

HISTORIC AND DESIGN REVIEW COMMISSION

December 04, 2024

HDRC CASE NO: 2024-381
COMMON NAME: 9302 ESPADA RD
LEGAL DESCRIPTION: NCB 11169 LOT E 77.84 FT OF W 468.62 FT OF S 88.72 FT OF 5E ARB TR-A
ZONING: I-1, H, RIO-6
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Fernando De Leon/One Stop Code Consulting
OWNER: LUTZENBERGER OLIVIA GARZA
TYPE OF WORK: Construction of a 1-story, single family residential structure
APPLICATION RECEIVED: November 07, 2024
60-DAY REVIEW: January 06, 2024
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story, single-family residential structure on the vacant lot at 9302 Espada Road, located within the Mission Historic District.

APPLICABLE CITATIONS:

Mission Historic District Design Manual

1. Single-family Construction (8-units or less)

This section is intended to supplement the Historic Design Guidelines, Chapter 4, Guidelines for New Construction for various project types.

Projects that are residential in nature, having 8 units or less, should respond to the existing context established in both urban residential neighborhoods as well as rural residential contexts.

A. ROOF FORM

i. Multiple roof forms — Historic housing stock in the Mission Historic District is typically modest in design and features simple, traditional roof forms. The integration of multiple roof forms or non-traditional roof forms in new construction is discouraged unless stylistically appropriate.

ii. Ridge heights — The ridgelines of roofs with multiple gables should be uniform in height; cross gables should intersect at the primary ridgeline unless established as a uniform secondary roof form.

iii. Contemporary roof forms — Contemporary flat roof or shed roof forms may be considered on a case by case basis where the special merits of the overall proposed design warrant a deviation from traditional roof forms.

B. FACADE DESIGN AND ARCHITECTURAL DETAILS

i. Architectural elements — The integration of traditional architectural elements on the front or primary facades of new buildings is encouraged. This may include porches, groupings of windows, or decorative elements.

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 a 1-story, single-family residential structure on the vacant lot at 9302 Espada Road, located within the Mission Historic District.
- b. **CONTEXT & DEVELOPMENT PATTERN** – This lot is currently void of any structures. The immediate, surrounding context features houses of various styles and construction periods as well as large tracts of undeveloped land.
- c. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. There are no structures present on the adjacent lots; however, the applicant has proposed a setback of over thirty (30) feet from the property line. Staff finds the proposed setback to be appropriate.
- d. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the proposed new construction and its entrance toward Espada Road. This is consistent with the Guidelines.
- e. **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. The applicant has proposed for the new construction to feature one story in height. Staff finds this to be appropriate and consistent with the Guidelines.
- f. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Houses in the immediate vicinity feature varying foundation heights. Staff finds that the applicant should confirm that a foundation height that is consistent with the Guidelines is used.
- g. **ROOF FORM** – The applicant has proposed a primary roof form of a side gabled roof, with a hipped entrance roof and a gabled front facing bay roof. Generally, staff finds the proposed roof forms to be consistent with the Guidelines for New Construction as gable and hipped roofs are found throughout the Mission Historic District in both historic and contemporary forms.
- h. **LOT COVERAGE** – The applicant has noted a total building footprint of approximately 2,100 square feet. The lot features a total lot size of 20,603 square feet, or .47 acres. Staff finds the proposed lot coverage to be appropriate and consistent with the Guidelines.
- i. **MATERIALS** – The applicant has proposed materials that include stucco, façade stone, and a tile roof. Stucco, stone, brick and tile roofs are all found historically within the Mission Historic District. Staff finds that final materials specifications should be submitted to OHP staff for review and approval. Stucco should feature a traditional trowel finish. Stone cladding should be installed to reference historic applications within the district.
- j. **WINDOW MATERIALS** – The applicant has not specified window materials at this time; however, the applicant has provided product information that notes fixed windows. Staff finds that windows should be installed that adhere to the adopted policy guide for windows. Windows should feature a one over one profile with sashes of equal size. Grouped windows should be separated by a mullion of at least six (6) inches in width.
- k. **WINDOW & DOOR OPENINGS** – Per the submitted documents, the applicant has proposed window profiles and fenestration patterns that are generally consistent with those found historically within the district and the Guidelines for New Construction. Grouped windows should be separated by a mullion of six (6) inches in width.
- l. **ARCHITECTURAL DETAILS** – As noted in the above findings, staff finds that stucco should feature a traditional trowel finish, that stone should be applied in a traditional manner, than windows should adhere to the adopted windows standards, and that all grouped windows should be separated by a mullion of 6 inches.
- m. **MECHANICAL EQUIPMENT** – The applicant has not noted the location of mechanical equipment at this time. Staff finds that all mechanical equipment should be screened from view from the public right of way.

