

# HISTORIC AND DESIGN REVIEW COMMISSION

October 19, 2022

**HDRC CASE NO:** 2022-508  
**COMMON NAME:** 105 - 113 BROWN ALLEY  
**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  
**APPLICANT:** Ricardo McCullough  
**OWNER:** Vergel Construction  
**TYPE OF WORK:** Construction of six, multi-story residential structures  
**APPLICATION RECEIVED:** September 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 construct six, multi-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 to the east, and Brown Alley to the north. Each of the proposed structures will feature between approximately twenty-nine (29) and thirty-two (32) 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, multi-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 to the east, and Brown Alley to the north. Each of the proposed structures will feature between approximately twenty-nine (29) and thirty-two (32) 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. **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.
- d. **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.
- e. **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 proposed a setback that matches that of the adjacent historic structure at 413 N Mesquite. 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).
- f. **SETBACKS & ORIENTATION (Brown Street, south)** – The applicant has proposed southern facing setbacks for five (5) of the proposed structures to be behind that of the adjacent historic structure's side façade. Staff finds this to be appropriate.
- g. **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.
- h. **ENTRANCES** – The applicant has proposed for the five interior structures to feature entrances that are oriented towards Brown Street, to the south.
- i. **ENTRANCE ELEMENTS & PORCH DESIGN** – The applicant has proposed for each structure to feature an entrance towards N Mesquite and Brown Street. For the structure fronting N Mesquite, the applicant has proposed a front porch that is recessed within the massing of the proposed new construction. The structures that front Brown Street (to the south) feature little to no entrance or porch design. Historic residential structures found within the Dignowity Hill Historic District feature porch massing that contributes not the overall design of the structure, its massing, and its entrance orientation. Staff finds that porch and additional architectural elements that relate to entrance element should be incorporated into each design.
- j. **SCALE & MASS (Five interior structures)** – The applicant has proposed massing for each structure that features between approximately twenty-nine (29) and approximately thirty-five (35) feet in height. The applicant has proposed for each structure to feature either two full stories with occupiable attic space, or three full stories. 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. The five, interior structures feature significant setbacks from the primary, right of way at N

Mesquite, Dawson Street and N Cherry. Staff finds that the applicant should incorporate ways to reduce the overall heights of the five interior structures, such as the lowering of plate heights and reductions in roof profile.

- k. **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 approximately twenty-seven (27) feet 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; however, staff finds that the applicant should study ways to reduce the overall height of the proposed new construction.
- l. **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 that appear to be at least one (1) foot in height. Staff finds that the applicant should confirm conformance with the Guidelines regarding all foundation heights.
- m. **ROOF FORM** – The applicant has proposed roof forms that include contemporary gabled roofs and flat roofs. Gabled roofs are found historically throughout the Dignowity Hill Historic District. Generally, staff finds the contemporary take on these traditional roof forms to be appropriate. For the western most structure, the applicant has proposed to construct a structure with a flat roof. Flat roofs are found adjacent, in commercial and industrial contexts. Staff finds that flat roofs are not typically found historically within the district in relationship to residential structures.
- n. **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. The applicant has proposed for each structure to feature contemporarily sized windows, including fixed rectangular and square windows. Staff finds that all windows should feature profiles and proportions that are consistent with the Guidelines and historic examples found within the Dignowity Hill Historic District. Additionally, staff finds that all windows should feature a one over one profile.
- o. **WINDOW & DOOR OPENINGS** – The applicant has proposed for a number of facades to feature large expanses of blank facades or be void of fenestration. Staff finds that fenestration should be added to facades that feature minimal or no fenestration and façade separation.
- p. **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 not provided information at this time regarding lot coverage; however, per the submitted site plans, the proposed lot coverage does not appear consistent with the Guidelines. Staff finds that the applicant should submit lot coverage percentages for review. Lot coverage that exceeds that which is recommended by the Guidelines may be appropriate given the context of the proposed new construction.
- q. **MATERIALS** – The applicant has proposed primary materials that consist of horizontal lap siding, metal roofs, large masonry units, and stucco. The applicant has proposed secondary materials consisting of metal columns, wood columns, and metal railings. The applicant has not provided specific product information for materials at this time. Large masonry units are not found historically on single-family residential structures within the Dignowity Hill Historic District. Staff finds that all fiber cement siding should feature a four (4) inch exposure and a smooth finish.. Wood siding would also be appropriate. The proposed standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, crimped ridge seams and a low profile ridge cap. An industrial ridge cap is not be used. Staff finds that the applicant should submit specifications for all materials for review and approval.
- r. **WINDOWS** – The applicant has noted the installation of aluminum windows; however, no product information has been submitted at this time. Staff finds that wood or aluminum clad windows should be installed that are consistent with staff's standards for windows in new construction.
- s. **ARCHITECTURAL DETAILS** – Generally, staff finds the proposed architectural details to be appropriate; however, there are elements that staff finds to be atypical and inconsistent with the character of the Dignowity Hill Historic District, including the inclusion of attached garages, the use of flat roofs, and contemporarily sized window openings. Additionally, staff finds that the applicant should incorporate additional traditionally sized window openings and additional fenestration on outward facing facades.

- t. ARCHITECTURAL DETAILS (Attached Garages) – Staff does not find the attached garages to be appropriate and finds that the applicant should propose alternative design elements to allow for their removal. This could include the reduction of residential structures to provide for detached parking on site. Attached garages are not found historically within the district and are not consistent with the Guidelines. Additionally, the removal of attached garages and reduction of residential structures would contribute to the overall reduction of massing on the site. The applicant is responsible for submitting product specifications for garage doors for review.
- u. 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 locations of HVAC units, but has not noted screening elements. The applicant is responsible for screening all mechanical equipment where it cannot be viewed from the public right of way.
- v. DRIVEWAY & VEHICULAR ACCESS – The applicant has noted driveways from Brown Alley leading into each lot; however, the applicant has not noted improvements to Brown Alley, which may be required to accommodate emergency vehicles. Staff finds that the applicant should coordinate with Public Works Department to determine whether or not improvements are required for Brown Alley to accommodate emergency vehicles, and how that might impact site design and vehicular access to each lot. Additionally, staff finds that the applicant should provide additional information regarding driveways and driveway aprons, including dimensions.
- w. LANDSCAPING PLAN – The applicant has provided a site plan noting various site materials and the locations of proposed trees, walkways, shrubs, and other landscaping elements. Generally, staff finds the proposed landscaping plan to be appropriate and consistent with the Guidelines.

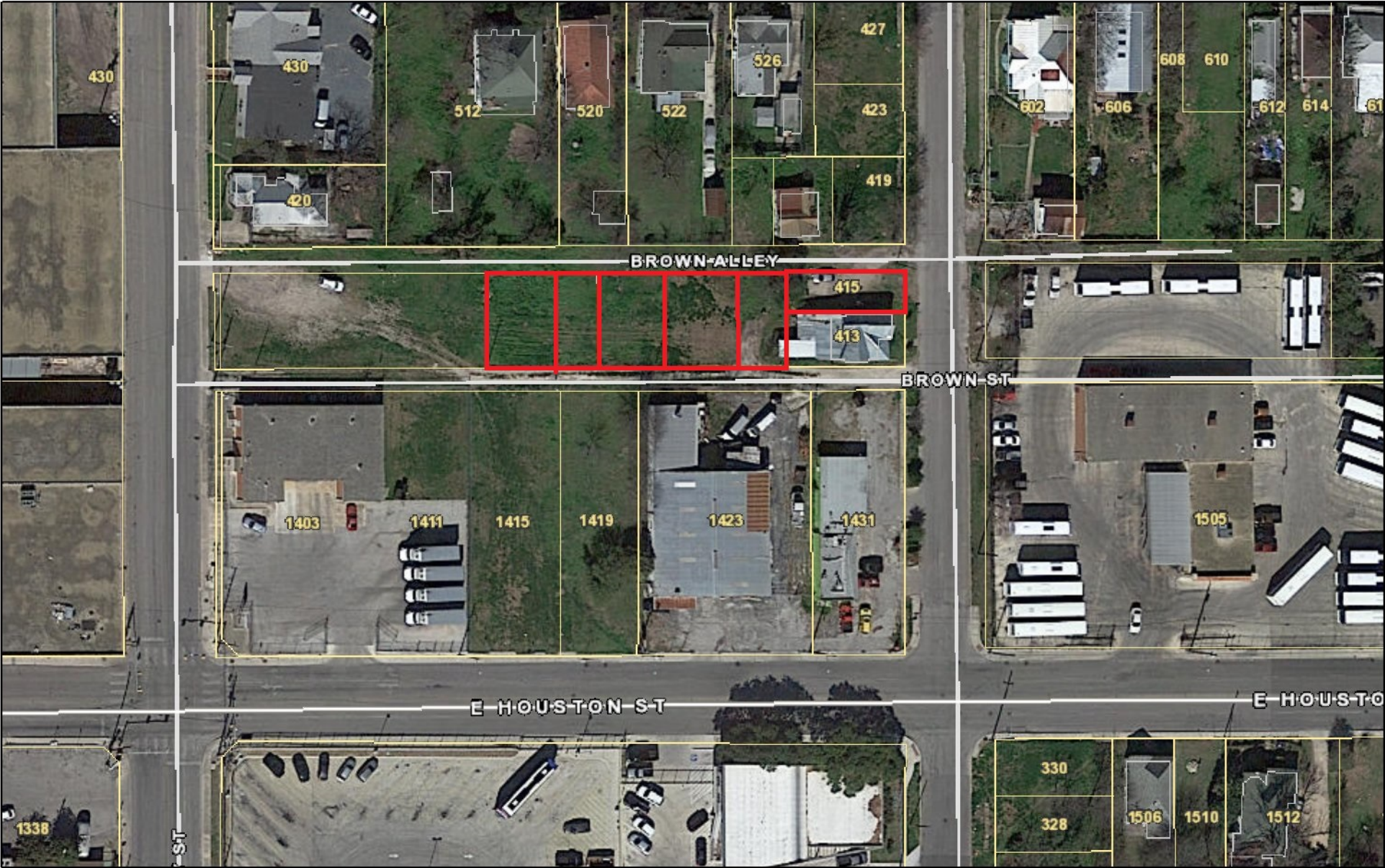
## RECOMMENDATION:

Staff does not recommend approval based on findings a through w. Staff recommends the applicant addressing the following items prior to receiving a recommendation of approval from staff.

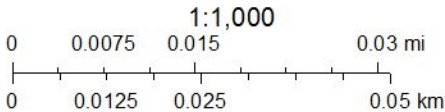
- i. That all elements of the proposed new construction (415 N Mesquite), including porch and roof elements feature a setback greater than that of the historic structure to the immediate south (413 N Mesquite), as noted in finding e.
- ii. That porch and additional architectural elements that relate to entrance elements should be incorporated into each design, as noted in finding i.
- 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, as noted in finding j.
- iv. That the applicant incorporate ways to reduce the overall height of the proposed new construction proposed on N Mesquite, as noted in finding k.
- v. That the applicant confirm conformance with the Guidelines regarding all foundation heights, as noted in finding l.
- vi. That all windows feature profiles and proportions that are consistent with the Guidelines and historic examples found within the Dignowity Hill Historic District, as noted in finding n. Rectangular and square, fixed windows should be modified to feature one over one profiles. Additionally, staff finds that all windows should have equal sashes.
- vii. That fenestration be added to façade locations on each structure that are void of fenestration, as noted in finding o.
- viii. That the applicant submit lot coverage percentages for each lot, as noted in finding p.
- ix. That the applicant submit material specifications for all proposed materials, as noted in finding q.
- x. That all fiber cement siding feature a four (4) inch exposure and a smooth finish.. Wood siding would also be appropriate. The proposed standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, crimped ridge seams and a low profile ridge cap. An industrial ridge cap is not be used. Staff finds that the applicant should submit specifications for all materials for review and approval.
- xi. That wood or aluminum clad windows be installed that are consistent with staff’s standards for windows in new construction, as noted in finding r.
- xii. That the proposed attached garages 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 t.
- xiii. That all mechanical equipment be screened from view from the public right of way, as noted in finding u.

- xiv. That the applicant coordinate with Public Works Department to determine whether or not improvements are required for Brown Alley 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.

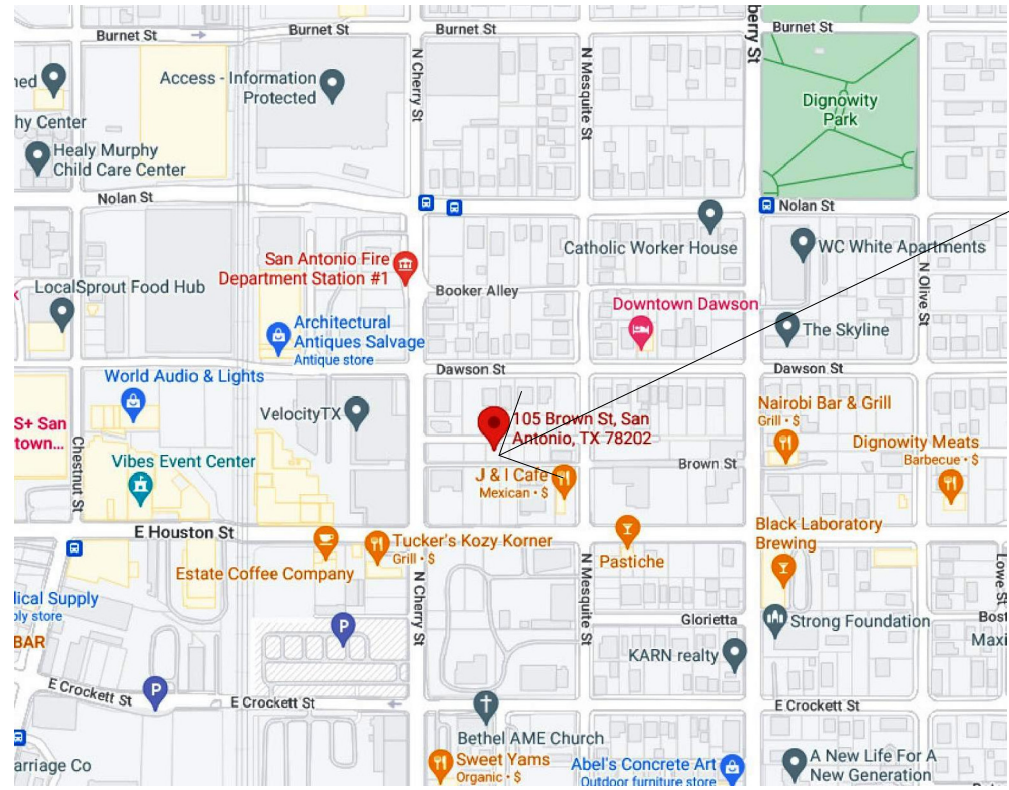
City of San Antonio One Stop



October 12, 2022







LOCATION MAP

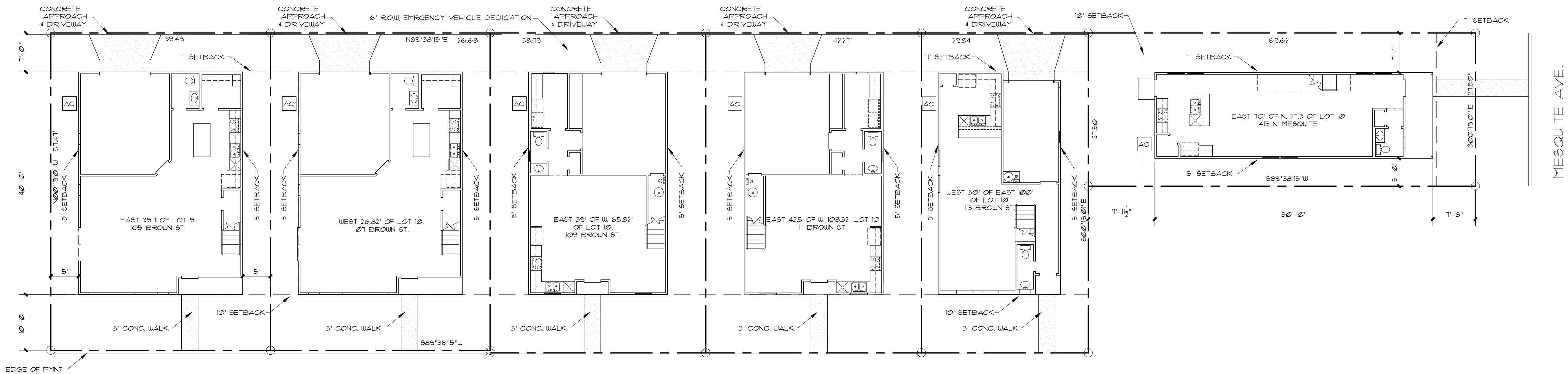
N.T.S.



AERIAL VIEW

N.T.S.

BROWN ALLEY



BROWN ST.

SITE PLAN

SCALE: 1" = 10'-0"

# 6 NEW RESIDENCES

EAST 39.7 OF LOT 9,  
105 BROWN ST.  
WEST 26.82' OF LOT 10,  
107 BROWN ST.  
EAST 39' OF W. 65.82'  
OF LOT 10,  
109 BROWN ST.  
EAST 42.5 OF W. 108.32' LOT 10  
111 BROWN ST.  
WEST 30' OF EAST 100'  
OF LOT 10,  
113 BROWN ST.  
EAST 70' OF N. 27.5 OF LOT 10  
415 N. MESQUITE.  
BLOCK 17, NCB 568.



McCULLOUGH  
DESIGN  
ASSOCIATES

84 N. E. LOOP 410,  
SUITE 217,  
SAN ANTONIO, TX 78216  
P.H. 843-1632

ricardo@mccloughda.com  
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CLIENT OF McCULLOUGH DESIGN  
ASSOCIATES HAS A NON-TRANSFERABLE  
SINGLE USE LICENSE TO CONSTRUCT ONE  
HOUSE FROM THIS PLAN, CONDITIONED ON  
THE TIMELY PAYMENT OF ALL SUMS DUE.



6 NEW RESIDENCES  
105, 107, 109, 111, 113 BROWN ST. &  
415 MESQUITE AVE.  
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 10.05.2022
	PROJECT No:
SHEET 1 of	5



McCULLOUGH  
DESIGN  
ASSOCIATES

84 N. E. LOOP 410,  
SUITE 217,  
SAN ANTONIO, TX 78216  
P.H. 843-1632  
ricardo@mcculloughda.com

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HOUSE FROM THIS PLAN, CONDITIONED ON  
THE TIMELY PAYMENT OF ALL SUMS DUE.

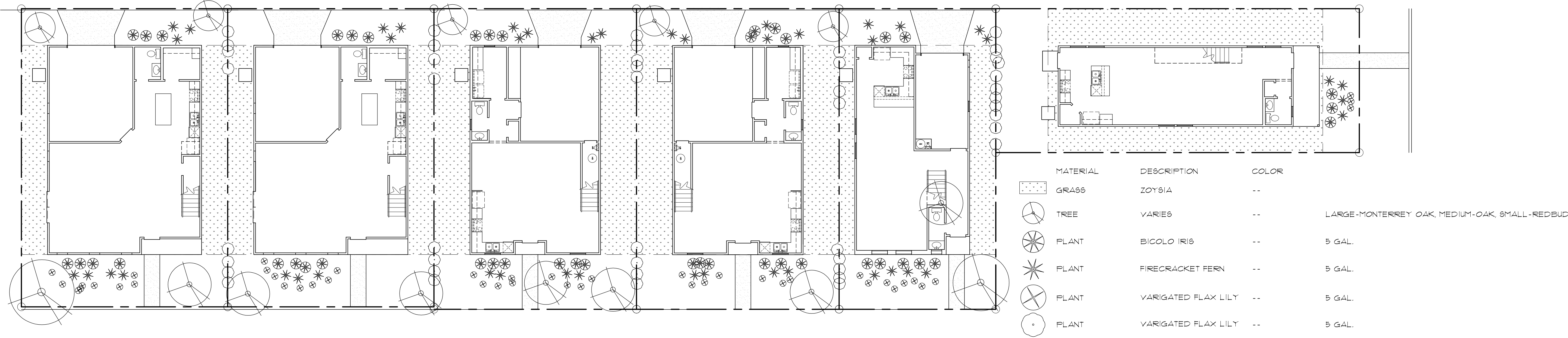


VERGEL  
CONSTRUCTIONS

4040 BROADWAY STE. 240  
SAN ANTONIO, TX. 78209.

6 NEW RESIDENCES

105, 107, 109, 111, 113 BROWN ST. &  
415 MESQUITE AVE.  
SAN ANTONIO, TEXAS



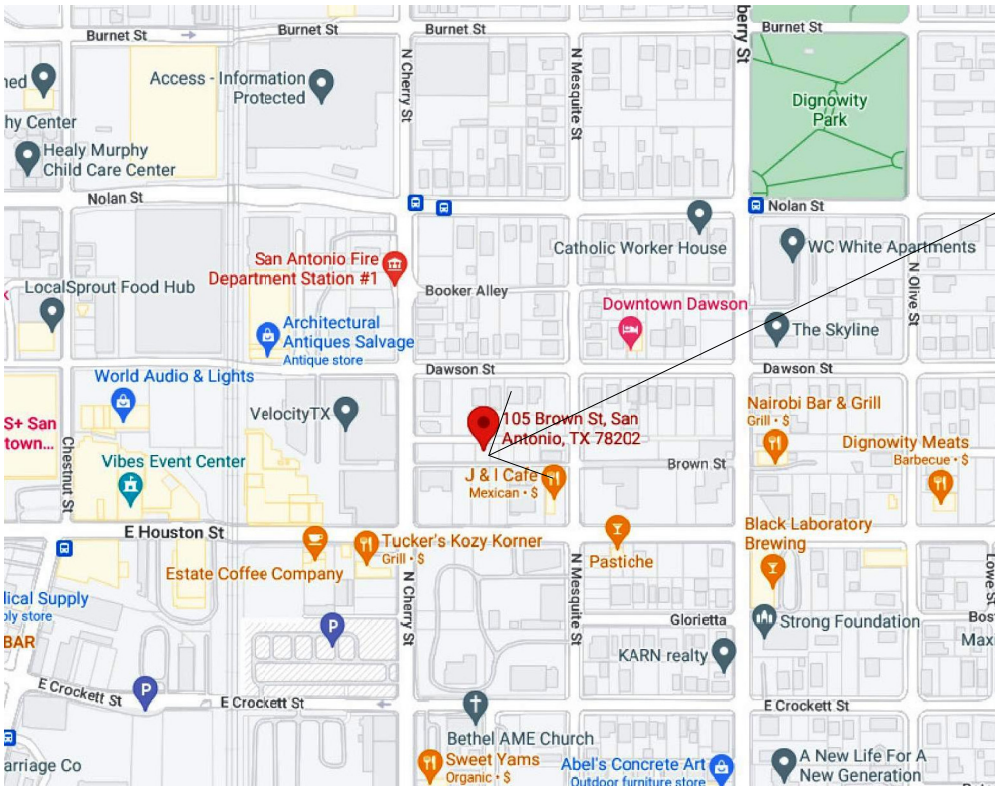
LANDSCAPING PLAN  
SCALE: 1" = 10'-0"

REVISIONS:	
DATE	ITEM

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 10.05.2022
	PROJECT No:
SHEET 2 of	2

A NEW RESIDENCE  
EAST 70' OF N. 27.5 PF LOT 10, BLOCK 17, NCB. 568,  
415 N. MESQUITE  
SAN ANTONIO, TEXAS

EAST 39.7 OF LOT 9, BLOCK 17,  
NCB. 568,  
415 N. MESQUITE  
SAN ANTONIO, TEXAS



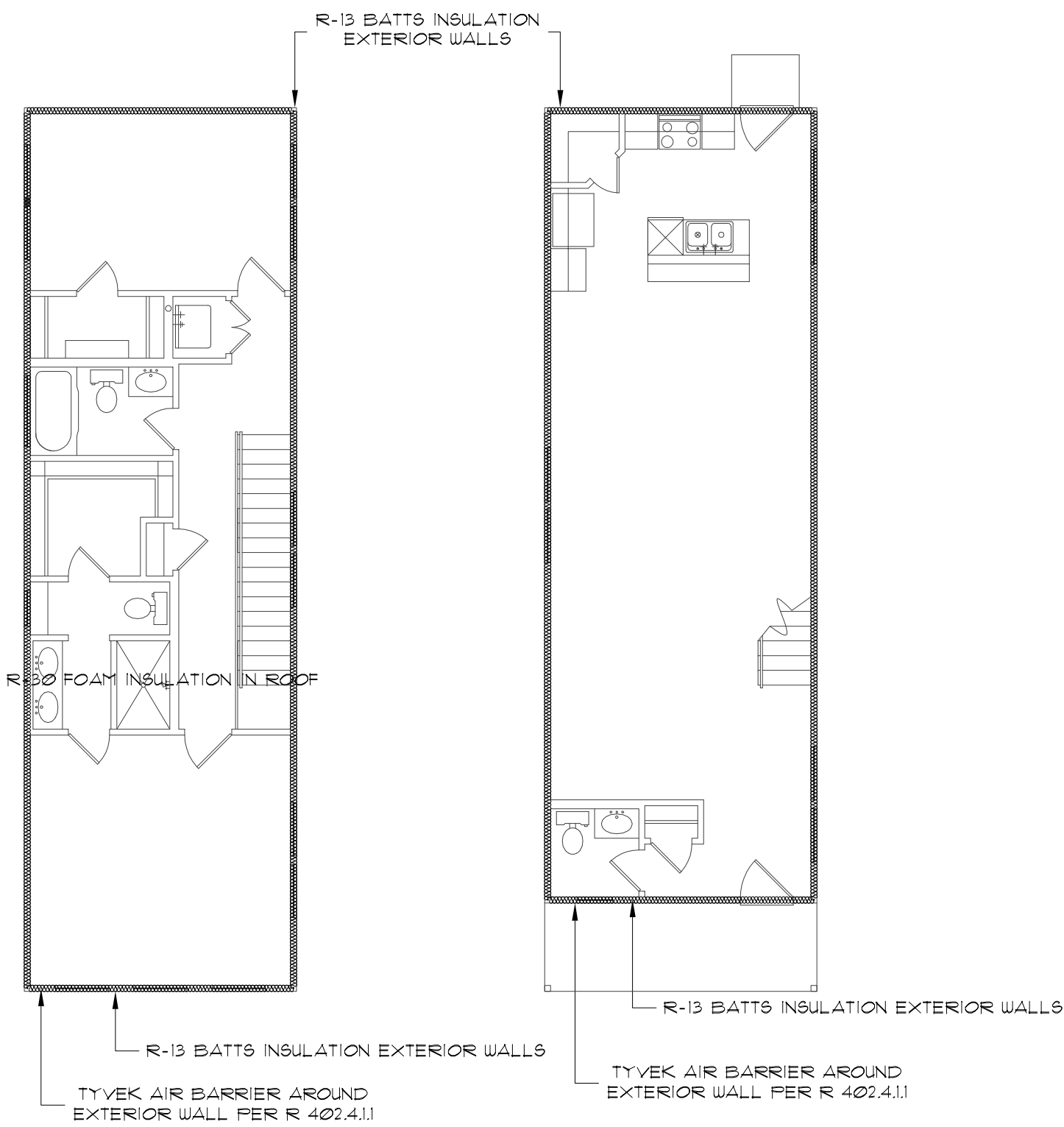
LOCATION MAP

N.T.S.



AERIAL VIEW

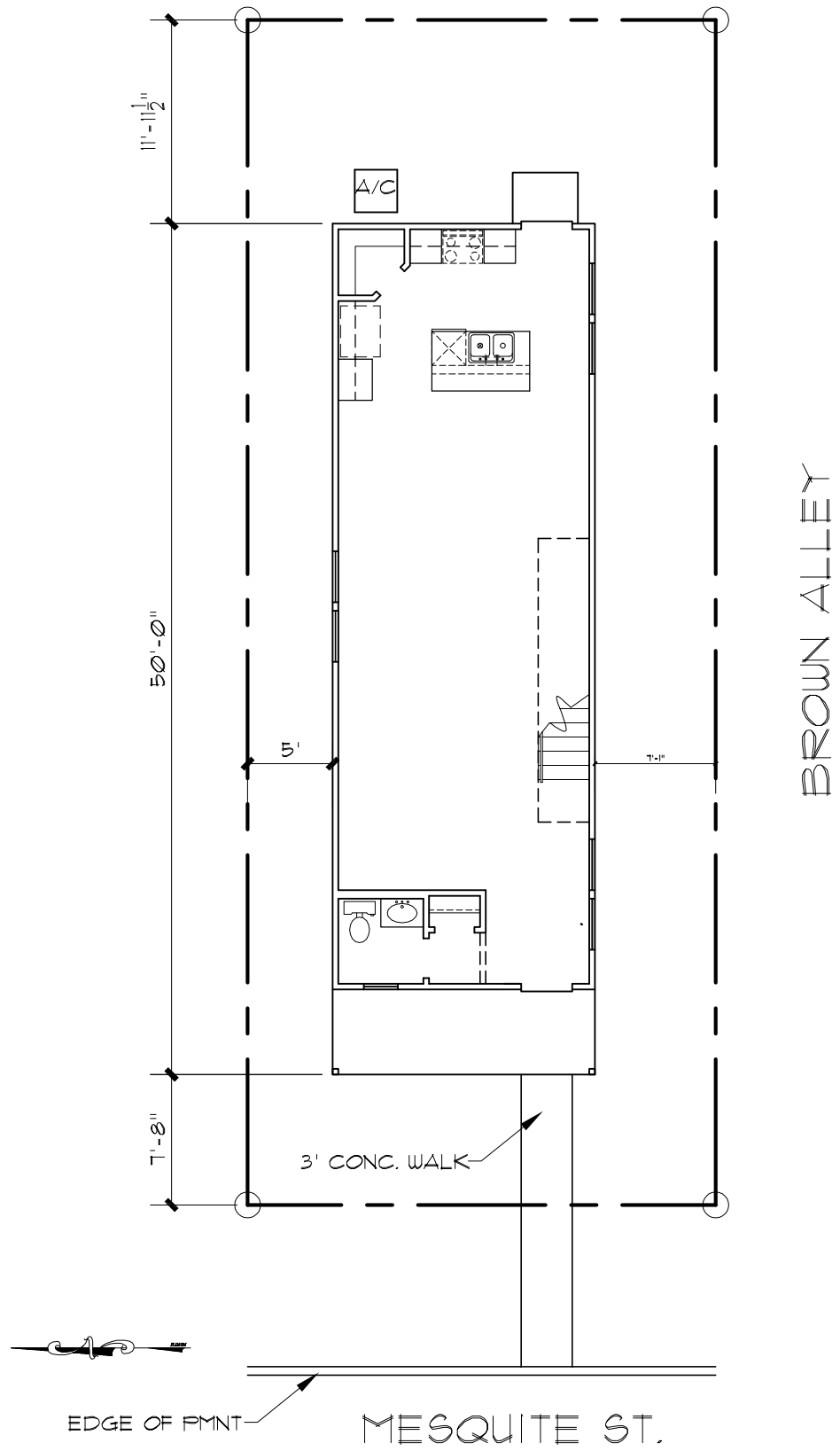
N.T.S.



CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATES SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER WALLS SHALL BE SEALED. SERVICE PENETRATIONS ARE SEALED AND AIR SEALING IS IN PLACE BEHIND OR AROUND SHOWER/TUB ENCLOSURES, ELECTRICAL BOXES, SWITCHES AND OUTLETS ON EXTERIOR WALLS. SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING IS SEALED.

INSULATION ENVELOPE

N.T.S.



SITE PLAN SCALE: 1"=10'-0"

BROWN ALLEY

MESQUITE ST.

EDGE OF PRINT

TABLE N1102.4.1.1 (R402.4.1.1) AIR BARRIER AND INSULATION INSTALLATION	
COMPONENT	CRITERIA
Air barrier and thermal barrier	A continuous air barrier shall be installed in the building envelope. 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 sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/rafters shall be aligned with the insulation and any gaps in the air barrier sealed. Access opening, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.
Walls	Corners and the junction of the foundation and sill plate shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Knee walls shall be sealed.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.
Rim joists	Rim shall be sealed to prevent air leakage.
Floors (including above-garage and cantilevered floors)	Insulation shall be installed to maintain permanent contact with underside of outdoor decking. The air barrier shall be installed as any exposed edge of insulation.
Crawl space walls	Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawlspace walls.

TABLE N1102.4.1.1 (R402.4.1.1) AIR BARRIER AND INSULATION INSTALLATION	
COMPONENT	CRITERIA
Shafts, penetrations	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.
Narrow cavities	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by 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 air tight, IC rated, and sealed to the drywall.
Plumbing and wiring	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	Exterior walls adjacent to showers and tubs shall be insulated and the air barrier installed separating them from the showers and tubs.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-seal boxes shall be installed.
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the sub-floor or drywall.
Fireplace	An air barrier shall be installed on fireplace walls.

GENERAL NOTES:  
APPLICABLE CODES:  
2022 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL CITY AMENDMENTS  
UNIFIED DEVELOPMENT CODE  
2022 UNIFORM MECHANICAL CODE WITH LOCAL CITY AMENDMENTS  
2022 NATIONAL ELECTRICAL CODE CITY CODE CHAPTER 10 (ELECTRICAL)  
2022 UNIFORM PLUMBING CODE WITH LOCAL CITY AMENDMENTS  
2022 INTERNATIONAL ENERGY CONSERVATION CODE.

CONTRACTOR NOTES:

WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND DETAILS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS, DETAILS AND DRAWINGS ARE BUILDER'S TYPE AND THE DESIGNER OF THIS SET OF PLANS, HERBY NOTIFIED BOTH OWNER AND CONTRACTOR THAT THE "DESIGNER" RELIEVES HIMSELF OF LIABILITIES TO SAID WORKING DRAWINGS. ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS AND DETAILED PLANS CONTAIN HEREIN REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF RICARDO MCCULLOUGH WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE CONSTRUCTION OF THIS PLANS IN WHOLE OR IN PART TO IT'S SOLE DISCRETION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.

NOTES:

- 1st FLOOR PLATE AT 10'-0" AFF. 2nd AT 9'-0" AFF. 3rd AT 8'-0" AFF.
2. 1st FLOOR WINDOW HEADER HT. AT 8'-0" AFF. 2nd AND 3rd AT 6'-8" AFF. UNLESS OTHERWISE NOTED.

MECHANICAL NOTES:

1. CLIMATE ZONE: 2
2. GLAZED FENESTRATION: SHGC: 0.30



McCULLOUGH  
DESIGN  
ASSOCIATES

84 N. E. LOOP 410,  
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SAN ANTONIO, TX 78216  
P.H. 843-1632  
ricardo@mcculloughda.com

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VERGEL  
CONSTRUCTIONS

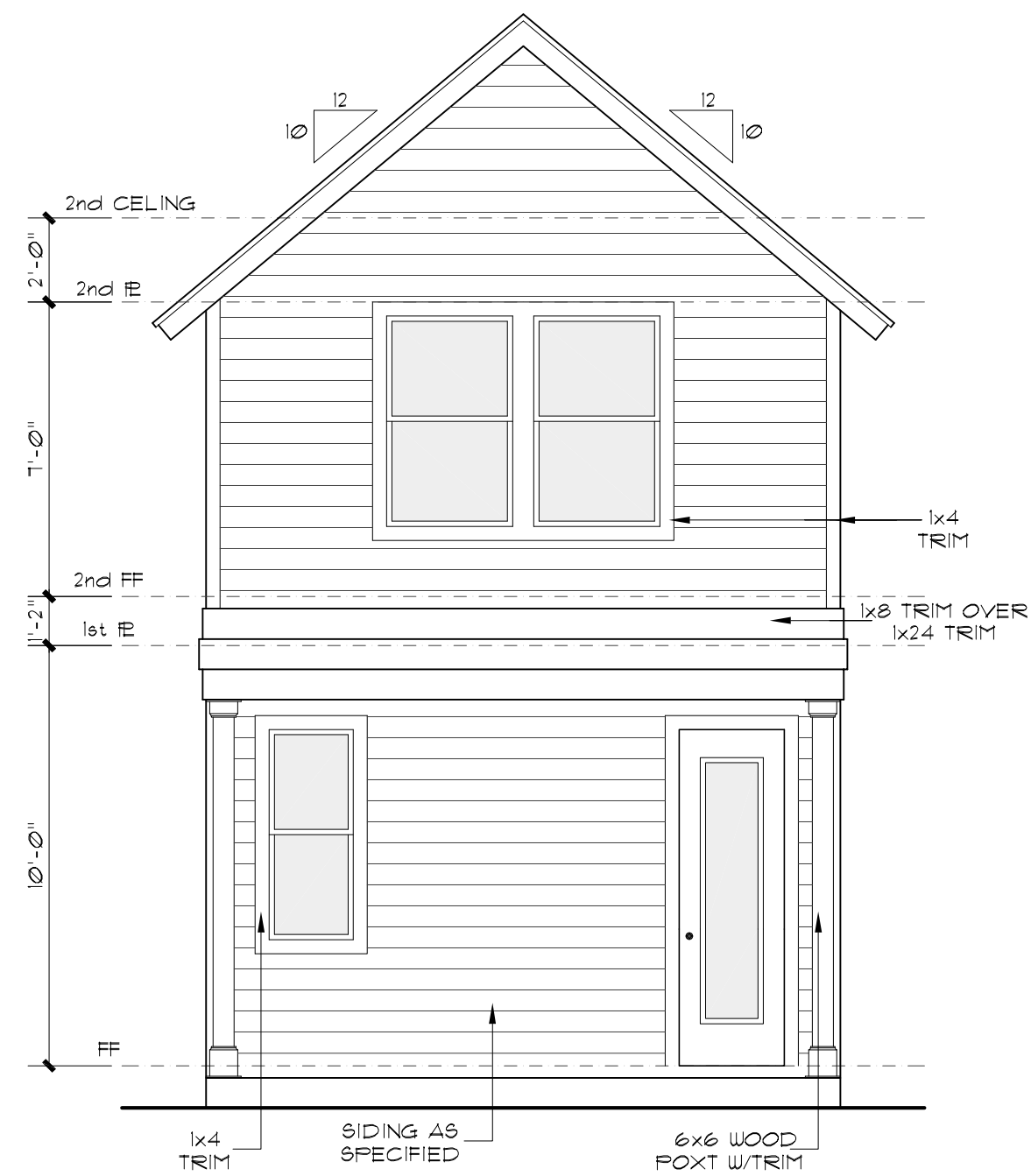
4040 BROADWAY STE. 240  
SAN ANTONIO, TX. 78209.

A NEW RESIDENCE

EAST 70' OF N. 27.5 PF LOT 10, BLOCK 17, NCB. 568,  
415 N. MESQUITE  
SAN ANTONIO, TEXAS

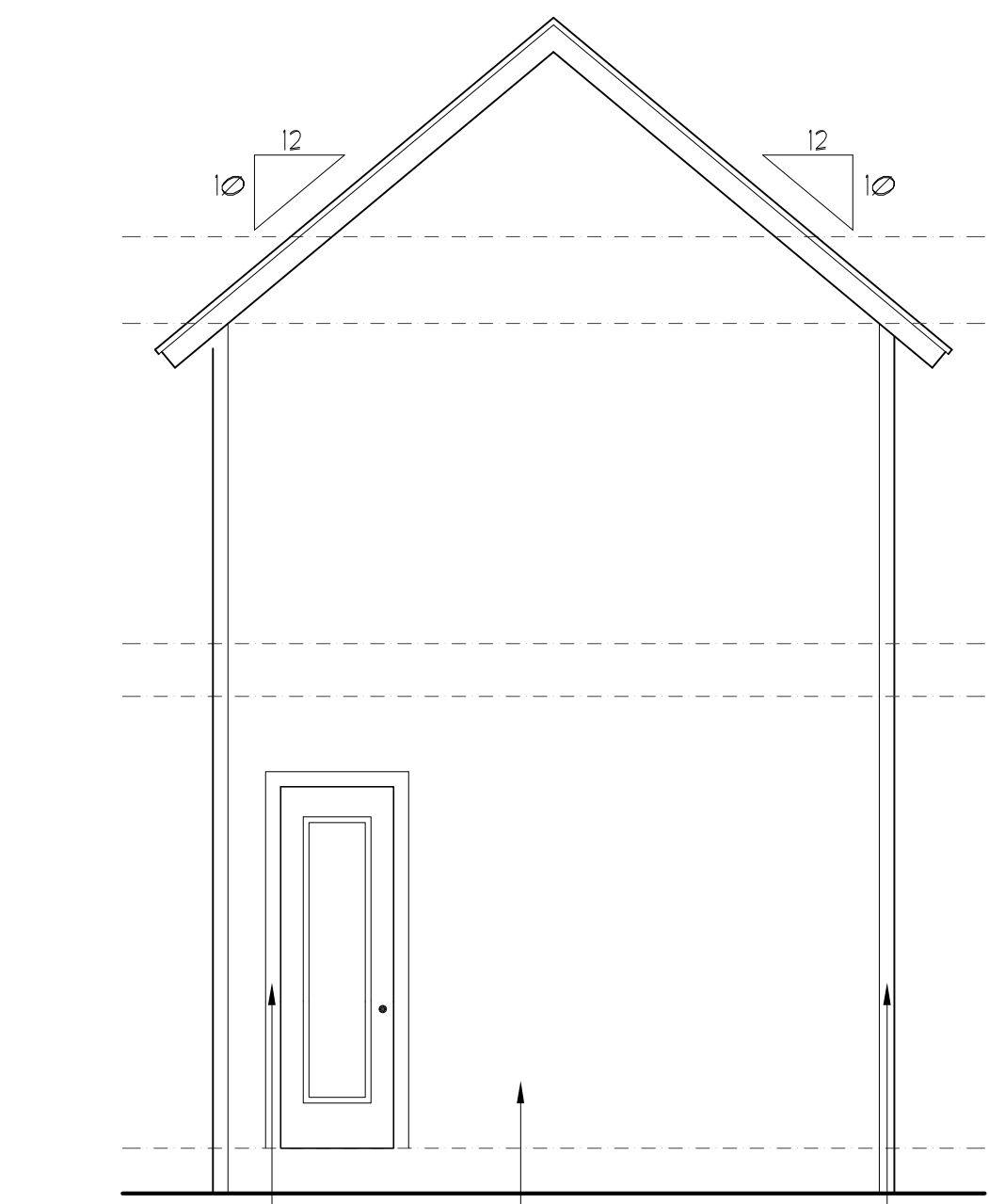
REVISIONS:	
DATE	ITEM

DRAWN BY: RAMC	SCALED: AS NOTED
CHECKD BY: RAMC	DATE: 09.27.2022
	PROJECT No:
SHEET 1 of	5



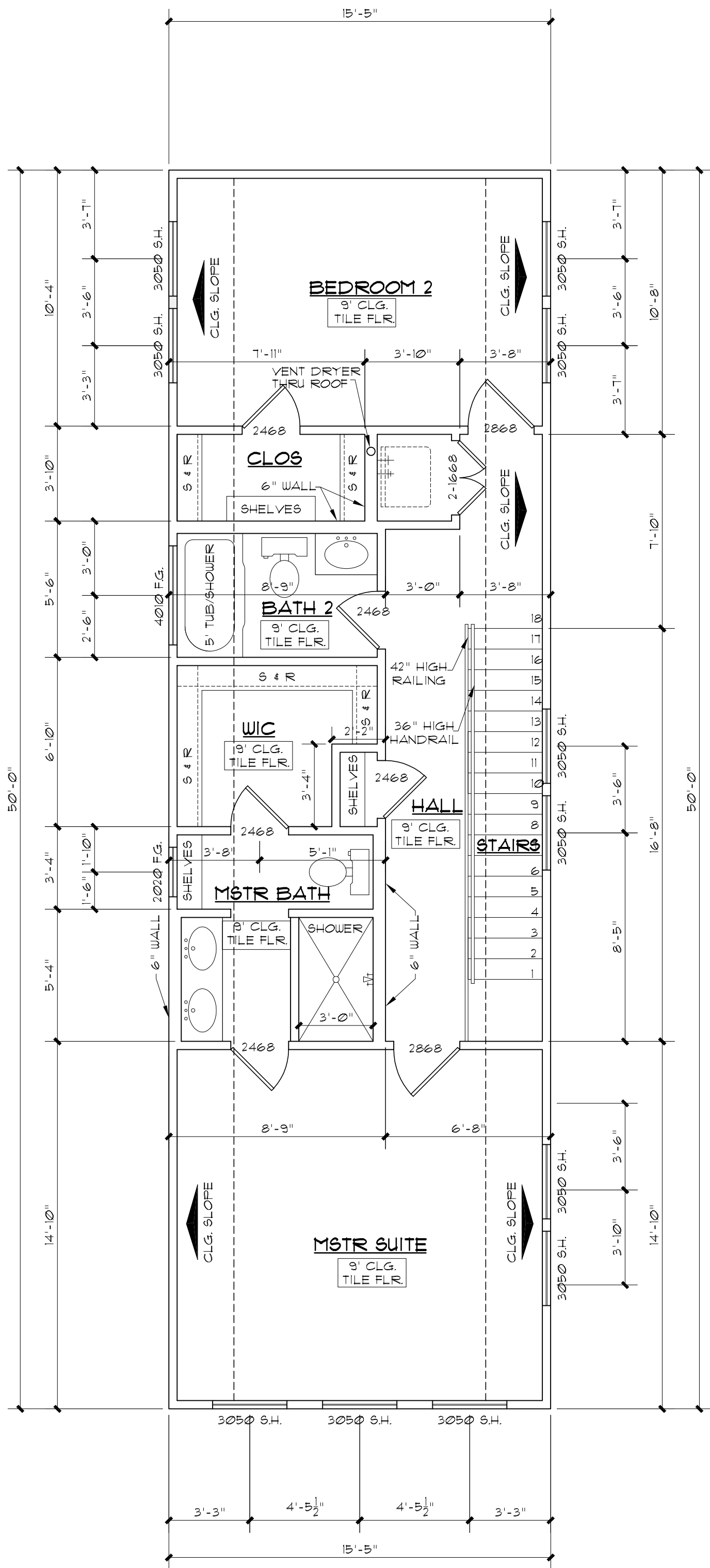
FRONT ELEVATION

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



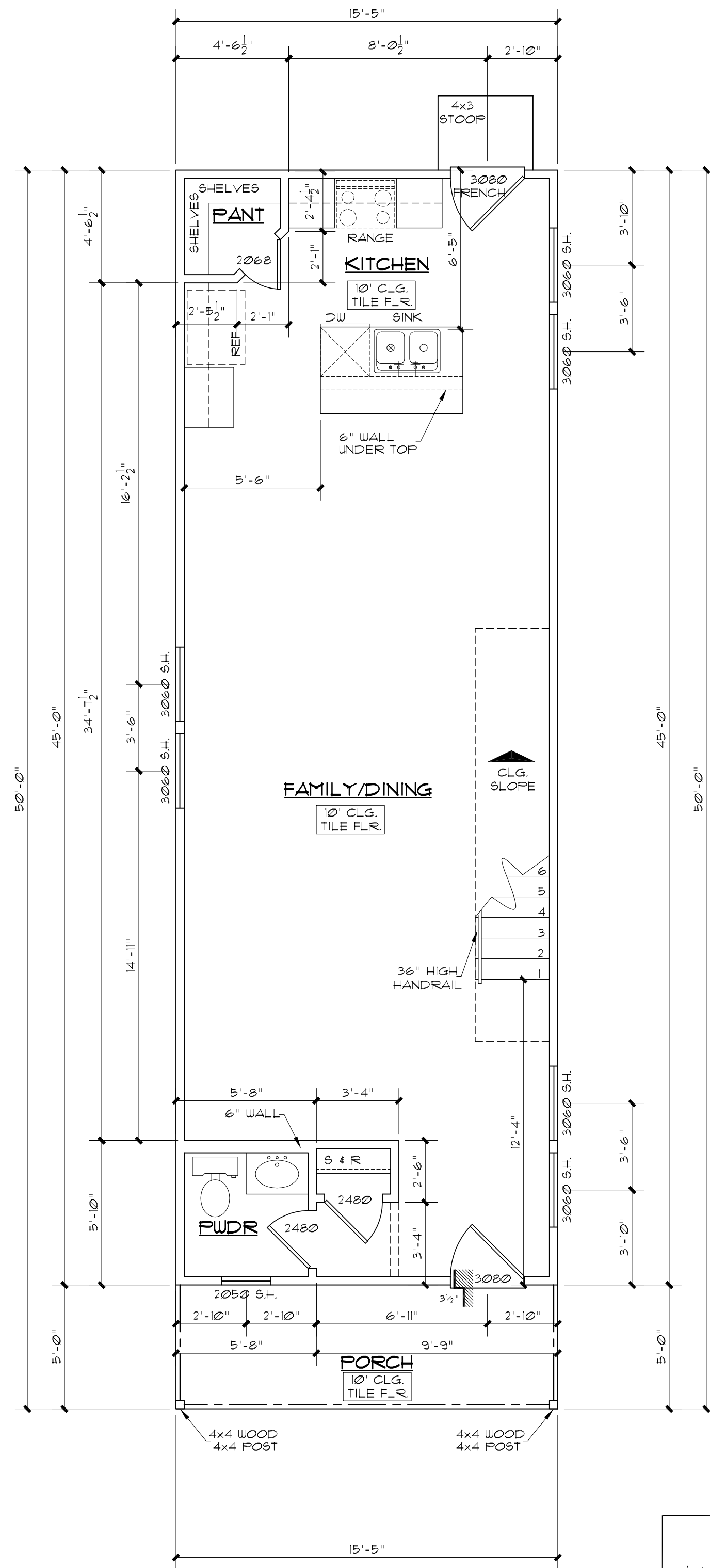
REAR ELEVATION

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



2nd FLOOR PLAN 715#

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



1st FLOOR PLAN 694#

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

AREAS	
1st FLOOR	694#
2nd FLOOR	715#
TOTAL LYING	1,409#
PORCH	77#
TOTAL BUILDING	1,486#
TOTAL SLAB	771#



McCULLOUGH  
DESIGN  
ASSOCIATES

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VERGEL  
CONSTRUCTIONS  
4040 BROADWAY STE. 240  
SAN ANTONIO, TX, 78209.

