

DUESING RESIDENCE

GARAGE & ACCESSORY DWELLING UNIT

103 W. MAGNOLIA
SAN ANTONIO, TX 78212

INTERIM REVIEW DOCUMENTS 08-21-25

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GENERAL NOTES:

- CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, CURRENT EDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF ANY OTHER CODES OR ORDINANCES APPLY, AND CONFORMING TO THEM.
- ISSUANCE OF PLANS FROM THIS ARCHITECT'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ALL WORK MUST BE DONE IN STRICT ACCORDANCE WITH CITY BUILDING CODES, ZONING ORDINANCES, MECHANICAL, ELECTRICAL, AND PLUMBING CODES, FIRE CODES AND CITY, STATE, OR FEDERAL ACCESSIBILITY CODES.
- ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
- ANY REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.
- IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE ARCHITECT'S OFFICE, THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE.
- PRIOR TO BEGINNING ANY WORK, IT SHALL BE THE BUILDERS RESPONSIBILITY TO VERIFY ALL FIELD CONDITIONS, EXISTING AND NEW, AFFECTING WORK TO BE DONE, INCLUDING BUT NOT LIMITED TO EXACT LOCATION OF ALL CONSTRUCTION, ALL SETBACKS, EASEMENTS, UTILITIES & EXISTING TREES, EXISTING AND NEW FINISH GRADES & APPROACHES AND ANY MISCELLANEOUS CONDITIONS RELEVANT TO THE WORK TO BE DONE. BUILDER SHALL IMMEDIATELY NOTIFY THE ARCHITECT'S OFFICE OF ANY PROBLEMS, ANY INCONSISTENCIES BETWEEN EXISTING CONDITIONS AND WORK TO BE DONE, ANY INCONSISTENCIES BETWEEN VARIOUS PARTS OF THESE DRAWINGS, OR FOR CLARIFICATION REQUIRED TO PROCEED WITH WORK AS INDICATED.

- ALL CONTRACTORS AND TRADES SHALL VERIFY CONDITIONS AFFECTING THEIR WORK INCLUDING DIMENSIONS, CLEARANCES, LOCATIONS, MATERIALS, ETC., AND SHALL VERIFY AND PROVIDE COORDINATION AS NECESSARY BETWEEN THEIR WORK AND ALL OTHER WORK, TRADES, OR SPECIALTIES AS REQUIRED.
- SUPPLEMENTARY ITEMS SUCH AS TRIMS, GROUNDS, CAULKING, FRAMING, SETTING, CONNECTORS, BLOCKING, FORMING, ETC., NECESSARY TO PROPERLY EXECUTE ALL WORK TO BE DONE OR REASONABLY IMPLIED IN THESE PLANS, INCLUDING MISCELLANEOUS ITEMS COMMON TO TRADE PRACTICES AND NORMALLY USED TO PRODUCE A COMPLETE AND FINISHED PRODUCT, SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
- ALL WORK ON THE JOB SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY CODES, REGULATIONS, OR ORDINANCES AND IT SHALL BE THE BUILDER'S RESPONSIBILITY TO ENSURE CONFORMANCE TO ALL SAFETY RULES, REGULATIONS, AND FURTHER TO IMMEDIATELY CORRECT ANY UNSAFE OR NON-CONFORMING CONDITION AND SHALL DOCUMENT THAT SUCH CONDITION HAS BEEN CORRECTED.
- BUILDER SHALL BE RESPONSIBLE FOR ALL REQUIRED INSPECTIONS AND SHALL NOT COVER ANY WORK REQUIRING INSPECTIONS UNTIL AFTER ALL REQUIRED INSPECTIONS ARE MADE AND WORK IS ACCEPTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR MECHANICAL AND ELECTRICAL WORK INCLUDING ALL DOCUMENTATION, DIAGRAMS, OR CALCULATIONS REQUIRED TO OBTAIN THOSE PERMITS, IF NOT PROVIDED IN M.E.P. PACKAGE.
- ELECTRICAL CONTRACTOR SHALL LABEL ALL CIRCUITS ON ELECTRICAL PANELS AND PROVIDE TO THE OWNER A DIAGRAM WITH ROOM NAMES AND/OR NUMBERS WITH A COMPLETE DESCRIPTION OF ALL CIRCUITS.

- PROVIDE SMOOTH TRANSITION BETWEEN ALL ADJACENT SURFACES. CENTER FLOOR TRANSITIONS UNDER DOOR WHEN POSSIBLE
- PROVIDE BLOCKING AT ALL, CABINET AND SHELVING
- THE BUILDER WILL BE RESPONSIBLE FOR COORDINATING ALL DOCUMENTS ASSOCIATED WITH THE PROJECT WITH SUB-CONTRACTORS. BUILDER SHOULD ENSURE THAT ALL SUBS RECEIVE THE ENTIRE SET OF DRAWINGS AND SPECS (IF ANY). ARCHITECT'S OFFICE WILL NOT PROVIDE DOCUMENTS TO SUBS.
- BUILDER TO COORDINATE ALL WORK IN A MANNER THAT ENSURES FUNCTIONALITY OF THE FINAL PRODUCT OR ENSURES THAT FUNCTIONALITY OF THE END PRODUCT IS COORDINATED BETWEEN BUILDER, SUBS AND SEPARATE CONTRACTORS. THE ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR NON FUNCTIONAL OR INCOMPLETE PRODUCTS.
- PROVIDE SAFETY GLAZING AT ALL GLASS DOORS, ALL WINDOWS WITHIN A 24" ARC OF DOORS, ALL SHOWER ENCLOSURES, AND ALL WINDOWS LESS THAN 60" ABOVE BATHTUB STANDING SURFACES.
- PROVIDE ATTIC VENTILATION AS REQUIRED.
- ALL PLAN DIMENSIONS SHOWN TO FACE OF STUD U.N.O.
- WHEN APPLICABLE LOCATE ATTIC HVAC UNITS & WATER HEATERS WITHIN 20 FEET OF A SERVICE OPENING.
- HAND RAILS SHALL BE PROVIDED ON ALL STAIRS/STEPS WITH A MINIMUM OF 2 RISERS. TREAD AND RISER DIMENSIONS SHALL COMPLY WITH CURRENT CODE STANDARDS. RAILS SHALL HAVE A 4" MAX CLEAR OPENING BETWEEN BALUSTERS.

ELECTRICAL & PLUMBING NOTES:

(APPLY PER LOCAL CITY CODE)

- E1 - ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT IRC ELECTRICAL GOVERNS.
- E2 - ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES BY A LICENSED CONTRACTOR WHO SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND INSPECTIONS.
- E3 - ELECTRICAL ITEMS SHALL BE MOUNTED AT THE FOLLOWING HEIGHTS A.F.F. UNLESS NOTED OTHERWISE:
- | | |
|---------------------------------|-----|
| RECEPTACLES/CABLE OUTLETS | 12" |
| TELEPHONE OUTLETS | 12" |
| BATHROOM OUTLETS | 42" |
| WASHER/DRYER RECEPTACLES | 44" |
| KITCHEN COUNTER RECEPTACLES | 44" |
| REFRIGERATOR RECEPTACLES | 44" |
| SWITCHES FOR LIGHTS, FANS, ETC. | 48" |
- E4 - BATHROOM AND KITCHEN RECEPTACLES SHALL BE GFI
- E5 - EXTERIOR RECEPTACLES SHALL BE GFI AND WEATHER PROTECTED.
- E6 - SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING AREAS A MINIMUM OF 3'-0" FROM DUCT OPENINGS AND SHALL BE PERMANENTLY HARD WIRED WITH A BATTERY BACKUP.
- E7 - VENT ALL GAS OUT.
- E8 - WHERE APPLICABLE COORDINATE ALL APPLIANCE POWER REQUIREMENTS PER MANUFACTURERS REQUIREMENTS PRIOR TO ORDERING MATERIALS.

ALLOWANCES:

- ALLOWANCES:
PROVIDE A LUMP SUM ALLOWANCE TO INCLUDE MATERIALS OR EQUIPMENT FOR THE FOLLOWING ONLY. BASE BID TO INCLUDE ALL WIRING, PIPING, SWITCHES, CONNECTIONS AND INSTALLATION.
- LIGHT FIXTURES TO INCLUDE RECESS FIXTURES, SCUNCES, SURFACE MOUNTED FIXTURES, HEATLIGHT/VENT UNITS AND CEILING FANS
 - PLUMBING FIXTURES TO INCLUDE LAVATORIES, TOILETS, SHOWER TRIM AND HARDWARE AND ALL LAVATORY AND TOILET TRIM AND HARDWARE
 - ALL CERAMIC PORCELAIN AND MOSAIC TILE FINISH MATERIALS.
 - LUXURY VINYL TILE FLOOR FINISH MATERIAL.