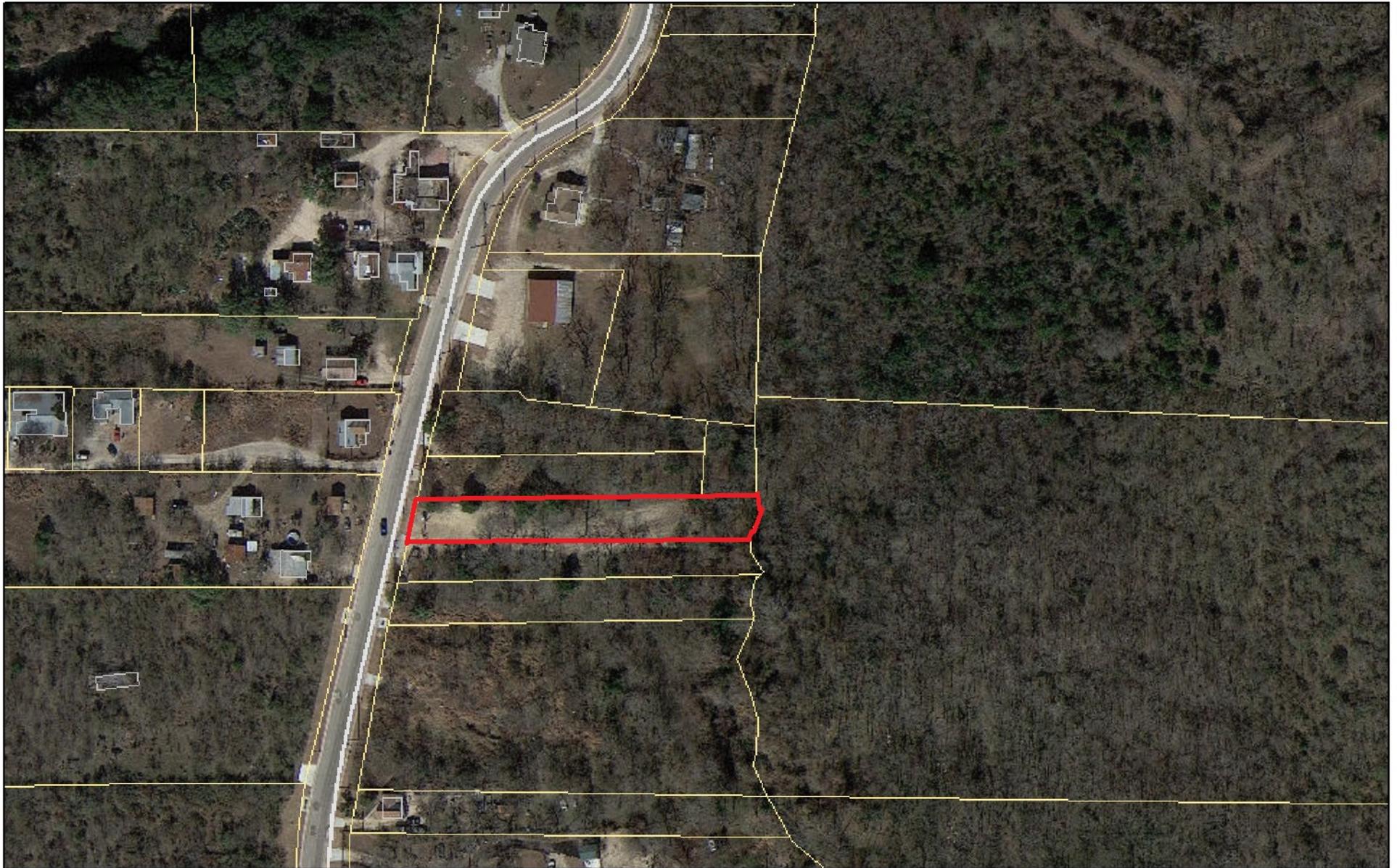
- n. LANDSCAPING – At this time the applicant has not provided information regarding landscaping. A detailed landscaping plan should be submitted to OHP staff for review and approval. Landscaping should be consistent with the Guidelines for Site Elements.
- o. DRIVEWAY – The applicant has not noted a driveway on site at this time. Given the narrow width of the lot, staff finds a driveway that terminates in the front yard, in front of the proposed new construction is appropriate; however, staff finds that driveway elements should not exceed ten (10) feet in width.
- p. WALKWAY – Walkways and sidewalks are not commonly found on Espada Road. Should the applicant propose to install a walkway, it should be submitted to OHP staff for review and approval.

RECOMMENDATION:

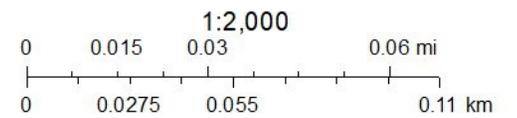
Staff recommends approval based on findings a through o with the following stipulations:

- i. That the applicant confirm a foundation height that is consistent with the Guidelines, as noted in finding f. A foundation height of between six (6) inches and one (1) foot should be used.
- ii. That stucco feature a traditional trowel finish and that stone be installed in a traditional manner, as noted in findings i and l.
- iii. That windows adhere to the adopted standards for windows in new construction, and that all grouped windows be separated by a mullion of six (6) inches in width.
- iv. That all mechanical equipment be screened from view from the right of way, as noted in finding m.
- v. That the proposed driveway be limited to no more than ten (10) feet in width, as noted in finding o.
- vi. That a detailed landscaping plan be submitted for review and approval as noted in finding n.

City of San Antonio One Stop

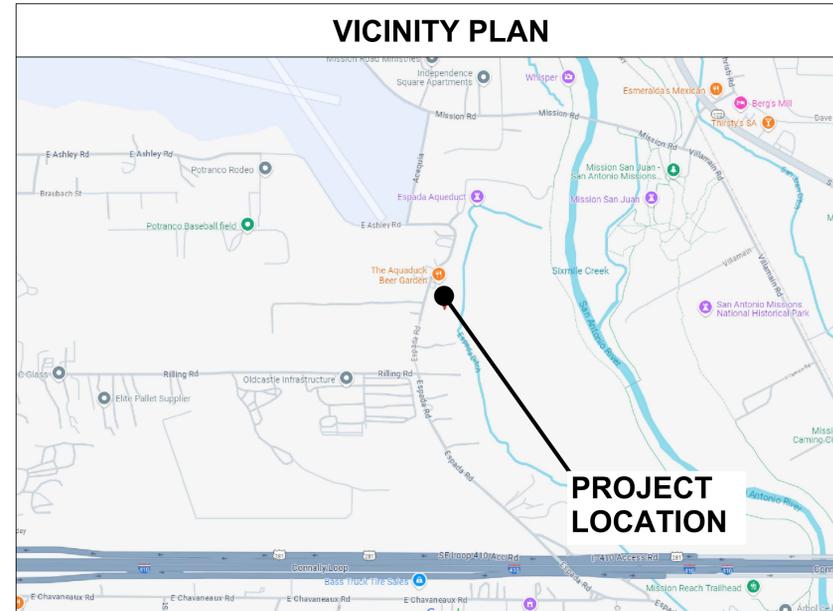
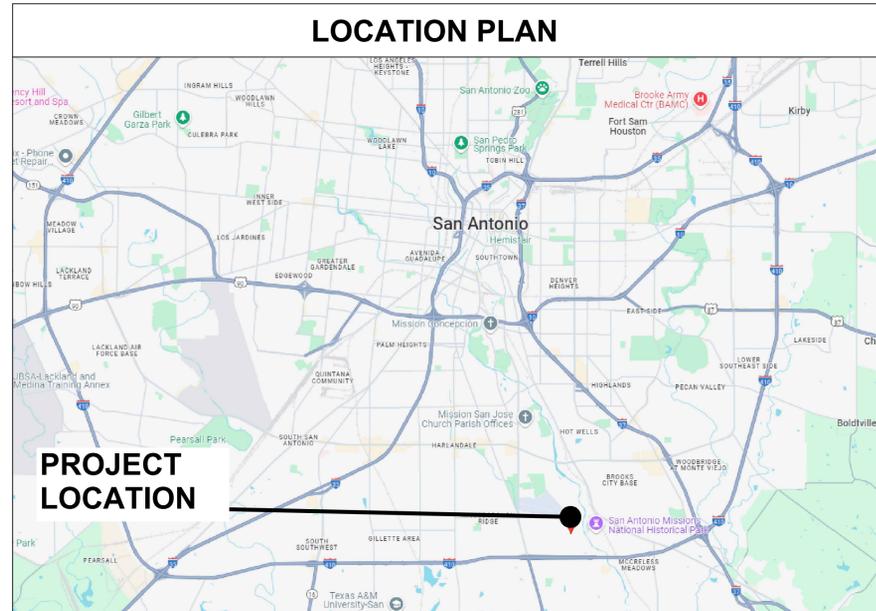


