

HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2022

HDRC CASE NO: 2022-196
ADDRESS: 619 DAWSON ST
LEGAL DESCRIPTION: NCB 561 BLK 1 LOT E 12.52 FT OF 11 & W 37.48 FT OF 12
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Anahita Delong/DELONG JOSEPH & DELONG ANAHITA
OWNER: DELONG JOSEPH & DELONG ANAHITA
TYPE OF WORK: Amendment to approval - installation of aluminum windows rather than wood
APPLICATION RECEIVED: March 29, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design regarding window materials for the new construction at 619 Dawson.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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.

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 amend a previously approved design regarding window materials for the new construction at 619 Dawson.
- b. **PREVIOUS APPROVAL** – The Historic and Design Review Commission approved the proposed new construction at 619 Dawson on August 19, 2020. At that time, the applicant proposed and received approval to install wood windows throughout the new construction.
- c. **WINDOWS** – At this time, the applicant has proposed to install aluminum windows. The applicant has noted that supply chain issues have prevented the installation of the previously approved window. Staff’s standards for windows in new construction recommend wood or aluminum clad wood windows for new construction; however, the installation of aluminum windows are not prohibited. Staff finds that an aluminum window may be appropriate; however, the proposed window should meet staff’s standards for windows in new construction; noted in the applicable citations. Windows should feature equally sized sashes, traditional dimensions and proportions, meeting rails that are no taller than 1.25”, stiles that are no wider than 2.25”, clear glass, and a dark color. Windows should feature a block frame and there should be a minimum of at least two (2) inches 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.

RECOMMENDATION:

Staff recommends approval of the proposed installation of aluminum windows; however, the proposed window must meet staff’s standards for windows in new construction, as noted in the applicable citations and below.

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:

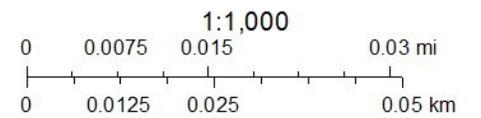
- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product 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.

City of San Antonio One Stop



June 11, 2020



CURRENT PHOTO



CURRENT PHOTO





85 Aluminum Single Hung Window

Features:

- Aluminum frame and sash components are precision cut and assembled to make joints weather-tight
- Warm-edge insulated glass reduces condensation and improves thermal efficiency
- Sashes interlock for added strength and security
- Positive sash lock provides security and helps keep the frame and sash weather-tight
- Half screen standard
- Vinyl bulb seal spans bottom of operable sash to minimize air and water infiltration
- Continuous extruded nail-fin on all frame sections for fast, easy installation
- Sloped-sill allows for easy water run-off
- Jamb depth: 2.5625"

Custom Options:

- 5/8" or 3/4" flat grids available
- Glass options: Low-E Glass; Low-E Glass with Argon Gas; Ultra Low-E Argon (May be required for Energy Star rating)
- Custom sizes available
- DP Rating R50 (window size tested 48" x 72")

Product Performance:

AAMA 101 Results:

Window Size	AAMA Rating (psf)	Air (cfm/ft ²)	Water (psf)
48" x 72"	R40	0.09	6.06
48" x 84"	R40	0.09	6.06
44" x 84"	R45	0.18	7.52
48" x 72" HP	R50	0.09	7.52
CHS Twin 88" x 72" HP	R45	0.18	7.52
CHS Triple 108" x 77" HP	R50	0.09	7.52

Product Dimensions:

Aluminum Wall Thickness: 0.050"
 Glass Thickness: 0.5625"
 Jamb Depth: 2.5625"
 Nail Fin Setback: 1.375"

Rough Opening:

Window Width + 1/2"
 Window Height + 1/2"

Size Restrictions:

	Min:	Max:
Width	11 1/2"	48"
Height	23 1/2"	96"

(Max. United Inches 144")





85 Aluminum Single Hung Window

Egress Formulas:

Egress Width $\geq 20"$ and Egress Height $\geq 24"$ and Egress Area $\geq 5.7 \text{ ft}^2$ required to meet egress.

Egress Width Formula: window width - 1.875"

Egress Height Formula = (window height/2) - 5.250"

Egress Area Formula = (Egress Width x Egress Height)/144

Screen Sizes:

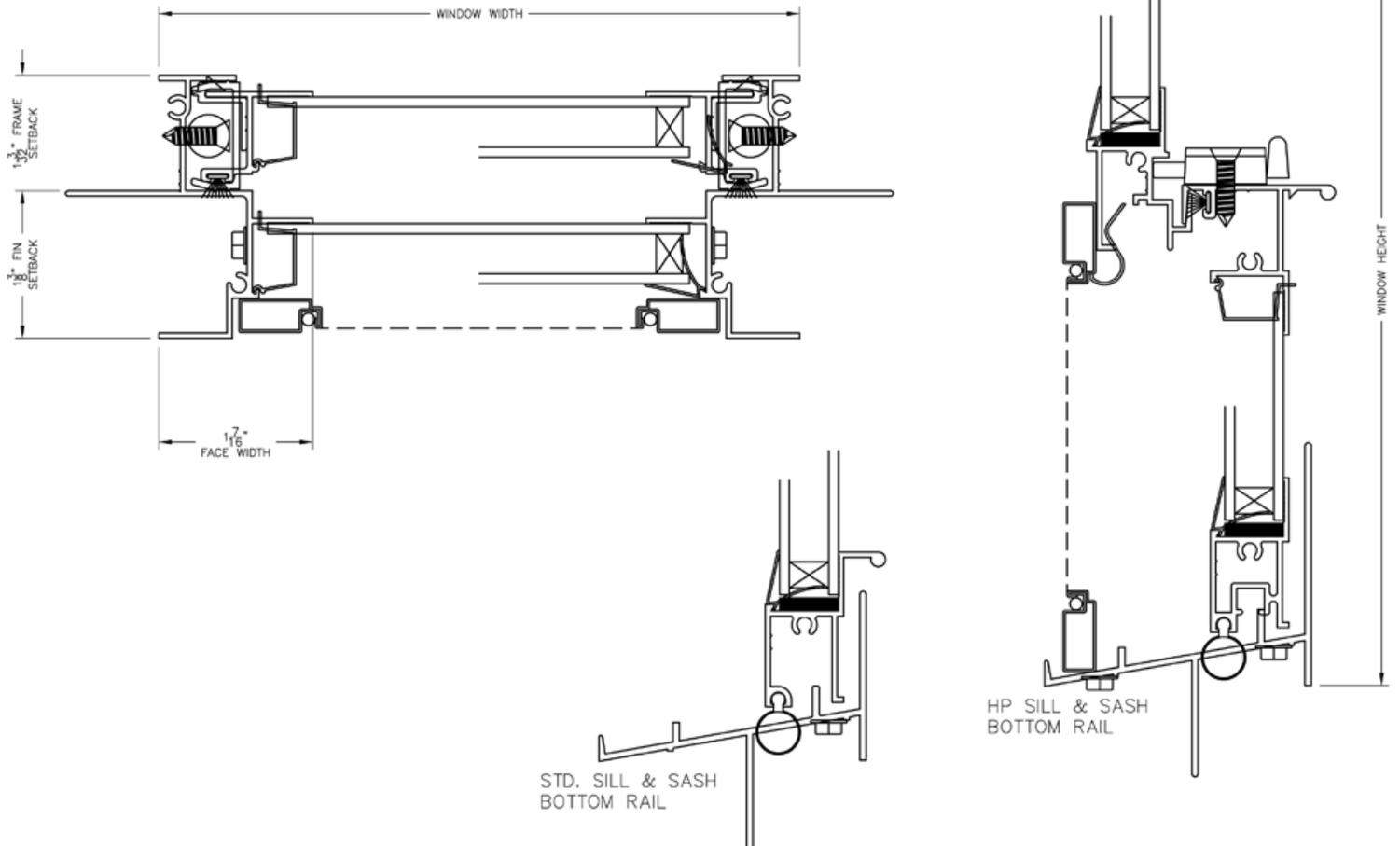
Width: window width - 1.500"

