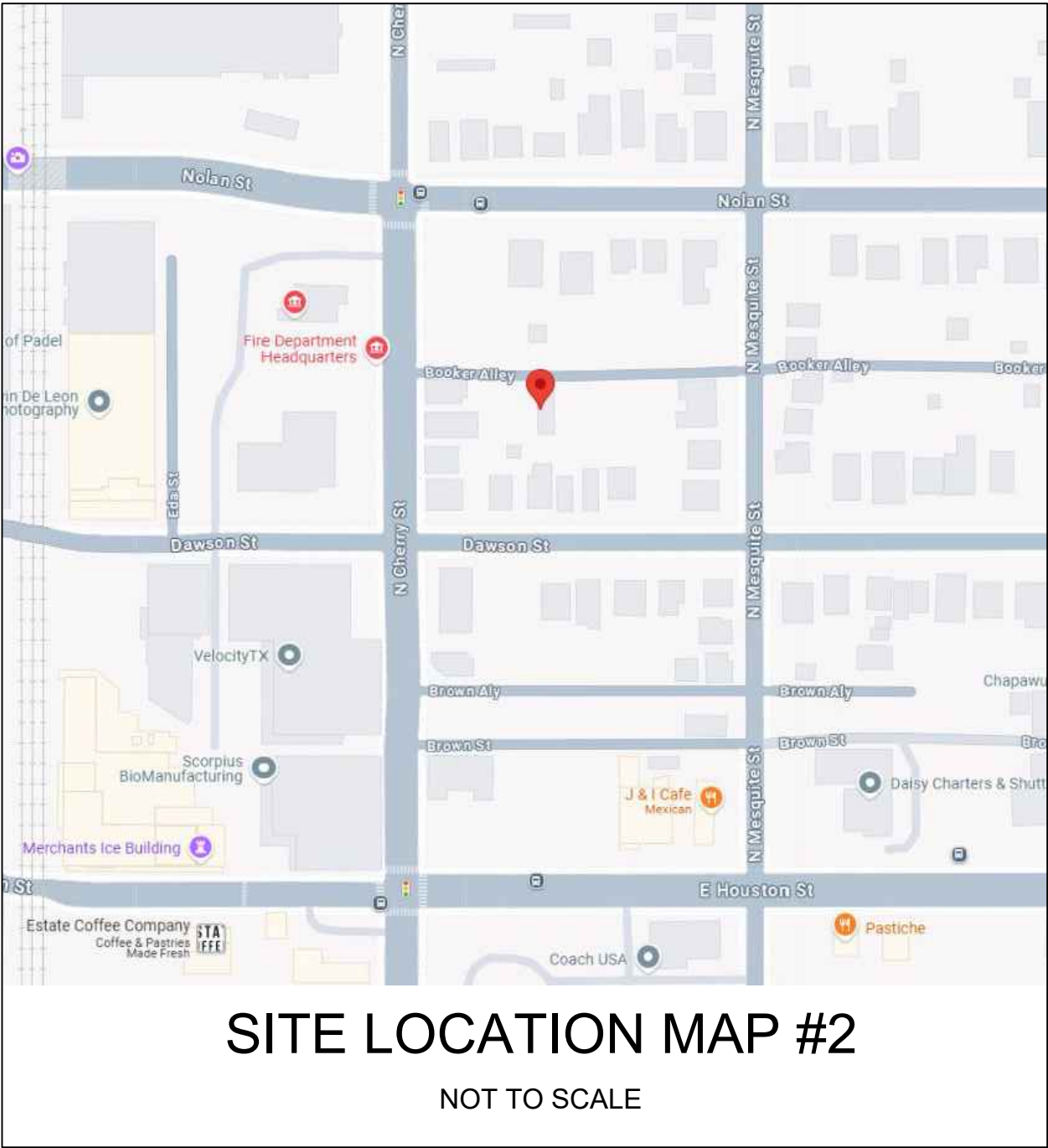
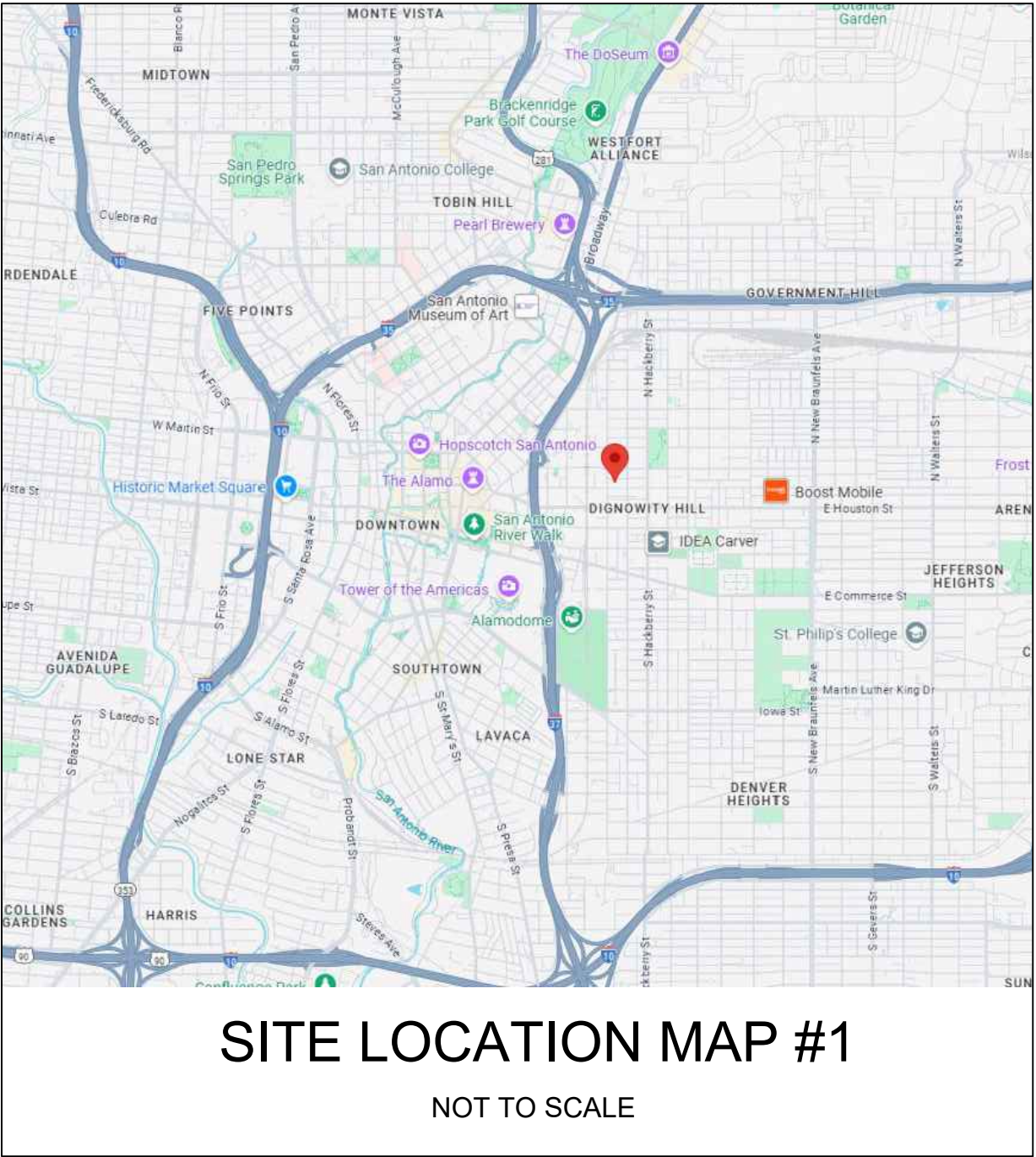


# MORENO RESIDENCE

## 508 & 510 BOOKER ALLEY, SAN ANTONIO, TX 78202



## GENERAL NOTES

- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETIN, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCES, A.D.A. T.A.S., AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.

- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER SHALL VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER, AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN 10 DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN 4 COPIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
- ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH 2 PART SEALANT EACH SIDE.
- THE GENERAL CONTRACTOR SHALL PROVIDE (1) COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
- UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS ARE TO FACE OF CURB. FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.

## SHEET INDEX

CS	COVER SHEET
SP100	PROPOSED SITE-ROOF PLAN
A100	PROPOSED FLOOR PLANS
A101	PROPOSED EXTERIOR PLANS
A200	PROPOSED EXTERIOR ELEVATIONS
A300	GARAGE FLOORPLANS AND EXTERIOR ELEVATIONS

## BUILDING DATA

MAIN HOUSE		
SQ. FT.:	1,095 S.F.	FIRST FLOOR LIVING
	1,095 S.F.	SECOND FLOOR LIVING
	310 S.F.	FINISHED ATTIC
	2, 500 S.F.	MAIN HOUSE TOTAL LIVING
	309 S.F.	FIRST FLOOR PORCHES
	256 S.F.	SECOND FLOOR TERRACE
	424 S.F.	THIRD FLOOR MECHANICAL ROOF
	3,489 S.F.	MAIN HOUSE GROSS S.F.
GARAGE/ADU		
SQ. FT.:	391 S.F.	FIRST FLOOR GARAGE
	391 S.F.	SECOND FLOOR ADU
	52 S.F.	BALCONY
	834 S.F.	GARAGE/ADU GROSS S.F.
	4,323 S.F.	TOTAL GROSS S.F.