A NEW RESIDENCE

EAST 70' OF N. 27.5 PF LOT 10, BLOCK 17, NCB. 568,  
415 N. MESQUITE  
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

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SHEET 2 of	5



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415 N. MESQUITE  
SAN ANTONIO, TEXAS

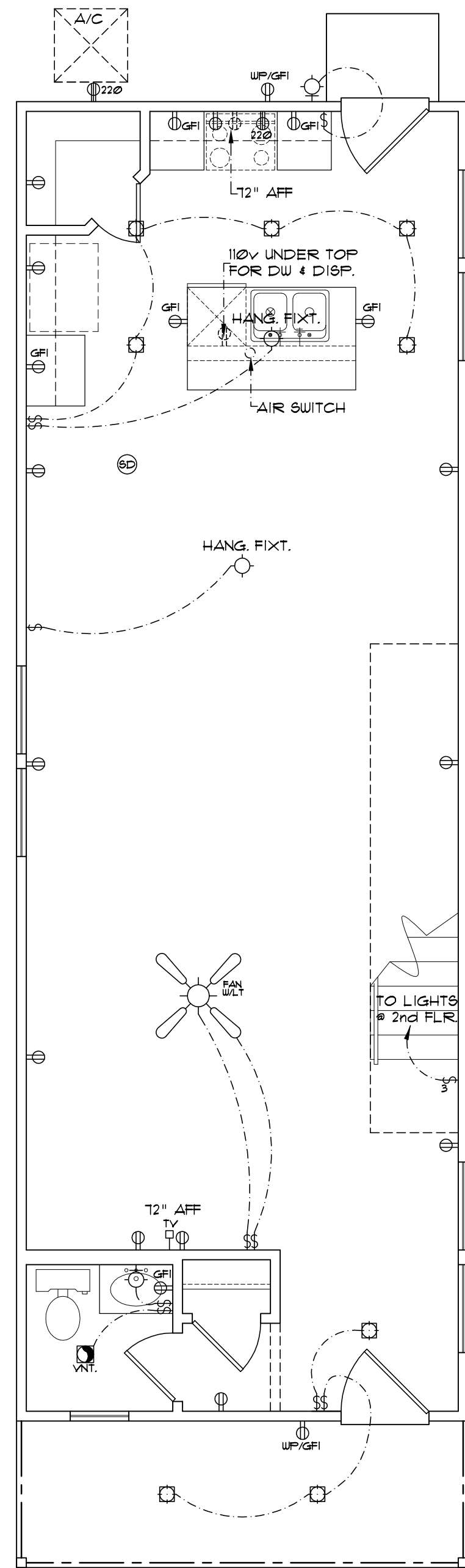
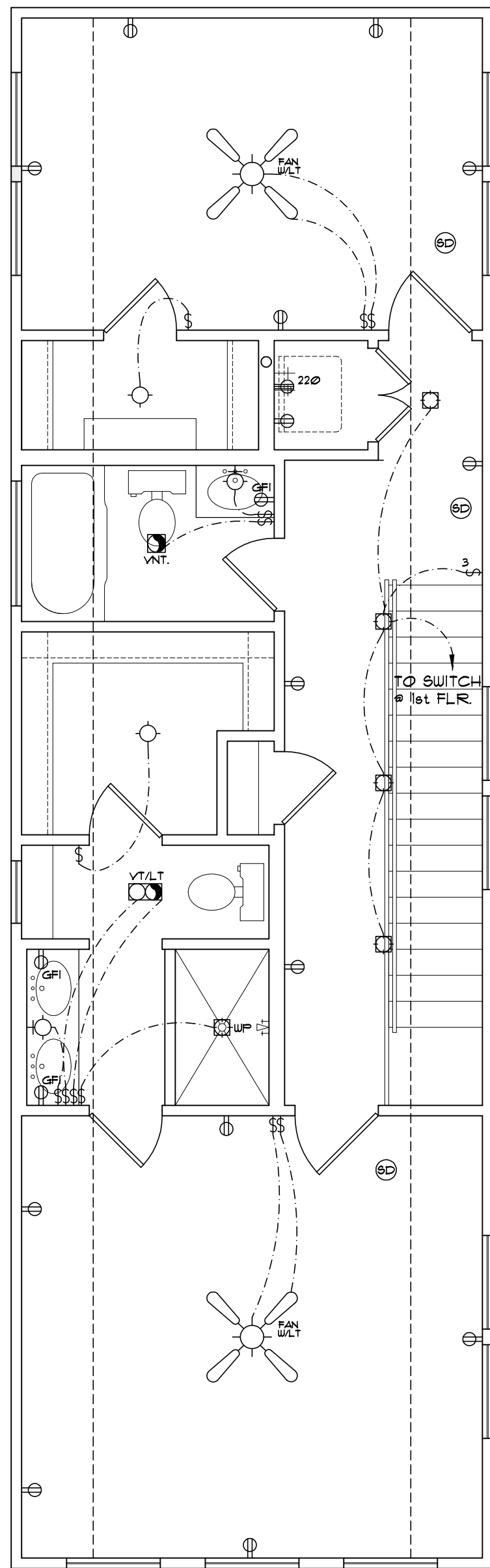
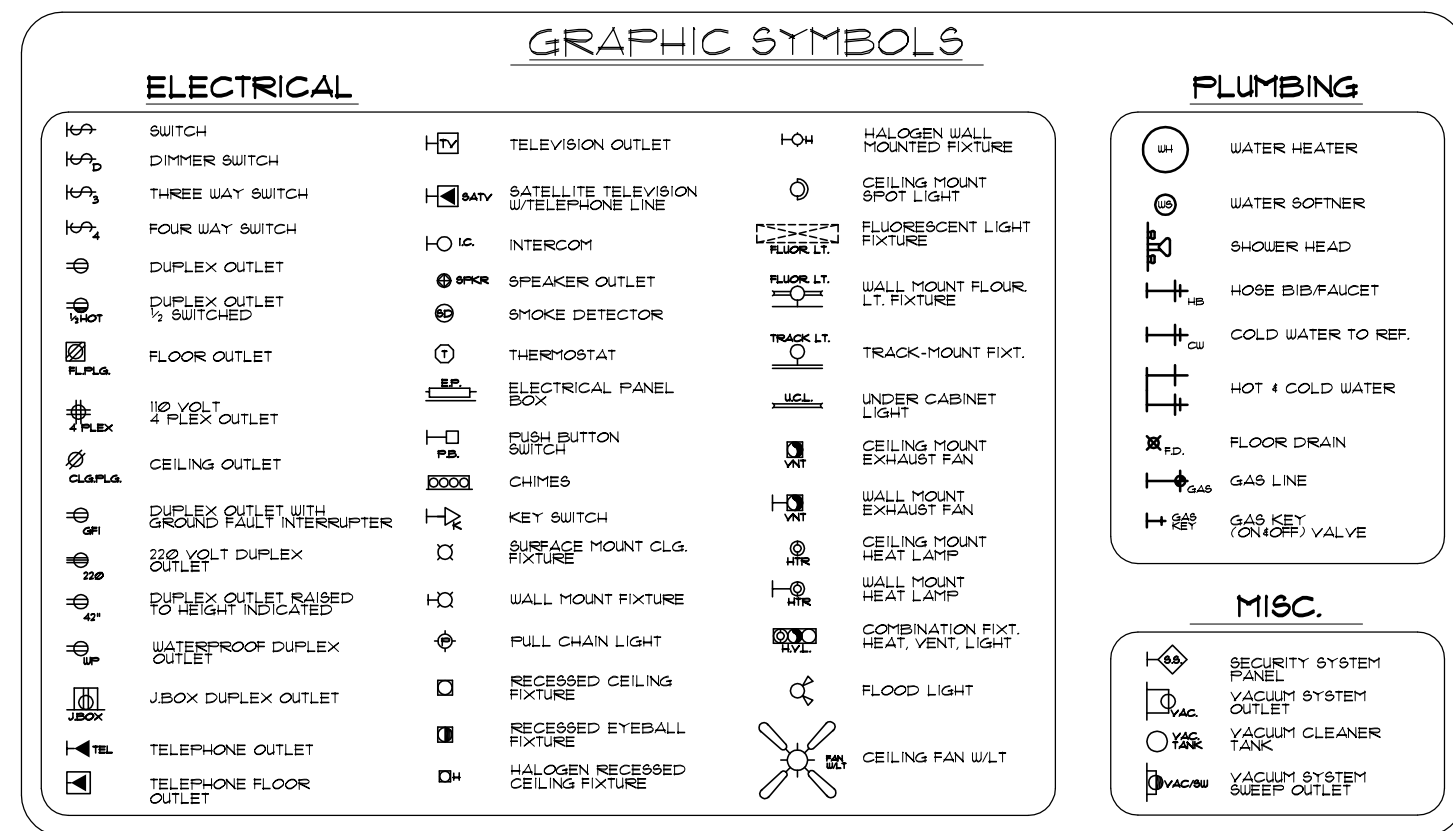
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DATE	ITEM

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	PROJECT No.
S H E E T 3 of	5





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**A NEW RESIDENCE**  
EAST 70' OF N. 27.5 PF LOT 10, BLOCK 17, NCB, 568,  
415 N. MESQUITE  
SAN ANTONIO, TEXAS

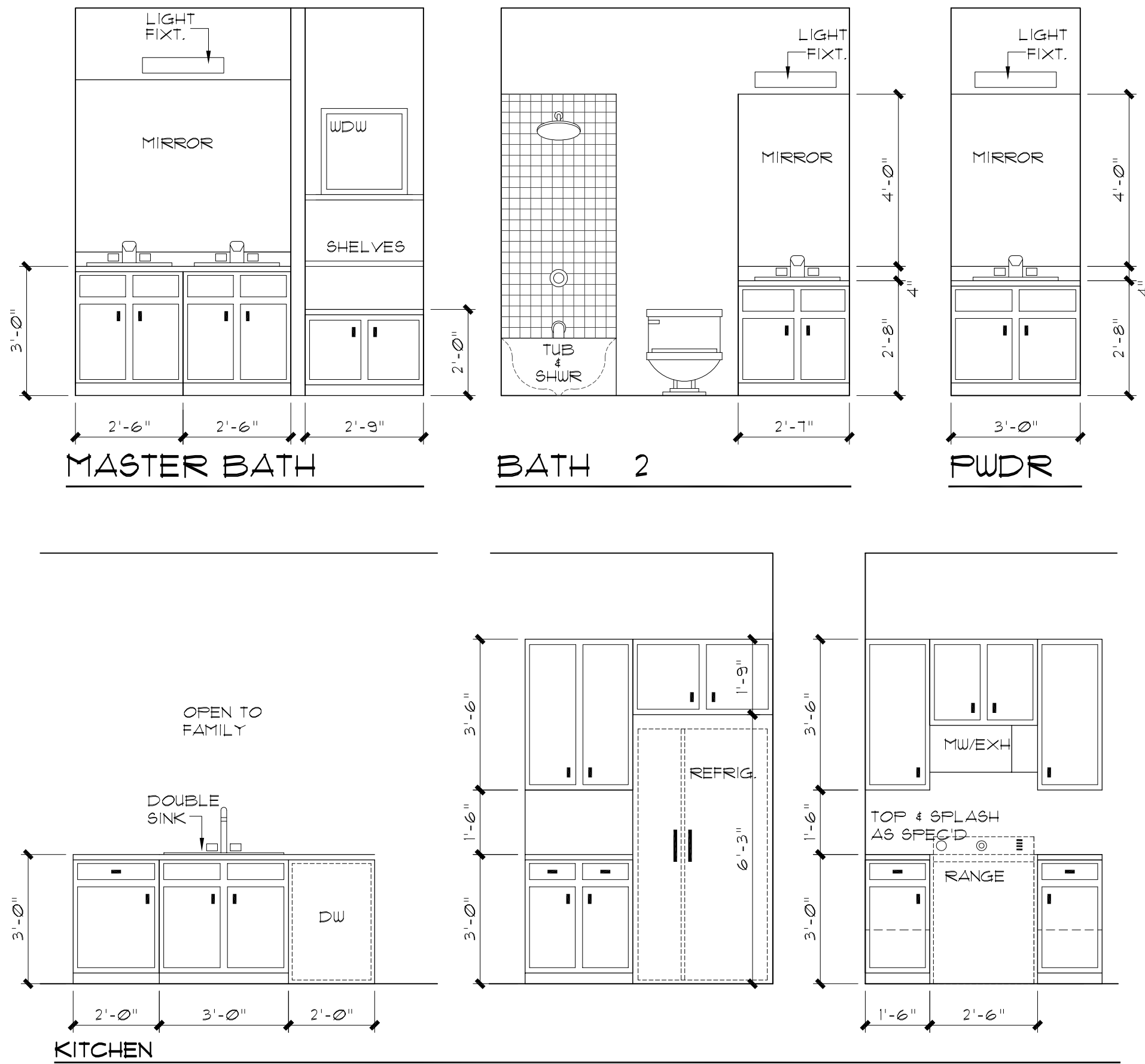
REVISIONS:	
DATE	ITEM

DRAWN BY: RAMc	SCALED: AS NOTED
CHKCD BY: RAMc	DATE: 09.27.2022
	PROJECT No
S H E E T 4 of	5



1846 N. LOOP 1604, W.  
SUITE 205  
SAN ANTONIO, TX 78248  
P.H. 843-1632  
ricardo@mcculloughda.com

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INTERIOR ELEVATIONS

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



A NEW RESIDENCE  
EAST 70' OF N. 27.5 PF LOT 10, BLOCK 17, NCB. 568,  
415 N. MESQUITE  
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 09.27.2022
	PROJECT No:
SHEET 5 of	4



McCULLOUGH  
DESIGN  
ASSOCIATES

84 N. E. LOOP 410,  
SUITE 217,  
SAN ANTONIO, TX 78216  
P.H. 843-1632  
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VERGEL  
CONSTRUCTIONS

4040 BROADWAY STE. 240  
SAN ANTONIO, TX. 78209.

A NEW RESIDENCE

EAST 39.7 OF LOT 9, BLOCK 17, NCB. 568,  
105 BROWN ST.  
SAN ANTONIO, TEXAS

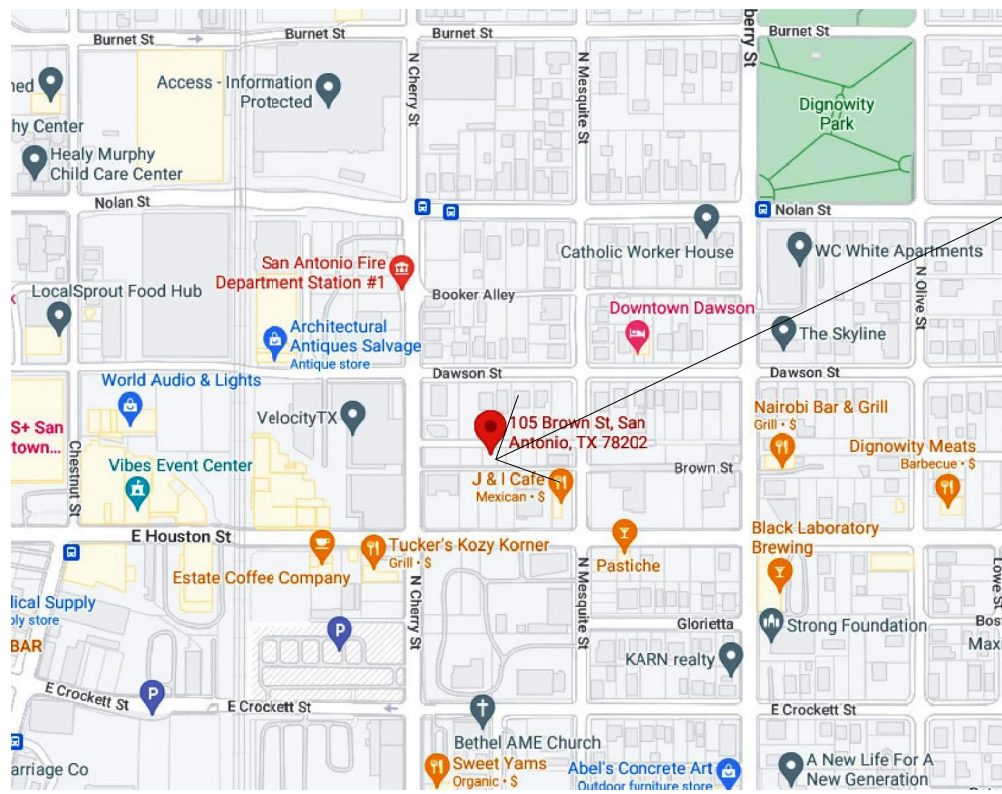
REVISIONS:	
DATE	ITEM

DRAWN BY: RAMC	SCALED: AS NOTED
CHKCD BY: RAMC	DATE: 09.27.2022
	PROJECT No:
SHEET 1 of	5

# A NEW RESIDENCE

## EAST 39.7 OF LOT 9, BLOCK 17, NCB. 568, 105 BROWN ST. SAN ANTONIO, TEXAS

EAST 39.7 OF LOT 9, BLOCK 17,  
NCB. 568,  
105 BROWN ST.  
SAN ANTONIO, TEXAS



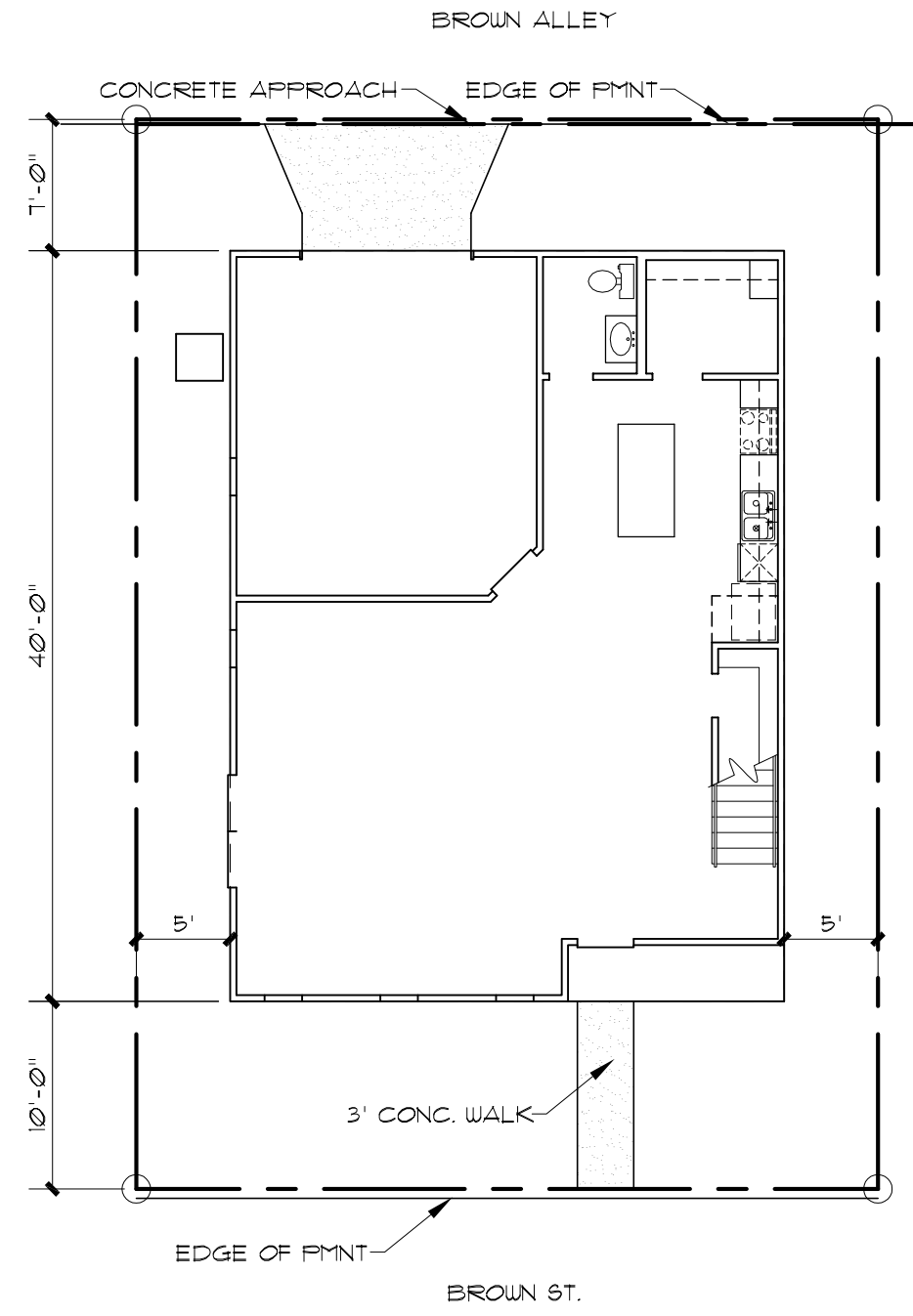
LOCATION MAP

N.T.S.



LOCATION MAP

N.T.S.



SITE PLAN

SCALE: 1" = 10'-0"

GENERAL NOTES:  
APPLICABLE CODES:  
2022 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL CITY AMENDMENTS  
UNIFIED DEVELOPMENT CODE  
2022 UNIFORM MECHANICAL CODE WITH LOCAL CITY AMENDMENTS  
2022 NATIONAL ELECTRICAL CODE CITY CODE CHAPTER 10  
(ELECTRICAL)  
2022 UNIFORM PLUMBING CODE WITH LOCAL CITY AMENDMENTS  
2022 INTERNATIONAL ENERGY CONSERVATION CODE.

#### CONTRACTOR NOTES:

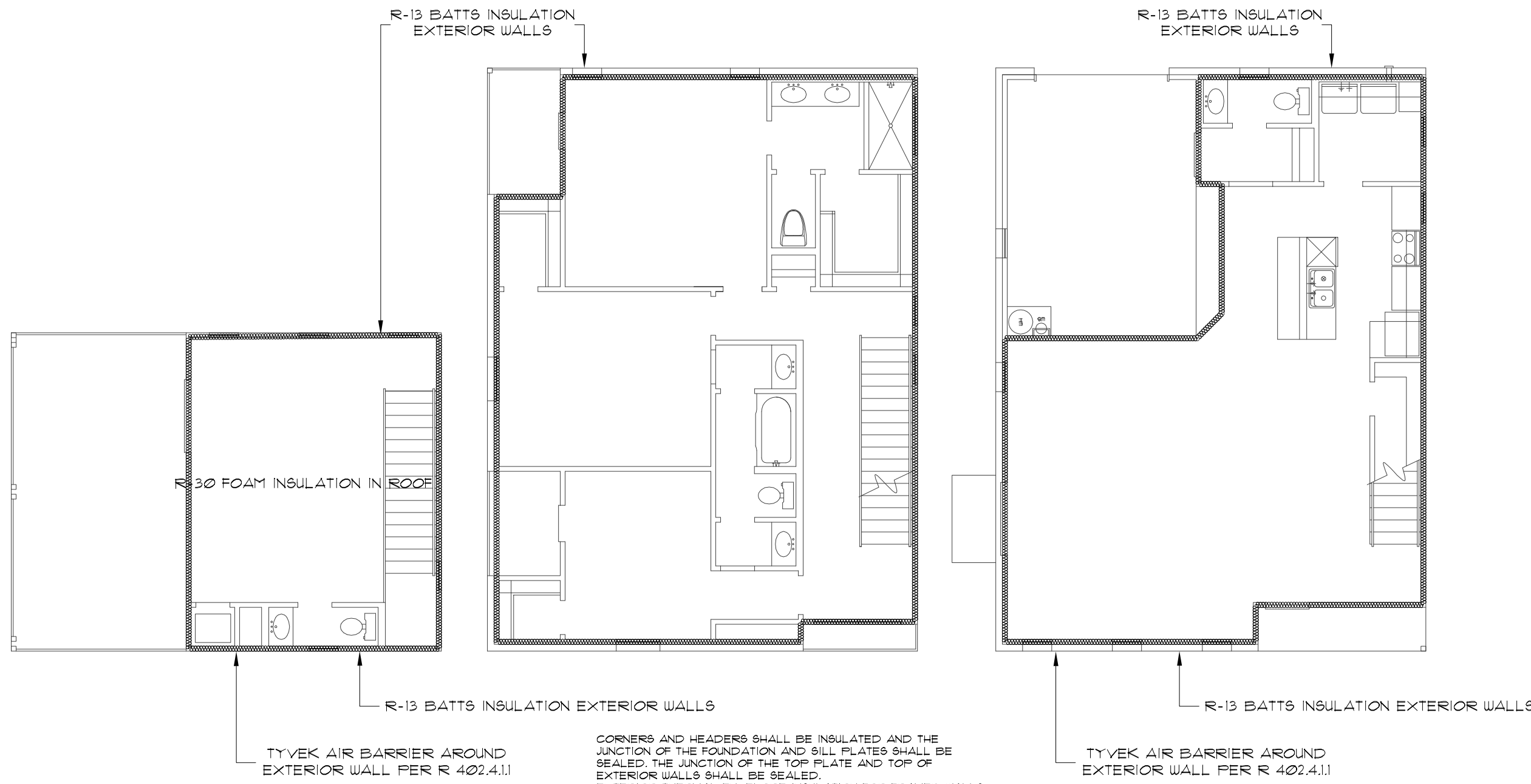
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#### NOTES:

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#### MECHANICAL NOTES:

1. CLIMATE ZONE: 2
2. GLAZED FENESTRATION: SHGC: 0.30



INSULATION ENVELOPE

N.T.S.



McCULLOUGH  
DESIGN  
ASSOCIATES

84 N. E. LOOP 410,  
SUITE 217,  
SAN ANTONIO, TX 78216  
P.H. 843-1632

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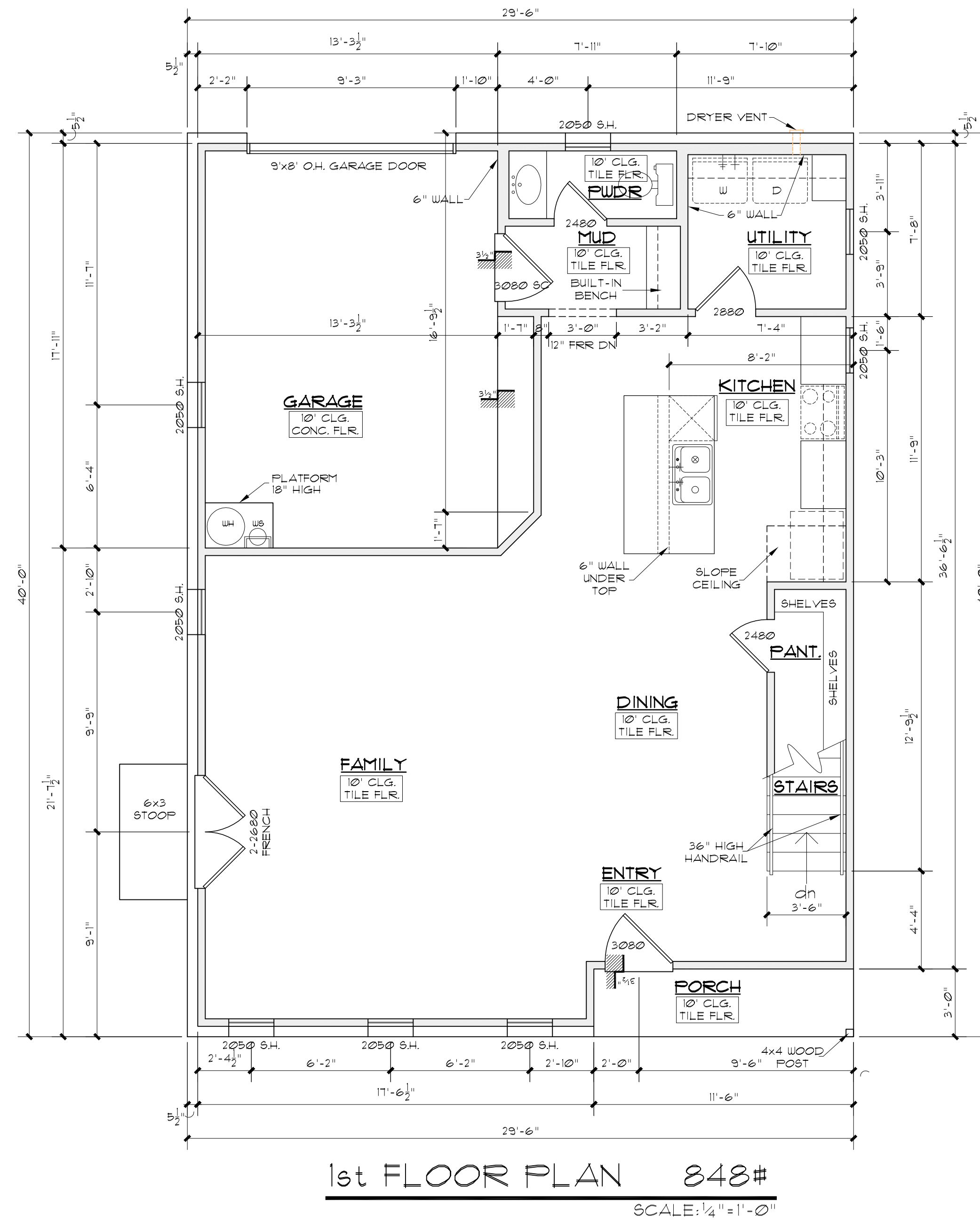
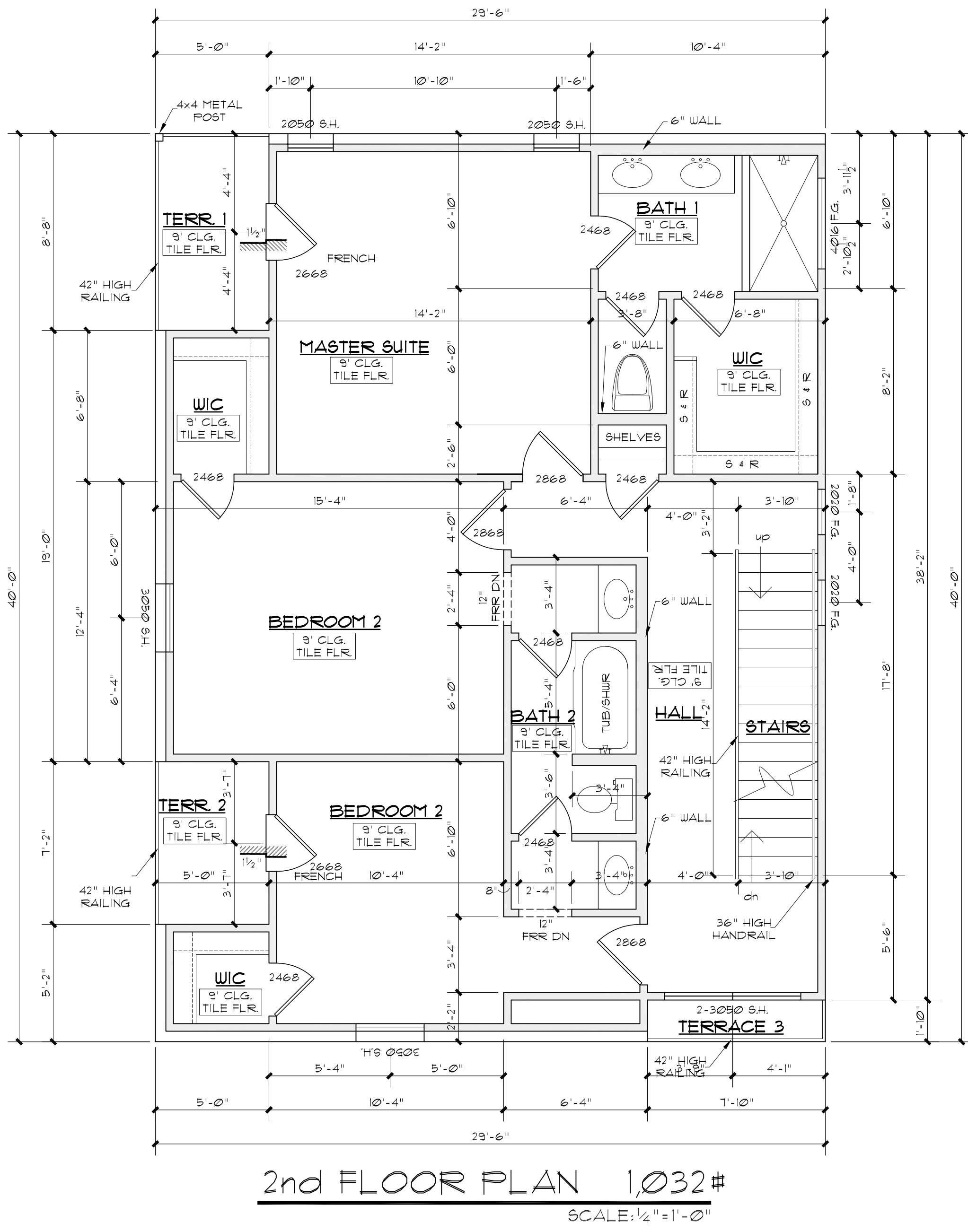
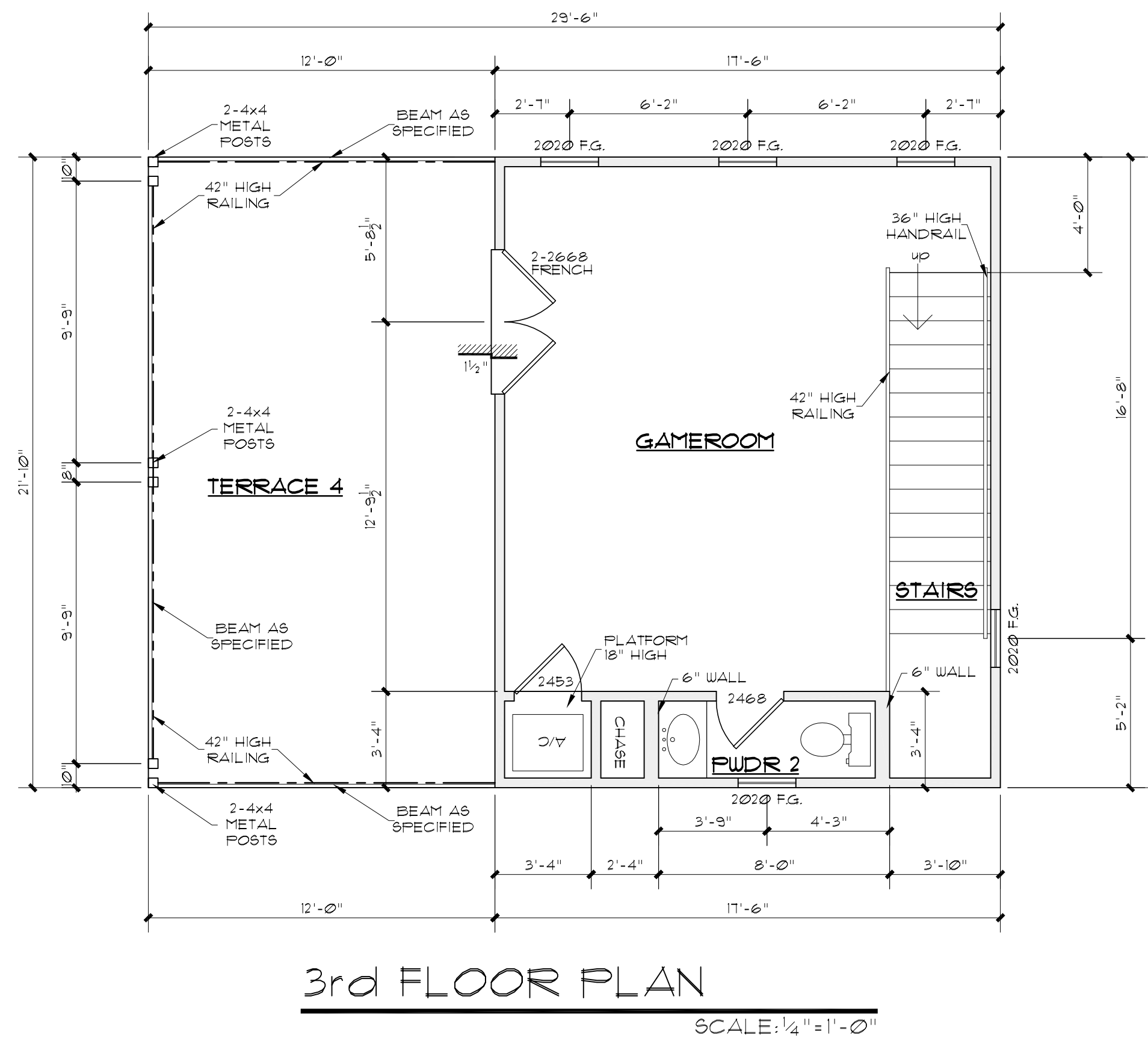
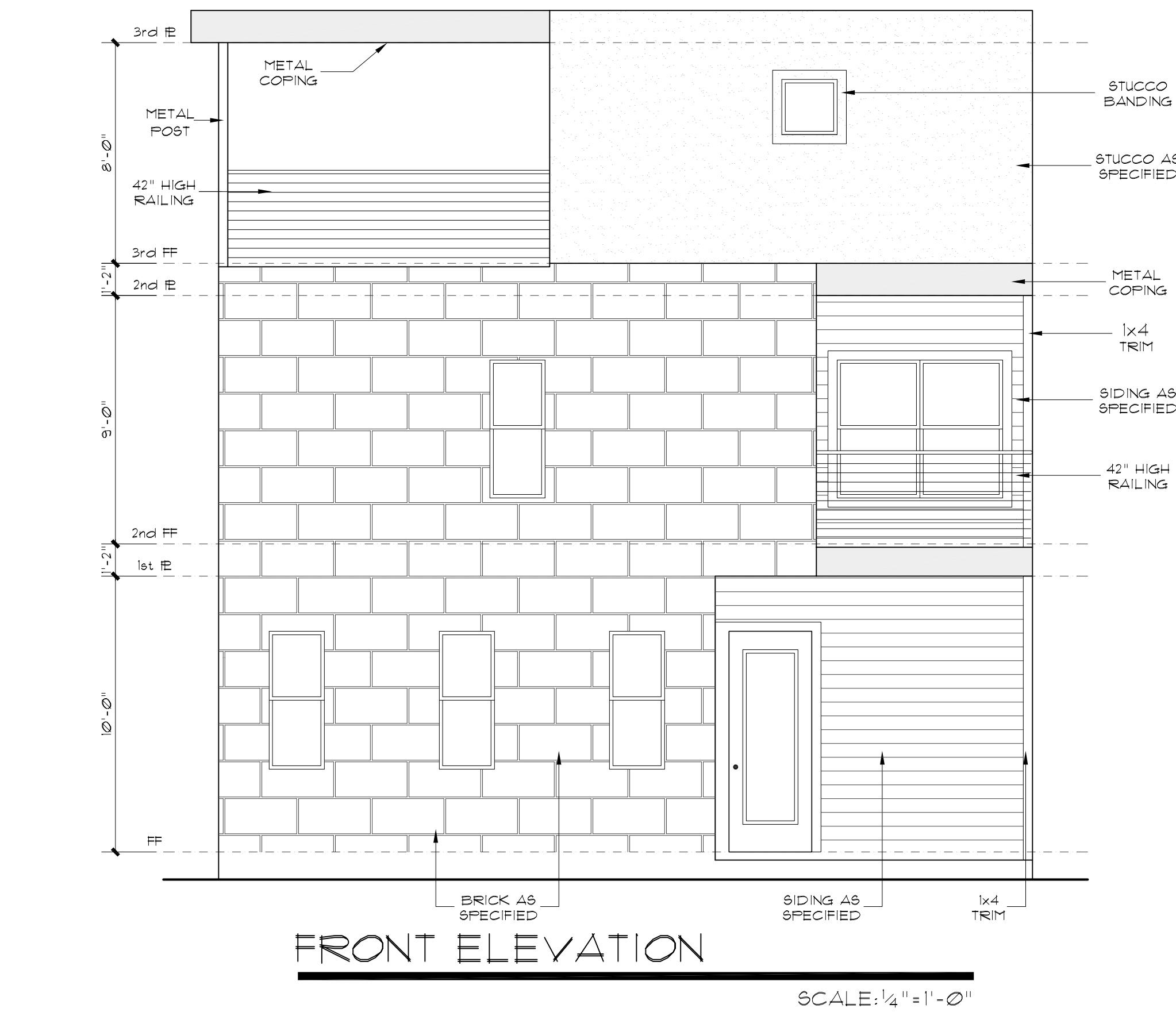
VERGEL  
CONSTRUCTIONS  
4040 BROADWAY STE. 240  
SAN ANTONIO, TX 78209.

