

GENERAL NOTES:

	FLOOD LIGHT
	WALL FAN
	CEILING FAN WITH LIGHT
	CEILING FAN
	



DOOR SCHEDULE				
TYPE	PANEL TYPE	COUNT	PANEL W. / PANEL H.	COMMENTS
EXTERIOR				
001	DOOR DOUBLE FRAME FULL-LITE-SPYGLASS	1	2'-6" x 6'-0"	STL. DR.
002	DOOR DOUBLE FRAME FULL-LITE-SPYGLASS	2	2'-6" x 6'-0"	
003	DOOR DOUBLE FRAME FULL-LITE-SPYGLASS	1	2'-6" x 6'-0"	
004	DOOR - HULL-G. FULL-LITE	4	2'-6" x 6'-0"	
005	GLAZ.	1	6'-0" x 6'-0"	GLAZ.
006	GLAZ.	1	6'-0" x 6'-0"	GLAZ.
007	PULL-LITE-SPYGLASS	1	2'-6" x 6'-0"	
008	PULL-LITE-SPYGLASS	2	2'-6" x 6'-0"	
009	PULL-LITE-SPYGLASS	2	6'-0" x 6'-0"	LINE OPENING
35				
INTERIOR				
001	DOOR	2	2'-6" x 6'-0"	
002	DOOR	30	2'-6" x 6'-0"	
003	DOOR	1	2'-6" x 6'-0"	
004	INT. PNL GL.	1	2'-6" x 6'-0"	LINE OPENING
005	INT. PNL GL.	1	2'-6" x 6'-0"	LINE OPENING
006	INT. PNL GL.	1	2'-6" x 6'-0"	LINE OPENING
007	INT. PNL GL.	4	2'-6" x 6'-0"	LINE OPENING
008	DOOR DOUBLE	1	2'-6" x 6'-0"	
Grand Total: 68		44		

[illegible]

A SPEC HOME FOR

KEITH WING

RANCHES AT
DRIPPING SPRINGS
LOT 14

KEITH WING
CUSTOM BUILDERS

COVER SHEET

#1 OF 9

4GL-4-4891

© COPYRIGHT 2022
MISA OF SAN ANTONIO, INC.
ALL RIGHTS RESERVED

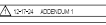
11/11/2024 11:01:09 PM P:\DATA\PROFESSIONAL\JOE\THE WINE COUNTRY ZOO\PLANS\01 - RANCHES - DS LOT 16 - 1850E 11-01-24.RVT

MSA
ARCHITECTURE
&
INTERIORS

58750 Mainline Rd., Suite 201
Dallas, Texas 75248

 214-440-7000

 www.msa.com



KEITH WING

KEITH WING
CUSTOM BUILDERS

#2 OF 9

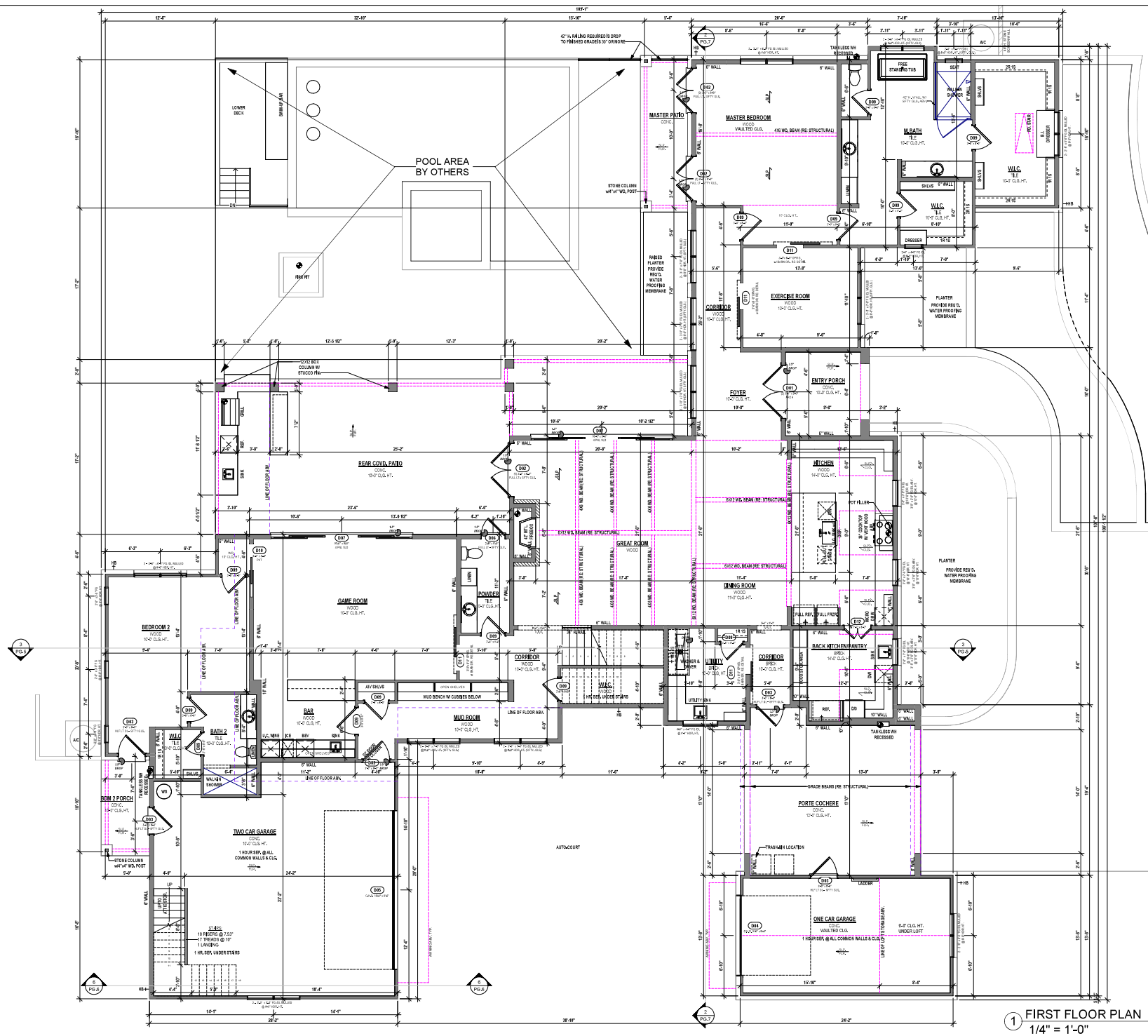
MSA OF SAN ANTONIO, INC.
ALL RIGHTS RESERVED