## ARCHITECT

### ZIGA ARCHITECTURE STUDIO, PLLC

6508 WEST AVE, CASTLE HILLS, TX 78213 | 210-201-3637

1700 S LAMAR BLVD, STE 338, AUSTIN, TX 78704 | 512-522-5505

INFO@STUDIOZIGA.COM | WWW.STUDIOZIGA.COM

## CODE INFORMATION

### 2021 INTERNATIONAL RESIDENTIAL CODE 2021 IECC



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6508 WEST AVE  
CASTLE HILLS, TX 78213  
TEL. 210.201.3637

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AUSTIN, TX 78704  
TEL. 512.522.5505

eMAIL INFO@STUDIOZIGA.COM  
WWW.STUDIOZIGA.COM

MORENO RESIDENCE

508 & 510 BOOKER ALLEY  
SAN ANTONIO, TX 78202

RAMIRO MORENO

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#### ISSUE

#	DATE	DESCRIPTION
1	02/21/2025	CLIENT REVIEW
2	03/11/2025	CLIENT REVIEW
3	04/03/2025	CLIENT REVIEW
4	04/07/2025	HDRG SET

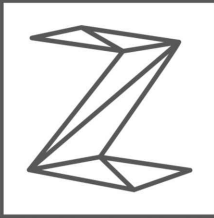
#### COVER SHEET

PROJECT NO.	24-143
DATE:	04-07-25
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

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

CS





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PROPOSED SITE-ROOF  
PLAN

PROJECT NO.	24-143
DATE:	04-07-25
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

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

SPI00

LOT COVERAGE RATIO:

LOT SIZE: 4,917 SF  
BUILDING FOOTPRINT: 1,802 SF  
1802/4917 = .36 = 36% LOT COVERAGE

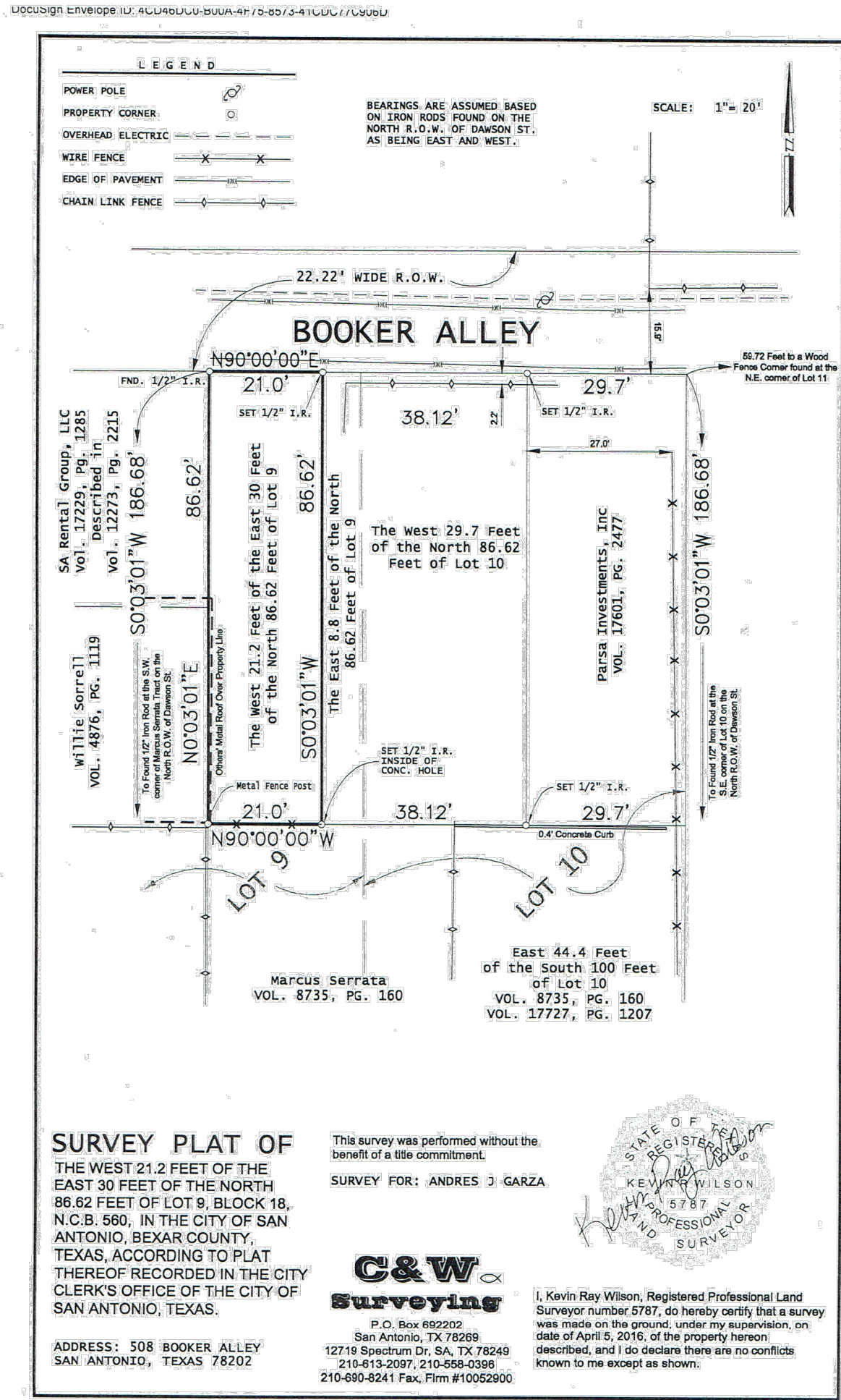
ACCESSORY CALCULATIONS:

MAIN HOUSE FOOTPRINT: 1,409 SF  
ACCESSORY FOOTPRINT: 392 SF  
1409 X 0.50 = 704 SF MAX ACCESSORY

HALF STORY CALCULATIONS:  
TOTAL SF FLOOR BELOW: 1,095 SF X 50% = 548 MAX  
HALF STORY PROPOSED LIVING: 310 SF

EAST FACADE = 40 FT X 25% = 10FT  
PROPOSED EAST DORMER WIDTH = 10 FT

WEST FACADE = 55 FT X 25% = 14FT  
PROPOSED WEST DORMER WIDTH = 12FT



1 SURVEY

SCALE: FULL SCALE

2 PROPOSED SITE/ROOF PLAN

SCALE: 3/16"=1'-0"







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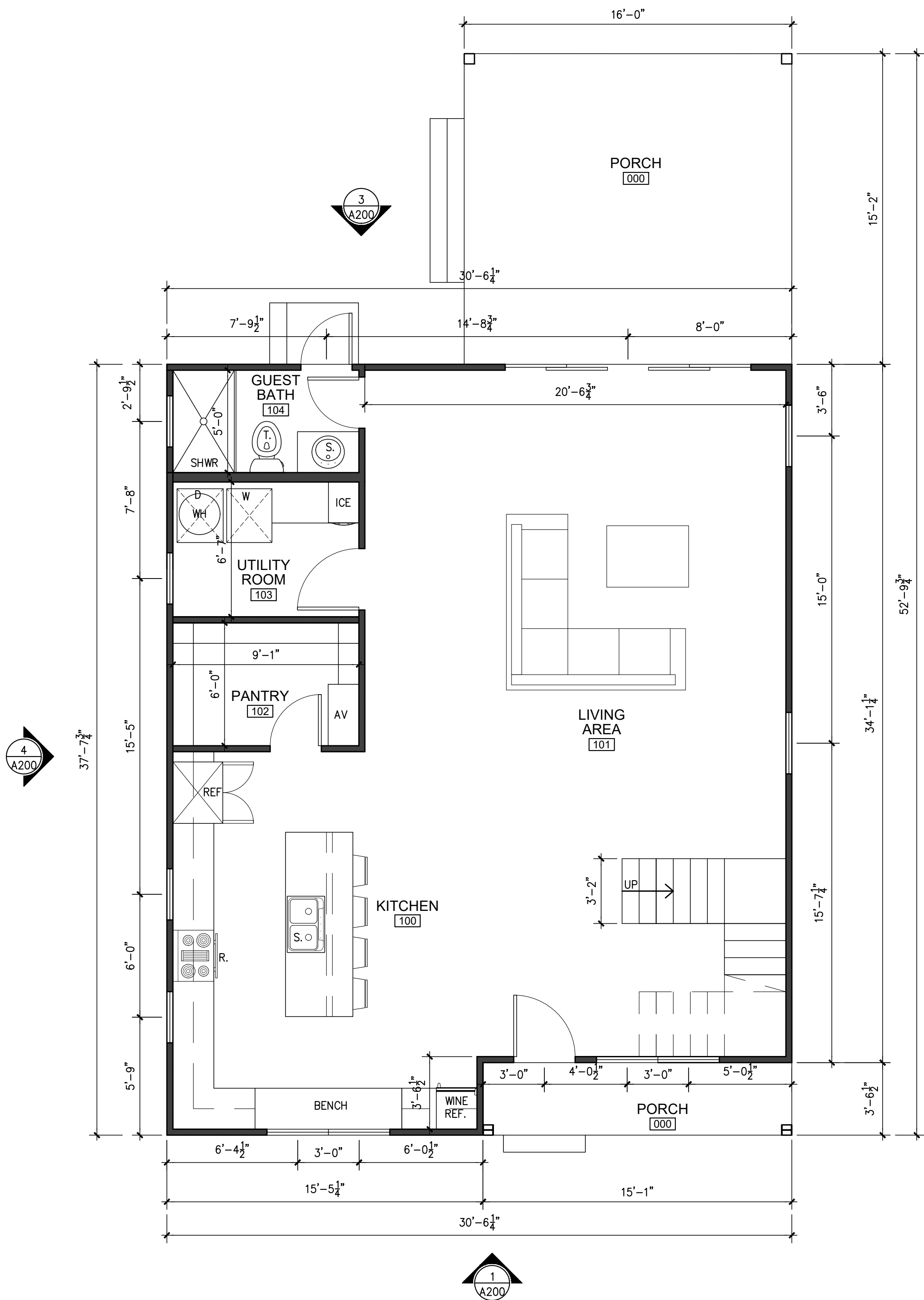
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#### PROPOSED FLOOR PLANS

