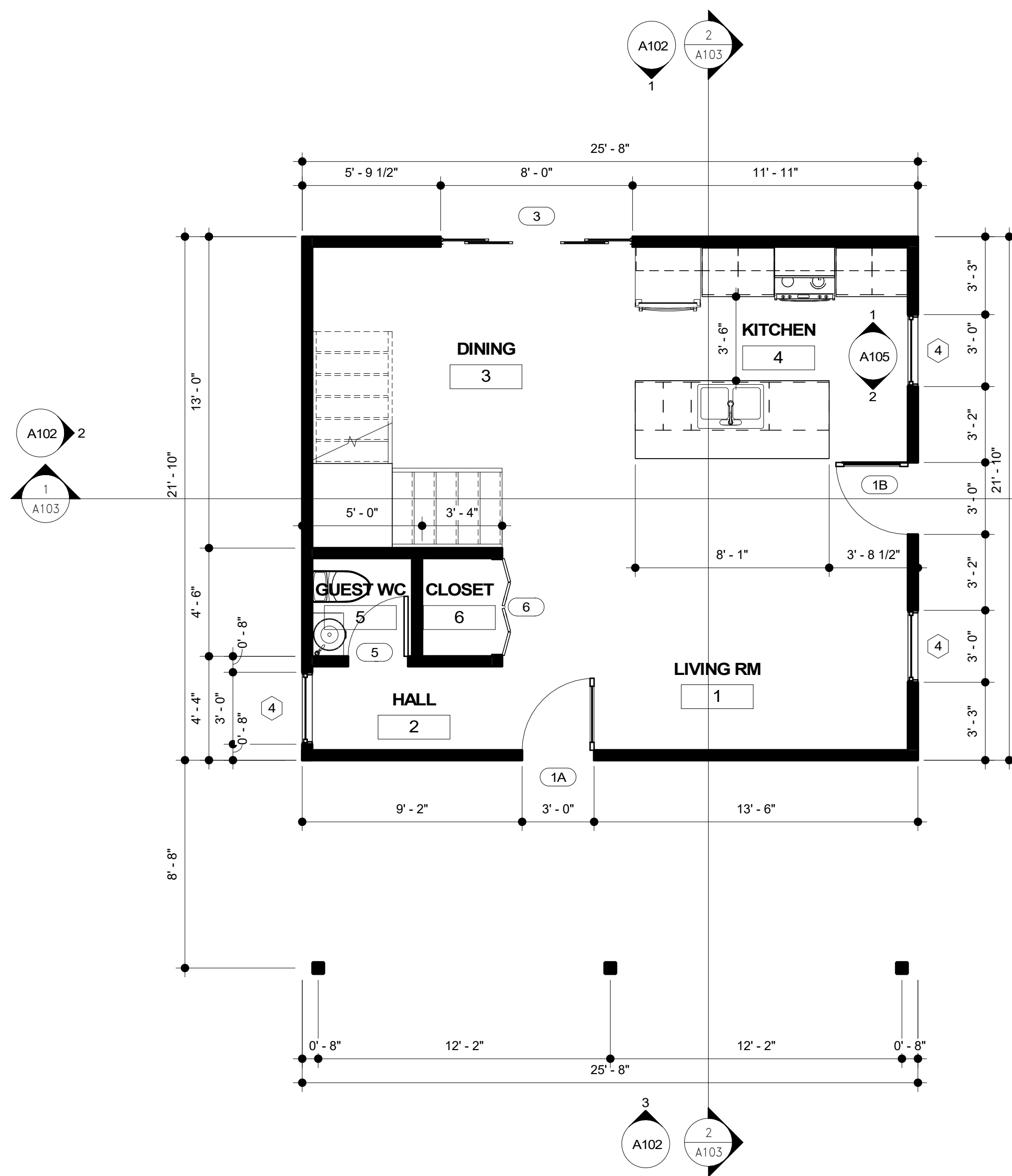




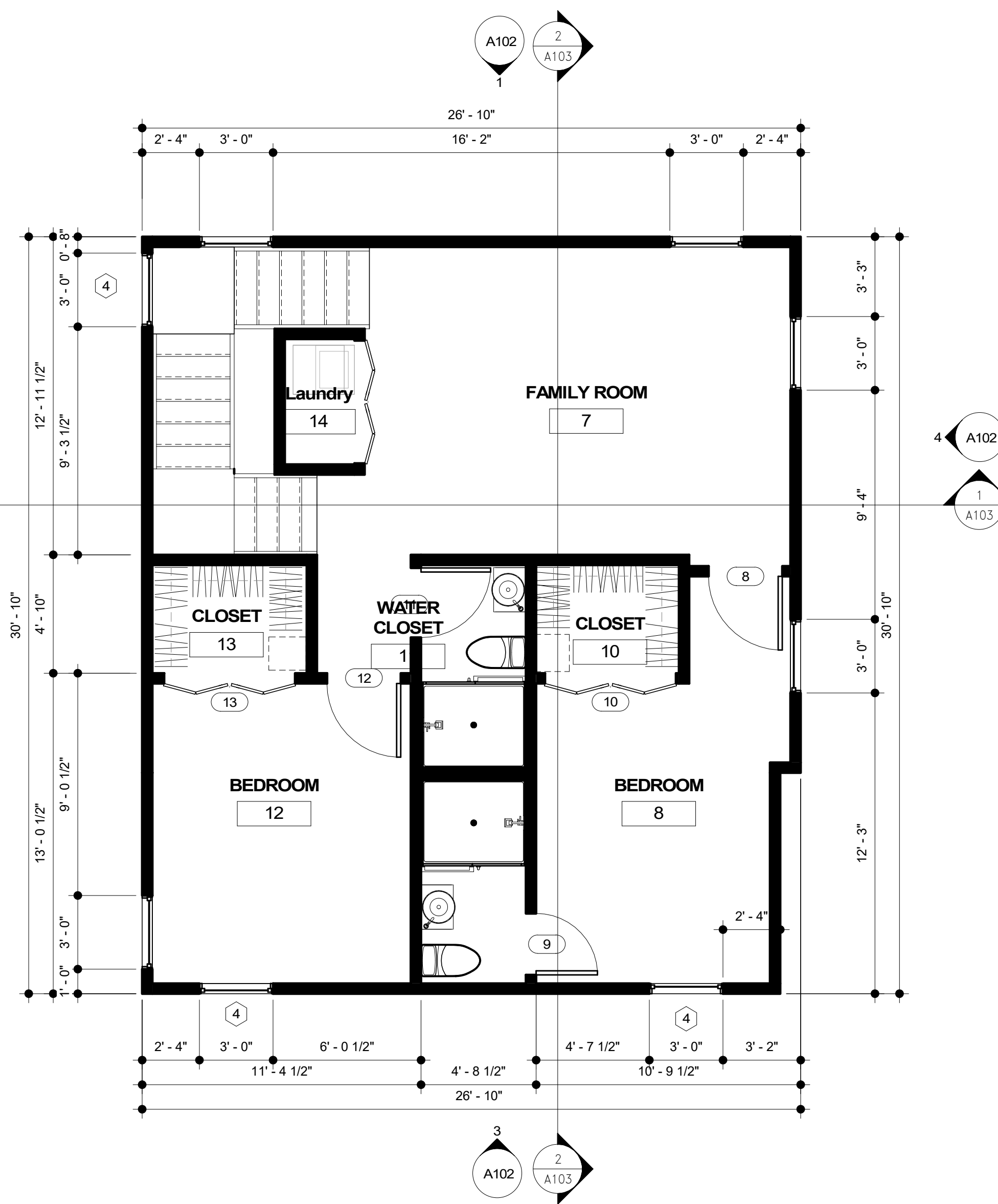
N. MESQUITE ST.

