

HISTORIC AND DESIGN REVIEW COMMISSION

November 01, 2023

HDRC CASE NO: 2023-359
ADDRESS: 518 E PARK AVE
LEGAL DESCRIPTION: NCB 397 BLK 28 LOT E 40 FT OF 5 & W 23 FT OF 6
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Mychal Krause/Mychals Designs LLC
OWNER: Michael Stein/STEIN MICHAEL P
TYPE OF WORK: Demolition of a designated structure (accessory); new construction of a two-story accessory; new construction of a one-story accessory; hardscaping
APPLICATION RECEIVED: October 24, 2023
60-DAY REVIEW: December 23, 2023
CASE MANAGER: Jessica Anderson
REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Demolish the existing one-story accessory structure.
2. Construct a new two-story accessory structure with roof deck.
3. Construct a new one-story shed on a concrete slab foundation.
4. Add a 19.5' concrete connection from the existing driveway to the proposed two-story accessory structure.
5. Add a gravel parking area at the rear of the property.

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.

c) 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;
- iv. 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 2, Exterior Maintenance and Alterations

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

2. Building Massing and Roof 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.

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

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **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.

- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **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 real exterior muntins.
- **COLOR:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The property at 518 E Park is a two-story Colonial Revival-style residence built c. 1926. The house is located on a block bound to the north by E Park Ave, the east by Kendall St, the south by E Evergreen St, and the west by Gillespie St; the block is split by an east-west alley. The property first appears on Sanborn Fire Insurance maps in 1931, along with the existing detached garage. The house features wood lap siding and a composition shingled split-gambrel roof with a screened porch over a porte cochere on the east side of the house. Windows are one-over-one with six-over-six wood window screens on the front elevation. The front door features a fanlight and side lites and is set under a Federal-style roof and porch entry with round, tapered columns. The ribbon driveway leads under the porte cochere to the one-story detached garage. The two-bay garage has an end-gabled composition shingle roof and is clad in wood lap siding to match the house. The garage features sliding doors with six-lite windows. The structure has small room on the west end with a modern door and what appear to be modern windows on the west elevation. The rear of the garage has a single historic-age door and evidence of infilled fenestration. The property, including both structures present, contributes to the Tobin Hill Historic District.
- b. **DEMOLITION OF DETACHED GARAGE:** The applicant requests approval to demolish the detached rear one-story garage. In general, accessory structures contribute to the character of historic properties and the historic development pattern within an historic district.
- c. **SITE VISIT:** OHP staff was unable to perform a site visit to view the condition of the detached rear one-story garage proposed for demolition.
- d. **CONTRIBUTING STATUS:** As noted in finding a, the detached garage appears to be original to the property. It appears on the 1931 Sanborn Fire Insurance map, where it features a footprint consistent with the footprint presently found on site.
- e. **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 provided an estimate of \$64,783.95 to renovate the existing accessory structure. The estimate is included in this case file.
- f. **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. The applicant reports, "We are not sure that the structure, even with bracing, can withstand being lifted so we can redo the foundation."
- g. **DECONSTRUCTION:** Should the HDRC approve demolition of the existing detached garage, it is subject to the City's deconstruction ordinance and must be fully deconstructed by a Certified Deconstruction Contractor (UDC Chapter 12, Article II). In September 2022, San Antonio City Council adopted a deconstruction ordinance that requires certain projects seeking a demolition permit to be fully deconstructed as opposed to mechanically demolished. Currently, residential structures up to four units and rear accessory structures built on

or before 1920 or 1945 are required to be deconstructed, depending on location. On January 1, 2025, the ordinance will automatically expand to include residential structures up to eight units. The year-built threshold will be raised from 1920 to 1945 anywhere within the City limits, and from 1945 to 1960 for properties designated historic or located within a Neighborhood Conservation District. For ordinance details and a list of Certified Deconstruction Contractors, please visit www.sareuse.com/deconstruction.

- h. **CONSTRUCTION OF TWO-STORY ACCESSORY STRUCTURE:** The applicant proposes to construct a two-story accessory structure with a footprint of approx. 812 square feet, plus a one-story shed with a footprint of 256 square feet. The Guidelines for New Construction 5.A. notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure's footprint. The existing primary structure on the lot features a footprint of 1,628 square feet and two stories in height. The proposed two-story accessory structure features a total footprint of approx. 812 square feet, or 49.9% of the primary structure's footprint. Including the proposed 256-square-foot shed brings total square footage to 1,068, or 65.6% of the primary structure's footprint. Accessory structures on the block are predominately single story, though some two-story accessory structures are present in the neighborhood. Staff finds the proposed height and general massing of the two-story accessory structure do not conform to historic design guidelines.
- i. **TWO-STORY ACCESSORY STRUCTURE (HEIGHT):** The applicant proposes to construct a two-story accessory structure with 11' floor plates and a height of 30' overall. Historic Design Guidelines for New Construction 5.A.i says to design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form. Staff finds the height of the structure does not conform to guidelines.
- j. **TWO-STORY ACCESSORY STRUCTURE: ORIENTATION AND SETBACKS:** The applicant has proposed both an orientation and setback for the new accessory structure that are consistent with the Guidelines for New Construction 5.B.
- k. **TWO-STORY ACCESSORY STRUCTURE: ARCHITECTURAL DETAILS:** The applicant has proposed siding and roofing to match the primary structure. Historic Design Guidelines for New Construction 5.A.iii says 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 applicant proposed doors that are generally appropriate, but did not provide manufacturer's specifications. The applicant should submit material information about the doors for staff review. A wood or clad-wood product would be appropriate. The applicant also proposes a metal cable fence for the second floor and roof deck. Staff finds this generally appropriate, but that the railing should feature wood posts and top rails.
- l. **TWO-STORY ACCESSORY STRUCTURE: WINDOWS:** The applicant proposes to install Jeld-Wen W-2500 aluminum-clad wood windows. Historic Design Guidelines for New Construction 5.A.iv says to 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 primary house features one-over-one windows. On the proposed accessory structure, 18 windows are one-over-one, two are fixed clerestory windows, and one is a fixed picture window. Staff finds that the window product proposed is appropriate, but that the applicant should simplify the number of styles of windows on the structure and replace the fixed windows with one-over-one windows as proposed elsewhere on the structure.
- m. **TWO-STORY ACCESSORY STRUCTURE: ROOF DECK:** The applicant proposes a roof deck accessed via an exterior spiral staircase from the second floor. Historic Design Guidelines for New Construction 5.A.iii says to 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. Though the roof deck is generally appropriate, staff finds the spiral staircase does not conform to guidelines. The applicant should propose a simplified design in keeping with the period of construction of the main house.
- n. **CONSTRUCTION OF A ONE-STORY SHED:** The applicant proposes to construct a one-story shed on a concrete slab foundation with a footprint of 256 square feet, plus a second two-story accessory structure with a footprint of approx. 812 square feet. The Guidelines for New Construction 5.A. notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure's footprint. The existing primary structure on the lot features a footprint of 1,628 square feet and two stories in height. The proposed shed features a total footprint of 256 square feet, or approximately 16% of the primary structure's footprint. Accessory structures on the block are predominately single story, though some two-story accessory structures are present in the neighborhood. Staff finds the proposed height and general massing of the one-story shed conform to historic design guidelines.

- o. **SHED: ORIENTATION AND SETBACKS:** The applicant has proposed both an orientation and setback for the new accessory structure that are consistent with the Guidelines for New Construction 5.B.
- p. **SHED: ARCHITECTURAL DETAILS (MATERIALS):** The applicant has proposed siding and roofing to match the primary structure. Windows on the primary elevation of the shed are one-over-one aluminum-clad wood, with fixed clerestory windows on other elevations. The double doors on the primary elevation have six lites; the applicant did not specify the material. Staff finds the proposed materials generally appropriate. The applicant should submit material information about the doors for staff review. A wood or clad-wood product would be appropriate.
- q. **DRIVEWAY:** The applicant proposes to extend and expand the existing concrete driveway to meet the proposed two-story accessory structure. Staff finds this generally appropriate.
- r. **PARKING PAD:** The applicant proposes to add a gravel parking pad next to the proposed one-story shed. Staff finds this generally appropriate.

