HISTORIC AND DESIGN REVIEW COMMISSION
May 01, 2020

HDRC CASE NO:	**2020-048**
ADDRESS:	363 BRAHAN BLVD
LEGAL DESCRIPTION:	NCB 3855 (NARCISSA PLACE {AMENDING}), BLOCK 1 LOT 33
ZONING:	R-6,H
CITY COUNCIL DIST.:	2
DISTRICT:	Westfort Historic District
APPLICANT:	ROSS BENLINE/BELLAIRE-HAGEN, LTD.
OWNER:	JOHN BROWN/BROWN JOHN TYRE
TYPE OF WORK:	New construction of a 1-story, single-family residential structure
APPLICATION RECEIVED:	March 04, 2020
60-DAY REVIEW:	May 4, 2020
CASE MANAGER:	Rachel Rettaliata

REQUEST:

The applicant is requesting final approval to construct a 1-story, single-family residence with a detached two-car garage at 363 Brahan.

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 non-residential building types are more typically flat and screened by an ornamental parapet wall.
C. RELATIONSHIP OF SOLIDS TO VOIDS
i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall

be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
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 material*s—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.
B. REUSE OF HISTORIC MATERIALS
Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

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.

7. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

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.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The property at 363 Brahan first appears on the Sanborn Map as a vacant lot in 1951. The property is contributing to the Westford Historic District.
b. CASE HISTORY – The applicant received conceptual approval on February 19, 2020. The applicant attended a Design Review Committee (DRC) meeting on February 26, 2020. The DRC made recommendations concerning modifying the proposed fenestration pattern, modifying the proportions of the arched window on the front façade to meet staff stipulations, and submitting window specifications to meet staff stipulations. The applicant has addressed all concerns discussed during that DRC session.
c. SETBACK & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings should align with the 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 to construct a 1-story, single-family residence with a detached 2-car garage at 343 Brahan. The frontage of the residence will be oriented toward Brahan with a 24-foot front setback and the rear detached garage will front a rear access off of N Pine. Staff finds the proposal consistent with the Guidelines.
d. ENTRANCES – According to Guideline 1.B.i for New Construction, primary building entrances should be oriented towards the primary street and that front facades should be aligned with the front facades of adjacent buildings. Staff finds the proposal for the primary entrance on Brahan and the rear garage entrance on the rear access off of N Pine to be appropriate.
e. SCALE AND MASSING – According to Guideline 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. 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 block features 1-story, 2-story, and 3-story single-family and multi-family structures. Staff finds that the proposed scale and massing of the two structures appear generally appropriate.
f. ROOF FORM – The applicant has proposed a side gable roof form on the primary structure and on the rear detached garage. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. The adjacent structures on Brahan feature side gable, front gable, hip, pyramidal, and flat roofs. Staff finds the proposal consistent with the Guidelines.
g. LOT COVERAGE – Guideline 2.D.i for New Construction stipulates that building to lot ratio for new construction should be consistent with adjacent historic buildings. 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. The applicant has proposed to construct a 1,750-square-foot residence and a 420-square-foot detached rear garage. The proposed new construction will cover less than 50 percent of the total lot area. Staff finds the proposal consistent with the Guidelines.
h. MATERIALS AND TEXTURES – The applicant has proposed to install a standing seam metal roof, stucco cladding, vinyl windows, and decorative tile window surrounds. Guideline 3.A.i for New Construction stipulates that new construction should 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. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. Staff finds that the proposal of vinyl windows to be inconsistent with the Guidelines.

i. WINDOW MATERIALS – The applicant has proposed to install aluminum-clad wood windows. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. The applicant has submitted window specifications that meet staff's window standards. Staff finds the proposal consistent with the Guidelines.

j. RELATIONSHIP OF SOLIDS TO VOIDS – Guideline 2.C.i for New Construction stipulates that new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25 percent in size and vary no more than 10 percent in height to width ratio from adjacent historic facades. The applicant has modified the original proposed fenestration to meet the Guidelines. Staff finds the proposal appropriate.

k. ARCHITECTURAL DETAILS – The applicant has proposed to construct the 1-story, single-family residence with a stucco finish, an arched window, and a covered open front porch with an arched side entry. Guideline 4.A.i for New Construction states that new buildings should be designed 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. Staff finds that the proposal is consistent with the Guidelines.

l. DRIVEWAYS – Guideline 5.B.i for Site Elements notes that new driveways should be similar to those found historically within the district in regard to their materials, width, and design. Additionally, the Guidelines note that driveways should not exceed ten (10) feet in width. The applicant has proposed to install a concrete apron at the rear of the property to access the rear detached garage fronting the rear access road off of N Pine. The rear garage access is consistent with existing garage configurations along Brahan. Staff finds the proposal consistent with the Guidelines.

m. FRONT WALKWAYS – The Guidelines for Site Elements note that front yard sidewalk should appear similar to those found historically within the district in regard to their materials, width, alignment and configuration. The applicant has proposed to install a 3-foot-wide concrete front walkway that is consistent with existing walkways on Brahan. Staff finds the proposed walkway consistent with the Guidelines.

n. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.

o. LANDSCAPING PLAN – The applicant has proposed a landscaping plan that includes xeriscaping with New Earth decomposed granite in a natural color with pink skullcap plantings and green spaces created with frogfruit. Historic Design Guideline 3.A.ii for Site Elements states that historic lawn areas should never be reduced by more than 50 percent. The applicant's proposed xeriscape areas total less than 50 percent of the total lot area. Guideline 3.A.iii for Site Elements states that properties should feature native and/or xeric plants that thrive in local conditions to reduce water usage. Staff finds the proposal consistent with the Guidelines.

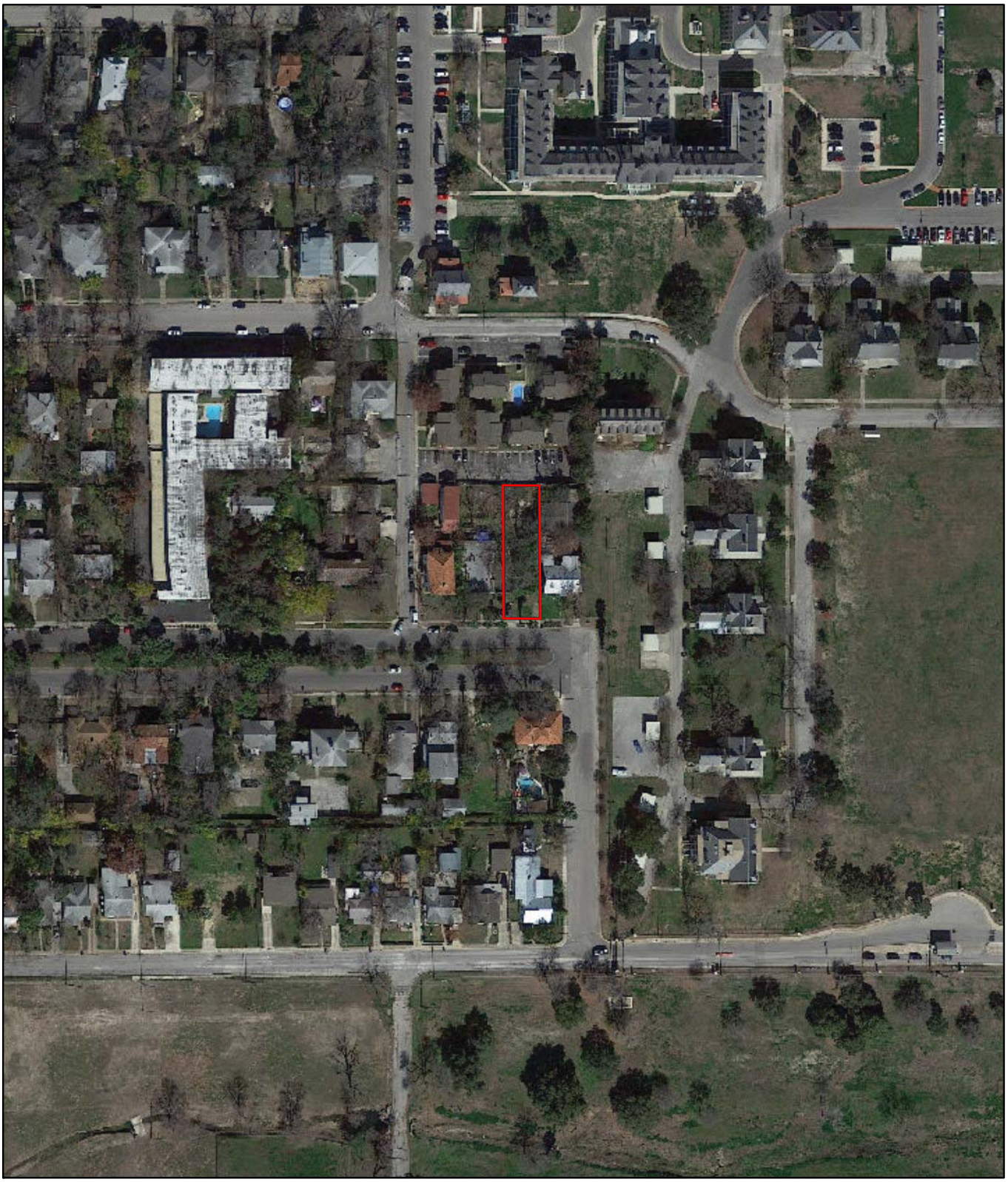
p. FENCING – The applicant has proposed to install a 6-foot wooden privacy fence at the rear of the structure with a sliding wooden picket gate at the rear to access the driveway and detached garage. The property currently features a 6-foot privacy fence along the west and east property lines. The applicant has also proposed to install two sections of 6-foot privacy fence at the front setback to meet the existing fencing on the east and west sides of the property. Guideline 2.C.i for Site Elements states that privacy fences should be set back from the front façade of the building. Guideline 2.C.ii for Site Elements states that privacy fences should not be used in front yards. The proposal is consistent with the Guidelines.

RECOMMENDATION:

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

i. That the applicant install a standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, and a crimped ridge seam. A low-profile ridge cap may be used, but should be submitted to staff for review and approval. A roof inspection must be scheduled with OHP staff BEFORE the installation of the new roof.

City of San Antonio One Stop



February 4, 2020

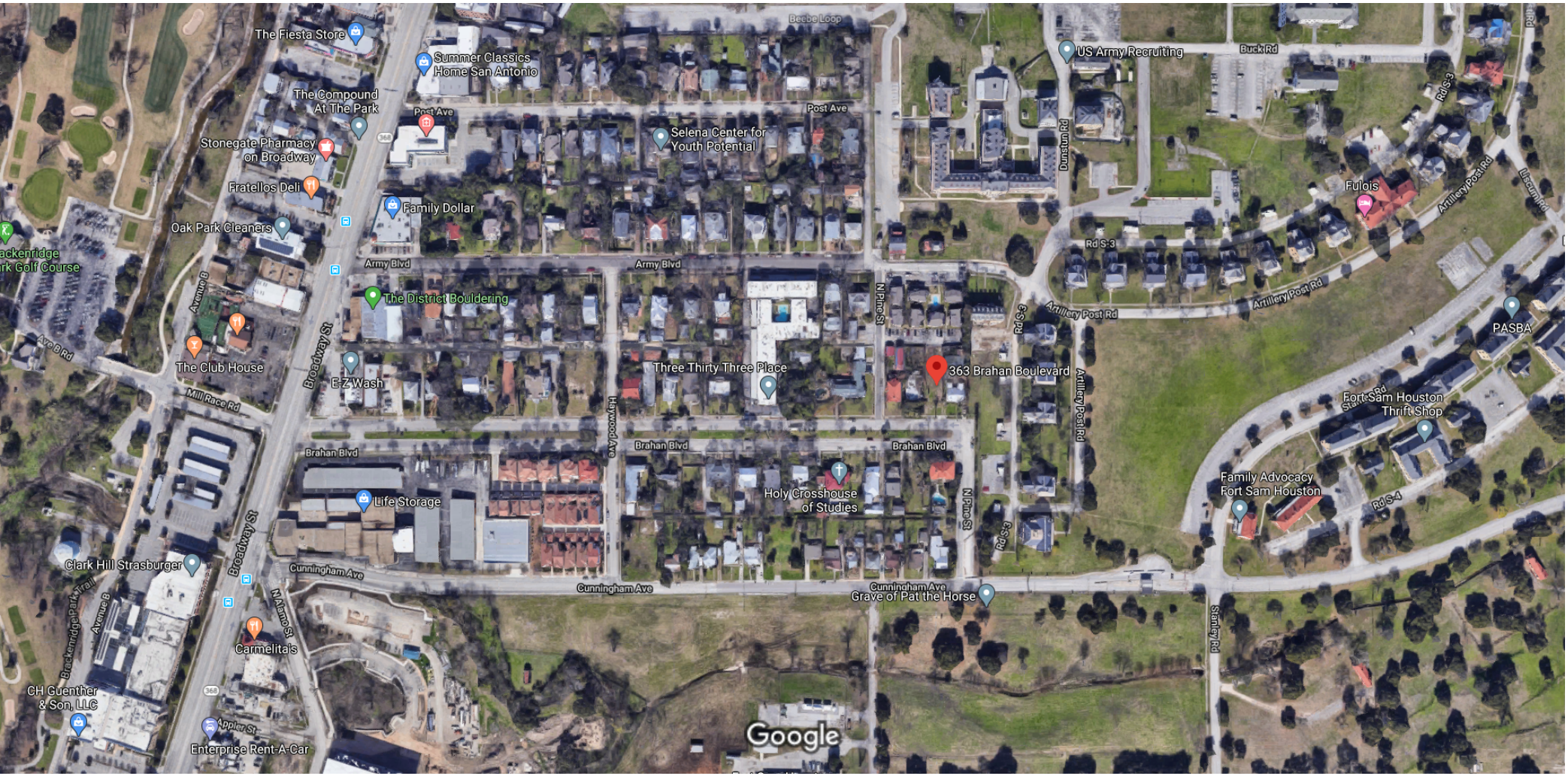
User drawn lines

1:2,000

0 0.015 0.03 0.06 mi

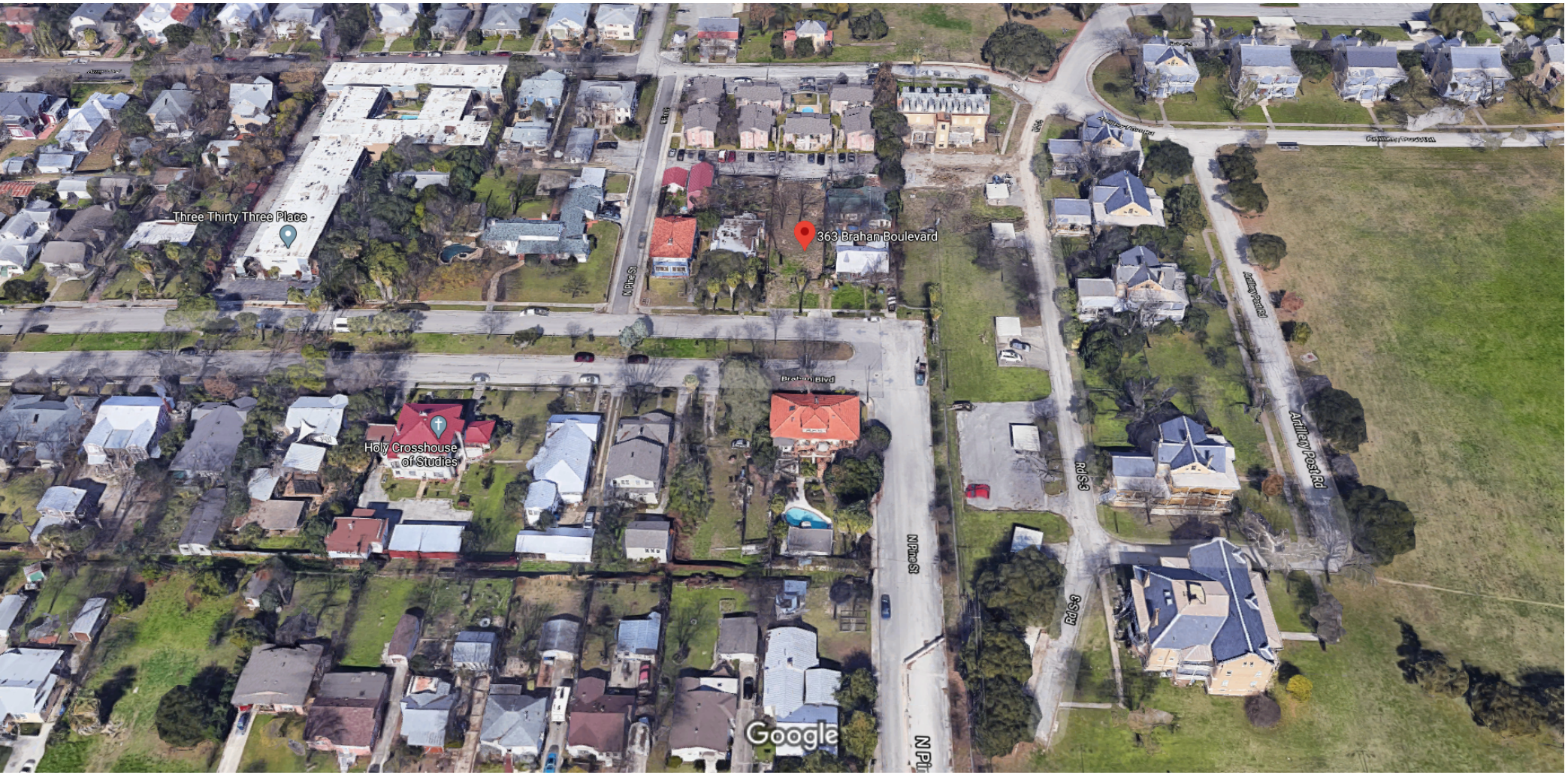
0 0.0275 0.055 0.11 km

Google Maps 363 Brahan Blvd



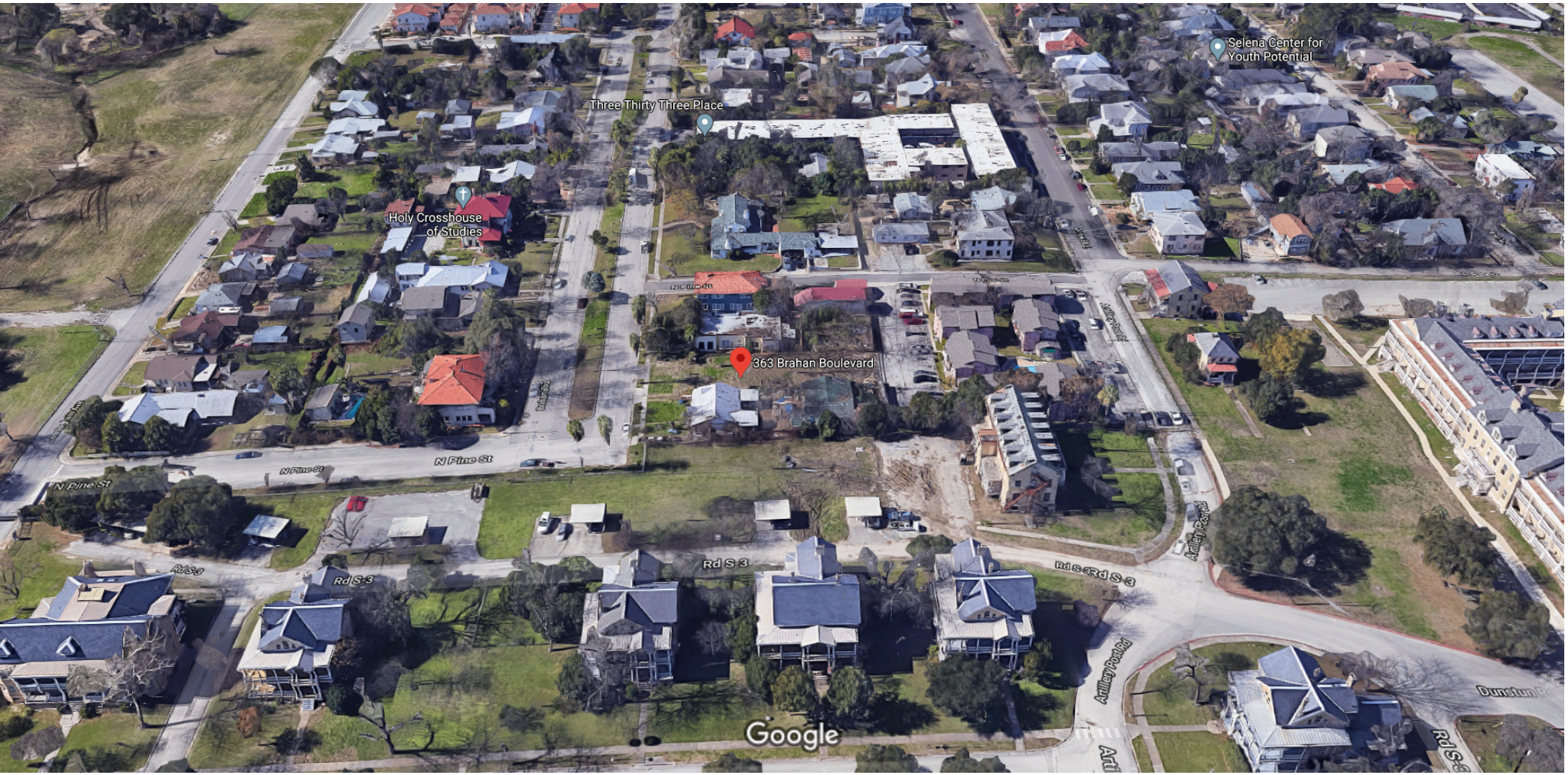
Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, USDA Farm Service Agency, Map data ©2020 200 ft

Google Maps 363 Brahan Blvd



Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft

Google Maps 363 Brahan Blvd



Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft

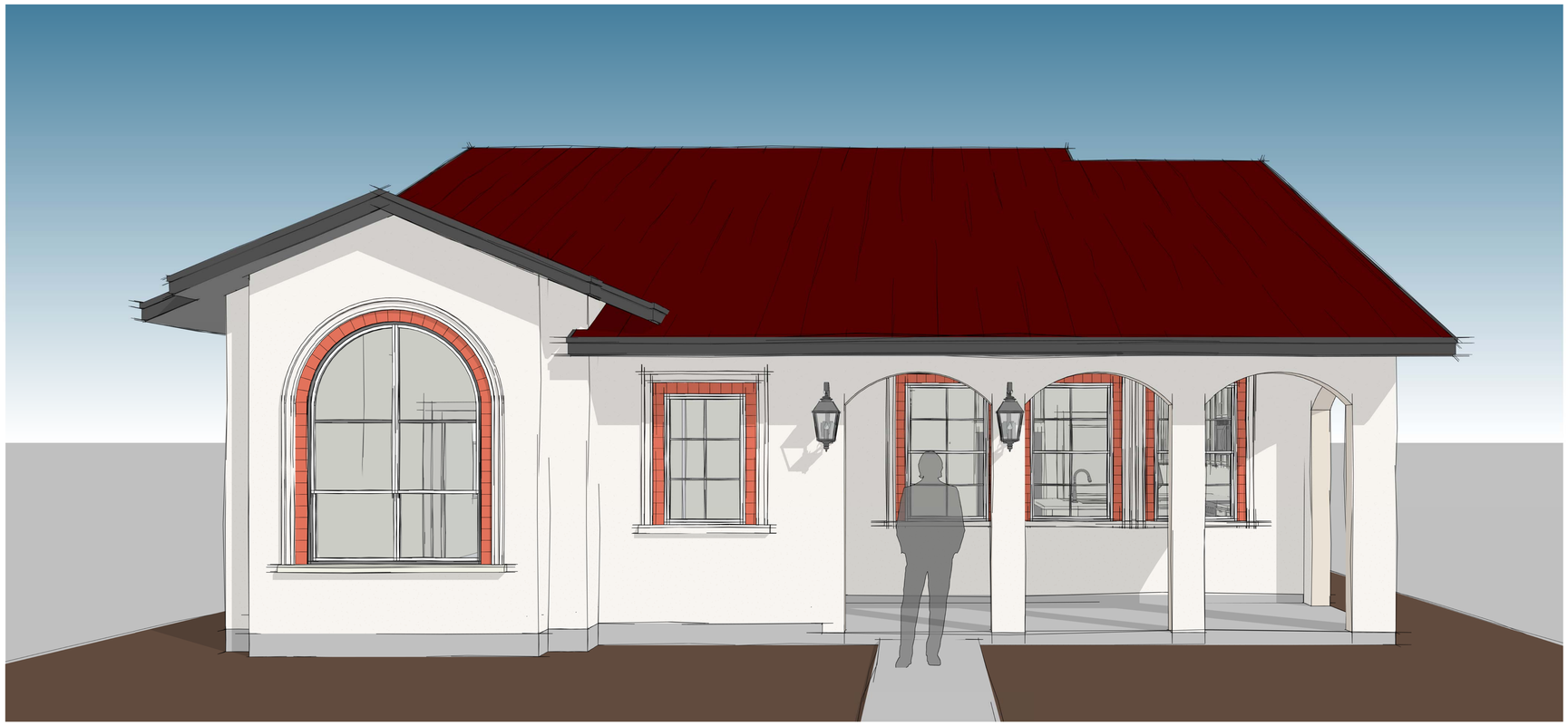
Google Maps 363 Brahan Blvd

Imagery ©2020 Google, Imagery ©2020 CAPCOG, Maxar Technologies, Map data ©2020 50 ft

Google Maps 363 Brahan Blvd

Imagery ©2020 Google, Imagery ©2020 CAPCOG, Maxar Technologies, Map data ©2020 50 ft


193
NEW SHEET
Nov. 1922
SCALE 100 FT. TO AN INCH
BRACKENRIDGE PARK
191
BRACKENRIDGE AV.
FORT SAM HOUSTON HOSPITALS
3592
3594
POST AV.
3593
FORT SAM HOUSTON
U.S. GOVERNMENT PROPERTY (INSURANCE RESTRICTED)
205
AVENUE B (NOT DEFINED)
6296
ARMY BLVD.
BROADWAY (RIVER AV.)
3856
3855
AV. (LANE)
MILL RACE RD.
LORAIN BLVD.
BRAHAN BLVD
177
3857
3858
HAYWOOD
CUNNINGHAM BLVD.
178
FORT SAM HOUSTON
Scale 100 Ft. to One Inch.



A PROPOSED RESIDENCE FOR J.T. BROWN

RS	08-09-19	PRELIMINARY
RS	08-30-19	PRELIMINARY
RS	09-03-19	PRELIMINARY
RS	09-17-19	D.D.'s
GB	09-27-19	CHECK SET
RS	10-02-19	REVISIONS
LR	10-25-19	REVISIONS
LR	11-6-19	REVISIONS
RS	11-8-19	ISSUE
RS	03-03-20	REVISIONS

MSA
ARCHITECTURE + INTERIORS

RESIDENTIAL & COMMERCIAL
ARCHITECTURE, INTERIORS, PLANNING

16719 Huebner Rd
Bldg. 3, Suite 301
San Antonio, TX 78248
(210) 408-7553 Voice
(210) 408-7543 Fax
www.msaofsa.com

A RESIDENCE FOR

J.T.

