

# HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2023

**HDRC CASE NO:** 2023-164  
**ADDRESS:** 118 MAY  
**LEGAL DESCRIPTION:** NCB 1373 BLK 1 LOT N 74.33 FT OF 25  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Adriana Ziga/Ziga Architecture Studio, PLLC Bob Prado/  
**OWNER:** Delafield Investment, LLC  
**TYPE OF WORK:** Construction of a 2-story, single family residential structure  
**APPLICATION RECEIVED:** April 27, 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 construct a 2-story, single-family residential structure at 118 May, located within the Dignowity Hill Historic District.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 1. Building and Entrance Orientation

#### A. FAÇADE ORIENTATION

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

#### B. ENTRANCES

- i. Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

### 2. Building Massing and Form

#### A. SCALE AND MASS

- i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### B. ROOF FORM

- i. Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.
- ii. Façade configuration*—The primary façade of new commercial buildings should be in keeping with established

patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

*i. Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 3. Materials and Textures

#### A. NEW MATERIALS

*i. Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

*ii. Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

*iii. Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

*iv. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

*v. Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

### 4. Architectural Details

#### A. GENERAL

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

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

Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

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

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

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

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

*iii. Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

*iv. Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

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

## B. SETBACKS AND ORIENTATION

i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.

ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

## 6. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

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

### B. SCREENING

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

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

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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

### B. NEW FENCES AND WALLS

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

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

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

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

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

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

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

## 3. Landscape Design

### A. PLANTINGS

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

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be

found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

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

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

from the historic structure.

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

## B. ROCKS OR HARDSCAPE

*i. Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

*ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

*iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

## D. TREES

*i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

*ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

## 5. Sidewalks, Walkways, Driveways, and Curbing

### A. SIDEWALKS AND WALKWAYS

*i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

*ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

*iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

*iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

*v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

### B. DRIVEWAYS

*i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives.

Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

*ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

## 7. Off-Street Parking

## A. LOCATION

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

## B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

### *Standard Specifications for Windows in Additions and New Construction*

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

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

## FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story, single-family residential structure at 118 May, located within the Dignowity Hill Historic District.
- b. **CONTEXT & DEVELOPMENT PATTERN** – The applicant is proposing new construction at 118 May Street, a lot that is currently void of structures. This block currently features six (6) structures that are addressed to May Street. Other lots with access to May Street are addressed to either E Houston Street or E Crockett Street.
- c. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed a setback that is greater than that of the existing structures on the block. Additionally, the applicant has proposed for the structure's primary orientation to be towards May Street. Staff finds the proposed setback and orientation to be appropriate and consistent with the Guidelines.

