

HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2023

HDRC CASE NO: 2023-262
ADDRESS: 250 LAUREL HEIGHTS PLACE
LEGAL DESCRIPTION: NCB 6327 B-2 L-28,29& E 45 OF 27,N 32.58 OF 57&58& N 32.58 OF E 45 FT OF 56 & BLK 2 LOT E TRI 4.16 FT OF 26 & W 5 OF 27 & W 5 OF N 32.58 FT OF 56
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Mauricio Tafoya/Leon Studio, LLC
OWNER: Benjamin Factor/MILLER S & FACTOR B
TYPE OF WORK: Construction of a 1-story, rear accessory structure
APPLICATION RECEIVED: June 30, 2023
60-DAY REVIEW: August 29, 2023
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story, rear accessory structure at 250 Laurel Heights Place, located within the Monte Vista Historic District. The proposed accessory structure is to feature 660 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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 principal 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.

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.

Standard Specifications for Windows in Additions and New Construction

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

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the

Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.

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

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story, rear accessory structure at 250 Laurel Heights Place, located within the Monte Vista Historic District. The proposed accessory structure is to feature 660 square feet. The primary structure on site was constructed circa 1925 in the Spanish Eclectic style and is found on a Sanborn Map dated 1928. The structure features terra cotta barrel tile roofing, a stucco façade, a side wing and two prominent chimneys on the front façade. The structure is contributing to the Monte Vista Historic District.
- b. **CONCEPTUAL APPROVAL** – The Historic and Design Review Commission issued conceptual approval of the proposed rear accessory structure on March 15, 2023, with the following stipulations:
 - i. That the applicant develop a construction document set that features dimensioned construction documents, details and materials specifications as well as a detailed landscaping plan for review for a Certificate of Appropriateness.
 - ii. That the proposed steel windows should be consistent with the adopted policy guide regarding finish and installation depth. Windows should not feature faux divided lites or internal grilles.The previously proposed addition to the primary historic structure has been eliminated from the request.
- c. **ACCESSORY STRUCTURE** – The applicant has proposed to construct a detached, rear accessory structure to feature 660 square feet. The Guidelines for New Construction 5.A. notes that rear accessory structures are to feature a massing and form that is visually subordinate to that of the primary historic structure in regards to their height, massing and form, should be no larger in plan than forty (40) percent of the primary historic structure's footprint and should relate to the period of construction of the primary historic structure. Generally, staff finds the proposed structure's footprint and location to be appropriate. While the proposed 660 square feet is in excess of what is recommended by the Guidelines, staff finds that the proposed size of appropriate given the size of the lot.
- d. **ACCESSORY STRUCTURE (Massing & Form)** – Regarding overall height, the applicant has proposed for the rear accessory structure to feature one story in height. Staff finds the proposed height to be appropriate and consistent with the Guidelines.
- e. **ACCESSORY STRUCTURE (Orientation & Setback)** – The Guidelines for New Construction 5.B. notes that the predominant accessory structure orientation and historic setback patterns of the block should be followed. Generally, staff finds the proposed location, orientation and setbacks associated with the proposed accessory structure to be appropriate and consistent with both the Guidelines and existing structure's location.
- f. **ACCESSORY STRUCTURE (Materials)** – The applicant has proposed materials that include a clay tile roof to match the existing, steel windows and doors to match those on the primary historic structure, and smooth stucco walls to match the finish of the stucco on the primary historic structure. Staff finds that the proposed steel windows should be consistent with the adopted policy guide regarding finish and installation depth. Windows should not feature faux divided lites or internal grilles.
- g. **ACCESSORY STRUCTURE (Architectural Details)** – The applicant has proposed an overall massing and form and materials that are generally consistent with the Guidelines and the historic architectural forms found both on site and throughout the district.

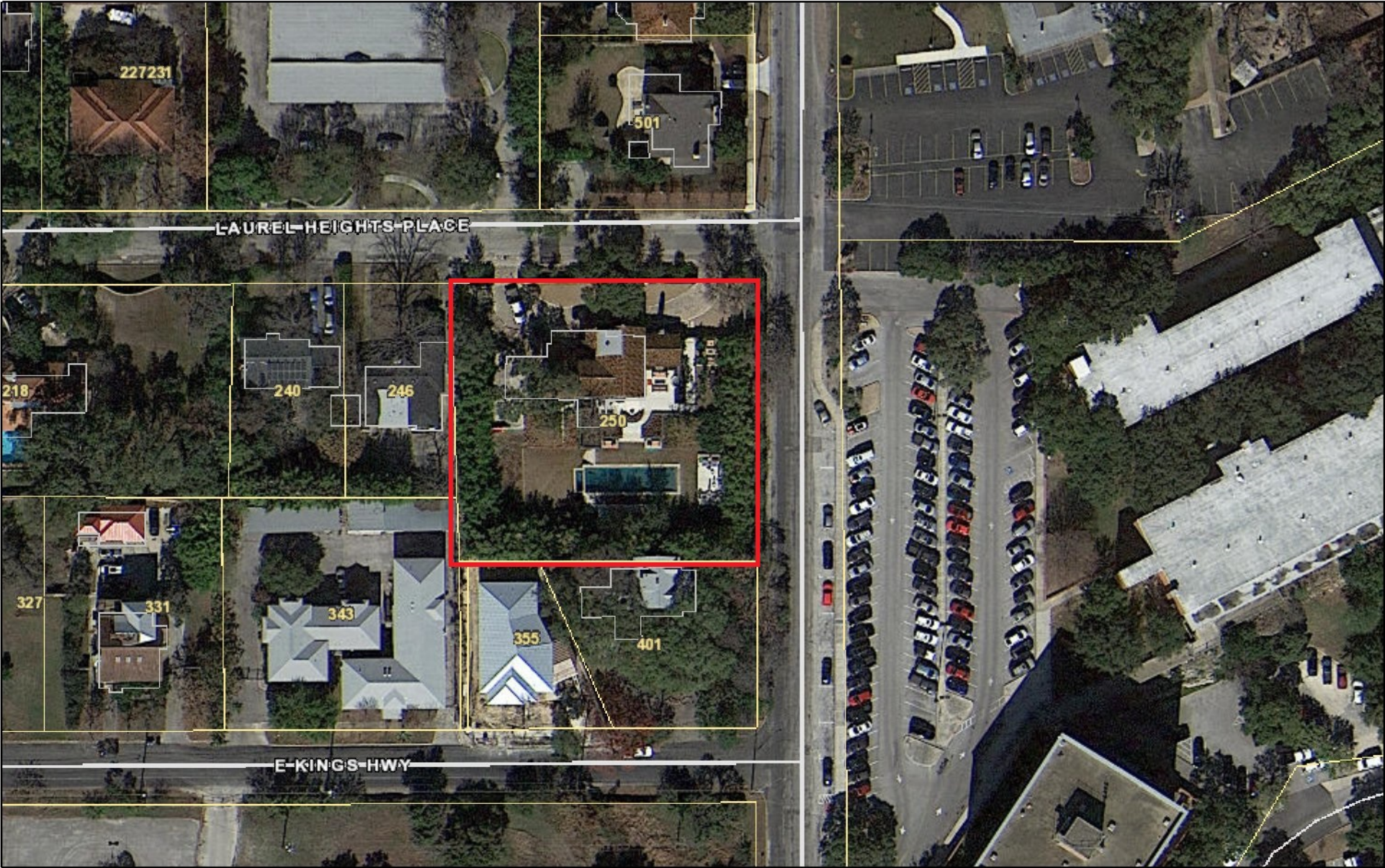
RECOMMENDATION:

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

- i. That the proposed steel windows should be consistent with the adopted policy guide regarding finish and installation depth. Windows should not feature faux divided lites or internal grilles.
- ii. That product specifications be submitted to OHP staff for review and approval for the proposed roof tile and windows.

The applicant is responsible for obtaining all required approvals for the rear accessory structure.

City of San Antonio One Stop



March 10, 2023



S E E U D I U M E F I U E

E. BUSHNELL AV.

AV.

6" W. PIPE

6328

LAUREL HTS. PL.

6327

ERKINGS HIGHWAY

203

6882

6885

B

QUEPENS
CRESCENT

204

CITY ROCK QUARRY

PARK

LEDGE LANE

3094

3095

3096

3093

E. MULBERRY AV.

AV.

6" W. PIPE

ANCONA AV.

STADIUM DR. (ALAMEDA AV.)

Scale 100 Ft. to One Inch.

Copyright 1928 by the Sanborn Map Co.

GENERAL NOTES

1. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A WATERTIGHT AND WEATHER TIGHT BUILDING. THE CONTRACTOR SHALL REVIEW ALL DETAILS RELATING TO THIS INTENT AND BY ENTERING INTO THIS CONSTRUCTION CONTRACT WARRANTS FOR ONE FULL YEAR THE ADEQUACY OF THESE DETAILS.
2. THE INTENT OF THE DRAWING IS TO PROVIDE FOR A PLUMB, LEVEL, AND SQUARE STRUCTURE UNLESS OTHERWISE NOTED.
3. THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH CURRENT INTERNATIONAL RESIDENTIAL BUILDING CODE AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS.
4. THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF OR HERSELF WITH EXISTING CONDITIONS, DRAWINGS AND SPECIFICATIONS.
5. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND SHOULD BE FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES.
6. DETAILS ARE MEANT TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, ALL INCLUDED AS PART OF THE WORK.
7. THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
8. THE CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL PADS AND PANELS AS WELL AS POWER, WATER, AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT AND EQUIPMENT MANUFACTURERS.
9. ALL WIDTHS ARE SHOWN AND DIMENSIONED WITH NOMINAL DIMENSIONS (I.E. 6" = 5 1/2").
10. ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
11. CONTRACTOR TO PROVIDE DUMPSTER AND TEMPORARY TOILET. SITE SHOULD BE CLEANED REGULARLY.
12. ALL DIMENSIONS ARE TO FACE OF STRUCTURE, UNLESS INDICATED OTHERWISE.
13. ALL INTERIOR WALLS TO BE AAC MASONRY HEBEL BLOCK SIZE 8" X 8" X 24", UNLESS INDICATED OTHERWISE FOR PLUMBING WALLS.
14. ALL EXTERIOR WALLS TO BE AAC MASONRY HEBEL BLOCK SIZE 8" X 8" X 24", UNLESS INDICATED OTHERWISE.
15. CONTRACTOR SHALL USE CONCRETE BOARD OR HARDIE BACKER TYPE MATERIAL AT ALL "WET AREAS". USE CEMENT BACKER BOARD AT ALL TILED WALLS, OR FULL SET MORTAR BACKING AT TILED WALLS.
16. ELECTRICAL AND HVAC INSTALLER TO COORDINATE THEIR WORK.
17. A/C PLAN TO BE PROVIDED BY CONTRACTOR AND COORDINATED WITH DESIGN STUDIO AND OTHER TRADES. PROVIDE COST ESTIMATE FOR HIGH EFFICIENCY MINI-SPLIT SYSTEM WITH MAXIMUM EFFICIENCY FILTERING SYSTEM.
18. ALL EXTERIOR WALLS TO BE SMOOTH STUCCO. INTERIOR WALLS TO BE PLASTER FINISH.
19. FOR WATER DISTRIBUTION PIPING ONLY TYPE L SHALL BE USED. TYPE M COPPER, CPVC & PEX NOT ALLOWED.
20. INTERIOR WALLS TO BE PLASTER FINISH. INTERIOR BASE BOARDS TO BE PREPARED FOR PAINTING - 3 COATS PAINT (SEMI-GLOSS). NO INTERIOR DOOR TRIM.

21. ALL PLYWOOD AND HARDWOODS AT CABINETS AND SHELVING TO BE "PREMIUM GRADE" AND TO BE FORMALDEHYDE FREE.
22. PROVIDE SEWER CLEANOUTS AS REQUIRED TO SERVICE ALL PLUMBING. VERIFY LOCATIONS WITH DESIGN STUDIO/OWNER PRIOR TO INSTALLATION.
23. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR BACKFLOW PREVENTION DEVICES ON ALL INDIVIDUAL PIECES OF EQUIPMENT AS INDICATED IN TCEQ REGULATIONS.
24. CONTRACTOR SHALL INSTALL VACUUM BREAKER DEVICES ON ALL EXTERIOR HOSE BIBS.
25. CONTRACTOR SHALL INSTALL ARC FAULT CIRCUIT INTERRUPTION PROTECTION ON ALL ELECTRICAL CIRCUITS PER NEC 210.12.
26. SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM ENTRY AND ADJOINING HALL CEILING. SMOKE DETECTORS SHALL BE ELECTRICALLY HARDWIRED WITH A BATTERY BACKUP. ALL SMOKE DETECTORS SHALL ALSO BE ELECTRICALLY INTERCONNECTED, SO THAT IF ONE GOES INTO ALARM, ALL GO INTO ALARM. DETECTORS SHALL MEET INTERNATIONAL RESIDENTIAL CODE SECTION 317.1.1.
27. COMPLIANCE WITH IRC R613.2 FOR WINDOW SILLS.
28. WATER RISER MUST BE METAL ABOVE GROUND. SCHEDULE 40 PVC MAY ONLY BE USED FOR EXTERIOR PIPING THAT IS UNDERGROUND.
29. ALL WALLS WITH DRAW-WASTE-VENT PLUMBING SHALL BE 2X6 LUMBER.
30. ATTIC ACCESS, MINIMUM OPENING 25.5" X 54", SHALL SUPPORT 350 LBS WITH 20 MINUTES FIRE RESISTANCE.
31. ALL MECHANICAL EQUIPMENT EXHAUST MUST TERMINATE ON THE EXTERIOR OF THE STRUCTURE.
32. ALUMINUM WIRING IS PROHIBITED AND 12/2 WITH GROUND IS THE SMALLEST CONDUCTOR SIZE ALLOWED.
33. NO GREEN/PURPLE ROCK FOR TUB/SHOWER ENCLOSURE
34. LOCATE ALL ROOF VENTS FROM STREET VIEW WHERE POSSIBLE. PAINT TO MATCH ROOF COLOR.
35. EXECUTION OF THE CONTRACT BY THE CONTRACTOR IS A REPRESENTATION THAT THE CONTRACTOR HAS VISITED THE SITE, BECOME GENERALLY FAMILIAR WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATED PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
36. THE DESIGN STUDIO AND THE DESIGN STUDIO'S CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE, INCLUDING THE DRAWINGS AND SPECIFICATIONS, AND WILL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE CONTRACTOR, SUB-SUBCONTRACTORS, AND MATERIAL OR EQUIPMENT SUPPLIERS SHALL NOT OWN OR CLAIM A COPYRIGHT IN THE INSTRUMENTS OF SERVICE. SUBMITTAL OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSE IN CONNECTION WITH THIS PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE DESIGN STUDIO OR DESIGN STUDIO'S CONSULTANTS' RESERVED RIGHTS.
37. THE CONTRACTOR, SUB-SUBCONTRACTORS AND MATERIAL OR EQUIPMENT SUPPLIERS ARE AUTHORIZED TO USE AND REPRODUCE THE INSTRUMENTS OF SERVICE PROVIDED TO THEM SOLELY AND EXCLUSIVELY FOR EXECUTION OF THE WORK. ALL COPIES MADE UNDER THIS AUTHORIZATION SHALL BEAR THE COPYRIGHT NOTICE, IF ANY, SHOWN ON THE INSTRUMENTS OF SERVICE. THE CONTRACTOR, SUB-SUBCONTRACTORS, AND MATERIAL OR EQUIPMENT SUPPLIERS MAY NOT USE THE INSTRUMENTS OF SERVICE ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT OUTSIDE THE SCOPE OF THE WORK WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE OWNER, DESIGN STUDIO AND THE DESIGN STUDIO'S CONSULTANTS.

