

HISTORIC AND DESIGN REVIEW COMMISSION

May 18, 2022

HDRC CASE NO: 2022-264
ADDRESS: 216 CAMARGO
LEGAL DESCRIPTION: NCB 924 BLK 5 LOT 4
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Nathan Manfred/French & Michigan
OWNER: WESLEY SHUTE/SHUTE WESLEY S
TYPE OF WORK: New construction of 875-square-foot garage, removal of east driveway, modifications to west driveway
APPLICATION RECEIVED: April 29, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a rear accessory structure to feature approximately 720 square feet.
2. Install two pedestrian gates and 1 vehicle gate to the existing rear privacy fencing
3. Perform driveway modifications to include removal of the east driveway and the poured concrete park pad, and resurfacing the existing west driveway with new gravel or decomposed granite.

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 non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

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.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

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.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.

- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location*—Do not use privacy fences in front yards.

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.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

7. Off-Street Parking

A. LOCATION

- i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

OHP Window Policy Document

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

FINDINGS:

- a. The primary structure at 216 Camargo is a single-story, single-family residence constructed in the Minimal Traditional style. The structure features a standing seam metal roof, an asymmetrical front porch on wood post supports, wood siding, and one-over-one wood windows. The property is contributing to the Lavaca Historic District.
- b. REAR ACCESSORY STRUCTURE – The applicant is proposing to construct a rear, two-story accessory structure to feature approximately 875 square feet.
- c. MASSING AND FORM – Per the Guidelines for New Construction 5.A.i., applicants should design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form. The application has proposed to construct a two-story accessory structure that is located behind the primary structure, to feature a roof-top deck. The applicant has not provided a line of site study for the proposed structure; the height of the structure may be appropriate if minimally visible from the right of way.
- d. BUILDING SIZE – Per the Guidelines for New Construction 5.A.ii., new outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint. The accessory structure will feature a footprint of 720 square feet, and the historic structure is 1700 square feet; the proposed accessory structure is approximately 42% of the principal historic structure footprint. Staff finds this 2% excess (approximately 40 square feet) to be appropriate.
- e. CHARACTER – Per the Guidelines for New Construction 5.A.iii., applicants should 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. The proposed structure will feature board and batten siding to match an existing casita, and a standing seam metal roof to match the historic structure. Staff finds the materials to be appropriate. The structure will feature a roof-top deck with a wood railing and wood pergola to be accessed by a metal spiral staircase, as well as a shed-style roof form above the garage. Guideline 2.A.ii states to 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. Staff finds the proposed roof form and architectural features to generally be consistent with the guidelines.

- f. **WINDOWS AND DOORS** – Per the Guidelines for New Construction 5.A.iv., applicants should 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. The applicant has proposed to incorporate two grouped, double-hung windows that are metal-clad wood in material and two solid wood exterior doors on the north elevation. The proposed window and door products and fenestration are consistent with the guidelines. The Guidelines for New Construction 5.A.iv note to incorporate garage doors with similar proportions as those traditionally found in the district, and to feature similar materials, i.e., wood or smooth metal panel painted to look like wood. Staff find that the proposed garage door is appropriate and should be consistent with the guidelines for appropriate materials.
- g. The structure will feature a double car garage door.
- h. **SETBACK & ORIENTATION** – Per the Guidelines for New Construction 5.B.i., applicants should match the predominant garage orientation found along the block. Per the Guidelines for New Construction 5.B.ii., applicants should follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. The applicant has proposed to construct the accessory structure between and in alignment with the existing structure and an existing accessory building. Staff finds the orientation and setback to be appropriate.
- i. **FENCING** – The applicant is proposing to install two 6-foot, wood privacy fencing pedestrian gates and one 6-foot, wood privacy fencing vehicle gate within the existing fencing at the rear of the property. No new fencing is proposed. The Guidelines for Site Elements 2.C.i note that 6ft privacy fences should be set back from the front façade of the house, and should not exceed 6ft. The fencing is consistent with the guidelines.
- j. **DRIVEWAY MODIFICATIONS** – The applicant is proposing to remove the gravel driveway and concrete park pad at the east side of the house and replace this with grass and landscaping. The applicant is also proposing to resurface the gravel driveway on the right side of the house with new gravel, and to extend this driveway to the new garage structure. No modifications to the aprons or curb cuts are requested. Guideline 5.B.i for Site Elements states to retain and repair in place historic driveway configurations, such as ribbon drives, and to 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. Staff finds the proposed modifications to be appropriate; new and extended driveway should match the existing, and should not be greater than 10 feet in width.


RECOMMENDATION:

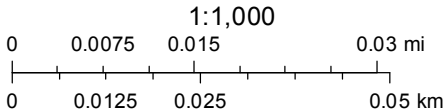
- 1. Staff recommends approval of item 1, construction of a rear accessory structure, based on findings a-h with the following stipulations:
 - i. The applicant provide a line of sight study for the rear accessory structure that exhibits the visibility of the structure from the right-of-way.
 - ii. That the applicant provide updated conceptual construction documents for a rear structure that is no larger than 720 square feet.
 - iii. That the applicant install a garage door that is wood paneled, or smooth metal panel that is painted to look like wood.
- 2. Staff recommends approval of item 2, installation of two pedestrian gates and one vehicle gate to the existing fencing with the following stipulations:
 - i. That the final construction height of the approved pedestrian gates and vehicle gate may not exceed the maximum height of 6 feet in the rear yard. Additionally, the gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514.
- 3. Staff recommends approval of item 3, driveway modifications, with the following stipulations:
 - i. That the replaced driveway match the existing in ribbon dimension and profile, and not exceed 10 feet in width.

