

HISTORIC AND DESIGN REVIEW COMMISSION

October 18, 2023

HDRC CASE NO: 2023-379
COMMON NAME: 105 - 113 BROWN ST
ADDRESS: 415 N MESQUITE ST
LEGAL DESCRIPTION: NCB 568 BLK 17 LOT E 70 FT OF N 27.5 FT OF 10
ZONING: IDZ, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Luisa Naves/VERGEL CONSTRUCTION LLC
OWNER: VERGEL CONSTRUCTION LLC
TYPE OF WORK: Construction of six, 2-story residential structures
APPLICATION RECEIVED: September 14, 2023
60-DAY REVIEW: November 13, 2023
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct six, 2-story residential structures on the vacant lots addressed as 105, 107, 109, 111, and 113 Brown Street and 415 N Mesquite Street, located within the Dignowity Hill Historic District. The lots are bounded by Brown Street to the south, N Mesquite Street to the east, and Brown Alley to the north. Each of the proposed structures will feature between approximately twenty-six (26) and thirty (30) feet in height.

A previous proposal at this location was approved by the Historic and Design Review Commission on October 2, 2019. Since that time, the property owner, design team and applicant have changed. Additionally, the previously proposed and approved duplex structure has been separated into two separate structures.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than

one-half story.

iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.

ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district.

Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. Massing and form—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. Building size – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.
 - ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.
- ### 6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
 - ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
 - iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
- Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district.
New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and

materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct six, 2-story residential structures on the vacant lots addressed as 105, 107, 109, 111, and 113 Brown Street and 415 N Mesquite Street, located within the Dignowity Hill Historic District. The lots are bounded by Brown Street to the south, N Mesquite Street to the east, and Brown Alley to the north. Each of the proposed structures will feature between approximately twenty-six (26) and thirty (30) feet in height.
- b. PREVIOUS REVIEW – A previous proposal at this location was approved by the Historic and Design Review Commission on October 2, 2019. Since that time, the property owner, design team and applicant have changed. The previously proposed and approved duplex structure has been separated into two separate structures. Additionally, various design elements from the previous approval have been altered or omitted.
- c. CONCEPTUAL APPROVAL – This request received conceptual approval at the July 19, 2023, Historic and Design Review Commission hearing with the following stipulations:
 - i. That all elements of the proposed new construction (415 N Mesquite), including porch and roof elements feature a setback greater than that of the historic structure to the immediate south (413 N Mesquite). *This stipulation has been met.*
 - ii. That overall porch design for each house be modified to feature architectural elements found historically within the district, specifically regarding door and window profiles and placement within porches, and porch depth where the depth is less than five (5) feet. Additionally, recommends that each porch should feature columns that are six (6) inches square and feature capital and base trim. *This stipulation has been met.*
 - iii. That the applicant incorporate ways to reduce the overall heights of the five interior structures, such as the lowering of plate heights and reductions in roof profile. *This stipulation has been met.*
 - iv. That the applicant modify the massing and façade profile of the structure on N Mesquite.. As proposed, the second level features a width wider than the first level. This massing is not found historically within the district. *This stipulation has been met.*
 - v. That the applicant modify the proposed roof forms. Roof forms that feature non-symmetrical roof forms, flat roofs, elongated roof slopes, multiples of varying roof forms on one structure and roof forms that occur in sizes that are inconsistent with the historic examples found within the district should be amended. Gabled and hipped roofs are appropriate and are found historically within the district; however, new construction should feature roof forms that relate in profile, form and massing to those found historically within the district. *This stipulation has been met.*
 - vi. That the applicant confirm conformance with the Guidelines regarding all foundation heights. *This stipulation has been met.*
 - vii. That all windows feature profiles and proportions that are consistent with the Guidelines and historic examples found within the Dignowity Hill Historic District.. Additional fenestration should be added to each structure on facades that feature large expanses of walls void of separation and fenestration. *This stipulation has not been met.*
 - viii. That the applicant reduce footprints to be no larger than fifty (50) percent of the lot area. *This stipulation has been met.*
 - ix. That the board and batten siding, if installed using composite materials should feature smooth boards that are 12 inches wide and battens that are approximately 1.25 inches wide. All horizontal siding should feature smooth boards with an exposure of four (4) inches. *This stipulation has been met.*
 - x. That the proposed clad wood windows adhere to staff's standards for windows in new construction regarding product specifications and installation method and profile. *This stipulation has not been met.*
 - xi. That the proposed internal parking be eliminated, as parking is not found internal to the footprint of historic structures found within the Dignowity Hill Historic District. *This stipulation has not been met.*
 - xii. That all mechanical equipment be screened from view from the public right of way. *This stipulation has been met.*
 - xiii. That a detailed landscaping plan be submitted for review and approval. *This stipulation has been met.*
 - xiv. That the applicant coordinate with Public Works Department to determine whether or not improvements are required for Brown Alley and Brown Street to accommodate emergency vehicles, and how that might impact site design and vehicular access to each lot. Additionally, staff recommends the applicant provide additional information regarding driveways and driveway aprons, including dimensions. *This stipulation has been met.*

- d. PREVIOUS REVIEW – This request was heard a second time by the Historic and Design Review Commission on October 4, 2023. The request was referred to the Design Review Committee with direction to reduce massing by one story. The applicant subsequently addressed both staff's and the HDRC's concerns with a revised design for each structure.
- e. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on October 11, 2023. At that meeting, committee members were supportive of the reduction to two stories, the reduced lot coverage and the revised architectural details.
- f. INFILL DESIGN APPLICATION SUPPLEMENT – The applicant has submitted the required Infill Design Application Supplement. The context area highlighted in the supplement includes one, historic residential structure, multiple commercial and warehouse structures, multi-family new construction and a fire station.
- g. CONTEXT & DEVELOPMENT PATTERN – The proposed new construction features one lot that fronts N Mesquite that will feature one residential structure. The remaining lots are interior to the block, with access provided via Brown Alley to the north, and Brown Street to the south. To the immediate south of the proposed new construction are commercial structures. The block to the immediate west features industrial and commercial structures. The lots and blocks to the immediate north and east are predominantly single-family residential in nature.
- h. EXISTING LOTS – The existing lots are currently void of any structures. Both Brown Alley to the north and Brown Street to the south are unimproved.
- i. SETBACKS & ORIENTATION (N Mesquite, east) – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has noted a ten (10) foot building setback from the front property line. Staff finds that all elements of the proposed new construction, including porch and roof elements should feature a setback greater than that of the historic structure to the immediate south (413 N Mesquite). The applicant has noted via a setback diagram that the proposed new construction will feature a setback that is approximately three (3) feet deeper than the historic structure's. Staff finds this to be appropriate.
- j. SETBACKS & ORIENTATION (Brown Street, south) – The applicant has proposed for five (5) of the structures to feature a primary orientation facing south, towards Brown Street. The applicant has noted a setback of ten (10) feet from the property line and has noted that the front setbacks of the structures fronting Brown Street will be greater than the side setback of the historic structure fronting N Mesquite. Staff finds this to be appropriate and consistent with the Guidelines.
- k. ENTRANCES (N Mesquite, east) – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has oriented the primary entrance of the structure proposed to front N Mesquite to N Mesquite. This is appropriate and consistent with the Guidelines.
- l. ENTRANCES (Brown Street, south) – The applicant has proposed for the five interior structures to feature entrances that are oriented towards Brown Street, to the south. Generally, staff finds this to be appropriate.
- m. ENTRANCE ELEMENT & PORCH DESIGN – The applicant has proposed for each structure to feature an entrance towards N Mesquite or Brown Street. Historic residential structures found within the Dignowity Hill Historic District feature porch massing that contributes to the overall design of the structure, its massing, and its entrance orientation. The applicant has proposed for each structure to feature unique porch massing and profiles. Generally, the proposed porches feature depths of approximately five (5) feet or greater, are incorporated within the front façade massing of each structure, and feature traditional porch elements, such as columns and traditionally placed window and door openings. The applicant has noted that columns will be six (6) inches square with capital and base trim. Staff finds this to be appropriate.
- n. SCALE & MASS (Five Interior Structures) – The applicant has proposed an overall height for each interior structure to feature between approximately twenty-eight (28) and thirty (30) feet in height. This block features both single-story commercial structures and single-story, historic residential structures. On the blocks to the immediate south and west, there are multi-story commercial and industrial structures. Generally, staff finds that two stories in height is appropriate for the lot context.
- o. SCALE & MASS (N Mesquite) – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The applicant has proposed for the structure that fronts N Mesquite to feature an overall height of 24' – 8" in height. This structure is proposed to be located immediately adjacent to a 1-story, historic structure. The proposed height is consistent with the Guidelines.

- p. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. Historic structures in the vicinity and throughout the district feature foundation heights of two to three feet. The applicant has noted foundation heights for each structure of one (1) foot. Staff finds this to be appropriate and consistent with the Guidelines.
- q. ROOF FORM – The applicant has proposed a combination of gabled and hipped roofs that generally feature massing and profiles found historically within the district. Staff finds the proposed roof forms to be appropriate and consistent with the Guidelines; however, all gable returns should be eliminated as this is not a detail found historically within the district.
- r. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Staff finds that fenestration should align on each structure between the first and second floors, as found on historic structures. Additionally, staff finds that windows should be added within the second floor porch on lots 24 and 27 and on the front façades of structures on lots 26 and 28. Additional fenestration added to side facing facades would also be appropriate.
- s. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The applicant has noted that all lots feature lot coverage of less than fifty (50) percent but one. One lot features fifty (50) percent building coverage. This is consistent with the Guidelines.
- t. MATERIALS – The applicant has proposed materials that include smooth composite siding in a four (4) inch exposure, shingle roofs, vertically oriented siding and clad wood windows. Generally, staff finds the proposed materials to be appropriate; however, staff finds that the proposed vertically oriented siding should be in a board and batten profile. Board and batten siding, if installed using composite materials, should feature smooth boards that are 12 inches wide and battens that are approximately 1.25 inches wide.
- u. WINDOWS – The applicant has proposed to install PlyGem aluminum windows. The applicant has noted that the selected product can be supplied in a block frame. The applicant has submitted examples of previously approved window installation as precedent and examples of the proposed installation profile. Staff finds that the standards for windows in new construction should be adhered to. A window mockup should be constructed prior to final approval of a specific window product and installation detail.
- v. ARCHITECTURAL DETAILS – Generally, staff finds the proposed revised architectural details to be appropriate. As noted in finding r, staff finds that fenestration should align on each structure between the first and second floors, as found on historic structures. Additionally, staff finds that windows should be added within the second floor porch on lots 24 and 27 and on the front façades of structures on lots 26 and 28. Additional fenestration added to side facing facades would also be appropriate.
- w. ARCHITECTURAL DETAILS (Attached Parking) – The applicant has noted driveways from Brown Alley leading into each lot. The proposed driveways lead to a covered patio/carport location at the rear of structures on lots 24 and 29. Both covered parking locations will feature approximately fourteen (14) feet in depth. Parking within the footprint of the primary residential structure on site is atypical for the development pattern within the historic district. Parking is typically found detached from the primary residential structure.
- x. DRIVEWAY & VEHICULAR ACCESS – The applicant has noted driveways from Brown Alley leading into each lot. Staff finds that the applicant should provide additional information regarding driveways and driveway aprons, including dimensions. An Administrative Certificate of Appropriateness was issued on September 8, 2023, for the paving of the public right of way on Brown Alley. This was approved independently of new construction.
- y. PARKING (North of Brown Alley) – The applicant has noted the installation of parking to the north of Brown Alley. Staff has not yet reviewed documents that reflect this. Any additional parking associated with the proposed new construction must be reviewed and approved by the Commission.
- z. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant has noted the location of mechanical equipment at each unit within a recessed area on the side façades of each structure to be screened by fencing. Staff finds this to be appropriate.
- aa. FRONT WALKWAYS – The applicant has proposed to incorporate front walkways leading from each front porch to the right of way at Brown Street. Staff finds this to be appropriate and consistent with the Guidelines.
- bb. LANDSCAPING PLAN – The applicant has provided landscaping information on the site plan noting the locations of natural grass, rocks, concrete, fencing, trees and asphalt. Generally, staff finds the proposed site

plan to be appropriate; however, staff finds that additional native ground cover should be added to areas that feature only gravel. Gravel should feature a color native to the San Antonio region.

RECOMMENDATION:

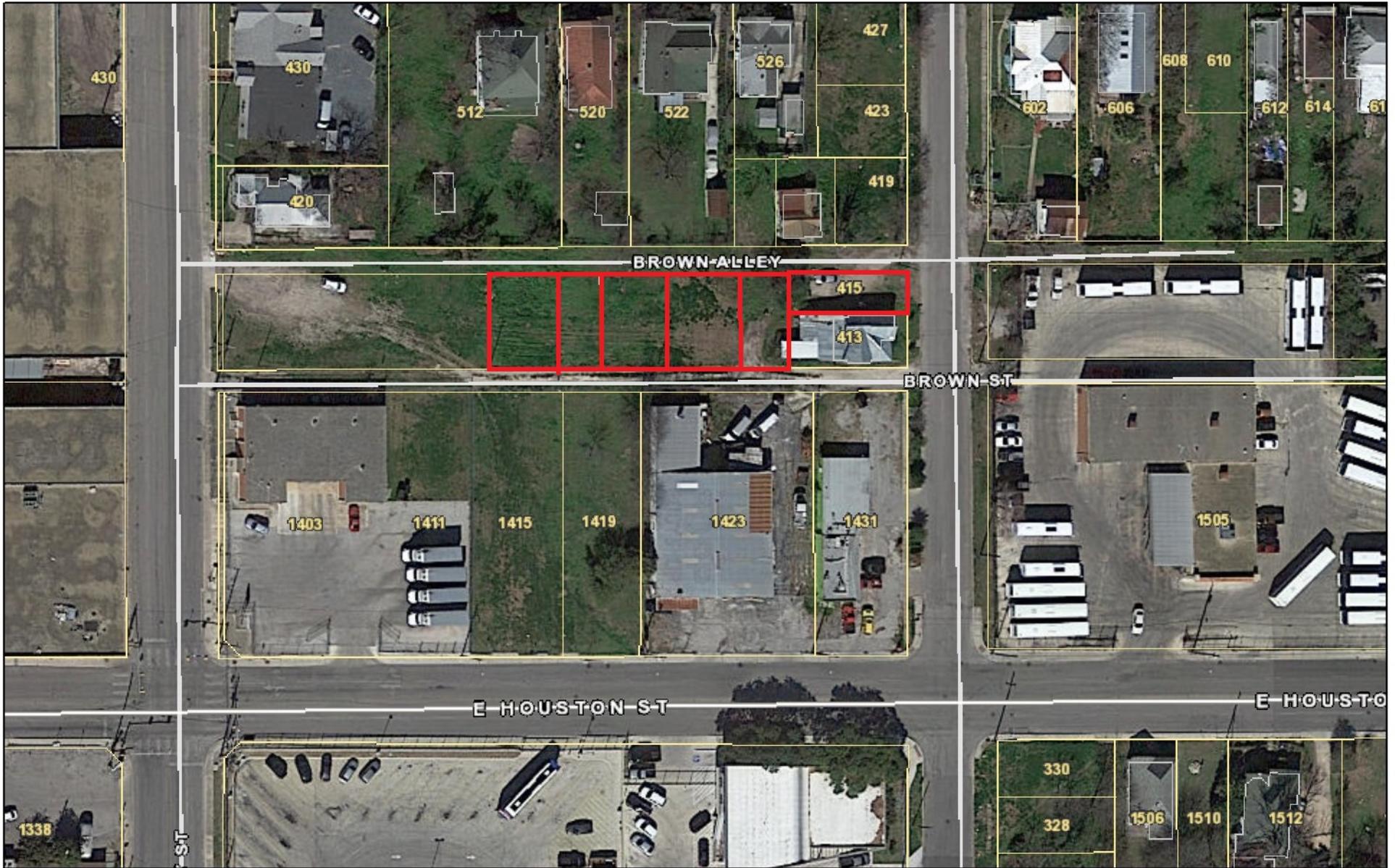
Staff recommends final approval based on findings a through bb with the following stipulations:

- i. That the applicant installs windows that adhere to staff's standards for windows in new construction regarding product specifications and installation method and profile, as noted in finding u. A mockup with the proposed window product and installation is to be construction, reviewed and approved by OHP staff prior to purchase and installation of windows.
- ii. That the proposed gable returns from roof forms be eliminated, as noted in finding q.
- iii. That fenestration align on each structure between the first and second floors, as found on historic structures throughout the district. Additionally, recommends that windows should be added within the second floor porch on lots 24 and 27 and on the front façades of structures on lots 26 and 28. Additional fenestration added to side facing facades would also be appropriate.
- iv. That the proposed internal parking be eliminated, as parking is not found internal to the footprint of historic structures found within the Dignowity Hill Historic District, as noted in finding w.

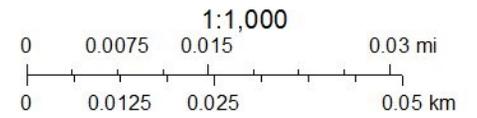
The applicant has noted the installation of parking to the north of Brown Alley. Staff has not yet reviewed documents that reflect this. Any additional parking associated with the proposed new construction must be reviewed and approved by the Commission.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

City of San Antonio One Stop



October 12, 2022







PROJECT NAME / ADDRESS: Brown Residences

Context Site Plan

Click the icon in the center to insert the “zoomed-out” site plan with your proposal superimposed onto it:

zoom out

June 7, 2023

pointLayer polygonLayer Historic Landmarks

● Override 1 □ Override 1 □ Historic Landmarks

■ Historic Districts

0 0.015 0.03 0.06 mi
 0 0.0275 0.055 0.11 km

City of San Antonio, Internal Technology Services Dept. Office of Historic Preservation
 City of San Antonio
 Maps 3/1/2016

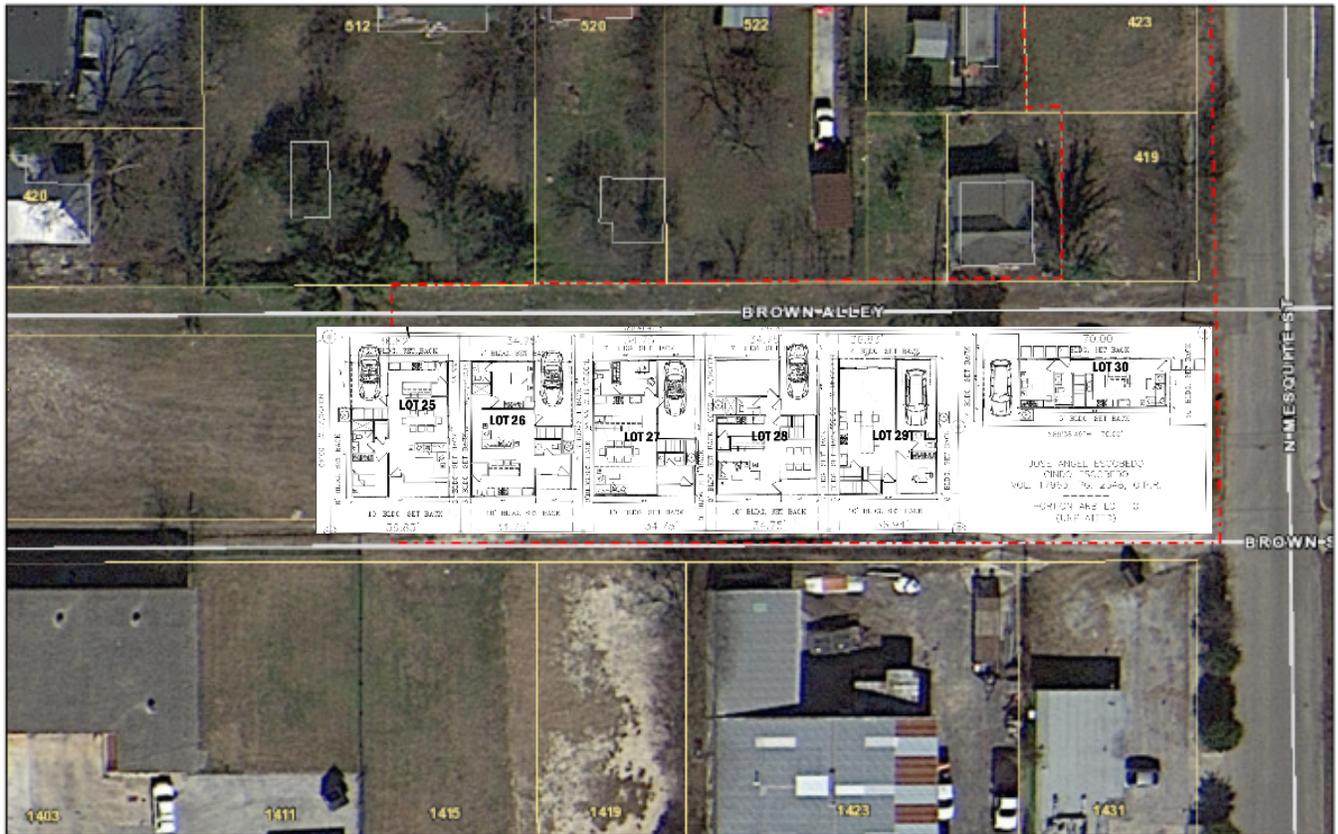


PROJECT NAME / ADDRESS: Brown Residences

Detail Site Plan

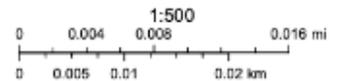
Click the icon in the center to insert the “zoomed-in” site plan with your proposal superimposed onto it.