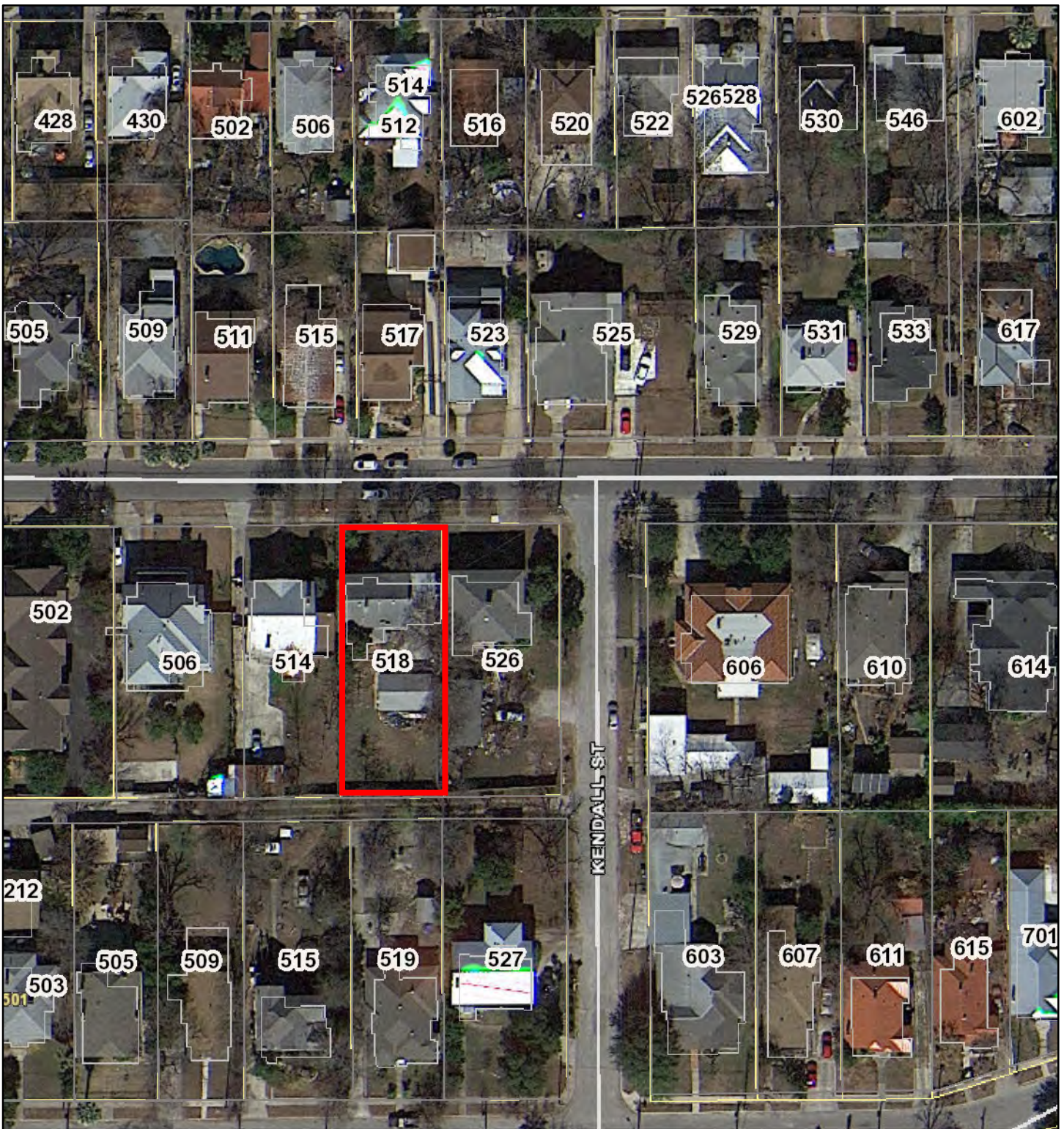
RECOMMENDATION:

Staff does not recommend approval of item 1, demolition of the detached rear one-story garage, based on findings b through g. The applicant has not submitted sufficient documentation demonstrating an unreasonable economic hardship that would warrant full demolition of the feature. Staff recommends that the applicant further explore retention or incorporation of the existing structure into the proposed accessory structures.

Should the commission find that the conditions required for approval of demolition have been met, staff recommends approval of items 2 through 5, construction of one two-story and one one-story accessory structure, based on findings h through r, with the following stipulations:

- i. That salvaged materials be used in the new construction of the two-story accessory structure to the fullest extent possible.
- ii. That the applicant reduce the mass and scale of the two-story accessory consistent with the guidelines including reduction of the footprint to not exceed 50% of that of the primary, and a reduction in height.
- iii. That the second-floor and roof deck railing should feature wood posts and top rails, as noted in finding k.
- iv. That the applicant simplifies the number of styles of windows on the two-story accessory structure by replacing the fixed windows with one-over-one windows as proposed elsewhere on the structure, as noted in finding l.
- v. That the applicant proposes a simplified design for the roof deck stairs that is in keeping with the period of construction of the main house, as noted in finding m.
- vi. That the applicant proposes wood or clad-wood doors for both accessory structures, as noted in findings k and p.

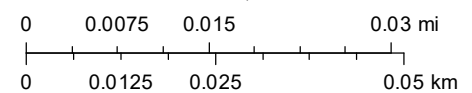
City of San Antonio One Stop



September 14, 2023

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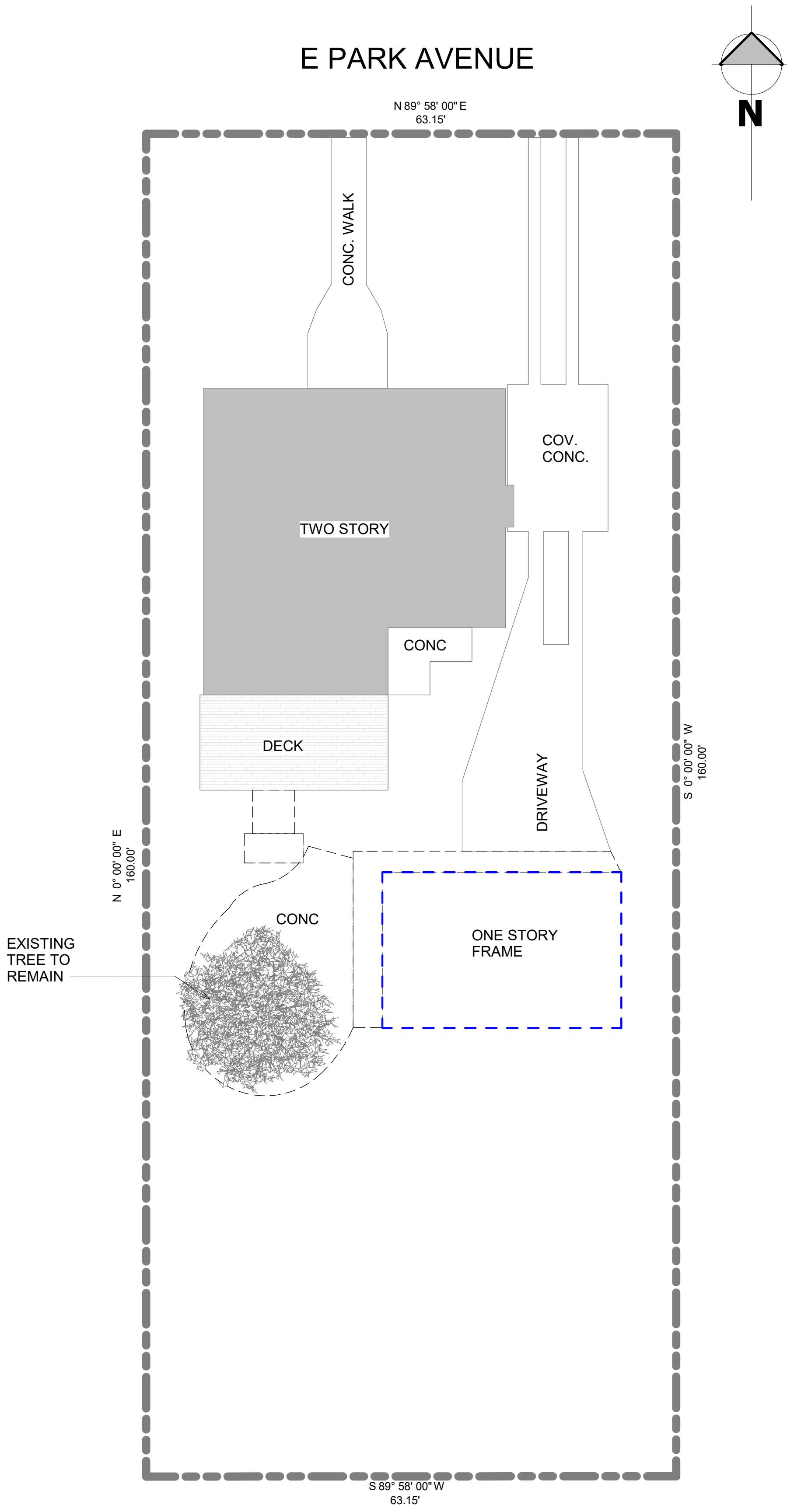
- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels
- COSA City Limit Boundary



