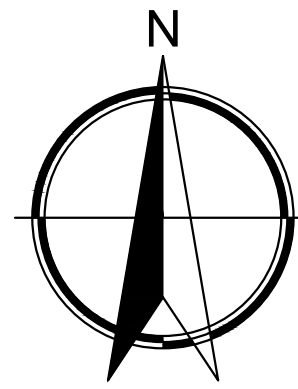
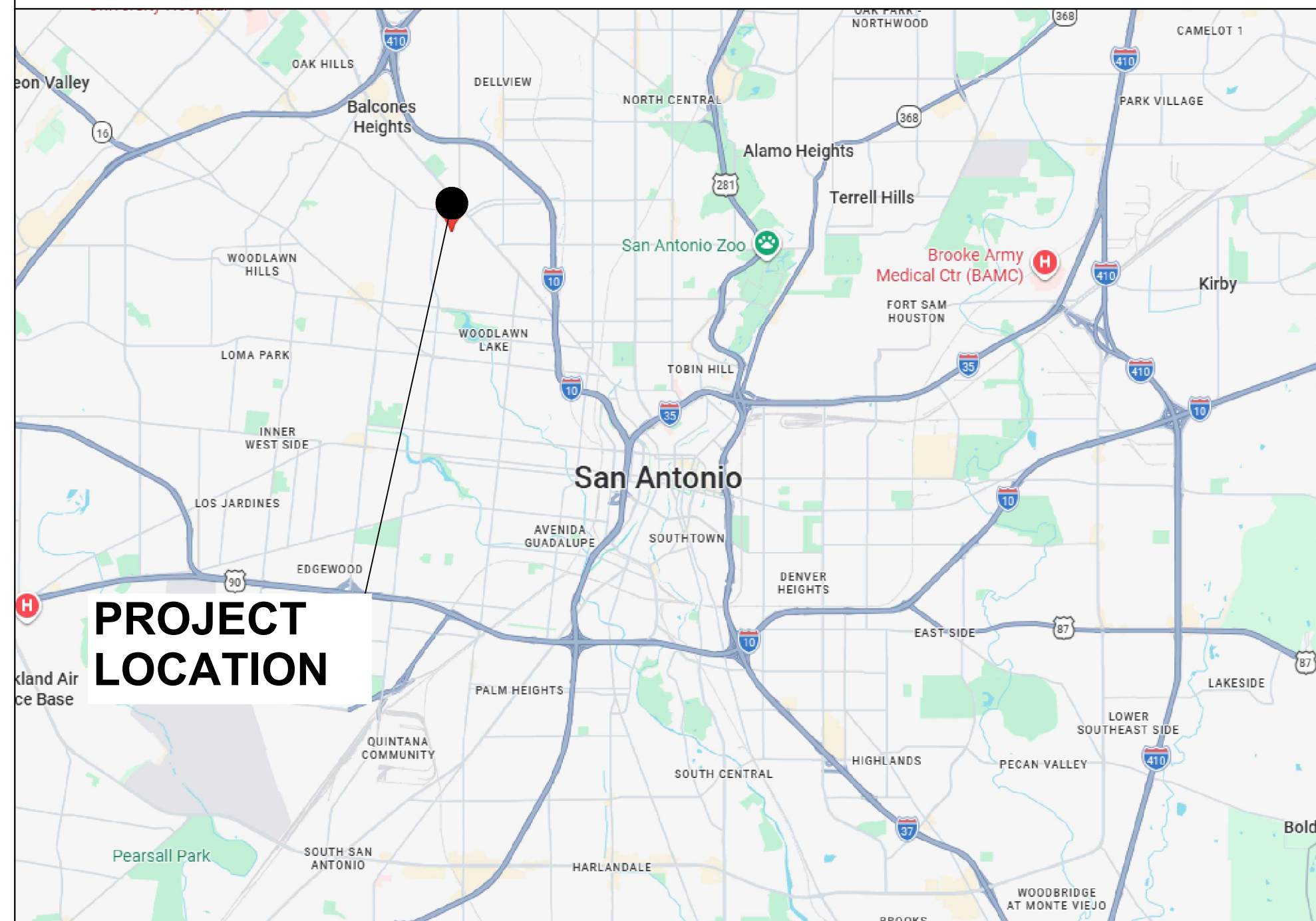


# CARRASCO RESIDENCE

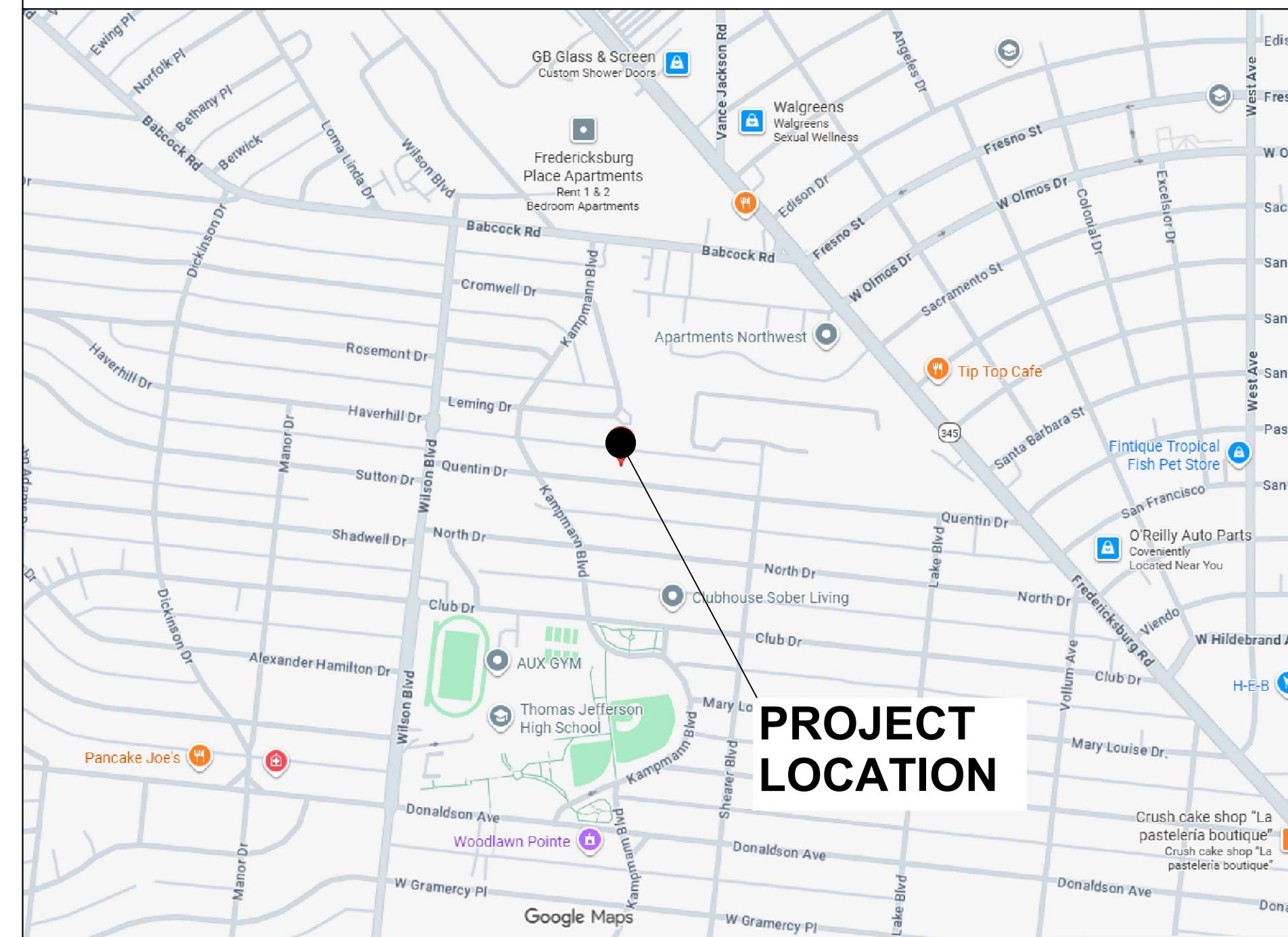
353 QUENTIN DR  
SAN ANTONIO, TEXAS 78201



