

# HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2023

**HDRC CASE NO:** 2023-104  
**ADDRESS:** 312 RIDDLE ST  
**LEGAL DESCRIPTION:** NCB 729 BLK 3 LOT NE 46.3 FT OF 1, 2, 3 OR A3  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** ADRIANA ZIGA/ZIGA ARCHITECTURE STUDIO, PLLC  
**OWNER:** MONROY RICHARD  
**TYPE OF WORK:** Exterior modifications, porch column replacement, window replacement, fenestration modifications, site work, construction of a rear porch, construction of a rear accessory structure  
**APPLICATION RECEIVED:** March 17, 2023  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the existing, asphalt shingle roof with a standing seam metal roof to feature a charcoal gray finish.
2. Replace the porch slab, in-kind and replace the existing, wrought iron columns with wood porch columns.
3. Construct a new porch at the rear of the historic structure.
4. Perform fenestration modifications to each façade including repositioning of doors and windows and the creation of new window openings.
5. Install a concrete driveway apron, ribbon strip driveway, and rear concrete parking pad.
6. Construct a 2-story, rear accessory structure to feature an overall footprint of approximately 650 square feet.
7. Replace all existing wood windows with new wood windows.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

### 3. Materials: Roofs

#### A. MAINTENANCE (PRESERVATION)

*i. Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*i. Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

*ii. Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

*iii. Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

*iv. Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

*v. Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

*vi. Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof

specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

*vii. Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

## 6. Architectural Features: Doors, Windows, and Screens

### A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other nontraditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. Security bars*—Install security bars only on the interior of windows and doors.
- ix. Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

- i. Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

- ii. Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

#### *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 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.

#### 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.

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

## 5. Sidewalks, Walkways, Driveways and Curbing

### A. SIDEWALKS AND WALKWAYS

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

### B. DRIVEWAYS

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

### C. CURBING

- Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary

## **FINDINGS:**

- The historic structure at 312 Riddle was constructed circa 1950 and is found on the 1951 Sanborn Map. The structure features a front facing gabled roof, one over one wood windows, concrete block construction and a stucco finish. This structure is contributing to the Lavaca Historic District.
- PREVIOUS APPROVAL** – The applicant has received an Administrative Certificate of Appropriateness for approval to repair the structure's foundation, repair wood elements, replace the existing front yard fence and install a rear yard privacy fence.
- ROOF REPLACEMENT** – The applicant has proposed to replace the existing, asphalt shingle roof with a standing seam metal roof to feature a charcoal gray finish. The Guidelines for Exterior Maintenance and Alterations 3.B.i. notes that metal roofs should be installed on structures that historically featured them or where a metal roof is appropriate for the architecture style or construction period. Generally, staff finds the installation of a metal roof on this structure to be appropriate and consistent with the Guidelines. The proposed replacement roof should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, and a crimped ridge seam. Staff finds the charcoal gray roofing color to be appropriate in place of the standard galvalume finish. The roofing panels shall not feature corrugation or striations and a material inspection will be required prior to installation.
- PORCH REPLACEMENT** – The applicant has proposed to replace the existing, concrete porch slab, in-kind, and to replace the existing wrought iron porch columns with wood porch columns. Generally, staff finds the proposed scope of work to be appropriate; however, staff finds that the proposed replacement columns should feature six (6) inches square with capital and base trim and chamfered corners. Column and porch work should adhere to the adopted policy guide for porches.

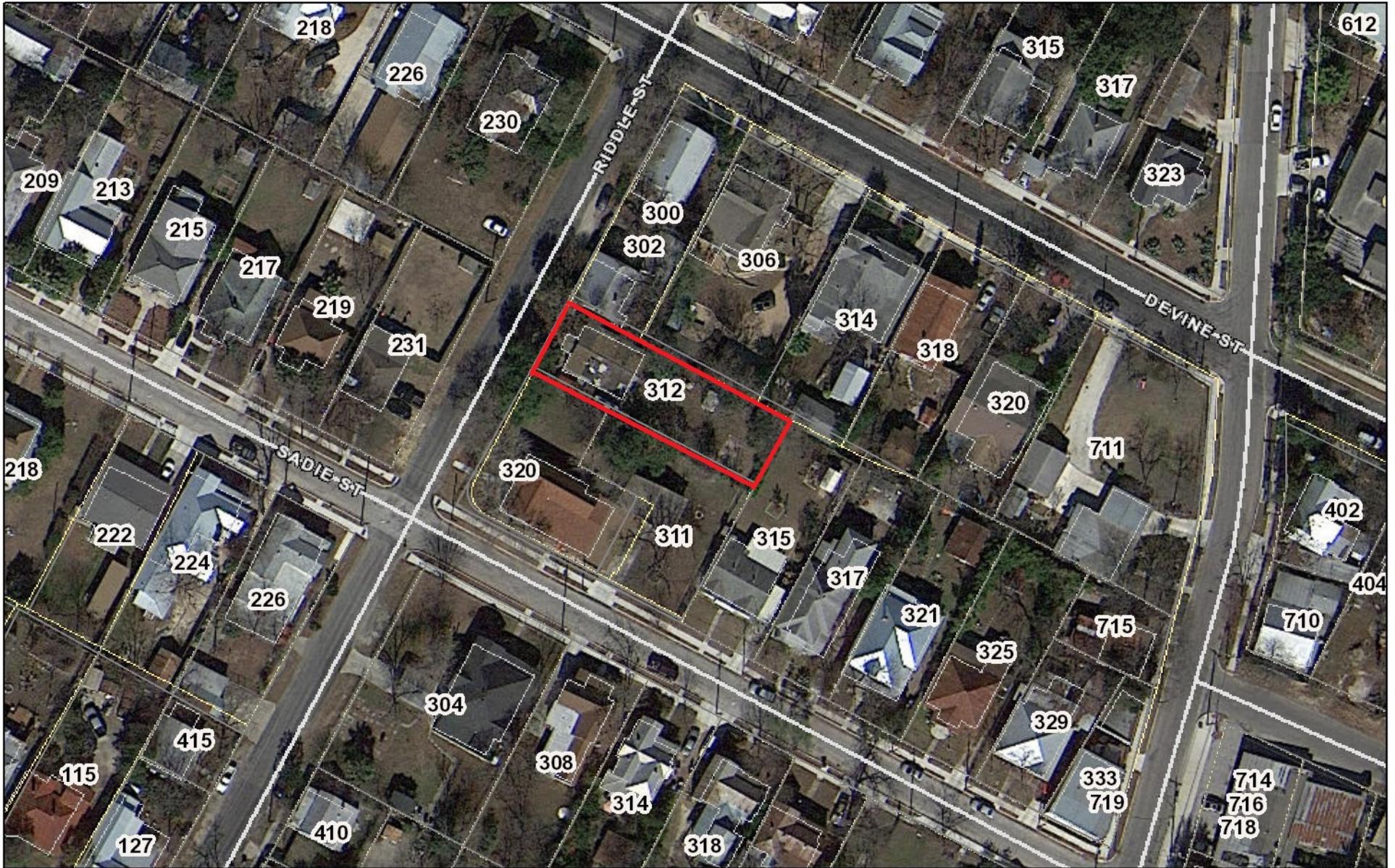
- e. REAR PORCH ADDITION – The applicant has proposed to construct a rear porch addition to feature an overall width of 26’ – 2” and an overall depth of 8’ – 0”. The proposed porch addition will feature a concrete slab and a gabled roof matching the pitch of the primary historic roof. The proposed porch addition will feature a recess from both side facades and will feature a subordinate height and massing when compared to the primary structure’s roof. Staff finds the proposed rear porch addition to be appropriate and consistent with the Guidelines.
- f. FENESTRATION MODIFICATIONS (Front Façade) – The applicant has proposed fenestration modifications to the front façade that includes the removal of the existing two front doors and the creation of one, centered front door with two flanking side lites. Generally, staff finds the proposed modification to be appropriate; however, the applicant has proposed to install side lites in profiles that are inconsistent with the historic examples found within the district. Generally, side lites are only found when accompanied by a transom window. Additionally, side lites do feature one pane of glass that spans the entire height of the adjacent door. Staff finds that the proposed side lites should either be eliminated or should be proposed in a manner that relates to historic examples found within the district.
- g. FENESTRATION MODIFICATIONS (West Façade) – The applicant has proposed to install one, one over one window on the west façade. Generally, staff finds this modification to be appropriate and in keeping with the historic window profiles found on this house and within the district. The proposed window should match the existing in installation depth and profile.
- h. FENESTRATION MODIFICATIONS (East Façade) – The applicant has proposed to remove two, single window openings and create a grouped window opening to match the existing grouped window opening on this façade. An existing wall opening towards the rear of the façade will be enclosed and a water heater closet addition will be removed. Staff finds the proposed modifications to be appropriate. The proposed windows should match the existing in installation depth and profile.
- i. FENESTRATION MODIFICATIONS (Rear Façade) – The applicant has proposed to install one new one over one window on the rear façade. Additionally, an existing façade opening at the rear of the structure will be enclosed. Generally, staff finds the proposed fenestration modifications to be appropriate. The proposed windows should match the existing in installation depth and profile.
- j. DRIVEWAY & PARKING PAD – The applicant has proposed to install a new concrete driveway apron, a ribbon strip driveway, and a rear concrete parking pad. The applicant has noted that the proposed driveway will feature a total width of nine (9) feet. The proposed parking pad will be located at the rear of the historic structure. Generally, staff finds the proposed apron, driveway and parking pad to be appropriate; however, staff finds that the proposed apron should match the existing aprons found within the district in profile.
- k. WINDOW REPLACEMENT – The applicant has proposed to replace thirteen (13), existing wood windows with new wood windows. Staff performed a site visit on March 27, 2023, and found the existing windows to feature general signs of deterioration. The existing windows feature metal track components that are deteriorated and prevent the windows from functioning. Staff finds repair or in-kind replacement to be appropriate.
- l. NEW CONSTRUCTION (Massing & Form) – The applicant has proposed to construct a 2-story, rear accessory structure to feature an overall footprint of approximately 650 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 that 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. While the proposed new construction features an overall height that is greater than that of the primary historic structure on the lot, staff finds its massing, footprint and form to be generally consistent with the Guidelines.
- m. NEW CONSTRUCTION (Orientation & Setback) – The Guidelines for New Construction 5.B. notes that the predominant garage 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.
- n. NEW CONSTRUCTION (Materials) – The applicant has proposed materials that include stucco facades, a standing seam metal roof, wood and metal railings, and aluminum clad wood windows. Generally, staff finds the proposed materials to be appropriate and consistent with the Guidelines. Staff finds that the proposed stucco should have a finish that matches that of the primary historic structure on site. The proposed replacement roof should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, and a crimped ridge seam. Staff finds the charcoal gray roofing color to be appropriate in place of the standard

- galvalume finish. The roofing panels shall not feature corrugation or striations and a material inspection will be required prior to installation. A low profile ridge cap or a ridge sleeve may be used for new construction.
- o. NEW CONSTRUCTION (Window Materials) – The applicant has proposed aluminum clad wood windows and has provided a wall section noting the proposed installation depth and profile. Generally, staff finds the proposed windows to be appropriate and consistent with the adopted policy guide for windows.
  - p. NEW CONSTRUCTION (Architectural Details) – Generally, staff finds the proposed new construction to be appropriate and consistent with the Guidelines; however, staff finds that all windows should feature profiles that are consistent with the historic window profiles found on site and within the district. Grouped windows should be separated by a mullion of six (6) inches in width. Square, fixed windows should be modified to feature profiles that are consistent with those found historically on site and within the district.