1 SITE PLAN
1" = 50'-0"

NOTE: ALL SITE & SURVEY INFORMATION
PROVIDED BY OTHERS

P:\Drawings\Bldg\4L\4L-4-9891-1.dwg - 10/20/2024 10:00 AM P:\Drawings\Bldg\4L\4L-4-9891-1.dwg - 10/20/2024 10:00 AM



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

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/20/2024
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	

MSA
ARCHITECTURAL
DESIGN
18220 Lakeside Rd., Suite 201
Dallas, TX 75248
www.msaarchitect.com

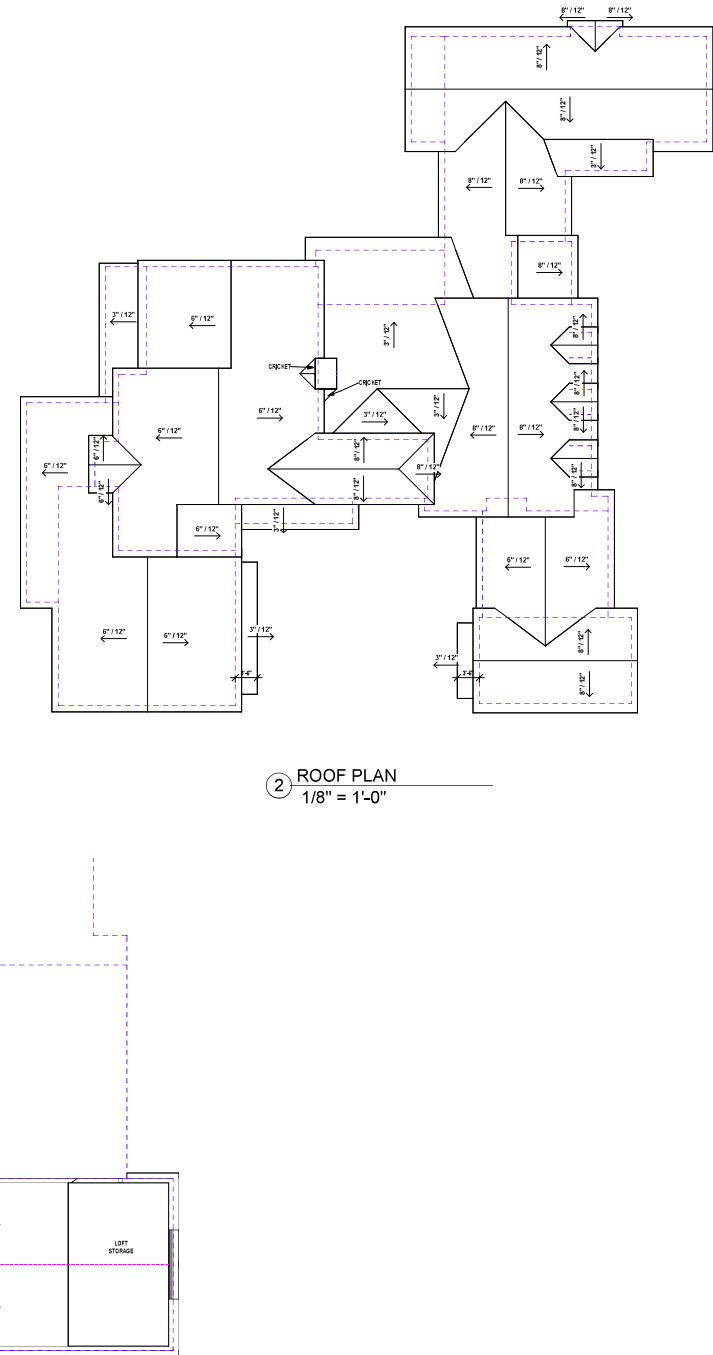
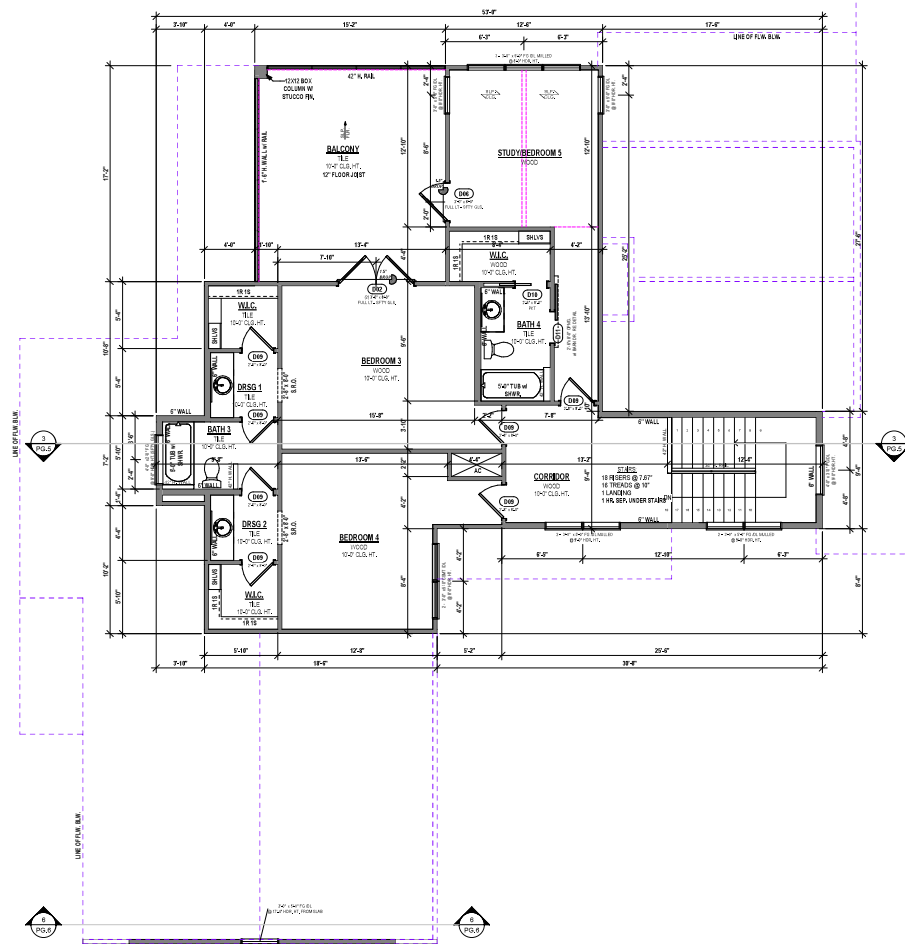
THIS DOCUMENT IS THE PROPERTY OF MSA ARCHITECTURAL DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MSA ARCHITECTURAL DESIGN.