(EW/2) - 1.5625" Twin

(EW/3) - 1.625" Triple

Height: (window height/2) + 0.500"

Cross Sections:





85 2 and 3-Lite Aluminum Sliding Window

Features:

- Aluminum frame and sash components are precision cut and assembled to make joints weather-tight
- Warm-edge insulated glass reduces condensation and improves thermal efficiency
- Sashes interlock for added strength and security
- Positive sash lock provides security and helps keep the frame and sash weather-tight
- Half screen standard
- Continuous extruded nail-fin on all frame sections for fast, easy installation
- Sloped-sill allows for easy water run-off
- Jamb depth: 2.147"

Custom Options:

- 5/8" or 3/4" flat grids available
- Glass options: Low-E Glass; Low-E Glass with Argon Gas; Ultra Low-E Argon (May be required for Energy Star rating)
- Custom sizes available
- DP Rating R40 (window size tested 72" x 48")

Product Performance:

AAMA 101 Results:

Window Size	AAMA Rating (psf)	Air (cfm/ft ²)	Water (psf)
72" x 72" (XO)	R15	0.16	2.92
72" x 48" (XO)	R15	0.16	6.06
72" x 48" (XO)	R40	0.12	6.06

Product Dimensions:

Aluminum Wall Thickness: 0.050"
 Glass Thickness: 0.625"
 Jamb Depth: 2.147"
 Nail Fin Setback: 1.375"

Rough Opening:

Window Width + 1/2"
 Window Height + 1/2"

2-Lite Slider Size Restrictions:

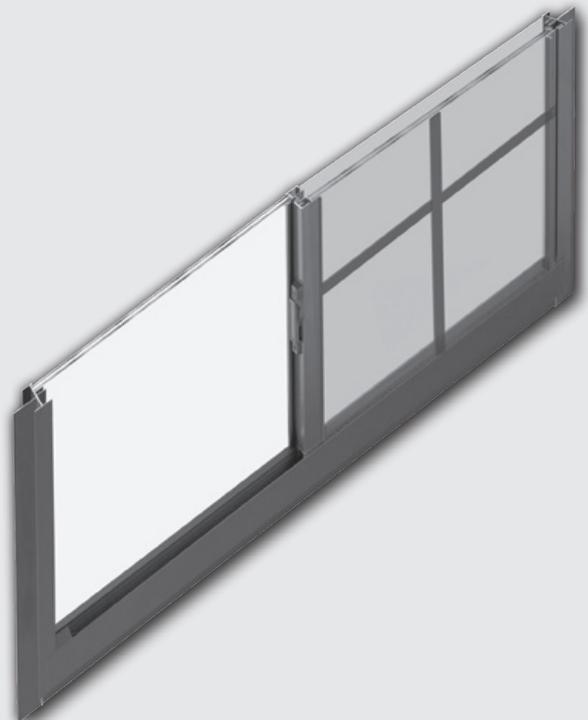
	Min:	Max:
Width	23 1/2"	72"
Height	11 1/2"	72"

(Max. United Inches 132")

3-Lite Slider Size Restrictions:

	Min:	Max:
Width	71 1/2"	108"
Height	23 1/2"	60"

(Max. United Inches 158")





85 2 and 3-Lite Aluminum Sliding Window

Egress Formulas:

Egress Width Formula = $(\text{Window Width}/2) - 1.75''$ (XO/OX)

Egress Height Formula = $\text{Window Height} - 2.625''$ (std. sill)

Area = $(\text{Egress Width} \times \text{Egress Height})/144$

Screen Sizes:

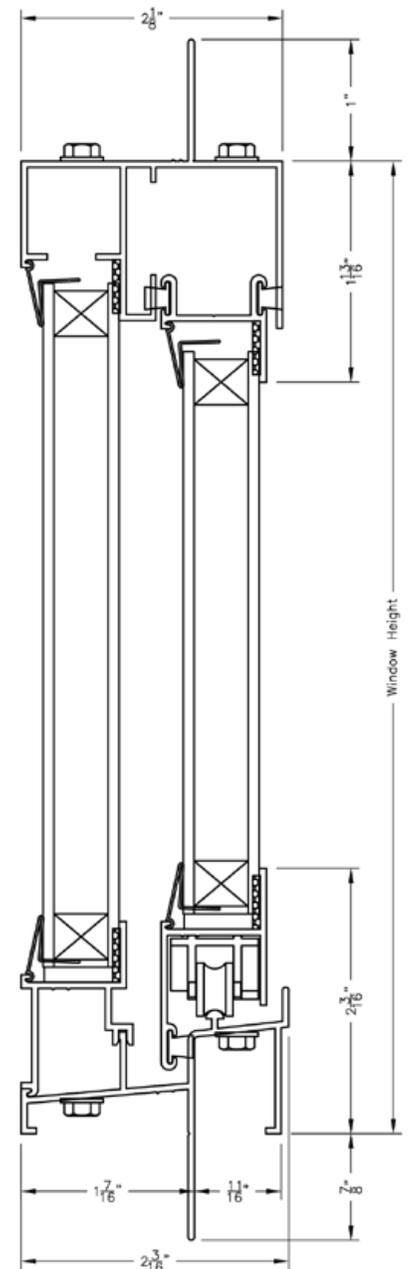
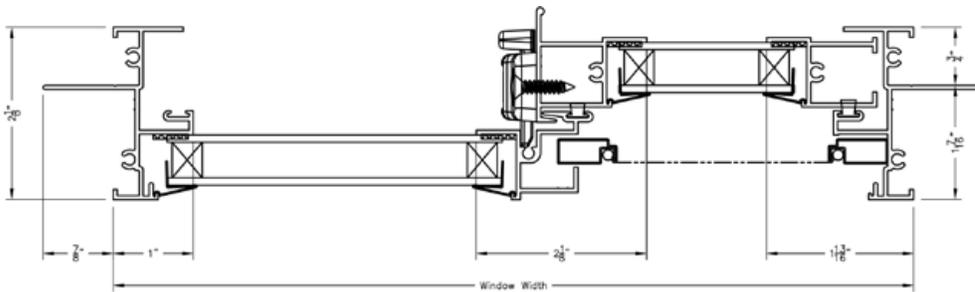
Width: XO/OX = $(\text{window width}/2) - 1.00''$

XOX 1/3 1/3 1/3 = $(\text{window width}/3) - 1.00''$

XOX 1/4 1/2 1/4 = $(\text{window width}/4) - 1.00''$

Height: $\text{window height} - 1.25''$

Cross Sections:



BUILDER SERIES

W I N D O W S



3710 SERIES SINGLE HUNG

ALUMINUM

WINDOWS

MORE VALUE. MORE PERFORMANCE. MORE SOLUTIONS.

If you're looking for a window that delivers the best possible performance at the best possible value, look no further than Ply Gem Windows Builder Series. It's energy efficient, offers a variety of material choices, most of which are virtually maintenance free and can withstand the toughest tests, including the test of time. Plus, with our service and support you'll be able to get the job done the right way on time and on budget.



windows.plygem.com



3710 SERIES SINGLE HUNG



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 7/16" 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^{SC}, HP, HP^{SC}, obscure and tempered

GRILLE OPTIONS:

Color-coordinated grilles-between-the-glass (GBG) in 5/8" and 3/4" 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

COLOR OPTIONS:



3710/3710N³ THERMAL PERFORMANCE

	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
WARM EDGE				
5/8" Clear	1.52	0.66	0.65	0.68
5/8" Low-E	1.92	0.52	0.32	0.57
5/8" Low-E ^{SC}	1.92	0.52	0.25	0.45
5/8" HP Glass	2.08	0.48	0.32	0.58
5/8" HP ^{SC} Glass	2.08	0.48	0.25	0.46

3710F⁴ THERMAL PERFORMANCE

	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
WARM EDGE				
5/8" Clear	1.49	0.67	0.65	0.68
5/8" Low-E	1.89	0.53	0.32	0.57
5/8" Low-E ^{SC}	1.89	0.53	0.25	0.45
5/8" HP Glass	2.00	0.50	0.32	0.58
5/8" HP ^{SC} Glass	2.04	0.49	0.25	0.46

All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 5/8" IGU, 3mm glass and 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 to do so.

