

HISTORIC AND DESIGN REVIEW COMMISSION

January 02, 2019

HDRC CASE NO: 2018-525
ADDRESS: 115 DEVINE ST
LEGAL DESCRIPTION: NCB 723 (115 DEVINE SUBD), BLOCK 5 LOT 23
ZONING: IDZ CD, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Brian Voges/Voges Design, LLC
OWNER: /HK Development LLC
TYPE OF WORK: Construction of four, 2-story residential structures
APPLICATION RECEIVED: December 12, 2018
60-DAY REVIEW: February 10, 2019

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct four, two-story, multi-use structures on the vacant lot at 115 Devine, located within the Lavaca Historic District.

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

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

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

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 principal 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.

OHP Window Policy Document

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

- ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness to construct four, two-story, multi-use structures on the vacant lot at 115 Devine, located within the Lavaca Historic District.
- b. CONCEPTUAL APPROVAL – The applicant received conceptual approval on November 7, 2018, with a design that was presented at the Historic and Design Review Commission hearing. Staff’s stipulations at conceptual approval as noted below:
 - i. That a building to lot ratio that is more consistent with that found historically in the district and the Guidelines be proposed. **The applicant has reduced the lot coverage to be consistent with the Guidelines.**
 - ii. That the applicant proposed a front setback that is greater than the setbacks of the historic structures on the block. **The applicant has increased the proposed front setback to twenty-five feet.**
 - iii. That the applicant provide additional information, such as a street elevation to address the proposed height being inconsistent with the historic heights found on the block.
 - iv. That the applicant propose a foundation height that is consistent with the Guidelines.
 - v. That the applicant eliminate the proposed flat roofs and incorporate a roof form that is complementary of those found historically in the district.
 - vi. That the applicant proposed architectural elements, particularly those pertaining to roof forms and front façade massing and arrangement that are complementary of the historic architectural elements and massing found in the district. **The applicant has introduced additional traditional elements to introduce additional architectural elements.**
 - vii. That the applicant utilize materials that are consistent with the Guidelines.
 - viii. That a double-hung, one-over-one wood windows or aluminum-clad wood windows be used. Meeting rails must be 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 architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. **The applicant has proposed aluminum clad wood windows.**
 - ix. That all mechanical equipment be screened from view from the public right of way. **All mechanical equipment has been screened.**
 - x. That a landscaping plan be submitted that is consistent with the Guidelines. **The applicant has submitted a landscaping plan.**
- c. CONTEXT AND DEVELOPMENT PATTERN – This block of Devine primarily features lots with single story, historic structures. As Devine Street intersects S Presa Street, commercial structures and surface parking lots exist. A one story church currently exists at the corner of Devine Street and Eager Street. The Lavaca Historic District predominantly features one story historic structures.
- d. BUILDING TO LOT RATIO – The Guidelines for New Construction 2.D.i., notes new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The applicant has proposed a building to lot ratio that is consistent with the Guidelines.
- e. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The historic structures on this face of the block feature setbacks that range in depth from approximately twenty-three (23) feet to approximately thirty-one (31) feet from the street. The applicant has proposed a setback of twenty-five feet from the property line. Staff finds that the proposed setback is appropriate; however, the applicant should submit a site plan including the neighboring structures to confirm.
- f. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The two southernmost structures will feature an entrance that faces Devine

Street. The rear two structures will also feature primary entrances and an orientation that face Devine. Staff finds this to be appropriate.

- g. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. As noted in finding d, this block of Devine features only one story structures. The applicant has proposed overall heights of approximately thirty (30) feet. While the proposed heights of the new construction exceed those of the existing, historic structures on the block by one story, staff finds that given the edge condition of this lot, the proposed heights are appropriate. Staff finds that any additional height reducing measures that can be taken should be incorporated into the design. An increased front setback may also reduce the perception of the proposed height.
- h. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has not specified foundation heights at this time. The applicant is responsible for complying with the Guidelines.
- i. ROOF FORM – The applicant has proposed roof forms that include gabled and shed roofs. The applicant has proposed parapet walls to conceal roof balconies, which present themselves as flat roofs. The applicant has proposed that all front facing roof forms be gabled or shed to be consistent with the historic examples found throughout the District. Staff finds that the applicant should continue to modify the proposed parapet walls to limit their visibility from the right of way.
- j. ARCHITECTURAL DETAILS – The applicant has proposed architectural details that are generally consistent with those found historically within the district. The applicant has proposed roof forms and general façade arrangements that are found historically in the district.
- k. MATERIALS – The applicant has proposed materials that include stucco facades and standing seam metal roofs. This block of Devine features historic structures with wood siding; however, stucco and plaster are used historically within the district. Staff finds that the applicant should include wood or composite siding along with the proposed stucco to provide façade separation and a sense of scale. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be used, but should be submitted to staff for review and approval prior to installation. Staff does not find the vinyl windows to be appropriate.
- l. WINDOW MATERIALS – The applicant has proposed to install aluminum clad wood casement windows. 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 architecturally appropriate sill detail.
- m. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6, all mechanical equipment should be screened from view at the public right of way. The applicant has noted that all mechanical equipment will be screened.
- n. DRIVEWAY – The applicant has proposed a ribbon strip driveway. Staff finds the proposed profile and location of the driveway appropriate. The applicant should ensure that the width of the proposed driveway does not exceed ten (10) feet in width.
- o. SIDEWALK – The applicant has proposed sidewalks and walkways on the property to feature a concrete profile. The applicant should ensure that the widths of the proposed sidewalks are consistent with those found at the right of way.
- p. LANDSCAPING – The applicant has submitted a landscaping plan noting the locations of various plantings. The applicant should ensure that vegetation and ground cover is planted within the front yard to match the historic front yard turf pattern found on the block. Xeriscaping may be used in the rear yard. Staff finds that rear parking should be pervious.

RECOMMENDATION:

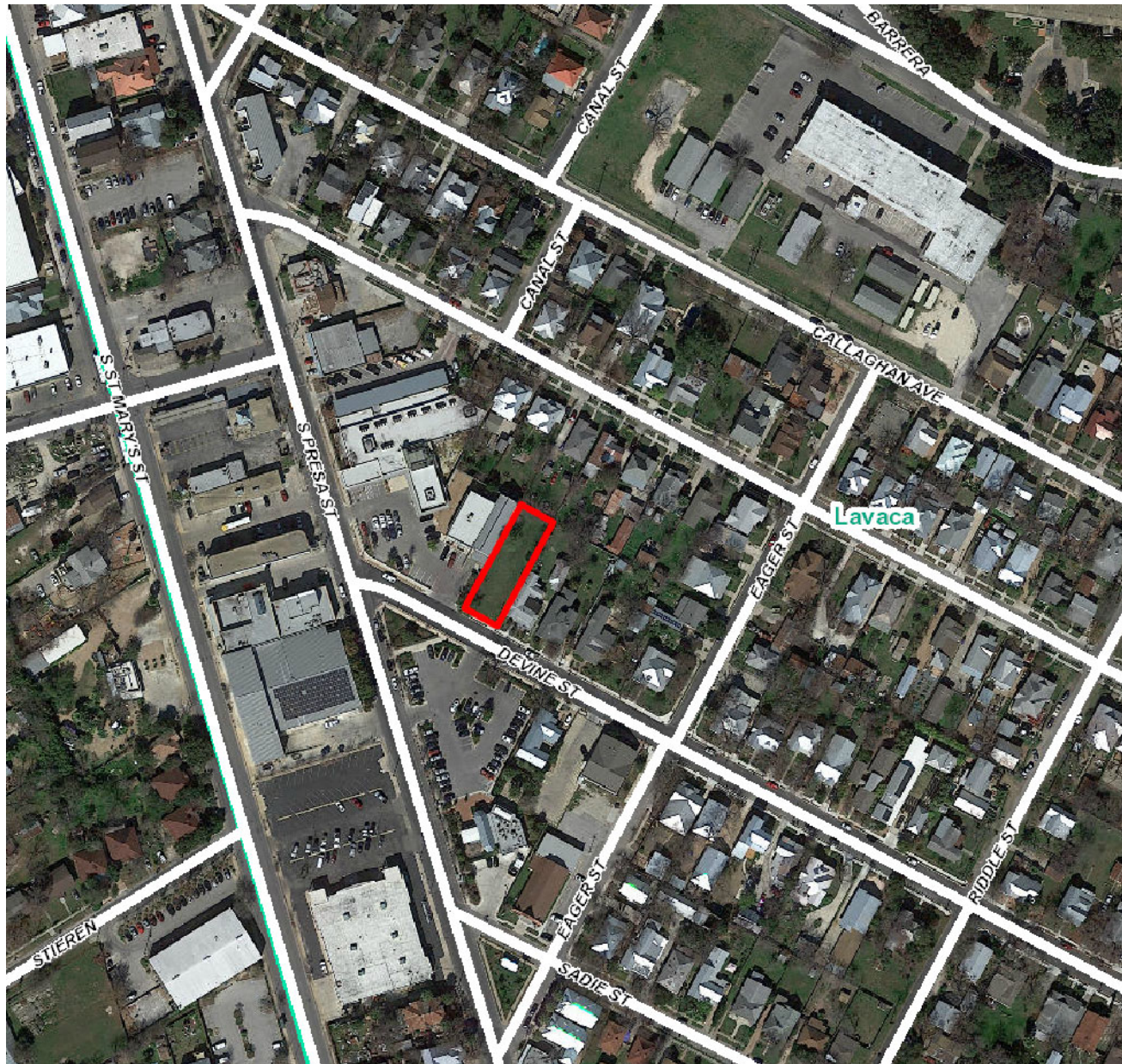
Staff recommends approval based on findings a through p with the following stipulations:

- i. That the should submit a site plan including the neighboring structures to confirm that appropriate setbacks are being used as noted in finding e.
- ii. That the applicant ensure that a foundation height that is within one (1) foot of the neighboring, historic structure's is used as noted in finding h.

- iii. That the applicant continue to modify the proposed flat roofs to conceal them from view at the right of way as noted in finding i.
- iv. That the applicant incorporate wood or composite siding into the material palette as noted in finding k.
- v. That the proposed aluminum clad casement windows feature dark colors and that the color selection 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 architecturally appropriate sill detail.
- vi. That the proposed sidewalk feature a width of between three and four feet, that the proposed driveway not exceed ten (10) feet in width and that the front yards feature ground cover and plant elements.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 20, 2018

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VOGES DESIGN, LLC

11 Fountain Drive
San Antonio, Texas 78248

HDRC APPLICATION

Submittal Date: Wednesday, December 12 , 2018
Hearing Date: Wednesday, January 02 , 2019

Project Information: Palomas off Presa (2018-525)
115 Devine St.
San Antonio, Texas 78212
Lavaca Historic District

Palomas off Presa, located at 115 Devine St. is a residential community that offers a vibrant living condition, all while creating a buffer the neighborhood and seize commercial development on the Devine block. The lot zoning having its IDZ CD status, we felt it is important to utilize this opportunity to keep this beautiful lot a residential area.

Each unit of this community will feature traditional standing seam metal roofs and gables, painted wood porches and shared materiality with existing historic structures in the neighborhood.

Each unit will be two-stories tall, with roof terraces at the rear of the structures facing away from pedestrian and public view.

Our intention is to keep the height and solid massing walls of the structures to a minimum and not disturb the visual rhythm of the neighborhood but add to the growing character of Southtown and the Presa Neighborhood. We thank you for considering our project and look forward to further working with HDRC.

Below are finding from our conceptual approval hearing along with a response of how we have attempted to address each issue. We look forward to reviewing these and others during DRC.

Brian L Voges
VOGES DESIGN



- i. That a building to lot ratio that is more consistent with that found historically in the district and the Guidelines be proposed as noted in finding e.

We have modified our design to address the issues of regarding the building to lot ratio. Removal of one complete structure reduced our ratio below the 50% all while improving appearance with respect to scale and density.

- ii. That the applicant proposed a front setback that is greater than the setbacks of the historic structures on the block as noted in finding f.

We have proposed a new 25FT setback per the HDRC request to increase vantage and viewpoints from the street fronts.

- iii. That the applicant provide additional information, such as a street elevation to address the proposed height being inconsistent with the historic heights found on the block.

Street elevations are provided in the Permit set, along with separate images showing street elevation and rear elevations.

- iv. That the applicant propose a foundation height that is consistent with the Guidelines as noted in finding i.

This is something we would like to work with DRC on. We are willing to address this issue and come to any agreement necessary to achieve an appropriate look for the project.

- v. That the applicant eliminate the proposed flat roofs and incorporate a roof form that is complementary of those found historically in the district as noted in finding j.

We have looked into this issue and addressed the roof line on two of the structures to eliminate the parapet wall at the front of the buildings and public view. We would be open to addressing other areas and working with DRC. Note our wall system is not different from other new construction in the area.

- vi. That the applicant proposed architectural elements, particularly those pertaining to roof forms and front façade massing and arrangement that are complementary of the historic architectural elements and massing found in the district as noted in finding k.

We have taken into consideration the massing and forms of this project. Breaking up rooflines and changing pitches have helped us complement the neighborhood. We have also added architectural elements to help distinguish one building for another, and arranging the massing of the rear structures to appear more like a carriage house. We are willing to further work with DRC to address any other issues.



- vii. That the applicant utilize materials that are consistent with the Guidelines as noted in finding l.

We are proposing all 100% Masonry Stucco. Most new construction buildings in the area and this material selection. As well as some other you see historically. We are open to design and material recommendations by DRC.

- viii. That a double-hung, one-over-one wood windows or aluminum-clad wood windows be used.. Meeting rails must be 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 architecturally appropriate sill detail (need to add detail here). Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

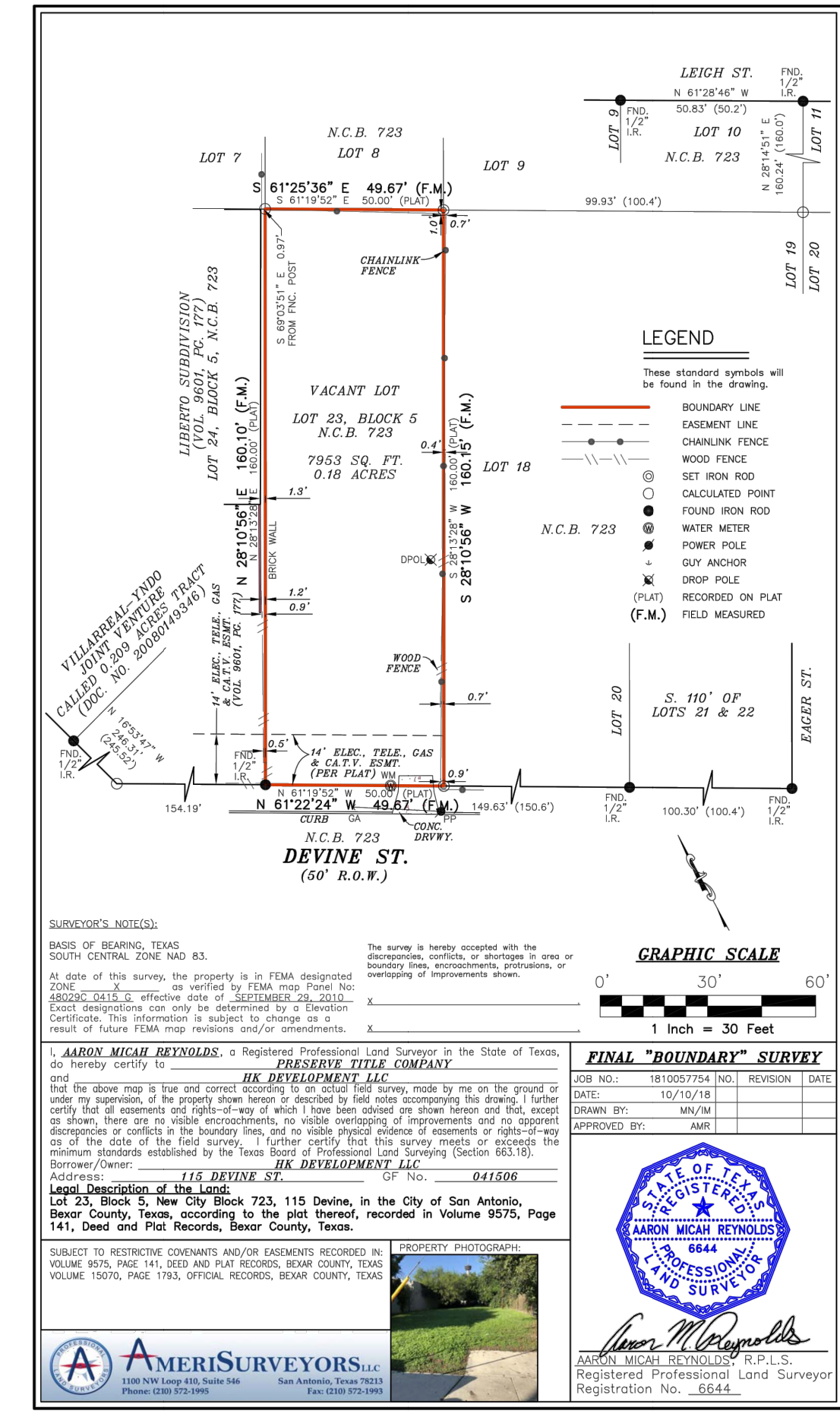
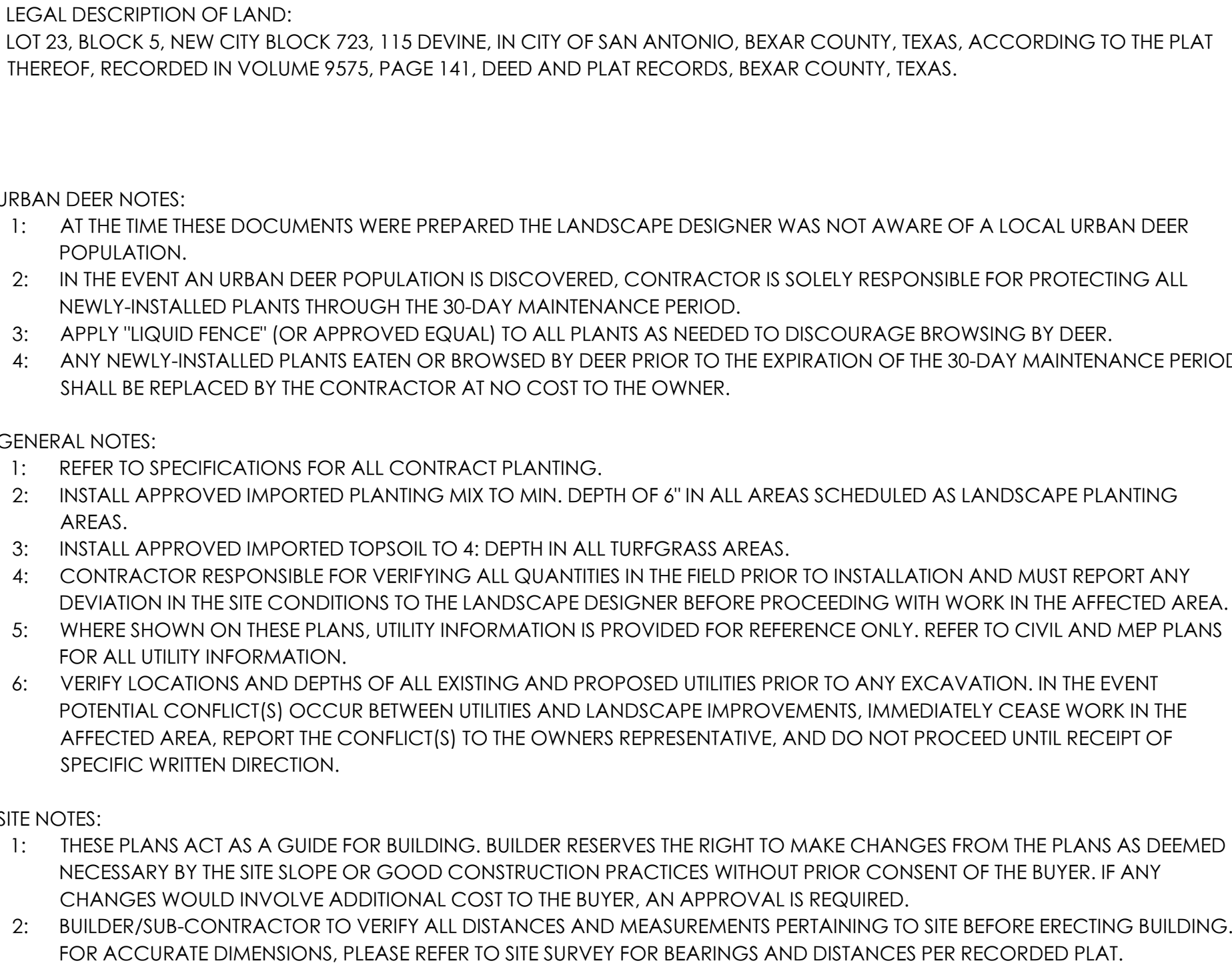
We have proposed to use a Lincoln window assembly, Wood with Aluminum Clad. Color charts and mullion details are included in the documents.

- ix. That all mechanical equipment be screened from view from the public right of way as noted in finding n.

All mechanical equipment will be screened and out of site by public right of way. Refer to current site plan for placement.

- x. That a landscaping plan be submitted that is consistent with the Guidelines as noted in finding q.

We have submitted a basic landscape plan and look forward to working with DRC regarding this aspect of the project.



VOGES DESIGN, LLC.
11 FOUNTAIN DRIVE, SAN ANTONIO, TX 78248

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ARCHITECT OF RECORD



PROJECT NAME:
PALOMAS OFF PRESA
SAN ANTONIO, TEXAS

PROJECT ADDRESS:
115 DEVINE ST.
SAN ANTONIO, TEXAS 78210
LAVACA HISTORIC DISTRICT

PROJECT DETAILS
CASEWORK CONCEPT: HIGH
ISSUE DATE: N/A
DESIGN MANAGER: BRIAN VOGES
CHECKED BY:

CHECKED BY:

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

TITLE SHEET:

SITE PLAN
VICINITY MAP
SITE SURVEY
SITE NOTES

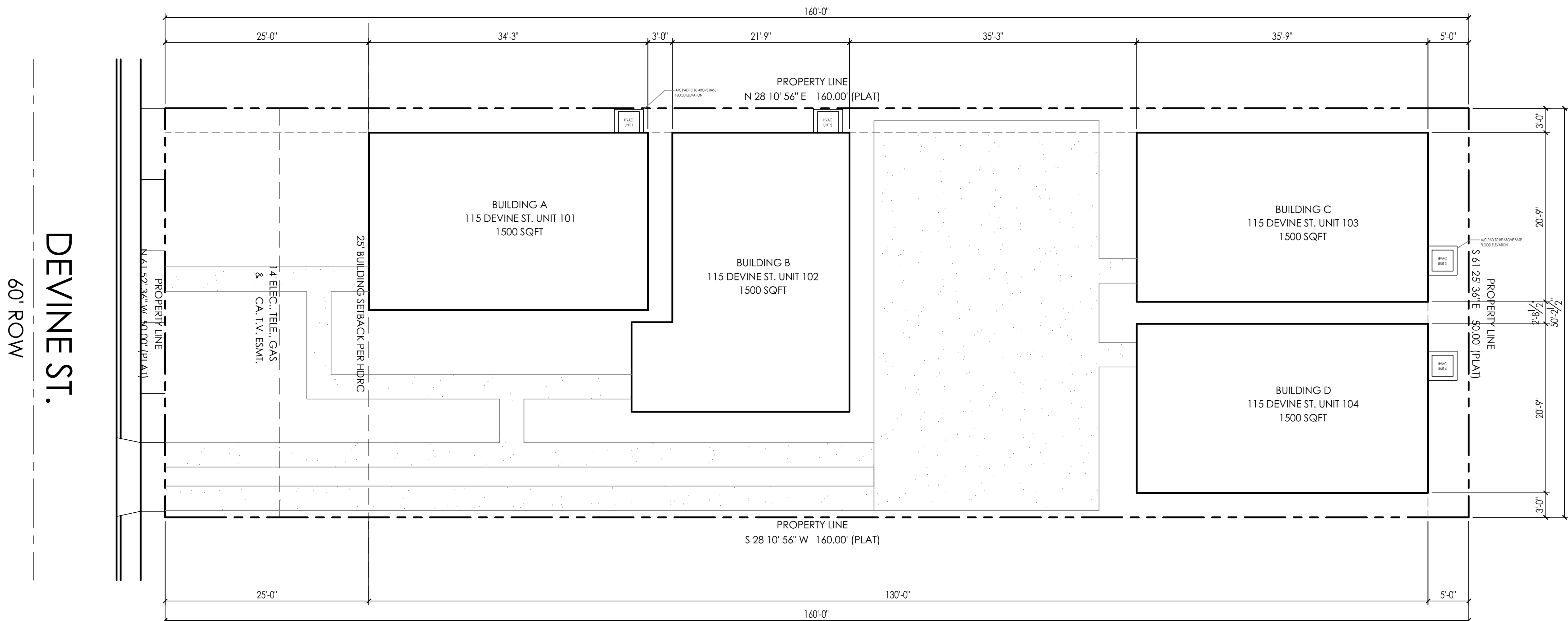
DRAWN BY: BLVOGES

DATE: 12/14/18

SCALE: NOTED

SHEET #

A1.0



NOTE: REFER TO SITE SURVEY
FOR ACCURATE DESCRIPTION OF LOT.



PALOMAS OFF PRESA

LAVACA HISTORIC DISTRICT
115 DEVINE ST
SAN ANTONIO, TEXAS 78210



VOGES DESIGN, LLC.
123 MEADOWOOD LN.
SAN ANTONIO, TEXAS 78216

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HK DEVELOPMENT, LLC
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GENERAL NOTES

GENERAL	MECHANICAL / ELECTRICAL & PLUMBING
<div><div>1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN THE AREA OF WORK AT ALL TIMES IN ACCORDANCE WITH ALL OSHA AND APPLICABLE SAFETY CODES.</div><div>2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER/ARCHITECT/ENGINEER HARMLESS FOR INJURY OR DEATH TO PERSONS OR FOR DAMAGE TO PROPERTY CAUSED BY NEGLIGENCE OF THE CONTRACTOR, HIS AGENTS, EMPLOYEES, OR SUBCONTRACTORS.</div><div>3. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT WORK AND SHALL REPAIR SAID DAMAGE AT HIS OWN EXPENSE. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS AND APPROVALS FOR DAMAGE REPARATIONS FOR SUCH WORK.</div><div>4. SIGNAGE AND FIRE ALARM SHALL BE UNDER SEPARATE PERMIT BY CONTRACTOR.</div><div>5. CODES: ALL WORK SHALL CONFORM TO THE APPLICABLE BUILDING CODES AND ORDINANCES. IN CASE OF ANY CONFLICT WHERE THE METHODS OR STANDARDS OF INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. NOTIFY ARCHITECT OF ALL CONFLICTS.</div><div>6. DRAWINGS AND SPECIFICATIONS: THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL DISCREPANCIES BETWEEN THE CONSULTANT'S DRAWINGS WITH A WRITTEN REQUEST FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER OR ARCHITECT.</div><div>7. ALL ITEMS MARKED "N.C." ARE NOT PART OF THIS CONTRACT.</div><div>8. ALL WORK SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST RECOMMENDATIONS OR WRITTEN DIRECTIONS.</div><div>9. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.</div><div>10. WHERE DEVICES OR ITEMS OR PARTS THEREOF ARE REFERRED TO IN SINGULAR, IT IS INTENDED THAT SUCH SHALL APPLY TO AS MANY SUCH DEVICES, ITEMS OR PARTS AS ARE REQUIRED TO PROPERLY COMPLETE THE WORK.</div><div>11. CONTRACTOR SHALL REQUEST VERIFICATION FROM UTILITY COMPANIES OF UNDERGROUND UTILITY LOCATIONS PRIOR TO EXCAVATIONS.</div><div>12. THE CONTRACTOR WILL VERIFY AND CONFORM TO ANY AND ALL REQUIREMENTS OF ALL UTILITY COMPANIES UNLESS OTHER NOTED IN THE PLANS AND SPECIFICATIONS.</div><div>13. ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES AND ALL AREAS SHALL BE LEFT CLEAN (BROOM) CONDITIONS AT ALL TIMES.</div><div>14. CONTRACTOR SHALL OBTAIN BUILDING PERMITS PRIOR TO COMMENCEMENT OF WORK.</div><div>15. CONTRACTOR SHALL SECURE RELEVANT CITY AND STATE APPROVALS RELATING TO FIRE, CONSTRUCTION, LABOR, HEALTH AND LICENSING. CONTRACTOR SHALL FURTHER POST ALL BONDS AND SECURE ALL INSURANCE REQUIRED BY LAW OR CONTRACT, FORWARDING PROOF OF SUCH ACTIONS TO THE OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.</div><div>16. CONTRACTOR SHALL SECURE AND PROVIDE ALL PERMITS FOR OCCUPANCY, UTILITIES AND ANY OTHERS REQUIRED BY GOVERNING AUTHORITIES BEYOND THE BASIC BUILDING PERMITS, MAKING TIME/1 APPLICATIONS AND INQUIRES, PAYING ALL FEES AND POSTING ALL BONDS TO BE RELEASED AT THE COMPLETION OF CONSTRUCTION.</div><div>17. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL BE USED BY ANY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION AS WELL AS REVISIONS, ADDENDA, AND CHANGE ORDERS. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH REVISIONS, ADDENDA AND CHANGE ORDERS, ON THE PREMISE AT ALL TIMES WHICH ARE UNDER THE CARE OF THE JOB SUPERINTENDENT.</div><div>18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE BUILDINGS AND SITE WHILE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETE.</div><div>19. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION, UNLESS OTHERWISE SPECIFIED, AND SHALL BE SO STATED IN THE CONTRACTOR'S WRITTEN PROPOSAL AND AGREEMENT.</div><div>20. ALL OPERATIONS DURING CONSTRUCTION CONDUCTED ON THE PREMISES SHALL NOT BE OBJECTIONABLE BEYOND THE PROPERTY BOUNDARY LINES BY REASON OF NOISE, STEAM, ODOOR, FUMES, GASES, SMOKE, VIBRATION, HAZARD OR OTHER CAUSES.</div><div>21. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.</div><div>22. FLAMMABLE LIQUIDS SHALL NOT BE PLACED, STORED, OR DISPENSED IN THE OCCUPANCY EXCEPT AS PROVIDED IN N.F.P.A. STANDARD 30 AND THE CURRENT UNIFORM FIRE CODE. PERMIT MAY BE REQUIRED.</div><div>23. THE CONTRACTOR SHALL PROVIDE AS-BUILT MODIFICATIONS TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, FIRE AND SMOKE MONITORING DETECTIONS SYSTEMS ON REPRODUCIBLES, SUCH AS-BUILT DRAWINGS WILL BE COMPLETED, SUBMITTED AND APPROVED BY OWNER PRIOR TO FINAL PAYMENT.</div><div>24. AN APPROVED PUBLIC SAFETY KEY BOX SHALL BE INSTALLED ADJACENT TO THE MAIN ENTRANCE AND SHALL BE CLEARLY VISIBLE AND MOUNTED WITHIN TEN (10) FEET OF THE GROUND. THE KEY BOX SHALL CONTAIN KEYS TO OPEN DOORS OR OTHER ACCESS MEANS AT THE FOLLOWING LOCATIONS: CONFIRM LOCATIONS WITH FIRE MARSHALL.<div><div>24A. THE MAIN ENTRANCE</div><div>24B. ROOMS CONTAINING FIRE ALARM SYSTEM CONTROL PANELS</div><div>24C. ROOMS CONTAINING MAIN ELECTRICAL SERVICE PANELS</div><div>24D. ALL KEY SHALL BE CLEARLY MARKED AS WHAT DOOR, ROOM, AREA, OR LOCK</div></div></div><div>25. THE ADDRESS SHALL BE PROMINENTLY DISPLAYED PER CITY REQUIREMENTS.</div><div>26. THE CONTRACTOR SHALL ENSURE THAT THIS PROJECT, AND ALL CONSTRUCTION ACTIVITIES RELATED THERETO, CONFORM WITH ALL LOCAL, REGIONAL, STATE AND/OR FEDERAL REGULATIONS PERTAINING TO DISTURBING, DISPLACING, AND/OR REMOVAL OF ASBESTOS OR ASBESTOS MATERIALS.</div></div> <div><div>1. DEVIATIONS FROM DIMENSIONED LOCATIONS MUST BE APPROVED BY THE ARCHITECT.</div><div>2. THE GENERAL CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT ALL DISCREPANCIES BETWEEN THE MECHANICAL, ELECTRICAL, AND PLUMBING CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF WORK.</div><div>3. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ALL REQUIRED ROUGH-INS, TRENCHING AND ELECTRICAL BACKBOARD LOCATIONS.</div><div>4. ELECTRICAL ROUGH-IN AND REFLECTED CEILING PLAN ARE FOR THE GENERAL INFORMATION OF THE CONTRACTOR. EXACT LOCATIONS SHOULD BE VERIFIED.</div><div>5. EXIT SIGNS AND EMERGENCY EXIT ILLUMINATION SHALL CONFORM TO THE CURRENT IBC AND FIRE MARSHALL REQUIREMENTS. CONTRACTOR TO PROVIDE AND INSTALL EMERGENCY LIGHT AND EXIT LIGHTING AS REQUIRED BY THE FIRE AND BUILDING DEPARTMENTS. CONFIRM ACCEPTABILITY OF LOCATIONS WITH THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.</div><div>6. SOUND INSULATE ALL PLUMBING WALLS AND LINES.</div><div>7. ALL ROOF PENETRATIONS SHALL BE PERFORMED BY LANDLORDS ROOFING CONTRACTOR TO MAINTAIN WARRANTY.</div></div> <div><div>NOTE: ELECTRICAL CONTRACTOR AND/OR SECURITY SYSTEM CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL WILL BE EQUIPPED WITH AN EXIT ALARM THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DECIBELS @ 10 FEET.</div><div>NOTE: CARBON MONOXIDE PROTECTION SHALL BE PROVIDED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.</div></div>	

1. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS ARE GIVEN AS THE BEST PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS ADVERSELY AFFECTING THE DESIGN PRIOR TO PRECEDING WITH THE WORK.

2. INTERIOR DIMENSIONS OF PLANS ARE TO BUILDING GRIDLINES OR FACE OF FINISH UNLESS OTHERWISE NOTED.

3. DO NOT SCALE DRAWINGS: THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY THE ARCHITECT IF DISCREPANCIES ARE FOUND.

4. COORDINATION: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OR THE WORK OF ALL TRADES TO ASSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.

5. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, DETAILS, ETC., AND NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

6. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT SO THAT MODIFICATIONS ARE MADE BEFORE PROCEEDING WITH THE WORK.

7. THE CONTRACTOR SHALL VERIFY ALL DOOR AND WINDOW ROUGH OPENING DIMENSIONS WITH DOOR AND WINDOW MANUFACTURERS.

1. PROVIDE FIRE PROTECTION AT ALL PENETRATIONS OF THE FIRE RATED ELEMENTS AS REQUIRED BY CODE

2. ALL REQUIRED FIRE DOORS SHALL BEAR A LABEL FROM A RECOGNIZED AGENCY SHOWING THE SPECIFIC RATING.

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WALL BLOCKING FOR ALL WALL AND CEILING MOUNTED ITEMS.

2. THERE SHALL BE NO EXPOSED PIPE, CONDUITS, DUCTS, VENTS, ETC. AND SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHED, UNLESS NOTED AS EXPOSED ON THE CONSTRUCTION DRAWINGS.

3. OFFSET STUDS WHERE REQUIRED SUCH THAT FINISH WALL SURFACES WILL BE FLUSH.

4. PROVIDE GALVANIZED ISOLATION BETWEEN DISSIMILAR METALS.

5. GENERAL CONTRACTOR IS TO COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS FOR ALL REQUIRED ROUGH-INS, AND TRENCHING REQUIRED FOR ELECTRICAL AND PLUMBING RUNS.

6. PROVIDE PRESSURE TREATED WOOD AT ALL LOCATIONS WHERE WOOD IS EXPOSED TO THE EXTERIOR OR WHERE WOOD COMES IN CONTACT WITH CONCRETE OR SOIL.

7. LATHING, PLASTER, AND GYPSUM WALL BOARD SYSTEMS SHALL CONFORM TO THE CURRENT IBC.

8. ALL EXPOSED GYPSUM BOARD TO HAVE METAL EDGES AT ALL CORNERS AND WALL INTERSECTIONS.

9. ALL GLASS AND GLAZING SHALL COMPLY WITH CURRENT IBC AND U.S. PRODUCT SAFETY COMMISSION; SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIALS, REQUIRED.

ELECTRICAL NOTES/SYMBOLS

NOTE	ELECTRICAL SYMBOLS
NOTE: ALL ELECTRICAL DEVICES AND FIXTURES IN ALL VENTIL QUARTERS TO BE PROTECTED WITH A 1/2" BRICKER	CEILING FAN
PRIMER FOR SECURITY SYSTEM AND INTERCOM SYSTEM 2-1/2" MIN. R/C CABLE, CABLE AND C-14-1/2" MIN. FOR WIRE SEE SCHEDULE FOR DETAILS 1-1/2" MIN. DETECTOR AND NOOL ALARM NOTED BELOW 4-1/2" MIN. ELECTRICAL PANEL IN ACCORDANCE TO MEET OR EXCEED NEC 2017	24" X 48" FLOOR FIX. 12" X 48" FLOOR FIXTURE FLOOR, STRIP UNDERCOUNTER LIGHT BASE CABINET FOOT LIGHTING BACKSPLASH LIGHTING ROPE LIGHTING H-99 RECESS EYE BALL RECESSED 4" RECESS LIGHTING P-PROCESS LIGHTING CEILING MOUNTED LIGHT HANDING LIGHT FIXTURE WALL SCONCE LIGHTING WALL MOUNT LIGHTING SPOT LIGHTS W/ MOTION DETECTOR PENDANT LIGHT EXHAUST FAN W/ LIGHT EXHAUST FAN TYP. SWITCH DIMMER SWITCH 3-WAY SWITCH 4-WAY SWITCH SINGLE 110 OUTLET UNDER COUNTER 110 OUTLET 110 OUTLET 110 OUTLET HALF HOT DUPLEX 110 OUTLET 220 OUTLET 110 G.F.I. 110 G.F.I. W/P OUTLET A/C DISCONNECT PUSH BUTTON CABLE T.V. PHONE SMOKE DETECTOR DOOR CHIME JUNCTION BOX SWITCH RECEPT 2 (GMA-1 CATH) CIRCUIT BREAKER DETECTOR SIGNAL MOUNTED LIGHT (DATA, PH. TV, ELEC)
NOTE: CARBON MONOXIDE PROTECTION SHALL BE PROVIDED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.	