CUTTING AND PATCHING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, FITTING OR PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY. ALL AREAS REQUIRING CUTTING, FITTING AND PATCHING SHALL BE RESTORED TO THE CONDITION EXISTING PRIOR TO CUTTING, FITTING AND PATCHING, UNLESS OTHERWISE REQUIRED BY THE CONTRACT DOCUMENTS.
2. PATCH HOLES AND DAMAGED AREAS THAT ARE CREATED BY DEMOLITION OF ITEMS INDICATED ELSEWHERE.
3. PATCH FINISH MATERIALS WHERE ITEMS ARE REMOVED.
4. PATCH SUBSTRATES WHERE ITEMS ARE REMOVED.
5. PATCH HOLES AND DAMAGED AREAS OF MASONRY, PLASTER, AND CONCRETE SURFACES THAT ARE CREATED BY DEMOLITION OF ITEMS MOUNTED WITH MECHANICAL FASTENERS, ADHESIVES, AND SETTING BEDS.
6. REPLACE MASONRY WHERE CUTTING AND DEMOLITION EXPOSES MASONRY CORES.
7. WHERE EXCESSIVE CUTTING CANNOT BE AVOIDED AND PATCHING IS NOT FEASIBLE, REMOVE AND RECONSTRUCT ITEM TO MATCH EXISTING.

STANDARDS AND REGULATIONS

APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY AND BUILDING CODES HAVE THE SAME FORCE AND AFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS. GOVERNING REGULATIONS HAVE PRECEDENCE OVER NONREFERENCED STANDARDS, IN SO FAR AS DIFFERENT STANDARDS MAY CONTAIN OVERLAPPING OR CONFLICTING REQUIREMENTS. COMPLY WITH LOCAL BUILDING CODES AND INDUSTRY STANDARDS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO THESE STANDARDS AND REGULATIONS AND FOR THE CONSTRUCTION PERMITS. THE INSTALLATION SHALL MEET THE MINIMUM STANDARD PRESCRIBED IN THE LATEST EDITION AND AMENDMENTS OF THE FOLLOWING STANDARDS. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL CODES AND THE NEC.:

RESIDENTIAL CODE.....	2018 INTERNATIONAL RESIDENTIAL CODE
PLUMBING CODE.....	2018 INTERNATIONAL PLUMBING CODE
MECHANICAL CODE.....	2018 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE.....	2017 NATIONAL ELECTRICAL CODE

ALL MECHANICAL, ELECTRICAL, AND PLUMBING INDICATED ON DRAWINGS IS SIMPLY TO AID CONTRACTOR ON GENERAL LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL, PLUMBING AND MECHANICAL SIZING, AND SHALL ADHERE TO THESE CODES.

PROJECT DIRECTORY

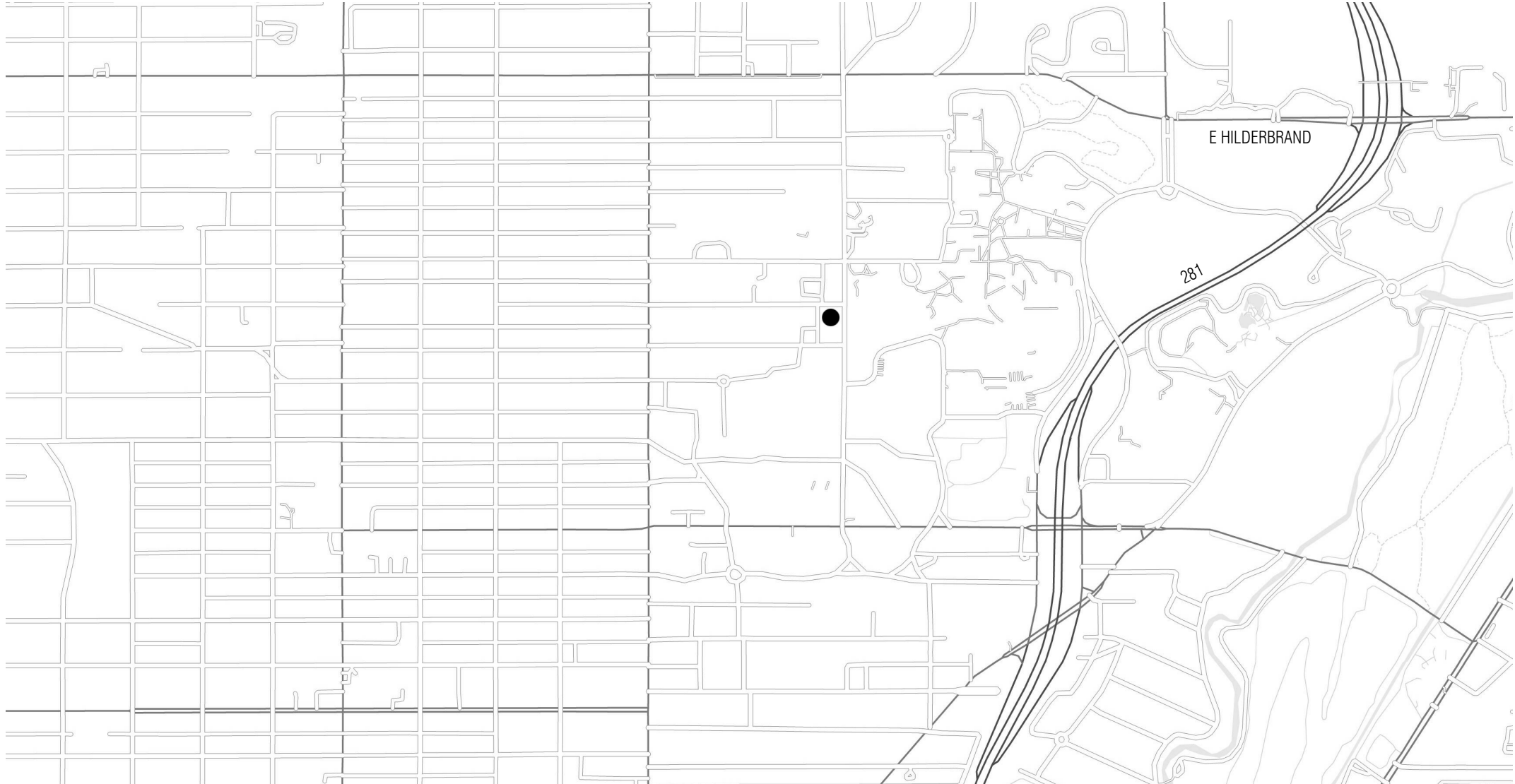
DESIGN STUDIO
LEON STUDIO
500 6TH ST. SUITE 207
SAN ANTONIO, TX 78215
PH: (956) 237-4066
WWW.LEON.STUDIO
CONTACT: MAURICIO TAFAYA

CLIENT
BENJAMIN FACTOR
250 LAUREL HEIGHTS PL.
SAN ANTONIO, TX 78212
PH: (210) 842-6418

STRUCTURAL
SPAULDING STRUCTURAL ENGINEERING, INC.
12221 HUEBNER RD. SUITE 106
SAN ANTONIO, TX 78250
PH: (210) 451-7756
CONTACT: CHESTER L. SPAULDING III, P.E.

CONTRACTOR
TBD

LOCATION MAP



DRAWING INDEX

ARCHITECTURAL	STRUCTURAL	FOUNDATION PLAN
A1.0 COVER SHEET	S1.1	
A1.1 SITE PLAN	S1.2	
A2.1 FLOOR PLAN & BUILDING ELEVATIONS		
A3.1 INTERIOR ELEVATIONS		
A4.1 POWER & LIGHTING PLAN		

AREA CALCULATIONS

AREA DESCRIPTION	PROPOSED (SF)
POOL HOUSE ADDITION (CONDITONED)	660
TOTAL CONSTRUCTION AREA	660
LOT SIZE: 0.647 AC (28,206 SF)	

VIEW OF POOL HOUSE FROM EXISTING POOL



ABBREVIATIONS

& @ " # ° Ø	AND AT FOOT INCH POUND OR NUMBER DEGREE DIAMETER	CORR C.T.	CORRIDOR CERAMIC TILE	H.B. H.C. H.M. HORIZ HT	HOSE BIBB HOLLOW CORE HOLLOW METAL HORIZONTAL HEIGHT	REFR RR RSP REDD RD RM. R.O. ROW	REFRIGERATOR RESTROOM REFLECTED CEILING PLAN REQUIRED ROOF DRAIN ROOM ROUGH OPENING RIGHT OF WAY
AB ABV ACM A/C ACOUS ACR ACT AD ADD ADH ADJ A.F.F AHU ALT ALUM ANOD A.P. APPROX ARCH AV AVG	AIR BARRIER ABOVE ASBESTOS CONTAINING MATERIAL AIR CONDITIONER ACOUSTICAL ACRYLIC ACOUSTICAL CEILING TILE AREA DRAIN ADDITIONAL ADHESIVE ADJUSTABLE ABOVE FINISHED FLOOR AIR HANDLING UNIT ALTERNATE ALUMINUM ANODIZED ACCESS PANEL APPROXIMATE ARCHITECTURAL AUDIO VISUAL AVERAGE	DBL D.F. DIA DW DIM DISP DIST DN DR DS DWG	DOUBLE DRINKING FOUNTAIN DIAMETER DISH WASHER DIMENSION DISPENSER DOWN DOOR DOWNSPOUT DRAWING	IN I.D. INC INFO INSP. INSUL. INT.	INCH INSIDE DIAMETER INCLUDE INFORMATION INSPECT INSULATION INTERIOR	SAN. SD SCH. SECT. SHLVS SHWR. SIM S.C. S SPEC. SQ. SF SQ. M. S.S. STD. STL STG STRUCT. SYML SYS	SANITARY STORM DRAIN SCHEDULE SECTION SHELVES SHOWER SIMILAR SOLID CORE SOUTH SPECIFICATION SQUARE SQUARE FEET SQUARE METER STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SYMMETRICAL SYSTEM
BC BD BEL BIT BLDG BLKG BM B.O.S. BOT BOW BR BRG BRKT BSMT BTM BTM B.U.R.	BRICK COURSE BOARD BELOW BITUMEN, BITUMINOUS BUILDING BLOCKING BEAM BOTTOM OF STEEL BOTTOM BOTTOM OF WALL BEDROOM BEARING BRACKET BASEMENT BOTTOM BTM BUILT-UP ROOFING	F.A. F.D. F.B. F.F. F.G. FIN FXT FLASH FLR FLUOR. F.O.C. F.O.F F.O.M. F.O.S. FR FRZR FT FURR FUT	FIRE ALARM FLOOR DRAIN FIRE EXTINGUISHER FINISH FLOOR FINISH GRADE FINISH FIXTURE FLASHING FLOOR FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF MASONRY FACE OF STRUCTURE FRAMING FREEZER FOOT, FEET FURRING, FURRED FUTURE	N/A N N.I.C. N.T.S.	NOT APPLICABLE NORTH NOT IN CONTRACT NOT TO SCALE	TEL TEMP. TH THRU T.O. T.O.S. TR TYP.	TELEPHONE TEMPERATURE THRESHOLD THROUGH TOP OF TOP OF STEEL TRASH TYPICAL
CAB CPT CIP CIV CJ CL CLS. CLO CMU COL CONC CONN	CABINET CARPET CAST IN PLACE CIVIL CONTROL JOINT CENTER LINE CEILING CLOSET CONCRETE MASONRY UNIT COLUMN CONCRETE CONNECTION	GA GALV. G.B. GC GL CLO GRP GYP. BD.	GALGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS, GLAZING GRADE GYPSUM BOARD	QTY.	QUANTITY	W.C. WH W.R.B. W.V. WP. WM W WDW. W/ W/O W/D	WATER CLOSET WATER HEATER WEATHER RESISTANT BARRIER WATER VALVE WATERPROOF WATER METER OR MAIN WEST WINDOW WITH WITHOUT WOOD

León Studio

PROJECT NAME:
LAUREL HEIGHTS ADDITION

PROJECT ADDRESS:
250 LAUREL HEIGHTS PL.
SAN ANTONIO, TX 78212

CLIENT:
SHARON MILLER
& BENJAMIN FACTOR

DRAWING FOR REVIEW ONLY.
NOT FOR CONSTRUCTION,
PERMITTING OR REGULATORY
APPROVAL

2023 LEON STUDIO
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ISSUE:

COVER SHEET

PROJECT NO: 005.2022

A1.0

León Studio

PROJECT NAME:
LAUREL HEIGHTS ADDITION

PROJECT ADDRESS:
250 LAUREL HEIGHTS PL.
SAN ANTONIO, TX 78212

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ISSUE:

SITE PLAN

PROJECT NO: 005.2022

A1.1

GENERAL SITE PLAN NOTES

1. CONTRACTOR TO VERIFY METES AND BOUNDS, BUILDING LINES AND EASEMENTS PRIOR TO PERFORMING ANY LOT IMPROVEMENTS.
2. CONTRACTOR TO DETERMINE EXACT LOCATION OF NEW STRUCTURES IN FIELD WITH OWNER & DESIGN STUDIO.
3. PROVIDE UNDERGROUND ELECTRICAL SERVICE FROM ELECTRICAL UTILITY POLE. COORDINATE DESIGN AND DETAILS WITH UTILITY COMPANY. COORDINATE LOCATION OF UTILITY LINES AND PANEL LOCATIONS WITH OWNER & DESIGN STUDIO.
4. PROTECT TREES, ROCK OUT CROPPINGS AND NATURAL SITE FEATURES DURING CONSTRUCTION. MINIMIZE SITE DISTURBANCE TO PROJECT LIMIT LINE.
5. ALL PROPERTY WALLS TO BE LOCATED AS REQUIRED BY PERMITTING AGENCY.
6. LANDSCAPE, INCLUDING PLANT AND HARDSCAPE SELECTION DONE BY OTHERS. VERIFY WITH DESIGN STUDIO AND OWNER.
7. LANDSCAPE TO COMPLY WITH CITY & SUBDIVISION REQUIREMENTS.
8. ROUGH GRADE SITE TO DRAIN WATER AWAY FROM RESIDENCE @ 1/4" PER FOOT.
9. FINISH GRADING BY OTHERS.

