

BURNET RESIDENCE

814 BURNET ST, SAN ANTONIO, TX 78202



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SURVEY

DESIGNER DOES NOT HAVE ANY RESPONSIBILITY FOR THE COORDINATION OR WORK OF ANY SURVEYORS USED ON THE DESIGN OR CONSTRUCTION OF THIS PROJECT. OWNER AND/OR GC TO ENGAGE LICENSED SURVEYOR FOR THE FORM SURVEY, LOCATION OF SETBACKS & EASEMENTS AND PROPERTY LINE LOCATIONS AS APPROPRIATE. THE SUPERVISION OF SAID SURVEYOR IS NOT INCLUDED IN THE DESIGN SERVICES RENDERED.

ENGINEER

DESIGNER DOES NOT HAVE ANY RESPONSIBILITY FOR THE COORDINATION OR WORK OF ANY ENGINEERS USED ON THE DESIGN OR CONSTRUCTION OF THIS PROJECT. OWNER AND/OR GC TO ENGAGE LICENSED ENGINEER FOR THE ENGINEERING DESIGN OF ALL CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING AND OTHER SYSTEMS AS APPROPRIATE. THE SUPERVISION OF SAID ENGINEERING IS NOT INCLUDED IN THE DESIGN SERVICES RENDERED.

LANDSCAPE

DESIGNER DOES NOT HAVE ANY RESPONSIBILITY FOR THE COORDINATION OR WORK OF ANY LANDSCAPE USED ON THE DESIGN OR CONSTRUCTION OF THIS PROJECT. OWNER AND/OR GC TO ENGAGE LICENSED LANDSCAPE DESIGNER FOR THE DESIGN OF ANY WORK DESIRED, INCLUDING BUT NOT LIMITED TO PLANTINGS, TURFS, HARDSCAPES, AND IRRIGATION DESIGN.

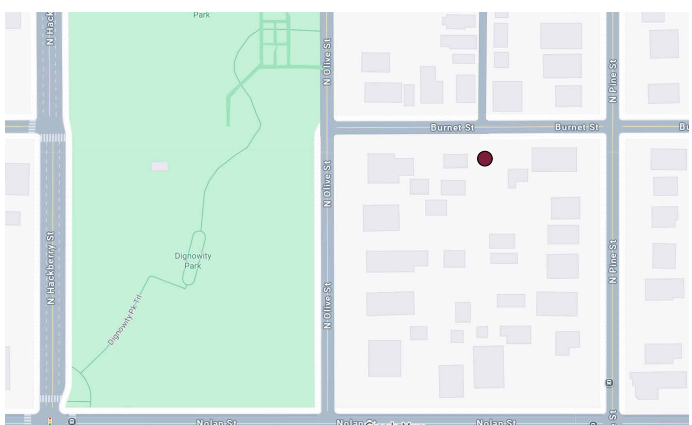
DESIGNER

BOX STUDIO DESIGNS

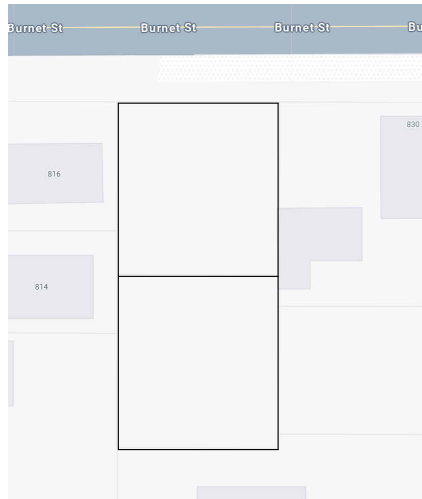
BUILDING CODES

2024 BUILDING CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2024 INTERNATIONAL PLUMBING CODE
2024 INTERNATIONAL MECHANICAL CODE
2021 NATIONAL ELECTRICAL CODE
2024 INTERNATIONAL FIRE CODE

SITE MAP



AREA MAP



GENERAL NOTES

- A. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIAL INCLUDING THOSE FURNISHED BY SUB-CONTRACTORS.
- B. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE BUILDING CODE AND ALL LOCAL CODES.
- C. THE CONTRACTOR SHALL REPORT TO THE DESIGNER ANY ERROR INCONSISTENCIES, OR OMISSION HE/SHE MAY DISCOVER. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION WHICH HAS NOT BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
- D. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF WORK.
- E. CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED BY THE CITY OR GOVERNING AGENCIES.
- F. CITY APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.

- G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL JOB IS COMPLETED.
- H. ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS BE LEFT IN A CLEAN BROOM CONDITION AT ALL TIMES.
- I. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER, OR INFERIOR MATERIAL OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE (1) YEAR AFTER COMPLETION.
- J. CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, REGULATIONS, AND STATE DEPARTMENT OF INDUSTRIAL REGULATIONS, DIVISION OF INDUSTRIAL SAFETY (O.S.H.A.) REGULATIONS.
- K. CONTRACTOR SHALL REFER AND CROSS-CHECK DETAILS, DIMENSIONS, NOTES AND ALL REQUIREMENTS ON THE THIS SET OF DRAWINGS WITH THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS.
- L. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE SAFETY OF THE OWNER'S, EMPLOYEE'S, WORKMEN, AND ALL OTHERS AT LEAST DURING PROJECT CONSTRUCTION.
- M. PROVIDE ALL NECESSARY BLOCKING, BACKING, SLEEVES, FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, A/C EQUIPMENT, COUNTERS, HANDRAILS, RAILS, AND ALL OTHER ITEMS REQUIRING SAME.
- O. ATTIC A/C UNIT PROVIDE REQ. ELEC. AND OR GAS W/ OVERFLOW PAN TO OUTSIDE ON PLYWD. DECKING. INSTALL AS PER LOCAL LOCAL.

- P. BULLNOSE SHEETROCK @ ALL ARCHES AND TRAFFIC AREAS.
- Q. COAX CABLE @ ALL TV & PHONE LOCATIONS.
- R. ALL FRAMING AND STRUCTURAL DESIGN NEEDS TO MEET 90 M.P.H. WIND CRITERIA AS PER SEC. R301.2 (4).
- S. PRESSURE TREATED WOOD OR OTHER APPROVED DECAY-RESISTANT WOOD SILLS, SILL AND SLEEPERS, OR BOTTOM PLATES THAT REST ON CONCRETE OR MASONRY WALLS OR SLABS ON GRADE TO MEET SEC R404.2
- T. HANDRAILS SHALL BE PROVIDED ON ALL STAIRS/STEPS WITH A MINIMUM OF FOUR (4) RISERS AS PER SEC R311.7.8 (MIN. STAIR TREAD 10", MAX. RISER 7 3/4")
- U. OPENINGS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE EQUIPED W/SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICKNESS, OR 20 MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE SECTION R302.5.1
- V. HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2" AS PER SECTION 311.7.8
- W. THE FLOOR PLANS AND DESIGN CONTAINED HEREIN ARE PROPERTY OF DOMINGO SANCHEZ 3 AND MAY NOT BE REPRODUCED, ALL OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER DOMINGO SANCHEZ III.
- X. WE ARE NOT AN ENGINEERING FIRM, WE DO NOT QUALIFY TO BE ONE, NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING, WINDBRACING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED REGARDING FRAMING, WINDBRACING AND FOUNDATION DESIGN.

THIS PLAN AND DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF BOX STUDIO DESIGNS AND MAY NOT BE REPRODUCED, ALL OR IN PART WITHOUT WRITTEN CONSENT FROM BOX STUDIO DESIGNS. BOX STUDIO DESIGNS IS NOT LIABLE FOR ERRORS. IT IS ALSO THE RESPONSIBILITY OF THE BUILDERS / GENERAL CONTRACTORS TO VERIFY THAT THE CONSTRUCTION OF THIS STRUCTURE MEET ALL LOCAL BUILDING CODES.



BOX STUDIO DESIGNS

Client
BURNET RESIDENCE
814 BURNET ST, SAN ANTONIO, TX 78202

Designer
BOX STUDIO DESIGNS
boxstudiodesign@gmail.com

CLIENT:

-

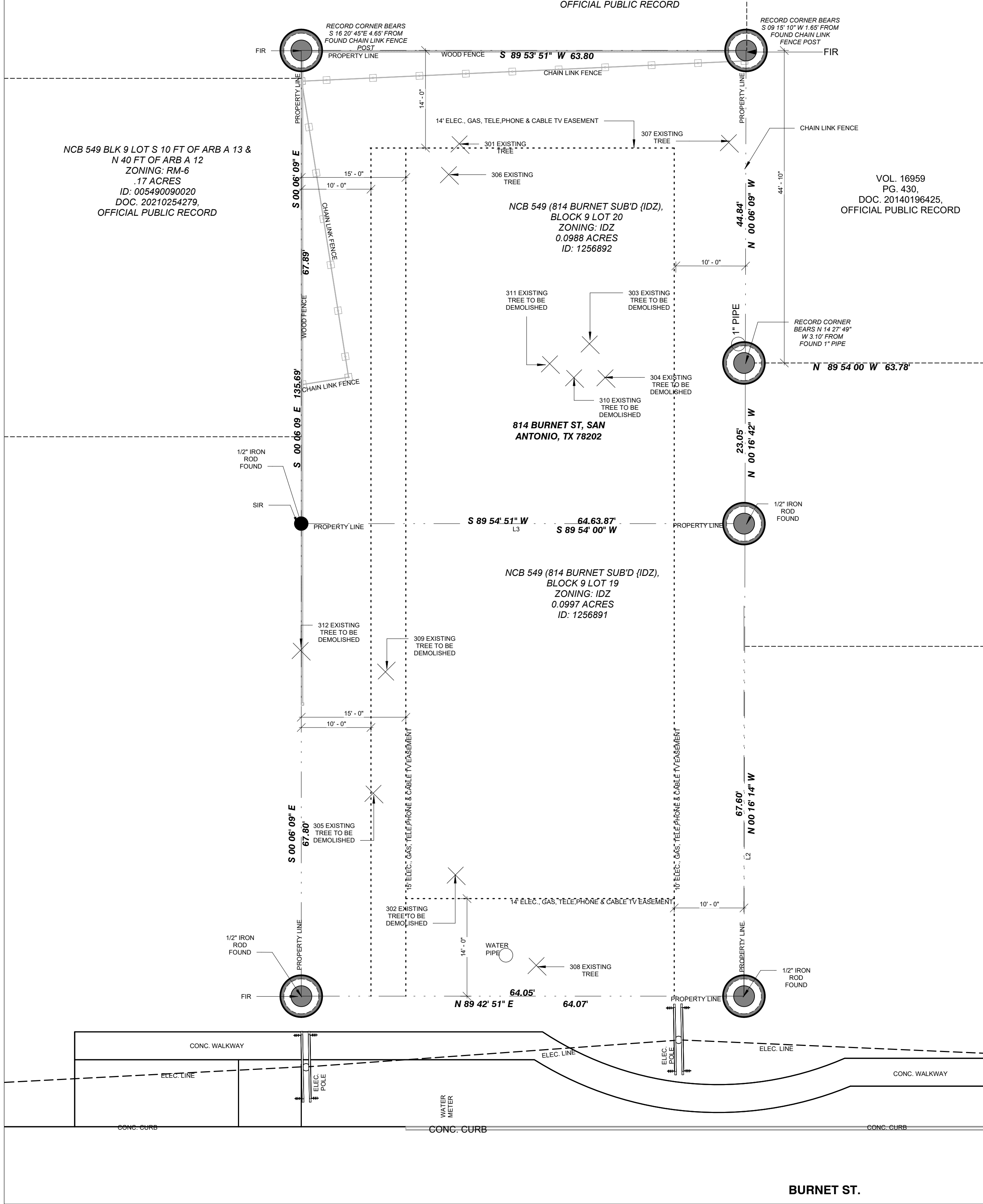
No.	REVISION	DATE

COVER SHEET

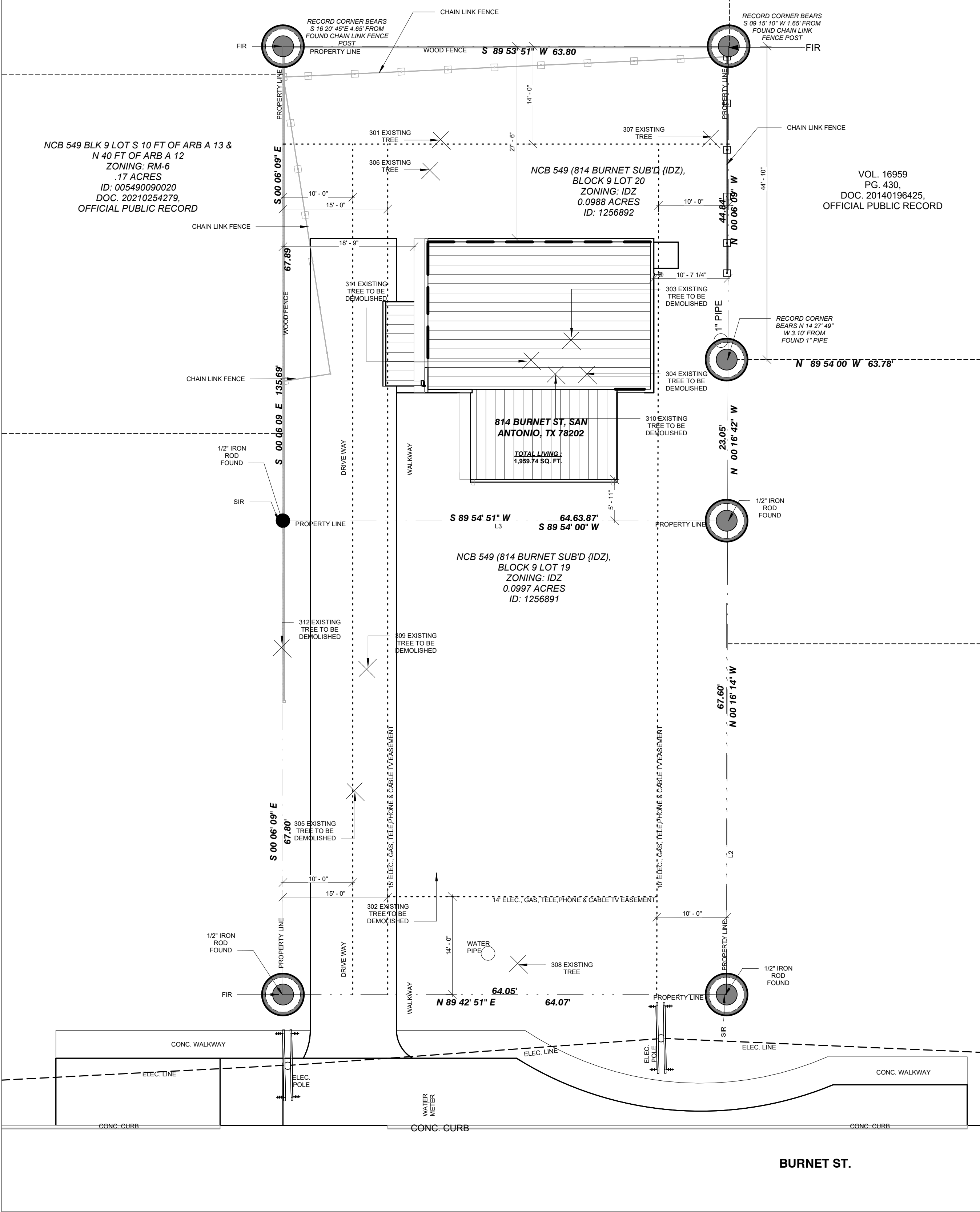
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Date 21/07/2026
Drawn by -
Checked by -

T.01

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1 EXISTING SITE PLAN
1" = 10'-0"



2 NEW SITE PLAN
1" = 10'-0"

TREE NUM.	DBH	SPECIES	TREE NUM.	DBH	SPECIES	TREE NUM.	DBH	SPECIES
301	7.2"	ANACUA CLUSTER	305	16"	TEXAS PECAN	309	24"	ANACUA MULTI TRUNK
302	20"	MULTI TRUCK SUGAR HACKBERRY	306	19"	SUGAR HACKBERRY	310	6"	ANACUA
303	9"	ANACUA	307	14.2"	ANACUA MULTI	311	8.7"	SUGAR HACKBERRY
304	17.5"	ANACUA MULTI TRUNK	308	15"	SUGAR BERRYHACK MULTI TRUNK	312	10"	CHINABERRY



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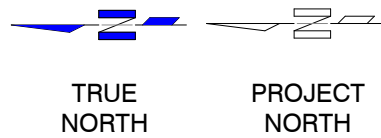
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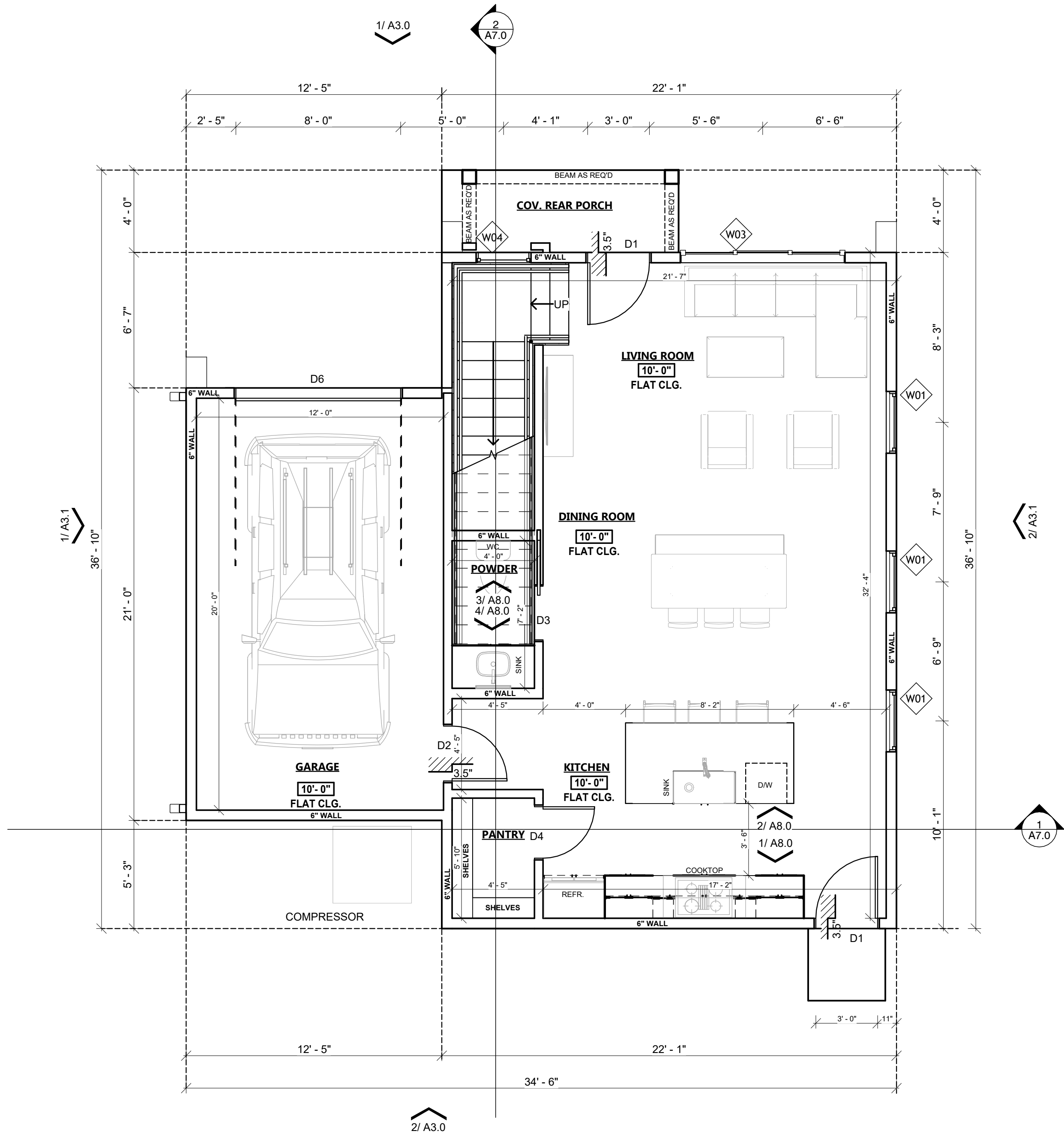
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A1.1
SITE PLAN

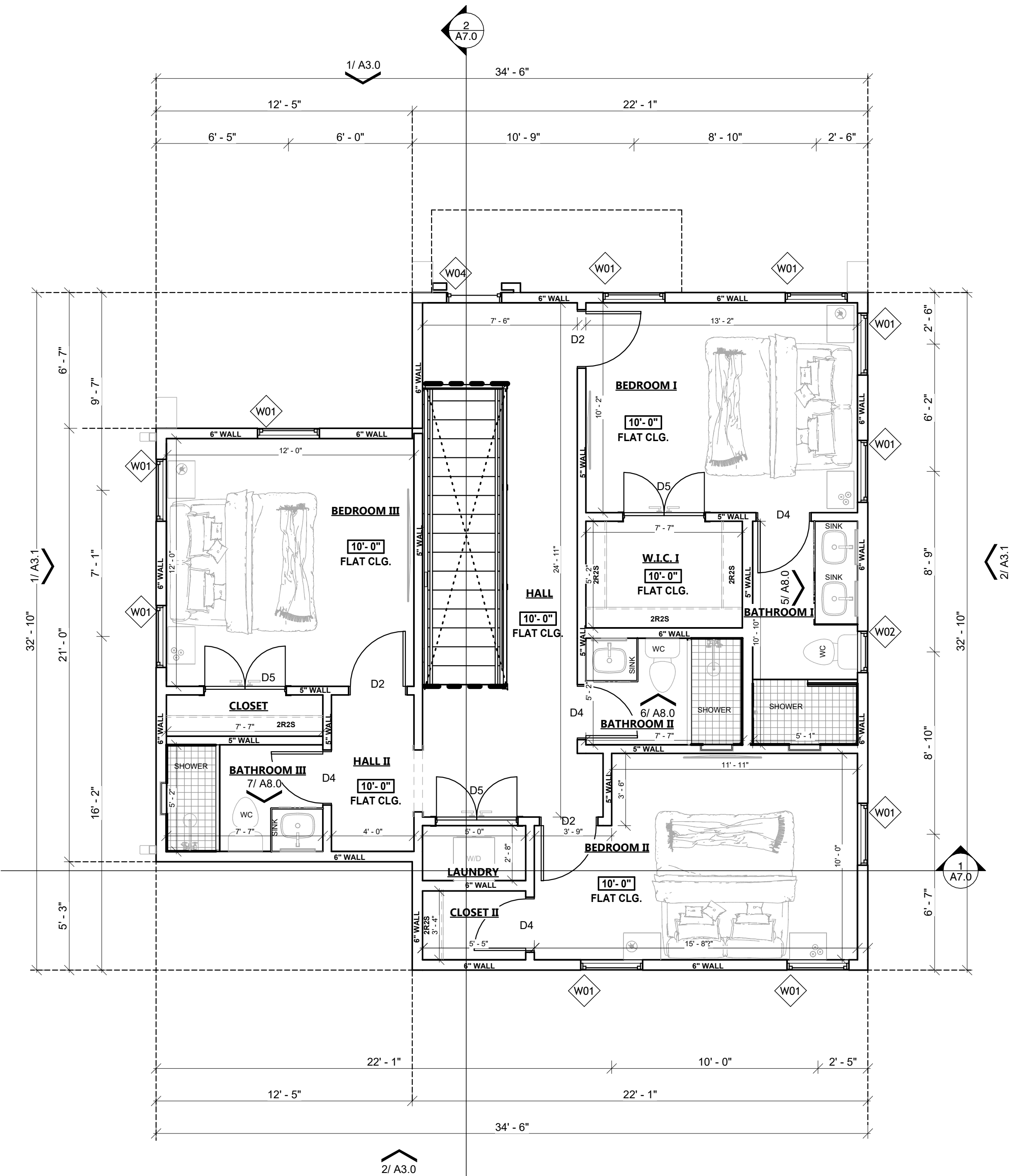
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1 FLOOR PLAN
1/4" = 1'-0"