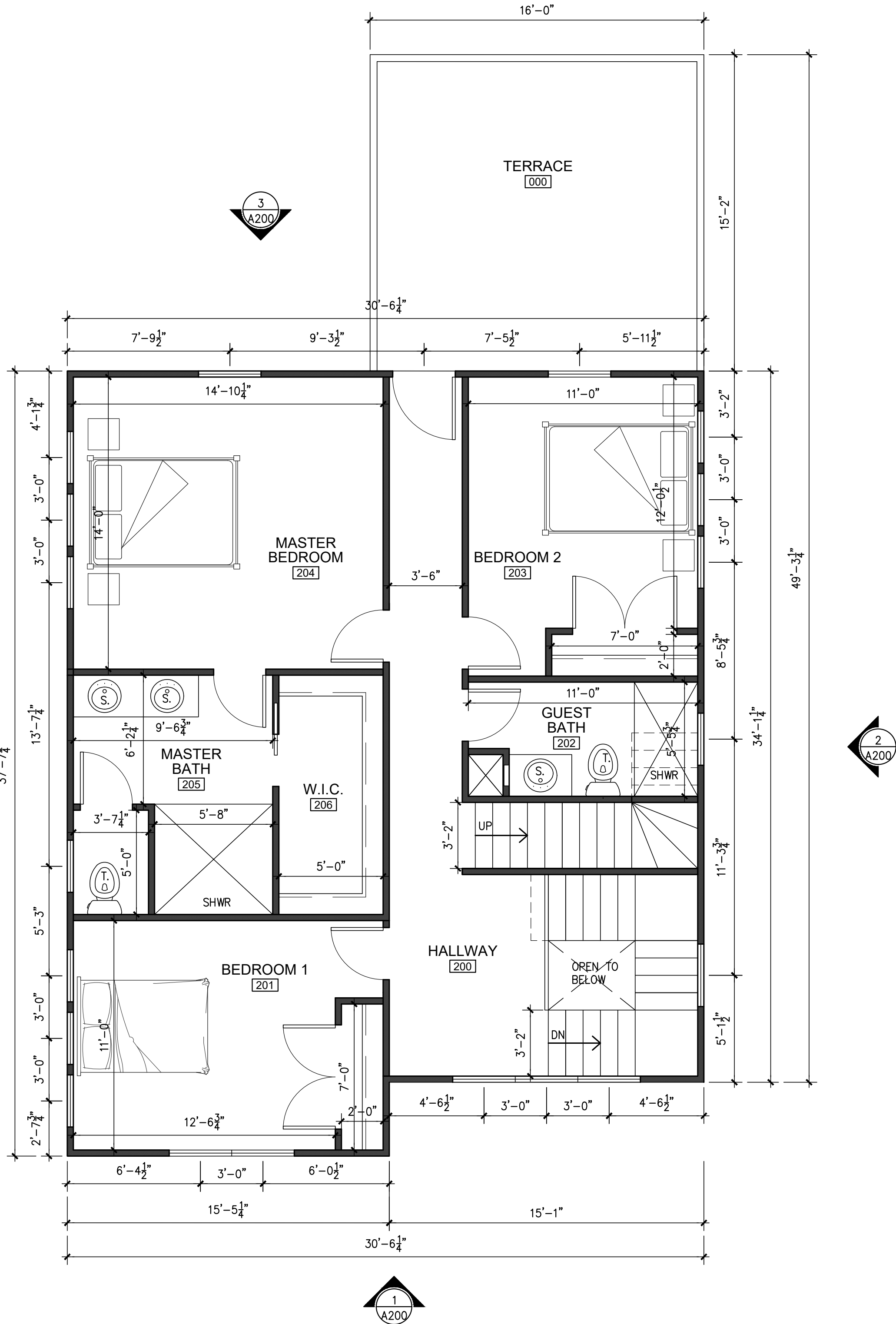
PROJECT NO.	24-143
DATE:	04-07-25
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

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

A100

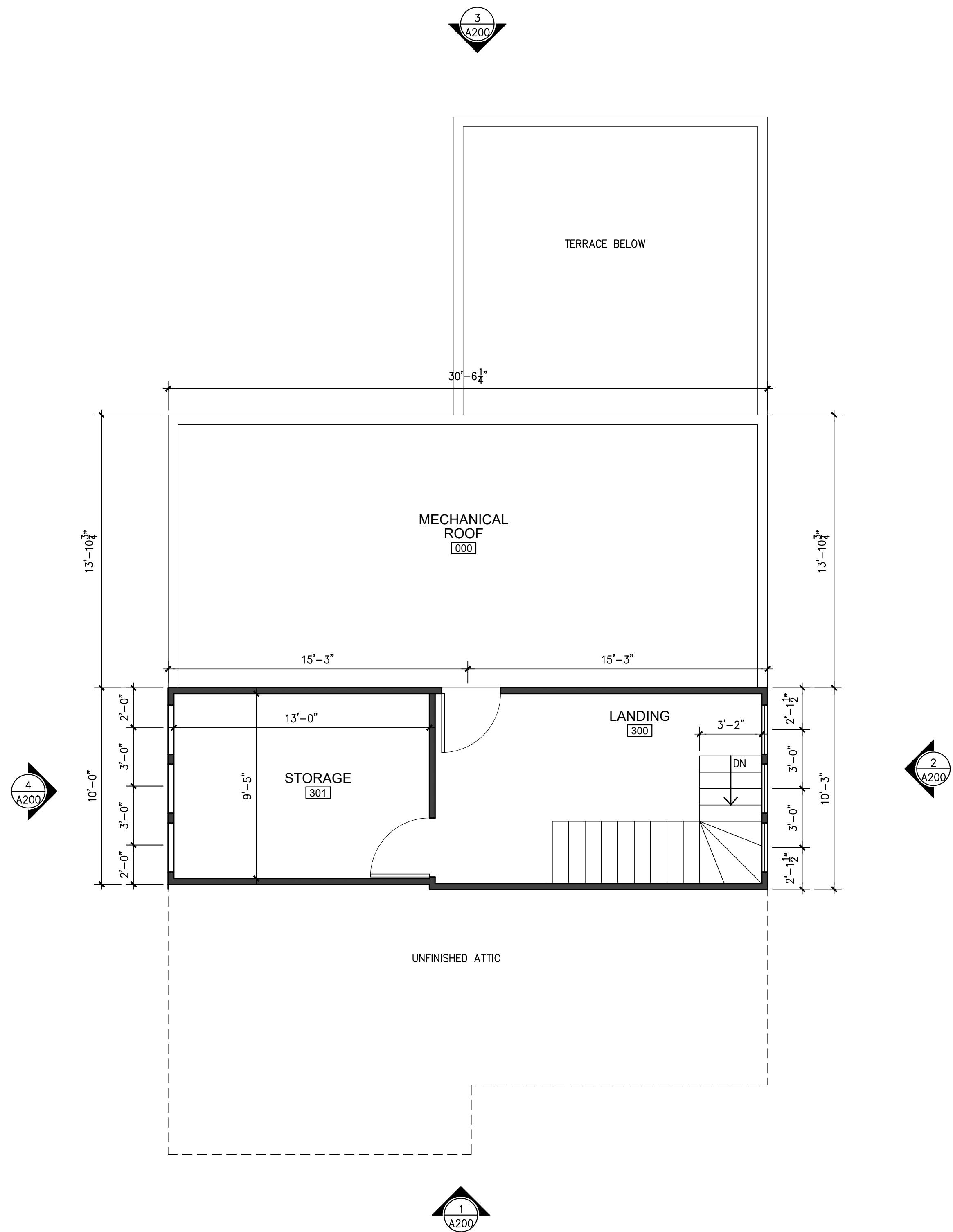


**1** PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



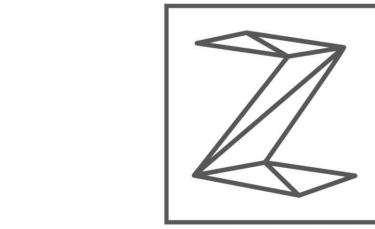
**2** PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"





**1 PROPOSED FINISHED ATTIC**

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



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eMAIL INFO@STUDIOZIGA.COM  
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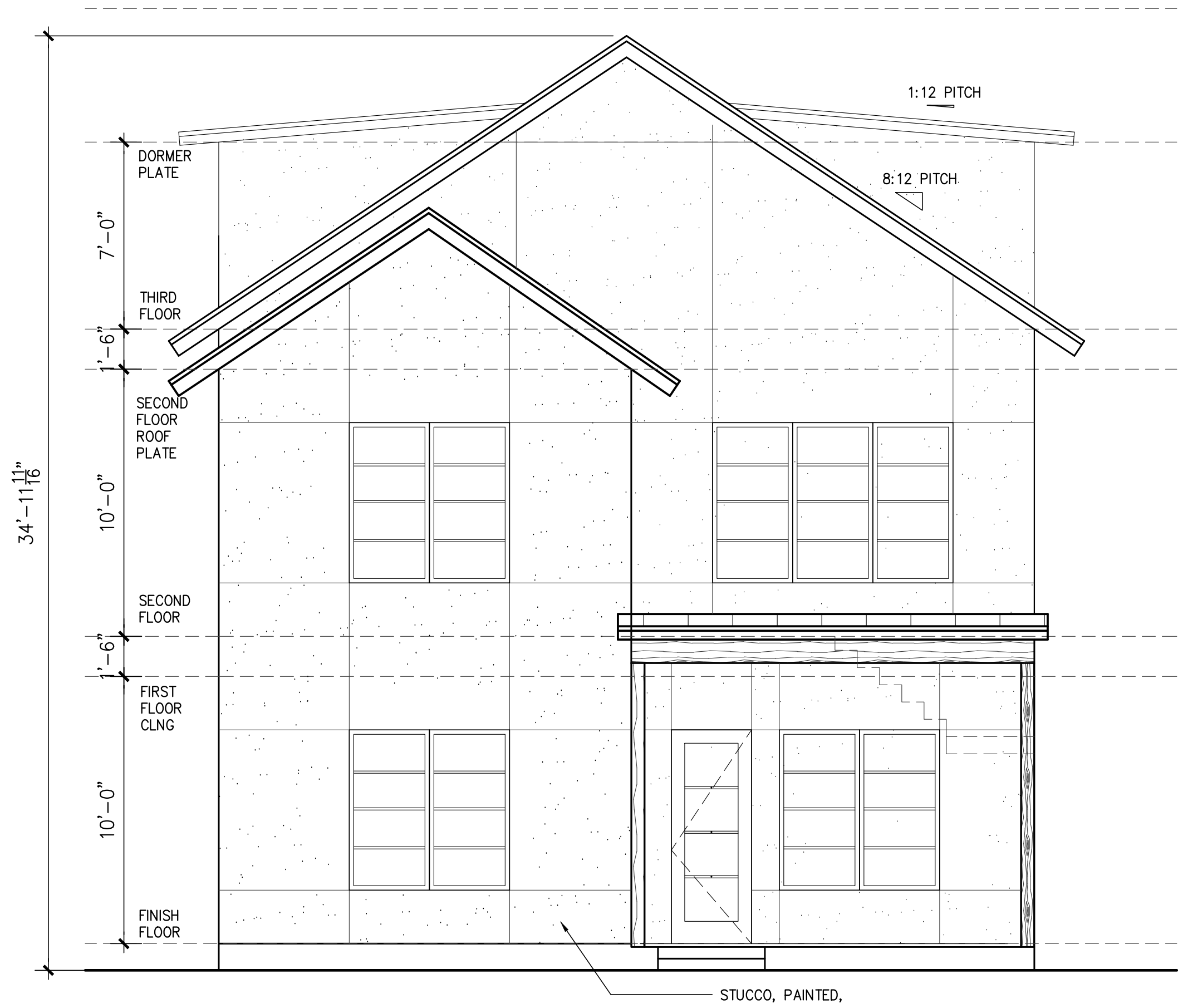
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**PROPOSED  
FLOOR PLANS**

