

HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 2022

HDRC CASE NO: 2022-539
COMMON NAME: 1818 and 1822 Martin Luther King
ADDRESS: 1824 MARTIN LUTHER KING DR
LEGAL DESCRIPTION: NCB: 1532 BLK: 13 LOTS: 6 7 & 8
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
APPLICANT: Jenny Hernandez/HERNANDEZ JENNY & HERNANDEZ ANDREW
OWNER: Jenny Hernandez/HERNANDEZ JENNY & HERNANDEZ ANDREW
TYPE OF WORK: New construction of a 2-story duplex structure
APPLICATION RECEIVED: October 25, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct two, multi-family residential structures on the vacant lots at 1818 and 1822 Martin Luther King Drive.

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 non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

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.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

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

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Whole window systems should match the size of historic windows on property unless otherwise approved.
- 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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- 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 real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct two, multi-family residential structures on the vacant lots at 1818 and 1822 Martin Luther King Drive. This lot was previously part of the property of 311 Ferguson, a historic landmark. The property has been divided, is currently vacant and is zoned historic. The block consists primarily of single-story residential structures.
- b. SETBACKS & ORIENTATION (MARTIN LUTHER KING DR.) – According to the Guidelines for New Construction, the front facades of new buildings should align with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has indicated that the structures will be set back from the front property line by ten (10) feet and that both structures will feature a greater setback than the adjacent historic structure. Staff finds the proposed setback to be appropriate and consistent with the Guidelines.
- c. ENTRANCES – According to Guideline 1.B.i for New Construction, primary building entrances should be orientated towards the primary street. The proposed new construction will feature both structures' entrances oriented toward Martin Luther King Dr. Staff finds the proposal consistent with the Guidelines.
- d. SCALE & MASS – According to Guidelines 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. In residential districts, the height of new construction should not exceed that of nearby or adjacent historic buildings by more than 50%. The blocks of Martin Luther King Dr. feature one-story historic structures including a historic structure at the corner of the property. The applicant has submitted a street section that appears to demonstrate conformance with this Guideline. Staff finds that an annotated elevation that documents conformance is needed prior to issuance of a COA.
- e. FOUNDATION & FLOOR HEIGHTS – According to Guideline 2.A.iii for New Construction, foundation and floor heights should be aligned within one (1) foot of the neighboring structure's foundation and floor heights. Historic structures on this block feature foundation heights of approximately one (1) to three (3) feet in height. The applicant has proposed a minimal foundation height. Staff finds that the foundation height should be

increased to be consistent with the historic examples on the block and the Guidelines for New Construction. A foundation height of at least one (1) foot in height should be used.

- f. ROOF (FORM) – The applicant has proposed front-facing gabled roof forms for the proposed new construction. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. The block on Martin Luther King Dr. feature structures with front-facing gable roofs. Staff finds the proposed roof forms to be consistent with the Guidelines.
- g. ROOF (MATERIALS)- The applicant has proposed to use composite shingle on the roof. The Guidelines for New Construction 3.A.iii. state to select roof materials that are similar in terms of form, color, and texture to traditionally used in the district. Staff finds the selection of roofing material to be consistent with the guidelines.
- h. LOT COVERAGE – Per the Guidelines for New Construction, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. Staff finds the proposal consistent with the Guidelines, per the submitted site plan.
- i. MATERIALS – The applicant has proposed materials that include composite siding in both a horizontal lap and board and batten profile. Staff finds that horizontal siding should feature an exposure of four (4) inches with a smooth finish. Additionally, staff finds that all composite board and batten siding should feature a smooth finish and boards that are twelve (12) inches wide with battens that are 1 – ½” wide. The applicant has proposed composition shingle roofing materials for both structures. Staff finds the proposed composition shingle roof to be appropriate.
- j. WINDOW MATERIALS – The applicant has proposed to install black double-hung, wood windows. Staff finds that the proposed windows should be consistent with staff’s standards for windows in new construction.
- k. FENESTRATION PROFILE – Generally the applicant has proposed fenestration profiles that are consistent with the Guidelines for New Construction. Staff finds the proposed fenestration profile to be appropriate.
- l. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate; however, staff finds that the proposed porch columns should feature both capital and base trim.
- m. DRIVEWAYS – The Guideline for Site Elements 5.B.i notes that new driveways should be similar to those found historically within the district in regards to their materials, width and design. Additionally, the Guidelines note that driveways should not exceed ten (10) feet in width. The applicant has proposed for a driveway of ten (10) feet in width that runs along the side of both lots for both structures. Staff finds the proposed driveway width to be appropriate.
- n. FRONT WALKWAYS – The Guidelines for Site Elements note that front yard sidewalk should appear similar to those found historically within the district in regards to their materials, width, alignment and configuration. The applicant has noted the installation of walkways to feature three (3) feet in width for both lots. This is consistent with the Guidelines.
- o. MECHANICAL EQUIPMENT – Per the Guideline 7 for New Construction 6, all mechanical equipment should be screened from view at the public right of way. The applicant has noted the locations of mechanical equipment behind privacy fencing. This is consistent with the Guidelines.
- p. LANDSCAPING PLAN – The applicant has provided landscaping information on the site plan noting the installation of grass throughout the front and rear yards of each site, as well as the location of existing trees. Generally, staff finds the proposed landscaping to be appropriate and consistent with the Guidelines.
- q. PARKING – The applicant has proposed to install parking pad, approximately 710 square feet, at the rear of the front structure and located in between the two duplexes. Guideline 3.B.i for Site Elements states to not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located, and the new impervious hardscaping should not reduce the remaining lawn size by more than 50%. The proposed parking area will be located behind both structures, and will be minimally-visible; staff finds the proposed parking area to be appropriate.
- r. PRIVACY FENCE (REAR)- The applicant is proposing to install a six (6) foot tall privacy fence to the rear of the property. Guidelines for Site Elements 2.C. state to set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence. Staff finds this request to be consistent with the guidelines.

RECOMMENDATION:

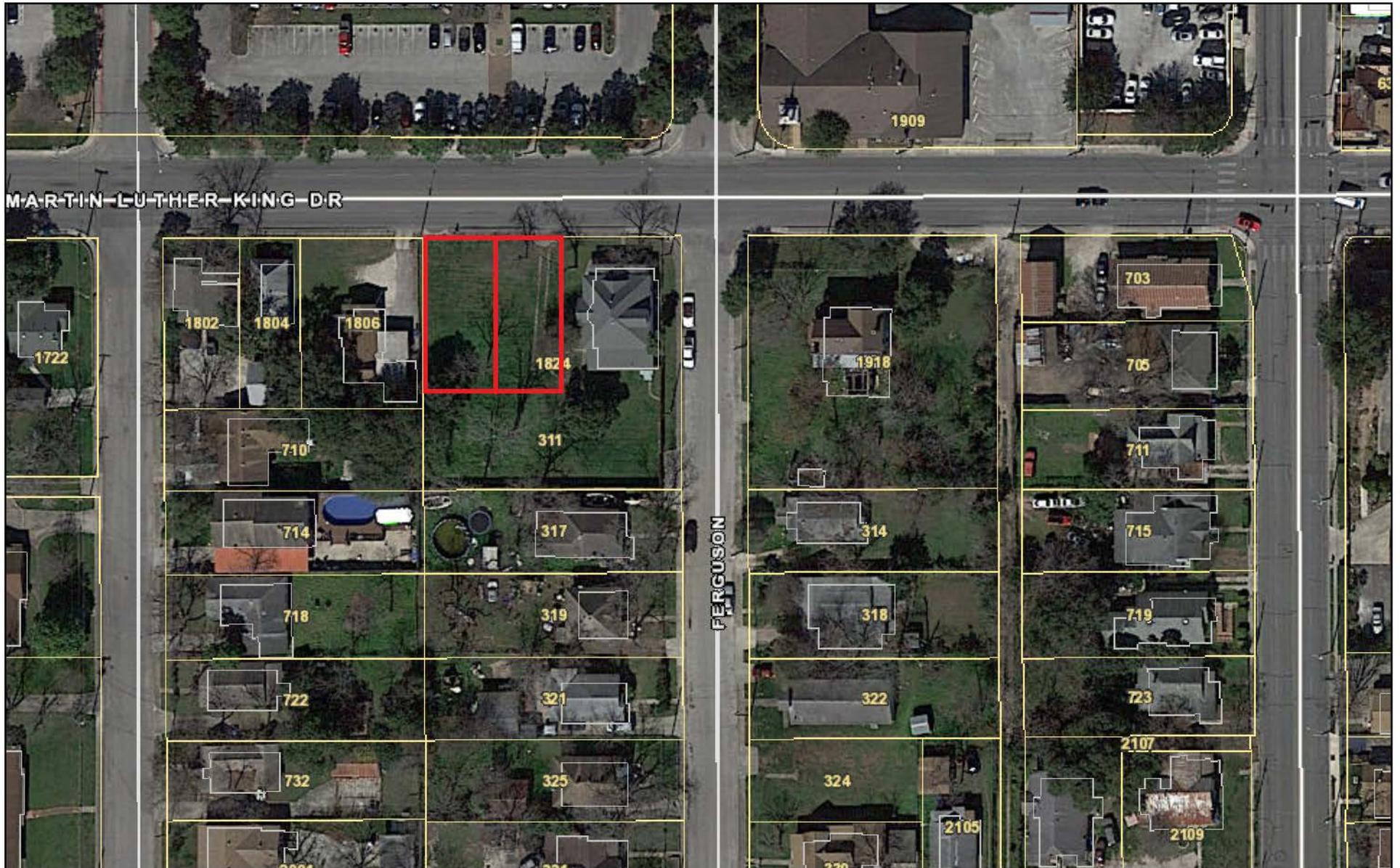
Staff recommends approval based on findings a through s with the following stipulations:

- i. That the applicant uses varying siding or color options to differentiate between the two structures.

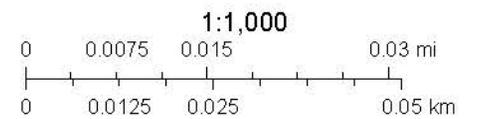
- ii. That the foundation height be increased to be consistent with the historic examples on the block and the Guidelines for New Construction. A foundation height of at least one (1) foot in height should be used, as noted in finding e.
- iii. That horizontal siding should feature an exposure of four (4) inches with a smooth finish. Board and batten siding should feature smooth boards that are 12 inches wide with battens that are approximately 1.5 inch in width.
- iv. That annotations indicating the existing and proposed construction heights of buildings on the site be provided to staff prior to issuance of a COA based on finding d.

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.

City of San Antonio One Stop



November 8, 2022







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EST. NATIONAL





H & H GENERAL CONTRACTORS

1818 & 1822 MARTIN LUTHER KING DR., SAN ANTONIO, TX 78203

OHP/HDRG : PARTIAL STREET SECTION-ELEVATION

3/32" = 1'-0"

11-09-22

ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation



1824

1822

1818

existing 1-1/2 story historic structure,
1824 Martin Luther King

proposed 2 story duplex structure,
1822 Martin Luther King

proposed 2 story duplex structure,
1822 Martin Luther King

Guidelines for New Construction
City of San Antonio Historic Design Guidelines
Office of Historic Preservation

2. Building Massing and Form
Guidelines

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.

partial street section-elevation

drawing for review only, not for construction, permitting, or regulatory approval



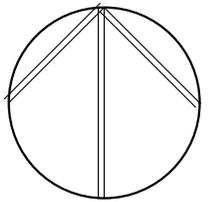
H & H GENERAL CONTRACTORS

1818 & 1822 MARTIN LUTHER KING DR., SAN ANTONIO, TX 78203

OHP/HDRC : HISTORIC SETBACK DIAGRAM

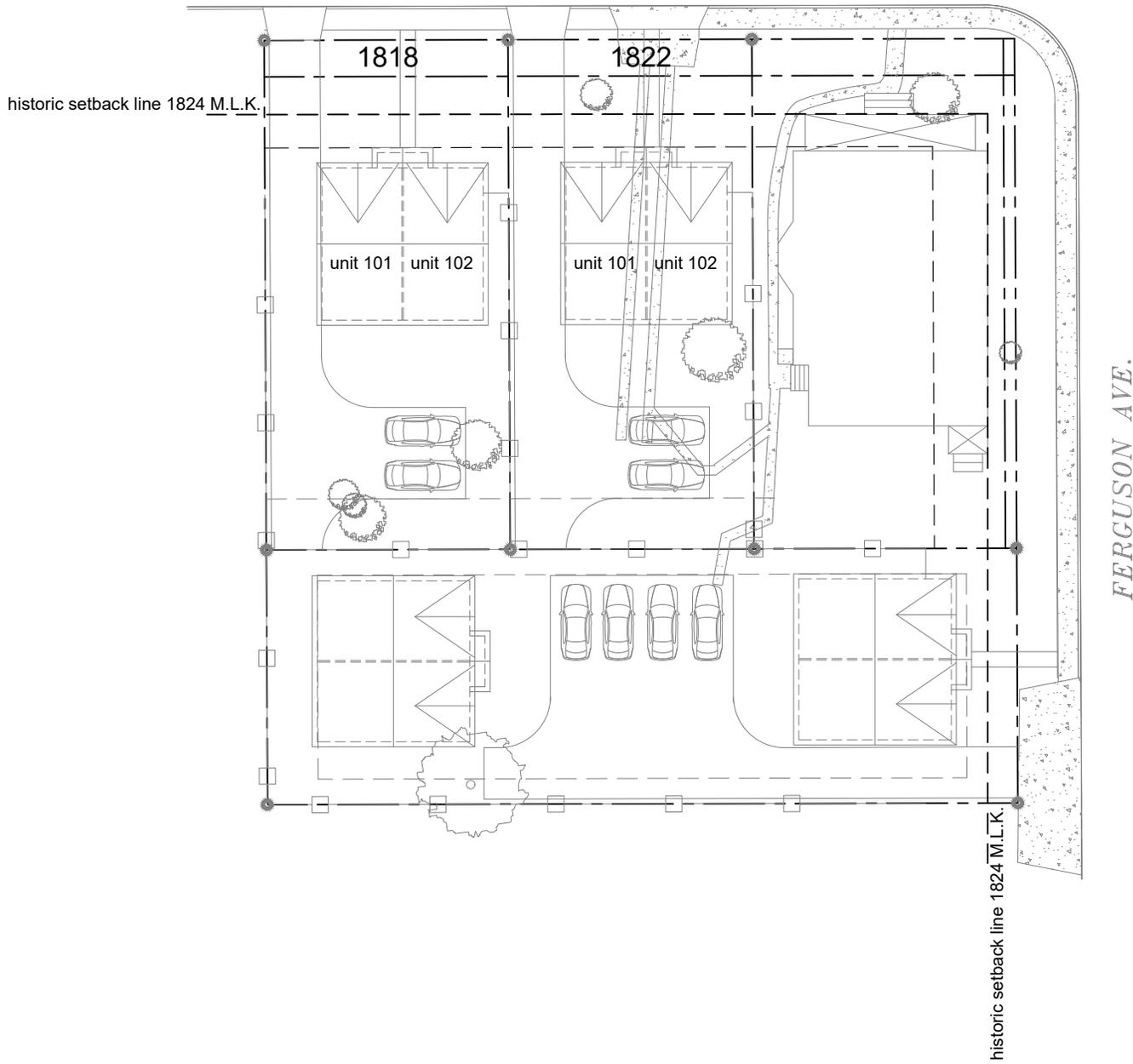
1/32" = 1'-0"

10-24-22



north

MARTIN LUTHER KING DRIVE



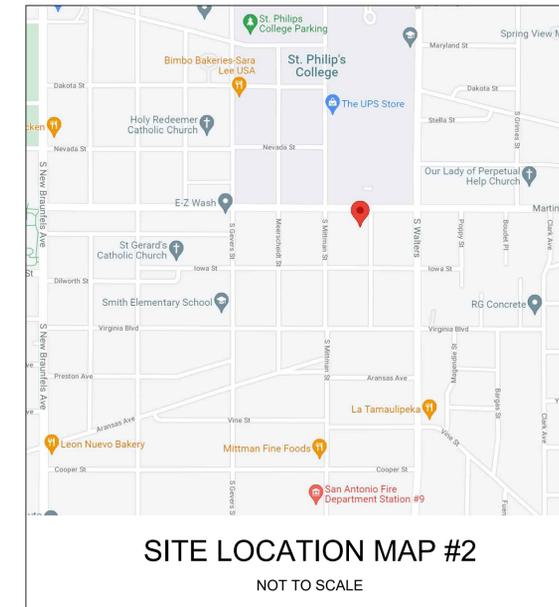
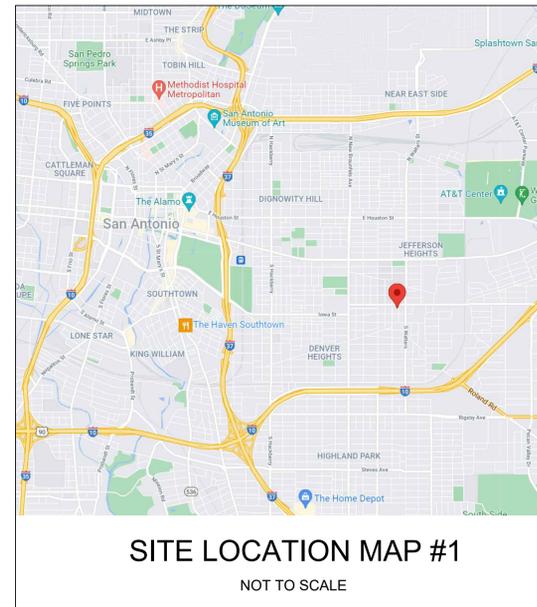
FERGUSON AVE.

site plan

drawing for review only, not for construction, permitting, or regulatory approval

NEW DUPLEX

1818 MARTIN LUTHER KING DR., SAN ANTONIO, TX 78203



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
SP100	SITE/ROOF PLAN
A100	PROPOSED FLOOR PLAN
A200	PROPOSED EXTERIOR ELEVATIONS
A300	BUILDING SECTION & FIRE SEPARATION DETAILS
A301	TYPICAL WALL SECTION & DETAILS
A500	REFLECTED CEILING - ELECTRICAL PLAN
A600	DOOR & WINDOW SCHEDULES

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

UNIT	S.F.	FLOOR	UNIT	S.F.	FLOOR
UNIT 101:	476	S.F. 1ST FLOOR	UNIT 102:	476	S.F. 1ST FLOOR
	476	S.F. 2ND FLOOR		476	S.F. 2ND FLOOR
	952	S.F. TOTAL LIVING S.F.		952	S.F. TOTAL LIVING S.F.
	15	S.F. PORCH		15	S.F. PORCH
	967	S.F. TOTAL GROSS S.F.		967	S.F. TOTAL GROSS S.F.
		1,934 S.F. TOTAL GROSS BUILDING S.F.			