City of San Antonio One Stop



May 11, 2022

 User drawn lines



FRENCH & MICHIGAN



Front of house along Camargo St - North Facade



View of driveway from back of house (Southwest)



Back of house - South Facade



Side of house - West Facade (front corner)

FRENCH & MICHIGAN



Northwest Corner of House from Camargo St

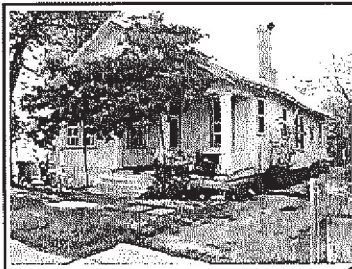
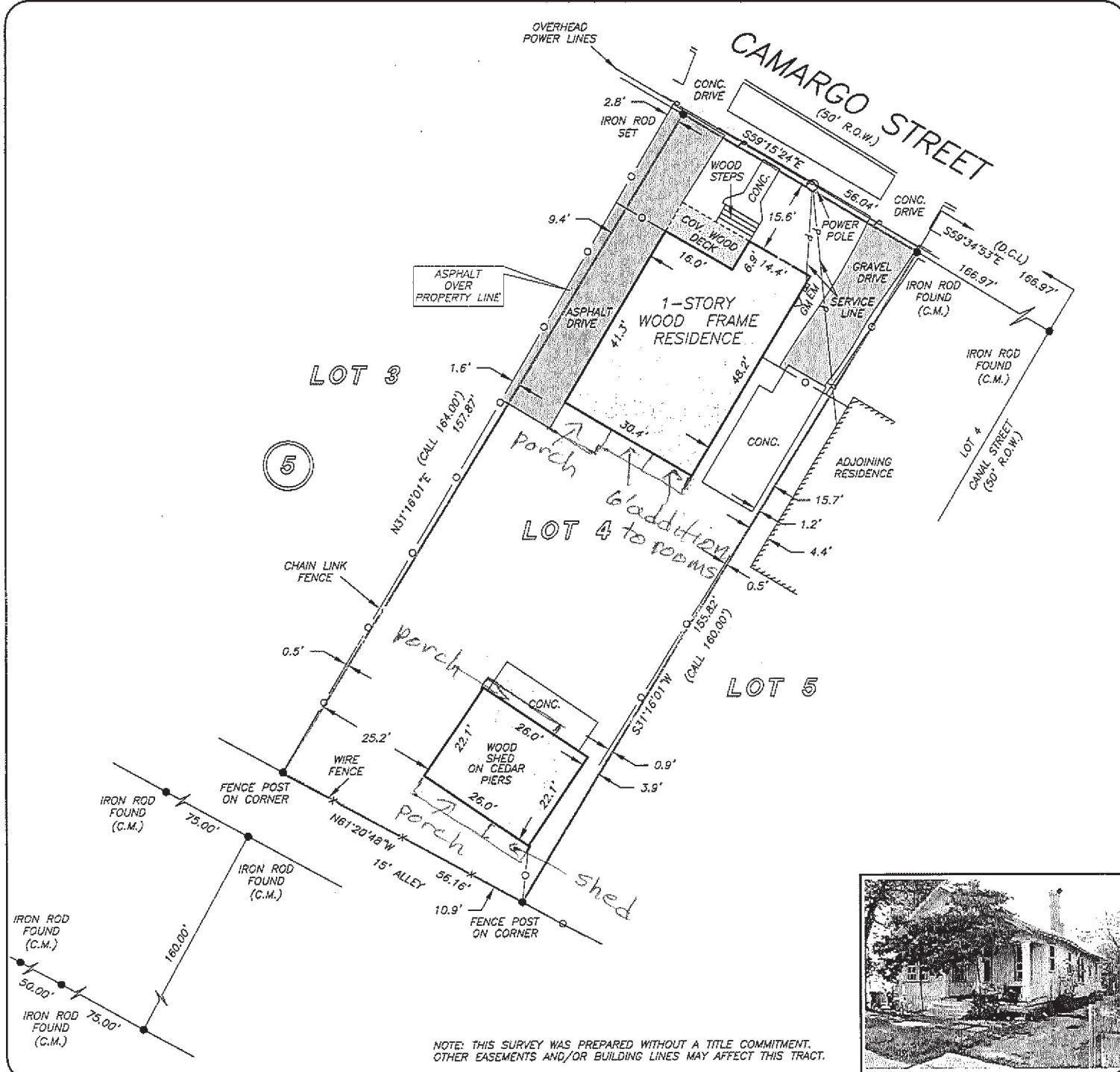


Casita behind Main House

ADDRESS: 216 CAMARGO STREET
SAN ANTONIO, TEXAS 78210
ORDERED BY: REBECCA KARY

LOT 4, BLOCK 5
NEW CITY BLOCK 924

SITUATED WITHIN THE CORPORATE LIMITS OF
THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FIRM
PANEL NO. 48029C 0415 G
MAP REVISION: 09/29/2010
ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY

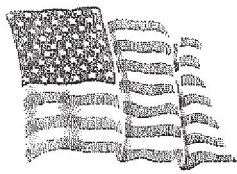
A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: VOLUME 9539, PAGE 84 B.C.D.P.R.