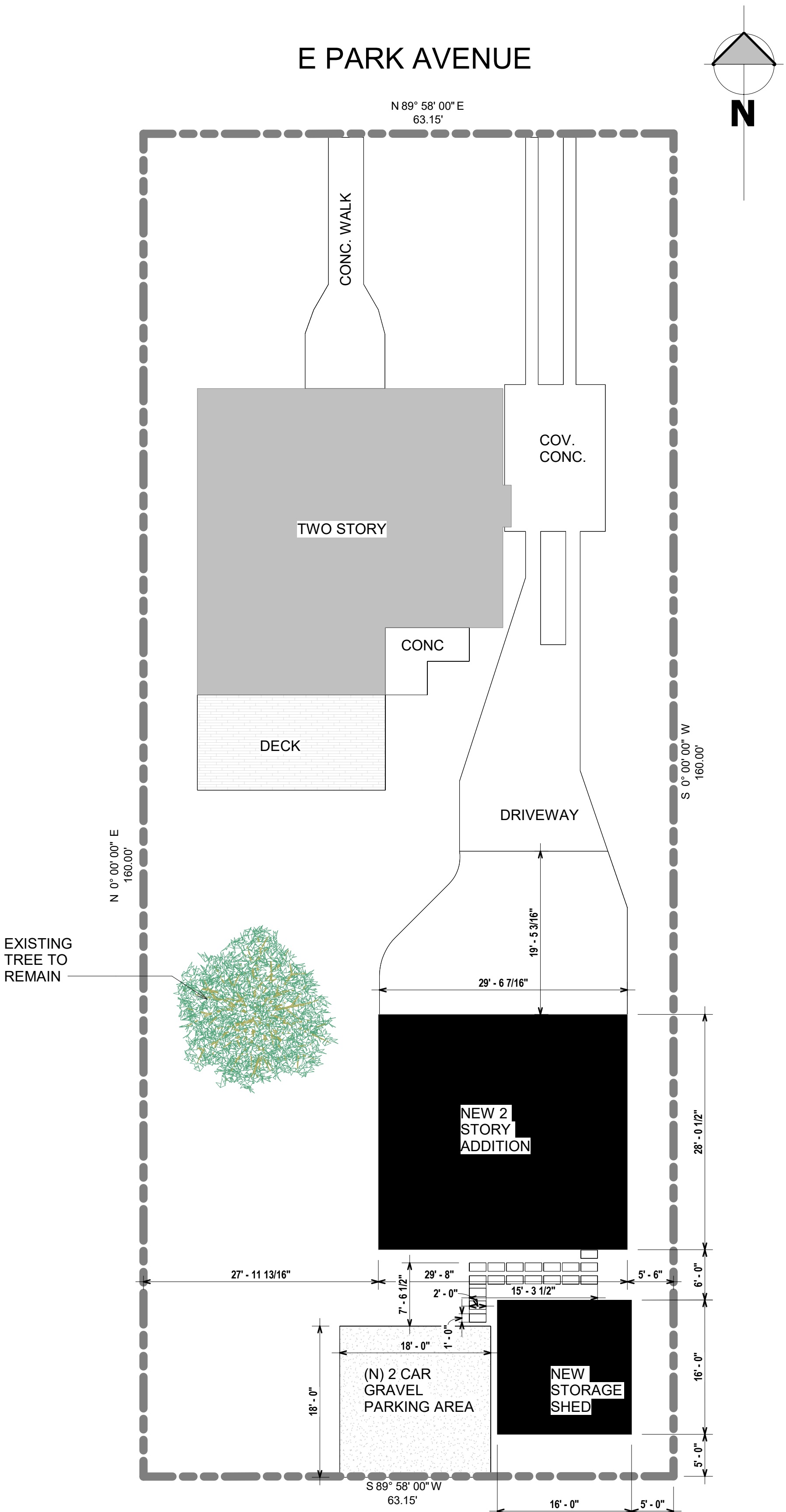


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1 SITE- EXISTING
1" = 10'-0"



2 SITE- PROPOSED
1" = 10'-0"

831 South Flores, Suite 3204
San Antonio, Texas 78204
TEL: 210 412 4643



OWNER:
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ADDRESS:
518 E. Park Avenue
San Antonio, Texas 78212

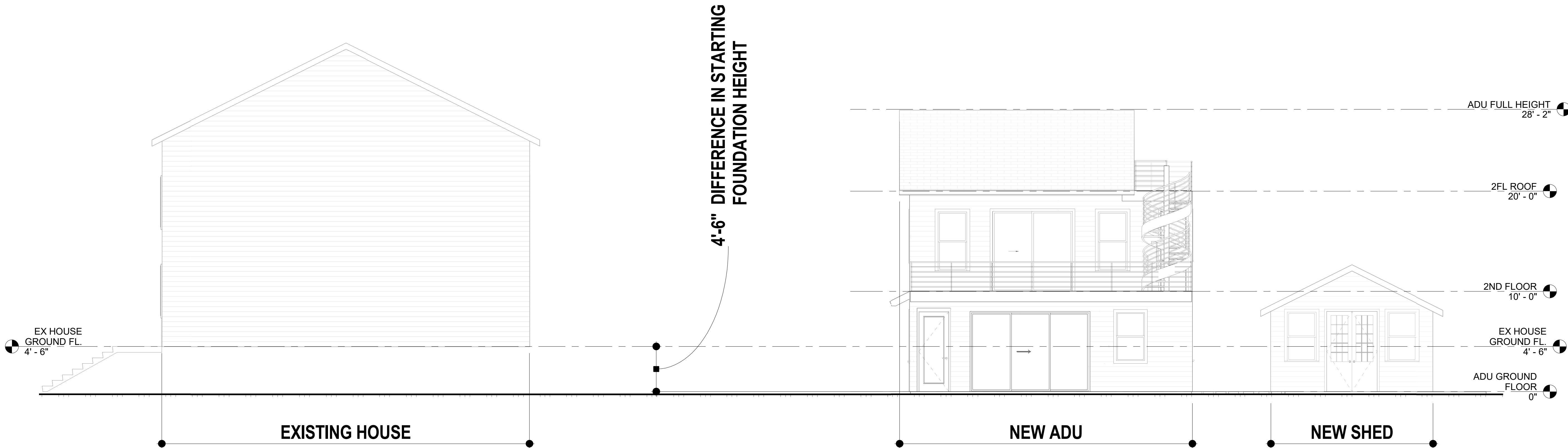
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1 FULL SITE ELEVATION
3/16" = 1'-0"