BROWN

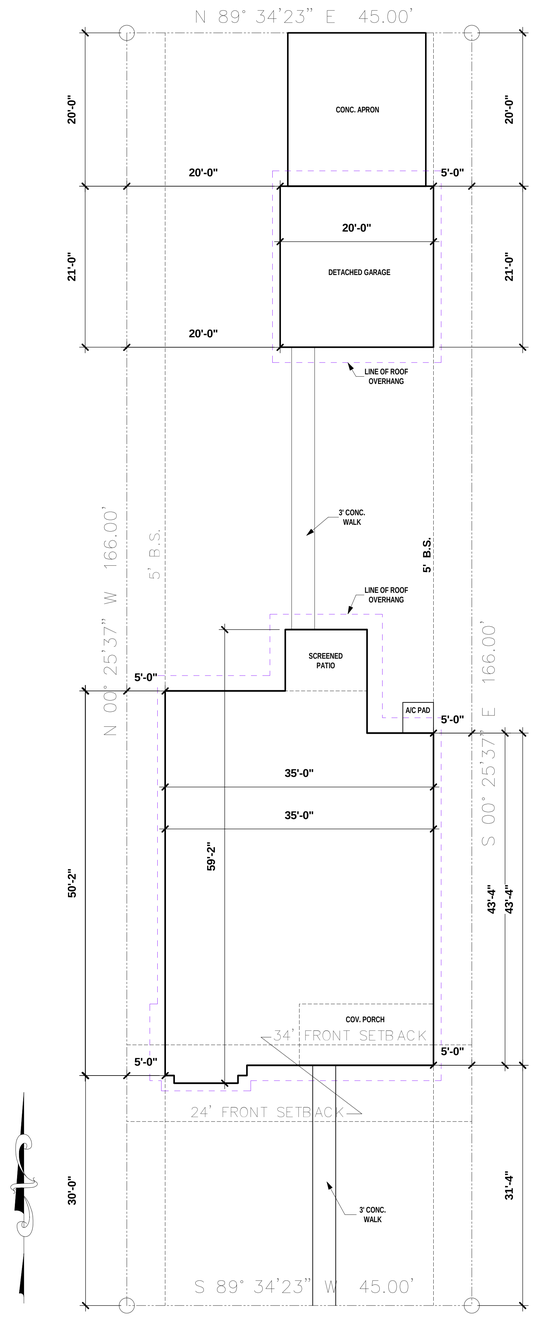
363 BRAHAN BLVD.
LOT 33, BLK. 1
WESTFORD ALLIANCE

3D

#0 OF **3**

GR-2-1534

3/13/2020 3:33:36 PM P:\BACKUP-RESIDENTIAL\BELLAIRE HOMES\BROWN\534-BROWN 03-03-20 REVIEW SET.rvt



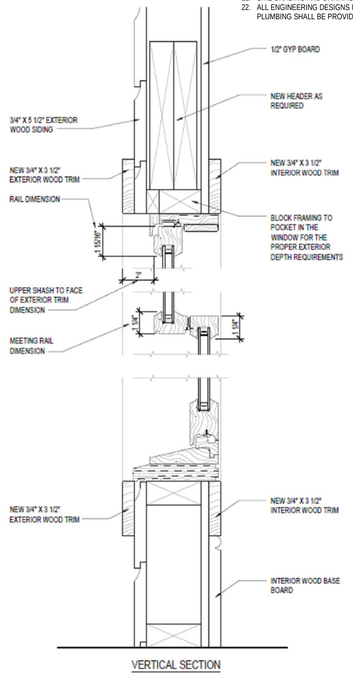
1 SITE PLAN
1/8" = 1'-0"

NOTE: ALL SITE & SURVEY INFORMATION PROVIDED BY OTHERS

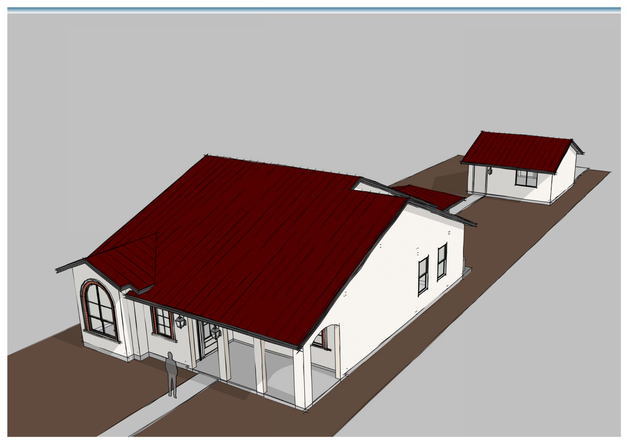
GENERAL SYMBOLS	
X" DROP	FLOOR DROP
	TUB OR SHOWER HEAD
	GAS OUTLET
	COLD WATER
	HOT WATER
HB	HOSE BIBB

GENERAL ANNOTAIONS	
1R 1S	1 ROD 1 SHELF
2R 1S	2 RODS 1 SHELF
A.F.F.	ABOVE FINISH FLOOR
A/V	AUDIO VISUAL
C.O.	CASED OPENING
COV'D	COVERED
CPT.	CARPET
DBL.	DOUBLE
DISP.	GARBAGE DISPOSAL
D/O	DOUBLE OVEN
D.V.	DIRECT VENT
DW	DISH WASHER
F.F.	FINISH FLOOR
FLR.	FLOOR
H.	HIGH
K/S	KNEE SPACE
MICRO	MICROWAVE
MTL.	METAL
N.T.S.	NOT TO SCALE
PLYWD.	PLYWOOD
R.O.	RANGE WITH OVEN
RE:	REFER TO
REF.	REFRIGERATOR
SLP	SLOPED (CEILING OR FLOOR)
SEP	SEPERATION
SHLVS	SHELVES
SRO	SHEET ROCK OPENING
TD	TRENCH DRAIN
T&G	TONGUE AND GROOVE
T.B.D.	TO BE DETERMINED
TYP.	TYPICAL
U.C.	UNDER COUNTER
U.N.O.	UNLESS NOTED OTHERWISE
W.I.C.	WALK IN CLOSET
WH	WATER HEATER
WS	WATER SOFTNER
V.T.R.	VENT THROUGH ROOF

WINDOW & DOOR ANNOTATIONS	
AWN	AWNING
CSMT	CASEMENT WINDOW
DH	DOUBLE HUNG
DL	DIVIDED LITE
DR	DOOR
FG	FIXED GLASS
HDR. HT.	HEADER HEIGHT
HLF	HALF
HS	HORIZONTAL SLIDER WINDOW
LT	LITE
O.H.D.	OVER HEAD DOOR
OPN'G	OPENING
PKT	POCKET (DOOR)
PNL	PANEL
S.C. DOOR w/ CLSR	SOLID CORE DOOR WITH CLOSER
SFTY	SAFETY
SH	SHINGLE HUNG
SLD	SLIDER
STL	STEEL
TRANS	TRANSOM



6 WINDOW INSTALLATION SECTION
SCALE: 3" = 1'-0"



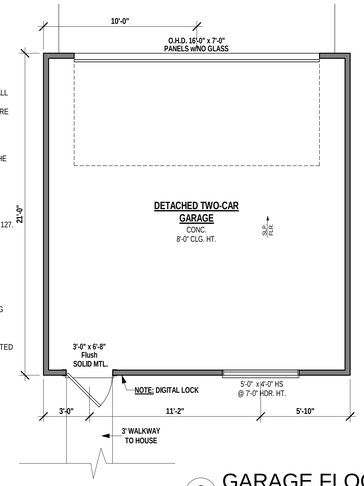
AERIAL PERSPECTIVE

FOR ILLUSTRATION ONLY NO SCALE

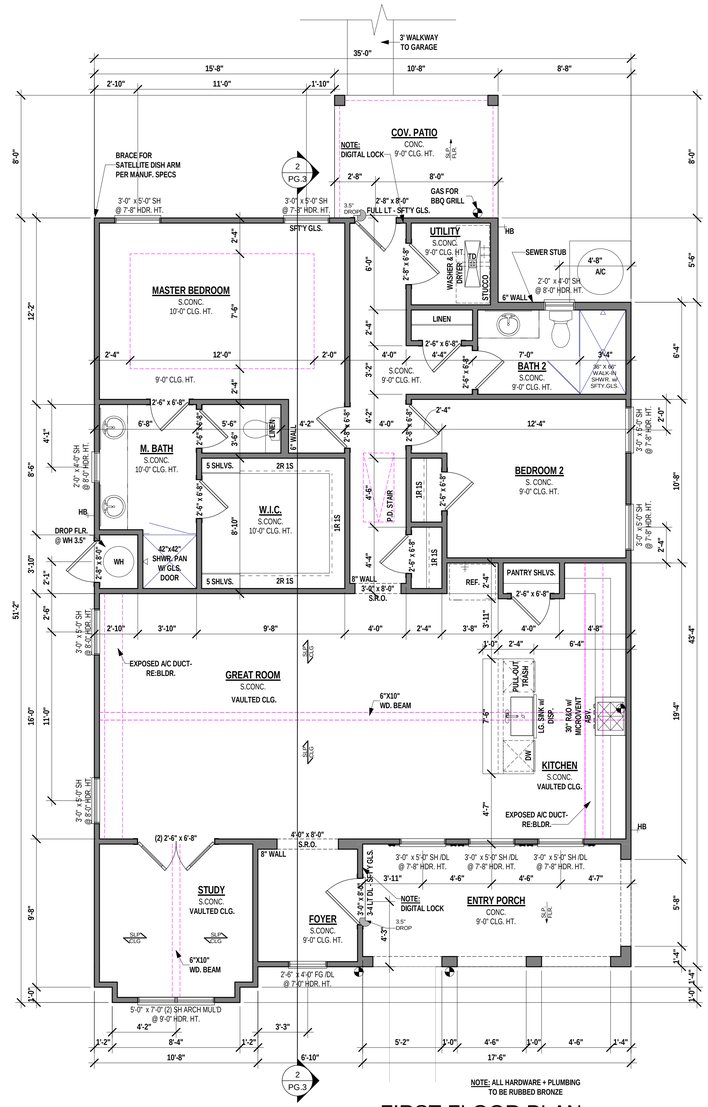
GENERAL NOTES:

ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. ALL IRC SECTIONS & TABLES REFERENCED REFER TO IRC 2018 VERSION.

1. BUILDER SHALL VERIFY: ALL LOT DIMENSIONS, EASEMENTS, BUILDING LINES, AERIAL EASEMENTS, HEIGHT RESTRICTIONS, ROOF OVERHANG & GUTTER LIMITATIONS, FINISH FLOOR HEIGHTS (w/ RESPECT TO DRAINAGE & FLOOD PLAIN ISSUES), COVERAGE % AND ALL DEED RESTRICTIONS PRIOR TO COMMENCING CONSTRICTION.
2. BUILDER & ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ADDITIONAL WORK.
3. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. & FROM HABITABLE ROOMS ABOVE GARAGE BY 5/8" TYPE X GYP. BD. AND COMPLY WITH IRC SEC. R302.
4. ESCAPE/RESCUE WINDOW FROM SLEEPING AREAS SHALL HAVE A MINIMUM OF 5.7 SQ.FT. CLEAR NET OPENING AND A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE THE FLOOR & PER IRC SEC 310.
5. CONTRACTOR IS TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH MASONRY ABOVE PER IRC SEC. 703.8.
6. ONE-HOUR RATED GYPSUM BOARD SHALL BE INSTALLED UNDER STAIRS.
7. PROVIDE CROSS VENTILATION AT ENCLOSED ATTICS PER IRC R806.
8. ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25'-0" OF A/C COMPRESSOR (GFI).
9. FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0" (& 3'-0" MIN. HEIGHT AT RIDGE).
10. FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE w/ IRC SECTION R1004 & SHALL BE TESTED IN ACCORDANCE w/ UL 127.
11. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER IRC SEC. R314.
12. HANDRAILS SHALL BE INSTALLED ALONG ALL STEPS/STAIRS WITH 4 OR MORE RISERS AND CONFORM TO IRC SEC R311.
13. ALL HORIZONTAL GUARD RAILS WILL BE A MINIMUM OF 36" IN HEIGHT & COMPLY WITH IRC SEC R312.
14. WALLS SHALL BE BRACED IN ACCORDANCE OF IRC SEC R602.10.
15. GLAZING SHALL COMPLY WITH IRC SEC. R308.
16. ROOF OVERHANGS SHALL NOT EXTEND INTO ANY UTILITY EASEMENTS.
17. IN AREAS UNDER IRC 2006 OR LATER, PROJECTIONS LESS THAN 5' FROM PROP. LINE SHALL HAVE A 1-HOUR MIN. FIRE RESISTANCE RATING ON THE UNDERSIDE & SHALL NOT EXTEND TO WITHIN 4' OF PROP. LINE PER R302 & TABLE 302.1.
18. ALL DETAILS SHOWN ARE GENERAL AND ILLUSTRATIVE IN NATURE. BUILDER SHALL BE RESPONSIBLE FOR OVERSEEING AND INSURING ALL WATER-PROOFING, STRUCTURAL, AND OTHER CONSTRUCTION IS BUILT PROPERLY, PER CODES, INDUSTRY STANDARDS, AND MANUFACTURER'S SPECIFICATIONS.
19. REFER TO ATTACHED RESIDENTIAL DETAIL SHEET(S) FOR STANDARD DETAILS & RECOMMENDATIONS FOR PORTIONS OF THE LATEST INTERNATIONAL ENERGY CODE COUNCIL (IECC) REQUIREMENTS (REFER TO AUTHORITIES HAVING JURISDICTION AND CURRENT ADOPTED IECC REQUIREMENTS FOR OTHER PROJECT CLIMATE ZONES. NOTIFY ARCHITECT IMMEDIATELY IF NOT INCLUDED IN THIS SET OF DRAWINGS.
20. ALL SITE & SURVEY INFORMATION PROVIDED BY OTHERS.
21. SITE GRADING AND DRAINAGE PLANS PROVIDED BY OTHERS.
22. ALL ENGINEERING DESIGNS INCLUDING, BUT NOT LIMITED TO, CIVIL, GEOTECHNICAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE PROVIDED BY OTHERS.



3 GARAGE FLOOR PLAN
1/4" = 1'-0"



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

RS	08-09-19	PRELIMINARY
RS	08-30-19	PRELIMINARY
RS	09-03-19	PRELIMINARY
RS	09-17-19	D.D.'s
GB	09-27-19	CHECK SET
RS	10-02-19	REVISIONS
LR	10-25-19	REVISIONS
LR	11-6-19	REVISIONS
RS	11-8-19	ISSUE
RS	03-03-20	REVISIONS

MSA ARCHITECTURE + INTERIORS

RESIDENTIAL & COMMERCIAL ARCHITECTURE, INTERIORS, PLANNING

16719 Huebner Rd
Bldg. 3, Suite 301
San Antonio, Tx. 78248
(210) 408-7553 Voice
(210) 408-7543 Fax
www.msaofsa.com

A RESIDENCE FOR

J.T.

BROWN

363 BRAHAN BLVD.
LOT 33, BLK. 1
WESTFORD ALLIANCE

BELLAIRE HOMES

SQUARE FOOTAGES

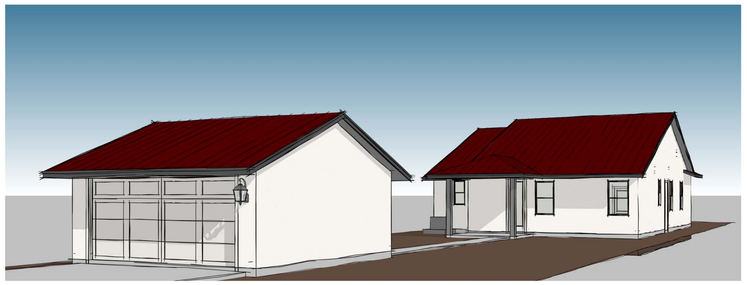
TOTAL LIVING	1534 SF
TOTAL LIVING	1534 SF
DETACHED GARAGE	420 SF
ENTRY PORCH	140 SF
REAR SCREENED PORCH	85 SF
WH CLOSET	10 SF
	655 SF
TOTAL COVERAGE	2189 SF

SITE PLAN & FLOOR PLANS

#1 OF **3**

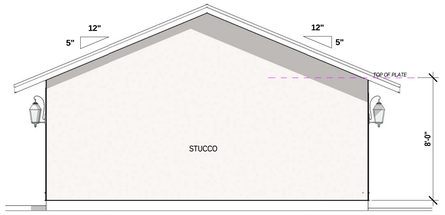
GR-2-1534

3/3/2020 3:33:45 PM P:\BACKUP-RESIDENTIAL\BELLAIRE HOMES\BROWN\15X-BROWN 03-03-20 REVIEW SET.RVT

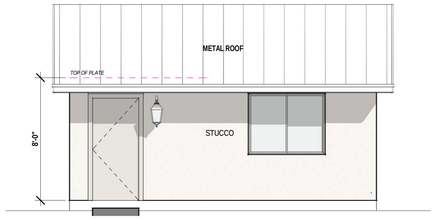


GARAGE -REAR PERSPECTIVE

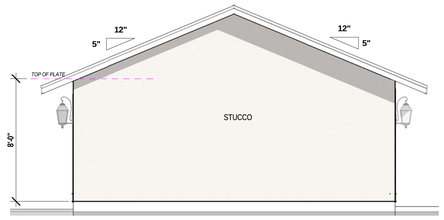
FOR ILLUSTRATION ONLY NO SCALE



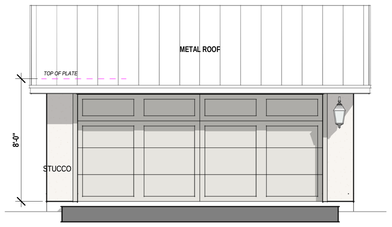
9 GARAGE RIGHT ELEVATION
1/4" = 1'-0"



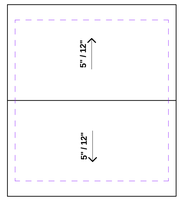
8 GARAGE REAR ELEVATION
1/4" = 1'-0"



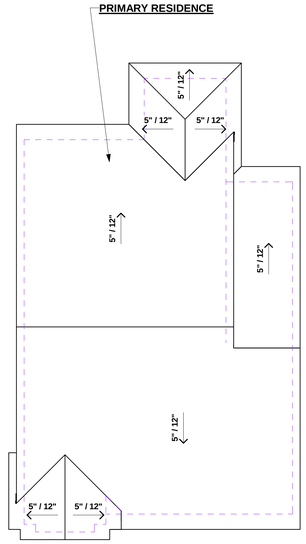
7 GARAGE LEFT ELEVATION
1/4" = 1'-0"



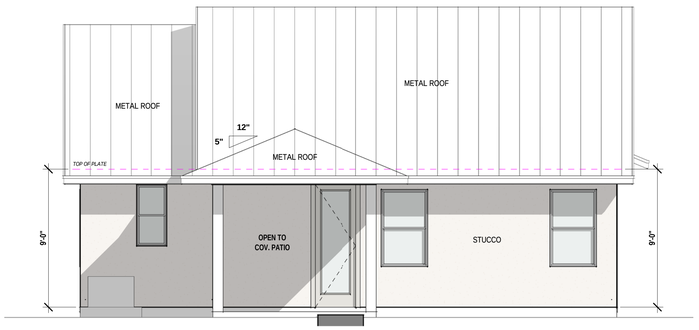
6 GARAGE FRONT ELEVATION
1/4" = 1'-0"



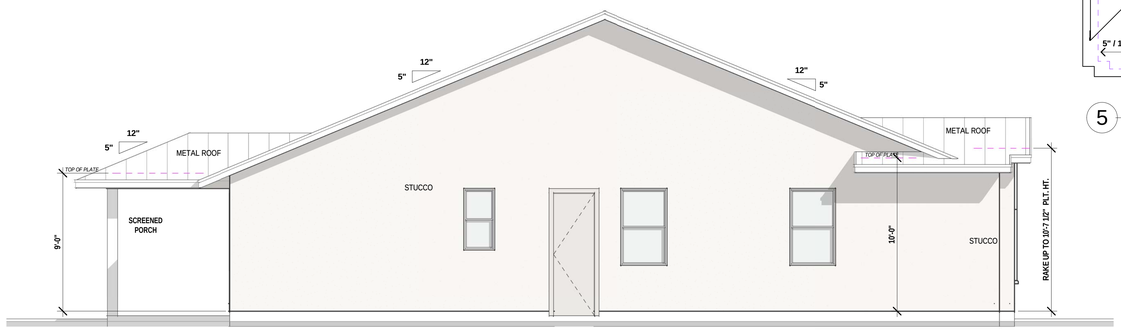
GARAGE



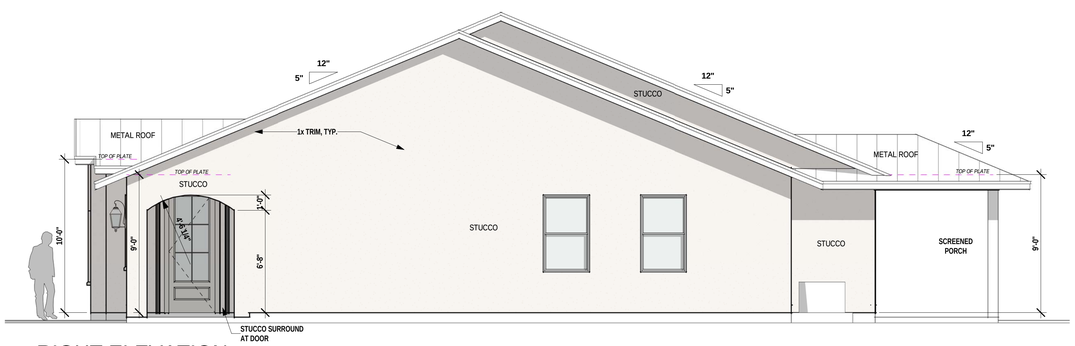
5 ROOF PLANS
1/8" = 1'-0"



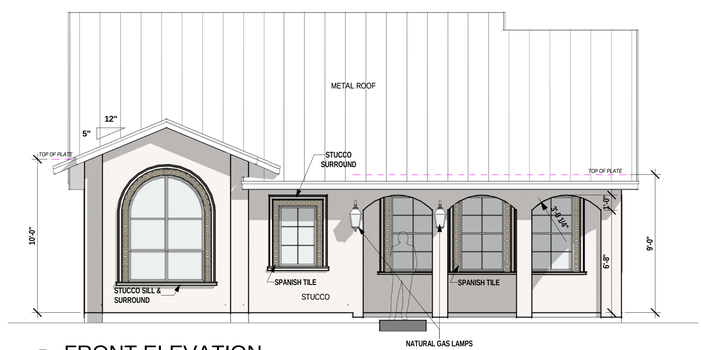
4 REAR ELEVATION
1/4" = 1'-0"



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



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



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

RS	08-09-19	PRELIMINARY
RS	08-30-19	PRELIMINARY
RS	09-03-19	PRELIMINARY
RS	09-17-19	D.D.'s
GB	09-27-19	CHECK SET
RS	10-02-19	REVISIONS
LR	10-25-19	REVISIONS
LR	11-6-19	REVISIONS
RS	11-8-19	ISSUE
RS	03-03-20	REVISIONS

MSA
ARCHITECTURE + INTERIORS

RESIDENTIAL & COMMERCIAL
ARCHITECTURE, INTERIORS,
PLANNING

16719 Huebner Rd
Bldg. 3, Suite 301
San Antonio, TX 78248
(210) 408-7553 Voice
(210) 408-7543 Fax
www.msaofsa.com

A RESIDENCE FOR

J.T.

BROWN

363 BRAHAN BLVD.
LOT 33, BLK. 1
WESTFORD ALLIANCE

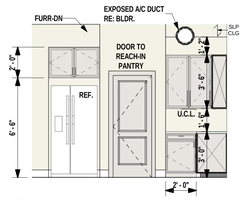
BELLAIRE HOMES

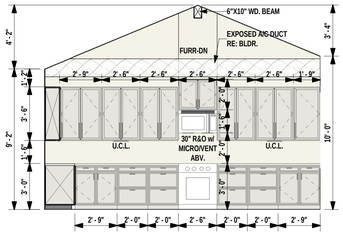
EXTERIOR ELEVATIONS & ROOF PLANS

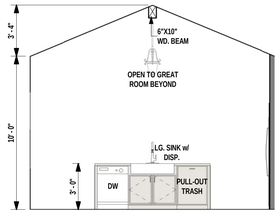
#2 OF 3

GR-2-1534

3/3/2020 3:34:37 PM P:\BACKUP-RESIDENTIAL\BELLAIRE HOMES\BROWN\1534-BROWN 03-03-20 REVIEW SET.RVT

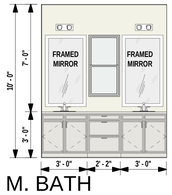


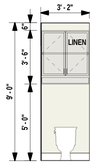




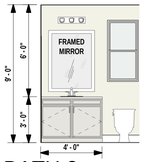
KITCHEN

ISLAND





M. BATH



BATH 2

1 INTERIOR ELEVATIONS
1/4" = 1'-0"

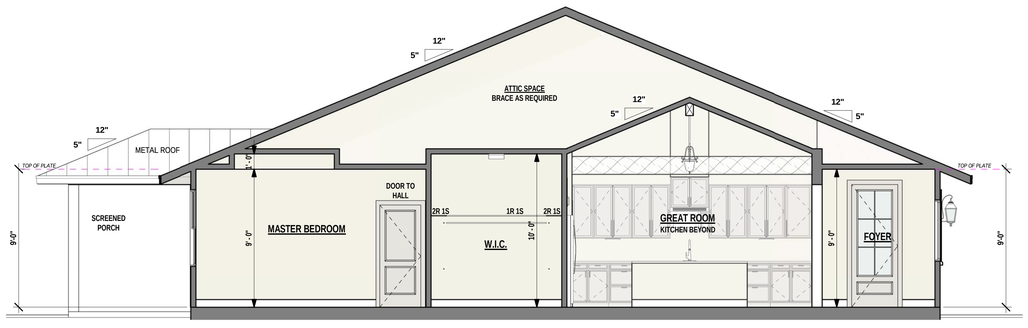
NOTES:
DRAWING IS FOR LAYOUT PURPOSES ONLY. CONTRACTOR AND MEP ENGINEER SHALL BEAR ULTIMATE RESPONSIBILITY FOR THE DESIGN, LOCATION AND CODE ADHERENCE AND COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS FOR THE PROJECT.

GREAT ROOM VIEW TOWARDS KITCHEN

FOR ILLUSTRATION ONLY NO SCALE

KITCHEN VIEW TOWARDS GREAT ROOM

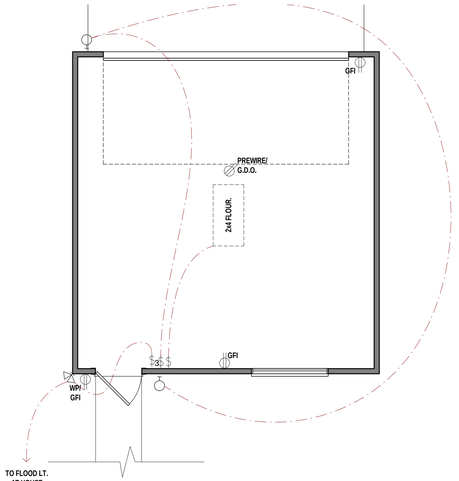
FOR ILLUSTRATION ONLY NO SCALE

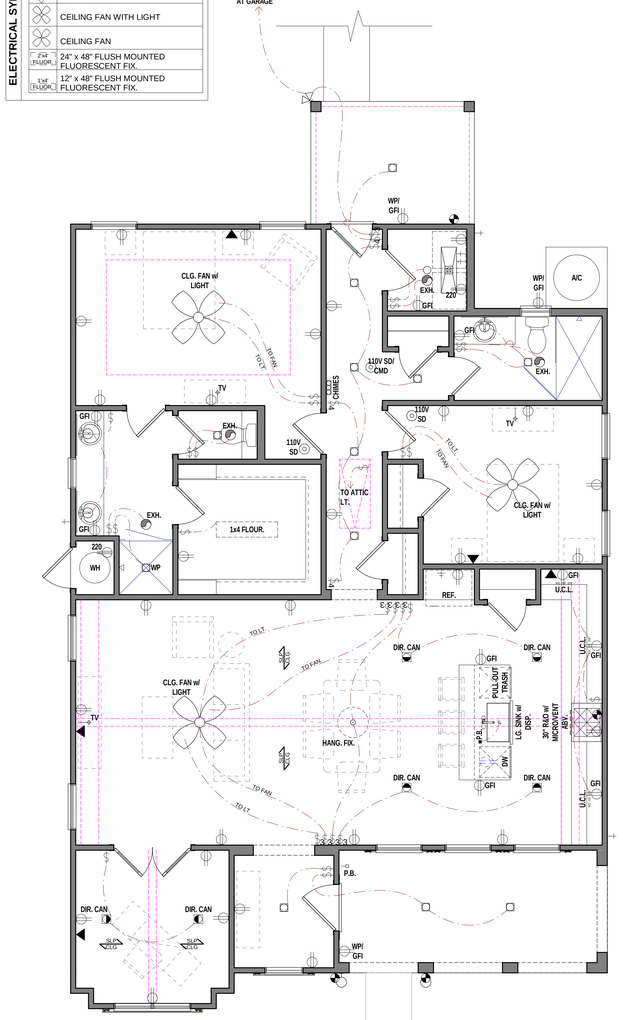


2 SECTION
1/4" = 1'-0"

	110 VOLT DUPLEX RECEPTACLE
220	220 VOLT RECEPTACLE
	110 VOLT FOURPLEX RECEPTACLE
	SWITCH TOP PLUG ONLY 110 VOLT DUPLEX RECEPTACLE
G.F.I.	GROUND FAULT INTERUPT 110 VOLT DUPLEX RECEPTACLE
WP	WATERPROOF 110 VOLT DUPLEX RECEPTACLE
USB	USB CHARGER RECEPTICAL
G.D.O.	GARAGE DOOR OPENER
F.P.	RECESSED FLOOR RECEPTACLE
S	SINGLE POLE SWITCH
S3	THREE-WAY SWITCH
S4	FOUR-WAY SWITCH
S5	FIVE-WAY SWITCH
SD	DIMMER SWITCH
TV	T.V. / CABLE OUTLET
	PHONE OUTLET
PB	PUSH-BUTTON / DISHWASHER
PB	PUSH-BUTTON / DOORBELL
110V SD	SMOKE DETECTOR
110V SD/CMD	SMOKE & CARBON MONOXIDE DETECTOR
CHIMES	DOORBELL CHIMES
	CEILING MOUNTED LIGHT FIX.
	RECESSED MOUNTED CAN FIX.
	DIRECTIONAL RECESSED MOUNTED CAN FIX.
HANGING FIXTURE	HANGING FIXTURE
PEND. LT.	PENDANT FIXTURE
U.C. STRIP GSB BLUE TOOTH	UNDER-CABINET STRIP
GFI PLUG	GFI PLUG
U.C.L.	UNDER-CABINET LIGHT
EXH.	EXHAUST FAN
	WALL MOUNTED FIXTURE
J-BOX	LANDSCAPE J BOX
	FLOOD LIGHT
	CEILING FAN WITH LIGHT
	CEILING FAN
2'x4' FLUOR.	24" x 48" FLUSH MOUNTED FLUORESCENT FIX.
1'x4' FLUOR.	12" x 48" FLUSH MOUNTED FLUORESCENT FIX.

