

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2022

HDRC CASE NO: 2022-315
COMMON NAME: 1014 N CHERRY
ADDRESS: 1012 N CHERRY
LEGAL DESCRIPTION: NCB 512 BLK 25 LOT 6 HS
ZONING: RM-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ricardo Turrubiates/Mint Development LLC
OWNER: DELAFIELD INVESTMENTS LLC
TYPE OF WORK: Construction of six, 2-story residential structures
APPLICATION RECEIVED: May 27, 2022
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 six, 2-story residential structures on the vacant lots at 1012 and 1014 N Cherry, 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

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

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and

other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

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

B. SCREENING

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

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

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

B. NEW FENCES AND WALLS

i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district.

New front yard fences or wall should not be introduced within historic districts that have not historically had them.

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

iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining

wall systems, concrete block, vinyl fencing, or chain link fencing.

v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

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

ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract

from the historic structure.

v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

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

D. TREES

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

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

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

B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

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

B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

Standard Specifications for Windows in Additions and New Construction

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

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct six, 2-story residential structures on the vacant lots at 1012 and 1014 N Cherry, located within the Dignowity Hill Historic District. Two of the proposed six structures will feature street frontage and an orientation towards N Cherry, while the other four structures will feature in interior orientation towards the interior driveway. This request was previously reviewed by the Historic and Design Review Commission on June 15, 2022, where it was referred to the Design Review Committee.
- b. **CONCEPTUAL APPROVAL** – This request received conceptual approval at the May 4, 2022, Historic and Design Review Commission hearing with the following stipulations:
 - That the site plan be developed to better document conformance with the Guidelines. *This stipulation has been met.*
 - That the applicant increase the proposed front setbacks. Per the revised site plan, there appears to be room to increase the front setbacks. (The Commission included this stipulation with the note that the applicant should increase the setbacks at the street.) *This stipulation has been met.*
 - That the applicant decrease massing on site. A reduction in building footprint or lowering of height to single story for some structures would be more appropriate. (The Commission included this stipulation with the note that the applicant should explore lowering the height of at least the rear structures.) *This stipulation has not been met.*
 - That the proposed standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. If a ridge cap is proposed, it must be submitted for review and approval.
 - That wood or aluminum clad wood windows be installed as noted in finding 1 and in the applicable citations. An aluminum window may be appropriate provided that it is consistent with staff's standards for windows in new construction. *This stipulation has been met.*
 - That the rectangular, fixed windows on the front façade be eliminated for traditionally sized windows in a one over one profile. *This stipulation has been met.*
 - That both structures that front N Cherry feature a front walkway to connect the front porches to the sidewalk at the right of way. *This stipulation has been met.*

- That the applicant include design solutions that break down the appearance of the driveway (to not appear twenty feet wide). (This stipulation was added by the Commission). *This stipulation has been met.*
 - That all mechanical equipment is screened from view from the right of way and that a detailed landscaping plan be developed and submitted to the Commission for review and approval. *This stipulation has been met.*
- c. CONTEXT & DEVELOPMENT PATTERN – This block of N Cherry features twelve (12) historic structures that feature an orientation towards N Cherry, all of which feature 10-story in height. The historic development pattern of this block is one primary residential structure per lot with an occasional accessory structure.
- d. DESIGN REVIEW COMMITTEE (Conceptual Review) – The request for conceptual approval was reviewed by the Design Review Committee on January 25, 2022. At that meeting Committee members discussed the proposed design, massing, and site development. This request was reviewed a second time by the DRC on February 8, 2022, where committee members discussed massing, setbacks and materials. This request was reviewed a third time by the DRC on February 22, 2022. At that meeting, committee members discussed massing, materials and the proposed internal driveway. This request was reviewed a fourth time by the Design Review Committee on April 26, 2022. At that meeting committee members discussed the revised massing, the reduction of buildings, and the revisions to the site plan.
- e. DESIGN REVIEW COMMITTEE (Final Review) – The Design Review Committee reviewed this request on June 7, 2022. At that meeting Committee members discussed the proposed site design, massing, and materials. Committee members noted concerns with the overall proposal, concerns with the proposed massing, and asked questions about how previous stipulations had been addressed. This request was reviewed by the DRC again on June 21, 2022. At that meeting, committee members commented on the revisions to the site plan, recommended changes to the proposed fenestration profile and recommended changes to materials.
- f. SETBACKS – As noted in finding a, the applicant has proposed for two of the six structures to feature street frontage and an orientation towards N Cherry. The Guidelines recommend that, in instances where front yard setbacks of historic houses are varied on a block face, new construction should feature a front yard setback that is the median of houses on the block face. The applicant has submitted a setback diagram providing the front setbacks of 1010, 1018, 1024, and 1026 N Cherry. The median setback of the four structures oriented towards N Cherry is approximately thirty-two (32) feet. The applicant has proposed setbacks for the new construction on N Cherry of thirty-two (32) feet and thirty-seven (37) feet. Staff finds the proposed setbacks to be appropriate and consistent with the Guidelines.
- g. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. As noted in finding c, all of the existing, historic structures on this block feature one (1) story in height. Generally, staff finds the two story structures fronting N Cherry to be consistent with the Guidelines, as they feature one additional story in height over the existing, historic structures found on the block. However, within historic districts, the historic development pattern features rear structures with massing that is subordinate to that of the primary structure at the street. Generally, staff finds the overall massing to be inconsistent with the Guidelines in regards to height and building footprint, as the historic development pattern throughout the district typically consists of rear structures featuring reduced massing and footprints in comparison to primary, street fronting structures. A stipulation of conceptual approval, added by the Commission was that the applicant explore lowering the height of the rear structures past what was reviewed at the time of conceptual approval (overall heights of 25’ – 11”).
- h. 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 new construction toward N Cherry. This is consistent with the Guidelines.
- i. 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. The applicant has proposed a foundation height for each structure of eighteen (18) inches. Staff finds the proposed foundation heights to be appropriate and consistent with the Guidelines.
- j. ROOF FORMS – The applicant has proposed roof forms to included front facing gabled roofs, hipped roofs and both hipped with a front gable. Staff finds the proposed roof forms to be appropriate. As noted in finding g, staff finds that reduced massing for the rear structures would be most appropriate and would relate to the historic development pattern within the district. Reduced massing could potentially be achieved through modified roof forms.

- k. MATERIALS (Facades) – The applicant has proposed materials that include terracotta brick, stucco, and composite siding. The applicant has proposed for front facades to feature a combination of terracotta brick and stucco, while the side and rear facades are to feature composite siding. The Guidelines for New Construction 3.A. note that materials that complement the type, color, and texture of materials traditionally found in the district should be used. Additionally, the Guidelines state that materials should not be so dissimilar as to distract from the historic interpretation of the district. Generally, staff finds the use of terracotta brick and stucco to be inconsistent with the traditionally used materials throughout the Dignowity Hill Historic District in residential construction. Additionally, the use of multiple materials on one façade and the use of an alternative material on side and rear facades is not found historically within the district. Staff finds that lap siding that features a smooth finish and four inch exposure, or board and batten siding that features boards that are twelve inches in width with seams that are 1.5 inches in width to be most appropriate and consistent with the Guidelines.
- l. MATERIALS (Roofs and Secondary Materials) – The applicant has proposed standing seam metal roofs and steel columns with wood elements. Generally, staff finds both to be appropriate. Staff finds that the proposed standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. If a ridge cap is proposed, it must be submitted for review and approval.
- m. MATERIALS (Windows) – The applicant has proposed to install JeldWen wood windows. Per the submitted application documents, the proposed windows will feature a recess of two inches where installed with the proposed terracotta brick. Where installed with stucco or composite siding, the applicant has proposed a recessed appearance through the installation of 2x6 trim pieces. Staff’s standards for windows in new construction states that windows should be block framed, should feature a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash, and should feature trim with traditional dimensions. Staff does not find the installation of 2x4 or 2x6 members for use as trim to be consistent with staff’s standards.
- n. WINDOW & DOOR OPENINGS – The Guidelines for New Construction note that window and door openings should be comparable to those found historically within the district. Generally, staff finds the proposed window and door openings to be appropriate and consistent with the Guidelines as they all feature traditional sizes in a one over one profile.
- o. ARCHITECTURAL DETAILS – The applicant has proposed for the street facing structures to feature two, unique designs. Two of the four remaining structures feature the same massing, but with different materials. One structure will featuring mirrored massing with stucco, terracotta brick, and composite siding. While many historic structures in the district share matching fenestration profiles, massing and materials, they each feature unique design elements that separate them from other structures of the same style. Staff finds that each of the three structures that are identified as prototype c should feature architectural elements that differentiate them from each other, such as changes in material locations, fenestration profiles, colors, and massing. Staff finds that the applicant should continue to differentiate each of these three structures from each other.
- p. ARCHITECTURAL DETAILS – At this time the applicant has not submitted construction documents and a final design for the structure identified as prototype 4. Staff finds that complete construction documents should be submitted for review and approval by the Commission.
- q. LOT COVERAGE – The applicant has provided a lot coverage diagram noting consistency with the Guidelines for each of the six proposed lots.
- r. PARKING – The applicant has proposed for parking to be located to the interior of the lot, with each structure featuring individual parking to be located to either the east or west of the primary facades. For the front two structures, parking would be located at the rear of each structure. Per the submitted site plan, parking for each structure will be located on a permeable surface. Generally, staff finds the proposed parking to be appropriate.
- s. DRIVEWAY – The applicant has proposed for automobile traffic to enter the side from N Cherry via a driveway that features twenty (20) feet in width. The proposed driveway will feature permeable paving. Midblock alleys are often found throughout the Dignowity Hill Historic District; however, none existed historically on this block of N Cherry. Staff finds a driveway of twenty (20) feet in width to be inconsistent with the Guidelines, as the Guidelines recommend driveway widths of no more than ten (10) feet. The applicant has proposed a concrete curb to separate the driveway into two, halves that are approximately nine to ten feet in width. Generally, staff finds this to be appropriate.
- t. FRONT WALKWAYS – Houses on this block of N Cherry feature front walkways that lead from the front porch to the sidewalk at the public right of way. The applicant has proposed for both structures that face N Cherry to feature walkways that lead from the front porch to the sidewalk at the right of way. Staff finds this to be appropriate and consistent with the Guidelines.

- u. MECHANICAL EQUIPMENT – The applicant has noted the location of mechanical equipment and has noted that mechanical equipment will be screened by fencing. This is appropriate and consistent with the Guidelines.
- v. FENCING – The applicant has noted the installation of a front yard fence of four (4) feet in height to replace the existing fence and privacy fencing of six (6) feet in height to be located in the side and rear yards. The applicant has noted that privacy fencing will be located in a manner that is consistent with the Guidelines.
- w. LANDSCAPING – The applicant has submitted a landscaping plan that notes the locations of on-site paving, proposed trees, grass and other plantings. Staff finds the proposed landscaping plan to be appropriate.
- x. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

Staff does not recommend approval based on findings a through x. Staff finds that the inconsistencies with the Guidelines, as noted below, should be addressed prior to receiving a recommendation for final approval.

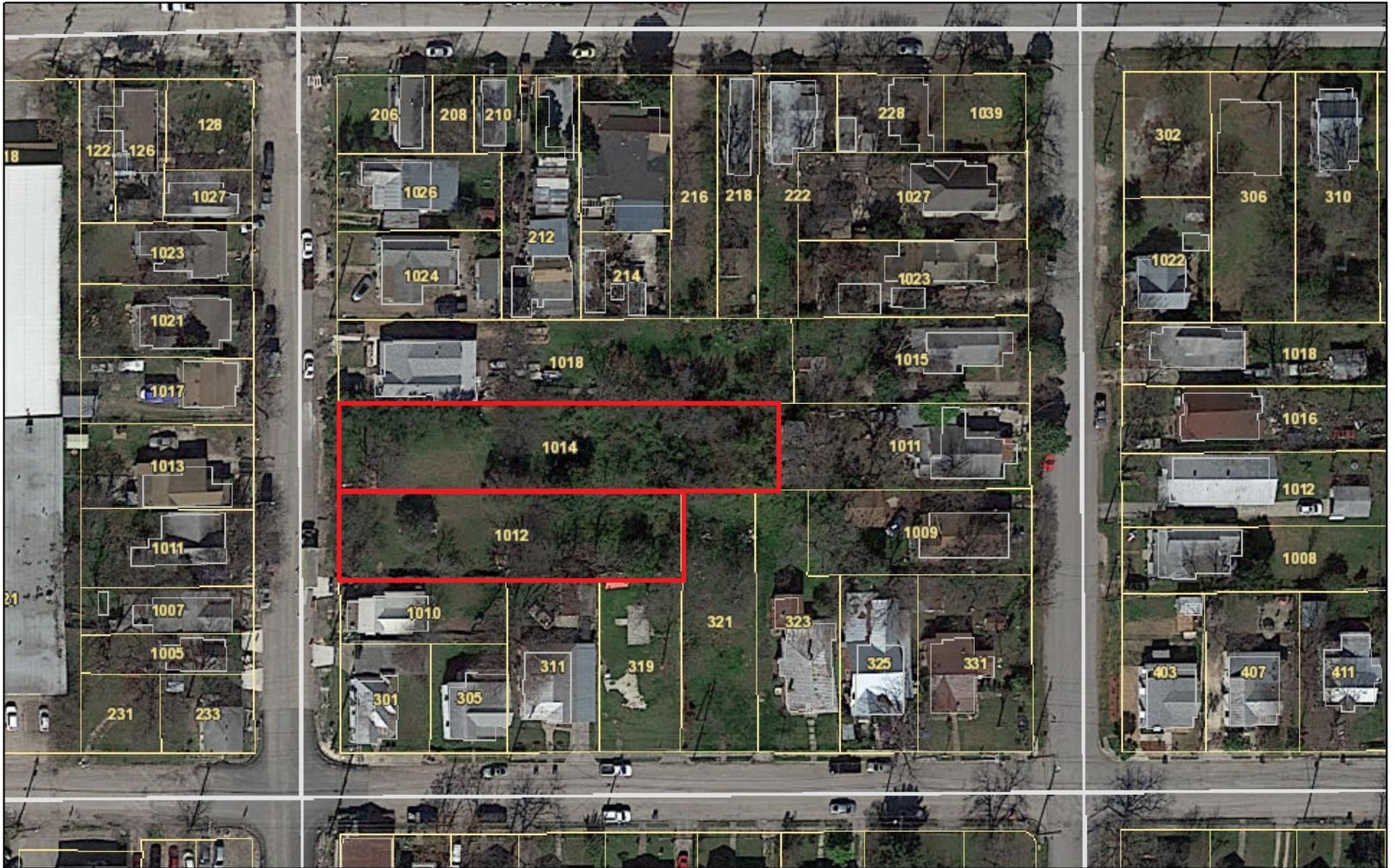
- i. That the applicant decrease massing on site as noted in finding g. A reduction in building footprint or lowering of height to single story for some structures would be more appropriate and would follow the historic development pattern throughout the district.
- ii. That traditional materials be used in place of the proposed terracotta brick and stucco, as noted in finding k, and that façade materials be consistent on each façade with those found historically in residential construction within the district. Siding should be consistent with staff's standards specifications, as noted in finding k.
- iii. That unique architectural elements be added to prototype c, as noted in finding o that differentiate each structure, such as changes in material locations, fenestration profiles, colors, and massing.
- iv. That 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 or a low profile ridge cap and a standard galvalume finish. If a ridge cap is proposed, it must be submitted for review and approval.
- v. Archaeology – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

At this time, the applicant has not submitted construction documents for prototype 4. Full construction documents should be submitted to the HDRC for review and approval prior to the issuance of a Certificate of Appropriateness for this structure. Site work permits or foundation permits will not be issued until a COA has been issued by the HDRC.

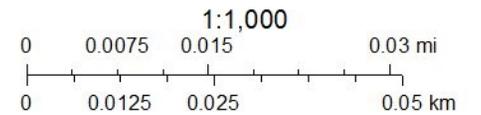
A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

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



February 25, 2022





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

Historic and Design Review Commission
Design Review Committee Report

DATE: January 25, 2022

HDRC Case #: 2022-055

Address: 1012 – 1014 N Cherry

Meeting Location: Webex

APPLICANT: Ricardo Turrubiates/Terramark, Felix Ziga

DRC Members present: Jeff Fetzer, Monica Savino, Roland Mazuca, Jimmy Cervantes, Gabriel Velasquez,

Staff Present: Edward Hall

Others present:

REQUEST: Construction of eight, 2-story residential structures

COMMENTS/CONCERNS:

RT: Overview of proposed new construction

GV: Comments on presentation documents. Questions about how the center of the property is accessed.

JC: Well designed project.

JF: Include more information in the presentation, including windows in renderings, etc.

Consider fencing and how it impacts the overall design.

MS: Questions about neighborhood feedback and support

MS: Concerns about overall proposal, consistency with the historic district, etc.

JC: The neighbors should be consulted. The historic district should be taken into consideration when designing.

OVERALL COMMENTS:



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

Historic and Design Review Commission
Design Review Committee Report

DATE: February 8, 2022

HDRC Case #: 2022-055

Address: 1012 – 1014 N Cherry

Meeting Location: Webex

APPLICANT: Ricardo Turrubiates/Mint Development

DRC Members present: Jeff Fetzer, Roland Mazuca, Jimmy Cervantes, Lisa Garza
(Conservation Society)

Staff Present: Edward Hall, Claudia Espinosa

Others present: Felix Ziga

REQUEST: Construction of eight, 2-story residential structures

COMMENTS/CONCERNS:

RT: Overview of proposed development, site context, existing conditions in the immediate vicinity.

RT: Overview of proposed setbacks

ALL: Overall discussion regarding setbacks

RT: Discussion regarding lot coverage

FZ: Overview of new construction specific to materials, design elements, etc.

JF: Comments regarding porch/door relationship. The door appears as a side or accessory door. The porch element should be increased to read as more of an entry to the house.

JF: Thoughts on reducing the scale of each structure. The introduction of two story structures may overwhelm the existing, historic one story structures.

LG: The overall look is nice, generally appropriate scale and proportion. Primary concern is that the development pattern of the lot doesn't match the neighborhood's development pattern. Houses developed one behind the other is not consistent with the development pattern. The development pattern should feature primary structures with secondary structures.

JC: The challenge is to bridge the gap between the Guidelines/Historic District elements with elements of new construction/outside influences. No concern with the layout of the lot.

LG: Comments regarding the creation of an interior street.

RT: Minimum 20' for fire access.

JF: Consider the rear structures featuring reduced heights, hipped roofs, etc.

JF: Consider the application of materials and how they meet at corners.

OVERALL COMMENTS:



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

Historic and Design Review Commission
Design Review Committee Report

DATE: February 22, 2022

HDRC Case #: 2022-055

Address: 1012 – 1014 N Cherry

Meeting Location: Webex

APPLICANT: Ricardo Turrubiates/Mint Development

DRC Members present: Jeff Fetzer, Gabriel Velasquez, Monica Savino, Jimmy Cervantes, Lisa Garza (CSSA)

Staff Present: Edward Hall, Claudia Espinosa

Others present: Felix Ziga/Ziga Architecture Studio

REQUEST: Construction of eight, 2-story residential structures

COMMENTS/CONCERNS:

RT: Overview of updates to the design, overview of proposed setbacks, alley precedents, etc.

FX: Discussion regarding proposed building heights and massing.

LG: Finds the proposed design to be appropriate regarding ridge lines generally matching with floor to ceiling plates being modified.

GV: Does not find it to be appropriate to have the rear structure subordinate in massing.

JF: Proposed massing seems to overwhelm the proposed massing of the adjacent one story historic structures (height and footprints).

JF: Modifications to roof forms may be appropriate – gable or clipped gable may work with the scale. Ceiling heights of buildings in relationship to historic one story structures feels overwhelming.

FZ: Proportionately 10 and 10 works for the first and looks best. 10 and 9 also works.

JF: Questions regarding materials on sides of houses.

MS: Questions about alley precedents.

LG: An interior street as proposed is not anywhere else within the district as precedent as proposed. As proposed this is a dead end.

GV: Presentation needs to be worked on regarding the interior drive, architectural details, find examples of internal drives/streets.



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

Historic and Design Review Commission
Design Review Committee Report

DATE: April 26, 2022

HDRC Case #: 2022-055

Address: 1012 – 1014 N Cherry

Meeting Location: Webex

APPLICANT: Ricardo Turrubiates/Mint Development

DRC Members present: Monica Savino, Roland Mazuca

Staff Present: Edward Hall

Others present: Felix Ziga

REQUEST: Construction of six, 2-story residential structures

COMMENTS/CONCERNS:

RT: Overview of updates to the overall design, updates to site design

RT: Plate heights of houses have been reduced. Front houses have been reduced by approximately one foot.

RT: Overview of revisions to site design and layout.

RM: Questions about parking.

MS: Questions about changes made to materials/other items identified by other Commissioners.

FZ: Updates were more towards massing and site plan; specific material details will be addressed before final approval.

MS: Continue to develop material combinations. Find ways to differentiate houses through materials.

MS: The reduction of units helps significantly.

MS: Can the setbacks be addressed (south house is probably fine, but north house should be increased). FZ: North house could probably be pushed back a bit further.

FZ: Houses on the north side could be shifted back.

RM: Setback increase would be better.

MS: Revisions are a positive step forward.

RT: Landscaping plan and further site elements will be developed for final approval.

OVERALL COMMENTS:



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

Historic and Design Review Commission
Design Review Committee Report

DATE: June 7, 2022

HDRC Case #: 2022-315

Address: 1012-1014 N Cherry

Meeting Location:

APPLICANT: Ricardo Turrubiates/Mint Development

DRC Members present: Monica Savino, Roland Mazuca, Jimmy Cervantes, Gene Morales, Lisa Garza (Conservation Society),

Staff Present: Edward Hall

Others present: Felix Ziga

REQUEST: Construction of six, 2-story residential structures

COMMENTS/CONCERNS:

RT: Overview of updates, design modifications since conceptual approval. Discussion on previous stipulations of approval.

LG: Questions about window recess at stucco? No sections have been submitted to note this. Windows appear to be extrude from walls at stucco.

RT: Windows will meet OHP standards. Documents will be updated to note this.

MS: Concerns regarding overall development pattern proposed.

MS: Was a reduction in height ever considered? 1.5 story?

MS: Has a street elevation been submitted? RT: No, can provide one. MS: This should be provided at HDRC.

LG: Questions regarding context provided at other houses: fences, etc.?

LG: The proposed new construction ignores the Guidelines.

OVERALL COMMENTS:



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

Historic and Design Review Commission
Design Review Committee Report

DATE: June 21, 2022

HDRC Case #:

Address: 1012 – 1014 N Cherry

Meeting Location:

APPLICANT: Ricardo Turrubiates, Felix Ziga

DRC Members present: Jeff Fetzer, Anne-Marie Grube, Monica Savino, Gene Morales

Staff Present: Edward Hall

Others present:

REQUEST: Construction of six, 2-story residential structures

COMMENTS/CONCERNS:

FZ: Overview of revisions, updates – updates on site plan (will provide dimensions on the site plan).

FZ: Overview of massing updates – discussion regarding the reduction of the height of 1012 N Cherry.

JF: Rooflines of historic structures are above window heads. Dropping plate heights one foot may not make sense when considering impacts to relationship between roof and window heads.

AMG: How would a reduction in height of the front buildings relate to the rear buildings.

FZ: Overview of revisions to rear structures (materials, fenestration, material combinations, etc.)

FZ: Overview of site section diagram noting height reductions in comparison with reduced massing/site slope.

FZ: A narrower side lite can be introduced; would prefer to keep as they are proposed.

MS: A reduction in materials types may be best. Only two materials may be more appropriate than three.

JF: Agrees that less is more on materials. Have you considered a structure to be all lap

siding? FZ: No; would there be a preference as to where a siding only structure is located?

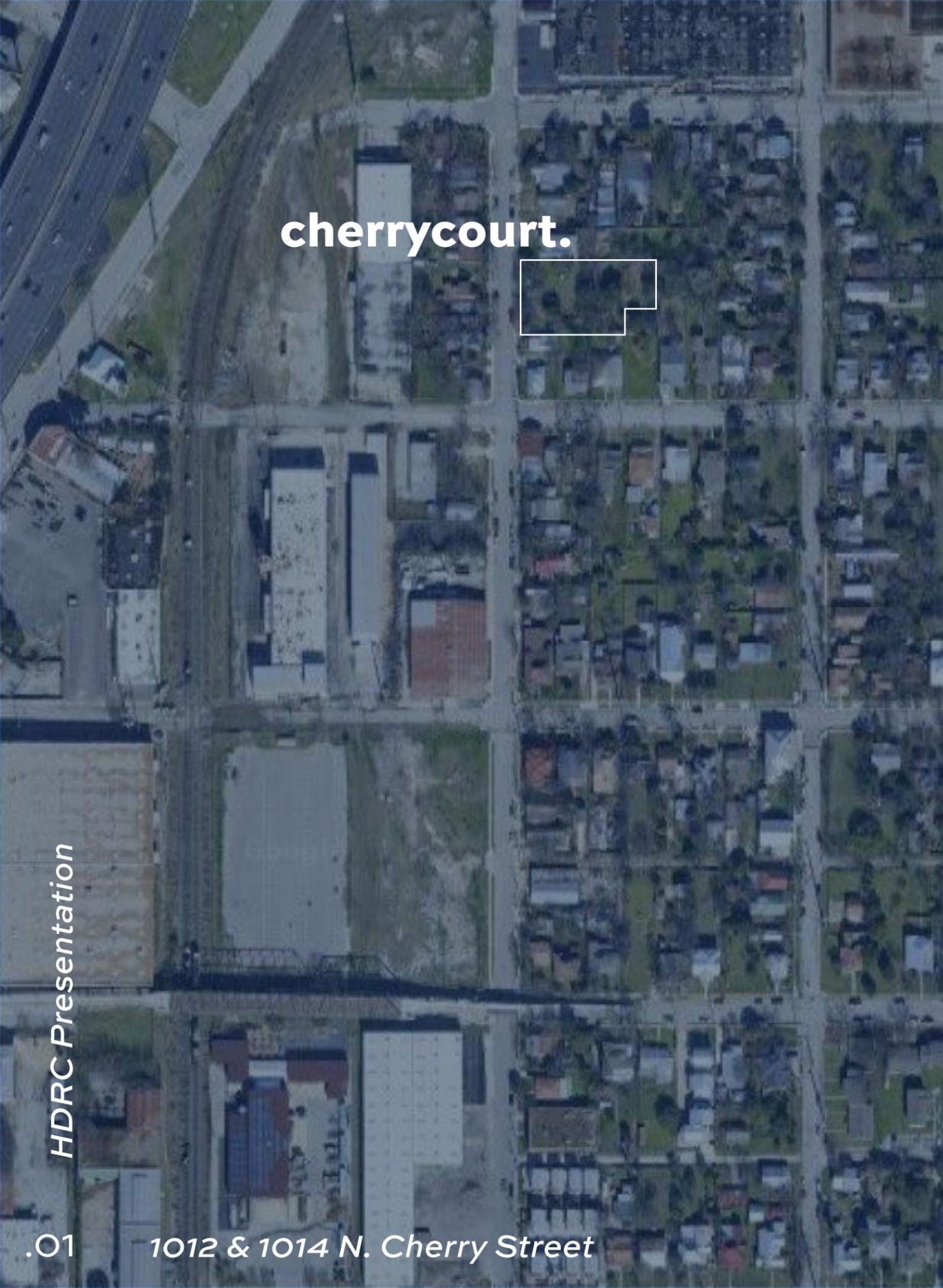
MS: Questions regarding site separation, fire lane, etc.

MS: Exposed rafters would be more appropriate than the proposed soffit details.

OVERALL COMMENTS:

Cherry Court.





cherrycourt.

Cherry Court.

HDRC Presentation

Requesting Final Design Approval of six residential homes located within the Historic Dignowity Hill District.

The proposed project will be constructed on a vacant lot located at 1012 & 1014 N. Cherry Street.

Project Timeline

- 01/04/22** — HDRC Application Submission - Conceptual
- 01/13/22** — Dignowity Hill Neighborhood Meeting/HPARC
- 01/25/22** — DRC Meeting
- 02/01/22** — Neighborhood Outreach (Calls, Emails & Door Knocking)
- 02/08/22** — DRC Meeting
- 02/12/22** — Neighborhood Outreach (Calls,Emails & Door Knocking)
- 02/22/22** — DRC Meeting
- 03/02/22** — HDRC Meeting (8 Units)
- 04/26/22** — DRC Meeting
- 05/04/22** — HDRC Meeting (6 Units) - Approved
- 05/06/22** — Zoning Application Submission
- 05/27/22** — HDRC Application Submission - Final
- 06/07/22** — DRC Meeting
- 06/15/22** — HDRC Meeting
- 06/16/22** — Community Meeting (Concerned Citizens)
- 06/21/22** — Zoning Meeting
- 06/21/22** — DRC Meeting
- 06/30/22** — District 2 Meeting
- 07/20/22** — HDRC Meeting

Community View

Requesting Final Design Approval of six residential homes located within the Historic Dignowity Hill District.



P Hays Bridge & Future Park

🏠 Cherry Court.

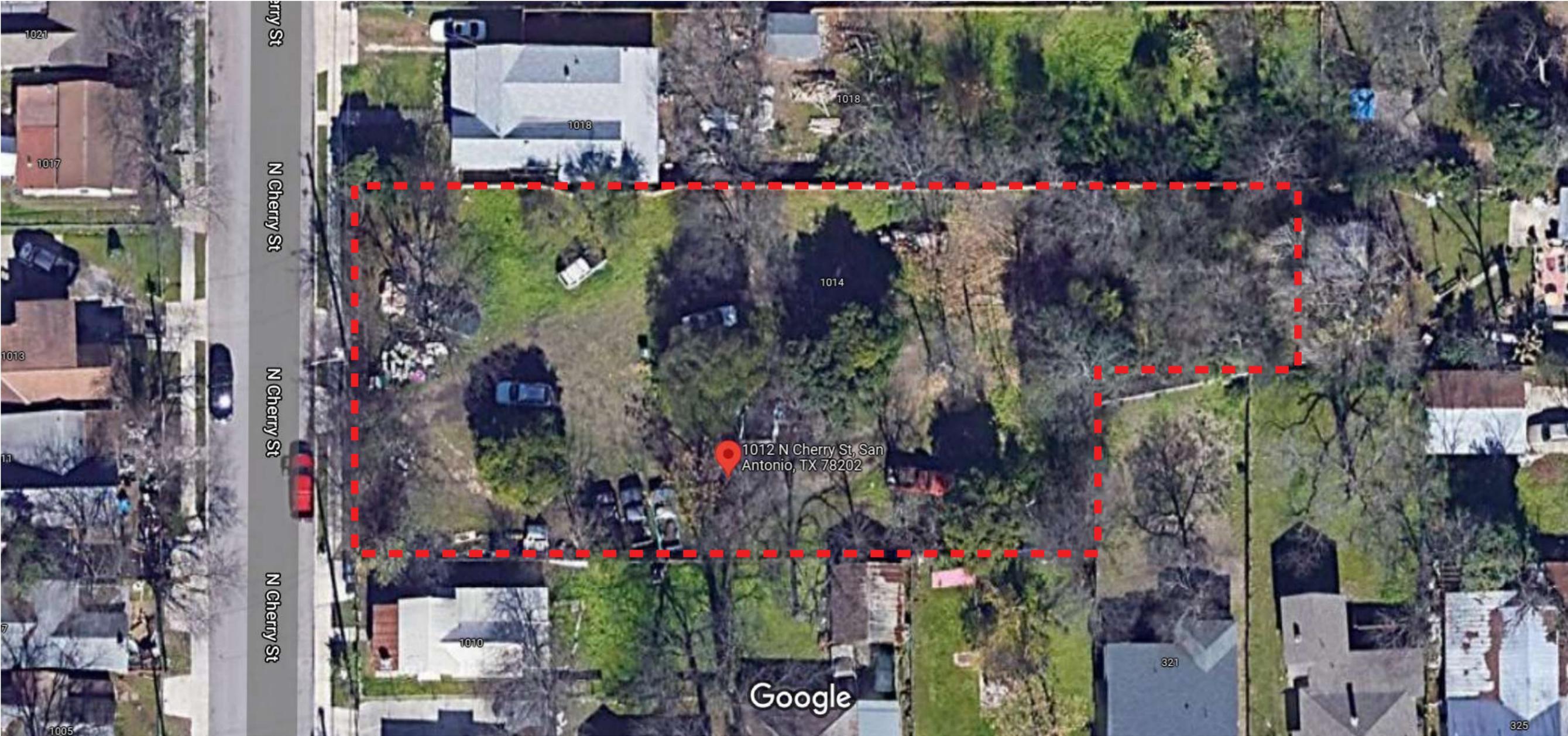
P Dignowity Park

STREET VIEW
VIEW EAST



1012 & 1014 N. Cherry Street

AERIAL



1012 & 1014 N. Cherry Street

Setback Exhibit

A. FAÇADE ORIENTATION

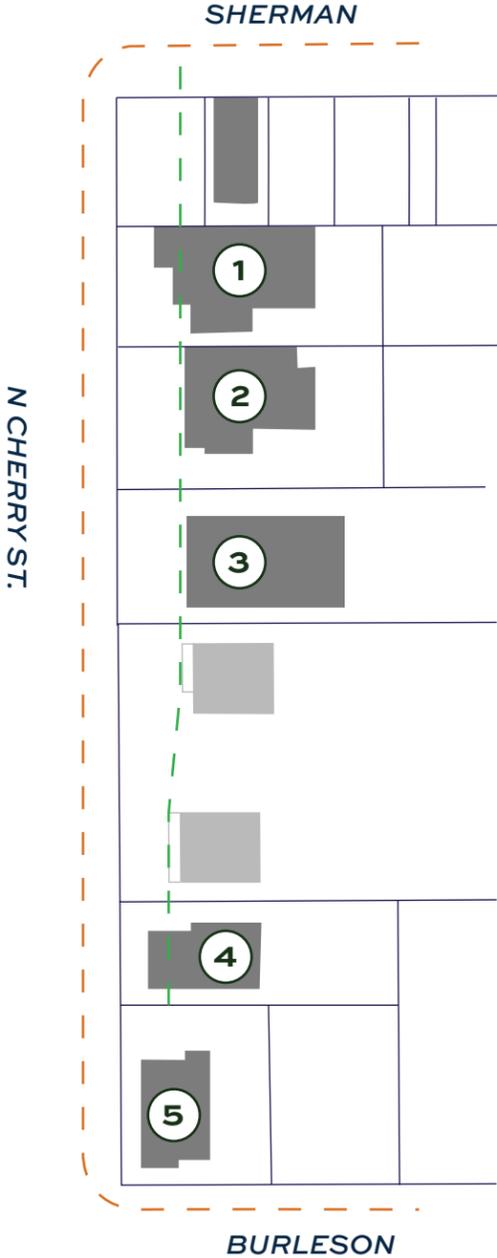
i. **Setbacks**—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2.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

*Office of Historice Preservation Handbook
New Construction
City of San Antonio Historic Design Guidelines - pg. 2*

	ADDRESS	SETBACK FROM CURB
1.	1026 N Cherry St	26.50'
2.	1024 N Cherry St	37.83'
3.	1018 N Cherry St	38.25'
4.	1010 N Cherry St	17.00'

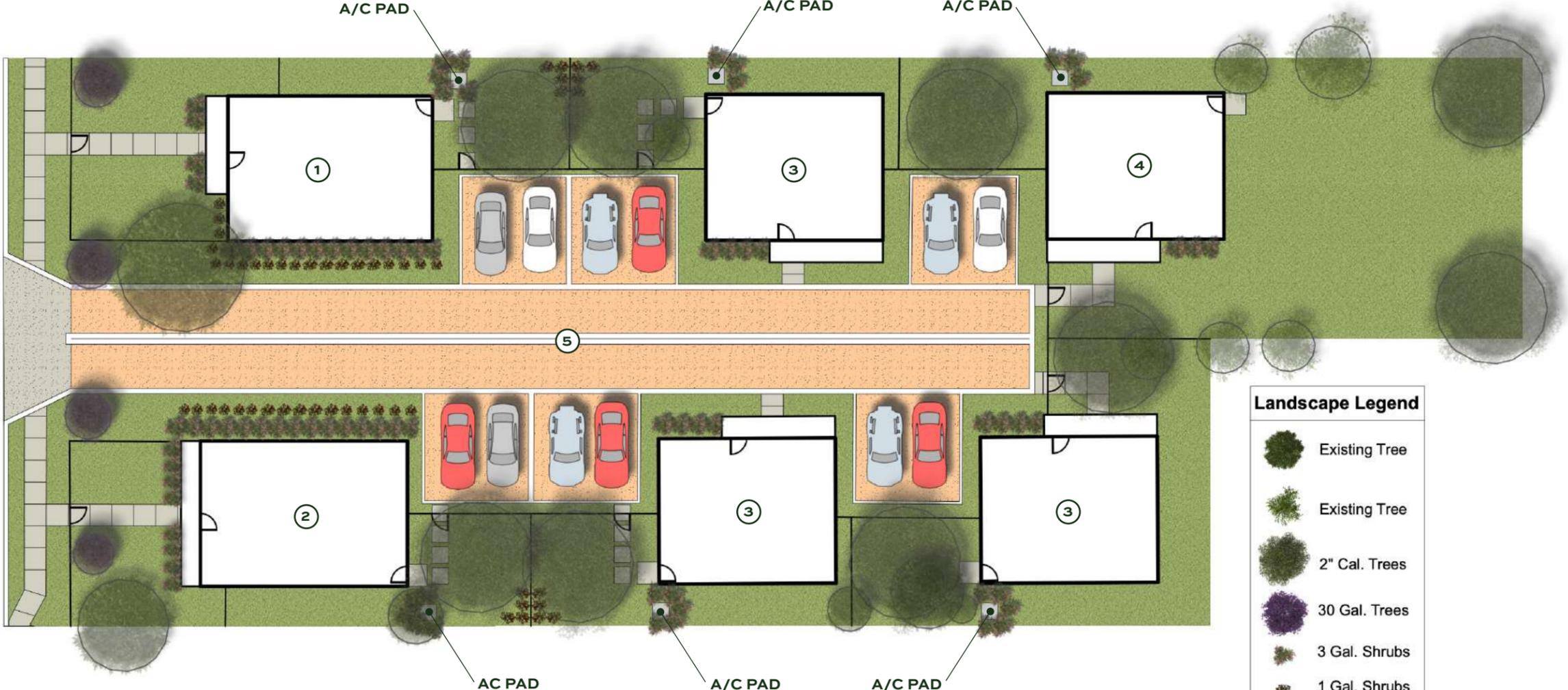
BLOCK MEDIAN SETBACK: 29.89'

NEW SETBACK from CURB
32.00" (1012 N. Cherry)
37.00' (1014 N. Cherry)



--- EXISTING CURB
 --- PROPOSED SETBACK

Site & Landscape Plan



SITE PLAN LEGEND

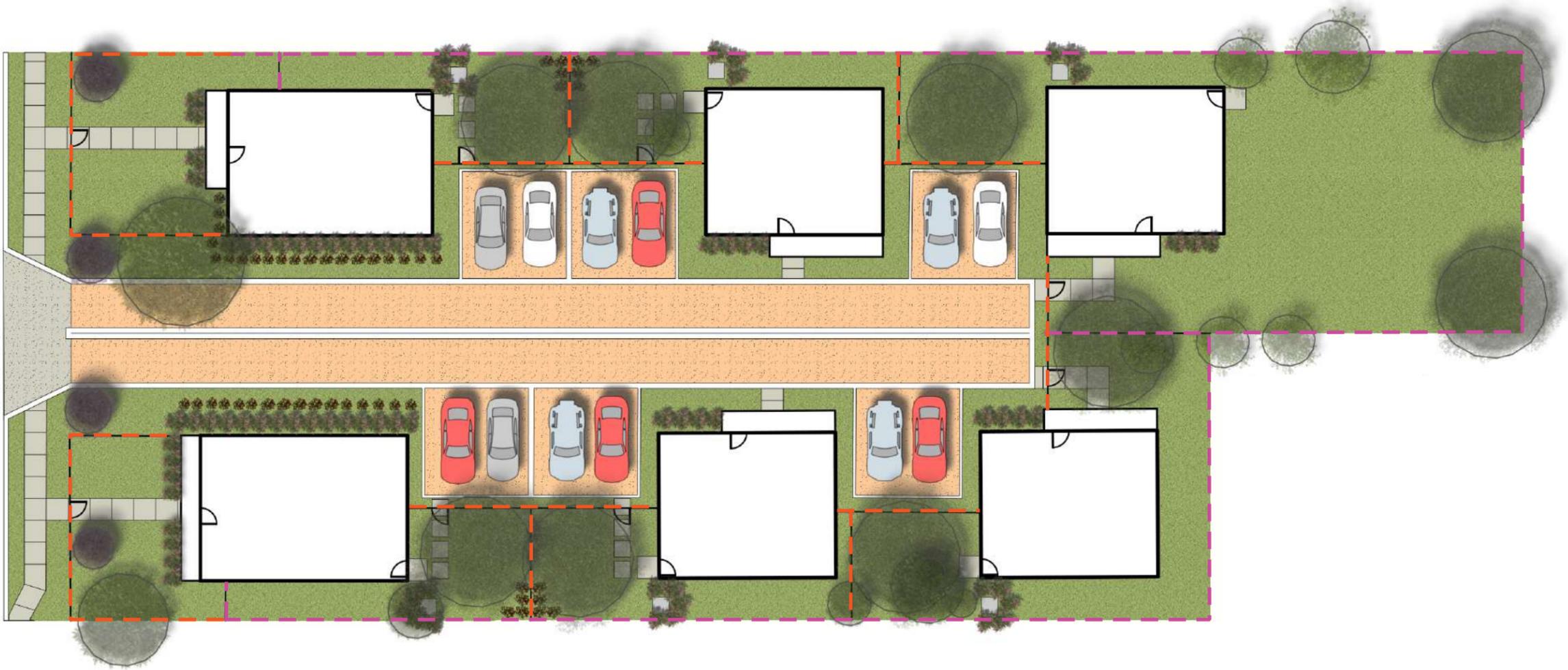
- ① PROTOTYPE A - 1998
- ② PROTOTYPE B - 2002
- ③ PROTOTYPE C - 1828
- ④ DEVELOPER HOME (BUILT-TO-SUIT)
- ⑤ 20' COMMON DRIVE (PERMEABLE)