LOT1	
2435 SQFT	
0.0558 ACRES	
DWELLING	
521 SQFT FIRST FLOOR	
700 SQFT SECOND FLOOR	
1221 SQFT TOTAL	
LANDSCAPING	
	CRUSHED GRANITE
	ST. AUGUSTINE GRASS
	RED MULCH
	HOLLY DWARF
	EXISTING HERITAGE TREE
	FENCE
	EXISTING POWER POLE

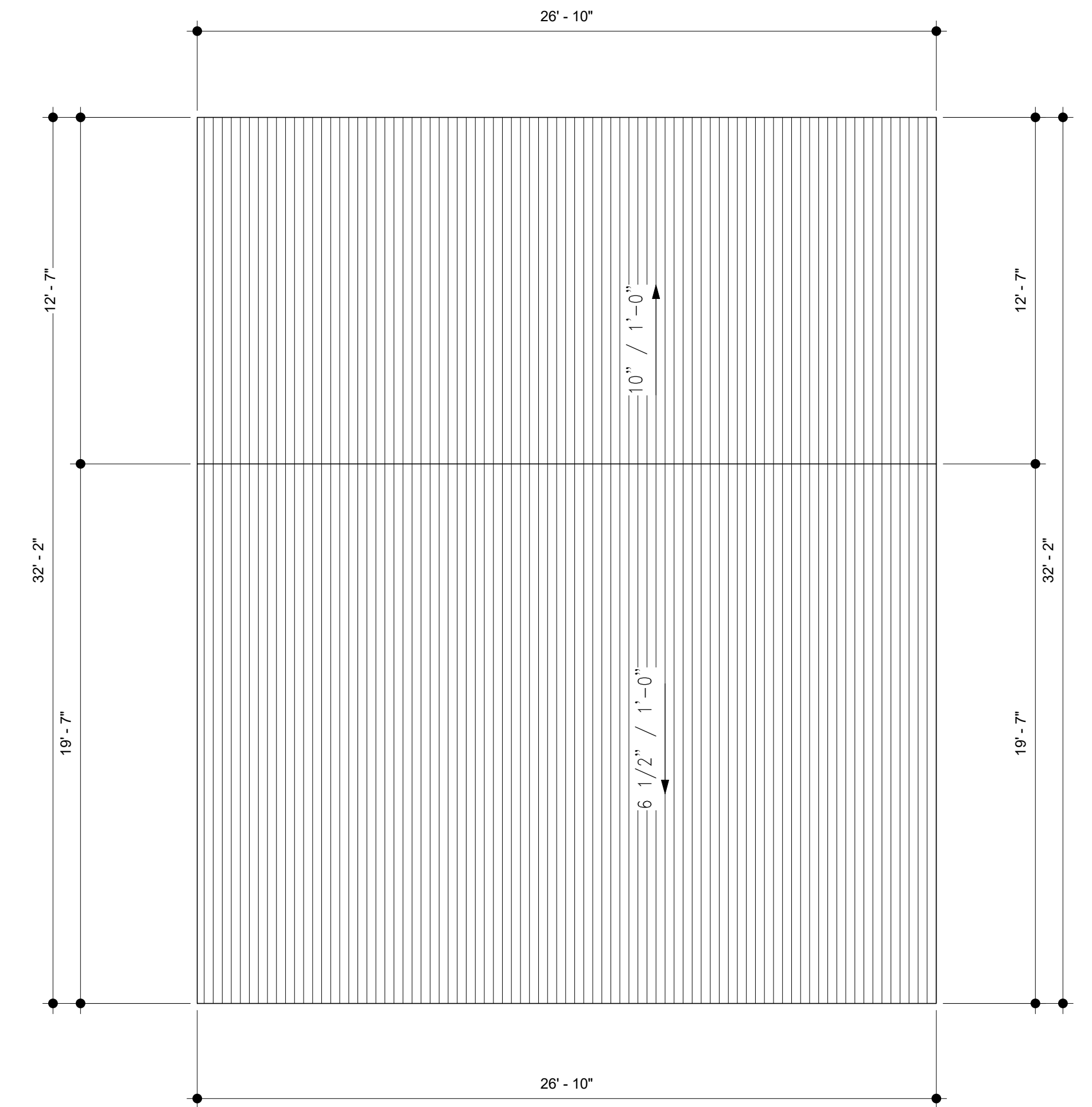
1 ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"



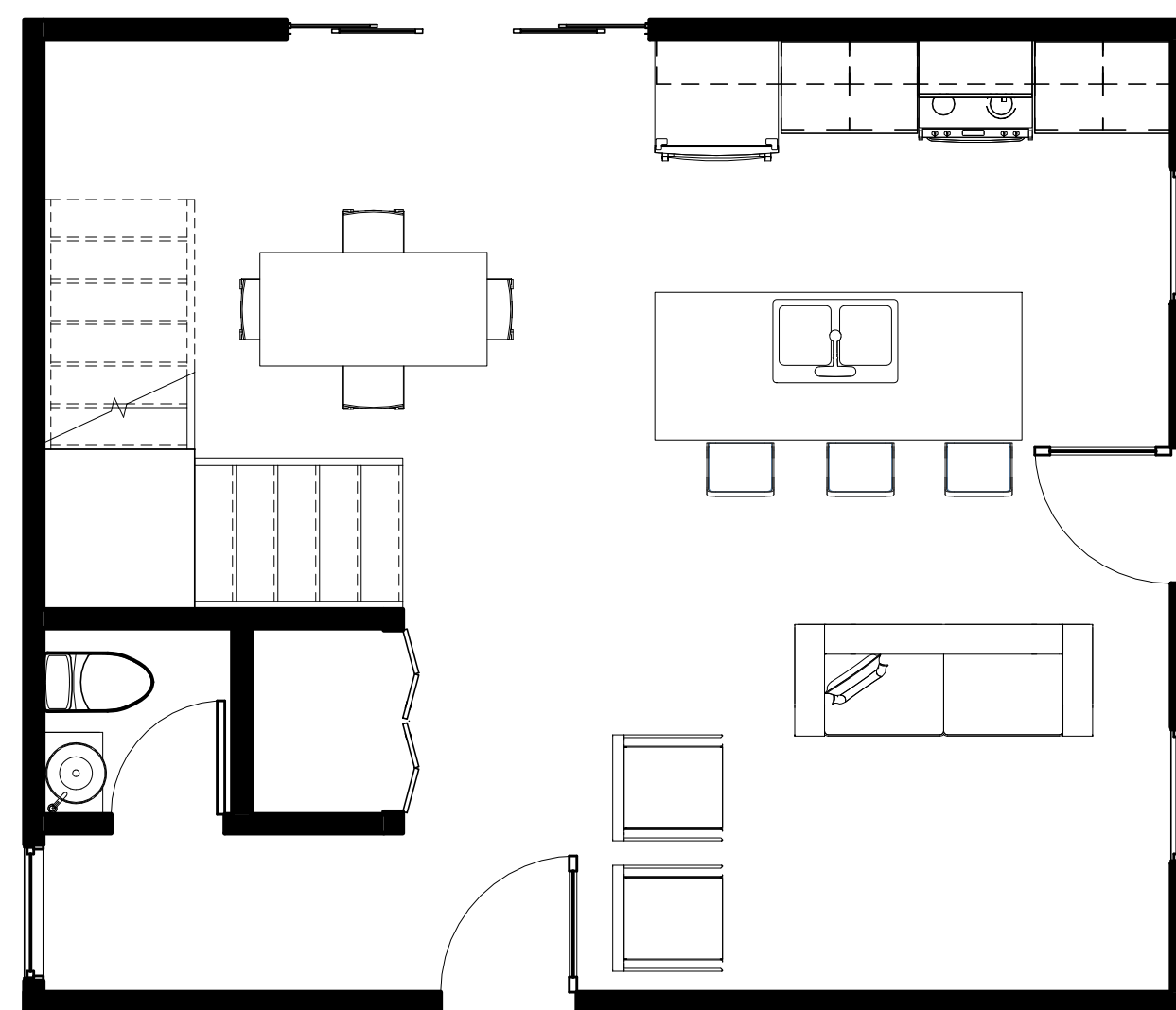
1 First Floor
SCALE: 1/4" = 1'-0"