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LEGAL DESCRIPTION

PROJECT NAME:
PALOMAS OFF PRESA

PROJECT ADDRESS:
115 DEVINE ST.
SAN ANTONIO, TEXAS 78210
LAVACA HISTORIC DISTRICT

PROJECT DIRECTORY

OWNER	HK DEVELOPMENT, LLC.	MEP	MS2 CONSULTING ENGINEERS 8200 IH-10 WEST, SUITE 312 SAN ANTONIO, TEXAS 78230
OWNERS REP.	HOUSTON CARPENTER KYLE PAWELEK		IAN C. VOHWINKLE, P.E. 210-736-4265
ARCHITECT/DESIGNER:	VOGES DESIGN, LLC. 11 FOUNTAIN DR. SAN ANTONIO, TEXAS 78248	CONTRACTOR	TBD
	BRIAN L VOGES, DESIGNER 210-240-3754 BLV@VOGESDESIGN.COM		
	BRIAN L VOGES 210-240-3754 BLV@VOGESDESIGN.COM		
PROJ. MANAGER:	HK DEVELOPMENT 323 LAVACA ST. SAN ANTONIO, TEXAS 78210		
	KYLE PAWELEK 210-839-5999 KYLE@HKDEVELOPMENTS.A.COM		

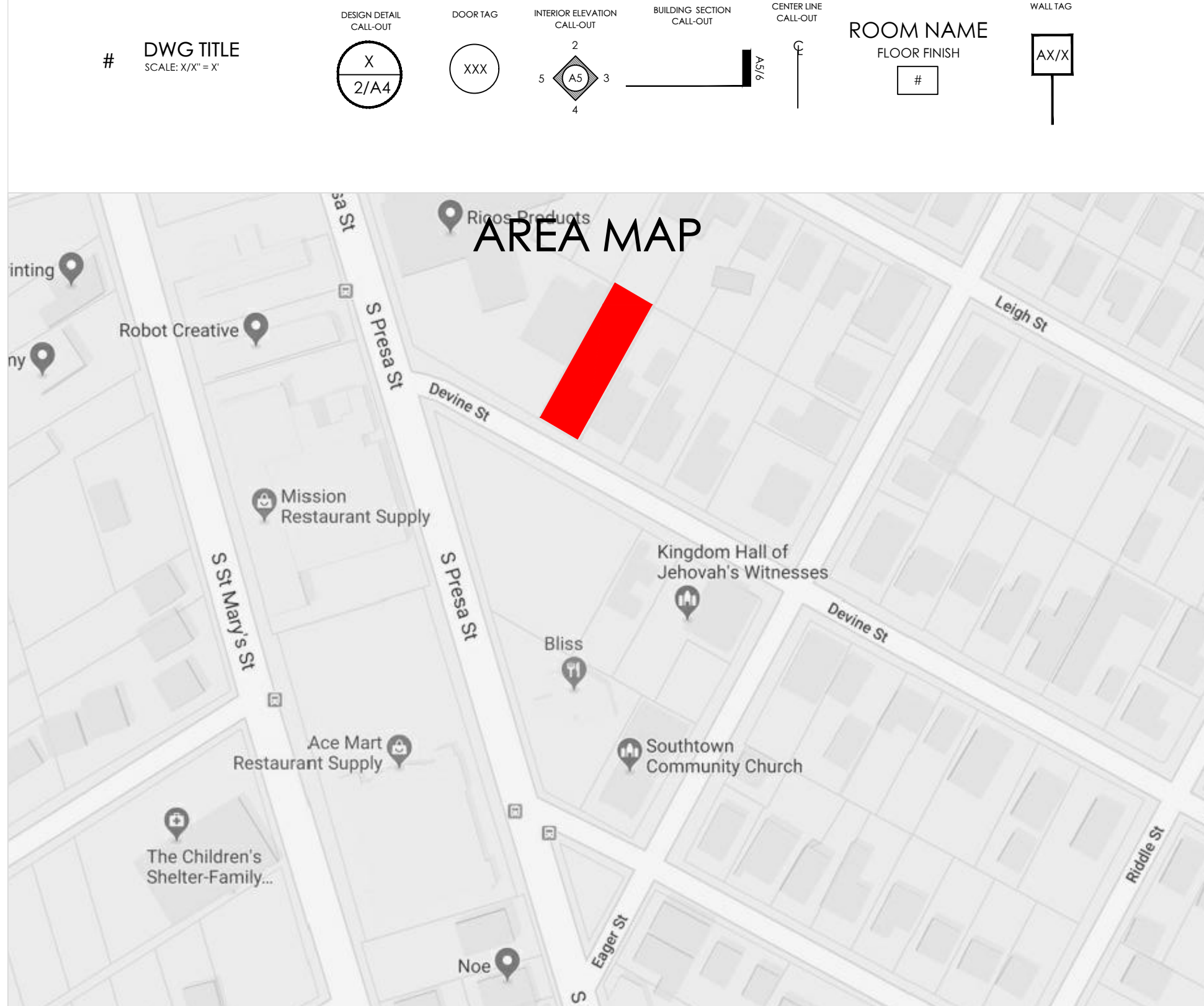
SUMMARY OF APPLICABLE CODES

OCCUPANCY CLASSIFICATION: N/A
CONSTRUCTION TYPE: N/A
FIRE PROTECTION: N/A

CALCULATED OCCUPANCY LOAD: N/A
AREA PER OCCUPANCY: N/A
NUMBER OF EXITS REQUIRED: N/A

BUILDING CODE EDITION: INTERNATIONAL BUILDING CODE (IBC) 2018
MECHANICAL CODE EDITION: INTERNATIONAL MECHANICAL CODE (IMC) 2018
ELECTRICAL CODE EDITION: NATIONAL ELECTRICAL CODE (NEC) NFPA 70 2018
PLUMBING CODE EDITION: INTERNATIONAL PLUMBING CODE (IPC) 2018
ENERGY CODE EDITION: INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2018
ACCESSIBILITY CODE EDITION: INTERNATIONAL CODE COUNCIL (ICC) A117.1-2017
MISC CODE EDITION: OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) TEXAS ACCESSIBILITY STANDARDS (TAS) 2012

GRAPHIC SYMBOLS



ABBREVIATIONS

ABBREVIATION	TERM	ABBREVIATION	TERM	ABBREVIATION	TERM
AFE	ABOVE FINISHED FLOOR	FOC	FACE OF CONCRETE	RR	RAILROAD
ACOUS	ACOUSTICAL	FOF	FACE OF FINISH	REF	REFERENCE
ACOUS INSUL	ACOUSTICAL INSULATION	FCM	FACE OF MASONRY	RE	REFER TO
ACOUS PNL	ACOUSTICAL PANEL	RE	FACE OF STUD	REG	REGISTER
ACGR	AGGREGATE	FEC	FIRE EXTINGUISHER CABINET	RESIL	RESILIENT
AC	AIR CONDITIONING	FDR	FLOOR DRAIN	RA	RETURN AIR
AHU	AIR HANDLING UNIT	FIN FLR	FINISH FLOOR	RHR	RIGHT HAND REVERSE
ALT	ALTERNATE	FUR	FLOURESCENT	RH	RIGHT HAND
ANOD	ANODIZED	FURN	FURNITURE	RD	ROAD
ARCH	ARCHITECT/ARCHITECTURAL	FURR	FURRING	RM	ROOM
A/E	ARCHITECT/ENGINEER			RO	ROUGH OPENING
AD	AREA DRAIN				
ASPH	ASPHALT				
AV	AUDIO VISUAL	GA	GALLON	SAV	SALVAGE
APPROX	APPROXIMATE	GALV	GALVANIZED	SS	SANITARY SEWER
		GENL CONTR	GENERAL CONTRACTOR	SCHED	SCHEDULE
		GEN	GENERATOR	SECT	SECTION
		GL	GLASS/GLAZING	SH	SHEET
		GYP	GYPSUM	SM	SIMILAR
				SK	SKIN
BAL	BALANCE	HDWR	HARDWARE	SJ	SOFT JOINT
BM	BEAM	HM	HOLLOW METAL	SPEC	SPECIFICATION
BTUM	BITUMINOUS	HORIZ	HORIZONTAL	SB	SPLASH BLOCK
BLDG	BUILDING	HOSE BIBB	HOSE BIBB	SQ FT	SQUARE FOOT
BK	BLOCK	HR	HOUR	SQ IN	SQUARE INCH
BD	BOARD	HT	HIGH	SS	STAINLESS STEEL
BOT	BOTTOM	ID	IDENTIFICATION	STL	STEEL
BLVD	BOULEVARD	INS DIA	INSIDE DIAMETER	STL JST	STEEL JOINT
BTU	BRITISH THERMAL UNIT	INSUL	INSULATION	STOR	STORAGE
		INV	INVERT	SD	STORM DRAIN
CAB	CABINET	JAN	JANITOR	STRUCT	STRUCTURAL
CO	CASED OPENING	JT	JOINT	SUPPL	SUPPLEMENT
CI	CAST IRON	KIT	KITCHEN	SUSP	SUSPEND
CLG	CEILING			SYM	SYMBOL
CL	CENTER LINE			SYS	SYSTEM
C/C	CENTER TO CENTER				
CEB TILE	CERAMIC TILE				
CCTV	CLOSED CIRCUIT TELEVISION				
CLO	CLOSER				
COAX	COAXIAL CABLE				
COL	COLUMN				
COMM	COMMUNICATION				
CONC	CONCRETE				
CMU	CONCRETE MASONRY UNIT				
CONN	CONNECTION				
CONSTR	CONSTRUCTION				
CJ	CONTROL JOINT				
CONT	CONTINUOUS/CONTINUATION				
CONTR	CONTRACT/CONTRACTOR				
COORD	COORDINATE				
CORR	CORRODED				
CUF FT	CUBIC FOOT				
DET	DETAIL				
DIFF	DIFFUSER				
DM	DIMENSION				
DC	DIRECT CURRENT				
DW	DISHWASHER				
DSTR	DISTRIBUTION				
DO	DITTO				
DH	DOUBLE HUNG				
DN	DOWN				
DS	DOWNSPOUT				
DR	DRAIN				
DWR	DRAWER				
	DRINK FOUNTAIN				
EL	ELEVATION				
ELEC	ELECTRIC				
ELEV	ELEVATOR				
EMER	EMERGENCY				
ENG	ENGINE				
ENR	ENGINEER				
ENTR	ENTRANCE				
EST	ESTIMATE				
EXH	EXHAUST				
EXP	EXPANSION				
EXP JT	EXPANSION JOINT				
EXT	EXTERIOR				



VOGES DESIGN, LLC.
11 FOUNTAIN DRIVE, SAN ANTONIO, TX 78248

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ARCHITECT OF RECORD:



PROJECT NAME:
PALOMAS OFF PRESA
SAN ANTONIO, TEXAS

PROJECT ADDRESS:
115 DEVINE ST.
SAN ANTONIO, TEXAS 78210
LAVACA HISTORIC DISTRICT

PROJECT DETAILS
CASEWORK CONCEPT:
ISSUE DATE:
DESIGN MANAGER:

HIGH
N/A
BRIAN VOGES

CHECKED BY:

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

TITLE SHEET:

GENERAL NOTES
PROJECT INFO
DRAWING INDEX
DIRECTORY

DRAWN BY:
BLVOGES

SHEET #

DATE:
12/14/18

SCALE:
NOTED

G1.0

DESCRIPTION OF MATERIALS

ALL REFERENCES TO "CODE" SHALL REFER TO THE LATEST ADDITION OF THE

"INTERNATIONAL BUILDING CODE 2018"

OR AS OTHERWISE STIPULATED BY A LOCAL GOVERNING BODY

THE CODE SHALL TAKE PRECEDENCE OVER THE PLANS, WHICH SHALL TAKE PRECEDENCE OVER THESE PROJECT SPECIFICATIONS.

THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY CONFLICT TO ALLOW THE DESIGNER TO CLARIFY THE CONFLICT BEFORE ANY PHYSICAL WORK IS DONE WHICH INVOLVES THE CONFLICT.

1. EXCAVATION

EXISTING SOIL TYPE: ORIGINAL FIRM GRANULAR SOIL. SEE GEO-TECH REPORT IF APPLICABLE

STRUCTURAL FILL MATERIAL: ALL FILL MATERIAL BENEATH THE STRUCTURE SHALL HAVE A P.I. < 19 AND L.L. < 40. IT SHALL BE ABLE TO BE COMPACTED AND SHALL BE INSTALLED IN 8" (LOOSE) LIFTS. EACH COMPACTED TO 95% OF THE MATERIALS MODIFIED. PROCTOR DENSITY AT OPTIMUM MOISTURE. SEE FOUNDATION PLAN

2. FOUNDATIONS

FOOTINGS: ENGINEERED CONCRETE MIX 28 DAY STRENGTH: 3000 PSI

REINFORCING: PER PLANS

FOUNDATION WALLS: SEE FOUNDATION PLAN

TERMITE PROTECTION: GROUND SPRAYED TERMICIDE (CONSULT OWNER/CONTRACTOR)

WATERPROOFING: 6 MIL POLY UNDER SLAB

FOUNDATION NOTES: GRADE BEAMS AND SLAB-ON-GRADE SHALL BE CONSTRUCTED PER LATEST EDITION OF THE BUILDING CODE.

3. CHIMNEYS

MATERIAL: AS SPECIFIED ON PLAN (CONSULT OWNER/CONTRACTOR)

FIREPLACE FLUE:

HEATER FLUE:

WATER HEATER STACKS:

OTHER VENT STACKS: AS INCONSPICUOUS AS POSSIBLE.

4. FIREPLACES

GAS AND/OR WOOD BURNING. CONSULT OWNER SPEC.

SIZE:
DAMPER:
FRESH AIR INTAKES:
FACING MATERIAL:
HEARTH:

5. EXTERIOR WALLS

WOOD FRAME: 2X4 STRUCTURAL STUDS @ 16" O.C. (10' UNSUPPORTED)

BASE SEALANT: CODE APPROVED
CORNER BRACING: 7/16" OSB
MOISTURE BARRIER: PER CODE

SIDING: BOARD AND BATTEN AS SPECIFIED
MASONRY VENEER: STONE AND STUCCO
GABLE WALLS: STONE AND STUCCO/BOARD AND BATTEN AS PER DRAWING
EXTERIOR FINISH: COLORS AND TEXTURES PER OWNER'S SELECTIONS.

NOTES: SEE EXTERIOR ELEVATIONS FOR SPECIAL ACCENTS, BUILD-OUTS, ETC.

6. FLOOR FRAMING

WOOD: 16" WOOD FLOOR TRUSSES AT 24" O.C. FOR LEVEL 2 FLOOR

CONCRETE SLAB: MIX: 5-SACK 28 DAY STRENGTH: 3000 PSI
THICKNESS: 4 1/2" MINIMUM
REINFORCEMENT: #3 REBAR @ 16" O.C. EACH WAY
VAPOR BARRIER: 6 MIL POLY
FILL MATERIAL: SEE "SELECT FILL" ABOVE

7. SUB-FLOORING (WHERE APPLICABLE)

LOCATION AND MATERIAL: 1 1/8" T&G PLYWOOD OVER WOOD FLOOR TRUSSES

8. FINISH FLOORING

CONSULT OWNER/CONTRACTOR.

LOCATION AND FINISH SELECTION: CONSULT OWNER

9. PARTITION FRAMING AND WALLS

FRAMING: 2X4 STRUCTURAL STUDS @ 16" O.C.

10. CEILING FRAMING

FRAMING: AS INTEGRAL PART OF ROOF TRUSSES ENGINEERED BY MANUFACTURER FOR THIS JOB OR WITH APPROPRIATELY SIZED DIMENSIONAL LUMBER SIZED AND INSTALLED PER CODE.

NOTES: SEE PLAN FOR DETAIL CEILING FRAMING

LUMBER SPECIES AND SELLECTION:
2" X 4" WHITE WOOD - INTERIOR WALLS
2" X 6" YELLOW PINE - CEILINGS AND HEADERS
2" X 8" YELLOW PINE - ROOFING AND RAFTERS
2" X12" YELLOW PINE - ROOFING AND JOIST MEMBERS

NOTE: ALL NON-STRUCTURAL LVL BEAMS TO BE 1-3/4" THICK, 18" TALL AND NOT TO EXCEED 26' IN LENGTH.

11. ROOF FRAMING

FRAMING: SAME AS ABOVE (ITEM 10)

USE HURRICANE CLIPS ON RAFTERS AND ROOF TRUSSES

12. ROOFING

DECKING: 1/2" CDX

UNDERLAY: #30 BUILDING FELT
FLASHING: RUST-RESISTANT METAL
ROOFING: STANDING SEAM METAL ROOF (COLOR BY OWNER/CONTRACTOR)

13. GUTTERS AND DOWNSPOUTS

CONSULT OWNER

14. LATH AND PLASTER

METAL LATH: AS SPECIFIED @ EXTERIOR
PLASTER: AS SPECIFIED @ EXTERIOR
DRYWALL CEILINGS: 5/8" SHEET ROCK
WALLS: 1/2" SHEET ROCK, 5/8" GARAGE/PARTY WALLS
WET AREAS: WATER-RESISTANT SHEET ROCK
JOINT TREATMENT: TAPE AND FLOAT

NOTES: CONSULT OWNER/CONTRACTOR FOR DRYWALL AND INTERIOR DETAIL, FINISHES AND TEXTURES.

15. DECORATING

CONSULT OWNER

16. INTERIOR DOORS AND TRIM

DOORS: CONSULT OWNER
BASE TRIM: TRADITIONAL
DOOR TRIM: TRADITIONAL

OTHER TRIM: CONSULT OWNER
FINISHES: PAINTED, UNLESS OTHERWISE SPECIFIED. CONSULT OWNER.

17. WINDOWS

WINDOW TYPE: CONSULT OWNER
GLASS: CLEAR, INSULATED PANE LOW-E
SPECIAL WINDOWS: CONSULT OWNER.
SCREENS: MANUFACTURER DESIGNED AS APPLICABLE

NOTES: SEE ELEVATIONS

18. ENTRANCES AND EXTERIOR DETAILS

ENTRANCE DOORS: CONSULT OWNER
OTHER EXTERIOR DOORS: CONSULT OWNER
STORM DOORS: NOT APPLICABLE
SPECIALTY DOORS: OWNER SPECIFIED. SEE PLAN

NOTES: REFER TO PLAN AND ELEVATION FOR DETAILS

19. CABINETS

KITCHEN CABINETS:

PLYWOOD CONSTRUCTION WITH STAIN-GRADE HARDWOOD FACES
STYLE: OWNER SPECIFIED
HARDWARE: OWNER SPECIFIED. CONCEALED HINGES, NO FINGER NOTCHES
COUNTER-TOPS: POLISHED GRANITE W/ OWNER SPECIFIED EDGING AND SPLASH

BATHROOM CABINETS:

LAVATORY TOPS: POLISHED GRANITE W/ OWNER SPECIFIED EDGING AND SPLASH
HARDWARE: OWNER SPECIFIED. CONCEALED HINGES, NO FINGER NOTCHES

20. STAIRS

EXTERIOR STAIRS: SEE PLAN FOR DETAILS
INTERIOR STAIRS: WOOD CONSTRUCTION, FINISH PER OWNER.

SPECIAL FLOORING AND WAINSCOTS

CARPET LOCATIONS: SEE ROOM FINISH PER PLAN
TILE: LOCATION PER PLAN. FINISH: CONSULT OWNER.
PROVIDE ALLOWANCE FOR TILE AND INSTALLATION

WOOD: LOCATION PER PLAN.
PROVIDE ALLOWANCE FOR MATERIAL AND INSTALLATION

OTHER FLOORING: CONSULT OWNER OR SEE PLAN

21. PLUMBING

BATHROOM ACCESSORIES SHALL BE INCLUDED IN HARDWARE ALLOWANCE

ALL FIXTURES SHALL BE BID WHITE. CONSULT OWNER WHERE APPLICABLE.

SINKS, LAVATORIES AND TOILETS:

LOCATION, MAKE AND COLOR: CONSULT OWNER

WATER SUPPLY: GVTC
WATER PIPE AND INSULATION: PER CODE
HOSE BIBBS: SEE PLAN.
WATER HEATER: SEE PLAN.
SEWAGE DISPOSAL: ENGINEERED SEPTIC SYSTEM AND PUMP. CONSULT ENGINEER.
SEWER PIPE UNDER SLAB AND GRADE: SCHEDULED 40 PVC
CLEANOUTS: PER CODE
GAS: GVTC

NOTES: SEE PLAN FOR DETAIL PLUMBING CALL OUTS.

22. AIR CONDITIONING AND HEATING

HIGH EFFICIENCY MINI-SPLIT UNITS
LOCATION: CONSULT OWNER (AIR-HANDLERS IN SELECT LOCATION) SEE PLAN.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF UNITS PER MECHANICAL ENGINEER.

SIZING OF DUCTS AND OVERALL DESIGN TBD BY MECHANICAL ENGINEER OR EQUIVALENT AND TO MEET OWNER APPROVAL.

DUCT: CONSULT OWNER
PLENUMS: CONSULT OWNER
THERMOSTATS: CONSULT OWNER
REGISTERS: CONSULT OWNER
HOUSE FANS: SEE PLAN

23. ELECTRICAL

SERVICE PER CODE + 20%
SERVICE CABLE: COPPER
METER LOCATION: PER ELECTRIC COMPANY AND OWNERS APPROVAL
BREAKER PANEL: CUTLER-HAMMER OR EQUAL. LOCATION SUBJECT TO CODE AND OWNER APPROVAL
220V LOCATION: SEE PLAN
WIRING: COPPER ROMEX SIZED APPROPRIATELY BY LICENSED ELECTRICIAN
CHIMES: CONSULT OWNER
SMOKE ALARM: PER CODE AND LOCATION SUBJECT TO OWNER APPROVAL. SEE PLAN

SECURITY SYSTEM: CONSULT OWNER
SWITCH PLATES AND OUTLET COVERS: ROCKER TYPE. COLOR SIZE PER OWNER.

SPECIAL ELECTRICAL: TV CABLE AND HOME WIRING TO INCLUDE CAT-6 DIGITAL TRANSMISSION CABLE.
CONSULT OWNER FOR SPECIAL HOOK UPS AND STEREO AND SURROUND WIRING/SPEAKERS.
INTERCOM AND AUTOMATION CONTROL SUBJECT TO OWNER APPROVAL.

NOTES: CONSULT OWNER REGARDING KITCHEN CIRCUITS AND POSSIBLE DEDICATED CIRCUITS FOR APPLIANCE GARAGE
INSTALL WHOLE HOUSE VOLTAGE SURGE PROTECTION. COMPUTER AND TELEPHONE LINES PER PLAN.

ALL HOME ELECTRIC:
ELECTRIC RANGE AND WATER HEATER TO BE INSTALLED. NO PROPANE OR GAS.

24. LIGHTING

CONSULT OWNER. LIGHTING ALLOWANCE TO BE PROVIDED FOR RECESS CANISTERS PER REFLECTIVE CEILING PLAN.
DECORATIVE FIXTURES BY OWNER.

ALL EXTERIOR LIGHTING TO ADHERE TO MYSTIC SHORES ACC REQUIREMENTS.

25. INSULATION

WALLS SPECIFICATION: R-13 FIBERGLASS BATT INSULATION PER IRC CODE R106.1.1
CEILING SPECIFICATION: R-38 FIBERGLASS BATT INSULATION PER IRC CODE R106.1.1

NOTES: INSULATE INTERIOR WALLS AROUND BATHROOMS, BEDROOMS AND UTILITY AREAS FOR SOUND CONTROL.

26. MISCELLANEOUS

NOT MENTIONED ANYWHERE

HARDWARE: CONSULT OWNER
SHALL INCLUDE ALL DOOR KNOBS, LOCKS, PULLS, CABINET PULLS, TOWEL RINGS, TOWEL BARS, PAPER HOLDERS AND THEIR INSTALLATION.

PROVIDE ALL KEY MATCH LOCKS.

APPLIANCES: CONSULT OWNER AND APPLIANCE PACKAGE.

DRIVEWAY AND SIDEWALKS:

4" CONCRETE REINFORCED WITH 1 LAYER #3 REBAR AND 18" O.C. EACH WAY. FINISH PER OWNER. SEE PLAN

RETAINING WALLS AND HOUSE PERIMETER: AS REQUIRED TO CONTROL SURFACE DRAINAGE
OTHER ONSITE IMPROVEMENTS TO BE APPROVED BY OWNER.
SURFACE WATER SHALL RUN AWAY FROM ALL BUILDING STRUCTURES AND LAWNS

LANDSCAPE AND IRRIGATION: CONSULT OWNER

LEGAL DESCRIPTION OF LAND:

LOT 23, BLOCK 5, NEW CITY BLOCK 723, 115 DEVINE, IN CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9575, PAGE 141, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

URBAN DEER NOTES:

- 1: AT THE TIME THESE DOCUMENTS WERE PREPARED THE LANDSCAPE DESIGNER WAS NOT AWARE OF A LOCAL URBAN DEER POPULATION.
- 2: IN THE EVENT AN URBAN DEER POPULATION IS DISCOVERED, CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING ALL NEWLY-INSTALLED PLANTS THROUGH THE 30-DAY MAINTENANCE PERIOD.
- 3: APPLY "LIQUID FENCE" [OR APPROVED EQUAL] TO ALL PLANTS AS NEEDED TO DISCOURAGE BROWSING BY DEER.
- 4: ANY NEWLY-INSTALLED PLANTS EATEN OR BROWSED BY DEER PRIOR TO THE EXPIRATION OF THE 30-DAY MAINTENANCE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

GENERAL NOTES:

- 1: REFER TO SPECIFICATIONS FOR ALL CONTRACT PLANTING.
- 2: INSTALL APPROVED IMPORTED PLANTING MIX TO MIN. DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
- 3: INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS.
- 4: CONTRACTOR RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION AND MUST REPORT ANY DEVIATION IN THE SITE CONDITIONS TO THE LANDSCAPE DESIGNER BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
- 5: WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REFER TO CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
- 6: VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION. IN THE EVENT POTENTIAL CONFLICT(S) OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT(S) TO THE OWNERS REPRESENTATIVE, AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.



VOGES DESIGN, LLC.
11 FOUNTAIN DRIVE, SAN ANTONIO, TX 78248

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ARCHITECT OF RECORD:



PROJECT NAME:
PALOMAS OFF PRESA
SAN ANTONIO, TEXAS

PROJECT ADDRESS:
115 DEVINE ST.
SAN ANTONIO, TEXAS 78210
LAVACA HISTORIC DISTRICT

PROJECT DETAILS
CASEWORK CONCEPT:
ISSUE DATE:
DESIGN MANAGER:

HIGH
N/A
BRIAN VOGES

CHECKED BY:

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION

TITLE SHEET:

GENERAL NOTES CONT'D.
DESCRIPTION OF MAT.

DRAWN BY:

BLVOGES

SHEET #

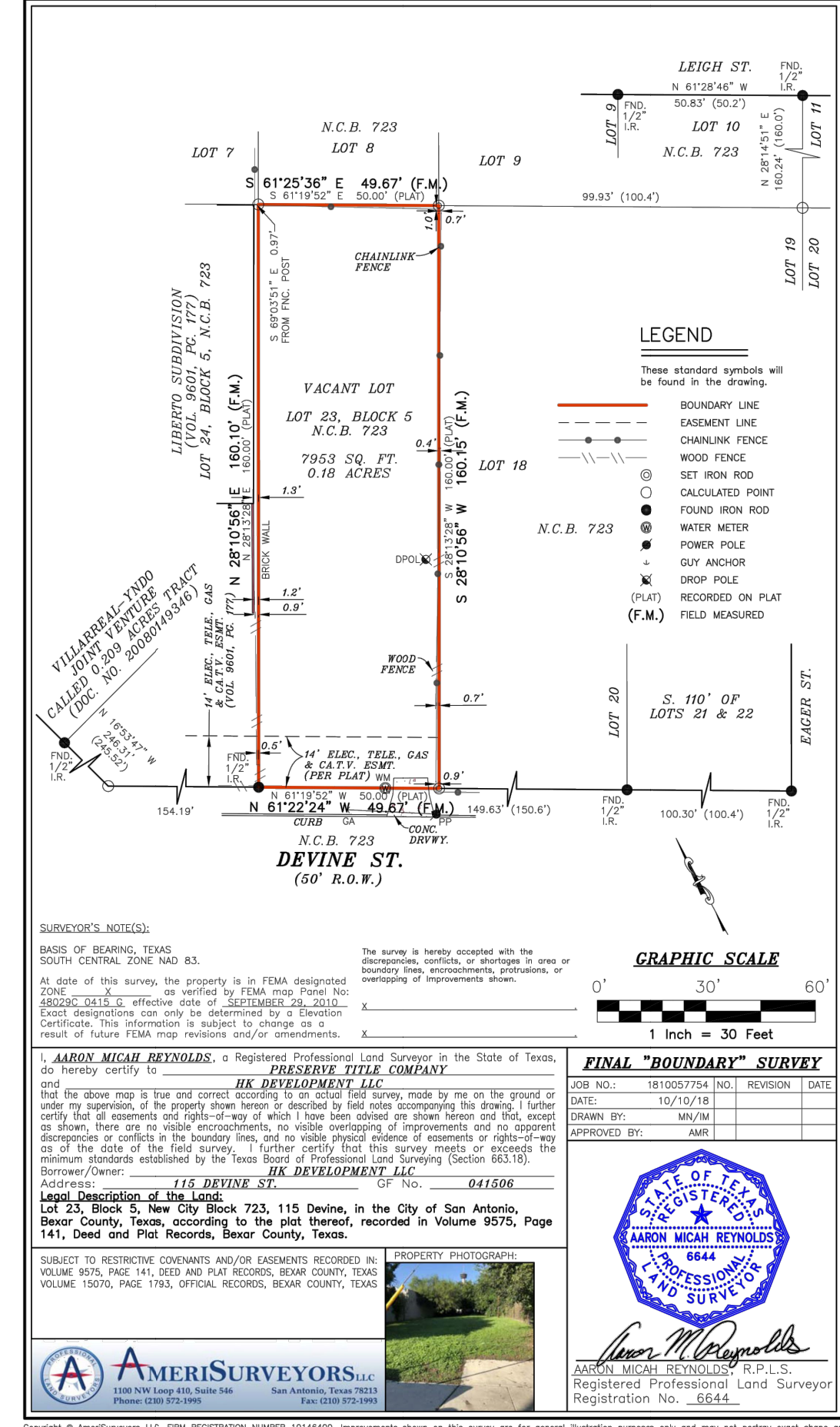
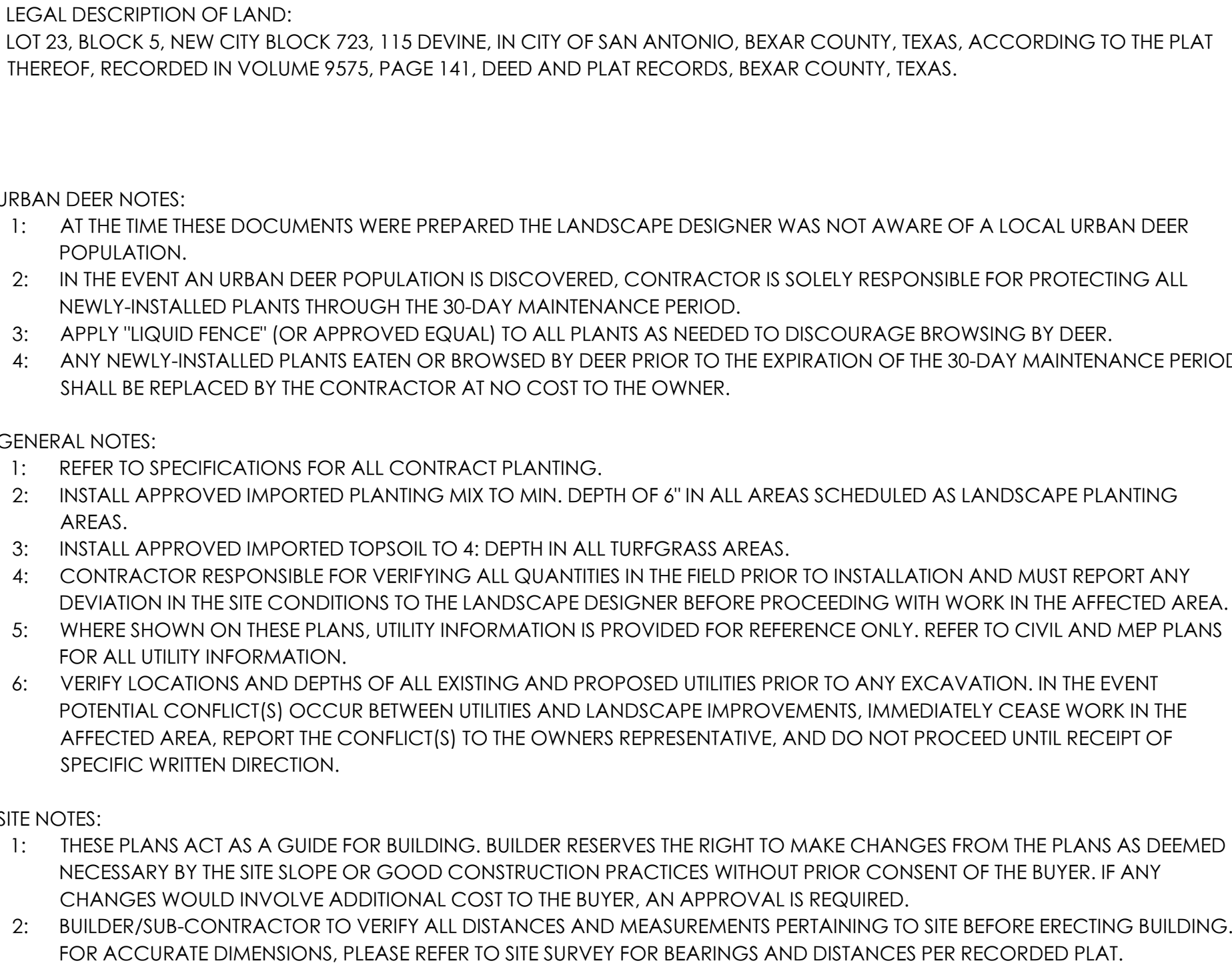
DATE:

12/14/18

SCALE:

NOTED

G2.0



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SAN ANTONIO, TEXAS 78210
LAVACA HISTORIC DISTRICT

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CASEWORK CONCEPT: HIGH
ISSUE DATE: N/A
DESIGN MANAGER: BRIAN VOGES

CHECKED BY:

CHECKED BY:

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

TITLE SHEET:

SITE PLAN
VICINITY MAP
SITE SURVEY
SITE NOTES

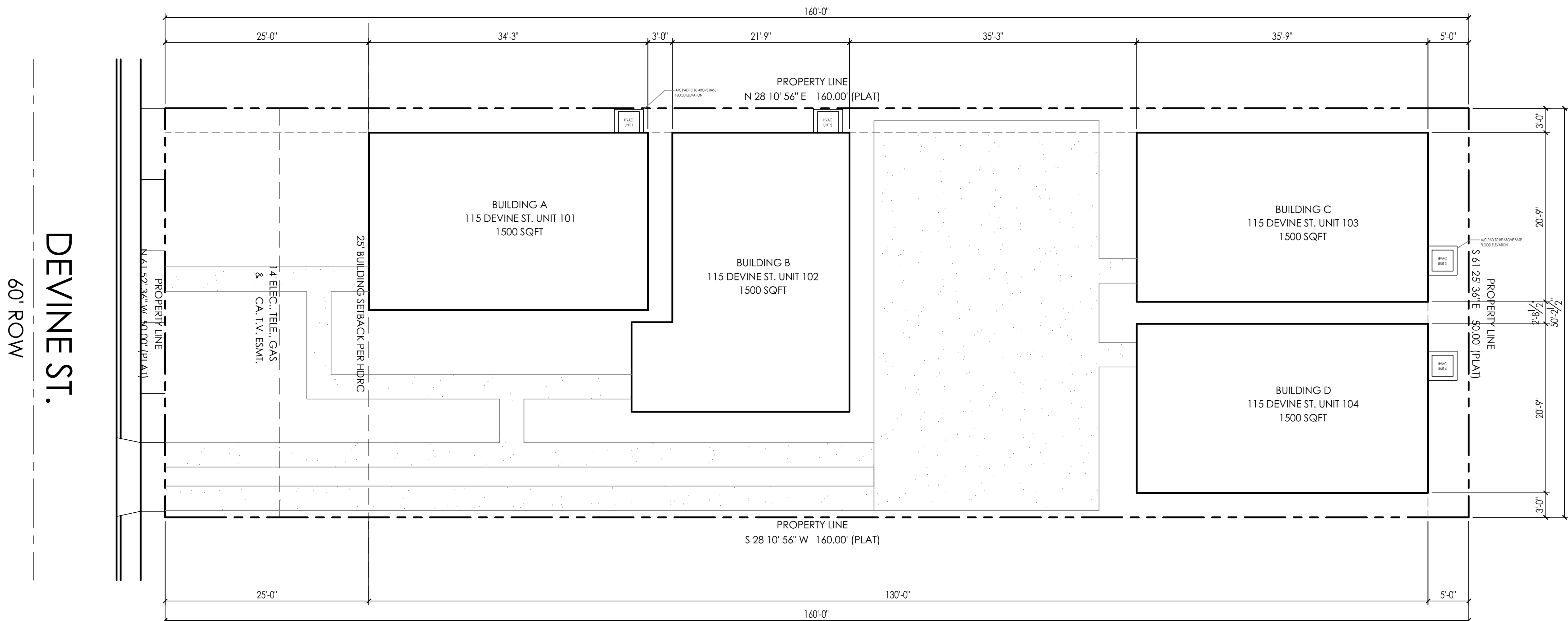
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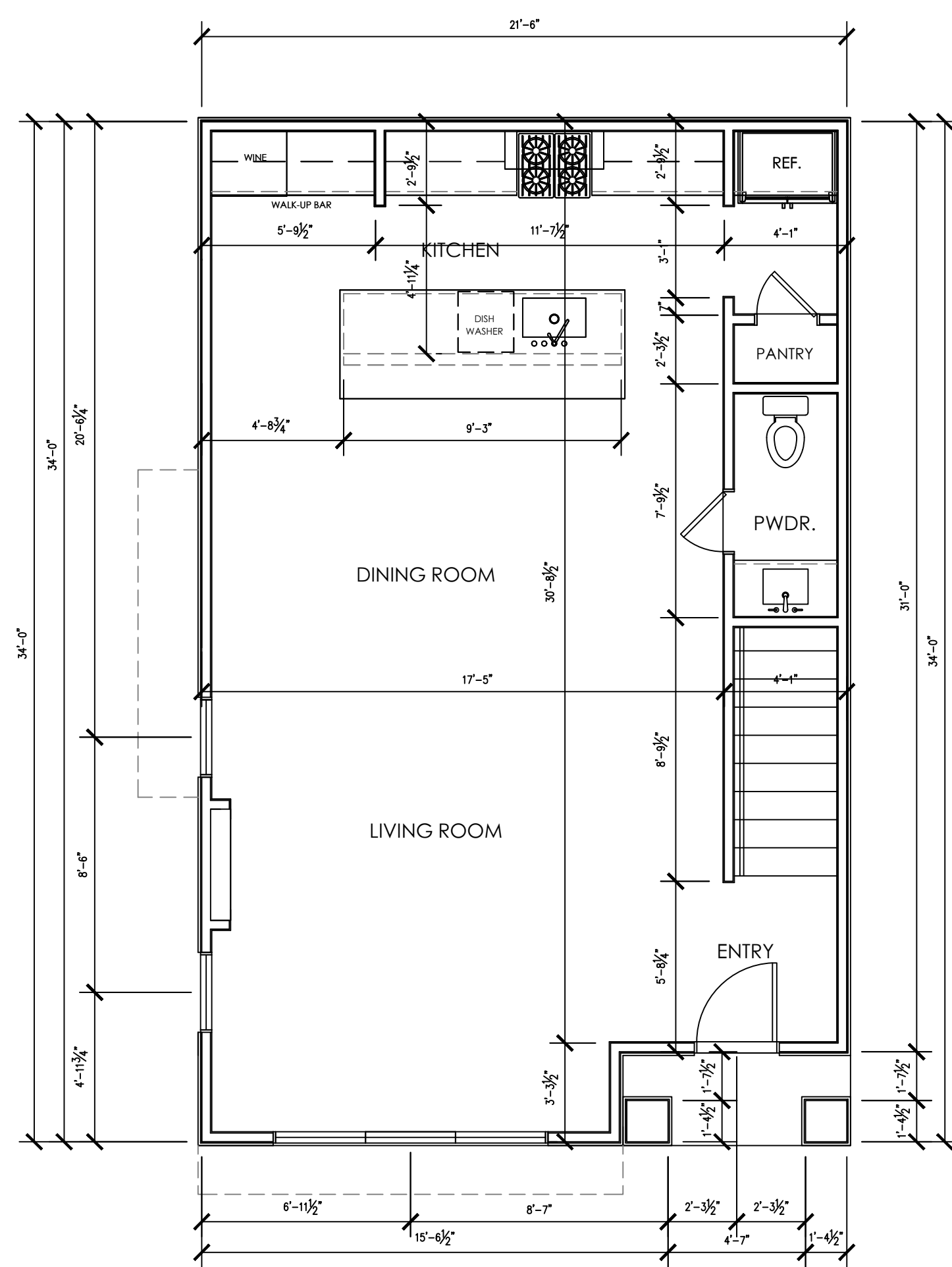
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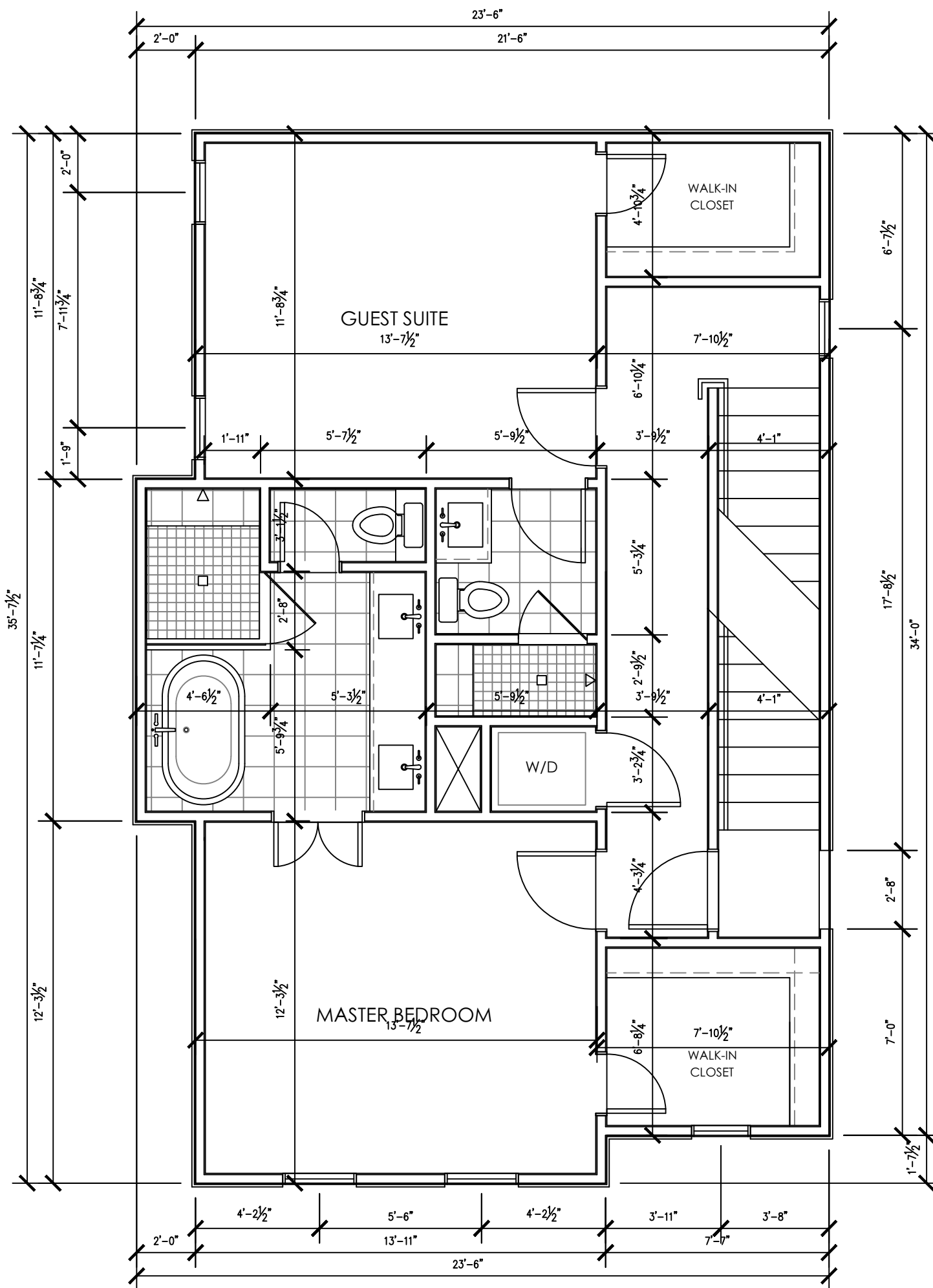
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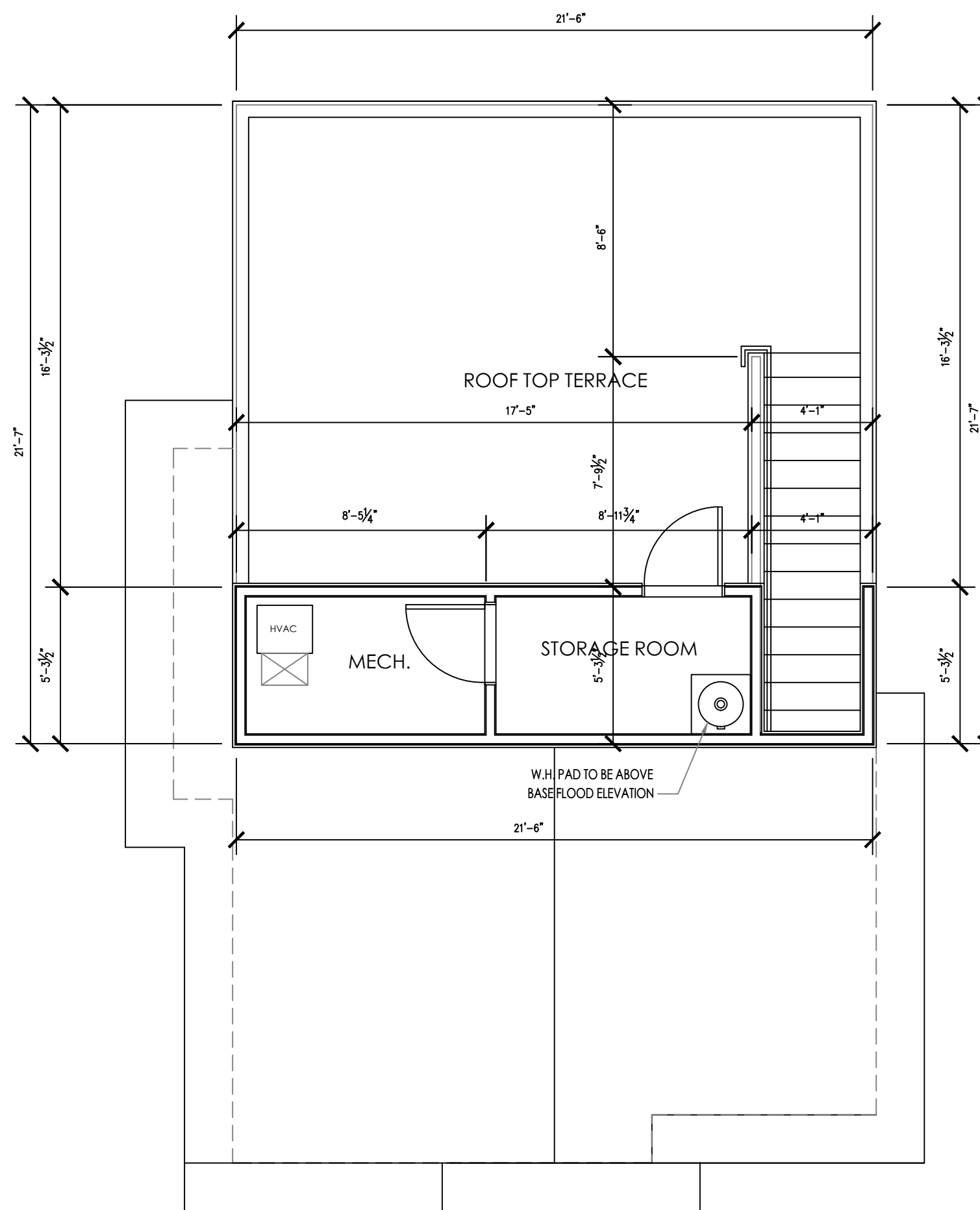
NOTE: REFER TO SITE SURVEY
FOR ACCURATE DESCRIPTION OF LOT.