A SPEC HOME FOR
KEITH WING
RANCHES AT
DRIPPING SPRINGS
LOT 14

KEITH WING
CUSTOM BUILDERS

FIRST FLOOR PLAN
#3 OF 9
4GL-4-9891
© COPYRIGHT 2024
MSA OF SAN ANTONIO, INC.
ALL RIGHTS RESERVED

[illegible]

ANSWER KEY

2750 Harkness Rd., Suite 201
Dallas, TX 75245
www.gilchrist.com
www.gilchrist.com

[illegible]

A SPEC HOME FOR

KEITH WING

RANCHES AT
TRIPPING SPRINGS
LOT 14

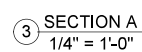
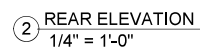
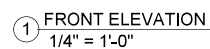
LEITH WING
CUSTOM BUILDERS

COND FLOOR
PLAN & ROOF
PLAN

#4 OF 9

4GL-4-4891

© COPYRIGHT 2022
MSA OF SAN ANTONIO, INC.
ALL RIGHTS RESERVED

[illegible][illegible]

A SPEC HOME FOR

KEITH WING

RANCHES AT
DRIPPING SPRINGS
LOT 14

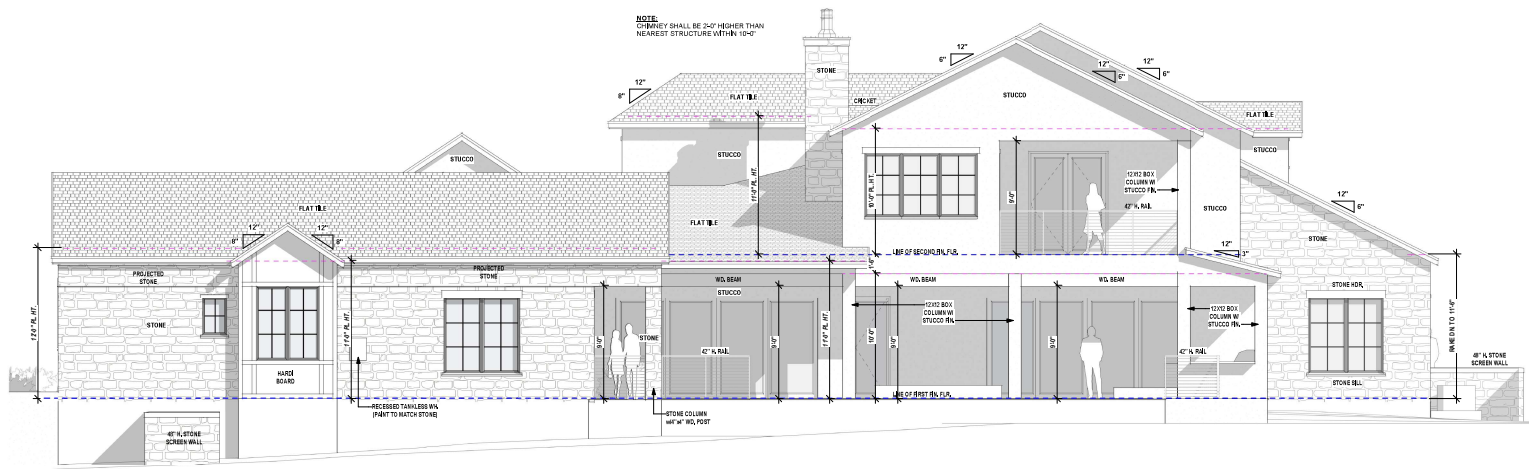
KEITH WING
CUSTOM BUILDERS

**EXTERIOR
ELEVATIONS &
SECTION**

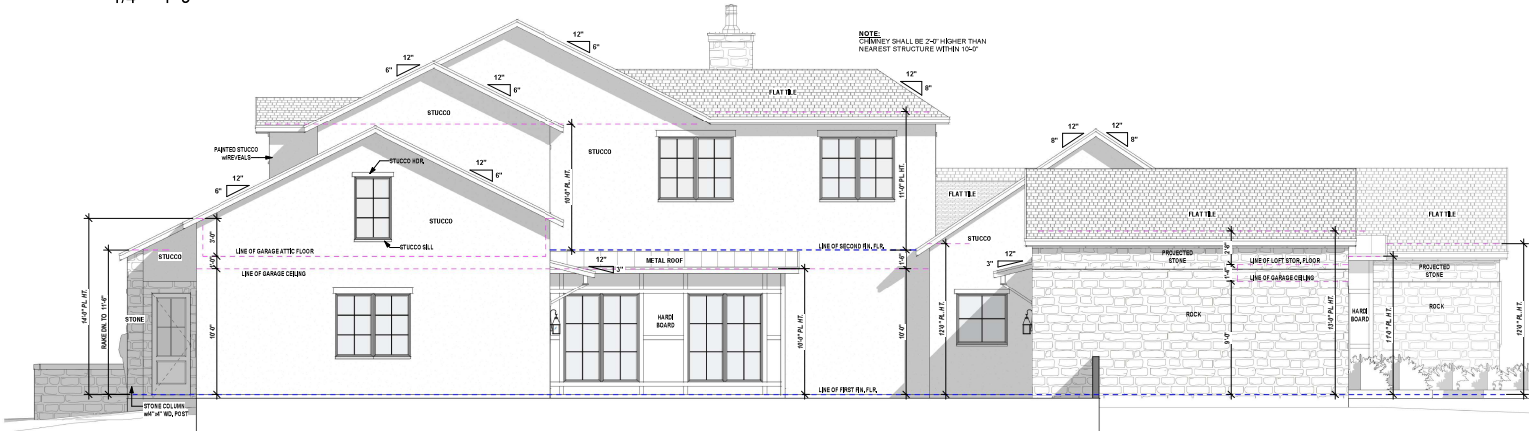
#5 OF 9

4GL-4-4891

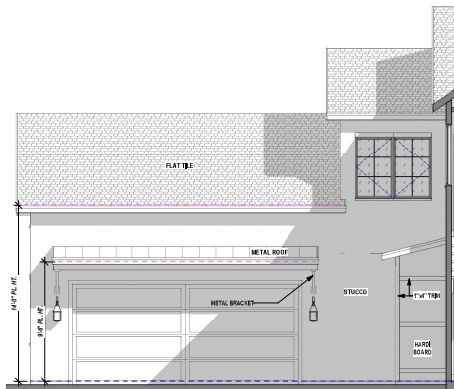
© COPYRIGHT 2022
MSA OF SAN ANTONIO, INC.
ALL RIGHTS RESERVED



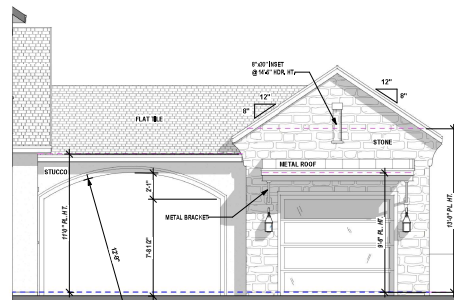
1 RIGHT ELEVATION
1/4" = 1'-0"



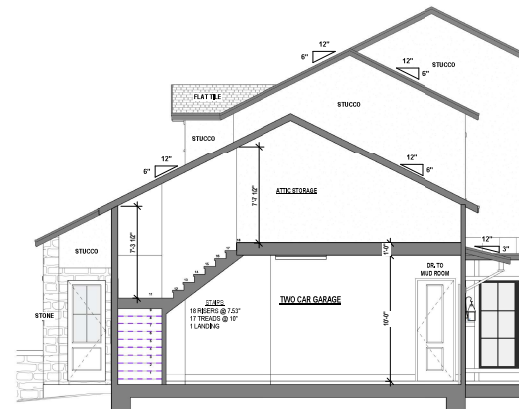
2 LEFT ELEVATION
1/4" = 1'-0"



3 AUTO-COURT-REAR GARAGE ELEVATION
1/4" = 1'-0"

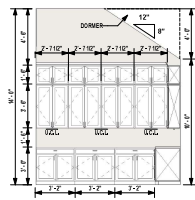


5 AUTO-COURT-FRONT GARAGE ELEVATION
1/4" = 1'-0"

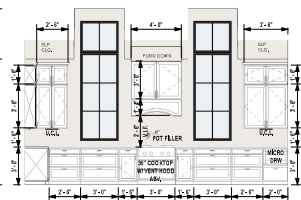


6 SECTION C
1/4" = 1'-0"

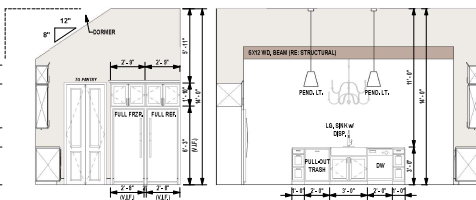
JA	07/06/04	00
JA	07/06/04	1878 1877
JA	08/06/04	08
LA	15/06/04	1818



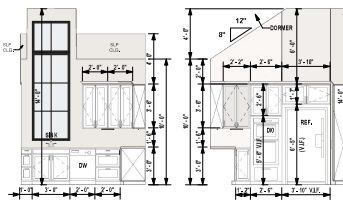
KITCHEN



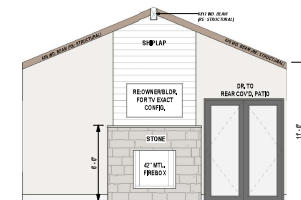
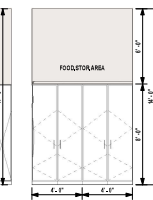
ISLAND