ELECTRICAL SYMBOLS





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

RS	08-09-19	PRELIMINARY
RS	08-30-19	PRELIMINARY
RS	09-03-19	PRELIMINARY
RS	09-17-19	D.D.'s
GB	09-27-19	CHECK SET
RS	10-02-19	REVISIONS
LR	10-25-19	REVISIONS
LR	11-6-19	REVISIONS
RS	11-8-19	ISSUE
RS	03-03-20	REVISIONS

MSA
ARCHITECTURE + INTERIORS
RESIDENTIAL & COMMERCIAL
ARCHITECTURE, INTERIORS, PLANNING
16719 Huebner Rd
Bldg. 3, Suite 301
San Antonio, TX 78248
(210) 408-7553 Voice
(210) 408-7543 Fax
www.msaofsa.com

A RESIDENCE FOR

J.T.

BROWN

363 BRAHAN BLVD.
LOT 33, BLK. 1
WESTFORD ALLIANCE

BELLAIRE HOMES

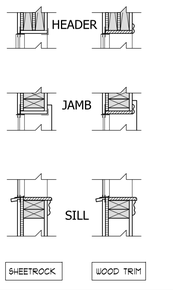
INTERIOR ELEVATIONS, SECTION & ELECTRICAL PLAN

#3 OF **3**

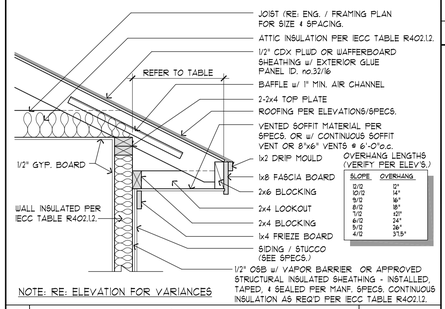
GR-2-1534

3/3/2020 3:34:58 PM P:\BACKUP-RES\DENTIAL\BELLAIRE HOMES\Brown\ISA-BROWN 03-03-20 REVIEW SET.RVT

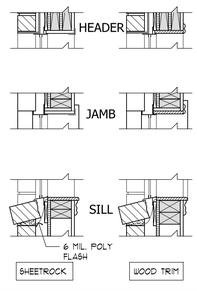
NOTES:
1. ALL GLAZING IS TO MEET REQUIREMENTS OF IRC SEC. R308.
2. INSTALL WINDOWS PER MANF. SPECS.



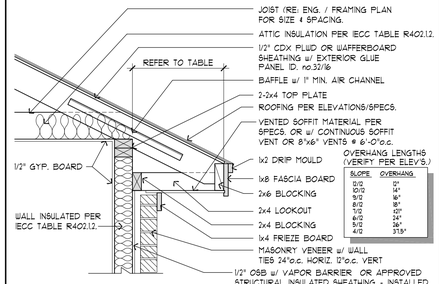
1 SIDING — SCALE: 1" = 1'-0"



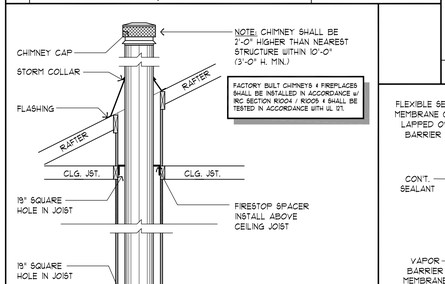
NOTES:
1. ALL GLAZING IS TO MEET REQUIREMENTS OF IRC SEC. R308.
2. INSTALL WINDOWS PER MANF. SPECS.



2 MASONRY — SCALE: 1" = 1'-0"

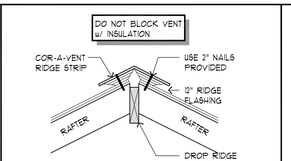


3 SOFFIT - SIDING / STUCCO — SCALE: 3/4" = 1'-0"

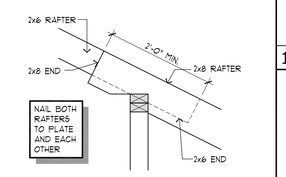


4 SOFFIT - BRICK / ROCK — SCALE: 3/4" = 1'-0"

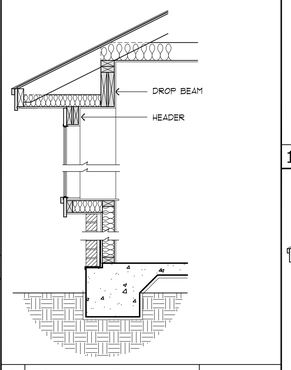
5 METAL FIREBOX — SCALE: 3/8" = 1'-0"



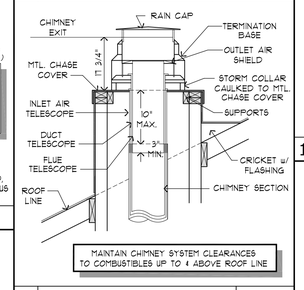
6 RIDGE VENT DETAIL — SCALE: 3/4" = 1'-0"



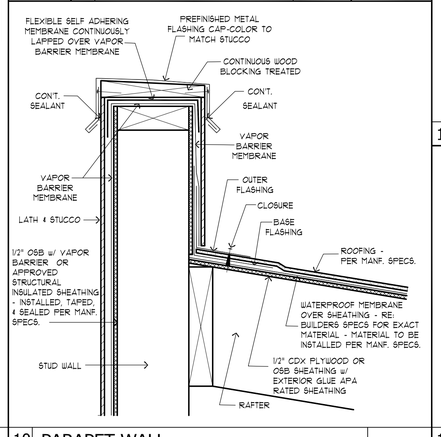
7 RAFTER CONNECTION — SCALE: 3/4" = 1'-0"



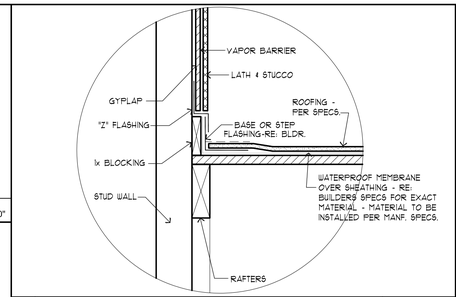
8 BOX WINDOW — SCALE: 1/2" = 1'-0"



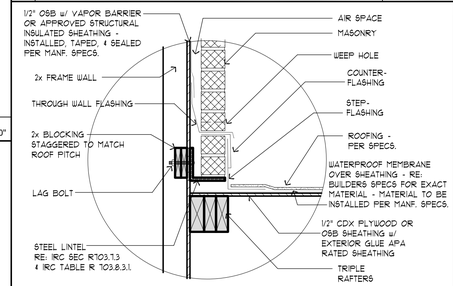
9 FLUE TERMINATION — SCALE: N.T.S.



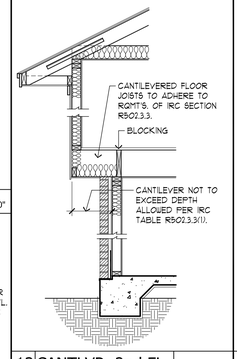
10 PARAPET WALL — SCALE: N.T.S.



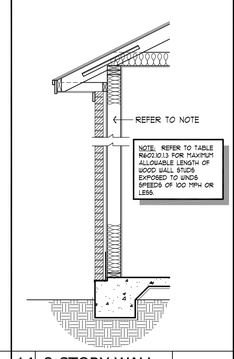
11 STUCCO @ RAFTER DETAIL — SCALE: 1" = 1'-0"



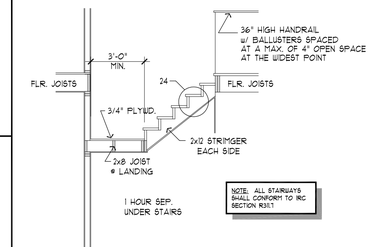
12 MASONRY @ RAFTER DETAIL — SCALE: 1" = 1'-0"



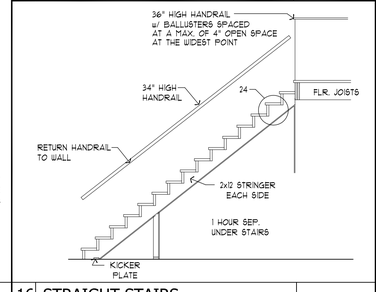
13 CANTLVR. 2nd FL. — SCALE: N.T.S.



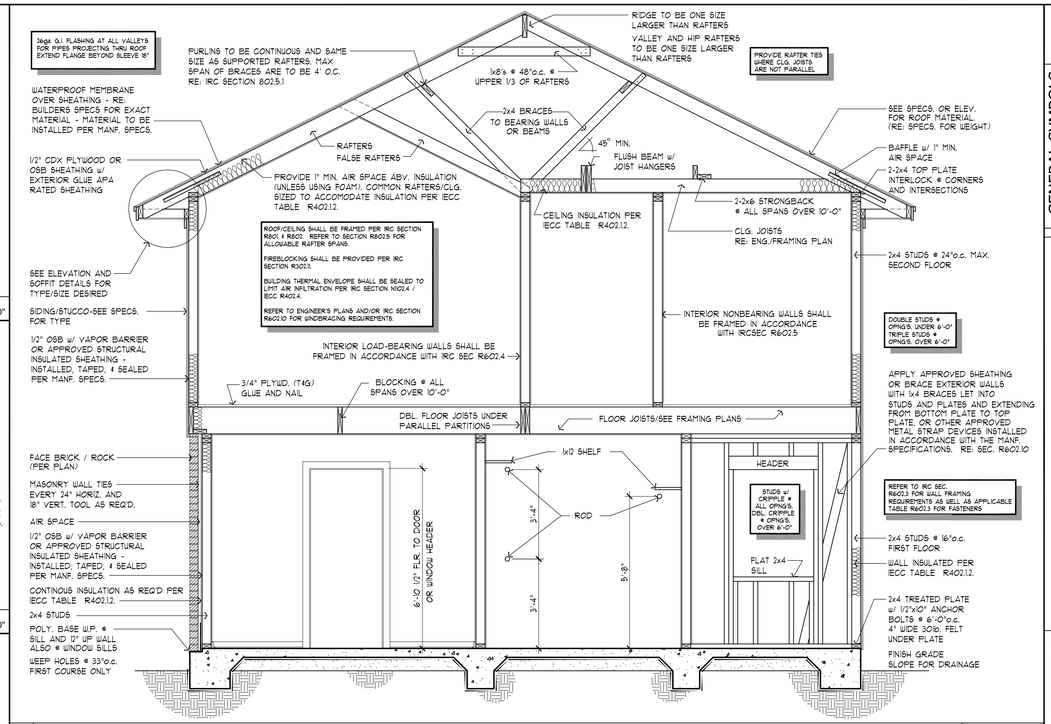
14 2-STORY WALL — SCALE: N.T.S.



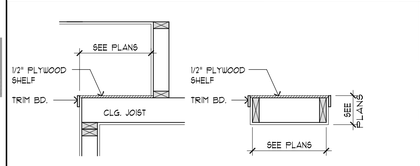
15 TURNED STAIRS — SCALE: 1/4" = 1'-0"



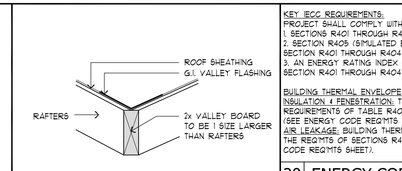
16 STRAIGHT STAIRS — SCALE: 1/4" = 1'-0"



17 TYPICAL TWO STORY SECTION — SCALE: 3/8" = 1'-0"



18 PLANT LEDGE — SCALE: N.T.S.

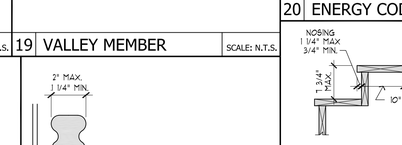


19 VALLEY MEMBER — SCALE: N.T.S.

KEY IECC REQUIREMENTS:
PROJECT SHALL COMPLY WITH ONE OF THE FOLLOWING FROM CHAPTER 4 OF THE IECC:
1. SECTIONS R401 THROUGH R404. (PRESCRIPTIVE)
2. SECTION R405 (SIMULATED ENERGY PERFORMANCE ANALYSIS) & THE PROVISIONS OF SECTION R401 THROUGH R404 LABELED "MANDATORY"
3. AN ENERGY RATING INDEX (ERI) APPROACH IN SECTION R406 & THE PROVISIONS OF SECTION R401 THROUGH R404 LABELED "MANDATORY". & SEC. R403.9.3.

BUILDING THERMAL ENVELOPE: SHALL MEET THE REQUIREMENTS OF R402.1.1 - R402.1.5. INSULATION & FENESTRATION. THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.2, BASED ON THE CLIMATE ZONE THE PROJECT IS IN (SEE ENERGY CODE REQMTS SHEET).
AIR LEAKAGE: BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED ACCORDING TO THE REQMTS OF SECTIONS R402.4.1 - R402.4.4, AND TABLE R402.4.1.1. (SEE ENERGY CODE REQMTS SHEET).

20 ENERGY CODE REQUIREMENTS

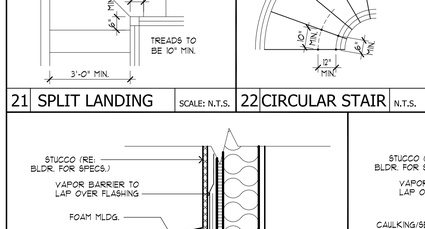


24 TREAD DETAIL

REFER TO IRC R5023 ALLOWABLE GIRDER AND HEADER SPANS. THE ALLOWABLE SPANS OF GIRDERS OR HEADERS FABRICATED OF DIMENSION LUMBER SHALL NOT EXCEED THE VALUES SET FORTH IN TABLES R602.7 (1), R602.7 (2) AND R602.7 (3).

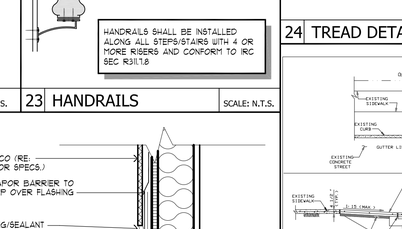
STEEL LINTELS SHALL COMPLY WITH IRC SEC R703.8.3 AND THE ALLOWABLE SPAN SHALL NOT EXCEED THE VALUES SET FORTH IN IRC TABLE R 703.8.3.1. THE LINTELS SHALL HAVE A BEARING OF NOT LESS THAN 4 INCHES FOR VALUES EXCEEDING THE LIMITATIONS OF THE IRC, AN ENGINEERED LINTEL LETTER SHALL BE SUBMITTED.

25 GIRDER, HEADER, & LINTEL SIZES



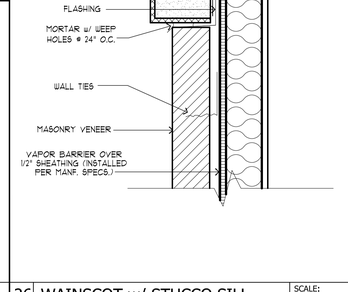
21 SPLIT LANDING — SCALE: N.T.S.

22 CIRCULAR STAIR — N.T.S.

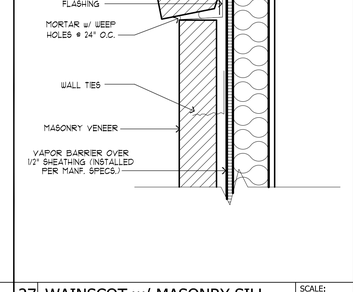


HANDRAILS SHALL BE INSTALLED ALONG ALL STEPS/STAIRS WITH 4 OR MORE RISERS AND CONFORM TO IRC SEC R311.8

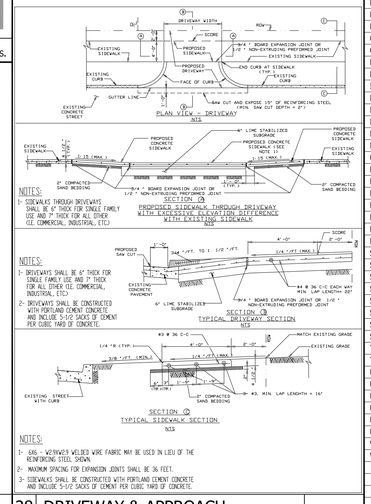
23 HANDRAILS — SCALE: N.T.S.



26 WAINSCOT w/ STUCCO SILL — SCALE: 1 1/2" = 1'-0"



27 WAINSCOT w/ MASONRY SILL — SCALE: 1 1/2" = 1'-0"



28 DRIVEWAY & APPROACH — SCALE: N.T.S.

GENERAL SYMBOLS

	GAS OUTLET
C	COLD WATTER
H	HOT WATTER
HB	HOSE BIB
	SQUARE FOOT
	CENTERLINE
	PROPERTY LINE
30"x60"	3'-0" x 6'-0"
36"x18"	3'-6" x 4'-6"
R.A.G.	RETURN AIR GRILL

ELECTRICAL SYMBOLS

	110 VOLT DUPLEX RECEPTACLE
	220 VOLT RECEPTACLE
STRG	SWITCH TOP PLUG ONLY 110 VOLT DUPLEX RECEPTACLE
GFI	GROUND FAULT INTERUPT 110 VOLT DUPLEX RECEPTACLE
WP	WATERPROOF 110 VOLT DUPLEX RECEPTACLE
GDO	GARAGE DOOR OPENER
R.F.P.	RECESSED FLOOR RECEPTACLE
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
DIM	DIMMER SWITCH
TV	T.V. / CABLE OUTLET
	PHONE OUTLET
PB	PUSH-BUTTON / DOORBELL
SD	SMOKE DETECTOR
CHIMES	DOORBELL CHIMES
	CEILING MOUNTED LIGHT FIX.
	RECESS MOUNTED CAN FIX.
WP	WATERPROOF RECESS MOUNTED CAN FIX.
	FLUSH MOUNTED EYE-BALL SPOT FIXTURE
UCL	UNDER-CABINET LIGHT
EXH	EXHAUST FAN
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	CEILING FAN WITH LIGHT
	CEILING FAN
QUO FLUOR.	24" x 48" FLUSH MOUNTED FLUORESCENT FIX.
QUO FLUOR.	12" x 48" FLUSH MOUNTED FLUORESCENT FIX.

LEDGEND

1R1S	1 ROD 1 SHELF
1R2S	1 ROD 2 SHELVES
2R2S	2 RODS 2 SHELVES
2/2	TWO OVER TWO
A.E.	AERIAL EASEMENT
A.F.F.	ABOVE FINISHED FLOOR
B.L.	BUILDING LINE
BM	BEAM (FLUSH OR DROP)
C.O.	CASED OPENING
CPT.	CARPET
C.T.	CERAMIC TILE
DBL.	DOUBLE
DH	DOUBLE HUNG
DISP.	GARBAGE DISPOSAL
DL	DIVIDED LIGHT
D.O.	DOUBLE OVEN
DW	DISHWASTHER
ENG.	ENGINEER
F.F.	FINISHED FLOOR
FG	FIXED GLASS
FLR.	FLOOR
F.R.B.	FOR ROOF BRACING
FR.DR.	FRENCH DOOR
G&N	GLUED AND NAILED
GYP. BD.	GYPSUM BOARD
HDR. HT.	HEADER HEIGHT
H.W.	HARD WOOD
IRC	INTERNATIONAL RESIDENTIAL CODE
K/S	KNEE SPACE
MICRO	MICROWAVE
N.C.	NORMAL CEILING
N.E.C.	NATIONAL ELECTRIC CODE
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
PL	PROPERTY LINE
PLYWD.	PLYWOOD
R&O	RANGE AND OVEN
R.C.	RAISED CEILING
RE	REFER TO
REF.	REFRIDGERATOR
R.S.C.	ROUNDED SHEETROCK CORNER
S.B.C.	STANDARD BUILDING CODE
SLP	SLOPED (CEILING)
SH	SINGLE HUNG
S.R.O.	SHEET ROCK OPENING
S.R.F.	SLIP RESISTANT FLOORING
S.S.E.	SANITARY SEWER EASEMENT
S/V	SHEET VINYL
S.Y.P.	SOUTHERN YELLOW PINE
T&G	TONGUE AND GROOVE (JOINT)
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
U.C.L.	UNDER CABINET LIGHTING
U.E.	UTILITY EASEMENT
UL	UNDERWRITERS LABRATORY
U.N.O.	UNLESS NOTED OTHERWISE
U.W.A.	UNDER WALL ABOVE
V.T.R.	VENT THROUGH ROOF
W.L.E.	WATER LINE EASEMENT

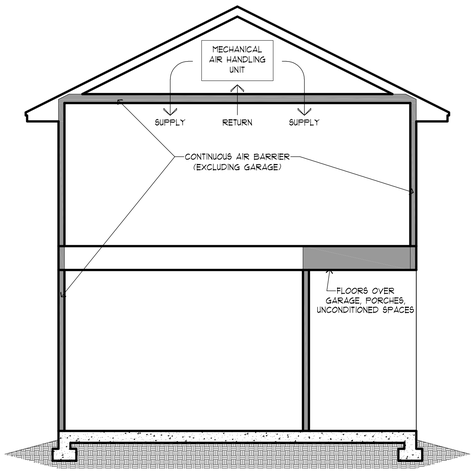
REGISTERED ARCHITECT ROBERT R. ANDERSON 17844 STATE OF TEXAS
2016.09.12

ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

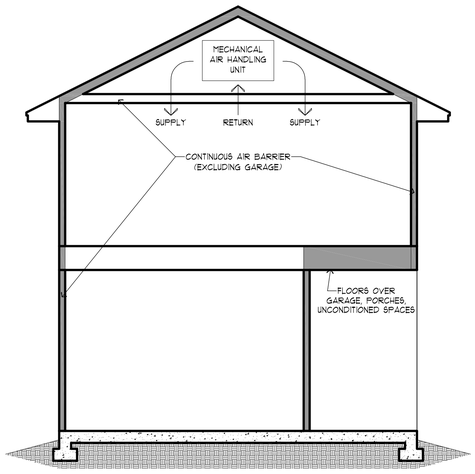
ALL DETAILS ARE GENERAL & ILLUSTRATIVE IN NATURE. THE CONTRACTOR, NOT THE ARCHITECT, SHALL BE RESPONSIBLE FOR OVERSEEING AND INSURING ALL CRITICAL WATER-PROOFING, STRUCTURAL, AND OTHER CONSTRUCTION IS BUILT PROPERLY AND PER BUILDING CODES, INDUSTRY STANDARDS, AND PER ALL MANUFACTURERS' SPECIFICATIONS.

MSA ARCHITECTURE
RESIDENTIAL & COMMERCIAL ARCHITECTURE, INTERIORS, PLANNING
16719 HUEBNER ROAD
BLDG. 3 SUITE 301
SAN ANTONIO
TEXAS 78248
210 408 7553 VOICE
210 408 7543 FAX
WWW.MSAOFSA.COM

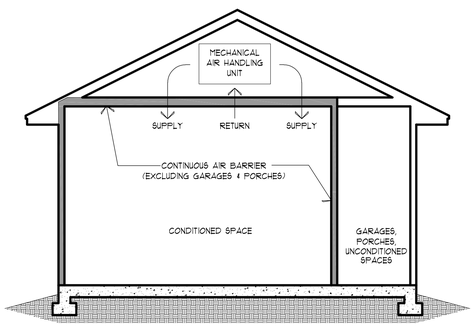
TWO STORY RESIDENCE DETAIL SHEET



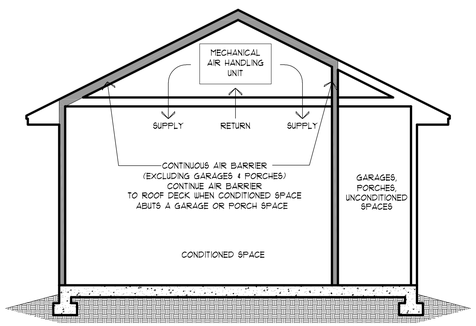
THERMAL BARRIER DIAGRAM - BLOWN-IN ATTIC INSULATION (2-STORY)
SCALE: NOT TO SCALE



THERMAL BARRIER DIAGRAM - FOAM ATTIC INSULATION (2-STORY)
SCALE: NOT TO SCALE



THERMAL BARRIER DIAGRAM - BLOWN IN ATTIC INSULATION (1-STORY)
SCALE: NOT TO SCALE



THERMAL BARRIER DIAGRAM - FOAM ATTIC INSULATION (1-STORY)
SCALE: NOT TO SCALE

R402 BUILDING THERMAL ENVELOPE
THE BLDG. THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF SECTIONS R402.1.1 - R402.1.5.
R402.1.2 INSULATION & FENESTRATION: THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.2, BASED ON THE CLIMATE ZONE THE PROJECT IS IN. REFER TO CLIMATE ZONES (IECC TABLE R301.1).

TABLE R402.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT*

CLIMATE ZONE	FENESTRATION *U*-FACTOR[b]	SKYLIGHT[b] *U*-FACTOR	GLAZED FENESTRATION SHGC[b,i]	CEILING *R*-VALUE	WOOD FRAME WALL *R*-VALUE	MASS WALL *R*-VALUE	FLOOR *R*-VALUE	BASEMENT[c] WALL *R*-VALUE	SLAB[d] *R*-VALUE & DEPTH	CRAWL SPACE[c] WALL *R*-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13+5[h]	8/13	19	5/13[f]	0	5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13+5[h]	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13+5[h]	13/17	30[g]	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20+5[h] or 13+10[h]	15/20	30[g]	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20+5[h] or 13+10[h]	19/21	38[g]	15/19	10, 4 ft	15/19

NR = Not Required.
For SI: 1 foot = 304.8 mm.
a. *R*-values are minimums. *U*-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall be not less than the *R*-value specified in the table.
b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
Exception: In Climate Zones 1 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.
c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation *R*-value for slabs. as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
e. There are no SHGC requirements in the Marine Zone.
f. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.
g. Alternatively, insulation sufficient to fill the framing cavity and providing not less than an *R*-value of R-19.
h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
i. Mass walls shall be in accordance with Section R402.2.5. The second *R*-value applies where more than half of the insulation is on the interior of the mass wall.

R402.4 AIR LEAKAGE (MANDATORY): BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE TO THE REQMTS OF SECTIONS R402.4.1 - R402.4.5, AND TABLE R402.4.1.1.
R402.4.1.1 INSTALLATION: THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS LISTED IN TABLE R402.4.1.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANF. INSTRUCTIONS & THE CRITERIA LISTED IN TABLE R402.4.1.1, AS APPLICABLE TO THE METHOD OF CONSTRUCTION. WHERE REQUIRED BY THE CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE.
R402.4.1.2 TESTING: THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 5 AIR CHANGES PER HR IN CLIMATE ZONES 1 & 2, & 3 AIR CHANGES / HR IN CLIMATE ZONES 3-8. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH RESNET/ICC 380 (ASTM E779 OR ASTM E 1827) AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. (50 PASCALS). (REFER TO SECTION FOR ADDITIONAL REQUIREMENTS)

RESIDENTIAL ENERGY EFFICIENCY

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION*

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, *R*-value, of not less than *R*-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing anc skylights, and the jambs of windows and coors, shall se sealed.	—
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulatec.
Floors, including cantilevered floors and floors above garage	The air barrier shall be installec at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing; and shall extend from the bottom to the toy of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	Duct shafts, utility penetrations and flue shafts opening to exterior or unconditioned space shall be sealed.	—
Narrow cavities	—	Batts to be installed in narrow cavities shall be cut to fit/or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	—
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	—	In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing, or installed, that on installation readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	—
HVAC register boots	HVAC supply and return register boots tha penetrate building thermal envelope shall be sealec to the subfloor, wall covering or ceiling penerated by the boot.	—
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	—

a. Inspection of log walls shall be in accordance with the provisions of ICC 400.

R-34 2018 INTERNATIONAL ENERGY CONSERVATION CODE®

R403 SYSTEMS
ALL HVAC MECHANICAL SYSTEMS, WATER HEATERS, DUCTS, VENTS, PIPING, CONTROLS, POOL & SPA EQUIPMENT, SHALL MEET THE REQUIREMENTS OF SECTION R403.

R404 ELECTRICAL POWER & LIGHTING SYSTEMS
ALL POWER AND LIGHTING SYSTEMS SHALL MEET THE REQUIREMENTS OF SECTION R404.

R405 SIMULATED PERFORMANCE ALTERNATIVE (PERFORMANCE):
COMPLIANCE USING SIMULATED ENERGY PERFORMANCE ANALYSIS SHALL MEET THE REQUIREMENTS IN SECTION R405. SUCH ANALYSIS SHALL INCLUDE HEATING, COOLING, MECHANICAL VENTILATION AND SERVICE WATER HEATING ENERGY ONLY.
R405.2 MANDATORY REQUIREMENTS: COMPLIANCE WITH THIS SECTION REQUIRES THAT THE MANDATORY PROVISIONS IDENTIFIED IN SEC. R401.2 BE MET. ALL SUPPLY & RETURN DUCTS NOT COMPLETELY INSIDE THE BLD'G. THERMAL ENVELOPE SHALL BE INSULATED TO A MINIMUM OF R-8.

R406.2 Mandatory requirements. Compliance with this section requires that the provisions identified in Sections R401 through R404 indicated as "Mandatory" and Section R403.5.3 be met. The *building thermal envelope* shall be greater than or equal to levels of efficiency and *Solar Heat Gain Coefficients* in Table 402.1.1 or 402.1.3 of the 2009 *International Energy Conservation Code*.

Exception: Supply and return ducts not completely inside the *building thermal envelope* shall be insulated to an *R*-value of not less than R-6.

R406.3 Energy Rating Index. The Energy Rating Index (ERI) shall be determined in accordance with RESNET/ICC 301 except for buildings covered by the *International Residential Code*, the ERI Reference Design Ventilation rate shall be in accordance with Equation 4-1.

Ventilation rate, CFM = (0.01 × total square foot area of house) + [7.5 × (number of bedrooms + 1)]

(Equation 4-1)

Energy used to recharge or refuel a vehicle used for transportation on roads that are not on the building site shall not be included in the *ERI reference design* or the *rated design*.