- d. ENTRANCES – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The proposed entrance orientation is appropriate and consistent with the Guidelines.
- e. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The southern side of this block features all one-story historic structures. The applicant has proposed for the new construction to feature two (2) stories and an overall height of approximately twenty-four (24) feet in height. The applicant has provided a street elevation noting the proposed new construction's height in context with the existing structures on the south side of this block. Staff finds the proposed height to be appropriate and consistent with the Guidelines.
- f. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Historic structures on this block feature foundation heights of approximately one (1) to two (2) feet in height. The applicant has proposed a foundation height of 1' – 4". This is consistent with the Guidelines.
- g. ROOF FORM – The applicant has proposed for the new construction to feature a front facing gabled roof in combination with a long, side facing dormer element on both slopes of the gabled roof. Generally, staff finds the proposed roof form to be appropriate as this form is found historically within the Dignowity Hill Historic District.
- h. LOT COVERAGE – The applicant has proposed a footprint of approximately 840 square feet. The lot features 2,960 square feet, or 0.068 acres. The proposed lot coverage is appropriate and consistent with the Guidelines.
- i. MATERIALS – The applicant has proposed materials that include horizontal composite siding, composite board and batten siding, a standing seam metal roof, aluminum clad wood windows, and wood columns with design capital and base elements. staff finds that composite horizontal siding should feature a smooth finish and a four (4) inch exposure. Board and batten siding should feature smooth boards that are approximately 12 inches in width with battens that are approximately 1.5 inches in width. Metal and shingle roofing are both appropriate; however, metal roofing should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. A charcoal gray color is also appropriate.
- j. WINDOW MATERIALS – As noted in finding i, the applicant has proposed to install aluminum clad wood windows. Staff finds that all windows should adhere to the adopted policy guide for windows.
- k. FENESTRATION PROFILE – The applicant has proposed a number of window profiles that are consistent with examples found historically within the district; however, on the side profile of the proposed east dormer, the applicant has proposed window profiles that feature single-sash, fixed windows and single-sash casement windows. Staff finds that all proposed windows should feature profiles that are found historically within the Dignowity Hill Historic District, and that all windows should adhere to the adopted policy guide for windows in new construction. Windows should feature a one over one profile.
- l. PORCH – The applicant has proposed a front porch that is incorporated into the massing of the primary structure. Additionally, the applicant has proposed columns that feature design capital and base elements. Generally, staff finds the porch massing and column design to be appropriate.
- m. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate; however, as noted in finding k, staff finds that window profiles should be modified to be consistent with those found historically within the district. Windows should feature one over one profiles.
- n. LANDSCAPING – The applicant has not provided a landscaping plan at this time. Staff finds that a detailed landscaping plan should be submitted to OHP staff for review and approval.
- o. DRIVEWAY – The applicant has proposed a ribbon strip driveway to feature a total width of nine (9) feet. The proposed driveway will feature an apron and approach typical of those found within the historic district. Staff finds the proposed driveway to be appropriate and consistent with the Guidelines.
- p. WALKWAY – The applicant has proposed to install a concrete walkway leading from the front porch to the right of way to feature four (4) feet in width. Staff finds the proposed walkway to be appropriate and consistent with the Guidelines.
- q. FENCING – The applicant has proposed fencing on site to include both a front yard fence with a driveway gate and a rear yard privacy fence. The applicant has proposed for the front yard fence to feature a cattle panel design and four (4) feet in height and the rear yard fence to feature vertically oriented pickets with an overall height of six (6) feet in height. The proposed front yard fencing will feature a driveway gate at the right of way. This block of May features atypical block configurations with atypical fencing profiles; some front yards

feature fencing immediately adjacent to rear yard, privacy fencing. In this context, staff finds the proposed vehicular gate at the right of way to be appropriate.

## **RECOMMENDATION:**

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

- i. That the proposed standing seam metal roof feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam, ridge sleeve or low profile ridge cap. An industrial sized ridge cap is not to be used. All panels should be smooth with no corrugation or striations. A charcoal gray color is also appropriate.
- ii. That all windows adhere to the adopted policy guide for windows in new construction. Windows should feature a one over one profile, as noted in finding k.
- iii. That the proposed board and batten siding feature smooth boards that are approximately 12 inches in width with battens that are approximately 1.5 inches in width, as noted in finding i.
- iv. That a detailed landscaping plan be submitted to OHP staff for review and approval as noted in finding n.

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

A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km



## 118 MAY – NARRATIVE

Requesting final approval to construct a one and a half story house on a vacant lot. The property is located very close to the southern boundary of the district near the historic city cemeteries. The project is located on May Street which is a narrow street that connects Goodloe Alley and Wheeler Alley. There are only 6 existing houses that face May St. since most of the properties along the north side of the street have their back towards it, facing Houston St.

The project will include a ribbon driveway, a walkway connecting the house to the street, and a front and rear yard fence. The proposed front yard fence will be 4'tall wood and hog wire and the rear fence will be 6'tall wood privacy.

Adjacent houses are mostly one story. The houses immediately to the left have high ceilings with pitched roofs and the proposed design does not overwhelm its adjacent neighbors. The neighbor to the right is a vacant lot. The proposed design will not be more than 50% taller than its historic neighbors and will not overwhelm the historic houses.

The existing houses on May St. are located approximately 22 to 28ft from the edge of pavement (there are no curbs). The proposed house will be set back approximately 1ft from its adjacent historic neighbors to maintain alignment with the historic street setback.