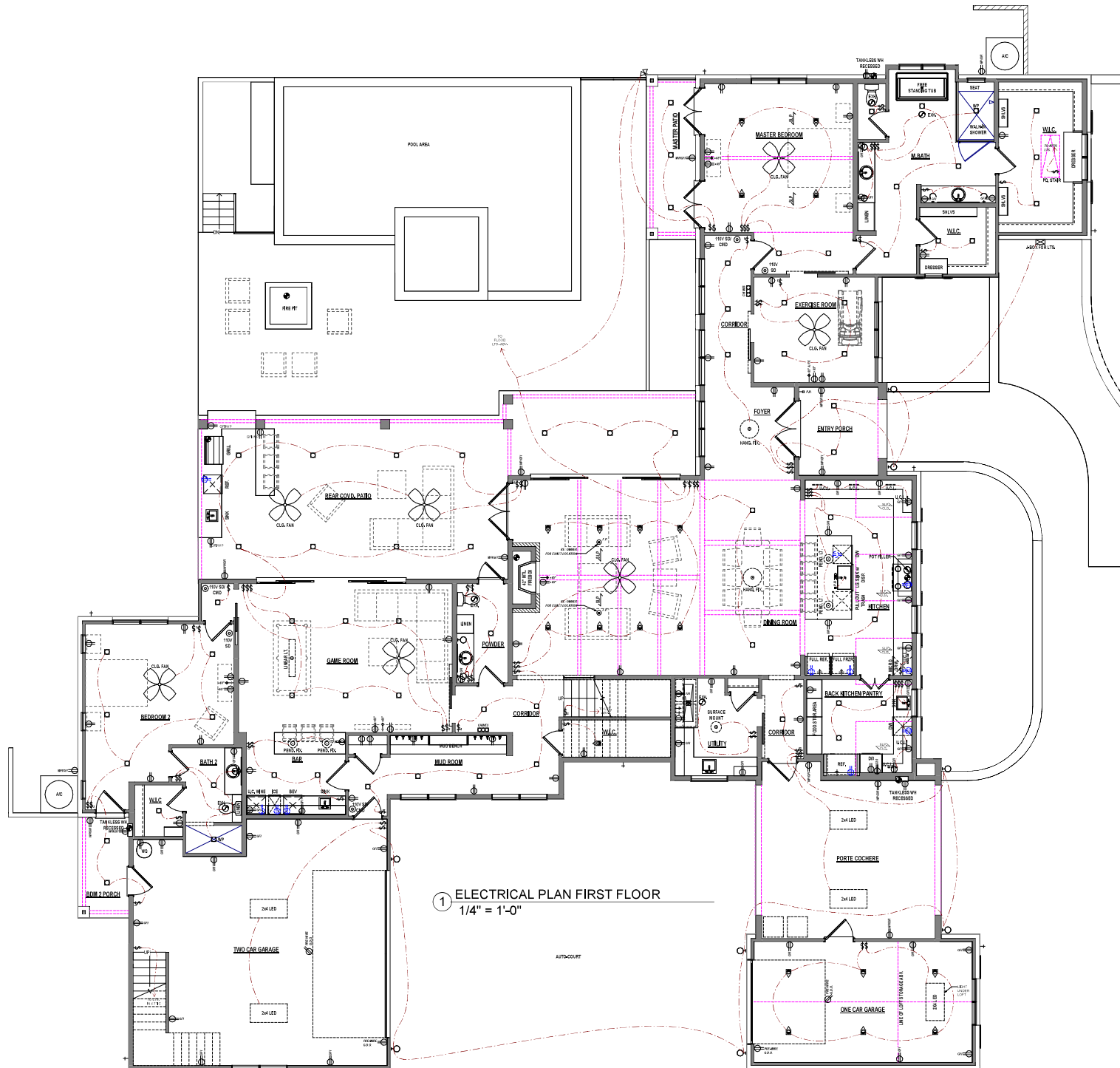
BACK KITCHEN



GREAT ROOM



JA	01-05-04	DD
JA	01-06-04	DE RE
JA	06-05-04	CS
LA	15-05-04	ESSE



1	CONTRACT
2	PERMIT
3	NOTES
4	REVISIONS

MSA
ARCHITECTURAL
DESIGNS

18720 Lakeside Rd., Suite 201
Dallas, TX 75248
www.msaarch.com

THIS DOCUMENT IS THE PROPERTY OF MSA ARCHITECTURAL DESIGNS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MSA ARCHITECTURAL DESIGNS.



A SPEC HOME FOR

KEITH WING

RANCHES AT
DRIPPING SPRINGS
LOT 14

KEITH WING
CUSTOM BUILDERS

**FIRST FLOOR
ELECTRICAL
PLAN**

#8 OF 9

4GL-4-4891

© COPYRIGHT 2024
MSA OF SAN ANTONIO, INC.
ALL RIGHTS RESERVED

THE PLAN AND THE DESIGN CONTAINED HEREIN ARE THE PROPERTY OF USA OF SAN ANTONIO, INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, ALL OR IN PART, WITHOUT THE WRITTEN CONSENT OF THE PROGRAM MANAGER, USA OF SAN ANTONIO, INC.

MMA OF SAN ANTONIO, INC. IS A PROFESSIONAL ENGINEERING FIRM. AS THE ENGINEER OF RECORD, WE ARE NOT AN ASSURED BIDDING FIRM. WE DO NOT GUARANTEE THE DESIGN, NOR DO WE GUARANTEE THE STRUCTURE, MATERIALS, OR CONSTRUCTION OR FOUNDATION. ALL ASSURED PROFESSIONAL ENGINEER SERVICES ARE CONTRACTED AND COMPLETED UNDER THE CLOSEST SUPERVISION OF ARCHITECTS AND THE PROGRAM MANAGER. SPECIAL AND SPECIALIZED DESIGN IS NOT PRESENT ON THIS PROJECT. THE DESIGN OF THE STRUCTURE SHALL BE AN ASSURED RESPONSIBILITY FOR THE STRUCTURE. OUR ENGINEER AND FOUNDATION DESIGN IS FOR THE PROJECT, USA OF SAN ANTONIO, INC. IS NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY.