2 STREET SITE VIEW
3/16" = 1'-0"

831 South Flores, Suite 3204
San Antonio, Texas 78204
TEL: 210 412 4643



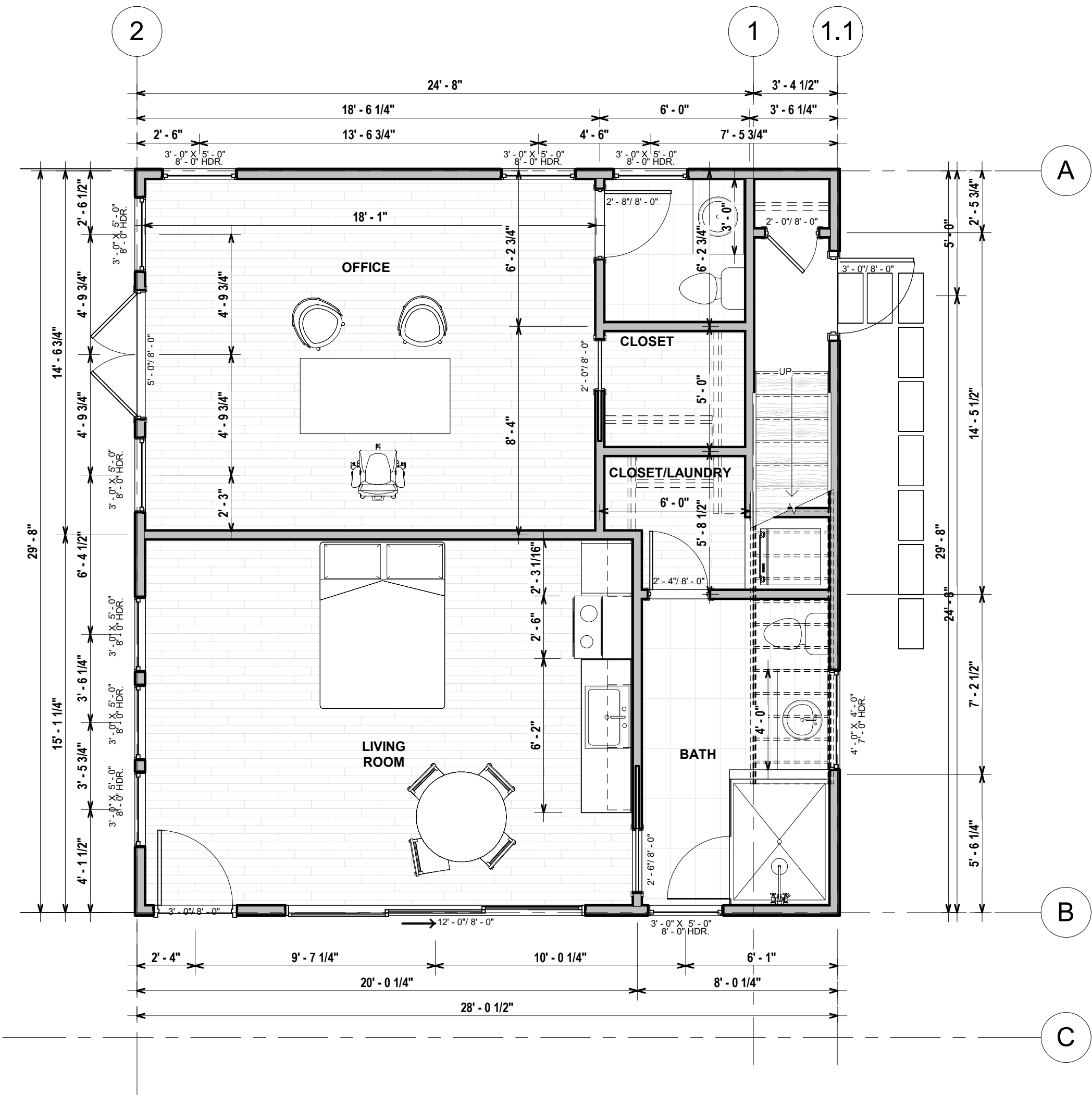
OWNER:
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ADDRESS:
518 E. Park Avenue
San Antonio, Texas 78212

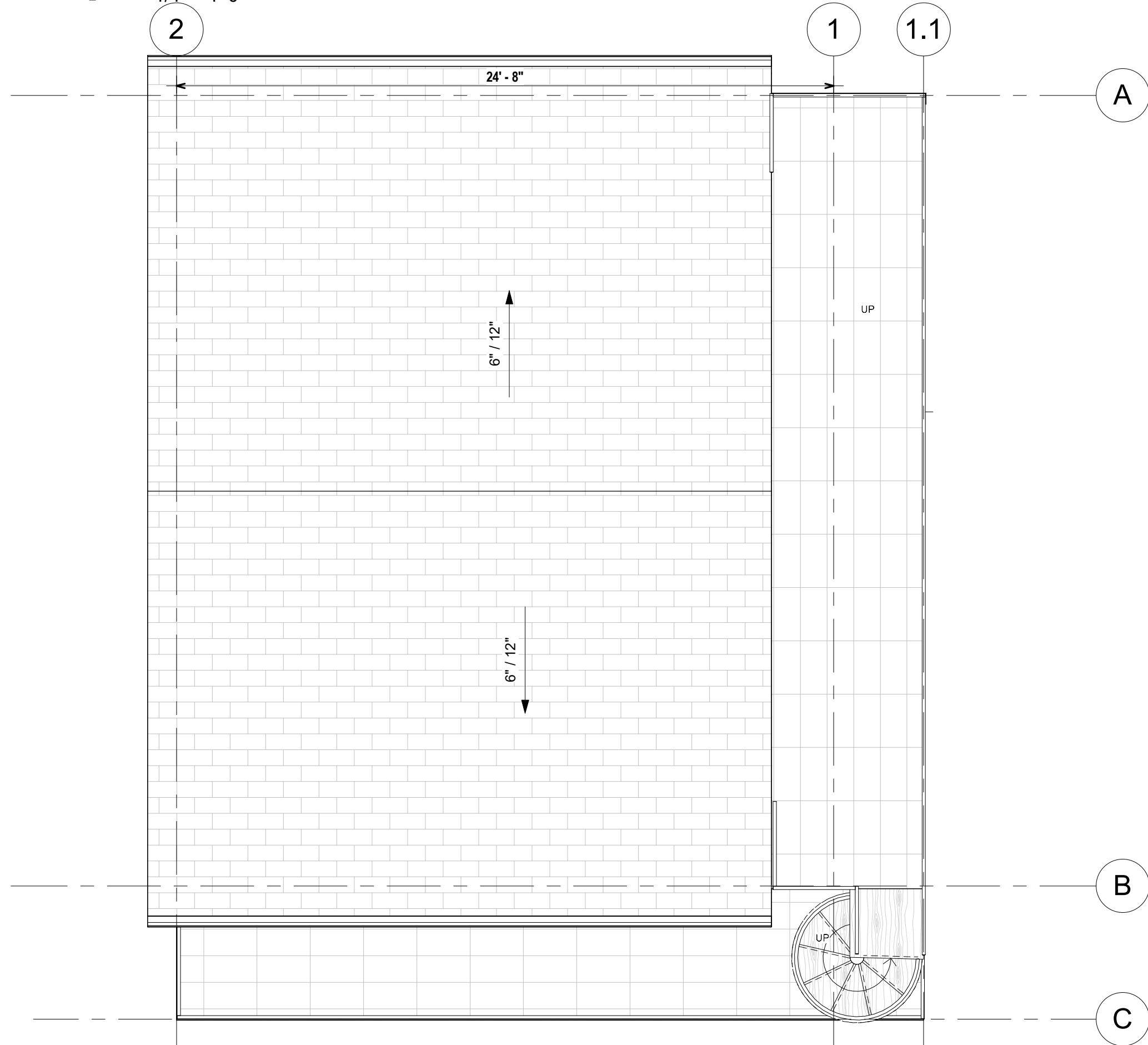
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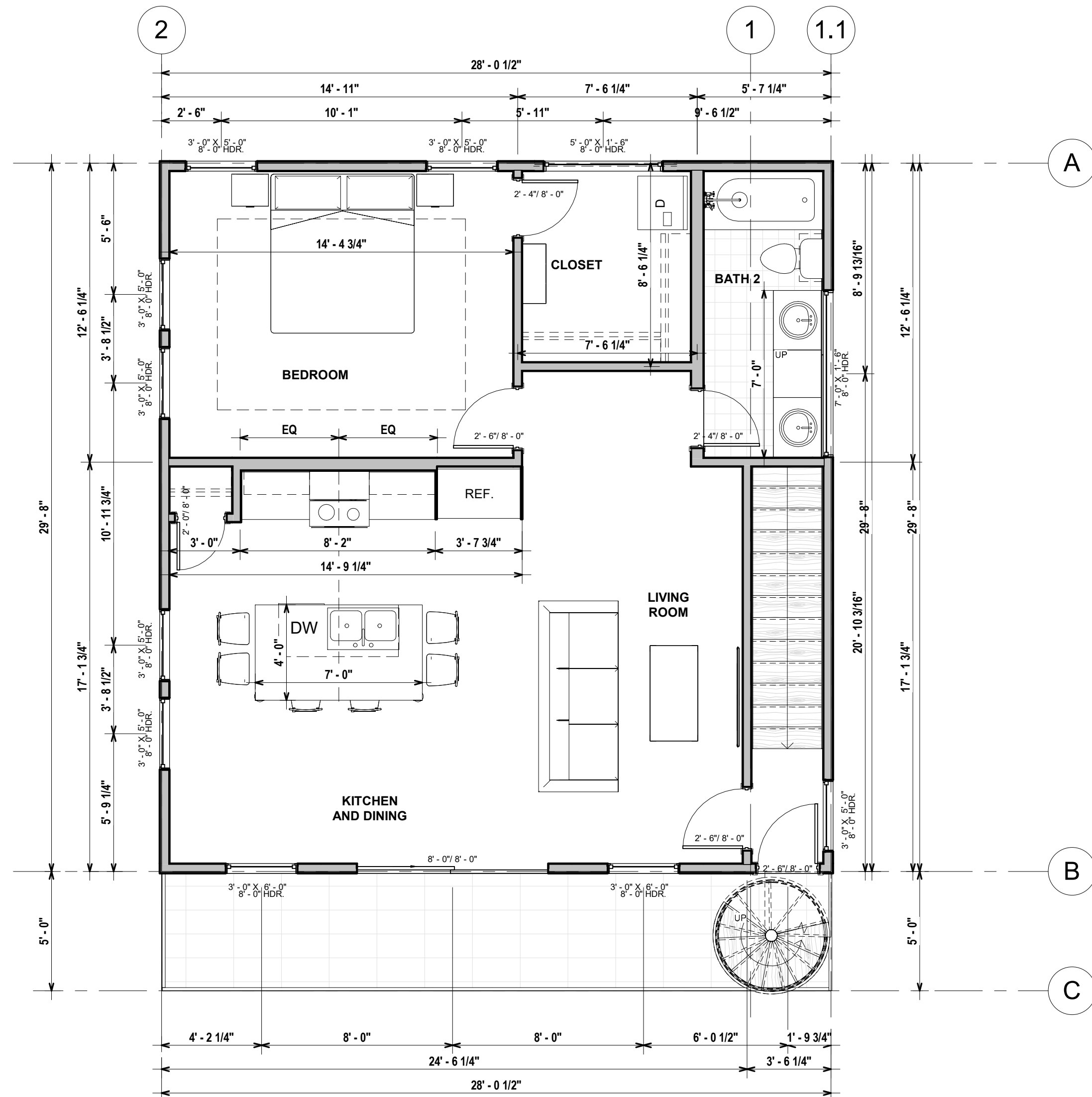
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1 1ST FLOOR
1/4" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"