SINGLE HUNG SELECTION GUIDE

SERIES	FRAME DEPTH	NAIL FIN SETBACK	CONSTRUCTION TYPE				
			WOOD SIDING	BRICK	3 COAT STUCCO	BLOCK	EIFS
3710	2"	7/8"	●		●		
3710N	2"	1 3/8"			●		●
3710F	2 7/16"	1 3/8"	●	●	●		●

1. Available Low-E option.
2. Optional HP Glass combines Low-E with argon gas fill for high performance.
3. 3710 and 3710N units feature a 2" frame depth.
4. 3710F units feature a 2 7/16" frame depth.

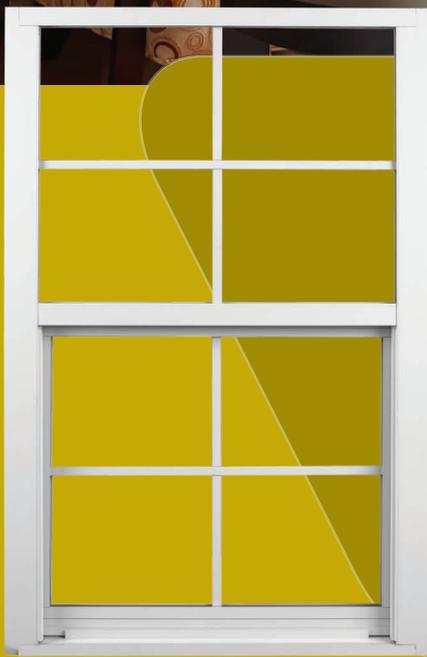


4712 SERIES SINGLE HUNG

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If you're looking for a window that delivers the best possible performance at the best possible value, look no further than Ply Gem Windows Builder Series. It's energy-efficient and offers a variety of material choices, most of which are virtually maintenance free and can withstand the toughest tests, including the test of time. Plus, with our service and support you'll be able to get the job done the right way on time and on budget.





4712 SERIES SINGLE HUNG



STANDARD FEATURES

- Virtually maintenance-free extruded aluminum construction with electrostatically applied finish
- Sleek profile provides larger viewing area
- Interior glazing allows for easier glass replacement
- Side load removable bottom sash
- Block and tackle balance system
- Energy-efficient Warm Edge insulating glass
- Sloped sill allows for proper water drainage to the exterior
- Structural meeting rail provides rigid stability and allows for a tighter, weather-resistant unit
- Frame depth available in 2⁷/₁₆"
- Dual lift rails on bottom sash for easy operation
- Flange (shown) or integral nailing fin for simple installation



OPTIONS

GLASS OPTIONS:

Low-E, Low-E^{SC}, HP, HP^{SC}, obscure and tempered

GRILLE OPTIONS:

Color-coordinated grilles-between-the-glass (GBG) in 5/8" and 3/4" flat

PRODUCT CONFIGURATION:

Matching side lites, fixed panels, transoms, segmented transoms and a wide selection of architectural shapes

HARDWARE OPTION:

Safety vent latch to meet ASTM F2090-2008 requirements

COLOR OPTIONS:



4712 SERIES THERMAL PERFORMANCE

	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
WARM EDGE				
3/4" Clear	1.47	0.68	0.65	0.67
3/4" Low-E	1.85	0.54	0.31	0.57
3/4" Low-E ^{SC}	1.85	0.54	0.24	0.45
3/4" HP Glass	2.00	0.50	0.31	0.57
3/4" HP ^{SC} Glass	2.00	0.50	0.24	0.45

All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: IGU specified in chart, 3mm glass and 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 to do so.

SINGLE HUNG SELECTION GUIDE

SERIES	NAIL FIN SETBACK	H-R50	HIGH WIND ZONE	FLORIDA APPROVED	CONSTRUCTION TYPE			
					WOOD SIDING	BRICK	BLOCK	EIFIS
4712F	1 ³ / ₈ "	●	●	14039.1	●	●		●
4712FL	FLANGE	●	●	14039.1			●	

1. Optional Low-E and Low-E^{SC} (solar cooling) glass options.
2. Optional HP and HP^{SC} (solar cooling) Glass packages combine Low-E glass options with argon gas fill for high performance.
3. Meets Florida building codes for certain zones. Consult your local codes for specific requirements.

4. Impact Rated units are available in select sizes and configurations.
5. 4712F/FL is available in white and bronze, not adobe grey.





4810F SINGLE HUNG

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4810F SERIES SINGLE HUNG



STANDARD FEATURES

- Thermally broken aluminum frame with polyurethane poured in place and debridged to reduce thermal conductivity of aluminum frame
- 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 load removable bottom sash
- Block and tackle balance system
- Energy-efficient Warm Edge insulating glass
- Structural meeting rail provides rigid stability and allows for a tighter, weather-resistant unit
- Dual lift rails on bottom sash for easy operation
- Frame depth available in 2⁷/₁₆"
- Integral nailing fin with a 1³/₁₆" setback for simple installation



OPTIONS



GLASS OPTIONS:

Low-E, Low-Esc, Low-E2+, Low-Esc2+, HP, HPsc, HP2+, HPsc2+, obscure and tempered



GRILLE OPTIONS:

Color-coordinated grilles-between-the-glass; 1³/₁₆" SDL w/ Shadow Bar



PRODUCT CONFIGURATION:

Matching side lites, fixed panels, transoms, segmented transoms and a wide selection of architectural shapes

HARDWARE OPTION:

Safety vent latch to meet ASTM F2090-2008 requirements



COLOR OPTIONS:



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 to do so.

SINGLE HUNG SELECTION GUIDE

SERIES	NAIL FIN SETBACK	R50	HIGH WIND ZONE	FLORIDA APPROVED	CONSTRUCTION TYPE		
					WOOD SIDING	BRICK	EIFIS
4810F	1 ³ / ₈ "						

4810F SERIES THERMAL PERFORMANCE

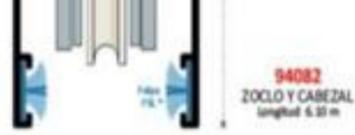
	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
WARM EDGE				
3/4" IGU Clear	1.61	0.62	0.65	0.67
3/4" IGU Low E	2.08	0.48	0.31	0.57
3/4" IGU Low E ^{SC}	2.13	0.47	0.24	0.44
3/4" IGU Low E 2+	2.33	0.43	0.30	0.55
3/4" IGU Low E ^{SC} 2+	2.33	0.43	0.23	0.43
3/4" IGU HP	2.27	0.44	0.31	0.57
3/4" IGU HP ^{SC}	2.27	0.44	0.24	0.44
3/4" IGU HP 2+	2.50	0.40	0.30	0.55
3/4" IGU HP ^{SC} 2+	2.50	0.40	0.23	0.43
WARM EDGE				
3/4" IGU Low E	2.13	0.47	0.31	0.57
3/4" IGU Low E ^{SC}	2.13	0.47	0.24	0.44
3/4" IGU Low E 2+	2.38	0.42	0.30	0.55
3/4" IGU Low E ^{SC} 2+	2.38	0.42	0.23	0.43
3/4" IGU HP	2.27	0.44	0.31	0.57
3/4" IGU HP ^{SC}	2.33	0.43	0.24	0.44
3/4" IGU HP 2+	2.50	0.40	0.30	0.55
3/4" IGU HP ^{SC} 2+	2.50	0.40	0.23	0.43

All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 3/4" IGU, 3mm glass and no grilles.