A SPEC HOME FOR

KEITH WING

RANCHES AT
DRIPPING SPRINGS
LOT 14

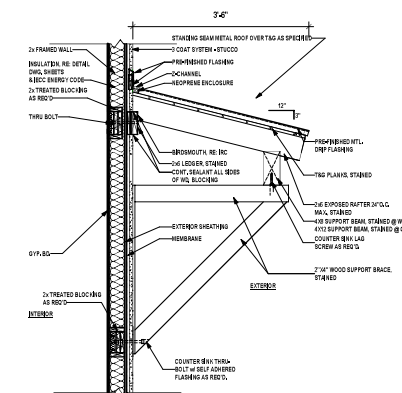
KEITH WING
CUSTOM BUILDERS

SECOND FLOOR ELECTRICAL PLAN & DETAILS

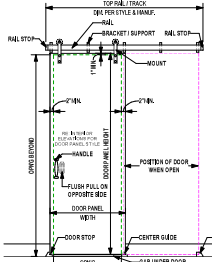
#9 OF 9

4GL-4-4891

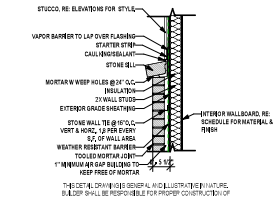
© COPYRIGHT 2022
MSA OF SAN ANTONIO, INC.
ALL RIGHTS RESERVED



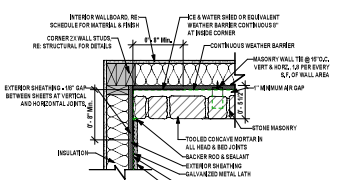
② AWNING @ STUCCO W/ WOOD BRACE
1" = 1'-0"



3 BARN DOOR SINGLE D
1/2" = 1'-0"

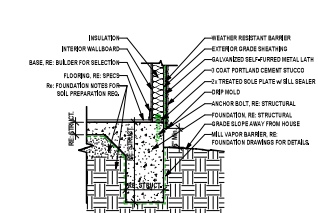


④ WATER TABLE @ STUCCO
3/4" = 1'-0"

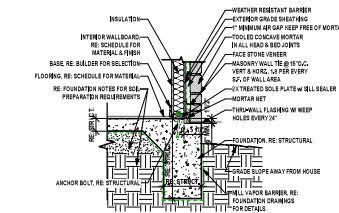


WALL JOINT - INSIDE CORNER STONE /
STUCCO

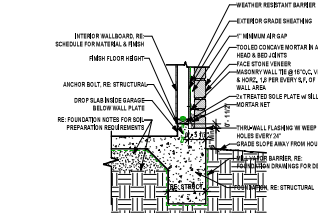
1 1/2" = 1'-0"



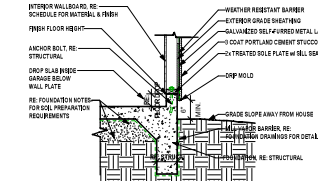
⑥ FOUNDATION EDGE @ STUCCO
3'-1" = 1'-0"



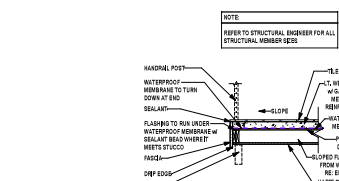
7 FOUNDATION EDGE @ STONE
3/4" = 1'-0"



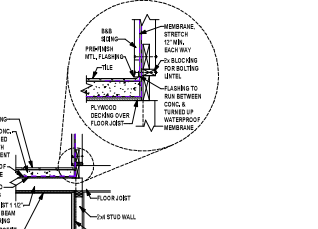
8 GARAGE FOUNDATION EDGE @
3/4" = 1'-0"



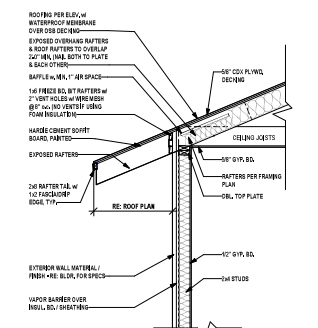
9 GARAGE FOUNDATION EDGE @ S
3/4" = 1'-0"



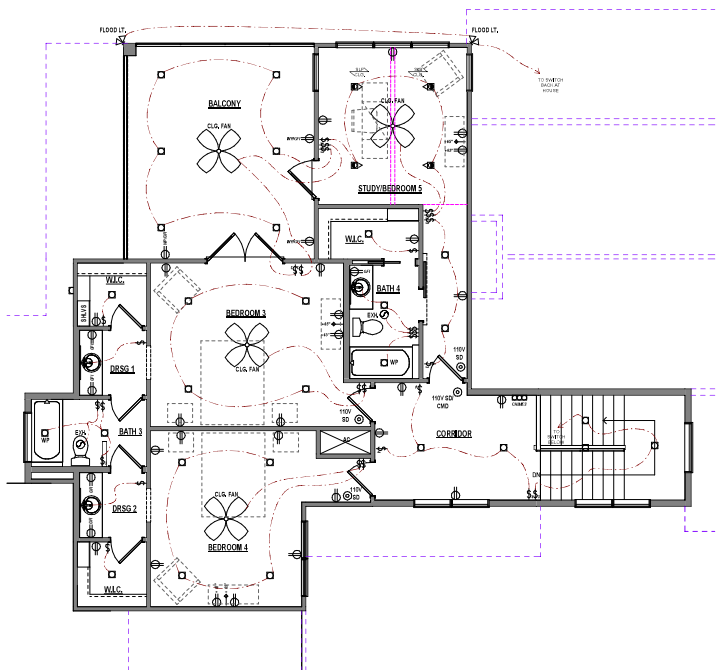
10 HAND RAILING ON BAL
3/8" = 1'-0"