LOCATION PLAN



VICINITY PLAN



INDEX OF DRAWINGS

A-100 COVERSHEET  
C-1 SITE PLAN

STRUCTURAL DRAWINGS

ARCHITECTURAL DRAWINGS  
A-101 FLOOR PLAN  
A-102 ROOF PLAN, WALL SECTION  
A-103 ELEVATIONS

PROJECT INFORMATION

SCOPE OF WORK	
LIVING AREA	1,561.10 SQ.FT.
GARAGE	323.80 SQ.FT.
COVERED PORCH	132.46 SQ.FT.
PROPOSED FOUNDATION	2,017.36 SQ.FT.
CONC. SLAB UNCOVERED PATIO	198.33 SQ.FT.
FIRE ALARM SYSTEM	N/A
FIRE SPRINKLERS	N/A
<b>BUILDING CODE CRITERIA</b>	
BUILDING CODE	INTERNATIONAL RESIDENTIAL CODE IRC 2024
LOCAL AMENDMENTS	2024 CHAPTER 10 BUILDING RELATED CODES & CHAPTER 11 IFC
FIRE CODE	INTERNATIONAL FIRE CODE 2024
ENERGY CODE	INTERNATIONAL ENERGY & CONSERVATION CODE 2021
MECHANICAL CODE	INTERNATIONAL MECHANICAL CODE 2024
FUEL GAS CODE	INTERNATIONAL FUEL GAS CODE 2024
PLUMBING CODE	INTERNATIONAL PLUMBING CODE 2024
ELECTRICAL CODE	NATIONAL ELECTRICAL CODE 2023

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.

DESIGN TEAM

**DESIGNER**

ONE STOP CODE CONSULTING, LLC.  
1650 W. Huisache Ave.  
San Antonio, TX 78201  
e-mail: fernando.deleon@onestopcode.net

**OWNER**

MANUELA CARRASCO  
10034 ALMS PARK DR  
SAN ANTONIO, TX 78258

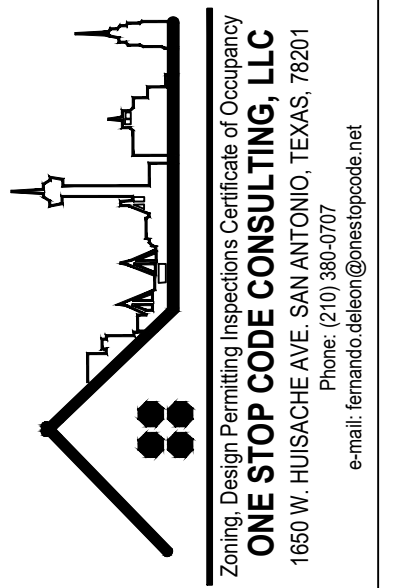
LEGAL DESCRIPTION

LOT E 45 FT OF 10 & W 15 FT OF 11  
BLK 6  
N.C.B 8411

DESCRIPTION OF WORK:

NEW ONE STORY RESIDENTIAL STRUCTURE

DESIGNER :



**CARRASCO RESIDENCE**  
353 QUENTIN DR.  
SAN ANTONIO, TEXAS 78201

DRAWN BY: K.F.

CHECKED BY: F.D.L.

DATE: 5/20/26

COMMENTS:

REVISIONS:

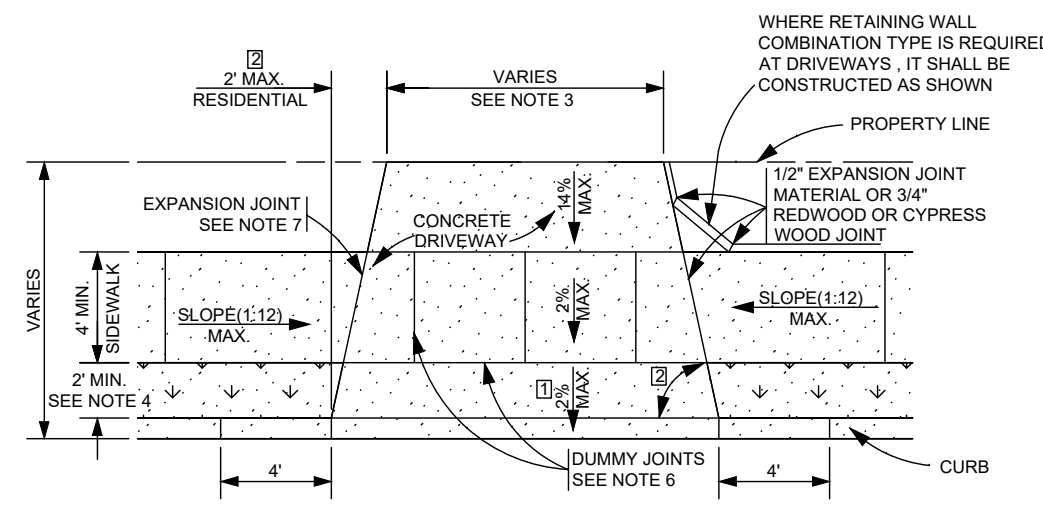
SHEET:

**A-100**

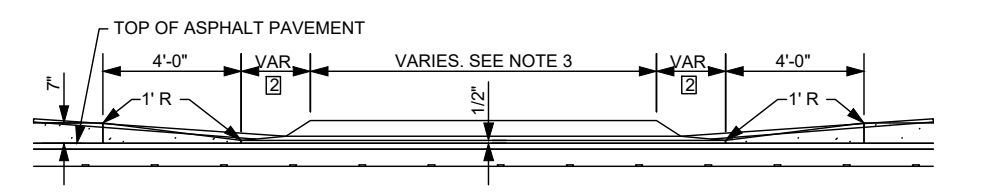
**GENERAL NOTES:**

- 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.
- Contractor shall field verify dimensions and all existing conditions prior to start of any work. Contractor shall 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.
- The contractor shall be responsible for periodic cleaning and final cleaning of the work areas daily of all trash and debris. Remove trash daily.
- 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.
- 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.
- 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.
- 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 be repaired or replaced as approved by contracting officer.
- 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.
- All Excavations by the removal of site utilities and foundations shall be backfilled as specified.
- All bidders will be required to visit the job site prior to bidding to familiarize themselves with the building and its contents.
- Notes listed in these contract documents are for informal purposes only. It is the contractor's responsibility to remove and dispose of additional incidental items contained in the building whether noted or not.
- 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.
- 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.
- 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.
- Contractor shall comply with all ordinances, laws, codes and regulations enforced by the local regulatory authority.
- Provide edge strips at all applied floor finish material transitions.
- General contractor to provide continuous blocking for all cabinets, curtain rods, toilet accessories, handrails, door jambs, countertops, drywall catches and similar items.
- Fire stop all openings around pipes, conduits, etc. Where they penetrate any floor or fire rated wall (if applicable).
- 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.

