

# HISTORIC AND DESIGN REVIEW COMMISSION

April 16, 2025

**HDRC CASE NO:** 2025-039  
**ADDRESS:** 120 CALLAGHAN AVE  
**LEGAL DESCRIPTION:** NCB 719 BLK 1 LOT N 1-2 OF 5  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Daniel Cruz/Design Coop  
**OWNER:** Cory Neal/NEAL CORY MORGAN  
**TYPE OF WORK:** Construction of a 2-story, single-family residential structure  
**APPLICATION RECEIVED:** February 14, 2025  
**60-DAY REVIEW:** April 14, 2025 (Postponed to April 16, 2025, by applicant)  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story, single-family historic structure on the vacant lot at 120 Callaghan. This lot is located within the Lavaca Historic District.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 1. Building and Entrance Orientation

#### A. FAÇADE ORIENTATION

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

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

#### B. ENTRANCES

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

### 2. Building Massing and Form

#### A. SCALE AND MASS

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

*ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

*iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### B. ROOF FORM

*i. Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those

predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.

*ii. Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

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

### 3. Materials and Textures

#### A. NEW MATERIALS

*i. Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

*ii. Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

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

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

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

### 4. Architectural Details

#### A. GENERAL

*i. Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

*ii. Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district.

Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

*iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

*i. Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

*ii. Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

## B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

### *Standard Specifications for Windows in Additions and New Construction*

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

## 3. Landscape Design

### A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

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

## B. ROCKS OR HARDSCAPE

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

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

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

## D. TREES

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

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

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

### A. SIDEWALKS AND WALKWAYS

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

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

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

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

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

### B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives.

Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

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

## FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story, single-family historic structure on the vacant lot at 120 Callaghan. This lot is located within the Lavaca Historic District.
- b. **CONTEXT & DEVELOPMENT PATTERN** – The applicant has proposed new construction at 120 Callaghan Avenue, a lot currently void of structures. This block of Callaghan features thirteen (13) historic, residential structures, three of which feature two (2) stories in height. Per BCAD, this lot features an overall depth of 80’ and an overall width of 50’ for a total size of 4,000 square feet.
- c. **PREVIOUS STRUCTURE / DEMOLITION** – The historic structure that originally existed at 120 Callaghan was subject to modifications that led to its loss of architectural significance. The Historic and Design Review Commission approved its demolition on August 21, 2024, with stipulations that any proposed new construction that exceeded the previously approved design (July 15, 2020), be reviewed and approved by the Commission.



- d. **PREVIOUS REVIEW** – This request was reviewed by the Historic and Design Review Commission at the March 19, 2025, Historic and Design Review Commission hearing. This request was referred to the Design Review Committee at that hearing.
- e. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on March 11, 2025. At that meeting, commissioners commented on the revised design and recommended additional fenestration as well as modifications to architectural details. This request was reviewed again by the Design Review Committee on March 25, 2025. At that meeting, commissioners provided feedback on the proposed design, and recommended revisions to the proposed setback, massing and architectural details.
- f. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed for the new construction to be oriented towards Callaghan; however, the applicant has proposed a setback that is equal to the historic structure's setback at 134 Callaghan and less than the historic structure at 118 Callaghan. Staff finds that a setback that is greater than both of the adjacent, historic structure should be proposed.
- g. **ENTRANCES** – The applicant has proposed for the new construction to feature a front facing entrance door. This is consistent with the Guidelines for New Construction, and consistent with historic examples found within the district.
- h. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The applicant has proposed for the new construction to feature two (2) stories and approximately twenty-nine (29) feet in height. Per the Guidelines, a 2-story structure may be appropriate provided that it does not exceed the height of adjacent structures by fifty (50) percent. Staff finds that measurements of adjacent structure's heights should be provided to determine the appropriateness of the proposed height.
- i. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.a.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Historic structures on this block feature foundation heights ranging from approximately two (2) to three (3) feet in height. The applicant has incorporated a foundation height of one (1) foot. Staff finds this to be appropriate and consistent with the Guidelines.
- j. **ROOF FORM** – The applicant has proposed for the new construction to feature both front, rear, and side facing gabled roofs. Generally, staff finds the proposed primary roof forms to be appropriate; however, staff finds that a porch roof and porch roof massing that is representative of those found historically within the district should be incorporated into the design at the second level balcony. At this time, the applicant has proposed a pergola covering at the second level balcony.
- k. **LOT COVERAGE** – The applicant has noted that the proposed new construction will feature a footprint of 1,754 square feet. This lot features an overall size of 3,994 square feet. The proposed lot coverage is approximately forty-four (44) percent of the lot area. The Guidelines for New Construction 2.D.i. notes that new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Footprints of new construction should be limited to no more than fifty (50) percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. The proposed building to lot ratio is consistent with the Guidelines.
- l. **MATERIALS** – The applicant has proposed materials that include four (4) inch vertically oriented v-groove siding, stucco, a standing seam metal roof, metal guardrails and wood awnings. This block predominantly features horizontally oriented wood siding; however, stucco and plaster are found historically throughout the Lavaca Historic District. Generally, staff finds the proposed vertically oriented wood siding and stucco to be appropriate; however, staff finds that the wood siding should be dimensioned and profiled to represent historic siding within the district and that individual siding boards be used. Staff finds that if metal railing are proposed, they should be proportioned and profiled to relate to those found historically within the district. The proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches wide with a standard galvalume finish, seams that are 1 to 2 inches in height, and a low profile ridge cap or ridge sleeve. Stucco facades should feature traditional finishes.
- m. **WINDOW MATERIALS** – The applicant has proposed Pella aluminum clad wood windows in various divided lite profiles. Generally, staff finds the proposed aluminum clad wood windows to be appropriate; however, staff finds that all windows should adhere to the adopted standards for windows in new construction.

- n. FENESTRATION PROFILE – The applicant has proposed window opening sizes that are representative of those found historically within the district; however, staff finds that all grouped windows should be separated by a mullion of six (6) inches in width, as found on the adjacent historic structures. Additionally, staff finds that additional fenestration should be added to both side facades as both feature expanses of unseparated walls that are atypical for residential construction within the district.
- o. PORCH DESIGN (Ground Level) – The applicant has proposed a recessed, ground level porch at the primary entrance. The proposed porch will feature an overall depth of 4' – 8". The applicant has proposed square columns with front and side brackets. Generally, staff finds the revision from arched openings to square openings with columns and brackets to be better representative of historic porch and column configuration found within the district. A final column detail should be submitted to OHP staff for review and approval.
- p. PORCH DESIGN (Second Level) – As noted in finding j, staff finds that a porch roof and porch roof massing that is representative of those found historically within the district should be incorporated into the design at the second level balcony.
- q. GARAGE – The applicant has proposed for the new construction to feature a street facing, front loading garage. Parking that is located within the footprint of the primary residential structure is not found historically within the district. Staff recommends the front-loading garage be eliminated from the design and that the applicant proposes a parking design that is consistent with those found within the district; typically within the side or rear yard.
- r. ARCHITECTURAL DETAILS – As noted in the above findings, staff finds that the second level balcony should feature a porch roof, that fenestration should be added to both side facades, and that the front-loading garage should be eliminated.
- s. DRIVEWAY – The applicant has proposed to shift the existing curb cut and driveway to the west to accommodate vehicular access to the proposed front-loading garage. Staff does not find modifying the existing driveway location to accommodate vehicular access to a front-loading garage to be appropriate, as this is not found historically within the district. Staff finds that the driveway should be maintained in its current location, and that parking should be located in the adjacent side yard.
- t. WALKWAY – At this time the applicant has not provided information regarding the front yard walkway. Staff finds that the proposed walkway should be consistent with the Guidelines.
- u. FENCING – The applicant has noted the installation of a front yard fence to feature four (4) feet in height to feature a pedestrian entry gate and a sliding driveway gate at the property line. A fencing detail should be developed and submitted for review and approval. Fencing should be consistent with the Guidelines.
- v. LANDSCAPING – The applicant has not provided information regarding landscaping nor a landscaping material palette. Staff finds that a detailed landscaping plan should be submitted to the Commission for review and approval.
- w. MECHANICAL EQUIPMENT – The applicant has proposed to locate mechanical equipment at the rear of the site, screened by fencing. Staff finds the proposed location to be appropriate and consistent with the Guidelines.

## RECOMMENDATION:

Staff does not recommend approval at this time, based on findings a through v. Staff recommends the applicant address the following items prior to receiving a recommendation for approval.

- i. That a setback that is greater than both of the adjacent, historic structure should be proposed, as noted in finding e. Additionally, staff recommends that a setback diagram should be produced showing the proposed setback in relationship to all existing, historic setbacks.
- ii. That the applicant provide heights of the adjacent structures to determine if the proposed height is consistent with the Guidelines.
- iii. That the second level porch roof feature a design that is consistent with second level porches within the district, as noted in findings j and p.
- iv. That the proposed vertical siding feature individual members, as noted in finding l. Staff also recommends that if metal railing are proposed, they should be proportioned and profiled to relate to those found historically within the district. The proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches wide with a standard galvalume finish, seams that are 1 to 2 inches in height, and a low-profile ridge cap or ridge sleeve. Additionally, stucco facades are to feature traditional, smooth finishes.
- v. That all windows should adhere to the adopted standards for windows in new construction, as noted in finding m.

- vi. That all grouped windows should be separated by a mullion of six (6) inches in width, as found on the adjacent historic structures. Additionally, staff recommends that additional fenestration be added to both side facades as both feature expanses of unseparated walls that are atypical for residential construction within the district.
- vii. That the front-loading garage be eliminated from the design and that the applicant proposes a parking design that is consistent with those found within the district; typically within the side or rear yard, as noted in finding q.
- viii. That the proposed relocated driveway be eliminated, and that the applicant maintains the existing driveway location.
- ix. That a poured concrete walkway that is consistent with the Guidelines for Site Elements be installed, as noted in finding t. The walkway should be centered on the front door.
- x. That the proposed front yard fence not exceed four (4) feet, and that a design that is consistent with the Guidelines be submitted for review and approval, as noted in finding u.
- xi. That a detailed landscaping plan be developed and submitted to the Commission for review and approval, as noted in finding v.