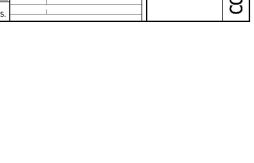
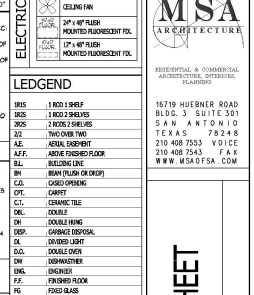
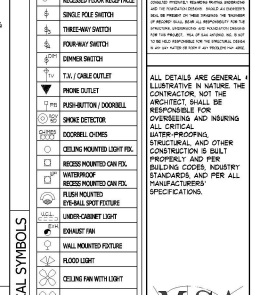
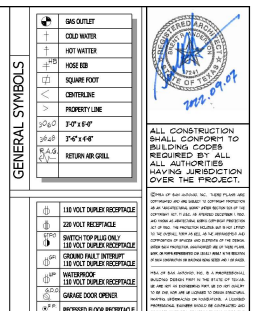
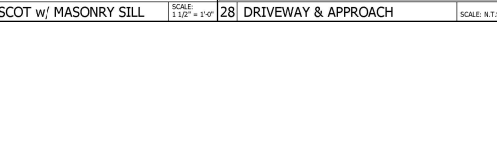
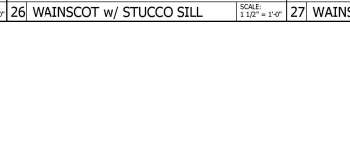
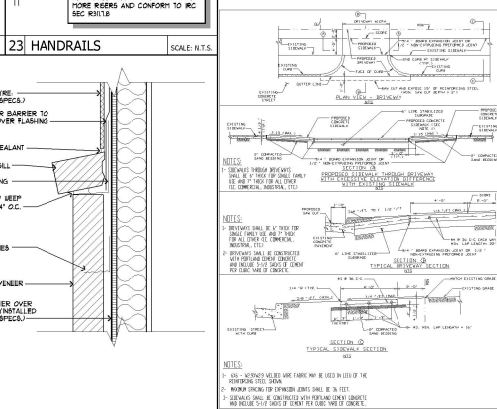
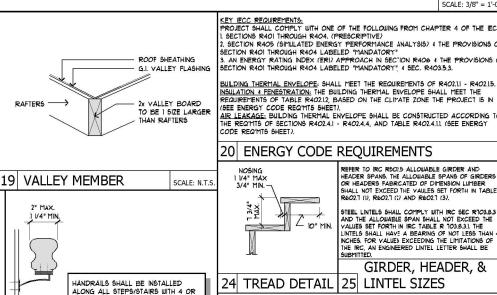
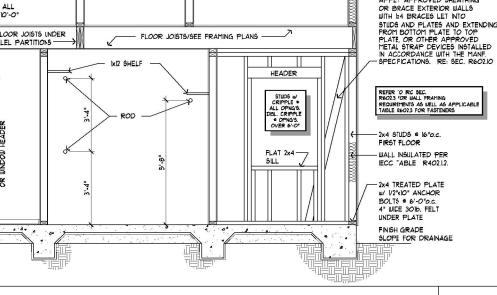
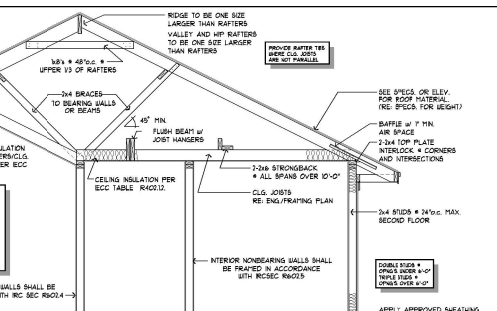
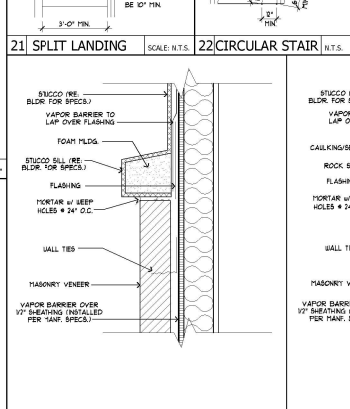
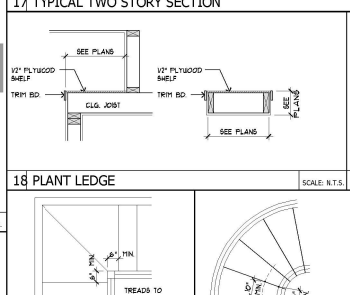
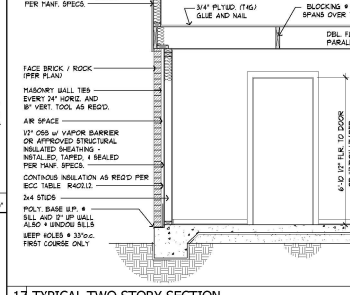