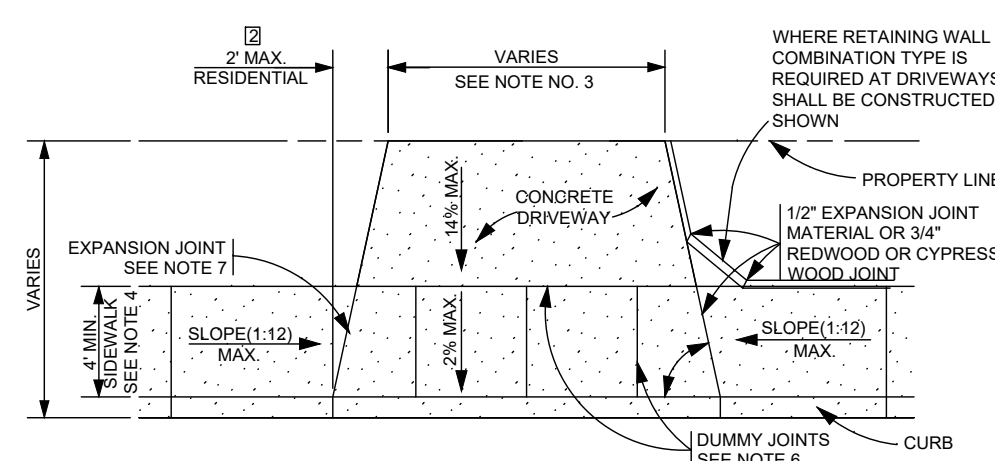
City of San Antonio Sidewalk and Driveway Design and Construction Guidelines C21



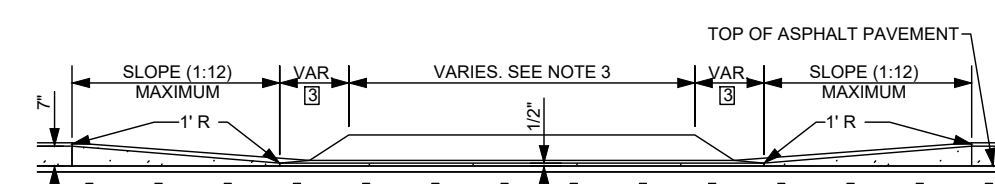
TYPICAL DRIVEWAY PLAN VIEW WITH SIDEWALK SEPARATED FROM CURB N.T.S.



CURB PROFILE AT DRIVEWAY WITH SIDEWALK SEPARATED FROM CURB N.T.S.



TYPICAL DRIVEWAY PLAN VIEW WITH SIDEWALK ABUTTING CURB N.T.S.

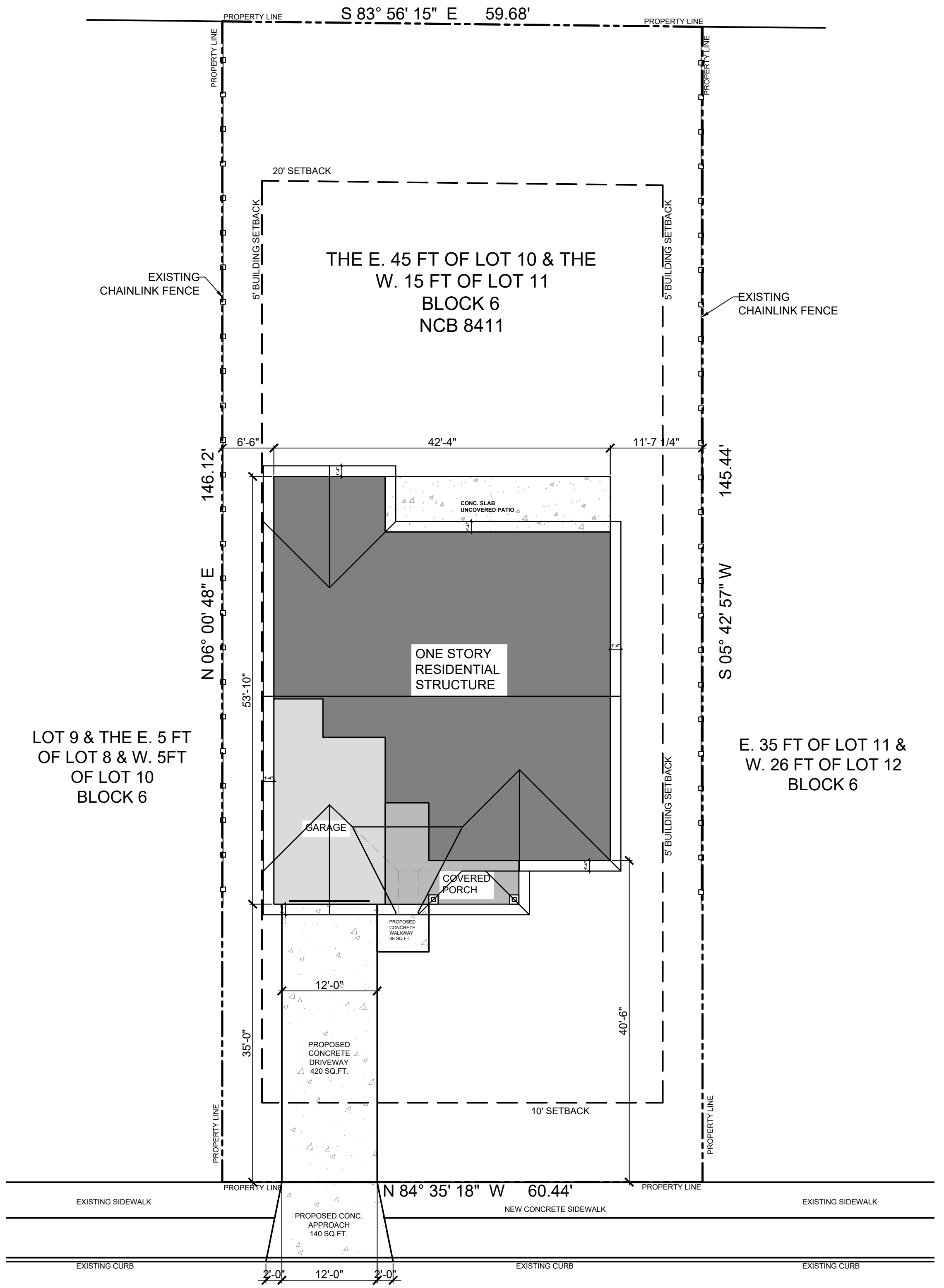


CURB PROFILE AT DRIVEWAY WITH SIDEWALK ABUTTING CURB N.T.S.

**CONCRETE DRIVEWAY GENERAL NOTES**

- DRIVEWAY PENETRATION REFERS TO A PORTION OF THE DRIVEWAY THAT MAY BE NECESSARY TO RECONSTRUCT WITHIN PRIVATE PROPERTY TO COMPLY WITH A MAXIMUM DRIVEWAY SLOPE. THIS PORTION OF THE DRIVEWAY SHALL BE PAID FOR UNDER THE FOLLOWING ITEMS AS MAY APPLY:
  - A) CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 502-2
  - B) ASPHALTIC CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 503-1 1" ASPHALT TYPE 'D' & 6" FLEXIBLE BASE
  - C) GRAVEL DRIVEWAY PAID FOR UNDER ITEM NO. 503-2 AND SHALL INCLUDE A MINIMUM OF 6" FLEXIBLE BASE
- 7" MINIMUM HEIGHT WILL NOT NECESSARILY OCCUR AT THE PROPERTY LINE. IT MAY OCCUR WITHIN THE RIGHT OF WAY OR WITHIN THE DRIVEWAY PENETRATION ON PRIVATE PROPERTY.
- THE PROPOSED DRIVEWAY SHOULD MATCH THE EXISTING WIDTH AT THE PROPERTY LINE BUT UNLESS AUTHORIZED BY THE CITY TRAFFIC ENGINEER, THE WIDTH SHALL BE WITHIN THE FOLLOWING VALUES:
 

TYPE	MINIMUM	MAXIMUM
RESIDENTIAL	10'	20'
COMMERCIAL - ONE WAY	12'	20'
COMMERCIAL - TWO WAY	24'	30'
- FOR LOCAL TYPE 'A' STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND IF SEPARATED FROM THE CURB, THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 2' FROM THE BACK OF CURB.
- FOR OTHER THAN LOCAL TYPE 'A' STREETS, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND SEPARATED A MINIMUM OF 2' FROM THE BACK OF CURB OR AS AN OPTION, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 6' WHEN LOCATED AT THE BACK OF CURB.
- DUMMY JOINTS PARALLEL TO THE CURB SHALL BE PLACED WHERE THE SIDEWALK MEETS THE DRIVEWAY. DUMMY JOINTS PERPENDICULAR TO THE CURB, AND WITHIN THE BOUNDARIES OF THE PARALLEL DUMMY JOINTS, SHALL BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.
- A MINIMUM OF TWO ROUND AND SMOOTH DOWEL BARS 3/8" IN DIAMETER AND 18" IN LENGTH SHALL BE SPACED 18" APART AT EACH EXPANSION JOINT.
- WHERE SIDEWALKS CROSS DRIVEWAYS, THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.
- SIDEWALK RAMP SURFACE SHALL BE BRUSH FINISHED.