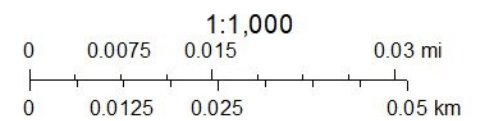
A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.



# City of San Antonio One Stop



February 28, 2025







CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission**  
***Design Review Committee Report***

DATE: March 11, 2025

HDRC Case #: 2025-039

Address: 120 Callaghan

Meeting Location: Webex

APPLICANT: Daniel Cruz / Design Coop

DRC Members present: Jeff Fetzer, Luke Holland

Staff Present: Edward Hall

Others present:

**REQUEST:** Construction of a 2-story, single-family residential structure

**COMMENTS/CONCERNS:**

DC: Overview of new construction and overview of responses to OHP staff.

JF: Questions regarding the percentage of lot coverage (43) percent. The house looks large for the lot, particularly in relationship to the side and rear setbacks.

JF: The paver design for the driveway and walkway is out of character with the neighborhood. Poured concrete sidewalk would be more appropriate and then curve within the yard.

JF: Concerned with lack of fenestration on the side and rear facades. Windows should be larger.

JF: Does not find the front-loading garage to be appropriate.

LH: Does not believe the request is consistent with the Guidelines; should be prepared to defend this design choice. Finds the massing to be appropriate.

JF: Consider adding windows.

**OVERALL COMMENTS:**



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission**  
***Design Review Committee Report***

DATE: March 25, 2025

HDRC Case #:

Address: 120 Callaghan

Meeting Location: WebEX

APPLICANT: Daniel Cruz/ Design Co-op

DRC Members present: Jeff Fetzer, Monica Savino

Staff Present: Edward Hall

Others present:

**REQUEST:** Construction of a 2-story, single-family residential structure

**COMMENTS/CONCERNS:**

DC: Overview of staff's comments/overview of addressing staff's comments

DC: Heights could be adjusted potentially (roof pitch, ceiling heights). 9' on first floor, 9' - 6" on second floor. DC: General overview of concept and design reasons behind massing. Open to exploring ways to reduce the overall height.

JF: Consider reducing the ceiling height on the second floor to 8'. Another thing to study would be to drop the eave plate height to 7' and then incorporate a sloped ceiling to feature addition ceiling height.

DC: Overview of proposed front loading garage.

MS: The garage setback is not sufficient. There should be legibility between the garage entrance and pedestrian entrance.

MS: The house is too big for the property.

MS: House at 2 stories should have increased front setback. Sitting forward of adjacent houses is not appropriate.

MS: The Guidelines are meant to work together; consider incorporating changes to work together.

**OVERALL COMMENTS:**

## **120 Callaghan Project Description**

The proposed new construction at 120 Callaghan is a thoughtfully designed two-story residence intended to harmonize with the surrounding historic neighborhood, which features a mix of one- and two-story structures. The exterior will feature a blend of stucco and wood siding—materials carefully chosen to complement the architectural character of nearby homes while offering a fresh, contemporary interpretation.

A prominent front porch adds depth to the overall structure and serves as a transitional element that respects the traditional rhythm of the street. Though inspired by historic precedents, the porch is treated in a modern way, contributing both functionality and visual interest to the façade.

The primary entrance is oriented toward the street, maintaining the consistent streetscape pattern seen throughout the neighborhood. A classic gable roof echoes the traditional rooflines of adjacent buildings, further reinforcing the design's contextual sensitivity. The mechanical yard has been strategically located to remain out of public view, minimizing any visual disruption to the historic streetscape.

The total lot area is 3,994 sq. ft., with the proposed house footprint covering 1,754 sq. ft.—approximately 44% of the site. This design approach honors the scale, massing, and architectural integrity of the historic district while accommodating the functional needs of modern living.

















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120  
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San Antonio, Texas 70210

DRAWN: KK

CHECKED: DC

APPROVED:

DATE: 3/7/2025

SHEET No.  
PHOTOS

HDRC

120 CALLAGHAN AVE  
PROPOSED NEW  
BUILT LOCATION



1

PHOTO: CALLAGHAN ST

SCALE: N.T.S.





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**PHOTO:** 140 CALLAGHAN AVE - 2 STORY EXISTING HOUSE  
SCALE: N.T.S.



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**HDRC**





1

**PHOTO:** 136 CALLAGHAN AVE - 1 STORY EXISTING HOUSE

SCALE: N.T.S.



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**APPROVED:**

**DATE:** 3/7/2025

**SHEET No.**  
**PHOTOS**

**HDRC**





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**PHOTO:** 134 CALLAGHAN AVE - 1 STORY EXISTING HOUSE

SCALE: N.T.S.



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**PHOTOS**

**HDRC**





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**PHOTO:** 120 CALLAGHAN AVE  
SCALE: N.T.S.



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PHOTOS

**HDRC**





AREA  
OF REQUEST



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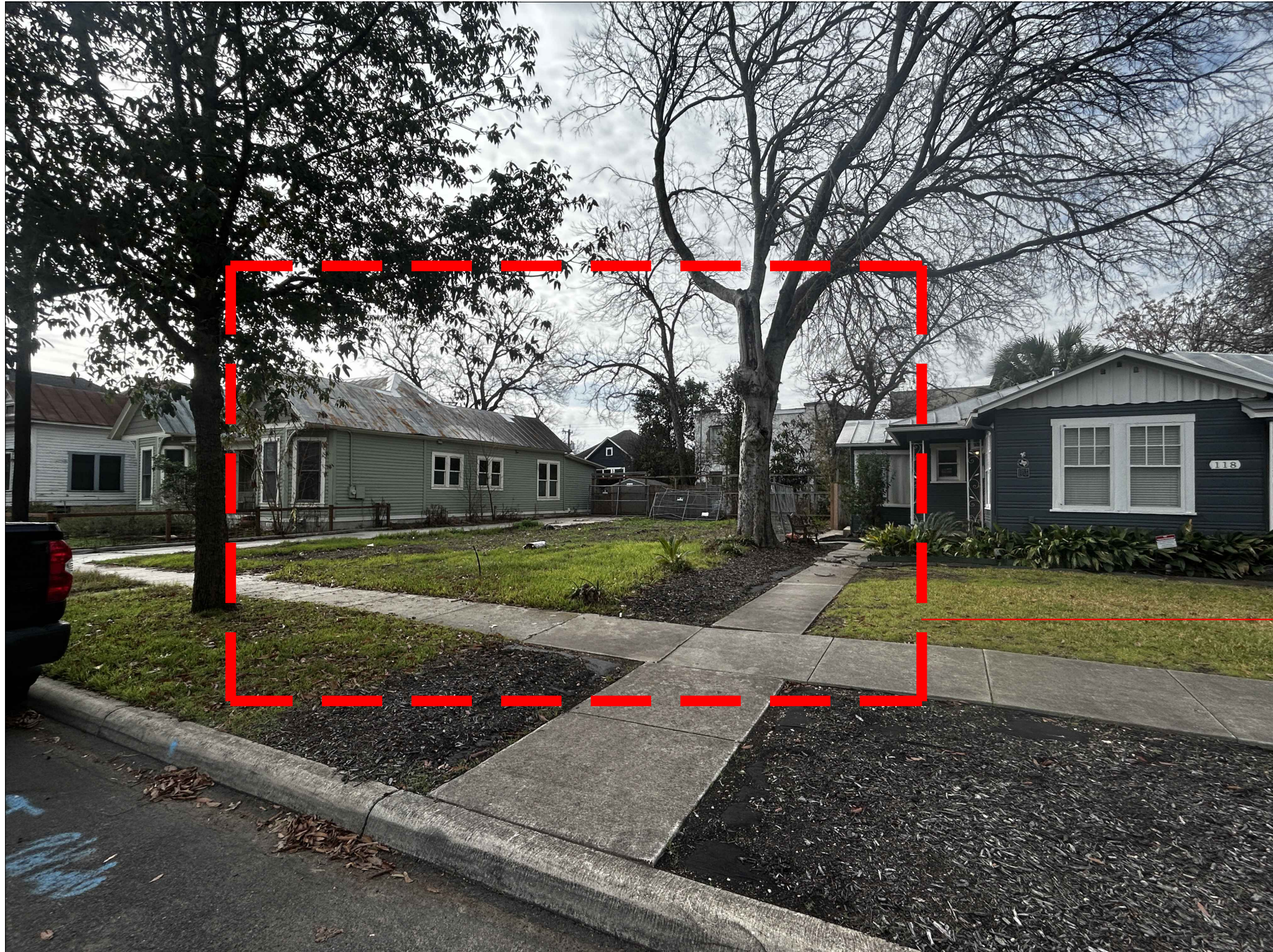
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PHOTO: 120 CALLAGHAN AVE  
SCALE: N.T.S.





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HDRC

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PHOTO: 120 CALLAGHAN AVE

SCALE: N.T.S.





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**PHOTO:** 111 LEIGH ST - 2 STORY EXISTING HOUSE  
SCALE: N.T.S.



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**HDRC**





1

PHOTO: 118 CALLAGHAN AVE - 1 STORY EXISTING HOUSE

SCALE: N.T.S.



DESIGN COOP

210.883.5529

info@designcoopsa.com

1817 S Presa

San Antonio, TX 78210

120  
Callaghan Ave  
San Antonio, Texas 70210

DRAWN: KK

CHECKED: DC

APPROVED:

DATE: 3/7/2025

SHEET No.  
PHOTOS

HDRC





1

**PHOTO:** 116 CALLAGHAN AVE - 1 STORY EXISTING HOUSE  
SCALE: N.T.S.



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DATE: 3/7/2025

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PHOTOS

**HDRC**





1

**PHOTO:** 202 SAN ARTURO ST - 2 STORY EXISTING HOUSE  
SCALE: N.T.S.



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Staff does not recommend approval at this time, based on findings a through u.  
Staff recommends the applicant address the following items prior to receiving a recommendation for approval.