ABBREVIATIONS:

ABV.	ABOVE	EXT.	EXTERIOR	REFG.	REFRIGERATOR
ADJ.	ADJACENT	F.D.	FLOOR DRAIN	RSC	ROUGH SAWN CEDAR
A.F.F.	ABOVE FINISHED FLOOR	F.F.	FINISH FLOOR	S	SHELF
ALUM.	ALUMINUM	FG	FIXED GLASS WINDOW	SC	SOLID CORE DOOR
APPROX.	APPROXIMATELY	FLR.	FLOOR	SH	SINGLE HUNG WINDOW
A.T.	ARCH TOP	F.P.	FIREPLACE	SHL(V)	SHELF(SHelves)
BLK.	BLOCK	GLS.	GLASS	SHT.	SHEET
BM.	BEAM	H.	HIGH	SHWR.	SHOWER
BOT.	BOTTOM	HB	HOSE BIB	SIM.	SIMILAR
CL	CENTER LINE	HC	HOLLOW CORE DOOR	SLP.	SLOPE
CLG.	CEILING	HDR.	HEADER	SP.	SPACE
COL.	COLUMN	K.S.	KNEE SPACE	SPECS.	SPECIFICATIONS
CONC.	CONCRETE	LAV.	LAVATORY	S.R.A.	SHEET ROCK ARCH OPENING
CONT.	CONTINUOUS	MANUF.	MANUFACTURER	S.R.O.	SHEET ROCK OPENING
CPT.	CARPET	MAS.	MASONRY	STOR.	STORAGE
DBL.	DOUBLE	MC	MEDICINE CABINET	S.O.	SHEET VINYL
DIAM.	DIAMETER	MIN.	MINIMUM	TEMP.	TEMPERED GLASS
DH	DOUBLE HUNG WINDOW	MTL.	METAL	TYP.	TYPICAL
DN.	DOWN	N.T.S.	NOT TO SCALE	U.N.O.	UNLESS NOTED OTHERWISE
D.W.	DISH WASHER	OPNG.	OPENING	W	WITH
DWG	DRAWING	OPT.	OPTIONAL	WC	WATER CLOSET
EA.	EACH	PDR.	POWDER ROOM	WD.	WOOD
ELEC.	ELECTRIC	PKT.	POCKET DOOR	WH	WATER HEATER
ELEV.	ELEVATION	PL / PLT.	PLATE HEIGHT	W.I.C.	WALK IN CLOSET
EQ.	EQUAL	R	ROD	WIS	WATER SOFTENER

SYMBOLS LEGEND:

	ELEVATION REFERENCE KEY
	SECTION REFERENCE KEY
	CEILING HEIGHT TRANSITION
	FLOOR HEIGHT TRANSITION
	WOOD/TILE FLOOR TRANSITION - CENTER UNDER DOOR WHERE APPLICABLE
	DETAIL REFERENCE KEY

ADOPTED CODES:

- 2021 INTERNATIONAL RESIDENTIAL CODE W/ LOCAL AMENDMENTS
- 2021 FIRE CODE W/ LOCAL AMENDMENTS
- 2021 INTERNATIONAL MECHANICAL CODE W/ LOCAL AMENDMENTS
- 2021 INTERNATIONAL PLUMBING CODE W/ LOCAL AMENDMENTS
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE W/ LOCAL AMENDMENTS
- 2020 NATIONAL ELECTRIC CODE

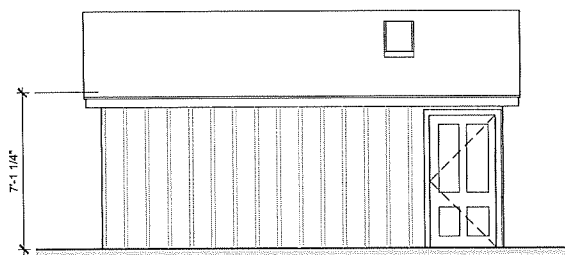
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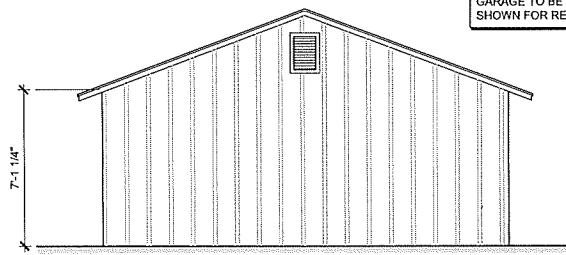
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SQUARE FOOTAGE TABULATIONS:

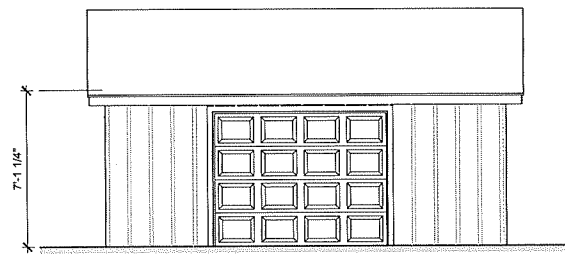
FIRST FLOOR LIVING	191
SECOND FLOOR LIVING	547
TOTAL LIVING	738
GARAGE	519
PORCH	44
STEPS	14
TOTAL SLAB	768
GRAND TOTAL	1,315



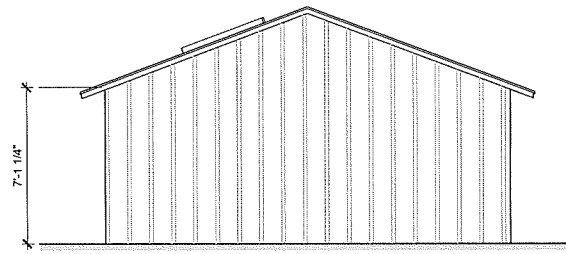
6 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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

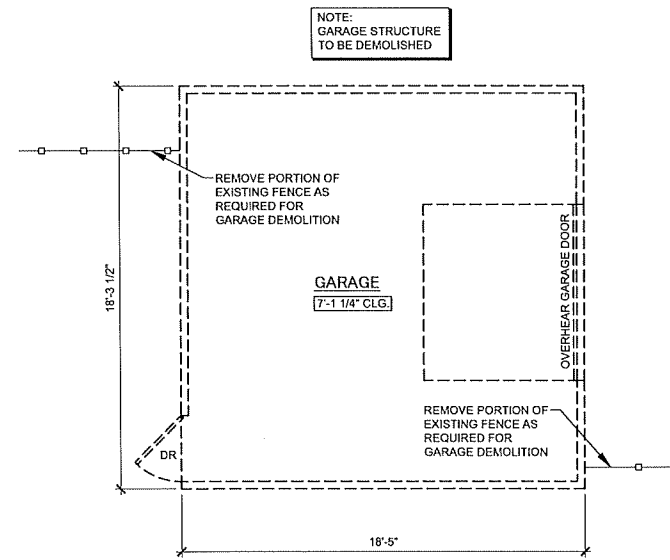


3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

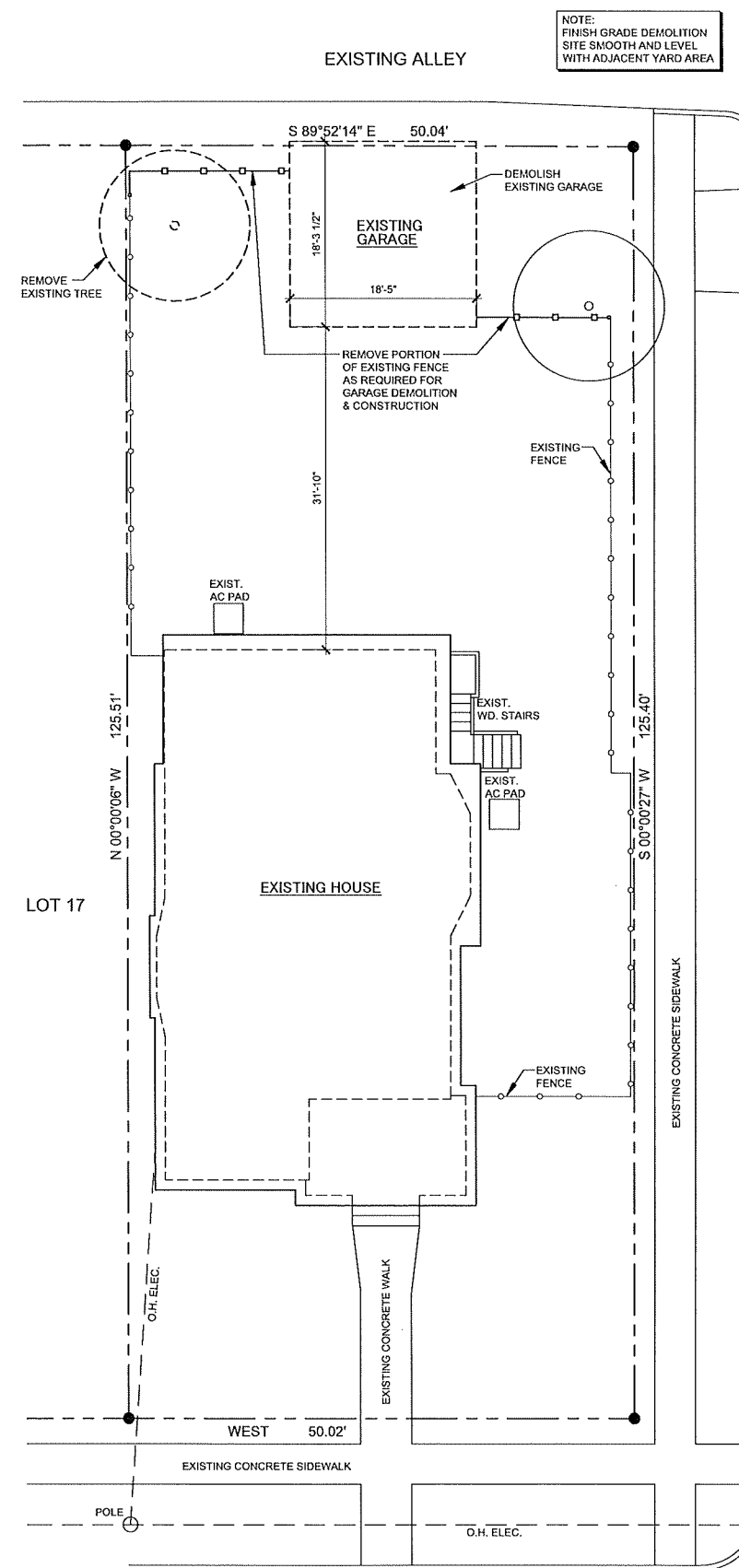
NOTE:
EXTERIOR ELEVATIONS OF
GARAGE TO BE DEMOLISHED
SHOWN FOR REFERENCE ONLY

GENERAL DEMOLITION NOTES:

1. ALL DEMOLITION WORK TO BE DONE IN COMPLETE ACCORDANCE WITH LOCAL CODES AND ORDINANCES.
2. DEMOLITION DRAWINGS INDICATE GENERAL EXTENT OF DEMOLITION OF EXISTING ITEMS OF CONSTRUCTION AS REQUIRED AND ARE NOT INTENDED TO INDICATE EVERY ITEM OF DEMOLITION REQUIRED TO COMPLETE THE WORK.
3. CONTRACTOR TO LOCATE AND CAP OFF OR TERMINATE ALL ELECTRIC, WATER AND GAS LINES PRIOR TO THE REMOVAL OF EXISTING CONSTRUCTION. PROVIDE PERMANENT TERMINATION AS REQUIRED BY CODE. REMOVE ALL ABANDONED WIRING, PIPING AND FIXTURES.
4. ALL DEBRIS AND DEMOLISHED MATERIALS ARE TO BE REMOVED FROM THE JOBSITE ON A REGULAR BASIS. DO NOT ALLOW DEBRIS TO ACCUMULATE ON THE INTERIOR OF THE PROJECT OR ON THE EXTERIOR OF THE SITE. PROTECT ALL TREES DURING DEMOLITION AND CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY ACCURACY OF DEMOLITION INFORMATION PROVIDED AND REPORT ANY DISCREPANCIES TO THE OWNER.
6. GENERAL CONTRACTOR TO PROTECT ALL HARDSCAPE, SOFTSCAPE AND ALL OTHER BUILT-IN ELEMENTS TO REMAIN DURING DEMOLITION AND CONSTRUCTION.
7. IF CONTRACTOR ENCOUNTERS OR SUSPECTS THE PRESENCE OF ASBESTOS DURING DEMOLITION OR DURING THE CONSTRUCTION PROCESS, HESHE WILL NOTIFY THE OWNER PRIOR TO REMOVAL OF ANY MATERIAL IN ORDER THAT THE PROPER ABATEMENT CAN BE DONE IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.
8. CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO DEMOLITION.
9. SALVAGE ALL MATERIAL AS REQUESTED BY OWNER.
10. NOTIFY OWNER IN ADVANCE OF ANY DISCONNECTION OF UTILITY SERVICES PRIOR TO PROCEEDING.
11. NOTIFY OWNER PRIOR TO REMOVAL OF ANY TREES, LIMBS, OR LANDSCAPING FEATURES.
12. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE AWAY FROM THE HOUSE DURING THE DURATION OF DEMOLITION AND FUTURE CONSTRUCTION.
13. CONTRACTOR TO SECURE MATERIALS AND EQUIPMENT REQUIRED TO BE STORED ON THE JOB SITE.
14. CONTRACTOR TO MAINTAIN THE SECURITY OF ALL AREAS OF THE EXISTING RESIDENCE DURING THE ENTIRETY OF THIS CONSTRUCTION PROJECT.



2 DEMOLITION FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 DEMOLITION SITE PLAN
SCALE: 1/8" = 1'-0"



LEGAL DESCRIPTION
LOT 18, BLOCK 7, NBC 1770
ADAMS SAUREL HEIGHTS

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JOB NO.:
R2448

DRAWN BY:
MRH

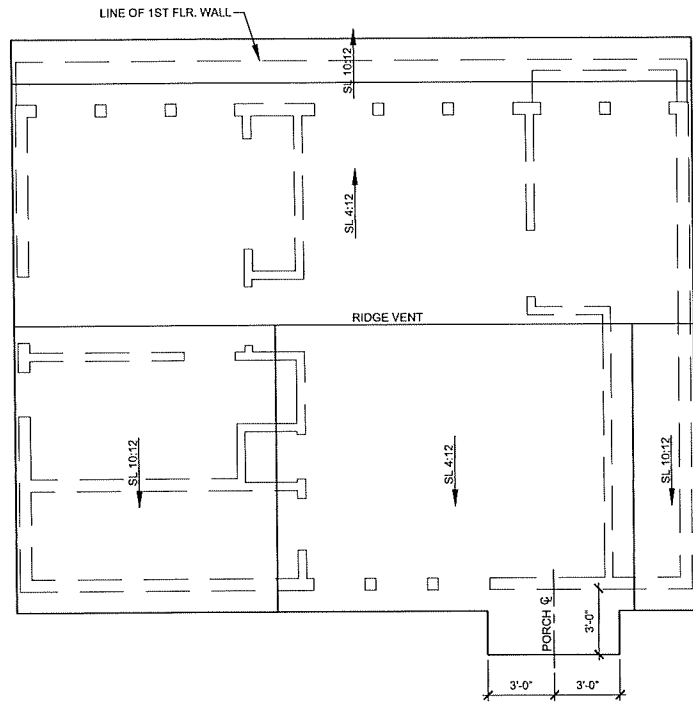
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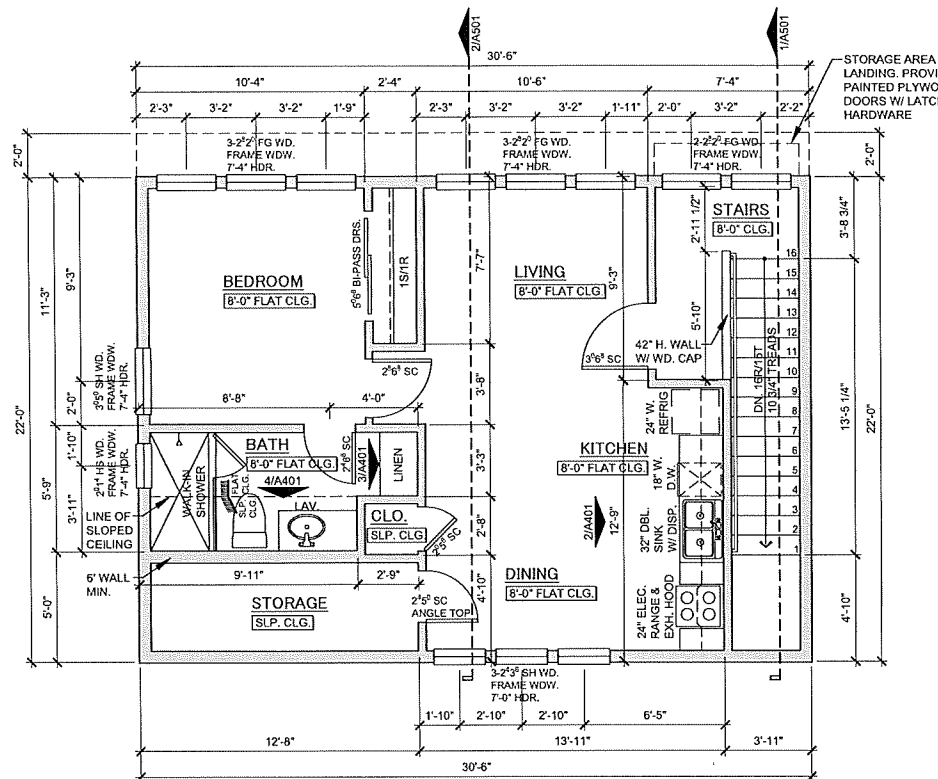
D101

NOTE:
ROOF TO BE COMPOSITION SHINGLES TO MATCH EXISTING
RESIDENCE ROOF OVER GRACE VINCOR ICE AND WATER
SHIELD UNDERLAYMENT OR APPROVED EQUAL ON 5/8"
THICK EXTERIOR GRADE PLYWOOD OR OSB DECKING