## **RECOMMENDATION:**

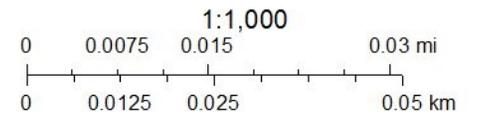
1. Staff recommends approval of item #1, roof replacement, based on finding c with the following stipulations:
  - i. That the proposed replacement roof feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, and a crimped ridge seam. The roofing panels shall not feature corrugation or striations and a material inspection will be required prior to installation. The proposed charcoal gray color is appropriate.
2. Staff recommends approval of item #2, porch repair and column replacement based on finding d with the following stipulation:
  - i. That the proposed replacement columns feature six (6) inches square with capital and base trim and chamfered corners. Column and porch work should adhere to the adopted policy guide for porches.
3. Staff recommends approval of item #3, the construction of a rear porch based on finding e, as submitted.
4. Staff recommends approval of item #4, fenestration modifications based on findings f through i with the following stipulations:
  - i. That the proposed front door feature side lites that are proposed in a manner that is consistent with historic side lites found within the district, as noted in finding e.
  - ii. That all proposed windows match the original in profile and installation depth.
5. Staff recommends approval of item #5, the installation of a driveway apron, ribbon strip driveway and rear parking pad based on finding j with the following stipulation:
  - i. That the proposed apron should match the existing aprons found within the district in profile.
6. Staff recommends approval of item #6, the construction of a detached, rear accessory structure based on findings l through p with the following stipulations:
  - i. That the proposed replacement roof feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, and a crimped ridge seam. A low profile ridge cap or ridge sleeve is appropriate for new construction. The roofing panels shall not feature corrugation or striations and a material inspection will be required prior to installation. The proposed charcoal gray color is appropriate.
  - ii. That all windows feature profiles that are consistent with the historic window profiles found on site and within the district. Grouped windows are to be separated by a mullion of six (6) inches in width. Square, fixed windows should be modified to feature profiles that are consistent with those found historically on site and within the district.
7. Staff recommends approval of item #7, wood window replacement or in-kind repair with the stipulation that if windows are replaced, the existing sashes be salvaged for reuse and that the replacement windows match the original in material and profile.

# City of San Antonio One Stop



March 30, 2023

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels

















**ZIGA ARCHITECTURE STUDIO**  
Architecture | Interiors | Historic Preservation

### 312 RIDDLE (MAIN HOUSE)– NARRATIVE

Requesting final approval to rehabilitate the non-contributing main house.

The project will include a new ribbon driveway and a concrete parking pad. The space between the side of the house and the property line is very narrow (under 11ft wide). If a vehicle was parked on the driveway, there wouldn't be enough space to open doors and get in and out of the car. Therefore, a 20ft by 20ft concrete pad will be located at the end of the driveway to allow for parking. The proposed driveway will be located to the side of the main house. The ribbon driveway will be 9ft wide to limit its impact on the property.

The existing walkway will be replaced with a new walkway to match existing. A new 6ft tall wood privacy fence will enclose the rear yard and a new 4ft tall wood and wire fence will replace the existing front yard fence.

The foundation will be repaired and leveled. Siding and woodwork will be repaired in kind to match existing and repainted. The existing roof will be replaced with a new charcoal gray standing seam metal roof.

Since the house is a non-contributing structure, all windows will be replaced with Jeldwen W-2500 aluminum-clad wood windows. The front façade will be modified to center the front door and eliminate the second entrance. Some of the window sizes and locations will be modified, see plans for details.

The front porch slab will be replaced and new wood columns will be installed.

A new rear porch will be constructed. The porch will have wood columns and a gable roof to match the front porch.

MAIN HOUSE - FRONT



MAIN HOUSE - SIDE



MAIN HOUSE - SIDE

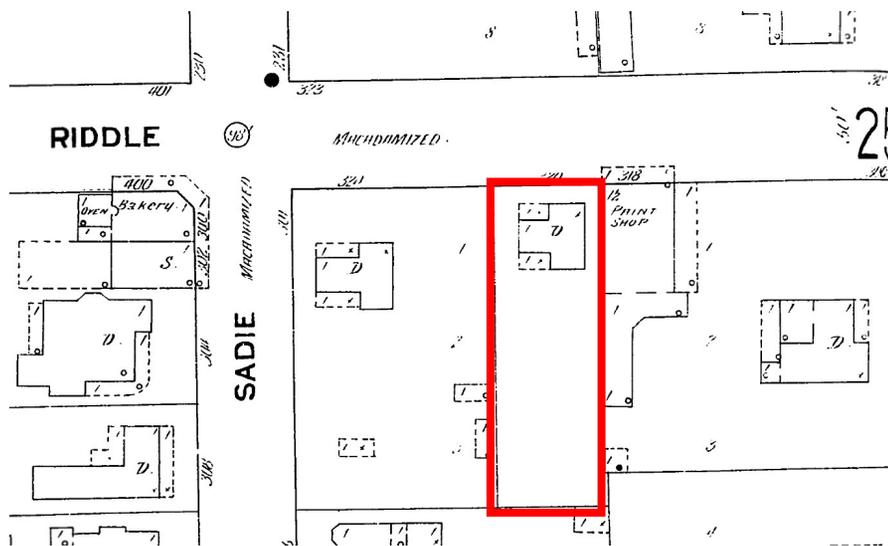


MAIN HOUSE - BACK

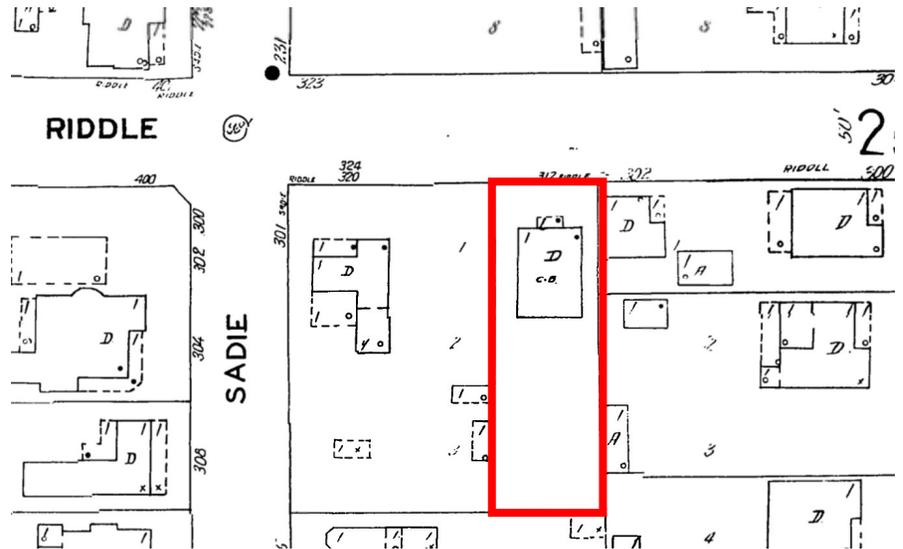


## 312 RIDDLE – NON-CONTRIBUTING STATUS

The main house at 312 Riddle first appears in the 1911-1951 Sanborn Maps. Sometime between 1924-1951, it replaced an older home located on that property. Based on Bexar County records, the current house was built ca. 1951 and is not a contributing structure to the Lavaca Historic District.



SANBORN MAPS, 1911-1924, VOL. 3, 257

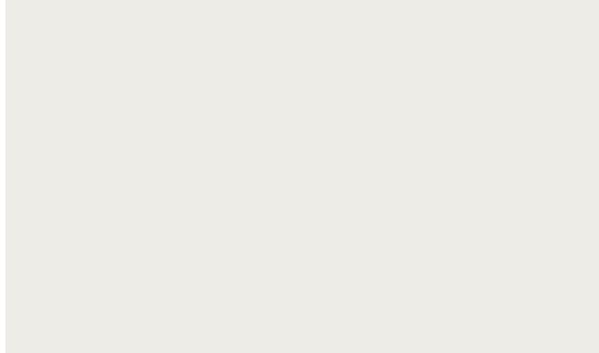


SANBORN MAPS, 1911-1951, VOL. 3, 257



# EXTERIOR MATERIAL PALETTE

BODY: SW7005 PURE WHITE



STUCCO SIDING

TRIM: SW7048 URBANE BRONZE



JELD-WEN W-2500 CLAD-WOOD  
WINDOWS IN CHESTNUT  
BRONZE



COLUMN CAP



COLUMN BASE



STANDING SEAM METAL ROOF – BERRIDGE  
CHARCOAL GRAY



WOOD AND WIRE RAILINGS



## FENCES



PROPOSED 6'-0" CEDAR PRIVACY FENCE AT REAR & SIDE YARDS

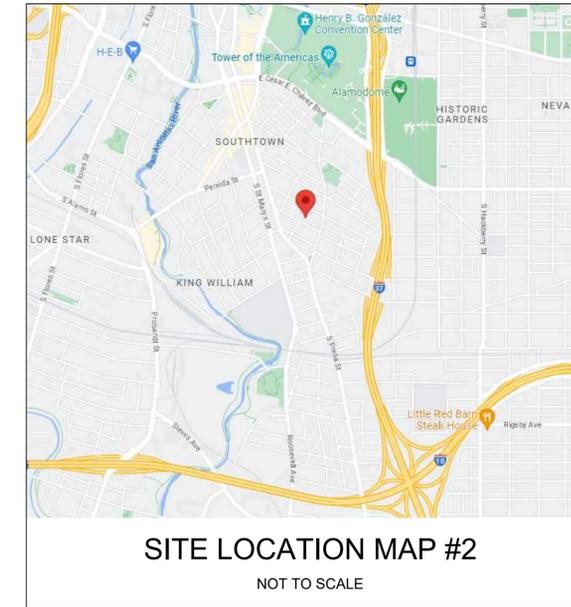
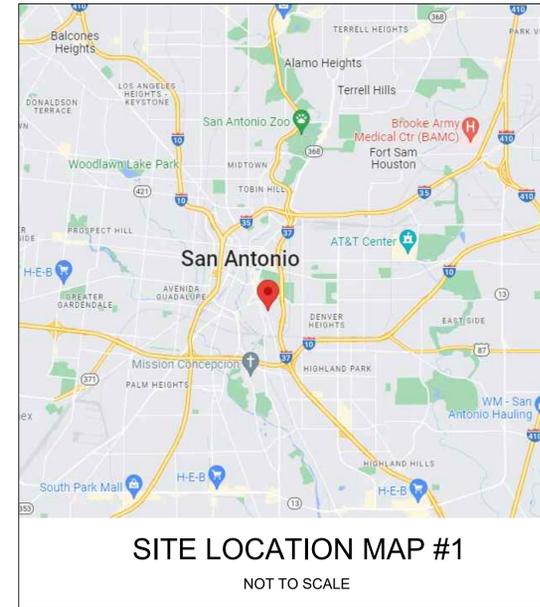
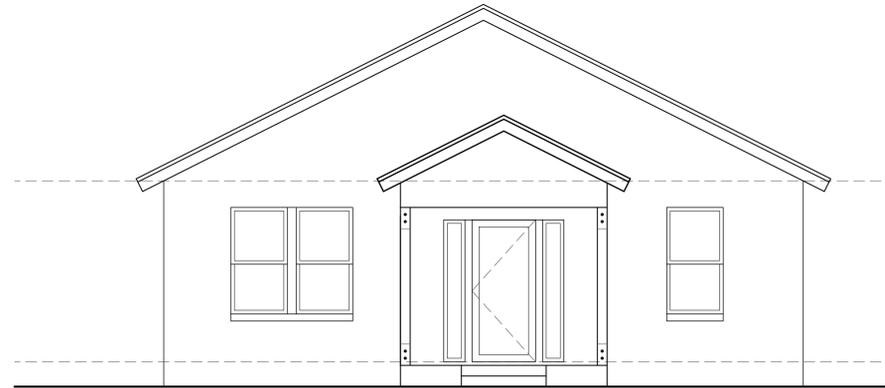


PROPOSED 4'-0" WOOD AND WIRE FRONT YARD FENCE TO REPLACE EXISTING FENCE



# 312 RIDDLE REHABILITATION

312 RIDDLE ST., SAN ANTONIO, TX 78210



## 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	EXISTING AND PROPOSED SITE-ROOF PLAN
A001	SURVEY
A100	EXISTING/DEMO AND PROPOSED FLOOR PLANS
A200	EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A201	EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A300	DETAILS

## 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

2021 INTERNATIONAL RESIDENTIAL CODE  
2021 IECC

## BUILDING DATA

SQ. FT.:	1,209 S.F.	EXISTING LIVING S.F.
	74 S.F.	EXISTING PORCH S.F.
	1,283 S.F.	EXISTING TOTAL S.F.
	209 S.F.	PROPOSED PORCH S.F.
	1,492 S.F.	PROPOSED TOTAL S.F.