## A NEW RESIDENCE

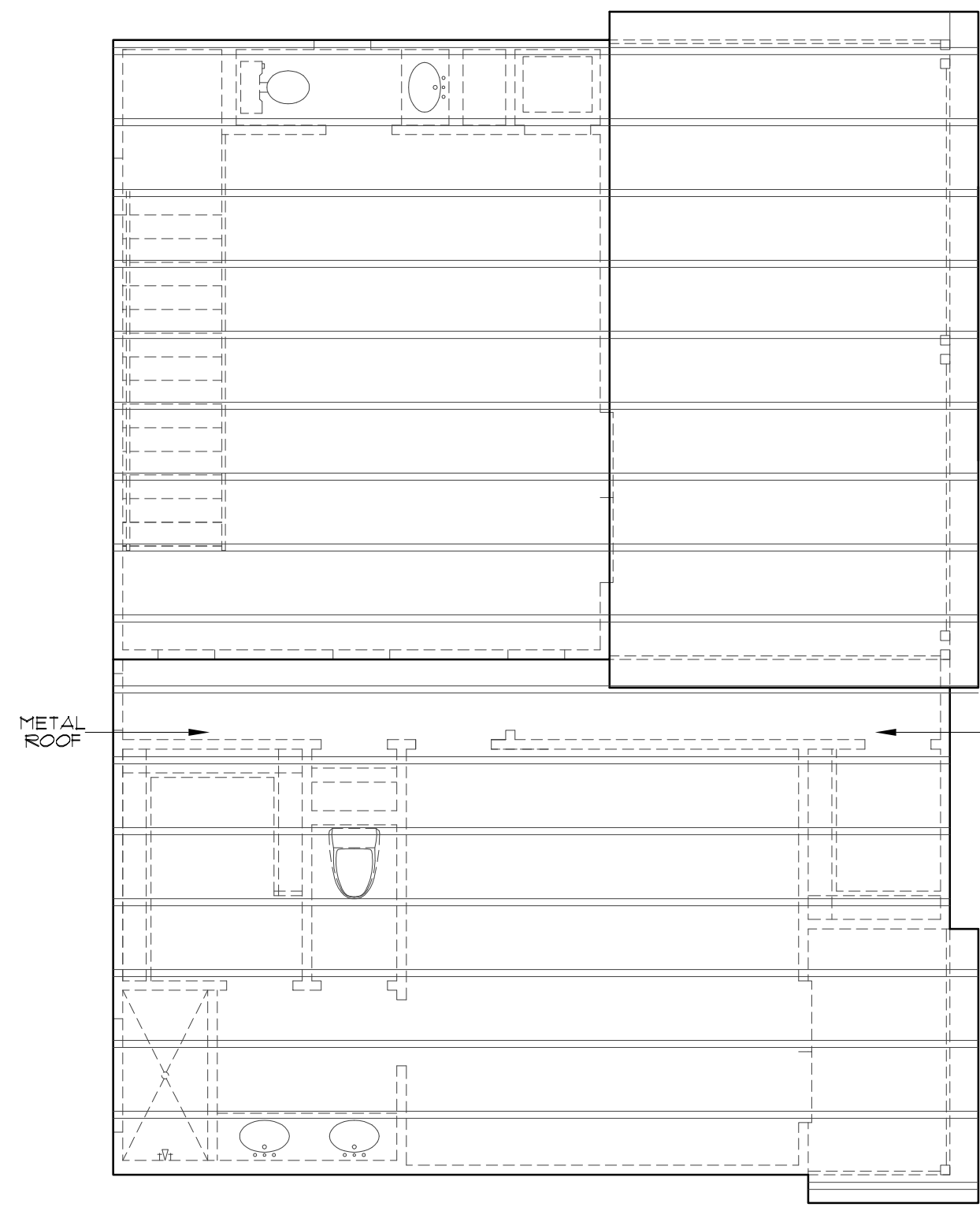
EAST 39.7 OF LOT 9, BLOCK 17, NCB. 568,  
105 BROWN ST.  
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

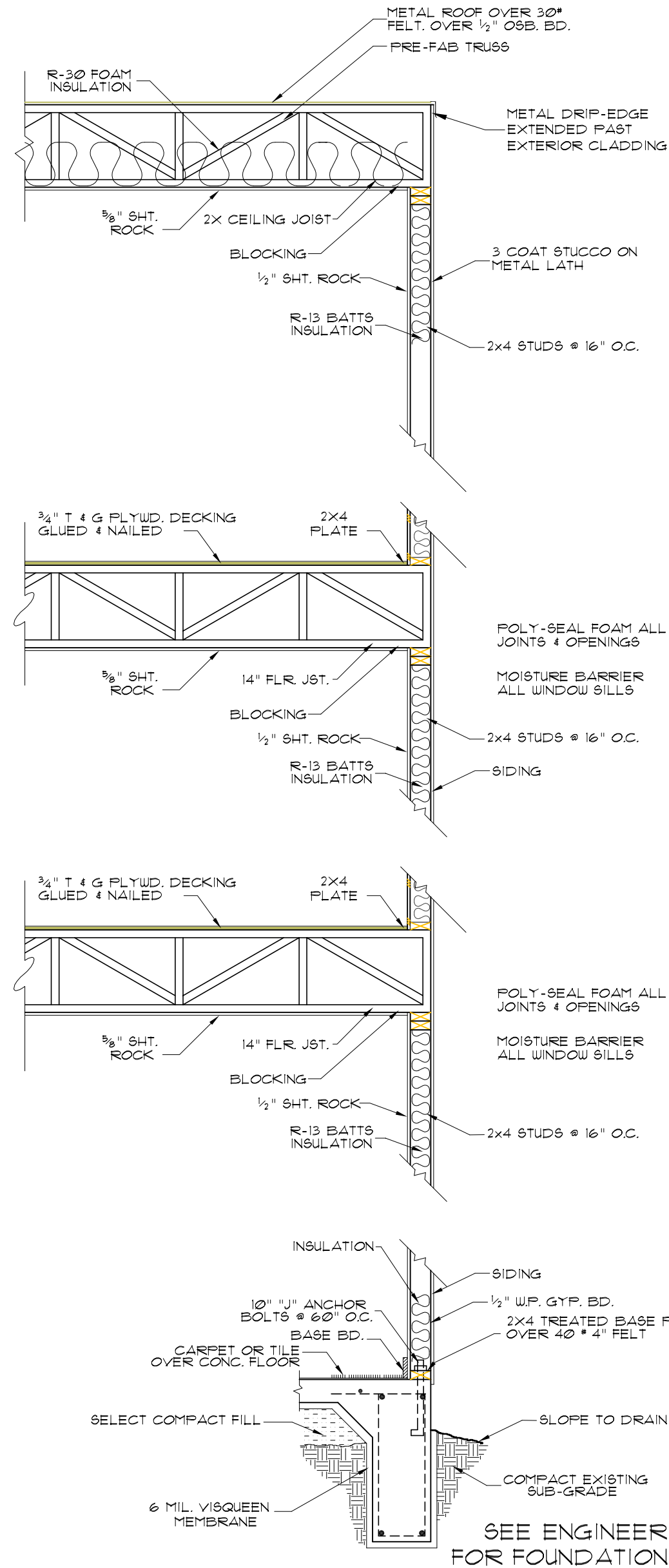
DRAWN BY: RAMC	SCALED: AS NOTED
CHCKD BY: RAMC	DATE: 09.27.2022
	PROJECT No:
SHEET 2 of	5



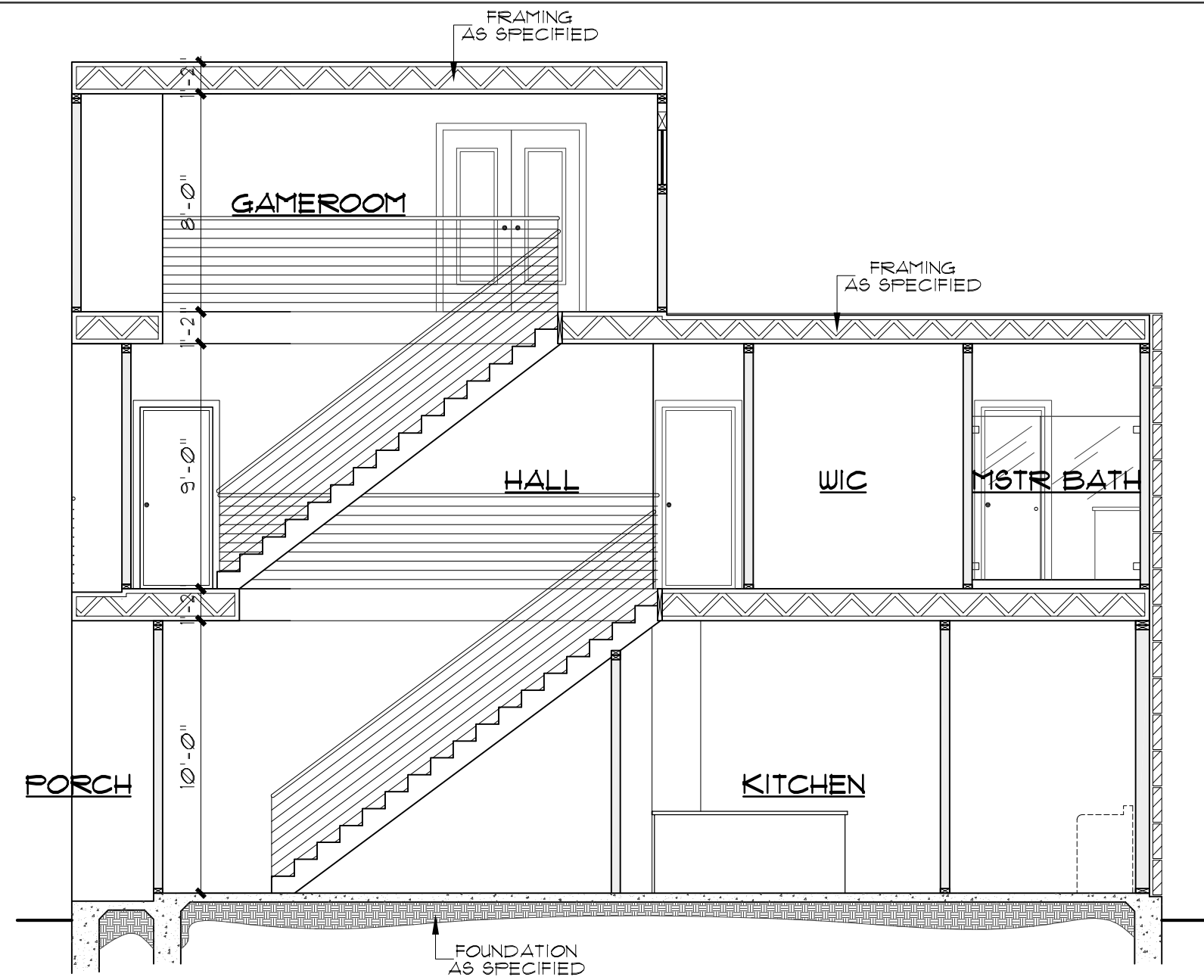
AREAS	
1st FLOOR	851#
2nd FLOOR	1,032#
2nd FLOOR	3#4#
TOTAL LIVING	2,197#
PORCH	253#
GARAGE	35#
MAS. LUG	35#
TERRACE 1	43#
TERRACE 2	36#
TERRACE 3	14#
TERRACE 4	262#
TOTAL BUILDING	2,875#
TOTAL SLAB	1,176#



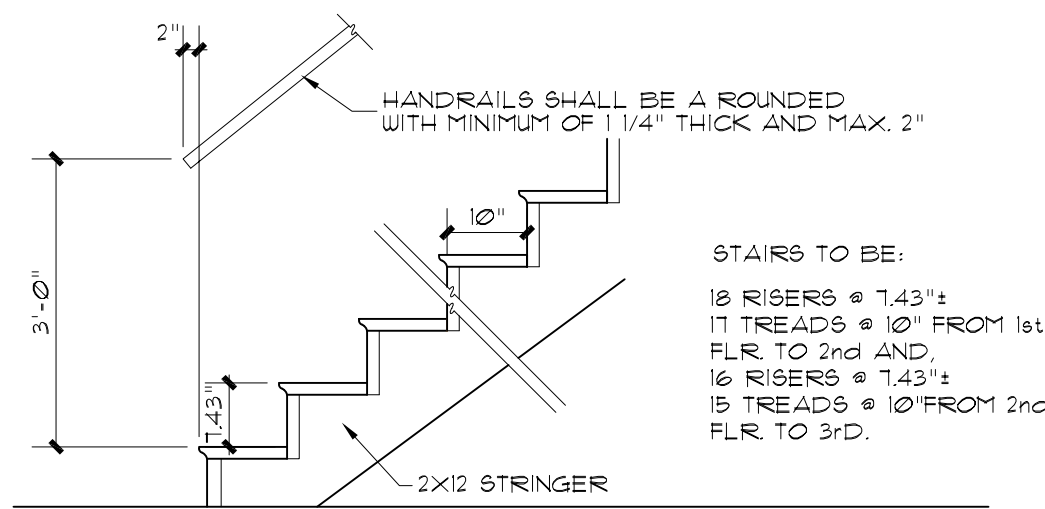
ROOF PLAN  
SCALE: 1/8" = 1'-0"



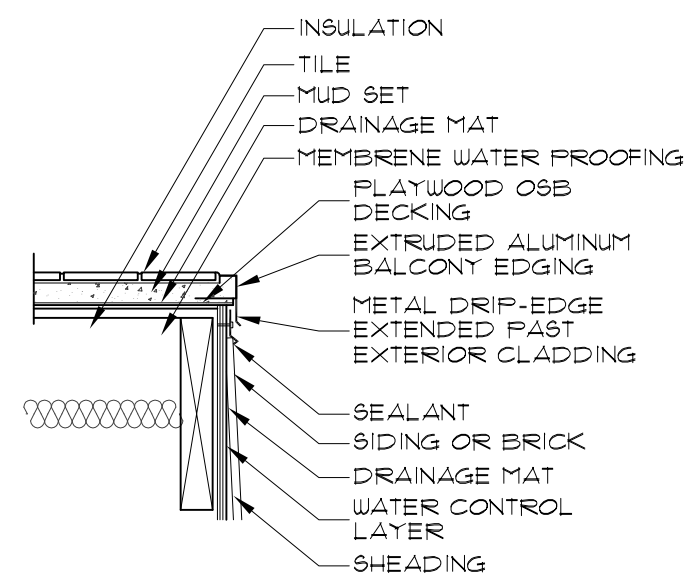
3 STORY STUCCO WALL SECTION  
SCALE: 1/2" = 1'-0"



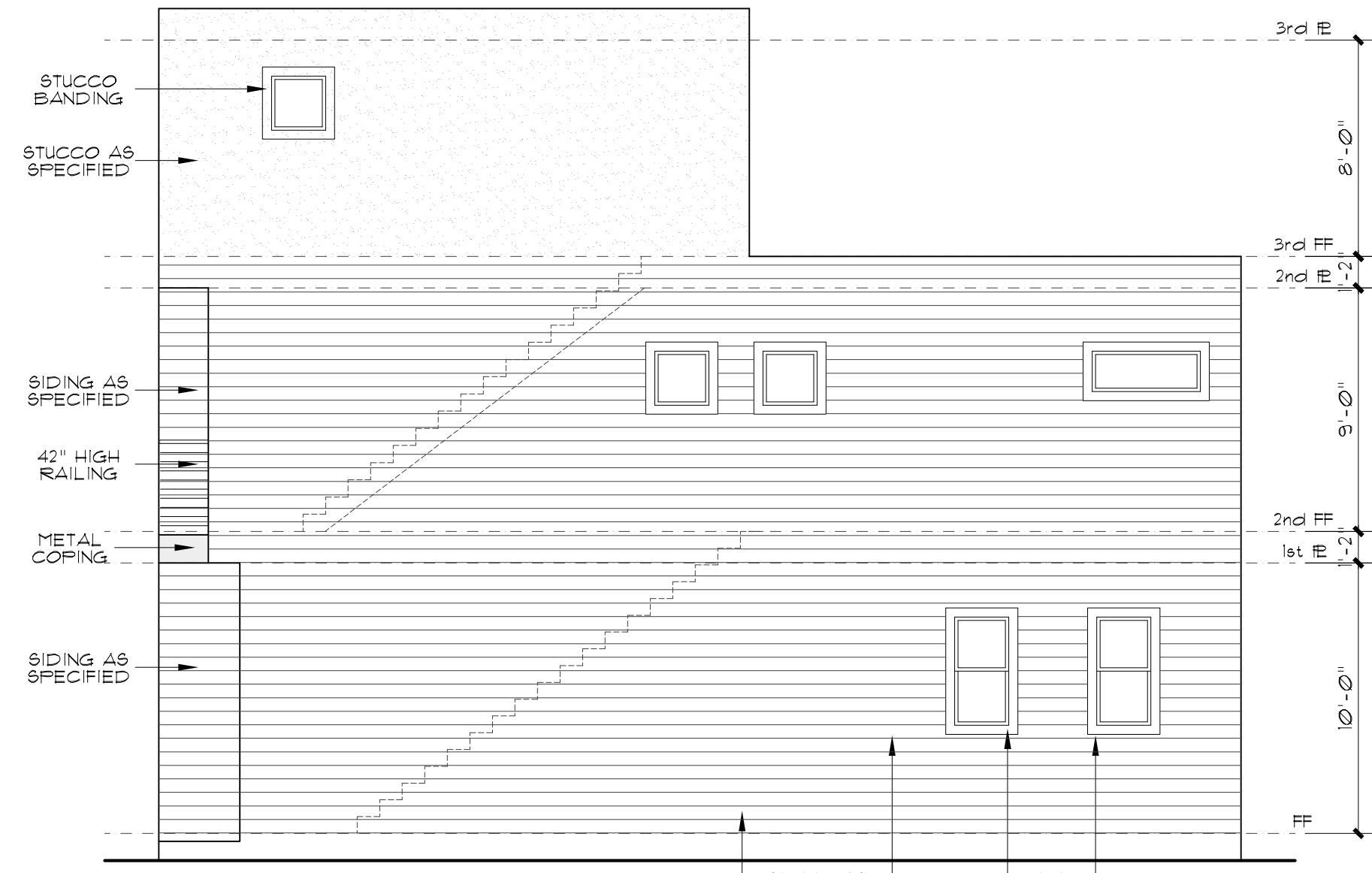
SECTION A-A  
SCALE: 3/16" = 1'-0"



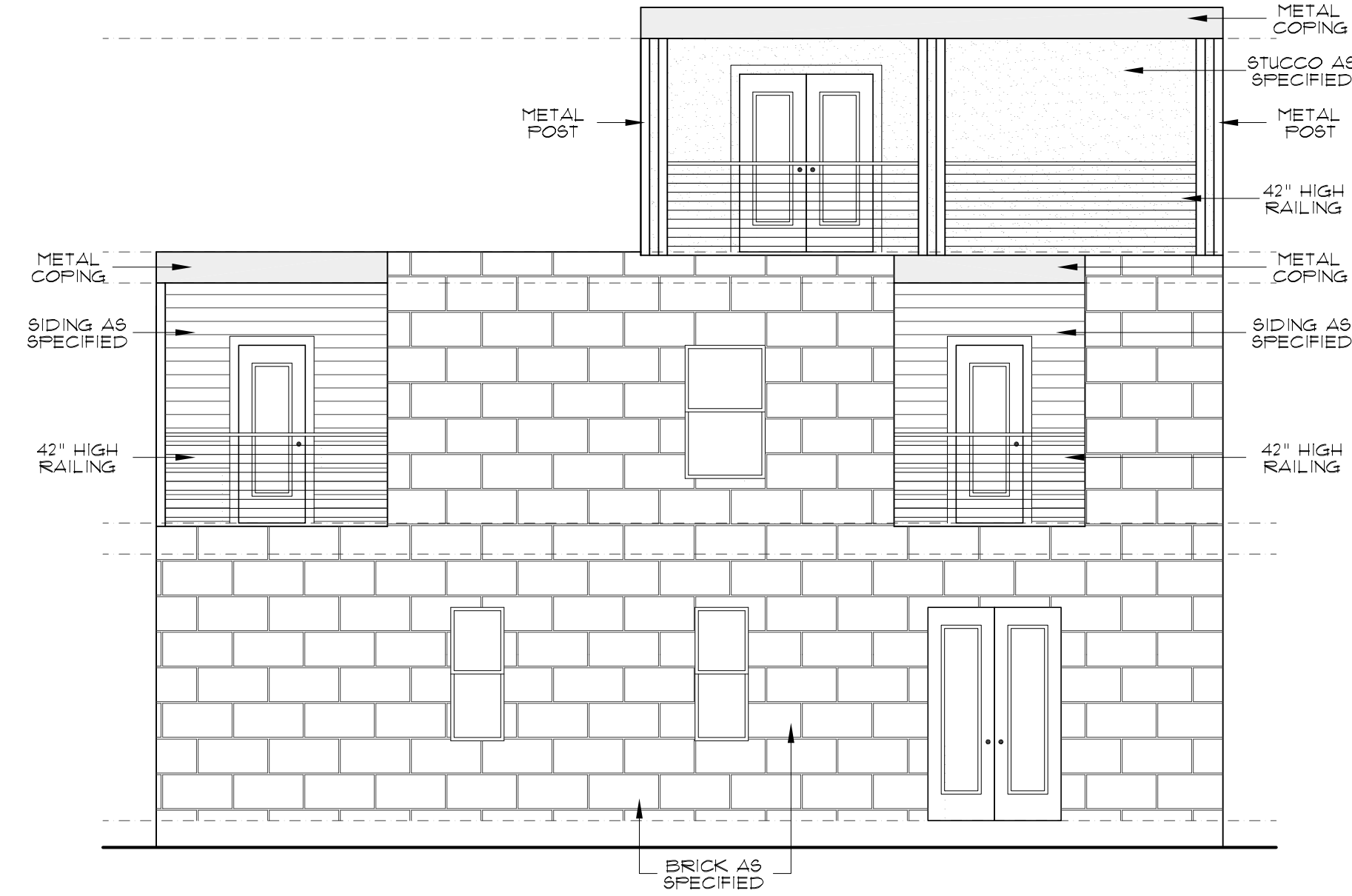
STAIR DETAILS  
SCALE: 1/2" = 1'-0"



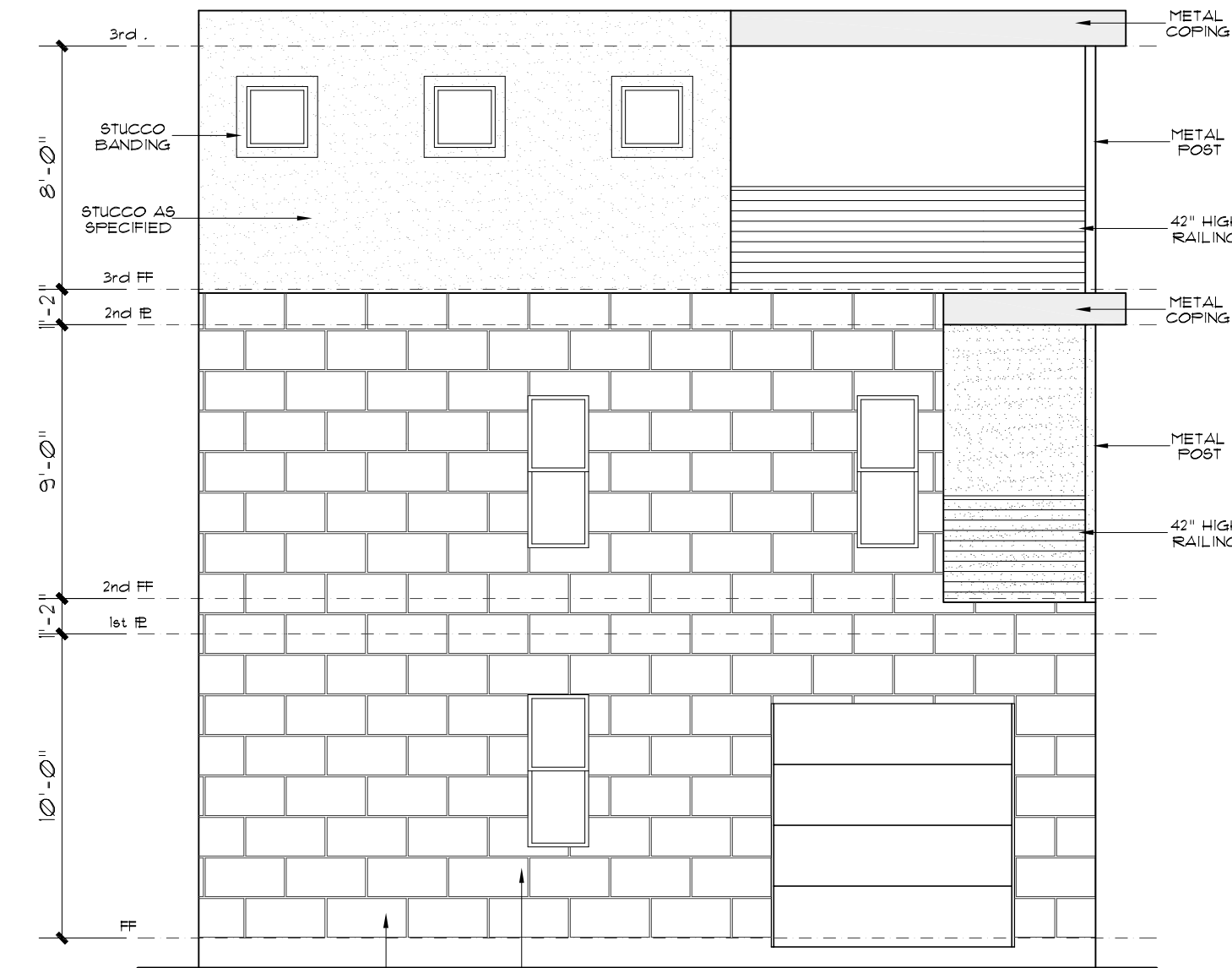
TERRACE DRAIN DETAL  
SCALE: 1" = 1'-0"



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



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



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



McCULLOUGH  
DESIGN  
ASSOCIATES

84 N. E. LOOP 410,  
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P.H. 843-1632

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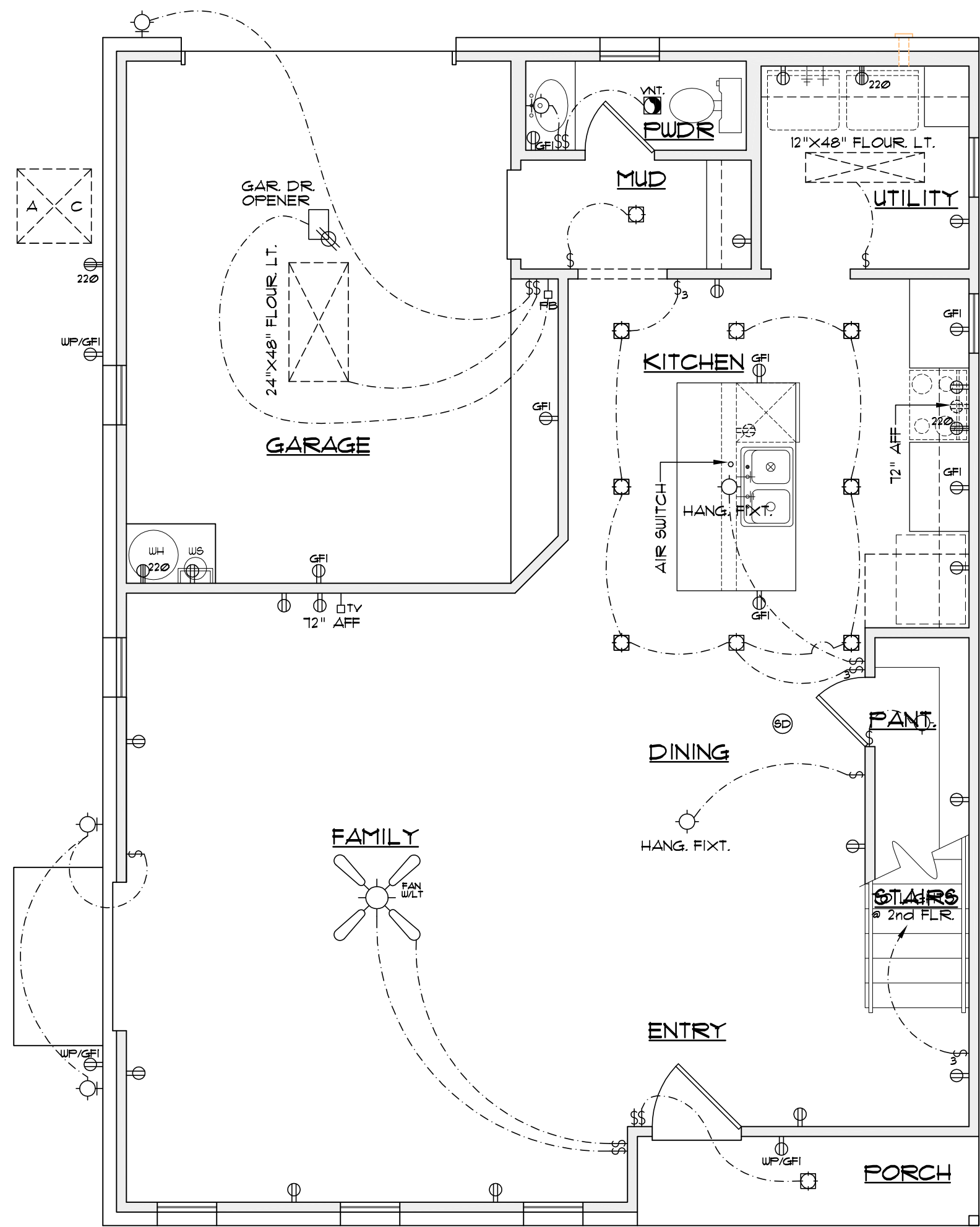
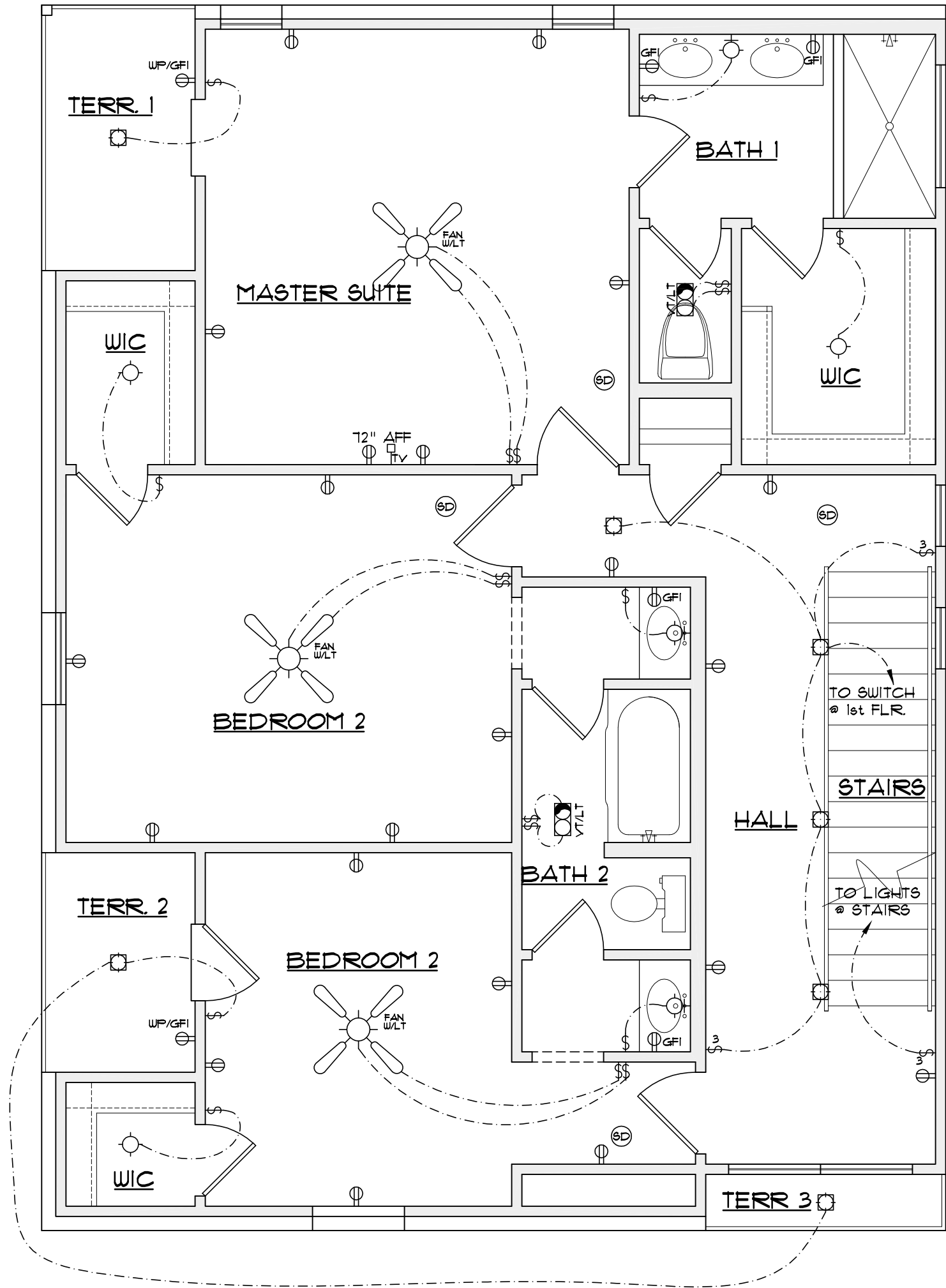
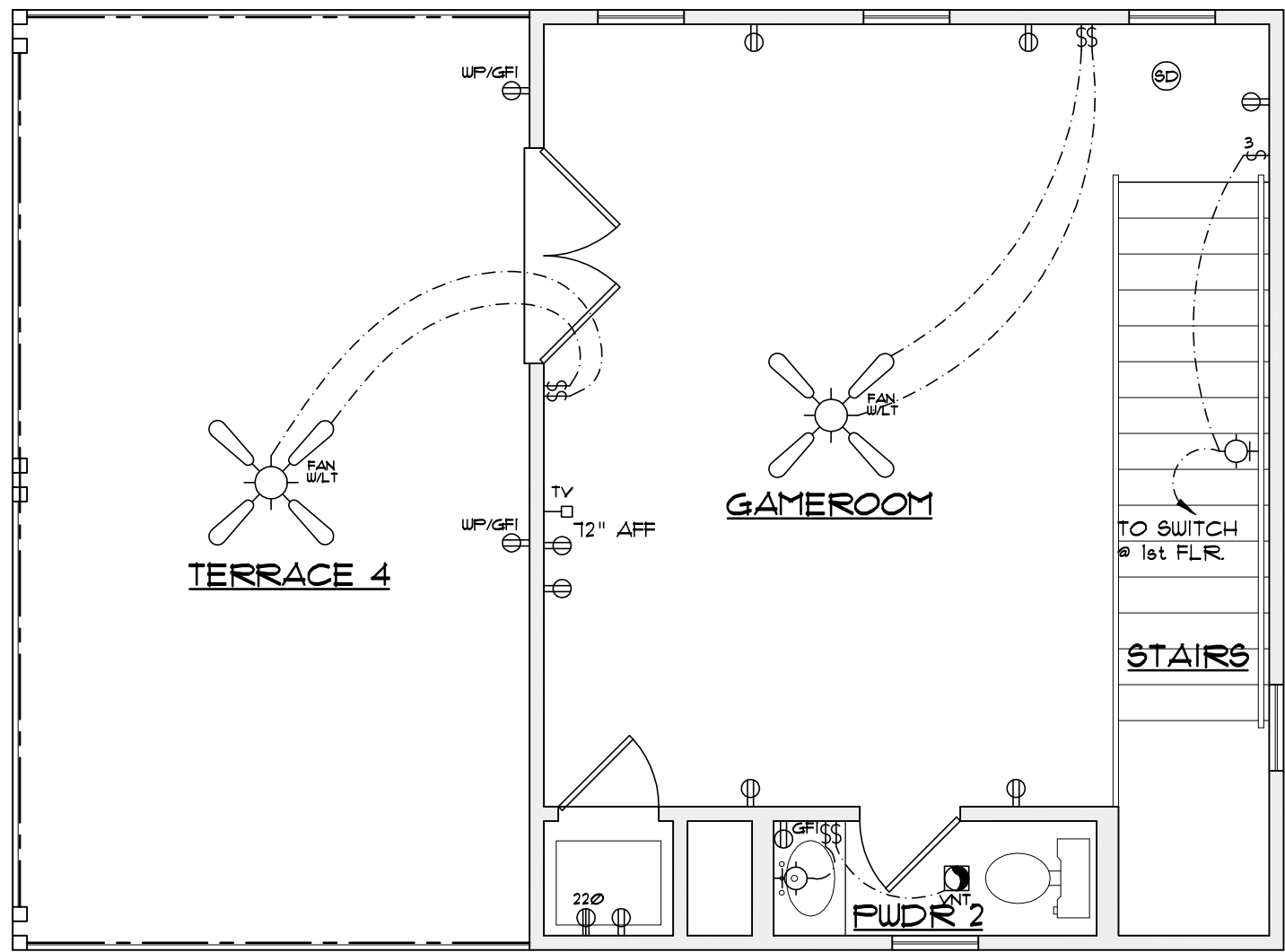
VERGEL  
CONSTRUCTIONS  
4040 BROADWAY STE. 240  
SAN ANTONIO, TX. 78209.

A NEW RESIDENCE

EAST 39.7 OF LOT 9, BLOCK 17, NCB. 568,  
105 BROWN ST.  
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

DRAWN BY: RAMC	SCALED: AS NOTED
CHCKD BY: RAMC	DATE: 09.27.2022
	PROJECT No:
SHEET 3 of	5



**A NEW RESIDENCE**  
LOT 2, BLOCK 29, NCB. 11128,  
9530 GARNETT,  
HARLANDALE ACRE, No 8  
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 09.27.2022
	PROJECT No:
SHEET 4 of	5



1846 N. LOOP 1604, W.  
SUITE 205  
SAN ANTONIO, TX 78248  
PH. 843-1632  
ricardo@mcculloughda.com

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SINGLE USE LICENSE TO CONSTRUCT ONE  
HOUSE FROM THIS PLAN, CONDITIONED ON  
THE TIMELY PAYMENT OF ALL SUMS DUE.



INTERIOR ELEVATIONS  
SCALE: 3/8" = 1'-0"



A NEW RESIDENCE  
LOT 2, BLOCK 29, NCB. 11128,  
9530 GARNETT,  
HARLANDALE ACRE, No 8  
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 09.27.2022
	PROJECT No:
SHEET 5 of	4



McCULLOUGH  
DESIGN  
ASSOCIATES

84 N. E. LOOP 410,  
SUITE 217,  
SAN ANTONIO, TX 78216  
P.H. 843-1632

ricardo@mccloughda.com  
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VERGEL  
CONSTRUCTIONS  
4040 BROADWAY STE. 240  
SAN ANTONIO, TX. 78209.

A NEW RESIDENCE  
WEST 26.82' OF LOT 10, BLOCK 17, NCB. 568,  
107 BROWN ST.  
SAN ANTONIO, TEXAS

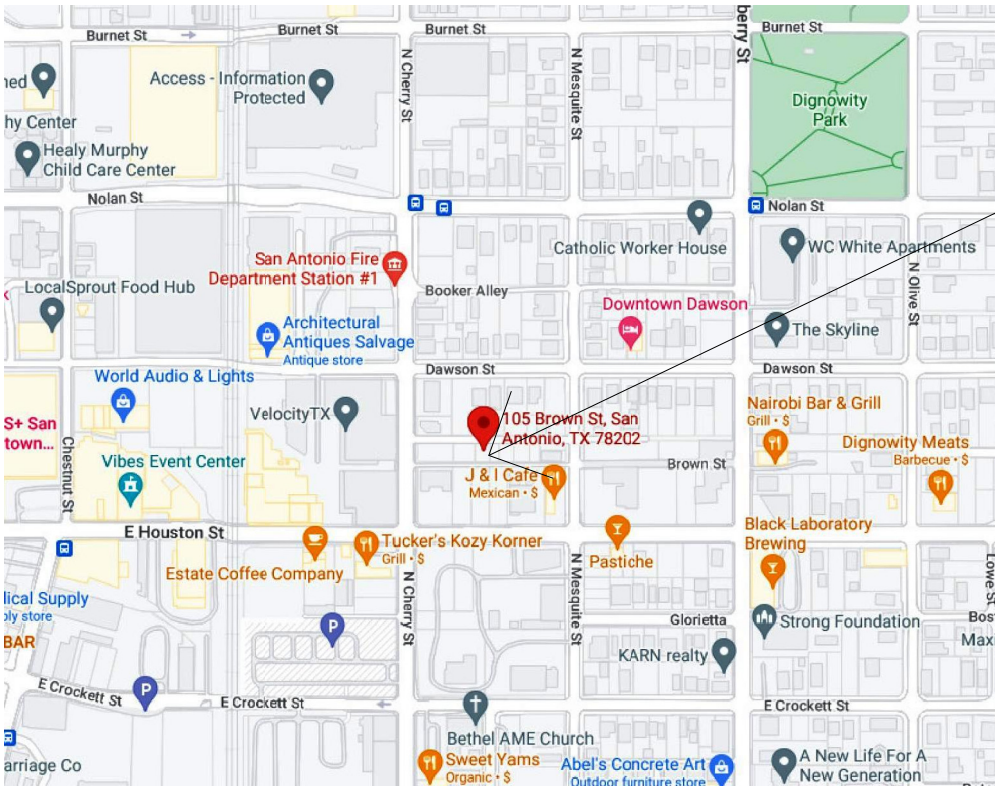
REVISIONS:	
DATE	ITEM

DRAWN BY: RAMC	SCALED: AS NOTED
CHKCD BY: RAMC	DATE: 09.27.202
	PROJECT No:
SHEET 1 of	5

# A NEW RESIDENCE

## WEST 26.82' OF LOT 10, BLOCK 17, NCB. 568, 107 BROWN ST. SAN ANTONIO, TEXAS

EAST 39.7' OF LOT 9, BLOCK 17,  
NCB. 568,  
107 BROWN ST.  
SAN ANTONIO, TEXAS



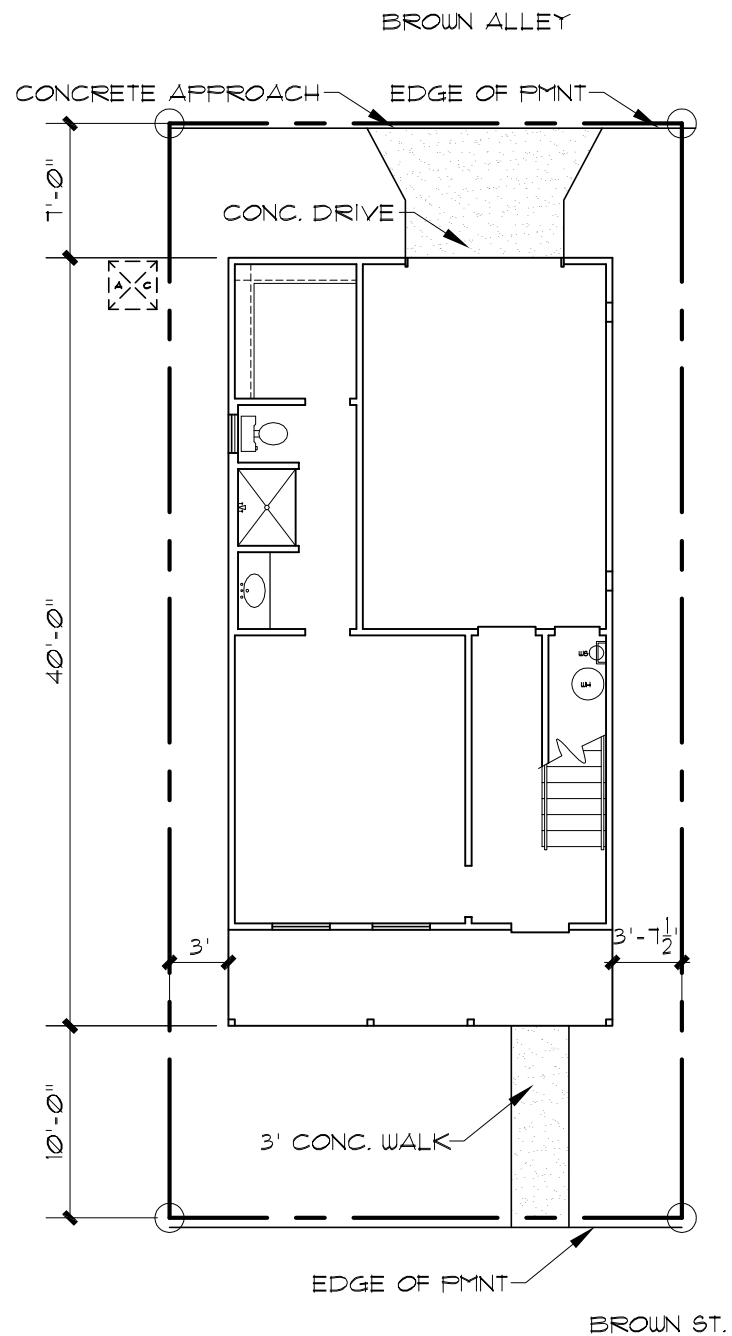
LOCATION MAP

N.T.S.



AERIAL VIEW

N.T.S.



SITE PLAN

SCALE: 1" = 10'-0"

#### CONTRACTOR NOTES:

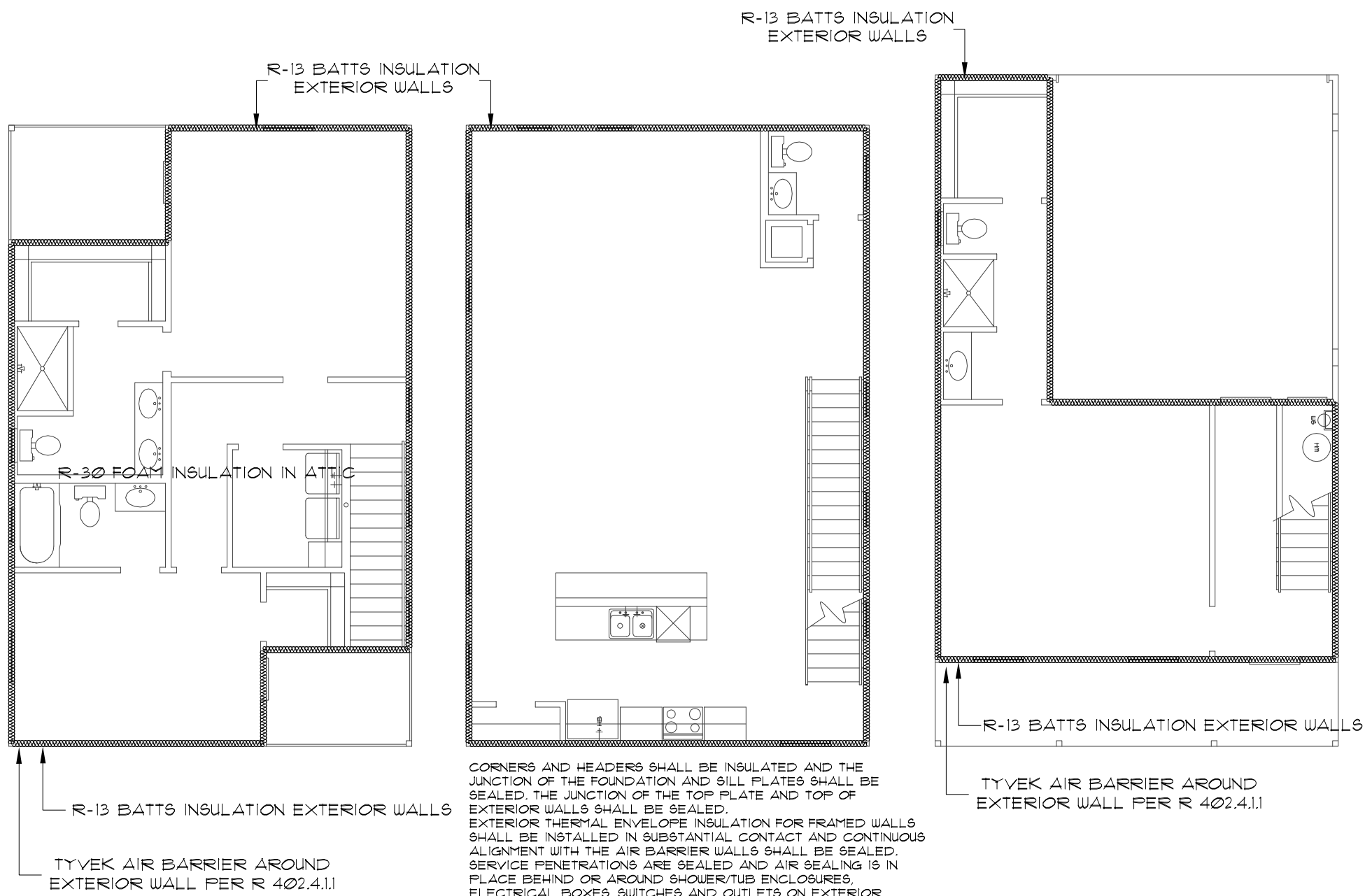
WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND DETAILS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS, DETAILS AND DRAWINGS ARE BUILDER'S TYPE AND THE DESIGNER OF THIS SET OF PLANS HERBY NOTIFIES BOTH OWNER AND CONTRACTOR THAT HE, THE "DESIGNER" RELIEVES HIMSELF OF LIABILITIES TO SAID WORKING DRAWINGS. ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS AND DETAILED PLANS CONTAIN HEREIN REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF RICARDO McCULLOUGH, WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE CONSTRUCTION OF THIS PLANS IN WHOLE OR IN PART TO ITS SOLE DISCRETION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.

#### NOTES:

- 1st FLOOR PLATE AT 9'-0" AFF. 2nd AT 10'-0" AFF. 3rd AT 9'-0" AFF.
2. 2nd FLOOR WINDOWS HEADER HT. AT 8'-0" AFF. 1st AND 3rd AT 6'-8" AFF. UNLESS OTHERWISE NOTED.