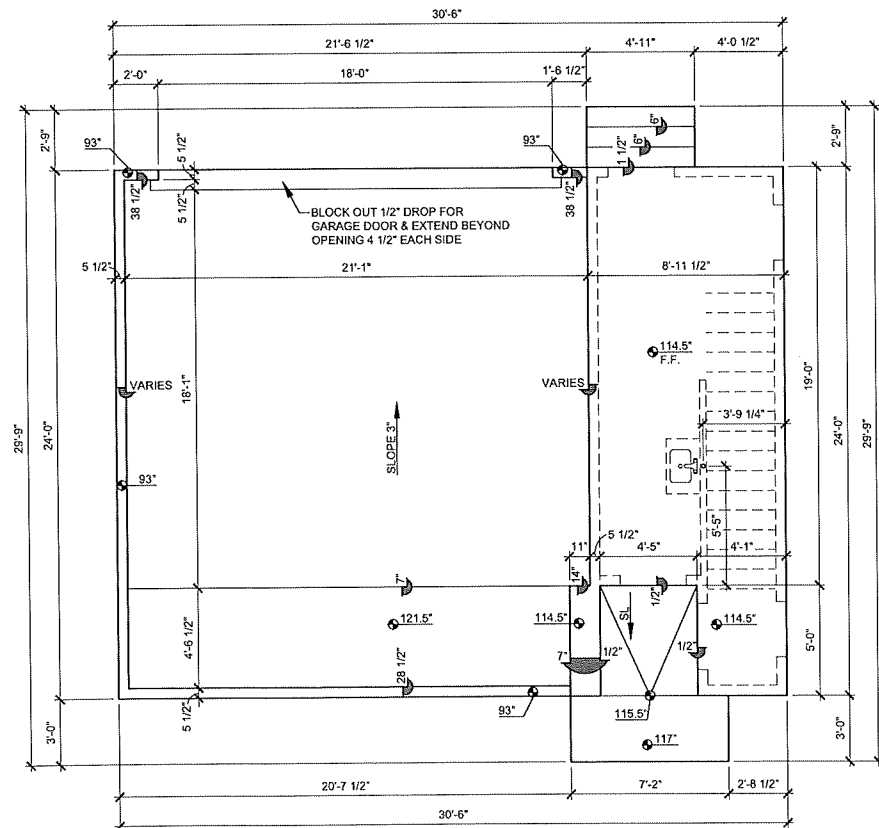
NOTE:
FLASHING SHALL BE INSTALLED AT WALL AND ROOF
INTERSECTIONS, DECK AND WALL INTERSECTIONS,
AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR
DIRECTION, AND AROUND ROOF OPENINGS.



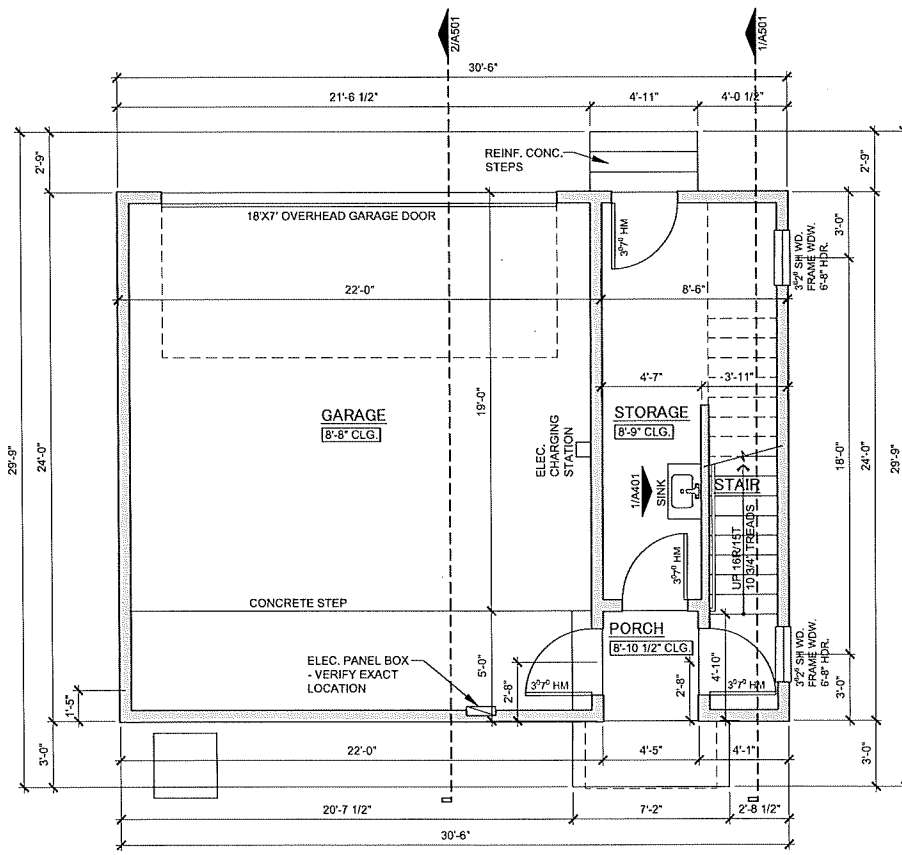
5 ROOF PLAN
SCALE: 1/4" = 1'-0"



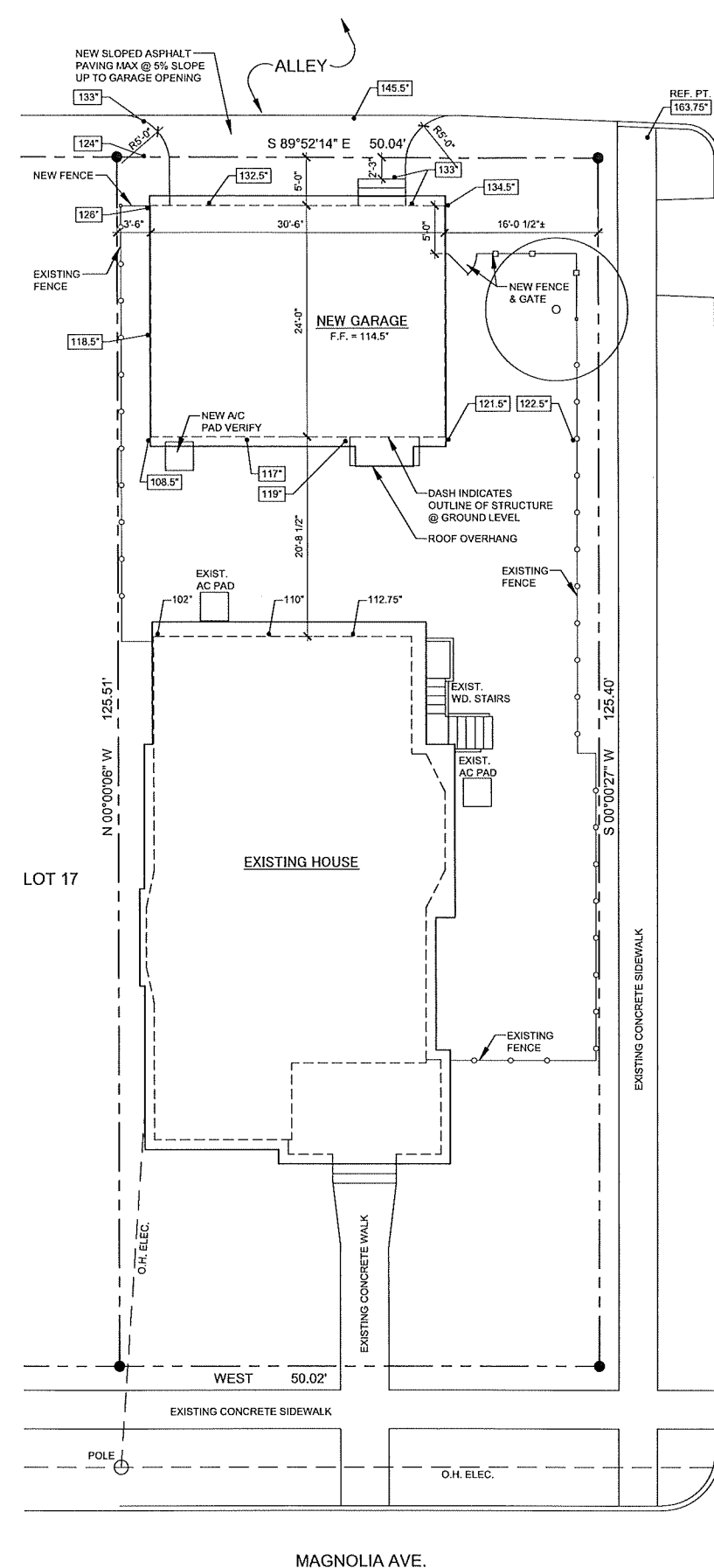
3 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



2 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 SITE PLAN
SCALE: 1/8" = 1'-0"