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#	DATE	DESCRIPTION
1	10/24/2022	REVIEW SET

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#	DESCRIPTION
1	REVIEW SET

COVER SHEET

PROJECT NO.	22-130
DATE:	10-24-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

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

CS



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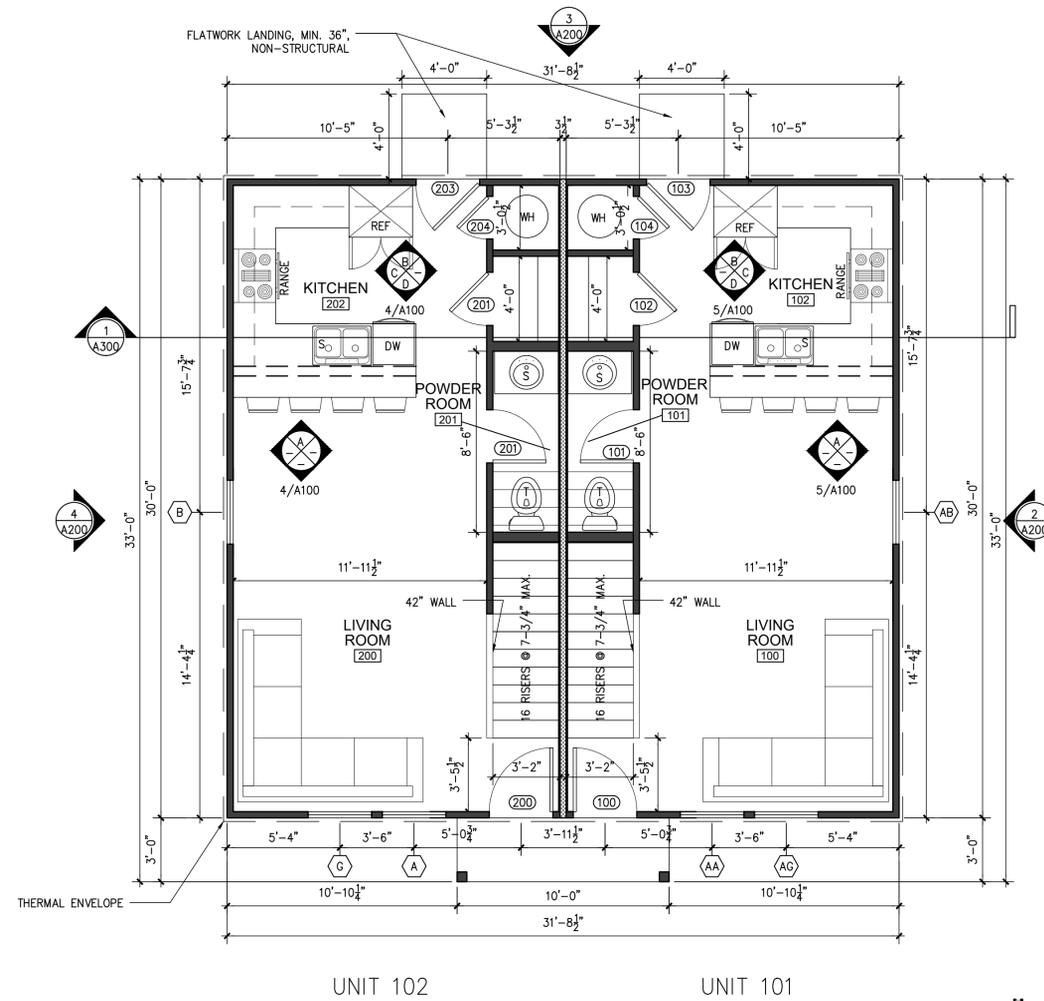
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#	DATE	DESCRIPTION
1	10/24/2022	REVIEW SET

**PROPOSED FIRST
AND SECOND
FLOOR PLAN**

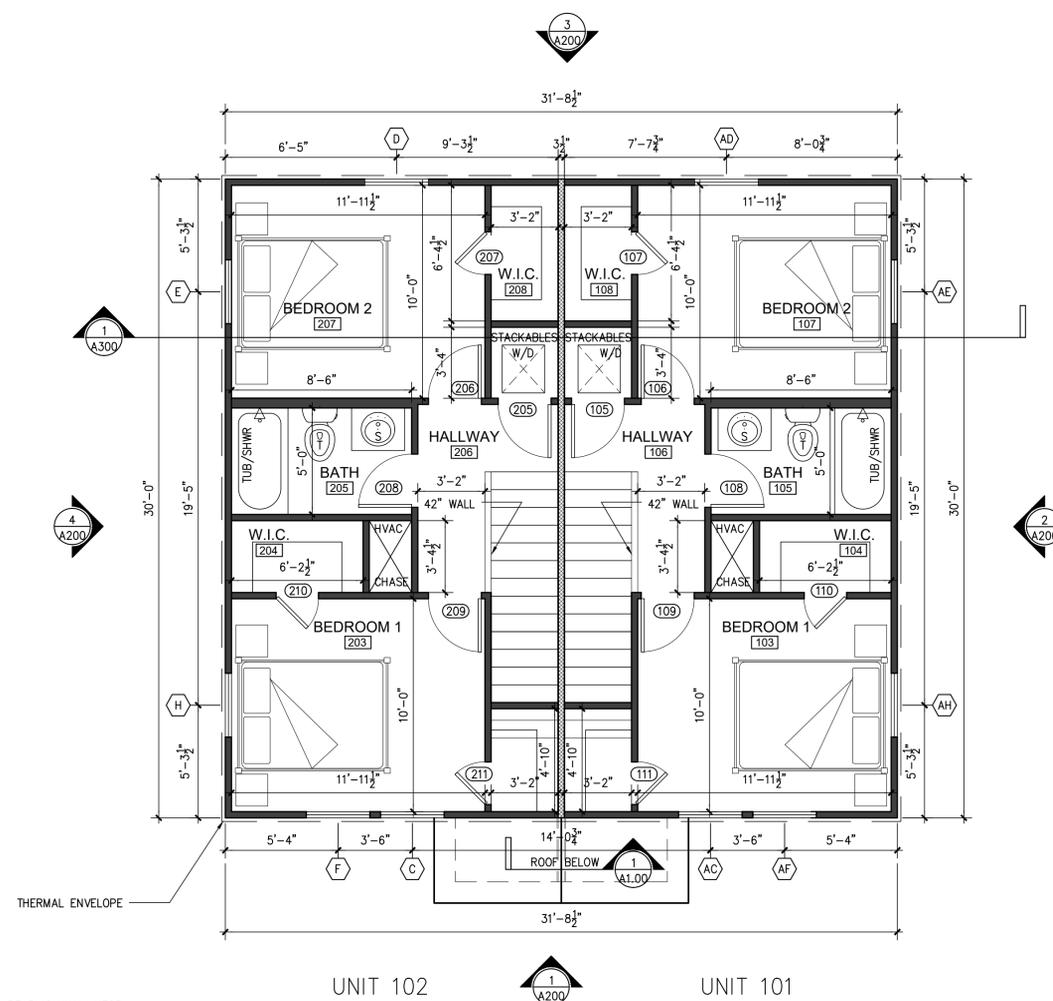
PROJECT NO.	22-130
DATE:	10-24-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
	TEXAS LICENSE NO. 24683

A100



1 PROPOSED FIRST FLOOR PLAN

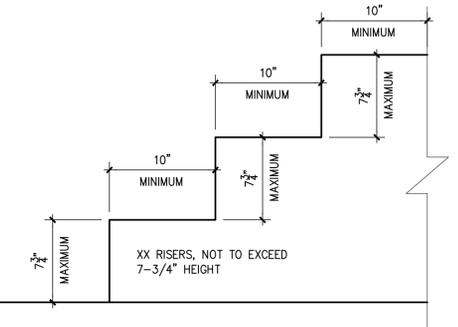
SCALE: 1/4"=1'-0"



2 PROPOSED SECOND FLOOR PLAN

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

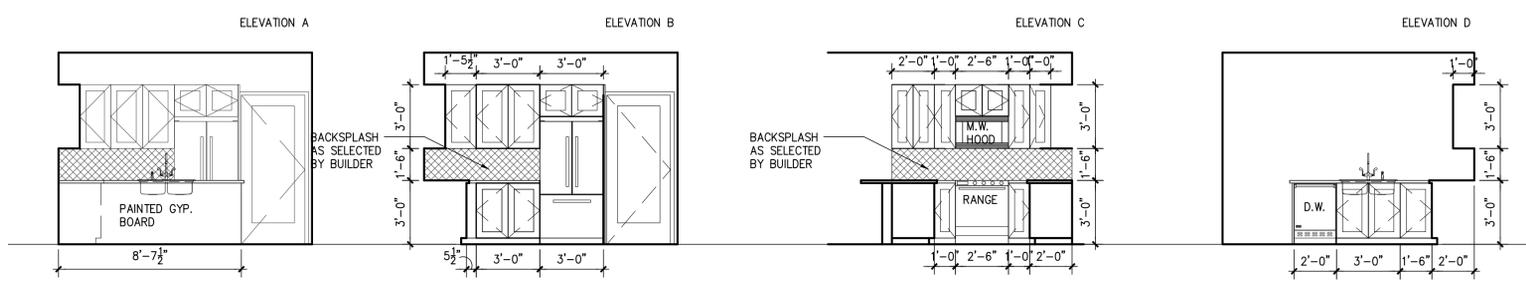
1-HR LOAD BEARING WALL, U305
UL ASSEMBLY, REF. DETAILS
5/8" TYPE 'X' GYP. BOARD ON BOTH
SIDES.
PROVIDE ALL FIREBLOCKING AND
STAGGER ALL PENETRATIONS AND
OPENINGS AS REQUIRED PER CODE.



3 STAIR DIMENSION CONTROL DETAIL

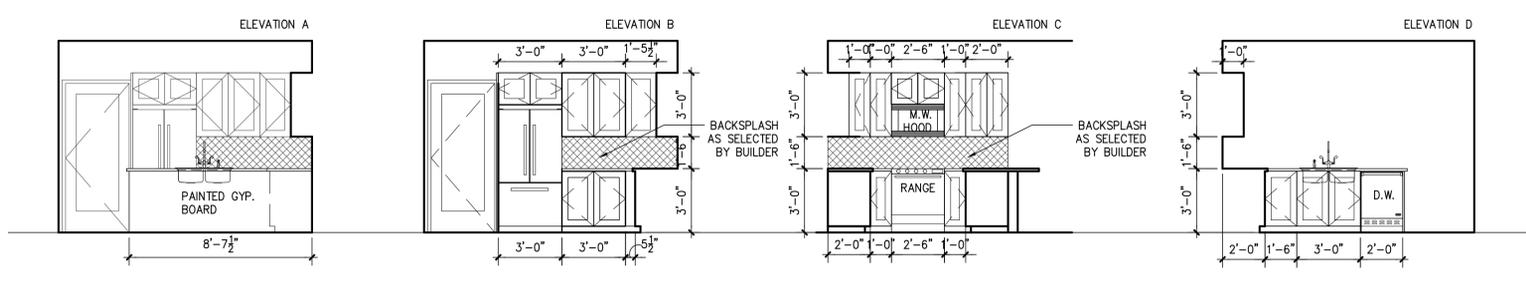
SCALE: 1 1/2"=1'-0"

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 1/4 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 1/8 inch.
Exception: A nosing projection is not required where the tread depth is not less than 11 inches."
Handrails shall comply with the following: "R311.7.8 Handrails. Handrails shall be provided on not less than one side of each flight of stairs with four or more risers."
Headroom shall comply with the following: "R311.7.2 Headroom. The headroom in stairways shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.
Exceptions:
1. Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom not more than 43/4 inches (121 mm).
2. The headroom for spiral stairways shall be in accordance with Section R311.7.10.1."



4 INTERIOR ELEVATIONS

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



5 INTERIOR ELEVATIONS

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



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PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.	22-130
DATE:	10-24-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
	TEXAS LICENSE NO. 24683

A200

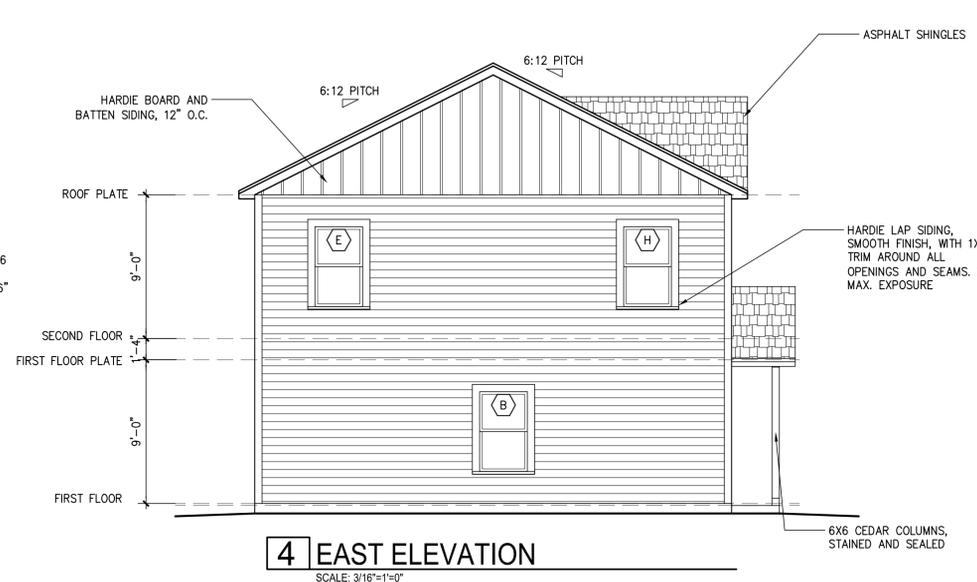
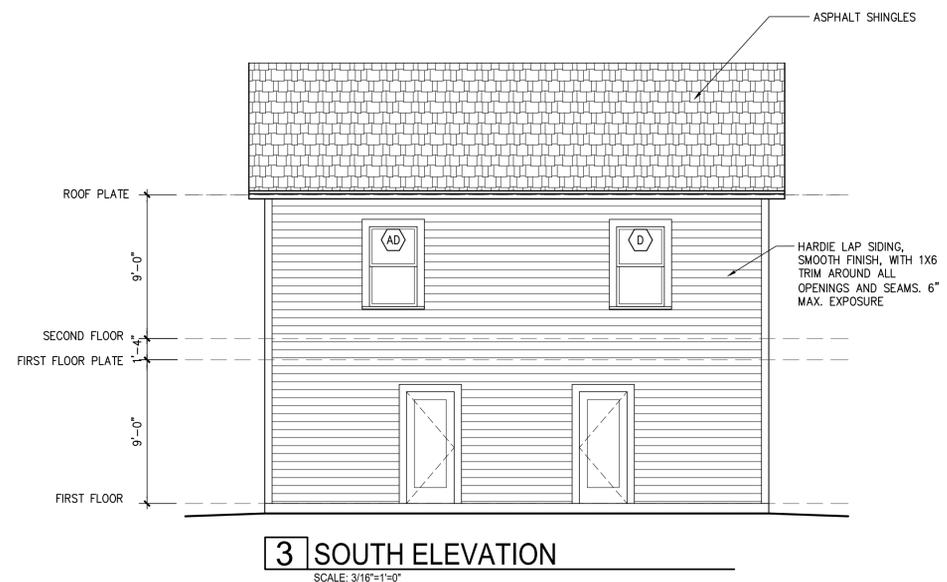


TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

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/rafters	The air barrier in any dropped ceiling/suffit 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/suffit 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 5.0 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 frame and framing and sills/sights and framing shall be sealed. Rim joints shall include the air barrier.	Rim joints shall be insulated.
Floors (including above garage and carport/covered 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 outdoor 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 Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the straw-space walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	Gaps in narrow cavities shall be cut to fit, or narrow cavities shall be filled with insulation that, on installation readily conforms to the available cavity space.
Narrow cavities		
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		Best insulation shall be cut ready 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.
Showers/tubs 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 drywall or drywall.	
Combustion appliances	Other required to be sealed, combustion gas appliances 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 the gyp-board cover plates and walls or ceilings.	

1. In addition, inspection of any work shall be in accordance with the provisions of ICC-404.



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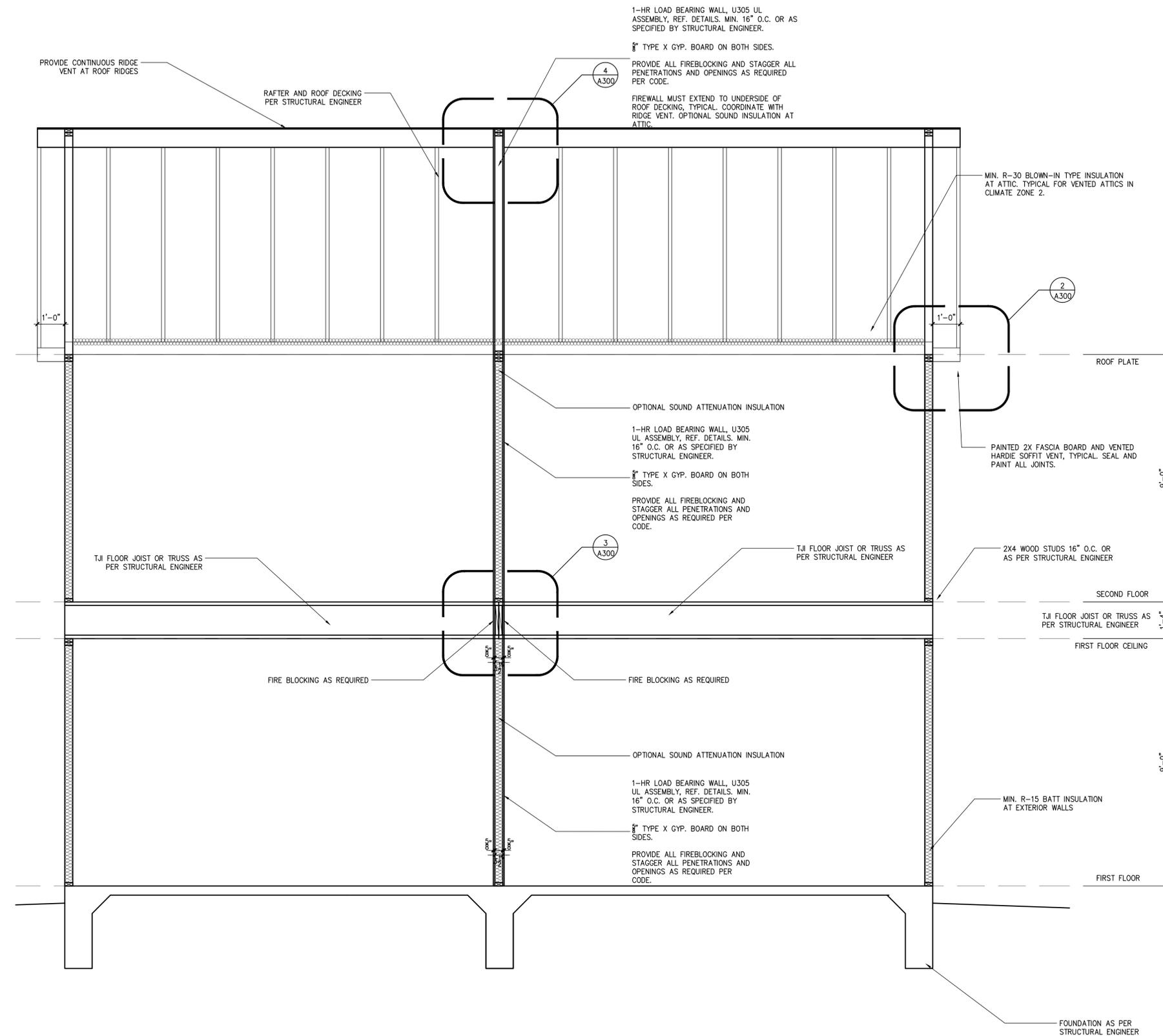
#	DATE	DESCRIPTION
1	10/24/2022	REVIEW SET

PROPOSED BUILDING
SECTIONS AND DETAILS

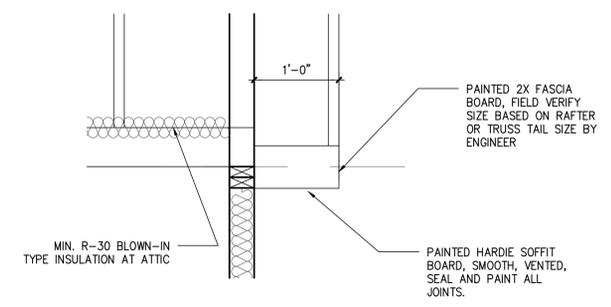
PROJECT NO.	22-130
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REVIEWED BY:	FJZ