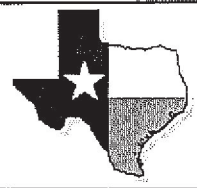
DRAWN BY: JZ

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, THAT THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF SURVEY AND THAT THERE ARE NO
ENCROACHMENTS APPARENT ON THE GROUND,
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
CERTIFIED FOR THIS TRANSACTION ONLY AND
ABSTRACTING TITLE COMMITMENT WAS RELIED
UPON IN PREPARATION OF THIS SURVEY.

GEORGE GALE
PROFESSIONAL LAND SURVEYOR
NO. 4678
JOB NO. SA2011-03037
NOVEMBER 30, 2011



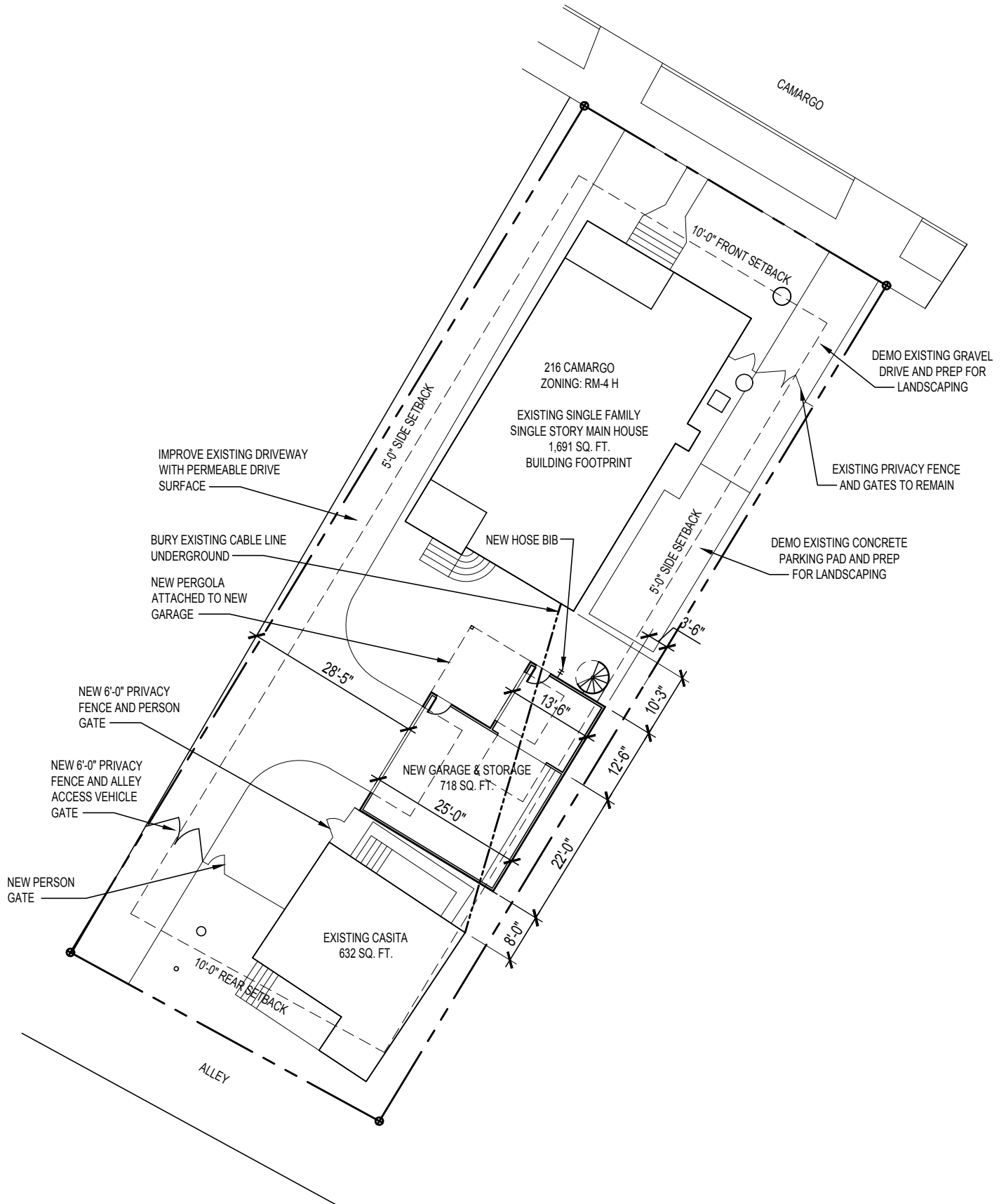
HOME TEAM OF AMERICA
REBECCA KARY
210-0598



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Modified site plan 5/13/2022: 718sqft accessory structure