Print Map



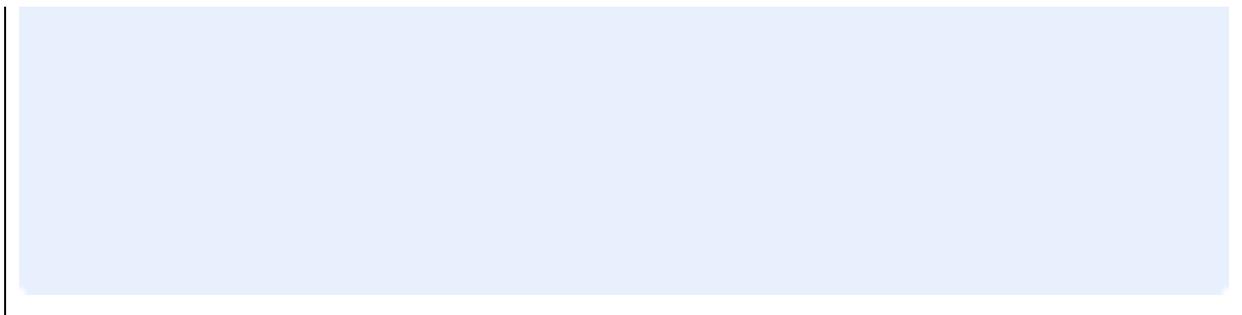
June 7, 2023

- | | | |
|---|--|---|
| pointLayer | polygonLayer | Historic Landmarks |
| ● Override 1 | Historic Districts | |



City of San Antonio, Information Technology Services Dept., Office of Historic Preservation

City of San Antonio
 Copyright 2013





PROJECT NAME / ADDRESS: Brown Residences

Streetscape Comparison Forms

Using photographs and methods learned in the **Using the Worksheet** section, fill out a table for each parcel within the context area. A table must be filled out for the proposed structure(s) as well. Additional tables will be provided if you decide to document parcels outside of the context area.

Fillable tables can be completed by inserting an image via clicking the image icon and either entering text or choosing an option from the right column as prompted.

Proposed Street Elevation:

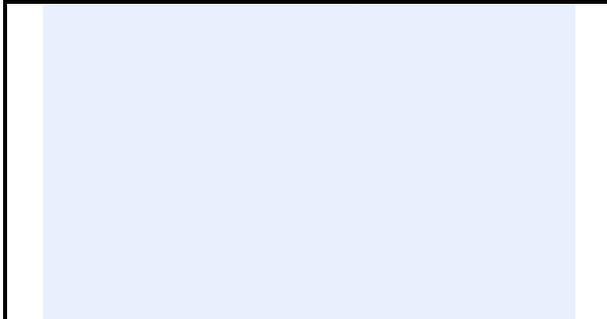
	
Lot Number	29
Driveway Location	on the back thru alley
Entry Location	front (porch)
Parking Location	carport
Approximate Building Height	23' 8"
Front Setback (from sidewalk or street)	10'
Rear Setback	7'
Left Setback	5'
Right Setback	7'
Approximate Lot Size (Area)	1820 sqft
Approximate Building Footprint (Area)	590 sqft



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Lot Number	28
Driveway Location	thru the alley on the back
Entry Location	front (porch)
Parking Location	cartport
Approximate Building Height	32' 0 "
Front Setback (from sidewalk or street)	10'
Rear Setback	7'
Left Setback	3'
Right Setback	6'
Approximate Lot Size (Area)	2072 sqft
Approximate Building Footprint (Area)	772 sqft



Lot Number	26
Driveway Location	thru the alley on the back
Entry Location	front (porch)
Parking Location	cartport
Approximate Building Height	34' 4"
Front Setback (from sidewalk or street)	10'
Rear Setback	7'
Left Setback	3'
Right Setback	3'
Approximate Lot Size (Area)	1960 sqft
Approximate Building Footprint (Area)	856 sqft



Lot Number	27
Driveway Location	thru the alley on the back
Entry Location	front (porch)
Parking Location	cartport
Approximate Building Height	32' 0 "
Front Setback (from sidewalk or street)	10'
Rear Setback	7'
Left Setback	3'
Right Setback	3'
Approximate Lot Size (Area)	1960 sqft
Approximate Building Footprint (Area)	871 sqft



Lot Number	25
Driveway Location	thru the alley on the back
Entry Location	front (porch)
Parking Location	cartport
Approximate Building Height	34' 4"
Front Setback (from sidewalk or street)	10'
Rear Setback	7'
Left Setback	3'
Right Setback	3'
Approximate Lot Size (Area)	1960 sqft
Approximate Building Footprint (Area)	850 sqft



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Lot Number	24
Driveway Location	thru the alley on the back
Entry Location	front (porch)
Parking Location	carport
Approximate Building Height	34' 0"
Front Setback (from sidewalk or street)	10'
Rear Setback	7'
Left Setback	5'
Right Setback	3'
Approximate Lot Size (Area)	2072 sqft
Approximate Building Footprint (Area)	835 sqft



Lot Number	21
Driveway Location	right (solid)
Entry Location	front (porch)
Parking Location	driveway & garage
Approximate Building Height	30'
Front Setback (from sidewalk or street)	7'
Rear Setback	5' 1"
Left Setback	5'
Right Setback	5'
Approximate Lot Size (Area)	2269 sqft
Approximate Building Footprint (Area)	846 sqft



Lot Number	22
Driveway Location	right (solid)
Entry Location	front (porch)
Parking Location	driveway
Approximate Building Height	30'
Front Setback (from sidewalk or street)	7'
Rear Setback	8'
Left Setback	5'
Right Setback	11'
Approximate Lot Size (Area)	2234 sqft
Approximate Building Footprint (Area)	962 sqft



Lot Number	23
Driveway Location	thru dawson st (solid)
Entry Location	front (porch)
Parking Location	driveway
Approximate Building Height	30'
Front Setback (from sidewalk or street)	7'
Rear Setback	12'
Left Setback	9'
Right Setback	25'
Approximate Lot Size (Area)	3405 sqft
Approximate Building Footprint (Area)	909 sqft



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Lot Number	413 N mesquite
Driveway Location	none
Entry Location	front
Parking Location	none
Approximate Building Height	10'
Front Setback (from sidewalk or street)	7'
Rear Setback	25'
Left Setback	0
Right Setback	1'
Approximate Lot Size (Area)	2170 sqft
Approximate Building Footprint (Area)	850 sqft



Lot Number	SAFD Station 1
Driveway Location	
Entry Location	
Parking Location	
Approximate Building Height	
Front Setback (from sidewalk or street)	
Rear Setback	
Left Setback	
Right Setback	
Approximate Lot Size (Area)	
Approximate Building Footprint (Area)	



Lot Number	Gen Cure
Driveway Location	
Entry Location	
Parking Location	
Approximate Building Height	
Front Setback (from sidewalk or street)	
Rear Setback	
Left Setback	
Right Setback	
Approximate Lot Size (Area)	
Approximate Building Footprint (Area)	



Lot Number	velocityTX
Driveway Location	
Entry Location	
Parking Location	
Approximate Building Height	
Front Setback (from sidewalk or street)	
Rear Setback	
Left Setback	
Right Setback	
Approximate Lot Size (Area)	
Approximate Building Footprint (Area)	



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



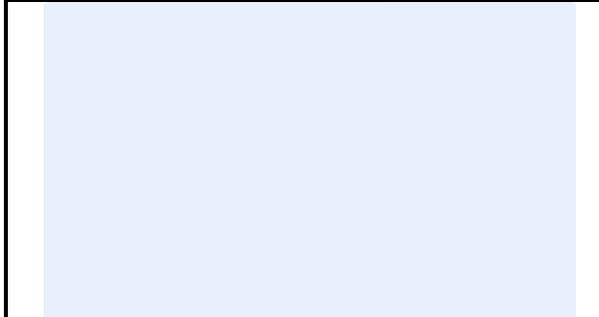
Lot Number	Daisy Charters Bus Station
Driveway Location	
Entry Location	
Parking Location	
Approximate Building Height	
Front Setback (from sidewalk or street)	
Rear Setback	
Left Setback	
Right Setback	
Approximate Lot Size (Area)	
Approximate Building Footprint (Area)	



Lot Number	Enter number
Driveway Location	Choose an item.
Entry Location	Choose an item.
Parking Location	Choose an item.
Approximate Building Height	0'-0"
Front Setback (from sidewalk or street)	0'-0"
Rear Setback	0'-0"
Left Setback	0'-0"
Right Setback	0'-0"
Approximate Lot Size (Area)	0000 SF
Approximate Building Footprint (Area)	0000 SF



Lot Number	kerrville Bus Company
Driveway Location	
Entry Location	
Parking Location	
Approximate Building Height	
Front Setback (from sidewalk or street)	
Rear Setback	
Left Setback	
Right Setback	
Approximate Lot Size (Area)	
Approximate Building Footprint (Area)	



Lot Number	Enter number
Driveway Location	Choose an item.
Entry Location	Choose an item.
Parking Location	Choose an item.
Approximate Building Height	0'-0"
Front Setback (from sidewalk or street)	0'-0"
Rear Setback	0'-0"
Left Setback	0'-0"
Right Setback	0'-0"
Approximate Lot Size (Area)	0000 SF
Approximate Building Footprint (Area)	0000 SF



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Lot Number	Enter number
Driveway Location	Choose an item.
Entry Location	Choose an item.
Parking Location	Choose an item.
Approximate Building Height	0'-0"
Front Setback (from sidewalk or street)	0'-0"
Rear Setback	0'-0"
Left Setback	0'-0"
Right Setback	0'-0"
Approximate Lot Size (Area)	0000 SF
Approximate Building Footprint (Area)	0000 SF
Lot Number	Enter number
Driveway Location	Choose an item.
Entry Location	Choose an item.
Parking Location	Choose an item.
Approximate Building Height	0'-0"
Front Setback (from sidewalk or street)	0'-0"
Rear Setback	0'-0"
Left Setback	0'-0"
Right Setback	0'-0"
Approximate Lot Size (Area)	0000 SF
Approximate Building Footprint (Area)	0000 SF

Lot Number	Enter number
Driveway Location	Choose an item.
Entry Location	Choose an item.
Parking Location	Choose an item.
Approximate Building Height	0'-0"
Front Setback (from sidewalk or street)	0'-0"
Rear Setback	0'-0"
Left Setback	0'-0"
Right Setback	0'-0"
Approximate Lot Size (Area)	0000 SF
Approximate Building Footprint (Area)	0000 SF
Lot Number	Enter number
Driveway Location	Choose an item.
Entry Location	Choose an item.
Parking Location	Choose an item.
Approximate Building Height	0'-0"
Front Setback (from sidewalk or street)	0'-0"
Rear Setback	0'-0"
Left Setback	0'-0"
Right Setback	0'-0"
Approximate Lot Size (Area)	0000 SF
Approximate Building Footprint (Area)	0000 SF



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: October 11, 2023

HDRC Case #: 2023-379

Address: 415 N Mesquite, 103-105 Brown
Street

Meeting Location: Webex

APPLICANT: Luisa Naves/Vergel Construction

DRC Members present: Jeff Fetzer, Anne-Marie Grube, Homer Guevara, Jimmy Cervantes,
Jason Vasquez

Staff Present: Edward Hall

Others present:

REQUEST: Construction of six, 2-story residential structures

COMMENTS/CONCERNS:

LN: Overview of revisions/updates to the proposed new construction – setback at N Mesquite, updates to porches, updates to massing (heights have been reduced from 3 levels to 2), revision to mazing of structure facing N Mesquite (elimination of cantilevers), foundation heights will be 1', mullions are shown clearly on construction documents, lot coverage on all lots has been decreased (all lots are now less at or less than 50% coverage), siding comments have been updated, comments regarding parking – parking to be added across the street.

JC: Questions regarding proposed parking – lot across the street.

AMG: Questions regarding parking, windows, discussion regarding window placement and fenestration patterns. Comments regarding elements that have been updated.

JF: Updates are much more in keeping with the district than previous version. Lot 28, fenestration should be added to the front façade beneath the gable. Study the alignment of windows between first and second floors.

JV: Questions regarding parking (one spot still available on each lot). Fenestration should be added to lot 28 beneath the gable.

AMG: Questions regarding paving materials at car parking locations. (LN: Concrete)

ALL: Comments regarding site paving/impervious cover

JF: Add landscaping to lot 24, 28 and 29 where setbacks are minimal (add green space in place of decomposed granite).

HG: Agrees with JF.

OVERALL COMMENTS:

BROWN SPEC HOME



LOT 24



LOT 25



LOT 26



LOT 27



LOT 28



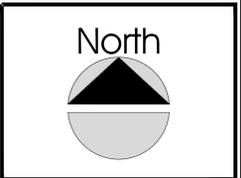
LOT 29

WARNING
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 THE PURCHASE OF A SET OF PLANS DOES NOT TRANSFER ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF PLANS FOR THE CONSTRUCTION OF ONE DWELLING UNIT.
PURCHASE OF ANY ADDITIONAL SETS ON THIS SAME PLANS, DOES NOT CONVEY TO THE BUYER A LICENSE TO CONSTRUCT MORE THAN ONE DWELLING.

DISCLAIMER
 SUBSTANTIAL EFFORT & CARE HAS BEEN PUT INTO THE CREATION OF THE DESIGN OF THESE PLANS. HOWEVER, SINCE WE CANNOT PROVIDE CONSULTING, SUPERVISION, OR CONTROL OVER THE ACTUAL CONSTRUCTION AND BECAUSE OF VARIANCES IN LOCAL BUILDING CODES & REQUIREMENTS, BUILDING PRACTICES AND SOIL, CLIMATE, WEATHER AND OTHER CONDITIONS WE CANNOT MAKE ANY WARRANTY, EXPRESSED OR IMPLIED.
 THE DESIGNER ASSUMES NO RESPONSIBILITIES FOR DAMAGES, INCLUDING STRUCTURAL FAILURES, ERRORS OR OMISSIONS IN THE DESIGN OF THESE PLANS. IT IS RECOMMENDED THAT BEFORE YOU START, CONSULT A CERTIFIED BUILDER OR ENGINEER OF YOUR CHOICE AND CHECK WITH YOUR LOCAL BUILDING OFFICIALS.



Jesus Eduardo Flores Gonzalez
 eduardo.flo.gzz@gmail.com 210.413.6151
 www.tresdesignstudio.com



**BROWN
SPEC HOME**

NCB 568 BLOCK 17 LOT 24, 25, 26, 27, 28, 29
 BROWN ST. DIGNOWITY HILL HIST DIST
 SAN ANTONIO, TEXAS 78202

SHEET TITLE	
COVER SHEET	
DATE:	OCTOBER 11 2023
EXPIRATION DATE:	JULY 08 2024
DESIGNER:	TRES DESIGN STUDIO
DRAWN / CHECKED BY:	EDUARDO FLORES
SCALE:	1/4" = 1'0"
CLIENT:	VERGEL CONSTRUCTION LLC

A.1

CHECK SET

CHECK SET NOT FOR CONSTRUCTION

BROWN SPEC HOME

2018 INTERNATIONAL RESIDENTIAL CODE

IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO MEET ALL 2018 INTERNATIONAL RESIDENTIAL CODE UNIFIED DEVELOPMENT CODE, AND CHAPTER 10-BUILDING RELATED CODES.

ALL CONSTRUCTION TO CONFORM WITH CHAPTER 3 BUILDING PLANNING, ALL STRUCTURAL AND FRAMING AS PER SECTION R301 DESIGN CRITERIA REFER TO R301.2.1 FOR WIND DESIGN CRITERIA.

ALL WOOD SILL PLATES AND WOOD WALLS SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS SHALL BE ANCHORED TO THE FOUNDATION PER SECTION R602.10.1.1 FOUNDATION ANCHORAGE.

PROTECTION OF WOOD AND WOOD-BASED PRODUCTS AGAINST DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 REFER TO SECTION R317.

WOOD WALL FRAMING PER SECTION R602.

REFER TO TABLE R602.3(1) FOR FASTENING SCHEDULE.

REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR FOUNDATION, STEEL, FRAMING, BRACING PLANS, SPECS & DETAILS. STRUCTURAL ENGINEER'S DETAILS TO CONFORM WITH 2018 IRC.

R602.10.1.2 EXTERIOR WALLS PARALLEL TO A BRACED WALL LINE SHALL BE OFFSET NOT MORE THAN 4 FEET (1219mm) FROM THE DESIGNATED BRACED WALL LINE LOCATION AS SHOWN IN FIGURE R602.10.1.1.

INTERIOR WALLS USED AS BRACING SHALL BE OFFSET NOT MORE THAN 4 FEET (1219mm) FROM A BRACED WALL LINE THROUGH THE INTERIOR OF THE BUILDING AS SHOWN IN FIGURE R602.10.1.1.

R602.10.1.3 SPACING OF BRACED WALL LINES.

THE SPACING BETWEEN PARALLEL BRACED WALL LINES SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.3.

INTERMEDIATE BRACED WALL LINES THROUGH THE INTERIOR OF THE BUILDING SHALL BE PERMITTED.

BRACED WALL PANELS SHALL BE FULL-HEIGHT SECTIONS OF WALL THAT SHALL NOT HAVE VERTICAL OR HORIZONTAL OFFSETS. BRACED WALL PANELS SHALL BE CONSTRUCTED AND PLACED ALONG A BRACED WALL LINE IN ACCORDANCE WITH THE BRACING METHODS SPECIFIED IN SECTION R602.10.4.

EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL BE IN ACCORDANCE WITH SECTION R310.

DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH SECTION R311.

ALL STAIR TREADS AND RISERS TO MEET REQUIREMENTS IN SECTION R311.7.5.

THE RISER HEIGHT SHALL NOT BE MORE THAN 7 3/4" REFER TO R311.7.5.1 RISERS.

THE TREAD DEPTH SHALL NOT BE LESS THAN 10" REFER TO R311.7.5.2 TREADS.

HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS PER SECTION R311.7.8 HANDRAILS.

HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38" IN HEIGHT PER SECTION R311.7.8.1 HEIGHT.

GUARDS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1.1 THROUGH R312.1.4.

EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE AS PER SECTION R703 EXTERIOR COVERING.

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS AS PER SECTION R703.4 FLASHING.

INSTALLATION OF WOOD, HARDWOOD OR WOOD STRUCTURAL SIDING TO BE PER SECTION R703.5.

INSTALLATION OF EXTERIOR PLASTER SHALL BE IN COMPLIANCE WITH ASTM C926, ASTM C1063 AND THE PROVISIONS OF THIS CODE. SEE SECTION R703.7 EXTERIOR PLASTER (STUCCO).

MASONRY VENEER TO BE ANCHORED AT 24" HORIZONTALLY AND 24" VERTICALLY AS PER SEC R703.1.41 & WEED HOLES TO BE AT A MAX OF 33" O.C. AS PER SECTION R103.1.6 (2021 IRC).

ATTIC A/C UNIT-PROVIDED OVERFLOW AN AS PER M1411.3.1 (2021 IRC).

PROJECT INFORMATION

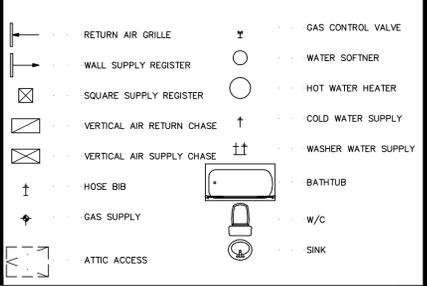
BUILDER:
VERGEL CONSTRUCTION LLC
4040 BROADWAY
SAN ANTONIO, TEXAS 78209

PROPERTY ADDRESS:
NCB 568 BLOCK 17, LOT 24,25,26,27,28,29
BROWN ST, DIGNOWITY HILL HIS DIST
SAN ANTONIO, TEXAS 78202

CONSTRUCTION TYPE : TYPE V
OCCUPANCY GROUP: R
ZONING: IDZ

ARCHITECTURAL DESIGNER:
TRES DESIGN STUDIO
SAN ANTONIO, TX
EDUARDO.FLO.GZZ@GMAIL.COM

MECHANICAL & PLUMBING SYMBOLS



REVISION TABLE

NO.	REVISION OBSERVATIONS	DATE	NO.	REVISION OBSERVATIONS	DATE
1	LAYOUT	APRIL 08 2023	6	CHANGES	AUGUST 23 2023
2	CHECK SET	APRIL 31 2023	7	CHANGES	AUGUST 29 2023
3	FINAL SET	JUNE 01 2023	8	CHANGES	SEPTEMBER 11 2023
4	ELEVATION CHANGES	JULY 04 2023	9	CHANGES	SEPTEMBER 25 2023
5	RENDERING CHANGES	JULY 08 2023	11	CHANGES	OCTOBER 11 2023

SHEET INDEX

NO.	REVISION OBSERVATIONS	DATE	NO.	REVISION OBSERVATIONS	DATE
A.1	COVER SHEET				
A.2	INDEX SHEET				
A.3	NARRATIVE TYPICAL WALL SECTION CONTEXT IMAGES AERIAL VIEW & LOCATION MAP				
A.4	SITE PLAN 3D AERIAL VIEW				
A.5	PERSPECTIVE				
A.6	FLOOR PLAN LOT 24 FLOOR PLAN WINDOW & DOOR SCHEDULE				
A.7	FRONT, REAR, LEFT & RIGHT ELEV.				
A.8	FLOOR PLAN LOT 25 FLOOR PLAN WINDOW & DOOR SCHEDULE				
A.9	FRONT, REAR, LEFT & RIGHT ELEV.				
A.10	FLOOR PLAN LOT 26 FLOOR PLAN WINDOW & DOOR SCHEDULE				
A.11	FRONT, REAR, LEFT & RIGHT ELEV.				
A.12	FLOOR PLAN LOT 27 FLOOR PLAN WINDOW & DOOR SCHEDULE				
A.13	FRONT, REAR, LEFT & RIGHT ELEV.				
A.14	FLOOR PLAN LOT 28 FLOOR PLAN WINDOW & DOOR SCHEDULE				
A.15	FRONT, REAR, LEFT & RIGHT ELEV.				
A.16	FLOOR PLAN LOT 29 FLOOR PLAN WINDOW & DOOR SCHEDULE				
A.17	FRONT, REAR, LEFT & RIGHT ELEV.				

