

HISTORIC AND DESIGN REVIEW COMMISSION

February 15, 2023

HDRC CASE NO: 2023-040
ADDRESS: 918 DAWSON ST
LEGAL DESCRIPTION: NCB 1370 BLK 2 LOT 13 14
ZONING: RM-4 CD, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: ERJ DEVELOPMENTS LLC
OWNER: ERJ DEVELOPMENTS LLC
TYPE OF WORK: Demo of accessory, new construction of accessory
APPLICATION RECEIVED: January 13, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

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

1. Demolish the existing, rear accessory structure at 918 Dawson, which fronts Florence Street.
2. Construct a single-story, single-family residential structure to feature a footprint of 1,000 square feet.

APPLICABLE CITATIONS:

UDC Section 35-614. – Demolition

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a) Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

(b) Unreasonable Economic Hardship.

(1) Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2) Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

- A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;
- B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and
- C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

(3)Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

- A. For all structures and property:
 - i. The past and current use of the structures and property;
 - ii. The name and legal status (e.g., partnership, corporation) of the owners;
 - iii. The original purchase price of the structures and property;
- i. The assessed value of the structures and property according to the two (2) most recent tax assessments;
 - v. The amount of real estate taxes on the structures and property for the previous two (2) years;
 - vi. The date of purchase or other acquisition of the structures and property;
 - vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
 - viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
 - ix. Any listing of the structures and property for sale or rent, price asked and offers received;
 - x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
 - xi. Any replacement construction plans for proposed improvements on the site;
 - xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and
 - xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
 - xiv. Any property tax exemptions claimed in the past five (5) years.
- B. For income producing structures and property:
 - i. Annual gross income from the structure and property for the previous two (2) years;
 - ii. Itemized operating and maintenance expenses for the previous two (2) years; and
 - iii. Annual cash flow, if any, for the previous two (2) years.
- C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

(d) Documentation and Strategy.

(1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply

a set of slides or prints to the historic preservation officer.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials

deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a

demolition permit without additional commission action on demolition, following the commission's recommendation

of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his

ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as

landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not

be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan

was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

10,001—25,000 square feet = \$10,000.00

25,001—50,000 square feet = \$20,000.00

Over 50,000 square feet = \$30,000.00

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.

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.

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.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to demolish the existing, rear accessory structure at 918 Dawson and construct a new, rear accessory structure to feature a footprint of approximately 1,000 square feet.
- b. **CONTRIBUTING STATUS** – The rear accessory structure at 918 Dawson was constructed circa 1950 and is found on the 1951 Sanborn Map. The structure features an asphalt shingle roof, asbestos tile siding, a gabled roof and exposed rafter tails.
- c. **PREVIOUS REVIEW** – The applicant withdrew a request at the December 7, 2022, Historic and Design Review Commission hearing to construct two additions to the existing accessory structure. Site elements such as adjacent fencing, driveways and parking were approved on December 7, 2022.
- d. **UNREASONABLE ECONOMIC HARDSHIP** – In accordance with UDC Section 35-614, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic

landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. The applicant has provided a cost estimate for the rehabilitation of the rear accessory structure, and has noted a total cost of \$106,800. The applicant has noted a structurally deficient foundation, structurally deficient wall and roof framing, and various other elements that are non-confirming, including asbestos tile siding, aluminum windows and current plumbing and electrical infrastructure.

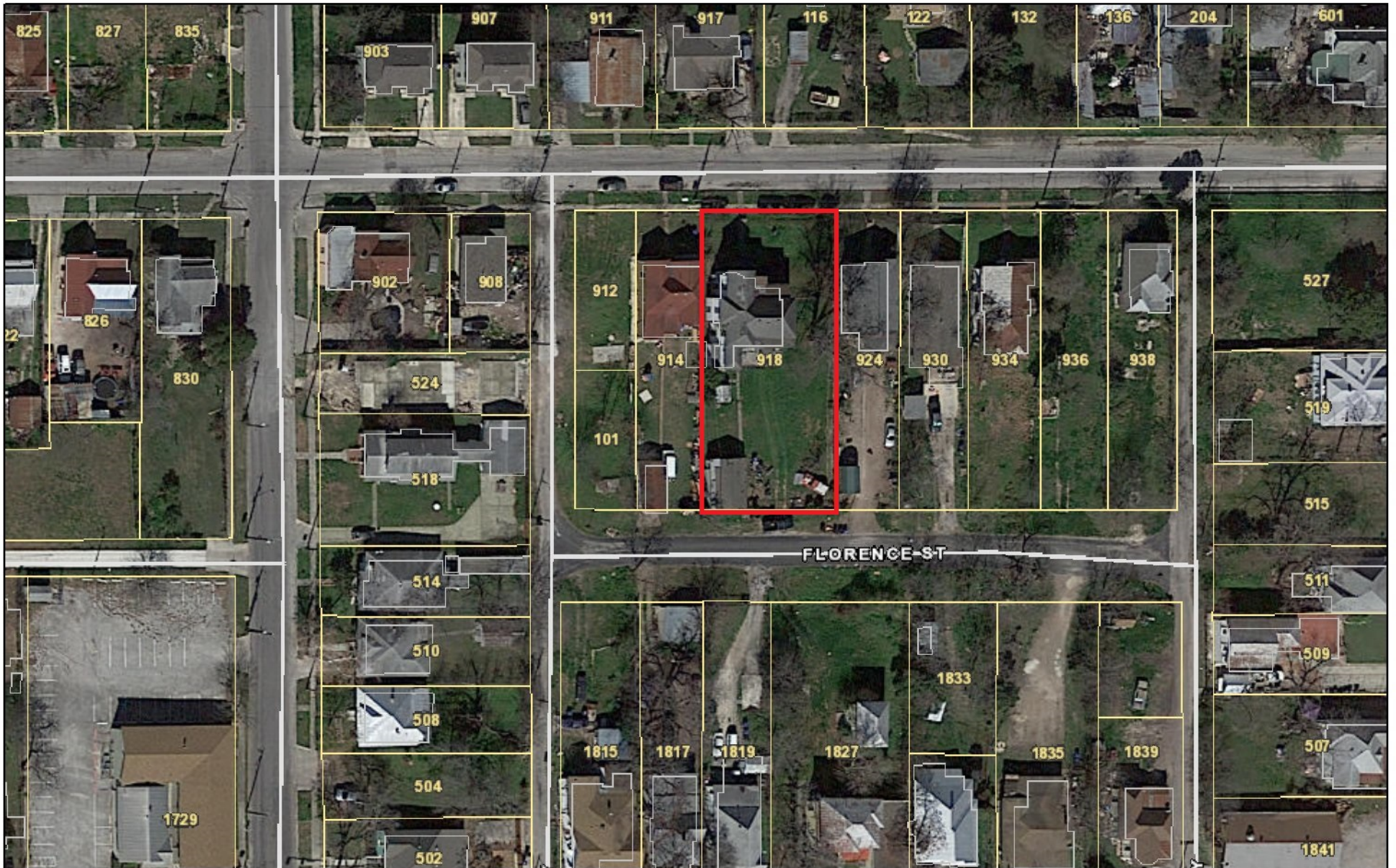
- e. **LOSS OF SIGNIFICANCE** – In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. Staff visited the site in May 2022, July 2022, and December 2022, and found the existing structure to be in a state of disrepair.
- f. **MATERIAL SALVAGE** – The applicant has not provided a salvage plan at this time. Staff finds that all wood windows should be salvaged.
- g. **NEW CONSTRUCTION** – The applicant has proposed to construct a single-story, single-family residential structure to feature a footprint of 1,000 square feet. The proposed new construction is to be oriented towards Florence Street.
- 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. Staff finds the proposed height to be appropriate and consistent with the Guidelines.
- i. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant's proposed entrance orientation is consistent with the Guidelines.
- j. **SETBACKS** – The applicant has noted a setback of twenty (20) feet from the property line. Staff finds that the front of the proposed accessory structure, including the front porch, should not exceed past the front wall of the adjacent accessory structure.
- k. **FOUNDATION & FLOOR HEIGHTS** – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. The applicant has not specified a foundation height at this time. Staff finds that the proposed foundation height should be consistent with the Guidelines and feature at least twelve (12) inches.
- l. **ROOF FORM** – The applicant has proposed a front/rear facing gabled roof. Staff finds this roof form to be appropriate with the Guidelines and historic examples found within the district.
- m. **WINDOW & DOOR OPENINGS** – The applicant has proposed window and door openings that are generally consistent with those found historically within the Dignowity Hill Historic District in regards to their size and placement.
- n. **CHARACTER** – The Guidelines for New Construction 5.A. notes that new accessory structures should relate to the primary historic structure in regards to their materials and window and door openings. The applicant has noted a composite shingle roof, front porch columns, composite fascia and trim, wood siding, and wood windows. Generally, staff finds the proposed architectural elements to be appropriate; however, staff finds that details should be submitted for review and approval regarding the proposed wood siding. Staff finds that the proposed wood columns should be six (6) inches square with capital and base trim. A column detail should be provided to OHP staff for review and approval. Additionally, staff finds that the proposed porch should feature a depth of at least five (5) feet.
- o. **WINDOW MATERIALS** – The applicant has submitted product specifications for a wood windows. Staff finds this to be appropriate and consistent with the Guidelines.
- p. **LANDSCAPING** – The applicant has noted a front yard to feature native grass. Staff finds this to be appropriate and consistent with the Guidelines.

RECOMMENDATION:

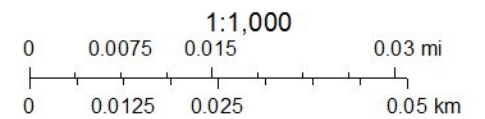
- 1. Staff recommends approval of item #1, the demolition of the existing, rear accessory structure based on findings d through f, with the following stipulations:
 - i. That all wood windows be salvaged and repaired for use on site.