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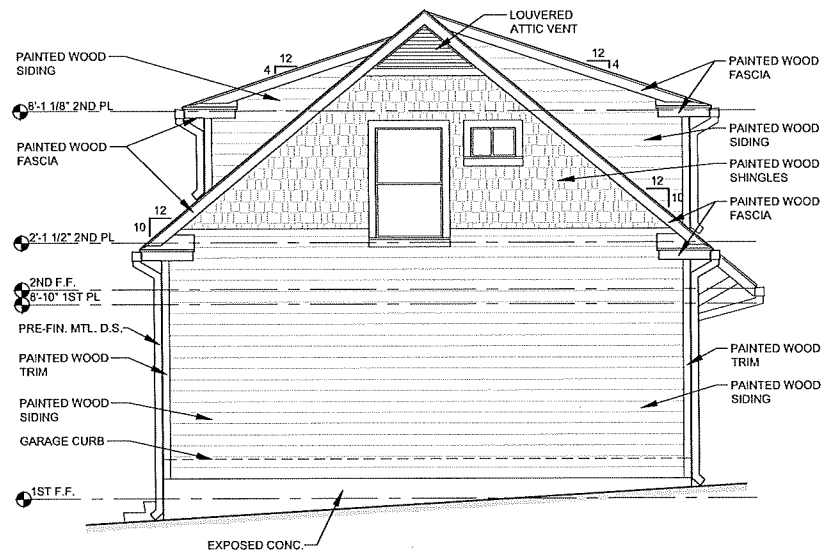
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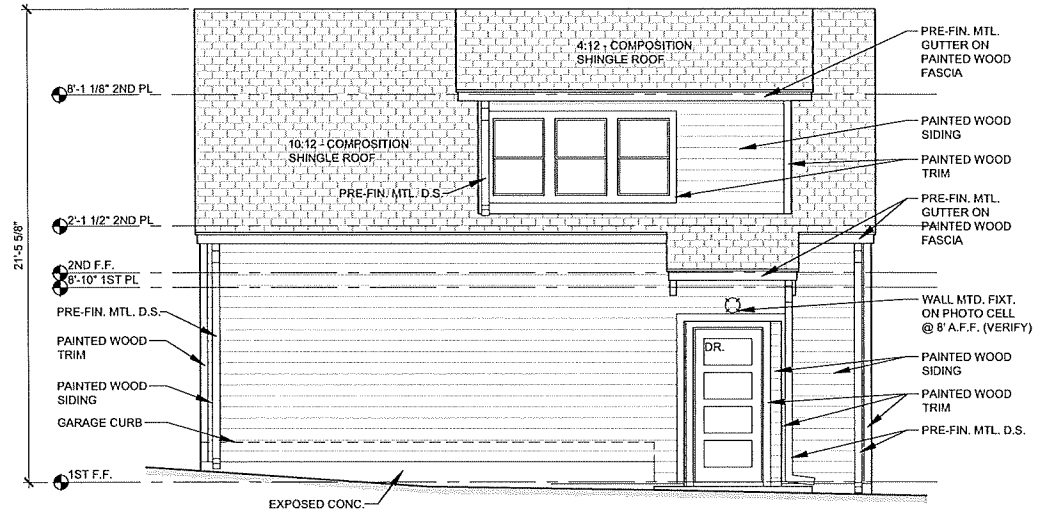
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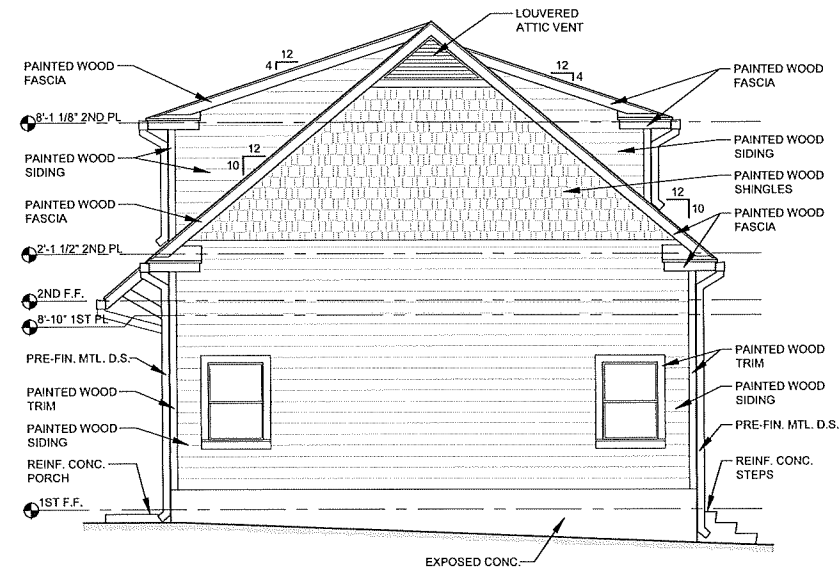
NOTES:
 1. PAINT COLOR AT ALL NEW WOOD SIDING, TRIM & WINDOWS TO MATCH PAINT COLORS AT EXISTING RESIDENCE. CONFIRM FINISH AND COLOR WITH OWNER PRIOR TO ORDERING ANY MATERIALS.
 2. CONFIRM ROOFING FINISH, COLOR, SIZE AND TYPE WITH OWNER PRIOR TO ORDERING ANY MATERIALS.
 3. EXTERIOR DOORS AND WINDOWS TO MEET FENESTRATION U-FACTOR AND SHGC REQUIREMENTS:
 .40 MAXIMUM FENESTRATION U-FACTOR
 .25 MAXIMUM GLAZED FENESTRATION SHGC



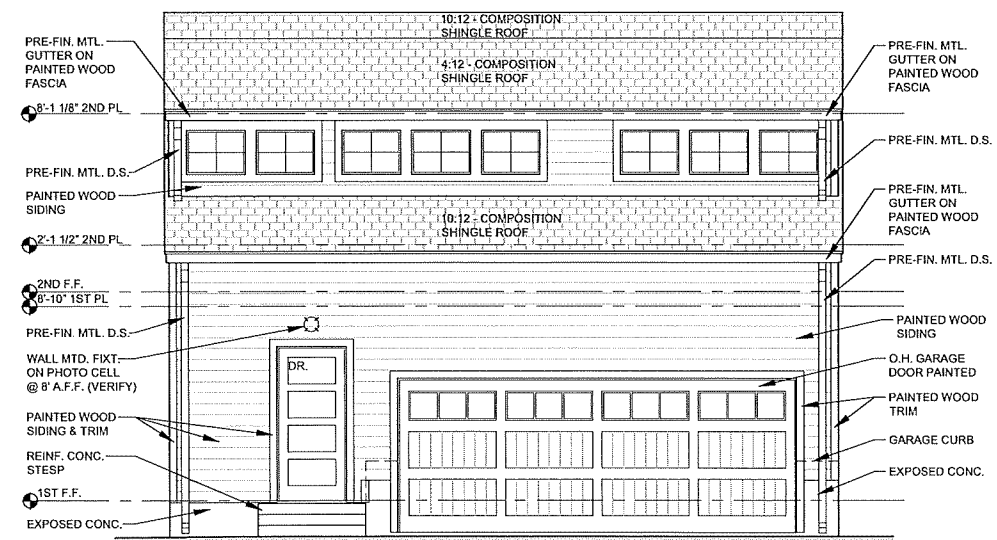
1 WEST ELEVATION
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2 SOUTH ELEVATION
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3 EAST ELEVATION
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SHEET NO.:
A301

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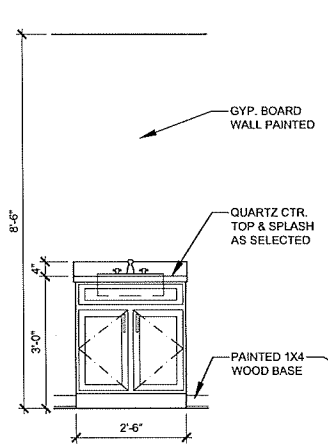
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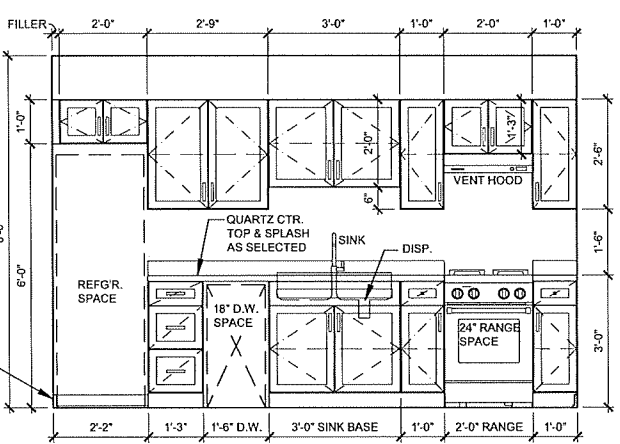
KITCHEN APPLIANCES PER FACTORY BUILDERS SUPPLY:
 REFRIGERATOR: THERMADOOR FREEDOM 13 CU.FT. - 24"W x 24"D x 84"H
 REFRIGERATOR: FRIGIDAIRE 11.5 CU.FT. - 24"W x 21.2"D x 72.8"H
 RANGE: FRIGIDAIRE 24" ELECTRIC RANGE - 24"W x 24"D x 36.88"H
 DISHWASHER: WHIRLPOOL 18" DISHWASHER - 18"W x 22"D x 33.5"H
 VENT: KITCHENAID 24" UNDER CABINET - 24"W x 20"D x 6.5"H
 NOTE: ALL KITCHEN APPLIANCES TO BE PROVIDED BY THE OWNER AND
 INSTALLED BY THE CONTRACTOR. USE FOR REFERENCE ONLY FOR BASE BID
 PRICING.
OVERHEAD GARAGE DOOR
 16' x 7' PAINTED COMPOSITE OVERLAY WOOD-LOOK INSULATED (MIN. R-12.9) WITH
 INSULATED GLASS LITES, AUTOMATIC OPENER CLOSER BY O.H. DOOR CO. OR
 APPROVED EQUAL
EXTERIOR HOLLOW METAL DOORS
 37" INSULATED 4 PANEL GALVANIZED HOLLOW METAL DOORS, PRIME AND PAINT
 FINISH WITH AURALAST FRAME AS PROVIDED BY JELD-WEN OR APPROVED EQUAL
INTERIOR WOOD DOORS @ SECOND FLOOR
 SEE TYPICAL INTERIOR DOOR & CASING DETAIL ON A401