PROJECT NO.	24-143
DATE:	04-07-25
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

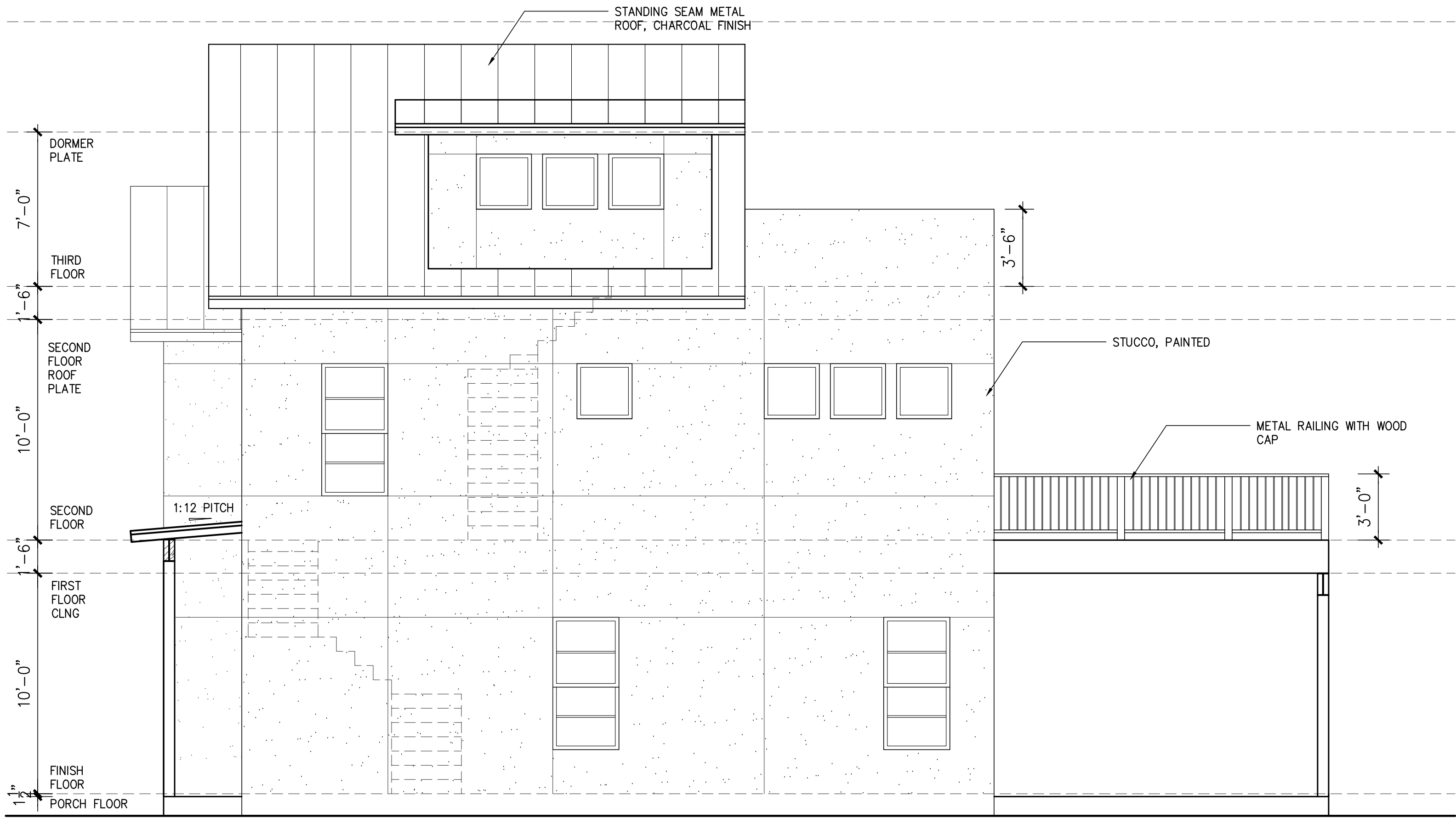
PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683

AIOI



1 FRONT ELEVATION

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



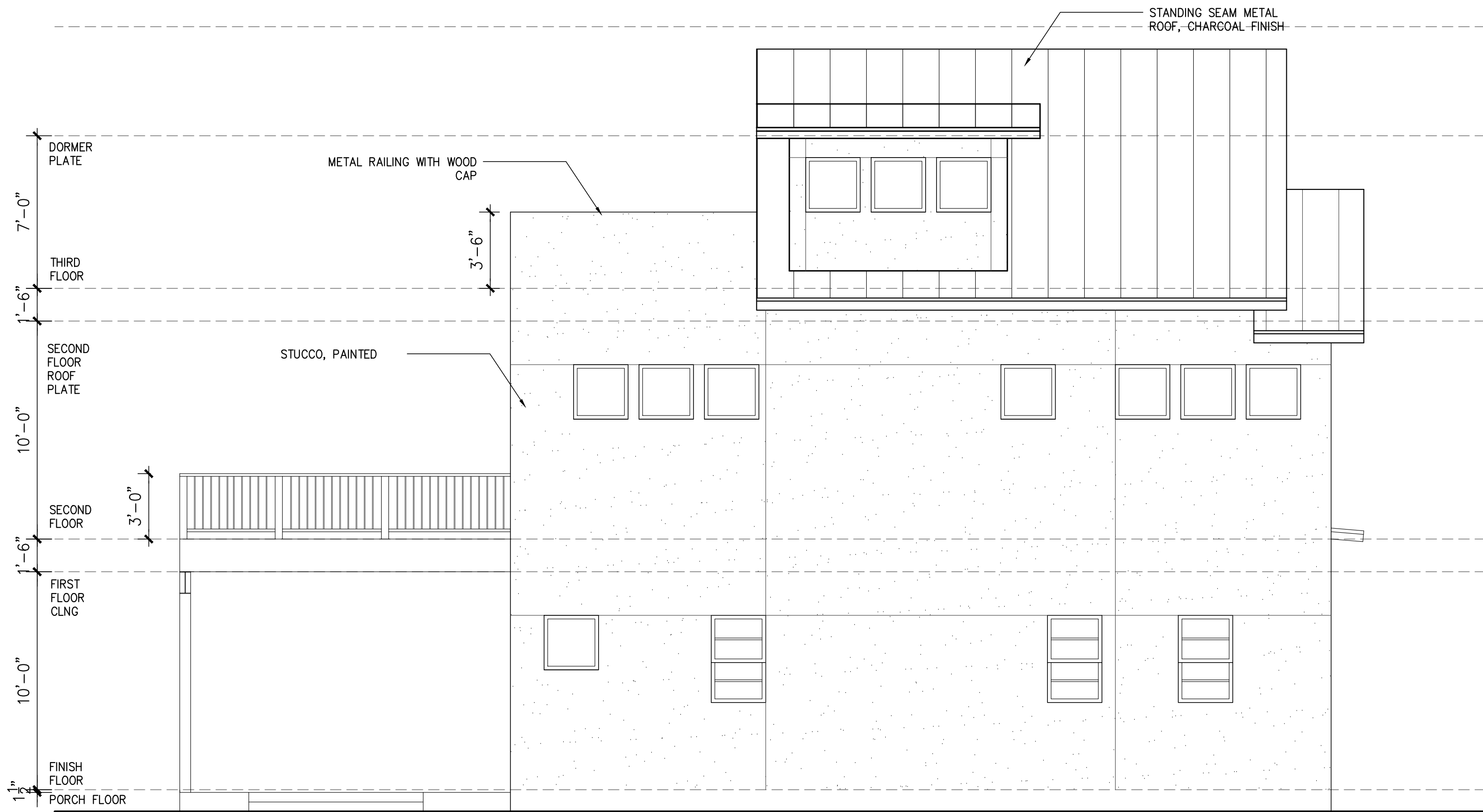
2 WEST ELEVATION

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



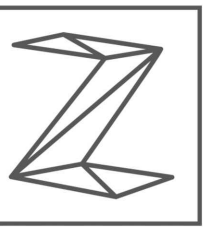
3 REAR ELEVATION

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



4 EAST ELEVATION

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



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TEL. 512.522.5505

eMAIL INFO@STUDIOZIGA.COM  
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PROPOSED EXTERIOR  
ELEVATIONS

PROJECT NO.	24-143
DATE:	04-07-25
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