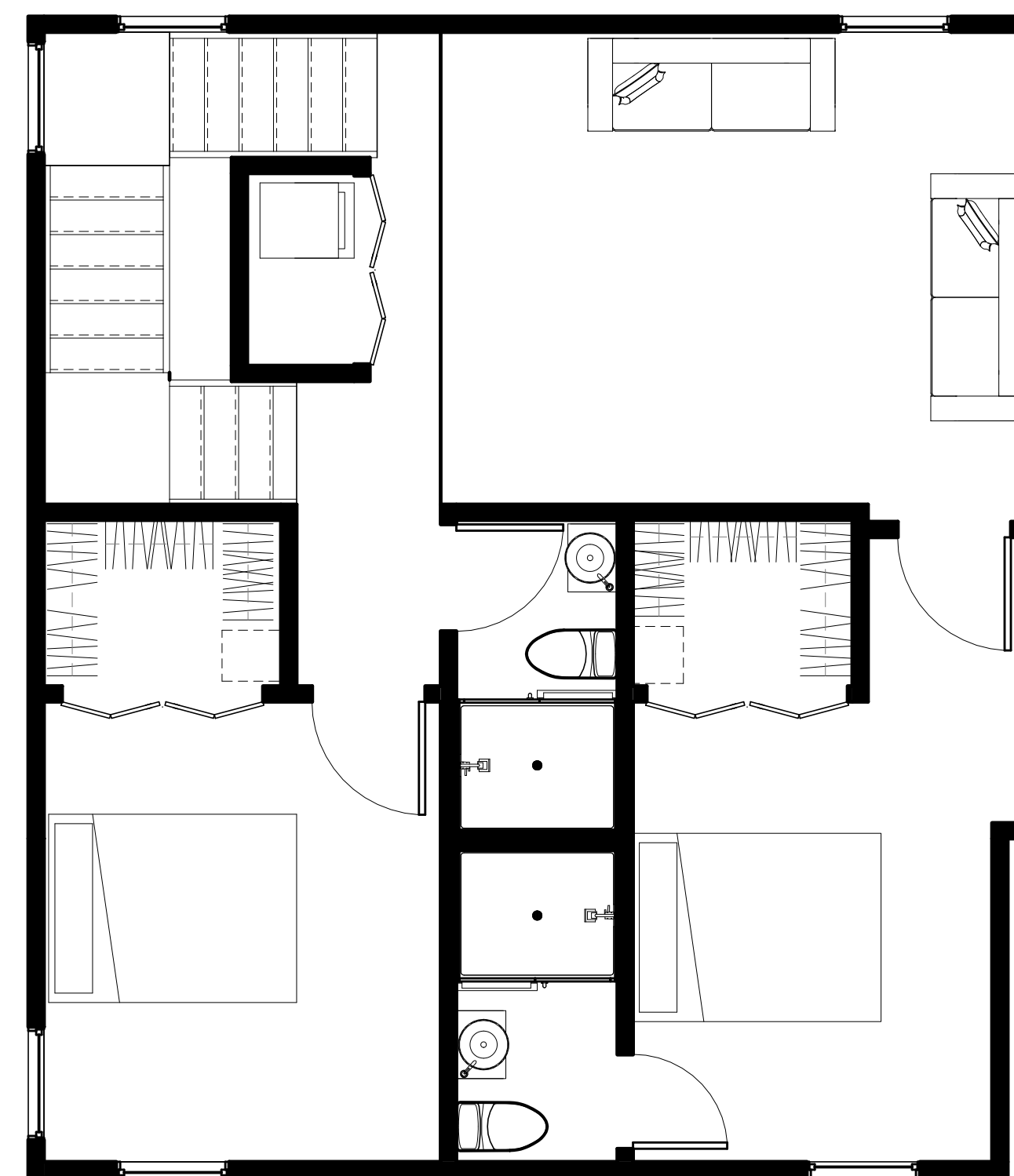
2 Second Floor
SCALE: 1/4" = 1'-0"



5 Roof Plan
SCALE: 1/4" = 1'-0"



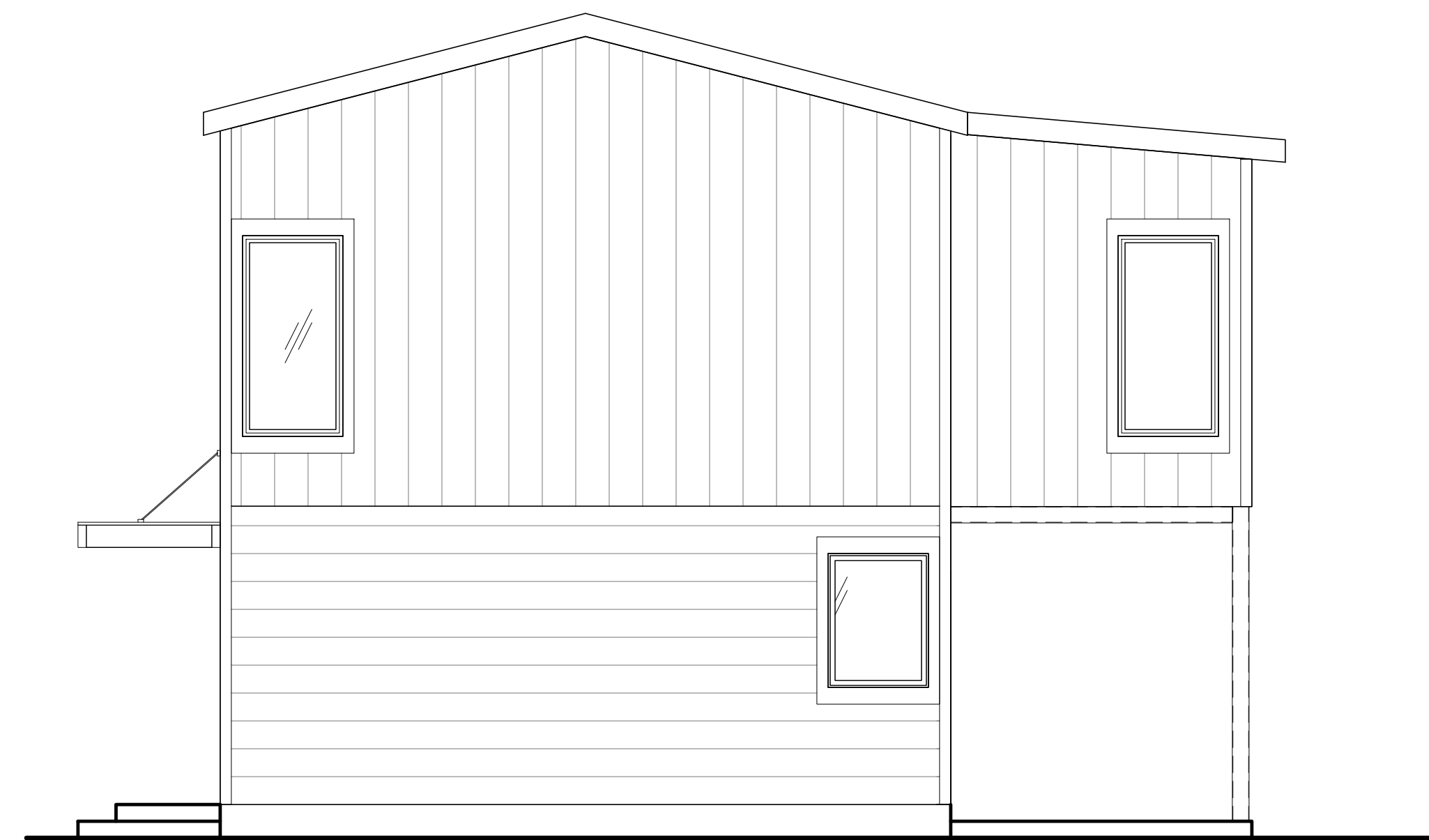
3 First Floor Furniture
SCALE: 1/4" = 1'-0"



