HISTORIC AND DESIGN REVIEW COMMISSION

November 17, 2021

HDRC CASE NO:	**2021-556**
ADDRESS:	806 BURLESON ST
LEGAL DESCRIPTION:	NCB 1368 BLK 5 LOT 2
ZONING:	R-6, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	paul kuri/KURI & ASSOCIATES LLC
OWNER:	paul kuri/KURI & ASSOCIATES LLC
TYPE OF WORK:	Exterior modifications, window replacement, roof material replacement, roof form modifications, door replacement, construction of a rear addition, porch modifications and alterations
APPLICATION RECEIVED:	October 28, 2021
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, shingle roof with a standing seam metal roof.
2. Repair the front porch foundation.
3. Paint the historic structure.
4. Modify the existing roof form from a cross gabled roof with both front and side gables to a hipped roof with a front gable.
5. Modify the pitch of the front porch's roof.
6. Replace the existing, wood columns with new columns.
7. Replace the existing, wood porch railing with new railing.
8. Replace the existing, wood windows with new wood windows, relocate existing openings and enclose four window openings.
9. Replace the existing, wood doors.
10. Construction of a rear addition to feature 855 square feet with a rear porch to feature approximately 172 square feet.

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.

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.

7. Materials: 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.

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 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL
i. Minimize visual impact—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. Historic context—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. Similar roof form—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. Transitions between old and new—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM
i. Subordinate to principal facade—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. Rooftop additions—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
iii. Dormers—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
iv. Footprint—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS
i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS
i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS
i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL
i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

a. The historic structure at 806 Burleson was constructed circa 1910 in the Folk Victorian style. The structure features both front and side gabled roofs and retains many of its original architectural elements.
b. ROOF REPLACEMENT – The applicant has proposed to replace the existing, shingle roof with a standing seam metal roof. The proposed replacement is appropriate for the Folk Victorian architecture style and consistent with the Guidelines. The proposed replacement roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. An on-site roofing inspection is to be scheduled with staff and performed prior to the installation of roofing materials.
c. PORCH FOUNDATION REPAIR – The applicant has proposed to repair the foundation of the front porch. Staff finds the proposed scope of work to be appropriate and consistent with the Guidelines; however, staff finds that all original elements of the porch should be retained, including the roof form, columns, railing and decorative elements.
d. PAINTING – The applicant has proposed to paint the historic structure. Staff finds the proposed scope of work to be appropriate.
e. ROOF MODIFICATIONS – The applicant has proposed to modify the existing roof form from a cross gabled roof with both front and side gables to a hipped roof with a front gable. The Guidelines for Exterior

Maintenance and Alterations 3.B.ii. notes that the original shape, line, pitch, and overhang of historic roofs should be preserved when replacement is necessary. The proposed roof form modifications are inappropriate and inconsistent with the Guidelines.

f. PORCH ROOF MODIFICATIONS – The applicant has proposed to modify the pitch of the porch's roof. The Guidelines for Exterior Maintenance and Alterations 3.B.ii. notes that the original shape, line, pitch, and overhang of historic roofs should be preserved when replacement is necessary. The proposed roof form modifications are inappropriate and inconsistent with the Guidelines.
g. PORCH COLUMN REPLACEMENT – The applicant has proposed to replace the existing porch columns with new, square porch columns. The existing columns feature decorative brackets and spindle work. The Guidelines for Exterior Maintenance and Alterations 1.A.i. notes that existing porches should be preserved. The existing columns and decorative brackets and spindle work are consistent with the Folk Victorian style, are original to the structure, and should be preserved, per the Guidelines.
h. PORCH RAILING REPLACEMENT – The applicant has proposed to replace the existing porch railings with new porch railings. The Guidelines for Exterior Maintenance and Alterations 1.A.ii. notes that existing balusters should be preserved. The proposal to replace the existing balusters is inappropriate and inconsistent with the Guidelines.
i. WOOD WINDOW REPLACEMENT – The applicant has proposed to replace the existing wood windows with new wood windows. The proposed replacement of the existing wood windows is not consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.iii. Staff finds that the existing wood windows should be preserved. Where sashes do not match, the applicant may perform modifications to ensure that sashes match; however, the existing, historic sashes are to be used.
j. FENESTRATION MODIFICATIONS – The applicant has proposed fenestration modifications including relocating existing openings and enclosing six window openings. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that existing window and door openings should be preserved. Staff finds the proposed modifications to be inappropriate and inconsistent with the Guidelines. Staff finds that all existing window openings should be preserved as they currently exist.
k. WOOD DOOR REPLACEMENT – The applicant has proposed the replace the existing wood doors with new wood doors. The existing wood doors are consistent with the Folk Victorian style in profile. The Guidelines for Exterior Maintenance and Alterations 6.A.ii. notes that existing doors should be preserved. Staff finds the proposed door replacement to be inappropriate and inconsistent with the Guidelines. Staff finds that the existing door should be preserved.
l. REAR ADDITION – The applicant has proposed to construct a rear addition to feature 855 square feet with a rear porch to feature approximately 172 square feet. The proposed rear addition will require the removal of an existing, rear addition.
m. REAR ADDITION – The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate o the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, and should feature an overall height that is generally consistent with that of the historic structure. Generally, staff finds the proposed addition to be inconsistent with the Guidelines. Staff finds that the proposed addition should be subordinate to the primary historic structure regarding footprint, massing, heigh, and roof form. The proposed addition should adhere to the Guidelines for Additions.
n. REAR ADDITION (Materials) – The applicant has noted the installation of a standing seam metal roof, vinyl windows and an unspecified siding material. Staff finds that wood or aluminum clad wood windows should be used in the rear addition that are consistent with staff's standards for windows in new construction and additions. Siding should either match that of the primary structure or feature a smooth finish, a thickness of ¾" and an exposure of four (4) inches if composite siding is used.
o. REAR ADDITION (Architectural Details) – Generally, staff finds the proposed architectural details of the addition to be inconsistent with the Guidelines. The proposed addition features an overall form and massing that are inconsistent with the Guidelines, a roof form that is inconsistent with the Guidelines, a fenestration profile that is inconsistent with the Guidelines and materials that are inconsistent with the Guidelines. Staff finds that the proposed addition should be redesigned to be in keeping with the Guidelines.

RECOMMENDATION:

1. Staff does not recommend approval of item #1, roof replacement. Staff finds that the historic roof form should be maintained. Additionally, the following stipulation should be adhered to:
    i. That proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
2. Staff does not recommend approval of porch repair, as proposed. Staff recommends that that all original elements of the porch should be retained, including the roof form, columns, railing and decorative elements.
3. Staff does not recommend approval of item #3, painting. Staff recommends that all original wood elements be preserved and repaired in-kind prior to the approval of painting.
4. Staff does not recommend approval of item #4, modifications to the historic roof form based on finding e. Staff recommends the historic roof form be preserved.
5. Staff does not recommend approval of item #5, modifications to the historic porch roof form, based on finding f. Staff recommends that the historic porch roof form, pitch and profile should be preserved.
6. Staff does not recommend approval of item #6, porch column replacement based on finding g. Staff recommends that the original columns, brackets and decorative spindle work be preserved.
7. Staff does not recommend approval of item #7, replacement of the original porch railings, based on finding h. Staff recommends that the original railings be repaired and preserved.
8. Staff does not recommend approval of item #8, wood window replacement and fenestration modifications based on findings i and j. Staff recommends that the existing wood windows be preserved and that all original window openings remain as they exist. Non-matching sashes may be relocated to make matching sets.
9. Staff does not recommend approval of item #9, wood door placement based on finding k. Staff recommends that the existing wood doors be preserved.
10. Staff does not recommend approval of item #10, the construction of a rear addition and rear porch based on findings l through o. Staff recommends that the addition feature a footprint, massing, roof form, materials and architectural details, including fenestration profiles that are consistent with the Guidelines for Additions.

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

City of San Antonio One Stop

November 12, 2021

CoSA Addresses

Community Service Centers

Pre-K Sites

CoSA Parcels

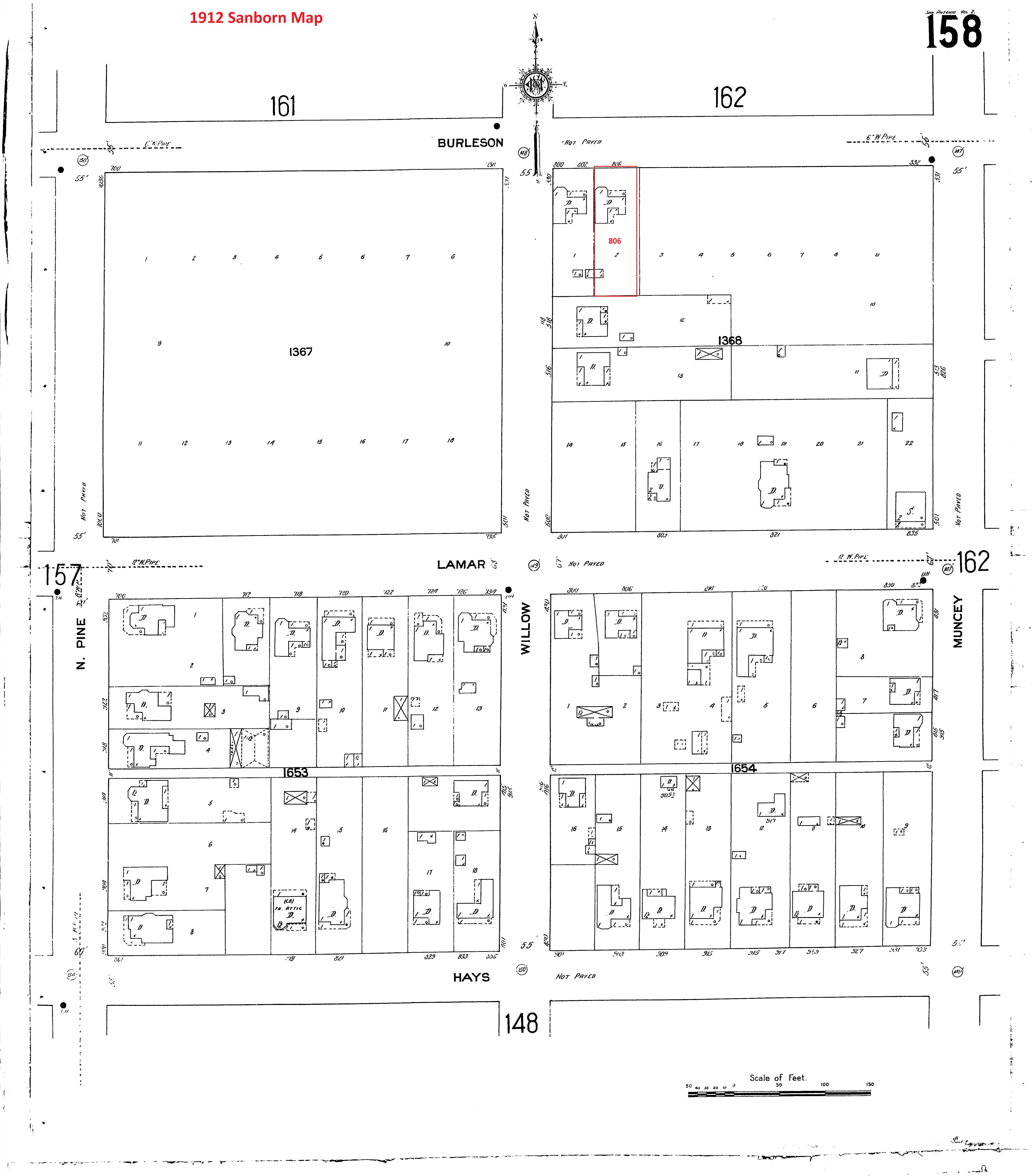
BCAD Parcels

1:1,000

0 0.0075 0.015 0.03 mi

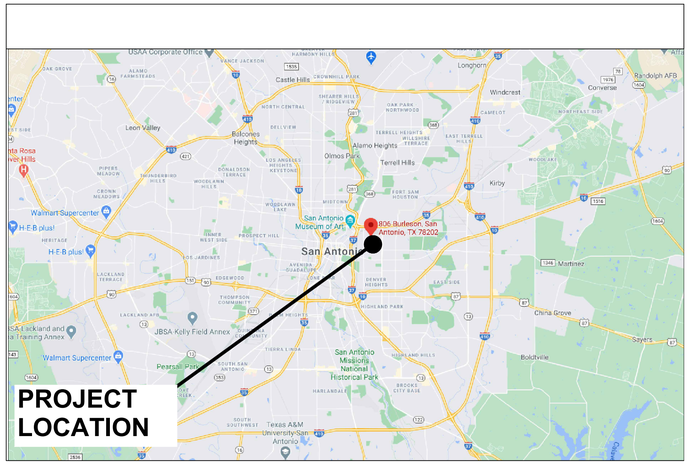
0 0.0125 0.025 0.05 km

1912 Sanborn Map

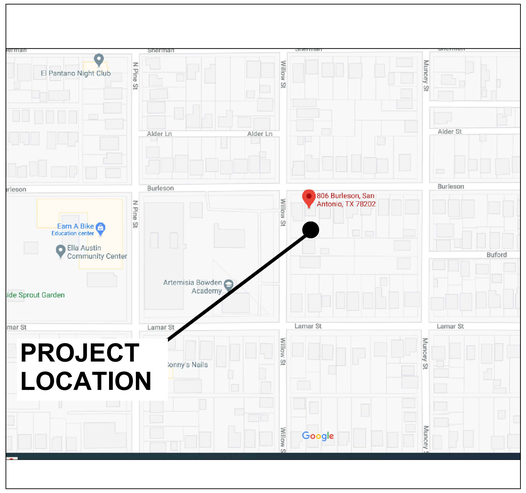


BURLESON RESIDENCE

806 BURLESON
SAN ANTONIO, TEXAS 78202



NORTH



INDEX OF DRAWINGS

DESIGN TEAM

DESIGNER

ONE STOP CODE CONSULTING, LLC.
1650 W. Huisache Ave.
San Antonio, TX 78201
EMAIL: fdeleon@onestopcode.net

PROJECT INFORMATION

SCOPE OF WORK	
LIVING AREA (REMODELING)	1,227 Sq-ft
LIVING AREA (ADDITION)	855 Sq-ft
PORCH (ADDITION)	172 Sq-ft
PORCH (REMODELING)	164 Sq-ft
TOTAL SQ-FT	2,418 Sq-ft
FIRE ALARM SYSTEM	N/A
FIRE SPRINKLERS	N/A
BUILDING CODE CRITERIA	
BUILDING CODE	INTERNATIONAL RESIDENTIAL CODE IRC 2018
LOCAL AMENDMENTS	2018 CHAPTER 10 BUILDING RELATED CODES & CHAPTER 11 IFC
FIRE CODE	INTERNATIONAL FIRE CODE 2018
ENERGY CODE	INTERNATIONAL ENERGY & CONSERVATION CODE 2018
MECHANICAL CODE	INTERNATIONAL MECHANICAL CODE 2018
FUEL GAS CODE	INTERNATIONAL FUEL GAS CODE 2018
PLUMBING CODE	INTERNATIONAL PLUMBING CODE 2018
ELECTRICAL CODE	NATIONAL ELECTRICAL CODE 2017

GENERAL CONSTRUCTION NOTES:

JOB SITE. PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VISIT JOB SITE AND NOTIFY OWNER OF ANY CONDITIONS NOT INCLUDED IN THESE DOCUMENTS WHICH REQUIRE CORRECTIVE OR ADDITIONAL ACTIONS. NO CHANGES TO PLANS TO BE MADE WITHOUT WRITTEN APPROVAL BY THE ARCHITECT/DESIGNER/ENGINEER . REPORT ANY DISCREPANCIES TO THE ARCHITECT/DESIGNER/ENGINEER.