R VALUE: Restrictive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

1. Low E glass options available including solar cooling glass for warm climates.
2. Optional HP glass combines Low-E with argon gas fill for high performance. HP options include solar cooling and inside surface Low-E options.
3. Impact Rated units are available in select sizes and configurations.
4. Meets Florida building codes for certain zones. Consult your local codes for specific requirements.





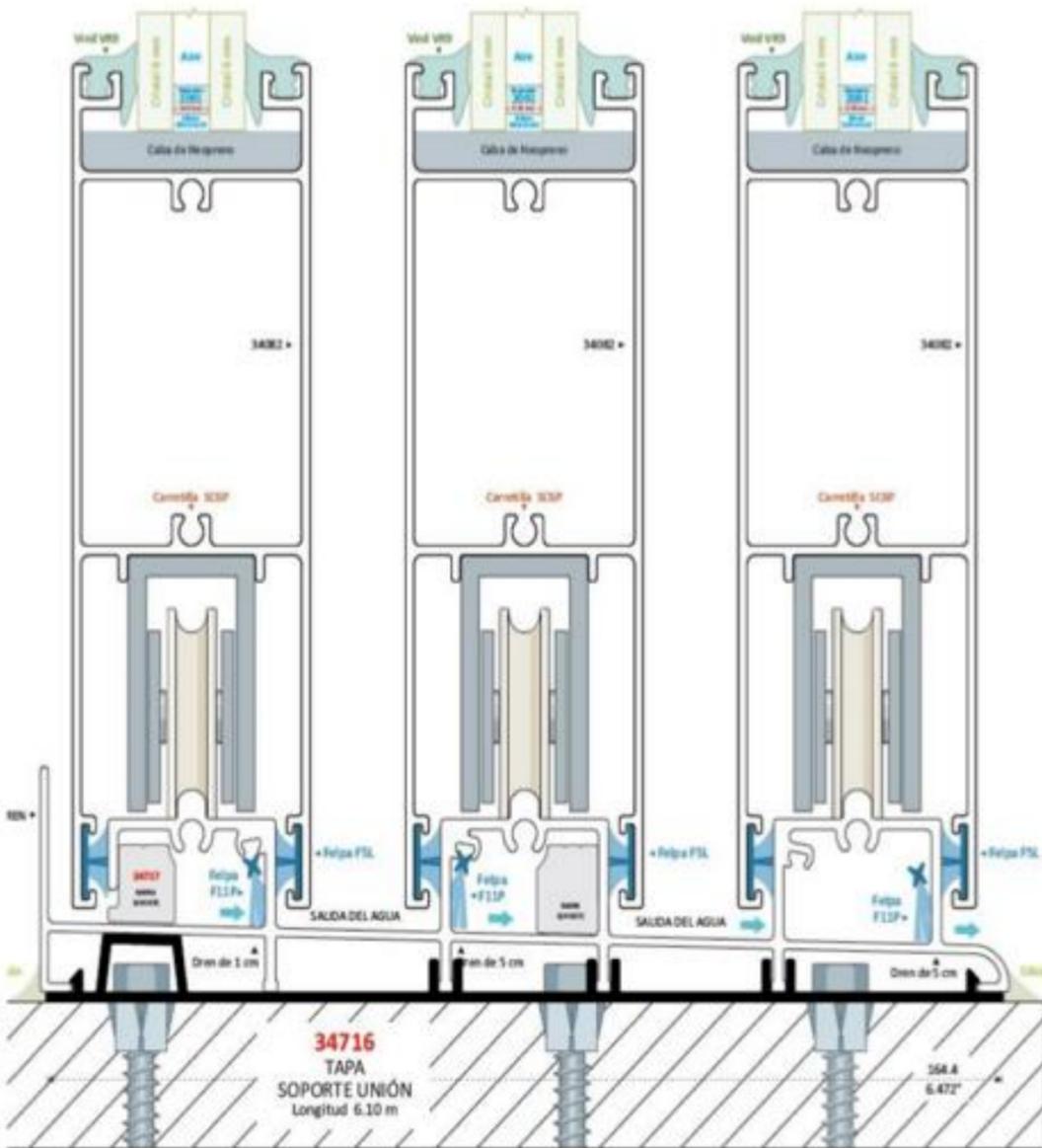
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Excellence on Aluminum LLC

10966 Hameln Park Dr San Antonio Tx 78249: CEL 2108187271



NOTE: ASAMBLY REFERENCE FRAMEWORK



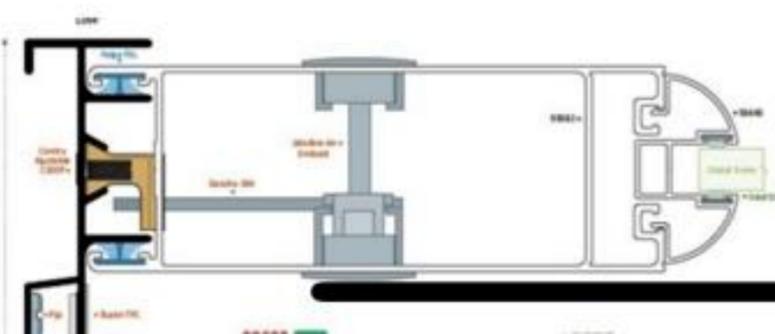
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Excellence on Aluminum LLC

10966 Hameln Park Dr San Antonio Tx 78249: CEL 2108187271



NOTE: ASAMBLY REFERENCE FRAMEWORK



GC Payment Application

Project Information	Project Number	Billing Period Date	Application Number
Anahita Moshgbar & Joseph Delong 619 Dawson Street, San Antonio, TX. 78202	21-0003	11/1/21	4

Application For Payment

Item	Trade/Service	Subcontractor	Cost	OH/P	Project
1	Temp. Services & Rentals	National Rental - Porta Potty	\$ 92.01	\$ 13.80	\$ 105.81
2	Sitework	Texas Disposal	\$ 43.30	\$ 6.50	\$ 49.80
3	Sitework	Bitters Recycling Disposal	\$ 43.30	\$ 6.50	\$ 49.80
4	Sitework	Anthony Caraway	\$ 230.00	\$ 34.50	\$ 264.50
5	Concrete	Jesus Guajardo - Concrete Foundation - Final Payment	\$ 1,000.00	\$ 150.00	\$ 1,150.00
6	Rough Carpentry	Lowes - Blue Tarp	\$ 149.39	\$ 22.41	\$ 171.80
7	Rough Carpentry	Guido Lumber - Rough Frame Material	\$ 1,447.38	\$ 217.11	\$ 1,664.49
8	Rough Carpentry	Home Depot - Rough Frame Material	\$ 336.82	\$ 50.52	\$ 387.34
9	Rough Carpentry	Pella Windows	\$ 11,670.00	\$ 1,750.50	\$ 13,420.50
10	Rough Carpentry	Rafael Yax - Rough Frame Labor - 3rd Payment	\$ 2,500.00	\$ 375.00	\$ 2,875.00
11	Rough Carpentry	Rafael Yax - Rough Frame Labor - 4th Payment	\$ 2,000.00	\$ 300.00	\$ 2,300.00
12	Rough Carpentry	Rafael Yax - Rough Frame Labor - 5th Payment	\$ 1,600.00	\$ 240.00	\$ 1,840.00
13	Rough Carpentry	Rafael Yax - Rough Frame Labor - 6th Payment	\$ 1,400.00	\$ 210.00	\$ 1,610.00
14	Rough Carpentry	Rafael Yax - Rough Frame Labor - 7th Payment	\$ 1,400.00	\$ 210.00	\$ 1,610.00
15	Rough Carpentry	Rafael Yax - Rough Frame Labor - 8th Payment	\$ 1,400.00	\$ 210.00	\$ 1,610.00
16	Roofing	Leopoldo Vasquez - 1st Payment	\$ 19,260.00	\$ 2,889.00	\$ 22,149.00
17	Paint	Sherwin Williams - Siding & Trim Paint	\$ 592.47	\$ 88.87	\$ 681.34
Total			\$ 45,164.67	\$ 6,774.70	\$51,939.37
Project to Date Total					\$166,021.95