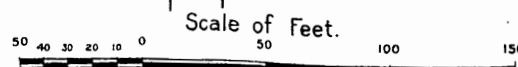
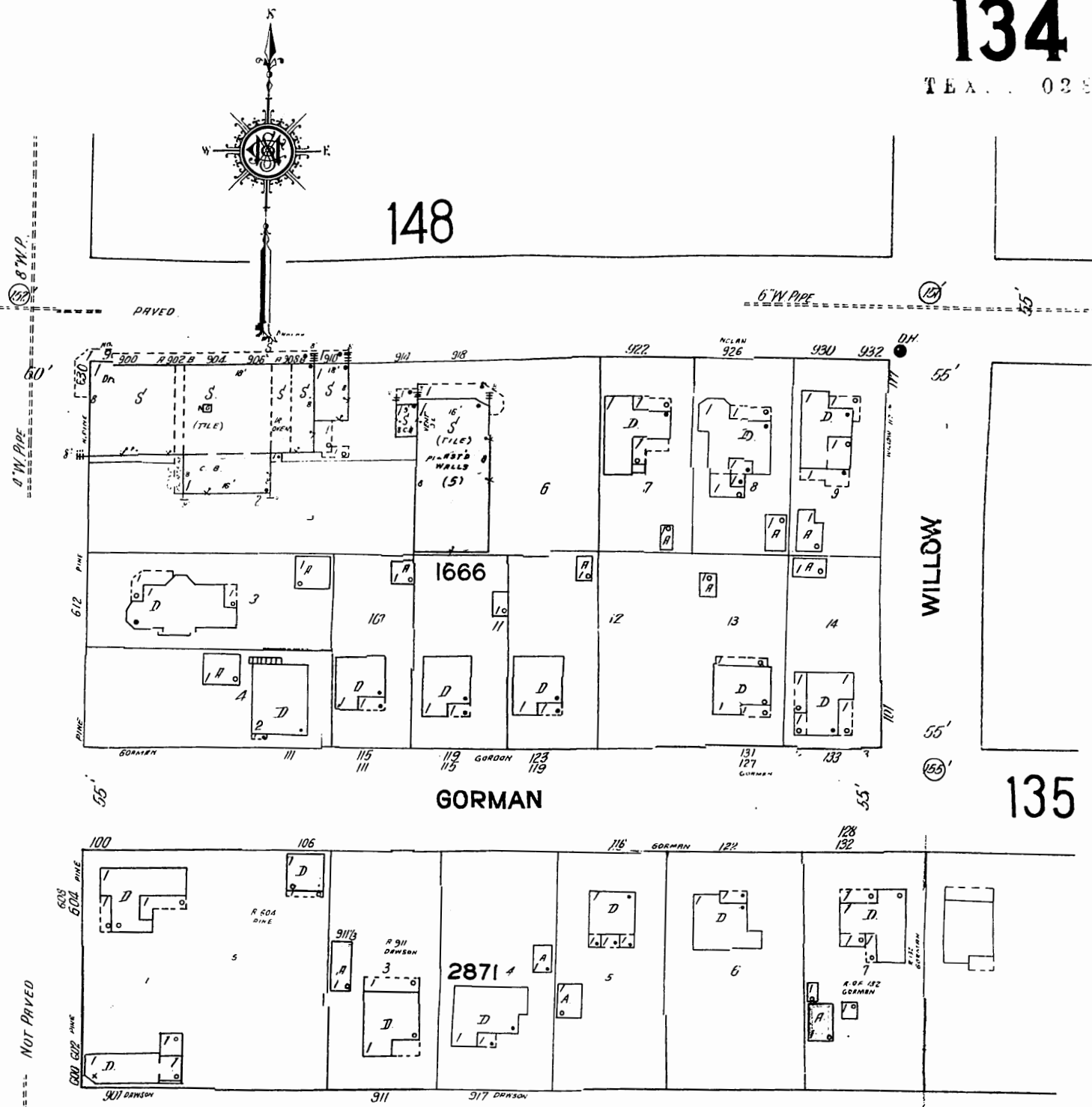
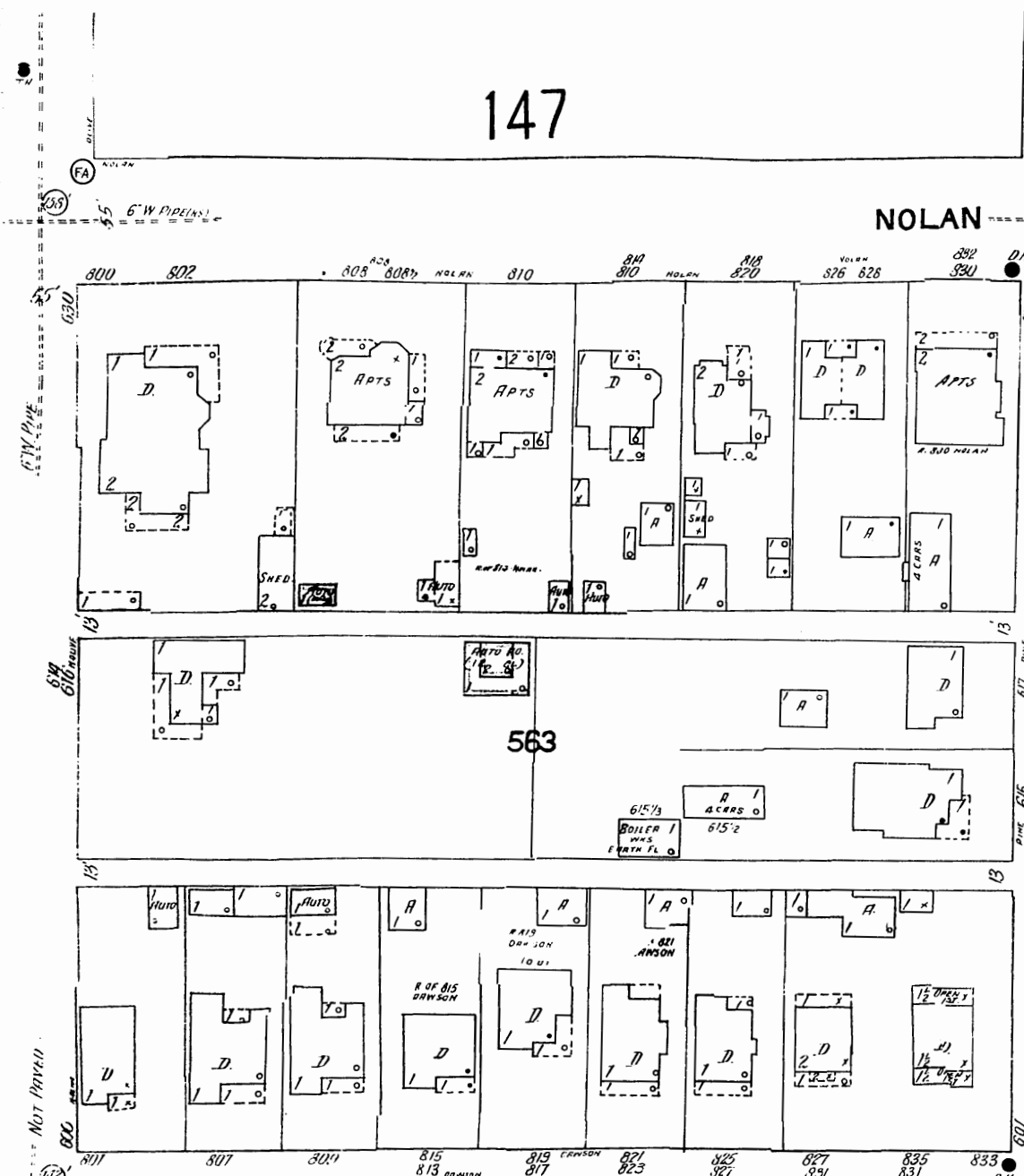
- ii. That any other materials that are in salvageable condition be salvaged.
2. Staff recommends approval of item #2, the construction of a rear structure with the following stipulations:
- i. That the applicant submit specifications regarding the proposed wood siding for review and approval, as noted in finding n.
 - ii. That the applicant confirm a foundation height of at least twelve (12) inches, as noted in finding k.
 - iii. That the setback be equal to or greater than the front setback of the adjacent, accessory structure, as noted in finding j.
 - iv. That the front porch feature a depth of at least five (5) feet, and that porch columns feature six (6) inches square with capital and base trim.

City of San Antonio One Stop



October 12, 2022









Florence St



RJ & B CONSTRUCTION SERVICES
4135 Tropical Drive
San Antonio, Texas 78218
(210) 730-3624

To:

OHP (Dignowity Hill Historic District)

918 Dawson (Garage Demo)
San Antonio, Texas 78202

We hereby ask permission to demo structure due to the following:

- 1.) Foundation has been determined to be 1 ½ sloped and will require approximately (12) piers. Foundation also has 3 different elevations one in garage, 2 ½ inches higher in kitchen living and 5 inches higher in bathroom area**
- 2.) Proper setback was not done in garage facing alley and structure is encroaching in rear setback. Side set back is also encroaching within 5' minimum requirement approximately 1 ½ feet inside the 5' feet**
- 3.) Structural has several exterior walls that have 1x4 set flat with no spacing for insulation, garage structure is falling and will need fully redone**
- 4.) Roofing rafters will need replaced and sized accordingly this will also require additional engineering from licensed professional**
- 5.) Electrical was not run accordingly and will need proper wiring run from meter can structure would need full rewire**
- 6.) Plumbing was done through exterior of the walls (see pictures) no proper way to run plumbing without breaking a portion of the slab to plumb correctly**
- 7.) Exterior has (3) different sidings not approved by historic**
- 8.) Windows are not approved historic**

- 9.) Cost differenct is around \$20K building new structure savings which will also abide by city and historic guidelines compared to remodeling existing. (see attachment)**

Respectfully submitted January 31, 2023

**RJ & B Construction
GC/Project Manager
Rusty M. Lopez**























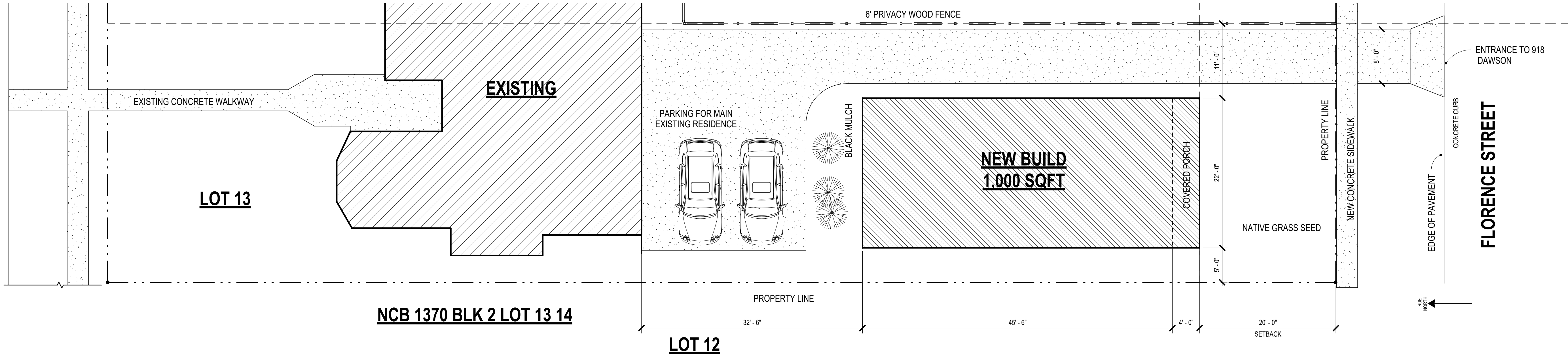




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USER: J.D.JR

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



CONSULTANT LOGO

918 DAWSON SITE PLAN
ERJ DEVELOPMENTS
SAN ANTONIO, TEXAS, 78203
REVIEW SET

SEAL INSERTION

REVISIONS		
No.	Description	Date

"A/E" PROJ. NO. - **22-011**
DATE : 11/16/2022
DRAWN BY : JR
CHECKED BY :
BLDG. NO. :