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

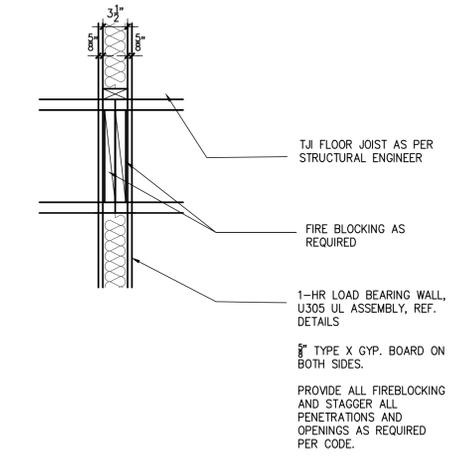
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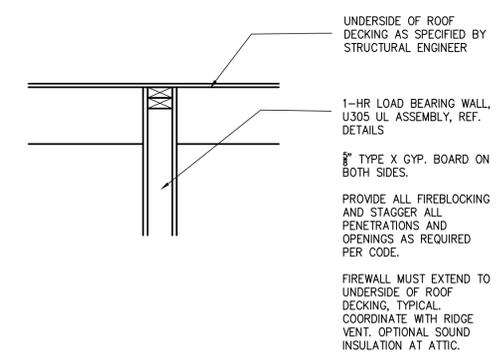
2 SOFFIT DETAIL
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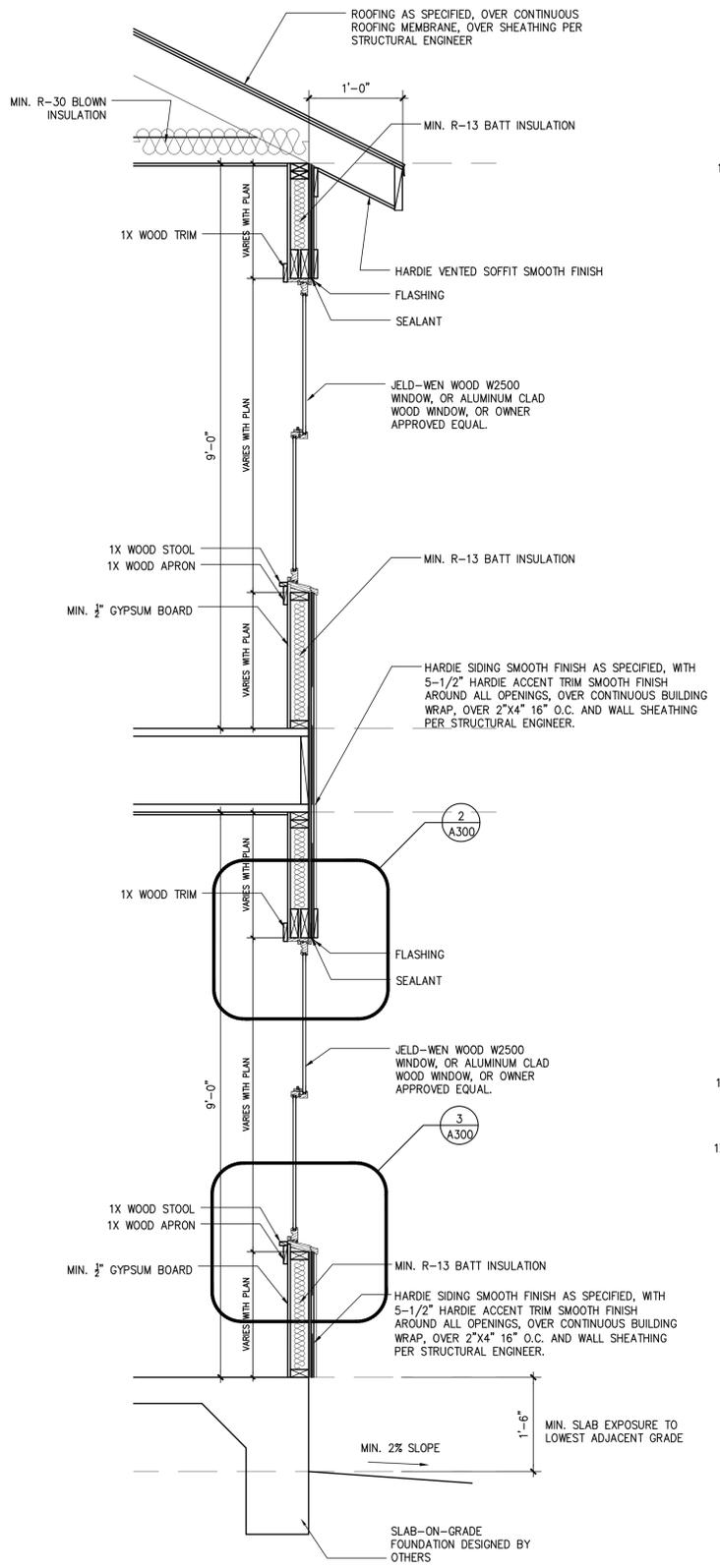


3 FIRE WALL DETAIL
SCALE: 1"=1'-0"

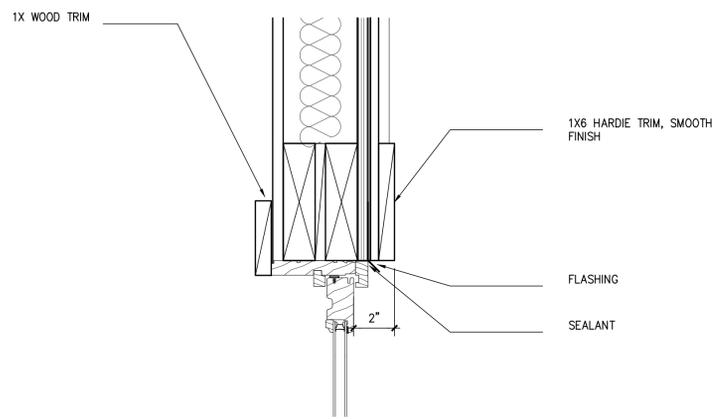


4 FIRE WALL-DECKING DETAIL
SCALE: 1"=1'-0"

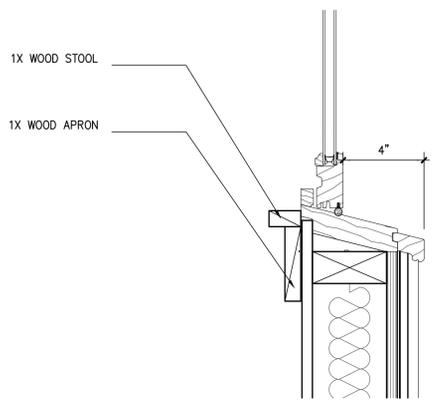




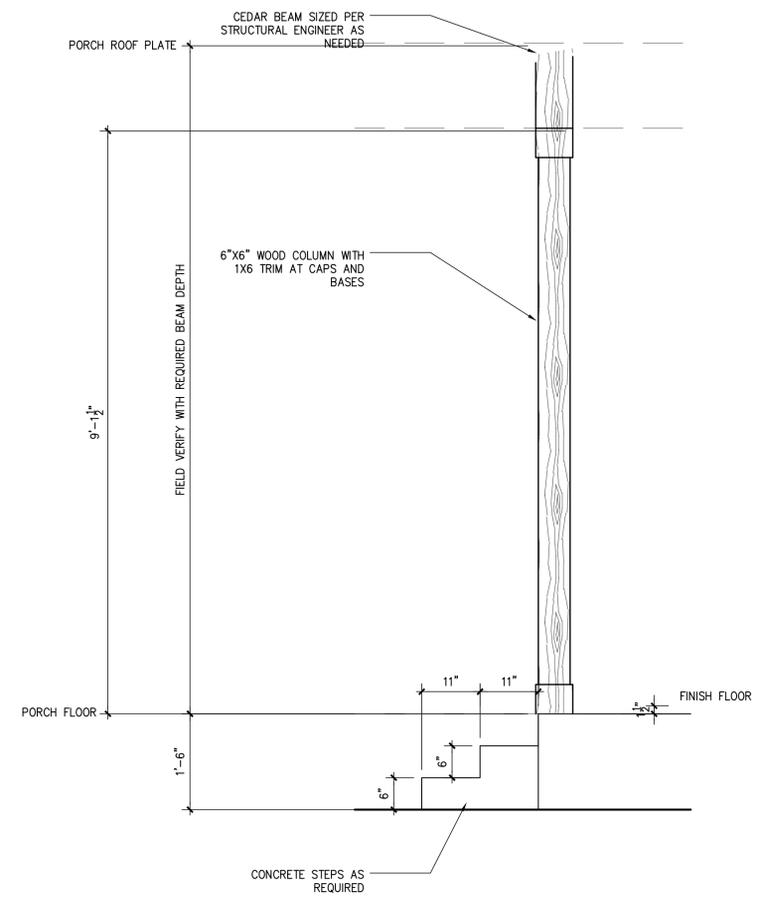
1 WALL SECTION
SCALE: 3/4"=1'-0"



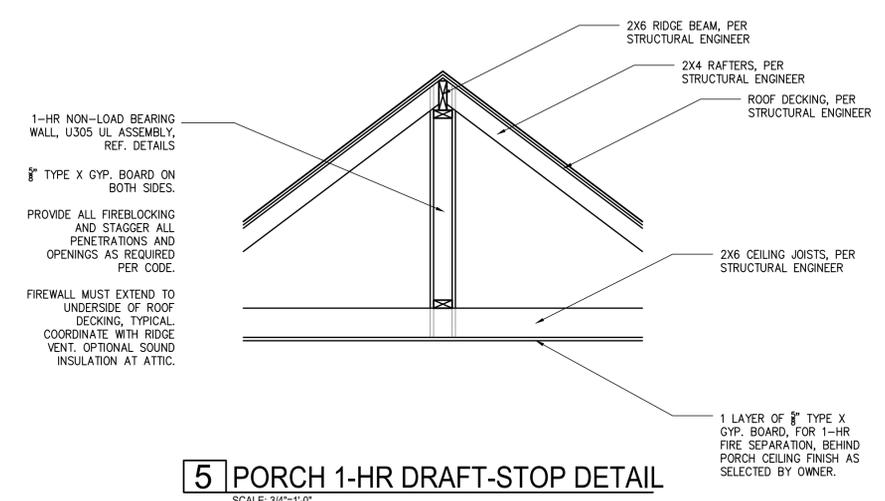
2 WINDOW HEAD DETAIL
SCALE: 3/4"=1'-0"



3 WINDOW SILL DETAIL
SCALE: 3/4"=1'-0"



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



5 PORCH 1-HR DRAFT-STOP DETAIL
SCALE: 3/4"=1'-0"

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WALL SECTION AND DETAILS

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DATE:	10-24-22
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REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
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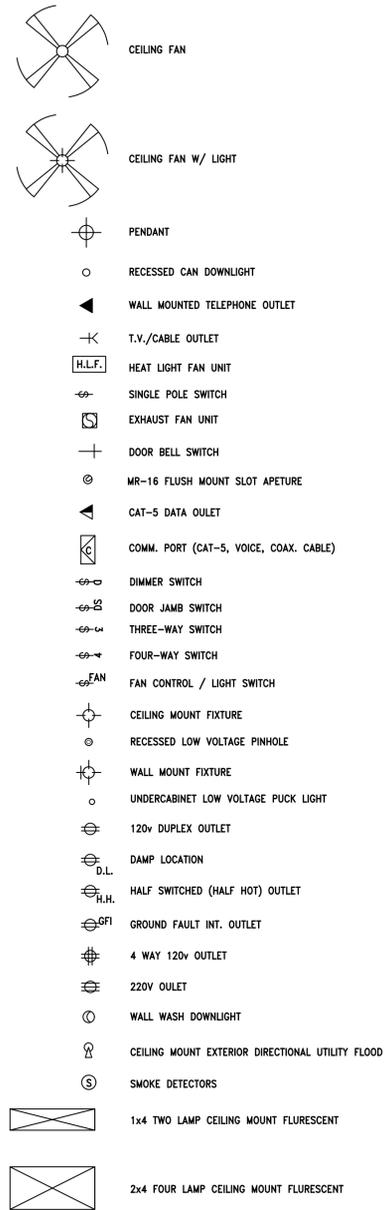
**PROPOSED CEILING/
ELECTRICAL PLAN**

PROJECT NO.	22-130
DATE:	10-24-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
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TEXAS LICENSE NO. 24683

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ELECTRIC PLAN SYMBOLS



NOTE:

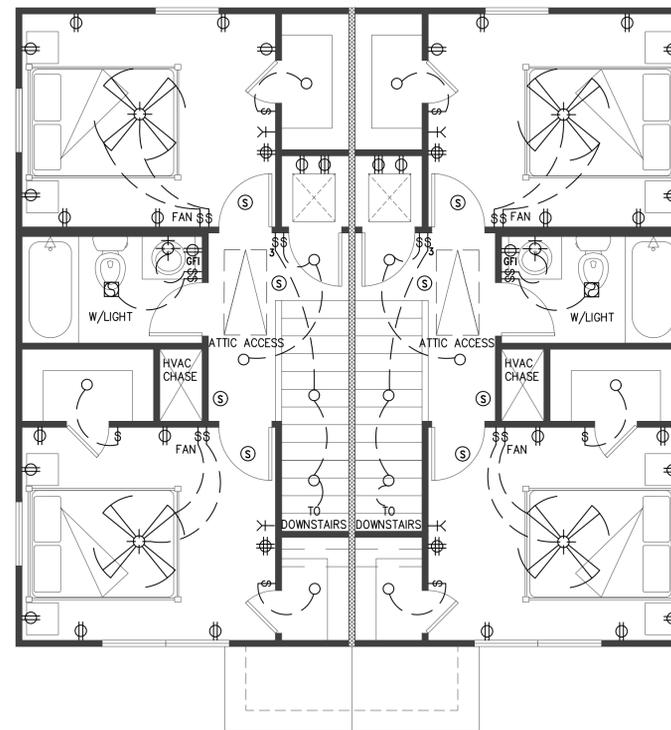
ALL OUTLETS TO BE SPACED AS PER NEC 6'/12' PLACEMENT RULES

ALL SMOKE DETECTORS SHALL BE ELECTRICALLY HARDWIRED WITH A BATTERY BACKUP.

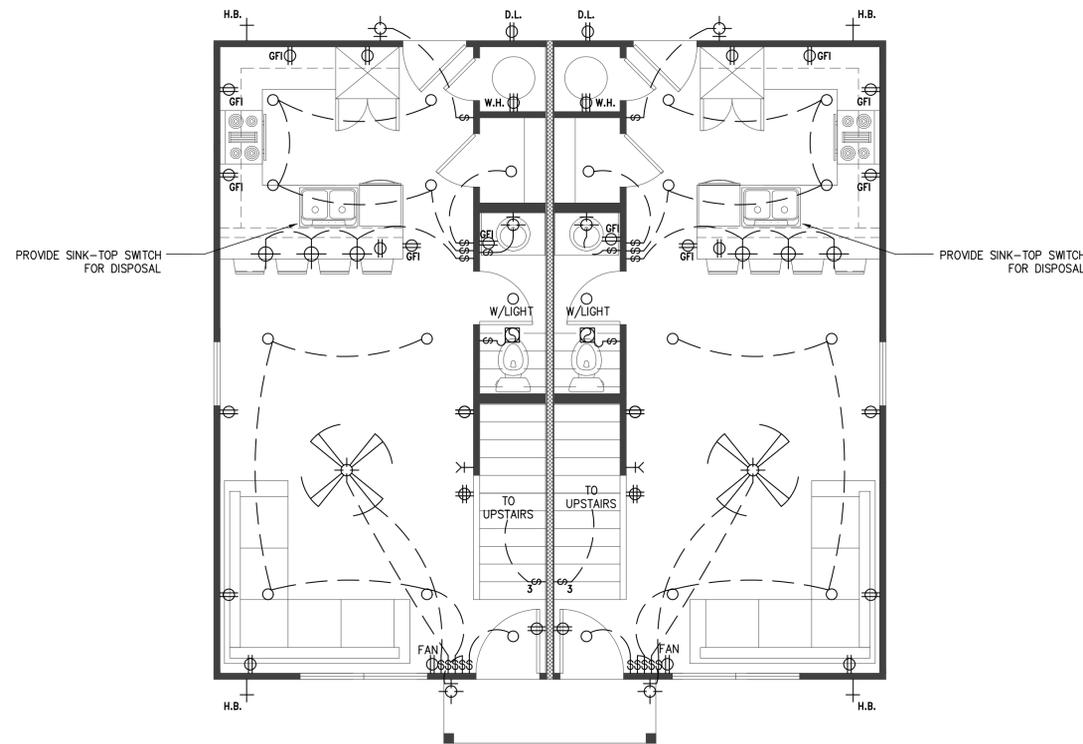
ALL SMOKE DETECTORS SHALL BE ELECTRICALLY INTERCONNECTED, SO THAT IF ONE GOES INTO ALARM, ALL GO INTO ALARM. INSTALL PER 2018 IFC SECTION 907.210.1.2 AND 2018 IRC SECTIONS 317.1 AND 317.2.

PROVIDE VACUUM BREAKERS DEVICES ON ALL EXTERIOR HOSE BIBS.

INSTALL ARC FAULT CIRCUIT INTERRUPTION PROTECTION ON ALL BEDROOM ELECTRICAL CIRCUITS.



2 REFLECTED CEILING / ELECTRICAL SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

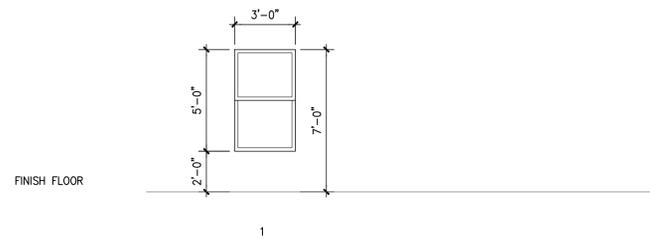


1 REFLECTED CEILING / ELECTRICAL FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



- DOOR NOTES:
 1. FULL LITE EXTERIOR DOOR TO BE JELD-WEN STEEL LOW-E, OR OWNER APPROVED EQUAL TO COMPLY WITH RESCHECK.
 2. PATIO DOOR TO BE JELD-WEN VINYL V-2500 LOW-E 366, OR OWNER APPROVED EQUAL TO COMPLY WITH RESCHECK

DOOR SCHEDULE									
NUMBER	LOCATION	SIZE	THICKNESS	TYPE	HARDWARE	FINISH	FRAME FIN.	FRAME TYPE	NOTES
100	ENTRY	36"x84"	0'-1 3/4"	EXTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
101	POWDER ROOM	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
102	KITCHEN	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	FRENCH DOORS
103	KITCHEN	36"x84"	0'-1 3/4"	EXTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
104	UTILITY	24"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
105	HALLWAY	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
106	BEDROOM 2	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
107	BEDROOM 2	24"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
108	GUEST BATH	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
109	BEDROOM 1	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
110	BEDROOM 1	24"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
111	BEDROOM 1	24"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
200	ENTRY	36"x84"	0'-1 3/4"	EXTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
201	POWDER ROOM	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
202	KITCHEN	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	FRENCH DOORS
203	KITCHEN	36"x84"	0'-1 3/4"	EXTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
204	UTILITY	24"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
205	HALLWAY	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
206	BEDROOM 2	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
207	BEDROOM 2	24"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
208	GUEST BATH	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
209	BEDROOM 1	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
210	BEDROOM 1	24"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
211	BEDROOM 1	24"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	



- WINDOW NOTES:
 1. ALL WINDOWS TO BE JELD-WEN W-2500 WOOD WINDOW, JELD-WEN W-2500 ALUMINUM CLAD WOOD WINDOW, OR ARCHITECT/OWNER APPROVED EQUAL. USE LOW-E 366 TO COMPLY WITH RESCHECK.