1

216 CAMARGO - SITE PLAN

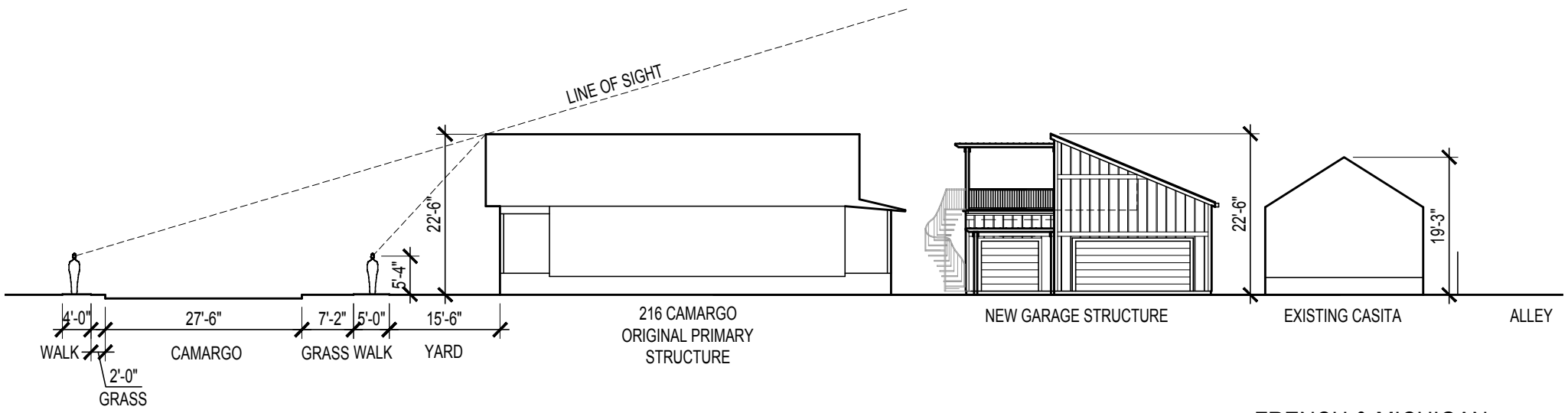
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FRENCH & MICHIGAN