R406.4 ERI-based compliance. Compliance based on an ERI analysis requires that the *rated design* be shown to have an ERI less than or equal to the appropriate value indicated in Table R406.4 when compared to the *ERI reference design*.

(REFER TO SECTION FOR ADDITIONAL REQUIREMENTS)

TABLE R406.4
MAXIMUM ENERGY RATING INDEX

CLIMATE ZONE	ENERGY RATING INDEX*
1	57
2	57
3	57
4	62
5	61
6	61
7	58
8	58

a. Where on-site renewable energy is included for compliance using the ERI analysis of Section R406.4, the building shall meet the mandatory requirements of Section R406.2, and the building thermal envelope shall be greater than or equal to the levels of efficiency and SHGC in Table R402.1.2 or Table R402.1.4 of the 2015 *International Energy Conservation Code*.

2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) REQUIREMENTS

AS OF 10/1/2018, ALL RESIDENTIAL PROJECTS IN THE CITY OF SAN ANTONIO SHALL COMPLY WITH ONE OF THE FOLLOWING FROM CHAPTER 4 OF THE IECC:
1. SECTIONS R401 THROUGH R404. (PRESCRIPTIVE)
2. SECTION R405 (SIMULATED ENERGY PERFORMANCE ANALYSIS) & THE PROVISIONS OF SECTION R401 THROUGH R404 LABELED "MANDATORY"
3. AN ENERGY RATING INDEX (ERI) APPROACH IN SECTION R406 & THE PROVISIONS OF SECTION R401 THROUGH R404 LABELED "MANDATORY", & SEC. R403.5.3.

CONTRACTOR & ALL SUBCONTRACTORS/TRADES/SUPPLIERS SHOULD BE FAMILIAR WITH ALL THE IECC REQUIREMENTS APPLICABLE TO THEIR WORK OR PRODUCTS, AND INSURE COMPLIANCE WITH THE REQMTS. ONLY A FEW OF THE REQUIREMENTS/ SECTIONS/ TABLES ARE SHOWN ON THIS SHEET.

REGISTERED ARCHITECT BRANT R. ANDERSON 17241 STATE OF TEXAS
2019.06.06

ALL CONSTRUCTION SHALL CONFORM TO ALL BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

MSA OF SAN ANTONIO, INC. IS A PROFESSIONAL BUILDING DESIGN FIRM IN THE STATE OF TEXAS. WE ARE NOT AN ENGINEERING FIRM, WE DO NOT QUALIFY TO BE ONE, NOR ARE WE LICENSED TO DESIGN STRUCTURAL, FRAMING, UNDERMINING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED PREVIOUSLY REGARDING FRAMING, UNDERMINING AND THE FOUNDATION DESIGNS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE ENGINEER OF RECORD SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, UNDERMINING AND FOUNDATION DESIGNS FOR THIS PROJECT. MSA OF SAN ANTONIO, INC. IS NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY MATTER OR POINT IF ANY PROBLEMS MAY ARISE.

ALL DETAIL DRAWINGS ARE GENERAL AND ILLUSTRATIVE. THE CONTRACTOR, NOT THE ARCHITECT, SHALL BE RESPONSIBLE FOR OVERSEEING AND INSURING ALL CRITICAL WATER-PROOFING, STRUCTURAL, AND OTHER CONSTRUCTION IS BUILT PROPERLY AND PER BUILDING CODES, INDUSTRY STANDARDS, AND PER ALL MANUFACTURERS' SPECIFICATIONS.

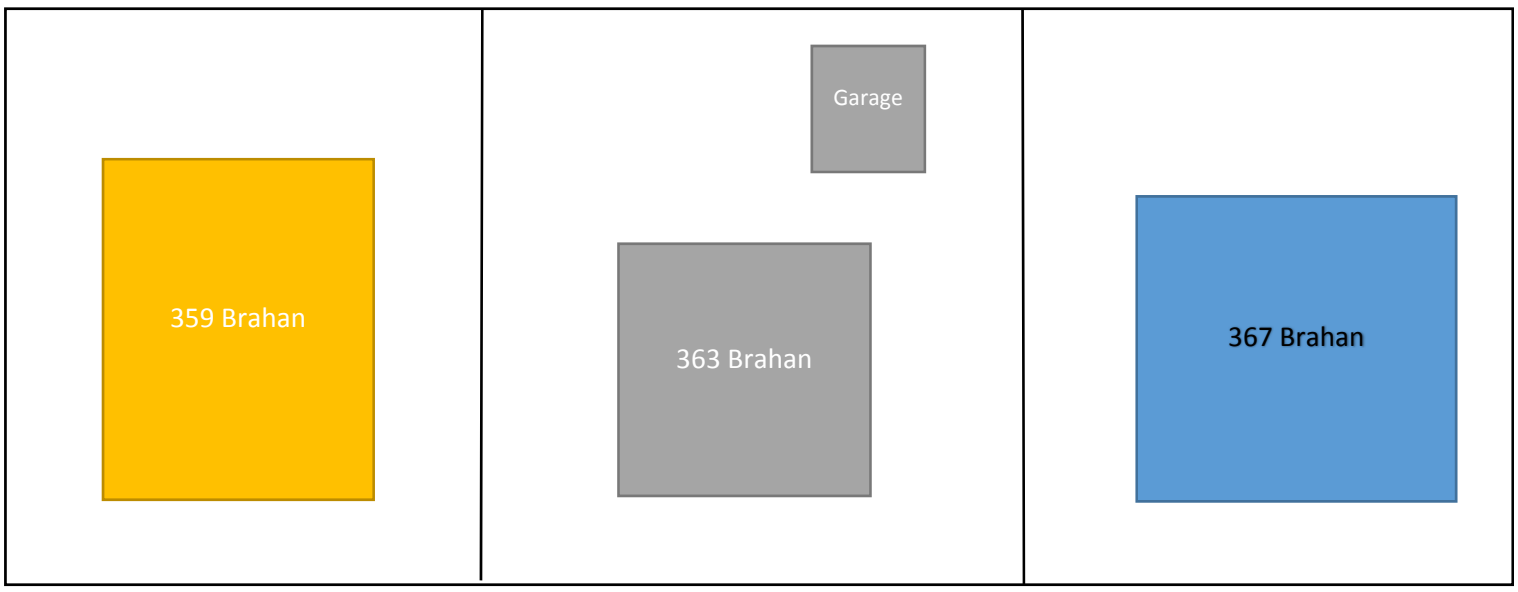
MSA ARCHITECTURE
RESIDENTIAL & COMMERCIAL ARCHITECTURE, INTERIORS, PLANNING
16719 HUEBNER ROAD
BLDG. 3 SUITE 301
SAN ANTONIO
TEXAS 78248
210 408 7553 VOICE
210 408 7543 FAX
WWW.MSAOFSA.COM

IECC ENERGY CODE REQUIREMENTS FOR THE CITY OF SAN ANTONIO

359 Brahan

363 Brahan

367 Brahan




359

W-2500 Wood
Clad-Wood Window
Double-Hung

Architectural Design Manual

January 2020

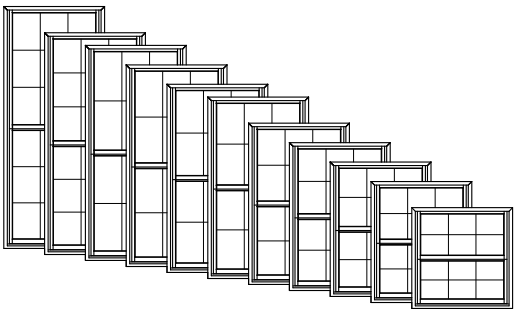
TABLE OF CONTENTS

Product Information
- General Information....2
- Grid Patterns....3
- Clear Opening Formulas....4
- Grid Options....5
- Unit Sizing....6
- Trim & Sill Options....7
- Jamb Extender & Prep for Stool Options....8
- Mullion Options....9

Section Details
- Operator Sections....10
- Geometric Insash Transom Sections....11

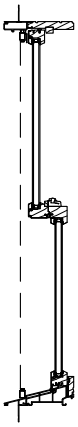
Sizing Details
- Min-Max Sizing....12

GENERAL INFORMATION

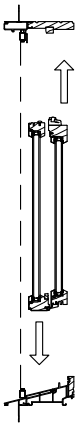


Dimensional Windows

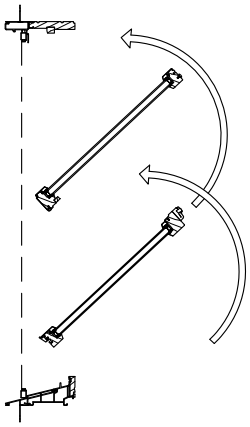
W-2500 Clad-Wood Double-Hung windows may be specified as "dimensional" by adjusting the desired rough opening width or height. W-2500 Clad-Wood Double-Hung windows feature fully operating upper and lower sash which can be tilted or removed for easy cleaning.



Sash Closed



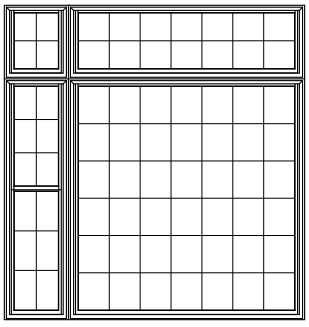
Upper & Lower Sash Operating

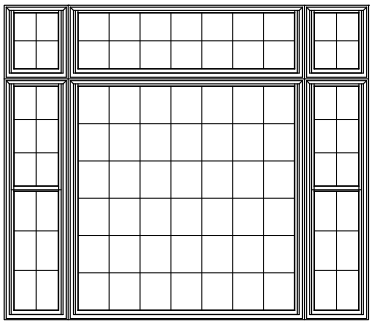


Sash Tilting

Multiple Assemblies

W-2500 Clad-Wood Double-Hung windows may be mulled beside other clad-wood double-hung or clad-wood picture windows, or below clad transom windows, to fulfill a wide variety of needs.

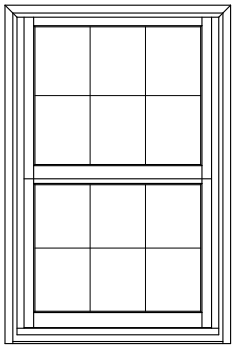




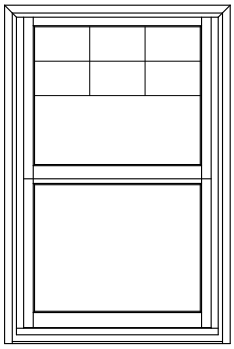
GRID PATTERNS

W-2500 Clad-Wood Double-Hung windows are available with removable grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles. The standard grid patterns are shown below.

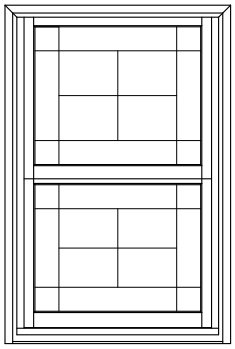
Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



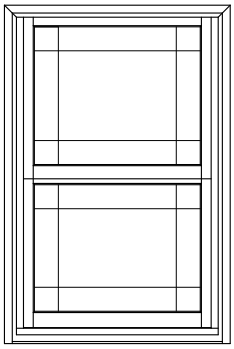
Colonial



Colonial From Top Down



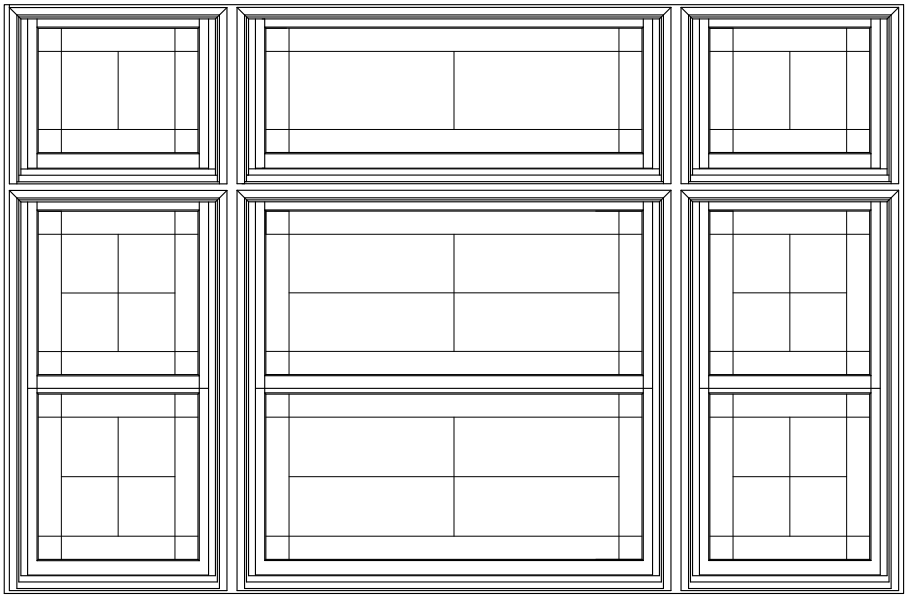
Uneven



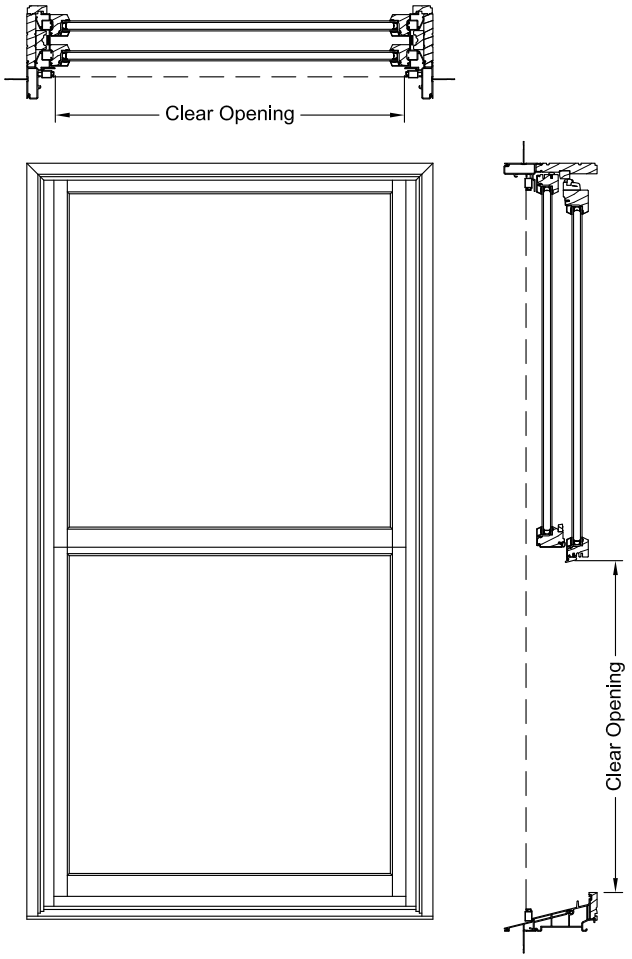
Prairie

Bar Alignment

Alignment of bars from product to product is often required by fine architectural design. SDL, GBG, and wood grilles may be specified with bars aligned.



CLEAR OPENING FORMULAS

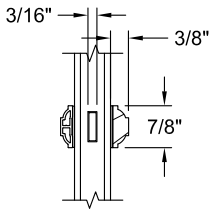


Double-Hung (Even Divide)
Vertical = (Frame Height / 2) - 3 5/8"
Horizontal = Frame Width - 3 9/16"

GRID OPTIONS

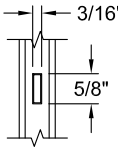
Exterior ◄——— ———► Interior

SDL Option

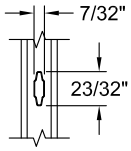


7/8"
Bead

GBG Options

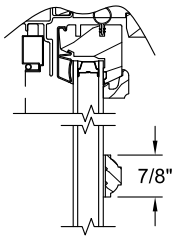


5/8" Flat

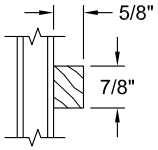


23/32"
Contoured

Grille Options



7/8"
Full Surround

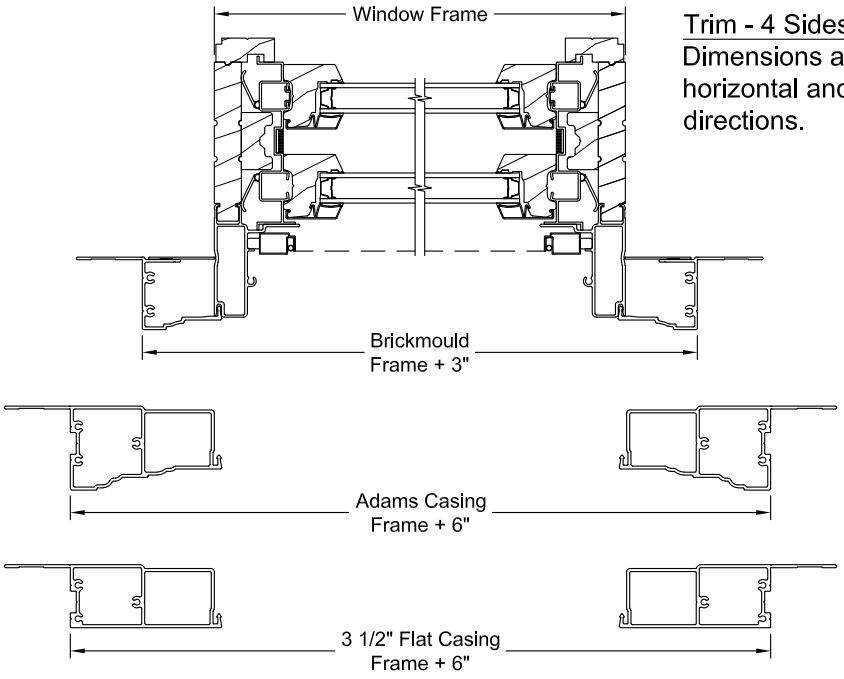


7/8"
Wood Grille

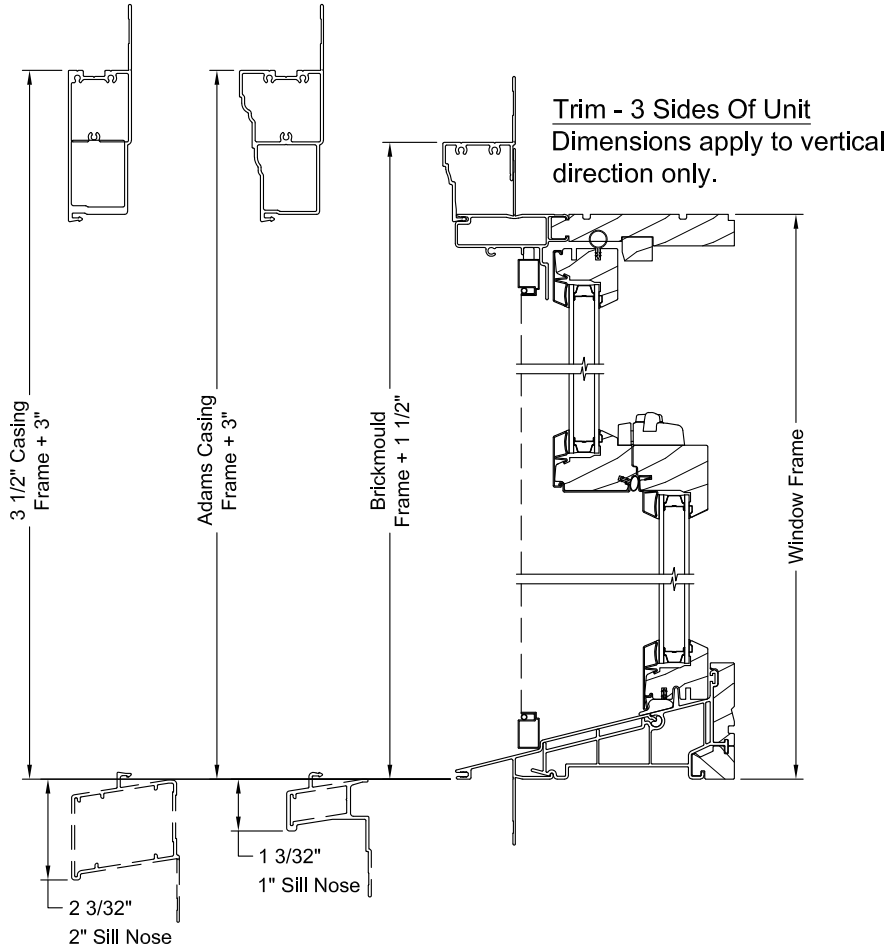
UNIT SIZING

Rough Opening
The frame size of the window plus 3/4"

Masonry Opening
The overall size of the window, including trim, plus 1/2"



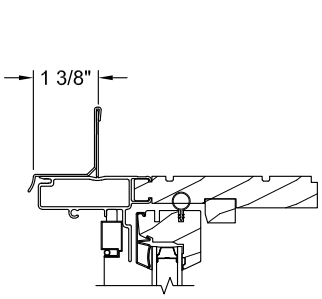
Trim - 4 Sides Of Unit
Dimensions apply to horizontal and vertical directions.



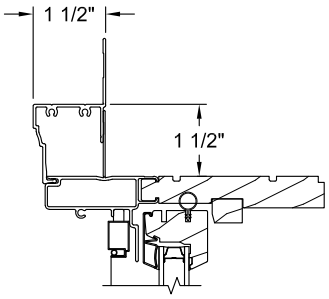
Trim - 3 Sides Of Unit
Dimensions apply to vertical direction only.

TRIM & SILL OPTIONS

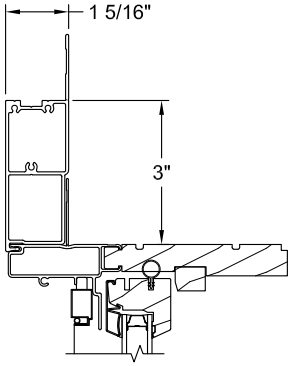
Trim Options



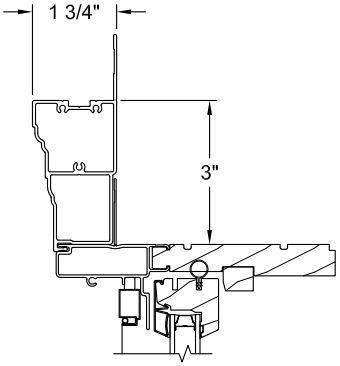
Standard Nail Fin
w/ Drip Cap



Brickmould

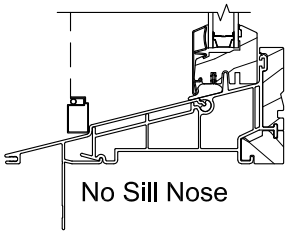


3 1/2" Flat Casing

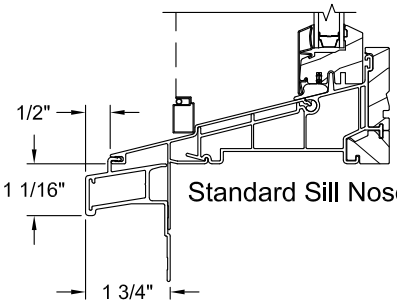


Adams Casing

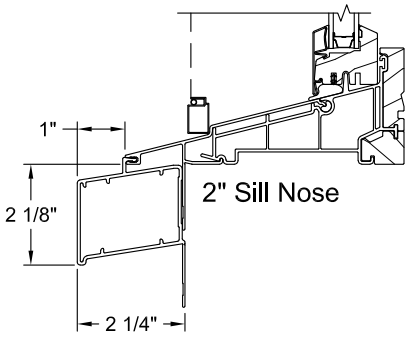
Sill Options



No Sill Nose

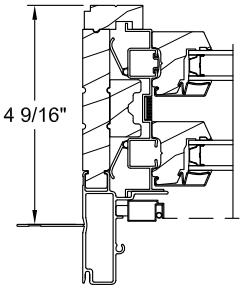


Standard Sill Nose

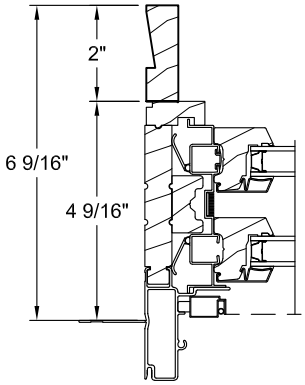


2" Sill Nose

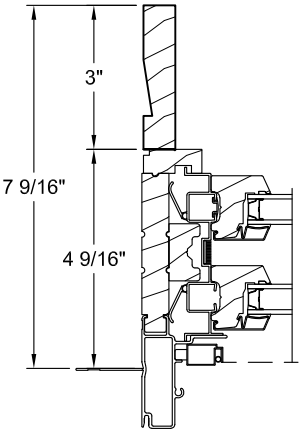
JAMB EXTENDER & PREP FOR STOOL OPTIONS



4 9/16" Jamb Width



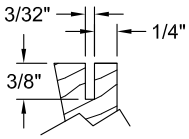
6 9/16" Jamb Width



7 9/16" Jamb Width

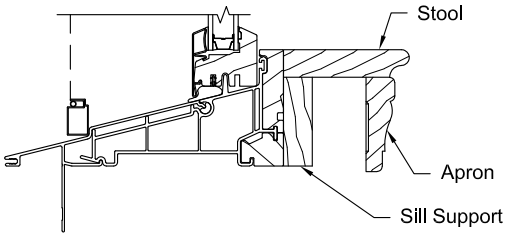
Return Kerf:

Generally located from first visible interior frame line. Kerfed option available on all jamb extender sizes.



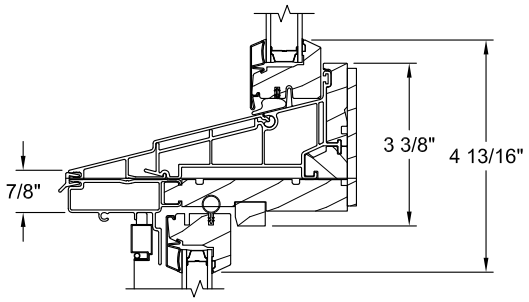
4/4 Jamb Typ.

Prep for Stool

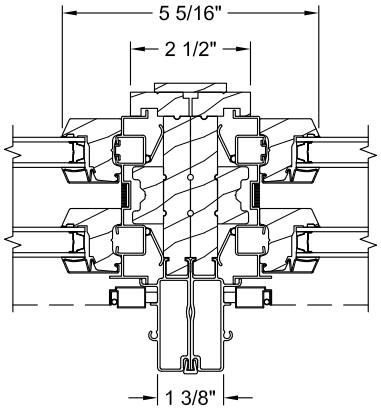


Note: Stool, apron, and sill support are applied by trim carpenter after window is installed and are not provided by JELD-WEN. Unit is shipped without sill jamb extenders.