Landscape Legend

- Existing Tree
- Existing Tree
- 2" Cal. Trees
- 30 Gal. Trees
- 3 Gal. Shrubs
- 1 Gal. Shrubs
- Sod
- Hard Edged (Prewashed) Angular Stone



Fence Exhibit



6' WOOD FENCE (HORIZONTAL)



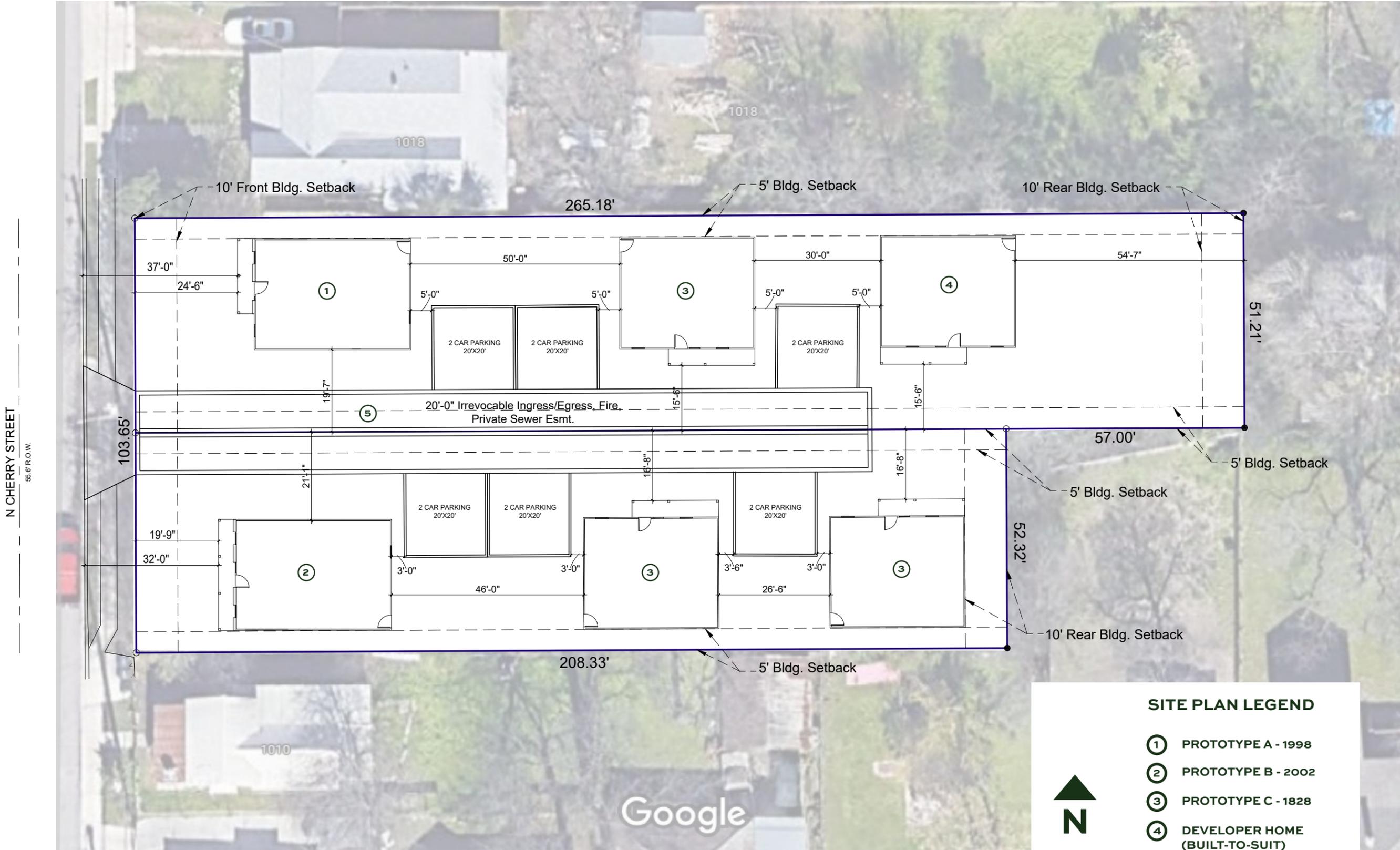
4' HOGWIRE FENCE

FENCE EXHIBIT

- 6' WOOD FENCE (HORIZONTAL)
- 4' HOGWIRE FENCE



Dimensional Site Plan



SITE PLAN LEGEND

- ① PROTOTYPE A - 1998
- ② PROTOTYPE B - 2002
- ③ PROTOTYPE C - 1828
- ④ DEVELOPER HOME (BUILT-TO-SUIT)
- ⑤ 20' COMMON DRIVE (PERMEABLE)

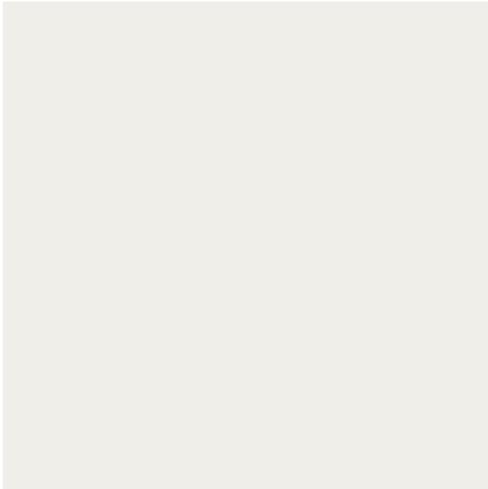
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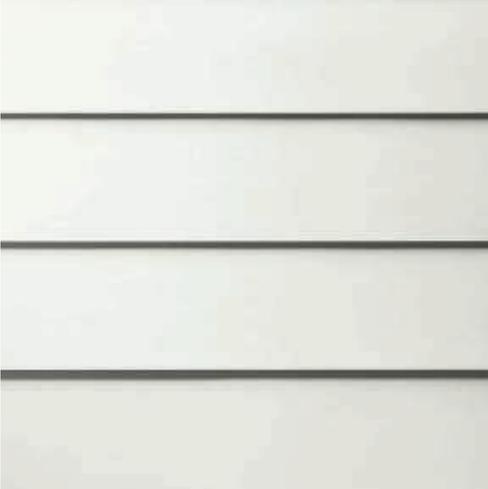




Material Palette



**BODY AND TRIM
SW7005 PURE WHITE**



HARDIE LAP SIDING



STUCCO



STANDING SEAM METAL ROOF



TERRACOTTA BRICK



COLUMN/BEAM DETAIL



COLUMN CAP



COLUMN BASE

Streetscape



sherman

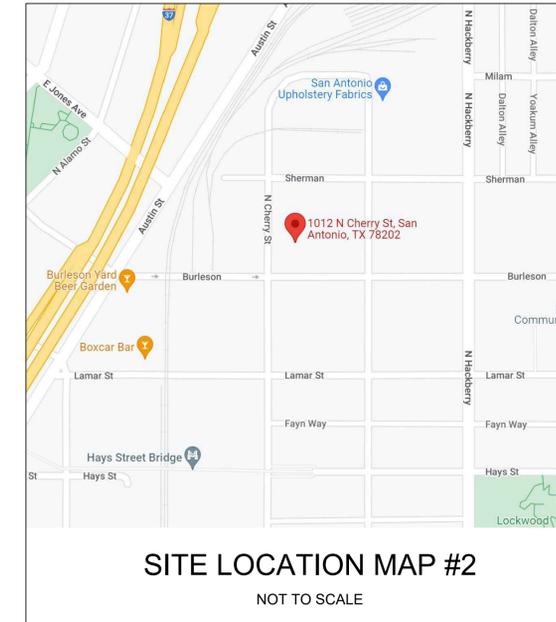
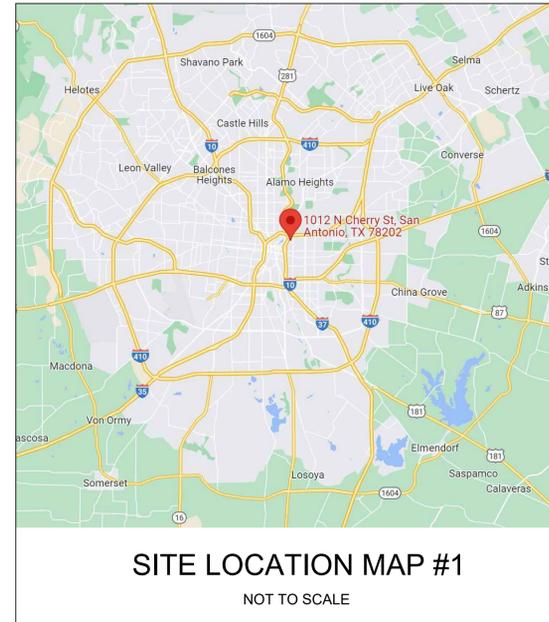
1014

1012

burleson

NEW RESIDENCE

1012 N. CHERRY ST. UNIT 101, SAN ANTONIO, TX 78202



GENERAL NOTES

- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETIN, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCES, A.D.A. T.A.S., AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.

- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER SHALL VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER, AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN 10 DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN 4 COPIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
- ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH 2 PART SEALANT EACH SIDE.
- THE GENERAL CONTRACTOR SHALL PROVIDE (1) COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
- UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS ARE TO FACE OF CURB. FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.

SHEET INDEX

CS	COVER SHEET
SP001	SURVEY
SP100	SITE/ROOF PLAN
A100	PROPOSED FLOOR PLAN
A200	PROPOSED EXTERIOR ELEVATIONS
A300	TYPICAL WALL SECTION AND DETAILS
A301	TYPICAL WALL SECTION AND DETAILS
A500	ELECTRICAL FLOOR PLAN
A600	DOOR AND WINDOW SCHEDULES
	NOT DRAWN YET

ARCHITECT

ZIGA ARCHITECTURE STUDIO, PLLC

11723 WHISPER VALLEY ST, SAN ANTONIO, TX 78230 | 210-201-3637

1700 S LAMAR BLVD, STE 338, AUSTIN, TX 78704 | 512-522-5505

INFO@STUDIOZIGA.COM | WWW.STUDIOZIGA.COM

CODE INFORMATION

2018 INTERNATIONAL RESIDENTIAL CODE
2018 IECC

BUILDING DATA

SQ. FT.	1,007 S.F.	1ST FLOOR LIVING
	991 S.F.	2ND FLOOR LIVING
	1,998 S.F.	TOTAL LIVING
	94 S.F.	1ST FLOOR PORCH
	106 S.F.	2ND FLOOR PORCH
	200 S.F.	TOTAL PORCH
	2,198 S.F.	TOTAL GROSS



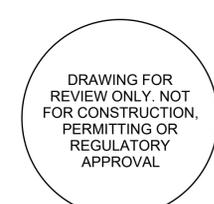
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Architecture | Interiors | Historic Preservation

11723 WHISPER VALLEY ST
SAN ANTONIO, TX 78230
TEL. 210.201.3637

1700 S LAMAR BLVD, STE 338
AUSTIN, TX 78704
TEL. 512.522.5505

eMAIL INFO@STUDIOZIGA.COM
WWW.STUDIOZIGA.COM

NEW RESIDENCE
1012 N. CHERRY ST. UNIT 101
SAN ANTONIO, TX 78202
DELAFIELD INVESTMENTS LLC



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ISSUE		
#	DATE	DESCRIPTION
1	05/26/2022	HDRC FINAL SET
2	6/8/2022	HDRC FINAL 2
3	6/20/2022	DRC REVIEW
4	6/30/2022	HDRC FINAL 2-2

COVER SHEET

PROJECT NO.	21-132
DATE:	06-30-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

CS



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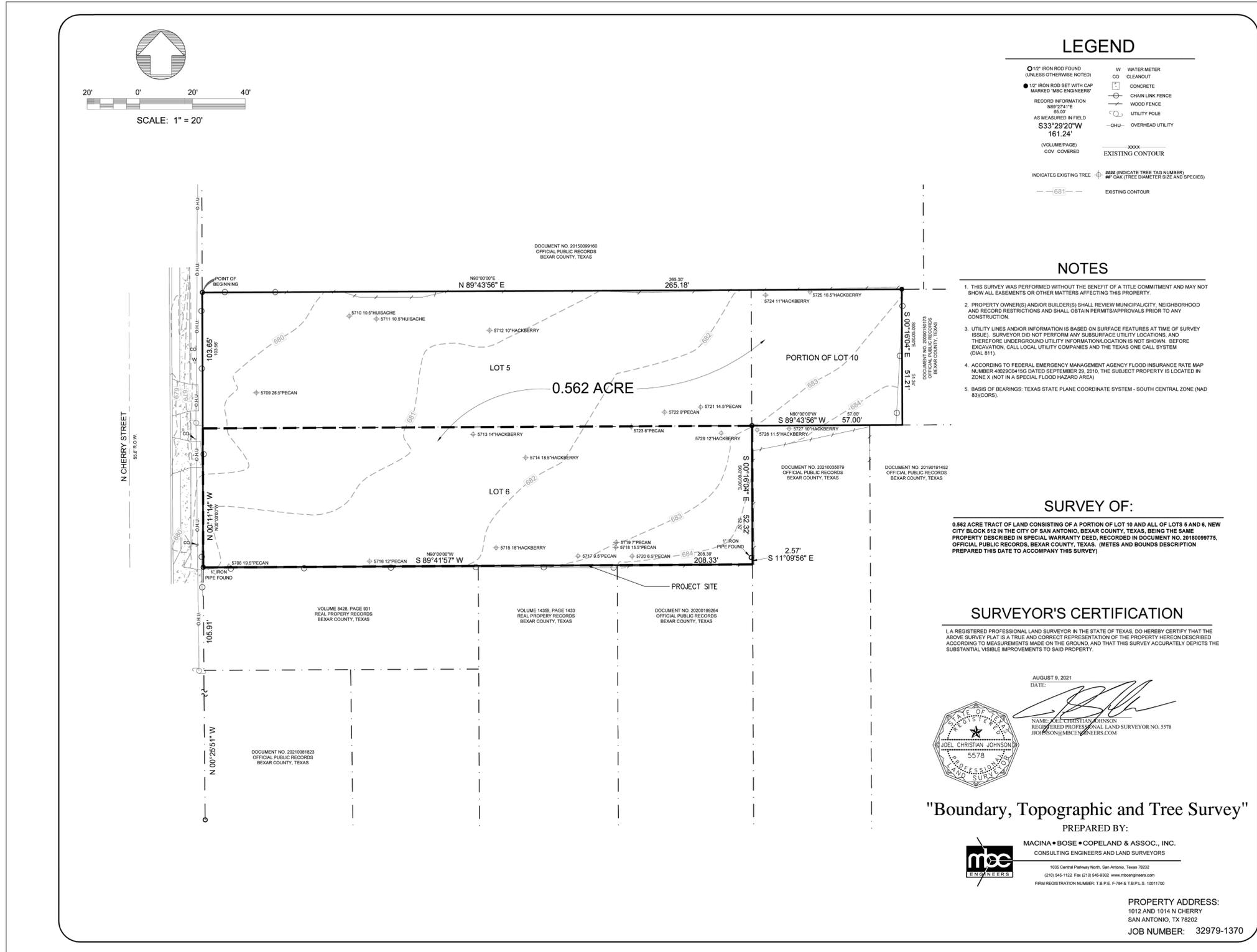
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3	6/20/2022	DRC REVIEW
4	6/30/2022	HDRC FINAL 2-2

SURVEY

PROJECT NO.	21-132
DATE:	06-30-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO.	24683

SPOOL



1 SURVEY
SCALE: AS NOTED



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SAN ANTONIO, TX 78230
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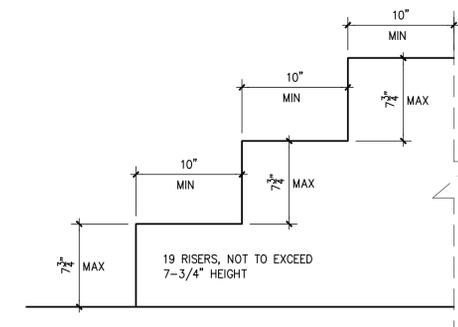
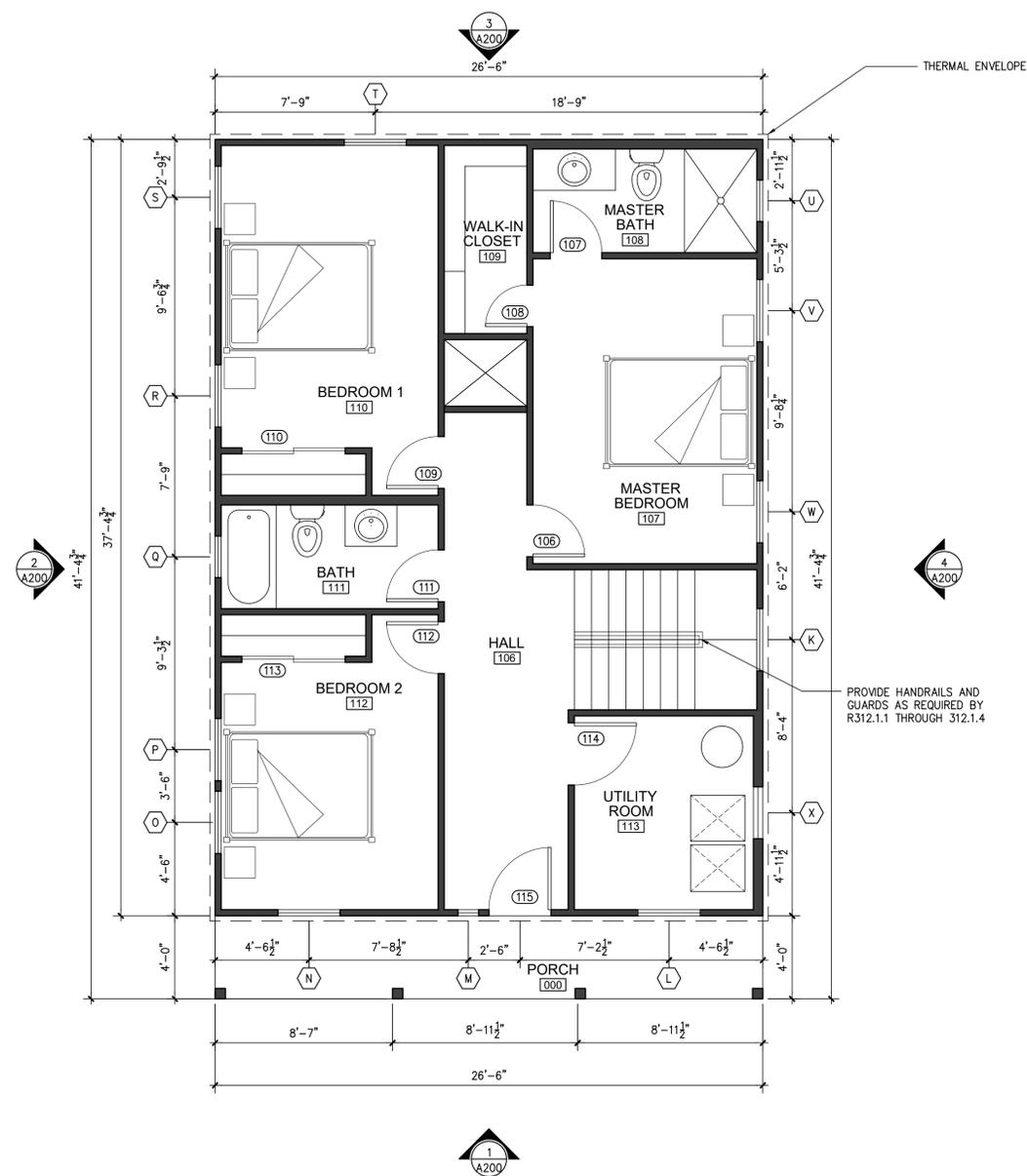
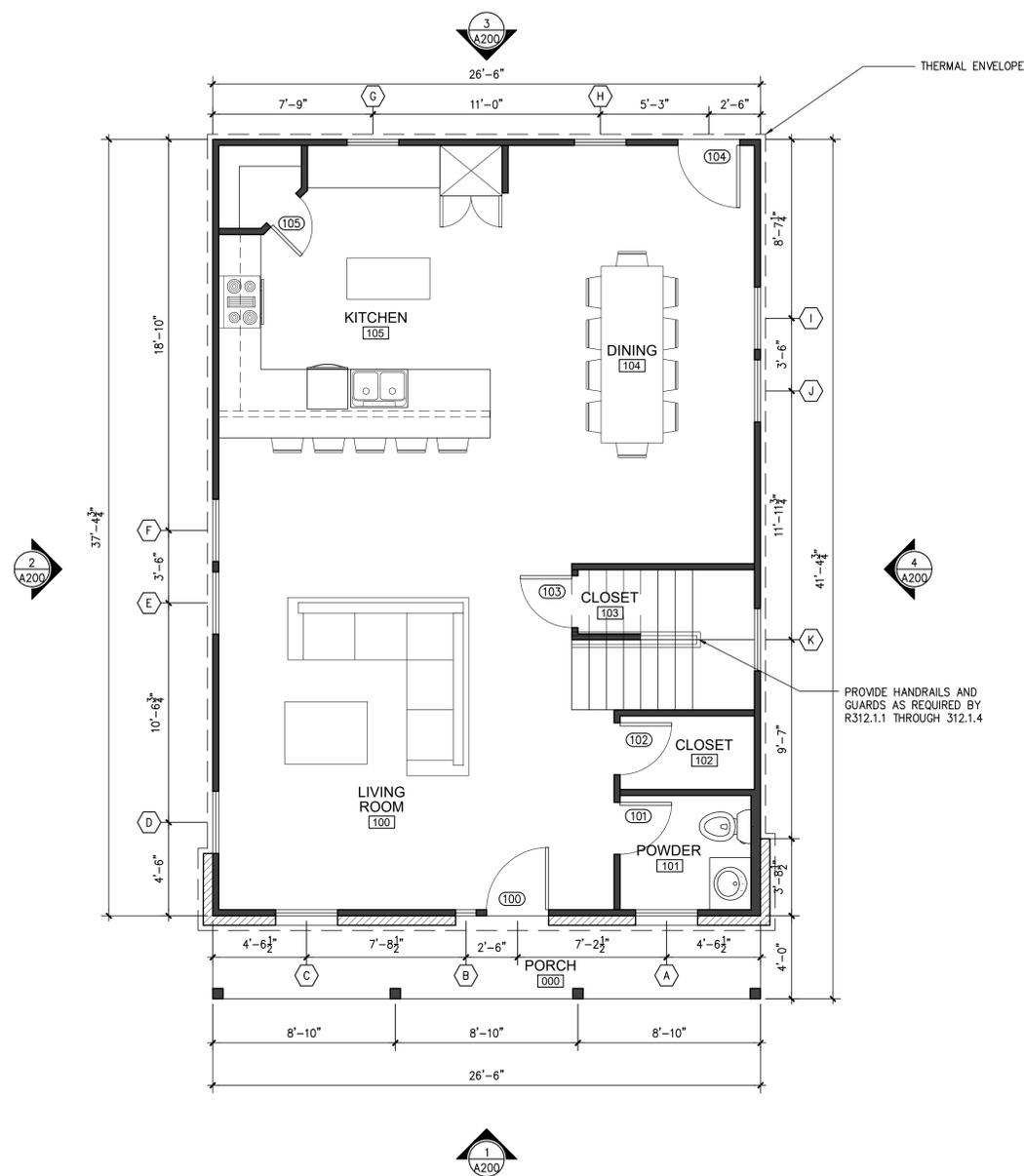
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3	6/20/2022	DRC REVIEW
4	6/30/2022	HDRC FINAL 2-2

PROPOSED FLOOR PLANS

PROJECT NO.	21-132
DATE:	06-30-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
	TEXAS LICENSE NO. 24683

A100



STAIR NOTE:

"Stair nosings shall comply with the following: R311.7.5.3 Nosings. The radius of curvature at the nosing shall be not greater than 9/16 inch. A nosing projection not less than 3/8 inch and not more than 1-1/4 inches shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch.

Exception: A nosing projection is not required where the tread depth is not less than 11 inches."



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Architecture | Interiors | Historic Preservation

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DELAFIELD INVESTMENTS LLC

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2	6/8/2022	HDCR FINAL 2
3	6/20/2022	DRC REVIEW
4	6/30/2022	HDCR FINAL 2-2

PROPOSED EXTERIOR
ELEVATIONS

PROJECT NO. 21-132
DATE: 06-30-22
DRAWN BY: FJZ
REVIEWED BY: FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

A200

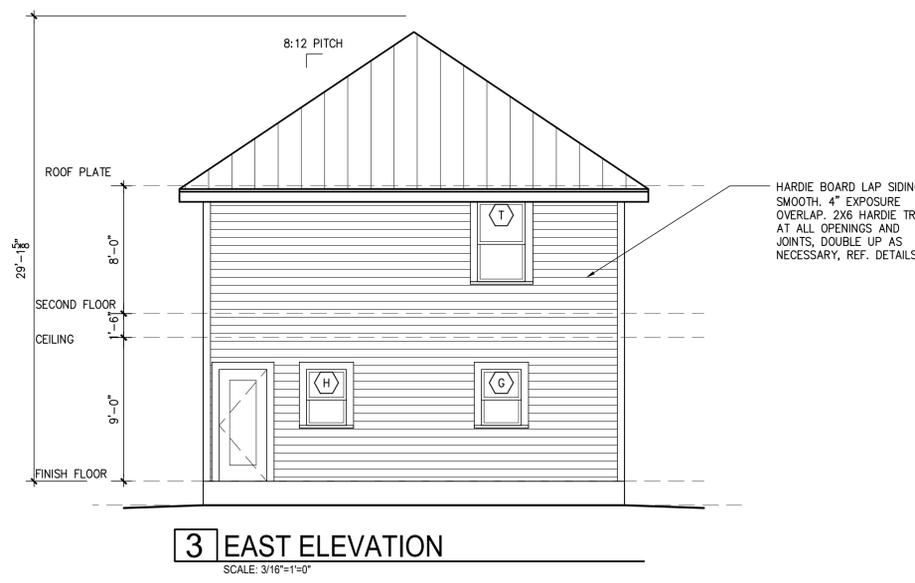
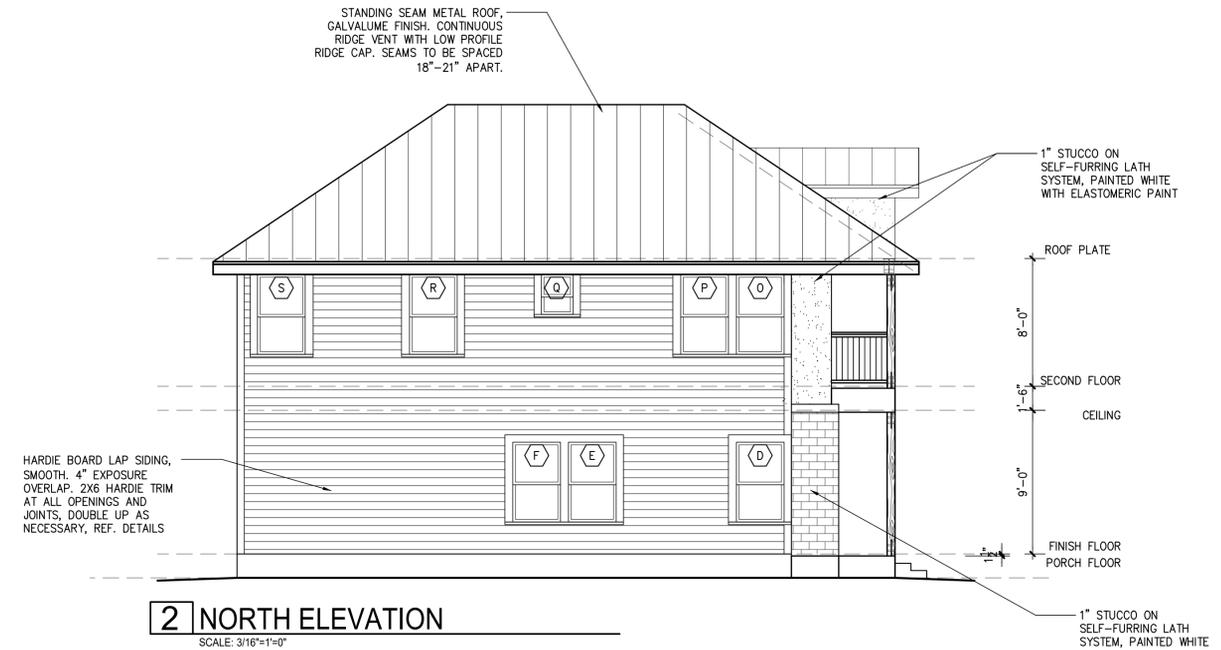
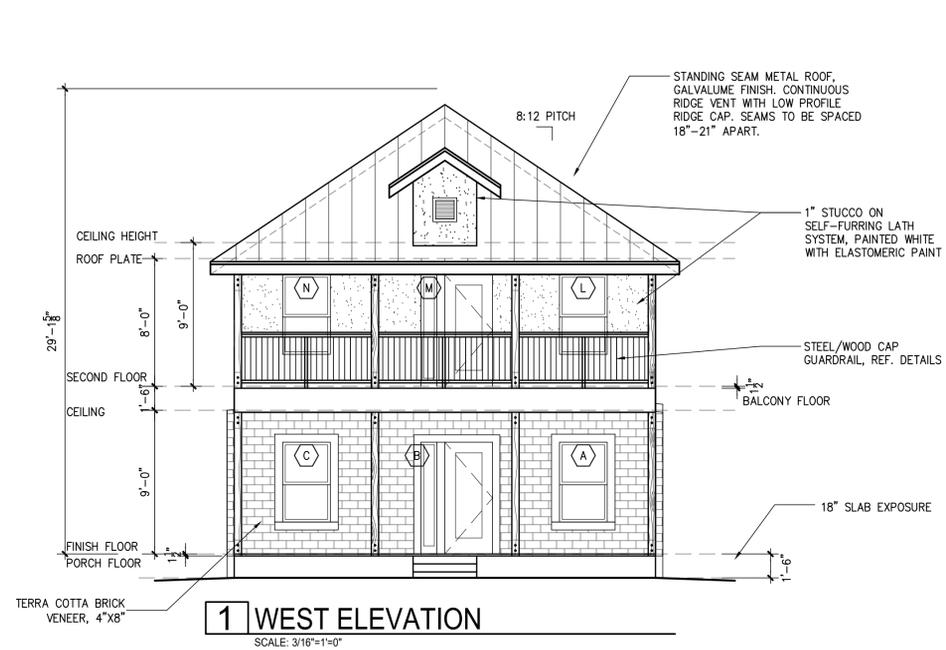


TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The 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 a 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 shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shatts, 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 sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
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	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
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 subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.



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11723 WHISPER VALLEY ST
SAN ANTONIO, TX 78230
TEL. 210.201.3637

1700 S LAMAR BLVD, STE 338
AUSTIN, TX 78704
TEL. 512.522.5505

eMAIL INFO@STUDIOZIGA.COM
WWW.STUDIOZIGA.COM

NEW RESIDENCE
1012 N. CHERRY ST. UNIT 101
SAN ANTONIO, TX 78202
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#	DATE	DESCRIPTION
1	05/26/2022	HDCR FINAL SET
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3	6/20/2022	DRC REVIEW
4	6/30/2022	HDCR FINAL 2-2

WALL SECTION AND DETAILS

PROJECT NO. 21-132

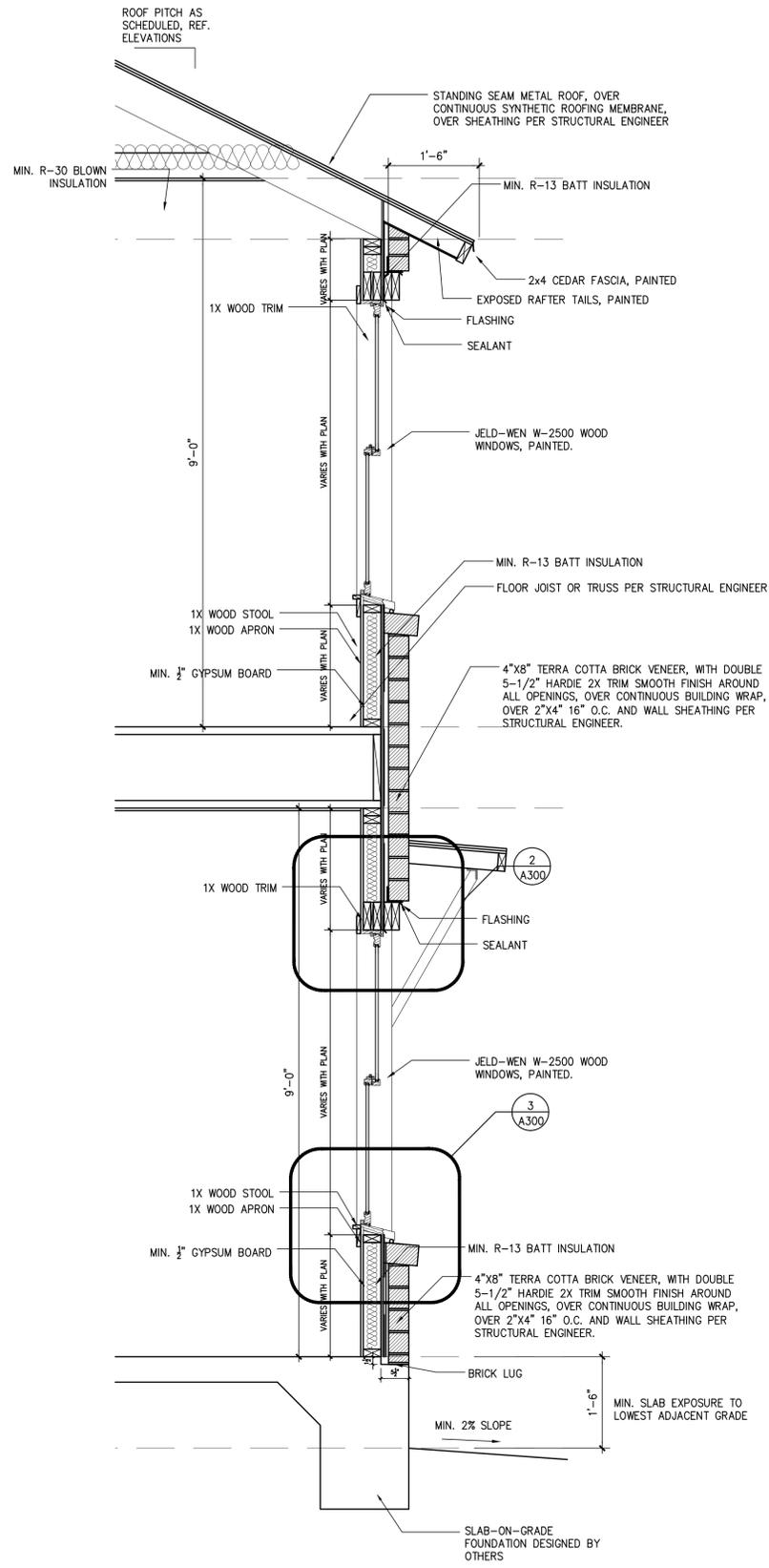
DATE: 06-30-22

DRAWN BY: FJZ

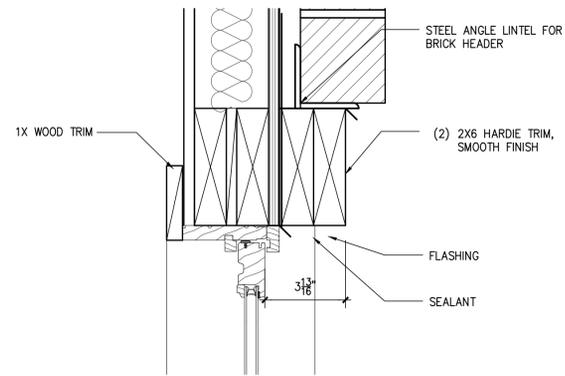
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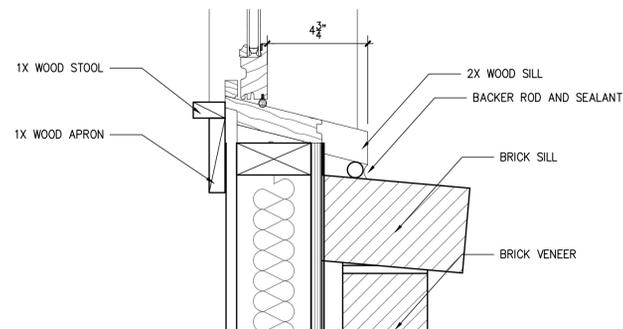
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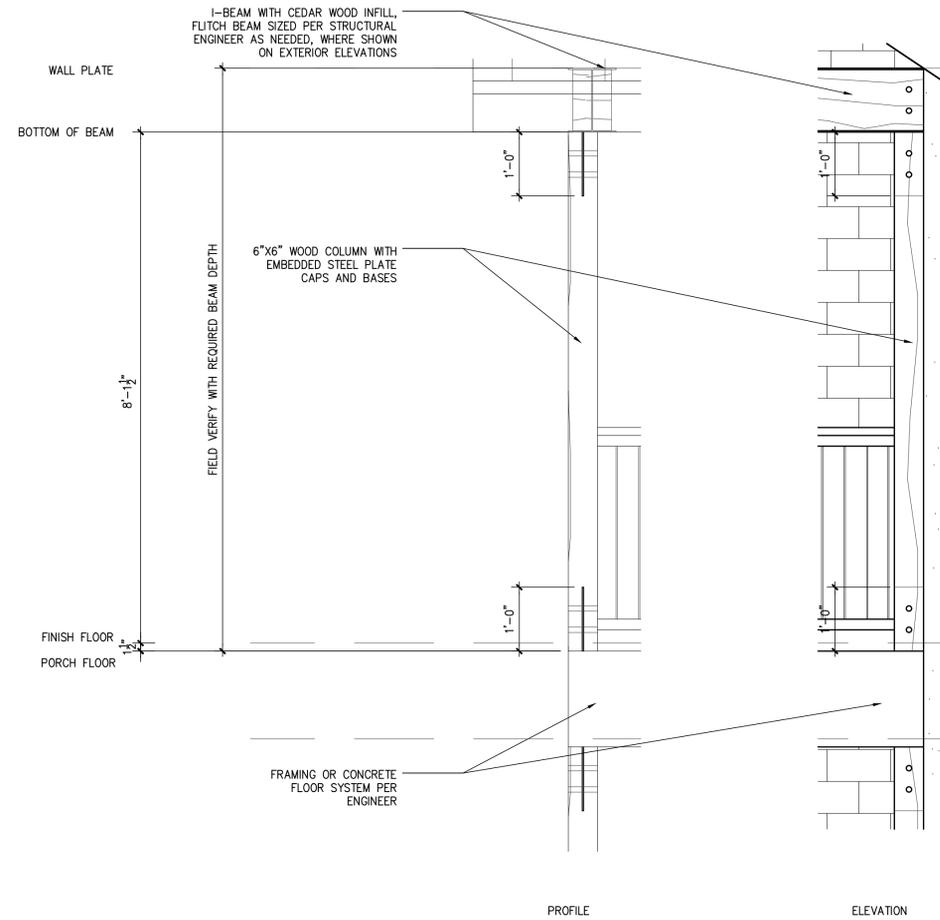
1 TYPICAL WALL SECTION - BRICK VENEER
SCALE: 3/4"=1'-0"