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312 RIDDLE REHABILITATION

312 RIDDLE ST.  
SAN ANTONIO, TX 78210

ANGELA MONROY

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1	02/27/2023	CLIENT REVIEW
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### COVER SHEET

PROJECT NO.	23-105
DATE:	03-17-23
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT: FELIX J. ZIGA JR., AIA TEXAS LICENSE NO. 24683	

CS



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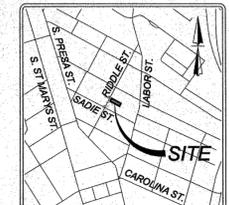
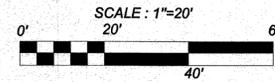
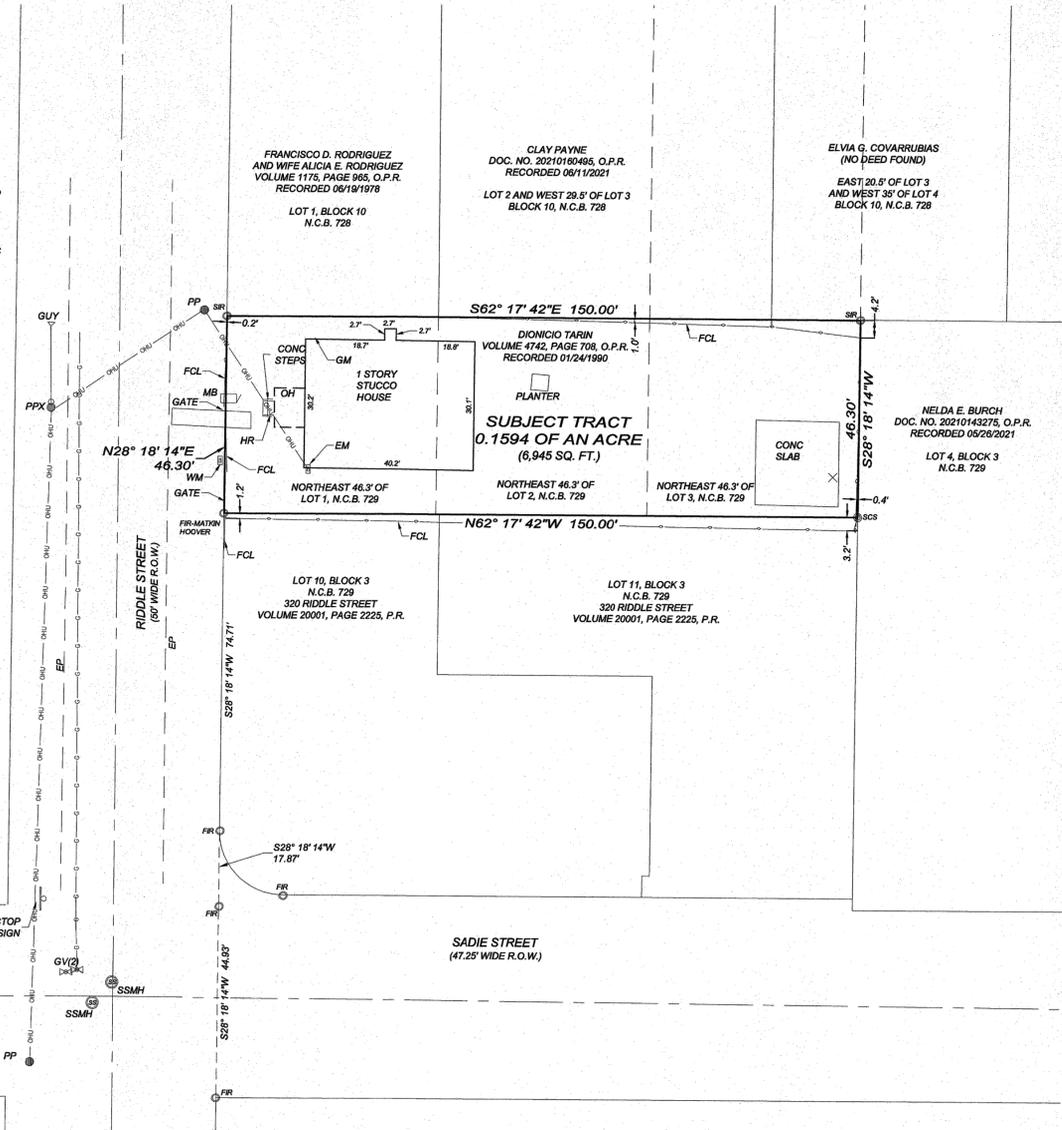
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- NOTES
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
  2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
  3. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 415 OF 785, COMMUNITY PANEL NO. 48029C04156, DATED SEPTEMBER 29, 2010.
  4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
  5. NO METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
  6. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "COLLIERS PROP CORNER".
  7. UNDERGROUND UTILITIES WERE SCALED FROM UTILITY MAP RECEIVED FROM SAWS AND CPS AND PLACED USING PHYSICAL EVIDENCE VERIFIED IN THE FIELD.
  8. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP  
NOT-TO-SCALE

SITE ADDRESS:  
312 RIDDLE STREET  
SAN ANTONIO, TEXAS 78210-1328

SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- ⊙ SCS SET COTTON SPINDLE
- ⊙ SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "COLLIERS PROP CORNER"
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PP POWER POLE
- ⊙ PPX POWER POLE WITH TRANSFORMER
- △ GUY GUY
- EM ELECTRIC METER
- GM GAS METER
- GV GAS VALVE
- WM WATER METER
- SSMH SANITARY SEWER MANHOLE
- MB MAILBOX
- GAS LINE
- OVERHEAD UTILITY LINE
- FCL CHAINLINK FENCE
- HR HANDRAIL
- OH OVERHANG
- GATE GATE
- SIGN AS NOTED

STATE OF TEXAS,  
COUNTY OF BEXAR:

I, TIM C. PAPPAS, DO HEREBY CERTIFY THAT THIS TITLE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A LAND TITLE SURVEY. THE FIELDWORK WAS COMPLETED ON 12/27/2022.

5 JAN 2023

TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
EMAIL: TPAPPAS@KFWENGINEERS.COM  
DATE OF SURVEY: 01/05/2023  
PROJECT NO.: 22-192

Drawn: jlm 05/2023, 10:55am / User ID: jlm  
File: S:\Draw\2022-2023\102\_312 Riddle Street.dwg

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TPELS)  
1917 S INTERSTATE 36, AUSTIN, TEXAS 78741  
PHONE: 512-462-1722; FAX: 512-442-1414; EMAIL: INFO@PELS.TEXAS.GOV



TSPS CATEGORY 1A LAND TITLE SURVEY OF  
NORTHEAST 46.3 FEET OF LOTS 1, 2, AND 3  
N.C.B. 729  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

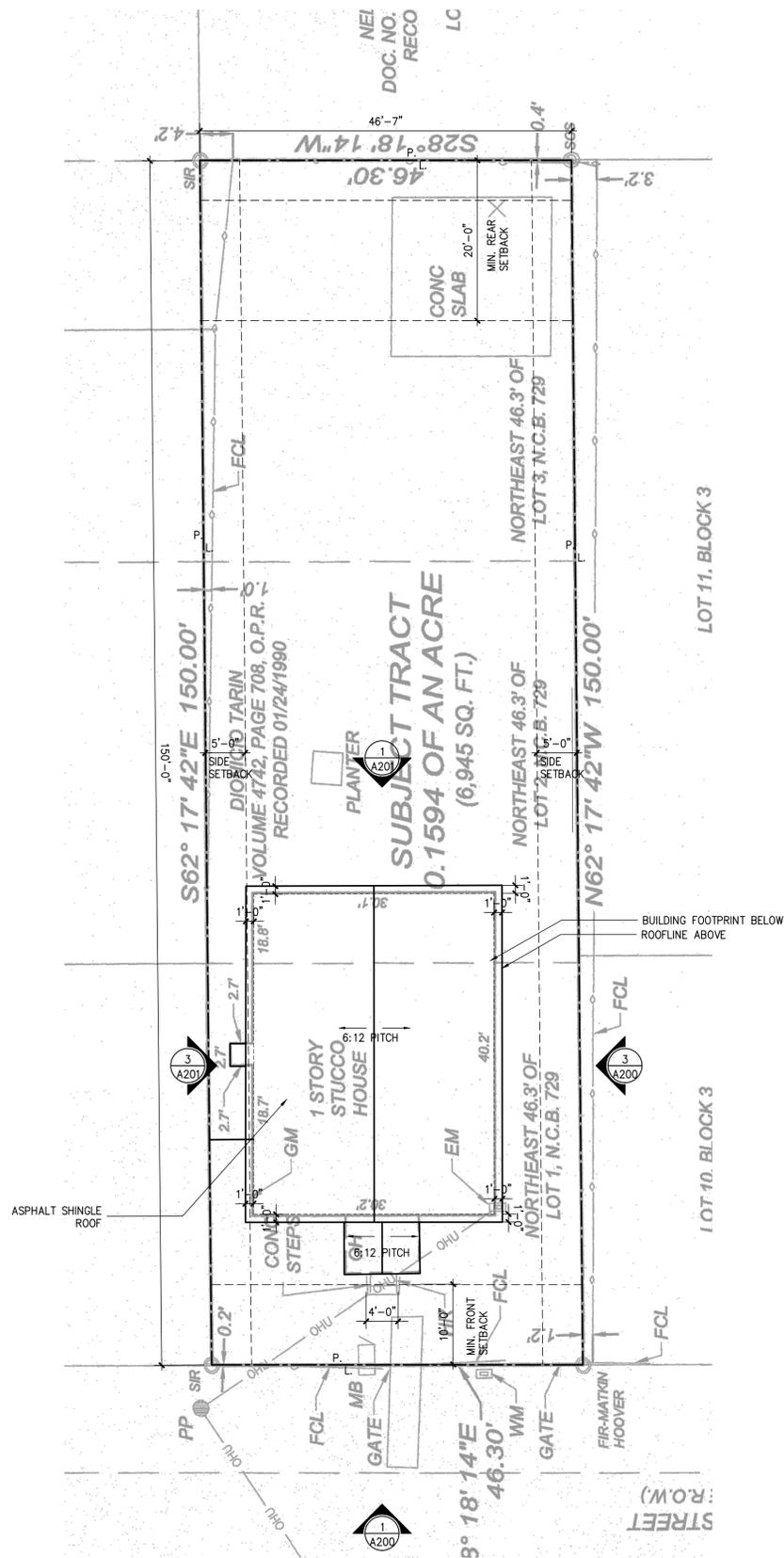
**KFW**  
ENGINEERS + SURVEYING  
has joined Colliers Engineering & Design  
TBPE FIRM #9513 / TBPLS FIRM #101223-00