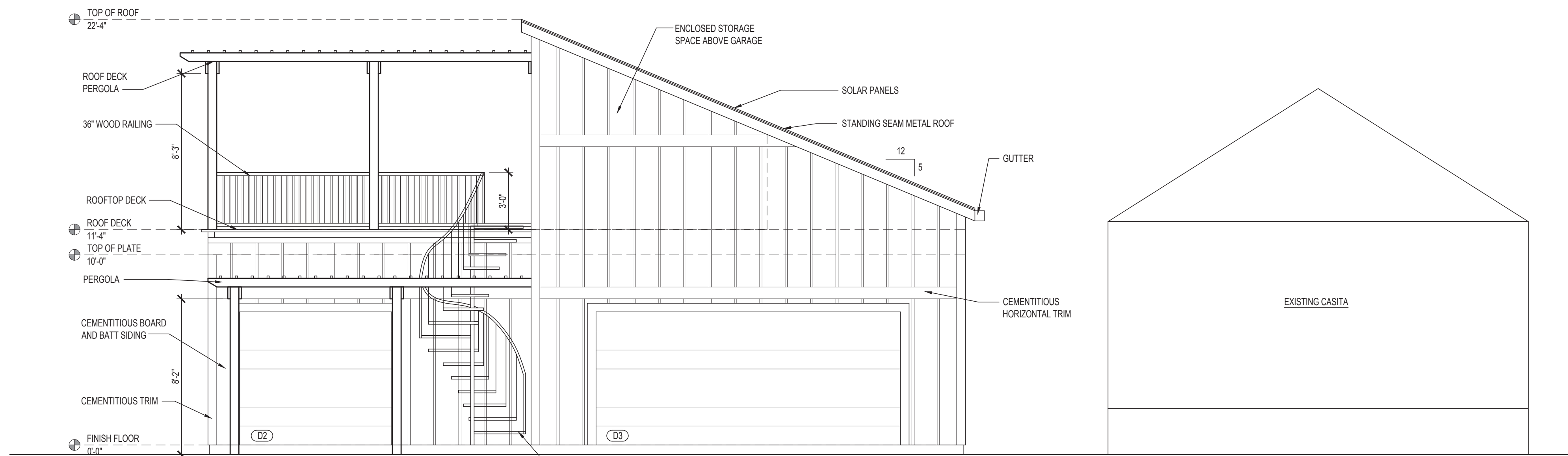
MAY 12, 2022



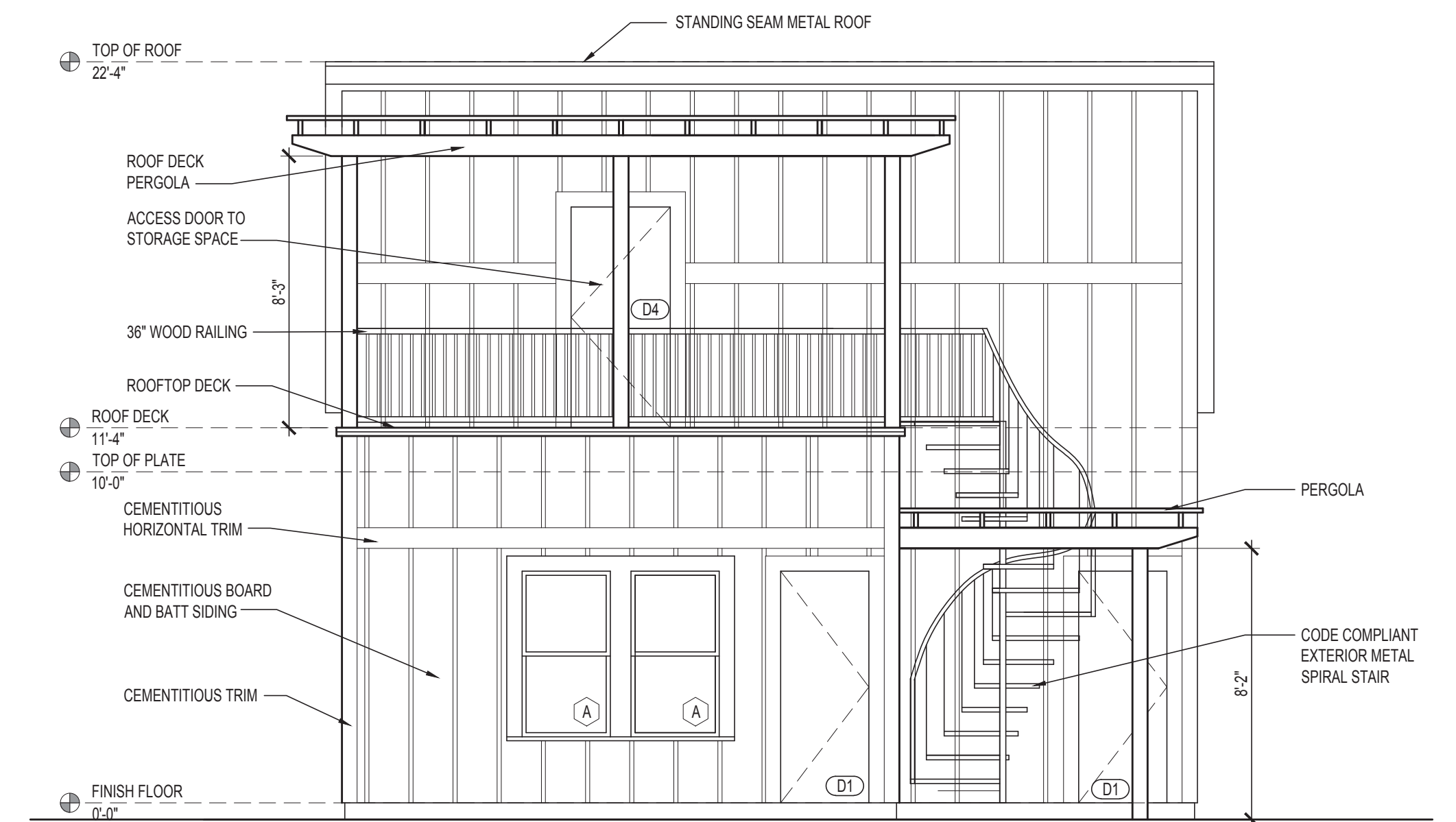
NORTH



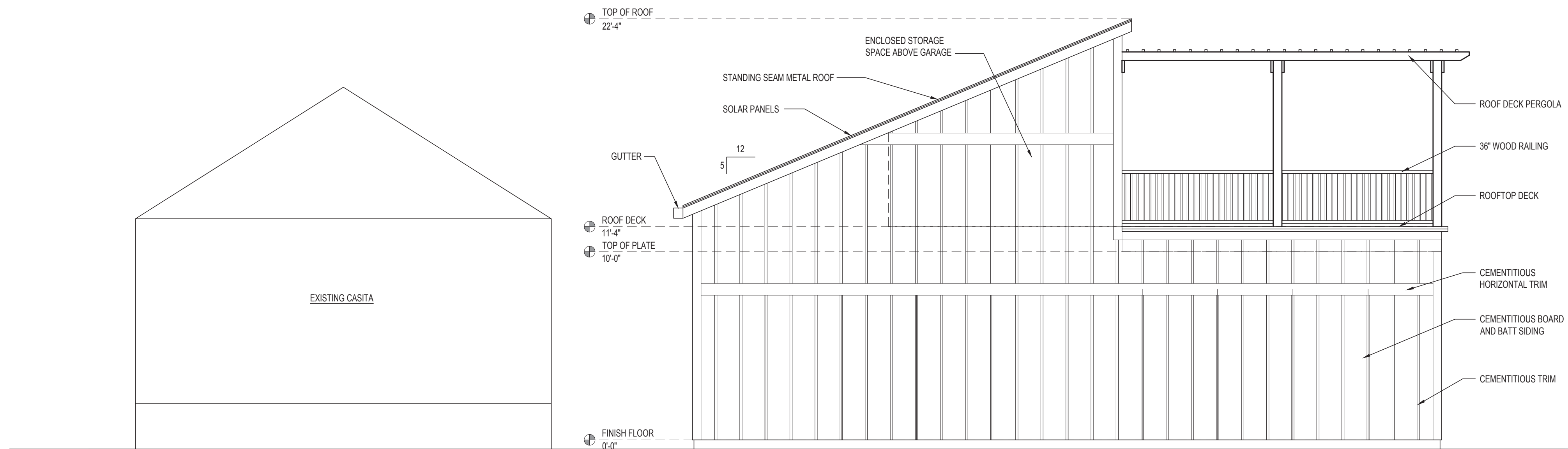
216 CAMARGO - LINE OF SIGHT
SCALE: 1" = 20'-0"