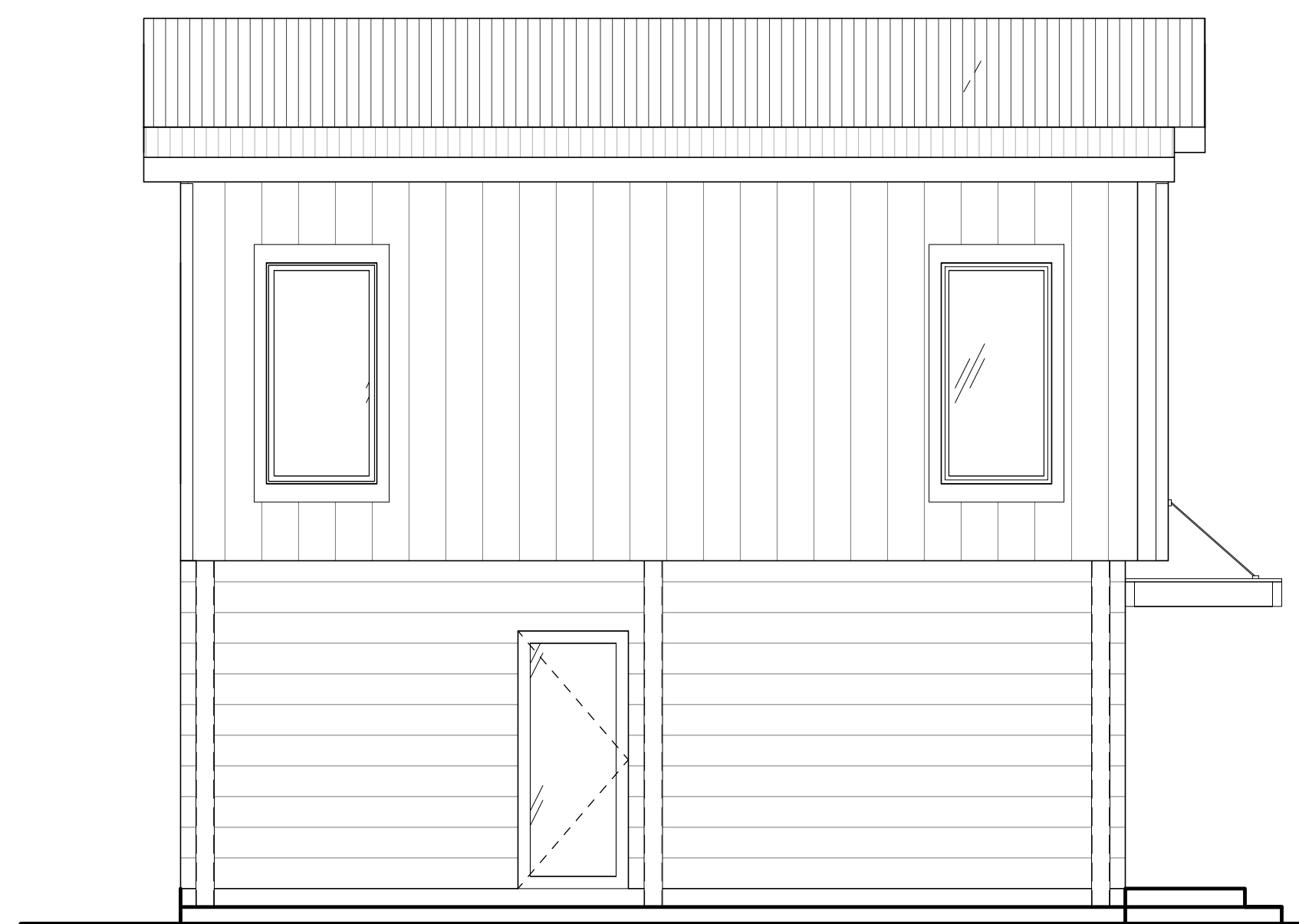
4 Second Floor Furniture
SCALE: 1/4" = 1'-0"