- I. That a setback that is greater than both of the adjacent, historic structure should be proposed. Additionally, staff recommends that a setback diagram should be produced showing the proposed setback in relationship to all existing, historic setbacks.  
The site plan has been updated to reflect the existing adjacent buildings. The proposed new building's front elevation aligns with the existing adjacent buildings. The buildings on the right and left sides of the proposed new building have no driveways leading to the back and occupy nearly the entire width of their lots.
- II. That a street elevation be provided to show the proposed new construction's massing and height in relationship to the adjacent, historic structures.  
The street elevation has been included in the documentation, along with photos of the existing adjacent buildings.
- III. That a foundation height of at least one (1) foot be incorporated into the design.  
Updated documentation reflects a 1' foundation height as requested.
- IV. That a porch roof and porch roof massing that is representative of those found historically within the district be incorporated into the design at the second level balcony.  
The updated design incorporates a pergola roof at the second-floor balcony, reflecting a compatible approach within the district. Please note, not all balconies in the district have a roof above. On Callaghan Street, we found an exception where a large balcony has no roof.

140 Callaghan Avenue - view from Canal St - Lavaca Neighborhood



140 Callaghan Avenue - front elevation - Lavaca Neighborhood



- V. That the wood siding be dimensioned and profiled to represent historic siding within the district. Staff recommends that if metal railing are proposed, they should be proportioned and profiled to relate to those found historically within the district. The proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches wide with a standard galvalume finish, seams that are 1 to 2 inches in height, and a low-profile ridge cap or ridge sleeve. Additionally, stucco facades are to feature traditional, smooth finishes.

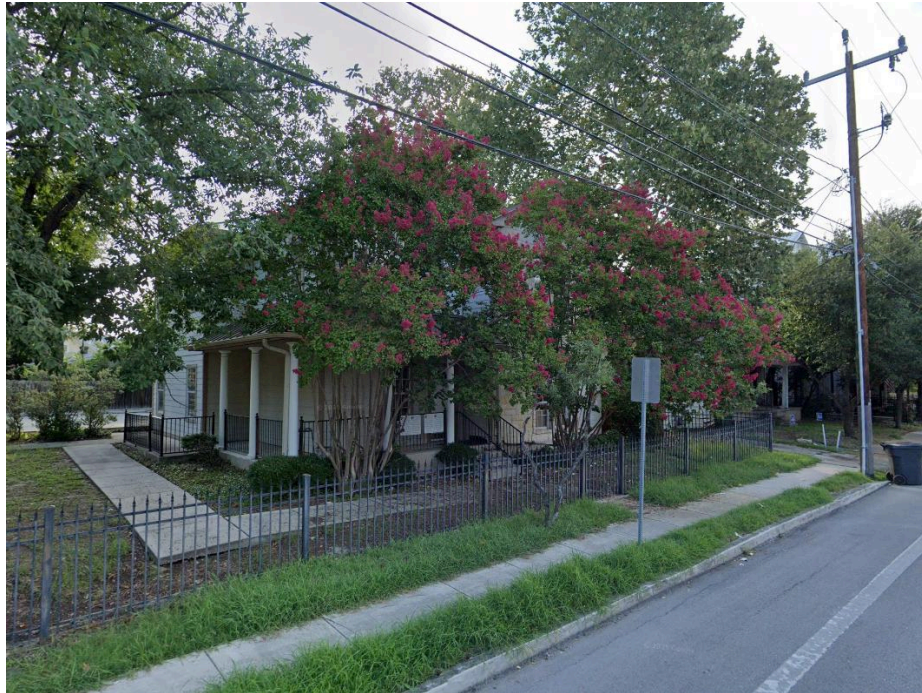
The updated design includes wood siding dimensioned and profiled to align with historic examples (4" V-Groove) within the district but is run vertically to distinguish it from historic buildings. Please disregard the 3D rendering details, as they do not accurately represent the materials. Metal railings will be proportioned and detailed to reflect historically appropriate designs. The proposed standing seam metal roof will feature smooth, hand-crimped panels with an 18-inch width. We are proposing a standing seam galvalume roof in a charcoal color. Additionally, stucco facades will have a traditional smooth finish.

302 Barrera St - view from Camargo St - Lavaca Neighborhood (stained wood siding)





1218 S Presa St - Lavaca Neighborhood (metal railing)



519 Leigh St - Lavaca Neighborhood (stained wood siding)



150 Canal St - Lavaca Neighborhood (painted metal roof)



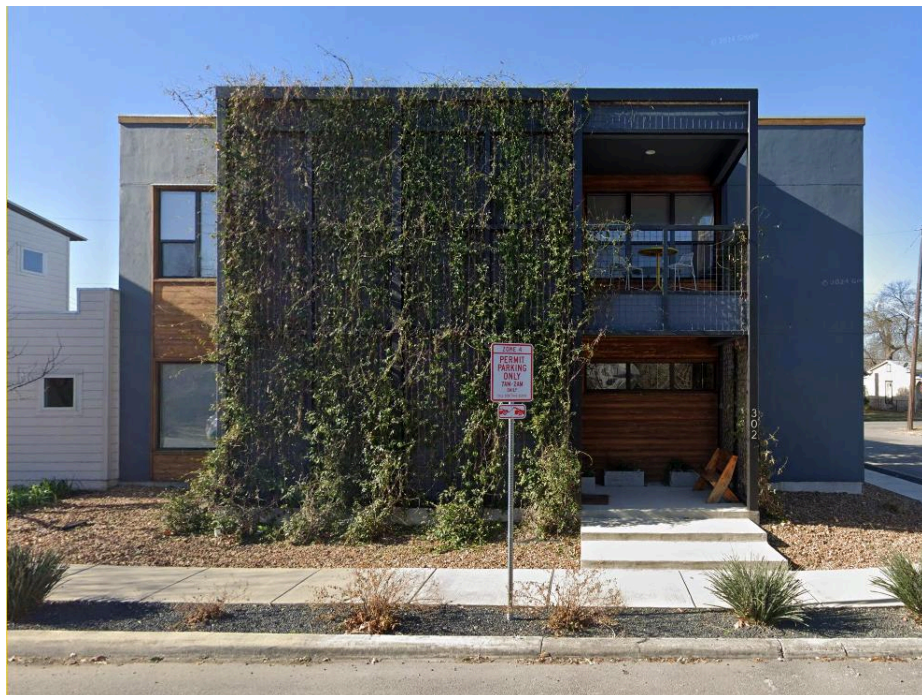
- VI. That all windows should adhere to the adopted standards for windows in new construction.  
*They will comply. We will provide the specifications for all windows.*
- VII. That all grouped windows should be separated by a mullion of six (6) inches in width, as found on the adjacent historic structures. Additionally, staff recommends that additional fenestration be added to both side facades as both feature expanses of unseparated walls that are atypical for residential construction within the district.  
*We understand the request, but our goal is to distinguish the new building from the existing ones, which is why we have chosen not to include the 6" mullion between the windows. This design approach is consistent with several recent new builds in the district and aligns with the proposed architectural style. Window sizes have been adjusted to resemble the wall-to-window proportions found in this district, and an additional window has been added to the side elevation.*



310 Barrera St - Lavaca Neighborhood (Zoning: MF-25 IDZ)



310 Barrera St - Lavaca Neighborhood (Zoning: MF-25 IDZ)



- VIII. That the proposed arched porch entry at the ground level should be revised to be representative of those found historically within the district and on this block, and to be consistent with the Guidelines, which notes to incorporate architectural details that are in keeping with the predominant architectural style along with block or within the district. The proposed stucco arches have been eliminated and replaced with a more traditional front porch design. We've incorporated architectural details that soften the overall appearance while remaining consistent with the historic character of the block and the district guidelines.

1500 S Presa St - Lavaca Neighborhood





219 Lavaca St - Lavaca Neighborhood



302 Leigh St - Lavaca Neighborhood



204 Florida St - Lavaca Neighborhood



- IX. That the proposed arched porch entry at the ground level be revised to be representative of those found historically within the district and on this block, and to be consistent with the Guidelines, which notes to incorporate architectural details that are in keeping with the predominant architectural style along with block or within the district.

Same as the item VII.

- X. That the front-loading garage be eliminated from the design and that the applicant proposes a parking design that is consistent with those found within the district; typically within the side or rear yard.

Modern living and the client's safety concerns are key factors in our design. We are proposing a new elevation with a hidden door integrated into the siding to minimize its impact on the neighborhood's aesthetic. A 4'-6" (5'-4" including wood columns) deep front has also been added to create depth and further conceal the door. Additionally, several buildings in this district feature garages visible from the main street, as shown below. This reflects the architectural variety of both new and historic buildings in the district, and our design aims to complement this diversity while addressing the needs of modern living.



640 Leigh St - Lavaca Neighborhood



310 Barrera St - Lavaca Neighborhood (Zoning: MF-25 IDZ)



311 Barrera St - Lavaca Neighborhood



120 Callaghan - Proposed front elevation





120 Callaghan - Proposed front elevation



- XI. That the proposed relocated driveway be eliminated and that the applicant maintains the existing driveway location.  
The driveway, pathway, fence, and landscaping will be submitted at a later date.
- XII. That a poured concrete walkway that is consistent with the Guidelines for Site Elements be installed. The walkway should be centered on the front door.  
The walkway will be centered with the front door, and the design will be included as part of the landscape design, which will be submitted at a later date.
- XIII. That the proposed front yard fence not exceed four (4) feet, and that a design that is consistent with the Guidelines be submitted for review and approval.  
The proposed fence will be consistent with the Guidelines. We will submit the detailed fence design for review and approval during Phase 2 of the project.
- XIV. That a detailed landscaping plan be developed and submitted to the Commission for review and approval.  
A detailed landscaping plan will be developed and submitted for the Commission's review and approval at a later time.