November 21, 2024



ESPADA RESIDENCE

9302 ESPADA RD SAN ANTONIO, TX 78214



INDEX OF DRAWINGS	
A-100	COVERSHEET
C-1	SITE PLAN
STRUCTURAL DRAWINGS	
ARCHITECTURAL DRAWINGS	
A-101	FLOOR PLAN
A-103	ELEVATIONS

PROJECT INFORMATION	
SCOPE OF WORK	
LIVING AREA	1,728.50 SQ.FT.
STOOP	25 SQ.FT.
COVERED PATIO	400 SQ.FT.
FIRE ALARM SYSTEM	N/A
FIRE SPRINKLERS	N/A
BUILDING CODE CRITERIA	
BUILDING CODE	INTERNATIONAL RESIDENTIAL CODE IRC 2021
FIRE CODE	INTERNATIONAL FIRE CODE 2021
ENERGY CODE	INTERNATIONAL ENERGY & CONSERVATION CODE 2021
MECHANICAL CODE	INTERNATIONAL MECHANICAL CODE 2021
FUEL GAS CODE	INTERNATIONAL FUEL GAS CODE 2021
PLUMBING CODE	INTERNATIONAL PLUMBING CODE 2021
ELECTRICAL CODE	NATIONAL ELECTRICAL CODE 2020

GENERAL CONSTRUCTION NOTES:

JOB SITE. PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VISIT JOB SITE AND NOTIFY OWNER OF ANY CONDITIONS NOT INCLUDED IN THESE DOCUMENTS WHICH REQUIRE CORRECTIVE OR ADDITIONAL ACTIONS. NO CHANGES TO PLANS TO BE MADE WITHOUT WRITTEN APPROVAL BY THE ARCHITECT/DESIGNER/ENGINEER. REPORT ANY DISCREPANCIES TO THE ARCHITECT/DESIGNER/ENGINEER.

DIMENSIONS. ALL DIMENSIONS NEED TO BE VERIFY BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT/DESIGNER/ENGINEER.

CHANGES OR MODIFICATIONS TO PLANS. ANY MINOR OR REQUIRED CHANGES OR MODIFICATIONS TO THIS PLAN DO NOT REDUCE OR VOID THE COPYRIGHTS COVERING THIS SET OF PLANS IN ANY WAY. MODIFICATIONS TO THIS PLAN, FOR ANY REASON, SHOULD BE ATTEMPTED BY AN ARCHITECT/ENGINEER/ DESIGNER ONLY. ARCHITECT/DESIGNER/ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE QUALITY AND COMPLETENESS OF ANY CHANGES ATTEMPTED. PLEASE REMEMBER THAT EVEN A SIMPLE CHANGE TO ONE AREA OF A HOME CAN GREATLY AFFECT MANY OTHER AREAS IN THE HOME AND ONLY A QUALIFIED PROFESSIONAL IS EQUIPPED TO FULLY UNDERSTAND THE RAMIFICATIONS OF ANY CHANGE OR MODIFICATION.

DESIGN TEAM

DESIGNER

ONE STOP CODE CONSULTING, LLC.
1650 W. Huisache Ave.
San Antonio, TX 78201
e-mail: fernando.deleon@onestopcode.net

OWNER

OLIVIA GARZA LUTZENBERGER
347 LEFF PL
SAN ANTONIO, TEXAS 78221

LEGAL DESCRIPTION

NCB 11173 BLK LOT ARB C1

DESCRIPTION OF WORK:

NEW ONE STORY RESIDENTIAL
STRUCTURE

DESIGNER :

Zone 1 Design Permitting Inspection Certificate of Occupancy
ONE STOP CODE CONSULTING, LLC
1650 W. HUISACHE AVE. SAN ANTONIO, TEXAS 78201
e-mail: fernando.deleon@onestopcode.net

ESPADA RESIDENCE
9302 ESPADA RD
SAN ANTONIO, TX 78214

DRAWN BY: **OSCC**
CHECKED BY: **F.D.L.**
DATE: 9/27/24

COMMENTS:

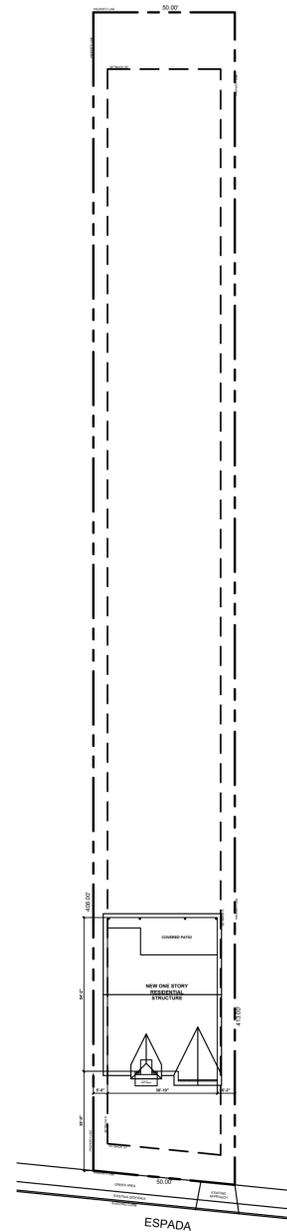
REVISIONS:

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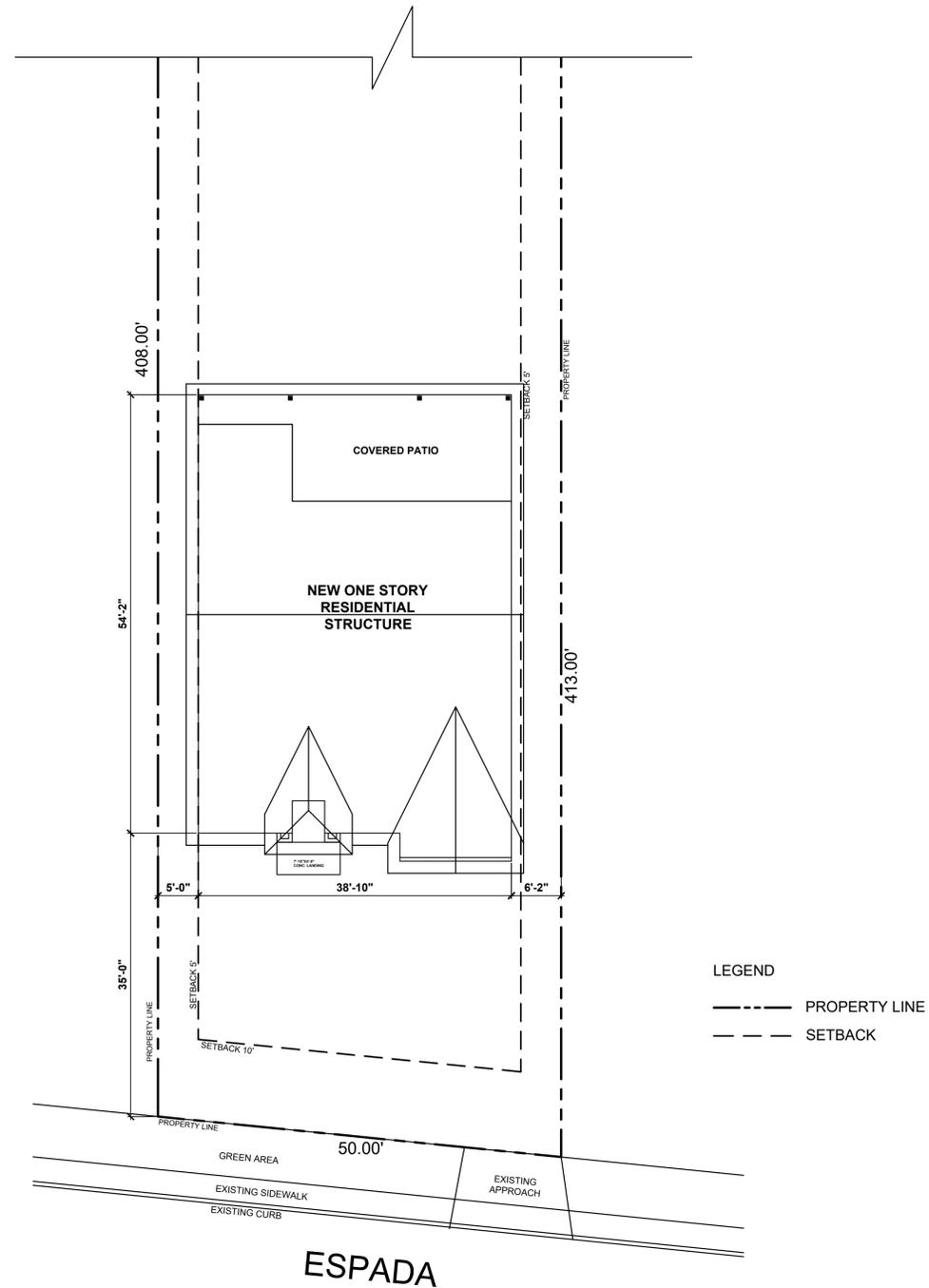
A-100

GENERAL NOTES:

1. Plans indicate general scope of work, contractor shall field verify existing conditions and shall provide all required demolition work and new construction shown plans, or not shown to meet the design intent.
2. Contractor shall field verify dimensions and all existing conditions prior to the start of any work. Contractor shall notify the architect in writing of any existing conditions which do not conform to those indicated on the drawings prior to proceeding with the work.
3. The contractor shall be responsible for periodic cleaning and final cleaning of the work areas daily of all trash and debris. Remove trash daily.
4. Contractor shall accept building and site in its original condition. Any damage occurred to site or building during time of construction period shall be repaired to match original condition at the contractor's expense.
5. The general contractor shall construct and maintain any and all construction barricades, and other protection devices as required by and in compliance with any and all building codes, agencies and regulations applicable to the project.
6. The drawings shall be read in conjunction with other consultant's drawings and with such other written instructions or sketches as may be issued during the course of the contract. Any discrepancy shall be referred to the project coordinator and the architect, before proceeding with any work.
7. Protection of existing work: Before beginning any cutting or demolition work, The Contractor shall carefully survey the existing work and examine the drawings and specifications to determine the extent of the work. The contractor shall take all necessary precautions to remain the property of the owner, and any damage to such work shall be repaired or replaced as approved by contracting officer.
8. Walls / surfaces which are altered by new work shall be patched and repaired to match with adjacent wall surfaces. The level of patch work shall be of the highest quality and the owner shall have final approval of such work.
9. All Excavations by the removal of site utilities and foundations shall be backfilled as specified.
10. All bidders will be required to visit the job site prior to bidding to familiarize themselves with the building and its contents.
11. Notes listed in these contract documents are for informal purposes only. It is the contractor's responsibility to remove and dispose of additional incidental items contained in the building whether noted or not.
12. The general contractor shall furnish all materials, labor and equipment as required to complete all work and furnish a complete job, in accordance with local, state and federal governing authorities having lawful jurisdiction over the work.
13. The general contractor shall secure and pay for all permits and inspections required; The general contractor shall also pay all tap and meter fees required for the plumbing, electrical and HVAC. Fire sprinkler subcontractor shall pay for their permits and taps.
14. Equipment may be located on these drawings diagrammatically. Subcontractors shall coordinate with the general contractor when location of such items are in conflict with structural conditions or work from other trades. Questions shall be directed to Architect and his decisions shall be final. No additional cost will be incurred due to conflicts.
15. Contractor shall comply with all ordinances, laws, codes and regulations enforced by the local regulatory authority.
16. Provide edge strips at all applied floor finish material transitions.
17. General contractor to provide continuous blocking for all cabinets, curtain rods, toilet accessories, handrails, door jambs, countertops, drywall catches and similar items.
18. Fire stop all openings around pipes, conduits, etc. Where they penetrate any floor or fire rated wall (if applicable).
19. Provide access panels at all valves and similar areas where access is required. Access panels are to be rated as required. Subcontractors to advise general contractor of necessary locations. All panels to be furnished and installed by drywall contractor. Locations Shall be Approved by Architect.