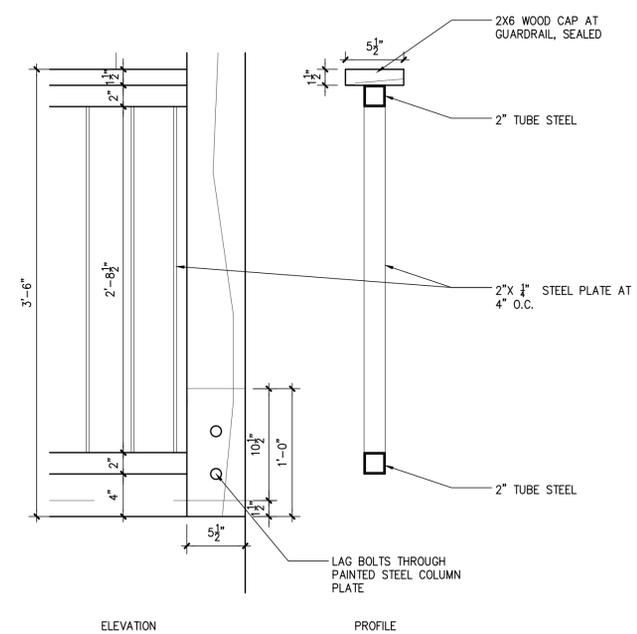
2 WINDOW HEAD DETAIL
SCALE: 3"=1'-0"



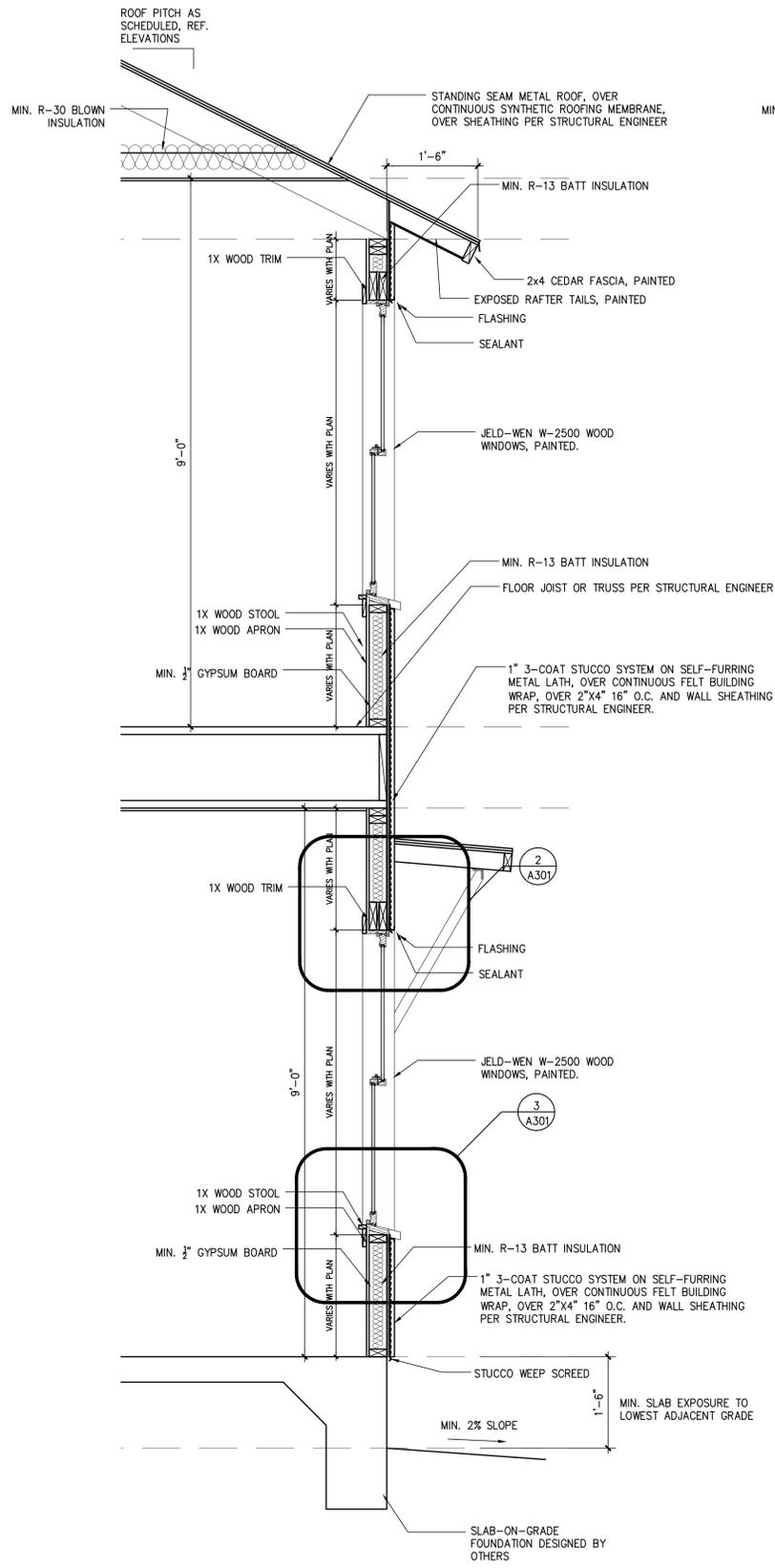
3 WINDOW SILL DETAIL
SCALE: 3"=1'-0"



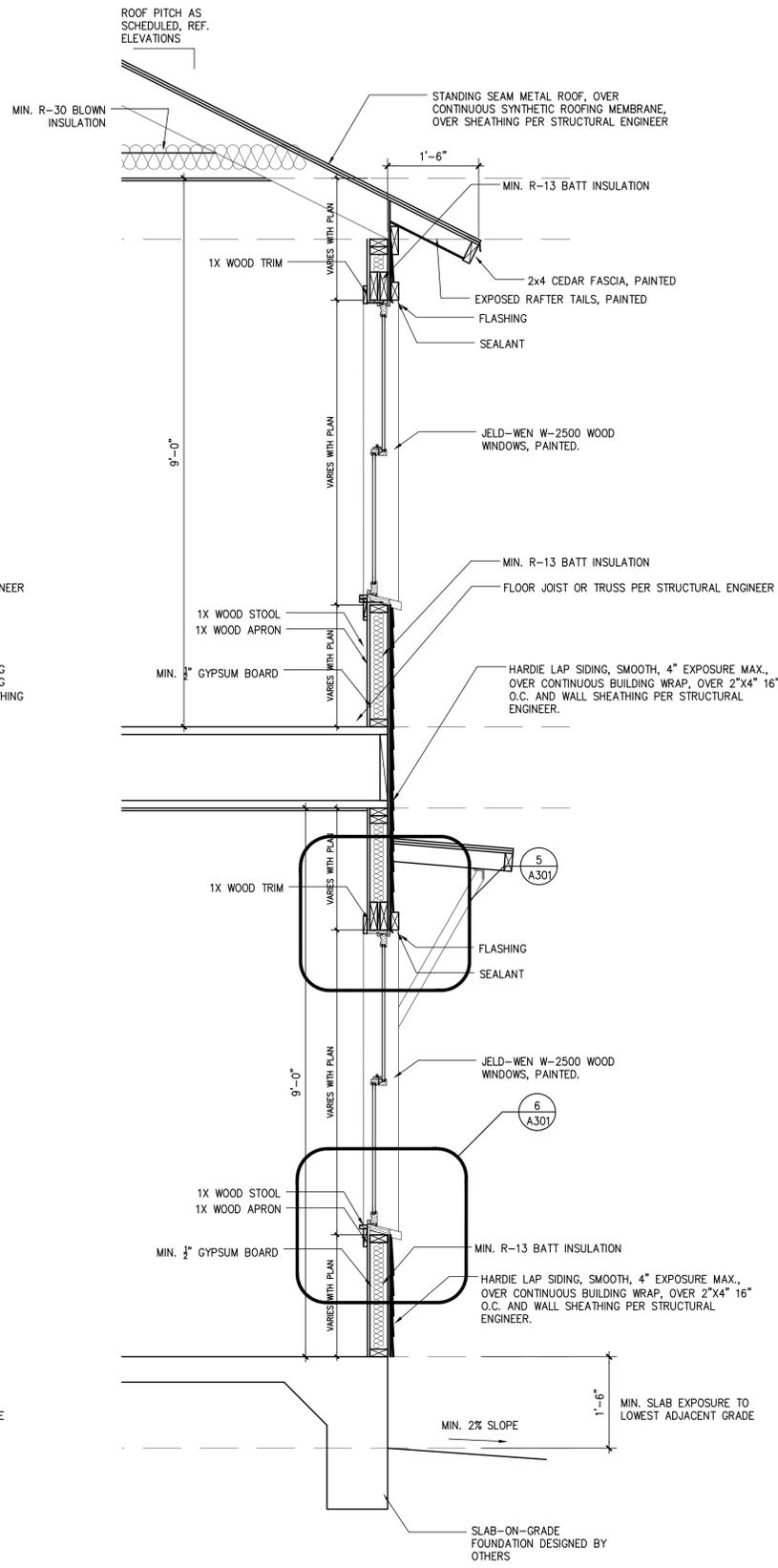
4 TYPICAL CEDAR COLUMN DETAIL
SCALE: 3/4"=1'-0"



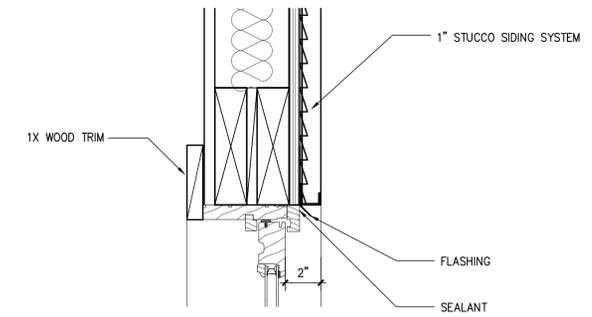
6 GUARDRAIL DETAIL
SCALE: 1 1/2"=1'-0"



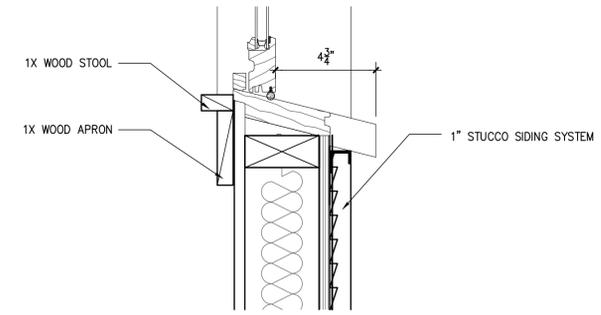
1 TYPICAL WALL SECTION - STUCCO
SCALE: 3/4"=1'-0"



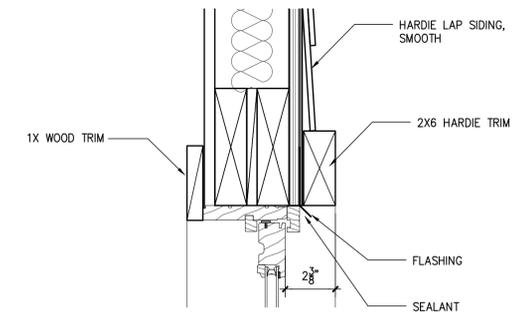
4 TYPICAL WALL SECTION - LAP SIDING
SCALE: 3/4"=1'-0"



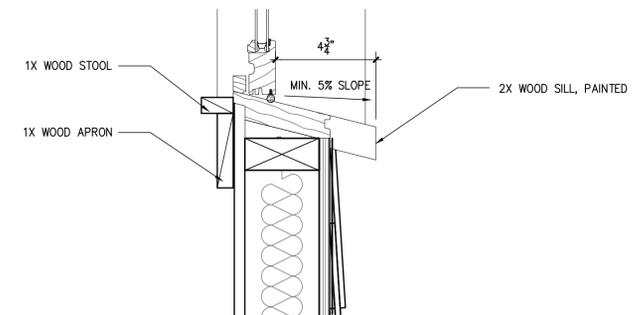
2 WINDOW HEAD DETAIL
SCALE: 3"=1'-0"



3 WINDOW SILL DETAIL
SCALE: 3"=1'-0"



5 WINDOW HEAD DETAIL
SCALE: 3"=1'-0"



6 WINDOW SILL DETAIL
SCALE: 3"=1'-0"



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**WALL SECTION AND
DETAILS**

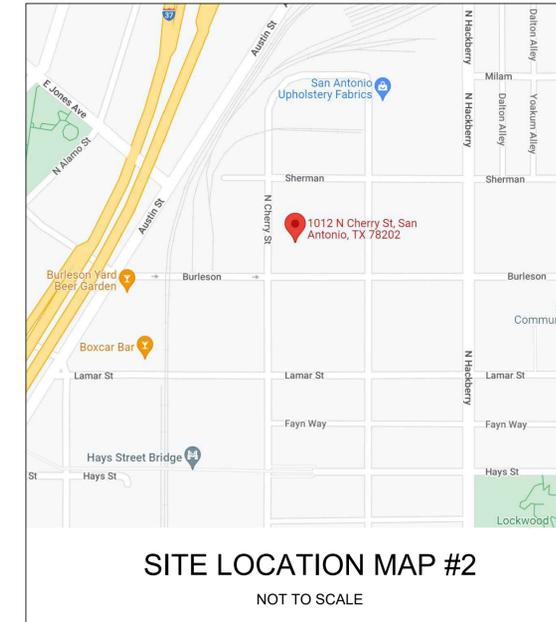
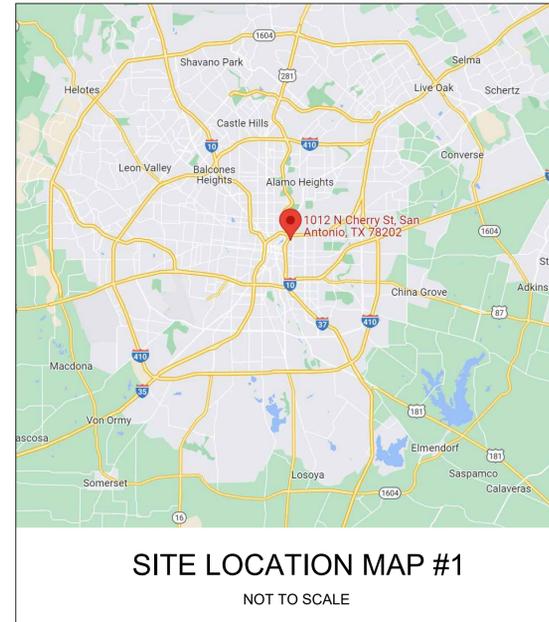
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 FELIX J. ZIGA JR., AIA
 TEXAS LICENSE NO. 24683

A301

NEW RESIDENCE

1012 N. CHERRY ST. UNIT 201, SAN ANTONIO, TX 78202



GENERAL NOTES

- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETIN, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCES, A.D.A. T.A.S., AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.
- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER SHALL VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER, AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN 10 DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN 4 COPIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
- ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH 2 PART SEALANT EACH SIDE.
- THE GENERAL CONTRACTOR SHALL PROVIDE (1) COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
- UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS ARE TO FACE OF CURB. FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.

SHEET INDEX

CS	COVER SHEET
SP001	SURVEY
SP100	SITE/ROOF PLAN
A100	PROPOSED FLOOR PLAN
A200	PROPOSED EXTERIOR ELEVATIONS
A300	TYPICAL WALL SECTION AND DETAILS
A301	TYPICAL WALL SECTION AND DETAILS
A500	ELECTRICAL FLOOR PLAN
A600	DOOR AND WINDOW SCHEDULES
	NOT DRAWN YET

ARCHITECT

ZIGA ARCHITECTURE STUDIO, PLLC

11723 WHISPER VALLEY ST, SAN ANTONIO, TX 78230 | 210-201-3637

1700 S LAMAR BLVD, STE 338, AUSTIN, TX 78704 | 512-522-5505

INFO@STUDIOZIGA.COM | WWW.STUDIOZIGA.COM

CODE INFORMATION

2018 INTERNATIONAL RESIDENTIAL CODE
2018 IECC

BUILDING DATA

SQ. FT.	879 S.F.	1ST FLOOR LIVING
	949 S.F.	2ND FLOOR LIVING
	1,828 S.F.	TOTAL LIVING
	71 S.F.	1ST FLOOR PORCH
	71 S.F.	TOTAL PORCH
	1,899 S.F.	TOTAL GROSS



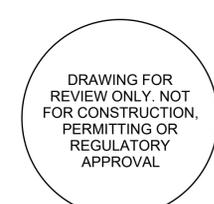
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COVER SHEET	
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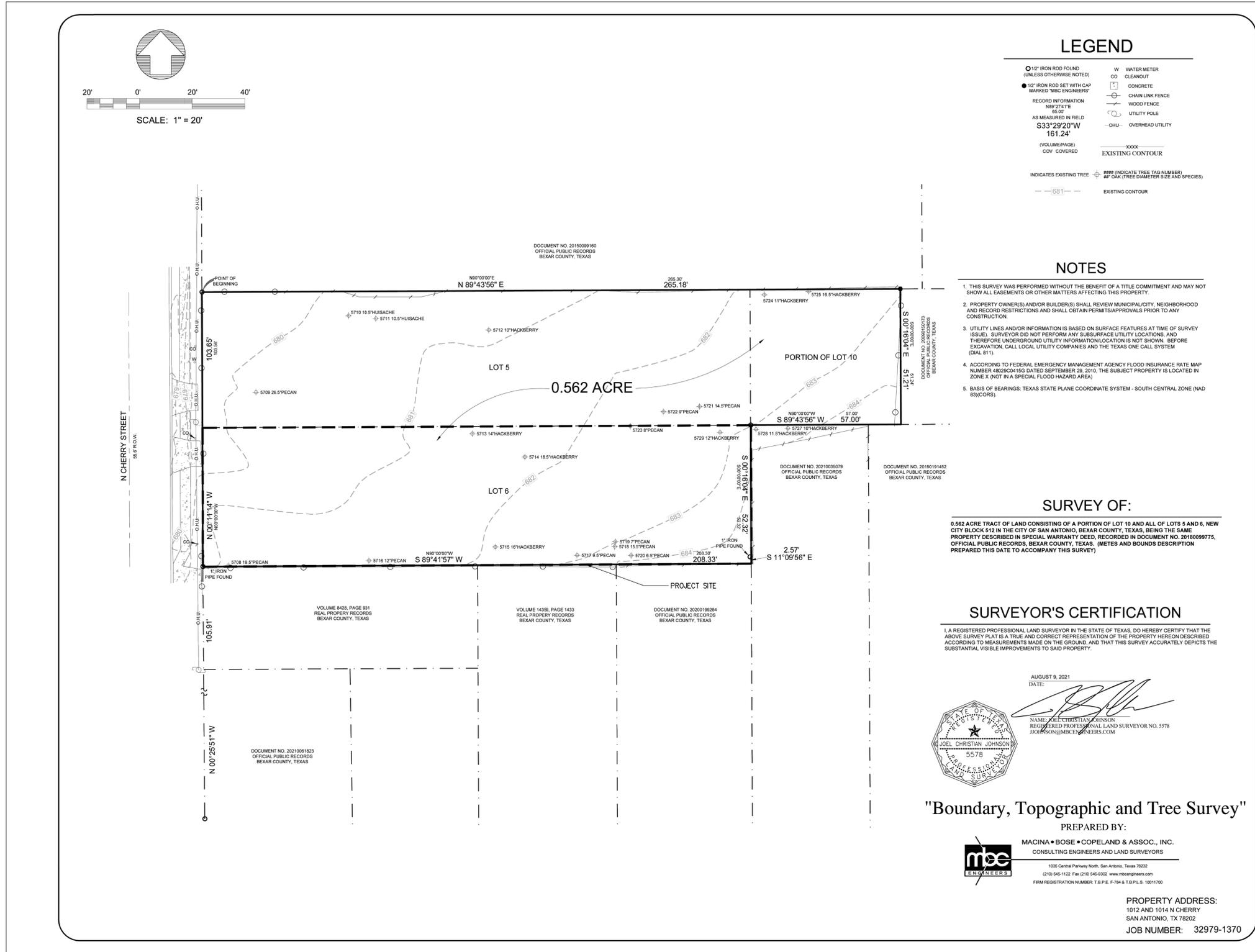
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SURVEY

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SPOOL



1 SURVEY
SCALE: AS NOTED



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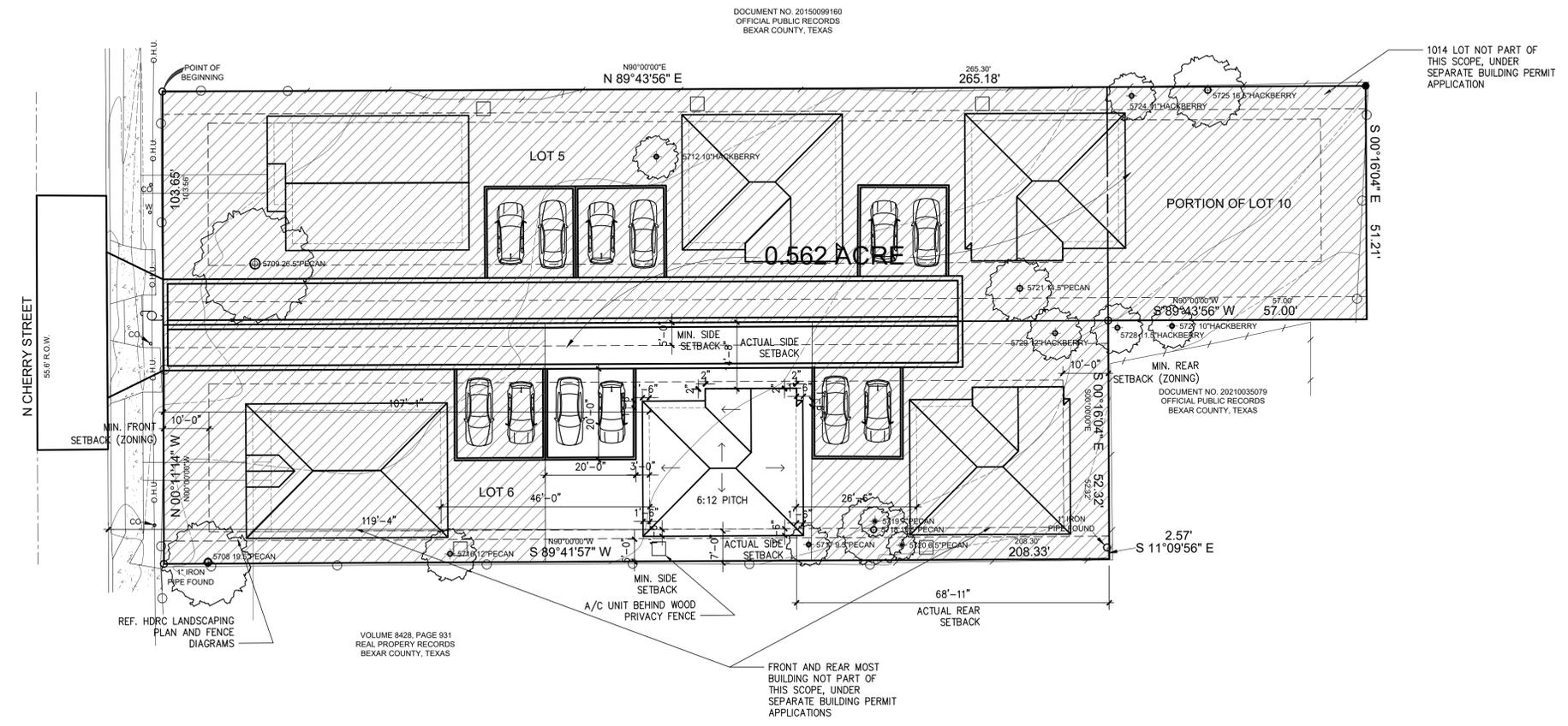
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PROPOSED SITE/ROOF PLAN

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1 SITE/ROOF PLAN
SCALE: 1/16"=1'-0"





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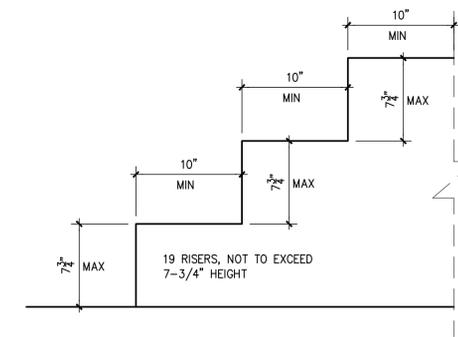
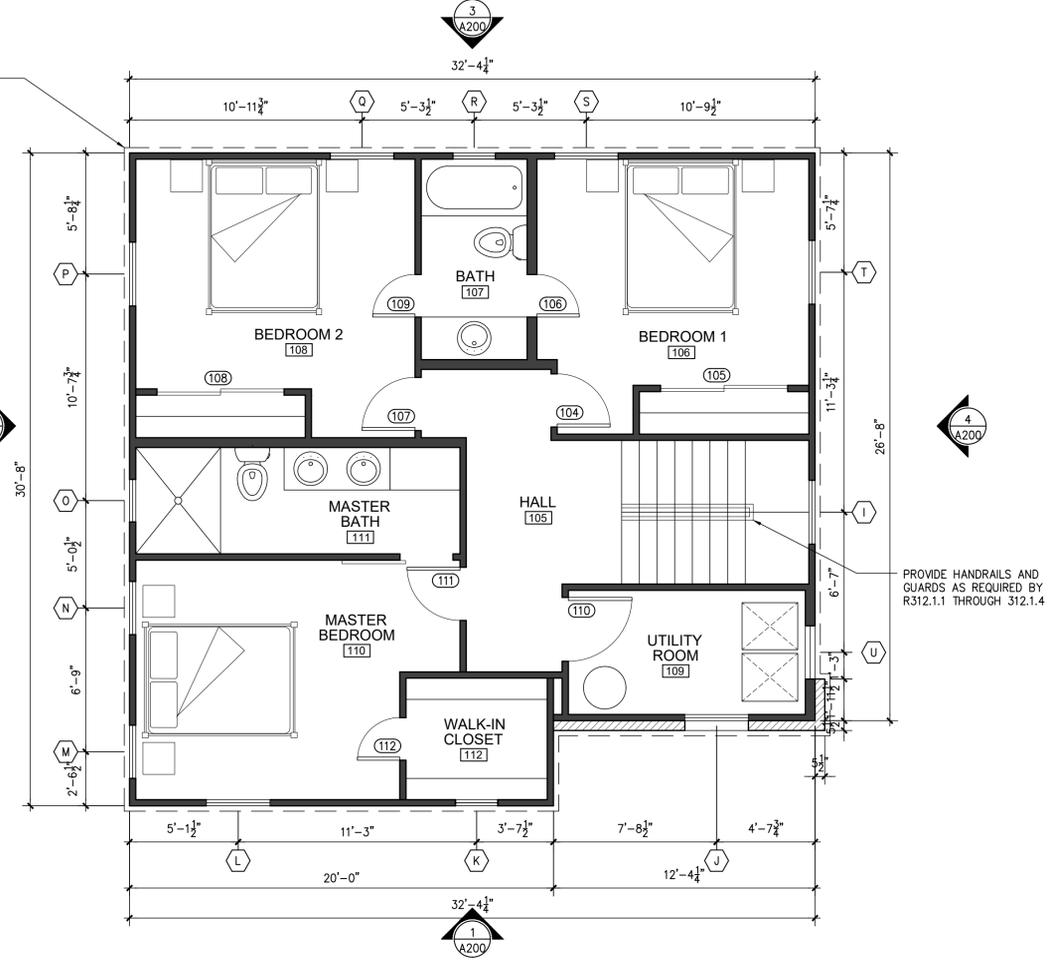
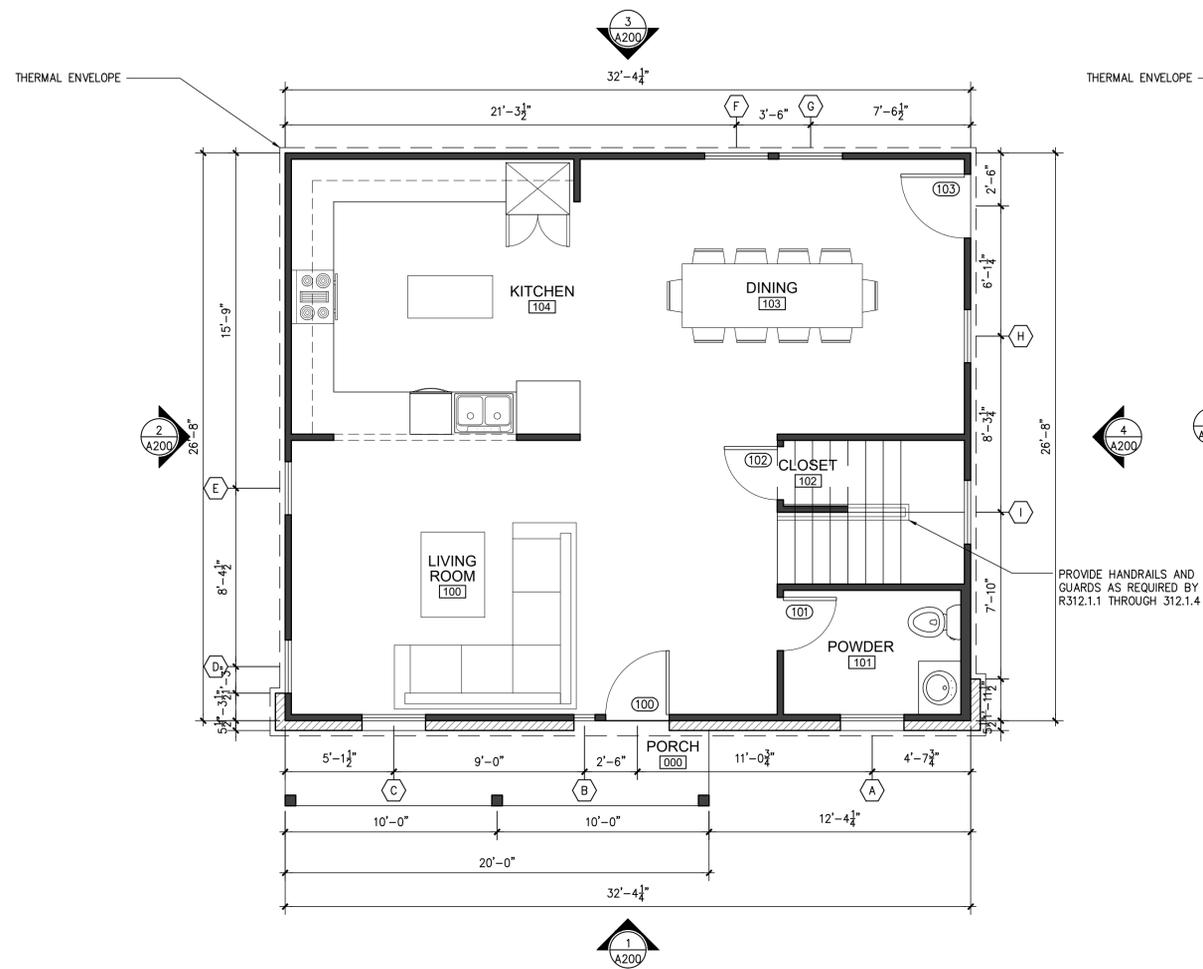
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PROPOSED FLOOR
PLANS

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A100



STAIR NOTE:

"Stair nosings shall comply with the following: R311.7.5.3 Nosings. The radius of curvature at the nosing shall be not greater than 9/16 inch. A nosing projection not less than 3/8 inch and not more than 1-1/4 inches shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch.

Exception: A nosing projection is not required where the tread depth is not less than 11 inches."



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11723 WHISPER VALLEY ST
SAN ANTONIO, TX 78230
TEL. 210.201.3637

1700 S LAMAR BLVD, STE 338
AUSTIN, TX 78704
TEL. 512.522.5505

eMAIL INFO@STUDIOZIGA.COM
WWW.STUDIOZIGA.COM

NEW RESIDENCE
1012 N. CHERRY ST. UNIT 201
SAN ANTONIO, TX 78202
DELAFIELD INVESTMENTS LLC

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ISSUE		
#	DATE	DESCRIPTION
1	05/26/2022	HDCR FINAL SET
2	6/8/2022	HDCR FINAL 2
3	6/20/2022	DRC REVIEW
4	6/30/2022	HDCR FINAL 2-2

PROPOSED EXTERIOR ELEVATIONS

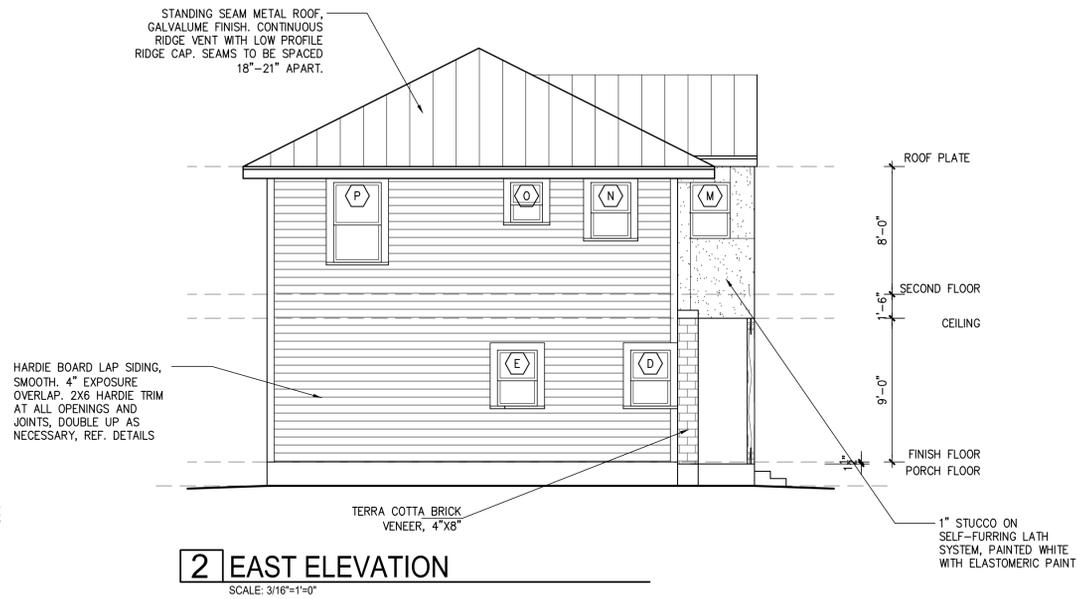
PROJECT NO.	21-132
DATE:	06-30-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
 FELIX J. ZIGA JR., AIA
 TEXAS LICENSE NO. 24683

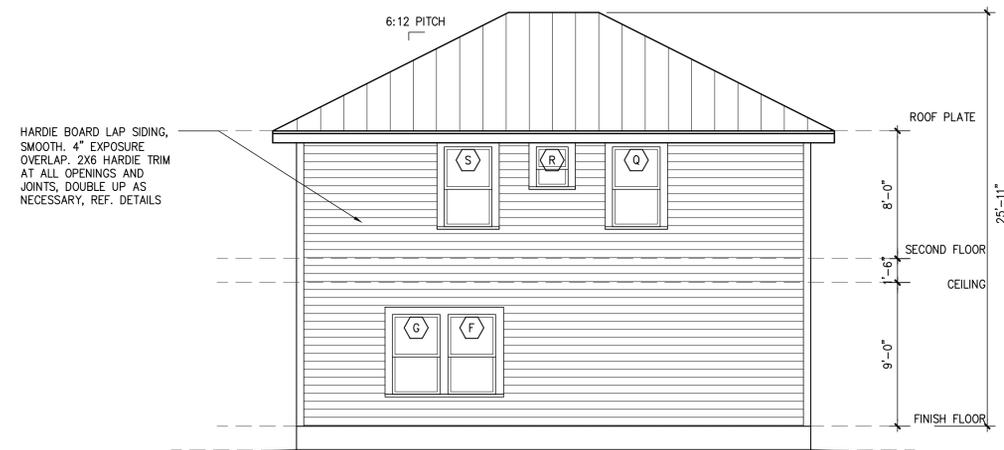
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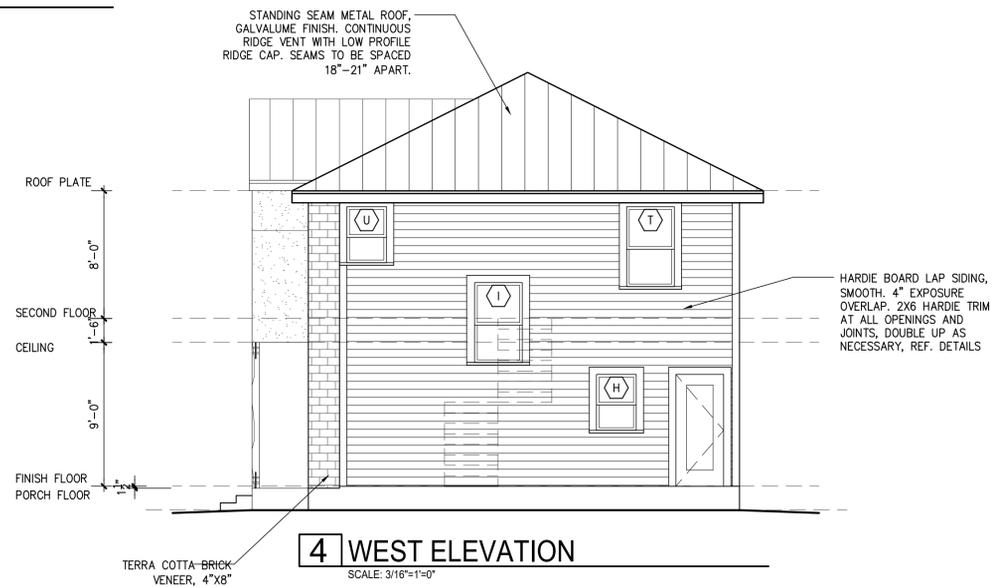
1 NORTH ELEVATION
SCALE: 3/16"=1'-0"



2 EAST ELEVATION
SCALE: 3/16"=1'-0"



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

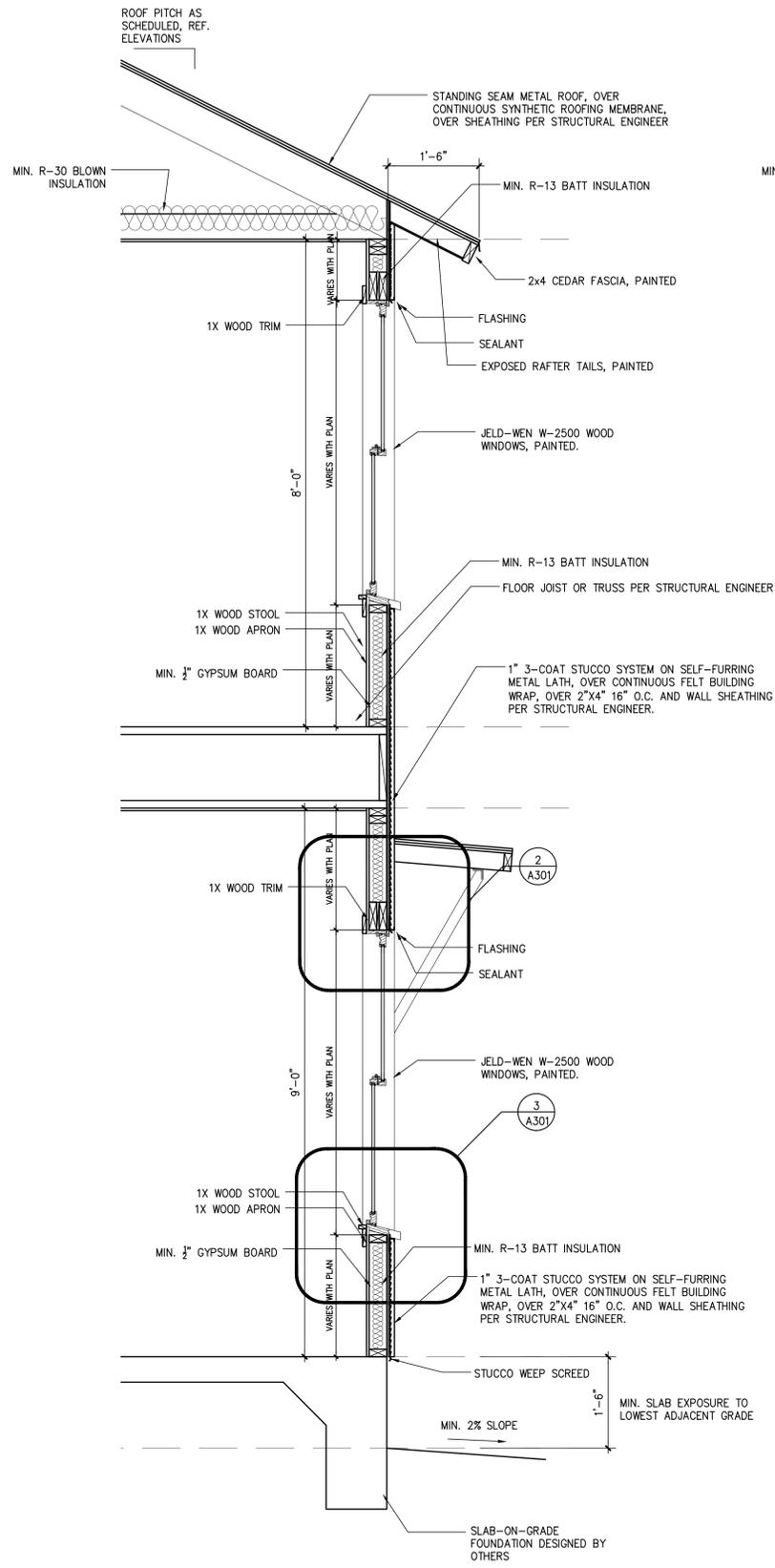


4 WEST ELEVATION
SCALE: 3/16"=1'-0"

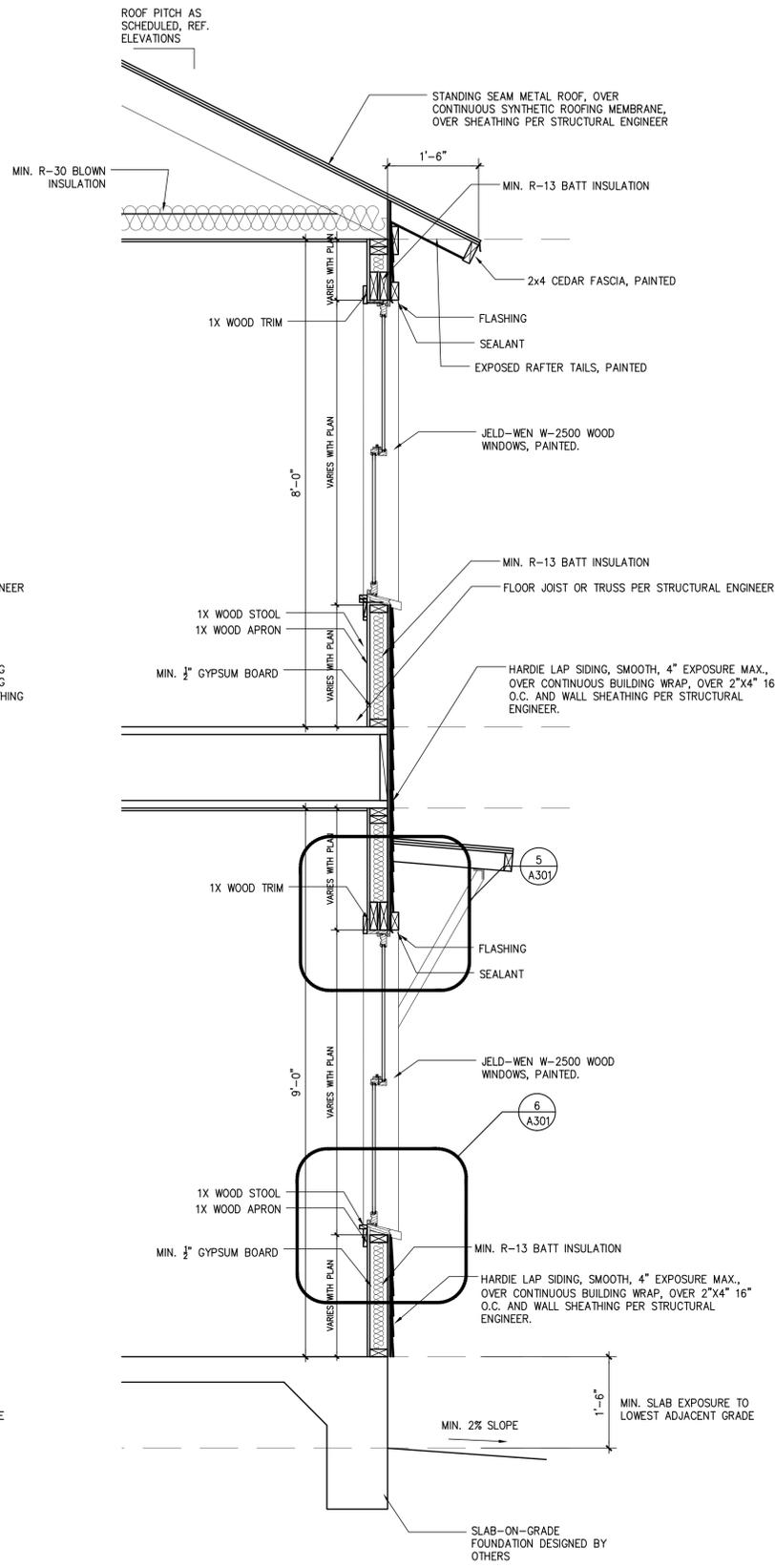
TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The 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 a 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 shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jams and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
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 sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
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	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
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 subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

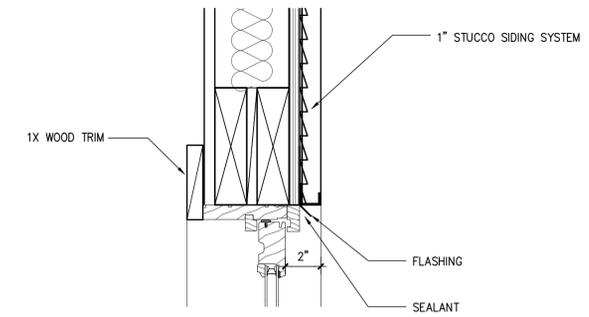
a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.