GENERAL NOTES:

1. ALL WORK IS TO BE DONE BY THE GENERAL CONTRACTOR, EXCEPT AS NOTED OTHERWISE.
2. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK, SUPPLY ALL MATERIALS, AND EQUIPMENT IN ACCORDANCE WITH LOCAL AND NATIONAL GOVERNING CODES.
3. THE GENERAL CONTRACTOR SHALL CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, BOTH EXISTING AND NEW, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE BEGINNING ANY PHASE OF DEMOLITION OR CONSTRUCTION. NO ALLOWANCE SHALL BE MADE TO SAME FOR LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS UNDER WHICH THE CONTRACTOR WILL BE OBLIGATED TO OPERATE. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION SUPPLIED BY OTHERS.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS ON SITE AT ALL TIMES AND FOR THE BEHAVIOR OF INDIVIDUALS. THE PROJECT SITE SHALL BE DRUG- AND ALCOHOL-FREE. AT NO TIME DURING CONSTRUCTION SHALL SMOKING TOBACCO BE USED WITHIN THE PROJECT AREA OF WORK. AN AGREED APPROVED AREA WILL BE PROVIDED FOR THE USE OF SMOKING TOBACCO.
5. ALL WORK TO CONFORM TO AND MEET THE MINIMUM LOCAL CODES, ORDINANCES, RULES, REGULATIONS, AND LAWS OF BUILDING OFFICIALS OR AUTHORITIES HAVING JURISDICTION. ALL WORK NECESSARY TO COMPLY WITH SUCH REQUIREMENTS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
6. GENERAL CONTRACTOR TO CUT AND PATCH FOR ALL TRADES UNLESS NOTED OTHERWISE.
7. BLOCKING TREATED TO RESIST ROT SHALL BE USED AT EXTERIOR WALLS, ROOF, ETC. WHERE EXPOSURE TO MOISTURE IS POSSIBLE.
8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SUBCONTRACTORS COORDINATE THEIR WORK WITH THE OTHER TRADES, INCLUDING WORK NOT IN CONTRACT.
9. THE GENERAL CONTRACTOR SHALL KEEP ALL OPERATING MANUALS, HANDBOOKS, KEYS, AND PAPERWORK IN AN ORDERLY FILE. ALL KEYS TO BE TAGGED WITH THE PROPER LOCATIONS. THIS FILE IS TO BE PRESENTED TO THE OWNER WITH THE CERTIFICATES OF OCCUPANCY.
10. THE GENERAL CONTRACTOR IS TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS, AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
11. THE GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY LIGHT, TELEPHONE, CLEAN-UP SERVICE, AND TOILETS. ALL TEMPORARY WORK IS TO BE REMOVED PRIOR TO COMPLETION.
12. THE GENERAL CONTRACTOR IS TO PROVIDE ADEQUATE BARRICADES AS PER LOCAL BUILDING CODES AND ORDINANCES TO ENSURE THE SAFETY OF PERSONS AND PROPERTY.
13. THE GENERAL CONTRACTOR IS TO KEEP A FULL SET OF UP-TO-DATE DOCUMENTS AVAILABLE AT THE JOB SITE AT ALL TIMES. THE ARCHITECT OR OWNERS REP CAN CALL FOR REVIEW OF THE DOCUMENTS ONSITE AT ANY TIME DURING CONSTRUCTION FOR REVIEW OR VERIFICATION.
14. EXISTING WALLS MAY NOT BE SQUARE. DIMENSION LAYOUT IS INTENDED TO BE SQUARE TO ITSELF AND USED AS A DIAGRAM. CONTRACTOR TO STRIKE A LAYOUT OF WALLS AND HAVE ARCHITECT WALK THROUGH PRIOR TO BEGINNING TO FRAME.
15. THE ADJACENT SPACES SHALL IN NO WAY BE INCONVENIENCED OR DISTURBED BY VEHICLES, DEBRIS, SIGNS, ODORS, UNSIGHTLY CONDITIONS, OR NON-CONSTRUCTION NOISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS ON SITE AT ALL TIMES AND FOR THE BEHAVIOR OF INDIVIDUALS WITH RESPECT TO THE ADJACENT AREAS. THE PROJECT SITE SHALL BE DRUG- AND ALCOHOL-FREE.
16. DIMENSIONS ARE TYPICALLY TO A FINISHED SURFACE OR TO AN ASSEMBLY, FIXTURE, CENTERLINE, ETC. REPORT ALL DISCREPANCIES IN DIMENSIONS TO THE ARCHITECT PRIOR TO BEGINNING ANY PHASE OF DEMOLITION OR CONSTRUCTION. WORK SHALL BE TRUE AND LEVEL AS INDICATED. ALL WORK SHALL RESULT IN AN ORDERLY AND WORKMANLIKE APPEARANCE. WHERE FIGURES OR DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS, THE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF OMISSIONS.
17. EVERY DRAWING DETAIL AND SPECIFICATION ITEM IS TO BE UTILIZED IN THIS PROJECT. IF IT IS NOT CLEAR WHERE A SPECIFIC DETAIL IS TO BE UTILIZED, OR A REQUIRED QUANTITY, IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN A CLARIFICATION PRIOR TO BID AWARD.
18. SPECIFIED ITEMS HAVE BEEN SELECTED BECAUSE THEY REFLECT THE STANDARDS OF QUALITY DESIRED OR POSSESS FEATURES REQUIRED TO PRESERVE THE DESIGN CONCEPT. THE ARCHITECT, THEREFORE, RESERVES THE RIGHT TO REQUIRE THE USE OF THE SPECIFIED ITEMS. ANY REQUESTS FOR SUBSTITUTIONS FOR THE SPECIFIED ITEMS MUST BE SUBMITTED TO THE ARCHITECT IN WRITING, ALONG WITH SAMPLES AND PROOF OF EQUALITY OF SUCH ITEMS. IN ALL CASES, THE BURDEN OF PROOF OF EQUALITY SHALL BE WITH THE BIDDER, AND THE DECISION OF THE ARCHITECT SHALL BE FINAL.
19. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CAREFUL INSPECTIONS OVER THE CONSTRUCTION AS A WHOLE, ASSURING THAT THE WORK ON ALL PARTS OF THE PROJECT IS READY FOR FINAL ACCEPTANCE BEFORE CALLING ON THE ARCHITECT AND OWNER TO MAKE FINAL INSPECTIONS.
20. ALL SCRAP MATERIALS ARE TO BE REMOVED FROM THE SITE ON A DAILY BASIS. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE.
21. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEAN AFTER ALL WORK, INCLUDING SUBCONTRACTORS, IS COMPLETED & FINAL INSPECTIONS ARE RECEIVED. CONTRACTOR SHALL CLEAN ALL GLASS, PLUMBING FIXTURES, WINDOWS, ELECTRICAL FIXTURES & REMOVE ALL CARTONS & TRASH DEBRIS FROM PREMISES. CONTRACTOR SHALL WAX FLOORS & SCRUB PORCELAIN & METAL FIXTURES. ALL GROUT & SEALABLE MASONRY SURFACES TO HAVE FINISH COATS OF SEALER APPLIED. BUILDING TO BE IN "MOVE-IN" CONDITION THROUGHOUT. THE OWNER & ARCHITECT RESERVE THE RIGHT TO REJECT THE PROJECT UNTIL THE CONDITIONS ARE ACCEPTABLE TO ALL PARTIES.
22. REFER TO ADDITIONAL NOTES BY STRUCTURAL AND MEP DISCIPLINES.
23. WHERE VARIOUS DISCIPLINES INDICATE WORK FOR DIFFERING DISCIPLINES (FOR EXAMPLE, MECHANICAL WORK WHICH WOULD REQUIRE STRUCTURAL MODIFICATIONS), THE GENERAL CONTRACTOR IS TO NOTIFY THE ARCHITECT PRIOR TO COMMENCING THE WORK.

GENERAL NOTES: MILLWORK

1. ALL DIMENSIONS MUST BE FIELD VERIFIED BEFORE FABRICATION.
2. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY DESIGN COOP BEFORE ANY FABRICATION.
3. MILLWORK DRAWINGS REPRESENT DESIRED CONDITIONS, AND APPROXIMATE DIMENSIONS ARE GIVEN HEREIN.
4. CABINET BOXES SHALL CONSIST OF NOMINAL 3/4" PLYWOOD MATERIAL AND MINIMUM 1/4" PLYWOOD BACK PANELS.
5. ALL EXPOSED EDGES OF MILLWORK MUST BE FINISHED TO MATCH THE APPROVED FINISH SCHEDULE.
6. DRAWER SLIDES SHALL BE FULL-EXTENSION TYPE SLIDES.
7. ALL DRAWERS AND CABINET DOORS TO BE SOFT-CLOSE UNLESS SPECIFIED OTHERWISE.
8. CABINET DOORS AND DRAWERS SHALL HAVE 1/8" PREFERRED REVEAL.
9. FASTENERS IN MILLWORK ITEMS TO RECEIVE FINISHES OTHER THAN PAINT, INCLUDING WOOD DECKING, SHALL BE FULLY CONCEALED.
10. FACE-NAILING WITH BRADS OR STAPLES IN NON-PAINTED MILLWORK ITEMS IS NOT ACCEPTABLE.
11. MILLWORK THAT WILL BE PAINTED, INCLUDING TRIMS AND MOLDINGS, MAY BE FACE-NAILED PROVIDED THAT HEADS AND HOLES ARE PATCHED OVER PRIOR TO PAINTING SO AS TO BE CONCEALED AND INDISTINGUISHABLE FROM ADJACENT PAINTED SURFACES.
12. ENSURE ALL CABINETRY AND MILLWORK ARE INSTALLED LEVEL, PLUMB, AND SECURELY FASTENED.
13. USE PROTECTIVE COVERINGS DURING INSTALLATION TO PREVENT SCRATCHES, DENTS, OR OTHER DAMAGES.
14. COORDINATE INSTALLATION WITH ELECTRICAL AND PLUMBING ROUGH-INS TO MAINTAIN PROPER CLEARANCES AND FUNCTIONALITY.
15. PROVIDE ADEQUATE BLOCKING FOR SECURE INSTALLATION OF WALL-MOUNTED MILLWORK OR ACCESSORIES.
16. CONFIRM HARDWARE AND ACCESSORY SELECTIONS WITH DESIGN COOP BEFORE INSTALLATION.
17. WALK THE SITE WITH DESIGN COOP TO VERIFY AND APPROVE HARDWARE LOCATIONS PRIOR TO INSTALLATION.
18. VISIBLE SURFACES AND EDGES MUST BE FREE OF DEFECTS AND FINISHED CONSISTENTLY WITH PROJECT SPECIFICATIONS.
19. ENSURE ADEQUATE APPLIANCE VENTILATION.
20. CONDUCT A FINAL WALKTHROUGH WITH DESIGN COOP TO ENSURE MILLWORK MEETS PROJECT REQUIREMENTS.
21. ADDRESS ANY PUNCH-LIST ITEMS PROMPTLY BEFORE FINAL PROJECT CLOSE-OUT.