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



AREA LEGEND (EACH UNIT)		
LOCATION	AREA (SQ.FT)	NOTES
1ST FLOOR LIVING	719.38	CONDITIONED SPACE
2ND FLOOR LIVING	927.87	CONDITIONED SPACE
		CONDITIONED SPACE
	1,647.25	TOTAL CONDITIONED SPACE
GARAGE	266.49	UNCONDITIONED SPACE
FRONT PORCH	46.00	UNCONDITIONED SPACE
	312.49	TOTAL UNCONDITIONED SPACE
TOTAL	1,959.74	TOTAL COMBINATED SPACE



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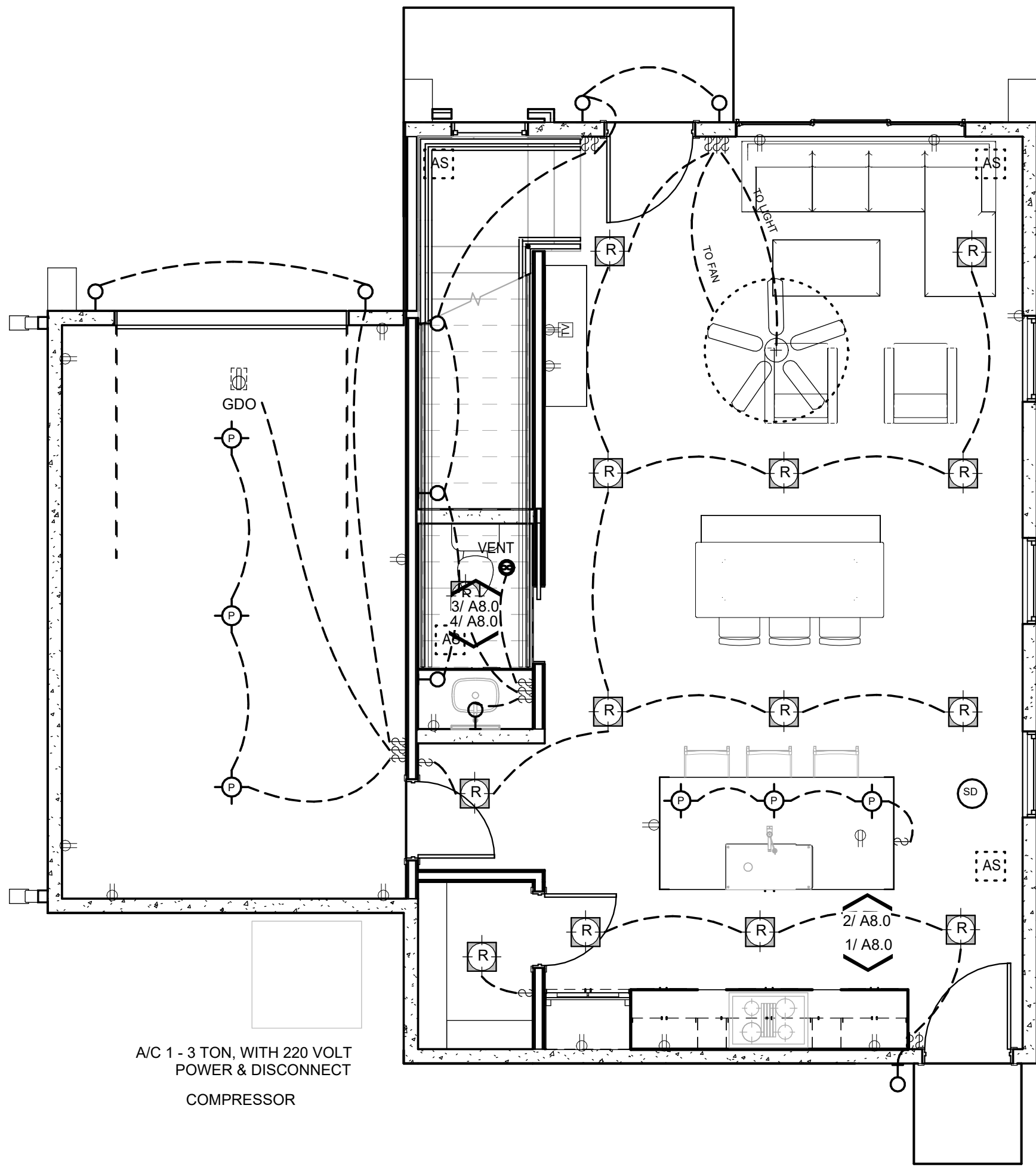
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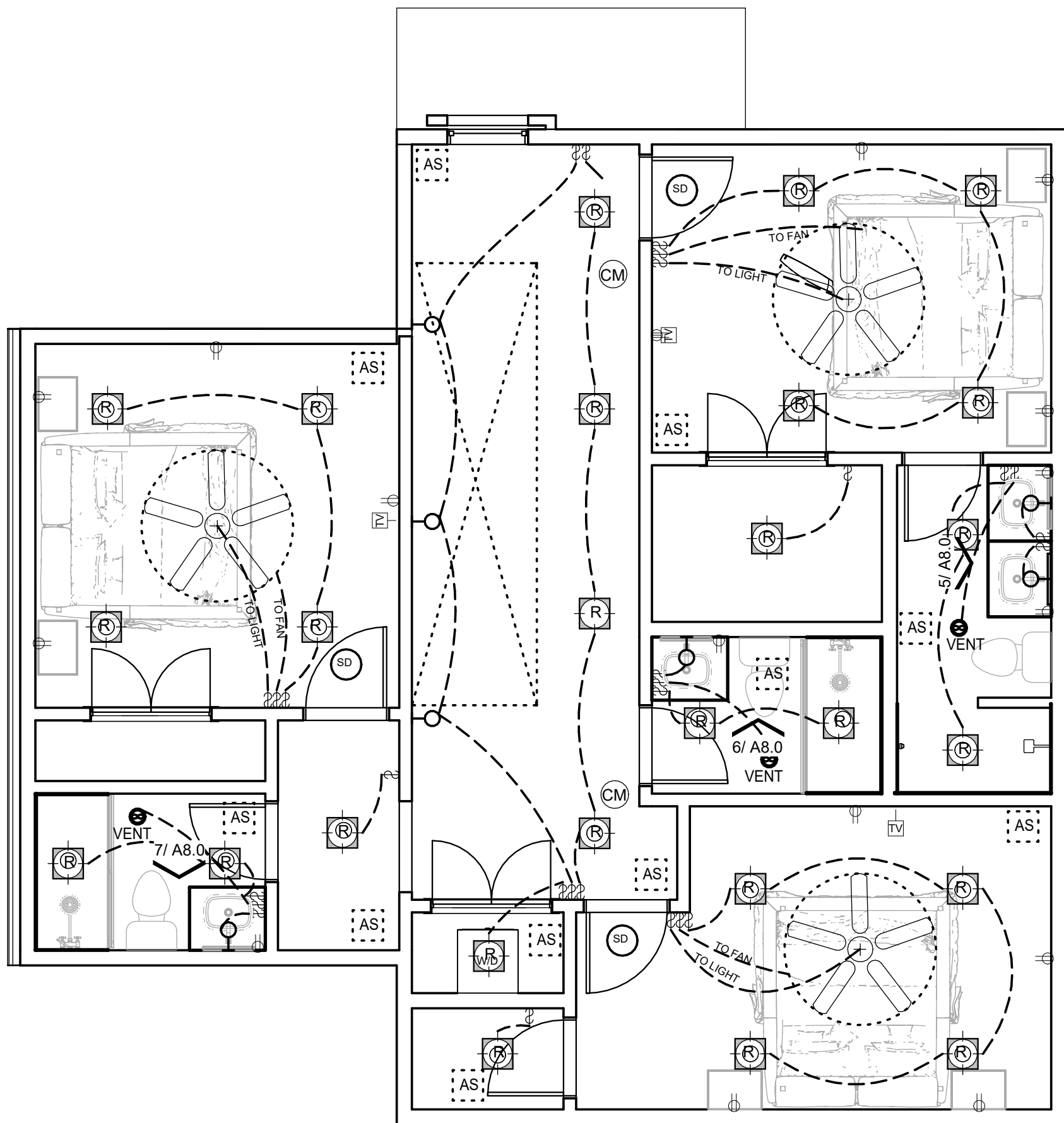
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A2.0
FLOOR PLAN

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



2 CEILING SECOND FLOOR
1/4" = 1'-0"

SYMBOLS LEGEND

\$	SINGLE POLE SWITCH		UNDER CABINET FIXTURE
\$ 2	TWO -WAY SWITCH		PENDANT FIXTURE
\$ 3	THREE-WAY SWITCH		RECESSED FIXTURE W/ WATER PROOF
\$ 4	FOUR-WAY SWITCH		RECESSED FIXTURE
\$ D	DIMMERSWITCH		SECURITY LIGHT
GD	GARAGE DOOR		HEAT, LIGHT, VENT
	110 VOLT DUPLEX RECEPTACLE		GARAGE DOOR OPENER
	220 VOLT RECEPTACLE		SMOKE DETECTOR
	GROUND FAULT INTERRUPT		CEILING FAN WITH LIGHT
	110 VOLT DUPLEX RECEPTACLE		THERMOSTAT
	FLOOR 110 VOLT DUPLEX RECEPTACLE		4 HDMI PLUGS
	2X4 MOUNTED FLUORESCENT FIXTURE		HANGING FIXTURE
	COUNTER RECEPTACLE		WALL MOUNTED MOUNTED FIXTURE
	WATERPROOF 110 VOLT DUPLEX RECEPTACLE		CEILING RECEPTACLE
	PHONE OUTLET		TANK WATER HEATER
	TV/CABLE OUTLET		"J" BOX
	CEILING MOUNTED FIXTURE		MIRROR W/ BUILT IN LIGHT
	PUCK LIGHT FIXTURE		CARBON MONOXIDE DETECTOR CEILING MOUNTED
	AIR SUPPLY		CHANDELIER

GENERAL MEP NOTES

1. ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK TO CONFIRM TO LOCAL, STATE, AND NATIONAL CODES WHICH TAKE PRECEDENCE OVER THESE DRAWINGS.
2. SUPPLY POWER TO ALL EQUIPMENT AND APPLIANCES AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS.
3. OUTLETS @ KITCHEN & BATH COUNTERS, & EXTERIORS TO BE GFI.
4. NOT ALL SYMBOLS SHOWN IN THE LEGEND MY APPEAR OR WILL BE USED IN THE DRAWING.



