

## HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2019

**HDRC CASE NO:** 2019-197  
**COMMON NAME:** 105 - 113 BROWN  
**ADDRESS:** 415 N MESQUITE ST  
**LEGAL DESCRIPTION:** NCB 568 BLK 17 LOT E 70 FT OF N 27.5 FT OF 10  
NCB 568 BLK 17 LOT W 30 FT OF E 100 FT OF 10  
NCB 568 BLK 17 LOT E 42.5 FT OF W 108.32 FT OF 10  
NCB 568 BLK 17 LOT E 39 FT OF W 65.82 FT OF 10 ARB 10A AT  
109 BROWN ST HS  
NCB 568 BLK 17 LOT E 39.7 FT OF 9  
NCB 568 BLK 17 LOT W 64.66 FT OF E 104.6 FT OF 9  
NCB 568 BLK 17 LOT E 99.78' OF W 104.18' OF 9 OR 9A  
**ZONING:** IDZ, RM-4  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Michael Perez/MP2 Urban Development  
**OWNER:** MP2 Urban Development  
**TYPE OF WORK:** Construction of five, multi-story residential structures  
**APPLICATION RECEIVED:** March 29, 2019  
**60-DAY REVIEW:** May 28, 2019  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

The applicant is requesting conceptual approval to approval to construct five, multi-story residential structures on the vacant lots addressed 105 through 113 Brown Street and 415 N Mesquite, located within the Dignowity Hill Historic District. The lots are bounded by Brown Street to the south, N Mesquite to the east and Brown Alley to the north. Each of the proposed structures will feature between twenty-nine (29) and approximately thirty-two (32) feet in height.

### APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

#### 1. Building and Entrance Orientation

##### A. FAÇADE ORIENTATION

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

*ii. Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

##### B. ENTRANCES

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

#### 2. Building Massing and Form

##### A. SCALE AND MASS

*i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

- ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

## B. ROOF FORM

- i. Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.
- ii. Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

## D. LOT COVERAGE

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

## 3. Materials and Textures

### A. NEW MATERIALS

- i. Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

## 4. Architectural Details

### A. GENERAL

- i. Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

## 5. Garages and Outbuildings

### A. DESIGN AND CHARACTER

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

## 6. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

### B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way. Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

### B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

## 3. Landscape Design

### A. PLANTINGS

i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

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

iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

*iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

*v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

## B. ROCKS OR HARDSCAPE

*i. Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

*ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

*iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

## D. TREES

*i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

*ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

## 5. Sidewalks, Walkways, Driveways, and Curbing

### A. SIDEWALKS AND WALKWAYS

*i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

*ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

*iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

*iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

*v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

### B. DRIVEWAYS

*i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

*ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

## 7. Off-Street Parking

### A. LOCATION

*i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.



*ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

*iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

## B. DESIGN

*i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

*ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

*iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

## FINDINGS:

- a. The applicant is requesting conceptual approval to approval to construct five, multi-story residential structures on the vacant lots addressed 105 through 113 Brown Street and 415 N Mesquite, located within the Dignowity Hill Historic District. The lots are bounded by Brown Street to the south, N Mesquite to the east and Brown Alley to the north. Each of the proposed structures will feature between twenty-nine (29) and approximately thirty-two (32) feet in height. The immediate vicinity features large scale industrial structures as well as single family residential structures.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on March 26, 2019. At that meeting, committee members asked questions regarding the existing site and setbacks, noted some concern in regards to the massing and height of the proposed new construction in relationship to adjacent historic structures, noted that the massing of the proposed structure at N Mesquite should be reduced and discussed the proposed materials.
- d. SETBACKS & ORIENTATION (N Mesquite, east) – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed a front setback on N Mesquite that is 7' – 9" behind the front façade of the neighboring, historic structure. Staff finds the proposed setback on N Mesquite to be appropriate.
- e. SETBACKS & ORIENTATION (Brown Street, south) – The applicant has proposed southern facing setbacks for four (4) of the proposed structures to be behind that of the adjacent historic structure's side façade. Staff finds this to be appropriate.
- f. ENTRANCES (N Mesquite, east) – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has oriented the primary entrance of the structure proposed to front N Mesquite to N Mesquite. This is appropriate and consistent with the Guidelines.
- g. ENTRANCES (Brown Street, south) – The applicant has proposed to orient entrances of the rear four structures to Brown Street, to the south. Generally, staff finds the proposed entrance orientation to be appropriate.
- h. SCALE & MASS – The applicant has proposed massing for each structure that features between twenty-nine (29) and approximately thirty-two (32) feet in height. The applicant has proposed for each structure to feature either two full stories with occupiable attic space, or three full stories. This block features both single story commercial structures and single story residential structures. On the blocks to the immediate south and west, there are multi-story commercial and industrial structures. The applicant has provided various perspectives as well as a section view through the site noting the proposed massing in relationship to the existing, historic structures on the block. Given their location away from primary streets and existing, historic structures, staff finds the proposed height of the rear four structures to be appropriate. Staff finds that due to their distance away from primary streets, their perceived height will not negatively impact the existing, historic structures.
- i. SCALE & MASS – The applicant has proposed one of the structures to feature a mirrored floor plan with two

separate masses, joined by a common wall. This structure is to feature gabled roofs with a contemporary rooftop structure. Staff finds that the proposed mass should be separated, either through the separation of structures or architectural elements so they do not appear as one structure.

- j. **SCALE & MASS** – In regards to the house that is to address N Mesquite, the applicant has proposed a reduced massing at the front to relate to the neighboring historic structure. At this location, the applicant has proposed a ridge height of approximately twenty (20) feet, which is generally consistent with that of the neighboring historic structure. While staff has concerns regarding the proposed massing immediately adjacent to a one story, historic structure, staff does find the reduction in massing near the front façade to be appropriate. Staff finds that the applicant should continue to consider ways to reduce the perceived massing of this structure.
- k. **FOUNDATION & FLOOR HEIGHTS** – The applicant has noted foundation heights of eight (8) inches for each structure. According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Historic structures on this block typically feature foundation heights of two to three feet. The applicant is responsible for ensuring that a setback that is consistent with the Guidelines is utilized.
- l. **ROOF FORM** – The applicant has proposed roof forms that include contemporary gabled roofs, hipped roofs and flat roofs. Gabled and hipped roofs are found historically throughout the Dignowity Hill Historic District. Generally, staff finds the contemporary take on these traditional roof forms to be appropriate. For the easternmost structure, the applicant has proposed to construct a structure with a flat roof. The applicant has noted the non-residential structure to the immediate south, which features a flat roof. Staff finds that flat roofs are not typically found historically within the district in relationship to residential structures; however, the proposed form may be appropriate given the immediate context.
- m. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed for east structure to feature window openings that are proportioned consistently with those found historically throughout the district. The applicant has also proposed a number of fixed windows that feature neither historic proportions nor profiles. Staff finds that the applicant should incorporate additional traditionally sized window openings in place of the small, fixed windows. Additionally, staff finds that the applicant should study the incorporation of additional fenestration on each outward facing elevation.
- n. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. Each footprint that the applicant has proposed exceeds the recommended footprint, noted in the Guidelines. While the applicant's proposed footprints are not consistent with the Guidelines, the atypical lot configuration and size of the proposed lots may deem the proposed footprints to be appropriate.
- o. **MATERIALS** – The applicant has proposed a number of materials that include composite lap siding, D'Hanis brick, wood columns, metal railings, metal garage doors, stucco, standing seam metal roofs and metal awnings. Generally, staff finds the proposed materials to be appropriate. While D'Hanis brick is not found historically on single-family residential structures within the Dignowity Hill Historic District, it is found in both a commercial and industrial context within the district. Staff finds that all composite siding should feature four (4) inch exposure and a smooth finish. All board and batten siding should feature boards that are twelve inches in width and battens that are 1 – ½" in width. The proposed standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, crimped ridge seams and a low profile ridge cap. An industrial ridge cap is not to be used. Staff finds that the applicant should submit specifications for all materials that are proposed prior to retuning for final approval.
- p. **WINDOW MATERIALS** – At this time, the applicant has not specified window materials. Staff finds 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.
- q. **ARCHITECTURAL DETAILS** – Generally, staff finds the proposed architectural details to be appropriate; however, there are elements that staff finds to be atypical and inconsistent with the character of the Dignowity

Hill Historic District, including the inclusion of attached garages, the use of flat roofs and the width of the middle structure. Staff finds that the applicant should consider design elements to reduce the impact of the proposed elements. Additionally, staff finds that the applicant should incorporate additional traditionally sized window openings and additional fenestration on outward facing facades, as noted in finding m. Staff does not find the attached garages to be appropriate and finds that the applicant should propose alternative design elements to allow for their removal. This could include the reduction of residential structures to provide for detached parking on site. Attached garages are not found historically within the district and are not consistent with the Guidelines.

- r. **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 is responsible for screening all mechanical equipment where it cannot be viewed from the public right of way.
- s. **DRIVEWAY & VEHICULAR ACCESS** – The applicant has noted improvements and the widening of Brown Alley by six (6) feet to accommodate emergency vehicles. The alley surface will be asphalt, but the applicant has proposed dark shadow rock as the paving material for the additional six feet that is required for emergency vehicle access. Staff finds that a material that is found traditionally throughout the district, such as gravel or decomposed granite should be used.
- t. **DETACHED PARKING** – The applicant has noted a detached parking location to the north of the proposed new construction to accommodate parking for two (2) vehicles. The applicant has noted that this parking location will be an open air carport. Generally, staff finds the location of the proposed carport to be appropriate. The applicant is to provide elevations of the proposed parking structure when returning to the HDRC for final approval. Staff finds that wood should be the primary material for the proposed carport.
- u. **LANDSCAPING PLAN** – The applicant has provided a site plan noting various site materials and the locations of proposed trees. Generally, staff finds the proposed landscaping plan to be appropriate; however, staff finds that a material that is found traditionally throughout the district, such as gravel or decomposed granite should be used, as noted in finding s. Additionally, a front walkway should be added to connect the proposed structure that is to address N Mesquite to the location of a public sidewalk, parallel to the street (a public sidewalk does not currently exist here). Staff finds the paver sidewalks on the alley facing structures to be appropriate.

## **RECOMMENDATION:**

Staff recommends that the applicant address the following items prior to receiving a recommendation of approval for the conceptual design:

- i. That the applicant either separate the middle structure, or proposed additional architectural elements that will reduce its perceived width as noted in finding i.
- ii. That the applicant continue to reduce the height of the proposed structure on N Mesquite to reduce its height adjacent to the historic, one story residential structure located at 413 N Mesquite, as noted in finding j.
- iii. That the applicant ensure that foundation heights that are consistent with the Guidelines are used as noted in finding k.
- iv. That the applicant incorporate additional windows that feature traditional profiles in place of square, fixed windows and that the applicant add fenestration to all outward facing facades as noted in finding m.
- v. That all composite siding feature a four (4) inch exposure and a smooth finish. All board and batten siding should feature boards that are twelve inches in width and battens that are 1 – ½” in width. The proposed standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, crimped ridge seams and a low profile ridge cap. An industrial ridge cap is not be used.
- vi. 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.
- vii. That the applicant propose alternatives to the attached garages to allow for their removal, such as the reduction of a residential structure. Attached garages are not found historically within the district and are not consistent with the Guidelines.

- viii. That all mechanical equipment be screened from view at the public right of way as noted in finding r.
- ix. That the applicant propose either gravel or decomposed granite in place of the proposed black rock in the emergency fire lane, that a front walkway be installed in front of the proposed structure on N Mesquite and that the proposed carport feature wood construction as noted in findings t and u.



# City of San Antonio One Stop



April 10, 2019

1:2,000  
0 0.015 0.03 0.06 mi  
0 0.0275 0.055 0.11 km





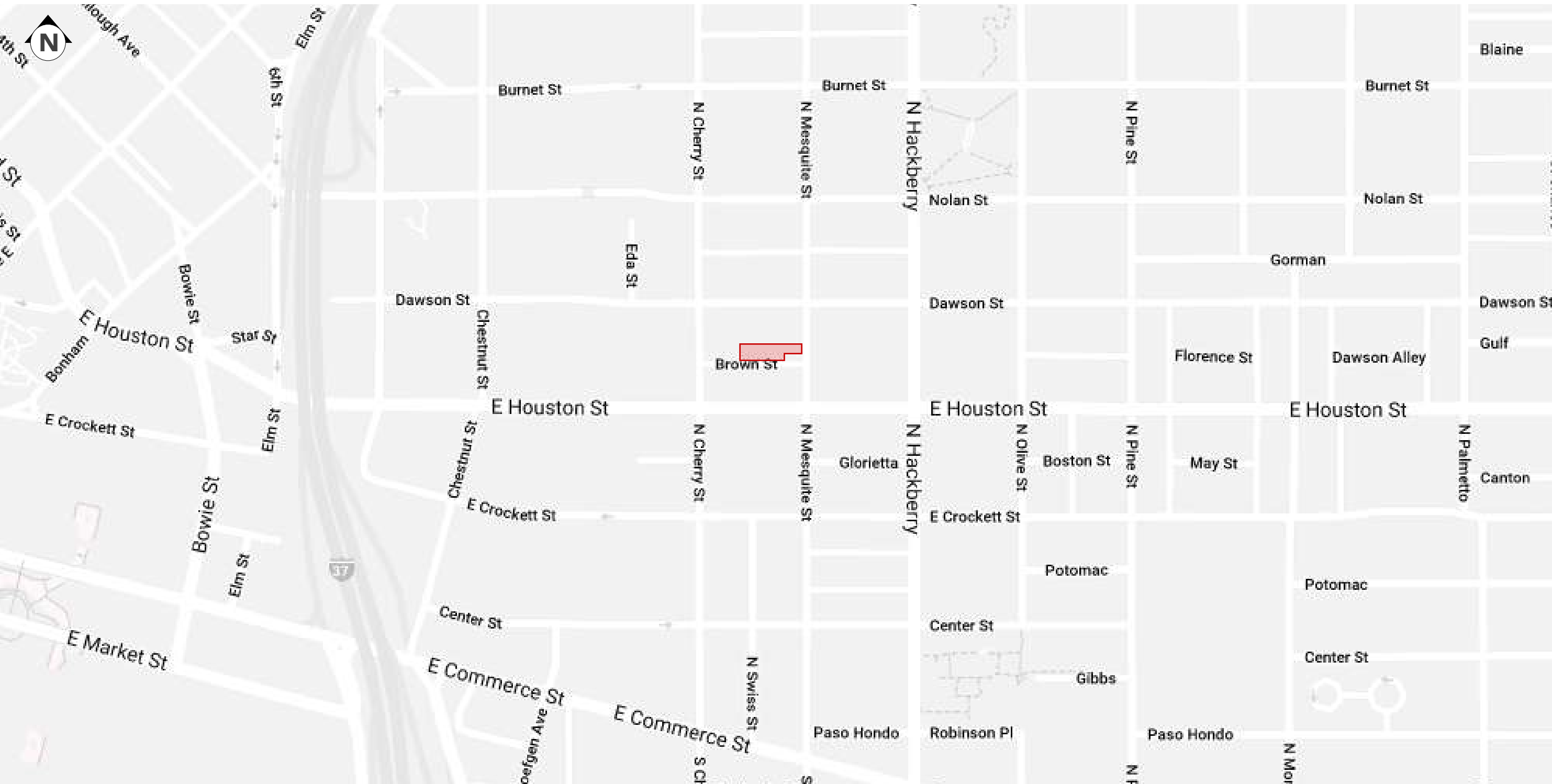




1 PERSPECTIVE  
G0.00



2 PERSPECTIVE  
G0.00



3 LOCATION  
G0.00

## General Notes

### A - General Requirements

- 1 If there are any questions regarding these plans, contact Peggy Brimhall at 646-726-3173.
- 2 No work shall be performed or materials furnished other than as shown on these plans or authorized as an addendum to these documents by the owner.
- 3 No changes to or variations from these plans may be made except upon written instruction from owner.
- 4 An operation and maintenance manual shall be provided to the occupant or owner.
- 5 Contractor to propose and code compliant waste management plan to be approved by environmental services division and implemented through job completion.
- 6 Contractor will provide temporary sanitary facilities on the job site before the start of work.
- 7 Contractor shall protect and keep clean all areas not affected by scope of project.
- 8 Contractor shall verify all dimensions on the job site.
- 9 Contractor shall be responsible for ensuring that all workmanship and/or materials furnished meet with all applicable city, county, and other jurisdictional agency requirements.
- 10 Contractor shall be responsible for being familiar with and complying with manufacturer's instructions for correct installation and use of all material used.
- 11 All materials furnished shall be new and of first quality, no used materials or seconds will be permitted except upon written instruction from owner.
- 12 Adhesives, sealants, caulks, paints, stains, carpets, and other components shall be compliant with voc limits and other toxic compound limits.
- 13 Provide for removal of existing landscaping as necessary for construction of the proposed improvements, verify with owner prior to removal.
- 14 Storm water drainage management plan shall be implemented during construction.
- 15 Upon completion of work, clear the area of all construction debris and provide positive drainage away from new foundations and new flatwork, dress disturbed areas around building with topsoil remove clods, mortar, brick and stone, and other debris from soil and rake smooth, prepare for landscaping.
- 16 Building to be located per existing stakes on site, done by others. Builder to visit site for verification.
- 17 Builder to provide allowance for 4" deep drive pavement to connect street to parkway.
- 18 Escape/rescue window from sleeping areas shall have a minimum of 5.7 sq. ft. clear net opening and a minimum clear opening height of 24" and a minimum clear opening width of 20". Finished sill height shall be a maximum of 44" above the floor and per IRC sec 310.
- 19 One-hour rated gypsum board shall be installed under stairs.
- 20 Smoke alarms shall be hard wired in series with battery backup power as per IRC sec R312.
- 21 Handrails shall be installed along all steps/stairs with 4 or more risers and conform to IRC sec R311.
- 22 All horizontal guard rails will be a minimum of 36" in height and comply to IRC sec R312.
- 23 Walls shall be braced in accordance of IRC sec R602.10.
- 24 Glazing shall comply with IRC sec R308.
- 25 All details are general and illustrative in nature. Builder shall be responsible for overseeing and insuring all water-proofing, structural, and other construction is built properly, per codes, industry standards, and manufacturer's specifications.

### S-Structural

- 1 Engineer specifications shall override architectural specifications.
- 2 The bottom of all footing trenches shall be level and clean.
- 3 Subcontractor shall verify locations with the job superintendent to avoid needless cutting of misplaced bolts.
- 4 Moisture content of building materials used in wall and floor framing is checked before enclosure.
- 5 Vapor retarders and capillary break is installed at slab-on-grade foundations.
- 6 See Structural Insulation Panel System shop drawings for exterior envelope specifications.
- 7 Install fire blocking to cut off concealed draft openings (both vertical and horizontal).
- 8 Plumbing walls shall be 2x6 wood studs at 16" on center, unless otherwise noted.
- 9 Install 2x6 backing at bath accessories.
- 10 All fascia, barge boards, trim, siding, etc. shall be free of splinters, where it can be touched under normal living conditions shall have a texture not so rough as to be injurious or irritating to the skin.

### MEP - Mechanical, Electrical, Plumbing

- 1 Engineer and specialist specifications shall override architectural specifications.
- 2 Duct openings and other air distribution component openings shall be covered during construction.
- 3 Install fire blocking to cut off concealed draft openings (both vertical and horizontal).
- 4 Hvac system installers are trained and certified in the installation of hvac equipment.
- 5 Hvac supplier to specify air ventilation pump required for SIP panel system in accordance with IRC, IMC, and IECC standards.
- 6 Unless functioning as a whole house ventilation system, bathroom fans shall be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent.
- 7 Maximum plumbing fixture flow requirements shall be as follows, (a) shower heads 2gpm, (b) lavatory faucets 1.5 gpm, (c) kitchen faucets 1.8 gpm, (c) water closets 1.28 gallons per flush.
- 8 When a shower is served by more than one shower head, the combined flow rate of all shower heads controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi.
- 9 Water softeners are not a part of this scope.
- 10 Annular spaces around pipes, electrical cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.
- 11 Automatic irrigation system controllers installed at the time of final inspection shall be weather based.
- 12 Sprinkler system shall be provided in accordance with section P2904, 2015 International Residential Code, Section R302. Section P2904 indicates that design and installation of residential sprinkler systems shall be in accordance with NFPA 13D or section P2904, which shall be considered equivalent to NFPA 13D.
- 13 All outside electrical outlets to be WP/GFCI outlets.
- 14 Recessed lighting fixtures to be IC rated as required by code.
- 15 Access doors separating conditioned from unconditioned spaces to be weather stripped and insulated to at least the level of insulation on the surrounding surfaces. Where loose fill insulation exists, a baffle or retainer is to be installed to maintain insulation application.
- 16 Recessed lights in the building thermal envelope to be:
  - 1) Type IC rated and ASTM E283 labeled and
  - 2) Sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

## Construction Notes

Construction Type:  
Occupancy Group:  
  
Property Address: 113 Brown Street, San Antonio, Texas 78202  
Legal Lot Description:  
Zoning:

NO CHANGE TO PLAT

### Applicable Codes

International Residential Code 2016  
International Fire Code 2009  
International Mechanical Code 2009  
International Plumbing Code 2009  
National Electric Code 2008

International energy conservation code 2016

Total project area: 10 312 sq. ft.  
Total area Wagon house lot: 1 982 sq. ft.  
Total area Carriage house lot: 1 337 sq. ft.  
Total area Farm house 1 lot: 2 052 sq. ft.  
Total area Farm house 2 lot: 2 052 sq. ft.  
Total area Court house lot: 1 506 sq. ft.  
Total area Nola house lot: 1 383 sq. ft.

Total living units: 6

Wagon house: 1 934 sq. ft.  
Carriage house: 1 466 sq. ft.  
Farm house 1: 1 686 sq. ft.  
Farm house 2: 1 686 sq. ft.  
Court house: 1 866 sq. ft.  
Nola house: 1 875 sq. ft.