2 2ND FLOOR
1/4" = 1'-0"

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GROSS BUILDING AREA	
Name	Area
CONDITIONED	
1ST FLOOR	784 SF
2ND FLOOR	501 SF
CONDITIONED: 2	1285 SF
UNCONDITIONED	
STAIRS/ ENTRY	48 SF
STORAGE	0 SF
ROOF TERRACE	173 SF
SHED	229 SF
BALCONY	143 SF
UNCONDITIONED: 5	592 SF
Grand total: 7	1878 SF

831 South Flores, Suite 3204
San Antonio, Texas 78204
TEL: 210 412 4643



OWNER:
...

ADDRESS:
518 E. Park Avenue
San Antonio, Texas 78212

DRAWN
RMH
CHECKED
MKR
REVISED
RMH

PROJECT
DD-XXXX
DATE
08/2023

SHEET
A1.4
OF

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PROJECT	DD-XXXX
DATE	08/2023

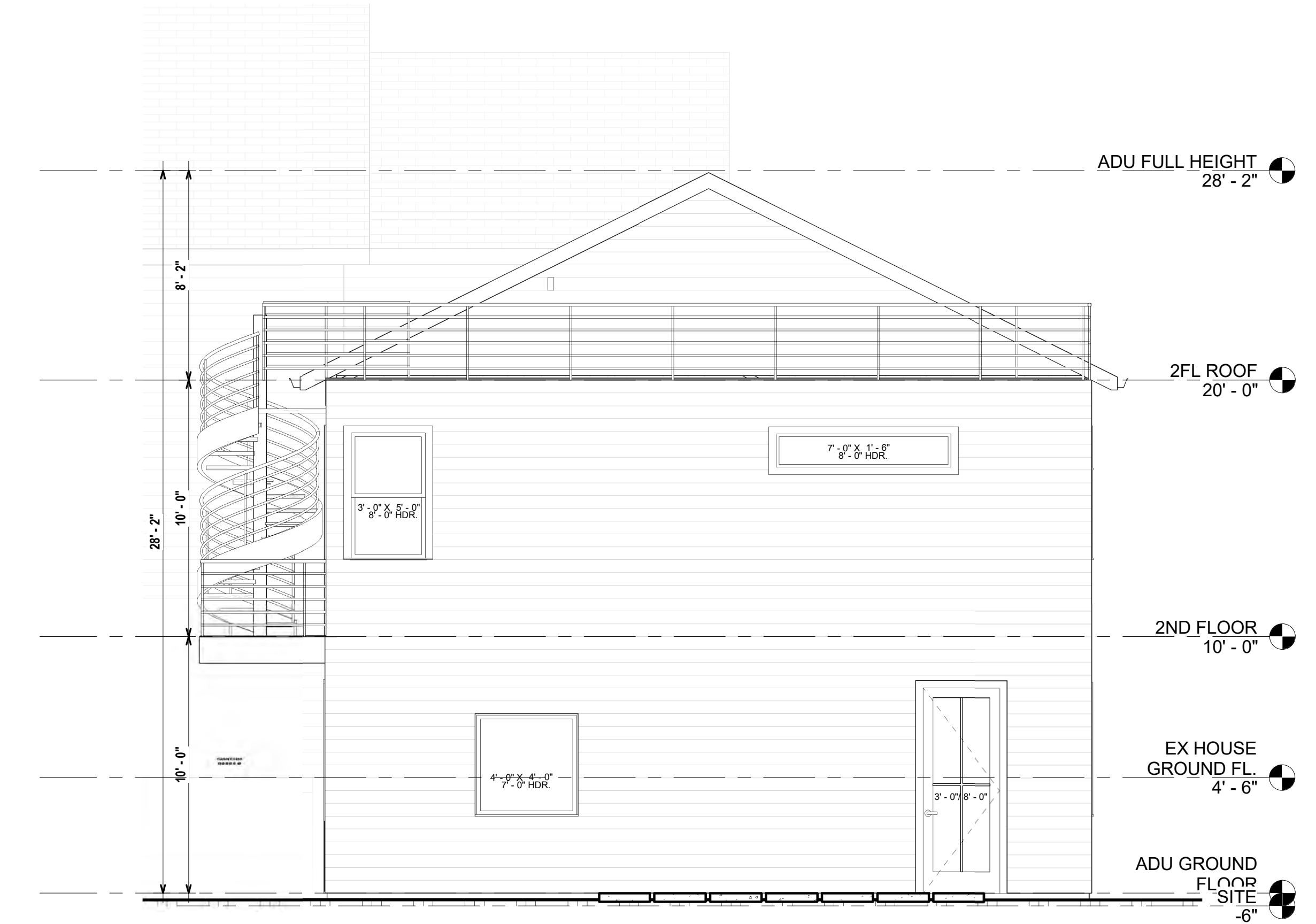
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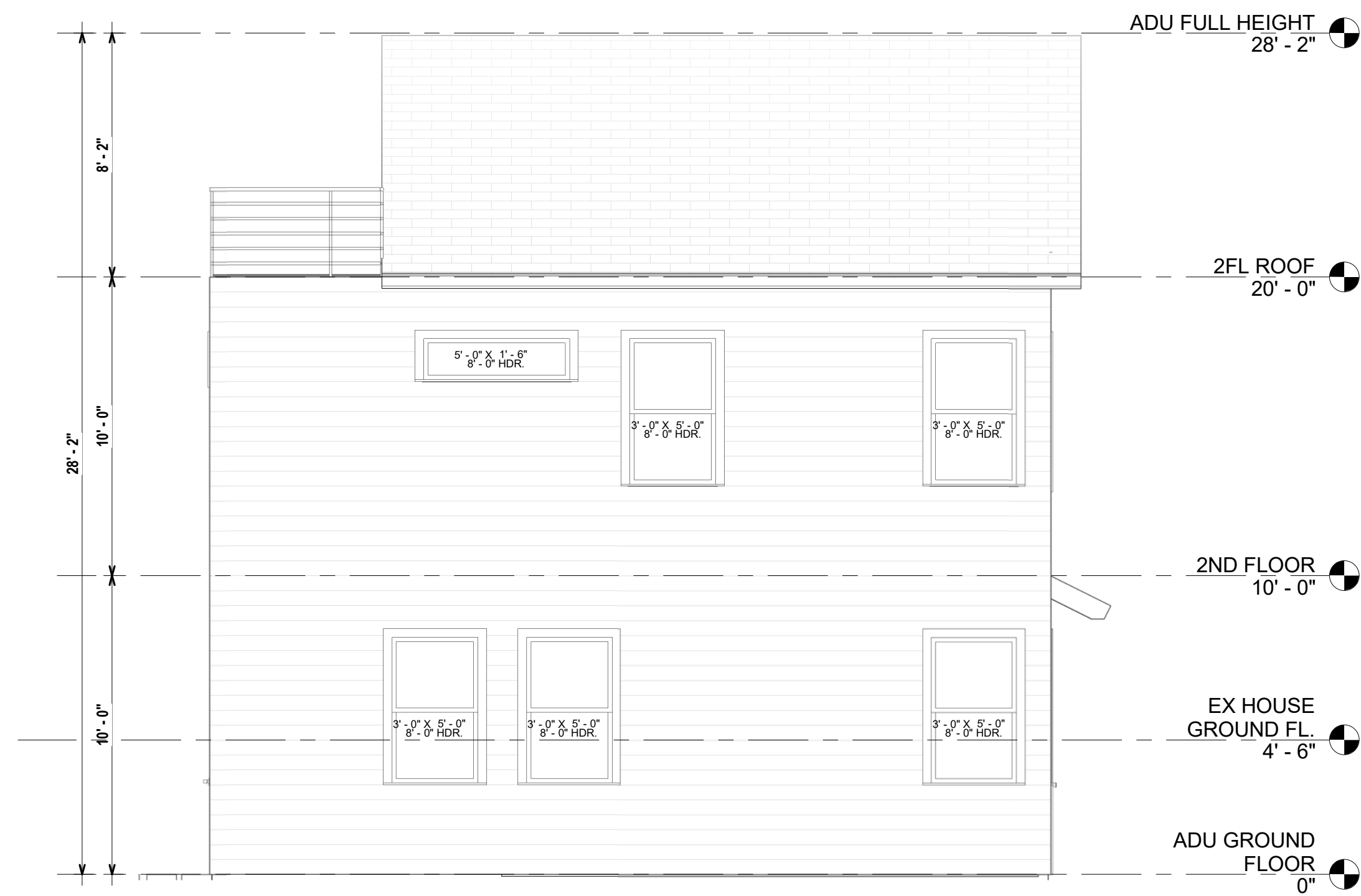
2 FRONT
1/4" = 1'-0"