SITE PLAN

SHEET
A0.02

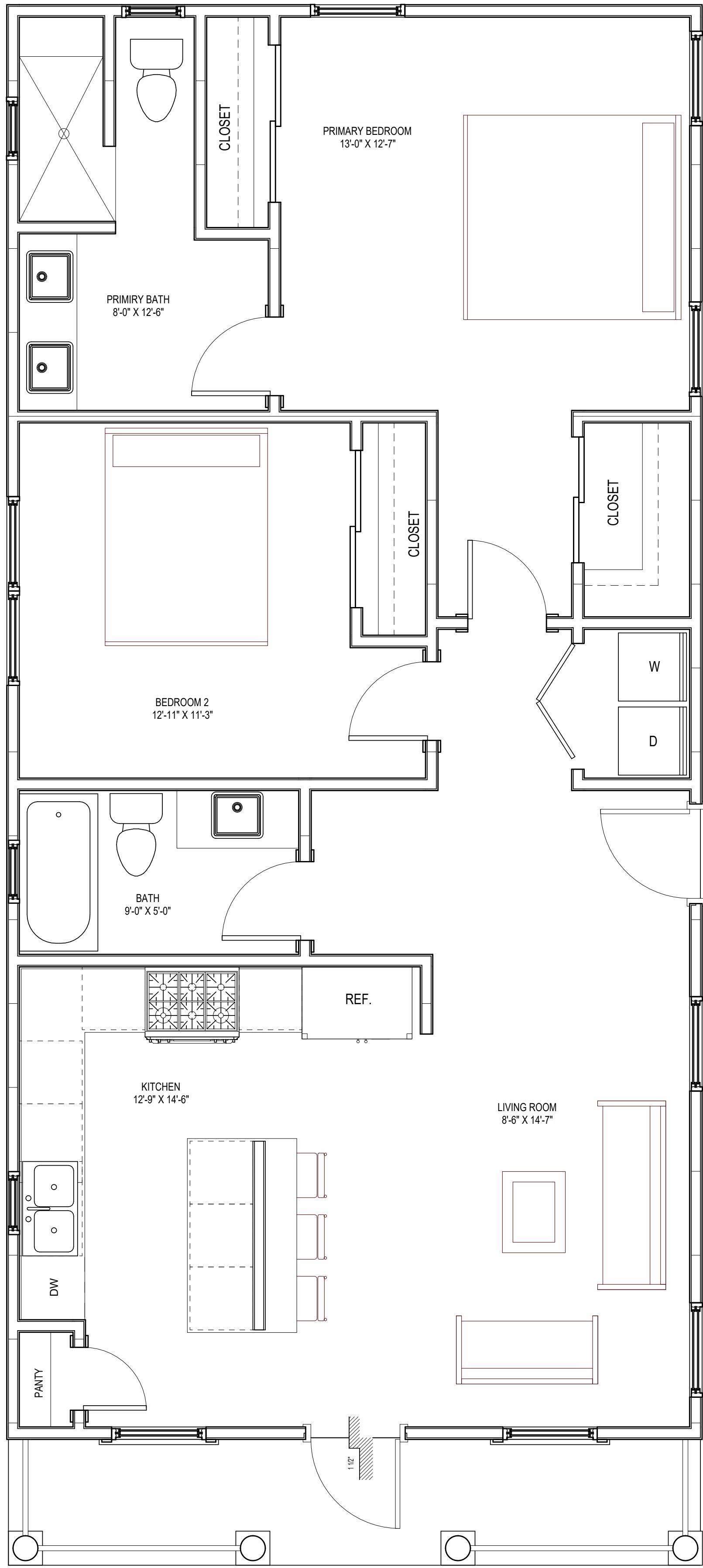
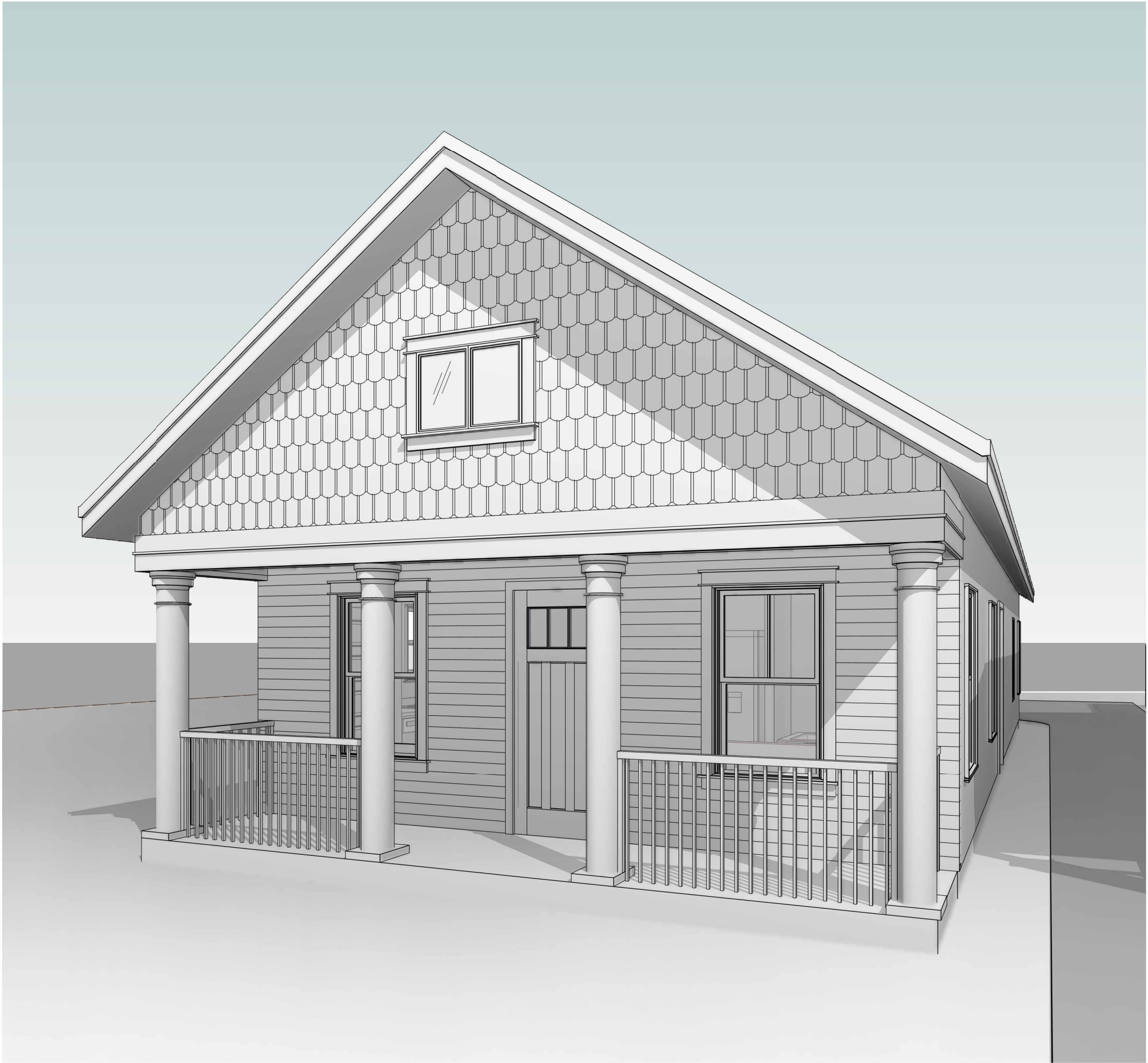
OWNERS PROJECT NUMBER:



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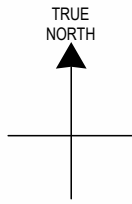


1 FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"

WALL LEGEND:

- 2X4 NON RATED PARTITION
- 2X6 NON RATED WALL
- DOUBLE - 1 HOUR RATED PARTITION
ASSEMBLY TYPE: UL DES U305
5/8" TYPE X GYPSUM WALLBOARD

CONDITIONED AREA: 1,000 SQFT
PORCH: 88 SQFT



CONSULTANT LOGO

918 DAWSON SITE PLAN
ERJ DEVELOPMENTS
SAN ANTONIO, TEXAS, 78203
REVIEW SET

SEAL INSERTION

REVISIONS		
No.	Description	Date

"A/E" PROJ. NO. - **22-011**
DATE : 11/16/2022
DRAWN BY : JR
CHECKED BY :
BLDG. NO. :

FLOOR PLANS

SHEET
A1.01

OWNERS PROJECT NUMBER:

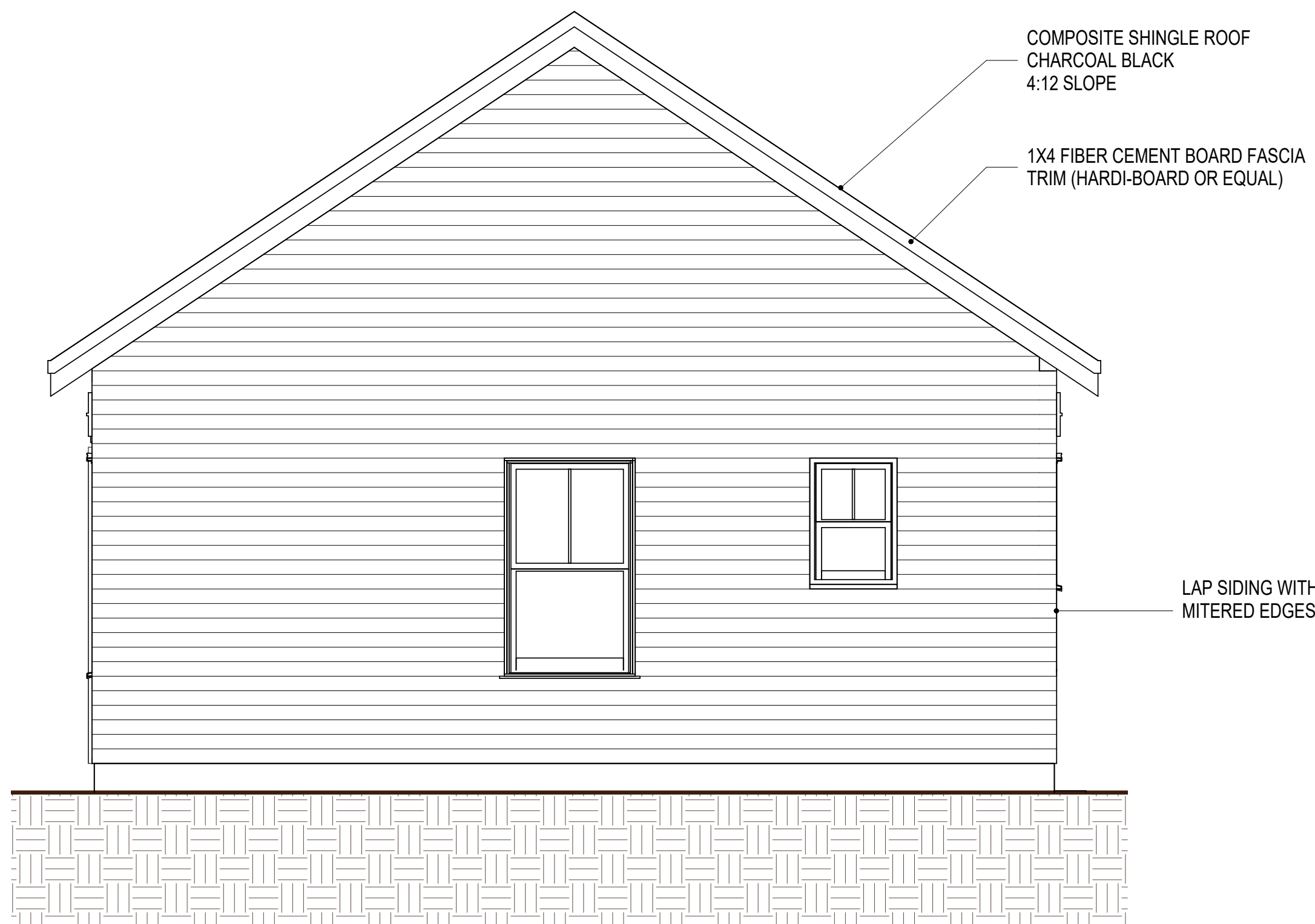


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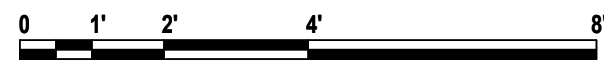
1 SOUTH ELAVATION
SCALE: 3/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



2 EAST ELEVATION
SCALE: 3/8" = 1'-0"



REVISIONS		
No.	Description	Date

"A/E" PROJ. NO. - **22-011**
DATE : 11/16/2022
DRAWN BY : JR
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BLDG. NO. :

EXTERIOR
ELEVATIONS

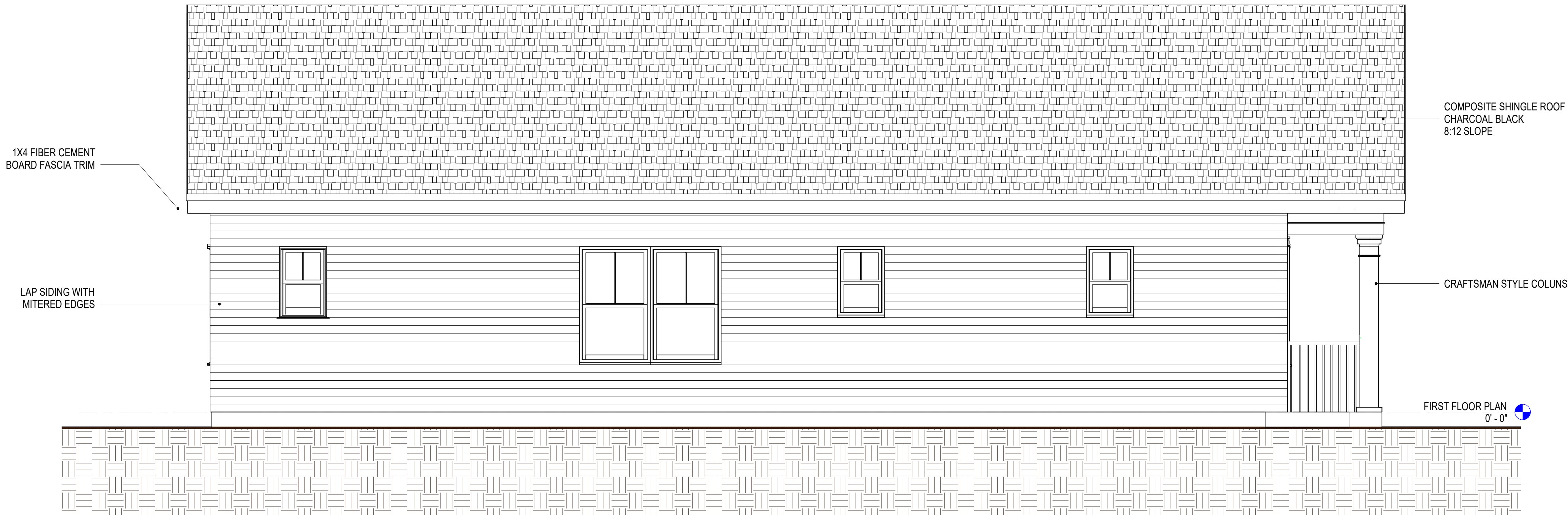
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OWNERS PROJECT NUMBER:

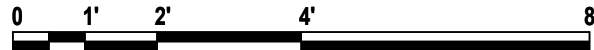


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USER: J.PRU



1 WEST ELAVATION
SCALE: 3/8" = 1'-0"



CONSULTANT LOGO

918 DAWSON SITE PLAN
ERJ DEVELOPMENTS
SAN ANTONIO, TEXAS, 78203
REVIEW SET

SEAL INSERTION

REVISIONS		
No.	Description	Date

"A/E" PROJ. NO. - **22-011**
DATE : 11/16/2022
DRAWN BY : JR
CHECKED BY :
BLDG. NO. :

**EXTERIOR
ELEVATIONS**

SHEET
A2.02

OWNERS PROJECT NUMBER:



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RESIDENTIAL\CONTRACT INSPECTION & DRAW SCHEDULE

Resid Contract with Retain_Draw Schedule.xls

DRAW #

DATE:

NOTE #

BORROWER:

BUILDER:

LEGAL DESCRIPTION:

ERJ DEVELOPMENTS, LLC

918 Dawson

San Antonio, TX 78202

NET CONSTRUCTION FUNDS CALCULATIONS

LOAN CONTRACT

ESCROW FUNDS

LESS COMMISSION

LESS UPFRONT MONEY

NET CONST FUNDS

(for Budget % Calculations)

\$ 120,000.00

DESCRIPTION	%	BUDGET		%	WORK COMPLETE	10% RETAIN.	PREVIOUS DRAWS	FUNDS AVAILABLE TO DRAW	THIS DRAW	TOTAL DRAWN TO-DATE	BALANCE TO DRAW
Permit Fees/ Demo	3.0%	3,600.00									
Clean Up Interior	5.0%	6,000.00									
Foundation	10.0%	12,000.00							-	-	12,000.00
Walls Repair	10.0%	12,000.00							-	-	12,000.00
Roof Repair	4.0%	4,800.00							-	-	4,800.00
Sheating if needed	2.0%	2,400.00							-	-	2,400.00
Window Repair	5.0%	6,000.00							-	-	6,000.00
Insulation	2.0%	2,400.00							-	-	2,400.00
Cornice/Soffit	2.5%	3,000.00							-	-	3,000.00
Roof Covering	4.0%	4,800.00							-	-	4,800.00
Rough Plumbing-Slab	1.0%	1,200.00							-	-	1,200.00
Rough Plumbing-House	2.0%	2,400.00							-	-	2,400.00
Wiring Rough	2.0%	2,400.00							-	-	2,400.00
A/C & H/V Rough	2.0%	2,400.00							-	-	2,400.00
Bathrooms	3.0%	3,600.00									
Brick & Fireplace/Siding	3.0%	3,600.00							-	-	3,600.00
Sheetrock	4.0%	4,800.00							-	-	4,800.00
Exterior Doors	1.0%	1,200.00							-	-	1,200.00
Interior Trim & Doors	5.0%	6,000.00							-	-	6,000.00
Cabinets	4.0%	4,800.00							-	-	4,800.00
Interior Paint	3.0%	3,600.00							-	-	3,600.00
Ceramic Tile	2.0%	2,400.00							-	-	2,400.00
Exterior Paint	1.0%	1,200.00							-	-	1,200.00
Cabinet Tops	1.0%	1,200.00							-	-	1,200.00
Hardware & Accessories	2.0%	2,400.00							-	-	2,400.00
Light Fixtures	2.0%	2,400.00							-	-	2,400.00
Plumbing Fixtures	3.0%	3,600.00							-	-	3,600.00
Appliances	3.0%	3,600.00							-	-	3,600.00
Flooring - Tile	2.0%	2,400.00							-	-	2,400.00
Flooring - Vinyl- Laminate	2.5%	3,000.00							-	-	3,000.00
A/C Compressor	3.0%	3,600.00							-	-	3,600.00
Drives & Walks	0.0%	-							-	-	0.00
Landscaping	1.0%	1,200.00							-	-	1,200.00
TOTAL CONTRACT & DISB. TO BUILDER	100.0%	120,000.00	-	0%	0%	-	-		-	-	106,800.00
LOT (If not part of Contract)										-	0.00
TOTAL COSTS	100.0%	120,000.00			0%	0.00			0.00	0.00	106,800.00

DISBURSEMENTS:											
BORROWER											
LOAN FUNDS											
TOTAL DISBURSEMENTS		-					0.00			0.00	0.00

PREPD INSP FEE											0.00
----------------	--	--	--	--	--	--	--	--	--	--	------

Inspection Fee -

CD / Cash on Hand from Borrower									-	-	0.00
---------------------------------	--	--	--	--	--	--	--	--	---	---	------

THIS DISBURSEMENT:

\$ -

Insp. Fee to - CIS LLC

=====

PMT DUE DATE: _____

NOTE MATURITY: _____

B/R INS EXPIRES: _____

FLOOD INS EXPIRES: _____

COMPLET. AFF. _____

NEED

COMM. AFF. _____

SLAB SURV. _____

BILLS PD _____

NEED

DATE INSPECTED: _____

PHONE: _____

INSPECTOR: _____

FAX: _____



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General Information.....	2
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Trim	9
Mullion	10

Sizing Details

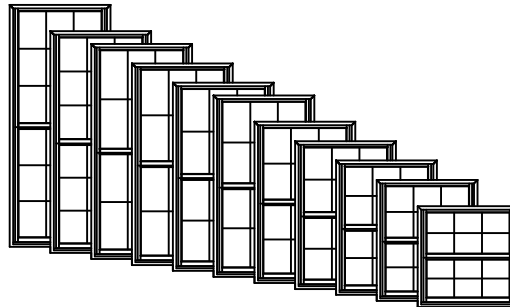
Min-Max Sizing.....	11
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Section Details