WINDOW SCHEDULE						
SYMBOL	TYPE	SIZE (W x H)	SILL HEIGHT	HEAD HEIGHT	LOCATION	DESCRIPTION
A	1	3'-0"x5'-0"	2'-0"	7'-0"	LIVING ROOM	SINGLE HUNG
B	1	3'-0"x5'-0"	2'-0"	7'-0"	LIVING ROOM	SINGLE HUNG
C	1	3'-0"x5'-0"	2'-0"	7'-0"	BEDROOM 1	SINGLE HUNG
D	1	3'-0"x5'-0"	2'-0"	7'-0"	BEDROOM 2	SINGLE HUNG
E	1	3'-0"x5'-0"	2'-0"	7'-0"	BEDROOM 2	SINGLE HUNG
F	1	3'-0"x5'-0"	2'-0"	7'-0"	BEDROOM 1	SINGLE HUNG
G	1	3'-0"x5'-0"	2'-0"	7'-0"	LIVING ROOM	SINGLE HUNG
H	1	3'-0"x5'-0"	2'-0"	7'-0"	BEDROOM 1	SINGLE HUNG
AA	1	3'-0"x5'-0"	2'-0"	7'-0"	LIVING ROOM	SINGLE HUNG
AB	1	3'-0"x5'-0"	2'-0"	7'-0"	LIVING ROOM	SINGLE HUNG
AC	1	3'-0"x5'-0"	2'-0"	7'-0"	BEDROOM 1	SINGLE HUNG
AD	1	3'-0"x5'-0"	2'-0"	7'-0"	BEDROOM 2	SINGLE HUNG
AE	1	3'-0"x5'-0"	2'-0"	7'-0"	BEDROOM 2	SINGLE HUNG
AF	1	3'-0"x5'-0"	2'-0"	7'-0"	BEDROOM 1	SINGLE HUNG
AG	1	3'-0"x5'-0"	2'-0"	7'-0"	LIVING ROOM	SINGLE HUNG
AH	1	3'-0"x5'-0"	2'-0"	7'-0"	BEDROOM 1	SINGLE HUNG



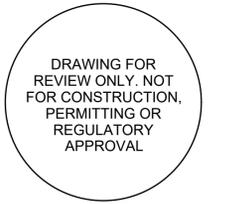
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NEW DUPLEX
 1818 MARTIN LUTHER KING DR.
 SAN ANTONIO, TX 78203
 HHGC, LLC



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ISSUE		
#	DATE	DESCRIPTION
1	10/24/2022	REVIEW SET

DOOR & WINDOW SCHEDULE

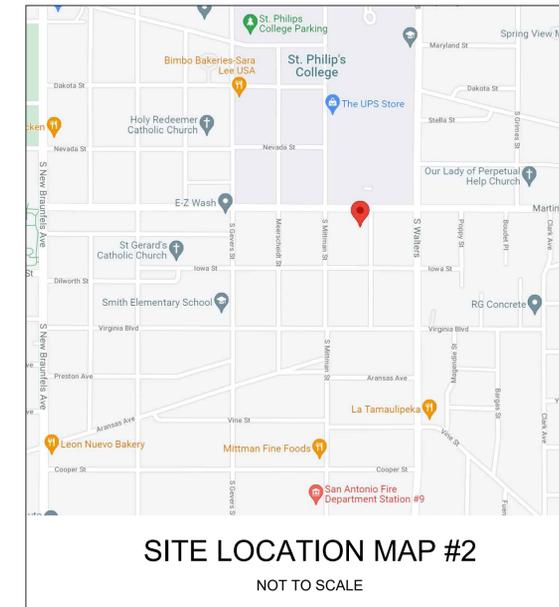
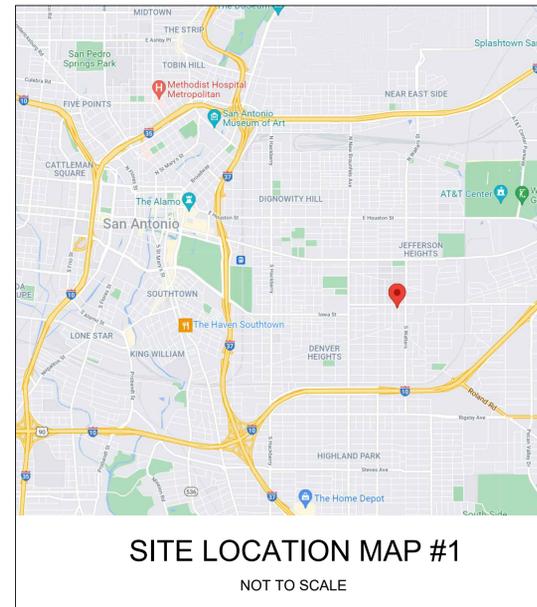
PROJECT NO.	22-130
DATE:	10-24-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

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

A600

NEW DUPLEX

1822 MARTIN LUTHER KING DR., SAN ANTONIO, TX 78203



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
SP100	SITE/ROOF PLAN
A100	PROPOSED FLOOR PLAN
A200	PROPOSED EXTERIOR ELEVATIONS
A300	BUILDING SECTION & FIRE SEPARATION DETAILS
A301	TYPICAL WALL SECTION & DETAILS
A500	REFLECTED CEILING - ELECTRICAL PLAN
A600	DOOR & WINDOW SCHEDULES

ARCHITECT

ZIGA ARCHITECTURE STUDIO, PLLC

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CODE INFORMATION

2018 INTERNATIONAL RESIDENTIAL CODE
2018 IECC

BUILDING DATA

UNIT	S.F.	FLOOR	UNIT	S.F.	FLOOR
UNIT 101:	476	S.F. 1ST FLOOR	UNIT 102:	476	S.F. 1ST FLOOR
	476	S.F. 2ND FLOOR		476	S.F. 2ND FLOOR
	952	S.F. TOTAL LIVING S.F.		952	S.F. TOTAL LIVING S.F.
	15	S.F. PORCH		15	S.F. PORCH
	967	S.F. TOTAL GROSS S.F.		967	S.F. TOTAL GROSS S.F.
		1,934 S.F. TOTAL GROSS BUILDING S.F.			



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ISSUE		
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1	10/24/2022	REVIEW SET

COVER SHEET	
PROJECT NO.	22-130
DATE:	10-24-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT: FELIX J. ZIGA JR., AIA TEXAS LICENSE NO. 24683	

CS



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ISSUE		
#	DATE	DESCRIPTION
1	10/24/2022	REVIEW SET

**PROPOSED SITE/ROOF
PLAN**

PROJECT NO.	22-130
DATE:	10-24-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

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

SPI00

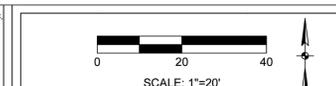
DETENTION & MAINTENANCE NOTE:
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THE PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLOOD) OFF-SITE DRAINAGE CONDITIONS ALLOWED ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



VILLAGOMEZ ENGINEERING CO.
24185 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBP# FIRM REGISTRATION NO. F13688
VEC JOB NO: 22-048
PREPARATION DATE: September 10, 2022

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JENNY HERNANDEZ
1824 MARTIN LUTHER KING DR.
SAN ANTONIO, TEXAS 78203

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

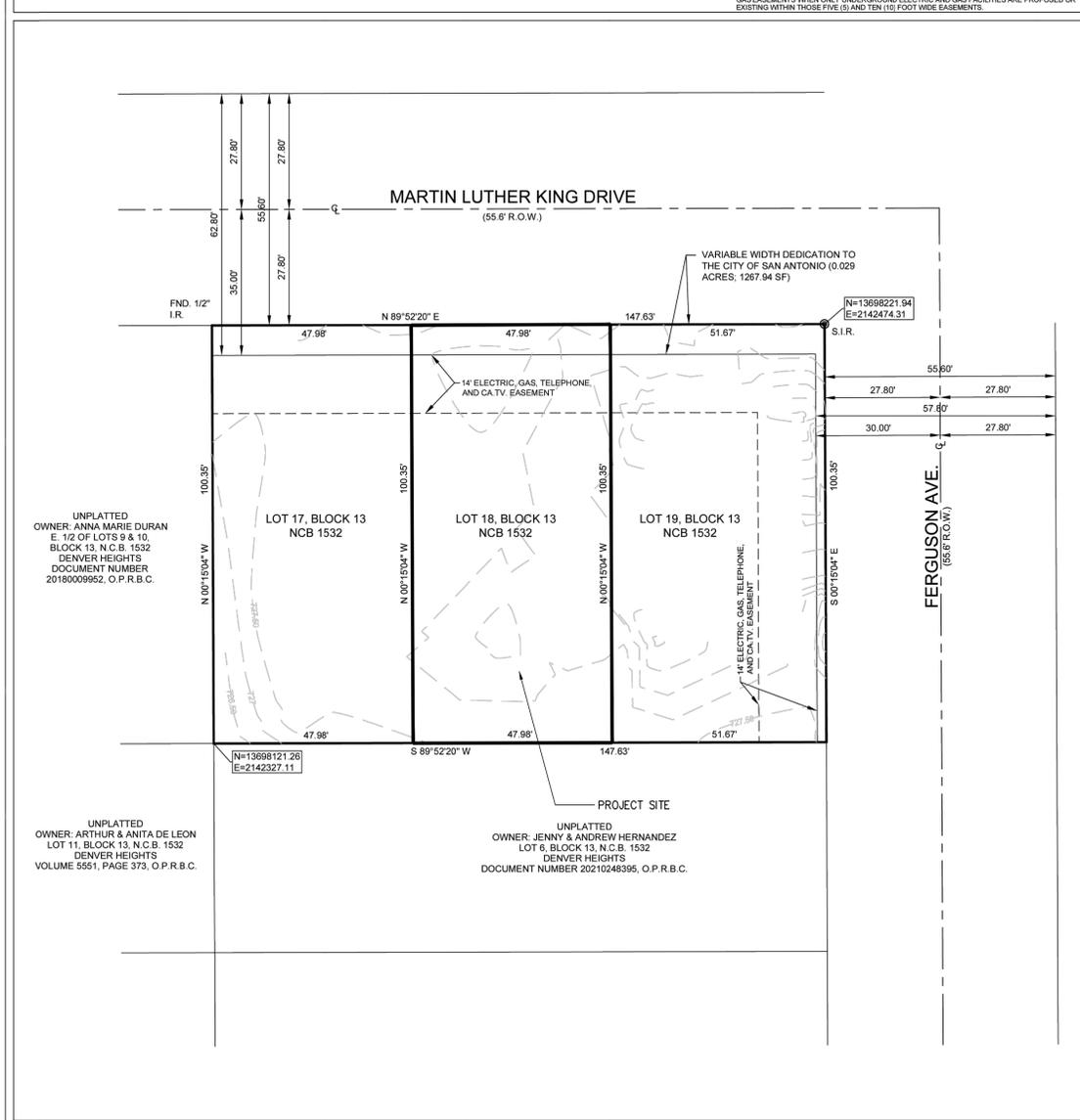
THIS ____ DAY OF _____ A.D. 20__

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

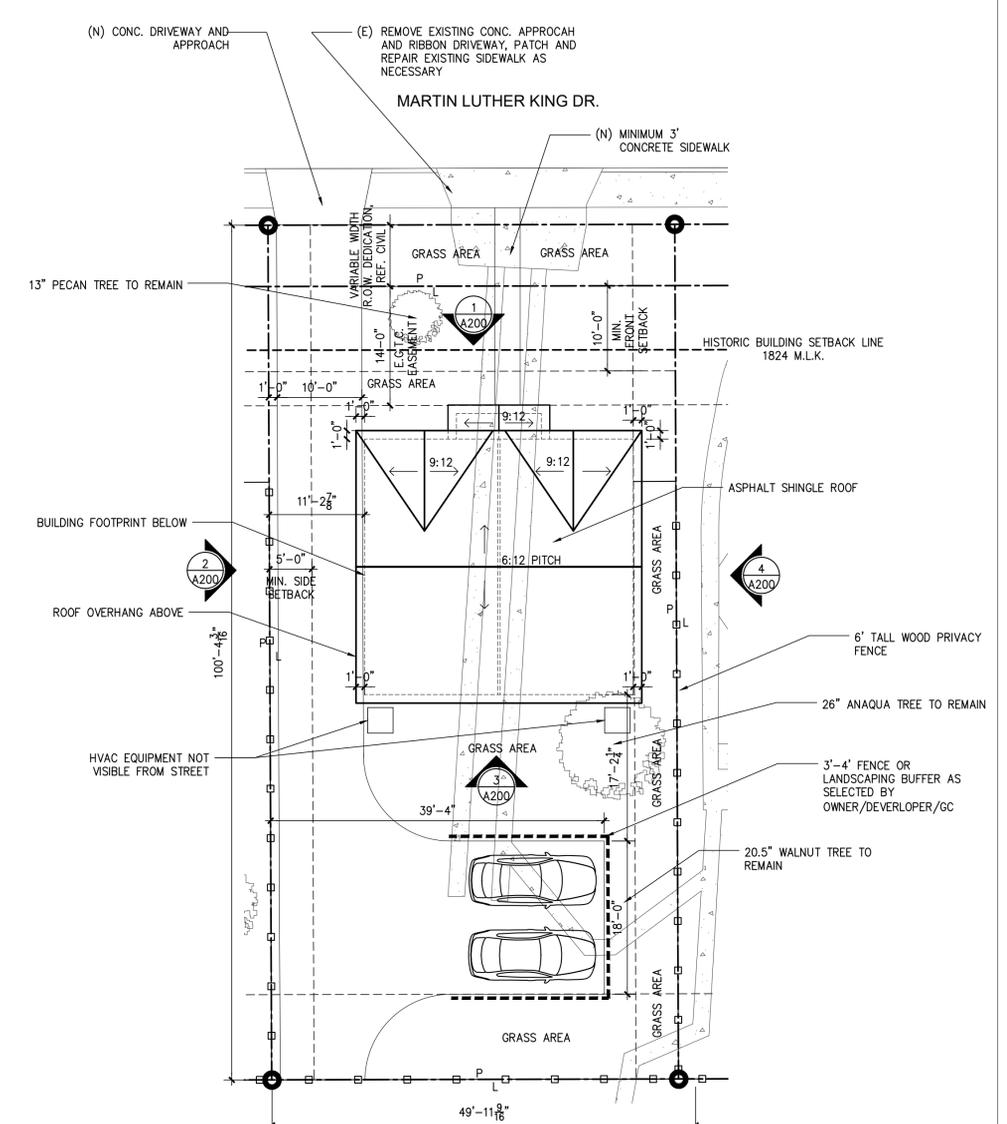
THIS PLAT OF "HERNANDEZ - MLK SUBDIVISION" HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS ____ DAY OF _____ A.D. 20__

BY: _____



1 PLAT
SCALE: FULL SCALE



2 PROPOSED SITE/ROOF PLAN
SCALE: 1"=10'-0"





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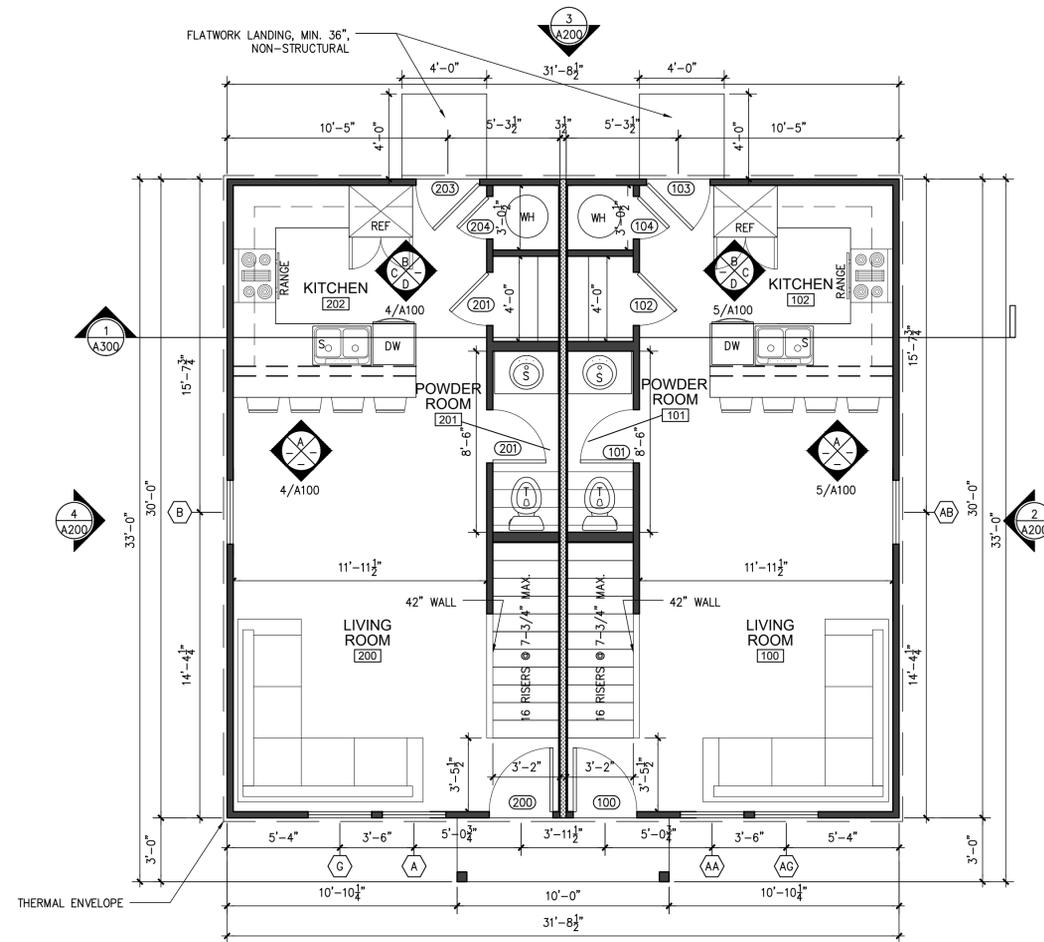
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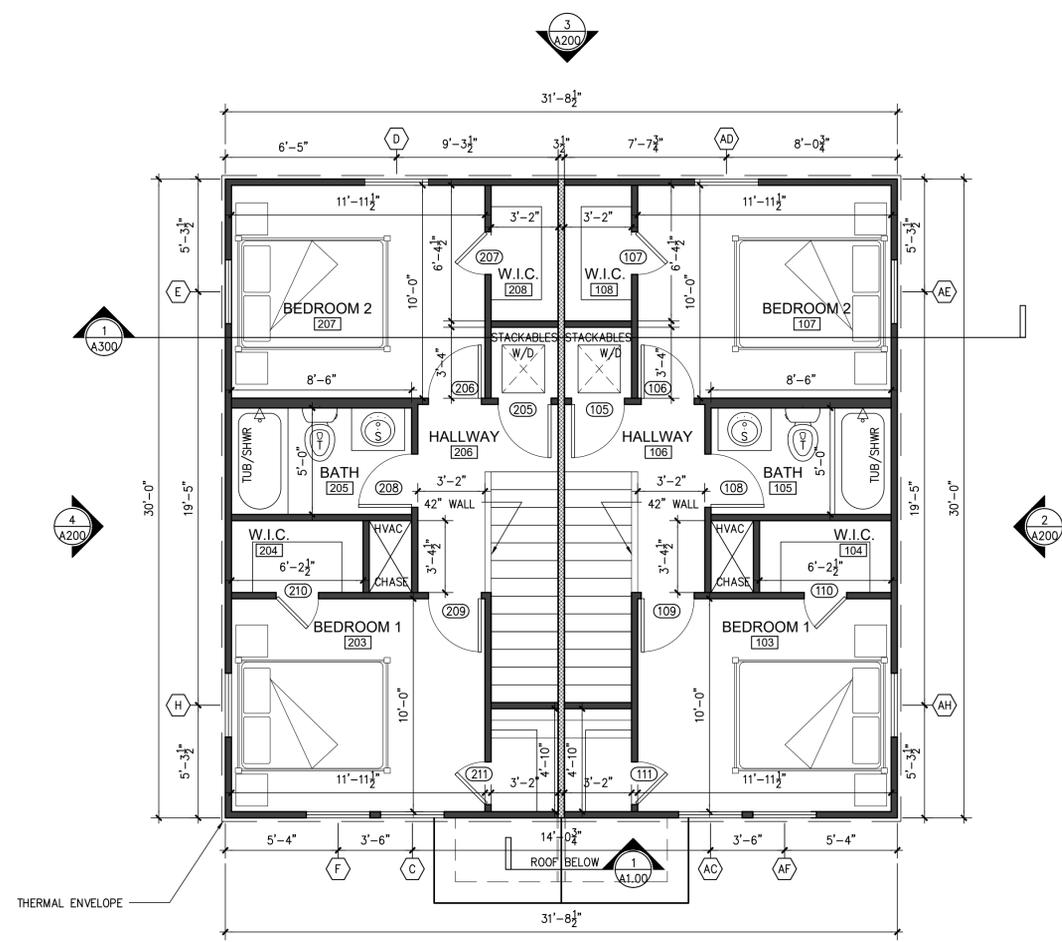


UNIT 102

UNIT 101

1 PROPOSED FIRST FLOOR PLAN

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



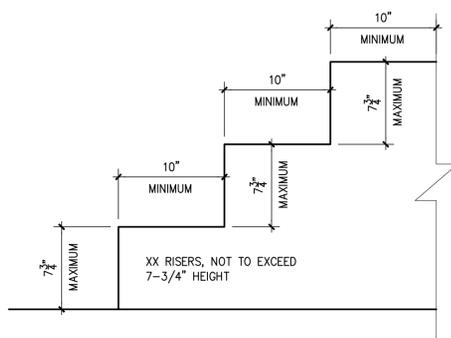
UNIT 102

UNIT 101

2 PROPOSED SECOND FLOOR PLAN

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

1-HR LOAD BEARING WALL, U305
UL ASSEMBLY, REF. DETAILS
5/8" TYPE 'X' GYP. BOARD ON BOTH
SIDES.
PROVIDE ALL FIREBLOCKING AND
STAGGER ALL PENETRATIONS AND
OPENINGS AS REQUIRED PER CODE.