1 SITE PLAN SCALE: 1" = 10'



**LEGEND**

- PROPERTY LINE
- - - SETBACK
- - - EXISTING CHAIN LINK FENCE

**PROJECT INFORMATION**

NCB 8411, BLK 6, LOT E 45 FT OF 10 & W 15 FT OF 11	
LOT SIZE	8,700 SQ. FT.
ACRES	0.1997 ACRES
PROPOSED FOUNDATION	2,017.36 SQ. FT.
PROPOSED FLAT WORK	660 SQ. FT.
<b>SETBACKS</b>	
FRONT	10'
SIDE	5'
REAR	20'

NOTE: DIMENSIONS ARE MEASURED FROM PROPERTY LINE TO FACE OF FOUNDATION, UNLESS NOTED OTHERWISE.

NOTE: ALL SIDEWALKS, CURBS, RAMPS AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH THE CURRENT ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.

**DESIGNER :**

ONE STOP CODE CONSULTING, LLC  
1800 W. HUISACHE AVE. SAN ANTONIO, TEXAS 78201  
e-mail: karrasco@onestopcode.net

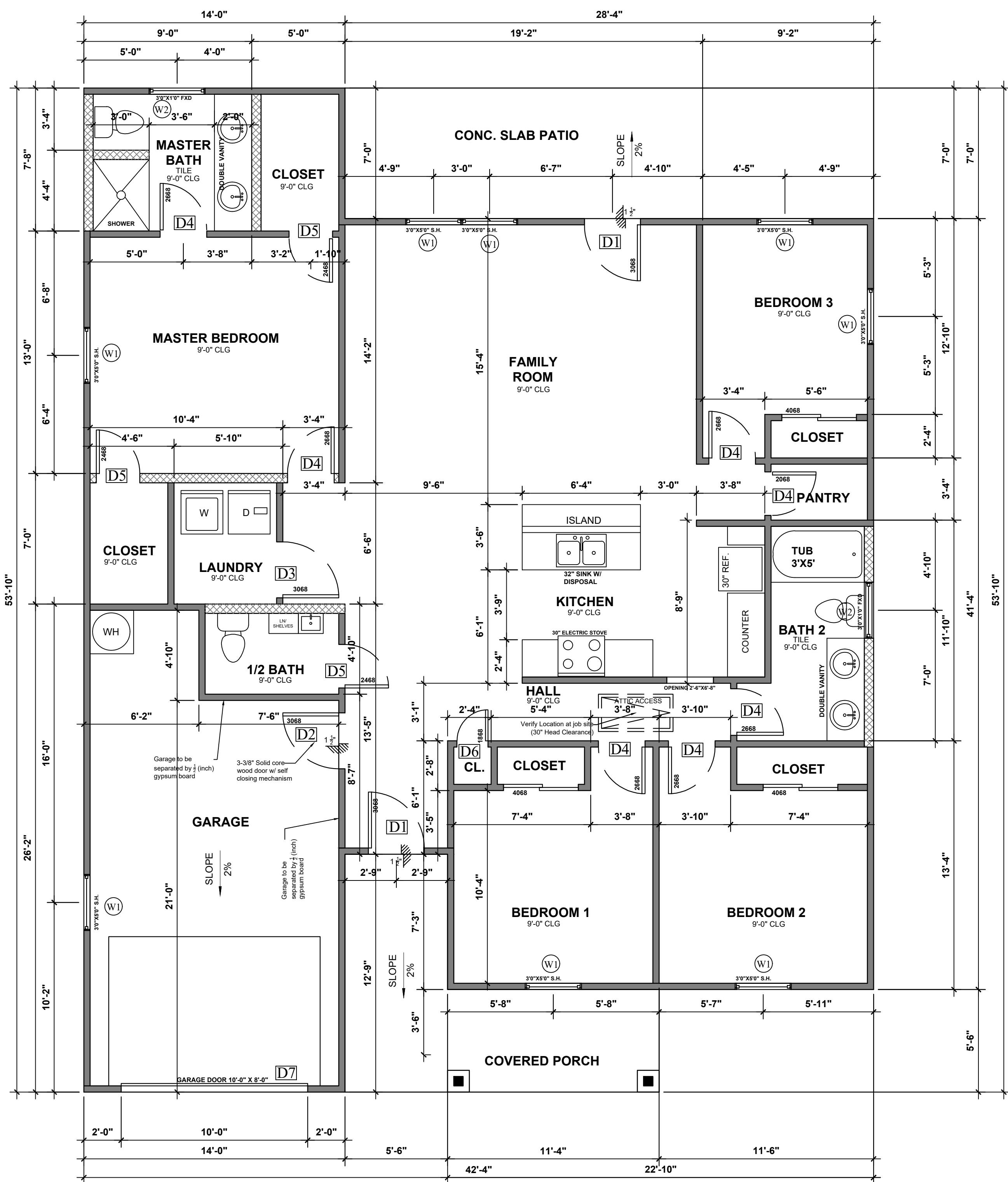
**CARRASCO RESIDENCE**  
353 QUENTIN DR.  
SAN ANTONIO, TEXAS 78201

DRAWN BY: **K.F.**  
CHECKED BY: **F.D.L.**  
DATE: 5/20/26

**COMMENTS:**

**REVISIONS:**

**SHEET:**  
**C-1**



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

**LEGEND**

- 2"x4" WALL
- 2"x6" WALL
- 6"x6" TREATED WOOD POST

LIVING AREA: 1,561.10 SQ.FT.  
GARAGE: 323.80 SQ.FT.  
COVERED PORCH: 132.46 SQ.FT.  
PROPOSED FOUNDATION: 2,017.36 SQ.FT.  
CONC. SLAB UNCOVERED PATIO: 198.33 SQ.FT.

**Door Schedule**

No.	Door Size	Qty.	Description	Remarks
D1	3'-0" X 6'-8"	1	Exterior Decor Single Door	Keyed Lock & Dead Bolt
D2	3'-0" X 6'-8"	1	Solid or Honeycomb-core Steel Door	Self-closing or automatic-closing device Keyed Lock & Dead Bolt
D3	3'-0" X 6'-8"	1	Interior Hollow Core Door (H.C.)	Privacy Lock
D4	2'-6" X 6'-8"	7	Interior Hollow Core Door (H.C.)	Privacy Lock
D5	2'-4" X 6'-8"	3	Interior Hollow Core Door (H.C.)	Privacy Lock
D6	1'-8" X 6'-8"	1	Interior Hollow Core Door (H.C.)	Privacy Lock
D7	10'-0" X 8'-0"	2	Overhead Garage Door	Privacy Lock

Note: 24" x 48" Attic Access (Pull Down Stairs W/ Lite in Attic Verify Location At Job Site, (30" Head Clearance))

**Window Schedule**

No.	Door Size	Qty.	Description
W1	3'-0" X 5'-0"	8	Single Hung Window Vinyl Frame Double Panel Low-E With Insulated Glass
W2	3'-0" X 1'-0"	2	Fixed Window Vinyl Frame Double Panel Low-E With Insulated Glass

Note: Use Tempered Glass as needed - Refer to Architectural Plans Refer to Architectural Plans for windows sill heights.

**WINDOW NOTES :**

- Glazing shall conform to the safety requirements of the local building code adopted by local authority. Glazing, operable or inoperable, adjacent to a door or within a 24 inch arc of either vertical edge of any door shall be tempered. The measurement is made with the door in the closed position or glazing.
- Verify rough opening sizes required for all glazed door and window assemblies as per manuf. specifications.
- Seal all window head, jamb, and sill with 'polycel' expandable foam.