The proposed design will have a slab on grade foundation and will be elevated from the ground to match the foundation heights of other historic houses on the block. Existing foundation heights range from approximately 12in to 18in. The proposed design will have an 18in foundation height and will be within a foot of the tallest foundation height on the block.

The proposed house will have a small front porch with 6x6 cedar columns, a charcoal gray standing seam metal roof, a mix of Hardie board and batten siding, and Hardie lap siding. The proposed structure will have Jeldwen W-2500 clad-wood frame windows. The proposed wood columns provide articulation to the porches with a modern interpretation of a base and capital by using a thin base plate at the bottom and at the top.

The proposed design maintains appropriate size, massing and proportions while incorporating modern interpretations of historic materials and architectural details. The design also incorporates modern window types with historic window proportions and recess distances. This allows for the design to be clearly identified as modern, but at the same time, compatible with its historic context in material, size, scale, and proportion.

Site Photo: 118 May



## Context Photos



1239 E. Crockett



124 May



## Context Photos



122 May



110 May



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## Context Photos



106 May



100 May



## Context Photos



123 May (across the street)



View of May St. (across the street)



## Context Photos



View of Wheeler Alley

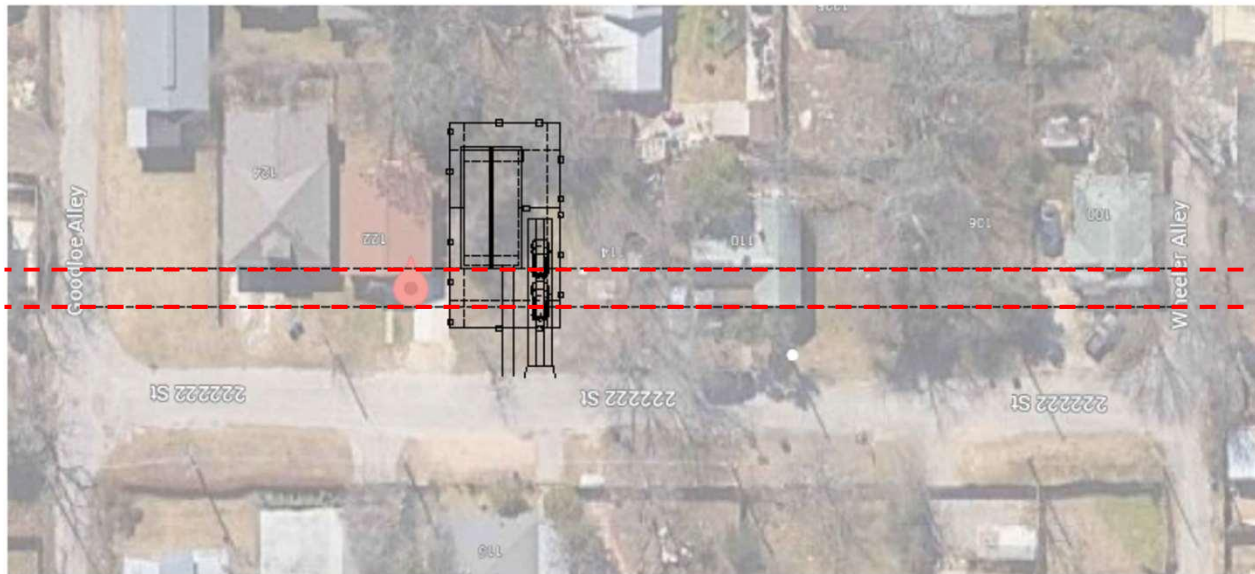


View of Wheeler Alley



## Front Setbacks along May St.

The historic houses on this block are located approximately 22-28ft. from edge of the pavement. The proposed front setback is approximately 1ft behind the largest setback on the block.