#### MECHANICAL NOTES:

1. CLIMATE ZONE: 2
2. GLAZED FENESTRATION: SHGC: 0.30



INSULATION ENVELOPE

N.T.S.



ricardo@mcculloughda.com

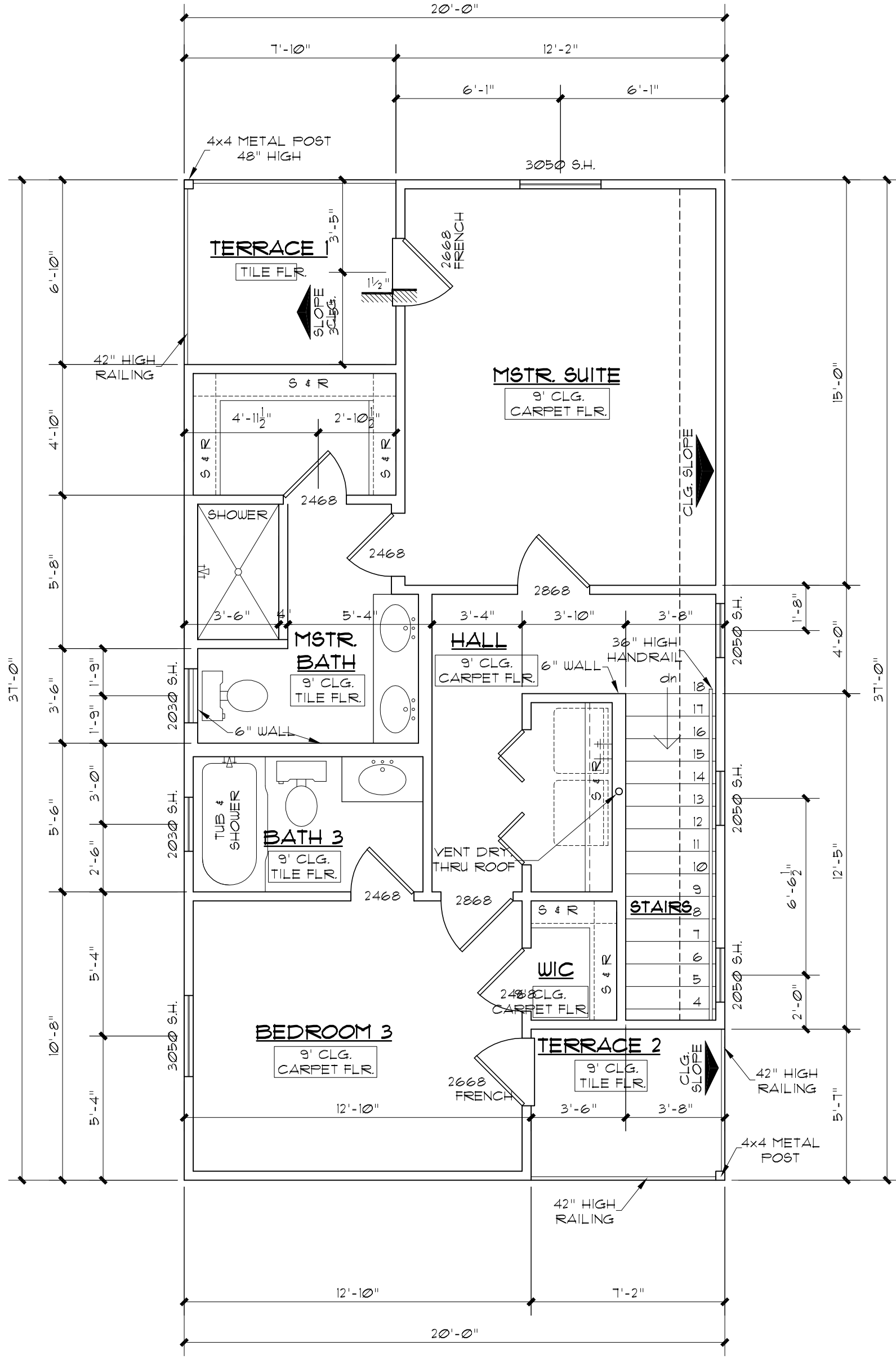
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A NEW RESIDENCE  
WEST 26.82' OF LOT 10, BLOCK 17, NCB. 568,  
107' BROWN ST.  
SAN ANTONIO, TEXAS

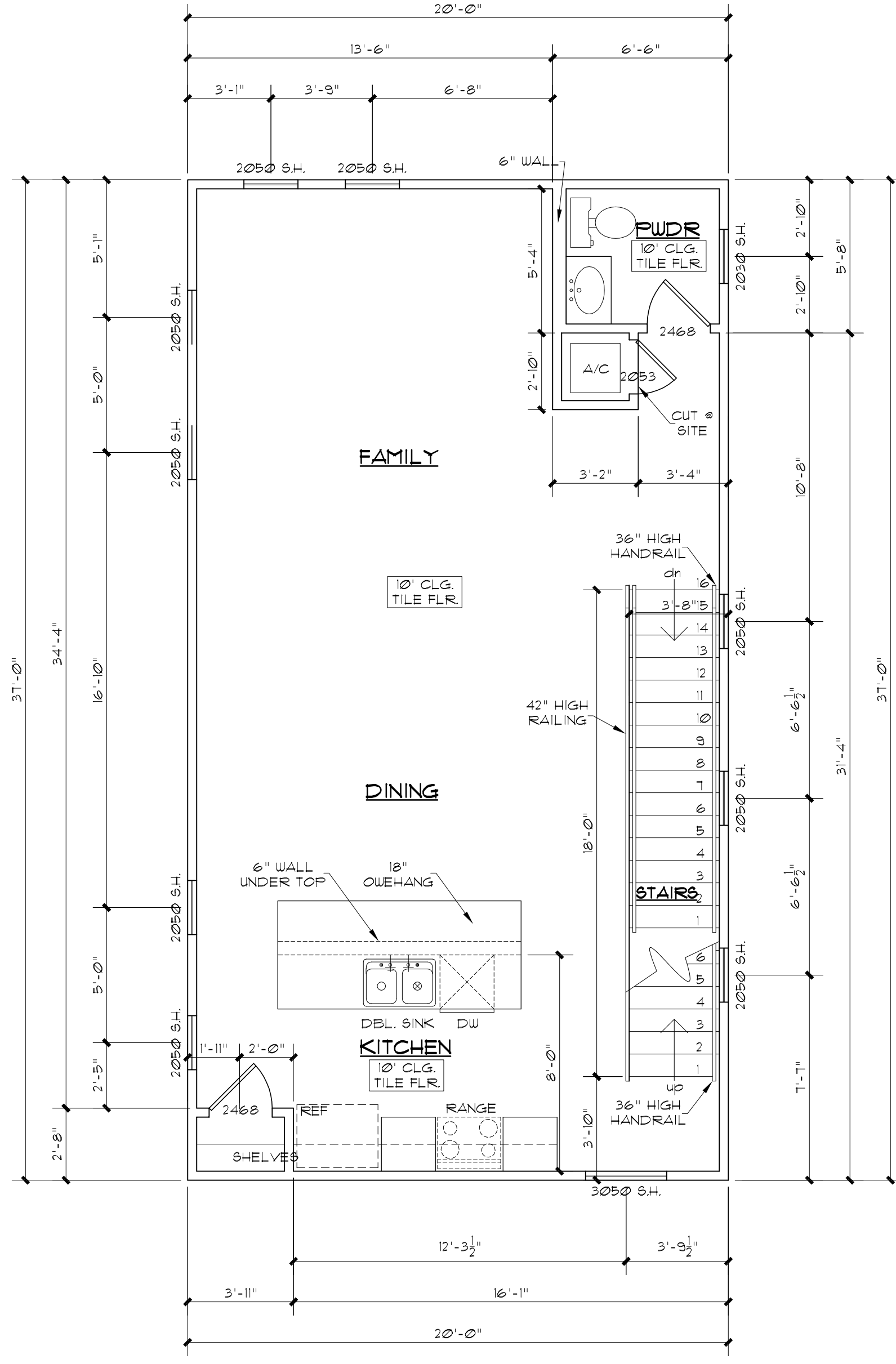
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DRAWN BY: RAMc	SCALED: AS NOTED
CHECKED BY: RAMc	DATE: 09.27.202
	PROJECT No
S H E E T 2 of	5



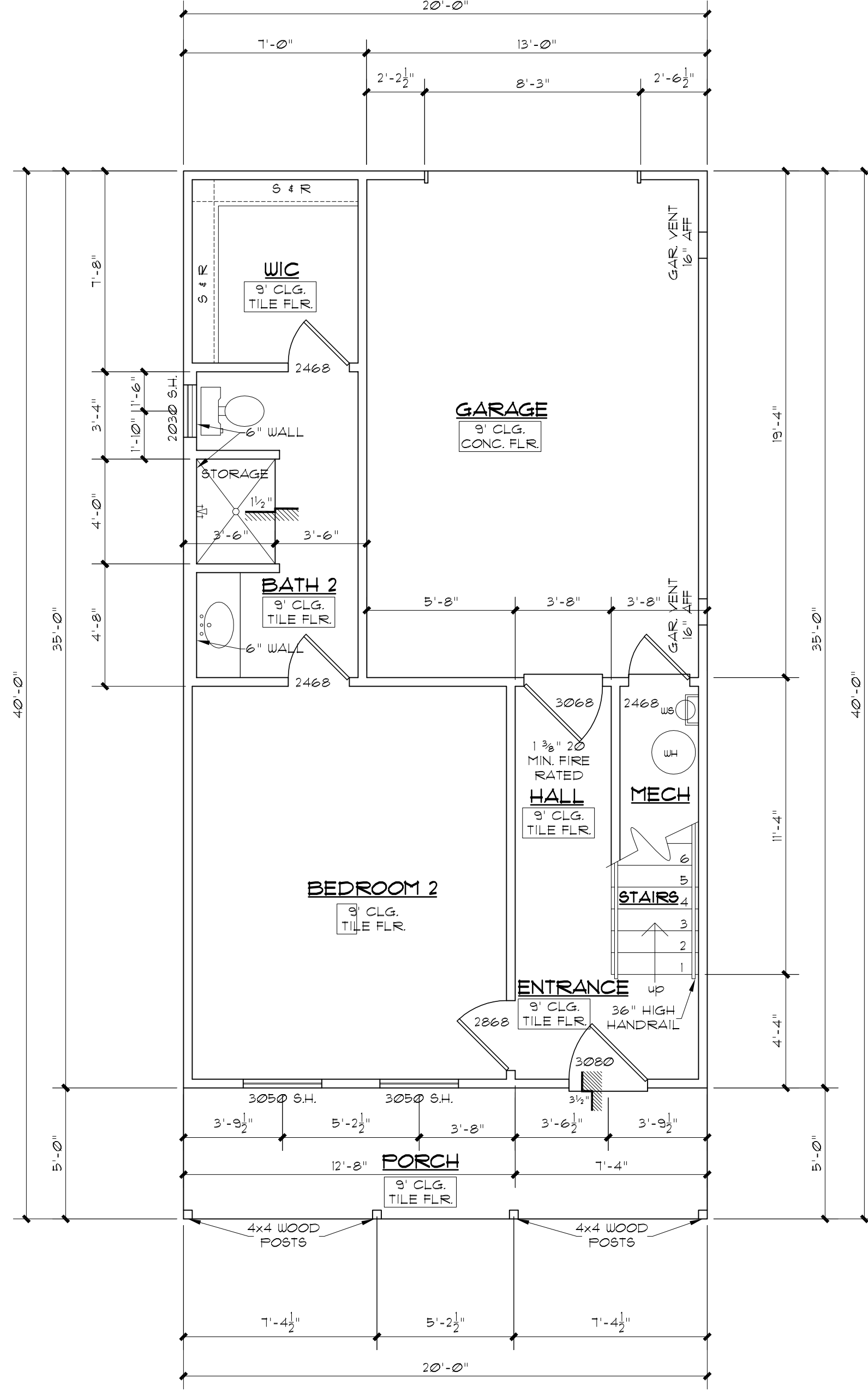
### 3rd FLOOR PLAN

SCALE:  $\frac{1}{8}" = 1' - 0"$



## 2nd FLOOR PLAN

SCALE:  $\frac{1}{8}" = 1' - 0"$



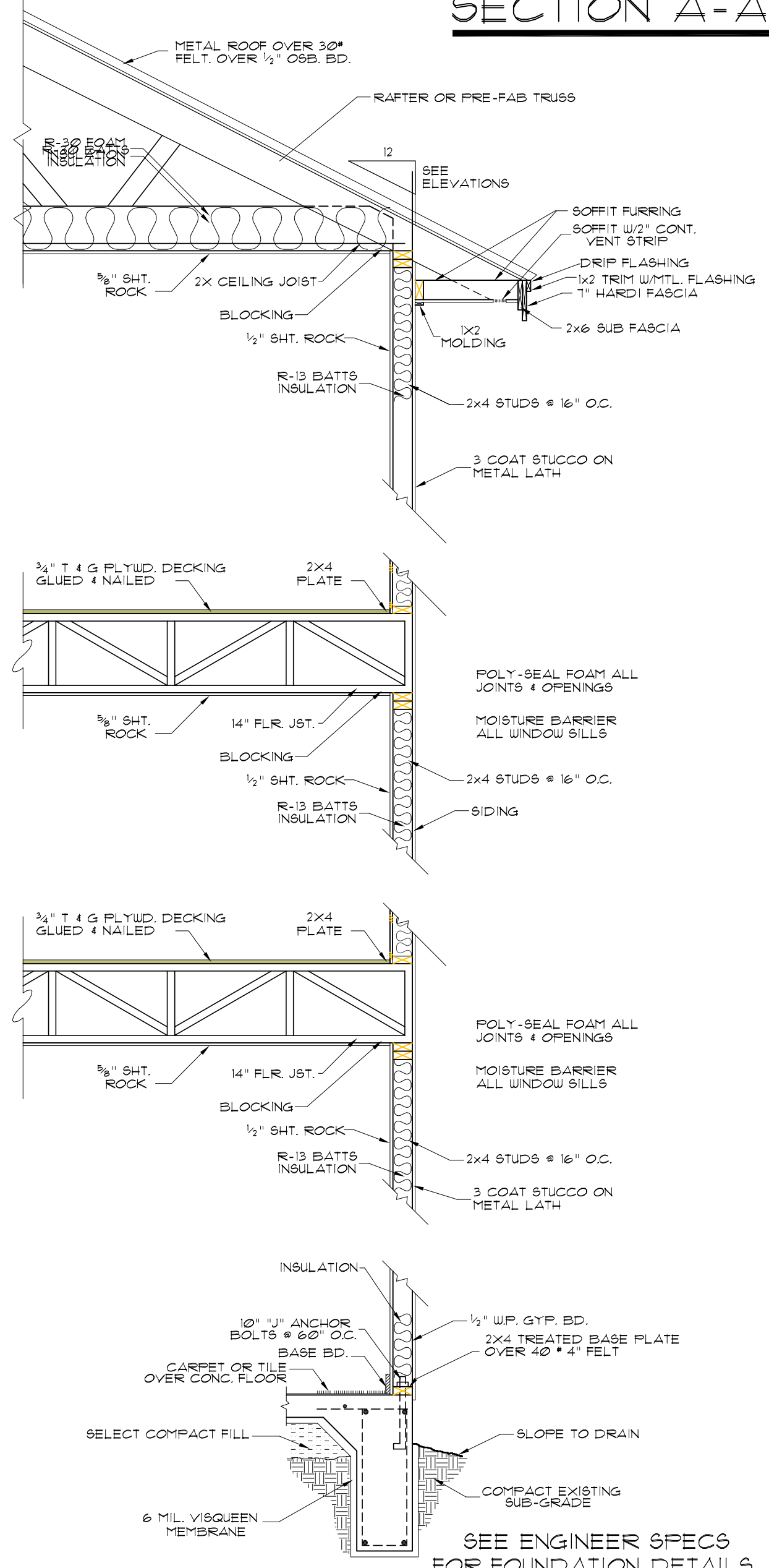
# 1st FLOOR PLAN

SCALE:  $\frac{1}{8}'' = 1'-0''$

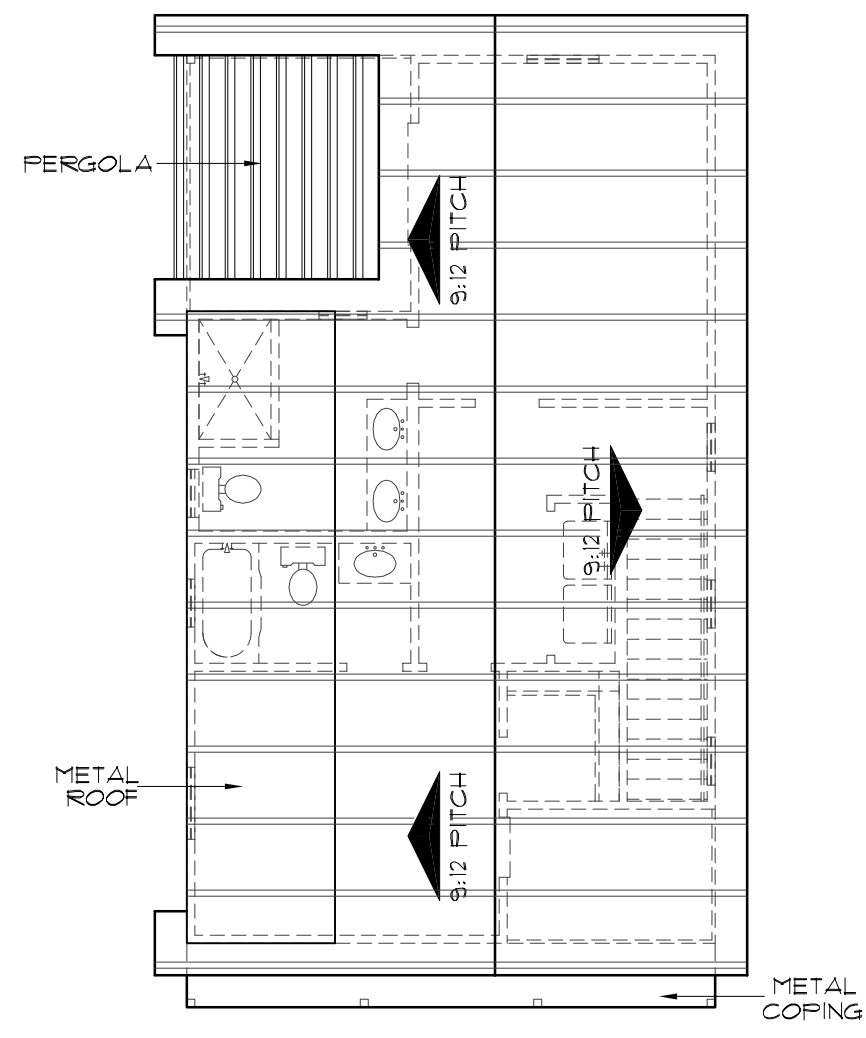
AREAS	
1st FLOOR	511#
2nd FLOOR	822#
2nd FLOOR	730#
TOTAL LIVING	2,063#
PORCH	120#
GARAGE	329#
TERRACE 1	64#
TERRACE 2	48#
TOTAL BUILDING	2,624#
TOTAL SLAB	960#



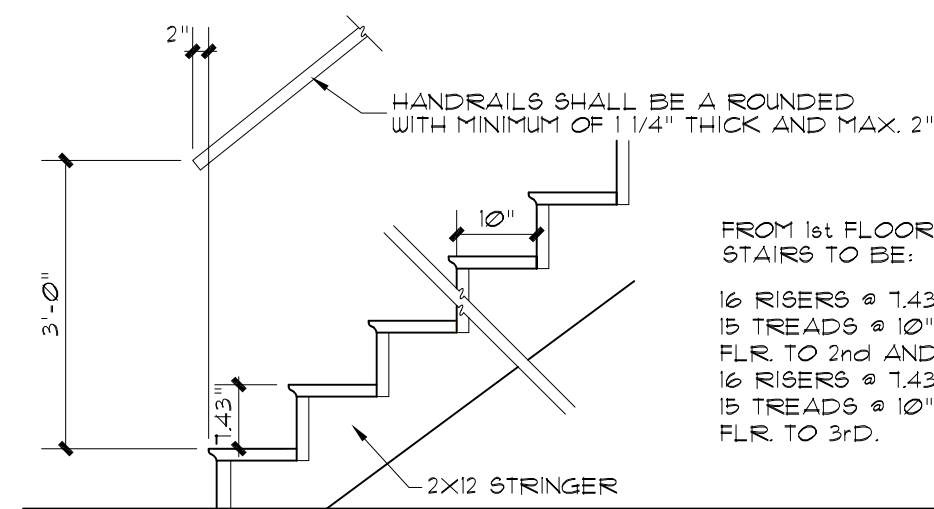
SECTION A-A  
SCALE: 3/16" = 1'-0"



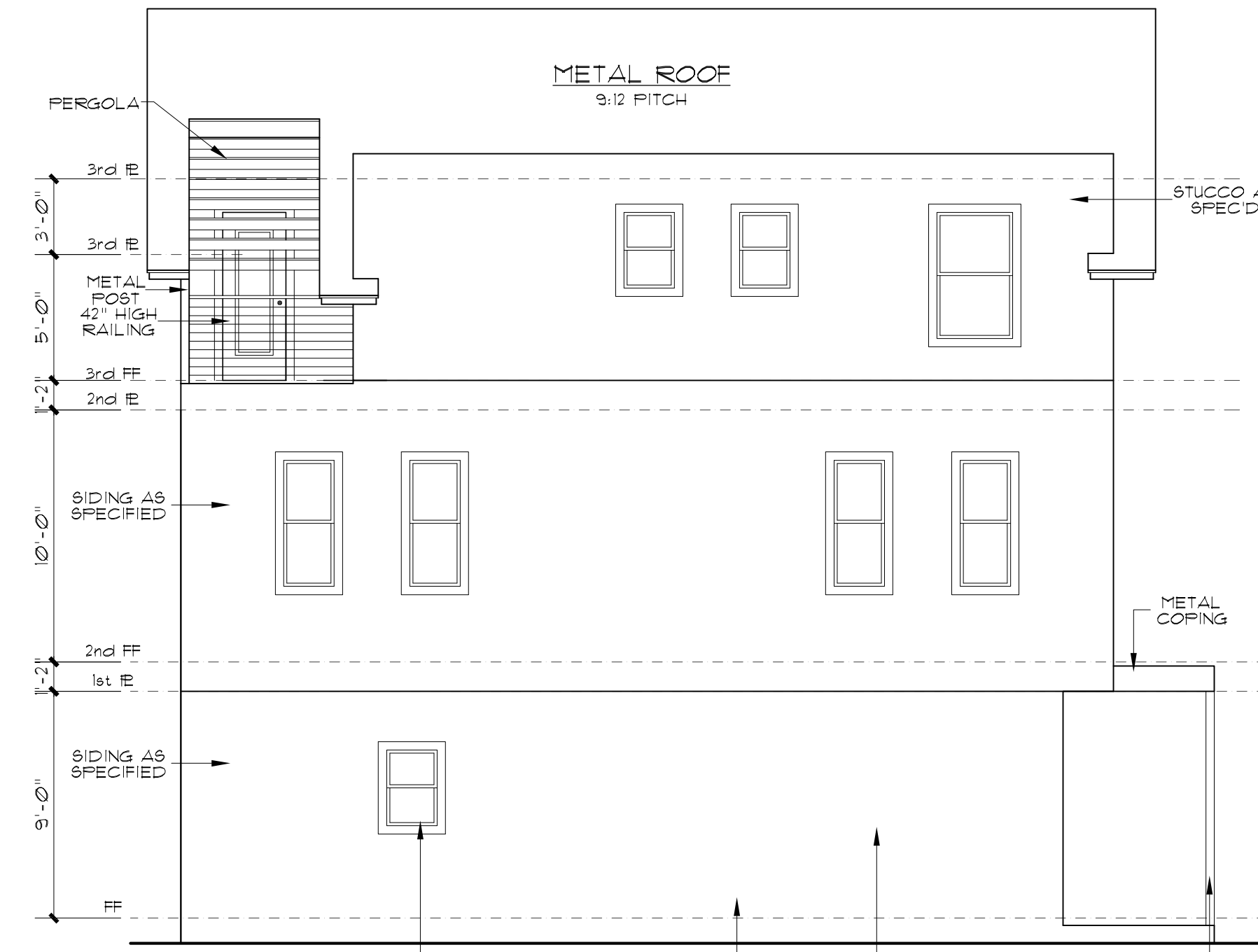
3 STORY STUCCO WALL SECTION  
SCALE: 1/2" = 1'-0"



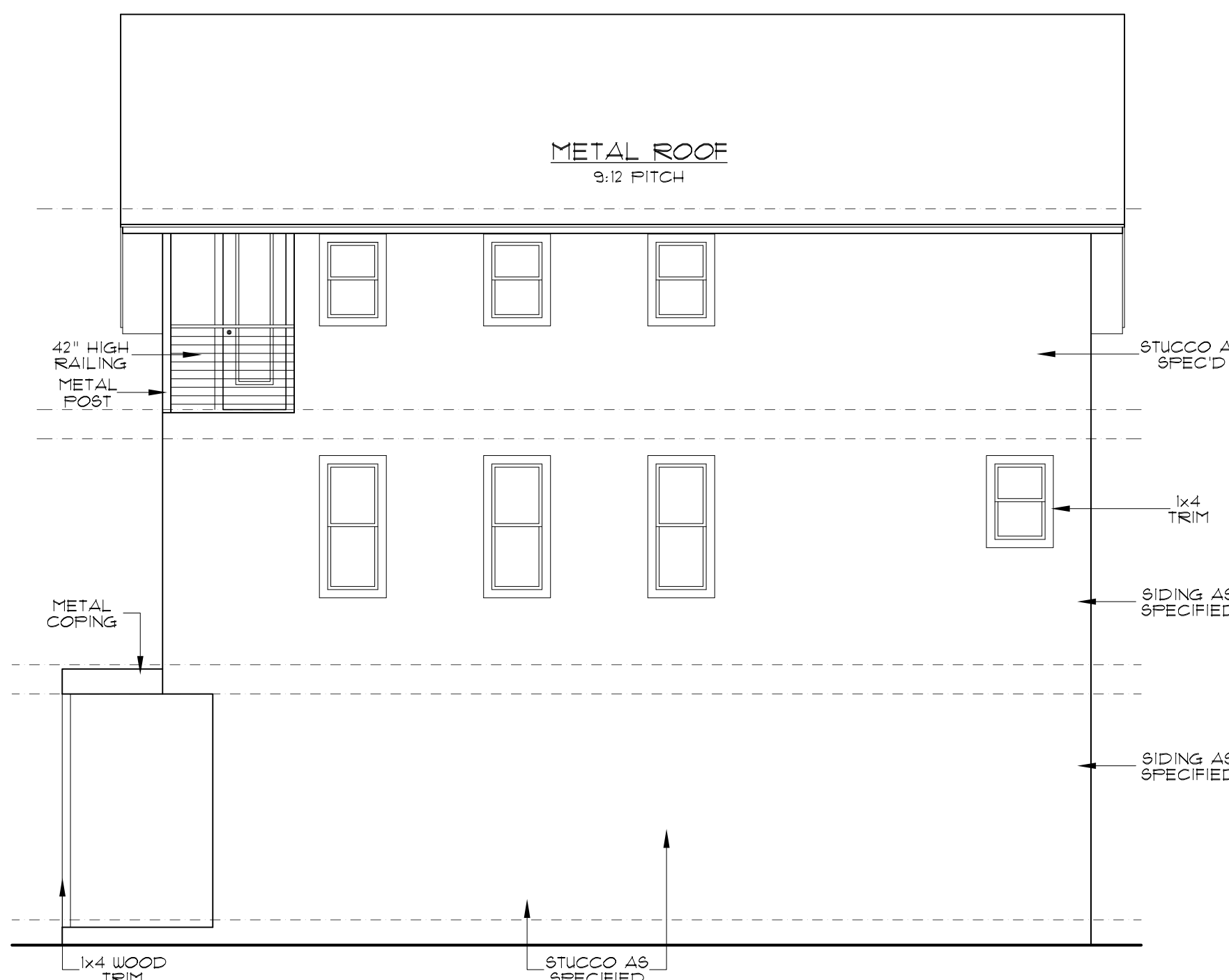
ROOF PLAN  
SCALE: 1/8" = 1'-0"



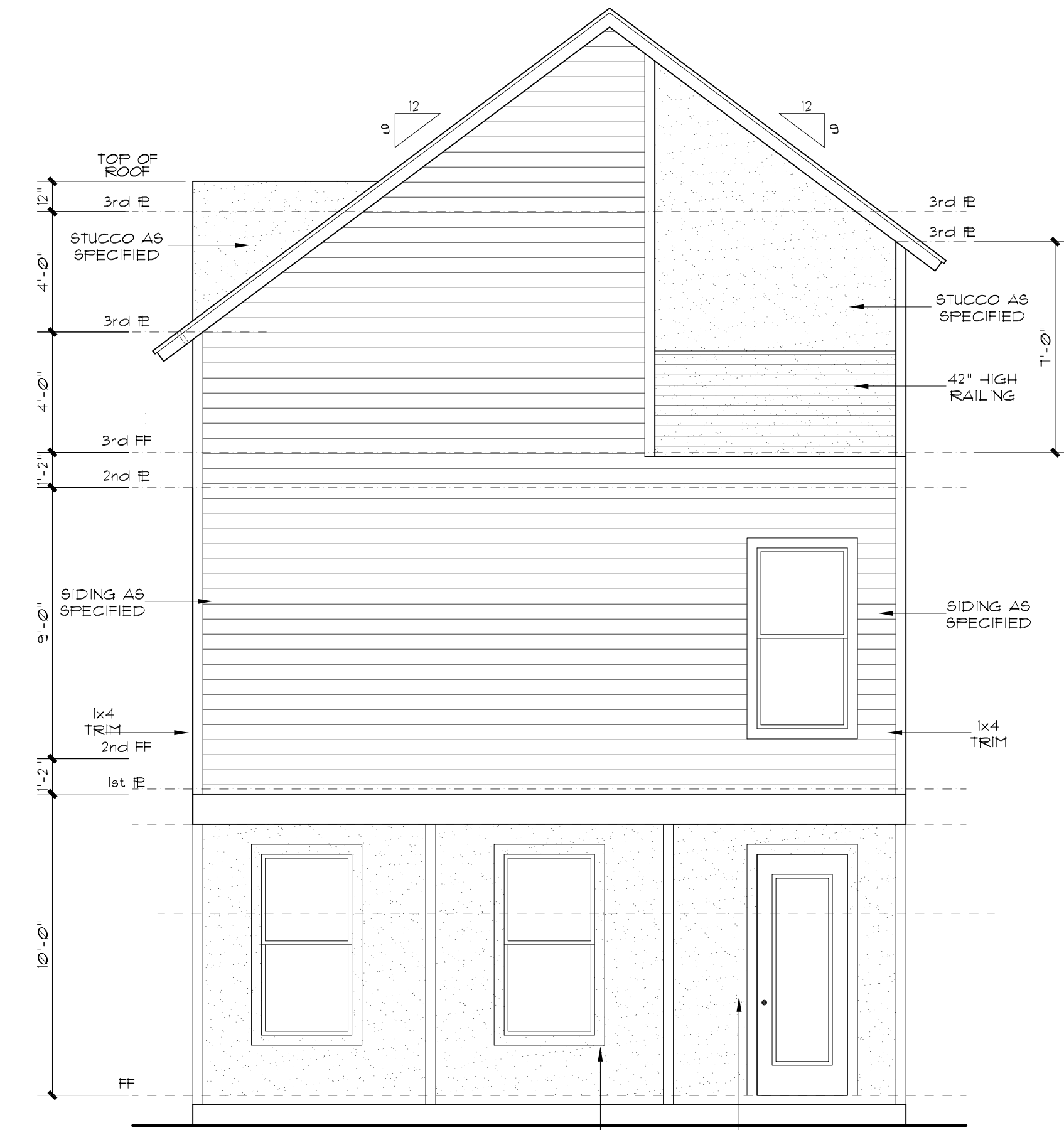
STAIR DETAILS  
SCALE: 1/2" = 1'-0"



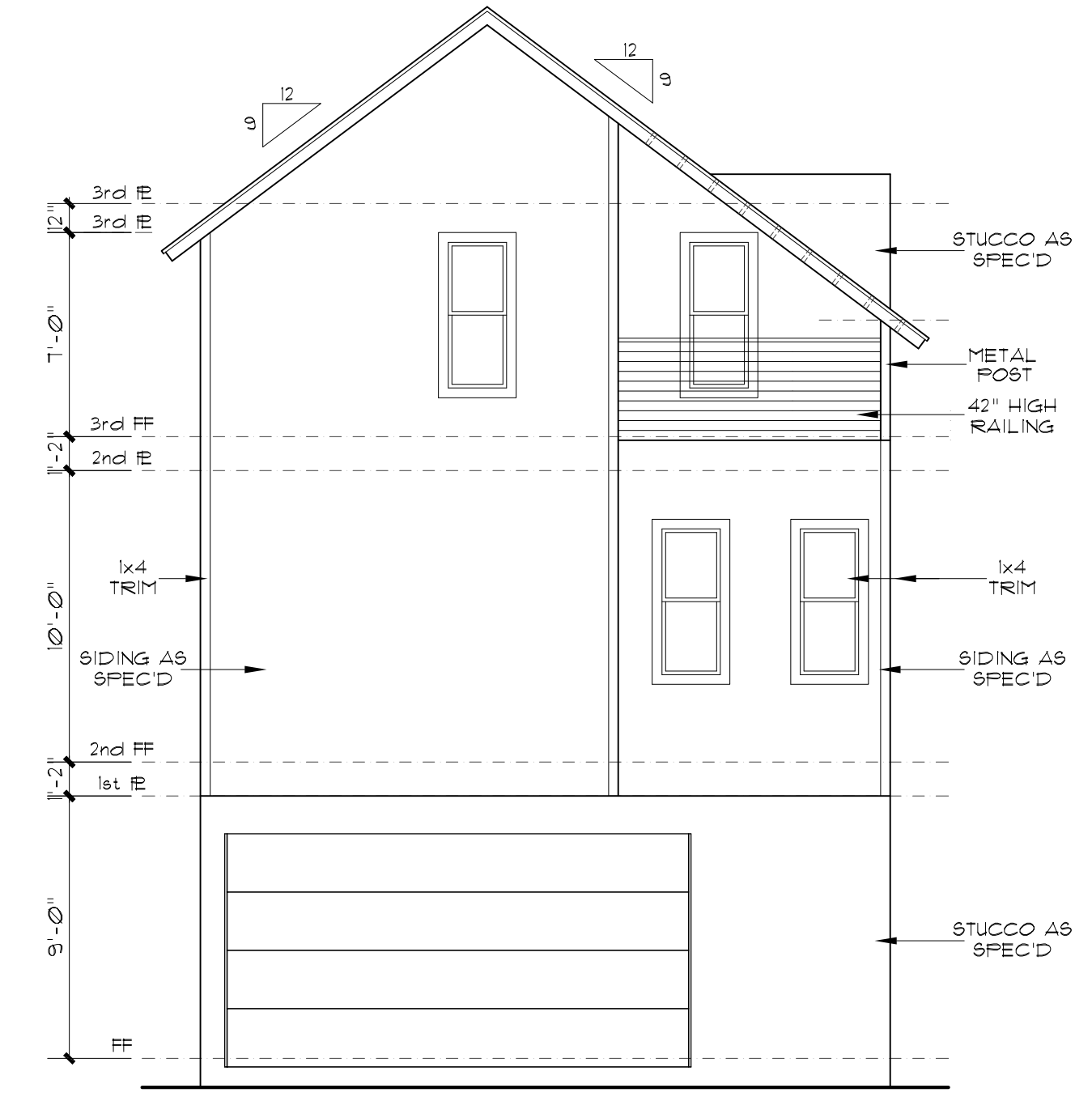
LEFT ELEVATION  
SCALE: 3/16" = 1'-0"



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



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



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



**McCULLOUGH  
DESIGN  
ASSOCIATES**  
84 N. E. LOOP 410,  
SUITE 217,  
SAN ANTONIO, TX 78216  
P.H. 843-1632  
ricardo@mccloughda.com  
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**VERGEL  
CONSTRUCTIONS**  
4040 BROADWAY STE. 240  
SAN ANTONIO, TX. 78209.

**A NEW RESIDENCE**  
WEST 26.82' OF LOT 10, BLOCK 17, NCB. 568,  
107 BROWN ST.  
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

DRAWN BY: RAMC	SCALED: AS NOTED
CHCKD BY: RAMC	DATE: 09.27.202
PROJECT No:	
SHEET 3 of	5



1846 N. LOOP 1604, W.  
SUITE 205  
SAN ANTONIO, TX 78248  
PH. 843-1632  
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GRAPHIC SYMBOLS

ELECTRICAL

SWITCH

DISSIPER SWITCH

THREE WAY SWITCH

FOUR WAY SWITCH

DUPLEX OUTLET

DUPLEX OUTLET 1/2 SLOTTED

FLOOR OUTLET

IN FLOOR OUTLET

CEILING OUTLET

BACKSPLASH RECEPTACLE

250 VOLT DUPLEX

DUPLEX OUTLET RAISED TO HEIGHT INDICATED

WATERPROOF DUPLEX

JBOX DUPLEX OUTLET

TELEPHONE OUTLET

TELEPHONE FLOOR OUTLET

TELEVISION OUTLET

SATELLITE TELEVISION W/TELEPHONE LINE

INTERCOY

SPEAKER OUTLET

SMOKE DETECTOR

THERMOSTAT

ELECTRICAL PANEL BOX

BUZZER BUTTON

CHIMES

KEY SWITCH

RECEPTACLE MOUNT CLG.

WALL MOUNT FIXTURE

PULL CHAIN LIGHT

RECESSED CEILING FIXTURE

HALOGEN RECESSED CEILING FIXTURE

HALOGEN WALL MOUNTED FIXTURE

CEILING MOUNT EXIST. LIGHT

FLUORESCENT LIGHT FIXTURE

WALL MOUNT FLOOR L.T. LINE

TRACK MOUNT FIXT.

UNDER CABINET LIGHT

CEILING MOUNT EXHAUST FAN

WALL MOUNT EXHAUST FAN

CEILING MOUNT HEAT LAMP

COMBINATION FIXT. HEAT, VENT, LIGHT

FLOOD LIGHT

CEILING FAN W/LT

FLUMBING

WATER HEATER

WATER SOFTNER

SHOWER HEAD

HOSE BIB FAUCET

COLD WATER TO REF.

HOT & COLD WATER

FLOOR DRAIN

GAS LINE

GAS KEY (FOR VALVE)

MISC.

SECURITY SYSTEM PANEL

VACUUM SYSTEM OUTLET

VACUUM CLEANER

VACUUM SYSTEM SLEEP OUTLET

3rd FLR. ELEC. PLAN  
SCALE: 1/8"=1'-0"

2nd FLR. ELEC. PLAN  
SCALE: 1/8"=1'-0"

1st FLR ELEC. PLAN  
SCALE: 1/8"=1'-0"

A NEW RESIDENCE  
WEST 26.82' OF LOT 10, BLOCK 17, NCB. 568,  
107 BROWN ST.  
SAN ANTONIO, TEXAS

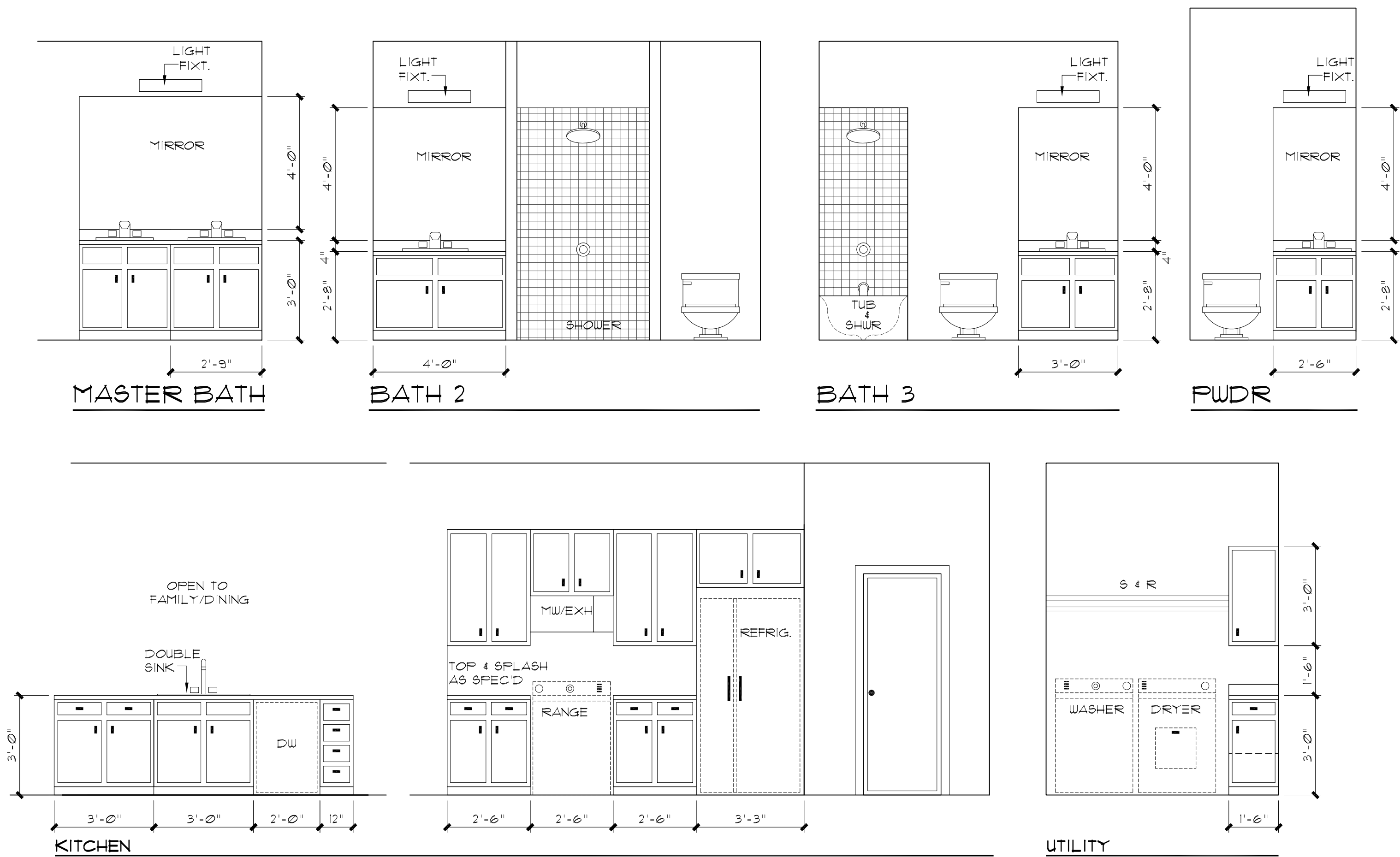
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DATE	ITEM

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CHCKD BY: RAMc	DATE: 09.27.202
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SHEET 4 of	5



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ricardo@mcculloughda.com

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## INTERIOR ELEVATIONS

SCALE:  $\frac{3}{8}" = 1'-0"$



**A NEW RESIDENCE**  
WEST 26.82' OF LOT 10, BLOCK 17, NCB. 568,  
107 BROWN ST.  
SAN ANTONIO, TEXAS

REVISIONS:	
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SHEET 5 of	4



McCULLOUGH  
DESIGN  
ASSOCIATES

84 N. E. LOOP 410,  
SUITE 217,  
SAN ANTONIO, TX 78216  
P.H. 843-1632  
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VERGEL  
CONSTRUCTIONS  
4040 BROADWAY STE. 240  
SAN ANTONIO, TX. 78209.

A NEW RESIDENCE  
EAST 39' OF W. 65.82' OF LOT 10, BLOCK 17, NCB. 568,  
109 BROWN ST.  
SAN ANTONIO, TEXAS

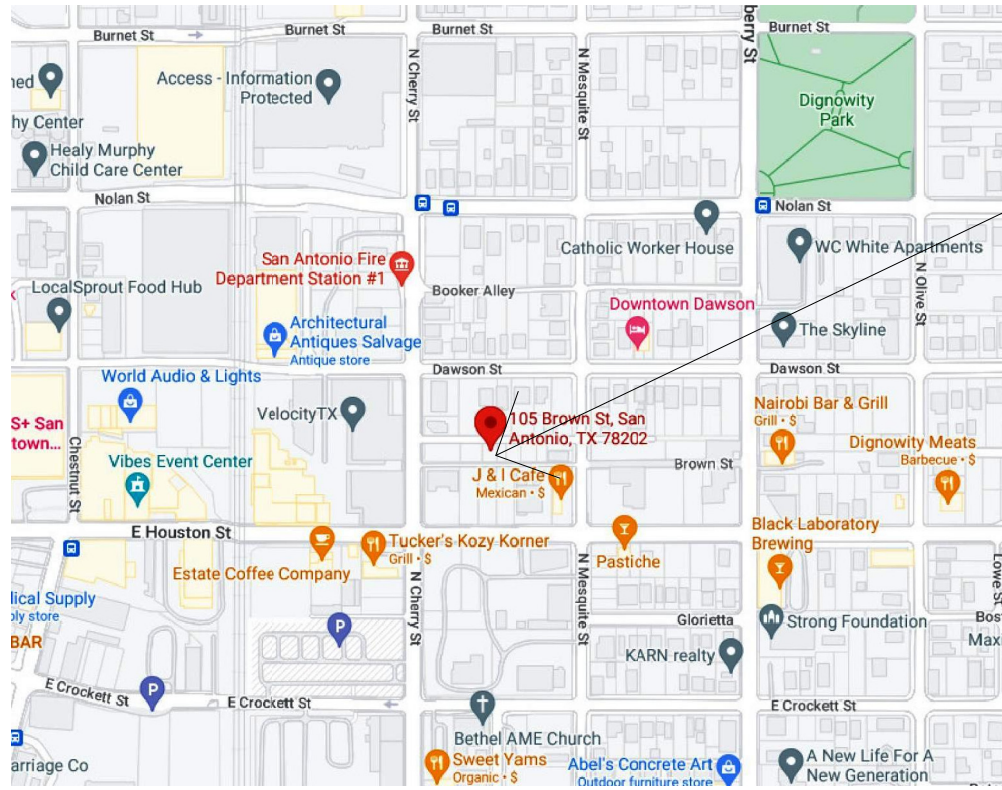
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	PROJECT No:
SHEET 1 of	5

# A NEW RESIDENCE

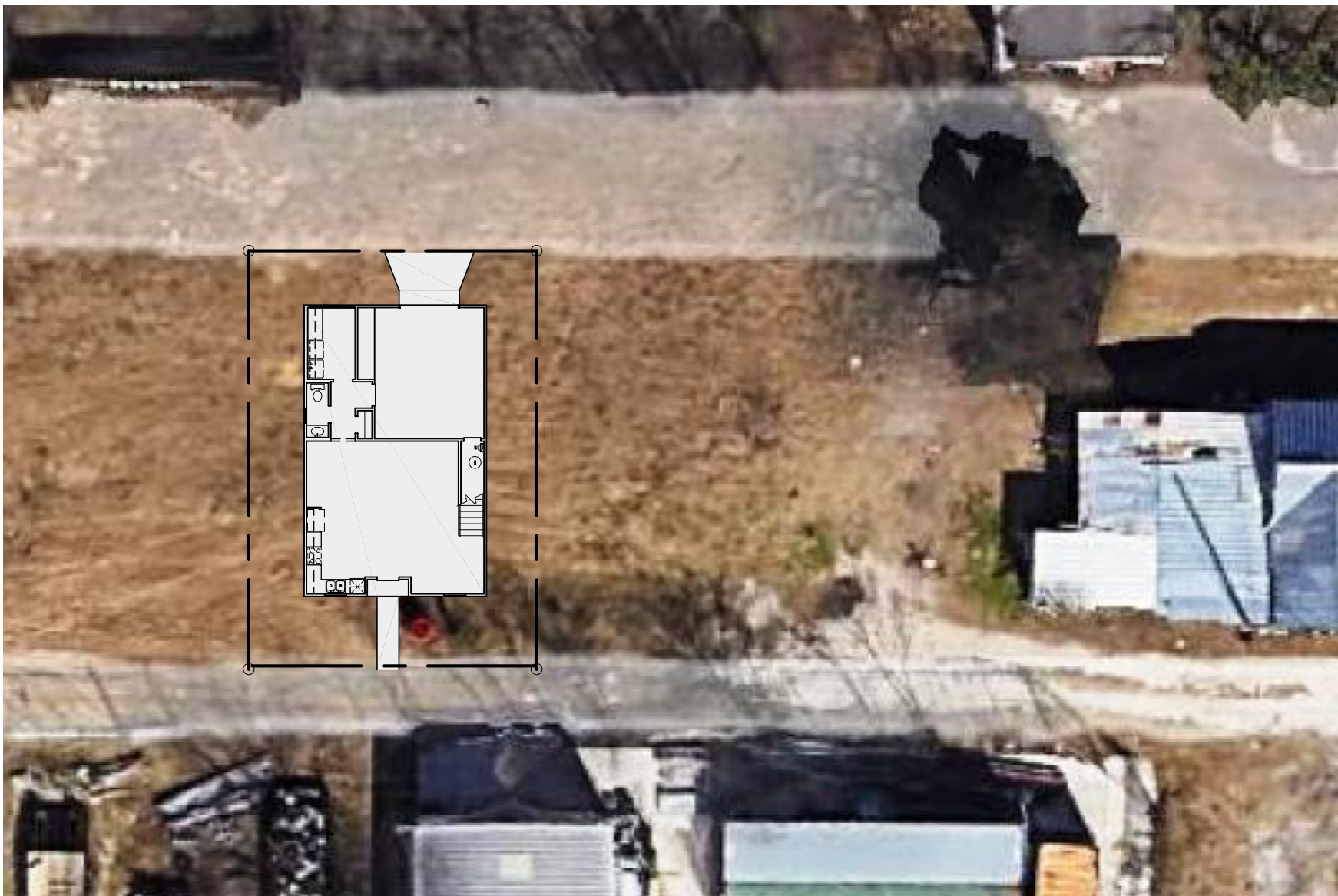
## EAST 39' OF W. 65.82' OF LOT 10, BLOCK 17, NCB. 568, 109 BROWN ST. SAN ANTONIO, TEXAS

EAST 39.7 OF LOT 9, BLOCK 17,  
NCB. 568,  
109 BROWN ST.  
SAN ANTONIO, TEXAS



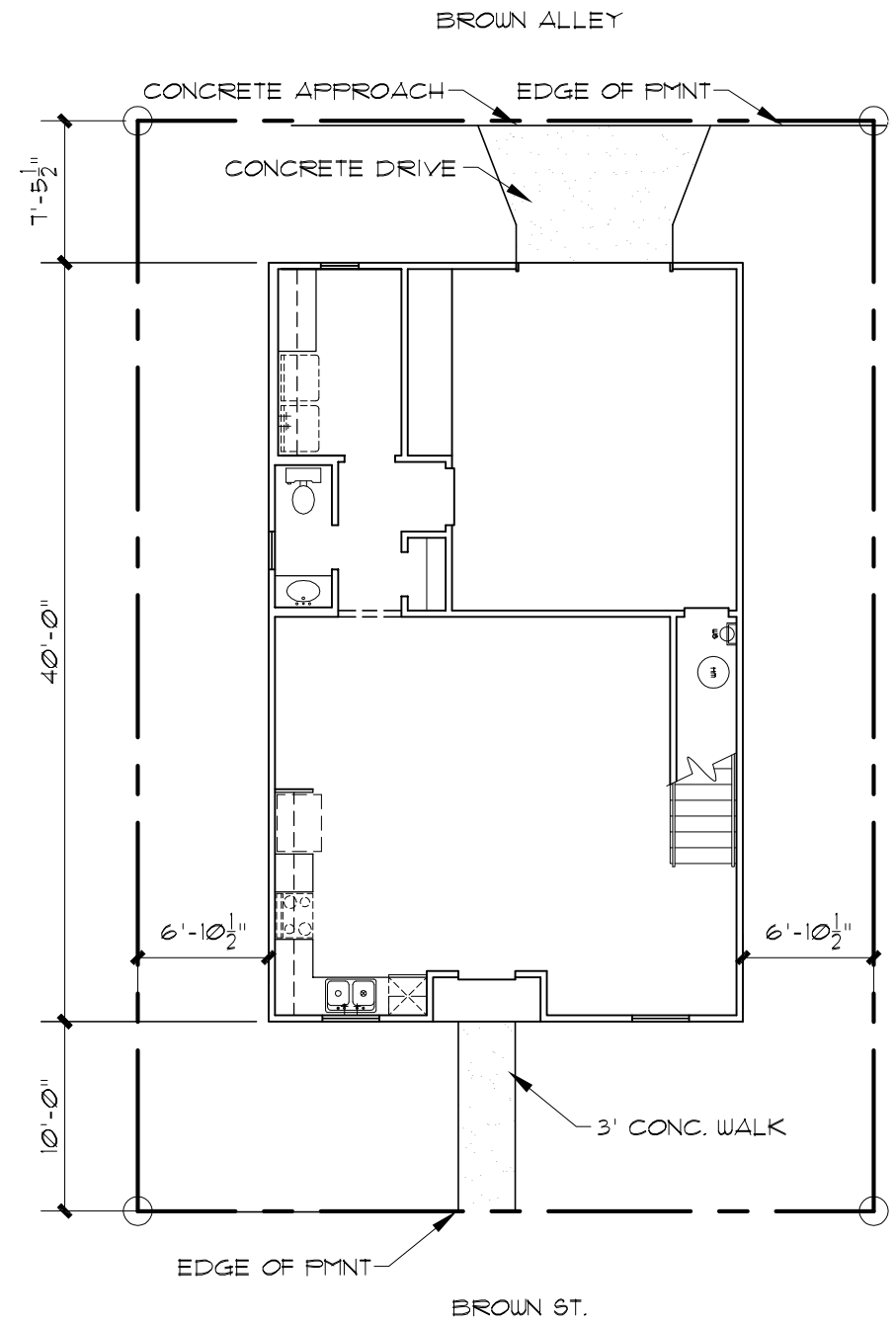
LOCATION MAP

N.T.S.



LOCATION MAP

N.T.S.