DIMENSIONS. ALL DIMENSIONS NEED TO BE VERIFY BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT/DESIGNER/ENGINEER.

CHANGES OR MODIFICATIONS TO PLANS. ANY MINOR OR REQUIRED CHANGES OR MODIFICATIONS TO THIS PLAN DO NOT REDUCE OR VOID THE COPYRIGHTS COVERING THIS SET OF PLANS IN ANY WAY. MODIFICATIONS TO THIS PLAN, FOR ANY REASON, SHOULD BE ATTEMPTED BY AN ARCHITECT/ENGINEER/ DESIGNER ONLY. ARCHITECT/DESIGNER/ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE QUALITY AND COMPLETENESS OF ANY CHANGES ATTEMPTED. PLEASE REMEMBER THAT EVEN A SIMPLE CHANGE TO ONE AREA OF A HOME CAN GREATLY AFFECT MANY OTHER AREAS IN THE HOME AND ONLY A QUALIFIED PROFESSIONAL IS EQUIPPED TO FULLY UNDERSTAND THE RAMIFICATIONS OF ANY CHANGE OR MODIFICATION.

OWNER

Paul Kury
1150 N Loop 1604 W Suite 108
San Antonio, TX 78248

LEGAL DESCRIPTION

NCB 1368 BLK 5 LOT 2

DESCRIPTION OF WORK:

ADDITION AND REMODELING TO EXISTING RESIDENTIAL HOME

DESIGNER :

Zoning, Design Permitting Inspections Certificate of Occupancy
ONE STOP CODE CONSULTING, LLC
1650 W. HUISACHE AVE. SAN ANTONIO, TEXAS, 78201
Phone: (210) 778-8218 fdeleon@onestopcode.net

BURLESON RESIDENCE
806 BURLESON
SAN ANTONIO, TX 78202

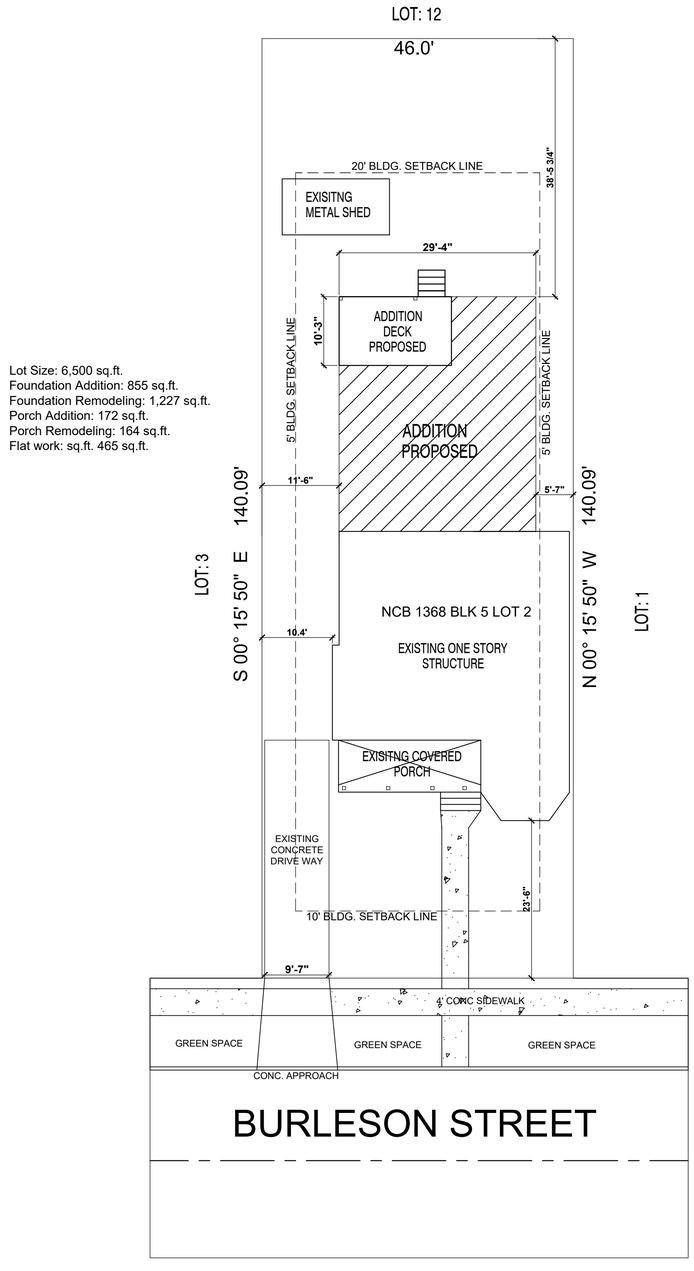
DRAWN BY: K.F.L.
CHECKED BY: F.D.L.
DATE: 4/16/21

COMMENTS:

REVISIONS:

SHEET:

A-100



Lot Size: 6,500 sq.ft.
Foundation Addition: 855 sq.ft.
Foundation Remodeling: 1,227 sq.ft.
Porch Addition: 172 sq.ft.
Porch Remodeling: 164 sq.ft.
Flat work: sq.ft. 465 sq.ft.

1 SITE PLAN
SCALE: 3/32 = 1'-0

NORTH

GENERAL NOTES:

1. Plans indicate general scope of work, contractor shall field verify existing conditions and shall provide all required demolition work and new construction shown plans, or not shown to meet the design intent.

2. Contractor shall field verify dimensions and all existing conditions prior to the star of any work. Contractor shall the notify the architect in writing of any existing conditions which do not conform to those indicated on the drawings prior to proceeding with the work.

3. The contractor shall be responsible for periodic cleaning and final cleaning of the work areas daily of all trash and debris. Remove trash daily.

4. Contractor shall accept building and site in its original condition. Any damage occurred to site or building during time of construction period shall be repaired to match original condition at the contractor's expense.

5. The general contractor shall construct and maintain any and all construction barricades, and other protection devices as required by and in compliance with any and all building codes, agencies and regulations applicable to the project.

6. The drawings shall be read in conjunction with other consultant's drawings and with such other written instructions or sketches as may be issued during the course of the contract. Any discrepancy shall be referred to the project coordinator and the architect, before proceeding with any work.

7. Protection of existing work: Before beginning any cutting or demolition work, The Contractor shall carefully survey the existing work and examine the drawings and specifications to determine the extent of the work. The contractor shall take all necessary precautions to remain the property of the owner, and any damage to such work shall shall be repaired or replaced as approved by contracting officer.

8. Walls / surfaces which are altered by new work shall be patched and repaired to match with adjacent wall surfaces. The level of patch work shall be of the highest quality and the owner shall have final approval of such work.

9. All Excavations by the removal of site utilities and foundations shall be backfilled as specified.

10. All bidders will be required to visit the job site prior to bidding to familiarize themselves with the building and its contents.

11. Notes listed in these contract documents are for informal purposes only. It is the contractor's responsability to remove and dispose of additional incidental items contained in the building whether noted or not.

12. The general contractor shall furnish all materials. labor and equipment as required to complete all work and furnish a complete job, in accordance with local, state and federal governing authorities having lawful jurisdiction over the work.

13. The general contractor shall secure and pay for all permits and inspections required; The general contractor shall also pay all tap and meter fees required for the plumbing, electrical and HVAC. Fire sprinkler subcontractor shall pay for their permits and taps.

14. Equipment may be located on these drawings diagrammatically. Subcontractors shall coordinate with the general contractor when location of such items are in conflict with structural conditions or work from other trades. Questions shall be directed to Architect and his decisions shall be final. No additional cost will be incurred due to conflicts.

15. Contractor shall comply with all ordinances, laws, codes and regulations enforced by the local regulatory authority.

16. Provide edge strips at all applied floor finish material transitions.

17. General contractor to provide continuous blocking for all cabinets, curtain rods, toilet accessories, handrails, door jambs, countertops, drywall catches and similar items.

18. Fire stop all openings around pipes, conduits, etc. Where they penetrate any floor or fire rated wall (if applicable).

19. Provide access panels at all valves and similar areas where access is required. Access panels are to be rated as required. Subcontractors to advise general contractor of necessary locations. All panels to be furnished and installed by drywall contractor. Locations Shall be Approved by Architect.

DESIGNER :

Zoning, Design Permitting Inspections Certificate of Occupancy
ONE STOP CODE CONSULTING, LLC
1650 W. HUISACHE AVE. SAN ANTONIO, TEXAS, 78201
Phone: (210) 778-8219 Kelece@onestopcode.net

BURLESON RESIDENCE
806 BURLESON
SAN ANTONIO, TX 78202

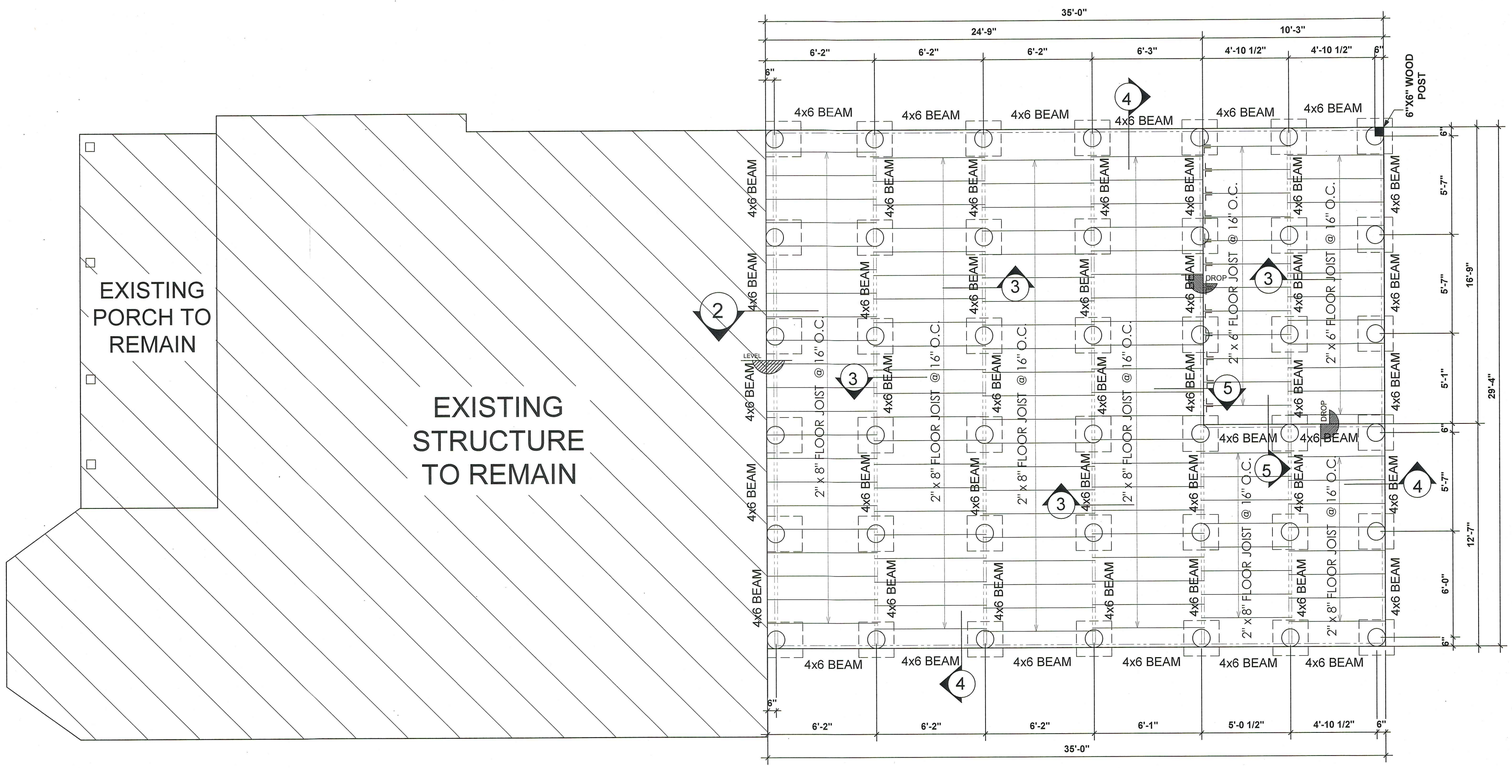
DRAWN BY: K.F.L.
CHECKED BY: F.D.L.
DATE: 4/16/21

COMMENTS:

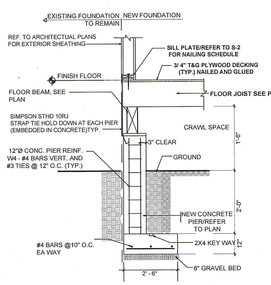
REVISIONS:

SHEET:

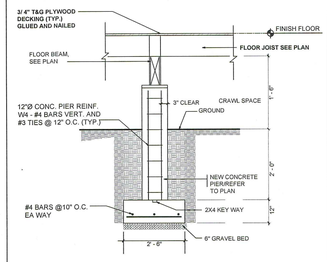
C-1



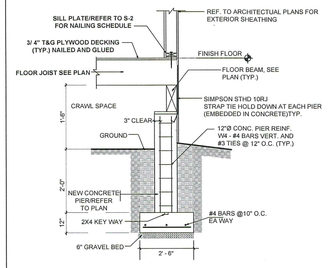
1 FOUNDATION PLAN
SCALE: 1/4 = 1'-0



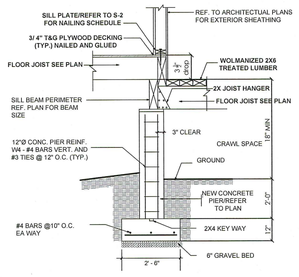
2 PIER AND BEAM DETAL
SCALE: NONE



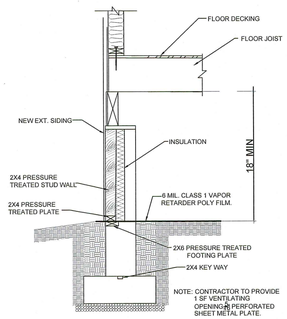
3 INT. PIER DETAIL
SCALE: NONE



4 DETAIL
SCALE: NONE



5 PIER W/ BEAM AND JOIST DETAIL
SCALE: NONE



6 PERMANENT WOOD FOUNDATION CRAWL SPACE DETAIL
SCALE: NONE

STRUCTURAL DESIGN CRITERIA

1. THE 2018 INTERNATIONAL BUILDING CODE IS THE BASIC CODE DOCUMENT USED IN THE PREPARATION OF THESE DOCUMENTS.

STRUCTURAL DESIGN IS BASED ON THE FOLLOWING:

FLOOR LIVE LOADS: Pier and Wd Beams = 40 PSF
FLOOR DEAD LOADS: Wood Deck = 20 PSF

ROOF LIVE LOADS: N/A
ROOF DEAD LOADS: N/A

GROUND SNOW LOAD = 5 PSF, IMPORTANCE FACTOR (i) = 1.0

DEAD LOAD COMBINATIONS (ALLOWABLE STRESS DESIGN METHOD)
D
D + L
D + L + (Lr or S or R)
D + (W or 0.7E) + L + (Lr or S or R)
06D + W
0.6D + 0.7E

WIND LOADS
ASCE 7 METHOD 2 - BUILDING AND OTHER STRUCTURES <= 60 FT.