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



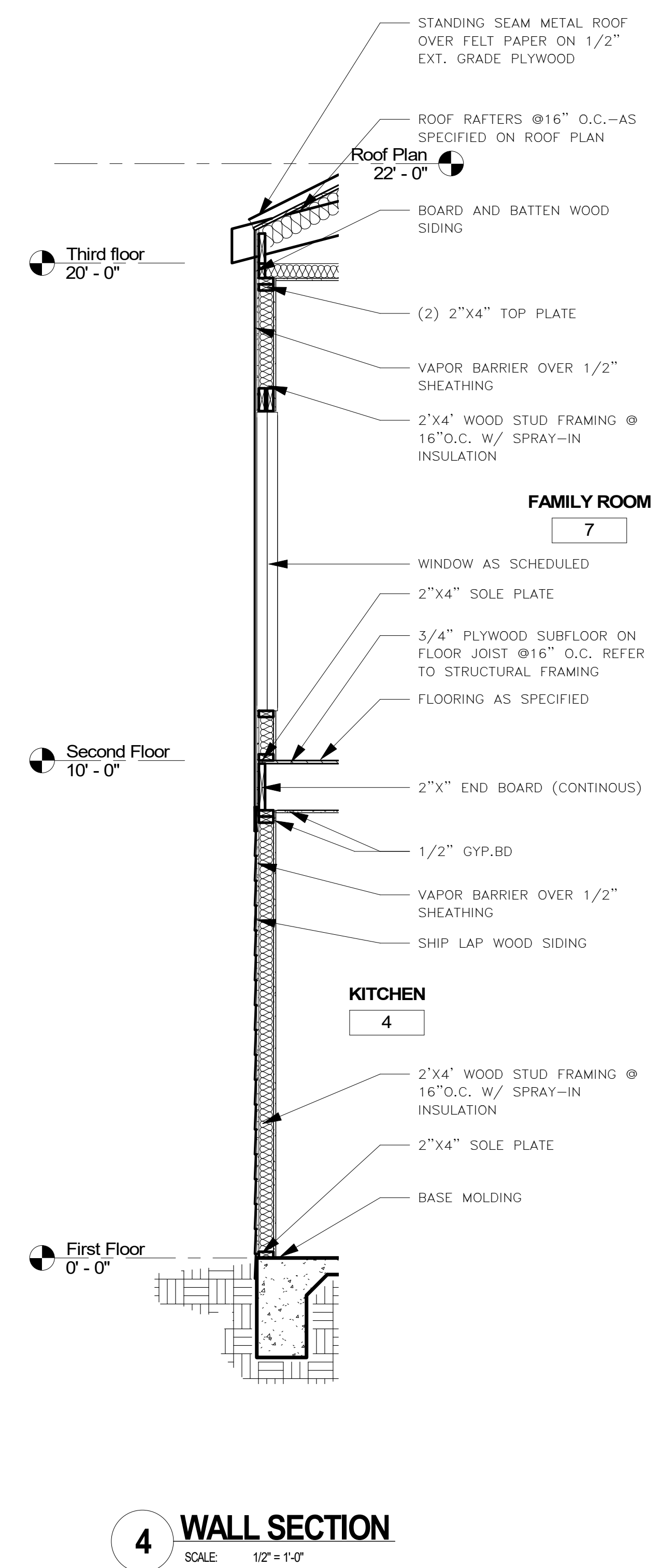
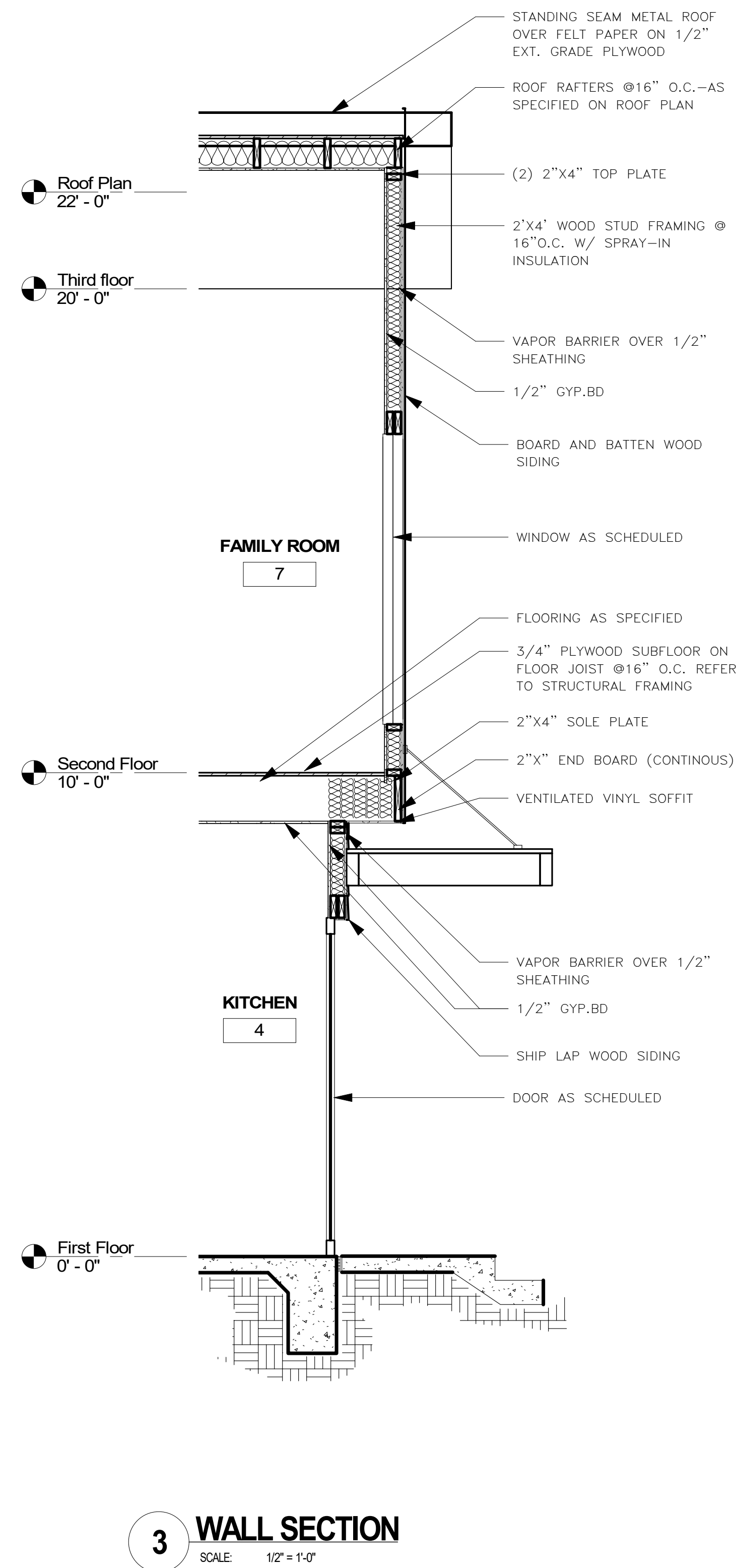