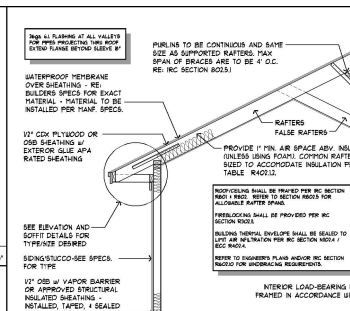
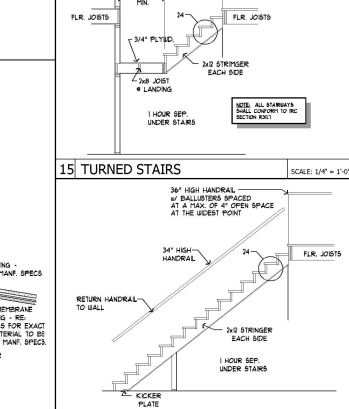
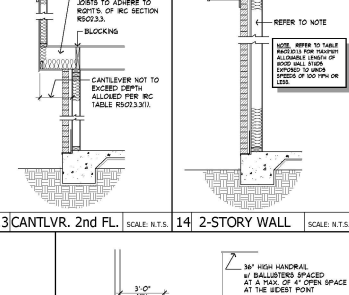
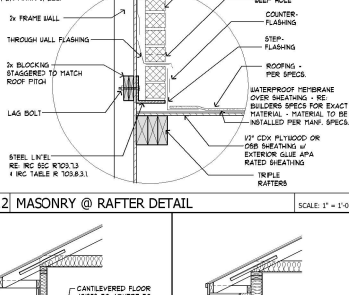
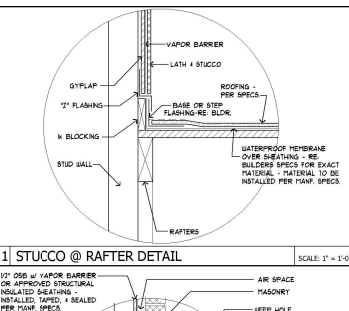
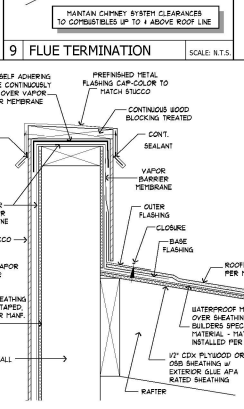
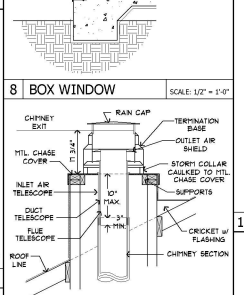
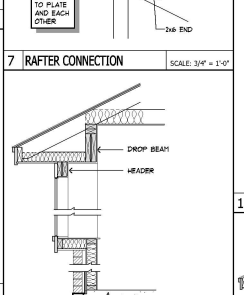
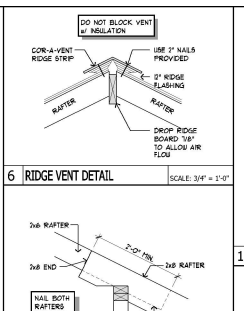
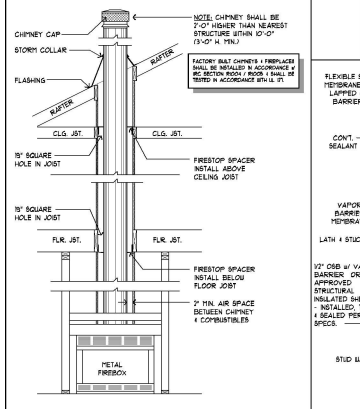
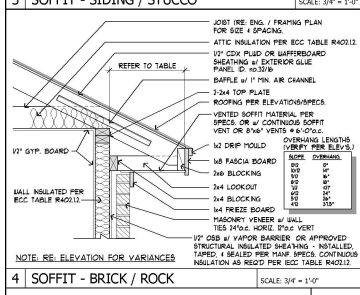
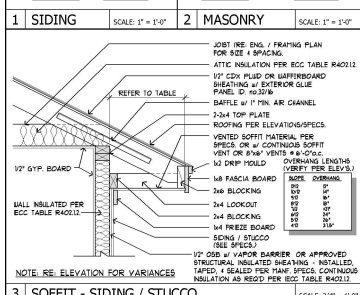
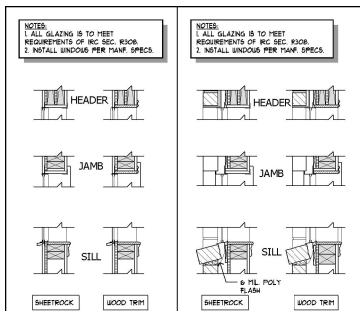
ONY w/ TILE FLOOR