## Foundation Heights along May St.



12IN



18IN



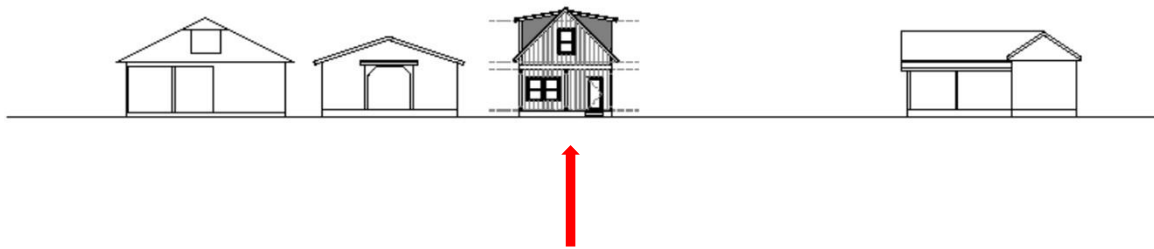
182IN



18IN

The historic houses on this block have foundation heights ranging from 12in to 18in. The proposed 18in foundation height is within one foot of the highest foundation height as recommended by the guidelines.





PROJECT  
SITE

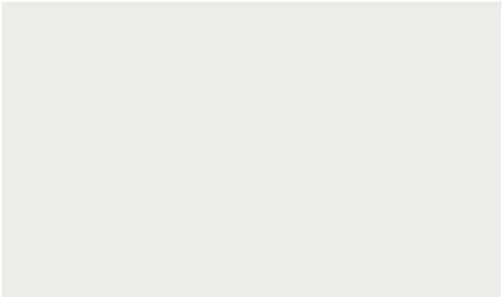
May Street Elevation



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Exterior Materials Palette

BODY: SW7005 PURE WHITE



COLUMN CAP



COLUMN BASE

SOFFIT: SW7048 URBANE BRONZE



STANDING SEAM METAL ROOF –  
BERRIDGE CHARCOAL GRAY



HARDIE BOARD AND BATTEN SIDING



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



HARDIE LAP SIDING WITH 4IN EXPOSURE  
IN SMOOTH FINISH





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



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



# NEW RESIDENCE

## 118 MAY ST., SAN ANTONIO, TX 78202



## GENERAL NOTES

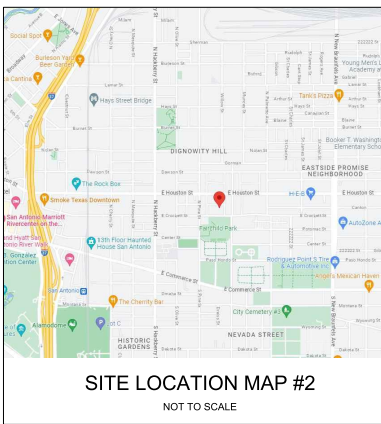
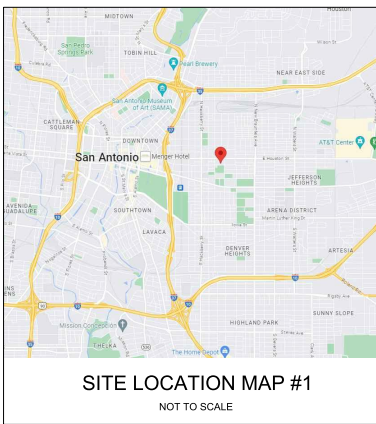
- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY AND WHAT IS REQUIRED BY ONE ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETIN, OR OTHER DOCUMENT, SHALL BE AS ENDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT 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 AIRWATER 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  
SP100  
A100  
A200  
A300

COVER SHEET  
SITE-ROOF PLAN  
PROPOSED FLOOR PLANS  
PROPOSED EXTERIOR ELEVATIONS  
DETAILS



SITE LOCATION MAP #1  
NOT TO SCALE

SITE LOCATION MAP #2  
NOT TO SCALE

## ARCHITECT

ZIGA ARCHITECTURE STUDIO, PLLC  
11723 WHISPER VALLEY ST, SAN ANTONIO, TX 78230 | 210-201-3637  
1700 S LAMAR BLVD, STE 338, AUSTIN, TX 78704 | 512-522-5505  
INFO@STUDIOZIGA.COM | WWW.STUDIOZIGA.COM

## CODE INFORMATION

2018 INTERNATIONAL RESIDENTIAL CODE  
2018 IECC

## BUILDING DATA

SQ. FT.: 680 S.F. FIRST FLOOR S.F.  
840 S.F. SECOND FLOOR S.F.  
1,520 S.F. TOTAL LIVING S.F.