REVISIONS	ISSUE DATE
	JOB NO. 22-192
	DATE: 01/05/2023
	CHECKED: TCP
	DRAWN: RM
	SHEET NUMBER:
	1 OF 1

0 SURVEY  
SCALE: FULL SCALE

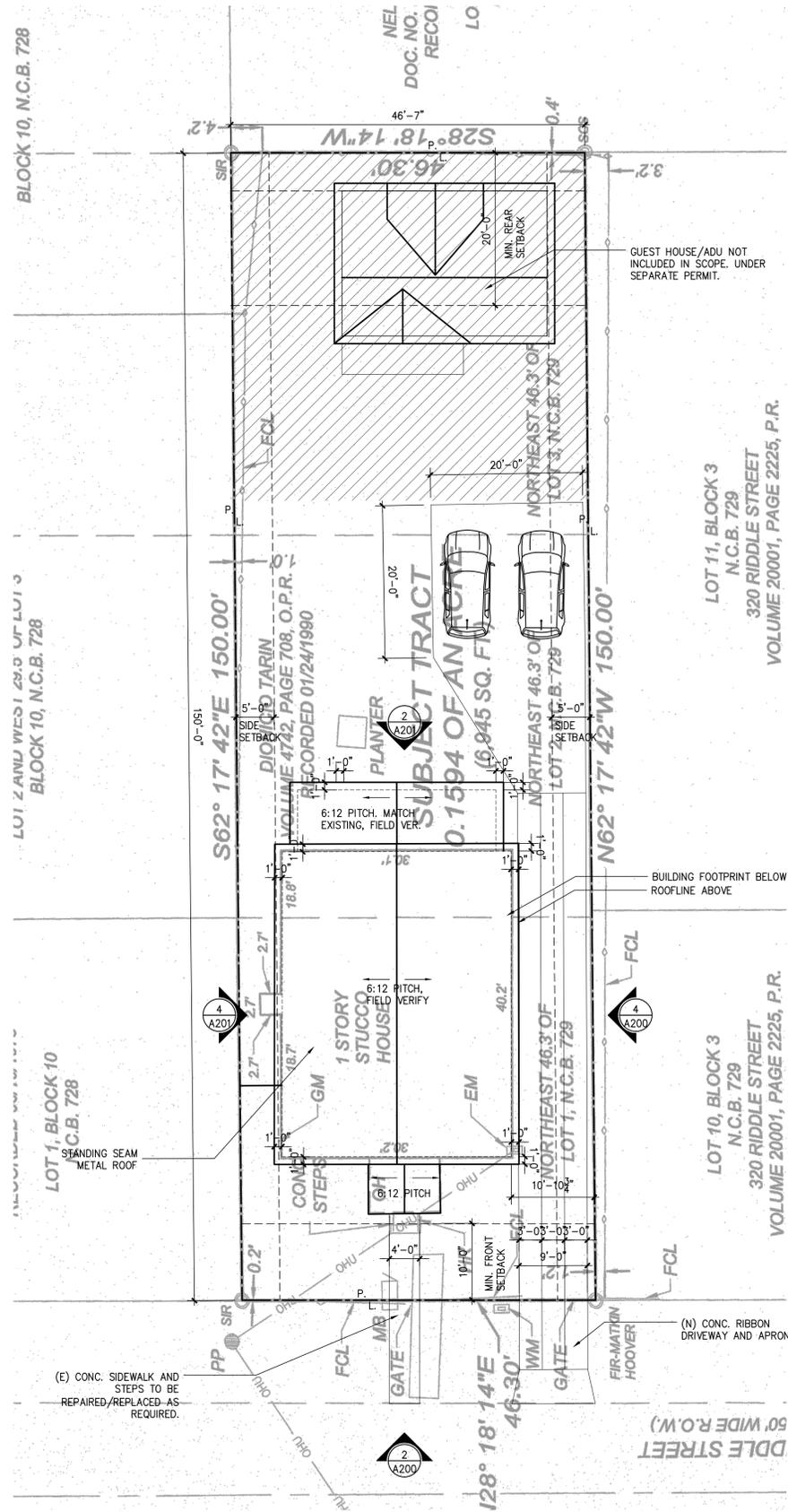
PROJECT NO. 23-105  
DATE: 03-17-23  
DRAWN BY: AMZ / FJZ  
REVIEWED BY: FJZ  
PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683

AOOI



**1** PROPOSED SITE / ROOF PLAN

SCALE: 1"=10'-0"



**1** PROPOSED SITE / ROOF PLAN

SCALE: 1"=10'-0"



ADDITION SIZE CALCULATION  
 1,283 SF. EXISTING FOOTPRINT  
 209 SF. PROPOSED PORCH FOOTPRINT  
 209 / 1283 = 16%

312 RIDDLE REHABILITATION

312 RIDDLE ST.  
 SAN ANTONIO, TX 78210

ANGELA MONROY

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EXISTING AND PROPOSED SITE/ROOF PLAN

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EXISTING/DEMOL AND  
PROPOSED FLOOR  
PLANS

PROJECT NO.	23-105
DATE:	03-17-23
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

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

A100

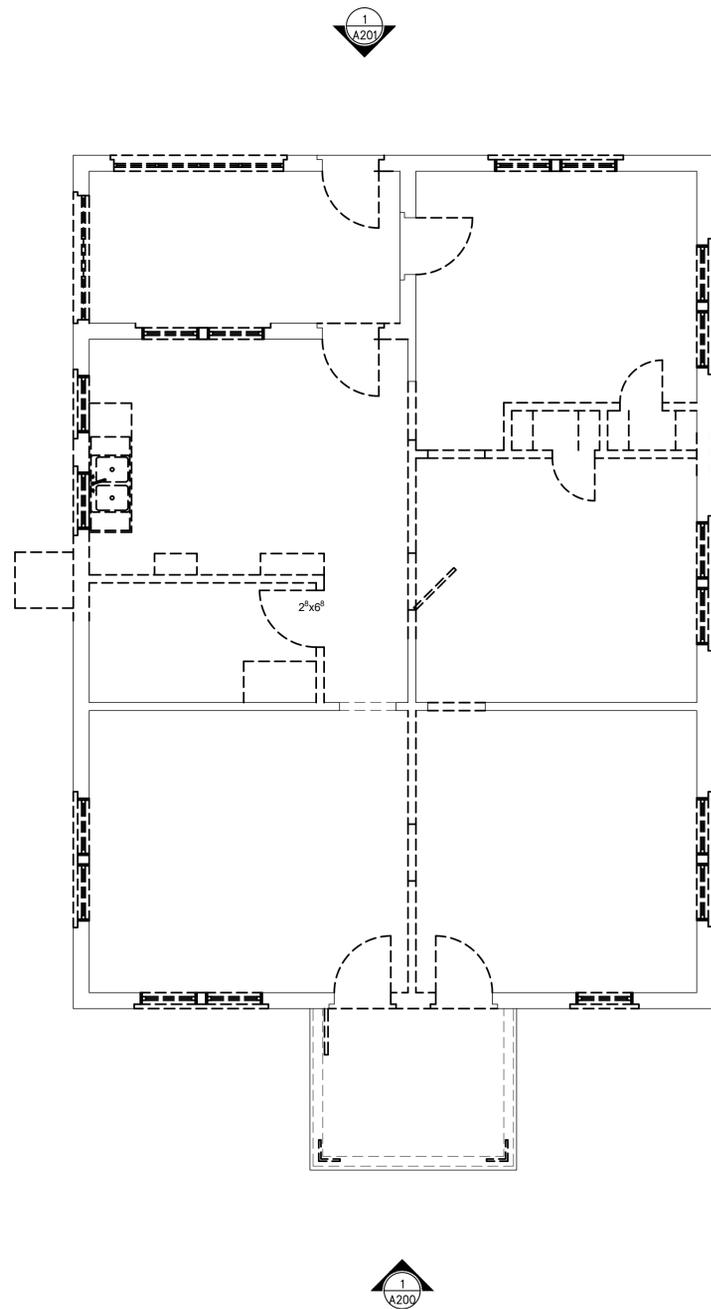
0 LEGEND

SCALE: N.T.S.

EXISTING WALL

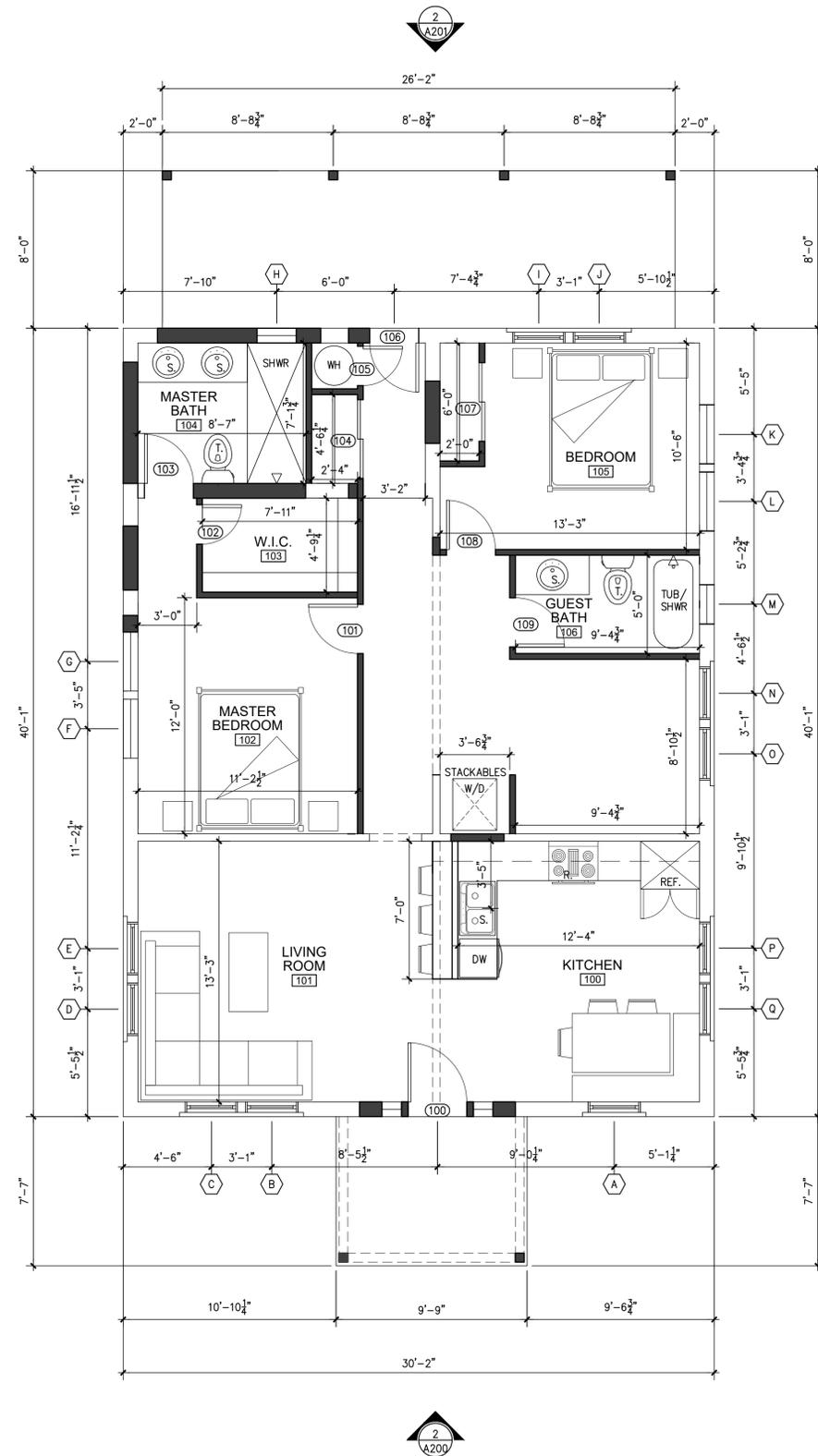
EXISTING WALL TO BE DEMOLISHED

NEW WALL



1 EXISTING / DEMOLITION FLOOR PLAN

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



2 PROPOSED FLOOR PLAN

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





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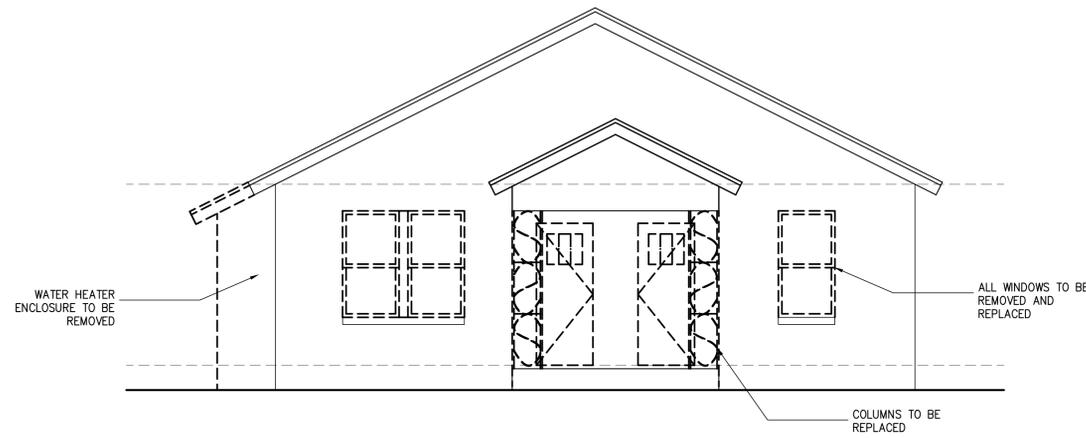
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EXISTING AND  
PROPOSED EXTERIOR  
ELEVATIONS