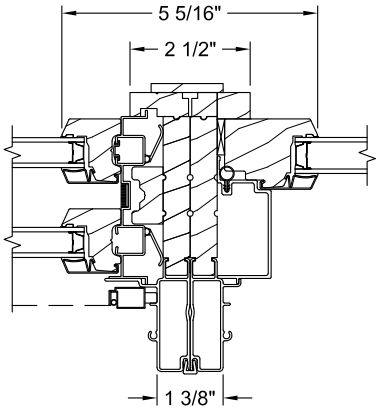
MULLION OPTIONS



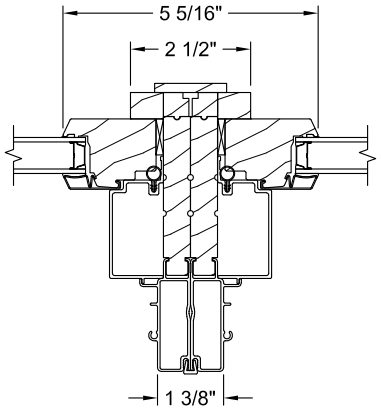
Geometric Insash Transom
Operator



Operator / Operator

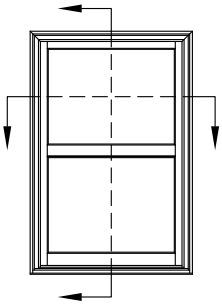


Operator / Geometric Insash

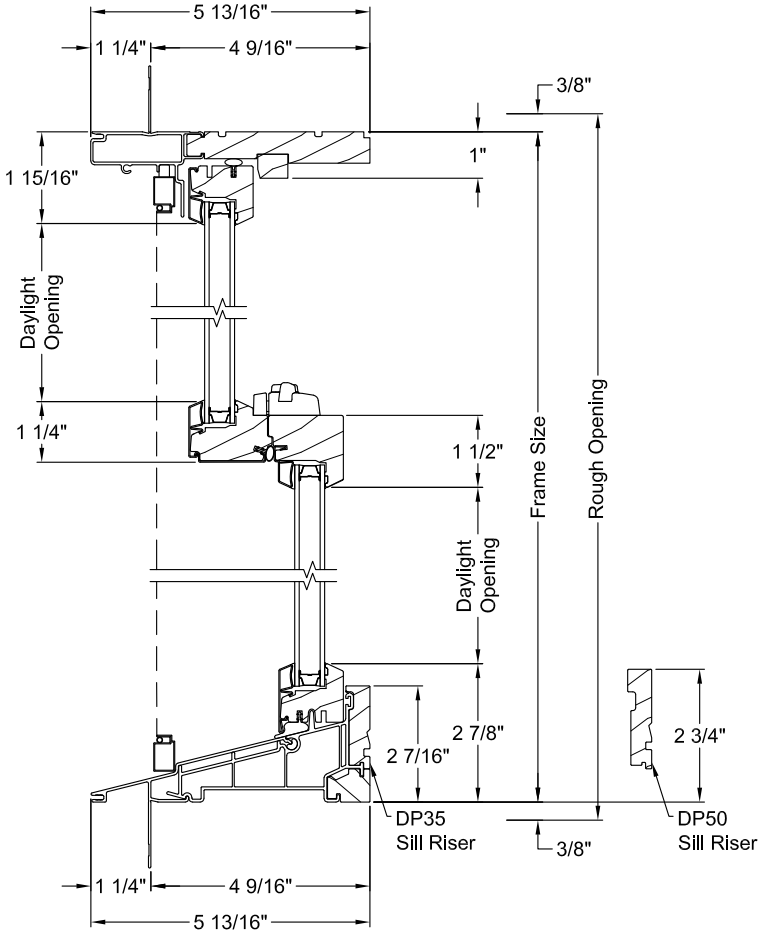


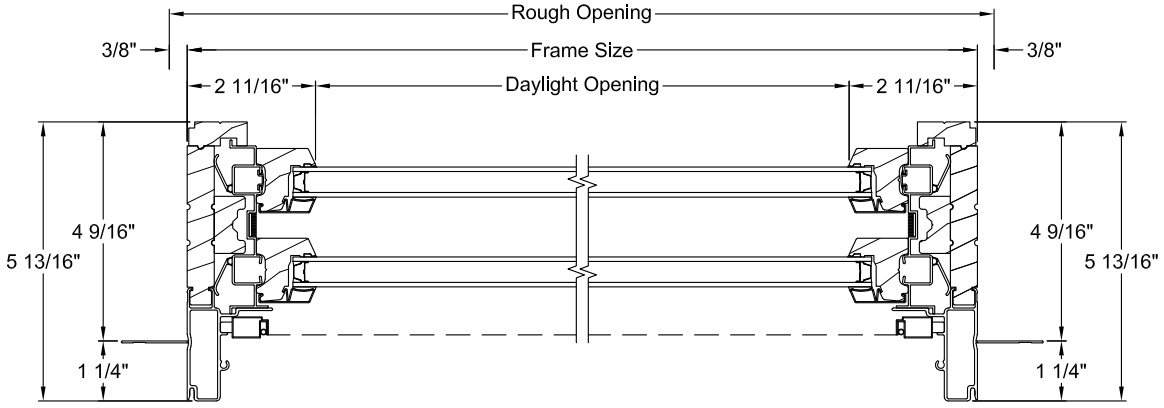
Geometric Insash / Geometric Insash

OPERATOR SECTIONS

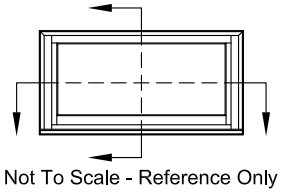


Not To Scale - Reference Only

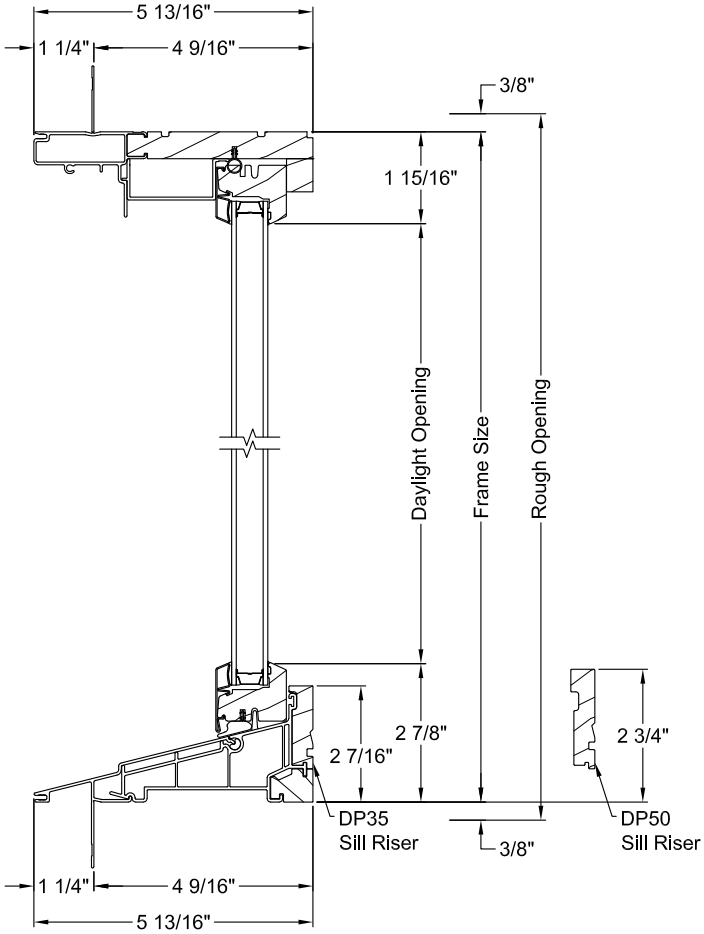


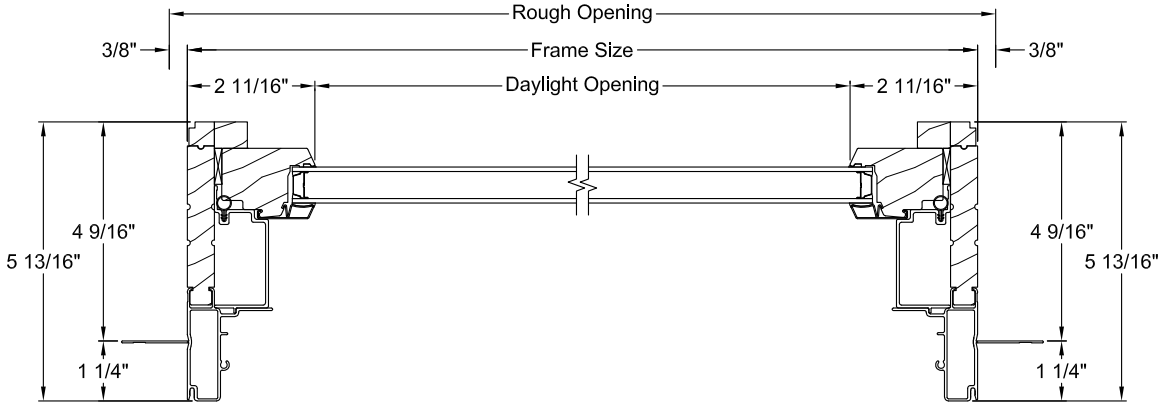


GEOMETRIC INSASH TRANSOM SECTIONS



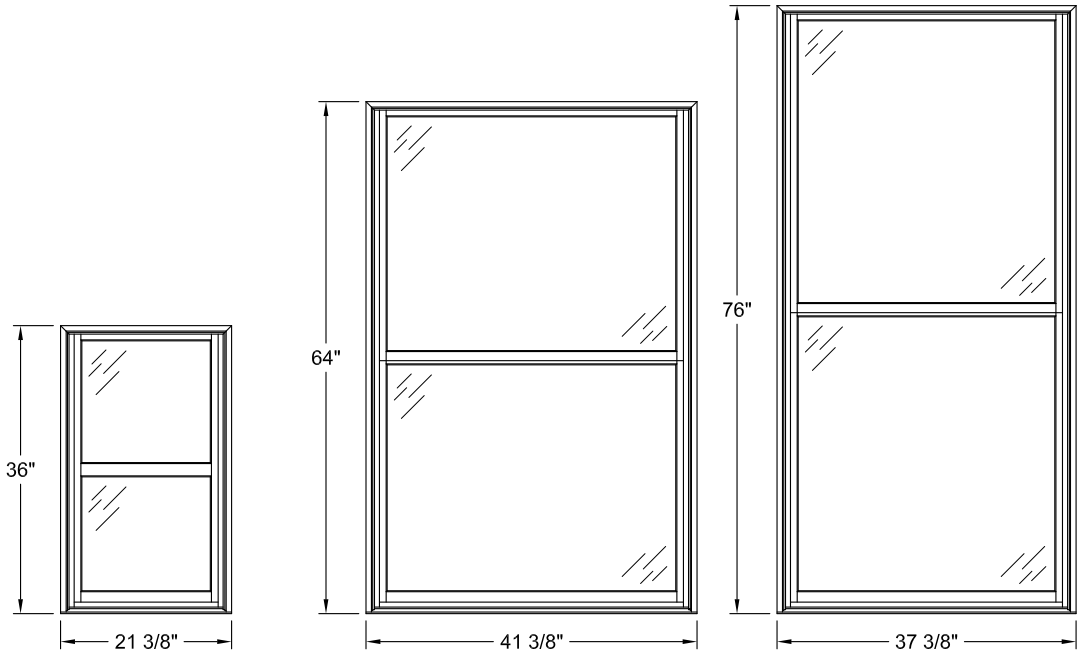
Not To Scale - Reference Only





MIN-MAX SIZING

Operator Sizing



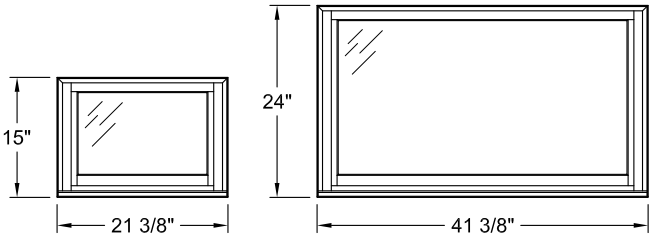
Minimum Size
21 3/8" x 36"

Maximum Sizes
Max Width: 41 3/8" x 64"
Max Height: 37 3/8" x 76"

Window Width			
21 3/8"	25 3/8"	29 3/8"	33 3/8"
37 3/8"	41 3/8"		
Window Height			
36"	40"	48"	52"
56"	60"	64"	68"
72"	76"		

Window Width - Nominal			
19 1/4"	23 1/4"	27 1/4"	31 1/4"
35 1/4"			
Window Height - Nominal			
35 1/4"	41 1/4"	47 1/4"	53 1/4"
59 1/4"	65 1/4"	71 1/4"	

Transom Sizing

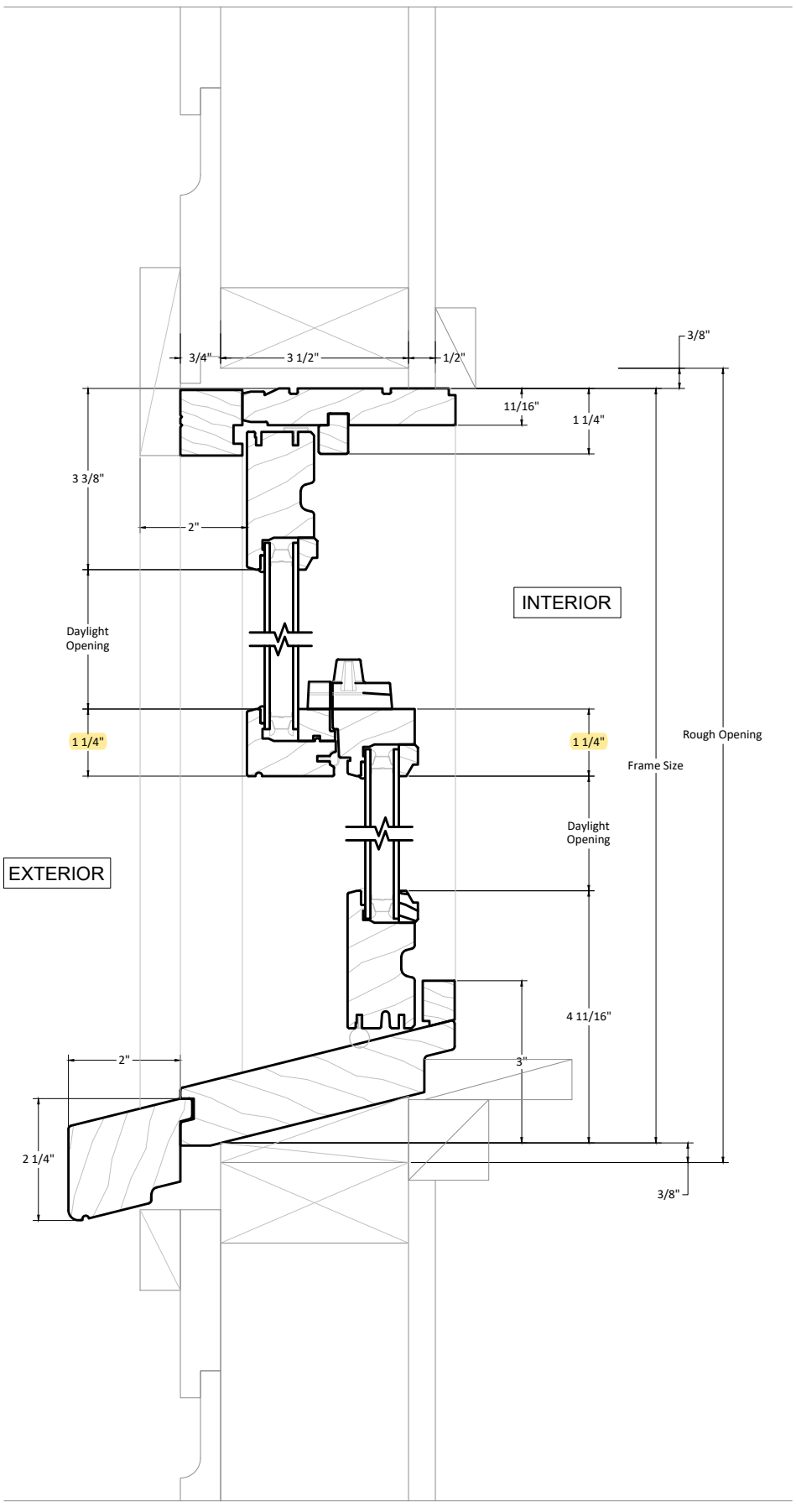


Minimum Size
21 3/8" x 15"

Maximum Size:
41 3/8" x 24"

Transom Width			
21 3/8"	25 3/8"	29 3/8"	33 3/8"
37 3/8"	41 3/8"		
Transom Height			
15"	24"		

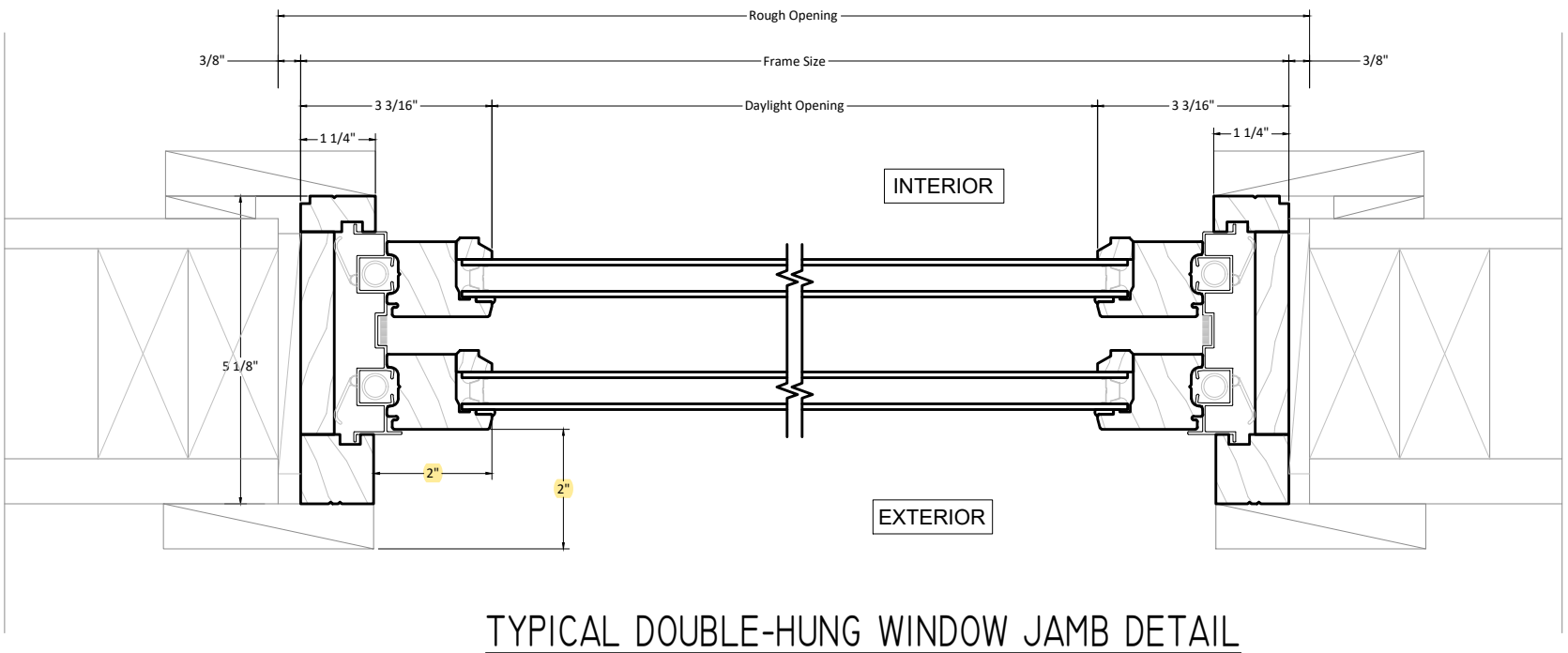
Transom Width - Nominal			
19 1/4"	23 1/4"	27 1/4"	31 1/4"
35 1/4"			
Transom Height - Nominal			
17 1/4"			



TYPICAL DOUBLE-HUNG WINDOW SILL & HEAD DETAIL

JELD-WEN W-2500 (ALL WOOD, TRADITIONAL SASH, 2" SILL NOSING)

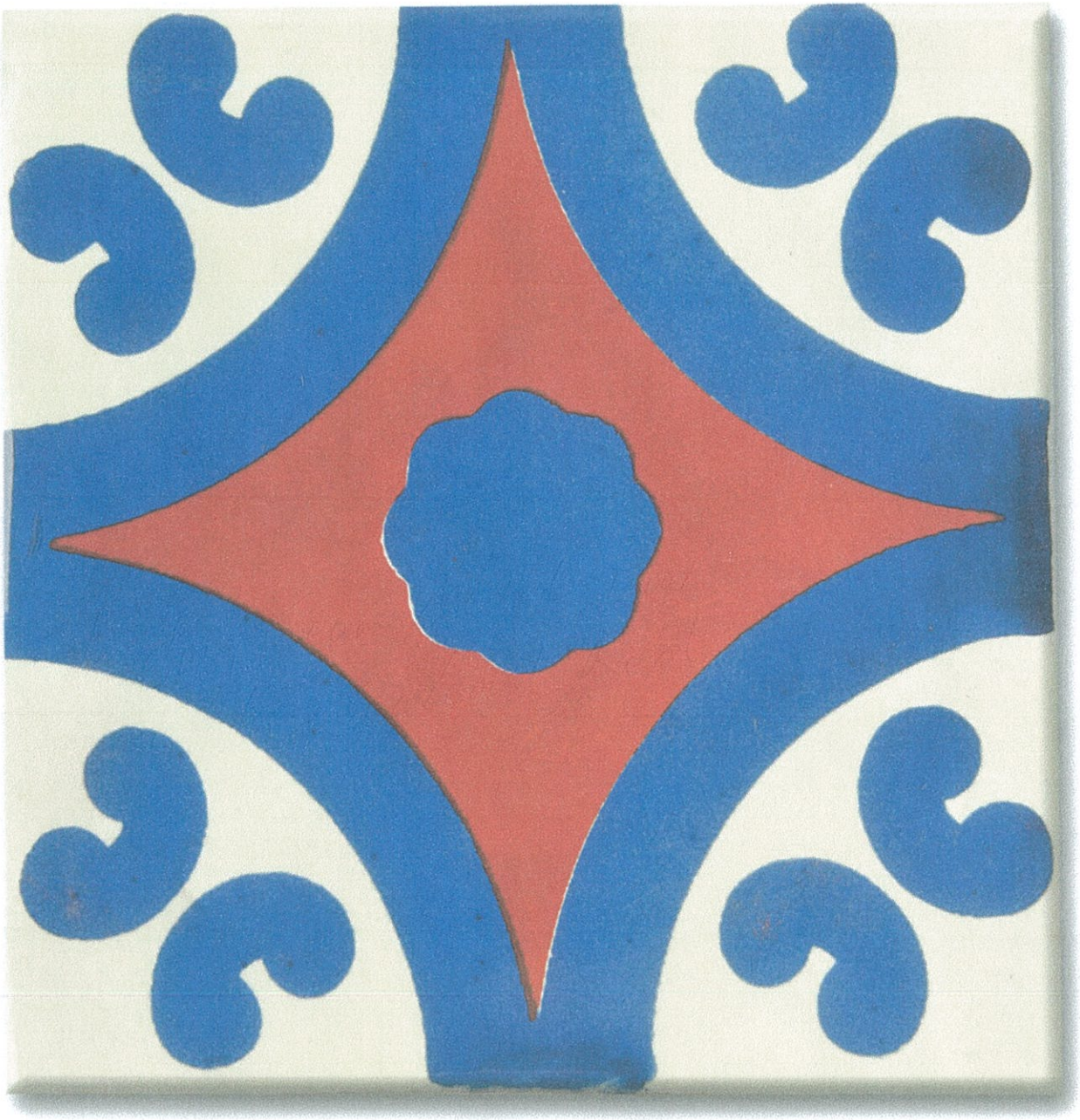
SCALE: 3" = 1'-0"



TYPICAL DOUBLE-HUNG WINDOW JAMB DETAIL

JELD-WEN W-2500 (ALL WOOD, TRADITIONAL SASH, 2" SILL NOSING)

SCALE: 3" = 1'-0"



Reeso Tiles - T12 Talavera Tile
Around front windows

Standing Seam Metal Roof
Color: Colonial Red.

Standard

Oyster White

Monterrey Stucco
Finish - Oyster
White Color

Decorat

Bellaire Homes, San Antonio - October 11, 2019

363 Brahan Blvd. Specifications

EXTERIOR		
Wall Construction		2x4-16" oc all load bearing walls 24" oc non load bearing walls with Finger Joint Studs or better
Wall Sheathing (Stone/Brick/Siding)		Thermoply 4' x 9' Red Structural Sheathing
Wall Sheathing (Stucco and Stucco/Stone combination)		7/16" OSB with Housewrap
Wall Corner Brace Material		7/16" OSB corners or per engineers shear wall detail
OSB vapor barrier cover		Housewrap by Homeguard or equivalent approved in writing
Siding material		5/16" x 8.25" Fiber Cement (Maxi or Cemplank) Shadow Line lap siding
Trim material		3/4" x 3-1/2" Primed Hardie or Maxi Rustic
Fascia material		7/16" x 5-1/2" Primed Cemplank or Maxi with Metal Drip Edge
Soffit material		1/4" Primed Hardie Cedar Mill or Maxi- Vented / Perforated
Railing & Columns		Job built-wood for stucco wrapped in fiber cement or Woodtone post for brick
Shutters		Vinyl or Cedar Per Plan
Windows		Double Pane Almond Vinyl, Low E3 Glazing w/ 1/2 screen on operable
Window Flashing		American Architectural Manufactures Association Method A-1 Fortifiber Building System Group Program or equivalent approved on bid
Divided Lite		Front & adjacent formal only (per plan)
Floor Construction		16 Inch Open Web Engineered Floor Trusses
Subfloor		3/4" OSB T&G; glued @ edges & joists
Roof Construction		Roof framing per engineer design
Roof Decking		7/16" OSB with H-clips, with Radiant Barrier Sheathing
Masonry Material		Brick, Stone, Stucco per community requirements
Stucco		3 Coat
Stucco Finish		Medium Monterrey with Elastomeric Paint
Stucco Band Finish		Sand Finish with Elastomeric Paint
Keystone applications		Cast Stone or Stucco per plan
Address application		Cast Stone address block
Foundation		Post Tension - 3000 PSI concrete
Porch & Patio Surface		Broom finished concrete
Flatwork		4" depth with 3000 psi concrete, w/ wire mesh as required
Flatwork Joints		Tool joints and bitmas materials/red cedar
Driveway		16' Broom Finish
Public Walk		4' Broom Finish
Private Walk		3.5' Broom Finish
HVAC Pad		4' x 4' - broom finish concrete
Front Door		3068 2 panel arched top knotty alder
Front Door Threshold		Endura Gasket - Adjustable Aluminum Finish
Front Door Hardware		Kwikset Passage w/dead bolt Satin Nickel all in Smartkey
Rear Door at Patio / Balcony		2868 Masonite Belleville Smooth Fiberglass door w/ Masonite “Specialty” Low-E Mini-blind insert.
Rear Door Threshold		Endura Gasket Adjustable- Aluminum Finish
Rear Door Hardware		Kwikset Keyed Polo with deadbolt Satin Nickel
Service Door to Garage		Panel to match interior doors; solid core - hard board - vinyl weather strip
Service Door Threshold		Fixed solid aluminum
Service Door Hardware		Kwikset Passage w/dead bolt Satin Nickel
Garage Overhead Door		16x7 Wayne Dalton "Sonoma" Insulated Steel, third car option 8x7
Garage Door Opener		Genie Model ReliaG 850 1/2 HP Belt drive with 2 remotes (1 opener per 16' garage door)
Garage Jambs		2 x 8 Woodtone
Garage Wall Finish		Tape, Bed, Texture & Paint (includes base board trim)
Roof Vents		Air-Hawks per code
Roofing Shingles		3-tab fiberglass with Sythetic underlayment 25 year

Bellaire Homes, San Antonio - October 11, 2019

363 Brahan Blvd. Specifications

Valley Material		Butyl rubber adhesive system or sheet metal
Gutter Pre-painted		**Option** - Full house only
Diverters		Over Front Door, Rear Door, and HVAC
Termite Treatment		Borate treatment of wood framing - spray 2'
INTERIOR		
Interior Doors		2 Panel Roman or Riverside, with paint grade hinges or white hinges, Finger joint jambs
Attic Door		Panel to match interior doors; solid core - hard board - vinyl weather strip
Door Casing & Cased openings		9/16" x 2-1/2" C-322 Finger Joint
Base Board		9/16" x 5-1/4" Fingerjoint base B218 (set 1/2" up)
Shoe Mould		Paint Grade 1/2" x 3/4" FJWD @ Base to all vinyl and stained to wood floor areas (no shoe at tile areas)
Crown Mould		Option
Window Stool		Finger joint with Ogee edge & casing apron
1/2 Wall Caps		MDF
1/2 Wall between Tub & Shower		tile to match shower
Interior Door Hardware		Kwikset Polo knob Satin Nickel
Privacy Hardware @		Powder & 2nd Baths, M/water closet & M/Bdrm, Attic door will be key lock
Keyed locks		Deadbolts 660, exterior doors, attic doors (not on house to garage door knob)
Shelving		Particle Board Shelving (color to match interior trim), with stained rods
Wall Treatment		1/2 " Drywall - Medium Splatter Drag
Ceiling Treatment		5/8" Drywall - Medium Splatter Drag
Drywall Corners		Rounded at all corners (excluding windows)
Fireplace (Interior)		**Option** - 36" direct vent 8 inch blocks; with gas log system per community
Fireplace Surround (interior)		**Option** - 12"-13" tile below straight mantle
Mantel (interior)		**Option -** Paint grade MDF, 1 piece straight
Kitchen Cabinets		Legacy Debut Select Box- door choices: Madison Maple, Quincy Maple, Princeton Maple, Princeton Oak, and Madison Hickory
Kitchen Cabinet over range or cooktop		Raised 6" above others
Cabinet Features		42 inch uppers per plan
Cabinet Trim		1 3/4" Crown moulding, shoe mould to hard surface
Kitchen Islands		Match kitchen cabinets - per plan
Cabinet Options		Legacy Debut Estate Box
Butler's Pantry		Match with kitchen cabinets & countertop (backsplash opt.)
Kitchen Countertop		Granite Level 1
Kitchen Backsplash		Level 1 - ceramic tile set on Diagonal
Utility Room		1R/1S above washer/dryer
Wall Insulation		R13; Cellulose blown & polyseal
Attic Insulation		R30 flat; R22 slopes; R50 living over garage Cellulose
APPLIANCES & HVAC		
Standard Appliance Installed		Stainless Steel
Range with Oven or Cooktop	8/1	30" Freestanding Gas Range JGB650SEFSS or comparable model number
Built in Oven		Option
Microwave	8/1	JVM6175SFSS or comparable model numbervented to outside
Vent-a-hood		Option
Dishwasher		GDF520PSFSS or comparable model number tall tub front controls
Refrigerator		Option
Washer / Dryer		Option
Gas to:		Water Heater, Furnace, Range/Cooktop, Fireplace
HVAC System		Carrier - Gas or Heat Pump - # Units Zoned per design, with Fresh Air intake and cycler
SEER & Heat Rating		ARI Rated at 16 SEER with Puron & 80% AFUE
Duct		R-6 with Jumper Ducts per plan per local code