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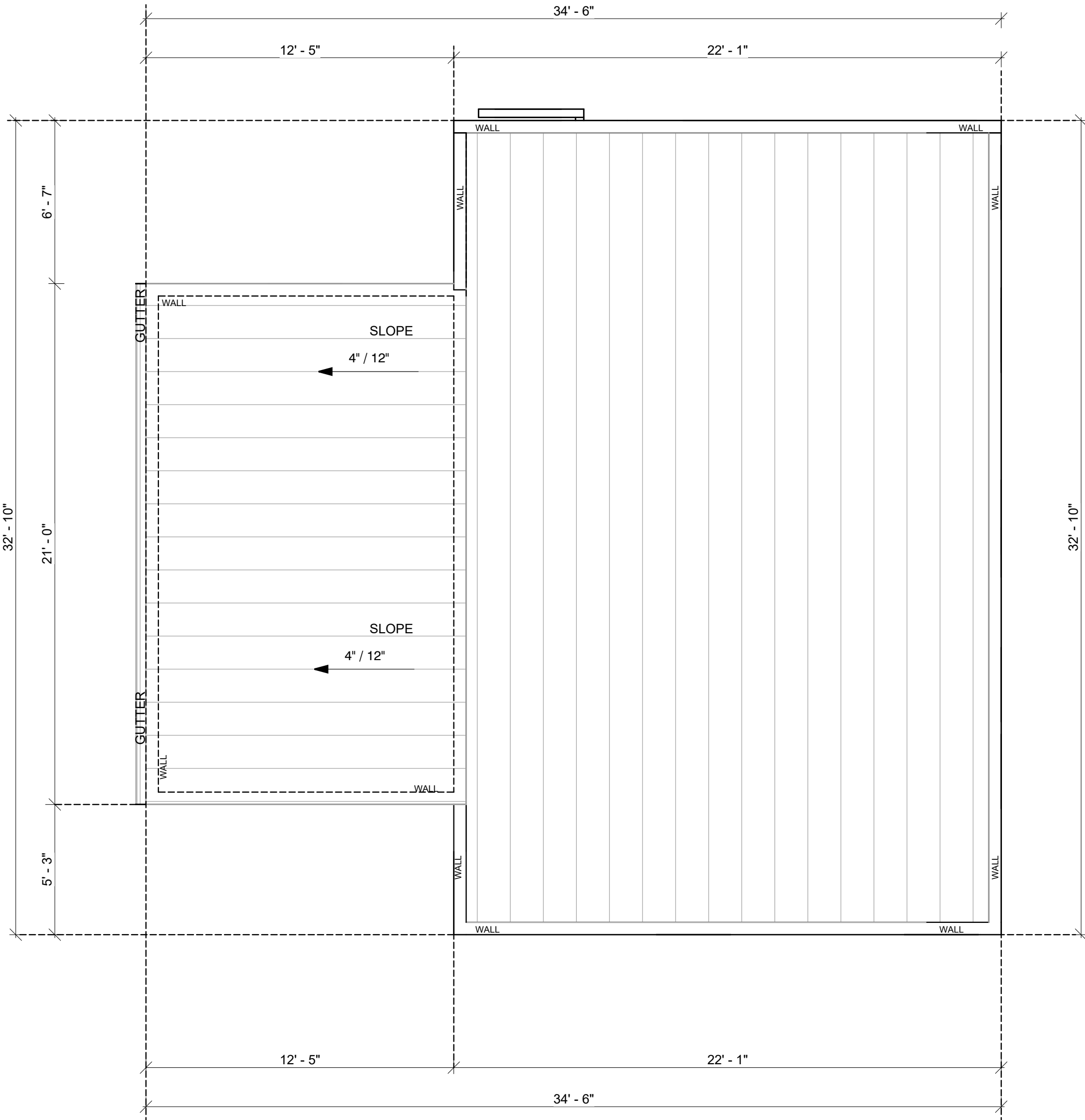
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A2.1
ELECTRICAL FIRST & SECOND FLOOR PLAN

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

ROOF PLAN GENERAL NOTES

1. ALL ROOF SLOPES ARE TO BE 4:12
2. PROVIDE 2" CONTINUOUS SOFFIT VENTS
3. ALL OVERHANGS ARE TO BE 1' FROM FRAME
4. ATTIC SPACE VENT AREA REQUIREMENTS:
 - ° TOTAL AREA OF ATTIC: 1,008.19 S.F.
 - ° TOTAL AREA OF FREE VENT REQUIRED:
1,008.19/ 300= 3.32 S.F. OF REQUIRED ATTIC ROOF VENT

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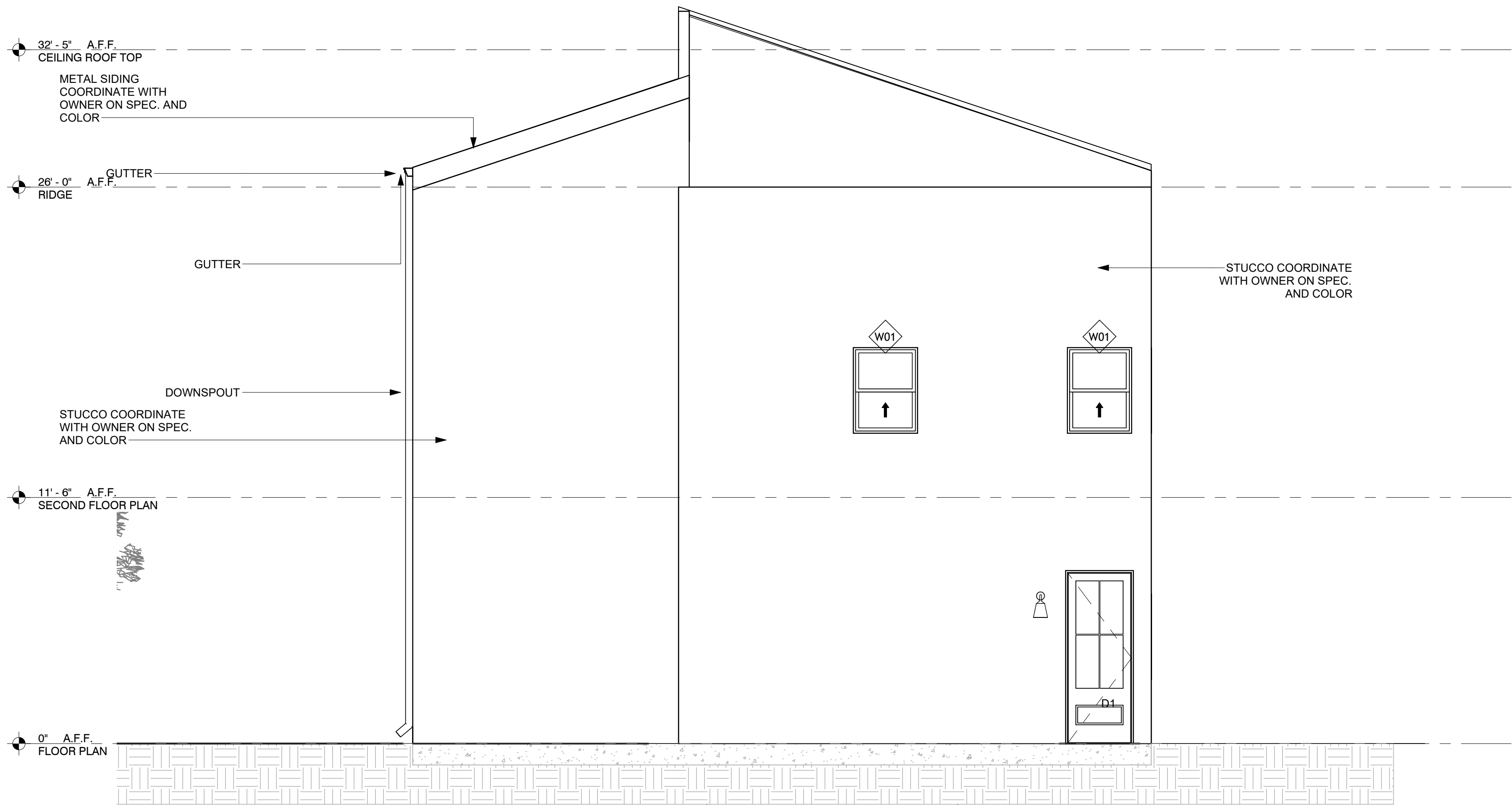
A2.2
ROOF TOP PLAN



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1 FRONT ELEVATION.1
1/4" = 1'-0"