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



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



3 LEFT
1/4" = 1'-0"

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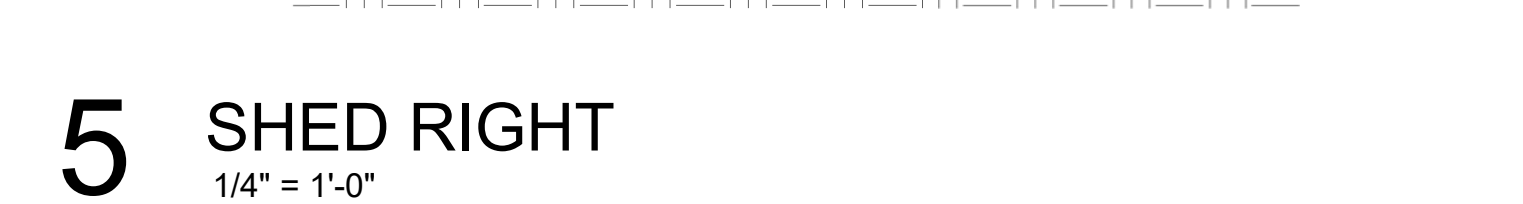


Mychal's Designs

■ ■ ■

**518 E. Park Avenue
San Antonio, Texas 78212**

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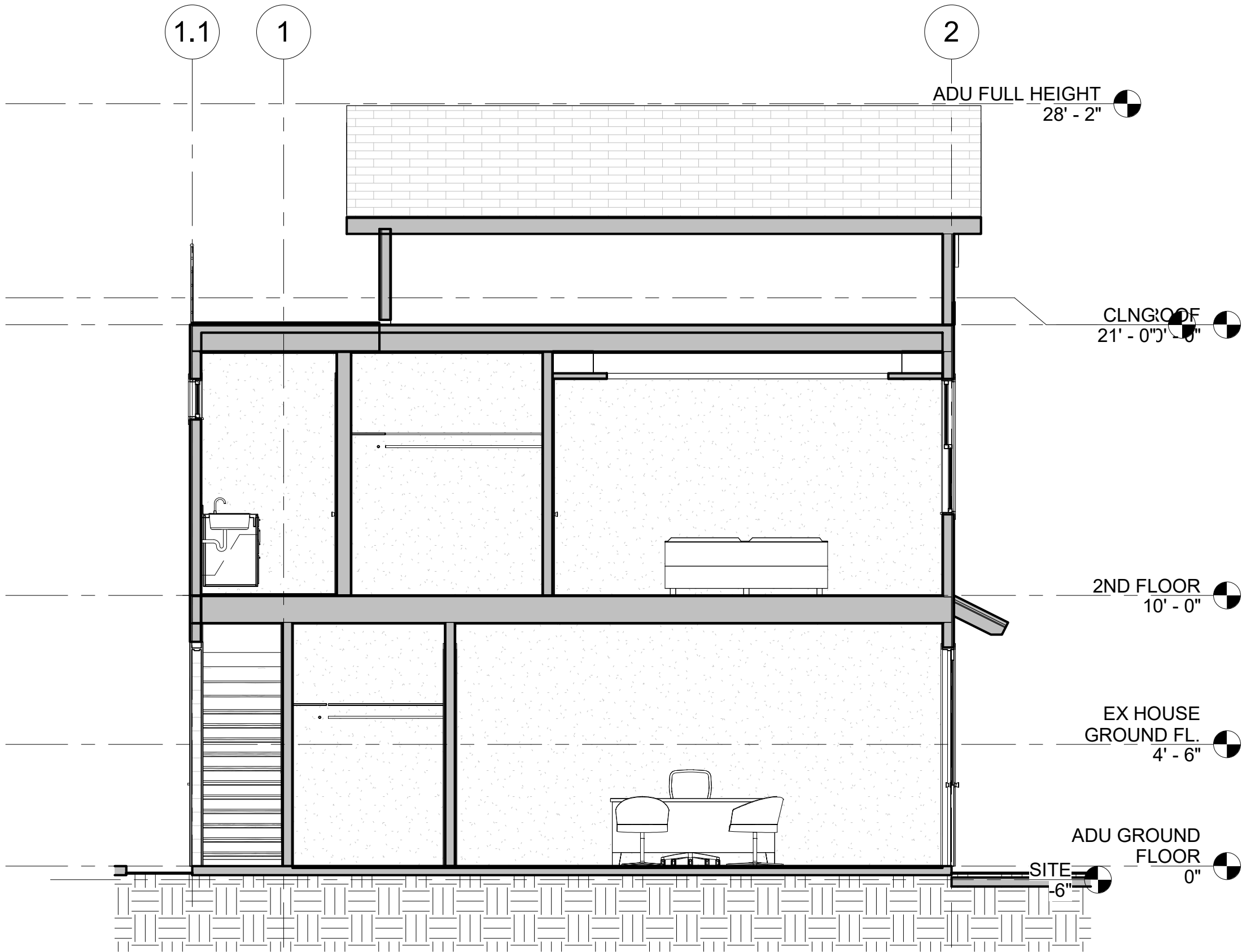
OWNER:
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ADDRESS:
518 E. Park Avenue
San Antonio, Texas 78212