Thermostat		Honeywell Programmable Th6210 Prothermosat
Air Filter		Aprilaire Media Filter
PLUMBING & BATHROOMS		
Bath Accessories		Chrome - towel bar, ring, paper holder per plan
Master Bath Shower Pan		Royal Acrylic; sized per plan
Master Bath Shower Walls		Hardibacker & Level 1 - c-tile approx. 4- 6" above shower head: tile half wall and seat (seat built by framer with treated plate)
Master Bath Shower Fixture		Moen "Chateau" Posi-temp TL182EP/62320 Chrome (SH stub out 80" AFF)
Master Bath Shower Door		Clear Glass in Chrome Frame
Master Bath Shower Walls		Hardiebacker, Level 1 - c-tile set square - 18" variable height on walls due to tile format
Master Bath Shower		42x60 Acrylic Shower Pan with Chrome/Clear Frame
Master Bath Medicine Cabinets		to match kitchen - Per Plan (24" Tall) at all baths
Master Bath Vanity Cabinets		to match kitchen - Height = High
Master Bath Vanity Top		Cultured Marble w/4"splash - Ogee edge; integrated white bowl with overflow
Master Bath Lavatory Fixture		Moen "Chateau" 64925 two handle Chrome
Master Bath Mirrors		42"x1/4" w/offset metal clips ext. & flush clips int.
Hall Bath Tub		Vikrell 30 x 60
Hall Bath Walls		Hardibacker & Level 1 c-tile set square approx. 4-6" above shower head
Hall Bath Tub Fixture		Moen "Chateau" Posi-temp TI183EP/62320 Chrome (SH stub out at 80" AFF)
Hall Bath Vanity Cabinets		To match kitchen - Height = Low
Hall Bath Vanity Top		Cultured Marble w/4"splash - Integrated white bowl with overflow
Hall Bath Lavatory Fixture		Moen "Chateau" 64925 two handle Chrome
Hall Bath Mirrors		42"x1/4" w/offset metal clips ext. & flush clips int.
Water Closet Elongated		Master Bath Only
Bathroom Hardware Finish		Chrome - towel bar, ring, paper holder per plan
Potable Water Lines		PEX
Kitchen Countertop		Level 1 granite
Kitchen Sink		50/50 Stainless- 6-1/2" deep
Kitchen Sink Fixtures		Moen Integra single lever with side sprayer in Chrome
Kitchen Disposal		1/3 horsepower
Hose Bibs		2- per plan
Water Heaters		40 gal-gas; 50 gal-elec.; **optional** 2 water heaters
Water Softener Loop		Standard Rough-In only
Drinking Water System		Optional
ELECTRICAL		
Electric Service Panel Size		200 AMP Minimum
C-Fan Prewire (Block only)		N/A
C-Fan Prewire (Block & Switch)		Master Bedroom, 2nd Bedrooms, Family, Game, Study, covr'd patio, & Children's Retreat
Ceiling Fan Locations		Master Bedroom, Family Room, Game Room
Backsplash Outlets		Mounted Horizontally (In Kitchen 37.5" AFF, from bottom of box)
Garage Door Prewire		STD - 1 or 2 per plan
Bathroom GFCI Outlets		Per plan & code
Exhaust Vent Fans		Bath Rooms, Water Closet Rooms, and Utility Rooms
C.O. & Smoke Detectors		Near Bedrooms, 1 per floor, per plan & code
Light Switch		White Toggle
Sprinkler Outlet		Yes
LIGHTING		Lighting model numbers may vary
Fixture Color		Satin Nickle
Porch Wall Mounted Light	1/1	49255BK
Porch Ceiling Mount	1/1	345BK

Bellaire Homes, San Antonio - October 11, 2019

363 Brahan Blvd. Specifications

Garage Front Wall Mount	1/1	49255BK
Patio Wall Mount		9611BK
Patio Ceiling Mount	1/1	345BK
Dining Room		2093OZ
Formal Living Room		8112OZ
Breakfast Nook		3293OZ
Foyer with Low Ceiling (10'-11" & below)	1/1	3694OZ
Foyer with High Ceiling (11-0" & above)	1/1	43509OZ
Fireplace		Option: Recessed P-87-AT with P-8076-28 White
Kitchen Ceiling		Recessed P-87-AT with P-8066-28 White - Per Plan
Above Kitchen Sink		8111OZ
Kitchen Pantry Walk-in (no utility)	1/1	206OZ
Family Room		402SNB
Study		402SNB
Children's Retreat		402SNB
Media Room		8112OZ
Powder Bath		5003TZ
Master Bath Vanity		5338TZ
Master Bath Commode		206OZ
Master Bath Shower/Tub		Recessed P-87-AT with P-8007-60 White water proof
Secondary Bath Vanity		5017TZ
Secondary Bath Shower/Tub		Recessed P-87-AT with P-8007-60 White water proof
Utility Room		LW232R8
Hallway Recessed		Recessed P-87-AT with P-8066-28 White - Per Plan
Hallway Ceiling Mount		8111OZ
Hallway Wall Mount		5294OZ
Stairway: Low Ceiling (10'-11" & below)		8111OZ
High Ceiling (11'-0" & above)		43509OZ
Master Bedroom		402SNB
Secondary Bedrooms		8112OZ
Master Walk-In Closets		LW232R8
Other Walk-In Closets		206OZ
Game Room		402SNB
Garage Ceiling		LW232R8
Attic		KEYLESS
Door Chime		Plastic white, two note
Door Bell Button		1 Illuminated Plastic Rectangle
PAINT		
Exterior Prime		PPG #4-503 Exterior 100% Acrylic Primer
Exterior Siding		PPG #56-410 Speed Cryl 100% Exterior Acrylic Satin
Window Trim		PPG #56-410 Speed Cryl 100% Exterior Acrylic Satin
Fascia		PPG #56-410 Speed Cryl 100% Exterior Acrylic Satin
Soffit		PPG #56-410 Speed Cryl 100% Exterior Acrylic Satin
Corner Boards		PPG #56-410 Speed Cryl 100% Exterior Acrylic Satin
Exterior Doors		PPG #56-410 Speed Cryl 100% Exterior Acrylic Satin
Roof Vents		PPG #56-410 Speed Cryl 100% Exterior Acrylic Satin
Garage Doors		PPG #56-410 Speed Cryl 100% Exterior Acrylic Satin
Exterior Stained Doors		Walnut, Deep Mohagany, Bellaire Ebony, and Mocha Brown
Front Door Stained Wood Sealer		41844A Spar Finish Interior/Exterior Gloss
Interior walls & ceiling primer		17-9517 Seal Grip Acrylic Undercoater

Bellaire Homes, San Antonio - October 11, 2019

363 Brahan Blvd. Specifications

Interior walls paint		PPG 15-1110 Line Mopako Builders Spec
Interior ceiling paint		PPG 15-1110 Line Mopako Builders Spec- Flat White
Interior garage ceiling paint		Same color as interior garage walls
Interior doors, jambs, casing, base, trim, etc. - primer		17-9517 Seal Grip Acrylic Undercoater
Interior doors, jambs, casing, base, trim, etc. - paint		6-8534 Speedhide Acrylic Enamel Gloss (Latex)- color Deco White
Interior Caulking		Top Gun 200 (Caulk between Interiror Ceiling and Interior walls)
Exterior Caulking	1/1	Top Gun 200 (Color to match window frame)
Stain Colors for Handrail and Front Door		Walnut, Deep Mohagany, Bellaire Ebony, and Mocha Brown
Hand Rail Sealer		Olympic Polyurethane Clear Gloss(43884A/01)
FLOORING		
Entry Foyer		
Family Room and Connecting Halls/Closets		
Powder Bath		
Master Bath		
Mudset Showers		**All flooring in living area stained concrete per Mr. Japhet**
M. Bath Commode		
Hall Bath (wet area per plan)		
Kitchen & Breakfast Nook		
Utility Room		
Step out at rear door to patio		
Optional Wood		
Carpet Base		
Carpet Pad		
SECURITY & LOW VOLTAGE		
Security System		Keypad @ service door, 1 interior siren, wire all perimeter doors, 14" Enclosure Box, and pre-wire only for 2 devices - motion or glass break
Phone Prewire		Two CAT5e Phone - Per Plan
Cable TV Prewire		Two RG6 Cable Quad Shield - Per Plan

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 02.26.2020 HDRC Case# 2020-048

ADDRESS: 363 BRAHAN Meeting Location: 1901 S. ALAMO

APPLICANT: ROSS BENLINE, JOHN T BROWN

DRC Members present: J GILBRE, ANNE-MARIE GRUBE

Staff present: RACHEL RETTALLATA

Others present:

REQUEST: NEW CONSTRUCTION OF A SINGLE-FAMILY RESIDENTIAL STRUCTURE

COMMENTS/CONCERNS:

RB: WHY NOT VINYL WINDOWS?

JG: THE APPLICANT IS TAKING THE RIGHT STEPS TO REQUEST THE WINDOWS THAT THEY PREFER.

RB: 68.1. WINDOWS IN THE DISTRICT ARE NOT WOOD WINDOWS OR COMPARABLE. ALUMINUM-CLAD WINDOW MAY BE A REASONABLE

AMG: CAN YOU NARROW THE ARCHED WINDOW, PERHAPS SCALE TO THE FRONT ARCHWAYS.

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative) Date

RB- WE CAN MAKE A 5foot WINDOW TO MATCH THE ARCHWAYS.

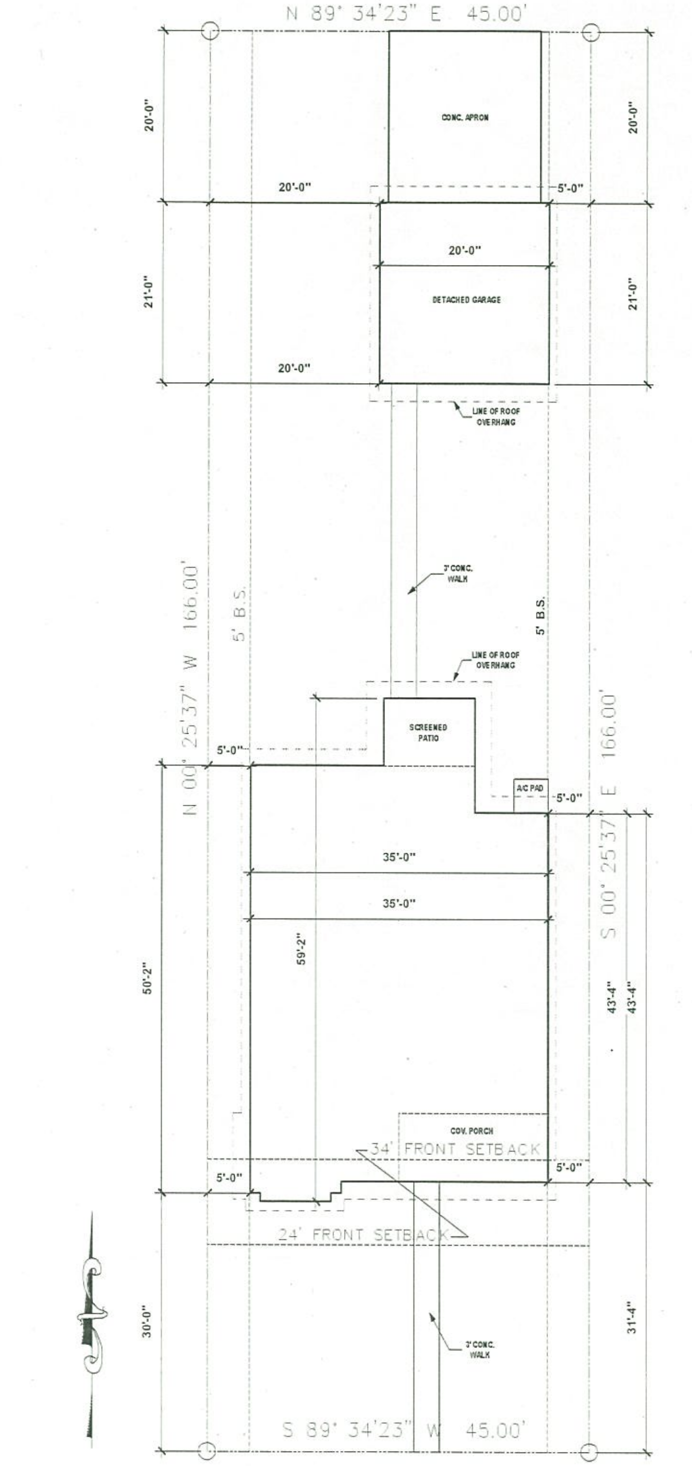
AMG- LET'S DISCUSS THE OTHER SIDE PENETRATION.

EXPLORE LARGER WINDOWS IN THE KITCHEN TO SHOW SYMMETRY ON THE FACADE

EXPLORE INCORPORATING THE FACADE AT 35T BRAHAN

I SUGGEST REMOVING THE WINDOWS OVER THE CABINETS.

ADD ANOTHER WINDOW IN BEDROOM IN PLACE OF TWO HIGH WINDOW IN KITCHEN.



1 SITE PLAN
1/8" = 1'-0"

NOTE: ALL SITE & SURVEY INFORMATION PROVIDED BY OTHERS

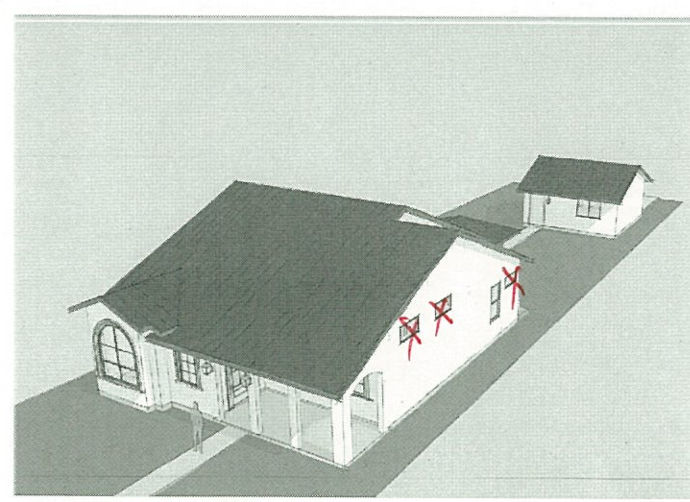
GENERAL SYMBOLS	
[symbol]	FLOOR DROP
[symbol]	TUB OR SHOWER HEAD
[symbol]	GAS OUTLET
[symbol]	COLD WATER
[symbol]	HOT WATER
[symbol]	HOSE BIBB

GENERAL ANNOTAIONS

1R 1S	1 ROD 1 SHELF
2R 1S	2 RODS 1 SHELF
A.F.F.	ABOVE FINISH FLOOR
A/V	AUDIO VISUAL
C.O.	CASED OPENING
COV'D	COVERED
CPT.	CARPET
DBL.	DOUBLE
DISP.	GARBAGE DISPOSAL
D/O	DOUBLE OVEN
D.V.	DIRECT VENT
DW	DISH WASHER
F.F.	FINISH FLOOR
FLR.	FLOOR
H.	HIGH
K/S	KNEE SPACE
MICRO	MICROWAVE
MTL.	METAL
N.T.S.	NOT TO SCALE
PLYWD.	PLYWOOD
R.O.	RANGE WITH OVEN
RE:	REFER TO
REF.	REFRIGERATOR
SLP	SLOPED (CEILING OR FLOOR)
SEP	SEPERATION
SHLVS	SHELVES
SRO	SHEET ROCK OPENING
TD	TRENCH DRAIN
T&G	TONGUE AND GROOVE
T.B.D.	TO BE DETERMINED
TYP.	TYPICAL
U.C.	UNDER COUNTER
U.N.O.	UNLESS NOTED OTHERWISE
W.I.C.	WALK IN CLOSET
WH	WATER HEATER
WS	WATER SOFTNER
V.T.R.	VENT THROUGH ROOF

WINDOW & DOOR ANNOTATIONS

AWN	AWNING
CSMT	CASEMENT WINDOW
DH	DOUBLE HUNG
DL	DIVIDED LITE
DR	DOOR
FG	FIXED GLASS
HDR. HT.	HEADER HEIGHT
HLF	HALF
HS	HORIZONTAL SLIDER WINDOW
LT	LITE
O.H.D.	OVER HEAD DOOR
OPN'G	OPENING
PKT	POCKET (DOOR)
PNL	PANEL
S.C. DOOR w/CLSR	SOLID CORE DOOR WITH CLOSER
SFT'Y	SAFETY
SH	SHINGLE HUNG
SLD	SLIDER
STL	STEEL
TRANS	TRANSOM

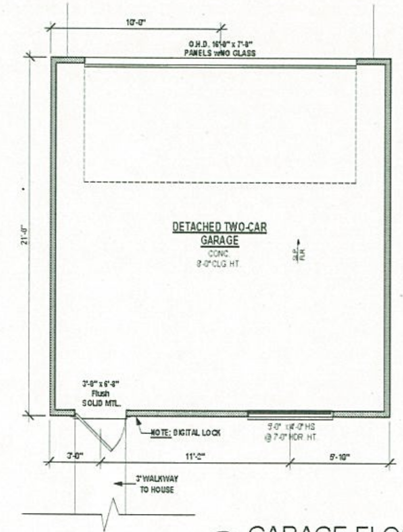


AERIAL PERSPECTIVE
FOR ILLUSTRATION ONLY NO SCALE

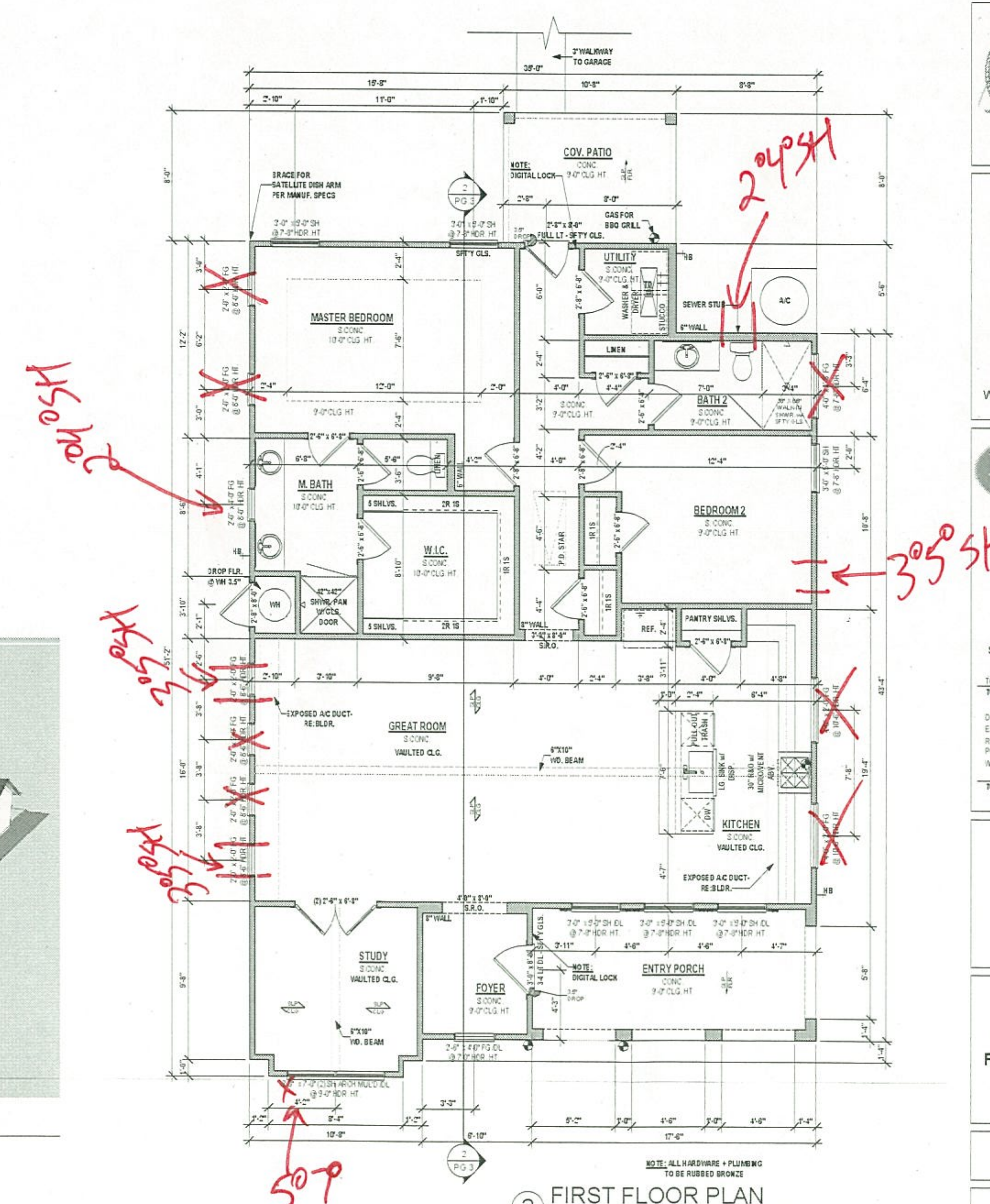
GENERAL NOTES:

ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. ALL IRC SECTIONS & TABLES REFERENCED REFER TO IRC 2018 VERSION.

1. BUILDER SHALL VERIFY: ALL LOT DIMENSIONS, EASEMENTS, BUILDING LINES, AERIAL EASEMENTS, HEIGHT RESTRICTIONS, ROOF OVERHANG & GUTTER LIMITATIONS, FINISH FLOOR HEIGHTS (w/ RESPECT TO DRAINAGE & FLOOD PLAIN ISSUES), COVERAGE % AND ALL DEED RESTRICTIONS PRIOR TO COMMENCING CONSTRICTION.
2. BUILDER & ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ADDITIONAL WORK.
3. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. & FROM HABITABLE ROOMS ABOVE GARAGE BY 5/8" TYPE X GYP. BD. AND COMPLY WITH IRC SEC. R302.
4. ESCAPE/RESCUE WINDOW FROM SLEEPING AREAS SHALL HAVE A MINIMUM OF 5.7 SQ.FT. CLEAR NET OPENING AND A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE THE FLOOR & PER IRC SEC 310.
5. CONTRACTOR IS TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH MASONRY ABOVE PER IRC SEC. 703.8.
6. ONE-HOUR RATED GYPSUM BOARD SHALL BE INSTALLED UNDER STAIRS.
7. PROVIDE CROSS VENTILATION AT ENCLOSED ATTICS PER IRC R806.
8. ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25'-0" OF A/C COMPRESSOR (GFI).
9. FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0" (& 3'-0" MIN. HEIGHT AT RIDGE).
10. FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE w/ IRC SECTION R1004 & SHALL BE TESTED IN ACCORDANCE w/ UL 127.
11. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER IRC SEC. R314.
12. HANDRAILS SHALL BE INSTALLED ALONG ALL STEPS/STAIRS WITH 4 OR MORE RISERS AND CONFORM TO IRC SEC R311.
13. ALL HORIZONTAL GUARD RAILS WILL BE A MINIMUM OF 36" IN HEIGHT & COMPLY WITH IRC SEC R312.
14. WALLS SHALL BE BRACED IN ACCORDANCE OF IRC SEC R602.10.
15. GLAZING SHALL COMPLY WITH IRC SEC. R308.
16. ROOF OVERHANGS SHALL NOT EXTEND INTO ANY UTILITY EASEMENTS.
17. IN AREAS UNDER IRC 2006 OR LATER, PROJECTIONS LESS THAN 5' FROM PROP. LINE SHALL HAVE A 1-HOUR MIN. FIRE RESISTANCE RATING ON THE UNDERSIDE & SHALL NOT EXTEND TO WITHIN 4' OF PROP. LINE PER R302 & TABLE 302.1.
18. ALL DETAILS SHOWN ARE GENERAL AND ILLUSTRATIVE IN NATURE. BUILDER SHALL BE RESPONSIBLE FOR OVERSEEING AND INSURING ALL WATER-PROOFING, STRUCTURAL, AND OTHER CONSTRUCTION IS BUILT PROPERLY, PER CODES, INDUSTRY STANDARDS, AND MANUFACTURER'S SPECIFICATIONS.
19. REFER TO ATTACHED RESIDENTIAL DETAIL SHEET(S) FOR STANDARD DETAILS & RECOMMENDATIONS FOR PORTIONS OF THE LATEST INTERNATIONAL ENERGY CODE COUNCIL (IECC) REQUIREMENTS (REFER TO AUTHORITIES HAVING JURSIDICTION AND CURRENT ADOPTED IECC REQUIREMENTS FOR OTHER PROJECT CLIMATE ZONES. NOTIFY ARCHITECT IMMEDIATELY IF NOT INCLUDED IN THIS SET OF DRAWINGS.
20. ALL SITE & SURVEY INFORMATION PROVIDED BY OTHERS.
21. SITE GRADING AND DRAINAGE PLANS PROVIDED BY OTHERS.
22. ALL ENGINEERING DESIGNS INCLUDING, BUT NOT LIMITED TO, CIVIL, GEOTECHNICAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE PROVIDED BY OTHERS.



3 GARAGE FLOOR PLAN
1/4" = 1'-0"



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

RS	08-09-19	PRELIMINARY
RS	08-30-19	PRELIMINARY
RS	09-03-19	PRELIMINARY
RS	09-17-19	D.D.'s
GB	09-27-19	CHECK SET
RS	10-02-19	REVISIONS
LR	10-25-19	REVISIONS
LR	11-6-19	REVISIONS
RS	11-8-19	ISSUE

MSA
ARCHITECTURE + INTERIORS
RESIDENTIAL & COMMERCIAL ARCHITECTURE, INTERIORS, PLANNING
16719 Huebner Rd
Bldg. 3, Suite 301
San Antonio, TX 78248
(210) 408-7553 Voice
(210) 408-7543 Fax
www.msaofsa.com

REGISTERED ARCHITECT — STATE OF TEXAS
2019.11.12

A RESIDENCE FOR

J.T.

BROWN

363 BRAHAN BLVD.
LOT 33, BLK. 1
WESTFORD ALLIANCE

BELLAIRE HOMES

SQUARE FOOTAGES

TOTAL LIVING	1534 SF
TOTAL LIVING	1534 SF
DETACHED GARAGE	420 SF
ENTRY PORCH	140 SF
REAR SCREENED PORCH	85 SF
WH CLOSET	10 SF
	655 SF
TOTAL COVERAGE	2189 SF

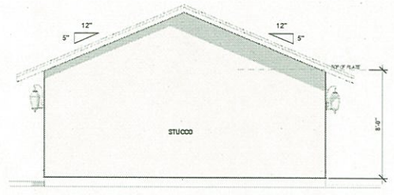
SITE PLAN & FLOOR PLANS

#1 OF 3

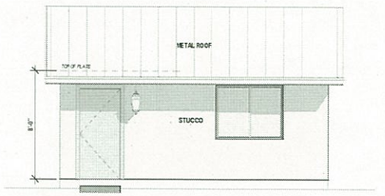
GR-2-1534

GARAGE -REAR PERSPECTIVE

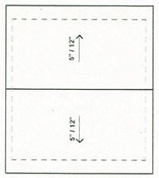
FOR ILLUSTRATION ONLY NO SCALE



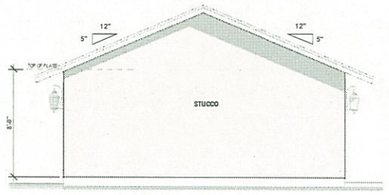
9 GARAGE RIGHT ELEVATION
1/4" = 1'-0"



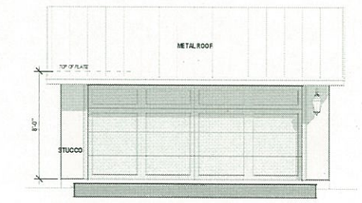
8 GARAGE REAR ELEVATION
1/4" = 1'-0"



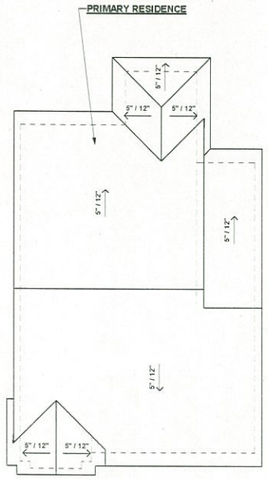
GARAGE



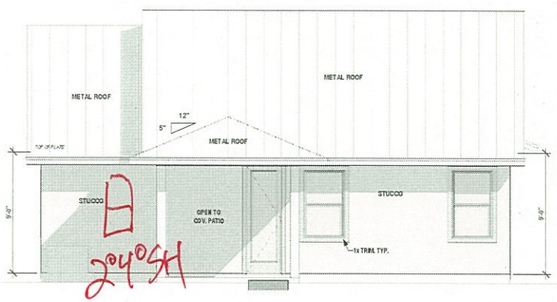
7 GARAGE LEFT ELEVATION
1/4" = 1'-0"



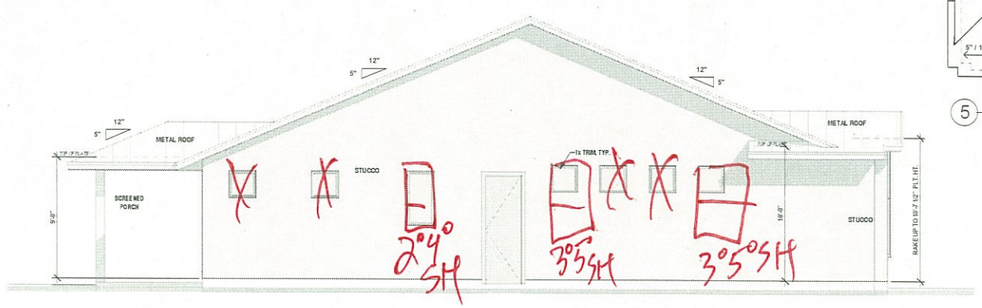
6 GARAGE FRONT ELEVATION
1/4" = 1'-0"



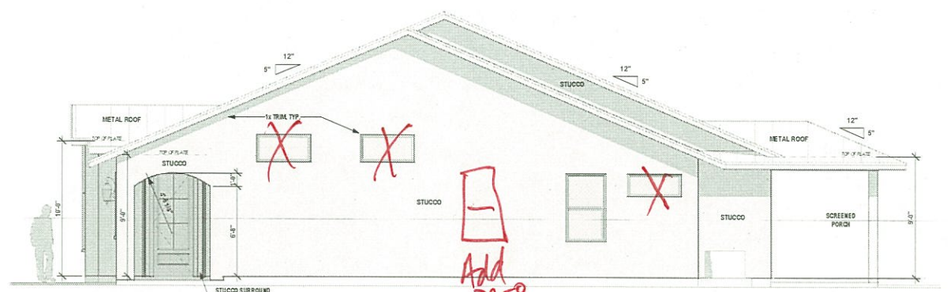
5 ROOF PLANS
1/8" = 1'-0"



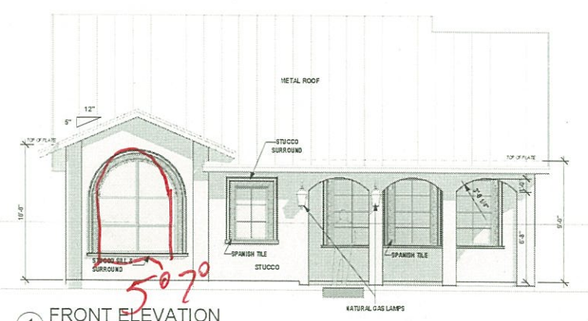
4 REAR ELEVATION
1/4" = 1'-0"



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



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



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

RS	08-26-19	PRELIMINARY
RS	08-30-19	PRELIMINARY
RS	09-03-19	PRELIMINARY
RS	09-17-19	D.R.'s
LR	09-27-19	CHECK SET
RS	10-02-19	REVISIONS
LR	10-25-19	REVISIONS
LR	11-6-19	REVISIONS
RS	11-8-19	ISSUE

MSA
ARCHITECTURE & INTERIORS

RESIDENTIAL & COMMERCIAL ARCHITECTURE, INTERIORS, PLANNING

16719 Huebner Rd
Bldg. 3, Suite 301
San Antonio, TX 78248
(210) 408-7553 Voice
(210) 408-7543 Fax
www.msaofsa.com

A RESIDENCE FOR

J.T.