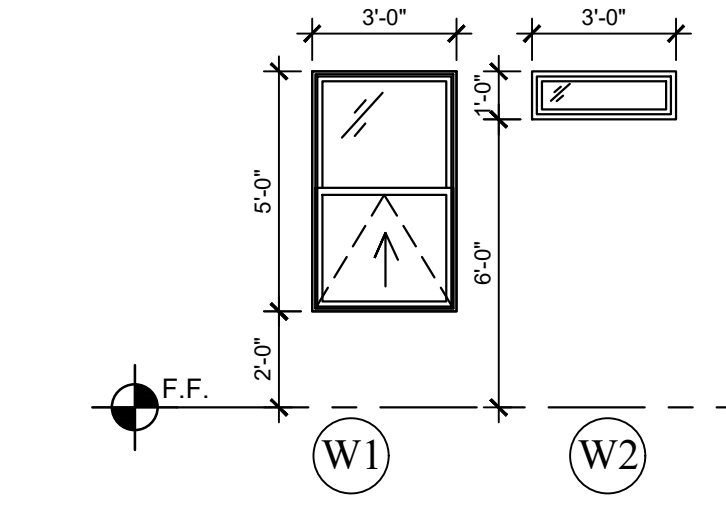
**NOTES:**

- R302.5.1 Opening Protection-Openings from private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1-3/8 inch in thickness, solid or honeycomb-core steel doors not less than 1-3/8 inches thick or 20-minute fire rated doors, equipped with a self-closing or automatic-closing device.
- R302.5 Dwelling-garage opening and penetration protection. Openings and penetrations through the walls or ceilings separating the dwelling from the garage shall be in accordance with Sections R302.5.1 through R302.5.3
- R302.6 Dwelling-garage fire separation. The garage shall be separated as required by Table R302.6.

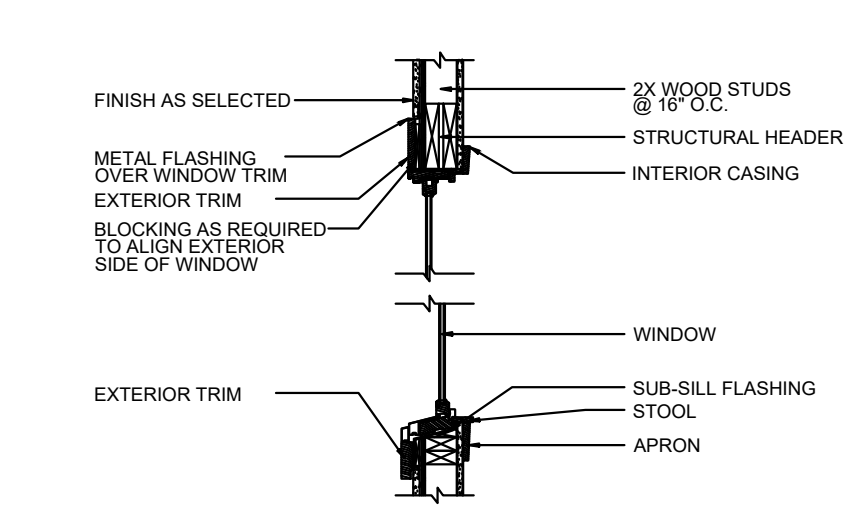
**TABLE R302.6 DWELLING-GARAGE SEPARATION**

Separation	Material
From the residence and attics	Not less than 1/2 inch gypsum board or equivalent applied to the garage side
From habitable rooms above the garage	Not less than 5/8 inch Type X gypsum board or equivalent
Structure(s) supporting floor / ceiling assemblies used for separation required by this section	Not less than 1/2 inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2 inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

- R317.1 Garage floor surface shall be of approved noncombustible material. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.
  - R609.4 Garage doors shall be tested under ASTM E330 or ANSI/DASMA 108 and shall meet the pass / fail criteria of ANSI/DASMA 108. Garage door shall be permanently labeled by the door manufacturer with a label that meets R609.4.1.
  - R325.2 Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq.ft., one-half of which shall be operable.
- Exception:** The glazed areas shall not be required where artificial light and local exhaust system are provided. The minimum local exhaust rates shall be determined in accordance with Section M1505.
- Owner to coordinate with Contractor regarding the inclusion, location, and dimensions of any shower or bathroom wall niches, if desired.



**2 WINDOW ELEVATIONS**  
SCALE: 1/4" = 1'-0"



**3 TYP. WINDOW SECTION**  
SCALE: N.T.S.

**DESIGNER :**

ONE STOP CODE CONSULTING, LLC  
1800 W. HUISACHE AVE. SAN ANTONIO, TEXAS 78201  
e-mail: fernando.daleno@onestopcode.net

