HISTORIC AND DESIGN REVIEW COMMISSION
July 07, 2021

HDRC CASE NO:	**2021-273**
ADDRESS:	1038 DAWSON ST 1042 DAWSON ST 1046 DAWSON ST 1050 DAWSON ST
LEGAL DESCRIPTION:	NCB 1371 (AMINI SUBD), BLOCK 3 LOT 40
ZONING:	RM-4, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	ricardo mccullough
OWNER:	ALLY AMINI/OMA DEVELOPERS LLC
TYPE OF WORK:	Construction of two, 1-story residential structures and two, 2-story residential structures
APPLICATION RECEIVED:	June 01, 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 construct two, 1-story residential structures and two, 2-story residential structures on the vacant lots at 1038, 1042, 1046, and 1050 Dawson Street, located within the Dignowity Hill Historic District.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION
i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has
been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of
setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

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

B. ROOF FORM
i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.
ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

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

3. Materials and Textures

A. NEW MATERIALS
i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL
i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district.
Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER
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.
Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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:

a. The applicant is requesting a Certificate of Appropriateness for approval to construct two, 1-story residential structures and two, 2-story residential structures on the vacant lot at 1038 Dawson, located within the Dignowity Hill Historic District.
b. CONTEXT & DEVELOPMENT PATTERN – This lot is currently void of any structures. This lot is bounded by Dawson Street to the north, an unnamed alley to the east, and Dawson Alley to the south. Lots on the south side of this block of Dawson do not feature driveways on Dawson Street, but rather feature driveway access on Dawson Alley.
c. CONCEPTUAL APPROVAL – This request received conceptual approval at the March 17, 2021, Historic and Design Review Commission hearing with the following stipulations:

i. That the applicant reduce the proposed massing of the two story structures on Dawson Street. **The applicant has since modified the site layout to feature one, 1-story structure and one, 2-story structure on Dawson Street.**
ii. That each structure feature a front porch with massing that is integral to that of the proposed new construction.
iii. That all siding feature a four (4) inch exposure, a thickness of ¾", mitered corners and a smooth finish. Columns should be six inches square, and window materials should meet staff's standards for windows in new construction.
iv. That all mechanical equipment be screened from view.
v. That a landscaping plan be developed and submitted for review.

d. ADDRESSED LOTS – The applicant has proposed for 1-story structures to be located at 1038 and 1046 Dawson Street and for 2-story structures to be located at 1042 and 1050 Dawson Street. 1042 and 1046 Dawson feature primary frontage on Dawson Alley, but are composed as flag lots.
e. SETBACKS & ORIENTATION (Dawson Street) – 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. Staff finds that the proposed new construction should feature setbacks that are greater than those found historically on the block. As proposed, the new construction features setbacks that are greater than the setback of the neighboring structure to the immediate west. Generally, staff finds the proposed setback to be appropriate.
f. SETBACKS & ORIENTATION (Dawson Alley) – The applicant has proposed to orient the two rear structures toward Dawson Alley. Staff finds this to be appropriate and consistent with the Guidelines.
g. SCALE & MASS (Dawson Street) – 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 Dawson features all one-story residential structures with the exception of the two-story residential structure at the corner of Dawson and N Palmetto. The applicant has proposed to construct a 1-story structure on the lot immediately adjacent to the historic 1-story structure at 1038 Dawson. On the vacant lot at 1050 Dawson, at the corner of Dawson Street and side alley, the applicant has proposed a 2-story structure. Generally, staff finds this to be appropriate as the proposed 2-story structure is separated from the historic, 1-story massing of the block.
h. SCALE & MASS (Dawson Alley) – Where alleys are found within the Dignowity Hill Historic District, they commonly feature accessory structures or modest primary residential structures. This is true for Dawson Alley, which features accessory structures at the alley. The applicant has proposed to construct a 1-story structure on the lot at the corner of Dawson Alley and the side alley (1046 Dawson Street) and a 2-story structure on the interior lot, addressed as 1042 Dawson Street. Generally, staff finds this to be appropriate.
i. 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. The applicant has proposed for the 2-story structure at the corner of Dawson Street and the side alley to feature entrances on both Dawson Street and the side alley.
j. 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. Per the submitted construction documents, the applicant has proposed foundation heights that appear to be at least 1 (one) foot in height; however, staff finds that the applicant should confirm the proposed foundation heights for each structure.
k. ROOF FORMS – The applicant has proposed roof forms that include hipped and gabled roofs. Each of these roof forms are found historically within the district; however, the shallow gables proposed over long expanses are not found historically within the district, as proposed for side elevations. Staff finds that alternative form should be explored to address the proposed roof massing, such as hipped roof form and shorter gables.
l. 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 incorporated window openings that are generally consistent with the Guidelines. Staff finds that all windows should feature historic profiles, including one over one profiles that are equal. Unequally sized sashes should not be used. Additionally, staff finds that fenestration should be added to

the side facades of each structure, as there are expanses of wall planes that currently feature no separation or fenestration.

m. PORCHES – The applicant has proposed for the two, 1-story structures to feature porches that are integral to the massing of the house. For the two, 2-story structures, the applicant has incorporated both a front and side porch; however, both porches feature minimal insets; approximately one (1) foot within the massing of the structure. Typically, within the historic district, both side and front porches feature depths of at least five (5) feet within the massing of the structure.
n. BUILDING SPACING – Per the site plan, the applicant has proposed building spacing that appears to be appropriate. The applicant has also noted a building to lot ratio that is consistent with the Guidelines.
o. MATERIALS – At this time, the applicant has noted the installation of siding, standing seam metal roofs and composition shingle roofs. At this time the applicant has not specified materials. Wood or composition siding is appropriate in a four (4) inch exposure with mitered corners or corner trim pieces, a thickness of ¾" and a smooth finish. Column details for each structure should be submitted to staff for review and approval. The proposed standing seam metal roofs should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be used for new construction; however, it must be approved.
p. WINDOW MATERIALS – The applicant has not noted window materials at this time. Staff finds that a wood or aluminum clad wood window that meets staff's standard specifications for windows in new construction should be used.
q. ARCHITECTURAL DETAILS – As previously noted, staff finds that traditionally sized windows should be incorporated into the design. Additionally, staff finds each structure should feature a front porch with massing that is integral to that of the proposed new construction. Materials are to follow staff's standard specifications, noted in finding n and in the applicable citations.
r. ARCHITECTURAL DETAILS – While historic structures within the district feature common architectural elements, identical structures do not appear adjacent to each other. Staff finds that the applicant should incorporate architectural details that create unique designs and details for each structure.
s. SITE ELEMENTS (Driveways) – The applicant has proposed for a driveway to feature access to the side of the lot from Goodloe Alley. Staff finds this to be appropriate as driveways are not found historically on Dawson Street. The applicant has also proposed vehicular access and parking off of the rear alley, Dawson Alley. Staff also finds this to be appropriate; however, staff finds that the rear parking pads should be limited in width and feature a pervious material. Additionally, staff finds that the proposed driveway should be limited in width to ten (10) feet, or separated to feature two separate driveways on the alley.
t. LANDSCAPING – At this time the applicant has noted landscaping materials including plantings. Lawns should be natural turf unless otherwise applied for and approved.
u. WALKWAY – The applicant has noted the installation of walkways within the front yard of each residential structure. This is appropriate and consistent with the Guidelines; however, at the proposed duplexes, the applicant has proposed two walkways to connect to the sidewalk at the public right of way. Historically, one walkways is found connecting the house to the sidewalk at the right of way within the district.
v. MECHANICAL EQUIPMENT – The applicant has noted the locations of mechanical equipment at the rear each structure; however, has not noted if the mechanical equipment will be screened. All mechanical equipment should be screened from view at the public right of way with screening elements.

RECOMMENDATION:

Staff does not recommend a COA at this time based on findings a through u with the following stipulations:

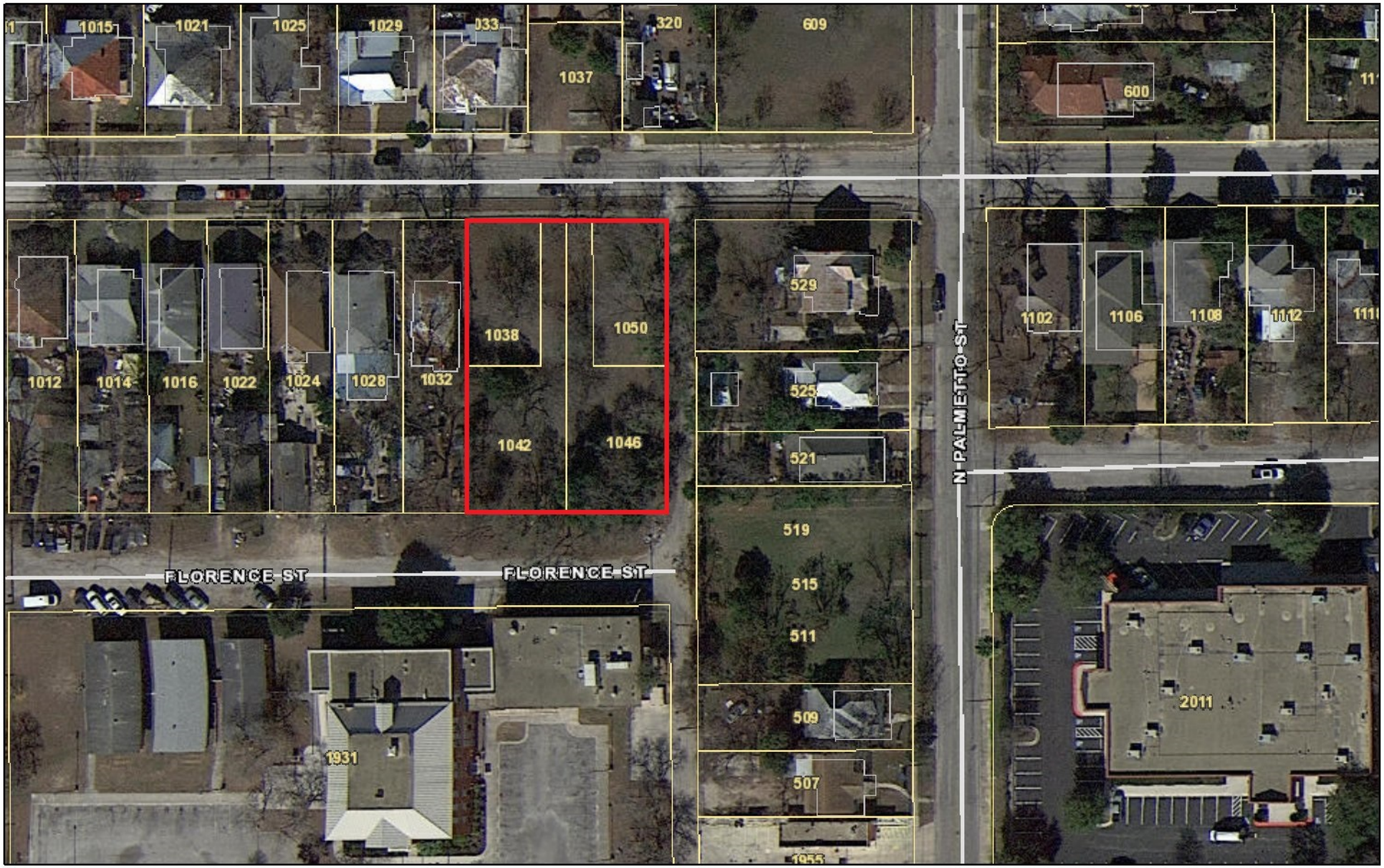
i. That all foundation heights follow the guidelines and feature at least one foot in height, as noted in finding j.
ii. That each structure feature a front porch with massing that is integral to that of the proposed new construction. Staff recommends front porch depths of approximately five (5) feet, as noted in finding m.
iii. That all siding feature a four (4) inch exposure, a thickness of ¾", mitered corners and a smooth finish. Columns should be six inches square, and window materials should meet staff's standards for windows in new construction. The proposed standing seam metal roofs should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be used for new construction; however, it must be approved.
iv. That all mechanical equipment be screened from view as noted in finding v.
v. That only one walkway lead from the front porch to the right of way for each duplex structure, as noted in finding u.

vi. That wood or aluminum clad wood windows be installed that are consistent with staff's standards for windows in new construction, as noted in finding p.
vii. That alternative roof forms should be explored to address the proposed roof massing, such as hipped roof form and shorter gables, in place of the current, shallow gable that stretches the expanse of the side elevation, as noted in finding k.
viii. That fenestration be added to the side facades of each structure, as there are expanses of wall planes that currently feature no separation or fenestration.

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



July 2, 2021

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: April 14, 2021

HDRC Case #: 2020-478

Address: 1038 Dawson

Meeting Location: Webex

APPLICANT: Ricardo McCollough

DRC Members present: Scott Carpenter, Monica Savino

Staff Present: Edward Hall

Others present: Ally Amini

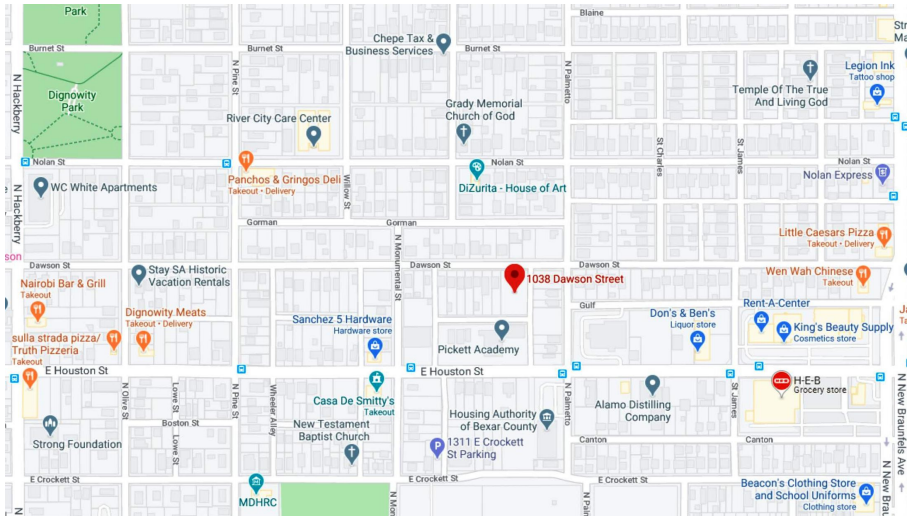
REQUEST: Construction of two, 1-story structures and two, 2-story structures.

COMMENTS/CONCERNS:
RM: Overview of proposed updates.
MS: Re-orient the rear structure's massing toward Dawson Alley.
SC: Agrees with MS. Not preferable with location on alley (could potentially locate both two story structures on east side of the lot).
MS: Could the topography been shown in the street elevation?
RM: Can incorporate wrap around porch and integral porch. Will continue to revise massing and articulation.
SC: Include variations in each design; do not propose a mirror flip.
RM: All four houses will be painted in different schemes.
ALL: Discussion on blind window on front façade of duplexes. Avoid fake windows and un-authentic architectural features.
MS: Potentially shift the window as a real window – attempt is to disguise the duplex so differentiating fenestration is okay.
SC: When designing duplexes, offsetting benefits is important.
SC: Study window and door trim on one story (wider trim).
OVERALL COMMENTS:

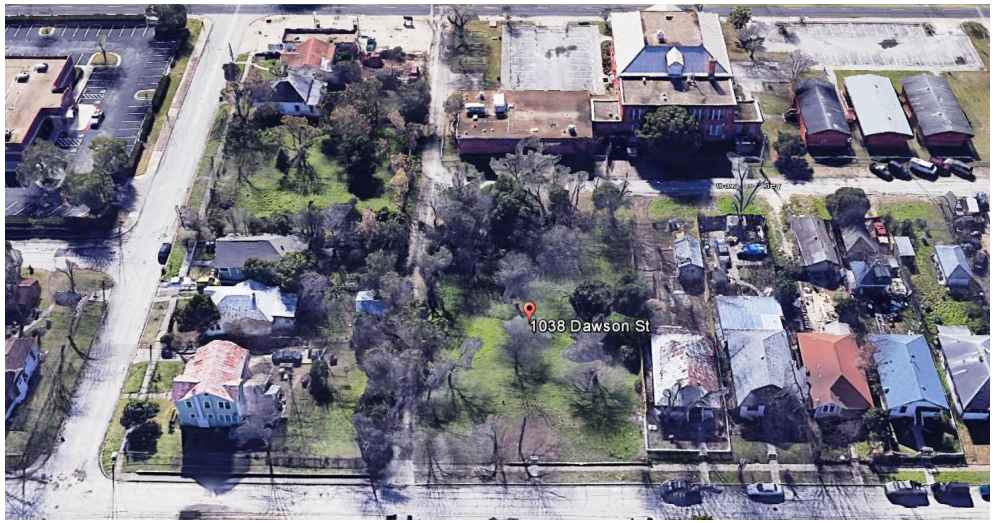
1038 DAWSON STREET, DIGNOWITY HILL,
SAN ANTONO, TEXAS, 78202.

SCOPE OF WORK:

CONSTRUCTION OF 2-SINGLE FAMILY HOMES.
1 STORY, 3 BEDROOMS, 2.5 BATHS.
1,605 sq. ft. AND
2-TWO STORY, 3 BEDROOMS, 2.5 BATHS DUPLEX,
1,753 sq. ft.



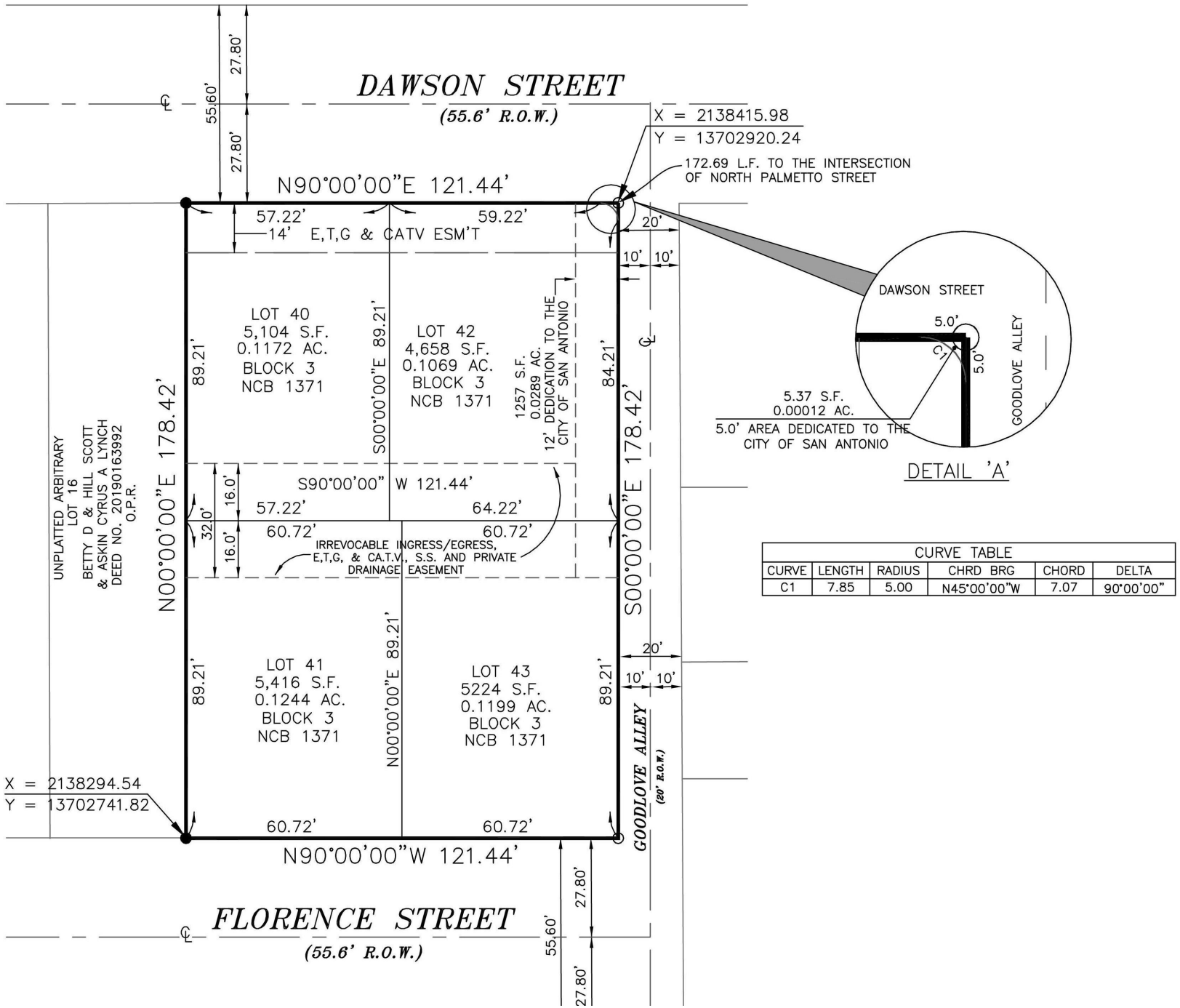
SITE MAP



AERIAL VIEW

EXISTING PROJECT SITE

1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONO, TEXAS



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHRD BRG	CHORD	DELTA
C1	7.85	5.00	N45°00'00"W	7.07	90°00'00"