AREA TABULATION

NO.	REVISION OBSERVATIONS	DATE	NO.	REVISION OBSERVATIONS	DATE
LOT 24	TOTAL AIR CONDITIONED SPACE				
	TOTAL COVERED AREA				
LOT 25	TOTAL AIR CONDITIONED SPACE				
	TOTAL COVERED AREA				
LOT 26	TOTAL AIR CONDITIONED SPACE				
	TOTAL COVERED AREA				
LOT 27	TOTAL AIR CONDITIONED SPACE				
	TOTAL COVERED AREA				
LOT 28	TOTAL AIR CONDITIONED SPACE				
	TOTAL COVERED AREA				
LOT 29	TOTAL AIR CONDITIONED SPACE				
	TOTAL COVERED AREA				

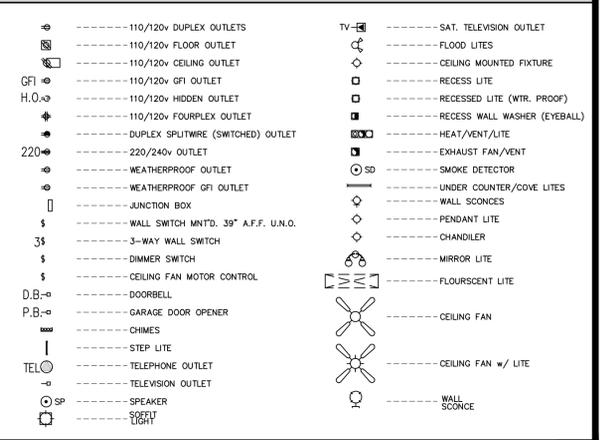
APPLICABLES CODES

INTERNATIONAL RESIDENTIAL CODE 2018
INTERNATIONAL FIRE CODE 2018
INTERNATIONAL MECHANICAL CODE 2018
INTERNATIONAL PLUMBING CODE 2018
INTERNATIONAL ELECTRICAL CODE 2018

GENERAL PROJECT NOTES

- THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL, STATE, FEDERAL, AND DEED REGULATIONS. CONTRACTOR SHALL INQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
- ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NON-COMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
- BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
- WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE DESIGNER IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS &/OR SPECS.
- DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR NEGLIGENCE MADE BY ROOFING CONTRACTOR, CONCERNING FLASHING & WATER PROOFING ON THIS PROJECT.
- THESE DRAWINGS SPECIFY ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. WHETHER THE PROJECT IS EXECUTED OR NOT, THESE DRAWINGS SHALL NOT BE USED BY THE CONTRACTOR OR OTHER PARTIES FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF THIS DESIGNER.
- THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING &/OR WATERPROOFING.
- THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER SELECTIONS AND FINISHES ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.
- ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING REGULATIONS.
- DESIGNER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAM PROOFING, LOAD CONNECTIONS AND MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS.
- ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF PAYMENT. IN ADDITION, ALL WARRANTIES ARE AT LEAST STANDARD TO THE INDUSTRY. CONTRACTOR TO PROVIDE, INSTALL AND MAINTAIN ALL EQUIPMENT, LABOR AND MATERIALS REQUIRED FOR COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
- ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING WORK AND/OR COMMENCING ANY MINOR TO MAJOR ADJUSTS. TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
- UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
- ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.
- THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
- THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
- VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
- IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE DESIGNER OR OWNER BEFORE PROCEEDING WITH THE WORK.
- ALL PLUMBING AND ELECTRICAL WORK SHALL CONFORM TO THE LATEST ADOPTED CITY OF BUDA, HAYS COUNTY CODES AND BE PERFORMED BY A LICENSED PLUMBING AND ELECTRICAL CONTRACTOR.
- ALL MATERIAL USED FOR AN INTERIOR WALL, TRIM, AND CEILING FINISH SHALL COMPLY WITH 2018 IRC FOR FLAME SPREAD CLASS REFER TO CHAPTER 8 INTERIOR FINISHES.
- ALL PLUMBING, ELECTRICAL OR ANY OTHER SERVICE CONNECTION THROUGH WALLS AND FLOORS SHALL BE SEALED.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN COMPLIANCE TO CHAPTER 9, 2018 INTERNATIONAL BUILDING CODE AND 2018 INTERNATIONAL FIRE CODE. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED WITHIN 30 FEET DISTANCE TRAVEL FROM COMMERCIAL COOKING EQUIPMENT, AS PER 906.1.
- IN AREAS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED, USED OR DISPENSED.
- GENERAL CONTRACTOR TO PROVIDE ACCESS PANELS AT ALL LOCATIONS THAT MAY REQUIRE SERVICES ACCESS TO ANY VALVES, CLEAN OUTS, DAMPERS, A/C UNITS, ETC...
- CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
- PROVIDE 1" S.F. NET FREE AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
- PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS PATIOS AND STUCCO WALLS.
- PROVIDE WEATHERSEAL AND A 9 1/2" MASONRY DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
- ALL WALLS OVER 10'-0" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS. IF MUST BE BUILT WITH DOUBLE 2x4 STUDS AT 12" O.C.
- THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
- THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
- ALL FIREPLACES TO HAVE 20" DEEP HEARTH & 12" NON-COMBUSTIBLE SURROUND.
- ALL WORK SHALL CONFORM WITH THE MOST RECENT NATIONAL, STATE, LOCAL, HAYS COUNTY BUILDING CODES SAFETY LAWS CODES AND APPLICABLE SANITARY CODES AND HEALTH DEPARTMENT.
- ALL DIMENSIONS TO BE VERIFIED IN THE FIELD AND CONFIRMED WITH OWNERS REPRESENTATIVE BEFORE BEGINNING WORK.
- ANY DIMENSIONS NOT TO BE CALLED OUT TO THE DESIGNER'S ATTENTION.
- DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN, LARGE SCALE GOVERN OVER SMALL SCALE.
- WHEN ENGINEERED TRUSSES TO BE USED, TRUSS DESIGN & SPACING TO BE PER ENGINEER'S SPECIFICATIONS.
- DESIGN & SIZING OF ALL LOAD BEARING HEADERS, CENTRAL BEAMS AND TRUSSES IS THE RESPONSIBILITY OF THE AGENT (ENGINEER/TRUSS MANUFACTURER, ETC.) CHOSEN BY THE BUILDER/OWNER TO DO SAID DESIGN.
- ALL PLUMBING, APPLIANCE AND GAS VENTS TO BE GANGED TO CHIMNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAW FOR FIREPLACE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.
- CHIMNEY CAP TO BE BUILT WITH NON COMBUSTIBLE MATERIALS.
- LAVATORIES AND SINKS SHOWN ARE NOT ACTUAL FIXTURE. CHECK WITH BUILDER/DESIGNER/OWNER FOR ACTUAL FIXTURE STYLE AND SIZE.
- APPLIANCE DIMENSIONS MAY VARY. CHECK WITH BUILDER FOR EXACT DIMENSIONS.
- PROVIDE VENT HOLES AS REQUIRED FOR AIR CIRCULATION OF IN-CABINET COMPUTER EQUIPMENT.
- TOP & SPLASH MATERIAL AT ALL CABINETS TO BE AS PER SPECS.
- CROWN MOLDING, INTERIOR WINDOW/DOOR TRIM, BASEBOARD & TILE SHOWN TO BE PER OWNER &/OR INTERIOR DESIGNER.
- ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.
- ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELEC. CONNECTIONS AND TO VERIFY ALL ELECTRICAL WORK IS IN CONFORMITY WITH THESE REGULATIONS. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL SUBCONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF WORK. INSTALLATION OF FIXTURES AND ELECTRICAL INSTALLATIONS BY THE UNDERWRITERS AND BY LOCAL ELECTRICAL INSPECTORS.
- COORDINATE WITH CONSTRUCTION SPECIFICATIONS FOR ANY APPLICABLE ALLOWANCES FOR ELECTRICAL.
- PREWIRE FOR SECURITY SYSTEM PER OWNERS REQUEST.
- SUPPLY 220v & 110v OR GAS & 110v TO HVAC UNIT(S) IN ATTIC. (REFER TO SPECS) PROVIDE POWER AS REQ'D. AT A/C COMPRESSOR UNITS.
- PLUMBING FIXTURES SHALL BE PROVIDED IN THE MINIMUM NUMBER AS SHOWN IN TABLE 2902.1, IRC AND 403.1, IPC, BASED ON THE ACTUAL USE OF THE BUILDING OR SPACE. USES NOT SHOWN IN THE TABLE SHALL BE CONSIDERED INDIVIDUALLY BY THE CODE OFFICIAL. THE NUMBER OF OCCUPANTS SHALL BE DETERMINED BY THE 2018 INTERNATIONAL BUILDING CODE.
- PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE ELECTRIC AND SWITCHING FOR LANDSCAPE LIGHTING, FOUNTAINS, ETC. VERIFY LOCATION WITH BUILDER OR OWNER.
- SMOKE DETECTORS SHOULD BE LOCATED IN EACH BEDROOM AND OTHER ITEMS AS SHOWN OR NOTED IN THESE DRAWINGS.
- SMOKE DETECTORS SHOULD BE LOCATED IN EACH BEDROOM AND OTHER ITEMS AS SHOWN OR NOTED IN THESE DRAWINGS.
- COORDINATE ALL WINDOW SIZES AND LOCATIONS AS NOTED ON FLOOR PLAN WITH SELECTED ELEVATION OPTIONS.
- HVAC SYSTEM SHALL BE DESIGNED BY MECHANICAL SUB-CONTRACTOR AND APPROVED BY DESIGNER OR GENERAL CONTRACTOR. SYSTEM SHALL HAVE A S.E.E.R. RATING OF 14 OR GREATER AS REQUIRED BY LOCAL BUILDING CODES. UNITS SHALL BE DESIGNED WITH TWO ZONES AS DIRECTED BY CONTRACTOR. PROVIDE ALL SUCTION LINES FROM UNITS TO EXTERIOR CONDENSOR UNITS AS INDICATED ON SITE PLAN. PROVIDE 4" THICK CONCRETE PADS WITH 6x6x10 W/P REINFORCING. LOCATE AIR HANDLING UNITS IN ATTIC SPACE. NEAR RETURN AIR CHASES AS INDICATED ON THE FLOOR PLAN.

ELECTRICAL SYMBOLS



2018 INTERNATIONAL ENERGY CONSERVATION CODE TABLE R402.4.1.1 AIR BARRIER & INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING/ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORNERS & HEADERS OF COMPLETELY FILING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE (R-VALUE) OF NO LESS THAN R-3 PER INCH. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT & CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	---
RM JOISTS	RM JOISTS SHALL INCLUDE THE AIR BARRIER.	RM JOISTS SHALL BE INSULATED.
FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING. ALTERNATIVELY, FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING, AND SHALL EXTEND FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
CRAWL SPACE WALLS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A GLASS F WAPOR BARRIER WITH OVERLAPPING JOINTS TAPED.	CRAWL SPACE INSULATION, WHERE PROVIDED INSTEAD OF FLOOR INSULATION, SHALL BE PERMANENTLY ATTACHED TO THE WALLS.
SHAFTS, PENETRATIONS	DUCT SHALF, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	---
NARROW CAVITIES	BATTS TO BE INSTALLED IN NARROW CAVITIES SHALL BE CUT TO FIT OR NARROW CAVITIES SHALL BE FILLED WITH INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.	---
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	---
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE FINISHED SURFACE.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE TIGHT AND IC RATED.
PLUMBING AND WRING	---	IN EXTERIOR WALLS, BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WRING AND PLUMBING, OR INSULATION THAT ON INSTALLATION READILY CONFORMS AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WRING.
SHOWER/TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THE WALL FROM THE SHOWER AND TUB.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL AND COMMUNICATION BOXES. ALTERNATIVELY, AIR-SEALED BOXES SHALL BE INSTALLED.	---
HVAC REGISTER BOOTHS	HVAC SUPPLY AND RETURN REGISTER BOOTHS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR, WALL COVERING OR CEILING PENETRATED BY THE BOOT.	---
CONCEALED SPRINKLERS	WHERE REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.	---

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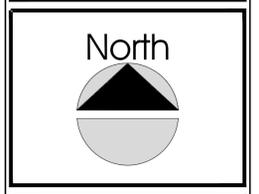
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BROWN SPEC HOME

NCB 568 BLOCK 17 LOT 24,25,26,27,28,29
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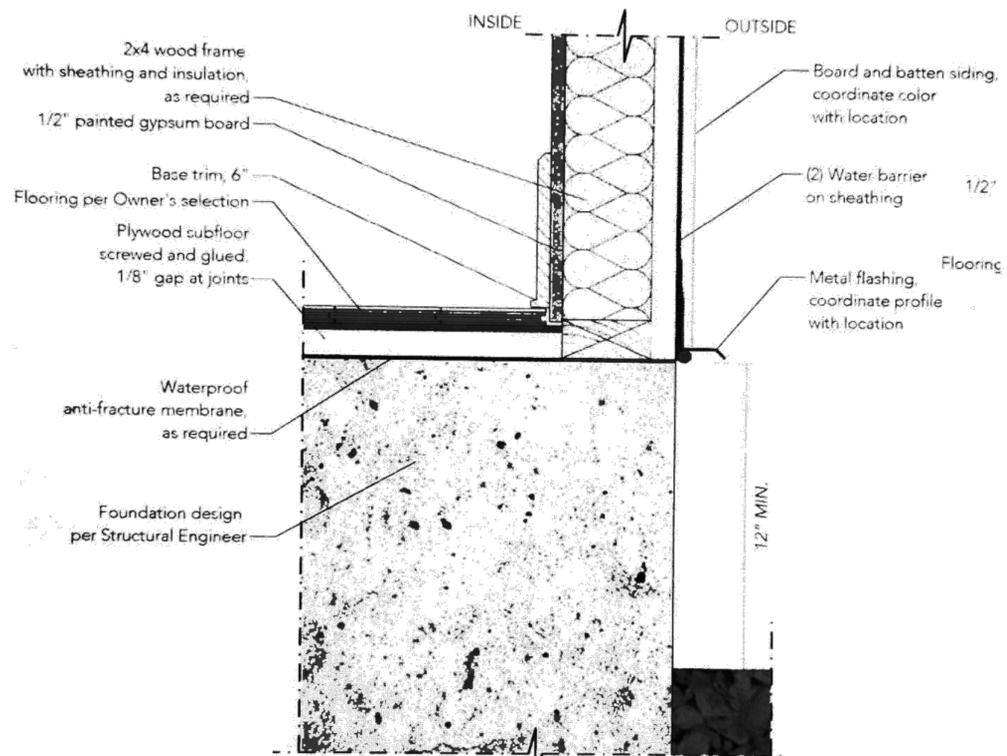
INDEX SHEET

DATE:	OCTOBER 11 2023
EXPIRATION DATE:	JULY 08 2024
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DRAWN / CHECKED BY:	EDUARDO FLORES
SCALE:	1/4" = 1'0"
CLIENT:	VERGEL CONSTRUCTION LLC

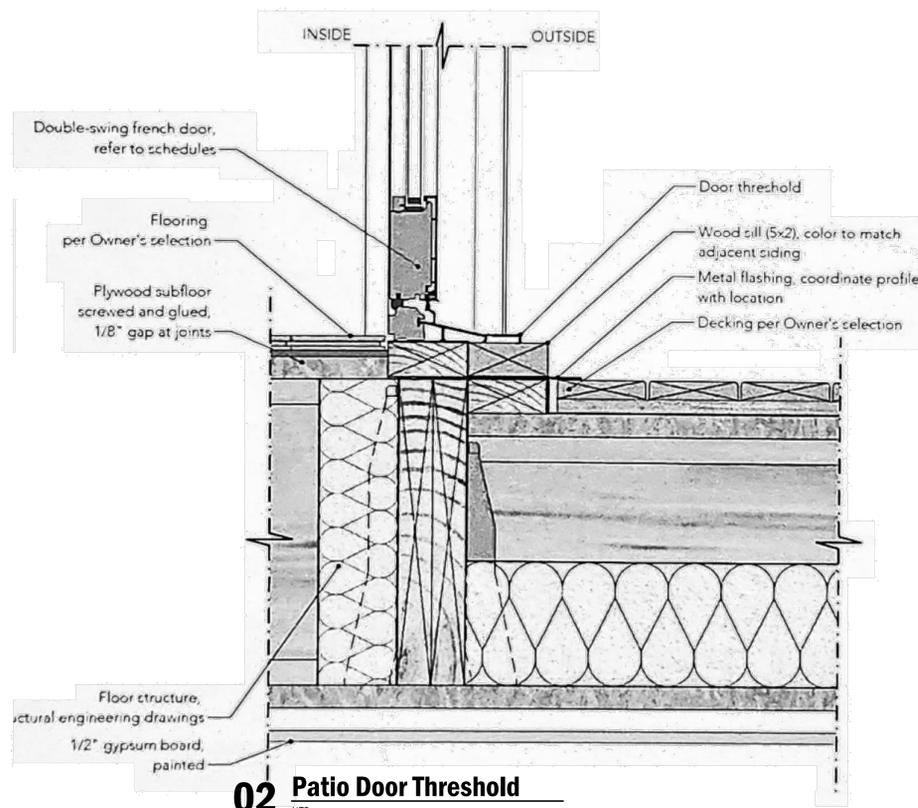
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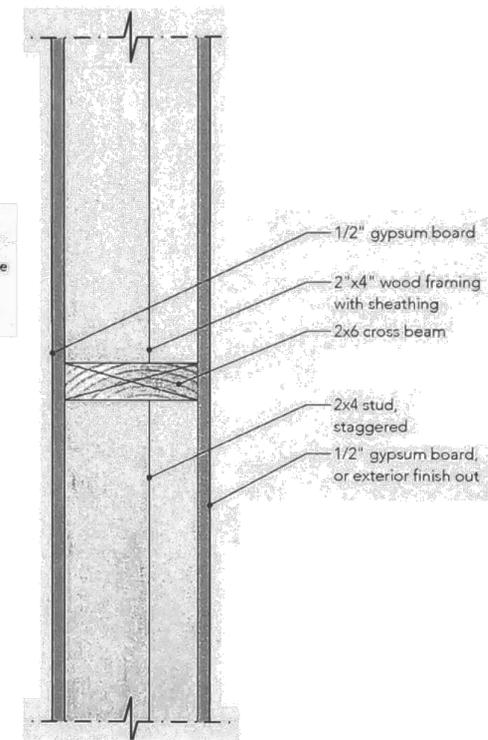
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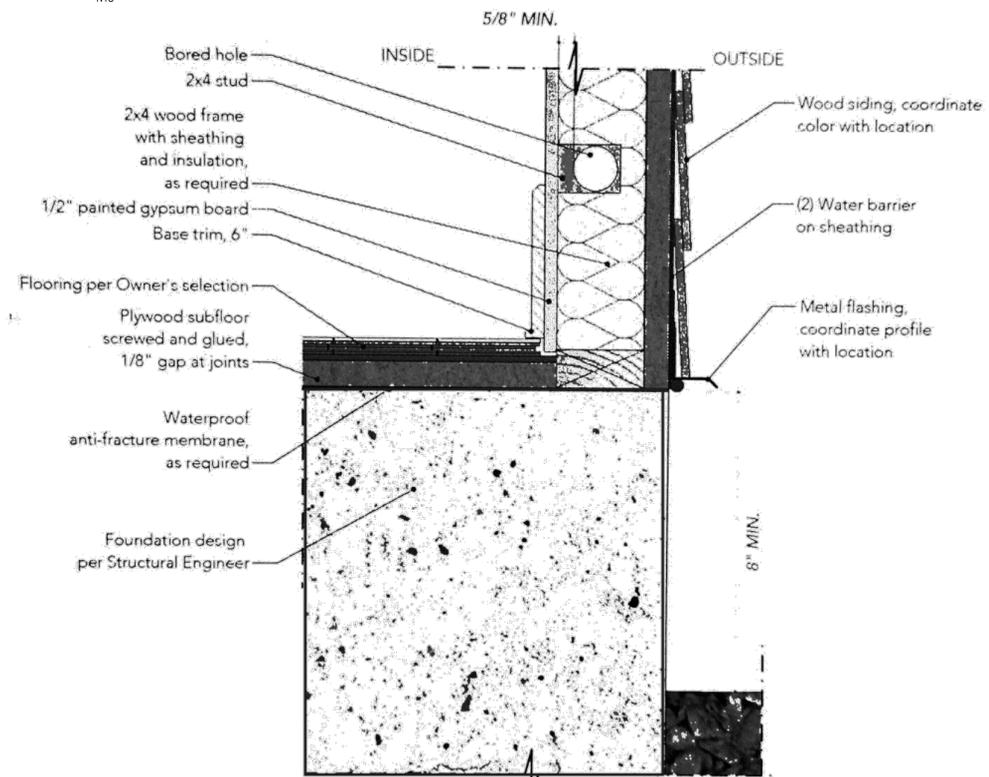
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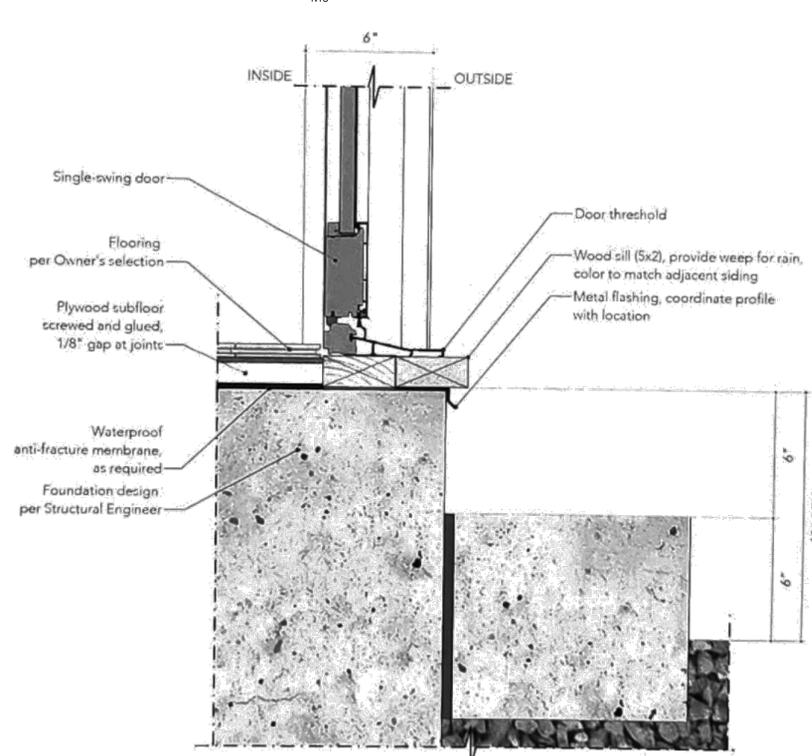
02 Patio Door Threshold
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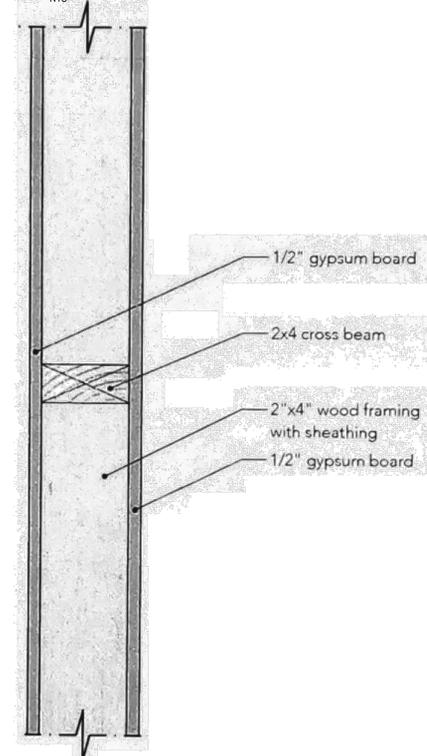
03 Interior Plumbing Wall Section
NTS