160 S.F. PORCHES S.F.  
1,680 S.F. TOTAL S.F.



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NEW RESIDENCE

118 MAY ST.  
SAN ANTONIO, TX 78202

DELAFIELD INVESTMENT, LLC

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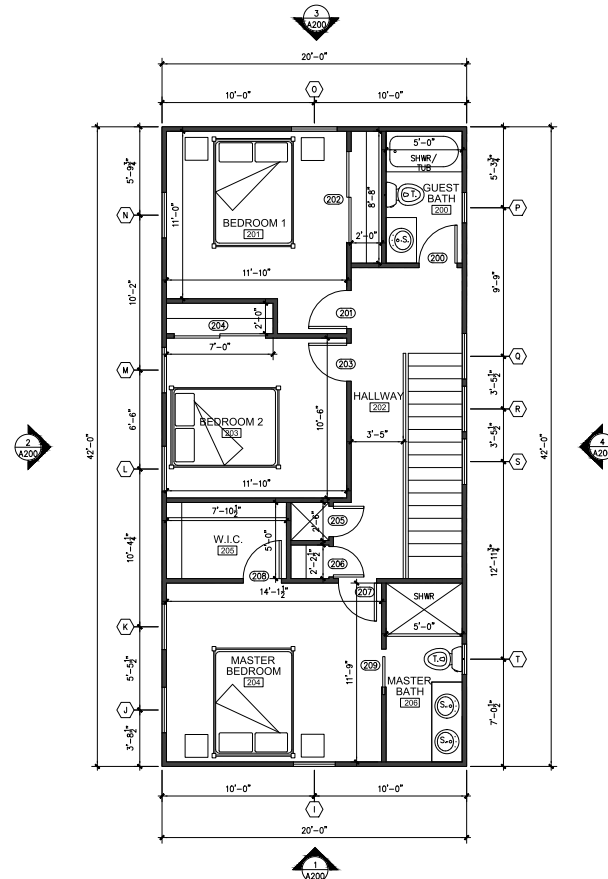
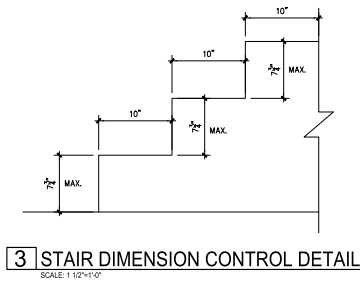
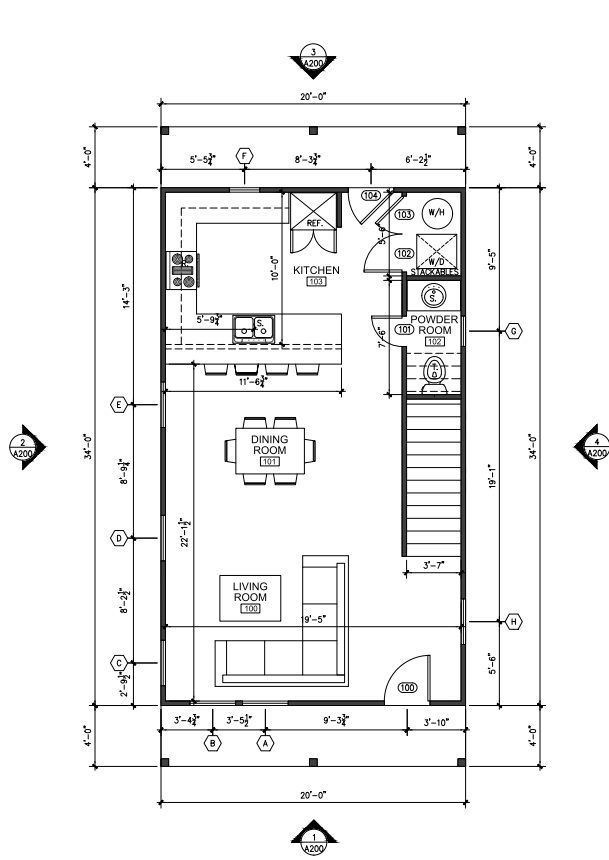
ISSUE		
#	DATE	DESCRIPTION
1	04/21/2023	REVIEW SET