LEGAL DESCRIPTION



250 LAUREL HEIGHTS PL. SAN ANTONIO, TX. 78212

HISTORIC DISTRICT: MONTE VISTA

ZONING: R-5

ZONING OVERLAY: H

TREE LEGEND

-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED

SHOOK AVE.

EXIST CURB

PROPERTY LINE

10'-0" REVERSE CORNER LOT SIDE SETBACK

AREA OF WORK

AREA OF WORK

AREA OF WORK

EXISTING MATURE TREE
PROTECT CRITICAL ROOT ZONE
DURING CONSTRUCTION

EXISTING SITE WALLS.
PROTECT DURING CONSTRUCTION

EXISTING ARTIFICIAL GRASS.
PROTECT DURING CONSTRUCTION

EXISTING POOL.
PROTECT DURING CONSTRUCTION

EXISTING ARTIFICIAL GRASS.
PROTECT DURING CONSTRUCTION

EXISTING FLAT WORK AND
HARDSCAPE. PROTECT DURING
CONSTRUCTION

EXISTING TWO STORY RESIDENCE TO REMAIN.
PROTECT AREA DURING CONSTRUCTION

EXISTING GUEST HOUSE TO REMAIN.
PROTECT AREA DURING CONSTRUCTION

EXISTING CARPORT TO REMAIN.
PROTECT AREA DURING CONSTRUCTION

EXISTING PARKING COURT

EXISTING DRIVE

10'-0" FRONT SETBACK

PROPERTY LINE

EXIST CURB

LAUREL ST.

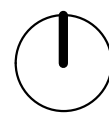
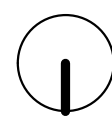
PROPERTY LINE

20'-0" REAR SETBACK

5'-0" SIDE SETBACK

PROPERTY LINE

EXIST CURB



1 SITE PLAN
1/8" = 1'-0"

PROJECT NAME:
LAUREL HEIGHTS ADDITION

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CLIENT:
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ISSUE:

FLOOR PLAN &
BUILDING ELEVATIONS

PROJECT NO: 005.2022

GENERAL FLOOR PLAN NOTES

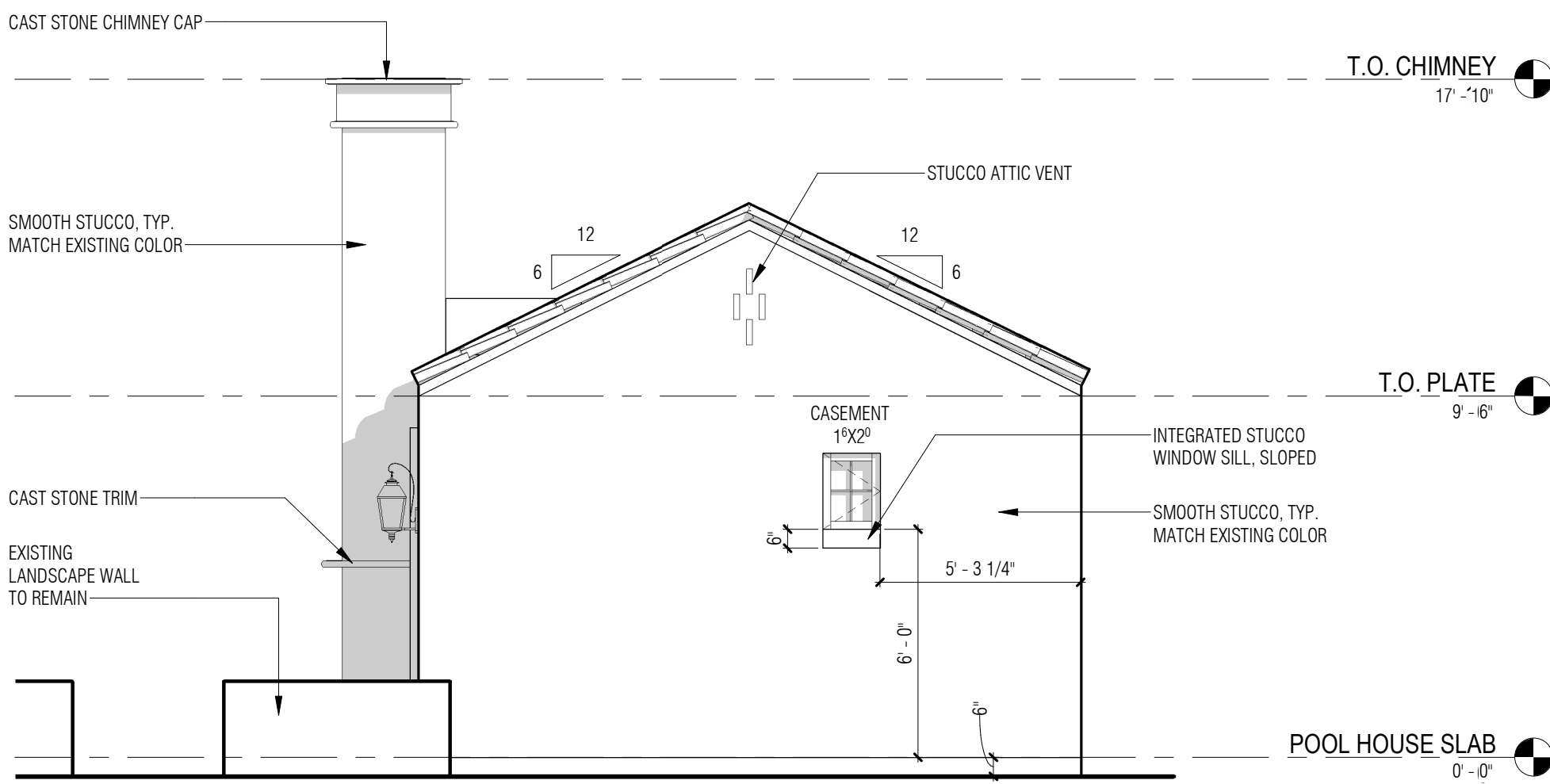
1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE.
2. SEE WALL LEGEND FOR WALL COMPOSITION.
3. VERIFY ALL CABINET DESIGNS WITH OWNER PRIOR TO FABRICATION.
4. ALL FINISHES/ COLORS TO BE SELECTED BY OWNER. FINAL SELECTIONS TO BE APPROVED BY OWNER AND DESIGN STUDIO IN FIELD.
5. PROVIDE VENTS TO EXTERIOR FOR DRYER, KITCHEN HOOD, AND ALL BATHROOMS. COORDINATE ROUTE WITH OWNER/ DESIGN STUDIO.
6. THE WORKING DRAWINGS IN THIS SET MAY NOT ADDRESS ALL THE REQUIREMENTS IN THE BUILDING CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO KNOW THE CODES AND THAT CONSTRUCTION COMPLY WITH THE LATEST VERSION OF THE BUILDING CODES AS ADOPTED BY THE JURISDICTION HAVING AUTHORITY OVER THIS PROJECT.
7. FIRE SPRINKLERS ARE NOT INCLUDED IN THE ARCHITECTURAL DRAWINGS. IF FIRE SPRINKLERS ARE REQUIRED, THE CONTRACTOR MUST COORDINATE DIRECTLY WITH A FIRE SPRINKLER SPECIALTY CONSULTANT. CONTRACTOR TO CONFIRM IF FIRE SPRINKLERS ARE REQUIRED WITH LOCAL JURISDICTION.
8. ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR EXISTING CONDITIONS TO BE BROUGHT TO THE ATTENTION OF THE DESIGN STUDIO PRIOR TO WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
9. DOOR SIZES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY DOOR MANUFACTURER SIZES AND REQUIRED ROUGH OPENINGS PRIOR TO INSTALLATION. STYLE AND SIZES OF ALL DOORS ARE TO BE SELECTED BY OWNER & DESIGN STUDIO IN FIELD.
10. FURNISH AND INSTALL TEMPERED GLASS AT ALL LOCATIONS REQUIRED BY CODE.
11. COORDINATE DOOR HARDWARE KEYING W/ OWNER.

BUILDING COVERAGE CALCULATION

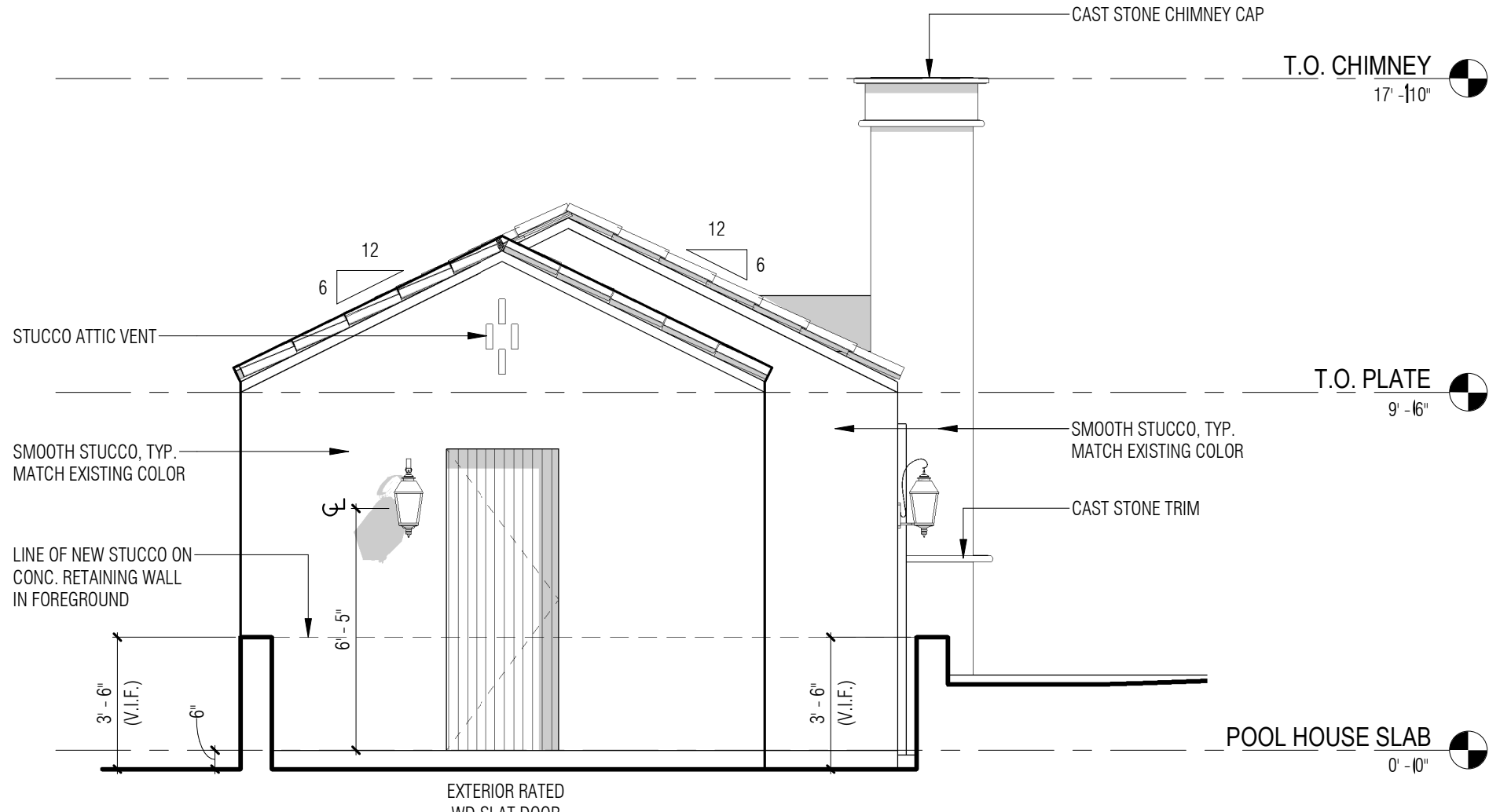
AREA DESCRIPTION	PROPOSED (SF)
POOL HOUSE ADDITION (CONDITIONED)	660
TOTAL CONSTRUCTION AREA	660
LOT SIZE: 0.647 AC (28,206 SF)	