BROWN

363 BRAHAN BLVD.
LOT 33, BLK. 1
WESTFORD ALLIANCE

BELLAIRE HOMES

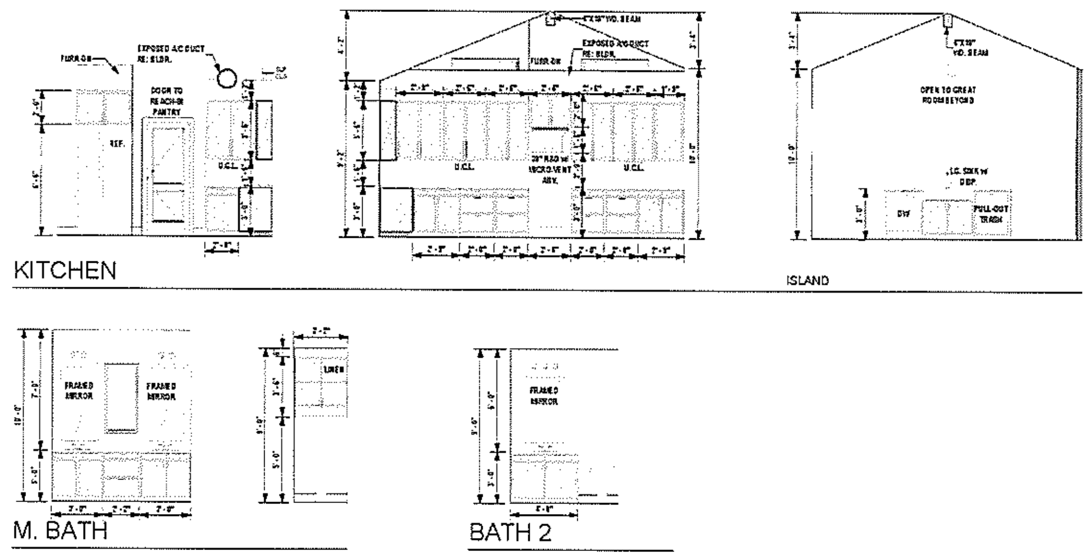
EXTERIOR ELEVATIONS & ROOF PLANS

#2 OF 3

GR-2-1534

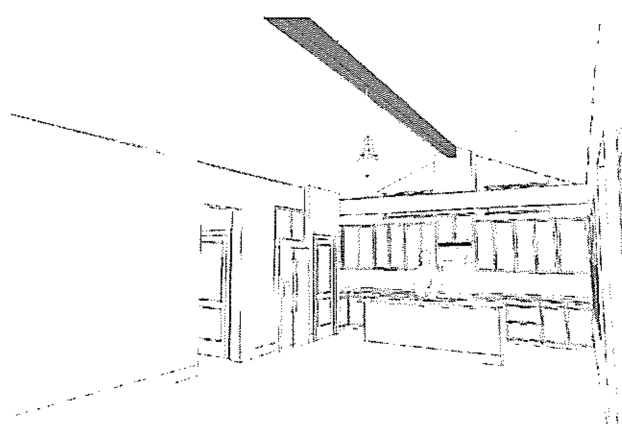
11/8/2019 3:40:25 PM P:\02-Drop Residential\Bellaire Homes\Brown\1534-GR\2019 R & V Elvae Set.rvt

PS	[illegible]	PRELIMINARY
KS	[illegible]	PRELIMINARY
PS	[illegible]	PRELIMINARY
PS	[illegible]	CDD
DS	[illegible]	CHECK SET
PS	[illegible]	REVISIONS
LR	[illegible]	REVISIONS
LR	[illegible]	REVISIONS
KS	[illegible]	ISSUE

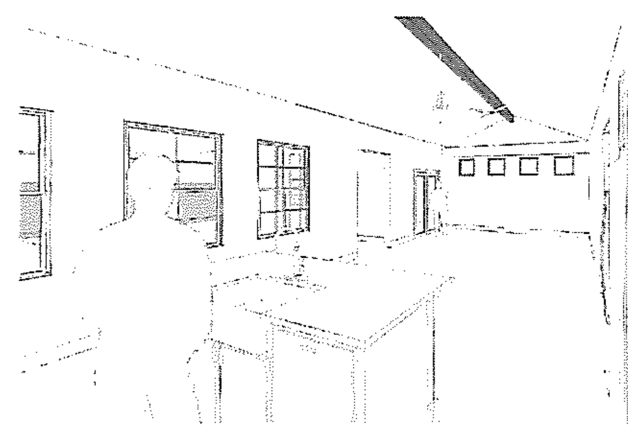


① INTERIOR ELEVATIONS
1/4" = 1'-0"

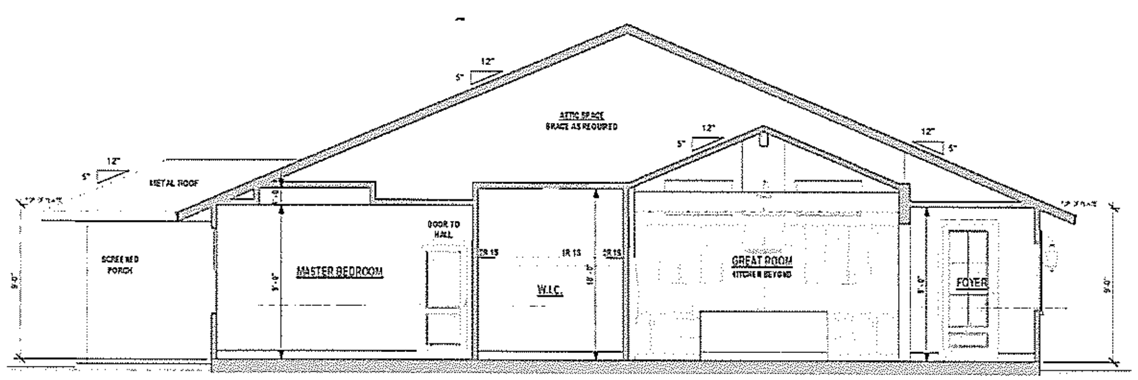
NOTES:
DRAWING IS FOR LAYOUT PURPOSES ONLY. CONTRACTOR AND MEP ENGINEER SHALL BEAR ULTIMATE RESPONSIBILITY FOR THE DESIGN, LOCATION AND CODE ADHERENCE AND COORDINATION OF ALL MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS FOR THE PROJECT.



GREAT ROOM VIEW TOWARDS KITCHEN
FOR ILLUSTRATION ONLY NO SCALE



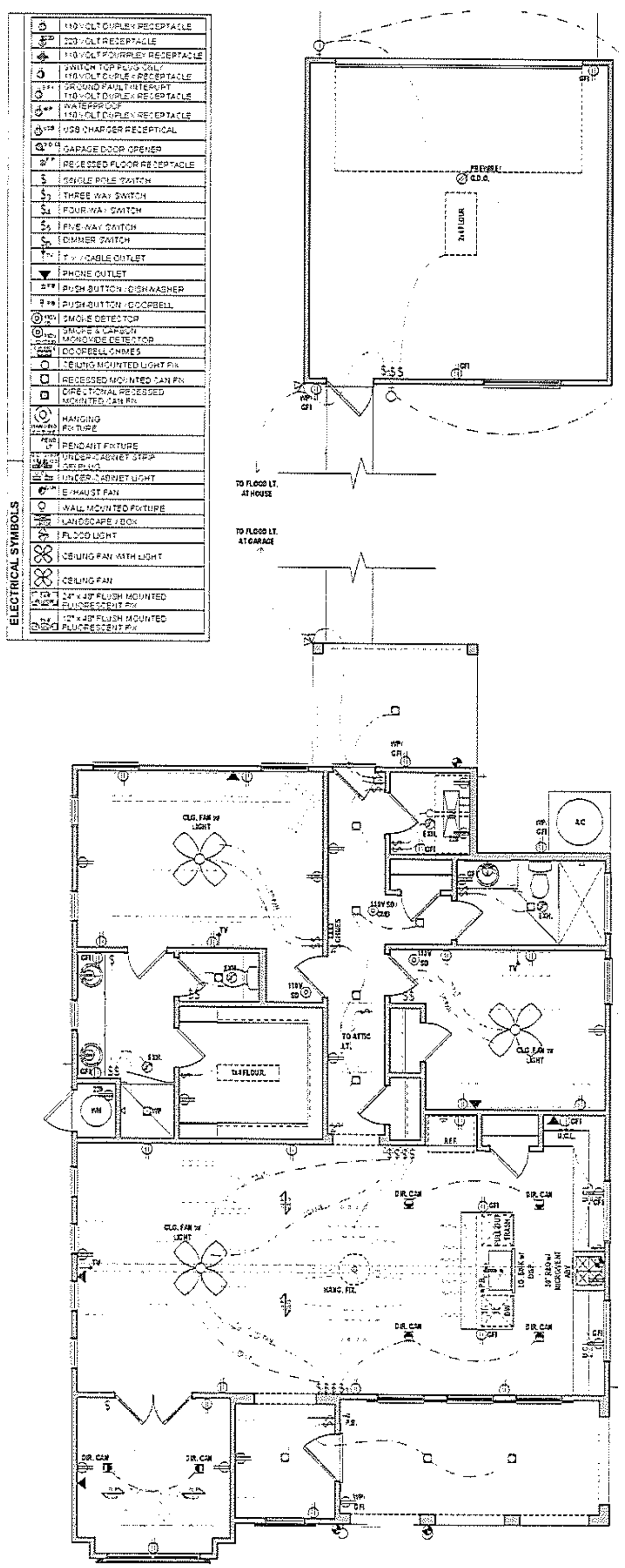
KITCHEN VIEW TOWARDS GREAT ROOM
FOR ILLUSTRATION ONLY NO SCALE



② SECTION
1/4" = 1'-0"

ELECTRICAL SYMBOLS

	110 VOLT DUPLEX RECEPTACLE
	220 VOLT RECEPTACLE
	110 VOLT FOURPLEX RECEPTACLE
	SWITCH TOP PLUG ONLY / 110 VOLT DUPLEX RECEPTACLE
	GROUND FAULT INTERUPT 110 VOLT DUPLEX RECEPTACLE
	WATERPROOF 110 VOLT DUPLEX RECEPTACLE
	USB CHARGER RECEPTICAL
	GARAGE DOOR OPENER
	RECESSED FLOOR RECEPTACLE
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR-WAY SWITCH
	FIVE-WAY SWITCH
	DIMMER SWITCH
	T.V. / CABLE OUTLET
	PHONE OUTLET
	PUSH BUTTON / DISHWASHER
	PUSH BUTTON / DOORBELL
	SMOKE DETECTOR
	SMOKE & CARBON MONOXIDE DETECTOR
	DOORBELL CHIMES
	CEILING MOUNTED LIGHT FIX
	RECESSED MOUNTED CAN FIX
	DIRECTIONAL RECESSED MOUNTED CAN FIX
	HANGING FIXTURE
	PENDANT FIXTURE
	UNDER-CABINET STRIP OR PUCKS
	UNDER-CABINET LIGHT
	EXHAUST FAN
	WALL MOUNTED FIXTURE
	LANDSCAPE / BOX
	FLOOD LIGHT
	CEILING FAN WITH LIGHT
	CEILING FAN
	24" x 48" FLUSH MOUNTED FLUORESCENT FIX
	12" x 48" FLUSH MOUNTED FLUORESCENT FIX



③ ELECTRICAL PLAN FIRST FLOOR
1/4" = 1'-0"

MSA
RESIDENTIAL & COMMERCIAL ARCHITECTURE, INTERIORS, PLANNING
16719 Huebner Rd
Bldg. 3, Suite 301
San Antonio, TX 78248
(210) 408-7553 Voice
(210) 408-7543 Fax
www.msaofsa.com

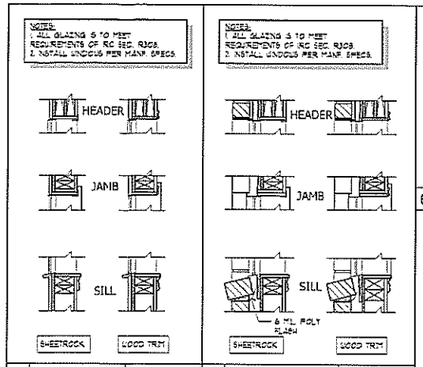
A RESIDENCE FOR
J.T.
BROWN
363 BRAHAN BLVD.
LOT 33, BLK. 1
WESTFORD ALLIANCE

BELLAIRE HOMES

INTERIOR ELEVATIONS, SECTION & ELECTRICAL PLAN

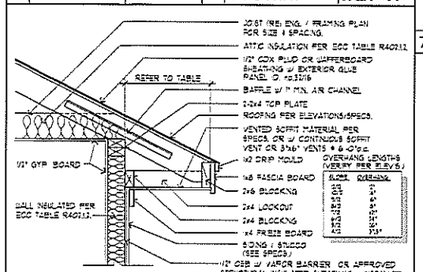
#3 OF 3

GR-2-1534

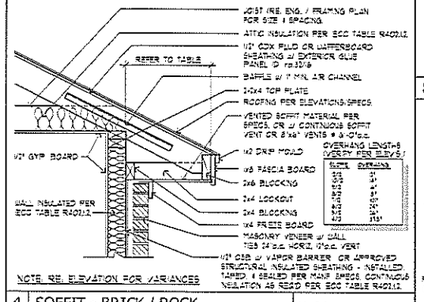


1 SIDING SCALE: 1" = 1'-0"

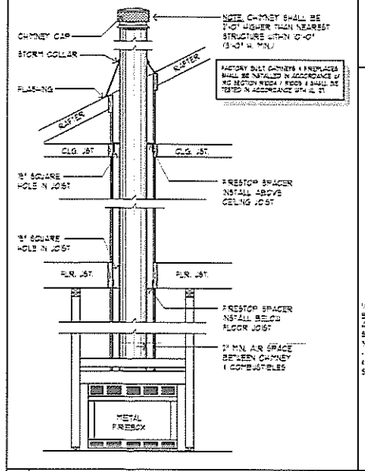
2 MASONRY SCALE: 1" = 1'-0"



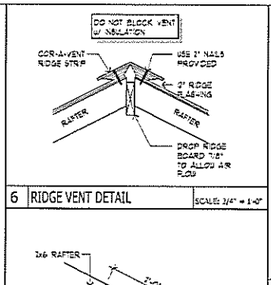
3 SOFFIT - SIDING / STUCCO SCALE: 3/4" = 1'-0"



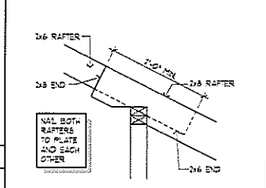
4 SOFFIT - BRICK / ROCK SCALE: 3/4" = 1'-0"



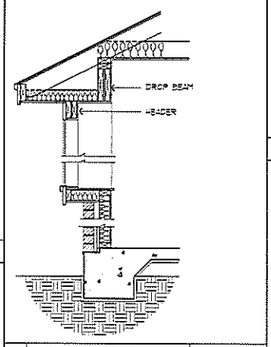
5 METAL FIREBOX SCALE: 3/8" = 1'-0"



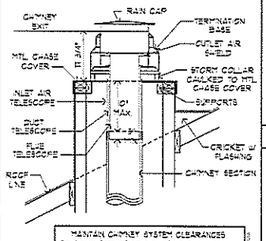
6 RIDGE VENT DETAIL SCALE: 3/4" = 1'-0"



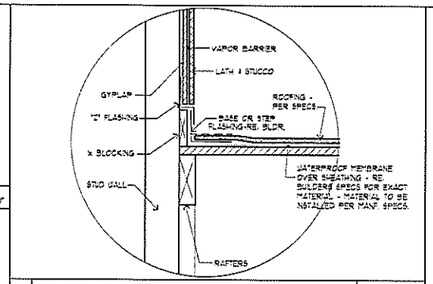
7 RAFTER CONNECTION SCALE: 3/4" = 1'-0"



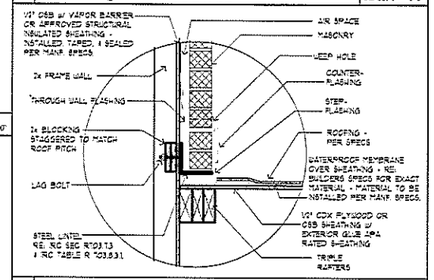
8 BOX WINDOW SCALE: 1/2" = 1'-0"



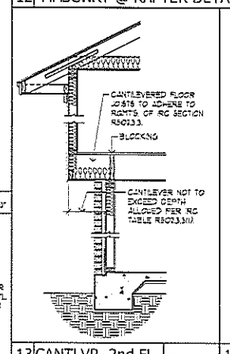
9 FLUE TERMINATION SCALE: N.T.S.



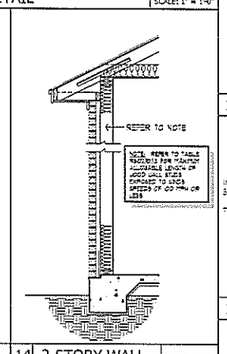
11 STUCCO @ RAFTER DETAIL SCALE: 1" = 1'-0"



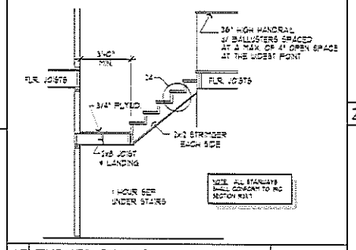
12 MASONRY @ RAFTER DETAIL SCALE: 1" = 1'-0"



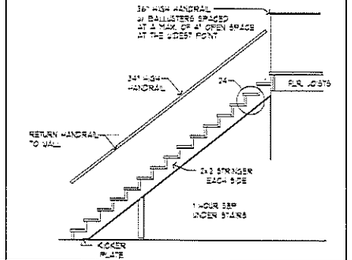
13 CANTLVR. 2nd FL. SCALE: N.T.S.



14 2-STORY WALL SCALE: N.T.S.

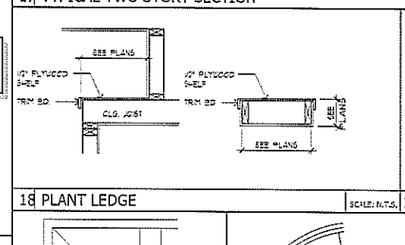


15 TURNED STAIRS SCALE: 1/4" = 1'-0"

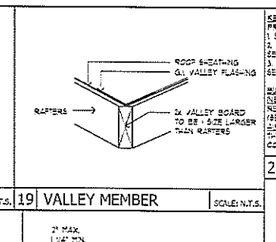


16 STRAIGHT STAIRS SCALE: 1/4" = 1'-0"

17 TYPICAL TWO STORY SECTION SCALE: 3/8" = 1'-0"



18 PLANT LEDGE SCALE: N.T.S.

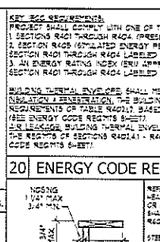


19 VALLEY MEMBER SCALE: N.T.S.

KEY: IECC REQUIREMENTS
PROJECT SHALL COMPLY WITH ONE OF THE FOLLOWING FROM CHAPTER 4 OF THE IECC
1. SECTIONS R401 THROUGH R404 (PRESCRIPTIVE)
2. SECTION R405 (CALCULATED ENERGY PERFORMANCE ANALYSIS) + THE PROVISIONS OF SECTION R401 THROUGH R404 LABELED "MANDATORY"
3. AN ENERGY RATING INDEX (ERI) APPROACH IN SECTION R406 + THE PROVISIONS OF SECTION R401 THROUGH R404 LABELED "MANDATORY" + SEC. R405.3.3.

BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF R402.1 - R402.1.5. INSULATION & FENESTRATION. THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.2, BASED ON THE CLIMATE ZONE THE PROJECT IS IN (FREE ENERGY CODE REQ'TS 6-8877)
AIR LEAKAGE: BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED ACCORDING TO THE REQ'TS OF SECTIONS R402.4.1 - R402.4.4 AND TABLE R402.4.1.1 (FREE ENERGY CODE REQ'TS 6-8877)

20 ENERGY CODE REQUIREMENTS

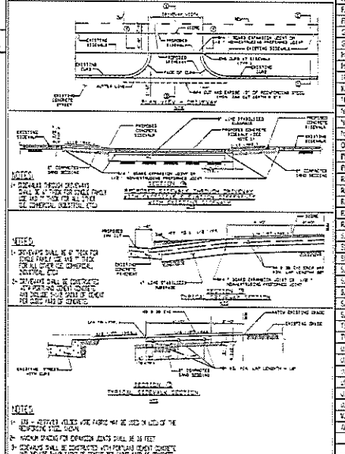


24 TREAD DETAIL

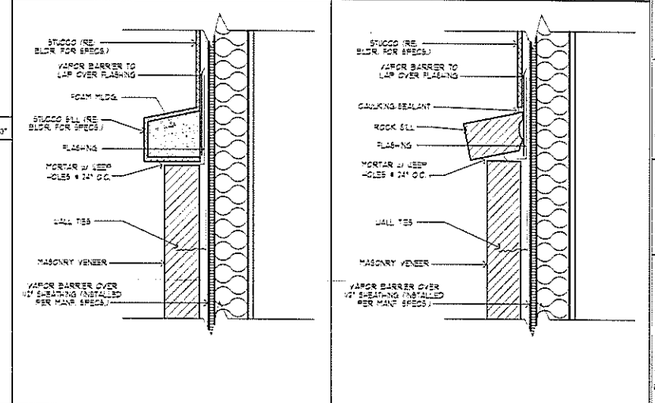
REFER TO RC R502.5 ALLOWABLE GIRDER AND HEADER SPANS. THE ALLOWABLE SPANS OF GIRDERS OR BEAMS FABRICATED OF DIMENSION LUMBER SHALL NOT EXCEED THE VALUES SET FORTH IN TABLES R502.5(1) TO R502.5(3) AND R502.5(5).

STEEL LINTELS SHALL COMPLY WITH RC SEC R703.8.3 AND THE ALLOWABLE SPANS SHALL NOT EXCEED THE VALUES SET FORTH IN RC TABLE R703.8.3. THE LINTELS SHALL HAVE A BEARING OF NOT LESS THAN 4 INCHES FOR VALUES EXCEEDING THE LIMITATIONS OF THE RC, AN ENGINEERED LINTEL LETTER SHALL BE SUBMITTED.

25 GIRDER, HEADER, & LINTEL SIZES



21 SPLIT LANDING SCALE: N.T.S. 22 CIRCULAR STAIR N.T.S. 23 HANDRAILS SCALE: N.T.S.



26 WAINSCOT w/ STUCCO SILL SCALE: 1 1/2" = 1'-0" 27 WAINSCOT w/ MASONRY SILL SCALE: 1 1/2" = 1'-0"

28 DRIVEWAY & APPROACH SCALE: N.T.S.

GENERAL SYMBOLS

	GAS OUTLET
C	COLD WATER
H	HOT WATER
HB	HOSE BIB
SF	SQUARE FOOT
CL	CENTERLINE
PL	PROPERTY LINE
3'0"x6'0"	3'-0" x 6'-0"
3'6"x6'8"	3'-6" x 6'-8"
R.A.G.	RETURN AIR GRILL

ELECTRICAL SYMBOLS

	110 VOLT DUPLEX RECEPTACLE
	220 VOLT RECEPTACLE
	SWITCH FOR PLUG ONLY 110 VOLT DUPLEX RECEPTACLE
GFCI	GROUND FAULT INTERRUPT 110 VOLT DUPLEX RECEPTACLE
WP	WATERPROOF 110 VOLT DUPLEX RECEPTACLE
GDO	GARAGE DOOR OPENER
FLR	RECESSED FLOOR RECEPTACLE
S	SINGLE POLE SWITCH
3	THREE-WAY SWITCH
4	FOUR-WAY SWITCH
DIMMER	DIMMER SWITCH
TV	T.V. / CABLE OUTLET
PHONE	PHONE OUTLET
PUSH	PUSH-BUTTON - DOOR BELL
SD	SMOKE DETECTOR
CO	DOORBELL CHIMES
	CEILING MOUNTED LIGHT FIX.
	RECESS MOUNTED CAN FIX.
WP	WATERPROOF RECESS MOUNTED CAN FIX.
	FLUSH MOUNTED WALL OR CEILING LIGHT FIXTURE
UNDER CAB	UNDER-CABINET LIGHT
EXHAUST	EXHAUST FAN
	WALL MOUNTED FLOUR. FIXTURE
	FLOOD LIGHT
	CEILING FAN WITH LIGHT
	CEILING FAN
24" x 48" FLUSH	24" x 48" FLUSH MOUNTED FLUORESCENT FIX.
12" x 48" FLUSH	12" x 48" FLUSH MOUNTED FLUORESCENT FIX.

LEDGEND

1X10	(1) 2x10 JOISTS
1X10	(1) 2x10 JOISTS
2X10	(2) 2x10 JOISTS
T.O.	TOP OF CURB
A.B.	ANCHOR BOLT
A.F.F.	ABOVE FINISHED FLOOR
B.L.	BUILDING LINE
BM	BEAM (FLUSH OR DROP)
C.J.	CEILING JOISTS
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
DBL.	DOUBLE
DN	DOUBLE NOSE
DISP.	GARBAGE DISPOSAL
DW	DISHWASHER
D.O.	DOUBLE OVEN
DW	DISHWASHER
EXC.	EXCAVATION
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FLR.	FLOOR
F.R.R.	FIRE RATED RATING
FRDR.	FRENCH DOORS
GYP.	GLUED AND NAILED
GYP. BD.	GYPSUM BOARD
HOR. INT.	HEADER HEIGHT
H.W.	HARD WOOD
IRC	INTERNATIONAL RESIDENTIAL CODE
K.S.	KNEE SPACE
MICRO	MICROWAVE
N.C.	NOMINAL CEILING
N.E.C.	NATIONAL ELECTRIC CODE
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
P.L.	PROPERTY LINE
PLYWD.	PLYWOOD
R.B.S.	RANGE BACK GUARD
R.C.	RAISED CEILING
RE.	REFER TO
REF.	REFRIGERATOR
R.S.G.A.	ROOFING SHEATHING GRADE A
S.B.C.	STANDARD BUILDING CODE
S.F.	SQUARE FOOTAGE
SH	SINGLE HUNG
S.R.O.	SHEET ROCK OPENING
S.S.H.	SLIP RESISTANT FLOORING
S.S.D.	SANITARY SEWER DISPOSAL
S.V.	SHEET VINYL
S.Y.P.	SOUTHERN YELLOW PINE
T&G	TONGUE AND GROOVE JOINT
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
U.C.L.	UNDER CABINET LIGHTING
U.E.	UTILITY EASEMENT
U.L.	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
U.W.A.	UNDER WALL ABOVE
V.T.R.	VENT THROUGH ROOF
W.U.E.	WATER LINE EASEMENT

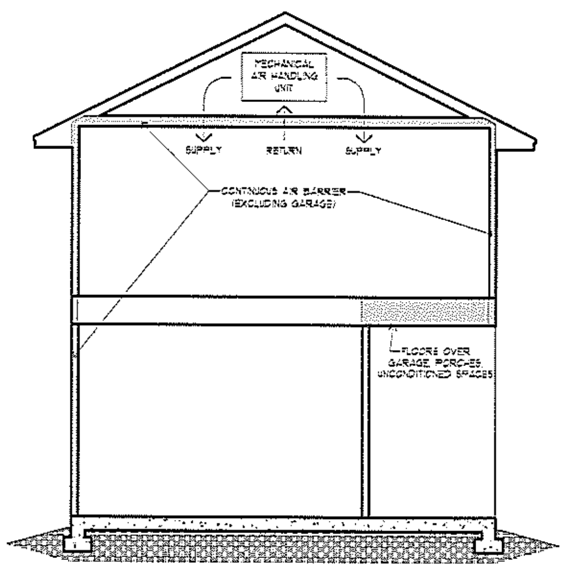
2016-09-12

ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

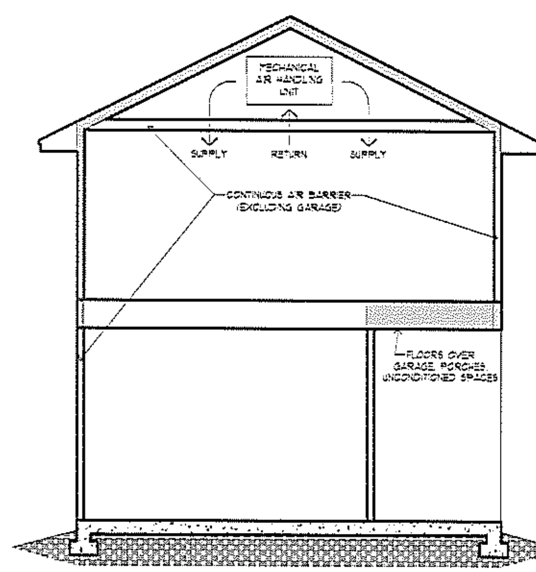
ALL DETAILS ARE GENERAL & ILLUSTRATIVE IN NATURE. THE CONTRACTOR NOT THE ARCHITECT, SHALL BE RESPONSIBLE FOR OVERSEEING AND INSURING ALL CRITICAL WATER-PROOFING, STRUCTURAL AND OTHER CONSTRUCTION IS BUILT PROPERLY AND MEET BUILDING CODES, INDUSTRY STANDARDS, AND MFR. ALL MANUFACTURERS SPECIFICATIONS.