SITE PLAN

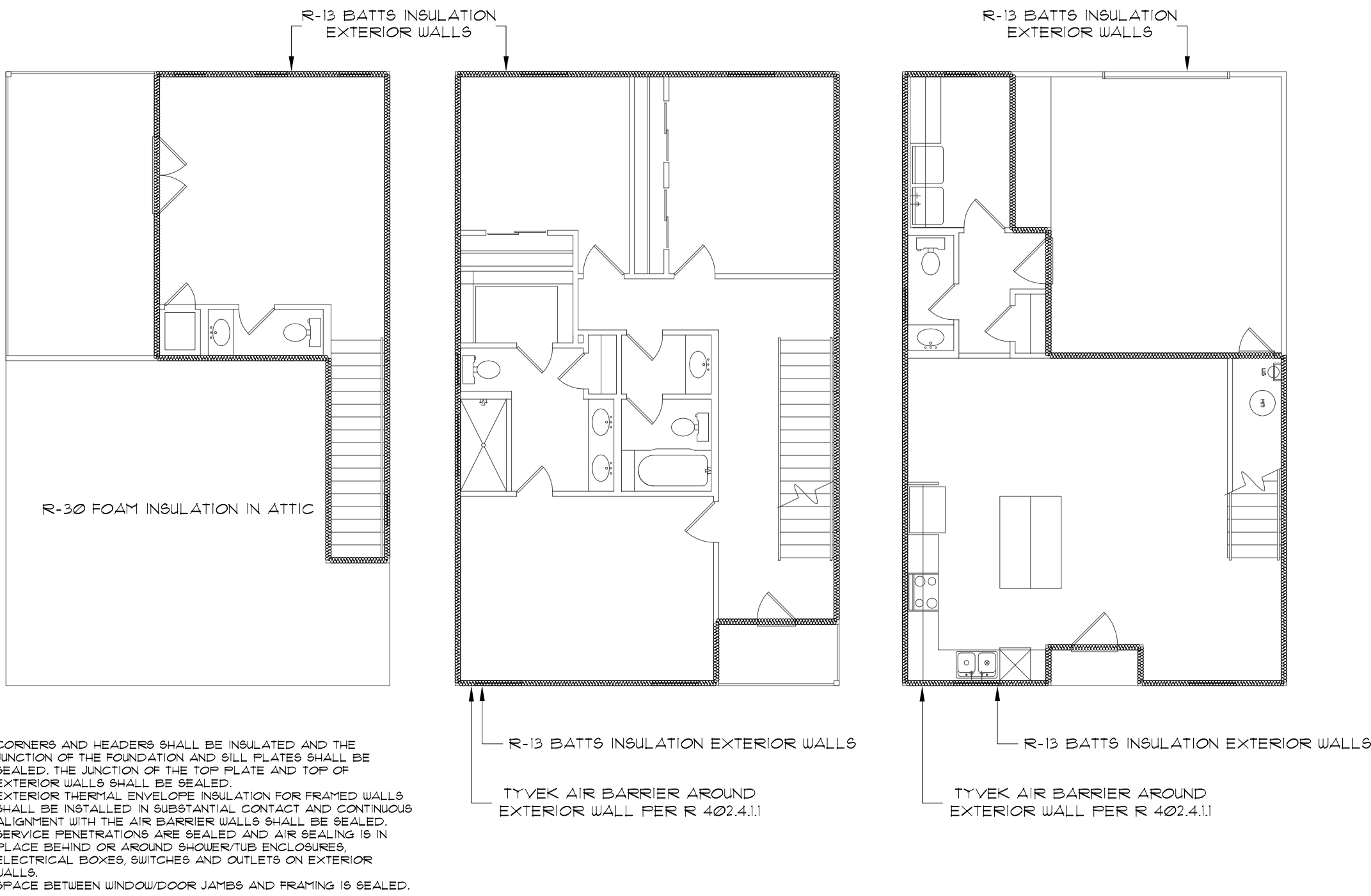
SCALE: 1" = 10' - 0"

GENERAL NOTES:  
APPLICABLE CODES:  
2022 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL CITY AMENDMENTS  
UNIFIED DEVELOPMENT CODE  
2022 UNIFORM MECHANICAL CODE WITH LOCAL CITY AMENDMENTS  
2022 NATIONAL ELECTRICAL CODE CITY CODE CHAPTER 10  
(ELECTRICAL)  
2022 UNIFORM PLUMBING CODE WITH LOCAL CITY AMENDMENTS  
2022 INTERNATIONAL ENERGY CONSERVATION CODE.  
RATED.

CONTRACTOR NOTES:  
WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND DETAILS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS, DETAILS AND DRAWINGS ARE BUILDER'S TYPE AND THE DESIGNER OF THIS SET OF PLANS, HERBY NOTIFIED BOTH OWNER AND CONTRACTOR THAT THE "DESIGNER" RELIEVES HIMSELF OF LIABILITIES TO SAID WORKING DRAWINGS. ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS AND DETAILED PLANS CONTAIN HEREIN REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF RICARDO MCCULLOUGH WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE CONSTRUCTION OF THIS PLANS IN WHOLE OR IN PART TO IT'S SOLE DISCRETION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.

NOTES:  
1. 1st FLOOR PLATE AT 10'-0" AFF. 2nd AT 9'-0" AFF. 3rd AT 8'-0" AFF.  
2. 1st FLOOR WINDOW HEADER HT. AT 8'-0" AFF. 2nd AND 3 rd AT 6'-8" AFF. UNLESS OTHERWISE NOTED.

MECHANICAL NOTES:  
1. CLIMATE ZONE: 2  
2. GLAZED FENESTRATION: SHGC: 0.30



INSULATION ENVELOPE

N.T.S.



McCULLOUGH  
DESIGN  
ASSOCIATES

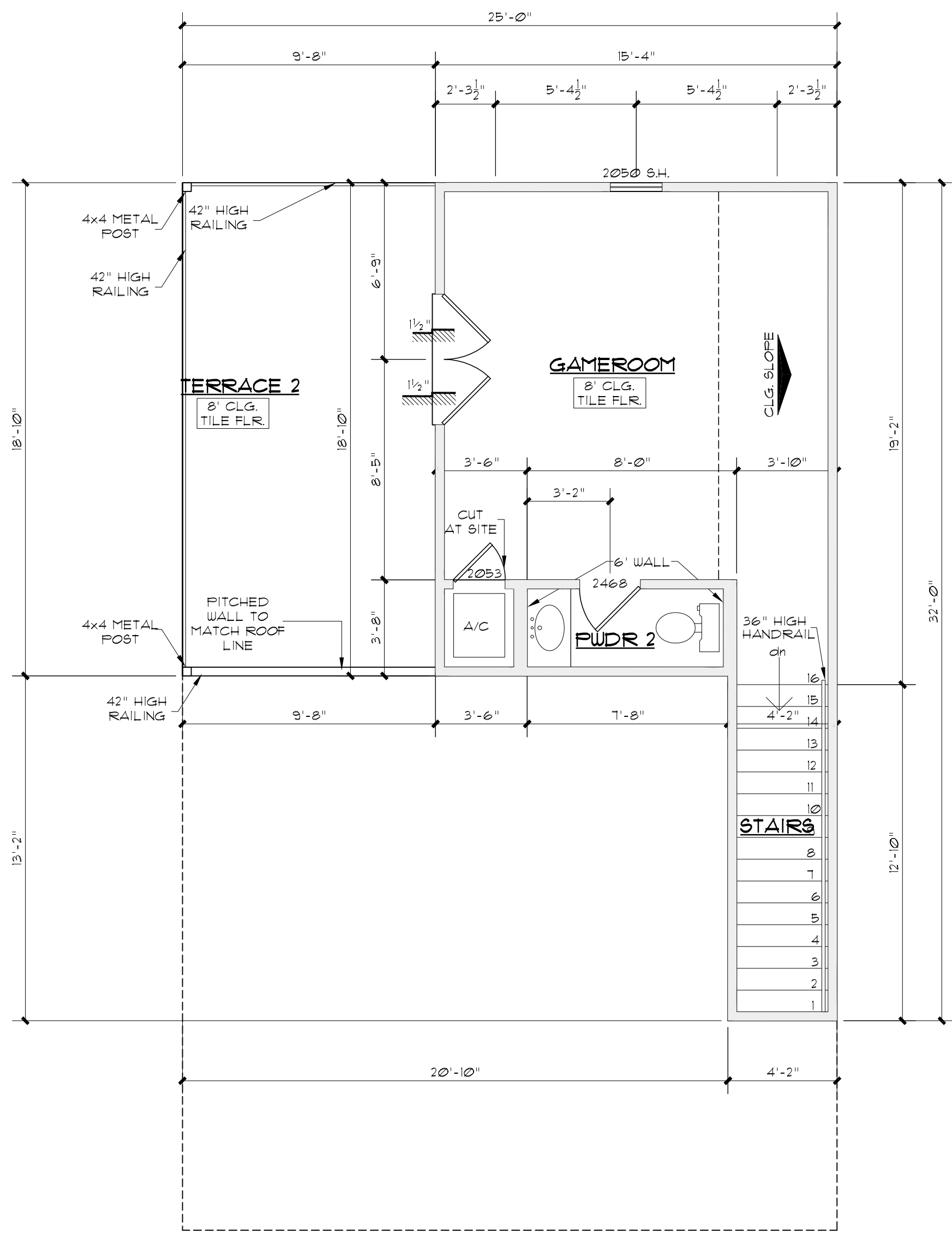
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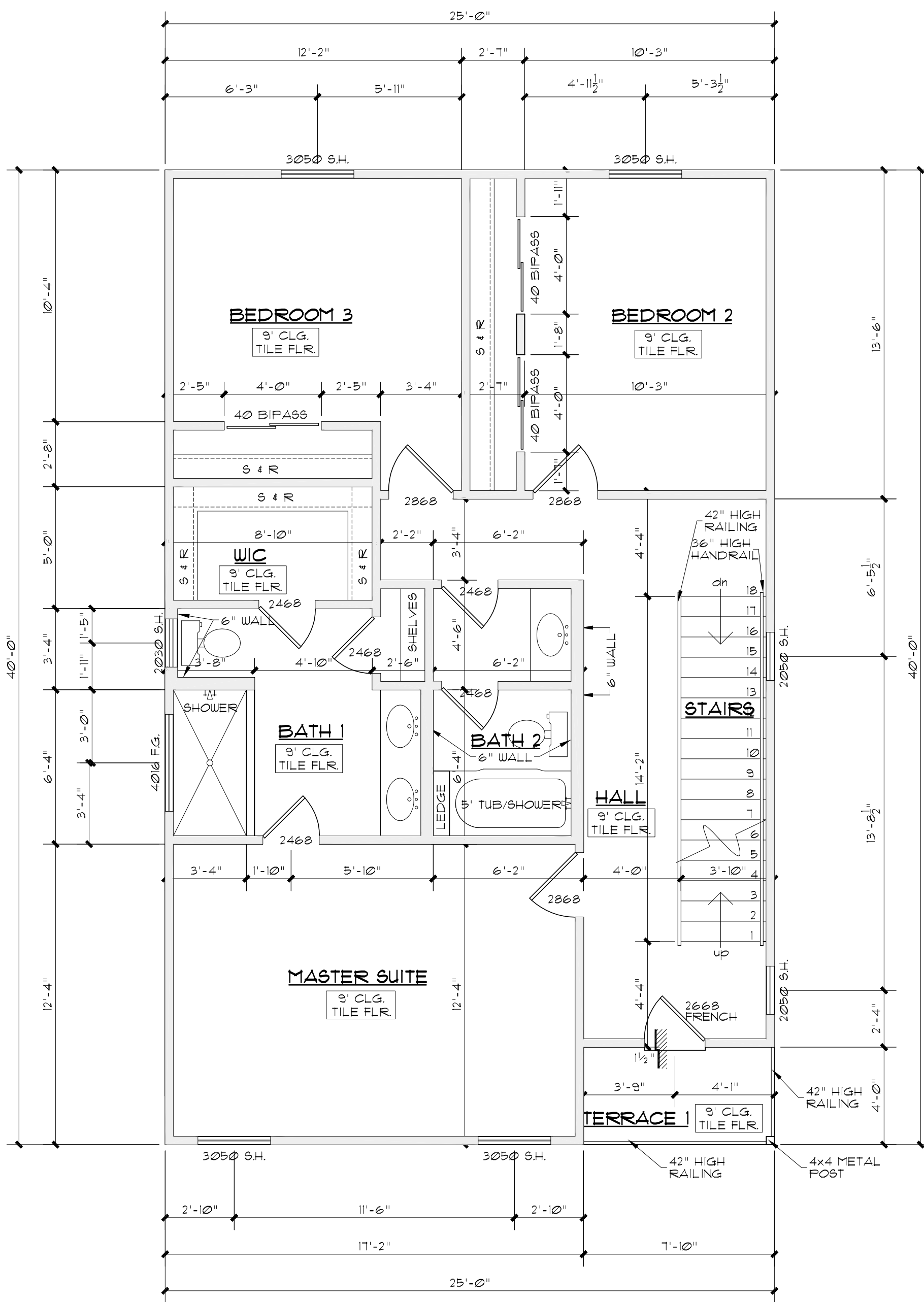
A NEW RESIDENCE  
EAST 39' OF W. 65.82' OF LOT 10, BLOCK 17, NCB. 568,  
109 BROWN ST.  
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

DRAWN BY: RAMc	SCALED: AS NOTED
CHKD BY: RAMc	DATE: 09.27.2022
	PROJECT No:
SHEET 2 of	5

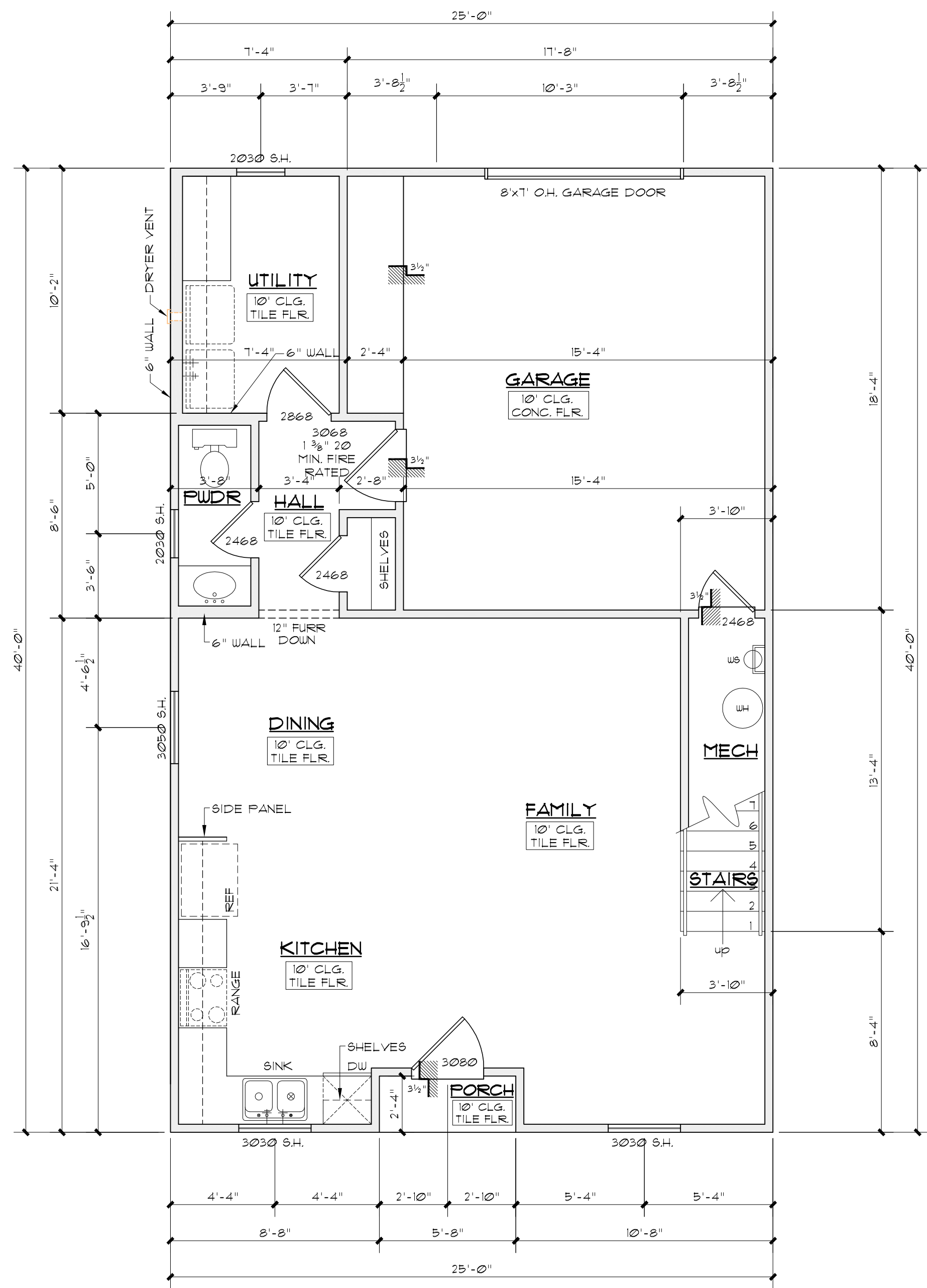


3rd FLOOR PLAN 258#  
SCALE: 1/8" = 1'-0"



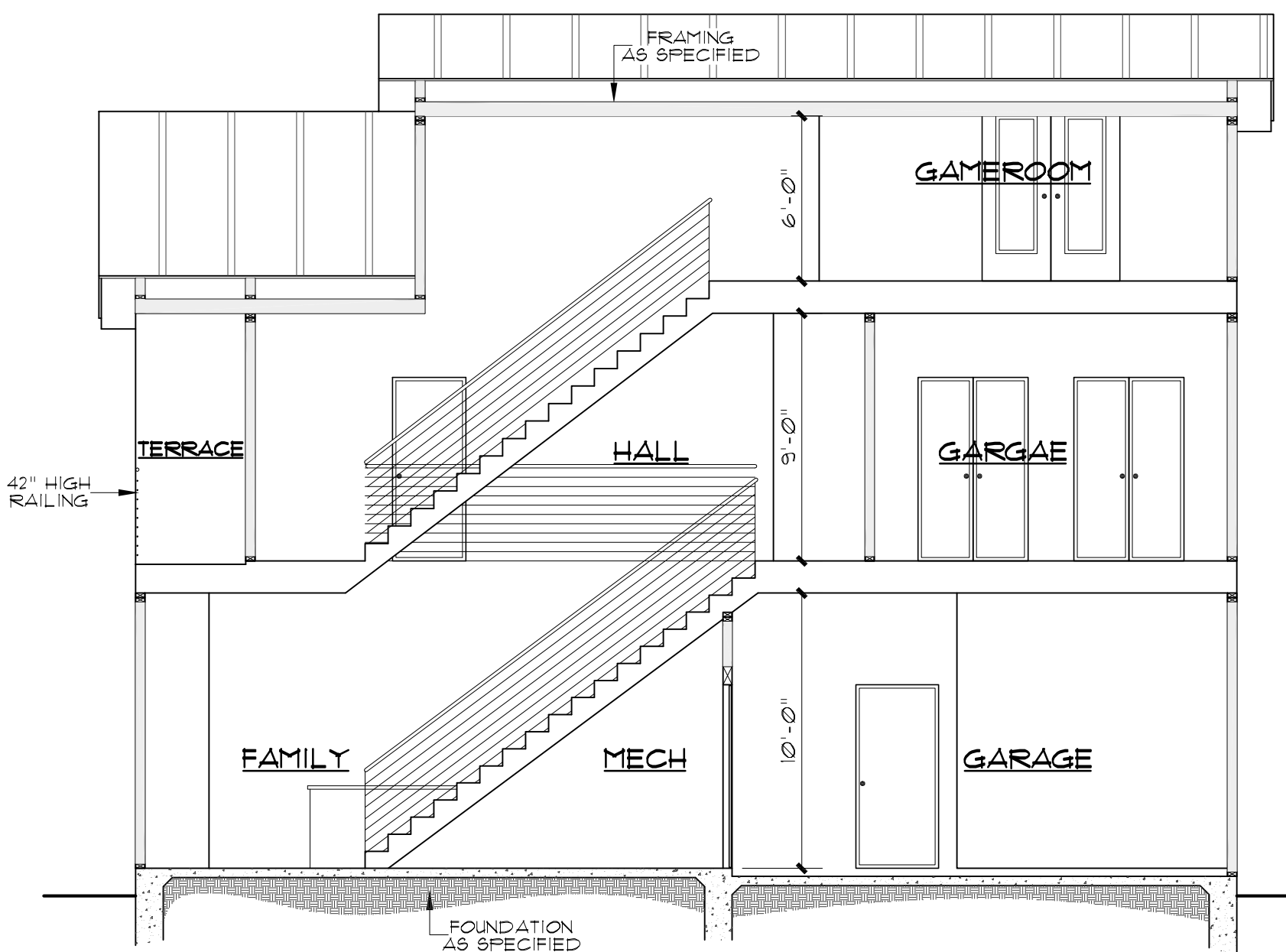
2nd FLOOR PLAN 914#  
SCALE: 1/8" = 1'-0"

TOTAL LIVING 1,856#  
109 & 111 BROWN ST

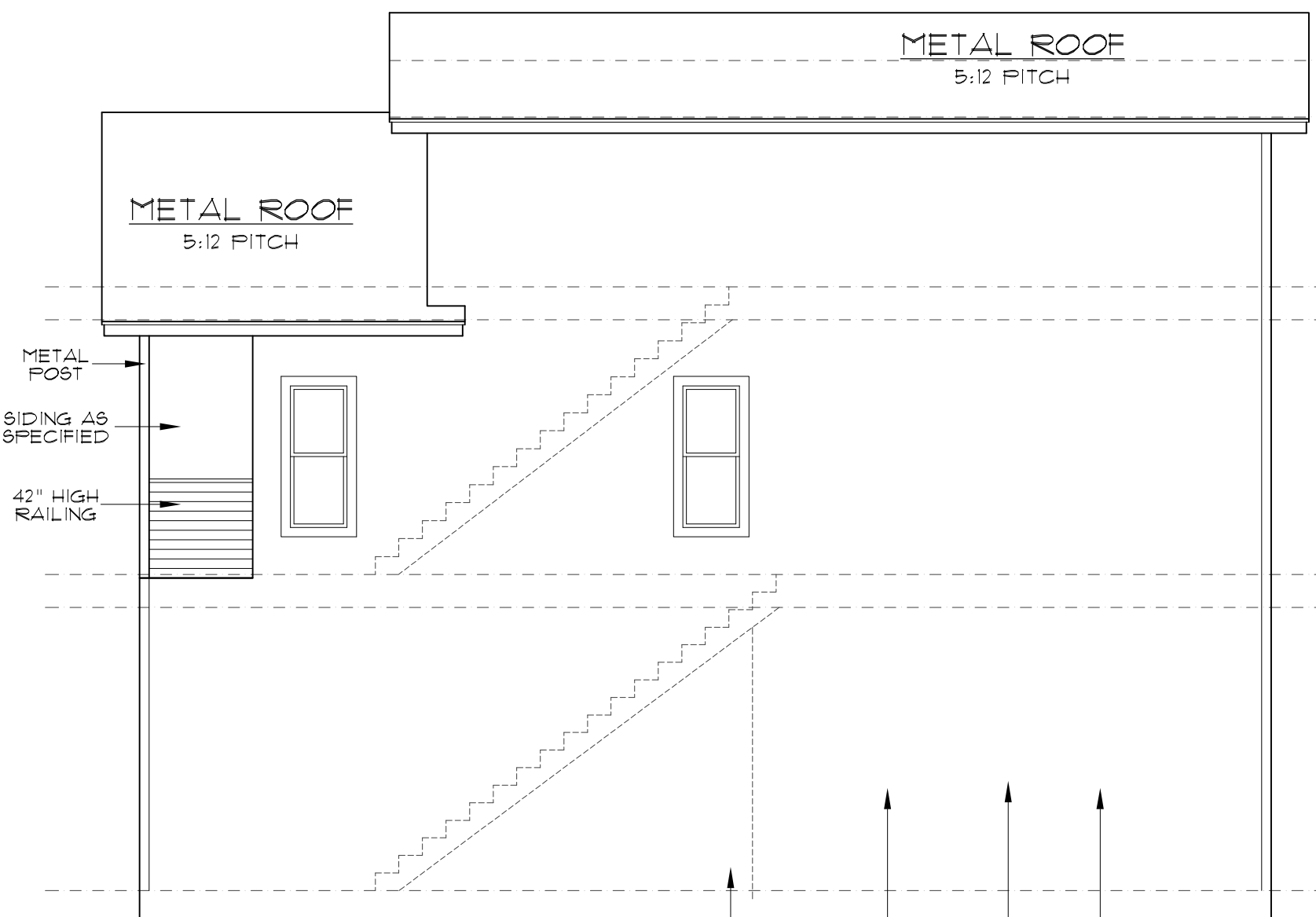


1st FLOOR PLAN 684#  
SCALE: 1/8" = 1'-0"

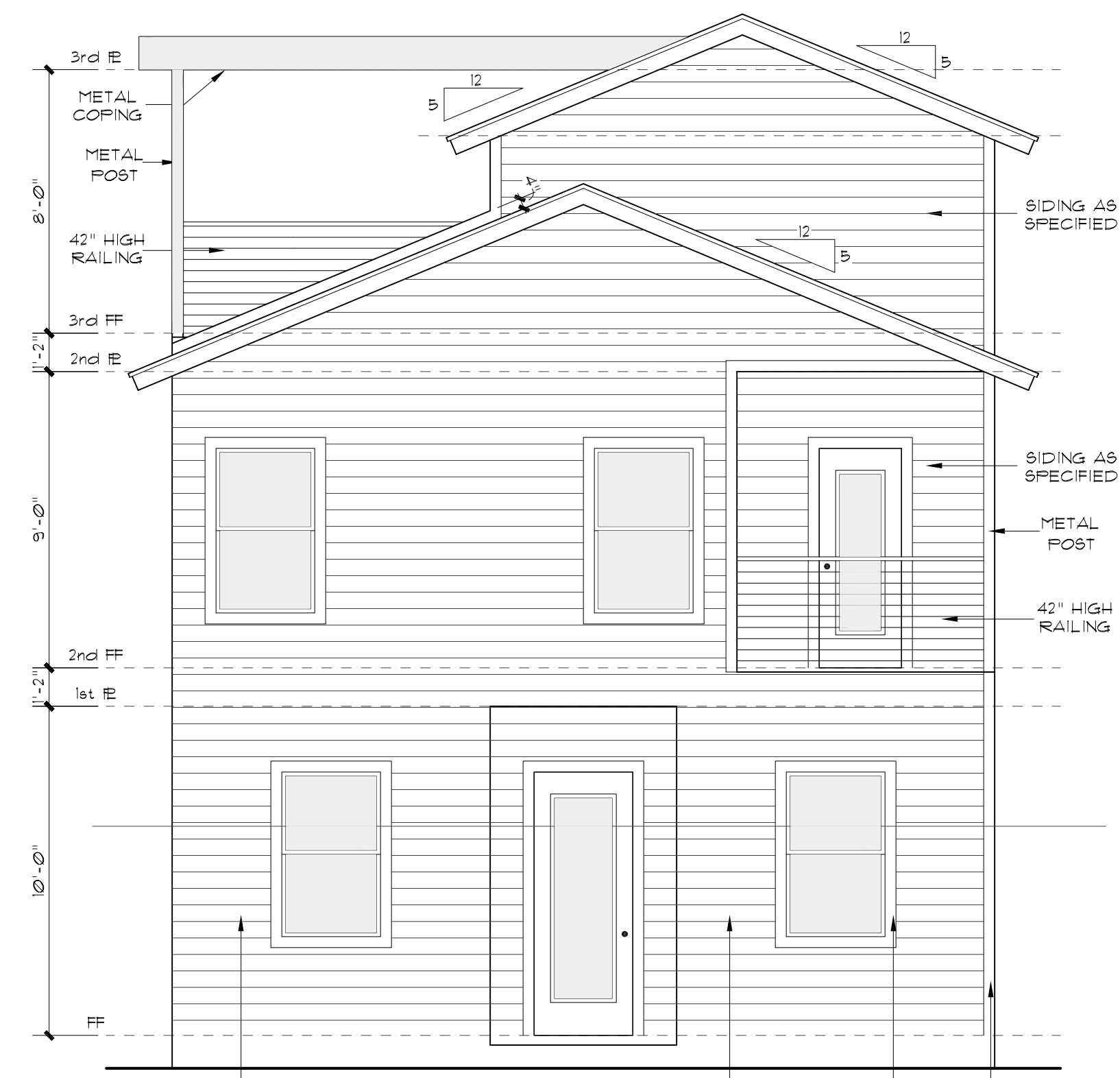
AREAS	
1st FLOOR	851#
2nd FLOOR	1,032#
2nd FLOOR	3#4#
TOTAL LIVING	2,197#
PORCH	253#
GARAGE	35#
MAS. LUG	35#
TERRACE 1	43#
TERRACE 2	36#
TERRACE 3	14#
TERRACE 4	262#
TOTAL BUILDING	2,875#
TOTAL SLAB	1,176#



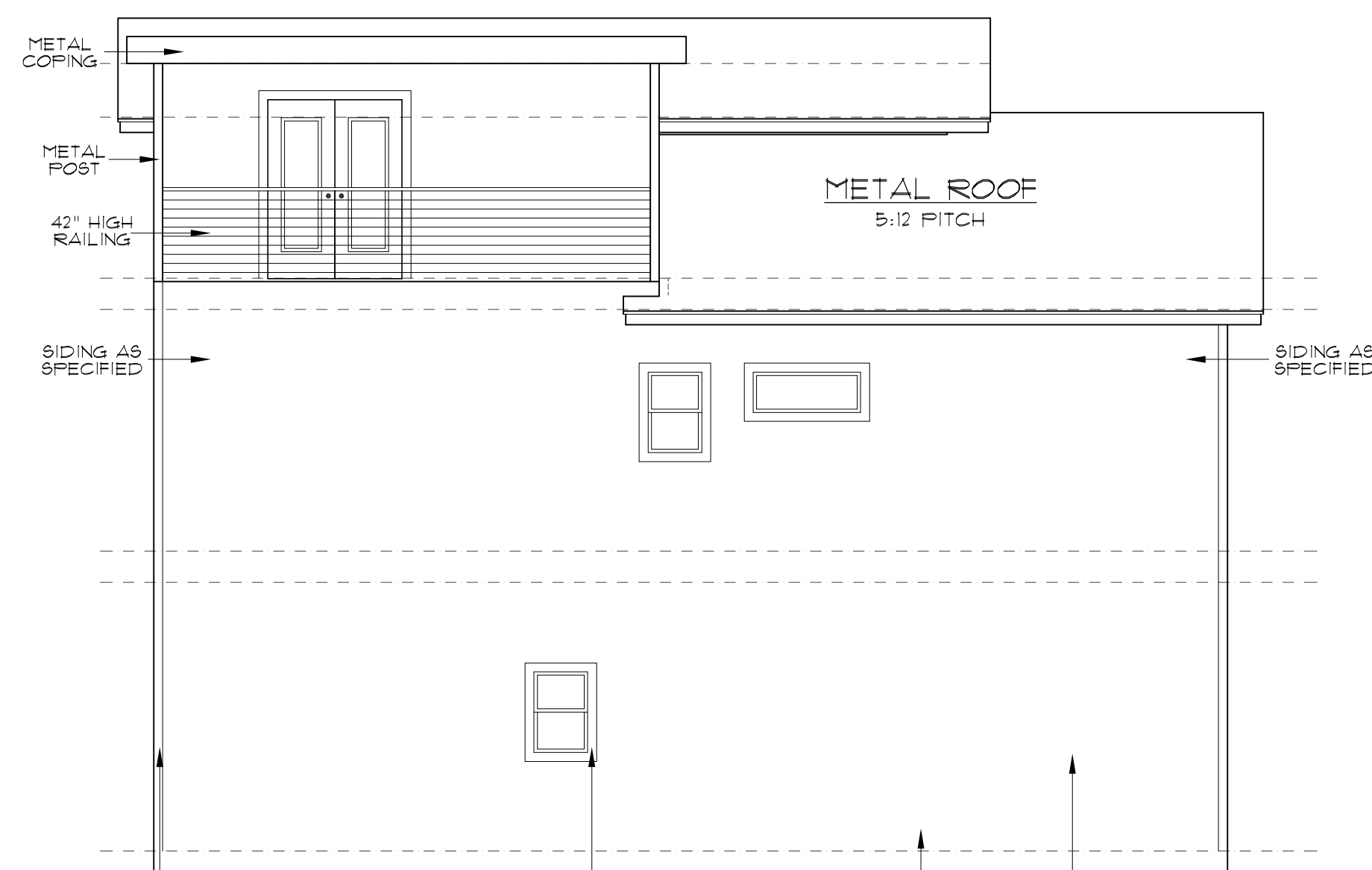
SECTION A-A  
SCALE: 3/16" = 1'-0"



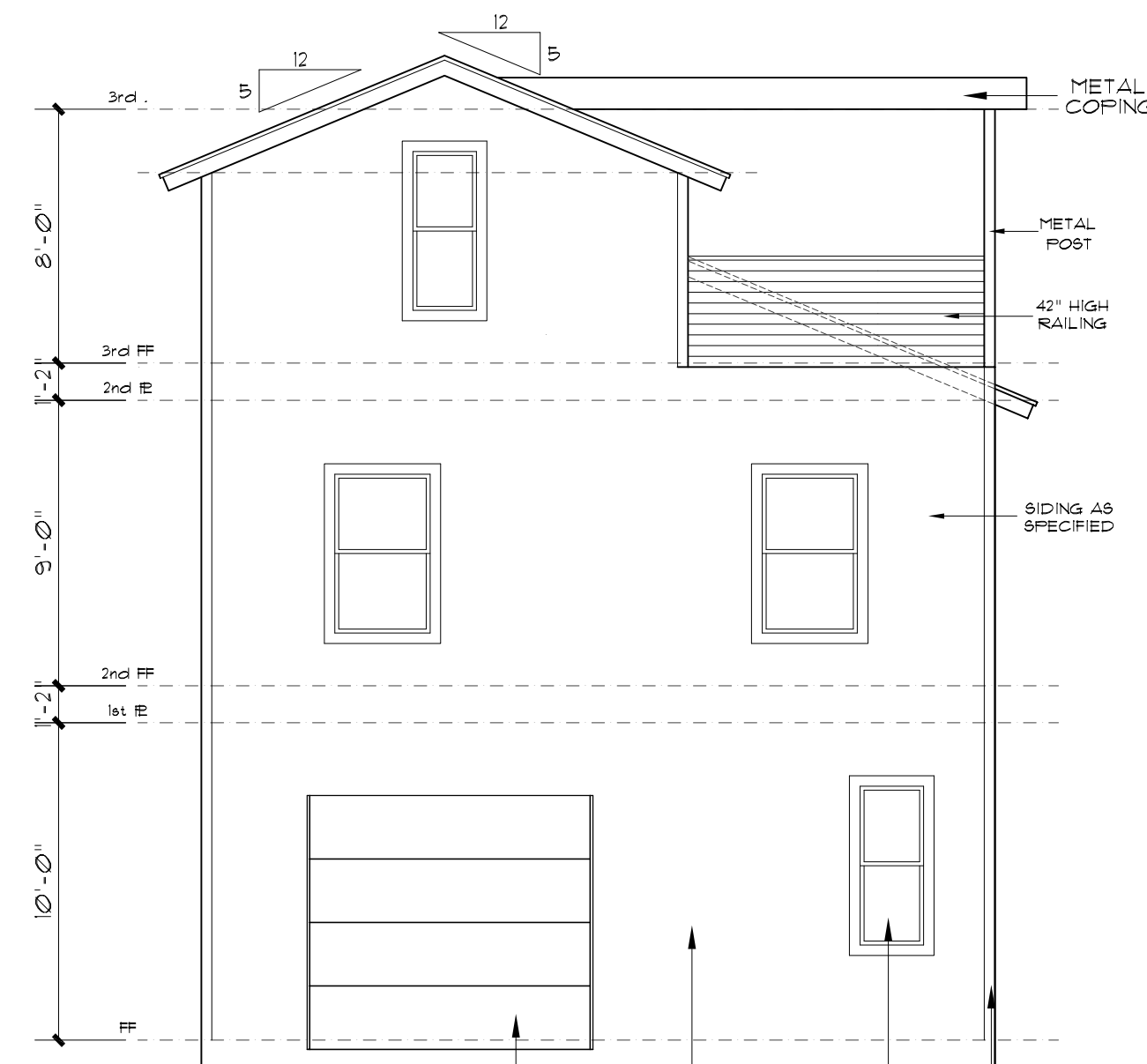
RIGHT ELEVATION  
SCALE: 3/16" = 1'-0"



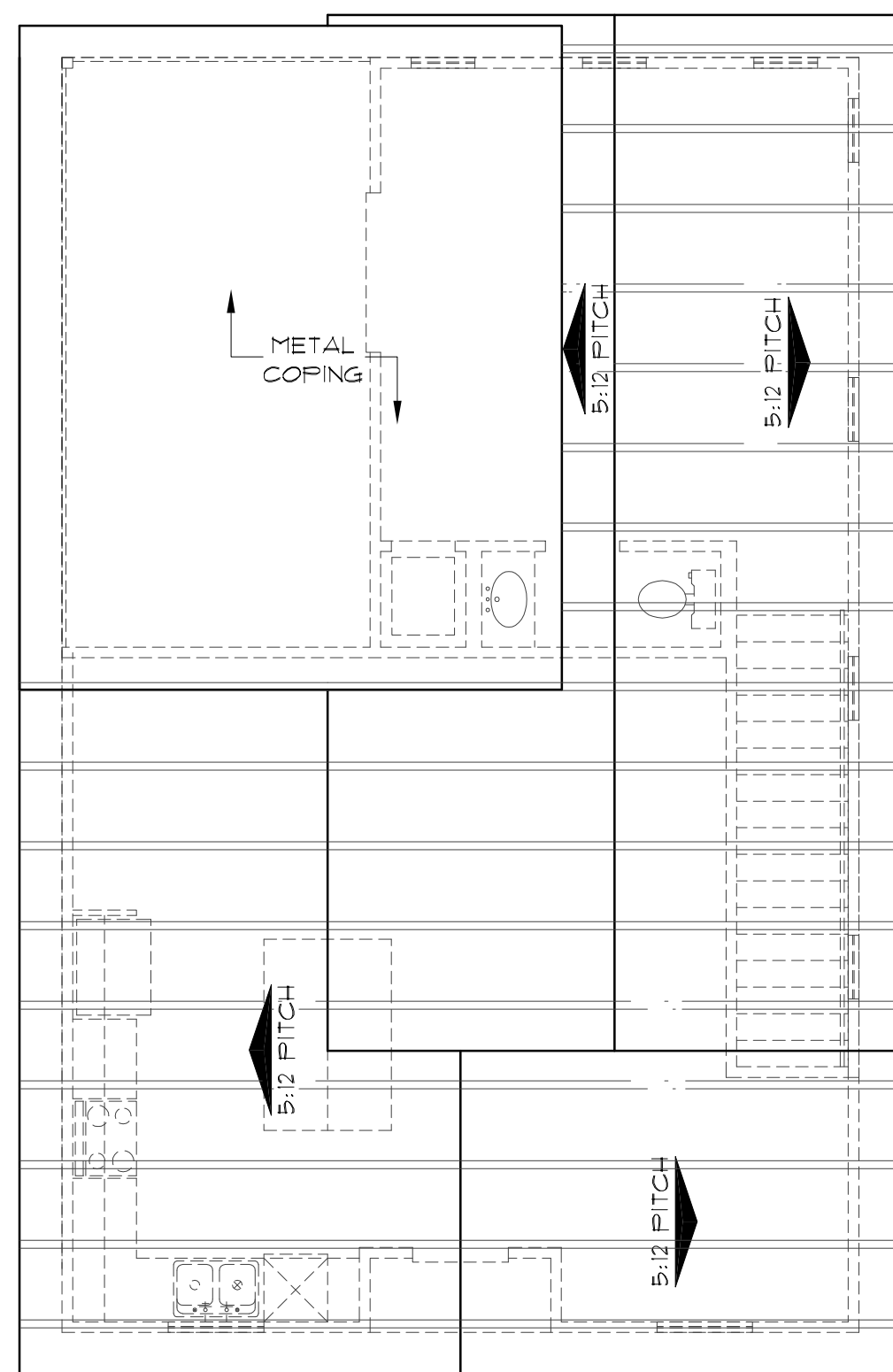
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



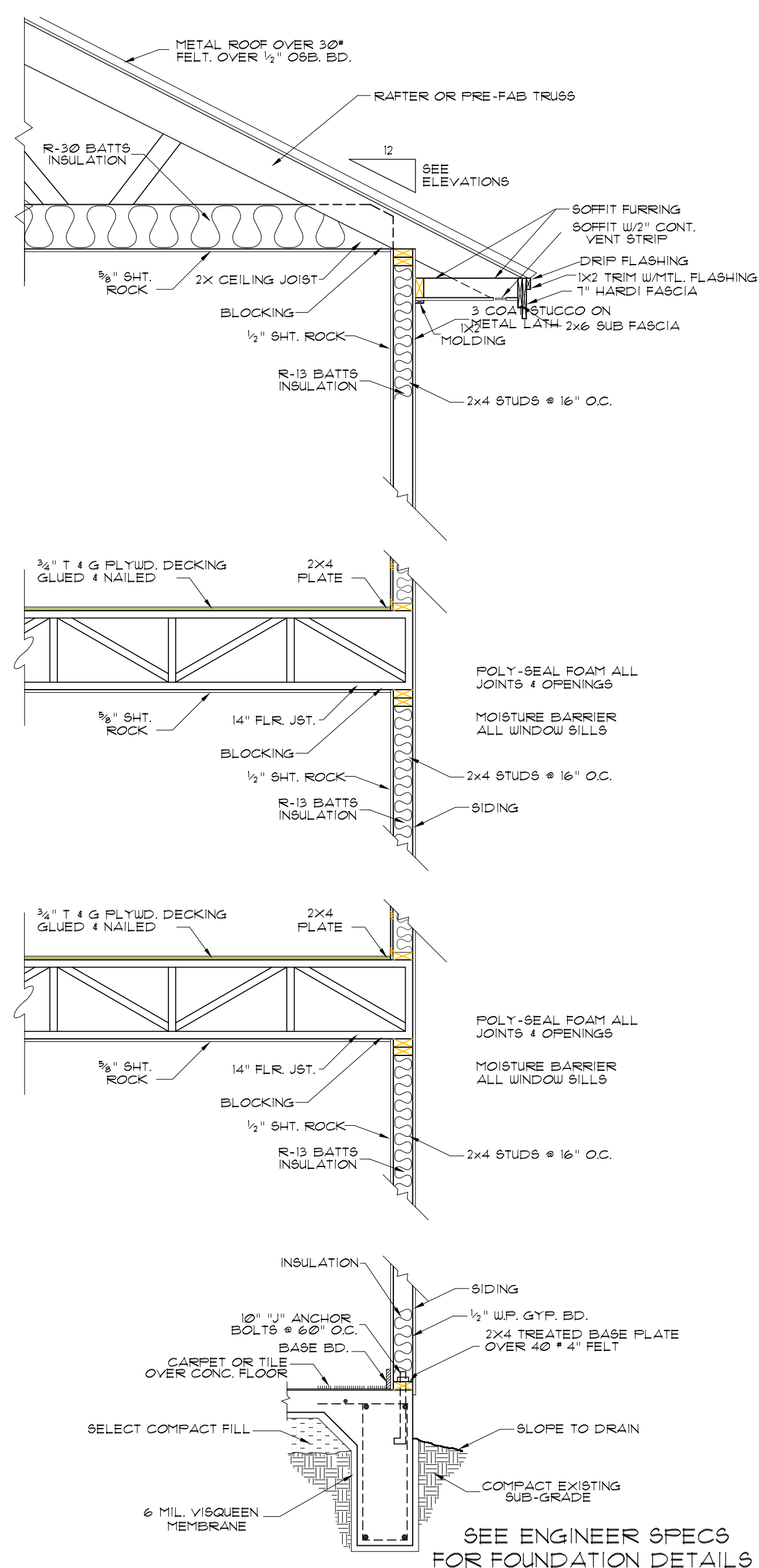
LEFT ELEVATION  
SCALE: 3/16" = 1'-0"



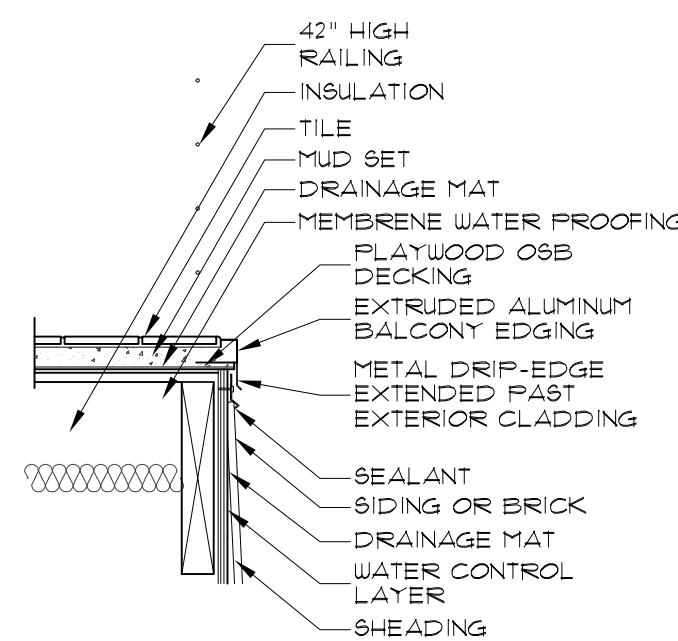
REAR ELEVATION  
SCALE: 1/4" = 1'-0"



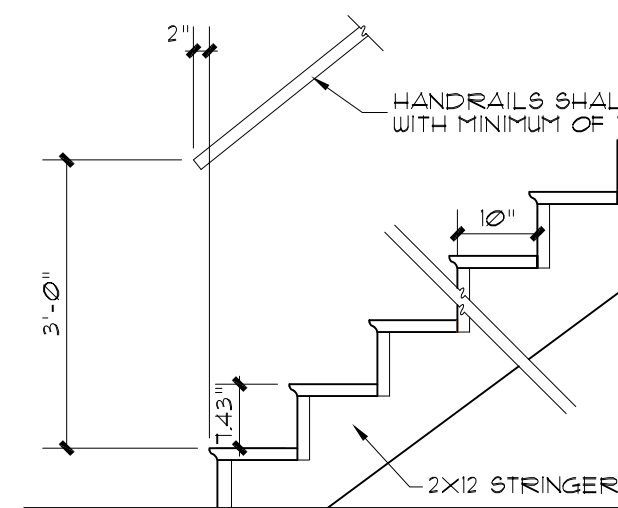
ROOF PLAN  
SCALE: 1/8" = 1'-0"



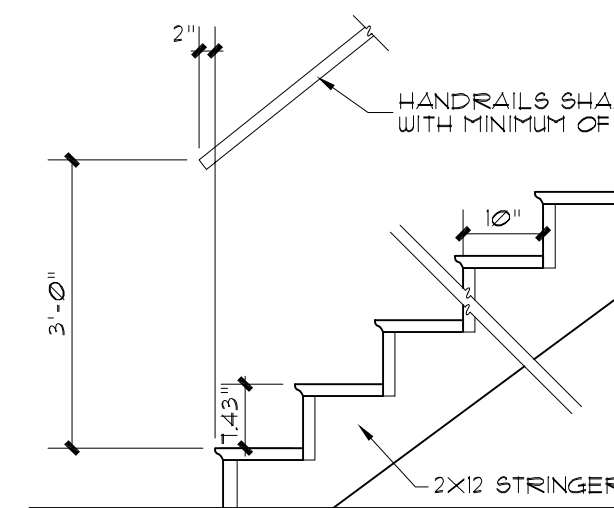
3 STORY STUCCO WALL SECTION  
SCALE: 1/2" = 1'-0"



TERRACE DRAIN DETAL  
SCALE: 1" = 1'-0"



FROM 1st FLOOR TO 2nd STAIRS TO BE:  
16 RISERS @ 7.43"  
17 TREADS @ 10" FROM 1st FLR TO 2nd AND  
16 RISERS @ 7.43"  
18 TREADS @ 10" FROM 2nd FLR TO 3rd



FROM 2nd FLOOR TO 3rd STAIRS TO BE:  
16 RISERS @ 7.43"  
15 TREADS @ 10" FROM 1st FLR TO 2nd AND  
16 RISERS @ 7.43"  
18 TREADS @ 10" FROM 2nd FLR TO 3rd

STAIR DETAILS  
SCALE: 1/2" = 1'-0"



**McCULLOUGH  
DESIGN  
ASSOCIATES**  
84 N. E. LOOP 410,  
SUITE 217,  
SAN ANTONIO, TX 78216  
P.H. 843-1632  
ricardo@mcculloughda.com  
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THE TIMELY PAYMENT OF ALL SUMS DUE.