BASIC WIND SPEED (3 SEC. GUST) = 115 MPH, BASIC WIND PRESS. = 16 PSF.
STRUCTURE TYPE = BUILDING
STRUCTURE CLASSIFICATION CATEGORY II, EXPOSURE CATEGORY B.
TOPOGRAPHIC EFFECTS (Kzt) = 1.0, GUST EFFECT FACTOR (G) = 0.85, RIGID STRUCTURE.
ENCLOSURE CLASSIFICATION: ENCLOSED
UPLIFT: 7 PSF

SEISMIC LOADS
SEISMIC USE GROUP I
SHORT DURATION Ss = 0.104
ONE SECOND DURATION Sd1 = 0.031

SITE CLASS = C
SEISMIC DESIGN CATEGORY = A
BASIC SEISMIC-FORCE-RESISTING SYSTEM = ORDINARY STEEL MOMENT FRAME
ANALYSIS PROCEDURE = SIMPLIFIED

SOIL DESIGN PARAMETERS: (ASSUMED)
THE SOIL SUPPORTING THE FOUNDATION ARE EXPANSIVE WITH AN EFFECTIVE
PLASTICITY INDEX (PI) > 15

MINIMUM EXTERIOR PIER DEPTH BELOW FINAL GRADE = 24"
SOIL UNCONFINED COMPRESSION qu = 2800 - 3000 PSF.
SOIL CLIMATIC RATING (Cw) = 17 (SAN ANTONIO AREA)

TDPE F-12106
STATE OF TEXAS
RUBEN GARCIA
53095
REGISTERED
PROFESSIONAL ENGINEER
4-5-2021

LEGEND
■ — DENOTES 6x6 WD. COLUMN ABOVE NEW FLOOR DECK.
┣ — JOIST HANGER

NORTH

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SAN ANTONIO, TX 78202

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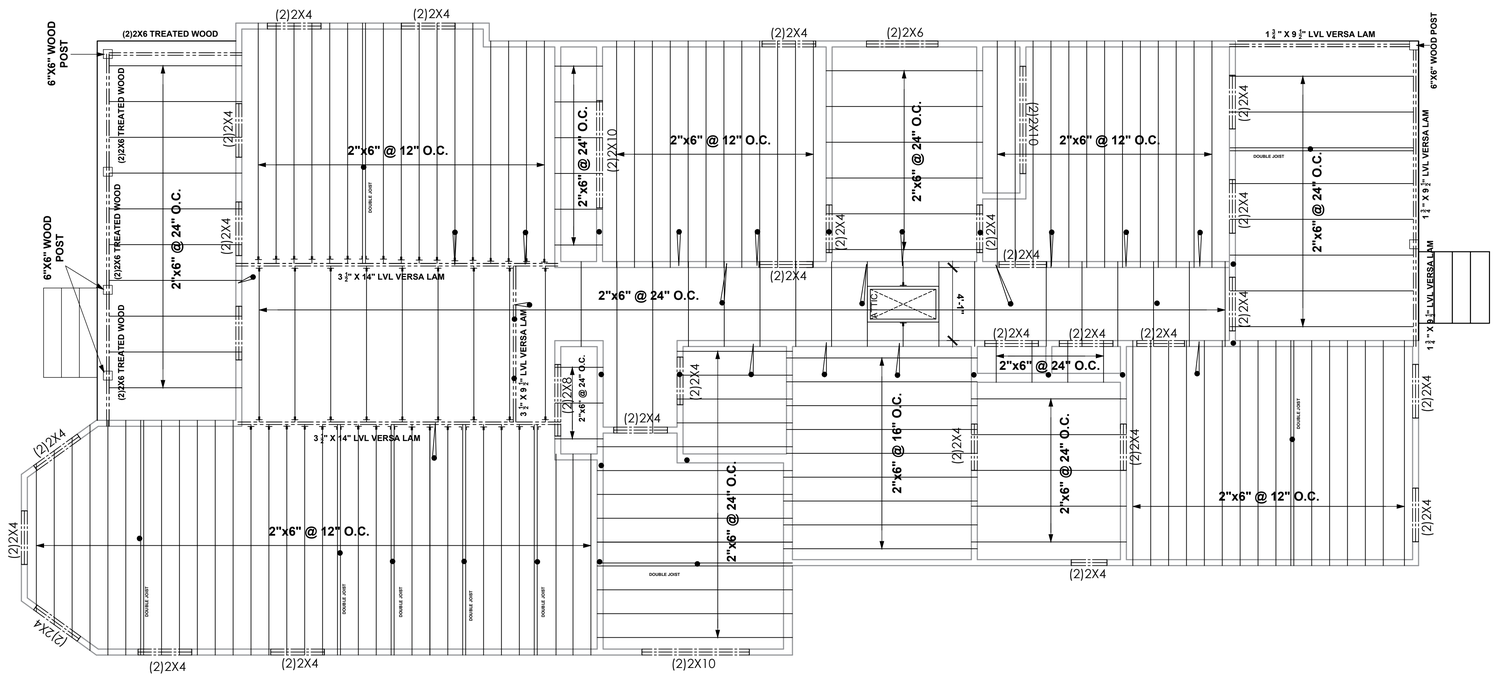
COMMENTS:
REVISIONS:
SHEET: S-1



1 CEILING FRAMING PLAN

SCALE: 1/4 = 1'-0

HANGER SCHEDULE		
MEMBER	HANGER	REACTION (LBS.)
2x DIMENSIONAL LUMBER		
4 5/8"	4 5/8"	4 5/8"
4 5/8"	4 5/8"	4 5/8"
4 5/8"	4 5/8"	4 5/8"
4 5/8"	4 5/8"	4 5/8"
4 5/8"	4 5/8"	4 5/8"
LSL, LVL, & PSL: (2) PLY		
3 1/2" x 9 1/4"	HUS410	2,010
3 1/2" x 11 7/8"	HUS412	2,510
3 1/2" x 14"	HUS416	2,680
3 1/2" x 16"	HGUS410	8,780
3 1/2" x 18"	HGUS412	9,155
LSL, LVL, & PSL: (3) PLY		
5 1/4" X 9 1/4"	HUS610	1,875
5 1/4" X 11 7/8"	HHUS5.50/10	5,190
5 1/4" X 14"	HHUS5.50/10	5,190
5 1/4" X 16"	HHUS5.50/10	5,190
5 1/4" X 16"	HGUS5.50/14	11,180
* THESE HANGER ARE TO BE USED, U.N.O. ON PLAN		
* THESE HANGERS AR MANUFACTURED BY SIMPSON STRONG TIE, OR EQUAL		

FRAMING NOTES:

ALL WOOD POST TO BE 6" x 6" TREATED WOOD, YELLOW PINE S.Y.P. # 2.

CEILING JOIST SHALL BE S.Y.P. #2 .

RAFTER SHALL BE S.Y.P. #2 .

ALL HIP, VALLEY AND RIDGE MEMBERS SHALL BE S.Y.P. #2 AND SUPPORTED @ ±8' O.C.

PROVIDE 2x4 COLLAR TIES @ 4'-0" O.C. MAX. AT RAFTERS.

VERIFY ROOF PITCH ON SITE.

PURLINS SHALL MATCH THE SIZE OF THE RAFTERS SUPPORTED AND SHALL BE @ 4'-0" O.C. MAX.

SEE ATTACHED "HEADER SCHEDULE" FOR HEADER SIZES AT OPENINGS. SEE SHEET SF2.

NAIL 2-PY AND 3-PLY LVL'S TOGETHER WITH (3)-ROWS OF 16d BOX NAILS AT 12" CENTERS, AT BOTH SIDES. DO NOT USE PNEUMATIC NAILER.

BOLT 4-PLY LVL'S TOGETHER WITH (2)-ROWS OF 1/2"Ø BOLTS AT 12" CENTERS.

BOLT 5-PLY LVL'S TOGETHER WITH (2)-ROWS OF 1/2"Ø BOLTS AT 6" CENTERS.

DRILL 9/16"Ø (MAX) HOLES FOR BOLTS.

IRC 2018-TABLE R602.7(2) GIRDER SPANS AND HEADER SPANS FOR INTERIOR BEARING WALLS

GIRDERS AND HEADERS SUPPORTING	SIZE	BUILDING WIDTH (FEET)					
		20		28		36	
		SPAN	NJ	SPAN	NJ	SPAN	NJ
ONE FLOOR ONLY	2-2X4	3'-1"	1	2'-8"	1	2'-5"	1
	2-2X6	4'-6"	1	3'-11"	1	3'-6"	1
	2-2X8	5'-9"	1	5'-0"	2	4'-5"	2
	2-2X10	7'-0"	2	6'-1"	2	5'-5"	2
	2-2X12	8'-1"	2	7'-0"	2	6'-3"	2
	3-2X8	7'-2"	1	6'-3"	1	5'-7"	2
	3-2X10	8'-9"	1	7'-7"	2	6'-9"	2
	3-2X12	10'-2"	2	8'-10"	2	7'-10"	2
	4-2X8	9'-0"	1	7'-8"	1	6'-9"	1
	4-2X10	10'-1"	1	8'-9"	1	7'-10"	2
	4-2X12	11'-9"	1	10'-2"	2	9'-1"	2
TWO FLOORS	2-2X4	2'-2"	1	1'-10"	1	1'-7"	1
	2-2X6	3'-2"	2	2'-9"	2	2'-5"	2
	2-2X8	4'-1"	2	3'-6"	2	3'-2"	2
	2-2X10	4'-11"	2	4'-3"	2	3'-10"	3
	2-2X12	5'-9"	2	5'-0"	3	4'-5"	3
	3-2X8	5'-1"	2	4'-5"	2	3'-11"	2
	3-2X10	6'-6"	2	5'-4"	2	4'-10"	2
	3-2X12	7'-2"	2	6'-3"	2	5'-7"	3
	4-2X8	6'-1"	1	5'-3"	2	4'-8"	2
	4-2X10	7'-2"	2	6'-2"	2	5'-6"	2
	4-2X12	8'-4"	2	7'-2"	2	6'-5"	2

LEGEND

- AREA
- OUTLINE
- CEILING JOISTS
- FLOOR JOISTS
- RAFTER
- BEAM
- HEADER
- PURLIN
- PURLIN SUPPORT
- SUPPORT
- JOIST HANGER (SEE SCHEDULE)
- HANGER (SEE SCHEDULE)
- SOLID BLOCKING
- RAFTER STRAP
- TREATED WOOD POST (6" X 6")

NORTH

DESIGNER :

Zoning, Design Permitting Inspections Certificate of Occupancy
ONE STOP CODE CONSULTING, LLC
1650 W. HUISACHE AVE. SAN ANTONIO, TEXAS, 78201
Phone: (210) 778-8219 kfelece@onestopcode.net

BURLESON RESIDENCE
806 BURLESON
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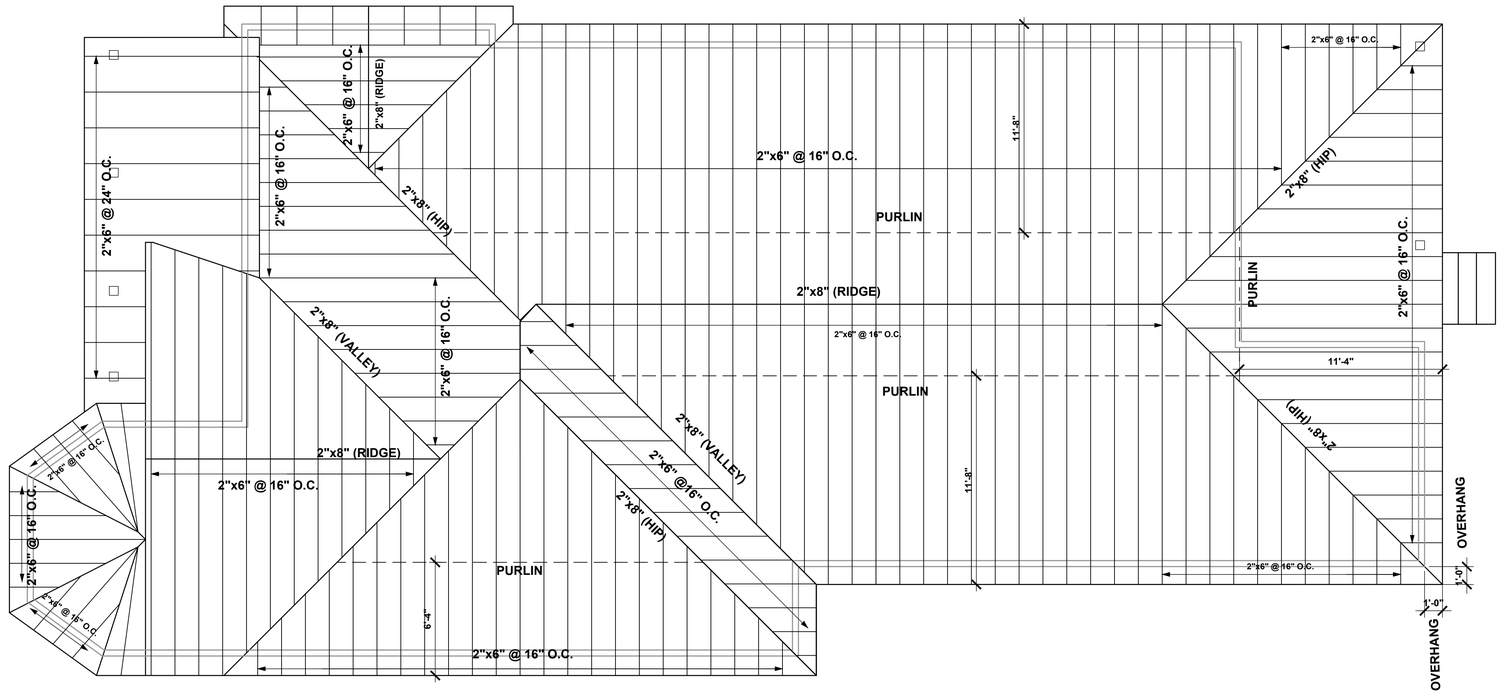
DRAWN BY: K.F.L.
CHECKED BY: F.D.L.
DATE: 4/16/21