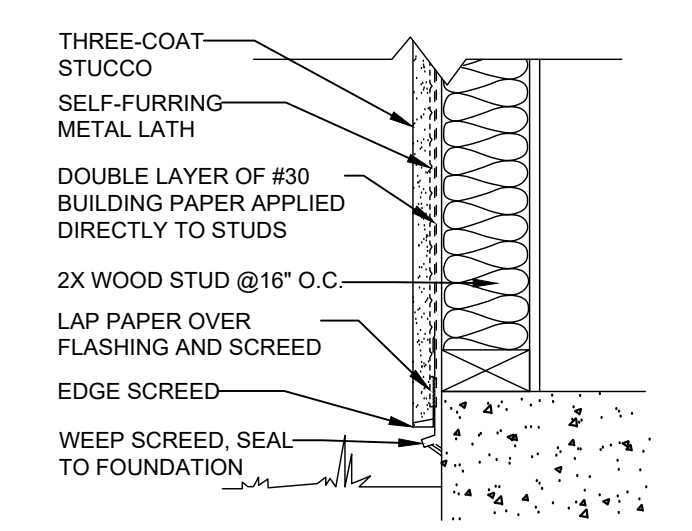
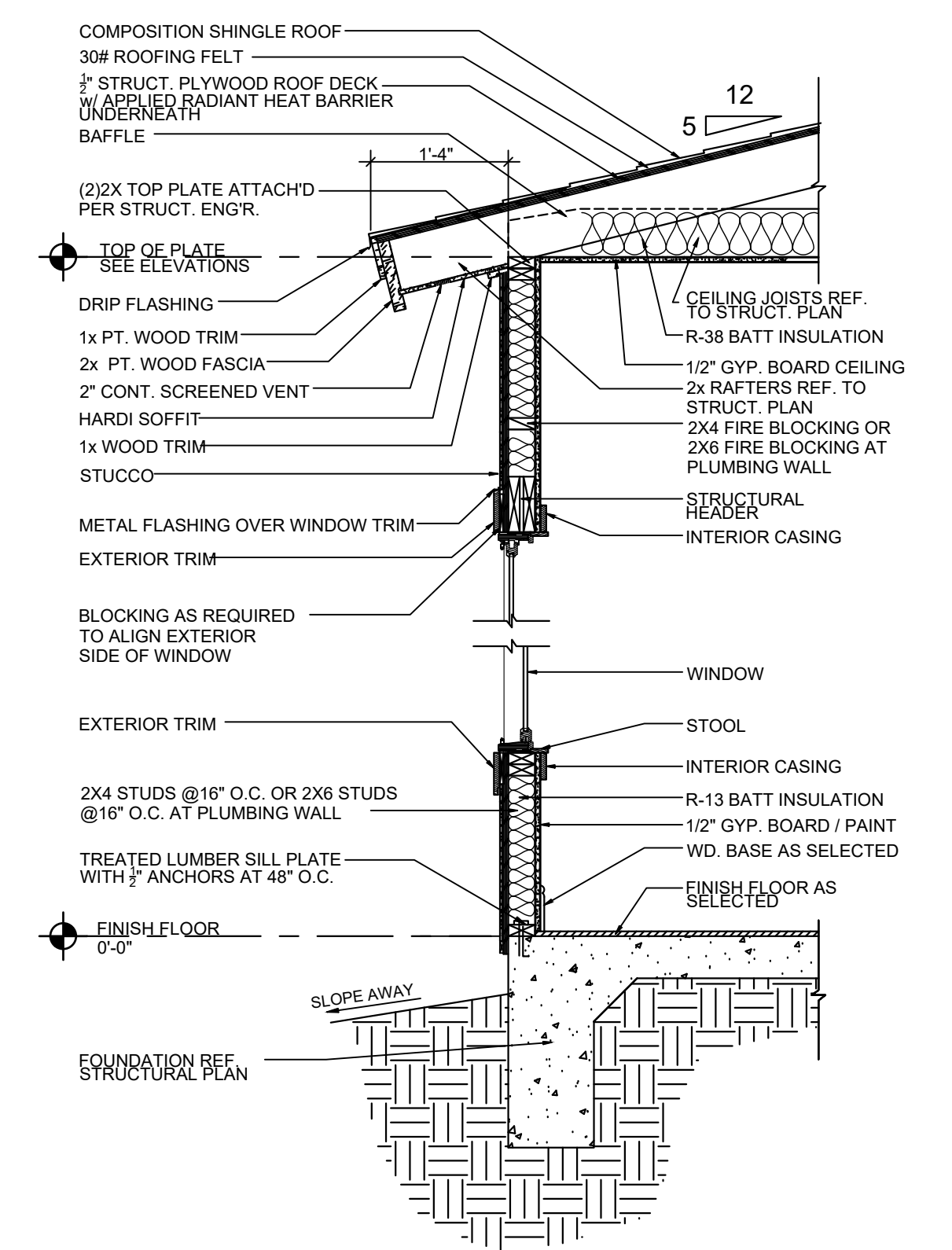
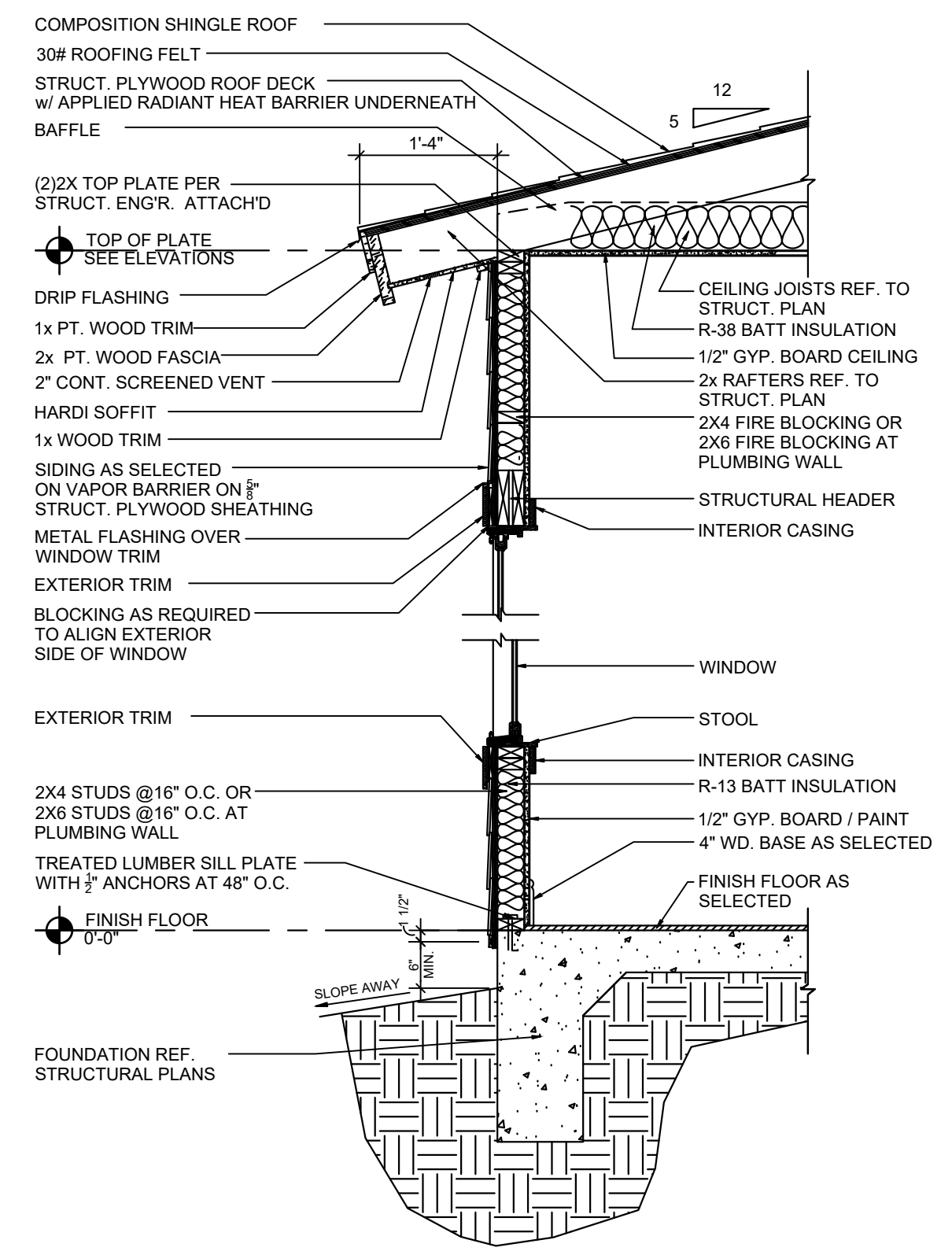
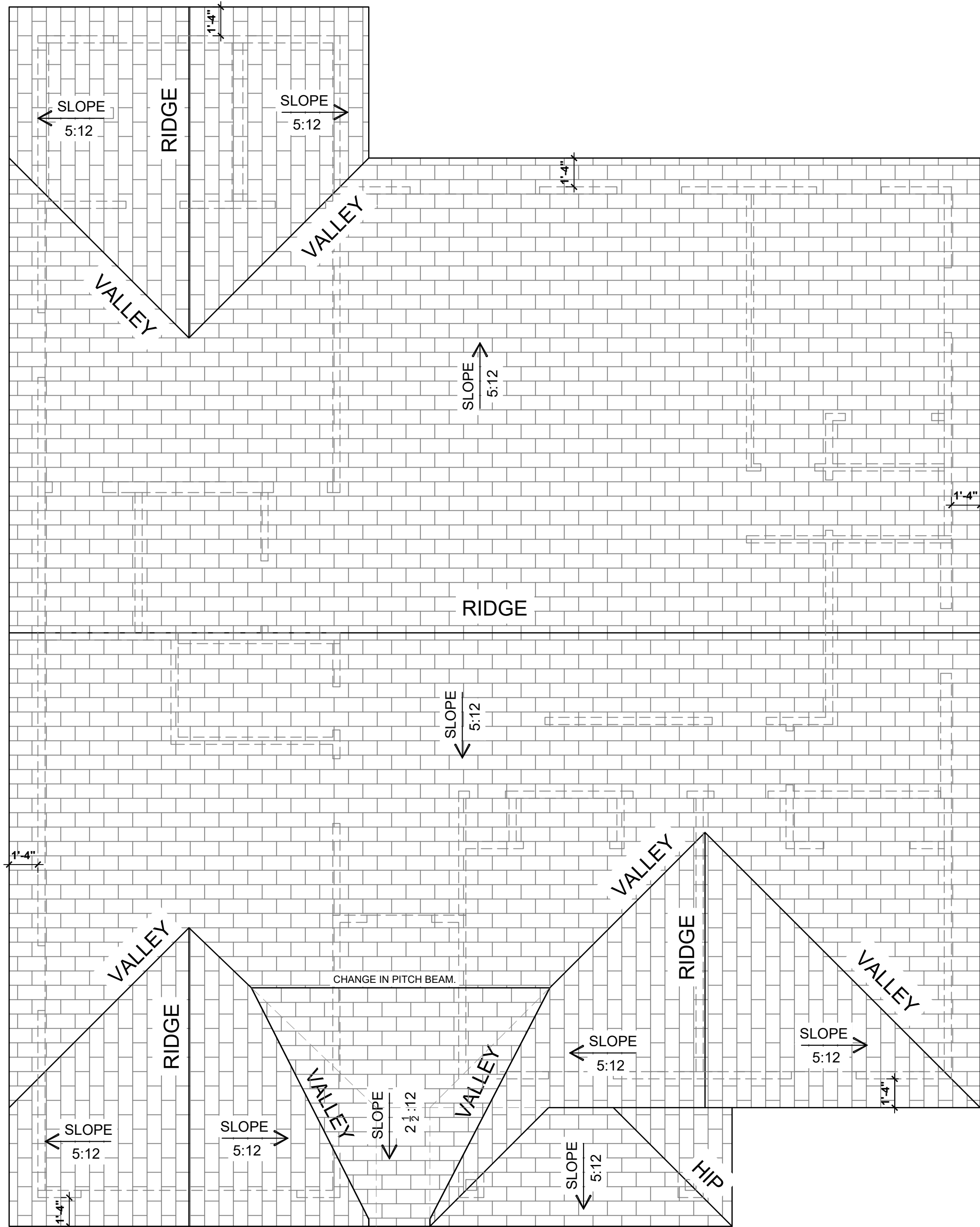
**CARRASCO RESIDENCE**  
**353 QUENTIN DR.**  
**SAN ANTONIO, TEXAS 78201**