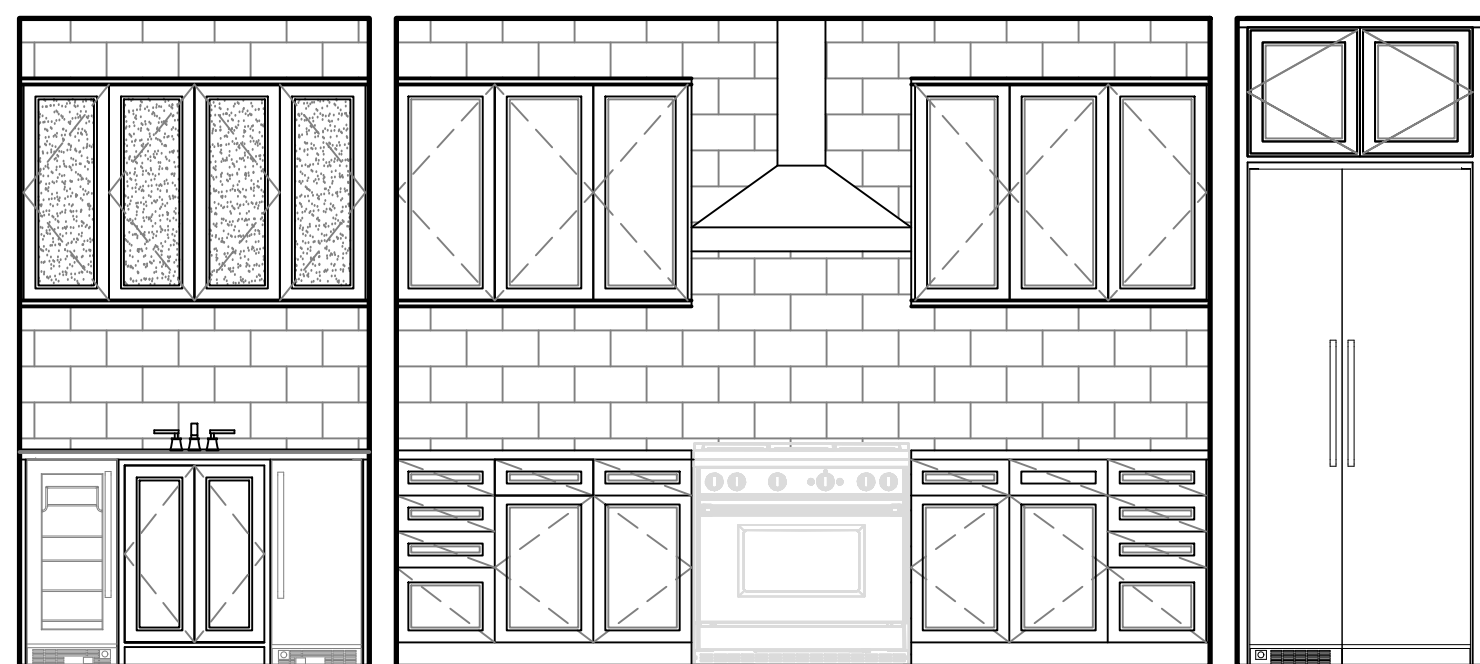
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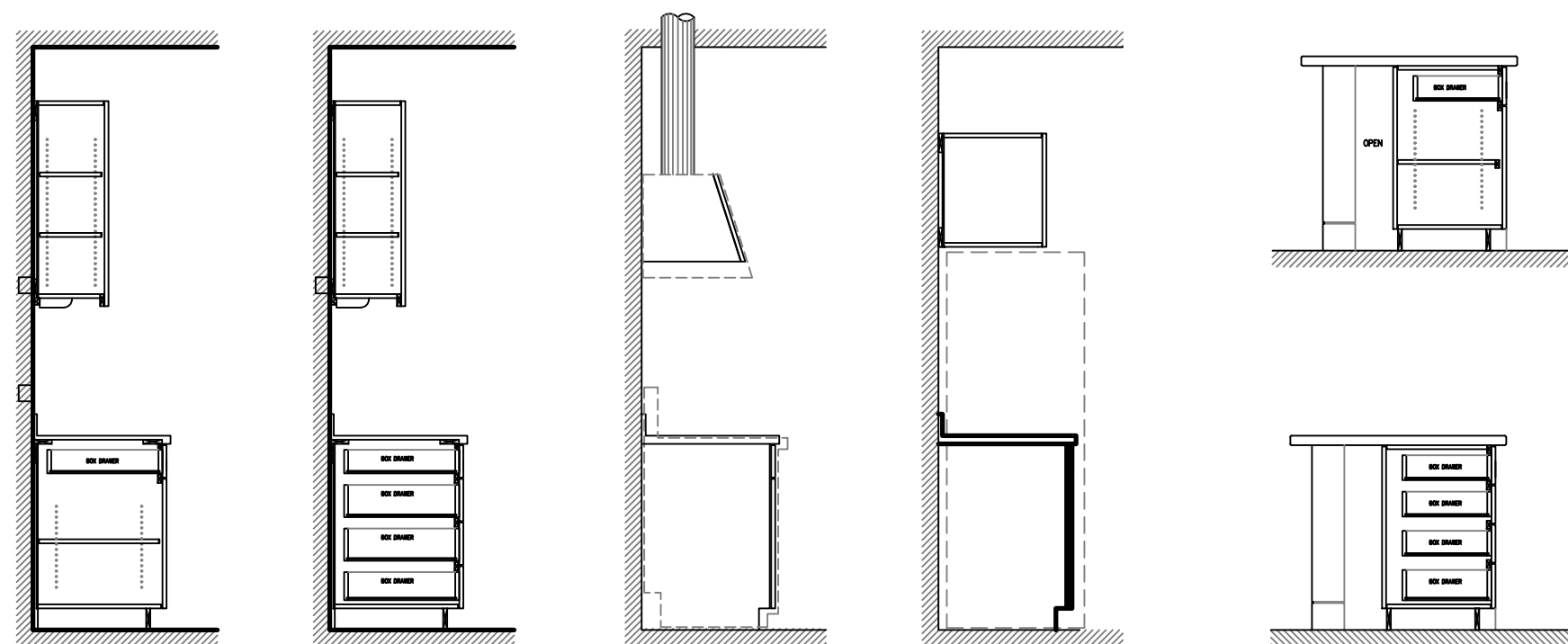
2 FLOOR PLAN-SECOND LEVEL
SCALE: 1/4" = 1'



3 FLOOR PLAN-ROOFTOP TERRACE
SCALE: 1/4" = 1'



4 KITCHEN INT. ELEVATION
SCALE: 3/8" = 1'



5 KITCHEN CABINET DETAILS
SCALE: 3/8" = 1'



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LAVACA HISTORIC DISTRICT

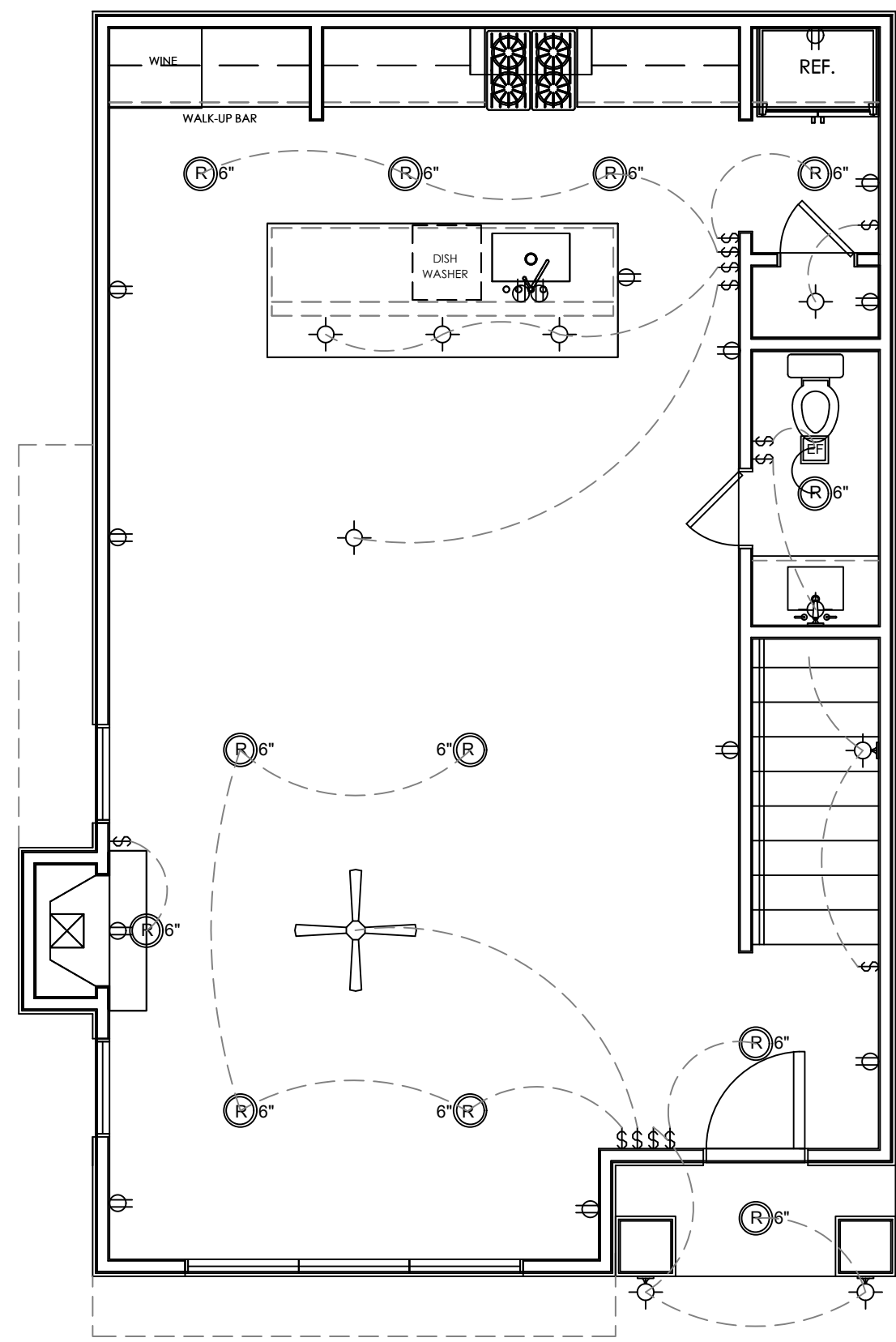
PROJECT DETAILS
CASEWORK CONCEPT: HIGH
ISSUE DATE: N/A
DESIGN MANAGER: BRIAN VOGES
CHECKED BY: NATHAN PEREZ, AIA

REVISION SCHEDULE				
REV	DATE	BY	DESCRIPTION	

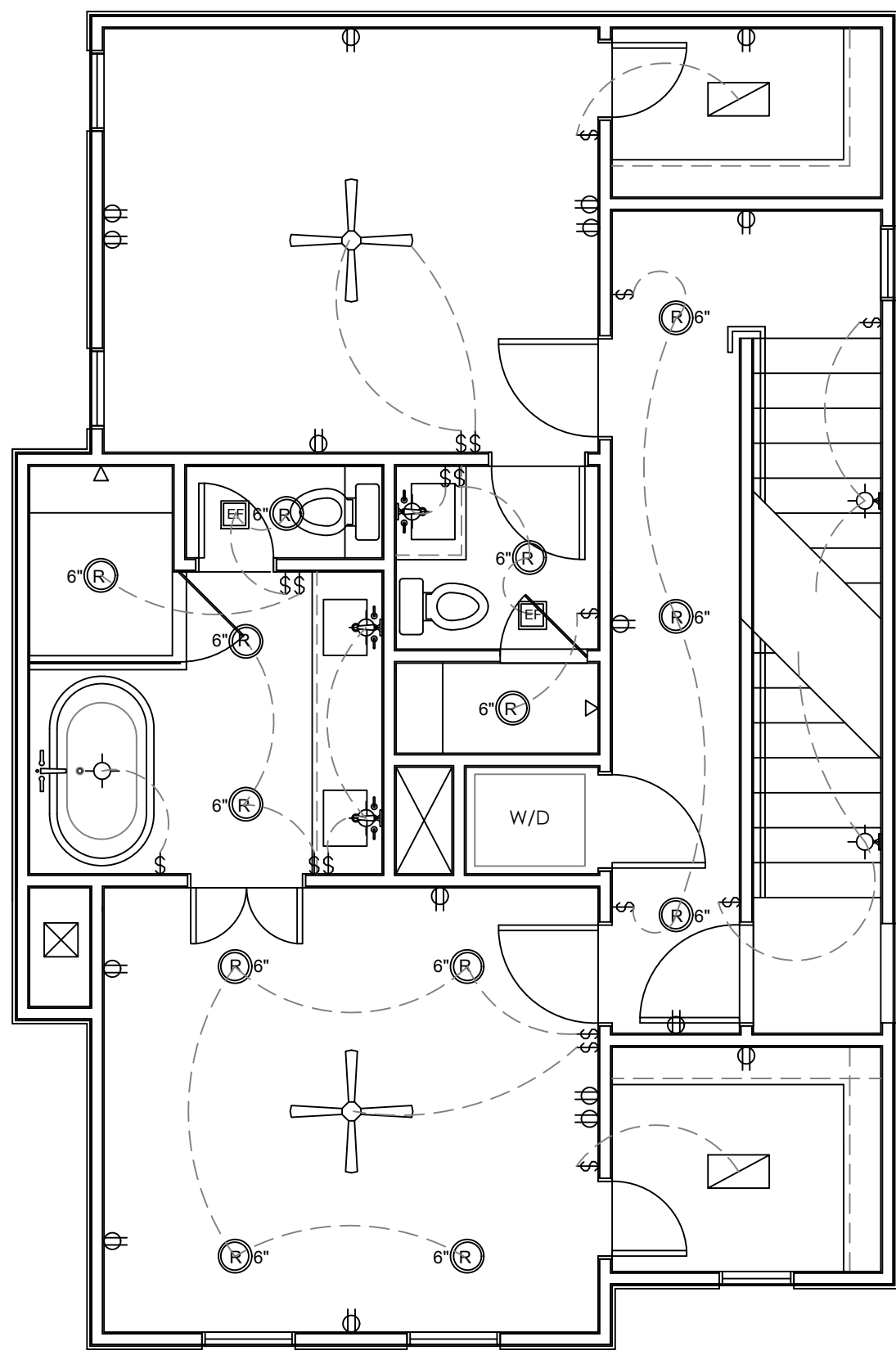
TITLE SHEET:

FLOOR PLANS
BUILDING A-UNIT 101
INTERIOR ELEVATIONS

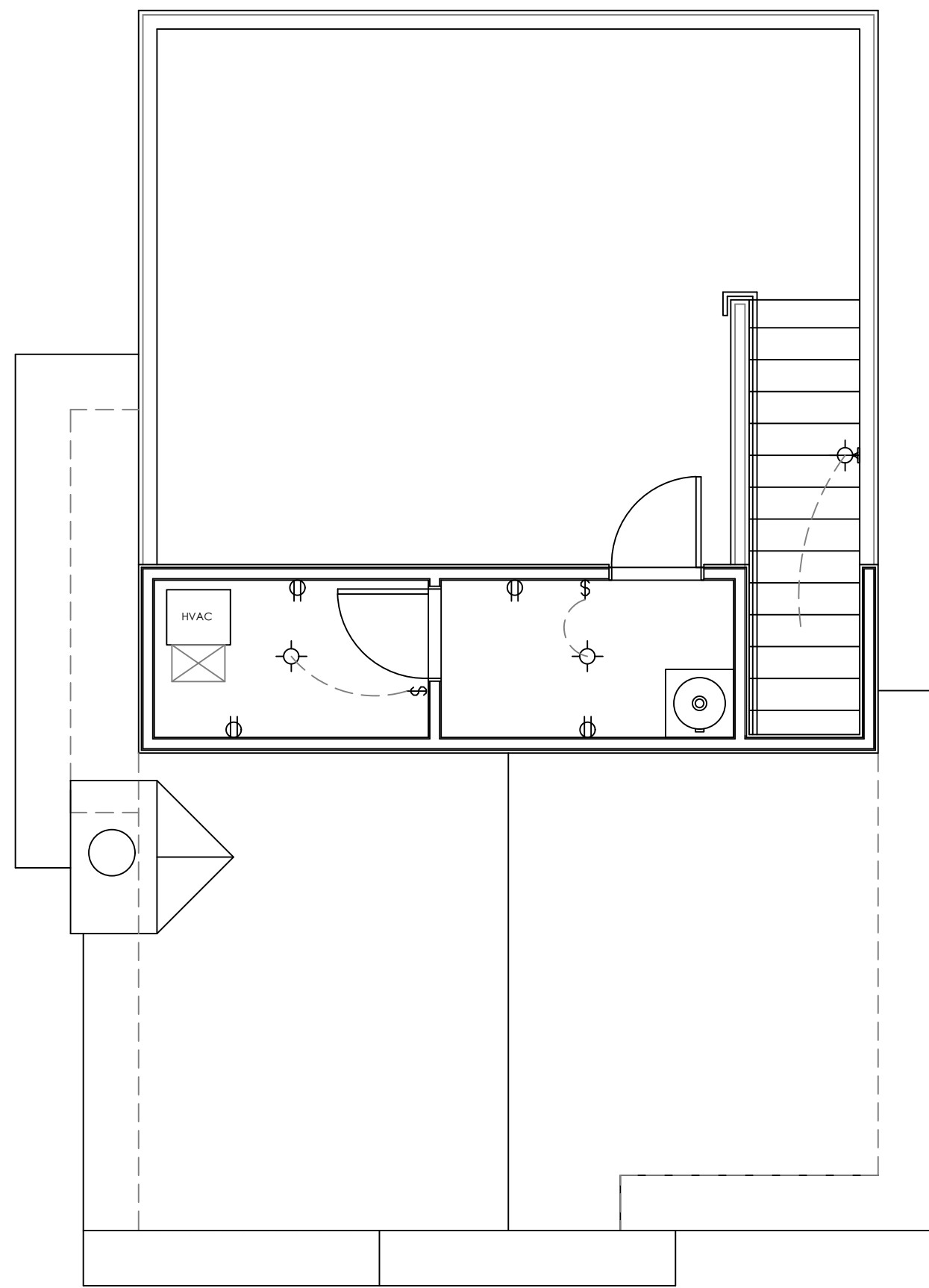
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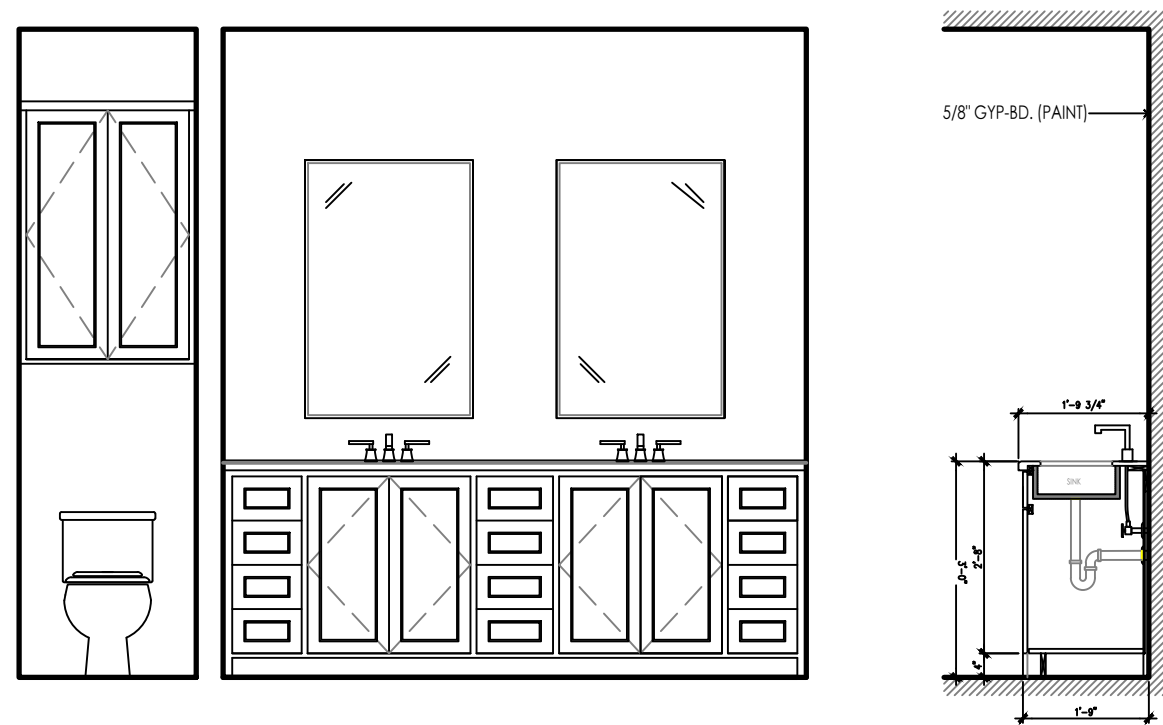
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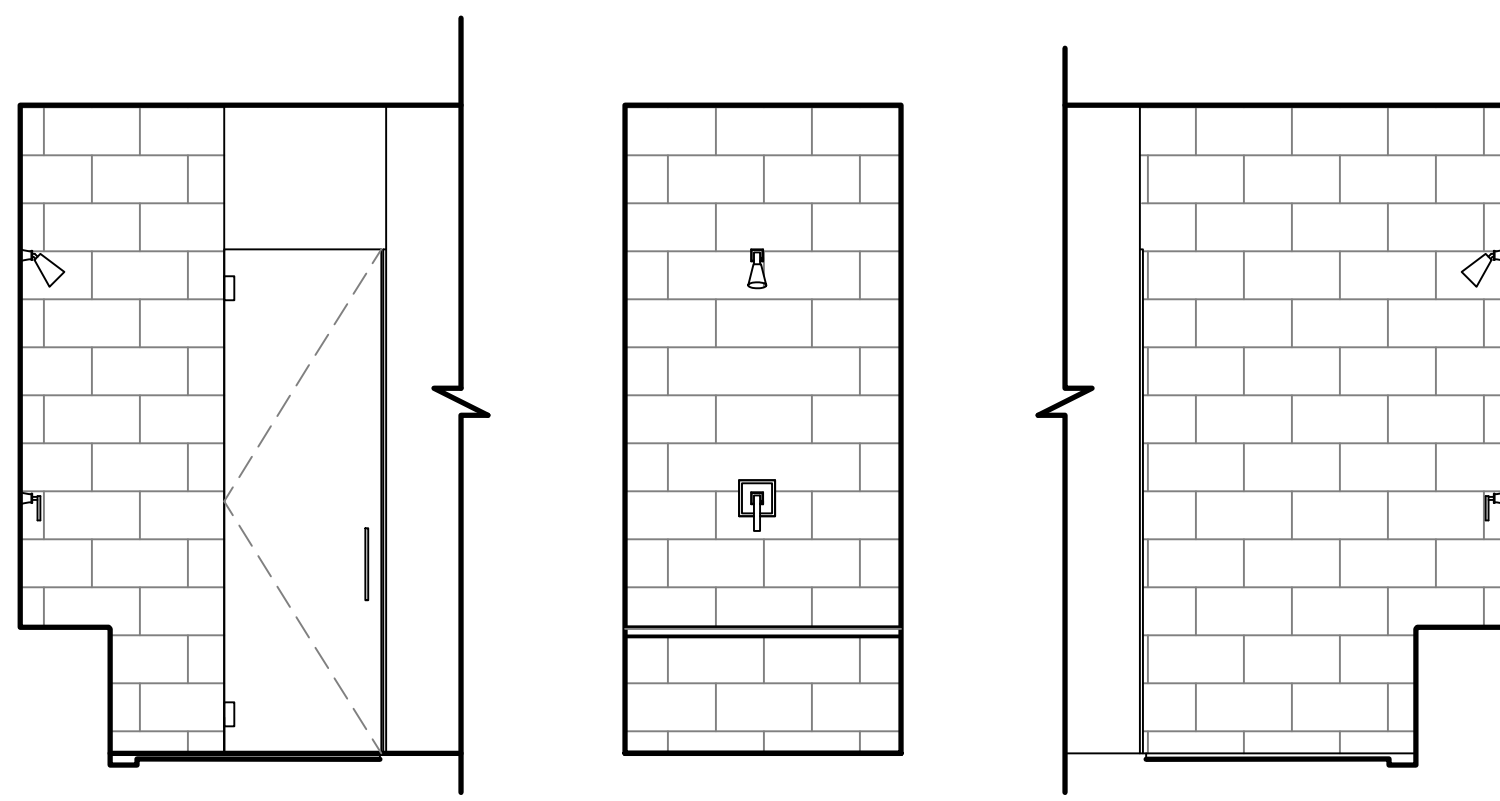
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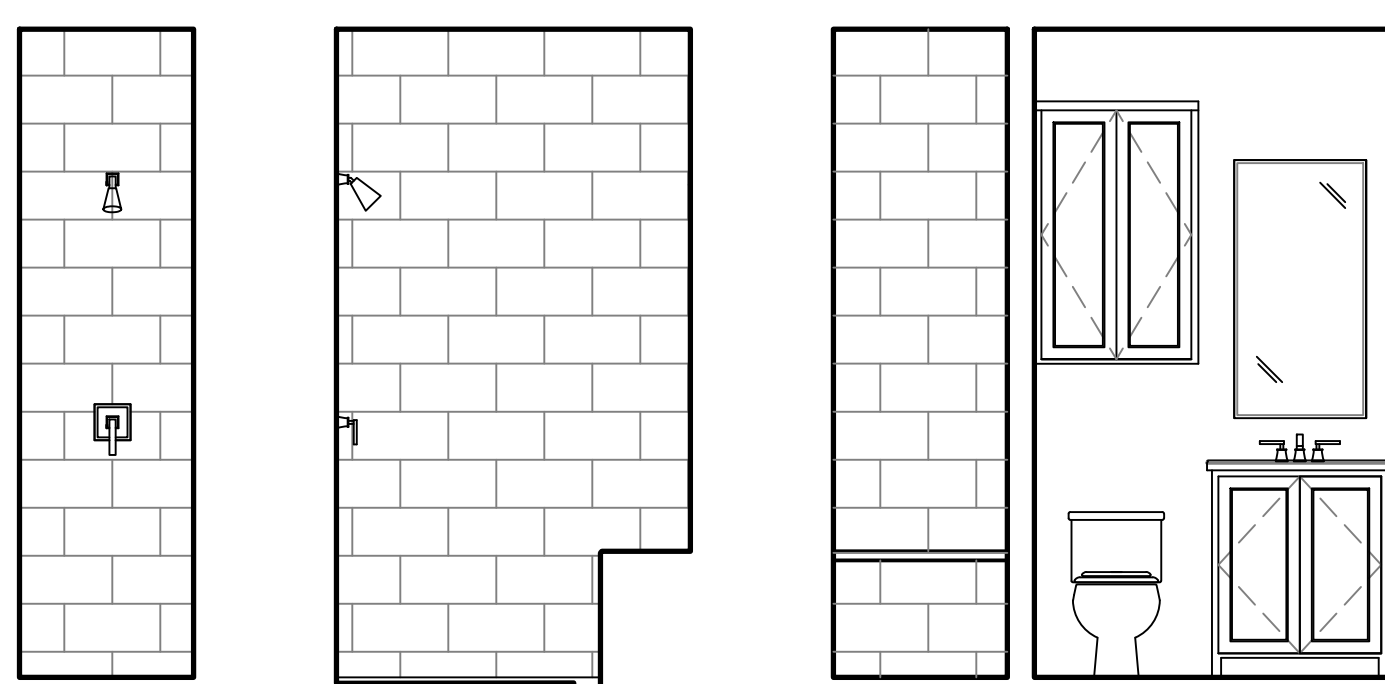
3 ELECTRICAL-ROOFTOP TERRACE
SCALE: 1/4" = 1'



4 MASTER BATH INT. ELEVATION
SCALE: 3/8" = 1'



5 MASTER SHOWER DETAILS
SCALE: 3/8" = 1'



6 GUEST BATH INT. ELEVATIONS
SCALE: 3/8" = 1'



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LAVACA HISTORIC DISTRICT

PROJECT DETAILS
CASEWORK CONCEPT: HIGH
ISSUE DATE: N/A
DESIGN MANAGER: BRIAN VOGES
CHECKED BY: NATHAN PEREZ, AIA

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

TITLE SHEET:
ELECTRICAL-RCP
BUILDING A-UNIT 101
INTERIOR ELEVATIONS

DRAWN BY: BLVOGES

DATE: 12/14/18

SCALE: NOTED

SHEET #

A2.1



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LAVACA HISTORIC DISTRICT**

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ISSUE DATE: N/A
DESIGN MANAGER: BRIAN VOGES

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REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

TITLE SHEET:

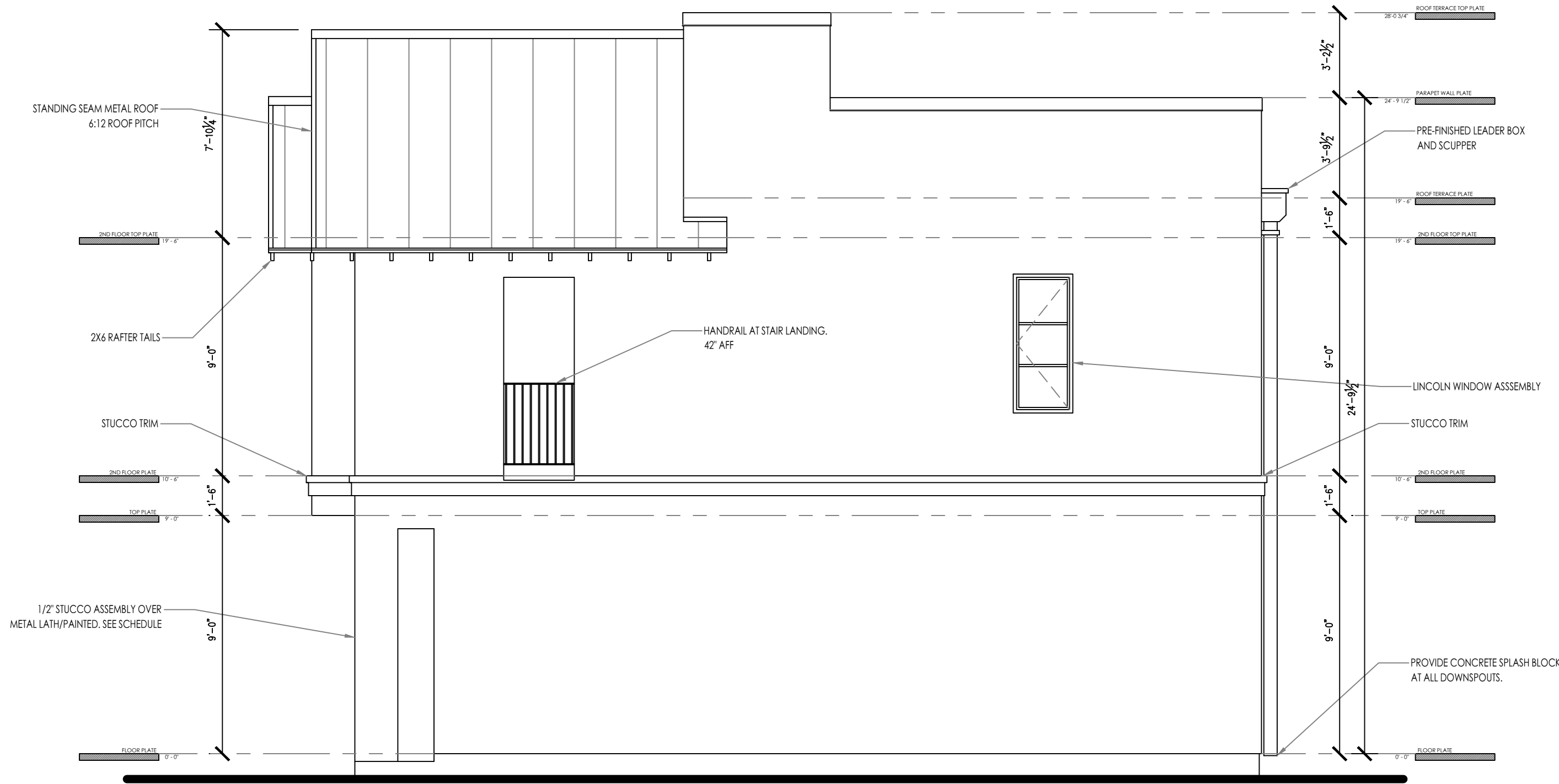
**EXTERIOR ELEVATIONS
BUILDING A-UNIT 101**

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DATE: 12/14/18
SCALE: NOTED

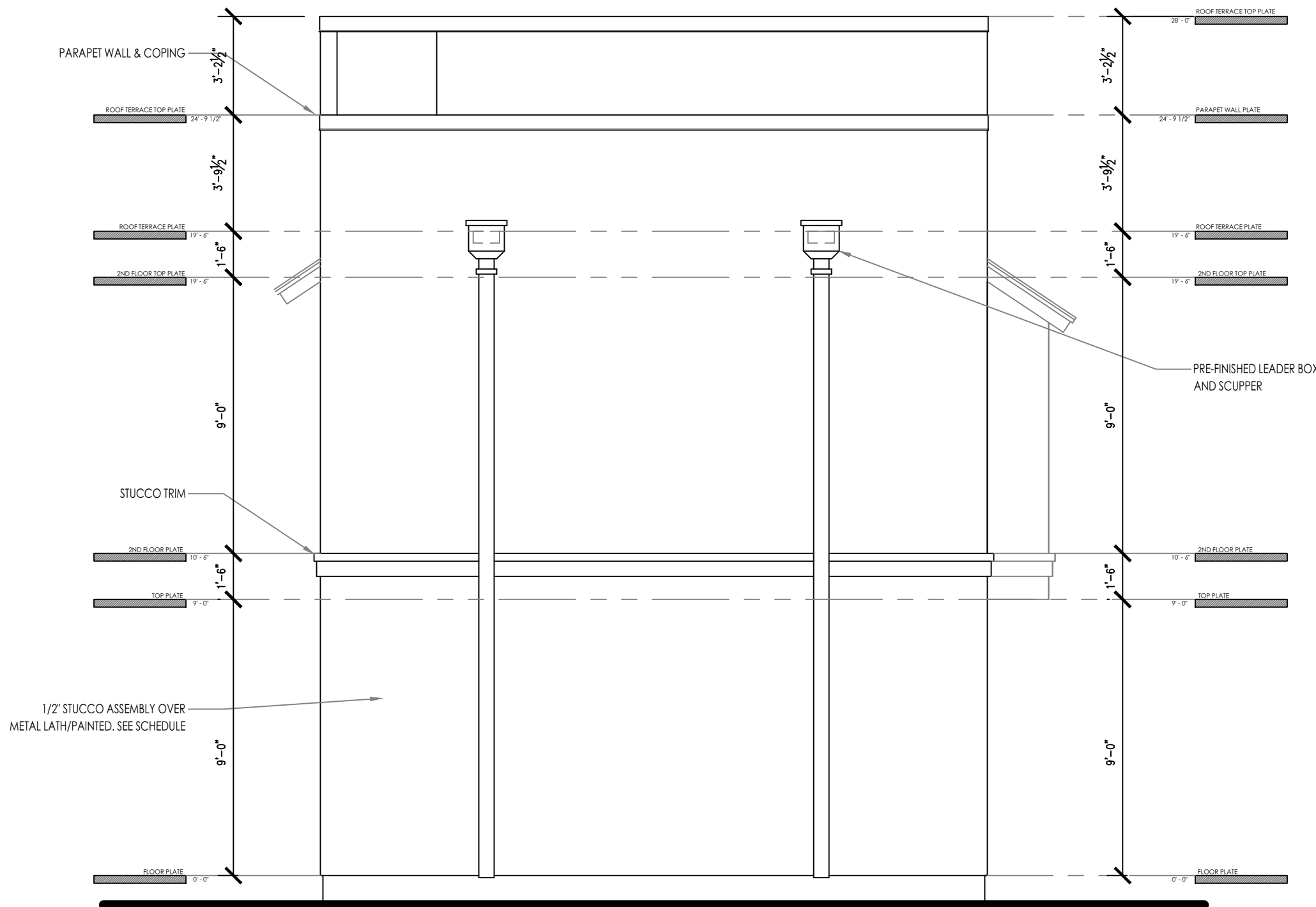
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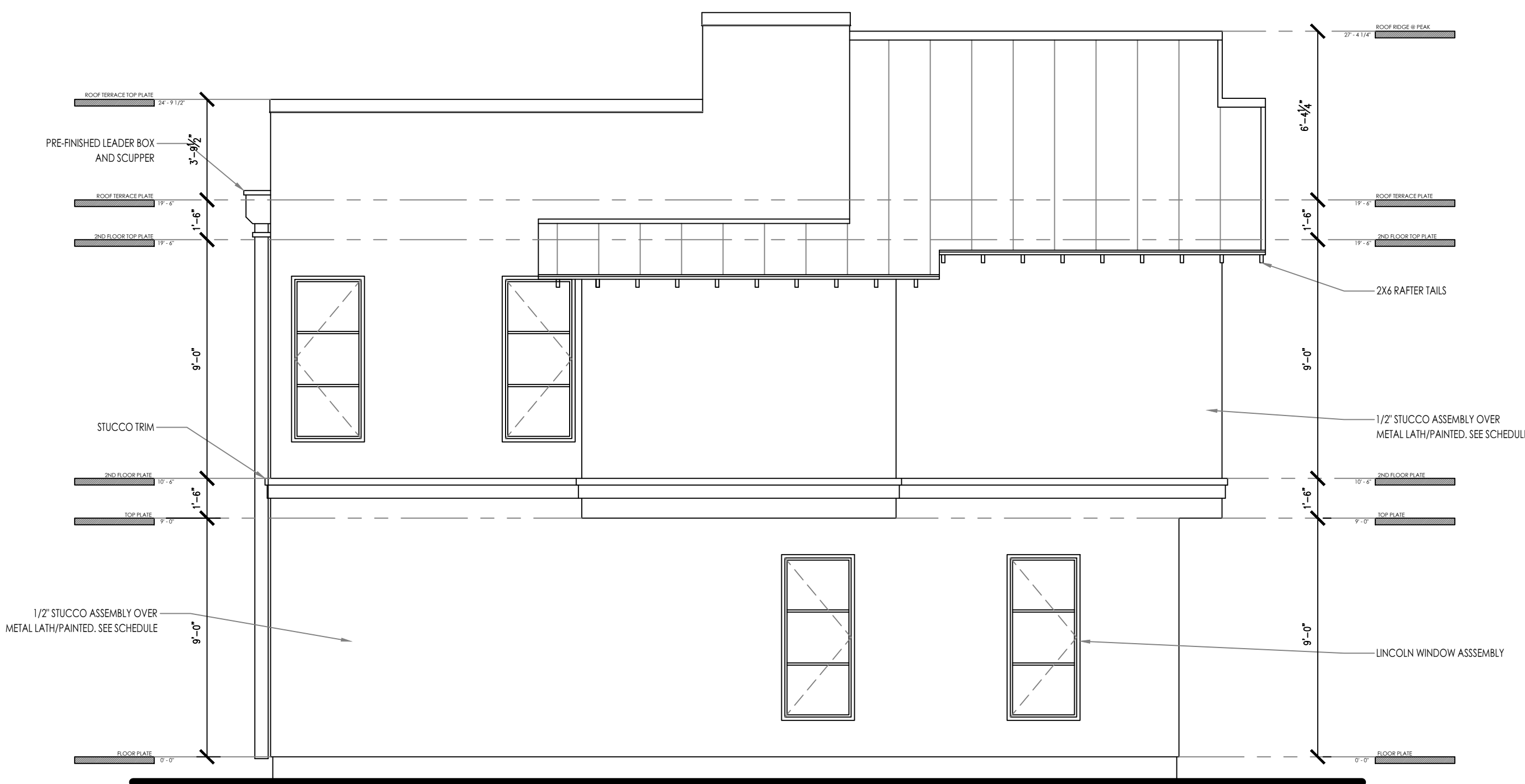
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SCALE: 1/4" = 1'