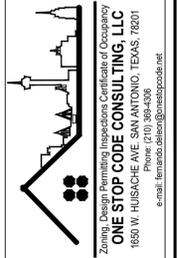
1 SITE PLAN
SCALE: 1" = 30'
PLAN NORTH



2 SITE PLAN
SCALE: 1" = 10'
PLAN NORTH

LEGEND
 - - - - - PROPERTY LINE
 - - - - - SETBACK

DESIGNER :



ESPADA RESIDENCE
 9302 ESPADA RD
 SAN ANTONIO, TX 78214

DRAWN BY: **OSCC**

CHECKED BY: **F.D.L.**

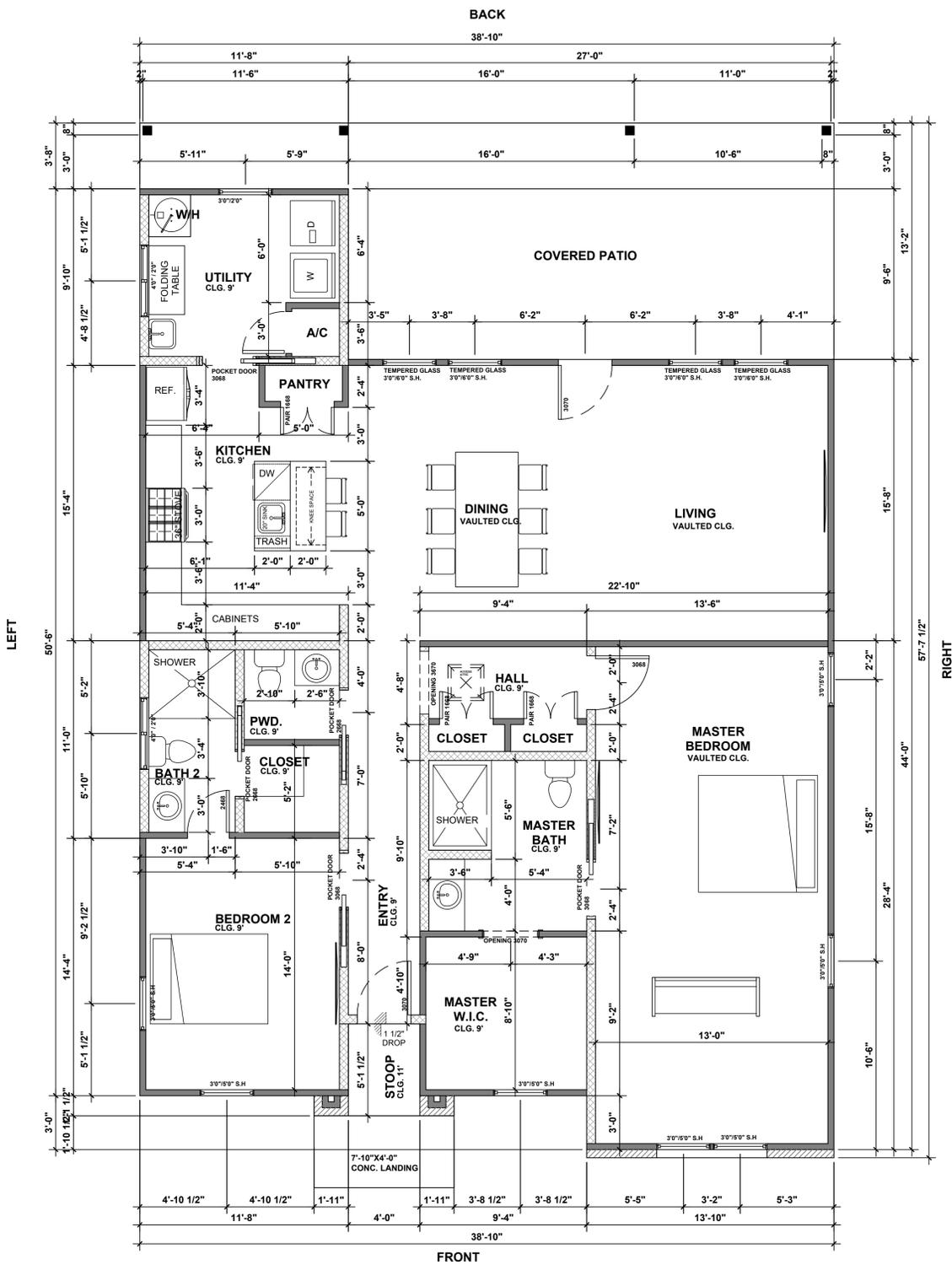
DATE: 9/27/24

COMMENTS:

REVISIONS:

SHEET:

C-1



LEGEND:

- 2"x4" WALL STUDS @16" O.C.
- 2"x6" WALL STUDS @16" O.C.
- 6"x6" TREATED WOOD POST
- BRICK AS SELECTED BY OWNER

FOOTAGES:

- LIVING AREA: 1,728.50 SQ.FT.
- COVERED PATIO: 400 SQ.FT.
- STOOP: 25 SQ.FT.
- CONCRETE LANDING: 32 SQ.FT.

WINDOW NOTES :

1. Glazing shall conform to the safety requirements of the local building code adopted by local authority. Glazing, operable or inoperable, adjacent to a door or within a 24 inch arc of either vertical edge of any door shall be tempered. The measurement is made with the door in the closed position or glazing.
2. Verify rough opening sizes required for all glazed door and window assemblies as per manuf. specifications.
3. Seal all window head, jamb, and sill with 'polycel' expandable foam.