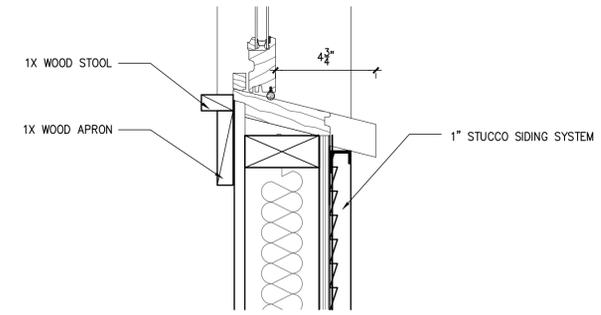
1 TYPICAL WALL SECTION - STUCCO
SCALE: 3/4"=1'-0"



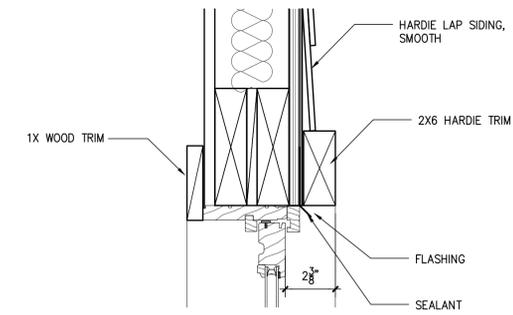
4 TYPICAL WALL SECTION - LAP SIDING
SCALE: 3/4"=1'-0"



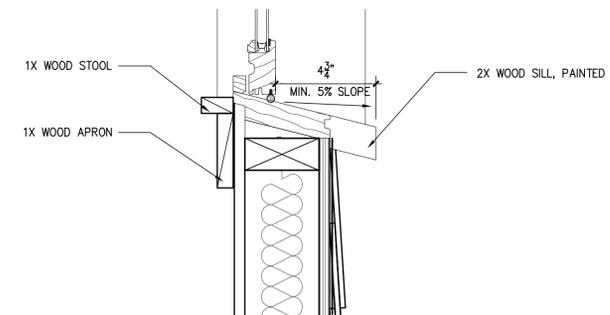
2 WINDOW HEAD DETAIL
SCALE: 3"=1'-0"



3 WINDOW SILL DETAIL
SCALE: 3"=1'-0"



5 WINDOW HEAD DETAIL
SCALE: 3"=1'-0"



6 WINDOW SILL DETAIL
SCALE: 3"=1'-0"



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**WALL SECTION AND
DETAILS**

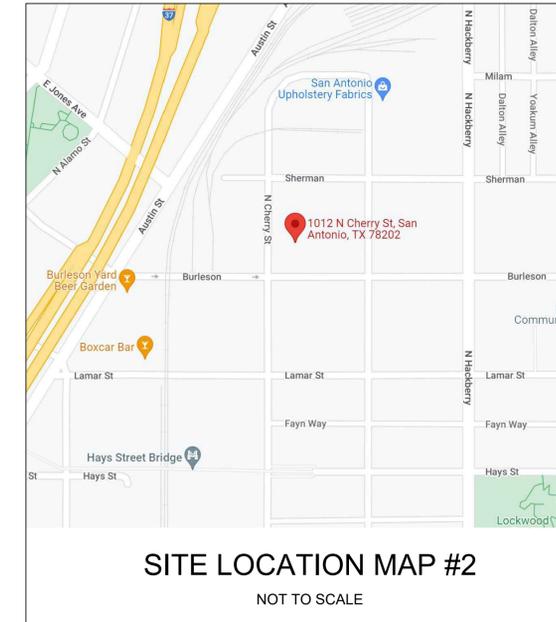
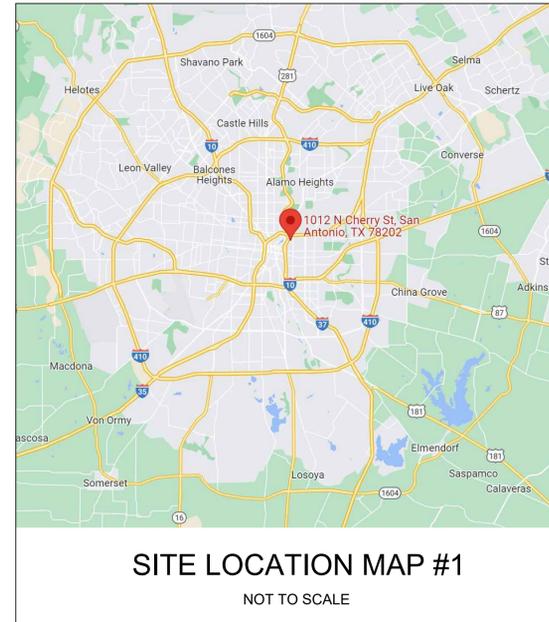
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PROJECT ARCHITECT:
 FELIX J. ZIGA JR., AIA
 TEXAS LICENSE NO. 24683

A301

NEW RESIDENCE

1012 N. CHERRY ST. UNIT 301, SAN ANTONIO, TX 78202



GENERAL NOTES

- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETIN, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCES, A.D.A. T.A.S., AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.
- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER SHALL VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER, AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN 10 DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN 4 COPIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
- ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH 2 PART SEALANT EACH SIDE.
- THE GENERAL CONTRACTOR SHALL PROVIDE (1) COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
- UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS ARE TO FACE OF CURB. FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.

SHEET INDEX

CS	COVER SHEET
SP001	SURVEY
SP100	SITE/ROOF PLAN
A100	PROPOSED FLOOR PLAN
A200	PROPOSED EXTERIOR ELEVATIONS
A300	TYPICAL WALL SECTION AND DETAILS
A301	TYPICAL WALL SECTION AND DETAILS
A500	ELECTRICAL FLOOR PLAN
A600	DOOR AND WINDOW SCHEDULES
	NOT DRAWN YET

ARCHITECT

ZIGA ARCHITECTURE STUDIO, PLLC

11723 WHISPER VALLEY ST, SAN ANTONIO, TX 78230 | 210-201-3637

1700 S LAMAR BLVD, STE 338, AUSTIN, TX 78704 | 512-522-5505

INFO@STUDIOZIGA.COM | WWW.STUDIOZIGA.COM

CODE INFORMATION

2018 INTERNATIONAL RESIDENTIAL CODE
2018 IECC

BUILDING DATA

SQ. FT.	863 S.F.	1ST FLOOR LIVING
	943 S.F.	2ND FLOOR LIVING
	1,806 S.F.	TOTAL LIVING
	80 S.F.	1ST FLOOR PORCH
	80 S.F.	TOTAL PORCH
	1,886 S.F.	TOTAL GROSS



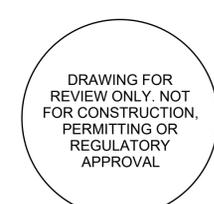
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COVER SHEET

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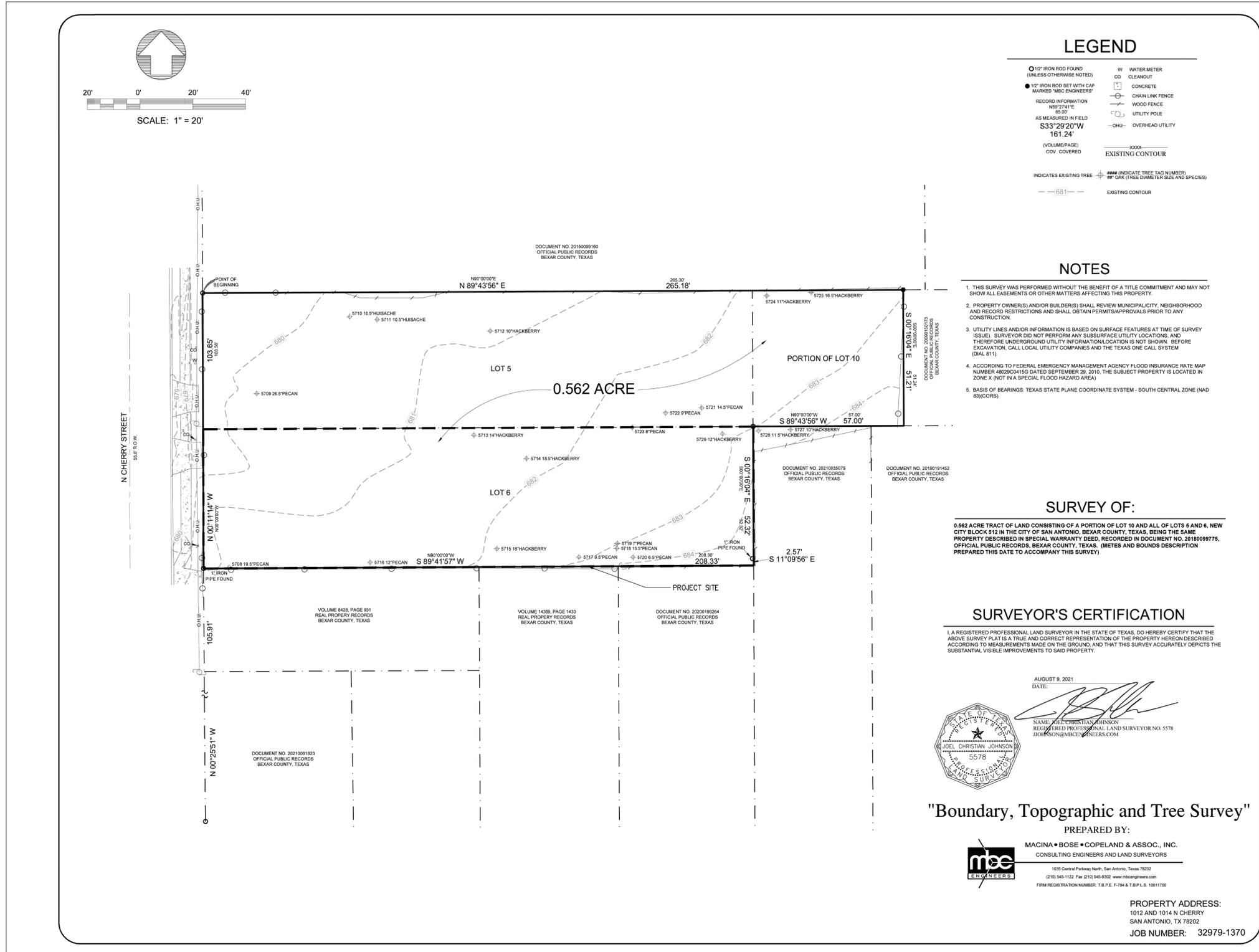
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SURVEY

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SPOOL



1 SURVEY
SCALE: AS NOTED



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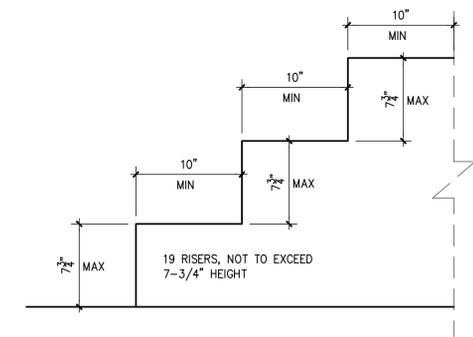
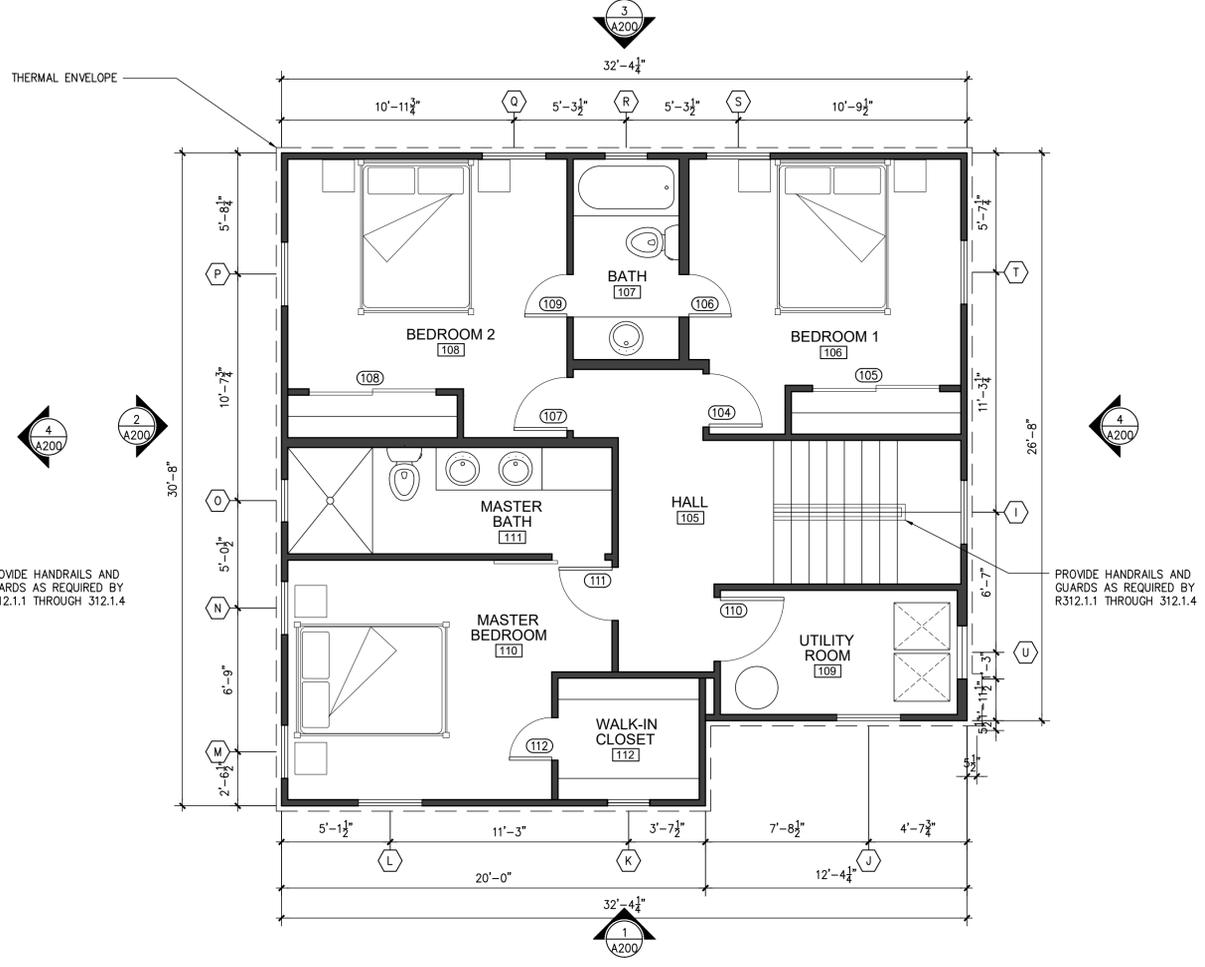
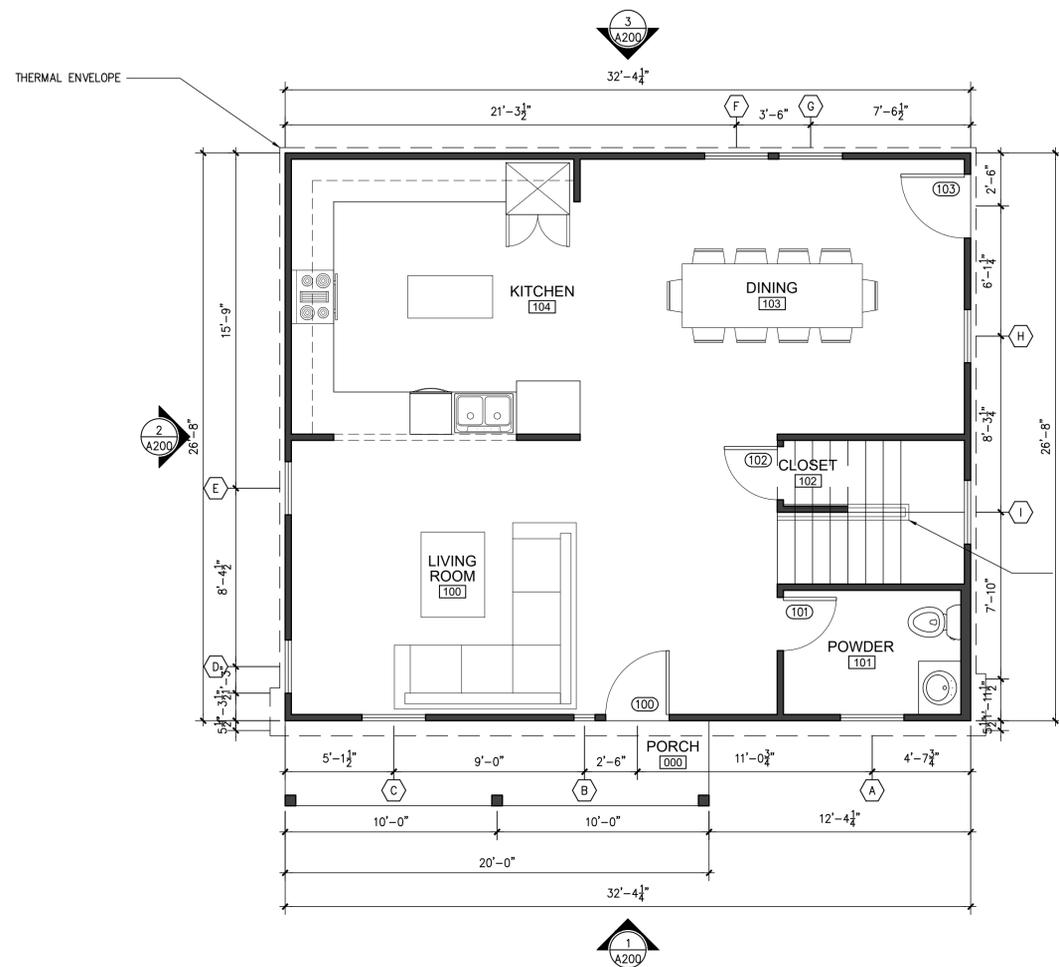
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PROPOSED FLOOR
PLANS

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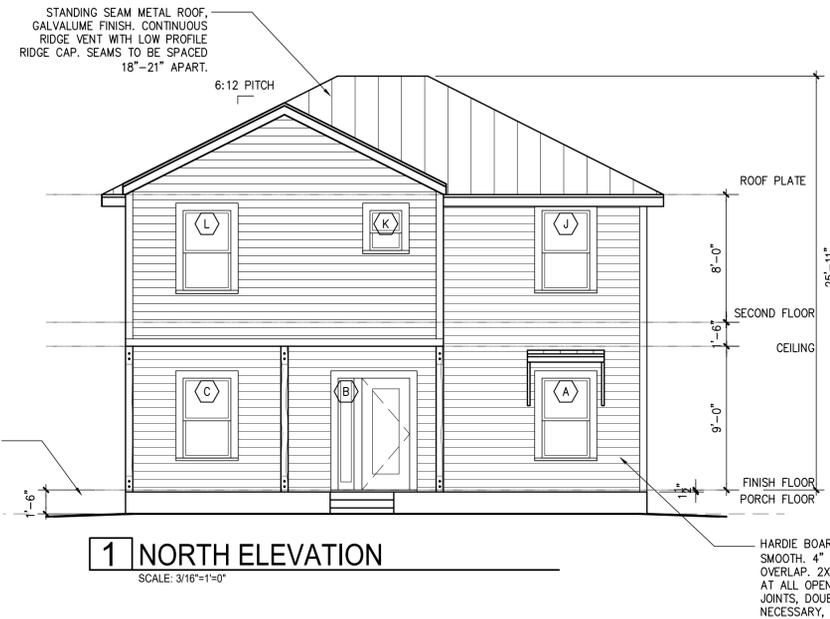
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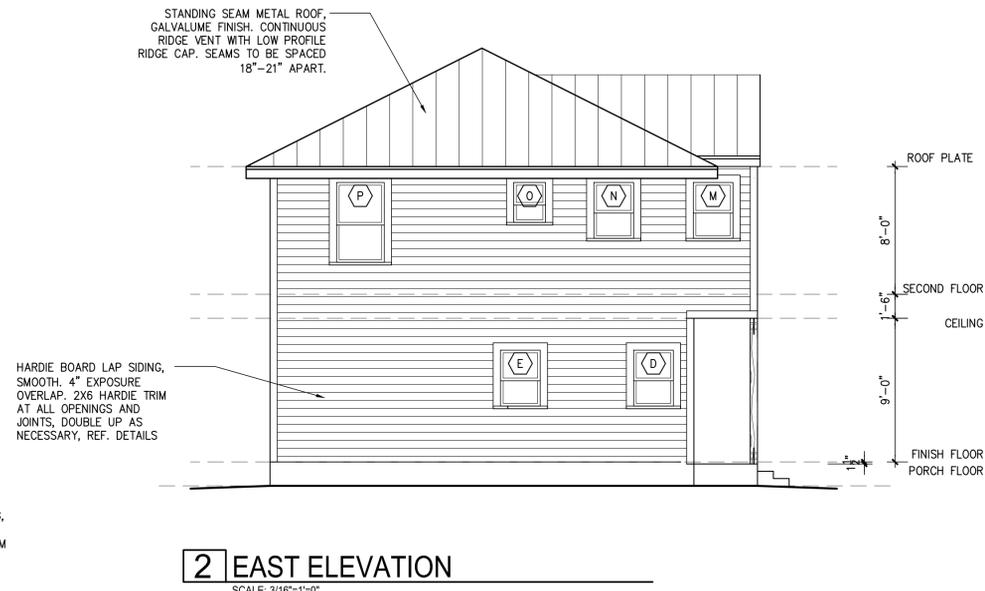
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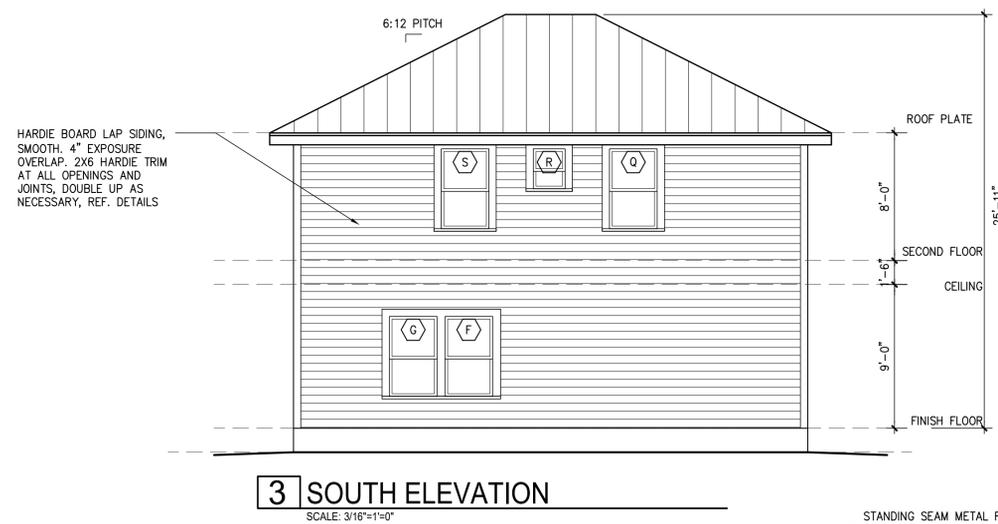
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SCALE: 3/16"=1'-0"



2 EAST ELEVATION

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



3 SOUTH ELEVATION

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



4 WEST ELEVATION

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

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The 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 a 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 shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jams and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class 1 vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
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 sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
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	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
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 subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.



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11723 WHISPER VALLEY ST
SAN ANTONIO, TX 78230
TEL. 210.201.3637

1700 S LAMAR BLVD, STE 338
AUSTIN, TX 78704
TEL. 512.522.5505

eMAIL INFO@STUDIOZIGA.COM
WWW.STUDIOZIGA.COM

NEW RESIDENCE
1012 N. CHERRY ST. UNIT 301
SAN ANTONIO, TX 78202
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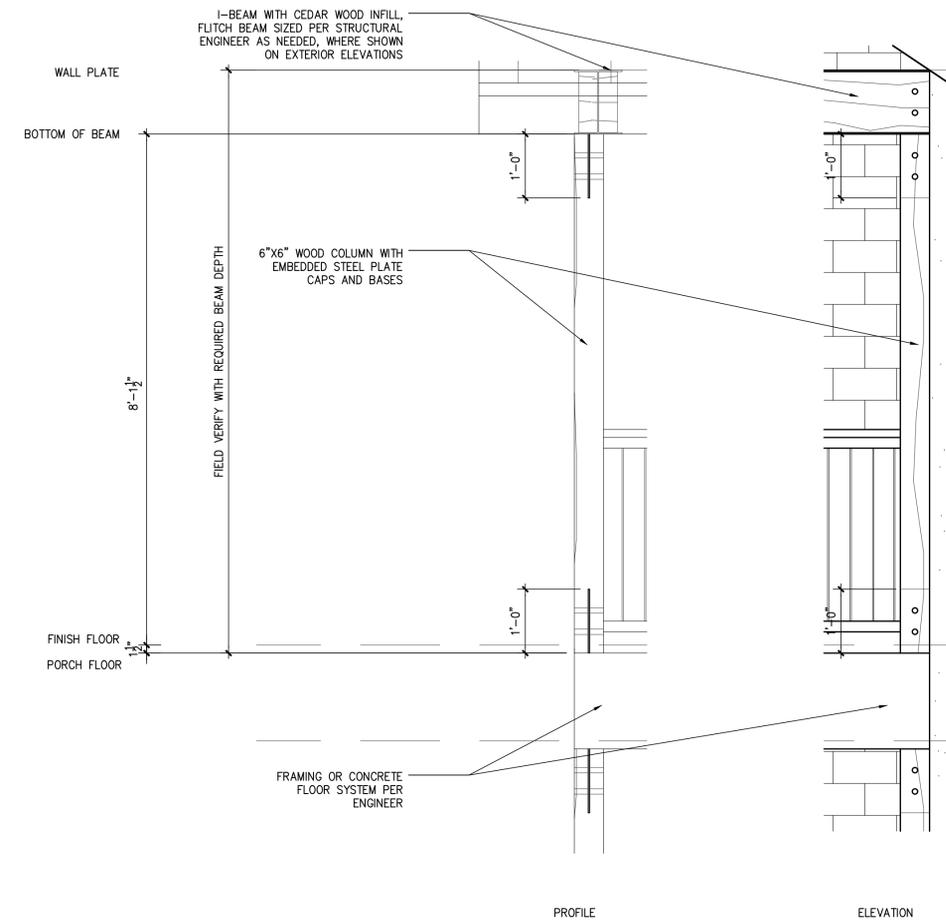
ISSUE		
#	DATE	DESCRIPTION
1	05/26/2022	HDCR FINAL SET
2	6/8/2022	HDCR FINAL 2
3	6/20/2022	DRC REVIEW
4	6/30/2022	HDCR FINAL 2-2

**WALL SECTION AND
DETAILS**

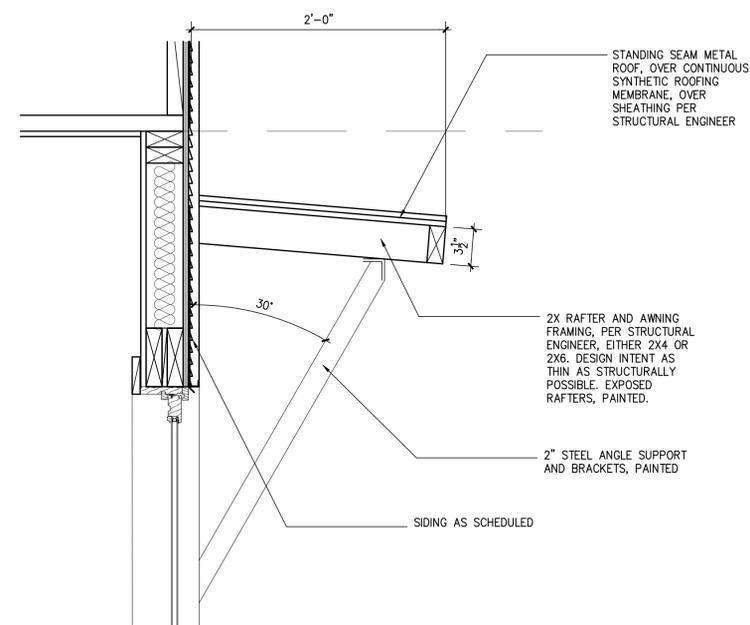
PROJECT NO.	21-132
DATE:	06-30-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

A300



4 TYPICAL CEDAR COLUMN DETAIL
SCALE: 3/4"=1'-0"



5 AWNING DETAIL
SCALE: 1 1/2"=1'-0"



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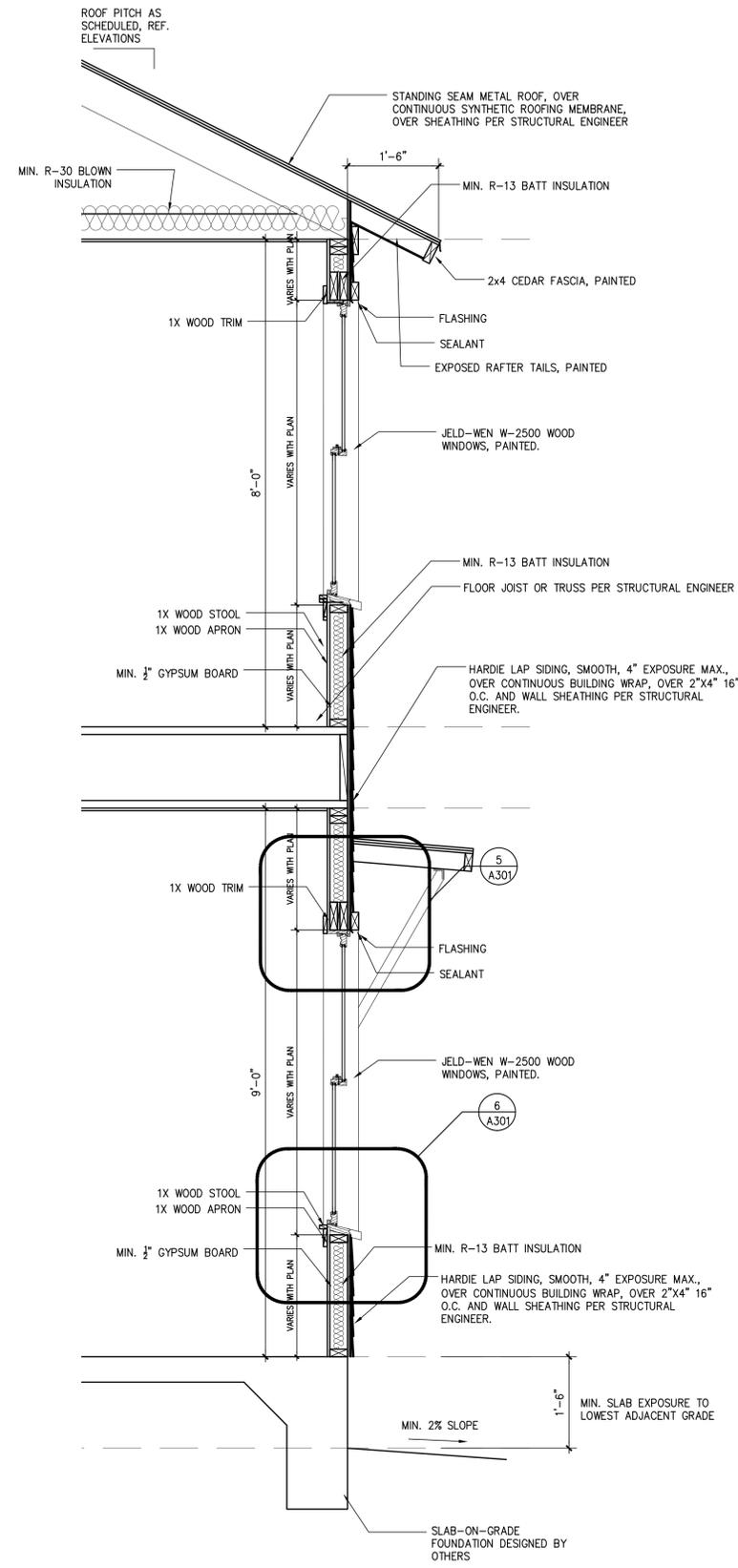
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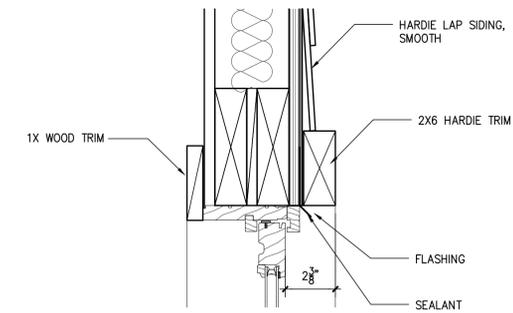
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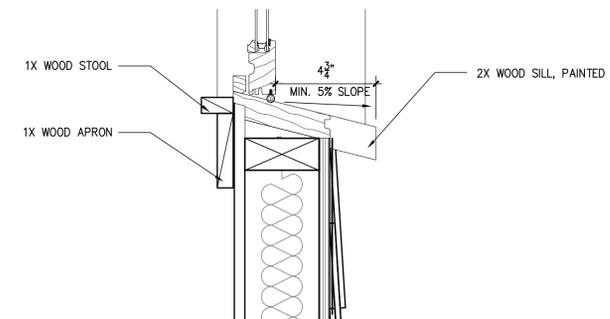
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4 TYPICAL WALL SECTION - LAP SIDING
SCALE: 3/4"=1'-0"



5 WINDOW HEAD DETAIL
SCALE: 3"=1'-0"



6 WINDOW SILL DETAIL
SCALE: 3"=1'-0"

**WALL SECTION AND
DETAILS**

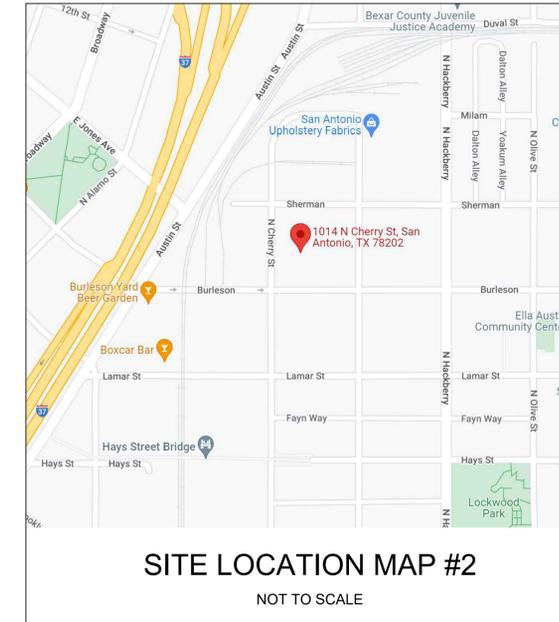
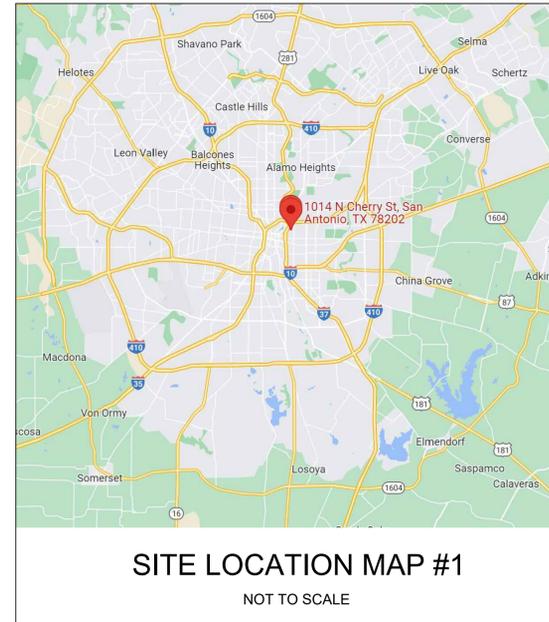
PROJECT NO.	21-132
DATE:	06-30-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

A301

NEW RESIDENCE

1014 N. CHERRY ST. UNIT 101, SAN ANTONIO, TX 78202



GENERAL NOTES

- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETIN, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCES, A.D.A. T.A.S., AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.
- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER SHALL VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER, AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN 10 DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN 4 COPIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
- ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH 2 PART SEALANT EACH SIDE.
- THE GENERAL CONTRACTOR SHALL PROVIDE (1) COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
- UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS ARE TO FACE OF CURB. FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.