Operator:	
Vertical.....	12
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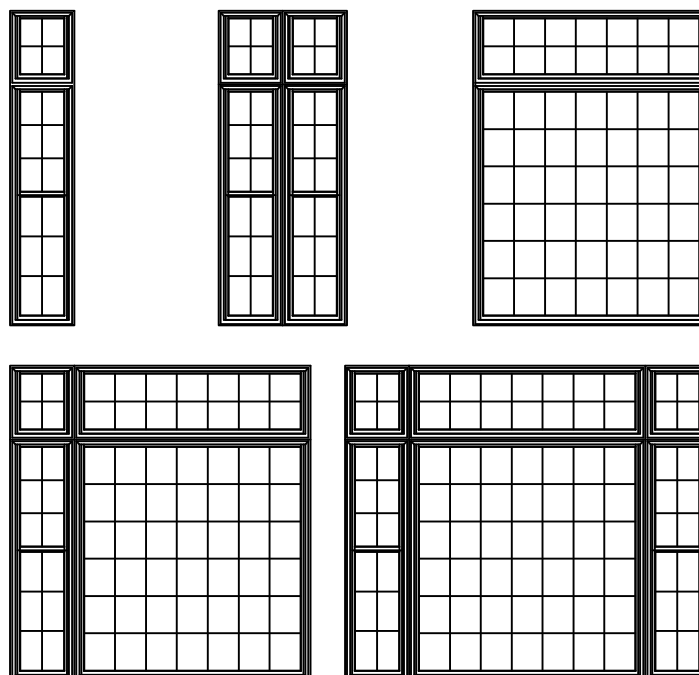
GENERAL INFORMATION



W-2500 Clad Double-Hung windows feature fully operating upper and lower sash. Counterbalancing is achieved with helical spring extension systems hidden in weatherable PVC jamb liners. Operating units are supplied with cam-type sash locks installed. There are several hardware finish options. Refer to the Specifications for available finish options.

Multiple Assemblies

W-2500 Clad Double-Hung windows may be mulled beside other clad double-hung or clad picture windows, or below clad transom windows, to fulfill a wide variety of needs.



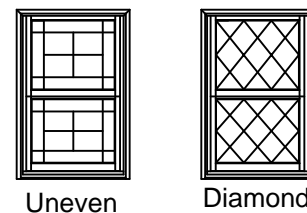
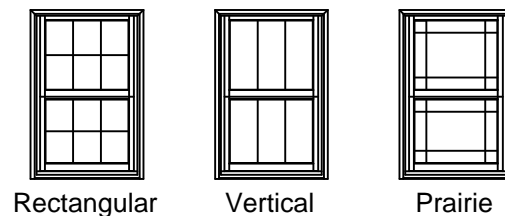


LITE CUT INFORMATION

W-2500 Clad Double-Hung windows are available with removable grilles in 7/8" Full Surround or Beaded SDL only, 5/8" flat or 23/32" contour Grilles Between the Glass (GBG) and Simulated Divided Lites (SDL). Standard lite cuts are rectangular.

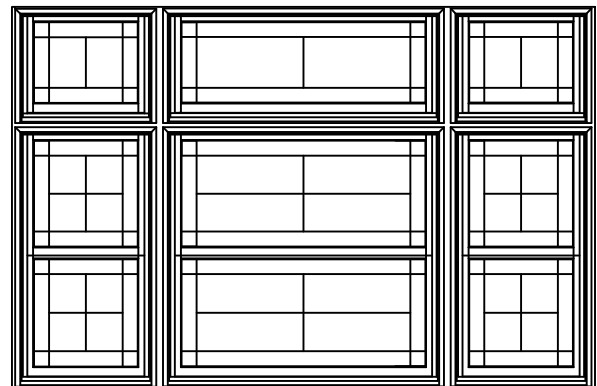
Lite Cut Options

Special lite cut patterns can include a wide variety of straight line and radius patterns. The illustrations shown here represent just a few of the possibilities. Rectangular, horizontal, vertical and Prairie lite patterns are available in all standard size clad double-hung windows. Uneven, diamond, radius and Gothic lite cuts are available, subject to approval. Approvals are based on the ability to fulfill the design requirement while maintaining the construction integrity of the finished product.



Bar Alignment

Alignment of divided lite muntin bars from one window to the next is often required by fine architectural design. Wood grilles, GBG's, and Simulated Divided Lites may be specified with muntin bars aligned.





UNIT SIZING, ROUGH OPENINGS & MASONRY OPENINGS

General Notes:

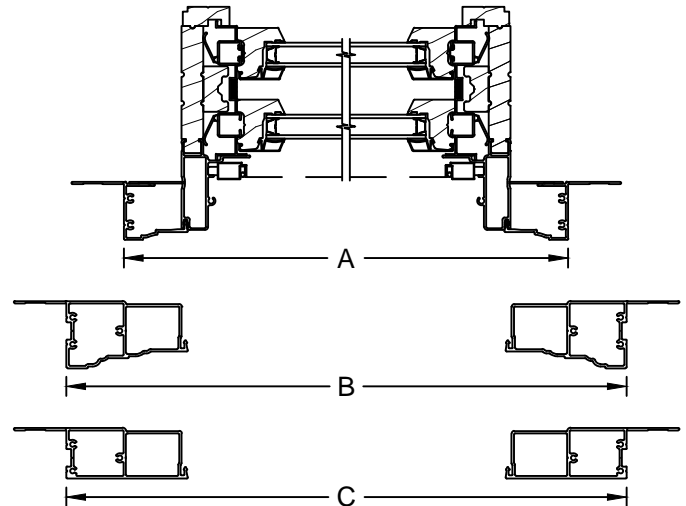
Unit size is always the maximum size of the window with or without trim and does not include nail fin.

Masonry Opening:

Masonry opening is always 1/2" over (height and width) the unit size or the outside of the trim of the window.

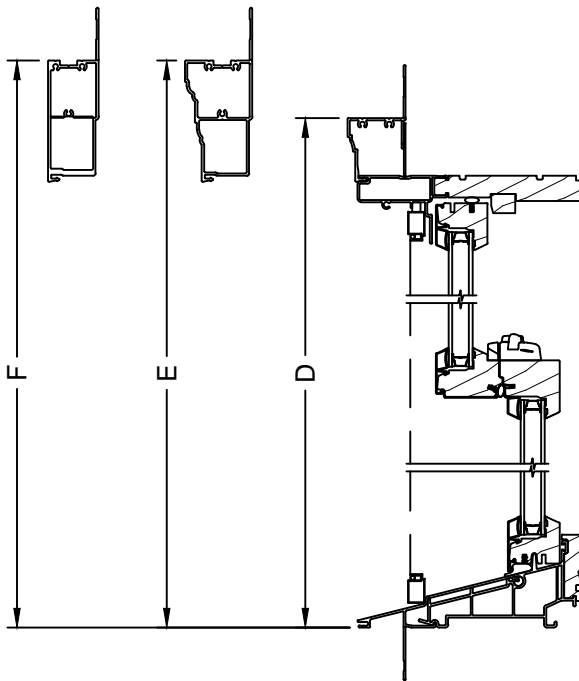
Rough Opening:

Rough opening is always 3/4" over frame size of the window.



Horizontal exterior trim offerings below are the same with or without sill nose.

Horizontal Sections		
Trim Option	Dimension	Frame +
Brickmould	A	3"
Adams Casing	B	6"
3 1/2" Flat Casing	C	6"



Vertical exterior trim offerings without sill nose. Trim on 3 sides.

Vertical Sections (w/o Sill Nose)		
Trim Option	Dimension	Frame +
Brickmould	D	3"
Adams Casing	E	6"
3 1/2" Flat Casing	F	6"



OPENING FORMULAS

Clear Opening Formulas:

Vertical (Standard)

$$\text{Clear Opening} = (\text{Frame Height} / 2) - 3 \frac{15}{16}"$$

Equal Cap Sizes

$$\text{Clear Opening} = \text{Frame Width} - 3 \frac{9}{16}"$$

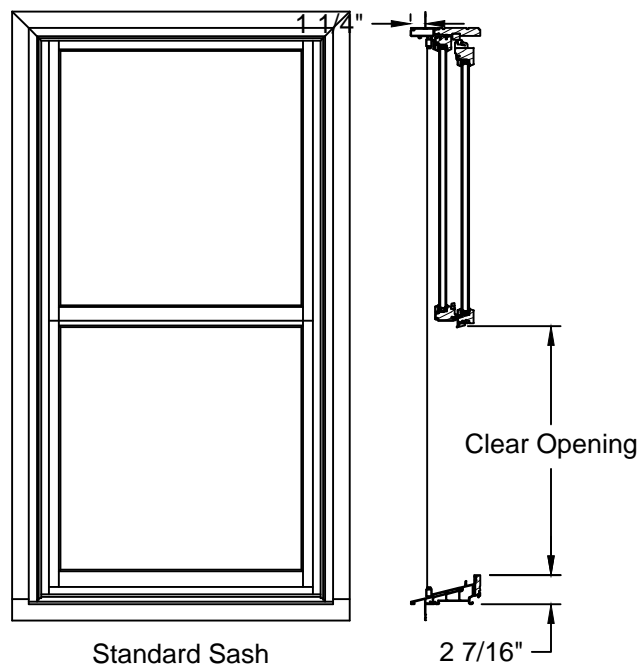
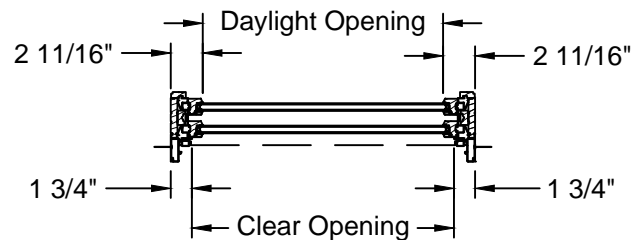
Daylight Opening Formulas:

Vertical

$$\text{Daylight Opening} = (\text{Frame Height} / 2) - 3 \frac{5}{16}"$$

Horizontal

$$\text{Daylight Opening} = (\text{Frame Width} - 5 \frac{11}{32})$$

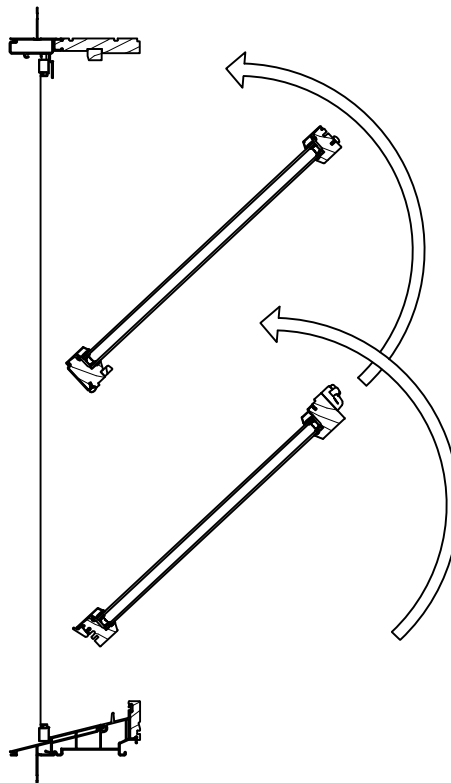
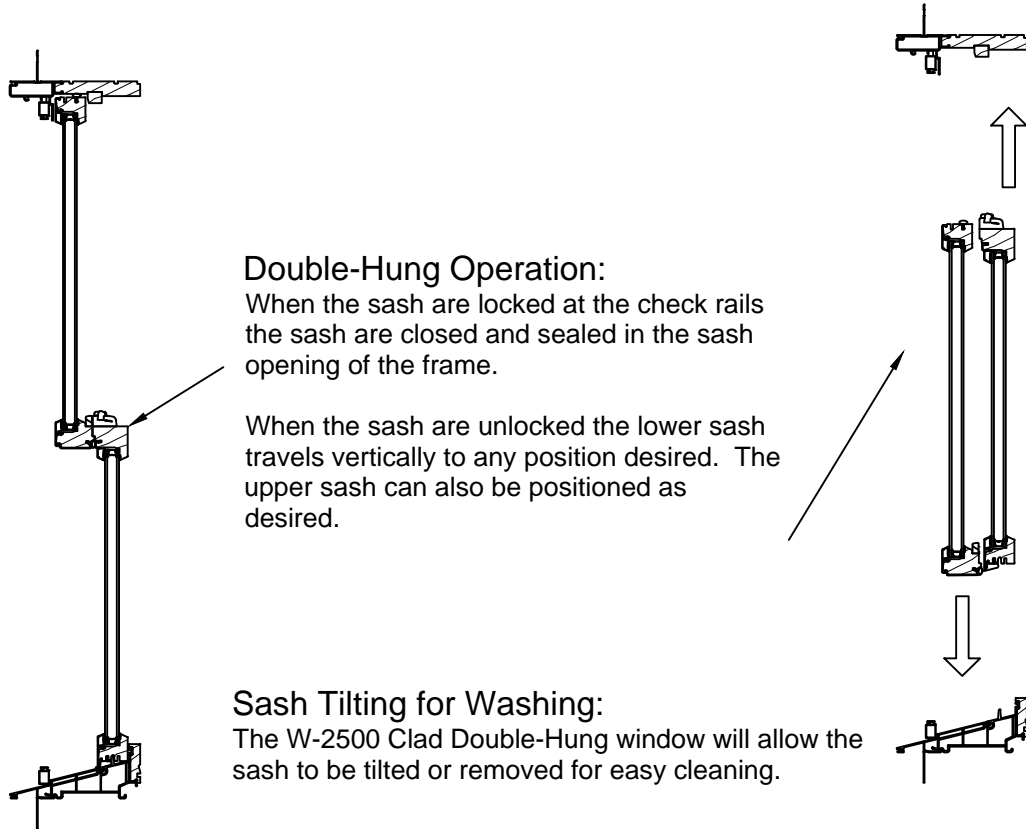


Standard Sash Options

Consult the Design Data Tables for clear opening information. For dimensional units, contact Jeld-Wen - Bend Window Division, Technical Services Department for clear opening information.



OPERATION & SASH TILTING

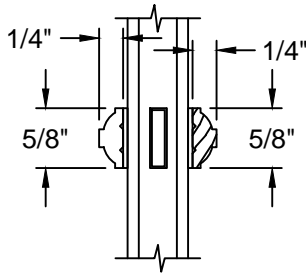




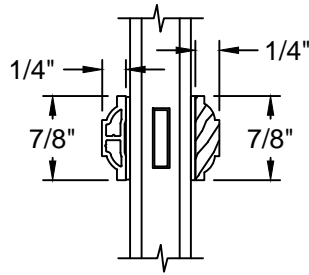
SDL & GBG OPTIONS

Exterior ← → Interior

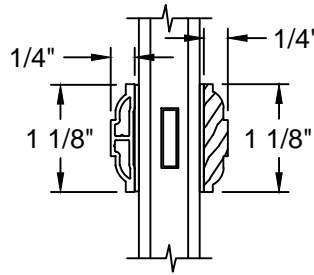
SDL Options



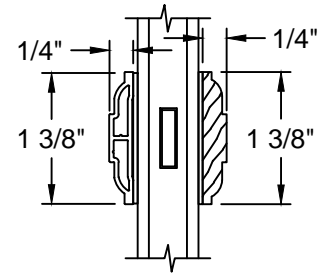
5/8" Bead SDL



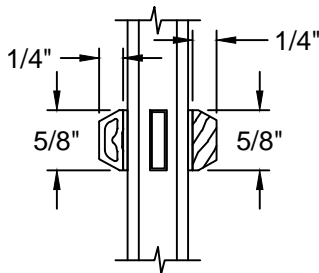
7/8" Bead SDL



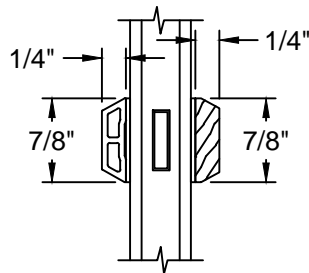
1 1/8" Bead SDL



1 3/8" Bead SDL

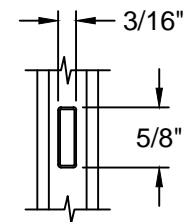


5/8" Putty SDL

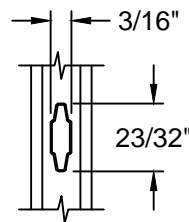


7/8" Putty SDL

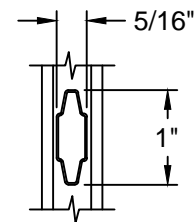
GBG Options



5/8" Grille



23/32" Grille

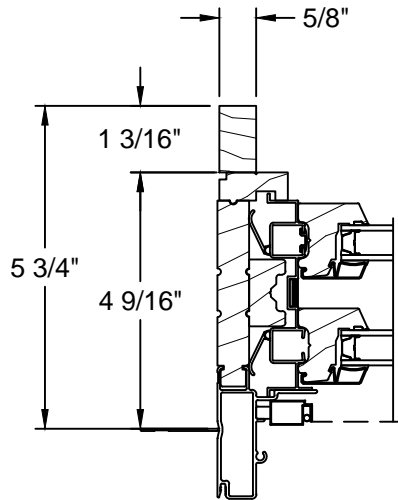


1" Grille

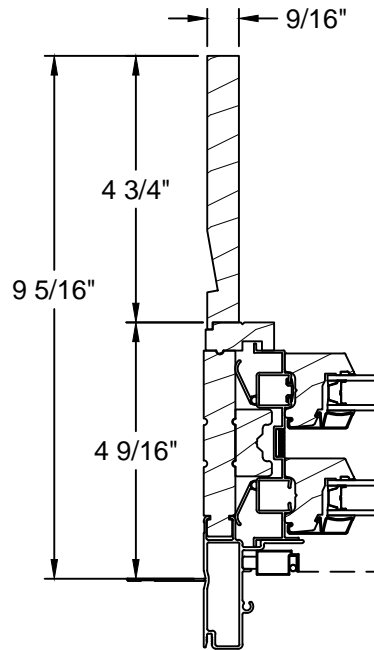
Note: Various Combinations of the SDL Bars Shown are Available



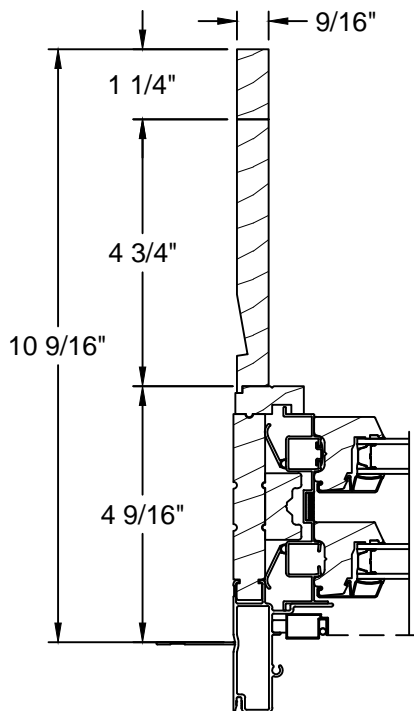
JAMB EXTENDER & PREP FOR STOOL OPTIONS



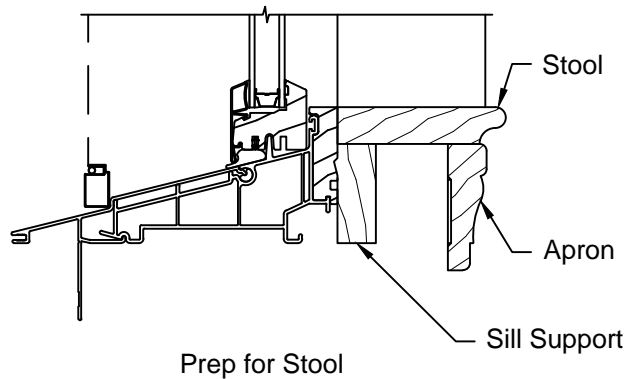
5 3/4" Wall
4/4 (21/32") Jamb Thickness
(Option)