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

A200





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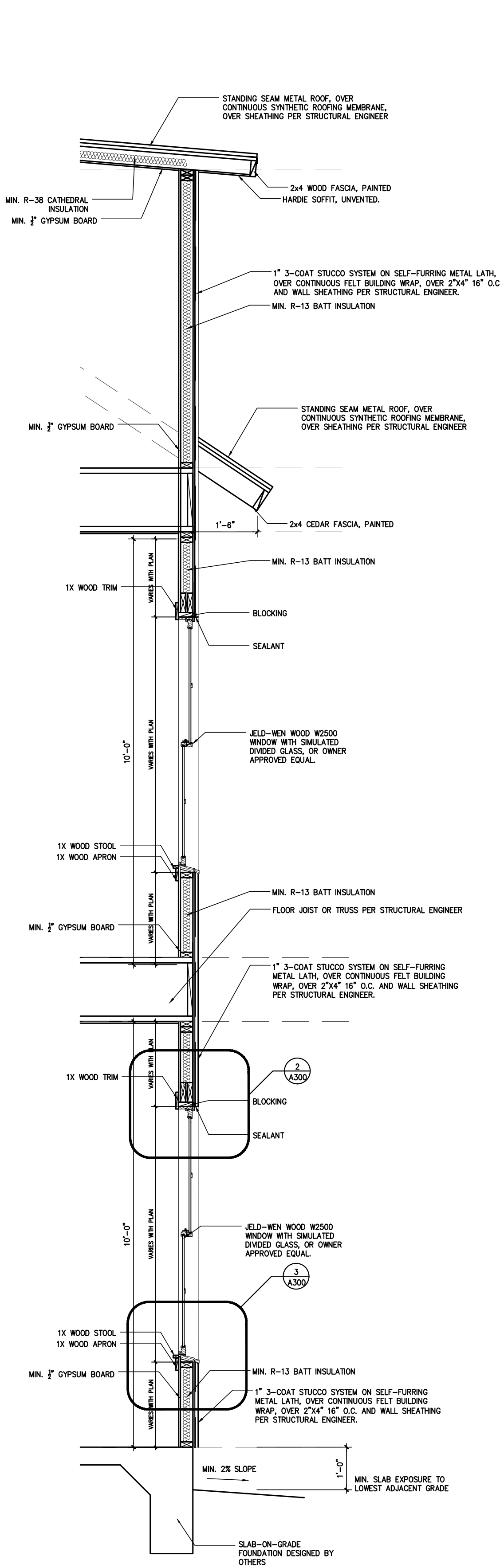
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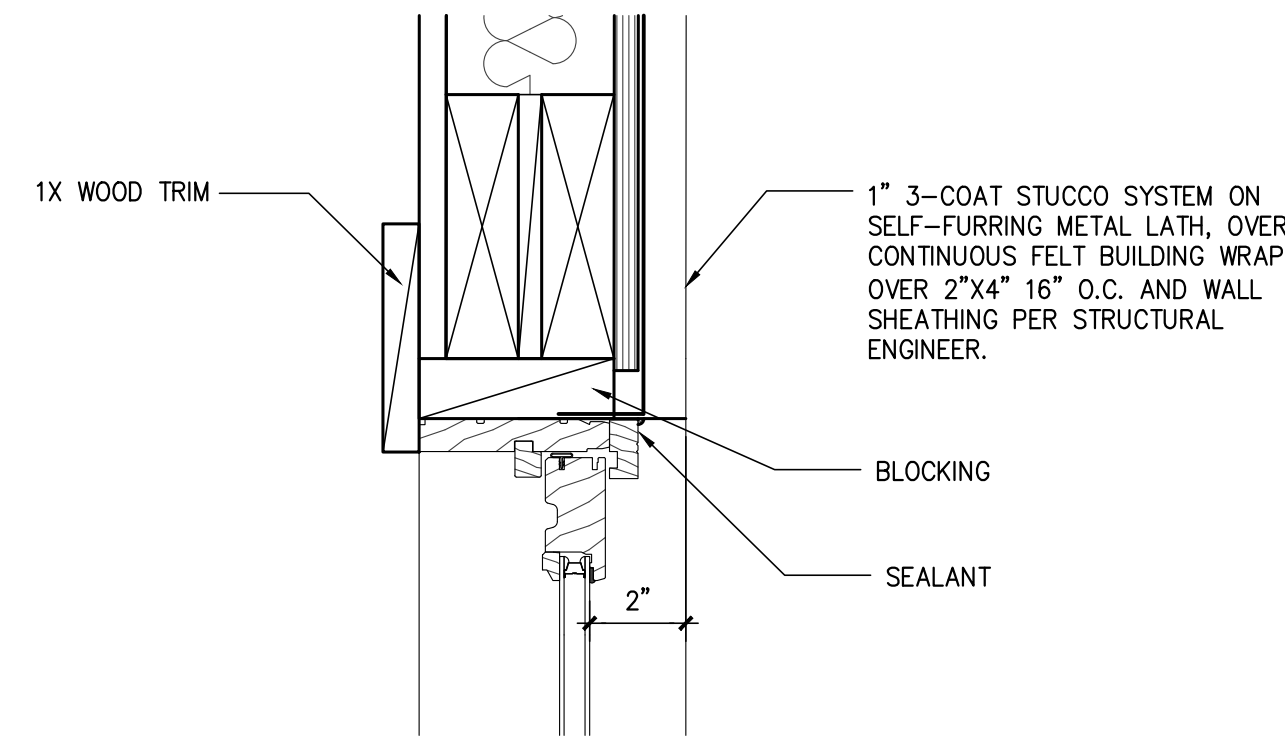
**WALL SECTION AND  
DETAILS**

PROJECT NO.	24-143
DATE:	04-07-25
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO.	24683

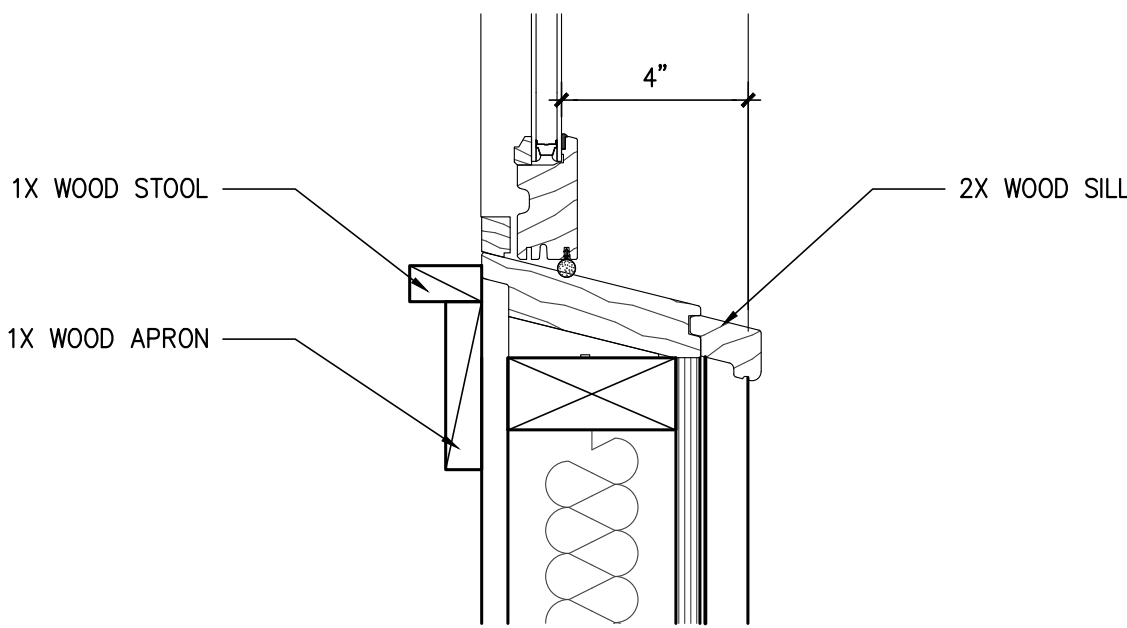
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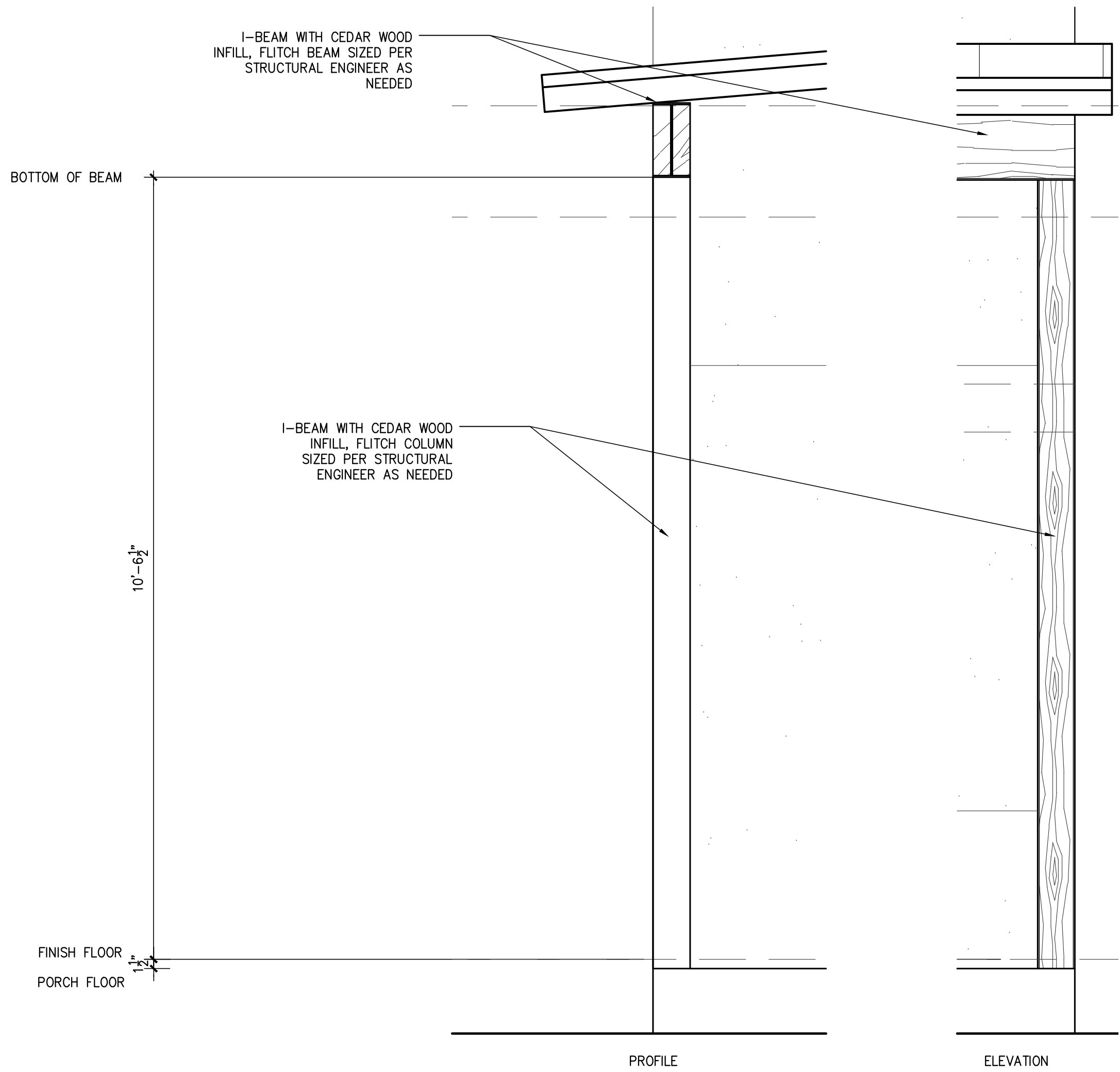
**1 WALL SECTION, TYP.**  
SCALE: 1/2"=1'-0"