SHEET INDEX

CS	COVER SHEET
SP001	SURVEY
SP100	SITE/ROOF PLAN
A100	PROPOSED FLOOR PLAN
A200	PROPOSED EXTERIOR ELEVATIONS
A300	TYPICAL WALL SECTION AND DETAILS
A301	TYPICAL WALL SECTION AND DETAILS
A500	ELECTRICAL FLOOR PLAN
A600	DOOR AND WINDOW SCHEDULES
	NOT DRAWN YET

ARCHITECT

ZIGA ARCHITECTURE STUDIO, PLLC

11723 WHISPER VALLEY ST, SAN ANTONIO, TX 78230 | 210-201-3637

1700 S LAMAR BLVD, STE 338, AUSTIN, TX 78704 | 512-522-5505

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CODE INFORMATION

2018 INTERNATIONAL RESIDENTIAL CODE
2018 IECC

BUILDING DATA

SQ. FT.	1,001 S.F.	1ST FLOOR LIVING
	1,001 S.F.	2ND FLOOR LIVING
	2,002 S.F.	TOTAL LIVING
	64 S.F.	1ST FLOOR PORCH
	64 S.F.	2ND FLOOR PORCH
	128 S.F.	TOTAL PORCH
	2,130 S.F.	TOTAL GROSS



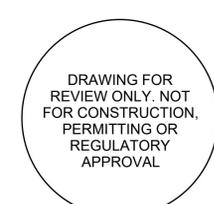
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ISSUE		
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1	05/25/2022	HDRC FINAL SET
2	06/08/2022	HDRC FINAL 2
3	06/30/2022	HDRC FINAL 2-2

COVER SHEET

PROJECT NO.	21-132
DATE:	06-30-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

CS



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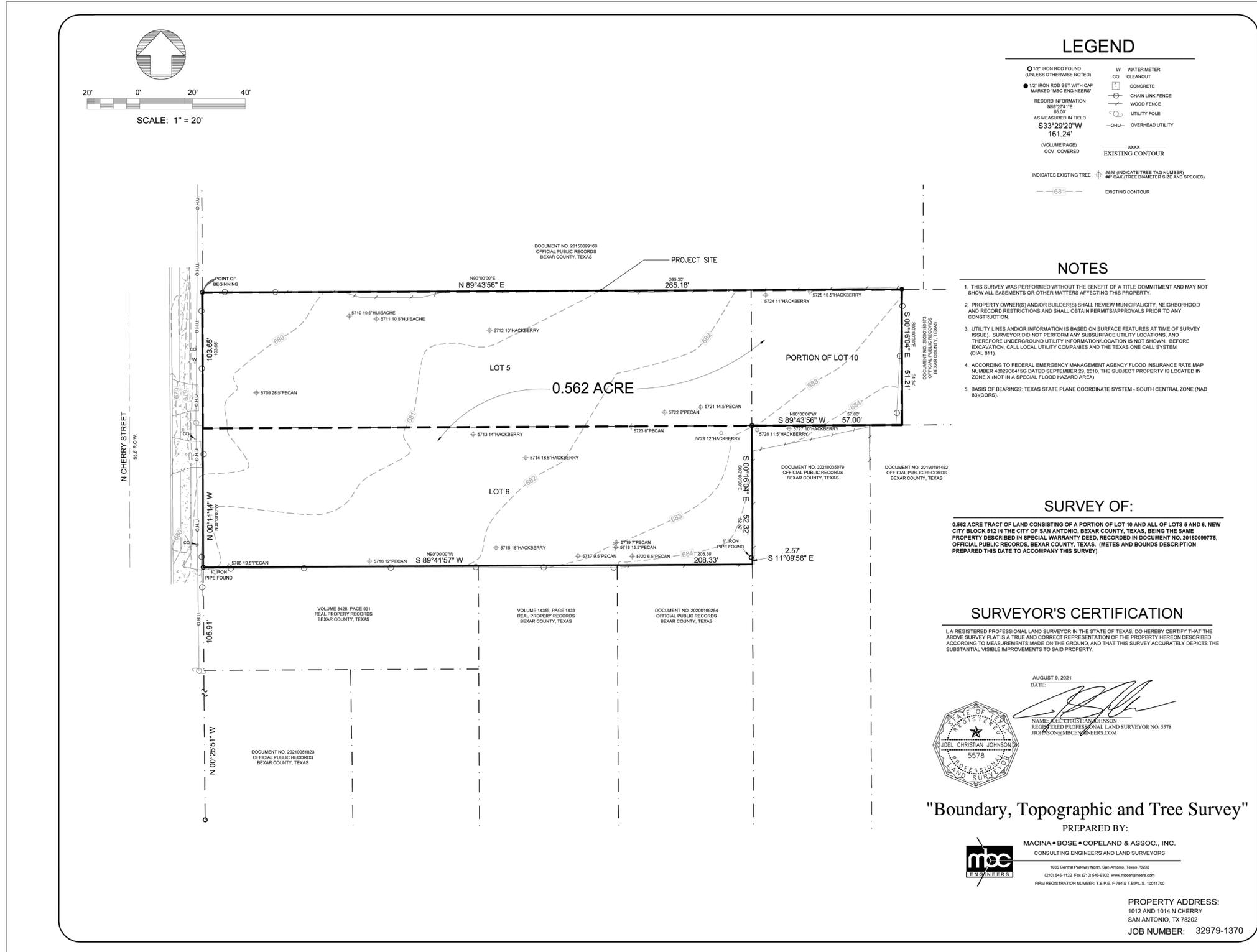
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LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH CAP MARKED "MBC ENGINEERS"
- RECORD INFORMATION N89°27'41"E 65.92' AS MEASURED IN FIELD S33°29'20"W 161.24'
- (VOLUME/PAGE) COV COVERED
- W WATER METER
- CO CLEANOUT
- CONCRETE
- CHAIN LINK FENCE
- WOOD FENCE
- UTILITY POLE
- OHU OVERHEAD UTILITY
- XXXX EXISTING CONTOUR
- INDICATES EXISTING TREE ### (INDICATE TREE TAG NUMBER) # (TREE DIAMETER SIZE AND SPECIES)
- EXISTING CONTOUR

NOTES

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS AFFECTING THIS PROPERTY.
- PROPERTY OWNER(S) AND/OR BUILDER(S) SHALL REVIEW MUNICIPALITY, NEIGHBORHOOD AND RECORD RESTRICTIONS AND SHALL OBTAIN PERMITS/APPROVALS PRIOR TO ANY CONSTRUCTION.
- UTILITY LINES AND/OR INFORMATION IS BASED ON SURFACE FEATURES AT TIME OF SURVEY (ISSUE). SURVEYOR DID NOT PERFORM ANY SUBSURFACE UTILITY LOCATIONS, AND THEREFORE UNDERGROUND UTILITY INFORMATION/LOCATION IS NOT SHOWN. BEFORE EXCAVATION, CALL LOCAL UTILITY COMPANIES AND THE TEXAS ONE CALL SYSTEM (DIAL 811).
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 4802CA150 DATED SEPTEMBER 26, 2010, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (NOT IN A SPECIAL FLOOD HAZARD AREA).
- BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83/CORS).

SURVEY OF:

0.562 ACRE TRACT OF LAND CONSISTING OF A PORTION OF LOT 10 AND ALL OF LOTS 5 AND 6, NEW CITY BLOCK 512 IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 20180098775, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS. (METES AND BOUNDS DESCRIPTION PREPARED THIS DATE TO ACCOMPANY THIS SURVEY)

SURVEYOR'S CERTIFICATION

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY.

AUGUST 9, 2021
DATE:

NAME: JOEL CHRISTIAN JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5578
JOHNSON@MBCENGINEERS.COM



"Boundary, Topographic and Tree Survey"

PREPARED BY:



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax: (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

PROPERTY ADDRESS:
1012 AND 1014 N CHERRY
SAN ANTONIO, TX 78202
JOB NUMBER: 32979-1370

1 SURVEY
SCALE: AS NOTED

SURVEY

PROJECT NO.	21-132
DATE:	06-30-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO.	24683

SPOOL



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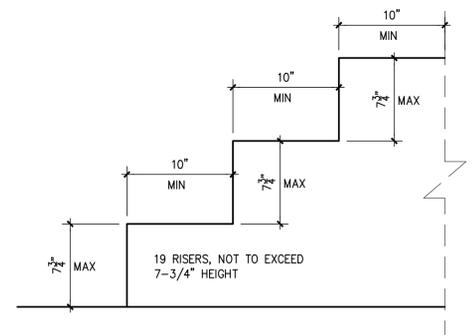
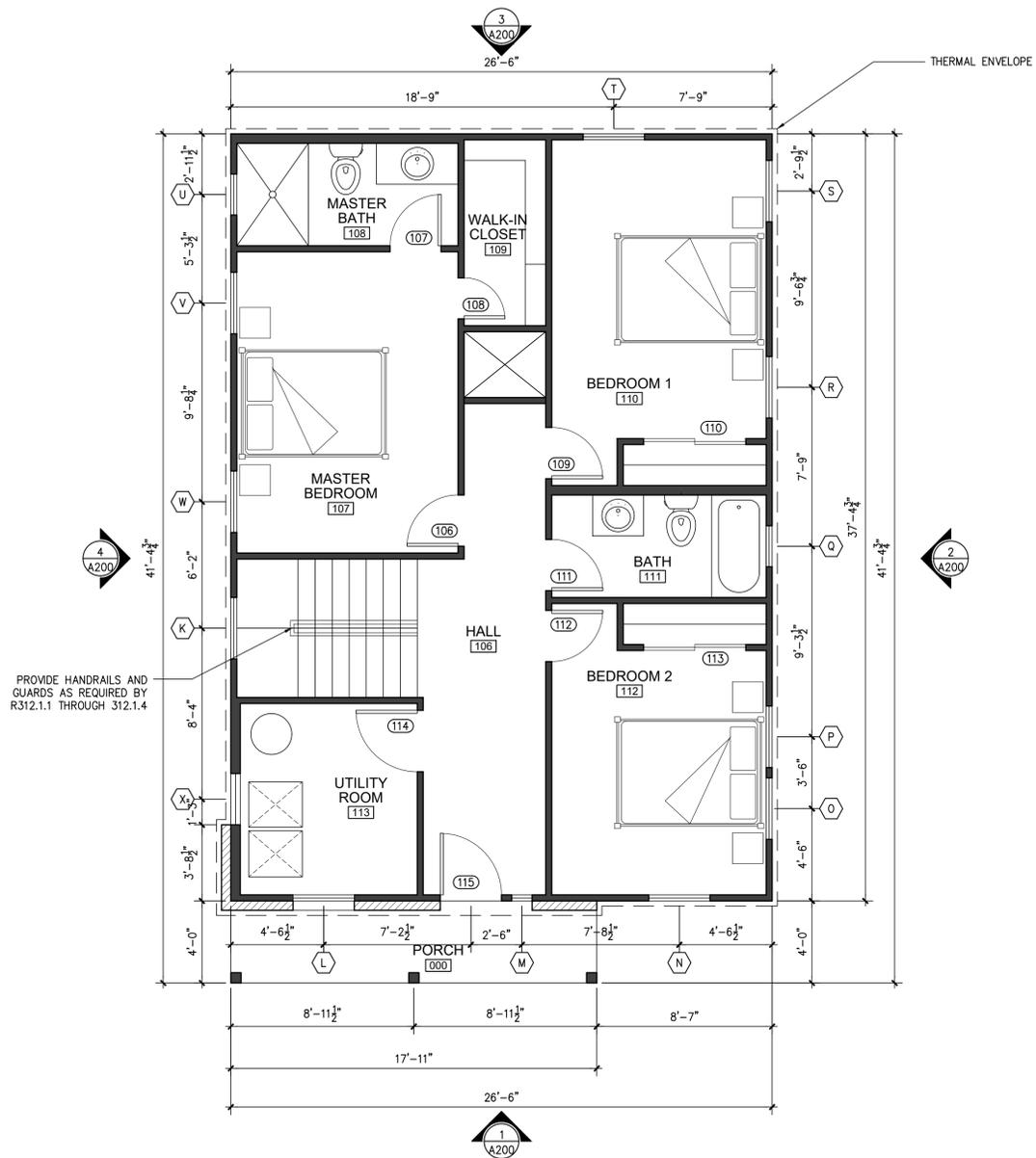
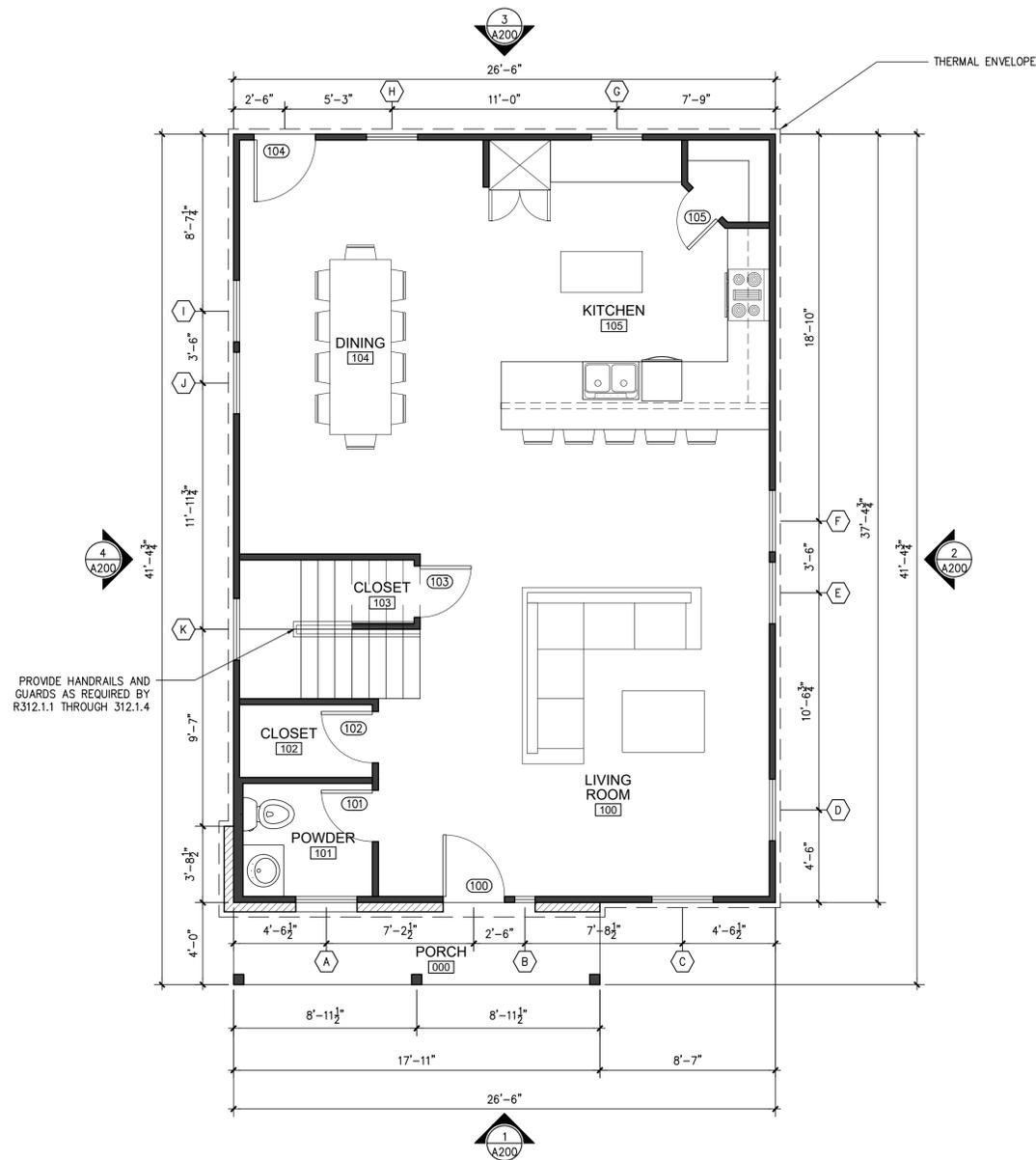
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PROPOSED FLOOR PLANS

PROJECT NO.	21-132
DATE:	06-30-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
	TEXAS LICENSE NO. 24683

A100



STAIR NOTE:

"Stair nosings shall comply with the following: R311.7.5.3 Nosings. The radius of curvature at the nosing shall be not greater than 9/16 inch. A nosing projection not less than 3/8 inch and not more than 1-1/4 inches shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch.

Exception: A nosing projection is not required where the tread depth is not less than 11 inches."



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3	06/30/2022	HDCR FINAL 2-2

PROPOSED EXTERIOR ELEVATIONS

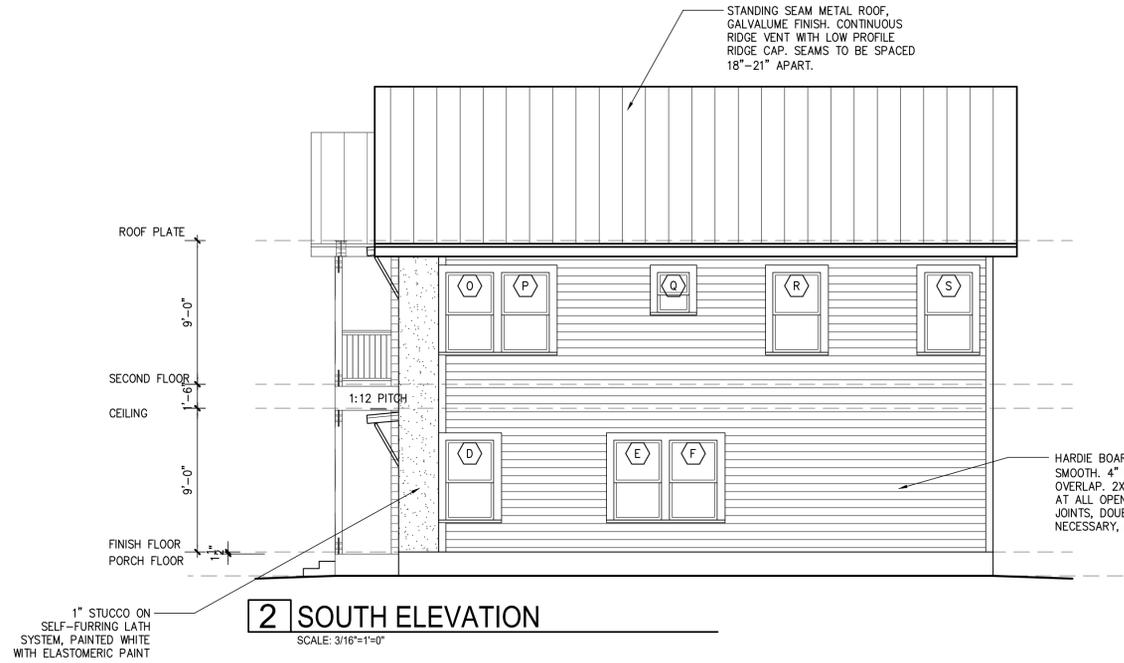
PROJECT NO. 21-132
DATE: 06-30-22
DRAWN BY: FJZ
REVIEWED BY: FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

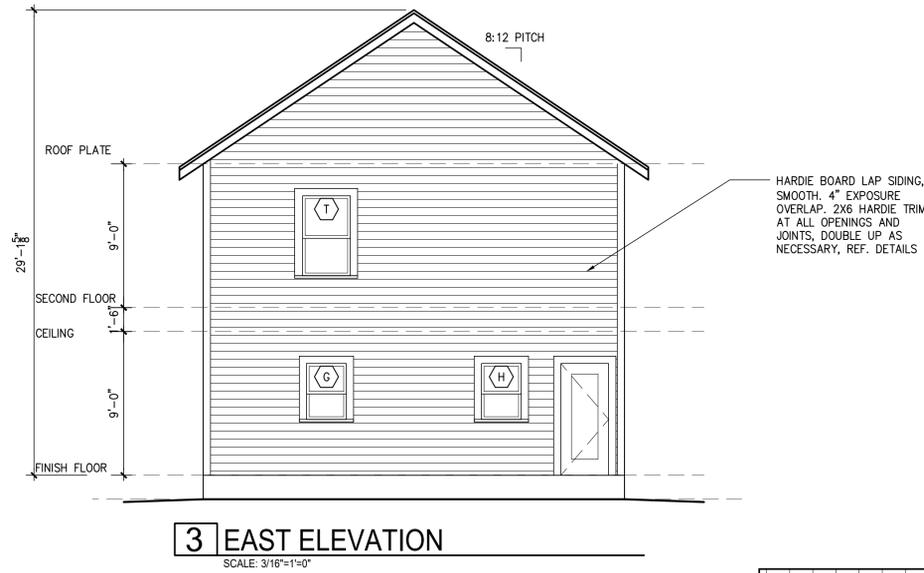
A200



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



2 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



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



4 NORTH ELEVATION
SCALE: 3/16"=1'-0"

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The 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 a 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 shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class 1 vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shatts, penetrations	Duct shatts, utility penetrations, and flue shatts 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 sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
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	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
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 subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.



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11723 WHISPER VALLEY ST
SAN ANTONIO, TX 78230
TEL. 210.201.3637

1700 S LAMAR BLVD, STE 338
AUSTIN, TX 78704
TEL. 512.522.5505

eMAIL INFO@STUDIOZIGA.COM
WWW.STUDIOZIGA.COM

NEW RESIDENCE
1014 N. CHERRY ST. UNIT 101
SAN ANTONIO, TX 78202
DELAFIELD INVESTMENTS LLC

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ISSUE		
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2	06/08/2022	HDCR FINAL 2
3	06/30/2022	HDCR FINAL 2-2

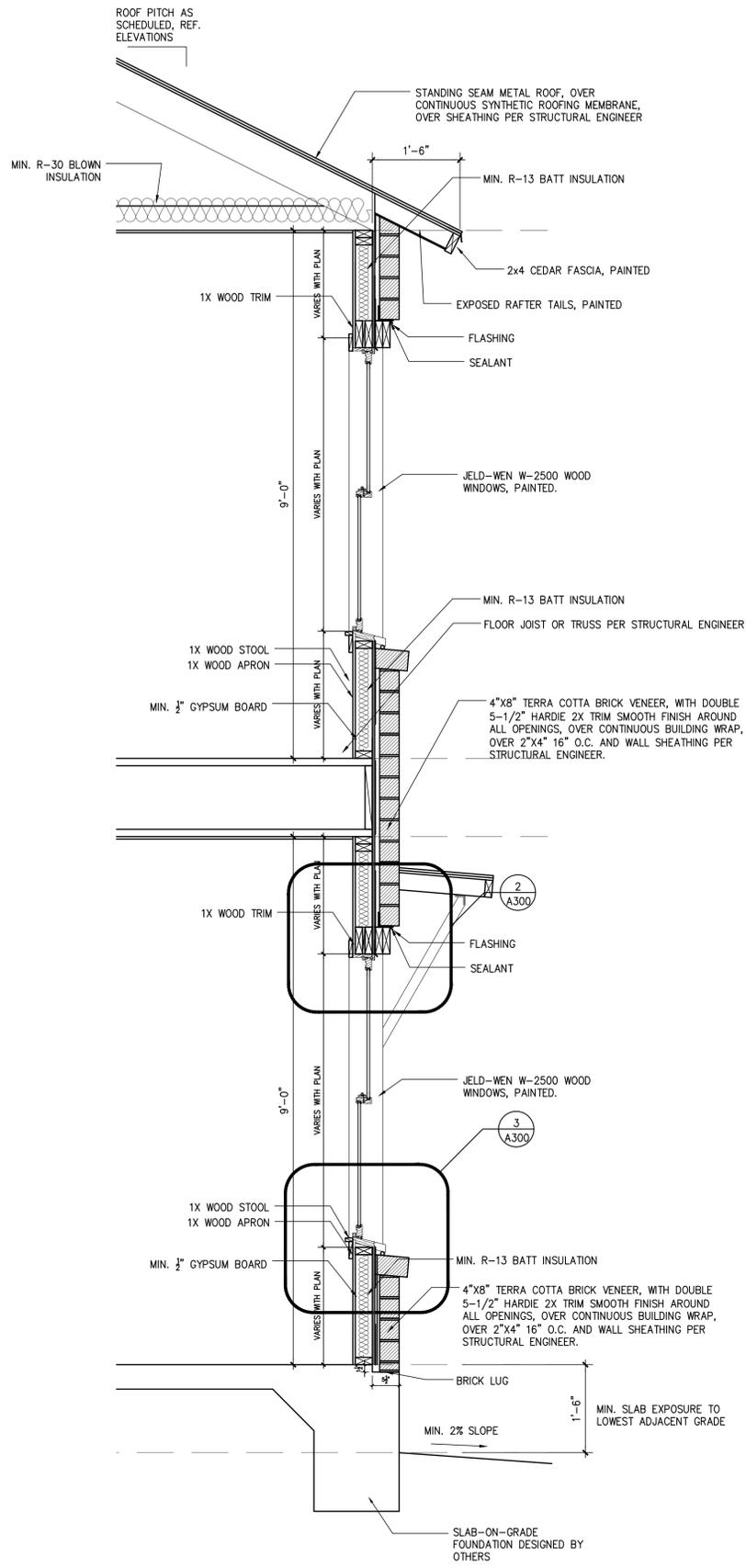
**WALL SECTION AND
DETAILS**

PROJECT NO. 21-132
DATE: 06-30-22

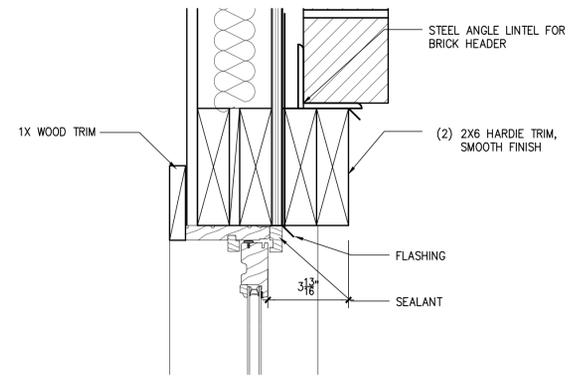
DRAWN BY: FJZ
REVIEWED BY: FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

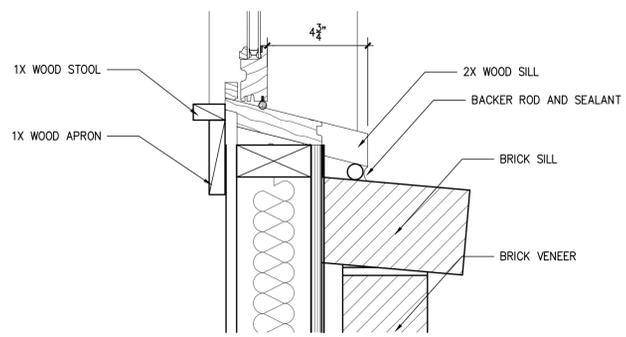
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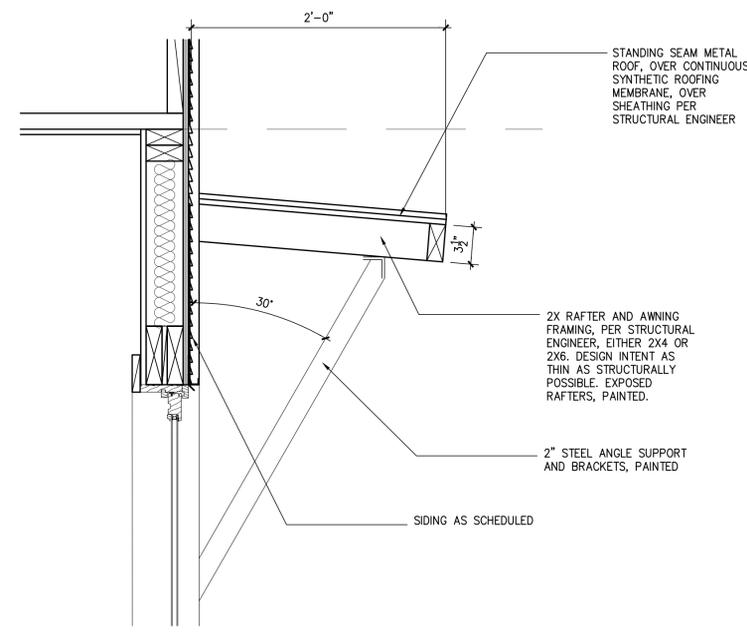
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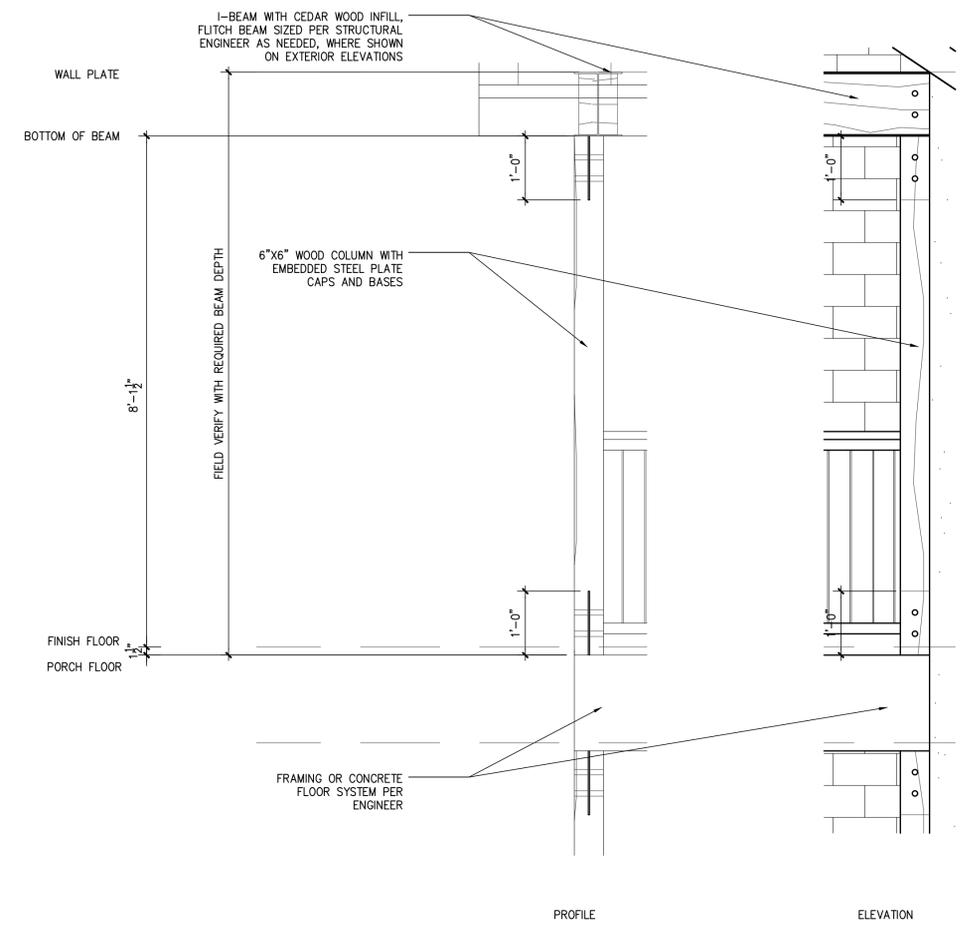
2 WINDOW HEAD DETAIL
SCALE: 3"=1'-0"



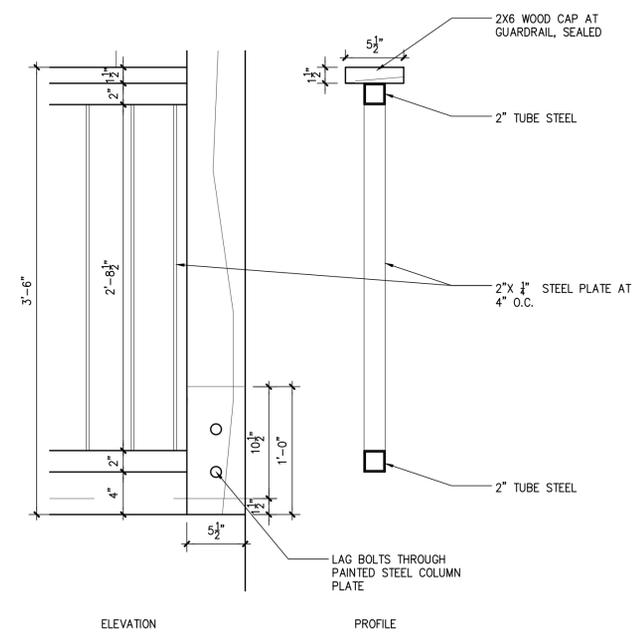
3 WINDOW SILL DETAIL
SCALE: 3"=1'-0"



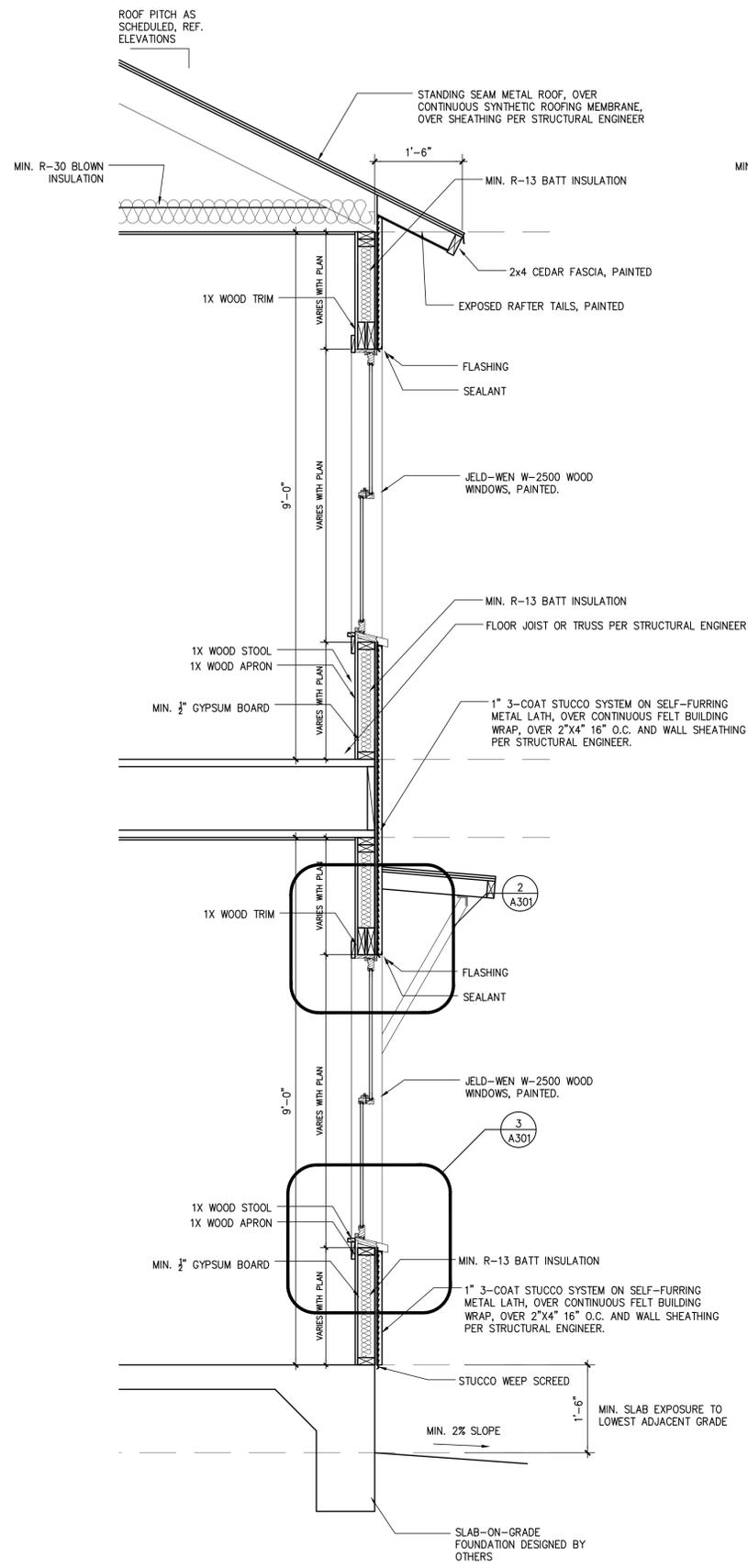
5 AWNING DETAIL
SCALE: 1 1/2"=1'-0"



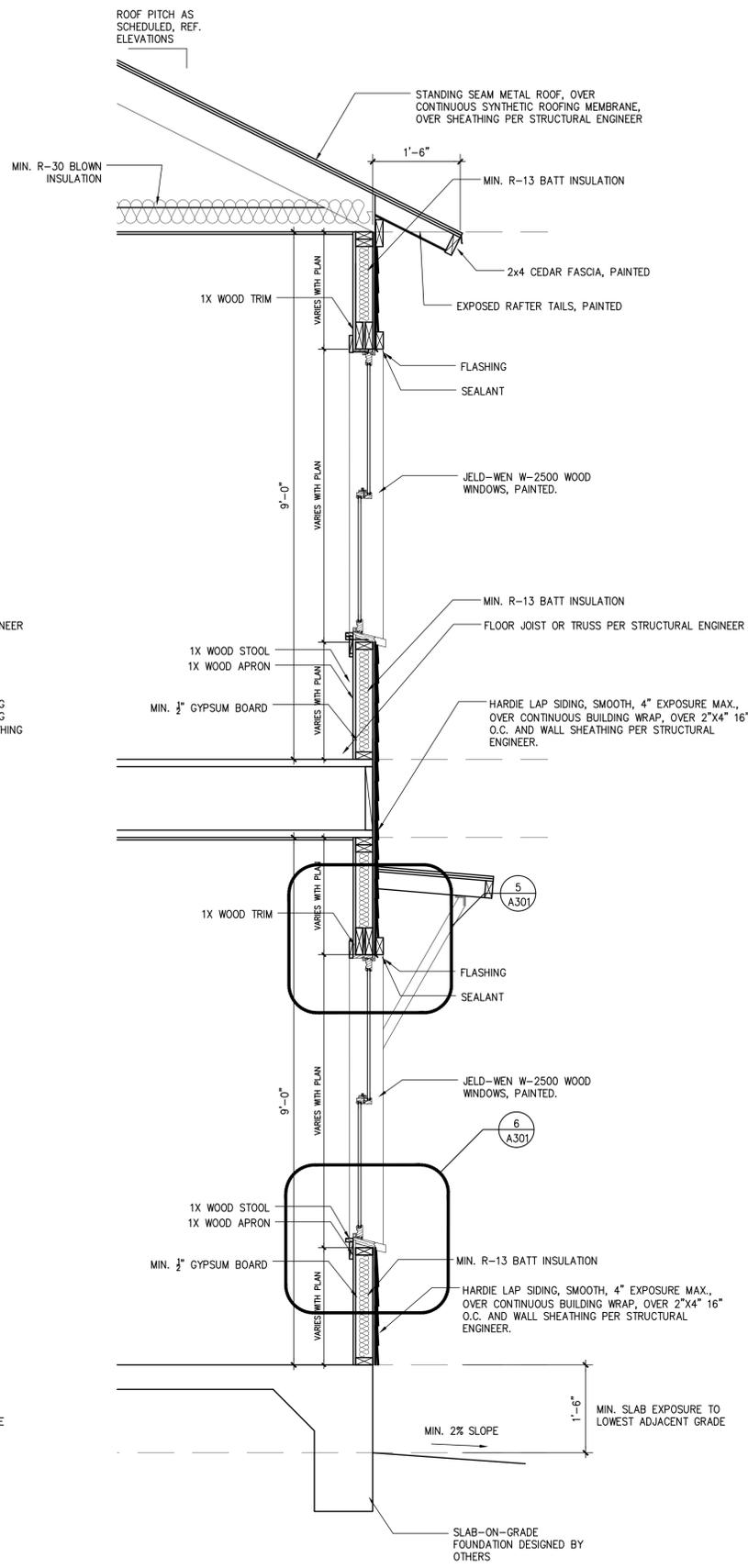
4 TYPICAL CEDAR COLUMN DETAIL
SCALE: 3/4"=1'-0"



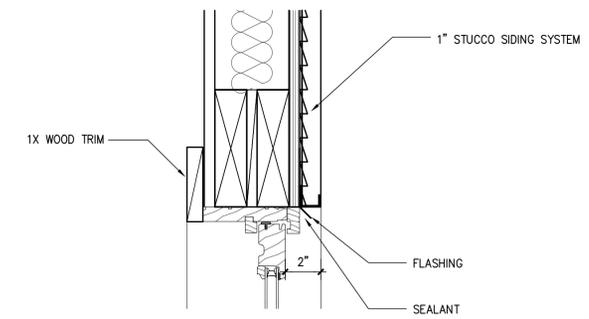
6 GUARDRAIL DETAIL
SCALE: 1 1/2"=1'-0"



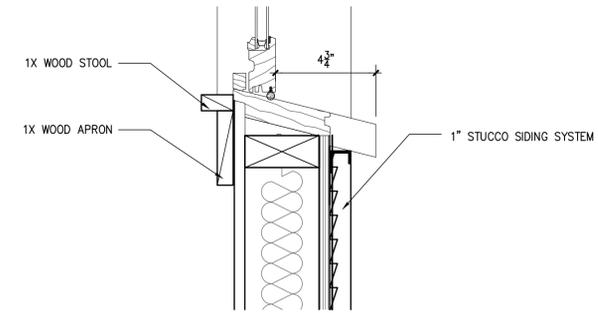
1 TYPICAL WALL SECTION - STUCCO
SCALE: 3/4"=1'-0"



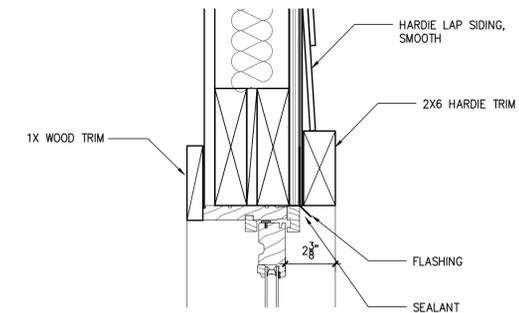
4 TYPICAL WALL SECTION - LAP SIDING
SCALE: 3/4"=1'-0"



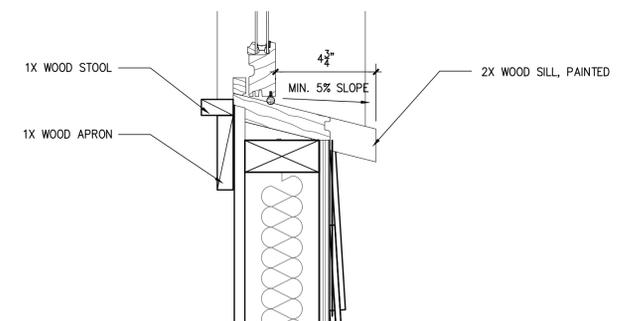
2 WINDOW HEAD DETAIL
SCALE: 3"=1'-0"



3 WINDOW SILL DETAIL
SCALE: 3"=1'-0"



5 WINDOW HEAD DETAIL
SCALE: 3"=1'-0"



6 WINDOW SILL DETAIL
SCALE: 3"=1'-0"



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TEL. 210.201.3637

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SAN ANTONIO, TX 78202
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WALL SECTION AND DETAILS

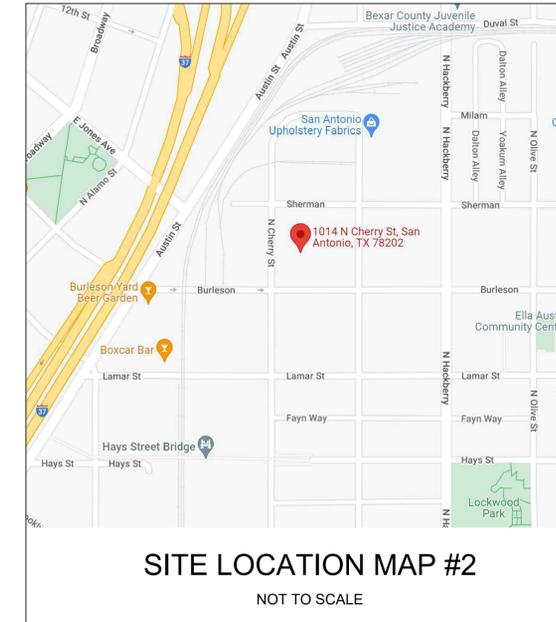
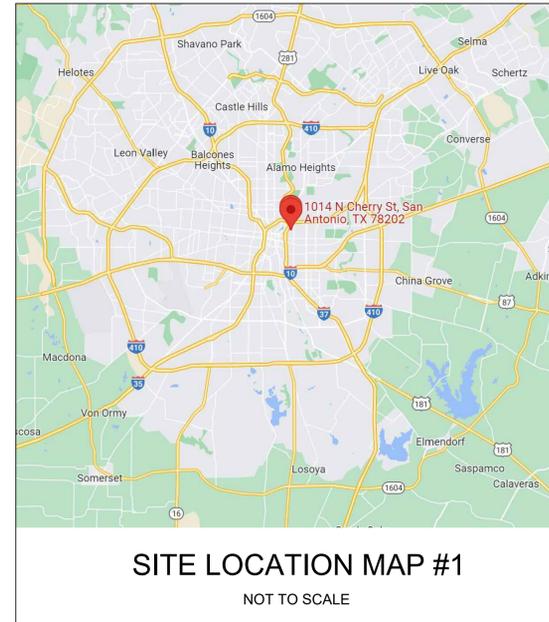
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DRAWN BY:	FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

A301

NEW RESIDENCE

1014 N. CHERRY ST. UNIT 201, SAN ANTONIO, TX 78202



GENERAL NOTES

- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETIN, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCES, A.D.A. T.A.S., AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.
- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER SHALL VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER, AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN 10 DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN 4 COPIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
- ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH 2 PART SEALANT EACH SIDE.
- THE GENERAL CONTRACTOR SHALL PROVIDE (1) COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
- UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS ARE TO FACE OF CURB. FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.