GC Signature	Owner Signature
---------------------	------------------------



Date
11/1/21

Date

GC Notes:

Owner Notes:



General Line Items Delivery Out Of Unit Billing Sales Audit Trail Notes

#	Spt	Description	Need Date	Ship Date	Receipt Date	Delivery
⊕ 011		Pella Reserve, Traditional, Single Hung, 35.5 X 89.25	11/4/2021	(6/16/2022)	(6/20/2022)	
⊕ 015		Pella Reserve, Traditional, Single Hung, 23.5 X 35.5	11/4/2021	(6/16/2022)	(6/20/2022)	
⊕ 020		Pella Reserve, Traditional, Single Hung, 35.5 X 53.5	11/4/2021	(6/16/2022)	(6/20/2022)	
⊕ 021		Pella Reserve, Traditional, Single Hung, 35.5 X 53.5	11/4/2021	(6/16/2022)	(6/20/2022)	
⊕ 025		Pella Reserve, Traditional, Single Hung, 35.5 X 65.5	11/4/2021	(6/16/2022)	(6/20/2022)	
⊕ 030		Pella Reserve, Traditional, Sash Set, Fixed, 17.5 X 59.5	11/4/2021	12/22/2021	1/4/2022	1/7/2022
⊕ 035		Pella Reserve, Traditional, Sash Set, Fixed, 59.5 X 17.5	11/4/2021	12/22/2021	1/4/2022	1/7/2022
⊕ 040		Tier 2 - Delivery Charge - T2 - Tailgate Only	11/4/2021			
⊕ MAN1		CREDIT GW	11/4/2021			

Address: 619 Dawson St

City: San Antonio

State: TX Postal Code: 78202-2220

County:

Assembly Hours: 0.00

Pre-Finish Complete

Pre-Finish Hours: 0.00

Confirmed Next Delivery: Stop: Time:

#	Spt	Description	Location	P	R	Qty	Need Date	Receipt Date	Delivery Date
011		Pella Reserve, Traditional, ...	W 13 3-...	X		10	11/4/2021	(4/25/2022)	
		Pella Reserve, Traditional, ...		10	0	10		(4/25/2022)	
015		Pella Reserve, Traditional, ...	W 16	X		3	11/4/2021	(4/25/2022)	
		Pella Reserve, Traditional, ...		3	0	3		(4/25/2022)	
020		Pella Reserve, Traditional, ...	W 37 1...	X		3	11/4/2021	(4/25/2022)	
		Pella Reserve, Traditional, ...		3	0	3		(4/25/2022)	
021		Pella Reserve, Traditional, ...	W 37 2...	X		4	11/4/2021	(4/25/2022)	
		Pella Reserve, Traditional, ...		4	0	4		(4/25/2022)	
025		Pella Reserve, Traditional, ...	W 38 1...	X		2	11/4/2021	(4/25/2022)	
		Pella Reserve, Traditional, ...		2	0	2		(4/25/2022)	
030		Pella Reserve, Traditional, ...	W 21 Sl...	X	X	1	11/4/2021	1/4/2022	1/7/2022
		Pella Reserve, Traditional, ...		1	1	1		1/4/2022	
035		Pella Reserve, Traditional, ...	W 18 Sl...	X	X	1	11/4/2021	1/4/2022	1/7/2022
		Pella Reserve, Traditional, ...		1	1	1		1/4/2022	
040		Tier 2 - Delivery Charge - T...	None A...	N	N	1	11/4/2021		
MAN1		CREDIT GW		N	N	1	11/4/2021		