9 5/16" Wall
Max 1-PC
Jamb Extender



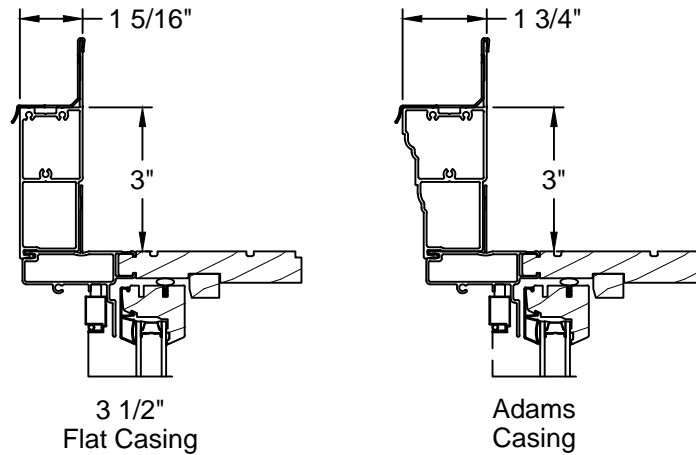
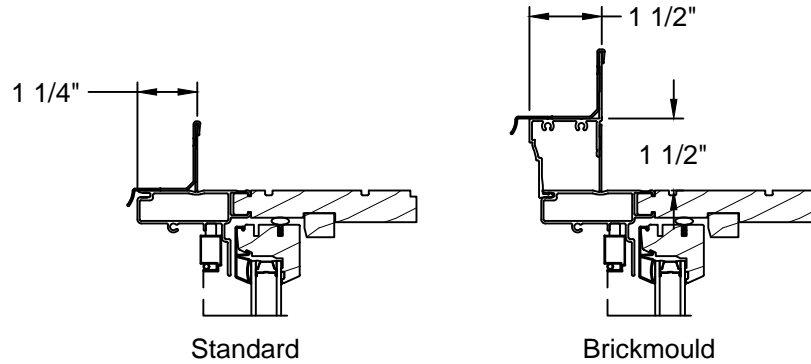
10 9/16" Wall
Max Wall Depth



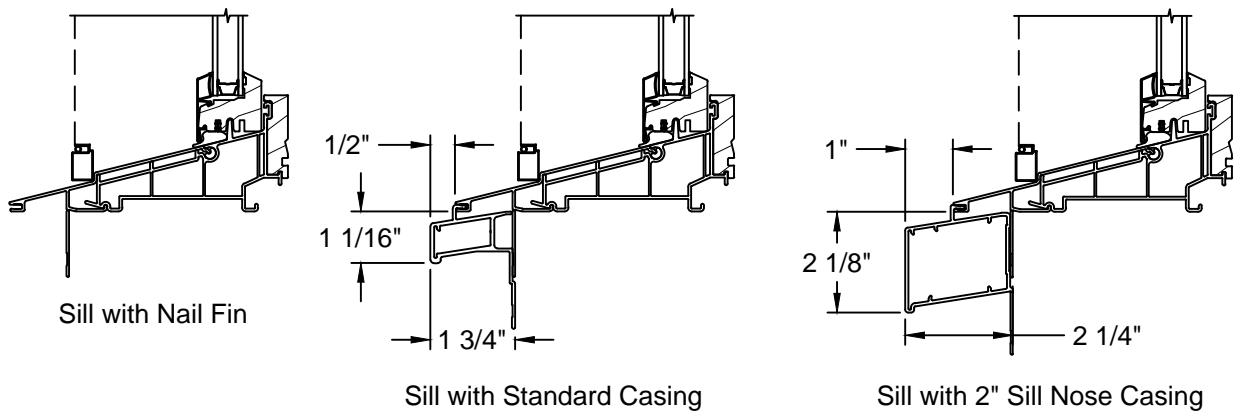
Note: Stool, apron, and sill support are applied by trim carpenter after window is installed and are not provided by JELD-WEN. Unit is shipped without sill jamb extenders.



TRIM OPTIONS

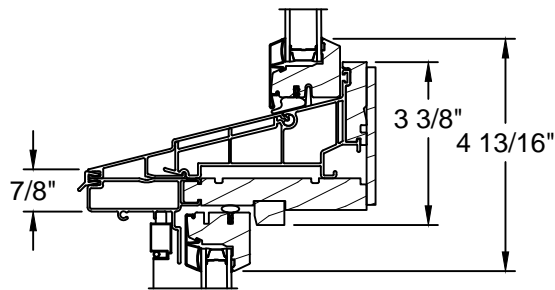


Sill Nose Options

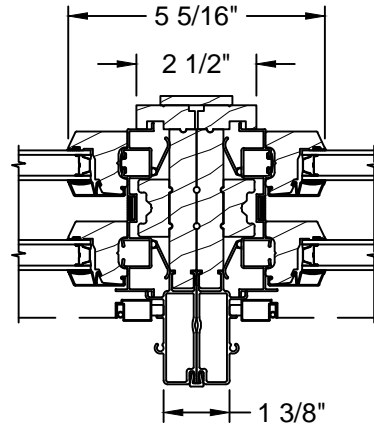




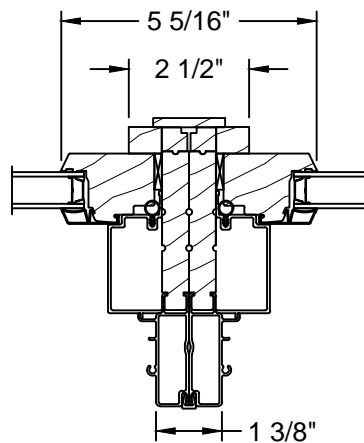
MULLION OPTIONS



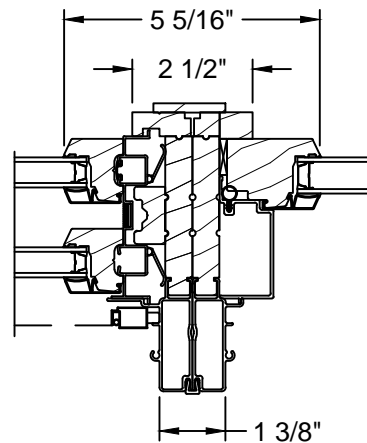
Operating Double-Hung with In-Sash
Picture/Transom



Twin Operating Double-Hung



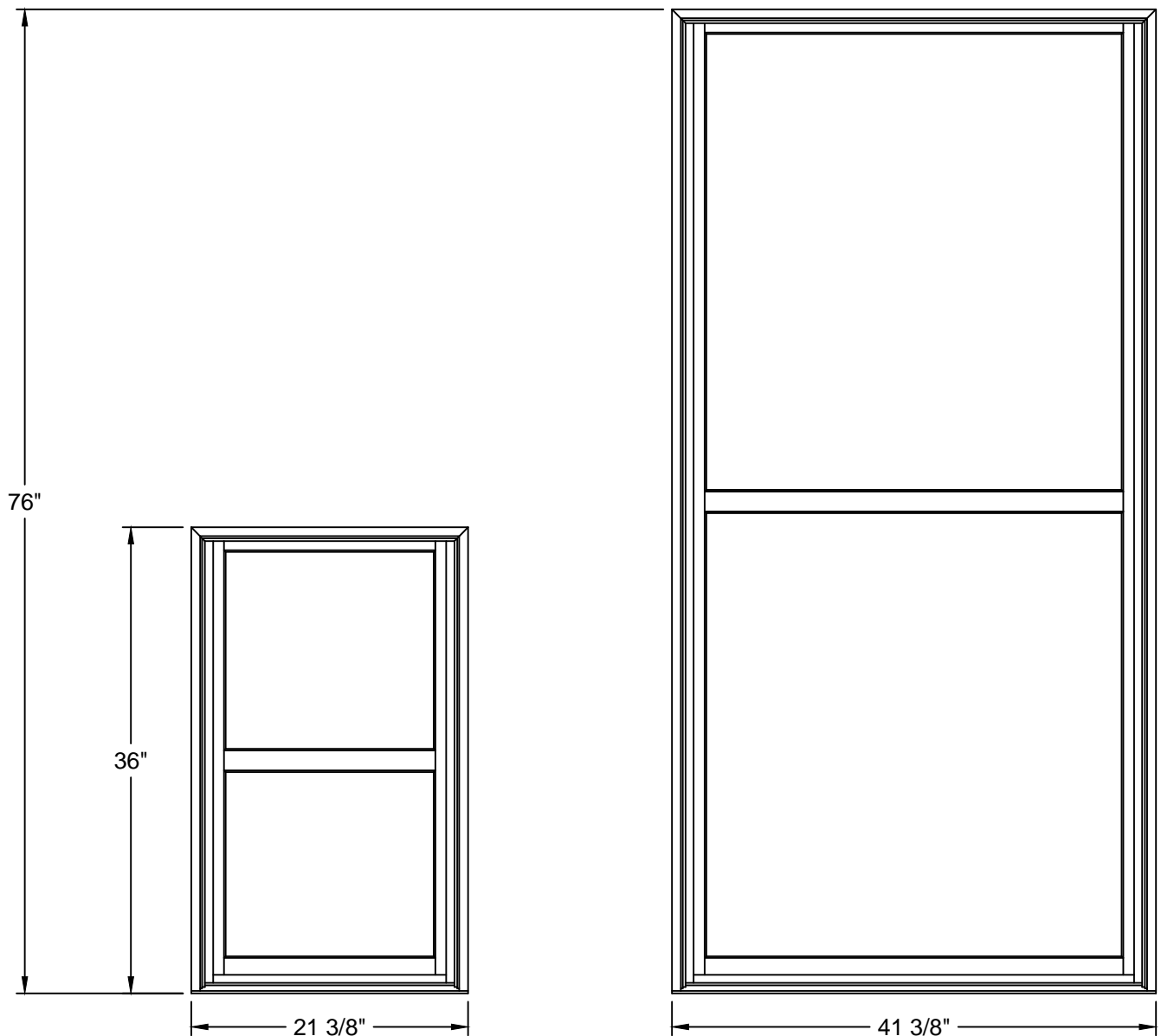
In-Sash Picture/Transom Beside In-Sash
Picture/Transom



Operating Double-Hung Beside In-Sash
Picture/Transom



MIN-MAX SIZING



Standard Widths For The W-2500 Clad Double-Hung Window Unit:
21 3/8", 25 3/8", 29 3/8", 33 3/8", 37 3/8", 41 3/8".