SHEET INDEX

CS	COVER SHEET
SP001	SURVEY
SP100	SITE/ROOF PLAN
A100	PROPOSED FLOOR PLAN
A200	PROPOSED EXTERIOR ELEVATIONS
A300	TYPICAL WALL SECTION AND DETAILS
A301	TYPICAL WALL SECTION AND DETAILS
A500	ELECTRICAL FLOOR PLAN
A600	DOOR AND WINDOW SCHEDULES
	NOT DRAWN YET

ARCHITECT

ZIGA ARCHITECTURE STUDIO, PLLC

11723 WHISPER VALLEY ST, SAN ANTONIO, TX 78230 | 210-201-3637

1700 S LAMAR BLVD, STE 338, AUSTIN, TX 78704 | 512-522-5505

INFO@STUDIOZIGA.COM | WWW.STUDIOZIGA.COM

CODE INFORMATION

2018 INTERNATIONAL RESIDENTIAL CODE
2018 IECC

BUILDING DATA

SQ. FT.	879 S.F.	1ST FLOOR LIVING
	949 S.F.	2ND FLOOR LIVING
	1,828 S.F.	TOTAL LIVING
	71 S.F.	1ST FLOOR PORCH
	71 S.F.	TOTAL PORCH
	1,899 S.F.	TOTAL GROSS



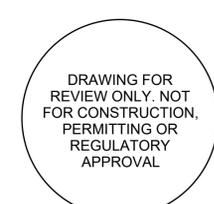
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SAN ANTONIO, TX 78230
TEL. 210.201.3637

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1	05/26/2022	HDRC FINAL SET
2	06/08/2022	HDRC FINAL 2
3	06/30/2022	HDRC FINAL 2-2

COVER SHEET

PROJECT NO.	21-132
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REVIEWED BY:	FJZ

PROJECT ARCHITECT:
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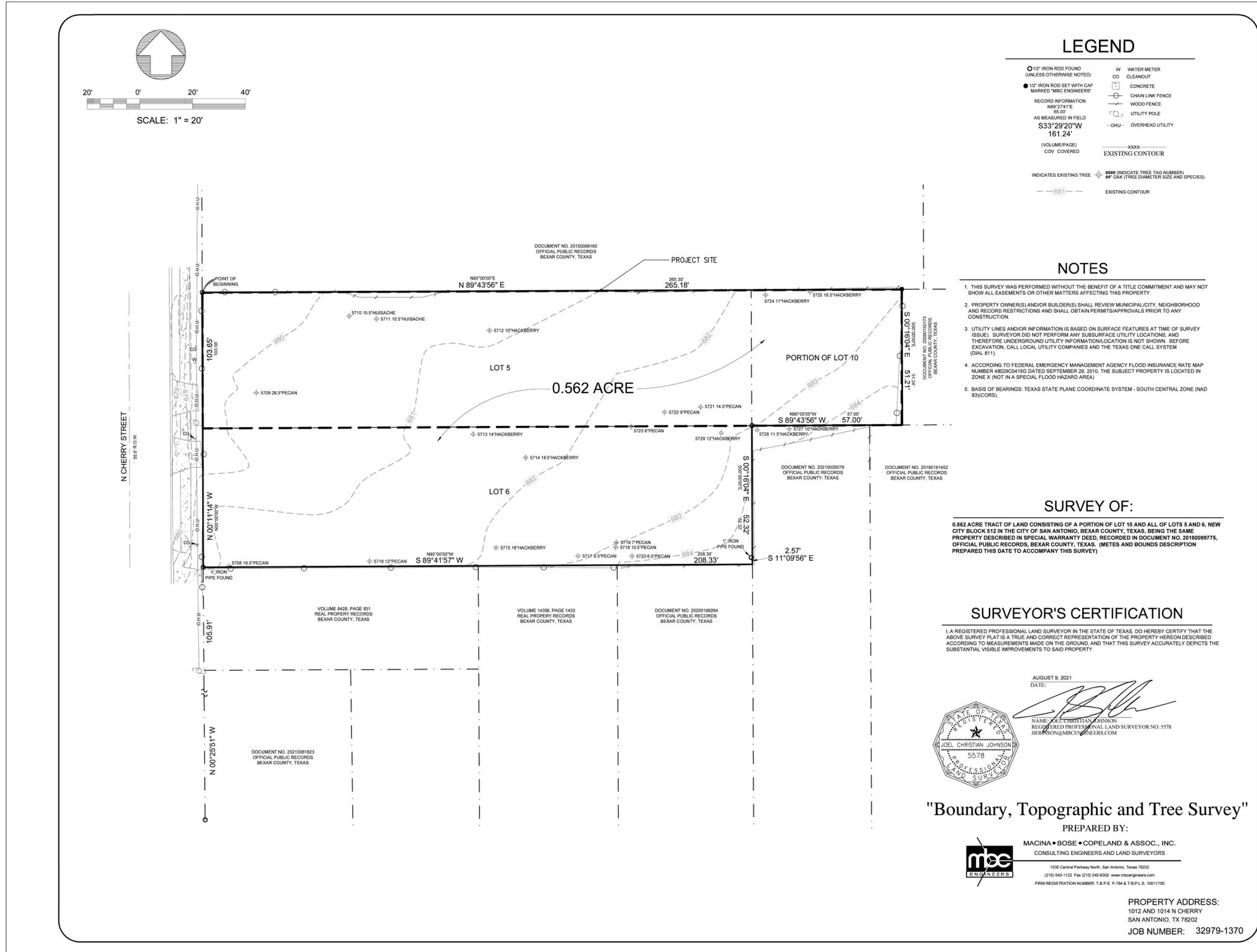
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SURVEY

PROJECT NO.	21-132
DATE:	06-30-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO.	24683

SPOOL





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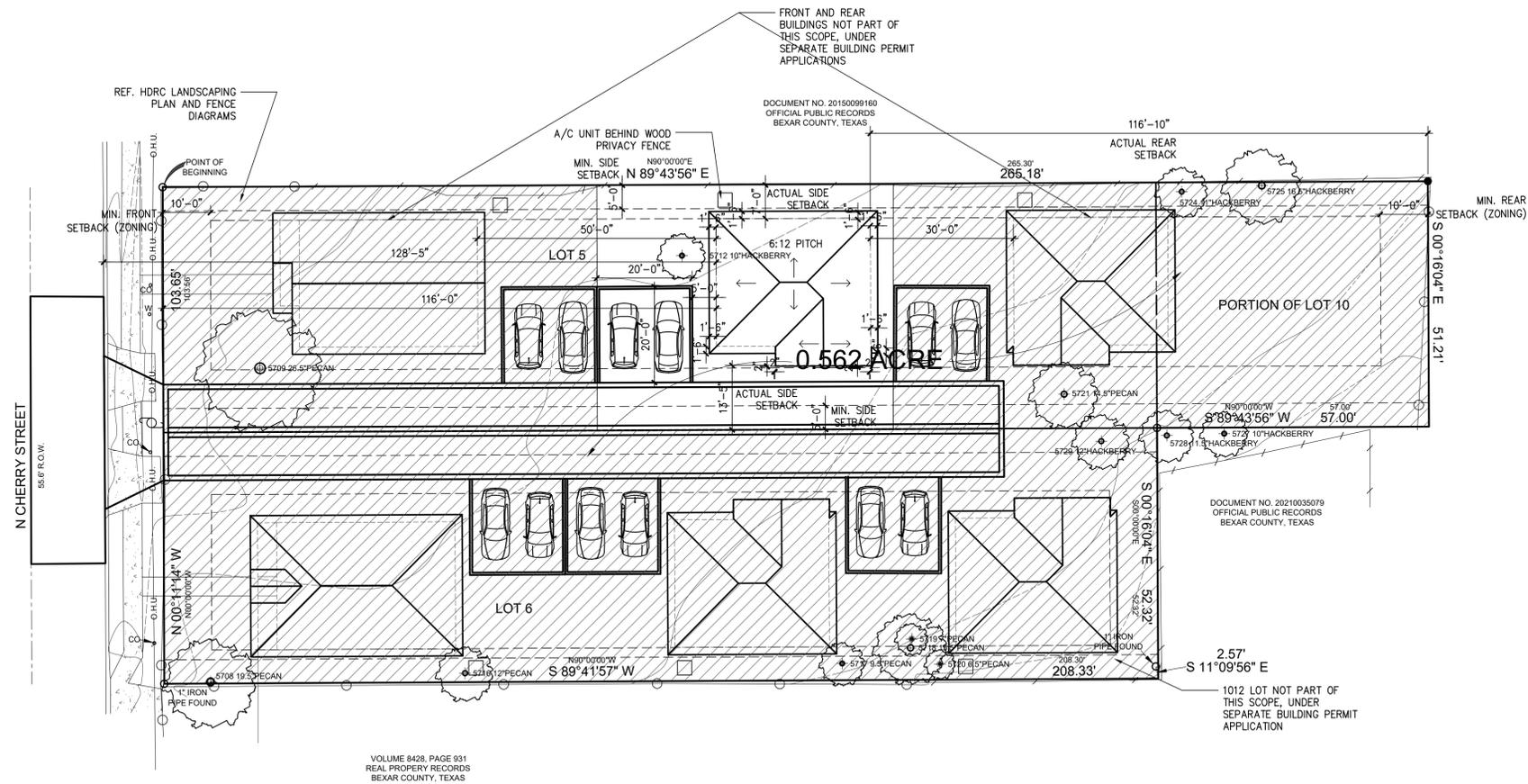
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PROPOSED SITE/ROOF
PLAN

PROJECT NO.	21-132
DATE:	06-30-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
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TEXAS LICENSE NO. 24683

SPI00



1 SITE/ROOF PLAN

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



VOLUME 8428, PAGE 931
REAL PROPERTY RECORDS
BEXAR COUNTY, TEXAS

1012 LOT NOT PART OF
THIS SCOPE, UNDER
SEPARATE BUILDING PERMIT
APPLICATION

DOCUMENT NO. 20150099160
OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS

DOCUMENT NO. 20210035079
OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS



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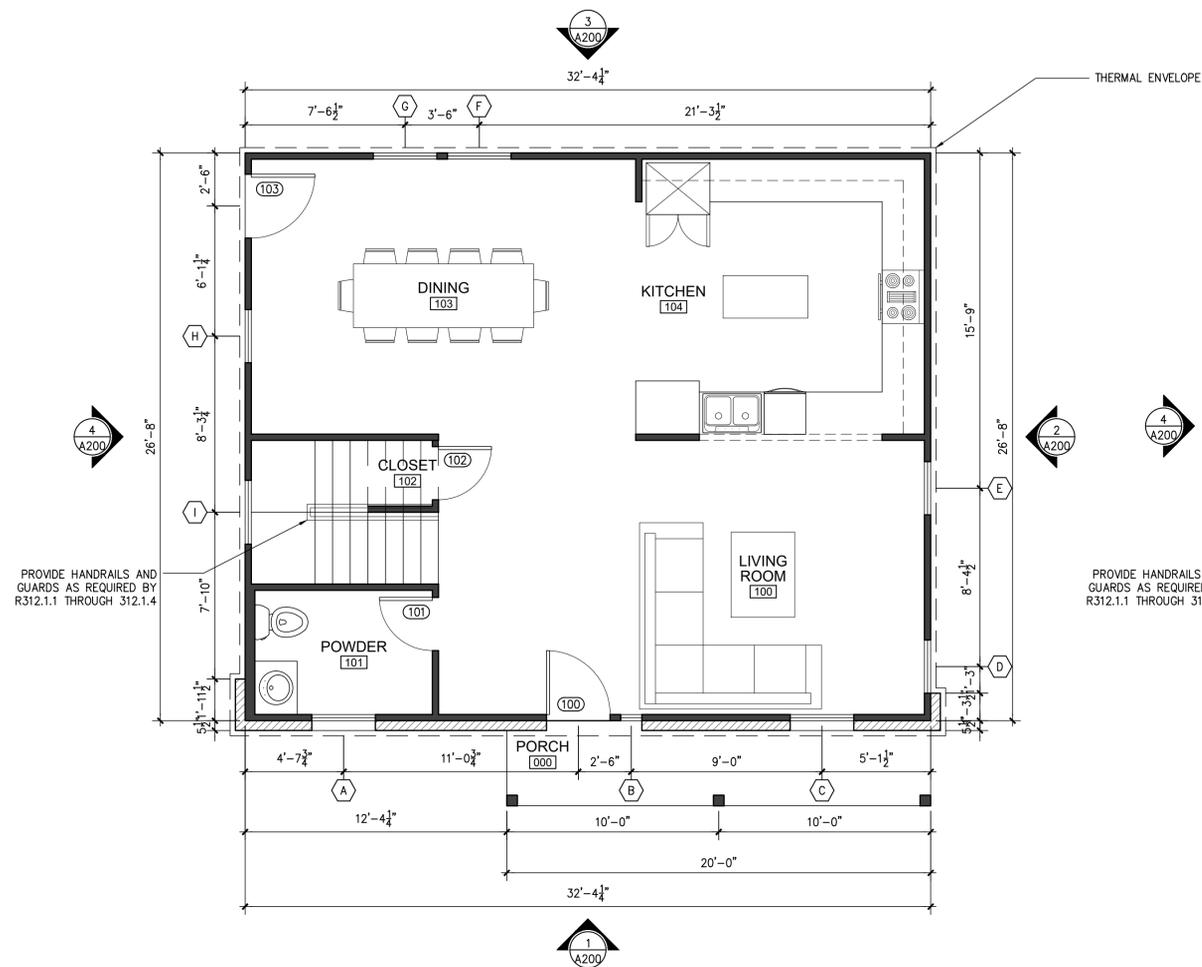
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PROPOSED FLOOR PLANS

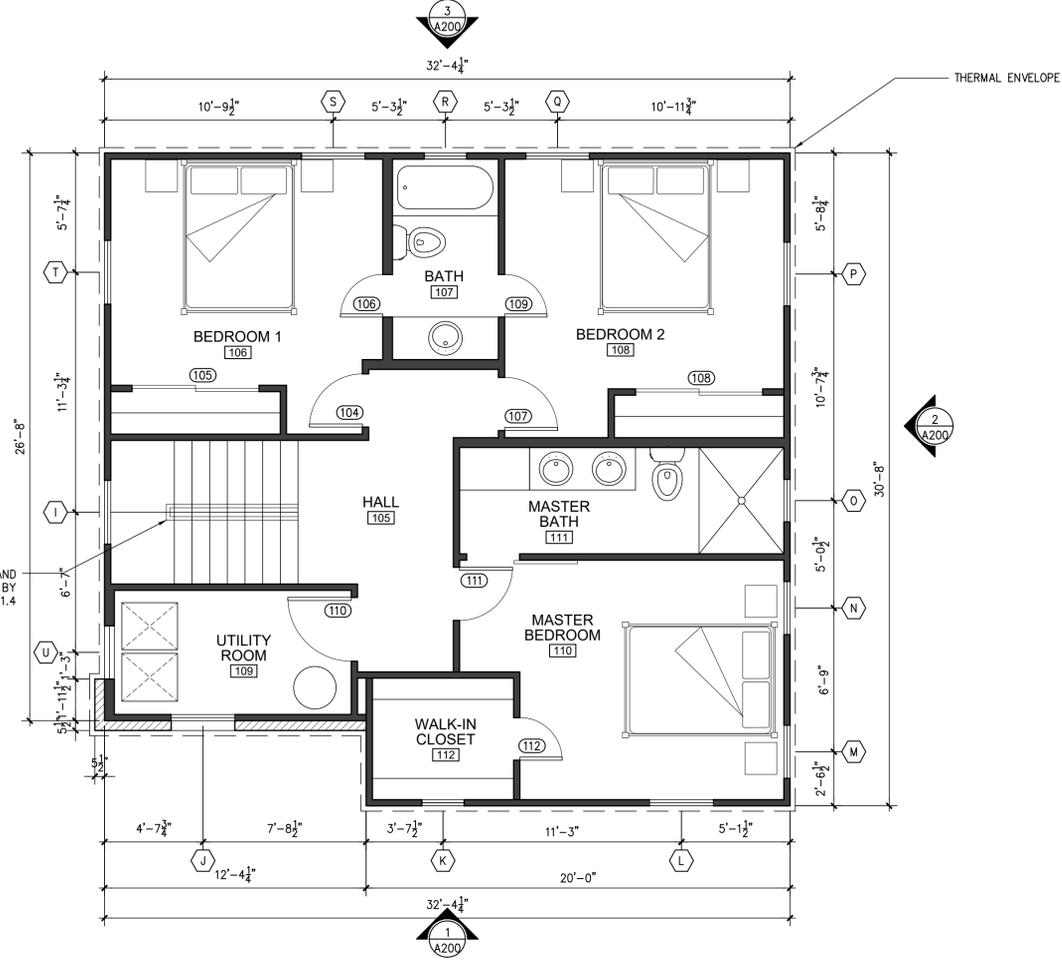
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DRAWN BY:	FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
	TEXAS LICENSE NO. 24683

A100



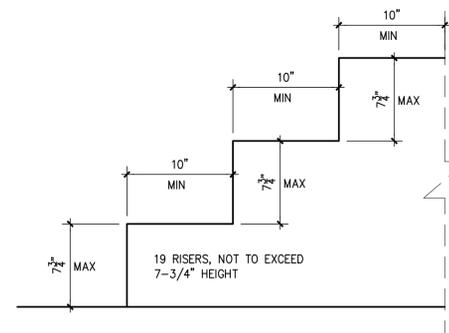
1 PROPOSED FIRST FLOOR PLAN

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



2 PROPOSED SECOND FLOOR PLAN

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



3 STAIR DIMENSION CONTROL DETAIL

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

STAIR NOTE:

"Stair nosings shall comply with the following: R311.7.5.3 Nosings. The radius of curvature at the nosing shall be not greater than 9/16 inch. A nosing projection not less than 3/8 inch and not more than 1-1/4 inches shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch.

Exception: A nosing projection is not required where the tread depth is not less than 11 inches."



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11723 WHISPER VALLEY ST
SAN ANTONIO, TX 78230
TEL. 210.201.3637

1700 S LAMAR BLVD, STE 338
AUSTIN, TX 78704
TEL. 512.522.5505

eMAIL INFO@STUDIOZIGA.COM
WWW.STUDIOZIGA.COM

NEW RESIDENCE
1014 N. CHERRY ST. UNIT 201
SAN ANTONIO, TX 78202
DELAFIELD INVESTMENTS LLC



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ISSUE		
#	DATE	DESCRIPTION
1	05/26/2022	HDCR FINAL SET
2	06/08/2022	HDCR FINAL 2
3	06/30/2022	HDCR FINAL 2-2

PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.	21-132
DATE:	06-30-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

A200

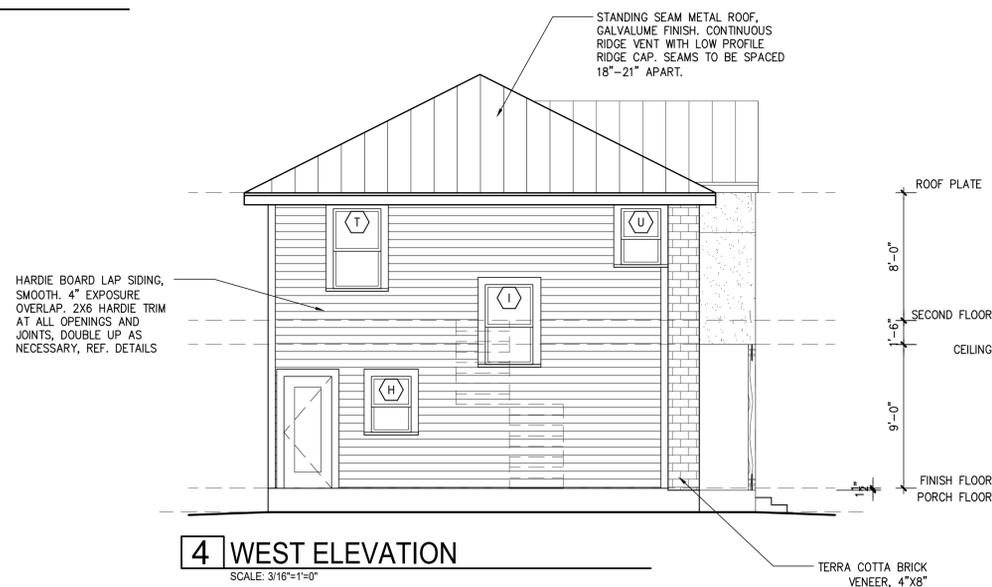
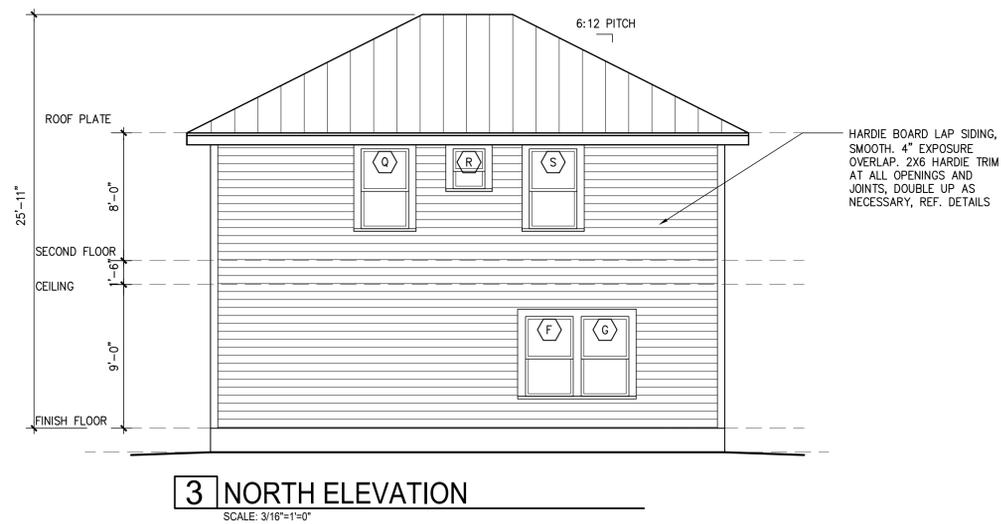
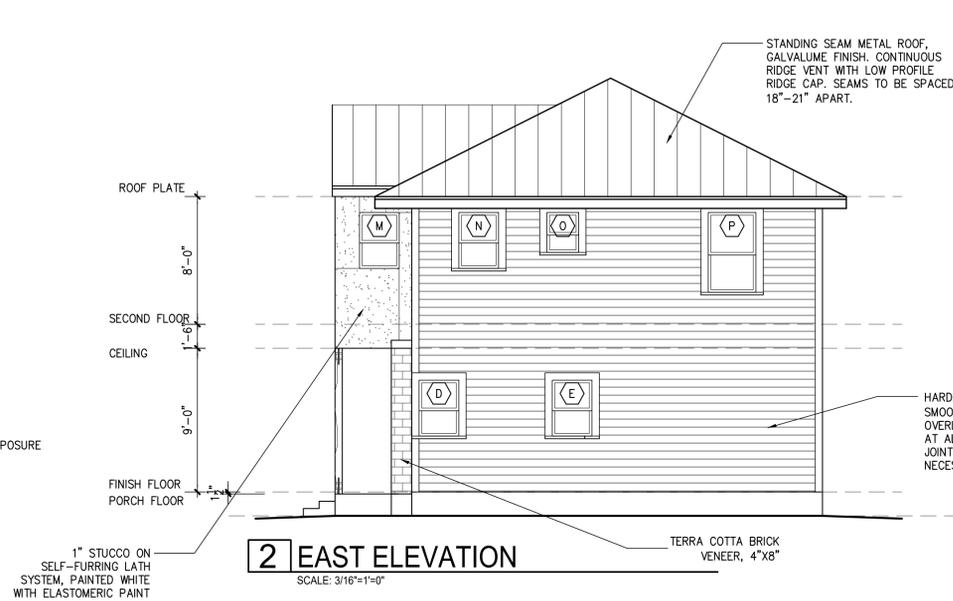


TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The 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 a 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 shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jams and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class 1 vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
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 sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
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	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
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 subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.



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11723 WHISPER VALLEY ST
SAN ANTONIO, TX 78230
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1700 S LAMAR BLVD, STE 338
AUSTIN, TX 78704
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WWW.STUDIOZIGA.COM

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SAN ANTONIO, TX 78202

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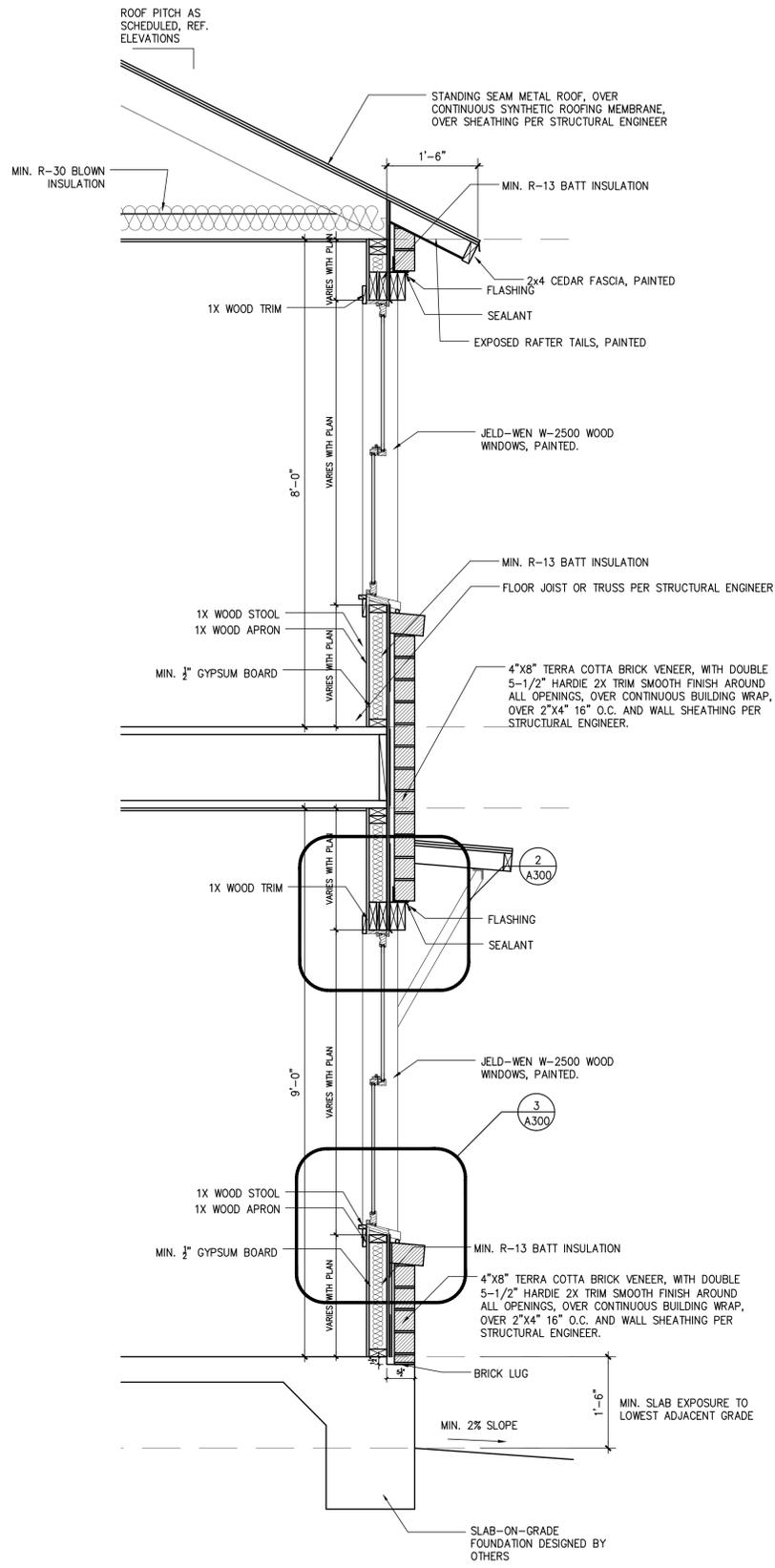
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1	05/26/2022	HDCR FINAL SET
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3	06/30/2022	HDCR FINAL 2-2

WALL SECTION AND
DETAILS

PROJECT NO.	21-132
DATE:	06-30-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

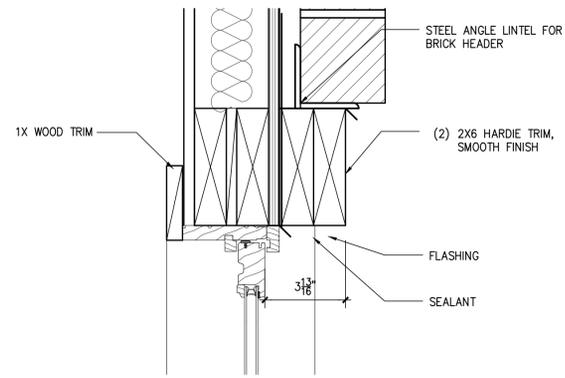
PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