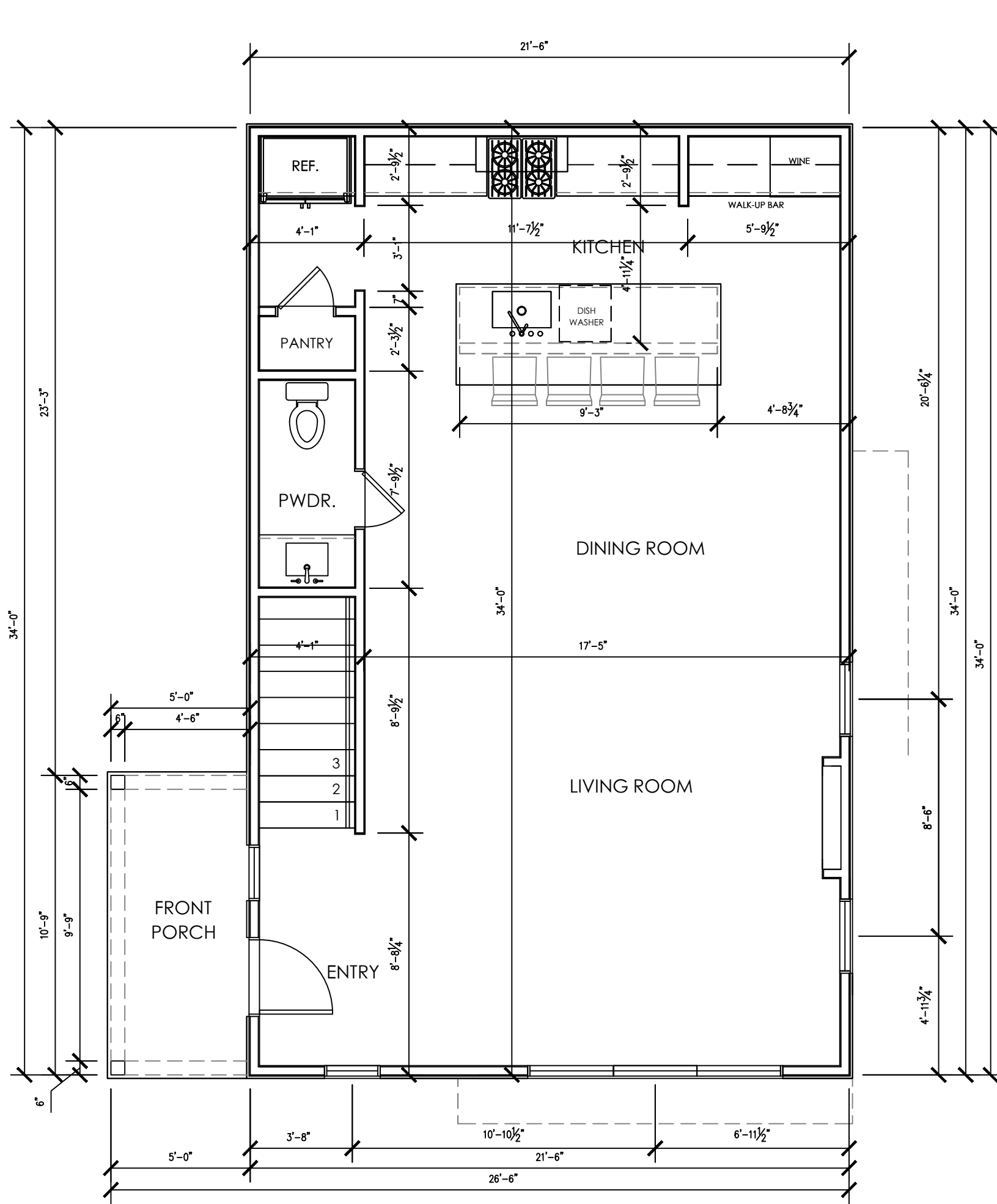
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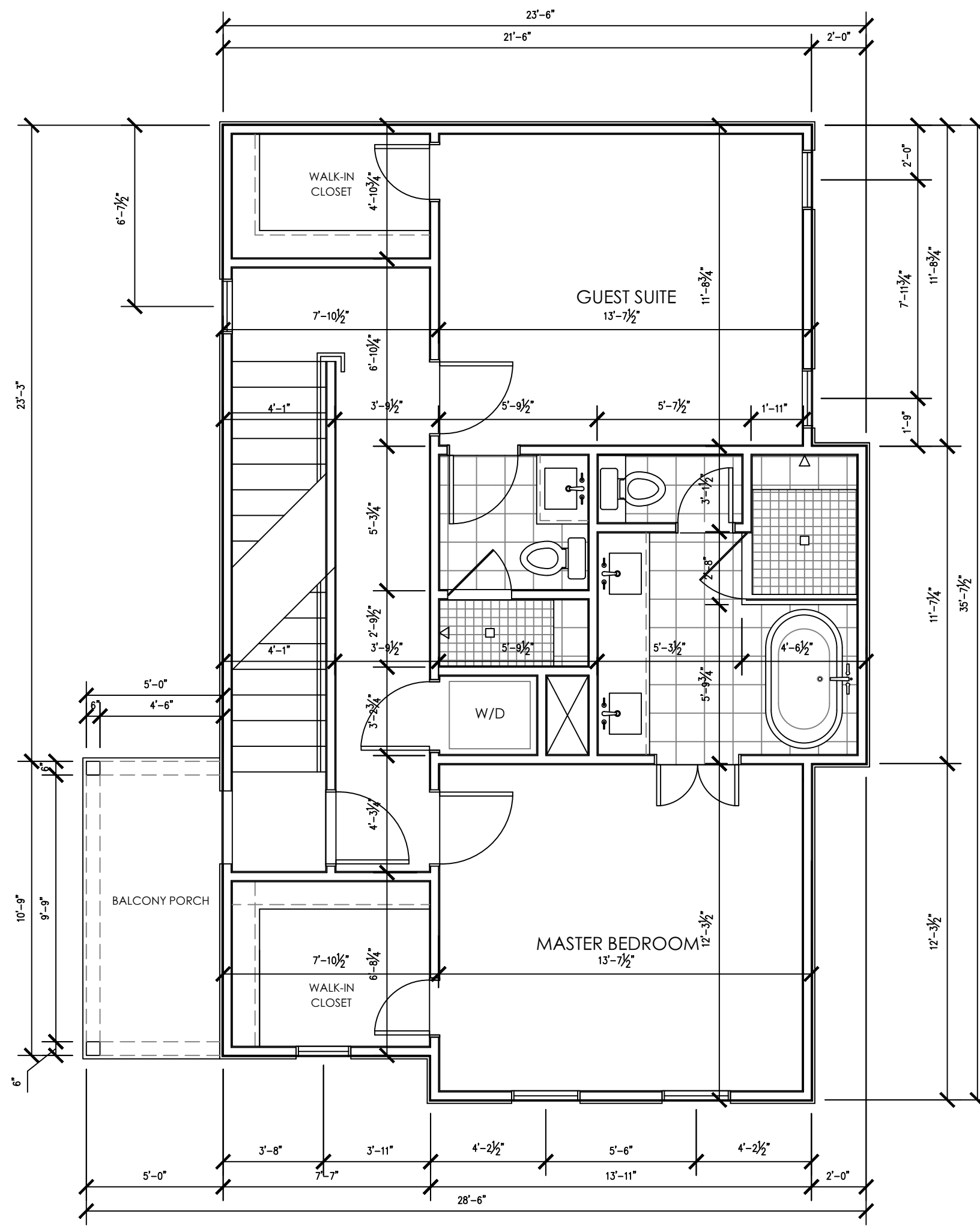
3 REAR ELEVATION
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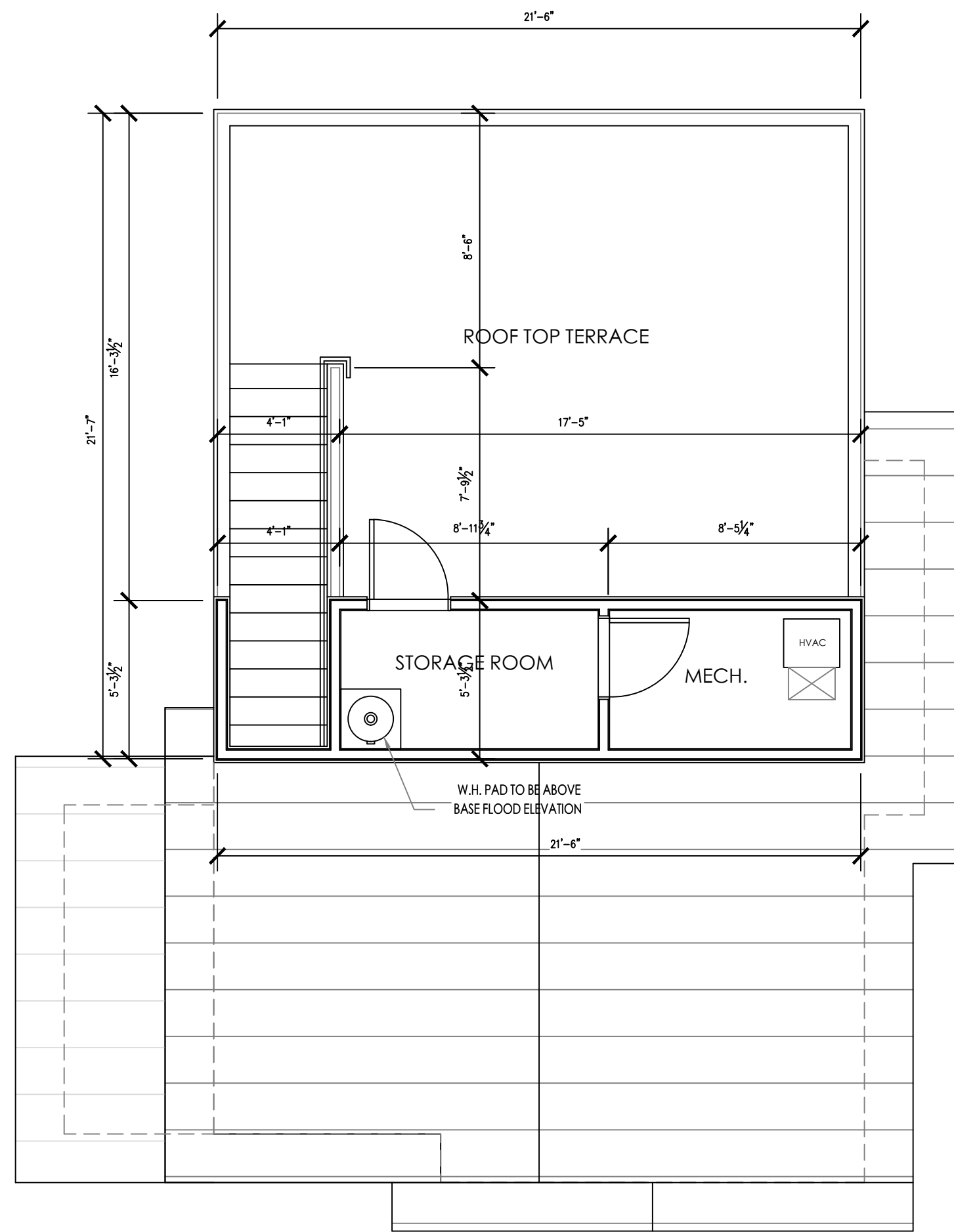
4 LEFT ELEVATION
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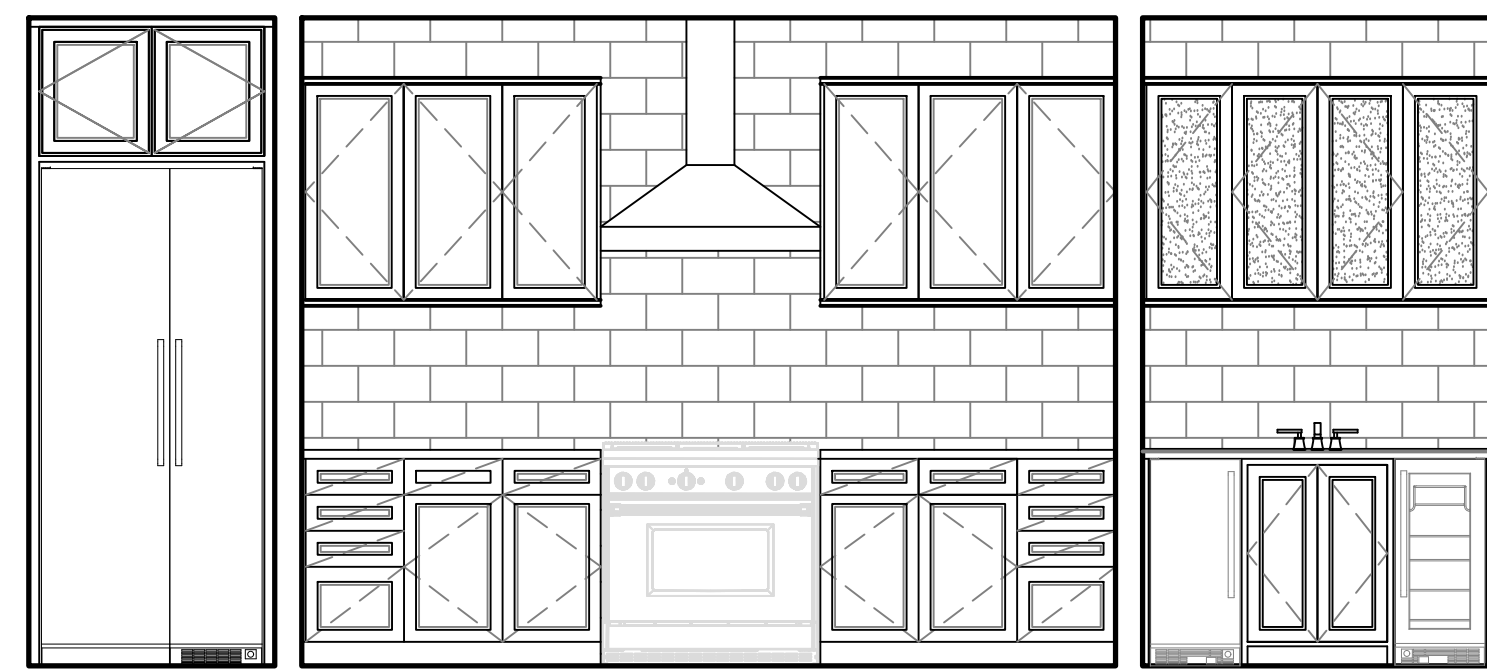
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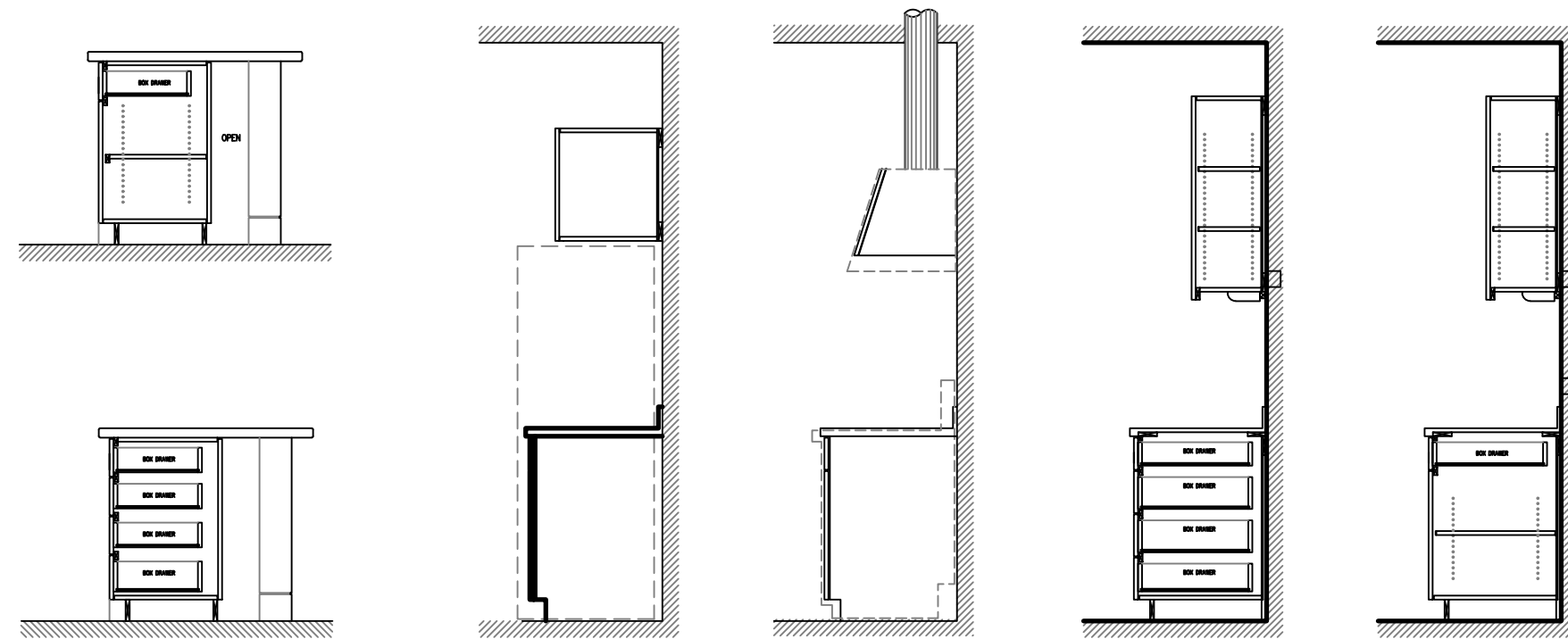
2 FLOOR PLAN-SECOND LEVEL
SCALE: 1/4" = 1'



3 FLOOR PLAN-ROOFTOP TERRACE
SCALE: 1/4" = 1'



4 KITCHEN INT. ELEVATION
SCALE: 3/8" = 1'



5 KITCHEN CABINET DETAILS
SCALE: 3/8" = 1'



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**PALOMAS OFF PRESA
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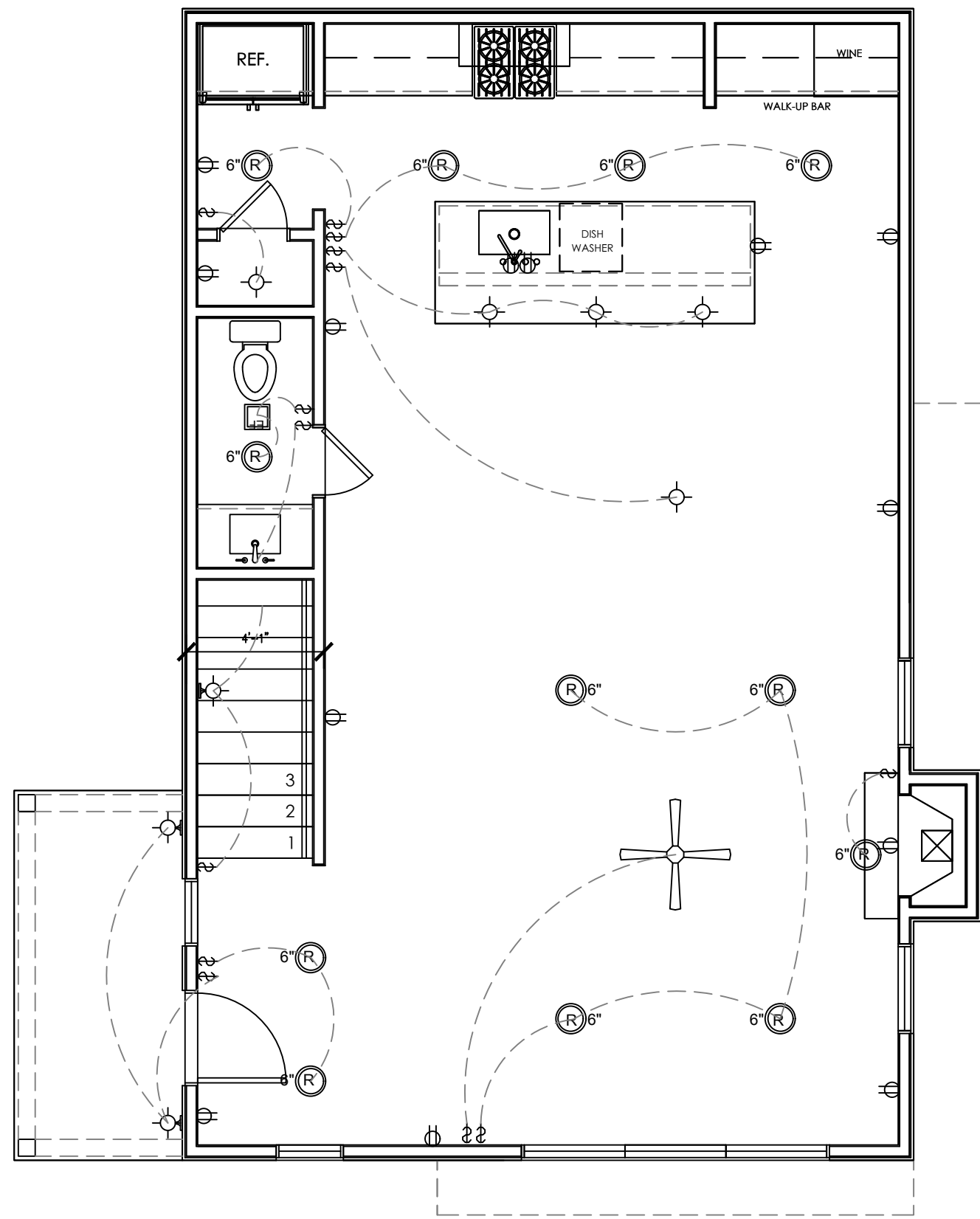
PROJECT ADDRESS:
**115 DEVINE ST.
SAN ANTONIO, TEXAS 78210
LAVACA HISTORIC DISTRICT**

PROJECT DETAILS
CASEWORK CONCEPT: HIGH
ISSUE DATE: N/A
DESIGN MANAGER: BRIAN VOGES
CHECKED BY: NATHAN PEREZ, AIA

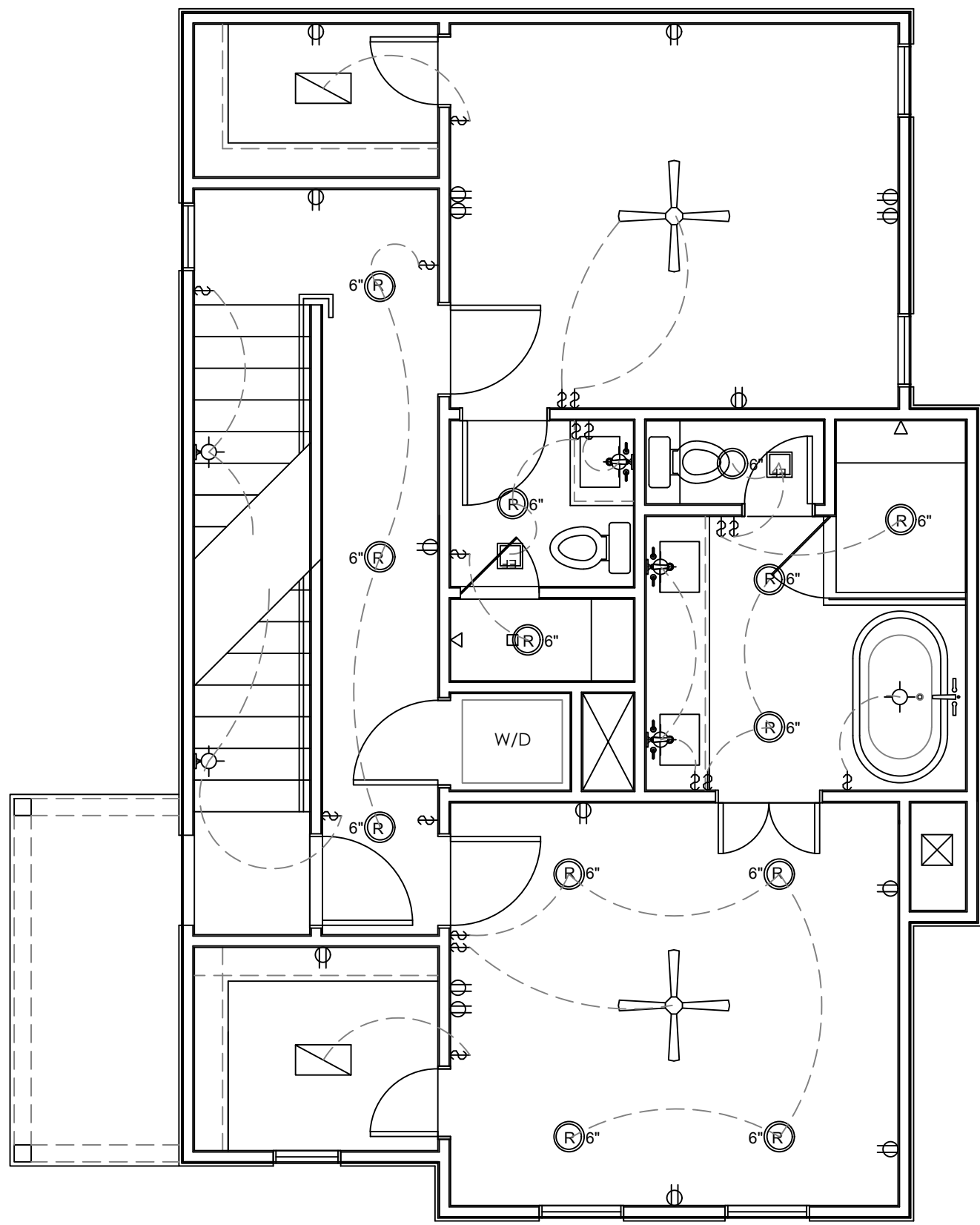
REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

TITLE SHEET:
**FLOOR PLANS
BUILDING B-UNIT 102
INTERIOR ELEVATIONS**

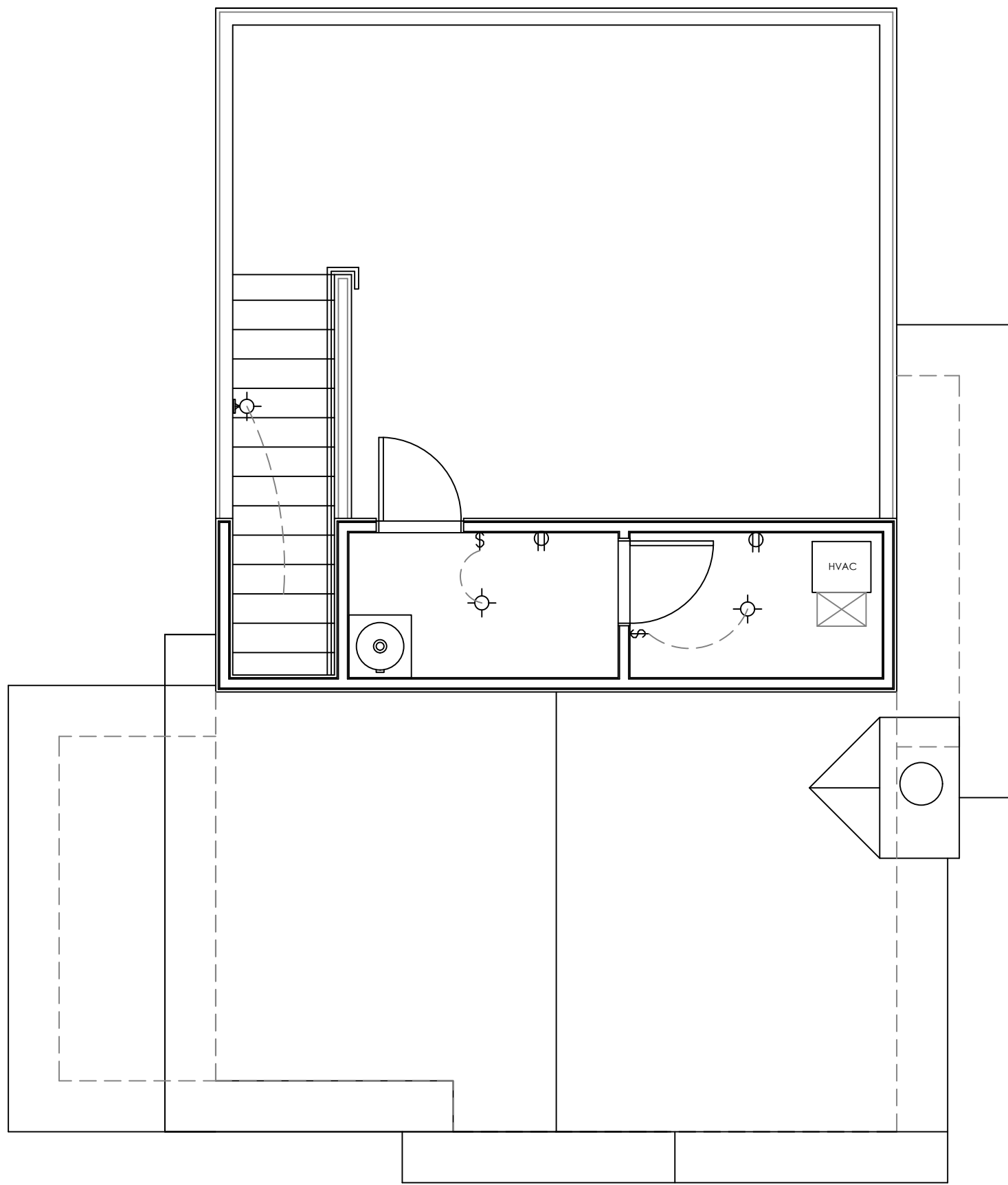
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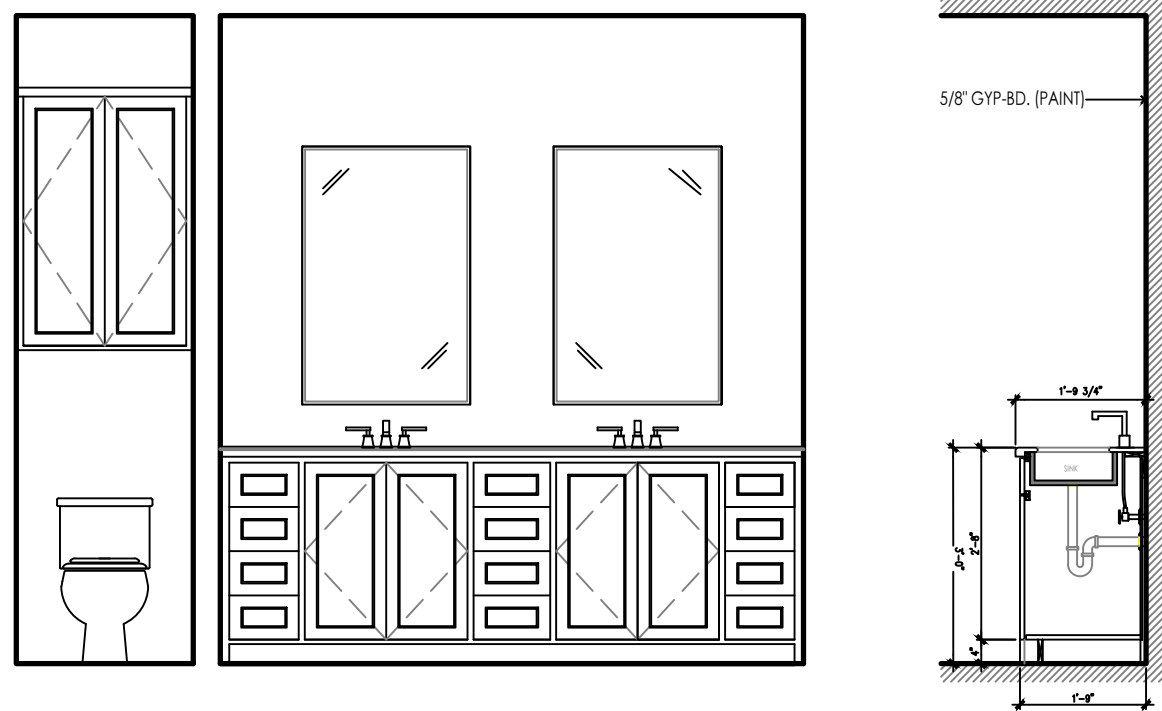
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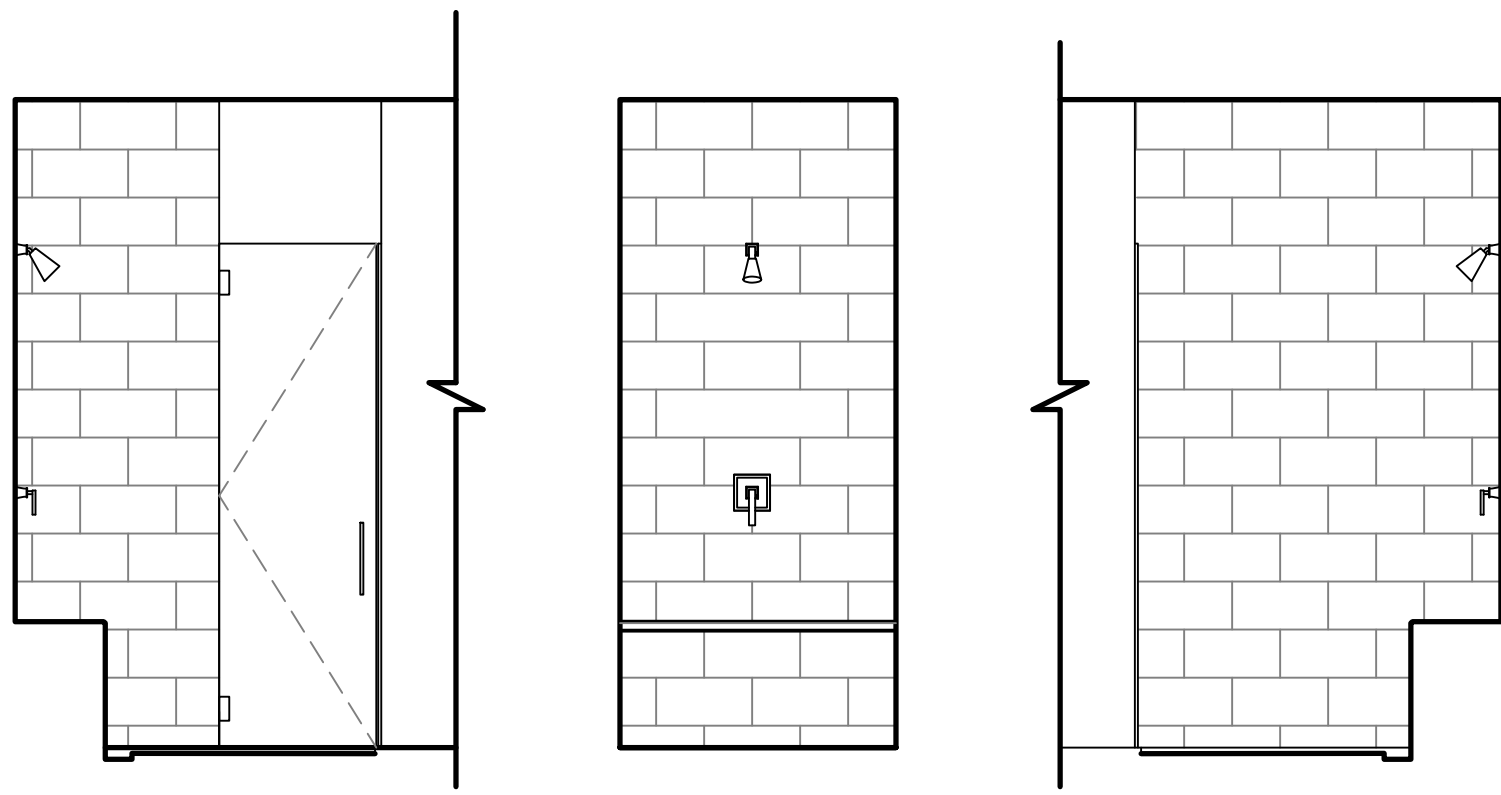
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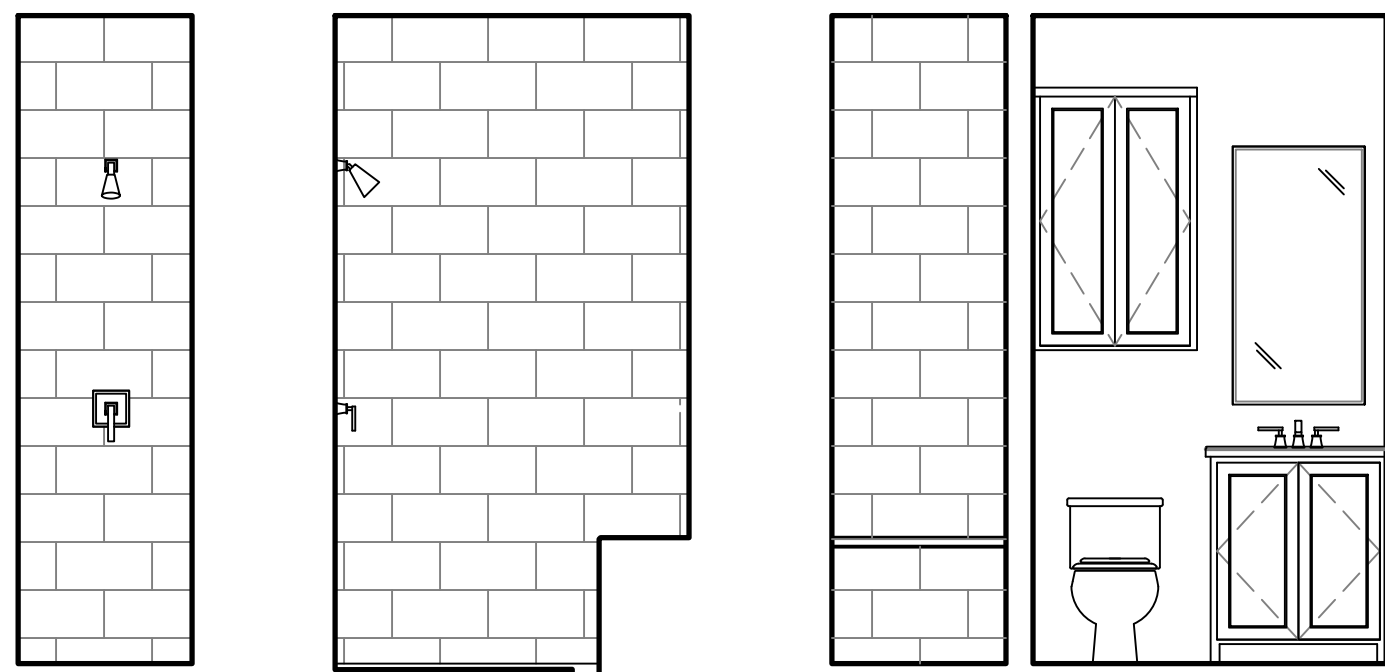
3 ELECTRICAL-ROOFTOP TERRACE
SCALE: 1/4" = 1'



4 MASTER BATH INT. ELEVATION
SCALE: 3/8" = 1'



5 MASTER SHOWER DETAILS
SCALE: 3/8" = 1'



6 GUEST BATH INT. ELEVATIONS
SCALE: 3/8" = 1'



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LAVACA HISTORIC DISTRICT

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CHECKED BY: NATHAN PEREZ, AIA

REVISION SCHEDULE				
REV	DATE	BY	DESCRIPTION	

TITLE SHEET:
ELECTRICAL-RCP
BUILDING B-UNIT 102
INTERIOR ELEVATIONS

DRAWN BY: BLVOGES	SHEET #
DATE: 12/14/18	A3.1
SCALE: NOTED	



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ARCHITECT OF RECORD:



PROJECT NAME:
**PALOMAS OFF PRESA
SAN ANTONIO, TEXAS**

PROJECT ADDRESS:
**115 DEVINE ST.
SAN ANTONIO, TEXAS 78210
LAVACA HISTORIC DISTRICT**

PROJECT DETAILS
CASEWORK CONCEPT: HIGH
ISSUE DATE: N/A
DESIGN MANAGER: BRIAN VOGES
CHECKED BY: NATHAN PEREZ, AIA

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

TITLE SHEET:
**EXTERIOR ELEVATIONS
BUILDING B-UNIT 102**

DRAWN BY: BLVOGES

DATE: 12/14/18

SCALE: NOTED

SHEET #

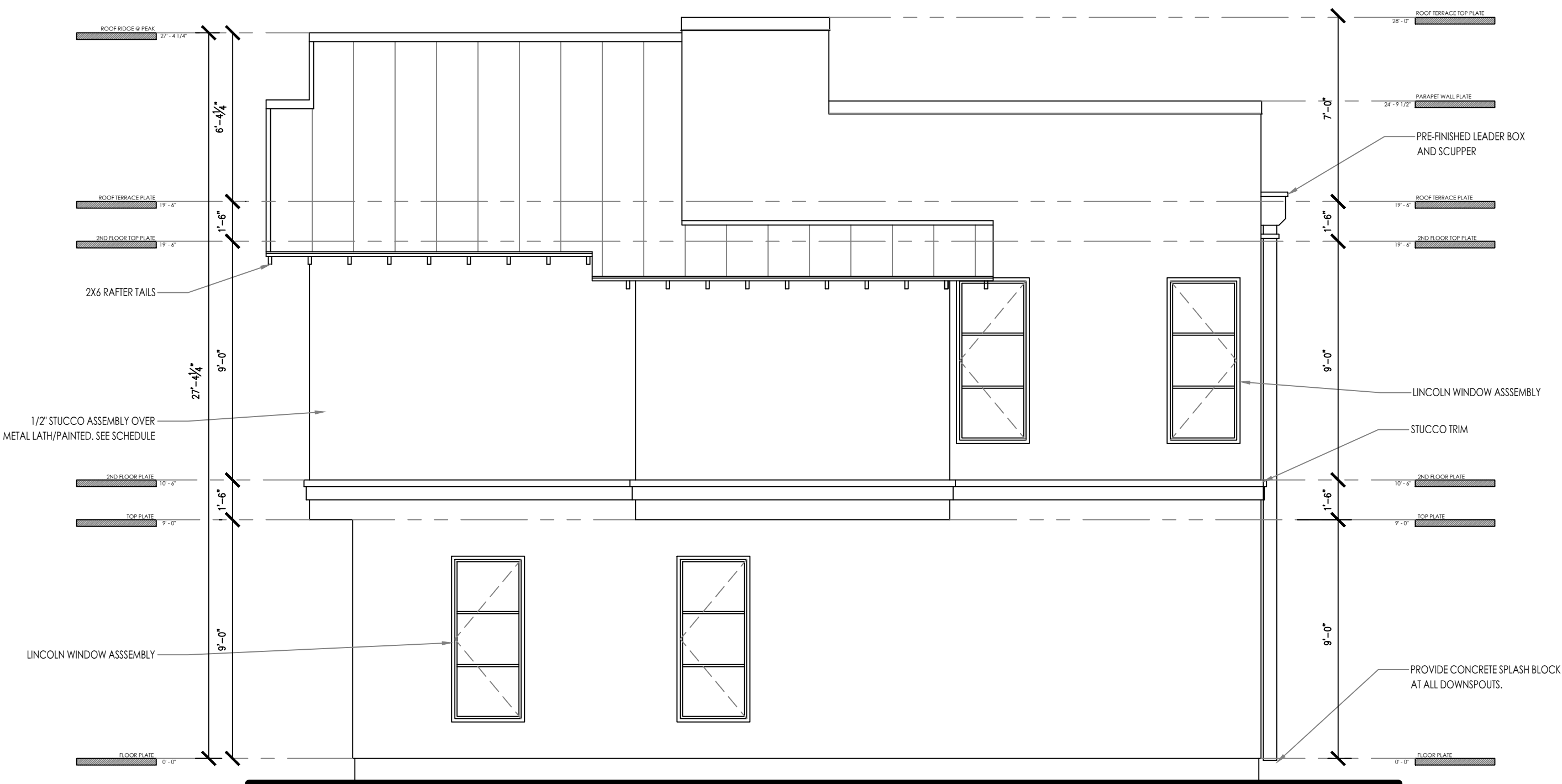
A3.1



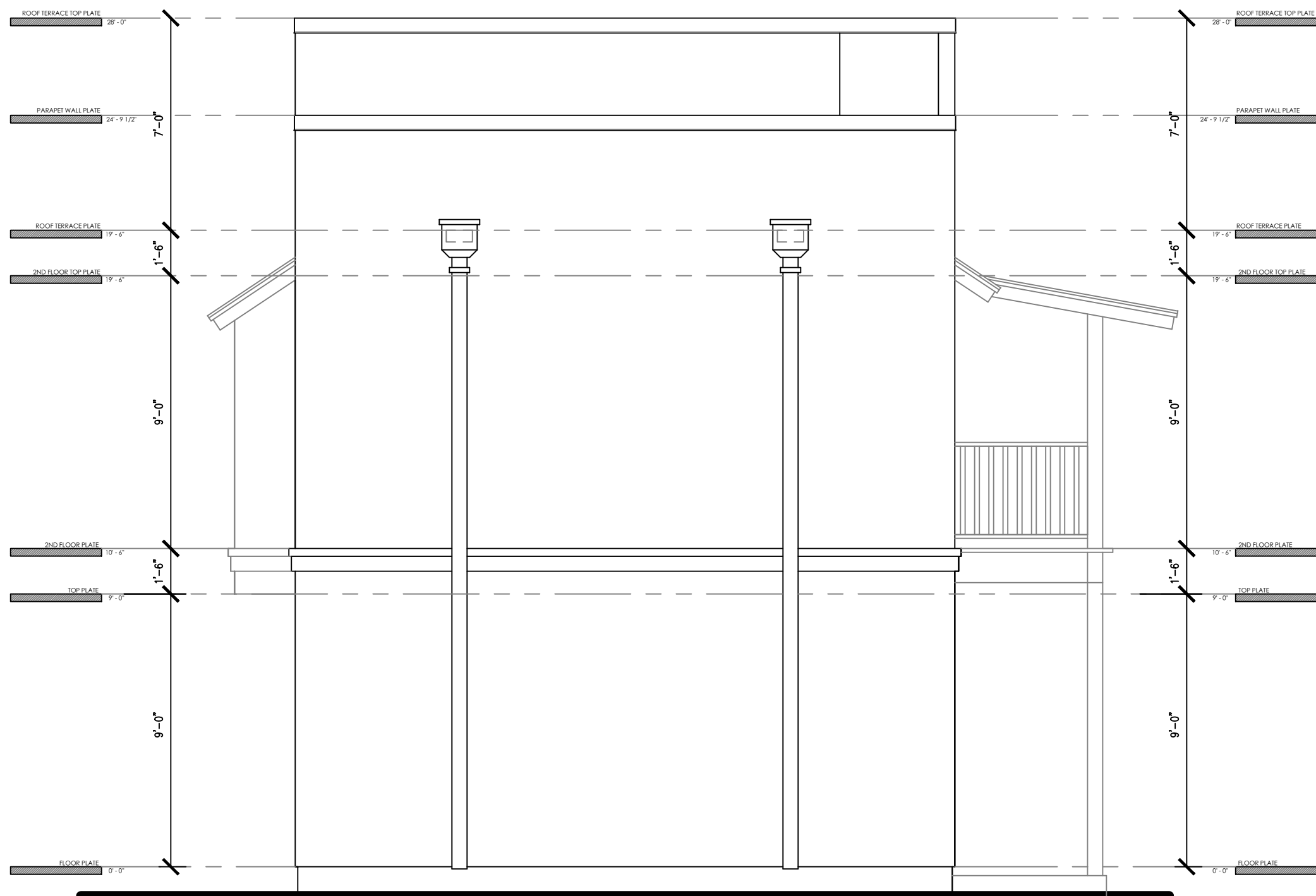
1 FRONT ELEVATION
SCALE: 1/4" = 1'