2 REAR ELEVATION.1
1/4" = 1'-0"



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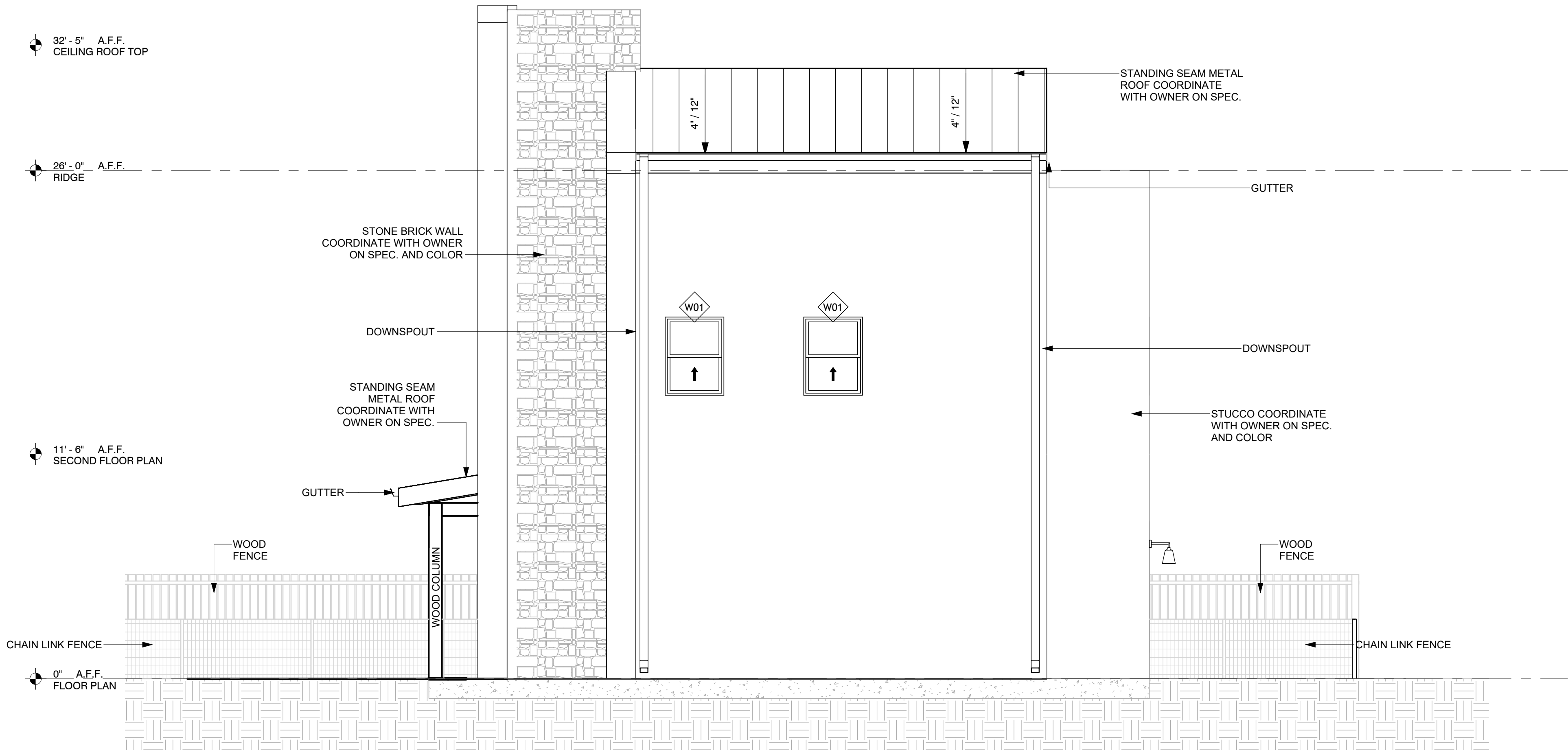
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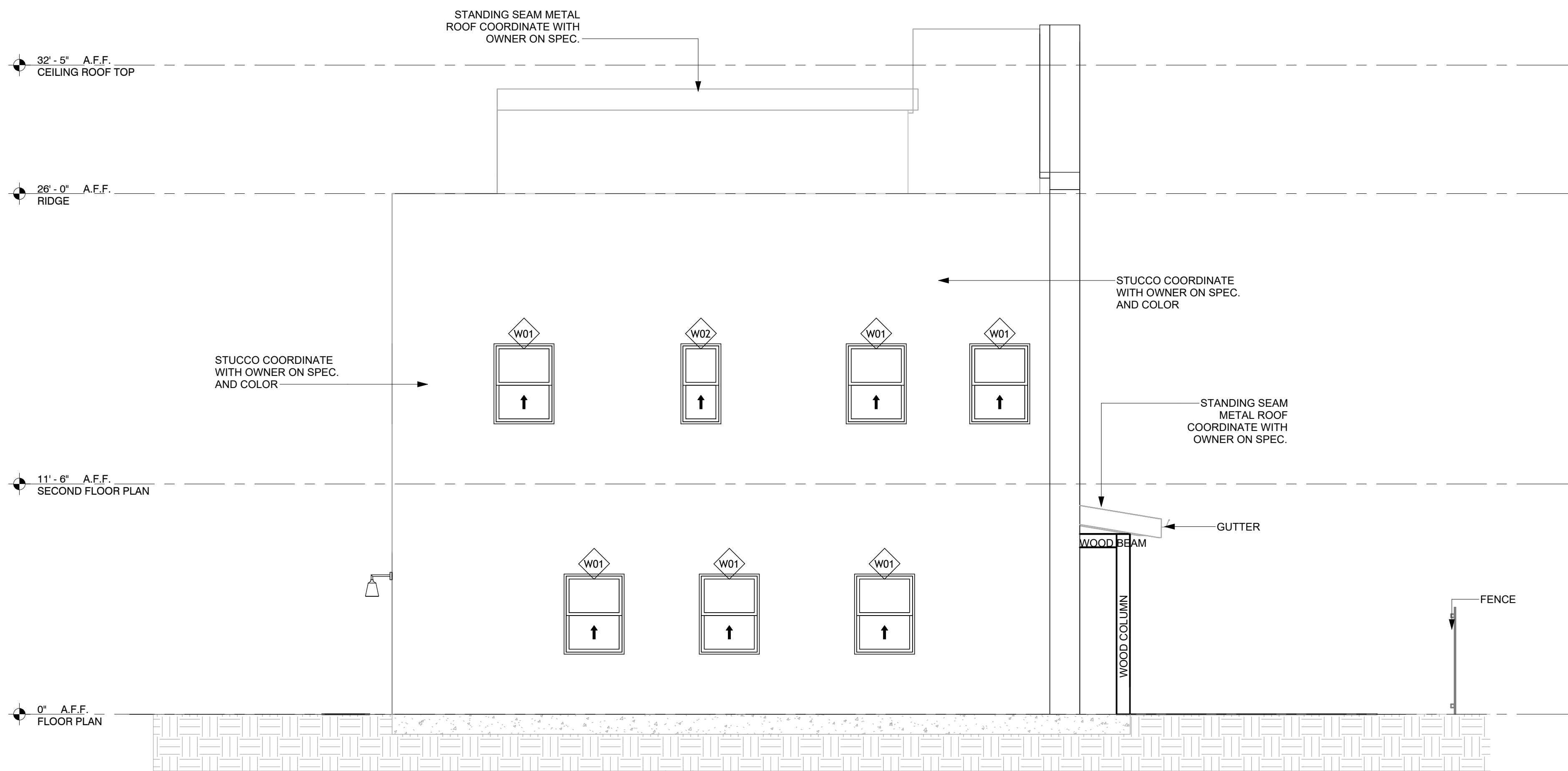
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A3.0
EXTERIOR ELEVATIONS.

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1 RIGHT ELEVATION.1
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2 LEFT ELEVATION.1
1/4" = 1'-0"



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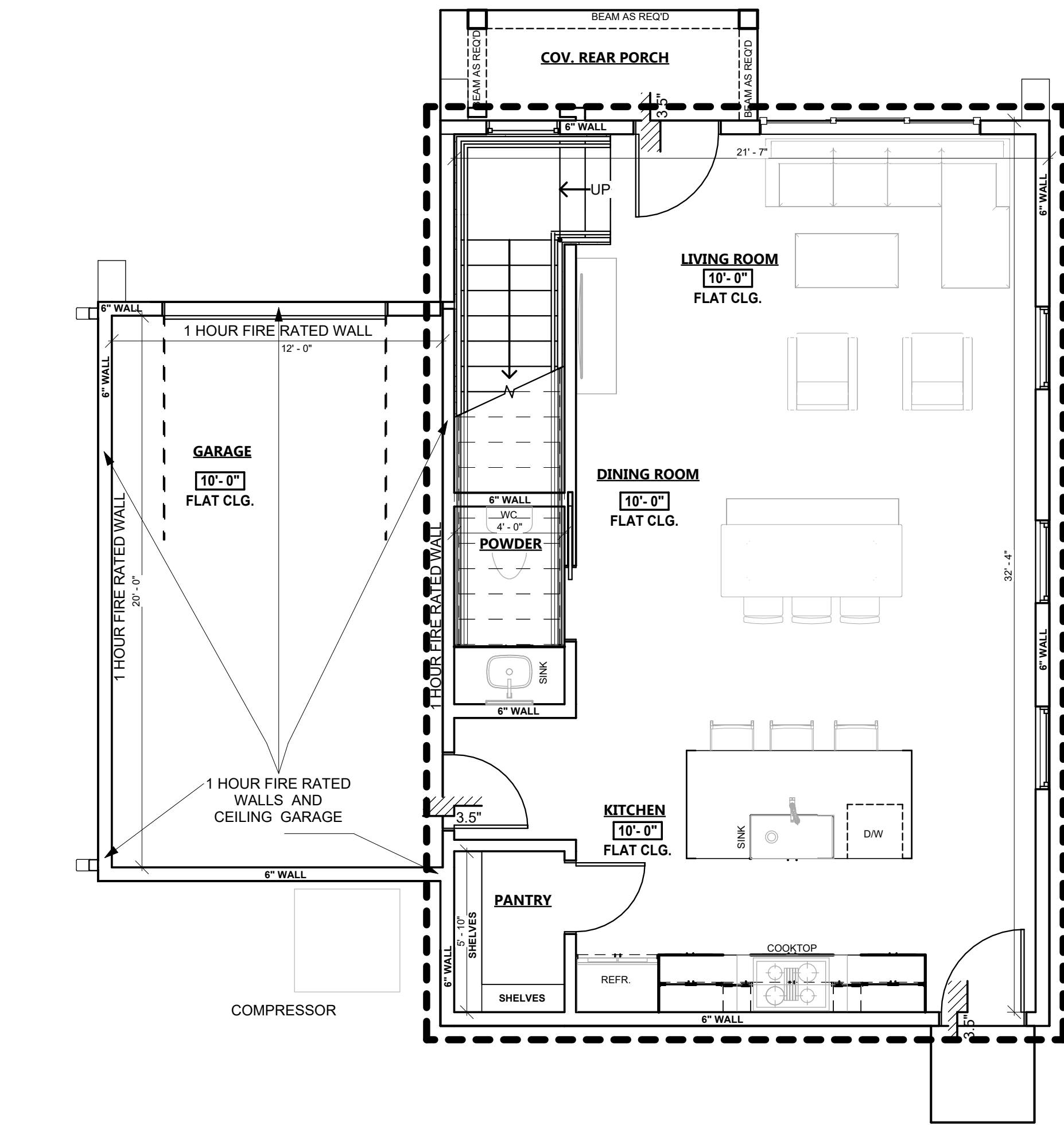
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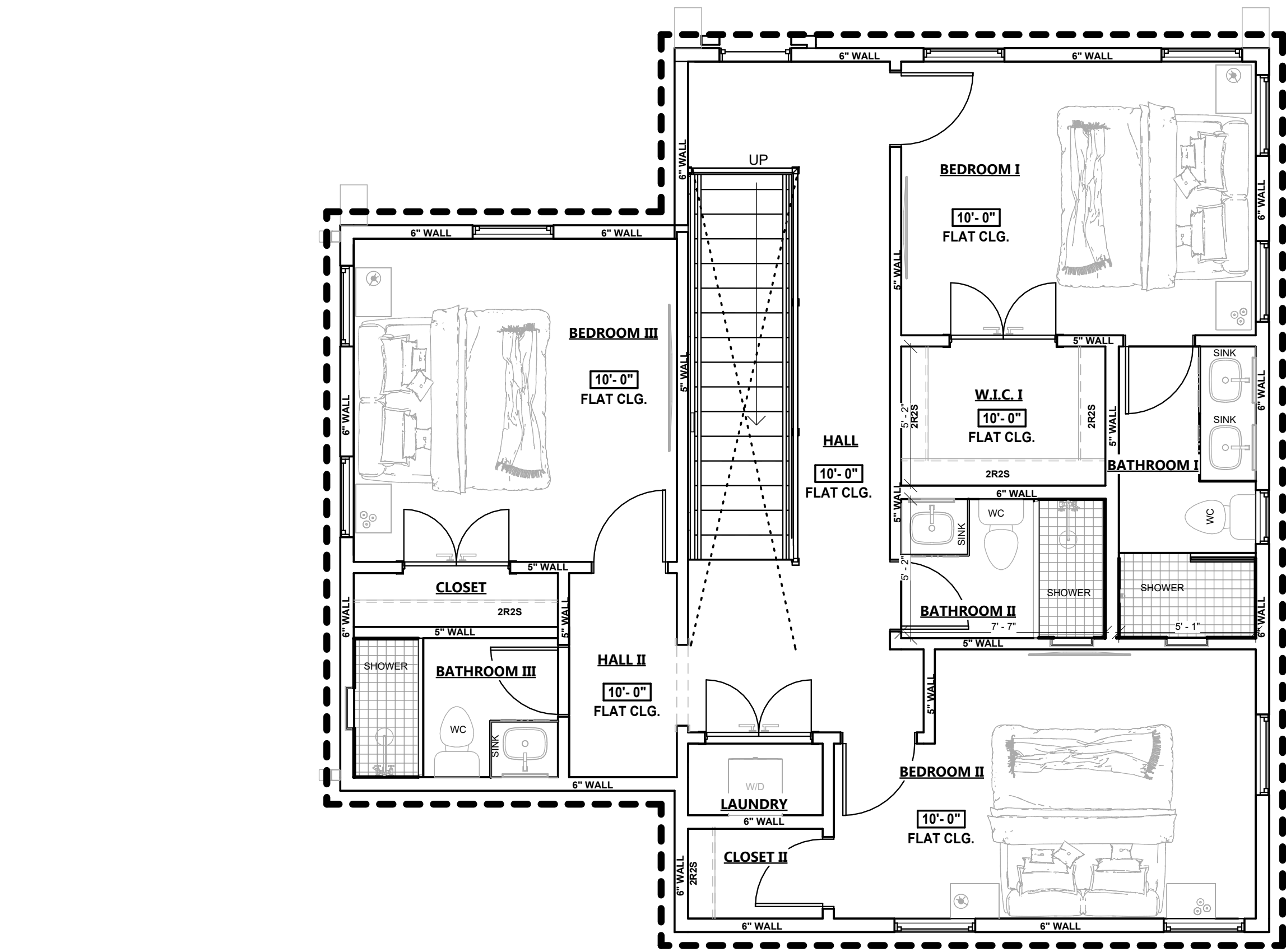
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A3.1
EXTERIOR ELEVATIONS

