



CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Architectural Review Board Meeting April 21, 2026 – 5:30 P.M.

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, April 21, 2026, at 5:30 P.M.** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it.

Case No. 1026F – 231 Encino Ave

Request of Nic Abbey Homes, applicant, on behalf of Montclair Avenue, LLC, owner, for the compatibility review of the proposed design located at 231 Encino Ave in order to construct a new single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Chapter 5 of the Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.

Plans may be viewed online* (www.alamoheightstx.gov/departments/planning-and-development-services/public-notices) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Garrett Pringle, Planner, (gpringle@alamoheightstx.gov), Tyler Brewer, Senior Planner, (tbrewer@alamoheightstx.gov), or Lety Hernandez, Director, (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.



February 23, 2026

Request of Nic Abbey Homes, applicant and owner, for the compatibility and significance review in order to construct a new two-story single-family residence located at 231 Encino Avenue. Lot is vacant, no demolition required.

Coverage Worksheet

| Lot Coverage* / Floor Area Ratio (FAR) | Existing (in sq. ft.) | Proposed (in sq. ft.) | Total Impervious Cover for Stormwater Development Fee | Existing (in sq. ft.) | Proposed (in sq. ft.) |
|--|-----------------------|-----------------------|--|------------------------------|------------------------------|
| Lot area | 29763 | 29763 | Footprint of all structures | | 5878 |
| Main house: 1st floor* | | 4267 | Driveway/Parking Pad | | 3066 |
| Main house: 2nd floor | | 1398 | Walkways | | 166 |
| Front porch* | | 89 | Swimming Pool/Spa | | 308 |
| Side porch* | | | Other impervious cover: _____ | | 384 |
| Rear porch* | | | Total Impervious Cover: | | 9802 |
| Garage/Carport: 1st floor* | | 985 | Stormwater Development Fee: | | |
| Garage: 2nd floor | | | Impervious Cover within Front Yard Setback Area | Existing (in sq. ft.) | Proposed (in sq. ft.) |
| Shed* | | | Front yard setback area | | 5929 |
| Breezeway* | | | Footprint of any structure(s) | | |
| Covered patio structure* | | 537 | Driveway/Parking Pad | | 1674 |
| Other accessory structures* | | | Walkways | | 122 |
| Total Square Footage: | 29763 | 7276 | Other impervious cover: _____ | | |
| Total Lot Coverage*: | | 33% | Total Impervious Cover within Front Yard Setback: | | 30% |
| Total FAR: | | 24% | | | |
| Max. 40% lot coverage for SF-A and SF-B Districts | | | Max. 30% impervious cover within front yard setback for SF-A and SF-B Districts Max. 65% impervious coverage for 2F-C Districts | | |

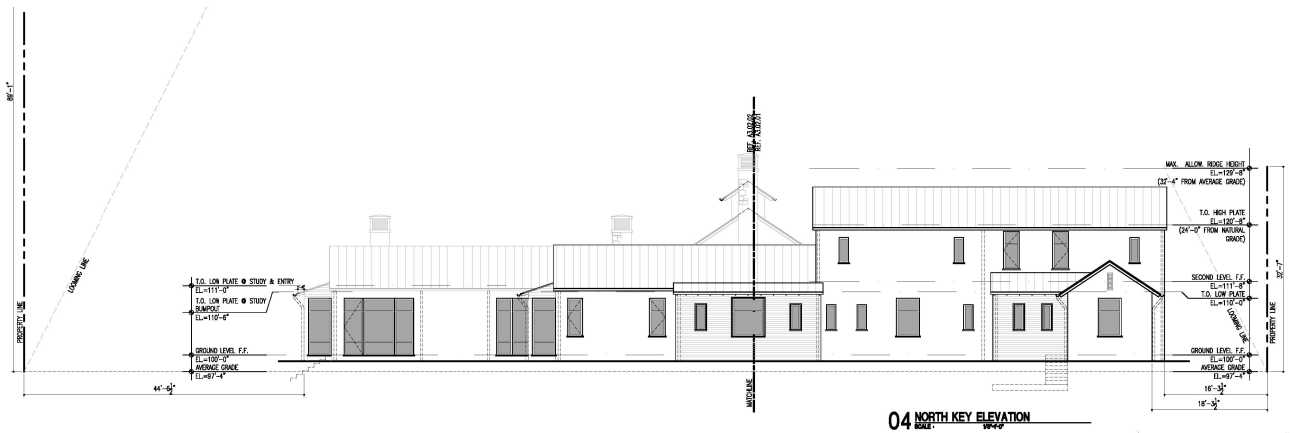
Landscape walls

*Failure to provide any information required on or along with this application will result in refusal to accept submission of this application and associated