DRAWN BY: K.F.  
CHECKED BY: F.D.L.  
DATE: 5/20/26

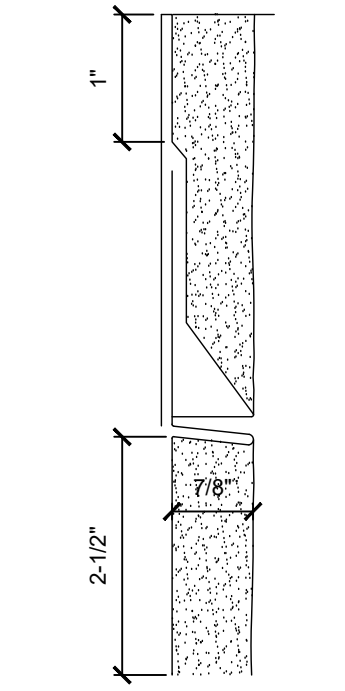
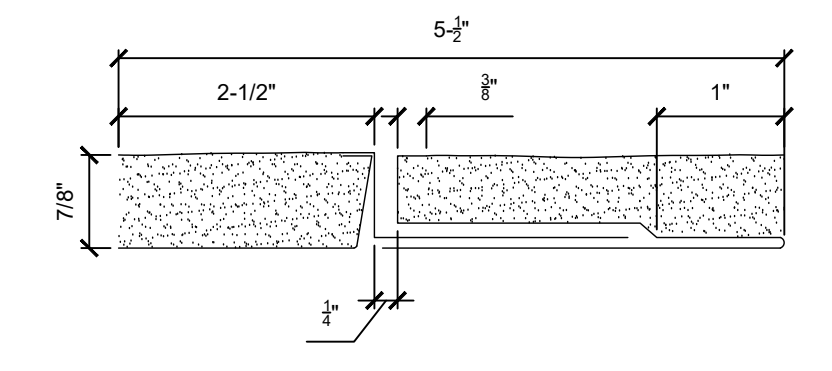
**COMMENTS:**

**REVISIONS:**

**SHEET:**  
A-101



NOTE:  
THE STUCCO FEATURE MUST BE A TRADITIONAL FINISH. JOINTS IN THE STUCCO SUBSTRATE SUCH AS MASONRY, CONCRETE, OR COLD-FORMED METAL STUDS WALLS, SHOULD BE CARRIED THROUGH TO AVOID CRACKING. THE FOLLOWING ARE GOOD PRINCIPLES FOR JOINT LOCATION AND SPACING:  
- LENGTH OF WALL NO GREATER THAN 18 FT. IN EITHER DIRECTION  
- PANEL AREA NOT TO EXCEED 144 SQ. FT. FOR VERTICAL APPLICATIONS  
- PANEL AREA SHOULD NOT EXCEED 100 SQ. FT. FOR HORIZONTAL APPLICATION, WHETHER CURVED OR ANGULAR  
- LENGTH-TO-WIDTH RATIO SHOULD NOT EXCEED 2 TO 1 IN ANY GIVEN PANEL.  
- JOINTS ARE REQUIRED AT TRANSITION OF MATERIALS OR WHERE JOINTS ARE PRESENT IN THE SUBSTRATE CONCRETE, MASONRY, OR MASONRY VENEER WALLS.



DESIGNER:  
Zoning, Design, Permitting, Inspection, Certificate of Occupancy  
**ONE STOP CODE CONSULTING, LLC**  
1800 W. HUISACHE AVE. SAN ANTONIO, TEXAS 78201  
e-mail: terranico.dalton@onestopcode.net

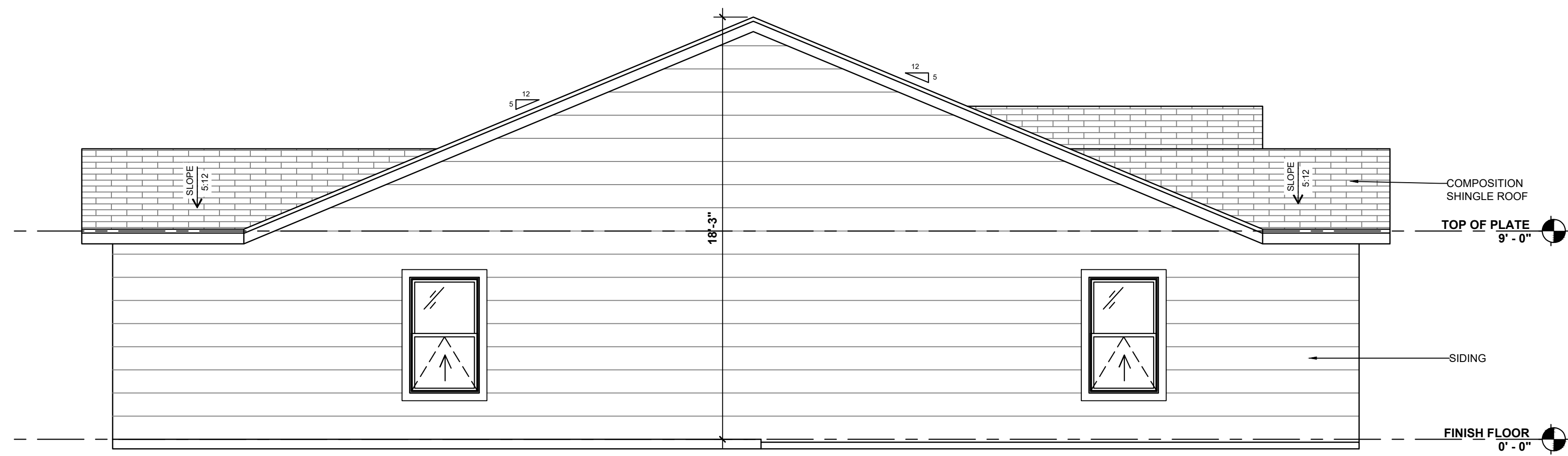
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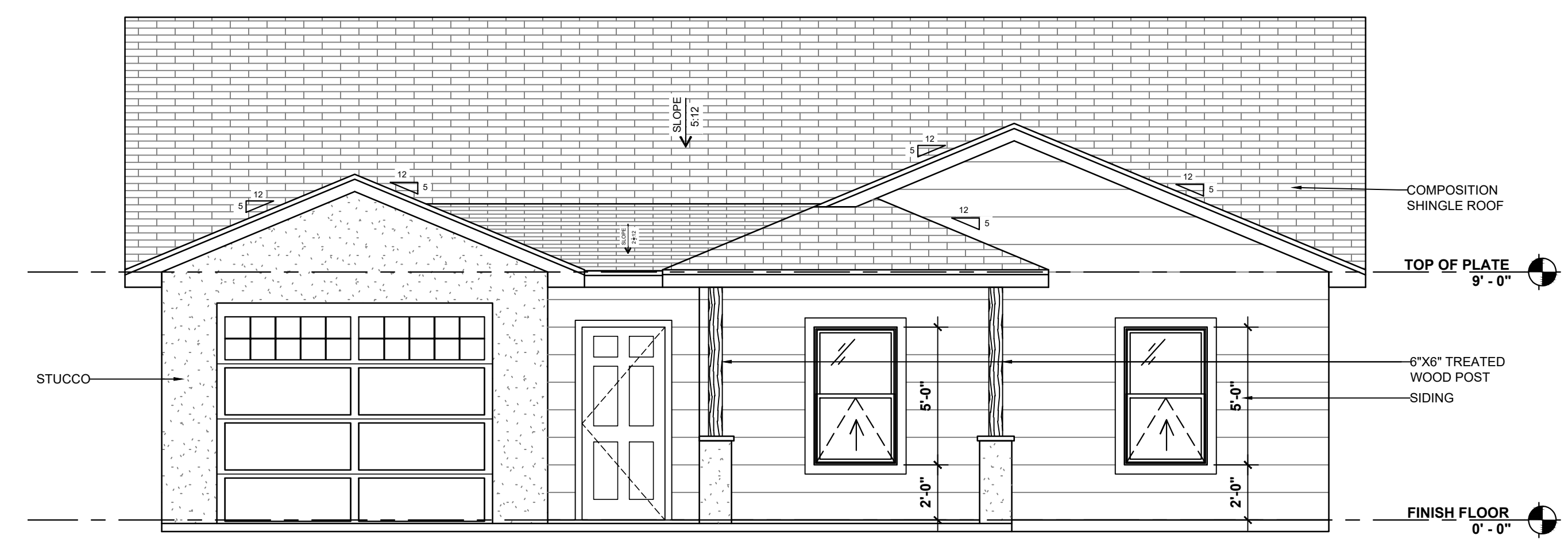
COMMENTS:

REVISIONS:

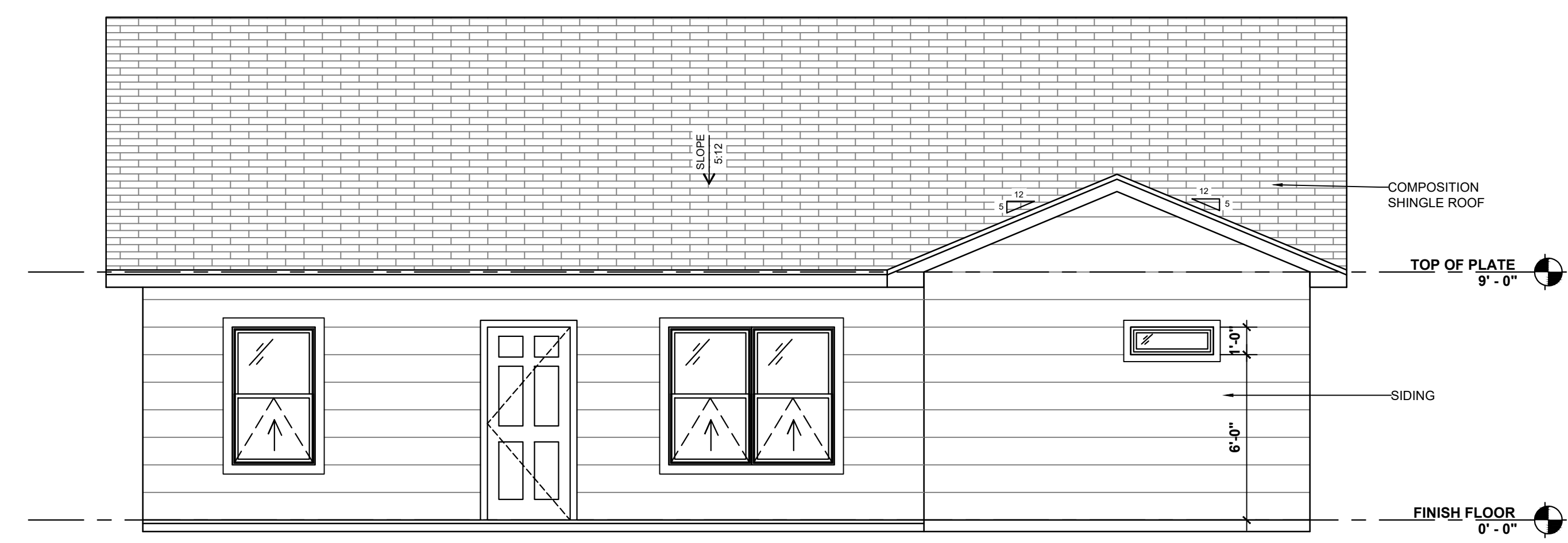
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A-103



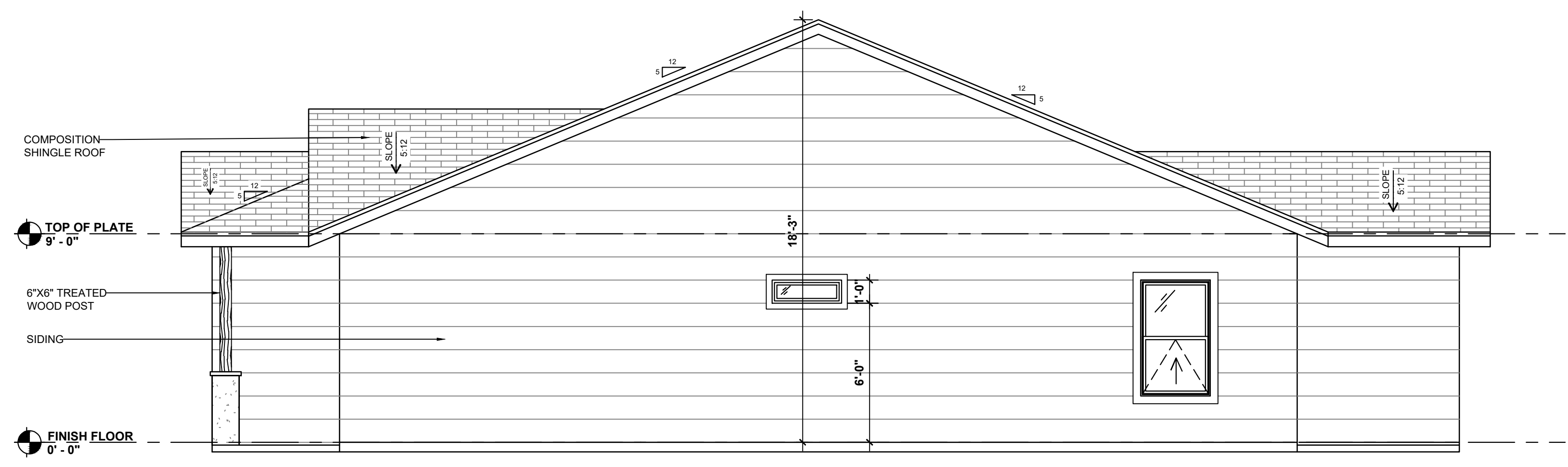
**1 LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



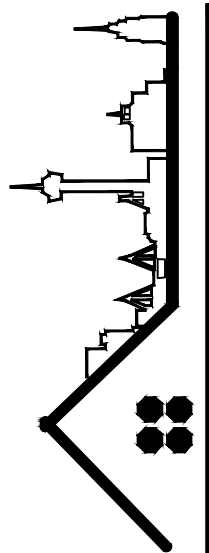
**2 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



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



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

DESIGNER :  
  
 Zoning, Design, Permitting, Inspections, Certificate of Occupancy  
**ONE STOP CODE CONSULTING, LLC**  
 1830 W. HUISACHE AVE. SAN ANTONIO, TEXAS, 78201  
 e-mail: fernando.daleno@onestopcode.net

**CARRASCO RESIDENCE**  
**353 QUENTIN DR.**  
**SAN ANTONIO, TEXAS 78201**

DRAWN BY: **K.F.**  
 CHECKED BY: **F.D.L.**  
 DATE: 5/20/26

COMMENTS:

REVISIONS:

SHEET:  
**A-104**