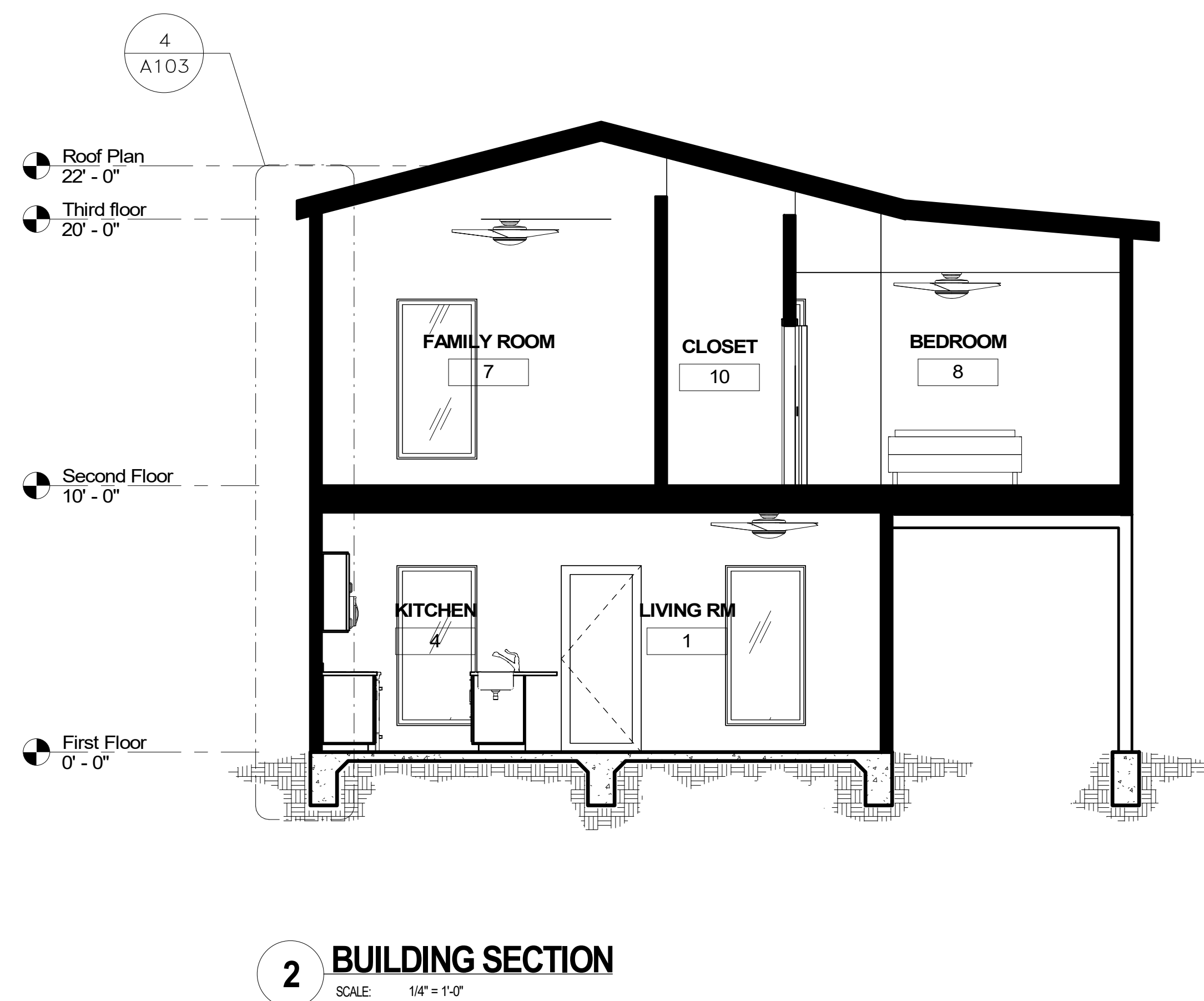
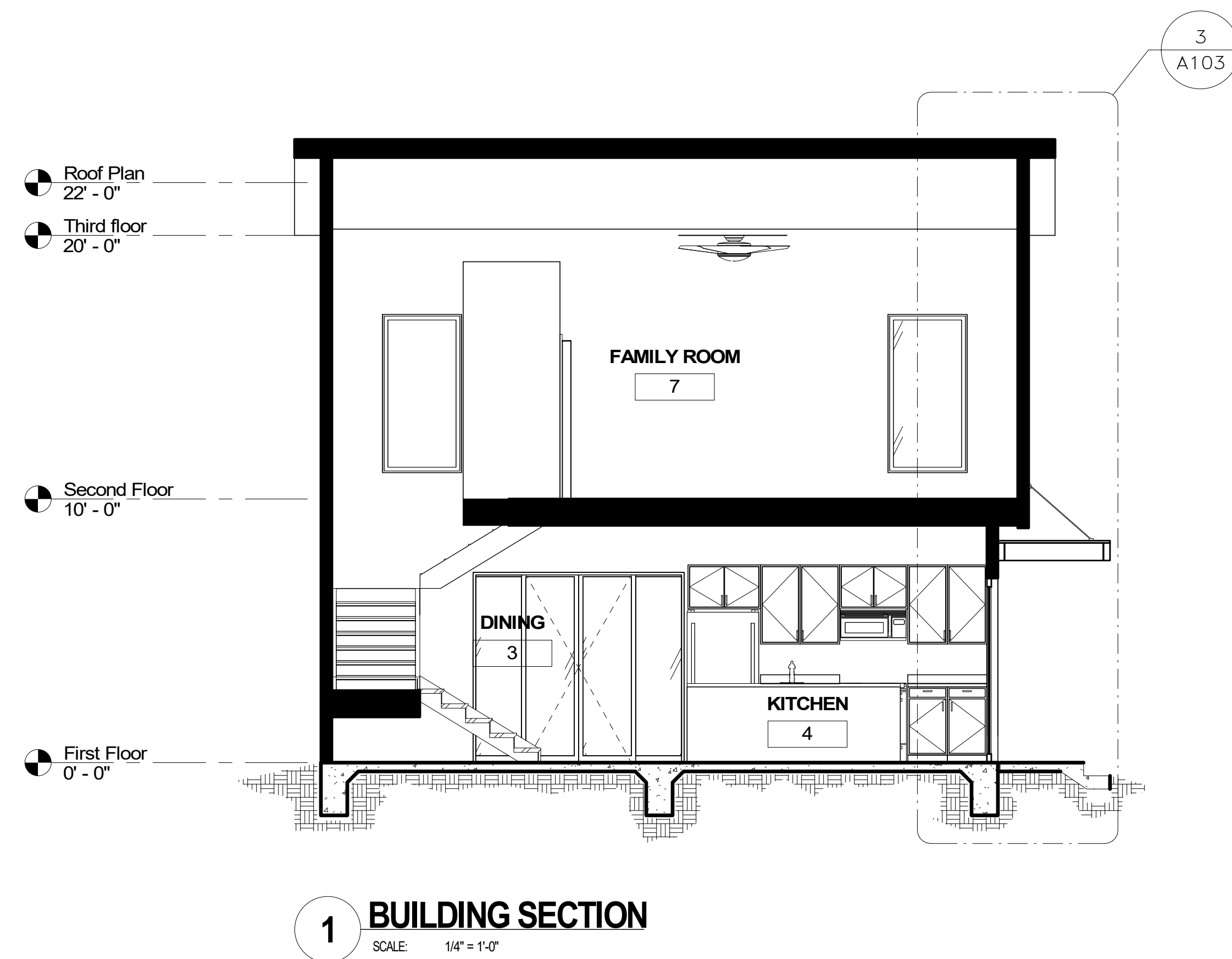
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