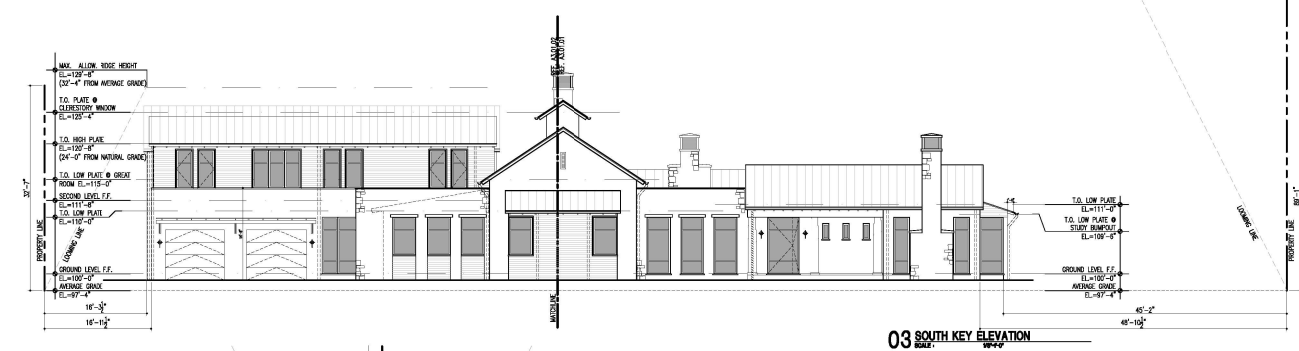


| EXTERIOR FINISH SELECTIONS | | | | | | | | | | | |
|----------------------------|----------|----------------|-----------------------|--|--|-----------------------|-----------------------|--------------------------|--|--|--|
| DESCRIPTION | MATERIAL | SPECIES/ALLOY | MFG./ACFINER/SUPPLIER | TYPE | SIZE (NOMINAL), PATTERN | COLOR | FINISH | JOINT | REMARKS | | |
| ST-1A | STONE | LIMESTONE | TO BE SELECTED | WALL, LEIGERS | 4" VENEER, SIZE VARIES, RUNNING BOND | BUFF | ROUGH CUT | 1/4" RIBBED, COLOR: BUFF | | | |
| ST-2A | STONE | LIMESTONE | TO BE SELECTED | WALL, LEIGERS | 4" VENEER, REF. DETAILS FOR CUT SHAPES | TO BE SELECTED | ROUGH CUT | DRY STACK | USE ONE PIECE IF AVAILABLE IN REQ'D LENGTH | | |
| ST-3A | STONE | LIMESTONE | TO BE SELECTED | PAVING, LEIGERS | 1" SQA. 16-18" RUNNING BOND | BUFF | ROUGH CUT | 1/4" FLUSH, COLOR: BUFF | | | |
| PL-1A | PLASTER | N/A | UNIVERSA | METAL LATH, REF. DETAILS FOR CUT SHAPES | N/A | SOFT GREY | SMOOTH TROWEL | N/A | | | |
| WD-1A | WOOD | TO BE SELECTED | OR FINEST MILMOONS | SING. & TRUL REF. DETAILS FOR CUT SHAPES | 1-2" LENGTHS 8'-12' | TO BE SELECTED | SMOOTH SHAM-GRADE | 1/8" SHIP-LAP | THERMALLY MODIFIED | | |
| WD-2A | WOOD | CEDAR | TO BE SELECTED | WOOD BEAM, WATER PAILS & LAMBS | REF. DETAILS | TO BE SELECTED | SMOOTH SHAM-GRADE | N/A | | | |
| MF-1A | METAL | STEEL | TO BE SELECTED | STANDING-SEAM PAINT-GRP ROOF | 24 GA. 16" PANEL | N/A | UNPAINTED | COURSE-LOCK | | | |
| MF-2A | METAL | STEEL | TO BE SELECTED | HALF-ROUND GUTTER, ROUND DOWNSPOUT | 24 GA. 1/2" GUTTER, 4" DOWNSPOUT | N/A | UNPAINTED | N/A | | | |
| MF-3A | METAL | STEEL | TO BE SELECTED | ROOF METAL | 24 GA | N/A | TYP | N/A | TO MATCH WINDOWS | | |
| MF-4A | METAL | STEEL | N/A | PAINT GRP - CLADDING, FASCIA, ETC. | 24 GA | N/A | UNPAINTED | N/A | | | |
| MF-5A | METAL | STEEL | TO BE SELECTED | POST BEAM, CHANNEL, BASE, ETC. | REF. STRUCTURAL | TO BE SELECTED | PAINTED TO MATCH ROOF | N/A | | | |
| MF-6A | METAL | STEEL | NON-SKINNING | DOWNSPOUT | 2" DOUBLE LOOPS LINK | TO MATCH GUTTERS & BS | PAINTED | N/A | | | |

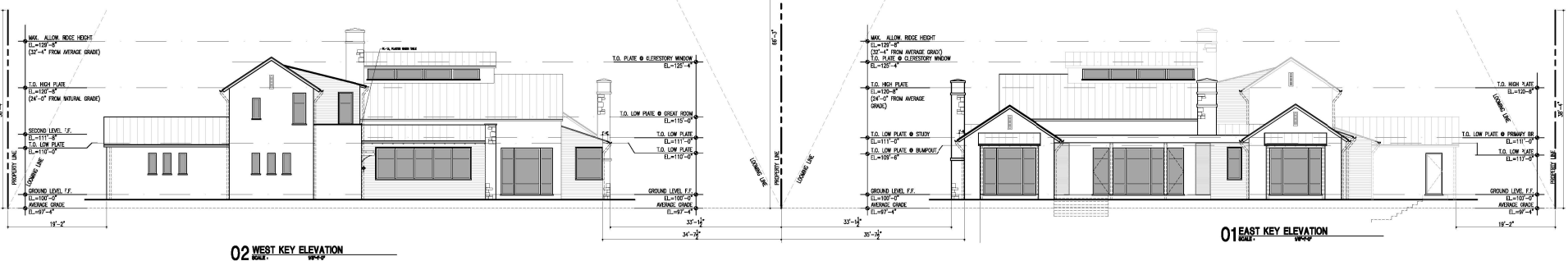
GENERAL NOTES
 1. UNLESS NOTED OTHERWISE, REFER TO R100A (TABLE R100.1) & (TABLE R100.1) FOR MINIMUM CHIMNEY HEIGHT REQUIREMENTS.