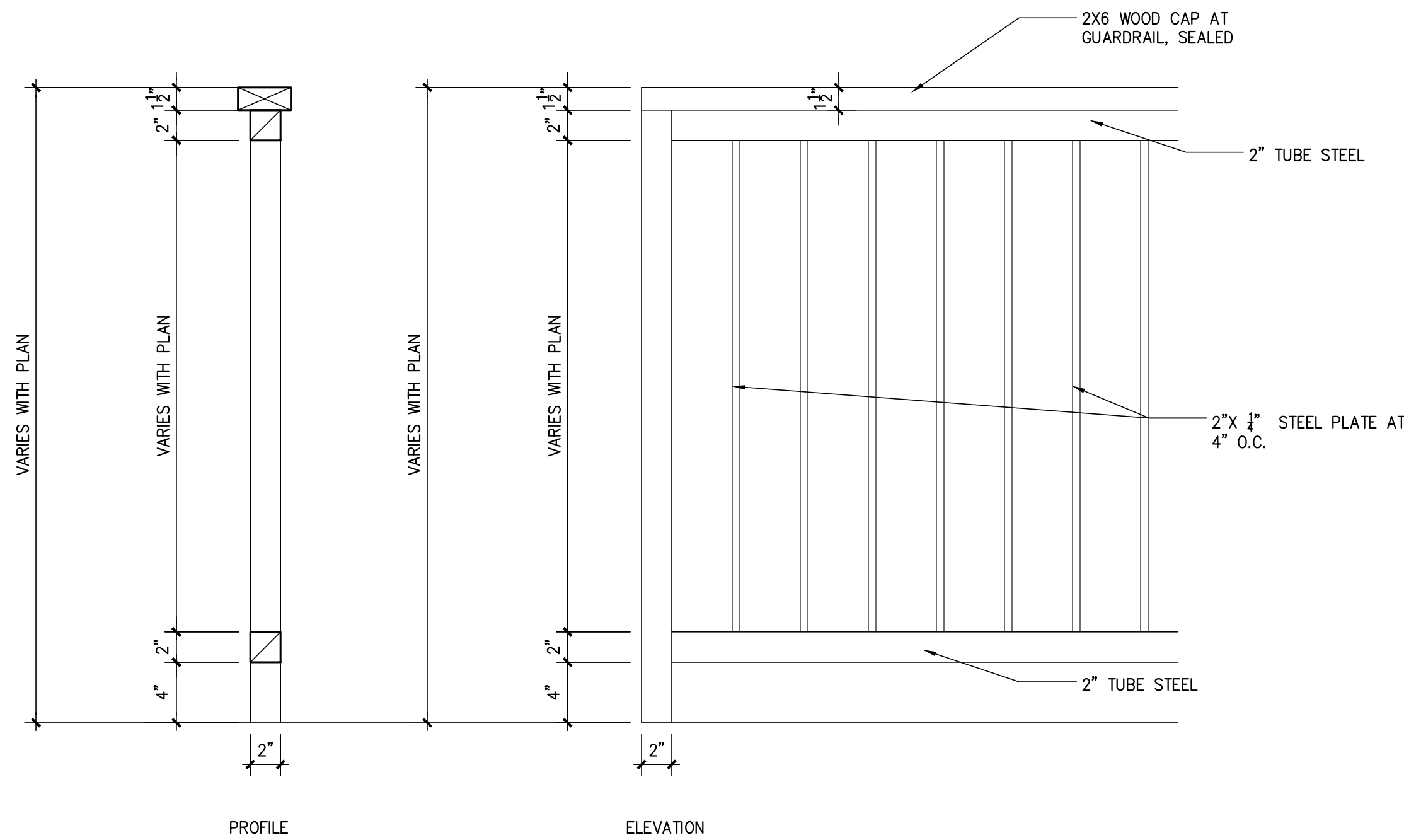
**2 WINDOW HEAD DETAIL**  
SCALE: 3"=1'-0"



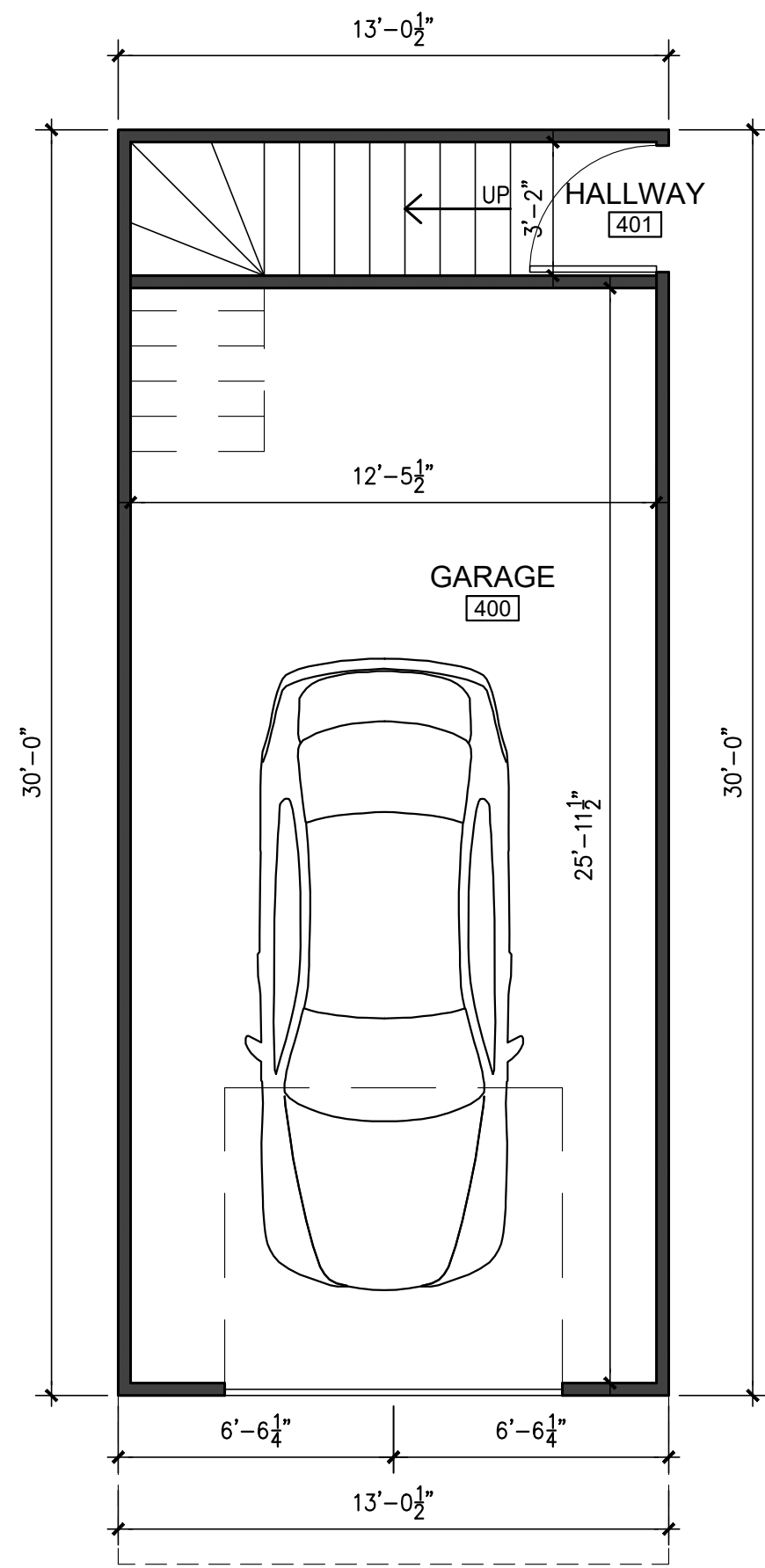
**3 WINDOW SILL DETAIL**  
SCALE: 3"=1'-0"