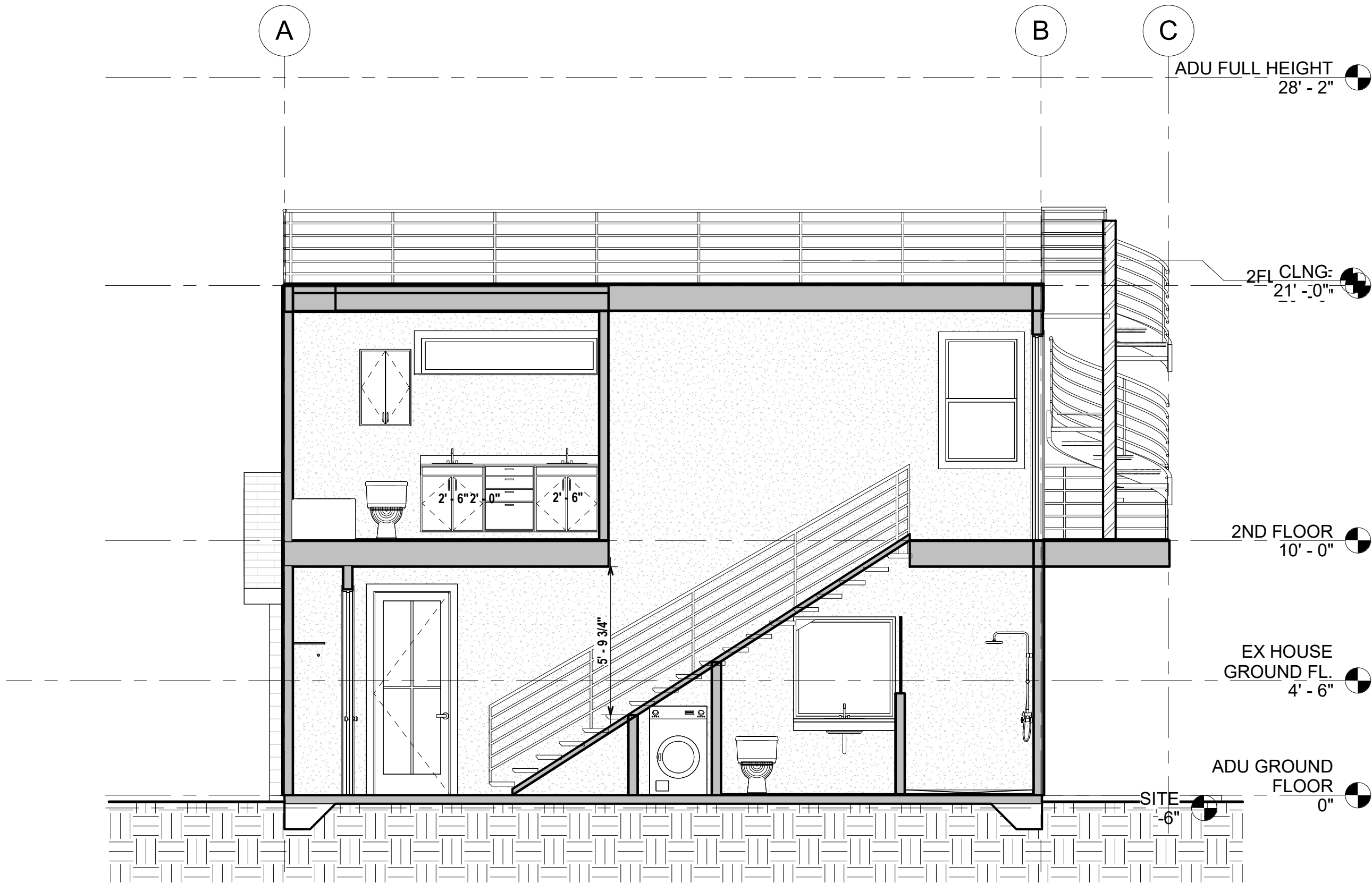
DRAWN	RMH
CHECKED	RMH
REVISD	RMH

PROJECT	DD-XXXX
DATE	08/2023

SHEET
A4
OF



1 Section 2
1/4" = 1'-0"



2 Section 3
1/4" = 1'-0"

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VERIFY THAT THE CONSTRUCTION OF THIS STRUCTURE MEET ALL LOCAL
BUILDING CODES.

EXISTING HOUSE

PROPOSED ADU

PROPOSED
STORAGE
SHED

2 FULL SITE VIEW

1 PROPOSED ADU AND SHED
PERSPECTIVE VIEW

831 South Flores, Suite 3204
San Antonio, Texas 78204
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.
.
.

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RMH

PROJECT
DD-XXXX
DATE
08/2023

SHEET
A5
OF



As you can see the ADU will not be seen from the street except for a tiny glimpse of it through the Porte-Cochere





SCOPE OF WORK – 08-15-23

Project Address: 518 E. Park Ave., San Antonio, Texas 78212

Existing Garage:

- Demo existing garage

Accessory Dwelling Unit (ADU):

- Concrete foundation
- Install siding to match existing house.
- Install windows as per plan.
- Install new roof to match existing house.
- Paint exterior
- Install new front double door
- Install new side entry door
- Install new sliding glass doors
- Install new rear door
- Install new lockset at front door.
- Install new lockset at side door.
- Install new lockset at rear door.

Exterior of Shed:

- Install siding to match existing house.
- Paint exterior
- Install windows as per plan.
- Install new roof to match existing house.
- Install new double doors.
- Install new lockset at the double doors.



SPECIFICATIONS OF MATERIALS

Project Address: 518 E. Park Ave., San Antonio, Texas 78212

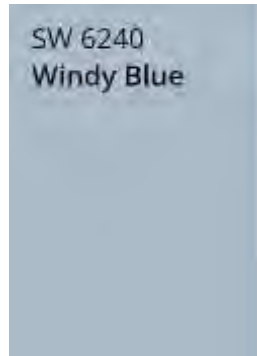
Exterior Main Structure:

- Foundation: Conventional concrete slab. Engineering available upon request.
- Install new siding: Siding will match existing house.
- Install new wooden windows as per plan:

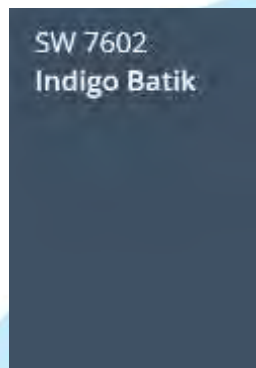


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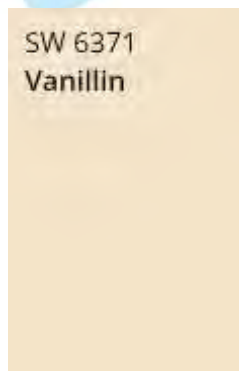
- Insall new roof: New Roof will match existing house.
- Paint exterior: The exterior Paint Scheme will be as follows



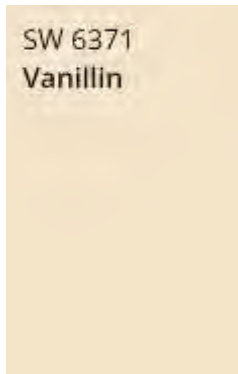
Siding – SW 6240 – Windy Blue – Flat



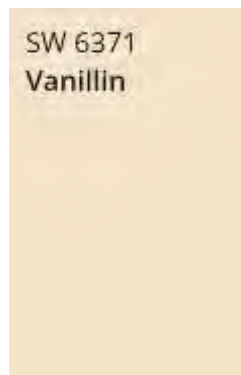
Fascia & Soffit – SW 7602 – Indigo Batik



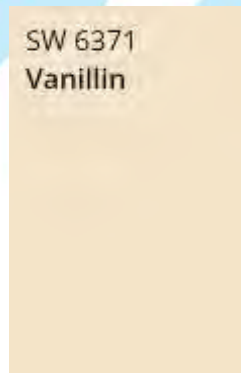
Windows & Trim at Windows – SW 6371 – Vanillin - Flat



Front Double Door – SW 6371 – Vanillin – Semi Gloss



Right Side Entry Door – SW 6371 – Vanillin – Semi Gloss



Rear Entry Door – SW 6371 – Vanillin – Semi Gloss

SW 6371
Vanillin

Second Floor Door to Stairs – SW 6371 – Vanillin – Semi Gloss



- Install new front double door: Front double door will look like the photo above.



- Install new side entry door: This door will look like the photo above



- Install new sliding glass doors at the right side: The doors will look like the photo above.



- Install new Rear Entry Door: This door will look like the photo above.



- Install new locksets at Front Double Door: Lockset will be like the photo above.