COMMENTS:

REVISIONS:

SHEET: S-2



1 ROOF FRAMING PLAN

SCALE: 1/4 = 1'-0

HANGER SCHEDULE		
MEMBER	HANGER	REACTION (LBS.)
2x DIMENSIONAL LUMBER		
4 5/8"	4 5/8"	4 5/8"
4 5/8"	4 5/8"	4 5/8"
4 5/8"	4 5/8"	4 5/8"
4 5/8"	4 5/8"	4 5/8"
4 5/8"	4 5/8"	4 5/8"
LSL, LVL, & PSL: (2) PLY		
3 1/2" x 9 1/4"	HUS410	2,010
3 1/2" x 11 7/8"	HUS412	2,510
3 1/2" x 14"	HUS416	2,680
3 1/2" x 16"	HGUS410	8,780
3 1/2" x 18"	HGUS412	9,155
LSL, LVL, & PSL: (3) PLY		
5 1/4" X 9 1/4"	HUS610	1,875
5 1/4" X 11 7/8"	HHUS5.50/10	5,190
5 1/4" X 14"	HHUS5.50/10	5,190
5 1/4" X 16"	HHUS5.50/10	5,190
5 1/4" X 16"	HGUS5.50/14	11,180
* THESE HANGER ARE TO BE USED, U.N.O. ON PLAN		
* THESE HANGERS AR MANUFACTURED BY SIMPSON STRONG TIE, OR EQUAL		

FRAMING NOTES:

ALL WOOD POST TO BE 6" x 6" TREATED WOOD, YELLOW PINE S.Y.P. # 2.

CEILING JOIST SHALL BE S.Y.P. #2 .

RAFTER SHALL BE S.Y.P. #2 .

ALL HIP, VALLEY AND RIDGE MEMBERS SHALL BE S.Y.P. #2 AND SUPPORTED @ ±8' O.C.

PROVIDE 2x4 COLLAR TIES @ 4'-0" O.C. MAX. AT RAFTERS.

VERIFY ROOF PITCH ON SITE.

PURLINS SHALL MATCH THE SIZE OF THE RAFTERS SUPPORTED AND SHALL BE @ 4'-0" O.C. MAX.

SEE ATTACHED "HEADER SCHEDULE" FOR HEADER SIZES AT OPENINGS. SEE SHEET SF2.

NAIL 2-PY AND 3-PLY LVL'S TOGETHER WITH (3)-ROWS OF 16d BOX NAILS AT 12" CENTERS, AT BOTH SIDES. DO NOT USE PNEUMATIC NAILER.

BOLT 4-PLY LVL'S TOGETHER WITH (2)-ROWS OF 1/2"Ø BOLTS AT 12" CENTERS.

BOLT 5-PLY LVL'S TOGETHER WITH (2)-ROWS OF 1/2"Ø BOLTS AT 6" CENTERS.

DRILL 9/16"Ø (MAX) HOLES FOR BOLTS.

LEGEND

- AREA
- OUTLINE
- CEILING JOISTS
- FLOOR JOISTS
- RAFTER
- BEAM
- HEADER
- PURLIN
- PURLIN SUPPORT
- SUPPORT
- JOIST HANGER (SEE SCHEDULE)
- HANGER (SEE SCHEDULE)
- SOLID BLOCKING
- RAFTER STRAP
- TREATED WOOD POST (6" X 6")

IRC 2018-TABLE R602.7(2) GIRDER SPANS AND HEADER SPANS FOR INTERIOR BEARING WALLS

GIRDERS AND HEADERS SUPPORTING	SIZE	BUILDING WIDTH (FEET) 20 SPAN	20 NJ	28 SPAN	28 NJ	36 SPAN	36 NJ
ONE FLOOR ONLY	2-2X4	3'-1"	1	2'-8"	1	2'-5"	1
	2-2X6	4'-6"	1	3'-11"	1	3'-6"	1
	2-2X8	5'-9"	1	5'-0"	2	4'-5"	2
	2-2X10	7'-0"	2	6'-1"	2	5'-5"	2
	2-2X12	8'-1"	2	7'-0"	2	6'-3"	2
	3-2X8	7'-2"	1	6'-3"	1	5'-7"	2
	3-2X10	8'-9"	1	7'-7"	2	6'-9"	2
	3-2X12	10'-2"	2	8'-10"	2	7'-10"	2
	4-2X8	9'-0"	1	7'-8"	1	6'-9"	1
	4-2X10	10'-1"	1	8'-9"	1	7'-10"	2
	4-2X12	11'-9"	1	10'-2"	2	9'-1"	2
TWO FLOORS	2-2X4	2'-2"	1	1'-10"	1	1'-7"	1
	2-2X6	3'-2"	2	2'-9"	2	2'-5"	2
	2-2X8	4'-1"	2	3'-6"	2	3'-2"	2
	2-2X10	4'-11"	2	4'-3"	2	3'-10"	3
	2-2X12	5'-9"	2	5'-0"	3	4'-5"	3
	3-2X8	5'-1"	2	4'-5"	2	3'-11"	2
	3-2X10	6'-6"	2	5'-4"	2	4'-10"	2
	3-2X12	7'-2"	2	6'-3"	2	5'-7"	3
	4-2X8	6'-1"	1	5'-3"	2	4'-8"	2
	4-2X10	7'-2"	2	6'-2"	2	5'-6"	2
	4-2X12	8'-4"	2	7'-2"	2	6'-5"	2

NORTH

DESIGNER :

Zoning, Design Permitting Inspections Certificate of Occupancy
ONE STOP CODE CONSULTING, LLC
1650 W. HUISACHE AVE. SAN ANTONIO, TEXAS, 78201
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BURLESON RESIDENCE
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DRAWN BY: K.F.L.

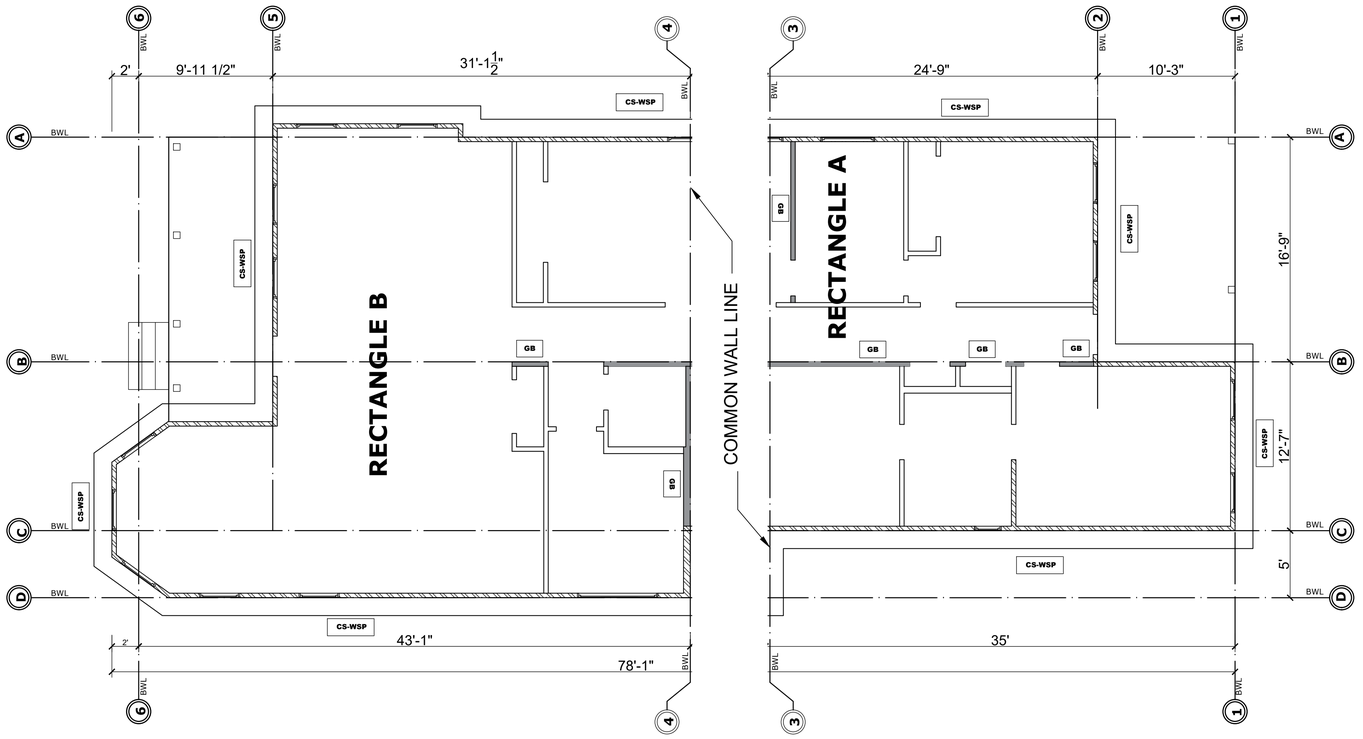
CHECKED BY: F.D.L.

DATE: 4/16/21

COMMENTS:

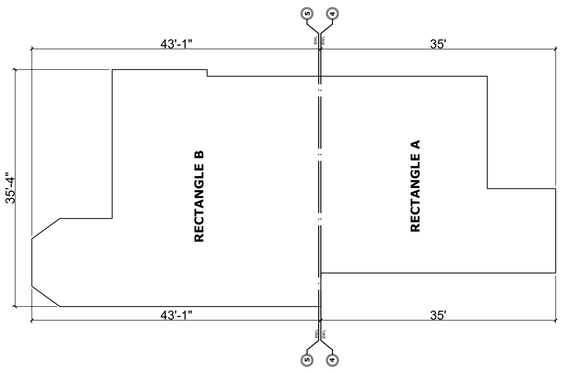
REVISIONS:

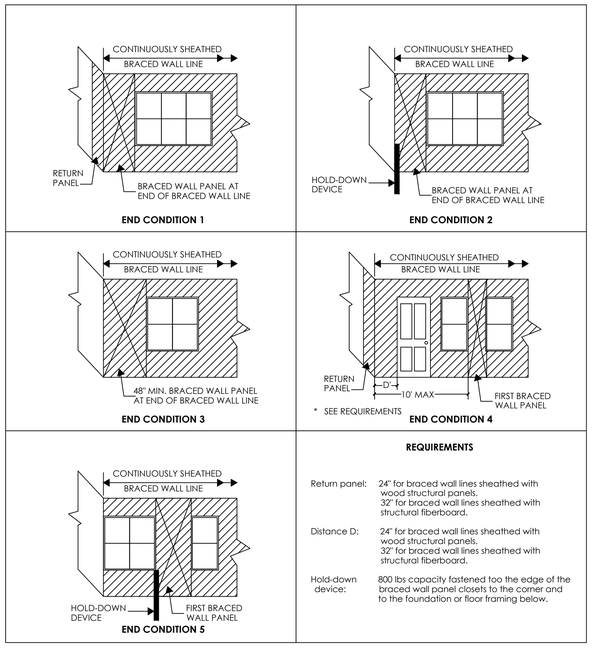
SHEET: S-3



1 WIND BRACING PLAN

SCALE: 3/16 = 1'-0





GENERAL WALL BRACING NOTES:

1. **STUD SPACING SHALL NOT EXCEED 16" ON CENTERS. BRACING METHODS PER TABLE R602.10.4.**
2. **NOMINAL 1"x 4" CONTINUOUS DIAGONAL BRACE, LET IN FLATWISE INTO TOP AND BOTTOM (SILL) PLATES AND INTERVENING STUDS: TABLE R602.10.3**
3. **OSB PANELS USED FOR EXTERIOR SHEATHING MAYBE INSTALLED HORIZONTALLY OR VERTICALLY. OSB PANELS USED MUST BE INSTALLED WITH STRENGTH AXIS HORIZONTAL.**
4. **NAILING FOR PLYWOOD, STRUCTURAL FIBER BOARD AND PARTICLE BOARD SHEATHING SHALL BE IN ACCORDANCE WITH IRC SECTION R602.3 TABLE R602.3(1). NAIL SPACING SHALL NOT EXCEED 6" ON CENTER AT EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS.**
5. **TEMPORARY BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR. BRACING SYSTEM IS CONSIDERED COMPLETE WHEN ALL SHEATHING AND PANELS HAVE BEEN APPLIED TO THE FRAMING AS INDICATED.**

Building Code	**International Residential code 2018 Edition. Section R602.12 - SIMPLIFIED WALL BRACING**
WALL BRACING LEGEND	
CS-WSP	**Continuous Sheathing Wood Structural Panel.** **Solid sheath entire building in 7/16" to 1/2" wood paneling and fasten with 8d common nails at 6" on center at supported edges and 12" on center at the intermediate supports or 16 ga. 1 3/4" staples at 3" on center at supported edges and 6" on center at the intermediate supports. Horizontal block all wood panels.**
GB	**Gypsum board.** **Minimum thickness: 5/8" Connection criteria: 13 gage, 1-3/8" long, 19/64 head; 0.098" diameter, 1-1/4" long; annular-ringed; 5d cooler nail, 0.086" diameter, 1-5/8" long, 15/64" head; or gypsum board nail, 0.086" diameter, 1-5/8" long, 9/32" head. Spacing: Nails, @ 8" o.c.; Screws, @ 16" o.c.**

BRACING REQUIREMENTS

WIND BRACING PANEL

WIND BRACING PANEL

DESIGN CRITERIA 2018 IRC	
WIND SPEED:	115 MPH
EXPOSURE:	"B"
SEISMIC DESIGN CATEGORY:	"A"
TYPE OF ROOF:	COMPOSITION SHINGLES
NO. STORIES	1
BRACING METHOD:	CONTINUOUS SHEATHING & GYP. BOARD