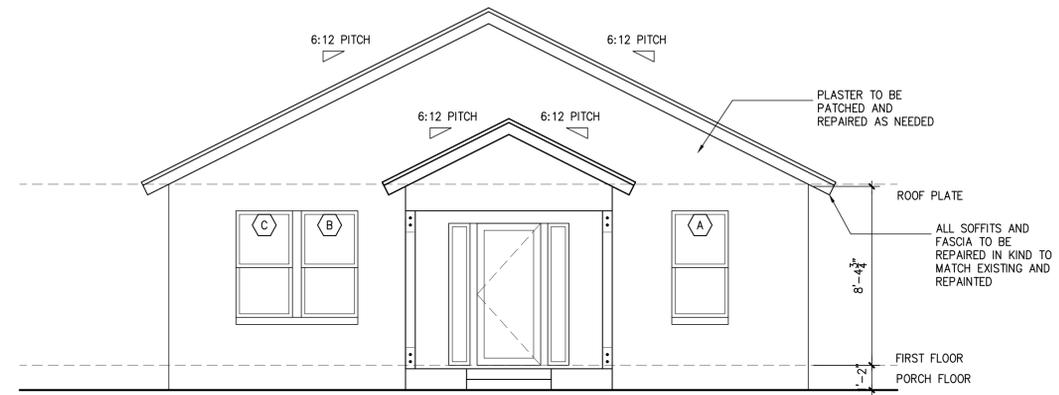
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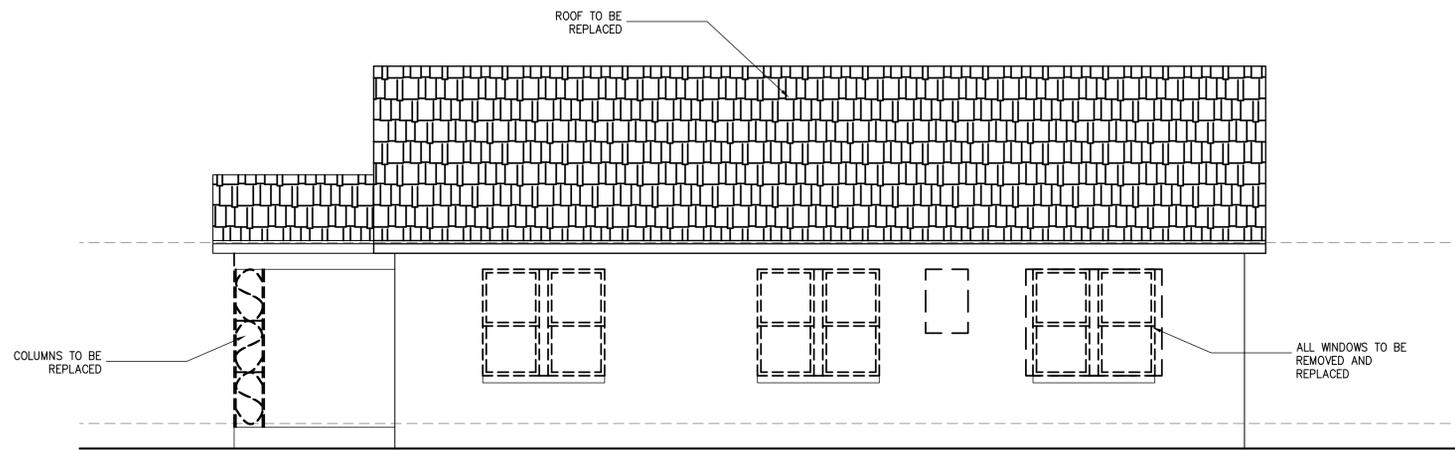
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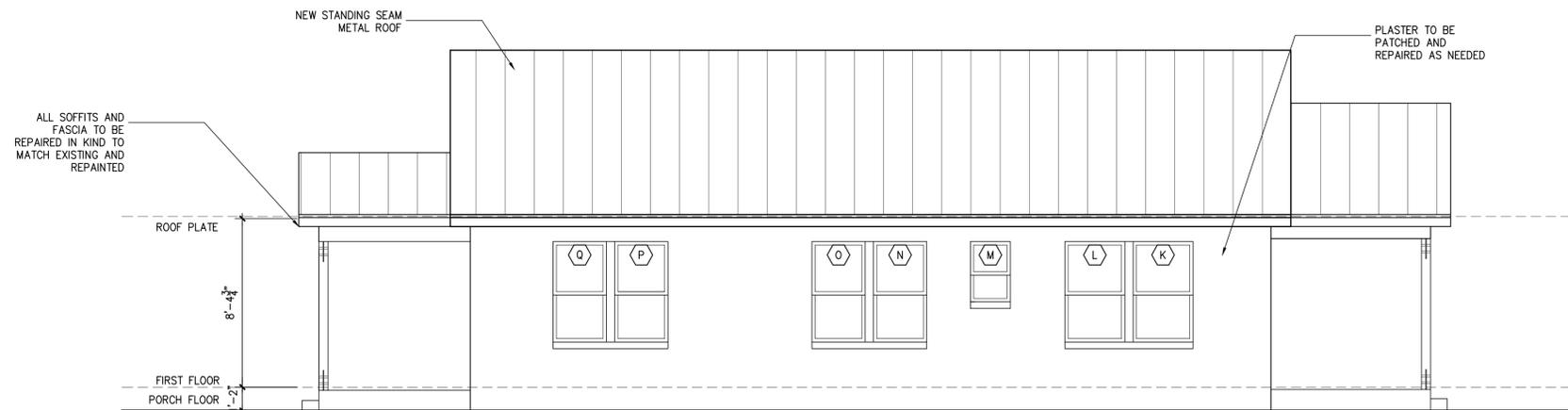
1 EXISTING FRONT ELEVATION  
SCALE: 1/4"=1'-0"



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



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



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



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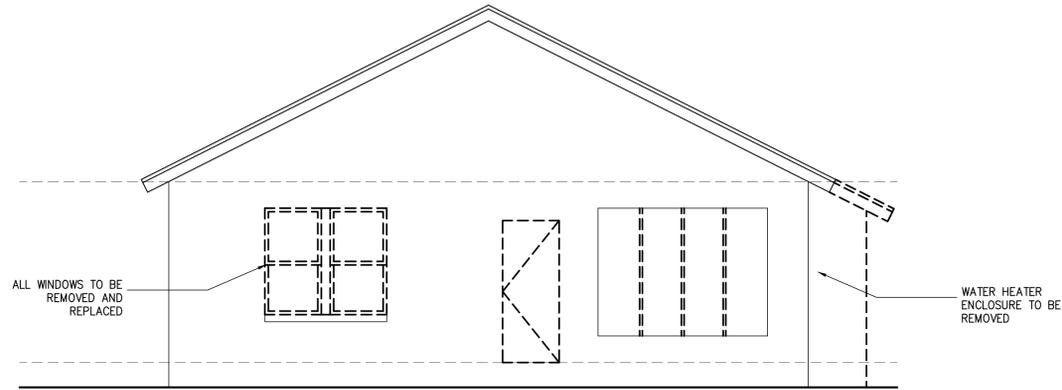
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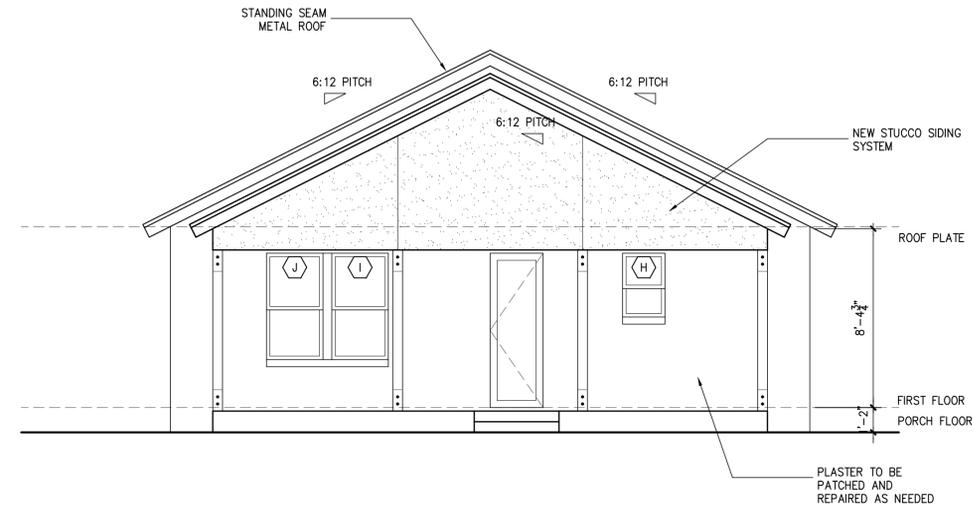
EXISTING AND  
PROPOSED EXTERIOR  
ELEVATIONS