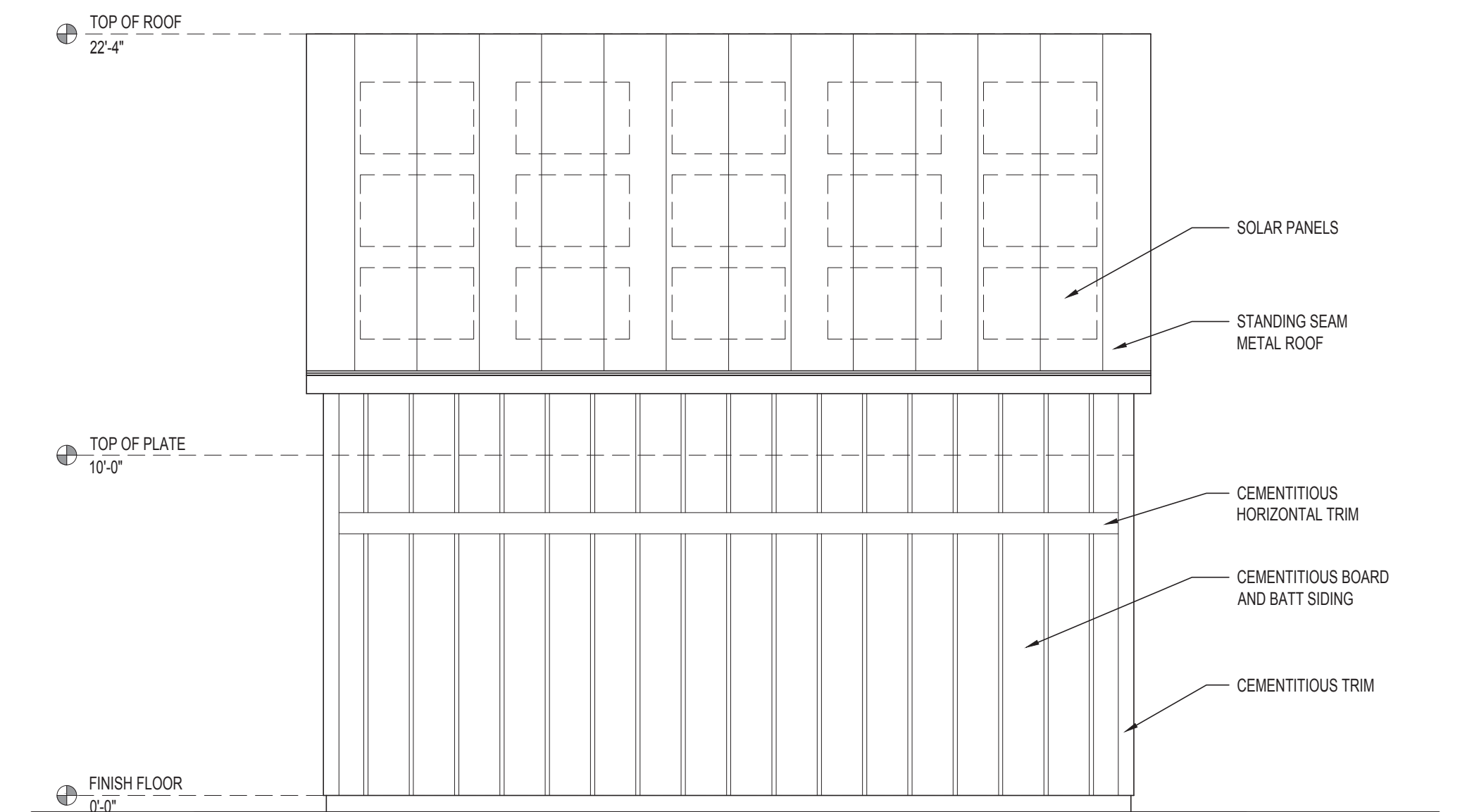
1 216 CAMARGO - GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