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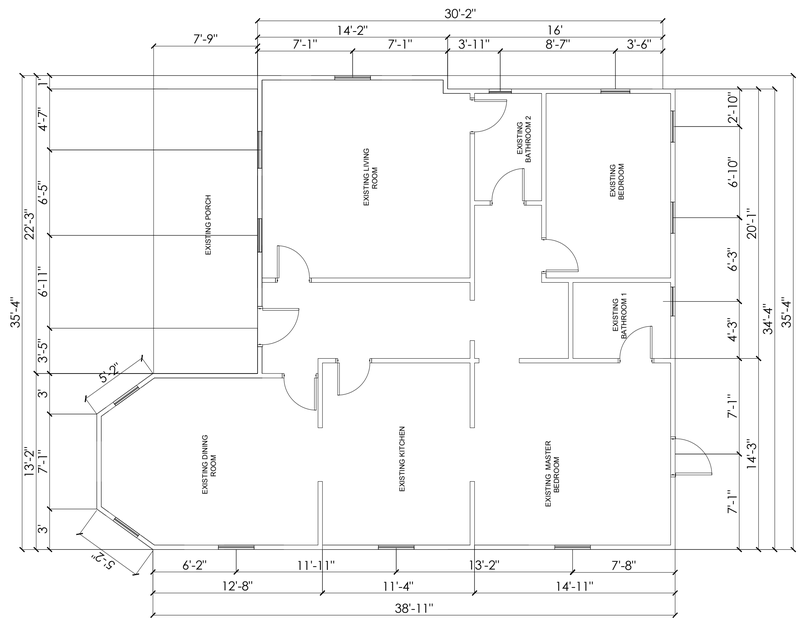
COMMENTS:

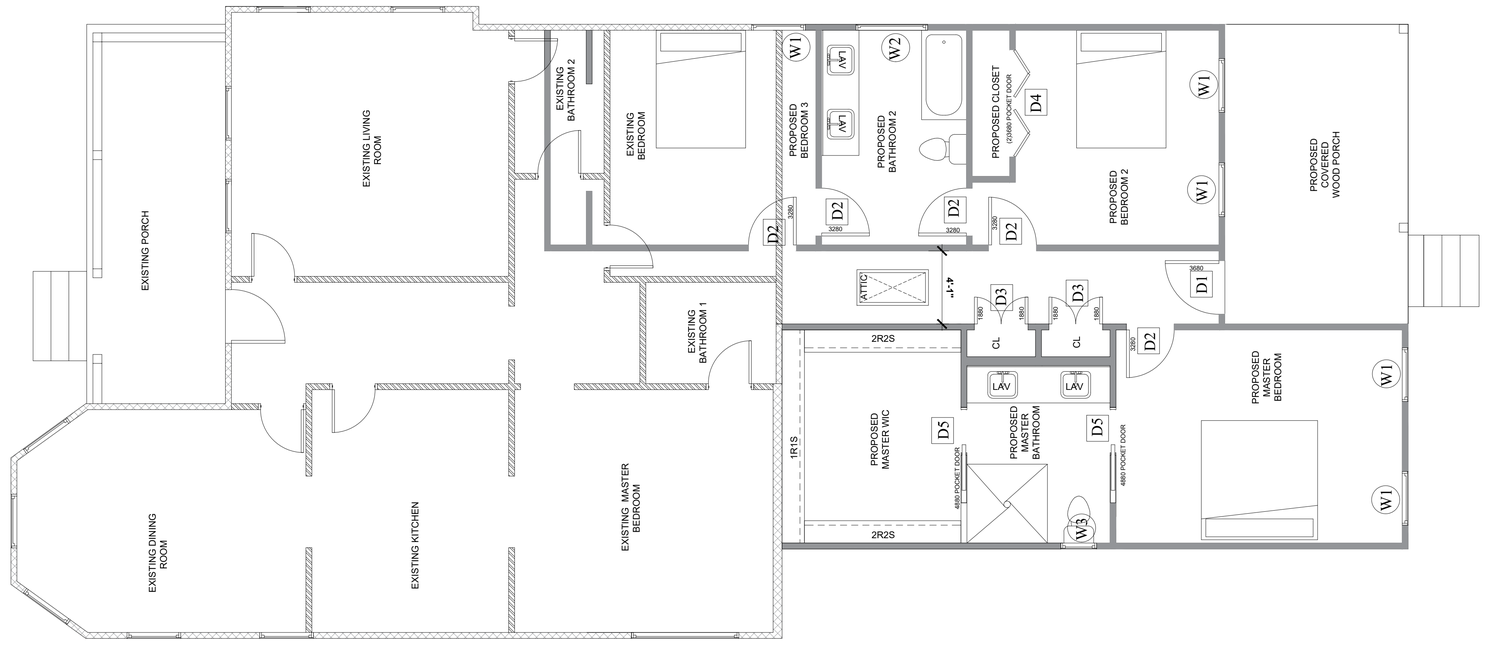
REVISIONS:

SHEET: **S-4**



1 EXISTING FLOOR PLAN

SCALE: 3/16 = 1'-0



1 DEMOLITION FLOOR PLAN

SCALE: 1/4 = 1'-0

LEGEND

- **DEMOLITION**
- **NEW CONSTRUCTION**
- **EXISTING TO REMAIN**

NORTH

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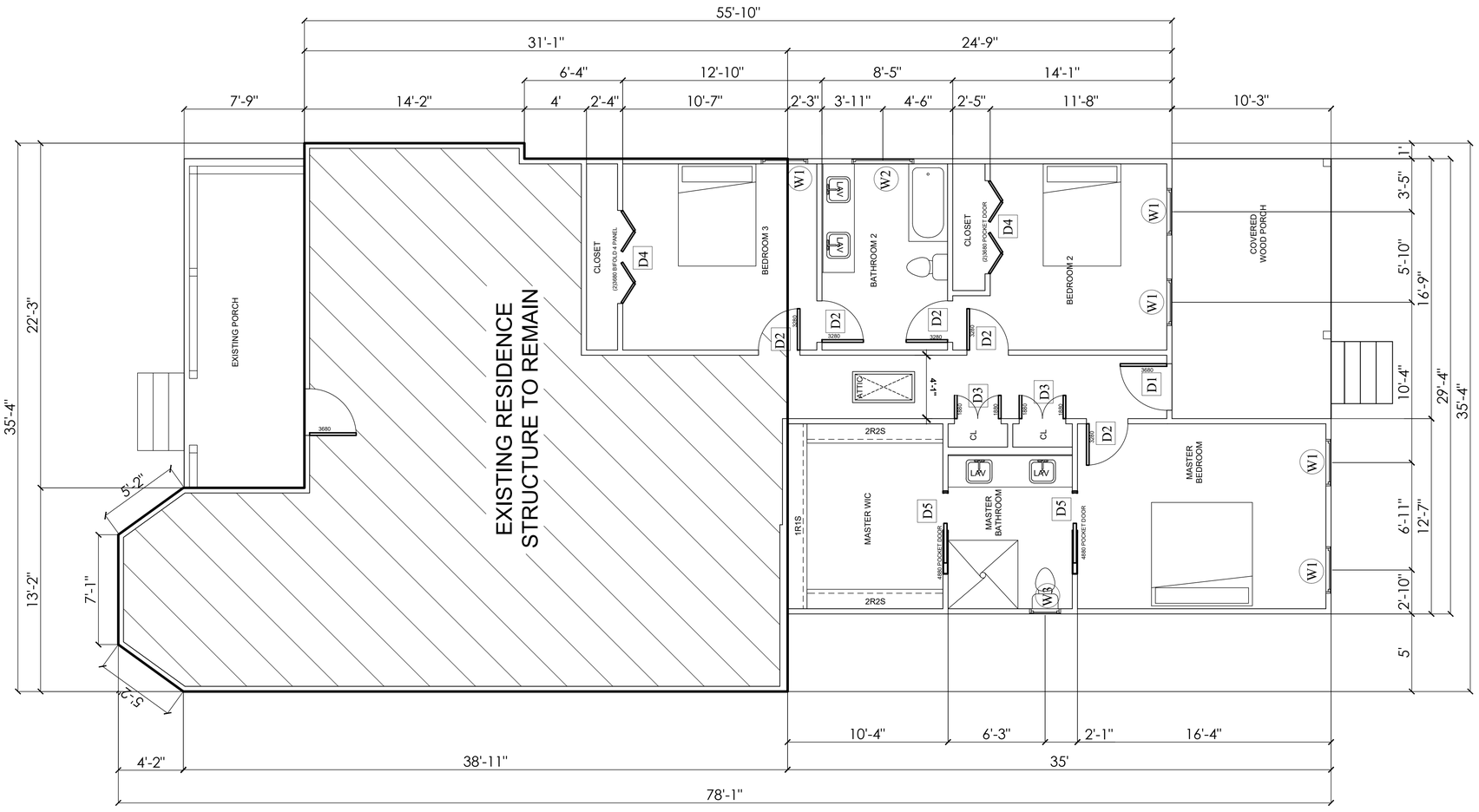
COMMENTS:

REVISIONS:

SHEET:

A-101

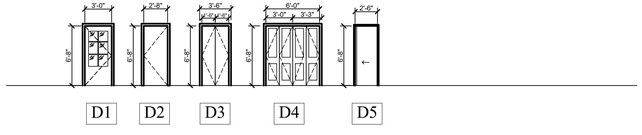


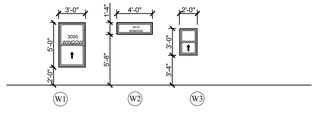
1 FLOOR PLAN

SCALE: 1/4 = 1'-0

DOOR SCHEDULE				
NO.	Door Size	Qty.	Description	Remarks
D1	3'-0" x 6'-8"	2	6-Panel Primed Steel Front Door with Glass	Lock & Dead Bolt
D2	2'-8" x 6'-8"	5	Interior Hollow Core Door (H.C.)	
D3	1'-6" x 6'-8"	2	Double flush Interior Hollow Core Door	
D4	3'-0" x 6'-8"	2	Bifold 4 Panel Hollow Core Door	
D5	4'-0" x 6'-8"	2	Double flush Interior Hollow Core Door	

WINDOW SCHEDULE			
Designation	Window Size	Qty.	Description
W1	3'-0" x 5'-0"	5	Single Vinyl Wood Window With Insulated Glass
W2	4'-0" x 1'-4"	1	Fixed Vinyl Wood Window With Insulated Glass
W3	2'-0" x 3'-0"	1	Single Vinyl Wood Window With Insulated Glass





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CHECKED BY: F.D.L.
DATE: 4/29/21

COMMENTS:

REVISIONS:

SHEET:
A-102

EXISTING WINDOWS

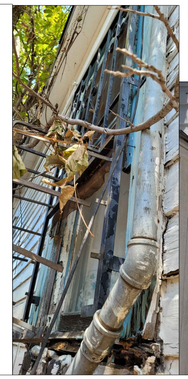
W1

W2

W3

NO IMAGE OF WINDOW 4 AS IT IS LOCATED 8 INCHES FROM PROPERTY LINE AND HAS NO ACCESS

W4



W5

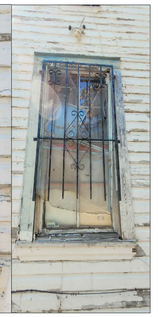
W6

W7

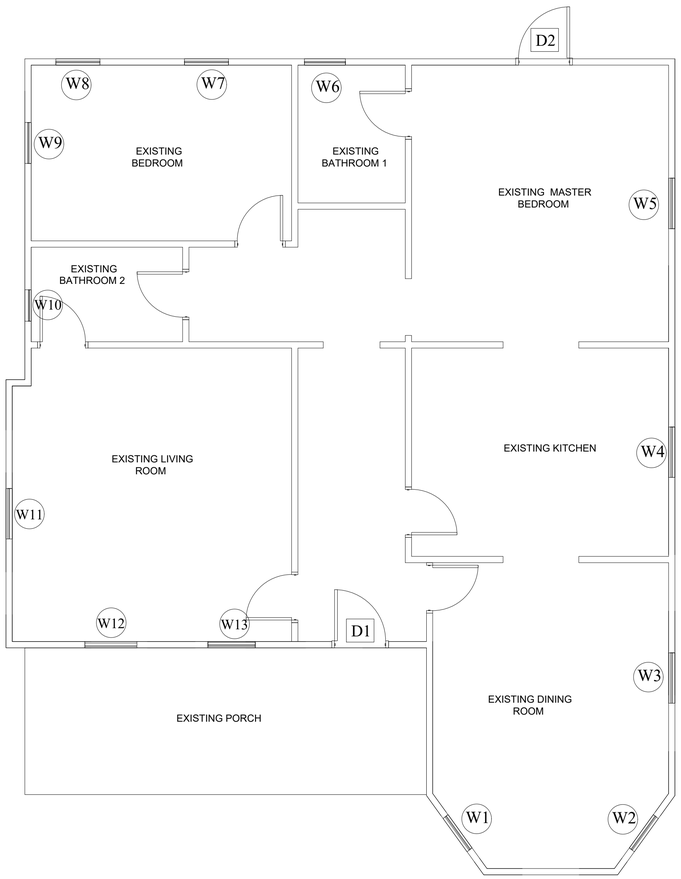
W8

W9

W10



W11



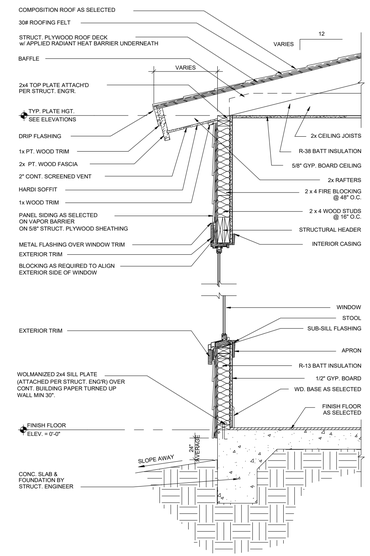
1 EXISTING WINDOW PLAN

SCALE: 1/4 = 1'-0

W12 W13

EXISTING DOORS

D1 D2



2 TYP. WINDOW SECTION

SCALE: N.T.S.

EXISTING WINDOW SCHEDULE	
Designation	Description
W1	Full replacement with a new window unit primed and painted wood exterior finish
W2	Full replacement with a new window unit primed and painted wood exterior finish
W3	Relocate and full replacement with a new window unit primed and painted wood exterior finish
W4	Close window to be replaced with siding
W5	Close window to be replaced with siding
W6	Close window to be replaced with siding
W7	Close window to be replaced with siding
W8	Close window to be replaced with siding
W9	Relocate and full replacement with a new window unit primed and painted wood exterior finish
W10	Close window to be replaced with siding
W11	Relocate and full replacement with a new window unit primed and painted wood exterior finish
W12	Full replacement with a new window unit primed and painted wood exterior finish
W13	Full replacement with a new window unit primed and painted wood exterior finish

EXISTING DOOR SCHEDULE	
Designation	Description
D1	Door to be replaced with new door unit and trim.
D2	Door to be closed and replaced with interior wall.