WALL LEGEND

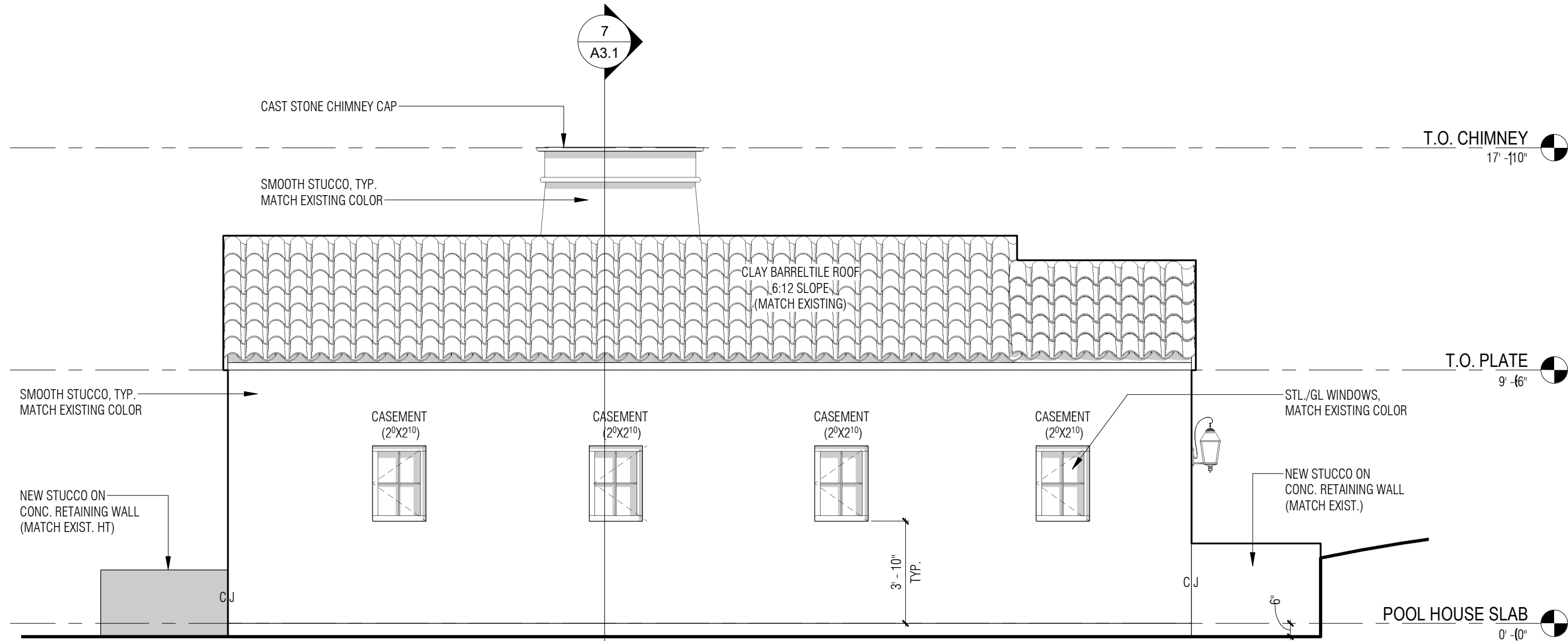
- AAC MASONRY HEBEL BLOCK
- SIZE: 8" x 8" x 24"
- MASS WALL R-VALUE: 10
- EXTERIOR FINISH: STUCCO ON EMBEDDED FIBERGLASS MESH
- INTERIOR FINISH: INTERIOR PLASTER



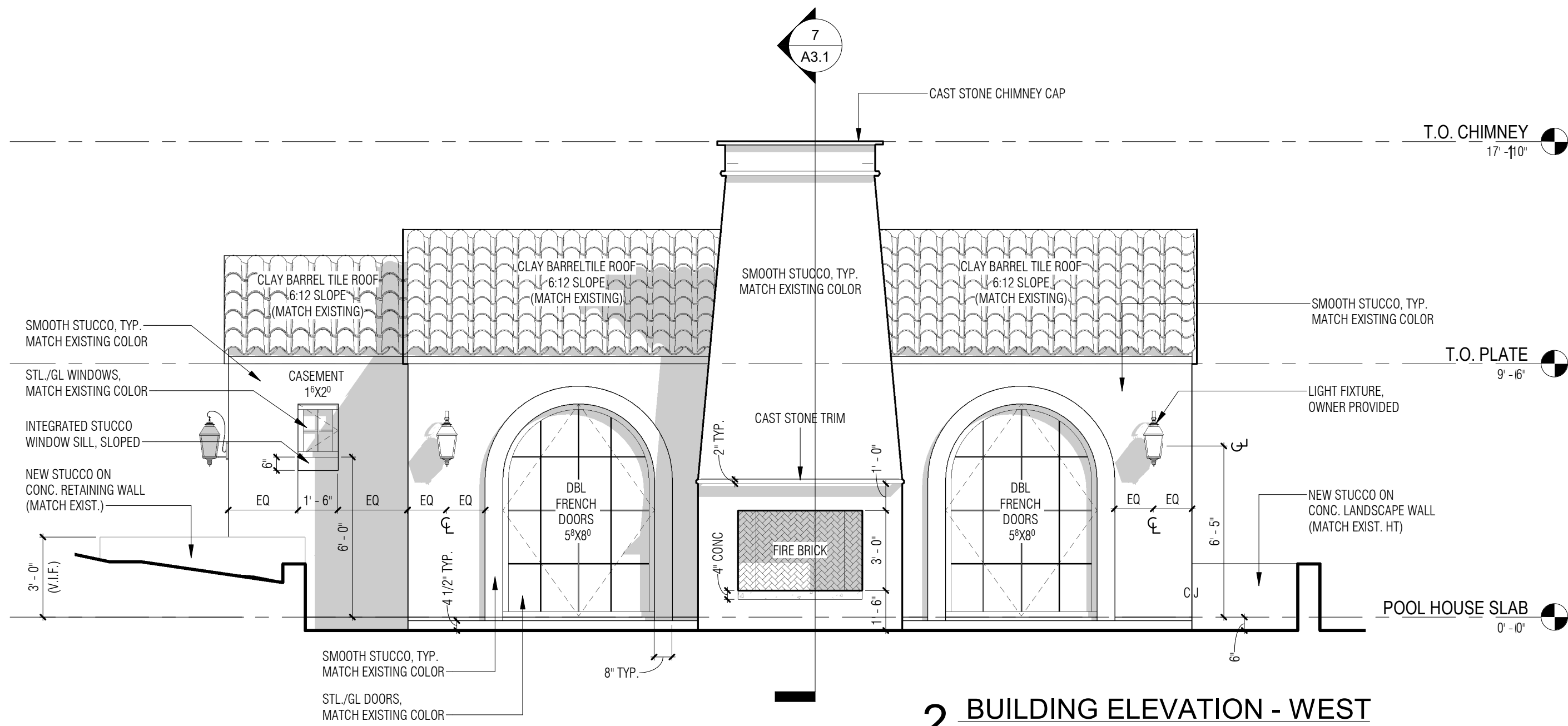
4 BUILDING ELEVATION - SOUTH
1/4" = 1'-0"



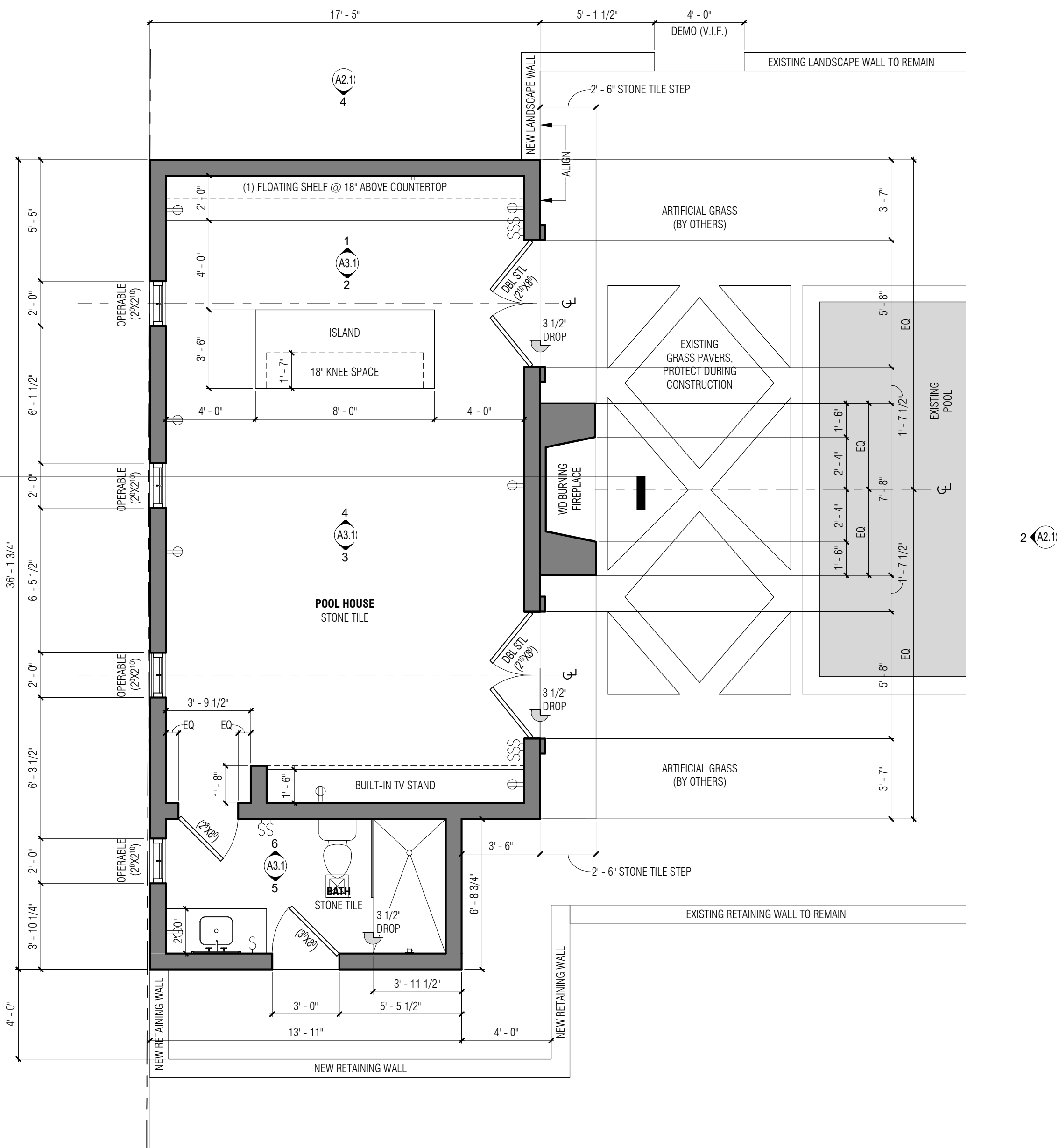
5 BUILDING ELEVATION - NORTH
1/4" = 1'-0"



3 BUILDING ELEVATION - EAST
1/4" = 1'-0"



2 BUILDING ELEVATION - WEST
1/4" = 1'-0"



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

León Studio

PROJECT NAME:
LAUREL HEIGHTS ADDITION

PROJECT ADDRESS:
250 LAUREL HEIGHTS PL.
SAN ANTONIO, TX 78212

CLIENT:
SHARON MILLER
& BENJAMIN FACTOR

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NOT FOR CONSTRUCTION,
PERMITTING OR REGULATORY
APPROVAL

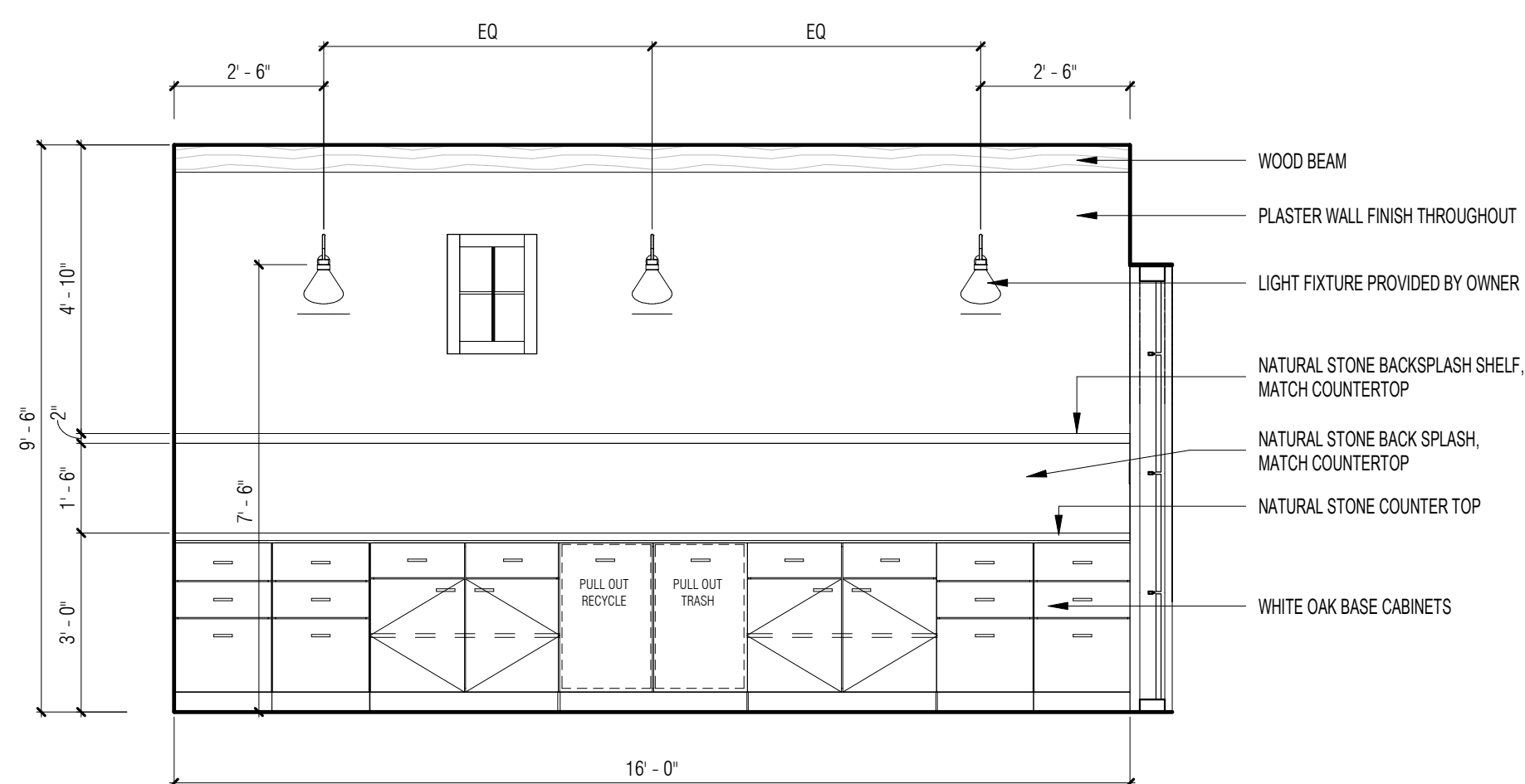
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ISSUE:

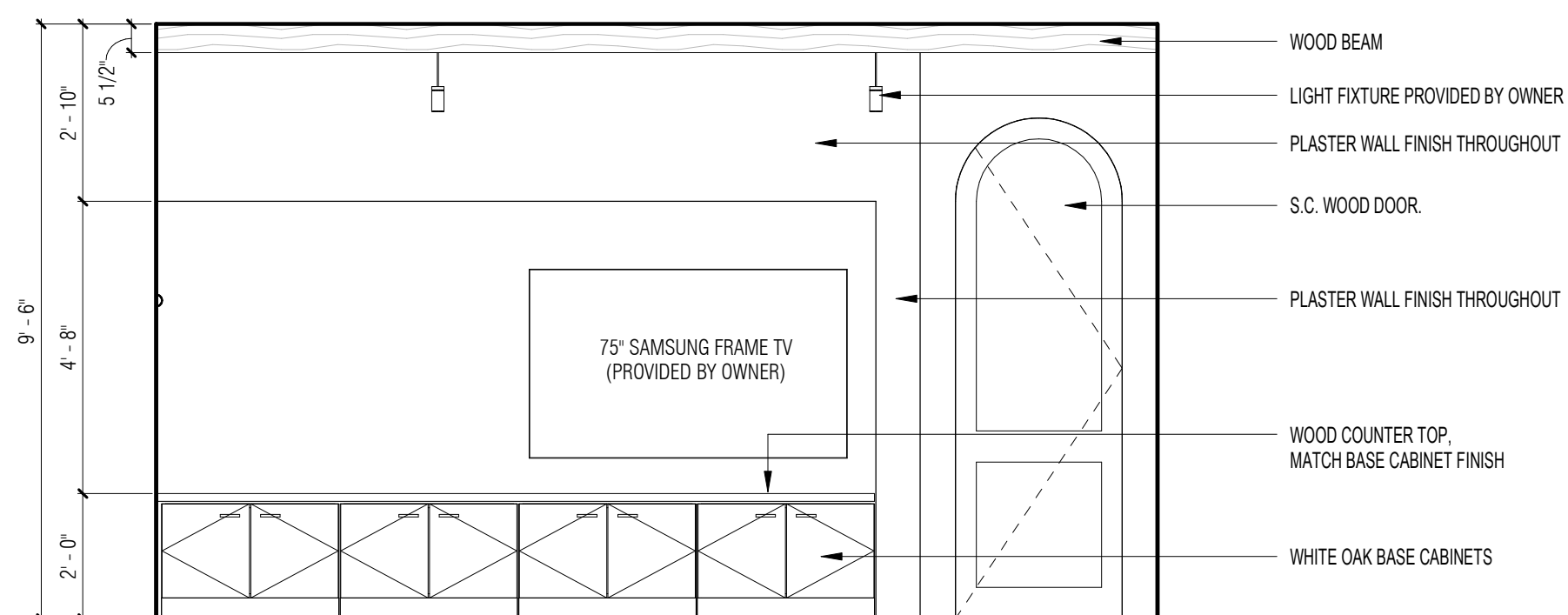
INTERIOR ELEVATIONS

PROJECT NO:	005.2022
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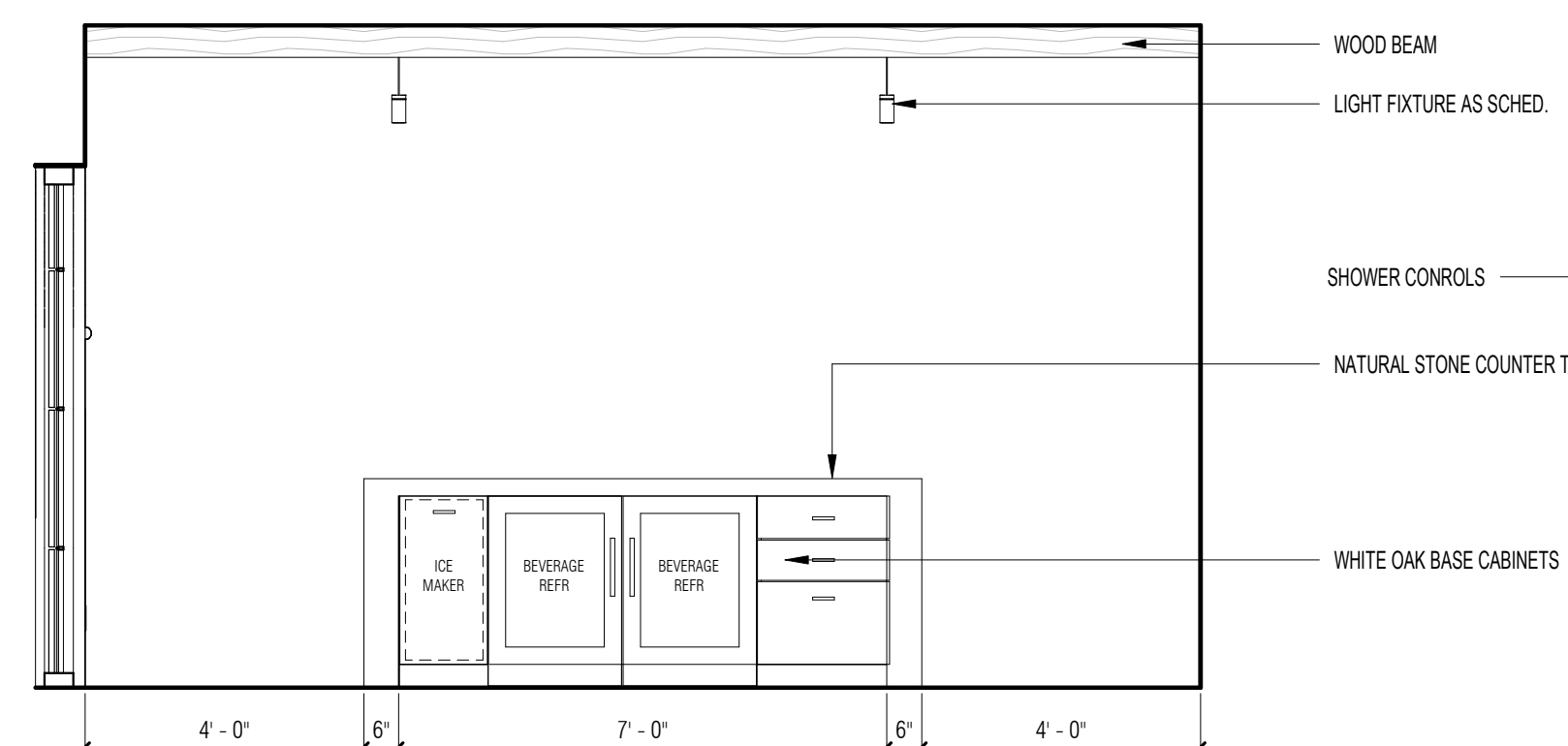
A3.1



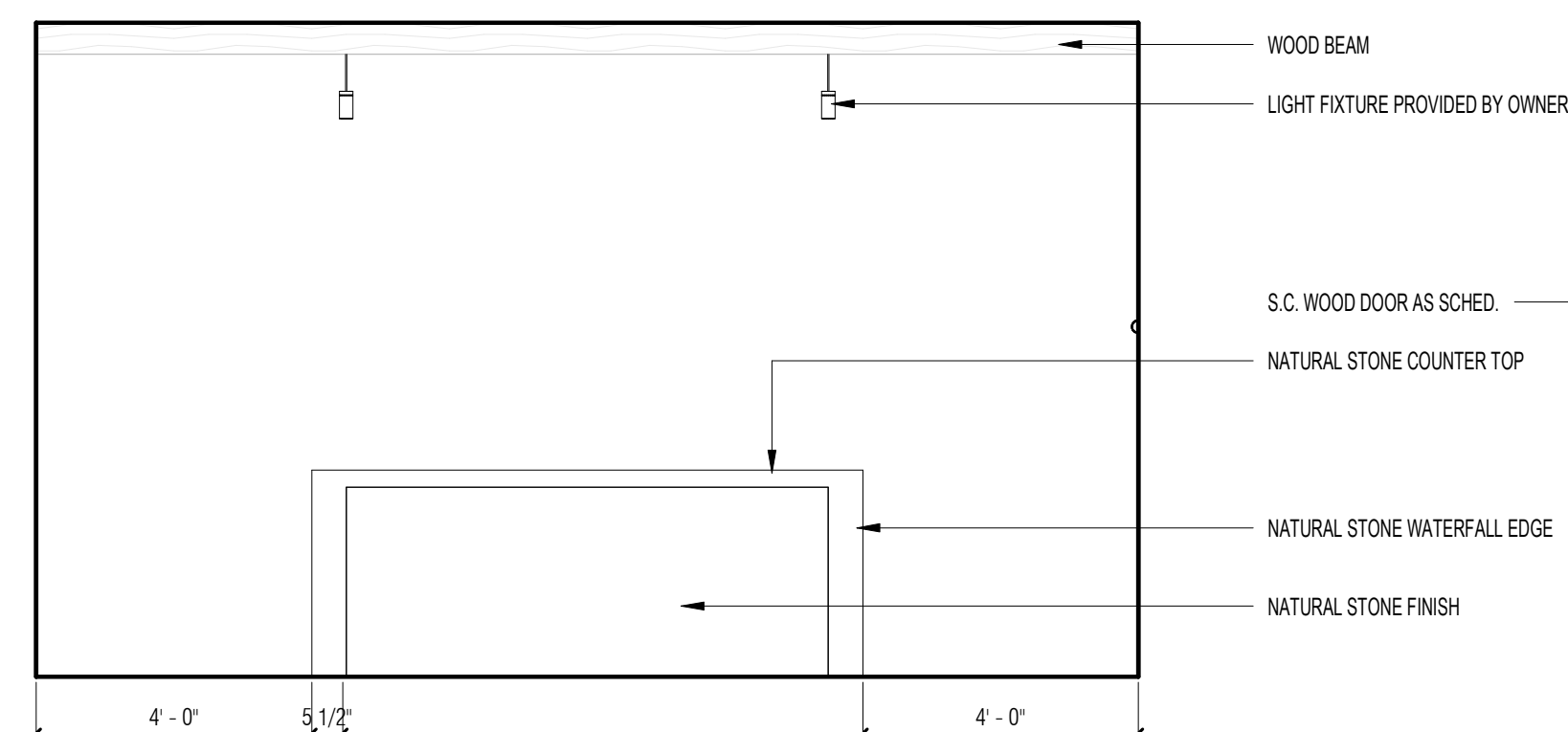
1 INTERIOR ELEVATION BACK BAR



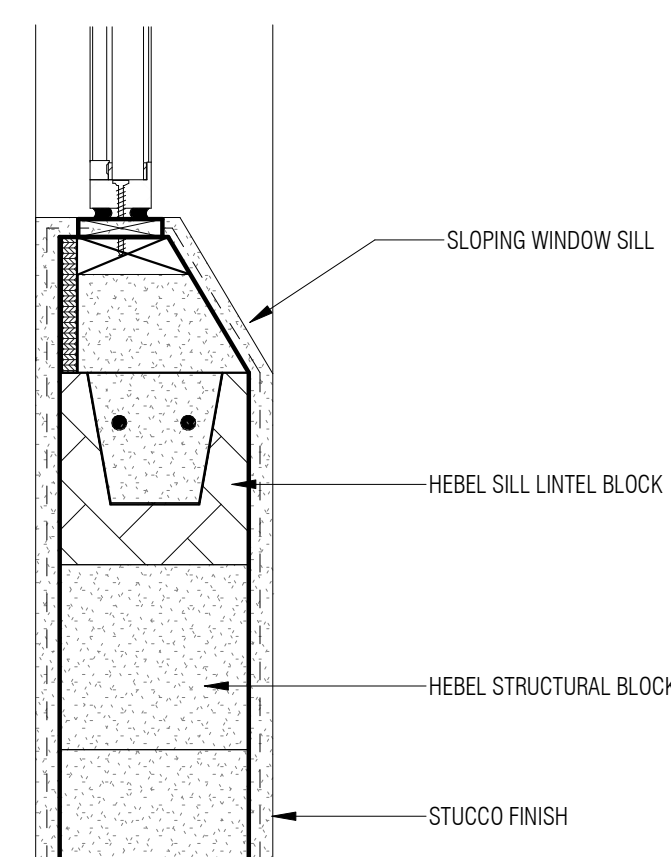
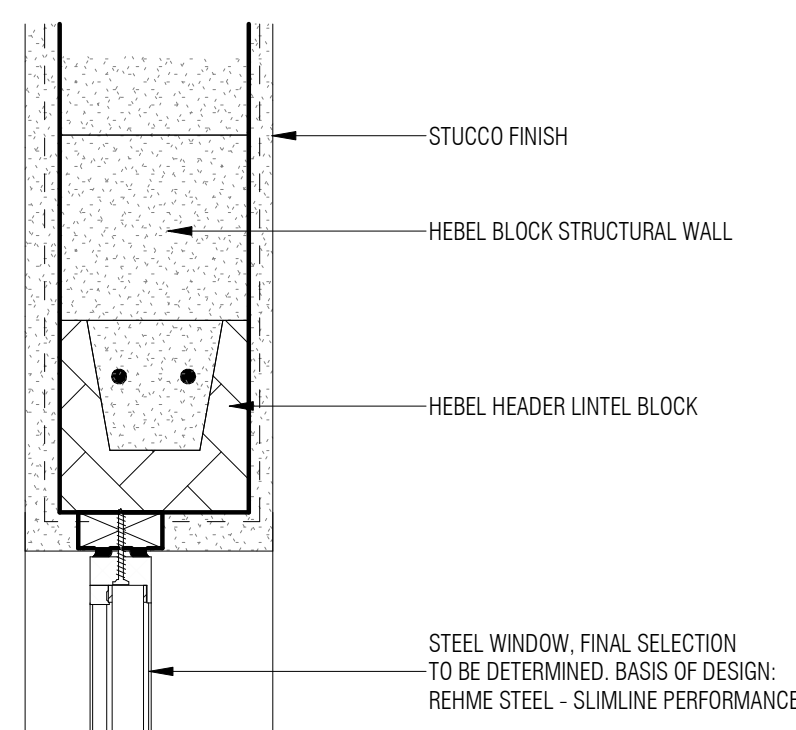
3 INTERIOR ELEVATION AT NICHE