FINISH SCHEDULE BASE BID
FIRST FLOOR FINISH SCHEDULE:
GARAGE:
 FLOOR: EXPOSED CONCRETE - TROWEL FINISH
 BASE: 4" WOOD - NO FINISH
 WALLS: 1/2" THICK FIRE CODE GYP. BD. TAPE & FLOAT ONLY
 CEILING: 5/8" THICK FIRE CODE GYP. BD. TAPE & FLOAT ONLY
 DOOR & TRIM: HOLLOW METAL DOOR & FRAME | GALV. - PAINT FINISH
 O.H. GARAGE DOOR: NO FINISH
ENTRY:
 FLOOR: EXPOSED CONCRETE
 BASE: NONE
 WALLS: WOOD SIDING - PAINTED
 CEILING: EXTERIOR GRADE PLYWOOD - PAINTED
STORAGE:
 FLOOR: EXPOSED CONCRETE
 WALLS: 1/2" THICK FIRE CODE GYP. BD. TAPE & FLOAT ONLY
 CEILING: 5/8" THICK FIRE CODE GYP. BD. TAPE & FLOAT ONLY
 DOOR & TRIM: HOLLOW METAL DOOR & FRAME | GALV. - PAINT FINISH
STAIRWAY:
 FLOOR: LUXURY VINYL FLOOR
 BASE: 4" WOOD - PAINTED
 WALLS: 1/2" THICK GYP. BD. TAPE, FLOAT, TEXTURE, & PAINT
 CEILING: 1/2" GYP. BD. TAPE, FLOAT, TEXTURE, & PAINT
 STAIRS:
 • TREADS: LUXURY VINYL W/ EASED EDGE
 • RISERS: PAINTED WOOD
 • STRINGERS: PAINTED WOOD
DOORS:
 1ST FLOOR: HOLLOW METAL DOOR & FRAME | GALV. - PAINT FINISH
 2ND FLOOR: DOOR & WINDOW TRIM - WOOD PAINTED
SECOND FLOOR FINISH SCHEDULE:
LIVING, DINING, KITCHEN & CLOSET:
 FLOOR: LUXURY VINYL
 BASE: 4" WOOD - PAINTED
 WALLS: 1/2" GYP. BD. - PAINTED
 CEILING: 1/2" GYP. BD. - PAINTED
BEDROOM & CLOSET:
 FLOOR: LUXURY VINYL
 BASE: 4" WOOD - PAINTED
 WALLS: 1/2" GYP. BD. TAPE, FLOAT, TEXTURE, & PAINT
 CEILING: 1/2" GYP. BD. TAPE, FLOAT, TEXTURE, & PAINT
BATH:
 FLOOR: CERAMIC TILE
 BASE: CERAMIC TILE
 WALLS: 1/2" GYP. BD. TAPE, FLOAT, TEXTURE, & PAINT
 CEILING: 1/2" GYP. BD. TAPE, FLOAT, TEXTURE, & PAINT
SHOWER:
 FLOOR: CERAMIC TILE OVER CEMENT BACKER BD. / SHOWER PAN SYSTEM
 WALLS: CERAMIC TILE OVER CEMENT BACKER BD.
 CEILING: CERAMIC TILE OVER CEMENT BACKER BD.
STORAGE:
 FLOOR: EXPOSED PLYWOOD DECKING
 BASE: NONE
 WALLS: 1/2" GYP. BD. TAPE & FLOAT ONLY
 CEILING: 1/2" GYP. BD. TAPE & FLOAT ONLY

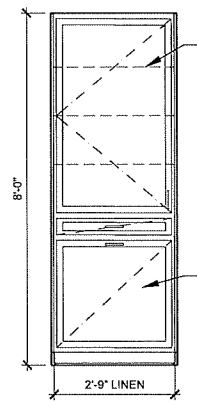
NOTE:
 ALL MILLWORK PRICING TO BE INCLUDED IN ADD ALT. #1



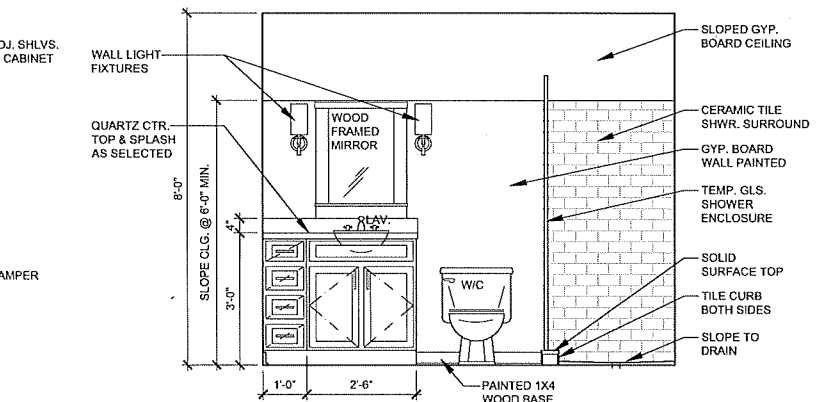
1 STORAGE
 SCALE: 1/2" = 1'-0"



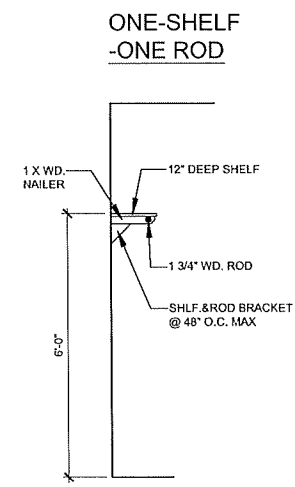
2 KITCHEN
 SCALE: 1/2" = 1'-0"



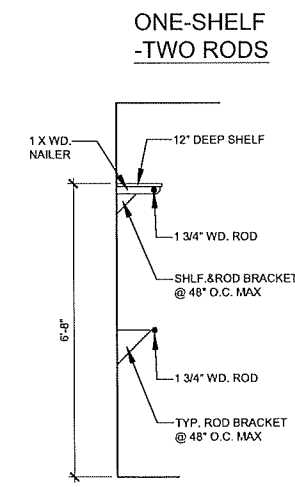
3 BATH LINEN
 SCALE: 1/2" = 1'-0"