04 NORTH KEY ELEVATION



03 SOUTH KEY ELEVATION



02 WEST KEY ELEVATION

01 EAST KEY ELEVATION

Nichols
 Residence
 Alamo Heights, Texas

SHM Project #
 25-089

Issue Date
 February 23, 2026

EXTERIOR KEY
 ELEVATIONS

A3.00

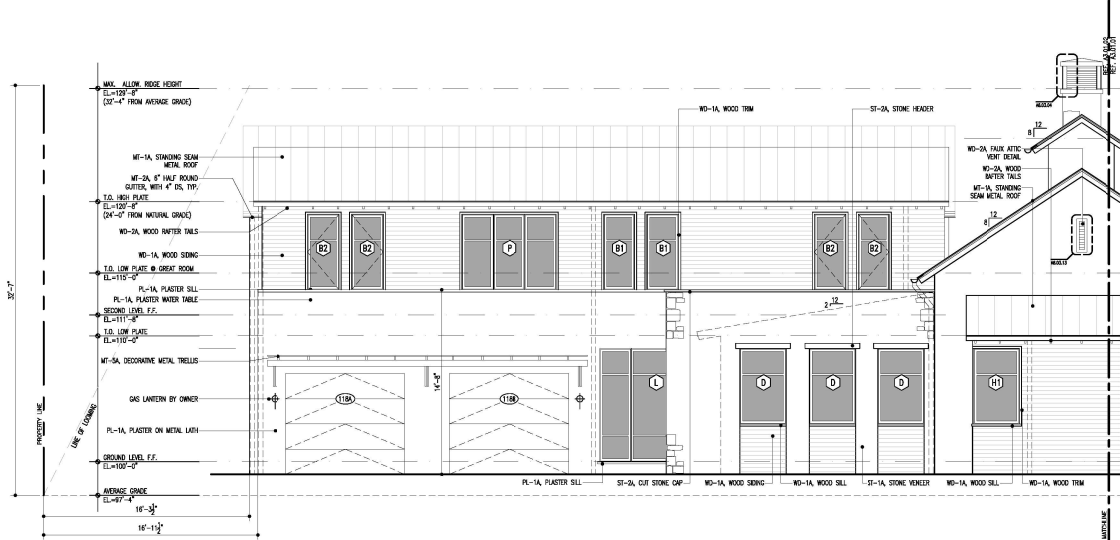


EXTERIOR FINISH SELECTIONS

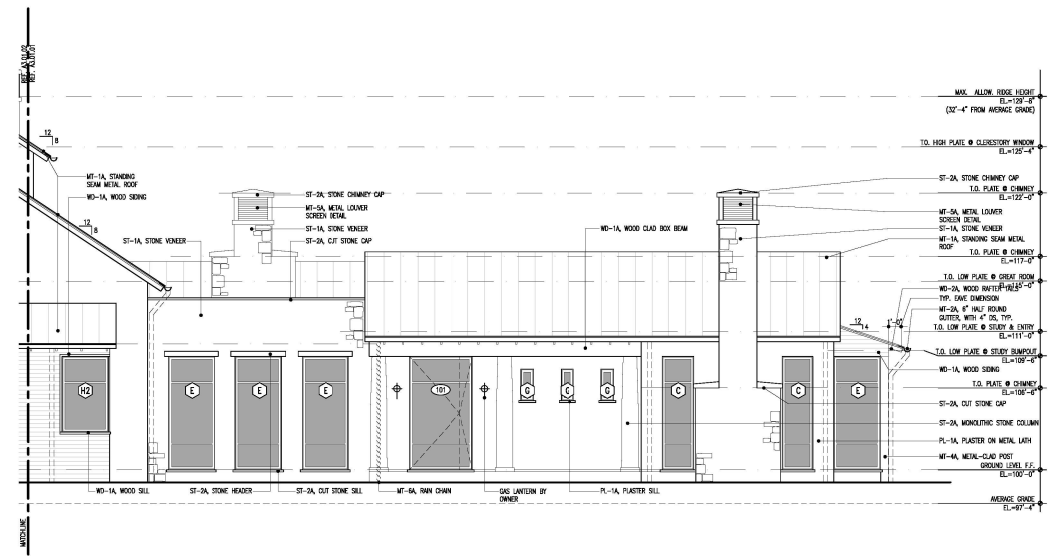
| DESCRIPTION | MATERIAL | SPECIES/ALLOY | MANUFACTURER/SUPPLIER | TYPE | SIZE (NOMINAL), PATTERN | COLOR | FINISH | JOINT | REMARKS |
|-------------|----------|----------------|-----------------------|--|--|-----------------------|-----------------------|--------------------------|--|
| ST-1A | STONE | LIMESTONE | TO BE SELECTED | WALL, LINENERS | 4" VENEER, SIZE VARIES, RUNNING BOND | BUFF | ROUGH CUT | 1/4" RIBBED, COLOR: BUFF | |
| ST-2A | STONE | LIMESTONE | TO BE SELECTED | WALL, LINENERS | 4" VENEER, REF. DETAILS FOR CUT SHAPES | TO BE SELECTED | ROUGH CUT | DRY STACK | USE ONE PIECE IF AVAILABLE IN REQ'D LENGTH |
| ST-3A | STONE | LIMESTONE | TO BE SELECTED | WALL, LINENERS | 1" SQUARE, 16" SQ., RUNNING BOND | BUFF | ROUGH CUT | 1/4" RIBBED, COLOR: BUFF | |
| PL-1A | PLASTER | N/A | UNIVERSA | METAL LATH, REF. DETAILS FOR CUT SHAPES | N/A | SOME GREY | SMOOTH TROWEL | N/A | |
| WD-1A | WOOD | TO BE SELECTED | OR FINER WILDMORNS | SIDING & TRIM, REF. DETAILS FOR CUT SHAPES | 1"4" LENGTHS 8'-12' | TO BE SELECTED | SMOOTH SHAM-GRADE | 1/8" SHIP LAP | THERMALLY MODIFIED |
| WD-2A | WOOD | CEDAR | TO BE SELECTED | WOOD BEAM, RAFTER TAILS & JOISTS | REF. DETAILS | TO BE SELECTED | SMOOTH SHAM-GRADE | N/A | |
| MT-1A | METAL | STEEL | TO BE SELECTED | STANDING-SEAM PAINT-DIPP ROOF | 24 GA. 16" PANEL | N/A | UNWORNISHED | COURSE-LOCK | |
| MT-2A | METAL | STEEL | TO BE SELECTED | HALF-SHOWER GUTTER, ROUND DOWNSPOUT | 24 GA. 6" GUTTER, 4" DOWNSPOUT | N/A | UNWORNISHED | N/A | |
| MT-3A | METAL | STEEL | TO BE SELECTED | ROOF METAL | 24 GA | N/A | TYP | N/A | TO MATCH WINDOWS |
| MT-4A | METAL | STEEL | N/A | PAINT GRY - CLADDING, FASCIA, ETC. | 24 GA | N/A | UNWORNISHED | N/A | |
| MT-5A | METAL | STEEL | TO BE SELECTED | POST, BEAM, CHANNEL, BASE, ETC. | REF. STRUCTURAL | TO BE SELECTED | PAINTED TO MATCH ROOF | N/A | |
| MT-6A | METAL | STEEL | NONWARRING.COM | DOWNSPOUT | 2" DOUBLE LOOPS LINK | TO MATCH GUTTERS & BS | PAINTED | N/A | |

GENERAL NOTES

- UNLESS NOTED OTHERWISE, REFER TO FINISH (TABLE R001.1) & (FINISH R001.1) FOR MINIMUM CHIMNEY HEIGHT REQUIREMENTS.



02 SOUTH ELEVATION



01 SOUTH ELEVATION

Nichols
Residence
Alamo Heights, Texas

SHM Project #
25-089

Issue Date
February 23, 2026

EXTERIOR ELEVATIONS

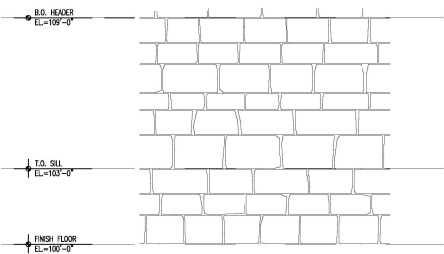
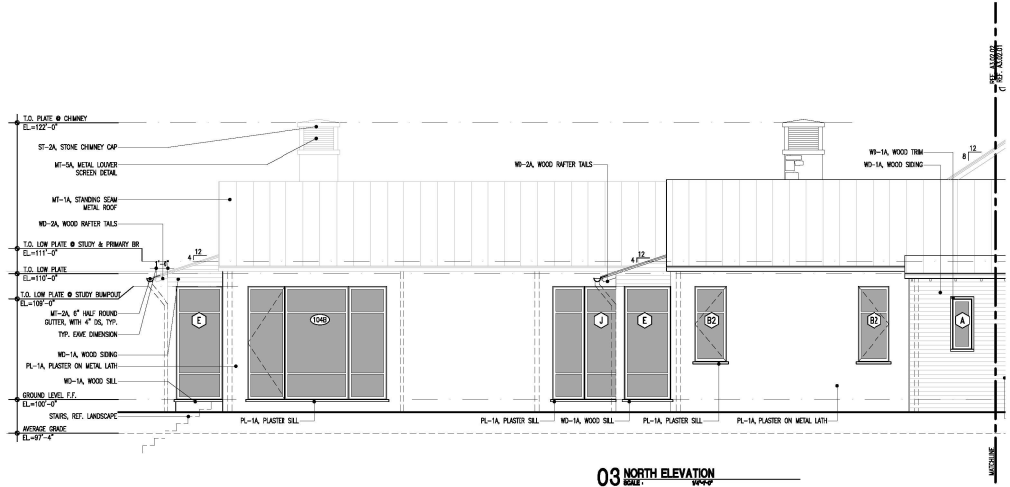
A3.01