PROJECT NO. 23-105  
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 FELIX J. ZIGA JR., AIA  
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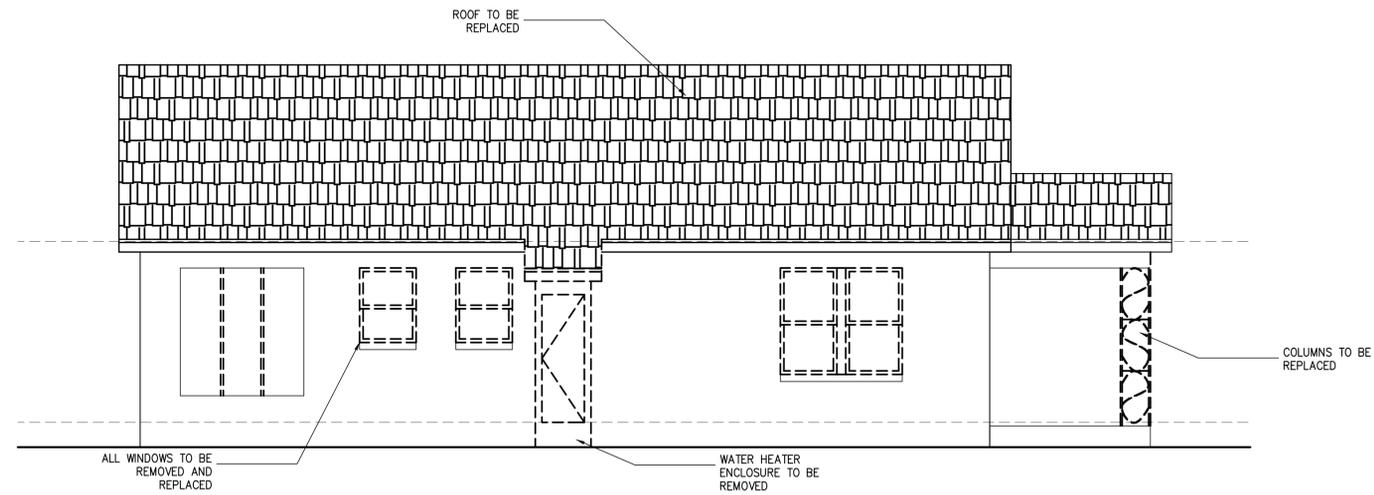
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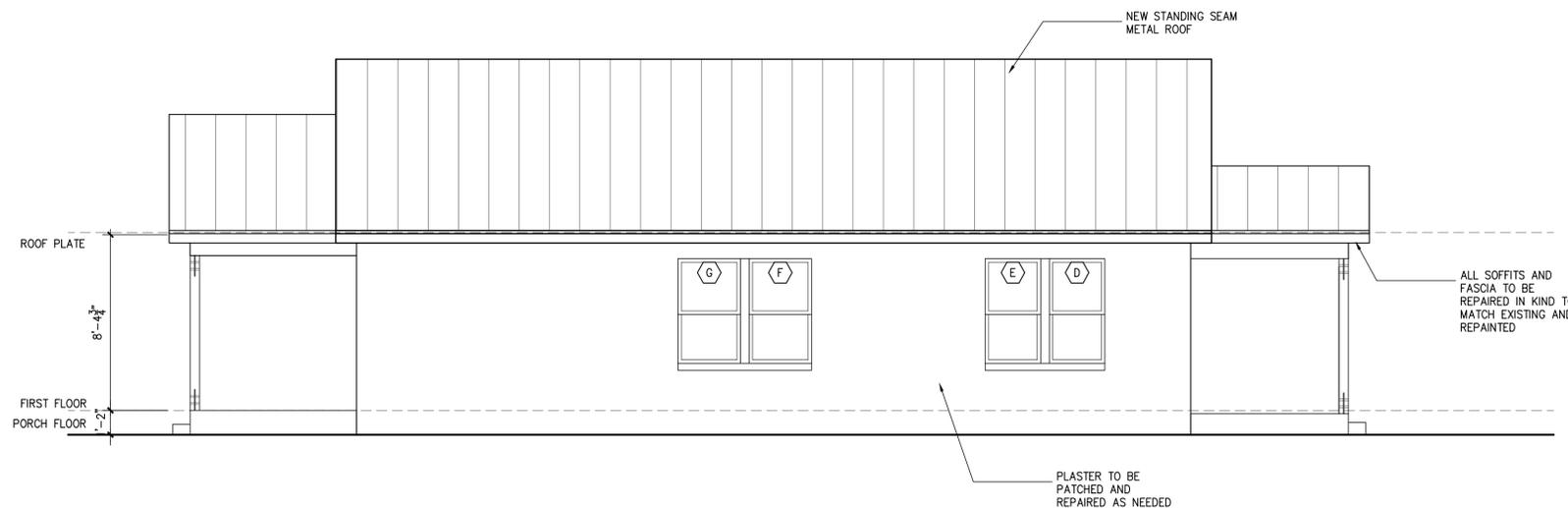
1 EXISTING SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



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



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



4 PROPOSED EAST ELEVATION  
SCALE: 1/4"=1'-0"

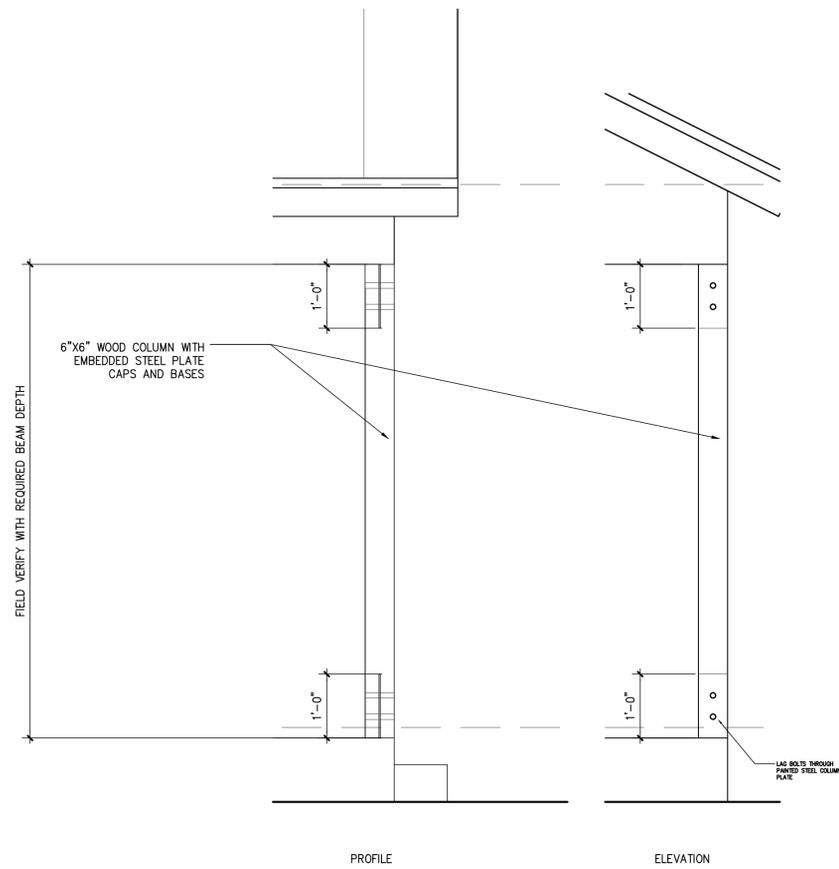


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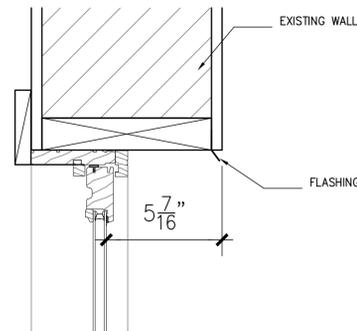
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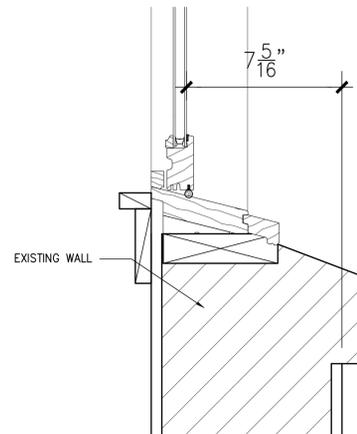
**1** TYPICAL COLUMN DETAIL

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



**2** WINDOW HEAD DETAIL

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



**3** WINDOW SILL DETAIL

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

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DETAILS

PROJECT NO. 23-105  
DATE: 03-17-23  
DRAWN BY: AMZ / FJZ  
REVIEWED BY: FJZ

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

A300



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### 312 RIDDLE (ACCESSORY STRUCTURE)– NARRATIVE

Requesting final approval to construct a new accessory structure behind the main house. The new accessory structure will be 1.5 stories, with a charcoal gray standing seam metal roof and stucco siding to match the main house. The proposed structure will have a wooden front porch with a balcony to be accessed from the second floor. Both porch and balcony will have a wood and wire handrail. The foundation height will match the foundation height on the main house. All windows will be one over one Jeldwen W-2500 aluminum-clad wood windows.

# PROJECT SITE

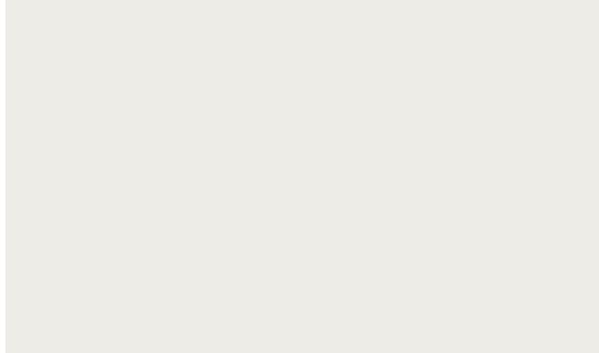


# MAIN HOUSE



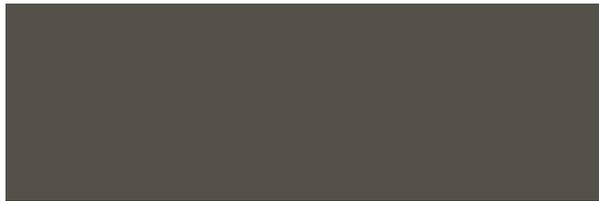
# EXTERIOR MATERIAL PALETTE

BODY: SW7005 PURE WHITE



STUCCO SIDING

TRIM: SW7048 URBANE BRONZE



JELD-WEN W-2500 CLAD-WOOD  
WINDOWS IN CHESTNUT  
BRONZE



COLUMN CAP



COLUMN BASE



STANDING SEAM METAL ROOF – BERRIDGE  
CHARCOAL GRAY



WOOD AND WIRE RAILINGS

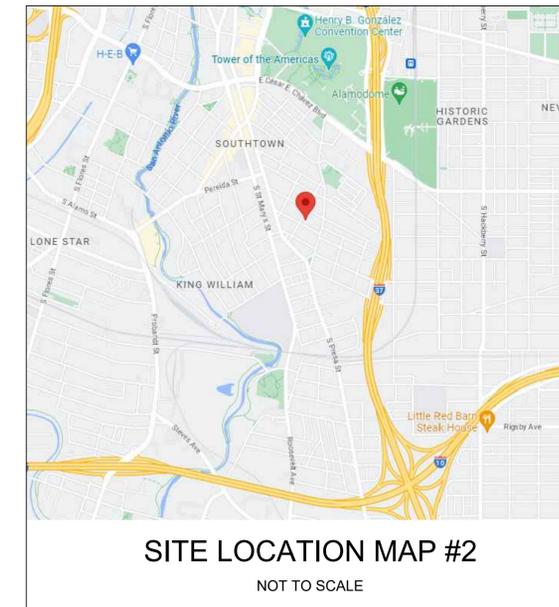
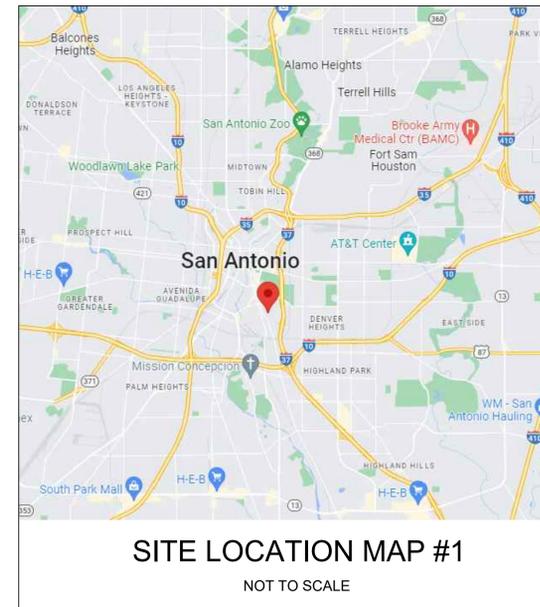


# LAVACA HISTORIC DISTRICT – INSPIRATION PHOTOS



# 312 RIDDLE - ADU

312 RIDDLE ST., SAN ANTONIO, TX 78210



## 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
A001	SURVEY
A100	PROPOSED FLOOR PLANS
A200	PROPOSED EXTERIOR ELEVATIONS
A300	WALL SECTION AND DETAILS

## 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

2021 INTERNATIONAL RESIDENTIAL CODE  
2021 IECC

## BUILDING DATA

SQ. FT.:	513 S.F.	FIRST FLOOR S.F.
	276 S.F.	SECOND FLOOR S.F.
	789 S.F.	TOTAL LIVING S.F.
	80 S.F.	PORCH
	80 S.F.	BALCONY
	949 S.F.	GROSS S.F.