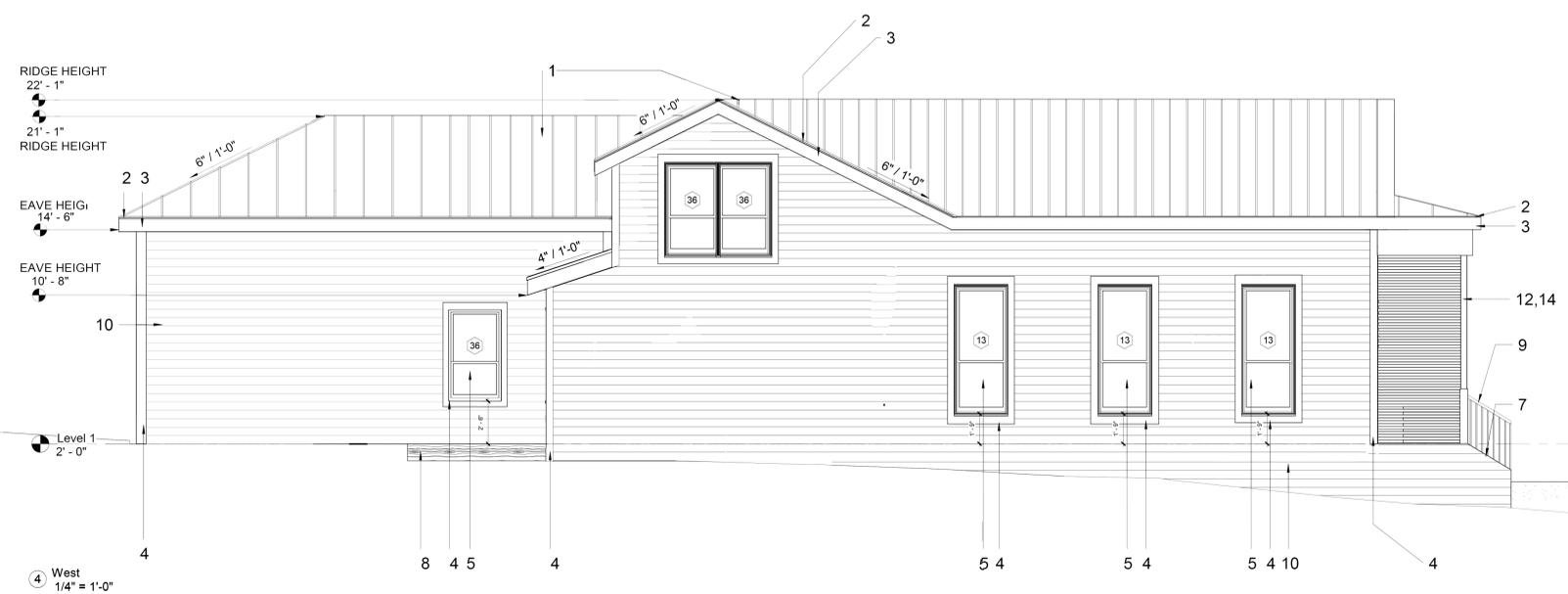
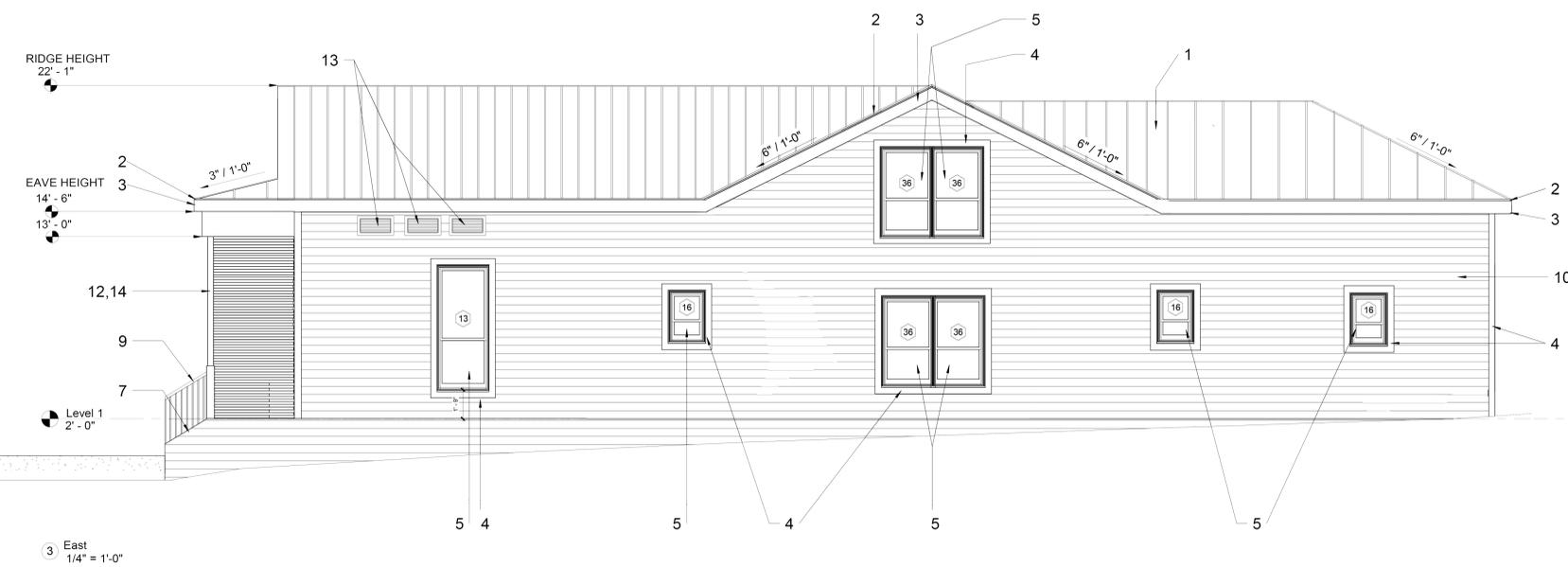
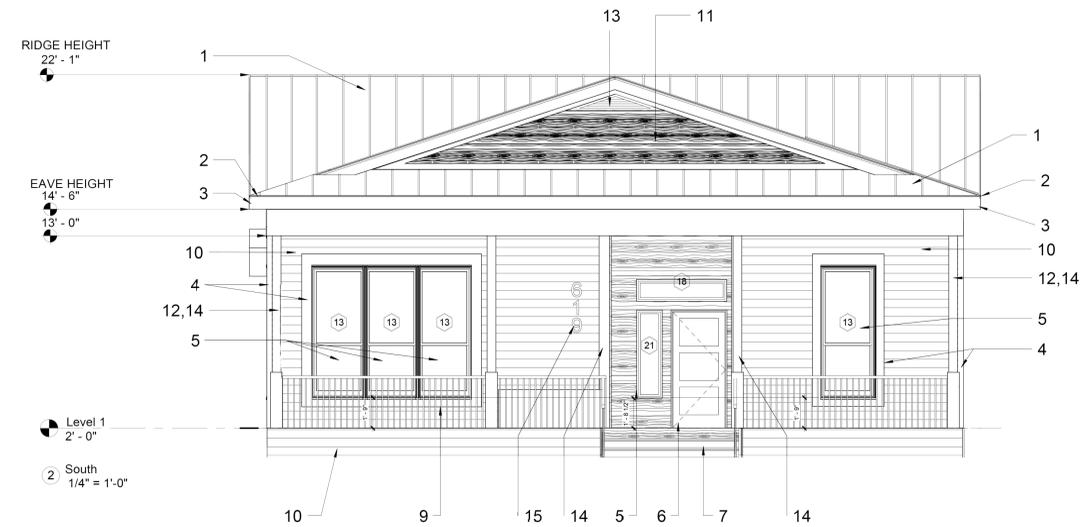
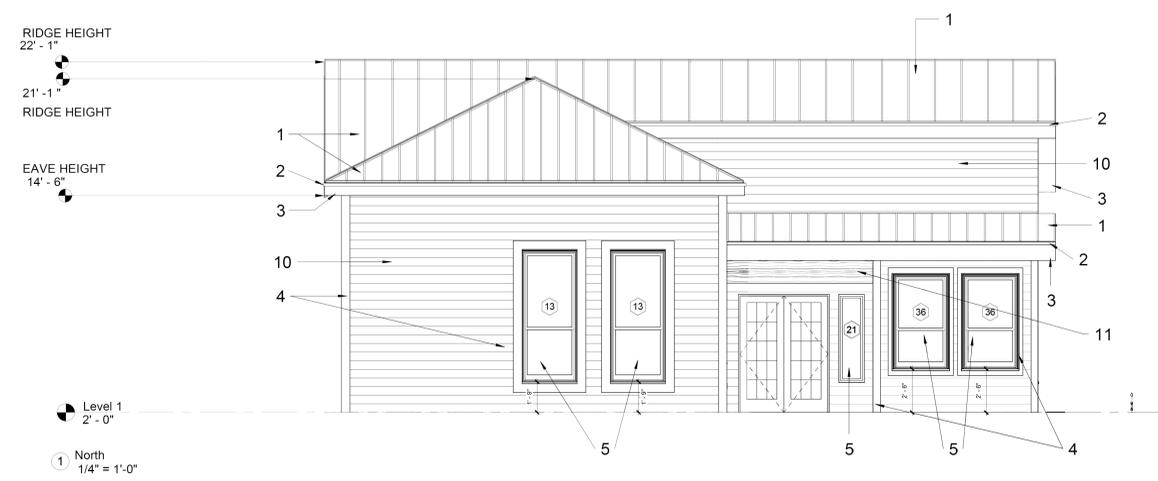
ANAHITA MOSHGBAR

10803 RINDLE RNCH.
SAN ANTONIO, TX 78249

PHONE NUMBER: 210 - 776 - 0585

EMAIL: TEZWIK@YAHOO.COM

No.	Description	Date



ELEVATION KEYED NOTES:

- 1) ALL DOORS WITH GLAZING WILL REQUIRE TEMPERED GLASS PANELS.
- 2) ALL EXTERIOR DOORS TO BE HOLLOW METAL CONSTRUCTION UNLESS OTHERWISE NOTED. ALL EXTERIOR DOORS TO BE PAINTED.