NOTES:

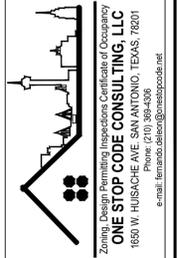
- R302.5.1 Opening Protection-Openings from private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1-3/8 inch in thickness, solid or honeycomb-core steel doors not less than 1-3/8 inches thick or 20-minute fire rated doors, equipped with a self-closing or automatic-closing device.
- R302.5 Dwelling-garage opening and penetration protection. Openings and penetrations through the walls or ceilings separating the dwelling from the garage shall be in accordance with Sections R302.5.1 through R302.5.3

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



PLAN NORTH

DESIGNER :



Zone/Design Permitting/Inspection/Certificate of Occupancy
ONE STOP CODE CONSULTING, LLC
1650 W. HUSKACHE AVE. SAN ANTONIO, TEXAS 78201
e-mail: fernando.dobson@onestopcode.net

ESPADA RESIDENCE
9302 ESPADA RD
SAN ANTONIO, TX 78214

DRAWN BY: **OSCC**

CHECKED BY: **F.D.L.**

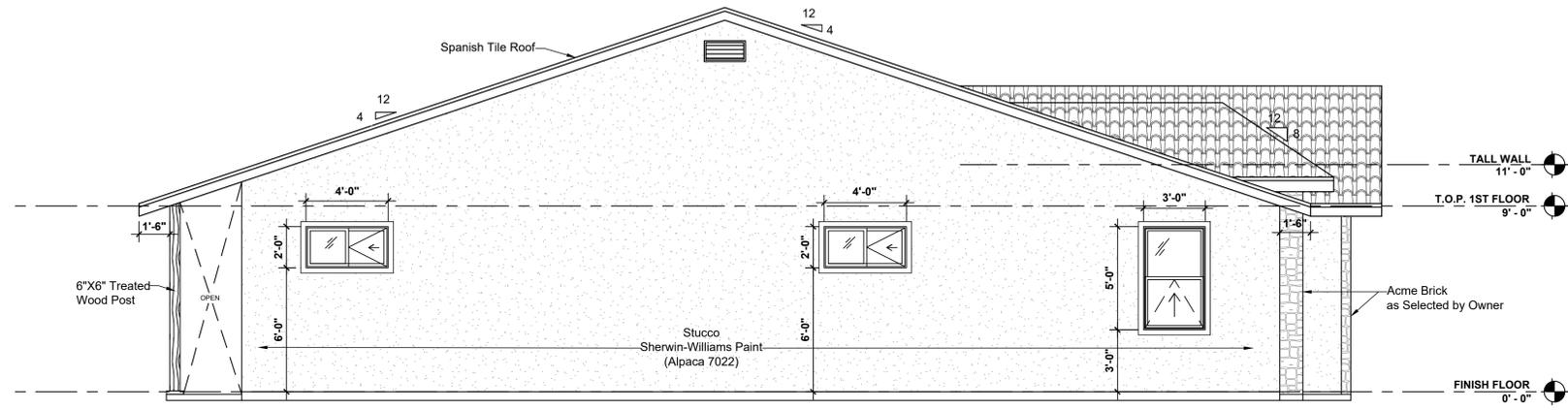
DATE: 9/27/24

COMMENTS:

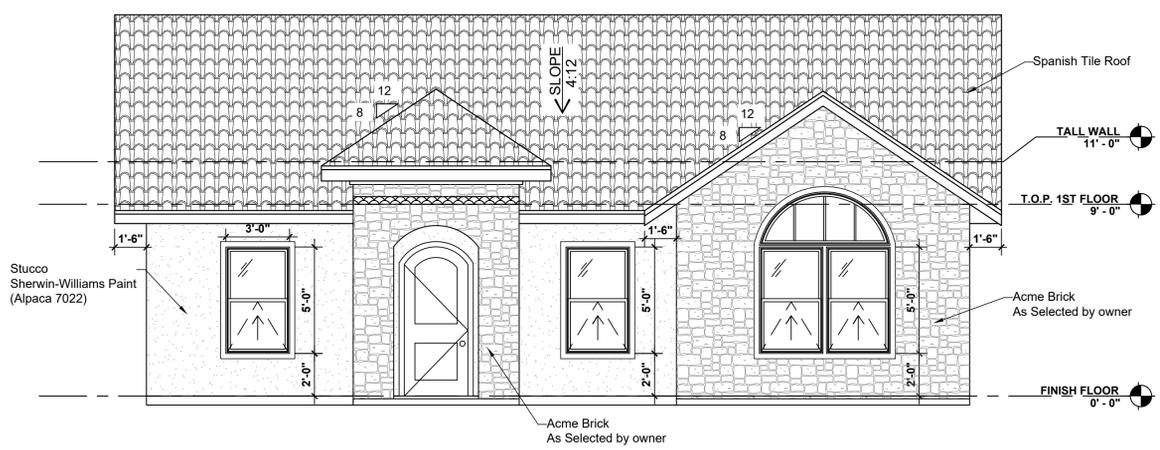
REVISIONS:

SHEET:

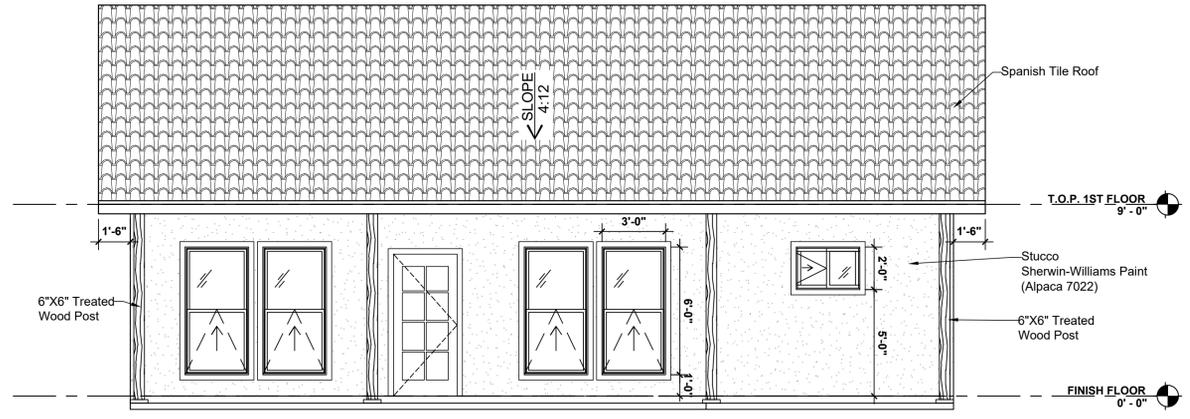
A-101



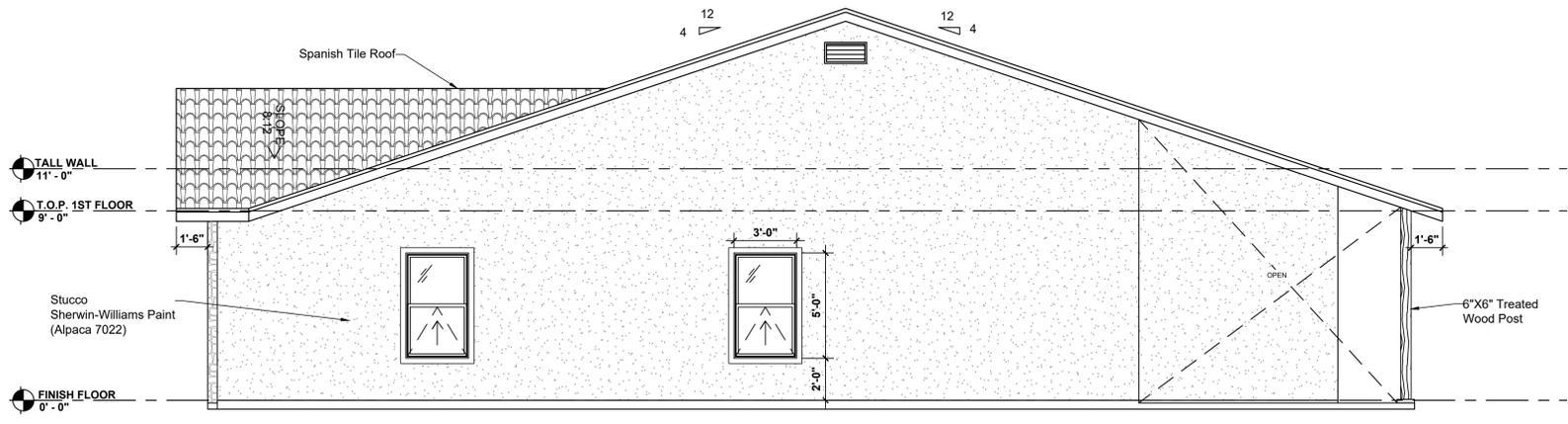
1 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

DESIGNER :

 Zoning, Design, Permitting, Inspection, Certificate of Occupancy
ONE STOP CODE CONSULTING, LLC
 1650 W. HUISACHE AVE. SAN ANTONIO, TEXAS 78201
 e-mail: terrando.dobson@onestopcode.net

ESPADA RESIDENCE
 9302 ESPADA RD
 SAN ANTONIO, TX 78214

DRAWN BY: **OSCC**
 CHECKED BY: **F.D.L.**
 DATE: 9/27/24

COMMENTS:

REVISIONS:

SHEET:
A-103



Call A Salado Stone Expert
844.81.STONE



PRODUCT

[← BACK TO PRODUCT SELECTOR](#)

[← BACK TO PRODUCT RESULTS](#)

Sonoma | Cream
LIMESTONE



Expert Pick

SW 7022

Alpaca

FULL DETAILS ^

LRV: 57 ⓘ

RGB: 204 / 197 / 189

Hex Value: #CCC5BD

Location Number: 241-C1

Available in: Interior/Exterior

Color Collections: Color ID (Trendsetter), Living Well (Center), Top 50 Colors, Top Interior Colors, Pottery Barn Kids Collection 2024, Pottery Barn Teen Collection 2024

Color Family(s): Neutral

Like pulling on a cozy sweater, this warm beige gray creates instant comfort. And it's versatile enough to pair with most other neutrals in your home.

Get this color in a:



Color Sample



Paint Sample



Interior Paint



Exterior Paint

↑ UPLOAD A PHOTO

ESPADA PROJECT MARVIN ESSENTIALS FIBERGLASS

Quote #: VTTDSVV

A Proposal for Window and Door Products prepared for:

Job Site:

78214

Shipping Address:

GUIDO LUMBER COMPANY

8526 VIDOR AVE

SAN ANTONIO, TX 78216-6045

Project Description:

ALL FIBERGLASS

Featuring products from:



JAMES OTREMBA
GUIDO LUMBER COMPANY
8526 VIDOR AVE
SAN ANTONIO, TX 78216-6045
Phone: (210) 344-8321

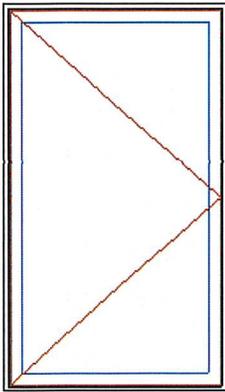
Email: jotremba@guidoco.com

This report was generated on 3/28/2024 1:32:53 PM using the Marvin Order Management System, version 0004.07.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: MASTER	Net Price:		747.90
Qty: 1		Ext. Net Price:	USD	747.90



As Viewed From The Exterior

RO 36" X 60"

Egress Information

Width: 26 43/64" Height: 54 5/16"

Net Clear Opening: 10.06 SqFt

- Pebble Gray Exterior
- Stone White Interior
- Essential Casement - Right Hand
- CN 3050
- Rough Opening 36" X 60"
- IG - 1 Lite
- Low E3 w/Argon
- Stainless Perimeter Bar
- White Folding Handle
- Interior Aluminum Screen
- Bright View Mesh
- Stone White Surround

2" Jamb

Nailing Fin

*****Note: Unit Availability and Price is Subject to Change**

Line #2	Mark Unit: MASTER	Net Price:		532.92
Qty: 2		Ext. Net Price:	USD	1,065.84



As Viewed From The Exterior

RO 24" X 60"

Egress Information

No Egress Information available.