A300



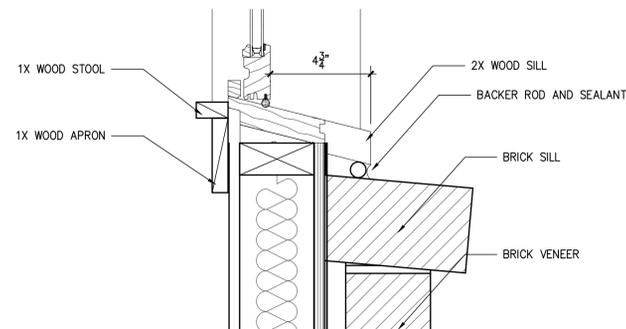
1 TYPICAL WALL SECTION - BRICK VENEER

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



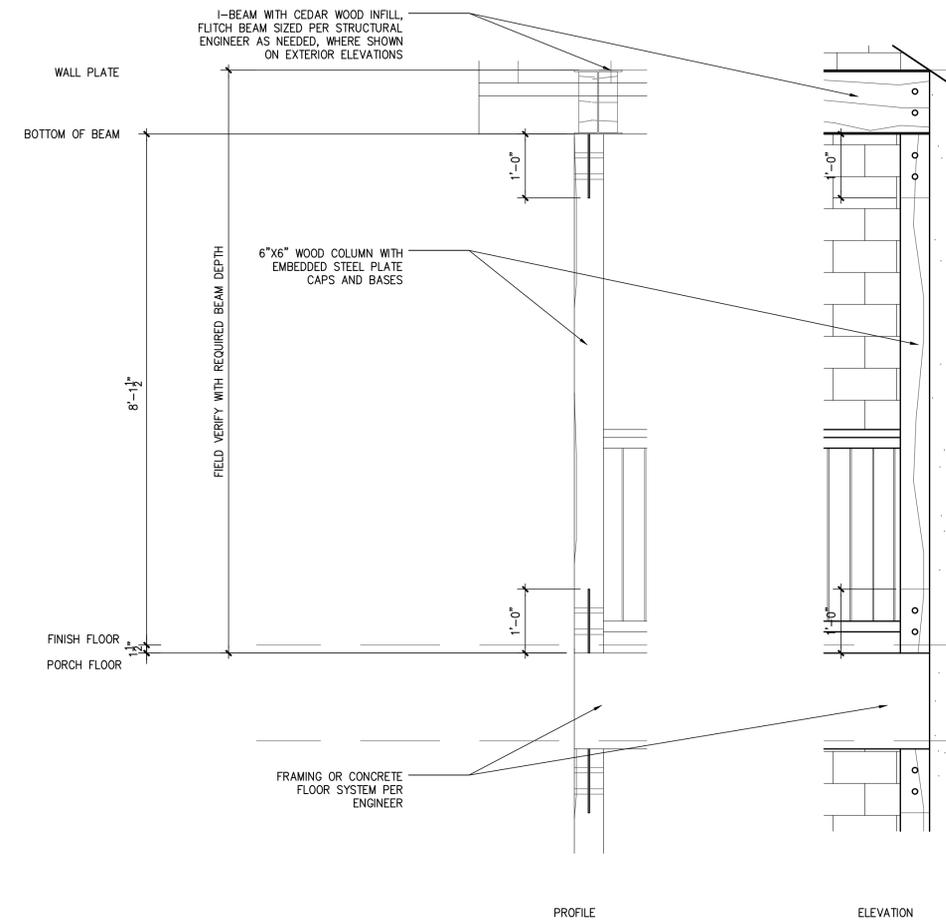
2 WINDOW HEAD DETAIL

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



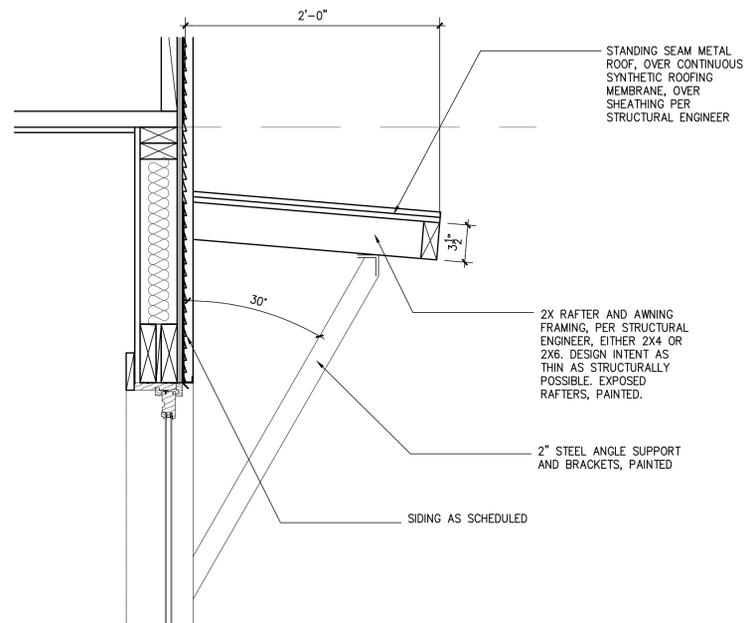
3 WINDOW SILL DETAIL

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



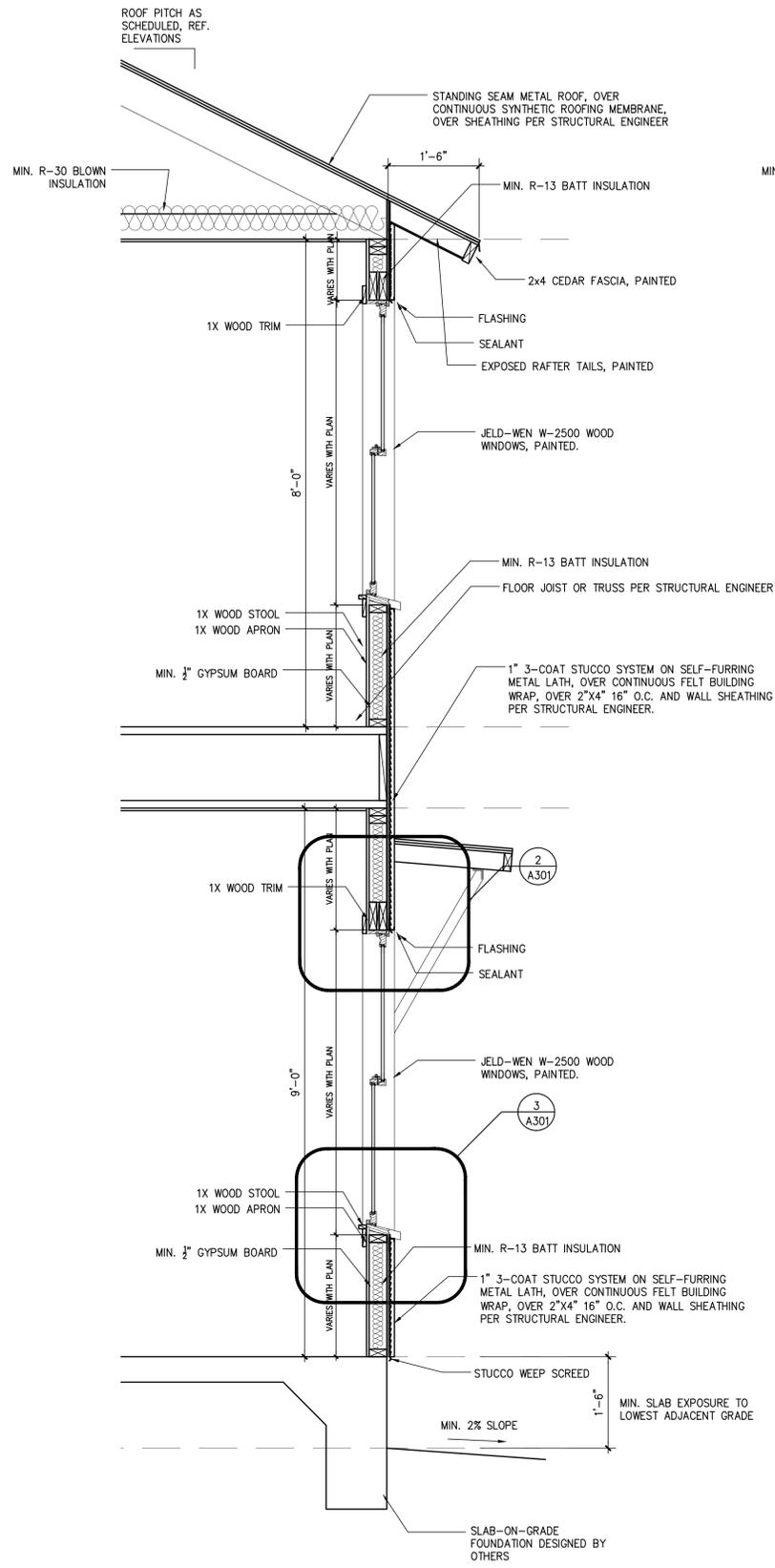
4 TYPICAL CEDAR COLUMN DETAIL

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

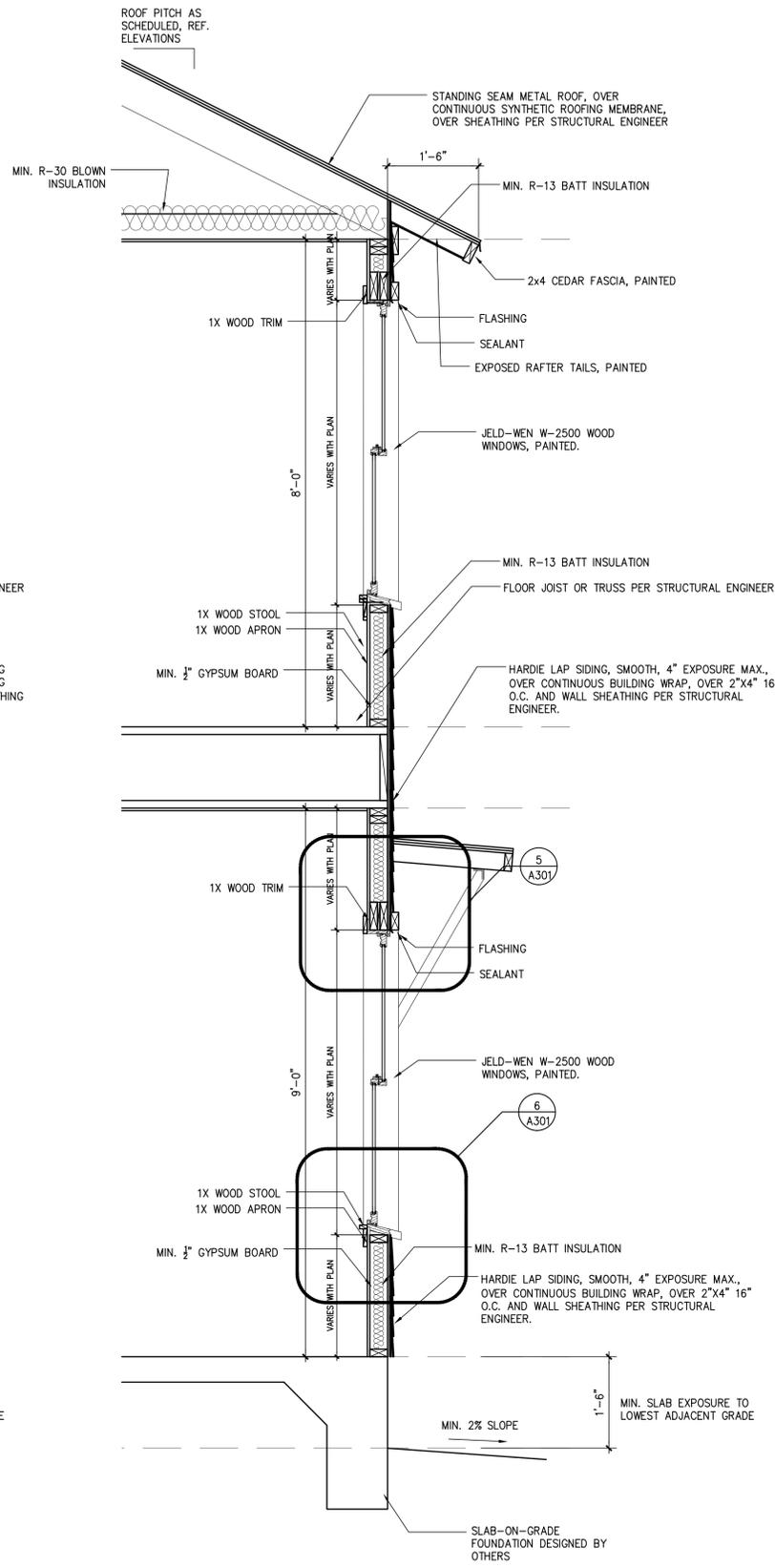


5 AWNING DETAIL

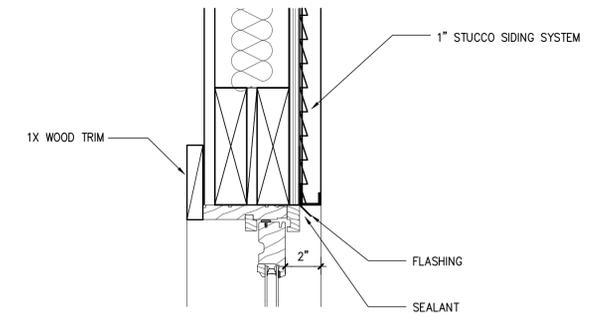
SCALE: 1 1/2"=1'-0"



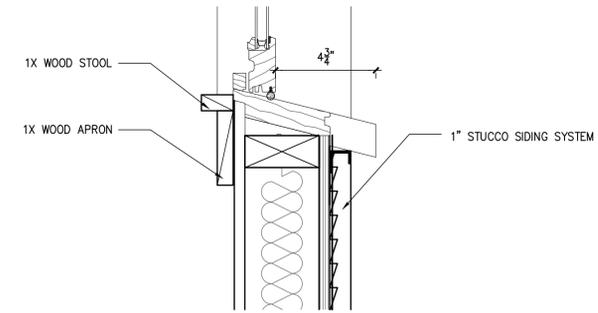
1 TYPICAL WALL SECTION - STUCCO
SCALE: 3/4"=1'-0"



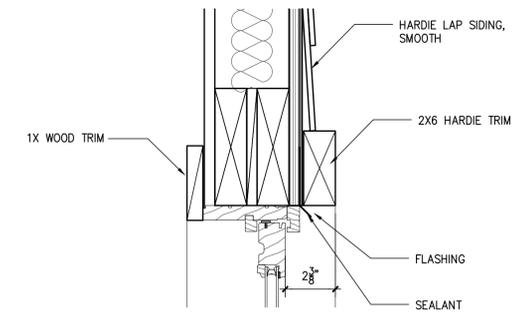
4 TYPICAL WALL SECTION - LAP SIDING
SCALE: 3/4"=1'-0"



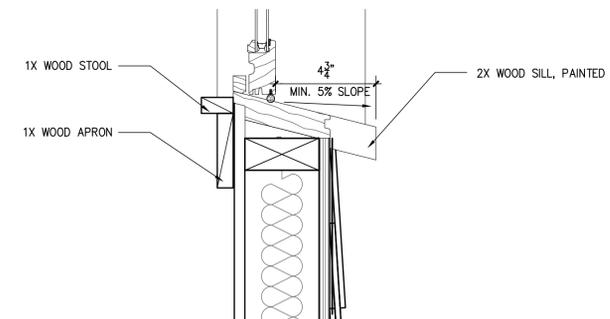
2 WINDOW HEAD DETAIL
SCALE: 3"=1'-0"



3 WINDOW SILL DETAIL
SCALE: 3"=1'-0"



5 WINDOW HEAD DETAIL
SCALE: 3"=1'-0"



6 WINDOW SILL DETAIL
SCALE: 3"=1'-0"



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11723 WHISPER VALLEY ST
SAN ANTONIO, TX 78230
TEL. 210.201.3637

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AUSTIN, TX 78704
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ISSUE

#	DATE	DESCRIPTION
1	05/26/2022	HDRC FINAL SET
2	06/08/2022	HDRC FINAL 2
3	06/30/2022	HDRC FINAL 2-2

**WALL SECTION AND
DETAILS**

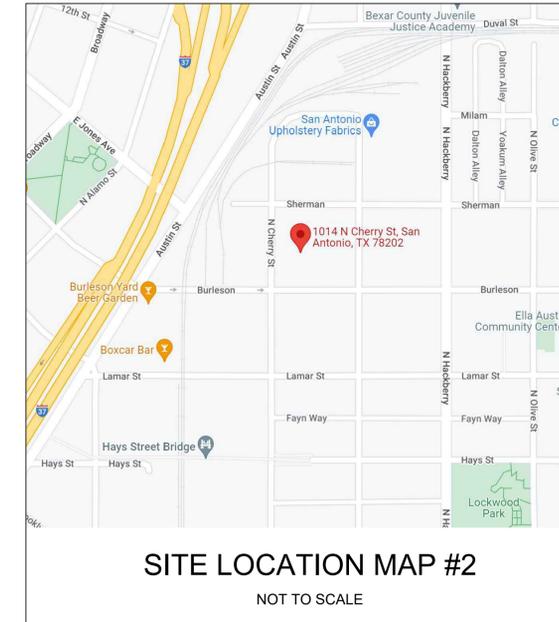
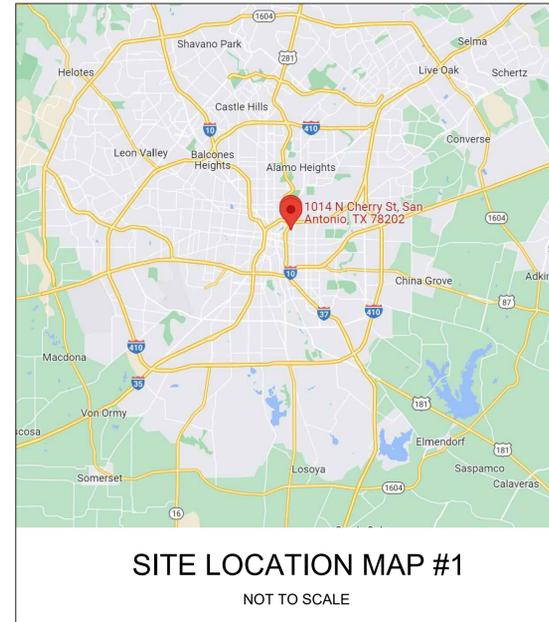
PROJECT NO.	21-132
DATE:	06-30-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
 FELIX J. ZIGA JR., AIA
 TEXAS LICENSE NO. 24683

A301

NEW CUSTOM RESIDENCE - FINAL DESIGN PENDING

1014 N. CHERRY ST. UNIT 301, SAN ANTONIO, TX 78202



GENERAL NOTES

- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETIN, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCES, A.D.A. T.A.S., AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.

- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER SHALL VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER, AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN 10 DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN 4 COPIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
- ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH 2 PART SEALANT EACH SIDE.
- THE GENERAL CONTRACTOR SHALL PROVIDE (1) COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
- UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS ARE TO FACE OF CURB. FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.

SHEET INDEX

CS	COVER SHEET
SP001	SURVEY
SP100	SITE/ROOF PLAN
A100	PROPOSED FLOOR PLAN
A200	PROPOSED EXTERIOR ELEVATIONS
A300	TYPICAL WALL SECTION AND DETAILS
A301	TYPICAL WALL SECTION AND DETAILS
A500	ELECTRICAL FLOOR PLAN
A600	DOOR AND WINDOW SCHEDULES
	NOT DRAWN YET

ARCHITECT

ZIGA ARCHITECTURE STUDIO, PLLC

11723 WHISPER VALLEY ST, SAN ANTONIO, TX 78230 | 210-201-3637

1700 S LAMAR BLVD, STE 338, AUSTIN, TX 78704 | 512-522-5505

INFO@STUDIOZIGA.COM | WWW.STUDIOZIGA.COM

CODE INFORMATION

2018 INTERNATIONAL RESIDENTIAL CODE
2018 IECC

BUILDING DATA		
SQ. FT.	863 S.F.	1ST FLOOR LIVING
	943 S.F.	2ND FLOOR LIVING
	1,806 S.F.	TOTAL LIVING
	80 S.F.	1ST FLOOR PORCH
	80 S.F.	TOTAL PORCH
	1,886 S.F.	TOTAL GROSS

PENDING



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11723 WHISPER VALLEY ST
SAN ANTONIO, TX 78230
TEL. 210.201.3637

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ISSUE

#	DATE	DESCRIPTION
1	05/26/2022	HDRC FINAL SET
2	06/08/2022	HDRC FINAL 2
3	06/30/2022	HDRC FINAL 2-2

COVER SHEET

PROJECT NO.	21-132
DATE:	06-30-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
	TEXAS LICENSE NO. 24683

CS



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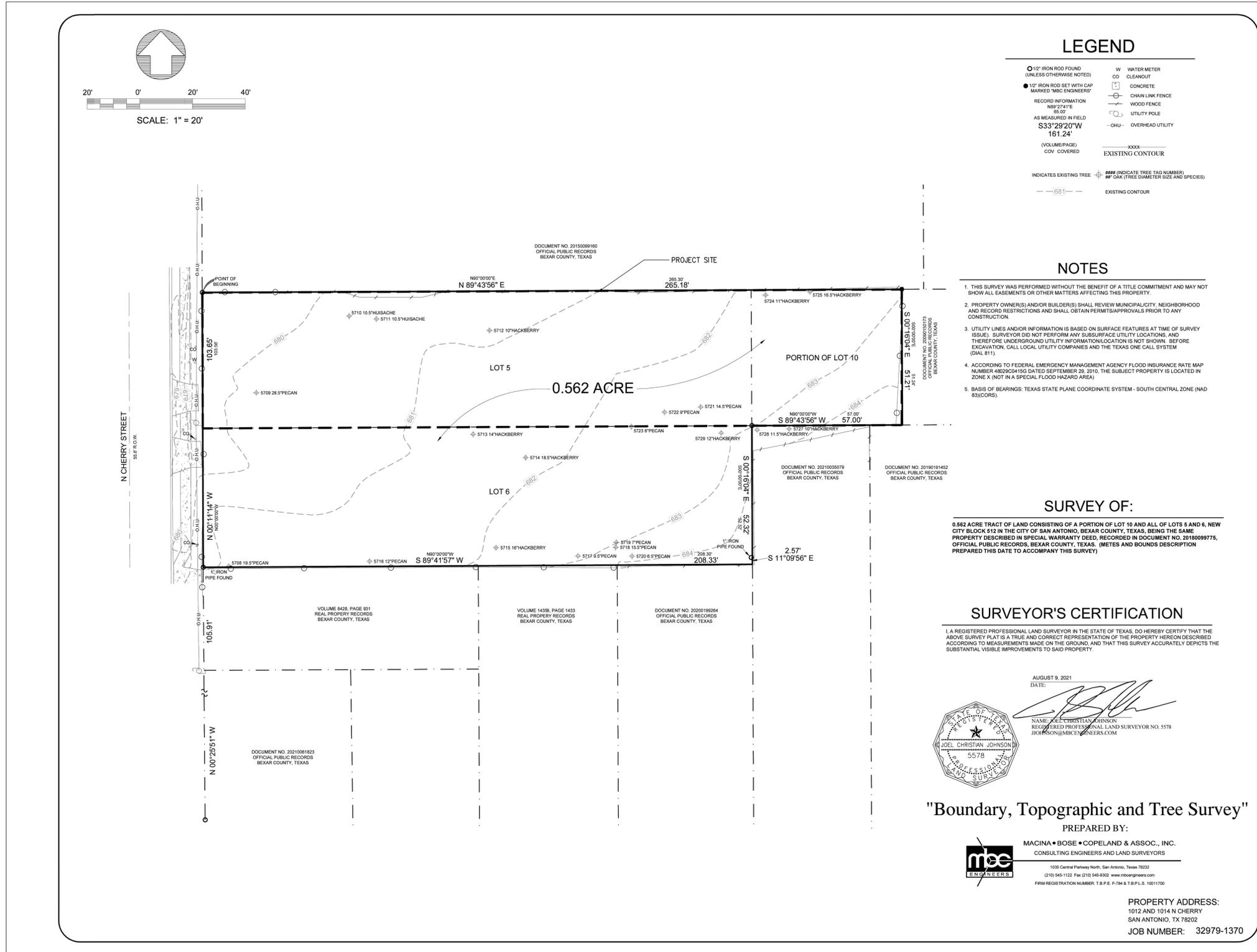
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SURVEY

PROJECT NO.	21-132
DATE:	06-30-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO.	24683

SPOOL



1 SURVEY
SCALE: AS NOTED



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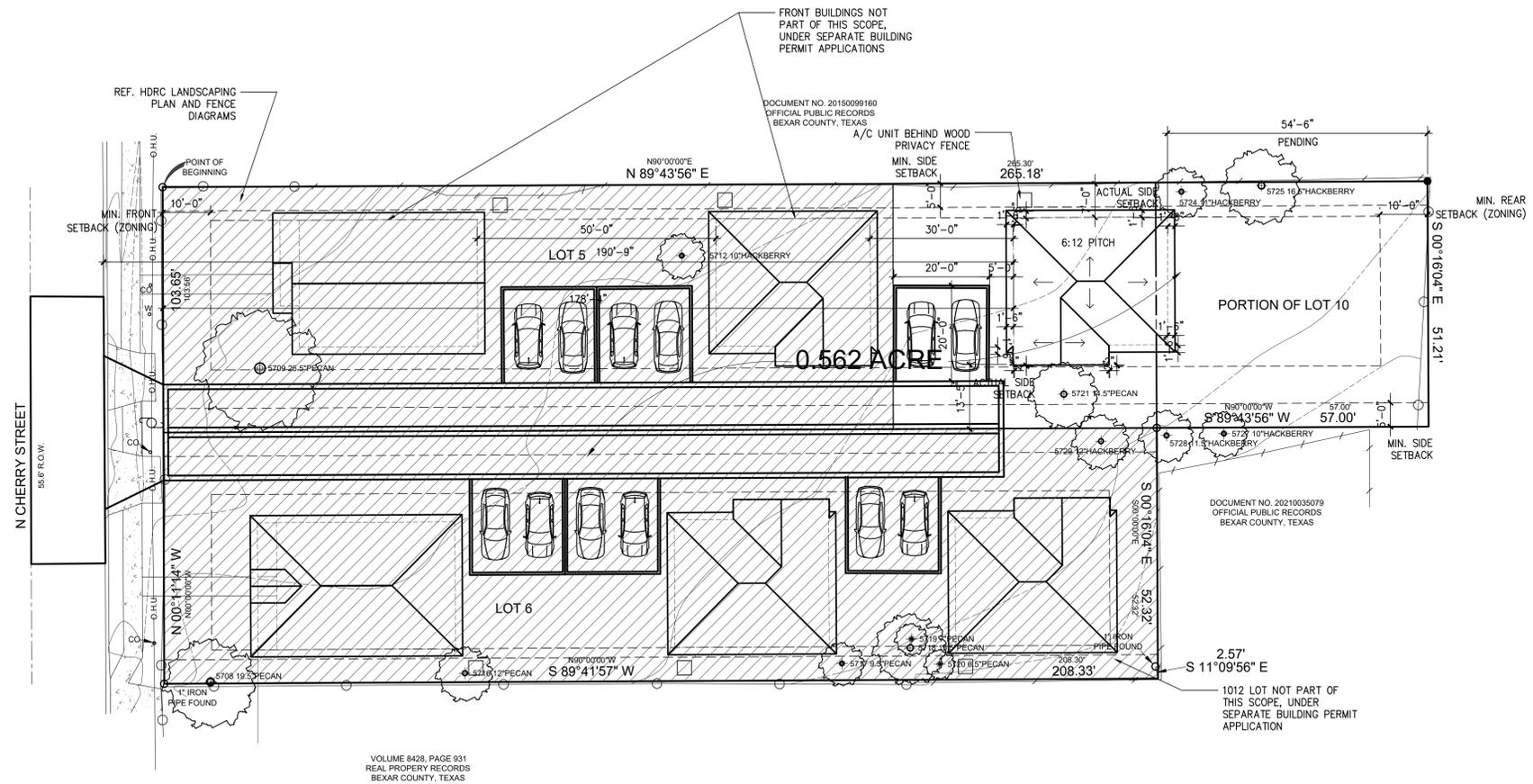
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PROPOSED SITE/ROOF
PLAN

PROJECT NO.	21-132
DATE:	06-30-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
	TEXAS LICENSE NO. 24683



VOLUME 8428, PAGE 931
REAL PROPERTY RECORDS
BEXAR COUNTY, TEXAS

1 SITE/ROOF PLAN
SCALE: 1/16"=1'-0"



The Home Depot Special Order Quote

Customer Agreement #: H6544-92930

Printed Date: 10/16/2017

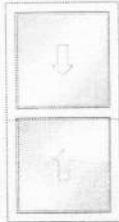


Customer: [Redacted]
 Address: [Redacted]
 Phone 1: [Redacted]
 Phone 2: [Redacted]
 Email: [Redacted]

Store: 6544
 Associate: LAN
 Address: 435 SUNSET RD WEST
 SAN ANTONIO, TX 78209
 Phone: 210-824-9677

Pre-Savings Total: \$3,998.81
 Total Savings: (\$0.00)
 Pre-Tax Price: \$3,998.81

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



Width = 31.375
 Height = 60.5
 Sash Split = Even

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	31.375 x 60.5 Double Hung/Single Hung Double Hung	\$251.48	\$251.48	14	\$0.00	\$3,520.72
Unit 100 Total:		\$251.48	\$251.48		\$0.00	\$3,520.72

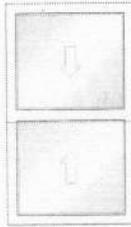
Begin Line 100 Description

Wood W-2500 Double Hung Double Hung 31.375 x 60.5
 Width = 31.375
 Height = 60.5
 Sash Split = Even
 Quick Config = No
 Operation (Outside View) = Double Hung
 Assembly = Unit
 DP Rating = DP25
 Jambliner Color = White Jambliners
 Sill Stop Applied = Yes
 Exterior Color = Primed
 Species = Pine
 Interior Finish = Primed
 Certification = Sustainable Forestry Initiative
 Customer Elevation = 0 - 4000 feet
 Energy Rating = Energy Star

Zip Code = custom
 Custom Zip Code = 78212
 Energy Star Zone = EStar Southern
 Glazing Type = Insulated
 Low-E Option = Low-E 366
 Tinted Glass = No Tint (Clear)
 Glass Style = Clear
 Tempered Glass = Not Tempered
 California Fire Code Label = No
 Neat Glass = No
 Preserve Glass = Preserve
 IG Options = Argon
 Hardware Finish = White
 Sash Limiter = No Sash Limiter
 Finger Plows = With Finger Plow(s)
 Window Egress = Meets Egress 5.0 Clear Opening (Check Local Code)

Screen Option = No Screen
 Check Info Link = Acoustic Ratings Info link
 Room Location = 14
 Is This a Remake/Re-Order = No
 Specific/Additional Information = na
 SKU = 339728
 Vendor Name = S/OJELD-WEN PREMIUM WOOD
 Vendor Number = 60058104
 Customer Service = 1-800-246-9131 Option 2
 Manufacturer = JELD-WEN Wood Windows & Patio Doors
 Catalog Version Date = 03/31/2017
 Jamb Width = 4.5625
 Exterior Trim = No Exterior Trim
 Sill Nosing = No Sill Nosing
 Kerf Jamb = No Kerf

End Line 100 Description



Width = 35.375
 Height = 60.5
 Sash Split = Even

Catalog Version 59

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	35.375 x 60.5 Double Hung/Single Hung Double Hung	\$266.77	\$266.77	1	\$0.00	\$266.77
Unit 200 Total:		\$266.77	\$266.77		\$0.00	\$266.77

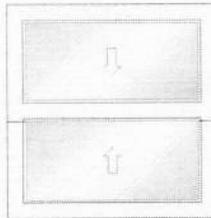
Begin Line 200 Description

Wood W-2500 Double Hung Double Hung 35.375 x 60.5
 Width = 35.375
 Height = 60.5
 Sash Split = Even
 Quick Config = No
 Operation (Outside View) = Double Hung
 Assembly = Unit
 DP Rating = DP25
 Jambliner Color = White Jambliners
 Sill Stop Applied = Yes
 Exterior Color = Primed
 Species = Pine
 Interior Finish = Primed
 Certification = Sustainable Forestry Initiative
 Customer Elevation = 0 - 4000 feet
 Energy Rating = Energy Star

Zip Code = custom
 Custom Zip Code = 78212
 Energy Star Zone = EStar Southern
 Glazing Type = Insulated
 Low-E Option = Low-E 366
 Tinted Glass = No Tint (Clear)
 Glass Style = Clear
 Tempered Glass = Not Tempered
 California Fire Code Label = No
 Neat Glass = No
 Preserve Glass = Preserve
 IG Options = Argon
 Hardware Finish = White
 Sash Limiter = No Sash Limiter
 Finger Plows = With Finger Plow(s)
 Window Egress = Meets Egress 5.7 Clear Opening (Check Local Code)

Screen Option = No Screen
 Check Info Link = Acoustic Ratings Info link
 Room Location = 1
 Is This a Remake/Re-Order = No
 Specific/Additional Information = Trial 2
 SKU = 339728
 Vendor Name = S/OJELD-WEN PREMIUM WOOD
 Vendor Number = 60058104
 Customer Service = 1-800-246-9131 Option 2
 Manufacturer = JELD-WEN Wood Windows & Patio Doors
 Catalog Version Date = 03/31/2017
 Jamb Width = 4.5625
 Exterior Trim = No Exterior Trim
 Sill Nosing = No Sill Nosing
 Kerf Jamb = No Kerf

End Line 200 Description



Width = 35.375
 Height = 36.5
 Sash Split = Even

Catalog Version 59

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	35.375 x 36.5 Double Hung/Single Hung Double Hung	\$211.32	\$211.32	1	\$0.00	\$211.32
Unit 300 Total:		\$211.32	\$211.32		\$0.00	\$211.32

Begin Line 300 Description

Wood W-2500 Double Hung Double Hung 35.375 x 36.5
 Width = 35.375
 Height = 36.5
 Sash Split = Even
 Quick Config = No
 Operation (Outside View) = Double Hung
 Assembly = Unit
 DP Rating = DP25
 Jambliner Color = White Jambliners
 Sill Stop Applied = Yes
 Exterior Color = Primed

Zip Code = custom
 Custom Zip Code = 78212
 Energy Star Zone = EStar Southern
 Glazing Type = Insulated
 Low-E Option = Low-E 366
 Tinted Glass = No Tint (Clear)
 Glass Style = Clear
 Tempered Glass = Not Tempered
 California Fire Code Label = No
 Neat Glass = No
 Preserve Glass = Preserve
 IG Options = Argon

Screen Option = No Screen
 Check Info Link = Installation Info link
 Room Location = 1
 Is This a Remake/Re-Order = No
 Specific/Additional Information = Trial 2
 SKU = 339728
 Vendor Name = S/OJELD-WEN PREMIUM WOOD
 Vendor Number = 60058104
 Customer Service = 1-800-246-9131 Option 2
 Manufacturer = JELD-WEN Wood Windows & Patio Doors
 Catalog Version Date = 03/31/2017



JELD WEN
WINDOWS & DOORS

W-2500 Wood
Wood Window
Double-Hung

Architectural Design Manual



TABLE OF CONTENTS

Product Information

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Trim & Sill Options.....	7
Jamb Extender & Prep for Stool Options.....	8
Mullion Options	9

Section Details

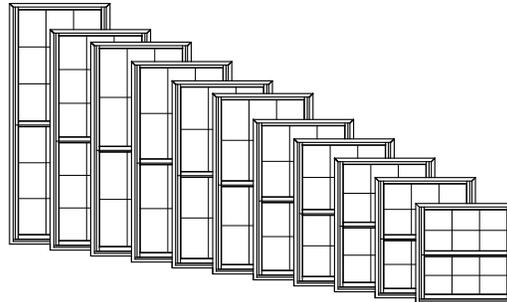
Operator:	
Standard Sections	10
Pocket Sections	11
Geometric Insash:	
Pocket Sections	12
Transom Sections.....	13

Sizing Details

Min-Max Sizing:	
Operator.....	14
Geometric Insash.....	15

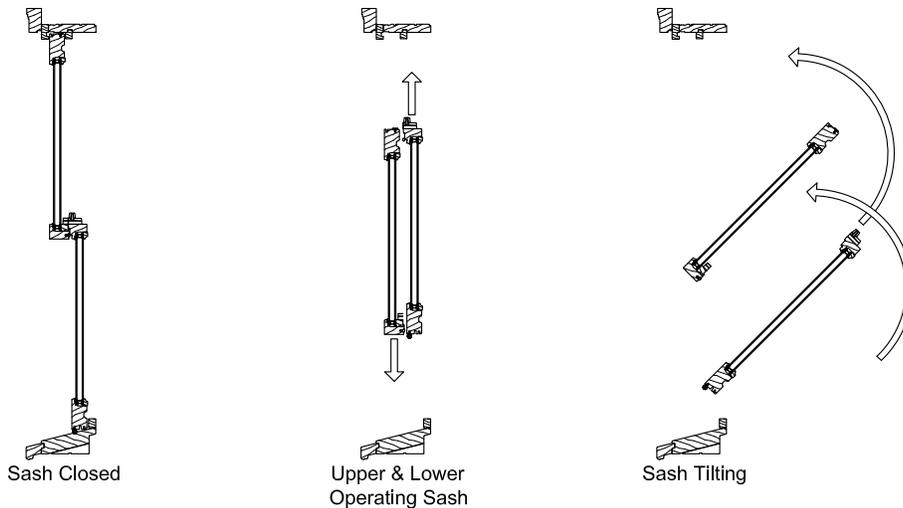


GENERAL INFORMATION



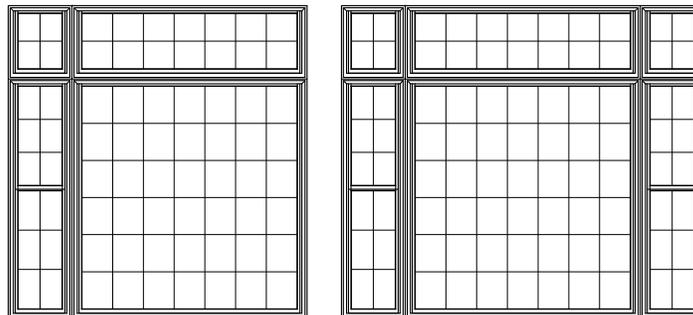
Dimensional Windows

W-2500 Wood Double-Hung windows may be specified as "dimensional" by adjusting the desired rough opening width or height. Sitrline Wood Double-Hung windows feature fully operating upper and lower sash which can be tilted or removed for easy cleaning.



Multiple Assemblies

W-2500 Wood Double-Hung windows may be mulled beside other wood double-hung, wood picture windows, or below wood transom windows, to fulfill a wide variety of needs.



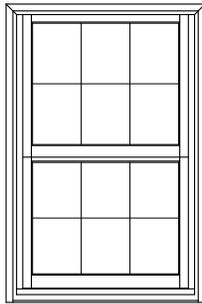


LITE CUT INFORMATION

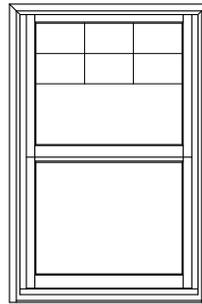
Lite Cut Options

W-2500 Wood Double-Hung windows are available with removable Grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles. The standard grid patterns are shown below.

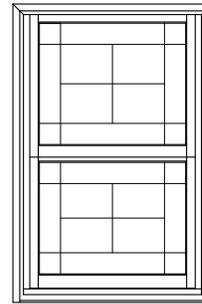
Special lite cut patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



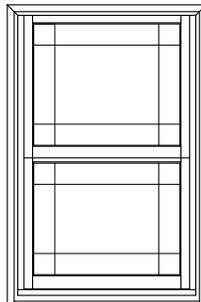
Colonial



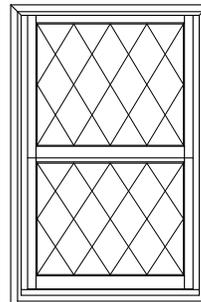
Colonial From
Top Down



Uneven



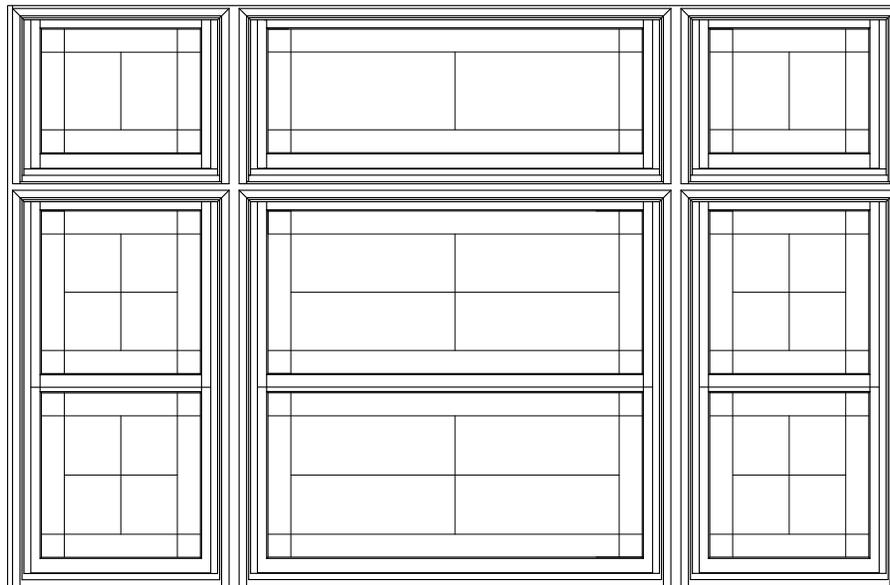
Prairie



Diamond

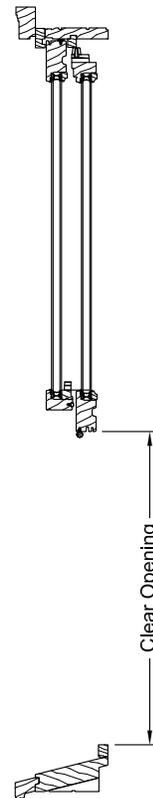
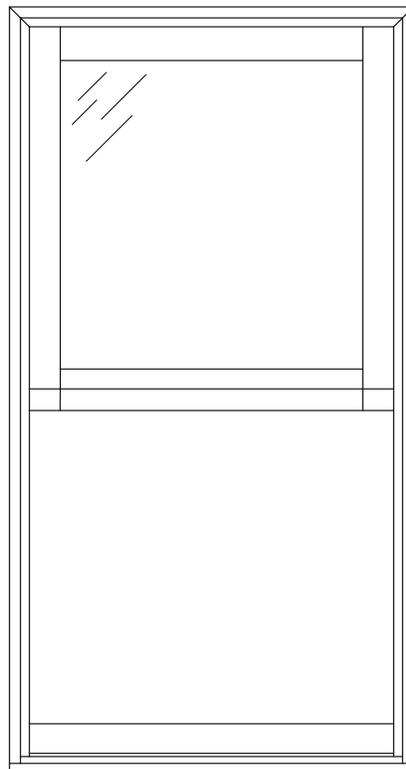
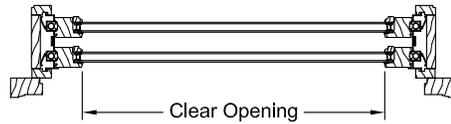
Bar Alignment

Alignment of divided lite muntin bars from one window to the next is often required by fine architectural design. Wood grilles, GBG, and SDL's may be specified with muntin bars aligned.