ELEVATION KEYED NOTES:

- 1) METAL ROOFING
- 2) METAL EDGE FLASHING ON 1X2 TREATED WOOD NAILER, PTD
- 3) CEMENT FIBER BOARD FASCIA (HARDIE), PTD
- 4) CEMENT FIBER BOARD TRIM (HARDIE), PTD
- 5) VINYL WINDOW, LOW-E, DOUBLE GLAZED, REFER GENERAL NOTES FOR LOCATION OF TEMPERED AND ANNEALED WINDOWS
- 6) HOLLOW METAL DOOR, PTD
- 7) WOOD STAIRS
- 8) WOOD DECK
- 9) WOOD RAILING POST, TOP/BOTTOM RAILS, AND GAURDRAILS, PTD
- 10) CEMENT FIBER LAP SIDING (HARDIE), PTD
- 11) WOOD SIDING
- 12) WOOD MESH
- 13) VENT
- 14) 4"x 6" Column
- 15) NUMBER PLATE

RESIDENCE CONSTRUCTION



619. DAWSON ST.
SAN ANTONIO, TX 78202

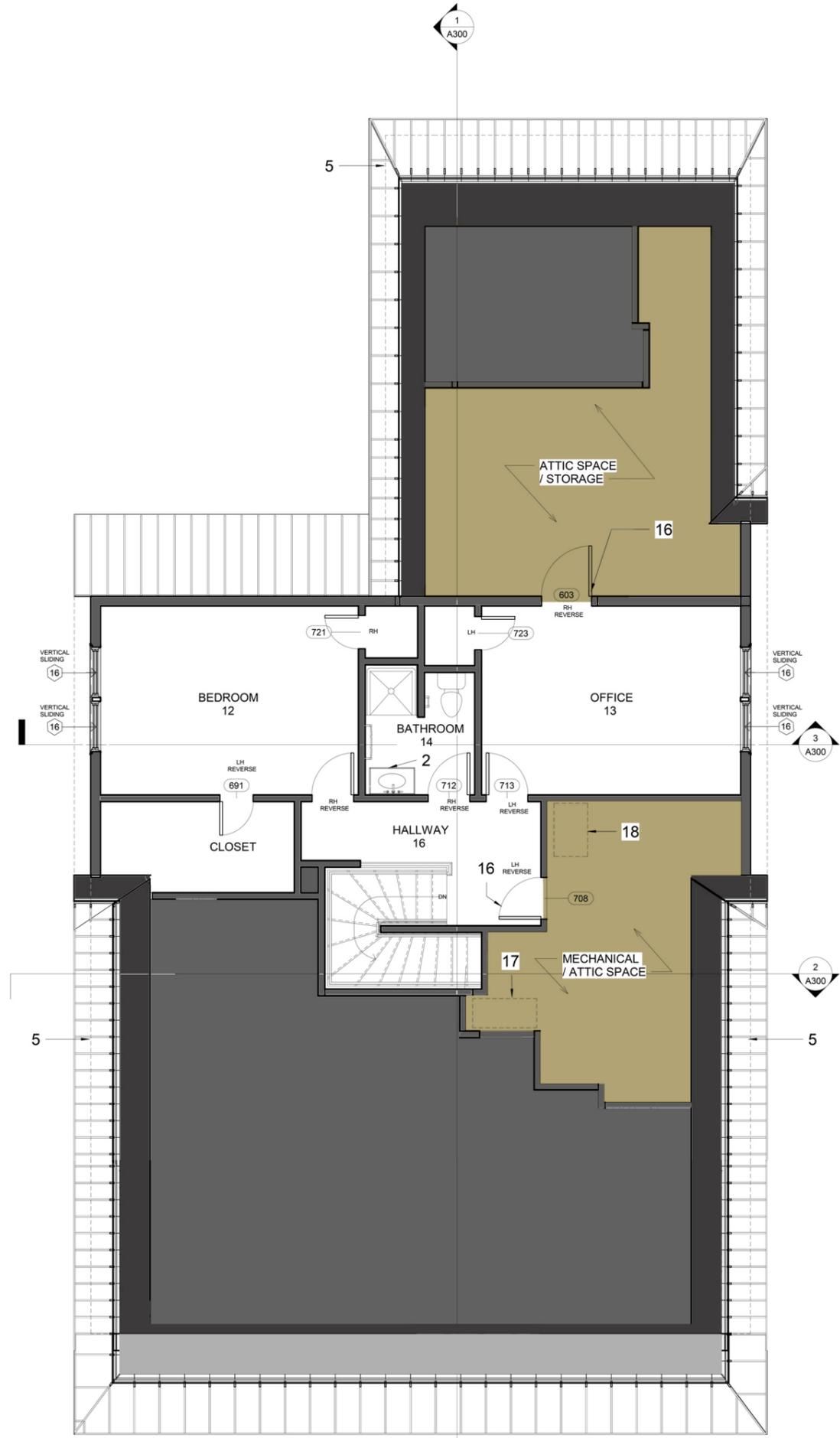
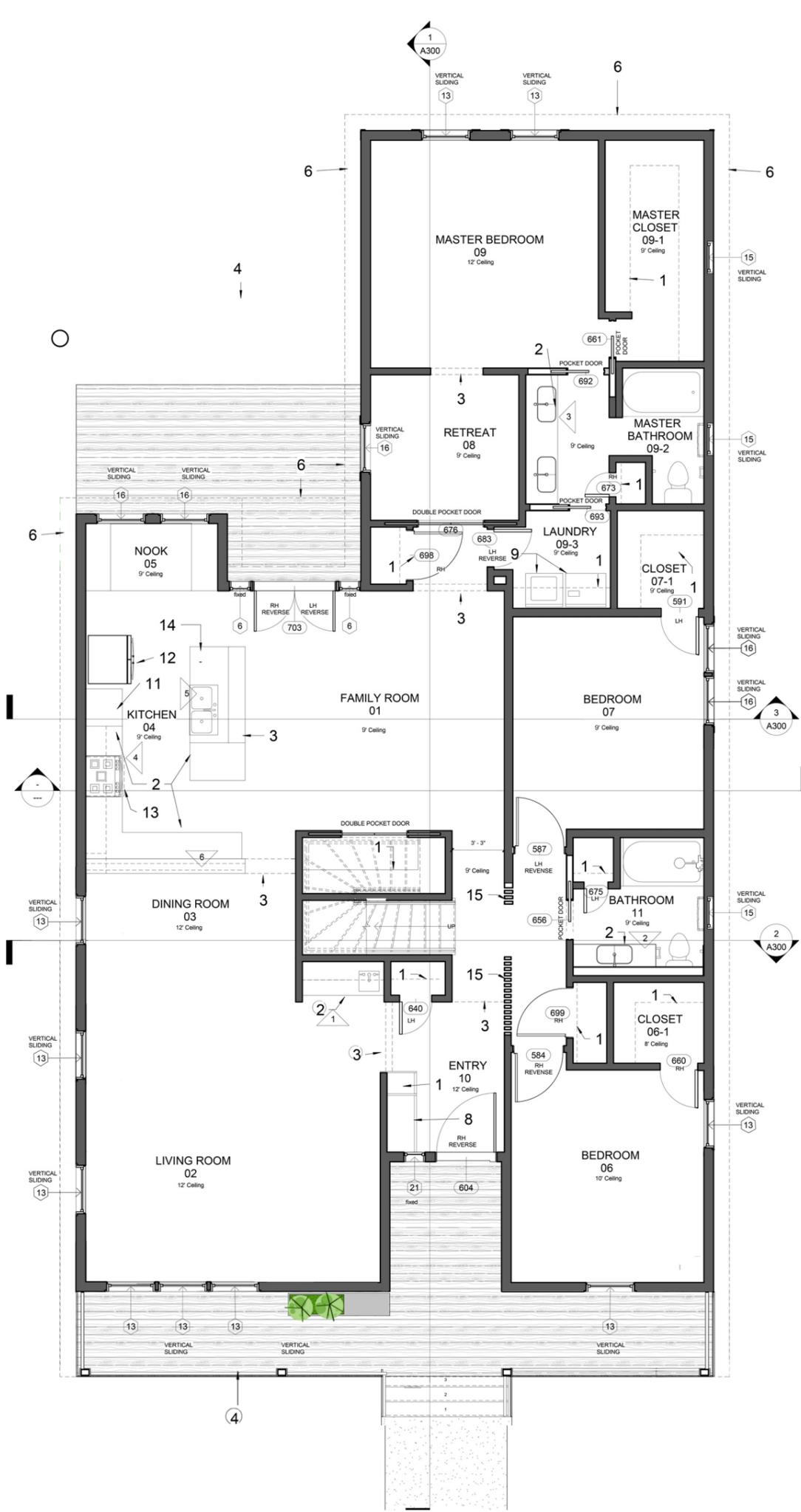
EXTERIOR ELEVATIONS