3 STAIR DIMENSION CONTROL DETAIL

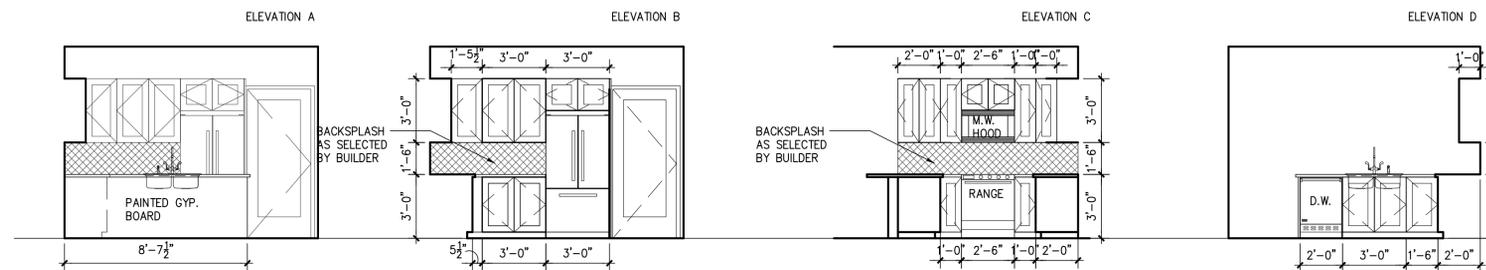
SCALE: 1 1/2"=1'-0"

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 1/8 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 1/8 inch.
Exception: A nosing projection is not required where the tread depth is not less than 11 inches."

Handrails shall comply with the following: "R311.7.8 Handrails. Handrails shall be provided on not less than one side of each flight of stairs with four or more risers."

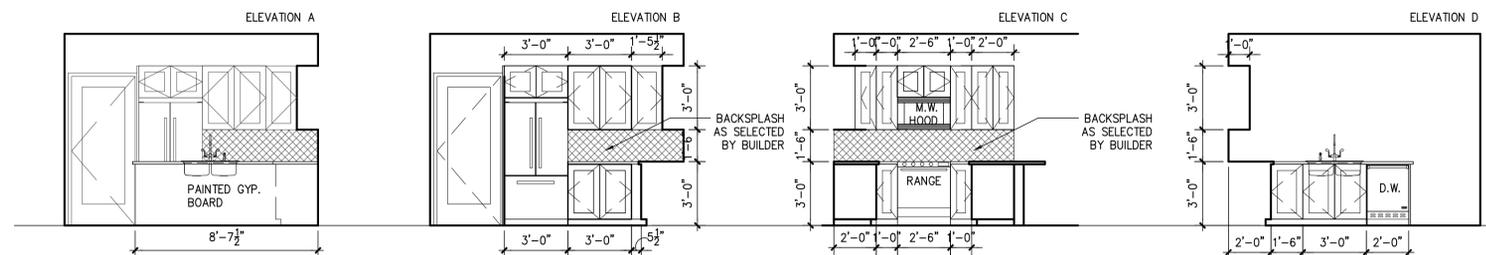
Headroom shall comply with the following: "R311.7.2 Headroom. The headroom in stairways shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

Exceptions:
1. Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom not more than 43/4 inches (121 mm).
2. The headroom for spiral stairways shall be in accordance with Section R311.7.10.1."



4 INTERIOR ELEVATIONS

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



5 INTERIOR ELEVATIONS

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

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ISSUE

#	DATE	DESCRIPTION
1	10/24/2022	REVIEW SET

PROPOSED FIRST
AND SECOND
FLOOR PLAN

PROJECT NO.	22-130
DATE:	10-24-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO.	24683

A100



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ISSUE		
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1	10/24/2022	REVIEW SET

PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.	22-130
DATE:	10-24-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
	TEXAS LICENSE NO. 24683

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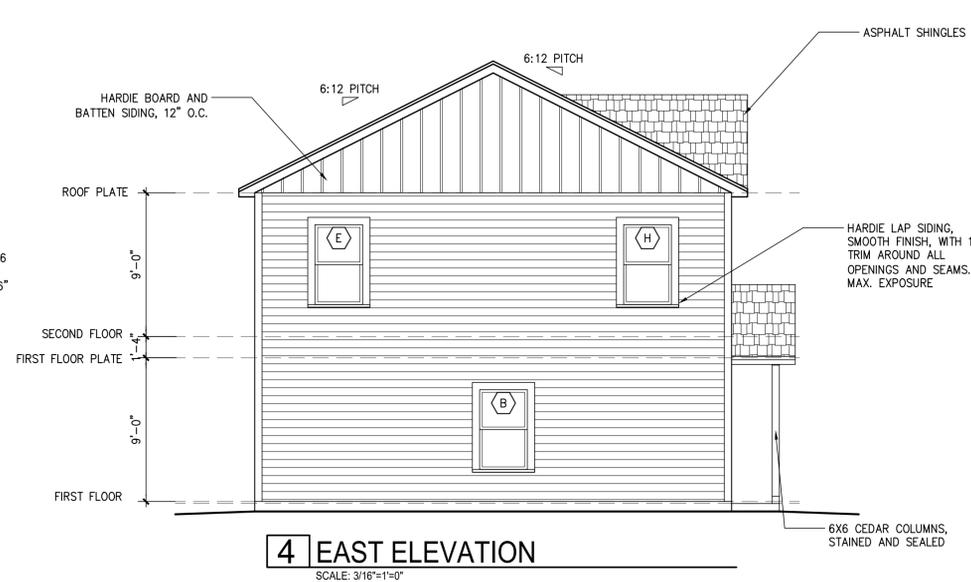
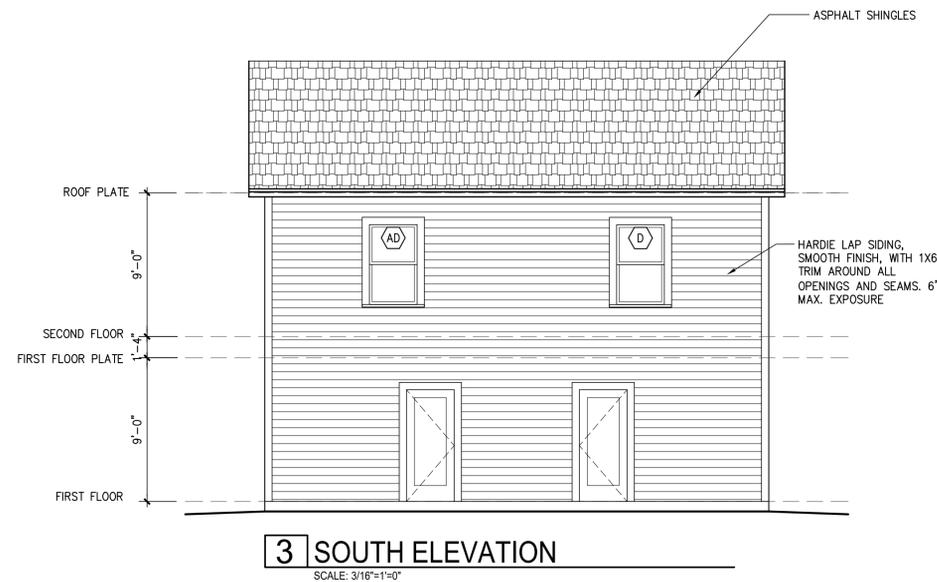
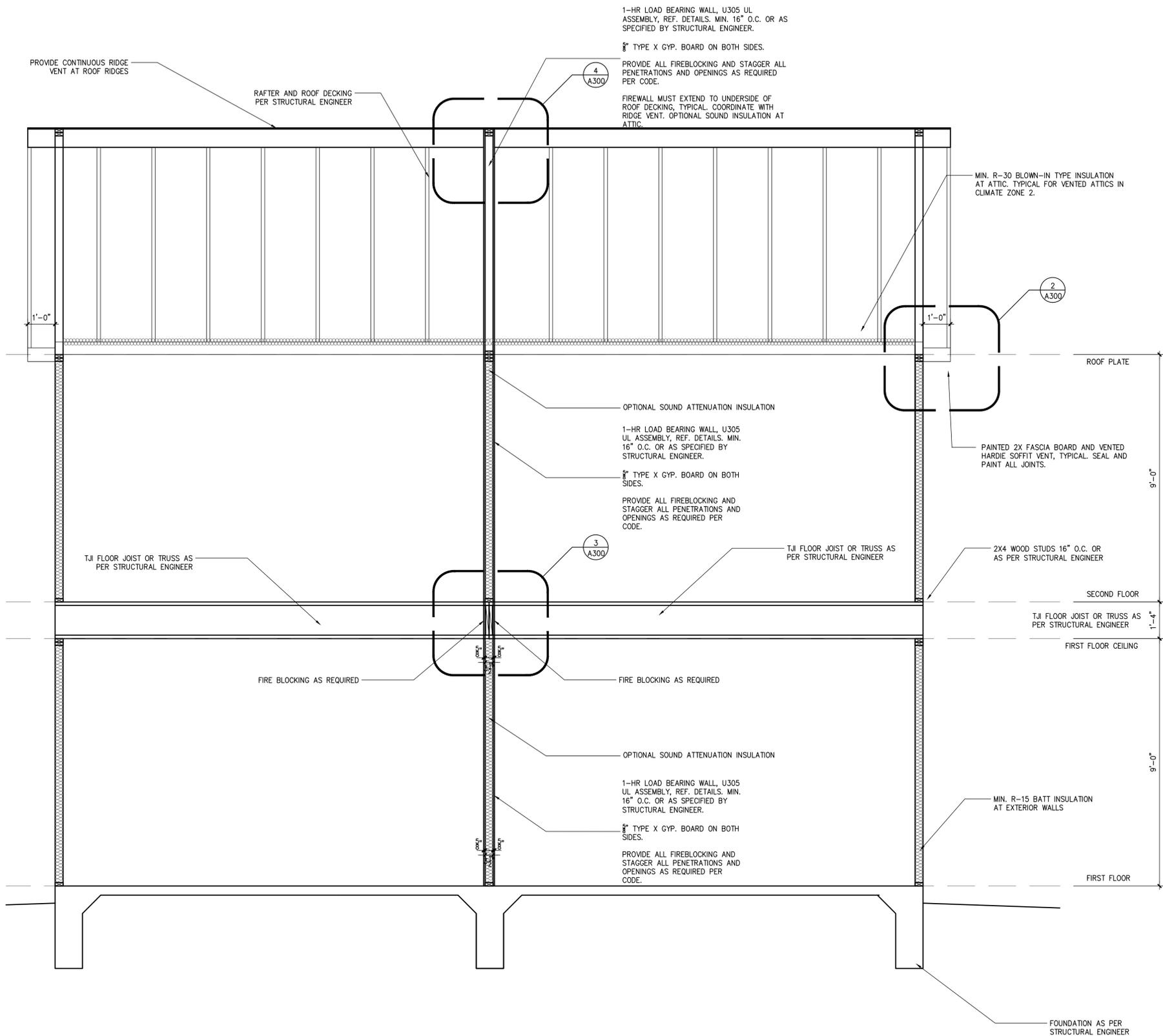
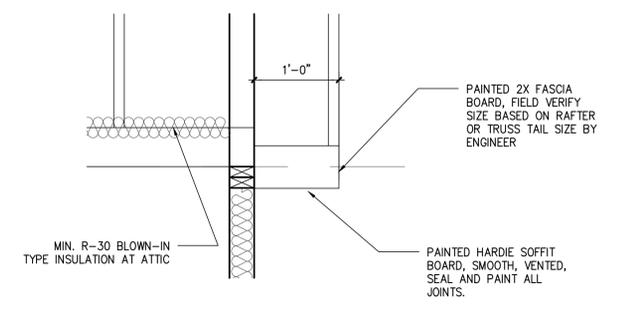


TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air permeable insulation shall not be used as a sealing material.
Ceiling/rafters	The air barrier in any dropped ceiling/rafter 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/rafter 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. Floor 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 5.0 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 frame and framing and sills/sights and framing shall be sealed. Rim joints shall include the air barrier.	Rim joints shall be insulated.
Floors (including above garage and carport/covered 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 outdoor 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 Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, 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.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	Gaps in narrow cavities shall be cut to fit, or narrow cavities shall be filled with insulation that, on installation readily conforms to the available cavity space.
Narrow cavities		
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		Best insulation shall be cut ready 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.
Showers/tubs 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 drywall or drywall.	
Combustion appliances	Other required to be sealed, combustion gas appliances 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 the gypboard cover plates and walls or ceilings.	

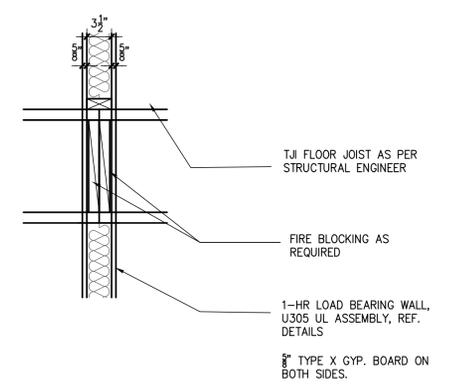
1. In addition, inspection of any work shall be in accordance with the provisions of ICC-404.



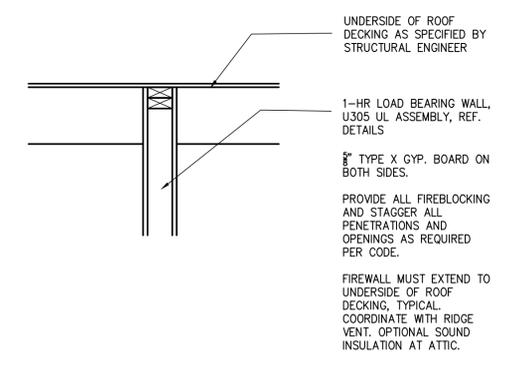
1 BUILDING SECTION AND TYPICAL WALL SECTIONS
SCALE: 1/2"=1'-0"



2 SOFFIT DETAIL
SCALE: 1"=1'-0"



3 FIRE WALL DETAIL
SCALE: 1"=1'-0"



4 FIRE WALL-DECKING DETAIL
SCALE: 1"=1'-0"



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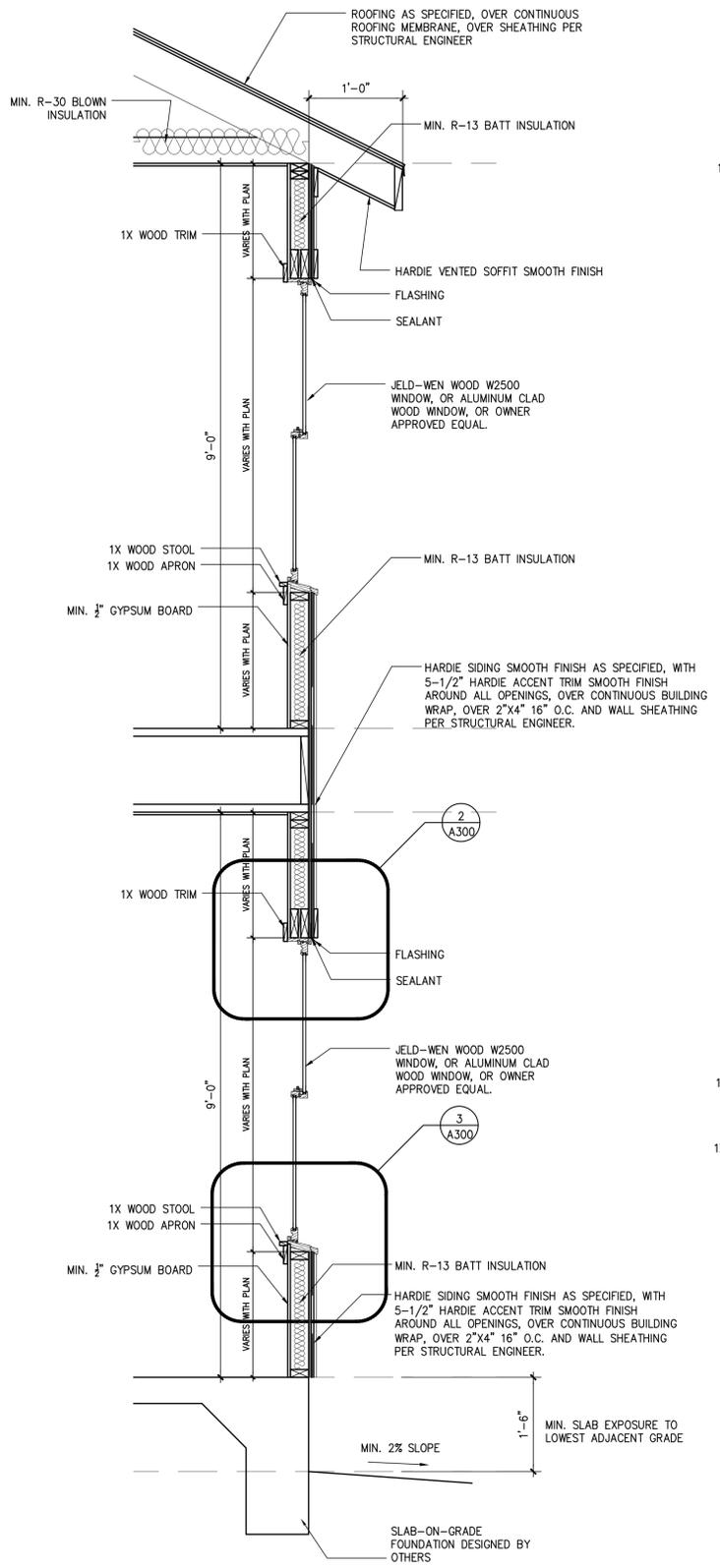
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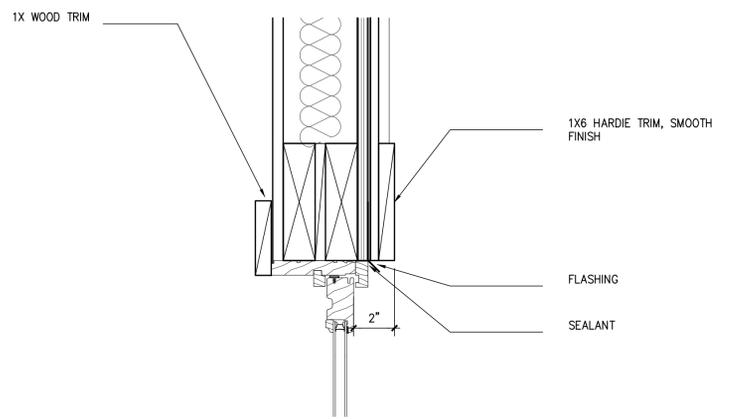
PROPOSED BUILDING SECTIONS AND DETAILS

PROJECT NO.	22-130
DATE:	10-24-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
	TEXAS LICENSE NO. 24683