04 Exterior Plumbing Wall
NTS



05 Entry Door Threshold
NTS



06 Interior Wall Section
NTS

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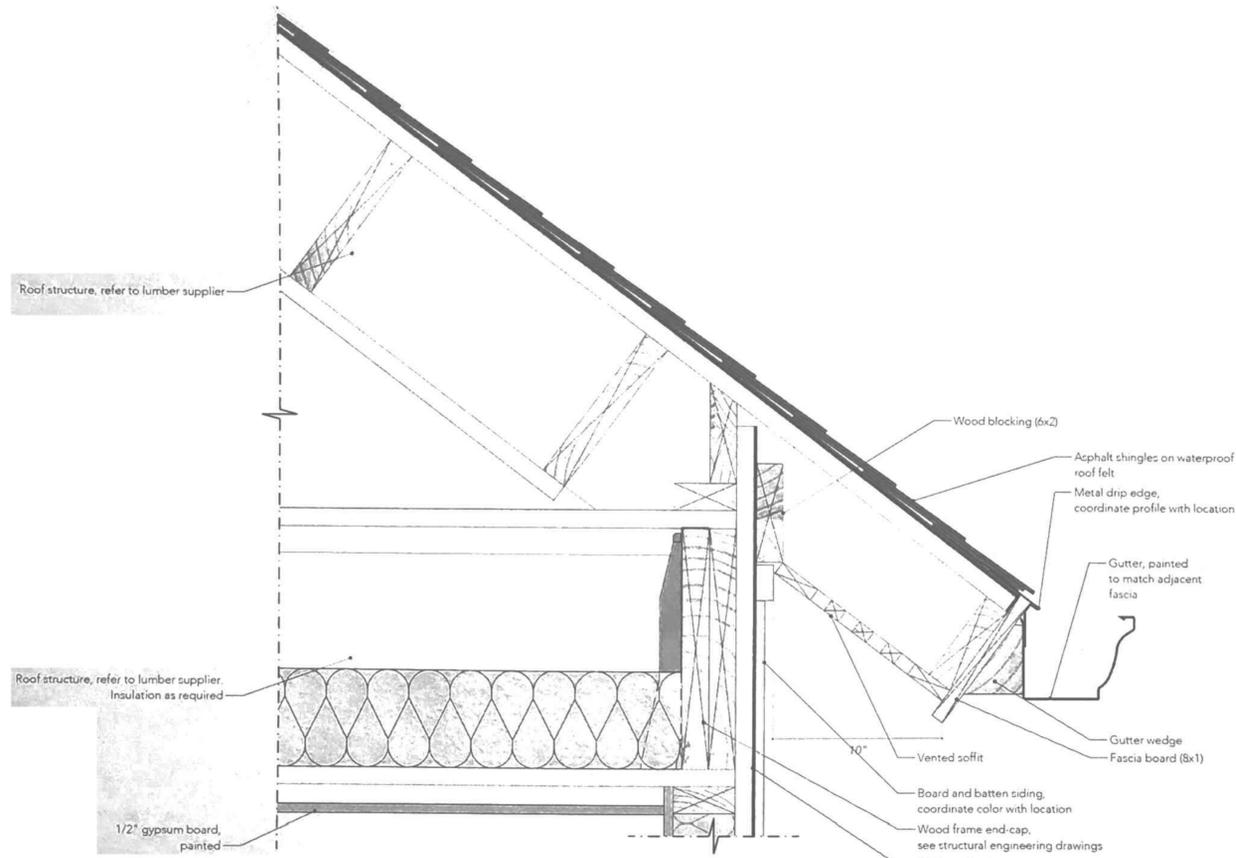
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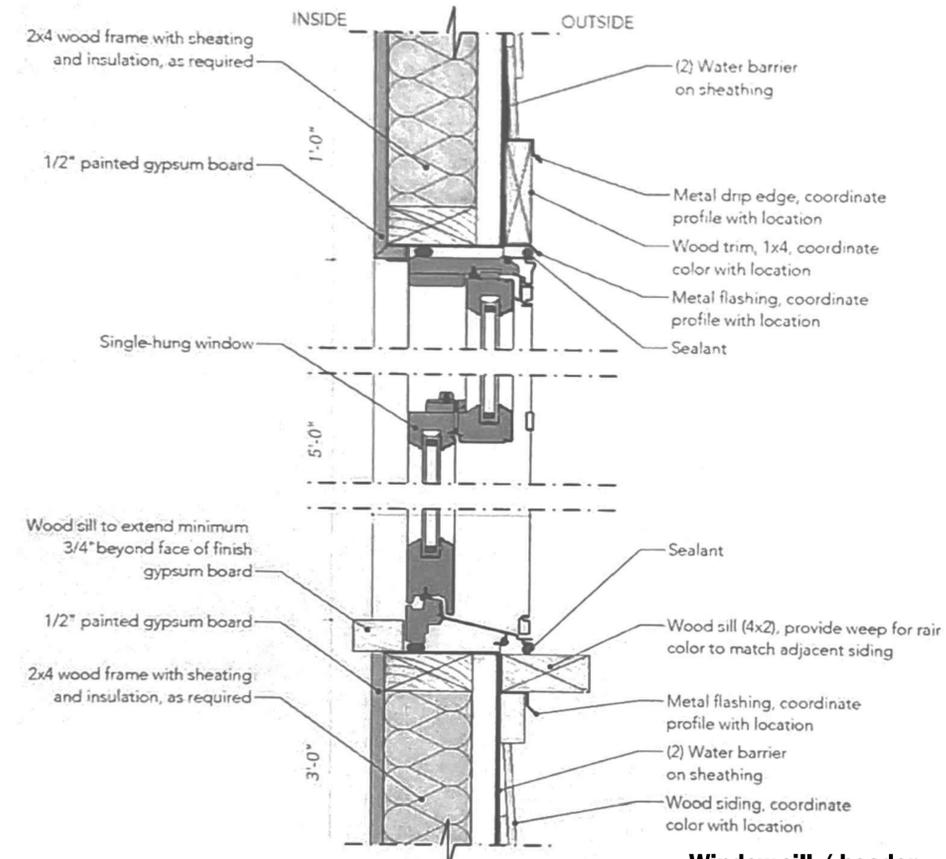
BROWN SPEC HOME
NCB 568 BLOCK 17 LOT 24, 25, 26, 27, 28, 29
BROWN ST. DIGNOWITY HILL HIST DIST
SAN ANTONIO, TEXAS 78202

TYPICAL WALL SECTION	
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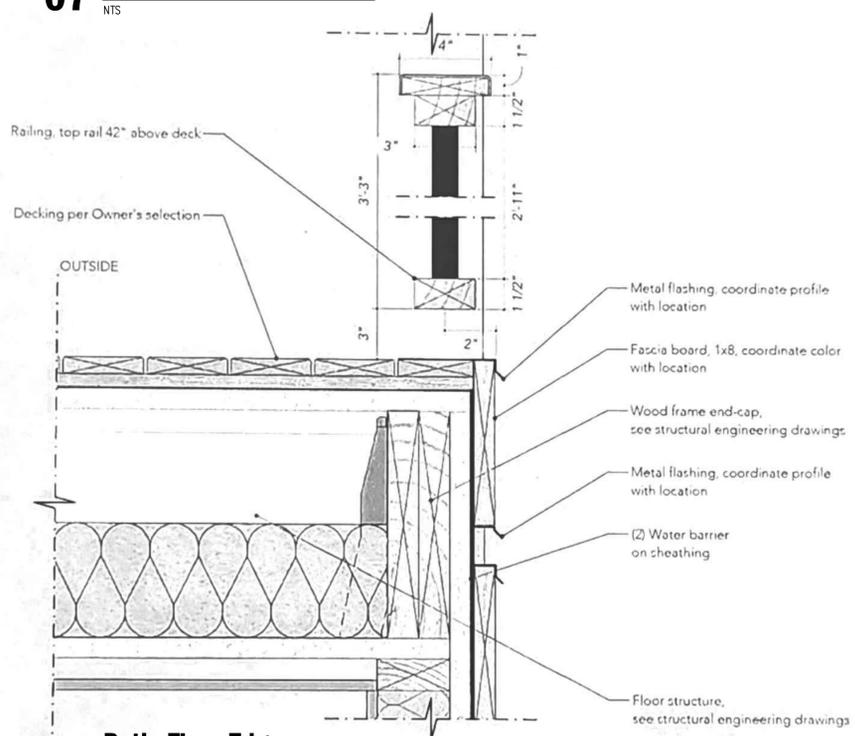
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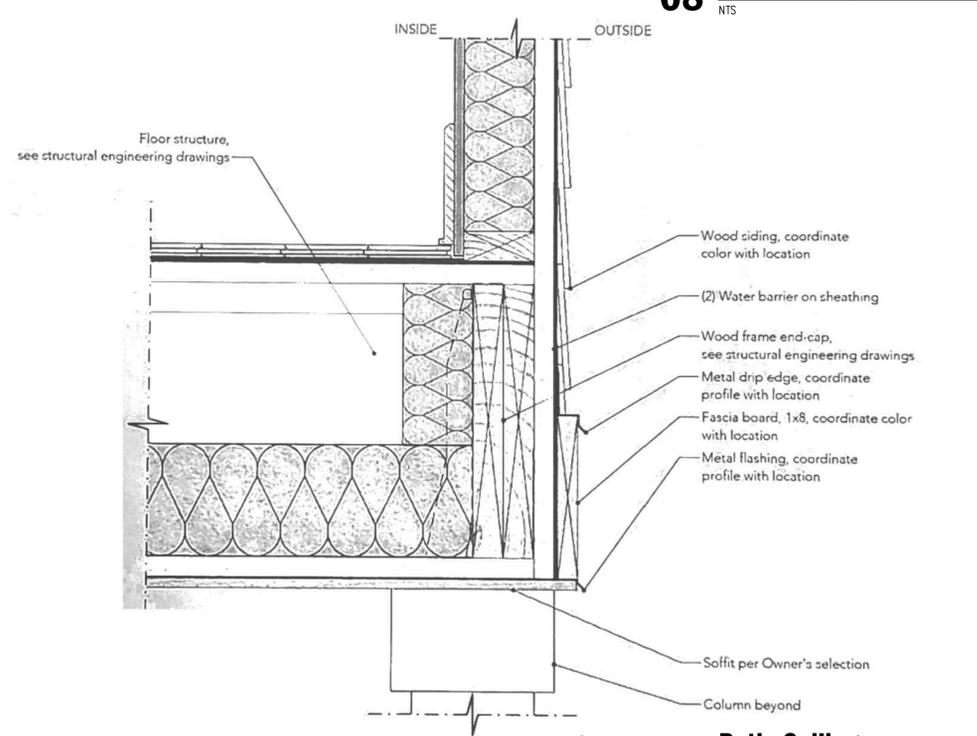
07 Roof - Eave
NTS



08 Window sill / header
NTS



09 Patio Floor Edge
NTS



10 Patio Ceiling
NTS

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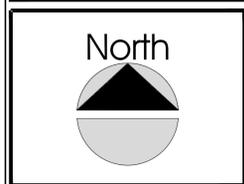
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SHEET TITLE

TYPICAL WALL SECTION

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A.3.2

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DIGNOWITY HILL

Dignowity Hill was San Antonio's first exclusive residential suburb. The area was settled by Dr. Anthony Michael Dignowity, a physician and Czech immigrant, who built his family home on a hill to the east of town and called it Harmony House. During the latter part of the nineteenth century, Dignowity Hill, as it became known, was home to prominent San Antonio merchants and business owners who constructed large estates. Dignowity Hill was an exclusive and affluent residential area in San Antonio due to its high elevation, proximity to downtown, the size of the lots, and lack of city water, which required residents to construct expensive water collecting systems.

The neighborhood consisted primarily of small Folk Victorian style houses and Craftsman Bungalows by the 1930s. Today, the neighborhood is a local historic district bounded by Sherman Street on the north, Commerce Street and Paso Hondo on the south, Palmetto Street on the east, and Cherry Street on the west.

LOCATION



CONTEXT IMAGES



419 N MESQUITE



321 N HACKBERRY ST



1100 N PINE ST



101 N CHERRY ST



1110 N OLIVE ST



627 BURLESON ST

3710 SERIES SINGLE HUNG

plygem.com/windows

COLOR OPTIONS:

WHITE BRONZE

STANDARD FEATURES

- Virtually maintenance-free extruded aluminum construction with electrostatically applied finish.
- Sloped sill allows for proper water drainage to the exterior.
- Sleek profile provides larger viewing area.
- Interior glazing allows for easier glass replacement.
- Side loading removable bottom sash.
- Block and tackle balance for smooth operation.
- Energy-efficient warm edge insulating glass for enhanced performance.
- 2" or 2 3/4" frame depth (see chart below).
- Structural meeting rail provides rigid stability and allows for a tighter, weather-resistant unit.
- Dual lift rails on bottom sash for easy operation.
- Integral nailing fin for simple installation.

OPTIONS

GLASS OPTIONS:
Low-E, Low-E⁺, HP, HP⁺, obscure and tempered

GRILLE OPTIONS:
Color-coordinated grilles-between-the-glass (GBG) in 3/4" and 1/2" flat.

PRODUCT CONFIGURATION:
Twins, triples, combinations, fixed and a wide selection of architectural shapes.

HARDWARE OPTION:
Safety vent latch to meet ASTM F2090-2008 requirements.

PERFORMANCE:

3710N ¹ THERMAL PERFORMANCE				
	R Value		NFRC CERTIFIED	
	U Factor	SHGC	VT	
WITH WARM EDGE				
1/2" Clear	1.52	0.66	0.65	0.68
1/2" Low-E	1.92	0.52	0.32	0.57
1/2" Low-E ⁺	1.92	0.52	0.25	0.45
1/2" HP Glass	2.08	0.48	0.32	0.58
1/2" HP ⁺ Glass	2.08	0.48	0.25	0.46

3710P ² THERMAL PERFORMANCE				
	R Value		NFRC CERTIFIED	
	U Factor	SHGC	VT	
WITH WARM EDGE				
1/2" Clear	1.49	0.67	0.65	0.68
1/2" Low-E	1.89	0.53	0.32	0.57
1/2" Low-E ⁺	1.89	0.53	0.25	0.45
1/2" HP Glass	2.00	0.50	0.32	0.58
1/2" HP ⁺ Glass	2.04	0.49	0.25	0.46

3. 3710N units feature a 2" frame depth.
4. 3710P units feature a 2 3/4" frame depth.
All units tested in accordance with NFRC 100/200 standards by a NAIM Accredited lab. Performance values reflect the performance of units tested with the following configuration: 5/8" IGU, 5mm glass, no grilles.
R VALUE, Restrictive ambient air flow; U FACTOR, Rate of heat loss; SHGC, Solar Heat Gain Coefficient; VT, Visible Transmittance
NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative by fax.

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PLY GEM

3700 Series Windows

NEW CONSTRUCTION — ALUMINUM

Crafted of strong, extruded aluminum, the 3700 window series delivers dependable performance while offering a great combination of value and beauty for your new home.

2 Interior Color Options

2 Exterior Color Options

SEE ENGINEER SPECS FOR FOUNDATION DETAILS

TYPICAL FIRE WALL SECTION

N.T.S.

SEE ENGINEER SPECS FOR FOUNDATION DETAILS

TYPICAL WALL SECTION

N.T.S.

SEE ENGINEER SPECS FOR FOUNDATION DETAILS

TYPICAL STONE WALL SECTION

N.T.S.

SEE ENGINEER SPECS FOR FOUNDATION DETAILS

TYP. 12' HIGH WALL SECTION

N.T.S.

SEE ENGINEER SPECS FOR FOUNDATION DETAILS

ATTIC SPACE

N.T.S.

SEE ENGINEER SPECS FOR FOUNDATION DETAILS

TYP. TWO STORY WALL SECTION

N.T.S.

SEE ENGINEER SPECS FOR FOUNDATION DETAILS

TYPICAL EXHAUST FAN DETAIL

N.T.S.

SEE ENGINEER SPECS FOR FOUNDATION DETAILS

A.O.P PARAPET WALL WITH METAL COPING CAP

N.T.S.

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TRES DESIGN STUDIO

Jesus Eduardo Flores Gonzalez
eduardo.flores@gmail.com 210.413.6151
www.tresdesignstudio.com

North

BROWN SPEC HOME

NCR 568 BLOCK 17 LOT 24, 25, 26, 27, 28, 29
BROWN ST, DIGNOWITY HILL HIST DIST
SAN ANTONIO, TEXAS 78202

NARRATIVE TYPICAL WALL SECTION CONTEXT IMAGES LOCATION & AERIAL VIEW

DATE: **OCTOBER 11 2023**

EXPIRATION DATE: **JULY 08 2024**

DESIGNER: **TRES DESIGN STUDIO**

DRAWN / CHECKED BY: **EDUARDO FLORES**

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

CLIENT: **VERGEL CONSTRUCTION LLC**

A.3

CHECK SET

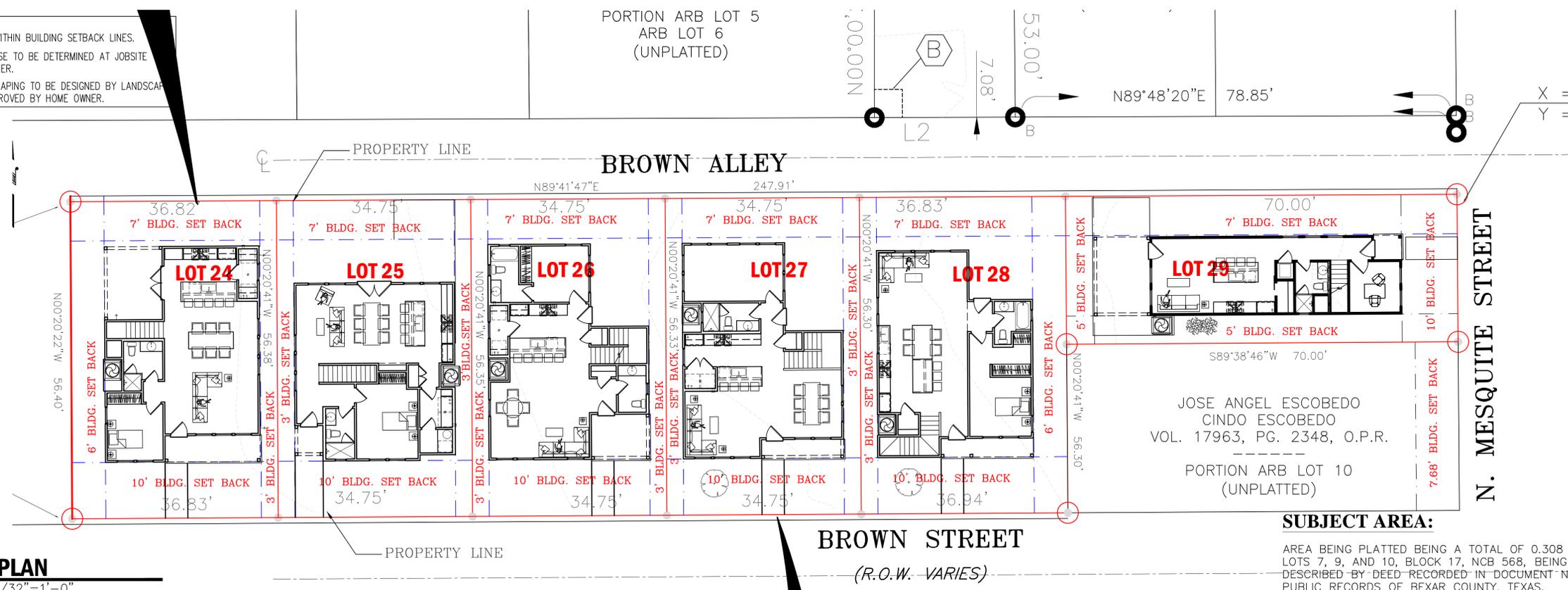
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NOTE

- HOUSE TO BE LOCATED WITHIN BUILDING SETBACK LINES.
- EXACT LOCATION OF HOUSE TO BE DETERMINED AT JOBSITE BY BUILDER & HOME OWNER.
- ALL FLATWORK & LANDSCAPING TO BE DESIGNED BY LANDSCAPE ARCHITECT & TO BE APPROVED BY HOME OWNER.