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1 ENVELOPE PLAN- FIRST FLOOR
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2 ENVELOPE PLAN - SECOND FLOOR PLAN
1/4" = 1'-0"



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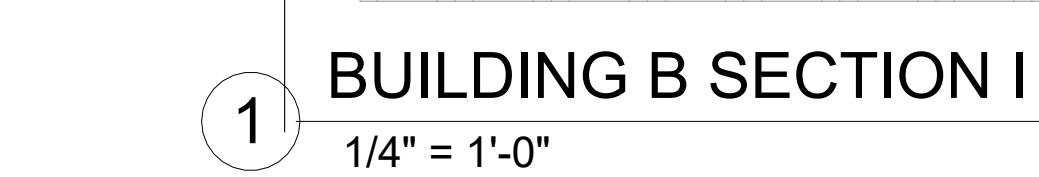
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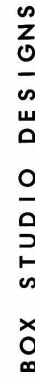
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A6.0
ENVELOPE PLAN



b. Air barrier and insulation full enclosure is not required in unconditioned/ventilated attic spaces and at rim joists



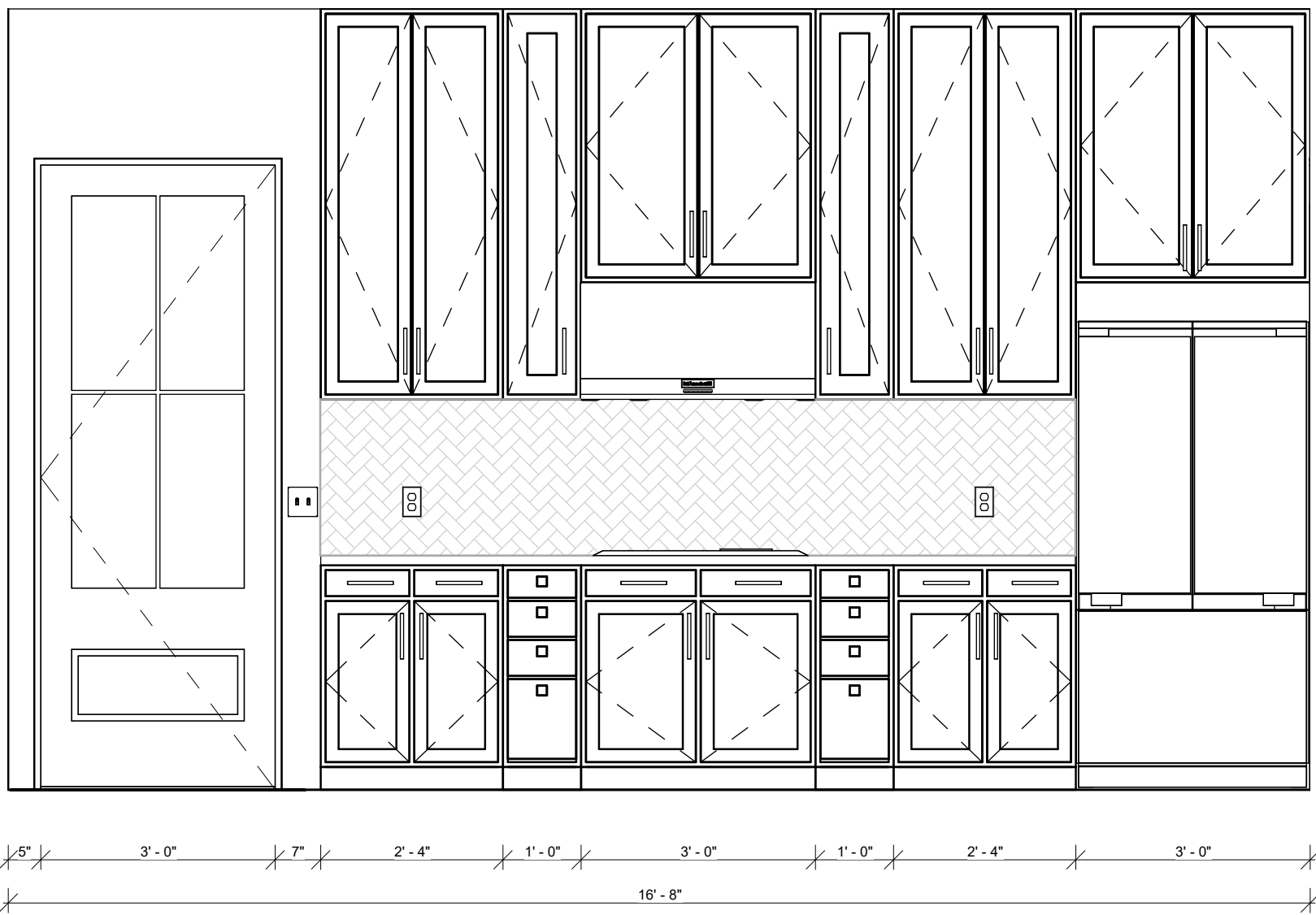
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A7.0

BUILDING B SECTIONS

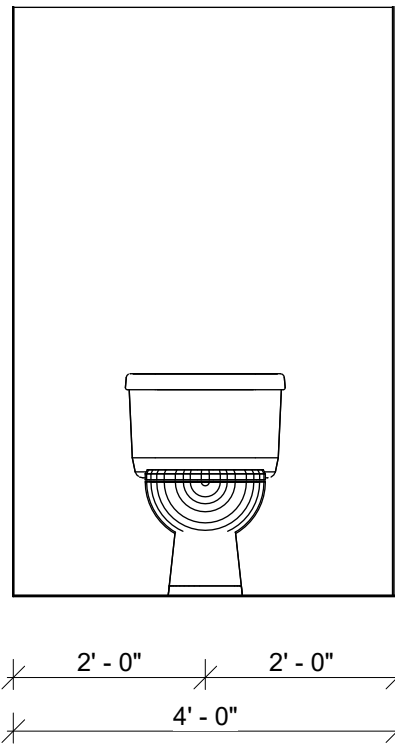
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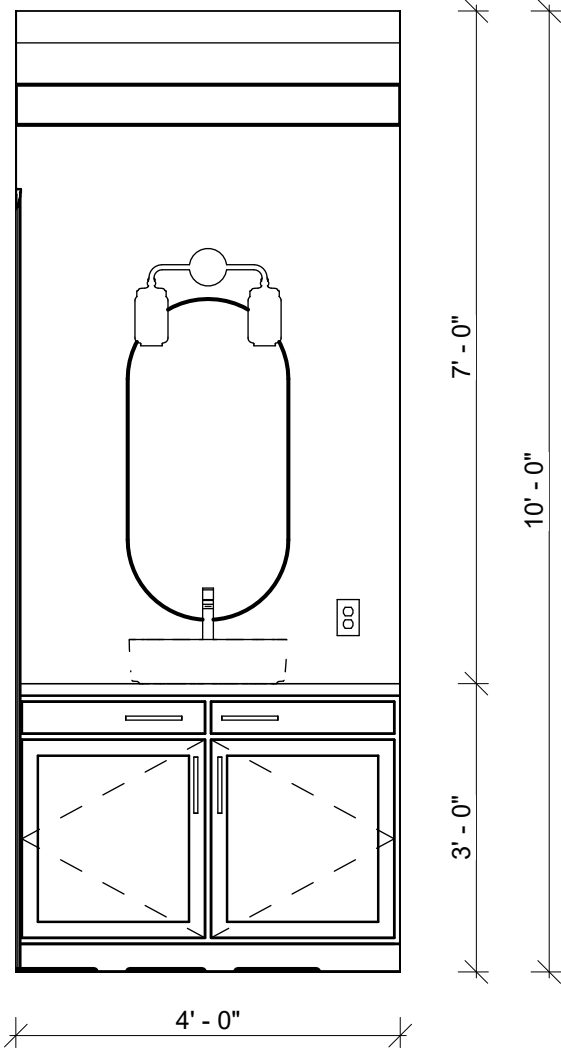
1 KITCHEN I.
1/2" = 1'-0"



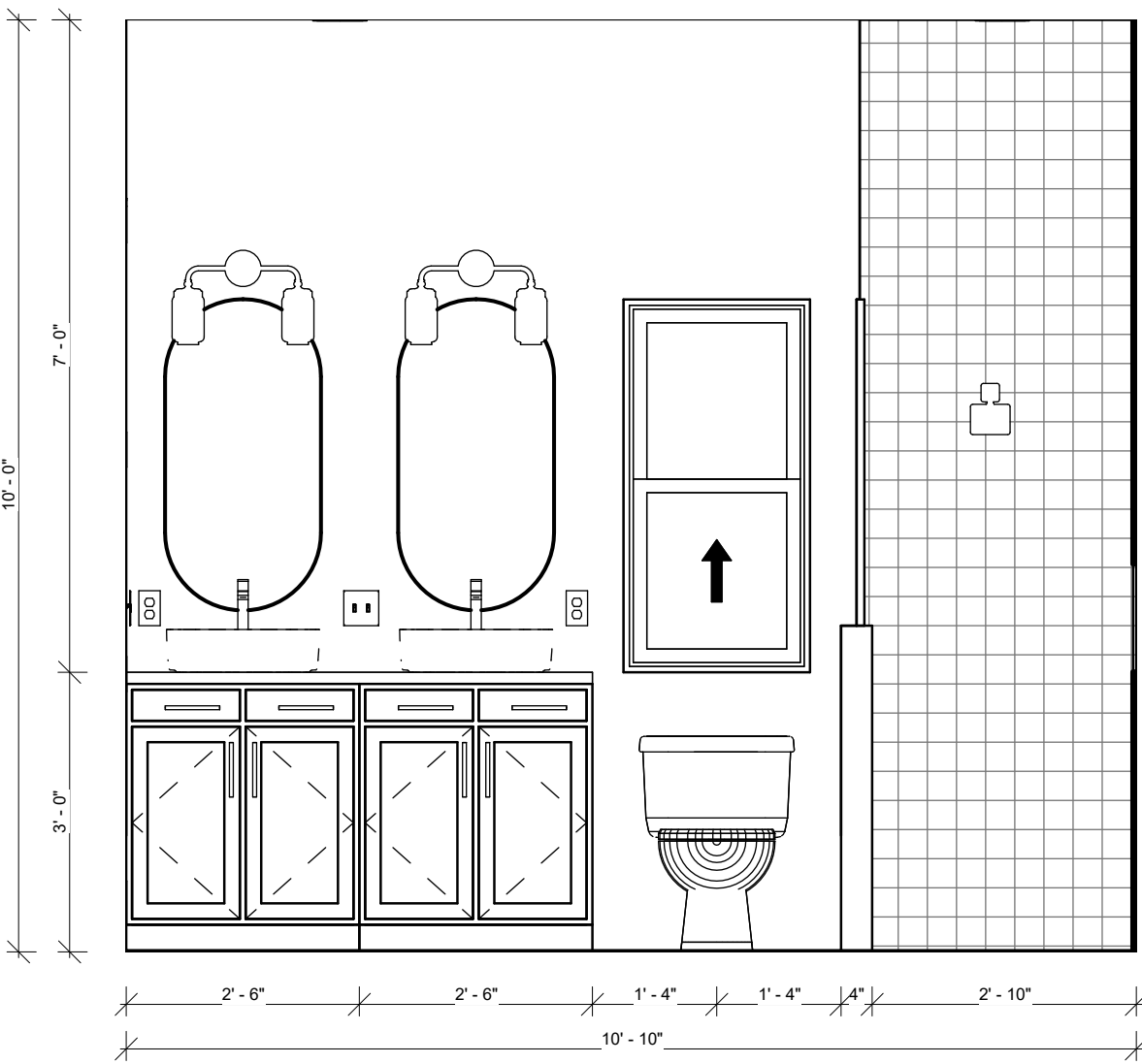
2 KITCHEN II.
1/2" = 1'-0"