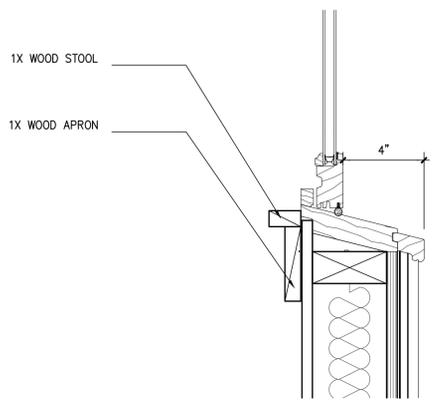
A300



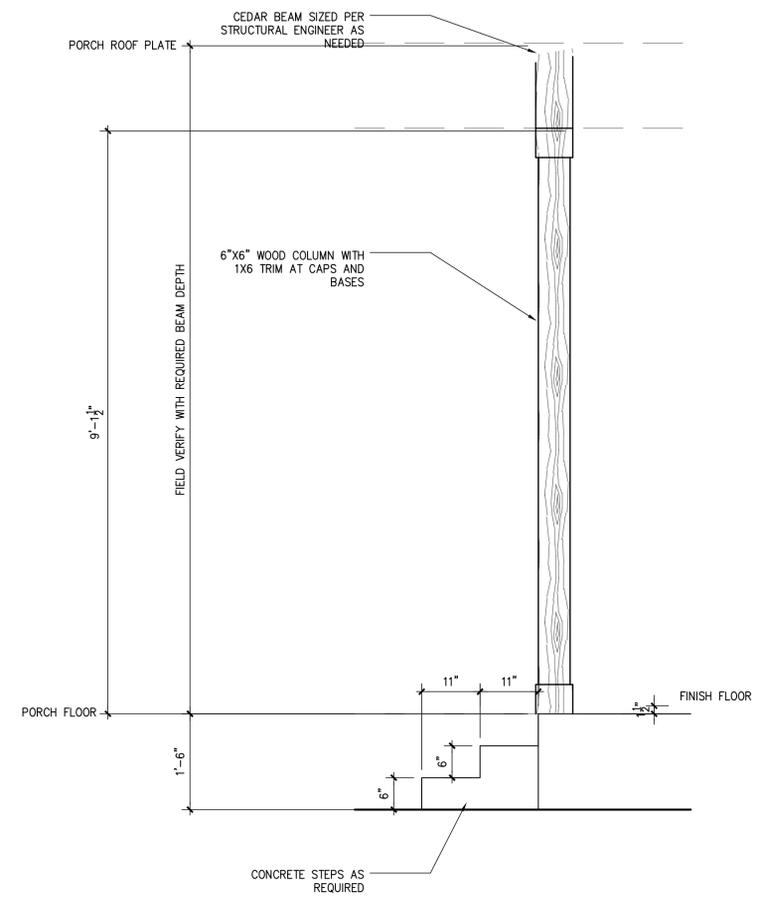
1 WALL SECTION
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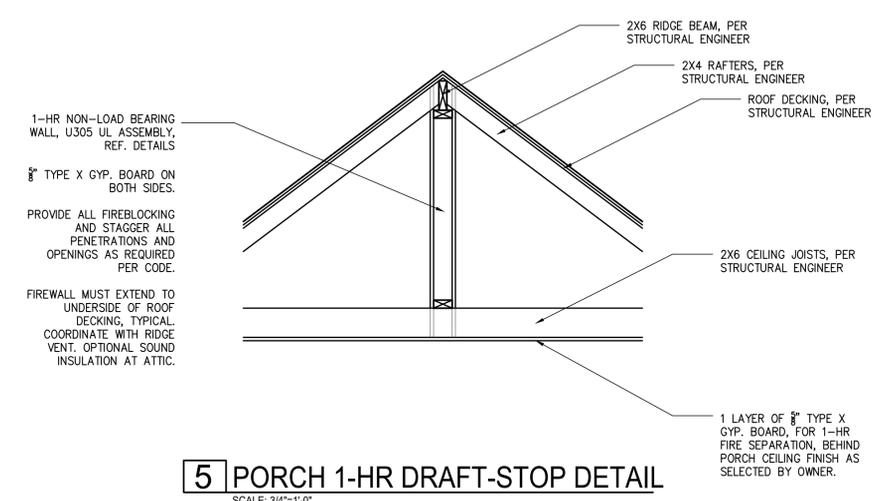
2 WINDOW HEAD DETAIL
SCALE: 3/4"=1'-0"



3 WINDOW SILL DETAIL
SCALE: 3/4"=1'-0"



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



5 PORCH 1-HR DRAFT-STOP DETAIL
SCALE: 3/4"=1'-0"

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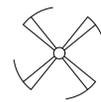
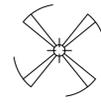
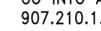
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WALL SECTION AND DETAILS

PROJECT NO.	22-130
DATE:	10-24-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
	TEXAS LICENSE NO. 24683

A301

ELECTRIC PLAN SYMBOLS

-  CEILING FAN
-  CEILING FAN W/ LIGHT
-  PENDANT
-  RECESSED CAN DOWNLIGHT
-  WALL MOUNTED TELEPHONE OUTLET
-  T.V./CABLE OUTLET
-  H.L.F. HEAT LIGHT FAN UNIT
-  SINGLE POLE SWITCH
-  EXHAUST FAN UNIT
-  DOOR BELL SWITCH
-  MR-16 FLUSH MOUNT SLOT APETURE
-  CAT-5 DATA OULET
-  COMM. PORT (CAT-5, VOICE, COAX. CABLE)
-  DIMMER SWITCH
-  DOOR JAMB SWITCH
-  THREE-WAY SWITCH
-  FOUR-WAY SWITCH
-  FAN CONTROL / LIGHT SWITCH
-  CEILING MOUNT FIXTURE
-  RECESSED LOW VOLTAGE PINHOLE
-  WALL MOUNT FIXTURE
-  UNDERCABINET LOW VOLTAGE PUCK LIGHT
-  120v DUPLEX OUTLET
-  D.L. DAMP LOCATION
-  H.H. HALF SWITCHED (HALF HOT) OUTLET
-  GFI GROUND FAULT INT. OUTLET
-  4 WAY 120v OUTLET
-  220V OUTLET
-  WALL WASH DOWNLIGHT
-  CEILING MOUNT EXTERIOR DIRECTIONAL UTILITY FLOOD
-  SMOKE DETECTORS
-  1x4 TWO LAMP CEILING MOUNT FLUORESCENT
-  2x4 FOUR LAMP CEILING MOUNT FLUORESCENT

NOTE:

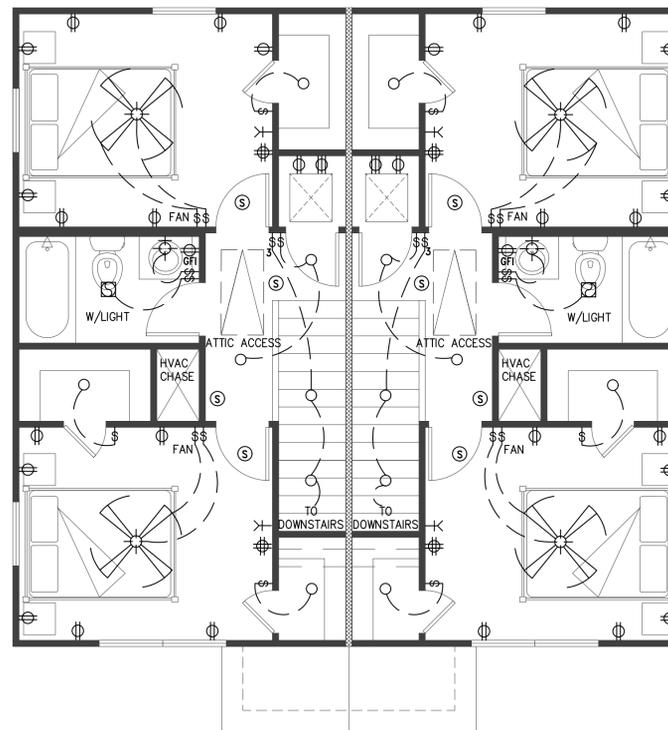
ALL OUTLETS TO BE SPACED AS PER NEC 6'/12' PLACEMENT RULES

ALL SMOKE DETECTORS SHALL BE ELECTRICALLY HARDWIRED WITH A BATTERY BACKUP.

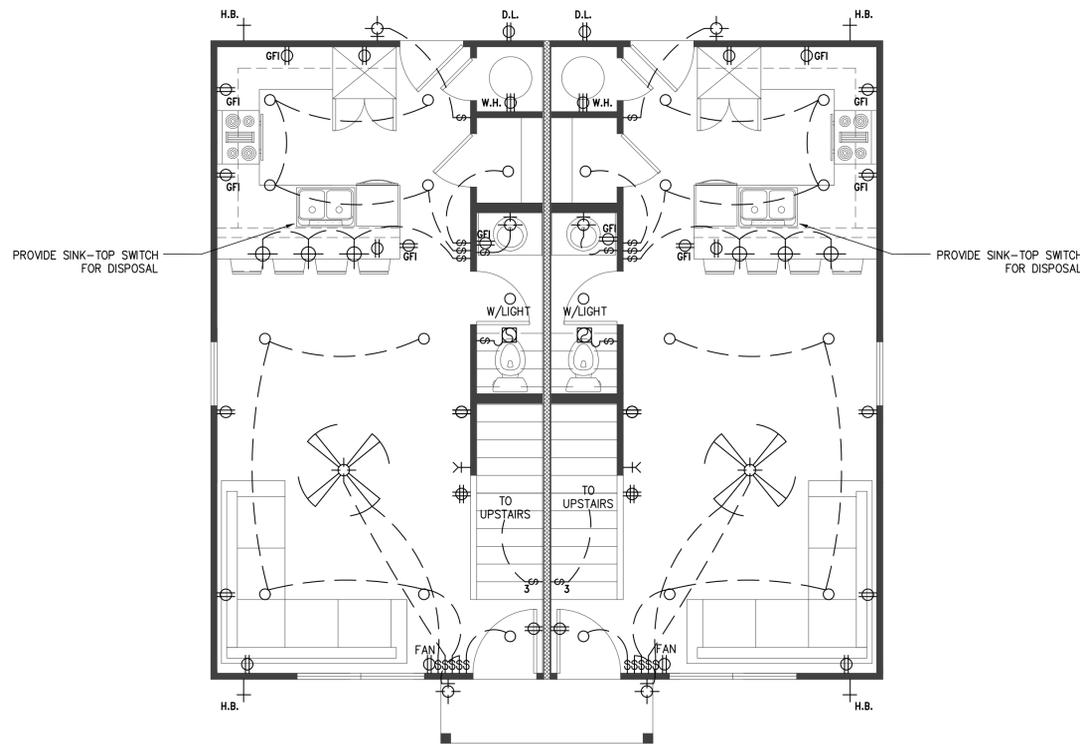
ALL SMOKE DETECTORS SHALL BE ELECTRICALLY INTERCONNECTED, SO THAT IF ONE GOES INTO ALARM, ALL GO INTO ALARM. INSTALL PER 2018 IFC SECTION 907.210.1.2 AND 2018 IRC SECTIONS 317.1 AND 317.2.

PROVIDE VACUUM BREAKERS DEVICES ON ALL EXTERIOR HOSE BIBS.

INSTALL ARC FAULT CIRCUIT INTERRUPTION PROTECTION ON ALL BEDROOM ELECTRICAL CIRCUITS.



2 REFLECTED CEILING / ELECTRICAL SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



1 REFLECTED CEILING / ELECTRICAL FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



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PROPOSED CEILING/
ELECTRICAL PLAN

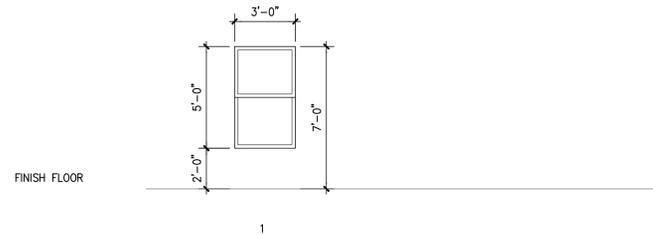
PROJECT NO.	22-130
DATE:	10-24-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

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

A500

- DOOR NOTES:
 1. FULL LITE EXTERIOR DOOR TO BE JELD-WEN STEEL LOW-E, OR OWNER APPROVED EQUAL TO COMPLY WITH RESCHECK.
 2. PATIO DOOR TO BE JELD-WEN VINYL V-2500 LOW-E 366, OR OWNER APPROVED EQUAL TO COMPLY WITH RESCHECK

DOOR SCHEDULE									
NUMBER	LOCATION	SIZE	THICKNESS	TYPE	HARDWARE	FINISH	FRAME FIN.	FRAME TYPE	NOTES
100	ENTRY	36"x84"	0'-1 3/4"	EXTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
101	POWDER ROOM	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
102	KITCHEN	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	FRENCH DOORS
103	KITCHEN	36"x84"	0'-1 3/4"	EXTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
104	UTILITY	24"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
105	HALLWAY	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
106	BEDROOM 2	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
107	BEDROOM 2	24"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
108	GUEST BATH	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
109	BEDROOM 1	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
110	BEDROOM 1	24"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
111	BEDROOM 1	24"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
200	ENTRY	36"x84"	0'-1 3/4"	EXTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
201	POWDER ROOM	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
202	KITCHEN	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	FRENCH DOORS
203	KITCHEN	36"x84"	0'-1 3/4"	EXTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
204	UTILITY	24"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
205	HALLWAY	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
206	BEDROOM 2	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
207	BEDROOM 2	24"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
208	GUEST BATH	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
209	BEDROOM 1	30"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
210	BEDROOM 1	24"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
211	BEDROOM 1	24"x80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	



- WINDOW NOTES:
 1. ALL WINDOWS TO BE JELD-WEN W-2500 WOOD WINDOW, JELD-WEN W-2500 ALUMINUM CLAD WOOD WINDOW, OR ARCHITECT/OWNER APPROVED EQUAL. USE LOW-E 366 TO COMPLY WITH RESCHECK.

WINDOW SCHEDULE						
SYMBOL	TYPE	SIZE (W x H)	SILL HEIGHT	HEAD HEIGHT	LOCATION	DESCRIPTION
A	1	3'-0"x5'-0"	2'-0"	7'-0"	LIVING ROOM	SINGLE HUNG
B	1	3'-0"x5'-0"	2'-0"	7'-0"	LIVING ROOM	SINGLE HUNG
C	1	3'-0"x5'-0"	2'-0"	7'-0"	BEDROOM 1	SINGLE HUNG
D	1	3'-0"x5'-0"	2'-0"	7'-0"	BEDROOM 2	SINGLE HUNG
E	1	3'-0"x5'-0"	2'-0"	7'-0"	BEDROOM 2	SINGLE HUNG
F	1	3'-0"x5'-0"	2'-0"	7'-0"	BEDROOM 1	SINGLE HUNG
G	1	3'-0"x5'-0"	2'-0"	7'-0"	LIVING ROOM	SINGLE HUNG
H	1	3'-0"x5'-0"	2'-0"	7'-0"	BEDROOM 1	SINGLE HUNG
AA	1	3'-0"x5'-0"	2'-0"	7'-0"	LIVING ROOM	SINGLE HUNG
AB	1	3'-0"x5'-0"	2'-0"	7'-0"	LIVING ROOM	SINGLE HUNG
AC	1	3'-0"x5'-0"	2'-0"	7'-0"	BEDROOM 1	SINGLE HUNG
AD	1	3'-0"x5'-0"	2'-0"	7'-0"	BEDROOM 2	SINGLE HUNG
AE	1	3'-0"x5'-0"	2'-0"	7'-0"	BEDROOM 2	SINGLE HUNG
AF	1	3'-0"x5'-0"	2'-0"	7'-0"	BEDROOM 1	SINGLE HUNG
AG	1	3'-0"x5'-0"	2'-0"	7'-0"	LIVING ROOM	SINGLE HUNG
AH	1	3'-0"x5'-0"	2'-0"	7'-0"	BEDROOM 1	SINGLE HUNG



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DOOR & WINDOW SCHEDULE

PROJECT NO.	22-130
DATE:	10-24-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

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

A600



JELD WEN
WINDOWS & DOORS

W-2500 Wood
Wood Window
Double-Hung

Architectural Design Manual



TABLE OF CONTENTS

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Unit Sizing	6
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Mullion Options	9

Section Details

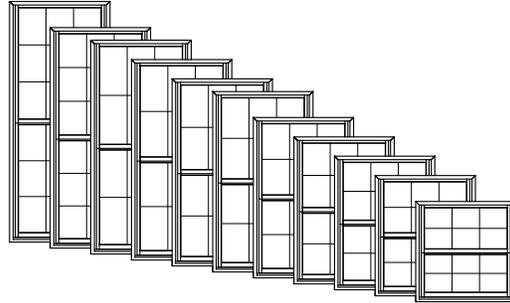
Operator:	
Standard Sections	10
Pocket Sections	11
Geometric Insash:	
Pocket Sections	12
Transom Sections.....	13

Sizing Details

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

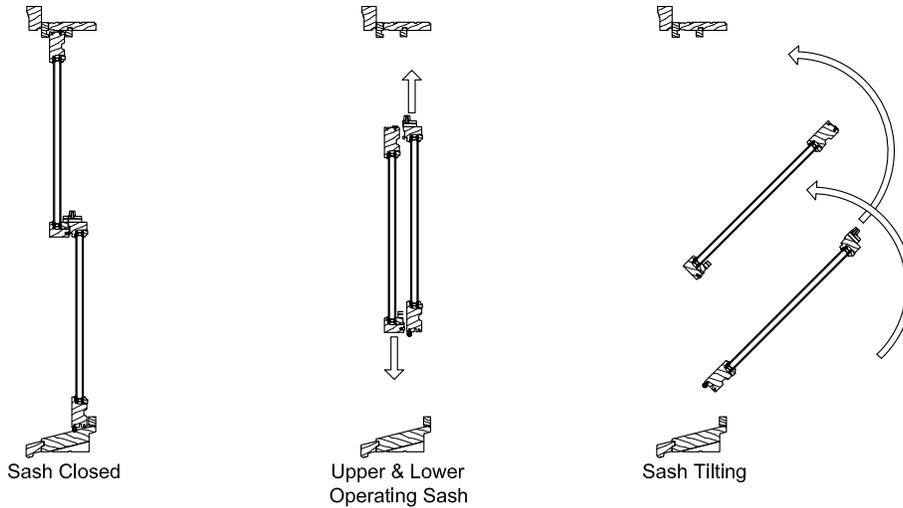


GENERAL INFORMATION



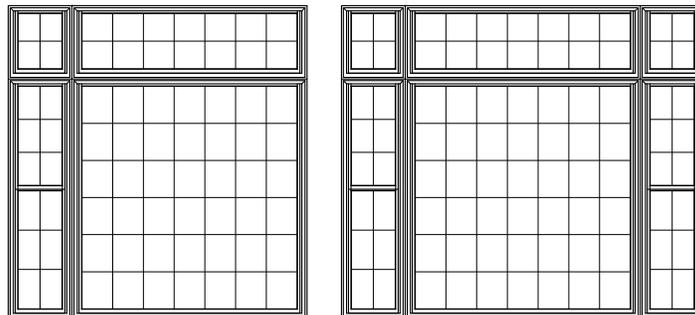
Dimensional Windows

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.



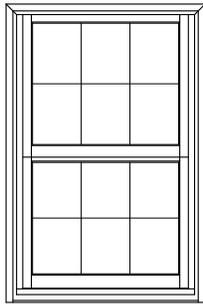


LITE CUT INFORMATION

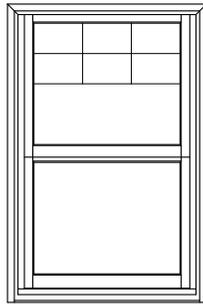
Lite Cut Options

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.