Date: 08/28/2020
Drawn By: A. MOSHGBAR

A200

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

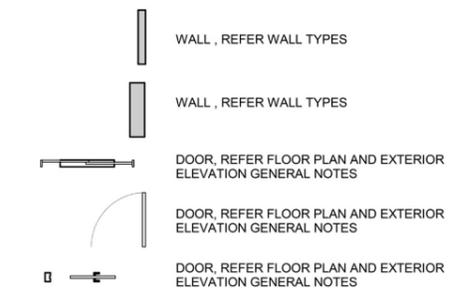
Option #2



FLOOR PLAN GENERAL NOTES:

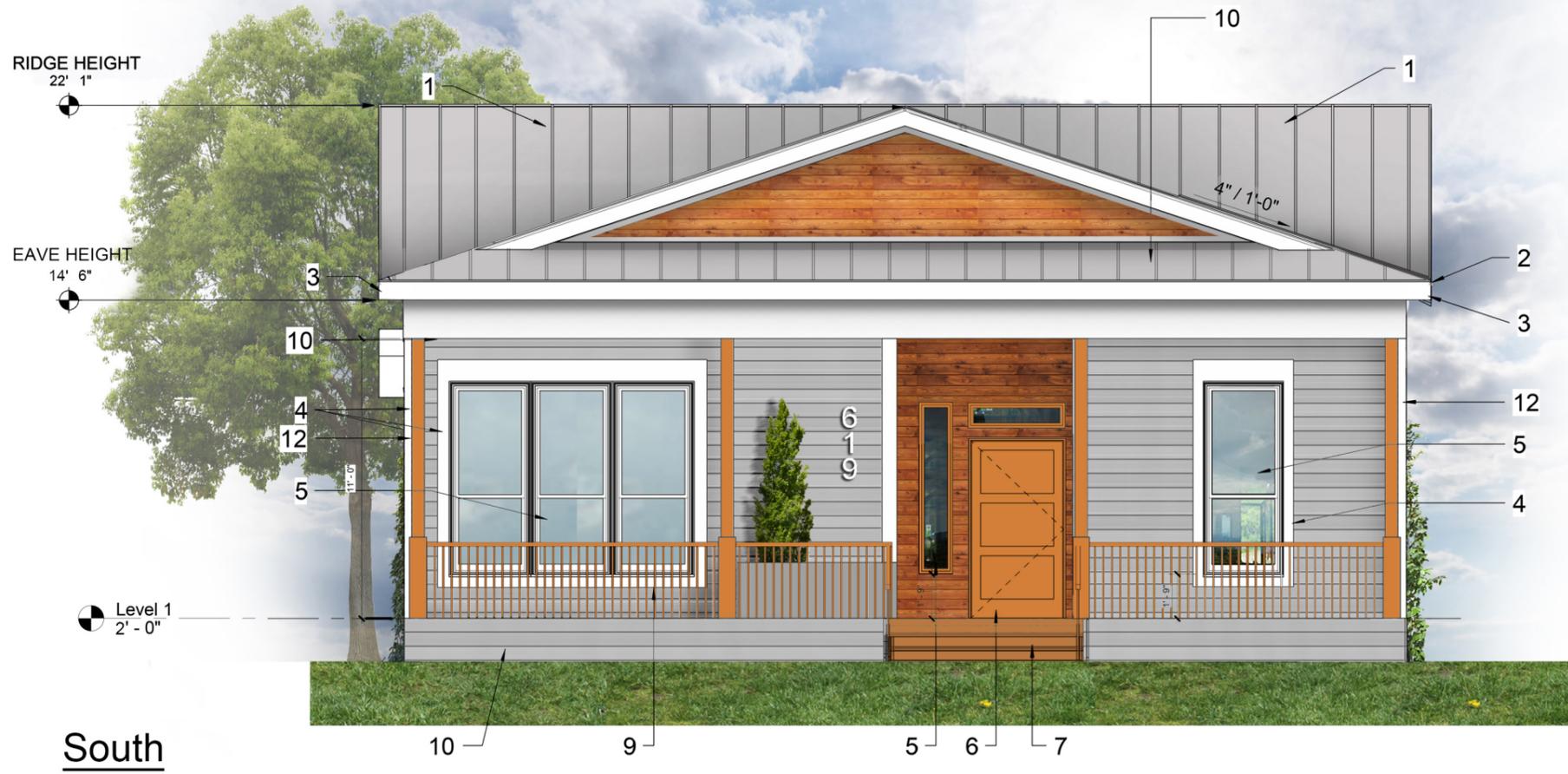
- 1) ALL DIMENSIONS ARE STUD TO STUD UNLESS OTHERWISE NOTED. CONTRACTOR TO NOTIFY ARCHITECT IF DISCREPANCIES ARE FOUND.
- 2) AHU AND W/H WILL BE LOCATED IN ATTIC ABOVE THE FIRST FLOOR.
- 3) CONTRACTOR TO LOCATE AIR SUPPLY CHASES INSIDE THE BEDROOM CLOSETS 06-1, 07-1 AND 09-1 IF NECESSARY. IF AIR SUPPLY CHASES ARE REQUIRED, CONTRACTOR WILL ADJUST CLOSET DOOR SIZES TO AN APPROPRIATE SIZE.
- 4) ALL INTERIOR DOORS TO BE HOLLOW CORE WOOD CONSTRUCTION, UNLESS OTHERWISE NOTED.
- 5) ALL PLUMBING FIXTURES SUCH AS TOILET, SINK, BATH TUB TO BE OWNER SELECTED AND CONTRACTOR INSTALLED.

FLOOR PLAN LEGEND:



FLOOR PLAN KEYED NOTES:

- 1) LINE OF SHELVING OR SHELVING ABOVE
- 2) COUNTERTOP, REFER FINISH SCHEDULE
- 3) LINE OF STRUCTURE ABOVE
- 4) FRONT/BACK PORCH
- 5) LINE OF ROOF BELOW
- 6) LINE OF ROOF ABOVE
- 7) ROOF SKYLIGHT
- 8) BALCONY
- 9) BENCH
- 10) WASHER/DRYER
- 11) WALL HEIGHT CABINET
- 12) REFRIGERATOR
- 13) RANGE
- 14) DISHWASHER
- 15) WALL PARTITION
- 16) OPENING TO THE ATTIC SPACE
- 17) ELECTRIC TANKLESS WATER HEATER
- 18) A/C UNIT



Option #2



ELEVATION KEYED NOTES:

- 1) ALL DOORS WITH GLAZING WILL REQUIRE TEMPERED GLASS PANELS.
- 2) ALL EXTERIOR DOORS TO BE HOLLOW METAL CONSTRUCTION UNLESS OTHERWISE NOTED. ALL EXTERIOR DOORS TO BE PAINTED.



ELEVATION KEYED NOTES:

- 1) METAL ROOFING
- 2) METAL EDGE FLASHING ON 1X2 TREATED WOOD NAILER, PTD
- 3) CEMENT FIBER BOARD FASCIA (HARDIE), PTD
- 4) CEMENT FIBER BOARD TRIM (HARDIE), PTD
- 5) VINYL WINDOW, DOUBLE GLAZED, REFER GENERAL NOTES FOR LOCATION OF TEMPERED AND ANNEALED WINDOWS
- 6) HOLLOW METAL DOOR, PTD
- 7) WOOD STAIRS
- 8) WOOD DECK
- 9) WOOD RAILING POST, TOP/BOTTOM RAILS, AND GAURDRAILS, PTD
- 10) CEMENT FIBER LAP SIDING (HARDIE), PTD
- 11) WOOD SIDING
- 12) WOOD MESH
- 13) VENT



East



West