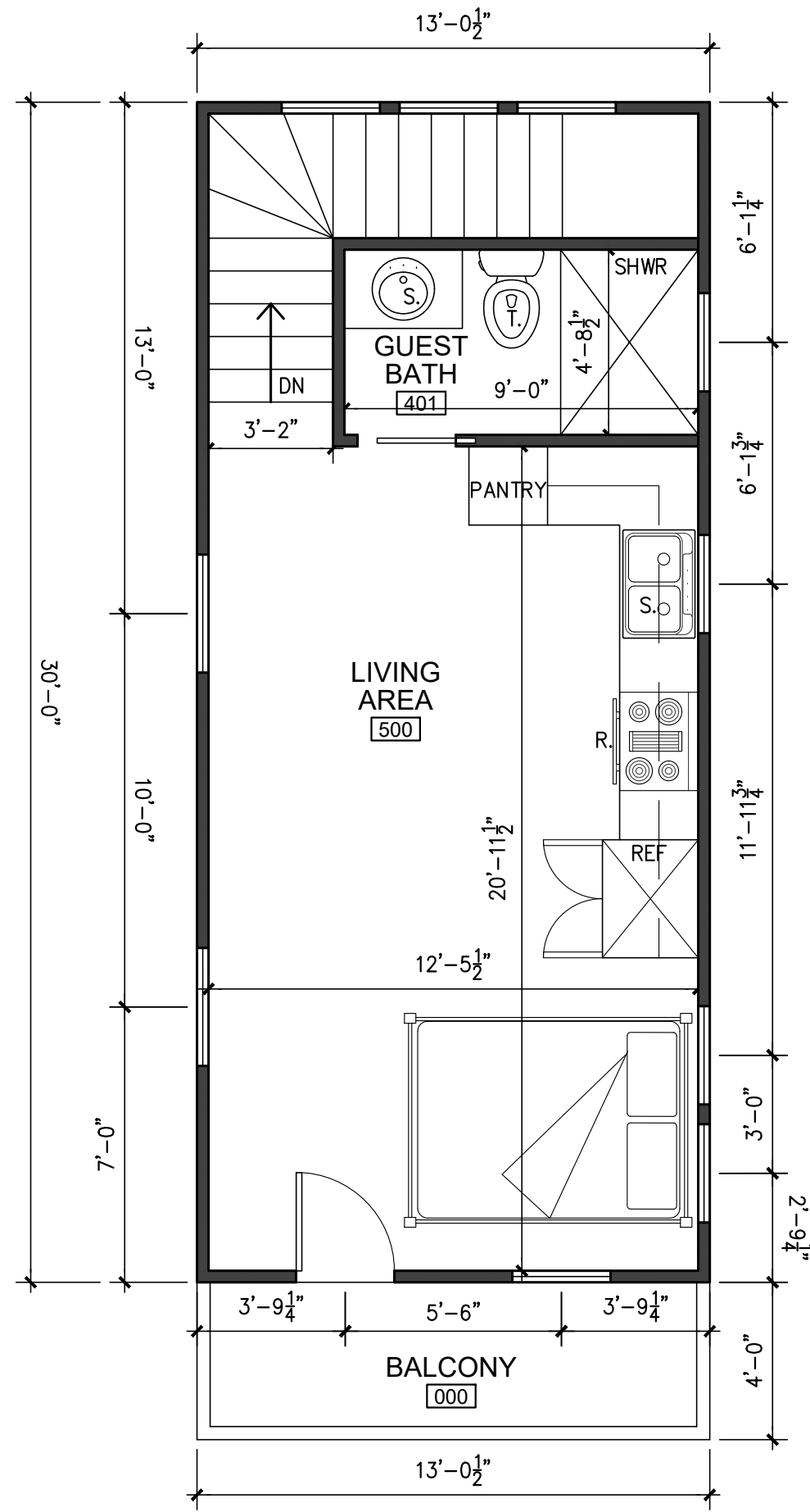
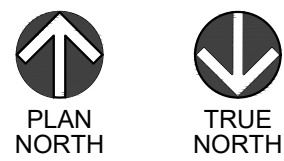
**4 TYPICAL CEDAR COLUMN DETAIL**  
SCALE: 3/4"=1'-0"



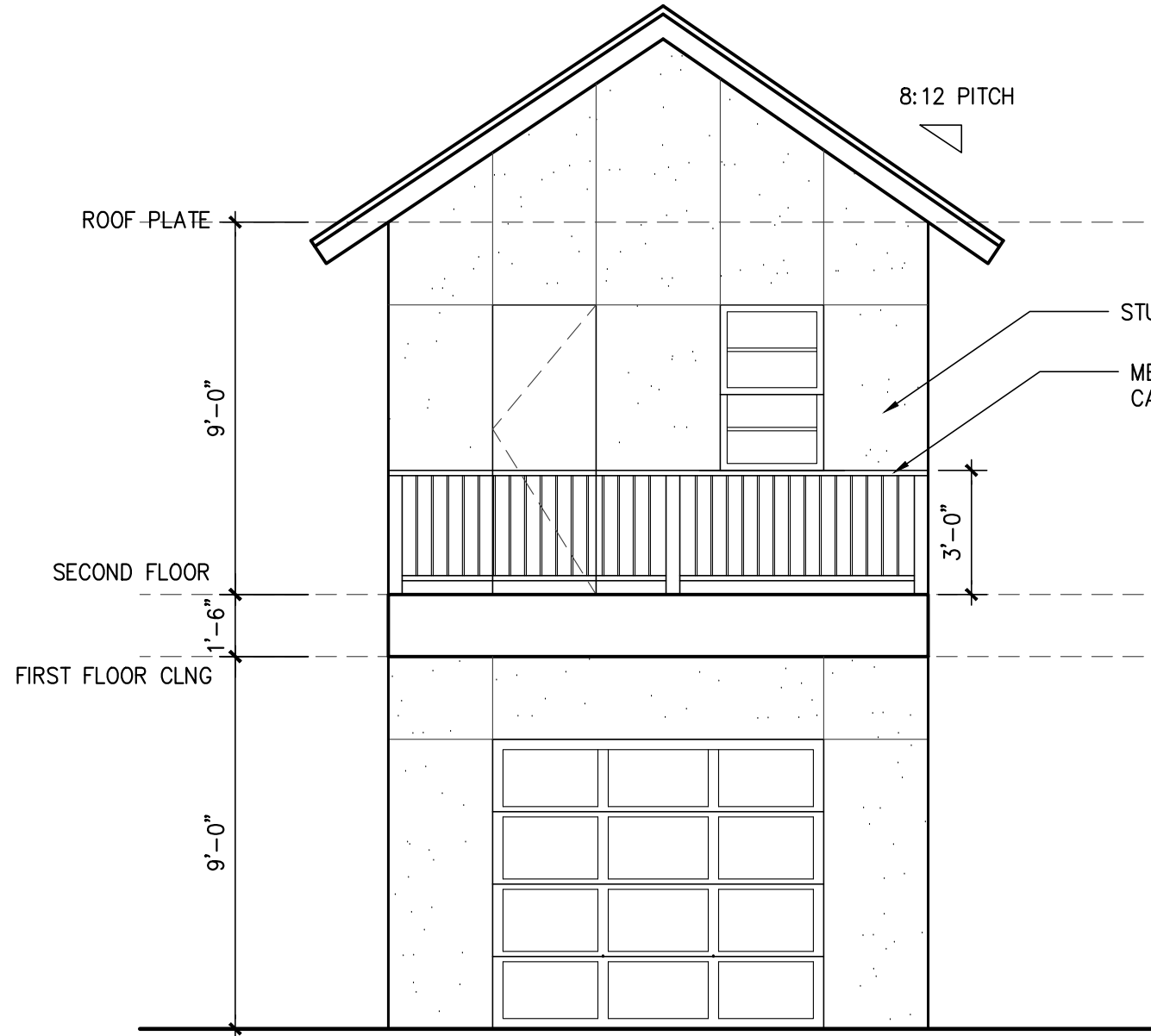
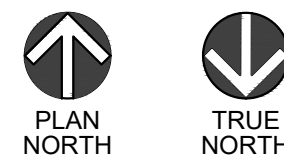
**6 GUARDRAIL DETAIL**  
SCALE: 1 1/2"=1'-0"



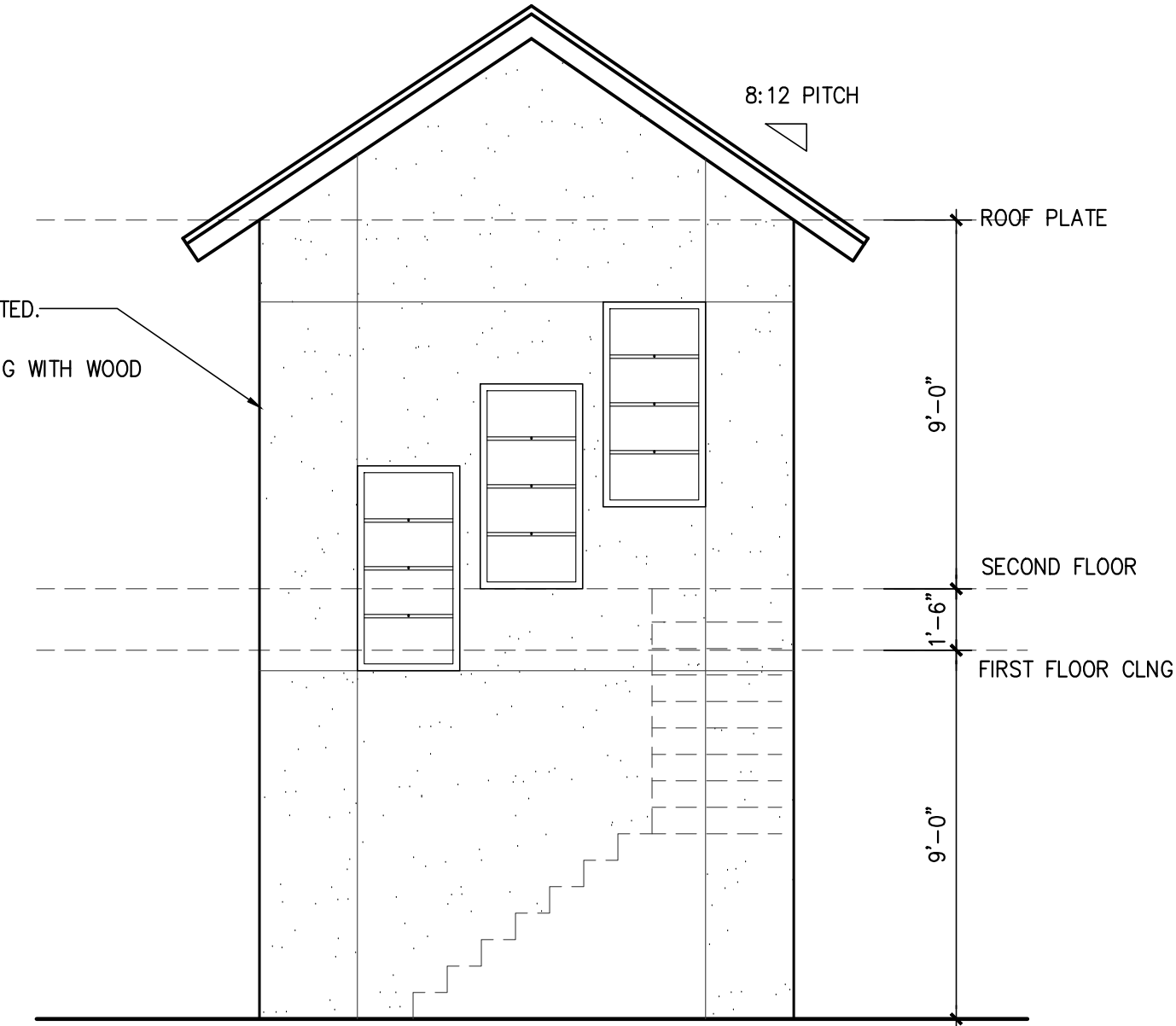
1 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