CLEAR OPENING FORMULAS



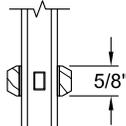
Double-Hung (Even Divide)
Vertical = $(\text{Frame Height} / 2) - 3 \frac{9}{16}"$
Horizontal = $\text{Frame Width} - 3 \frac{3}{4}"$



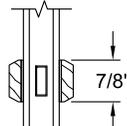
GRID OPTIONS

Exterior ← → Interior

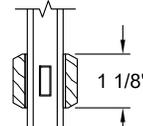
SDL Options



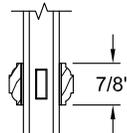
5/8"
Putty



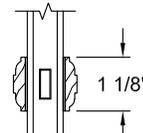
7/8"
Putty



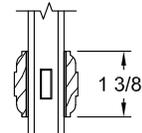
1 1/8"
Putty



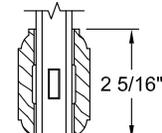
7/8"
Bead



1 1/8"
Bead



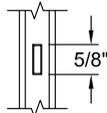
1 3/8"
Bead



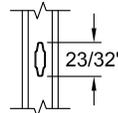
2 5/16"
Bead

Note: Various Combinations of the SDL Bars Shown are Available

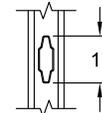
GBG Options



5/8" Flat



23/32"
Contour



1" Contour

Grille Options



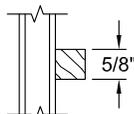
7/8"
Full Surround



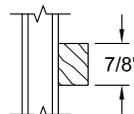
1 1/8"
Full Surround



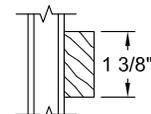
1 3/8"
Full Surround



5/8"
Wood Grille



7/8"
Wood Grille



1 3/8"
Wood Grille



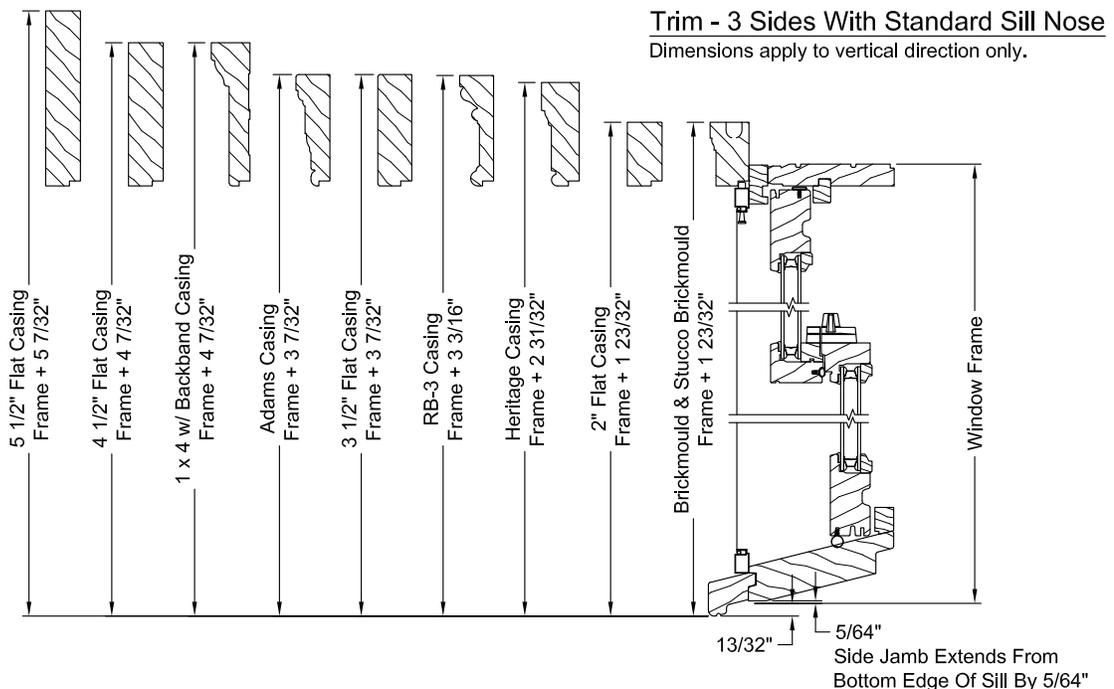
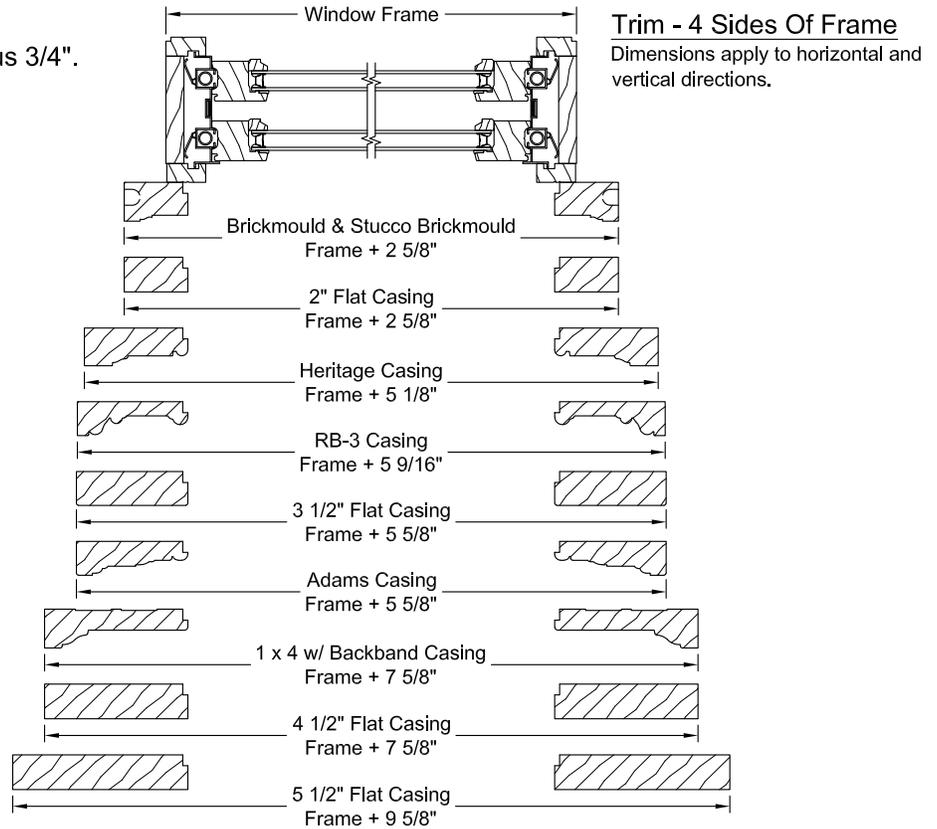
UNIT SIZING

Rough Opening

The frame size of the window plus 3/4".

Masonry Opening

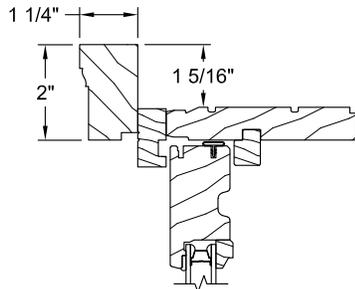
The overall size of the window, including trim, plus 1/2".



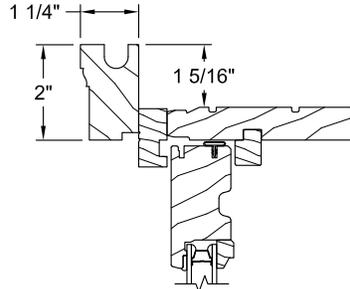


TRIM & SILL OPTIONS

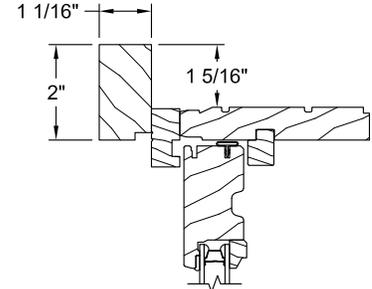
Trim Options



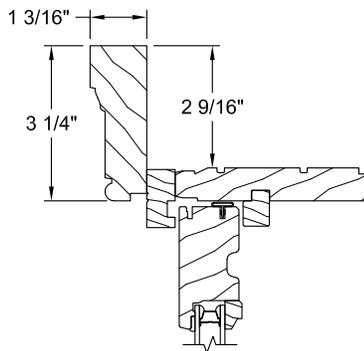
Brickmould



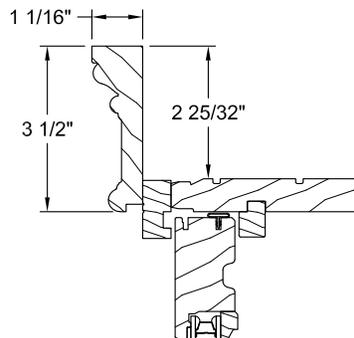
Stucco Brickmould



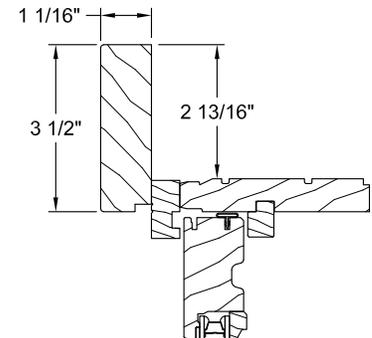
2" Flat Casing



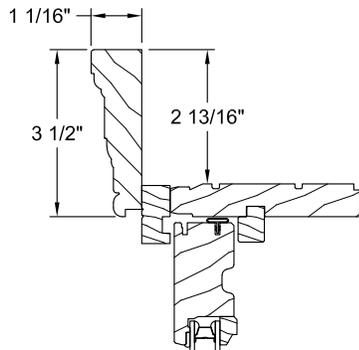
Heritage Casing



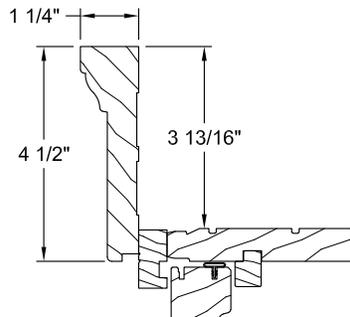
RB-3 Casing



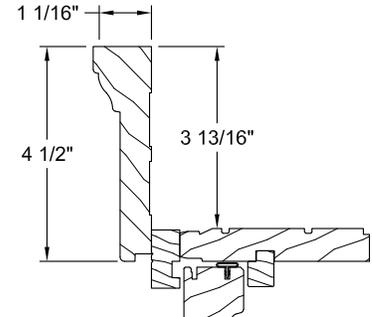
3 1/2" Flat Casing



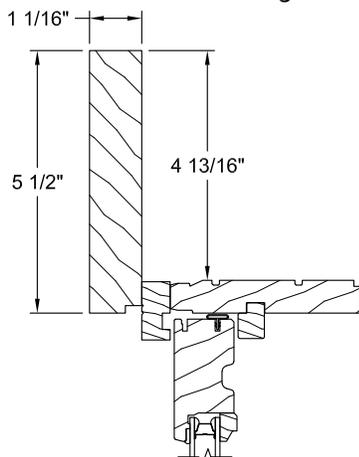
Adams Casing



1 x 4 w/ Backband Casing

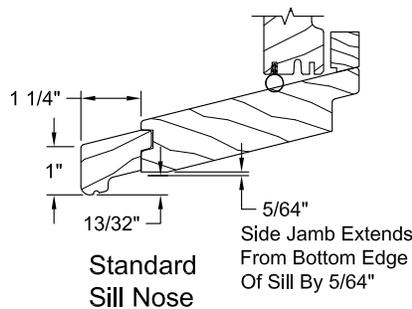


4 1/2" Casing



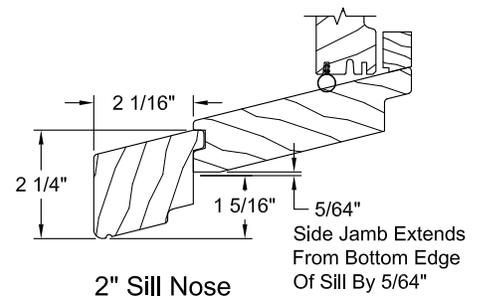
5 1/2" Casing

Sill Options



Standard Sill Nose

Side Jamb Extends From Bottom Edge Of Sill By 5/64"

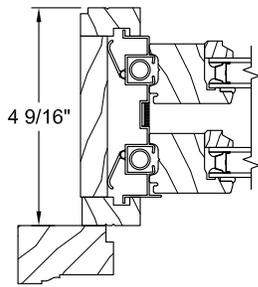


2" Sill Nose

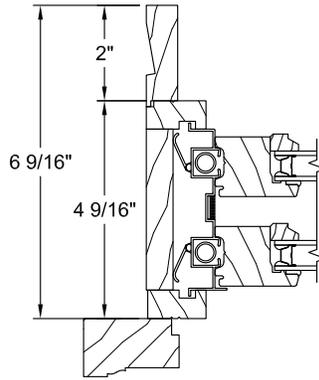
Side Jamb Extends From Bottom Edge Of Sill By 5/64"



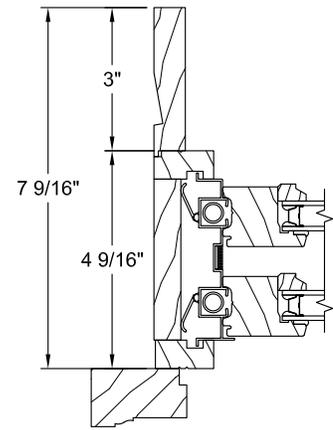
JAMB EXTENDER & PREP FOR STOOL OPTIONS



4 9/16" Jamb Width



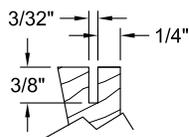
6 9/16" Jamb Width



7 9/16" Jamb Width

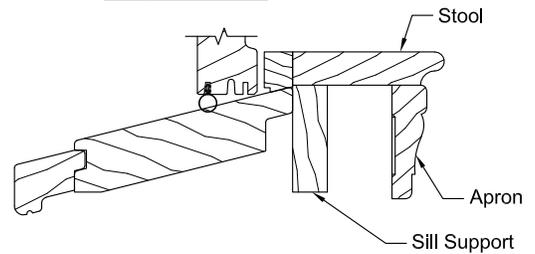
Return Kerf:

Generally located from first visible interior frame line. Kerfed option available on all jamb extender sizes.



4/4 Jamb Typ.

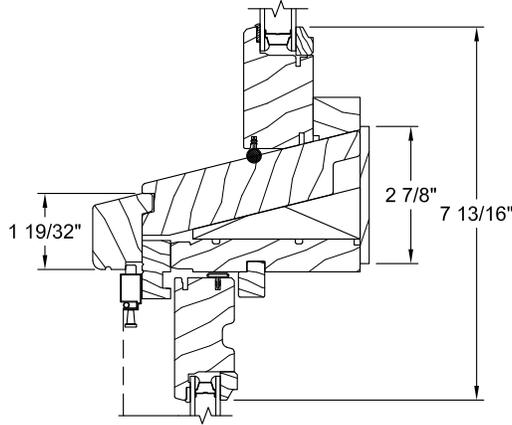
Prep for Stool



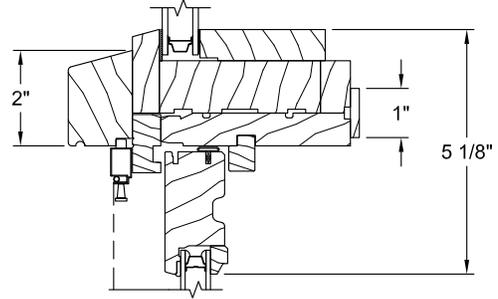
Note: Stool, apron, and sill support are applied by trim carpenter after window is installed and are not provided by JELD-WEN. Unit is shipped without sill jamb extenders.



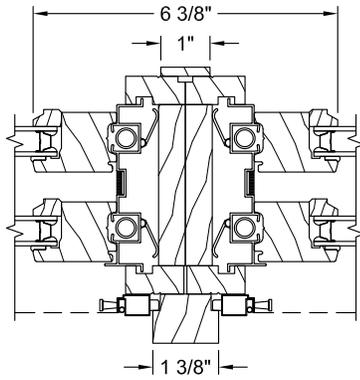
MULLION OPTIONS



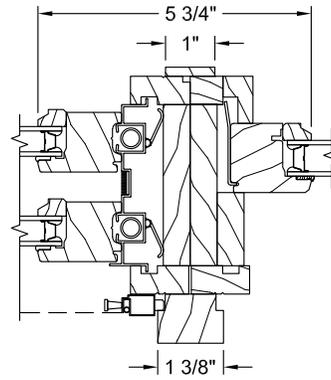
Geometric Insash Transom
Operator



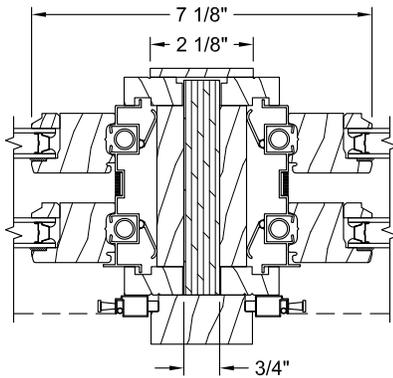
Geometric Direct Set
Operator



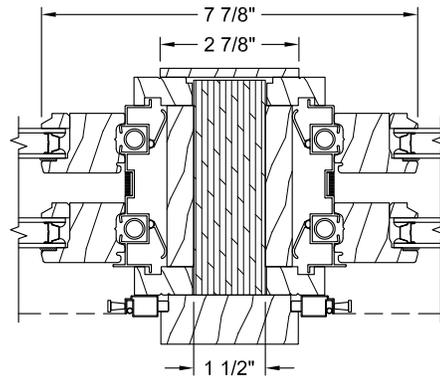
Operator / Operator



Operator / Geometric Insash



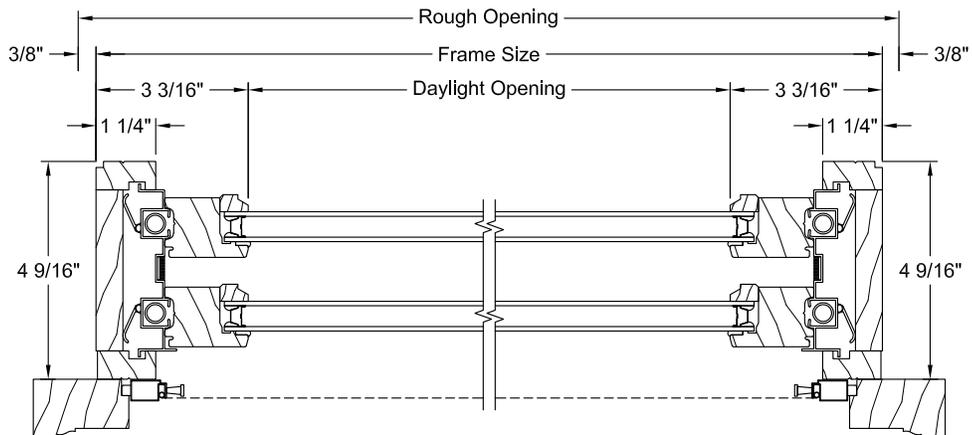
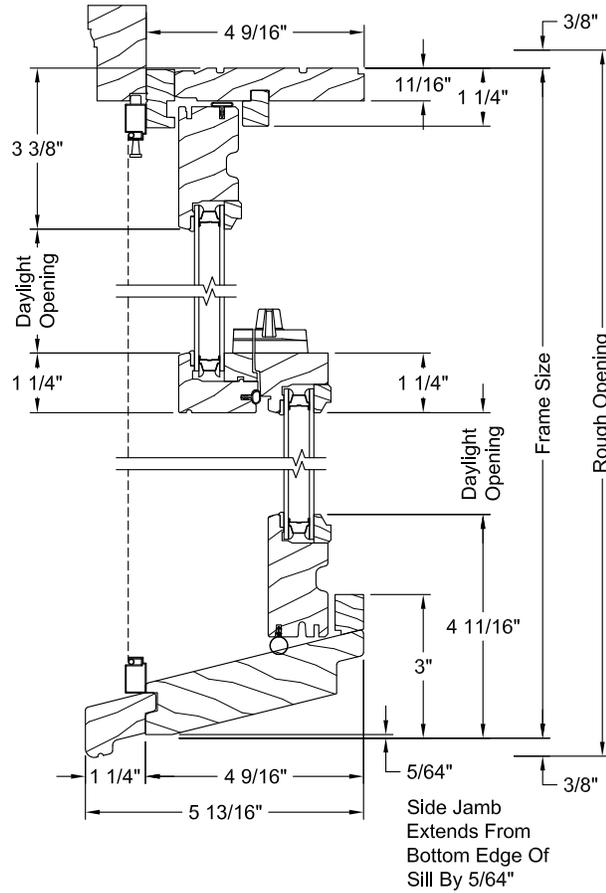
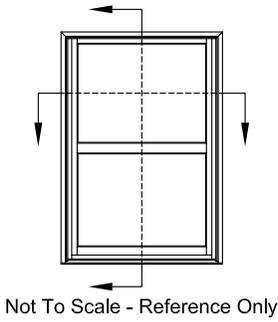
Operator / Operator
with 3/4" Wood Spread Mull



Operator / Operator
with 1 1/2" Wood Spread Mull

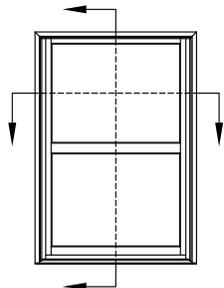


OPERATOR SECTIONS

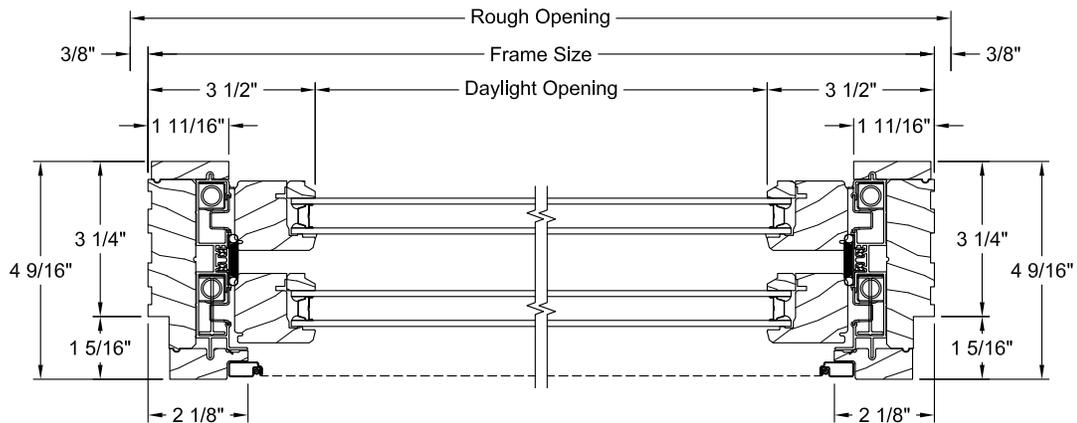
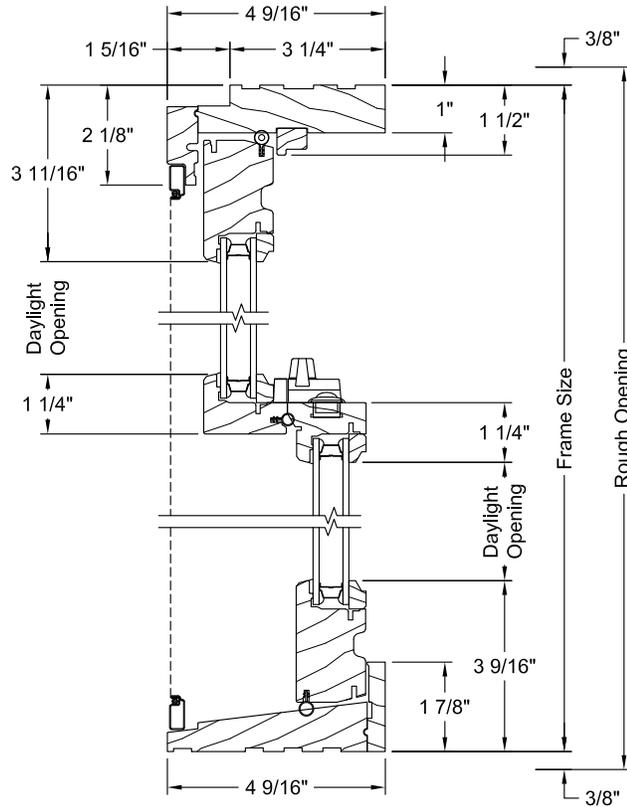




OPERATOR POCKET SECTIONS

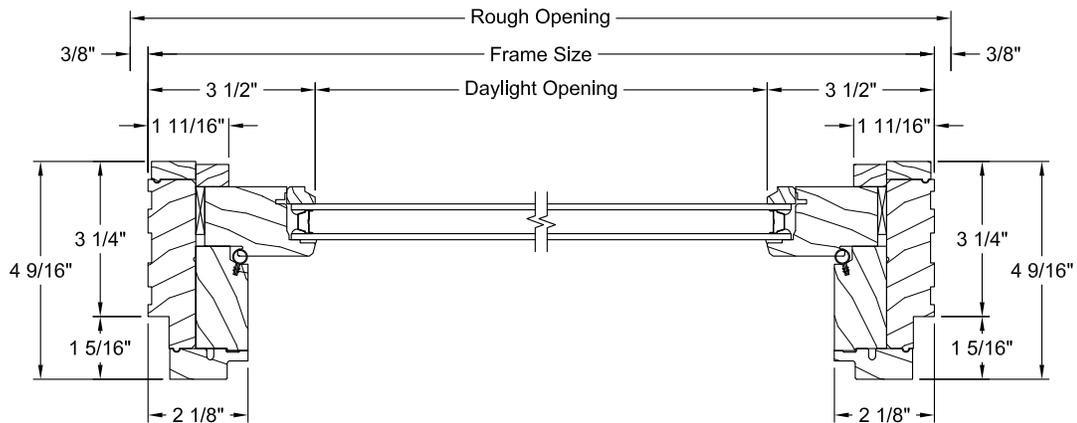
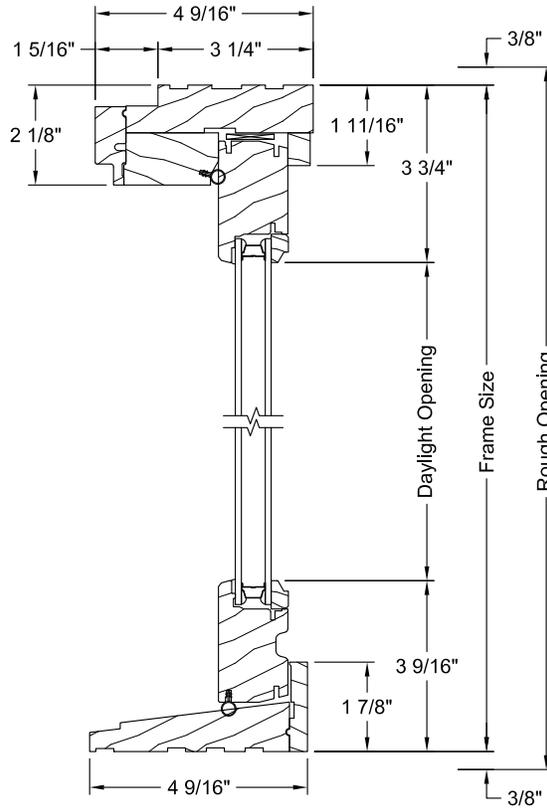
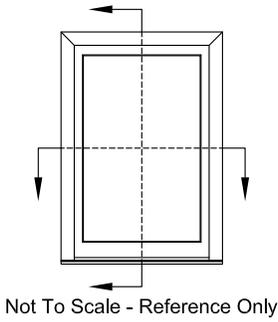


Not To Scale - Reference Only



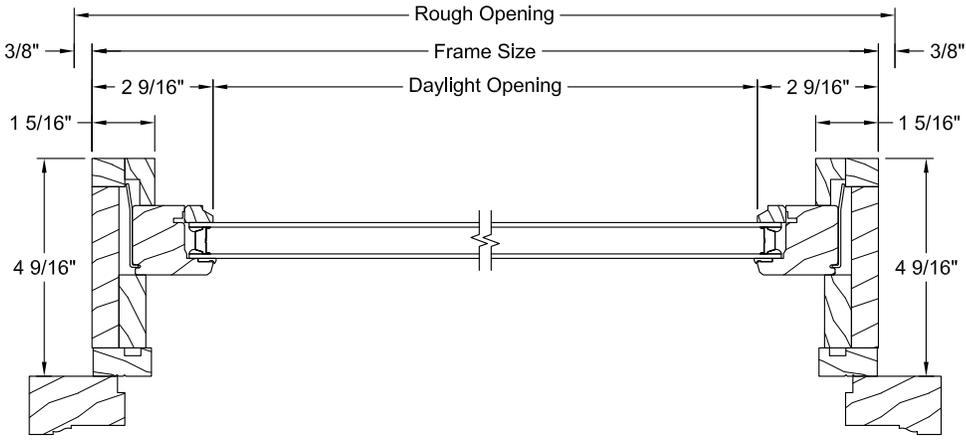
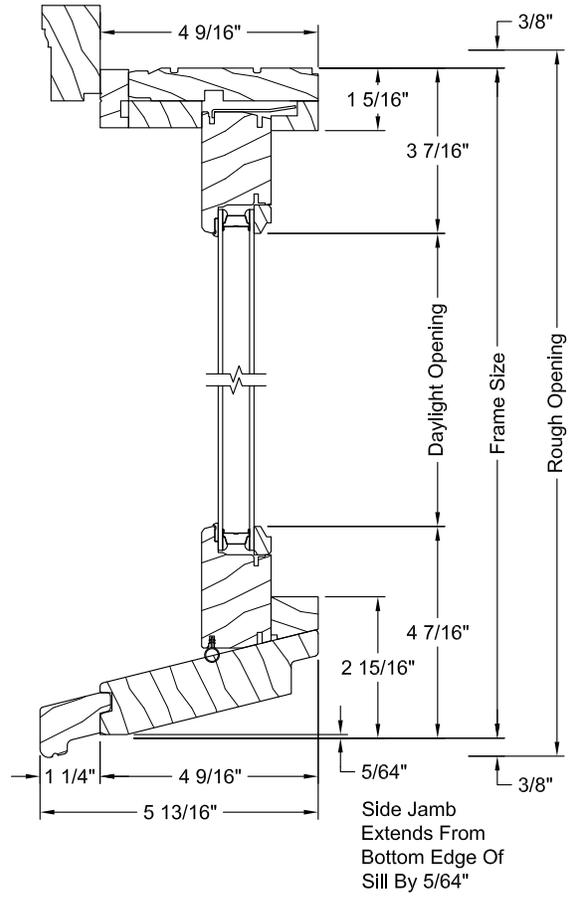
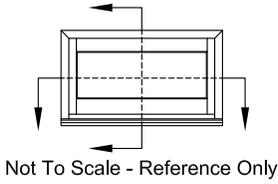


GEOMETRIC INSASH POCKET SECTIONS



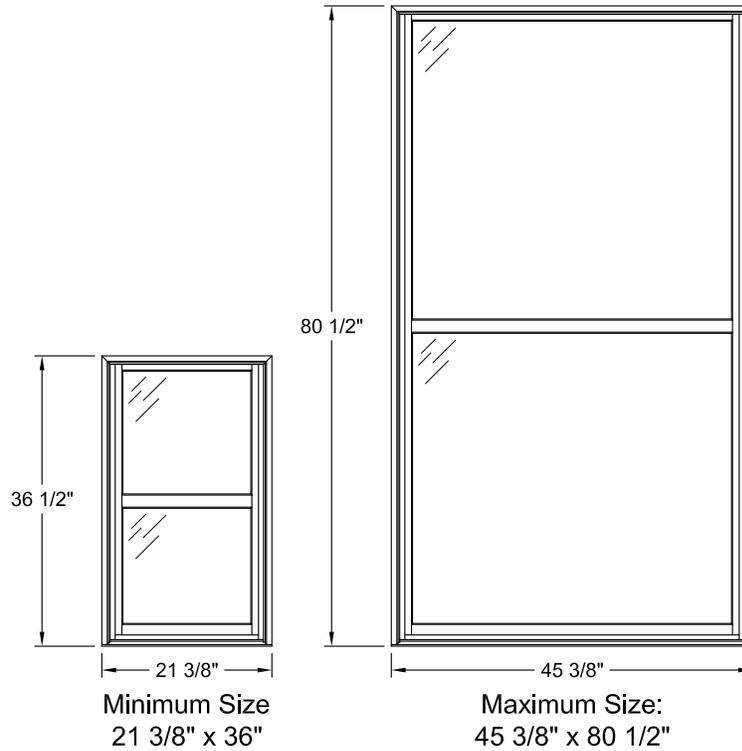


GEOMETRIC INSASH TRANSOM SECTIONS





MIN-MAX SIZING - OPERATOR

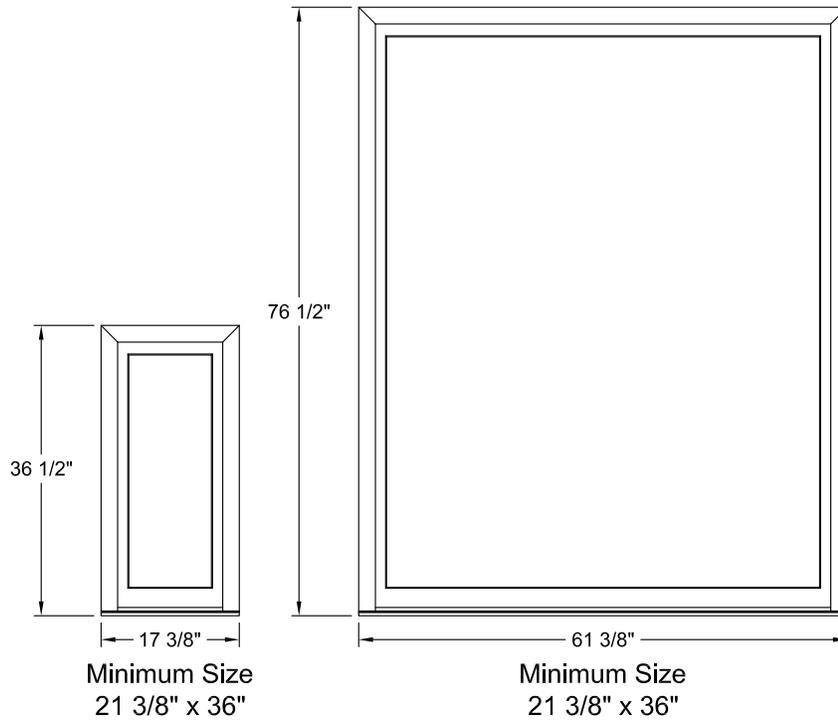


Window Width			
21 3/8"	25 3/8"	29 3/8"	31 3/8"
33 3/8"	35 3/8"	37 3/8"	41 3/8"
45 3/8"			
Window Height			
36 1/2"	40 1/2"	48 1/2"	52 1/2"
56 1/2"	60 1/2"	64 1/2"	68 1/2"
72 1/2"	76 1/2"	80 1/2"	



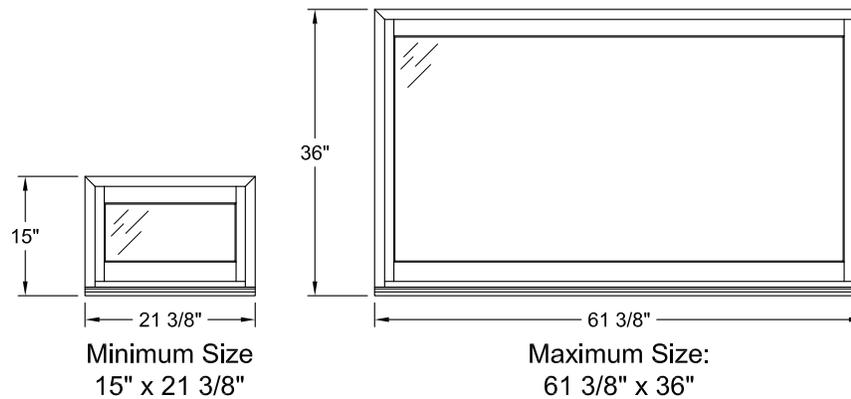
MIN-MAX SIZING - GEOMETRIC INSASH

Standard Sizing



Fixed Insash Width			
17 3/8"	21 3/8"	25 3/8"	29 3/8"
33 3/8"	37 3/8"	41 3/8"	45 3/8"
49 3/8"	53 3/8"	61 3/8"	
Fixed Insash Height			
36 1/2"	40 1/2"	48 1/2"	52 1/2"
56 1/2"	60 1/2"	64 1/2"	68 1/2"
72 1/2"	76 1/2"		

Transom Sizing



Transom Width			
21 3/8"	25 3/8"	29 3/8"	33 3/8"
37 3/8"	41 3/8"	42 3/4"	45 3/8"
49 3/8"	50 3/4"	53 3/8"	58 3/4"
61 3/8"			
Transom Height			
15"	18"	24"	36"

TO: Cory Edwards and Edward Hall, OHP



CC: DHNA Board
DHNA Historic Preservation and Architectural Review Committee
District 2 Commissioner Savino

FROM: Eduardo Martinez, President, DHNA

DATE: February 25, 2022

SUBJECT: 03/02/2022 HDRC Case Reviews

HDRC Case No. 2022-055 for 1012/1014 Cherry St. (Cherry Court)

The Dignowity Hill Neighborhood Association Board has reviewed the proposal submitted by Ricardo Turrubiates/Felix Ziga for the construction of eight residential homes. Upon review, the DHNA Board supports the approval of the project. We also thank the applicant for reaching out to the immediate neighbors of the proposed project.

Sincerely,

Eduardo Martinez

President, Dignowity Hill Neighborhood Association

City of San Antonio Development Services
Office of Historic Preservation
1901 S. Alamo St., San Antonio Texas 78204

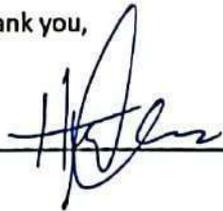
RE: 1012 & 1014 North Cherry Street – HDRC Conceptual Approval

To whom it may concern,

I am writing this letter to show my support of the project located at 1012 & 1014 North Cherry Street. I believe the proposed 8-unit development will improve the current vacant property and overall neighborhood.

I live at 718 Dawson St 78202

Thank you,



A handwritten signature in black ink, written over a horizontal line. The signature is stylized and appears to be the name 'Helen'.

City of San Antonio Development Services

Office of Historic Preservation

1901 S. Alamo St., San Antonio Texas 78204

RE: 1012 & 1014 North Cherry Street – HDRC Conceptual Approval

To whom it may concern,

I am writing this letter to show my support of the project located at 1012 & 1014 North Cherry Street. I believe the proposed 8-unit development will improve the current vacant property and overall neighborhood.

I live at

1011 N. Cherry

Thank you,

Arnulfo M. Maza
01.21.22

Christopher McCoslin
1039 N Mesquite St
San Antonio, TX 78202

February 2, 2022

**City of San Antonio Development Services
Office of Historic Preservation
1901 S Alamo St
San Antonio, TX 78204**

RE: 1012 & 1014 North Cherry Street – HDRC Conceptual Approval

To Whom It Concerns:

As the property owner living around the block, I am writing to show my support of the project located at 1012 & 1014 North Cherry Street. I am confident the proposed 8-unit development will improve the currently vacant property as well as the surrounding neighborhood.

Thank you,

Christopher McCoslin
cmccos@gmail.com

1039 N Mesquite St
San Antonio, TX 78202

City of San Antonio Development Services
Office of Historic Preservation
1901 S. Alamo St., San Antonio Texas 78204

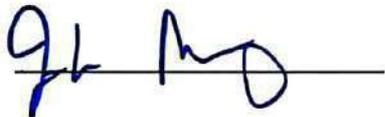
RE: 1012 & 1014 North Cherry Street – HDRC Conceptual Approval

To whom it may concern,

I am writing this letter to show my support of the project located at 1012 & 1014 North Cherry Street. I believe the proposed 8-unit development will improve the current vacant property and overall neighborhood.

I live at 1024 N Cherry

Thank you,



City of San Antonio Development Services

Office of Historic Preservation

1901 S. Alamo St., San Antonio Texas 78204

RE: 1012 & 1014 North Cherry Street – HDRC Conceptual Approval

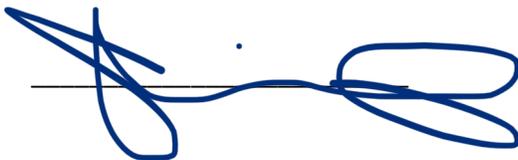
To whom it may concern,

I am writing this letter to show my support of the project located at 1012 & 1014 North Cherry Street. I believe the proposed 8-unit development will improve the current vacant property and overall neighborhood.

I live at

1114 N Olive, 78202

Thank you,

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke, positioned below the address.

City of San Antonio Development Services
Office of Historic Preservation
1901 S. Alamo St., San Antonio Texas 78204

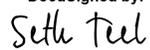
RE: 1012 & 1014 North Cherry Street – HDRC Conceptual Approval

To whom it may concern,

I am writing this letter to show my support of the project located at 1012 & 1014 North Cherry Street. I believe the proposed 8-unit development will improve the current vacant property and overall neighborhood.

I live at

Thank you,

DocuSigned by:

C4653892131742F...
Owner: 319 Burleson, 78202

1/25/2022

City of San Antonio Development Services
Office of Historic Preservation
1901 S. Alamo St., San Antonio Texas 78204

RE: 1012 & 1014 North Cherry Street – HDRC Conceptual Approval

To whom it may concern,

I am writing this letter to show my support of the project located at 1012 & 1014 North Cherry Street. I believe the proposed 8-unit development will improve the current vacant property and overall neighborhood.

I live at

Thank you,

Brett Henkel 1/25/22
owner: 126 Potomac

City of San Antonio Development Services
Office of Historic Preservation
1901 S. Alamo St., San Antonio Texas 78204

RE: 1012 & 1014 North Cherry Street – HIDRC Conceptual Approval

To whom it may concern,

I am writing this letter to show my support of the project located at 1012 & 1014 North Cherry Street. I believe the proposed 8-unit development will improve the current vacant property and overall neighborhood.

I live at

Thank you,

Mateo E. Sánchez R.
1017 N. Cherry St.

January 24, 2022

City of San Antonio Development Services
Office of Historic Preservation
1901 S. Alamo St., San Antonio, TX 78204

RE: 1012 & 1014 N Cherry Street – HDRC Conceptual Approval

To Whom it May Concern:

I am writing in strong support of the proposed project on North Cherry Street. I feel this project will be a welcome addition to the neighborhood, increase the housing size and fit well within the historic context of the neighborhood.

Our office is located at 905 N Pine and we have been members of the Dignowity Hill Neighborhood Association for many years.

We look forward to welcoming more neighbors to our community!

Regards,



John T Cooley

Chief Operating Officer
Terramark Contractors, LLC
905 N Pine Street,
San Antonio, TX 78202

City of San Antonio Development Services
Office of Historic Preservation
1901 S. Alamo St., San Antonio Texas 78204

RE: 1012 & 1014 North Cherry Street – HDRC Conceptual Approval

To whom it may concern,

I am writing this letter to show my support of the project located at 1012 & 1014 North Cherry Street. I believe the proposed 8-unit development will improve the current vacant property and overall neighborhood.

I live at **918 Hays St in the Dignowity Hill Historic Neighborhood**

Thank you,



Zachary Harris

City of San Antonio Development Services
Office of Historic Preservation
1901 S. Alamo St., San Antonio Texas 78204

RE: 1012 & 1014 North Cherry Street – HDRC Conceptual Approval

To whom it may concern,

I am writing this letter to show my support of the project located at 1012 & 1014 North Cherry Street. I believe the proposed 8-unit development will improve the current vacant property and overall neighborhood.

I live at

Thank you,

A handwritten signature in black ink, appearing to read 'Michael Shaffer', written over a horizontal line. The signature is fluid and cursive.

Michael Shaffer
922 Hays St