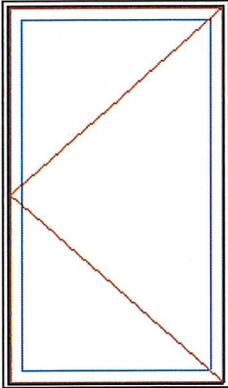
- Pebble Gray Exterior
- Stone White Interior
- Essential Casement - Stationary
- CN 2050
- Rough Opening 24" X 60"
- IG - 1 Lite
- Low E3 w/Argon
- Stainless Perimeter Bar

2" Jamb

Nailing Fin

*****Note: Unit Availability and Price is Subject to Change**

Line #3	Mark Unit: BDRM 1	Net Price:		747.90
Qty: 1		Ext. Net Price:	USD	747.90



As Viewed From The Exterior

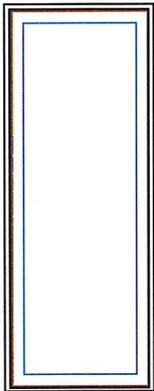
Pebble Gray Exterior
 Stone White Interior
 Essential Casement - Left Hand
 CN 3050
 Rough Opening 36" X 60"
 IG - 1 Lite
 Low E3 w/Argon
 Stainless Perimeter Bar
 White Folding Handle
 Interior Aluminum Screen
 Bright View Mesh
 Stone White Surround
 2" Jamb
 Nailing Fin
*****Note: Unit Availability and Price is Subject to Change**

RO 36" X 60"

Egress Information

Width: 26 43/64" Height: 54 5/16"
 Net Clear Opening: 10.06 SqFt

Line #4	Mark Unit: BDRM 1	Net Price:		532.92
Qty: 1		Ext. Net Price:	USD	532.92



As Viewed From The Exterior

Pebble Gray Exterior
 Stone White Interior
 Essential Casement - Stationary
 CN 2050
 Rough Opening 24" X 60"
 IG - 1 Lite
 Low E3 w/Argon
 Stainless Perimeter Bar
 2" Jamb
 Nailing Fin
*****Note: Unit Availability and Price is Subject to Change**

RO 24" X 60"

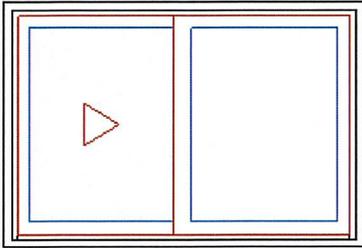
Egress Information

No Egress Information available.

Line #5	Mark Unit: BATH 1	Net Price:		408.97
Qty: 1		Ext. Net Price:	USD	408.97



Pebble Gray Exterior
 Stone White Interior
 Essential Glider - XO
 CN 3020
 Rough Opening 36" X 24"
 Glass Add For All Sash
 Left Sash
 IG - 1 Lite
 Low E3 w/Argon
 Stainless Perimeter Bar
 Right Sash



As Viewed From The Exterior

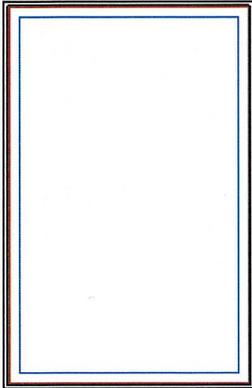
RO 36" X 24"

Egress Information

Width: 14 25/32" Height: 19 5/8"
 Net Clear Opening: 2.01 SqFt

- IG - 1 Lite
- Low E3 w/Argon
- Stainless Perimeter Bar
- 1 White Sash Lock
- Exterior Aluminum Half Screen
- Pebble Gray Surround
- Bright View Mesh
- 2" Jamb
- Nailing Fin
- ***Note: Unit Availability and Price is Subject to Change**

Line #7	Mark Unit: LIVING ROOM	Net Price:	924.38
Qty: 3		Ext. Net Price:	2,773.14
		USD	



As Viewed From The Exterior

RO 48" X 72"

Egress Information

No Egress Information available.

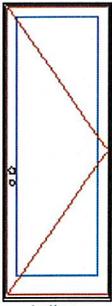
- Pebble Gray Exterior
- Stone White Interior
- Essential Casement Picture
- CN 4060
- Rough Opening 48" X 72"
- IG - 1 Lite
- Low E3 w/Argon
- Stainless Perimeter Bar
- 2" Jamb
- Nailing Fin
- ***Note: Unit Availability and Price is Subject to Change**

Line #8	Mark Unit: DINING ENTRY	Net Price:	2,402.73
Qty: 1		Ext. Net Price:	2,402.73
		USD	



- Stone White Exterior
- Bare Pine Interior
- Elevate Inswing French Door 6 9/16" - X Right Hand
- CN 3080
- Rough Opening 37 5/16" X 96"
- Stone White Exterior
- Bare Pine Interior
- IG - 1 Lite
- Tempered Low E3 w/Argon
- Stainless Perimeter Bar
- Multi-Point Lock
- Cambridge Handle Oil Rubbed Bronze PVD Keyed Exterior Primary Handle Set
- Cambridge Handle Oil Rubbed Bronze PVD Interior Primary Handle Set
- Keyed
- Keyed Alike - Keyed Alike Group 1
- Oil Rubbed Bronze PVD Adjustable Hinges
- No Screen
- Beige Ultrex Sill / Beige Weather Strip
- 6 9/16" Jamb
- Nailing Fin

*****Note: Unit Availability and Price is Subject to Change**



Active



As Viewed From The Exterior

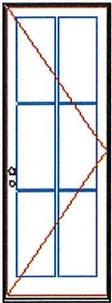
RO 37 5/16" X 96"

Egress Information

Width: 31 21/64" Height: 91 3/4"

Net Clear Opening: 19.96 SqFt

Line #9	Mark Unit: ENTRY	Net Price:		2,589.61
Qty: 1		Ext. Net Price:	USD	2,589.61



Active



As Viewed From The Exterior

RO 37 5/16" X 96"

Egress Information

Width: 31 21/64" Height: 91 3/4"

Net Clear Opening: 19.96 SqFt

Stone White Exterior
 Bare Pine Interior
 Elevate Inswing French Door 6 9/16" - X Right Hand
 CN 3080
 Rough Opening 37 5/16" X 96"
 Stone White Exterior
 Bare Pine Interior
 IG
 Tempered Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W3H
 Stone White Ext - Bare Int
 Multi-Point Lock
 Cambridge Handle Oil Rubbed Bronze PVD Keyed Exterior Primary Handle Set
 Cambridge Handle Oil Rubbed Bronze PVD Interior Primary Handle Set
 Keyed
 Keyed Alike - Keyed Alike Group 1
 Oil Rubbed Bronze PVD Adjustable Hinges
 No Screen
 Beige Ultrex Sill / Beige Weather Strip
 6 9/16" Jamb
 Nailing Fin
*****Note:** Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
*****Note: Unit Availability and Price is Subject to Change**

Line #10	Mark Unit: DELIVERY	Net Price:		35.00
Qty: 1		Ext. Net Price:	USD	35.00

Other

ESPADA PROJECT

Project Subtotal Net Price: USD 11,269.01
 Taxable Other: USD 35.00
 8.250% Sales Tax: USD 932.58
 Project Total Net Price: USD 12,236.59