DESIGNER :

ONE STOP CODE CONSULTING, LLC
Zoning, Design Permitting Inspections Certificate of Occupancy
1650 W. HUISACHE AVE. SAN ANTONIO, TEXAS , 78201
Phone: (210) 778-8219 fdeleon@onestopcode.net

BURLESON RESIDENCE
806 BURLESON
SAN ANTONIO, TX 78202

DRAWN BY: K.F.L.

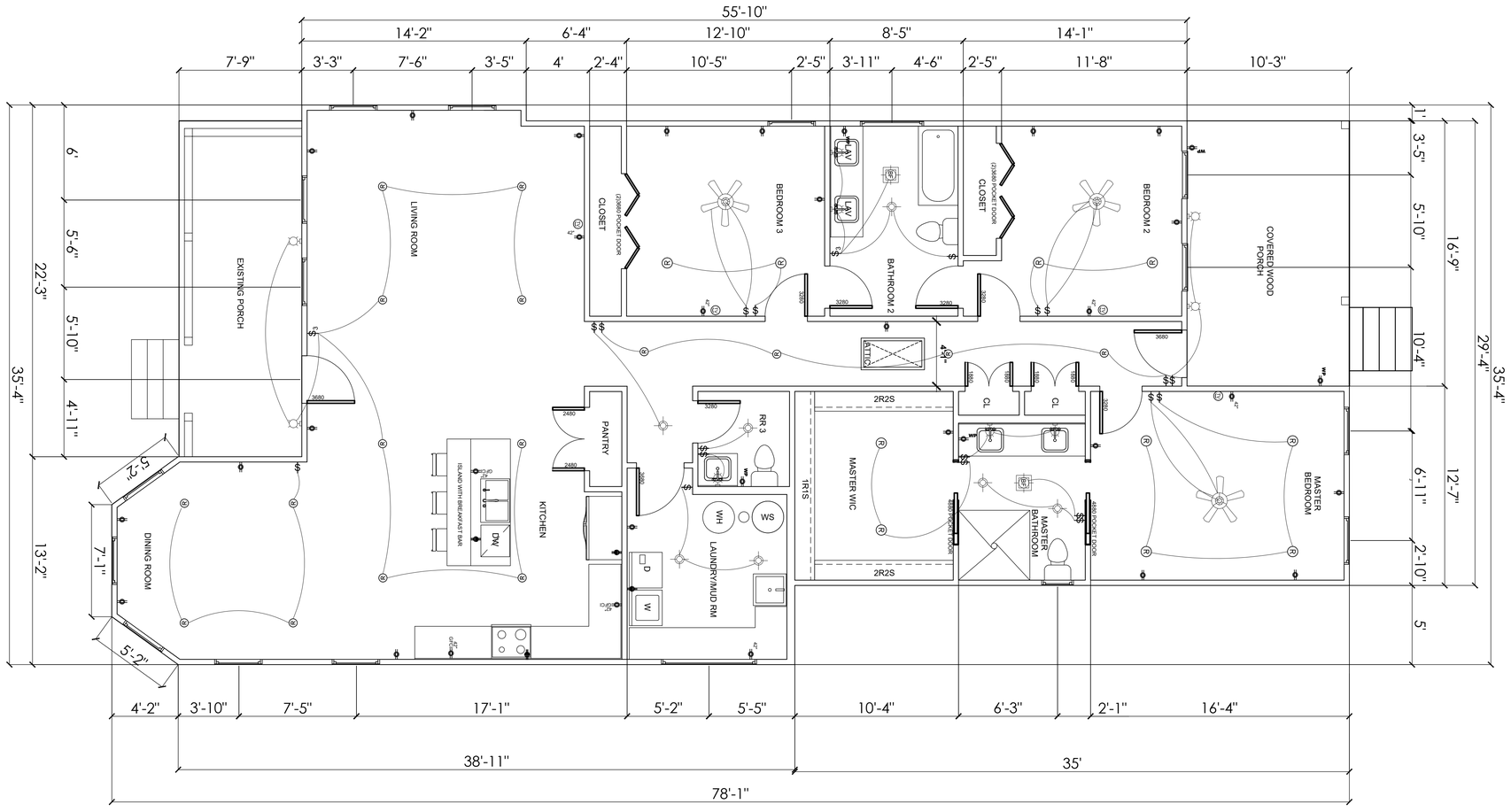
CHECKED BY: F.D.L.

DATE: 9/22/21

COMMENTS:

REVISIONS:

SHEET: A-102-2



1 ELECTRICAL PLAN

SCALE: 1/4 = 1'-0

ELECTRICAL LEGEND

Symbol	Descriptions
	110V Wall duplex outlet
WP	110V Wall duplex outlet (Waterproof)
	220V Wall outlet
	Ceiling mounted outlet
GFCI	Duplex outlet w/Ground fault circuit interrupter
	Surface mounted incandescent fixture
R	Recessed 6" dia. incandescent
	Ceiling Lighting Fixture
	Wall Mount Light
$	Single pole light switch
$3	3-Way light switch
$4	4-Way light switch
	Circuit
	Ceiling fan with light fixture
BF	Ceiling bath fan
SD	Smoke detector
TV	TV
P.B.	PUSH BUTTON DOORBELL

NOTES:
-ANY ELECT., INTERCOM, SURVEILLANCE, SOUND SYSTEM, COLORS & MATERIALS TO BE DISCUSSED BEFORE CONSTRUCTION BEGINS.

-VERIFY LIGHTING LOCATIONS AT JOBSITE.

-COORDINATE LOCATION OF A/C PAD(S) AT JOBSITE AND PROVIDE 220V ELECTRICAL CONNECTION.

NORTH

DESIGNER :

Zoning, Design Permitting Inspections Certificate of Occupancy
ONE STOP CODE CONSULTING, LLC
1650 W. HUISACHE-STE. SAN ANTONIO, TEXAS, 78201
Phone: (210) 776-8219 kleleon@onestopcode.net

BURLESON RESIDENCE
806 BURLESON
SAN ANTONIO, TX 78202

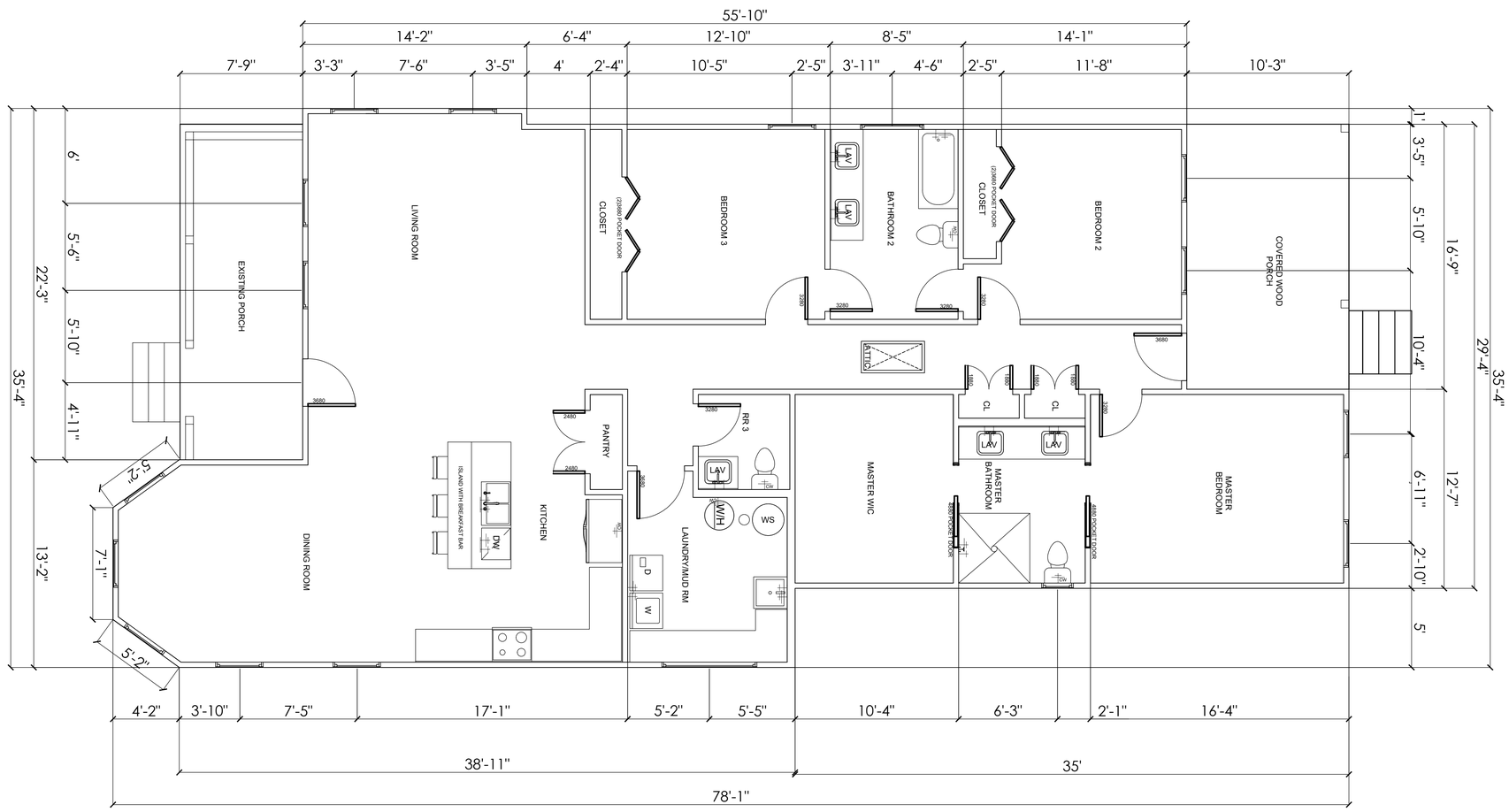
DRAWN BY: K.F.L.
CHECKED BY: F.D.L.
DATE: 4/16/21

COMMENTS:

REVISIONS:

SHEET:

A-103



1 PLUMBING PLAN

SCALE: 1/4 = 1'-0

NOTES

1. PLUMBING ROUGH IN DIMENSIONS SHOWN ON PLAN ARE APPROXIMATE. GENERAL CONTRACTOR TO VERIFY AND COMFIRM BEFORE POURING SLAB

PLUMBING LEGEND

W/H	WATER HEATER	CW	COLD WATER TO REF.
			HOT & COLD WATER
	SHOWER HEAD	FD	FLOOR DRAIN
HB	HOSE BIB/FAUCET	GAS	GAS LINE

NORTH

DESIGNER :

Zoning, Design Permitting Inspections Certificate of Occupancy
ONE STOP CODE CONSULTING, LLC
1650 W. HUISACHE AVE. SAN ANTONIO, TEXAS, 78201
Phone: (210) 778-8219 kfelece@onestopcode.net

BURLESON RESIDENCE

806 BURLESON
SAN ANTONIO, TX 78202

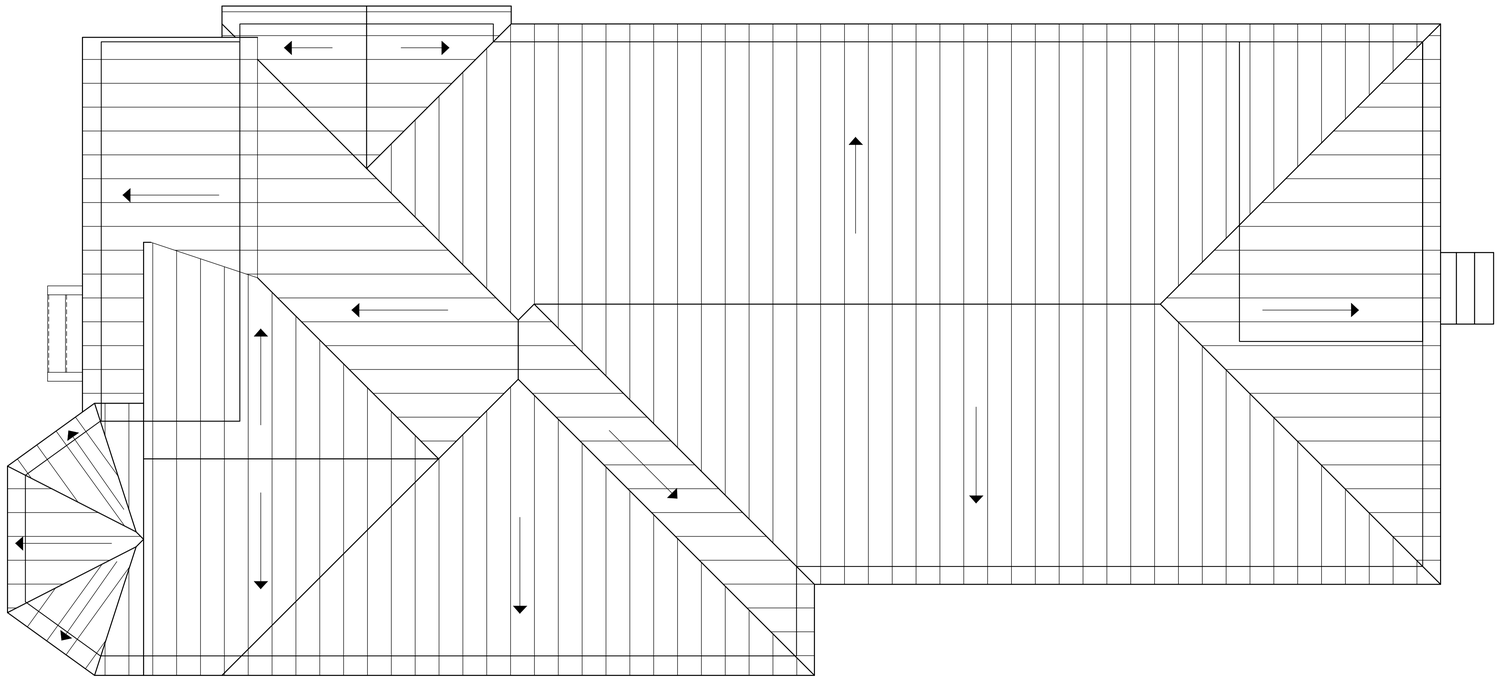
DRAWN BY:	K.F.L.
CHECKED BY:	F.D.L.
DATE:	4/16/21

COMMENTS:

REVISIONS:

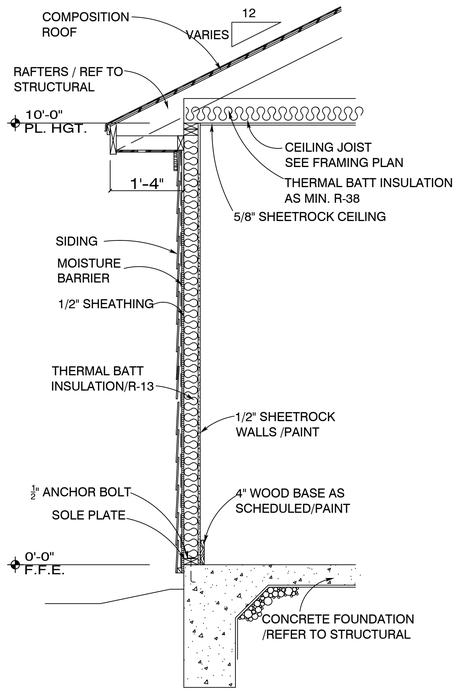
SHEET:

A-104



1 ROOF PLAN
SCALE: 1/4 = 1'-0

ID	MEMBER	SIZE	SPECIE
1	SHEATHING	$\frac{7}{16}$" x 4' x 8'	OSB RADIANT BARRIER
2	FELT	No.30	ASPHALT
3	ASPHALT SHINGLES	17 - 1/4" x 13"	25 YEARS



2 TYPICAL WALL SECTION
SCALE: N.T.S.

NORTH

DESIGNER :

Zoning, Design Permitting Inspections Certificate of Occupancy
ONE STOP CODE CONSULTING, LLC
1650 W. HUISACHE AVE. SAN ANTONIO, TEXAS, 78201
Phone: (210) 778-8219 kleleon@onestopcode.net

BURLESON RESIDENCE
806 BURLESON
SAN ANTONIO, TX 78202

DRAWN BY:	K.F.L.
CHECKED BY:	F.D.L.
DATE:	4/16/21

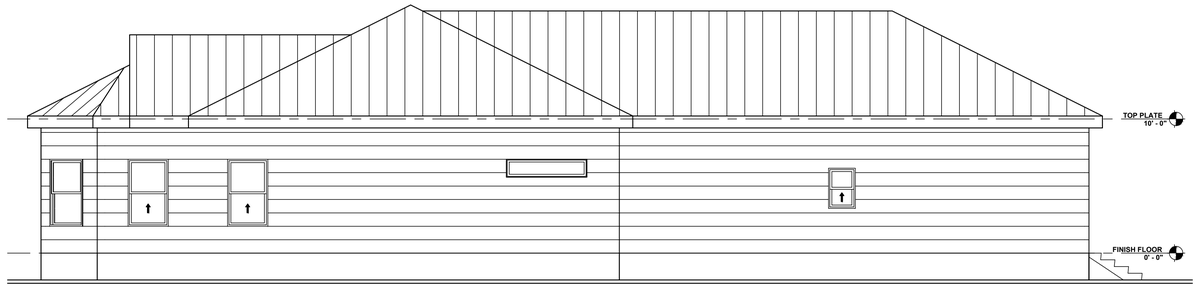
COMMENTS:

REVISIONS:

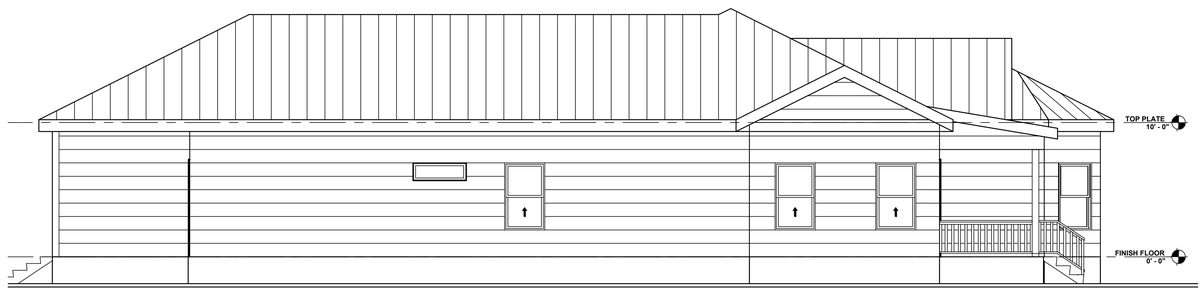
SHEET:

A-105

1 FRONT ELEVATION
SCALE: 3/16 = 1'-0



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



3 LEFT ELEVATION
SCALE: 3/16 = 1'-0

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

ELEVATIONS
SCALE: 3/16 = 1'-0

NORTH

DESIGNER :
Zoning, Design Permitting Inspections Certificate of Occupancy
ONE STOP CODE CONSULTING, LLC
1950 W. HUISACHE AVE. SAN ANTONIO, TEXAS, 78201
Phone: (210) 778-8219 fdeleon@onestopcode.net

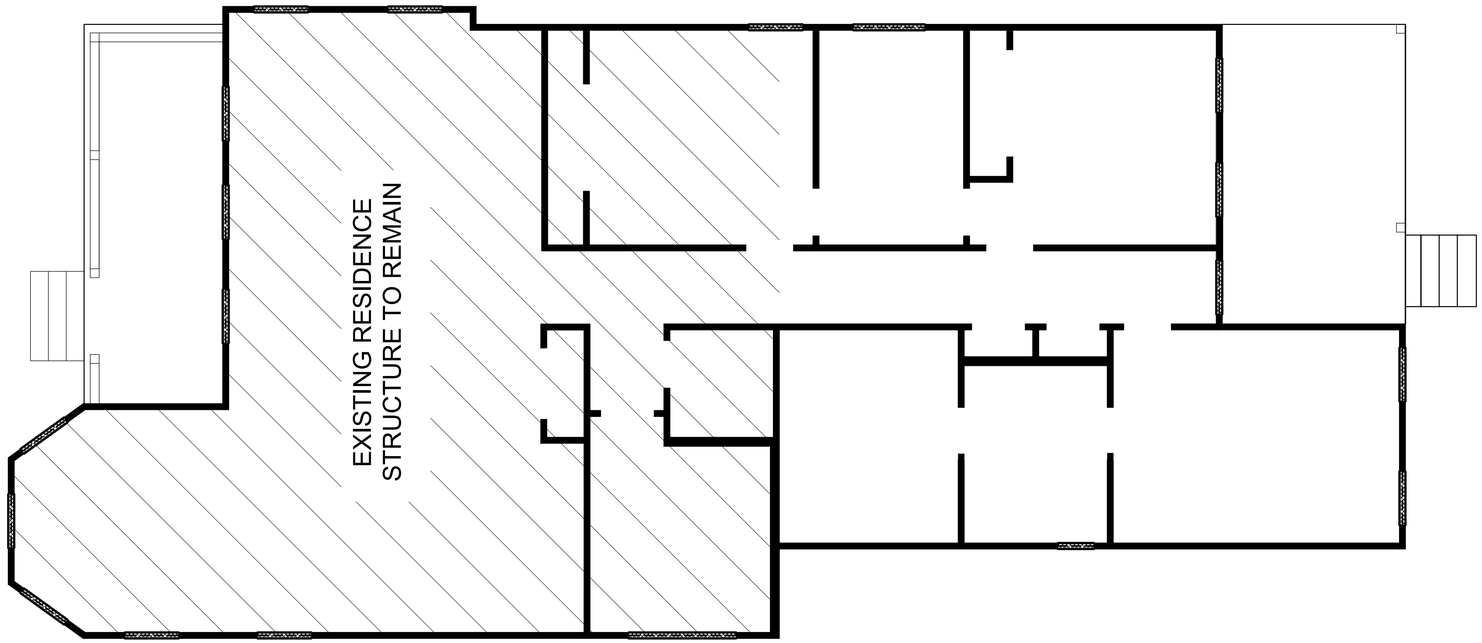
BURLESON RESIDENCE
806 BURLESON
SAN ANTONIO, TX 78202

DRAWN BY: K.F.L.
CHECKED BY: F.D.L.
DATE: 4/29/21

COMMENTS:

REVISIONS:

SHEET:
A-106



1 THERMAL ENVELOPE & AIR BARRIER PLAN
SCALE: 1/4 = 1'-0

LEGEND

THERMAL ENVELOPE

AIR BARRIER

NORTH

DESIGNER :

Zoning, Design Permitting Inspections Certificate of Occupancy
ONE STOP CODE CONSULTING, LLC
1650 W. HWY 46-CHE-NYE, SAN ANTONIO, TEXAS, 78201
Phone: (210) 778-8219 kelleon@onestopcode.net

BURLESON RESIDENCE
806 BURLESON
SAN ANTONIO, TX 78202

DRAWN BY: **K.F.L.**
CHECKED BY: **F.D.L.**
DATE: 4/16/21

COMMENTS:

REVISIONS:

SHEET:

A-107

Doors

Exterior Wood Window panel Door

x2

**Clear Glass
** Round door knob
**White Color

Exterior Colors

MAIN/ BODY	Sherwin Williams (Extra White) SW7006
TRIM	Sherwin Williams (Grey Clouds) SW7658
ROOF	Galvalume Silver

Windows

All Wood Single Hung

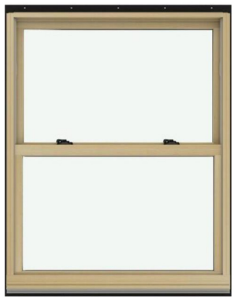
x14

Wood Elongated Awning Window

x1

All Wood Single Hung

x1



Wood Elongated Awning Window

x1

Back to Quote

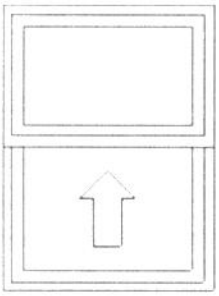
LOWE'S
NEVER STOP IMPROVING

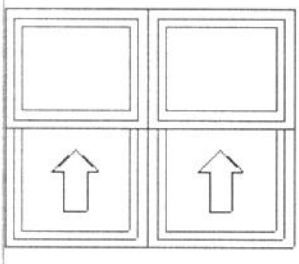
Date: 10/11/2021

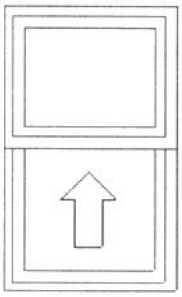
LOWE'S HOME CENTERS, LLC #1579
1200 NORTH F.M. 1604 WEST
SAN ANTONIO, TX 78248-4502
USA
(210) 764-8082

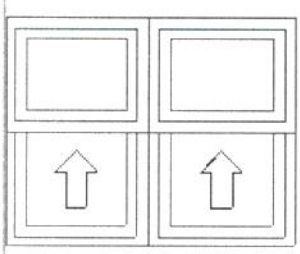
SPECIAL ORDER
Pedido especial

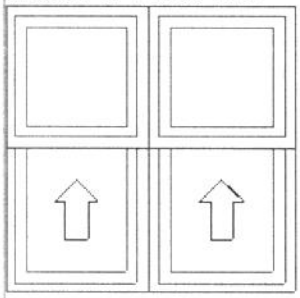
Project #:	703241274	Description:	Windows
Customer Name:	YAUDAT KURI		
Customer Phone:	(210) 844-0710		
Customer Address:	STORE SALES SAN ANTONIO, TX 78248 USA		

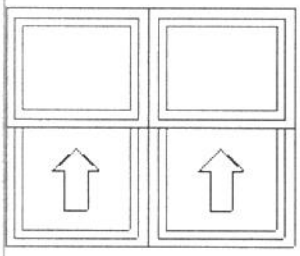
Line Item Frame Size	Product Code Description	Unit Price	Quantity	Total Price
0013 Actual Frame Size: 43 1/2-in W x 59 1/2-in H Size: 44-in W x 60-in H 	**Manufacturer:** JELD-WEN Vinyl Windows & Patio Doors - West Division: Millwork Product: Windows Type: Single Hungs Product Configuration Option: Custom Configurations (All options available) Product Type: Single Hung Window Product Configuration: 1 Wide Configuration Option: Custom Configuration Product Line: V-2500 Vinyl Product Model: Tilt Style: Rectangle Regional Compliance: US National-AAMA Rating: PG20, DP+20/-20 Frame Type: Nail Fin (1 1/4-in setback) Frame Color - Exterior: White Frame Color - Interior: White Fits Rough Opening Width: 44-in Fits Rough Opening Height: 60-in Actual Frame Width: 43 1/2-in Actual Frame Height: 59 1/2-in Vent Height: 30-in STC OITC Rating: Standard Glazing: Insulated Low-E: Low-E	**$274.37**	3	**$823.11**

	Glass Color/Texture: Clear Glass Type: Standard IG Upgrades: Argon Elevation: 0 - 3500 feet Glass Thickness: Standard Default Thickness Screen Options: Standard Screen Frame Screen Mesh Type: Fiberglass Mesh Lock Type: Cam Lock(s) Number of Locks: 2 Locks Hardware Finish - Interior: White Lead Time: 49 Days Item Number: 86560 **Windows drawn as seen from the exterior.** *** 15% off All Windows & Patio Doors 10/7/21 - 10/27/21 ***			
0014 Actual Frame Size: 71 1/2-in W x 59 1/2-in H Size: 72-in W x 60-in H 	**Manufacturer:** JELD-WEN Vinyl Windows & Patio Doors - West Division: Millwork Product: Windows Type: Single Hungs Product Configuration Option: Custom Configurations (All options available) Product Type: Single Hung Window Product Configuration: 2 Wide Configuration Option: Standard Configuration Product Line: V-2500 Vinyl Product Model: Tilt Style: Rectangle Regional Compliance: US National-AAMA Rating: PG20, DP+20/-20 Frame Type: Nail Fin (1 1/4-in setback) Frame Color - Exterior: White Frame Color - Interior: White Fits Rough Opening Width: 72-in Fits Rough Opening Height: 60-in Actual Frame Width: 71 1/2-in Actual Frame Height: 59 1/2-in Mull Division: Evenly Divided RO Left Unit Width: 36-in Vent Height: 30-in STC OITC Rating: Standard Glazing: Insulated Low-E: Low-E Glass Color/Texture: Clear Glass Type: Standard IG Upgrades: Argon Elevation: 0 - 3500 feet Lock Type: Cam Lock(s) Hardware Finish - Interior: White A1 Product Type: Single Hung Window	**$512.55**	1	**$512.55**

	A1 Regional Compliance: US National-AAMA A1 Rating: PG20, DP+20/-20 A1 Select Glass Thickness: Standard Default Thickness A1 Number of Locks: 2 Locks A1 Drywall Unit: Not a Drywall Unit Lead Time: 49 Days Item Number: 86560 **Windows drawn as seen from the exterior.** *** 15% off All Windows & Patio Doors 10/7/21 - 10/27/21 ***			
0015 Actual Frame Size: 35 1/2-in W x 59 1/2-in H Size: 36-in W x 60-in H 	**Manufacturer:** JELD-WEN Vinyl Windows & Patio Doors - West Division: Millwork Product: Windows Type: Single Hungs Product Configuration Option: Custom Configurations (All options available) Product Type: Single Hung Window Product Configuration: 1 Wide Configuration Option: Custom Configuration Product Line: V-2500 Vinyl Product Model: Tilt Style: Rectangle Regional Compliance: US National-AAMA Rating: PG20, DP+20/-20 Frame Type: Nail Fin (1 1/4-in setback) Frame Color - Exterior: White Frame Color - Interior: White Fits Rough Opening Width: 36-in Fits Rough Opening Height: 60-in Actual Frame Width: 35 1/2-in Actual Frame Height: 59 1/2-in Vent Height: 30-in STC OITC Rating: Standard Glazing: Insulated Low-E: Low-E Glass Color/Texture: Clear Glass Type: Standard IG Upgrades: Argon Elevation: 0 - 3500 feet Glass Thickness: Standard Default Thickness Screen Options: Standard Screen Frame Screen Mesh Type: Fiberglass Mesh Lock Type: Cam Lock(s) Number of Locks: 2 Locks Hardware Finish - Interior: White Lead Time: 49 Days Item Number: 86560 **Windows drawn as seen from the exterior.** *** 15% off All Windows & Patio Doors 10/7/21 -	**$232.78**	3	**$698.34**