PORTION ARB LOT 5
ARB LOT 6
(UNPLATTED)



SITE PLAN
SCALE: 3/32"=1'-0"

SUBJECT AREA:

AREA BEING PLATTED BEING A TOTAL OF 0.308 ACRES OUT OF ARBITRARY LOTS 7, 9, AND 10, BLOCK 17, NCB 568, BEING THE SAME PROPERTY DESCRIBED BY DEED RECORDED IN DOCUMENT No. 20220016253, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SUBJECT AREA:
AREA BEING PLATTED ARE A PORTION OF ARBITRARY LOTS 7, 9, AND 10, BLOCK 17, NCB 568, BEING THE SAME PROPERTY DESCRIBED BY DEED RECORDED IN DOCUMENT No. 20220016253, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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



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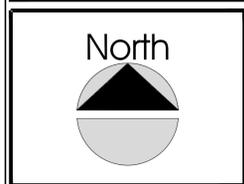
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BROWN SPEC HOME

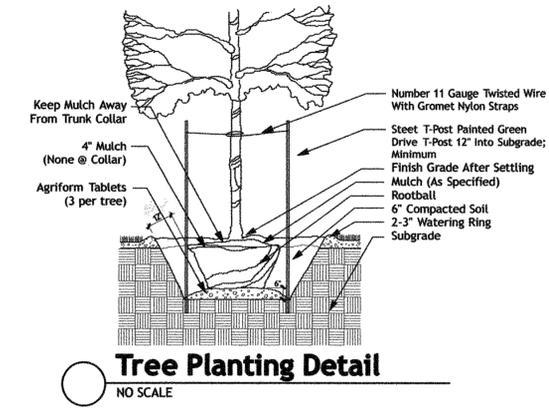
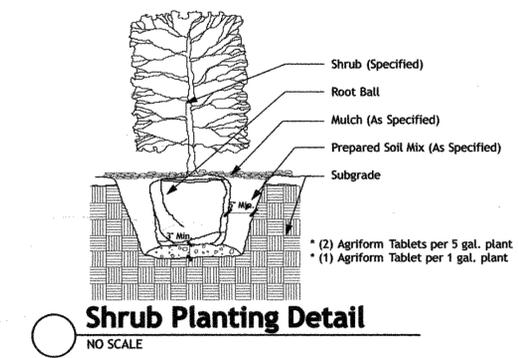
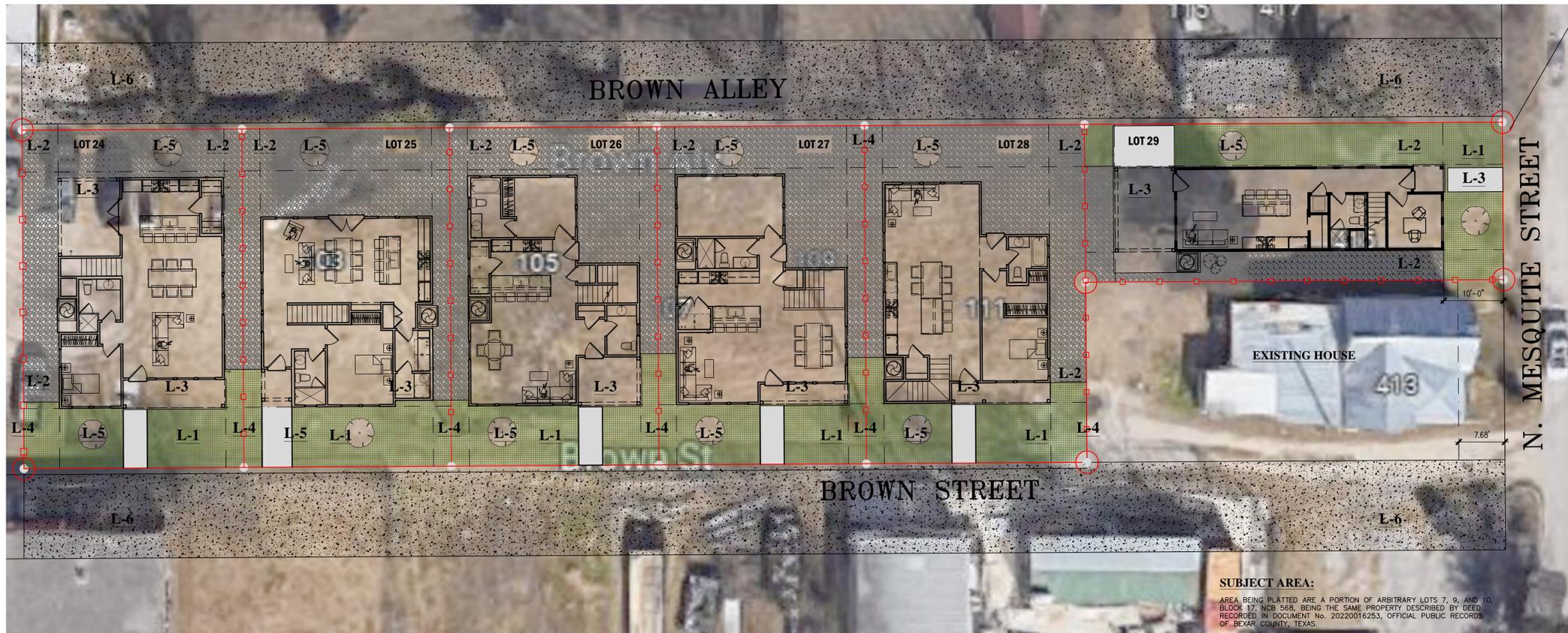
NCB 568 BLOCK 17 LOT 24, 25, 26, 27, 28, 29
BROWN ST, DIGNOWITY HILL HIST DIST
SAN ANTONIO, TEXAS 78202

SITE PLAN AERIAL VIEW

DATE:	OCTOBER 11 2023
EXPIRATION DATE:	JULY 08 2024
DESIGNER:	TRES DESIGN STUDIO
DRAWN / CHECKED BY:	EDUARDO FLORES
SCALE:	1/4" = 1'0"
CLIENT:	VERGEL CONSTRUCTION LLC

A.4

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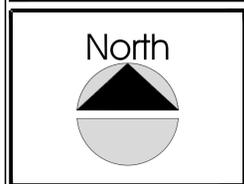
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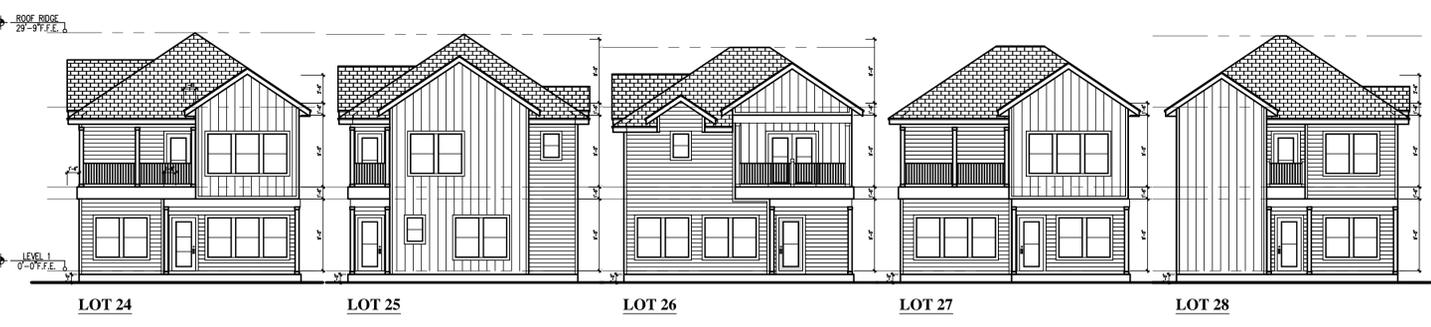


LANDSCAPE PLAN
 SCALE: 3/32" = 1'-0"

LANDSCAPE LEGEND					
CODE	SYMBOL	MATERIAL	DESCRIPTION	COLOR	NOTES
L-1	[Pattern]	GRASS	ZOYSIA		
L-2	[Pattern]	ROCK	CRUSHED STONES	GRAY	
L-3	[Pattern]	CONCRETE	SLAB		
L-4	[Pattern]	FENCE	CEDAR	STAIN	6-0" HEIGHT 4X4 CEDAR POST
L-5	[Symbol]	LIVE OAK			
L-6	[Pattern]	ASPHALT			

BROWN SPEC HOME

NCB 568 BLOCK 17 LOT 24, 25, 26, 27, 28, 29
 BROWN ST., DIGNOWITY HILL, HIST DIST
 SAN ANTONIO, TEXAS 78202



NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



EAST ELEVATION
 SCALE: 3/32" = 1'-0"

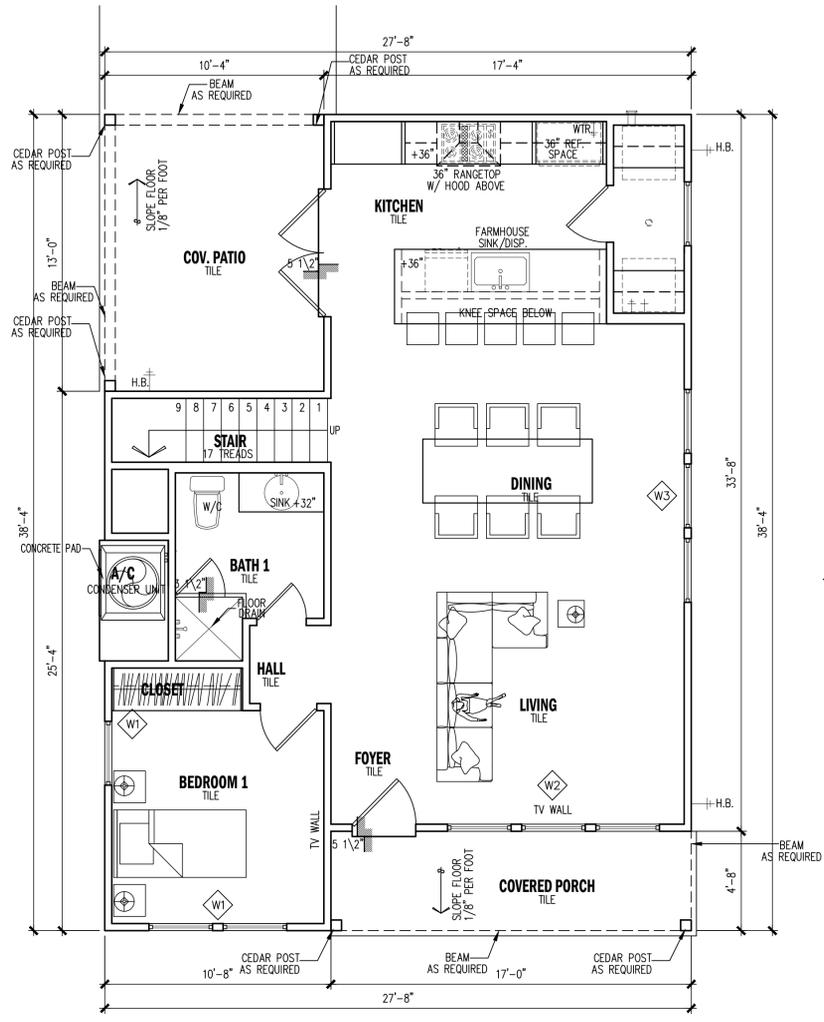
LANDSCAPE PLAN

DATE:	OCTOBER 11 2023
EXPIRATION DATE:	JULY 08 2024
DESIGNER:	TRES DESIGN STUDIO
DRAWN / CHECKED BY:	EDUARDO FLORES
SCALE:	1/4" = 1'-0"
CLIENT:	VERGEL CONSTRUCTION LLC

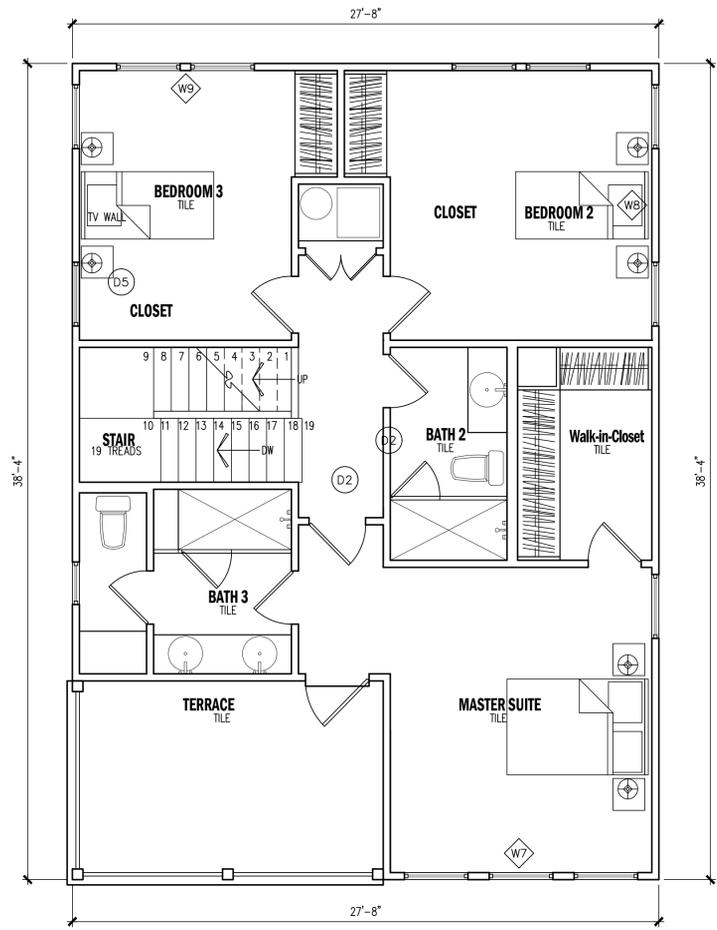
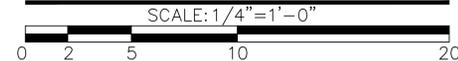
A.5

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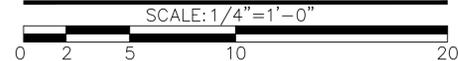
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



WINDOW SCHEDULE									
REFERENCE	LOCATION	WINDOW TYPE	UNITS	UNIT SIZE	HEAD HT.	MANUFACTURER	MODEL	MATERIAL	COLOR
W1	BEDROOM 1	SINGLE HUNG	3	30" x 50"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W2	LIVING	SINGLE HUNG	3	30" x 50"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W3	DINING	SINGLE HUNG	3	30" x 50"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W4	KITCHEN	SINGLE HUNG	1	50" x 30"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W5	KITCHEN	SINGLE HUNG	1	30" x 50"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W7	MASTER SUITE	SINGLE HUNG	5	30" x 50"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W8	BEDROOM 2	SINGLE HUNG	4	30" x 50"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W9	BEDROOM 3	SINGLE HUNG	3	30" x 50"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W10	BATH 2	SINGLE HUNG	1	20" x 30"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W11	BATH 3	SINGLE HUNG	1	20" x 30"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W12	FAMILY ROOM	SINGLE HUNG	2	30" x 50"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W13	STAIR	SINGLE HUNG	2	30" x 50"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK

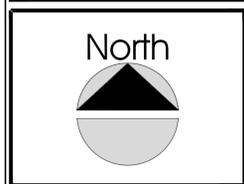
WINDOW NOTES:
 1. CONTRACTOR SHALL VERIFY ROUGH OPENING REQUIREMENTS OF ALL OPENINGS PRIOR TO ORDERING WINDOWS.
 2. WINDOW SIZES FOR CUSTOM UNIT AREA APPROXIMATE. CONTRACTOR SHALL DETERMINE ACTUAL SIZE BASED ON FRAMING PRIOR TO ORDERING.
 3. PROVIDE SCREENS AT ALL OPERABLE PORTIONS OF WINDOWS.
 4. ALL GLASS SHALL MEET THE AREA LIMITATION REQUIREMENTS IRC 2018.
 5. VERIFY W/ BUILDER.

DOOR SCHEDULE											
REFERENCE	LOCATION	DOOR DESCRIPTION					DOOR SIZE		EXTERIOR	INTERIOR	HEAD HT.
		UNITS	OPERATION	MANUFACTURER	MODEL	MATERIAL	FINISH	WIDTH			
D1	FOYER	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		3'-0"	6'-8"
D1	COV. PATIO	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		3'-0"	6'-8"
D2	BEDROOM 1	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		3'-0"	6'-8"
D2	BEDROOM 3	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		3'-0"	6'-8"
D2	MASTER SUITE	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D2	UTILITY	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D2	BEDROOM 3	1	RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D3	BATH 1	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D3	STORAGE FIRST FLOOR	1	RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D3	BATH 2	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D3	BATH 3	1	RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D4	UTILITY/AC ROOM	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D4	FAMILY ROOM/AC SPACE	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D5	PANTRY	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		3'-0"	6'-8"
D5	BEDROOM 2	2	LEFT & RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D5	BEDROOM 3	2	LEFT & RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D6	BATH 1	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-4"	6'-8"
D6	BATH 2	1	RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-4"	6'-8"
D6	BATH 3	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-4"	6'-8"
D7	FAMILY ROOM	2	2 PANELS SLIDING DOOR	JELD-WEN	W-2500 SERIES	ALUMINUM/GLASS	PAINTED	○		3'-0"	6'-8"

AREA TABULATION LOT 24	
FIRST FLOOR PLAN	830
SECOND FLOOR PLAN	924
TOTAL AIR CONDITIONED SPACE	1,754
COVERED PATIO	134
COVERED PORCH	80
COVERED TERRACE	137
TOTAL COVERED AREA	2,105
AREA PERCENTAGES	
SIDING	84 %
WINDOW / JELD-WEN CLAD WOOD	16 %
LOT GREEN SPACE	50 %
LOT 24 COVERED AREA	50 %

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TRES DESIGN STUDIO
 Jesus Eduardo Flores Gonzalez
 eduardo.flores@gmail.com 210.413.6151
 www.tresdesignstudio.com



BROWN SPEC HOME
 NCB 568 BLOCK 17 LOT 24, 25, 26, 27, 28, 29
 BROWN ST. DIGNOWITY HILL, HIST DIST
 SAN ANTONIO, TEXAS 78202

LOT 24 FLOOR PLANS WINDOW & DOOR SCHEDULE	
DATE:	OCTOBER 11 2023
EXPIRATION DATE:	JULY 08 2024
DESIGNER:	TRES DESIGN STUDIO
DRAWN / CHECKED BY:	EDUARDO FLORES
SCALE:	1/4" = 1'-0"
CLIENT:	VERGEL CONSTRUCTION LLC

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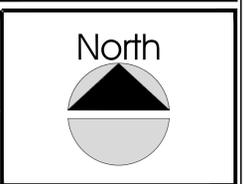
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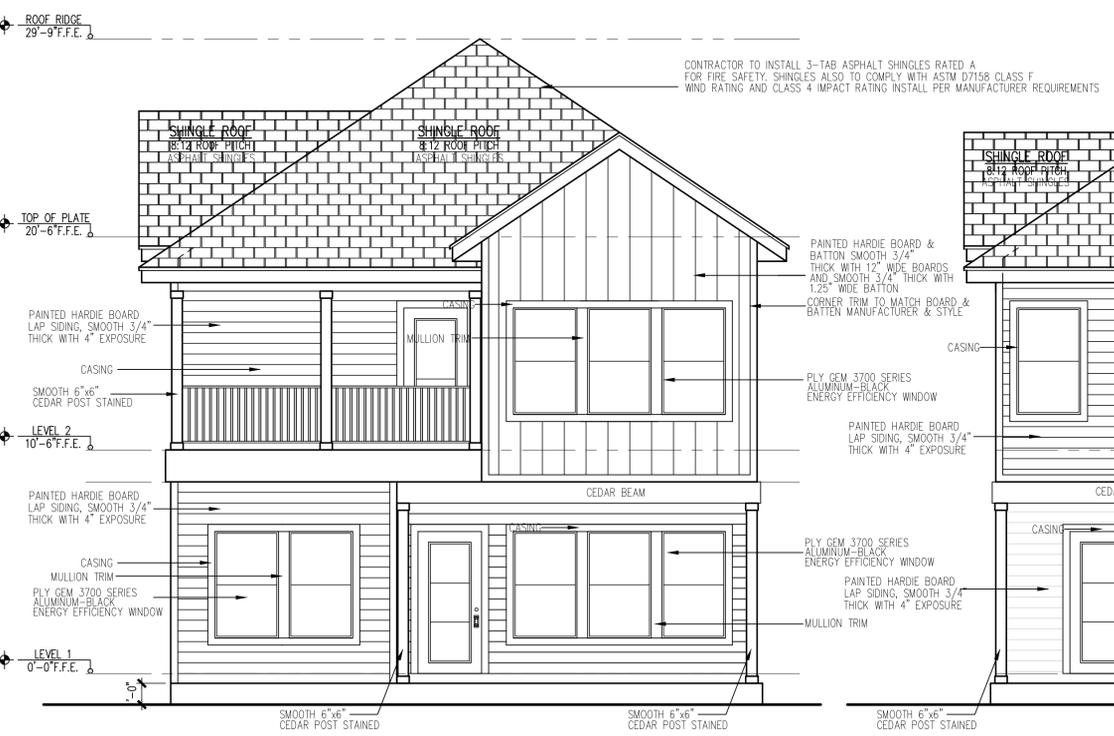
Jesus Eduardo Flores Gonzalez
 eduardo.flores@gmail.com 210.413.6151
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BROWN SPEC HOME
 NCB 568 BLOCK 17 LOT 24 25 26 27 28 29
 BROWN ST. DIGNOWITY HILL HIST DIST
 SAN ANTONIO, TEXAS 78202