**VERGEL  
CONSTRUCTIONS**  
4040 BROADWAY STE. 240  
SAN ANTONIO, TX. 78209.

**A NEW RESIDENCE**  
EAST 39' OF W. 65.82' OF LOT 10, BLOCK 17, NCB. 568,  
109 BROWN ST.  
SAN ANTONIO, TEXAS

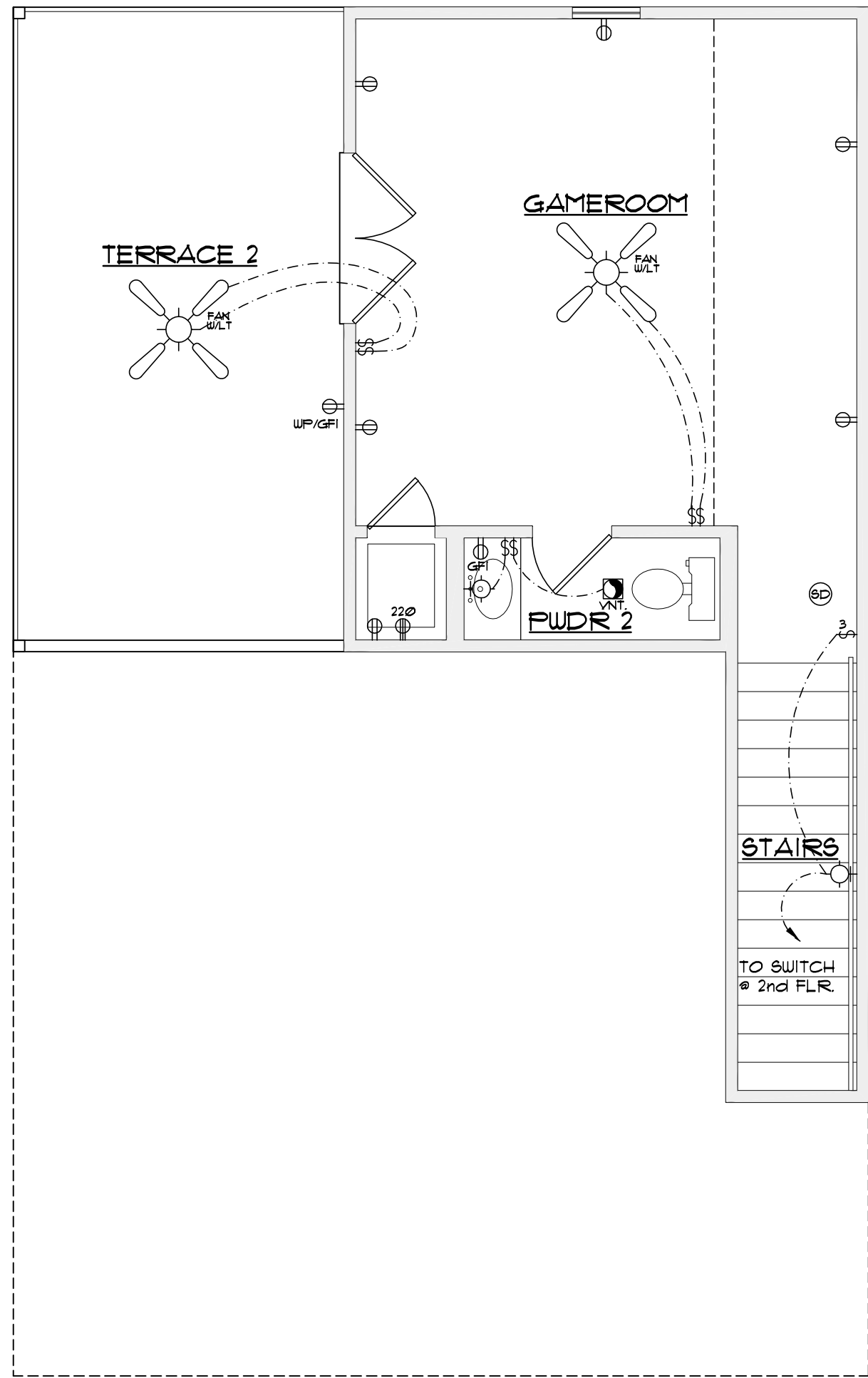
REVISIONS:	
DATE	ITEM

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CHKD BY: RAMC	DATE: 09.27.2022
	PROJECT No:
SHEET 3 of	5

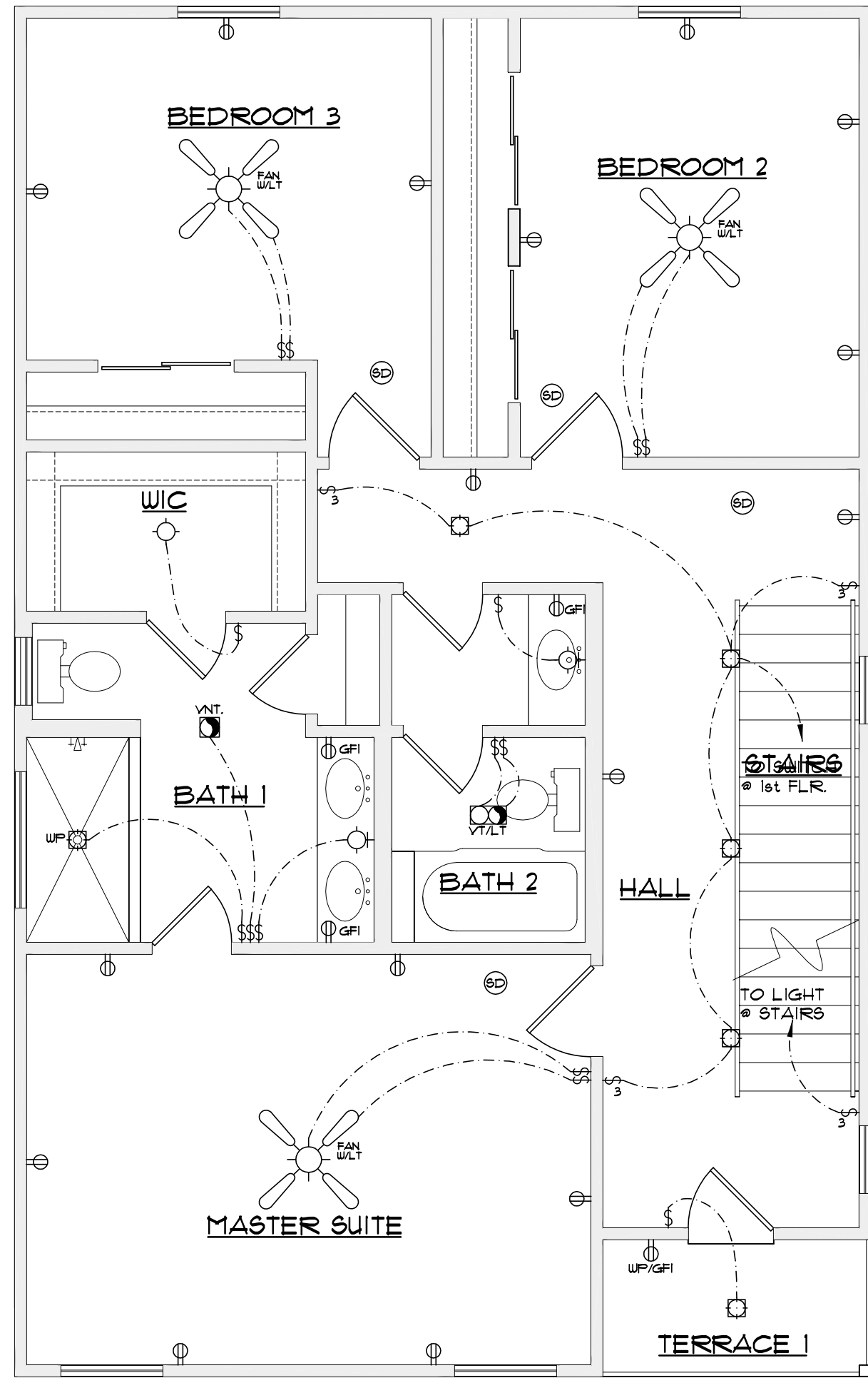


1846 N. LOOP 1604, W.  
SUITE 205  
SAN ANTONIO, TX 78248  
PH. 843-1632  
ricardo@mccloughda.com

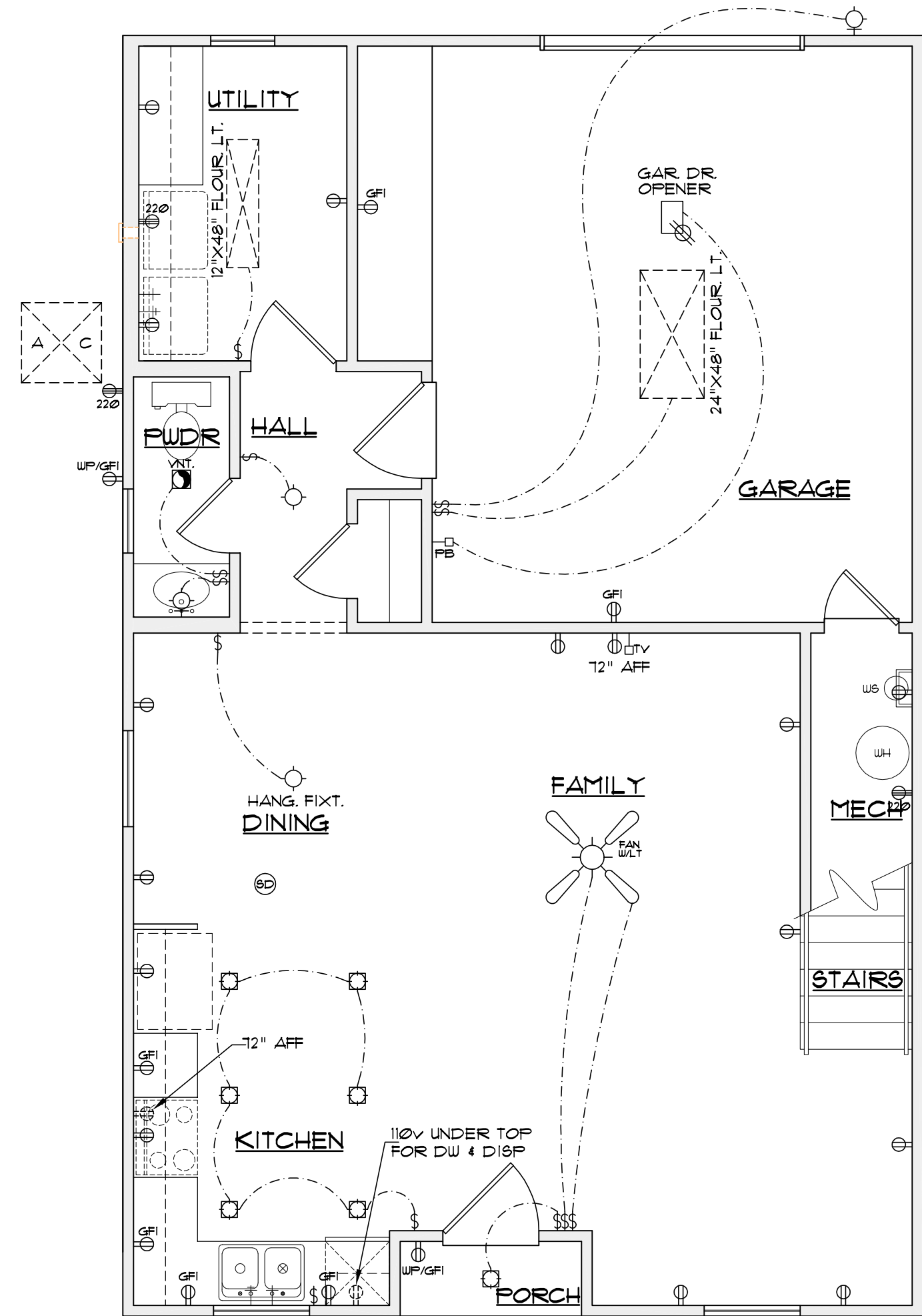
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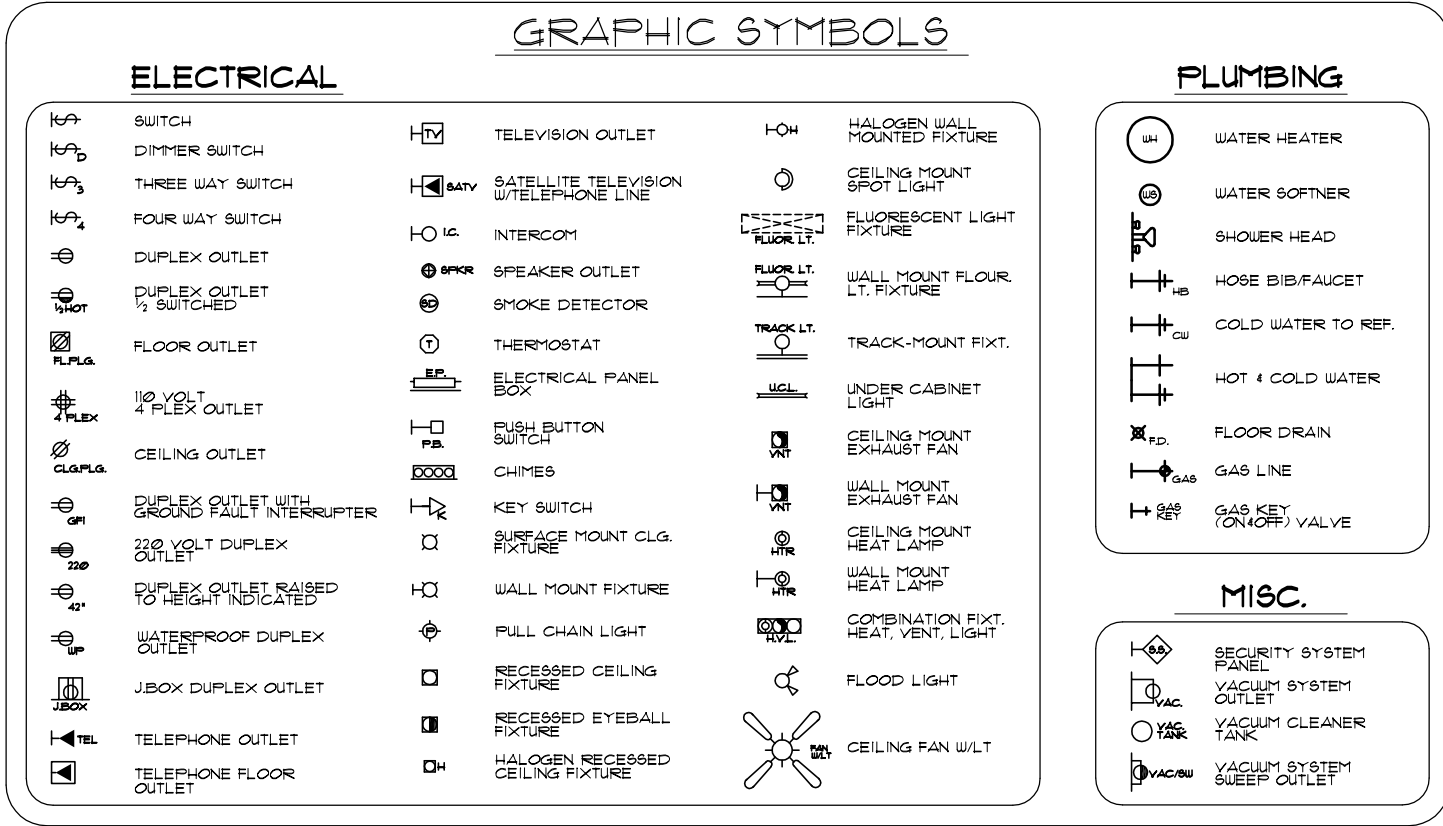
3rd FLR. ELEC. PLAN  
SCALE: 1/8" = 1'-0"



2nd FLR. ELEC. PLAN  
SCALE: 1/8" = 1'-0"



1st FLR. ELEC. PLAN  
SCALE: 1/8" = 1'-0"



A NEW RESIDENCE  
EAST 39' OF W. 65.82' OF LOT 10, BLOCK 17, NCB. 568,  
109 BROWN ST.  
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 09.27.2022
	PROJECT No:
SHEET 4 of	5



1846 N. LOOP 1604, W.  
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INTERIOR ELEVATIONS

SCALE:  $\frac{3}{8}$ " = 1'-0"



A NEW RESIDENCE  
EAST 39' OF W. 65.82' OF LOT 10, BLOCK 17, NCB. 568,  
109 BROWN ST.  
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 09.27.2022
	PROJECT No:
SHEET 5 of	4



McCULLOUGH  
DESIGN  
ASSOCIATES

84 N. E. LOOP 410,  
SUITE 217,  
SAN ANTONIO, TX 78216  
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ricardo@mcculloughda.com

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VERGEL  
CONSTRUCTIONS

4040 BROADWAY STE. 240  
SAN ANTONIO, TX. 78209.

A NEW RESIDENCE

EAST 42.5 OF W. 108.32' LOT 10, BLOCK 17, NCB. 568,  
111 BROWN ST.  
SAN ANTONIO, TEXAS

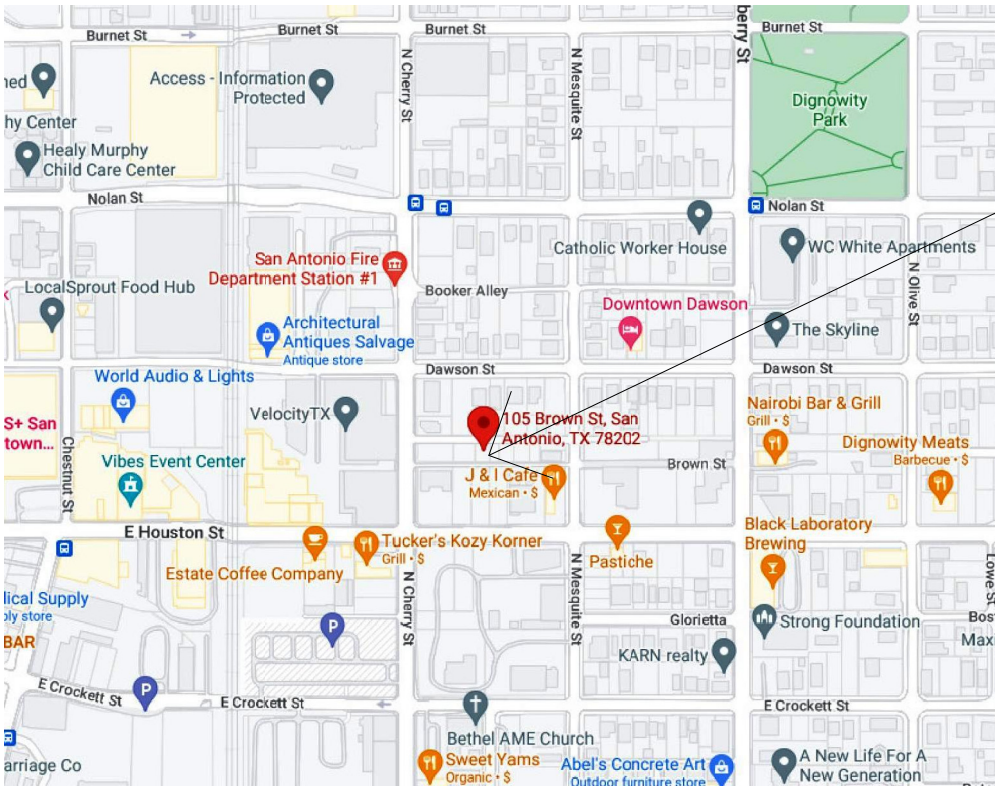
REVISIONS:	
DATE	ITEM

DRAWN BY: RAMC	SCALED: AS NOTED
CHCKD BY: RAMC	DATE: 09.27.2022
	PROJECT No:
SHEET 1 of	5

# A NEW RESIDENCE

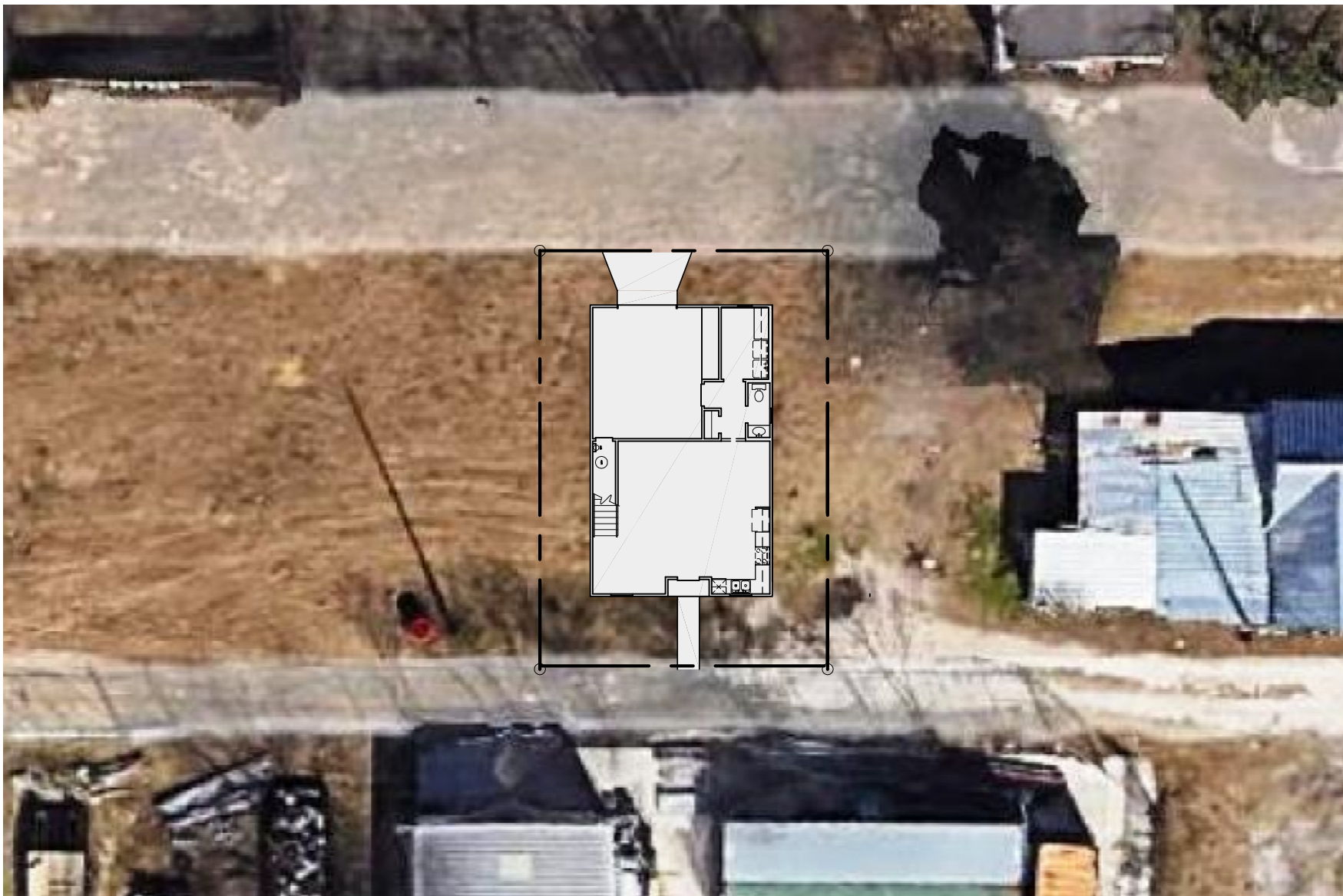
## EAST 42.5 OF W. 108.32' LOT 10, BLOCK 17, NCB. 568, 111 BROWN ST. SAN ANTONIO, TEXAS

EAST 39.7 OF LOT 9, BLOCK 17,  
NCB. 568,  
111 BROWN ST.  
SAN ANTONIO, TEXAS



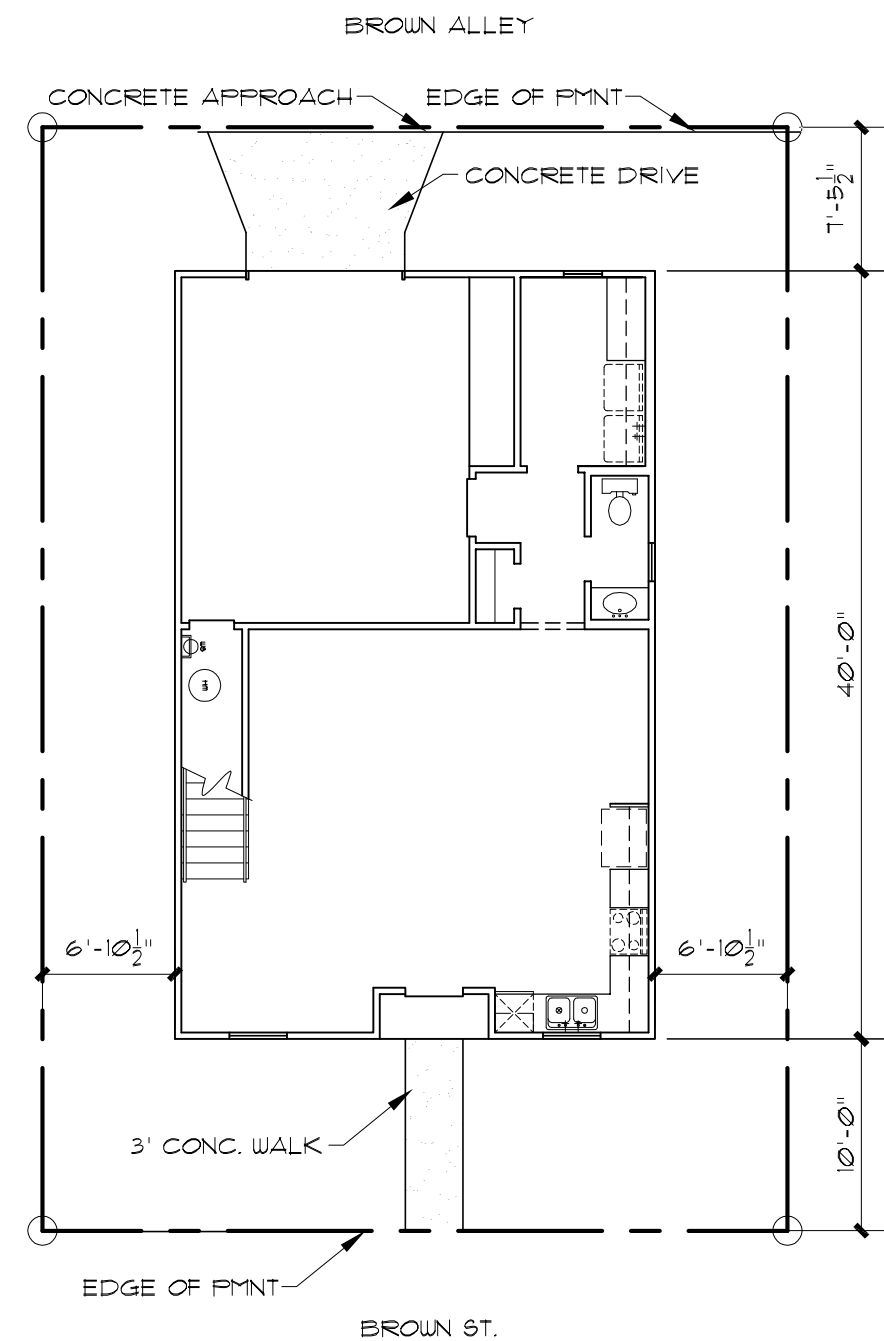
LOCATION MAP

N.T.S.



LOCATION MAP

N.T.S.



SITE PLAN

SCALE: 1" = 10'-0"

GENERAL NOTES:  
APPLICABLE CODES:  
2022 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL CITY AMENDMENTS  
UNIFIED DEVELOPMENT CODE  
2022 UNIFORM MECHANICAL CODE WITH LOCAL CITY AMENDMENTS  
2022 NATIONAL ELECTRICAL CODE CITY CODE CHAPTER 10  
(ELECTRICAL)  
2022 UNIFORM PLUMBING CODE WITH LOCAL CITY AMENDMENTS  
2022 INTERNATIONAL ENERGY CONSERVATION CODE.  
RATED.

#### CONTRACTOR NOTES:

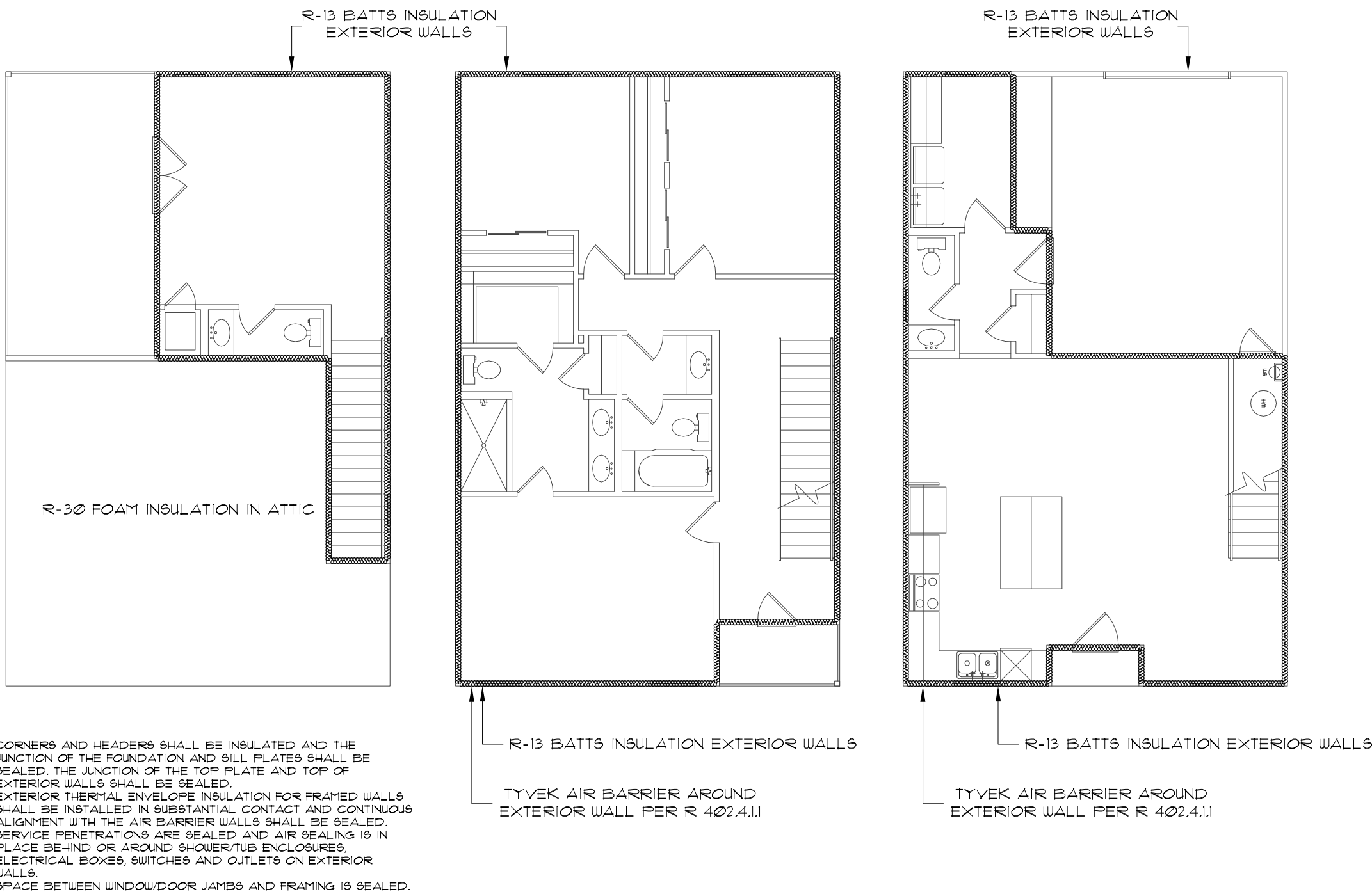
WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND DETAILS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS, DETAILS AND DRAWINGS ARE BUILDER'S TYPE AND THE DESIGNER OF THIS SET OF PLANS, HERBY NOTIFIED BOTH OWNER AND CONTRACTOR THAT THE "DESIGNER" RELIEVES HIMSELF OF LIABILITIES TO SAID WORKING DRAWINGS. ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS AND DETAILED PLANS CONTAIN HEREIN REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF RICARDO MCCULLOUGH WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE CONSTRUCTION OF THIS PLANS IN WHOLE OR IN PART TO IT'S SOLE DISCRETION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.

#### NOTES:

- 1st FLOOR PLATE AT 10'-0" AFF. 2nd AT 9'-0" AFF. 3rd AT 8'-0" AFF.
2. 1st FLOOR WINDOW HEADER HT. AT 8'-0" AFF. 2nd AND 3rd AT 6'-8" AFF. UNLESS OTHERWISE NOTED.

#### MECHANICAL NOTES:

1. CLIMATE ZONE: 2
2. GLAZED FENESTRATION: SHGC: 0.30



INSULATION ENVELOPE

N.T.S.



McCULLOUGH  
DESIGN  
ASSOCIATES

84 N. E. LOOP 410,  
SUITE 217,  
SAN ANTONIO, TX 78216  
P.H. 843-1632  
ricardo@mcculloughda.com  
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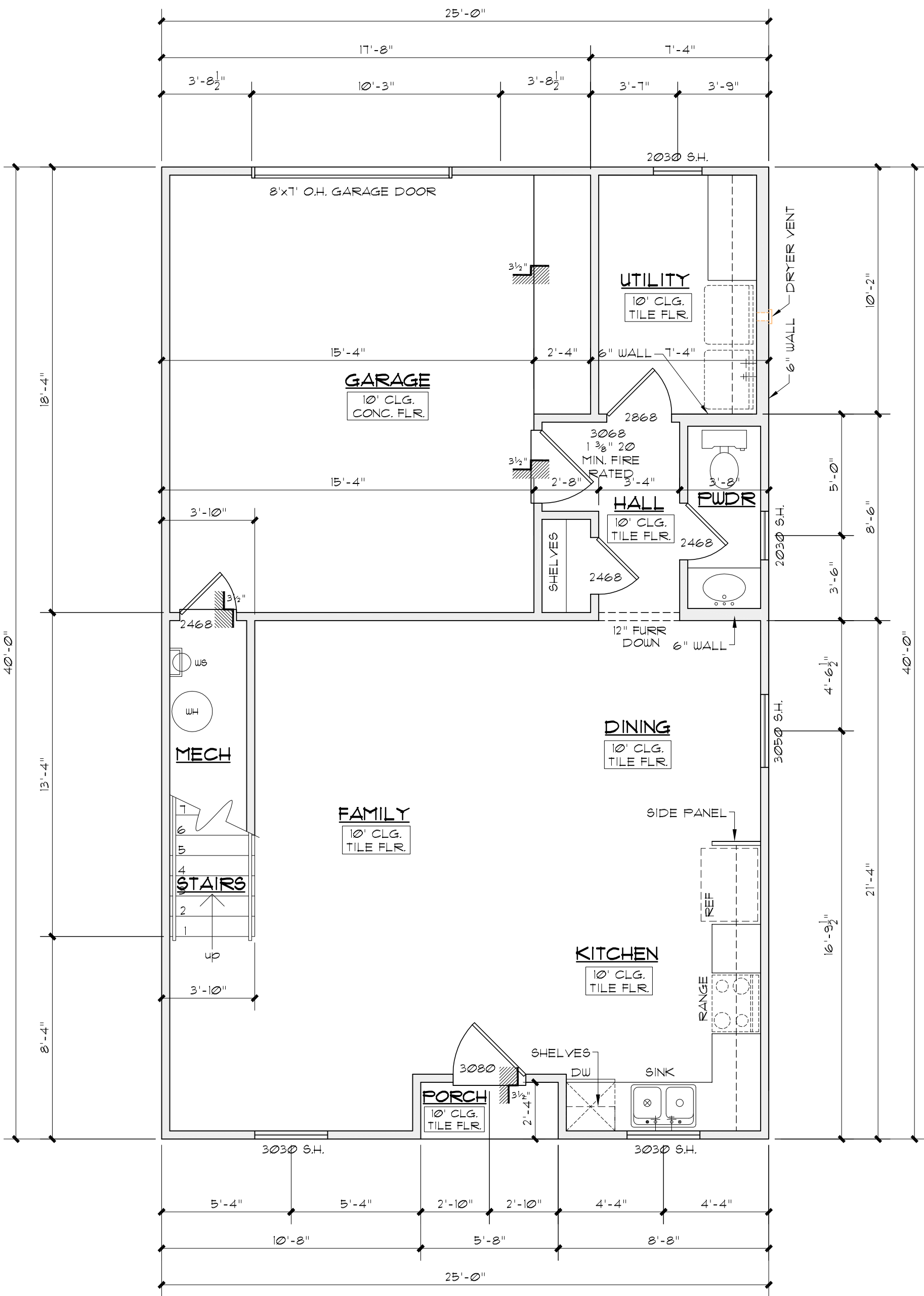


A NEW RESIDENCE  
EAST 42.5 OF W. 108.32' LOT 10, BLOCK 17, NCB. 568,  
111 BROWN ST.  
SAN ANTONIO, TEXAS

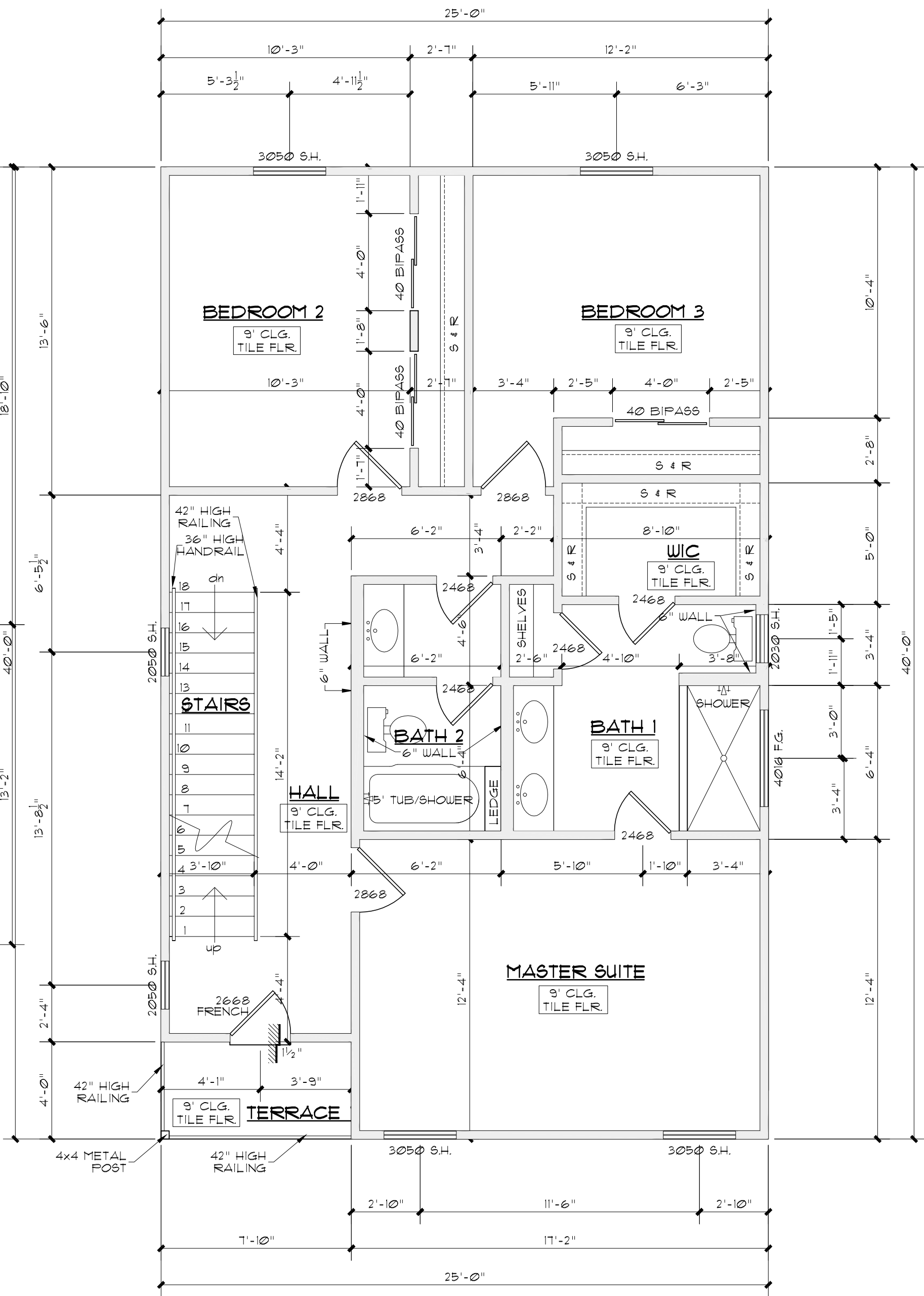
REVISIONS:	
DATE	ITEM

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 09.27.2022
	PROJECT No:
SHEET 2 of	5

AREAS	
1st FLOOR	851#
2nd FLOOR	1,032#
2nd FLOOR	3#4#
TOTAL LIVING	2,197#
PORCH	253#
GARAGE	35#
MAS. LUG	35#
TERRACE 1	43#
TERRACE 2	36#
TERRACE 3	14#
TERRACE 4	262#
TOTAL BUILDING	2,875#
TOTAL SLAB	1,176#

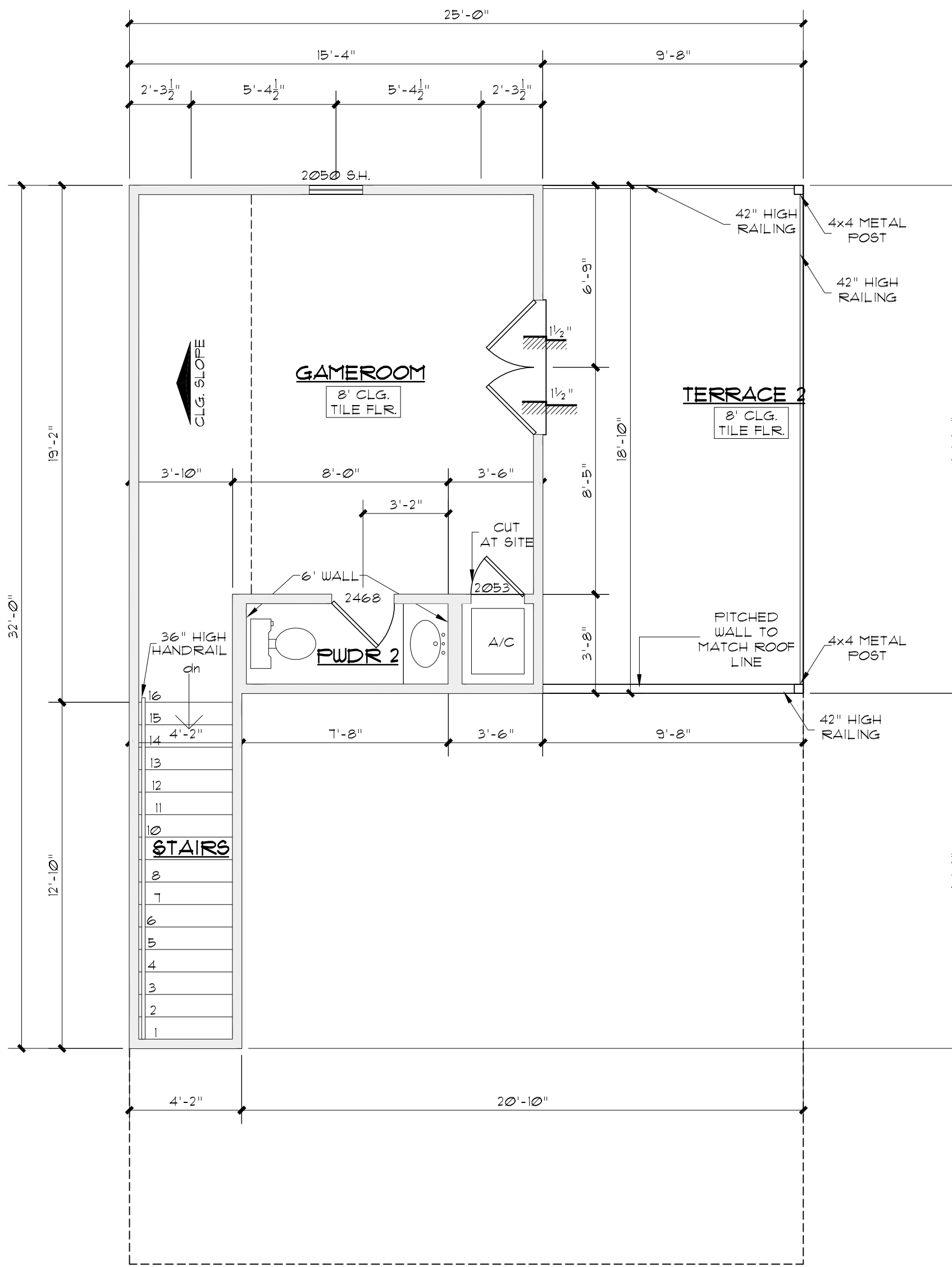


1st FLOOR PLAN 684#  
SCALE: 1/8" = 1'-0"

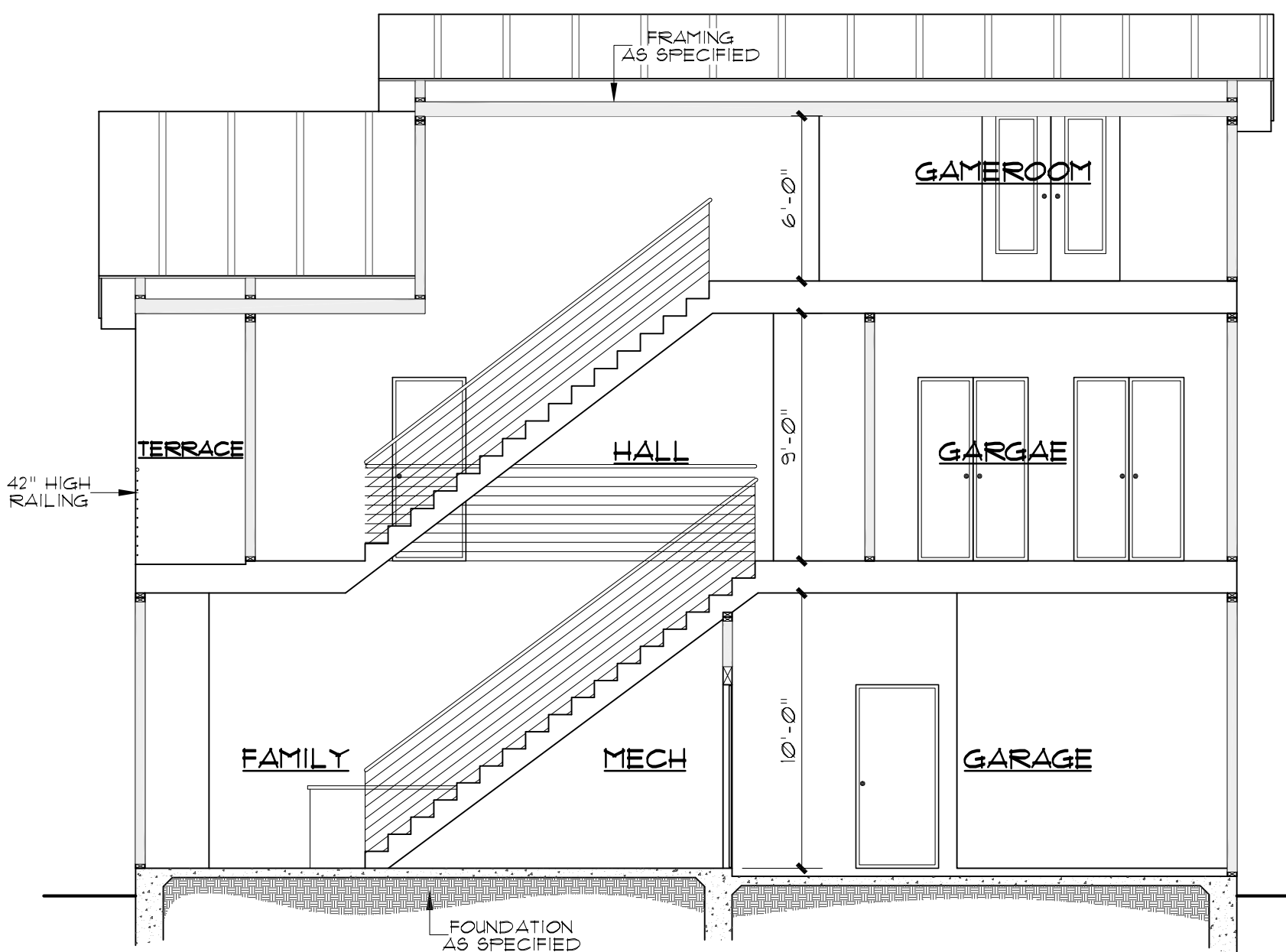


2nd FLOOR PLAN 914#  
SCALE: 1/8" = 1'-0"