EXTERIOR FINISH SELECTIONS

| DESCRIPTION | MATERIAL | SPICES/ALLOY | MFG./ACFINER/SUPPLIER | TYPE | SIZE (NOMINAL), PATTERN | COLOR | FINISH | JOINT | REMARKS |
|-------------|----------|----------------|----------------------------|---|--|-----------------------|-----------------------|--------------------------|---|
| ST-1A | STONE | LIMESTONE | TO BE SELECTED | WALL, LEANERS | 4" VENEER, SIZE VARIES, RUNNING BOND | BUFF | ROUGH CUT | 1/4" RIBBED, COLOR: BUFF | |
| ST-2A | STONE | LIMESTONE | TO BE SELECTED | WALL, LEANERS | 4" VENEER, REF. DETAILS FOR CUT SHAPES | TO BE SELECTED | ROUGH CUT | DRY BRICK | USE ONE PIECE IF AVAILABLE IN REQUIRED LENGTH |
| ST-3A | STONE | LIMESTONE | TO BE SELECTED | WALL, LEANERS | 1" SUNK, 16" SQ., RUNNING BOND | BUFF | ROUGH CUT | 1/4" RIBBED, COLOR: BUFF | |
| PL-1A | PLASTER | N/A | UNIVERSA | METAL LATH, REF. DETAILS FOR CUT SHAPES | N/A | SOFT GREY | SMOOTH TROWEL | N/A | |
| WD-1A | WOOD | TO BE SELECTED | RED OAK OR FINNER WILLOWNS | SHIMS & TRIM, REF. DETAILS FOR CUT SHAPES | 1" x 4" LENGTHS 8'-12' | TO BE SELECTED | SMOOTH STAIN-GRADE | 1/8" SHIP LAP | THERMALLY MODIFIED |
| WD-2A | WOOD | CEAR | TO BE SELECTED | WOOD BEAM, RAFTER TAILS & LEANERS | REF. DETAILS | TO BE SELECTED | SMOOTH STAIN-GRADE | N/A | |
| WT-1A | METAL | STEEL | TO BE SELECTED | STANDING-SEAM PAINT-DRY ROOF | 24 GA. 16" PANEL | N/A | UNPAINTED | COURSE-LOCK | |
| WT-2A | METAL | STEEL | TO BE SELECTED | HALF-ROUND GUTTER, ROUND DOWNSPUT | 24 GA. 6" GUTTER, 4" DOWNSPOUT | N/A | UNPAINTED | N/A | |
| WT-3A | METAL | STEEL | TO BE SELECTED | ROOF METAL | 24 GA | N/A | TBD | N/A | TO MATCH WINDOWS |
| WT-4A | METAL | STEEL | N/A | PAINT GRY - CLADDING, FASCIA, ETC. | 24 GA | N/A | UNPAINTED | N/A | |
| WT-5A | METAL | STEEL | TO BE SELECTED | POST BEAM, CHANNEL, BASE, ETC. | REF. STRUCTURAL | TO BE SELECTED | PAINTED TO MATCH ROOF | N/A | |
| WT-6A | METAL | STEEL | NON-SKINNS.COM | DOWNSPUT | 2" DOUBLE LOOPS LINK | TO MATCH GUTTERS & BS | PAINTED | N/A | |

GENERAL NOTES

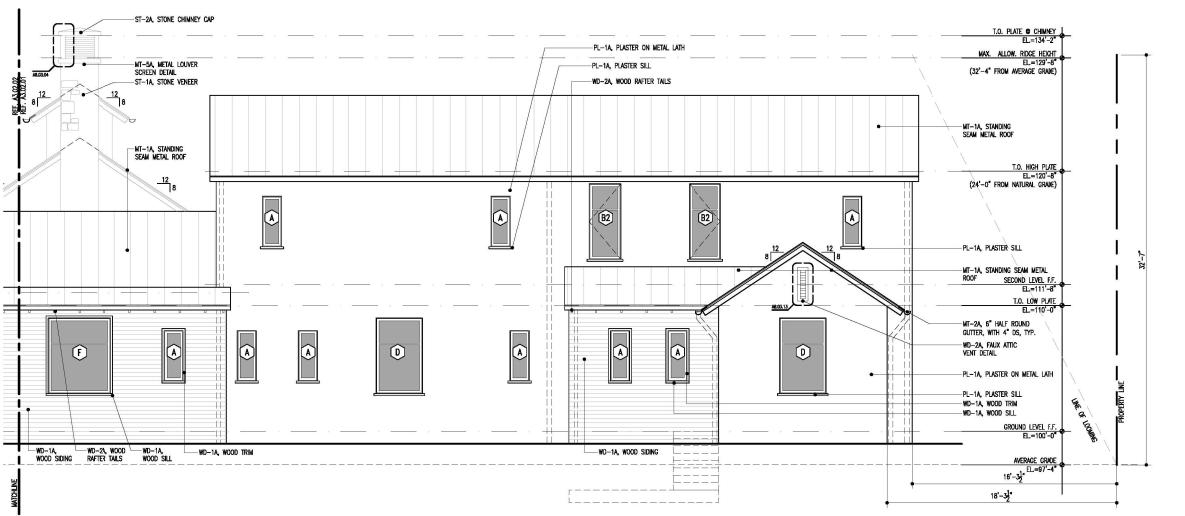
- UNLESS NOTED OTHERWISE, REFER TO FINISH (TABLE F1001.1) & (FINISH F1001.1) FOR MINIMUM CHIMNEY HEIGHT REQUIREMENTS.



STONE COURSING NOTES:

- LENGTHS TO VARY FROM 1.5X TO 2X HEIGHT
- STONE TO COURSE WITH ELEVATION IMPRESSIONS AS ABOVE
- DIFFERENCES PROVIDE COURSING HEIGHTS AS FOLLOWS:

| HEIGHT | PERCENTAGE (%) |
|--------|----------------|
| 4"-5" | AS NEEDED |
| 6"-12" | 30 |
| 12" | 30 |
| 14" | 10 |
| 18" | 20 |