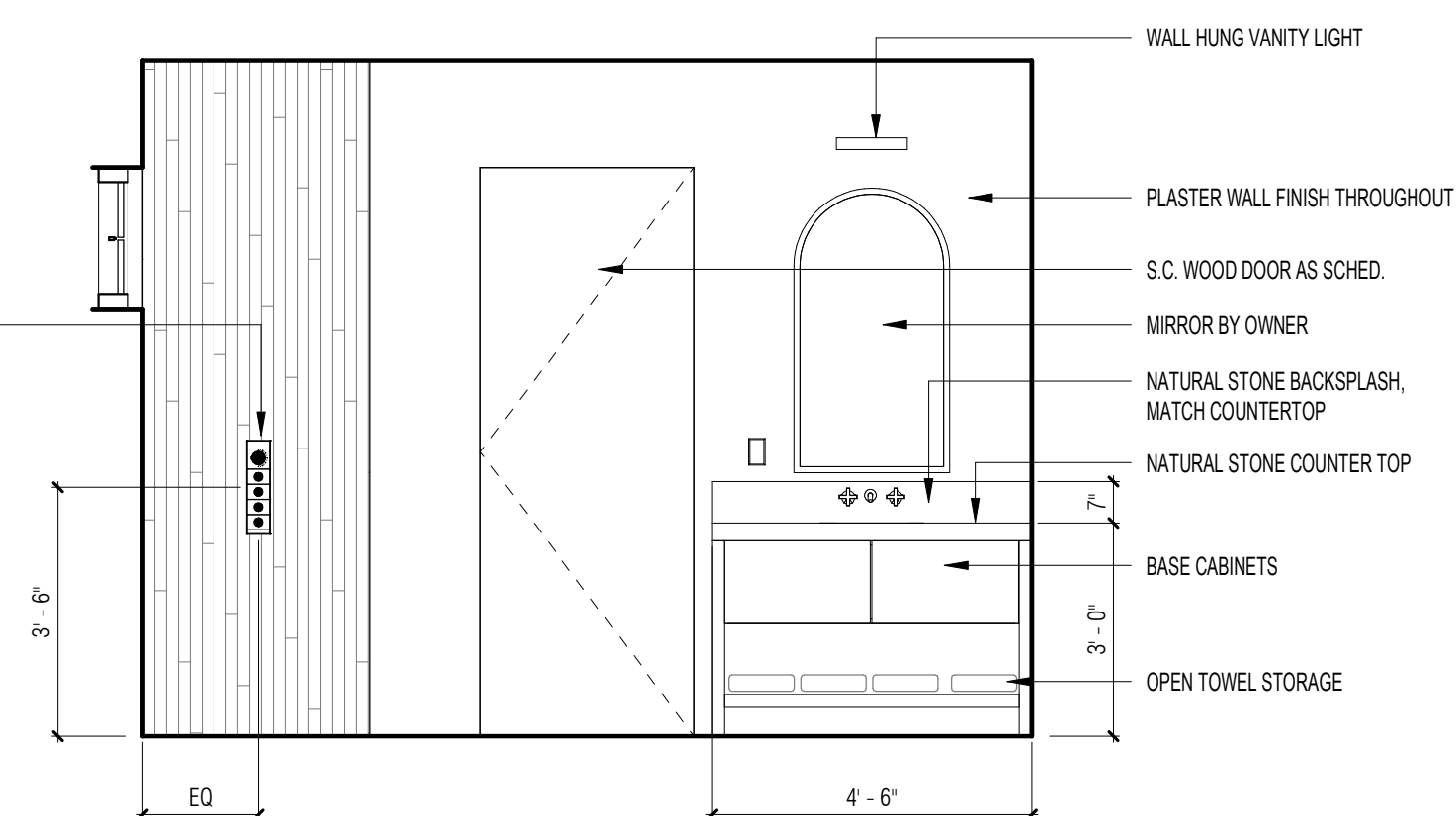
2 INTERIOR ELEVATION AT ISLAND



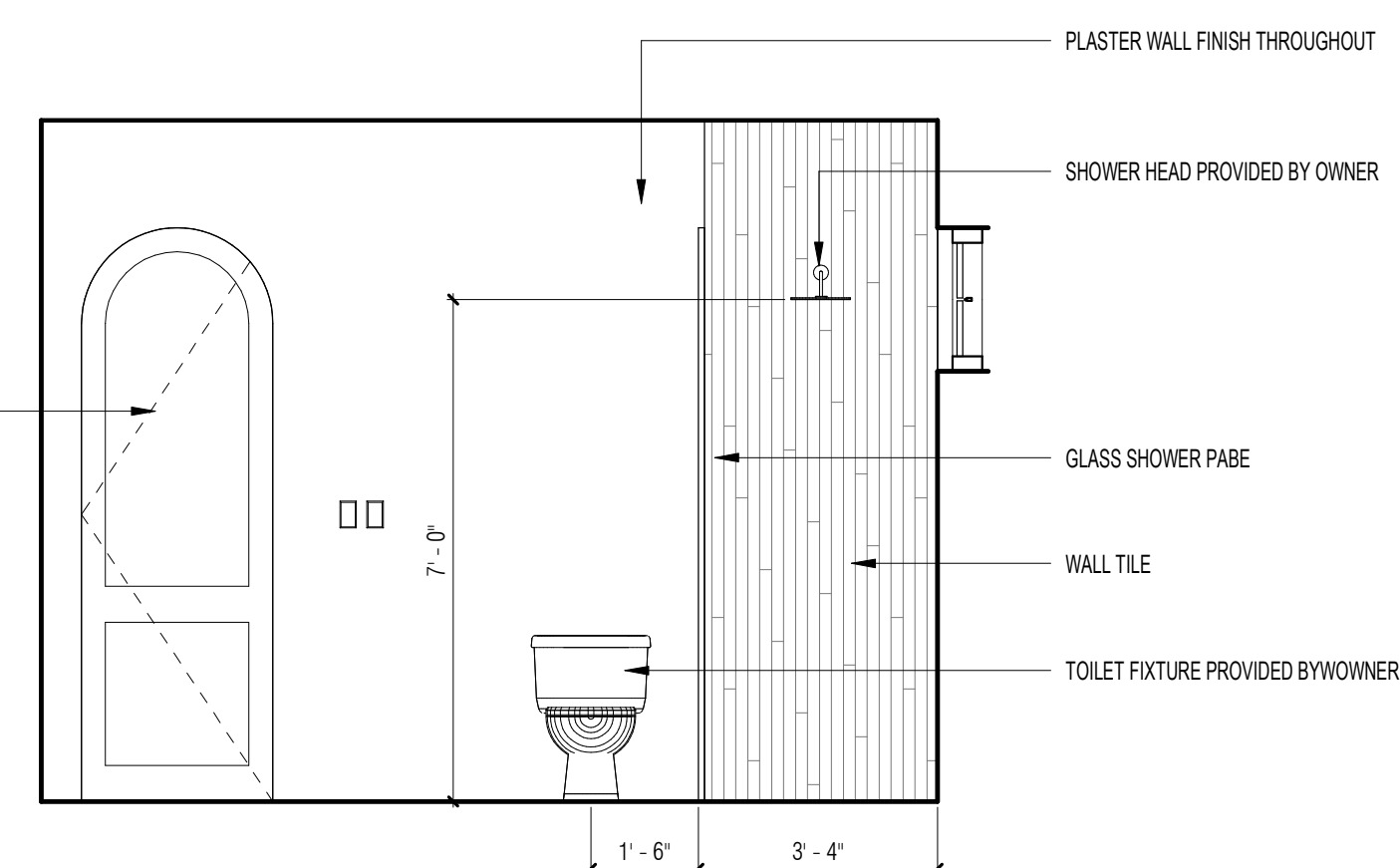
4 INTERIOR ELEVATION AT ISLAND FRONT



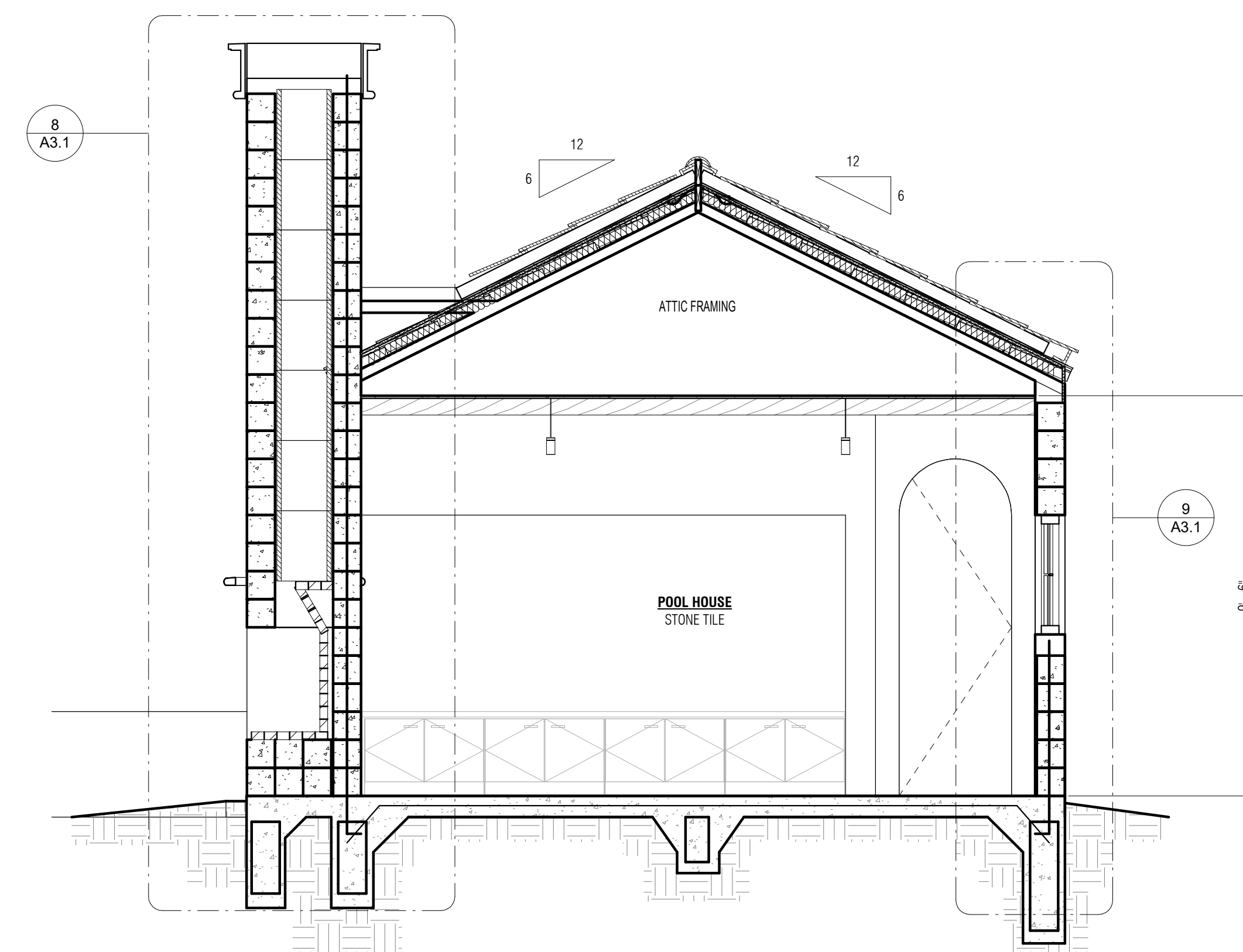
10 TYPICAL WINDOW DETAIL



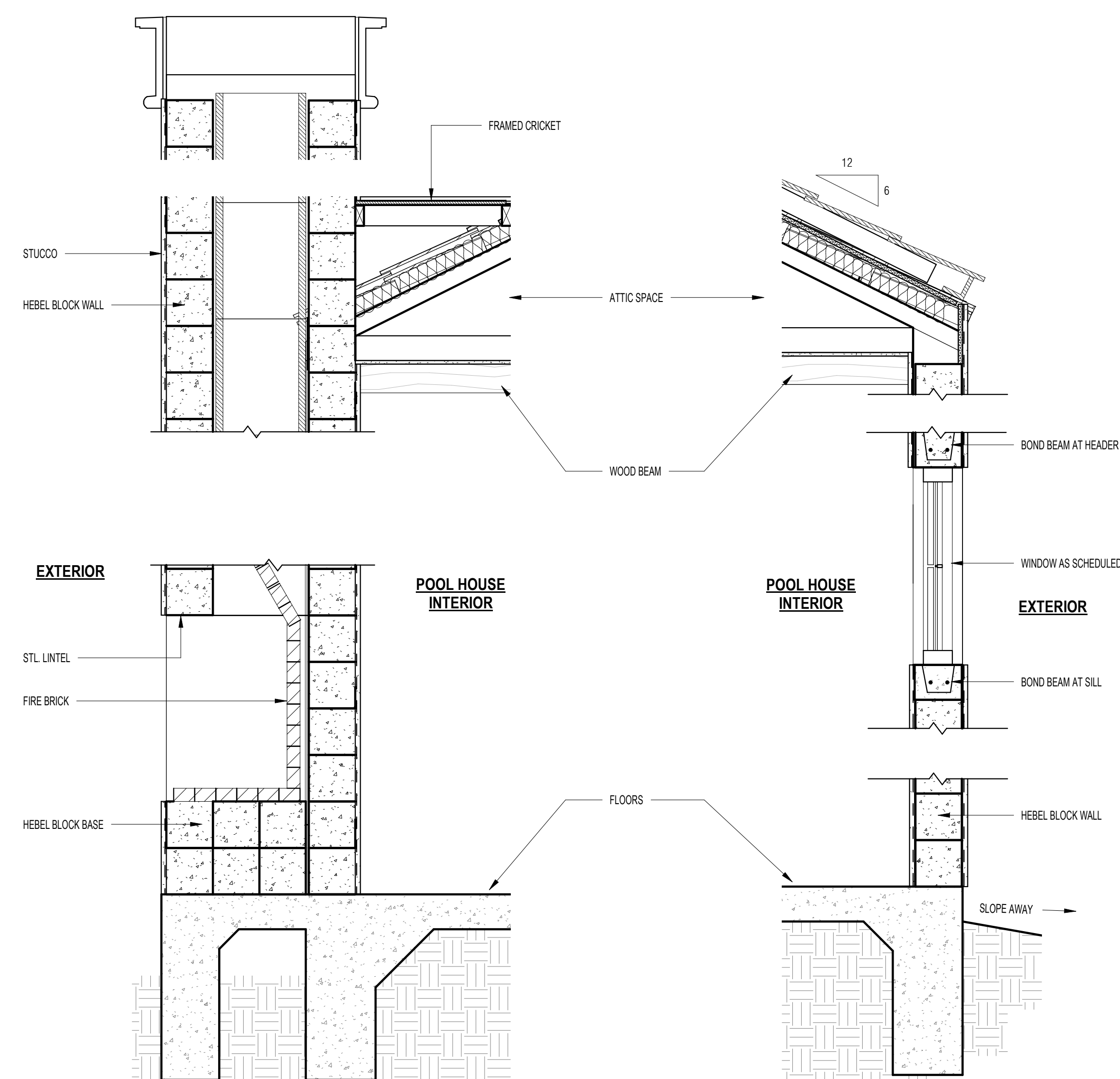
5 INTERIOR ELEVATION BATHROOM