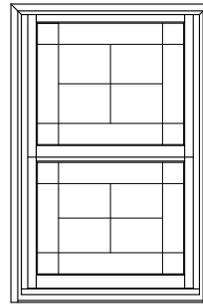
Special lite cut patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



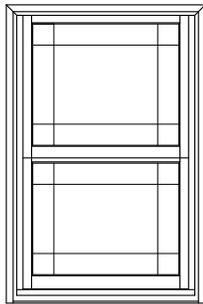
Colonial



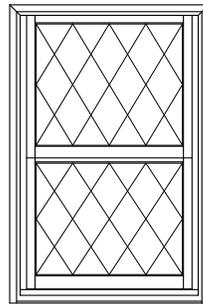
Colonial From
Top Down



Uneven



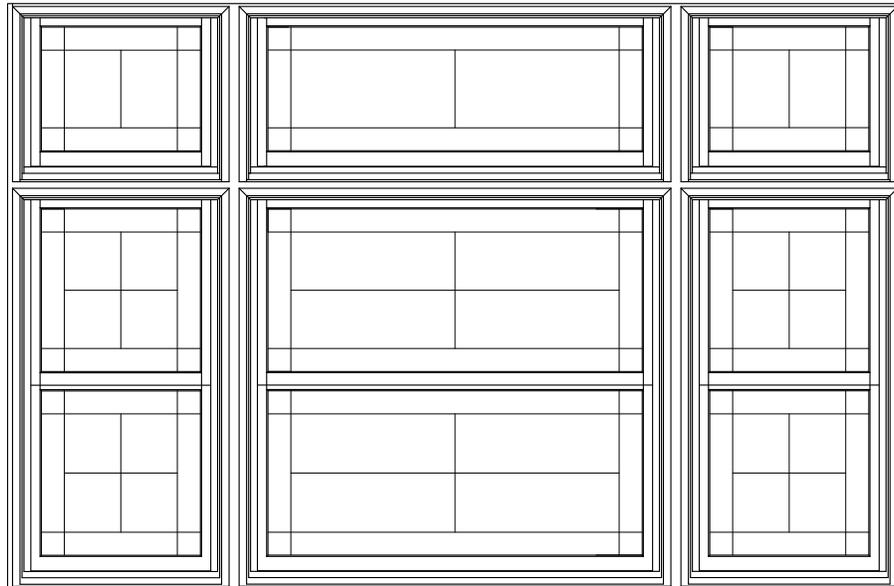
Prairie



Diamond

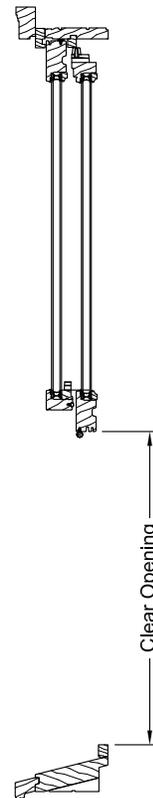
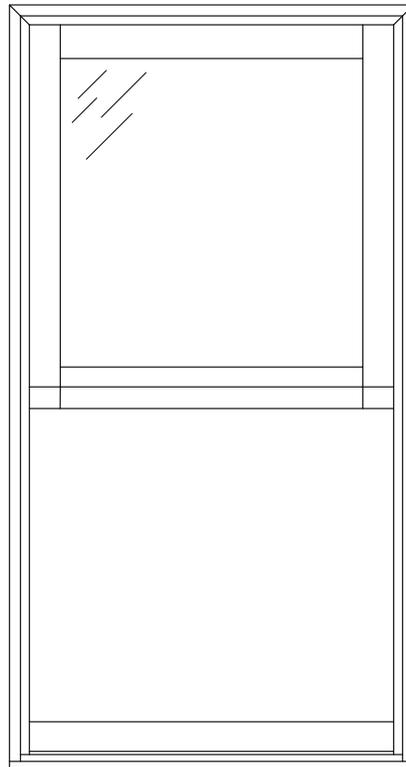
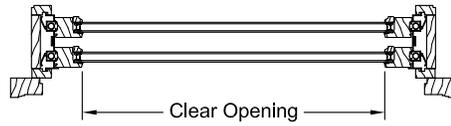
Bar Alignment

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



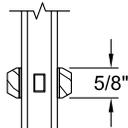
Double-Hung (Even Divide)
Vertical = $(\text{Frame Height} / 2) - 3 \frac{9}{16}"$
Horizontal = $\text{Frame Width} - 3 \frac{3}{4}"$



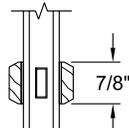
GRID OPTIONS

Exterior ← → Interior

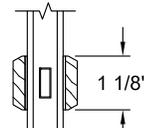
SDL Options



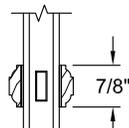
5/8"
Putty



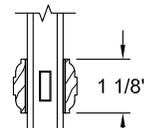
7/8"
Putty



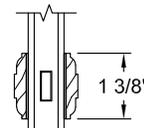
1 1/8"
Putty



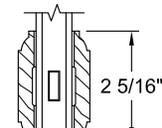
7/8"
Bead



1 1/8"
Bead



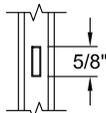
1 3/8"
Bead



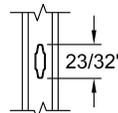
2 5/16"
Bead

Note: Various Combinations of the SDL Bars Shown are Available

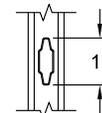
GBG Options



5/8" Flat

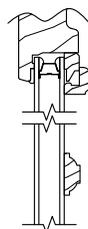


23/32"
Contour



1" Contour

Grille Options



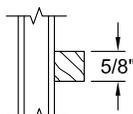
7/8"
Full Surround



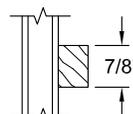
1 1/8"
Full Surround



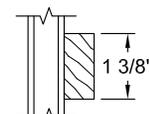
1 3/8"
Full Surround



5/8"
Wood Grille



7/8"
Wood Grille



1 3/8"
Wood Grille



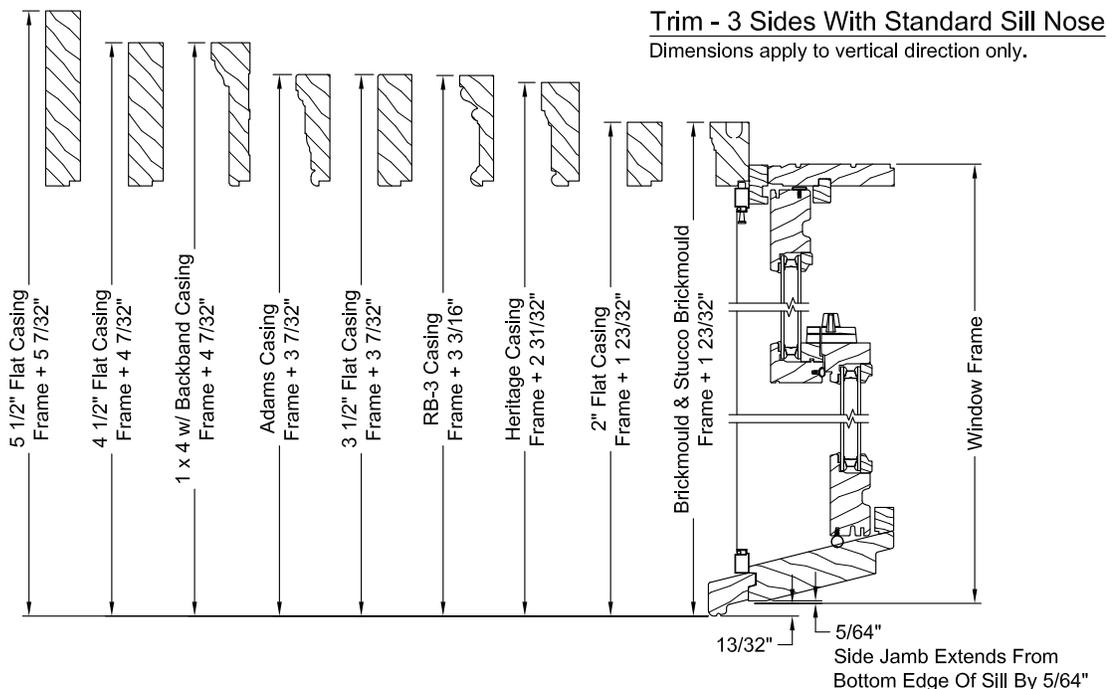
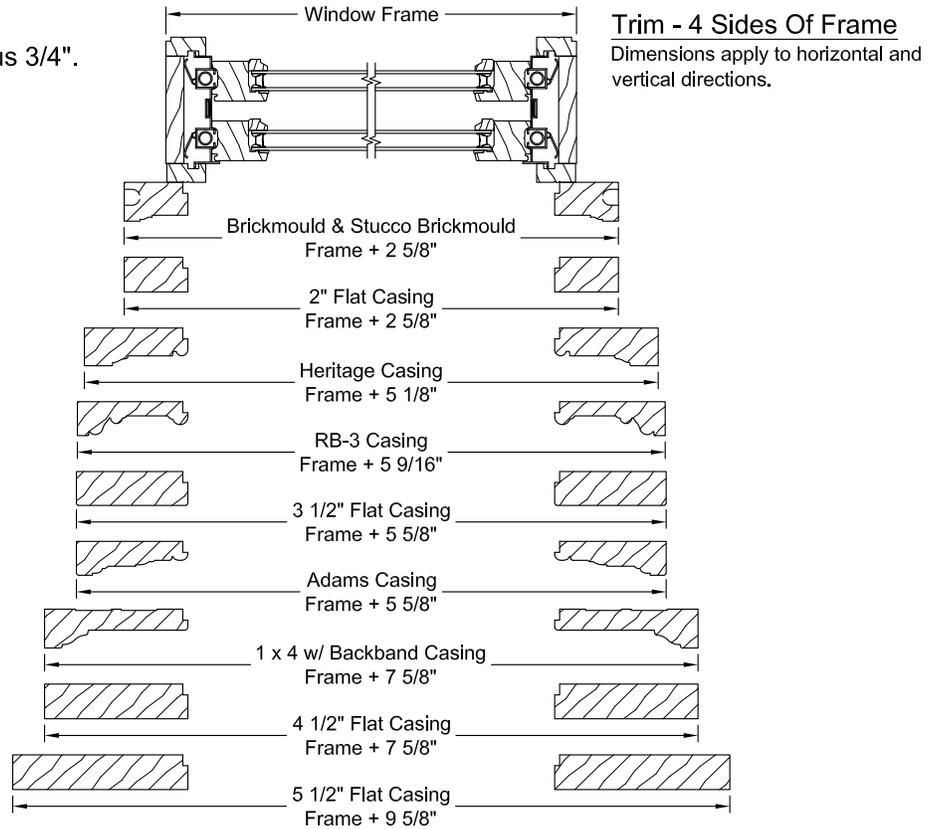
UNIT SIZING

Rough Opening

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

Masonry Opening

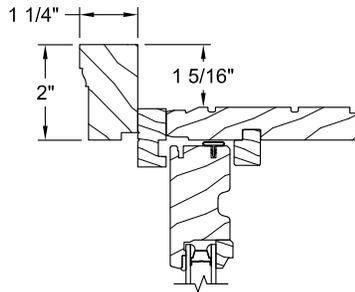
The overall size of the window, including trim, plus 1/2".



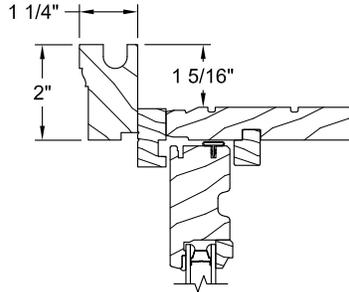


TRIM & SILL OPTIONS

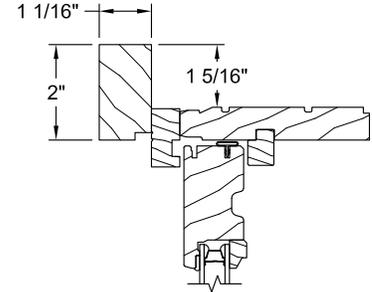
Trim Options



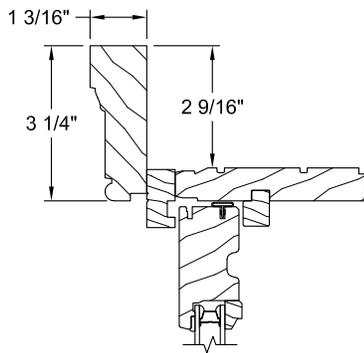
Brickmould



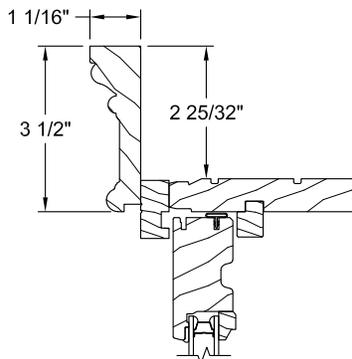
Stucco Brickmould



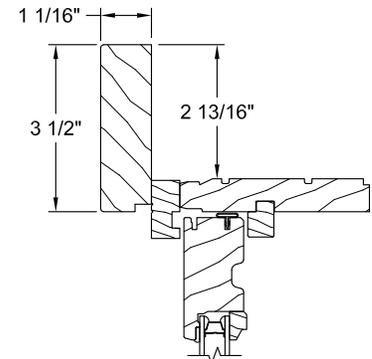
2" Flat Casing



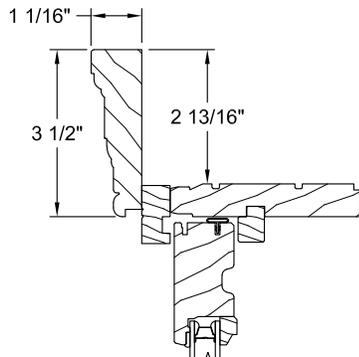
Heritage Casing



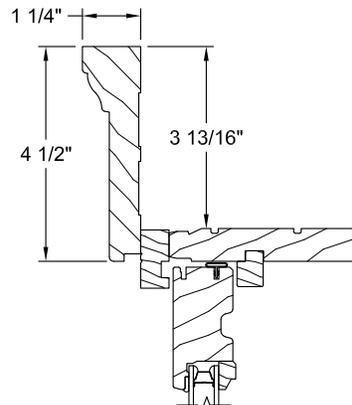
RB-3 Casing



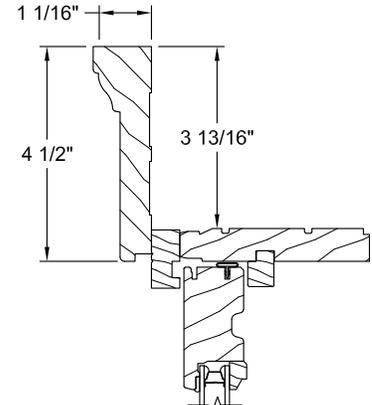
3 1/2" Flat Casing



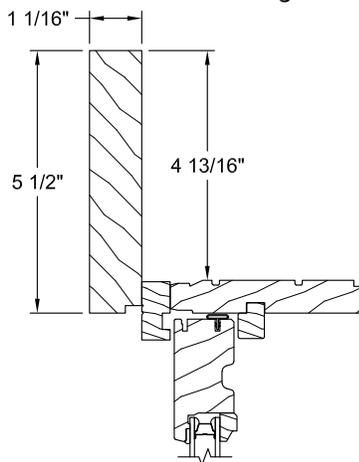
Adams Casing



1 x 4 w/ Backband Casing

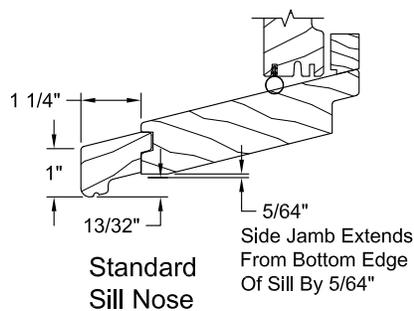


4 1/2" Casing



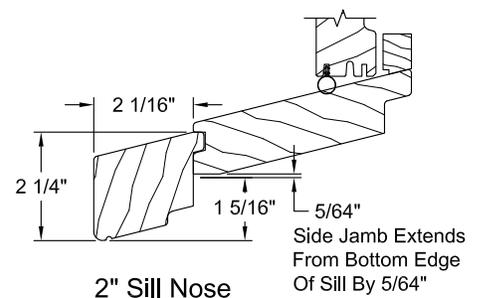
5 1/2" Casing

Sill Options



Standard Sill Nose

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

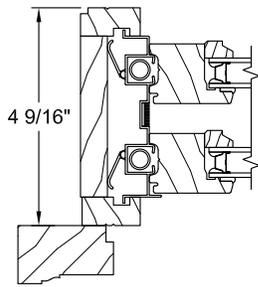


2" Sill Nose

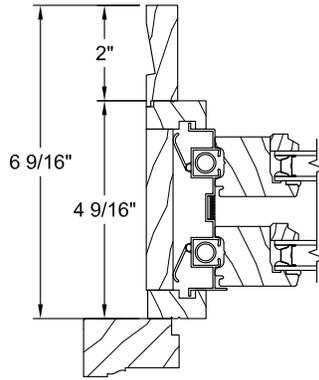
Side Jamb Extends From Bottom Edge Of Sill By 5/64"



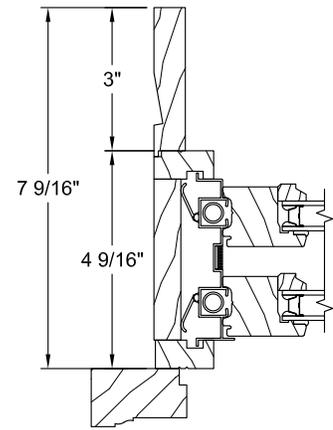
JAMB EXTENDER & PREP FOR STOOL OPTIONS



4 9/16" Jamb Width



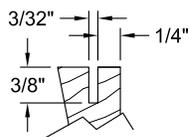
6 9/16" Jamb Width



7 9/16" Jamb Width

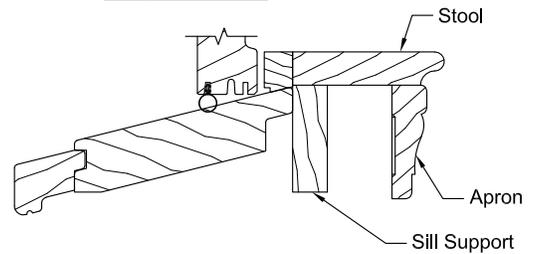
Return Kerf:

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



4/4 Jamb Typ.

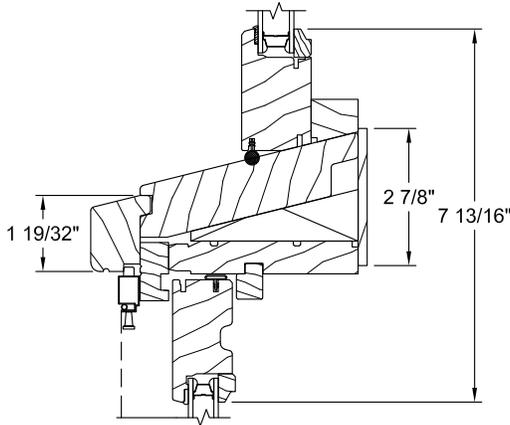
Prep for Stool



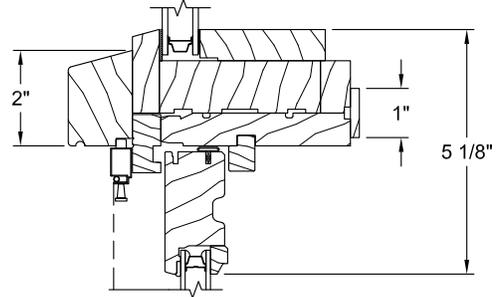
Note: Stool, apron, and sill support are applied by trim carpenter after window is installed and are not provided by JELD-WEN. Unit is shipped without sill jamb extenders.