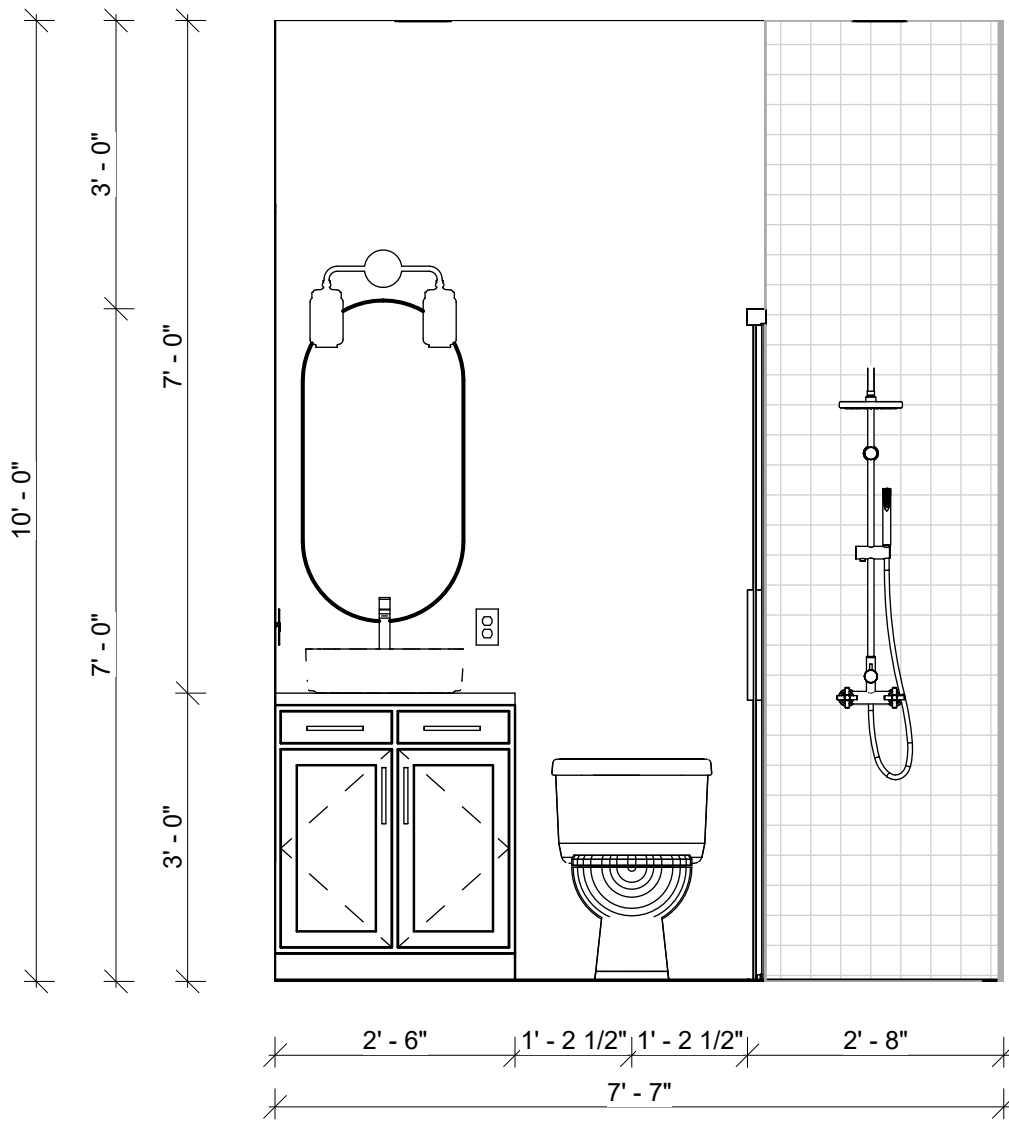
3 POWDER.
1/2" = 1'-0"



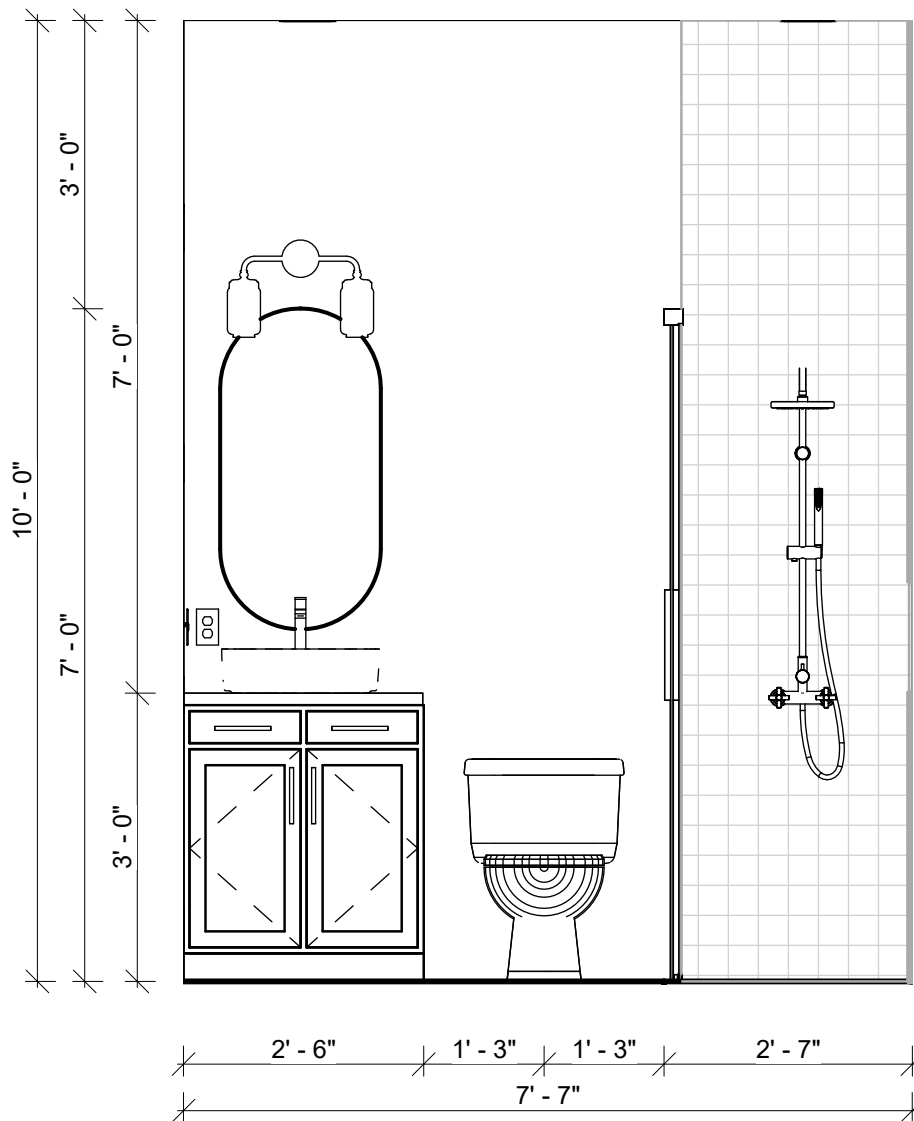
4 POWDER II.
1/2" = 1'-0"