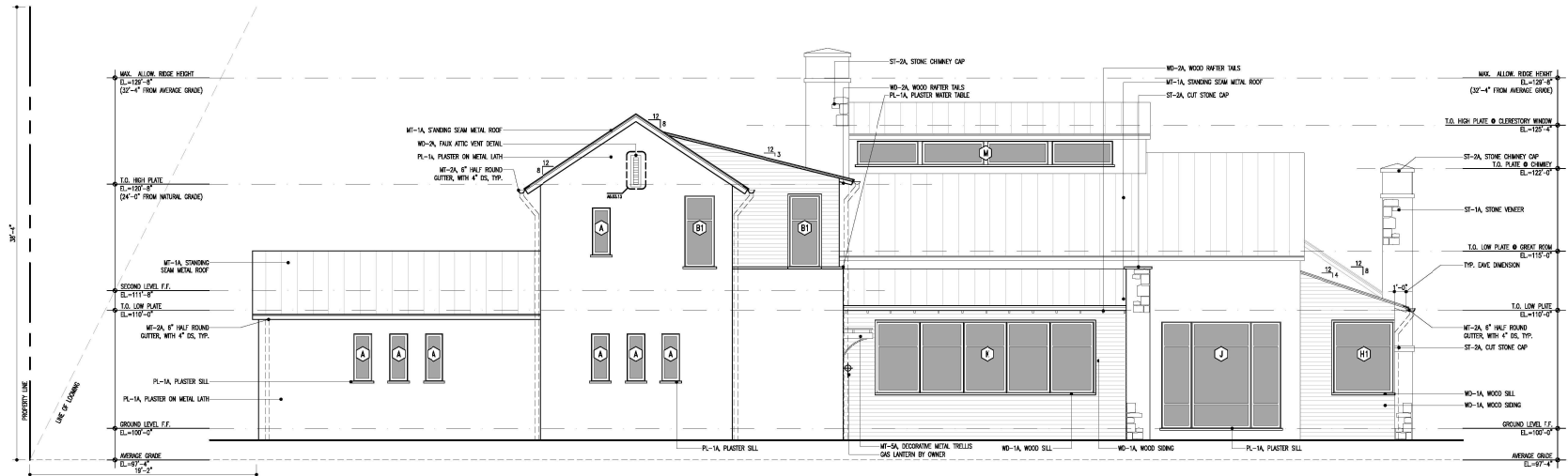


EXTERIOR FINISH SELECTIONS

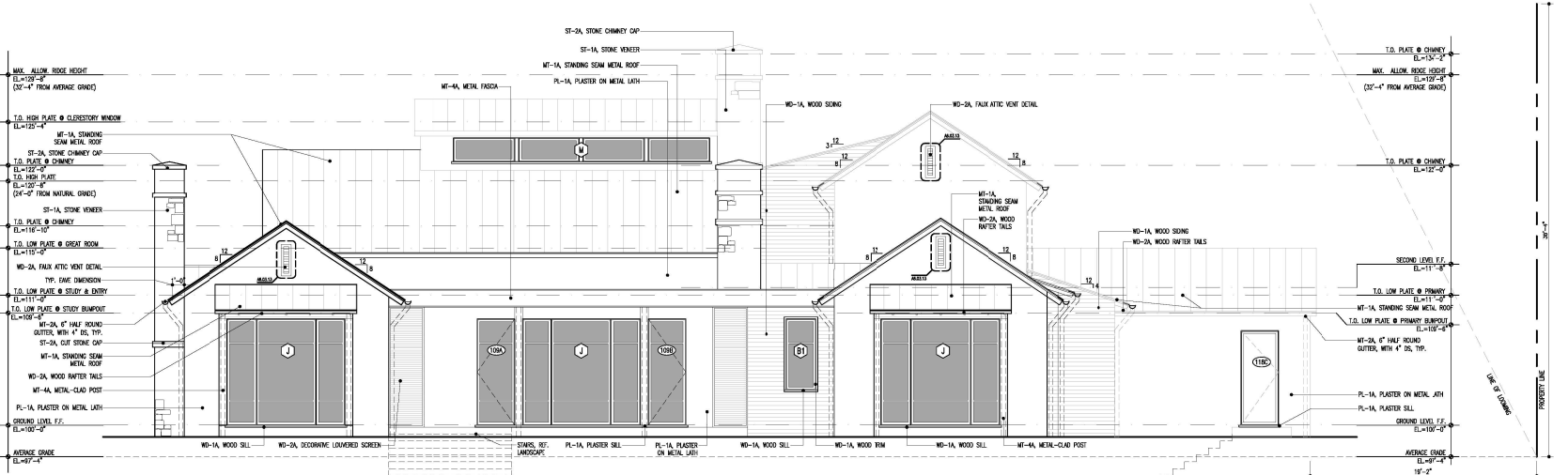
| DESCRIPTION | MATERIAL | SPECIES/ALLOY | MANUFACTURER/SUPPLIER | TYPE | SIZE (NOMINAL), PATTERN | COLOR | FINISH | JOINT | REMARKS |
|-------------|----------|----------------|-------------------------|--|--|-----------------------|-----------------------|-------------------------|--|
| ST-1A | STONE | LIMESTONE | TO BE SELECTED | WALL, LINERS | 4" VENEER, SEE VARIES, RUNNING BOND | BUFF | ROUGH CUT | 1/4" RIBBED, COLOR-BUFF | |
| ST-2A | STONE | LIMESTONE | TO BE SELECTED | WALL, LINERS | 4" VENEER, REF. DETAILS FOR CUT SHAPES | TO BE SELECTED | ROUGH CUT | DRY BRICK | USE ONE PIECE IF AVAILABLE IN REQ'D LENGTH |
| ST-3A | STONE | LIMESTONE | TO BE SELECTED | PAVING, LINERS | 1" SQUARE, 1/8" RIBBED, RUNNING BOND | BUFF | ROUGH CUT | 1/4" RIBBED, COLOR-BUFF | |
| PL-1A | PLASTER | N/A | LANHAM | METAL LATH, REF. DETAILS FOR CUT SHAPES | N/A | SOME GREY | SMOOTH TROWEL | N/A | |
| WO-1A | WOOD | TO BE SELECTED | BECK OR FOMBER WILMINGS | SIDING & TRIM, REF. DETAILS FOR CUT SHAPES | 1"4" LENGTHS 8"-12" | TO BE SELECTED | SMOOTH SHAM-GRADE | 1/8" SHIP-LAP | THERMALLY MODIFIED |
| WO-2A | WOOD | CEDAR | TO BE SELECTED | WOOD BEAM, RAFTER TAILS & JOISTS | REF. DETAILS | TO BE SELECTED | SMOOTH SHAM-GRADE | N/A | |
| MT-1A | METAL | STEEL | TO BE SELECTED | STANDING-SEAM PAINT-DIP ROOF | 24 GA. 1/2" PANEL | N/A | UNPAINTED | COURSE-LOCK | |
| MT-2A | METAL | STEEL | TO BE SELECTED | HALF-ROUND GUTTER, ROUND DOWNSPOUT | 24 GA. 1/2" GUTTER, 4" DOWNSPOUT | N/A | UNPAINTED | N/A | |
| MT-3A | METAL | STEEL | TO BE SELECTED | ROOF METAL | 24 GA. | N/A | TYP. | N/A | TO MATCH WINDOWS |
| ME-1A | METAL | STEEL | N/A | PAINT GRIP - CLADDING, FASCIA, ETC. | 24 GA. | N/A | UNPAINTED | N/A | |
| MT-5A | METAL | STEEL | TO BE SELECTED | POST, BEAM, CHANNEL, BASE, ETC. | REF. STRUCTURAL | TO BE SELECTED | PAINTED TO MATCH ROOF | N/A | |
| MT-6A | METAL | STEEL | NON-SKIDING.COM | RAMPOAN | 2" DOUBLE LOOPS LINK | TO MATCH GUTTERS & BS | PAINTED | N/A | |

GENERAL NOTES

- UNLESS NOTED OTHERWISE, REFER TO RIGOR (TABLE RIGOR.1) & (RIGOR RIGOR.1) FOR MINIMUM CHIMNEY HEIGHT REQUIREMENTS.