4 BATH
 SCALE: 1/2" = 1'-0"

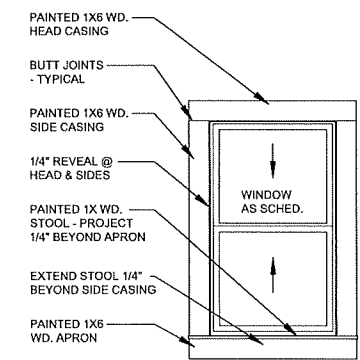


9 TYPICAL CLOSET DETAILS
 SCALE: 1/2" = 1'-0"



10 TYP - DOOR & CASING
 SCALE: 1/2" = 1'-0"

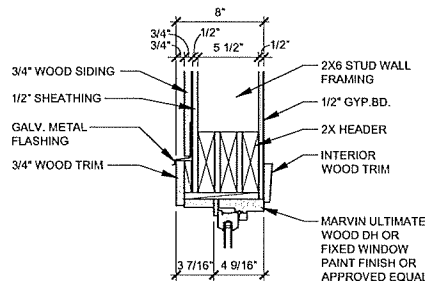
NOTE:
 DOOR AND WINDOW CASING
 AND TRIM TO MATCH HOUSE



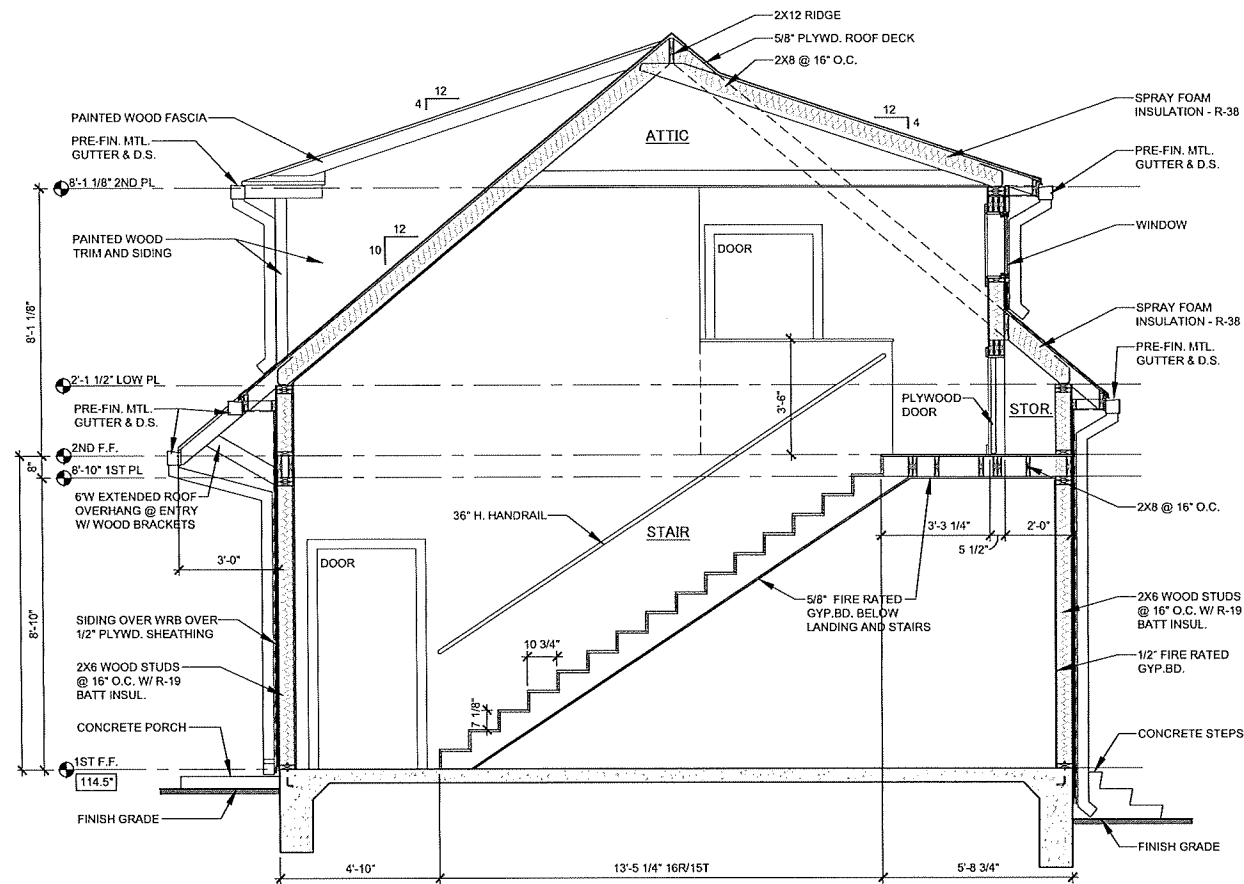
11 TYP - WINDOW & CASING
 SCALE: 1/2" = 1'-0"

NEW WINDOWS - TYP. NOTES

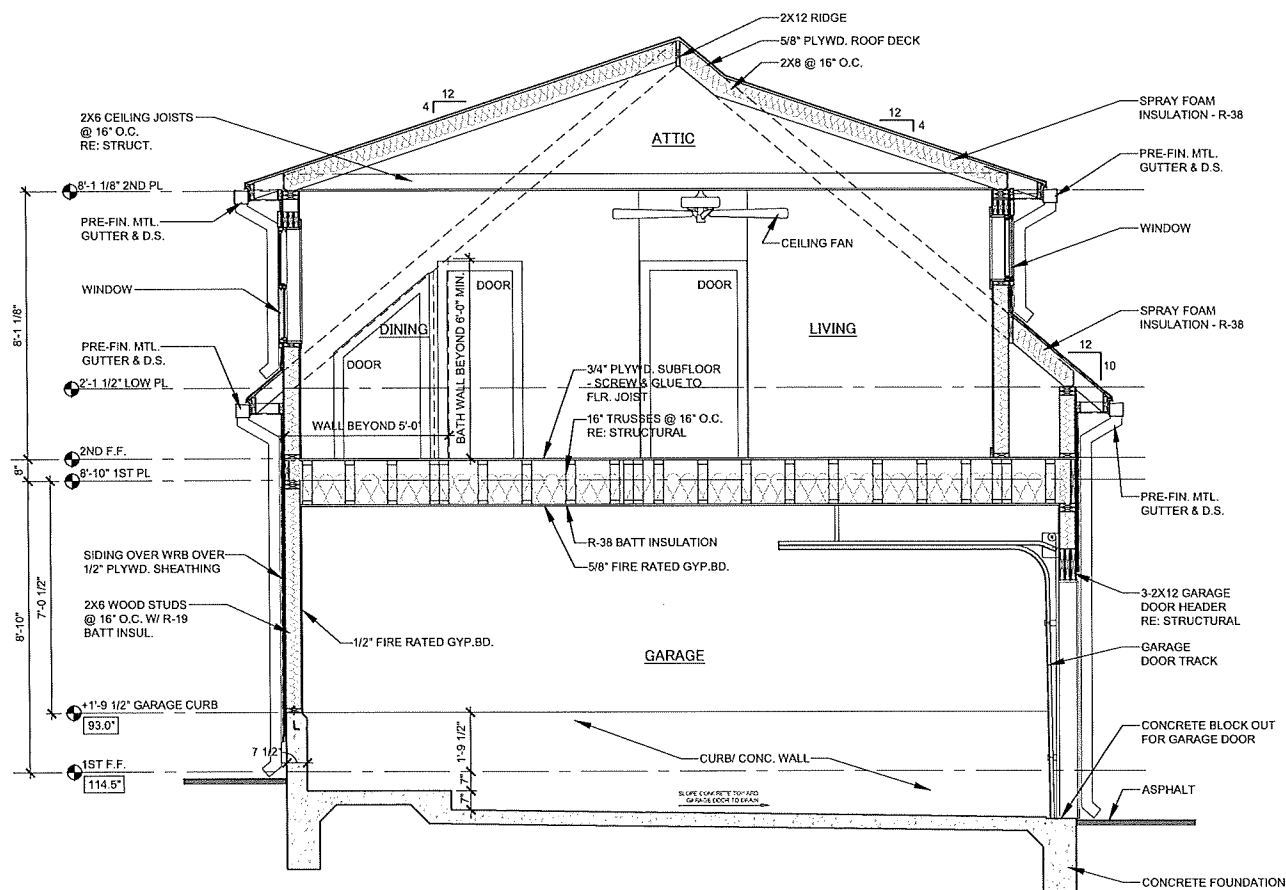
- MEETING RAILS MUST BE NO TALLER THAN 1.25" AND
 TILES NO WIDER THAN 2.25". THERE SHOULD BE A
 MINIMUM OF TWO INCHES IN DEPTH BETWEEN THE
 FRONT FACE OF THE WINDOW TRIM AND FRONT
 FACE OF THE TOP WINDOW SASH, ALL PER CITY OF
 SAN ANTONIO OFFICE OF HISTORIC PRESERVATION.
- WINDOWS TO BE WOOD FRAME DOUBLE HUNG
 ANDERSON "ULTIMATE WOOD" OR APPROVED EQUAL.



12 TYP. HEAD DETAIL
 SCALE: 1 1/2" = 1'-0"



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

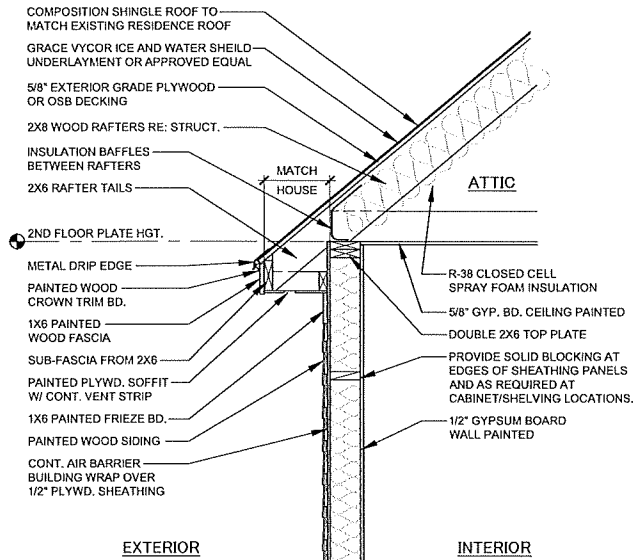


2 BUILDING SECTION
SCALE: 3/8" = 1'-0"

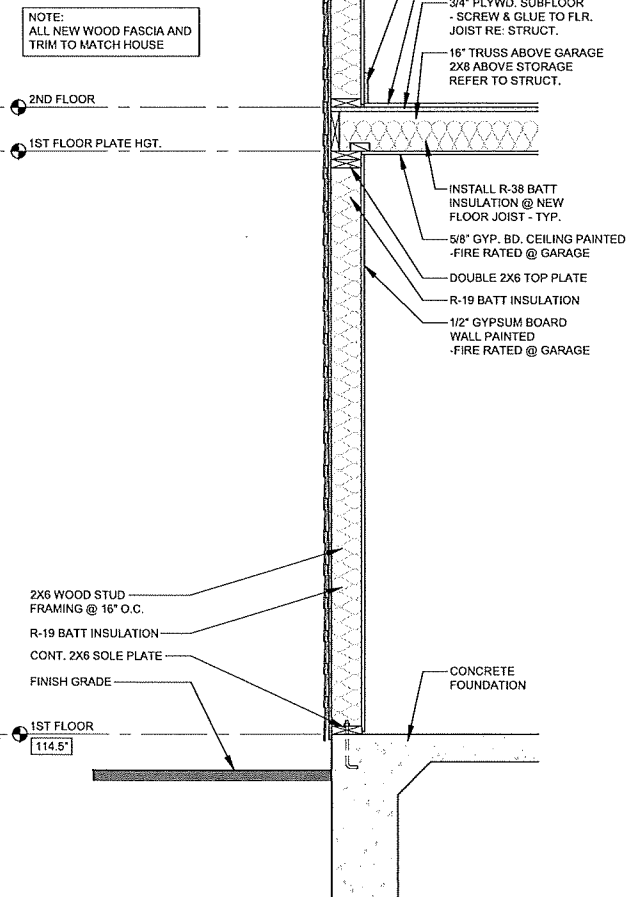
NOTE:
PROVIDE MINIMUM R-19 THERMAL BATT INSULATION AT ALL VERTICAL ATTIC SPACE WALL SURFACES, GABLES, ETC.