5 BATHROOM I.
1/2" = 1'-0"



6 BATHROOM II.
1/2" = 1'-0"



7 BATHROOM III.
1/2" = 1'-0"



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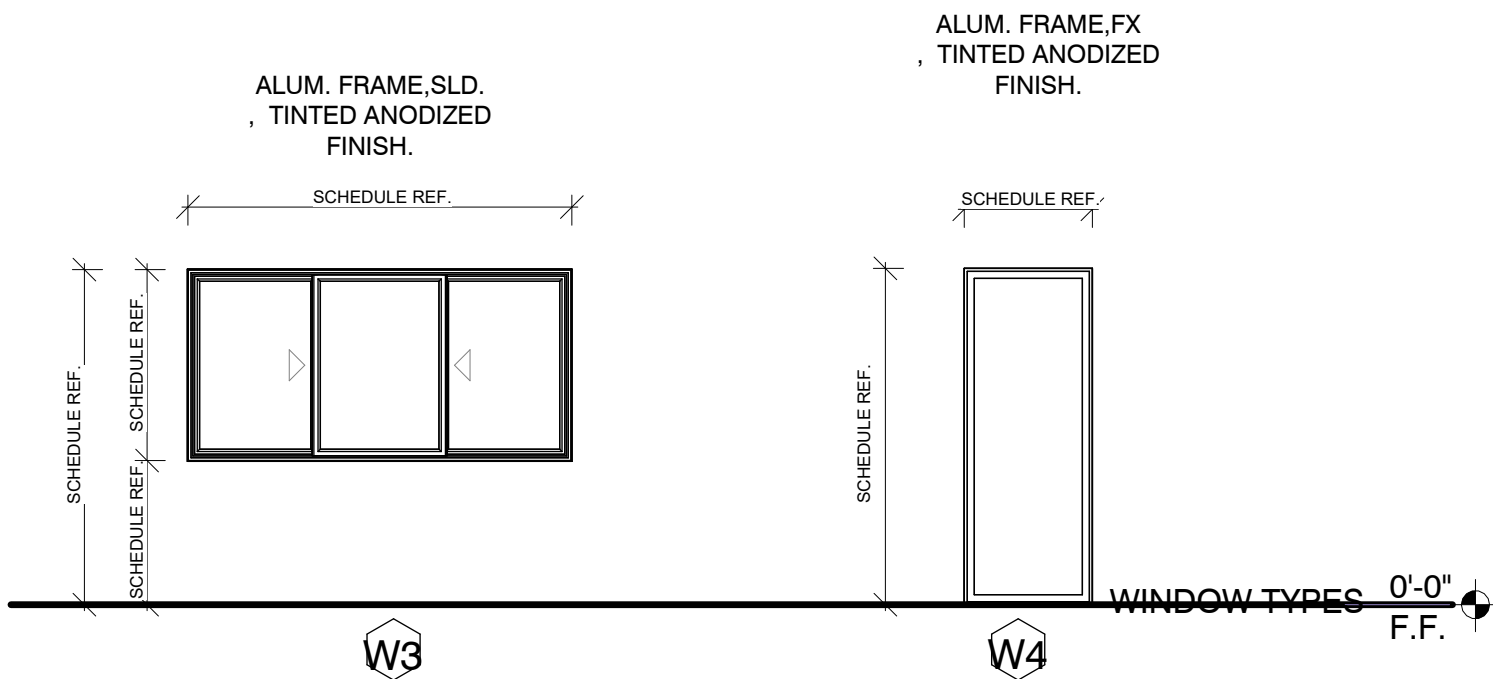
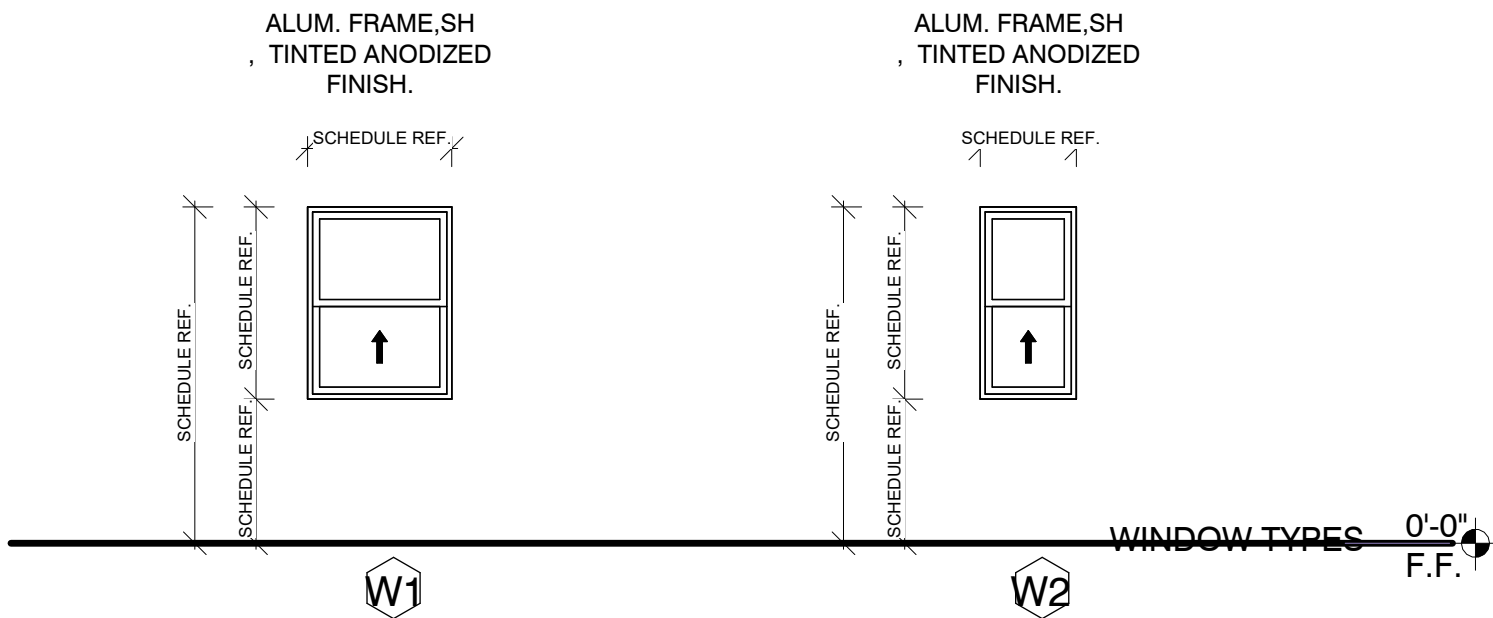
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INTERIOR ELEVATION /
SCHEDULE & DETAILS

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DOOR SCHEDULE										
ELEVATION	DOOR			HEAD HEIGHT	THICKNESS	FRAME		MATERIAL	HARDWARE	COMMENTS
	MARK	WIDTH	HEIGHT			TYPE	MATERIAL			
D1	1	3' - 0"	8' - 0"	8' - 0"	1 3/8"	3' - 0" x 8' - 0"	WOOD	STAIN	BRASS	
D1	2	3' - 0"	8' - 0"	8' - 0"	1 3/8"	3' - 0" x 8' - 0"	WOOD	STAIN	BRASS	
D2	4	2' - 8"	8' - 0"	8' - 0"	1 3/8"	2' - 8" x 8' - 0"	WOOD	STAIN	BRASS	
D2	5	2' - 8"	8' - 0"	8' - 0"	1 3/8"	2' - 8" x 8' - 0"	WOOD	STAIN	BRASS	
D2	6	2' - 8"	8' - 0"	8' - 0"	1 3/8"	2' - 8" x 8' - 0"	WOOD	STAIN	BRASS	
D2	7	2' - 8"	8' - 0"	8' - 0"	1 3/8"	2' - 8" x 8' - 0"	WOOD	STAIN	BRASS	
D3	8	2' - 8"	8' - 0"	8' - 0"	1 3/8"	2' - 8" x 8' - 0"	WOOD	STAIN	BRASS	
D4	9	2' - 6"	8' - 0"	8' - 0"	1 3/8"	2' - 6" x 8' - 0"	WOOD	STAIN	BRASS	
D4	10	2' - 6"	8' - 0"	8' - 0"	1 3/8"	2' - 6" x 8' - 0"	WOOD	STAIN	BRASS	
D4	11	2' - 6"	8' - 0"	8' - 0"	1 3/8"	2' - 6" x 8' - 0"	WOOD	STAIN	BRASS	
D4	12	2' - 6"	8' - 0"	8' - 0"	1 3/8"	2' - 6" x 8' - 0"	WOOD	STAIN	BRASS	
D4	13	2' - 6"	8' - 0"	8' - 0"	1 3/8"	2' - 6" x 8' - 0"	WOOD	STAIN	BRASS	
D5	14	4' - 0"	8' - 0"	8' - 0"		4' - 0" x 8' - 0"	WOOD	STAIN	BRASS	
D5	15	4' - 0"	8' - 0"	8' - 0"		4' - 0" x 8' - 0"	WOOD	STAIN	BRASS	
D5	16	4' - 0"	8' - 0"	8' - 0"		4' - 0" x 8' - 0"	WOOD	STAIN	BRASS	
D6	17	8' - 0"	8' - 0"	8' - 0"	1 1/2"	8' - 0" x 8' - 0"	WOOD	STAIN	BRASS	
D6	18	8' - 0"	8' - 0"	8' - 0"	1 1/2"	8' - 0" x 8' - 0"	WOOD	STAIN	BRASS	

WINDOW SCHEDULE						
ELEVATION	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	FRAME MATERIAL	COMMENTS
W01	3' - 0" x 4' - 0"	3' - 0"	4' - 0"	7' - 0"	ALUMINUM	
W01	3' - 0" x 4' - 0"	3' - 0"	4' - 0"	7' - 0"	ALUMINUM	
W01	3' - 0" x 4' - 0"	3' - 0"	4' - 0"	7' - 0"	ALUMINUM	
W01	3' - 0" x 4' - 0"	3' - 0"	4' - 0"	7' - 0"	ALUMINUM	
W01	3' - 0" x 4' - 0"	3' - 0"	4' - 0"	7' - 0"	ALUMINUM	
W01	3' - 0" x 4' - 0"	3' - 0"	4' - 0"	7' - 0"	ALUMINUM	
W01	3' - 0" x 4' - 0"	3' - 0"	4' - 0"	7' - 0"	ALUMINUM	
W01	3' - 0" x 4' - 0"	3' - 0"	4' - 0"	7' - 0"	ALUMINUM	
W01	3' - 0" x 4' - 0"	3' - 0"	4' - 0"	7' - 0"	ALUMINUM	
W01	3' - 0" x 4' - 0"	3' - 0"	4' - 0"	7' - 0"	ALUMINUM	
W01	3' - 0" x 4' - 0"	3' - 0"	4' - 0"	7' - 0"	ALUMINUM	
W01	3' - 0" x 4' - 0"	3' - 0"	4' - 0"	7' - 0"	ALUMINUM	
W01	3' - 0" x 4' - 0"	3' - 0"	4' - 0"	7' - 0"	ALUMINUM	
W02	2' - 0" x 4' - 0"	2' - 0"	4' - 0"	7' - 0"	ALUMINIUM	
W03	8' - 0" x 4' - 0"	8' - 0"	4' - 0"	7' - 0"	Pella	
W04	2' - 8" X 7' - 0"	2' - 8"	7' - 0"	7' - 0"	ALUMINUM	
W04	2' - 8" X 7' - 0"	2' - 8"	7' - 0"	7' - 0"	ALUMINUM	

ROOM SCHEDULE							
NO.	NAME	FLOOR	BASE	WALL	CEILING	COMMENTS	AREA
1	KITCHEN	WOOD TILE	WOOD	PAINTED DRYWALL	PAINTED DRYWALL		234 SF
2	PANTRY	WOOD TILE	WOOD	PAINTED DRYWALL	PAINTED DRYWALL		23 SF
3	DINING ROOM	WOOD TILE	WOOD	PAINTED DRYWALL	PAINTED DRYWALL		143 SF
4	LIVING ROOM	WOOD TILE	WOOD	PAINTED DRYWALL	PAINTED DRYWALL		222 SF
5	POWDER	CERAMIC TILE	TILE	PAINTED DRYWALL	PAINTED DRYWALL		29 SF
6	COV. REAR PORCH	CONCRETE	-	-	-		41 SF
7	HALL	WOOD TILE	WOOD	PAINTED DRYWALL	PAINTED DRYWALL		191 SF
8	LAUNDRY	WOOD TILE	WOOD	PAINTED DRYWALL	PAINTED DRYWALL		13 SF
9	BEDROOM I	WOOD TILE	WOOD	PAINTED DRYWALL	PAINTED DRYWALL		134 SF
10	W.I.C. I	WOOD TILE	WOOD	PAINTED DRYWALL	PAINTED DRYWALL		39 SF
11	BATHROOM I	CERAMIC TILE	TILE	PAINTED DRYWALL	PAINTED DRYWALL		54 SF
12	BEDROOM II	WOOD TILE	WOOD	PAINTED DRYWALL	PAINTED DRYWALL		144 SF
13	CLOSET II	WOOD TILE	WOOD	PAINTED DRYWALL	PAINTED DRYWALL		17 SF
14	BATHROOM II	CERAMIC TILE	TILE	PAINTED DRYWALL	PAINTED DRYWALL		39 SF
15	HALL II	WOOD TILE	WOOD	PAINTED DRYWALL	PAINTED DRYWALL		30 SF
16	BEDROOM III	WOOD TILE	WOOD	PAINTED DRYWALL	PAINTED DRYWALL		144 SF
17	CLOSET	WOOD TILE	WOOD	PAINTED DRYWALL	PAINTED DRYWALL		15 SF
18	BATHROOM II	CERAMIC TILE	TILE	PAINTED DRYWALL	PAINTED DRYWALL		39 SF
20	GARAGE	EXPOSED CONCRETE	-	PAINTED DRYWALL	PAINTED DRYWALL		240 SF



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PRELIMINARY
This Drawing indicates the design concept and the general scope of the project. It is not yet a completed contract document.
Not for regulatory approval, permitting or construction.
REGISTERED ARCHITECT

LICENSE NO. -
Date: 21/07/2026

BURNET RESIDENCE
BURNET ST., SAN ANTONIO, TEXAS 78202

Project NO.:
Date:21/07/2026

A9.0
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