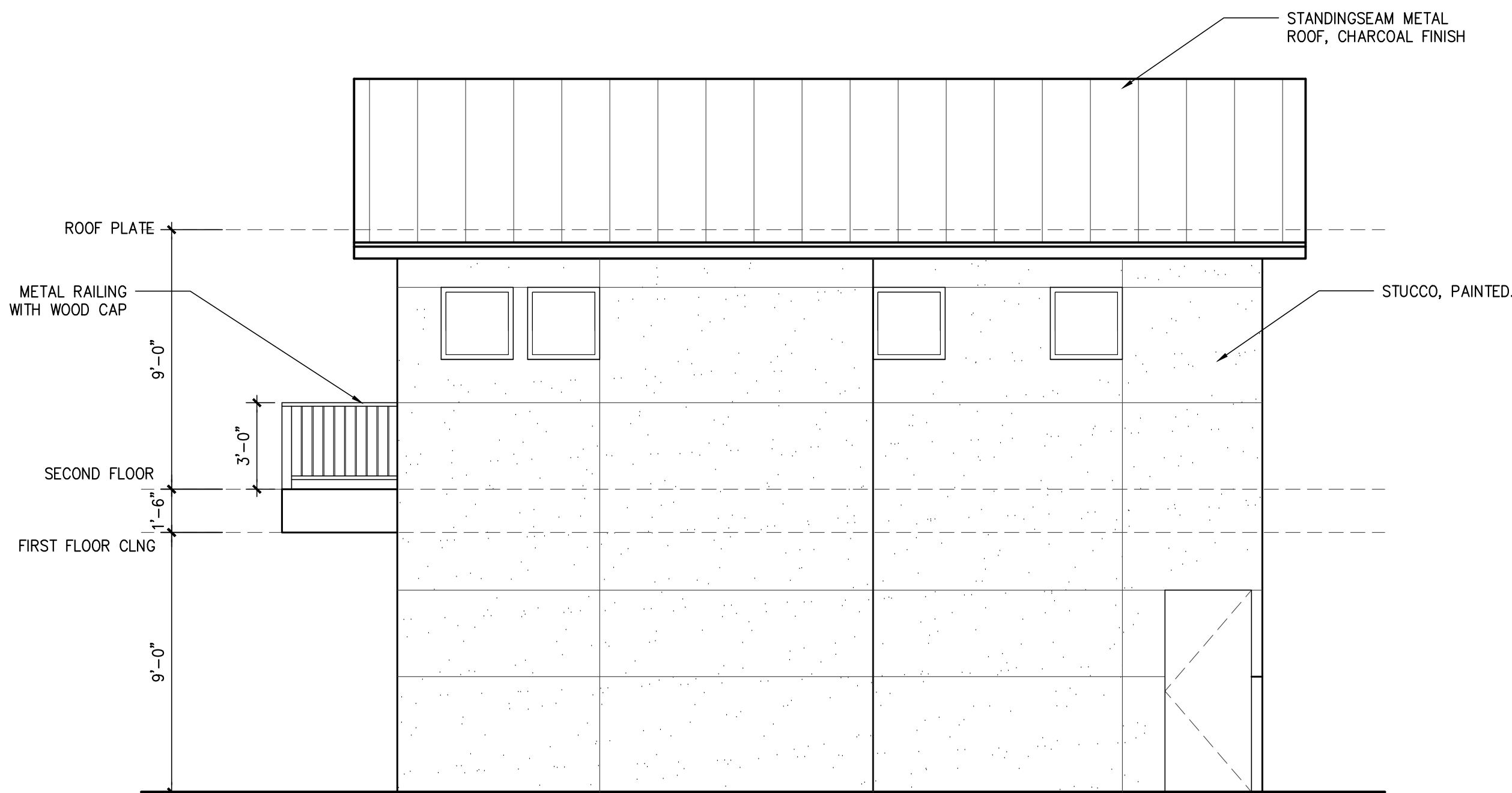
2 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



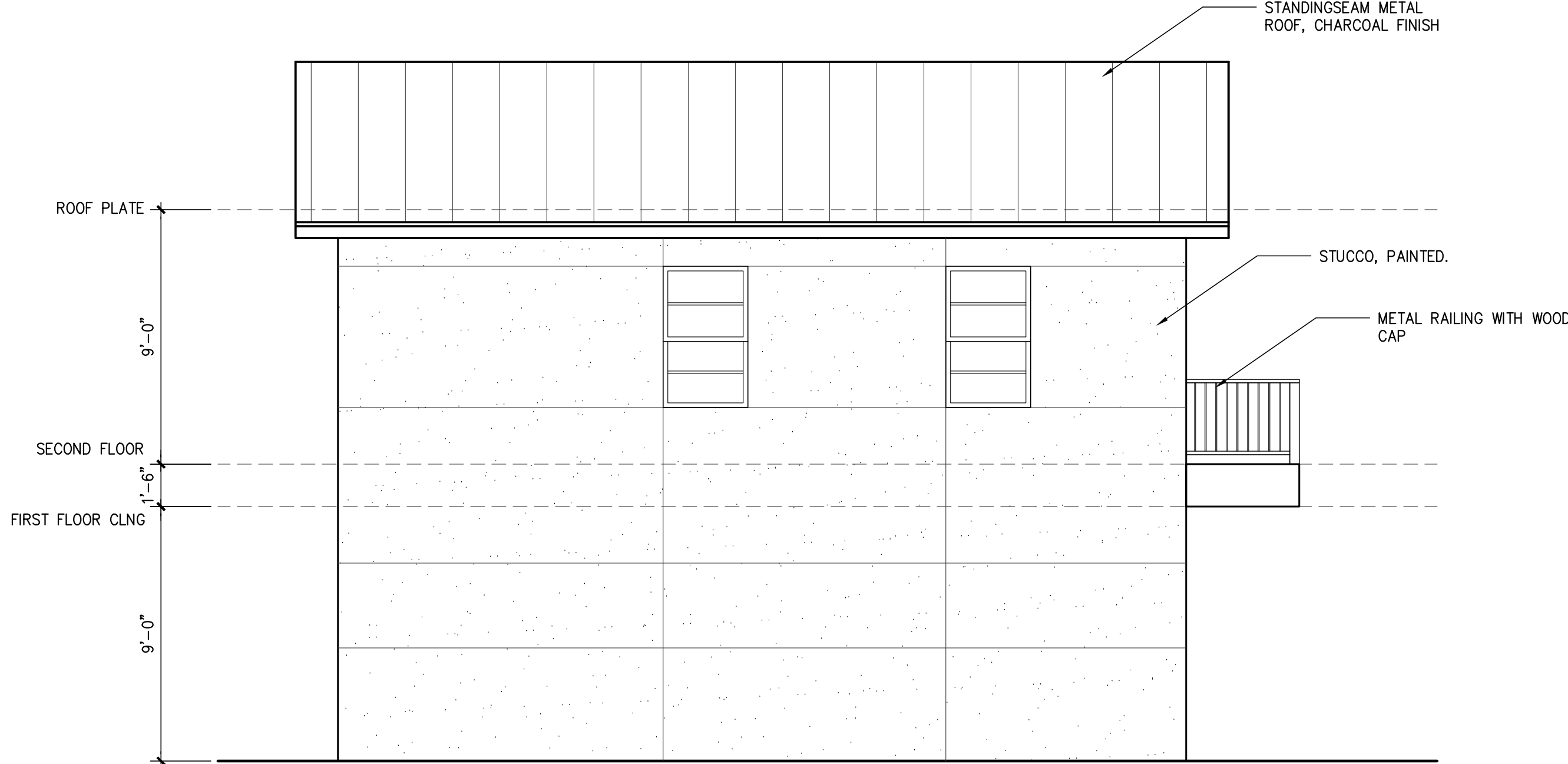
3 FRONT ELEVATION  
SCALE: 1/4"=1'-0"



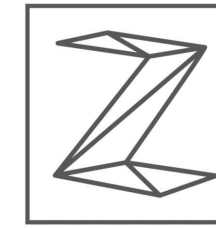
4 REAR ELEVATION  
SCALE: 1/4"=1'-0"



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



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



ZIGA ARCHITECTURE STUDIO  
Architecture | Interiors | Historic Preservation

6508 WEST AVE  
CASTLE HILLS, TX 78213  
TEL. 210.201.3637

1700 S LAMAR BLVD, STE 338  
AUSTIN, TX 78704  
TEL. 512.522.5505

eMAIL: INFO@STUDIOZIGA.COM  
WWW.STUDIOZIGA.COM

MORENO RESIDENCE

508 & 510 BOOKER ALLEY  
SAN ANTONIO, TX 78202

RAMIRO MORENO

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ISSUE		
#	DATE	DESCRIPTION
1	02/21/2025	CLIENT REVIEW
2	03/11/2025	CLIENT REVIEW
3	04/03/2025	CLIENT REVIEW
4	04/07/2025	HDRC SET

GARAGE/ADU FLOOR  
PLANS & EXTERIOR  
ELEVATIONS

PROJECT NO.	24-143
DATE:	04-07-25
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

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

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