11 EXPOSED RAFTER DETAIL
3/4" = 1' 0"



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



ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2018 INTERNATIONAL ENERGY CODE (IECC) AS ADOPTED BY THE CITY OF ANTONIO, TEXAS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ENSURING THAT THE CONSTRUCTION OF THE PROJECT COMPLIES WITH ALL APPLICABLE CODES AND ORDINANCES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ENSURING THAT THE CONSTRUCTION OF THE PROJECT COMPLIES WITH ALL APPLICABLE CODES AND ORDINANCES.

ALL DETAILS AND GENERAL ILLUSTRATIONS IN THIS SET OF DRAWINGS SHALL BE THE PROPERTY OF MSA ARCHITECTURE, INC. AND SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MSA ARCHITECTURE, INC. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ENSURING THAT THE CONSTRUCTION OF THE PROJECT COMPLIES WITH ALL APPLICABLE CODES AND ORDINANCES.



1670 HUBNER ROAD
BLDG. 3 SUITE 301
SAN ANTONIO, TX 78248
210 408 7553 VOICE
210 408 7553 FAX
WWW.MSADSO.COM

1670 HUBNER ROAD
BLDG. 3 SUITE 301
SAN ANTONIO, TX 78248
210 408 7553 VOICE
210 408 7553 FAX
WWW.MSADSO.COM

1670 HUBNER ROAD
BLDG. 3 SUITE 301
SAN ANTONIO, TX 78248
210 408 7553 VOICE
210 408 7553 FAX
WWW.MSADSO.COM

1670 HUBNER ROAD
BLDG. 3 SUITE 301
SAN ANTONIO, TX 78248
210 408 7553 VOICE
210 408 7553 FAX
WWW.MSADSO.COM

1670 HUBNER ROAD
BLDG. 3 SUITE 301
SAN ANTONIO, TX 78248
210 408 7553 VOICE
210 408 7553 FAX
WWW.MSADSO.COM

1670 HUBNER ROAD
BLDG. 3 SUITE 301
SAN ANTONIO, TX 78248
210 408 7553 VOICE
210 408 7553 FAX
WWW.MSADSO.COM

1670 HUBNER ROAD
BLDG. 3 SUITE 301
SAN ANTONIO, TX 78248
210 408 7553 VOICE
210 408 7553 FAX
WWW.MSADSO.COM

(continued)

2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) REQUIREMENTS

ALL RESIDENTIAL PROJECTS IN MUNICIPALITIES THAT HAVE ADOPTED THE 2021 IECC SHALL COMPLY WITH ONE OF THE FOLLOWING FROM CHAPTER 4 OF THE 2021 IECC:

1. SECTIONS R401 THROUGH R404, (PRESCRIPTIVE)
2. SECTION R405 (TOTAL BUILDING ENERGY ANALYSIS) & 4 THE PROVISIONS OF SECTION R401 THROUGH R404 LABELED "MANDATORY"
3. AN ENERGY RATING INDEX (ERI) APPROACH IN SECTION R406 & THE PROVISIONS OF SECTION R401 THROUGH R404 LABELED "MANDATORY"; & SEC. R403.5.3.

COPYRIGHT MSA ARCHITECTURE & INTERIORS