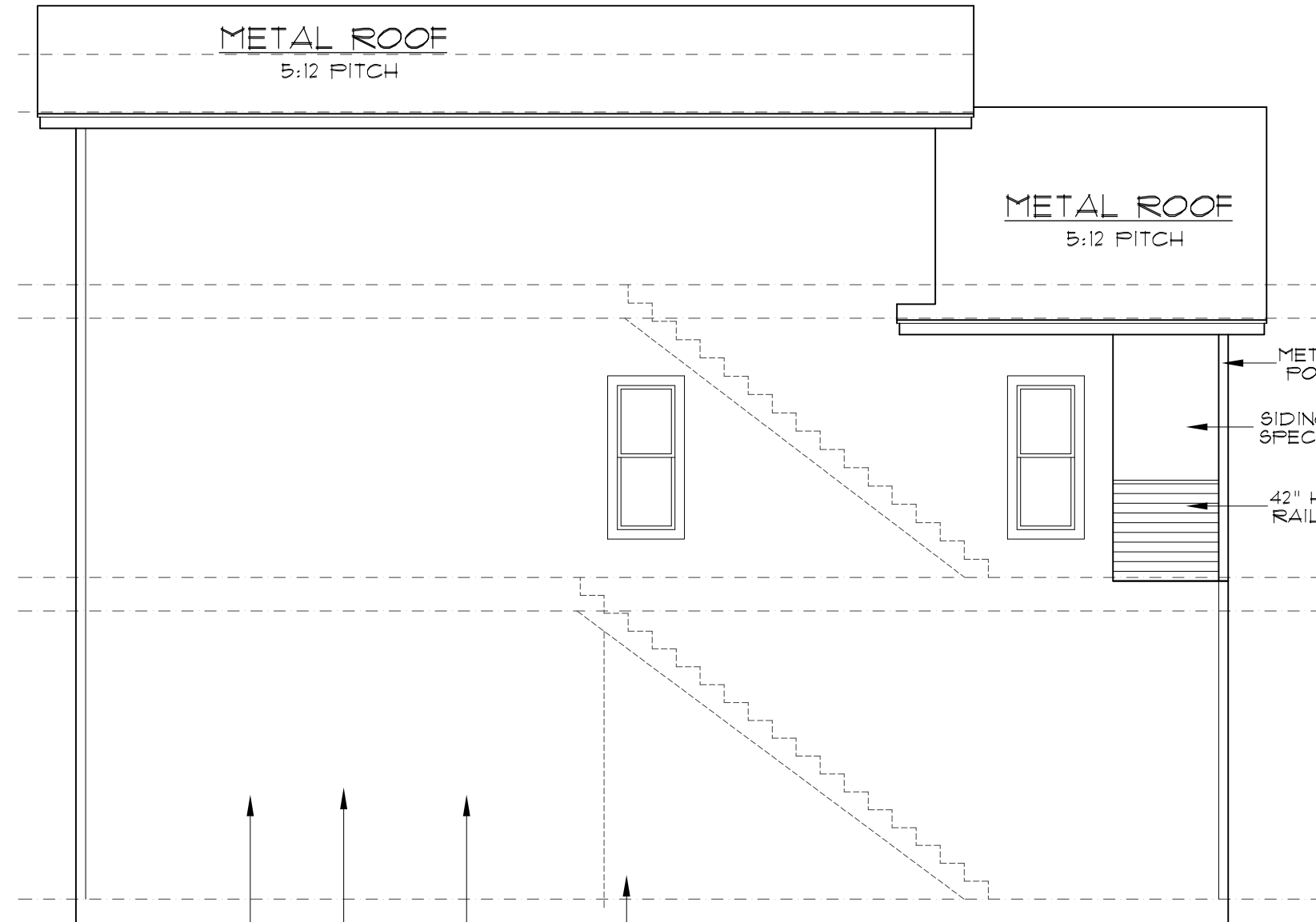
TOTAL LIVING 1,856#  
109 & 111 BROWN ST



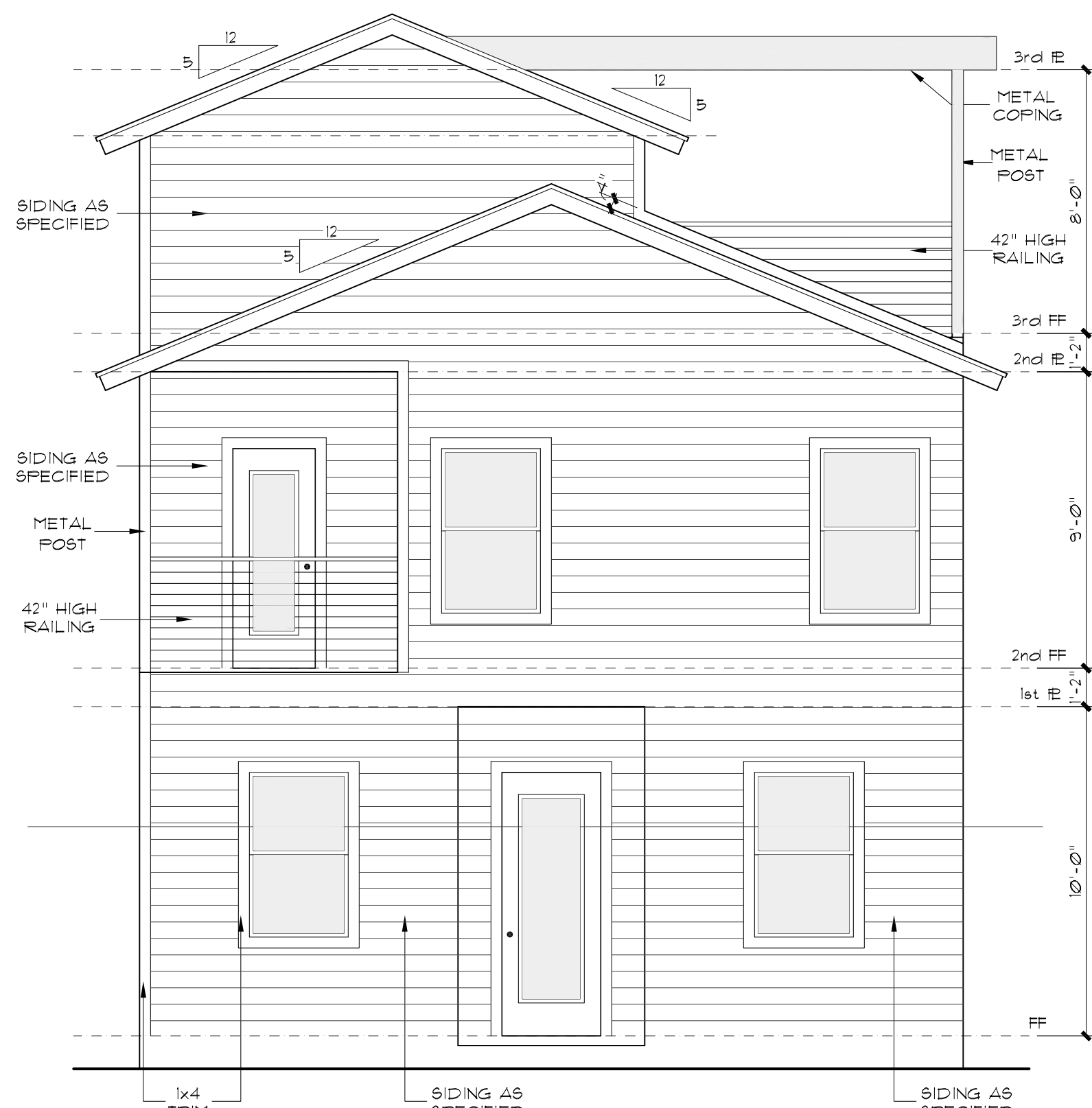
3rd FLOOR PLAN 258#  
SCALE: 1/8" = 1'-0"



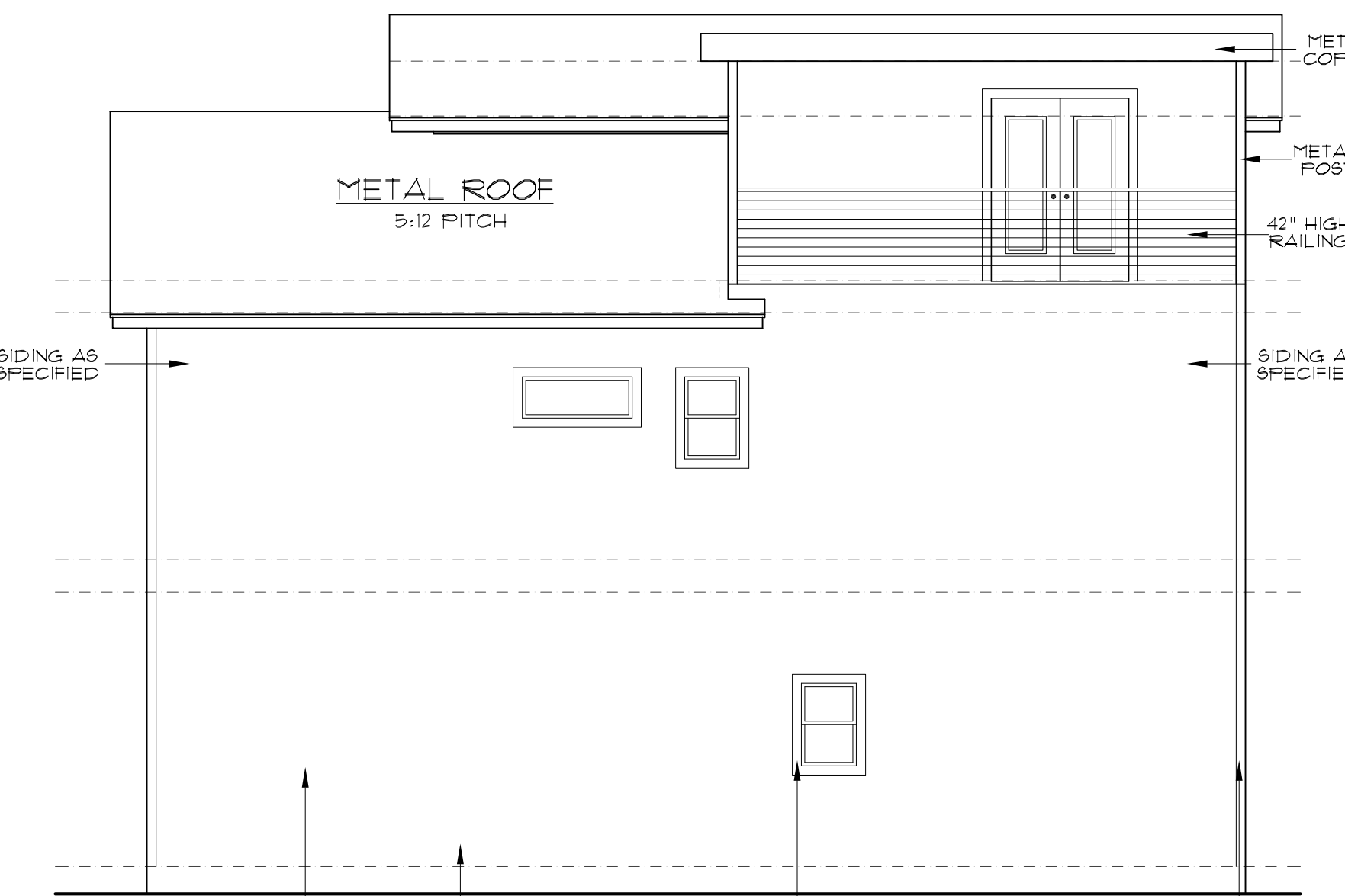
SECTION A-A  
SCALE: 3/16" = 1'-0"



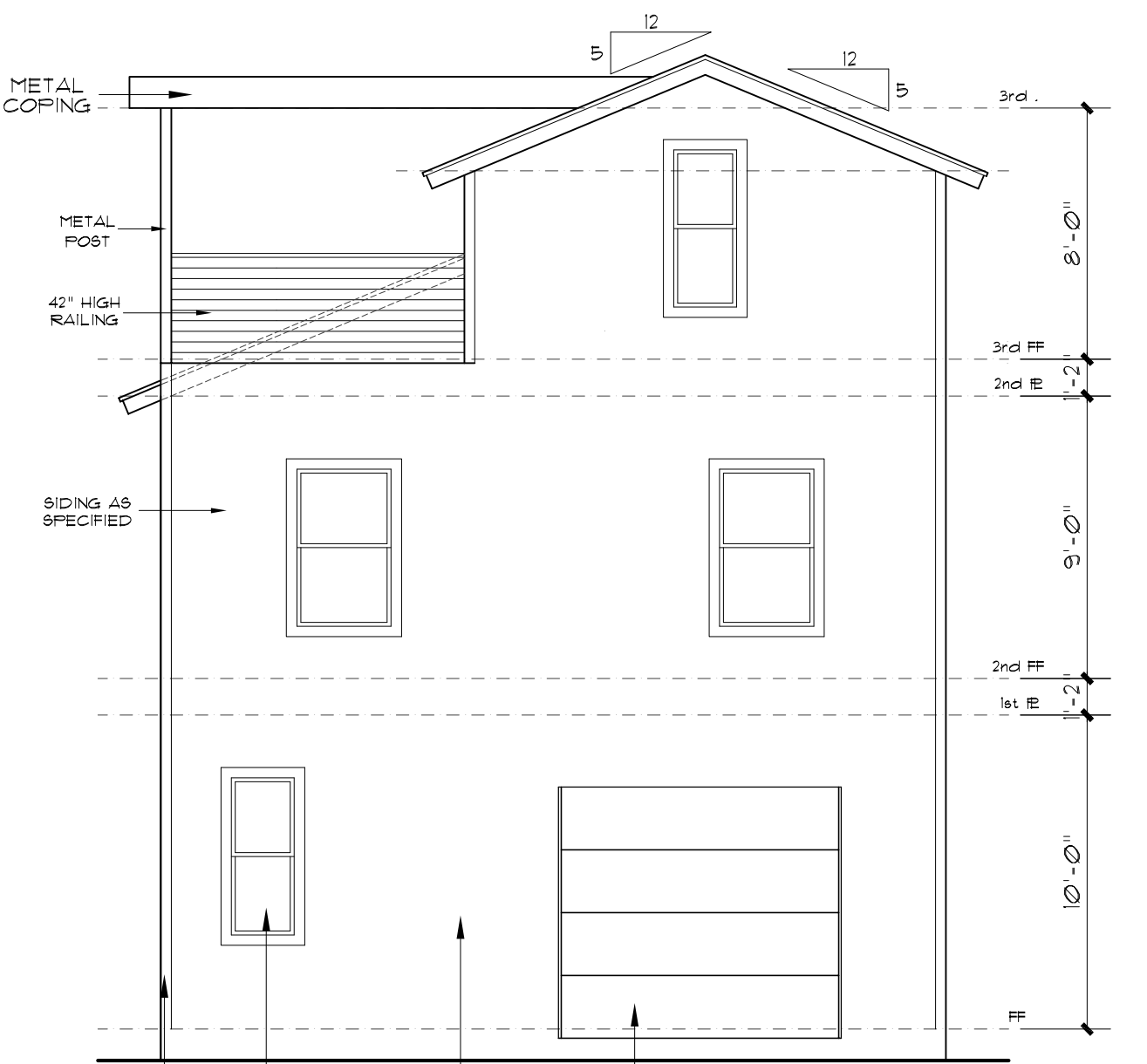
RIGHT ELEVATION  
SCALE: 3/16" = 1'-0"



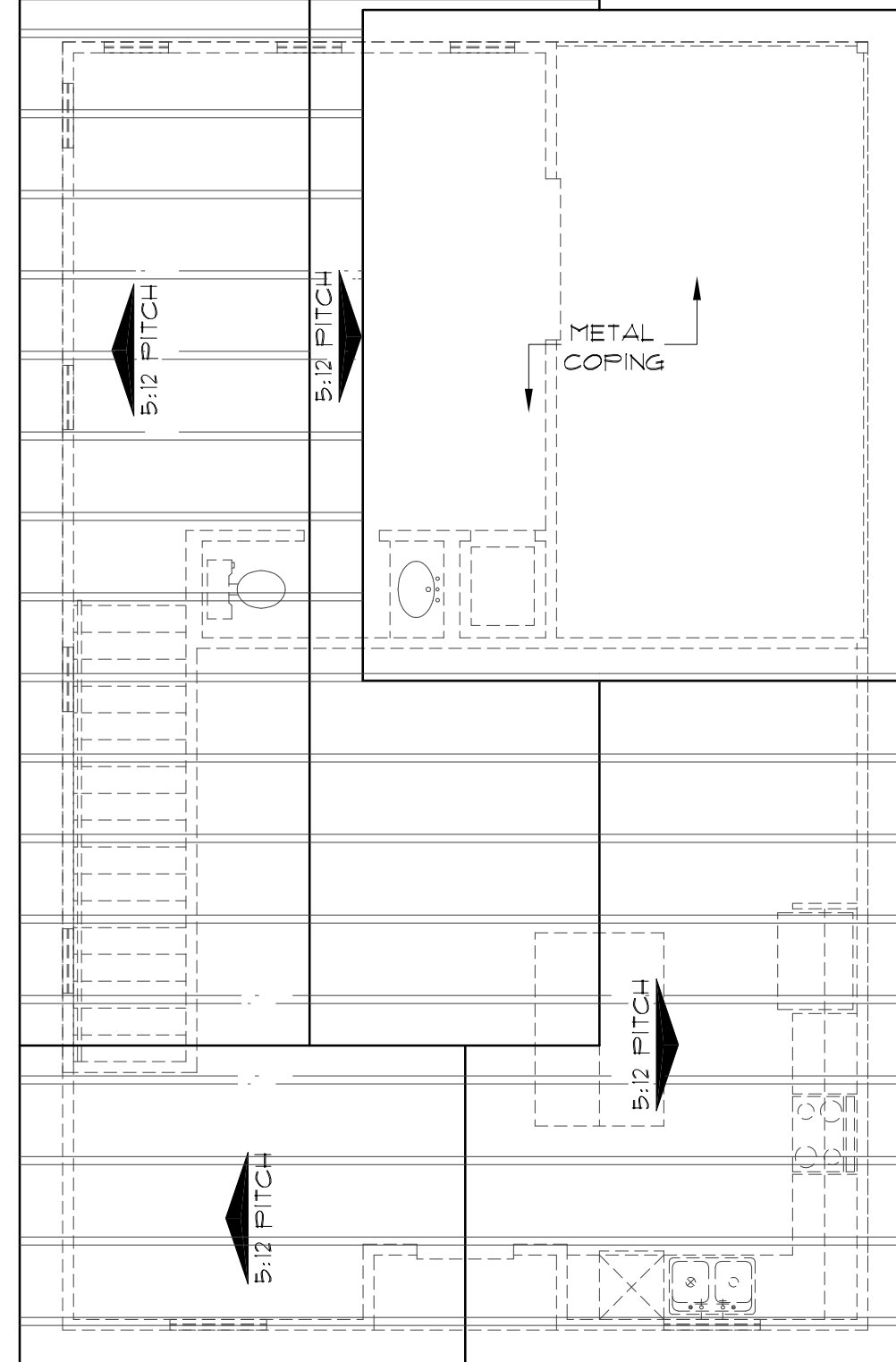
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



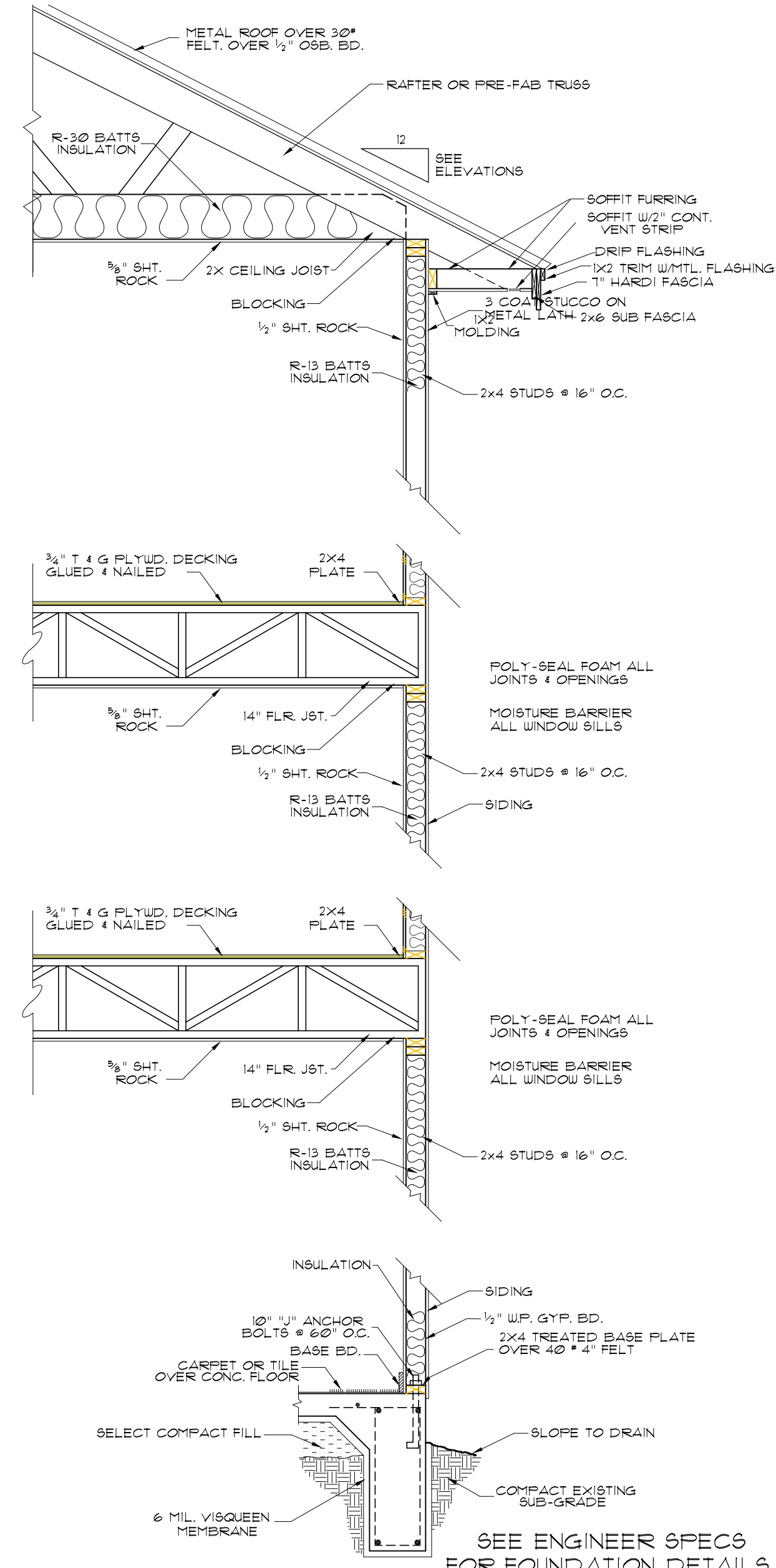
LEFT ELEVATION  
SCALE: 3/16" = 1'-0"



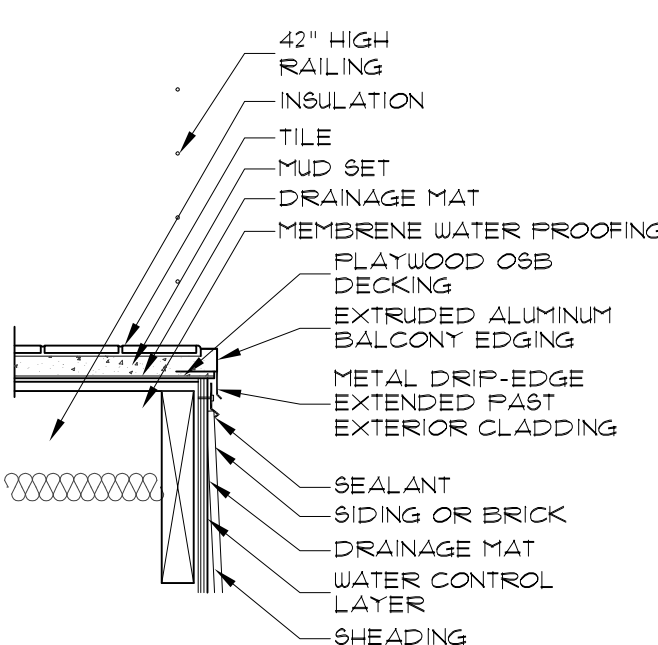
REAR ELEVATION  
SCALE: 1/4" = 1'-0"



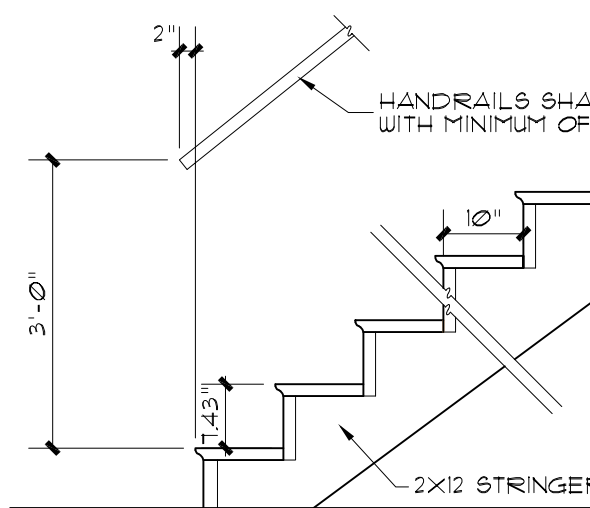
ROOF PLAN  
SCALE: 1/8" = 1'-0"



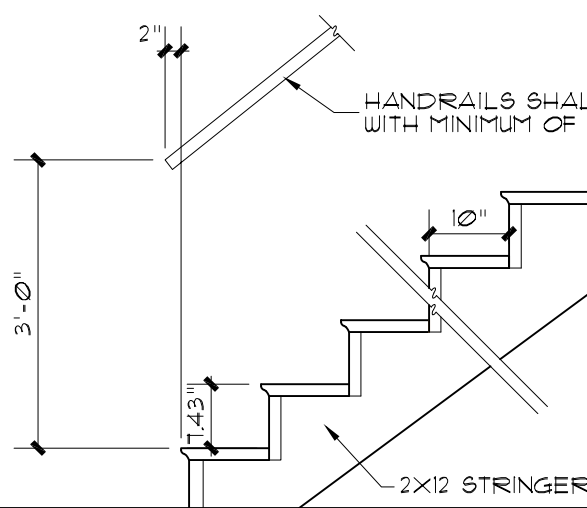
3 STORY STUCCO WALL SECTION  
SCALE: 1/2" = 1'-0"



TERRACE DRAIN DETAL  
SCALE: 1" = 1'-0"



FROM 1st FLOOR TO 2nd STAIRS TO BE:  
16 RISERS @ 7.43"  
17 TREADS @ 10" FROM 1st FLR. TO 2nd AND  
16 RISERS @ 7.43"  
17 TREADS @ 10" FROM 2nd FLR. TO 3rd



FROM 2nd FLOOR TO 3rd STAIRS TO BE:  
16 RISERS @ 7.43"  
15 TREADS @ 10" FROM 1st FLR. TO 2nd AND  
16 RISERS @ 7.43"  
15 TREADS @ 10" FROM 2nd FLR. TO 3rd

STAIR DETAILS  
SCALE: 1/2" = 1'-0"



McCULLOUGH  
DESIGN  
ASSOCIATES

84 N. E. LOOP 410,  
SUITE 217,  
SAN ANTONIO, TX 78216  
P.H. 843-1632

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VERGEL  
CONSTRUCTIONS  
4040 BROADWAY STE. 240  
SAN ANTONIO, TX 78209

A NEW RESIDENCE

EAST 42.5 OF W. 108.32' LOT 10, BLOCK 17, NCB. 568,  
111 BROWN ST.  
SAN ANTONIO, TEXAS

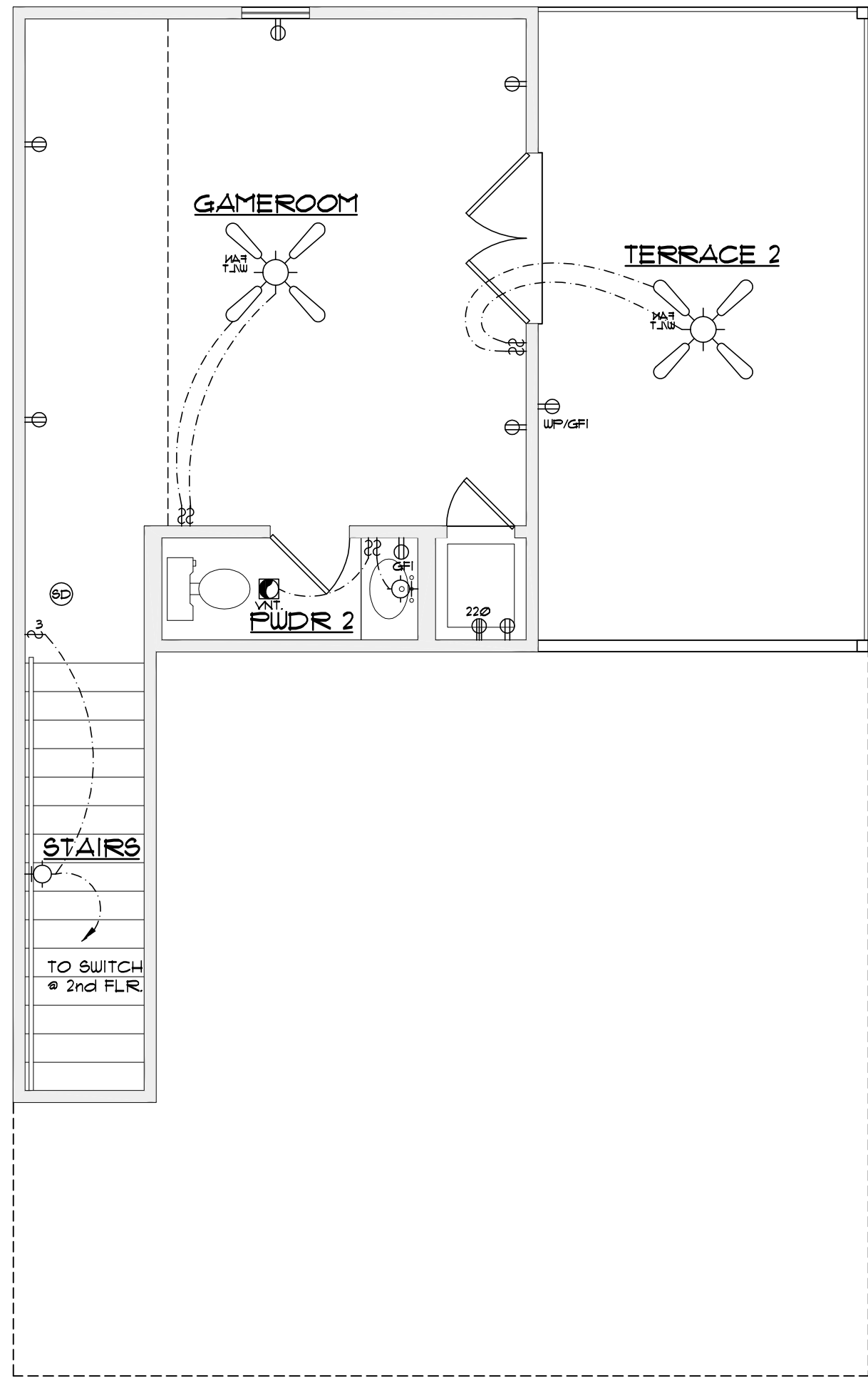
REVISIONS:	
DATE	ITEM

DRAWN BY: RAMC	SCALED: AS NOTED
CHKD BY: RAMC	DATE: 09.27.2022
	PROJECT No:
SHEET 3 of	5

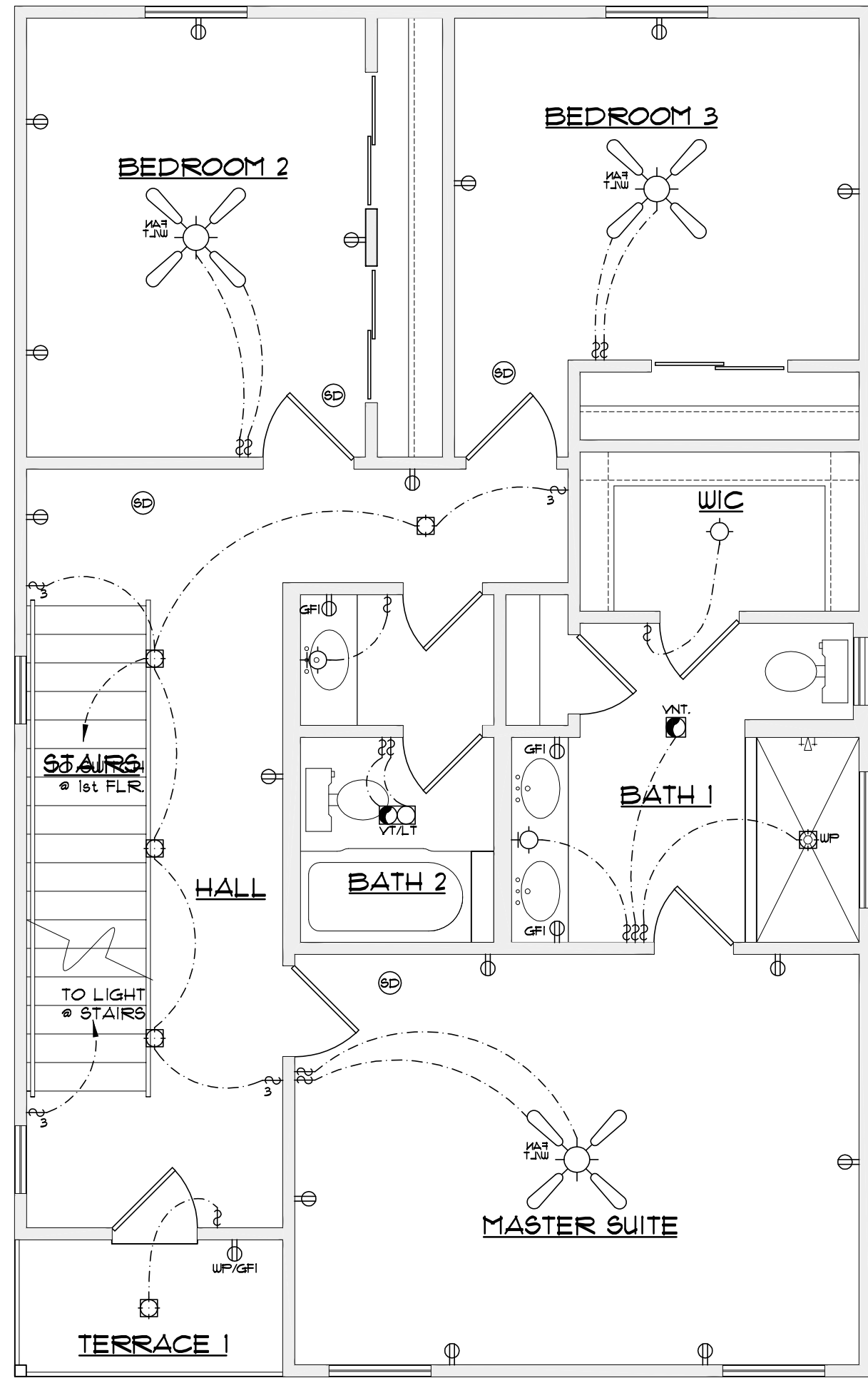


1846 N. LOOP 1604, W. SUITE 205  
SAN ANTONIO, TX 78248  
PH. 843-1632  
ricardo@mccloughda.com

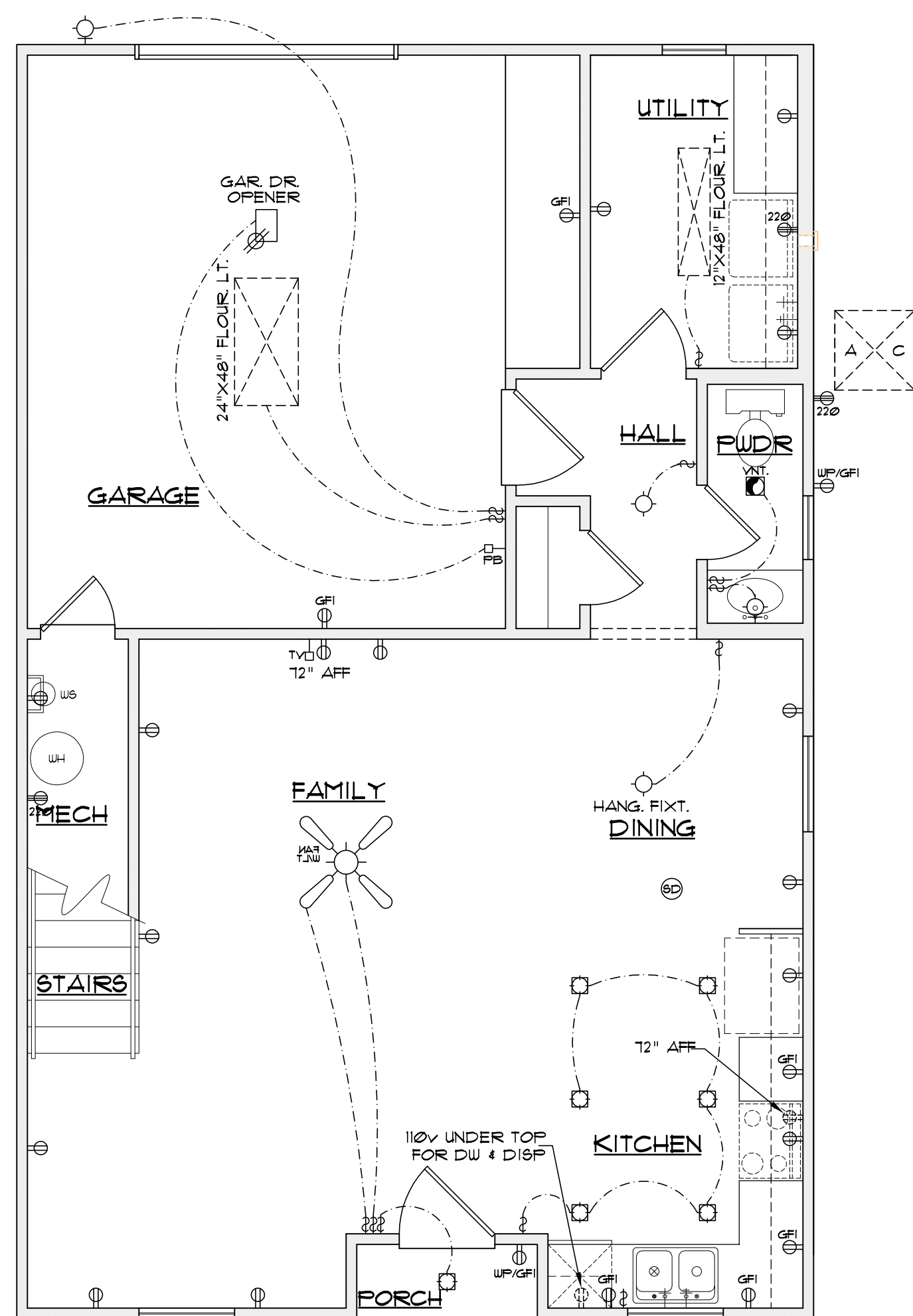
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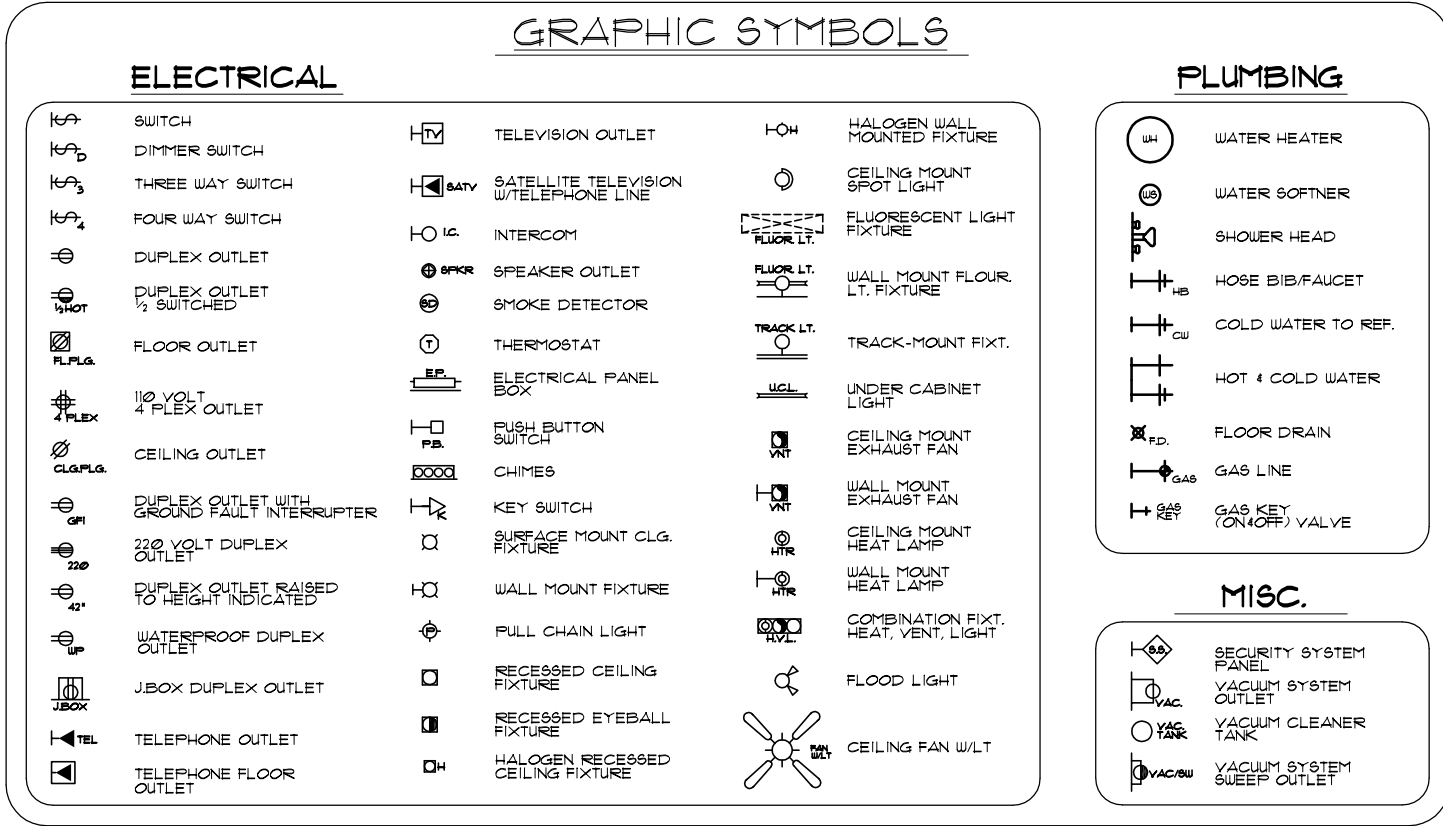
3rd FLR. ELEC. PLAN  
SCALE: 1/8" = 1'-0"



2nd FLR. ELEC. PLAN  
SCALE: 1/8" = 1'-0"



1st FLR. ELEC. PLAN  
SCALE: 1/8" = 1'-0"



A NEW RESIDENCE  
EAST 42.5 OF W. 108.32' LOT 10, BLOCK 17, NCB. 568,  
111 BROWN ST.  
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

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SHEET 4 of	5



1846 N. LOOP 1604, W.  
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INTERIOR ELEVATIONS

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



A NEW RESIDENCE  
EAST 42.5 OF W. 108.32' LOT 10, BLOCK 17, NCB. 568,  
111 BROWN ST.  
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 09.27.2022
	PROJECT No:
SHEET 5 of	4



McCULLOUGH  
DESIGN  
ASSOCIATES

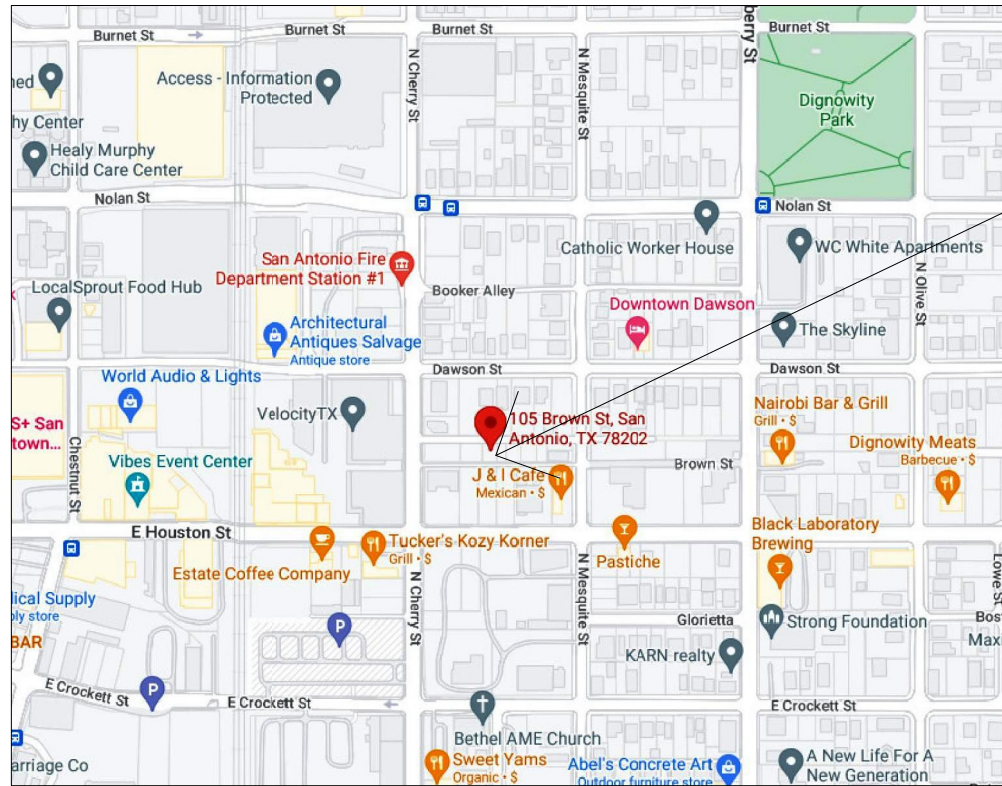
84 N. E. LOOP 410,  
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# A NEW RESIDENCE

## WEST 30' OF EAST 100' OF LOT 10, BLOCK 17, NCB. 568,

### 113 BROWN ST. SAN ANTONIO, TEXAS

WEST 30' OF EAST 100' OF LOT 10, BLOCK 17, NCB. 568,  
113 BROWN ST.  
SAN ANTONIO, TEXAS



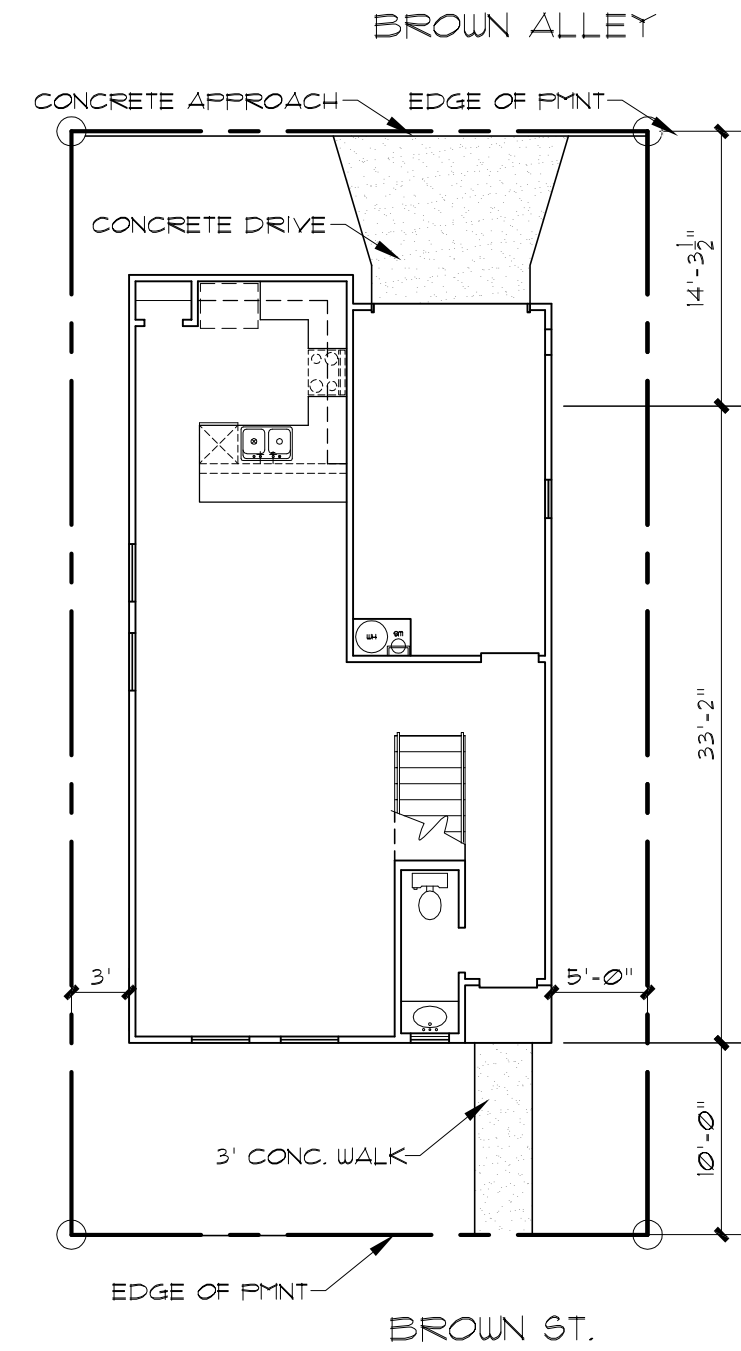
LOCATION MAP

N.T.S.