ABBREVIATIONS:

ABV	ABOVE	MFR	MANUFACTURER
AC	ACOUSTICAL	MAS	MASONRY
ADJ	ADJUSTABLE AT	MATL	MATERIAL
AFF	ABOVE FINISH FLOOR	MAX	MAXIMUM
		MBR	MEMBER
BD	BOARD	MECH	MECHANICAL
BM	BEAM	MTL	METAL
BLK	BLOCK	MIN	MINIMUM
BOT	BOTTOM	MISC	MISCELLANEOUS
BUR	BUILT-UP ROOF	MOD	MODULE
BLDG	BUILDING		
		NIC	NOT IN CONTRACT
CLG	CEILING	NTS	NOT TO SCALE
CB	CHALK BOARD	NO	NUMBER
CEM	CEMENT		
CL	CENTER LINE	OC	ON CENTER
CER	CERAMIC	OPING	OPENING
C/CH	CHANNEL	OD	OUTSIDE DIAMETER
COL	COLUMN	O.H.	OPPOSITE HAND
COND	CONDITION	OFCI	OWNER FURNISHED OR
CONC	CONCRETE	OSCI	OWNER SUPPLIED -
CMU	CONCRETE MASONRY UNIT		CONTRACTOR INSTALLED
CJ	CONSTRUCTION JOINT	OFOI	OWNER FURNISHED OR
CONT	CONTINUOUS	OSOI	OWNER SUPPLIED -
CONTR	CONTRACTOR		OWNER INSTALLED
CORR	CORRIDOR		
CT	CERAMIC TILE	PS	PENCIL SHARPENER
		PLT	PLATE
DET	DETAIL	PLWD	PLYWOOD
DF	DRINKING FOUNTAIN	PTO	PAINTED
DIA	DIAMETER		
DIM	DIMENSION	QT	QUARRY TILE
DWG	DRAWING		
		R/RAD	RADIUS
EA	EACH	RECP	RECEPTACLE
EJ	EXPANSION JOINT	REF	REFERENCE
ELEL	ELECTRICAL	REINF	REINFORCE
EL/ELEV	ELEVATION	REQD	REQUIRED
EQ	EQUAL	REV	REVISED
EQUIP	EQUIPMENT		
EWC	ELECTRIC WATER COOLER	SCHED	SCHEDULE
EXT	EXTERIOR	SEC	SECTION
		SH	SHEET
FBO	FURNISHED BY OTHERS	SIM	SIMILAR
FE	FIRE EXTG LOCATION	SQ	SQUARE
FF	FINISH FLOOR	SS	STAINLESS STEEL
FIN	FINISH	STL	STEEL
FLR	FLOOR	STRUCT	STRUCTURAL
FR	FIRE RESISTIVE	SUSP	SUSPENDED
FRM	FRAME		
FRMG	FRAMING	TB	TACK BOARD
		TEL	TELEPHONE
GA	GAUGE	THK	THICK
GEN	GENERAL	TYP	TYPICAL
GC	GENERAL CONTRACTOR	TO	TOP OF
GYP	GYPSPUM		
GWB	GYPSPUM WALL BOARD	VENT	VENTILATING
		VER	VERTICAL
HDWD	HARDWOOD	VIF	VERIFY IN FIELD
HP	HIGH POINT	VCT	VINYL COMPOSITION TILE
HT/HGT	HEIGHT	VT	VINYL TILE
HORIZ	HORIZONTAL		
		WT	WEIGHT
ID	INSIDE DIAMETER	W/	WITH
INSUL	INSULATION	WDW	WINDOW
INT	INTERIOR	WD	WOOD
		WL	WORK LINE
JT	JOINT	WR	WATER RESISTANT
LF	LOW POINT		

PROJECT INFORMATION:

2 STORY RESIDENTIAL BUILDING  
120 CALLAGHAN  
SAN ANTONIO, TX 78204

LEGAL DESCRIPTION:  
0.09 ACRES (3,994 SQ. FT.)  
LOT: NORTH ½ OF LOT 5  
BLOCK 1  
N.C.B. 7198

ZONING:  
RM-4  
HISTORIC DISTRICT: LAVACA

PROJECT AREA:  
1ST FLOOR: 1,290 SQ. FT.  
2ND FLOOR: 1,626 SQ. FT.  
UNCONDITIONED STORAGE: 272 SQ. FT.  
TOTAL (W/STORAGE): 3,188 SQ. FT.

BUILDING HEIGHT:  
2 STORY - 29'-9"

OCCUPANCY CLASS:  
RESIDENTIAL R-3

APPLICABLE CITY OF SAN ANTONIO  
BUILDING CODES:

2024 IBC (INTERNATIONAL BUILDING CODE)  
2024 IRC (INTERNATIONAL RESIDENTIAL CODE)  
2024 IFC (INTERNATIONAL FIRE CODE)  
2024 IMC (INTERNATIONAL MECHANICAL CODE)  
2024 IPC (INTERNATIONAL PLUMBING CODE)  
2024 IECC (INTERNATIONAL ENERGY CONSERVATION CODE)  
2023 NEC (NATIONAL ELECTRICAL CODE)  
2024 IFGC (INTERNATIONAL FUEL GAS CODE)  
2024 ISpsc (INTERNATIONAL SWIMMING POOL AND SPA CODE)

INDEX OF DRAWINGS:

- A0.1 - SITE PLAN  
A1.0 - FLOOR PLAN: 1ST FLOOR & 2ND FLOOR
- A2.0 - ELEVATION: LOOKING SOUTH & EAST  
A2.1 - ELEVATION: LOOKING NORTH & WEST  
A2.2 - SECTIONS  
A2.3 - SCHEDULES
- A3.0 - INTERIOR ELEVATIONS  
A3.1 - INTERIOR ELEVATIONS  
A3.2 - INTERIOR ELEVATIONS  
A3.3 - INTERIOR ELEVATIONS  
A3.4 - INTERIOR ELEVATIONS  
A3.5 - INTERIOR ELEVATIONS  
A3.6 - INTERIOR ELEVATIONS
- A4.0 - ELECTRICAL PLAN

DRAWING SYMBOLS:

ELEVATION		SCHEDULED DOOR		KEYED NOTE	
0'-0" FINISHED FLOOR ● 5TH FLOOR		SCHEDULED WINDOW		REVISION	
DETAIL PLAN ENLARGED DETAIL DETAIL REFERENCE		COLUMN/WORK LINE		INTERIOR ELEVATION	
BUILDING SECTION		ROOM		CENTER LINE	



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DATE:	ISSUED:

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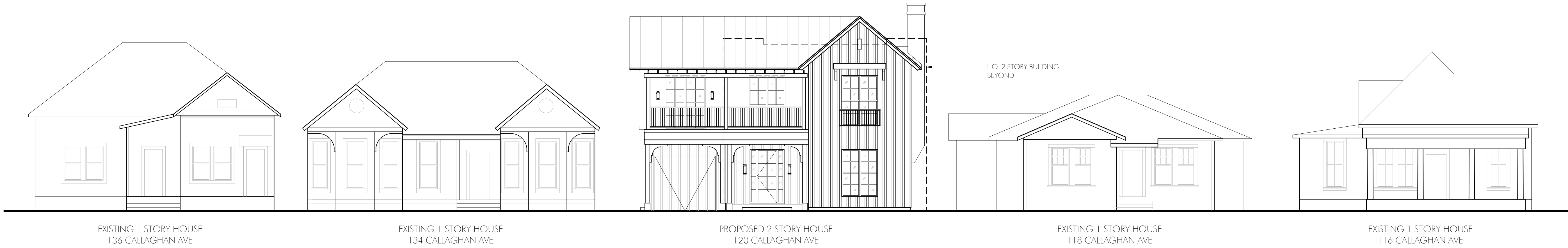
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APPROVED:

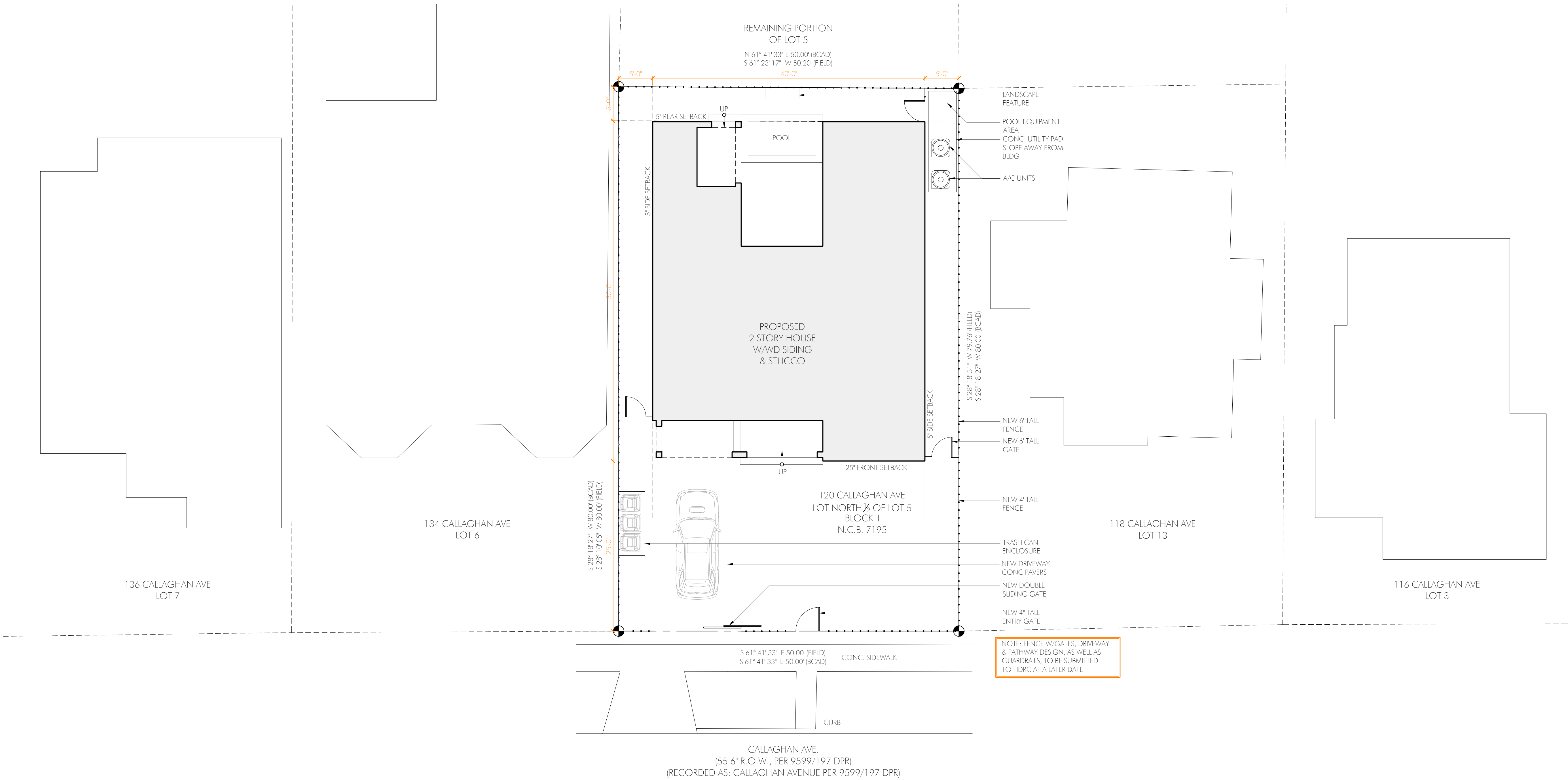
DATE: APRIL 9, 2025

SHEET No.  
GENERAL NOTES

A0.0



1 ELEVATION: CALLAGHAN AVENUE  
SCALE: 1/8" = 1'-0"



1 SITE PLAN: PROPOSED  
SCALE: 1/8" = 1'-0"



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DRAWN: KK

CHECKED: DC

APPROVED:

DATE: APRIL 9, 2025

SHEET No.  
SITE PLAN

A0.1





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# HISTORIC SET

## 120

### Callaghan Avenue

San Antonio, Texas 70210

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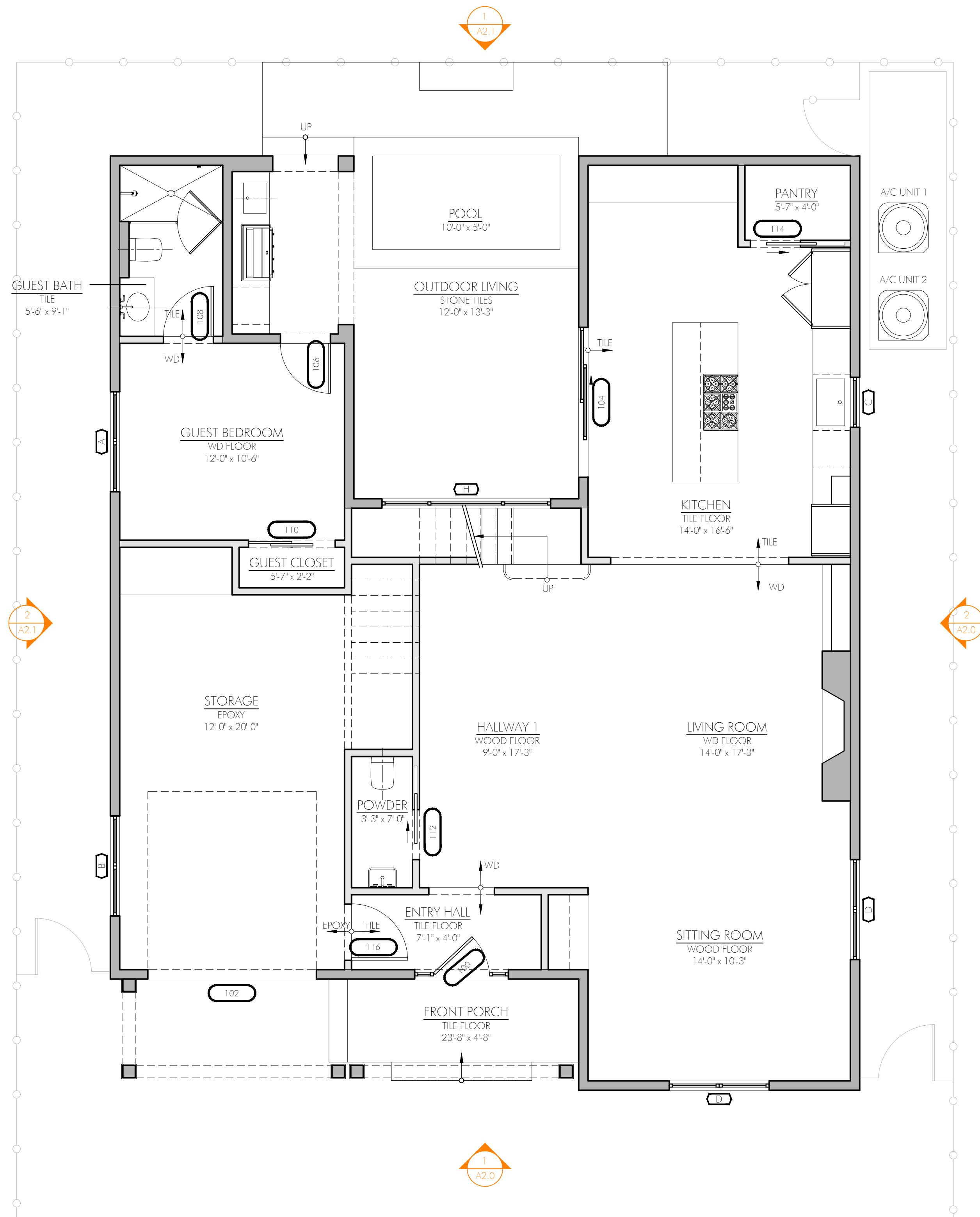
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APPROVED:

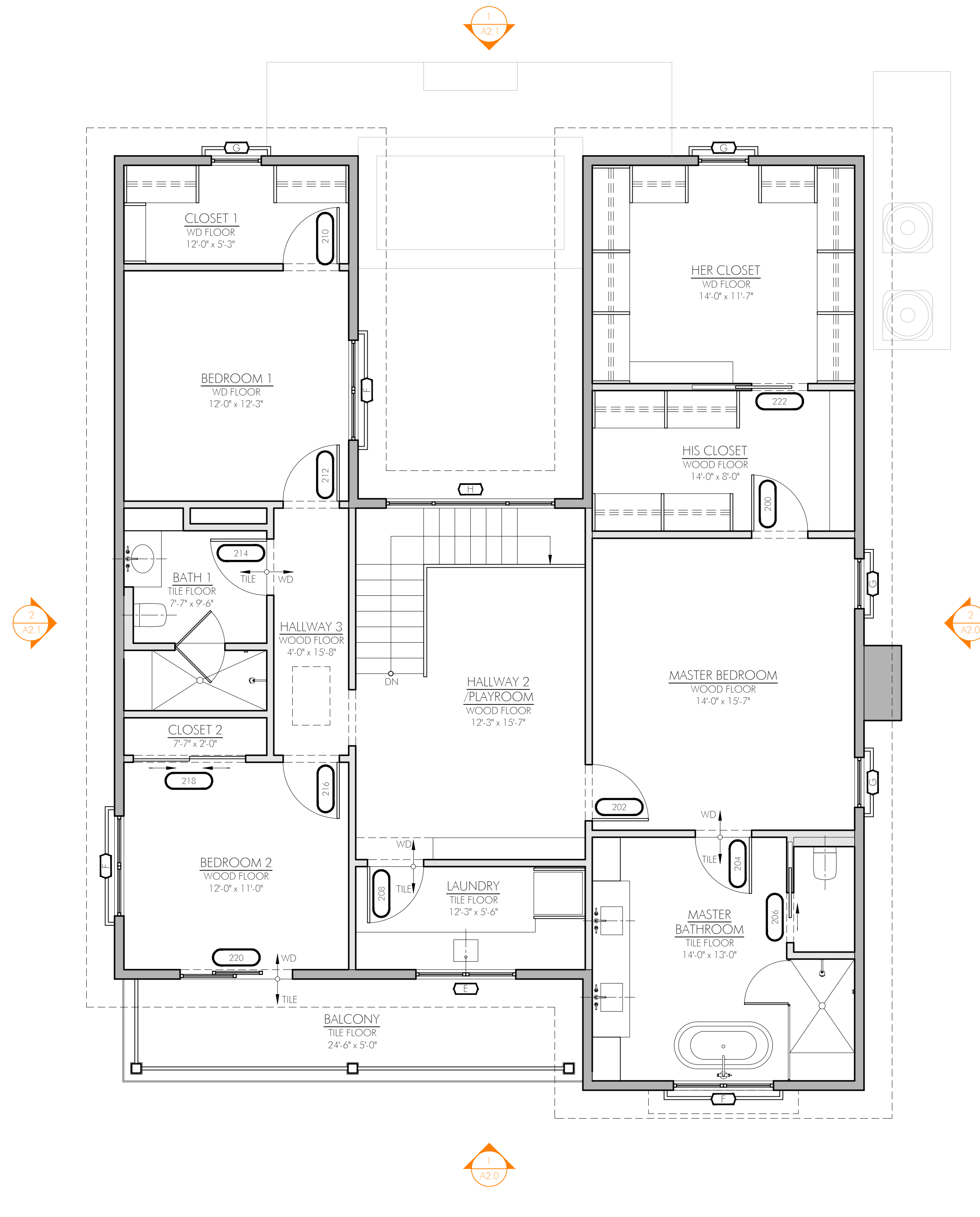
DATE: APRIL 9, 2025

SHEET No.  
FLOOR PLAN

# A1.0



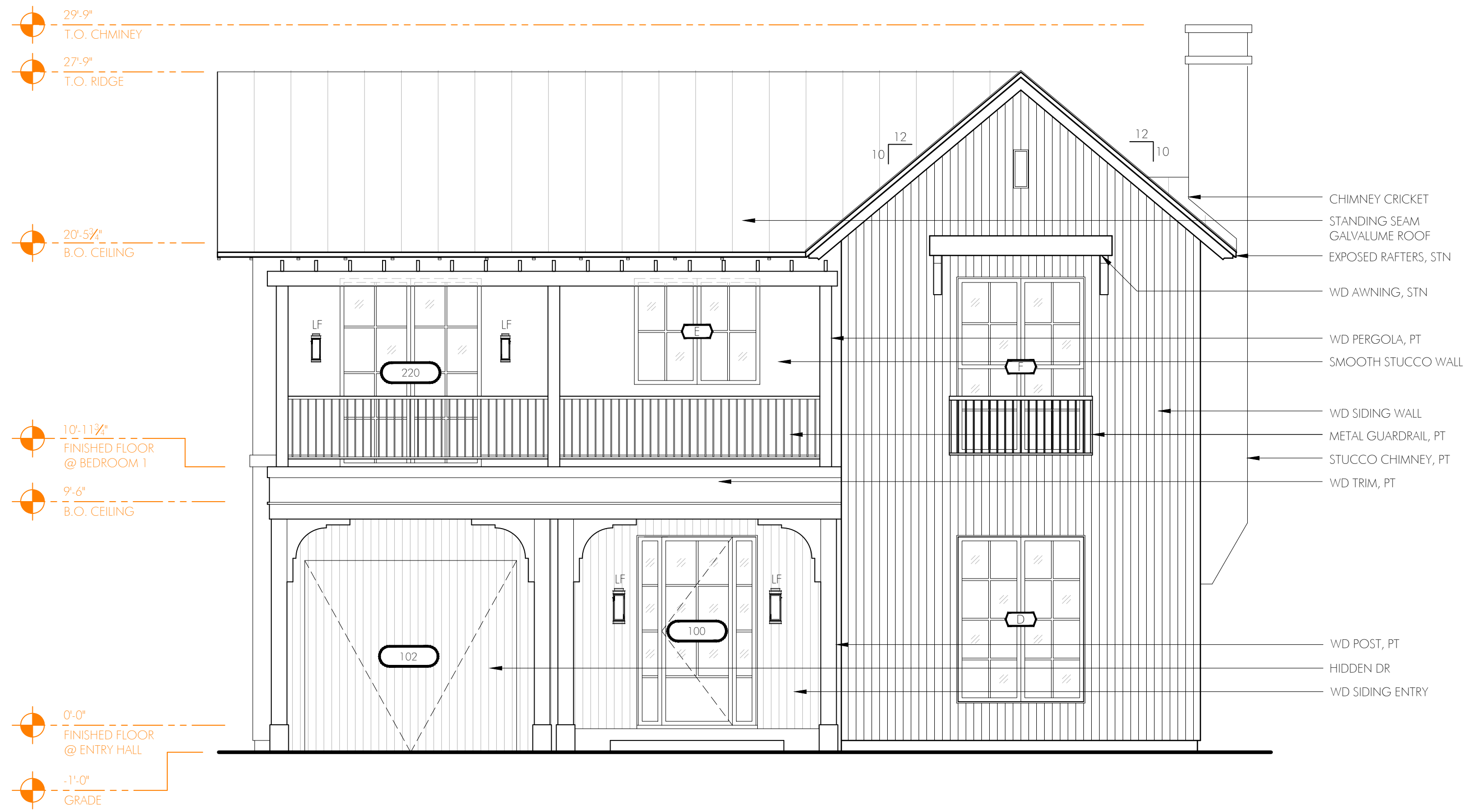
1 FLOOR PLAN: 1ST FLOOR  
SCALE: 1/4" = 1'-0"



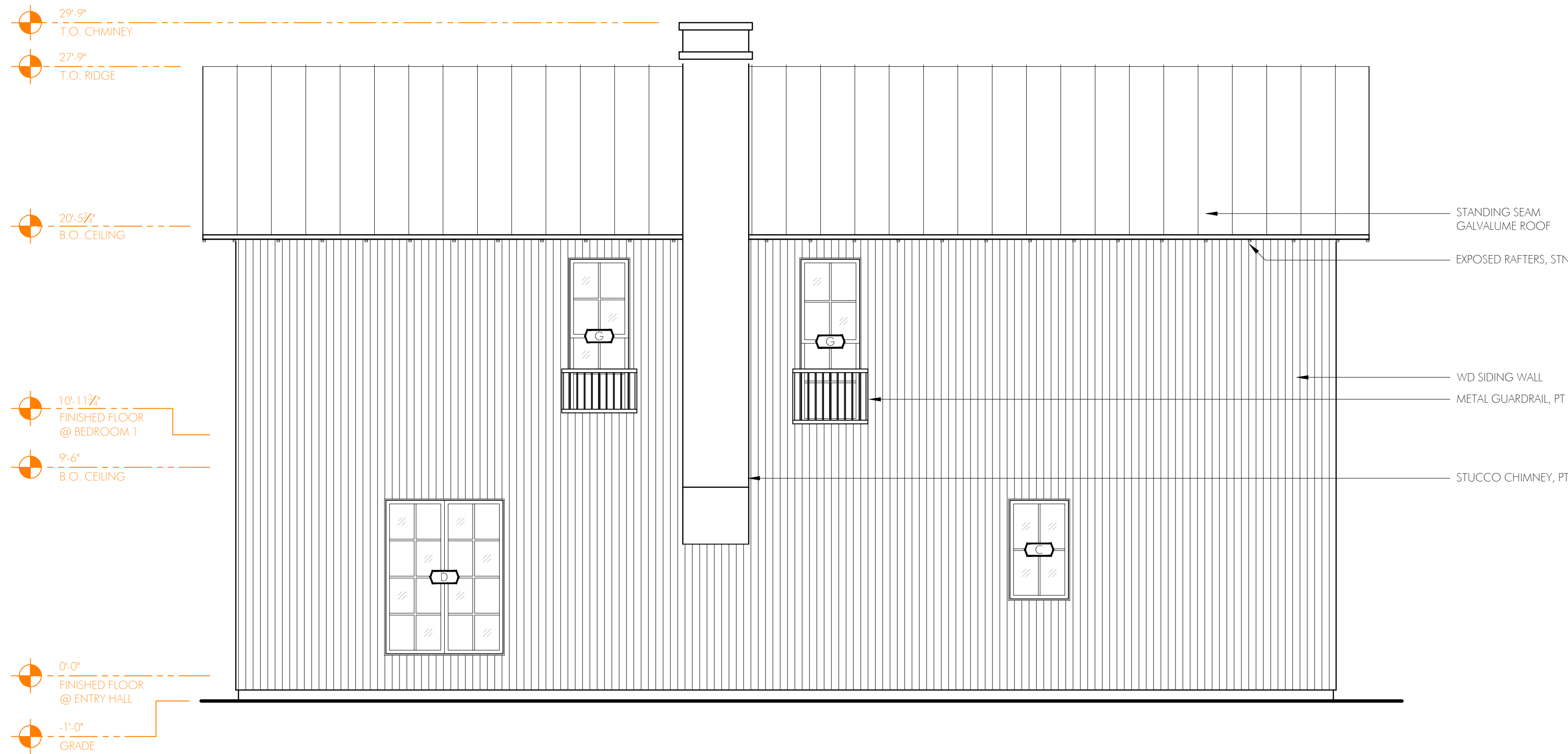
2 FLOOR PLAN: 2ND  
SCALE: 1/4" = 1'-0"







**1** ELEVATION: LOOKING SOUTH  
SCALE: 1/4" = 1'-0"



**2** ELEVATION: LOOKING EAST  
SCALE: 1/4" = 1'-0"



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CHECKED: DC

APPROVED:

DATE: APRIL 9, 2025

SHEET No.  
EXTERIOR ELEVATIONS

A2.0



**1** ELEVATION: LOOKING NORTH  
SCALE: 1/4" = 1'-0"



**2** ELEVATION: LOOKING WEST  
SCALE: 1/4" = 1'-0"



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**120**  
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San Antonio, Texas 78210

DATE:	ISSUED:

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EXTERIOR ELEVATIONS

**A2.1**

DOOR SCHEDULE					
NO.	DOOR SWING	HDW SET	SIZE	DOOR TYPE	REMARKS
100	LH		5'-0" x 8'-0"	A	EXTERIOR DR W/SIDE LITES
102	-		9'-0" x 8'-0"	B	WD GARAGE DR
104	-		8'-0" x 8'-0"	C	EXTERIOR SLIDING DR
106	LH		2'-8" x 8'-0"	D	EXTERIOR SINGLE DR
108	RH		2'-8" x 7'-0"	E	INTERIOR WD DR
110	-		4'-8" x 7'-0"	G	INTERIOR SLIDING DR
112	-		2'-8" x 7'-0"	F	INTERIOR POCKET DR
114	-		2'-8" x 7'-0"	F	INTERIOR POCKET DR
116	LH		3'-0" x 7'-0"	H	INTERIOR WD DR
200	LH		3'-0" x 7'-0"	E	INTERIOR WD DR
202	RH		3'-0" x 7'-0"	E	INTERIOR WD DR
204	LH		3'-0" x 7'-0"	E	INTERIOR WD DR
206	-		2'-8" x 7'-0"	F	INTERIOR POCKET DR
208	RH		3'-0" x 7'-0"	E	INTERIOR WD DR
210	RH		3'-0" x 7'-0"	E	INTERIOR WD DR
212	RH		3'-0" x 7'-0"	E	INTERIOR WD DR
214	RH		3'-0" x 7'-0"	E	INTERIOR WD DR
216	LH		3'-0" x 7'-0"	E	INTERIOR WD DR
218	-		6'-0" x 7'-0"	G	INTERIOR SLIDING DR
220	-		6'-0" x 8'-0"	H	EXTERIOR SLIDING DR
222	-		3'-0" x 7'-0"	I	POCKET DR W/MIRROR

HARDWARE TYPES:

HARDWARE SET #1	HARDWARE SET #2	HARDWARE SET #3	HARDWARE SET #4
3 EA HINGES 1 EA INT DOOR SET PRIVACY 1 EA DOORSTOP	3 EA HINGES 1 EA INT DOOR SET PASSAGE 1 EA DOORSTOP	3 EA HINGES 1 EA INT DOOR SET DUMMY 1 EA BALL CATCH	3 EA HINGES 1 EA EXT DOOR LOCKSET 1 EA THRESHOLD 1 EA WEATHER STRIPPING

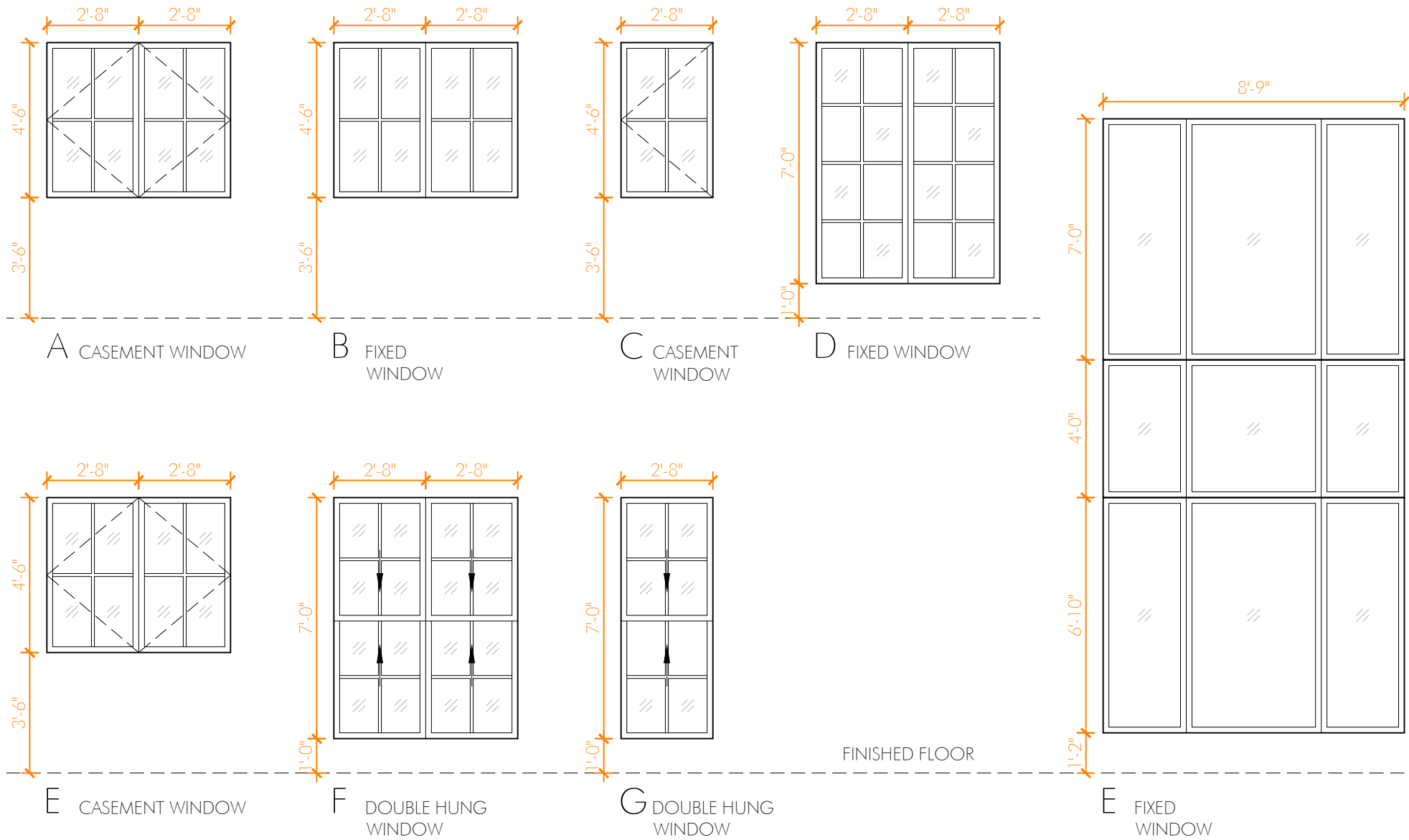
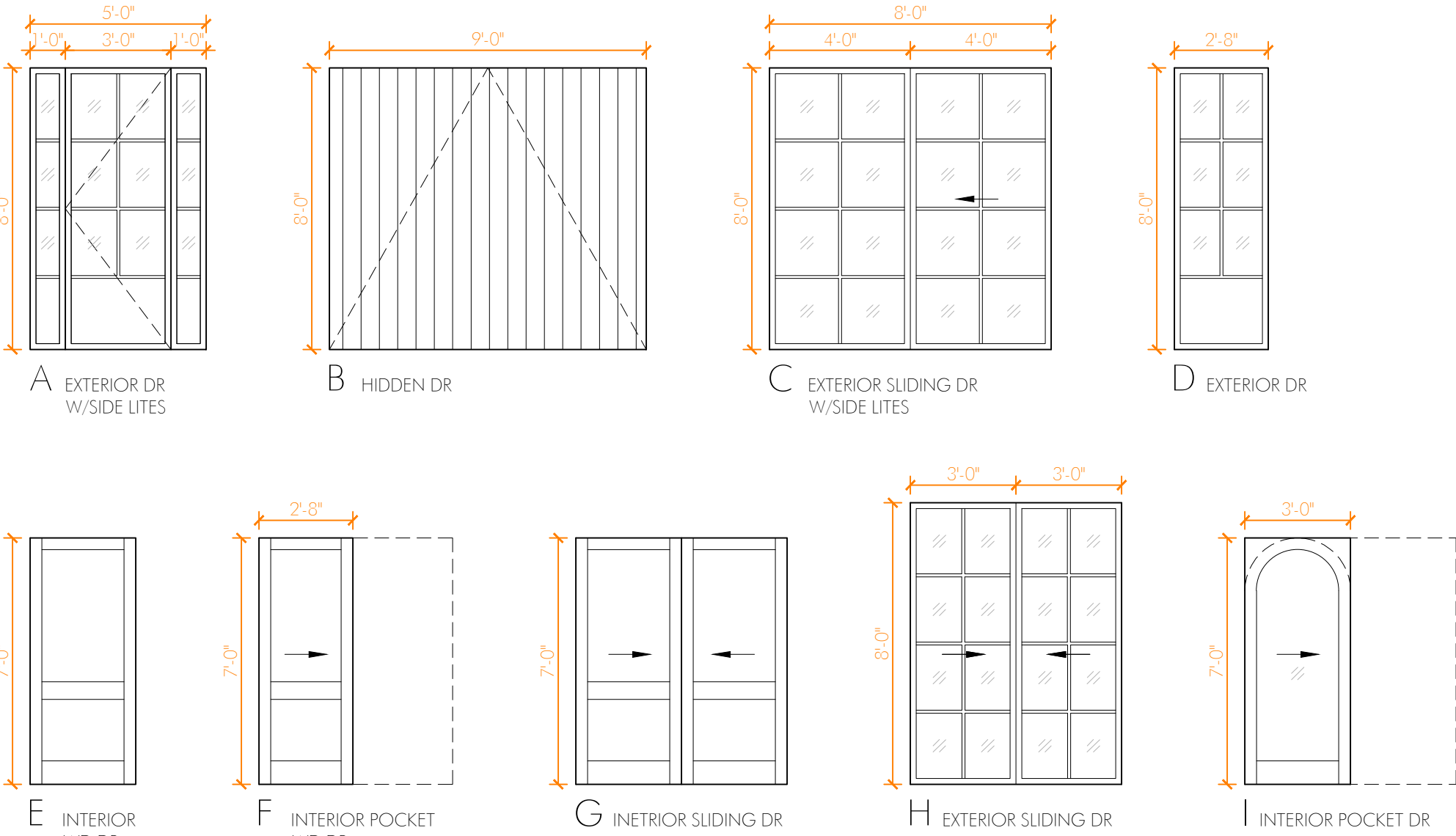
NOTE:

1. PROVIDE HARDWARE ALLOWANCE OF \$150.00 PER LEAF.
2. SOLID CORE WD DOORS, SPRAY FINISH-NO ROLLING OR STAIN AS NOTED.
3. ALL SHOWER DOORS TO BE GLAZED IN SAFETY GLASS.
4. SAFETY GLASS TO BE USED IN SHOWER/TUB GLAZING AS WELL AS ENCLOSURE GLAZING THAT IS LESS THAN 5FT OFF FINISHED FLR, ALL DOORS AND SIDELIGHTS WITHIN A 24" ARC OF DOORS AND WINDOWS OVER 9 SQUARE FEET THAT ARE WITHIN 18" OF FINISHED FLOOR.

WINDOW SCHEDULE						
NO.	QTY.	STYLE	SIZE			REMARKS
			WIDTH	HEIGHT	SILL	
A	1		5'-4"	4'-6"	3'-6"	CASEMENT
B	1		5'-4"	4'-6"	3'-6"	FIXED
C	1		2'-8"	4'-6"	3'-6"	CASEMENT
D	2		5'-4"	7'-0"	1'-0"	FIXED
E	1		5'-4"	4'-6"	3'-6"	CASEMENT
F	3		5'-4"	7'-0"	1'-0"	DOUBLE HUNG
G	4		2'-8"	7'-0"	1'-0"	DOUBLE HUNG
H	1		5'-4"	3'-6"	3'-6"	FIXED

NOTE:

1. WINDOWS SHOWN ARE NEW IN EXTG OPNG U.N.O; FIELD VERIFY ALL DIMENSIONS PRIOR TO SHOP DWGS/ORDERING.
2. REPAIR EXTG WINDOWS AS REQD.
3. PROVIDE HARDWARE ALLOWANCE OF \$150.00 PER WINDOW.
4. SAFETY GLASS TO BE USED IN GLAZING THAT IS LESS THAN 5FT OFF FINISHED FLR, ALL DOORS AND SIDELIGHTS WITHIN A 24" ARC OF DOORS AND WINDOWS OVER 9 SQUARE FEET THAT ARE WITHIN 18" OF FINISHED FLOOR.



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SHEET No.  
SCHEDULES

A2.3



V-GROOVE - 4" ON CENTER