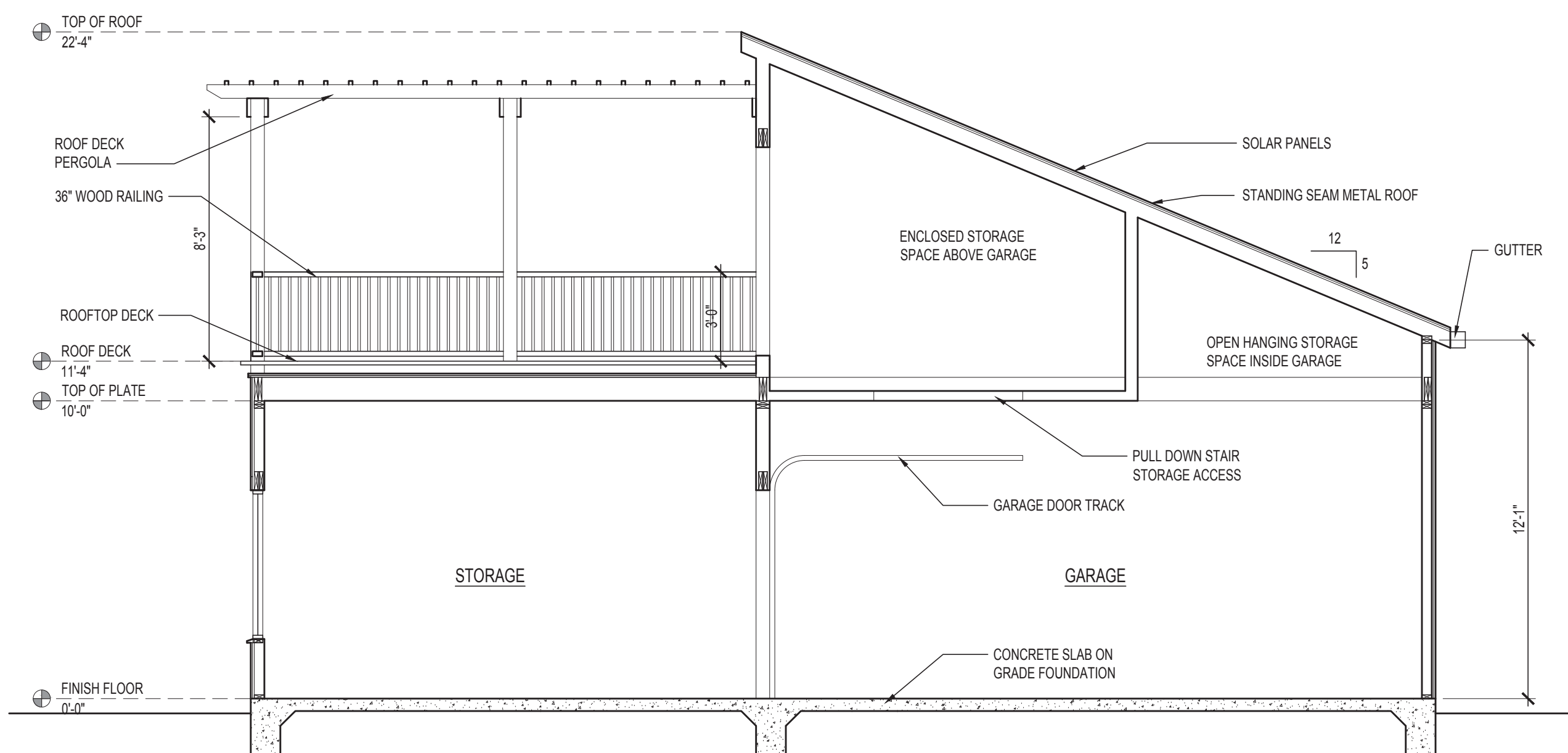
2 216 CAMARGO - GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 216 CAMARGO - GARAGE EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 216 CAMARGO - GARAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 216 CAMARGO - GARAGE SECTION
SCALE: 1/4" = 1'-0"

FRENCH & MICHIGAN

2 / 29 / 2022

NEW ACCESSORY STRUCTURE
216 CAMARGO
SAN ANTONIO, TEXAS 78210

A2

216 CAMARGO ZONING: RM-4 H

EXISTING SINGLE FAMILY SINGLE STORY MAIN HOUSE 1,490 SQ. FT.

EXISTING CASITA 632 SQ. FT.

NEW GARAGE & STORAGE 875 SQ. FT.

IMPROVE EXISTING DRIVEWAY WITH PERMEABLE DRIVE SURFACE

BURY EXISTING CABLE LINE UNDERGROUND

NEW 6'-0" PRIVACY FENCE AND PERSON GATE

NEW 6'-0" PRIVACY FENCE AND ALLEY ACCESS VEHICLE GATE

NEW PERSON GATE

10'-0" FRONT SETBACK

5'-0" SIDE SETBACK

5'-0" SIDE SETBACK

10'-0" REAR SETBACK

ALLEY

DEMOS: EXISTING GRASS DRIVE AND PREP FOR LANDSCAPING, EXISTING PRIVACY FENCE AND GATES TO REMAIN, EXISTING CONCRETE PARKING PAD AND PREP FOR LANDSCAPING

NEW HOSE BIB

Dimensions: 27'-7", 25'-10", 16'-5", 22'-3", 8'-0", 16'-10", 6'-10", 8'-5", 6'-10"

9'-0" 16'-10" 6'-9" 3'-4" 5'-8" 17'-0" 17'-1" 39'-10" 22'-9" 22'-10" 16'-0" 3'-5" 3'-5" 25'-10"

PERGOLA ABOVE
 6X8 WOOD COLUMN
 6X8 WOOD COLUMN
 CODE COMPLIANT EXTERIOR METAL SPIRAL STAIR
 UP
 NEMA
 GFI
 D2
 D3
 D1
 HOSE BIB
 GARAGE DOOR OPENER AND POWER
 STORAGE 10'-0"
 8'-5"
 ENCLOSED STORAGE SPACE ABOVE
 GARAGE 10'-0"
 PULL DOWN ACCESS LADDER TO STORAGE LOFT ABOVE
 GARAGE DOOR OPENER AND POWER
 OPEN HANGING STORAGE ABOVE
 WORK BENCH
 NEMA
 GFI
 +42" GFI
 +42" GFI
 +42" GFI
 +42" GFI

PERGOLA AT FIRST FLOOR

ROOF DECK PERGOLA ABOVE

6X6 PERGOLA COLUMNS - TYP.