- Install new lockset at the Side Entry Door: Lockset will be like the photo above



- Install new lockset at the Rear Entry Door: Lockset will be like the photo above



- Install new sliding glass door at Second Floor Balcony: This door will look like the photo above




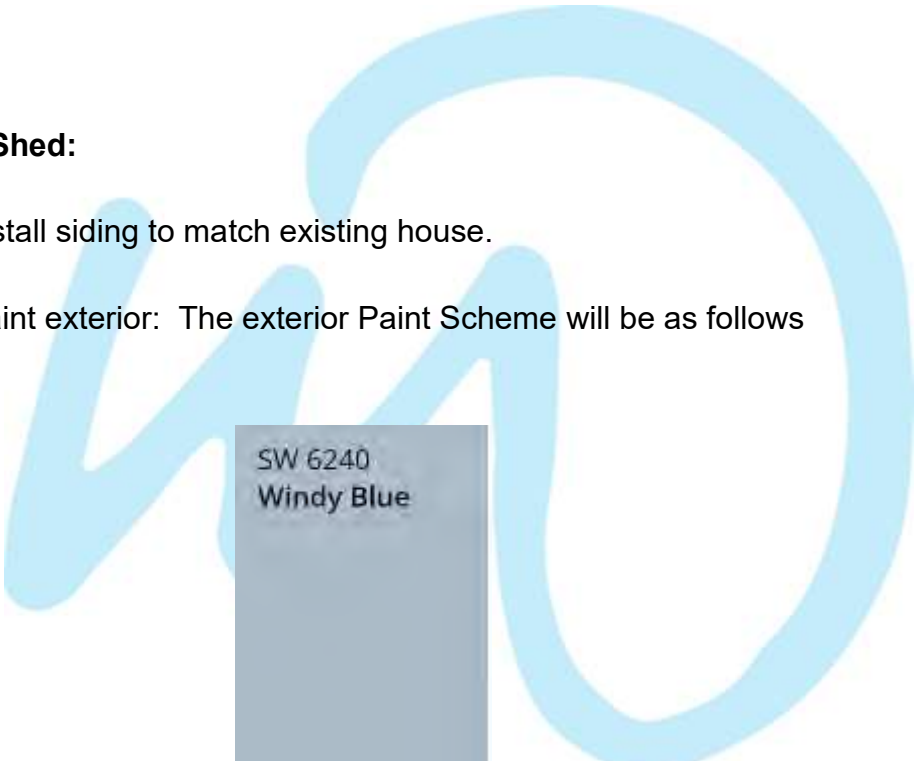
- Install new door at Second Floor Stairs: This door will look like the photo above



- Install new lockset at Door to Stairs: Lockset will look like the photo above.

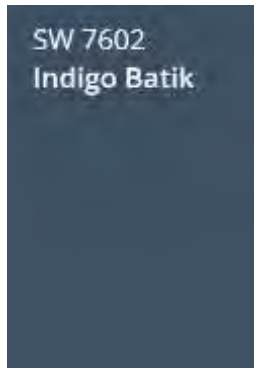
Exterior of Shed:

- Install siding to match existing house.
- Paint exterior: The exterior Paint Scheme will be as follows

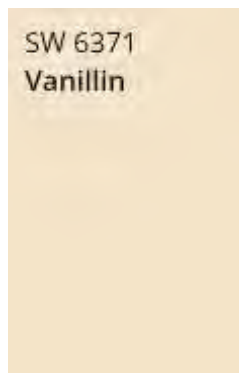


SW 6240
Windy Blue

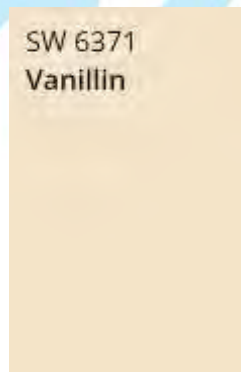
Siding – SW 6240 – Windy Blue – Flat



Fascia & Soffit – SW 7602 – Indigo Batik



Windows & Trim at Windows – SW 6371 – Vanillin - Flat



Front Double Door – SW 6371 – Vanillin – Semi Gloss



- Install new Double Front Door: This door will look like the photo above.



- Install new lockset at exterior door: Lockset will be like the photo above.
- Install new wooden windows as per plan:





EXTERIOR PHOTOS – 08/15/23

Project Address: 518 E. Park Ave., San Antonio, Texas 78212

MAIN HOUSE:



EXISTING GARAGE TO BE TAKEN DOWN:





AREA FOR STORAGE SHED:













Description of Work

Soft Cost			
No.	Category	Details/Specification	Total
1	Architectural	Fee to create all of the selection packages	\$250.00
2	Architectural	Fee to create the site plan	\$150.00
3	Permits	Plan Review	\$250.00
4	Permits	Building Permit	\$325.00
5	Dumpster(s) - (1) 40 yarders	Cost of Dumpster	\$1,200.00
6	Engineering	Fee to design the foundation plan	\$450.00
7	Engineering	Fee to design the structural plan	\$600.00
8	Insurance	Provide Builder's Risk Insurance	\$900.00
9	Insurance	Provide Liability Insurance	\$420.00
10	General Contractor Fee	Fee to Manage the Project	\$1,000.00
11	Excavation of Foundation	Brace & Demo Existing Foundation	\$7,620.00
12	Foundation	Brace, Jack & pour new foundation	\$9,072.00
13	Repair Roof	Materials & Labor for new roof	\$3,840.00
14	Framing & Cornice	Replace rotten wood & reframe per code	\$13,200.00
15	Electrical	Rough In Electrical	\$3,000.00
16	Electrical	Trim Electrical	\$1,800.00
17	Electrical Fixtures	Provide Electrical Fixtures as per plan	\$600.00
18	Windows	Replace existing windows	\$3,450.00
19	Doors	Install new doors	\$3,000.00
20	Exterior Paint	Paint Exterior walls, trim & doors	\$1,512.00
21	Driveway/Flatwork	Install new driveway with proper drainage	\$8,400.00
22	Pressure Wash	Pressure wash concrete after construction	\$300.00
23	Project Maintenance	Weekly Clean Up	\$360.00
Total:			\$61,699.00
Project Contingency @ 5%			3,084.95
Total Project Budget:			64,783.95



GARAGE RENOVATION ESTIMATE – 10/23/23

Project Address: 518 E. Park Ave., San Antonio, Texas 78212

TOTAL ESTIMATE: \$64,783.95

NOTE: We are not sure that the structure, even with bracing, can withstand being lifted so we can redo the foundation.

EXISTING GARAGE:



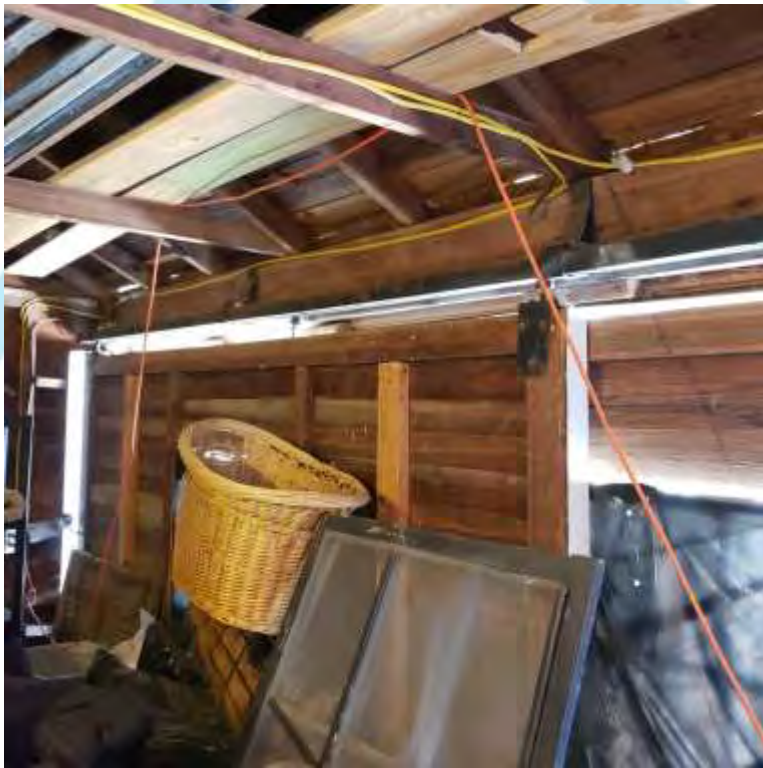
















win