6 INTERIOR ELEVATION BATHROOM



7 BUILDING SECTION

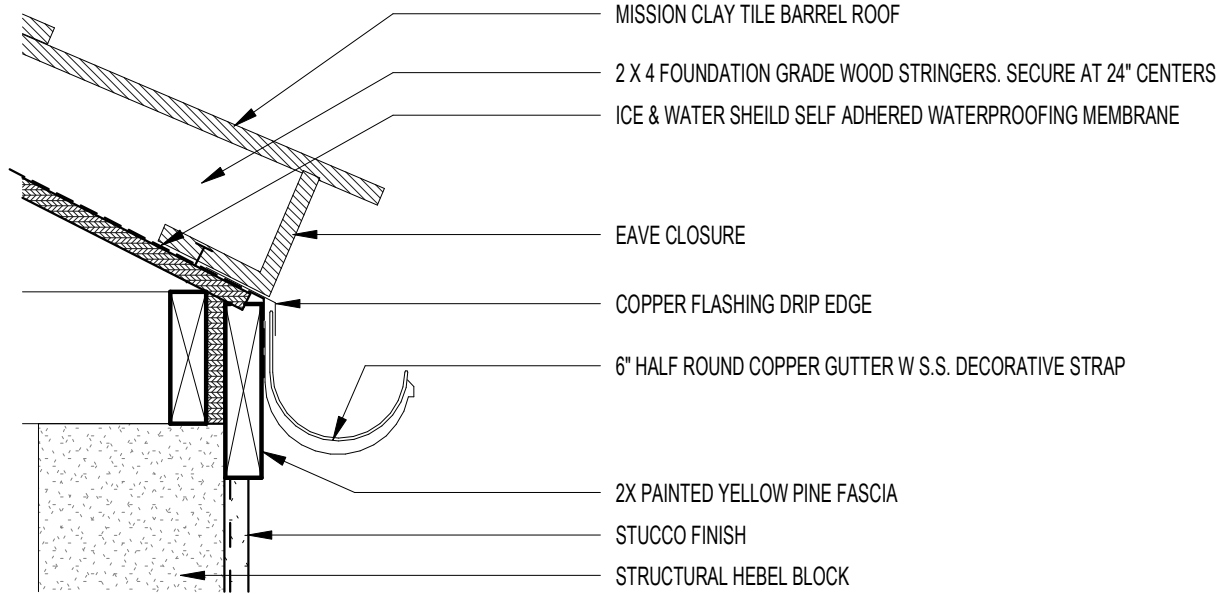


8 WALL SECTION AT FIREPLACE

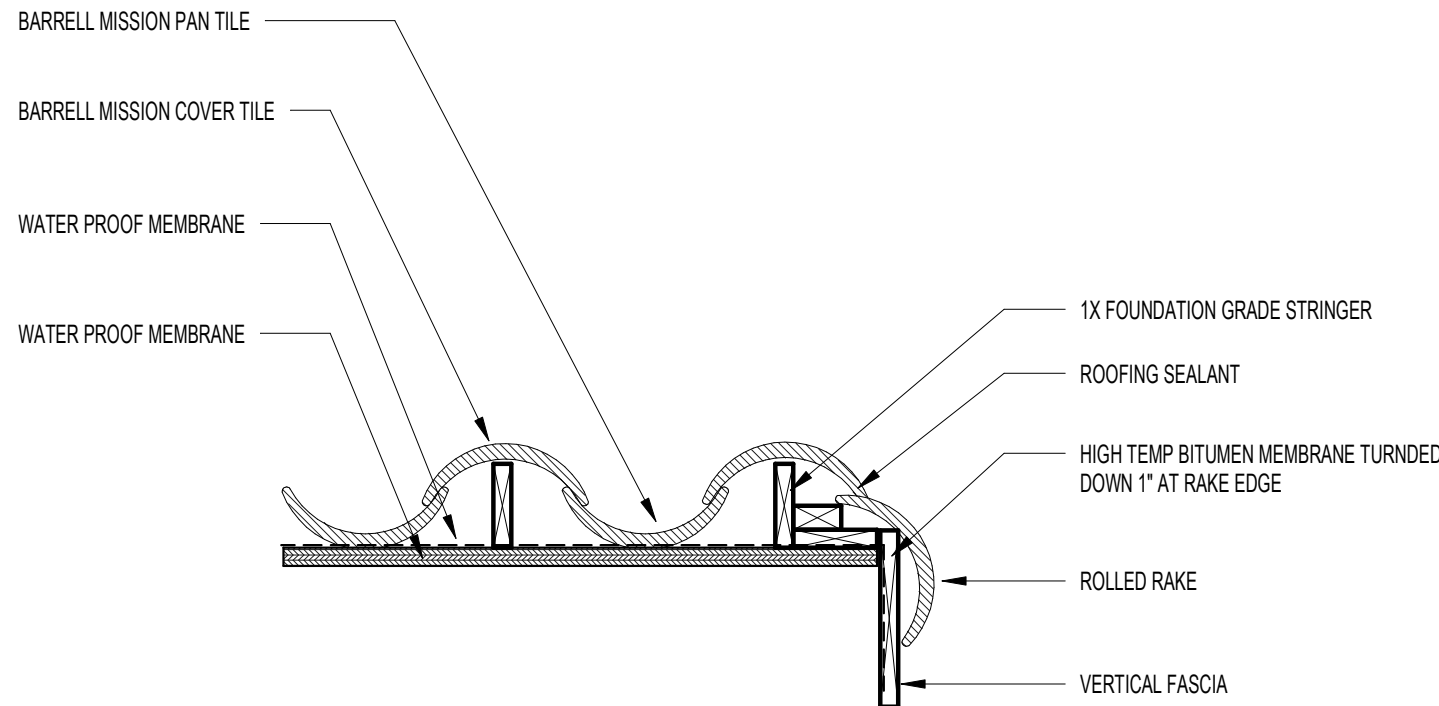
9 WALL SECTION AT WINDOW
3/4" = 1'-0"



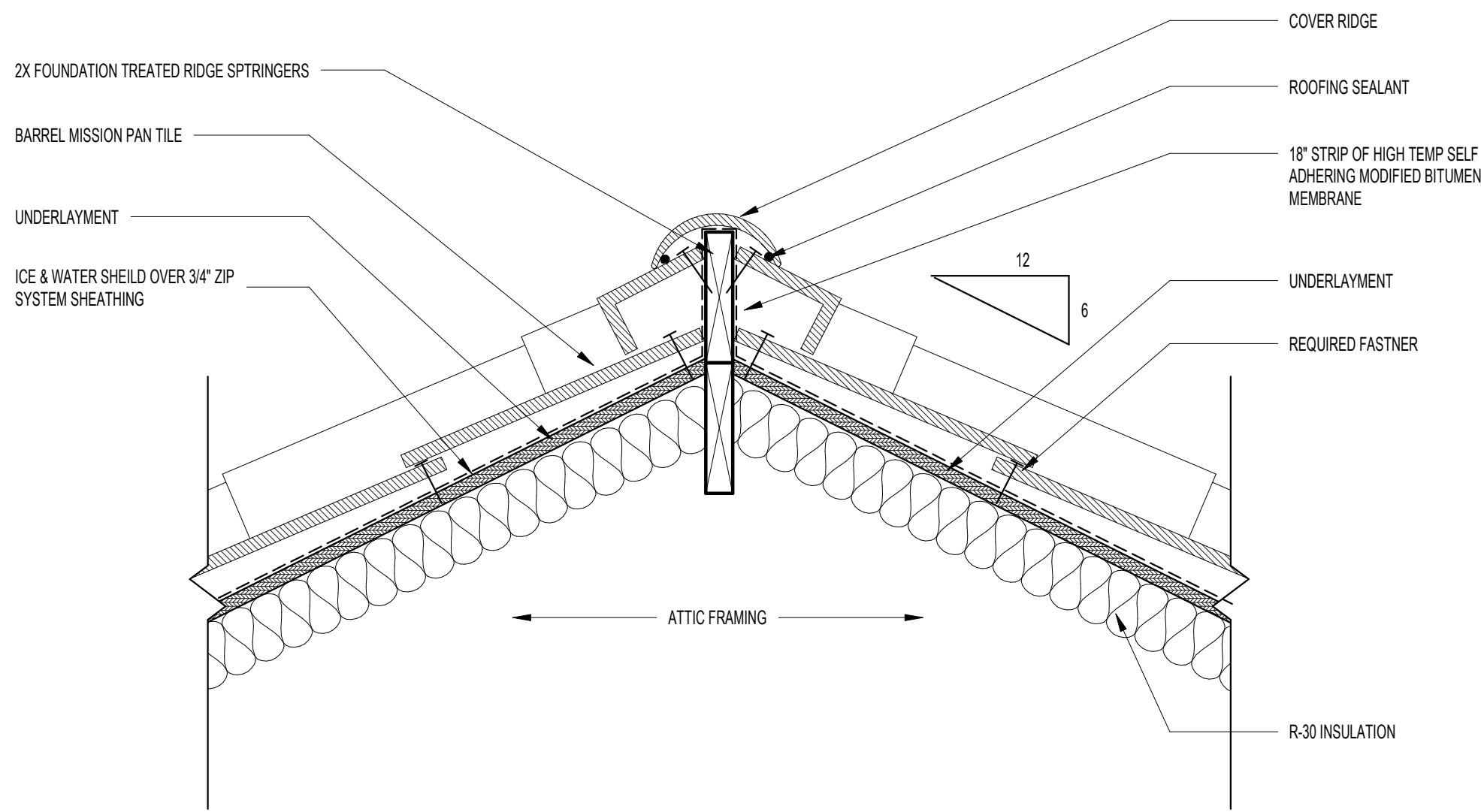
6 STEEL WINDOW PRECEDENT
1 1/2" = 1'-0"