COVER SHEET

PROJECT NO.	23-110
DATE:	04-21-23
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA, JR., AIA
	TEXAS LICENSE NO. 24683

CS





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#	DATE	ISSUE	DESCRIPTION
1	04/21/2023	REVIEW SET	

#### PROPOSED FLOOR PLANS

PROJECT NO.	23-110
DATE:	04-21-23
DRAWN BY:	AMZ / F.J.Z.
REVIEWED BY:	F.J.Z.
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
	TEXAS LICENSE NO. 24683

A100



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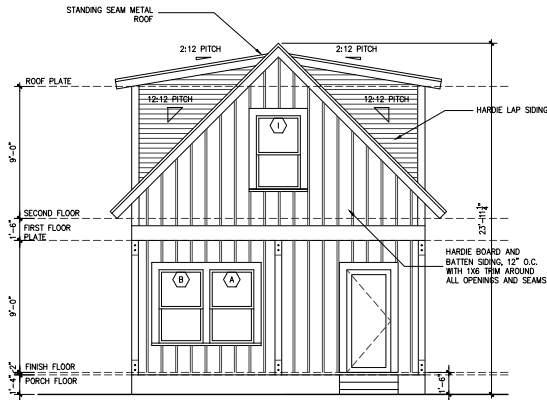
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PROPOSED EXTERIOR  
ELEVATIONS