02 WEST ELEVATION
SCALE: 1/8"=1'-0"



01 EAST ELEVATION
SCALE: 1/8"=1'-0"

Nichols Residence
Alamo Heights, Texas

SHM Project # 25-089

Issue Date February 23, 2026

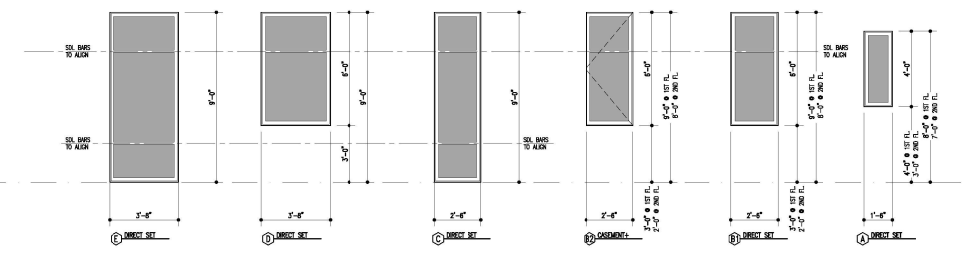
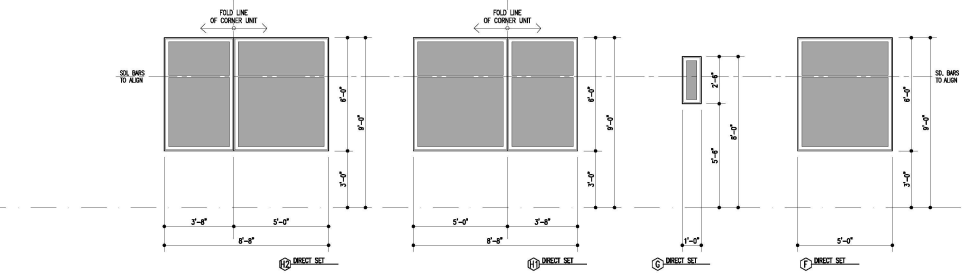
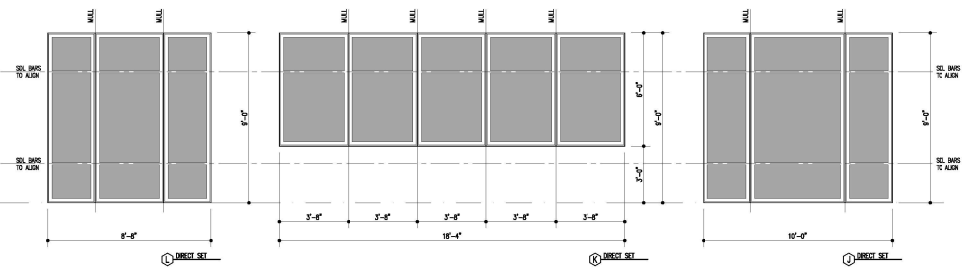
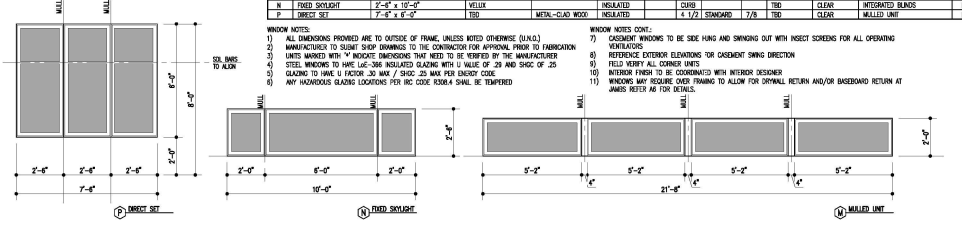
EXTERIOR ELEVATIONS

A3.03

| WINDOW SCHEDULE | | | | | | | | | |
|-----------------|---------------|---------------|----------------|--------------|--------|----------|----------|----------|----------|
| WINDOW | | SPECIFICATION | | DIVIDED LITE | | COLOR | | REMARKS: | |
| MARK | TYPE (HEIGHT) | MANUFACTURER | MATERIAL | GLASS TYPE | JAMB | PROFILE | SIZE | EXTERIOR | INTERIOR |
| A | DIRECT SET | TBD | META-CLAD WOOD | INSULATED | 4 1/2" | STANDARD | 7/8" | TBD | CLEAR |
| B1 | DIRECT SET | TBD | META-CLAD WOOD | INSULATED | HINGED | 4 1/2" | STANDARD | 7/8" | TBD |
| B2 | CASHEMANT | TBD | META-CLAD WOOD | INSULATED | HINGED | 4 1/2" | STANDARD | 7/8" | TBD |
| C | DIRECT SET | TBD | META-CLAD WOOD | INSULATED | 4 1/2" | STANDARD | 7/8" | TBD | CLEAR |
| D | DIRECT SET | TBD | META-CLAD WOOD | INSULATED | 4 1/2" | STANDARD | 7/8" | TBD | CLEAR |
| E | DIRECT SET | TBD | META-CLAD WOOD | INSULATED | 4 1/2" | STANDARD | 7/8" | TBD | CLEAR |
| F | DIRECT SET | TBD | META-CLAD WOOD | INSULATED | 4 1/2" | STANDARD | 7/8" | TBD | CLEAR |
| G | DIRECT SET | TBD | META-CLAD WOOD | INSULATED | 4 1/2" | STANDARD | 7/8" | TBD | CLEAR |
| H1 | DIRECT SET | TBD | META-CLAD WOOD | INSULATED | 4 1/2" | STANDARD | 7/8" | TBD | CLEAR |
| H2 | DIRECT SET | TBD | META-CLAD WOOD | INSULATED | 4 1/2" | STANDARD | 7/8" | TBD | CLEAR |
| I | DIRECT SET | TBD | META-CLAD WOOD | INSULATED | 4 1/2" | STANDARD | 7/8" | TBD | CLEAR |
| J | DIRECT SET | TBD | META-CLAD WOOD | INSULATED | 4 1/2" | STANDARD | 7/8" | TBD | CLEAR |
| K | DIRECT SET | TBD | META-CLAD WOOD | INSULATED | 4 1/2" | STANDARD | 7/8" | TBD | CLEAR |
| L | DIRECT SET | TBD | META-CLAD WOOD | INSULATED | 4 1/2" | STANDARD | 7/8" | TBD | CLEAR |
| M | DIRECT SET | TBD | META-CLAD WOOD | INSULATED | 4 1/2" | STANDARD | 7/8" | TBD | CLEAR |
| N | POCKET DOOR | TBD | META-CLAD WOOD | INSULATED | 4 1/2" | STANDARD | 7/8" | TBD | CLEAR |
| P | DIRECT SET | TBD | META-CLAD WOOD | INSULATED | 4 1/2" | STANDARD | 7/8" | TBD | CLEAR |