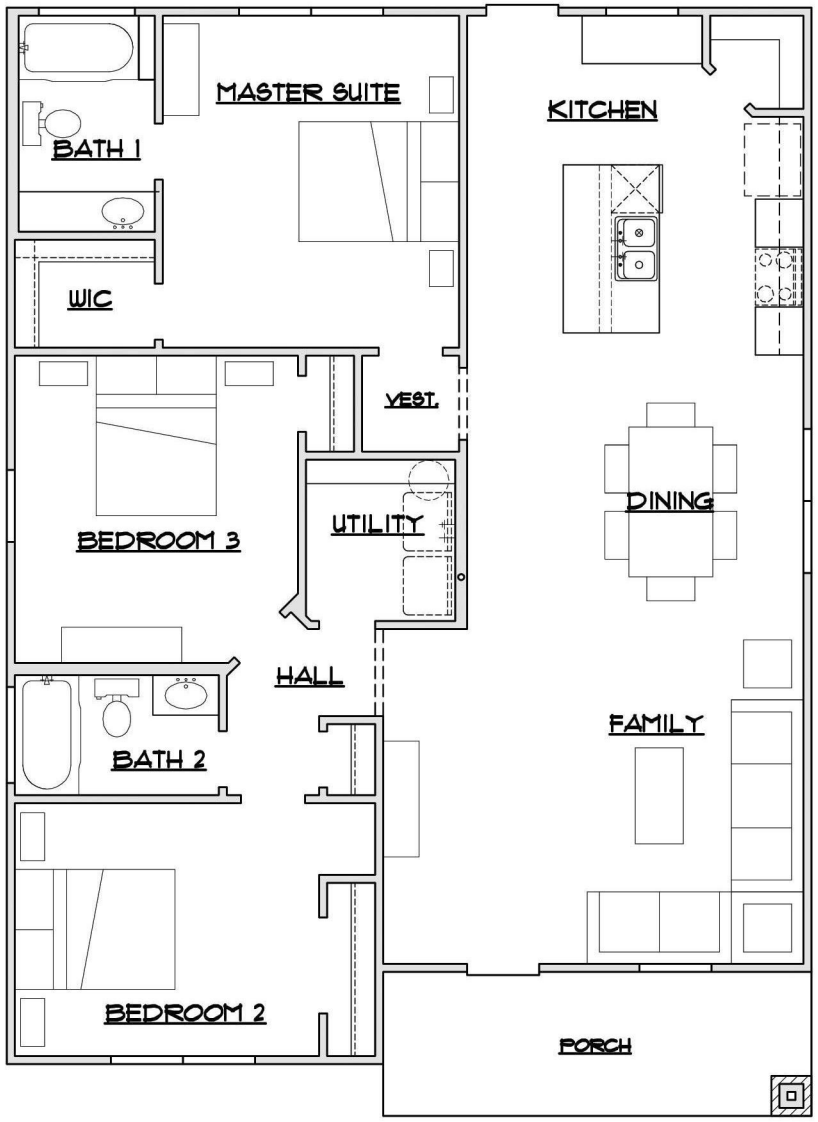
PROPOSED REPLAT

1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONO, TEXAS

EXISTING ADJACENT STRUCTURES

CONCEPTUAL FRONT ELEVATION
SINGLE FAMILY

1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONO, TEXAS



CONCEPTUAL FLOOR PLAN
SINGLE FAMILY

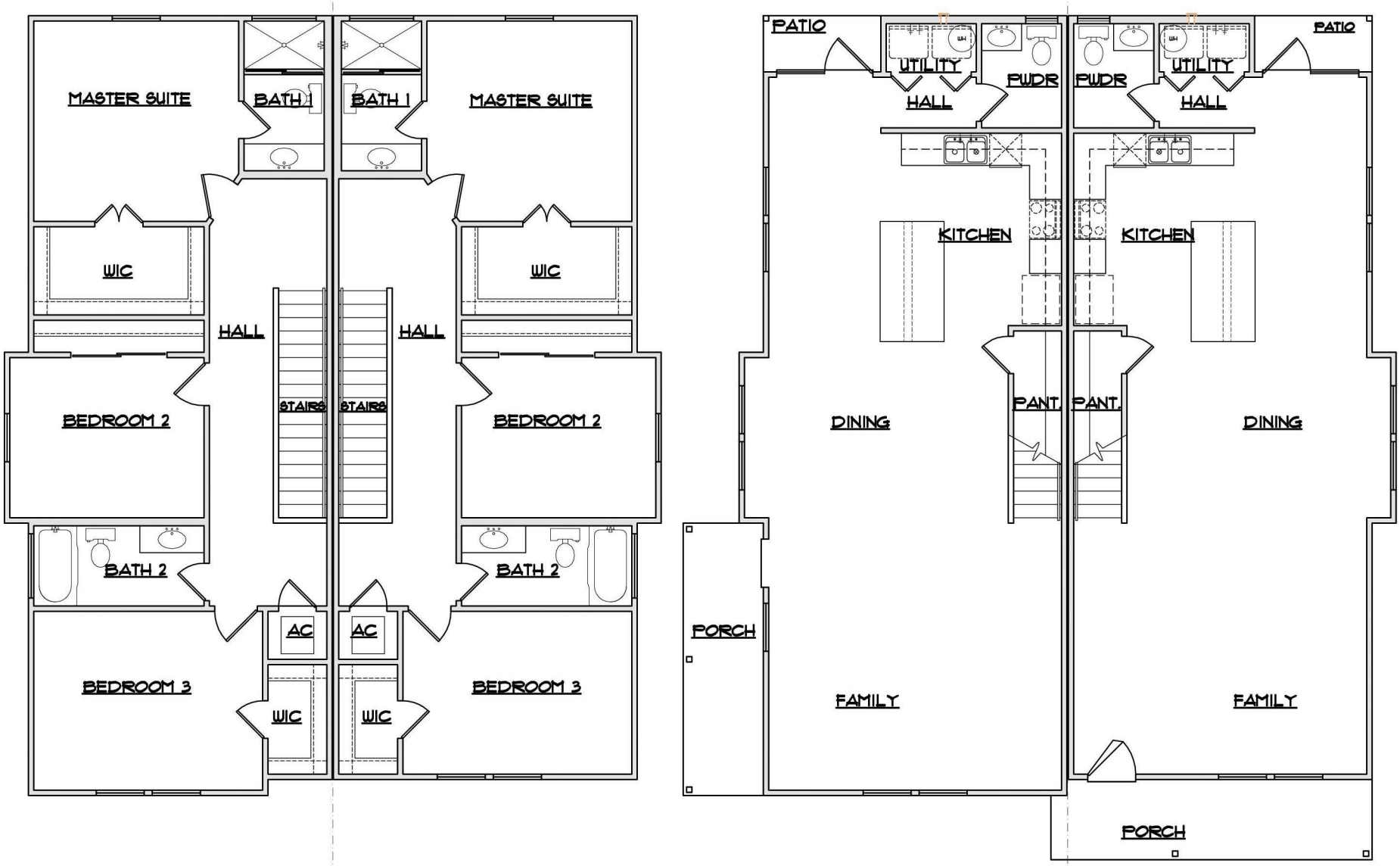
1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONO, TEXAS

CONCEPTUAL FRONT ELEVATION
DUPLEX

1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONO, TEXAS

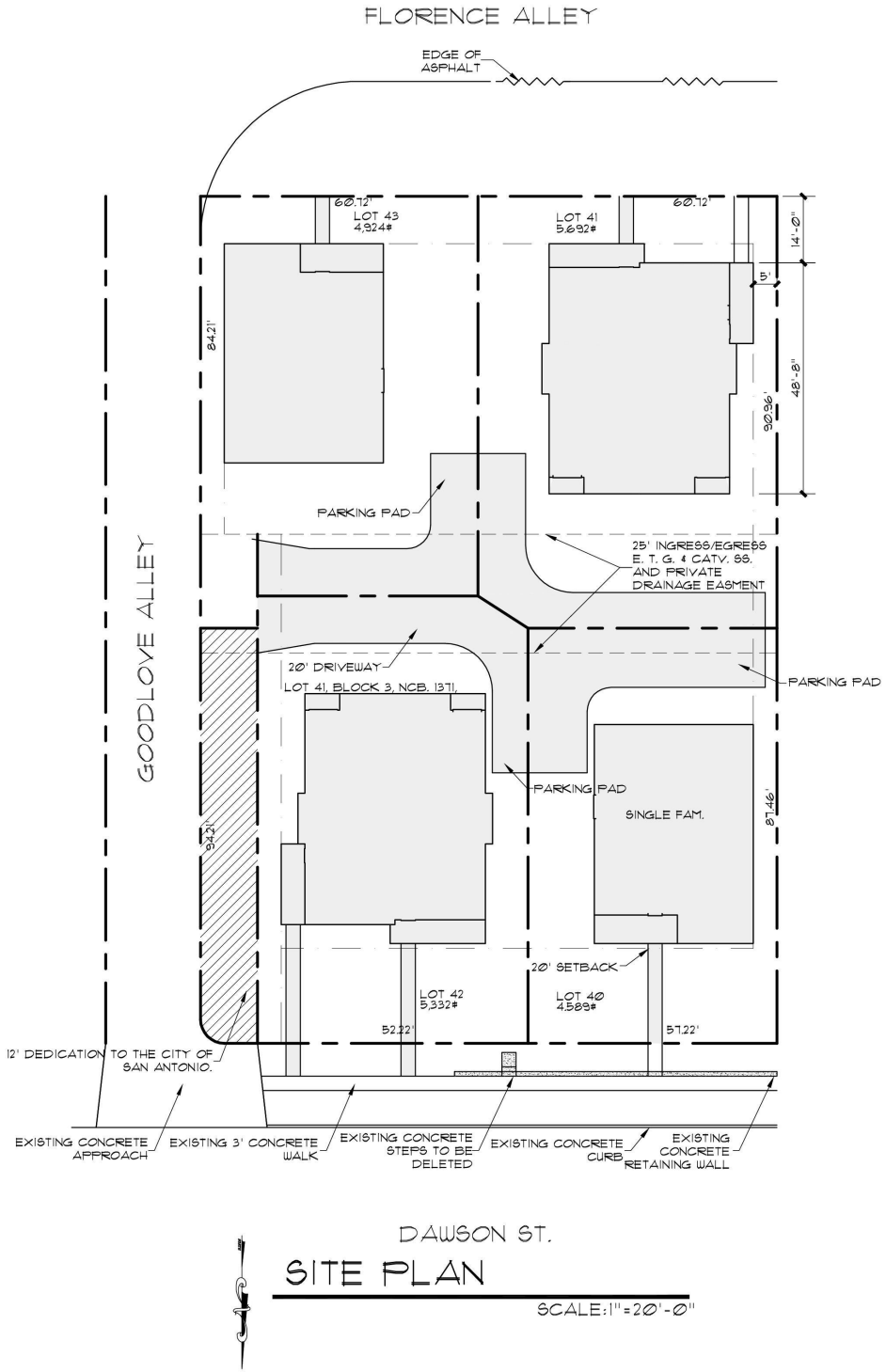
CONCEPTUAL SIDE ELEVATION
DUPLEX

1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONO, TEXAS



CONCEPTUAL FLOOR PLAN
DUPLEX

1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONO, TEXAS



SITE PLAN

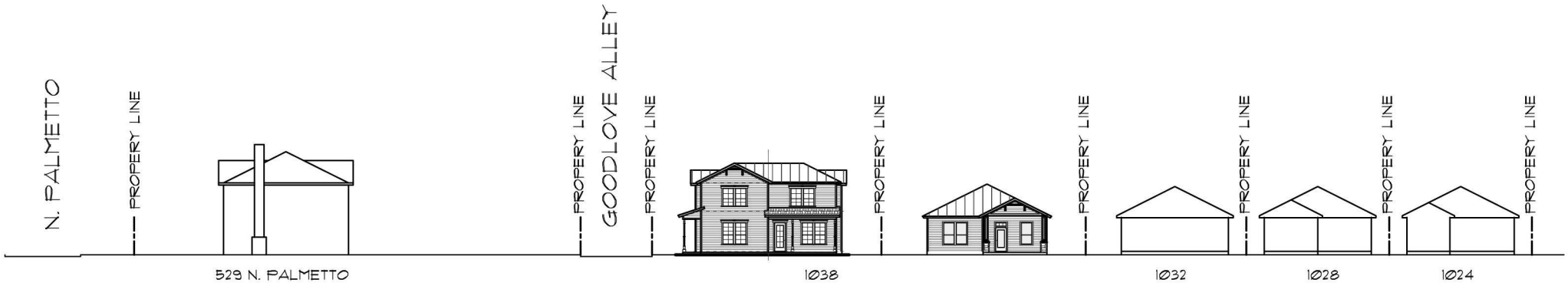
SCALE: 1"=20'-0"

CONCEPTUAL SITE PLAN

1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONO, TEXAS

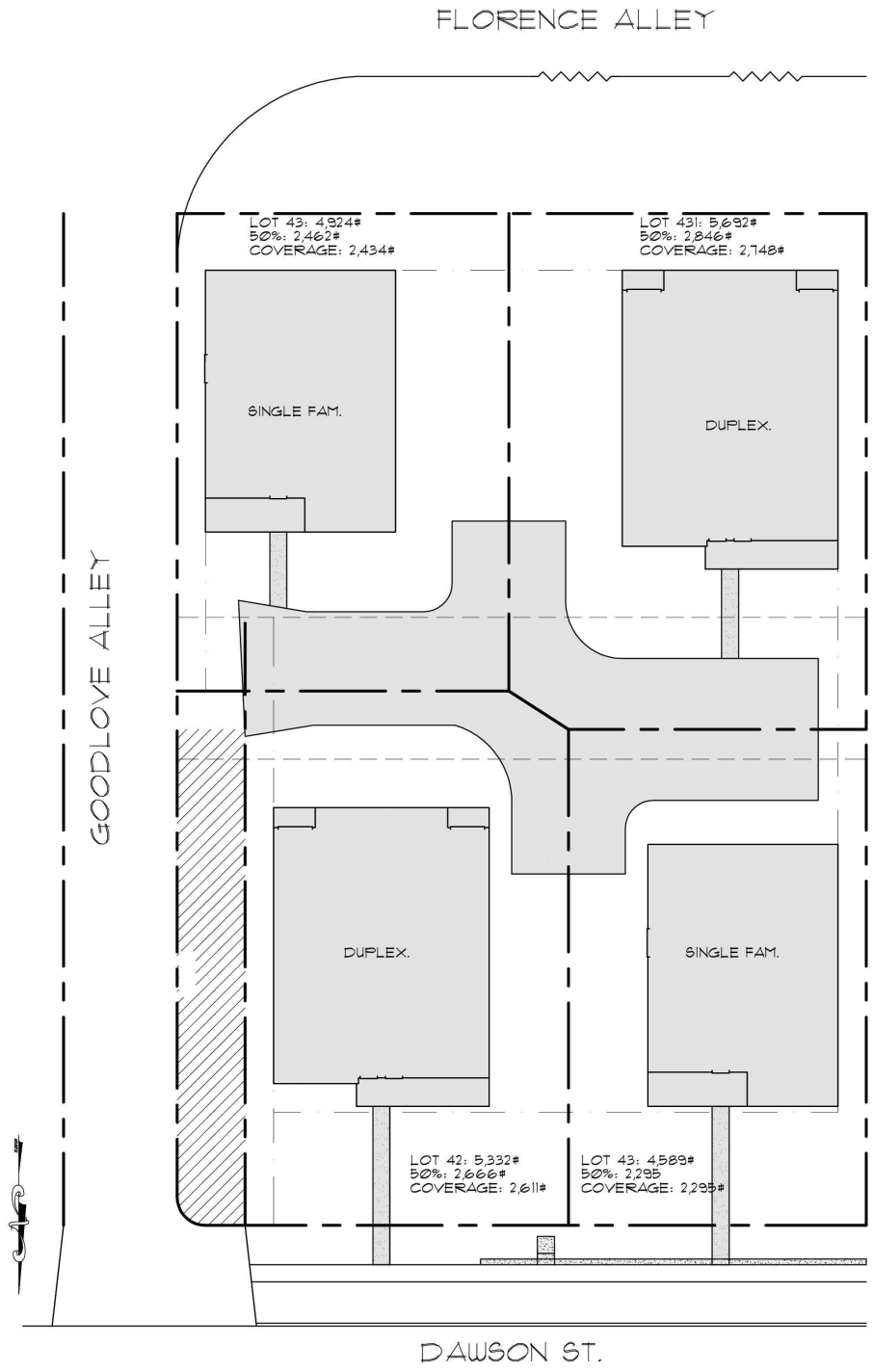
CONCEPTUAL AERIAL VIEW

1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONO, TEXAS



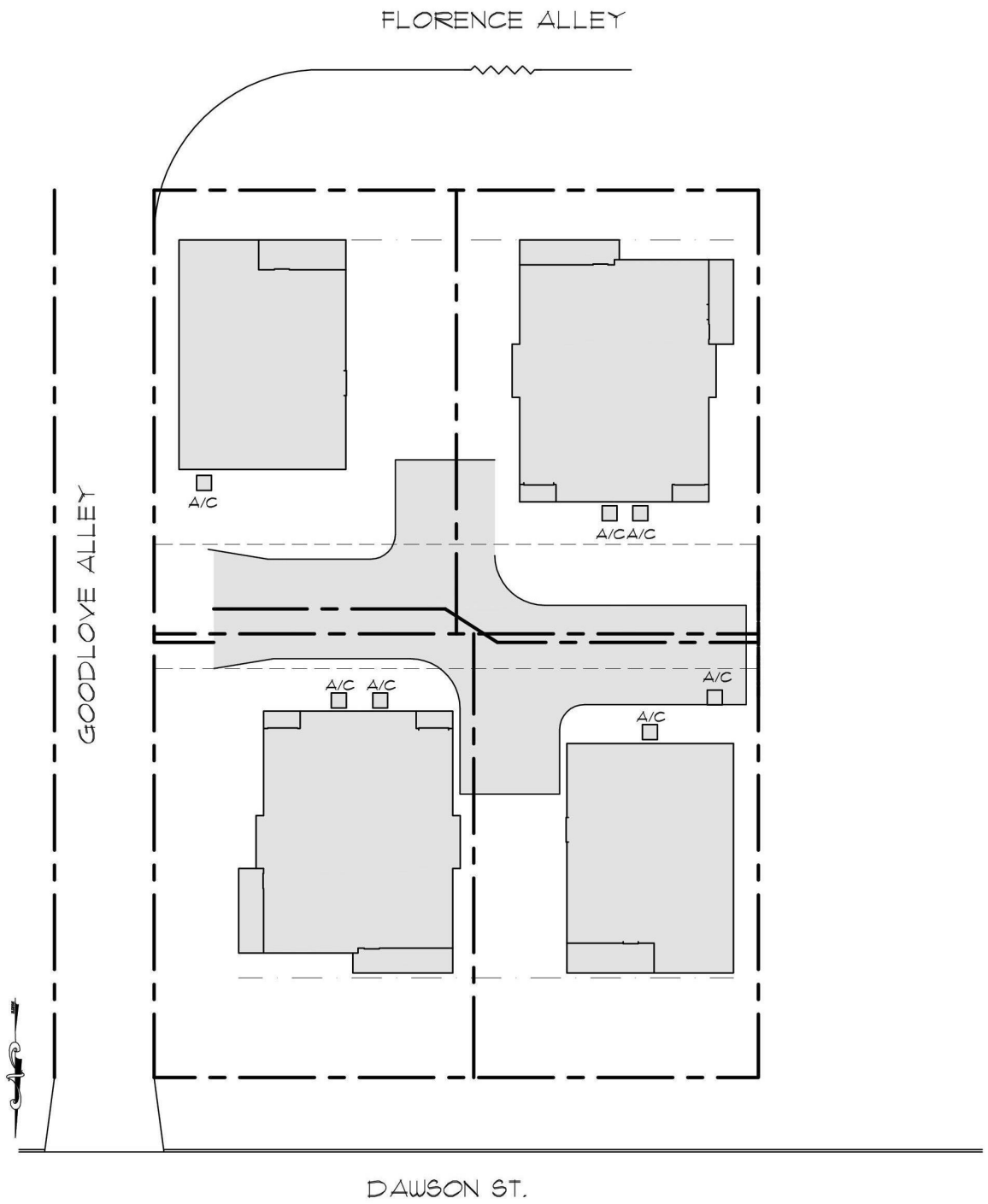
STREET SCAPE

N.T.S.