NOTE:
PROVIDE MINIMUM R-38 CLOSED CELL SPRAY THERMAL INSULATION AT UNDERSIDE OF ALL SLOPED ROOF ATTIC AREAS

UNVENTED ATTIC NOTES:
1) INSTALL THERMAL IGNITION BARRIER (COATING, GYPSUM BOARD, OR OTHER MATERIAL) OVER SPRAY FOAM AS REQUIRED BY CODE.
2) PROVIDE A MEANS OF ATTIC MOISTURE REMOVAL BY CONDITIONING, DEHUMIDIFICATION, CONTROLLED VENTILATION OR OTHER CODE COMPLIANT METHOD.
3) ENSURE COMBUSTION APPLIANCES INSTALLED IN THE ATTIC ARE DIRECT-VENT SEALED COMBUSTION APPLIANCES THAT VENT OUTSIDE.



3 TYPICAL EXTERIOR WALL SECTION
SCALE: 3/4" = 1'-0"



3 TYPICAL EXTERIOR WALL SECTION
SCALE: 3/4" = 1'-0"

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TX. REGISTRATION NO.: 3865

REVISIONS:

JOB NO.:
R2448
































DRAWN BY:
MRH

DATE:
8/21/2025

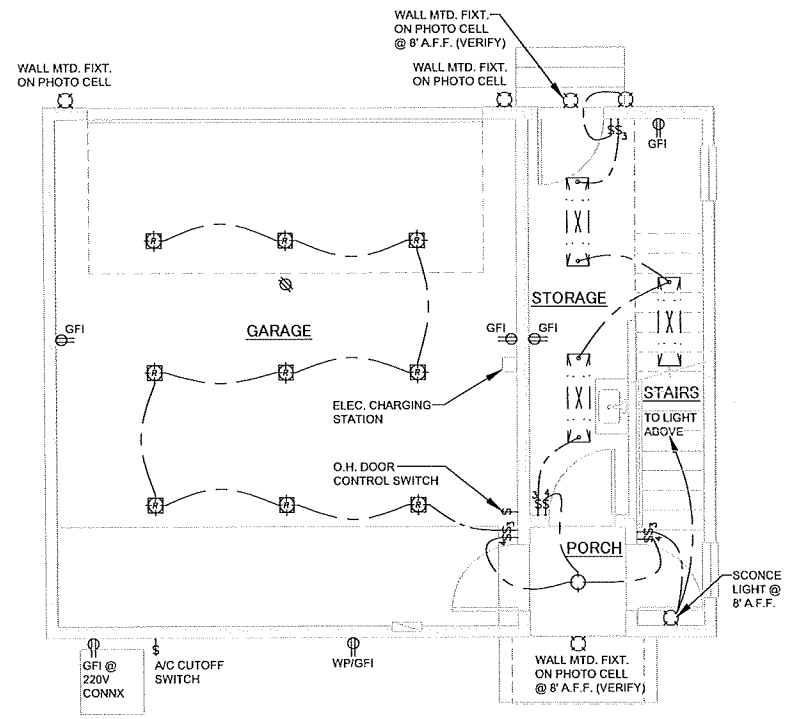
SHEET NO.:

A501

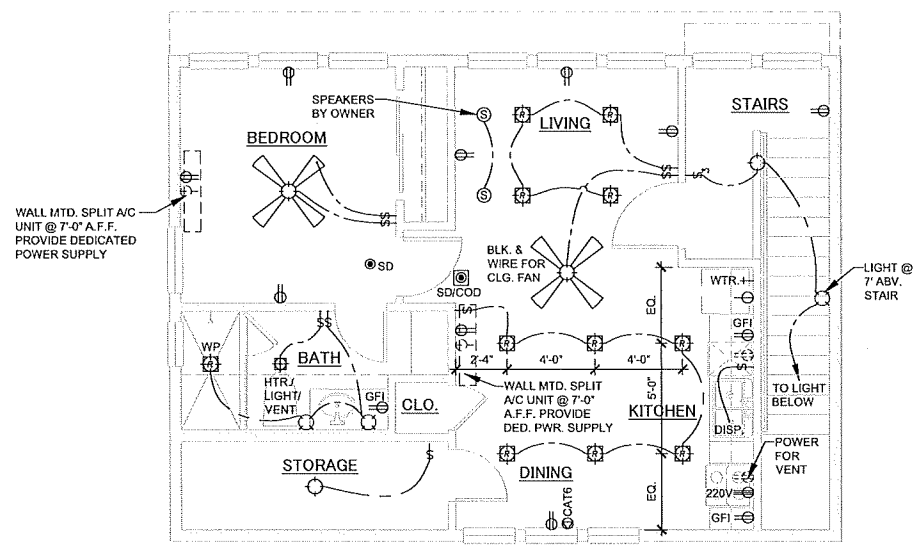
ELECTRICAL & PLUMBING LEGEND NOT ALL APPLY

-  FOUR PLEX OUTLET
-  DEDICATED OUTLET
-  110 DUPLEX OUTLET
-  110 DUPLEX OUTLET UNDER COUNTER
-  220 OUTLET
-  SPLIT-WIRED OUTLET
-  GFI
-  WATER PROOF
-  110 SOFFIT OUTLET
-  TELEVISION
-  TELEPHONE & DATA
-  UNDERCABINET LIGHTING
-  SPOTS ON MOTION DETECTION
-  CEILING MOUNTED LIGHT
-  WALL SCONE LIGHT
-  HANGING PENDANT LIGHT
-  RECESSED DOWN-LIGHT
-  PIN LIGHT
-  SINGLE POLE SWITCH
-  THREE-WAY SWITCH
-  FOUR-WAY SWITCH
-  DIMMER SWITCH
-  EXHAUST FAN
-  EXHAUST FAN/HEATER LIGHT COMBO
-  SMOKE DETECTOR
-  SMOKE & CARBON MONOXIDE DETECTOR
-  LED SURFACE MOUNTED LIGHT FIXTURE
-  CEILING FAN WITH LIGHT REMOVE CONTROL
-  CEILING FAN ONLY
-  GAS
-  WATER HOSE BIB

NOTE:
ALL RECESSED LIGHT FIXTURES TO
BE INSULATION CONTACT RATED



1 1ST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



2 2ND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



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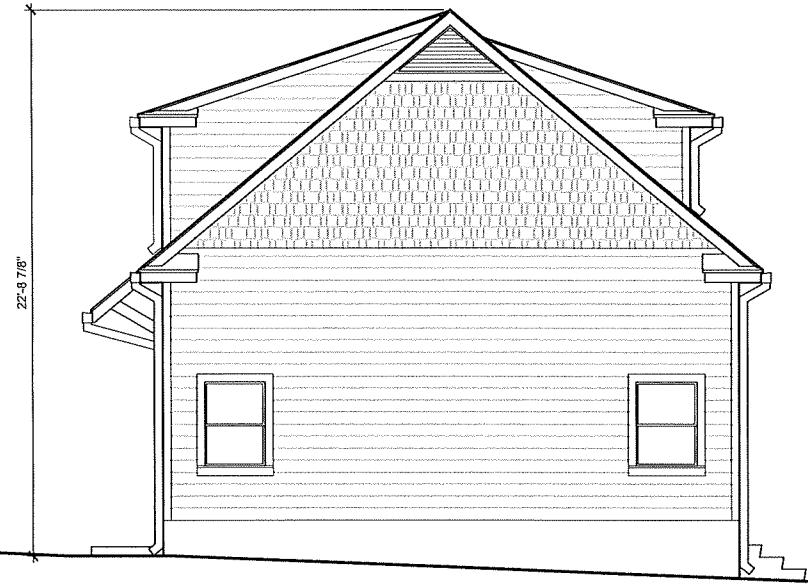
DATE:
8/21/2025

SHEET NO.:

E201



EXISTING RESIDENCE



PROPOSED GARAGE & ACCESSORY DWELLING UNIT

2 OVERALL EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 OVERALL NORTH ELEVATION
SCALE: 1/8" = 1'-0"

INTERIM REVIEW DOCUMENTS

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