

VALDEZDESIGNS

6604 Blanco Rd. Ste
San Antonio, Texas
Voice (210)

Legal Notice of Copyright:

1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS
3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.
4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.



922 Isom Rd.
San Antonio, Texas 78216
Office: 210-798-2272
Fax: 210-798-2297



NICABBEY HOMES
701 IVY LANE
LOT 8, C.B. 5885
TERRELL HILLS, TEXAS 78209

NIC ABBEY HOMES
701 IVY LANE
TERRELL HILLS
LOT 8
BLOCK 5885



01-27-2026

Plan Information:
Drawn By: JV / MS
Project
Copyright: 2026

Revisions:

1

2

Issue Date:

03-03-2026

Sheet Title & No.

NICABBEY

COVER

Table of Contents

| Sheet Number | |
|-----------------|-------------------------------------|
| A | Cover |
| A IN. | General Information |
| A1 | Site Plan |
| A2 | Roof Plan |
| A3 | First Floor Notes Plan |
| A4 | Second Floor Notes Plan |
| A5 | First Floor Dimension Plan |
| A6 | Second Floor Dimension Plan |
| A7 | First Floor Reflected Ceiling Plan |
| A8 | Second Floor Reflected Ceiling Plan |
| A9 | Exterior Elevations |
| A10 | Exterior Elevations |
| A12 | Cross Sections |
| A13 | Interior Elevations |
| A14 | Interior Elevations |
| A15 | Interior Elevations |
| A16 | Window and Door Schedule |
| A17 | Architectural details |
| A18 | Architectural details |
| E1 | First Floor Electrical Plan |
| E2 | Second Floor Electrical Plan |
| 22 Total Sheets | |

These documents are instruments of Valdezdesigns services for use solely with respect to the specific project indicated herein. These documents shall not be copied or loaned to others and are subject to recall at the discretion of Valdezdesigns. Valdezdesigns is the author of these documents and shall retain all common law, statutory and other reserved rights.

Area Tabulations

| Conditioned Area | First Floor | Second Floor | Total |
|---------------------------------------|--------------|--------------|-------------------|
| Main House Living Area | 2802 Sq. Ft. | 1346 Sq. Ft. | 4138 Sq. Ft. |
| Non-Conditioned Area | | | |
| Two Car Garage and Mechanical storage | 560 Sq. Ft. | | 560 Sq. Ft. |
| Covered Loggia | 292 Sq. Ft. | | 292 Sq. Ft. |
| Covered Front Entry | 82 Sq. Ft. | | 82 Sq. Ft. |
| Total Framed Area | | | |
| | 3736 Sq. Ft. | 1350 Sq. Ft. | 5072 Sq. Ft. |
| Total Slab Area | | | |
| | 3736 Sq. Ft. | | |
| Lot Coverage | | | |
| Total Lot Area | | | 14162 Sq. Ft. |
| Floor Area Ratio (F.A.R.) Allowed | | | Allowed .30 = 30% |
| Building Coverage Allowed | | | 36% |
| Building Coverage Percentage | | | 24% |

Electrical Symbols

| | |
|--|----------------------------------------------|
| | 110/120v duplex outlet |
| | 110/120v floor outlet |
| | Junction box |
| | 110/120v fourplex outlet |
| | Weatherproof outlet |
| | Wall switch mounted 39" above finished floor |
| | Three way switch |
| | Ceiling fan motor control |
| | Telephone outlet |
| | Television outlet |
| | Door bell |
| | Step light |
| | Conduit for landscape lighting |
| | Remote electric door or gate release |
| | Ceiling fan |
| | Heater, light, vent combination |
| | Exhaust fan |
| | Smoke detector / alarm (hard wire) |
| | Under counter or cove light strip |
| | Recessed down light |
| | Recessed wall washer light |
| | Adjustable recessed down light |
| | Sconce light |
| | Surface mounted light |
| | Suspended pendant light |
| | Chandelier |
| | Flourescent light |
| | Electrical dimming system (EDS) |
| | Door bell chimes |
| | Strip light or track light |
| | Touch panel |

Architectural Symbols

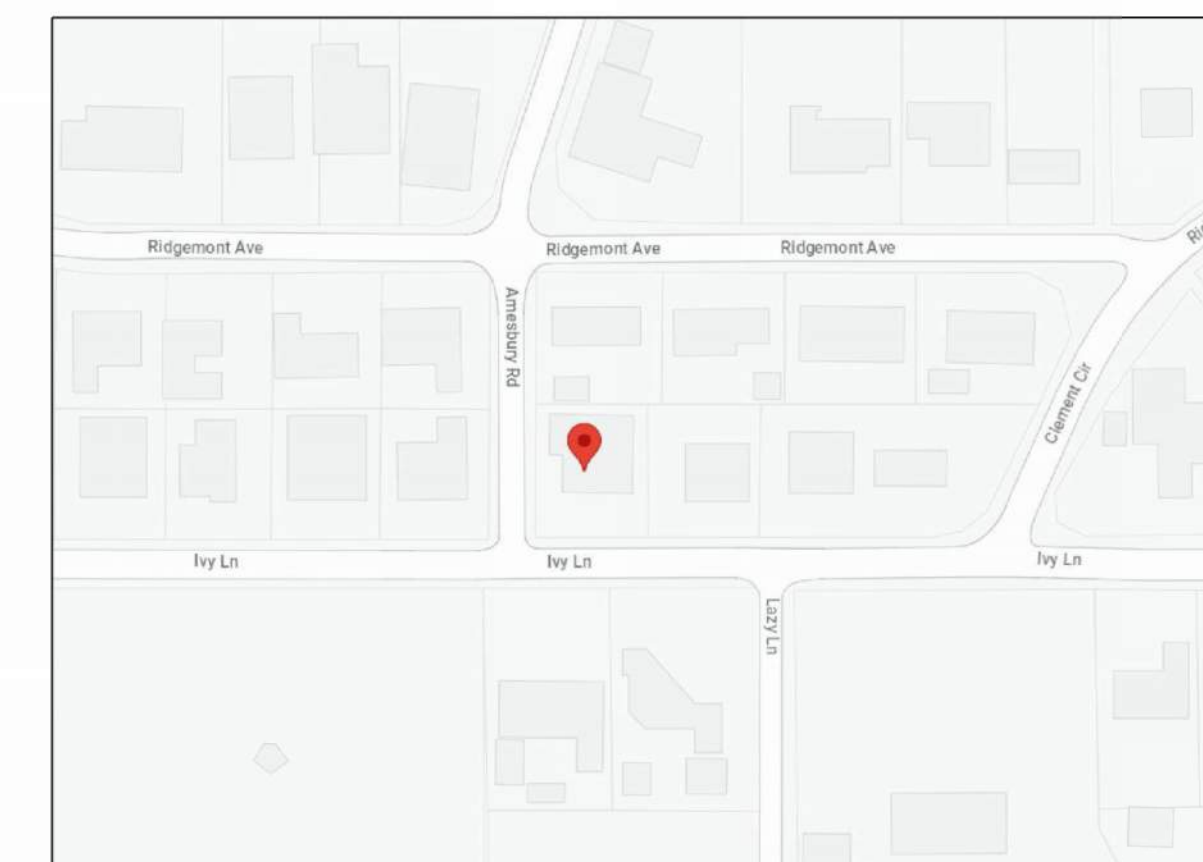
| | |
|--|--------------------------------------------------------------------------------|
| | Detail identification number |
| | Sheet where detail is drawn |
| | Section or elevation identification number |
| | Sheet number where section or elevation is drawn |
| | Shaded arrow indicates interior elevation point of view |
| | Encircled number indicates sheet number where drawing is |
| | Window mark if windows are not noted directly on the plan Refer to schedule |
| | Door mark if windows are not noted directly on the plan Refer to schedule |
| | Room number |
| | Finish elevation |
| | Stone masonry |
| | 2 x 4 wood studs at 16" on center |
| | 2 x 6 wood studs at 16" on center |

Mechanical and Plumbing Symbols

| | | | |
|--|-------------------------------|--|--------------------|
| | Return air grille | | Gas supply control |
| | Wall supply | | Shower head |
| | Square ceiling supply | | Cold water supply |
| | Round ceiling supply register | | Bath tub |
| | Vertical air return | | Lavatory |
| | Vertical air supply chase | | Toilet |
| | Thermostat location | | Bidet |
| | Hose bibb location | | |
| | Gas supply | | |

General Notes and Conditions

- All work shall be performed in a complete and workman like manner, conforming with the best standards of practice in the various trades.
- The work shall be performed in compliance with the 2024 international code series as adopted by the City of San Antonio.
- The contractors shall verify all dimensions and site conditions prior to starting work. The designer shall be notified of any discrepancies.
- Nothing indicated in these drawings shall imply other than a total and complete weather tight and structurally sound job. Any device, connector or other item needed to accomplish this shall be provided and installed even if not specifically noted on the drawings.
- Reasonable care and accuracy was practiced in the preparation of these drawings. If questions arise as to the intent of any specified item, contact Valdezdesigns 210.618.1234
- No vehicle is permitted on the adjacent property and any damage done to existing drives and walks or other structures will be repaired or replaced and charged to the person or company responsible.
- Trade names and brands noted on the plans are for quality standards only. Substitutions of "Equal" products may be made with owners permission. I.C.B.O. / N.E.R. substitutions shall be made only with products which have currently active I.C.B.O. / N.E.R. evaluation reports, or be approved and listed by other nationally recognized test agencies.

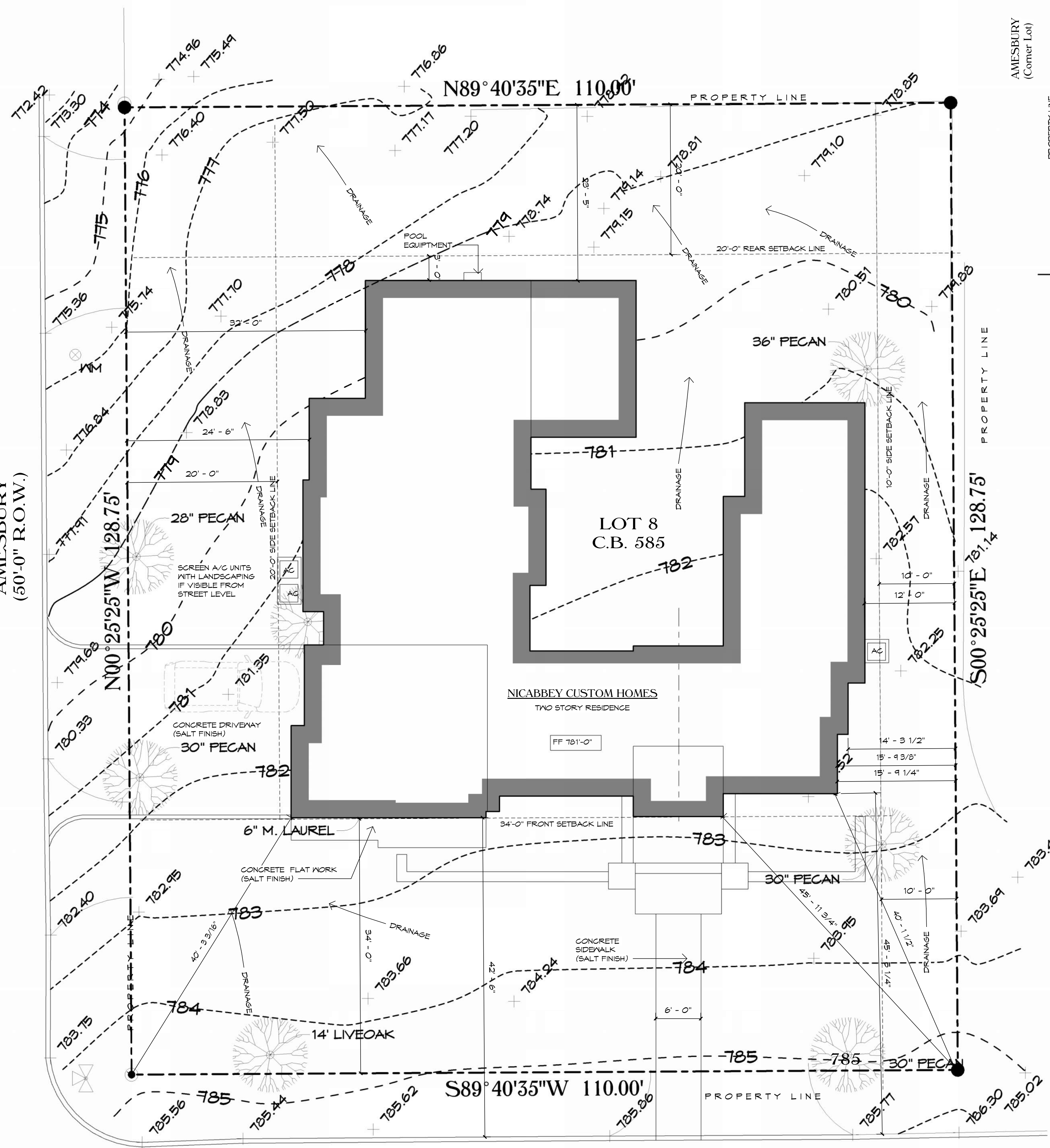


VICINITY MAP

Legal Notice of Copyright:

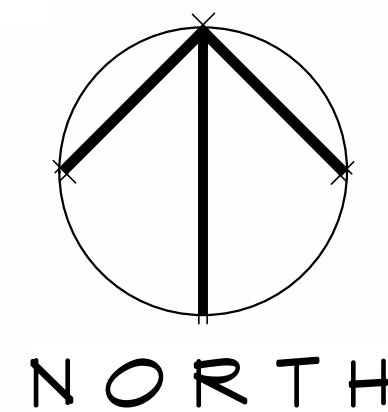
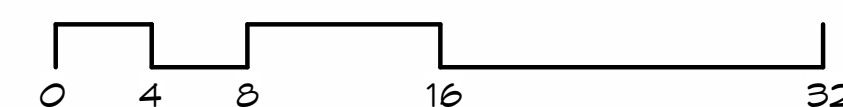
- THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
- THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS
- VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.
- THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.

AMESBURY
(50'-0" R.O.W.)



IVY LANE
(50'-0" R.O.W.)

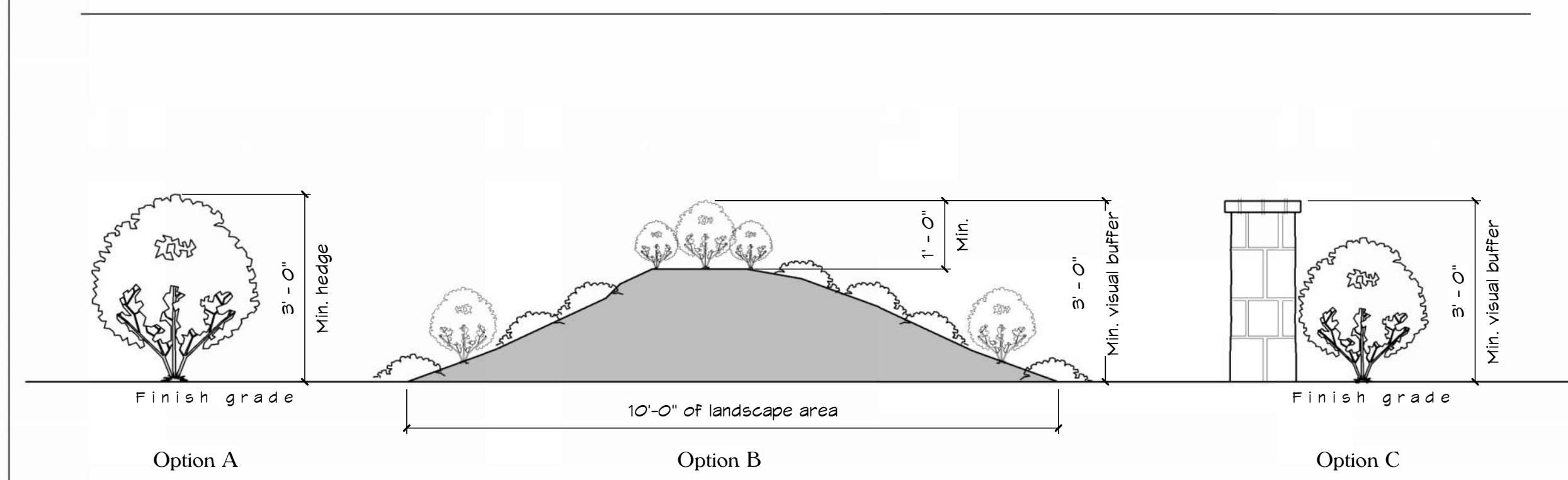
1 Architectural Site Plan
1/8" = 1'-0"



AMESBURY
(Corner Lot)



2 Site Section and Bulk Plan Diagram
1/8" = 1'-0"

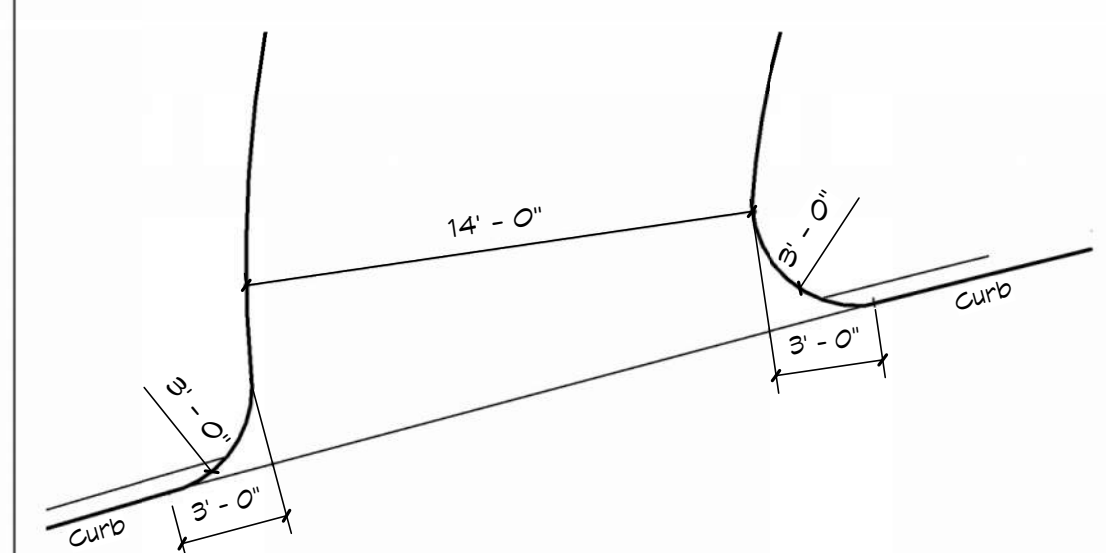


3 Visual Buffer (Options)
1/2" = 1'-0"

Front Yard Area Tabulations

Lot area: 14,162 sf.
Front yard area: 3409 sf.
Allowable vehicle use area with 10'-0" Landscape buffer: 40%
Vehicle use area: 1015 sf. = 24%

2 new trees to be planted per City of Terrell Hills ordinance. Verify with Landscape architect for locations, sizes and species.



4 Detail @ Driveway apron
3/16" = 1'-0"

Site Legend

- Tree to be removed
- A/C Equipment
- Photo cell light
- Property line
- Building setback line
- Existing grade
- New grade

Legal Notice of Copyright:

- THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
- THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS
- VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.
- THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.



922 Isom Rd.
San Antonio, Texas 78216
Office: 210-798-2272
Fax: 210-798-2297

NIC ABBEY HOMES
701 IVY LANE
TERRELL HILLS
LOT 8
BLOCK 5885



01-27-2026

Plan Information:
Drawn By: JV / MS
Project
Copyright: 2026

Revisions:
1
2

Issue Date:
03-03-2026

Sheet Title & No.
**ARCHITECTURAL
SITE PLAN**

A1



VALDEZDESIGNS

6604 Blanco Rd. Ste
San Antonio, Texas
Voice (210)

Legal Notice of Copyright:

1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS
3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.
4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.



922 Isom Rd.
San Antonio, Texas 78216
Office: 210-798-2272
Fax: 210-798-2297

NIC ABBEY HOMES
701 IVY LANE
TERRELL HILLS
LOT 8
BLOCK 5885



01-27-2026

Plan Information:
Drawn By: JV / MS
Project
Copyright: 2026

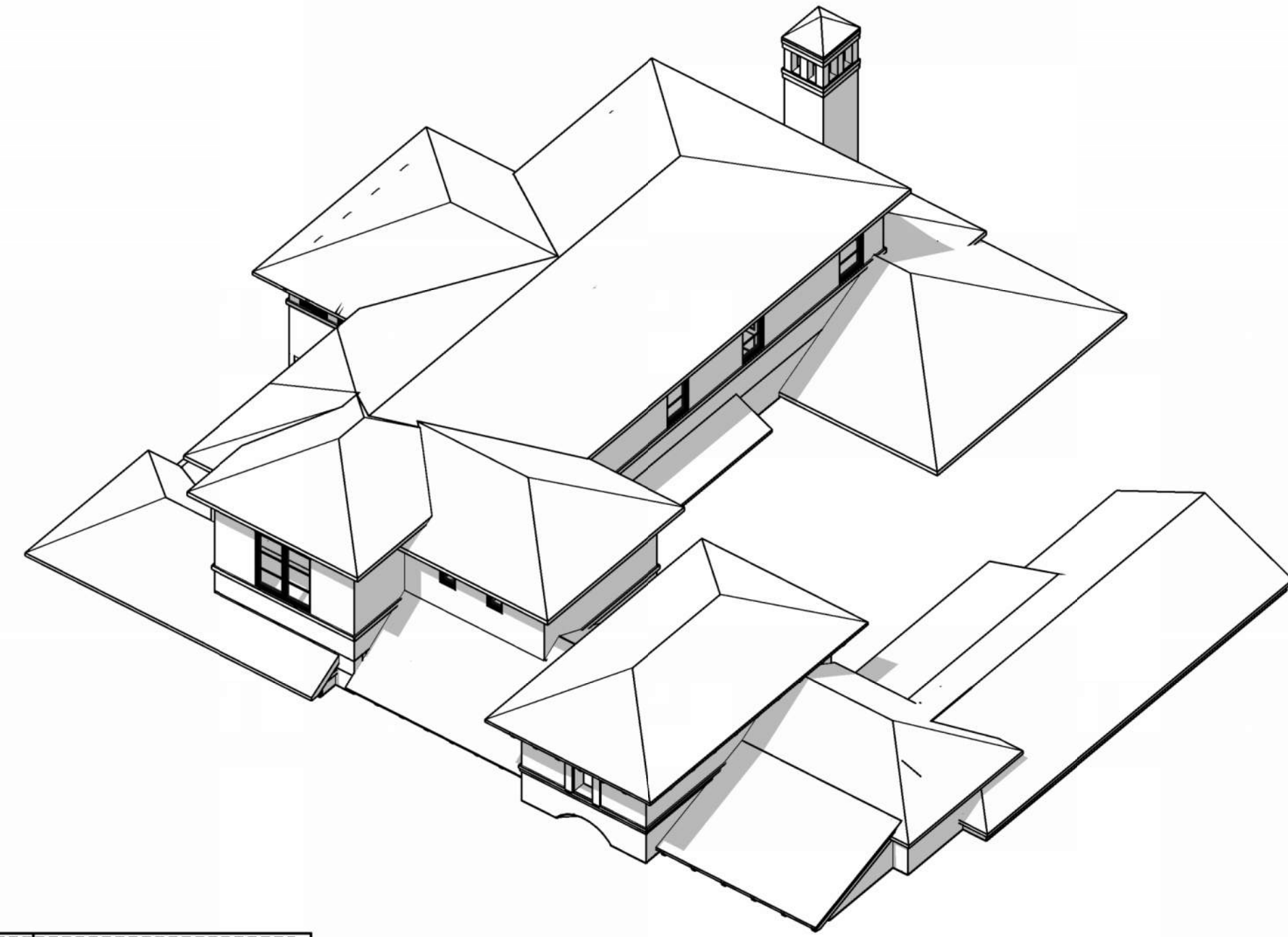
Revisions:

| | |
|---|--|
| 1 | |
| 2 | |

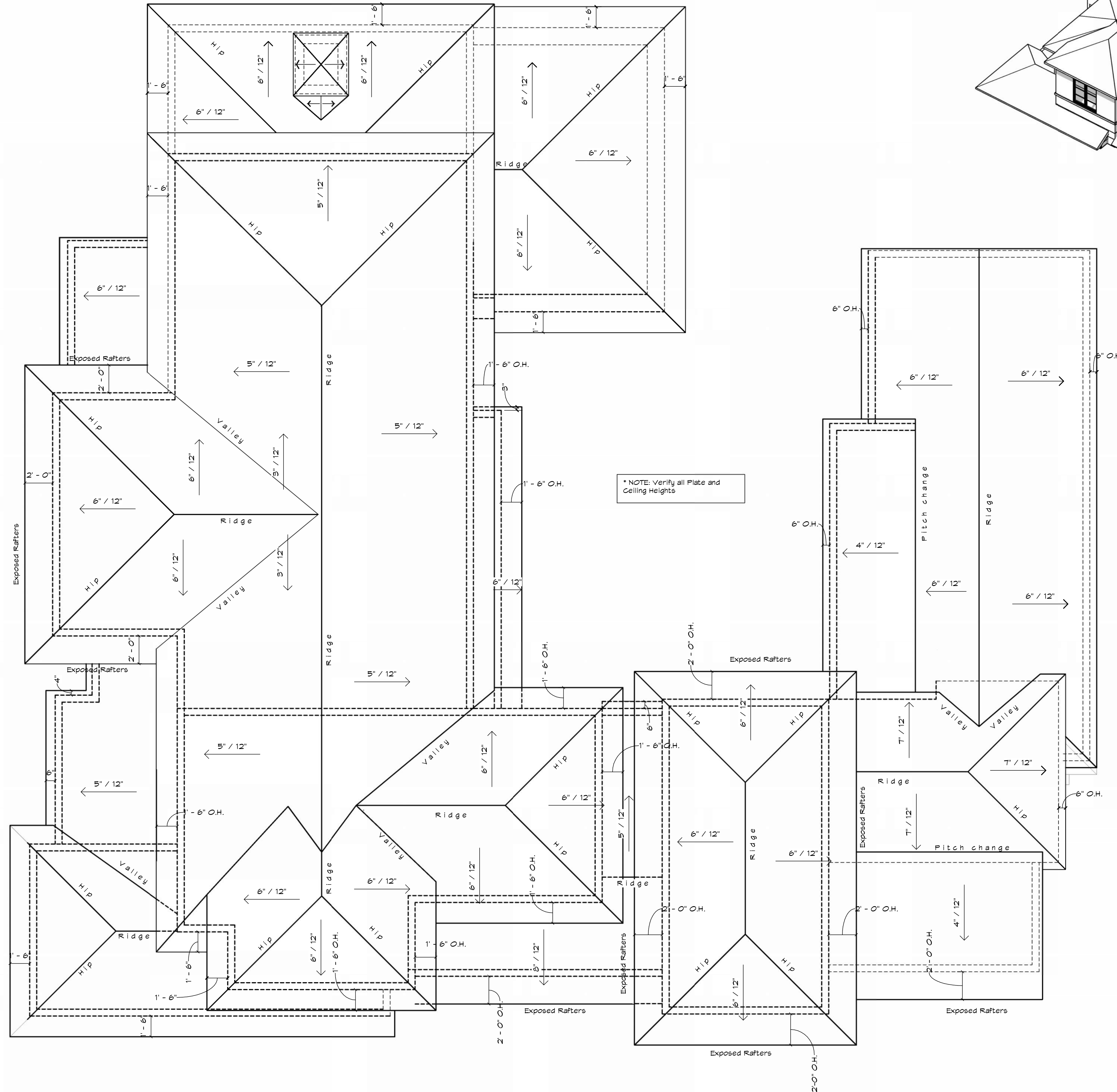
Issue Date:
03-03-2026

Sheet Title & No.
ROOF PLAN

A2

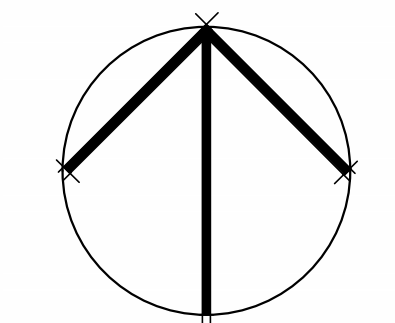
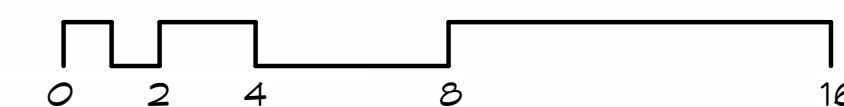


2 Roof Perspective



1 Roof Plan

1/4" = 1'-0"



NORTH

Legal Notice of Copyright:

1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS
3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.
4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.



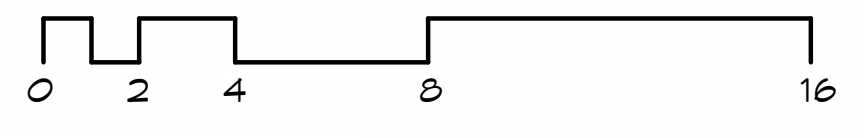
922 Isom Rd.
San Antonio, Texas 78216
Office: 210-798-2272
Fax: 210-798-2297

NIC ABBEY HOMES
701 IVY LANE
TERRELL HILLS
LOT 8
BLOCK 5885



Stair data for Main Stairs:
14 Tread @ 11" Min.
20 Risers @ 7.5"
(Wood Treads and wood risers)

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



WALL LEGEND

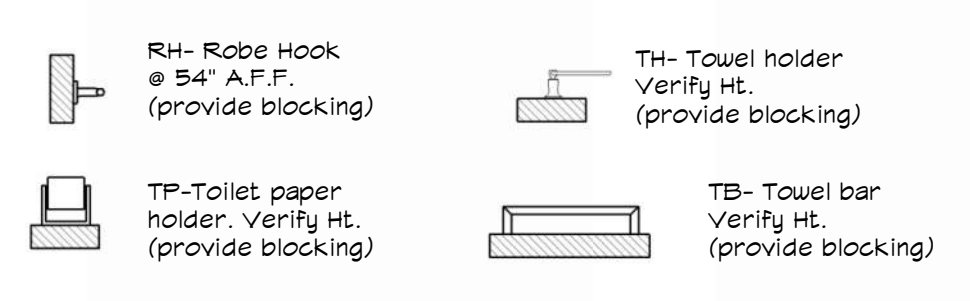
| | | | |
|--|----------|--|----------|
| | 2x4 wall | | 12" wall |
| | 2x6 wall | | 20" wall |
| | 10" wall | | |

First Floor Room Finish Schedule

| Number | Room Name | Ceiling Height | Ceiling Type | Floor Finish | Area | Comments |
|--------|----------------|-----------------|--------------|-----------------|-----------|----------|
| 100 | C. Entry | 12'-0" Clg. Ht. | Sheetrock | Tile Floor | 65.52 SF | |
| 101 | Foyer | 16'-0" Clg. Ht. | 10x10 Beams | Wood Floor | 169.12 SF | |
| 102 | Gallery | 11'-0" Clg. Ht. | Flat Clg. | Wood Floor | 85.63 SF | |
| 103 | Study | 11'-0" Clg. Ht. | Flat Clg. | Wood Floor | 174.85 SF | |
| 104 | Powder Room | 10'-0" Clg. Ht. | Flat Clg. | Wood Floor | 42.11 SF | |
| 105 | Vestibule | 11'-0" Clg. Ht. | Flat Clg. | Wood Floor | 40.23 SF | |
| 106 | Kitchen | 11'-0" Clg. Ht. | Flat Clg. | Wood Floor | 246.51 SF | |
| 107 | Dining | 11'-0" Clg. Ht. | Flat Clg. | Wood Floor | 224.82 SF | |
| 108 | Living Room | 11'-0" Clg. Ht. | 10x10 Beams | Wood Floor | 346.07 SF | |
| 109 | Wet Bar | 11'-0" Clg. Ht. | Flat Clg. | Wood Floor | 63.71 SF | |
| 110 | Stair Hall | 11'-0" Clg. Ht. | Flat Clg. | Wood Floor | 96.01 SF | |
| 110B | Storage | 9'-0" Clg. Ht. | Sheetrock | Wood Floor | 21.22 SF | |
| 110C | Bath No.2 | 9'-0" Clg. Ht. | Flat Clg. | Tile Floor | 45.70 SF | |
| 110D | W.C. No.2 | 9'-0" Clg. Ht. | Flat Clg. | Carpet Floor | 51.42 SF | |
| 110E | Shur No.2 | 9'-6" Clg. Ht. | Flat Clg. | Tile Floor | 15.75 SF | |
| 112 | Mud Room | 11'-0" Clg. Ht. | Flat Clg. | Wood Floor | 37.07 SF | |
| 113 | Utility Room | 10'-0" Clg. Ht. | Flat Clg. | Tile Floor | 71.62 SF | |
| 114 | M. Gallery | 10'-0" Clg. Ht. | Flat Clg. | Wood Floor | 91.75 SF | |
| 115 | Master Bedroom | 10'-0" Clg. Ht. | 8x10 Beams | Wood Floor | 281.71 SF | |
| 116 | Master Bath | 11'-0" Clg. Ht. | Flat Clg. | Wood Floor | 142.45 SF | |
| 117 | M. Toilet | 10'-0" Clg. Ht. | Flat Clg. | Tile Floor | 22.51 SF | |
| 118 | M. Shower | 10'-0" Clg. Ht. | Flat Clg. | Tile Floor | 21.85 SF | |
| 119 | M. Closet | 10'-0" Clg. Ht. | Flat Clg. | Carpet Floor | 212.55 SF | |
| 120 | Outdoor Living | 10'-0" Clg. Ht. | Sheetrock | Tile Floor | 267.07 SF | |
| 121 | Two Car Garage | 11'-0" Clg. Ht. | Flat Clg. | Smooth Concrete | 500.31 SF | |
| 122 | Pantry | 9'-0" Clg. Ht. | Flat Clg. | Wood Floor | 27.51 SF | |
| 123 | Mech. | 8'-0" Clg. Ht. | Flat Clg. | Smooth Concrete | 26.55 SF | |

- First Floor Notes**
1. Verify all dimensions prior to any work being done.
 2. Verify all specifications and user manuals for all installations.
 3. If there are any uncertainties or inaccuracies in the plan you are to contact Valdezdesigns or Nicabbey immediately.
 4. All plugs to be located in base board through out the house, minus the garage and closets.
 5. Provided blocking at all accessories that are mounted on the walls.
 6. Provided blocking at all windows on both sides for drapery hardware installation.
 7. Trim as specified. Verify locations and profiles.
 8. All interior wood trim to be paint grade (besides wood ceiling details as noted on RCP)
 9. All exterior wood trim to be paint grade (besides wood ceiling details as noted on RCP)
 10. All cabinetry to be paint grade unless noted otherwise.

Bathroom Accessory Legend



Plan Information:
Drawn By: JV / MS
Project
Copyright: 2026

Revisions:

| | |
|---|--|
| 1 | |
| 2 | |

Issue Date:
03-03-2026

Sheet Title & No.
FIRST FLOOR PLAN NOTES

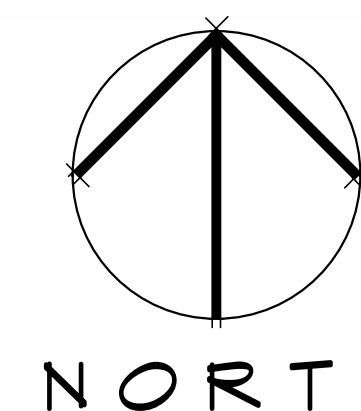
Legal Notice of Copyright:

1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS
3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.
4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.

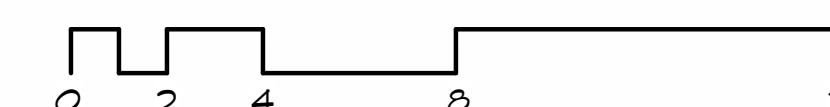


922 Isom Rd.
San Antonio, Texas 78216
Office: 210-798-2272
Fax: 210-798-2297

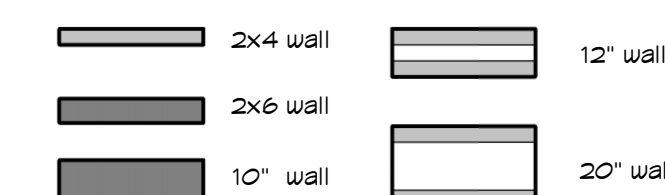
NIC ABBEY HOMES
701 IVY LANE
TERRELL HILLS
LOT 8
BLOCK 5885



1 SECOND FLOOR NOTES PLAN
1/4" = 1'-0"

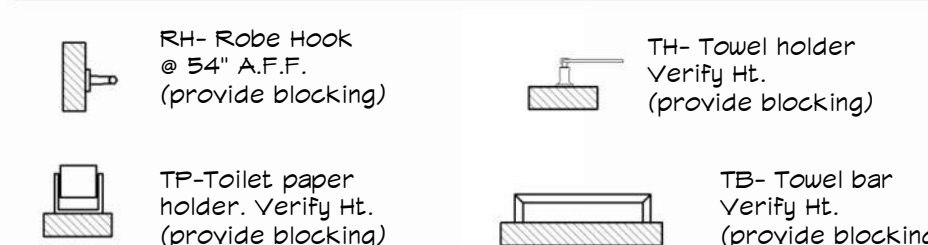


WALL LEGEND



| Second Floor Room Finish Schedule | | | | | | |
|-----------------------------------|--------------|-----------------|--------------|--------------|-----------|----------|
| First Floor | | Ceiling | | Floor Finish | Area | Comments |
| Number | Room Name | Ceiling Height | Ceiling Type | | | |
| 200 | Stairs | | Flat Clg. | Wood Floor | 144.94 SF | |
| 201 | Mech. Closet | 9'-0" Clg. Ht. | Flat Clg. | Carpet Floor | 32.49 SF | |
| 202 | Play Room | 9'-0" Clg. Ht. | Flat Clg. | Carpet Floor | 210.81 SF | |
| 203 | Bedroom No.2 | 9'-0" Clg. Ht. | Flat Clg. | Carpet Floor | 149.82 SF | |
| 207 | Hallway | 9'-0" Clg. Ht. | Flat Clg. | Carpet Floor | 53.71 SF | |
| 208 | L. Closet | 9'-0" Clg. Ht. | Flat Clg. | Carpet Floor | 12.78 SF | |
| 209 | Bedroom No.3 | 9'-0" Clg. Ht. | Flat Clg. | Carpet Floor | 202.74 SF | |
| 210 | W.I.C. No.3 | 9'-0" Clg. Ht. | Flat Clg. | Carpet Floor | 34.47 SF | |
| 211 | Bath No.3 | 9'-0" Clg. Ht. | Flat Clg. | Tile Floor | 38.63 SF | |
| 212 | Shwr No.3 | 9'-0" Clg. Ht. | Flat Clg. | Tile Floor | 14.04 SF | |
| 213 | Bedroom No.4 | 11'-0" Clg. Ht. | Flat Clg. | Carpet Floor | 181.11 SF | |
| 214 | Bath No.4 | 9'-0" Clg. Ht. | Flat Clg. | Tile Floor | 77.85 SF | |
| 215 | W.I.C. No.4 | 9'-0" Clg. Ht. | Flat Clg. | Carpet Floor | 34.20 SF | |

Bathroom Accessory Legend



Floor Plan Notes

1. Verify all dimensions prior to any work being done.
2. Verify all specifications and user manuals for all installations.
3. If there are any uncertainties or inaccuracies in the plan you are to contact Valdezdesigns or Nicabbey immediately.
4. All plugs to be located in base board through out the house, minus the garage and closets.
5. Provided blocking at all accessories that are mounted on the walls.
6. Provided blocking at all windows on both sides for drapery hardware installation.



Stair data for Main Stairs:
20 Treads @ 12" Min.
21 Risers @ 1.25" Max
(Wood Treads and wood risers)

Provide blocking vor stair railing

Plan Information:

Drawn By: JV / MS

Project

Copyright: 2026

Revisions:

- 1
- 2

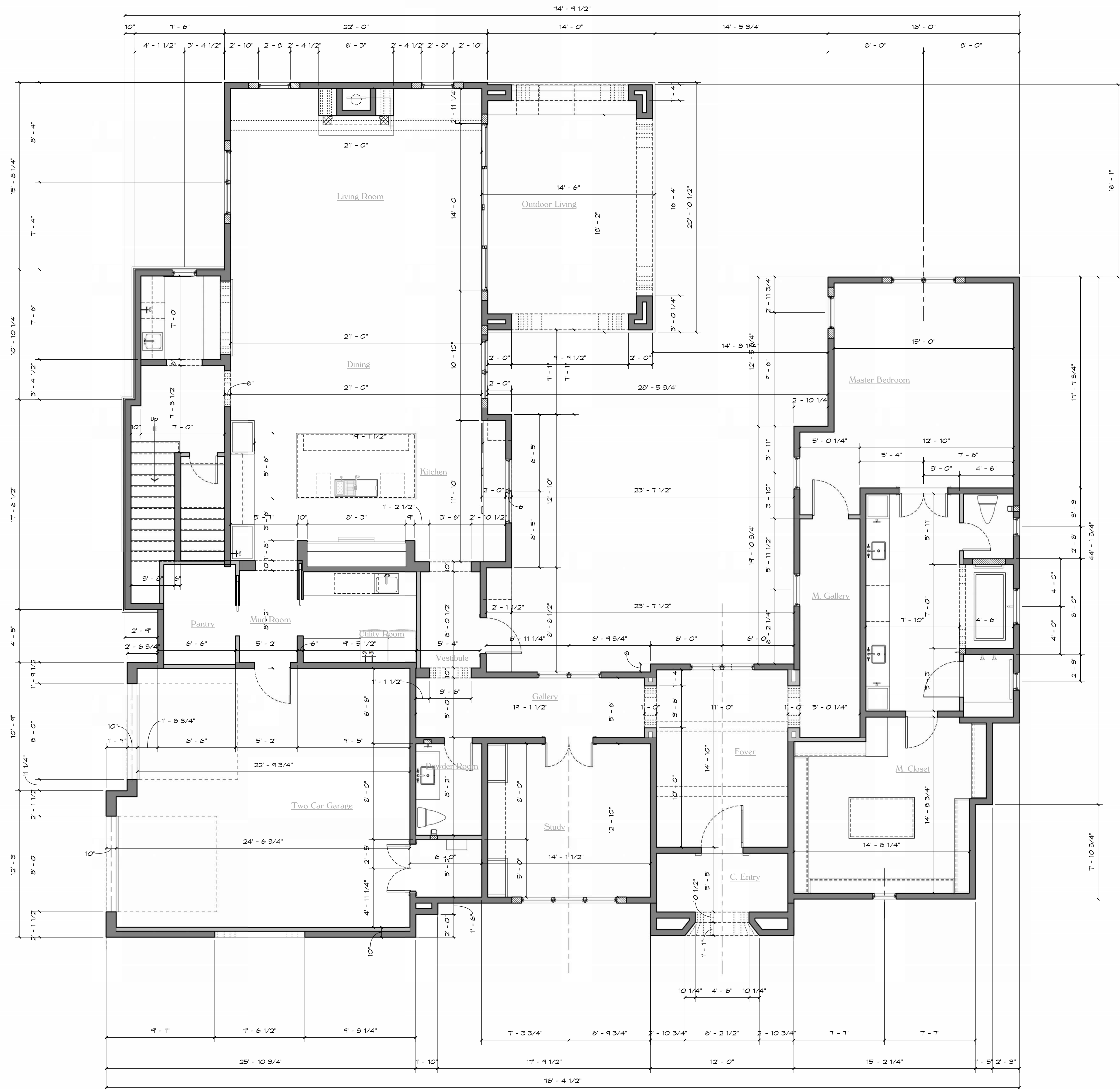
Issue Date:

03-03-2026

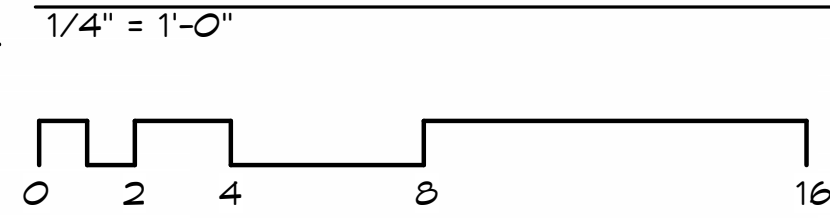
Sheet Title & No.

SECOND FLOOR
PLAN NOTES

A4

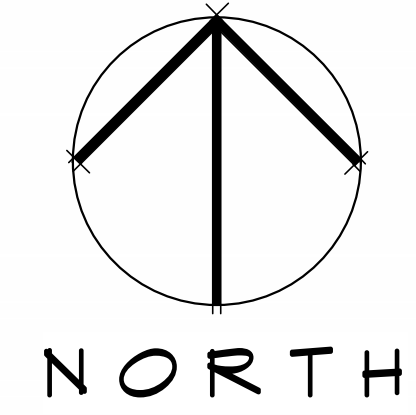


1 FIRST FLOOR DIMENSION PLAN



WALL LEGEND

| | | | |
|--|----------|--|----------|
| | 2x4 wall | | 12" wall |
| | 2x6 wall | | 20" wall |
| | 10" wall | | |



- Floor Plan Notes**
1. Verify all dimensions prior to any work being done.
 2. Verify all specifications and user manuals for all installations.
 3. If there are any uncertainties or inaccuracies in the plan you are to contact Valdezdesigns or Nicabby immediately.
 4. All plugs to be located in base board through out the house, minus the garage and closets.
 5. Provided blocking at all accessories that are mounted on the walls.
 6. Provided blocking at all windows on both sides for drapery hardware installation.
 7. Trim as specified. Verify locations and profiles.
 8. All interior wood trim to be paint grade (besides wood ceiling details as noted on RCP)
 9. All exterior wood trim to be paint grade (besides wood ceiling details as noted on RCP)
 10. All cabinetry to be paint grade unless noted otherwise.

Legal Notice of Copyright:

1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS
3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.
4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.



922 Isom Rd.
 San Antonio, Texas 78216
 Office: 210-798-2272
 Fax: 210-798-2297

NIC ABBEY HOMES
 701 IVY LANE
 TERRELL HILLS
 LOT 8
 BLOCK 5885



01-27-2026

Plan Information:
 Drawn By: JV / MS
 Project
 Copyright: 2026

Revisions:

| | |
|---|-------|
| 1 | _____ |
| 2 | _____ |

Issue Date:
03-03-2026

Sheet Title & No.
**FIRST FLOOR
 DIMENSION PLAN**

A5

Legal Notice of Copyright:

1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS
3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.
4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.



922 Isom Rd.
San Antonio, Texas 78216
Office: 210-798-2272
Fax: 210-798-2297

NIC ABBEY HOMES
701 IVY LANE
TERRELL HILLS
LOT 8
BLOCK 5885



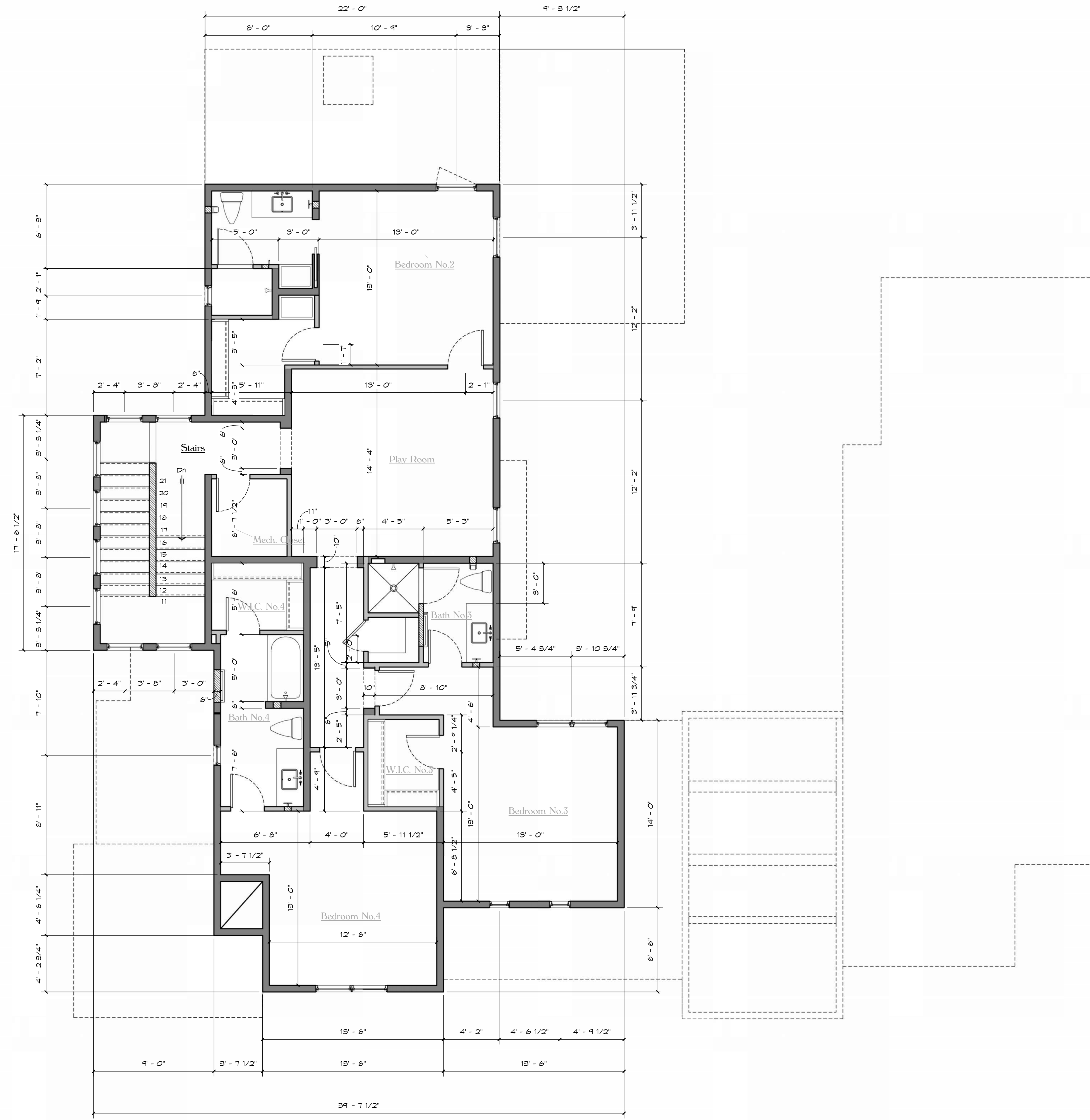
Plan Information:
Drawn By: JV / MS
Project
Copyright: 2026

Revisions:
1
2

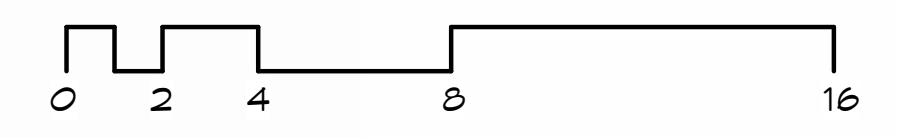
Issue Date:
03-03-2026

Sheet Title & No.
SECOND FLOOR DIMENSION PLAN


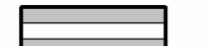



A6



1 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"



WALL LEGEND

| | | | |
|---------------------------------------------------------------------------------------|----------|---------------------------------------------------------------------------------------|----------|
|  | 2x4 wall |  | 12" wall |
|  | 2x6 wall |  | 20" wall |
|  | 10" wall | | |



- Floor Plan Notes**
1. Verify all dimensions prior to any work being done.
 2. Verify all specifications and user manuals for all installations.
 3. If there are any uncertainties or inaccuracies in the plan you are to contact Valdezdesigns or Nicabbey immediately.
 4. All plugs to be located in base board through out the house, minus the garage and closets.
 5. Provided blocking at all accessories that are mounted on the walls.
 6. Provided blocking at all windows on both sides for drapery hardware installation.

Legal Notice of Copyright:

1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS
3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.
4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.



922 Isom Rd.
San Antonio, Texas 78216
Office: 210-798-2272
Fax: 210-798-2297

NIC ABBEY HOMES
701 IVY LANE
TERRELL HILLS
LOT 8
BLOCK 5885



01-27-2026

Plan Information:
Drawn By: JV / MS
Project
Copyright: 2026

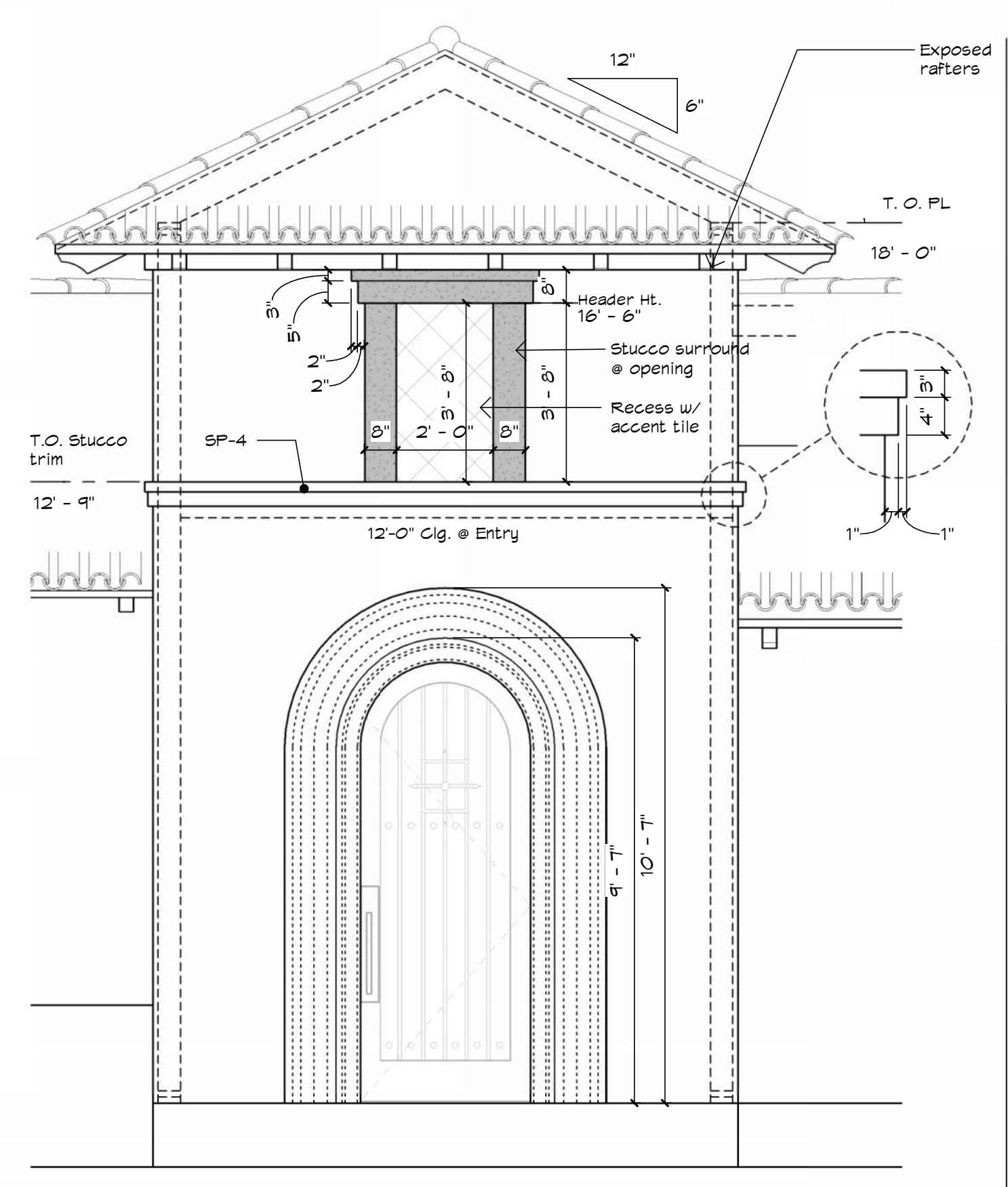
Revisions:

| | |
|---|--|
| 1 | |
| 2 | |

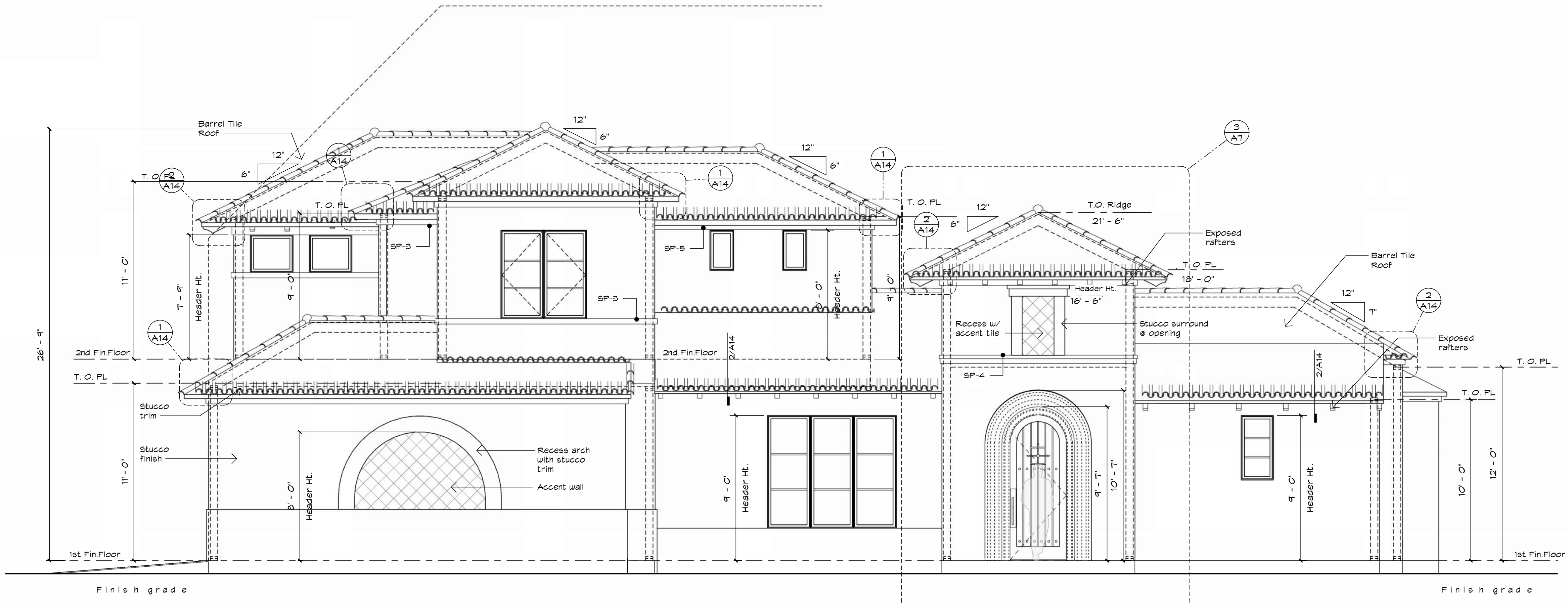
Issue Date:
03-03-2026

Sheet Title & No.
EXTERIOR ELEVATIONS

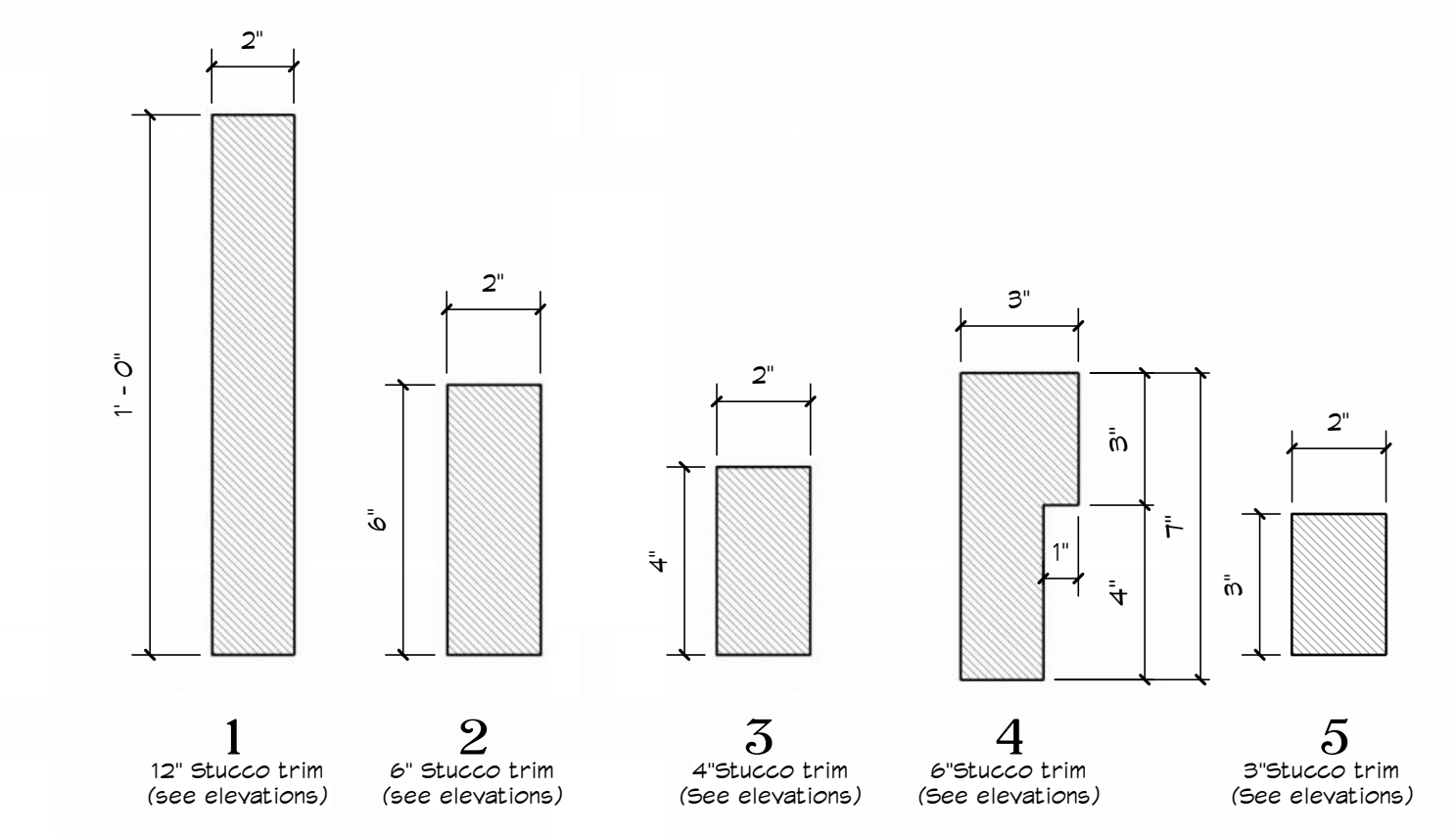
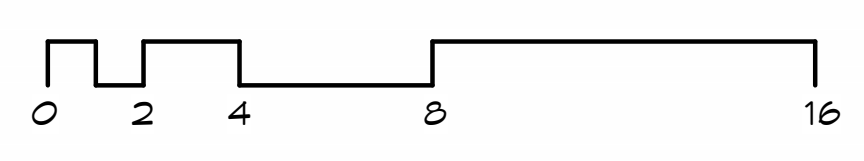
A7



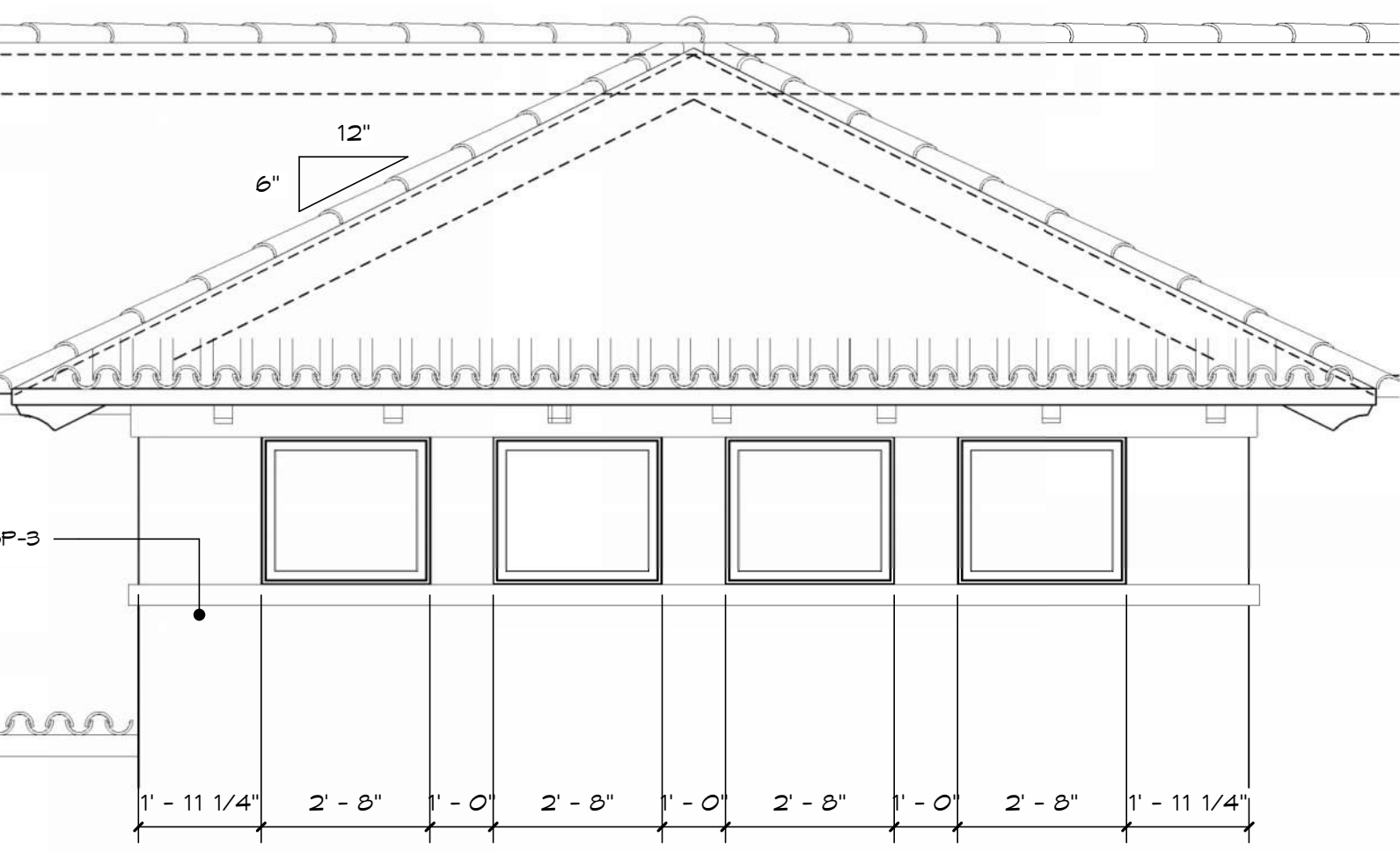
3 FRONT ENTRY
3/8" = 1'-0"



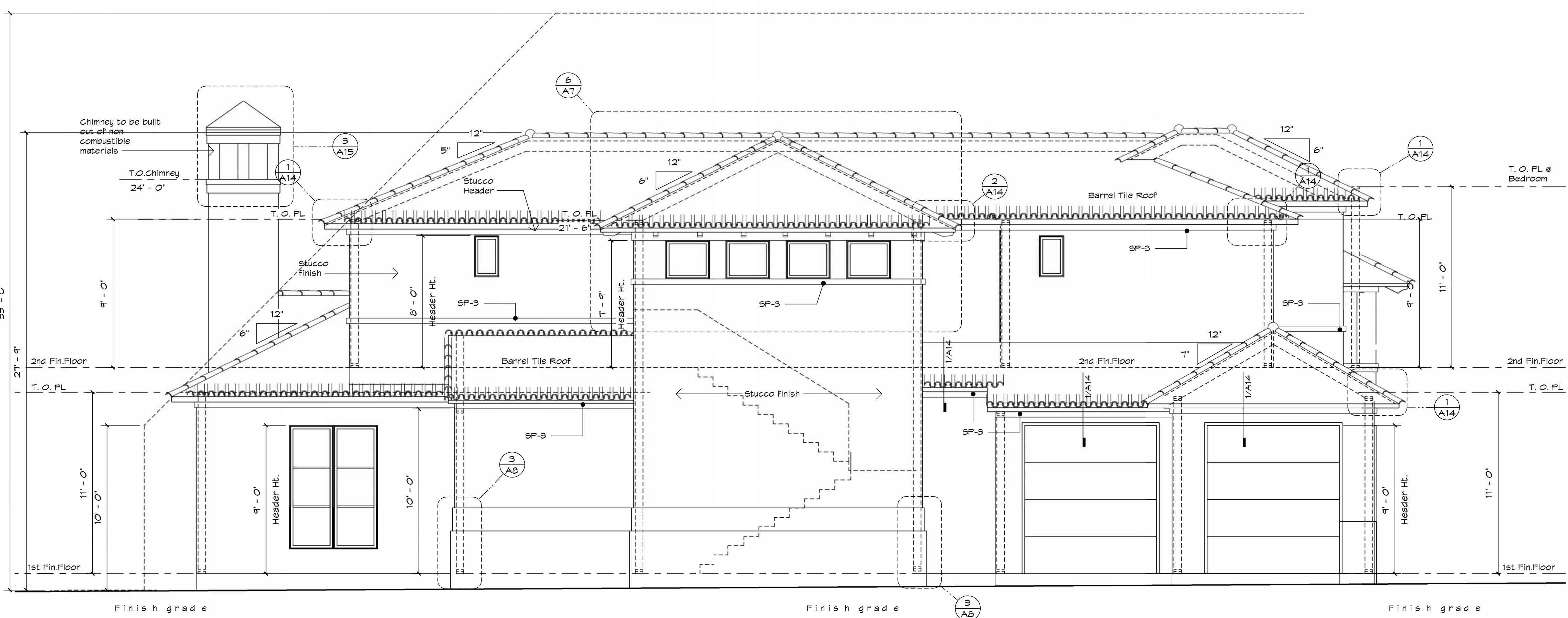
1 FRONT ELEVATION
1/4" = 1'-0"



5 Stucco Profiles (Exterior Trim)
3/8" = 1'-0"



6 DETAIL @ STAIR TOWER
3/8" = 1'-0"



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

Legal Notice of Copyright:

1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS
3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.
4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.



922 Isom Rd.
 San Antonio, Texas 78216
 Office: 210-798-2272
 Fax: 210-798-2297

NIC ABBEY HOMES
 701 IVY LANE
 TERRELL HILLS
 LOT 8
 BLOCK 5885



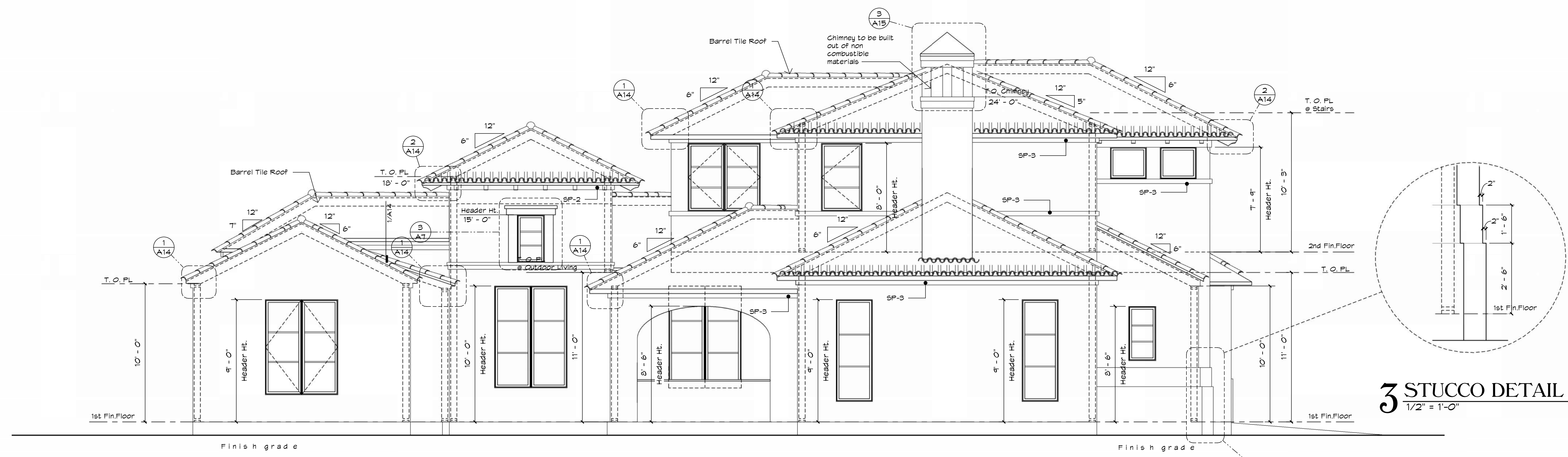
Plan Information:
 Drawn By: JV / MS
 Project
 Copyright: 2026

Revisions:

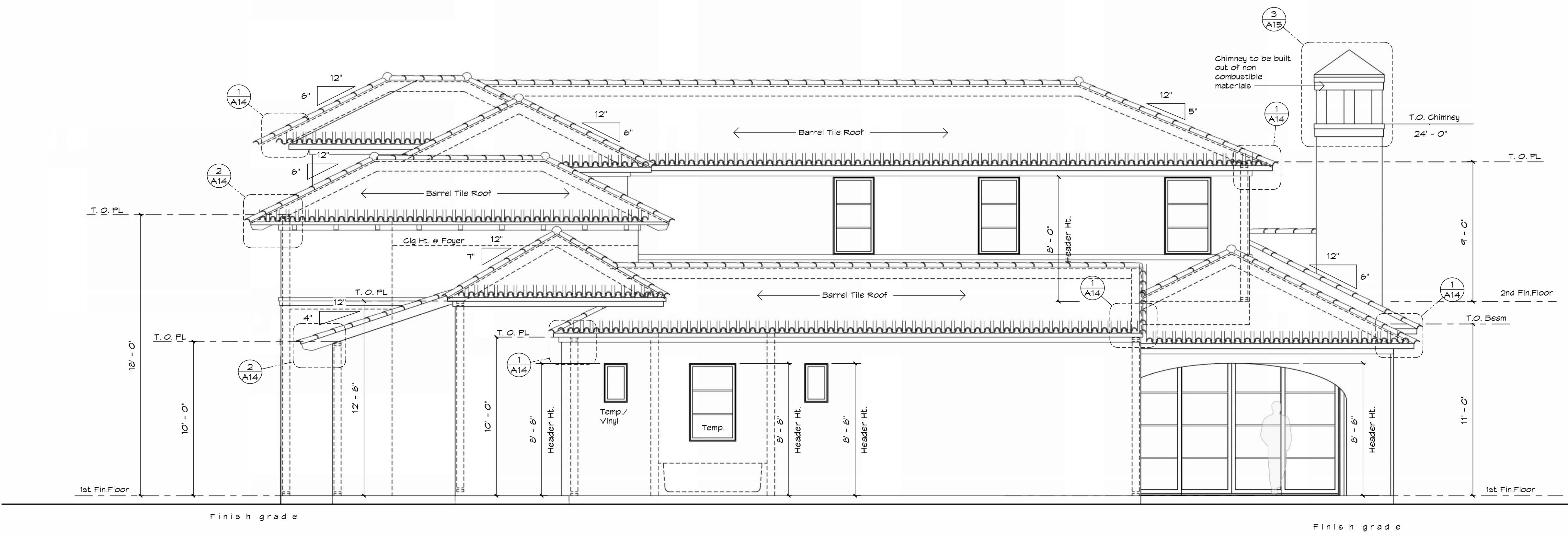
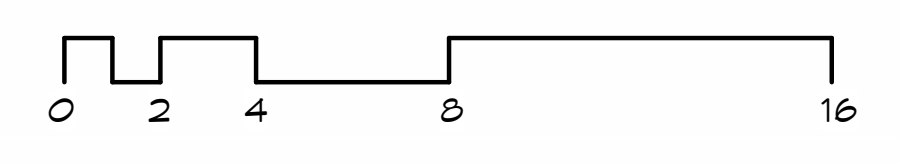
| | |
|---|--|
| 1 | |
| 2 | |

Issue Date:
03-03-2026

Sheet Title & No.
EXTERIOR ELEVATIONS
A8



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



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



VALDEZDESIGNS

6604 Blanco Rd. Ste
San Antonio, Texas
Voice (210)

Legal Notice of Copyright:

1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS
3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.
4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.



922 Isom Rd.
San Antonio, Texas 78216
Office: 210-798-2272
Fax: 210-798-2297

NIC ABBEY HOMES
701 IVY LANE
TERRELL HILLS
LOT 8
BLOCK 5885



01-27-2026

Plan Information:
Drawn By: JV / MS
Project
Copyright: 2026

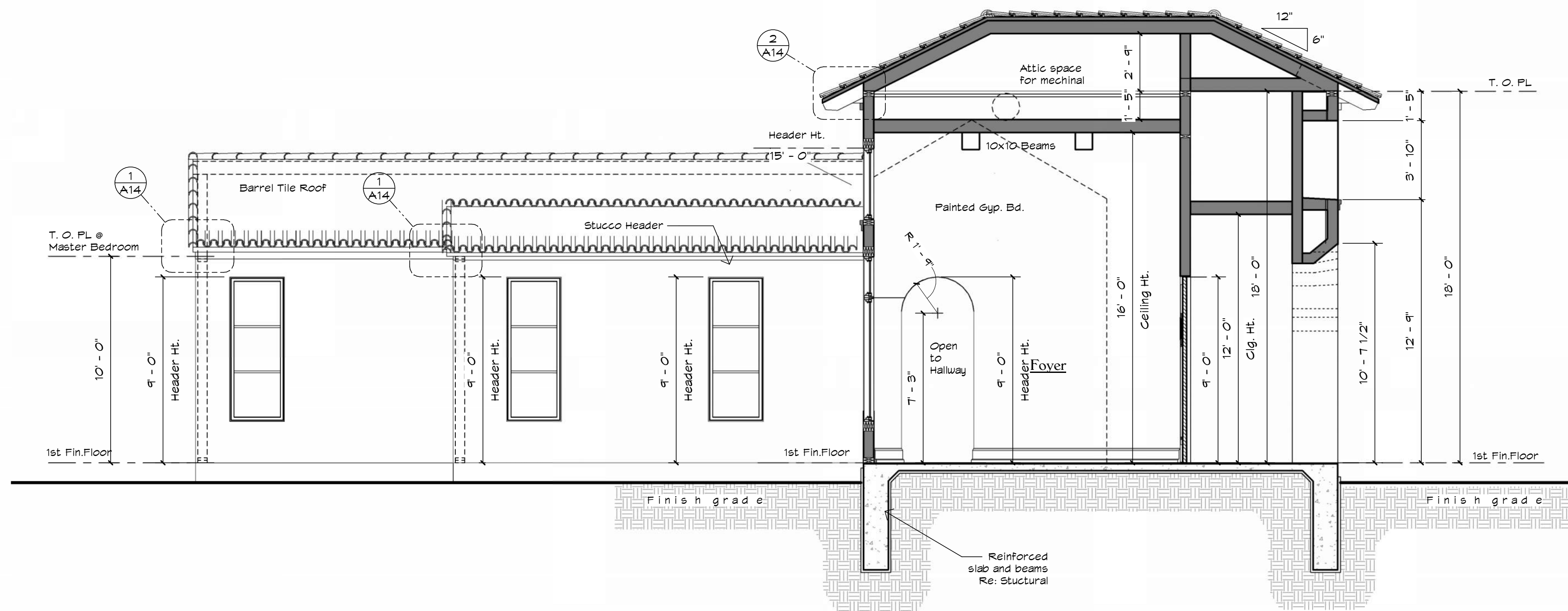
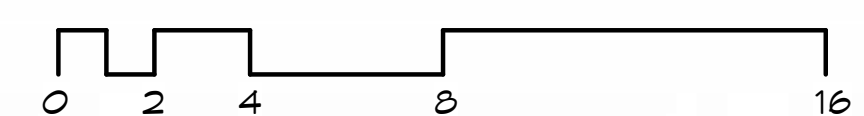
Revisions:

| | |
|---|--|
| 1 | |
| 2 | |

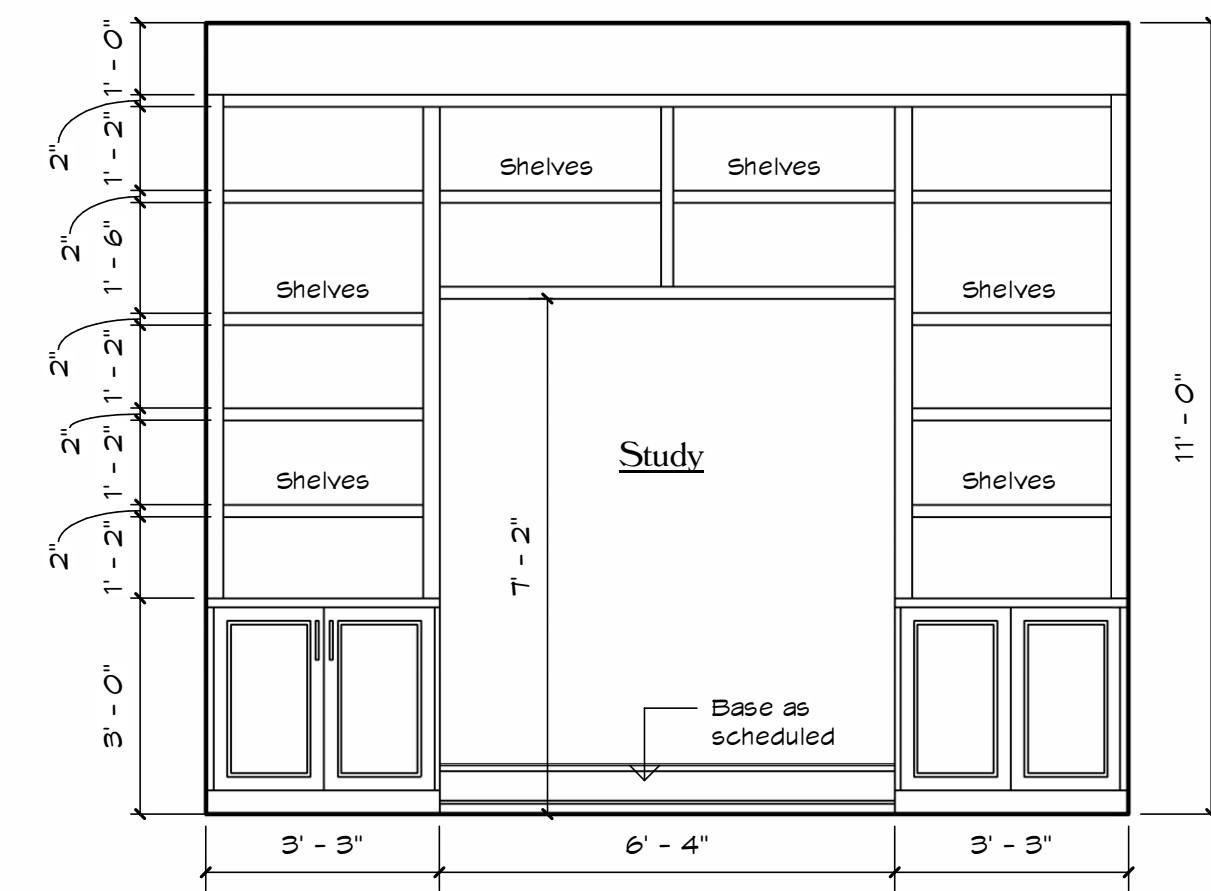
Issue Date:
03-03-2026

Sheet Title & No.
CROSS SECTIONS

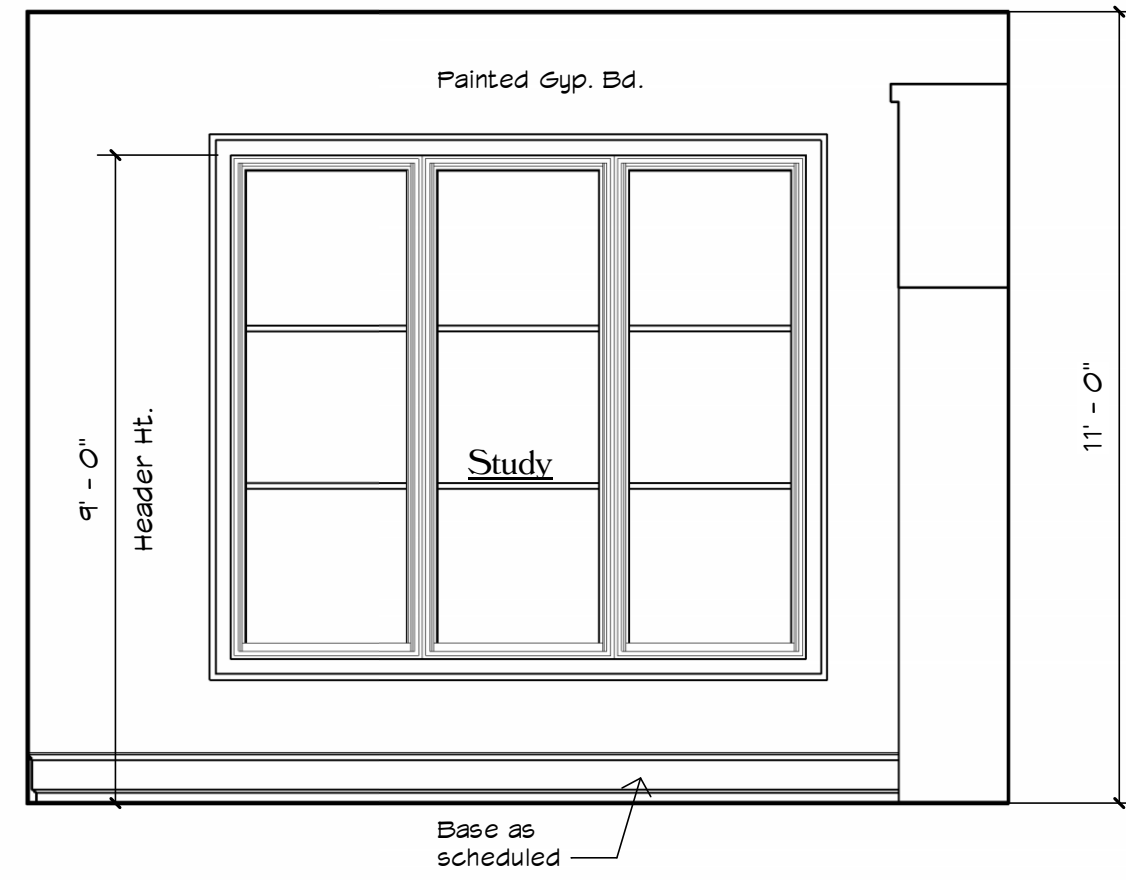
A9



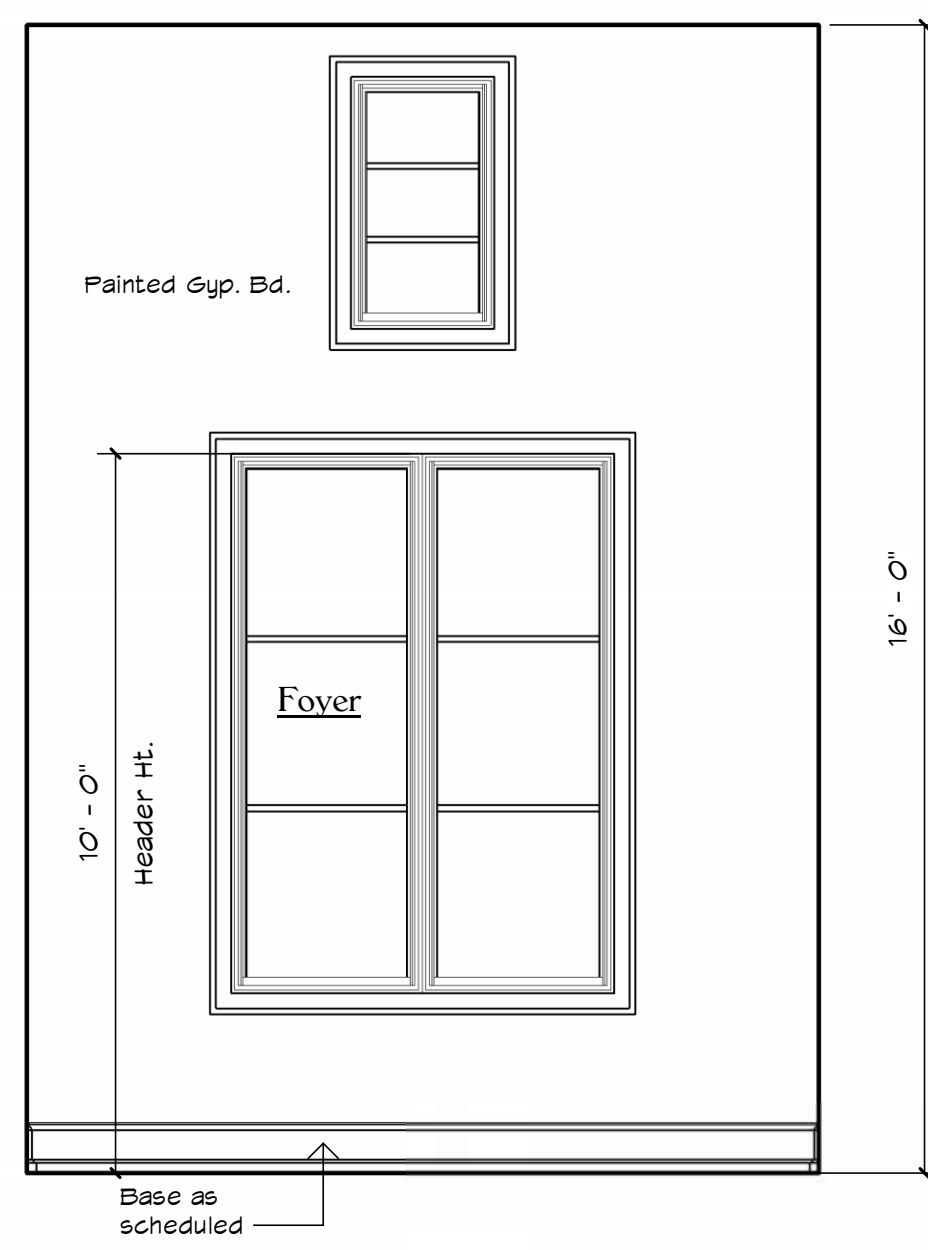
2 CROSS SECTION @ MASTER BEDROOM
1/4" = 1'-0"



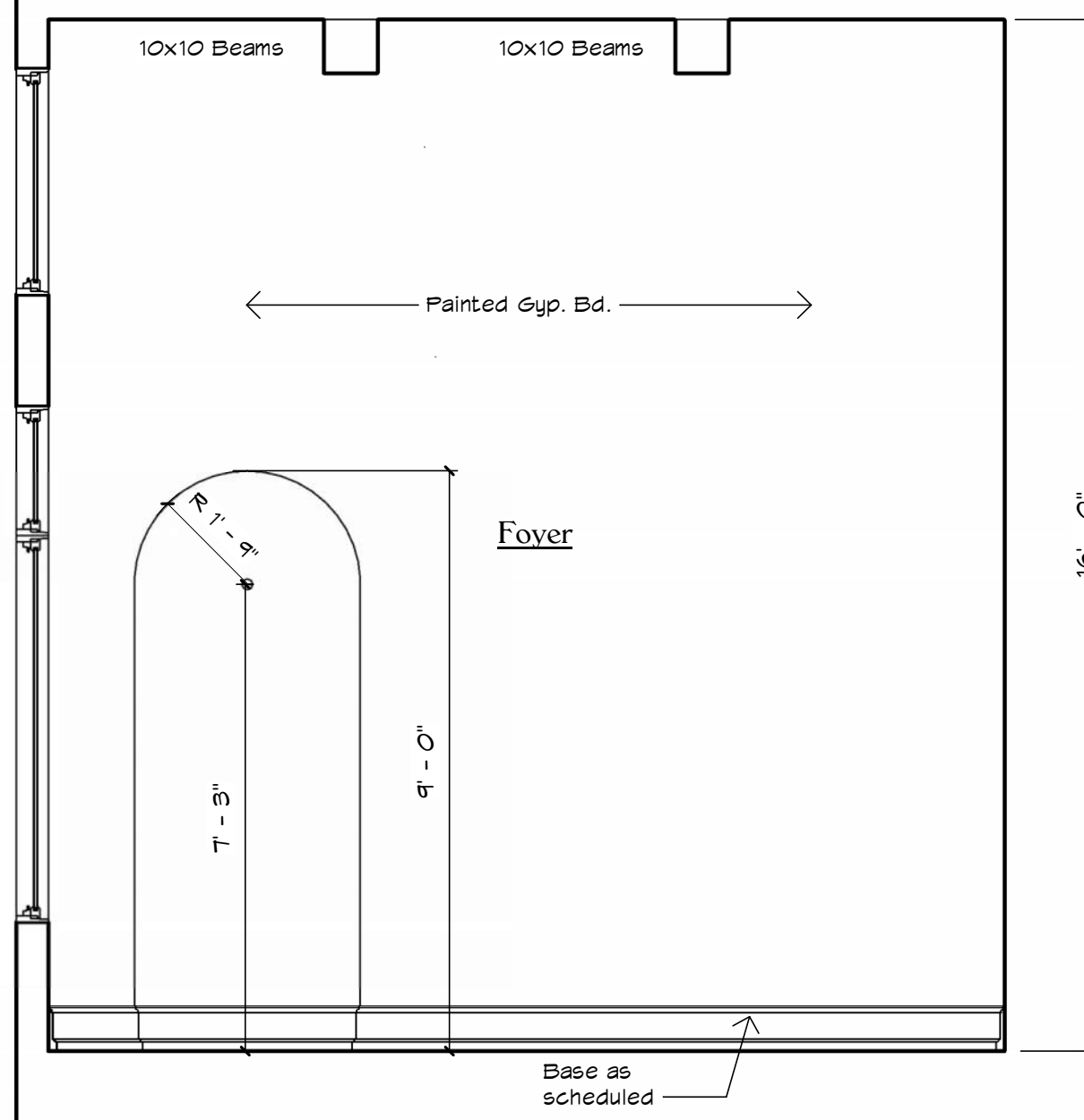
5 103 Study
3/8" = 1'-0"



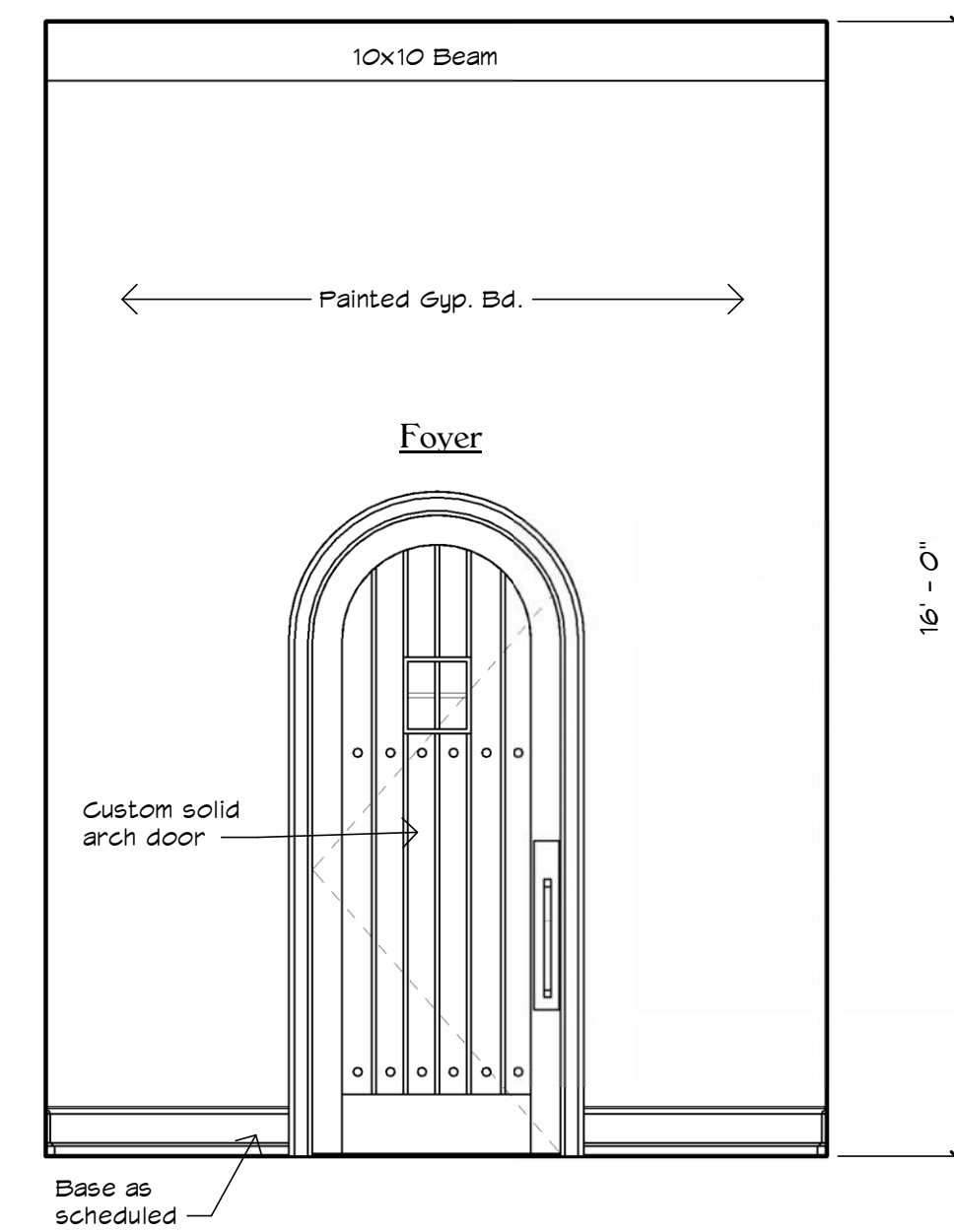
4 103 Study
3/8" = 1'-0"



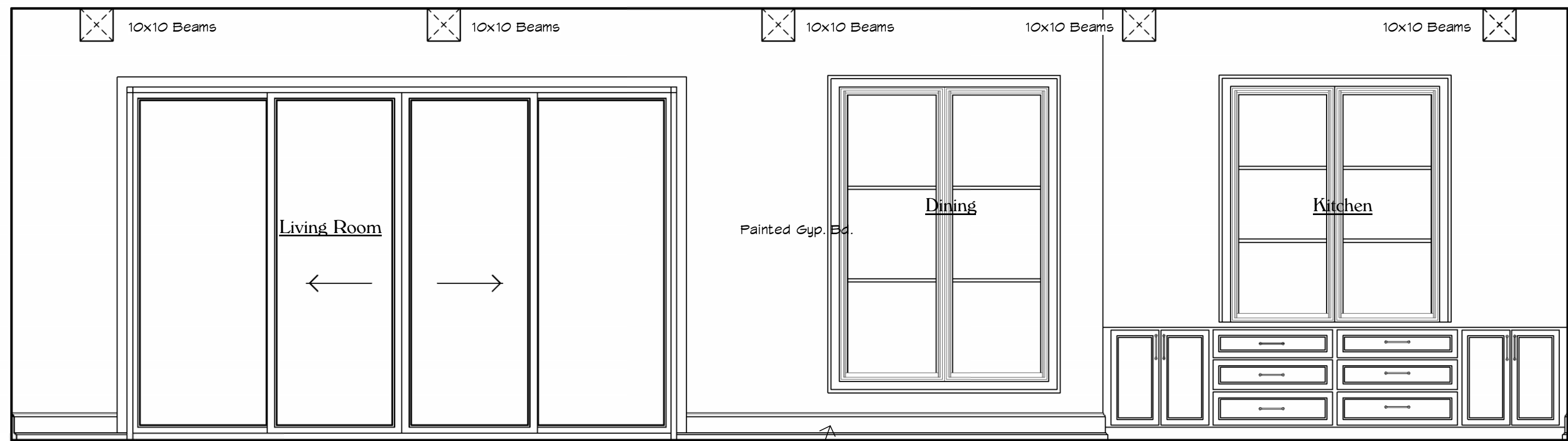
3 101 Foyer
3/8" = 1'-0"



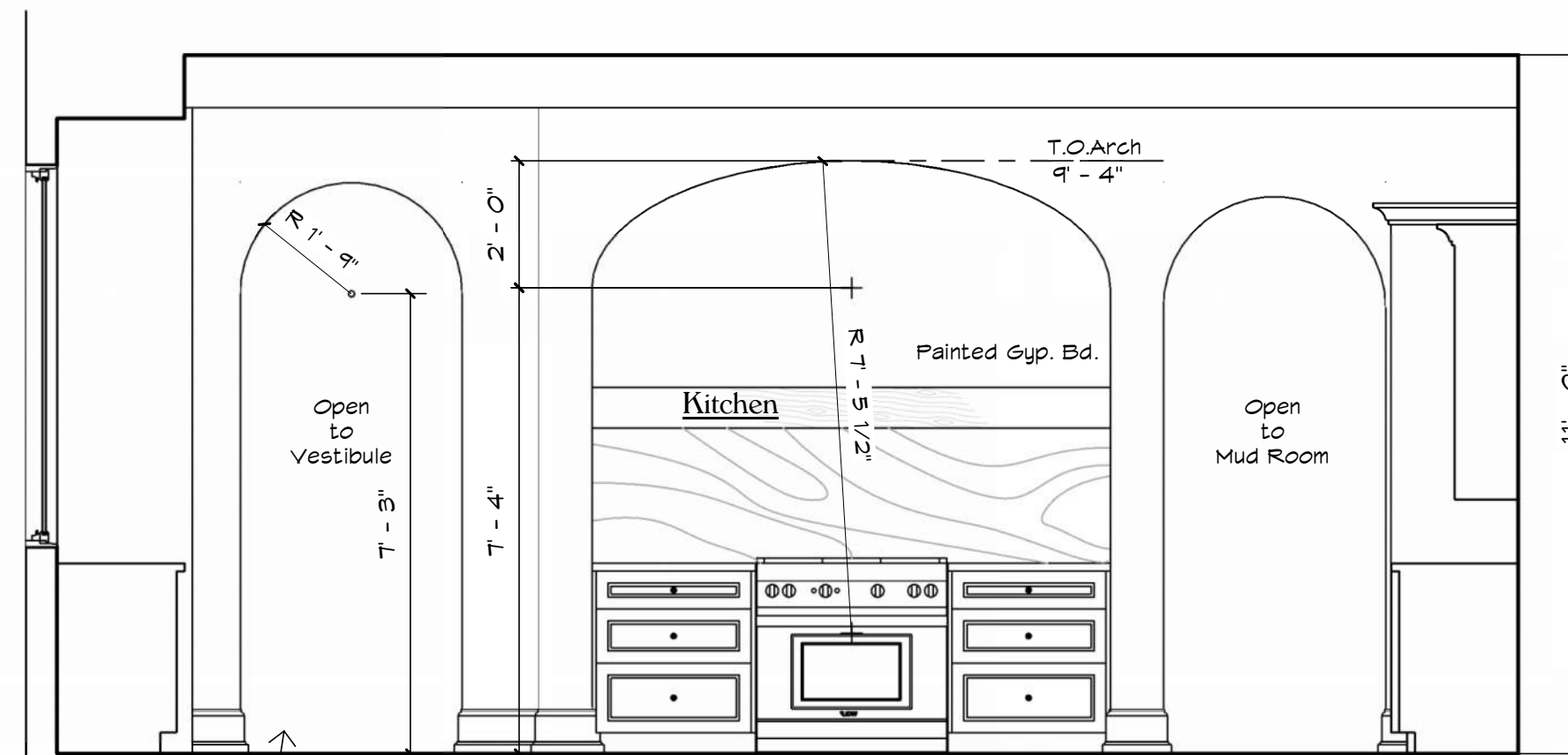
2 101 Foyer
3/8" = 1'-0"



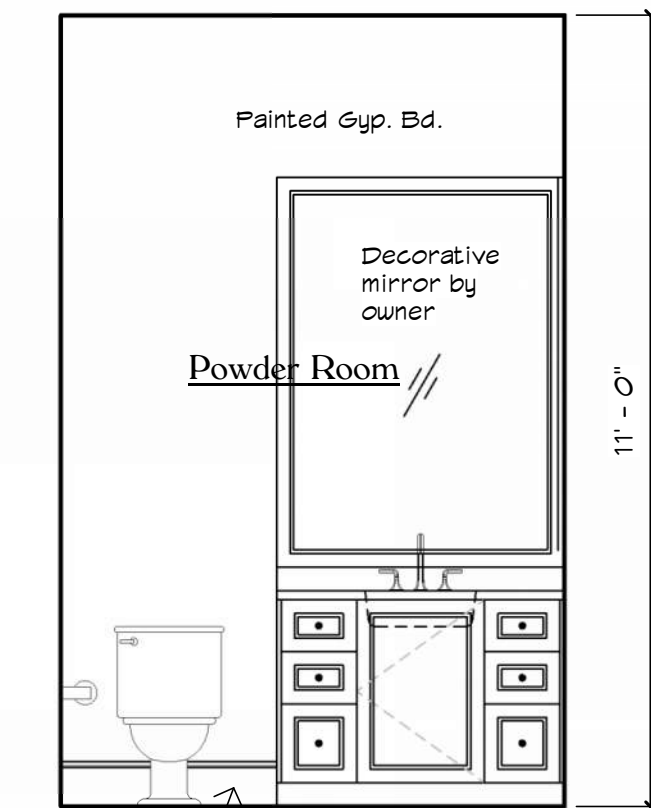
1 101 Foyer
3/8" = 1'-0"



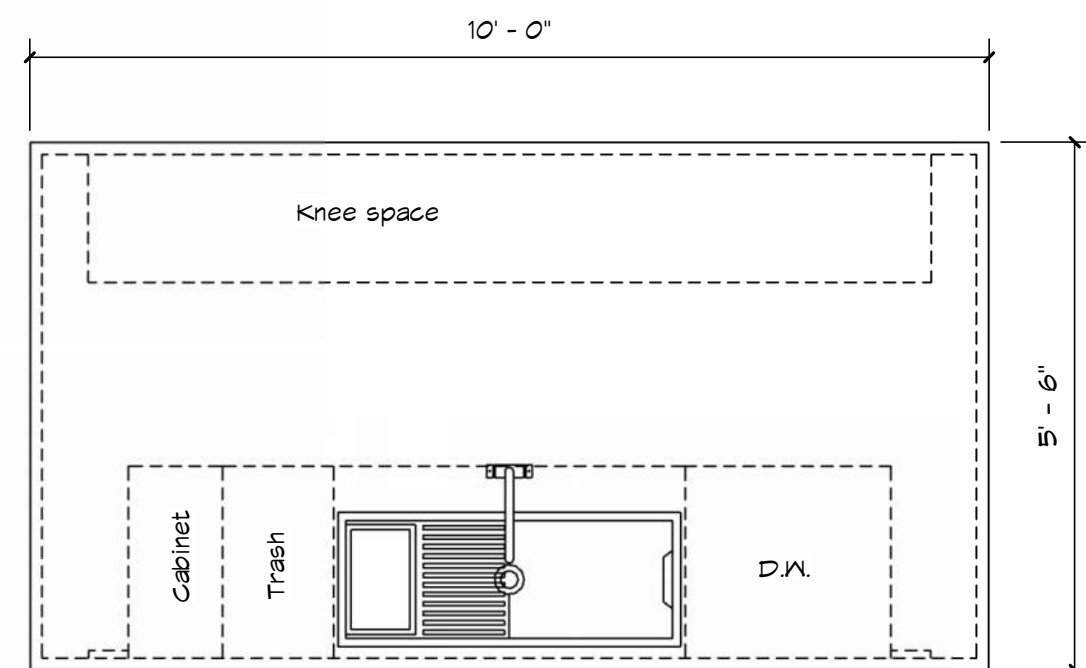
8 106 Kitchen
3/8" = 1'-0"



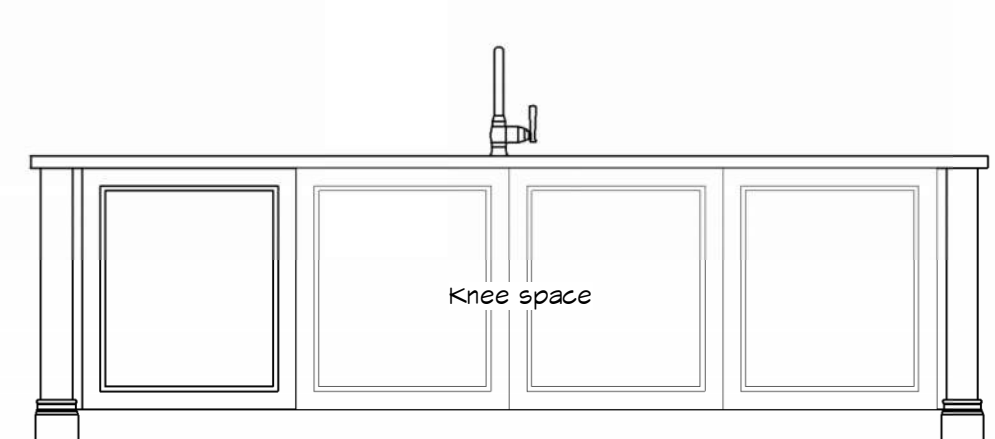
7 106 Kitchen
3/8" = 1'-0"



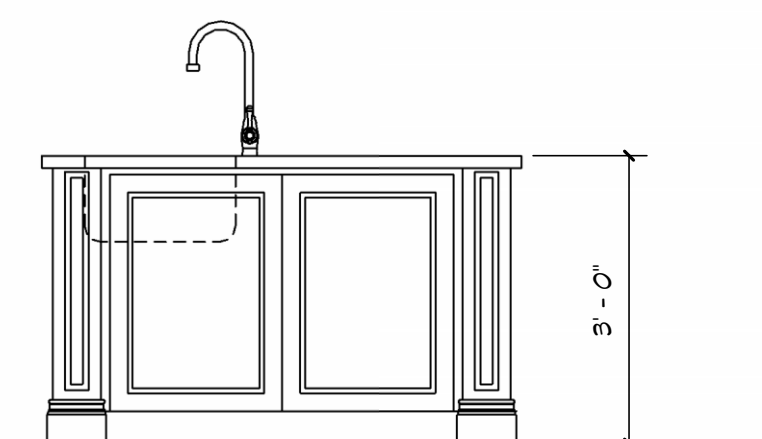
6 104 Powder
3/8" = 1'-0"



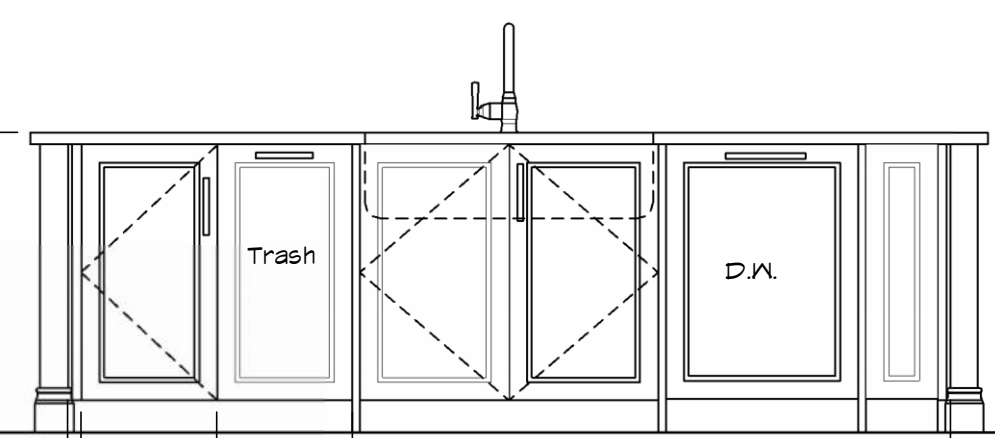
Cross Section



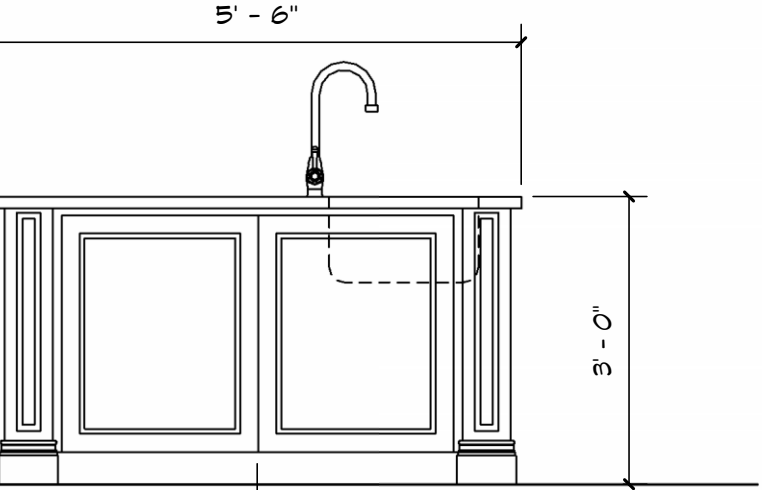
View looking from Living Room



Side View

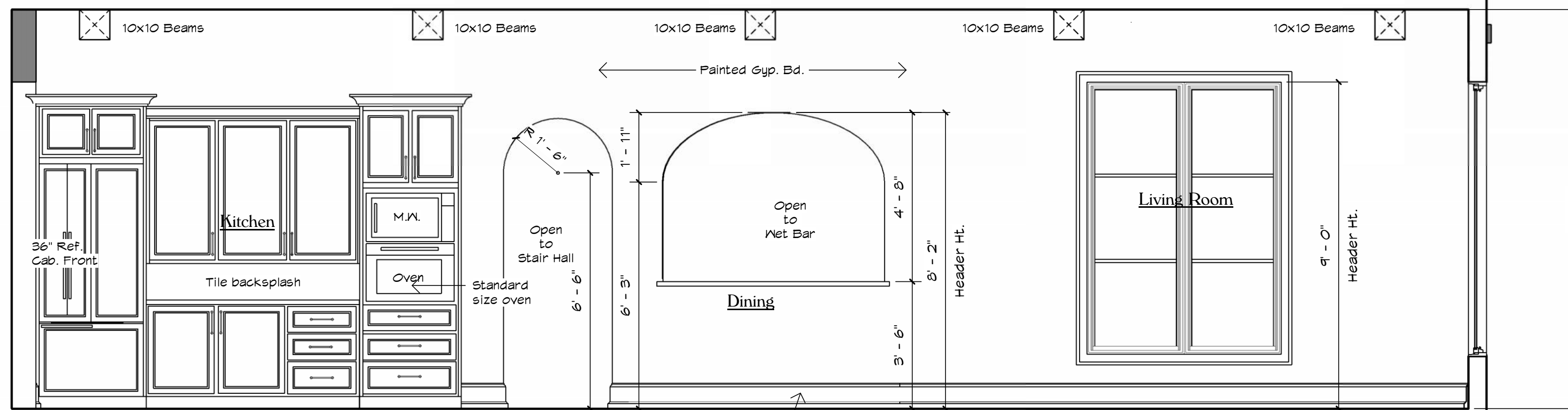


View looking from Kitchen

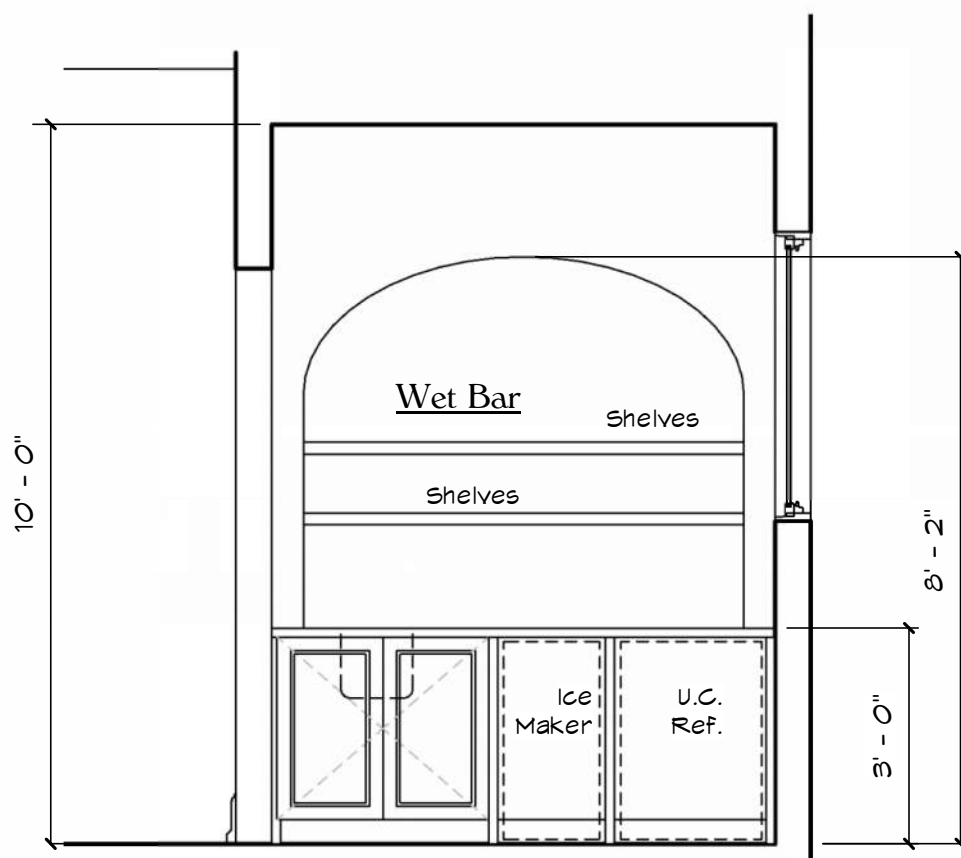


Side View

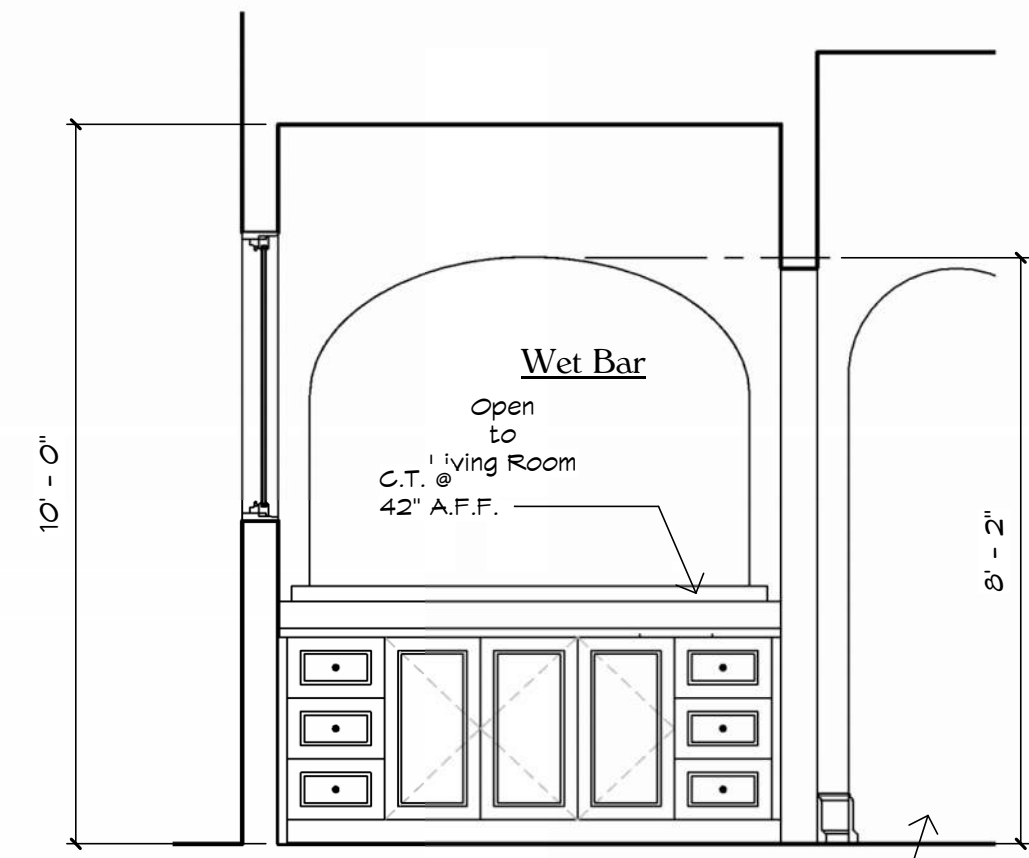
13 Kitchen Island
1/2" = 1'-0"



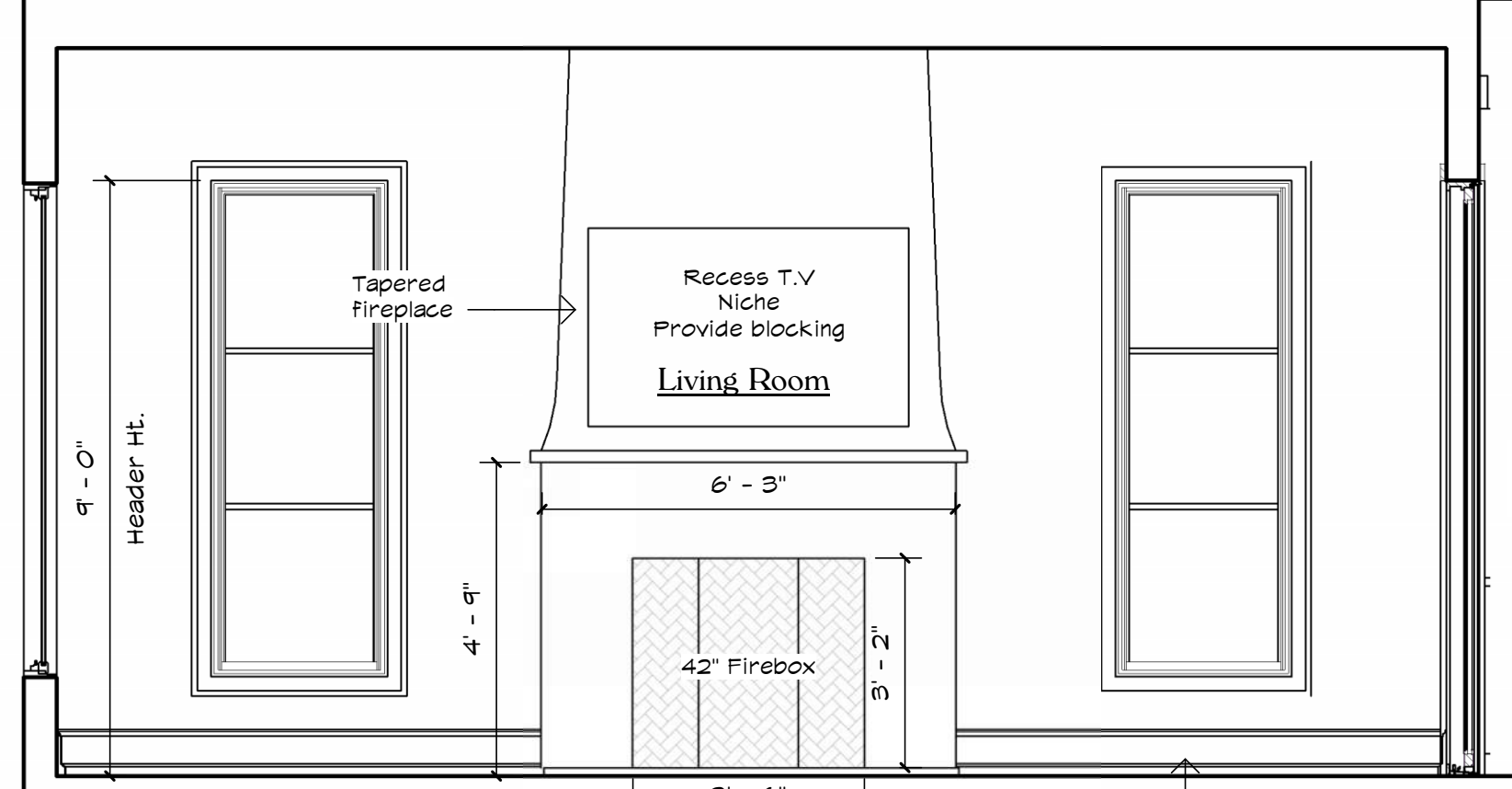
9 106 Kitchen
3/8" = 1'-0"



12 109 Wet Bar
3/8" = 1'-0"



11 109 Wet Bar
3/8" = 1'-0"



10 108 Living Room
3/8" = 1'-0"

Legal Notice of Copyright:

1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS
3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.
4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.



922 Isom Rd.
 San Antonio, Texas 78216
 Office: 210-798-2272
 Fax: 210-798-2297

NIC ABBEY HOMES
 701 IVY LANE
 TERRELL HILLS
 LOT 8
 BLOCK 5885

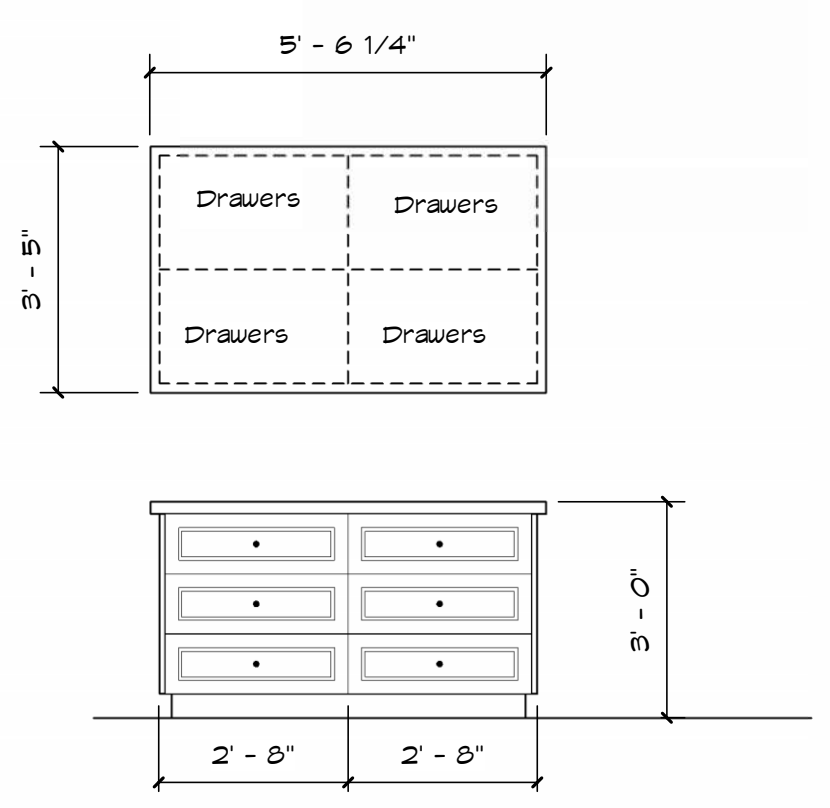


Plan Information:
 Drawn By: JV / MS
 Project
 Copyright: 2026

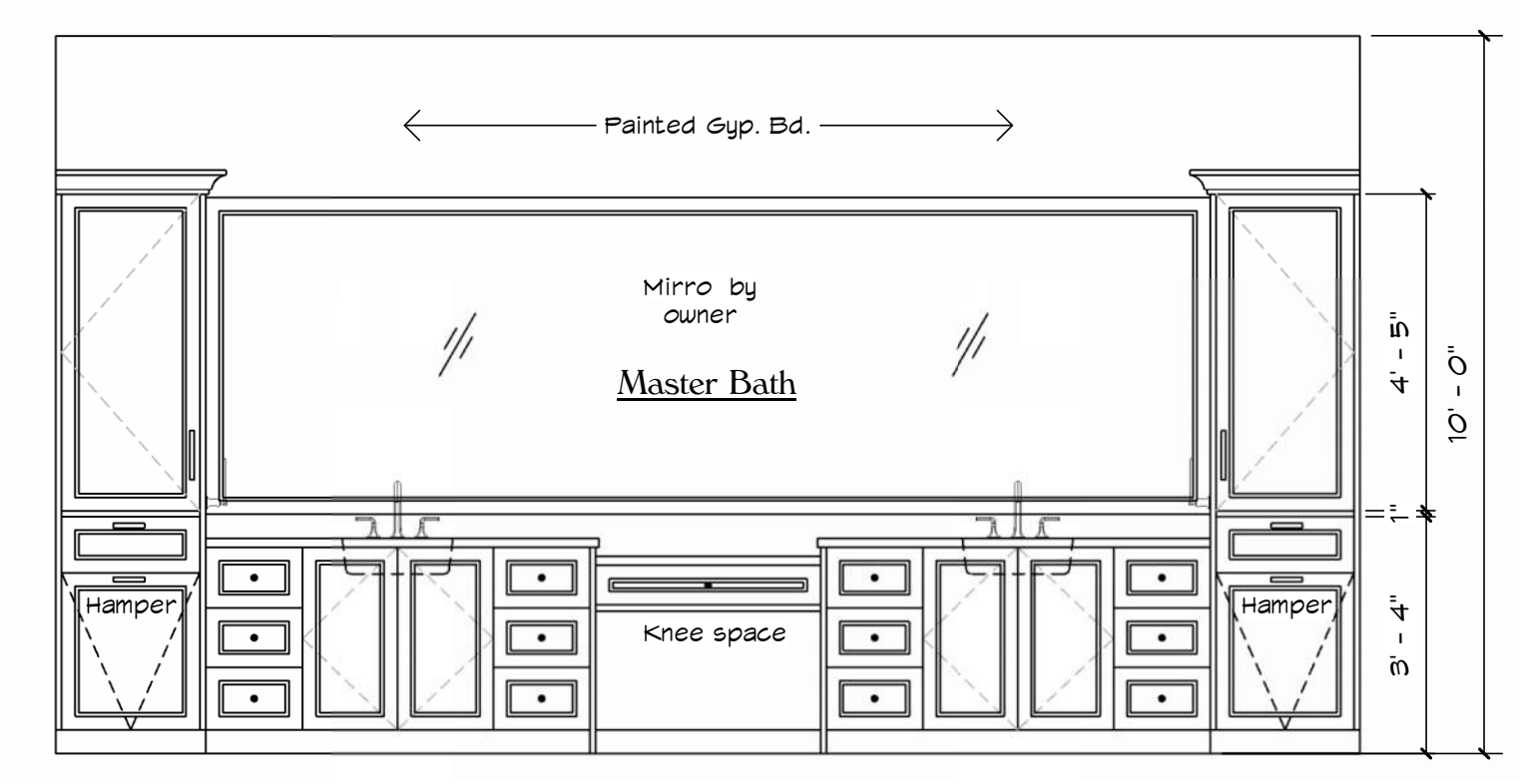
Revisions:
 1
 2

Issue Date:
03-03-2026

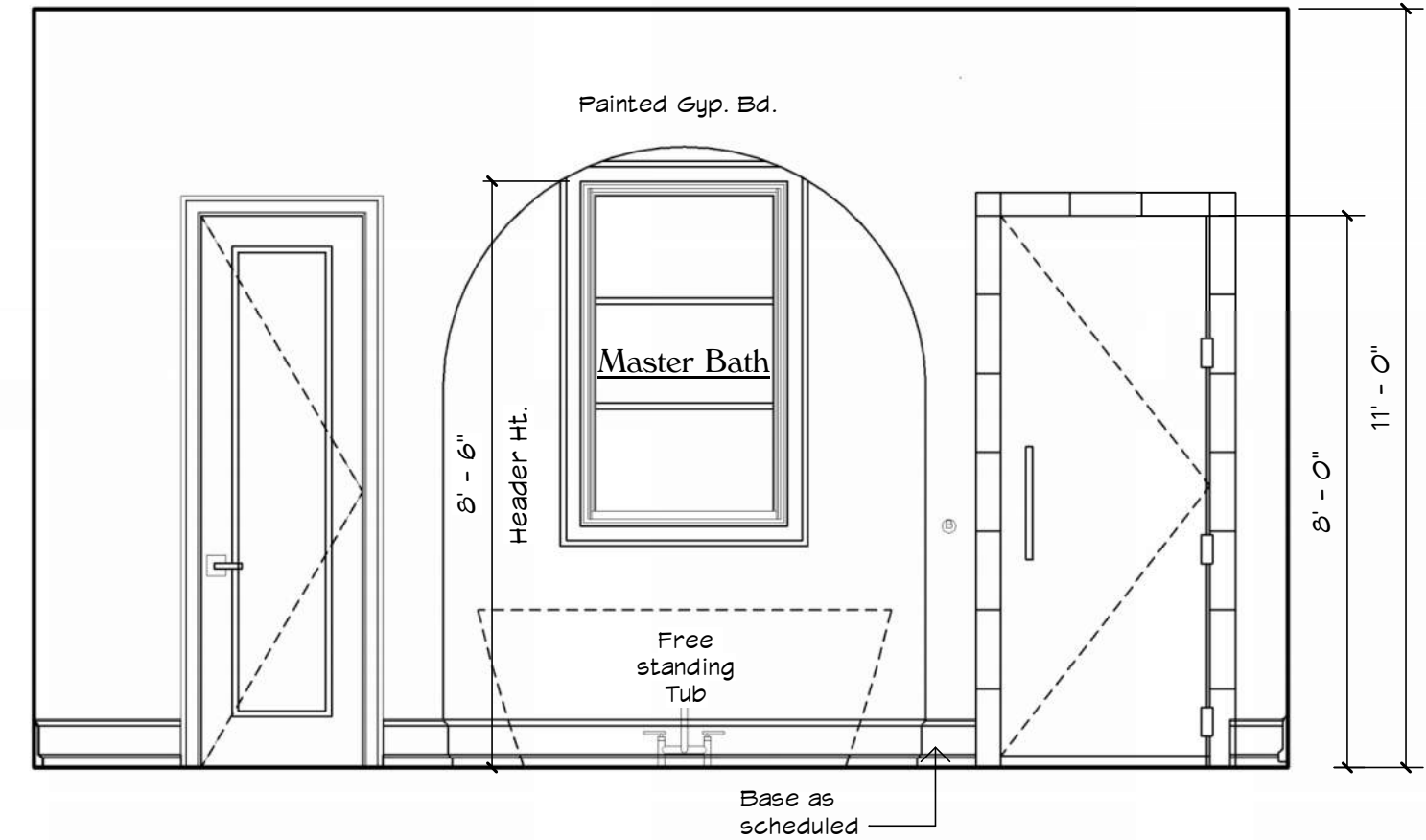
Sheet Title & No.
 INTERIOR
 ELEVATIONS
A11



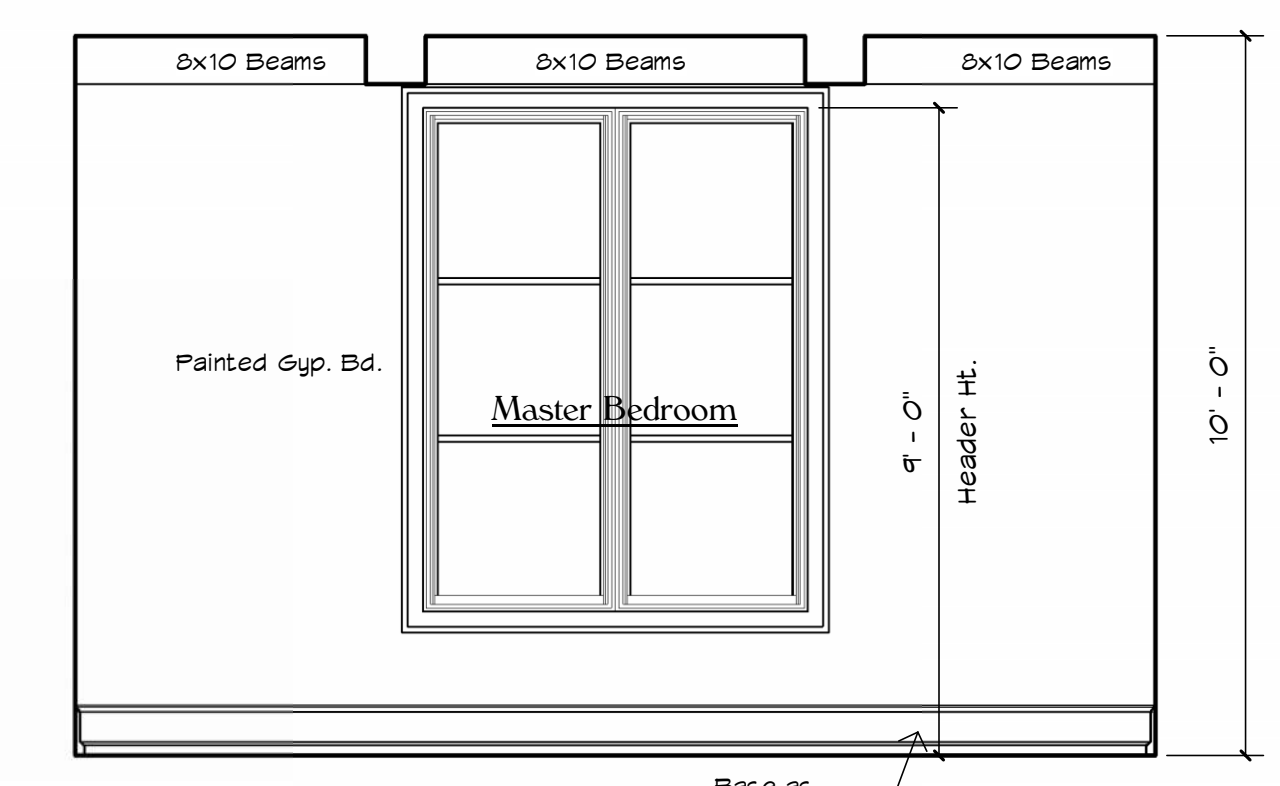
4 119 Master Closet Island
 $\frac{3}{8}'' = 1'-0''$



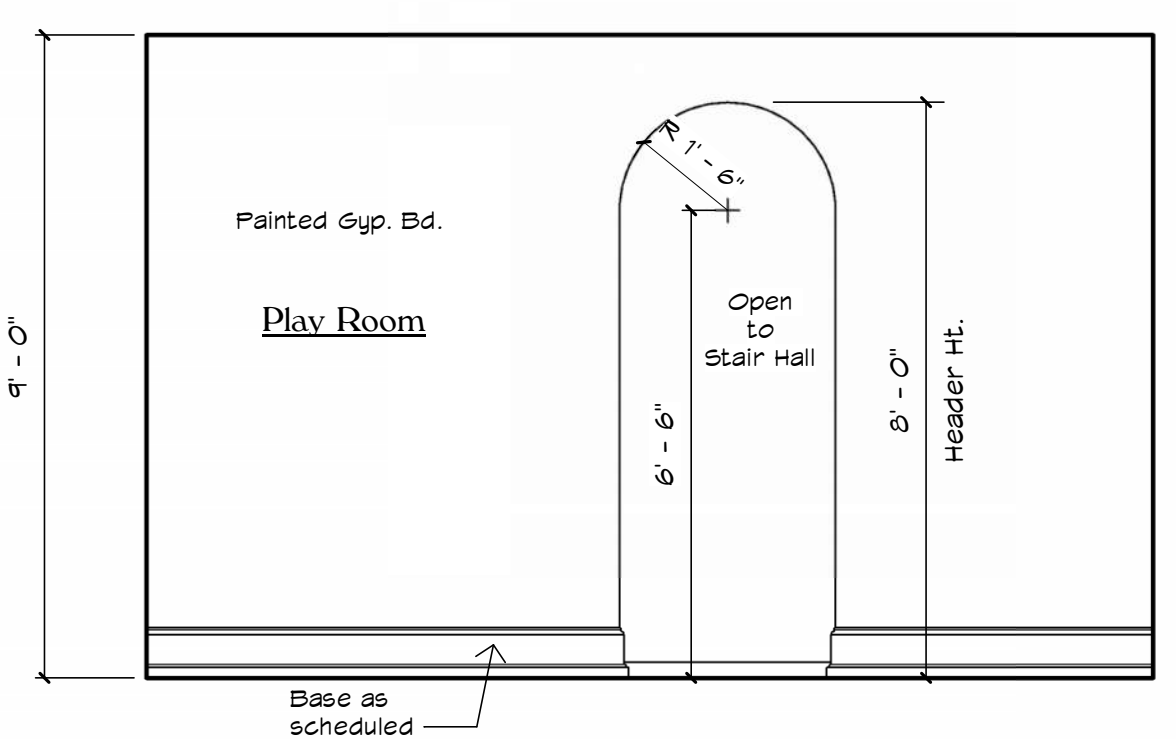
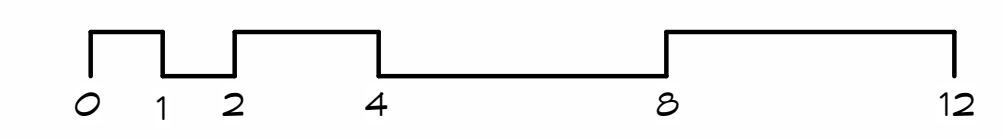
3 116 Master Bath
 $\frac{3}{8}'' = 1'-0''$



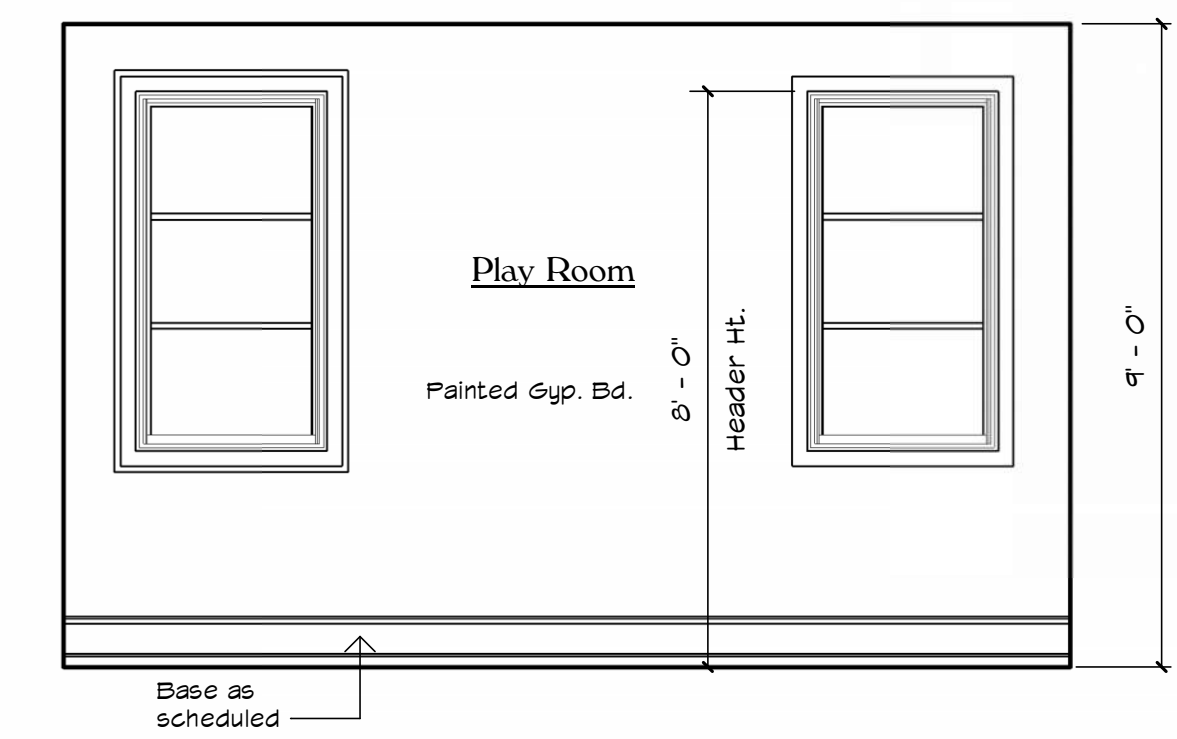
2 116 Master Bath
 $\frac{3}{8}'' = 1'-0''$



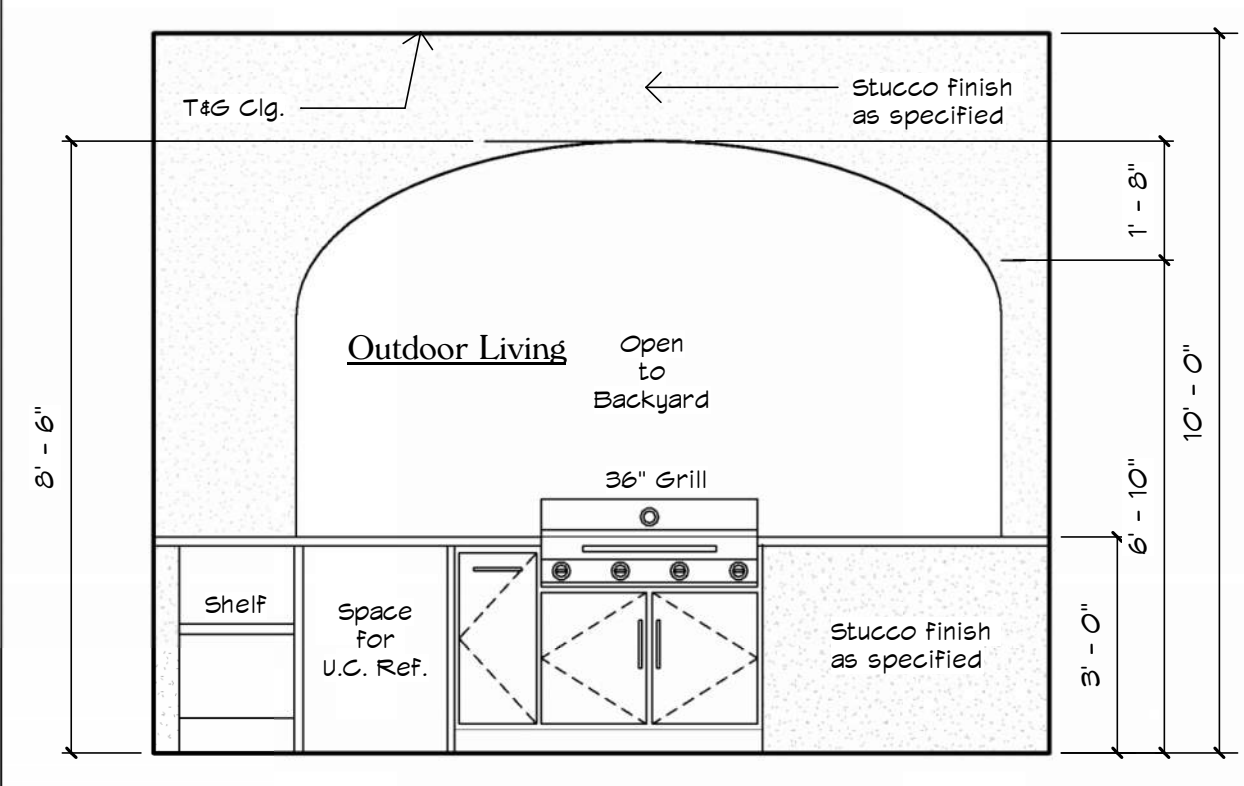
1 115 Master Bedroom
 $\frac{3}{8}'' = 1'-0''$



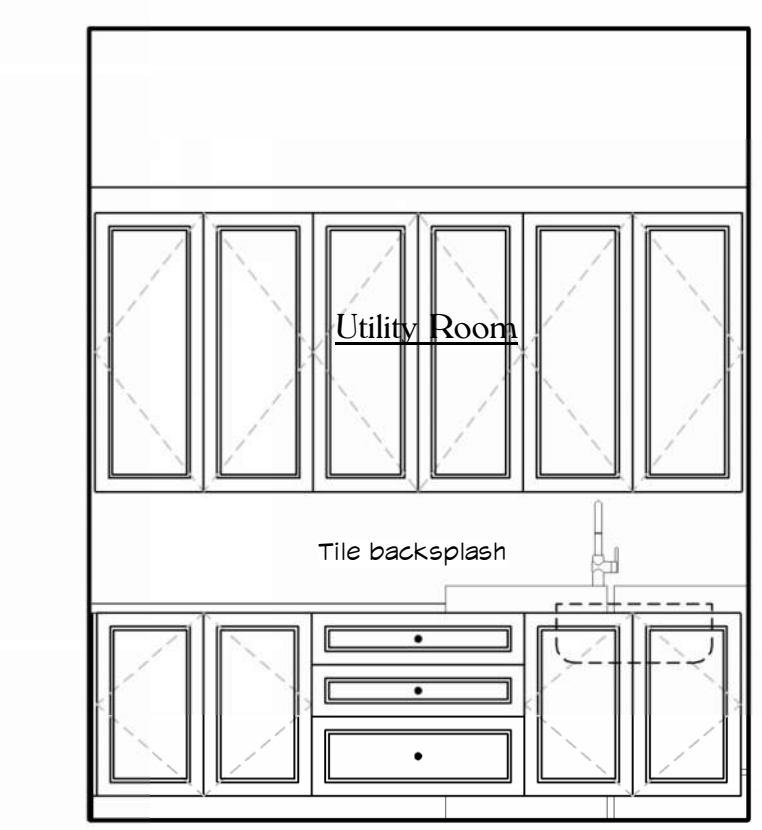
8 202 Playroom
 $\frac{3}{8}'' = 1'-0''$



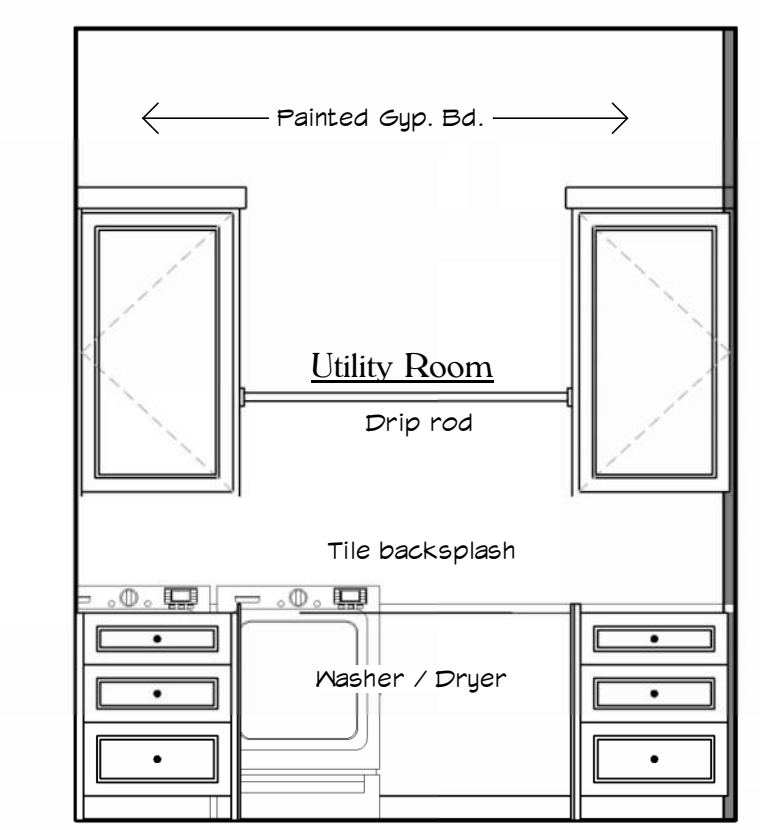
9 202 Playroom
 $\frac{3}{8}'' = 1'-0''$



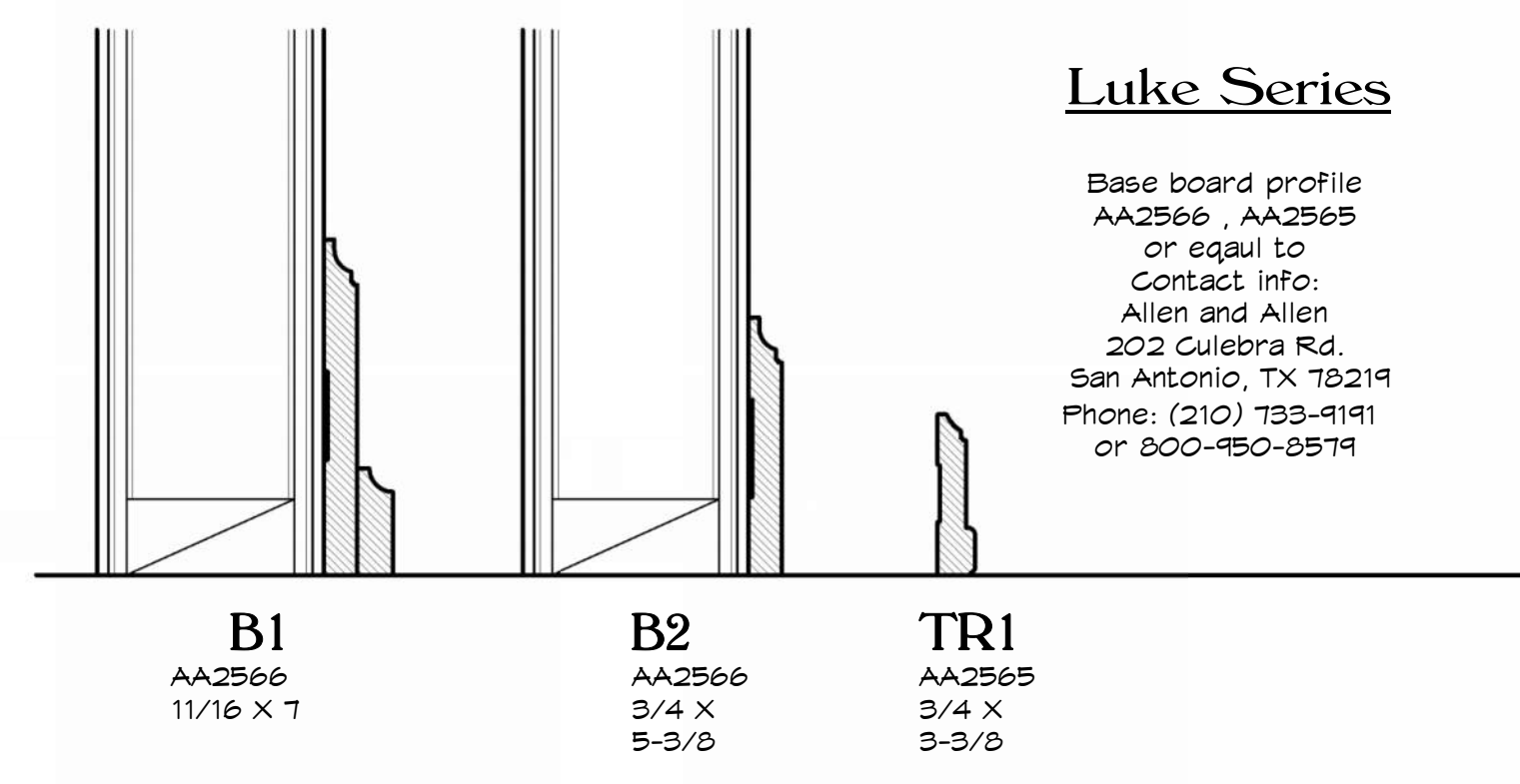
7 120 Outdoor Living
 $\frac{3}{8}'' = 1'-0''$



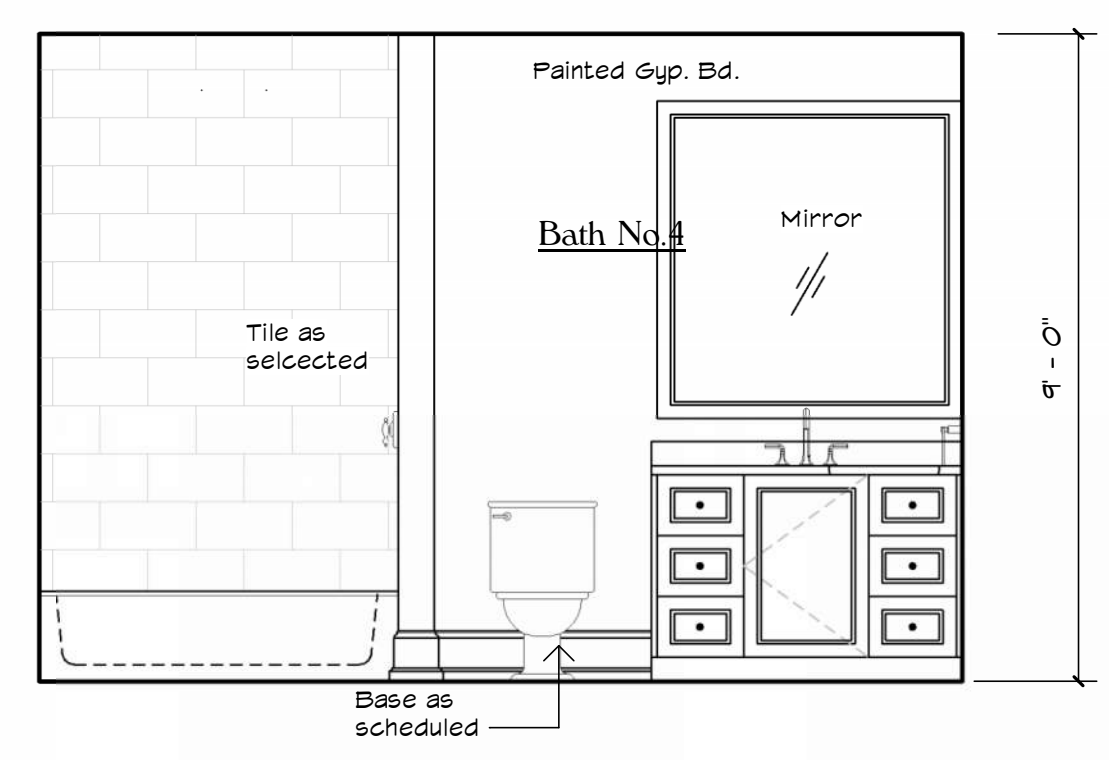
6 113 Utility Room
 $\frac{3}{8}'' = 1'-0''$



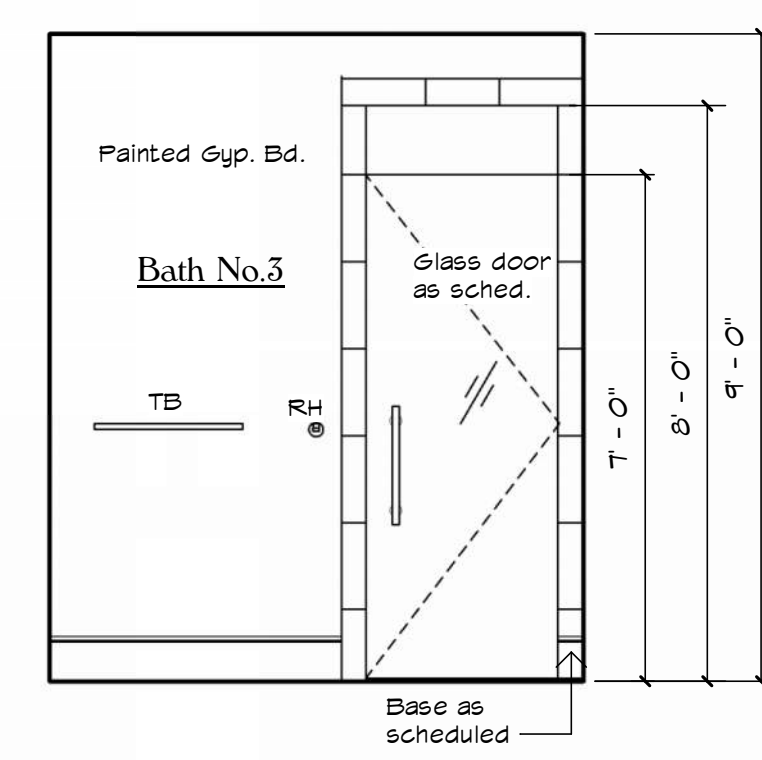
5 113 Utility Room
 $\frac{3}{8}'' = 1'-0''$



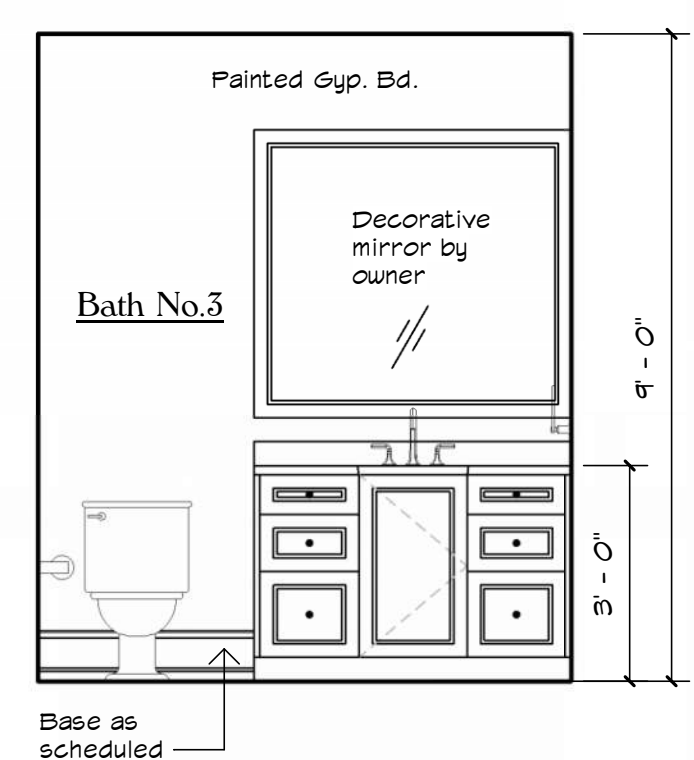
15 Trim Profiles
 $\frac{3}{8}'' = 1'-0''$



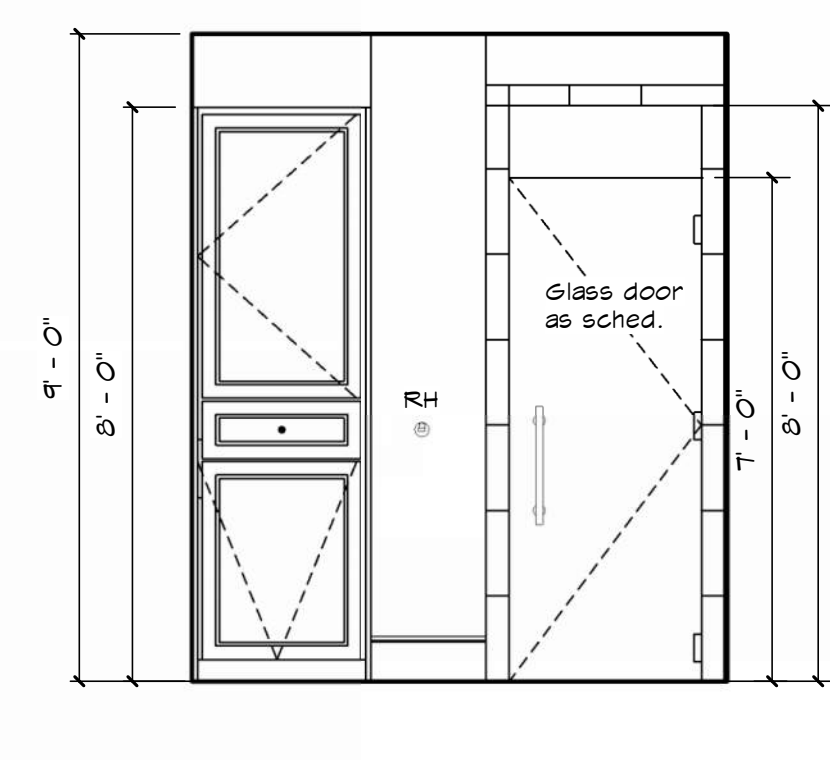
14 214 Bath No. 4
 $\frac{3}{8}'' = 1'-0''$



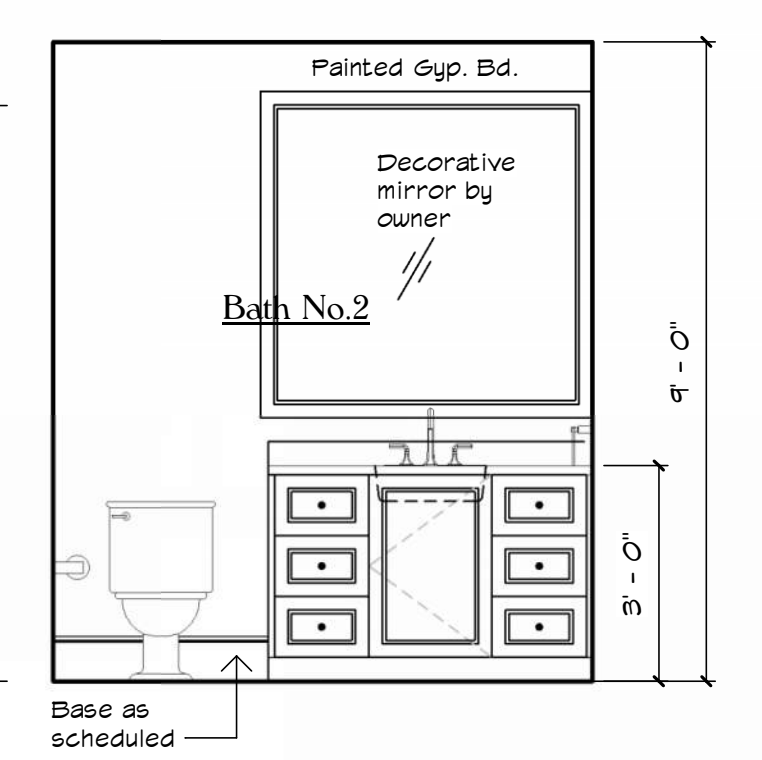
13 211 Bath No.3
 $\frac{3}{8}'' = 1'-0''$



12 211 Bath No.3
 $\frac{3}{8}'' = 1'-0''$



11 204 Bath No.2
 $\frac{3}{8}'' = 1'-0''$



10 204 Bath No.2
 $\frac{3}{8}'' = 1'-0''$

Legal Notice of Copyright:

1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS
3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.
4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.



922 Isom Rd.
San Antonio, Texas 78216
Office: 210-798-2272
Fax: 210-798-2297

NIC ABBEY HOMES
701 IVY LANE
TERRELL HILLS
LOT 8
BLOCK 5885



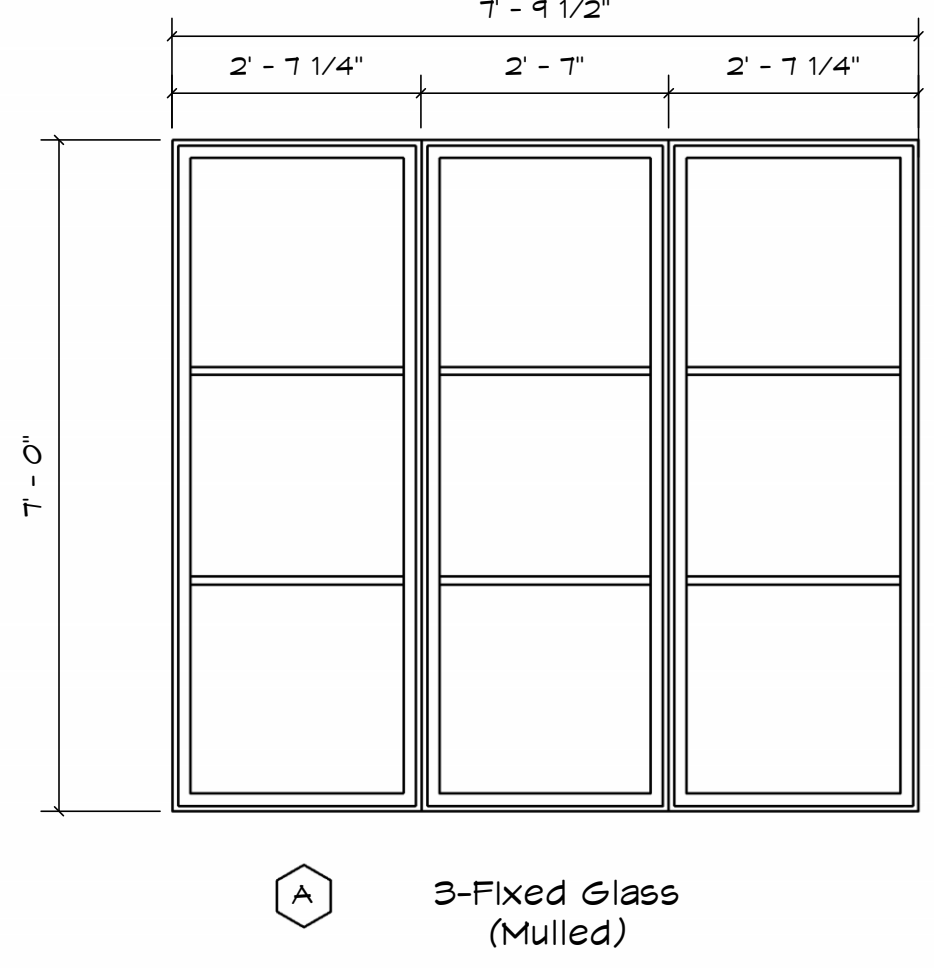
01-27-2026

Plan Information:
Drawn By: JV / MS
Project
Copyright: 2026

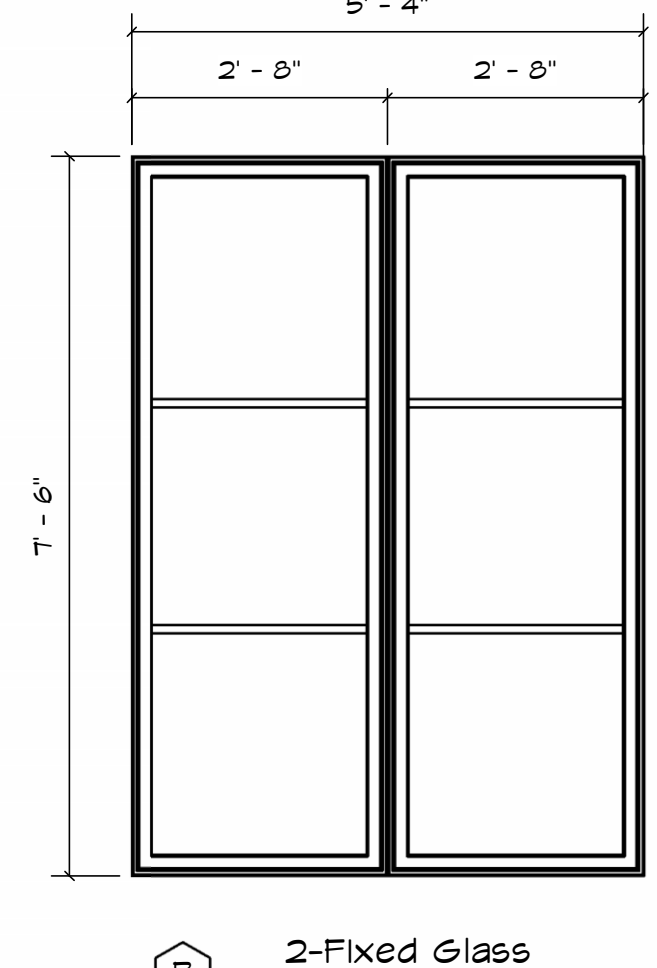
Revisions:
1
2

Issue Date:
03-03-2026

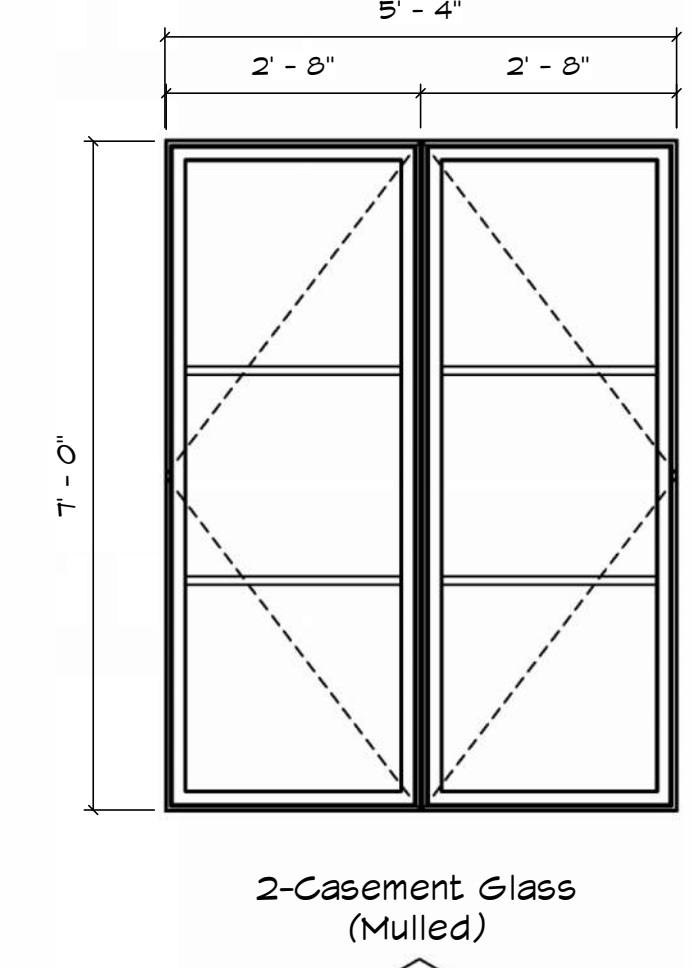
Sheet Title & No.
DOOR AND WINDOW SCHEDULE A10



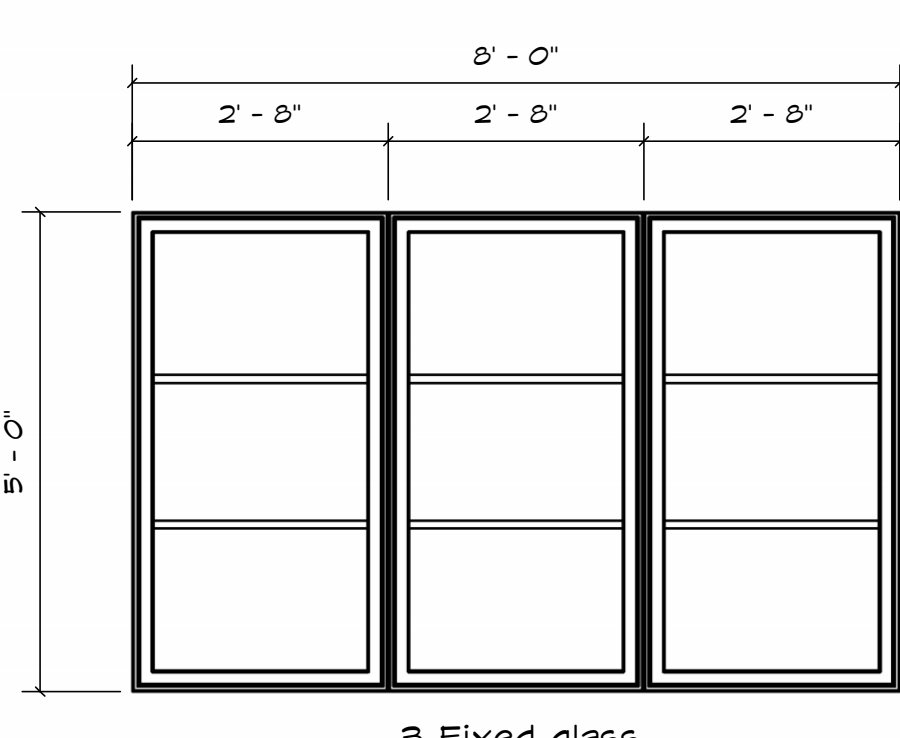
A 3-Fixed Glass (Mulled)



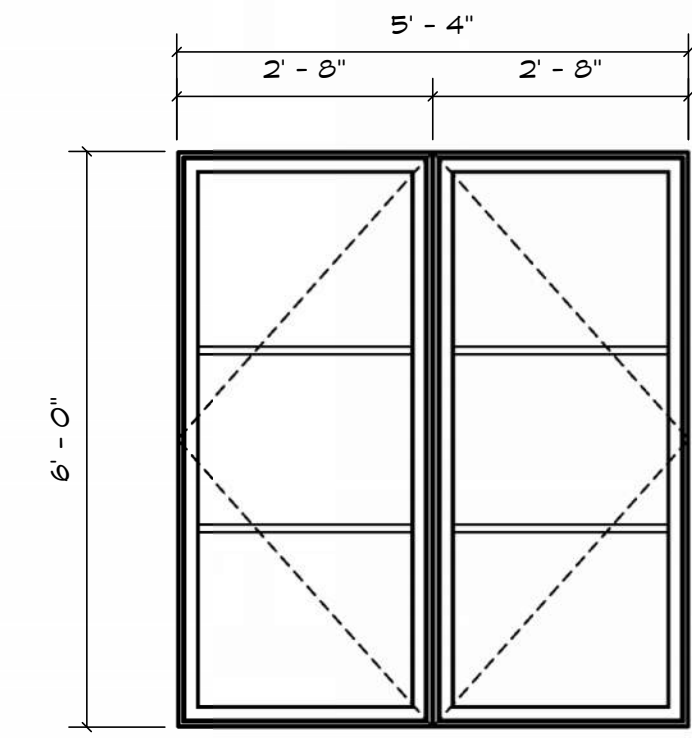
B 2-Fixed Glass (Mulled)



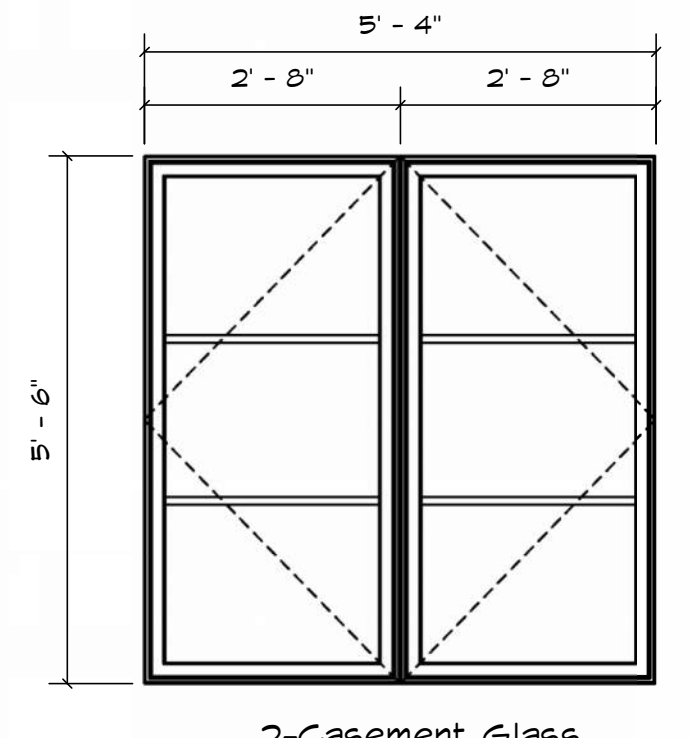
C 2-Casement Glass (Mulled)



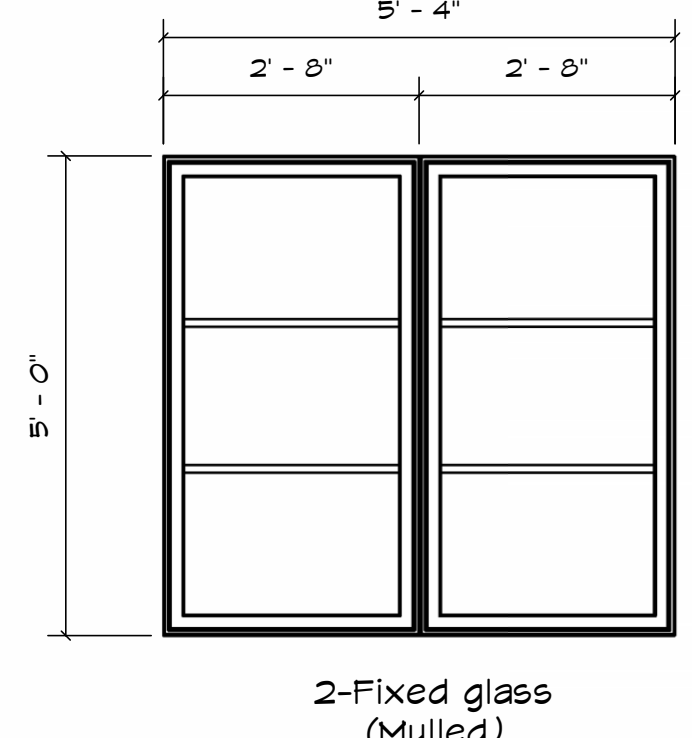
D 3-Fixed glass (Mulled)



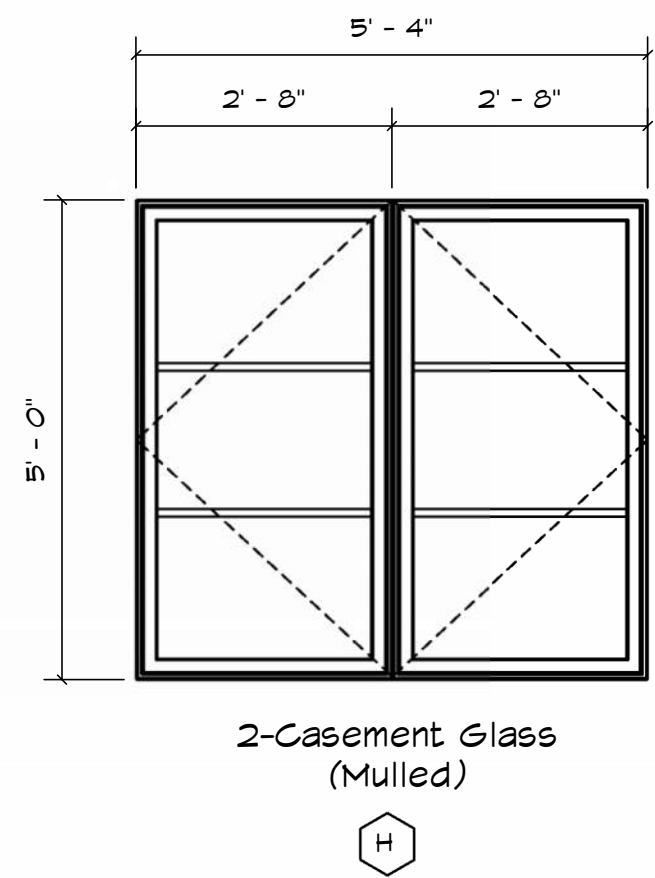
E 2-Casement Glass (Mulled)



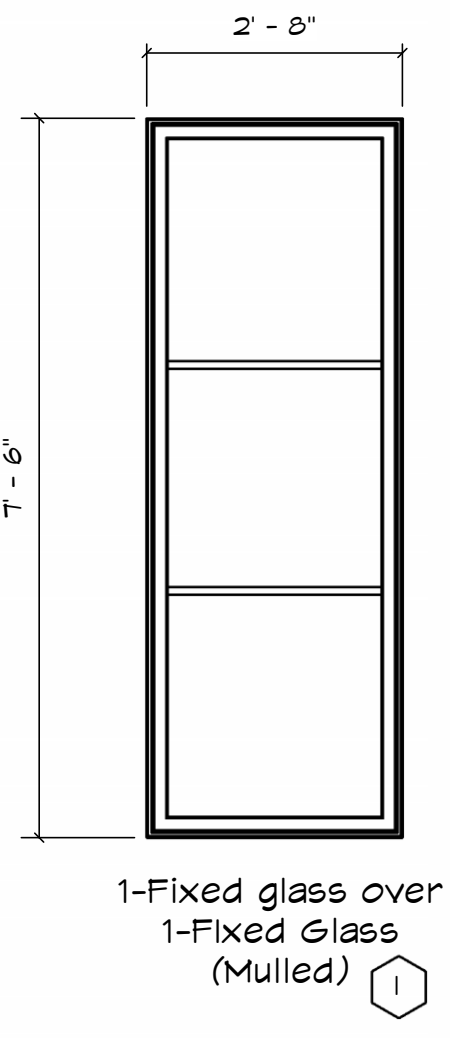
F 2-Casement Glass (Mulled)



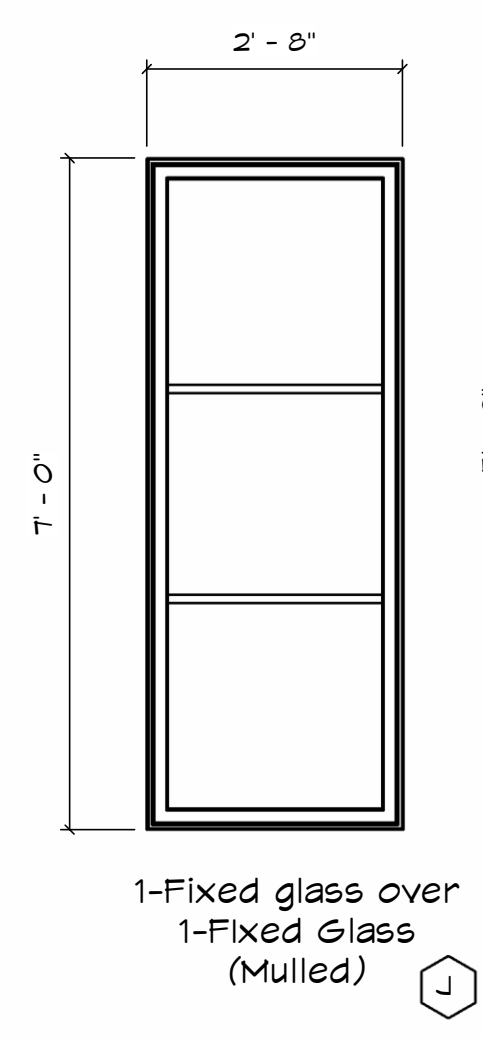
G 2-Fixed glass (Mulled)



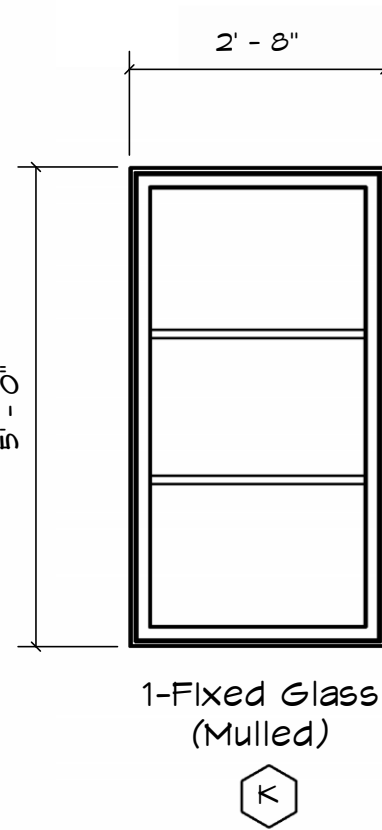
H 2-Casement Glass (Mulled)



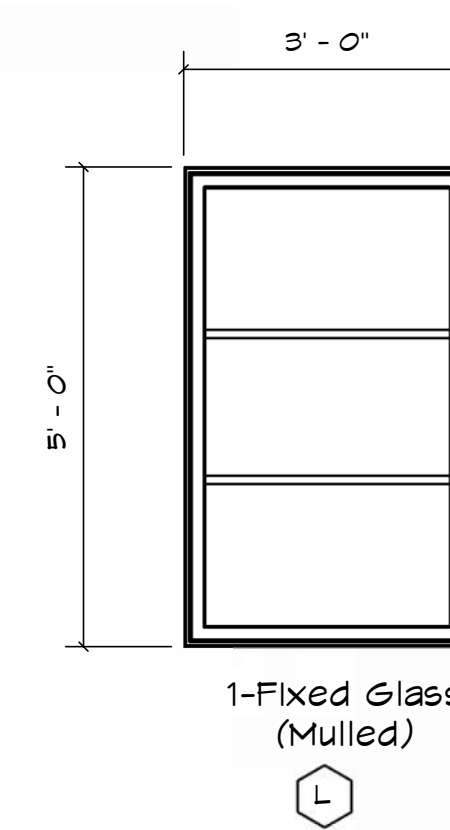
I 1-Fixed glass over 1-Fixed Glass (Mulled)



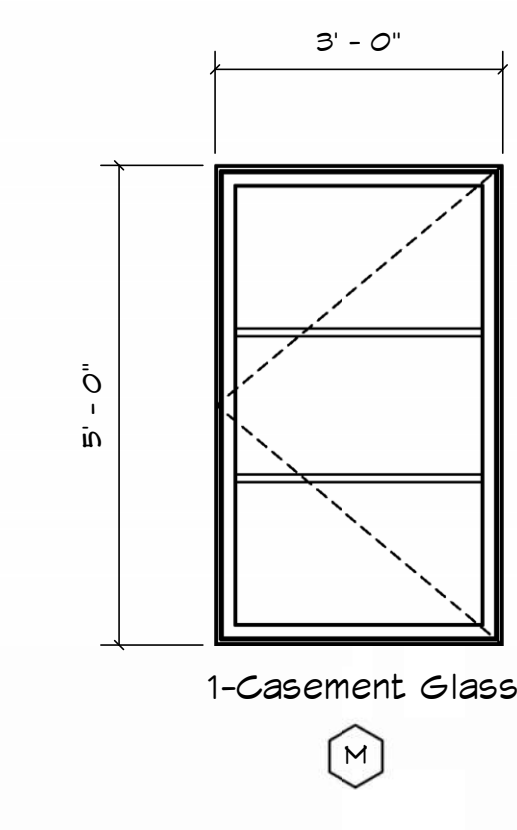
J 1-Fixed glass over 1-Fixed Glass (Mulled)



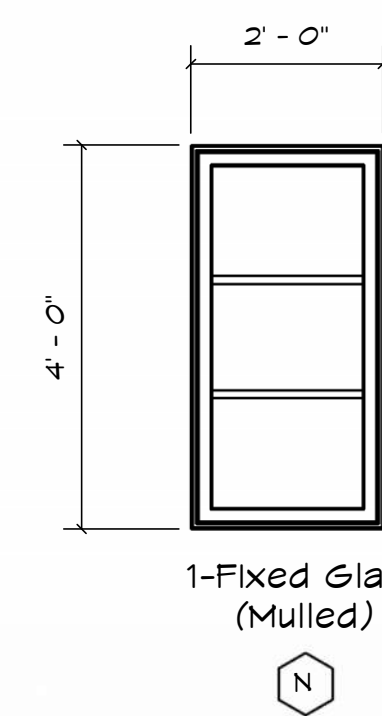
K 1-Fixed Glass (Mulled)



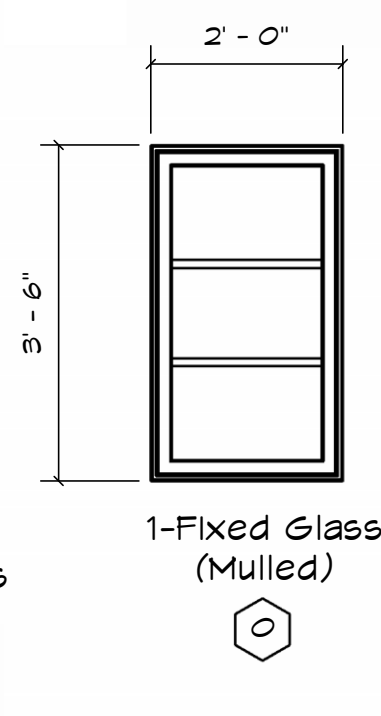
L 1-Fixed Glass (Mulled)



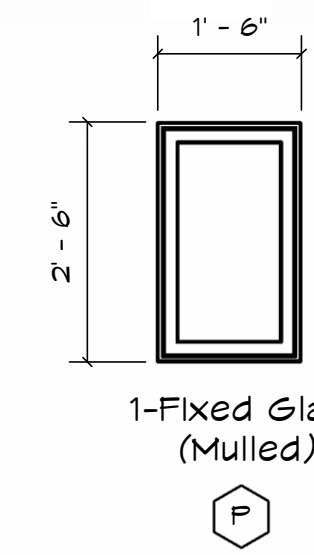
M 1-Casement Glass



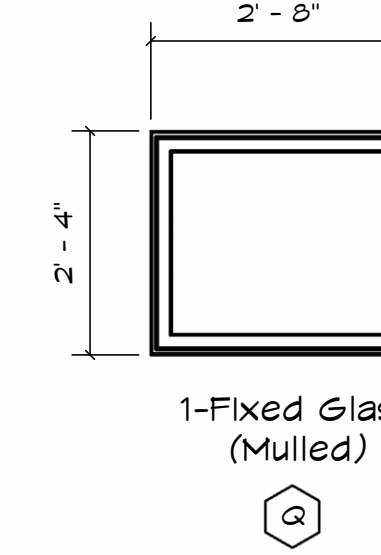
N 1-Fixed Glass (Mulled)



O 1-Fixed Glass (Mulled)



P 1-Fixed Glass (Mulled)



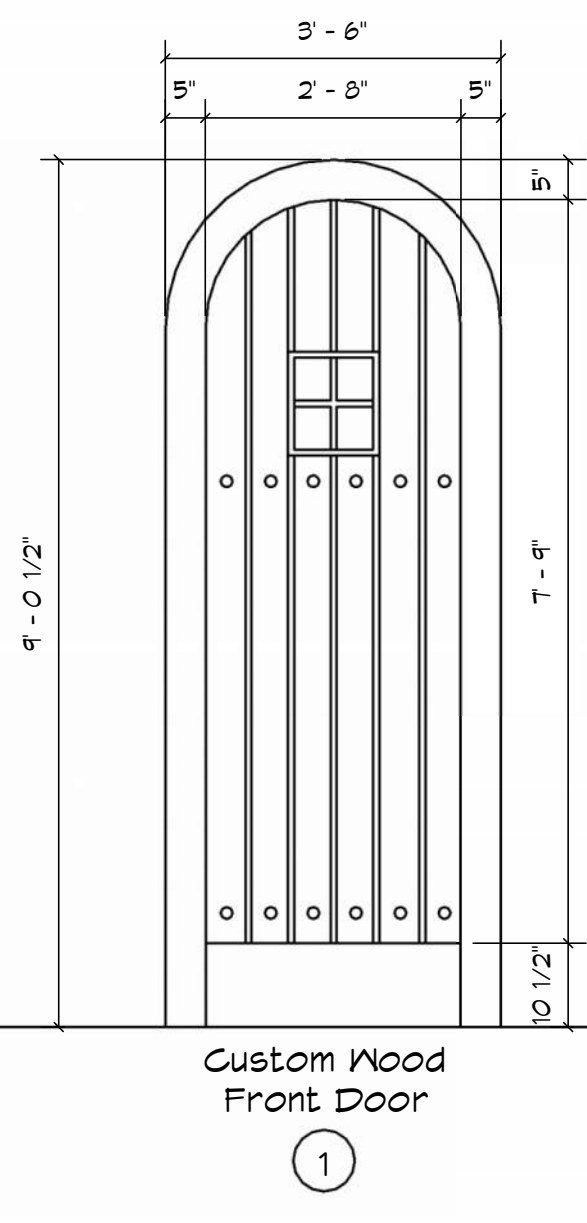
Q 1-Fixed Glass (Mulled)

Note: Verify plan for tempered & Vinyl applications

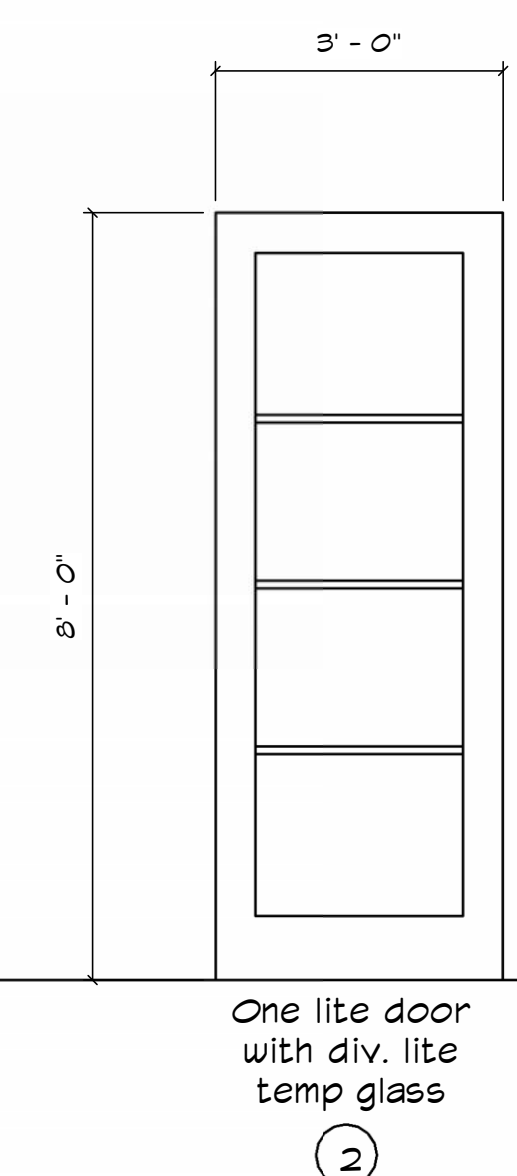
1 Window Schedule
scale: 1/2" = 1'-0"

Window Notes

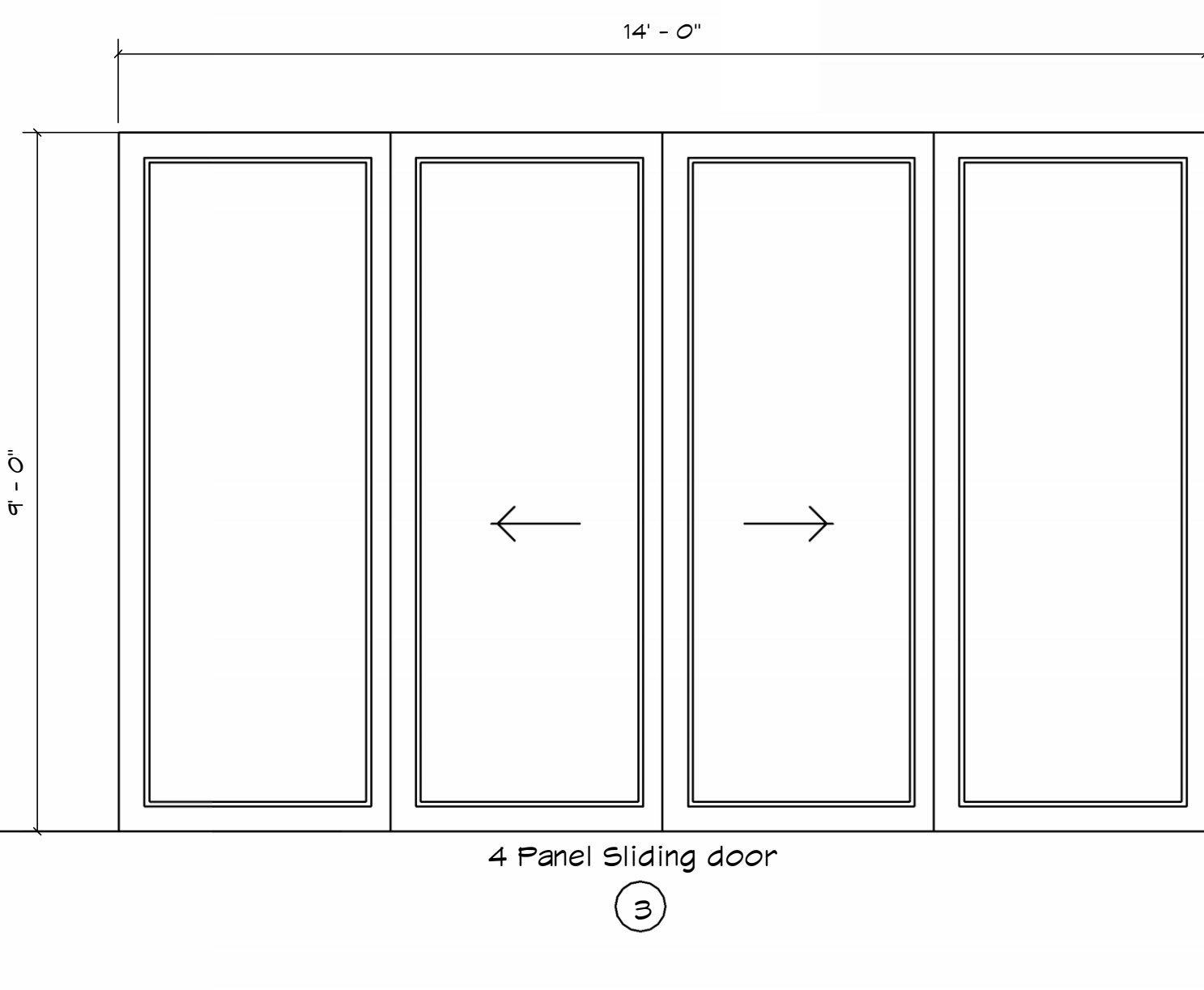
- All windows and exterior doors will be Aluminum or Vinyl clad with stucco mould.
- All windows are to have a slope sill to prevent water damage.
- Rough openings for windows/ mulled assemblies are approximate and must be verified with window manufacturer and shop drawings must be approved by builder.
- Refer to floor plans and elevations for proper operation of each individual window.
- All windows in wet areas to be vinyl.
- No inegral colors.



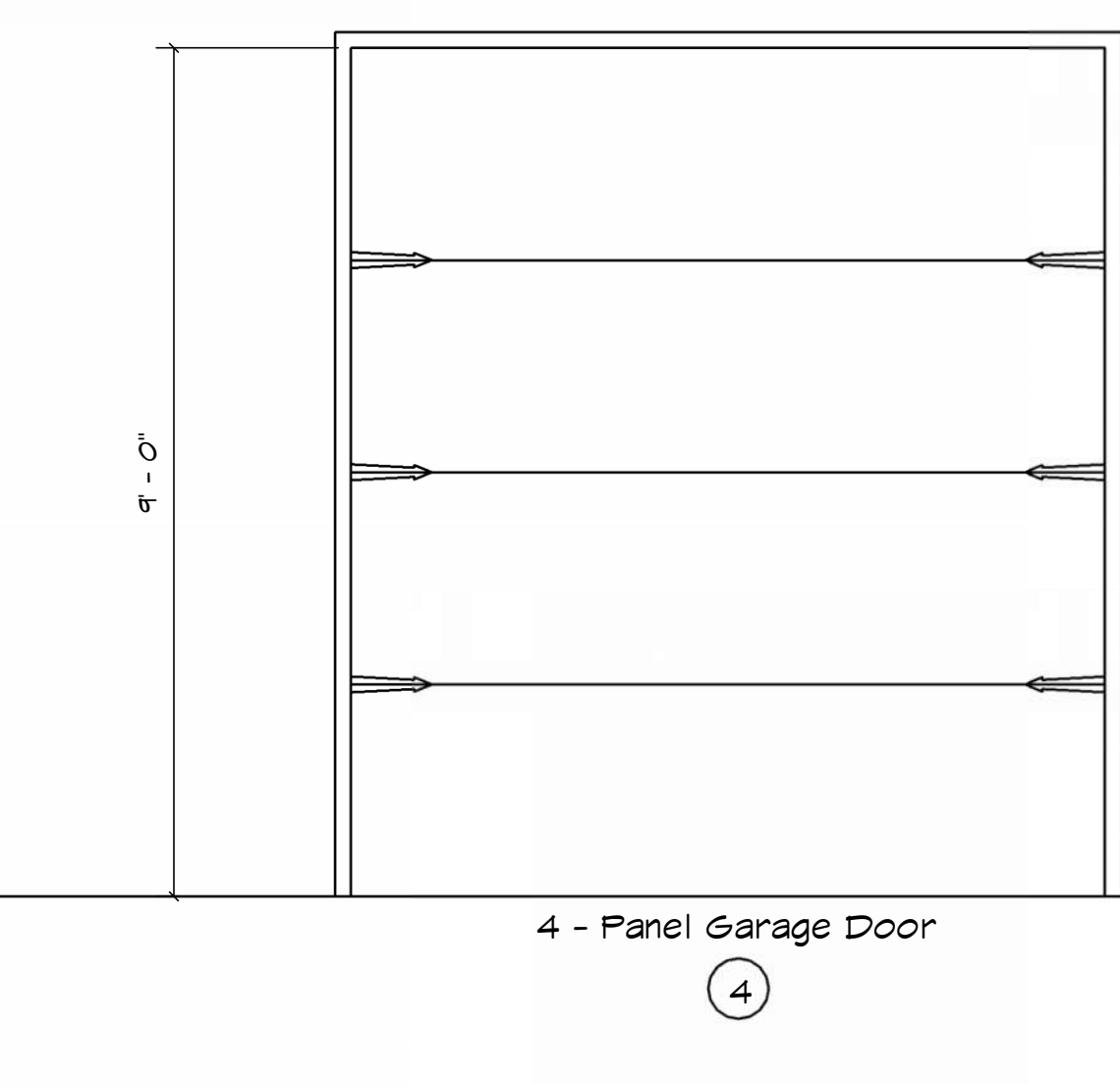
1 Custom Wood Front Door



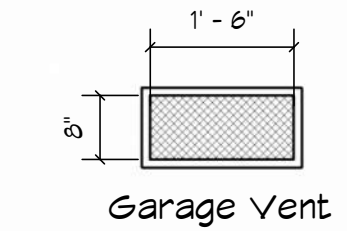
2 One lite door with div. lite temp glass



3 4 Panel Sliding door



4 4 - Panel Garage Door

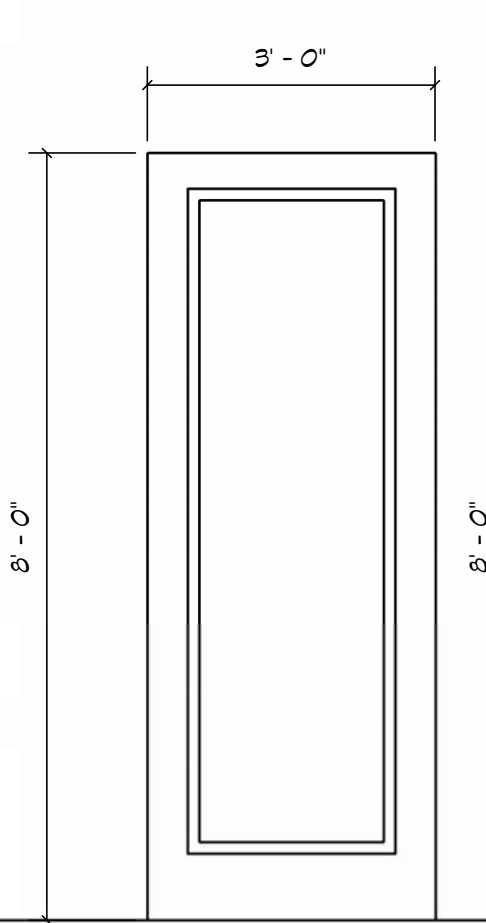


Garage Vent

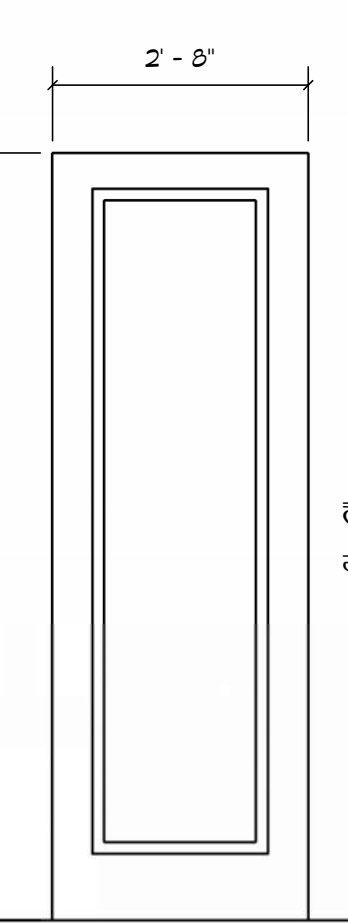
2 Door Schedule
scale: 1/2" = 1'-0"

Door Notes

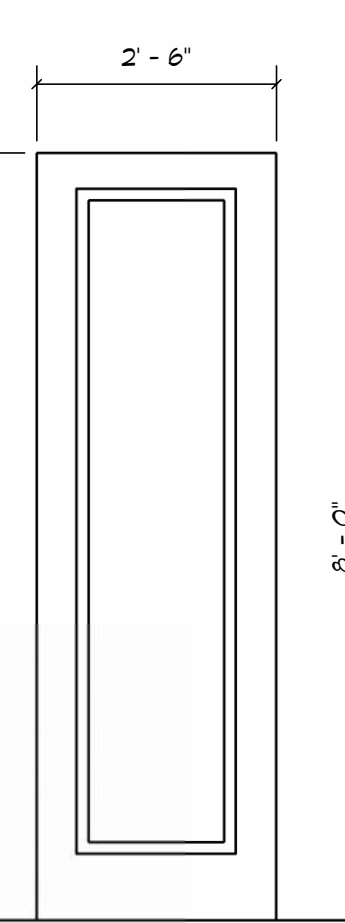
- All interior Panel Doors will be raised panel and selected by Builder
- Odd size attic access doors are flush panel/ fully gasketed and weather-stripped.
- All exterior doors to be also fully gasketed and weather-stripped to prevent all weather damage.



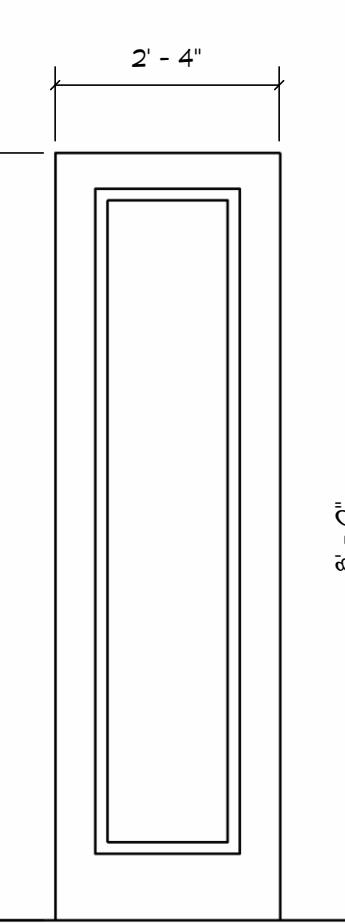
5 Solid core door with closer



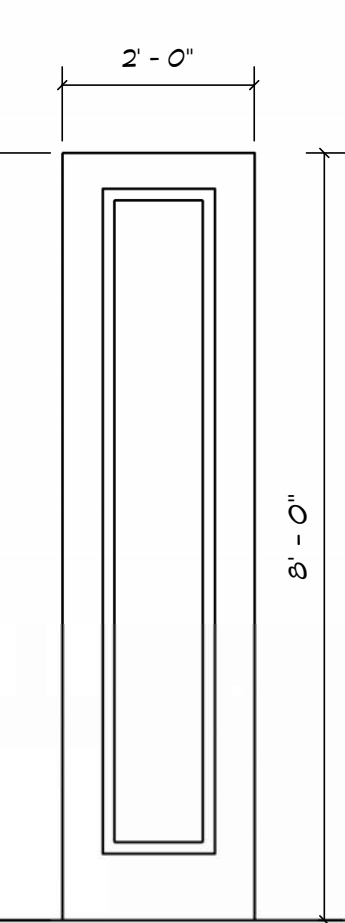
6 Panel door Interior Door



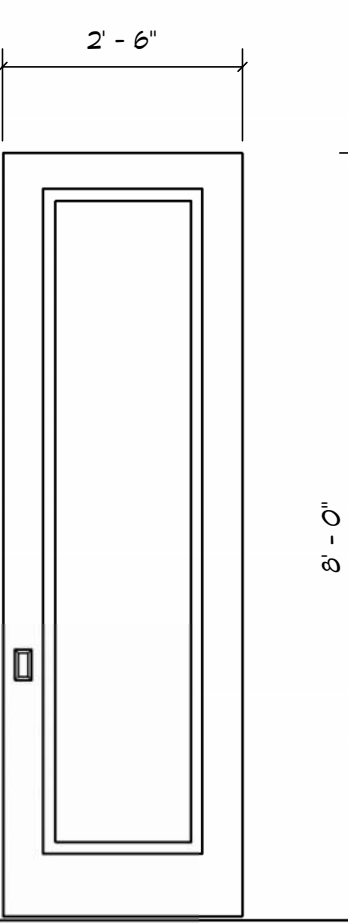
7 Panel door Interior Door



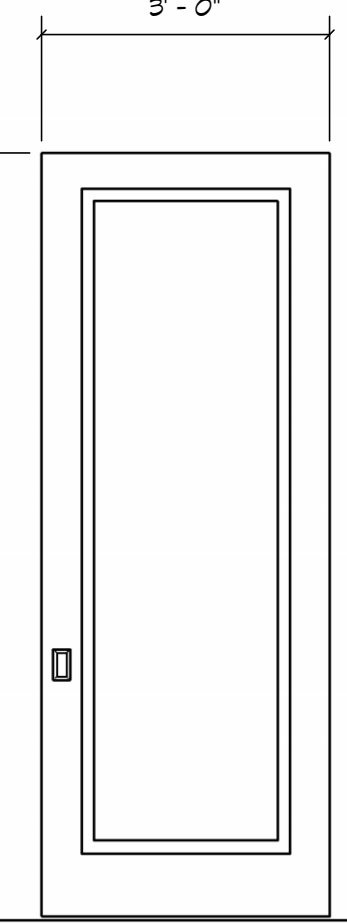
8 Panel door Interior Door



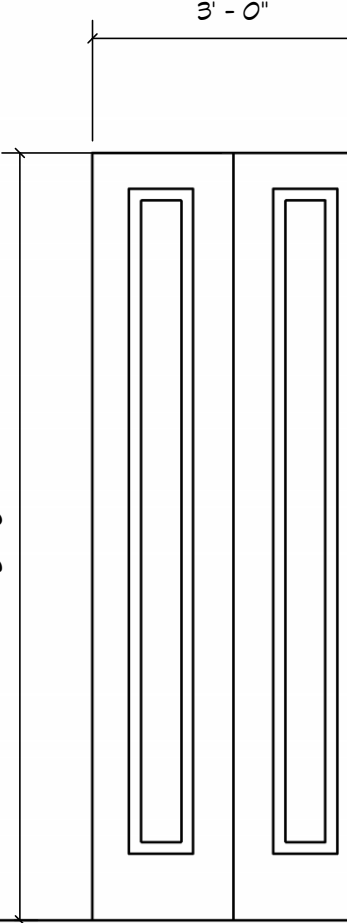
9 Panel door Interior Door



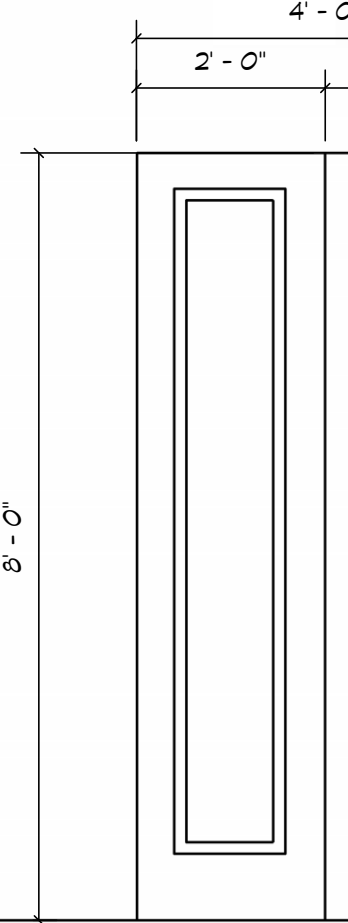
10 Panel door Sliding Pocket Door (Verify Frame)



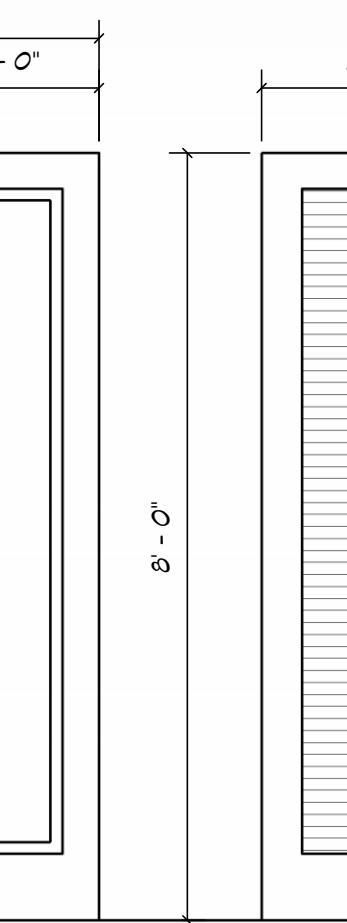
11 Panel door Sliding Pocket Door (Verify Frame)



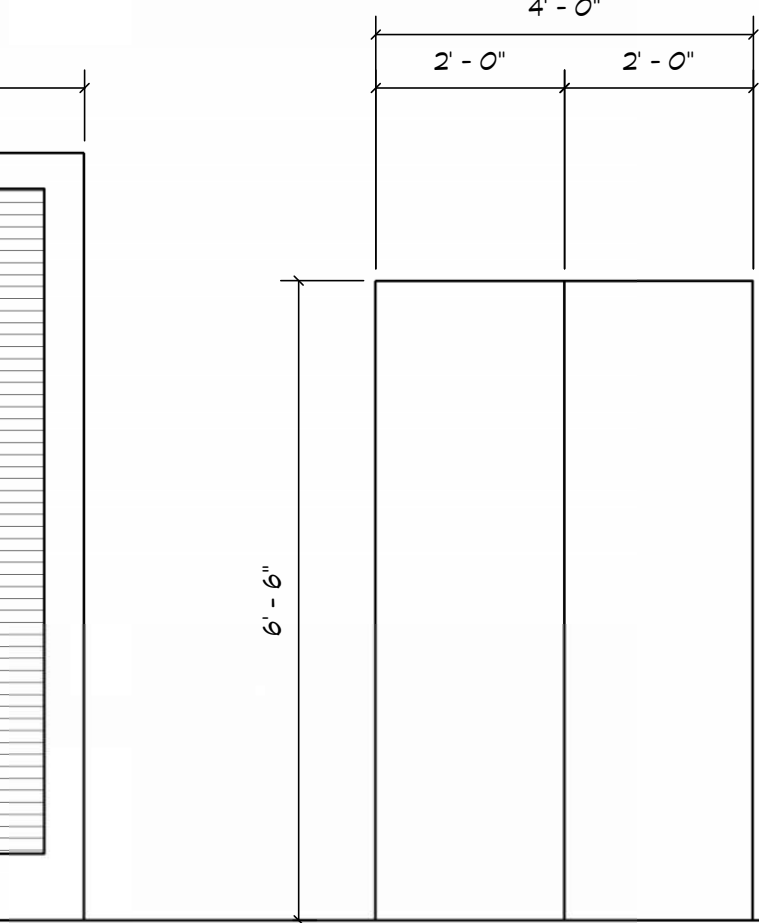
12 Panel double door



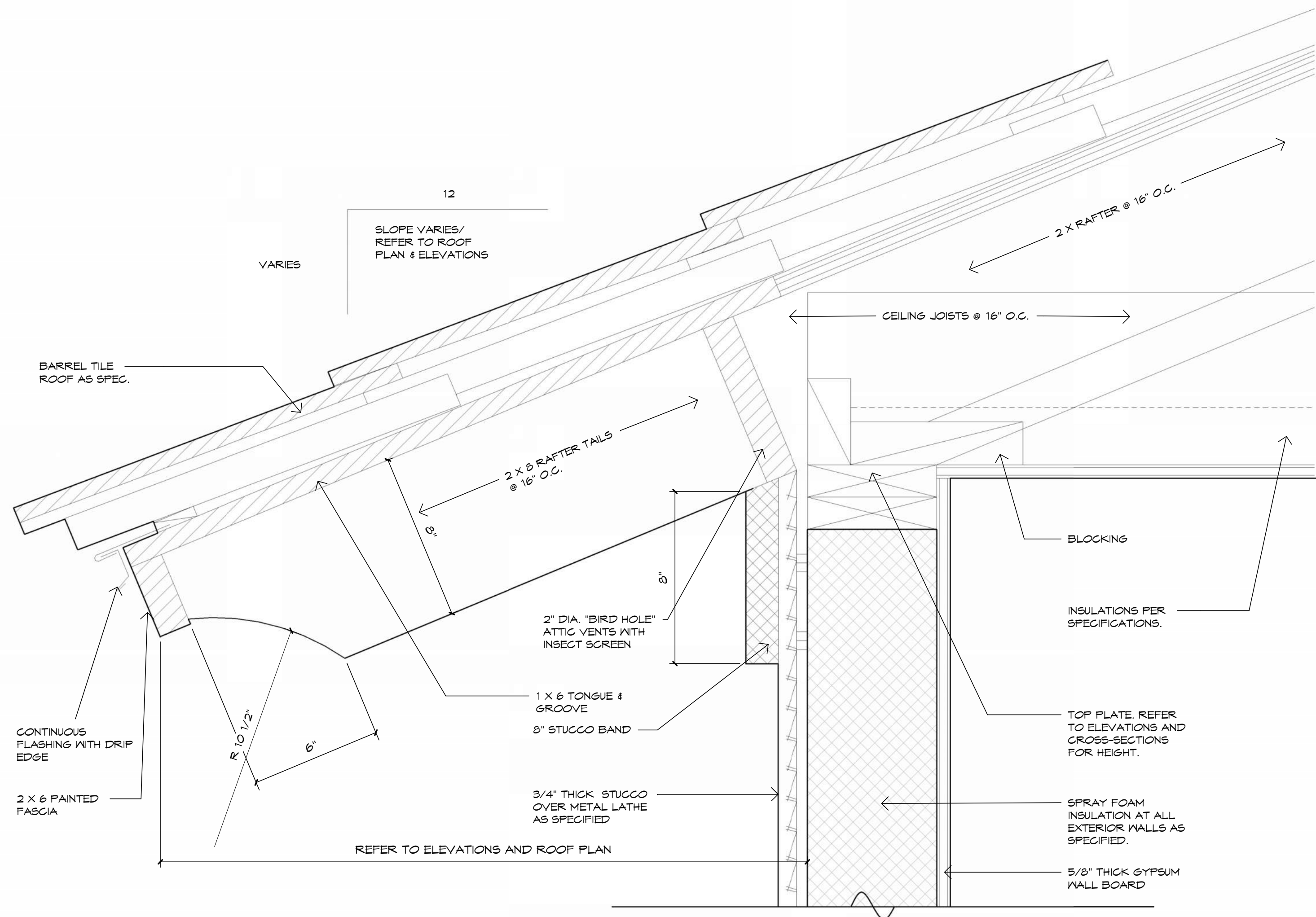
13 Panel double door



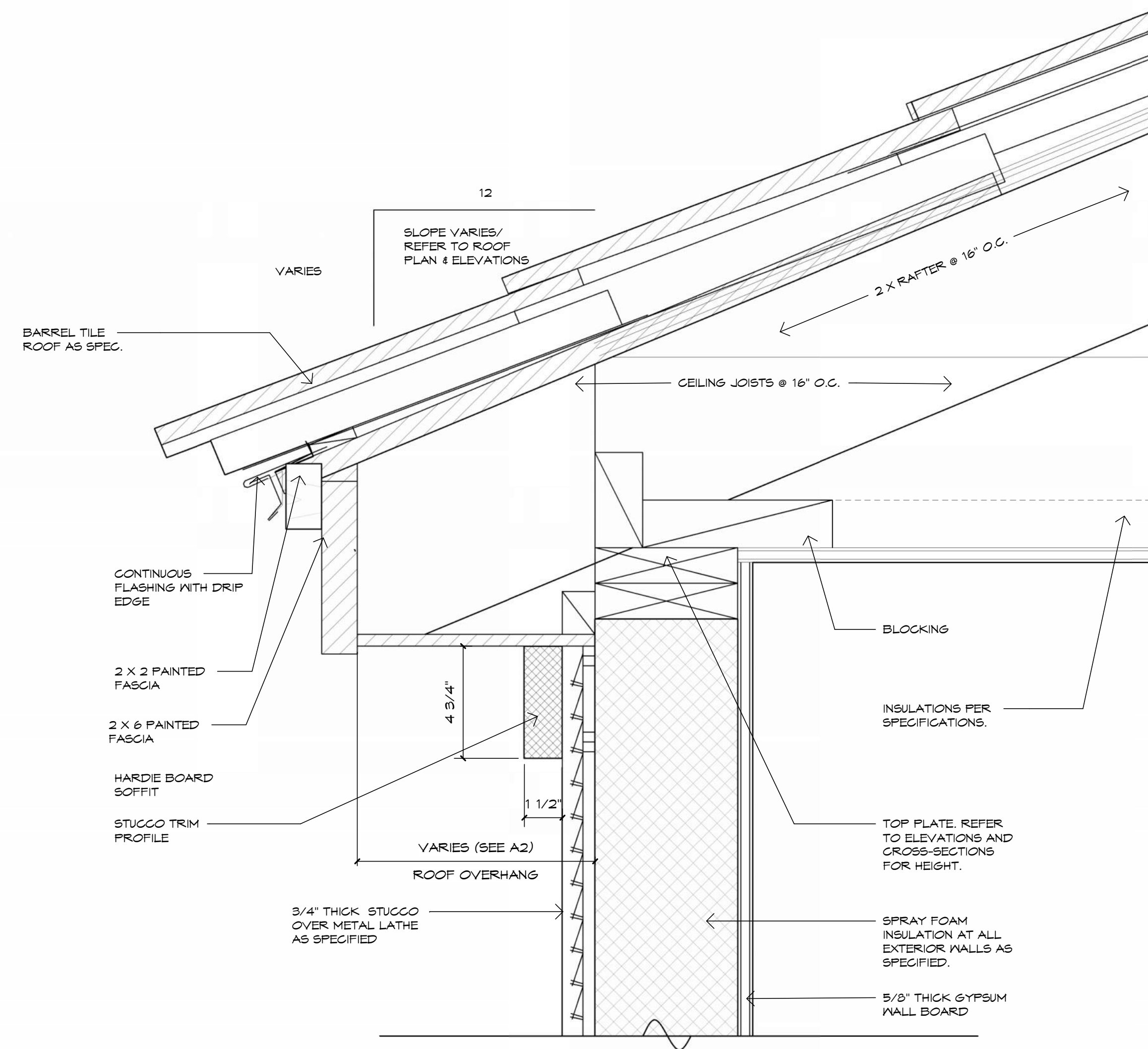
14 Vented (Painte)



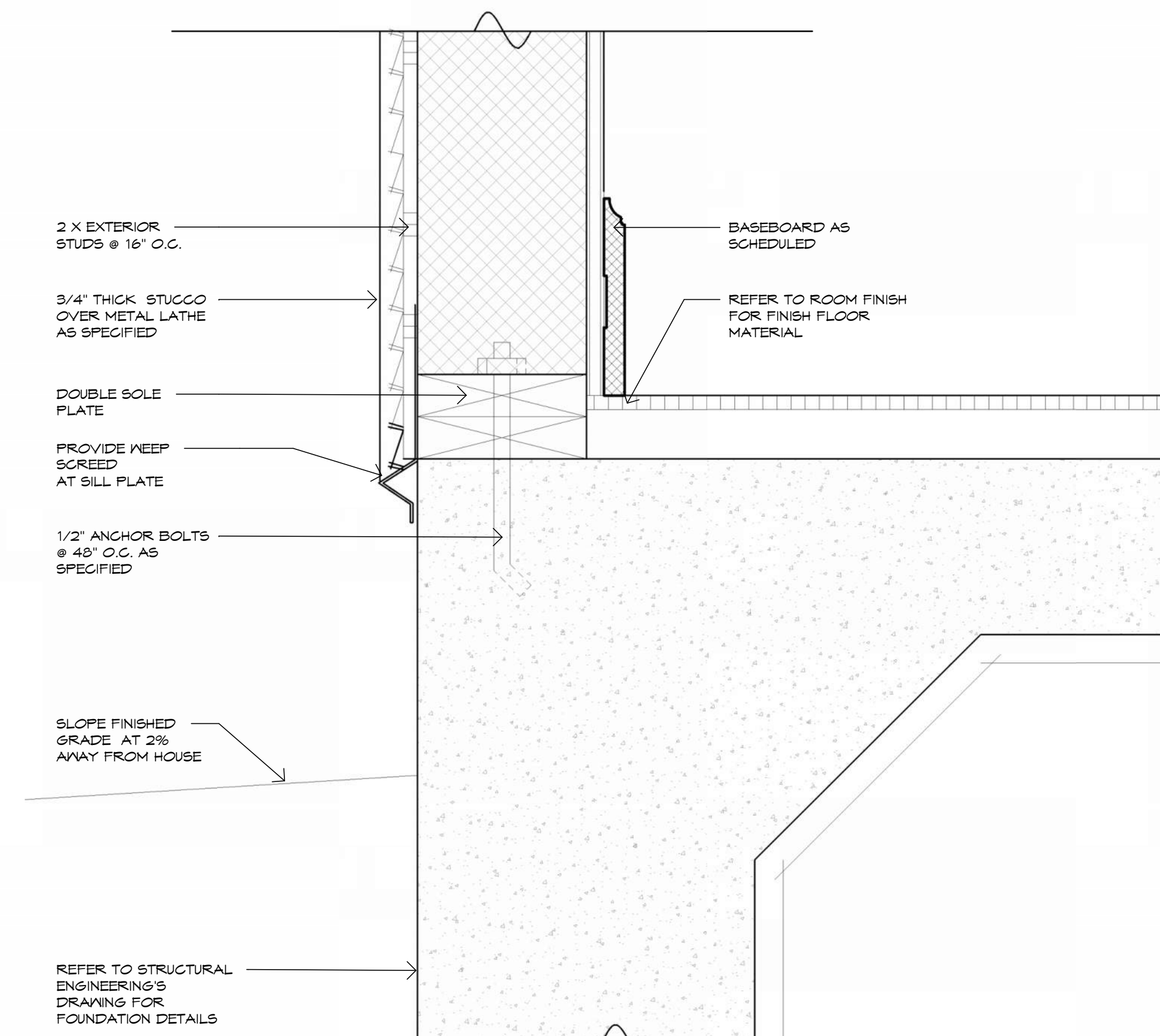
15 Flat slab metal door (Painted)



2 Rafter Tail Detail @ Stucco Wall
3" = 1'-0"



1 Eave Detail @ Stucco Wall
3" = 1'-0"



3 Wall Section at Stucco Wall
3" = 1'-0"

Legal Notice of Copyright:

1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS
3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.
4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.



922 Isom Rd.
San Antonio, Texas 78216
Office: 210-798-2272
Fax: 210-798-2297

NIC ABBEY HOMES
701 IVY LANE
TERRELL HILLS
LOT 8
BLOCK 5885



01-27-2026

Plan Information:
Drawn By: JV / MS
Project
Copyright: 2026

Revisions:

1

2

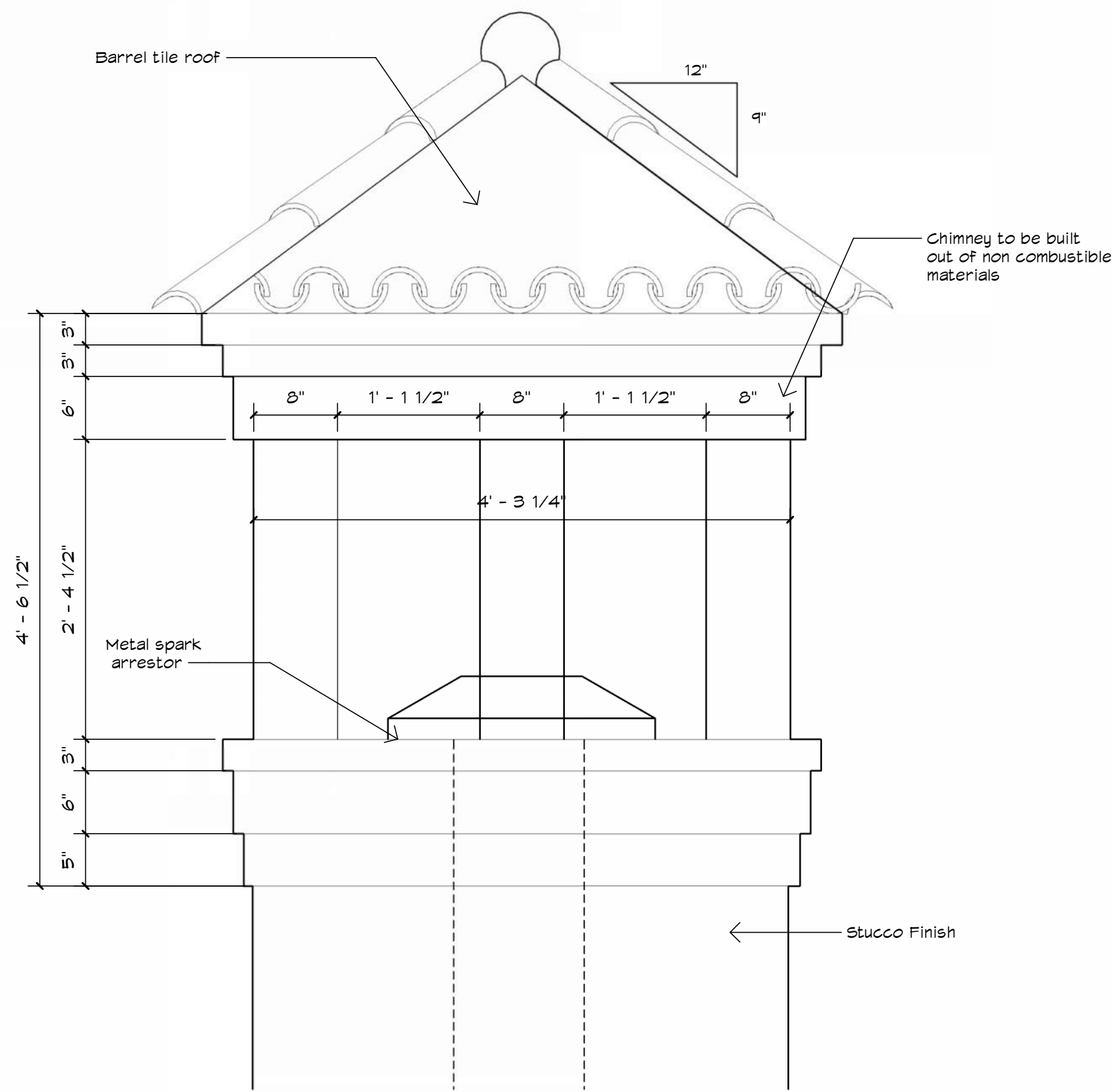
Issue Date:

03-03-2026

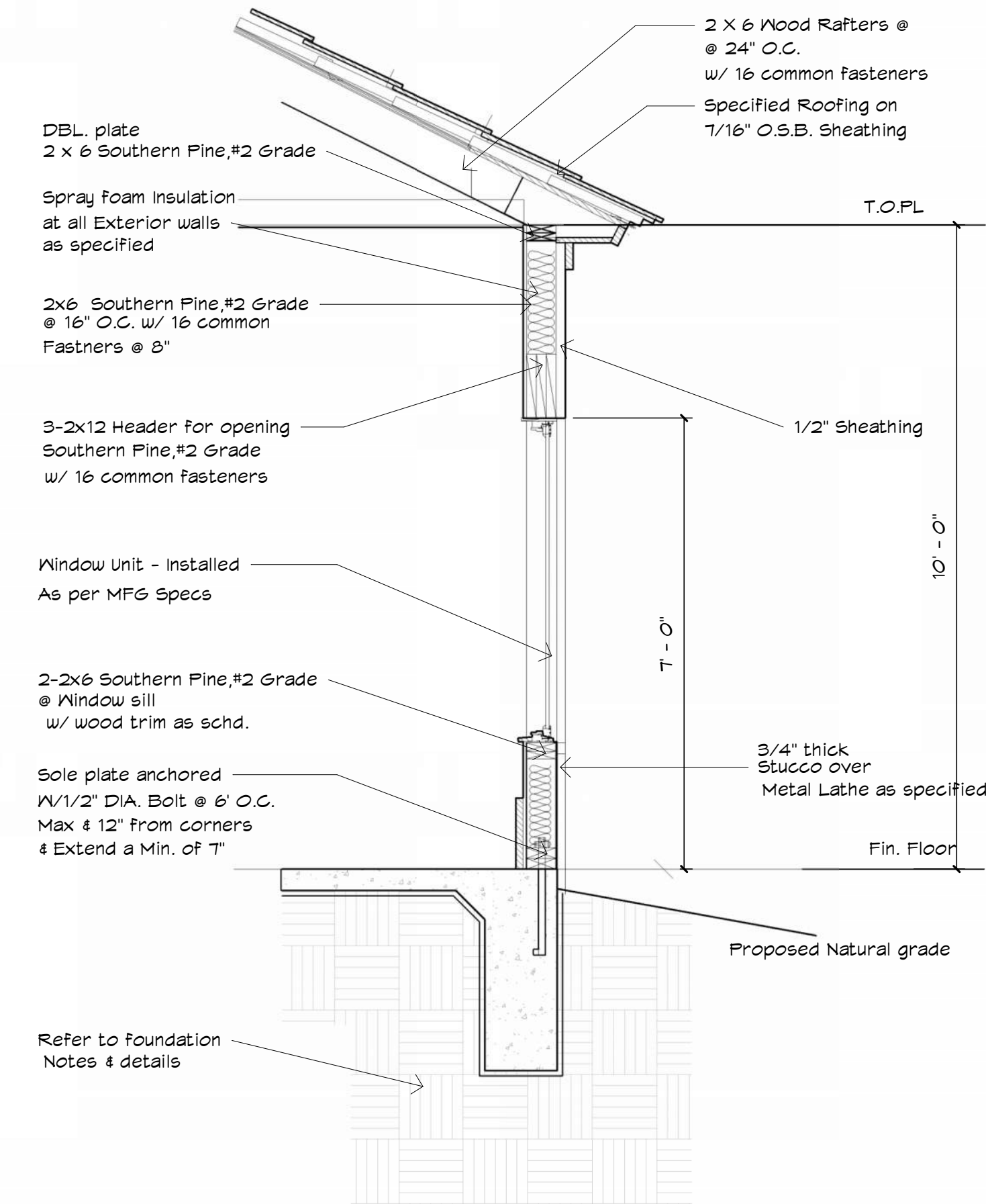
Sheet Title & No.

**ARCHITECTURAL
DETAILS**

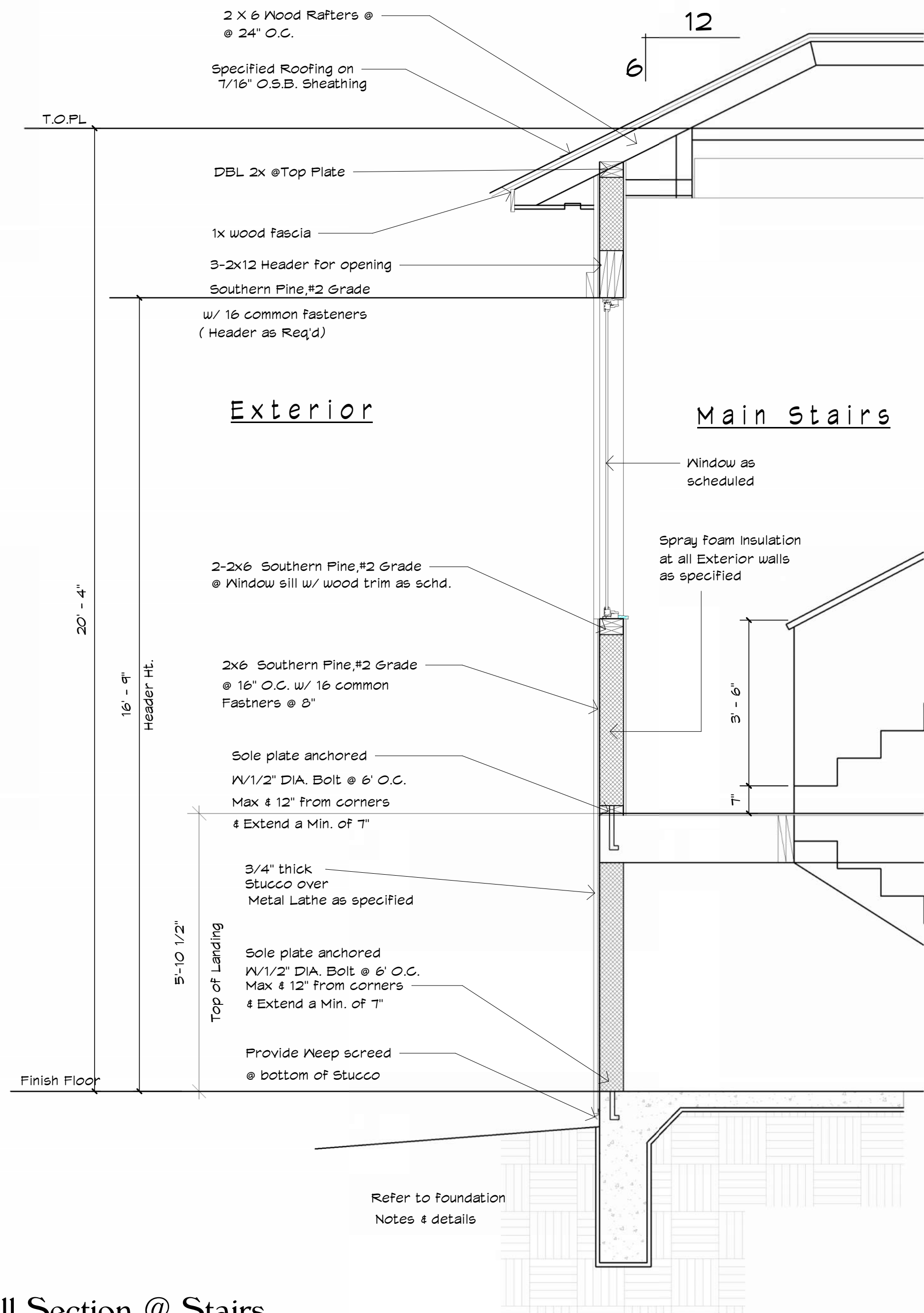
A14



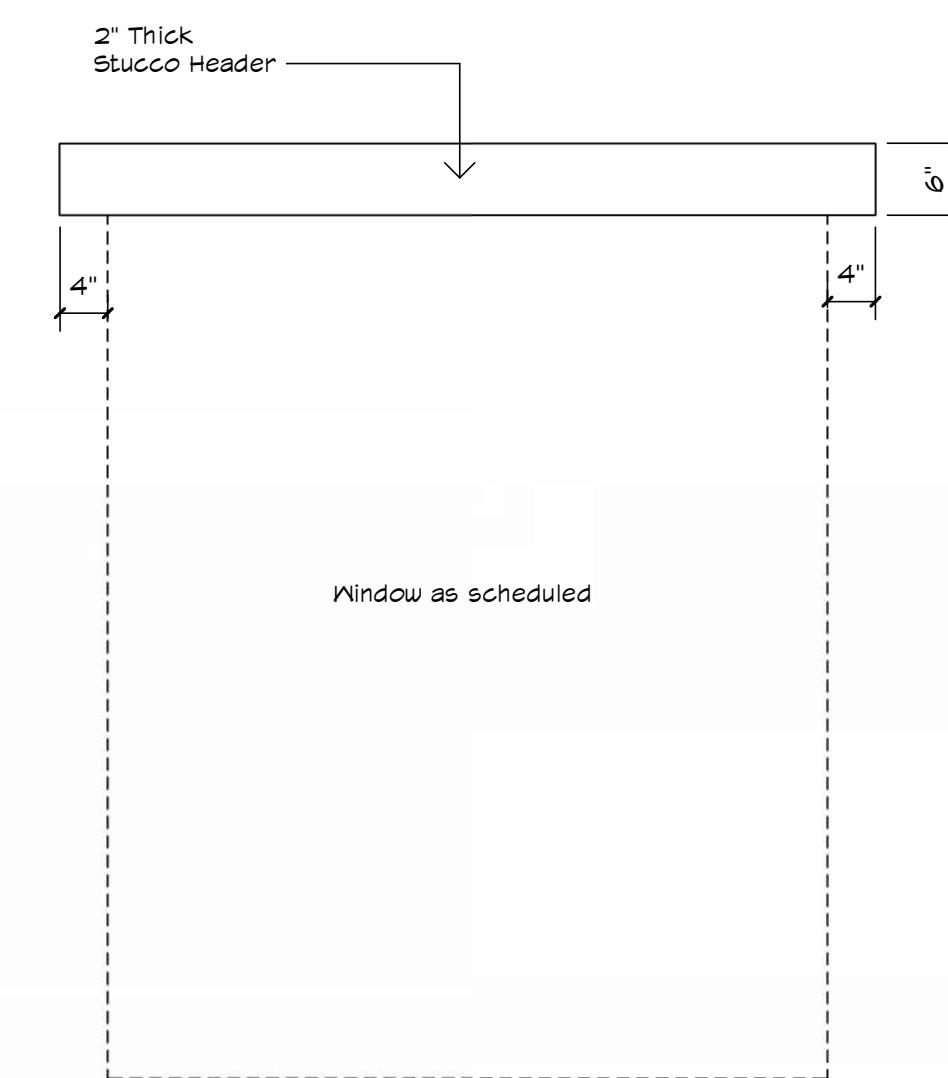
3 Detail @ Chimney
1" = 1'-0"



2 Wall Section @ Stucco
1/2" = 1'-0"



1 Wall Section @ Stairs
1/2" = 1'-0"



4 Typ. Window Header (Stucco)
3/4" = 1'-0"

Legal Notice of Copyright:

1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS
3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.
4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.



922 Isom Rd.
San Antonio, Texas 78216
Office: 210-798-2272
Fax: 210-798-2297

NIC ABBEY HOMES
701 IVY LANE
TERRELL HILLS
LOT 8
BLOCK 5885



01-27-2026

Plan Information:
Drawn By: JV / MS
Project
Copyright: 2026

Revisions:
1
2

Issue Date:
03-03-2026

Sheet Title & No.
ARCHITECTURAL
DETAILS
A15



VALDEZDESIGNS

6604 Blanco Rd. Ste
San Antonio, Texas
Voice (210)

Legal Notice of Copyright:

- THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
- THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS
- VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.
- THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.



922 Isom Rd.
San Antonio, Texas 78216
Office: 210-798-2272
Fax: 210-798-2297

NIC ABBEY HOMES
701 IVY LANE
TERRELL HILLS
LOT 8
BLOCK 5885



01-27-2026

Plan Information:
Drawn By: JV / MS
Project
Copyright: 2026

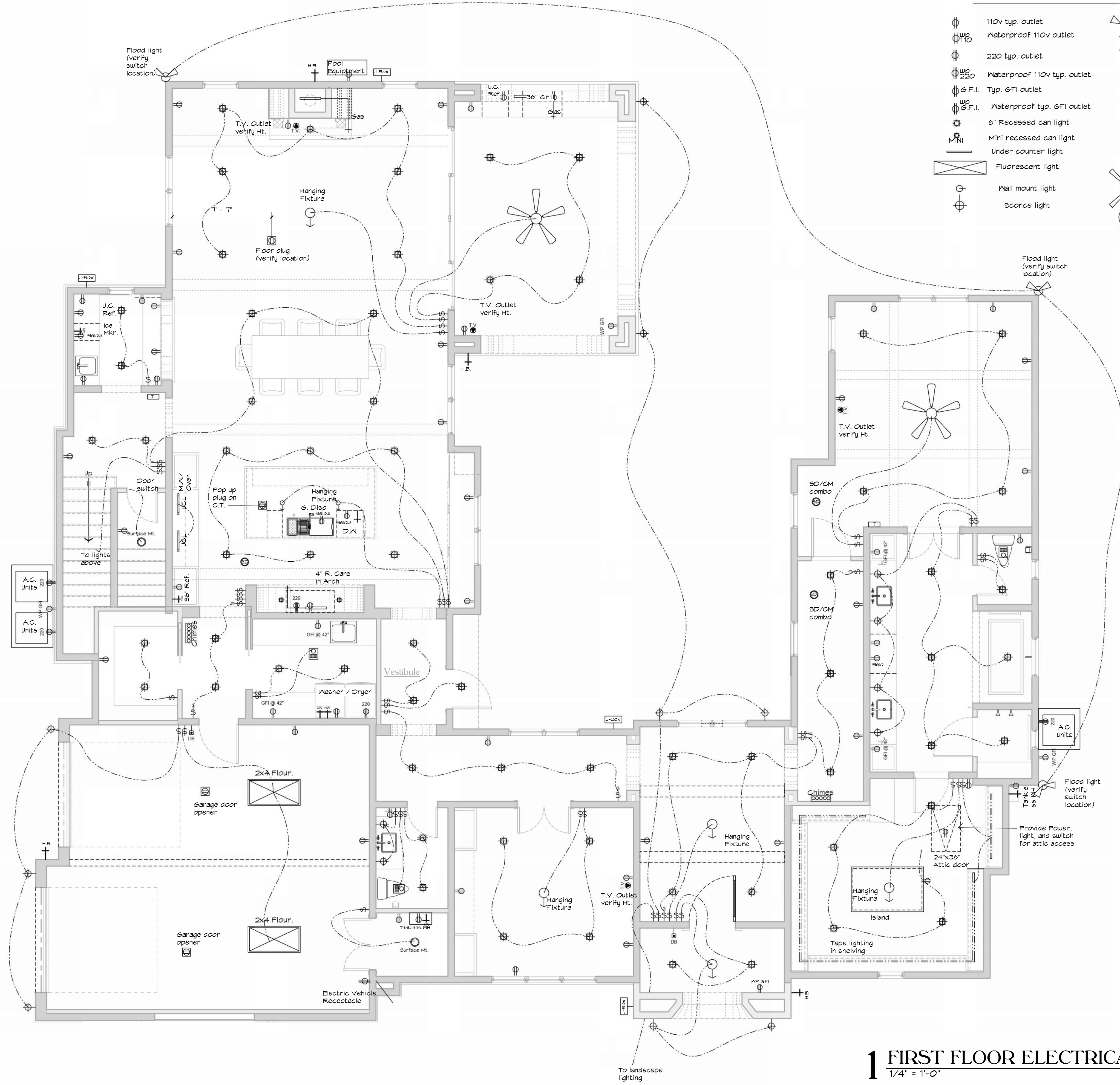
Revisions:
1
2

Issue Date:
03-03-2026

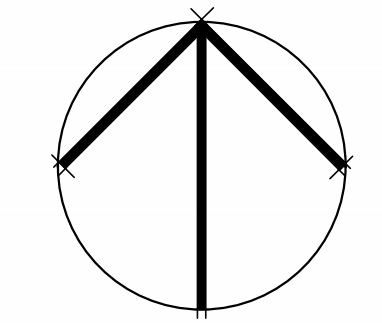
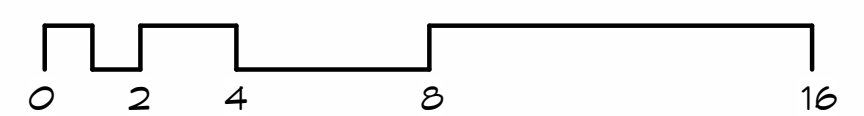
Sheet Title & No.
FIRST FLOOR
ELECTRICAL PLAN
E1

ELECTRICAL LEGEND

| | | | | | |
|--|-----------------------------|--|------------------------------------------|--|-----------------------------------------------------|
| | 110v typ. outlet | | Flood lights | | Switch |
| | Waterproof 110v outlet | | Typ. telephone line | | Three way switch |
| | 220 typ. outlet | | Typ. home office line | | Four way switch |
| | Waterproof 110v typ. outlet | | Cable tv outlet | | Garage door push button |
| | Typ. GFI outlet | | Typ. door bell chimes | | Door bell |
| | Waterproof typ. GFI outlet | | Typ. vent fan | | Cold water connection |
| | 6" Recessed can light | | Typ. garage door opener | | Hot water connection |
| | Mini recessed can light | | Hanging fixture | | Gas connection |
| | Fluorescent light | | Typ. ceiling fan w/ optional light | | Hose bib |
| | Wall mount light | | Typ. water heater optional gas/ electric | | Exterior wall Sconce |
| | Sconce light | | | | Typ. Smoke detector / Fire alarm (Required by code) |
| | | | | | Typ. water Water loop |



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



NORTH



VALDEZDESIGNS

6604 Blanco Rd. Ste
San Antonio, Texas
Voice (210)

Legal Notice of Copyright:

1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS
3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.
4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.



922 Isom Rd.
San Antonio, Texas 78216
Office: 210-798-2272
Fax: 210-798-2297

NIC ABBEY HOMES
701 IVY LANE
TERRELL HILLS
LOT 8
BLOCK 5885



01-27-2026

Plan Information:
Drawn By: JV / MS
Project
Copyright: 2026

Revisions:
1
2

Issue Date:
03-03-2026

Sheet Title & No.
SECOND FLOOR
ELECTRICAL PLAN

E2



ELECTRICAL LEGEND

| | | | | | |
|--|-----------------------------|--|------------------------------------------|--|-----------------------------------------------------|
| | 110v typ. outlet | | Flood lights | | Switch |
| | Waterproof 110v outlet | | Typ. telephone line | | Three way switch |
| | 220 typ. outlet | | Typ. home office line | | Four way switch |
| | Waterproof 110v typ. outlet | | Cable tv outlet | | Garage door push button |
| | Typ. GFI outlet | | Typ. door bell chimes | | Door bell |
| | Waterproof typ. GFI outlet | | Typ. vent fan | | Cold water connection |
| | 6" Recessed can light | | Typ. garage door opener | | Hot water connection |
| | Mini recessed can light | | Hanging fixture | | Gas connection |
| | Under counter light | | Typ. ceiling fan w/ optional light | | Hose bib |
| | Fluorescent light | | Typ. water heater optional gas/ electric | | Exterior wall sconce |
| | Wall mount light | | Typ. water softener Water loop sys. | | Typ. Smoke detector / Fire alarm (Required by code) |
| | Sconce light | | | | |

1 SECOND FLOOR ELECTRICAL PLAN