## Sheet Index

G0.00 Project Data  
G0.01 Site Plan  
G0.02 Context Page  
G0.03 Street Elevations  
G0.04 Perspective Views  
G0.05 Perspective Views  
A1.00 Floor Plans Wagon House  
A2.00 Elevations Wagon House  
A1.01 Floor Plans Carriage House  
A2.01 Elevations Carriage House  
A1.02 Floor Plans Farm House 1  
A2.02 Elevations Farm House 1  
A1.03 Floor Plans Farm House 2  
A2.03 Elevations Farm House 2  
A1.04 Floor Plans Court House  
A2.04 Elevations Court House  
A1.05 Floor Plans Nola House  
A2.05 Elevations Nola House

## Symbols Index

- |                                   |                        |
|-----------------------------------|------------------------|
| (001) Drawing Note                | 1 Revision Item        |
| 1 A3 Sheet Reference Marker       | Directional Indicator  |
| A 001 Sheet Reference Marker      | +1.23 Elevation Marker |
| 0101-01 Schedule Reference Number | True North             |

Owner:  
Michael Perez, Megan Perez  
MP2 Urban Bevelment, LLC  
1913 Flores St,  
San Antonio, TX 78204  
Megan: 210-748-3616

Designer, Project Manager:  
Peggy Brimhall, Figurd  
615 E. Houston St. #529  
San Antonio, TX 78249  
Mobile: 646-726-3173

## Brown Street

113 Brown Street,  
San Antonio, Texas 78202

Project No. 201811

APN: 00000

Issue title:  
For Conceptual Approval

Date: 04/29/2019

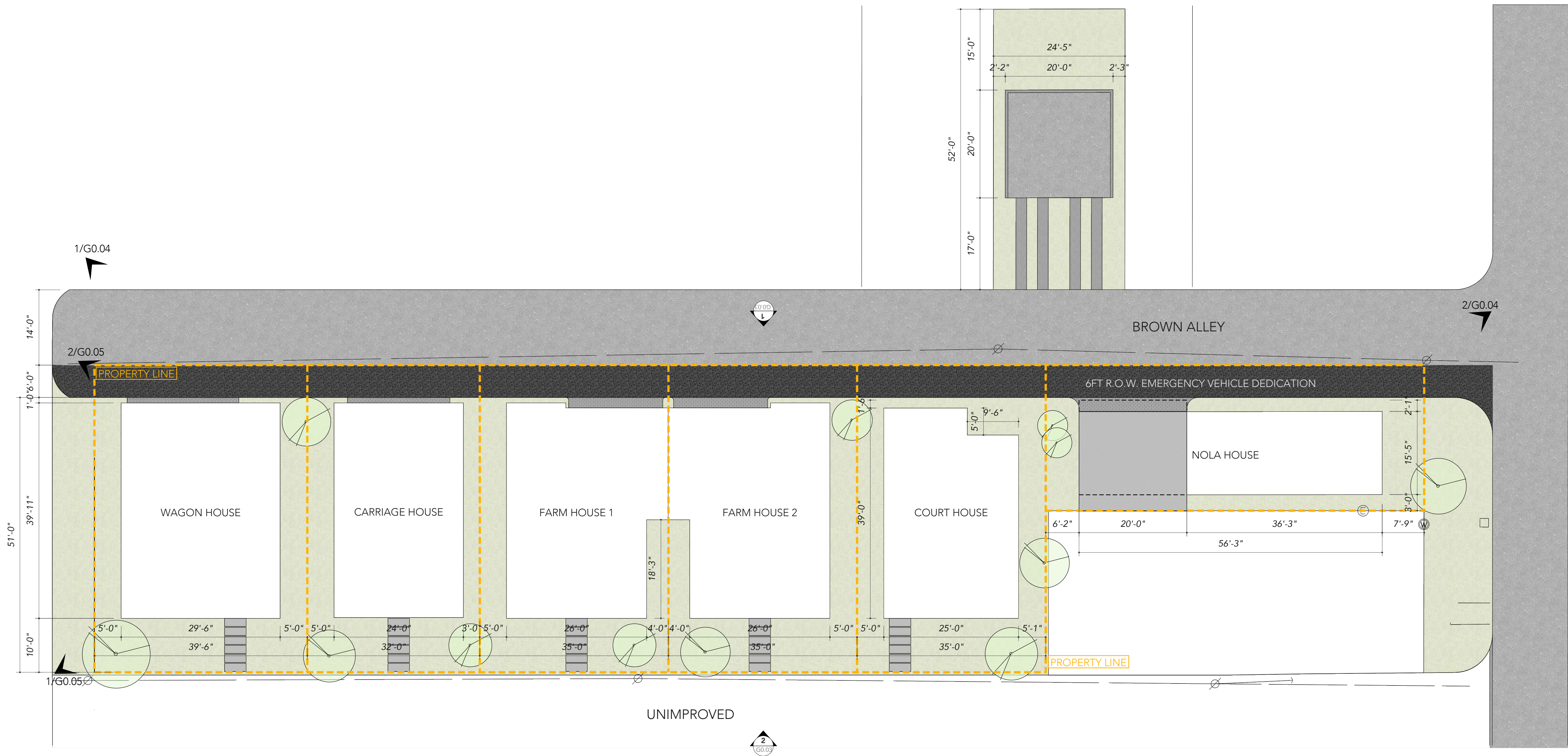
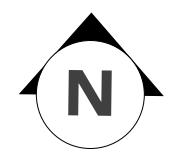
Revisions:

Sheet Contents:  
Project Data

Sheet Number:

**G0.00**





**1 CONSTRUCTION PLAN**  
G0.01 SCALE 1" = 10'-0"

LANDSCAPE LEGEND				
	Material	Color	Size	Notes
	Concrete pavers	Light Gray	18" x 48"	Place max 4" apart, equally distributed
	Concrete slab	Light Gray	x	
	Permeable asphalt	Gray	x	See details on page 3/G0.02
	Dark shadow rock	Dark gray	x	

General Notes

- 1 Locate and verify the location of existing utilities prior to excavation. Take responsibility of contacting location services and any cost incurred for bodily injury and/or damage to Owner's property or said utility.
- 2 The designer shall be notified by the contractor of any discrepancies discovered between the plans and actual site conditions before proceeding with work. The contractor shall be liable for all modifications and damages if work proceeds without the notification.
- 3 The contractor is responsible for all aspects of maintaining a safe work site including but, not limited to providing traffic control, installation and placements of fencing and barricades, excavation and trench protection, and compliance with all federal and local regulations and codes. All safety exposures or violations shall be rectified immediately.
- 4 The contractor is responsible for protection of all existing improvements both on site and adjacent to the work site and shall repair any damage to these improvements to the satisfaction to the owner.
- 5 The contractor shall notify designer 48 hours prior to commencement of work to coordinate project inspection schedules.
- 6 Any alternatives and/or substitutions proposed by the contractor shall be submitted to the designer for approval. Changes to the scope of work and/or contract documents resulting from the acceptance of the contractor's alternates and/or substitutes shall be the responsibility of the contractor.
- 7 The contractor is responsible for removal of trash on a daily basis.
- 8 The contractor shall comply with all applicable codes, regulations, and ordinances. Prior to construction, all permits and approvals required for construction of the project shall be paid for and obtained by the contractor.

- 9 Coordinate work with subcontractors to accomplish the scope of work as shown and noted in the contract documents as well as coordinate construction with other contractors working on the site.
- 10 The contractor shall coordinate the storing of materials, parking of vehicles, and restrictions of work and access with the Owner. Under no circumstances shall any contractor store materials, park vehicles or equipment under the canopy of existing trees.
- 11 Unless otherwise specified, the contractor is responsible for providing and paying all temporary utilities and services necessary to completely install all work as shown and noted in the contract documents.
- 12 The contractor is responsible for the legal off-site disposal of surplus material and debris.
- 13 Upon completion of construction and prior to final approval, the contractor shall thoroughly clean the project site of all trash, repair all damage to finish grade, including tailings form excavations, wheel ruts and any settling or erosion that has occurred prior to completion. All areas of the project site shall be left in a neat and presentable condition satisfactory to the Owner prior to submittal of the final payment.
- 14 The contractor is responsible for providing and servicing temporary toilet facilities.
- 15 The contractor is to procure and install a porous pipe drip sprinkler system to cover all areas required by code. Contractor to submit selection and layout to designer prior to permit approval. Contractor is responsible for installation and inspection.

Owner:  
Michael Perez, Megan Perez  
MP2 Urban Development, LLC  
1913 Flores St,  
San Antonio, TX 78204  
Megan: 210-748-3616

Designer, Project Manager:  
Peggy Brimhall, Figurd  
615 E. Houston St. #529  
San Antonio, TX 78249  
Mobile: 646-726-3173

**Brown Street**

113 Brown Street,  
San Antonio, Texas 78202

Project No. 201811

APN: 00000

Issue title:  
For Conceptual Approval

Date: 04/29/2019

Revisions:

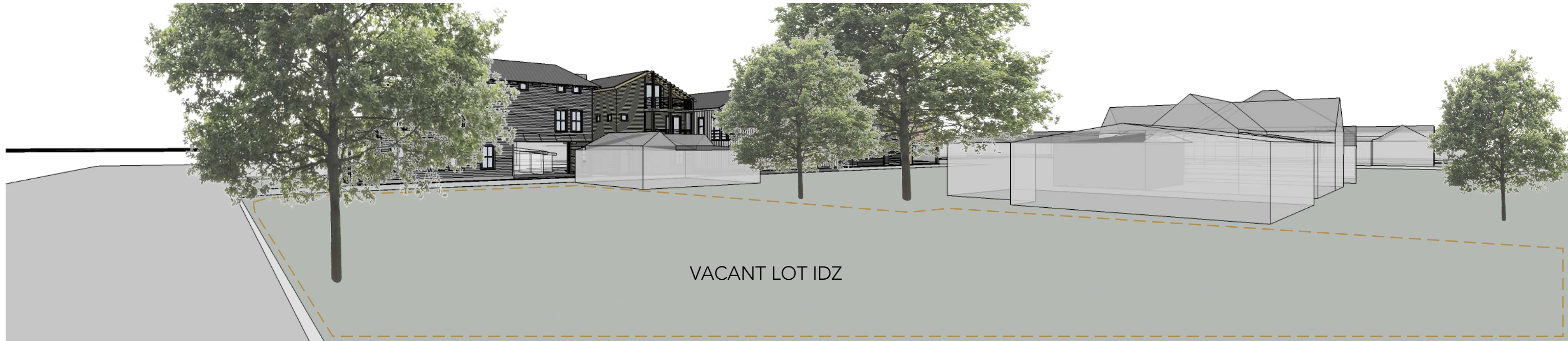
Sheet Contents:  
**Site Plan**

Sheet Number:

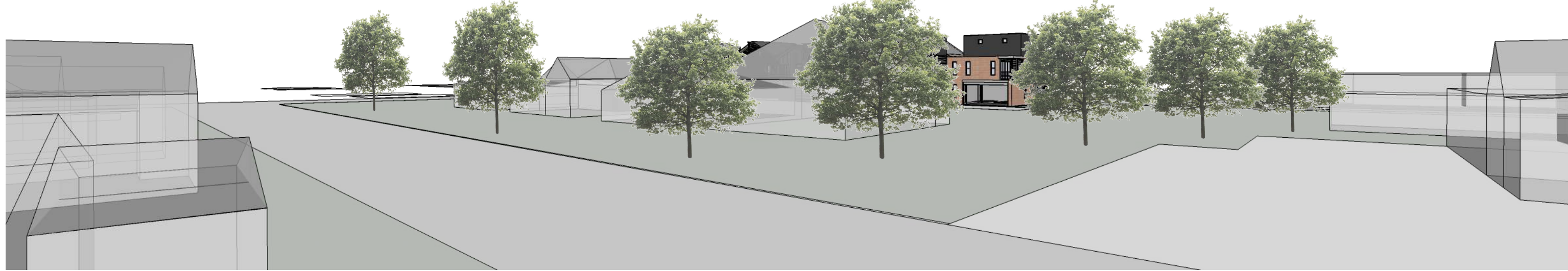




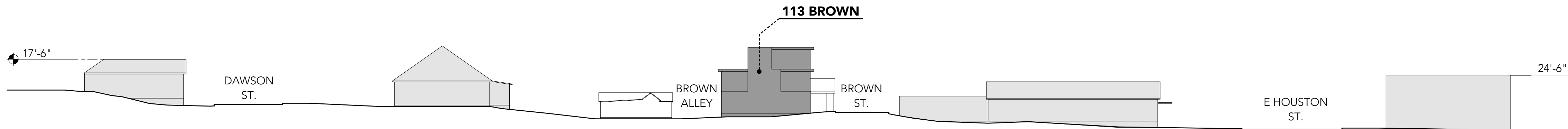
**1 3D VIEW**  
G0.01 NTS



**2 3D VIEW**  
G0.01 NTS



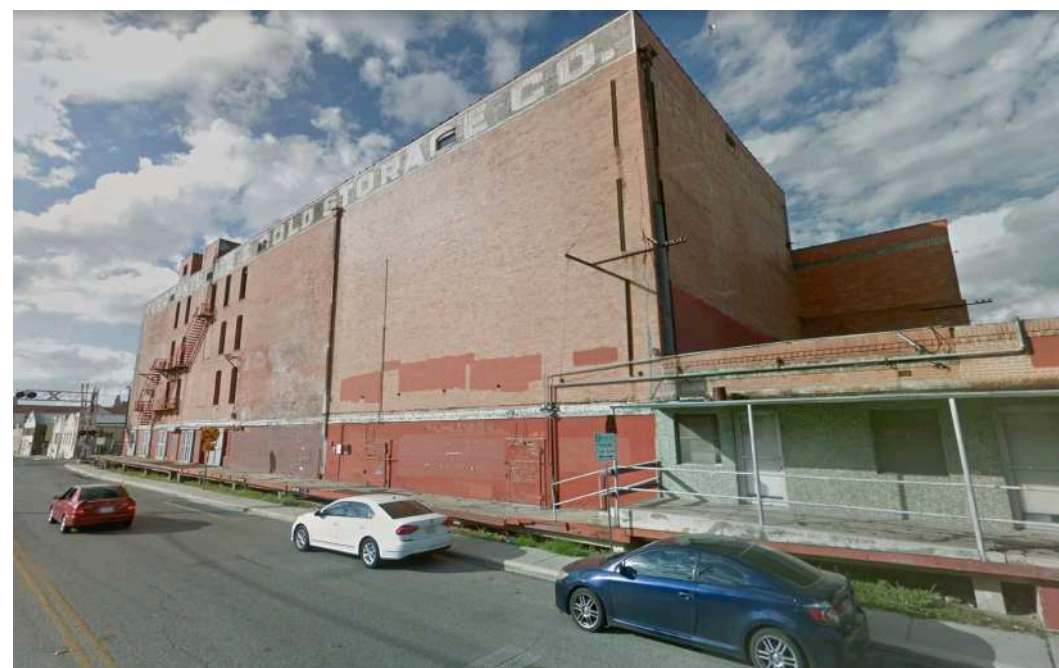
**3 3D VIEW**  
G0.01 NTS



**6 SITE OF LINE PERSPECTIVE**  
G0.01 SCALE 1" = 30'-0"



A. WAGON SHED, EARLY 1900S



B. BUILDING ON E HOUSTON ST.



C. BUILDING ON DAWSON ST.



D. BUILDING ON CHERRY ST.



E. RENOVATION B ON E HOUSTON ST.



**4 BLOCK HEIGHTS ANALYSIS**  
G0.01 SCALE 1" = 120'-0"

**5 ACROSS MESQUITE ST.**  
G0.01



FRONT HOUSE



ACCESSORY STRUCTURE

The Dignowity Neighborhood Plan showing that the Future Land Use for Brown Street is designated Low Density Mixed Use. The plan encourages that we show compatibility between commercial and residential uses. Our site, which was a wagon storage zone in the early 1900s has always had a mixed-use function. We propose to continue this by showing a mix of styles, taking heed from architectural elements and materials from the 1950s light industrial buildings and 1900s commercial buildings to the south as well as from the 1920s craftsman cottages to the north. Our footprint and volumes respect the past and the long past while also accomodating the needs of the inhabitant today.

**7 NARRATIVE**  
G0.01

**8 CONTEXT IMAGES**  
G0.01

Copyright 2018, Figur LLC. These drawings and specifications the designs embodied therein are copyrighted. They are and shall remain the property of Figur LLC. You may not copy the design, the drawings, or the specifications nor may they be used on other projects or extension to this project except with the written agreement of the designer and with appropriate compensation to the designer.

Designer will not be responsible for constructions means, methods, techniques, or procedure, or for the safety precautions and program in connection with the project.

Owner:  
Michael Perez, Megan Perez  
MP2 Urban Bevelopment, LLC  
1913 Flores St,  
San Antonio, TX 78204  
Megan: 210-748-3616

Designer, Project Manager:  
Peggy Brimhall, Figur  
615 E. Houston St. #529  
San Antonio, TX 78249  
Mobile: 646-726-3173

## Brown Street

113 Brown Street,  
San Antonio, Texas 78202

Project No. 201811

APN: 00000

Issue title:  
For Conceptual Approval

Date: 04/29/2019

Revisions:

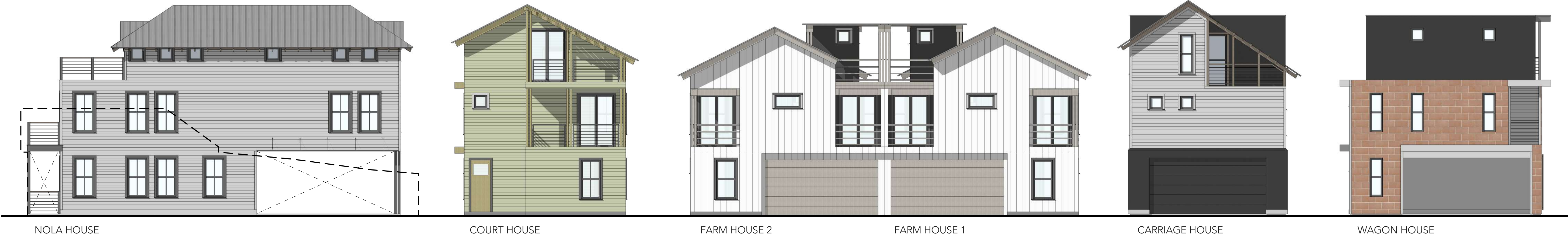
Sheet Contents:  
Site Plan

Sheet Number:



Owner:  
Michael Perez, Megan Perez  
MP2 Urban Bevelopment, LLC  
1913 Flores St,  
San Antonio, TX 78204  
Megan: 210-748-3616

Designer, Project Manager:  
Peggy Brimhall, Figurd  
615 E. Houston St. #529  
San Antonio, TX 78249  
Mobile: 646-726-3173



**1 NORTH ELEVATION**  
G0.03 SCALE 1/8" = 1'-0"



**2 SOUTH ELEVATION**  
G0.03 SCALE 1/8" = 1'-0"

## Brown Street

113 Brown Street,  
San Antonio, Texas 78202

Project No. 201811

APN: 00000

Issue title:  
For Conceptual Approval

Date: 04/29/2019

Revisions:

Sheet Contents:  
Street Elevations

Sheet Number:

**G0.03**



Owner:  
Michael Perez, Megan Perez  
MP2 Urban Bevelopment, LLC  
1913 Flores St,  
San Antonio, TX 78204  
Megan: 210-748-3616

Designer, Project Manager:  
Peggy Brimhall, Figurd  
615 E. Houston St. #529  
San Antonio, TX 78249  
Mobile: 646-726-3173

## Brown Street

113 Brown Street,  
San Antonio, Texas 78202

Project No. 201811

APN: 00000

Issue title:  
For Conceptual Approval

Date: 04/29/2019

Revisions:

Sheet Contents:  
Perspective Views

Sheet Number:

# G0.04



**1** VIEW FROM NORTHWEST  
G0.04



**2** VIEW FROM NORTHEAST  
G0.04



Owner:  
Michael Perez, Megan Perez  
MP2 Urban Bevelopment, LLC  
1913 Flores St,  
San Antonio, TX 78204  
Megan: 210-748-3616

Designer, Project Manager:  
Peggy Brimhall, Figurd  
615 E. Houston St. #529  
San Antonio, TX 78249  
Mobile: 646-726-3173

## Brown Street

113 Brown Street,  
San Antonio, Texas 78202

Project No. 201811

APN: 00000

Issue title:  
For Conceptual Approval

Date: 04/29/2019

Revisions:

Sheet Contents:  
Perspective Views

Sheet Number:

# G0.05

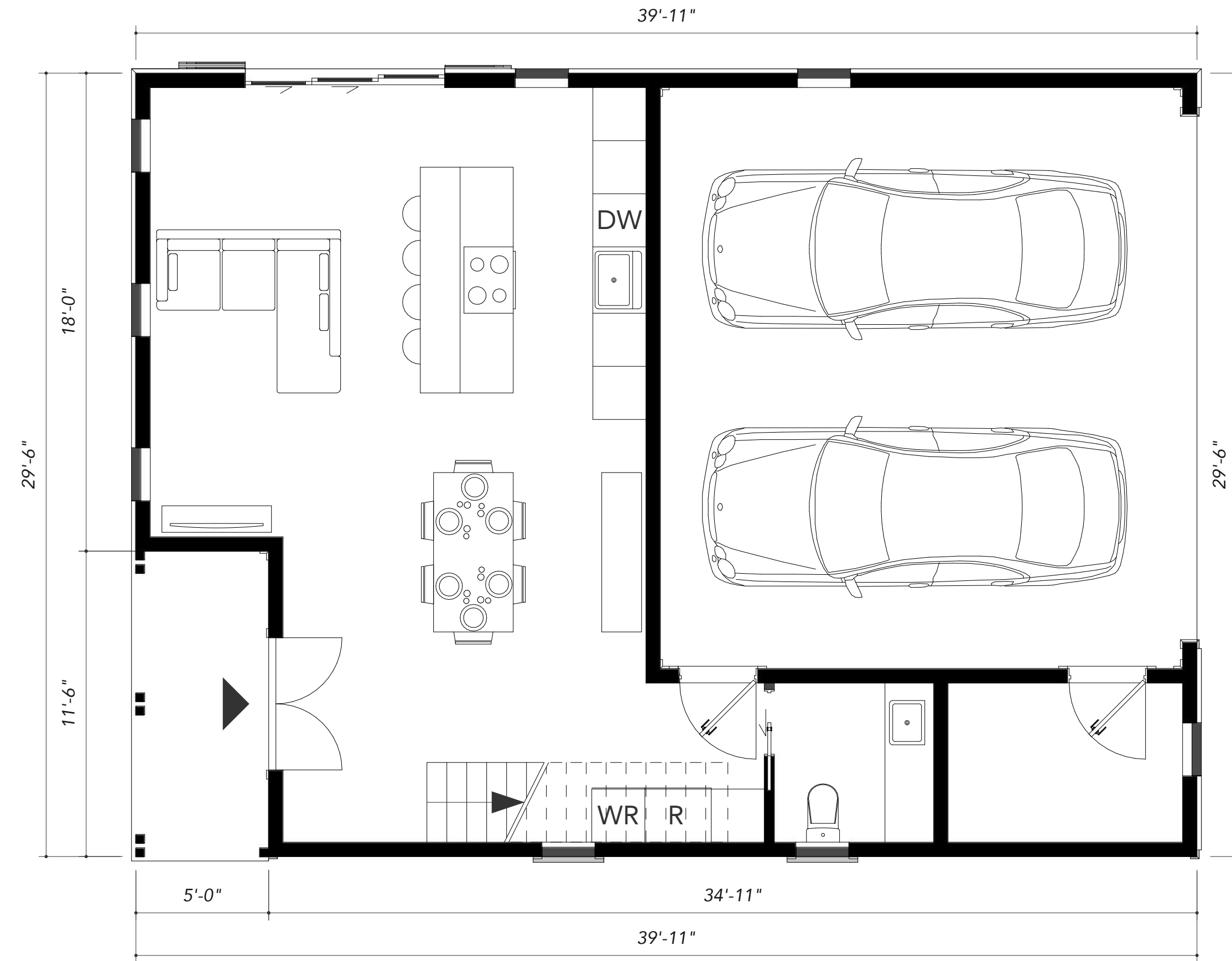
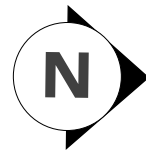