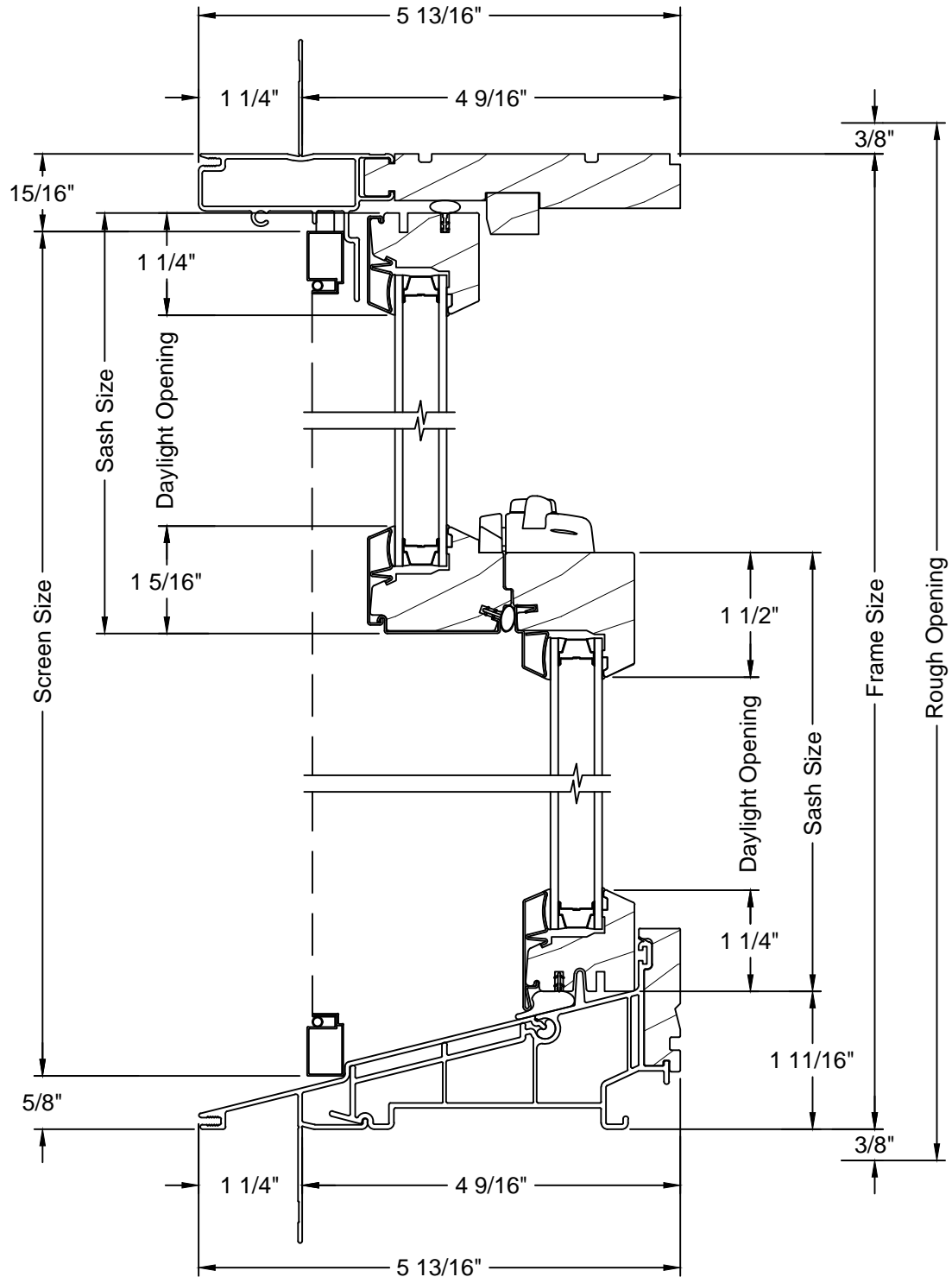
Standard Heights For The W-2500 Clad Double-Hung Window Unit:
36", 40", 48", 52", 56", 60", 64", 68", 72", 76".

Nominal Widths For The W-2500 Clad Double-Hung Window Unit:
19 1/4", 23 1/4", 27 1/4", 31 1/4", 35 1/4".

Nominal Heights For The W-2500 Clad Double-Hung Window Unit:
36 1/4", 41 1/4", 47 1/4", 53 1/4", 59 1/4", 65 1/4", 71 1/4".

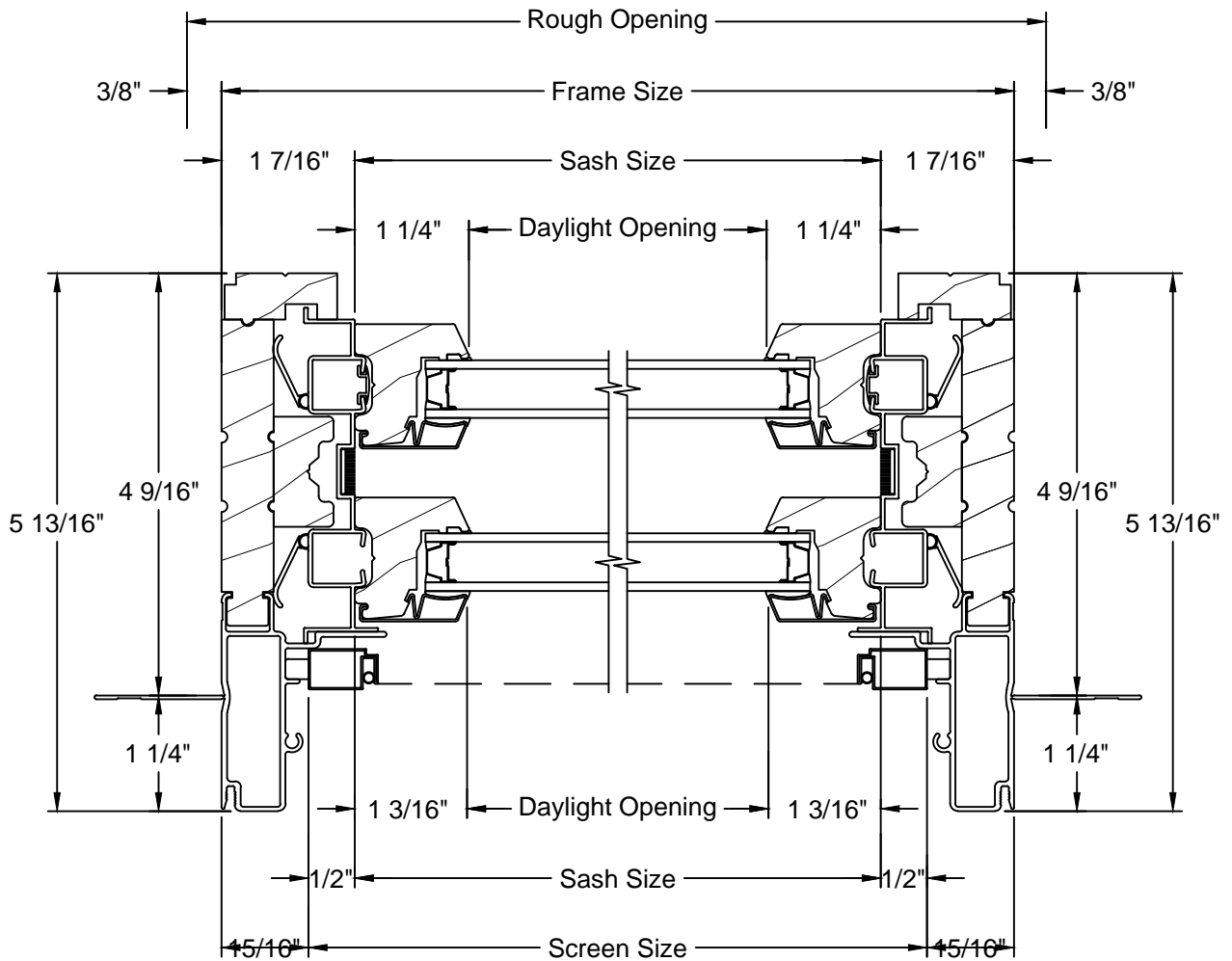


OPERATOR - VERTICAL SECTION



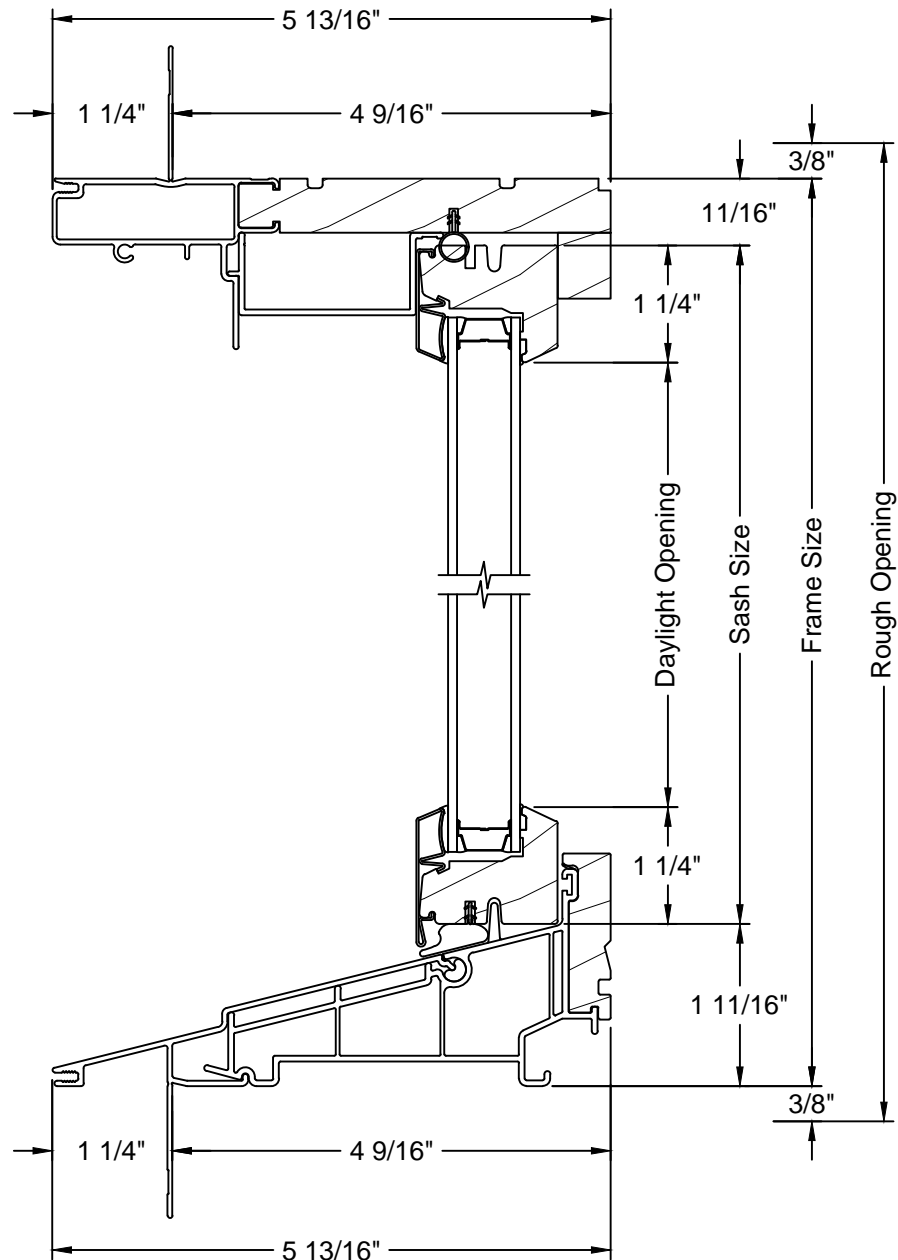


OPERATOR - HORIZONTAL SECTION





IN-SASH PICTURE/TRANSOM - VERTICAL SECTION





IN-SASH PICTURE/TRANSOM - HORIZONTAL SECTION