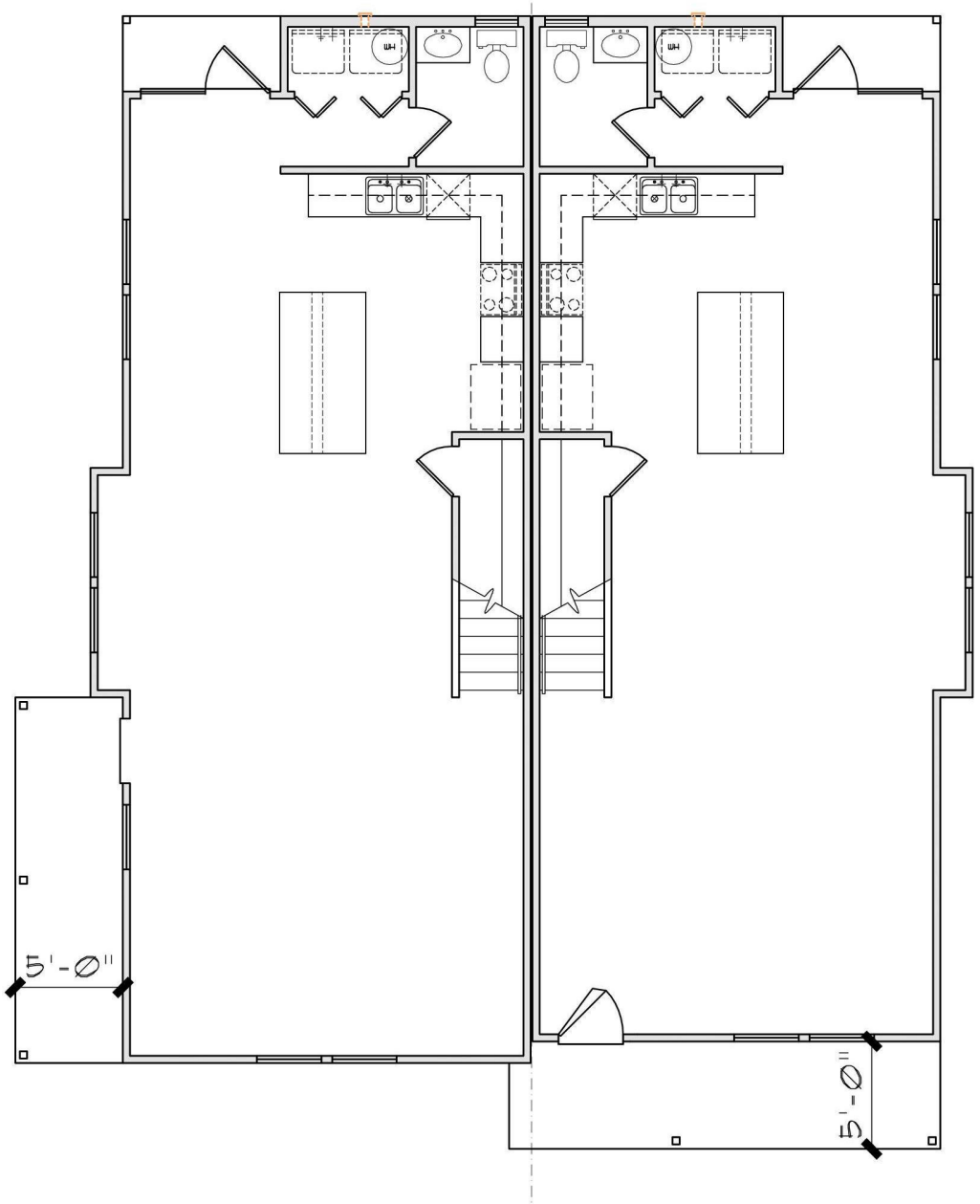
LOT COVERAGE

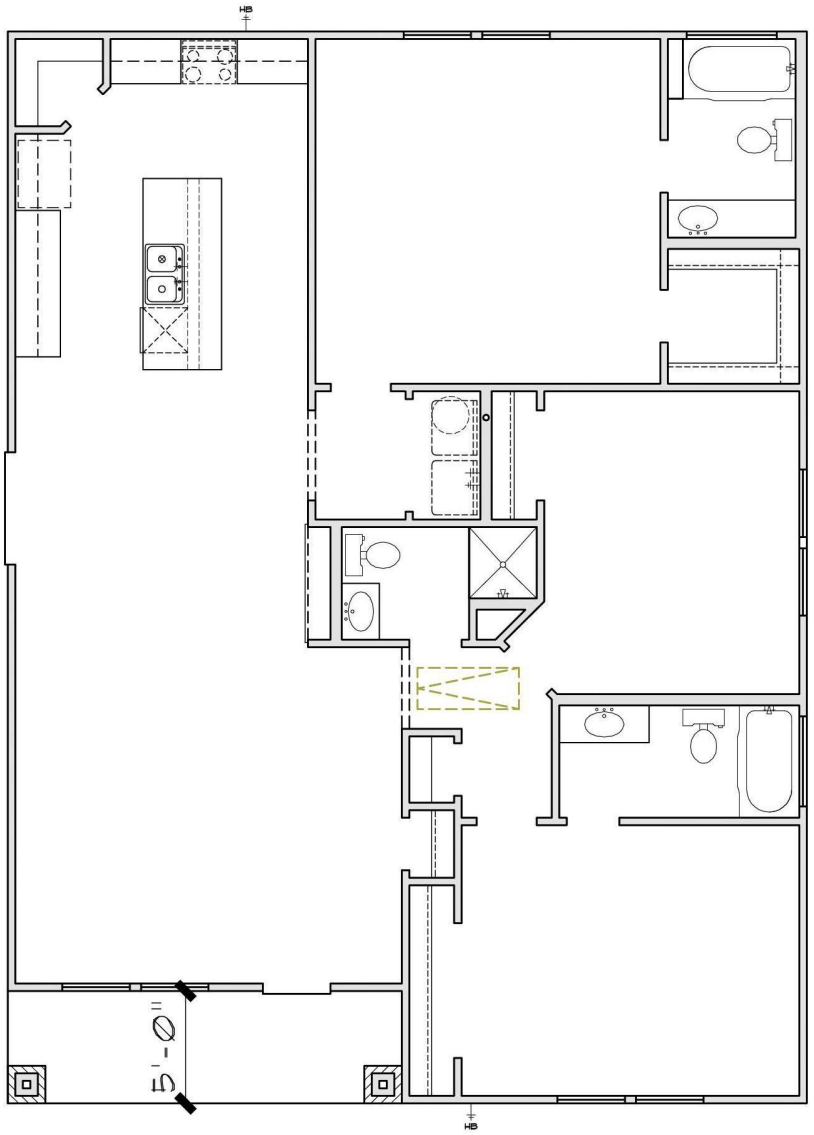
1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONO, TEXAS



A/C LOCATION

1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONO, TEXAS



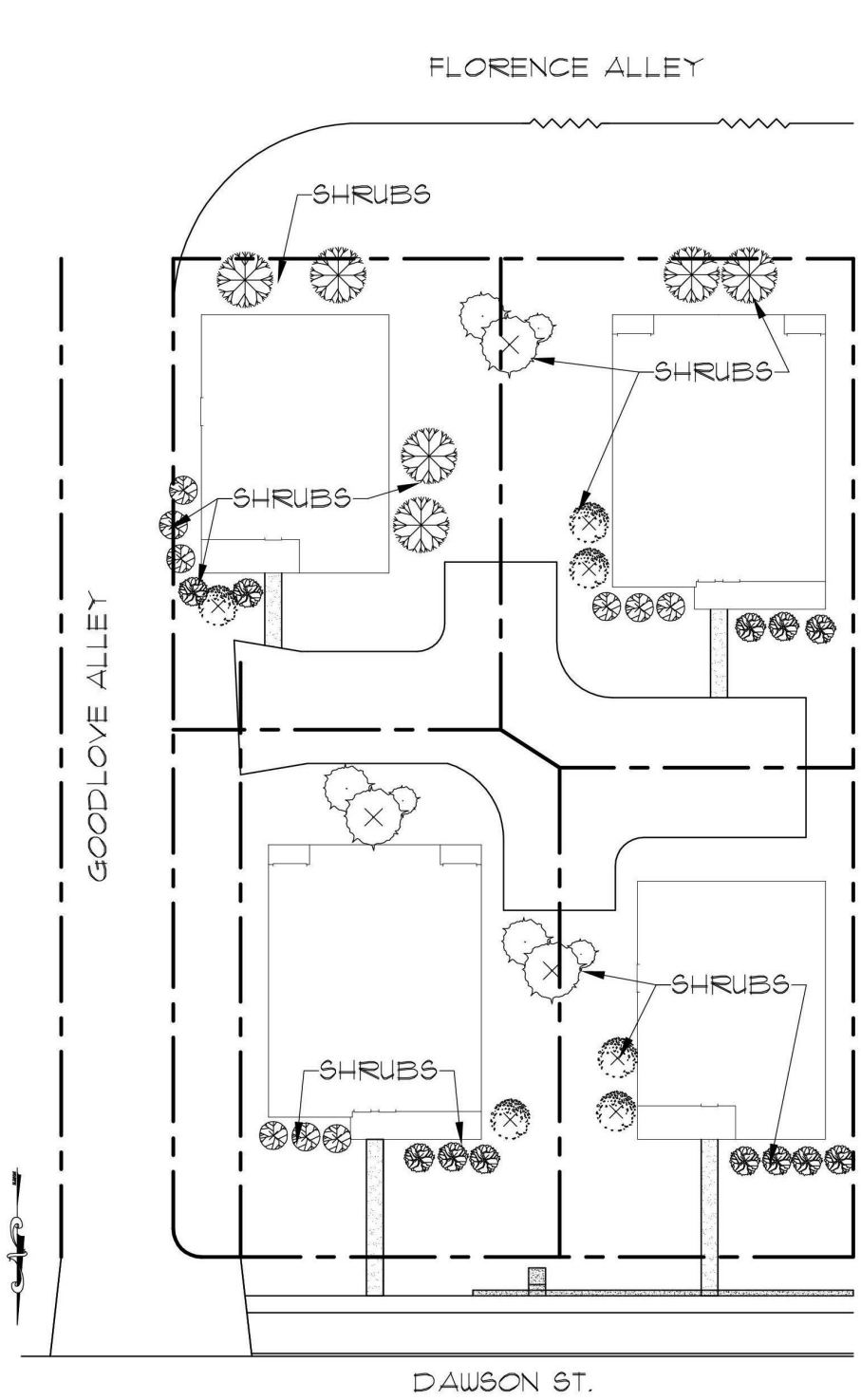


PORCH DEPTH

1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONO, TEXAS

FOUNDATION

1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONO, TEXAS



LANDSCAPING

1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONO, TEXAS

A NEW RESIDENCE

LOT 40, BLOCK 3, NCB. 1371,
1038 DAWSON ST.
DIGNOWITY HILL.
SAN ANTONIO, TEXAS

GENERAL NOTES:
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.

1. ATTIC ACCESS - MINIMUM 22"X30" IRC SECTION 1505.1
2. BEDROOM WINDOWS - EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF 5.7 SQUARE FEET (MINIMUM DIMENSIONAL REQUIREMENTS WIDTH 20", HEIGHT 24"). MAXIMUM HEIGHT OF SILL TO FLOOR 44". IRC SECTION 310.4
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5. GLASS - SAFETY GLAZING REQUIRED IN INGRESS AND EGRESS DOORS, SLIDING DOORS, STORM DOORS, AND DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOM, BATH ROOMS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET. GLAZING FIXED OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4. GLAZING IN WALLS ENCLOSING A STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4.(6
7. GUARDRAILS - 36" MINIMUM HEIGHT, OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OF AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIR-WAYS, LANDINGS AND RAMPS, BALCONIES OR PORCHES WHICH ARE MORE THAN 30" ABOVE GRADE OR FLOOR LEVEL SHALL BE PROTECTED BY A GUARDRAIL. IRC SECTION 509.
8. PLUMBING GAS AND SEWER - TO COMPLY WITH THE 2018 UNIFORM PLUMBING CODE AND LOCAL AMENDMENTS. WATER SAVING FIXTURES SHALL BE USED. NO WATER HEATER REGUARDLESS OF THE HEAT SOURCE SHALL BE INSTALLED UNDER ANY STAIRWAY OR LANDING. AMENDMENTS SECTION 509. WATER HEATERS GENERATING A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE INSTALLED IN A GARAGE PROVIDED THE PILOTS, BURNERS, OR HEATING ELEMENTS AND SWITCHES ARE AT LEAST 18" ABOVE THE FINISH FLOOR. UPC SECTION 510.0
9. SMOKE DETECTORS - DWELLING UNITS SHALL BE PROVIDED WITH A SMOKE DETECTOR IN ALL SLEEPING AREAS AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. IRC SECTION 310.9.1 AND AMENDMENTS). STAIRS - STAIR RISERS 8" MAXIMUM, RUN 9" MINIMUM, HANDRAILS(34"-38") AND LANDINGS TO COMPLY WITH IRC SECTION SECTION 1006.3
10. BATHTUBS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLSHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFCE. IRC SECTION R 307.2
11. HANDRAILS SHALL BE A ROUNDED WITH MINIMUM OF 1 1/4" THICK AND MAX. 2"

CONTRACTOR NOTES:

WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND DETAILS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS. DETAILS AND DRAWINGS ARE BUILDER'S TYPE AND THE DESIGNER OF THIS SET OF PLANS, HEREBY NOTIFIES BOTH OWNER AND CONTRACTOR, THAT HE, THE "DESIGNER" RELIVES HIMSELF OF LIABILITIES TO SAID WORKING DRAWINGS.
ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS AND DETAILED PLANS CONTAIN HERIN REMAIN THE SOLE AND EXCLSIVE PROPERETY OF RICARDO MCCULLOUGH, WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE CONSTRUCTION OF THIS PLANS IN WHOLE OR IN PART TO IT'S SOLE DISCRETION.
IT IS THE RESPONSABILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.

NOTES:

1. 1st FLOOR PLATE AT 10'-0

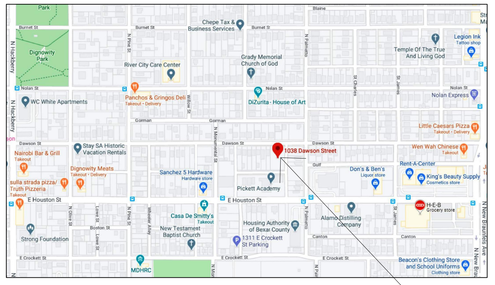
2. WINDOWS HEADER HT. AT 8'-0"AFF. 2nd FLOOR AT 6'-8".

3. A/C UNIT IN ATTIC, PROVIDE 2-220v AND GAS, PROVIDE LIGHT FIXTURE NEAR UNIT SWITCHED AT ATTIC ENTRANCE. PROVIDE METAL DRIP PAN WITH OUTSIDE DRAIN LINE. PROVIDE SUBFLOOR WALKWAY TO AND AROUND UNIT CONFORMING TO APPLICABLE CODE. VERIFY LOCATION OF UNIT WITH MECHANICAL AND GENERAL COMTRACTOR.

MECHANICAL NOTES:

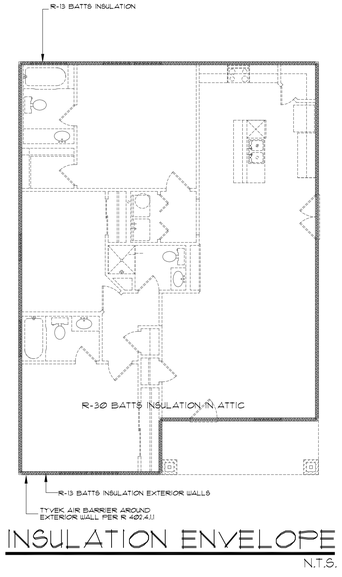
1. CLIMATE ZONE: 2

2. GLAZED FENESTRATON: SHGC: 0.30



LOCATION MAP
N.T.S.

CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATES SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED.
EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER WALLS SHALL BE SEALED.
SERVICE PENETRATIONS ARE SEALED AND AIR SEALING IS IN PLACE BEHIND OR AROUND SHOWER/TUB ENCLOSURES, ELECTRICAL BOXES, SWITCHES AND OUTLETS ON EXTERIOR WALLS.
SPACE BETWEEN ~~WINDOW AND DOOR~~ JAMBS AND FRAMING IS SEALED.



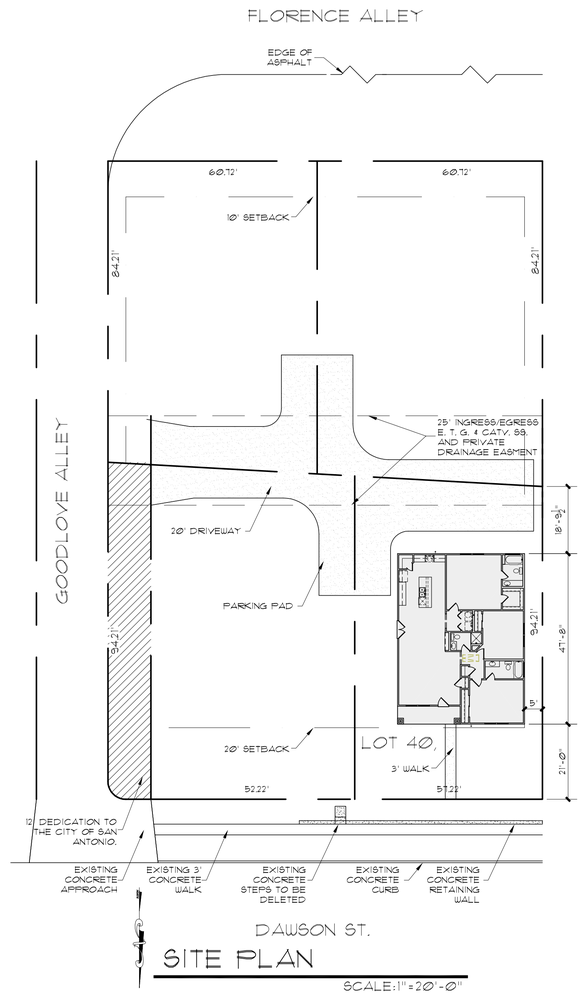
INSULATION ENVELOPE
N.T.S.

TABLE N1102.4.1.1 (R402.4.1.1)
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	CRITERIA
Air barrier and thermal barrier	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. Air-permeable insulation shall not be used as sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access opening, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.
Walls	Corners and the junction of the foundation and sill plate shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed ir substantial contact and continuous alignment with the air barrier. Knee walls shall be sealed.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.
Rim joists	Rim shall be sealed to prevent ar leakage.
Floors (including above-garage and cantilevered floors)	Insulation shall be installed to maintain permanent contact with underside of subfloor decking. The air barrier shall be installed at any exposed edge of insulation.
Crawl space walls	Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawlspace walls.

TABLE N1102.4.1.1 (R402.4.1.1)
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	CRITERIA
	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.
Narrow cavities	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air tight, IC rated, and sealed to the drywall.
Plumbing and wiring	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	Exterior walls adjacent to showers and tubs shall be insulated and the air barrier installed separating them from the showers and tubs.
Electr.cal/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the sub floor or drywall.
Fireplace	An air barrier shall be installed on fireplace walls.