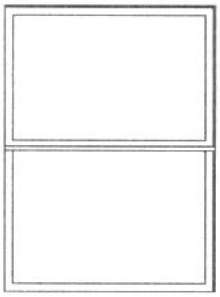
	10/27/21 ***			
0016 Actual Frame Size: 59 1/2-in W x 47 1/2-in H Size: 60-in W x 48-in H 	**Manufacturer:** JELD-WEN Vinyl Windows & Patio Doors - West Division: Millwork Product: Windows Type: Single Hungs Product Configuration Option: Custom Configurations (All options available) Product Type: Single Hung Window Product Configuration: 2 Wide Configuration Option: Standard Configuration Product Line: V-2500 Vinyl Product Model: Tilt Style: Rectangle Regional Compliance: US National-AAMA Rating: PG20, DP+20/-20 Frame Type: Nail Fin (1 1/4-in setback) Frame Color - Exterior: White Frame Color - Interior: White Fits Rough Opening Width: 60-in Fits Rough Opening Height: 48-in Actual Frame Width: 59 1/2-in Actual Frame Height: 47 1/2-in Mull Division: Evenly Divided RO Left Unit Width: 30-in Vent Height: 24-in STC OITC Rating: Standard Glazing: Insulated Low-E: Low-E Glass Color/Texture: Clear Glass Type: Standard IG Upgrades: Argon Elevation: 0 - 3500 feet Lock Type: Cam Lock(s) Hardware Finish - Interior: White A1 Product Type: Single Hung Window A1 Regional Compliance: US National-AAMA A1 Rating: PG20, DP+20/-20 A1 Select Glass Thickness: Standard Default Thickness A1 Number of Locks: 2 Locks A1 Drywall Unit: Not a Drywall Unit Lead Time: 49 Days Item Number: 86560 **Windows drawn as seen from the exterior.** *** 15% off All Windows & Patio Doors 10/7/21 - 10/27/21 ***	**$423.69**	2	**$847.38**
0017	**Manufacturer:** JELD-WEN Vinyl Windows & Patio Doors - West Division: Millwork	**$467.05**	1	**$467.05**

Actual Frame Size: 59 1/2-in W x 59 1/2-in H Size: 60-in W x 60-in H 	Product: Windows Type: Single Hungs Product Configuration Option: Custom Configurations (All options available) Product Type: Single Hung Window Product Configuration: 2 Wide Configuration Option: Custom Configuration Product Line: V-2500 Vinyl Product Model: Tilt Style: Rectangle Regional Compliance: US National-AAMA Rating: PG20, DP+20/-20 Frame Type: Nail Fin (1 1/4-in setback) Frame Color - Exterior: White Frame Color - Interior: White Fits Rough Opening Width: 60-in Fits Rough Opening Height: 60-in Actual Frame Width: 59 1/2-in Actual Frame Height: 59 1/2-in Mull Division: Evenly Divided RO Left Unit Width: 30-in Vent Height: 30-in STC OITC Rating: Standard Glazing: Insulated Low-E: Low-E Glass Color/Texture: Clear Glass Type: Standard IG Upgrades: Argon Elevation: 0 - 3500 feet Screen Options: Standard Screen Frame Screen Mesh Type: Fiberglass Mesh Lock Type: Cam Lock(s) Hardware Finish - Interior: White A1 Product Type: Single Hung Window A1 Regional Compliance: US National-AAMA A1 Rating: PG20, DP+20/-20 A1 Select Glass Thickness: Standard Default Thickness A1 Number of Locks: 2 Locks A1 Drywall Unit: Not a Drywall Unit Lead Time: 49 Days Item Number: 86560 **Windows drawn as seen from the exterior.** *** 15% off All Windows & Patio Doors 10/7/21 - 10/27/21 ***			
0018 Actual Frame Size: 71 1/2-in W x 59 1/2-in H Size: 72-in W x 60-in H	**Manufacturer:** JELD-WEN Vinyl Windows & Patio Doors - West Division: Millwork Product: Windows Type: Single Hungs Product Configuration Option: Custom Configurations	**$512.55**	1	**$512.55**



(All options available)
Product Type: Single Hung Window
Product Configuration: 2 Wide
Configuration Option: Standard Configuration
Product Line: V-2500 Vinyl
Product Model: Tilt
Style: Rectangle
Regional Compliance: US National-AAMA
Rating: PG20, DP+20/-20
Frame Type: Nail Fin (1 1/4-in setback)
Frame Color - Exterior: White
Frame Color - Interior: White
Fits Rough Opening Width: 72-in
Fits Rough Opening Height: 60-in
Actual Frame Width: 71 1/2-in
Actual Frame Height: 59 1/2-in
Mull Division: Evenly Divided
RO Left Unit Width: 36-in
Vent Height: 30-in
STC OITC Rating: Standard
Glazing: Insulated
Low-E: Low-E
Glass Color/Texture: Clear
Glass Type: Standard
IG Upgrades: Argon
Elevation: 0 - 3500 feet
Lock Type: Cam Lock(s)
Hardware Finish - Interior: White
A1 Product Type: Single Hung Window
A1 Regional Compliance: US National-AAMA
A1 Rating: PG20, DP+20/-20
A1 Select Glass Thickness: Standard Default Thickness
A1 Number of Locks: 2 Locks
A1 Drywall Unit: Not a Drywall Unit
Lead Time: 49 Days
Item Number: 86560
Windows drawn as seen from the exterior.
*** 15% off All Windows & Patio Doors 10/7/21 - 10/27/21 ***

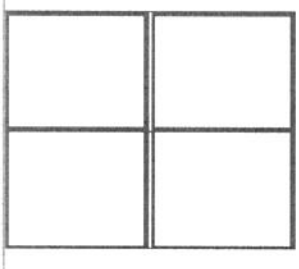
0001
Size = 44-in W x 60-in H

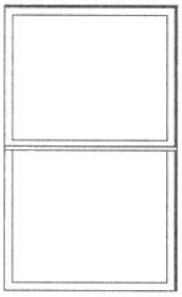


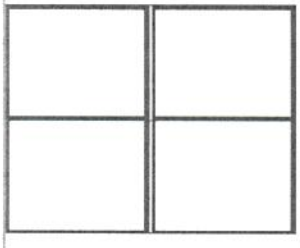
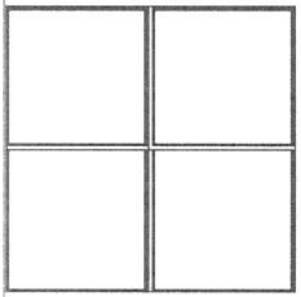
Manufacturer: Reliabilt by Atrium

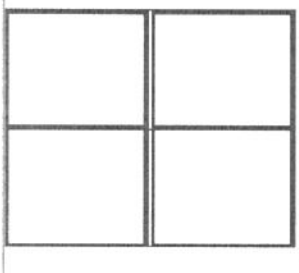
- DP50: Size Tested 36-in x 96-in
DP Code and Florida Approval Code only valid up to window size tested
Division: Millwork
Product: Windows
Type: Single Hungs
Manufacturer: Reliabilt by Atrium
Will this product be installed by Lowe's: Not Installed By Lowe's
Product Type: Single Hungs

$291.24 3 **$873.72**

	Product Line: Replacement Series: 3050 Economy Unit Configuration: Single Unit Sash Configuration: Equal Actual Width: 44-in Actual Height: 60-in Fits Opening Width: 44 1/4-in Fits Opening Height: 60 1/4-in Color: White ***See in-store displays for exact color samples for both interior and exterior color.*** Glass Energy Efficiency: Ultra Low-E w/ Argon Glass Color: Clear ***The graphics present an estimation of the color and are not a completely accurate representation.*** Glass Strength/Safety: Double Strength Grid Type: No Grids Grid Style: No Grids Hardware Color: Color Matched Screen: Half Screen Screen Shipping Option: Installed in Window Breather Tubes: No Extended Coverage: None Lead Time: 15 Days Item Number: 362170			
0002 Size = 72-in W x 60-in H 	**Manufacturer:** Reliabilt by Atrium - DP50: Size Tested 36-in x 96-in ***DP Code and Florida Approval Code only valid up to window size tested*** Division: Millwork Product: Windows Type: Single Hungs Manufacturer: Reliabilt by Atrium Will this product be installed by Lowe's: Not Installed By Lowe's Product Type: Single Hungs Product Line: Replacement Series: 3050 Economy Unit Configuration: Twin Units Composite Direction: XX Sash Configuration: Equal Actual Width: 72-in Actual Height: 60-in Fits Opening Width: 72 1/4-in Fits Opening Height: 60 1/4-in Color: White ***See in-store displays for exact color samples for both interior and exterior color.*** Glass Energy Efficiency: Ultra Low-E w/ Argon Glass Color: Clear	**$584.11**	1	**$584.11**

	The graphics present an estimation of the color and are not a completely accurate representation. Glass Strength/Safety: Double Strength Grid Type: No Grids Grid Style: No Grids Hardware Color: Color Matched Screen: Half Screen Screen Shipping Option: Installed in Window Breather Tubes: No Extended Coverage: None Lead Time: 15 Days Item Number: 362170			
0009 Size = 36-in W x 60-in H 	**Manufacturer:** Reliabilt by Atrium - DP50: Size Tested 36-in x 96-in ***DP Code and Florida Approval Code only valid up to window size tested*** Division: Millwork Product: Windows Type: Single Hungs Manufacturer: Reliabilt by Atrium Will this product be installed by Lowe's: Not Installed By Lowe's Product Type: Single Hungs Product Line: Replacement Series: 3050 Economy Unit Configuration: Single Unit Sash Configuration: Equal Actual Width: 36-in Actual Height: 60-in Fits Opening Width: 36 1/4-in Fits Opening Height: 60 1/4-in Color: White ***See in-store displays for exact color samples for both interior and exterior color.*** Glass Energy Efficiency: Ultra Low-E w/ Argon Glass Color: Clear ***The graphics present an estimation of the color and are not a completely accurate representation.*** Glass Strength/Safety: Double Strength Grid Type: No Grids Grid Style: No Grids Hardware Color: Color Matched Screen: Half Screen Screen Shipping Option: Installed in Window Breather Tubes: No Extended Coverage: None Lead Time: 15 Days Item Number: 362170	**$275.20**	3	**$825.60**

0010 Size = 60-in W x 48-in H 	**Manufacturer:** Reliabilt by Atrium - DP50: Size Tested 36-in x 96-in ***DP Code and Florida Approval Code only valid up to window size tested*** Division: Millwork Product: Windows Type: Single Hungs Manufacturer: Reliabilt by Atrium Will this product be installed by Lowe's: Not Installed By Lowe's Product Type: Single Hungs Product Line: Replacement Series: 3050 Economy Unit Configuration: Twin Units Composite Direction: XX Sash Configuration: Equal Actual Width: 60-in Actual Height: 48-in Fits Opening Width: 60 1/4-in Fits Opening Height: 48 1/4-in Color: White ***See in-store displays for exact color samples for both interior and exterior color.*** Glass Energy Efficiency: Ultra Low-E w/ Argon Glass Color: Clear ***The graphics present an estimation of the color and are not a completely accurate representation.*** Glass Strength/Safety: Double Strength Grid Type: No Grids Grid Style: No Grids Hardware Color: Color Matched Screen: Half Screen Screen Shipping Option: Installed in Window Breather Tubes: No Extended Coverage: None Lead Time: 15 Days Item Number: 362170	**$534.77**	2	**$1,069.54**
0011 Size = 60-in W x 60-in H 	**Manufacturer:** Reliabilt by Atrium - DP50: Size Tested 36-in x 96-in ***DP Code and Florida Approval Code only valid up to window size tested*** Division: Millwork Product: Windows Type: Single Hungs Manufacturer: Reliabilt by Atrium Will this product be installed by Lowe's: Not Installed By Lowe's Product Type: Single Hungs Product Line: Replacement	**$554.51**	1	**$554.51**

	Series: 3050 Economy Unit Configuration: Twin Units Composite Direction: XX Sash Configuration: Equal Actual Width: 60-in Actual Height: 60-in Fits Opening Width: 60 1/4-in Fits Opening Height: 60 1/4-in Color: White ***See in-store displays for exact color samples for both interior and exterior color.*** Glass Energy Efficiency: Ultra Low-E w/ Argon Glass Color: Clear ***The graphics present an estimation of the color and are not a completely accurate representation.*** Glass Strength/Safety: Double Strength Grid Type: No Grids Grid Style: No Grids Hardware Color: Color Matched Screen: Half Screen Screen Shipping Option: Installed in Window Breather Tubes: No Extended Coverage: None Lead Time: 15 Days Item Number: 362170		
0012 Size = 72-in W x 60-in H 	**Manufacturer:** Reliabilt by Atrium - DP50: Size Tested 36-in x 96-in ***DP Code and Florida Approval Code only valid up to window size tested*** Division: Millwork Product: Windows Type: Single Hungs Manufacturer: Reliabilt by Atrium Will this product be installed by Lowe's: Not Installed By Lowe's Product Type: Single Hungs Product Line: Replacement Series: 3050 Economy Unit Configuration: Twin Units Composite Direction: XX Sash Configuration: Equal Actual Width: 72-in Actual Height: 60-in Fits Opening Width: 72 1/4-in Fits Opening Height: 60 1/4-in Color: White ***See in-store displays for exact color samples for both interior and exterior color.*** Glass Energy Efficiency: Ultra Low-E w/ Argon Glass Color: Clear	**$584.11**	**$584.11**

	The graphics present an estimation of the color and are not a completely accurate representation. Glass Strength/Safety: Double Strength Grid Type: No Grids Grid Style: No Grids Hardware Color: Color Matched Screen: Half Screen Screen Shipping Option: Installed in Window Breather Tubes: No Extended Coverage: None Lead Time: 15 Days Item Number: 362170	

Project Total: **$8,352.57**

Salesperson: DANNY JIMENEZ (S1579DJ2)

Accepted by: _____ Date: 10/11/2021

Print Detailed Quote

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer. **** Special order configured products are subject to a 20% restocking fee if returned. ****