**1** VIEW FROM SOUTHWEST  
G0.05

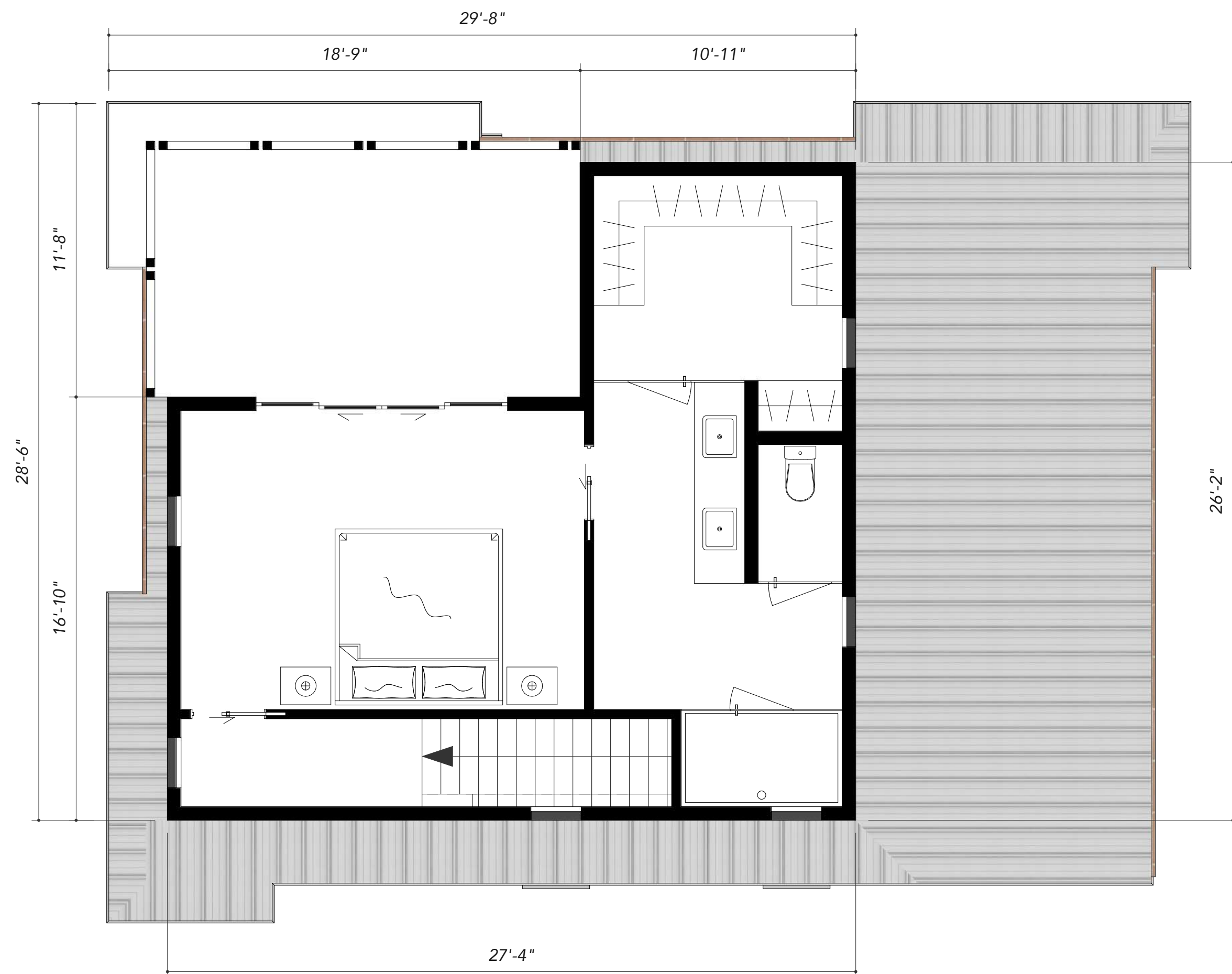


**2** VIEW FROM NORTHWEST  
G0.05

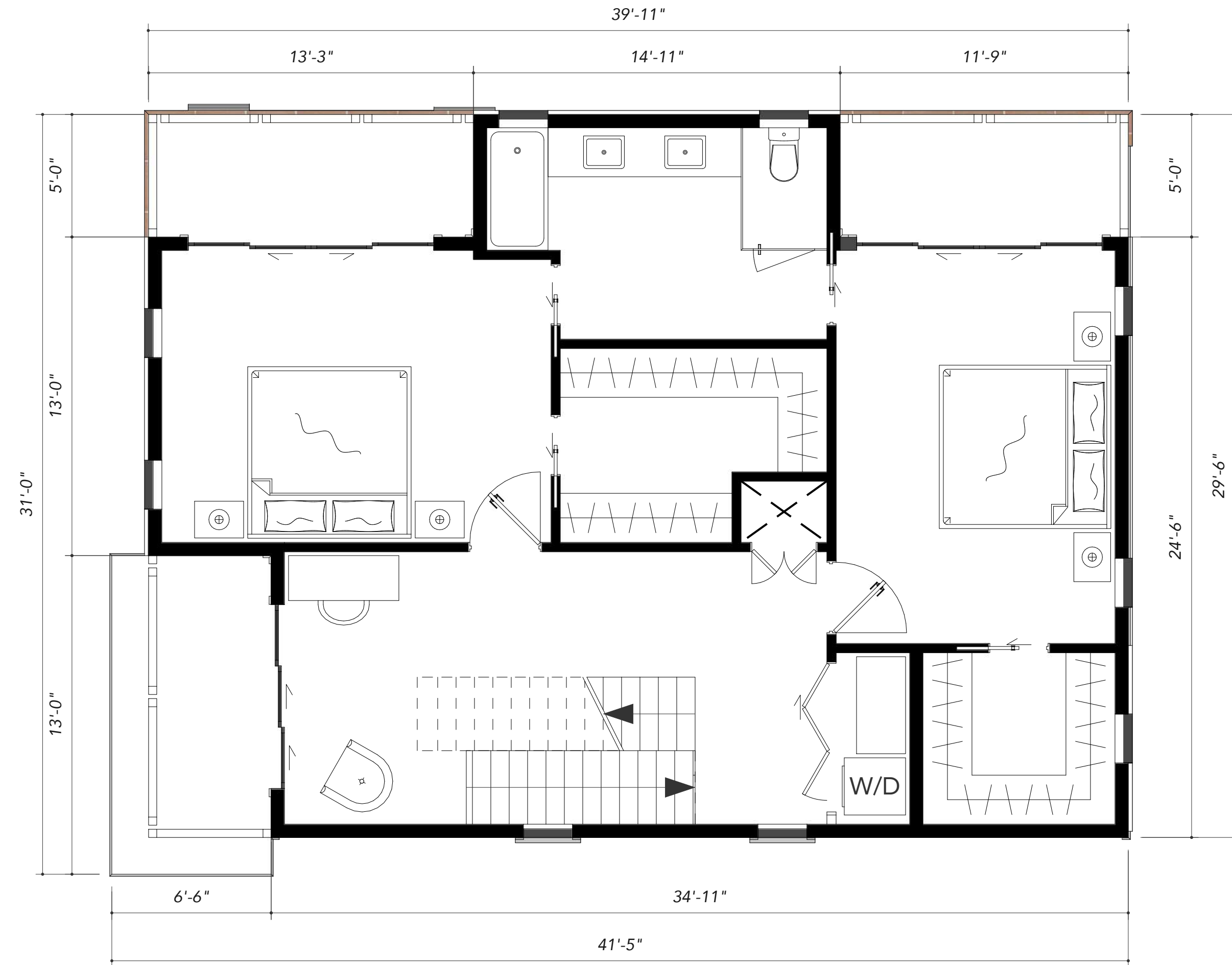




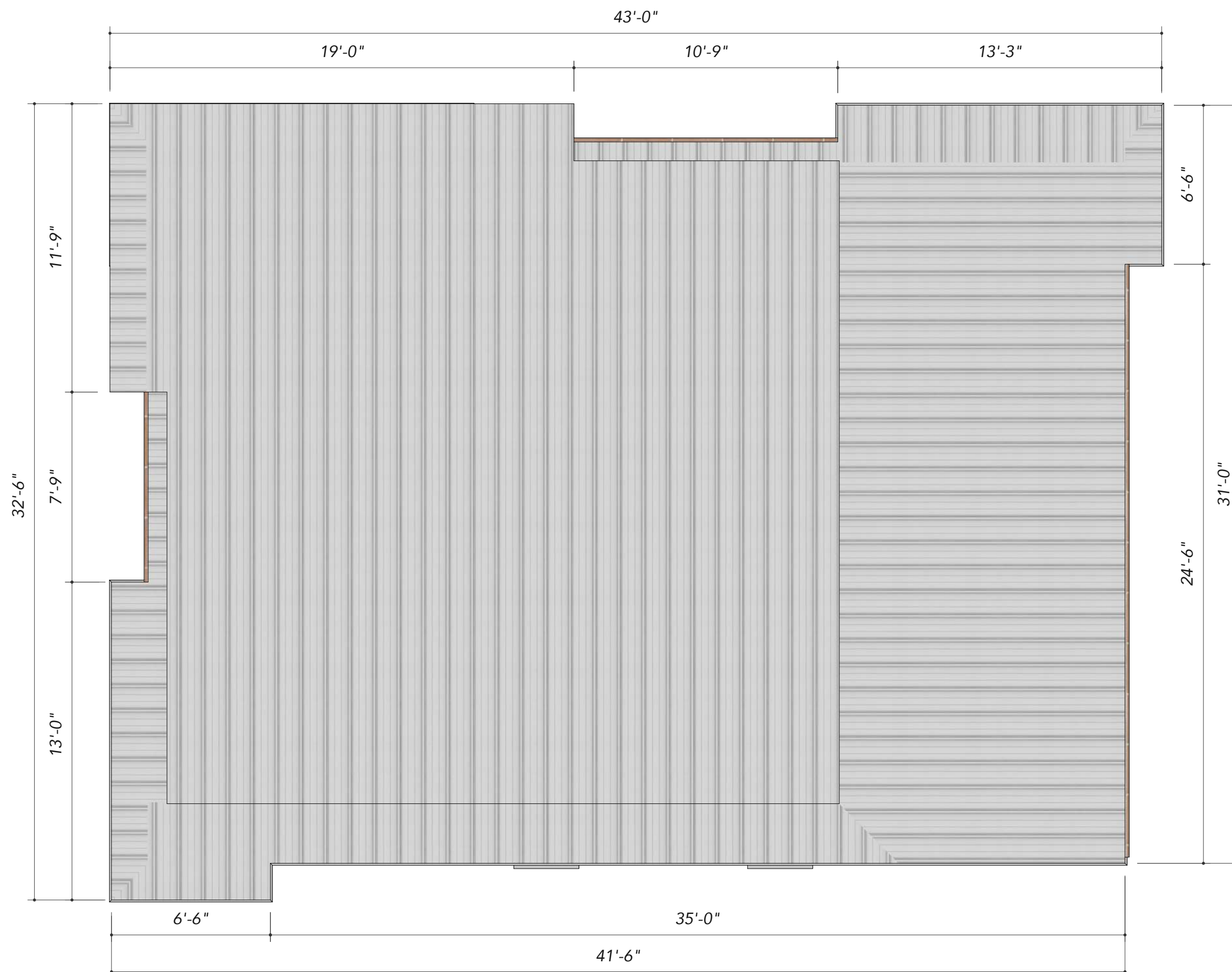
**1 FIRST FLOOR PLAN**  
A1.00 SCALE 1/4" = 1'-0"



**3 ATTIC LEVEL PLAN**  
A1.00 SCALE 1/4" = 1'-0"



**2 SECOND FLOOR PLAN**  
A1.00 SCALE 1/4" = 1'-0"



**4 ROOF PLAN**  
A1.00 SCALE 1/4" = 1'-0"

Owner:  
Michael Perez, Megan Perez  
MP2 Urban Bevelopment, LLC  
1913 Flores St,  
San Antonio, TX 78204  
Megan: 210-748-3616

Designer, Project Manager:  
Peggy Brimhall, Figur  
615 E. Houston St. #529  
San Antonio, TX 78249  
Mobile: 646-726-3173

## Brown Street

113 Brown Street,  
San Antonio, Texas 78202

Project No. 201811

APN: 00000

Issue title:  
For Conceptual Approval

Date: 04/29/2019

Revisions:

Sheet Contents:  
Floor Plans,  
Wagon House

Sheet Number:

# A1.00



## Brown Street

113 Brown Street,  
San Antonio, Texas 78202

Project No. 201811

APN: 00000

Issue title:  
For Conceptual Approval

Date: 04/29/2019

Revisions:

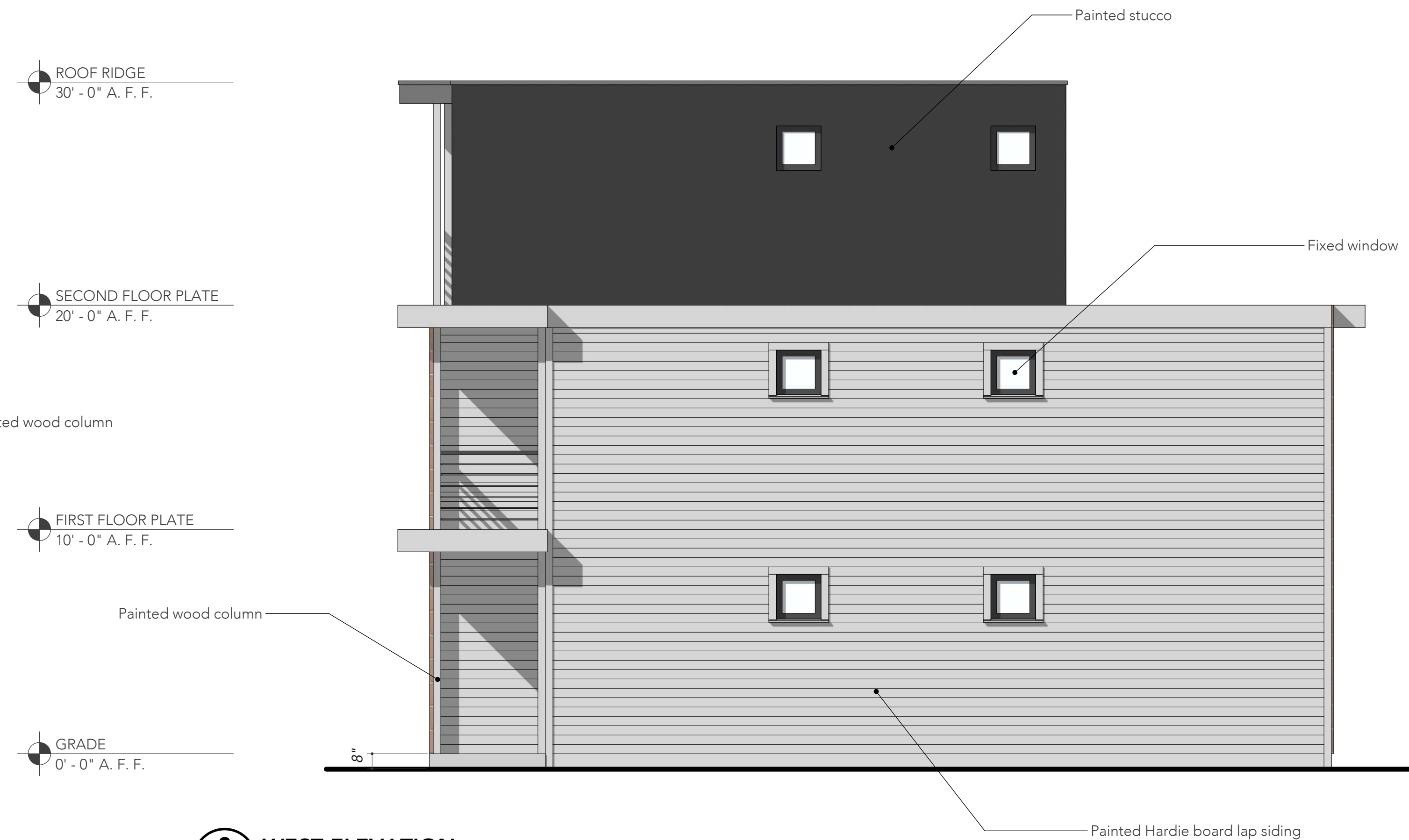
Sheet Contents:  
Elevations,  
Wagon House

Sheet Number:

# A2.00



**1 SOUTH ELEVATION**  
A2.00 SCALE 1/4" = 1'-0"



**2 WEST ELEVATION**  
A2.00 SCALE 1/4" = 1'-0"

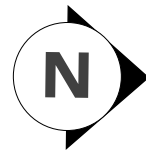


**3 NORTH ELEVATION**  
A2.00 SCALE 1/4" = 1'-0"



**4 EAST ELEVATION**  
A2.00 SCALE 1/4" = 1'-0"

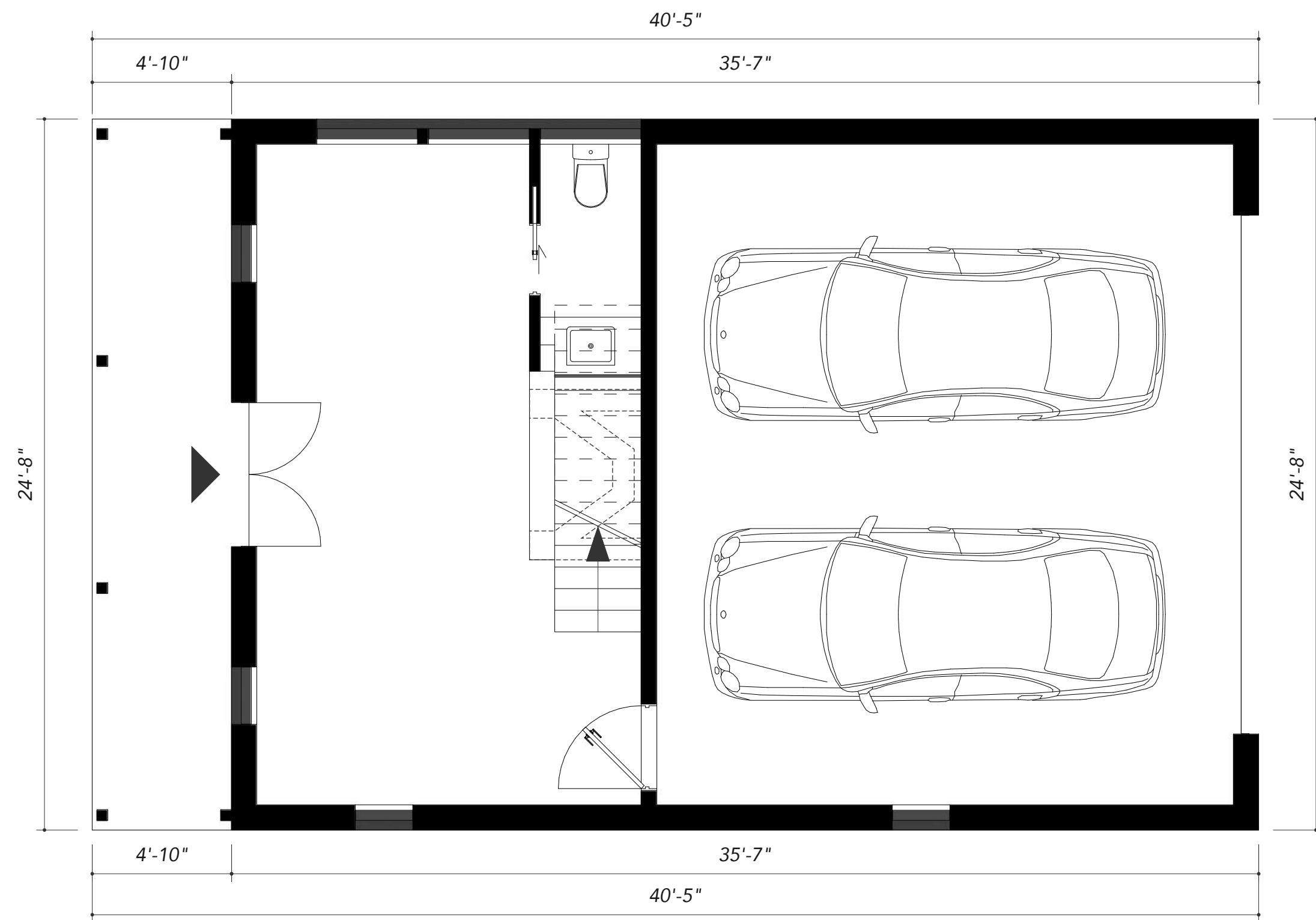




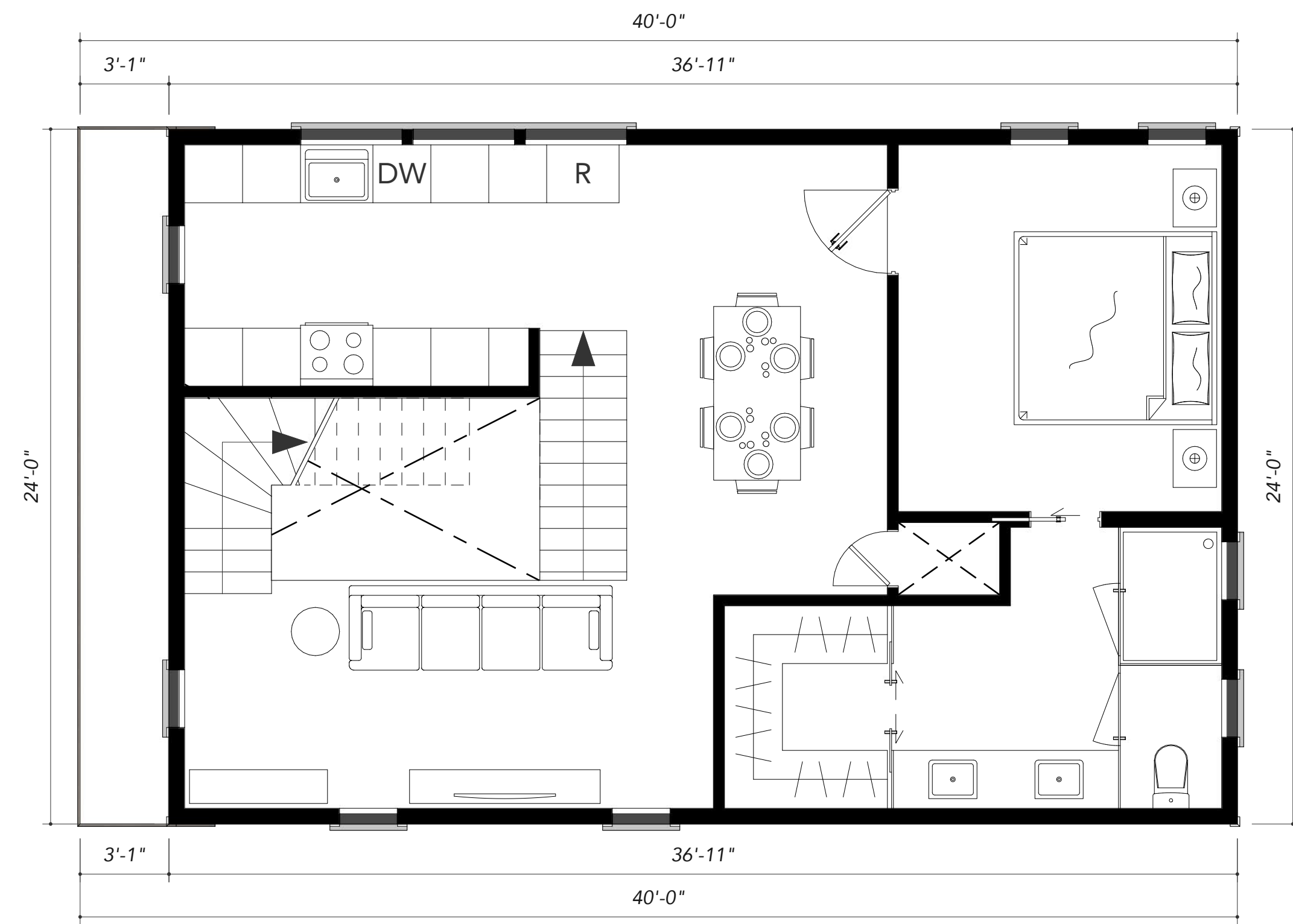
Copyright 2018, Figurd LLC. These drawings and specifications the designs embodied therein are copyrighted. They are and shall remain the property of Figurd LLC. You may not copy the design, the drawings, or the specifications nor may they be used on other projects or extension to this project except with the written agreement of the designer and with appropriate compensation to the designer.  
Designer will not be responsible for construction means, methods, techniques, or procedure, or for the safety precautions and program in connection with the project.