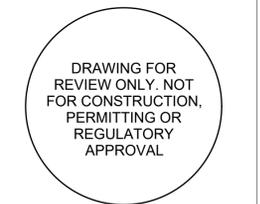


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ANGELA MONROY



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#	DATE	ISSUE DESCRIPTION
1	02/27/2023	CLIENT REVIEW
2	03/14/2023	CLIENT REVIEW
3	03/17/2023	REVIEW SET

### COVER SHEET

PROJECT NO.	23-105
DATE:	03-17-23
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT: FELIX J. ZIGA JR., AIA TEXAS LICENSE NO. 24683	

CS





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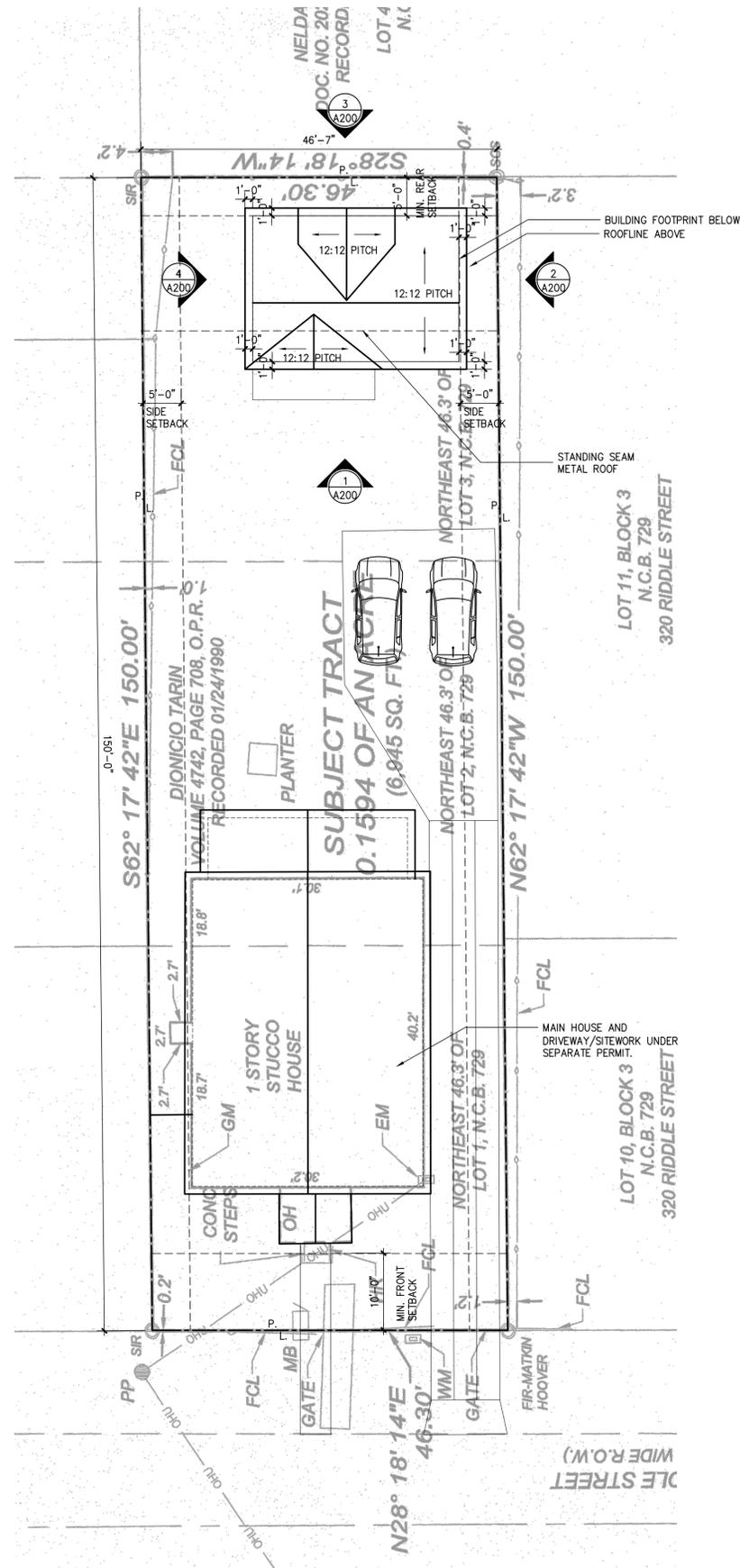
#	DATE	DESCRIPTION
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3	03/17/2023	REVIEW SET

PROPOSED SITE/ROOF  
PLAN

PROJECT NO.	23-105
DATE:	03-17-23
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

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

SPI00



**LOT COVERAGE CALCULATION**

1,492 S.F. PROPOSED MAIN HOUSE FOOTPRINT  
599 S.F. PROPOSED GUEST HOUSE FOOTPRINT  
6,845 S.F. LOT  
2091 / 6842 = 29% LOT COVERAGE

**BLDG SIZE CALCULATION**

1,492 S.F. PROPOSED MAIN HOUSE FOOTPRINT  
599 S.F. PROPOSED GUEST HOUSE FOOTPRINT  
589 / 1492 = 40%

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





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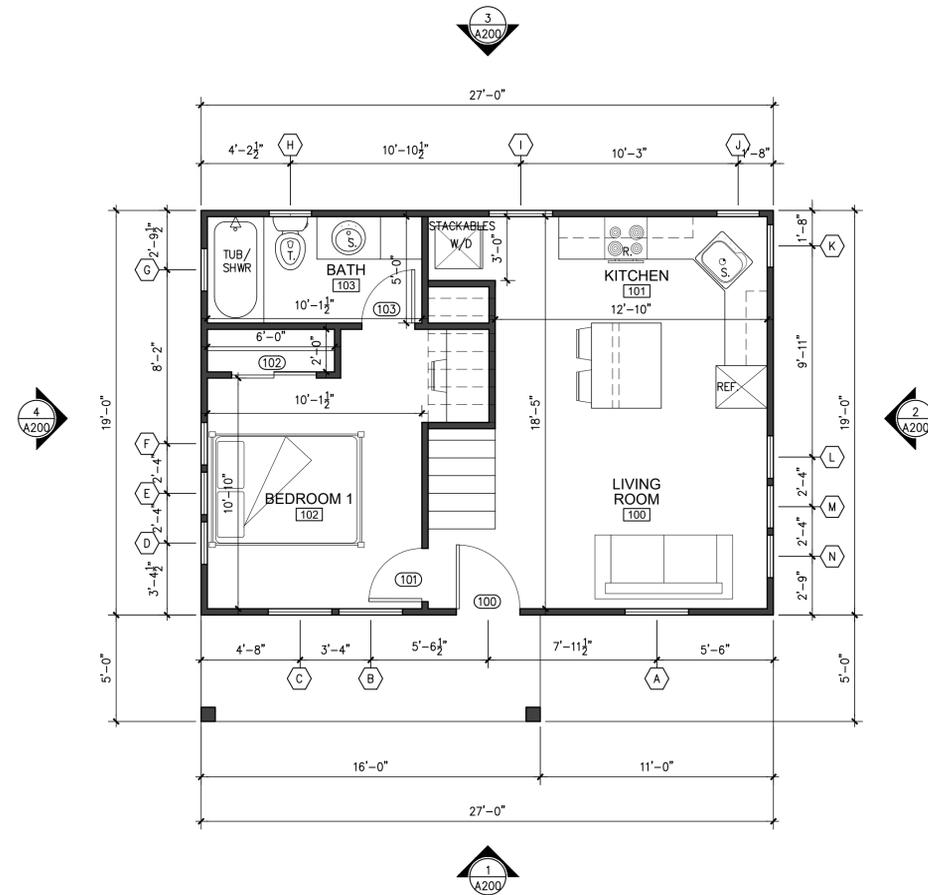
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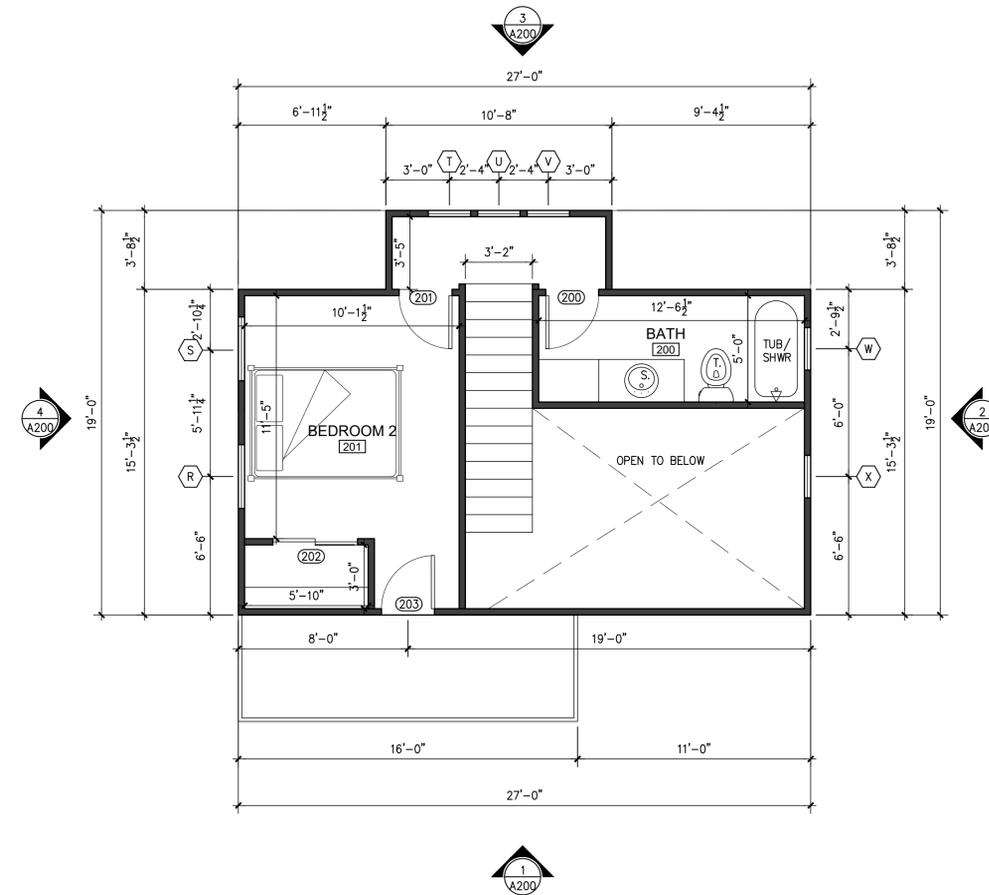
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**1** PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



**2** PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



PROPOSED FLOOR  
PLANS

PROJECT NO.	23-105
DATE:	03-17-23
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
	TEXAS LICENSE NO. 24683

A100



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**PROPOSED EXTERIOR  
ELEVATIONS**

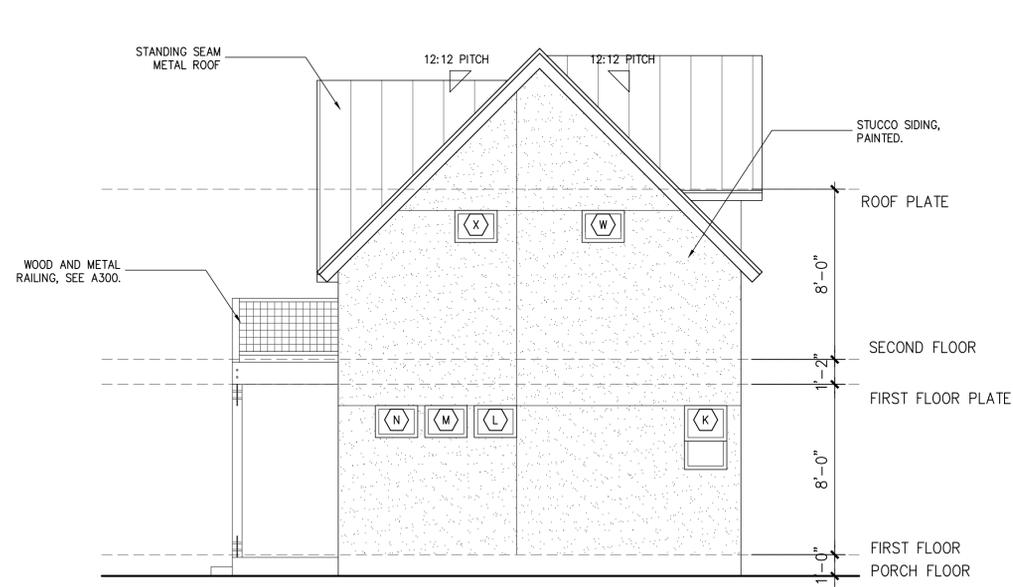
PROJECT NO.	23-105
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REVIEWED BY:	FJZ