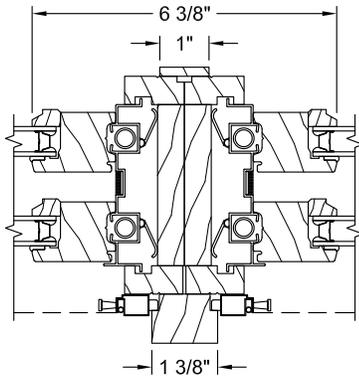
MULLION OPTIONS



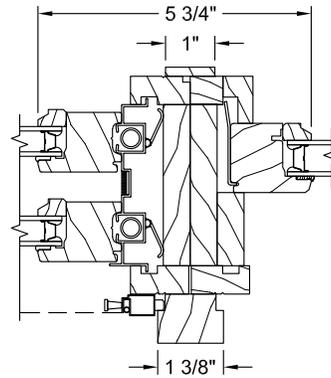
Geometric Insash Transom
Operator



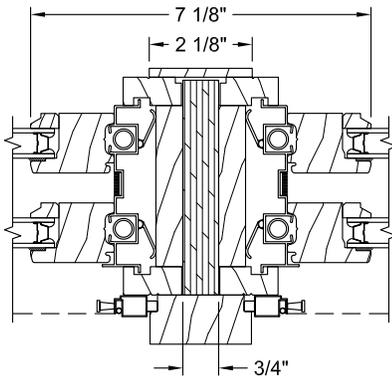
Geometric Direct Set
Operator



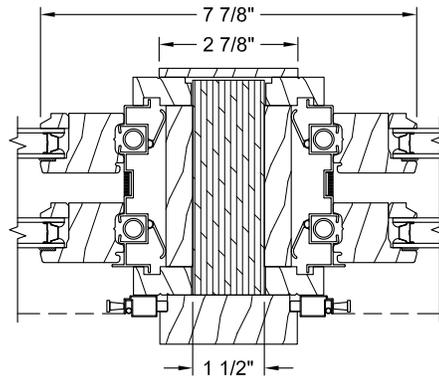
Operator / Operator



Operator / Geometric Insash



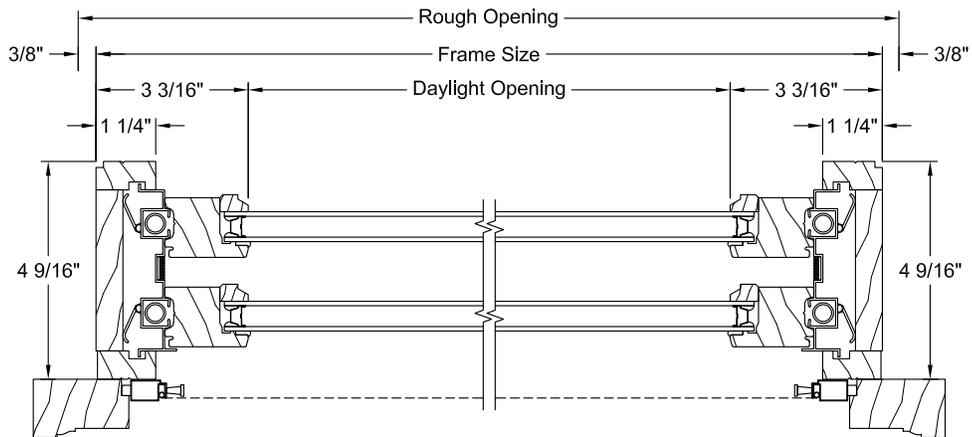
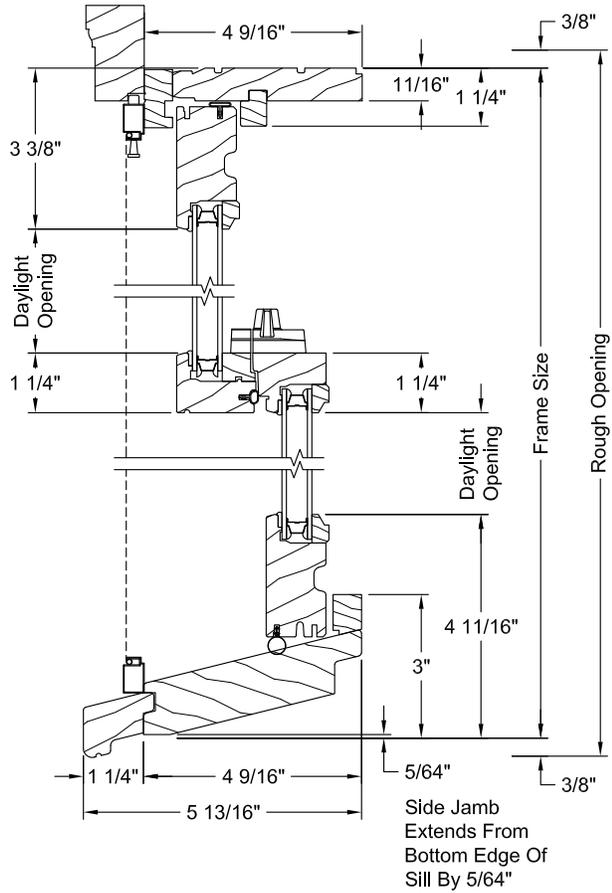
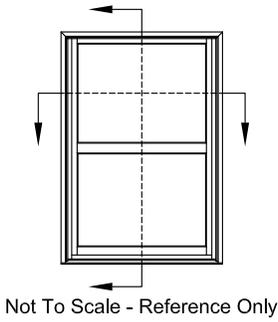
Operator / Operator
with 3/4" Wood Spread Mull



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

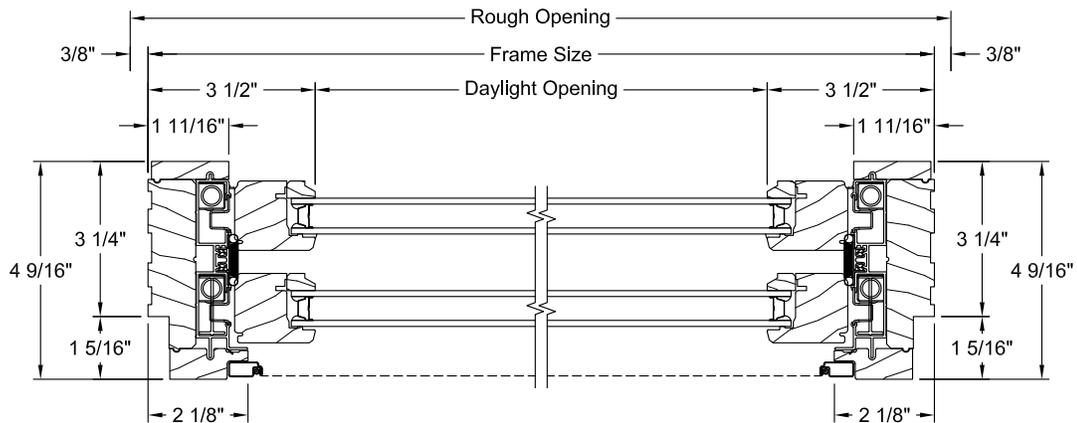
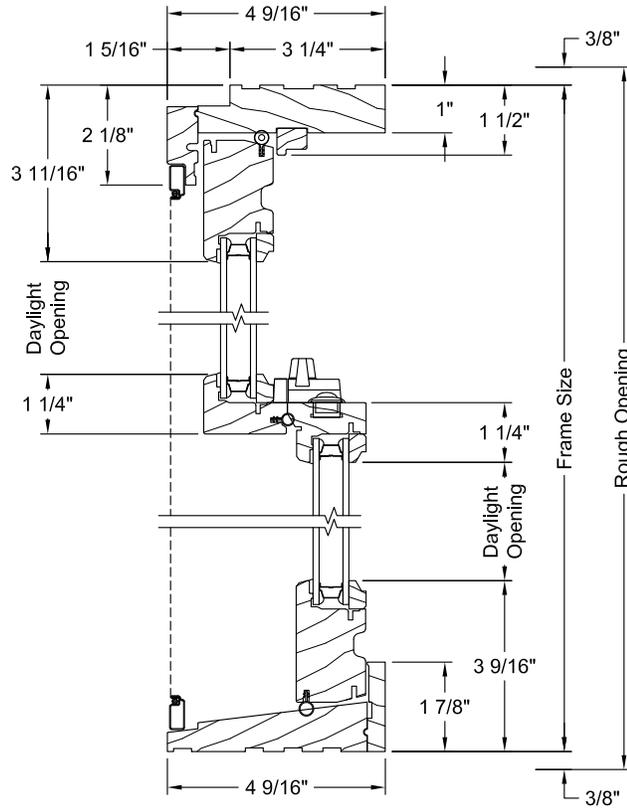
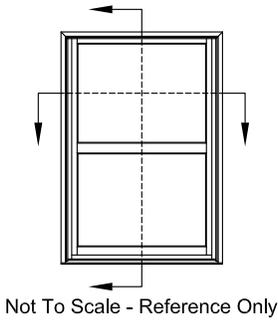


OPERATOR SECTIONS



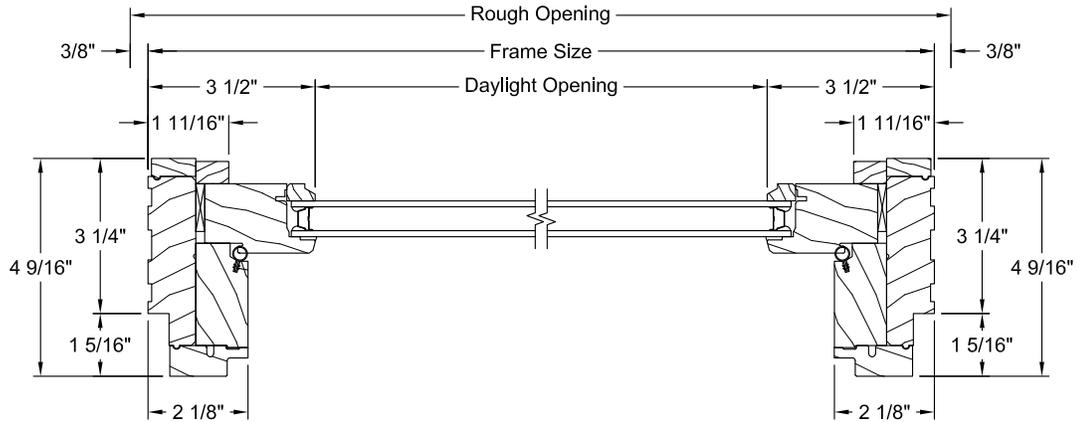
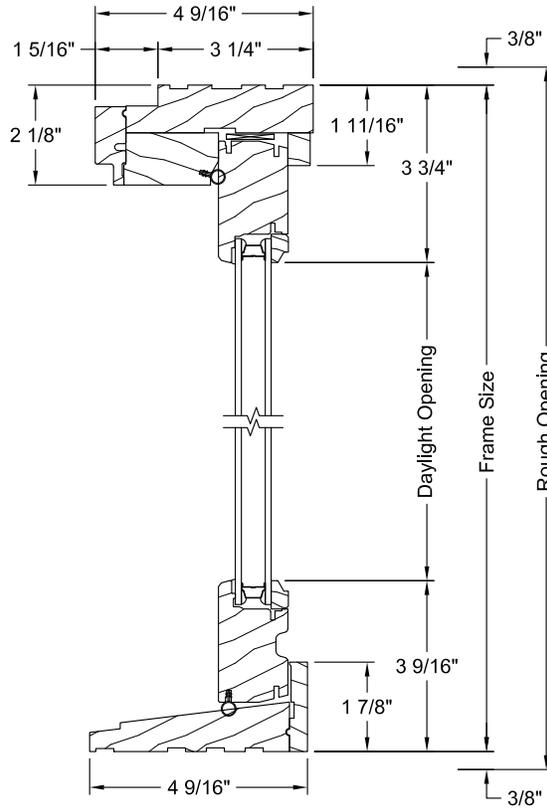
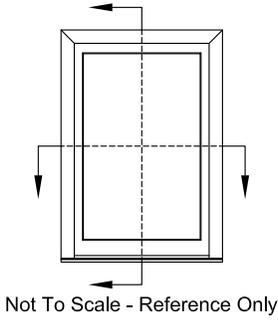


OPERATOR POCKET SECTIONS



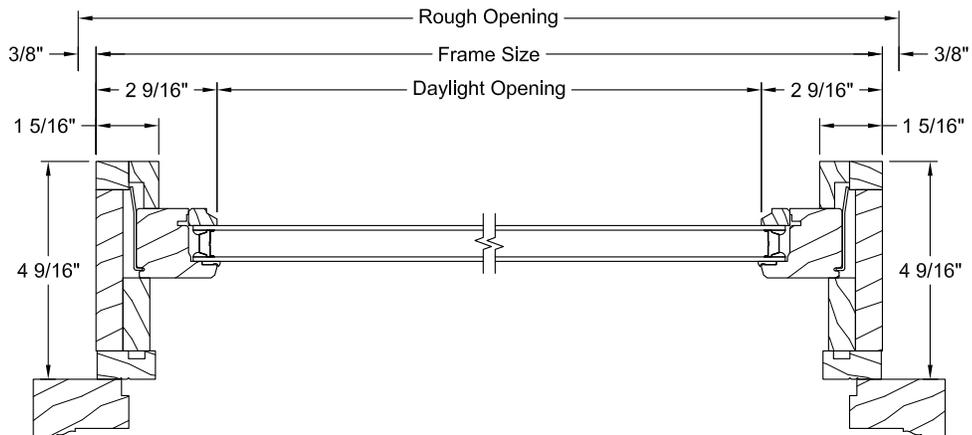
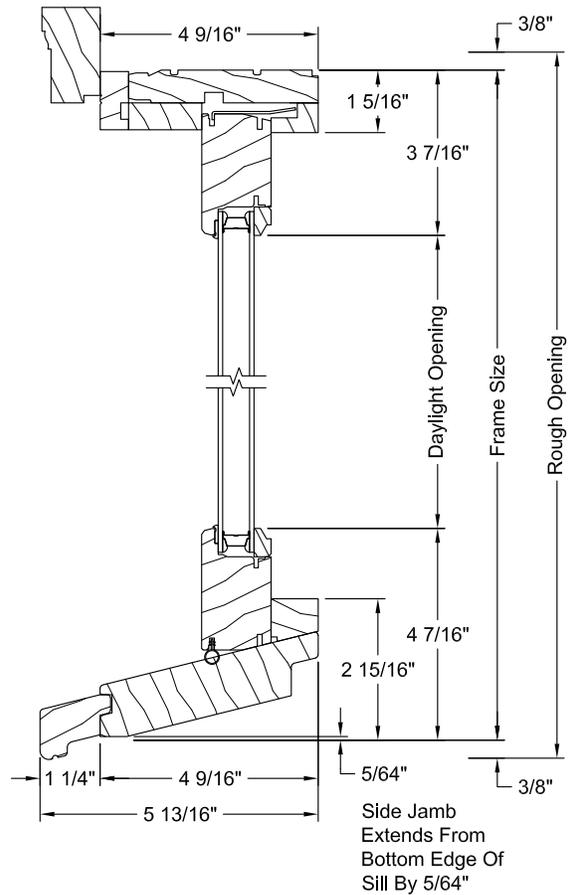
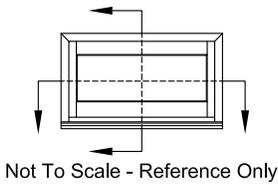


GEOMETRIC INSASH POCKET SECTIONS



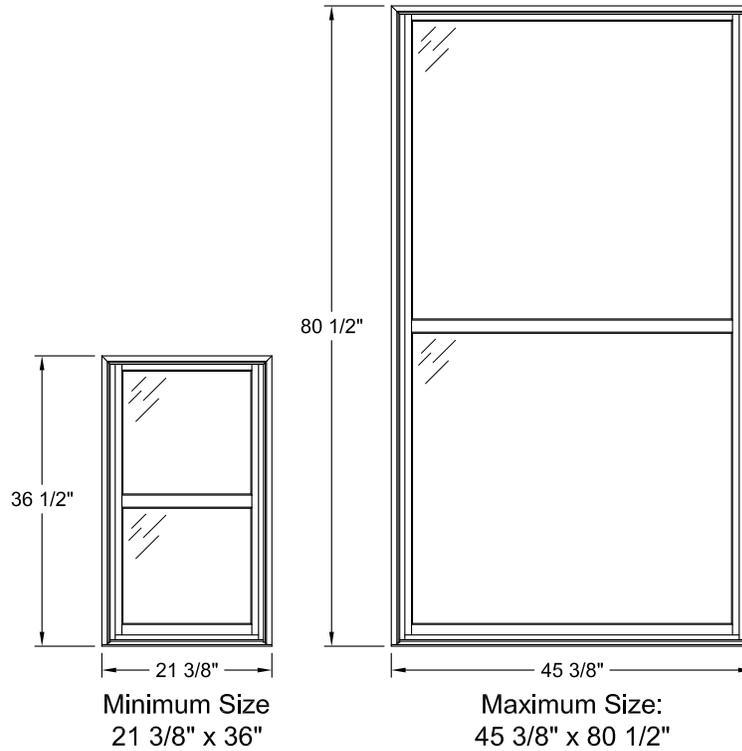


GEOMETRIC INSASH TRANSOM SECTIONS





MIN-MAX SIZING - OPERATOR

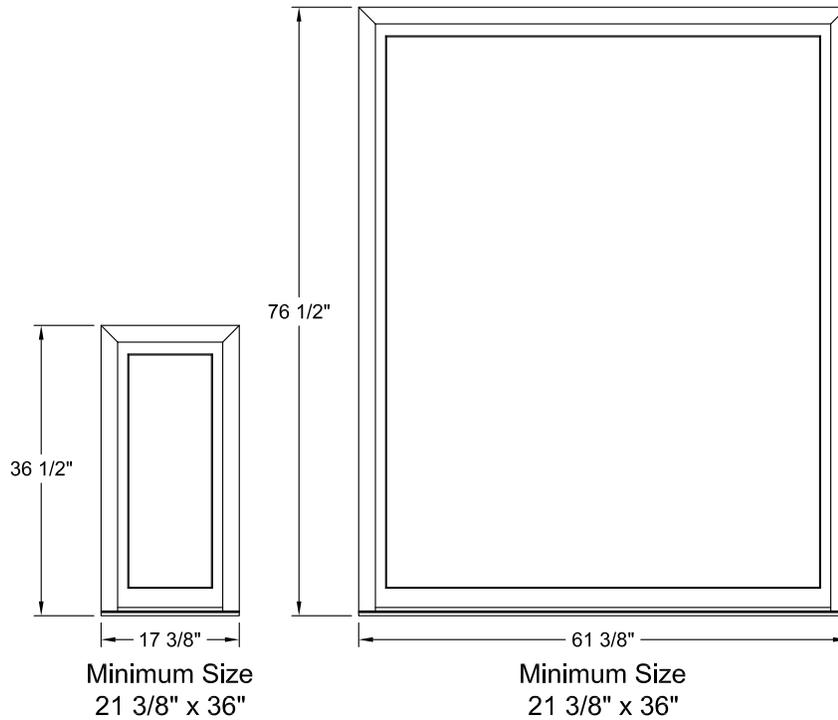


Window Width			
21 3/8"	25 3/8"	29 3/8"	31 3/8"
33 3/8"	35 3/8"	37 3/8"	41 3/8"
45 3/8"			
Window Height			
36 1/2"	40 1/2"	48 1/2"	52 1/2"
56 1/2"	60 1/2"	64 1/2"	68 1/2"
72 1/2"	76 1/2"	80 1/2"	



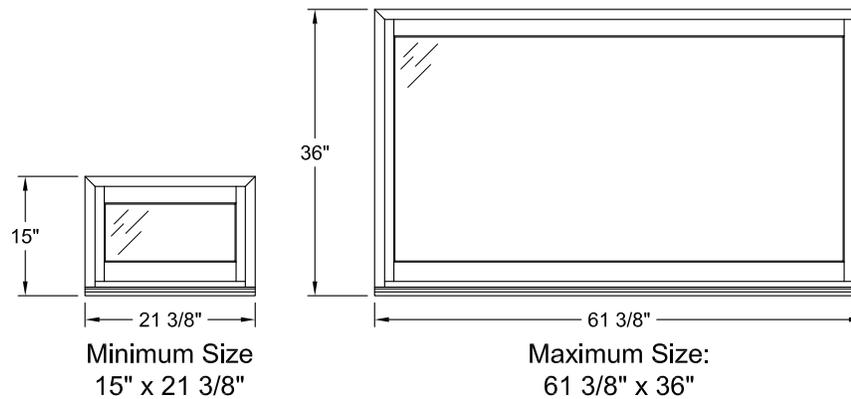
MIN-MAX SIZING - GEOMETRIC INSASH

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"

SHERWIN-WILLIAMS

CLARY SAGE

WHOLE HOUSE PAINT PALETTE