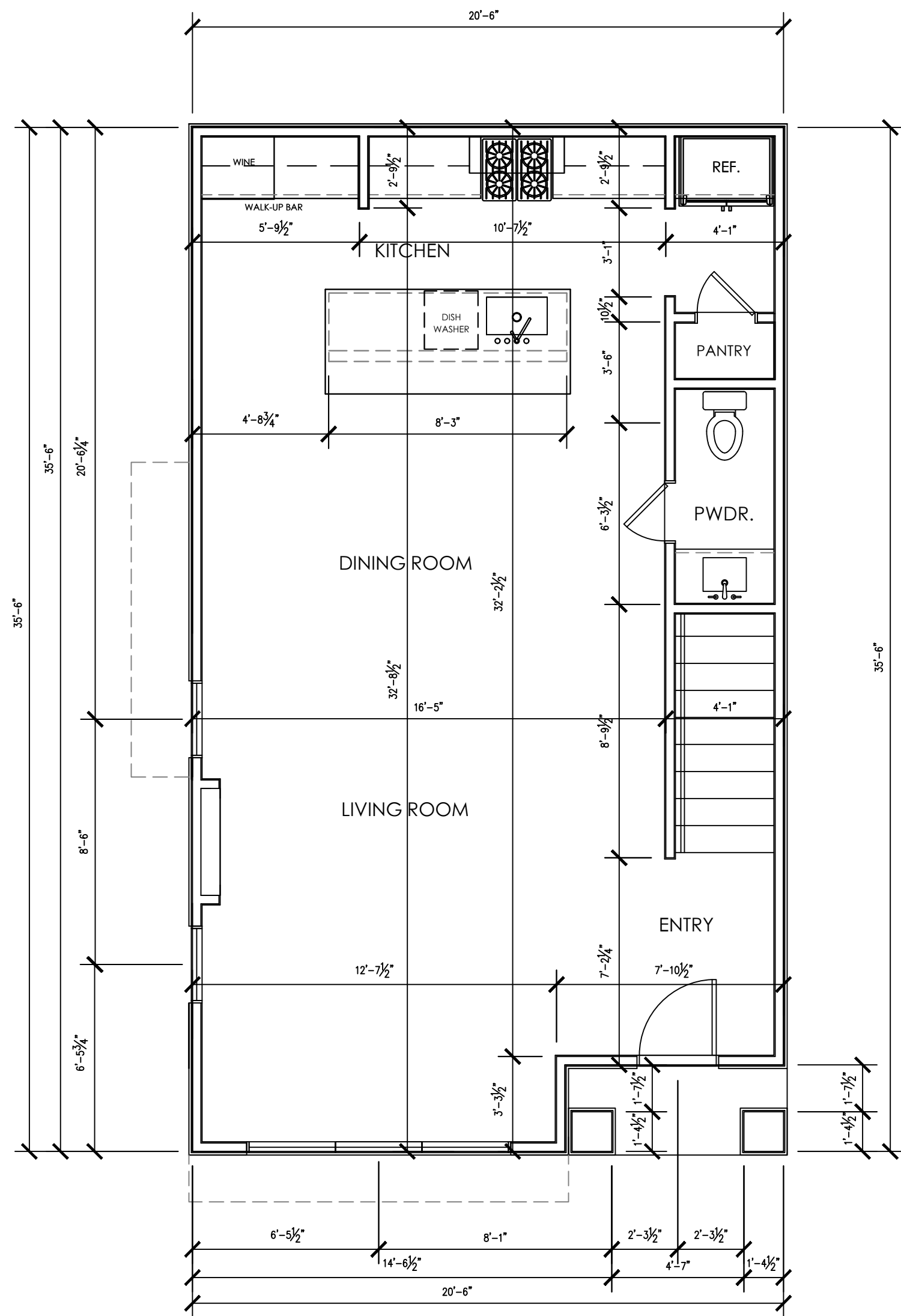
2 RIGHT ELEVATION
SCALE: 1/4" = 1'



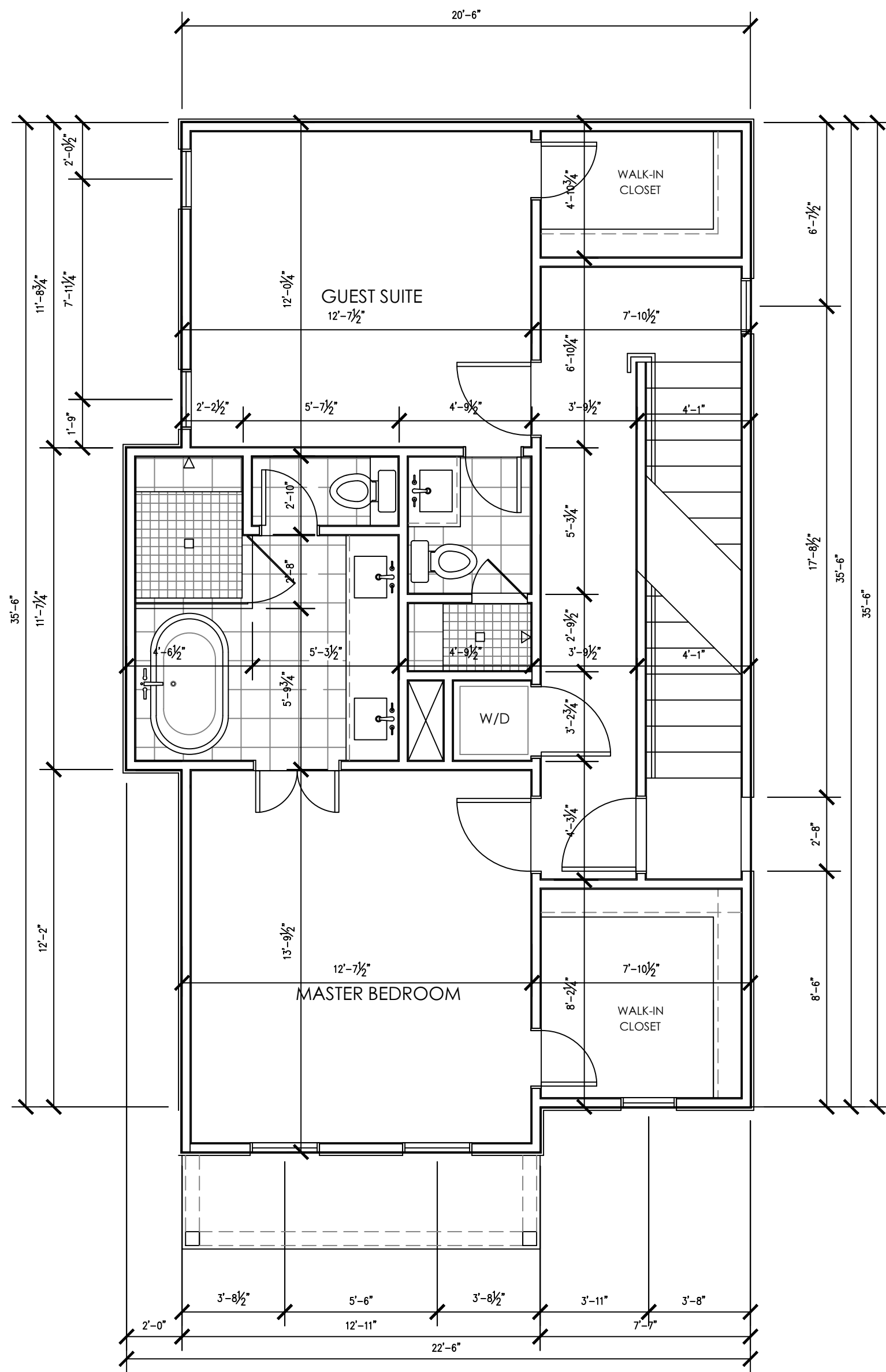
3 REAR ELEVATION
SCALE: 1/4" = 1'



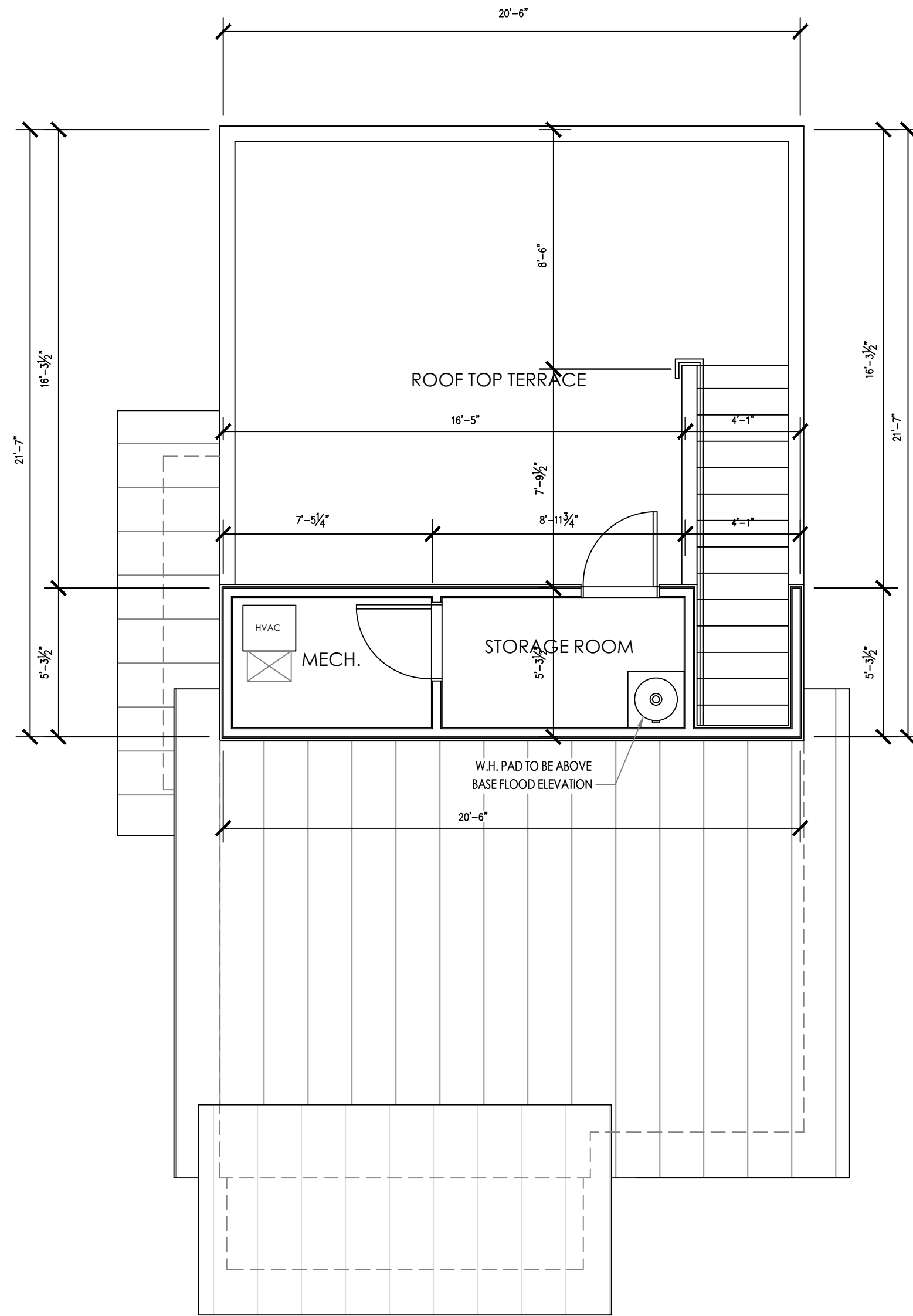
4 LEFT ELEVATION
SCALE: 1/4" = 1'



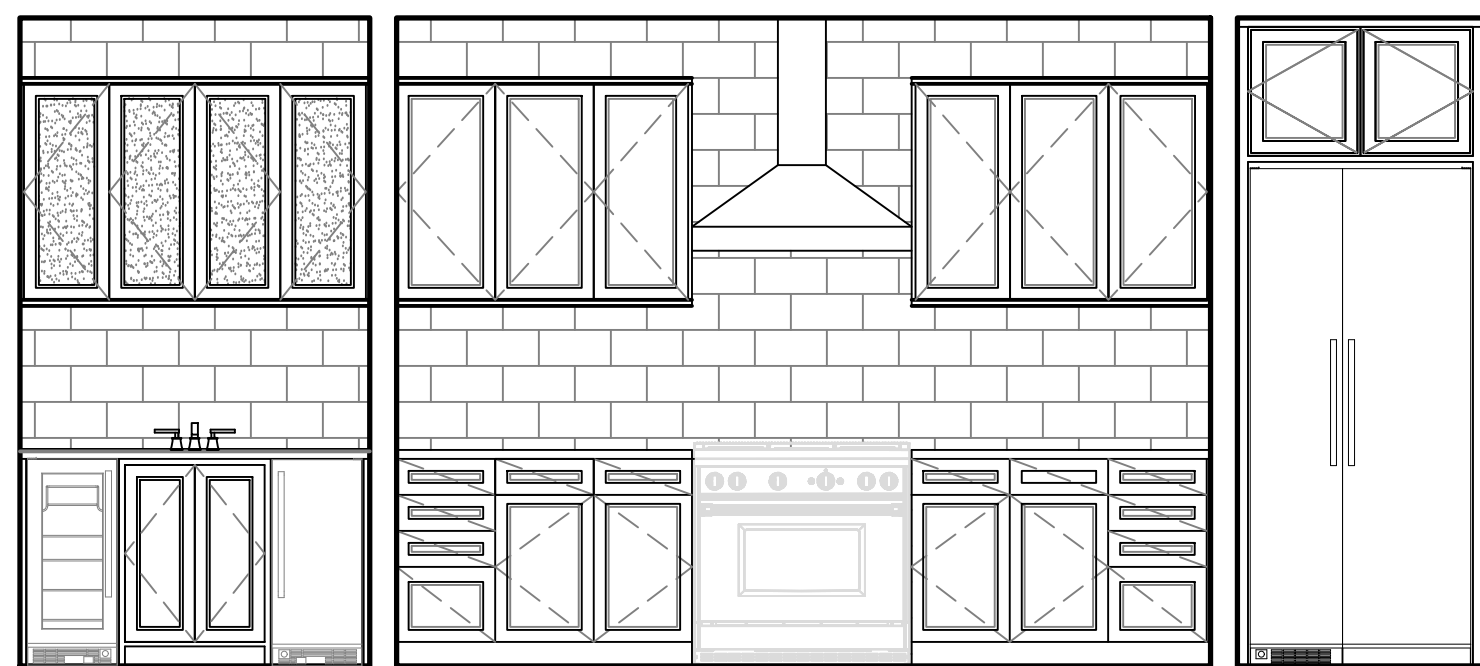
1 FLOOR PLAN-GROUND LEVEL
SCALE: 1/4" = 1'



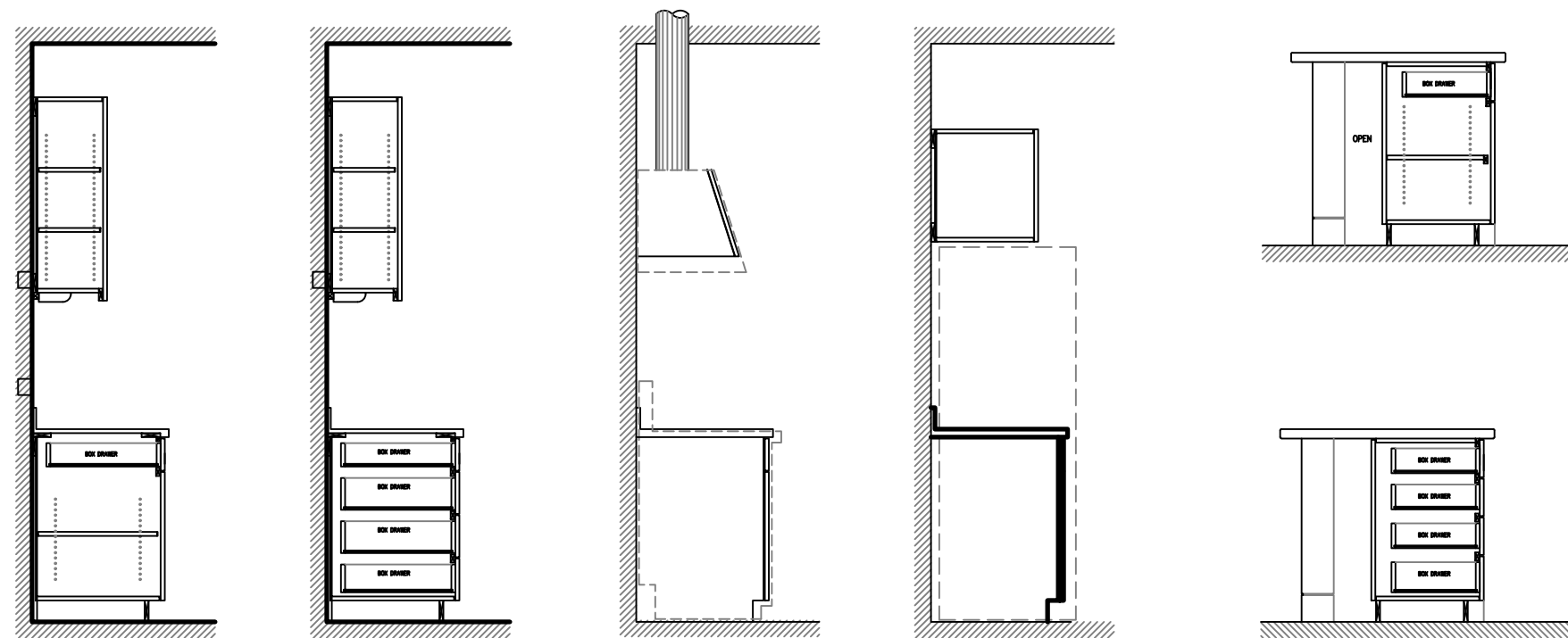
2 FLOOR PLAN-SECOND LEVEL
SCALE: 1/4" = 1'



3 FLOOR PLAN-ROOFTOP TERRACE
SCALE: 1/4" = 1'



4 KITCHEN INT. ELEVATION
SCALE: 3/8" = 1'



5 KITCHEN CABINET DETAILS
SCALE: 3/8" = 1'



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PROJECT NAME:
**PALOMAS OFF PRESA
SAN ANTONIO, TEXAS**

PROJECT ADDRESS:
**115 DEVINE ST.
SAN ANTONIO, TEXAS 78210
LAVACA HISTORIC DISTRICT**

PROJECT DETAILS
CASEWORK CONCEPT: HIGH
ISSUE DATE: N/A
DESIGN MANAGER: BRIAN VOGES
CHECKED BY: NATHAN PEREZ, AIA

REVISION SCHEDULE				
REV	DATE	BY	DESCRIPTION	

TITLE SHEET:
**FLOOR PLANS
BUILDING C-UNIT 103
INTERIOR ELEVATIONS**

DRAWN BY: BLVOGES
DATE: 12/14/18
SCALE: NOTED
SHEET #
A4.0



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SAN ANTONIO, TEXAS

PROJECT ADDRESS:
115 DEVINE ST.
SAN ANTONIO, TEXAS 78210
LAVACA HISTORIC DISTRICT

PROJECT DETAILS
CASEWORK CONCEPT: HIGH
ISSUE DATE: N/A
DESIGN MANAGER: BRIAN VOGES
CHECKED BY: NATHAN PEREZ, AIA

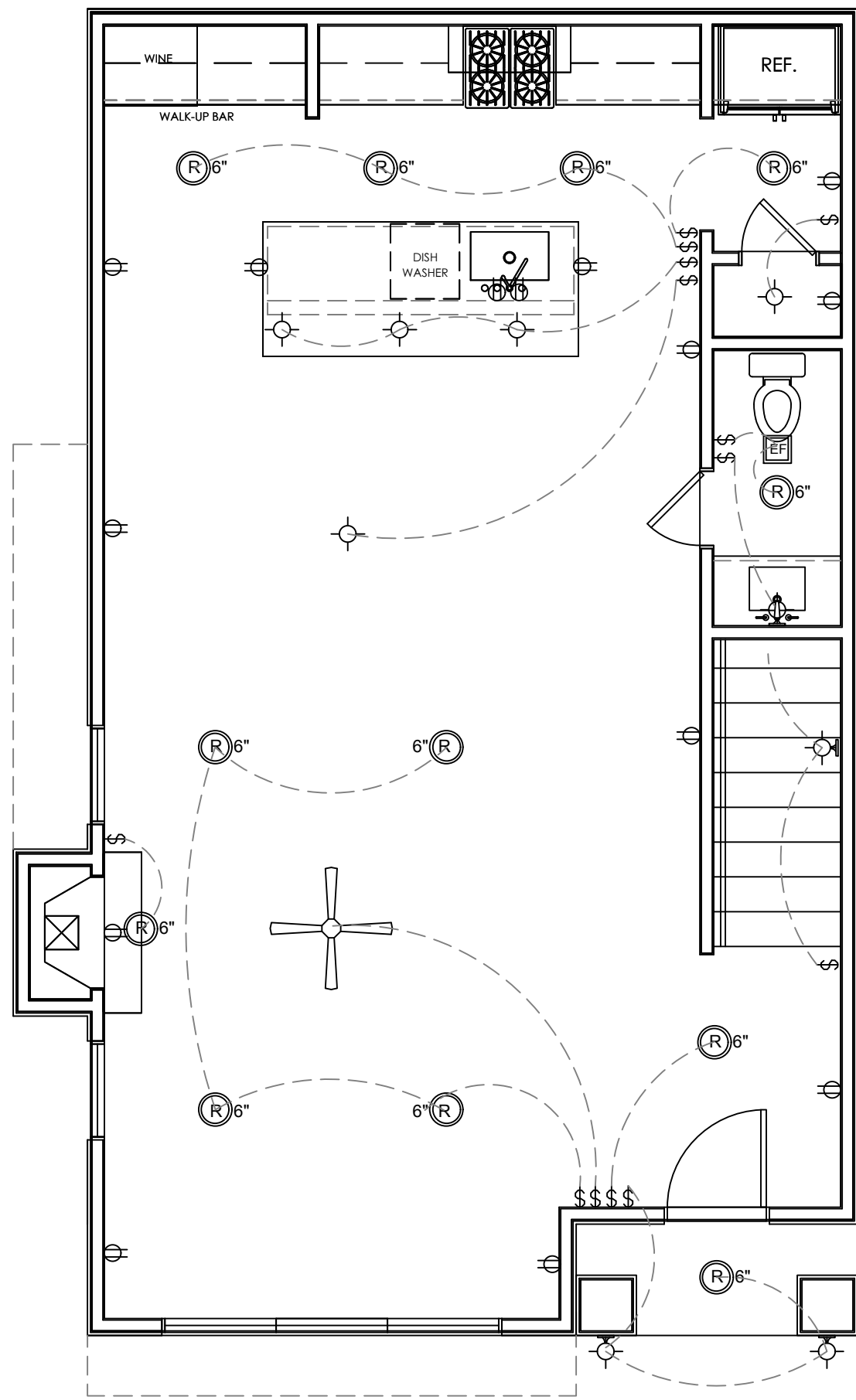
REVISION SCHEDULE				
REV	DATE	BY	DESCRIPTION	

TITLE SHEET:

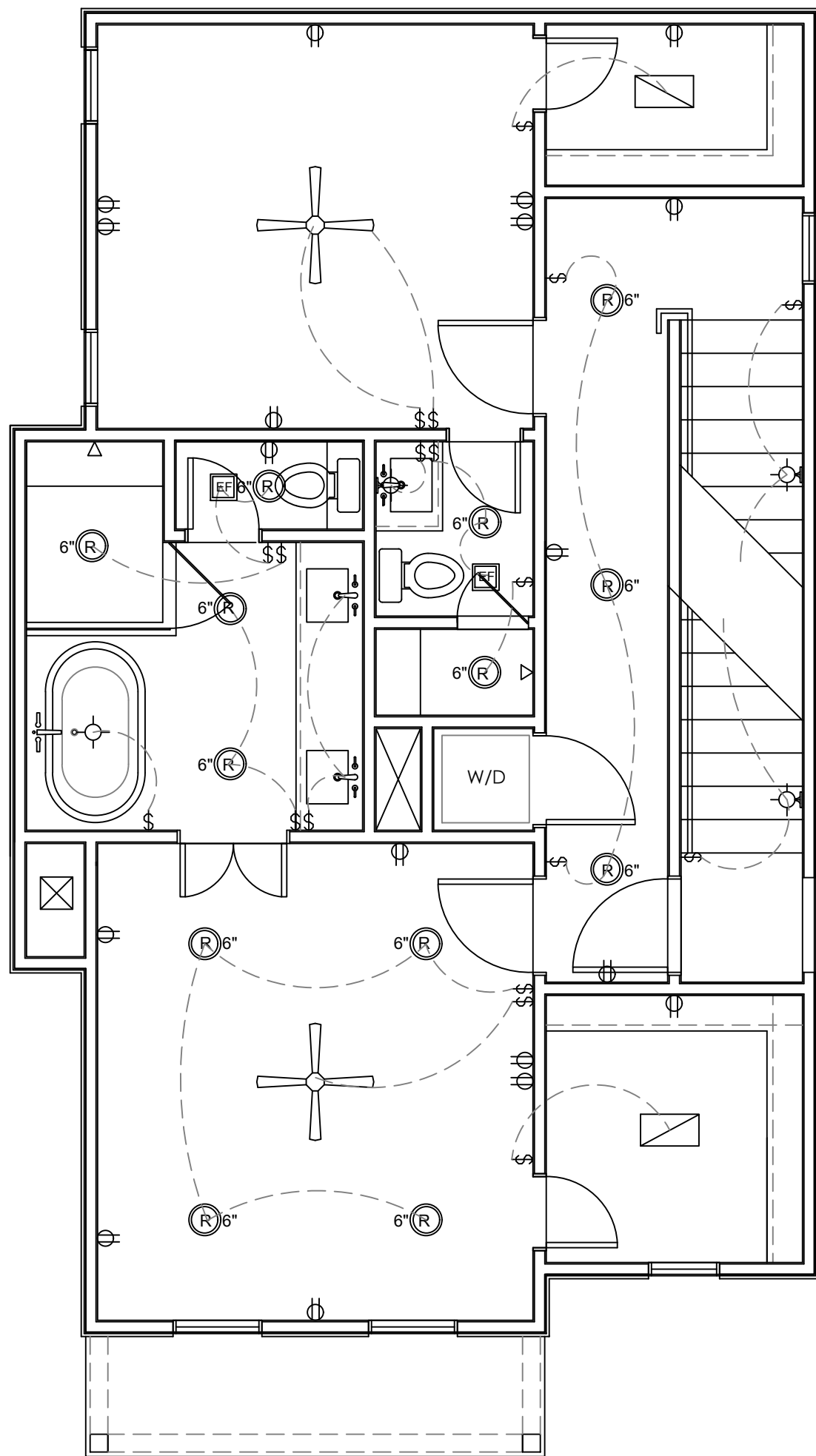
ELECTRICAL-RCP
BUILDING C-UNIT 103
INTERIOR ELEVATIONS

DRAWN BY: BLVOGES
DATE: 12/14/18
SCALE: NOTED

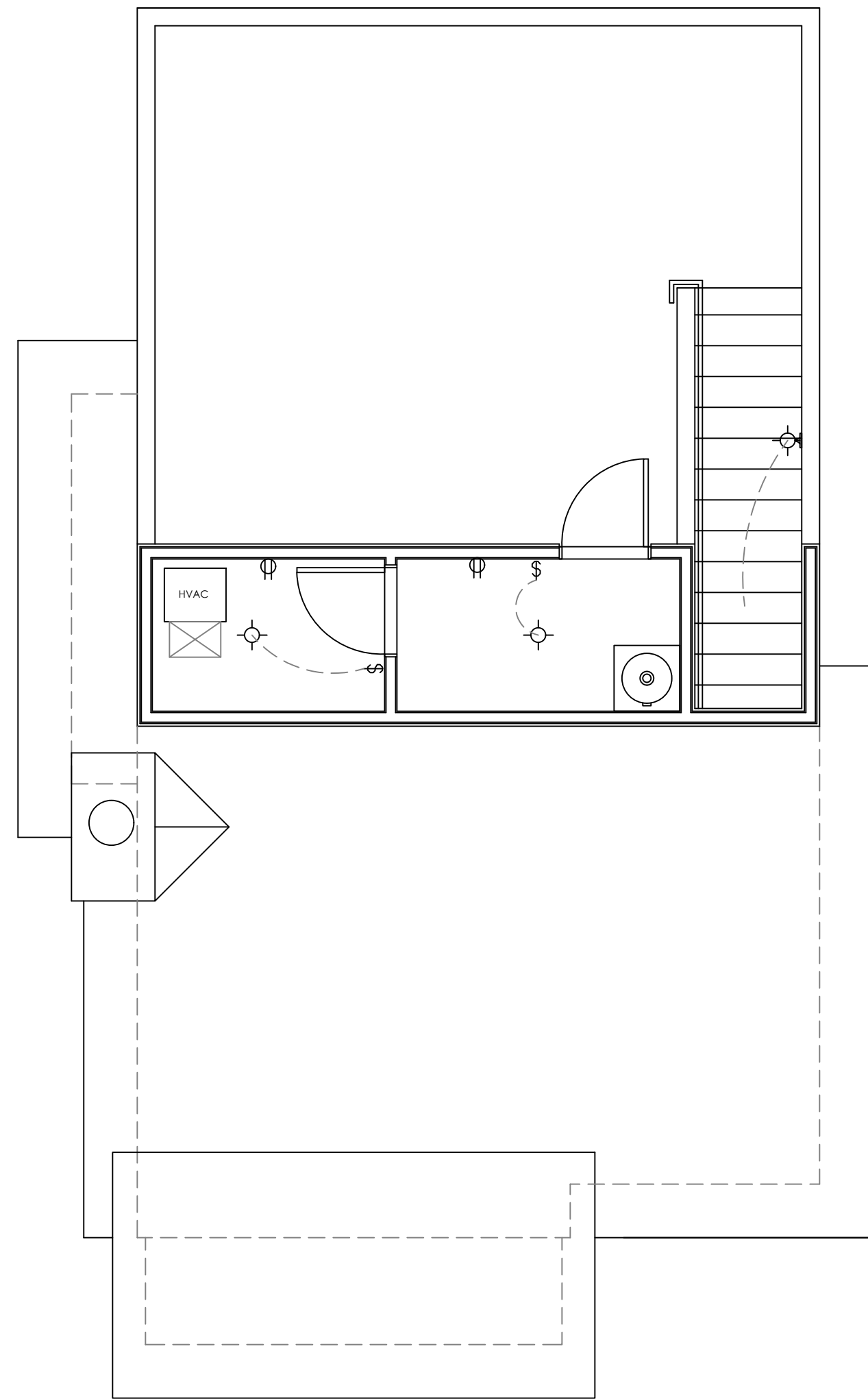
SHEET #
A4.1



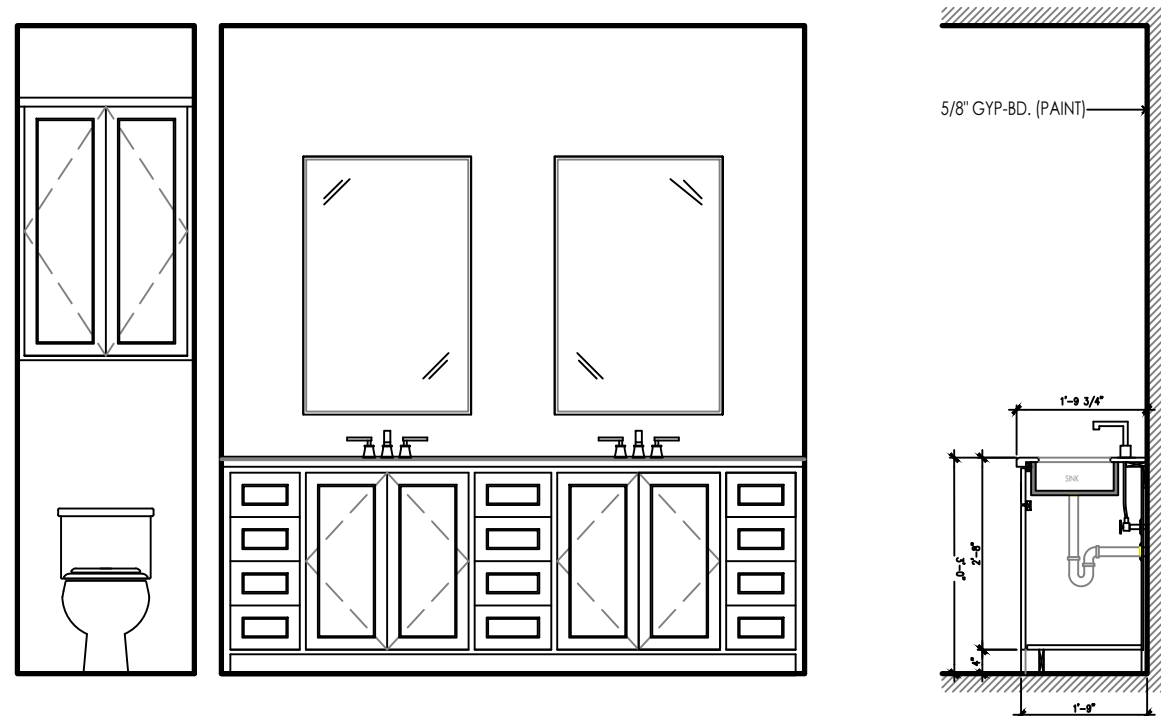
1 ELECTRICAL-GROUND LEVEL
SCALE: 1/4" = 1'



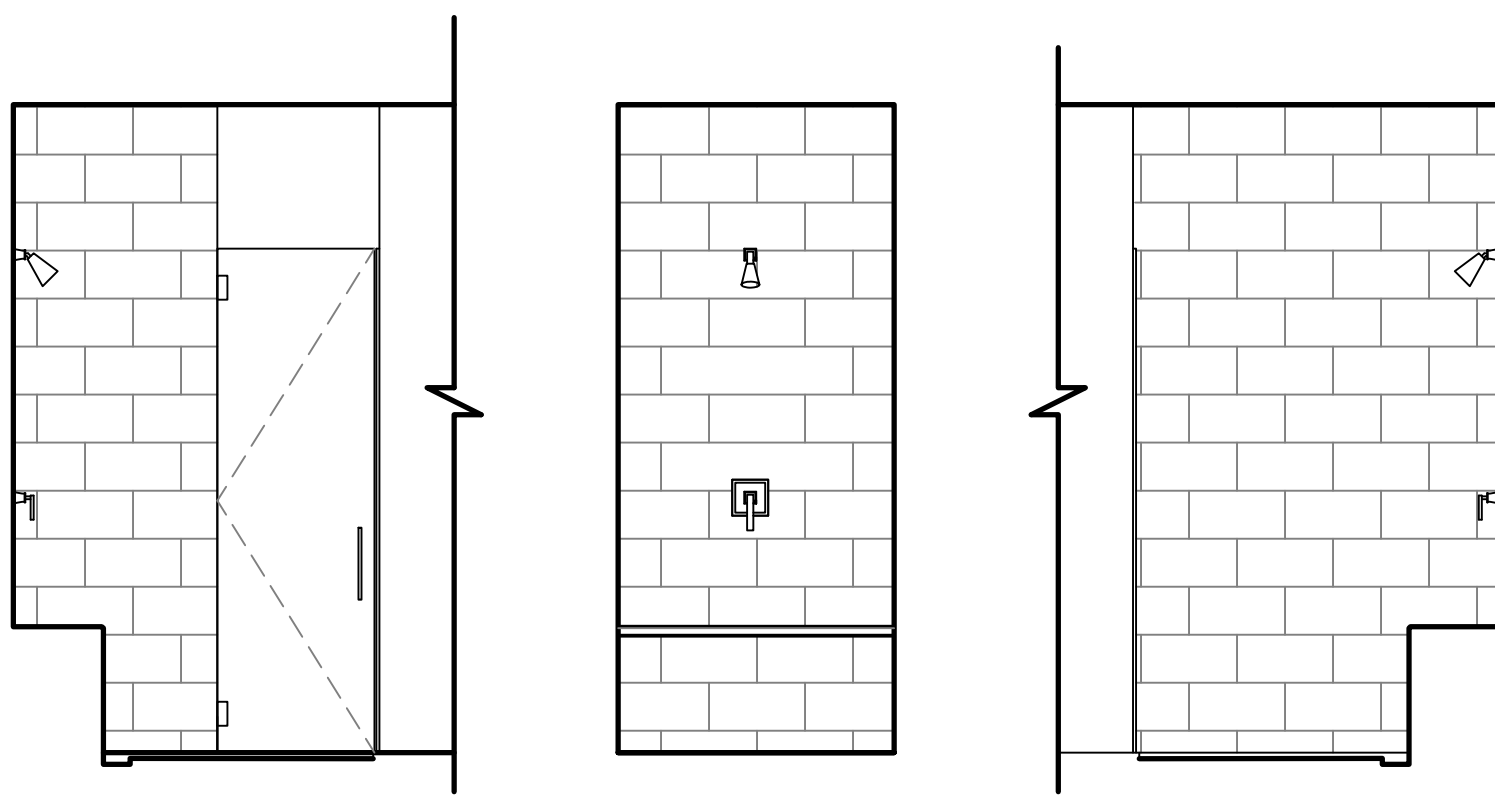
2 ELECTRICAL-SECOND LEVEL
SCALE: 1/4" = 1'



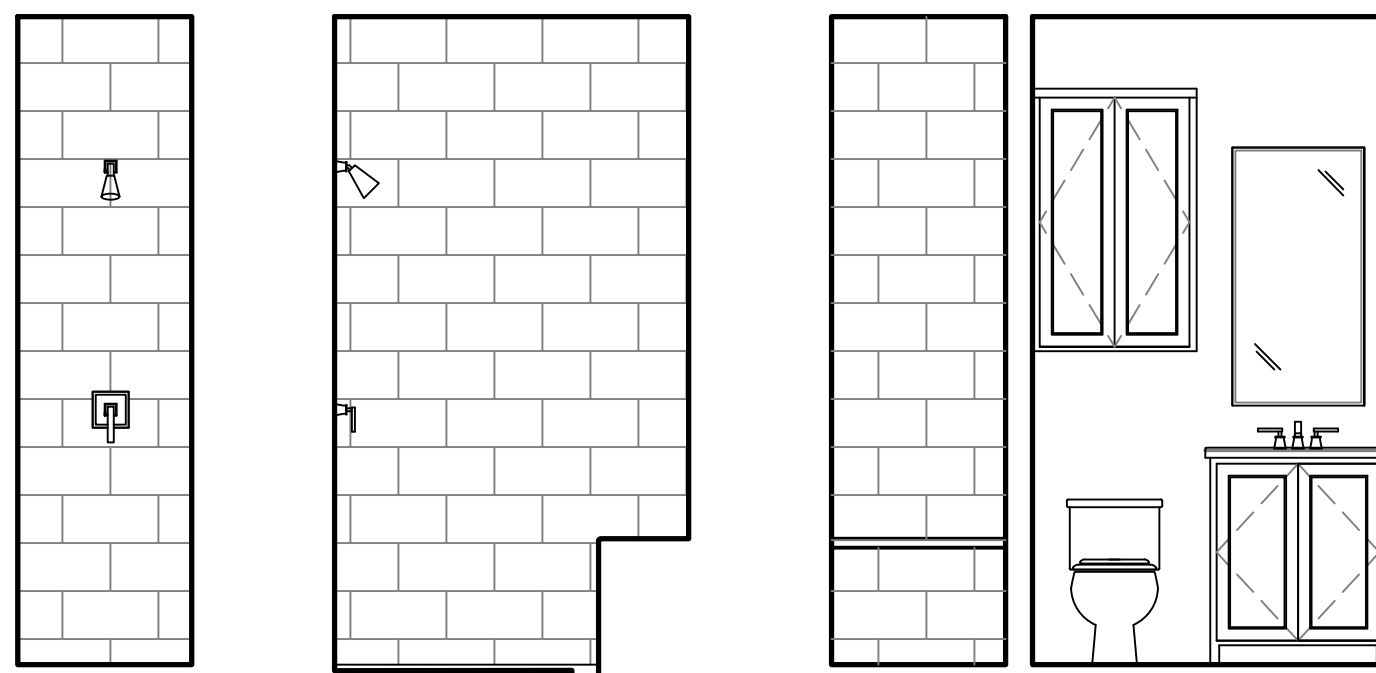
3 ELECTRICAL-ROOFTOP TERRACE
SCALE: 1/4" = 1'



4 MASTER BATH INT. ELEVATION
SCALE: 3/8" = 1'



5 MASTER SHOWER DETAILS
SCALE: 3/8" = 1'



6 GUEST BATH INT. ELEVATIONS
SCALE: 3/8" = 1'



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PROJECT ADDRESS:
115 DEVINE ST.
SAN ANTONIO, TEXAS 78210
LAVACA HISTORIC DISTRICT

PROJECT DETAILS
CASEWORK CONCEPT:
ISSUE DATE:
DESIGN MANAGER:

HIGH
N/A
BRIAN VOGES

CHECKED BY: NATHAN PEREZ, AIA

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION

TITLE SHEET:

EXTERIOR ELEVATIONS
BUILDING C-UNIT 103

DRAWN BY: BLVOGES

SHEET #

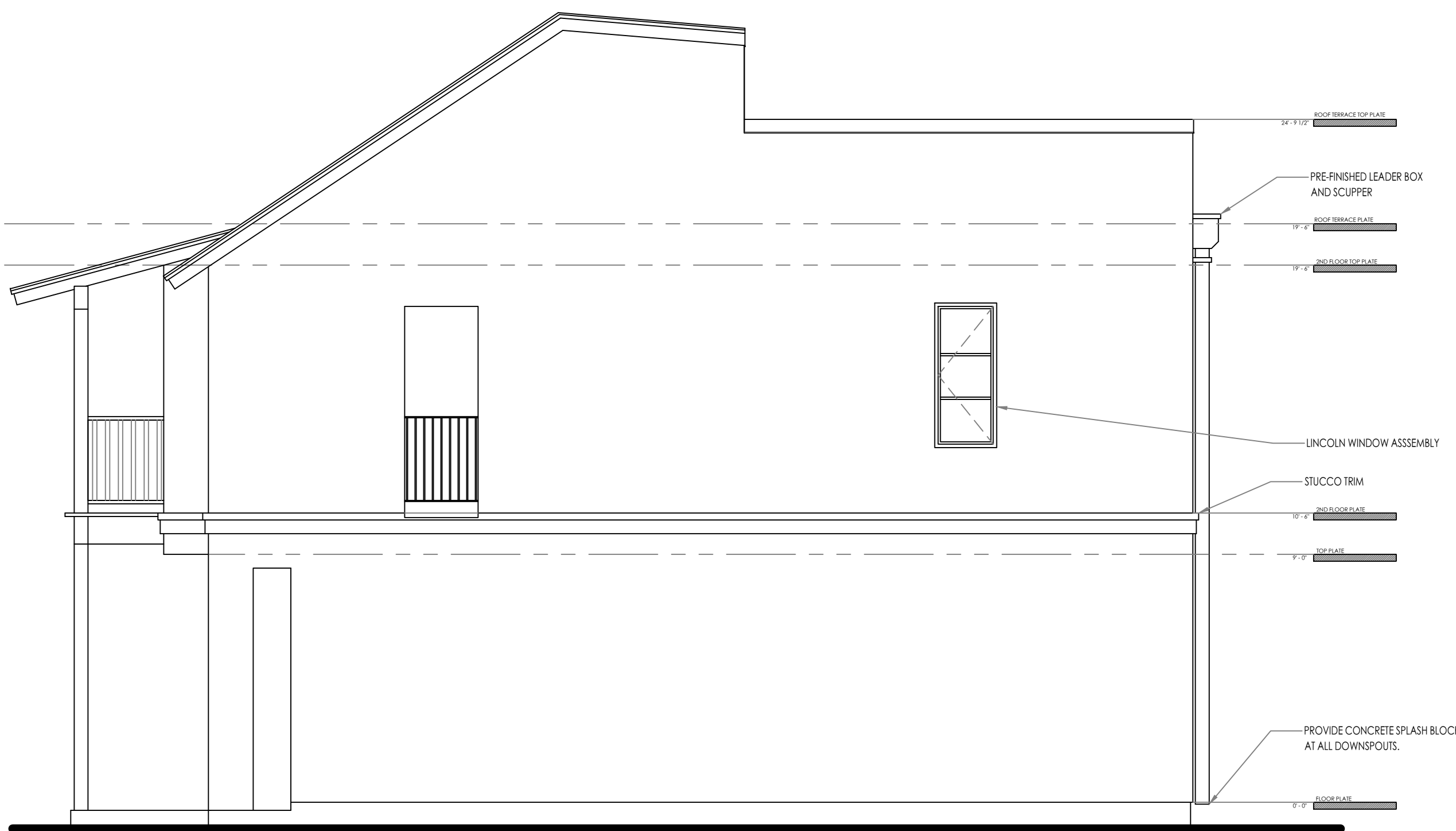
DATE: 12/14/18

SCALE: NOTED

A4.2



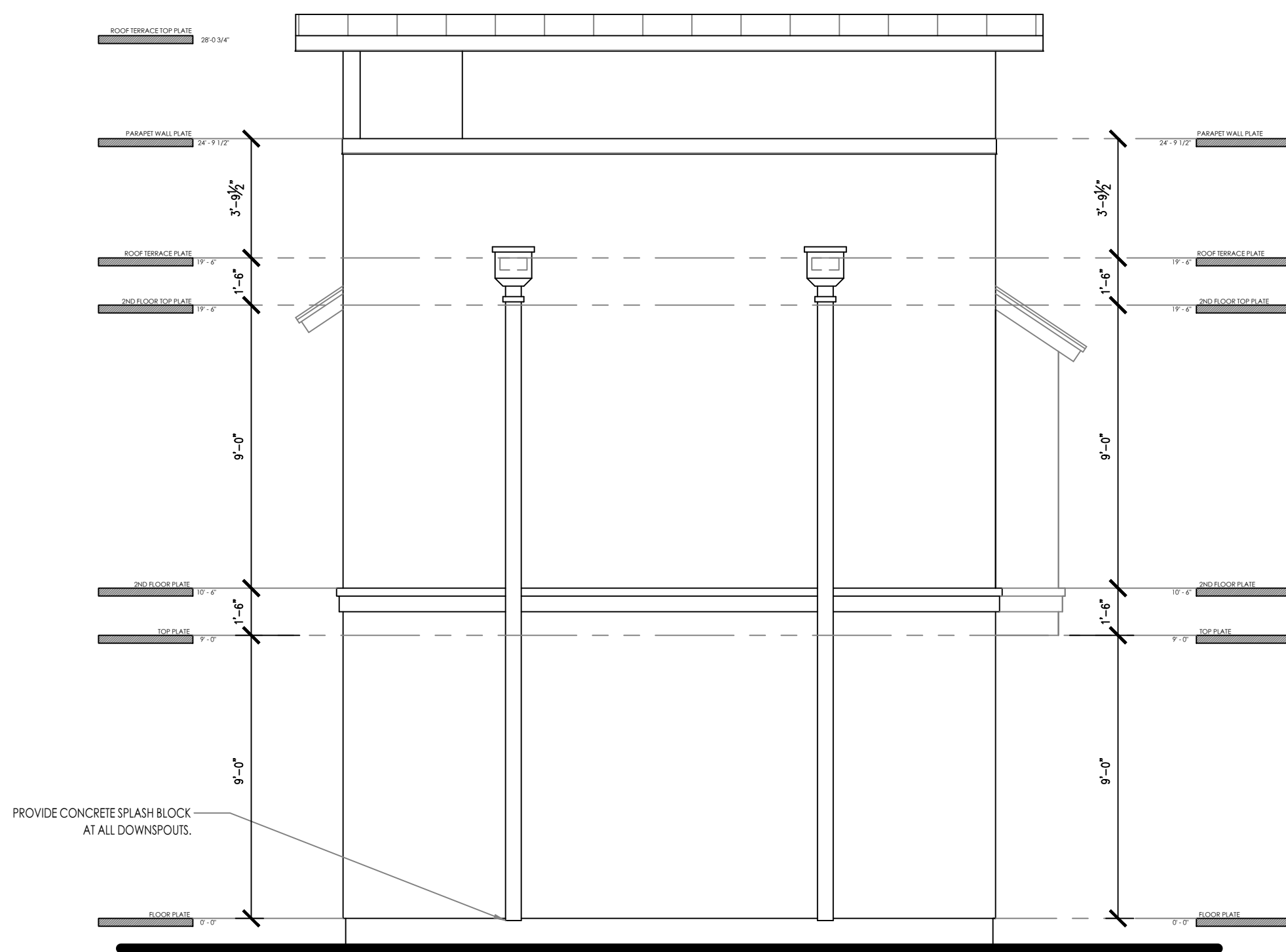
1 RIGHT ELEVATION
SCALE: 1/4" = 1'



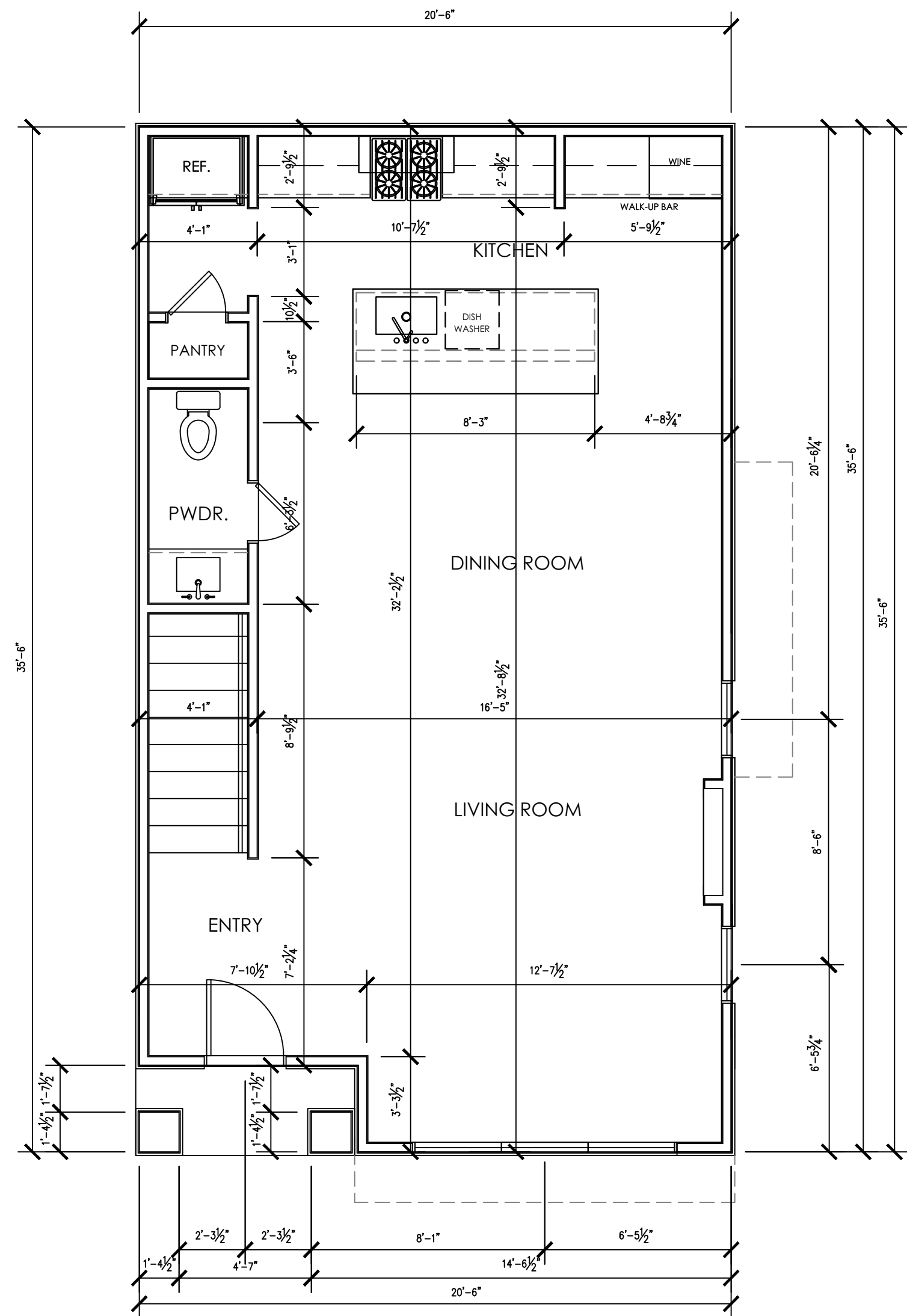
2 FRONT ELEVATION
SCALE: 1/4" = 1'



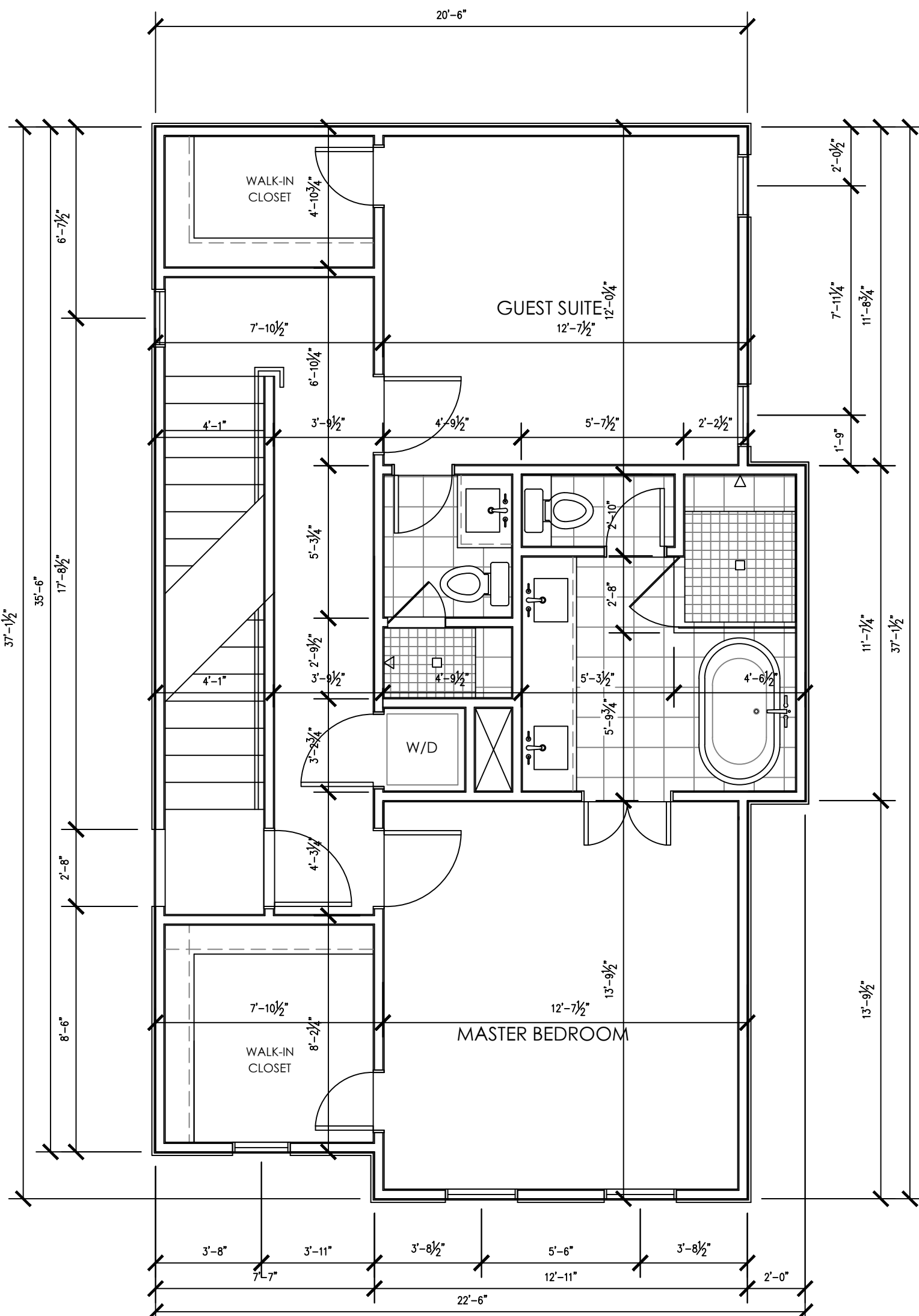
3 REAR ELEVATION
SCALE: 1/4" = 1'



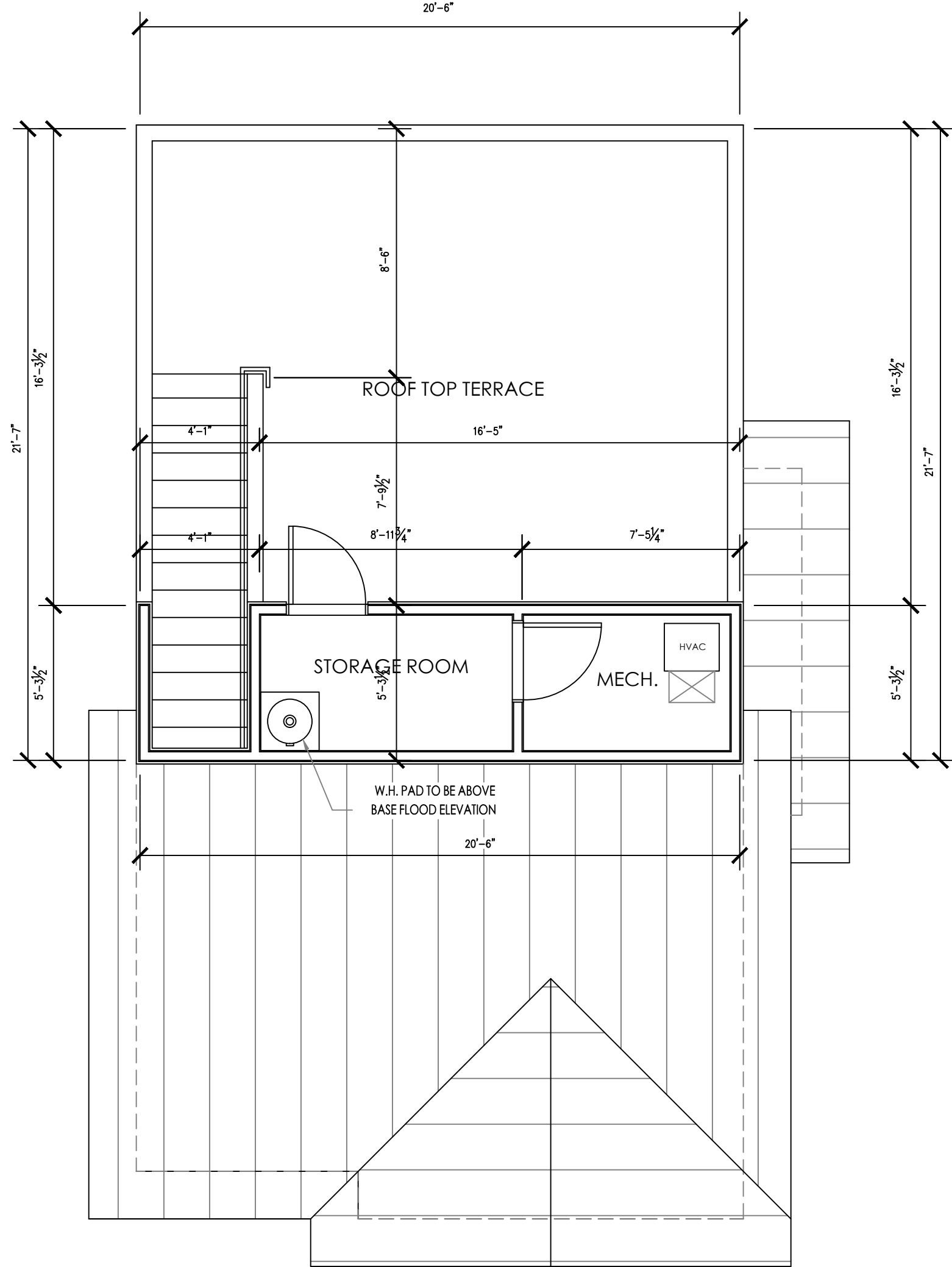
4 LEFT ELEVATION
SCALE: 1/4" = 1'



1 FLOOR PLAN-GROUND LEVEL
SCALE: 1/4" = 1'



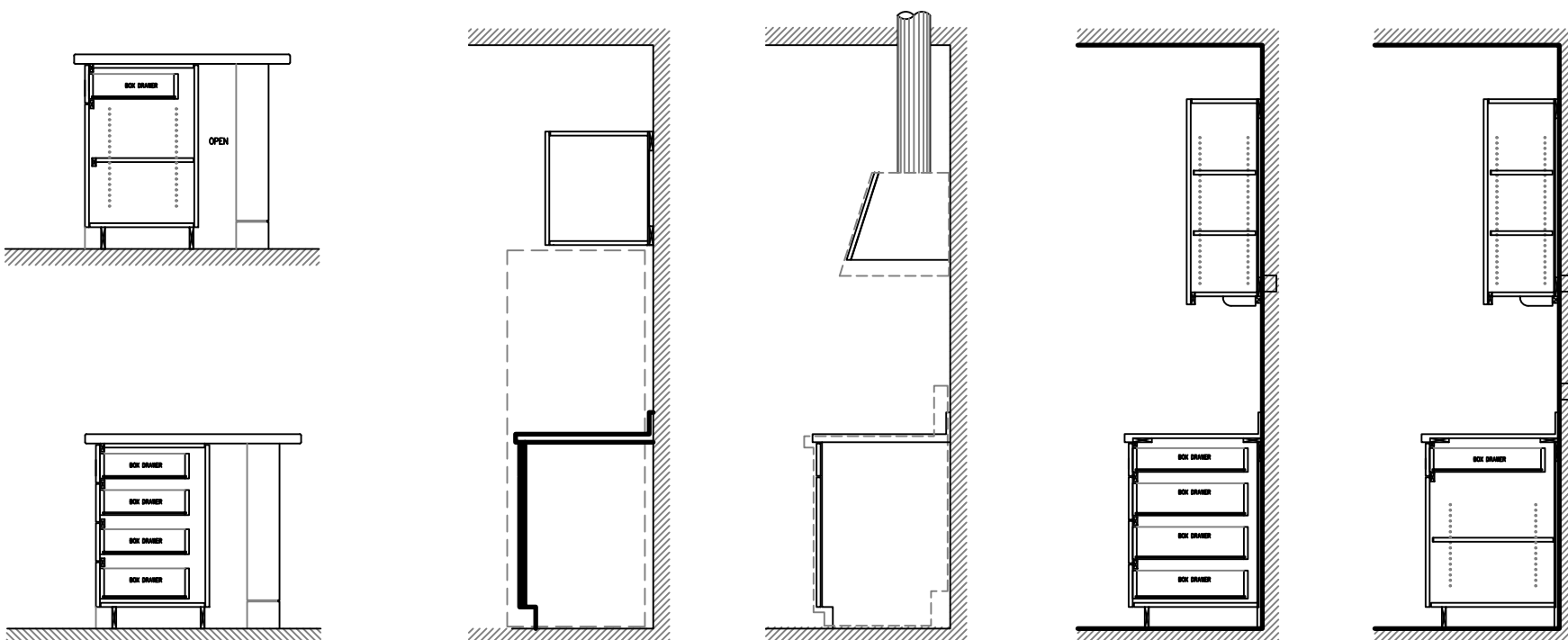
2 FLOOR PLAN-SECOND LEVEL
SCALE: 1/4" = 1'



3 FLOOR PLAN-ROOFTOP TERRACE
SCALE: 1/4" = 1'



4 KITCHEN INT. ELEVATION
SCALE: 3/8" = 1'



5 KITCHEN CABINET DETAILS
SCALE: 3/8" = 1'



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SAN ANTONIO, TEXAS 78210
LAVACA HISTORIC DISTRICT

PROJECT DETAILS
CASEWORK CONCEPT: HIGH
ISSUE DATE: N/A
DESIGN MANAGER: BRIAN VOGES
CHECKED BY: NATHAN PEREZ, AIA

REVISION SCHEDULE				
REV	DATE	BY	DESCRIPTION	

TITLE SHEET:
FLOOR PLANS
BUILDING D-UNIT 104
INTERIOR ELEVATIONS

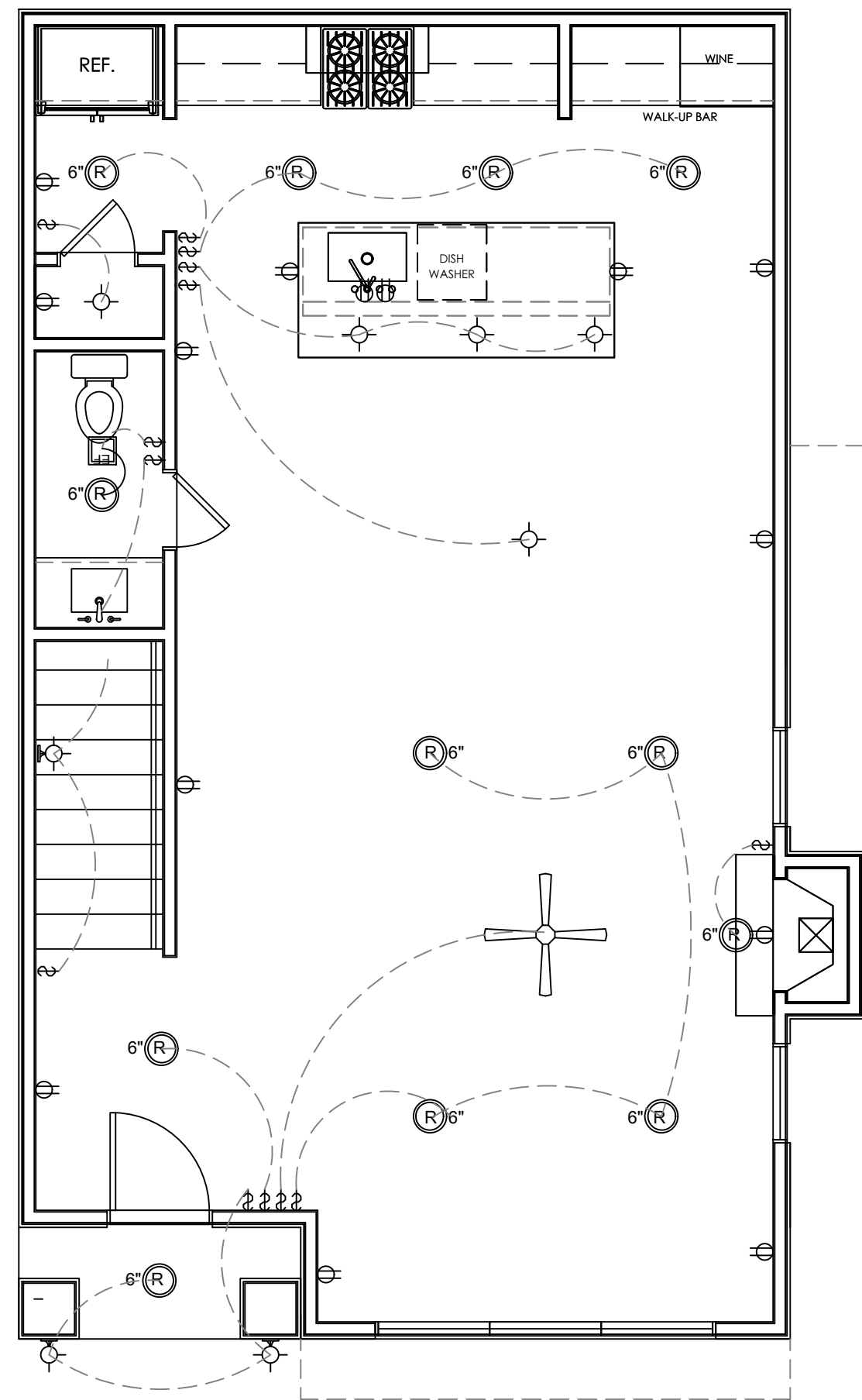
DRAWN BY: BLVOGES

DATE: 12/14/18

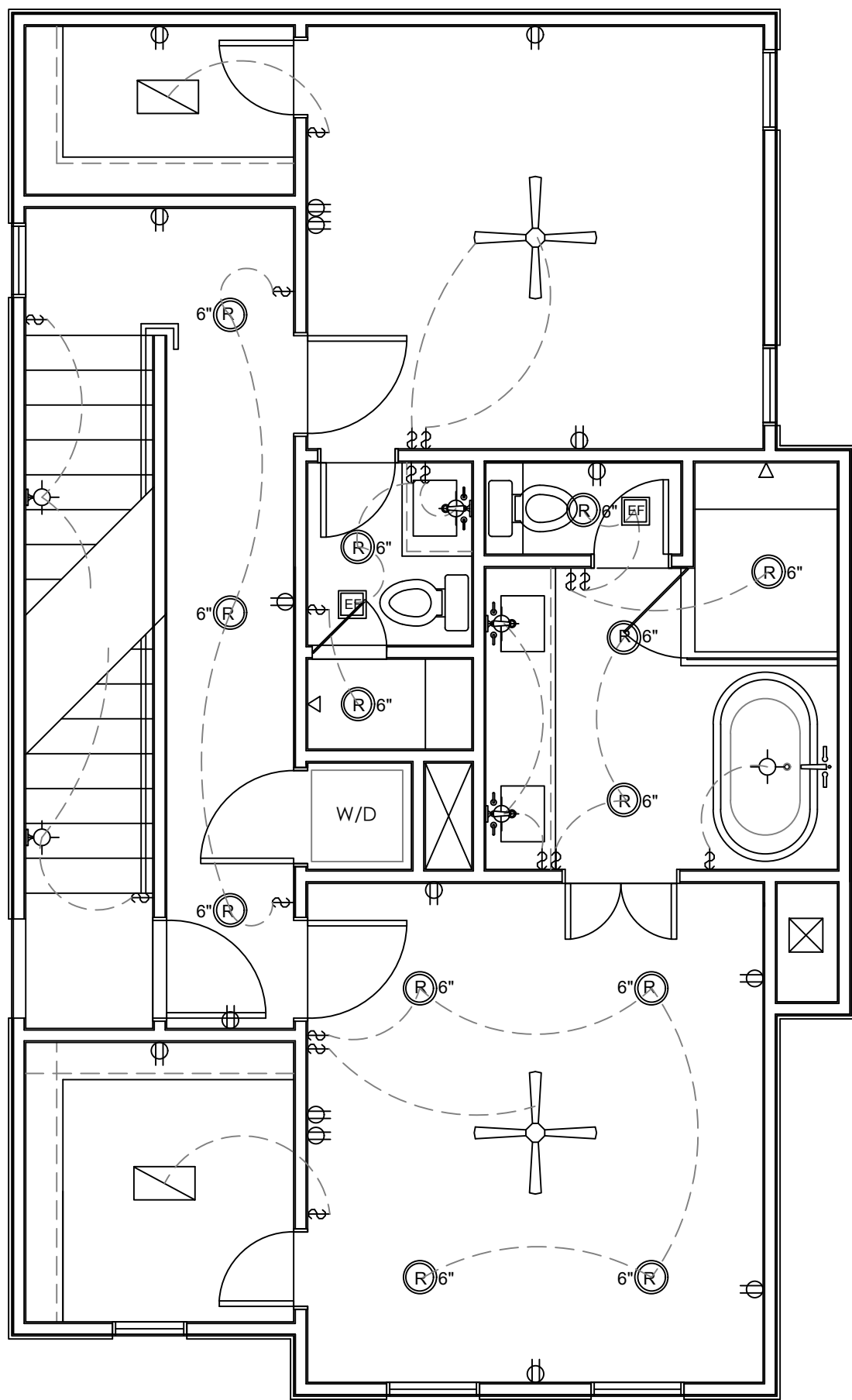
SCALE: NOTED

SHEET #

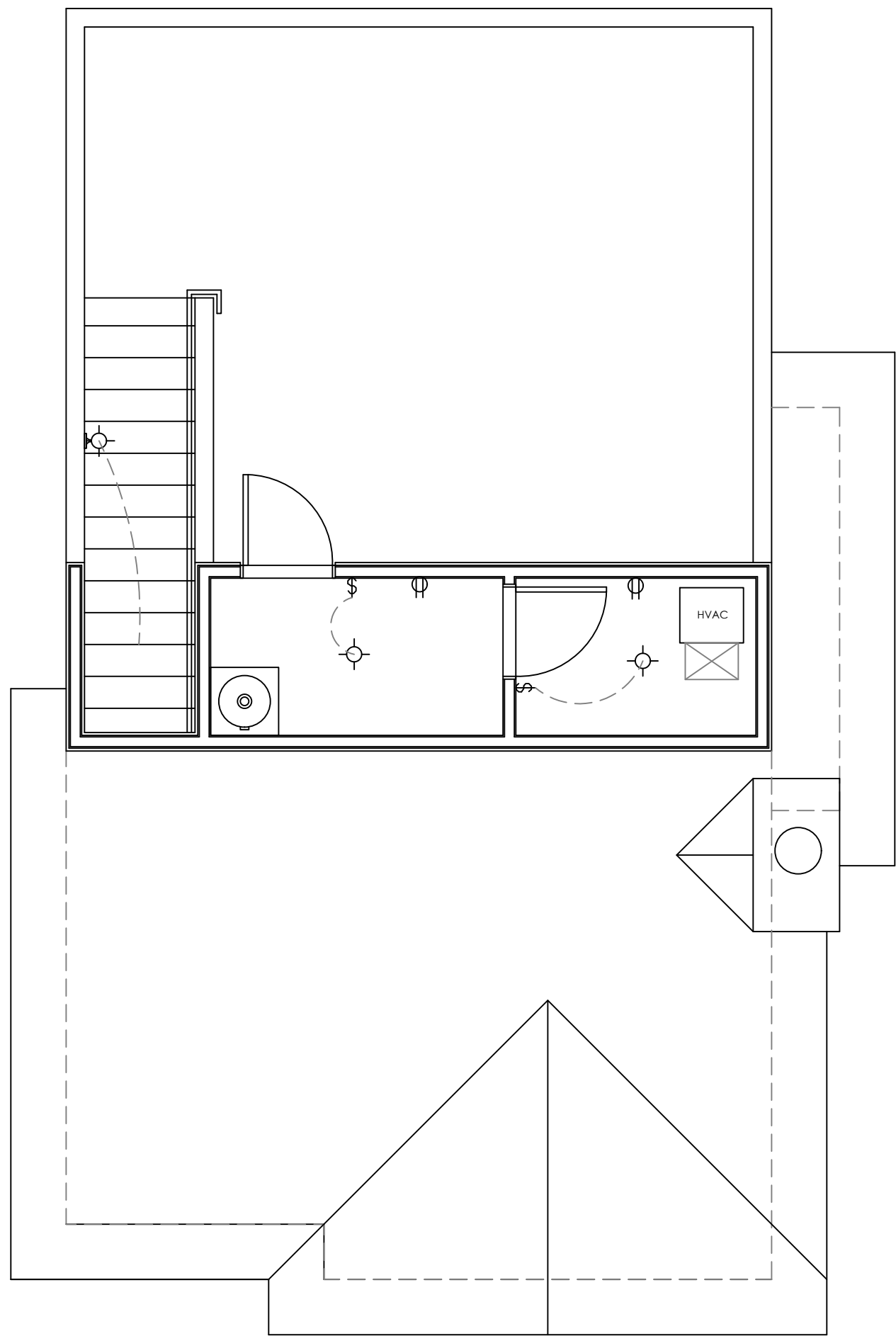
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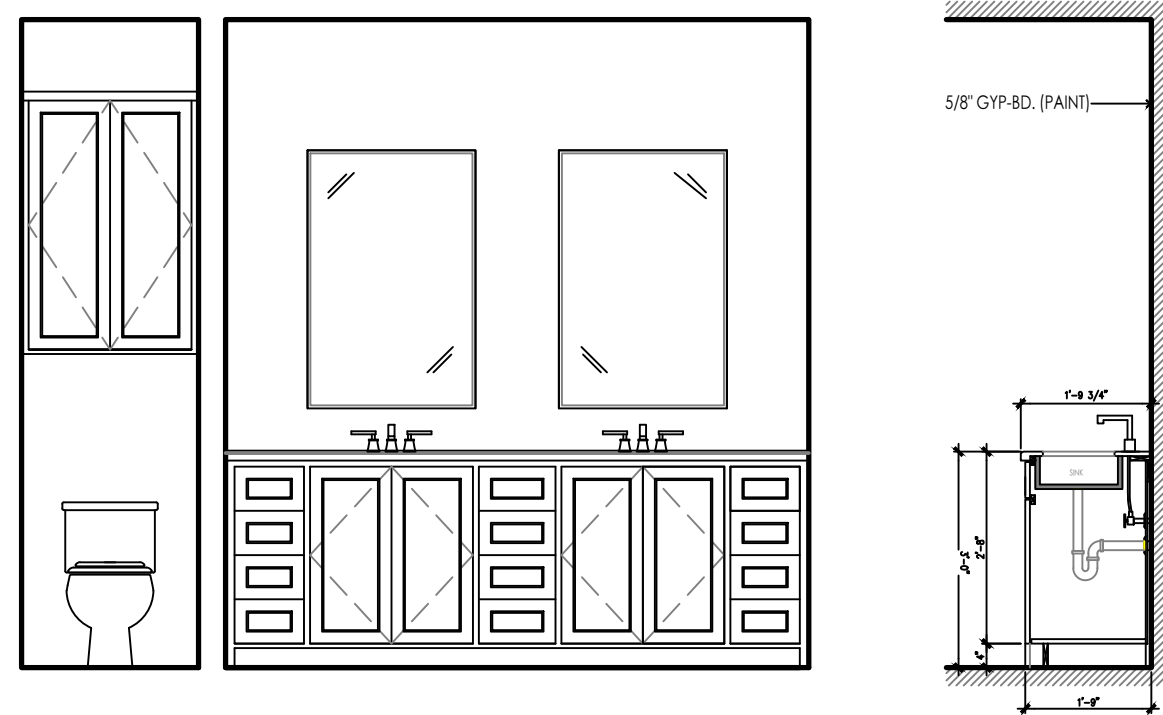
1 ELECTRICAL-GROUND LEVEL
SCALE: 1/4" = 1'



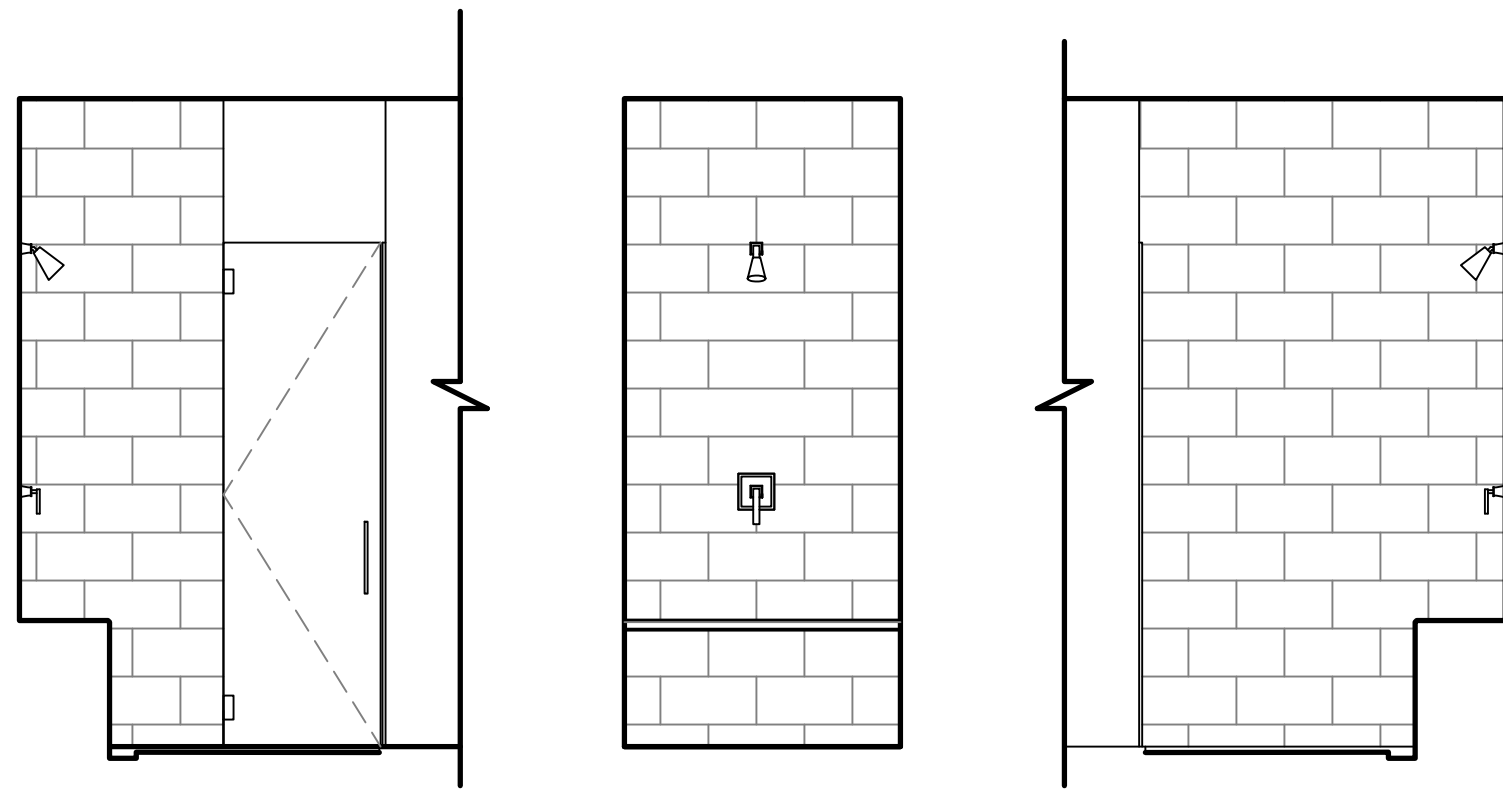
2 ELECTRICAL-SECOND LEVEL
SCALE: 1/4" = 1'



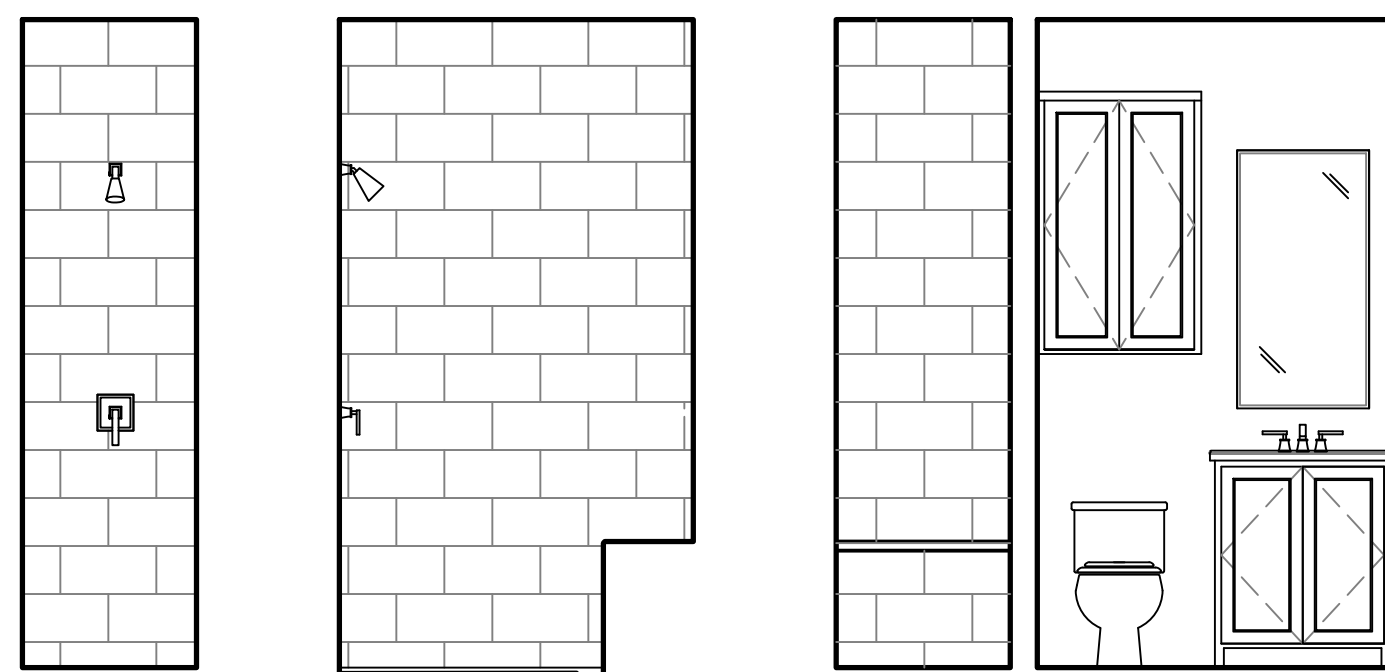
3 ELECTRICAL-ROOFTOP TERRACE
SCALE: 1/4" = 1'



4 MASTER BATH INT. ELEVATION
SCALE: 3/8" = 1'



5 MASTER SHOWER DETAILS
SCALE: 3/8" = 1'



6 GUEST BATH INT. ELEVATIONS
SCALE: 3/8" = 1'



VOGES DESIGN, LLC.
11 FOUNTAIN DRIVE, SAN ANTONIO, TX 78248

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PROJECT NAME:
PALOMAS OFF PRESA
SAN ANTONIO, TEXAS

PROJECT ADDRESS:
115 DEVINE ST.
SAN ANTONIO, TEXAS 78210
LAVACA HISTORIC DISTRICT

PROJECT DETAILS
CASEWORK CONCEPT: HIGH
ISSUE DATE: N/A
DESIGN MANAGER: BRIAN VOGES
CHECKED BY: NATHAN PEREZ, AIA

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

TITLE SHEET:

ELECTRICAL-RCP
BUILDING D-UNIT 104
INTERIOR ELEVATIONS

DRAWN BY: BLVOGES

DATE: 12/14/18

SCALE: NOTED

SHEET #

A5.1



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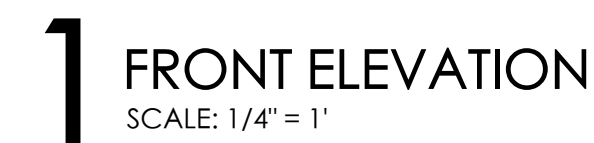
HIK
DEVELOPMENT