ROOF DECK GUARD RAIL

ROOF MEMBRANE UNDER DECKING SLOPE DIRECTION

ROOFTOP DECK WITH PERGOLA ABOVE

STORAGE ACCESS DOOR

CODE COMPLIANT EXTERIOR METAL SPIRAL STAIR

DOWN

GFI

GFI

D4

SOLAR PANELS

STANDING SEAM METAL ROOF

GUTTERS










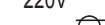

Diagram illustrating five door and window types with their dimensions:

- D1 DOOR TYPE**: SOLID EXTERIOR DOOR. Dimensions: 7'-0" height, 2'-8" width.
- D2 DOOR TYPE**: SINGLE CAR GARAGE DOOR. Dimensions: 7'-0" height, 8'-0" width.
- D3 DOOR TYPE**: DOUBLE CAR GARAGE DOOR. Dimensions: 7'-0" height, 16'-0" width.
- D4 DOOR TYPE**: SOLID EXTERIOR DOOR. Dimensions: 7'-0" height, 3'-0" width.
- A WINDOW TYPE**: METAL CLAD WOOD FRAME. Dimensions: 5'-0" height, 2'-8" width.

WINDOW TYPES

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

PLAN SYMBOL KEY

	EXTERIOR THERMAL ENVELOPE WALLS 2X4 WOOD STUDS MIN. 16" O.C.		SWITCH
	INTERIOR WALLS 2X4 WOOD STUDS MIN. 16" O.C.		CEILING FAN WITH LIGHT KIT
	110V ELECTRICAL PLUG		WALL SCONCE
GFI 	GFI ELECTRICAL PLUG		SURFACE MOUNTED LIGHT
220V 	220V ELECTRICAL PLUG		
NEMA 	ELECTRIC CAR CHARGING RECEPTACLE		
	DATA / CABLE		

A detailed map of downtown Los Angeles, California, showing various locations marked with icons and labels. The map includes streets like Main St, Broadway, and Hill St, and landmarks like the Los Angeles Convention Center and the Los Angeles Music Center. A red pin marks the location of the Los Angeles Convention Center.

OWNER: WESLEY SHUTE
ADDRESS: 216 CAMARGO, SAN ANTONIO, TEXAS 78210
LEGAL DESCRIPTION: NCB 924 BLK 5 LOT 4
ZONING: RM-4 H
EXISTING CONSTRUCTION TYPE: V-B
BCAD PARCEL ID: 110309
TYPE: REAL
PROPERTY USE: SINGLE FAMILY
PROPERTY USE CODE: 001

2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE

LIST OF DRAWINGS	
A1	PROJECT INFORMATION, SITE PLAN, FLOOR PLAN, ROOF PLAN, SCHEDULES, & WALL SECTION
A2	EXTERIOR ELEVATIONS & BUILDING SECTION

CONSTRUCT NEW DETACHED ACCESSORY GARAGE & STORAGE STRUCTURE WITH A ROOFTOP DECK

AREA TABULATIONS FOR STRUCTURE: BUILDING FOOTPRINT = 875 S.F.

F R E N C H & M I C H I G A N		
2 / 29 / 2022	NEW ACCESSORY STRUCTURE 216 CAMARGO SAN ANTONIO, TEXAS 78210	A1

FRENCH & MICHIGAN

216 Camargo Detached Accessory Structure - San Antonio, Texas 78210

Currently, the structures on the property consist of a 1,298 square foot existing historic home and a 632 square foot existing casita. The proposed project consists of a new garage / storage building with a roof deck and angled roof for solar panels.

The proposed work at **216 Camargo Street** consists of the following:

New Garage - 875 square feet

Construct a new wood framed garage with storage space behind (to the South) of the house with a roof deck. The main area will consist of a space for a 2-car garage and storage. The garage doors face the West side of the property and are not visible from the road. The garage would be accessed from the driveway located on the West side of the existing home. Above the storage area there is a planned roof deck covered by a pergola. The roof deck and pergola face the North (front) side of the lot and are accessed by a spiral stair on the West side of the building. Storage above the garage under a sloped roof that sheds toward the back property line is also accessed from the roof deck. The roof is angled to maximize the sun exposure for the proposed solar panels on the roof. The new garage would have cementitious board and batt siding. The garage would have a metal standing seam roof to match the existing historic home. The garage would be painted with paint colors to be selected in the future and approved by OHP. New windows in the garage would be metal clad wood double hung windows to match historic guidelines. The height of the roof peak of the proposed garage is 22'-4".

Location of the New Garage

The garage is to be located 5'-0" South of the existing house and 8'-0" North of the existing casita. We are proposing that the new garage be located 3'-6" from the side property line to align with the existing casita.

Privacy Fencing Improvements

The owner is considering some alterations and improvements to the existing 6'-0" tall privacy fence. All modifications to the fencing layout will occur behind the house in the back yard areas.

Driveway

The owner plans to abandon the existing driveway to the east, and make improvements to the driveway on the west side of the property. The intent is to improve the existing gravel driveway with an improved driveway that will still have a permeable surface.