LOT 24 ELEVATION PLANS RENDERING	
DATE:	OCTOBER 11 2023
EXPIRATION DATE:	JULY 08 2024
DESIGNER:	TRES DESIGN STUDIO
DRAWN / CHECKED BY:	EDUARDO FLORES
SCALE:	1/4" = 1'-0"
CLIENT:	VERGEL CONSTRUCTION LLC

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

NOTE: 12" MAXIMUM EXPOSED FOUNDATION



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

NOTE: 12" MAXIMUM EXPOSED FOUNDATION



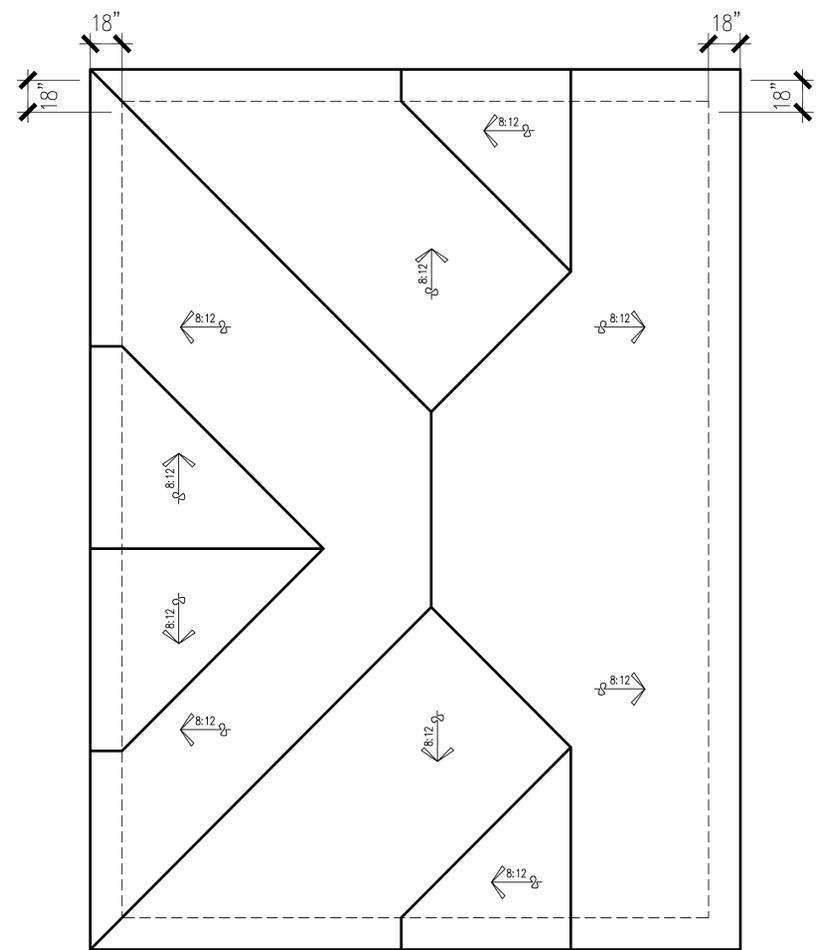
REAR ELEVATION
 SCALE: 1/4" = 1'-0"

NOTE: 12" MAXIMUM EXPOSED FOUNDATION

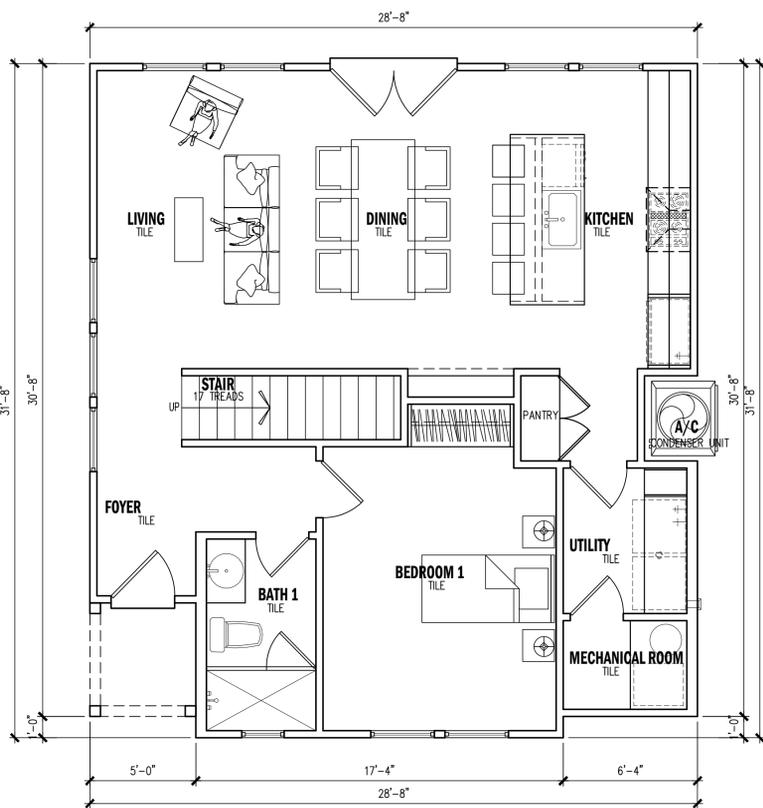


RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

NOTE: 12" MAXIMUM EXPOSED FOUNDATION

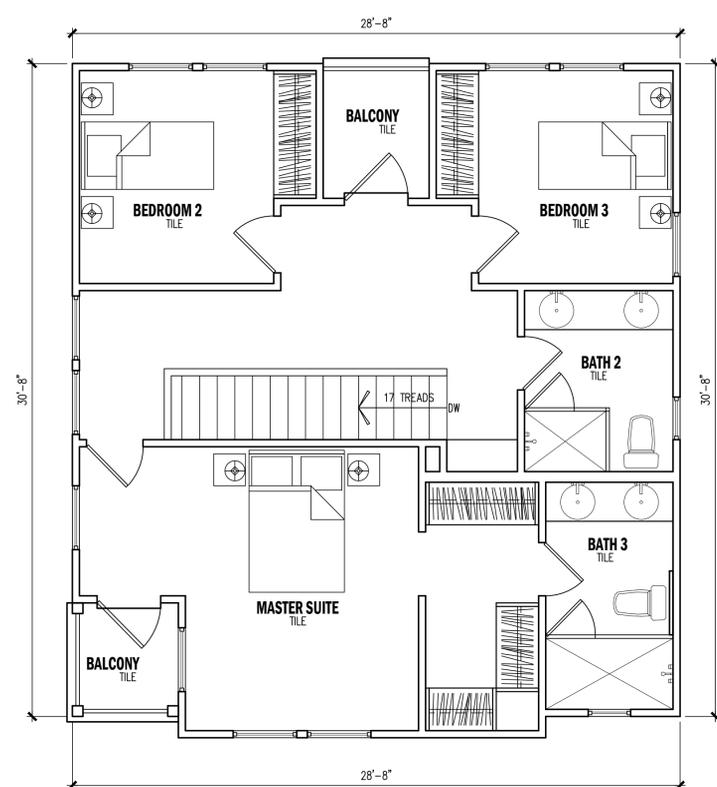


ROOF PLAN
 SCALE: 1/4" = 1'-0"



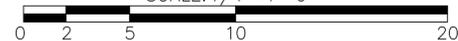
FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



WINDOW SCHEDULE									
REFERENCE	LOCATION	WINDOW TYPE	UNITS	UNIT SIZE	HEAD HT.	MANUFACTURER	MODEL	MATERIAL	COLOR
W1	BEDROOM 1	SINGLE HUNG	2	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W2	LIVING	SINGLE HUNG	2	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W3	KITCHEN	SINGLE HUNG	1	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W4	KITCHEN	SINGLE HUNG	2	5'0" x 3'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W5	BATH 1	SINGLE HUNG	1	2'0" x 3'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W6	POWDER	SINGLE HUNG	1	2'0" x 3'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W7	MASTER SUITE	SINGLE HUNG	3	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W8	BEDROOM 2	SINGLE HUNG	3	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W9	BEDROOM 3	SINGLE HUNG	3	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W10	BATH 2	SINGLE HUNG	1	2'0" x 3'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W11	MASTER BATH	SINGLE HUNG	1	2'0" x 3'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W12	STAIR	SINGLE HUNG	3	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK

WINDOW NOTES:
 1. CONTRACTOR SHALL VERIFY ROUGH OPENING REQUIREMENTS OF ALL OPENINGS PRIOR TO ORDERING WINDOWS.
 2. WINDOW SIZES FOR CUSTOM UNIT AREA APPROXIMATE. CONTRACTOR SHALL DETERMINE ACTUAL SIZE BASED ON FRAMING PRIOR TO ORDERING.
 3. PROVIDE SCREENS AT ALL OPERABLE PORTIONS OF WINDOWS.
 4. ALL GLASS SHALL MEET THE AREA LIMITATION REQUIREMENTS IRC 2018.
 5. VERIFY W/ BUILDER.

DOOR SCHEDULE											
REFERENCE	LOCATION	DOOR DESCRIPTION		MANUFACTURER	MODEL	MATERIAL	FINISH	EXTERIOR	INTERIOR	DOOR SIZE	
		UNITS	OPERATION							WIDTH	HEIGHT
D1	FOYER	1	RIGHT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		3'-0"	8'-0"
D1	COV. PATIO	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		3'-0"	8'-0"
D2	BEDROOM 1	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		3'-0"	8'-0"
D2	BEDROOM 3	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		3'-0"	8'-0"
D2	MASTER SUITE	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	8'-0"
D2	UTILITY	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D2	BEDROOM 3	1	RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	8'-0"
D3	BATH 1	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	8'-0"
D3	STORAGE FIRST FLOOR	1	RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D3	BATH 2	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	8'-0"
D3	BATH 3	1	RIGHT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	8'-0"
D4	UTILITY/AC ROOM	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	HEAD HT. 6'-8"
D4	FAMILY ROOM/AC SPACE	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	HEAD HT. 6'-8"
D5	PANTRY	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		3'-0"	8'-0"
D5	BEDROOM 2	2	LEFT & RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	8'-0"
D5	BEDROOM 3	2	LEFT & RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	8'-0"
D6	BATH 1	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-4"	6'-8"
D6	BATH 2	1	RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-4"	6'-8"
D6	BATH 3	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-4"	6'-8"
D7	FAMILY ROOM	2	2 PANELS SLIDING DOOR	JELD-WEN	W-2500 SERIES	ALUMINUM/GLASS	PAINTED	○		3'-0"	6'-8"

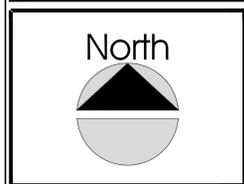
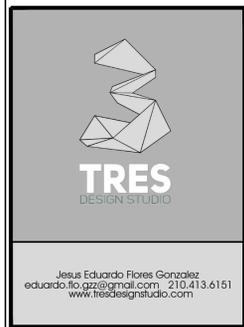
AREA TABULATION LOT 25	
FIRST FLOOR PLAN	860
SECOND FLOOR PLAN	838
TOTAL AIR CONDITIONED SPACE	1,690
COVERED PATIO	0
COVERED PORCH	26
COVERED BALCONY	58
TOTAL COVERED AREA	1,774
AREA PERCENTAGES	
SIDING	87 %
WINDOW / JELD-WEN CLAD WOOD	13 %
LOT GREEN SPACE	55 %
LOT 25 COVERED AREA	45 %

WARNING
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 SUBSTANTIAL EFFORT & CARE HAS BEEN PUT INTO
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 SINCE WE CANNOT PROVIDE CONSULTING,
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 THE ACTUAL CONSTRUCTION AND BECAUSE OF VARIANCES
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 BUILDING PRACTICES AND LOCAL SERVICE, WEATHER
 AND OTHER CONDITIONS WE CANNOT MAKE
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 THE DESIGNER ASSUMES NO RESPONSIBILITIES
 FOR DAMAGES, INCLUDING STRUCTURAL FAILURES
 DUE TO ANY DEFICIENCIES,
 ERRORS OR OMISSIONS IN THE DESIGN OF THESE PLANS.
 IT IS RECOMMENDED THAT BEFORE YOU START,
 CONSULT A CERTIFIED BUILDER OR ENGINEER OF YOUR
 CHOICE AND CHECK WITH YOUR LOCAL BUILDING OFFICIALS.

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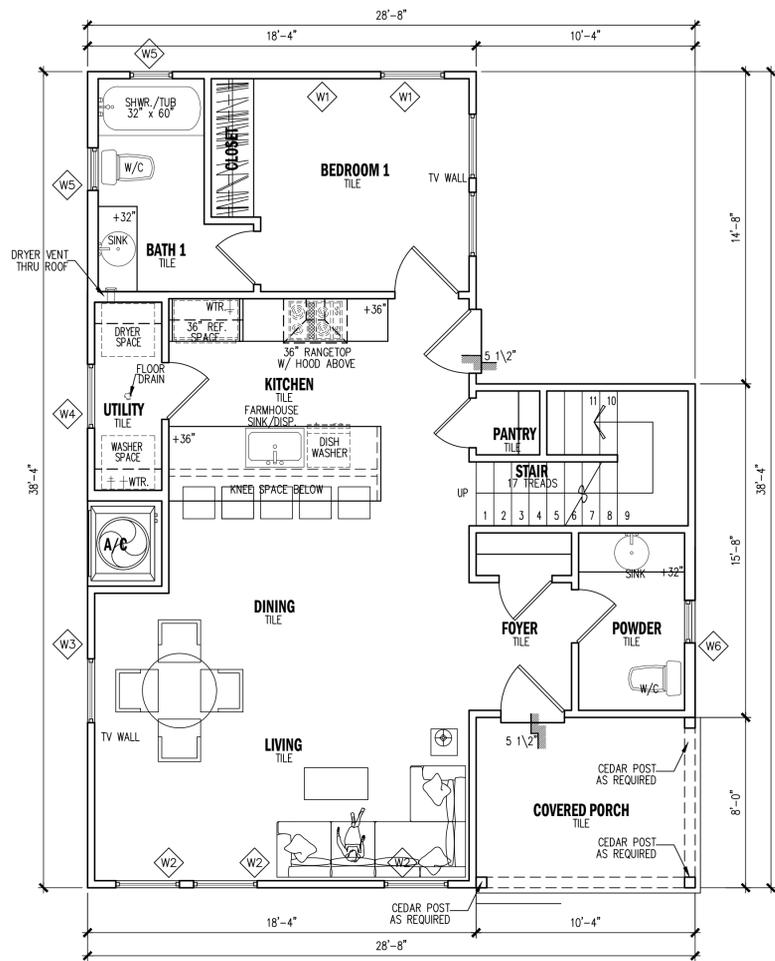
**PURCHASE OF ANY ADDITIONAL SETS
 ON THIS SAME PLANS, DOES NOT CONVEY
 TO THE BUYER A LICENSE TO
 CONSTRUCT MORE THAN ONE DWELLING.**



BROWN SPEC HOME
 NCB 568 BLOCK 17 LOT 24, 25, 26, 27, 28, 29
 BROWN ST. DIGNOWITY HILL HIST DIST
 SAN ANTONIO, TEXAS 78202

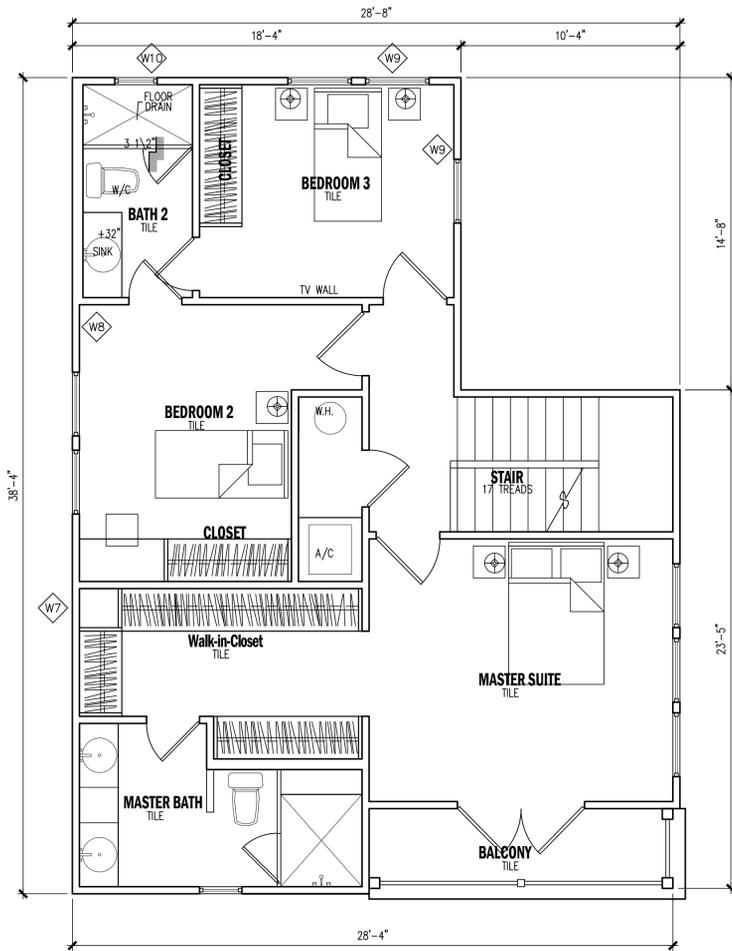
LOT 25 FLOOR PLANS WINDOW & DOOR SCHEDULE ROOF PLAN	
DATE:	OCTOBER 11 2023
EXPIRATION DATE:	JULY 08 2024
DESIGNER:	TRES DESIGN STUDIO
DRAWN / CHECKED BY:	EDUARDO FLORES
SCALE:	1/4" = 1'-0"
CLIENT:	VERGEL CONSTRUCTION LLC

A.8
CHECK SET
 CHECK SET NOT FOR CONSTRUCTION



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



WINDOW SCHEDULE

REFERENCE	LOCATION	WINDOW TYPE	UNITS	UNIT SIZE	HEAD HT.	MANUFACTURER	MODEL	MATERIAL	COLOR
W1	BEDROOM 1	SINGLE HUNG	3	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W2	LIVING	SINGLE HUNG	3	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W3	DINING	SINGLE HUNG	1	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W4	UTILITY	SINGLE HUNG	1	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W5	BATH 1	SINGLE HUNG	2	2'0" x 3'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W6	POWDER	SINGLE HUNG	1	2'0" x 3'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W7	MASTER SUITE	SINGLE HUNG	3	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W8	BEDROOM 2	SINGLE HUNG	1	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W9	BEDROOM 3	SINGLE HUNG	2	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W10	BATH 2	SINGLE HUNG	1	2'0" x 3'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W11	MASTER BATH	SINGLE HUNG	1	2'0" x 3'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W12	STAIR	SINGLE HUNG	1	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W14	TV ROOM	SINGLE HUNG	4	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK

WINDOW NOTES:
 1. CONTRACTOR SHALL VERIFY ROUGH OPENING REQUIREMENTS OF ALL OPENINGS PRIOR TO ORDERING WINDOWS.
 2. WINDOW SIZES FOR CUSTOM UNIT AREA APPROXIMATE. CONTRACTOR SHALL DETERMINE ACTUAL SIZE BASED ON FRAMING PRIOR TO ORDERING.
 3. PROVIDE SCREENS AT ALL OPERABLE PORTIONS OF WINDOWS.
 4. ALL GLASS SHALL MEET THE AREA LIMITATION REQUIREMENTS IRC 2018.
 5. VERIFY W/ BUILDER.