MSA ARCHITECTURE
RESIDENTIAL & COMMERCIAL ARCHITECTURE, INTERIORS, PLANNING
16739 HUEBNER ROAD
BLDG. 3 SUITE 501
SAN ANTONIO
TEXAS 78256
210 408 7533 VOICE
210 408 7543 FAX
WWW.MSAGUSA.COM

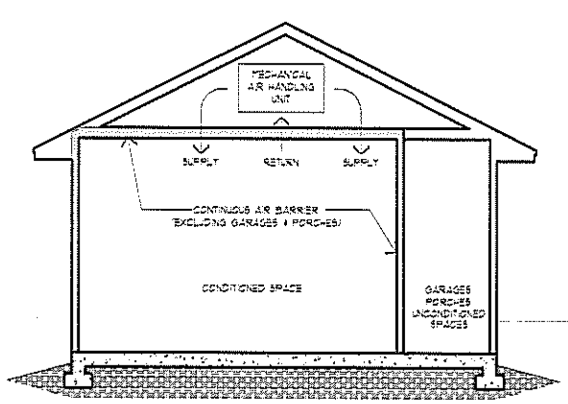
TWO STORY RESIDENCE DETAIL SHEET



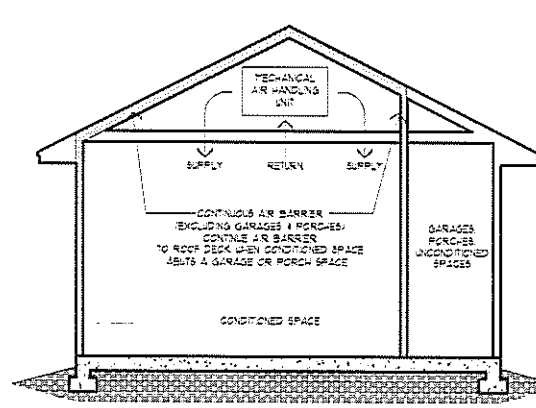
THERMAL BARRIER DIAGRAM - BLOWN-IN ATTIC INSULATION (2-STORY)
SCALE: NOT TO SCALE



THERMAL BARRIER DIAGRAM - FOAM ATTIC INSULATION (2-STORY)
SCALE: NOT TO SCALE



THERMAL BARRIER DIAGRAM - BLOWN IN ATTIC INSULATION (1-STORY)
SCALE: NOT TO SCALE



THERMAL BARRIER DIAGRAM - FOAM ATTIC INSULATION (1-STORY)
SCALE: NOT TO SCALE

R402 BUILDING THERMAL ENVELOPE
THE BLDG. THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF SECTIONS R402.1.1 - R402.1.5.
R402.1.2 INSULATION & FENESTRATION: THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.2, BASED ON THE CLIMATE ZONE THE PROJECT IS IN. REFER TO CLIMATE ZONES (IECC TABLE R301.1).

TABLE R402.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

CLIMATE ZONE	FENESTRATION U-FACTOR[b]	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC[b,e]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE[i]	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13+5[h]	8/13	19	5/13[f]	0	5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13+5[h]	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13+5[h]	13/17	30[g]	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20+5 or 13+10[h]	15/20	30[g]	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20+5 or 13+10[h]	19/21	38[g]	15/19	10, 4 ft	15/19

For SI: 1 foot = 304.8 mm.
NR = Not Required.

[illegible]

R402.4 AIR LEAKAGE (MANDATORY): BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE TO THE REQMTS OF SECTIONS R402.4.1 - R402.4.5, AND TABLE R402.4.1.1.
R402.4.1.1 INSTALLATION: THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS LISTED IN TABLE R402.4.1.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANF. INSTRUCTIONS & THE CRITERIA LISTED IN TABLE R402.4.1.1, AS APPLICABLE TO THE METHOD OF CONSTRUCTION. WHERE REQUIRED BY THE CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE.
R402.4.1.2 TESTING: THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 5 AIR CHANGES PER HR IN CLIMATE ZONES 1 & 2, & 3 AIR CHANGES / HR IN CLIMATE ZONES 3-8. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH RESNET/ICC 380 ASTM E779 OR ASTM E 1827 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. (50 PASCALS). (REFER TO SECTION FOR ADDITIONAL REQUIREMENTS)

RESIDENTIAL ENERGY EFFICIENCY

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

[illegible]

R-34 2015 INTERNATIONAL ENERGY CONSERVATION CODE®

R403 SYSTEMS
ALL HVAC MECHANICAL SYSTEMS, WATER HEATERS, DUCTS, VENTS, PIPING, CONTROLS, POOL & SPA EQUIPMENT, SHALL MEET THE REQUIREMENTS OF SECTION R403.

R404 ELECTRICAL POWER & LIGHTING SYSTEMS
ALL POWER AND LIGHTING SYSTEMS SHALL MEET THE REQUIREMENTS OF SECTION R404.

R405 SIMULATED PERFORMANCE ALTERNATIVE (PERFORMANCE)
COMPLIANCE USING SIMULATED ENERGY PERFORMANCE ANALYSIS SHALL MEET THE REQUIREMENTS IN SECTION R405. SUCH ANALYSIS SHALL INCLUDE HEATING, COOLING, MECHANICAL VENTILATION AND SERVICE WATER HEATING ENERGY ONLY.
R405.2 MANDATORY REQUIREMENTS. COMPLIANCE WITH THIS SECTION REQUIRES THAT THE MANDATORY PROVISIONS IDENTIFIED IN SEC. R401.2 BE MET. ALL SUPPLY & RETURN DUCTS NOT COMPLETELY INSIDE THE BLDG. THERMAL ENVELOPE SHALL BE INSULATED TO A MINIMUM OF R-6.

R406.2 Mandatory requirements. Compliance with this section requires that the provisions identified in Sections R401 through R404 indicated as "Mandatory" and Section R403.5.3 be met. The *building thermal envelope* shall be greater than or equal to levels of efficiency and *Solar Heat Gain Coefficients* in Table 402.1.1 or 402.1.3 of the 2009 *International Energy Conservation Code.*

Exception: Supply and return ducts not completely inside the *building thermal envelope* shall be insulated to an *R*-value of not less than R-6.

R406.3 Energy Rating Index. The Energy Rating Index (ERI) shall be determined in accordance with RESNET/ICC 301 except for buildings covered by the *International Residential Code*, the ERI Reference Design Ventilation rate shall be in accordance with Equation 4-1.

Ventilation rate, CFM = (0.01 × total square foot area of house) + [7.5 × (number of bedrooms + 1)]

(Equation 4-1)

Energy used to recharge or refuel a vehicle used for transportation on roads that are not on the building site shall not be included in the *ERI reference design* or the *rated design*.

R406.4 ERI-based compliance. Compliance based on an ERI analysis requires that the *rated design* be shown to have an ERI less than or equal to the appropriate value indicated in Table R406.4 when compared to the *ERI reference design*.

(REFER TO SECTION FOR ADDITIONAL REQUIREMENTS)

TABLE R406.4
MAXIMUM ENERGY RATING INDEX

CLIMATE ZONE	ENERGY RATING INDEX[a]
[illegible]	[illegible]

[illegible]

2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) REQUIREMENTS

AS OF 10/1/2016 ALL RESIDENTIAL PROJECTS IN THE CITY OF SAN ANTONIO SHALL COMPLY WITH ONE OF THE FOLLOWING FROM CHAPTER 4 OF THE IECC:
1. SECTIONS R401 THROUGH R404. (PRESCRIPTIVE)
2. SECTION R405 (SIMULATED ENERGY PERFORMANCE ANALYSIS) & THE PROVISIONS OF SECTION R401 THROUGH R404 LABELED "MANDATORY"
3. AN ENERGY RATING INDEX (ERI) APPROACH IN SECTION R406 & THE PROVISIONS OF SECTION R401 THROUGH R404 LABELED "MANDATORY", & SEC. R403.5.3.

CONTRACTOR & ALL SUBCONTRACTORS/TRADES/SUPPLIERS SHOULD BE FAMILIAR WITH ALL THE IECC REQUIREMENTS APPLICABLE TO THEIR WORK OR PRODUCTS, AND INSURE COMPLIANCE WITH THE REQMTS. ONLY A FEW OF THE REQUIREMENTS/ SECTIONS/ TABLES ARE SHOWN ON THIS SHEET.

2019.06.06

ALL CONSTRUCTION SHALL CONFORM TO ALL BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

[illegible]

ALL DETAIL DRAWINGS ARE GENERAL AND ILLUSTRATIVE. THE CONTRACTOR, NOT THE ARCHITECT, SHALL BE RESPONSIBLE FOR OVERSEEING AND INSURING ALL CRITICAL WATERPROOFING, STRUCTURAL, AND OTHER CONSTRUCTION IS BUILT PROPERLY AND PER BUILDING CODES, INDUSTRY STANDARDS, AND PER ALL MANUFACTURERS' SPECIFICATIONS.

MSA ARCHITECTURE
RESIDENTIAL & COMMERCIAL ARCHITECTURE, INTERIORS, PLANNING
15719 HUEBNER ROAD
BLDG. 3 SUITE 301
SAN ANTONIO
TEXAS 78248
210 408 7553 VOICE
210 408 7343 FAX
WWW.MSAOFSA.COM

IECC ENERGY CODE REQUIREMENTS FOR THE CITY OF SAN ANTONIO

363 Brahan Blvd
San Antonio, Texas 78215
Westfort Historic District

Prepared by John T. Brown – Property Owner

Request for Certificate of Appropriateness for Landscaping and Addition of Fencing

April 11, 2020

Landscape Proposal

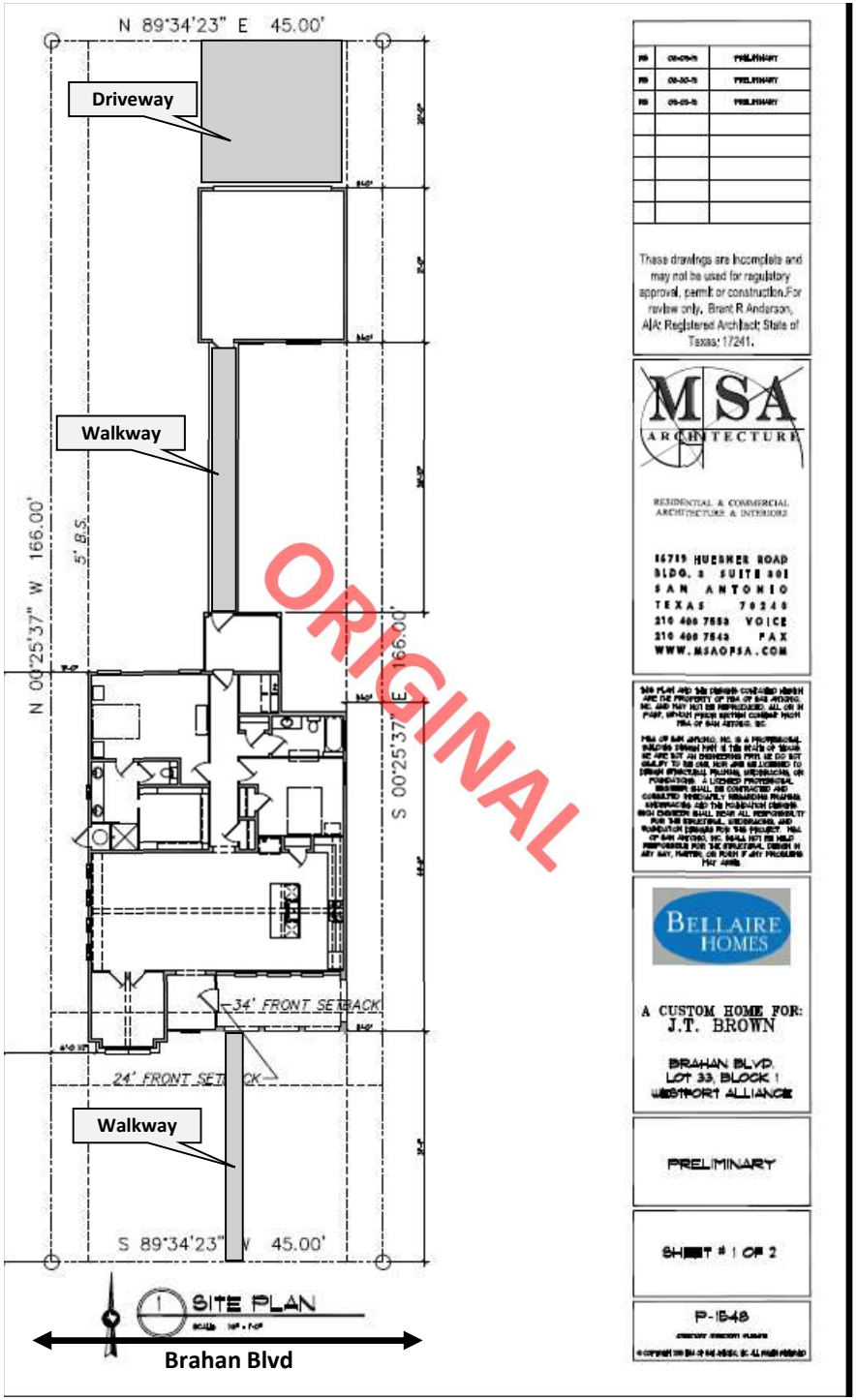
- **Proposed landscape design and materials come straight from January 2020 COSA-OHP draft recommendations**

XERISCAPING & RESPONSIBLE LANDSCAPING

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

CITY OF SAN ANTONIO
HISTORIC DESIGN GUIDELINES
LANDSCAPING POLICY DOCUMENT

DRAFT
JANUARY 2020



decomposed granite

frogfruit

pink skullcaps

Idea of rock around the edges of all structures is to create a drip edge to prevent mud from splashing onto the stucco and discoloring it when there is liquid runoff from the roof

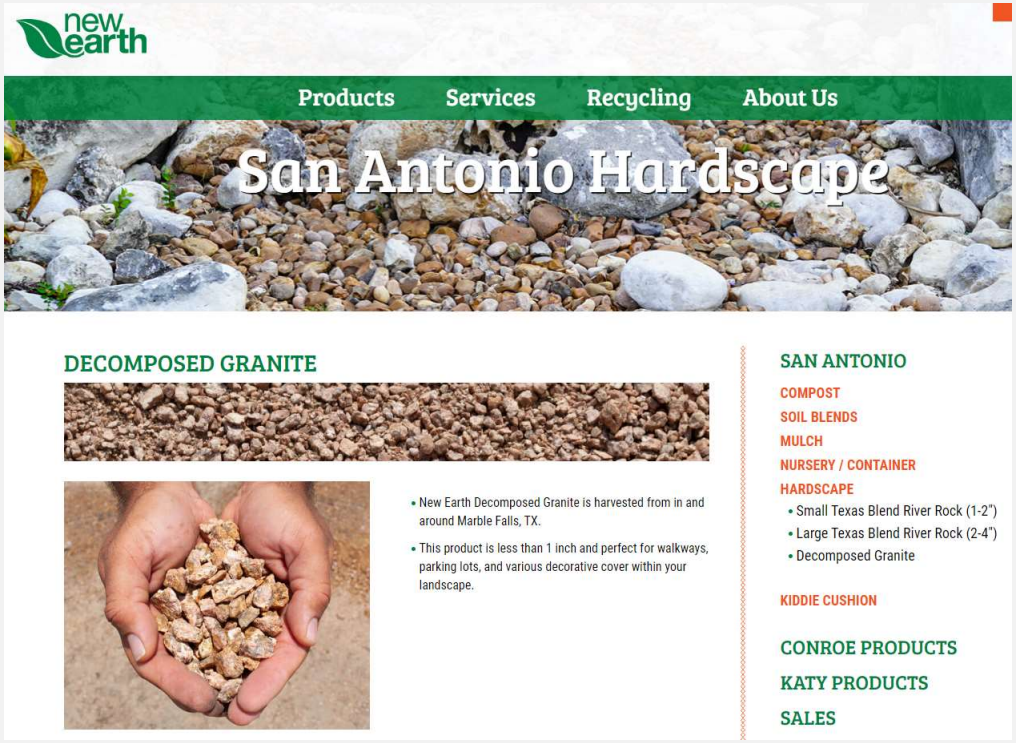
Vast majority of landscape is grass/greenspace

These drawings are incomplete and may not be used for regulatory approval, permit or construction.For review only. Brent R Anderson, AIA; Registered Architect State of Texas; 17241.
MSA ARCHITECTURE
RESIDENTIAL & COMMERCIAL ARCHITECTURE & INTERIORS
16719 HUEBNER ROAD
BLDG. 2 SUITE 201
SAN ANTONIO
TEXAS 78248
210 408 7553 VOICE
210 408 7543 FAX
WWW.MSAOFSA.COM
BELLAIRE HOMES
A CUSTOM HOME FOR:
J.T. BROWN
BRAHAN BLVD.
LOT 33, BLOCK 1
WESTPORT ALLIANCE
PRELIMINARY
SHEET # 1 OF 2
P-1548

Landscape Materials Summary

Xeriscaped Areas

Per COSA-OHP recommendations, propose usage of naturally colored decomposed granite less than 1” in diameter from New Earth Compost, as seen below:



Landscape Materials Summary

Xeriscaped Areas

Per COSA-OHP recommendations, propose usage of pink skullcaps as accents in rock beds adjacent to the foundation from The Garden Center (10682 Bandera Road), as seen in example below:

Pink skullcaps will align best with the colors of the home

Propose adding skullcaps approximately every 36” in rock beds around the house

Landscape Materials Summary

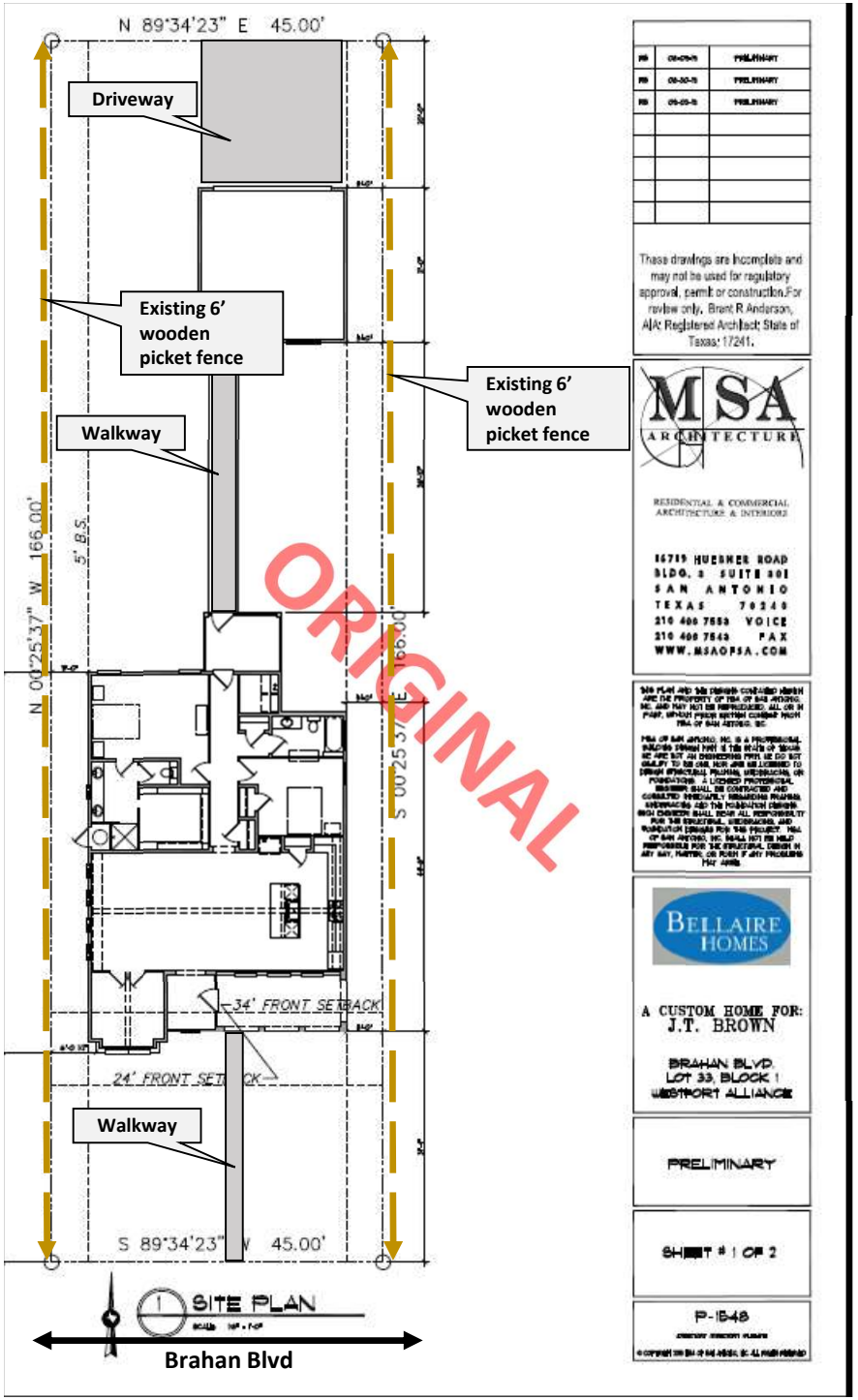
Green Spaces

Per COSA-OHP recommendations, propose utilizing frogfruit in green areas to replace existing turf grass, which is available at The Garden Center (10682 Bandera Road), see example below:

Fencing Proposal

Existing Fences – run North-South (N-S) on each side of property

Need to add fencing on north and south sides of lot to enclose property and ensure security of structures, personal property, vehicles and persons on property from trespassers/bad actors


N 89°34'23" E 45.00'
Driveway
Existing 6' wooden picket fence
Existing 6' wooden picket fence
Walkway
5' B.S.
N 00°25'37" W 166.00'
S 00°25'37" E 166.00'
34' FRONT SETBACK
24' FRONT SETBACK
Walkway
S 89°34'23" W 45.00'
SITE PLAN
Brahan Blvd
ORIGINAL
These drawings are incomplete and may not be used for regulatory approval, permit or construction.For review only. Brent R Anderson, AIA; Registered Architect; State of Texas; 17241.
MSA ARCHITECTURE
RESIDENTIAL & COMMERCIAL ARCHITECTURE & INTERIORS
16719 HUEBNER ROAD
BLDG. 2 SUITE 201
SAN ANTONIO
TEXAS 78248
210 408 7583 VOICE
210 408 7543 FAX
WWW.MSAOFSA.COM
BELLAIRE HOMES
A CUSTOM HOME FOR:
J.T. BROWN
BRAHAN BLVD.
LOT 33, BLOCK 1
WESTPORT ALLIANCE
PRELIMINARY
SHEET # 1 OF 2
P-1548

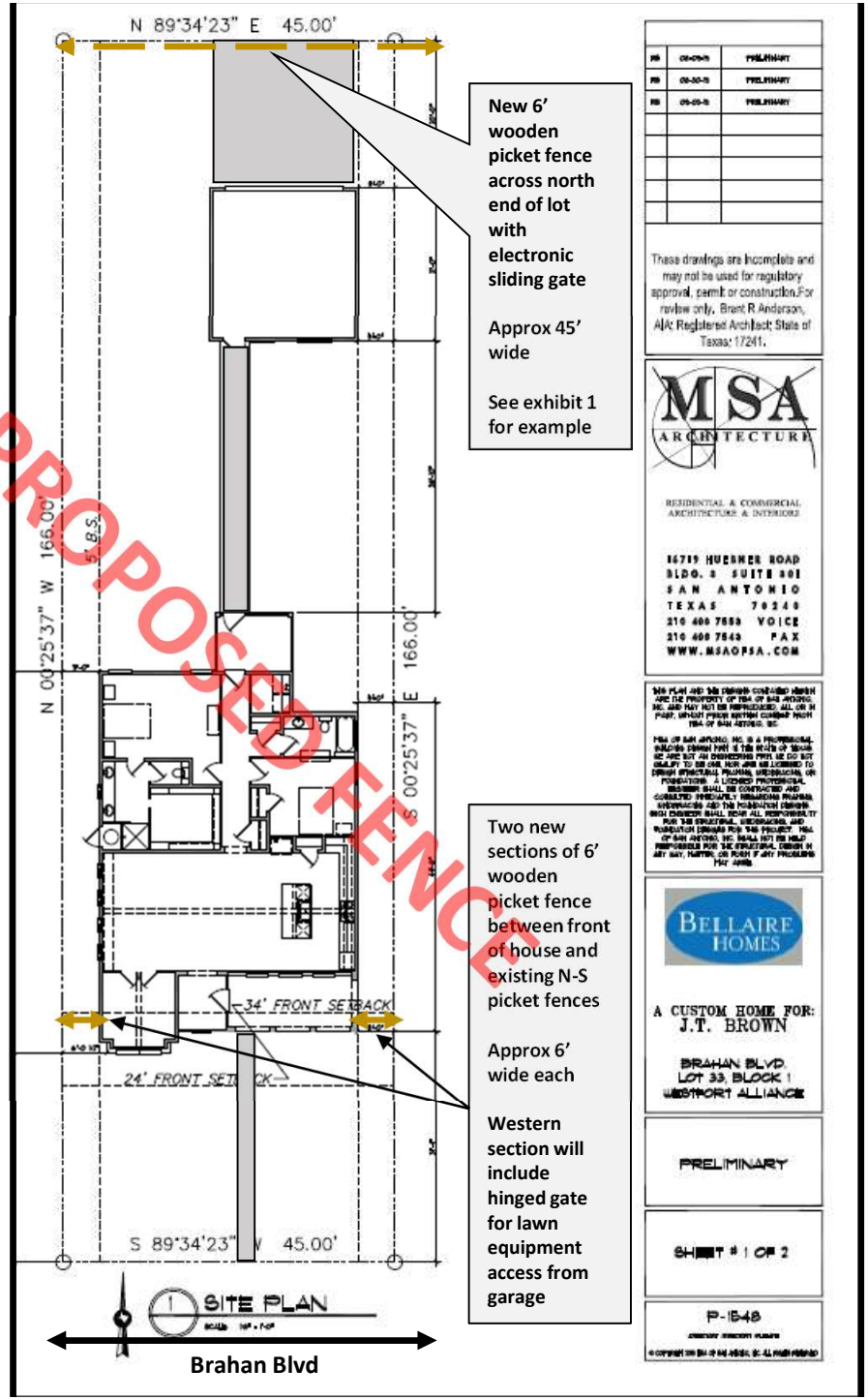

N 89°34'23" E 45.00'
New 6' wooden picket fence across north end of lot with electronic sliding gate
Approx 45' wide
See exhibit 1 for example
5' B.S.
N 00°25'37" W 166.00'
S 00°25'37" E 166.00'
Two new sections of 6' wooden picket fence between front of house and existing N-S picket fences
Approx 6' wide each
Western section will include hinged gate for lawn equipment access from garage
34' FRONT SETBACK
24' FRONT SETBACK
S 89°34'23" W 45.00'
SITE PLAN
Brahan Blvd
PROPOSED FENCE
These drawings are incomplete and may not be used for regulatory approval, permit or construction.For review only. Brent R Anderson, AIA; Registered Architect; State of Texas; 17241.
MSA ARCHITECTURE
RESIDENTIAL & COMMERCIAL ARCHITECTURE & INTERIORS
16719 HUEBNER ROAD
BLDG. 2 SUITE 201
SAN ANTONIO
TEXAS 78248
210 408 7583 VOICE
210 408 7543 FAX
WWW.MSAOFSA.COM
BELLAIRE HOMES
A CUSTOM HOME FOR:
J.T. BROWN
BRAHAN BLVD.
LOT 33, BLOCK 1
WESTPORT ALLIANCE
PRELIMINARY
SHEET # 1 OF 2
P-1548

Exhibit 1

General style of sliding wooden picket gate we are seeking approval for: