

# HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2025

**HDRC CASE NO:** 2025-002  
**ADDRESS:** 234 W WOODLAWN AVE  
**LEGAL DESCRIPTION:** NCB 1859 BLK 2 LOT 3  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**TYPE OF WORK:** Tax Certification  
**APPLICATION RECEIVED:** January 02, 2025  
**60-DAY REVIEW:** March 02, 2025  
**CASE MANAGER:** Caitlin Brown-Clancy

## REQUEST:

The applicant is requesting Historic Tax Certification for the property at 234 W Woodlawn.

## APPLICABLE CITATIONS:

*UDC Section 35-618. Tax Exemption Qualification.*

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

## FINDINGS:

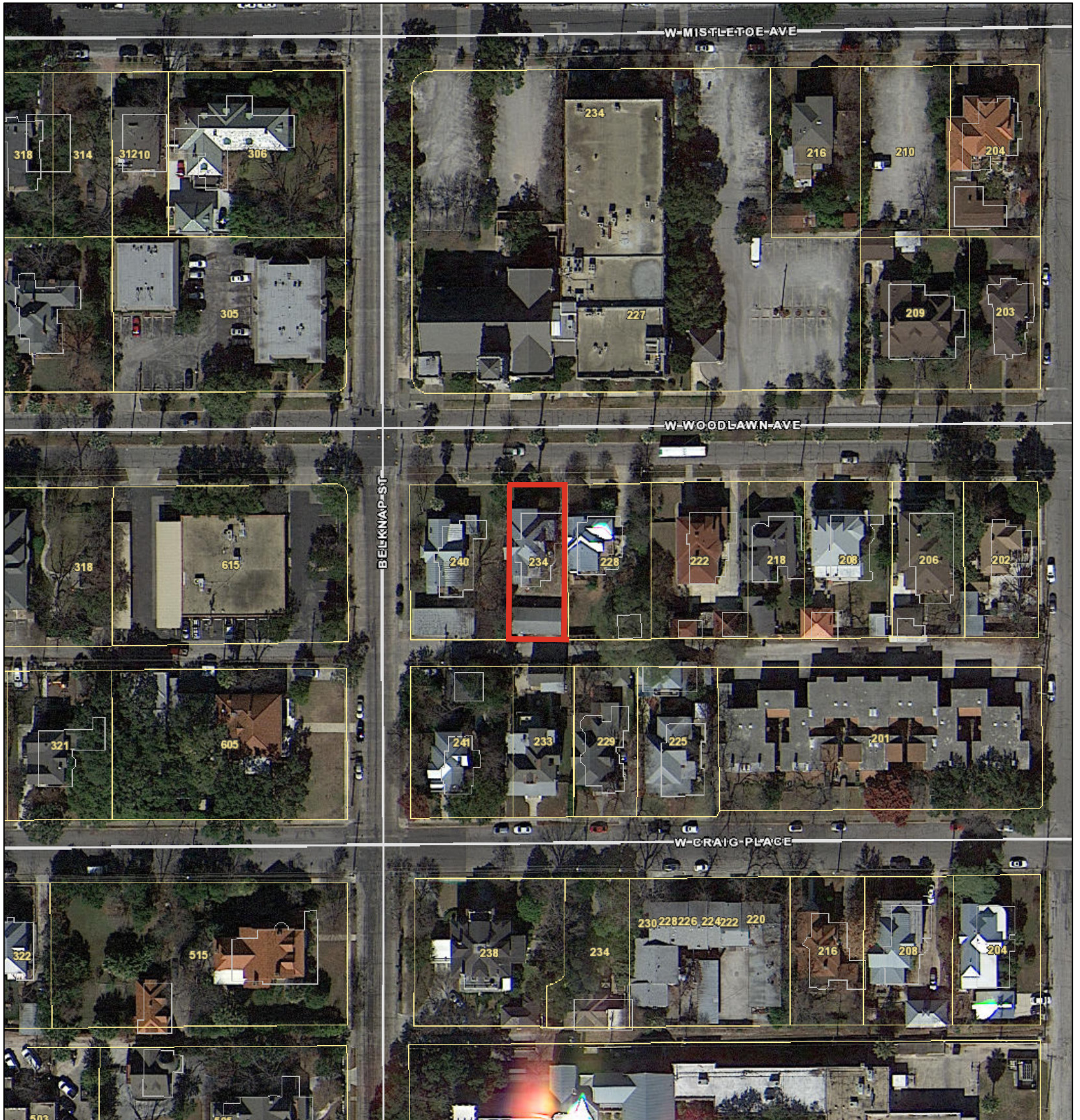
- a. The structure located at 234 W Woodlawn is a two-story single-family home constructed in the Neoclassical style and first appears on the 1911 Sanborn as 238 W Woodlawn. The structure features an asymmetrical double-height front gabled porch supported by Corinthian columns. It is clad in wood siding and features a standing seam metal roof. The property hosts an accessory structure at the rear and is contributing to the Monte Vista Historic District.
- b. The scope of work includes exterior maintenance and repair, roofing, foundation repair, exterior painting, interior renovations and various plumbing upgrades. The applicant received a Certificate of Appropriateness for multiple scopes of repair work in October and November 2024. Certificates of Appropriateness are required for all exterior scopes of work.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer. To qualify for the Substantial Rehabilitation Tax Incentive the owner must pursue Historic Tax Verification once the rehabilitation work is complete. Any violations on the property may disqualify the property from participation in the program.

## RECOMMENDATION:

Staff recommends approval based on findings a through c.

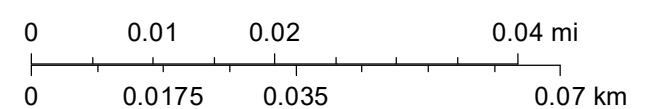


# City of San Antonio One Stop

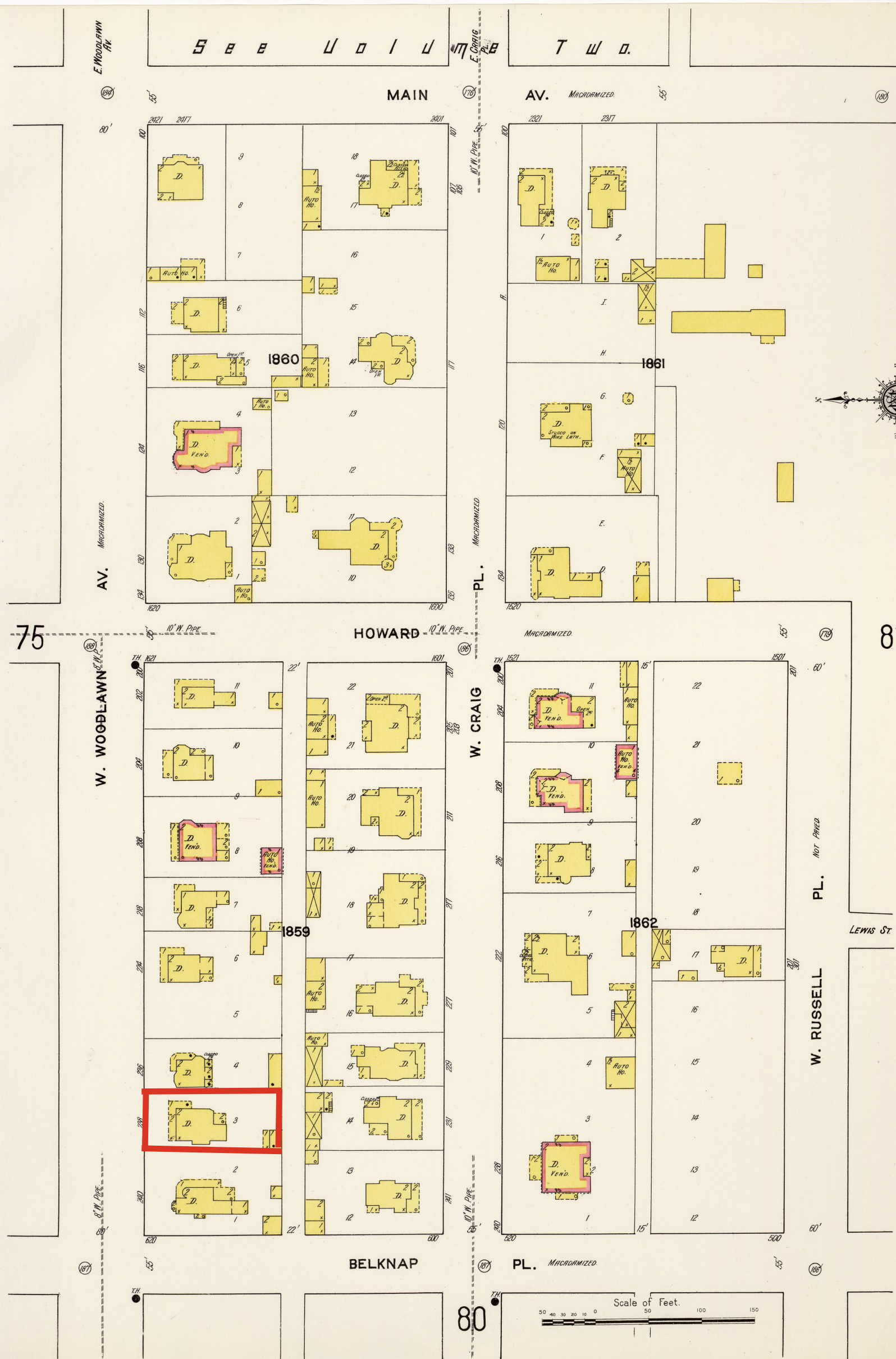


January 9, 2025

1:1,000







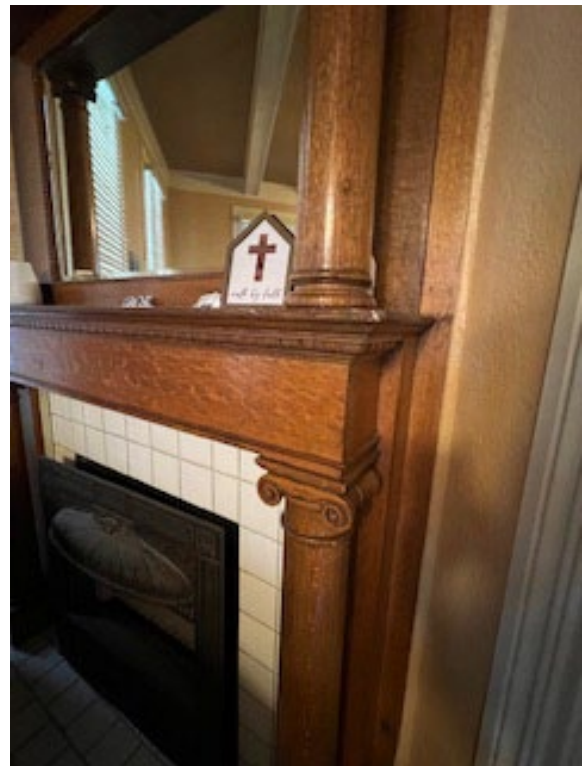
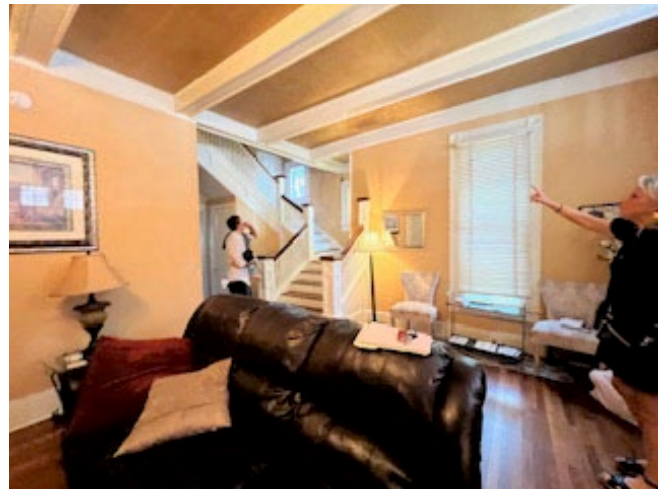


Color photos of the exterior:





Color photos of interior:





Color photo of the structure from the street:





STRUCTURAL NOTES

GENERAL:

- GN-1 BUILDING CODE: IRC 2021 EDITION
- GN-2 THE DETAILS DESIGNATED AS "TYPICAL DETAILS", APPLY GENERALLY TO THE DRAWINGS IN ALL AREAS WHERE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN DETAILS.
- GN-3 THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE REQUIREMENTS OF OTHER TRADES (ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ETC.) WITH THE STRUCTURAL DOCUMENTS PRIOR TO FABRICATION OR INSTALLATION OF ANY STRUCTURAL MEMBERS.
- GN-4 THE CONTRACTOR AND FABRICATOR SHALL VERIFY ALL QUANTITIES, DIMENSIONS AND CONDITIONS THOROUGHLY WITH THE CONTRACT DOCUMENTS AND THEN NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE SUBMITTING SHOP DRAWINGS AND PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS FOR DIMENSIONS.
- GN-5 GENERAL CONTRACTOR SHALL INSPECT JOB FOR COMPLETION BEFORE SCHEDULING ANY OBSERVATION BY THE ENGINEER.
- GN-6 SEE ARCH'L AND MEP DRAWINGS FOR LOCATIONS AND SIZES OF SLAB OPENINGS, SLEEVES, INSERTS, ANCHORS AND BOLTS REQUIRED BY VARIOUS TRADES.
- GN-7 ALL PLUMBING CONDUITS AT FOUNDATION SHOULD HAVE FLEXIBLE CONNECTIONS TO SUSTAIN A MAXIMUM DIFFERENTIAL MOVEMENT OF 1/2" INCHES
- GN-8 THE STRUCTURE HAS BEEN DESIGNED TO RESIST DESIGN LOADS ONLY AS A COMPLETED STRUCTURE. CONTRACTOR SHALL CONSIDER ALL CONSTRUCTION LOADS APPLIED TO THE PARTIALLY COMPLETED STRUCTURE UNTIL ALL PERMANENT CONNECTIONS ARE MADE, AND ENCLOSED PERMANENTLY AS PER CONSTRUCTION DOCUMENTS. TEMPORARY BRACING SHALL BE PROVIDED BY THE CONTRACTOR IN ALL DIRECTIONS.
- GN-9 THE CONTRACTOR IS SHALL BE RESPONSIBLE FOR CHECKING THE ADEQUACY OF THE STRUCTURE TO SUPPORT ALL CONSTRUCTION LOADS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE TO DESIGN OR CHECK THE STRUCTURE FOR CONSTRUCTION ACTIVITIES.
- GN-10 THE ENGINEER SHALL NOT HAVE CONTROL OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- GN-11 PERIODIC SITE OBSERVATIONS BY FIELD REPRESENTATIVES OF HQ-ENGINEERING,LLC ARE SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS. THESE LIMITED SITE OBSERVATIONS ARE NOT INTENDED TO BE A CHECK OF THE QUALITY OR QUANTITY OF THE WORK, BUT RATHER PERIODIC IN AN EFFORT TO INFORM THE OWNER OF DEFECTS AND DEFICIENCIES IN THE WORK OF THE CONTRACTOR.
- GN-12 ASSUMPTIONS HAVE BEEN MADE BY THIS OFFICE REGARDING EXISTING CONDITIONS. ACTUAL CONDITIONS MAY VARY FROM THOSE ASSUMED. FIELD VERIFICATION OF EXISTING CONDITIONS MAY BE REQUIRED TO PROVIDE ADEQUATE SHOP DRAWINGS. THE CONTRACTOR IS TO COORDINATE EFFORTS AS REQUIRED AND IS TO REPORT ANY DISCREPANCIES REGARDING THE EXISTING CONDITIONS TO THE ENGINEER FOR POSSIBLE MODIFICATIONS NEEDED TO THE CONTRACT DRAWINGS.
- GN-13 PROTECT ALL REMAINING EXISTING STRUCTURES. ANY DAMAGE TO AN EXISTING STRUCTURE SHALL BE REPAIRED TO EQUIVALENT OR BETTER CONDITION.

BUILDING PAD PREPARATION:

- A SUBSURFACE SOIL STUDY PREPARED BY A GEOTECHNICAL ENGINEER IS NOT AVAILABLE. THE FOUNDATION DESIGN IS BASED ON THE SOIL SURVEY OF BEXAR COUNTY TEXAS PREPARED BY THE U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE AND BY ASSUMPTIONS MADE BY THIS OFFICE.
- UF-1 PROVIDE TEMPORARY PROVISION FOR DRAINAGE OF THE BUILDING PAD AREA DURING CONSTRUCTION AND PERMANENT DRAINAGE AWAY FROM BUILDING AFTER CONSTRUCTION.
- UF-2 AT AREA OUTSIDE BUILDING LINE, SLOPE TOP SURFACE OF FILL A MIN. 5% FOR A DISTANCE OF 10 FEET TO MATCH FINISH GRADE. SLOPE AND HOLD DOWN A MINIMUM OF 10 INCHES BELOW FINISH FLOOR LINE, GUTTER DOWNSPOUTS EXTEND AT LEAST THREE (3) FEET PAST THE EDGE OF BUILDING.
- UF-3 SOIL BEARING CAPACITY – 1,500 PSF.

CONCRETE AND CONCRETE REINFORCEMENT:

- CN-1 STRUCTURAL CONCRETE SHALL BE IN ACCORDANCE WITH THE CODE APPLICABLE EDITION OF "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318)", THE AMERICAN CONCRETE INSTITUTE.
- CN-2 ALL CONCRETE REINFORCEMENT SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL, CONFORMING TO ASTM A 615, GRADE 60, EXCEPT WELDABLE REBARS ASTM A706, GR. 60, WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185, GRADE 70'
- CN-3 DETAIL REINFORCING BARS AND PROVIDE BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH ACI 315.
- CN-4 ALL REINFORCING SHALL BE PROPERLY CHAIRED AND TIED PER ACI 315 (SP66) AND CRSI (PLACING REINFORCING BARS) PRIOR TO PLACING CONCRETE.
- CN-5 PLACEMENT OF ALL REINFORCING STEEL SHALL BE OBSERVED BY THE ENGINEER PRIOR TO CONCRETE PLACEMENT UNLESS APPROVED OTHERWISE.
- CN-6 ALL CONCRETE SHALL BE NORMAL WEICHT STONE AGGREGATE CONCRETE UNLESS NOTED OTHERWISE. AGGREGATE SHALL MEET ASTM C33 REQUIREMENTS AND SHALL BE 3/4" TO 1 1/2" NOMINAL AGGREGATE SIZE. PROVIDE ADMIXTURES AS REQUIRED TO IMPROVE WORKABILITY. THE GENERAL CONTRACTOR SHALL COORDINATE SLUMP REQUIREMENTS UNLESS NOTED OTHERWISE IN STRUCTURAL DOCUMENTS. PLASTIC CONCRETE TEMPERATURE SHALL NOT EXCEED 90 DEGREES PRIOR TO PLACEMENT. ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS USING MOIST CURING PROCEDURES, OR CURING COMPOUNDS WHICH WILL NOT INTERFERE WITH THE BONDING OF FINISH TILE FLOORS.
- |                    |           |         |                |
|--------------------|-----------|---------|----------------|
| DESCRIPTION OF USE | f'c       | MAX W/C | FLYASH CONTENT |
| SLAB-ON-GRADE      | 3,000 PSI | N/A     | 25% MAX        |
| FOOTINGS           | 3,000 PSI | N/A     | 25% MAX        |
- CN-7 NO SUBSEQUENT CONSTRUCTION WILL BE ALLOWED UNTIL CONCRETE HAS REACHED 75% OF DESIGN STRENGTH.
- CN-8 PORTLAND CEMENT SHALL CONFORM TO ASTM – C150, TYPE I/II.
- CN-9 CONCRETE COVER SHOULD BE AS FOLLOWS:
- A. FOOTINGS AND OTHER PRINCIPAL STRUCTURAL MEMBERS IN WHICH CONCRETE IS CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH – 3 INCHES.
- B. WHERE CONCRETE SURFACES, AFTER REMOVAL OF FORMS, ARE EXPOSED TO WEATHER OR EARTH:
- o BARS 3/4" AND LARGER IN DIAMETER.....2 INCHES
- o BARS SMALLER THAN 5/8" IN DIAMETER.....1 1/2 INCHES
- C. WHERE SURFACES ARE NOT DIRECTLY EXPOSED TO WEATHER OR EARTH:
- o FOOTINGS,
- PRIMARY REINF., TIES, STIRRUPS, SPIRALS.....1 1/2 INCHES

POST-INSTALLED CONCRETE ANCHORS:

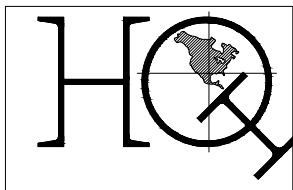
- PI-1 POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. IF ADHESIVE / MECHANICAL ANCHOR IS GENERICALLY CALLED OUT ON THE CONSTRUCTION DOCUMENTS, ANY ANCHOR MENTIONED BELOW IS ACCEPTABLE. IF SPECIFIC ANCHOR IS CALLED FOR, SUBSTITUTION MUST BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD FOR EACH CASE.
- PI-2 ANCHOR CAPACITY USED IN DESIGN SHALL BE BASED ON THE TECHNICAL DATA PUBLISHED BY THE ANCHOR MANUFACTURER OR SUCH OTHER METHOD AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. ANCHOR CAPACITY IS DEPENDANT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.
- PI-3 CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. INSTALL ANCHORS PER THE MANUFACTURER INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING. OVERHEAD ADHESIVE ANCHORS MUST BE INSTALLED IN ACCORDANCE WITH THE ANCHOR MANUFACTURER'S RECOMMENDATIONS. EXISTING REINFORCING BARS IN THE CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. UNLESS NOTED ON THE DRAWINGS THAT THE BARS CAN BE CUT, THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE TO LOCATE THE POSITION OF THE REINFORCING BARS AT THE LOCATIONS OF THE CONCRETE ANCHORS, BY FERROSCAN, GPR, X-RAY OR OTHER MEANS ACCEPTABLE TO THE STRUCTURAL ENGINEER-OF-RECORD.
- PI-4 SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE STRUCTURAL ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE BUILDING CODE. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. SUBSTITUTIONS WILL ALSO BE EVALUATED BY THEIR HAVING AN ICC ESR SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE AND INSTALLATION TEMPERATURE.
- PI-5 THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.
- PI-6 THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER-OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS.
- PI-7 MECHANICAL ANCHORS FOR CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193 FOR CRACKED CONCRETE RECOGNITION.
- PI-8 PRE-APPROVED MECHANICAL ANCHORS FOR CONCRETE INCLUDE:
- A) SIMPSON STRONG-TIE "TITEN-HD" AND "TITEN-HD ROD HANGER"
- B) SIMPSON STRONG-TIE "STRONG-BOLT" AND "STRONG-BOLT 2"
- C) SIMPSON STRONG-TIE "TORQ-CUT"
- D) HILTI "KWIK HUS-EZ" OR "KWIK HUS-EZ-1" SCREW ANCHORS
- E) HILTI "KWIK BOLT 1Z" EXPANSION ANCHOR
- F) HILTI "HDA" UNDERCUT ANCHOR
- G) HILTI "HSL-3" EXPANSION ANCHOR
- H) POWERS "POWER-BOLT +"
- PI-9 ADHESIVE ANCHORS FOR CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED CONCRETE RECOGNITION.
- PI-10 PRE-APPROVED ADHESIVE ANCHORS FOR CONCRETE INCLUDE:
- A) SIMPSON STRONG-TIE "SET-XP" AND AT-XP
- B) HILTI "HIT-RE 500-SD"ADHESIVE
- C) HILTI "HIT-HY 200" SAFE SET SYSTEM WITH HILTI "HIT-Z" ROD.
- a. NO CLEANING IS REQUIRED FOR HIT-Z ANCHORS FOR TEMPERATURES ABOVE 41°F.
- b. FOR TEMPERATURE BELOW 41°F FOR HIT-Z ANCHOR INSTALLATIONS, USE HILTI TE-CD OR TE-YD HOLLOW DRILL BITS WITH VC 20/40 VACUUM SYSTEM.
- c. FOR ALL TEMPERATURES FOR REBAR INSTALLATIONS, USE HILTI TE-CD OR TE-YD HOLLOW DRILL BITS WITH VC 20/40 VACUUM SYSTEM.
- D) HILTI "HIT-HY 200" SAFE SET SYSTEM WITH HILTI HOLLOW DRILL BIT SYSTEM
- E) POWERS FASTENERS "PE1000 +" ADHESIVE
- F) POWERS FASTENERS "AC100 + GOLD"ADHESIVE ANCHORING SYSTEM

DESIGN LOADS:

- DL-1 DEAD LOADS INCLUDE THE WEIGHT OF CONSTRUCTION MATERIALS INCORPORATED INTO THE BUILDING, INCLUDING BUT NOT LIMITED TO WALLS, FLOORS, ROOFS, CEILINGS, STAIRWAYS, BUILT-IN PARTITIONS, FINISHES, CLADDING AND OTHER SIMILARLY INCORPORATED ARCHITECTURAL AND STRUCTURAL ITEMS, AND FIXED SERVICE EQUIPMENT. ALL DEAD LOADS ARE CONSIDERED PERMANENT LOADS.
- DL-2 UNIFORM DESIGN LIVE LOADING IS AS FOLLOWS:
- o RESIDENTIAL.....40 PSF
- o ROOF.....20 PSF
- DL-3 ROOF LIVE LOADS MAY BE REDUCED.
- DL-4 SNOW LOAD:
- o GROUND SNOW LOAD, Pg.....5 PSF
- DL-5 WIND LOADS:
- o RISK CATEGORY.....II
- o ULTIMATE DESIGN WIND SPEED, Vult.....109 MPH
- o ALLOWABLE DESIGN WIND SPEED, Vbsd.....85 MPH
- o EXPOSURE CATEGORY....."B"
- o INTERNAL PRESSURE COEFFICIENT..... +/- 0.18 , 0.55, 0.00
- o FOR COMPONENTS AND CLADDING GROSS WIND PRESSURE, SEE DL-9.
- DL-6 EARTHQUAKE DESIGN DATA:
- o SEISMIC IMPORTANCE FACTOR Ie.....1.0
- o RISK CATEGORY.....II
- o MAPPED SPECTRAL RESPONSE ACCELERATIONS:
- Ss.....0.13g
- S1.....0.03g
- o SITE CLASS "c"
- o SPECTRAL RESPONSE COEFFICIENTS
- Sds.....0.13g
- Sd1.....0.04g
- o SEISMIC DESIGN CATEGORY "A"
- o BASIC SEISMIC FORCE RESISTING SYSTEM – STRUCTURAL STEEL SYSTEM NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE
- o DESIGN BASE SHEAR, V = N/A
- o SEISMIC RESPONSE COEFFICIENT, Cs = N/A
- o RESPONSE MODIFICATION COEFFICIENT, R = N/A
- o ANALYSIS PROCEDURE – N/A
- DL-7 UNLESS SPECIFICALLY NOTED, THERE ARE NO PROVISIONS FOR FUTURE FLOORS, ROOFS OR OTHER LOADS.

ABBREVIATIONS

- & – AND
- @ – AT
- C – CENTERLINE
- X° – DEGREE
- Ø – DIAMETER
- # – NUMBER/POUND
- A.B. – ANCHOR BOLT
- APPROX. – APPROXIMATE
- ARCH. – ARCHITECT/ARCHITECTURAL
- ADH. – ADHESIVE
- ALT. – ALTERNATE
- B.P. – BASE PLATE
- B.L. – BUILDING LINE
- B.U.R. – BUILT-UP ROOF
- BM. – BEAM
- B.W. – BOTH WAYS
- BOT. – BOTTOM
- BLDG. – BUILDING
- BSMT. – BASEMENT
- BRG. – BEARING
- BTWN. – BETWEEN
- CANT. – CANTILEVER
- C.I.P. – CAST-IN-PLACE
- CLG. – CEILING
- CLR. – CLEAR
- CMU – CONCRETE MASONRY UNITS
- COL. – COLUMN
- CONC. – CONCRETE
- CONTR. – CONTRACTOR
- D.I. – CONSTRUCTION JOINT
- CONN. – CONNECTION
- CONST. – CONSTRUCTION
- CONT. – CONTINUOUS
- D.E. – DECK EDGE
- DEMO. – DEMOLITION
- DIA. – DIAMETER
- DIAG. – DIAGONAL
- DIM. – DIMENSION
- D.L. – DEAD LOAD
- DBL. – DOUBLE
- DN. – DOWN
- DWL. – DOWEL
- DWG. – DRAWING
- EA. – EACH
- E.F. – EACH FACE
- E.J. – EXPANSION JOINT
- ELEV. – ELEVATION
- EQ. – EQUAL
- EQUIP. – EQUIPMENT
- E.W. – EACH WAY
- EXIST. – EXISTING
- EXP. – EXPANSION
- EXT. – EXTERIOR
- FDN. – FOUNDATION
- F.D. – FLOOR DRAIN
- F.S. – FAR SIDE
- FIN. – FINISH
- FLO. – FIELD
- FLR. – FLOOR
- FT. – FOOT OR FEET
- FTG. – FOOTING
- GA. – GAGE
- GALV. – GALVANIZED
- GR. – GRADE
- HK. – HOOK
- HORIZ. – HORIZONTAL
- HQA. – HEADED CONCRETE ANCHOR
- H.S. – HIGH STRENGTH
- I.D. – INSIDE DIAMETER
- IN. – INCH
- INV. – INVERTED
- INT. – INTERIOR
- JST. – JOIST
- JT. – JOINT
- K. – KIP (THOUSAND POUNDS)
- L. – ANGLE
- LBS. – POUND
- L.D.H. – LONG DIMENSION HORIZONTAL
- LF. – LINEAR FOOT
- LLH. – LONG LEG HORIZONTAL
- LG. – LONG
- LLV. – LONG LEG VERTICAL
- MAX. – MAXIMUM
- MECH. – MECHANICAL
- MEZZ. – MEZZANINE
- MFR. – MANUFACTURER
- MID. – MIDDLE
- MIN. – MINIMUM
- MISC. – MISCELLANEOUS
- MAS. – MASONRY
- NS. – NEAR SIDE
- NOM. – NOMINAL
- N.T.S. – NOT TO SCALE
- O.C. – ON CENTER
- O.D. – OUTSIDE DIAMETER
- O.H. – OPPOSITE HAND
- OPNG. – OPENING
- OPP. – OPPOSITE
- P/C. – PRECAST
- PREFAB. – PREFABRICATED
- PSF. – POUND PER SQUARE FOOT
- PSI. – POUND PER SQUARE INCH
- PL. – PLATE
- R. – RISER
- RAD. – RADIUS
- R.D. – ROOF DRAIN
- REF. – REFERENCE
- REINF. – REINFORCING/REINFORCED
- REQ'D. – REQUIRED
- SPAC. – SPACES/SPACING
- SCHED. – SCHEDULE
- SECT. – SECTION
- SHT. – SHEET/SHEATHING
- SIM. – SIMILAR
- SPEC. – SPECIFICATION
- SL. – SLOPE
- STIFF. – STIFFENERS
- STIR. – STIRRUPS
- SQ. – SQUARE
- STD. – STANDARD
- STL. – STEEL
- STR. – STAIR
- STRUCT. – STRUCTURE/STRUCTURAL
- SYM. – SYMMETRICAL
- T. – TREAD
- T&B. – TOP AND BOTTOM
- THK. – THICK/THICKNESS
- T.O.C. – TOP OF CONCRETE
- T.O.J. – TOP OF JOIST
- T.O.S. – TOP OF STEEL
- T.O.W. – TOP OF WALL
- TYP. – TYPICAL
- U.N.O. – UNLESS NOTED OTHERWISE
- VERT. – VERTICAL
- W/. – WITH
- W.P. – WORK POINT
- W.W.F. – WELDED WIRE FABRIC



ENGINEERING,LLC  
BULVERDE, TEXAS  
7210-378-6000  
EMAIL: hqeo@hqeng.net  
REGISTRATION NUMBER  
F-11874



11-08-2024

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EXISTING RESIDENCE  
FOUNDATION REPAIR  
234 W. WOODLAWN AVE.  
SAN ANTONIO, TEXAS 78212

DRAWN BY: YD  
CHECKED BY: HQ

DATE

11/08/2024  
PROJECT NUMBER

885  
DRAWING TITLE  
STRUCTURAL  
NOTES

SHEET NUMBER:

S1.0



SCALE: 1/4"=1'-0"

1. SEE S1.0 FOR GENERAL NOTES.
2. SEE S3.0 FOR TYPICAL SECTIONS

4.  DENOTES EXIST. LOAD BEARING WALLS

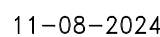
5. EXISTING CONCRETE PIERS TO BE REMOVED.

6. EXISTING FLOOR TO BE LEVELED WITH THE INSTALLATION OF NEW PIER & FOOTING FOUNDATION

ND:

10"  $\varnothing$  PIER  
Typ.

2FTX2FT SPREAD  
FTG, TYP. U.N.O.



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**EXISTING RESIDENCE  
FOUNDATION REPAIR**  
234 W. WOODLAWN AVE.  
SAN ANTONIO, TEXAS 78212

DRAWN BY: YD

CHECKED BY: HQ

DATE \_\_\_\_\_

11/08/2024

PROJECT NUMBER

885

DRAWING TITLE  
FOUNDATION  
PLAN &  
SECTIONS

SHEET NUMBER:

## S2.0



Detailed written narrative explaining the proposed work.

The proposed work for improving the property at 234 W. Woodlawn Ave. San Antonio, TX 78212 is intended to preserve as much as possible the historic character of the home. The home's maintenance has been neglected for many years as evidenced by the rotted wood, termites, and mold. These all will be addressed and remedied while maintaining the historic character and charm of the home.

For the exterior the repairs include: installing new foundation to Engineer's specifications (see attached plans). Replace rotten wood on the exterior of the house siding and porches painting exterior of home. Repair leaky roof and flashing. Repair three rotten columns at the front and side of the house. For the interior the improvements include: removing and replacing water-damaged walls from roof and/or plumbing leaks. Re-framing walls in back left "sleeping room" as that portion had started to pull away from main structure. Repair damaged flooring in the downstairs bathroom. Replace damaged and leaking plumbing in the kitchen and upstairs bathroom. Replace damaged tiling in the upstairs shower. Re-size plumbing supply (from  $\frac{3}{4}$ " to 1") and drain lines (from 1.5" to 2") to current standards.



## Itemized list of expected work:

Demo rotten wood/siding on exterior
Replace rotten wood/siding on exterior
Demo back porch
Pour concrete pad for water heater
Build shed/closet for water heater
Rebuild back patio with handrail, composite decking
Demo front porch rotten decking and replace
Replace structural post inside column and repair smaller column at front of house + large column will be made new with base + 2 small columns and 3 small bases
Cut bottom 10 inches of back building and install hardie siding
Demo left garage wall and reframe + install siding to match existing
Paint exterior including porches (includes back building)
Relocate interior electrical panel (new wire from junction and new panel)
Replace main water feed to house (from 3/4" to 1")
Get upstairs bathroom running
Permits
3 dumpsters
Demo exterior wall at stairway and replace structural beam with temporary support wall - repair sheetrock and texture
Demo ceiling upstairs in back (sun room) - repair sheetrock and texture - paint ceiling and wall
Demo wall in front dining room off of kitchen, reframe - repair sheetrock and texture
Demo and replace back left wall as discussed (includes dry-in, insulation, flashing and siding)



Demo ceiling framing and reframe upstairs (sun room)
<b>Powder Room</b>
Rough-in h/c water for new vanity location
Rough-in drain
Cap off h/c water and drain from existing shower
Demo sink and cap off water and drain
Remove and reset toilet
Demo existing large wall vent
Rough-in 1 plug and 2 sconces
Repair subfloor
Sheetrock and texture bathroom
Install hardie on floor
Tile floor
Tile wall
Install trim
Install electrical
Install vanity
Hook-up sink and fixture
<b>Fireplace (one side - pricing changed)</b>
Demo tile on fireplaces
Install hardie on fireplace
Tile fireplaces

Install transitions
Stain transitions
<b>Master Bath</b>
Demo shower floor upstairs
Install shower liner
Install drain
Purchase tile
Rockboard and membrane
Pour pan
Install tile
Demo ceiling in upstairs front left room
Repair roof above room upstairs from left room
Repair roof in back left upstairs room
Insulate and sheetrock ceiling in upstairs front left room and ceiling/walls back left downstairs room
Measure foundation
Remove insulation from under house
Demo and rough-in master bathroom from beam install
Repair/reconnect kitchen, laundry and master bath from foundation work (change drain from 1.5" to 2")
Insulate water lines under the house
Demo and run new water lines upstairs for kids bathroom (.5" to .75")
Repair foundation to engineer specs



Projected time schedule:

November 2024: Begin permitting work

December 2024: Begin foundation work

January 2025: Complete foundation work, plumbing work, demo damaged wood, walls and tile as needed to prepare for replacement/repair. Complete bathroom repairs and tile work. Complete framing/hanging new drywall.

February 2025: Repair/replace columns. Replaced damaged siding and porch with new pieces as needed. Paint exterior. Paint interior walls and ceilings.



WITTE CONSTRUCTION CO.

# Quote

Date: December 16, 2024  
Invoice #:  
Customer ID:  
Expiration Date:

Nick and Naz Caporale  
234 W Woodlawn

Qty	Description	Unit Price	Line Total
	Demo rotten wood/siding on exterior		
	Replace rotten wood/siding on exterior		
	Demo back porch		
	Pour concrete pad for water heater		
	Build shed/closet for water heater		
	Rebuild back patio with handrail, composite decking		
	Demo front porch rotten decking and replace		
	Replace structural post inside column and repair smaller column at front of house + large column will be made new with base + 2 small columns and 3 small bases		
	Cut bottom 10 inches of back building and install hardie siding		
	Demo left garage wall and reframe + install siding to match existing		
	Paint exterior including porches (includes back building)		
	Relocate interior electrical panel (new wire from junction and new panel)		
	Replace main water feed to house (from 3/4" to 1")		
	Permits		
	3 dumpsters		
	Demo exterior wall at stairway and replace structural beam with temporary support wall - repair sheetrock and texture		
	Demo ceiling upstairs in back (sun room) - repair sheetrock and texture - paint ceiling and wall		
	Demo wall in front dining room off of kitchen, reframe - repair sheetrock and texture		



	Demo and replace back left wall as discussed (includes dry-in, insulation, flashing and siding)	
	Demo ceiling framing and reframe upstairs (sun room)	
	<b>Powder Room</b>	
	Rough-in h/c water for new vanity location	
	Rough-in drain	
	Cap off h/c water and drain from existing shower	
	Demo sink and cap off water and drain	
	Remove and reset toilet	
	Demo existing large wall vent	
	Rough-in 1 plug and 2 sconces	
	Repair subfloor	
	Sheetrock and texture bathroom	
	Install hardie on floor	
	Tile floor	
	Tile wall	
	Install trim	
	Install electrical	
	Install vanity	
	Hook-up sink and fixture	
	<b>Fireplace (one side - pricing changed)</b>	
	Demo tile on fireplaces	
	Install hardie on fireplace	
	Tile fireplaces	
	Install transitions	
	Stain transitions	

	<b>Master Bath</b>		
	Demo shower floor upstairs		
	Install shower liner		
	Install drain		
	Purchase tile		
	Rockboard and membrane		
	Pour pan		
	Install tile		
	Demo ceiling in upstairs front left room		
	Repair roof above room upstairs from left room		
	Repair roof in back left upstairs room		
	Insulate and sheetrock ceiling in upstairs front left room and ceiling/walls back left downstairs room		
	Measure foundation		
	Remove insulation from under house		
	Demo and rough-in master bathroom from beam install		
	Repair/reconnect kitchen, laundry and master bath from foundation work (change drain from 1.5" to 2")		
	Insulate water lines under the house		
	Demo and run new water lines upstairs for kids bathroom (.5" to .75")		
	Repair foundation to engineer specifications		
<b>Grand Total</b>			

We look forward to serving you!