PROJECT NO.	23-110
DATE:	04-21-23
DRAWN BY:	AMZ / F.J.Z
REVIEWED BY:	F.J.Z

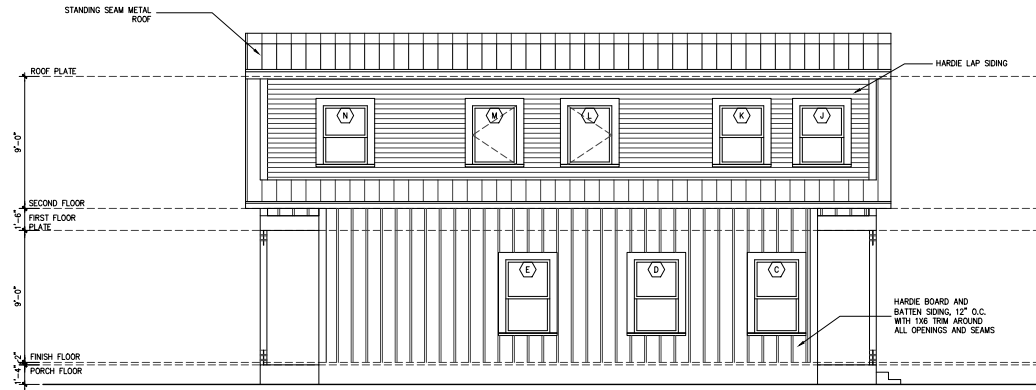
PROJECT ARCHITECT:  
FELIX J. ZIGA, JR., AIA  
TEXAS LICENSE NO. 24683

A200



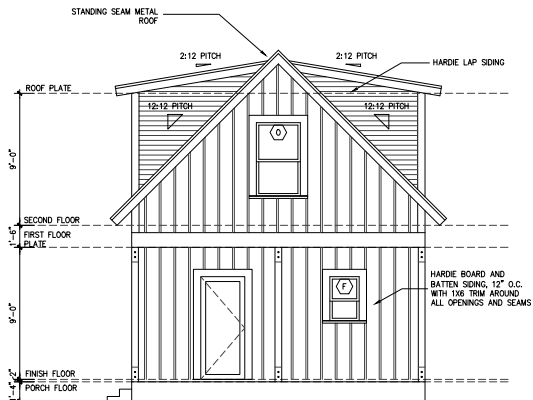
1 PROPOSED FRONT ELEVATION

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



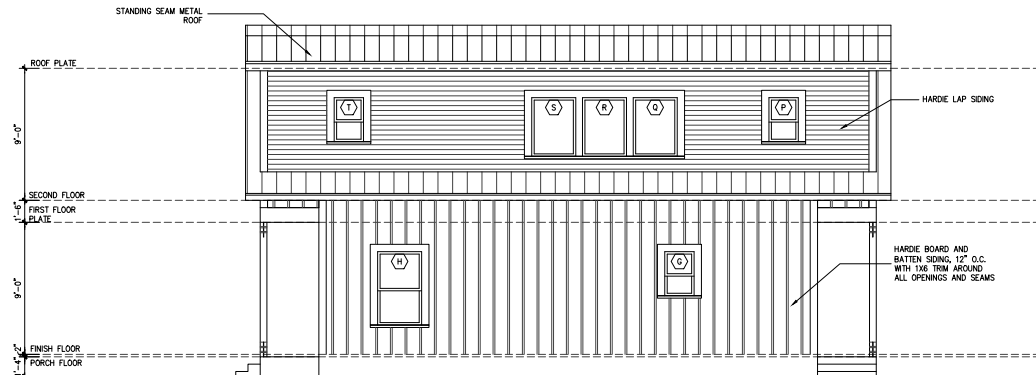
2 PROPOSED WEST ELEVATION

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



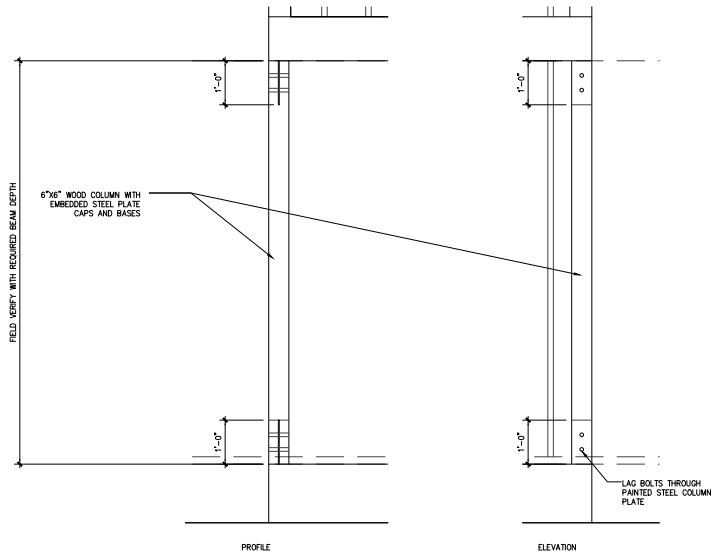
3 PROPOSED NORTH ELEVATION

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

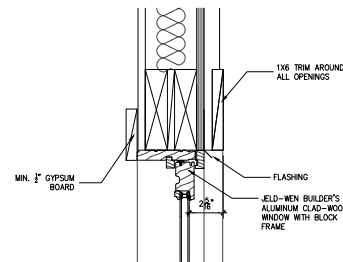


4 PROPOSED EAST ELEVATION

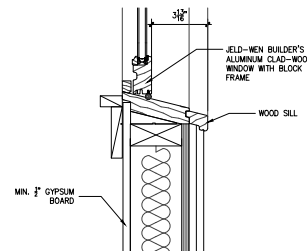
SCALE: 1/4"=1'-0"



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



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



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



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#### DETAILS

PROJECT NO.	23-110
DATE:	04-21-23
DRAWN BY:	AMZ / F.JZ
REVIEWED BY:	F.JZ
PROJECT ARCHITECT:	
FELIX J. ZIGA JR., AIA	
TEXAS LICENSE NO. 24683	

A300