DOOR SCHEDULE

REFERENCE	LOCATION	DOOR DESCRIPTION				DOOR SIZE					
		UNITS	OPERATION	MANUFACTURER	MODEL	MATERIAL	FINISH	EXTERIOR	INTERIOR	WIDTH	HEIGHT
D1	FOYER	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		3'-0"	6'-8"
D1	COV. PATIO	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		3'-0"	6'-8"
D2	BEDROOM 1	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		3'-0"	6'-8"
D2	BEDROOM 3	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		3'-0"	6'-8"
D2	MASTER SUITE	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D2	UTILITY	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D2	BEDROOM 3	1	RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D3	BATH 1	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D3	STORAGE FIRST FLOOR	1	RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D3	BATH 2	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D3	BATH 3	1	RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D4	UTILITY/AC ROOM	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D4	FAMILY ROOM/AC SPACE	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D5	PANTRY	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		3'-0"	6'-8"
D5	BEDROOM 2	2	LEFT & RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D5	BEDROOM 3	2	LEFT & RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-6"	6'-8"
D6	BATH 1	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-4"	6'-8"
D6	BATH 2	1	RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-4"	6'-8"
D6	BATH 3	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		2'-4"	6'-8"
D7	FAMILY ROOM	2	2 PANELS SLIDING DOOR	JELD-WEN	W-2500 SERIES	ALUMINUM/GLASS	PAINTED	○		3'-0"	6'-8"

AREA TABULATION LOT 26

FIRST FLOOR PLAN	852
SECOND FLOOR PLAN	889
TOTAL AIR CONDITIONED SPACE	1,741
COVERED PORCH	82
COVERED BALCONY	59
TOTAL COVERED AREA	1,882
AREA PERCENTAGES	
SIDING	87 %
WINDOW / JELD-WEN CLAD WOOD	13 %
LOT GREEN SPACE	53 %
LOT 26 COVERED AREA	47 %

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Jesus Eduardo Flores Gonzalez
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 www.tresdesignstudio.com



BROWN SPEC HOME
 NCB 568 BLOCK 17 LOT 24, 25, 26, 27, 28, 29
 BROWN ST, DIGNOWITY HILL, HIST DIST
 SAN ANTONIO, TEXAS 78202

LOT 26 FLOOR PLANS WINDOW & DOOR SCHEDULE ROOF PLAN
 SHEET TITLE
 DATE: OCTOBER 11 2023
 EXPIRATION DATE: JULY 08 2024
 DESIGNER: TRES DESIGN STUDIO
 DRAWN / CHECKED BY: EDUARDO FLORES
 SCALE: 1/4" = 1'-0"
 CLIENT: VERGEL CONSTRUCTION LLC

A.10

CHECK SET

CHECK SET NOT FOR CONSTRUCTION

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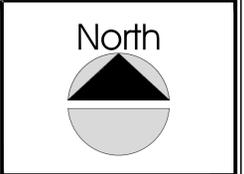
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TRES
 DESIGN STUDIO

Jesus Eduardo Flores Gonzalez
 eduardo.flores@gmail.com 210.413.6151
 www.tresdesignstudio.com



BROWN SPEC HOME

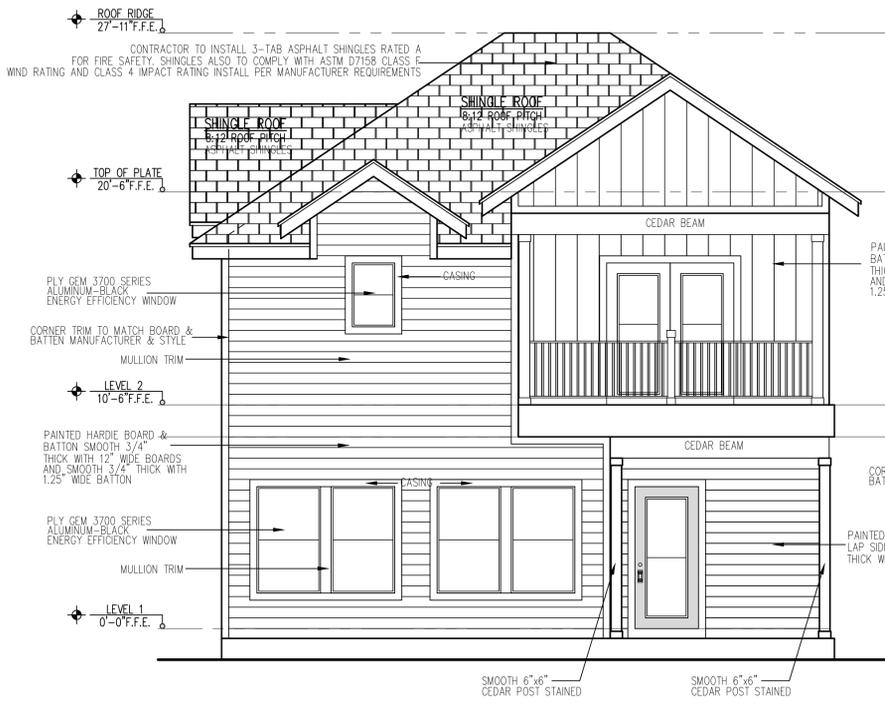
NCB 568 BLOCK 17 LOT 24, 25, 26, 27, 28, 29
 BROWN ST. DIGNOWITY HILL HIST DIST
 SAN ANTONIO, TEXAS 78202

LOT 26 ELEVATION PLANS RENDERING	
DATE:	OCTOBER 11 2023
EXPIRATION DATE:	JULY 08 2024
DESIGNER:	TRES DESIGN STUDIO
DRAWN / CHECKED BY:	EDUARDO FLORES
SCALE:	1/4" = 1'-0"
CLIENT:	VERGEL CONSTRUCTION LLC

A.11

CHECK SET

CHECK SET NOT FOR CONSTRUCTION



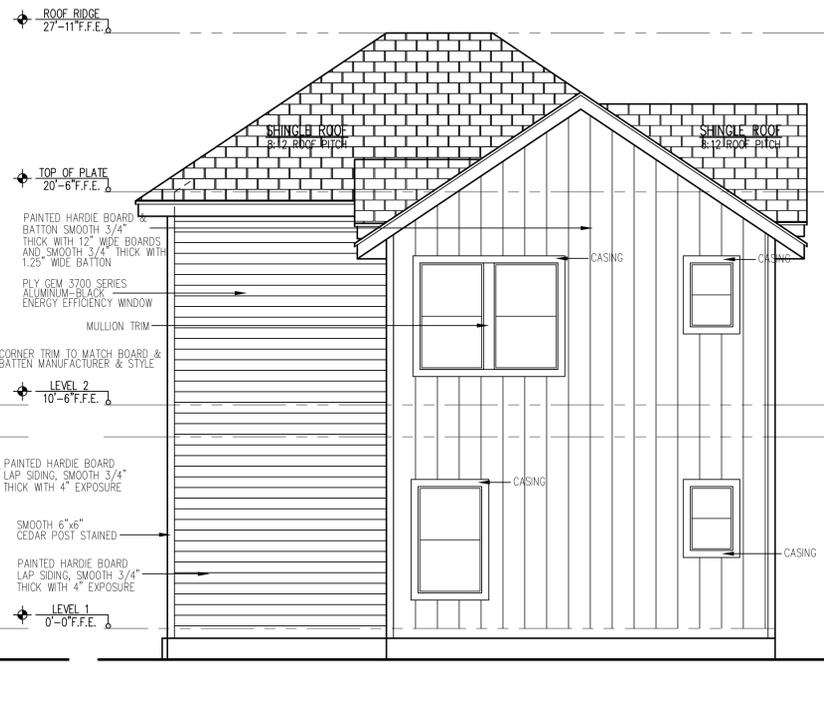
FRONT ELEVATION

SCALE: 1/4" = 1'-0"
 NOTE: 12" MAXIMUM EXPOSED FOUNDATION



LEFT ELEVATION

SCALE: 1/4" = 1'-0"
 NOTE: 12" MAXIMUM EXPOSED FOUNDATION



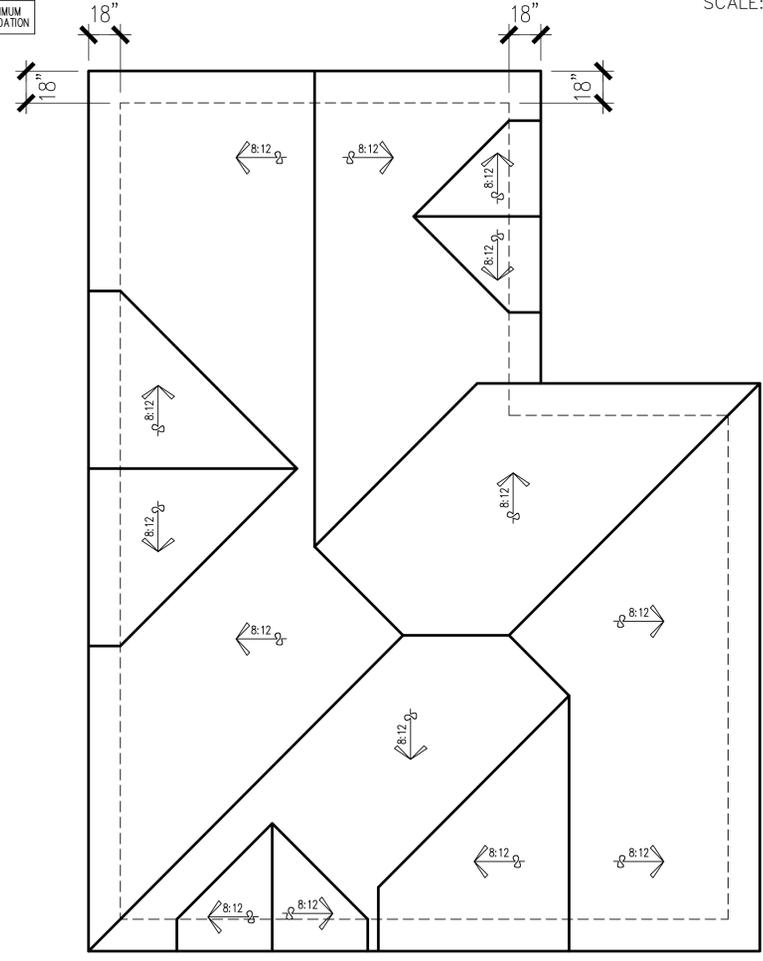
REAR ELEVATION

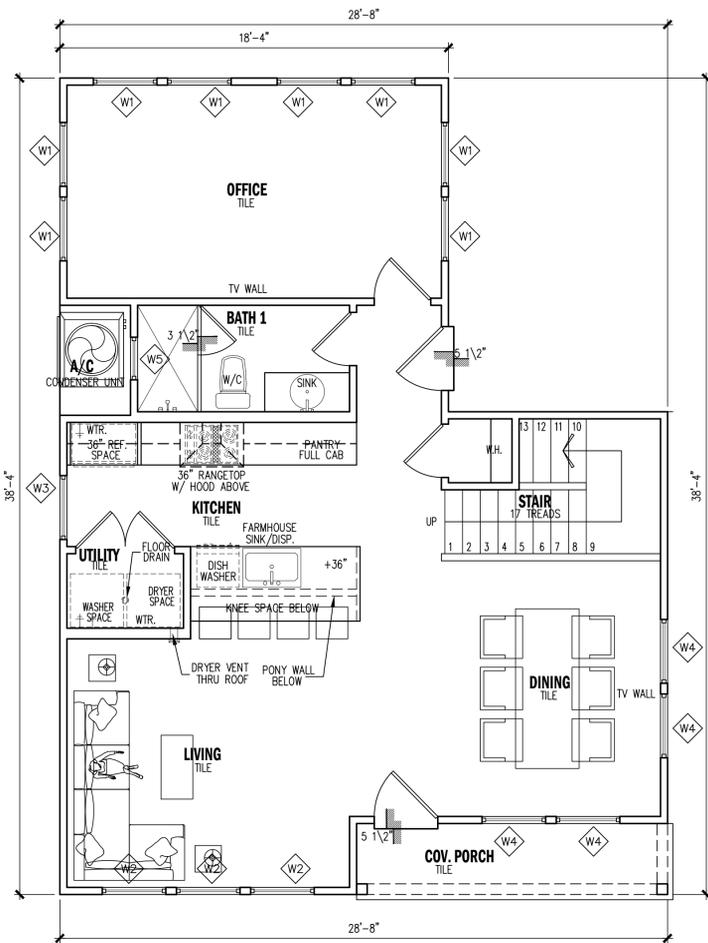
SCALE: 1/4" = 1'-0"
 NOTE: 12" MAXIMUM EXPOSED FOUNDATION



RIGHT ELEVATION

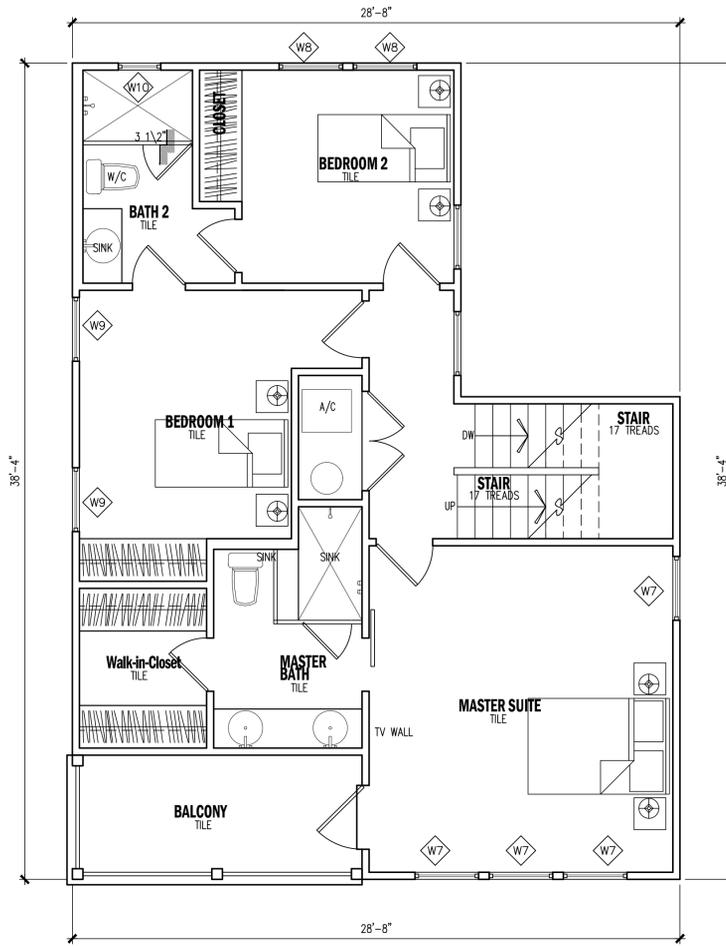
SCALE: 1/4" = 1'-0"
 NOTE: 12" MAXIMUM EXPOSED FOUNDATION





FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



WINDOW SCHEDULE

REFERENCE	LOCATION	WINDOW TYPE	UNITS	UNIT SIZE	HEAD HT.	MANUFACTURER	MODEL	MATERIAL	COLOR
W1	OFFICE	SINGLE HUNG	8	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W2	LIVING	SINGLE HUNG	3	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W3	KITCHEN	SINGLE HUNG	1	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W4	DINING	SINGLE HUNG	4	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W5	BATH 1	SINGLE HUNG	1	2'0" x 3'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W7	MASTER SUITE	SINGLE HUNG	4	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W8	BEDROOM 2	SINGLE HUNG	2	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W9	BEDROOM 1	SINGLE HUNG	2	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W10	BATH 2	SINGLE HUNG	1	2'0" x 3'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W11	MASTER BATH	SINGLE HUNG	1	2'0" x 3'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W12	STAIR	SINGLE HUNG	1	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK

WINDOW NOTES:
 1. CONTRACTOR SHALL VERIFY ROUGH OPENING REQUIREMENTS OF ALL OPENINGS PRIOR TO ORDERING WINDOWS.
 2. WINDOW SIZES FOR CUSTOM UNIT AREA APPROXIMATE. CONTRACTOR SHALL DETERMINE ACTUAL SIZE BASED ON FRAMING PRIOR TO ORDERING.
 3. PROVIDE SCREENS AT ALL OPERABLE PORTIONS OF WINDOWS.
 4. ALL GLASS SHALL MEET THE AREA LIMITATION REQUIREMENTS IRC 2018.
 5. VERIFY W/ BUILDER.

DOOR SCHEDULE

REFERENCE	LOCATION	DOOR DESCRIPTION	UNITS	OPERATION	MANUFACTURER	MODEL	MATERIAL	FINISH	EXTERIOR	INTERIOR	WIDTH	HEIGHT
D1	FOYER	1 LEFT HAND INSWING	1	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○		3'-0"	6'-8"
D1	COV. PATIO	1 LEFT HAND OUTSWING	1	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○		3'-0"	6'-8"
D2	BEDROOM 1	1 LEFT HAND INSWING	1	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○		3'-0"	6'-8"
D2	BEDROOM 3	1 LEFT HAND INSWING	1	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○		3'-0"	6'-8"
D2	MASTER SUITE	1 LEFT HAND INSWING	1	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○		2'-6"	6'-8"
D2	UTILITY	1 LEFT HAND INSWING	1	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○		2'-6"	6'-8"
D2	BEDROOM 3	1 RIGHT HAND OUTSWING	1	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○		2'-6"	6'-8"
D3	BATH 1	1 LEFT HAND INSWING	1	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○		2'-6"	6'-8"
D3	STORAGE FIRST FLOOR	1 RIGHT HAND OUTSWING	1	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○		2'-6"	6'-8"
D3	BATH 2	1 LEFT HAND INSWING	1	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○		2'-6"	6'-8"
D3	BATH 3	1 RIGHT HAND INSWING	1	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○		2'-6"	6'-8"
D4	UTILITY/AC ROOM	1 LEFT HAND OUTSWING	1	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○		2'-6"	HEAD HT. 6'-8"
D4	FAMILY ROOM/AC SPACE	1 LEFT HAND OUTSWING	1	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○		2'-6"	HEAD HT. 6'-8"
D5	PANTRY	1 LEFT HAND OUTSWING	1	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○		3'-0"	6'-8"
D5	BEDROOM 2	2 LEFT & RIGHT HAND OUTSWING	2	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○		2'-6"	6'-8"
D5	BEDROOM 3	2 LEFT & RIGHT HAND OUTSWING	2	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○		2'-6"	6'-8"
D6	BATH 1	1 LEFT HAND OUTSWING	1	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○		2'-4"	6'-8"
D6	BATH 2	1 RIGHT HAND OUTSWING	1	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○		2'-4"	6'-8"
D6	BATH 3	1 LEFT HAND OUTSWING	1	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○		2'-4"	6'-8"
D7	FAMILY ROOM	2 PANELS SLIDING DOOR	2	JELD-WEN	W-2500 SERIES	ALUMINUM/GLASS	PAINTED		○		3'-0"	6'-8"

AREA TABULATION LOT 27

FIRST FLOOR PLAN	871
SECOND FLOOR PLAN	788
TOTAL AIR CONDITIONED SPACE	1,659
COVERED BALCONY	80
COVERED PORCH	49
TOTAL COVERED AREA	1,788
AREA PERCENTAGES	
SIDING	85 %
WINDOW / JELD-WEN CLAD WOOD	15 %
LOT GREEN SPACE	53 %
LOT 27 COVERED AREA	47 %

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Jesus Eduardo Flores Gonzalez
 eduardo.flo.gzz@gmail.com 210.413.6151
 www.tresdesignstudio.com



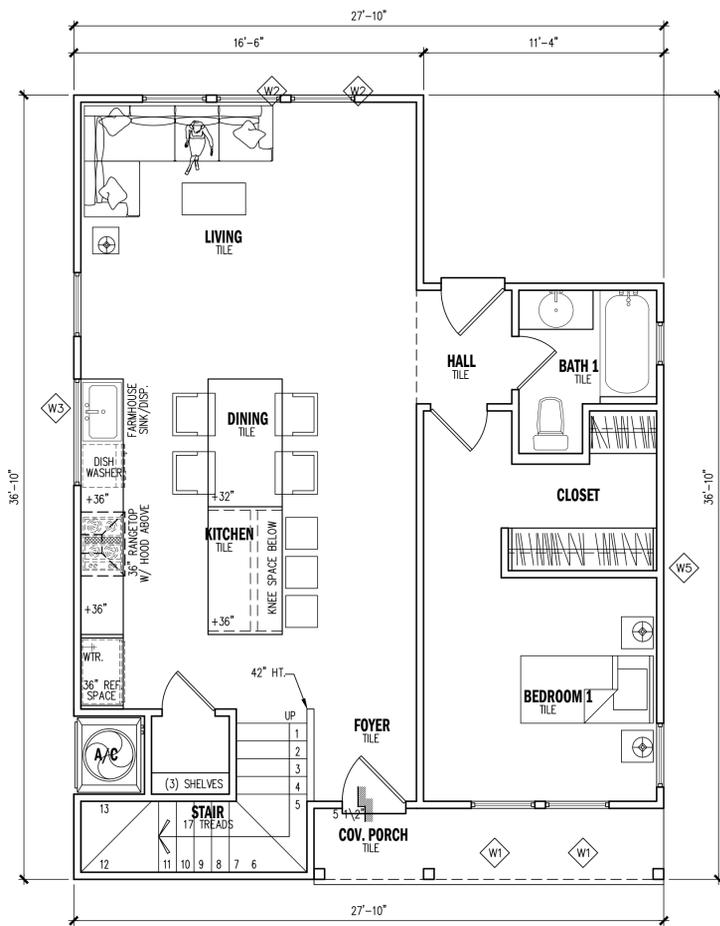
**BROWN
 SPEC HOME**
 NCB 568 BLOCK 17 LOT 24, 25, 26, 27, 28, 29
 BROWN ST, DIGNOWITY HILL, HIST DIST
 SAN ANTONIO, TEXAS 78202

**LOT 27
 FLOOR PLANS
 WINDOW & DOOR SCHEDULE
 ROOF PLAN**

SHEET TITLE

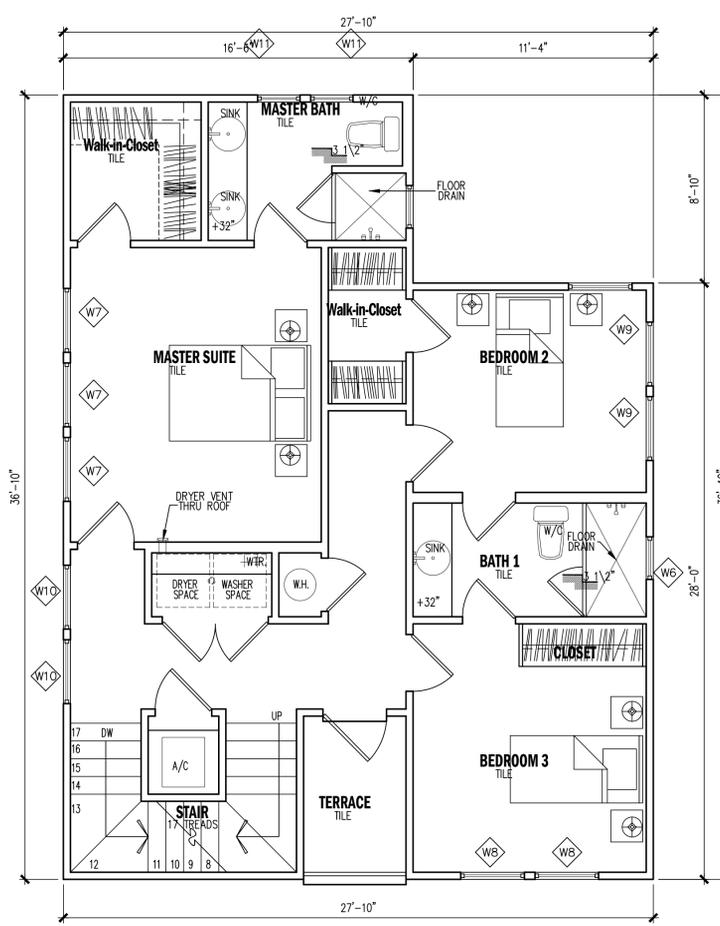
DATE: OCTOBER 11 2023
 EXPIRATION DATE: JULY 08 2024
 DESIGNER: TRES DESIGN STUDIO
 DRAWN / CHECKED BY: EDUARDO FLORES
 SCALE: 1/4" = 1'-0"
 CLIENT: VERGEL CONSTRUCTION LLC

A.12
CHECK SET
 CHECK SET NOT FOR CONSTRUCTION



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



WINDOW SCHEDULE

REFERENCE	LOCATION	WINDOW TYPE	UNITS	UNIT SIZE	HEAD HT.	MANUFACTURER	MODEL	MATERIAL	COLOR
W1	OFFICE	SINGLE HUNG	3	30" x 50"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W2	LIVING	SINGLE HUNG	2	30" x 50"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W3	KITCHEN	SINGLE HUNG	1	50" x 30"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W4	DINING	SINGLE HUNG	2	30" x 50"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W5	POWDER	SINGLE HUNG	1	20" x 30"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W6	BATH 1	SINGLE HUNG	1	20" x 30"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W7	MASTER SUITE	SINGLE HUNG	3	30" x 50"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W8	BEDROOM 2	SINGLE HUNG	2	30" x 50"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W9	BEDROOM 1	SINGLE HUNG	2	30" x 50"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W10	HALL STAIR	SINGLE HUNG	2	30" x 50"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W11	MASTER BATH	SINGLE HUNG	2	20" x 30"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W12	FAMILY ROOM	SINGLE HUNG	3	30" x 50"	68"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W13	STAIR	SINGLE HUNG	2	30" x 50"	60"	PLY GEM	3700 SERIES	ALUMINUM	BLACK

WINDOW NOTES:
 1. CONTRACTOR SHALL VERIFY ROUGH OPENING REQUIREMENTS OF ALL OPENINGS PRIOR TO ORDERING WINDOWS.
 2. WINDOW SIZES FOR CUSTOM UNIT AREA APPROXIMATE. CONTRACTOR SHALL DETERMINE ACTUAL SIZE BASED ON FRAMING PRIOR TO ORDERING.
 3. PROVIDE SCREWS AT ALL OPERABLE PORTIONS OF WINDOWS.
 4. ALL GLASS SHALL MEET THE AREA LIMITATION REQUIREMENTS IRC 2018.
 5. VERIFY W/ BUILDER.