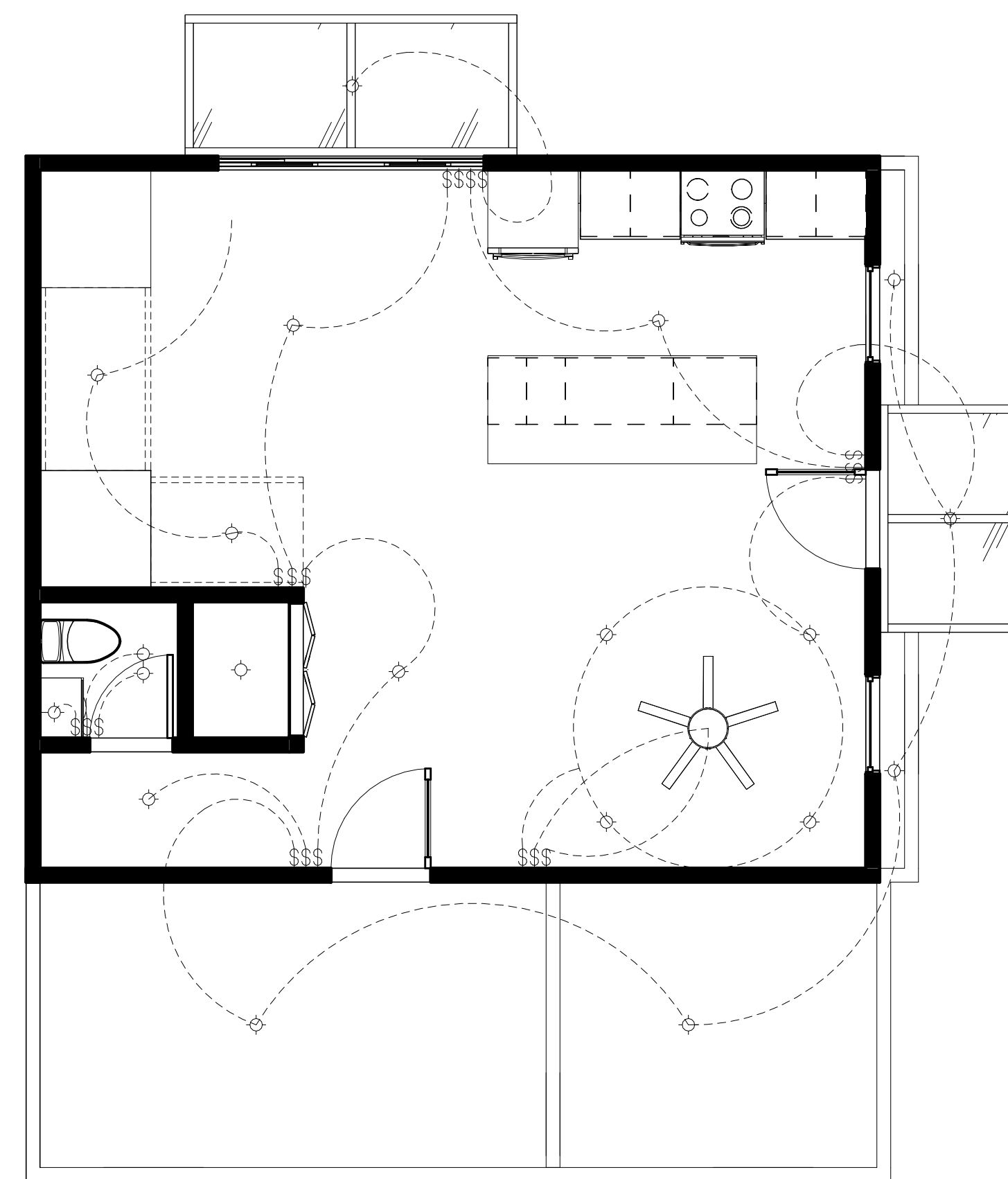


3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

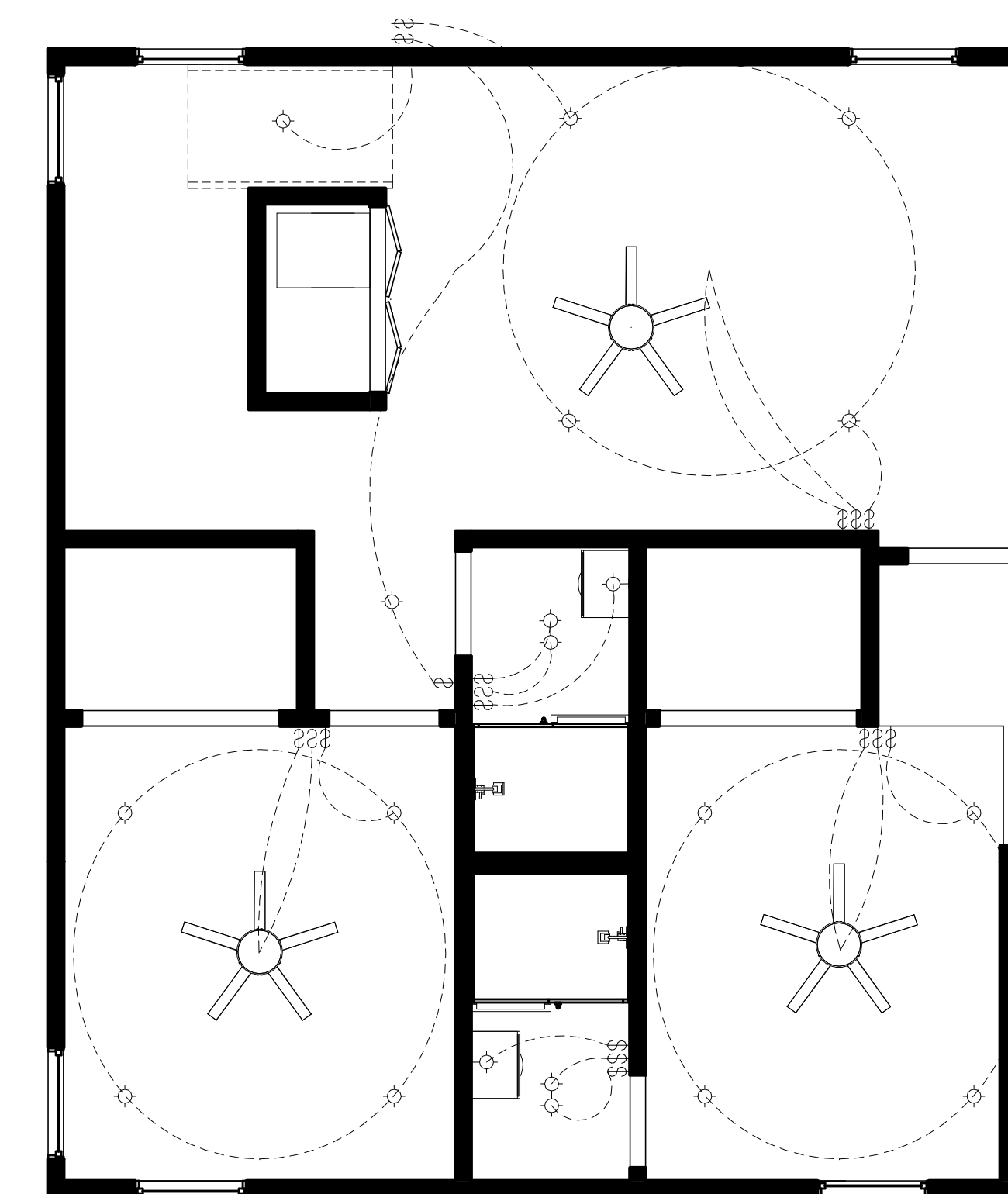


4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

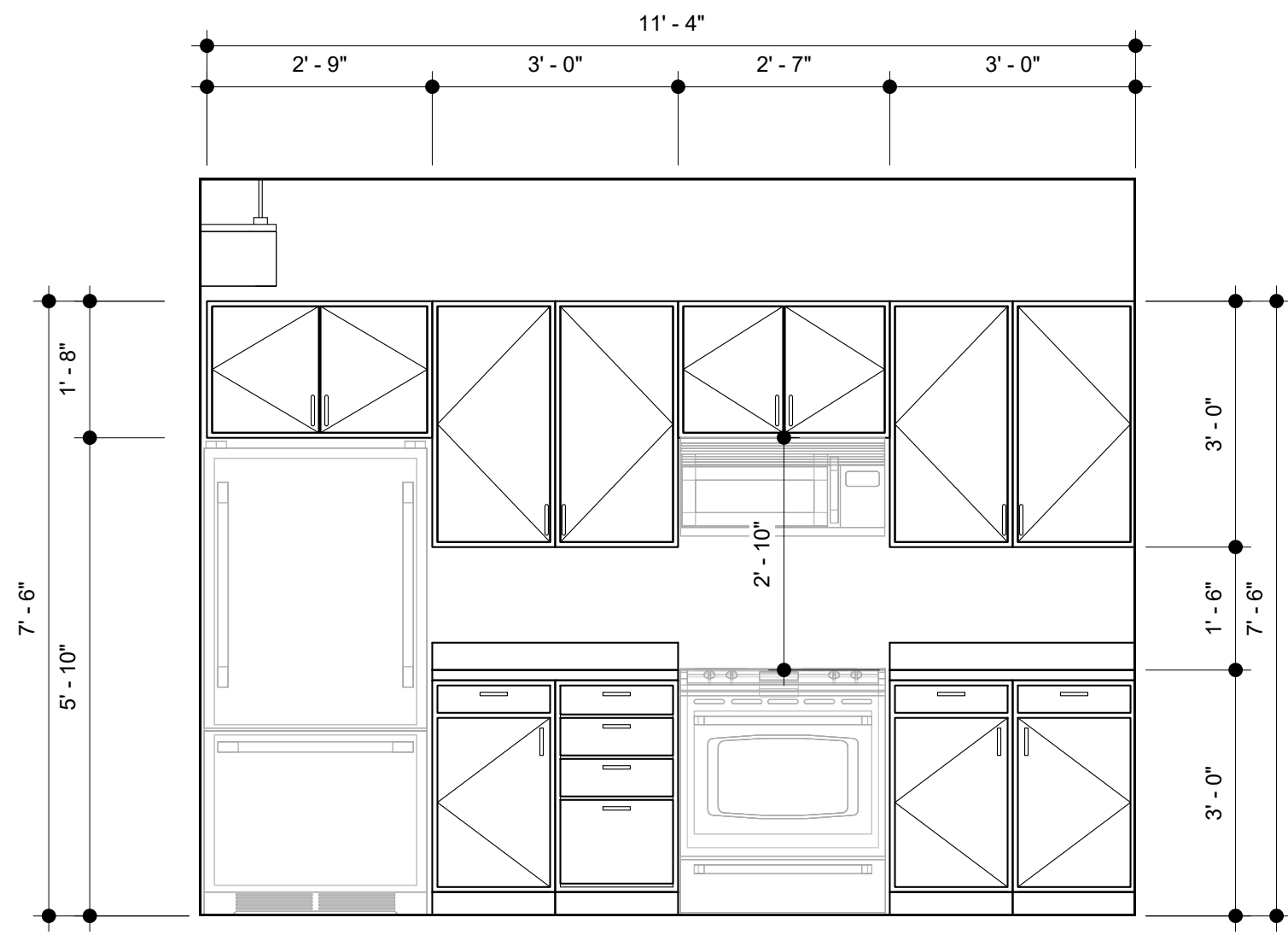




1 First Floor
SCALE: 1/4" = 1'-0"

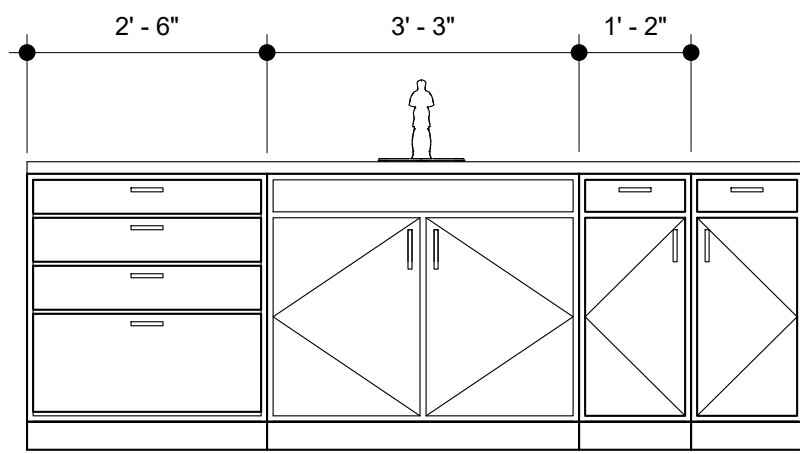


2 Second Floor
SCALE: 1/4" = 1'-0"



1 KITCHEN ELEVATION

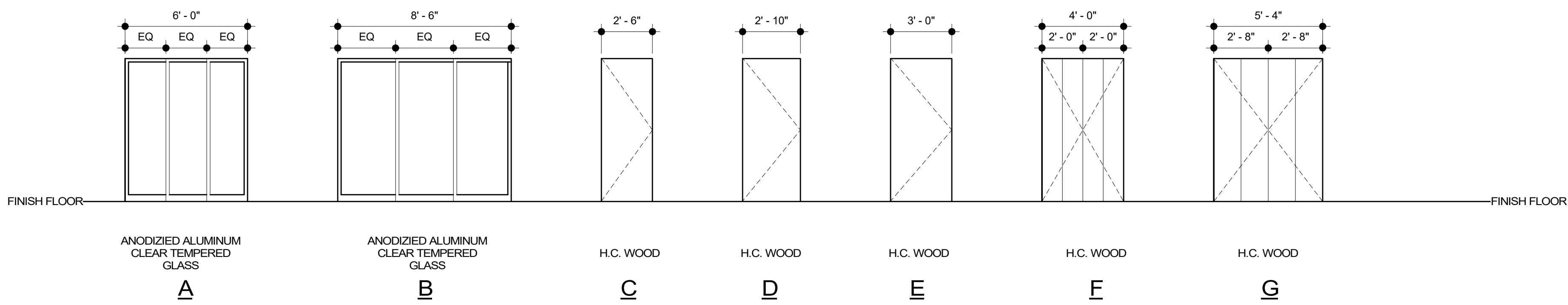
SCALE: 1/2" = 1'-0"



2 KITCHEN ELEVATION

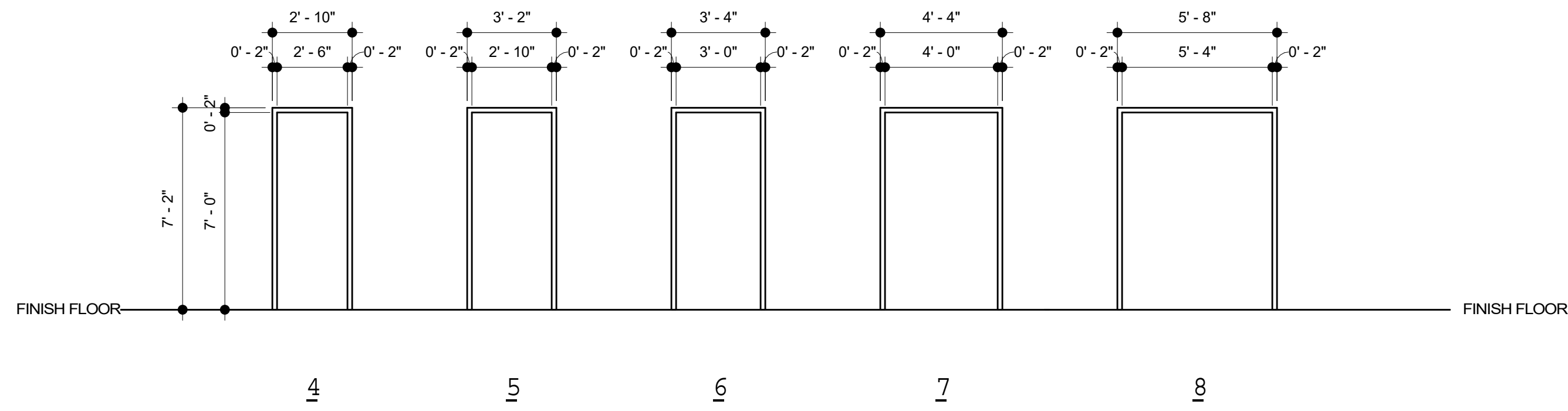
SCALE: 1/2" = 1'-0"

DOOR SCHEDULE												
DOOR MARK	LOCATION	SIZE				DOOR			FRAME			NOTES
		QUANTITY	WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	
1A	LIVING ROOM	1	3'-0"	7'-0"			ANODIZED ALUMINUM	ALUMINUM		ALUMINUM	ANODIZED	
1B			3'-0"	7'-0"								
3	DINING	1	8'-0"	7'-2 5/8"			ANODIZED ALUMINUM	ALUMINUM		ALUMINUM	ANODIZED	
5	GUEST WC	1	2'-6"	6'-8"	0'-2"		TEXTURED HOLLOW CORE	PAINTED		WOOD	PAINTED	
6	CLOSET	1	4'-0"	6'-0"	0'-1 3/16"		TEXTURED HOLLOW CORE	PAINTED		WOOD	PAINTED	
8	BEDROOM	1	3'-0"	7'-0"	0'-2"		TEXTURED HOLLOW CORE	PAINTED		WOOD	PAINTED	
9	WATERCLOSET	1	2'-6"	6'-8"	0'-2"		TEXTURED HOLLOW CORE	PAINTED		WOOD	PAINTED	
10	CLOSET	1	5'-4"	6'-0"	0'-1 3/16"		TEXTURED HOLLOW CORE	PAINTED		WOOD	PAINTED	
11	GUEST WATER CLOSET	1	2'-10"	6'-8"	0'-2"		TEXTURED HOLLOW CORE	PAINTED		WOOD	PAINTED	
12	BEDROOM	1	3'-0"	7'-0"	0'-2"		TEXTURED HOLLOW CORE	PAINTED		WOOD	PAINTED	
13	CLOSET	1	5'-4"	6'-0"	0'-1 3/16"		TEXTURED HOLLOW CORE	PAINTED		WOOD	PAINTED	
14	LAUNDRY	1	5'-0"	6'-0"	0'-1 3/16"		TEXTURED HOLLOW CORE	PAINTED		WOOD	PAINTED	



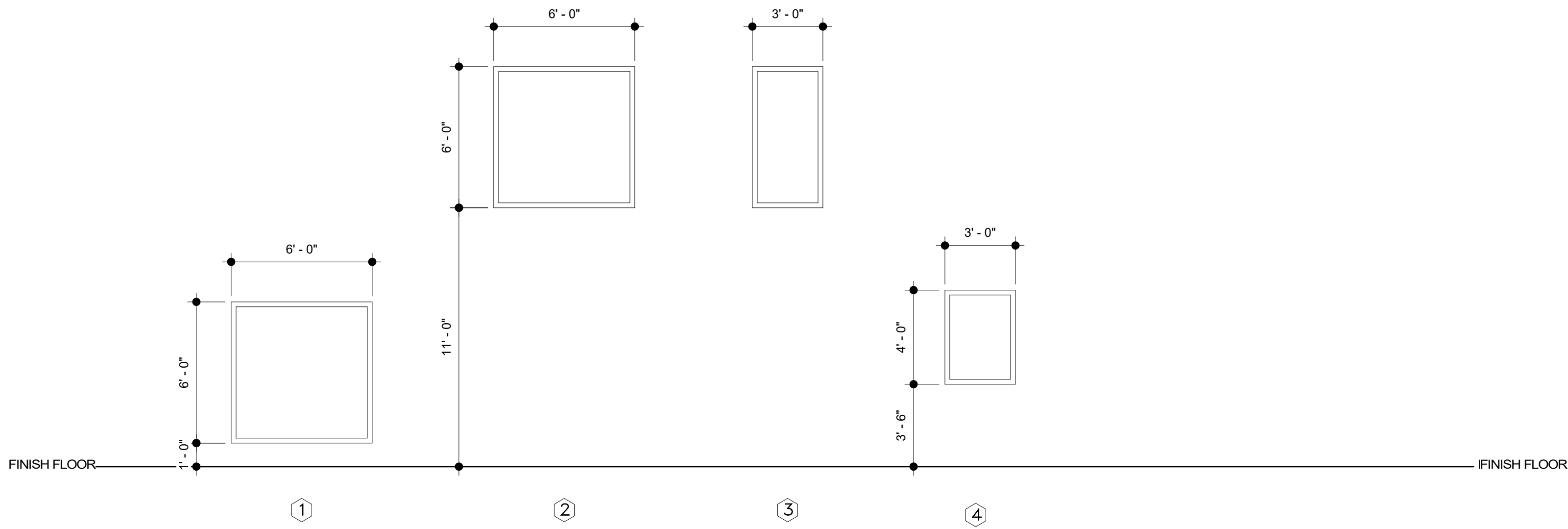
3 DOORS

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



4 FRAMES

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



5 WINDOWS

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