PROJECT ARCHITECT:  
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TEXAS LICENSE NO. 24683

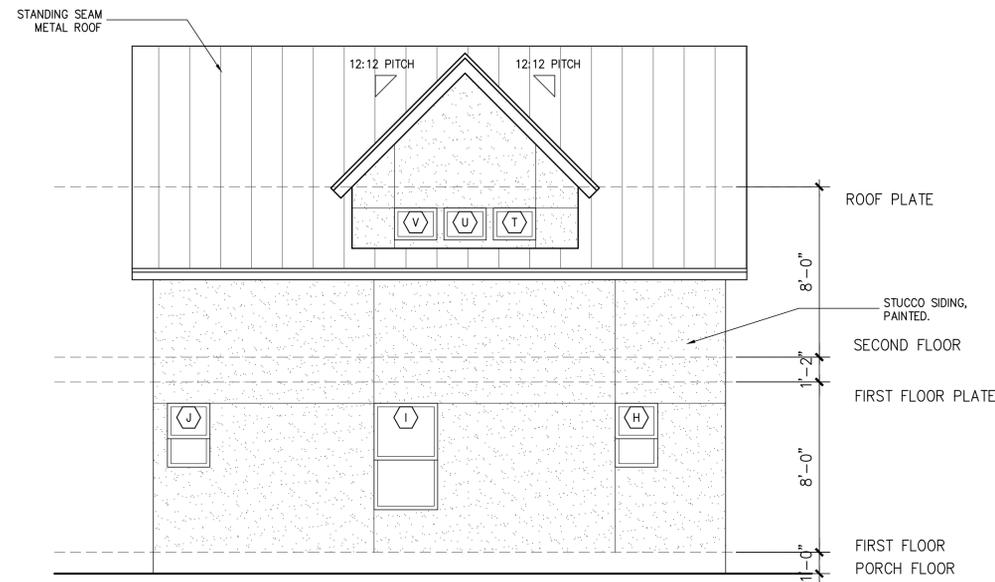
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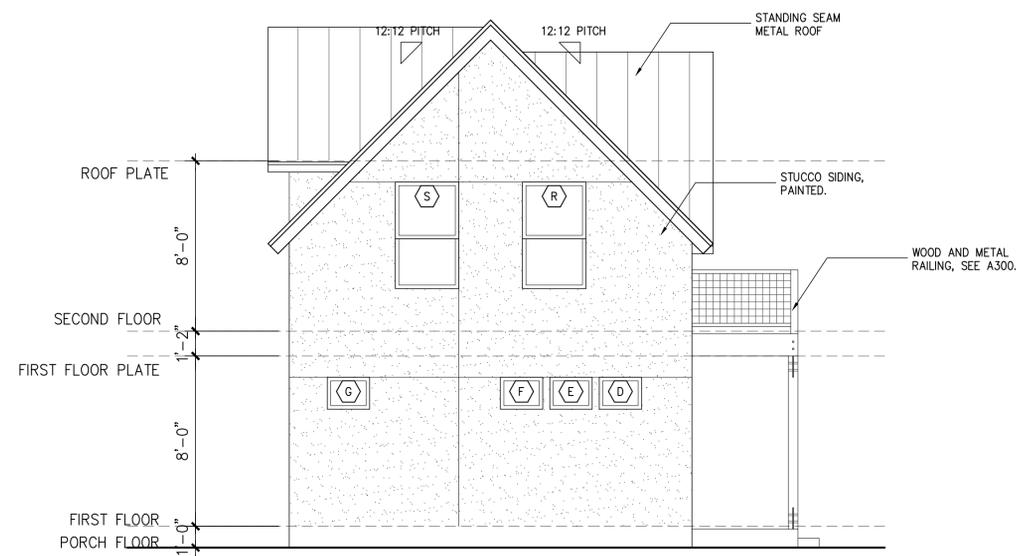
**1 FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



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



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



**4 EAST ELEVATION**  
SCALE: 1/4"=1'-0"



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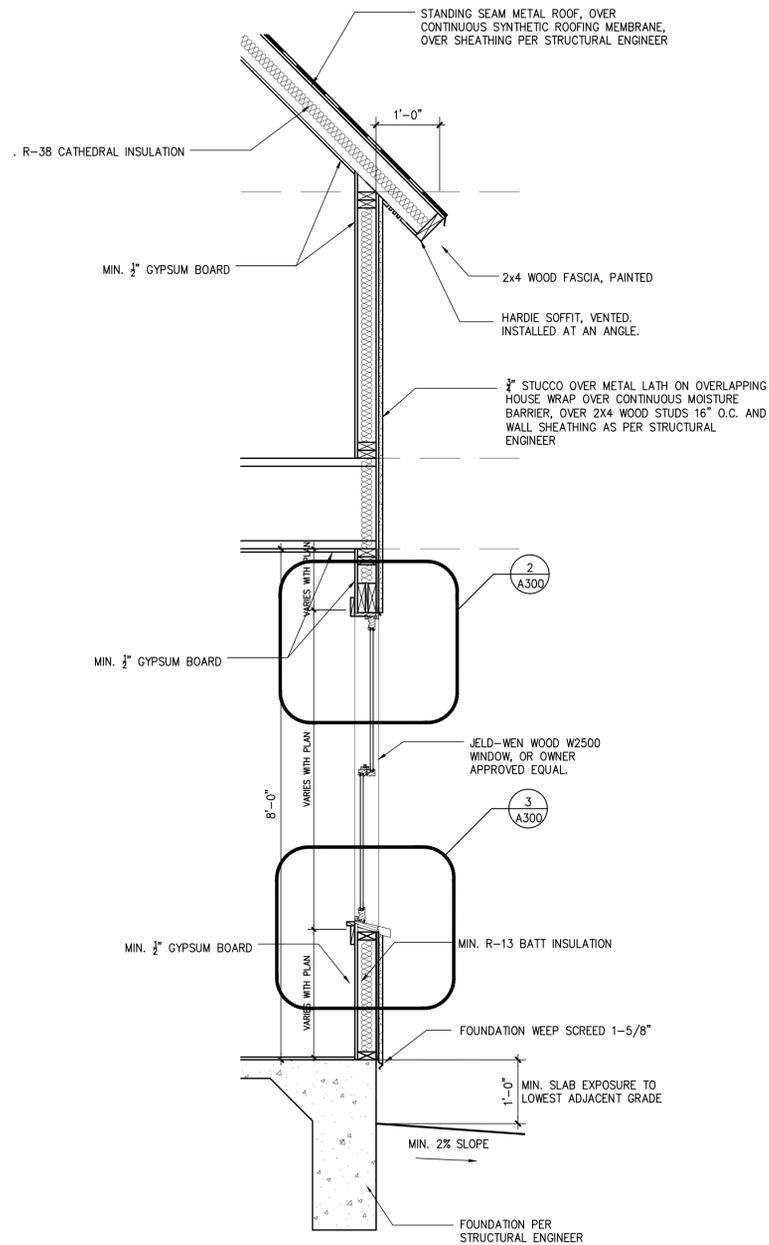
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**WALL SECTION AND  
DETAILS**

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DATE:	03-17-23
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REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
	TEXAS LICENSE NO. 24683

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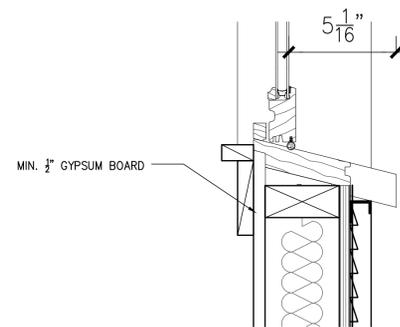
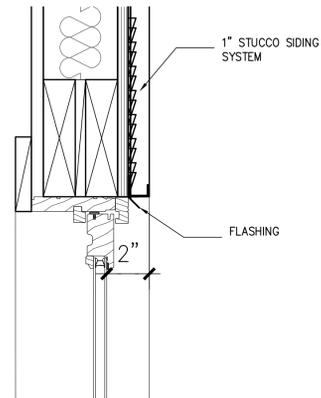


**1 TYPICAL WALL SECTION**

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

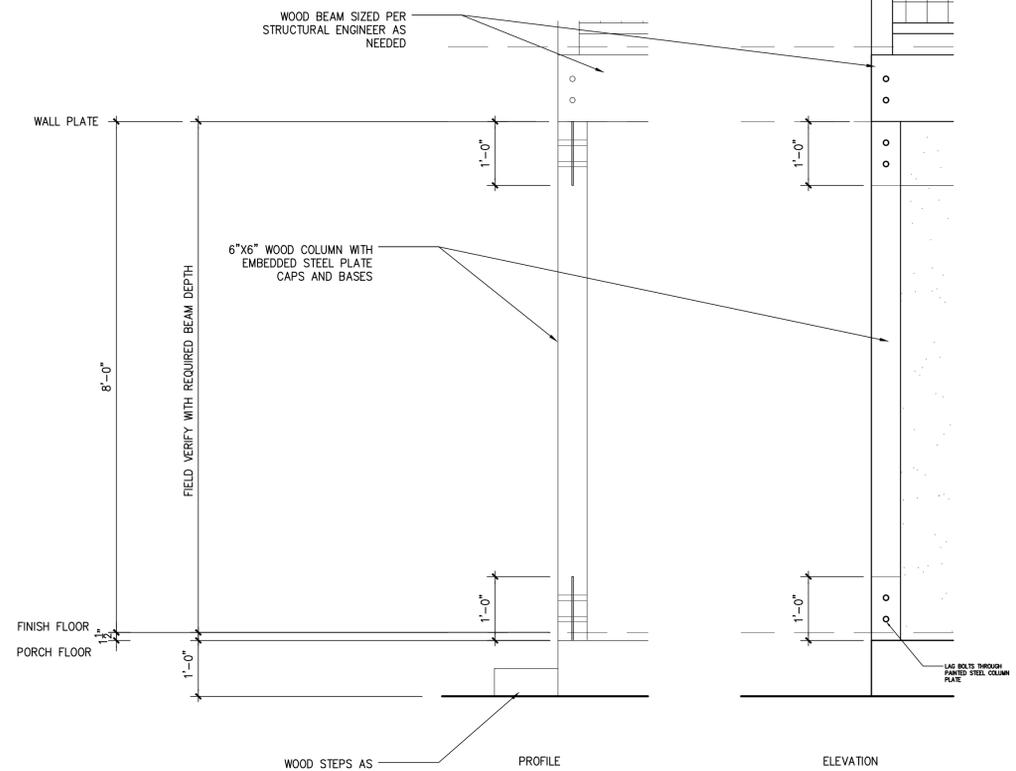
**2 WINDOW HEAD DETAIL**

SCALE: 3"=1'-0"



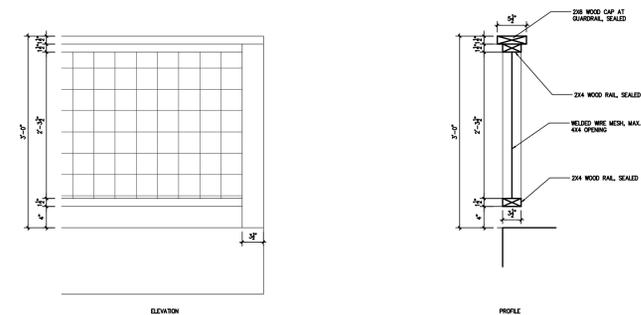
**3 WINDOW SILL DETAIL**

SCALE: 3"=1'-0"



**4 TYPICAL WOOD COLUMN DETAIL**

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



**5 TYPICAL HANDRAIL DETAIL**

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