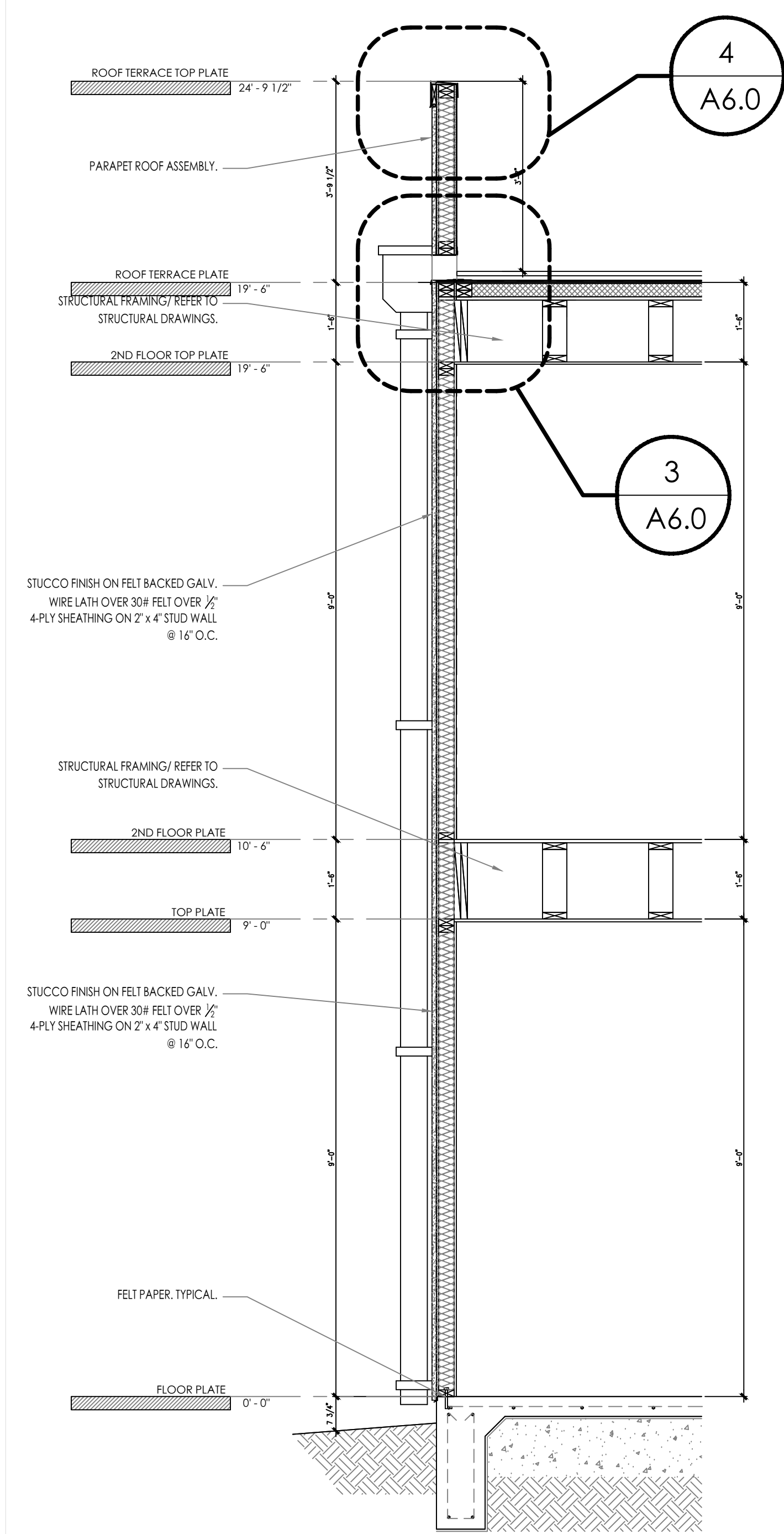
PROJECT DETAILS	
CASEWORK CONCEPT:	HIGH
ISSUE DATE:	N/A
DESIGN MANAGER:	BRIAN VOGES
CHECKED BY:	NATHAN PEREZ, AIA

TITLE SHEET:

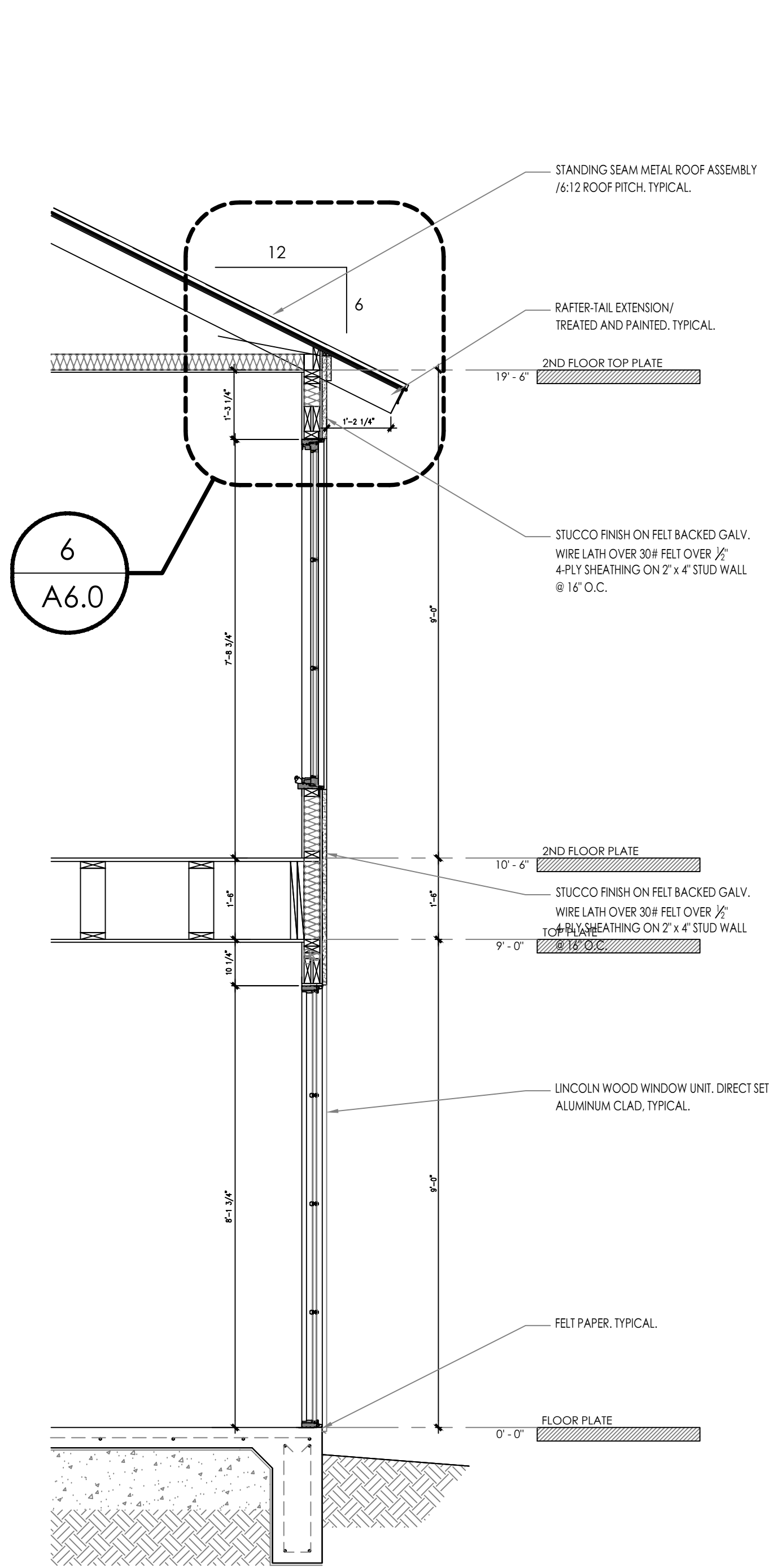
EXTERIOR ELEVATIONS
BUILDING D-UNIT 104

DRAWN BY:	BLVOGES	SHEET # A5.2
DATE:	12/14/18	
SCALE:	NOTED	

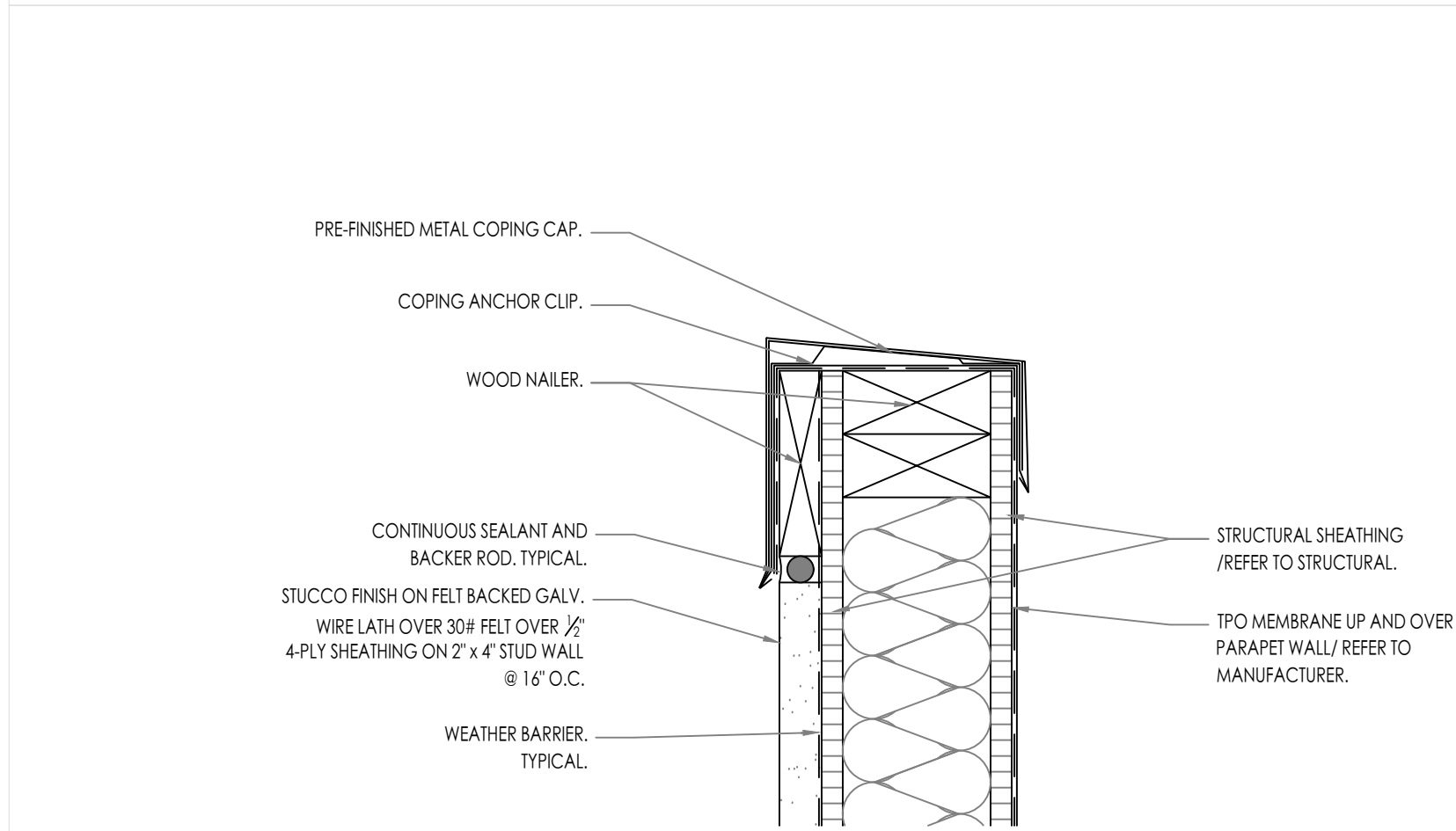




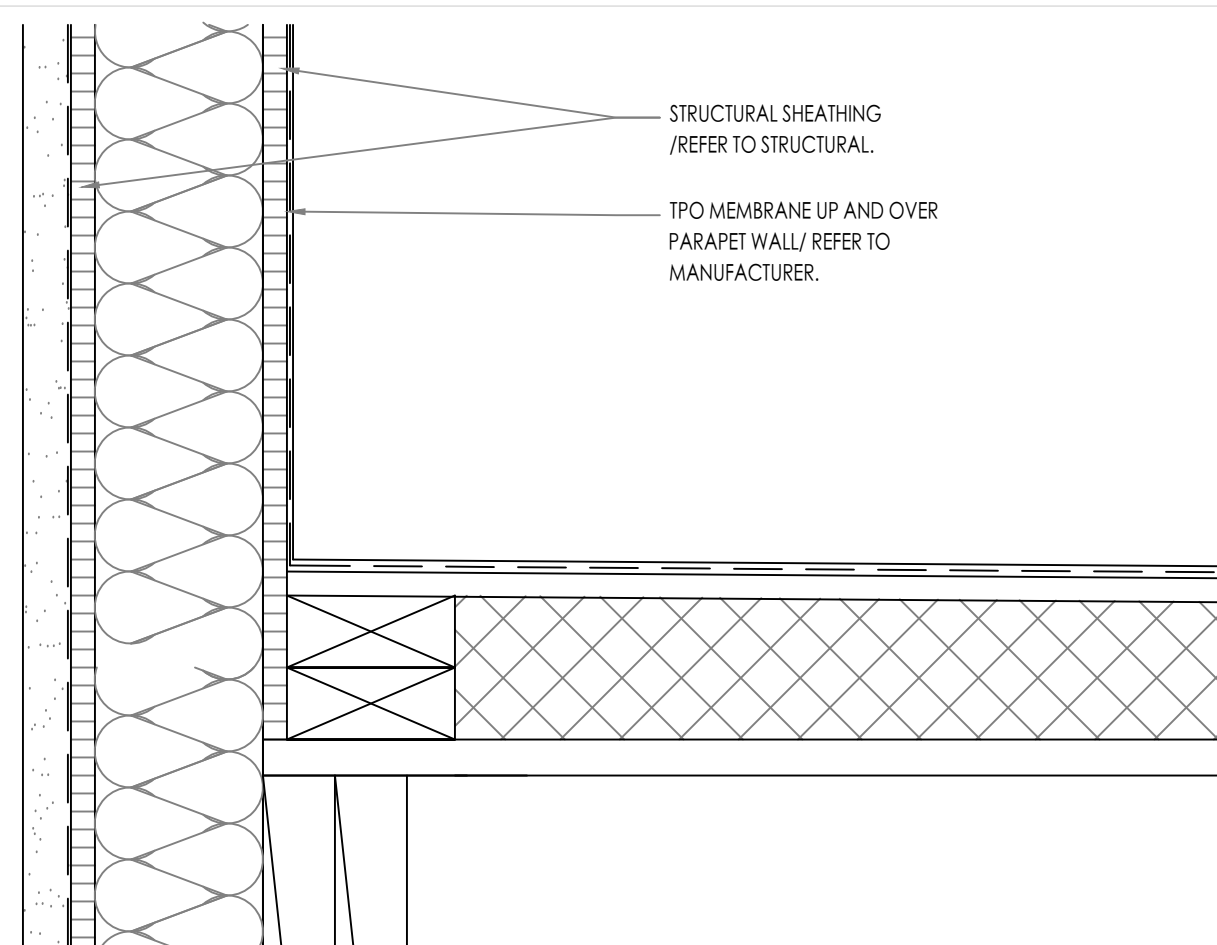
1 TYPICAL WALL SECTION DETAIL
SCALE: 1/2" = 1'



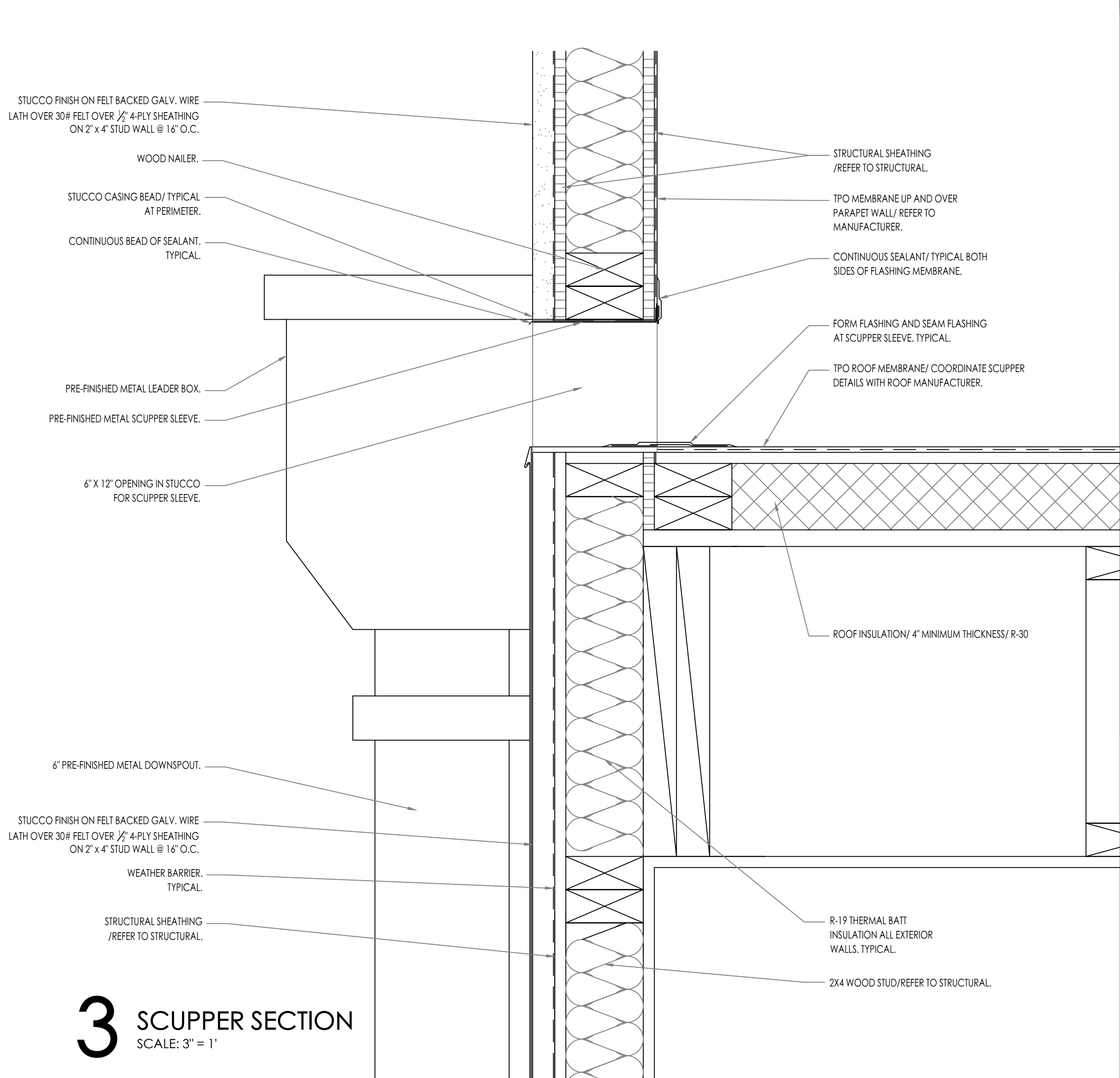
2 TYPICAL WALL SECTION DETAIL
SCALE: 1/2" = 1'



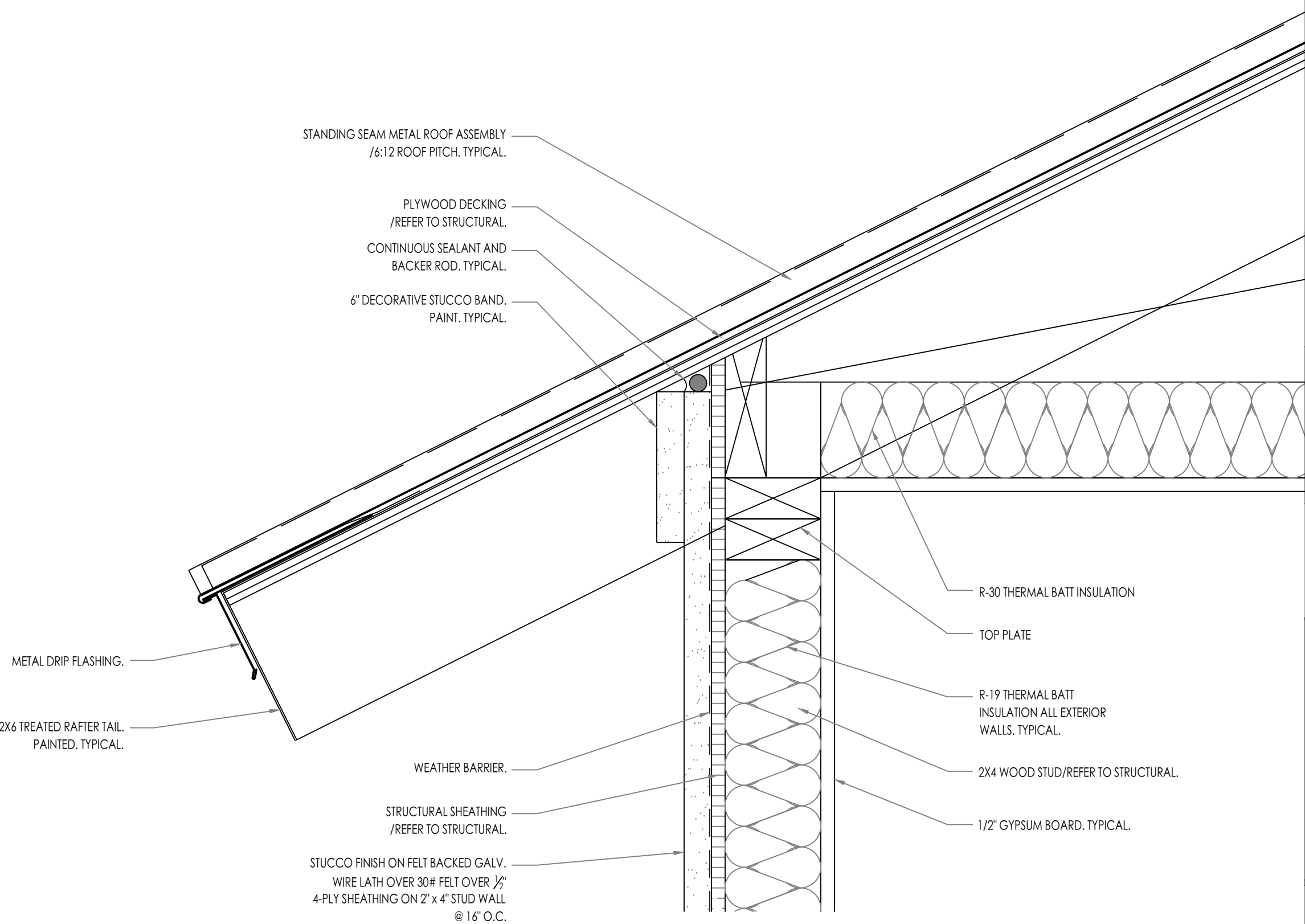
4 PARAPET SECTION DETAIL
SCALE: 3" = 1'



5 FLAT ROOF @ PARAPET DETAIL
SCALE: 3" = 1'



3 SCUPPER SECTION
SCALE: 3" = 1'



6 TYPICAL ROOF DETAIL
SCALE: 3" = 1'



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SAN ANTONIO, TEXAS

PROJECT ADDRESS:
115 DEVINE ST.
SAN ANTONIO, TEXAS 78210
LAVACA HISTORIC DISTRICT

PROJECT DETAILS
CASEWORK CONCEPT:
ISSUE DATE:
DESIGN MANAGER:

HIGH
N/A
BRIAN VOGES

CHECKED BY:

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION

TITLE SHEET:

WALL SECTIONS DETAILS
BUILDING DETAILS

DRAWN BY:

BLVOGES

SHEET #

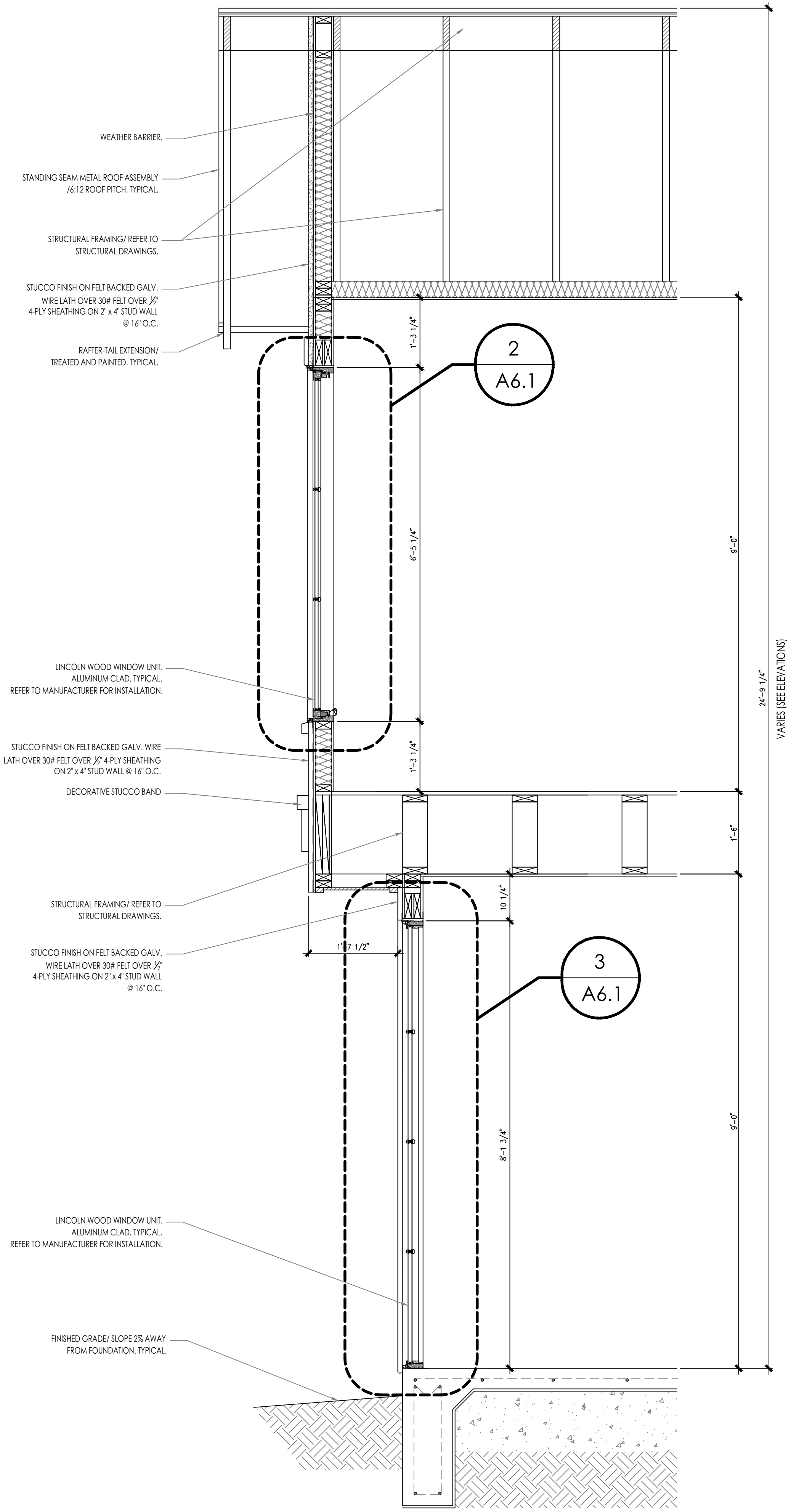
DATE:

12/14/18

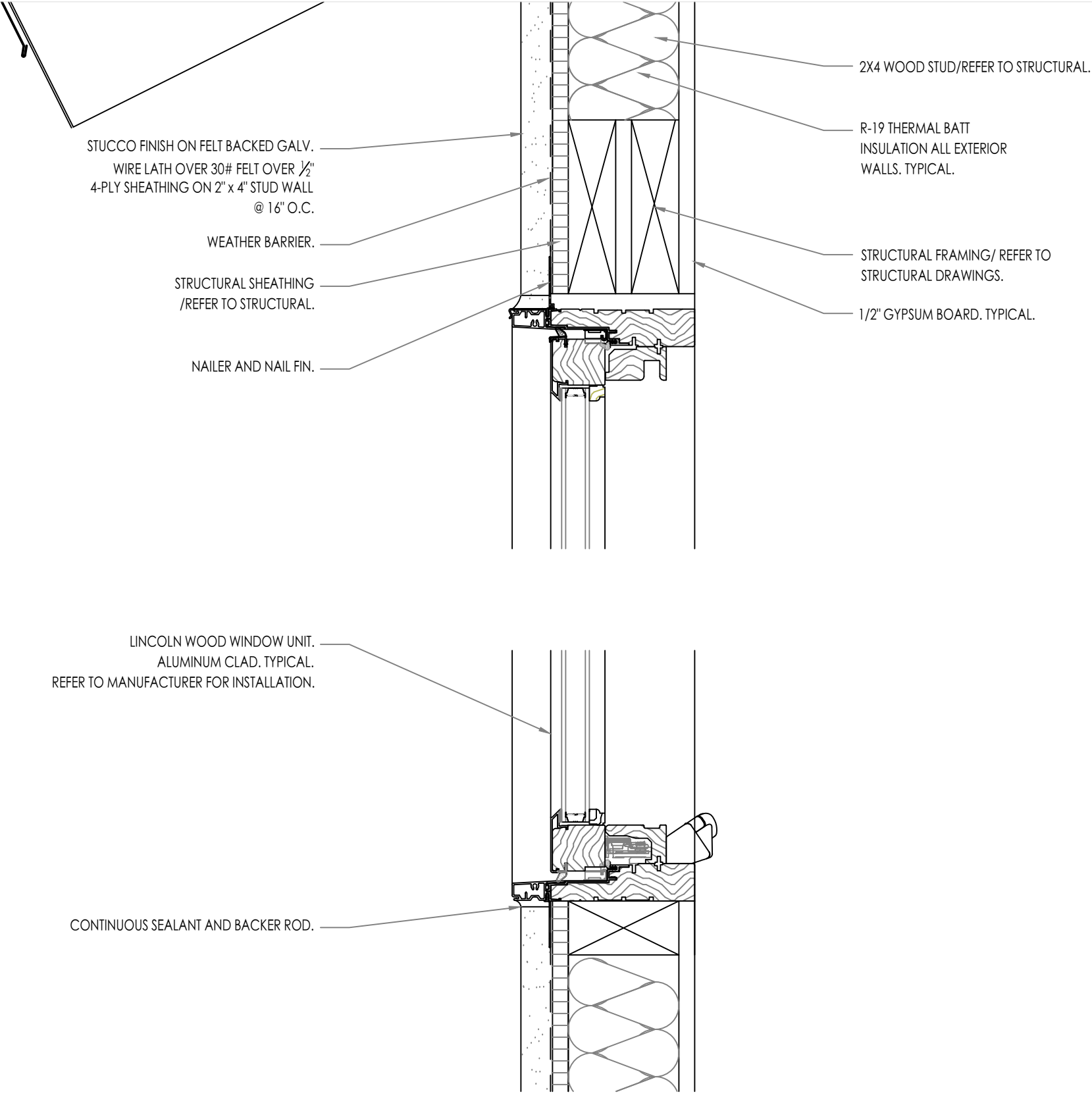
SCALE:

NOTED

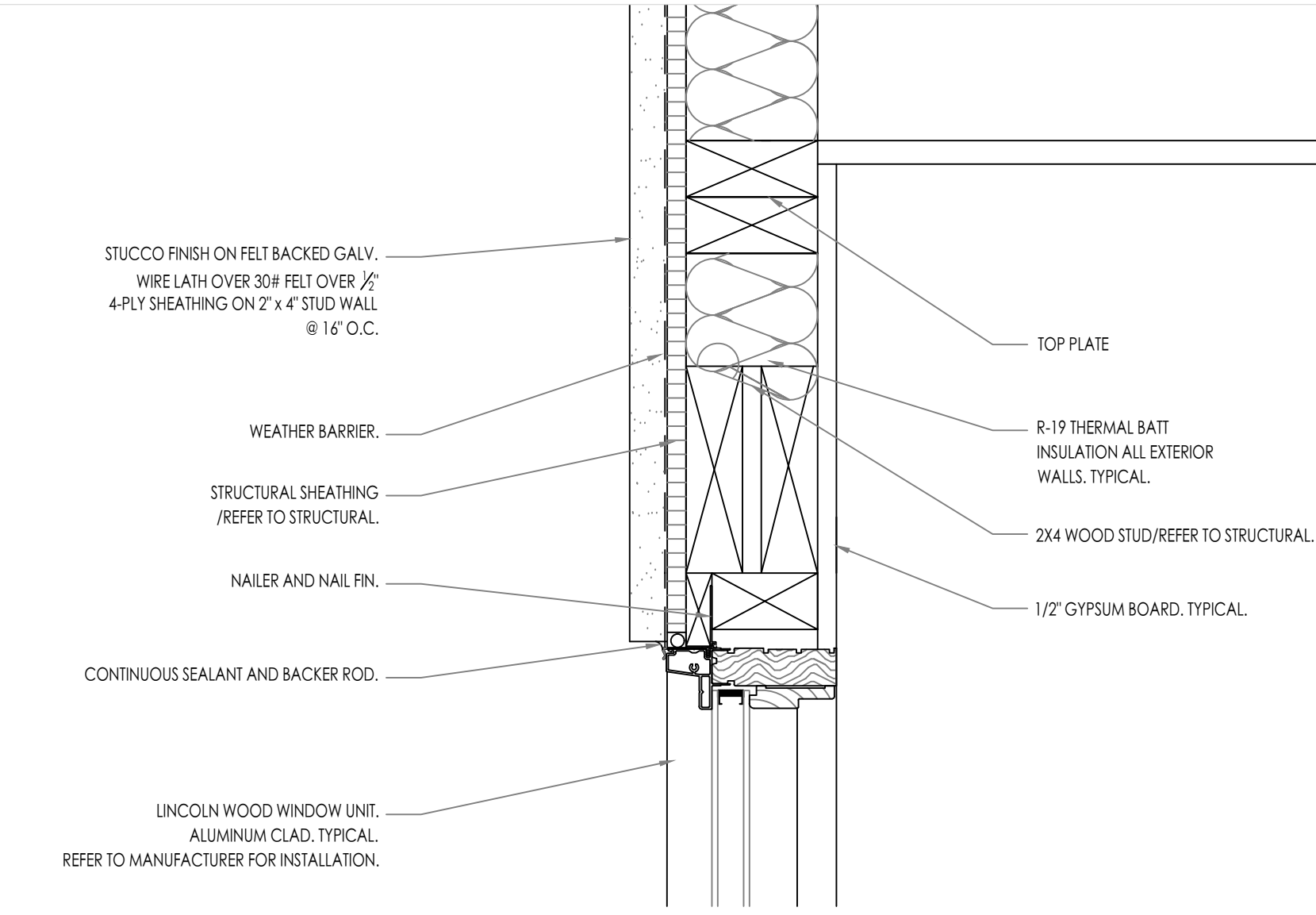
A6.0



1 WALL SECTION DETAIL
SCALE: 1/2" = 1'



2 TYPICAL WINDOW HEADER/SILL DETAIL
SCALE: 3" = 1'



3 TYPICAL WINDOW HEADER/SILL DETAIL
SCALE: 3" = 1'



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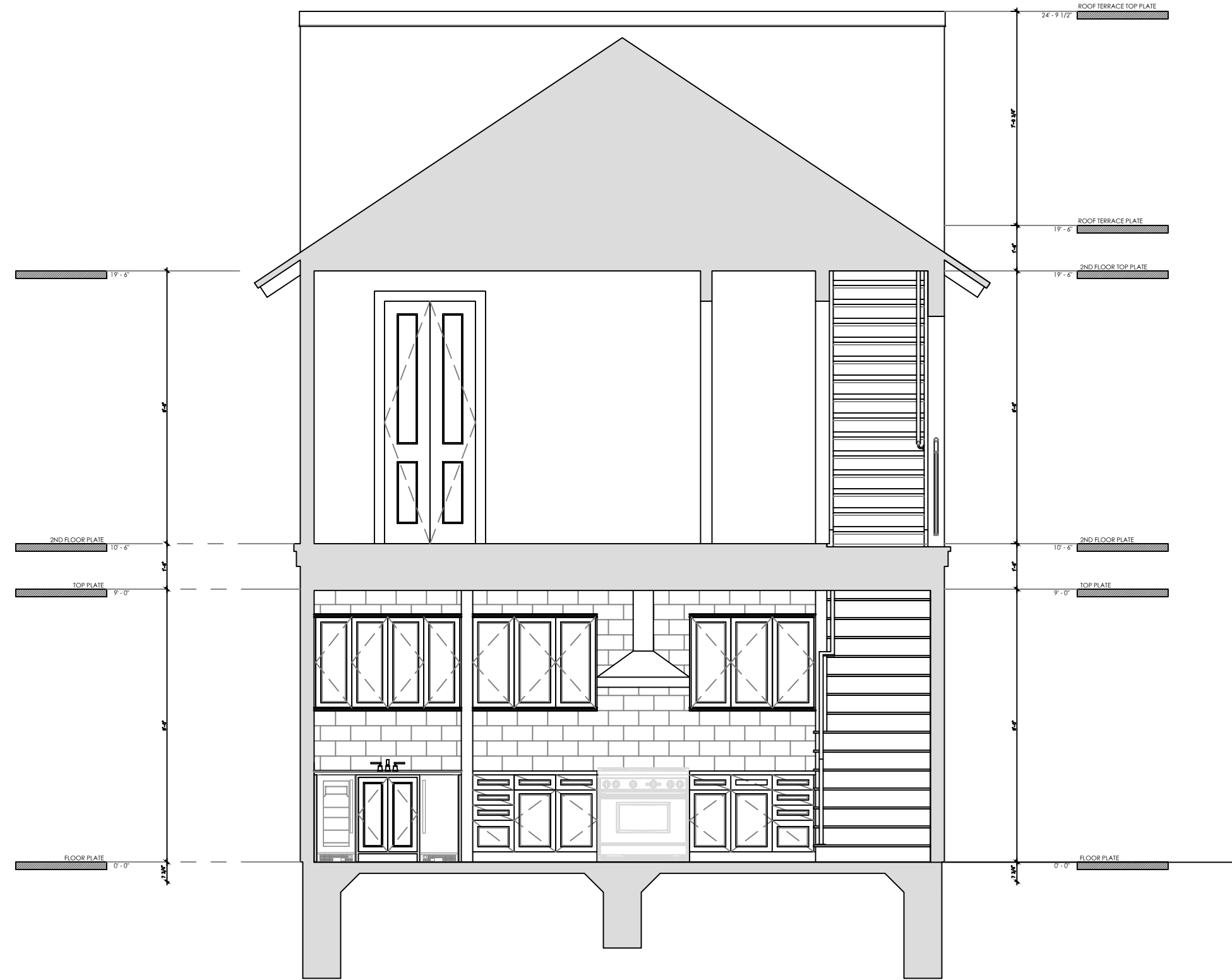
PROJECT DETAILS
CASEWORK CONCEPT: HIGH
ISSUE DATE: N/A
DESIGN MANAGER: BRIAN VOGES

CHECKED BY:

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

TITLE SHEET:
**WALL SECTIONS DETAILS
BUILDING DETAILS
WINDOW DETAILS**

DRAWN BY: BLVOGES	SHEET # A6.1
DATE: 12/14/18	
SCALE: NOTED	



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

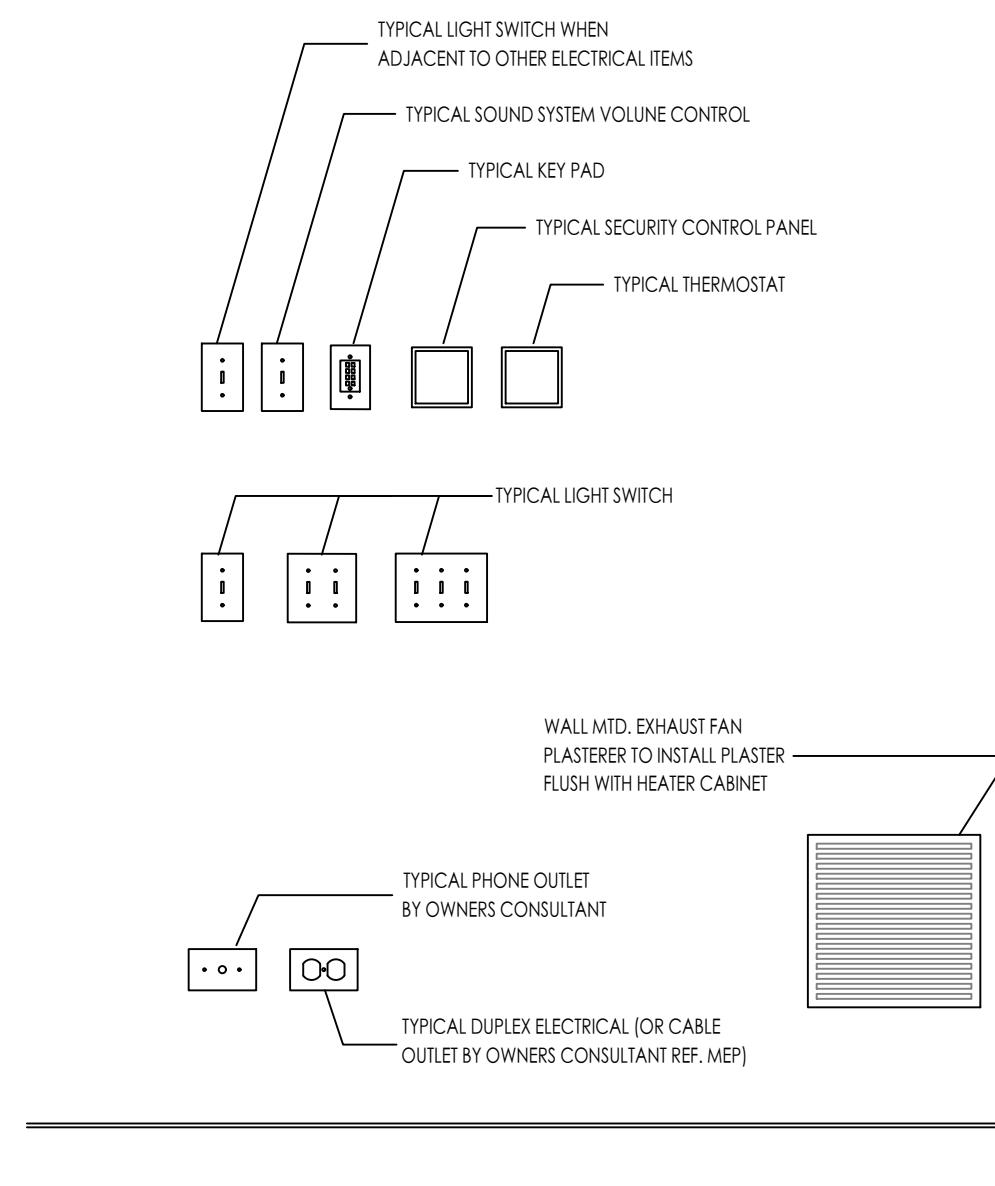


2 FRONT ELEVATION
SCALE: 1/4" = 1'

ROOM SCHEDULE			
TAG	NAME	AREA	COMMENTS
101			
102			
103			
104			
105			
106			
107			
108			
109			
110			
111			

ROOM FINISH SCHEDULE							
NO.	ROOM NAME	AREA	FLOOR FINISH	CEILING FINISH	WALL FINISH	BASE FINISH	COMMENTS
101							
102							
103							
104							
105							
106							
107							
108							
109							
110							
111							

NOTES: PG8 = PAINTED GYPSUM BOARD, VCT = VINYL COMPOSITION TILE, ACT = ACOUSTIC CEILING TILE
 PWD = PAINTED WOOD, CONC = SEALED CONCRETE



3 FRONT ELEVATION
SCALE: 1/4" = 1'



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11 FOUNTAIN DRIVE, SAN ANTONIO, TX 78248

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ARCHITECT OF RECORD:



PROJECT NAME:
PALOMAS OFF PRESA
SAN ANTONIO, TEXAS

PROJECT ADDRESS:
115 DEVINE ST.
SAN ANTONIO, TEXAS 78210
LAVACA HISTORIC DISTRICT

PROJECT DETAILS
CASEWORK CONCEPT:
ISSUE DATE:
DESIGN MANAGER:

HIGH
N/A
BRIAN VOGES

CHECKED BY:

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

TITLE SHEET:

TYPICAL BUILDING SECT.
BUILDING DETAILS
FINISH SCHEDULES

DRAWN BY: BLVOGES

SHEET #

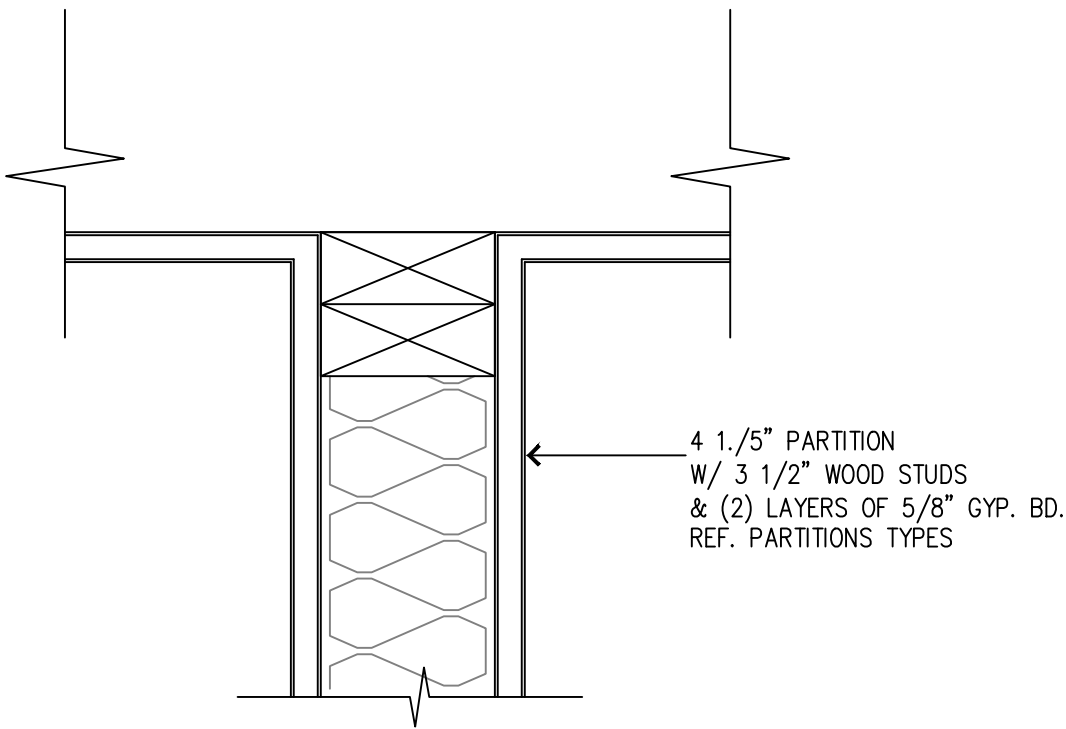
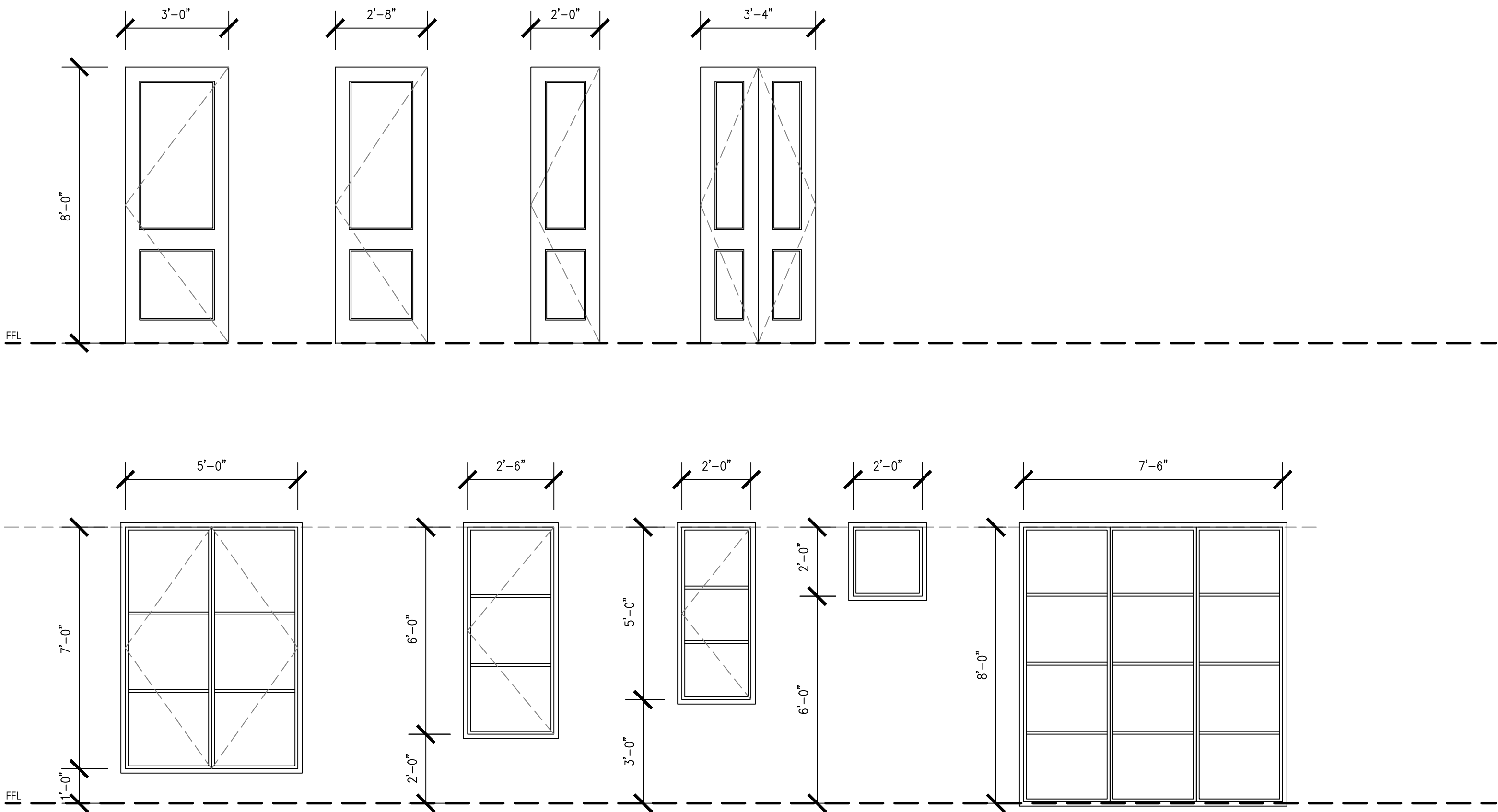
DATE: 12/14/18

SCALE: NOTED

A6.2

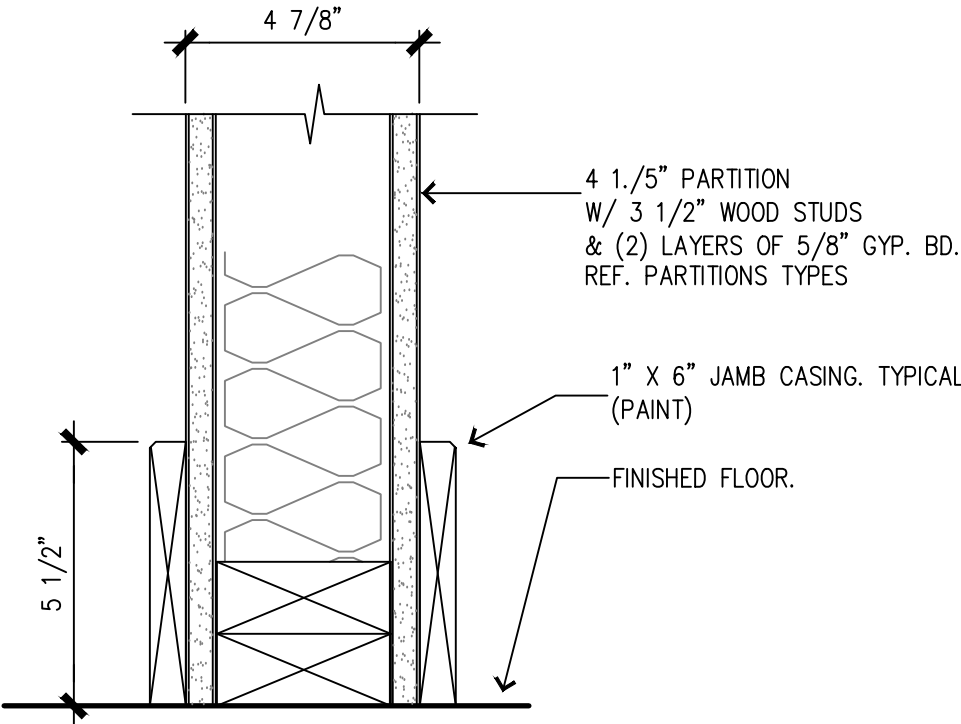
FIRST FLOOR WINDOW SCHEDULE									
NO.	STYLE	SIZE		PROTECTION		MATERIAL	MANUFACTURER	SERIES	REMARKS
		WIDTH	HEIGHT	SHUTTER	IMPACT				
101	FIXED GLASS	2'-0"	3'-6"			ALUM.	PGT		TOP @ 10' A.F.F.
102									
103									
104									
105									
106									
107									
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126									
127									
128									

FIRST FLOOR DOOR SCHEDULE									
NO.	STYLE	SIZE		PROTECTION		MATERIAL	MANUFACTURER	SERIES	REMARKS
		WIDTH	HEIGHT	SHUTTER	IMPACT				
101									
102									
103									
104									
105									
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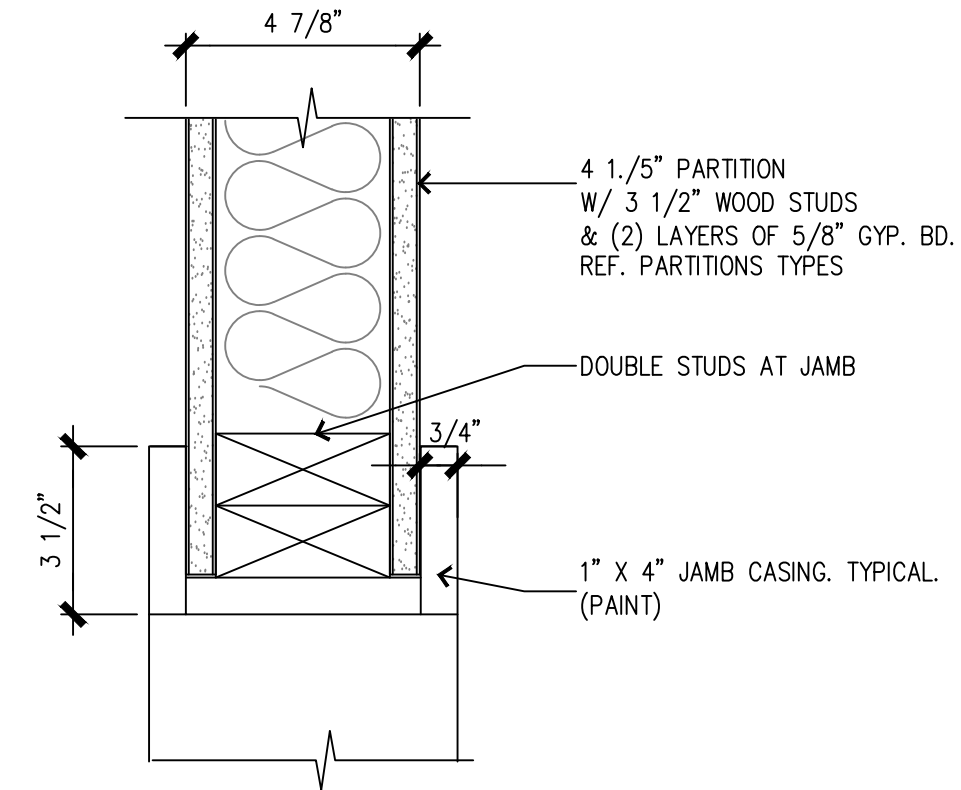
1 TYPICAL CEILING DETAIL

SCALE: 3" = 1'



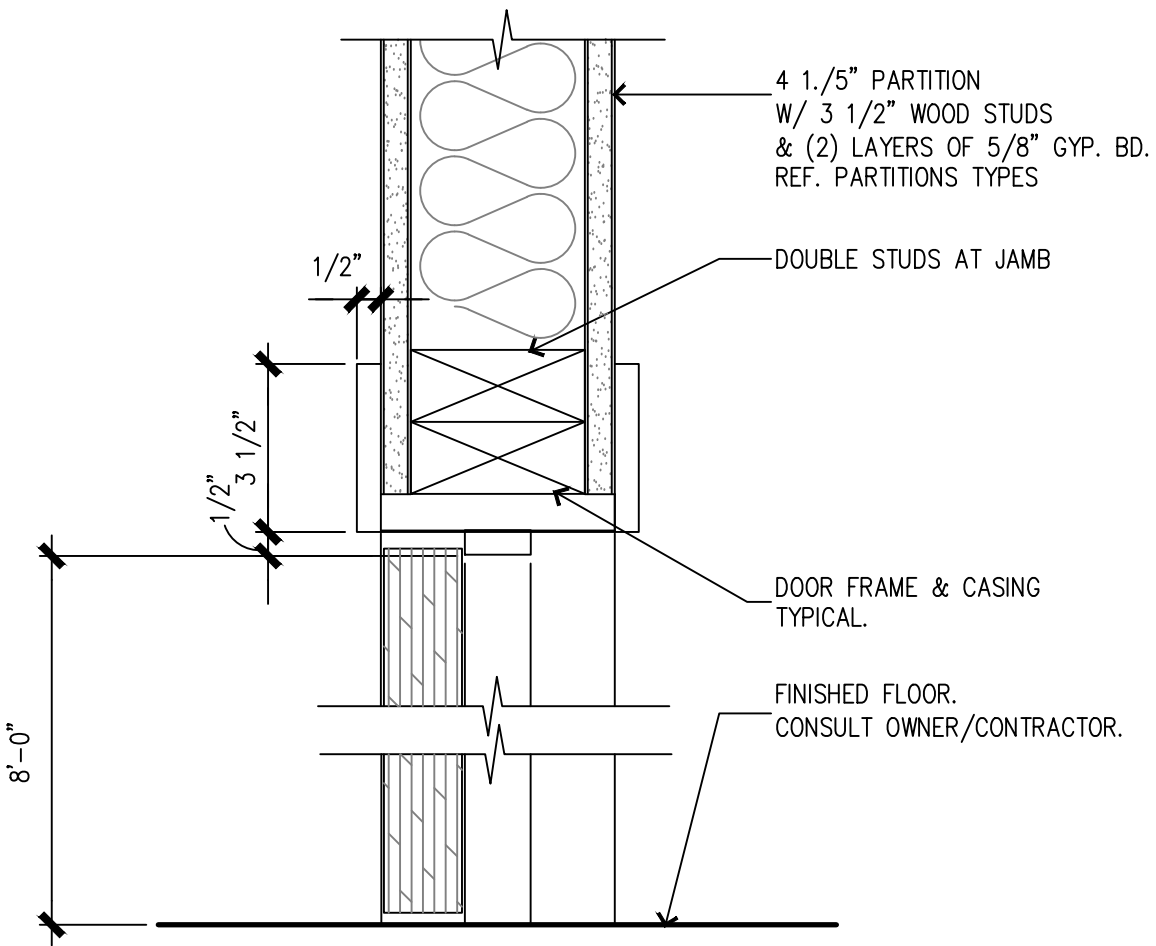
2 TYPICAL BASE BOARD DETAIL

SCALE: 3" = 1'



3 TYPICAL JAMB DETAIL

SCALE: 3" = 1'



4 TYPICAL DOOR HEADER DETAIL

SCALE: 3" = 1'



VOGES DESIGN, LLC.
11 FOUNTAIN DRIVE, SAN ANTONIO, TX 78248

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ARCHITECT OF RECORD:



PROJECT NAME:
PALOMAS OFF PRESA
SAN ANTONIO, TEXAS

PROJECT ADDRESS:
115 DEVINE ST.
SAN ANTONIO, TEXAS 78210
LAVACA HISTORIC DISTRICT

PROJECT DETAILS
CASEWORK CONCEPT: HIGH
ISSUE DATE: N/A
DESIGN MANAGER: BRIAN VOGES

CHECKED BY:

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

TITLE SHEET:
WINDOW/DOOR SCHED.
JAMB DETAILS

DRAWN BY: BLVOGES

SHEET #

DATE: 12/14/18

SCALE: NOTED

A6.3

A cross-sectional diagram illustrating the installation detail of an NDS Tree Grate. The diagram shows a tree with a trunk and canopy. The trunk passes through a circular opening in a concrete pavement layer. Below the pavement is a layer of loose 3/4" stone, followed by a layer of 4" fill sand and 3/4" stone (firmly compacted). The bottom of the grate opening is filled with amended soil. The surrounding ground is native soil. Labels with leader lines point to the following components: TREE, NDS POLYETHYLENE TREE GRATE WITH U.V. INHIBITORS, ROOTBALL, CONCRETE PAVEMENT, 2" LOOSE 3/4" STONE, 4" FILL SAND AND 3/4" STONE (FIRMLY COMPACTED), AMENDED SOIL, and NATIVE SOIL.

NDS TREE GRATE INSTALLATION DETAIL

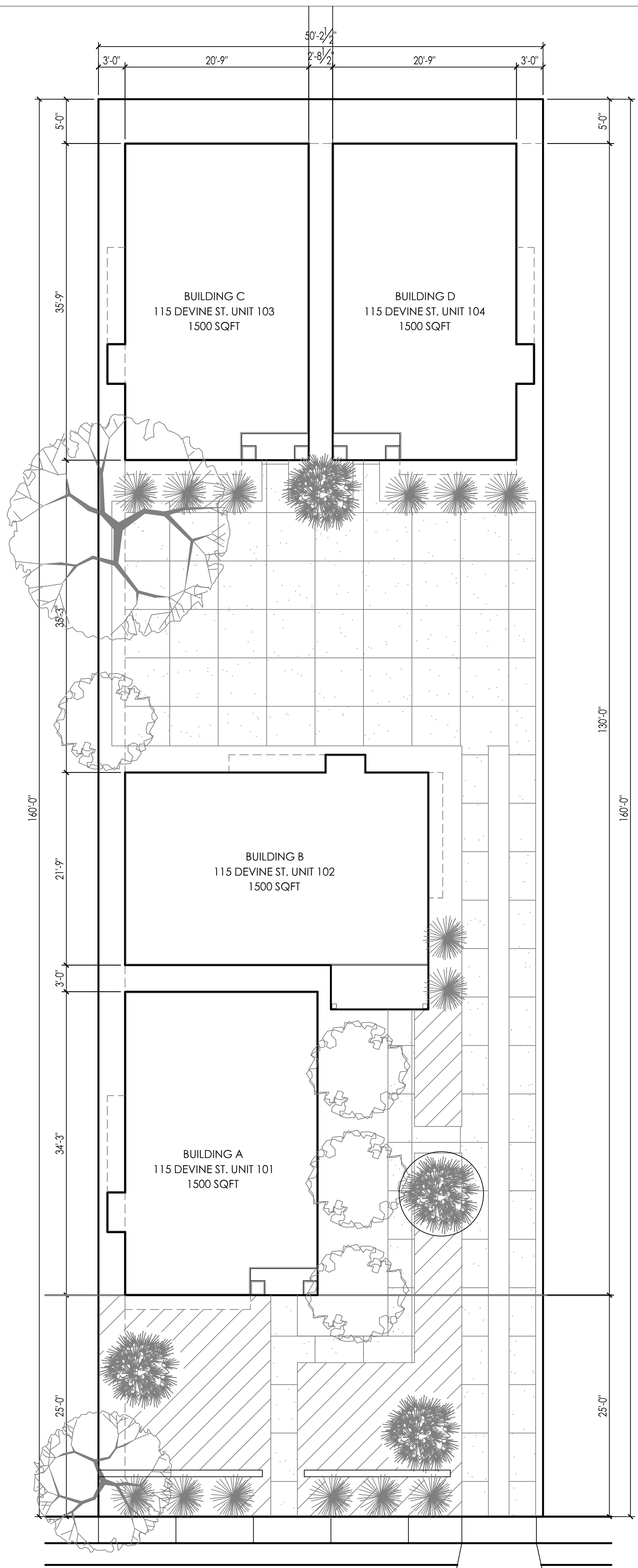
NOT TO SCALE

LEGAL DESCRIPTION OF LAND: LOT 23, BLOCK 5, NEW CITY BLOCK 723, 115 DEVINE, IN CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9575, PAGE 141, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

- 1: AT THE TIME THESE DOCUMENTS WERE PREPARED THE LANDSCAPE DESIGNER WAS NOT AWARE OF A LOCAL URBAN DEER POPULATION.
- 2: IN THE EVENT AN URBAN DEER POPULATION IS DISCOVERED, CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING ALL NEWLY-INSTALLED PLANTS THROUGH THE 30-DAY MAINTENANCE PERIOD.
- 3: APPLY "LIQUID FENCE" (OR APPROVED EQUAL) TO ALL PLANTS AS NEEDED TO DISCOURAGE BROWSING BY DEER.
- 4: ANY NEWLY-INSTALLED PLANTS EATEN OR BROWSED BY DEER PRIOR TO THE EXPIRATION OF THE 30-DAY MAINTENANCE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

- 1: REFER TO SPECIFICATIONS FOR ALL CONTRACT PLANTING.
- 2: INSTALL APPROVED IMPORTED PLANTING MIX TO MIN. DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
- 3: INSTALL APPROVED IMPORTED TOPSOIL TO 4: DEPTH IN ALL TURFGRASS AREAS.
- 4: CONTRACTOR RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION AND MUST REPORT ANY DEVIATION IN THE SITE CONDITIONS TO THE LANDSCAPE DESIGNER BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
- 5: WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REFER TO CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
- 6: VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION. IN THE EVENT POTENTIAL CONFLICT(S) OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT(S) TO THE OWNERS REPRESENTATIVE, AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.

PLANT SCHEDULE						
SYM.	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION	REMARKS
TREES						
SHRUBS						
VINES						
TREES						



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HIK
DEVELOPMENT

PROJECT ADDRESS:
115 DEVINE ST.
SAN ANTONIO, TEXAS 78210
LAVACA HISTORIC DISTRICT

HIGH
N/A
BRIAN VOGES

REV	DATE	BY	DESCRIPTION
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LANDSCAPE PLAN

SHEET #

L1.0

SCALE: NOTED



1 STREET ELEVATION

SCALE: X/X" = X'



2 REAR ELEVATION
SCALE: X/X" = X'

LaHabra®

SwirlSmoothFineCoarse

Perma-Finish EIFS & Stucco Finish

Test	Method	ICC/ASTM Criteria	Results
Abrasion Resistance*	ASTM D968	No cracking or loss of film integrity at 528 quarts (500 L) of sand	Pass @ 1000 Liters
Accelerated Weathering	ASTM G153 (Formerly ASTM G 23)	No deleterious effects at 2000 hours when viewed under 5x magnification	Pass
Flexibility (Mandrel Bend)	ASTM D522, Method B	No Requirement	1" diameter @ -4°F
Freeze/Thaw Resistance*	ASTM E2485	No deleterious effects at 10 cycles when viewed under 5x magnification	Pass @ 60 cycles
Mildew Resistance*	ASTM D3273	No growth supported during 28 day exposure period	Pass @ 35 days
Mildew Resistance*	MIL 810 B 508	No Requirement	No growth 28 days
Moisture Resistance*	ASTM D2247	No deleterious effects at 14 day exposure	Pass 28 days
Salt Fog Resistance*	ASTM B117	No deleterious effects at 300 hours	Pass @ 900 hrs
Scrub Resistance	ASTM D2486	No Requirement	Pass @ 10,000 Cycles
Surface Burning Characteristics	ASTM E84	Individual components shall each have a flame spread <25, and smoke developed < 450	Flame Spread: 0 to 15 Smoke Developed: 0 to 15
Water Vapor Transmission	ASTM E96 Procedure B	Vapor Pemeable	Pemeable
VOC	EPA Reference Test Method 24	US EPA, South Coast AQMD and Greenseal Standard	8 g/L

*Tested with LaHabra Basecoat



SWIRL



SMOOTH



FINE



COARSE

DESCRIPTION:

- 100% acrylic-based textured finish
- DPR (Dirt Pick-up Resistance) Chemistry
- Integrally colored with high-quality pigments
- Exceeds ASTM and ICC Acceptance Criteria

USES:

- Exterior or interior finish coat over:
- LaHabra EIFS
- Properly prepared stucco, masonry and concrete surfaces
- Interior application over drywall, plaster, or properly prepared masonry or concrete

COMPOSITION:

- Binder base: 100% acrylic polymer with surface-hardening property.
- Aggregate: Pure crushed marble, rust-free.
- Water-based: VOC-compliant. Meets SCAQMD Rule 1113 when using Parex USA Non-VOC Colorants
- Pigment base: Titanium dioxide.
- Color: LaHabra standard colors or tinted to desired custom color.

Note: "The Plus" Advantage is factory added to any LaHabra Acrylic or Elastomeric finish or coating. "The Plus" provides additional protection against mildew and algae growth.

COVERAGE:

Depending on the condition of the substrate and method of application, approximate coverages per pail are:

Swirl

Aggregate size: 1.5mm
120–135 ft² (11–12.5 m²)

Smooth

Aggregate size: 0.5mm
280–300 ft² (26–28 m²)

Fine

Aggregate size: 1.0mm
150–165 ft² (14–15 m²)

Coarse

Aggregate size: 1.5mm
110–125 ft² (10–11.5 m²)

CONTAINER:

- 65 lb (29.5 kg) net weight in plastic pails.
- Storage: Protect from direct sunlight and freezing at all times.
- Do not stack pails more than 3 pails high.
- Shelf life: Reference Parex USA Expiration Date of Products Technical Bulletin.

DRYING TIME:

24-48 hours under normal conditions. High humidity and low temperatures extend drying time.

CLEAN-UP:

Water-soluble prior to drying. Clean tools and containers with water prior to drying.

SURFACE PREPARATION:

- Remove surface contaminants such as dust or dirt without damaging the substrate.
- For previously painted surfaces, all loose and chalking paint must be removed, and glossy surfaces dulled.
- New concrete and masonry must be clean and cured a minimum of 28 days.
- Check concrete surfaces for alkalinity and treat. Any form-release agents or bond breakers must be removed.
- Portland Cement Plaster must be clean and cured a minimum of 7 days or in accordance with LaHabra Fastwall Specifications.
- Uneven concrete or masonry can be leveled with LaHabra Insul-Bond, Level Coat or other suitable, compatible product.
- For interior drywall, prepare as for painting.

- Parex USA recommends the use of primers to enhance the appearance and uniformity of the finish, improved coverage, and decrease the chance of efflorescence. This is especially true when using dark colors or finishes with a large aggregate. If specified, prime with Parex USA Primer or Variance VariPrime Sanded, refer to Product Data Sheet.
- For additional options, contact Parex USA Technical Support.

MIXING:

- Use clean equipment for mixing and preparation.
- Add liquid color to the pail of finish. Make sure all of the color is added by rinsing out the color vial with water (1/3 of the vials volume) into the pail.
- Stir to obtain a homogeneous consistency using a heavy-duty 1/2 in. (13mm) drill with a rust free paddle at 400–500 rpm. Avoid air entrainment.
- Add the amount of water needed to achieve finish texture. To avoid color variations, add the same amount of water to each pail of finish as up to 16 oz. (0.5L).

APPLICATION:

- Read the entire label before using this product.
- Always maintain a wet edge and work to corners or joints. For best color consistency, use finish with the same batch number within a wall section. For more information, see Technical Bulletin: "Boxing Acrylic Finishes".
- Keep container closed when not in use.
- Use a clean stainless steel trowel and apply a uniform coat the thickness of the largest aggregate size of the finish.
- Texturing Swirl, Fine and Coarse Finishes: Use a clean plastic float or stainless steel trowel. A plastic float will roll the large aggregates more than a stainless steel trowel and may cause swirling. Frequently clean and dry the plastic float or steel trowel while texturing. Use consistent pressure and motion to achieve the desired texture.

Texturing Smooth Finish:

- Optional: Level stucco brown coats with Insul-Bond or Level Coat and let dry prior to finish application.
- Smooth Finish cannot generally be floated. Texture will be "as trowelled."
- Smooth Finish can be trowelled smooth to simulate the texture of limestone.
- For smoothest application, apply in two tight coats. Allow first coat to dry enough that it will not be disturbed during application of the second coat. When second coat is partially dry, trowel to desired smoothness. Light, consistent misting with water during smoothing will increase smoothness. Variations in color tint and smoothness should be expected.
- Spray application: To achieve consistent texture, spray application must use consistent motion, pressure, distance and spray angle. A job-site mock up for spray application is advised.

LIMITATIONS:

- Ambient and surface temperature must be 40°F (4°C) or higher during application and drying time. Provide supplemental heat and protection from precipitation as needed.
- Use only on surfaces that are sound, clean, dry and free from any residue that might affect the ability of the finish to bond to the surface.
- Application in direct sunlight in hot weather may adversely affect aesthetics.
- Parex USA is not responsible for color correctness after finish has been applied.

WARNING:

- Read complete Warning information printed on product container prior to use. For medical emergency information, call 1-800-424-9300.
- For more information on handling this product refer to its Safety Data Sheet (SDS). The most current SDS and Product Data Sheet (PDS) can be found on our website.
- This Product Data Sheet has been prepared in good faith on the basis of information available at the time of publication. It is intended to provide users with information about the guidelines for the proper use and application of the covered product(s) under normal environmental and working conditions. Because each project is different, Parex USA, Inc. cannot be responsible for the consequences of variations in such conditions, or for unforeseen conditions.

Parex USA, Inc.
4125 E. La Palma Ave., Suite 250
Anaheim, CA 92807
(866) 516-0061 Tech Support: (800) 226-2424



Facilities
French Camp, CA
North Hollywood, CA
Riverside, CA
San Diego, CA

Colorado Springs, CO
Haines City, FL
Duluth, GA
Redan, GA

Albuquerque, NM
Allentown, PA
San Antonio, TX

SW 7035 Aesthetic White

Interior / Exterior

Locator Number: 259-C4



259



COORDINATING COLORS

SIMILAR COLORS

DETAILS

SW 7005
Pure White

SW 2850
Chelsea Gray

SW 9051
Aquaverde



EXPLORE IN COLORSNAP® VISUALIZER





Standard COLORS and COATINGS

PERMACOLOR 3500 Full Strength 70% Kynar 500®/Hylar 5000®

All colors available in Galvalume and Aluminum (.032", .040" & .050").



SUNETT BLUE



HARTFORD GREEN



DARK BRONZE



MANSARD BROWN



BURGUNDY



ROYAL BLUE



FOREST GREEN



MATTE BLACK



MEDIUM BRONZE



COLONIAL RED



PACIFIC BLUE



EVERGLADE MOSS



CHARCOAL GRAY



SIERRA TAN



DEEP RED



SLATE BLUE



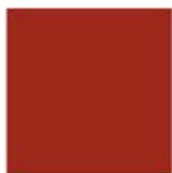
PATINA GREEN



SLATE GRAY



SANDSTONE



TERRA COTTA



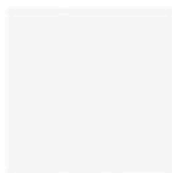
BONE WHITE



HEMLOCK GREEN



DOVE GRAY



STONE WHITE



To view current SRI values,
please visit the Englert website.

Colors shown are close to actual finishes however, due to the limitations of printing processes, slight variations may exist. Please contact Englert for actual color chips before ordering.



PERMAMETALLICS 3500*



METALLIC COPPER



CHAMPAGNE



PREWEATHERED GALVALUME®

*Premium priced
paint systems.

MILL FINISH



GALVALUME-PLUS®



SW 7076 Cyberspace

Interior / Exterior

Locator Number: 235-C7



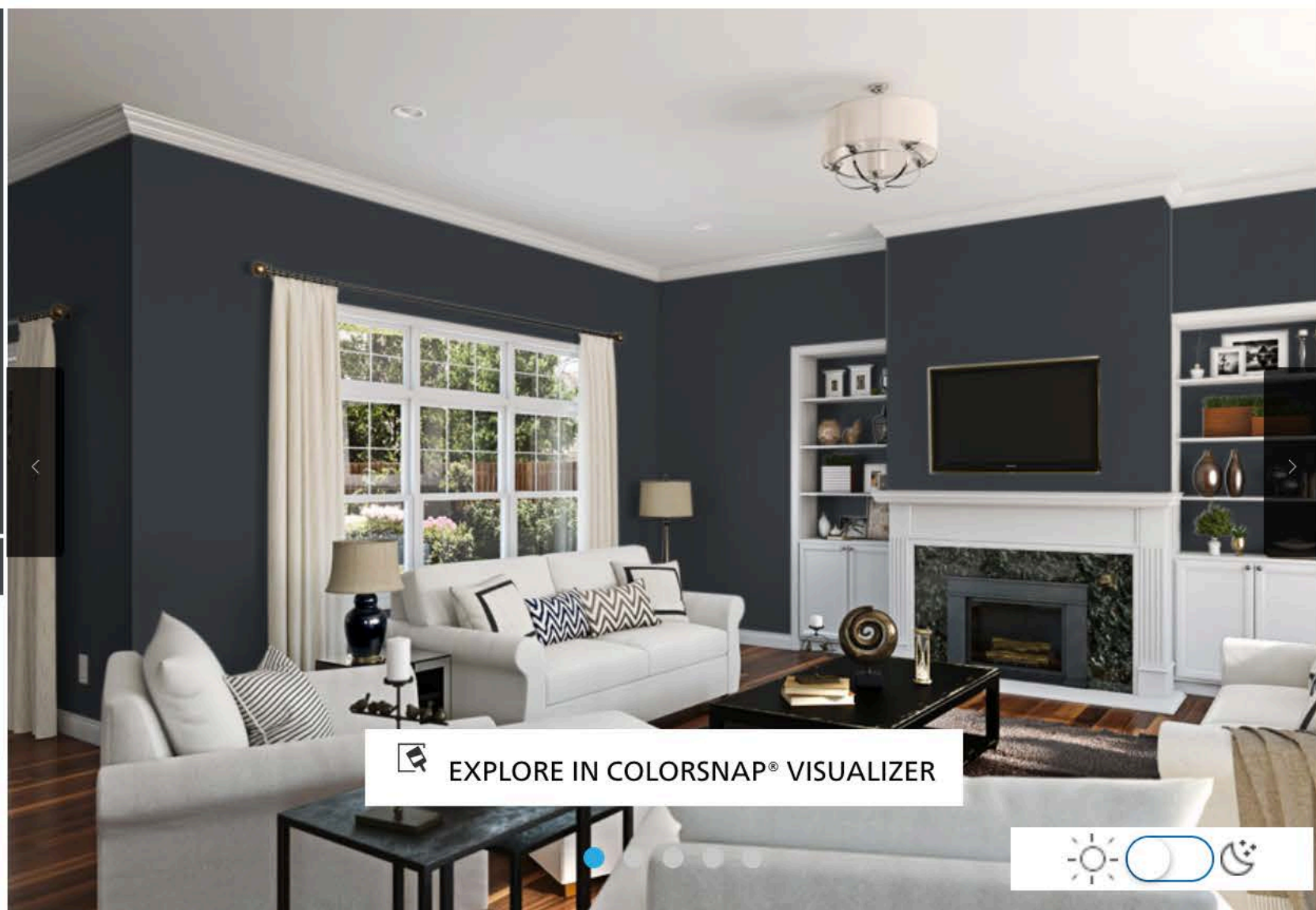
235



COORDINATING COLORS

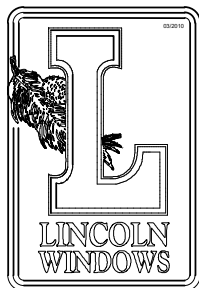
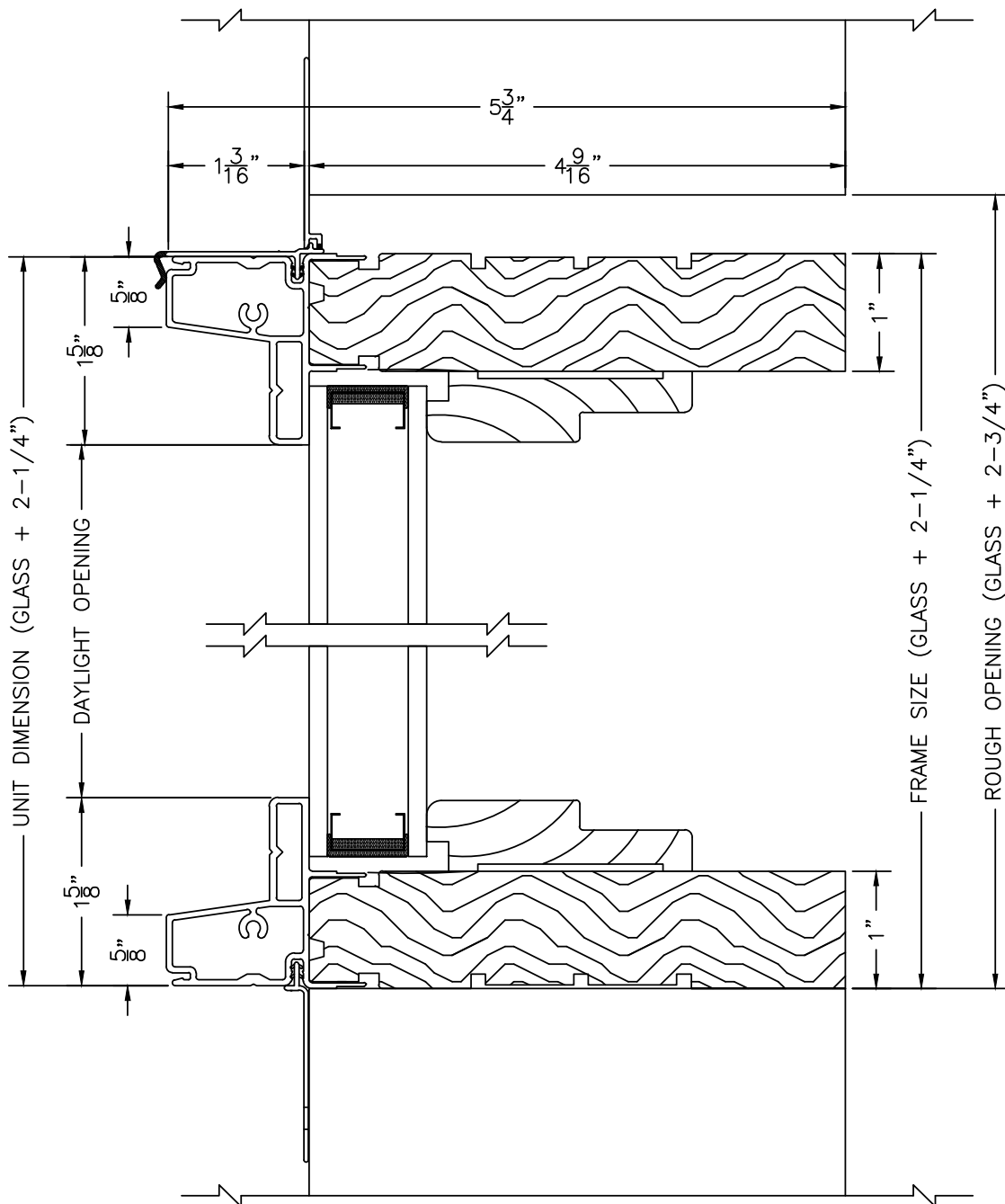
SIMILAR COLORS

DETAILS



EXPLORE IN COLORSNAP® VISUALIZER





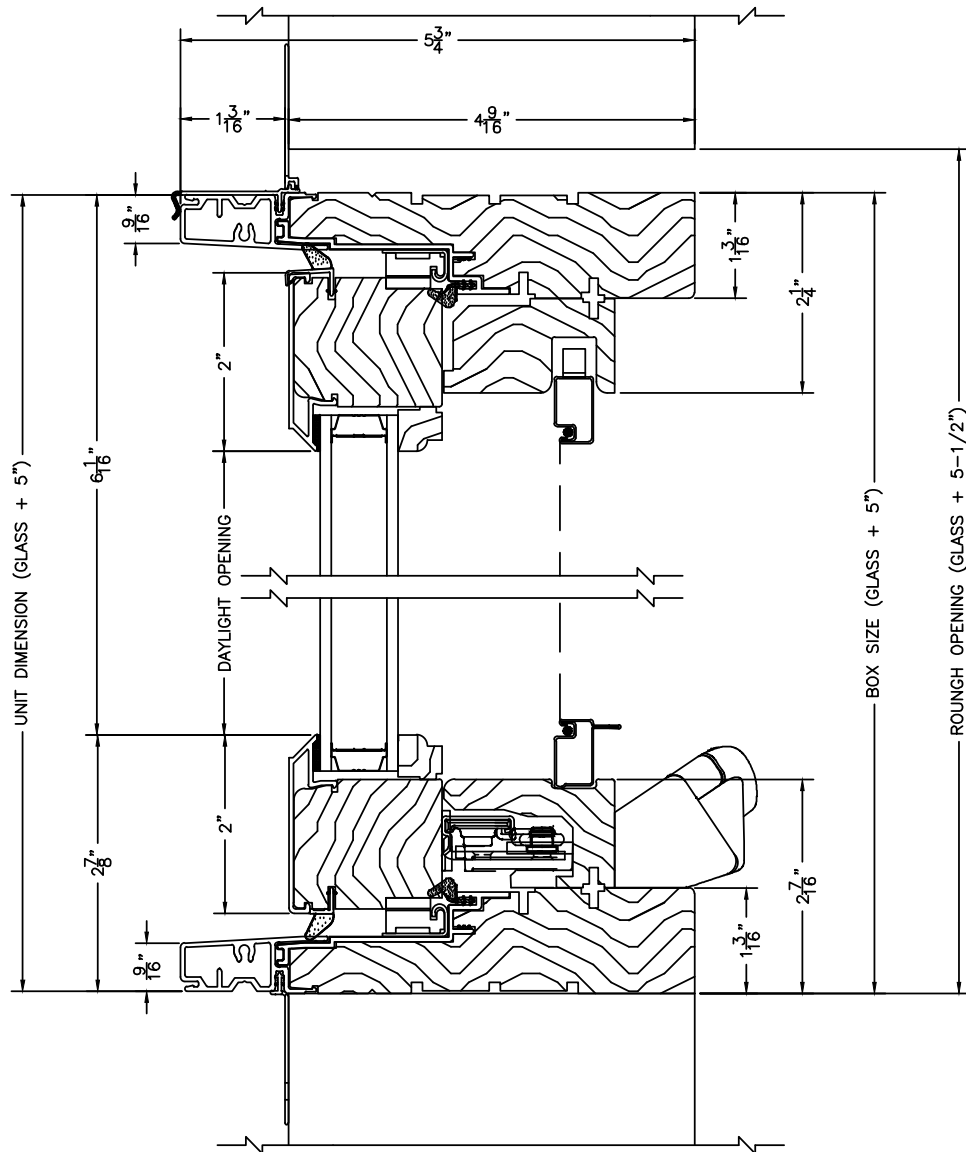
ALUMINUM CLAD DIRECT SET - VERTICAL SECTION
SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST.

Merrill, WI 54452

(715) 536-2461



ALUMINUM CLAD CASEMENT- VERTICAL SECTION
SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST. Merrill, WI 54452 (715) 536-2461

Exterior Bars



5/8" Bar



7/8" Bar



1-1/8" Bar



2" Bar

Interior Profiled Bars



5/8" Bar



7/8" Bar



1-1/8" Bar



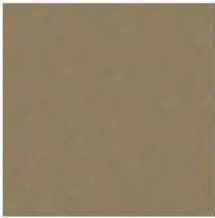
2" Bar

Casement

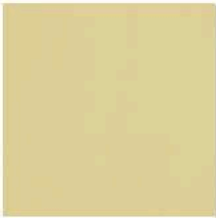
Lincoln offers a low profile folding handle on casement windows. Folding handles are advantageous for use with some window treatments and provide lower clearance for removal of the window screen. As standard, casement operating hardware (crank handle, operator cover and lever lock) are a soft coppertone color that blends well with most clear wood finishes. Seven optional finishes are also offered. All casements feature adjustable hinge tracks for proper sash alignment.



White



Coppertone



Polished Brass



Oil-Rubbed Brass



Satin Nickel



Bronze



Faux Bronze



Black









Standard Colors - AAMA 2605

Our standard colors are the mainstay of the clad product line. The popularity of these eight time-tested shades is proven by repeat customer demand.



White



Ivory



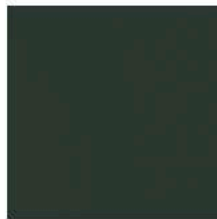
Adobe



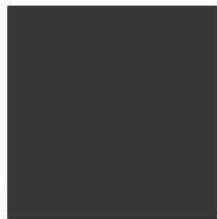
Beige



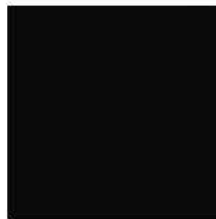
CoffeeBean



Hartford Green



Bronze



Classic Black