SITE PLAN
SCALE:1" = 20'-0"

McCULLOUGH DESIGN ASSOCIATES
84 N. E. LOOP 410, SUITE 292,
SAN ANTONIO, TX 78216
PH. 843-1632
ricardo@mccloughda.com

A NEW RESIDENCE
LOT 40, BLOCK 3, NCB. 1371,
1038 DAWSON ST.
DIGNOWITY HILL.
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

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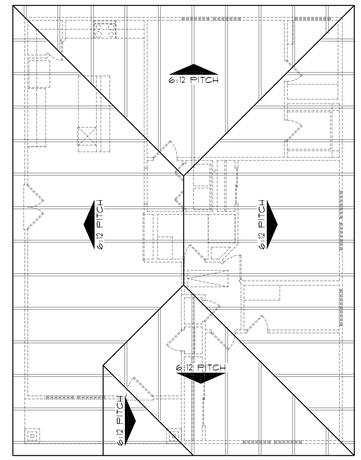
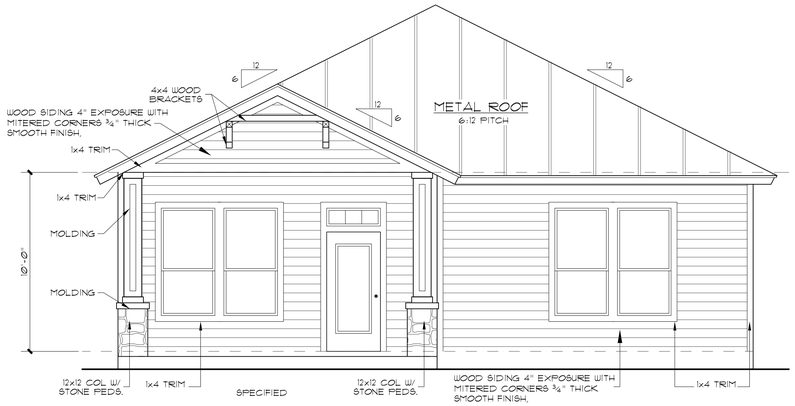
CHCKD BY: RAMc	DATE: 05.23.2021
	PROJECT No:
SHEET 1 of	3



ROOF PLAN

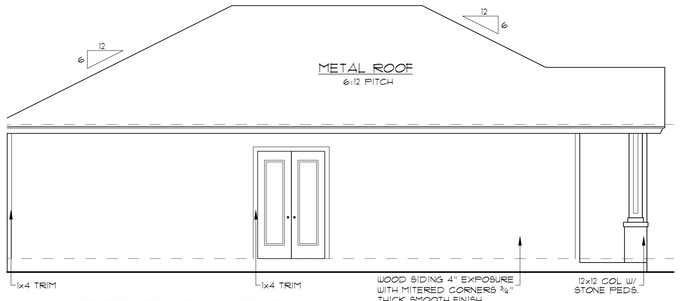
SCALE: 1/8" = 1'-0"

NOTE: ALL ROOF OVERHANGS 16" FROM FRAME, UNLESS NOTED OTHERWISE



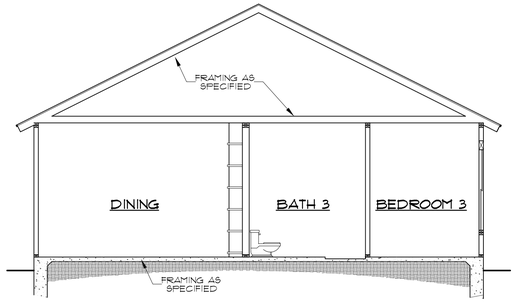
FRONT ELEVATION

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



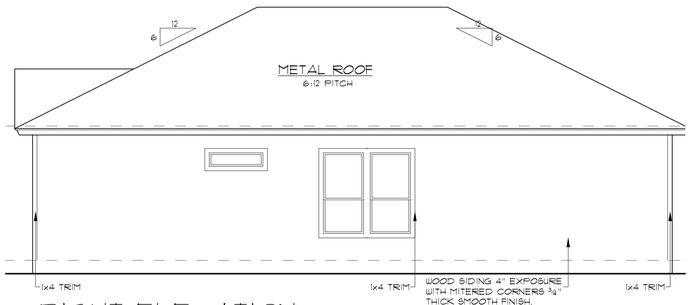
LEFT ELEVATION

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



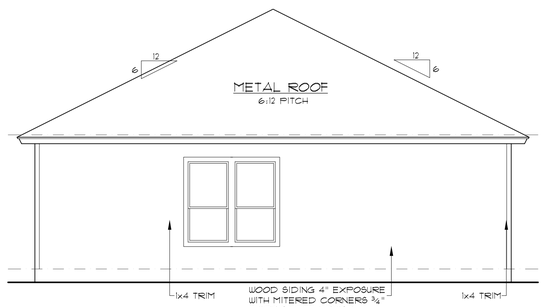
SECTION A-A

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



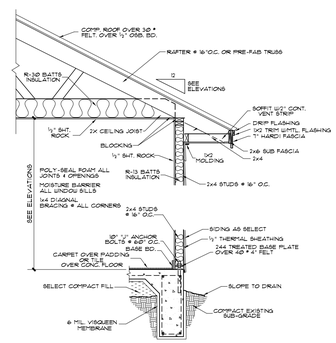
RIGHT ELEVATION

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



REAR ELEVATION

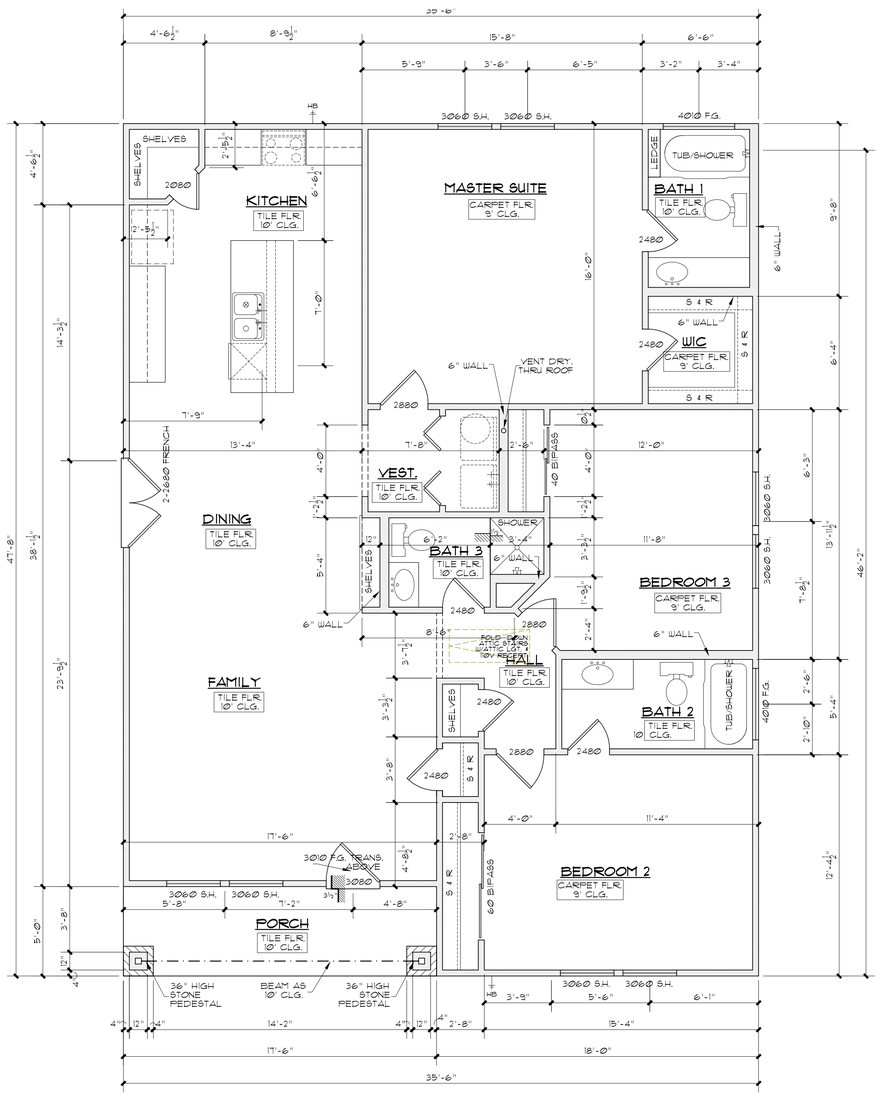
SCALE: 3/16" = 1'-0"



SEE ENGINEER SPECS FOR FOUNDATION DETAILS

TYPICAL SIDING WALL SECTION

SCALE: ½" = 1'-0"



FLOOR PLAN

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

AREAS PER UNIT	
TOTAL LIVING	1,605#
PORCH	88##
TOTAL SLAB	1,693#
TOTAL BUILDING	1,693#

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A NEW RESIDENCE

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SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 05.23.2021
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SHEET 2 of	3

GRAPHIC SYMBOLS

ELECTRICAL

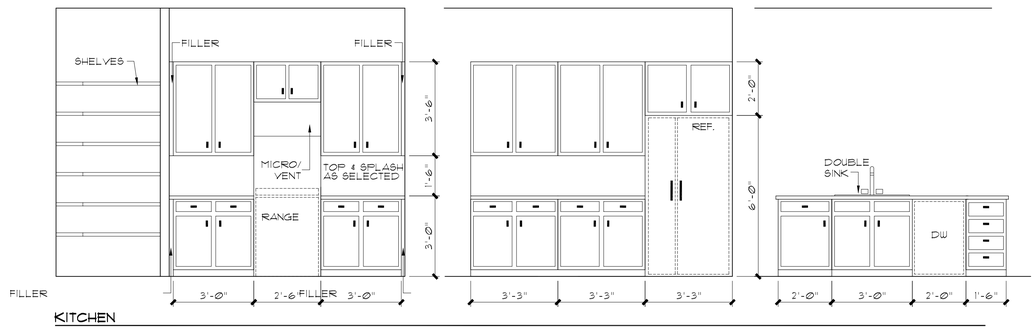
- SWITCH
- DIMMER SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DUPLEX OUTLET
- DUPLEX OUTLET TO SWITCHED
- FLOOR OUTLET
- 30 VOLT 3 WIRE OUTLET
- CEILING OUTLET
- SINGLES OUTLET WITH GROUND FAULT INTERRUPTER
- 220 VOLT DUPLEX OUTLET
- DUPLEX OUTLET RAISED TO HEIGHT INDICATED
- WATERPROOF DUPLEX OUTLET
- JBOX DUPLEX OUTLET
- TELEPHONE OUTLET
- TELEPHONE FLOOR OUTLET
- TELEVISION OUTLET
- SATELLITE TELEVISION W/TELEPHONE LINE
- INTERCOM
- SPEAKER OUTLET
- SMOKE DETECTOR
- THERMOSTAT
- ELECTRICAL PANEL
- PUSH BUTTON SWITCH
- CHIMES
- KEY SWITCH
- SURFACE MOUNT CLG. FIXTURE
- WALL MOUNT FIXTURE
- PULL CHAIN LIGHT
- RECESSED CEILING FIXTURE
- RECESSED EYEBALL FIXTURE
- HALOGEN RECESSED CEILING FIXTURE
- HALOGEN WALL MOUNTED FIXTURE
- CEILING MOUNT DROP LIGHT
- FLUORESCENT LIGHT FIXTURE
- WALL MOUNT FLOUR. LT. FIXTURE
- TRACK-MOUNT FIXT.
- UNDER CABINET LIGHT
- CEILING MOUNT EXHAUST FAN
- WALL MOUNT EXHAUST FAN
- CEILING MOUNT HEAT LAMP
- WALL MOUNT HEAT LAMP
- COMBINATION FIXT. HEAT/VENT/LIGHT
- FLOOD LIGHT
- CEILING FAN W/LT

PLUMBING

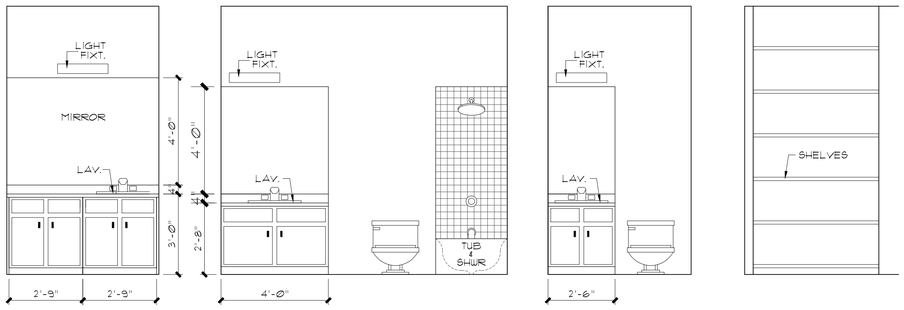
- WATER HEATER
- WATER SOFTNER
- SHOWER HEAD
- HOSE BIB/FAUCET
- COLD WATER TO REF.
- HOT & COLD WATER
- FLOOR DRAIN
- GAS LINE
- GAS KEY (ON/OFF) VALVE

MISC.

- SECURITY SYSTEM PANEL
- VACUUM SYSTEM OUTLET
- VACUUM CLEANER TANK
- VACUUM SYSTEM SWEEP OUTLET



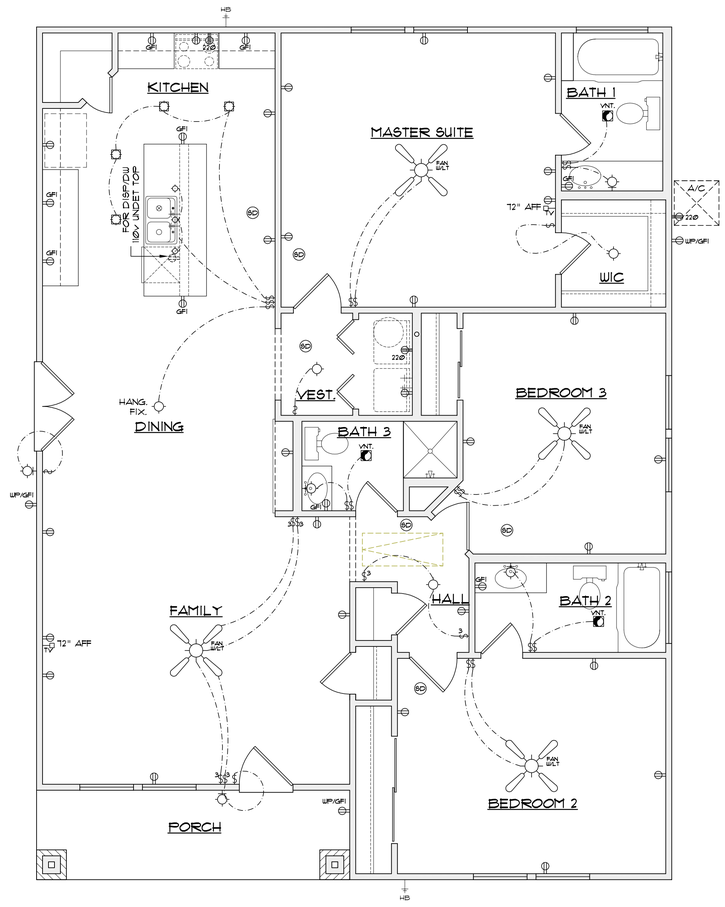
KITCHEN



BATH 1 | BATH 2 | BATH 3 | DINING

INTERIOR ELEVATIONS

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



ELECTRICAL PLAN

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

McCULLOUGHDESIGN ASSOCIATES

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A NEW DUPLEX

LOT 41, BLOCK 3, NCB. 1371,
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5. GLASS - SAFETY GLAZING REQUIRED IN INGREES AND EGRESS DOORS, SLIDING DOORS, STORM DOORS, AND DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOM, BATH ROOMS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET. GLAZING FIXED OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4. GLAZING IN WALLS ENCLOSING A STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4.10
7. GUARDRAILS - 36" MINIMUM HEIGHT, OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OF AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIR- WAYS, LANDINGS AND RAMPS, BALCONIES OR PORCHES WHICH ARE MORE THAN 30" ABOVE GRADE OR FLOOR LEVEL SHALL BE PROTECTED BY A GUARDRAIL. IRC SECTION 309.
8. PLUMBING, GAS AND SEWER - TO COMPLY WITH THE 2018 UNIFORM PLUMBING CODE AND LOCAL AMENDMENTS. WATER SAVING FIXTURES SHALL BE USED. NO WATER HEATER REGUARDLESS OF THE HEAT SOURCE SHALL BE INSTALLED UNDER ANY STAIRWAY OR LANDING. AMENDMENTS SECTION 509. WATER HEATERS GENERATING A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE INSTALLED IN A GARAGE PROVIDED THE PILOTS, BURNERS, OR HEATING ELEMENTS AND SWITCHES ARE AT LEAST 18" ABOVE THE FINISH FLOOR. UPC SECTION 5100
9. SMOKE DETECTORS - DWELLING UNITS SHALL BE PROVIDED WITH A SMOKE DETECTOR IN ALL SLEEPING AREAS AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWEELING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. IRC SECTION 3109.11 AND AMENDMENTS13. STAIRS - STAIR RISERS 8" MAXIMUM, RUN 9" MINIMUM. HANDRAILS(34"-38") AND LANDINGS TO COMPLY WITH IRC SECTION SECTION 1006.3
10. BATHTUBS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLSHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFCE. IRC SECTION R 3072
11. HANDRAILS SHALL BE A ROUNDED WITH MINIMUM OF 1 1/4" THICK AND MAX. 2"

CONTRACTOR NOTES:

WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND DETAILS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS. DETAILS AND DRAWINGS ARE BUILDER'S TYPE AND THE DESIGNER OF THIS SET OF PLANS, HEREBY NOTIFIES BOTH OWNER AND CONTRACTOR, THAT HE, THE "DESIGNER" RELIVES HIMSELF OF LIABILITIES TO SAID WORKING DRAWINGS.
ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS AND DETAILED PLANS CONTAIN HERIN REMAIN THE SOLE AND EXCLISIVE PROPERTY OF RICARDO McCULLUOGH, WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE CONSTRUCTION OF THIS PLANS IN WHOLE OR IN PART TO IT'S SOLE DISCRETION.
IT IS THE RESPONSABILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.

NOTES:

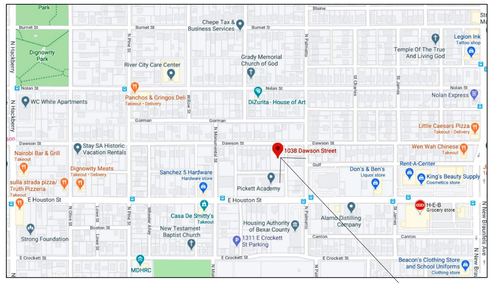
1. 1st FLOOR PLATE AT 10'-0" 2nd FLOOR AT 8'-0"

3. 1st FLOOR WINDOWS HEADER HT. AT 8'-0"AFF. 2nd FLOOR AT 6'-8"

MECHANICAL NOTES:

1. CLIMATE ZONE: 2

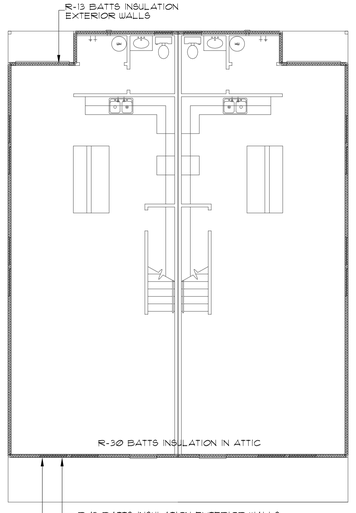
2. GLAZED FENESTRATON: SHGC: 0.30



LOCATION MAP

N.T.S.

BOXES, SWITCHES AND OUTLETS ON EXTERIOR WALLS.
SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING IS SEALED.



INSULATION ENVELOPE

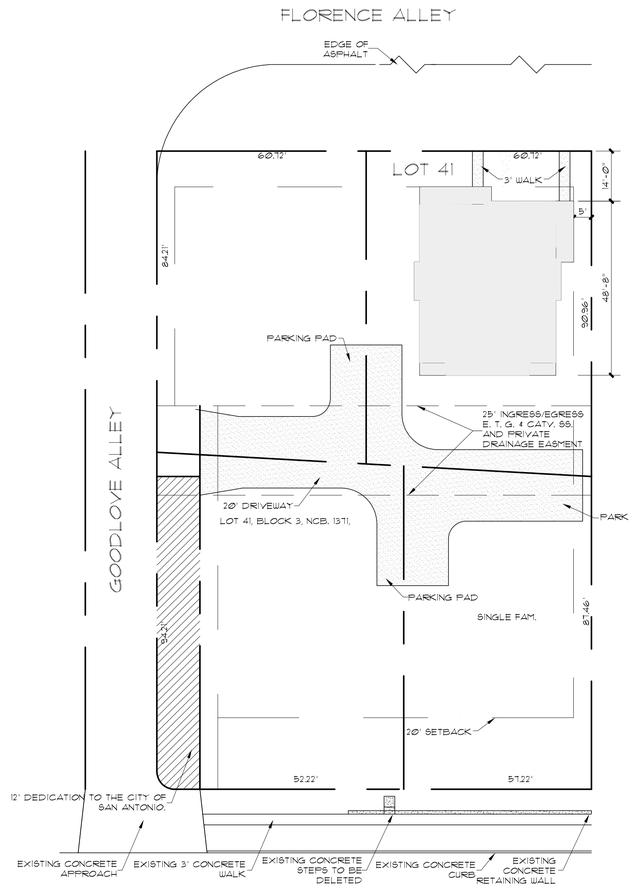
N.T.S.

TABLE N1102.4.1.1 (R402.4.1.1)
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	CRITERIA
Air barrier and thermal barrier	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. Air permeable insulation shall not be used as sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access opening, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.
Walls	Corners and the junction of the foundation and sill plate shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Knee walls shall be sealed.
Windows, skylights and doors	The space between windowsdoor jambs and framing and skylights and framing shall be sealed.
Rim joists	Rim shall be sealed to prevent air leakage.
Floors (including above-garage and cantilevered floors)	Insulation shall be installed to maintain permanent contact with underside of subfloor decking. The air barrier shall be installed at any exposed edge of insulation.
Crawl space walls	Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawlspace walls.

TABLE N1102.4.1.1 (R402.4.1.1)
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	CRITERIA
	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.
Narrow cavities	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air tight, IC rated, and sealed to the drywall.
Plumbing and wiring	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	Exterior walls adjacent to showers and tubs shall be insulated and the air barrier installed separating them from the showers and tubs.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the sub floor or drywall.
Fireplace	An air barrier shall be installed on fireplace walls.



SITE PLAN

SCALE: 1" = 20'-0"

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A NEW DUPLEX
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DIGNOWITY HILL.
SAN ANTONIO, TEXAS

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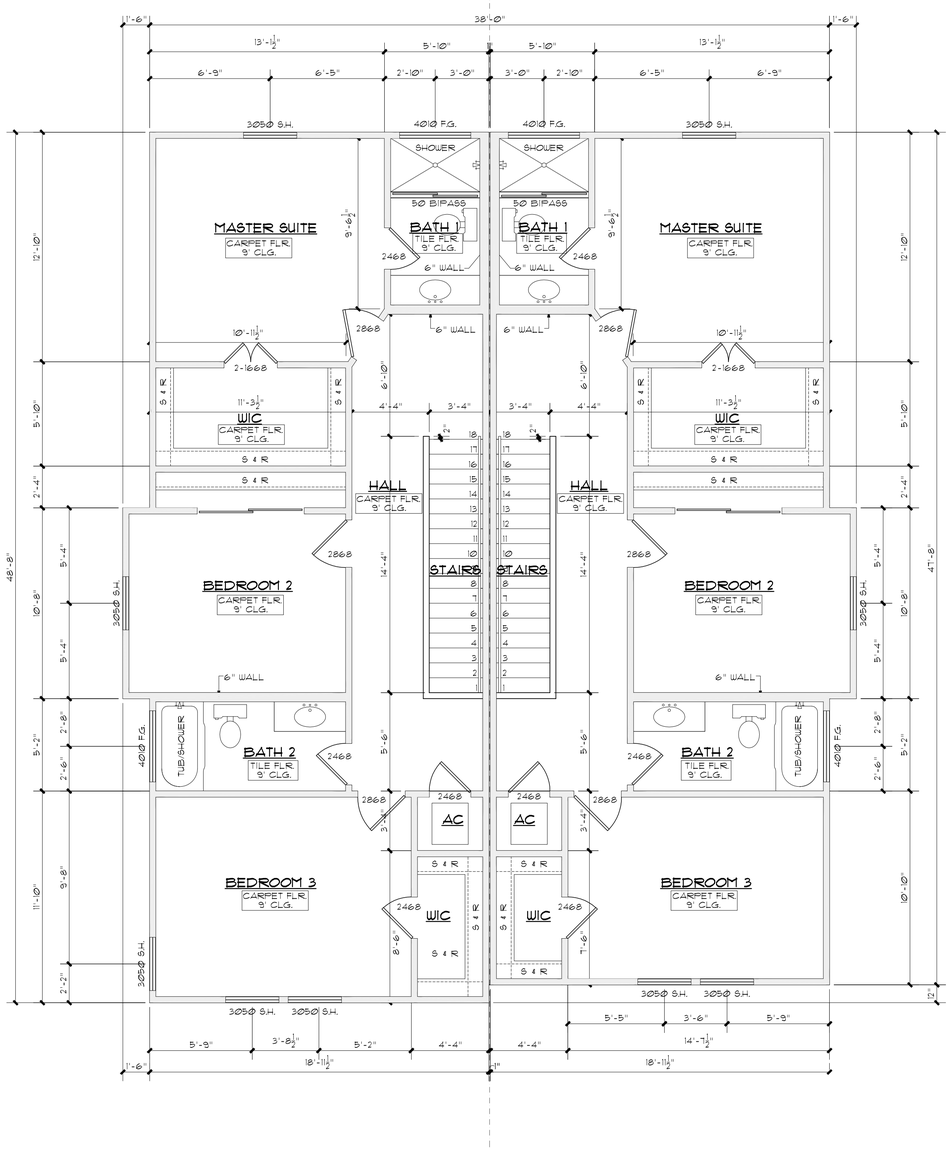
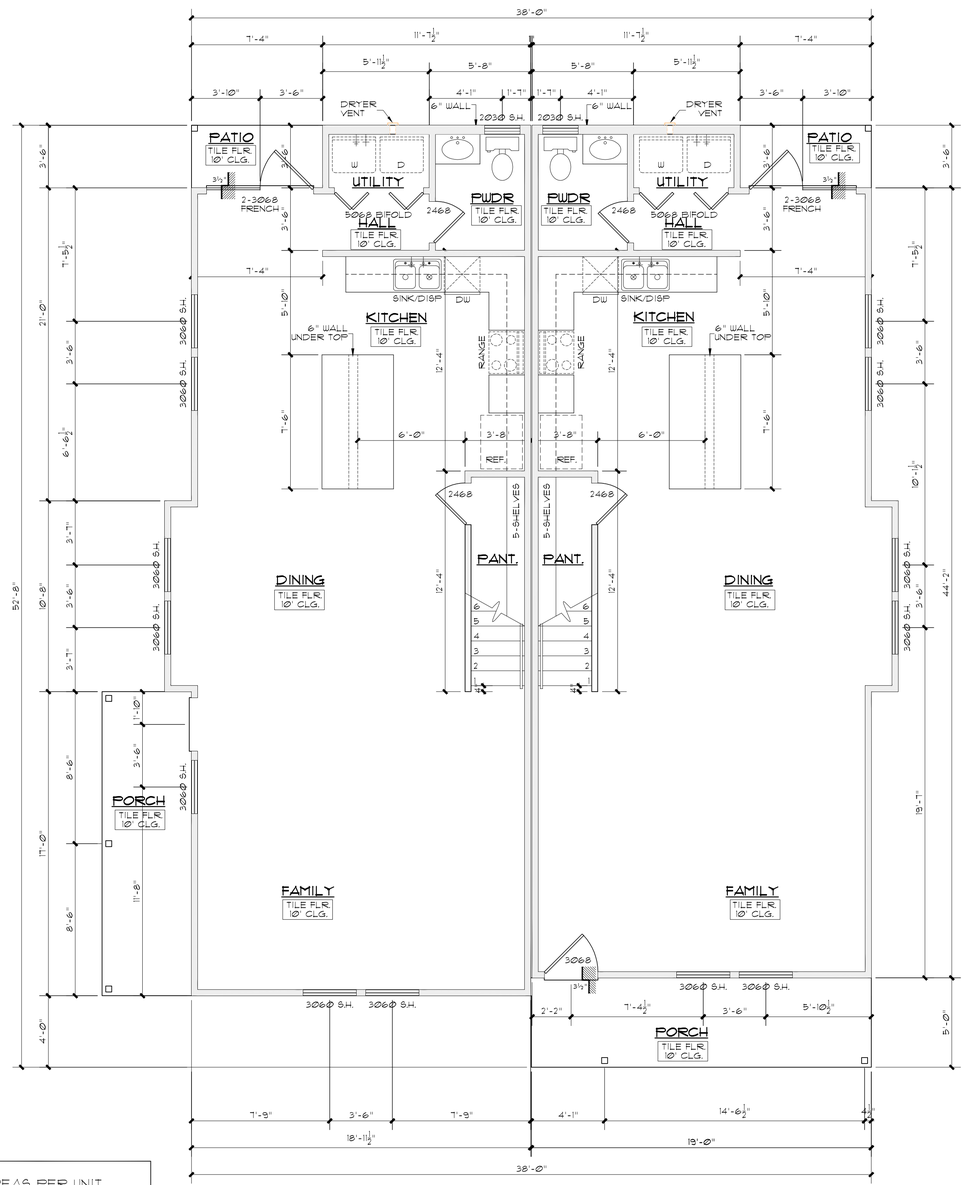
SHEET 1 of	5



2nd FLOOR PLAN

SCALE: ⅛" = 1'-Ø"



1st FLOOR PLAN

SCALE: ⅛" = 1'-Ø"

AREAS PER UNIT	
1st FLOOR	878#
2nd FLOOR	856#
TOTAL LIVING	1,734#
PORCH	95#
PATIO	26#
TOTAL SLAB	999#
TOTAL PER UNIT	1,855#
TOTAL BUILDING	3,710#

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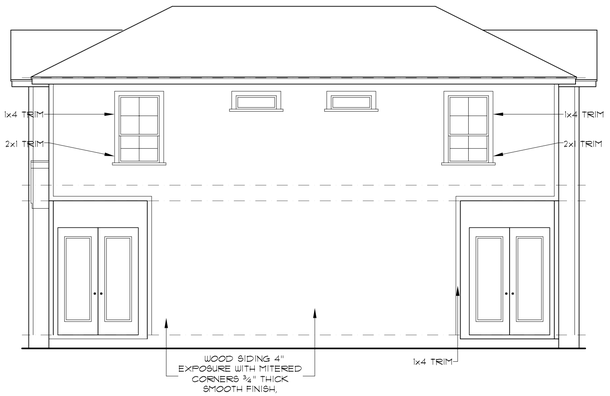
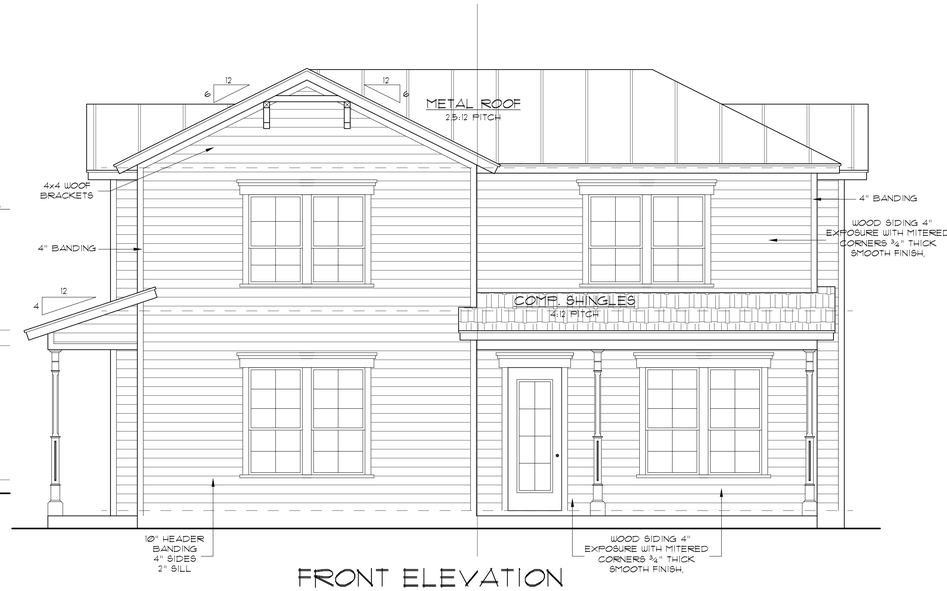


REAR ELEVATION

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

RIGHT ELEVATION

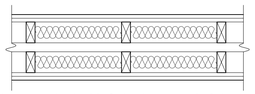
SCALE: 3/16" = 1'-0"



FRONT ELEVATION

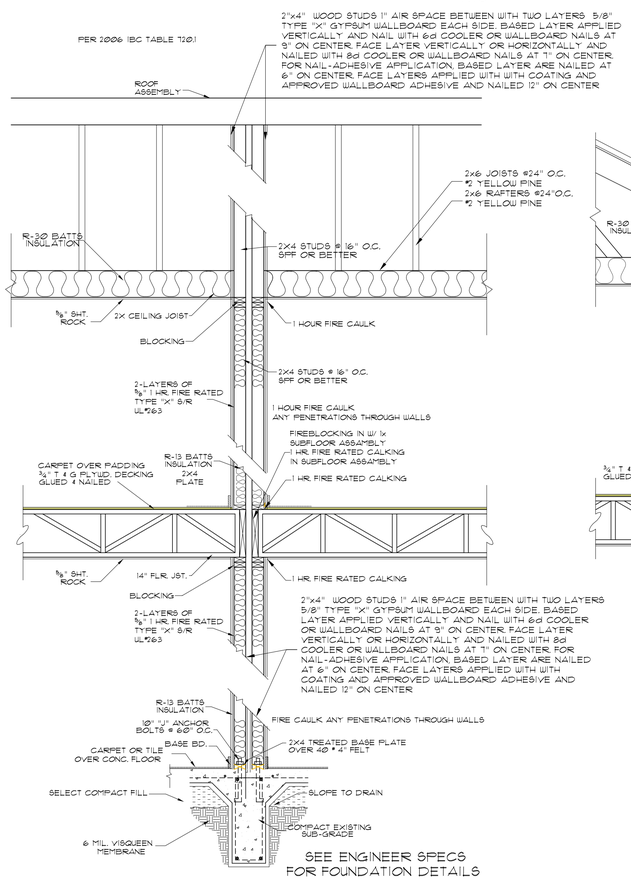
SCALE: 1/8" = 1'-0"

2"x4" WOOD STUDS 1" AIR SPACE BETWEEN WITH TWO LAYERS 5/8" TYPE "X" GYPSUM WALLBOARD EACH SIDE. BASED LAYER APPLIED VERTICALLY AND NAIL WITH 6d COOLER OR WALLBOARD NAILS AT 9" ON CENTER. FACE LAYER VERTICALLY OR HORIZONTALLY AND NAILED WITH 8d COOLER OR WALLBOARD NAILS AT 1' ON CENTER. FOR NAIL-ADHESIVE APPLICATION, BASED LAYER ARE NAILED AT 6" ON CENTER. FACE LAYERS APPLIED WITH WITH COATING AND APPROVED WALLBOARD ADHESIVE AND NAILED 12" ON CENTER



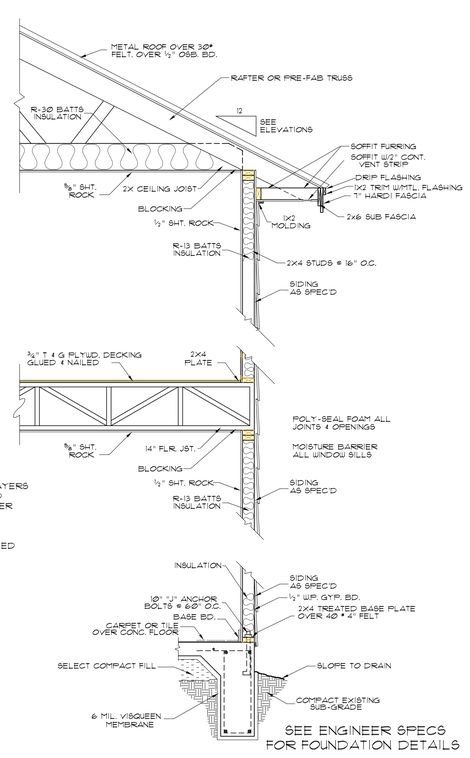
TYPICAL DEMISING WALL DETAIL

NTS



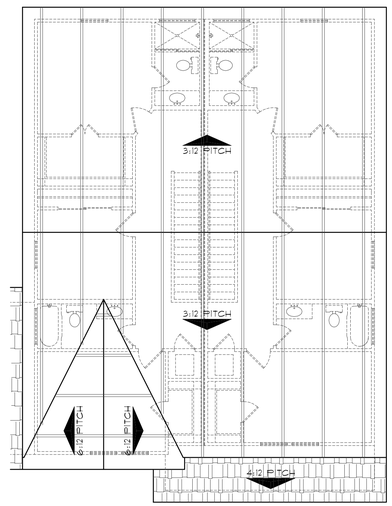
TYPICAL DEMISING WALL SECTION

SCALE: ½" = 1'-0"



2 STORY SIDING WALL SECTION

SCALE: ½" = 1'-0"

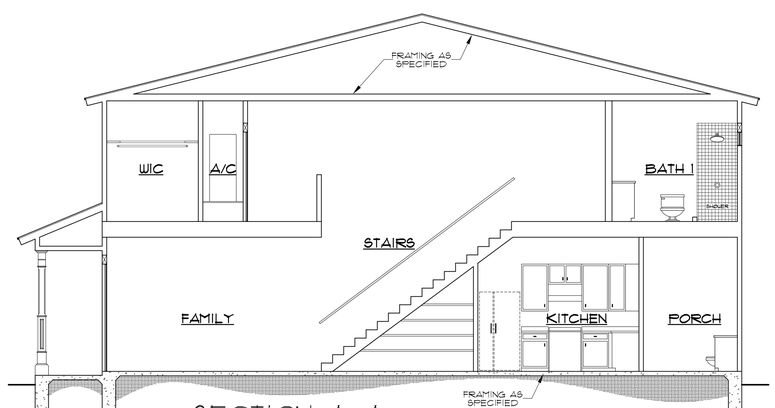


ROOF PLAN

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

NOTE: ALL ROOF OVERHANGS 16" FROM FRAME, UNLESS NOTED OTHERWISE

LEFT ELEVATION



SECTION A-A

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

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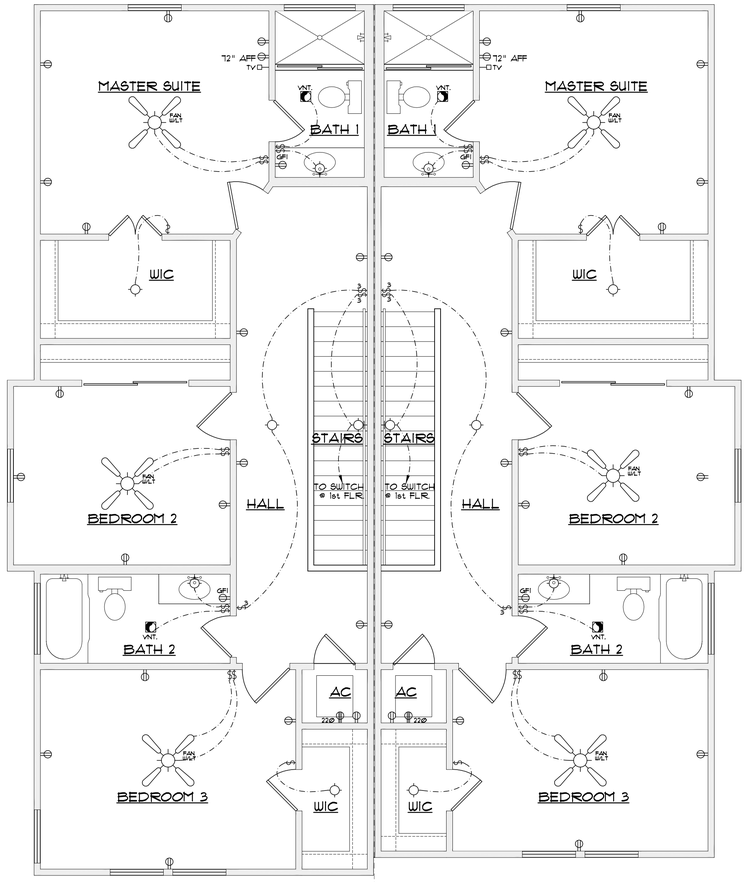
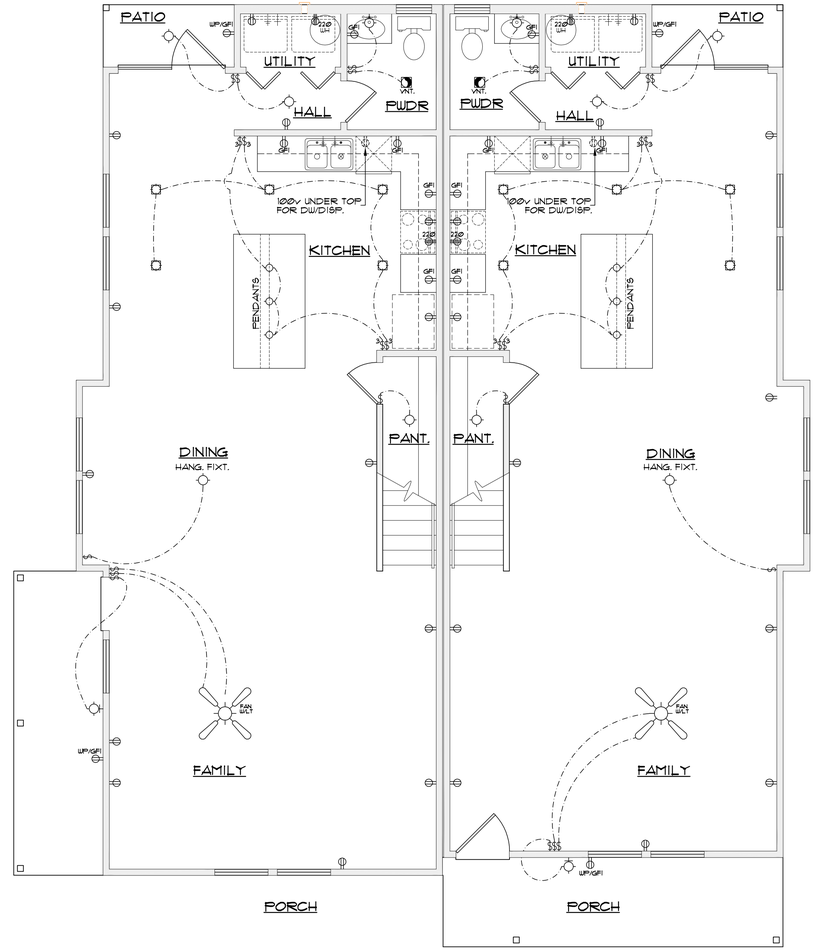


2nd FLOOR ELECTRICAL PLAN

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



1st FLOOR ELECTRICAL PLAN

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

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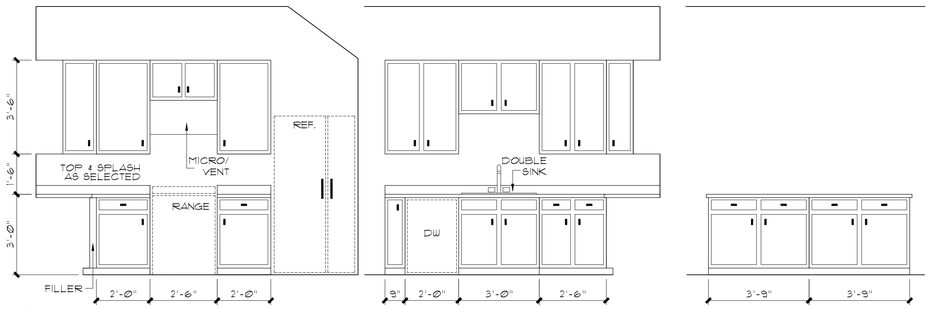
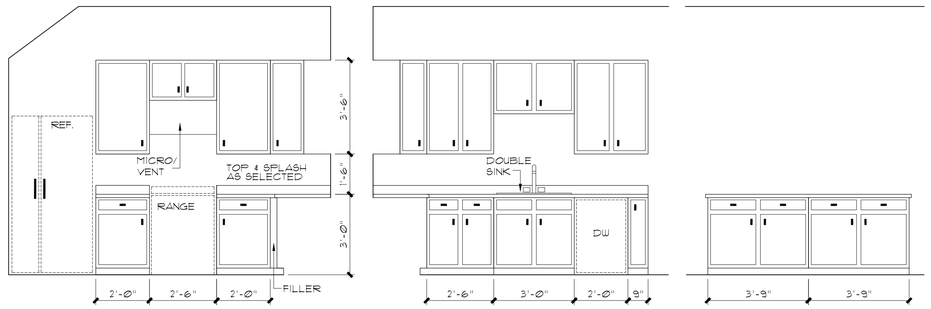


KITCHEN



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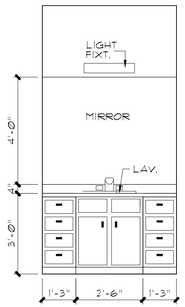
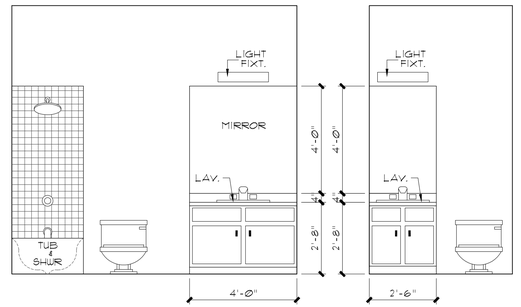


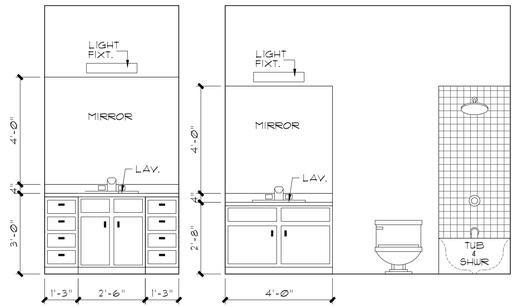
BATH 1



BATH2

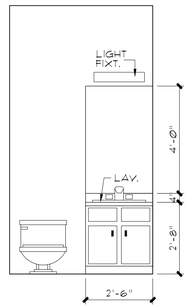
POWDER

UNIT 2



BATH 1

BATH2



POWDER

UNIT 1

INTERIOR ELEVATIONS

SCALE: 3/8" = 1'-Ø"

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GENERAL NOTES:
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.

1. ATTIC ACCESS - MINIMUM 22"X30". IRC SECTION 1305.1
2. BEDROOM WINDOWS - EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF 5.7 SQUARE FEET (MINIMUM DIMENSIONAL REQUIREMENTS WIDTH 20", HEIGHT 24"). MAXIMUM HEIGHT OF SILL TO FLOOR 44". IRC SECTION 310.4
3. ELECTRICAL - TO COMPLY WITH NATIONAL ELECTRICAL CODE(NEC)/CITY CODE 2018. GROUND FAULT INTERRUPTERS REQUIRED ON EXTERIOR FRONT/REAR OUTLETS, ALSO, IN BATHROOM LAVATORIES, APPLIANCES AT KITCHEN COUNTER TOPS, INCLUSIVE OF ISLAND COUNTERS. ELECTRICAL CONVENIENCE OUTLETS SERVING KITCHEN ARTICLE 210-52(c) OF THE 2018 NEC. ACCESS DOORS SHALL BE PROVIDED FOR HYDRO MASSAGE TUB MOTORS. NEC 430-14.
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11. HANDRAILS SHALL BE A ROUNDED WITH MINIMUM OF 1 1/4" THICK AND MAX. 2"

CONTRACTOR NOTES:

WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND DETAILS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS. DETAILS AND DRAWINGS ARE BUILDER'S TYPE AND THE DESIGNER OF THIS SET OF PLANS, HEREBY NOTIFIES BOTH OWNER AND CONTRACTOR, THAT HE, THE "DESIGNER" RELIVES HIMSELF OF LIABILITIES TO SAID WORKING DRAWINGS.
ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS AND DETAILED PLANS CONTAIN HERIN REMAIN THE SOLE AND EXCLISIVE PROPERTY OF RICARDO McCULLUOGH, WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE CONSTRUCTION OF THIS PLANS IN WHOLE OR IN PART TO IT'S SOLE DISCRETION.
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.

NOTES:

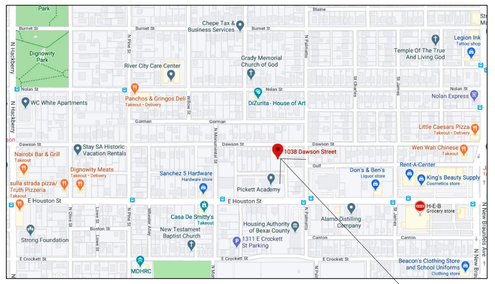
1. 1st FLOOR PLATE AT 10'-0" 2nd FLOOR AT 8'-0"

3. 1st FLOOR WINDOWS HEADER HT. AT 8'-0"AFF. 2nd FLOOR AT 6'-8"

MECHANICAL NOTES:

1. CLIMATE ZONE: 2

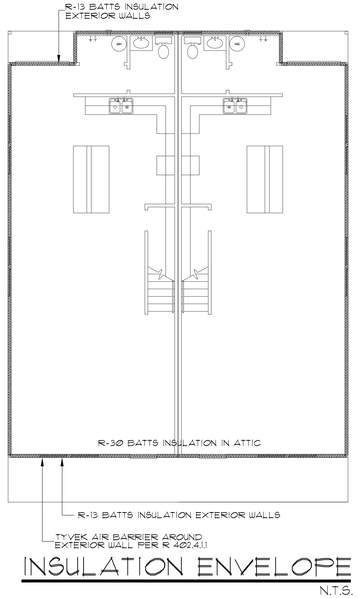
2. GLAZED FENESTRATON: SHGC: 0.30



LOCATION MAP

N.T.S.

BOXES, SWITCHES AND OUTLETS ON EXTERIOR WALLS.
SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING IS SEALED.



INSULATION ENVELOPE

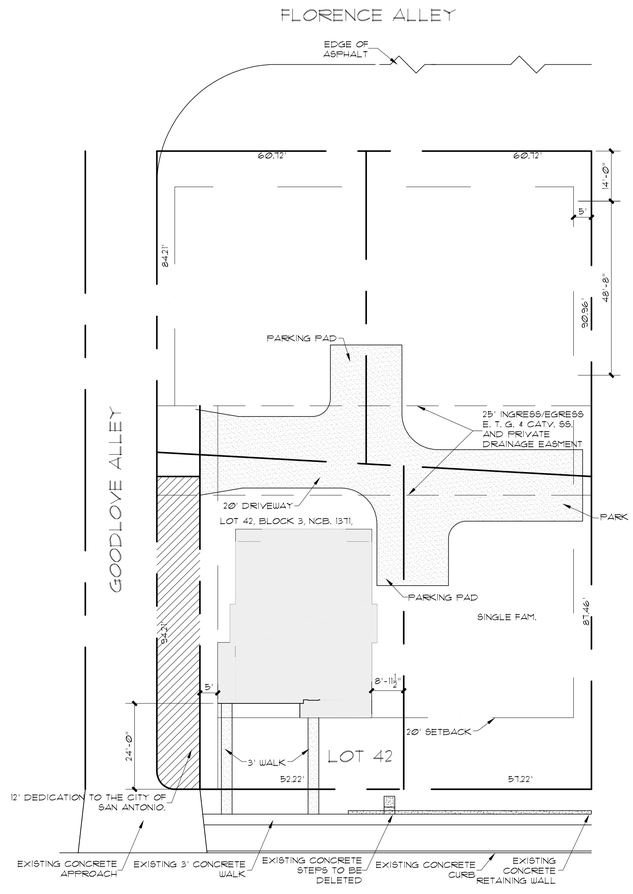
N.T.S.

TABLE N1102.4.1.1 (R402.4.1.1)
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	CRITERIA
Air barrier and thermal barrier	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. Air permeable insulation shall not be used as sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access opening, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.
Walls	Corners and the junction of the foundation and sill plate shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Knee walls shall be sealed.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.
Rim joists	Rim shall be sealed to prevent air leakage.
Floors (including above-garage and cantilevered floors)	Insulation shall be installed to maintain permanent contact with underside of subfloor decking. The air barrier shall be installed at any exposed edge of insulation.
Crawl space walls	Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawlspace walls.

TABLE N1102.4.1.1 (R402.4.1.1)
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	CRITERIA
	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.
Narrow cavities	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air tight, IC rated, and sealed to the drywall.
Plumbing and wiring	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	Exterior walls adjacent to showers and tubs shall be insulated and the air barrier installed separating them from the showers and tubs.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the sub floor or drywall.
Fireplace	An air barrier shall be installed on fireplace walls.



SITE PLAN

SCALE: 1" = 20'-0"

McCULLOUGHDESIGN ASSOCIATES

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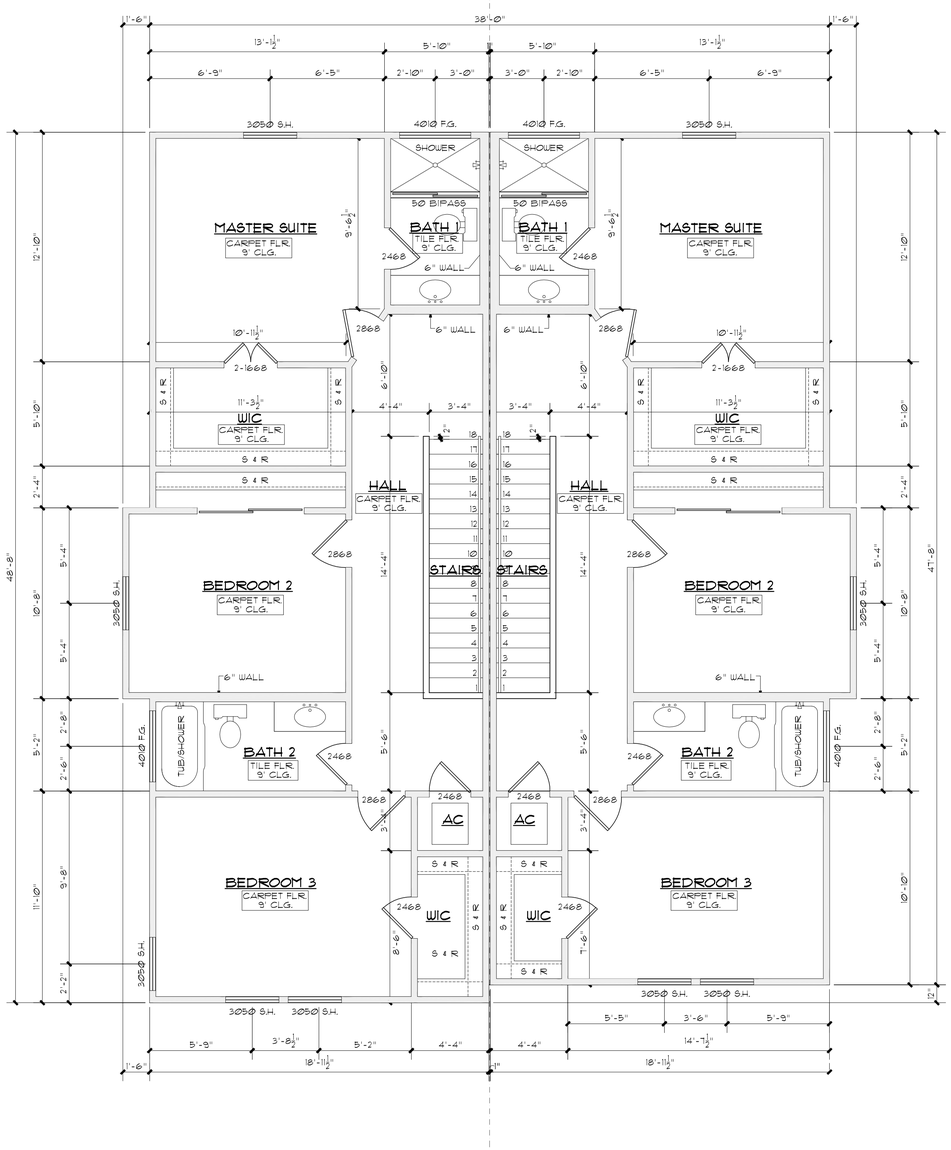
A NEW DUPLEX
LOT 42, BLOCK 3, NCB. 1371,
1038 DAWSON ST.
DIGNOWITY HILL.
SAN ANTONIO, TEXAS

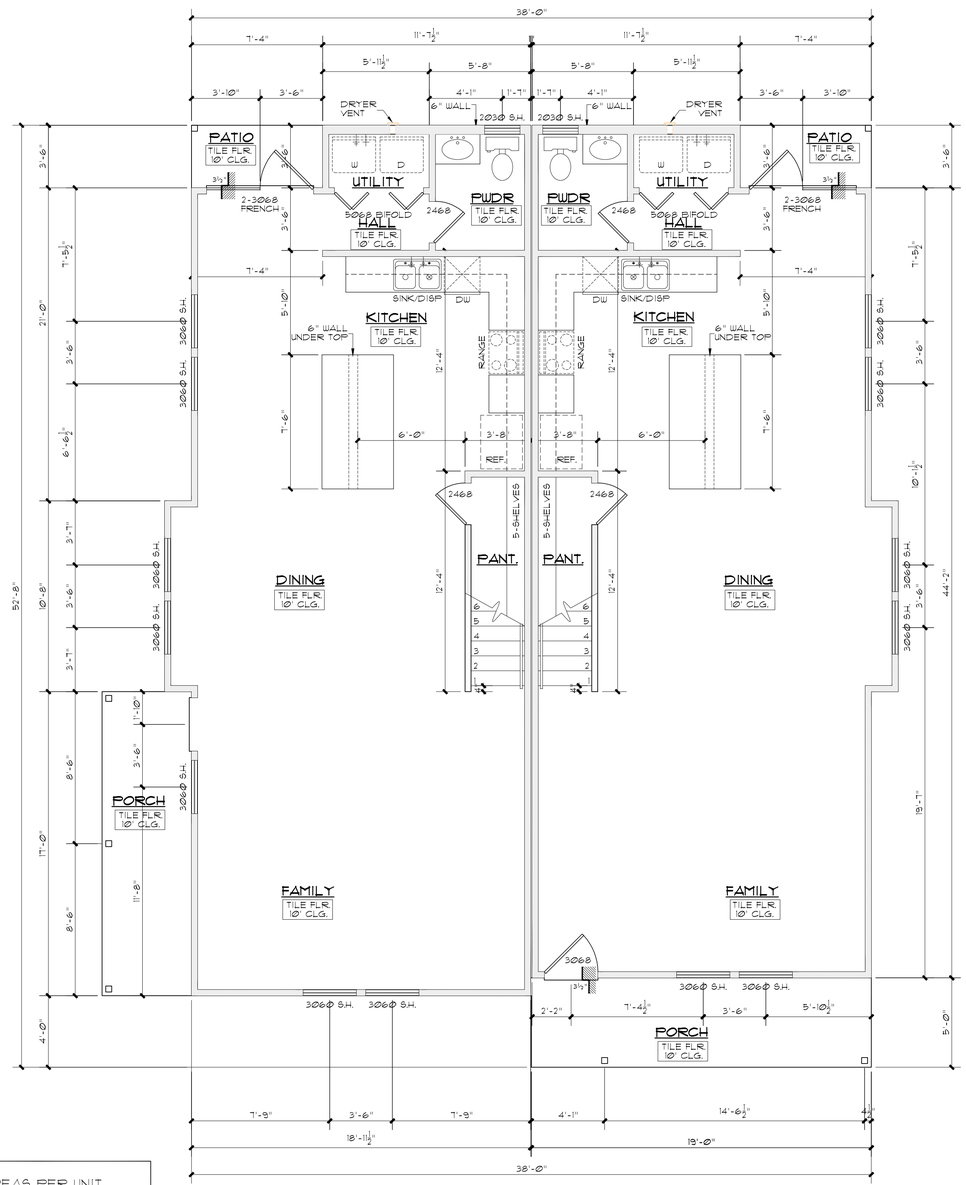
REVISIONS:	
DATE	ITEM

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 03.30.2021
	PROJECT No:
SHEET 1 of	5



2nd FLOOR PLAN

SCALE: 1/8" = 1'-Ø"



1st FLOOR PLAN

SCALE: 1/8" = 1'-Ø"

AREAS PER UNIT	
1st FLOOR	878#
2nd FLOOR	856#
TOTAL LIVING	1,734#
PORCH	95#
PATIO	26#
TOTAL SLAB	999#
TOTAL PER UNIT	1,855#
TOTAL BUILDING	3,710#

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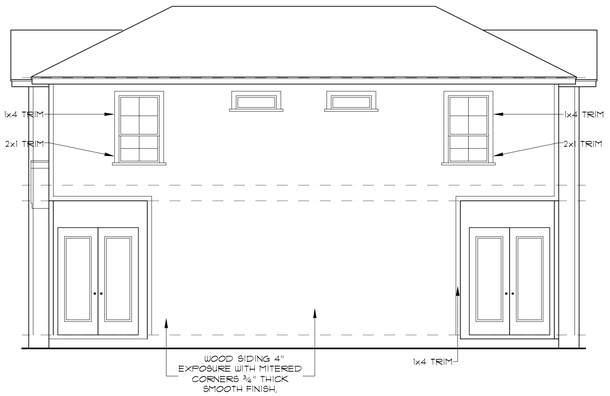
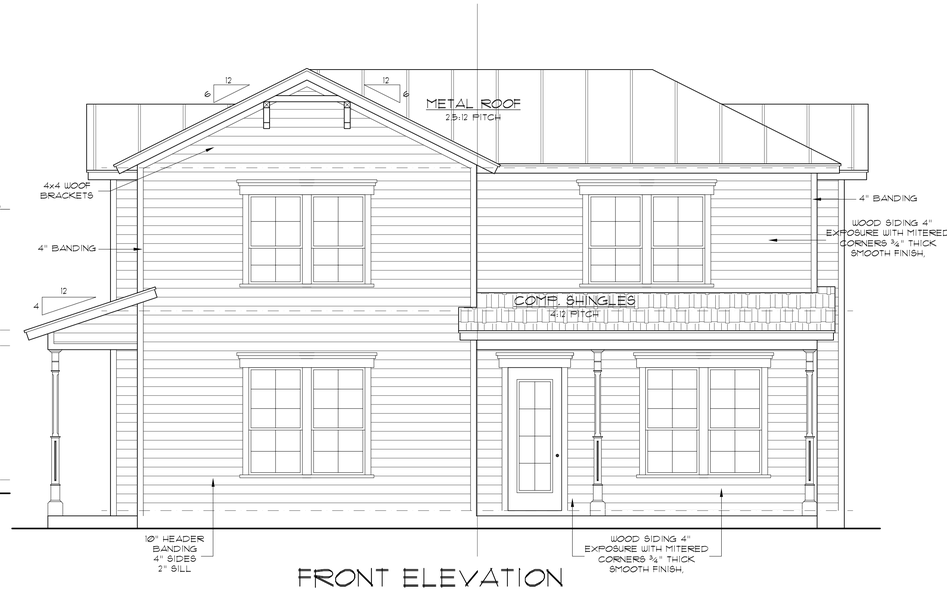


REAR ELEVATION

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

RIGHT ELEVATION

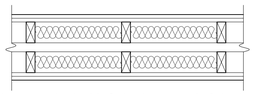
SCALE: 3/16" = 1'-0"



FRONT ELEVATION

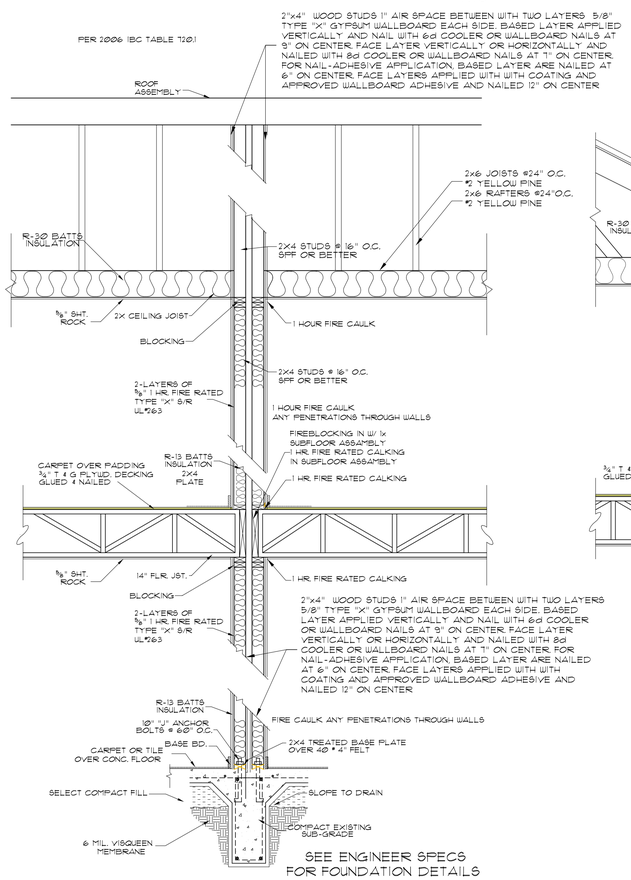
SCALE: 1/8" = 1'-0"

2"x4" WOOD STUDS 1" AIR SPACE BETWEEN WITH TWO LAYERS 5/8" TYPE "X" GYPSUM WALLBOARD EACH SIDE. BASED LAYER APPLIED VERTICALLY AND NAIL WITH 6d COOLER OR WALLBOARD NAILS AT 9" ON CENTER. FACE LAYER VERTICALLY OR HORIZONTALLY AND NAILED WITH 8d COOLER OR WALLBOARD NAILS AT 1' ON CENTER. FOR NAIL-ADHESIVE APPLICATION, BASED LAYER ARE NAILED AT 6" ON CENTER. FACE LAYERS APPLIED WITH WITH COATING AND APPROVED WALLBOARD ADHESIVE AND NAILED 12" ON CENTER



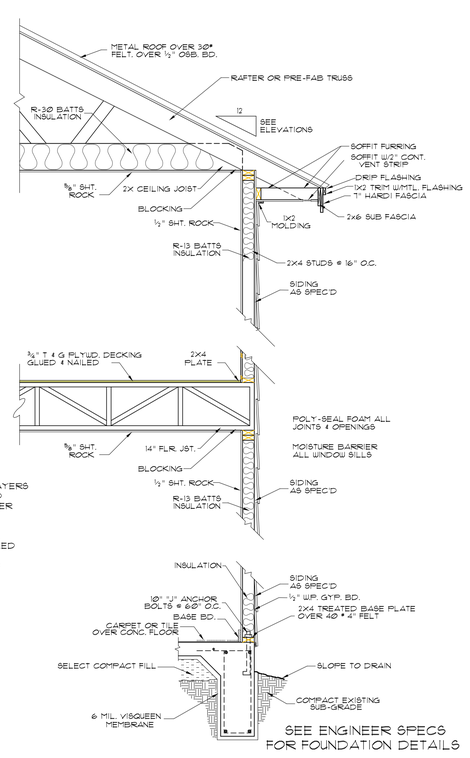
TYPICAL DEMISING WALL DETAIL

NTS



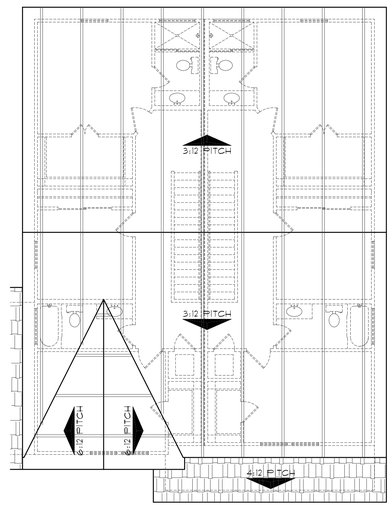
TYPICAL DEMISING WALL SECTION

SCALE: ½" = 1'-0"



2 STORY SIDING WALL SECTION

SCALE: ½" = 1'-0"

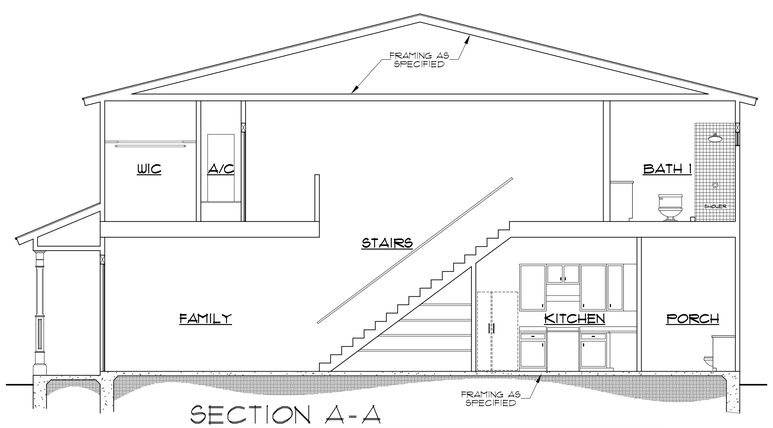


ROOF PLAN

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

NOTE: ALL ROOF OVERHANGS 16" FROM FRAME, UNLESS NOTED OTHERWISE

LEFT ELEVATION



SECTION A-A

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

McCULLOUGH DESIGN ASSOCIATES
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A NEW DUPLEX

LOT 42, BLOCK 3, NCB. 1371,
1038 DAWSON ST.
DIGNOWITY HILL,
SAN ANTONIO, TEXAS

REVISIONS:	
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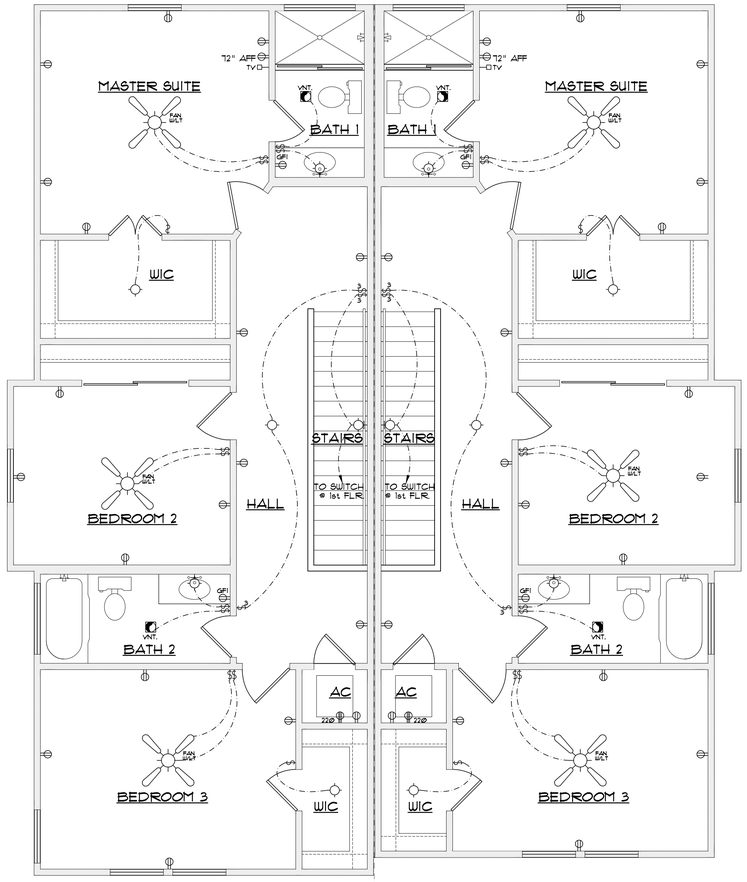
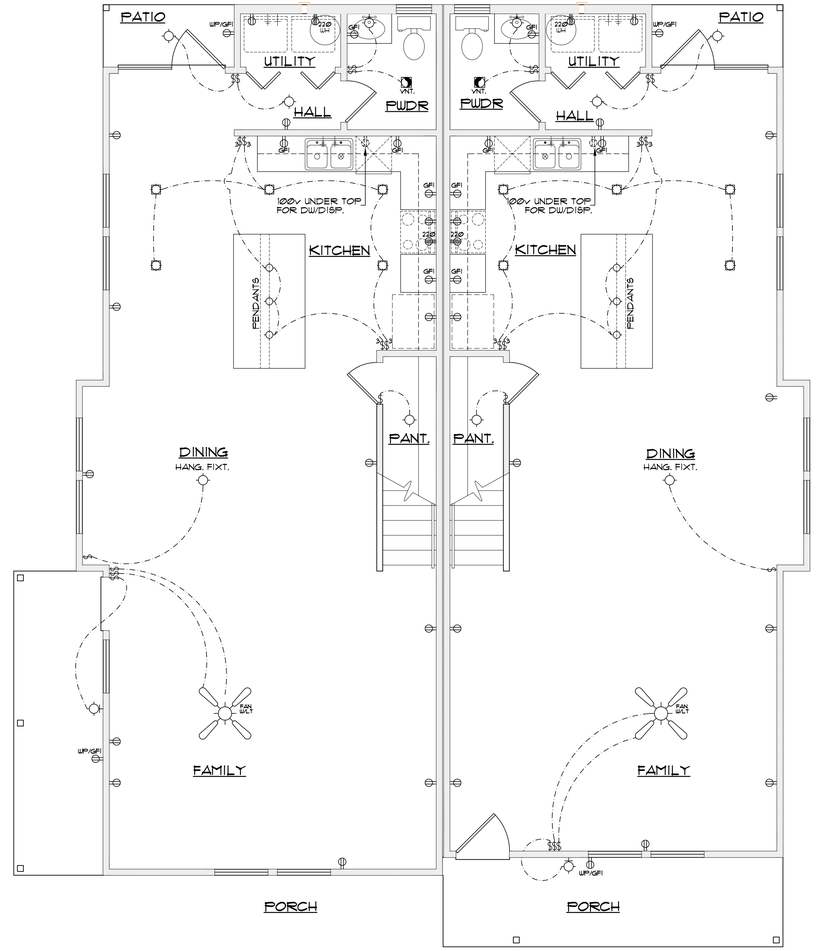
SHEET 3 of	5



2nd FLOOR ELECTRICAL PLAN

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



1st FLOOR ELECTRICAL PLAN

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

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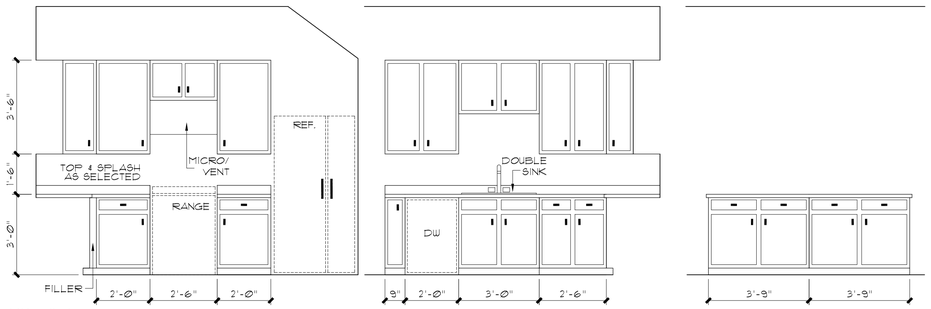
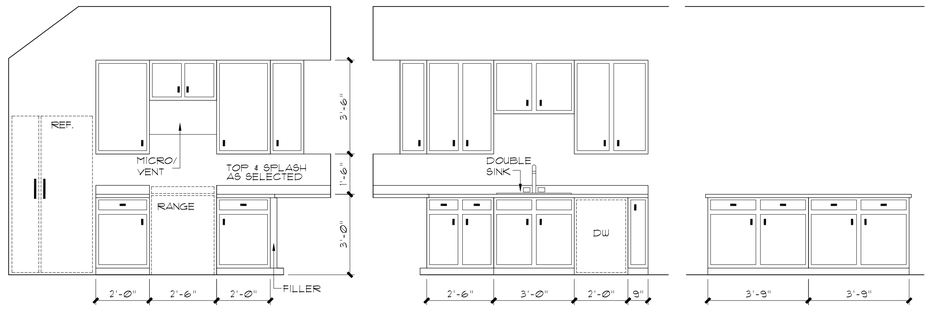
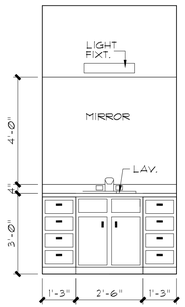


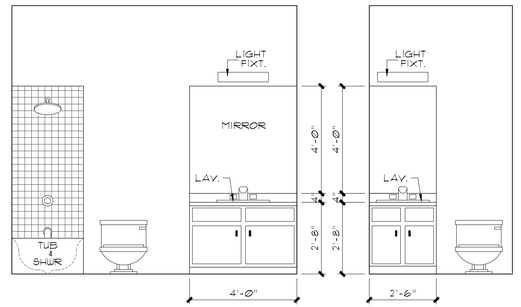
KITCHEN



KITCHEN



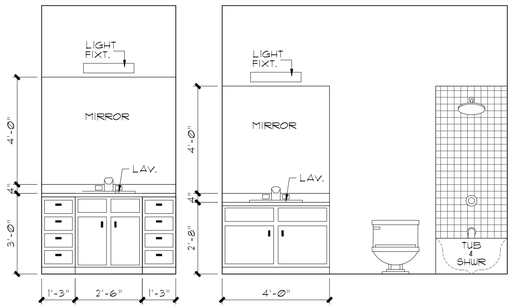
BATH 1



BATH2

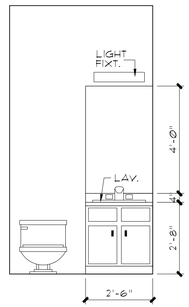
POWDER

UNIT 2



BATH 1

BATH2



POWDER

UNIT 1

INTERIOR ELEVATIONS

SCALE: 3/8" = 1'-Ø"

McCULLOUGH DESIGN ASSOCIATES

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A NEW DUPLEX

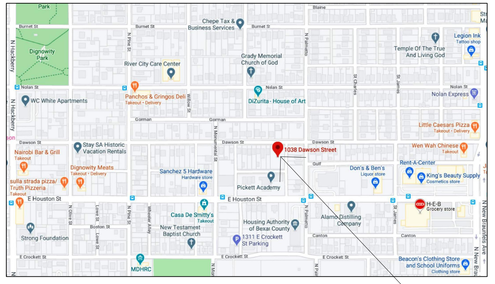
LOT 42, BLOCK 3, NCB. 1371,
1038 DAWSON ST.
DIGNOWITY HILL.
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 03.30.2021
	PROJECT No:
SHEET 5 of	5

A NEW RESIDENCE

LOT 40, BLOCK 3, NCB. 1371,
1038 DAWSON ST.
DIGNOWITY HILL.
SAN ANTONIO, TEXAS



LOCATION MAP

N.T.S.

GENERAL NOTES:
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.

1. ATTIC ACCESS - MINIMUM 22"X30" IRC SECTION 1505.1
2. BEDROOM WINDOWS - EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF 5.7 SQUARE FEET (MINIMUM DIMENSIONAL REQUIREMENTS WIDTH 20", HEIGHT 24"). MAXIMUM HEIGHT OF SILL TO FLOOR 44". IRC SECTION 310.4
3. ELECTRICAL - TO COMPLY WITH NATIONAL ELECTRICAL CODE(NEC)/CITY CODE 2018. GROUND FAULT INTERRUPTERS REQUIRED ON EXTERIOR FRONT/REAR OUTLETS, ALSO, IN BATHROOM LAVATORIES, APPLIANCES AT KITCHEN COUNTER TOPS, INCLUSIVE OF ISLAND COUNTERS. ELECTRICAL CONVENIENCE OUTLETS SERVING KITCHEN ARTICLE 210-52(c) OF THE 2018 NEC. ACCESS DOORS SHALL BE PROVIDED FOR HYDRO MASSAGE TUB MOTORS. NEC 430-14.
4. FRAMING - ALL FRAMING MEMBERS TO COMPLY WITH IRC CHAPTER 23 FOR SPANS AND MATERIALS, ALSO FOR LOADS AND WEIGHTS. BRICK LINTELS, HEADER BEAMS OVER GARAGES, AND ROOF AND FLOOR TRUSSES TO BE ENGINEERED. STRUCTURE SPANS EXCEEDING 24' REQUIRE ENGINEERING OF SUCH MEMBERS AND ALL SUPPORTING MEMBERS. AT THE TIME OF FRAMING INSPECTION, PROVIDE A COMPLETE SET OF ENGINEERED TRUSS LOADING DESIGN PLANS AND TRUSS LAYOUT PLANS FOR ALL TRUSS APPLICATIONS.
5. GLASS - SAFETY GLAZING REQUIRED IN INGREES AND EGRESS DOORS, SLIDING DOORS, STORM DOORS, AND DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOM, BATH ROOMS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET. GLAZING FIXED OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4. GLAZING IN WALLS ENCLOSING A STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4.(6
7. GUARDRAILS - 36" MINIMUM HEIGHT, OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OF AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIR- WAYS, LANDINGS AND RAMPS, BALCONIES OR PORCHES WHICH ARE MORE THAN 30" ABOVE GRADE OR FLOOR LEVEL SHALL BE PROTECTED BY A GUARDRAIL. IRC SECTION 509.
8. PLUMBING GAS AND SEUER - TO COMPLY WITH THE 2018 UNIFORM PLUMBING CODE AND LOCAL AMENDMENTS. WATER SAVING FIXTURES SHALL BE USED. NO WATER HEATER REGUARDLESS OF THE HEAT SOURCE SHALL BE INSTALLED UNDER ANY STAIRWAY OR LANDING. AMENDMENTS SECTION 509. WATER HEATERS GENERATING A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE INSTALLED IN A GARAGE PROVIDED THE PILOTS, BURNERS, OR HEATING ELEMENTS AND SWITCHES ARE AT LEAST 18" ABOVE THE FINISH FLOOR. UPC SECTION 510.0
9. SMOKE DETECTORS - DWELLING UNITS SHALL BE PROVIDED WITH A SMOKE DETECTOR IN ALL SLEEPING AREAS AND AT A POINT CENTRALL LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. IRC SECTION 310.91 AND AMENDMENTS13. STAIRS - STAIR RISERS 8" MAXIMUM, RUN 9" MINIMUM, HANDRAILS(34"-38") AND LANDINGS TO COMPLY WITH IRC SECTION SECTION 1006.3
10. BATHTUBS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLSHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFCE. IRC SECTION R 307.2
11. HANDRAILS SHALL BE A ROUNDED WITH MINIMUM OF 1 1/4" THICK AND MAX. 2"

CONTRACTOR NOTES:

WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND DETAILS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS, DETAILS AND DRAWINGS ARE BUILDER'S TYPE AND THE DESIGNER OF THIS SET OF PLANS, HEREBY NOTIFIES BOTH OUNER AND CONTRACTOR, THAT HE, THE "DESIGNER" RELIVES HIMSELF OF LIABILITIES TO SAID WORKING DRAWINGS.
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IT IS THE RESPONSABILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.

NOTES:

1. 1st FLOOR PLATE AT 10'-0"

2. WINDOWS HEADER HT. AT 8'-0"AFF. 2nd FLOOR AT 9'-8".

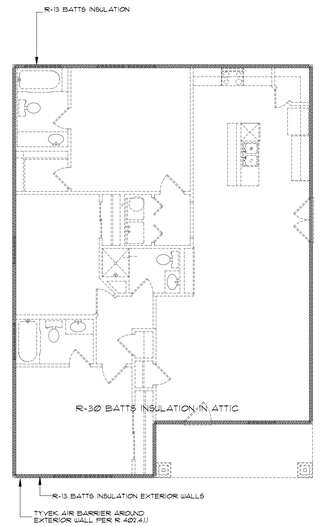
3. A/C UNIT IN ATTIC, PROVIDE 2-220v AND GAS, PROVIDE LIGHT FIXTURE NEAR UNIT SWITCHED AT ATTIC ENTRANCE. PROVIDE METAL DRIP PAN WITH OUTSIDE DRAIN LINE. PROVIDE SUBFLOOR WALKWAY TO AND AROUND UNIT CONFORMING TO APPLICABLE CODE. VERIFY LOCATION OF UNIT WITH MECHANICAL AND GENERAL COMTRACTOR.

MECHANICAL NOTES:

1. CLIMATE ZONE: 2

2. GLAZED FENESTRATON: SHGC: 0.30

CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATES SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED.
EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER WALLS SHALL BE SEALED.
SERVICE PENETRATIONS ARE SEALED AND AIR SEALING IS IN PLACE BEHIND OR AROUND SHOUER/TUB ENCLOSURES, ELECTRICAL BOXES, SWITCHES AND OUTLETS ON EXTERIOR WALLS.
SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING IS SEALED.



INSULATION ENVELOPE

N.T.S.

TABLE N1102.4.1.1 (R402.4.1.1)
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COMPONENT	CRITERIA
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Walls	Corners and the junction of the foundation and sill plate shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Knee walls shall be sealed.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.
Rim joists	Rim shall be sealed to prevent air leakage.
Floors (including above-garage and cantilevered floors)	Insulation shall be installed to maintain permanent contact with underside of subfloor decking. The air barrier shall be installed at any exposed edge of insulation.
Crawl space walls	Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawlspace walls.

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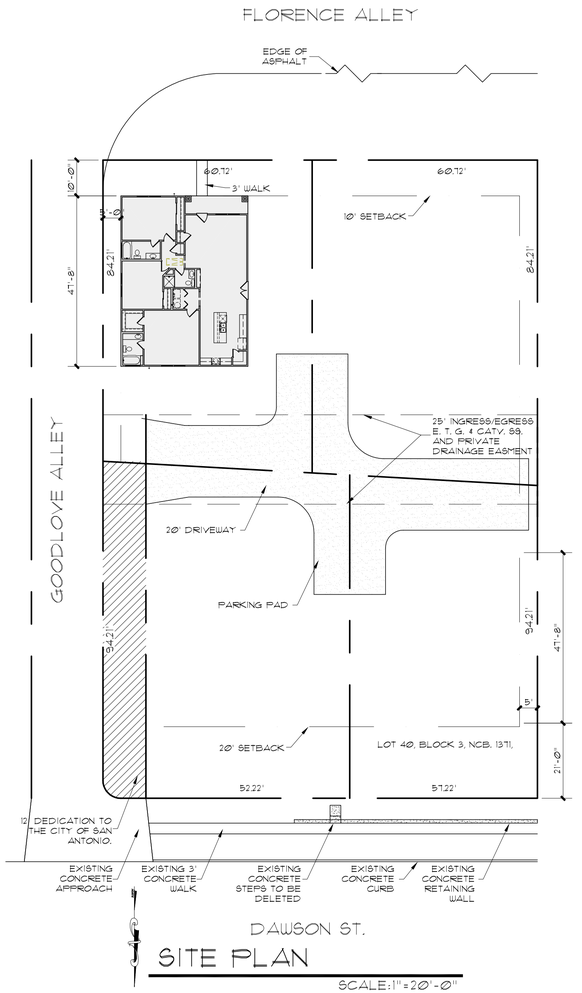
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	CRITERIA
	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.
Narrow cavities	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air tight, IC rated, and sealed to the drywall.
Plumbing and wiring	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	Exterior walls adjacent to showers and tubs shall be insulated and the air barrier installed separating them from the showers and tubs.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the sub floor or drywall.
Fireplace	An air barrier shall be installed on fireplace walls.



SITE PLAN

SCALE:1" = 20'-0"

McCULLOUGH DESIGN ASSOCIATES

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A NEW RESIDENCE
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1038 DAWSON ST.
DIGNOWITY HILL.
SAN ANTONIO, TEXAS

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CHCKD BY: RAMc	DATE: 03.24.2021
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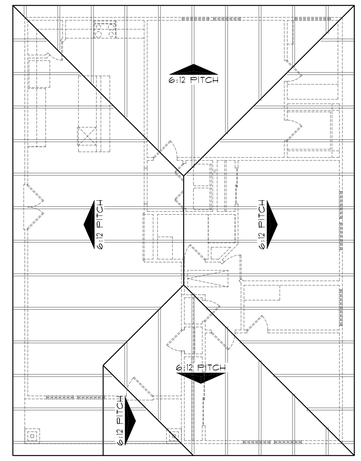
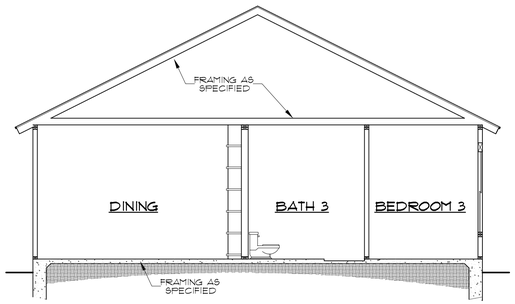


ROOF PLAN

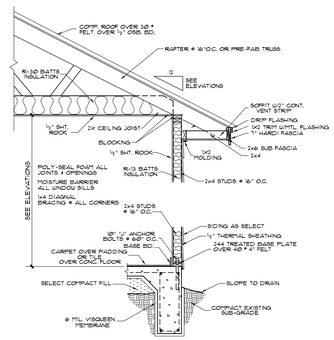
SCALE: 1/8"=1'-0"

NOTE: ALL ROOF OVERHANGS 16" FROM FRAME, UNLESS NOTED OTHERWISE



SECTION A-A

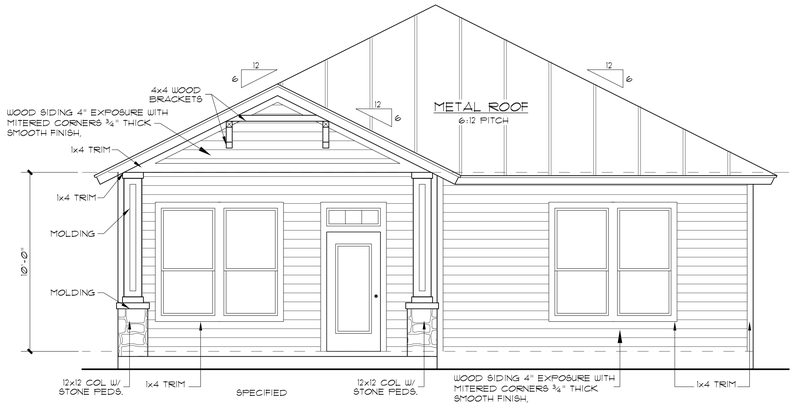
SCALE: 3/16"=1'-0"



SEE ENGINEER SPECS FOR FOUNDATION DETAILS

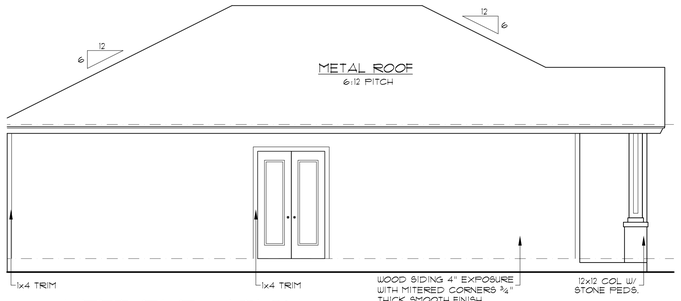
TYPICAL SIDING WALL SECTION

SCALE: ½"=1'-0"



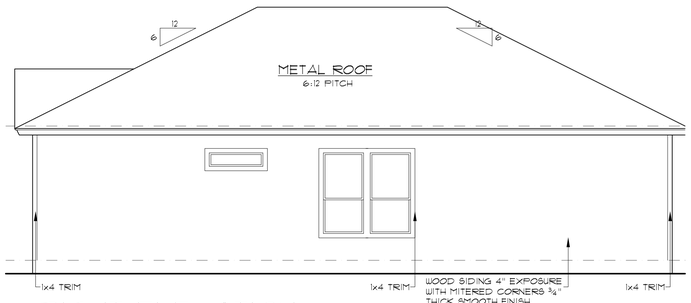
FRONT ELEVATION

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



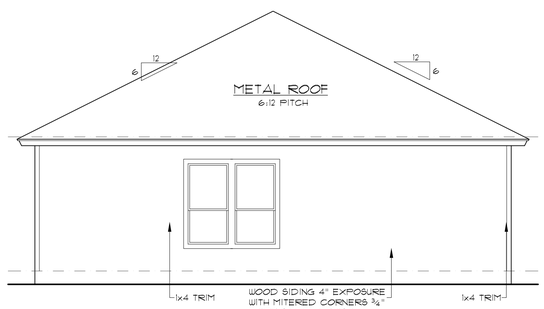
LEFT ELEVATION

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



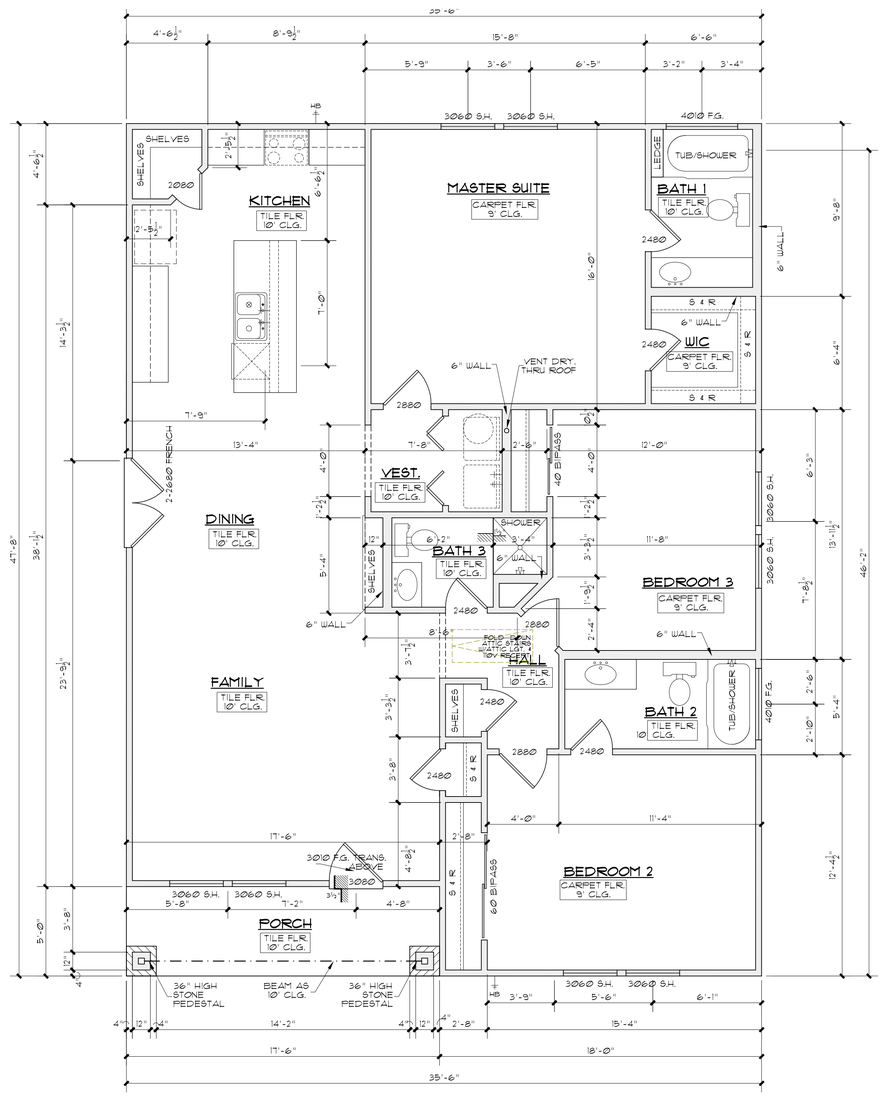
RIGHT ELEVATION

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



REAR ELEVATION

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



FLOOR PLAN

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

AREAS PER UNIT	
TOTAL LIVING	1,605#
PORCH	88##
TOTAL SLAB	1,693#
TOTAL BUILDING	1,693#

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GRAPHIC SYMBOLS

ELECTRICAL

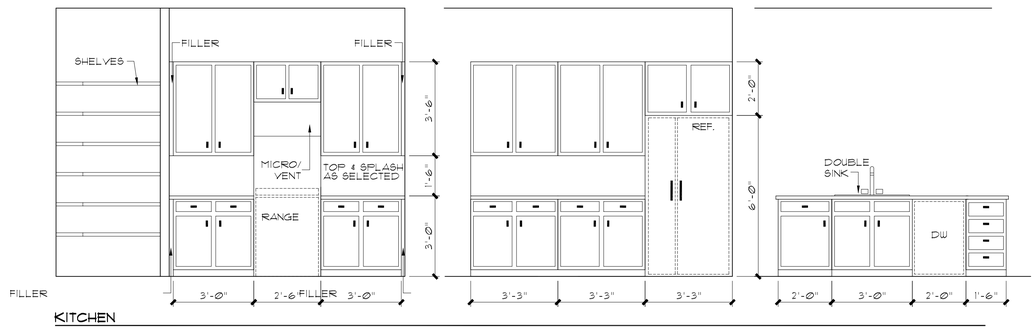
- SWITCH
- DIMMER SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DUPLEX OUTLET
- DUPLEX OUTLET TO SWITCHED
- FLOOR OUTLET
- 30 VOLT 3 WIRE OUTLET
- CEILING OUTLET
- SINGLES OUTLET WITH GROUND FAULT INTERRUPTER
- 220 VOLT DUPLEX OUTLET
- DUPLEX OUTLET RAISED TO HEIGHT INDICATED
- WATERPROOF DUPLEX OUTLET
- JBOX DUPLEX OUTLET
- TELEPHONE OUTLET
- TELEPHONE FLOOR OUTLET
- TELEVISION OUTLET
- SATELLITE TELEVISION W/TELEPHONE LINE
- INTERCOM
- SPEAKER OUTLET
- SMOKE DETECTOR
- THERMOSTAT
- ELECTRICAL PANEL BOARD
- PUSH BUTTON SWITCH
- CHIMES
- KEY SWITCH
- SURFACE MOUNT CLG. FIXTURE
- WALL MOUNT FIXTURE
- PULL CHAIN LIGHT
- RECESSED CEILING FIXTURE
- RECESSED EYEBALL FIXTURE
- HALOGEN RECESSED CEILING FIXTURE
- HALOGEN WALL MOUNTED FIXTURE
- CEILING MOUNT DROP LIGHT
- FLUORESCENT LIGHT FIXTURE
- WALL MOUNT FLOUR. LT. FIXTURE
- TRACK-MOUNT FIXT.
- UNDER CABINET LIGHT
- CEILING MOUNT EXHAUST FAN
- WALL MOUNT EXHAUST FAN
- CEILING MOUNT HEAT LAMP
- WALL MOUNT HEAT LAMP
- COMBINATION FIXT. HEAT/VENT/LIGHT
- FLOOD LIGHT
- CEILING FAN W/LT

PLUMBING

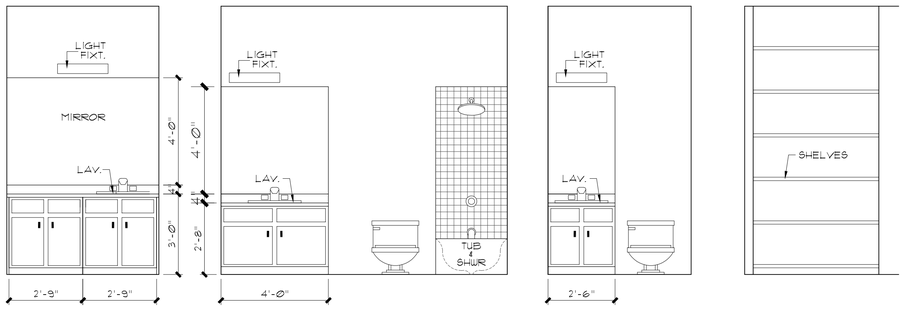
- WATER HEATER
- WATER SOFTNER
- SHOWER HEAD
- HOSE BIB/FAUCET
- COLD WATER TO REF.
- HOT & COLD WATER
- FLOOR DRAIN
- GAS LINE
- GAS KEY (ON/OFF) VALVE

MISC.

- SECURITY SYSTEM PANEL
- VACUUM SYSTEM OUTLET
- VACUUM CLEANER TANK
- VACUUM SYSTEM SWEEP OUTLET



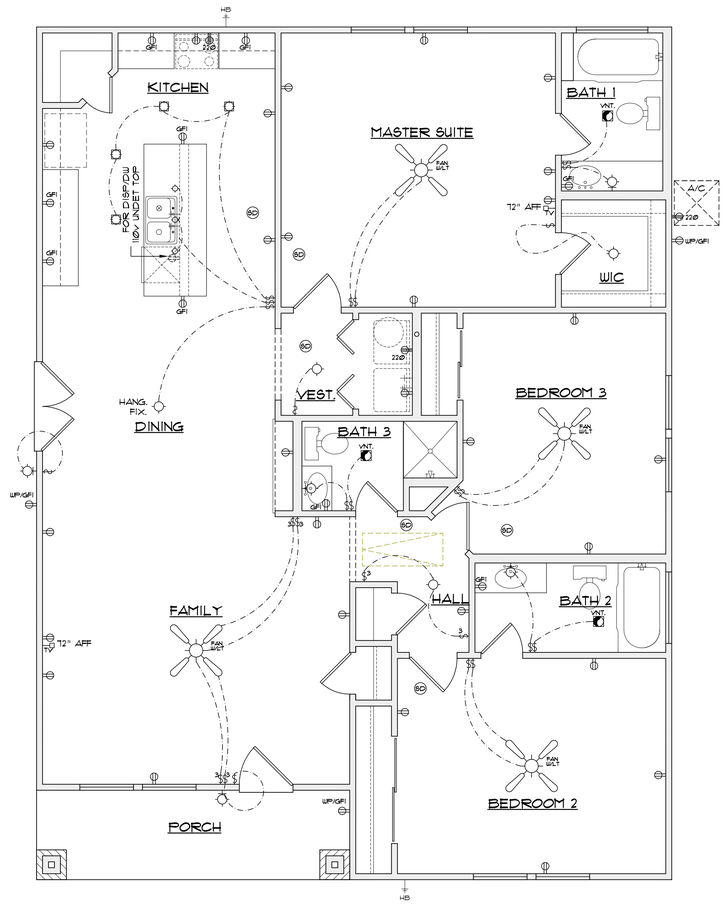
KITCHEN



BATH 1 | BATH 2 | BATH 3 | DINING

INTERIOR ELEVATIONS

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



ELECTRICAL PLAN

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

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