LOCATION MAP

N.T.S.



SITE PLAN

SCALE: 1" = 10'-0"

APPLICABLE CODES:  
2022 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL CITY AMENDMENTS  
UNIFIED DEVELOPMENT CODE  
2022 NATIONAL ELECTRICAL CODE CITY CODE CHAPTER 10  
(ELECTRICAL)  
2022 NATIONAL PLUMBING CODE WITH LOCAL CITY AMENDMENTS  
2022 INTERNATIONAL ENERGY CONSERVATION CODE.

#### CONTRACTOR NOTES:

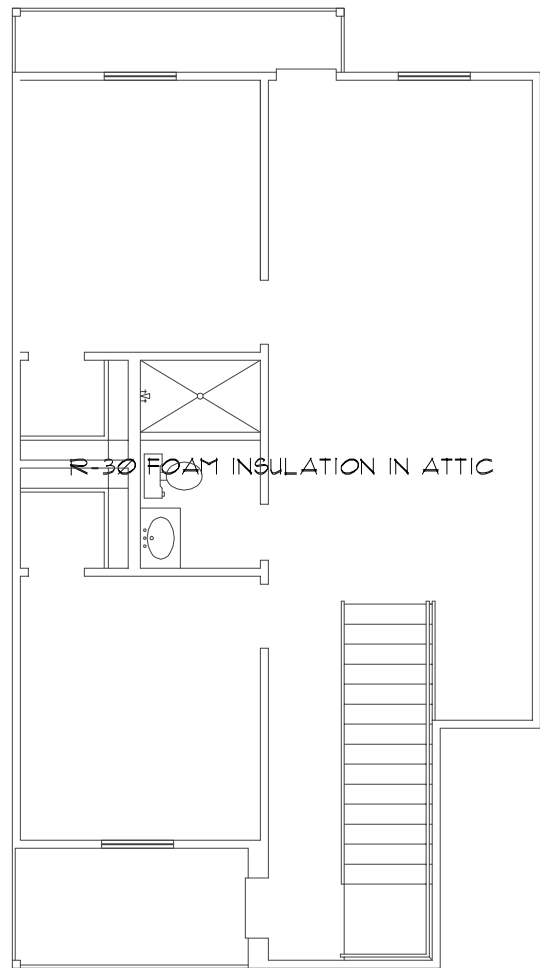
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#### NOTES:

- 1st FLOOR PLATE AT 10'-0" AFF. 2nd AT 9'-0" AFF. 3rd AT 8'-0" AFF.
- 1st FLOOR WINDOW HEADER HT. AT 8'-0" AFF. 2nd AND 3rd AT 6'-8" AFF. UNLESS OTHERWISE NOTED.

#### MECHANICAL NOTES:

1. CLIMATE ZONE: 2
2. GLAZED FENESTRATION: SHGC: 0.30



CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATES SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER WALLS SHALL BE SEALED. SERVICE PENETRATIONS ARE SEALED AND AIR SEALING IS IN PLACE BEHIND OR AROUND SHOWER/TUB ENCLOSURES, ELECTRICAL BOXES, SWITCHES AND OUTLETS ON EXTERIOR WALLS. SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING IS SEALED.



INSULATION ENVELOPE

N.T.S.



A NEW RESIDENCE  
WEST 30' OF EAST 100' OF LOT 10, BLOCK 17, NCB. 568,  
113 BROWN ST.  
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

DRAWN BY: RAMC	SCALED: AS NOTED
CHECKD BY: RAMC	DATE: 09.27.2022
	PROJECT No:
SHEET 1 of	5



McCULLOUGH  
DESIGN  
ASSOCIATES

84 N. E. LOOP 410,  
SUITE 217,  
SAN ANTONIO, TX 78216  
P.H. 843-1632

ricardo@mcculloughda.com  
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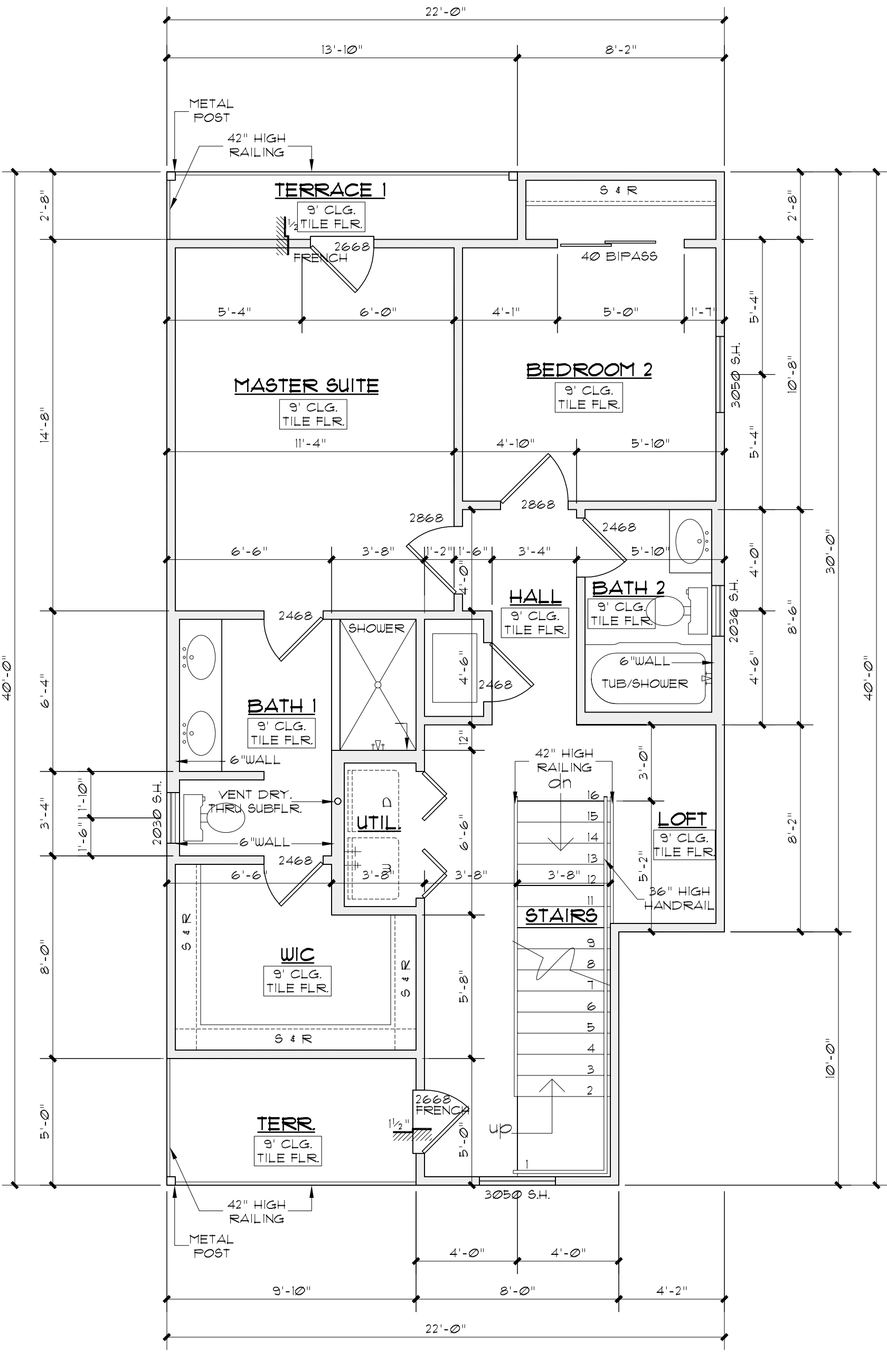
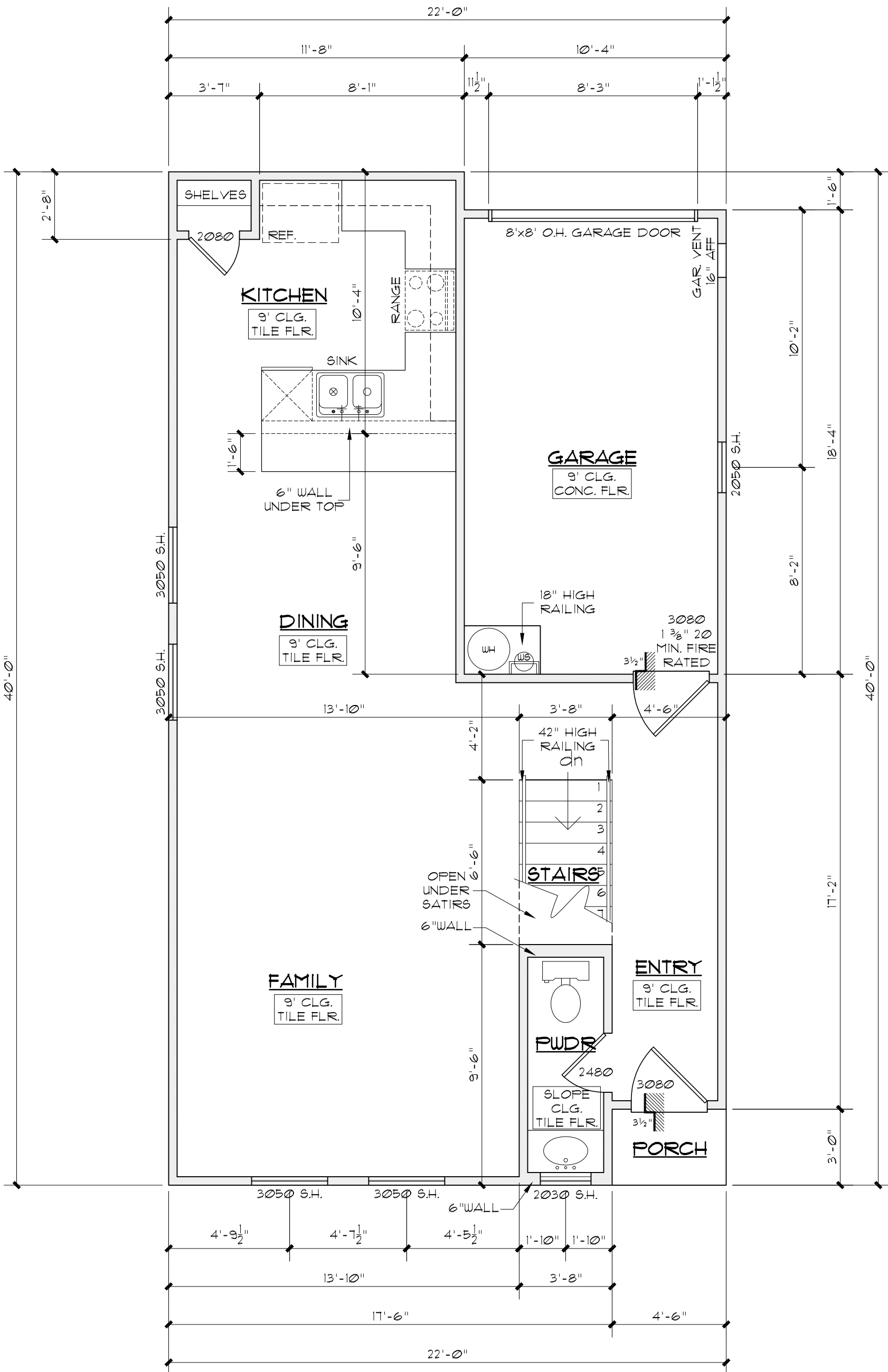


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SAN ANTONIO, TEXAS

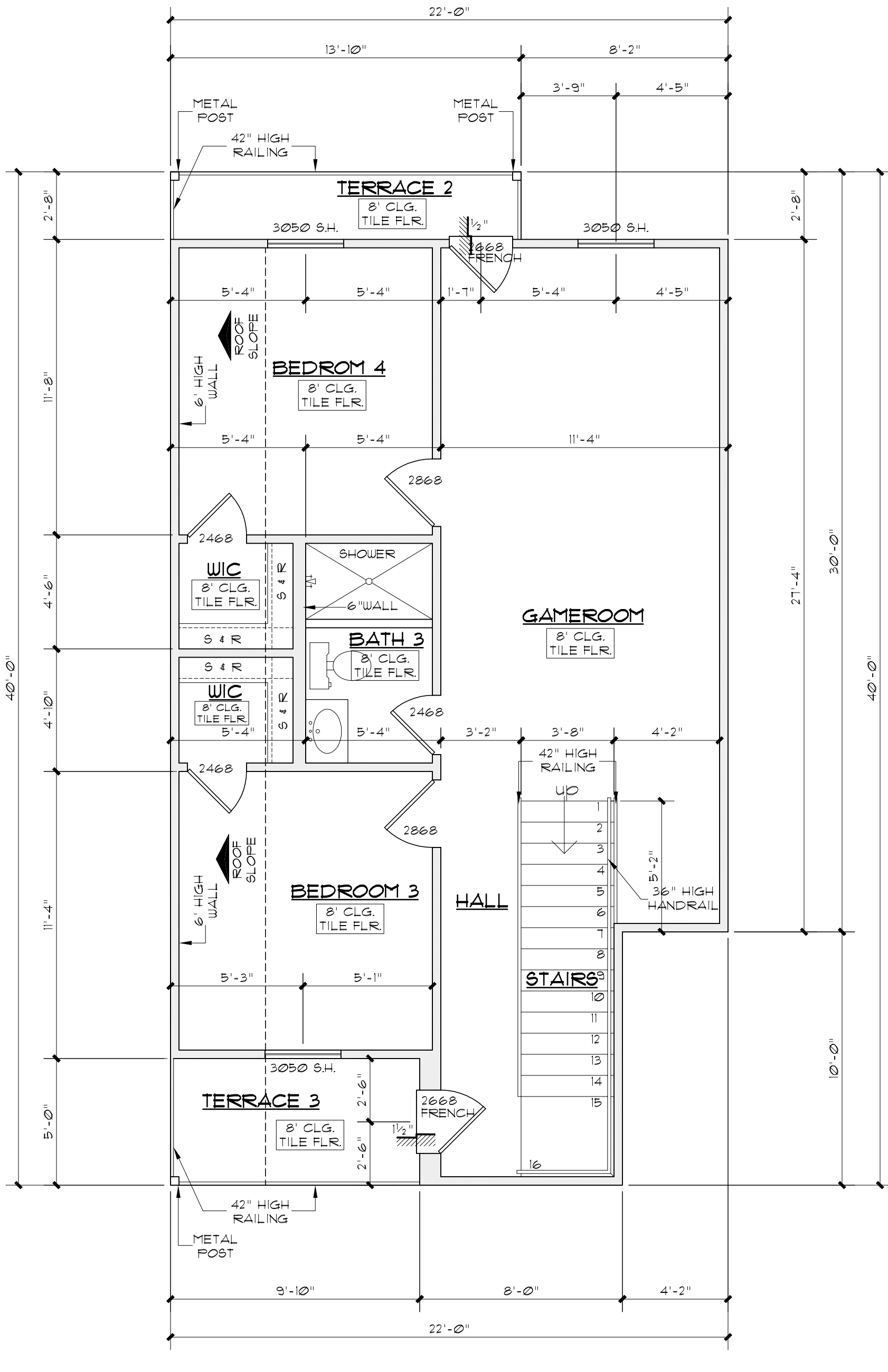
REVISIONS:	
DATE	ITEM

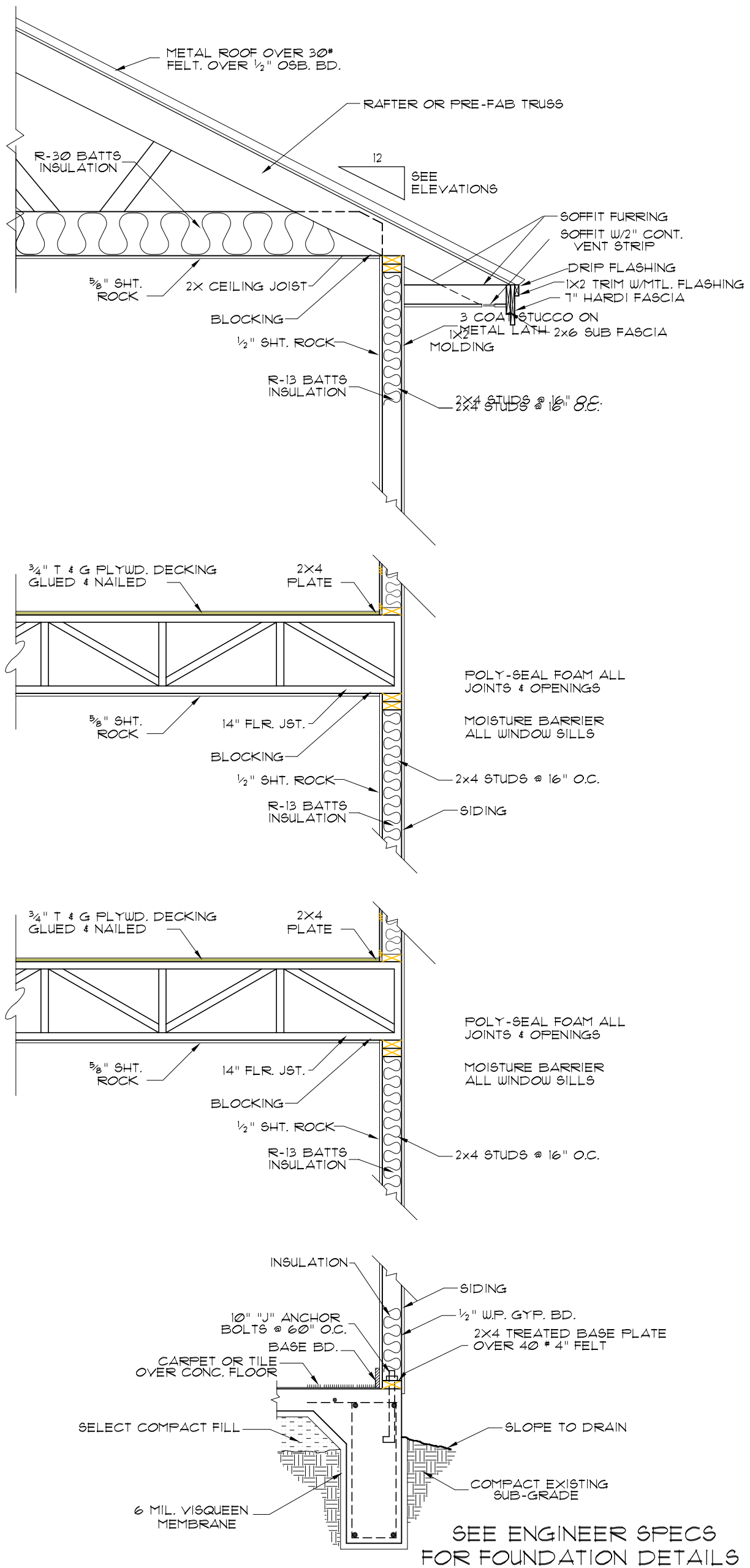
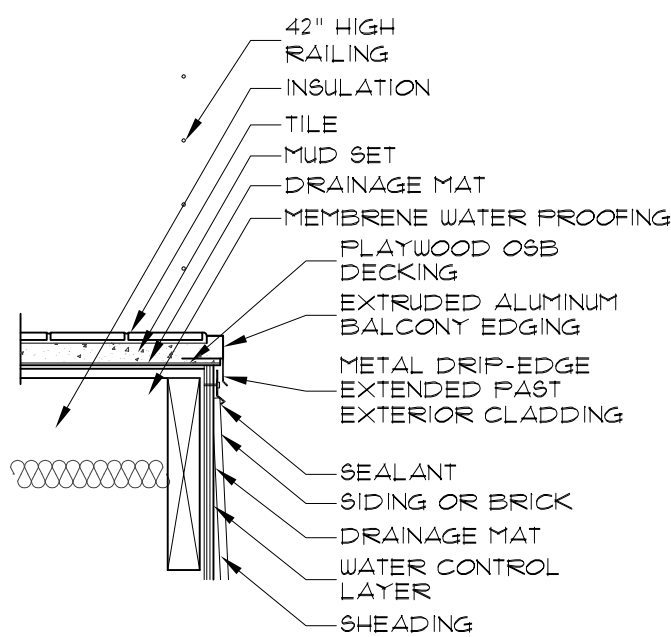
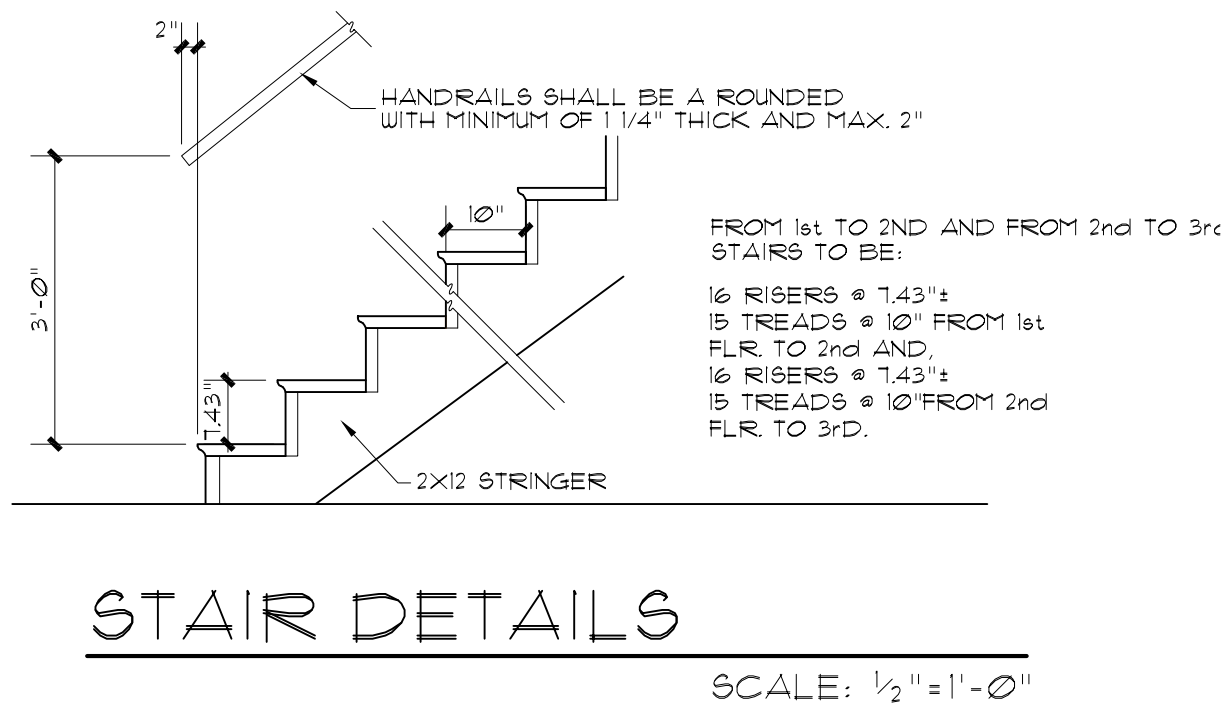
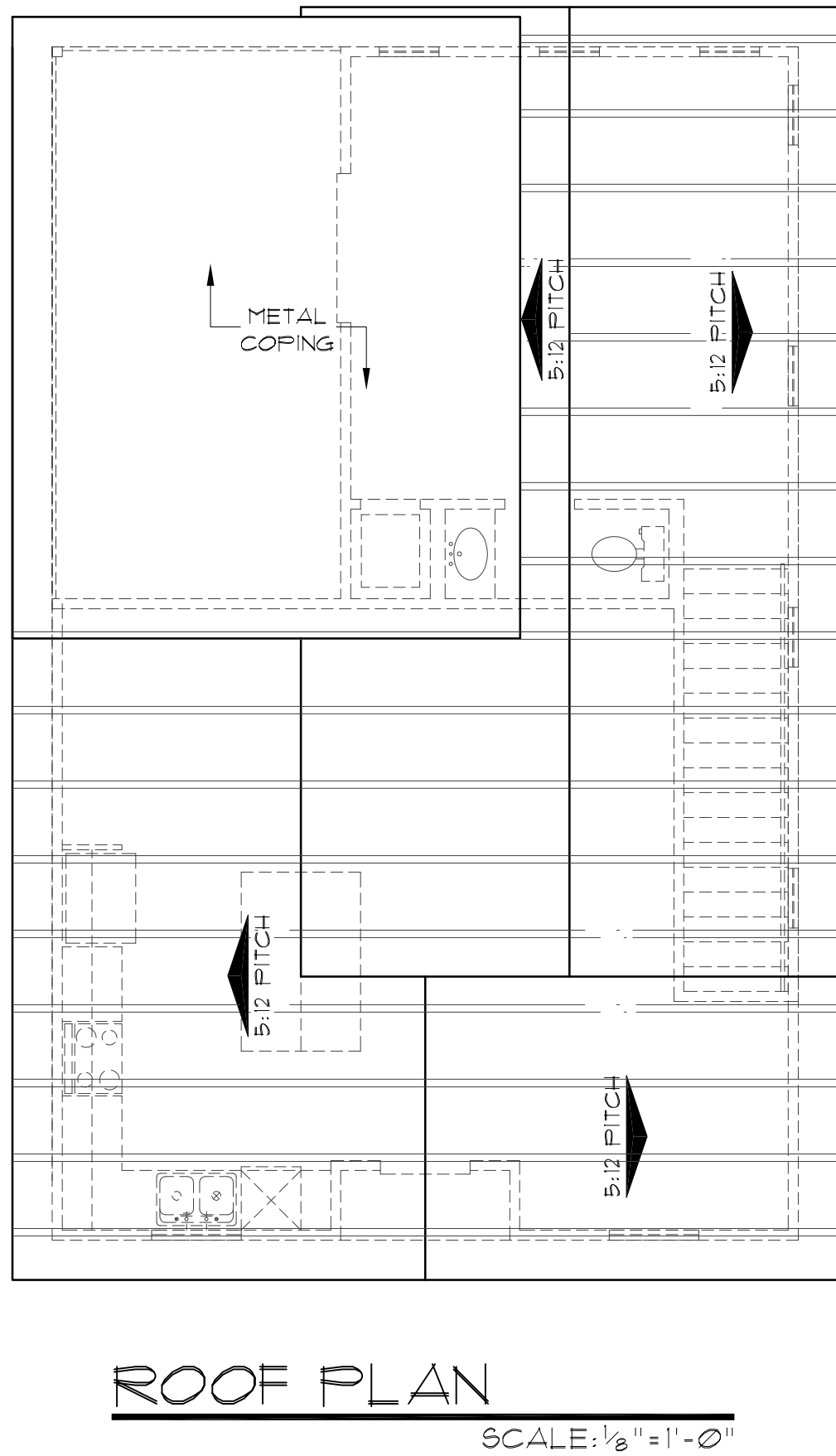
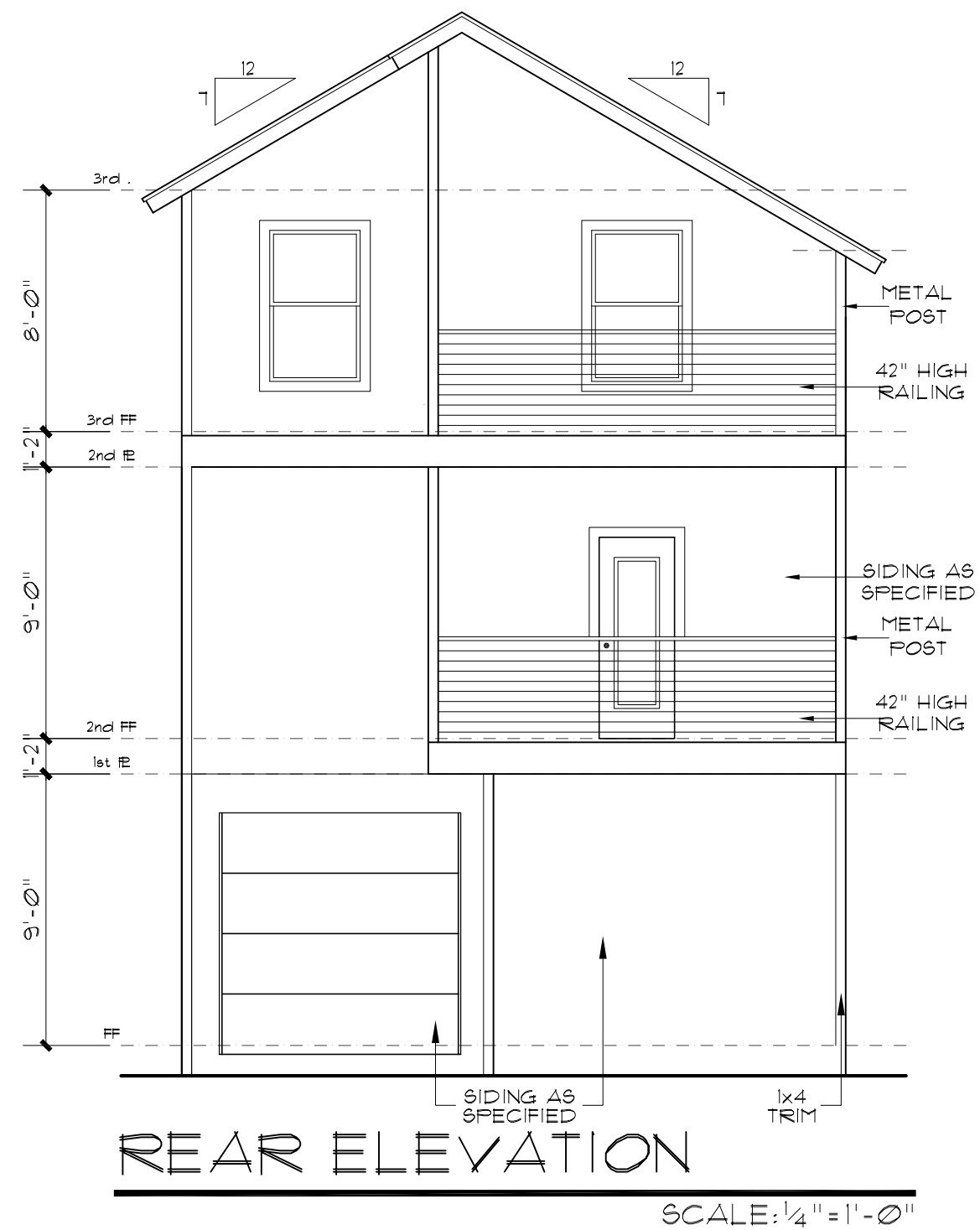
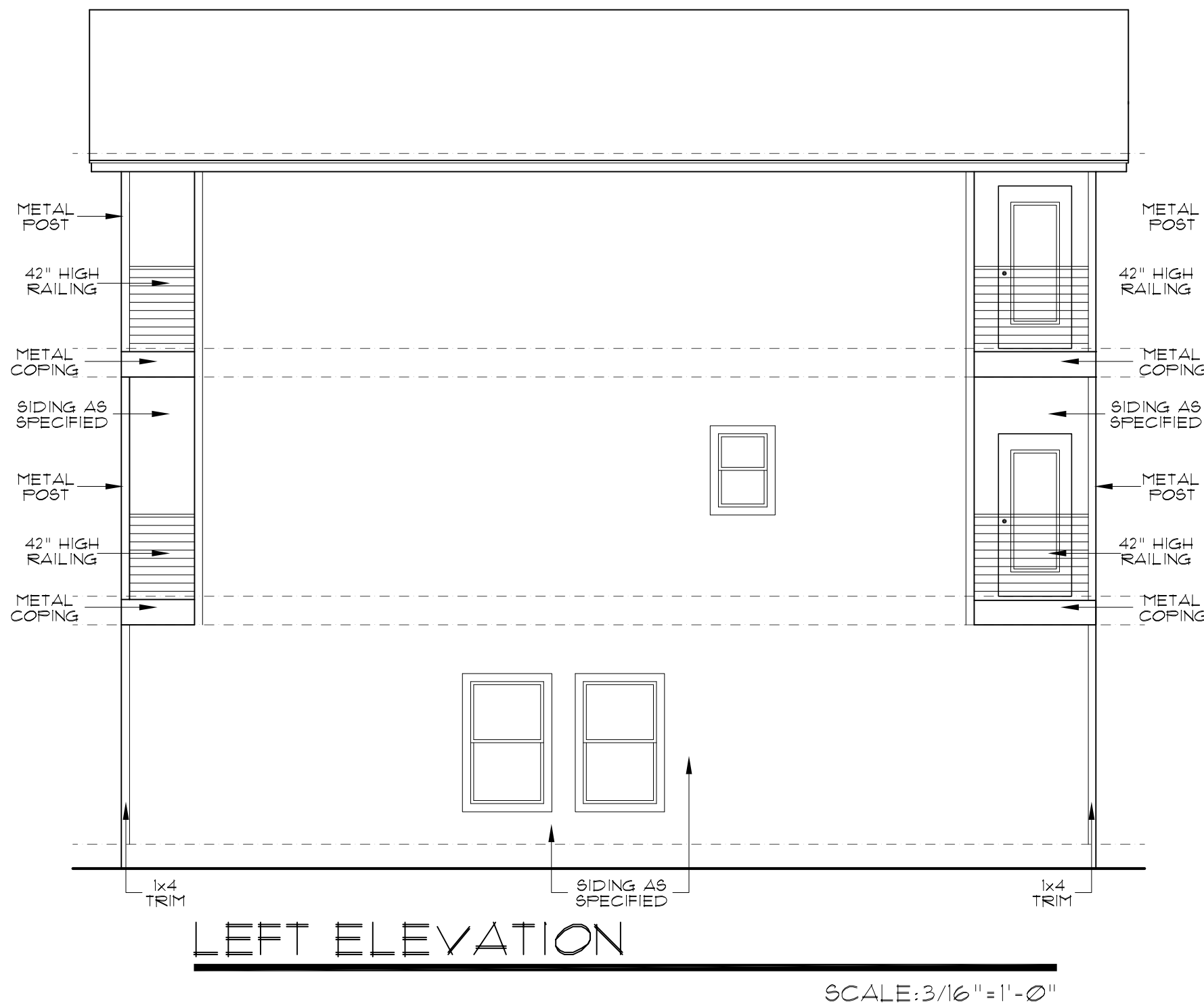
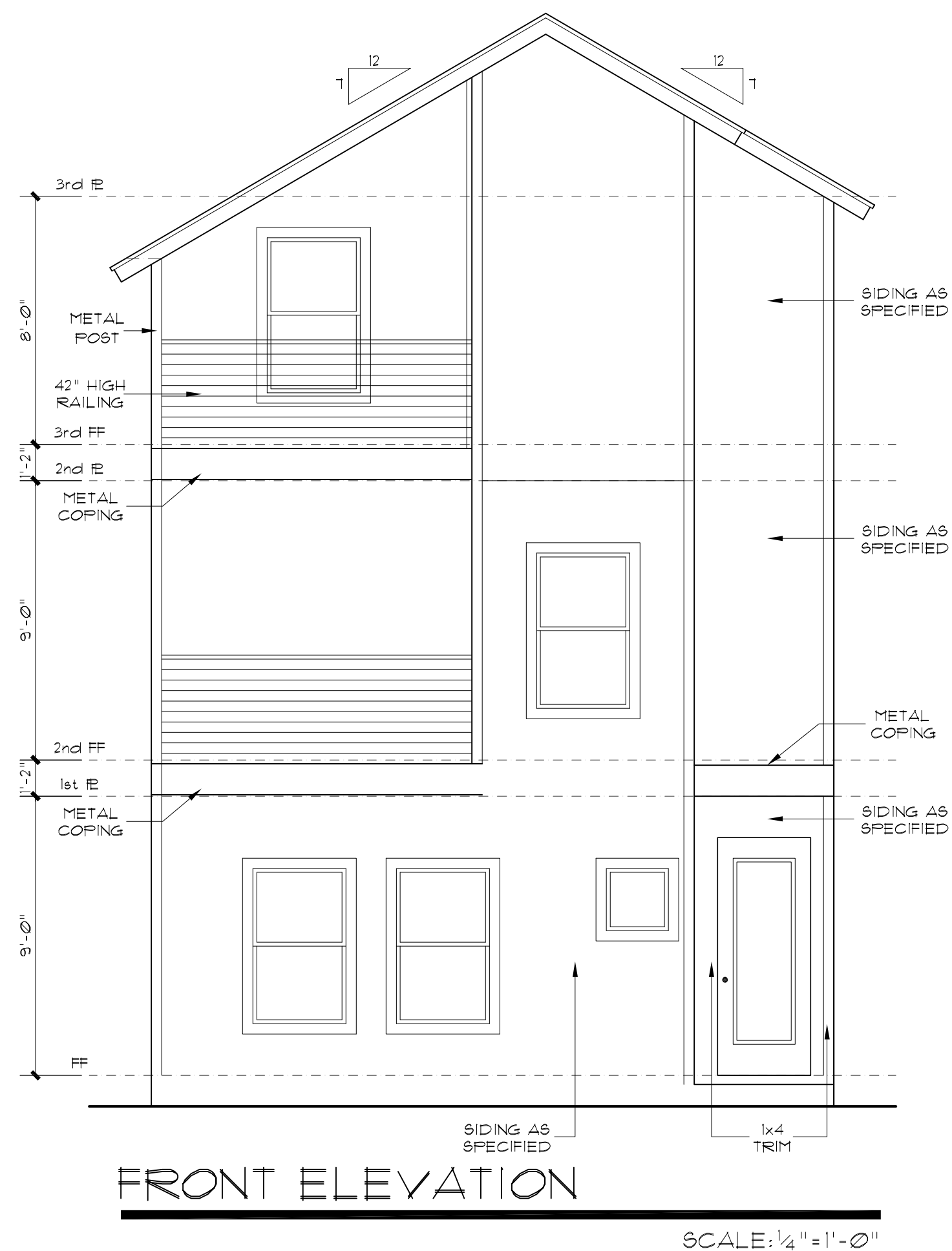
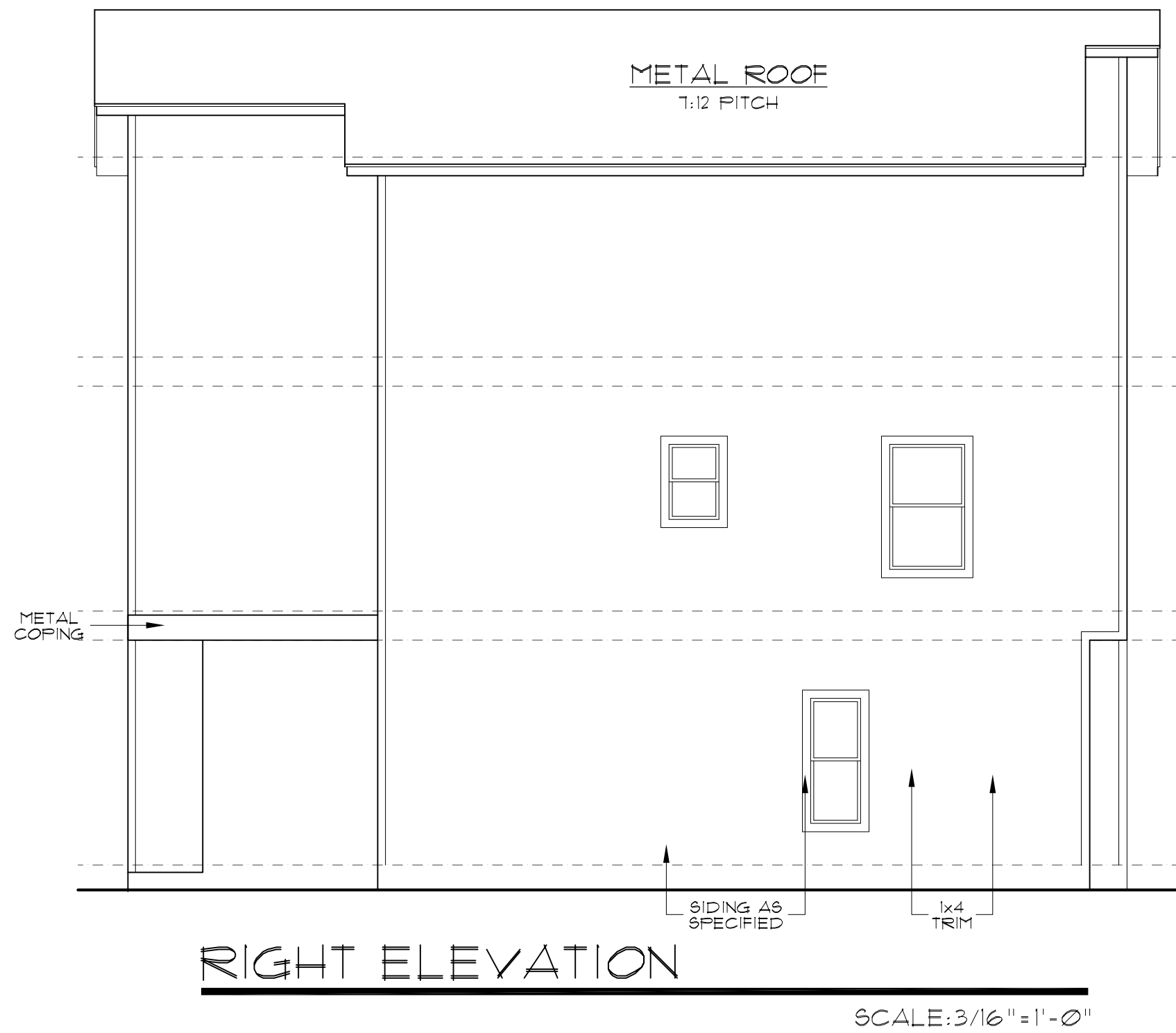
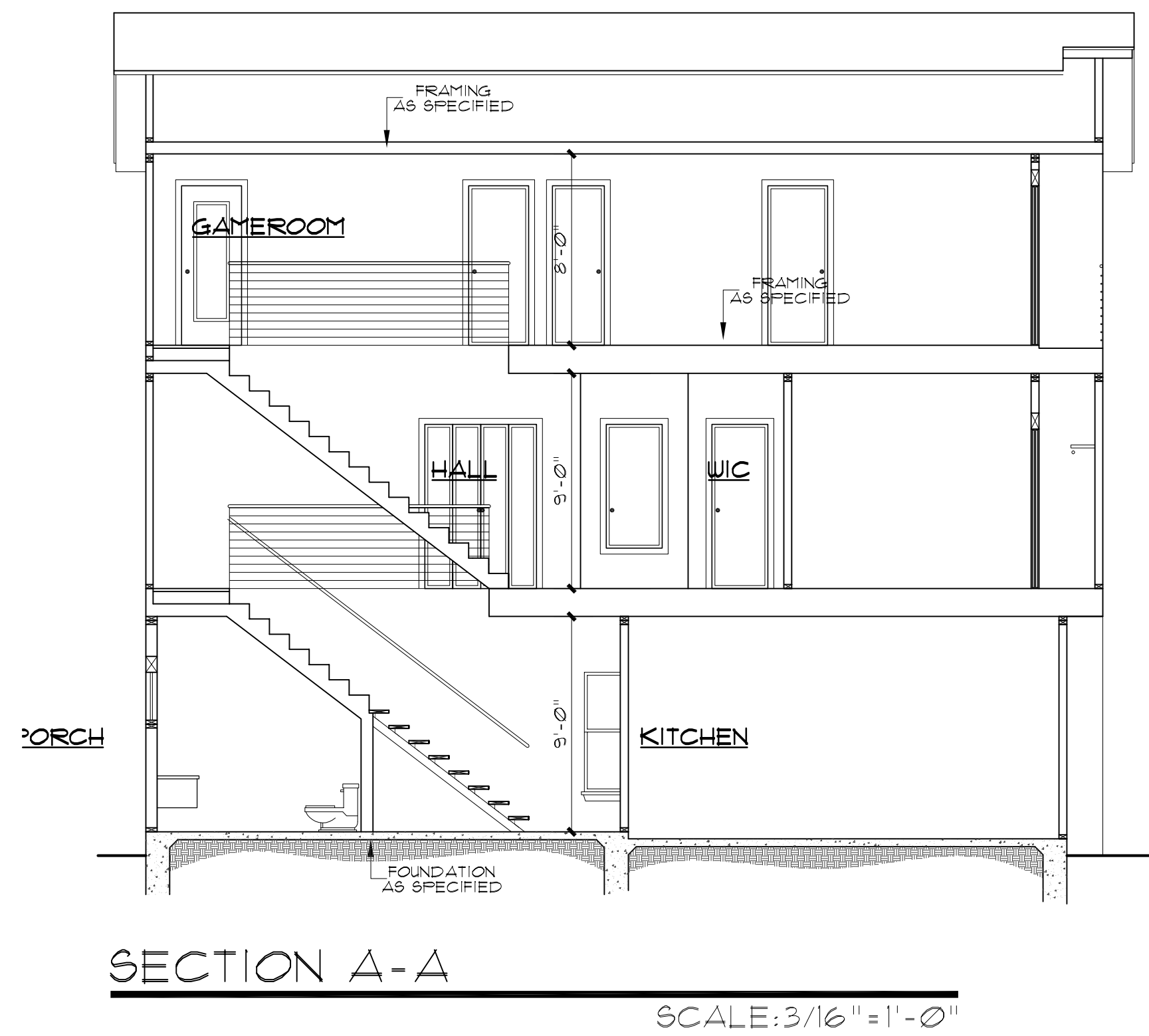
DRAWN BY: RAMC	SCALED: AS NOTED
CHKD BY: RAMC	DATE: 09.27.2022
	PROJECT No:
SHEET 2 of	5

AREAS	
1st FLOOR	851#
2nd FLOOR	1,032#
2nd FLOOR	3#4#
TOTAL LIVING	2,197#
PORCH	253#
GARAGE	35#
MAS. LUG	35#
TERRACE 1	43#
TERRACE 2	36#
TERRACE 3	14#
TERRACE 4	262#
TOTAL BUILDING	2,875#
TOTAL SLAB	1,176#



TOTAL LIVING: 2014#





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ASSOCIATES

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SUITE 217,  
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VERGEL  
CONSTRUCTIONS  
4040 BROADWAY STE. 240  
SAN ANTONIO, TX. 78209.

A NEW RESIDENCE

WEST 30' OF EAST 100' OF LOT 10, BLOCK 17, NCB. 568,  
113 BROWN ST.  
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

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	PROJECT No:
SHEET 3 of	5
































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








## GRAPHIC SYMBOLS






### ELECTRICAL

	1/4" BUTCH		TV	TELEVISION OUTLET
	1/4" DIMMER SWITCH		TV	SATELLITE TELEVISION OUTLET
	1/4" FOUR WAY SWITCH		INTENUM	
	DUPLEX OUTLET		SMOKE	SMOKE OUTLET
	1/4 DUPLEX OUTLET		SMOKE	SMOKE DETECTOR
	FLOOR OUTLET		⊖	THERMOSTAT
	1/4 DUPLEX OUTLET		⊖	ELECTRICAL PANEL
	CEILING OUTLET		⊖	PUSH BUTTON
	DOUBLE SWITCH OUTLET WITH GROUND		CHIMES	
	220 VOLT DUPLEX OUTLET		⊖	SURFACE MOUNT GLG. OUTLET
	1/4 DUPLEX OUTLET		⊖	WALL MOUNT GLG. OUTLET
	OUTDOOR DUPLEX OUTLET		⊖	PULL CHAIN LIGHT
	J-BOX DUPLEX OUTLET		⊖	RECESSED CEILING FIXTURE
	TELEPHONE FLOOR OUTLET		⊖	RECESSED EYEBALL FIXTURE
			⊖	HALOGEN RECESSED CEILING FIXTURE

### PLUMBING

	WATER HEATER
	WATER SOFTENER
	SHOWER HEAD
	HOT AIR-BLOWER
	GOLD WATER TO REF.
	HOT & COLD WATER
	FLOOR DRAIN
	GAS LINE
	GAS KEY (NO) VALVE

### MISC.

	SECURITY SYSTEM
	VACUUM SYSTEM
	VACUUM CLEANER
	VACUUM SYSTEM
	SENTRY ALARM

[illegible]

DRAWN BY: RAMc	SCALED: AS NOTED
CHECKED BY: RAMc	DATE: 09.27.2022
	PROJECT No
S H E E T 4 of	5



1846 N. LOOP 1604, W.  
SUITE 205  
SAN ANTONIO, TX 78248  
PH. 843-1632  
ricardo@mcculloughda.com

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INTERIOR ELEVATIONS

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



A NEW RESIDENCE  
WEST 30' OF EAST 100' OF LOT 10, BLOCK 17, NCB. 568,  
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SAN ANTONIO, TEXAS

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SHEET 5 of	4