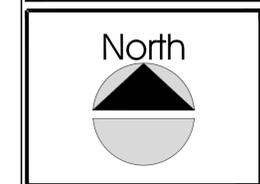
REFERENCE	LOCATION	DOOR DESCRIPTION					DOOR SIZE				
		UNITS	OPERATION	MANUFACTURER	MODEL	MATERIAL	FINISH	EXTERIOR	INTERIOR	WIDTH	HEIGHT
D1	FOYER	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED			3'-0"	6'-8"
D1	COV. PATIO	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED	○		3'-0"	6'-8"
D2	BEDROOM 1	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○	3'-0"	6'-8"
D2	BEDROOM 3	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○	3'-0"	6'-8"
D2	MASTER SUITE	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○	2'-6"	6'-8"
D2	UTILITY	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○	2'-6"	6'-8"
D2	BEDROOM 3	1	RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○	2'-6"	6'-8"
D3	BATH 1	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○	2'-6"	6'-8"
D3	STORAGE FIRST FLOOR	1	RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○	2'-6"	6'-8"
D3	BATH 2	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○	2'-6"	6'-8"
D3	BATH 3	1	RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○	2'-6"	6'-8"
D4	UTILITY/AC ROOM	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○	2'-6" x 5'-0"	HEAD HT. 6'-8"
D4	FAMILY ROOM/AC SPACE	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○	2'-6" x 5'-0"	HEAD HT. 6'-8"
D5	PANTRY	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○	3'-0"	6'-8"
D5	BEDROOM 2	2	LEFT & RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○	2'-6"	6'-8"
D5	BEDROOM 3	2	LEFT & RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○	2'-6"	6'-8"
D6	BATH 1	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○	2'-4"	6'-8"
D6	BATH 2	1	RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○	2'-4"	6'-8"
D6	BATH 3	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED		○	2'-4"	6'-8"
D7	FAMILY ROOM	2	2 PANELS SLIDING DOOR	JELD-WEN	W-2500 SERIES	ALUMINUM/GLASS	PAINTED	○		3'-0"	6'-8"

AREA TABULATION LOT 28

FIRST FLOOR PLAN	856
SECOND FLOOR PLAN	801
TOTAL AIR CONDITIONED SPACE	1,657
COVERED TERRACE	37
COVERED PORCH	55
TOTAL COVERED AREA	1,749
AREA PERCENTAGES	
SIDING	86.0 %
WINDOW / JELD-WEN CLAD WOOD	14.0 %
LOT GREEN SPACE	54 %
LOT 28 COVERED AREA	46 %

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TRES DESIGN STUDIO
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BROWN SPEC HOME
 NCB 568 BLOCK 17 LOT 24, 25, 26, 27, 28, 29
 BROWN ST, DIGNOWITY HILL, HIST DIST
 SAN ANTONIO, TEXAS 78202

LOT 28 FLOOR PLANS WINDOW & DOOR SCHEDULE ROOF PLAN

DATE:	OCTOBER 11 2023
EXPIRATION DATE:	JULY 08 2024
DESIGNER:	TRES DESIGN STUDIO
DRAWN / CHECKED BY:	EDUARDO FLORES
SCALE:	1/4" = 1'-0"
CLIENT:	VERGEL CONSTRUCTION LLC

A.14 CHECK SET
 CHECK SET NOT FOR CONSTRUCTION

WINDOW SCHEDULE

REFERENCE	LOCATION	WINDOW TYPE	UNITS	UNIT SIZE	HEAD HT.	MANUFACTURER	MODEL	MATERIAL	COLOR
W1	OFFICE	SINGLE HUNG	2	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W2	LIVING	SINGLE HUNG	2	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W4	HALLWAY	SINGLE HUNG	3	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W5	BATH 1	SINGLE HUNG	1	2'0" x 3'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W6	STAIR HALL	SINGLE HUNG	6	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W7	MASTER SUITE	SINGLE HUNG	4	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W8	BEDROOM 2	SINGLE HUNG	2	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W9	BEDROOM 1	SINGLE HUNG	5	3'0" x 5'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W10	BATH 2	SINGLE HUNG	1	2'0" x 3'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK
W11	MASTER BATH	SINGLE HUNG	1	2'0" x 3'0"	6'8"	PLY GEM	3700 SERIES	ALUMINUM	BLACK

- WINDOW NOTES:
 1. CONTRACTOR SHALL VERIFY ROUGH OPENING REQUIREMENTS OF ALL OPENINGS PRIOR TO ORDERING WINDOWS.
 2. CONTRACTOR SHALL PROVIDE CUSTOM UNIT AREA APPROXIMATE. CONTRACTOR SHALL DETERMINE ACTUAL SIZE BASED ON FRAMING PRIOR TO ORDERING.
 3. PROVIDE SCREENS AT ALL OPERABLE PORTIONS OF WINDOWS.
 4. ALL GLASS SHALL MEET THE AREA LIMITATION REQUIREMENTS IRC 2018.
 5. VERIFY W/ BUILDER.

DOOR SCHEDULE

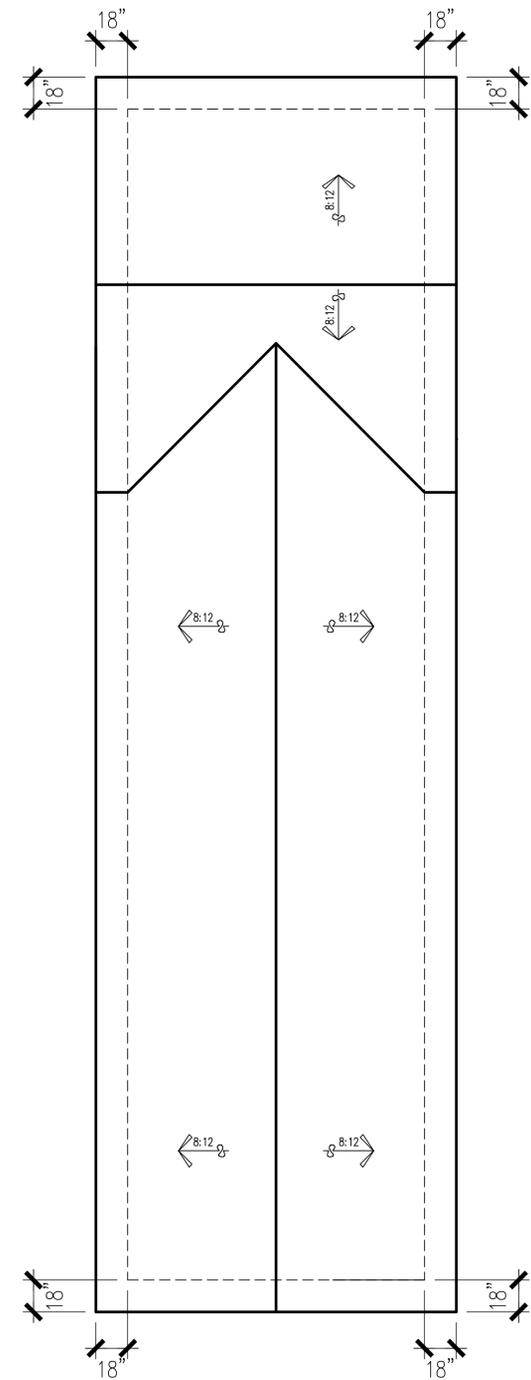
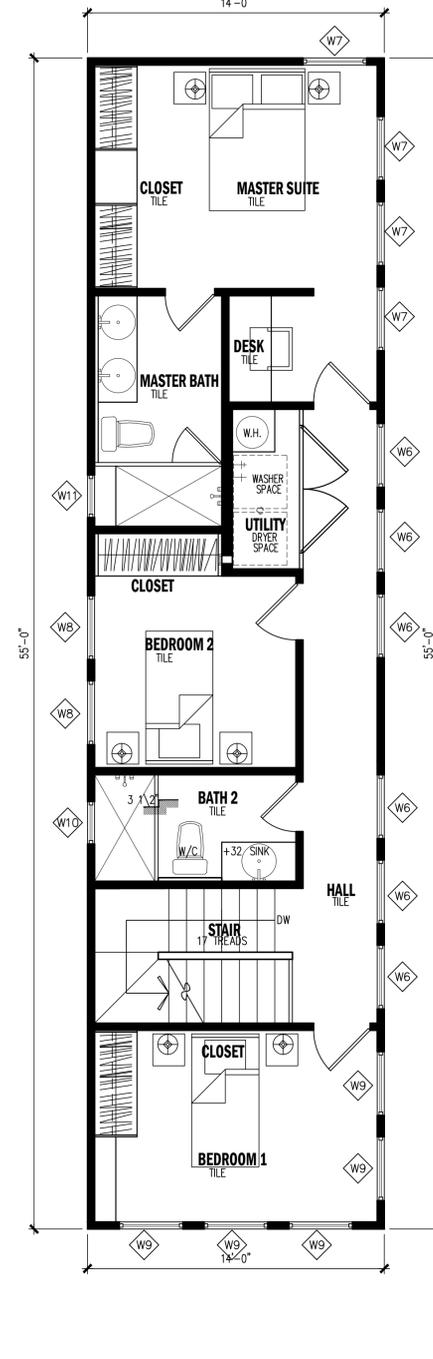
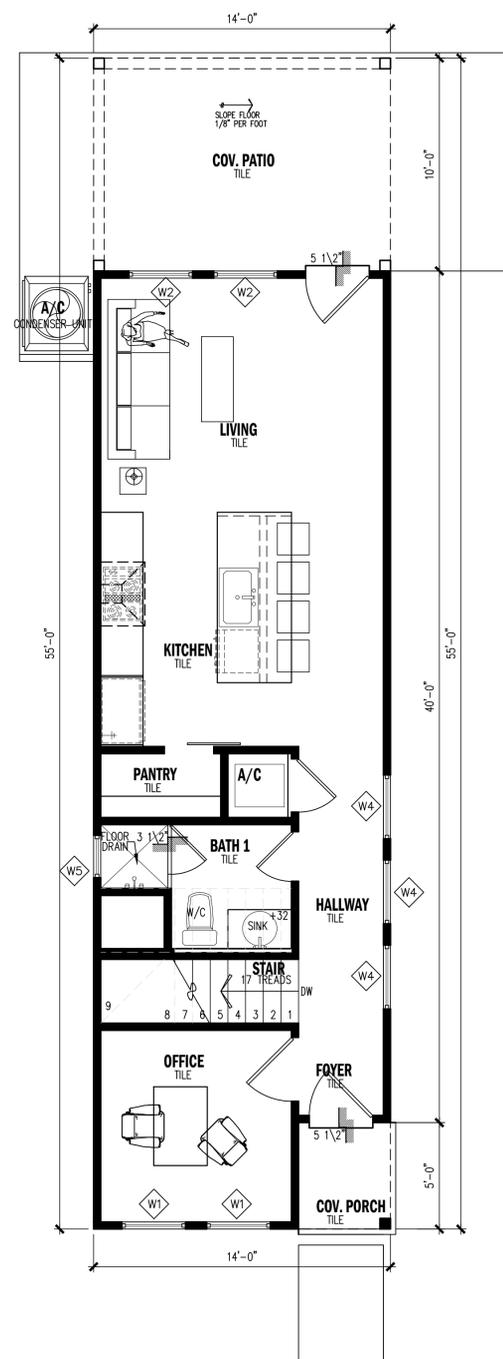
REFERENCE	LOCATION	DOOR DESCRIPTION								DOOR SIZE	
		UNITS	OPERATION	MANUFACTURER	MODEL	MATERIAL	FINISH	EXTERIOR	INTERIOR	WIDTH	HEIGHT
D1	OFFICE	1	RIGHT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED			3'-0"	6'-8"
D1	BEDROOM 1	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED			3'-0"	6'-8"
D1	BEDROOM 2	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED			3'-0"	6'-8"
D1	MASTER SUITE	1	RIGHT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED			3'-0"	6'-8"
D2	BATH 1	1	RIGHT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED			2'-6"	6'-8"
D2	PANTRY	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED			2'-6"	6'-8"
D2	BATH 2	1	RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED			2'-6"	6'-8"
D2	MECHANICAL	1	LEFT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED			2'-6"	6'-8"
D2	BATH 3	1	RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED			2'-6"	6'-8"
D2	UTILITY	2	LEFT & RIGHT HAND INSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED			2'-6"	6'-8"
D3	FOYER	1	RIGHT HAND INSWING	MASONITE	W-2500 SERIES	WOOD/GLASS	PAINTED			3'-0"	6'-8"
D4	PATIO	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED			3'-0"	6'-8"
D4	X	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED			2'-8"	6'-8"
D5	X	1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED			3'-0"	6'-8"
D5		2	LEFT & RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED			2'-6"	6'-8"
D5		2	LEFT & RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED			2'-6"	6'-8"
D6		1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED			2'-4"	6'-8"
D6		1	RIGHT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED			2'-4"	6'-8"
D6		1	LEFT HAND OUTSWING	JELD-WEN	W-2500 SERIES	WOOD	PAINTED			2'-4"	6'-8"
D7		2	2 PANELS SLIDING DOOR	JELD-WEN	W-2500 SERIES	ALUMINUM/GLASS	PAINTED			3'-0"	6'-8"

AREA TABULATION LOT 29

FIRST FLOOR PLAN	618
SECOND FLOOR PLAN	708
TOTAL AIR CONDITIONED SPACE	1,326
COVERED PATIO	140
COVERED PORCH	12
TOTAL COVERED AREA	1,478

AREA PERCENTAGES

SIDING	83 %
WINDOW / JELD-WEN CLAD WOOD	17 %
LOT GREEN SPACE	58 %
LOT 29 COVERED AREA	42 %



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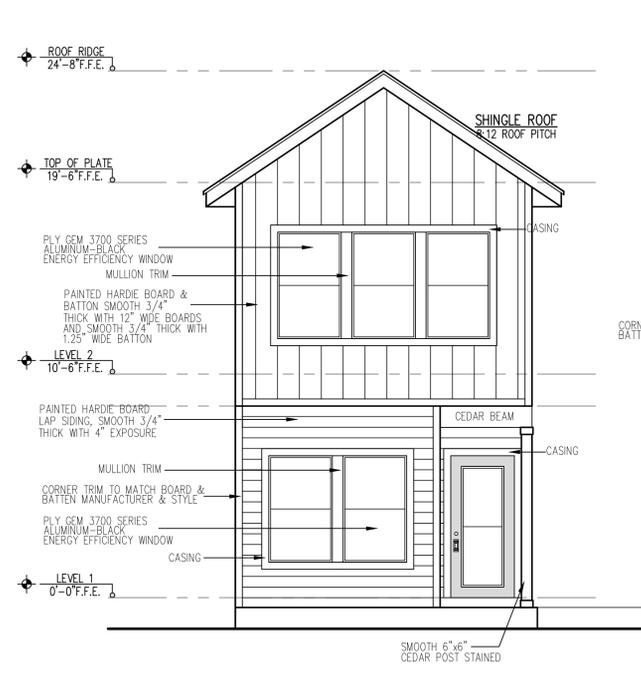
BROWN SPEC HOME
 NCB 568 BLOCK 17 LOT 24, 25, 26, 27, 28, 29
 BROWN ST. DIGNOWITY HILL DIST
 SAN ANTONIO, TEXAS 78202

SHEET TITLE	
LOT 29 FLOOR PLANS WINDOW & DOOR SCHEDULE ROOF PLAN	
DATE:	OCTOBER 11 2023
EXPIRATION DATE:	JULY 08 2024
DESIGNER:	TRES DESIGN STUDIO
DRAWN / CHECKED BY:	EDUARDO FLORES
SCALE:	1/4" = 1'-0"
CLIENT:	VERGEL CONSTRUCTION LLC

A.16

CHECK SET

CHECK SET NOT FOR CONSTRUCTION



FRONT ELEVATION

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

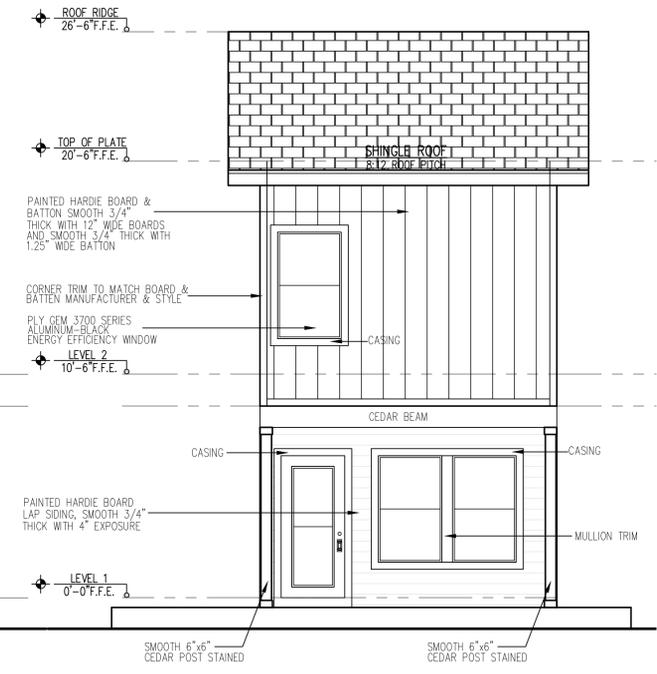
NOTE: 12" MAXIMUM EXPOSED FOUNDATION



LEFT ELEVATION

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

NOTE: 12" MAXIMUM EXPOSED FOUNDATION



REAR ELEVATION

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

NOTE: 12" MAXIMUM EXPOSED FOUNDATION



RIGHT ELEVATION

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

NOTE: 12" MAXIMUM EXPOSED FOUNDATION

CONTRACTOR TO INSTALL 3-TAB ASPHALT SHINGLES RATED A FOR FIRE SAFETY. SHINGLES ALSO TO COMPLY WITH ASTM D7158 CLASS F WIND RATING AND CLASS 4 IMPACT RATING INSTALL PER MANUFACTURER REQUIREMENTS

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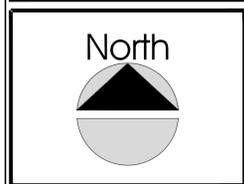
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TRES
 DESIGN STUDIO

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 www.tresdesignstudio.com



BROWN SPEC HOME

NCB 568 BLOCK 17 LOT 24, 25, 26, 27, 28, 29
 BROWN ST, DIGNOWITY HILL, HIST DIST
 SAN ANTONIO, TEXAS 78202

LOT 29 ELEVATION PLANS RENDERING	
DATE:	OCTOBER 11 2023
EXPIRATION DATE:	JULY 08 2024
DESIGNER:	TRES DESIGN STUDIO
DRAWN / CHECKED BY:	EDUARDO FLORES
SCALE:	1/4" = 1'-0"
CLIENT:	VERGEL CONSTRUCTION LLC

A.17

CHECK SET

CHECK SET NOT FOR CONSTRUCTION

PROPOSED WINDOW DETAIL



PROPOSED WINDOW DETAIL





PROPOSED WINDOW DETAIL



PROPOSED WINDOW DETAIL