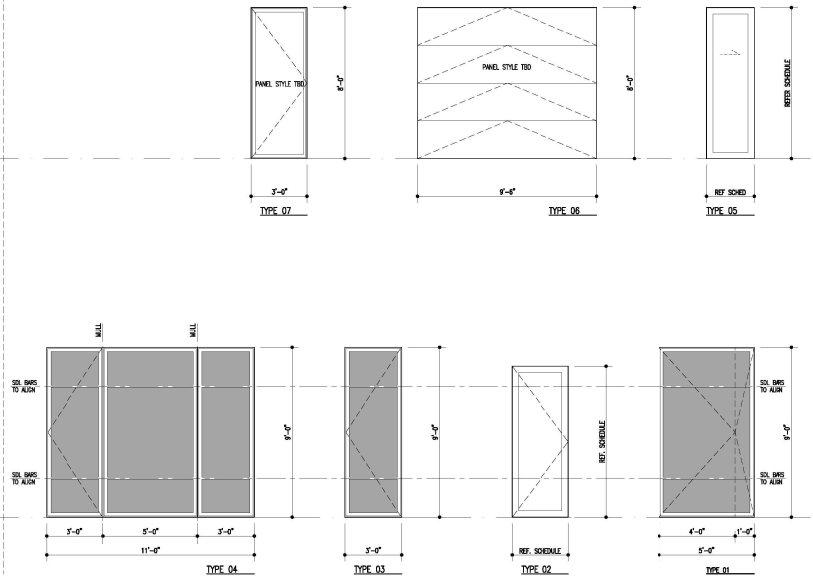
- WINDOW NOTES:
- 1) ALL DIMENSIONS PROVIDED ARE TO OUTSIDE OF FRAME, UNLESS NOTED OTHERWISE (DIM'S)
 - 2) MANUFACTURER TO SUBMIT SHOP DRAWINGS TO THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION
 - 3) UNITS MARKED WITH "M" INDICATE DIMENSIONS THAT NEED TO BE VERIFIED BY THE MANUFACTURER
 - 4) STEEL WINDOWS TO HAVE 1/4" MIN. INSULATED GLAZING WITH U VALUE OF .25 AND SSCG OF .25
 - 5) GLAZING TO HAVE U FACTOR .30 MAX / SSCG .20 MAX PER ENERGY CODE
 - 6) ANY HORIZONTAL GLAZING LOCATIONS FOR IRC CODE 1028.4 SHALL BE TYPED

- WINDOW NOTES CONT:
- 7) CASHEMANT WINDOWS TO BE SIDE HING AND SWINGING OUT WITH INSET SCREENS FOR ALL OPERATING
 - 8) REFERENCE EXTERIOR DIMENSIONS FOR CASHEMANT SWING DIRECTION
 - 9) FOLD POINT AT CORNER FINES
 - 10) INTERIOR FINISH TO BE COORDINATED WITH INTERIOR DESIGNER
 - 11) WINDOWS MAY REQUIRE OVER FRAMING TO ALLOW FOR DRYWALL RETURN AND/OR SHEETROCK RETURN AT JAMB REFER AS FOR DETAILS



| DOOR SCHEDULE | | | | | | | | | | | | |
|---------------|--------------|----------------|----------|----------------|-----------|---------|----------|----------|----------|----------|-----|------|
| DOOR | | SPECIFICATION | | DIVIDED LITE | | COLOR | | HARDWARE | | REMARKS: | | |
| NO. | TYPE (H X W) | MANUFACTURER | MATERIAL | GLASS TYPE | JAMB | PROFILE | SIZE | EXTERIOR | INTERIOR | COLOR | NO. | |
| 101 | 01 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 101 |
| 103 | 01 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 103 |
| 104 | 05 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 104 |
| 104B | 04 | 11'-0" x 8'-0" | TBD | META-CLAD WOOD | INSULATED | 4 1/2" | STANDARD | 7/8" | TBD | TBD | TBD | 104B |
| 109A | 03 | 2'-0" x 8'-0" | TBD | META-CLAD WOOD | INSULATED | 4 1/2" | STANDARD | 7/8" | TBD | TBD | TBD | 109A |
| 109B | 03 | 2'-0" x 8'-0" | TBD | META-CLAD WOOD | INSULATED | 4 1/2" | STANDARD | 7/8" | TBD | TBD | TBD | 109B |
| 111 | 05 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 111 |
| 113 | 01 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 113 |
| 115 | 05 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 115 |
| 116 | 05 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 116 |
| 116B | 05 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 116B |
| 118B | 05 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 118B |
| 119B | 01 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 119B |
| 120 | 02 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 120 |
| 122 | 05 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 122 |
| 123 | 05 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 123 |
| 124 | 05 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 124 |
| 125 | 05 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 125 |
| 126 | 05 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 126 |
| 128 | 05 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 128 |
| 129 | 05 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 129 |
| 201 | 02 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 201 |
| 202 | 05 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 202 |
| 203 | 05 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 203 |
| 204 | 05 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 204 |
| 205 | 05 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 205 |
| 206 | 05 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 206 |
| 207 | 02 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 207 |
| 208 | 02 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 208 |
| 209 | 05 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 209 |
| 210 | 05 | 2'-0" x 8'-0" | TBD | STEEL | INSULATED | 2" | STANDARD | 7/8" | TBD | TBD | TBD | 210 |

- DOOR NOTES:
- 1) MANUFACTURER TO SUBMIT SHOP DRAWINGS TO THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION
 - 2) UNITS MARKED WITH "M" INDICATE DIMENSIONS THAT NEED TO BE VERIFIED BY THE MANUFACTURER
 - 3) STEEL DOORS TO HAVE 1/4" MIN. INSULATED GLAZING WITH U VALUE OF .25 AND SSCG OF .25
 - 4) GLAZING TO HAVE U FACTOR .30 MAX / SSCG .20 MAX PER ENERGY CODE
 - 5) ALL DOORS BETWEEN AL SPACES AND NON-AL SPACES TO BE INSULATED AND WEATHER-STRIPPED
 - 6) ALL GROUND DOORS TO BE INSULATED
 - 7) DOOR AND WINDOW UNITS OF SAME DIMENSION TO ALIGN
 - 8) ALL VERTICAL DIMENSIONS MEASURED FROM FLOOR FINISH
 - 9) INTERIOR FINISH TO BE COORDINATED WITH INTERIOR DESIGNER
 - 10) DOORS MAY REQUIRE OVER FRAMING TO ALLOW FOR DRYWALL RETURN AND/OR SHEETROCK RETURN AT JAMB REFER AS FOR DETAILS
 - 11) PROVIDE SOFT-CLOSE HARDWARE AT ALL POCKET DOORS
 - 12) INTERIOR DOORS: PANEL STYLE - TRUSTILE 101000 - PANEL: 0-4-F4 PLANE; STICKING: 05 - ONE STEP STICKING

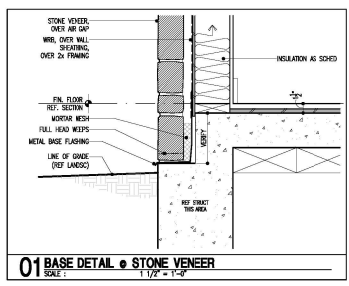
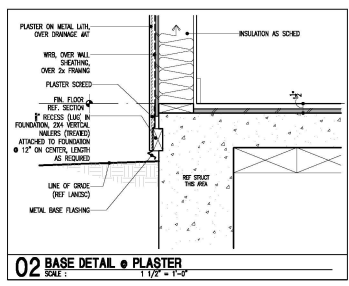
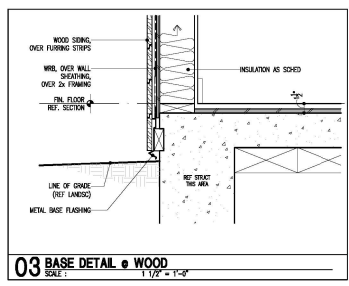
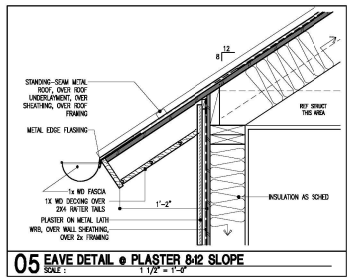
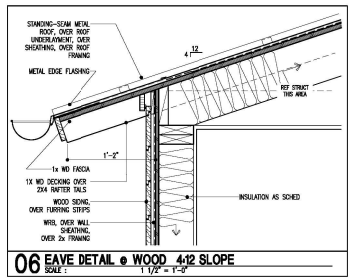
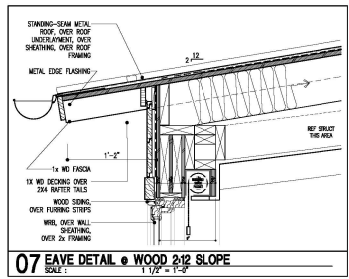
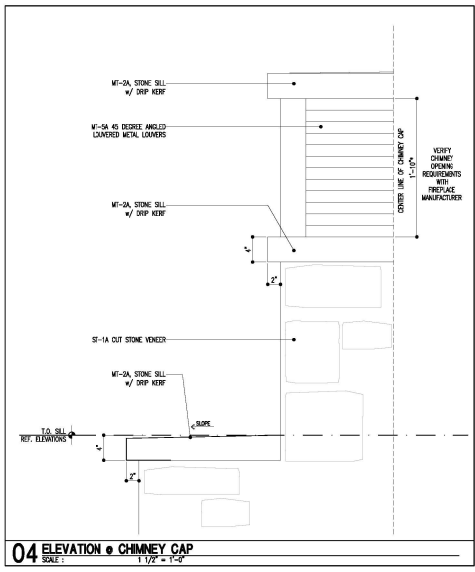
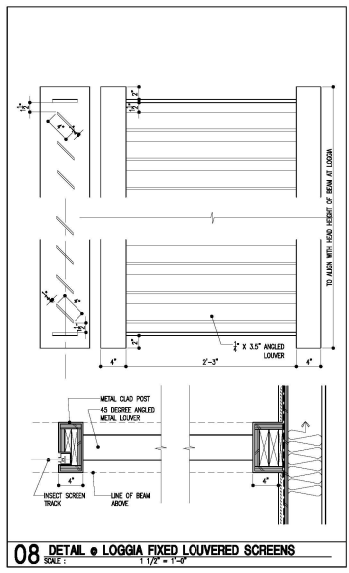
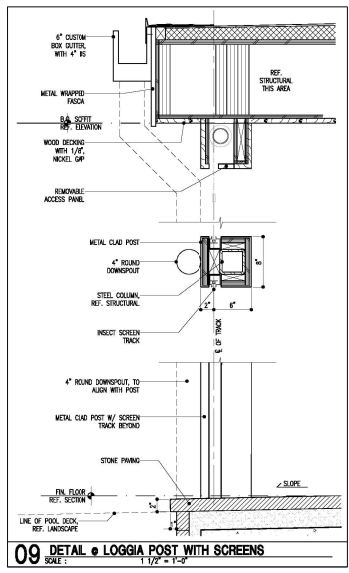
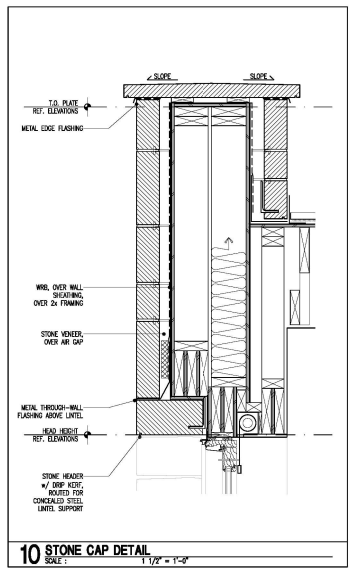
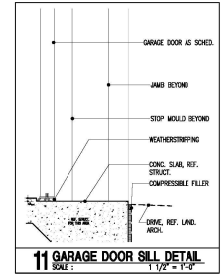
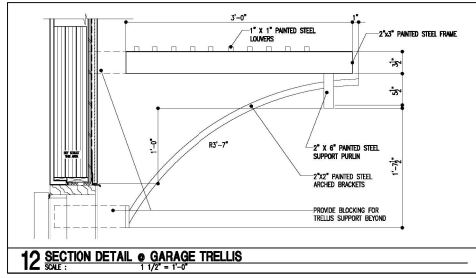
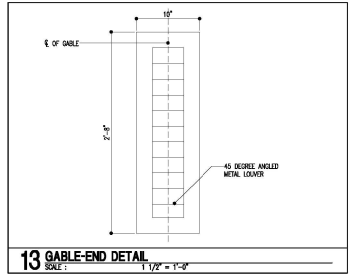


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Nichols Residence
 Alamo Heights, Texas
 SHM Project # 25-089

Issue Date February 23, 2026
 DOOR & WINDOW TYPES & SCHEDULES
A5.01





Front of Property



From Rear of Property Facing Encino

231 Encino- Lot Photos:



Right Side of Property



Left Side of Property



251 Encino Ave



243 Encino Ave



231 Encino Ave



215 Encino Ave



218 Encino Ave



214 Encino Ave



210 Encino Ave



251 Encino Ave



243 Encino Ave



231 Encino Ave



215 Encino Ave



218 Encino Ave



214 Encino Ave



210 Encino Ave