Owner:  
Michael Perez, Megan Perez  
MP2 Urban Bevelopment, LLC  
1913 Flores St,  
San Antonio, TX 78204  
Megan: 210-748-3616

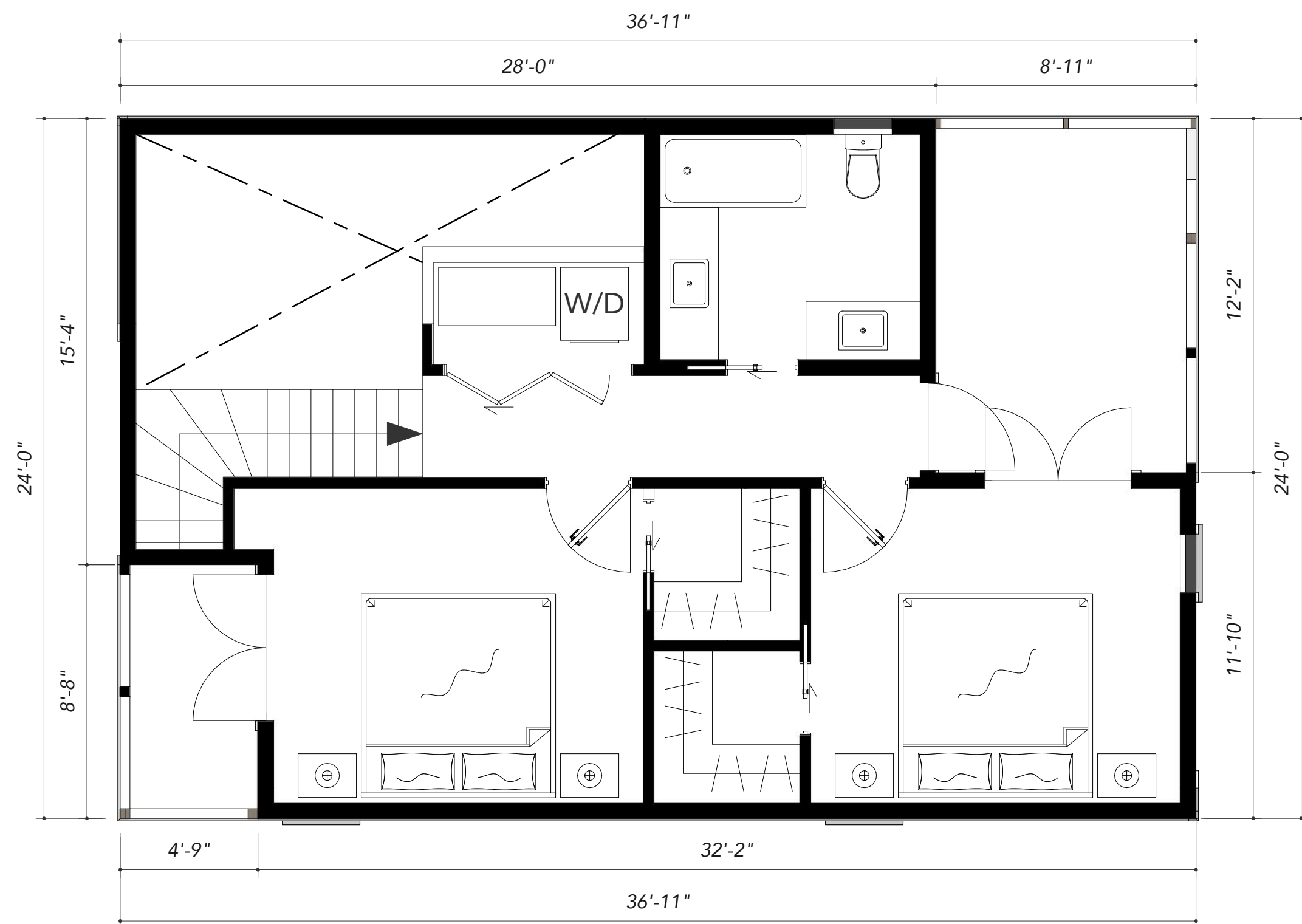
Designer, Project Manager:  
Peggy Brimhall, Figurd  
615 E. Houston St. #529  
San Antonio, TX 78249  
Mobile: 646-726-3173



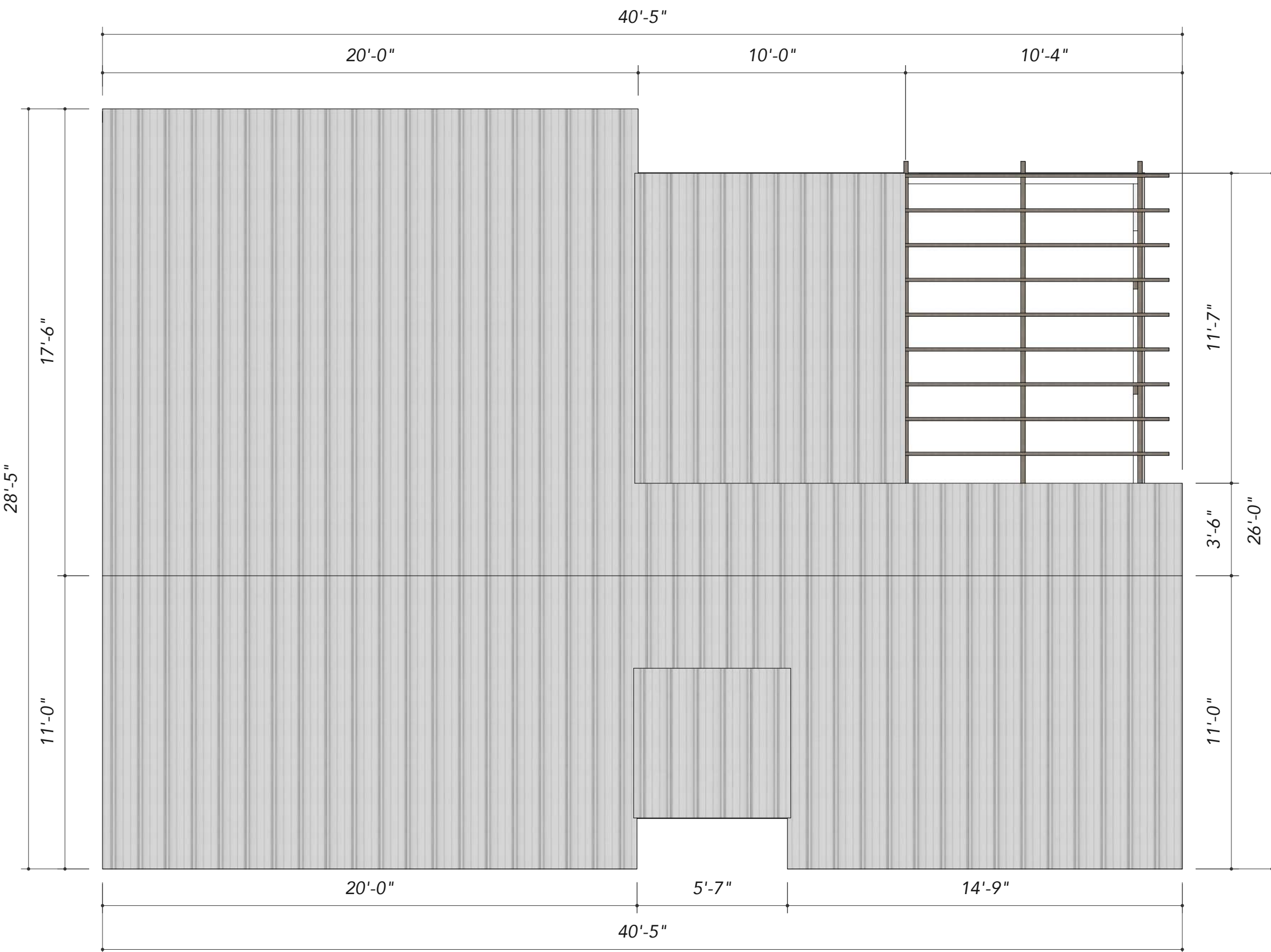
**1 FIRST FLOOR PLAN**  
A1.01 SCALE 1/4" = 1'-0"



**2 SECOND FLOOR PLAN**  
A1.01 SCALE 1/4" = 1'-0"



**3 ATTIC LEVEL PLAN**  
A1.01 SCALE 1/4" = 1'-0"



**4 ROOF PLAN**  
A1.01 SCALE 1/4" = 1'-0"

## Brown Street

113 Brown Street,  
San Antonio, Texas 78202

Project No. 201811

APN: 00000

Issue title:  
For Conceptual Approval

Date: 04/29/2019

Revisions:

Sheet Contents:  
Floor Plans,  
Carriage House

Sheet Number:

# A1.01

## Brown Street

113 Brown Street,  
San Antonio, Texas 78202

Project No. 201811

APN: 00000

Issue title:  
For Conceptual Approval

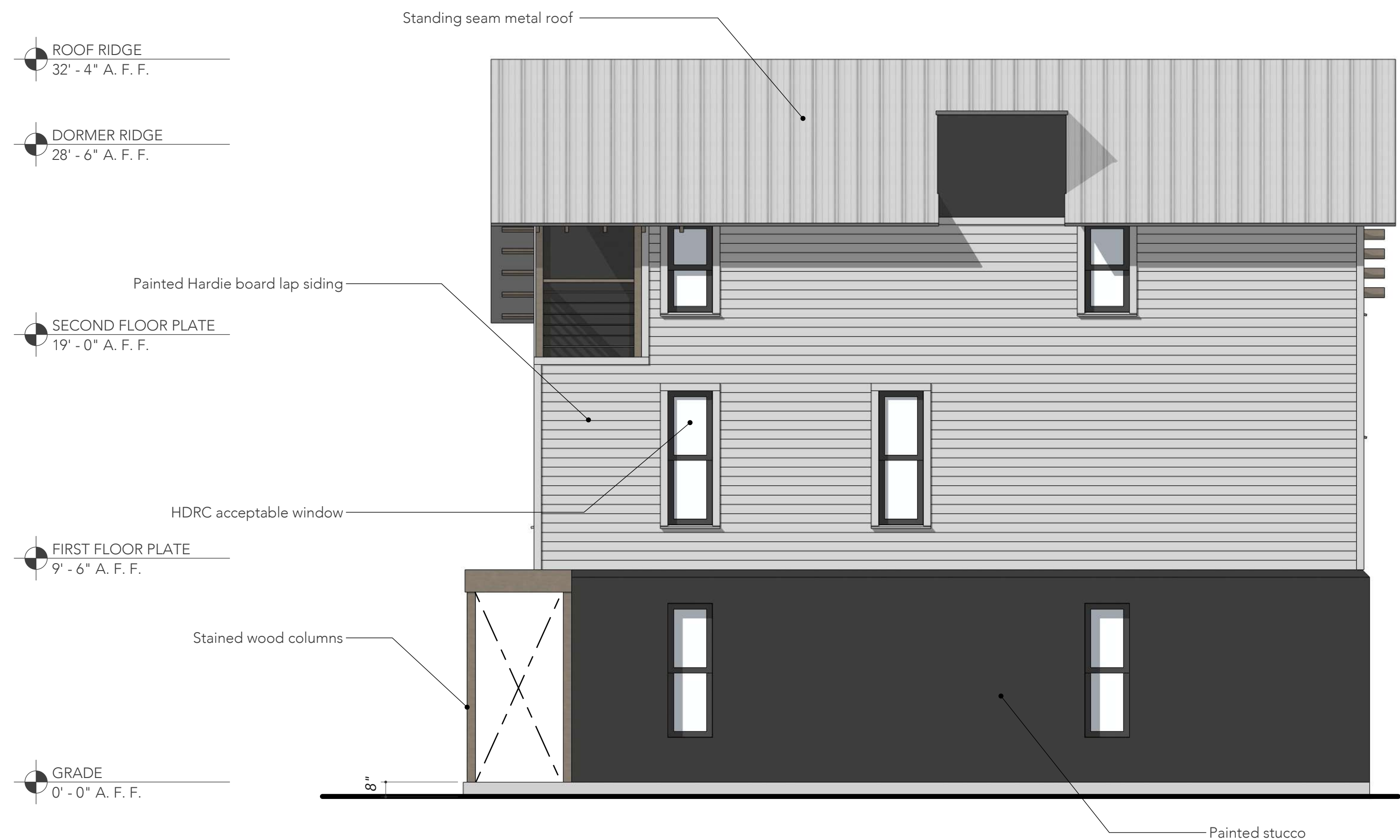
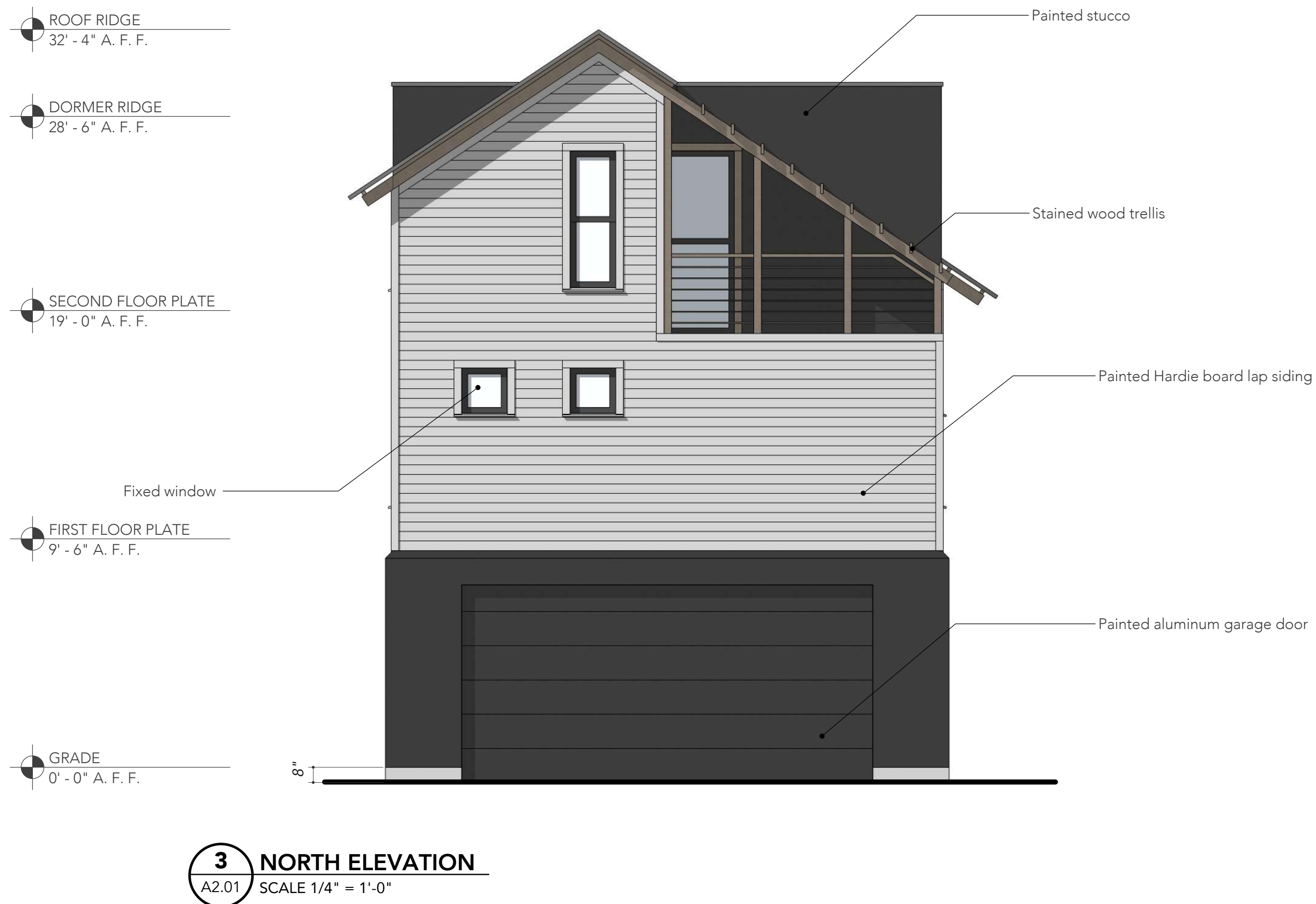
Date: 04/29/2019

Revisions:

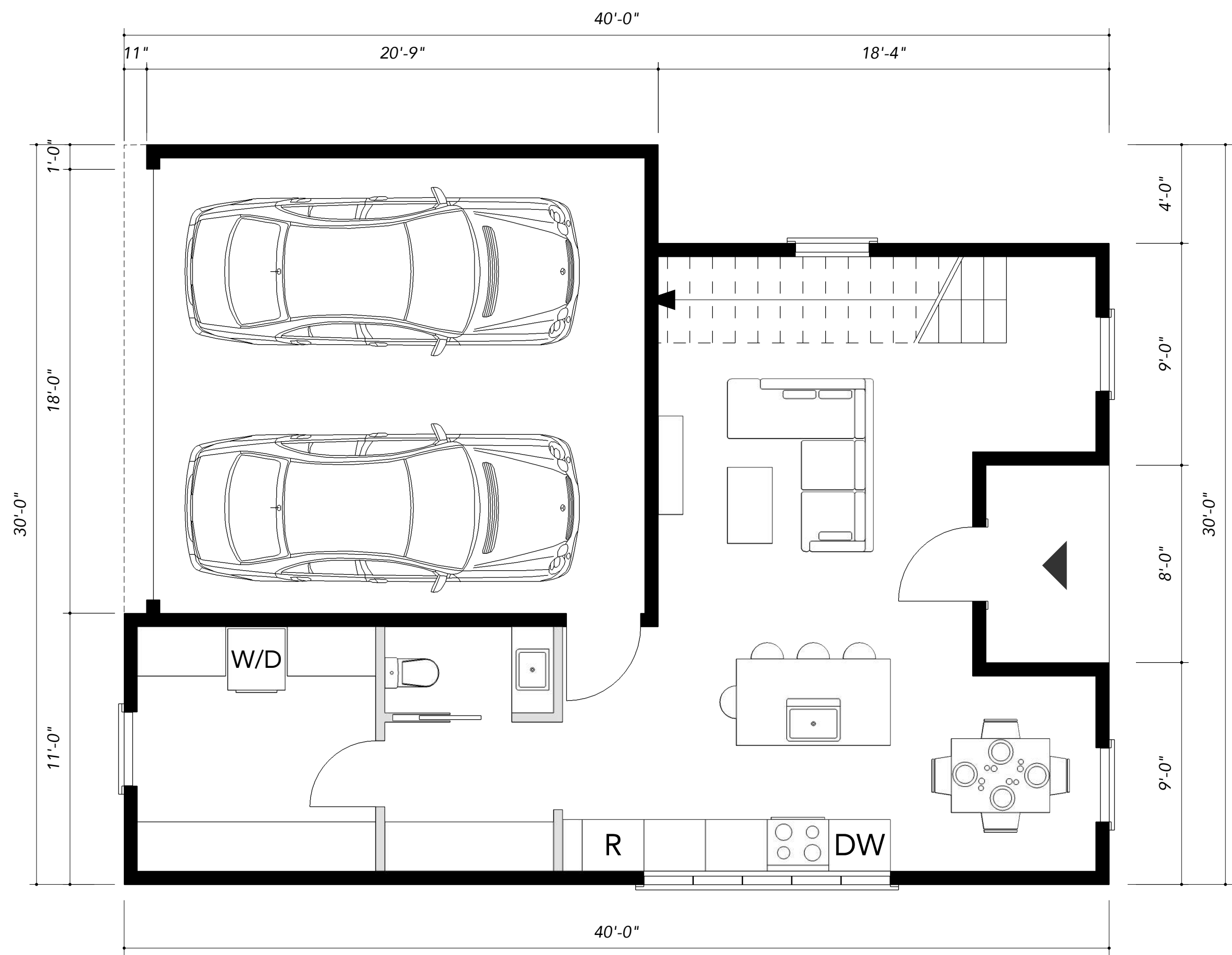
Sheet Contents:  
Elevations,  
Carriage House

Sheet Number:

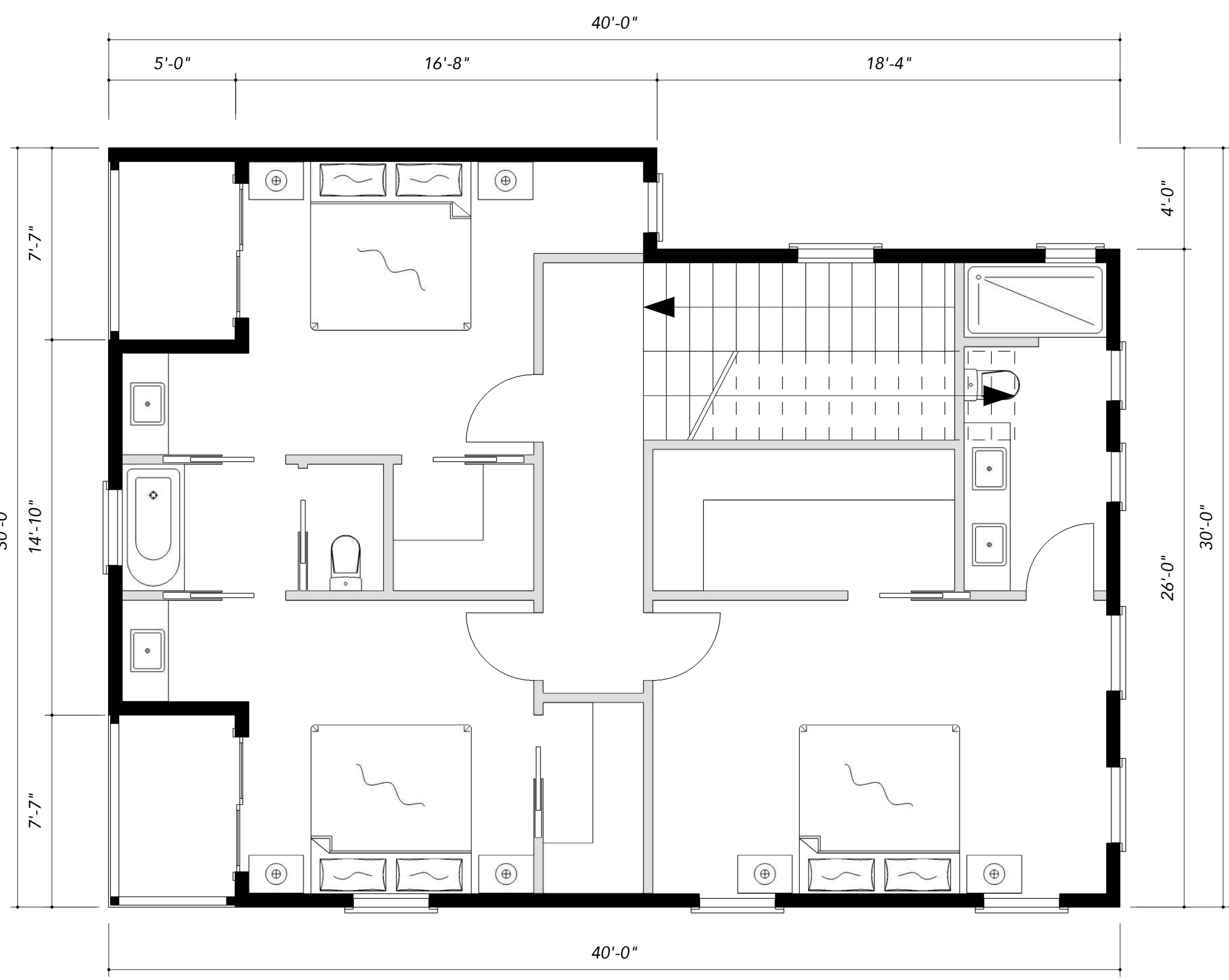
# A2.01



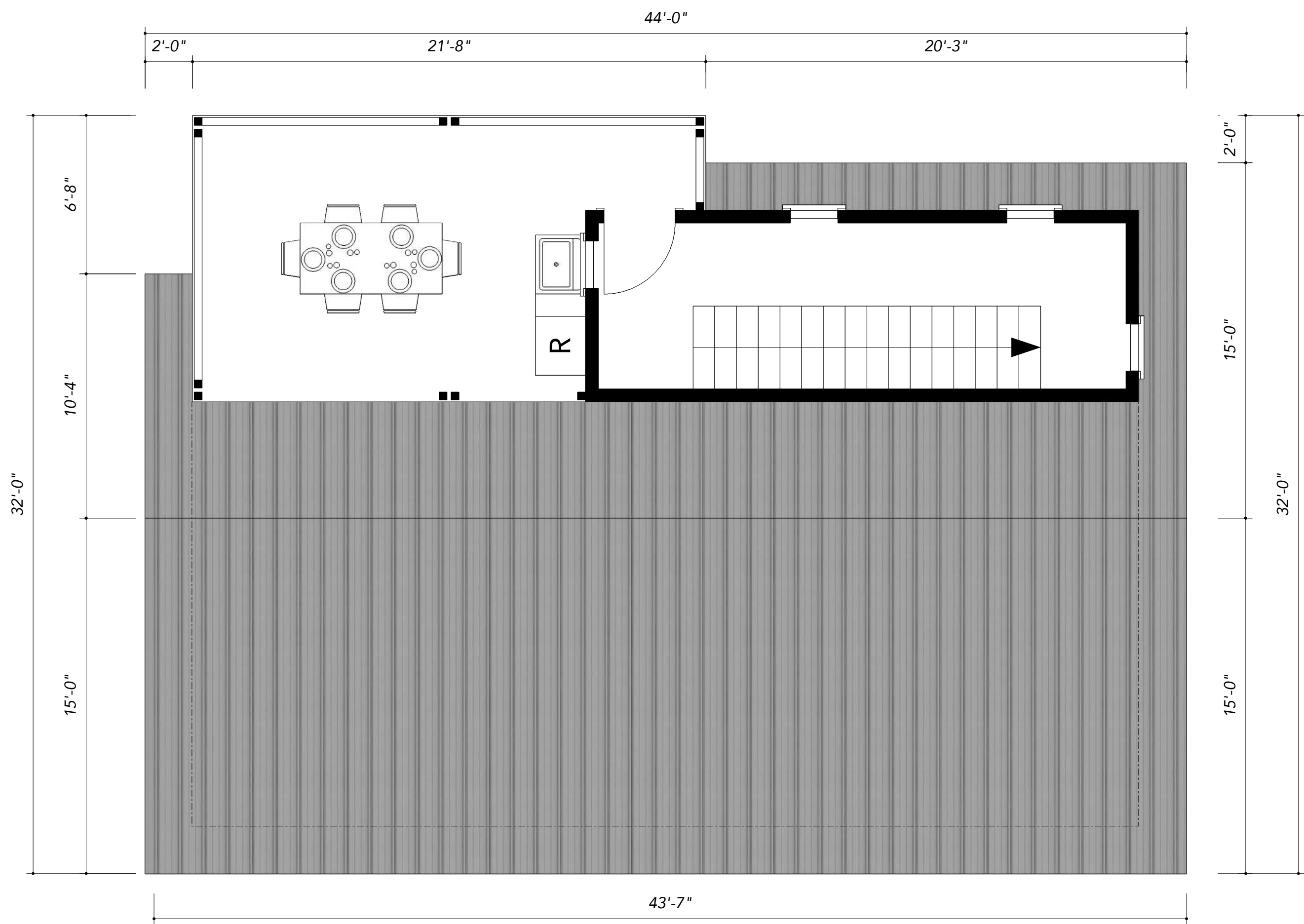




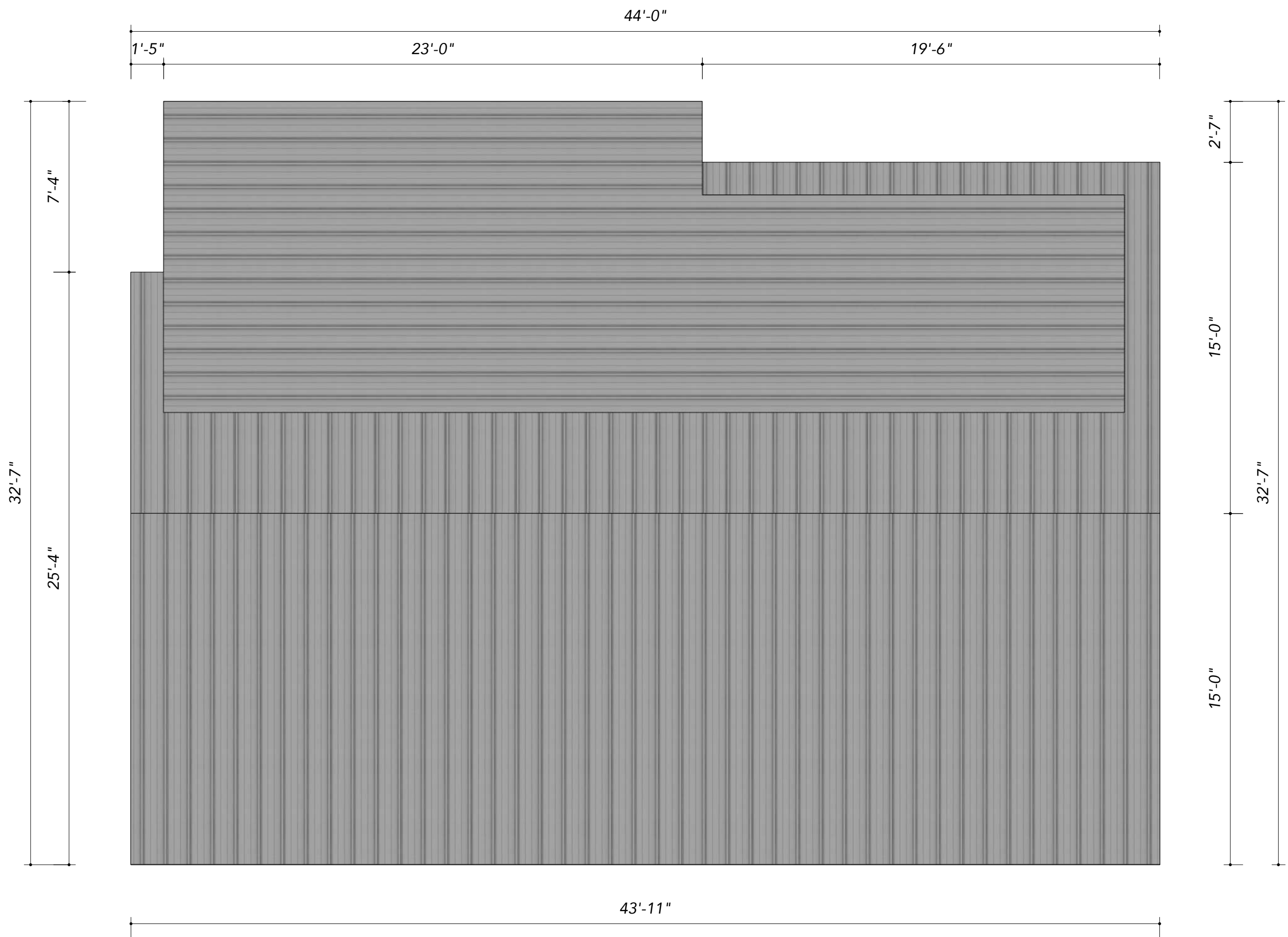
**1 FIRST FLOOR PLAN**  
A1.02 SCALE 1/4" = 1'-0"



**2 SECOND FLOOR PLAN**  
A1.02 SCALE 1/4" = 1'-0"



**3 ATTIC LEVEL PLAN**  
A1.02 SCALE 1/4" = 1'-0"



**4 ROOF PLAN**  
A1.02 SCALE 1/4" = 1'-0"

Owner:  
Michael Perez, Megan Perez  
MP2 Urban Bevelopment, LLC  
1913 Flores St,  
San Antonio, TX 78204  
Megan: 210-748-3616

Designer, Project Manager:  
Peggy Brimhall, Figurd  
615 E. Houston St. #529  
San Antonio, TX 78249  
Mobile: 646-726-3173

## Brown Street

113 Brown Street,  
San Antonio, Texas 78202

Project No. 201811

APN: 00000

Issue title:  
For Conceptual Approval

Date: 04/29/2019

Revisions:

Sheet Contents:  
Floor plans, Farm  
House 1

Sheet Number:

# A1.02



Owner:  
Michael Perez, Megan Perez  
MP2 Urban Bevelopment, LLC  
1913 Flores St,  
San Antonio, TX 78204  
Megan: 210-748-3616

Designer, Project Manager:  
Peggy Brimhall, Figurd  
615 E. Houston St. #529  
San Antonio, TX 78249  
Mobile: 646-726-3173

## Brown Street

113 Brown Street,  
San Antonio, Texas 78202

Project No. 201811

APN: 00000

Issue title:  
For Conceptual Approval

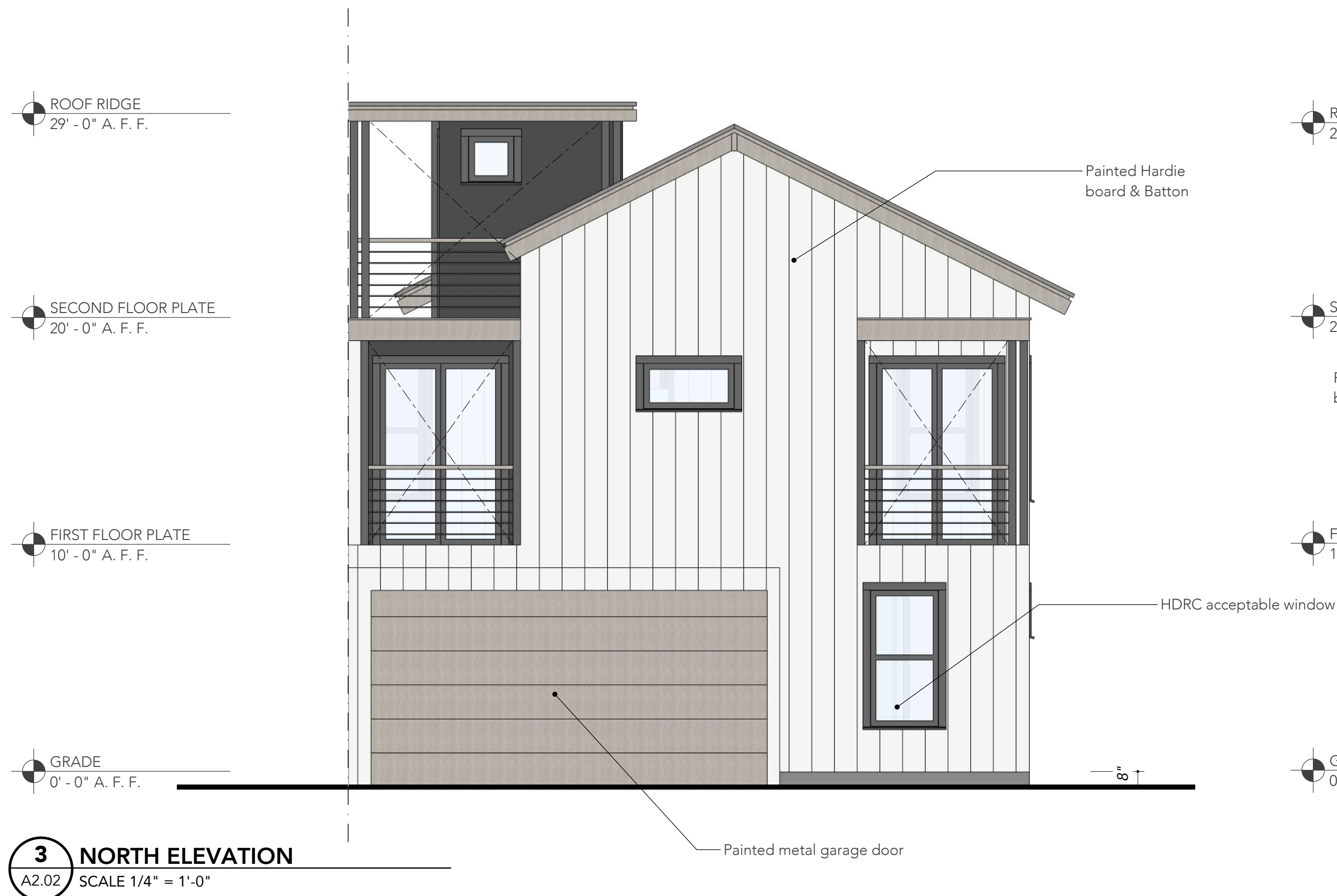
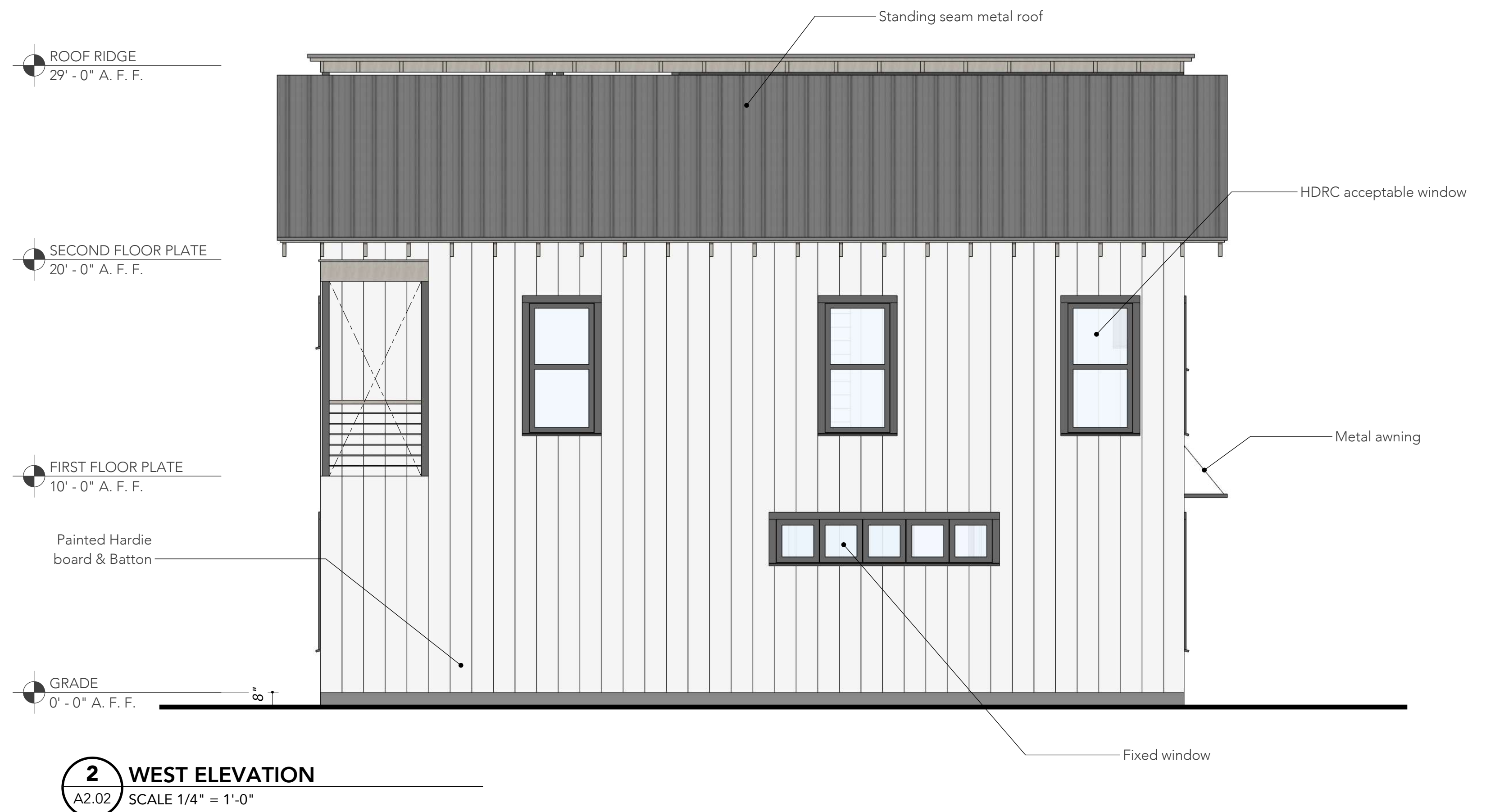
Date: 04/29/2019

Revisions:

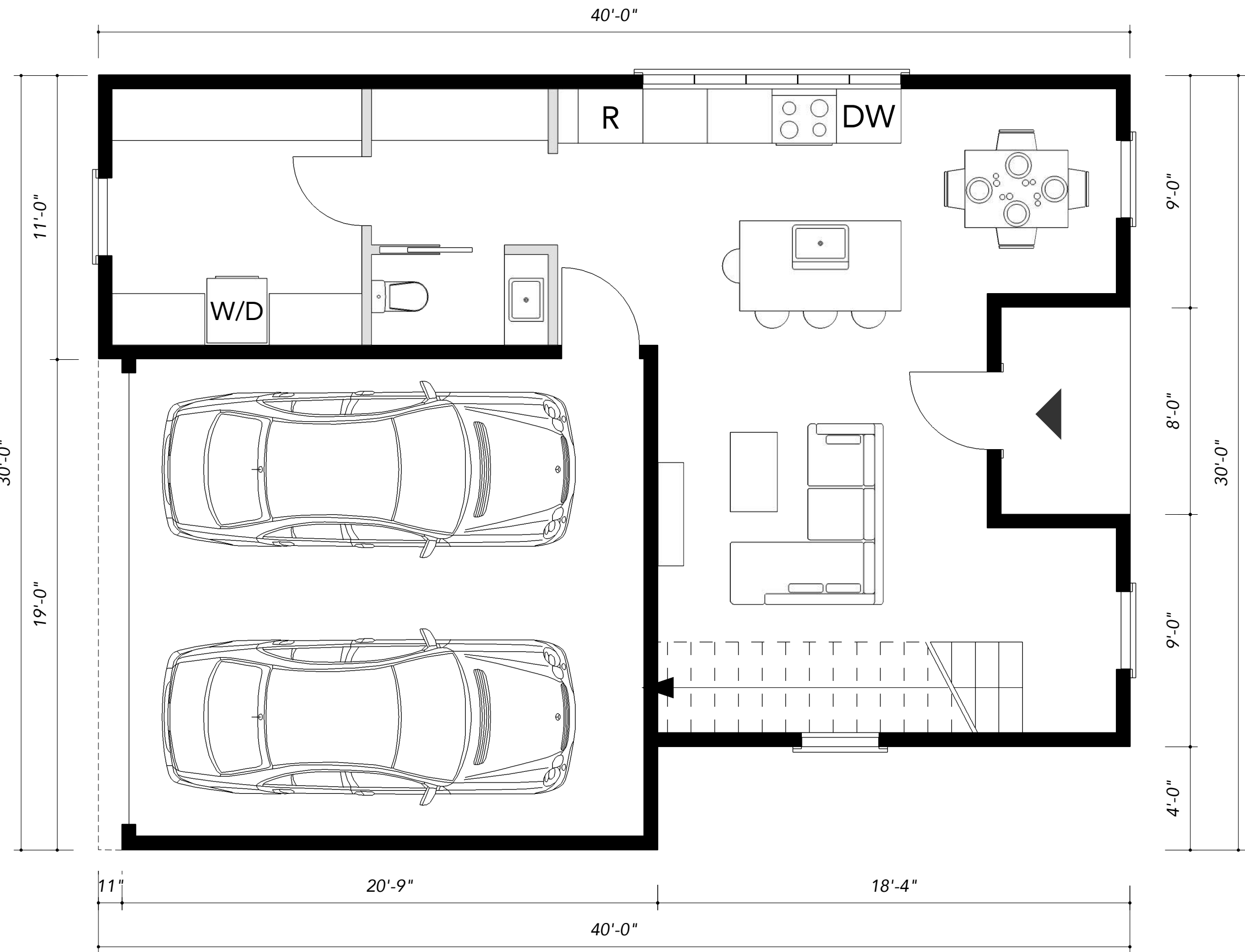
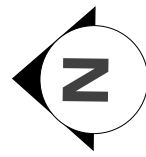
Sheet Contents:  
Elevations, Farm  
House 1

Sheet Number:

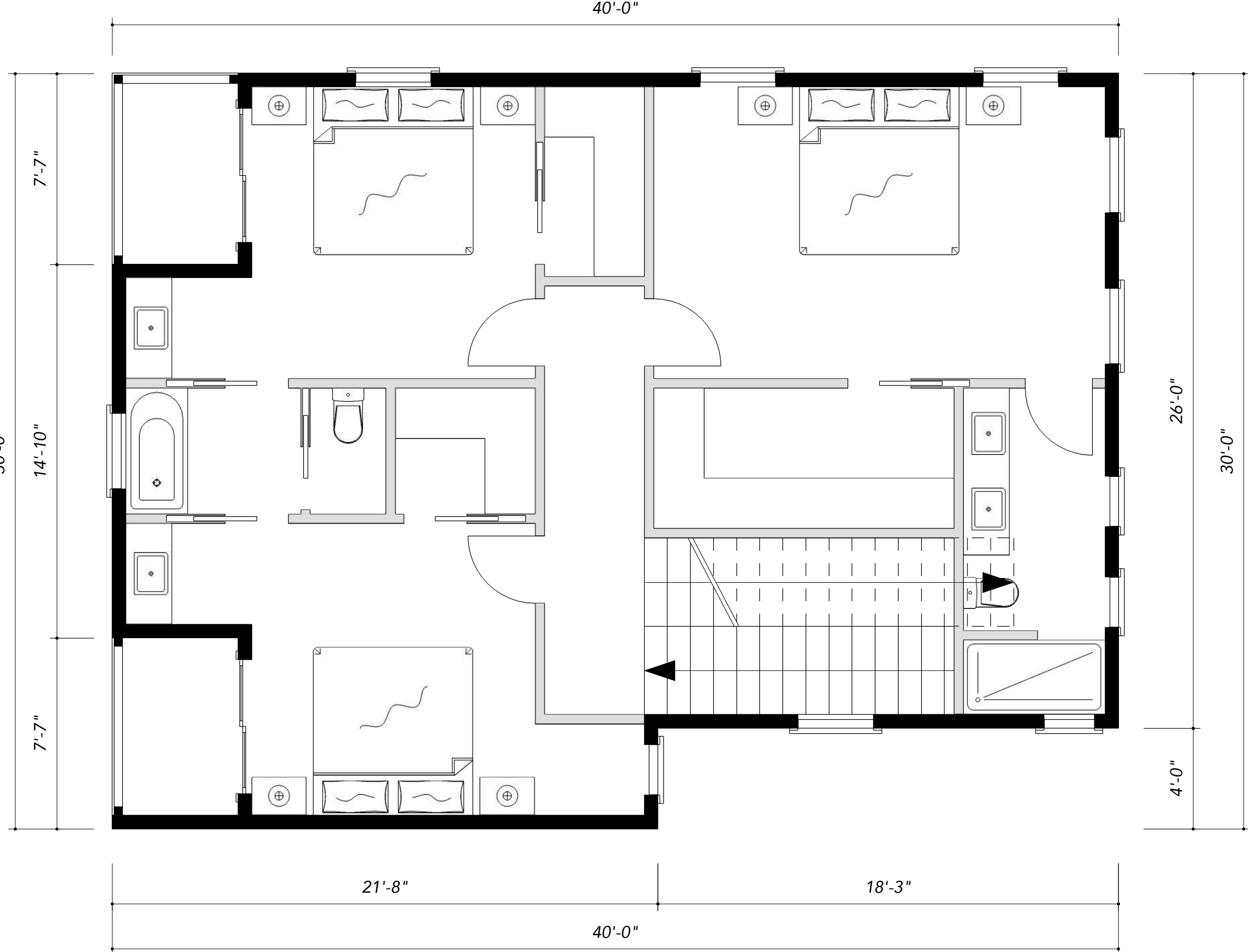
# A2.02



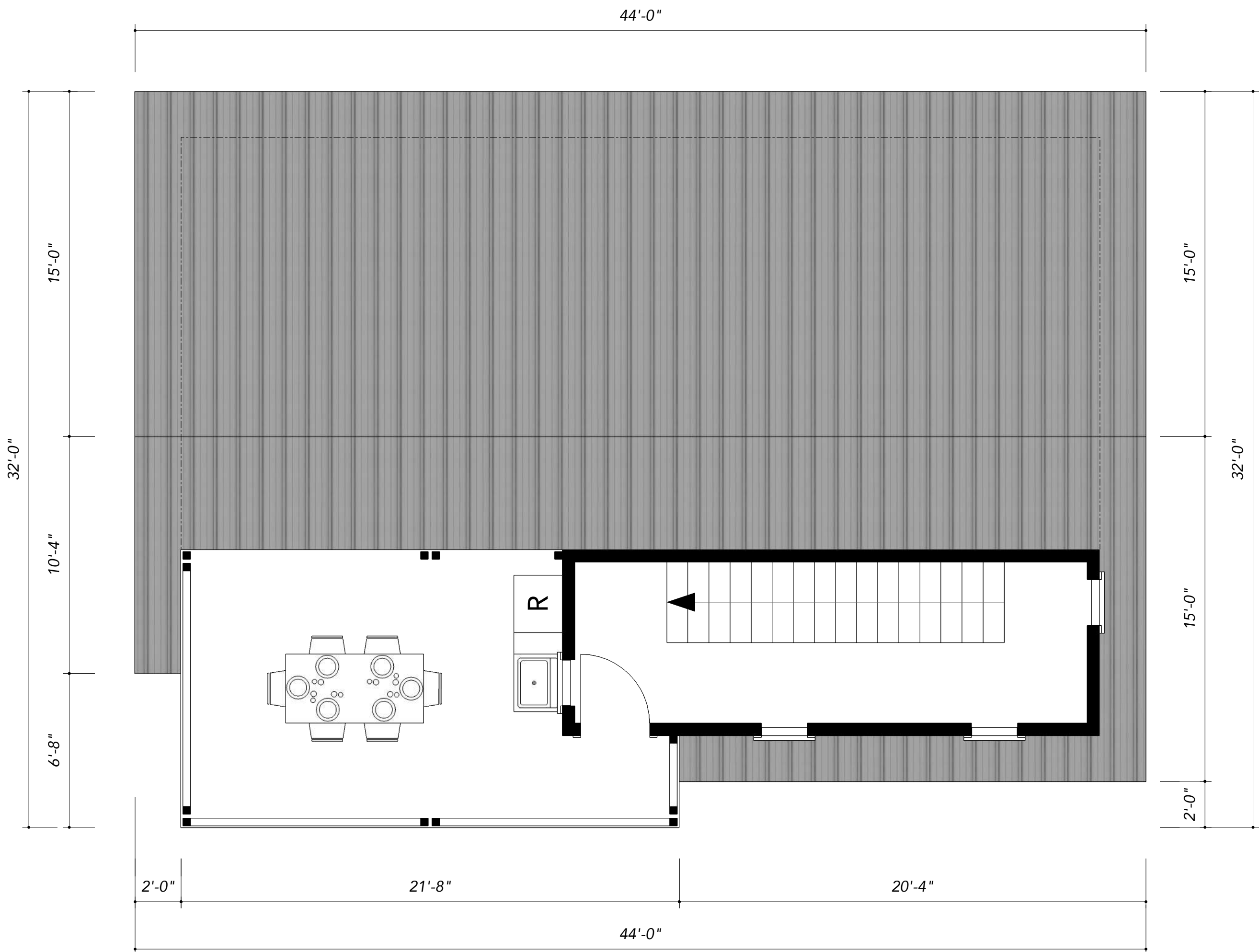




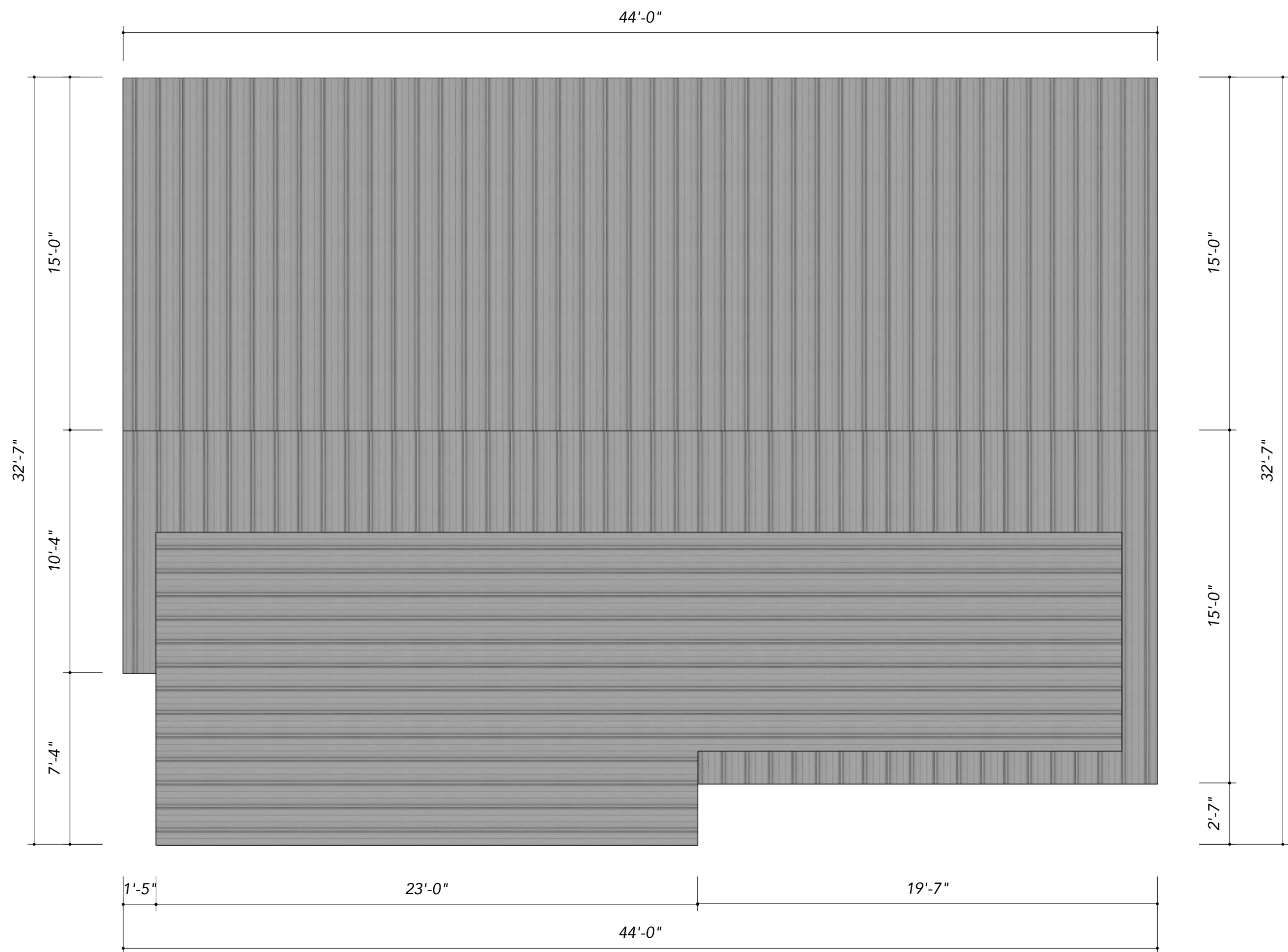
**1 FIRST FLOOR PLAN**  
A1.03 SCALE 1/4" = 1'-0"



**2 SECOND FLOOR PLAN**  
A1.03 SCALE 1/4" = 1'-0"



**3 ATTIC LEVEL PLAN**  
A1.03 SCALE 1/4" = 1'-0"



**4 ROOF PLAN**  
A1.03 SCALE 1/4" = 1'-0"

Owner:  
Michael Perez, Megan Perez  
MP2 Urban Bevelopment, LLC  
1913 Flores St,  
San Antonio, TX 78204  
Megan: 210-748-3616

Designer, Project Manager:  
Peggy Brimhall, Figurd  
615 E. Houston St. #529  
San Antonio, TX 78249  
Mobile: 646-726-3173

## Brown Street

113 Brown Street,  
San Antonio, Texas 78202

Project No. 201811

APN: 00000

Issue title:  
For Conceptual Approval

Date: 04/29/2019

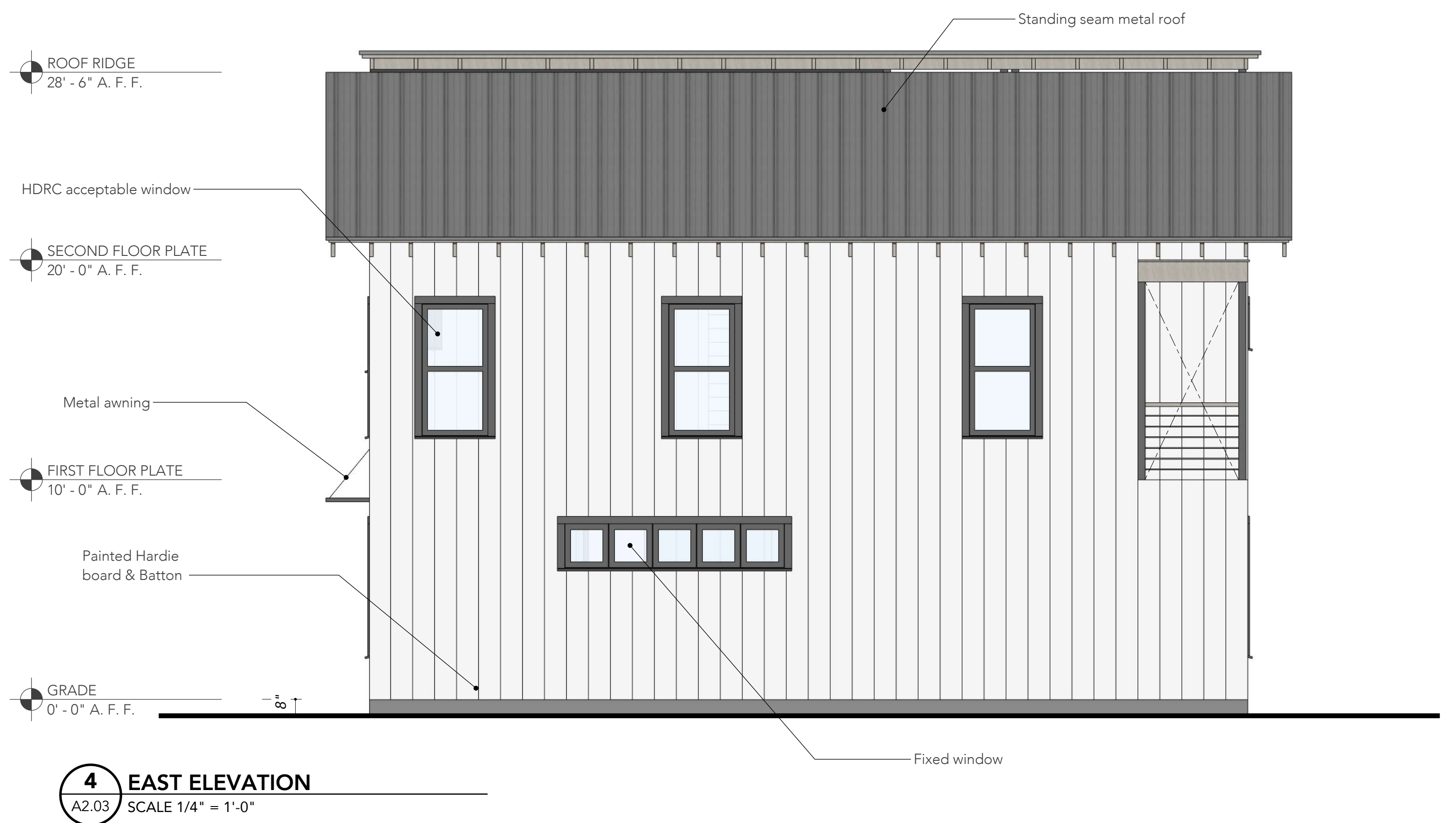
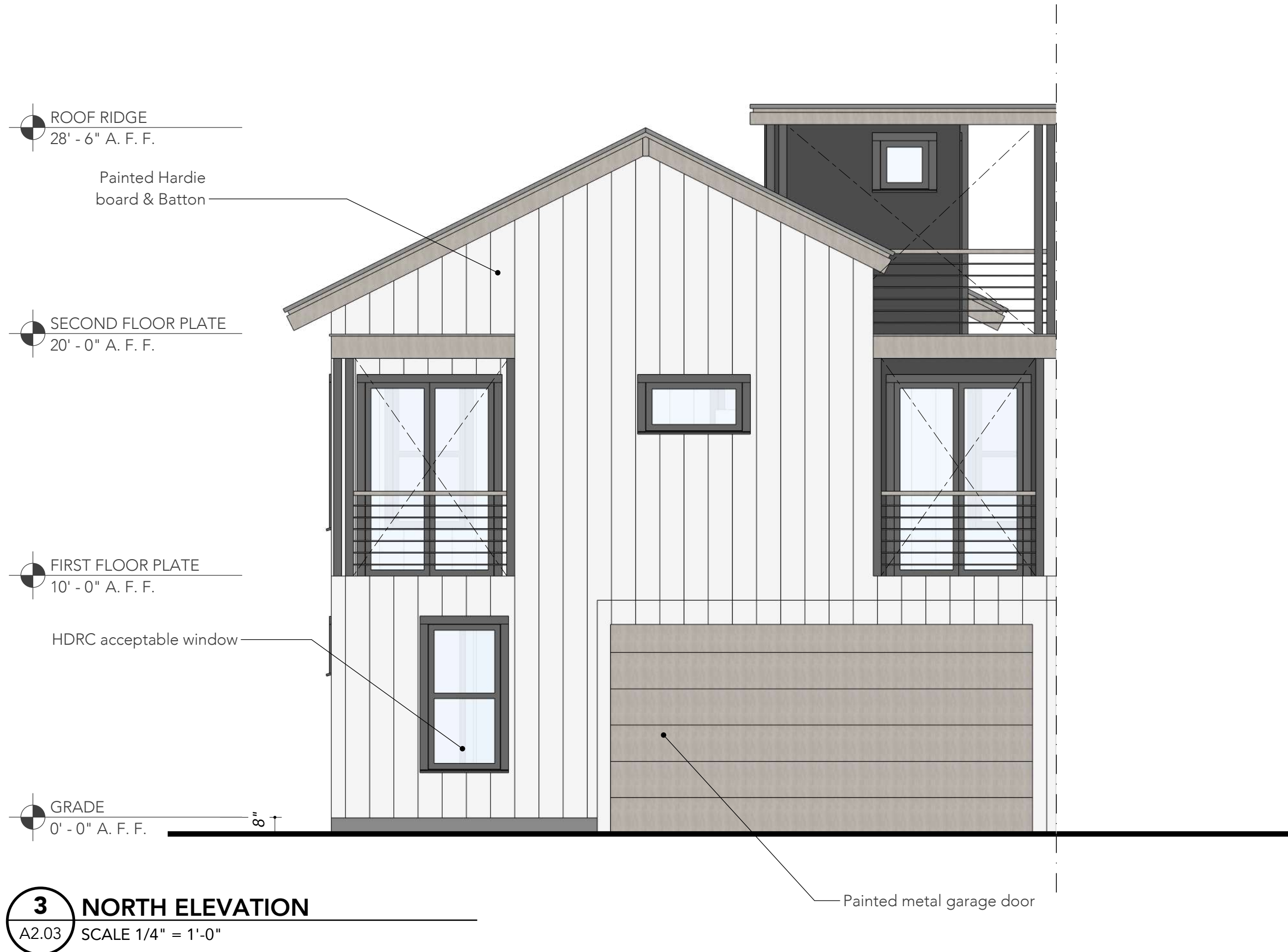
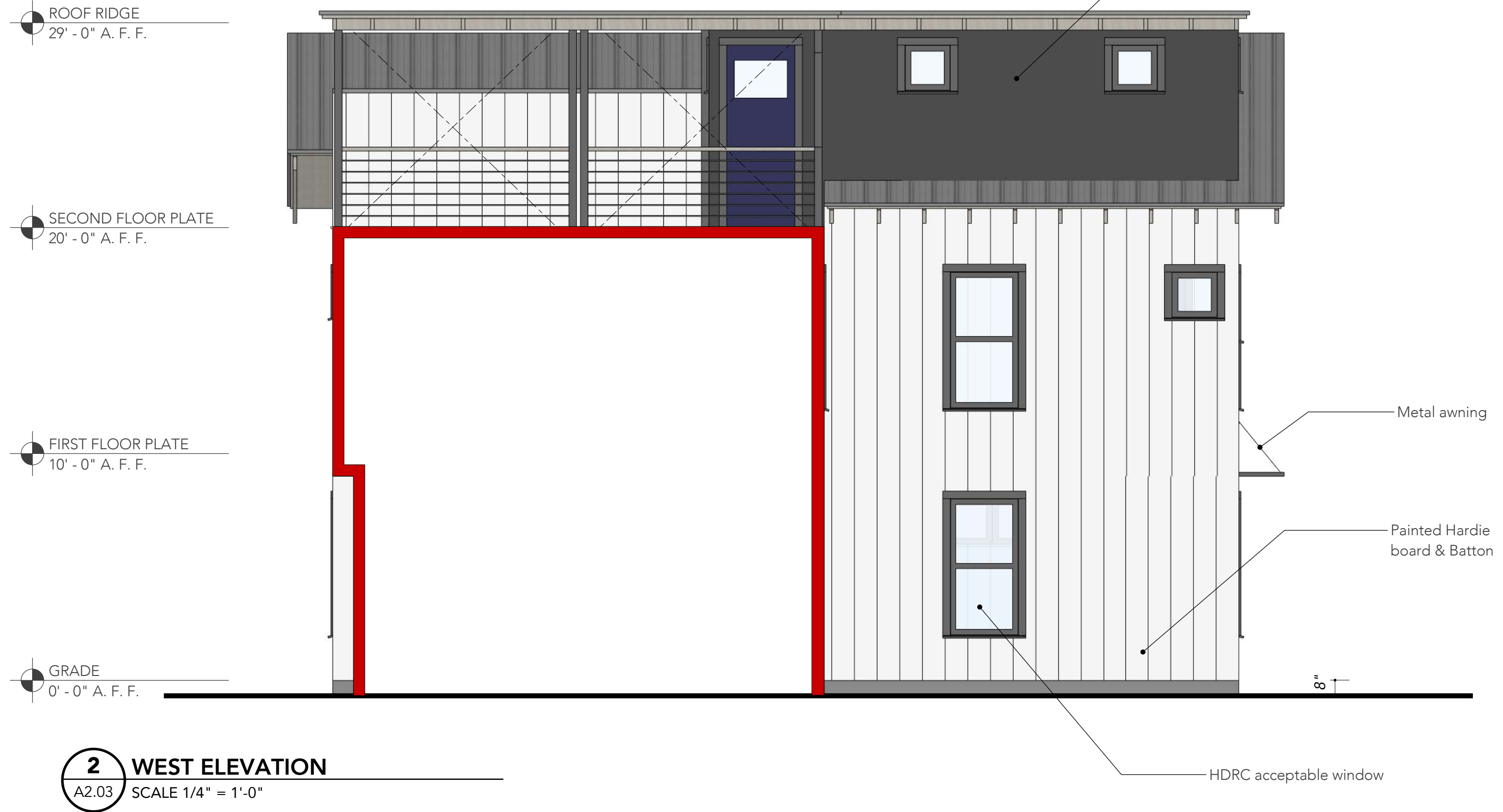
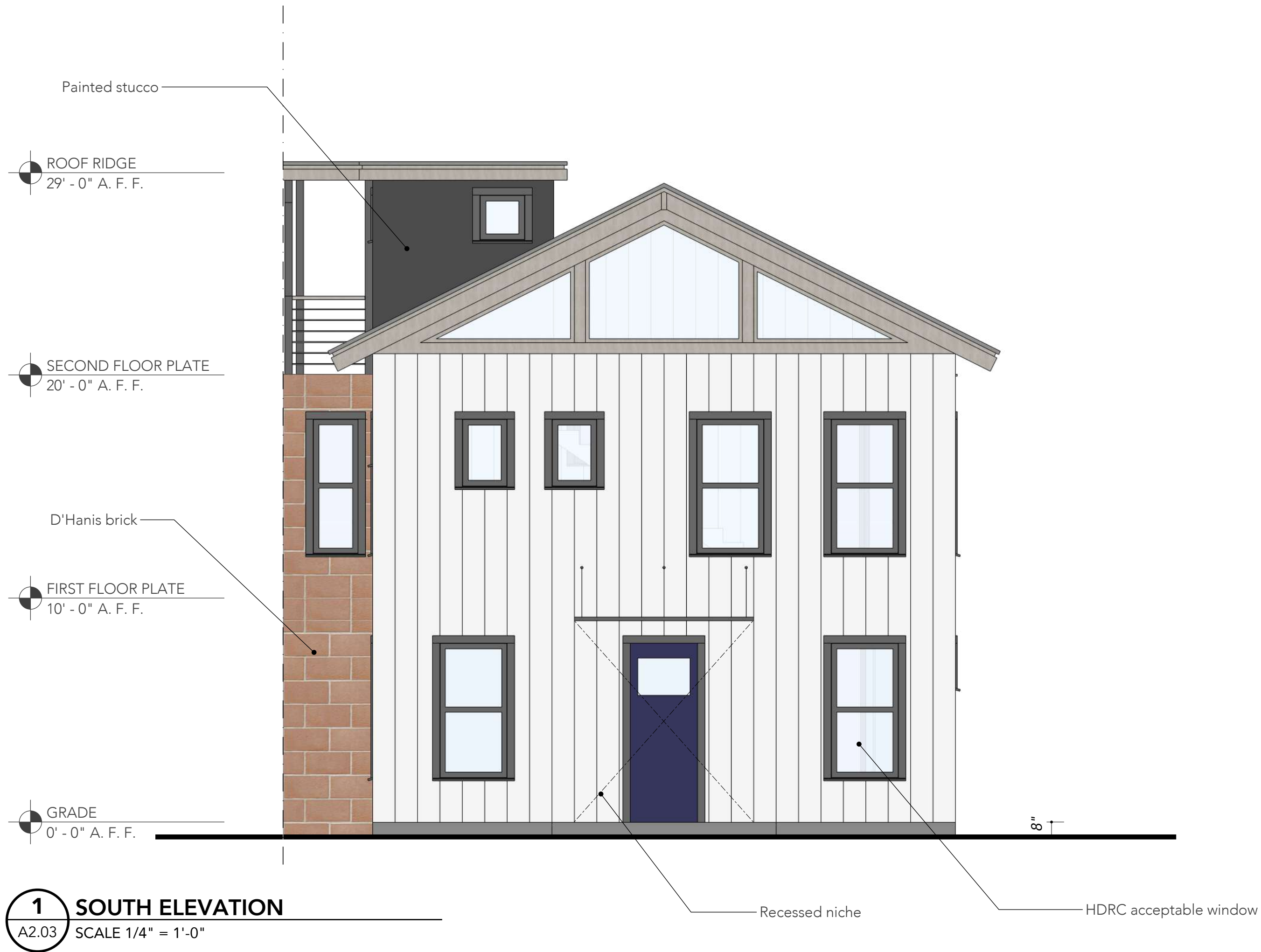
Revisions:

Sheet Contents:  
Floor plans, Farm  
House 2

Sheet Number:

# A1.03





## Brown Street

113 Brown Street,  
San Antonio, Texas 78202

Project No. 201811

APN: 00000

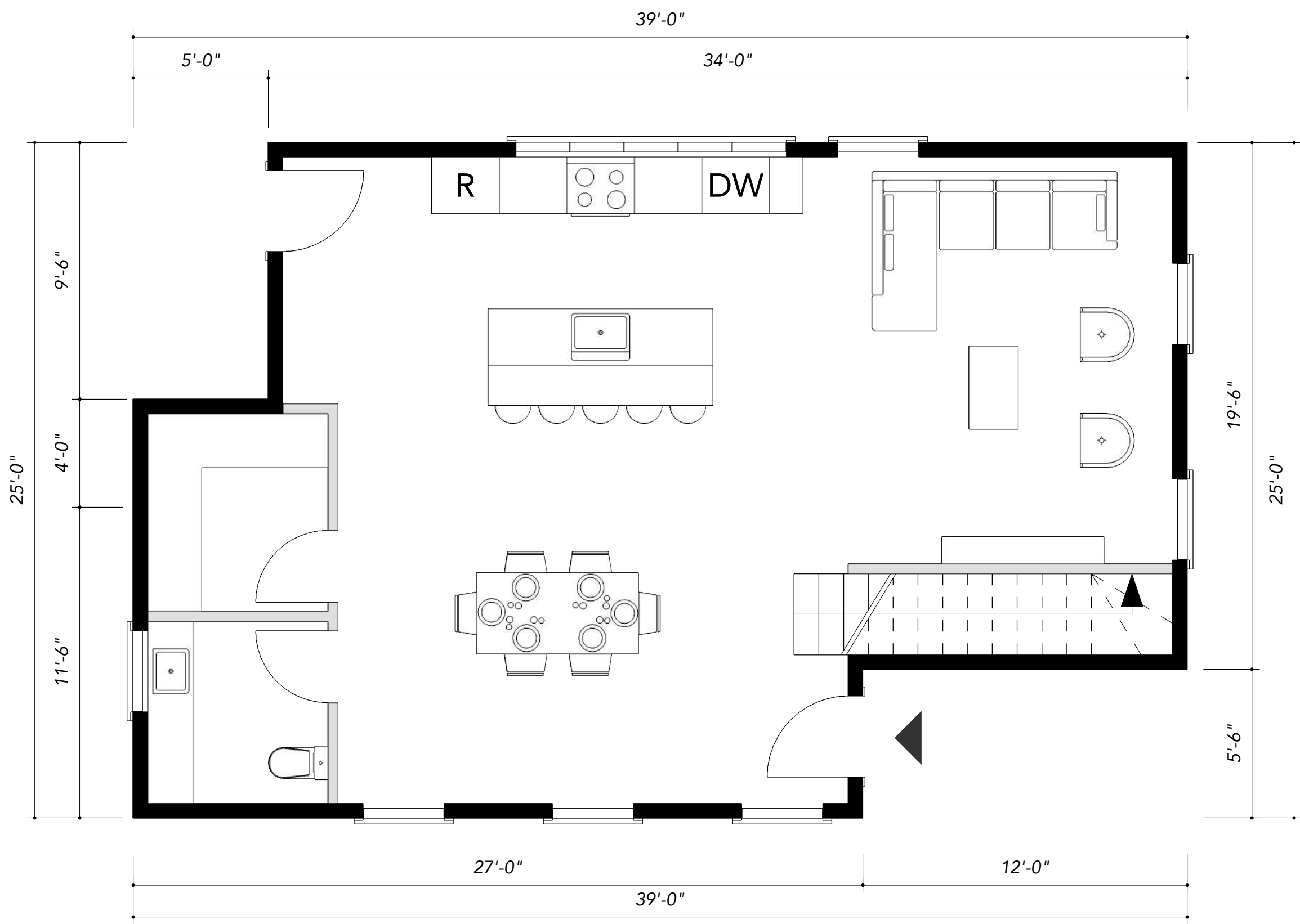
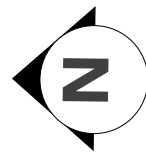
Issue title:  
For Conceptual Approval

Date: 04/29/2019

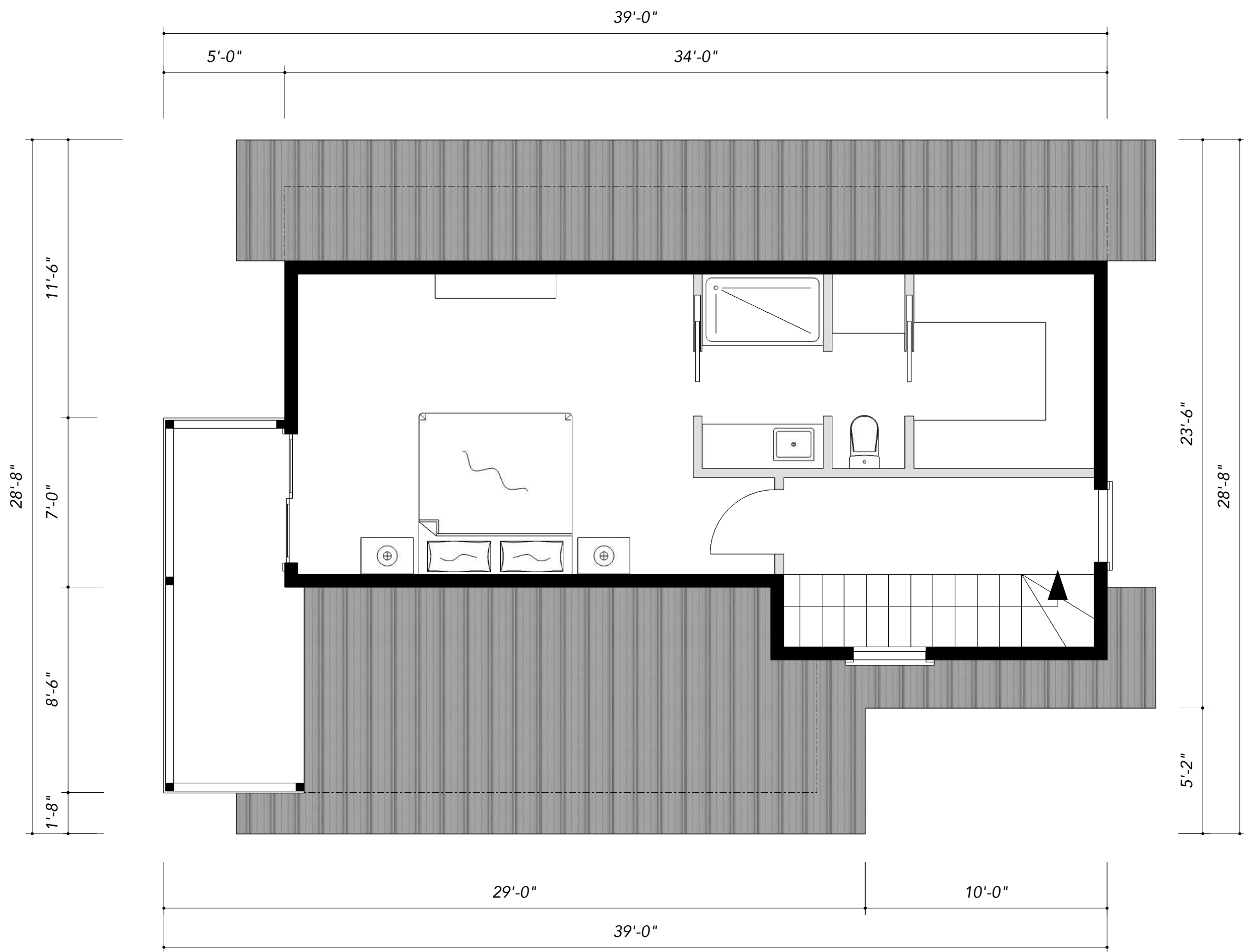
Revisions:

Sheet Contents:  
Elevations, Farm  
House 2

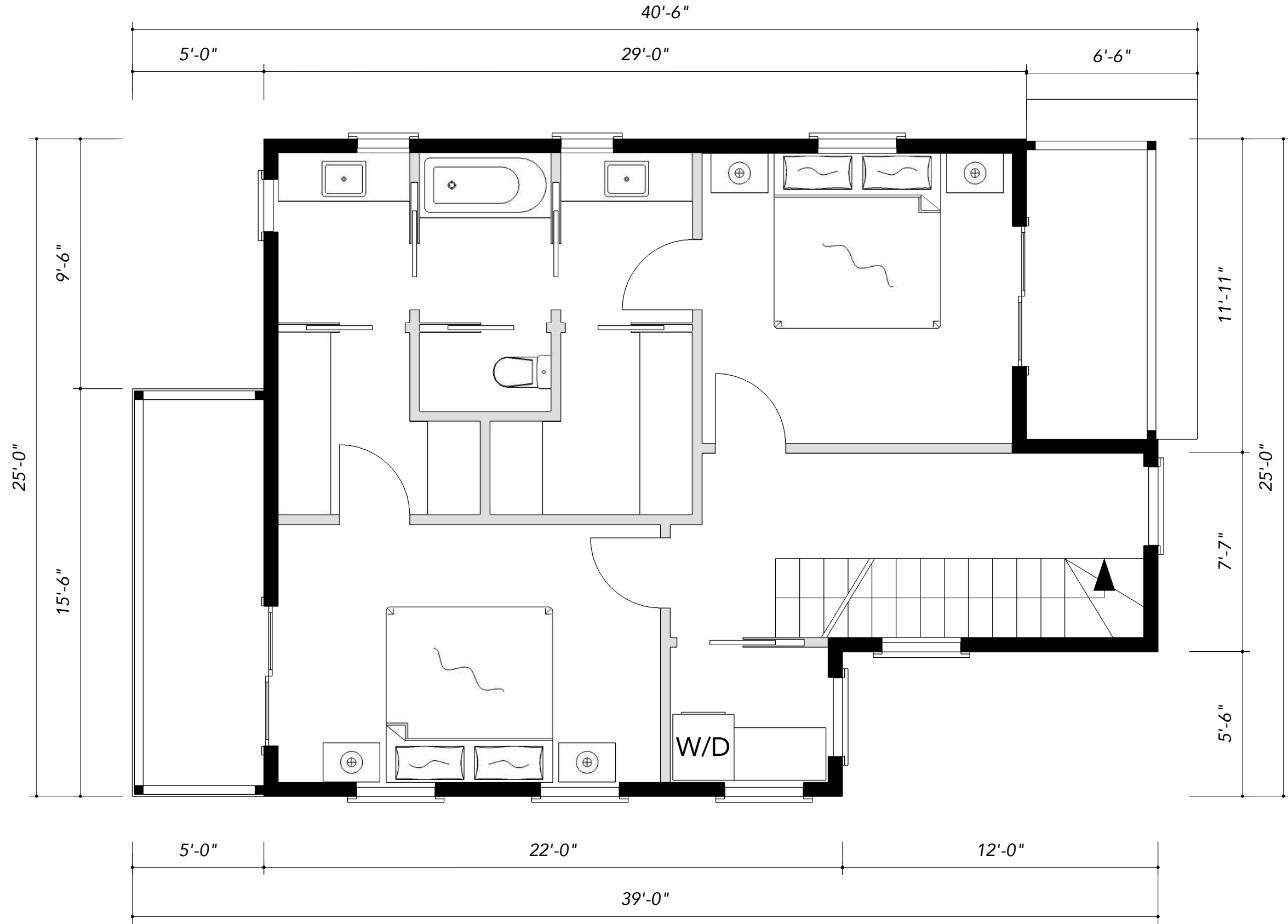
Sheet Number:



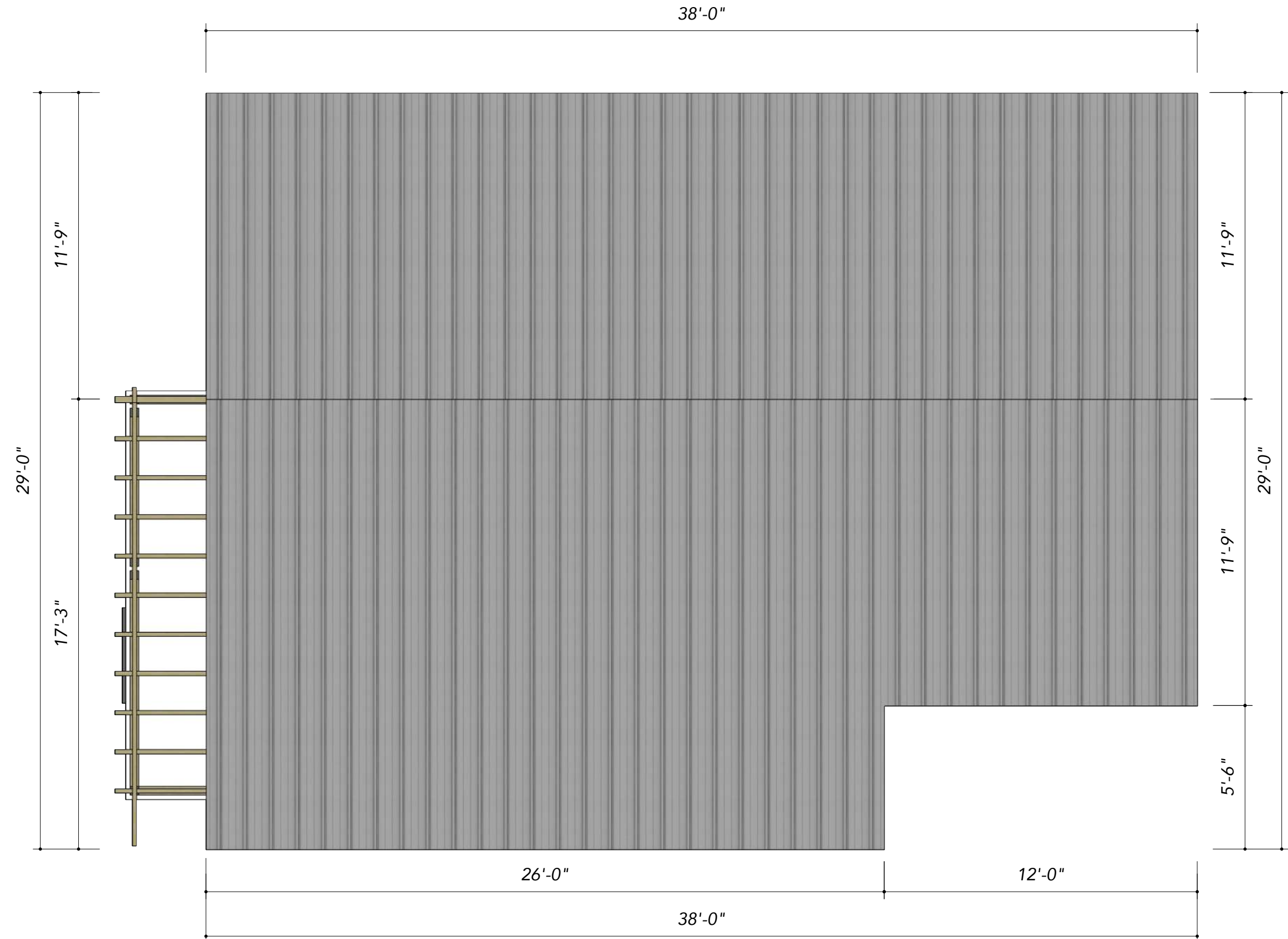
**1 FIRST FLOOR PLAN**  
A1.04 SCALE 1/4" = 1'-0"



**3 ATTIC LEVEL PLAN**  
A1.04 SCALE 1/4" = 1'-0"



**2 SECOND FLOOR PLAN**  
A1.04 SCALE 1/4" = 1'-0"



**3 ROOF PLAN**  
A1.04 SCALE 1/4" = 1'-0"

## Brown Street

113 Brown Street,  
San Antonio, Texas 78202

Project No. 201811

APN: 00000

Issue title:  
For Conceptual Approval

Date: 04/29/2019

Revisions:

Sheet Contents:  
Floor plans, Court  
House

Sheet Number:

# A1.04





**1 SOUTH ELEVATION**  
A2.04 SCALE 1/4" = 1'-0"



**3 NORTH ELEVATION**  
A2.04 SCALE 1/4" = 1'-0"



**2 WEST ELEVATION**  
A2.04 SCALE 1/4" = 1'-0"



**4 EAST ELEVATION**  
A2.04 SCALE 1/4" = 1'-0"

## Brown Street

113 Brown Street,  
San Antonio, Texas 78202

Project No. 201811

APN: 00000

Issue title:  
For Conceptual Approval

Date: 04/29/2019

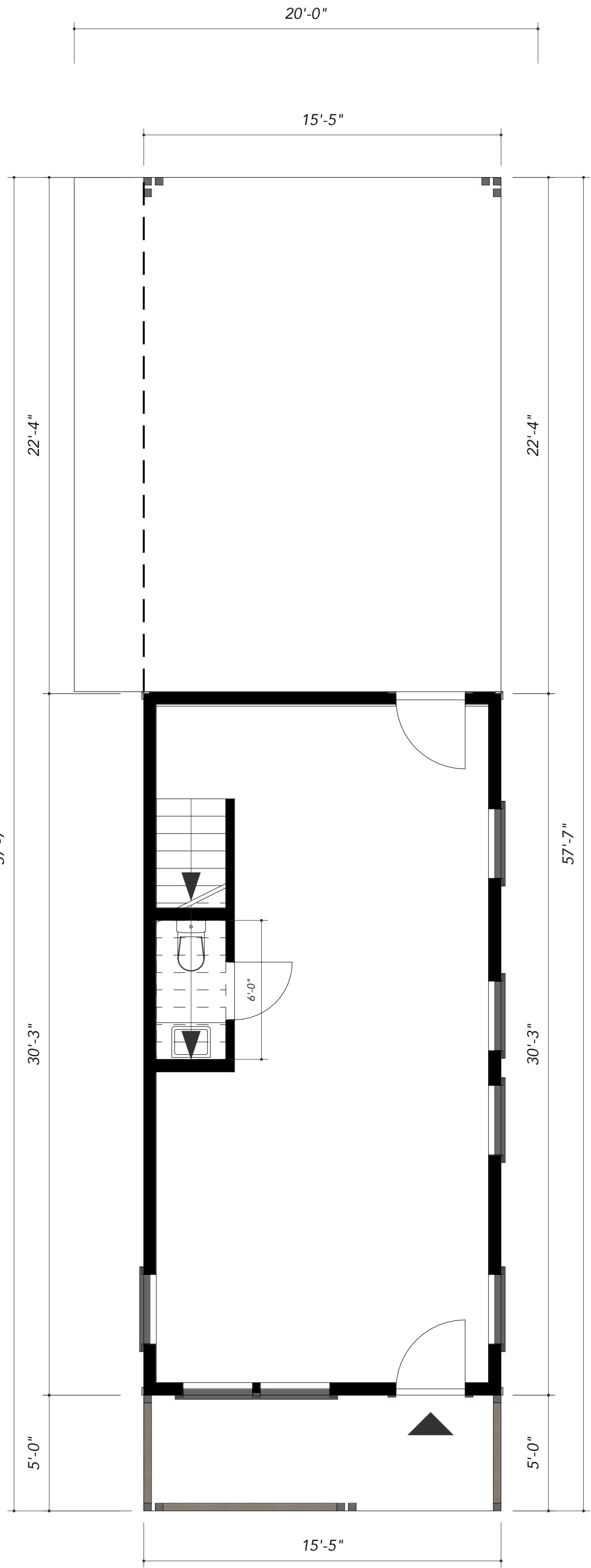
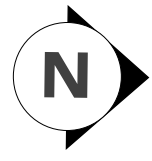
Revisions:

Sheet Contents:  
Elevations, Court  
House

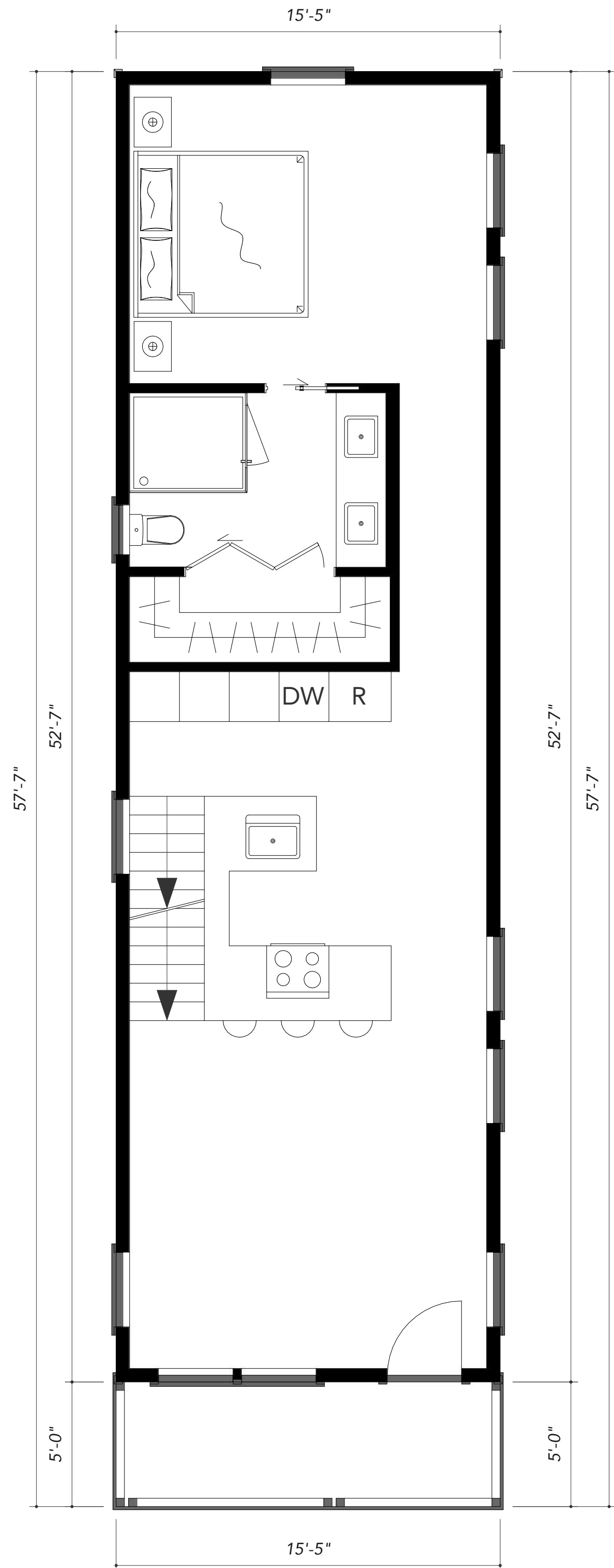
Sheet Number:

**A2.04**

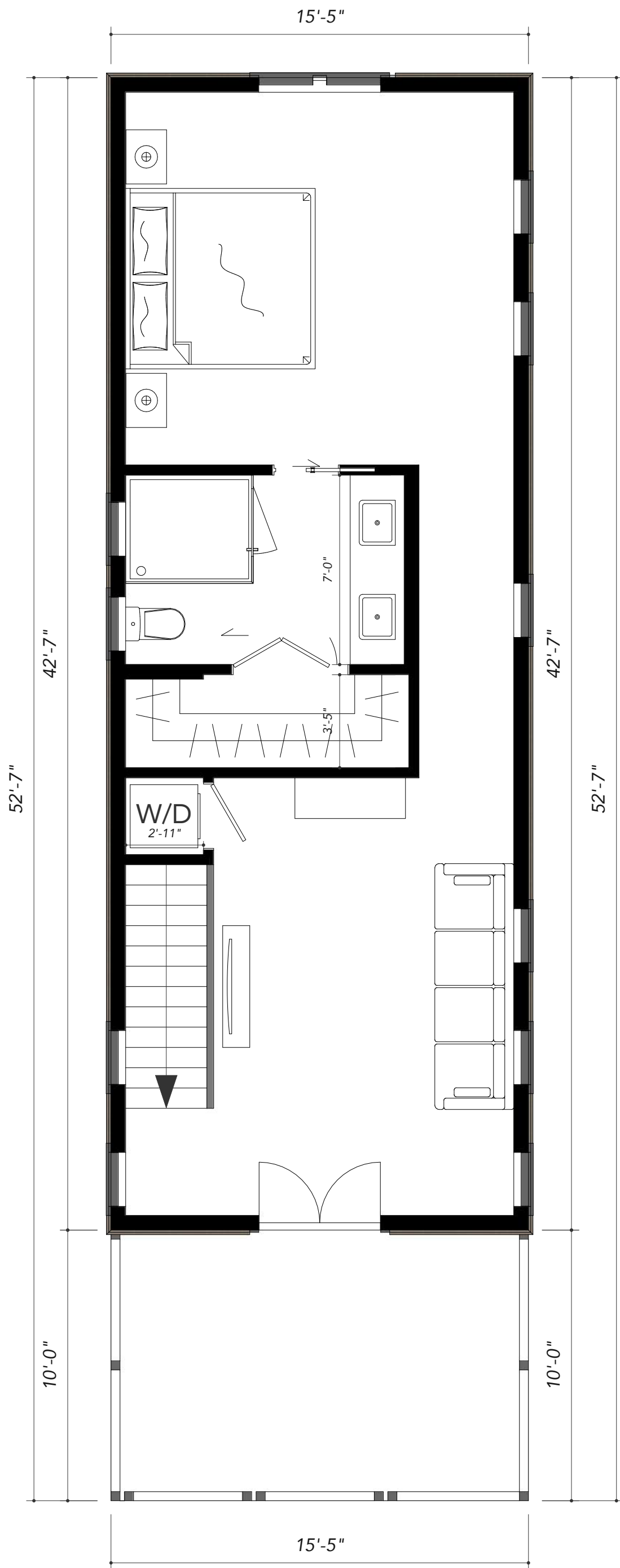




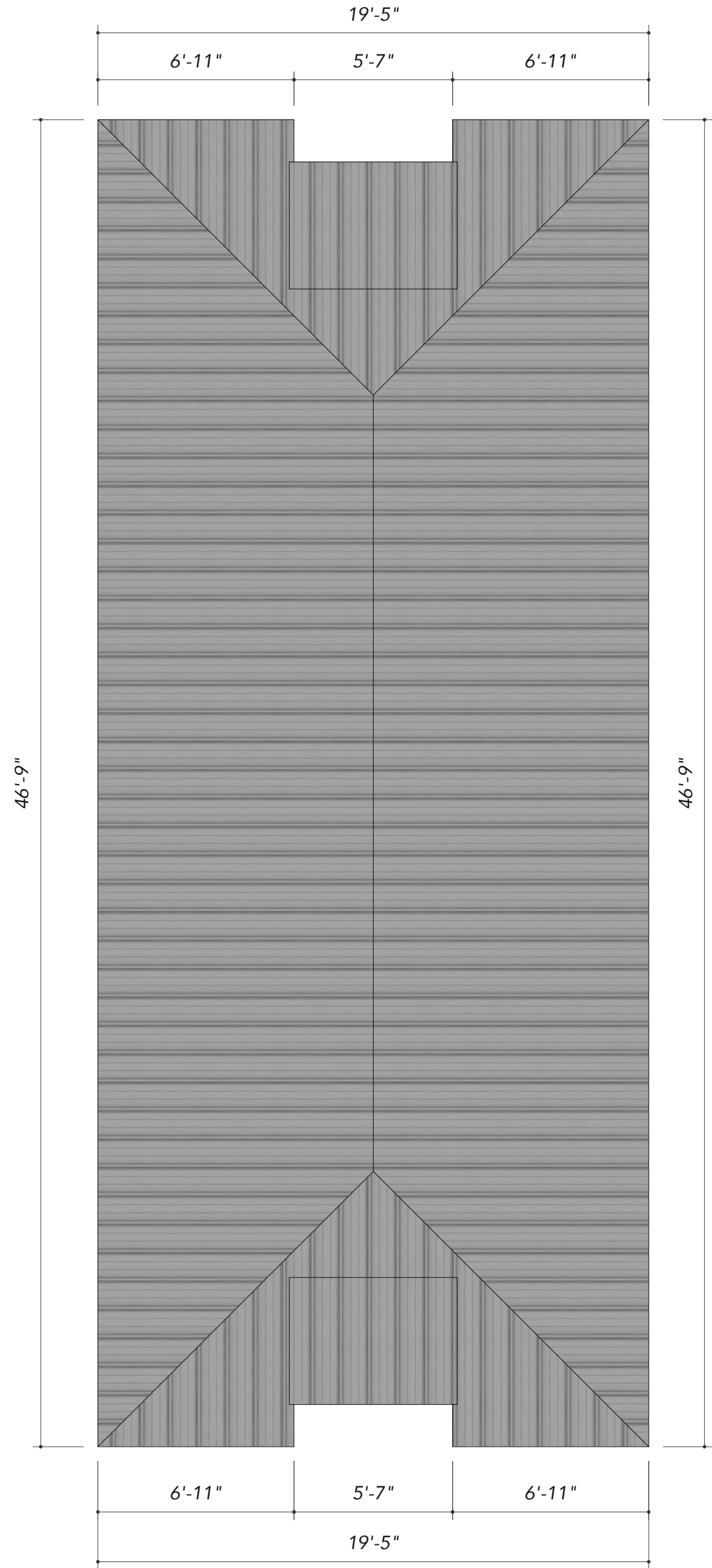
**1 FIRST FLOOR PLAN**  
A1.05 SCALE 1/4" = 1'-0"



**2 SECOND FLOOR PLAN**  
A1.05 SCALE 1/4" = 1'-0"



**3 ATTIC LEVEL PLAN**  
A1.05 SCALE 1/4" = 1'-0"



**4 ROOF PLAN**  
A1.05 SCALE 1/4" = 1'-0"

Owner:  
Michael Perez, Megan Perez  
MP2 Urban Bevelopment, LLC  
1913 Flores St,  
San Antonio, TX 78204  
Megan: 210-748-3616

Designer, Project Manager:  
Peggy Brimhall, Figurd  
615 E. Houston St. #529  
San Antonio, TX 78249  
Mobile: 646-726-3173

## Brown Street

113 Brown Street,  
San Antonio, Texas 78202

Project No. 201811

APN: 00000

Issue title:  
For Conceptual Approval

Date: 04/29/2019

Revisions:

Sheet Contents:  
Floor Plans,  
Nola House

Sheet Number:

# A1.05

## Brown Street

113 Brown Street,  
San Antonio, Texas 78202

Project No. 201811

APN: 00000

Issue title:  
For Conceptual Approval

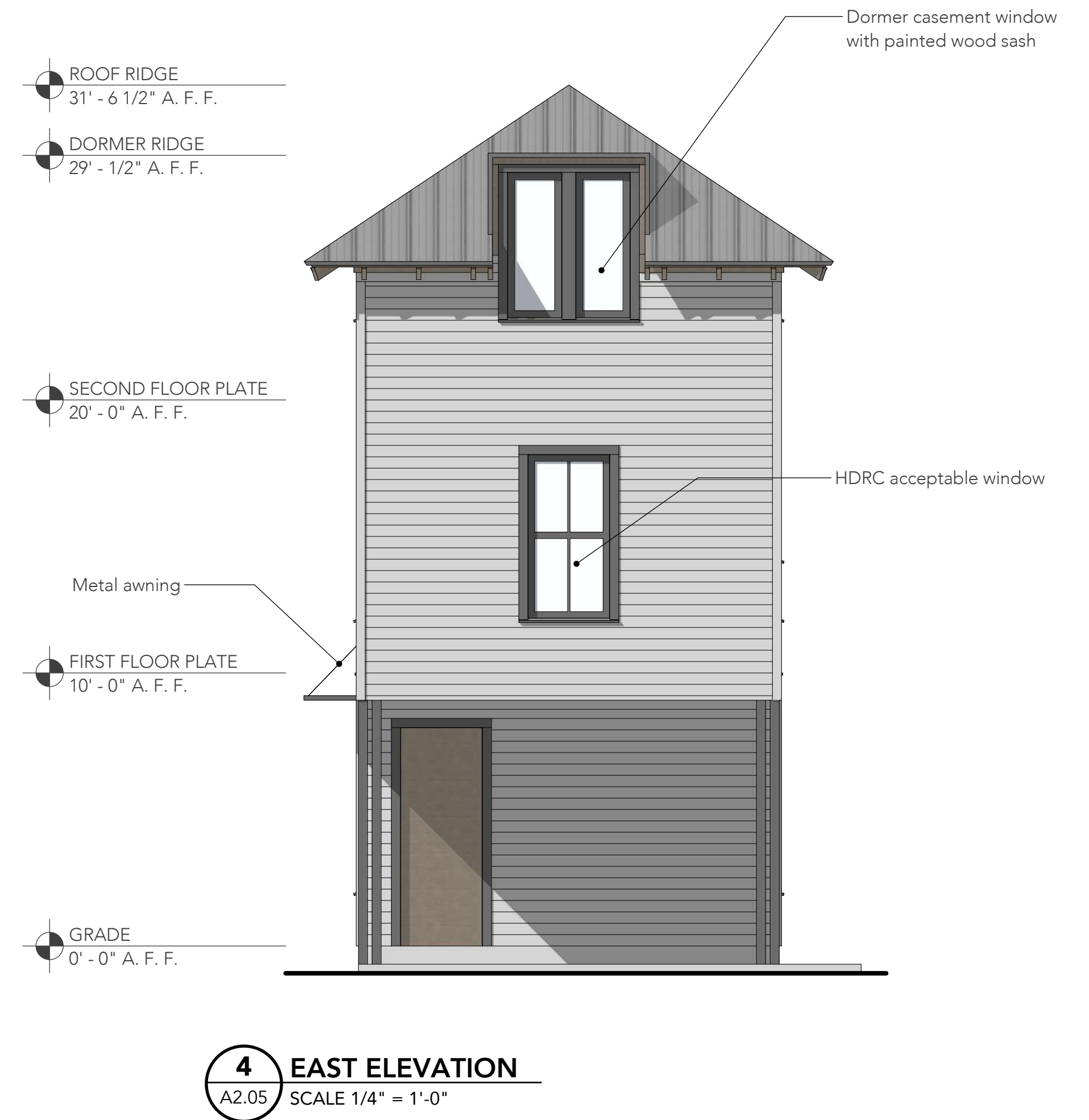
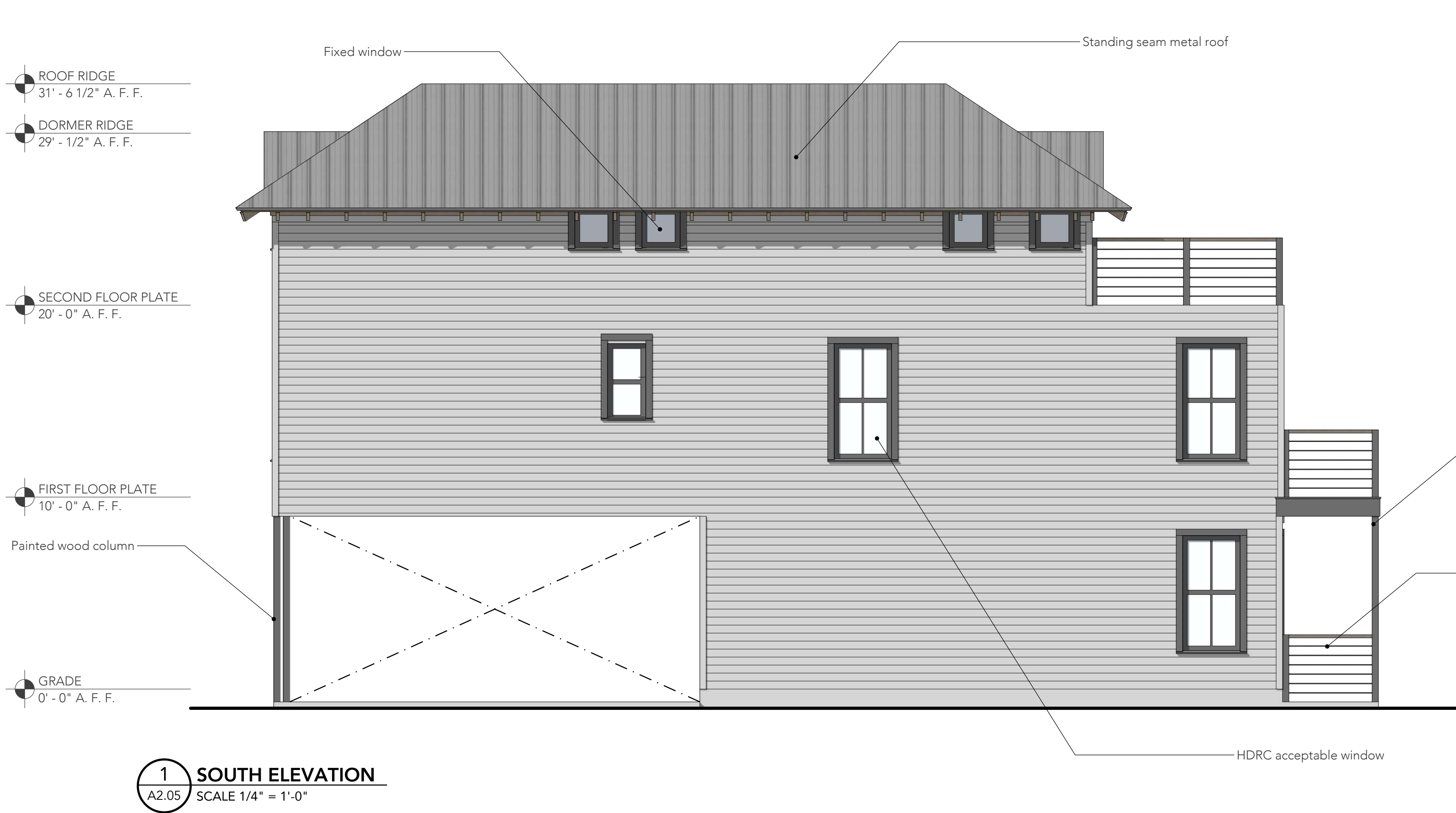
Date: 04/29/2019

Revisions:

Sheet Contents:  
Elevations,  
Nola House

Sheet Number:

# A2.05

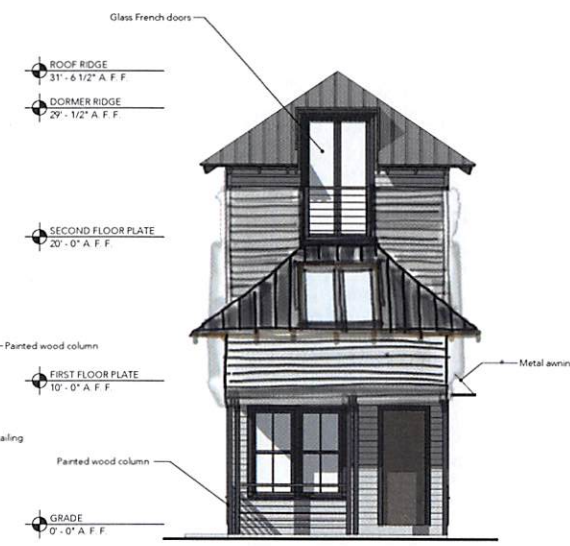






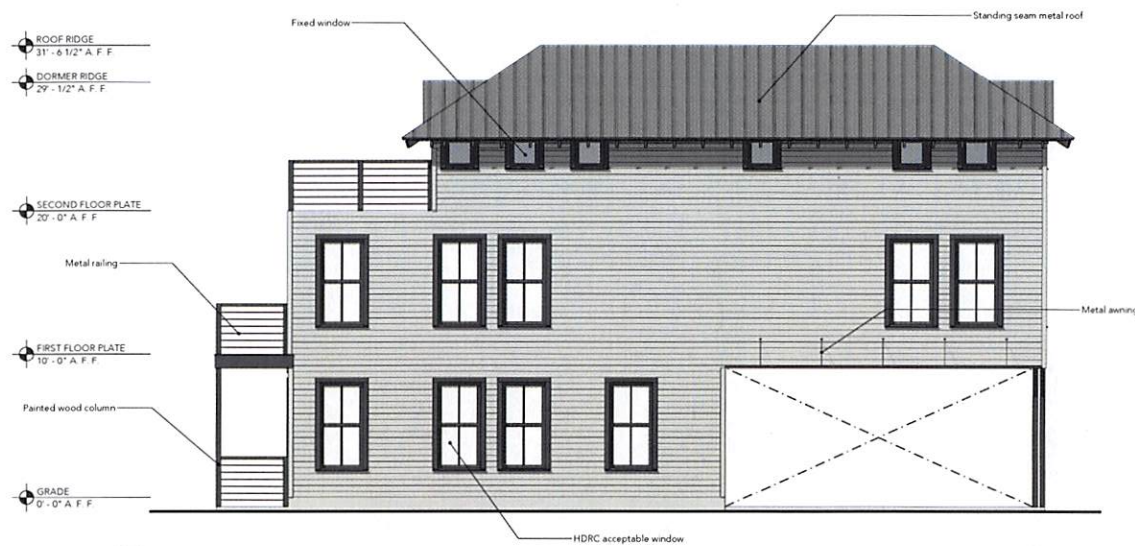
1 SOUTH ELEVATION  
A2.05 SCALE 1/4" = 1'-0"

**ALTER NATE**

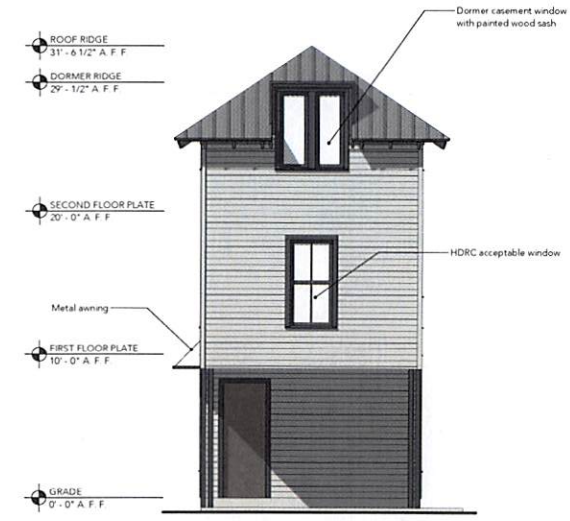


2 WEST ELEVATION  
A2.05 SCALE 1/4" = 1'-0"

**ALTER NATE**



3 NORTH ELEVATION  
A2.05 SCALE 1/4" = 1'-0"



4 EAST ELEVATION  
A2.05 SCALE 1/4" = 1'-0"

**ALTER NATE**

Copyright 2018, FIGURD. These drawings and specifications are the property of FIGURD and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of FIGURD.

Owner:  
Michael Perez, Megan Perez  
M2 Urban Development, LLC  
1913 Flores St.  
San Antonio, TX 78204  
Megan: 210-748-3616

Designer, Project Manager:  
Peggy Brimhall, FIGURD  
615 E. Houston St. #529  
San Antonio, TX 78249  
Mobile: 646-726-3173

## Brown Street

113 Brown Street,  
San Antonio, Texas 78202  
Project No. 201811  
APN: 00000

Issue title:  
For Conceptual Approval

Date: 4/8/2018

Revisions:

4/08

Sheet Contents:  
Elevations,  
Nola House

Sheet Number:

**A2.05**