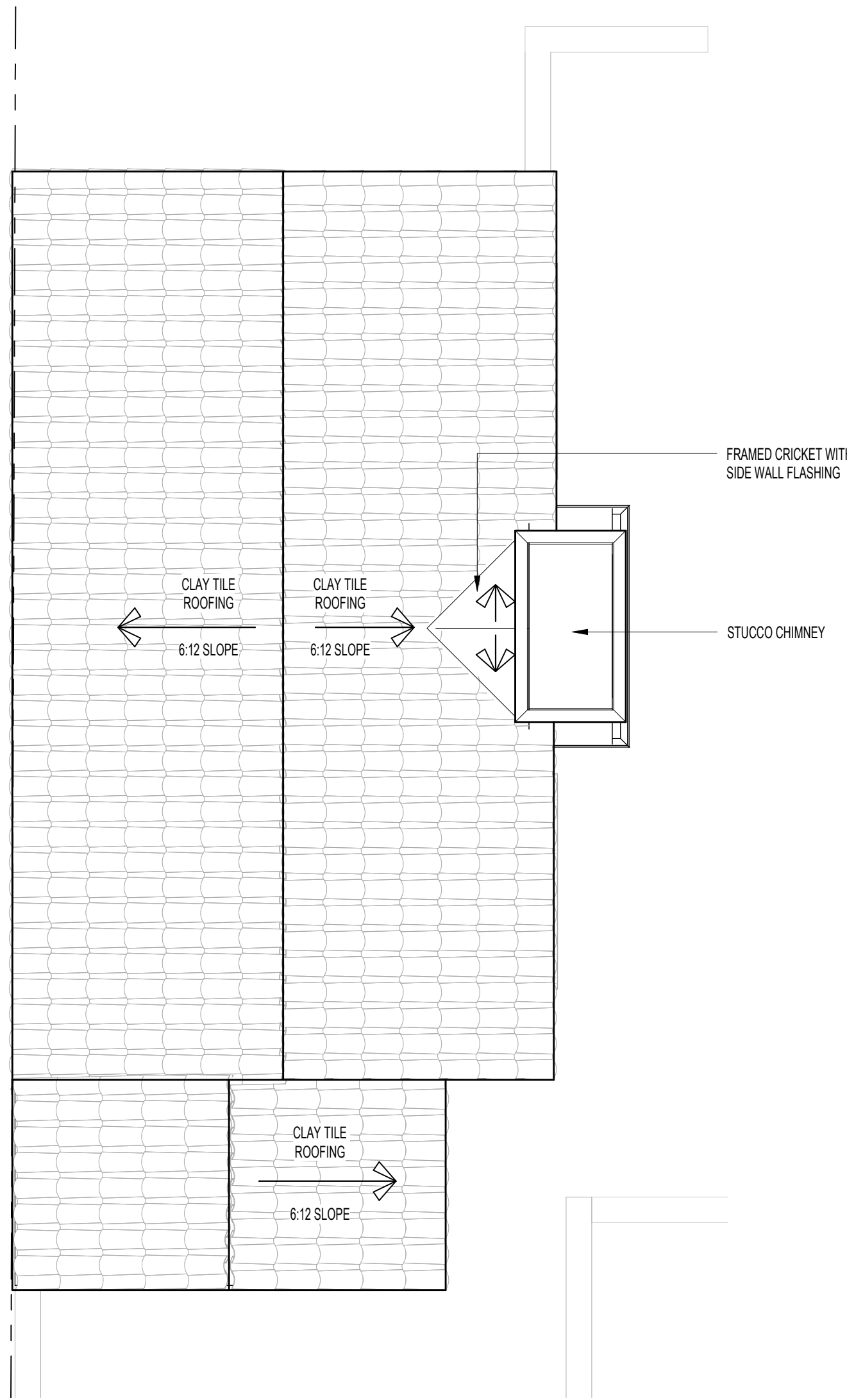
5 DETAIL AT EAVE
1 1/2" = 1'-0"



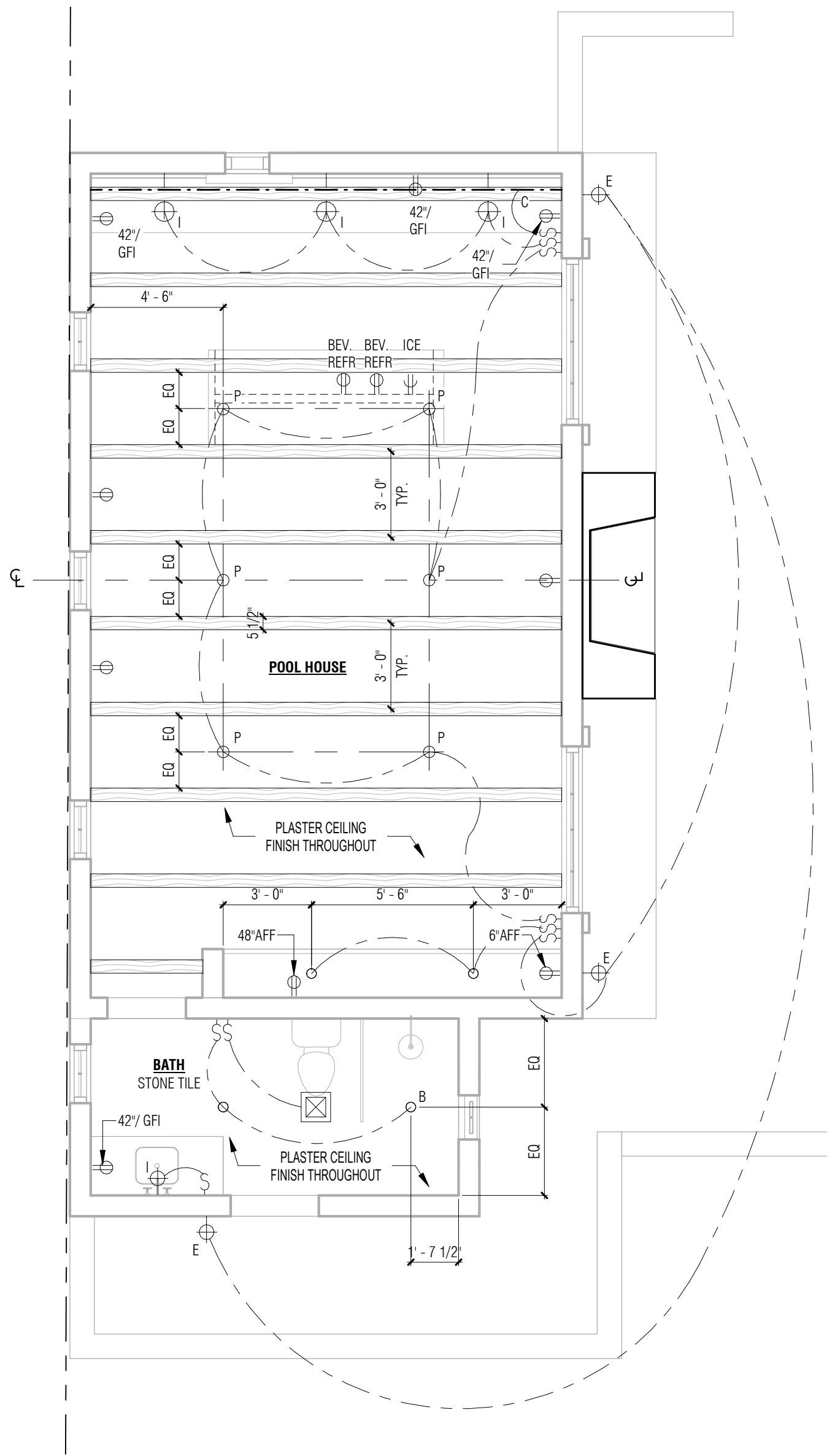
4 ROOF RAKE EDGE DETAIL
1 1/2" = 1'-0"



3 SECTION DETAIL AT RIDGE
1 1/2" = 1'-0"



2 POOL CABANA ROOF PLAN
1/4" = 1'-0"

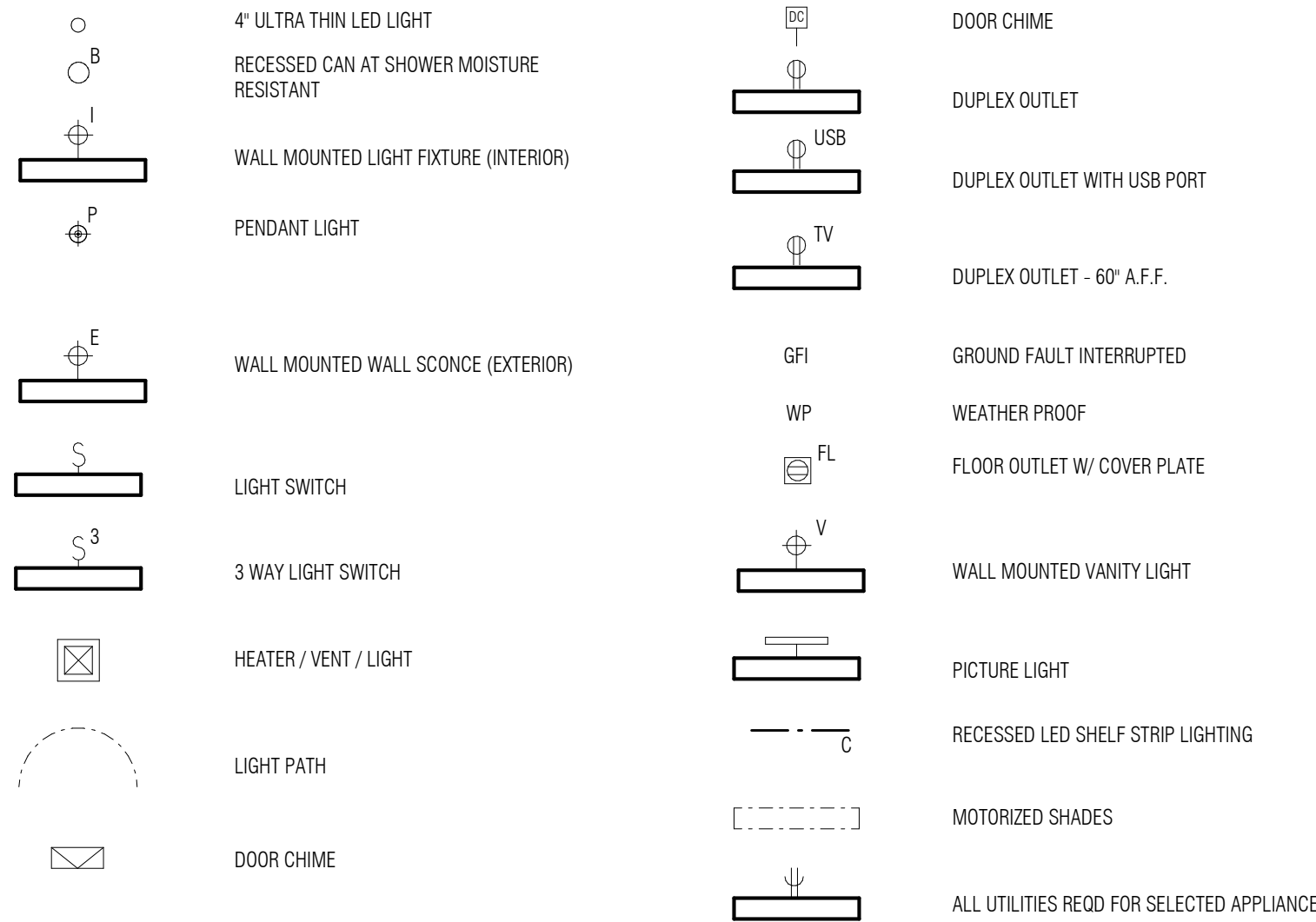


1 POWER & LIGHTING PLAN
1/4" = 1'-0"

GENERAL ELECTRICAL NOTES

1. COORDINATE OUTLET & SWITCH LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
2. INSTALL SWITCHES PER NEC HEIGHT REQUIREMENTS.
3. INSTALL RECEPTACLES PER NEC HEIGHT REQUIREMENTS.
4. PREWIRE FOR SECURITY, TELEPHONE, CABLE DATA AND STEREO. CONSULT WITH OWNER / DESIGN STUDIO.
5. UNDERGROUND ELECTRIC SERVICE TO HOUSE.
6. CONTRACTOR RESPONSIBLE FOR ELECTRICAL SERVICE.
7. ALL LIGHTING FIXTURES PROVIDED BY OWNER. PROVIDE SUBMITTAL FOR APPROVAL.
8. VERIFY ALL CABINET DESIGNS W/ OWNER PRIOR TO FABRICATION.
9. VERIFY ALL LIGHT FIXTURE HEIGHTS WITH OWNER PRIOR TO INSTALLATION.
10. VERIFY ALL OUTLET LOCATIONS AND LAYOUT W/ OWNER PRIOR TO PULLING ELECT. WIRE.
11. NOTIFY OWNER/ DESIGN STUDIO OF ANY DISCREPANCIES IN COORDINATION OF ELECTRICAL/MILLWORK.
12. ALL FINISHES TO BE SELECTED BY OWNER. PROVIDE SUBMITTAL FOR APPROVAL.
13. ALL PLUMBING FIXTURES TO BE SELECTED BY OWNER. PROVIDE SUBMITTAL FOR APPROVAL.
14. PROVIDE SUBMITTAL TO OWNER FOR ALL ITEMS SPECIFIED PRIOR TO ORDERING FOR OWNER APPROVAL.
15. ALL SWITCHES TO BE INSTALLED WITH DIMMERS, UNLESS INDICATED OTHERWISE.
16. PROVIDE ARC FAULT PROTECTION PER NEC REQUIREMENTS.
17. TEMPERPROOF RECEPTACLES PER NEC REQUIREMENTS.
18. ALL CEILING HEIGHTS TO BE 9'-6" ABOVE FINISH FLOOR UNLESS INDICATED OTHERWISE.
19. PREWIRE FOR STEREO. CONSULT WITH OWNER / DESIGN STUDIO.
20. ALL WALLS & CEILINGS TO BE INTERIOR PLASTER FINISH UNLESS INDICATED OTHERWISE. COORDINATE FINAL PAINT COLOR / FINISH WITH OWNER.

POWER & LIGHTING LEGEND



ALL INTERIOR LIGHTING TO BE ON DIMMERS, UNO.

AC PLAN TO BE PROVIDED BY GENERAL CONTRACTOR AND COORDINATED WITH DESIGN STUDIO AND OTHER TRADES. ALLOW FOR HIGH EFFICIENCY FILTERING SYSTEM. ALLOW FOR MINI SPLIT SYSTEM. COORDINATE DETAILS WITH DESIGN STUDIO