

HISTORIC AND DESIGN REVIEW COMMISSION

December 15, 2021

HDRC CASE NO: 2021-632
ADDRESS: 222 W WOODLAWN AVE
LEGAL DESCRIPTION: NCB 1859 BLK 2 LOT 6 & E 35 FT OF 5
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: GELABERT CHRISTOPHER JAMES & CASSANDRA
OWNER: GELABERT CHRISTOPHER JAMES & CASSANDRA
TYPE OF WORK: Demolition and reconstruction of the rear accessory structure with the construction of a second-story addition
APPLICATION RECEIVED: November 29, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Demolish the existing 1-story rear accessory structure.
2. Reconstruct the south, west, and east walls of the rear accessory rear accessory structure and construct a second-story addition. The existing siding is proposed to be reused in the reconstruction. The reconstruction will feature a new north façade.

APPLICABLE CITATIONS:

Unified Development Code Sec. 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.

(1) Historic Landmark. 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 as provided is subsection (c) in order to receive a historic and design review commission recommendation for a certificate for demolition.

(2) Entire Historic District. If the applicant wishes to demolish an entire designated historic district, the applicant must provide sufficient evidence to support a finding by the commission of economic hardship on the applicant if the application for a certificate is to be approved.

(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 provides sufficient evidence to support a finding by the commission 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 is subsection (c) 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 provide sufficient evidence to support a finding by the commission 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;

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, an irrevocable 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.

D. Construction cost estimates for rehabilitation, restoration, or repair, which shall be broken out by design discipline and construction trade, and shall provide approximate quantities and prices for labor and materials. OHP shall review such estimates for completeness and accuracy, and shall retain outside consultants as needed to provide expert analysis to the HDRC.

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.

(c) Loss of Significance.

When an applicant fails to prove unreasonable economic hardship the applicant may provide to the historic and design review commission additional information which may show a loss of significance in regards to the subject of the application in order to receive historic and design review commission recommendation of approval of the demolition. If, based on the evidence presented, the historic and design review commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has provided sufficient evidence to support a finding by the commission that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the historic and design review commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.

The historic and design review commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

For property located within a historic district, the historic and design review commission shall be guided in its decision by balancing the contribution of the property to the character of the historic district with the special merit of the proposed replacement project.

(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 or provide a set of digital photographs in RGB color to the historic preservation officer. Digital photographs must have a minimum dimension of 3000 x 2000 pixels and resolution of 300 dpi.

(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

NOTE: Refer to City Code Chapter 10, Subsection 10-119(o) regarding issuance of a permit.

(f) The historic preservation officer may approve applications for demolition permits for non-contributing minor outbuildings within a historic district such as carports, detached garages, sheds, and greenhouses determined by the historic preservation officer to not possess historical or architectural significance either as a stand-alone building or structure, or as part of a complex of buildings or structures on the site.
(Ord. No. 98697 § 6) (Ord. No. 2010-06-24-0616, § 2, 6-24-10) (Ord. No. 2014-04-10-0229, § 4, 4-10-14)(Ord. No. 2015-10-29-0921 , § 2, 10-29-15)(Ord. No. 2015-12-17-1077 , § 2, 12-17-15)

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

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

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

B. ENTRANCES

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

2. Building Massing and Form

A. SCALE AND MASS

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

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

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

B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

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

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

D. LOT COVERAGE

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

3. Materials and Textures

A. NEW MATERIALS

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

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

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

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

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

B. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

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

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

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

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

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

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

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal

building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

B. SCREENING

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

7. Designing for Energy Efficiency

A. BUILDING DESIGN

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

B. SITE DESIGN

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

C. SOLAR COLLECTORS

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

FINDINGS:

- a. The primary structure located at 222 W Woodlawn is a 2-story, single-family residence constructed circa 1910 in the Craftsman style. The property first appears on the 1911 Sanborn Map addressed as 224 W Woodlawn. The home features a composition shingle hip roof with a dormer window, a brick side chimney, widely overhanging eaves with decorative brackets, a wraparound front porch with a gable detail above the entry, wood cladding, and one-over-one wood windows. The property features two rear accessory structures: a 2-story rear accessory structure with a composition shingle hip roof, wood cladding, and wood windows and doors to match the primary structure and a 1-story rear garage featuring a pyramidal stamped tin roof, wood cladding, wood carriage doors, a pedestrian door, and a solid garage door facing the alley entrance. The rear accessory structures first appear in their current location and footprint on the 1931 Sanborn Map. The property is contributing to the Monte Vista Historic District.
- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be

approved through a Certificate of Appropriateness or final approval. This project received conceptual approval from the HDRC on October 20, 2021, with the following stipulations:

- i. That the applicant submits a deconstruction and reuse plan that clearly indicates the items to be salvaged and their proposed locations in the new structure for review prior to final approval. ***This stipulation has been met.***
 - ii. That the applicant submits final material specifications for fully wood carriage doors to staff for review prior to returning to the HDRC for final approval. ***This stipulation has been met.***
 - iii. That the applicant proposes a fenestration pattern and window opening proportions that are more consistent with the Guidelines and the Standard Specifications for Windows in Additions. The applicant is required to submit updated elevation drawings showing traditional window proportions on the east elevation to staff for review prior to returning to the HDRC for final approval. ***This stipulation has been met.***
 - iv. That the applicant submits window specifications to staff for review and approval. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. ***This stipulation has not been met.***
- c. CASE HISTORY – The applicant’s case was previously heard by the HDRC on October 20, 2021. The applicant received conceptual approval with staff stipulations to deconstruct the existing 1-story rear garage and retain the south, west, and east wall and reconstruct the first story of the garage and construct a new north façade. The applicant updated the proposal and has returned to the HDRC for final approval.
- d. DEMOLITION – The applicant is requesting conceptual approval to demolish the rear garage structure only. The applicant has proposed to deconstruct and retain the south, west, and east wall and reconstruct the first story of the garage using existing lap siding salvaged from the deconstruction and construct a new north façade. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
- e. CONTRIBUTING STATUS – The existing rear accessory structure is a 1-story, one-bay auto structure that was constructed circa 1930. The original rear accessory structure appears on the 1911 Sanborn Map and is not located on the rear property line. The original structure was smaller in footprint and featured a shingle roof. A modified rear accessory structure appears on the 1931 Sanborn Map on the rear property line in a location and footprint similar to the existing garage structure. The structure on the 1931 Sanborn Map is an auto structure with a slate or metal roof. The structure is contributing to the district.

Findings related to request item #1:

- 1a. The applicant has proposed to demolish the existing rear garage structure. As noted in finding c, staff finds this structure to be contributing to the Monte Vista Historic District and finds its full demolition to be inappropriate; however, staff finds the demolition and reconstruction of the rear structure with salvaged materials from the existing historic structure to match the existing footprint and architectural details to be generally appropriate.
- 1b. EXTERIOR MODIFICATIONS – As part of the reconstruction, the applicant has requested to perform various exterior modifications to the existing garage structure. The existing footprint will be retained. Changes proposed include the construction of footers on the interior to support the second story, extending the north façade by 30 inches, fenestration modifications to the east elevation, installing custom carriage-style doors, adding a shed roof to the north façade to create an overhang, and constructing a second-story addition. The applicant has proposed to re-install the existing pedestrian door and garage door to the alley. The applicant has submitted a comprehensive deconstruction and reuse plan

for HDRC review.

- 1c. In general, staff encourages the rehabilitation, and when necessary, reconstruction of historic structures. Such work is eligible for local tax incentives. The financial benefit of the incentives should be taken into account when weighing the costs of rehabilitation against the costs of demolition with new construction.

Findings related to request item #2:

- 2a. **SETBACKS & ORIENTATION** – The applicant has proposed to reconstruct the existing garage and construct a 2-story rear addition. The proposed footprint of the garage reconstruction is approximately 443 square feet with a 333-square-foot second-story addition. According to the Guidelines for New Construction, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to orient the proposed reconstructed rear accessory structure facing W Woodlawn to the north with a garage entry from the alley, which reflects the orientation of the historic structure currently on the site. The applicant has proposed to set the reconstructed garage along the property line. The existing structure is currently located on the rear property line with zero setback. Staff finds the setback and orientation appropriate and consistent with the existing structure.
- 2b. **SCALE & MASS** – The applicant has proposed a 2-story garage structure with a hip roof. The top plate height proposed is 18' – 4". The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings and rear accessory structures. The scale of the proposed structure does not impact or visually compete with primary structure on the lot or nearby historic structures. Staff finds the proposal consistent with the Guidelines.
- 2c. **FOOTPRINT** – The applicant has proposed a footprint of approximately 443 square feet for the garage structure and approximately 333 square feet for the second-story addition. According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Additionally, Guideline 2.D.i for New Construction states that the building footprint for new construction should be limited to no more than 50 percent of the total lot area. The proposed garage reconstruction will match the footprint of the existing garage structure with a difference of 30 inches. Staff finds the proposal appropriate.
- 2d. **ROOF FORM** – The applicant has proposed a hip roof form with a shed roof above the first story. Guideline 2.B.i for New Construction states that new construction should incorporate roof forms – pitch, overhangs, and orientation – that are consistent with those predominantly found on the block. The roof form on the existing rear accessory structure is a pyramidal roof form, the primary structure features a hip roof form with a front gable over the entry, and the existing 2-story rear accessory structure features a hip roof form. Staff finds the proposal appropriate.
- 2e. **MATERIALS** – The applicant has proposed to reconstruct the garage structure using existing wood lap siding salvaged from the existing garage and new wood lap siding to match the existing garage and the primary structure, a red asphalt shingle roof to match the primary structure, two wood carriage doors on the north façade, wood windows to match the windows on the primary structure, and an exterior wood staircase. The applicant has proposed to re-use the existing aluminum garage door on the south elevation and the pedestrian door on the west elevation. The existing structure features wood siding that matches the primary structure, a pressed tin roof, wood carriage doors on the north façade, an aluminum garage door on the south elevation, and a pedestrian door on the west elevation. Staff finds the proposed materials appropriate.
- 2f. **MATERIALS: DOORS AND WINDOWS** – The applicant has proposed to install fully wood divided lite windows. The fully wood windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the

opening. The applicant has proposed to install fully wood carriage doors. Staff finds the proposal appropriate.

- 2g. RELATIONSHIP OF SOLIDS TO VOIDS – Guideline 2.C.i for New Construction stipulates that new construction should 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. Guideline 5.A.iv for New Construction states that window and door openings should be designed to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions. The applicant has submitted renderings of the reconstructed rear accessory structure that feature windows with traditional window proportions. Staff finds the fenestration pattern consistent with the Guidelines.
- 2h. ARCHITECTURAL DETAILS – New structures should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff finds the proposal appropriate.

RECOMMENDATION:

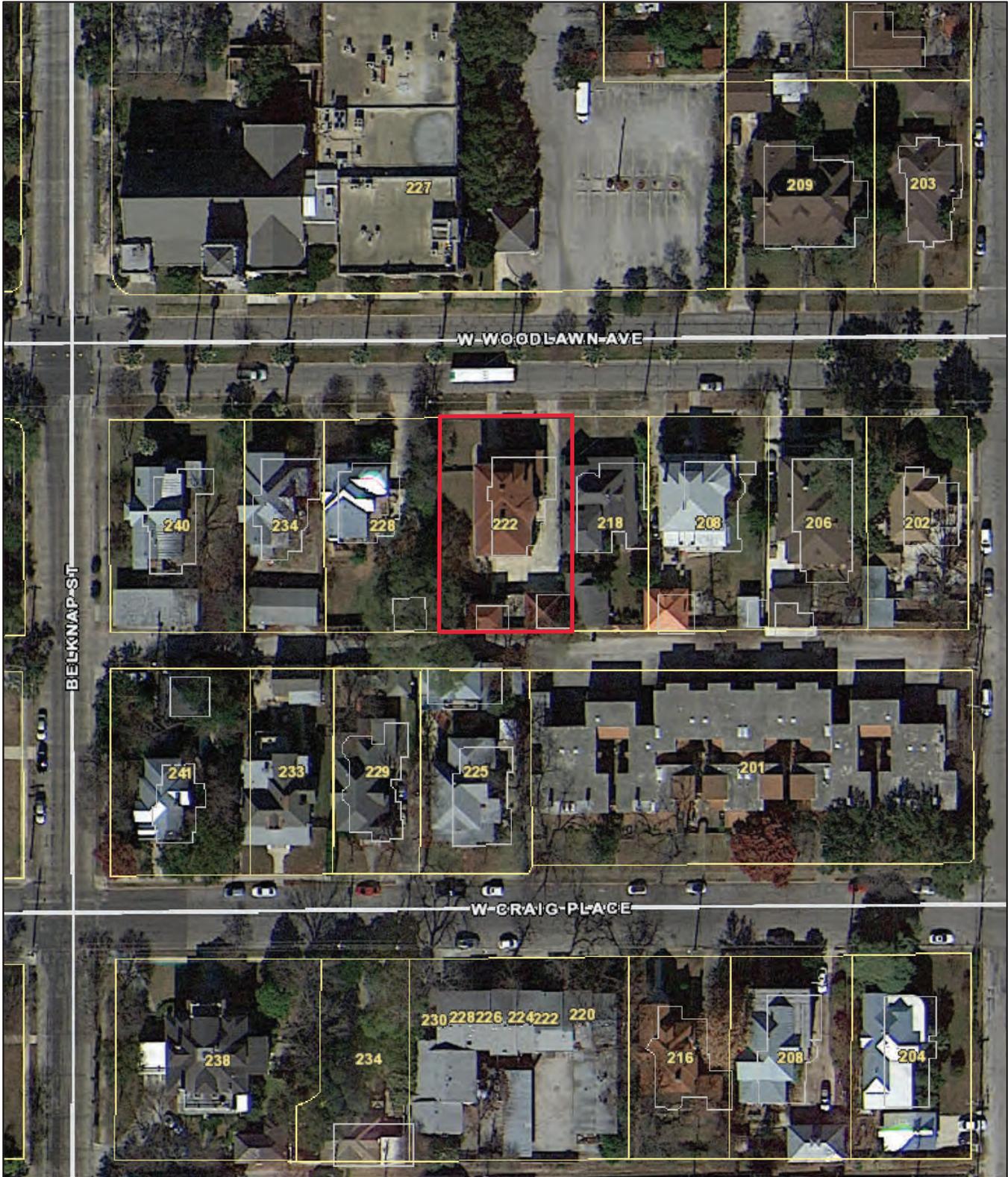
Item 1, staff recommends approval based on findings 1a through 1c with the following stipulation:

- i. That the existing structure is deconstructed versus demolished and that the existing siding is salvaged where possible to be reused in the reconstruction.

Item 2, staff recommends approval of the reconstruction of the rear accessory structure with the construction of a second-story addition based on findings 2a through 2h with the following stipulations:

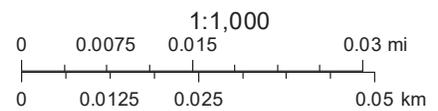
- i. That the applicant installs fully wood garage doors or garage doors with a design that mimics wood construction and features a smooth finish without a faux wood grain texture. Final garage door specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant installs windows that meets staff's standard window specifications and submits final window specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness. Wood windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Faux divided lites are not permitted.

City of San Antonio One Stop



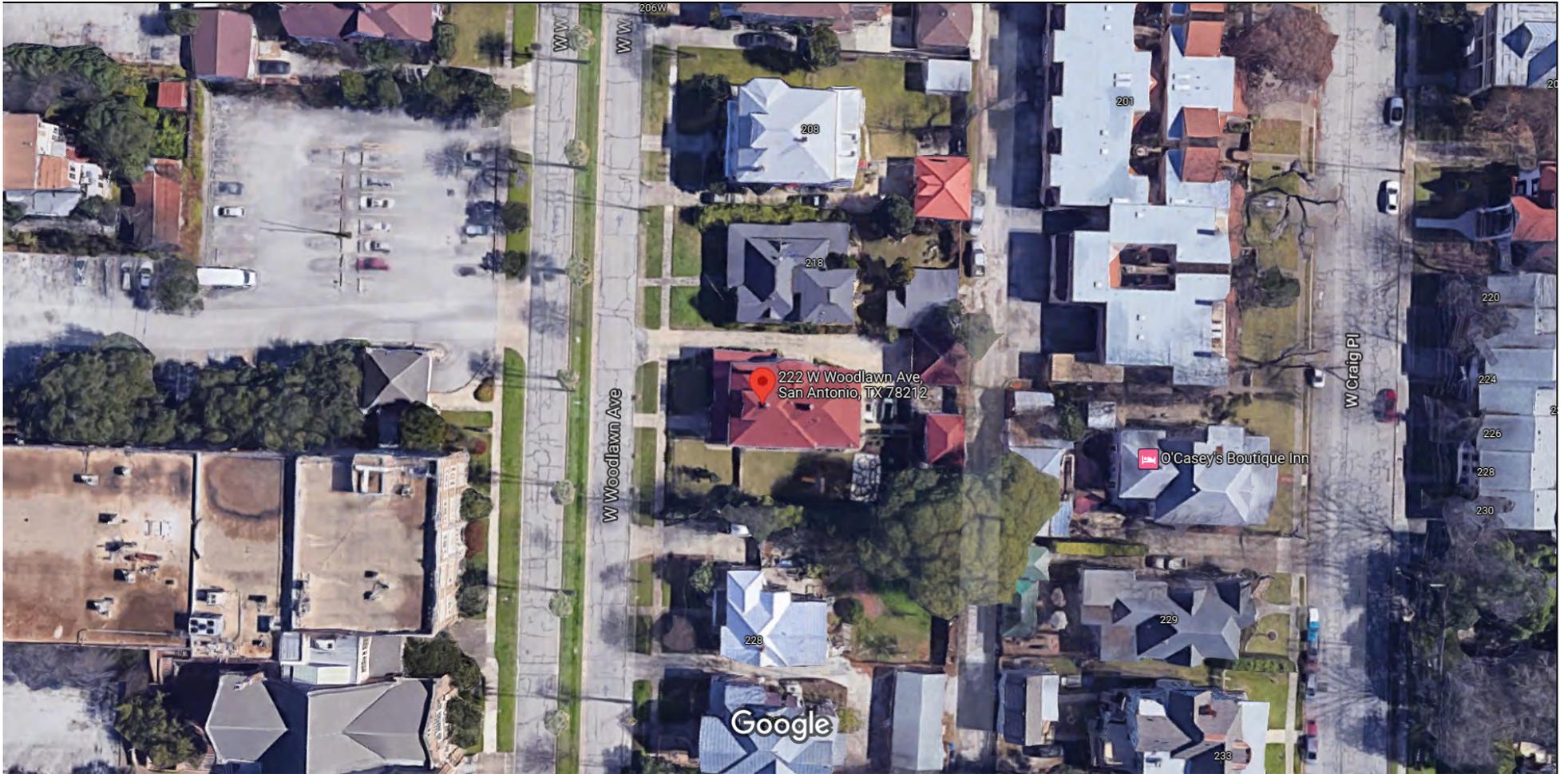
October 8, 2021

 User drawn lines



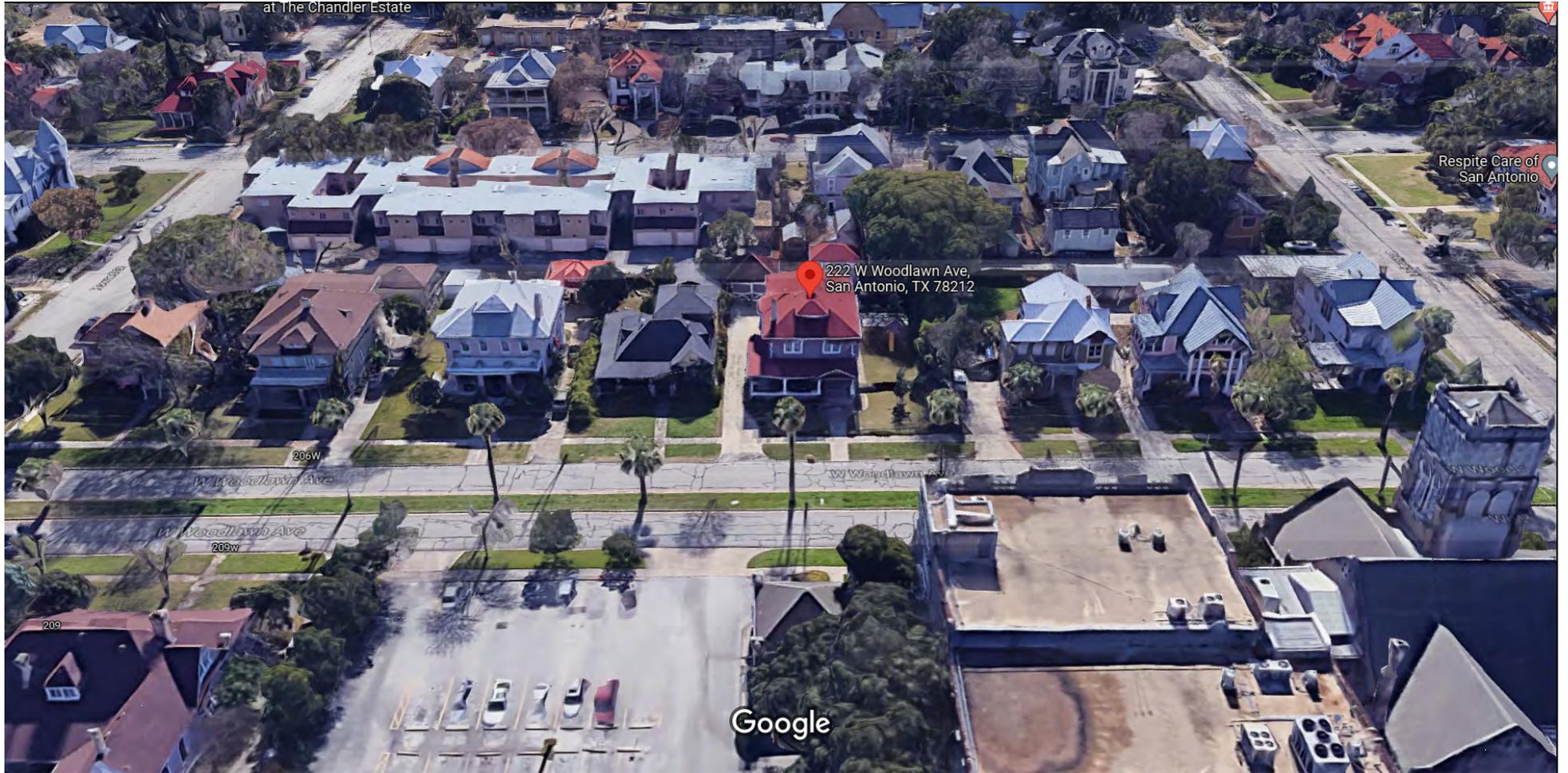


222 W Woodlawn Ave



Imagery ©2021 Google, Map data ©2021 50 ft

Google Maps 222 W Woodlawn Ave



Imagery ©2021 Google, Map data ©2021 Google 20 ft



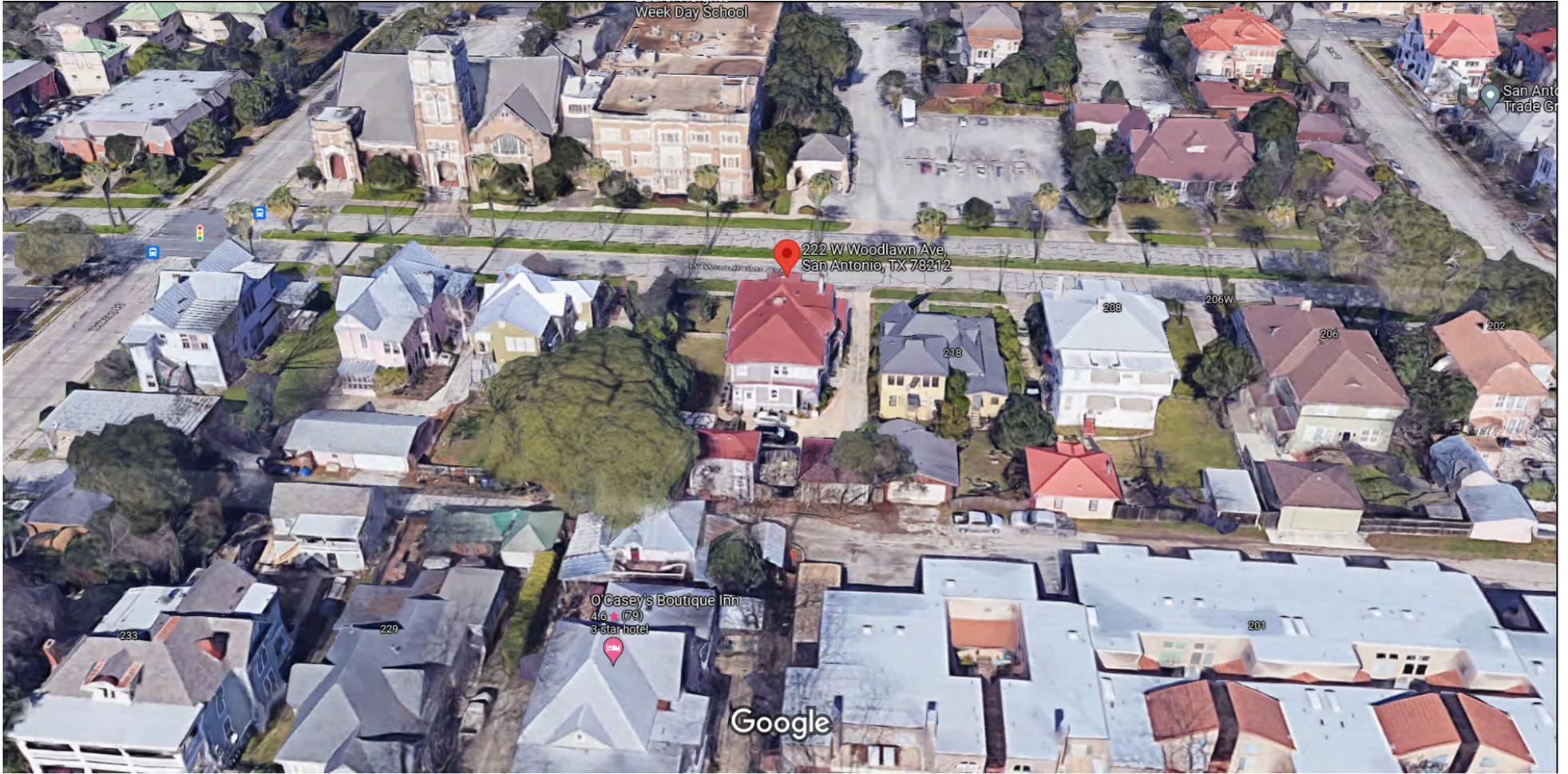
222 W Woodlawn Ave



Imagery ©2021 Google, Map data ©2021 20 ft



222 W Woodlawn Ave



Imagery ©2021 Google, Map data ©2021 Google 20 ft



222 W Woodlawn Ave



Imagery ©2021 Google, Map data ©2021 20 ft

S E E U O I U

T W O.

1911

E. WOODLAWN PL.

MAIN

AV. MACDONALD

AV. MACDONALD

PL.

75

HOWARD

W. WOODLAWN PL.

W. CRAIG

81

8" W. PIPE

10" W. PIPE

BELKNAP

PL. MACDONALD

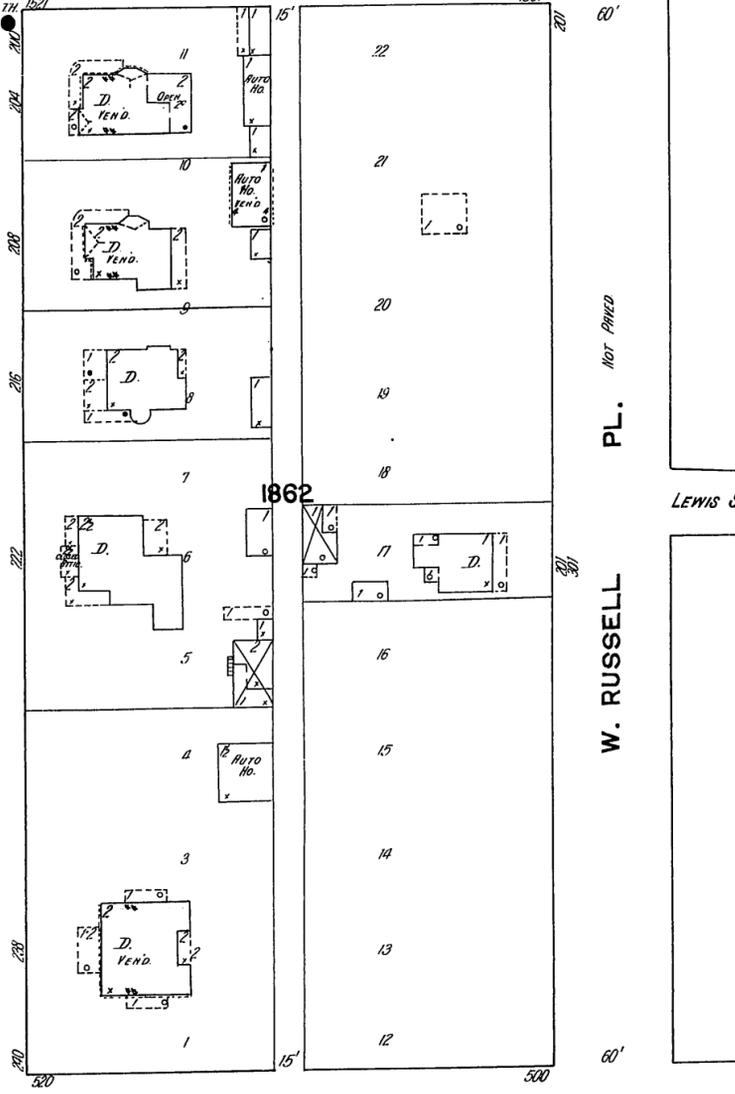
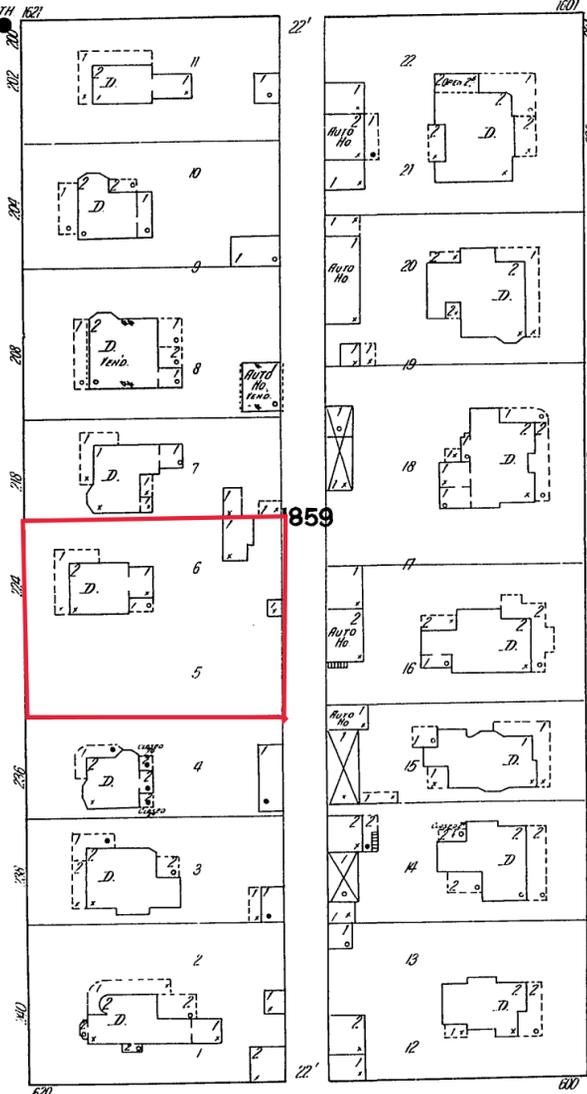
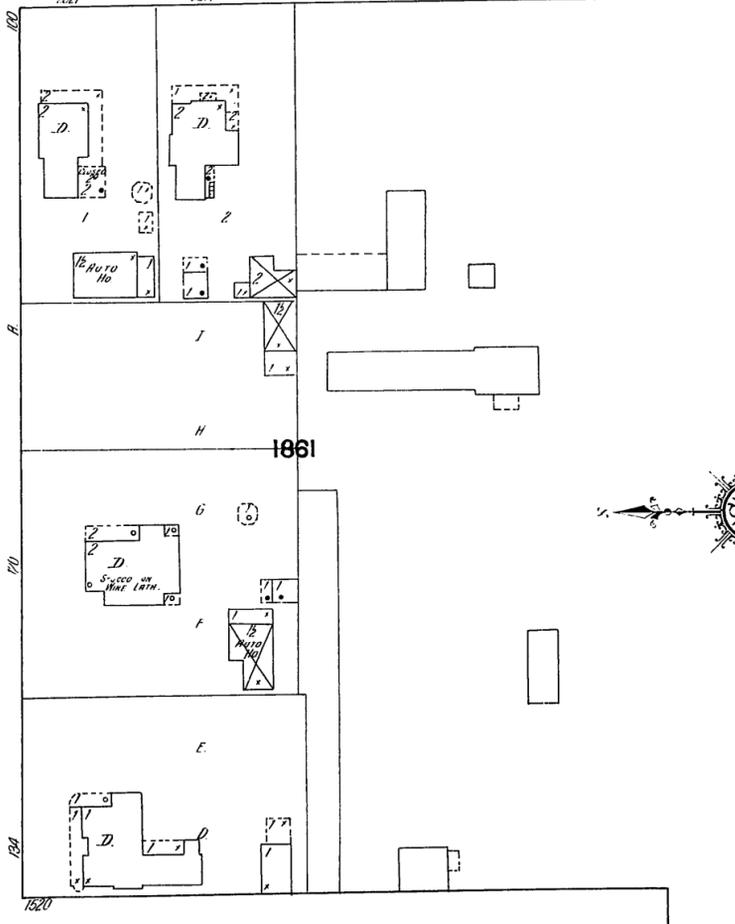
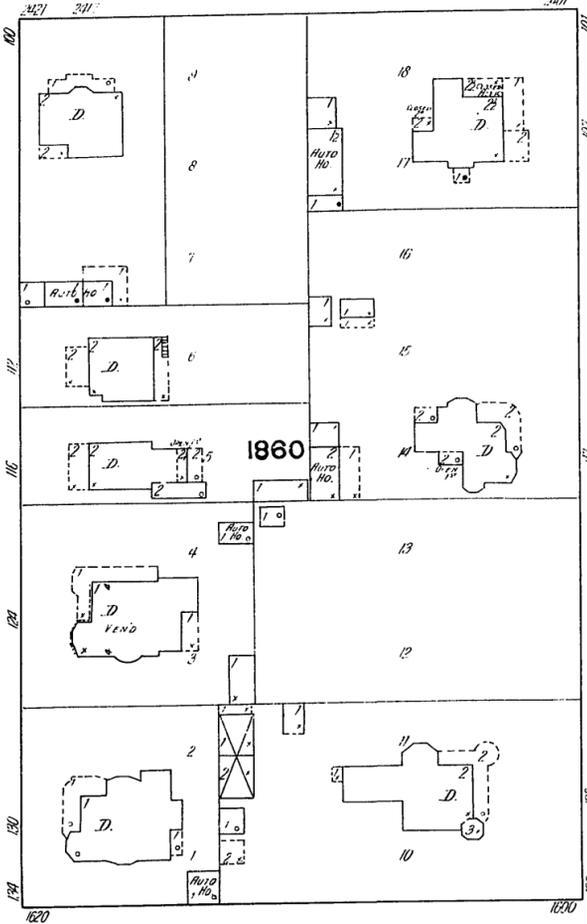
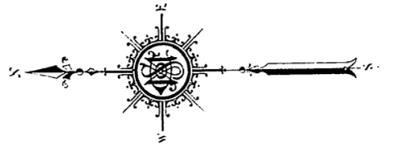
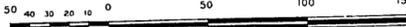
PL. NOT PAVED

W. RUSSELL

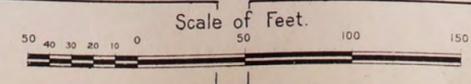
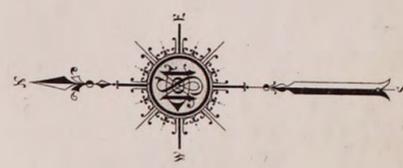
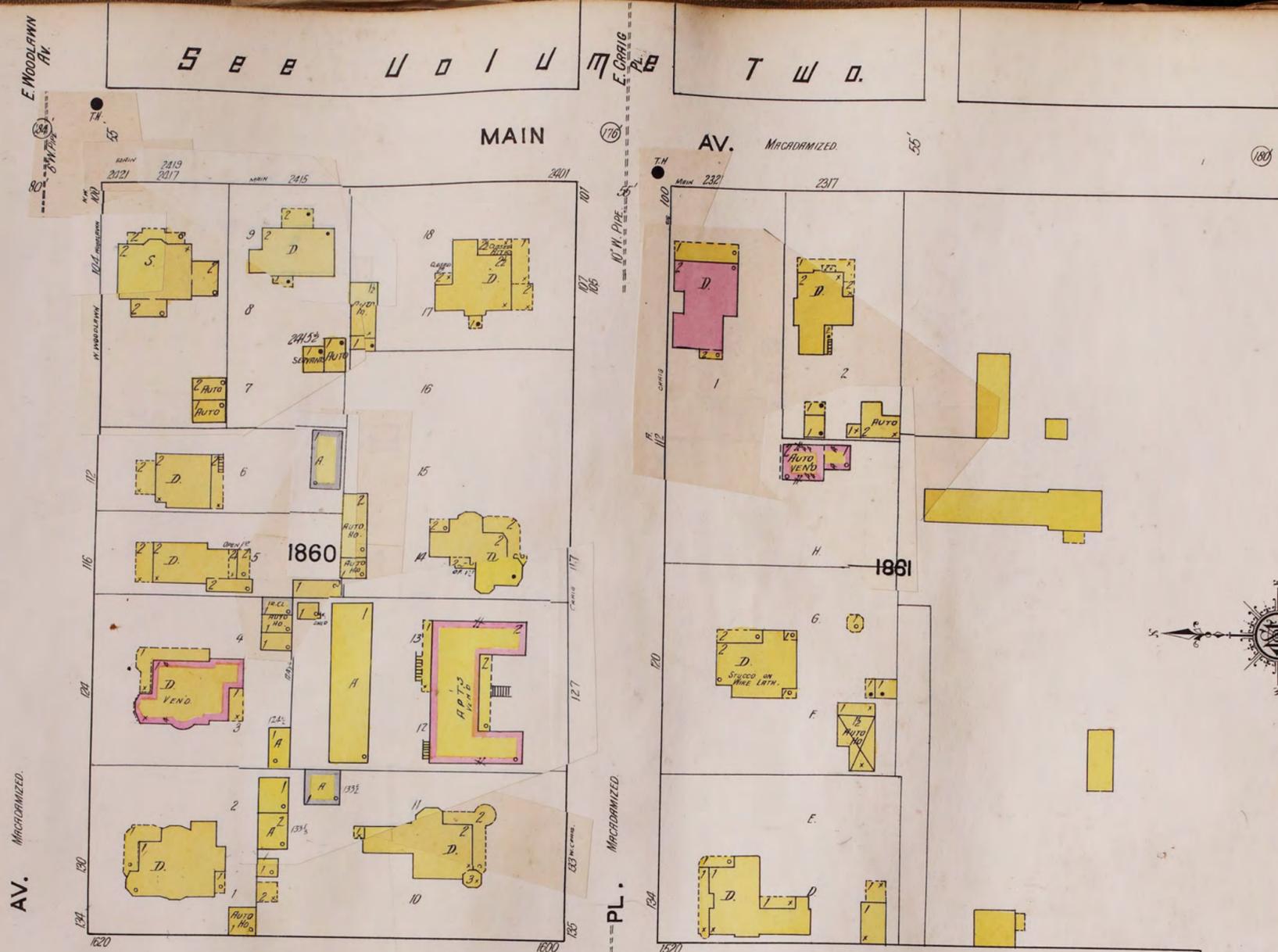
LEWIS ST

80

Scale of Feet.



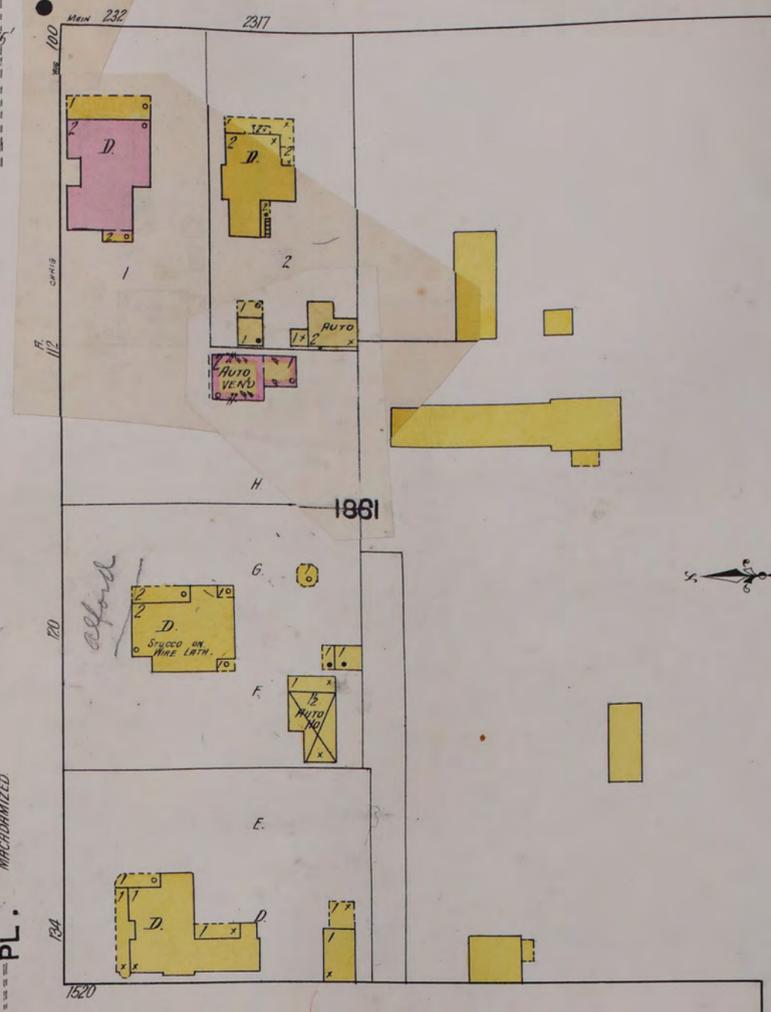
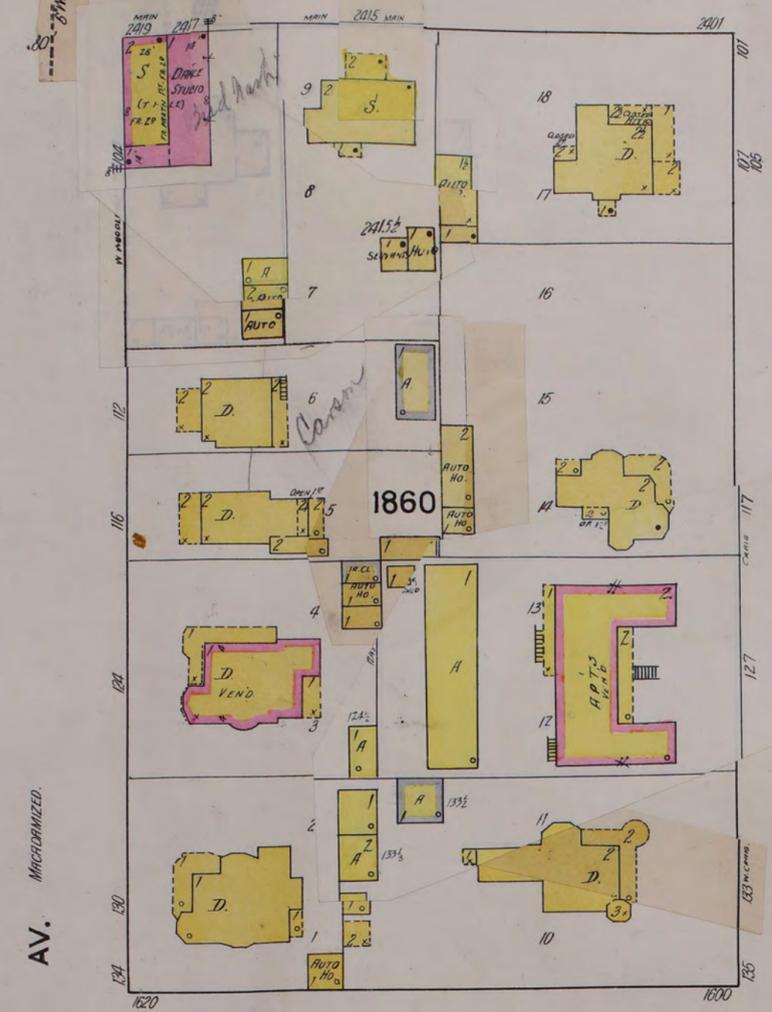
See U o l u M T w o.



SEEUOTW

E. WOODLAWN AV.

MAIN AV. MACRODRIMIZED



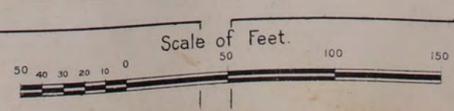
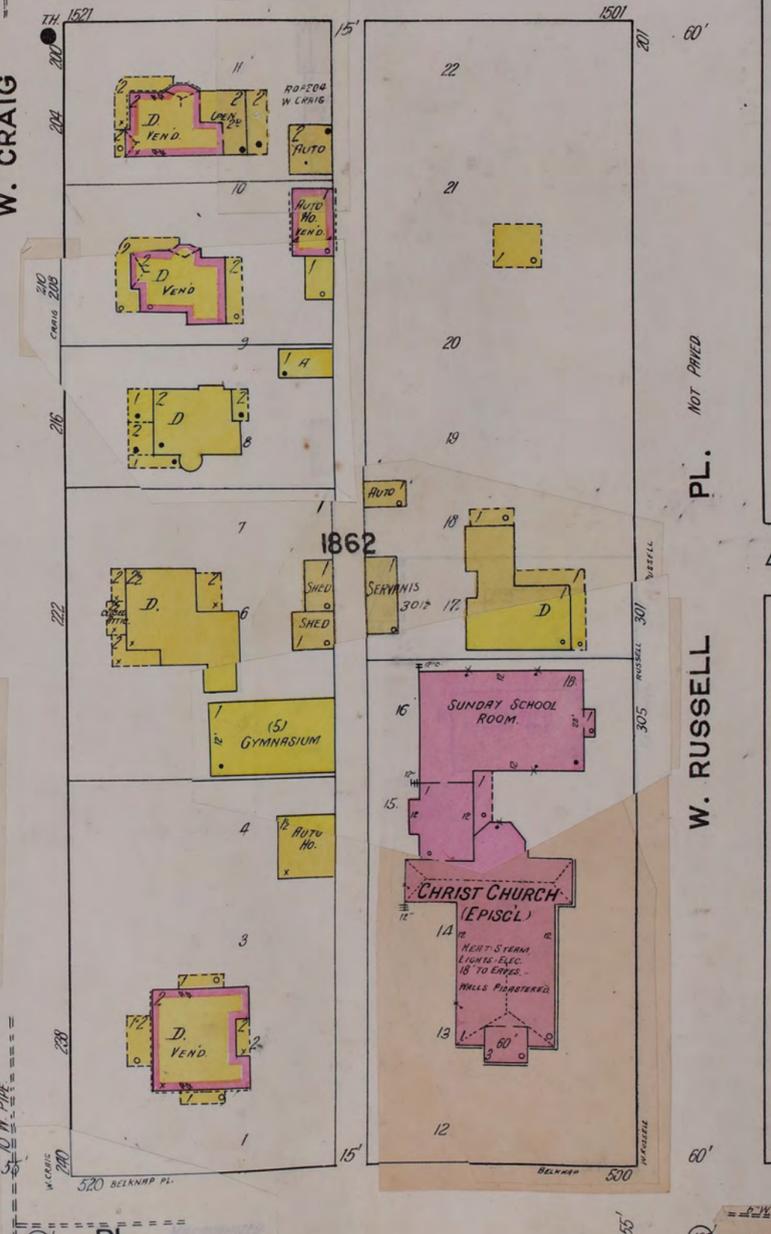
75

W. WOODLAWN 10" W. PIPE

HOWARD 10" W. PIPE

W. CRAIG

81



S E E U O I U T W D.

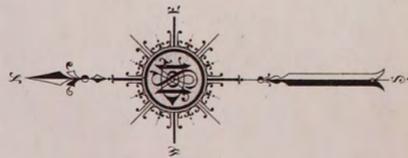
E. WOODLAWN
AV.

MAIN
AV.

AV. MACADAMIZED

AV. MACADAMIZED

PL.



75

W. WOODLAWN
AV.

HOWARD
AV.

W. CRAIG
PL.

81

W. WOODLAWN
AV.

BELKNAP
AV.

PL.

PL. NOT PAVED

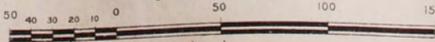
W. RUSSELL
AV.

LEWIS ST

W. WOODLAWN
AV.

80

Scale of Feet.



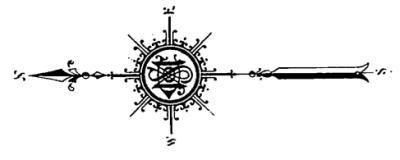
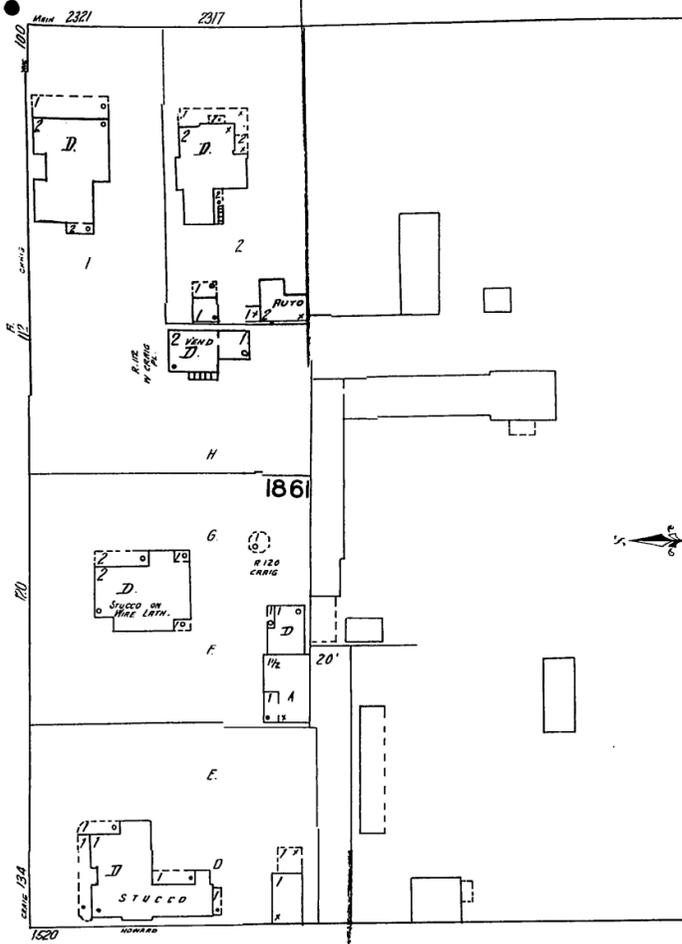
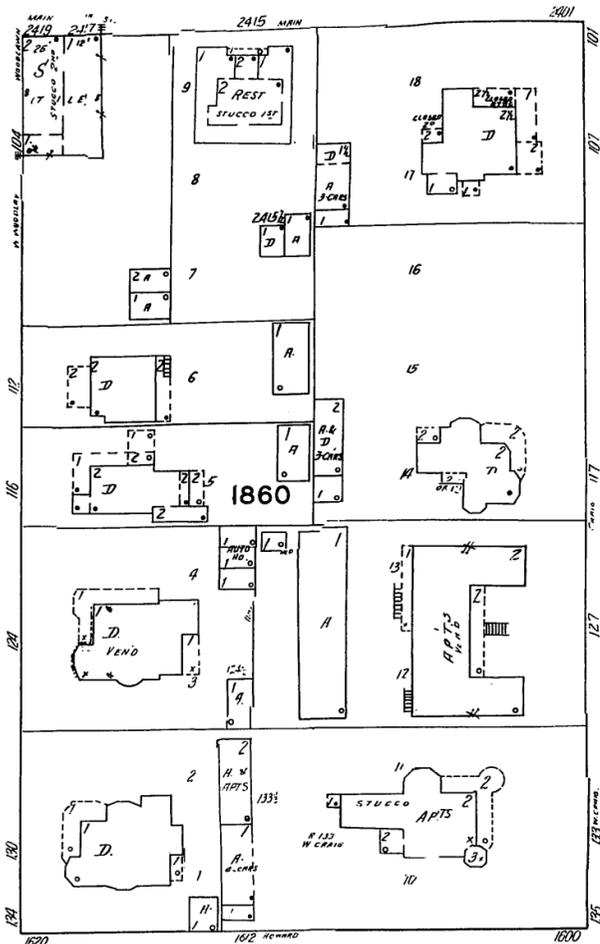
S E E U O I U M T W D.

1951

76

N. MAIN

AV. MACDARMIZED



AV. MACDARMIZED.

PL. MACDARMIZED

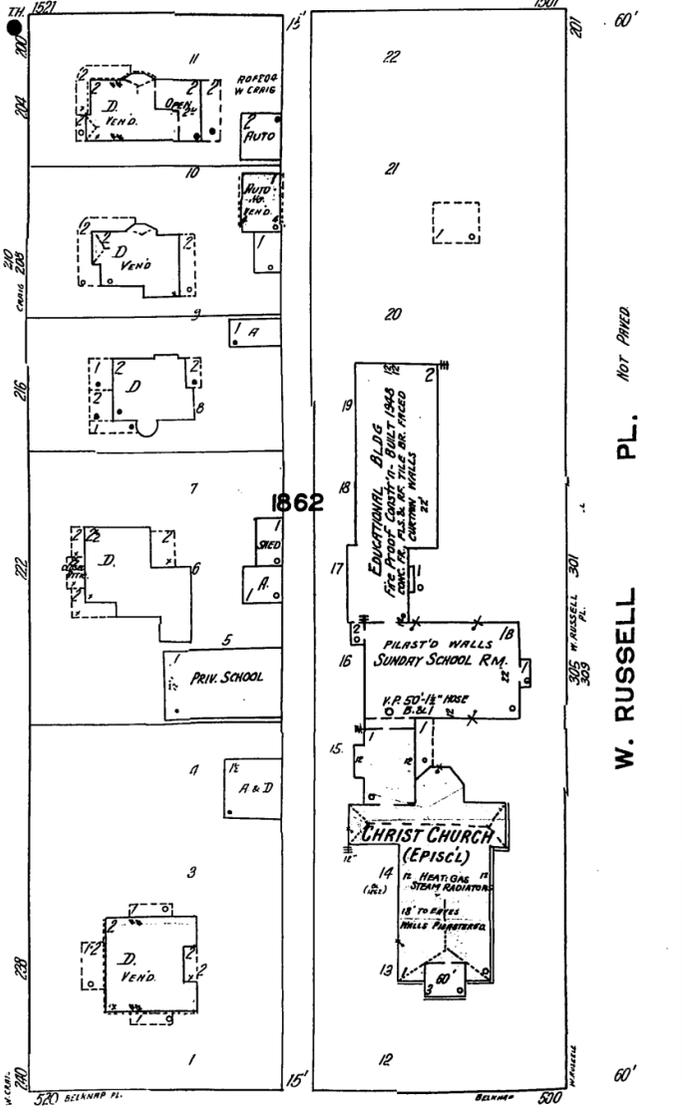
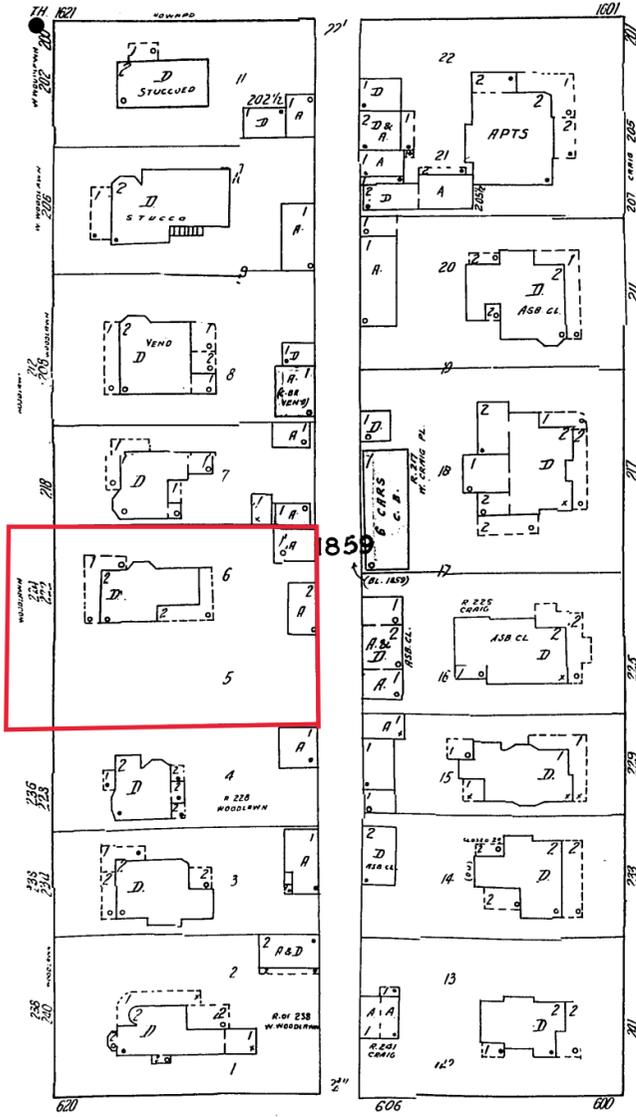
75

HOWARD

81

W. WOODLAWN

W. CRAIG



PL. W. WOODLAWN

PL. W. CRAIG

PL. NOT PAVED

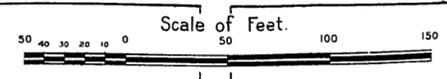
W. RUSSELL

LEWIS ST.

BELKNAP

PL.

80



P. W. W.



222 W WOODLAWN GARAGE PROJECT

Chris Gelabert

CURRENT SITE



↑
North

Proposed Plan #1

RECONSTRUCTION
AND SECOND
STORY ADDITION



SCOPE OF WORK



- Deconstruction of the existing structure with effort to preserve as much material (see separate deconstruction plan)
 - Reconstruction of the structure with the construction of a second story addition
 - Extend the north facade by 30 inches
 - Custom wood carriage doors
 - Small second story space with exterior stair access from the west
 - Add small slope roof to north facade
-

MATERIALS

- Salvage all existing lap siding with in kind replacement of rotten siding
 - Wooden exterior staircase
 - Asphalt shingles to match the main house and other accessory structure
 - Custom wooden carriage doors (see separate wood detail plan)
 - Re-use existing garage door and aluminum side access door
 - Wood windows to match the style of the windows of the home
 - Gray paint to match the home, including white trim
-

PROPOSED DESIGN

NORTH
FACADE



PROPOSED DESIGN

WEST FACADE



PROPOSED DESIGN

SOUTH
FACADE

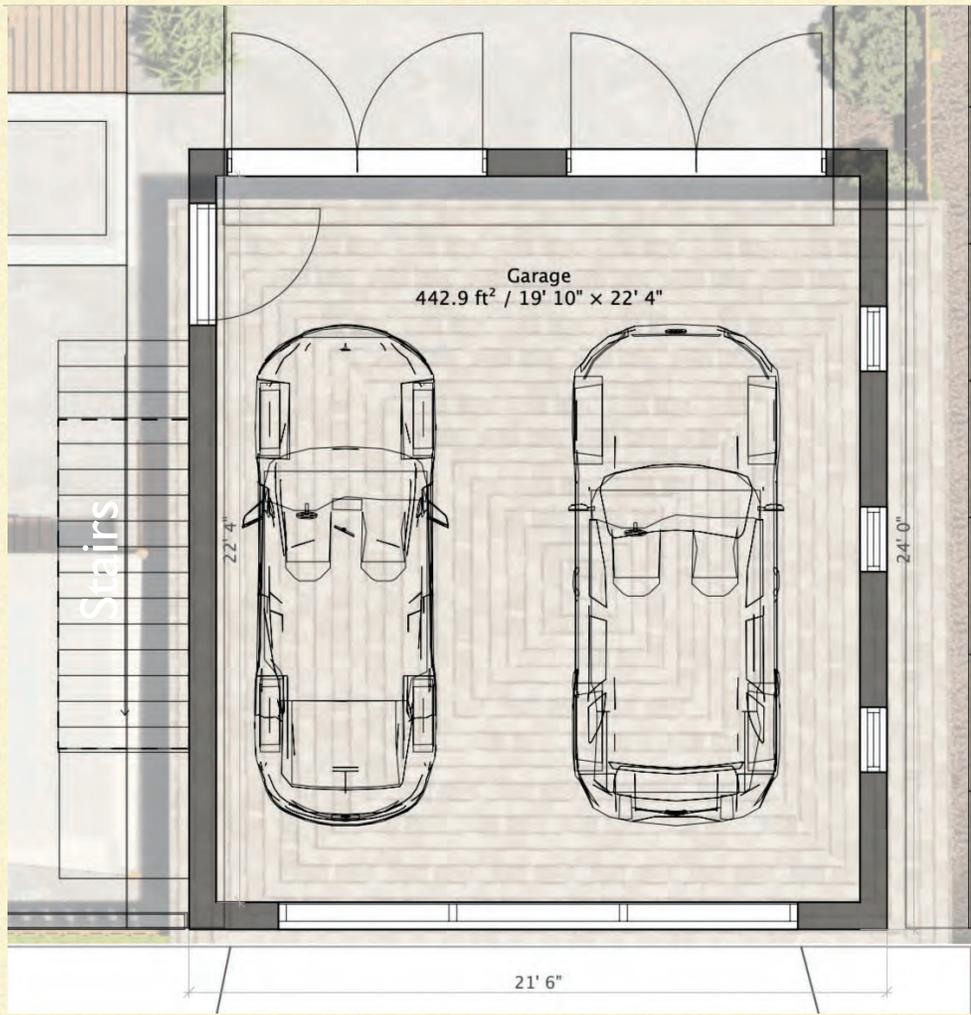


PROPOSED DESIGN

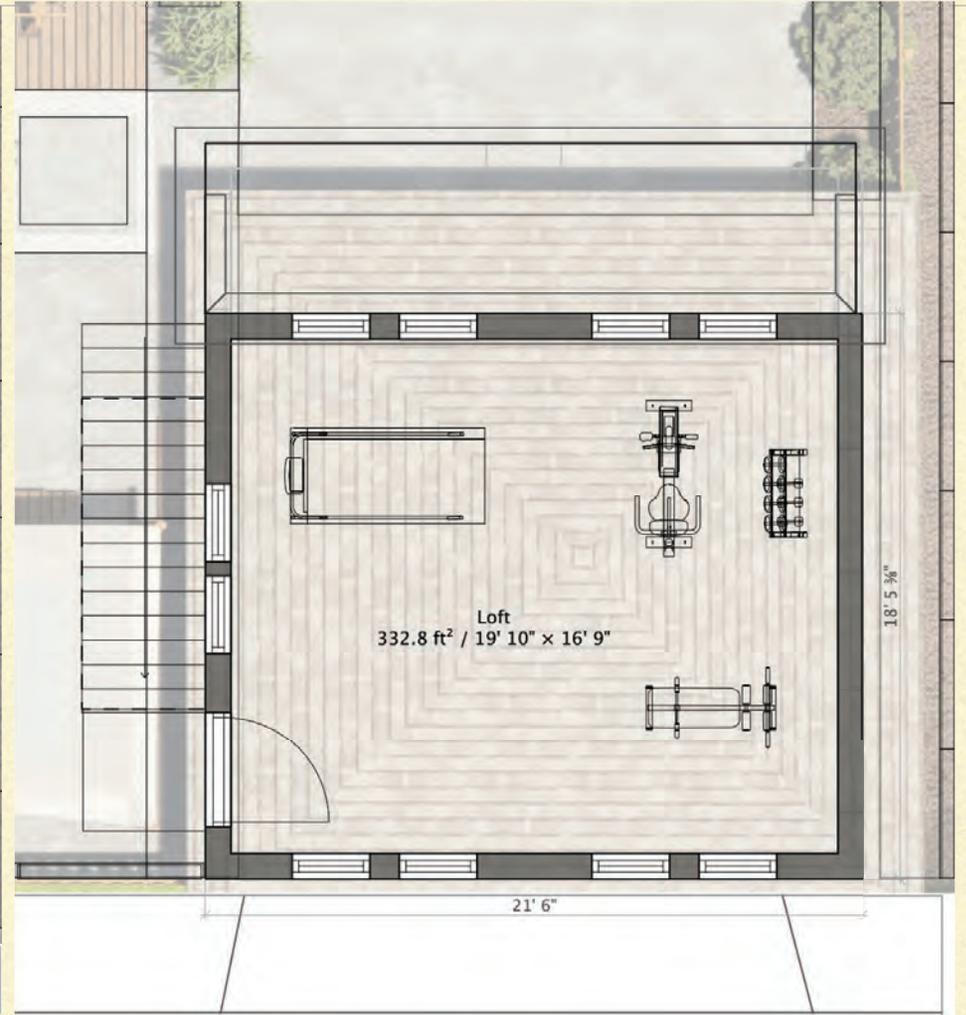
EAST FACADE

*updated with 24x36 wood
windows to maintain traditional
window proportions





Ground Floor



Second Floor

*updated with new window proportions on east facade

GENERAL

- 1. International Residential Code Structural Engineering Design Provisions, 2018 Edition or the International Building Code Structural Engineering Design Provisions, 2018 Edition.
2. The design gravity loads are as follows:
Superimposed Dead Loads (included, but not limited to):
Mechanical and Ceiling: 10psf
Roof Assemblies: 10psf
Wood Floor Assemblies: 10psf
Finishes: As required
Live Loads minimum (in accordance with 2018 IRC):
Roof: 20psf
Roof Net Uplift: 10psf
Floor: 40psf
Uninhabitable Attics:
Without Storage: 10psf
3. The structure has been designed to withstand the wind pressures specified in ASCE 7-10, using a 3 second gust basic wind speed of 115 miles per hour at a standard height of 33 feet above the ground in exposure B.
4. The general contractor is responsible for fitting new work with existing construction. Information on existing buildings shown in the drawings was based upon the information supplied to structures. This information is not as-built data and the actual as-built construction may differ from that represented in the drawings. Contractors shall verify all information. Variations from dimensions indicated on the construction documents shall be brought to the attention of the engineer.
5. These Drawings do not, nor are intended to, locate property lines, building setbacks, nor height limitations. It is the contractor's responsibility to locate and verify the building and construct it to, and within, applicable code restrictions. Further, it is the contractor's responsibility to address site drainage appropriate to the site and in consideration to adjoining properties and the new construction.
6. Methods, procedures, and sequences of construction are the responsibility of the contractor and must satisfy the minimum requirements of the 2018 International Residential Building Code or 2018 International Building Code. The contractor shall take all necessary precautions to maintain and ensure the integrity of the structure at all stages of construction.
7. The general contractor and sub-contractors shall determine the scope of the structural work from the contract documents taken as a whole. The structural drawings shall not be considered separately for purposes of bidding the structural work. Due considerations shall be given to other structural work or work related to the structure, including necessary coordination described or implied by the architectural and mechanical drawings. Structural drawings and material and member specifications take precedence over other drawings if modifications are needed they will be brought to the engineers attention.
8. Scales noted on the drawings are for general reference only. No dimensional information shall be obtained by direct scaling of the drawing
9. The general contractor is responsible for coordination of all resulting revisions to the structural system or other trades as a result of acceptance of contractor proposed alternatives or substitutions.
10. Structural members have been located and designed to accommodate the mechanical equipment openings specified by the mechanical consultant if information is given. Any submissions resulting in revisions to the structure shall be the responsibility of the contractor to coordinate with the structure and its engineer.
11. Principle openings in the structure are indicated on the contract documents, refer to the architectural, mechanical, electrical, and plumbing drawings for sleeves, curbs, inserts, etc. not herein indicated. Openings in slabs with a maximum width or diameter of 12 inches or less shall not require additional framing or reinforcement, unless noted otherwise. The location of sleeves or openings in structural members shall be submitted to engineer for review.

FOUNDATION BUILDING PAD

- 1. Due to the absence of a site specific subsurface analysis and report from a Geotechnical Engineer, the foundation design is based on assumptions and/or site observations of the existing site conditions. These assumptions may not be verifiable without the expending of additional fees. Foundation conditions noted during construction that differ from those shown in the structural drawings shall be noted to the Structural Engineer before further construction is to proceed.
2. Within the foundation outline, remove all flat clay and/or unstable, completely weathered limestone, strata, all organics (I.E., roots, trees, grass, and other humus), any building foundations or rubble, and any other deleterious materials to a minimum depth of 12".
3. A vapor barrier with a performance equivalent to a 10 mil stego wrap vapor barrier shall be placed beneath the slab on grade and shall be continuous all grade beams.
4. In areas where limestone is exposed at the cut surface, remove a depth of limes to provide for at least 6" of compact select fill. In areas where soil or completely weathered limestone is exposed, scarify at least six inches of the cut soil subgrade and recompact to at least 95% of the maximum dry density determined using Texas State Department of Highways and Public Transportation (SDHPT) Test Method TEX-113-E conducted with a laboratory compacted effort of 6.63 FT lbs/cu. in. Hold water contents within ± 2%.
5. Bring the building pads to grade with select material conforming to the following:
a. Retained on 2-1/2" screen 0%
b. Retained on 7/8" screen 5%-50%
c. Retained on 3/8" screen 25%-65%
d. Retained on 1/2" screen 35%-75%
e. Retained on #40 mesh sieve 60%-90%
Material passing the #40 sieve shall meet the following plasticity requirements:
PASSING MAXIMUM MINIMUM
No. 40 Sieve Plasticity Index Plasticity Index
25%-40% 15 3
10%-25% 20 4

Sandy loam is not acceptable fill material

- 6. Contractor shall certify the compaction of the select material to at least 95% of the maximum dry density as determined using SDHPT Test Method TEX-113-E conducted with a laboratory compactive effort of 6.63 ft/cu. in. Hold water contents to within +2% of the optimum, and maintain compacted fill thickness to 6" or less.
7. The Foundation design assumptions do allow for a limited amount of potential vertical rise will not affect structural stability. The allowance in design does not cover architectural, mechanical, electrical, or plumbing features.

CONCRETE

- 1. Concrete in the following areas shall have the following compressive strength (f'c) at 28 days:
Grade beams 3000 PSI
Slab on grade 3000 PSI
2. All concrete mix designs shall be reviewed and approved by the testing agency prior to sending to the engineer of record for approval.
3. Use the cementitious materials, of the same type, brand and source throughout the Project:
a. Portland Cement: ASTM C 150, Type I/II
4. Use the following normal-weight aggregates: ASTM C 33, coarse aggregate or better, graded. Provide aggregates from a single source conforming to the following:
a. Maximum Coarse-Aggregate Size: typically 3/4" nominal diameter
b. Fine aggregate: Free of materials with deleterious reactivity to alkali in cement
5. Water shall conform to ASTM C 94/C 94M and be potable.
6. Admixtures if used shall be subject to the approval of the structural engineer.
7. Mixing, transporting, and placing of concrete shall conform to ACI 301 and ASTM C 94
8. Conformance to ACI 305.1 "Specification for Hot Weather Concreting" is required when air temperature is above 90 degrees F.
9. Conformance to ACI 306 "Cold Weather Concreting" is required when a period for more than three (3) consecutive days, the average daily air temperature is below 40 degrees F and the air temperature is not greater than 50 degrees F for more than one-half of any 24 hour period.
10. The fire protection rating for this project is based upon the use of normal weight aggregate concrete made with carbonate aggregates. Carbonate aggregates consist mainly of calcium or magnesium carbonate, E.G., limestone or dolomite, and contain 40 percent or less quartz, chert, and flint.
11. GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO PLACEMENT OF CONCRETE IN THE FOUNDATION.
12. Detailing of concrete reinforcement bars and accessories shall conform to the recommendations of ACI 315 "Details and Detailing of Concrete Reinforcement" and ACI SP-66 "Detailing Manual". Placing of reinforcing bars shall conform to the recommendations of ACI 315R "Manual of Engineering" and placing drawings for reinforced concrete structures" and CRSI "Manual of Standard Practice".
13. No conduit or piping larger than 1" I.D. shall be run in structural concrete members unless shown on structural drawings.
14. All pipe sleeves in concrete members shall be schedule 40 pipe unless shown otherwise on the structural drawings. Location of the sleeves shall be as approved by the Structural Engineer. Provide 3 additional stirrups each side of each sleeve in beams and space as directed by the Engineer.
15. Reinforced steel shall be deformed new billet steel bars in accordance with A.S.T.M. Specification A615 Grade 60.
16. All stirrups shall be Grade 60 with standard 90 degree hooks
17. Provide 2-#5 x 4'-0" "L" shaped bars top and bottom at all corners and "T" intersections of beams.
18. All hooks and bends in reinforcing bars shall conform to ACI Standards unless shown otherwise.
19. Reinforcement designated as "continuous" may be spliced using Type splices. Reinforcement bar splice lengths in beams which are located at the centerline of support bar bottom bars and at mid-span for bars may be 36 bar diameters, unless otherwise noted. Provide standard ACI hooks for top and bottom bars at discontinuous ends of all grade beams.
20. Reinforcement bars shall not be tack welded, welded, heated, or cut unless indicated on the contract documents or reviewed by the structural engineer.
21. Minimum concrete cover protection for reinforcement bars shall be as follows: (see ACI 318 Section 7.7 for conditions not noted)
Concrete exposed to weather
#5 bars and smaller 2 inches
All other bars 2 inches
Concrete cast against earth 3 inches
Grade Beams:
Top 2 inches
Board formed sides 2 inches
Earth formed sides 3 inches
Bottom 3 inches
Slab on grade:
Single layer or top layer 2 inches
Bottom layer cast against soil 3 inches
Bottom layer not cast against soil 2 inches

TIMBER

- 1. Unless otherwise noted, all structural framing lumber shall be clearly marked No. 2 Southern Pine by the SPIB.
2. All wood studs shall be full height without intermediate plate lines unless detailed otherwise.
3. Solid 2x blocking shall be provided at end and point of all wood joists and shall be placed between supports in rows not exceeding 8'-0" apart. All walls shall have 2x solid blocking at 4'-0" o.c. (this is the fire blocking as well) maximum vertically for plate heights exceeding 8'-0". End nail with 2-16d nails or side toe nail with 1-16d nails.
4. Decking: All plywood decking shall be APA Rated Sheathing, Exposure 1, 3/4" T&G for floors with 48/24 Span rating, 5/8" with clips for roofs with 40/20 Span Rating, use 10d common nails at 6" o.c. at all supported edges, 10d at 12" o.c. at all intermediate supports (1 5/8" min. penetration). All joints in plywood decking shall be staggered.
5. All exterior walls shall be solid clad with 15/32" plywood APA Rated Sheathing, Exposure 1, from the top plate to the bottom plate. Attach to frame using 10d nails spaced at 6" o.c. along edges at 12" at intermediate studs (1-5/8" min penetration).
6. All framing members framing into the side of a header shall be attached using metal joist hangers.
7. Place a single treated plate at the bottom and a double plate at the top of all stud walls.
8. If nailing is not noted or shown otherwise on plans or details, nailing schedule shall be as follows:
Connection Nailing
1. Joist to sill or Girder- toenail.....(3) - 8d
2. Bridging to joist - toenail each end.....(2) - 8d
3. Sole plate to joist or blocking - typ. Face nail.....16d at 16" o.c.
Or brace wall panel.....(3) - 16d
4. Top plate to stud - endnail/endnail.....(2) - 16d
5. Stud to sole plate - toenail.....(4) - 8d
Or end nail.....(2) - 16d
6. Double studs - face nail.....16d at 24" o.c.
7. Double top plates - typical face nail.....16d at 16" o.c. or lap splice (8) 16d
8. Blocking between joists - toenail.....(3) - 8d
9. Rafters to top plat w/ overhang < 2'-0" - toenail.....(3) - 8d
10. Rafters to top plate w/ overhang ≥ 2'-0"Provide Simpson H3 Hurricane ties
11. Rim joist to top plate - toenail8d at 16" o.c.
12. Top plates (laps and intersections) - face nail.....(2) - 16d
13. Continuous header (two pieces).....16d at 16" o.c. staggered along each edge
14. Ceiling joists to plate - toenail.....(3) - 8d
15. Continuous header to stud - toenail.....(4) - 8d
16. Ceiling Joists (laps over partitions) - face nail.....(3) - 16d
17. Ceiling Joists to parallel rafters - face nail.....(3) - 16d
18. Rafter to plate - toenail.....(3) - 8d
19. 1" diagonal brace to each stud and plate - face nail.....(2) - 8d
20. Built-up corner studs.....16d at 24" o.c.
21. Built - up girder and beams - face nail at top and bottom
Staggered on opposite sides....20d at 32" o.c.
Face nail at ends and at each splice.....(2) - 20d
22. 2" planks - at each bearing16d
23. Collar tie to rafter - face nail.....(3) - 10d
24. Jack rafter to hip - toenail.....(3) - 10d
Face nail.....(2) - 16d
25. Roof rafter to 2x ridge beam - toenail.....(2) - 16d
Face nail.....(2) - 16d
26. Joist to band joist - face nail.....(3) - 16d
27. Ledger strip - face nail.....(3) - 16d
28. Plywood
Floor, wall and roof sheathing (to framing):
3/8" and less.....8d
1/2", 5/8" and 3/4".....10d
1-1/8" and 1-1/4"10d
29. Floor Plywood: Nails spaced at 6" o.c. at edges and at 12" o.c.
At intermediate supports
30. Roof plywood : nails spaced at 6" o.c. at edges and at 12" o.c. at
Intermediate supports, "H" clips at 24" o.c.
31. Panel siding (to framing):
1/2" or less.....6d
5/8"8d
*Corrosion - resistant siding or casing nails
32. Built-up columns (unless detailed otherwise):
COLUMN TYPE FASTENERS
2- 2x4.....1 row of 10d nails each side @ 8" o.c. staggered
3- 2x41 row of 30d nails each side @ 8" o.c. staggered
4- 2x41 row of 3/8" dia. Through bolts @ 8" o.c. staggered
2- 2x62 rows of 10d nails each side @ 8" o.c.
3- 2x6.....2 rows of 30d nails each side @ 8" o.c.
4- 2x6.....2 rows of 3/8" dia through bolts @ 8" o.c.
9. Wood nailer attachment to steel members 3/8" thick or less: attach 2x nailer with 0.177" diameter x 1-7/8" long HILTI X-AL-H powder actuated fasteners spaced at 8" o.c. staggered or with an approved alternative.
10. Exterior sole plates and interior shear wall plates shall be attached to concrete foundations with 1/2" Ø anchor bolts spaced at a maximum of 6'-0" o.c. There shall be a minimum of 2 bolts per plate section with one bolt located not more than 12" or less than 7 bolt diameter from each end of the plate section.
11. Common wire nails or spikes, or galvanized box nails shall be used for all framing unless noted otherwise.
12. Fasteners, including bolts, lag screws, and drift pins with diameters 3/8" or greater shall conform to SAE J 429 Grade 1. Bolts shall be installed per AMSI/ASME Standard B18.2.1.
13. Include an allowance for 200 board feet of lumber to be used as directed in the field for special conditions not covered by note or drawing (labor for erecting same to be included). Upon completion of the project, owner shall be rebated for any unused portion of allowance materials.

LAMINATED VENEER LUMBER (LVL)

- 1. All laminated veneer lumber (LVL) shall be the species so. Pine, Grade 1.9E and shall provide the following allowable design values:
• 2600 psi in bending
• 285 psi in horizontal shear
• 1,900,000 psi in modulus of elasticity
2. Multiple plies shall be attachment together with a minimum of:
• 3 rows of . 1/4 in. x 1-1/2 in. RSS Star Drive Low Profile Washer Head Structural Screws
• 3 rows of 10d common nails @12" o.c. for beam depths 14" or greater, 2" from top and bottom. Glued with liquid nail For multiple plies of 4, 2 rows of 1/2" Ø A307 bolts w/ washers @ 16" o.c., 2" from top and bottom.
3. Load must be applied evenly across entire beam width, u.n.o. if unable, follow manufacturer specifications for side-load beams or contact engineer.
4. LVL beams shall only be penetrated in the middle third span. Do not notch LVL beams without approval from Engineer. The maximum allowable round hole size is 2" for beams 7 1/2" in depth or more. Rectangular holes are not allowed. Holes shall be located in the middle third of the depth & spaced minimum of 2x diameter of the largest hole.

COORDINATION

- 1. Only certain of the required sleeve openings in structural framing component members, and only certain of the required framed openings in and/or through structural assembly are indicated on the structural series drawings. However, all sleeves, inserts and opening, including frames and/or sleeves, therefore, shall be provided for passage, provision and/or incorporation of the work of the contract, including but not limited to Mechanical, Electrical, and Plumbing work. The providing for sleeves or framed openings shall include the verification of sizes, alignment, dimension, position, locations, elevation, and grades as required to serve the intended purpose. Openings not indicated on the structural series drawings, but required as above, shall have been approved by the engineer.
2. Refer to Architectural, Mechanical, Electrical, and Plumbing series drawings for floor elevations, slopes, drains, and location of depressed and elevated floor areas.
3. Structural series drawings shall be compared with drawings of other series; differences shall be referred to the Architect for instruction.
4. Compatibility of accommodation and provision for build equipment supported on or from structural components shall be verified as to the size, dimension, clearances, accessibility, weights and reaction with the equipment for which the accommodation has been designed prior to submission of shop drawings and submittal data for each equipment and for structural components; differences shall be referred to the Architect for review, approval, and notation.
5. The structural system of this building is designed to perform as a completed unit. Prior to completion of the structure, structural components may be unstable and it is the responsibility of the contractor, or the client in the absence of a general contractor, to provide temporary shoring and/or bracing as required for the stability of the incomplete structure and for the safety of all on-site personnel.
The remodeling and/or rehabilitation of an existing building requires that certain assumptions be made regarding existing conditions, and because some of these assumptions may not be verifiable without expending additional sums of money or destroying an otherwise adequate or serviceable portion of the structure. The client agrees to the fullest extent permitted by law, to indemnify and hold the Design Professional harmless from any claim, liability, or cost (including reasonable attorneys' fees and cost of defense) for injury or economic loss arising or allegedly arising out of the professional services provided under this agreement, exempting only those damages, liabilities for costs the attributable to the negligence or willful misconduct of the Design Professional.

STRUCTURAL STEEL

- 1. Fabrication and erection of structural steel shall conform to the American Institute of Steel Construction "Manual of Steel Construction."
2. All steel details and connections shall be in accordance with the requirements of the AISC "specification for the structural steel buildings" latest edition.
3. Steel materials shall conform to the following unless noted otherwise on the drawings
• All hot rolled I Beams and channels: A992, Yield Strength of 50 ksi;
• Miscellaneous structural steel shall be A36, Yield Strength of 36 ksi,
• All Rect. HSS shall be A500 Grade C, Yield Strength of 50 ksi;
• All Round HSS shall be A500 Grade C, Yield Strength of 46 ksi
• All Pipe HSS shall be A53 Grade B, Yield Strength of 35 ksi
Contact Engineer if unsure
3. General contractor is responsible for making sure steel is free of defects. If any defects are present, contact engineer immediately prior to installation.
4. All connection material and base plates shall conform to ASTM standard A563 and washers shall conform to ASTM A-F436
5. All fillet welds will be minimum 1/4" E70 fillet weld unless stated otherwise. Maximum size of fillet weld to connecting part shall be
• Along edges of material less than 1/4" thick; not greater than the thickness of the material
• Along edges of material 1/4" in. or more in thickness; not greater than the thickness of the material minus 1/16 "
5. All welds shall meet minimum side specified by the AISC manual of steel design. (Single pass as required)
6. All welds shall be performed by qualified welders in accordance with A.W.S. specifications, latest editions. All welding electrodes shall conform to A.W.S. AS.1 Grade E-70. Bare Electrodes and granular flux shall conform to A.W.S. AS.17, F70 A.W.S. Flux classification.
7. Shop and field connections not specifically detailed on the drawings shall be bolted or welded.
8. Filler beams should be spaced equally between the supports unless otherwise noted on the drawings.
9. Structural drawings shall be used in conjunction with architectural drawings, mechanical drawings, and drawings related to other trades. The general contractor is responsible to check and coordinate dimensions, clearances, etc. with the work of other trades.
10. All tube and pipe sections exposed to weather shall have open ends capped with 1/4" plate.
11. All stiffeners need to be given approval by Engineer.
12. Due to the length that this steel beam spans, special adjustments need to be made. A camber may be necessary but may be inquire extra costs. Please contact Engineer prior to completion of steel beam purchase so all cost related factors can be taken into consideration.



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Table with 2 columns: Revision/Issue, Date

GENERAL NOTES
DRAWN BY: SH
DATE: 11/24/2020
SCALE: NTS SHEET: S 0,0

GENERAL NOTES FOR SLAB FOUNDATIONS

FOLLOW ALL SPECIFICATIONS ON DRAWING AND BEAM DETAILS FIRST

GENERAL:

- ALL WORK AND MATERIALS SHALL COMPLY WITH THESE PLANS AND SPECIFICATIONS, THE GOVERNING MUNICIPALITY REQUIREMENTS, AND THE INTERNATIONAL BUILDING CODE 2018 (IBC) OR THE INTERNATIONAL RESIDENTIAL CODE 2018 (IRC)
- CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY AND INCLUDING ANY UNDERGROUND AND OVERHEAD UTILITY.
- CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS.
- ALL WASTE SHALL BE DISPOSED OF BY CONTRACTOR AT LOCAL GOVERNMENT APPROVED SITE.
- GROUND SLOPE ADJACENT TO FOUNDATION AND SITE DRAINAGE SHALL COMPLY WITH CODE.
- CURE FRESH CONCRETE FOR 14 DAYS (E.G. COVER WITH 6-MIL PLASTIC OR OTHER ACCEPTABLE METHOD).
- ALL CONCRETE SHALL BE 3000-PSI MINIMUM.

SELECT FILL:

- FOR SUBGRADE PREPARATION, STRIP ALL SURFACE VEGETATION AND TOPSOIL TO FIRM MATERIAL. PLACE SELECT FILL MATERIAL IN HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES THICKNESS AFTER COMPACTION. SELECT FILL MATERIAL SHOULD HAVE A PLASTICITY INDEX OF 20 OR LESS AND AGGREGATES NOT LARGER THAN 3 INCHES AND NOT CONTAIN ORGANIC OR OTHER DELETERIOUS MATERIAL. ASSURE AT LEAST 95 PERCENT COMPACTION.

GRADING:

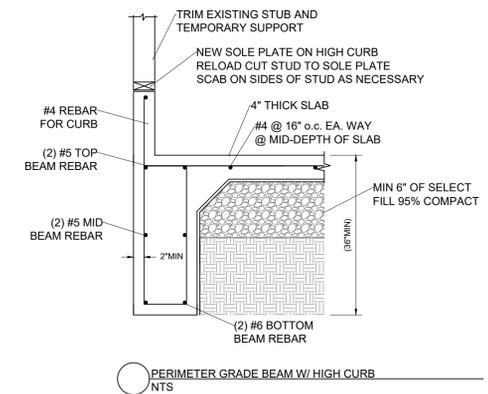
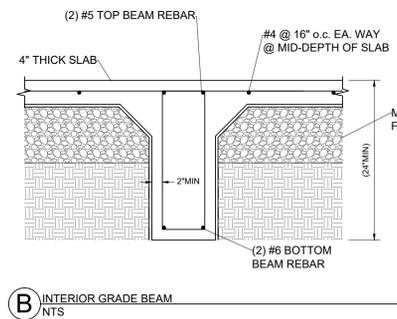
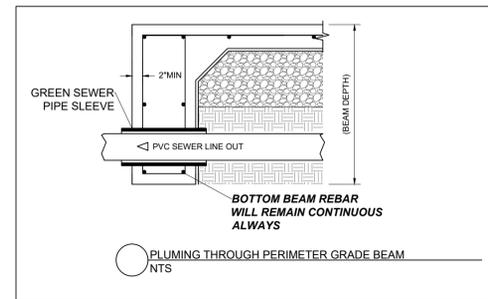
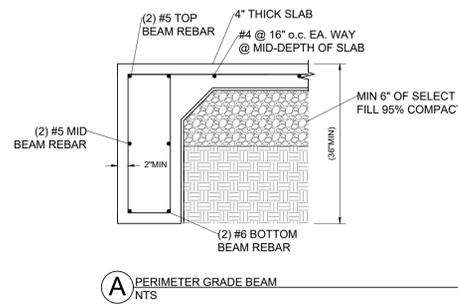
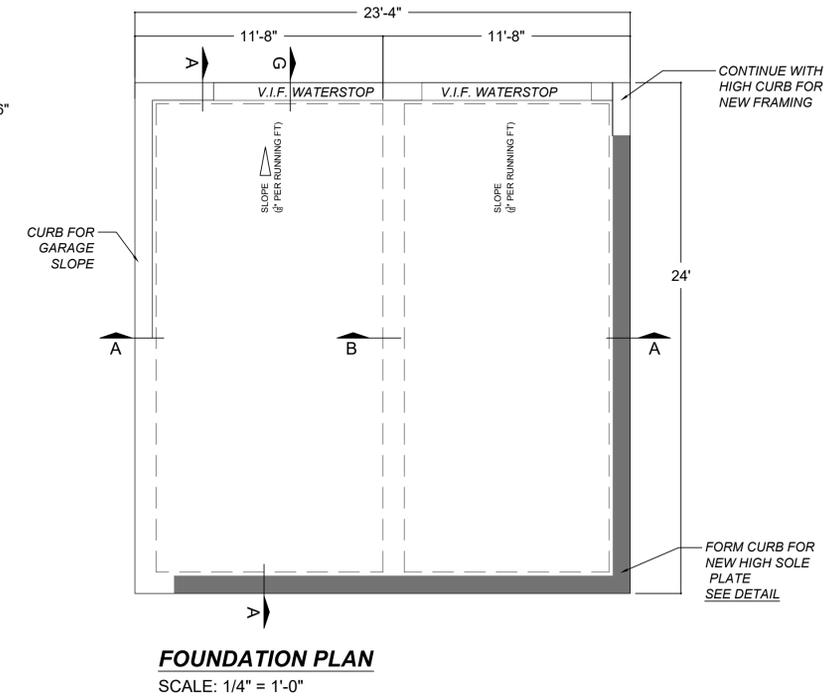
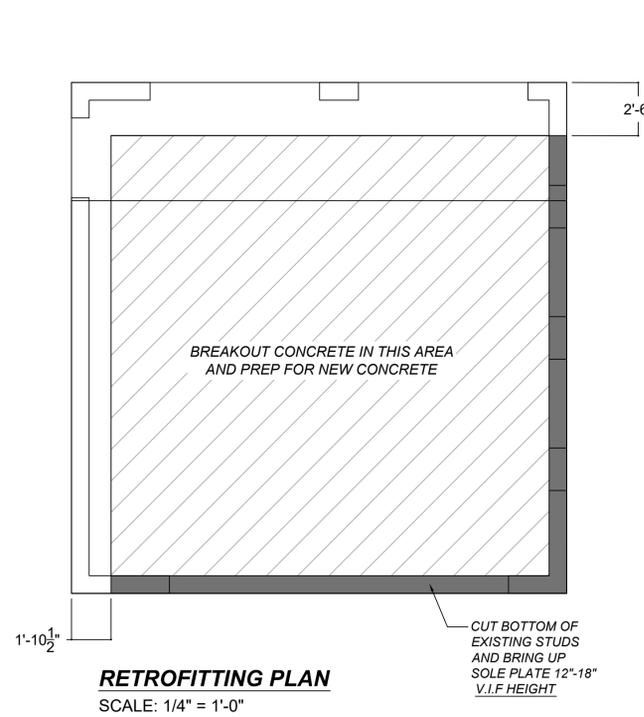
- GROUND LEVEL SHALL BE MINIMUM 6 INCHES BELOW TOP OF SLAB.
- MINIMUM 6-INCH FALL FIRST 10 FEET OUT FROM AND PERPENDICULAR TO FOUNDATION (5%).
- MINIMUM 2% ELSEWHERE TO DRAIN OF PROPERTY (MINIMUM 1% ON PAVING).

CONCRETE GRADE BEAMS:

- MINIMUM 12 INCHES WIDE INTERIOR AND EXTERIOR GRADE BEAMS.
- EXTERIOR GRADE BEAMS SHALL BE MINIMUM 30 INCHES VERTICAL AND INTERIOR GRADE BEAMS SHALL BE A MINIMUM 30 INCHES VERTICAL.
- GRADE BEAMS SHALL BEAR MINIMUM 12 INCHES INTO UNDISTURBED, NATURAL GROUND OR 12 INCHES INTO SOLID ROCK. CONTACT ENGINEER IF UNCERTAIN.
- TOP SURFACE OF GRADE BEAM SHALL BE LEVEL. BOTTOM OF GRADE BEAM SHALL HAVE A MAXIMUM 10% SLOPE.
- STEEL REINFORCING (REBAR) CONCRETE COVER: BOTTOM 3 INCHES, SIDES AND TOP 2 INCHES. HORIZONTAL REBAR MINIMUM: FOR GRADE BEAM MINIMUM 30 INCHES IN DEPTH:
- BEAMS LESS THAN 36" IN DEPTH SHALL HAVE 2 TOP #5 REBAR AND 2 BOTTOM #6 REBAR.
- MINIMUM LAPS 30 TIMES DIAMETER
- STIRRUPS #3 @ 36 INCHES ON CENTER MAXIMUM.
- SHEAR REBAR AT INTERSECTIONS OF SLAB AND ALL BEAMS: #5 @ 20 INCHES ON CENTER, MINIMUM 24 INCHES INTO SLAB AND 10 INCHES INTO GRADE BEAM.
- HAUNCH: 45 DEGREE, MINIMUM 6-INCH VERTICAL AND 6-INCH HORIZONTAL.
- CORNER 3/4" REBAR, "L" SHAPE, ONE SHALL BE PROVIDED IN EACH DIRECTION AT ALL PERIMETER CORNERS. MINIMUM 18 INCHES IN EACH DIRECTION.
- IF ROCK IS HIT, DOWEL INTO ROCK WITH 1/2" REBAR AND TIE INTO MAIN REBAR WITH THE CONCRETE BEAM.

CONCRETE SLAB:

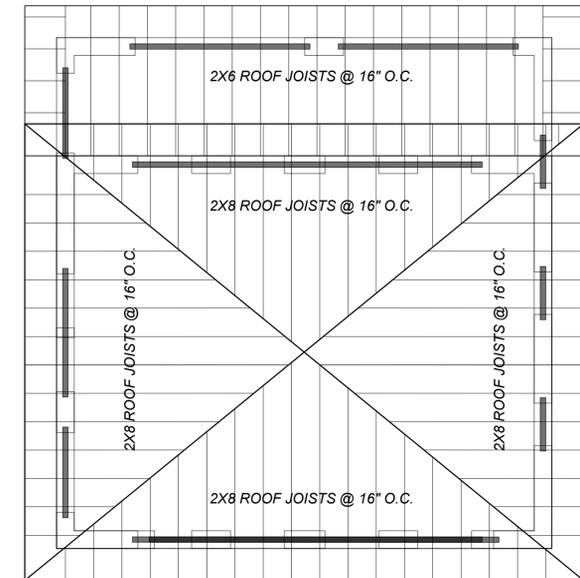
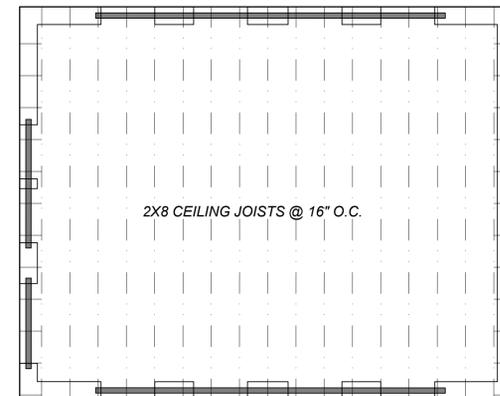
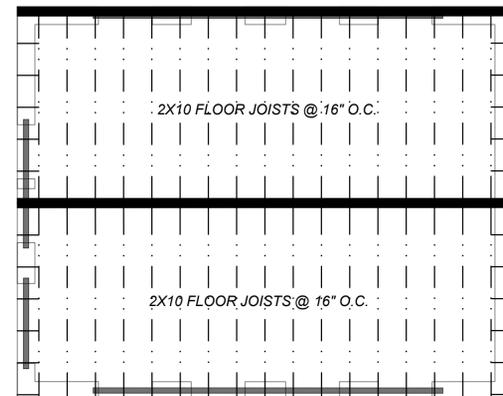
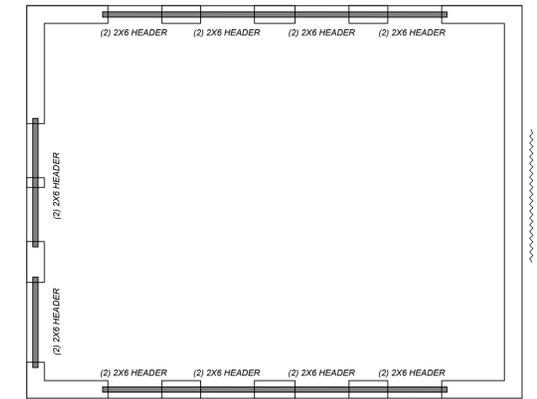
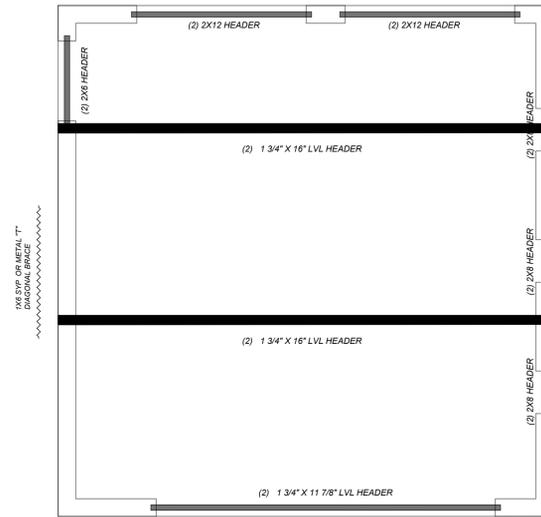
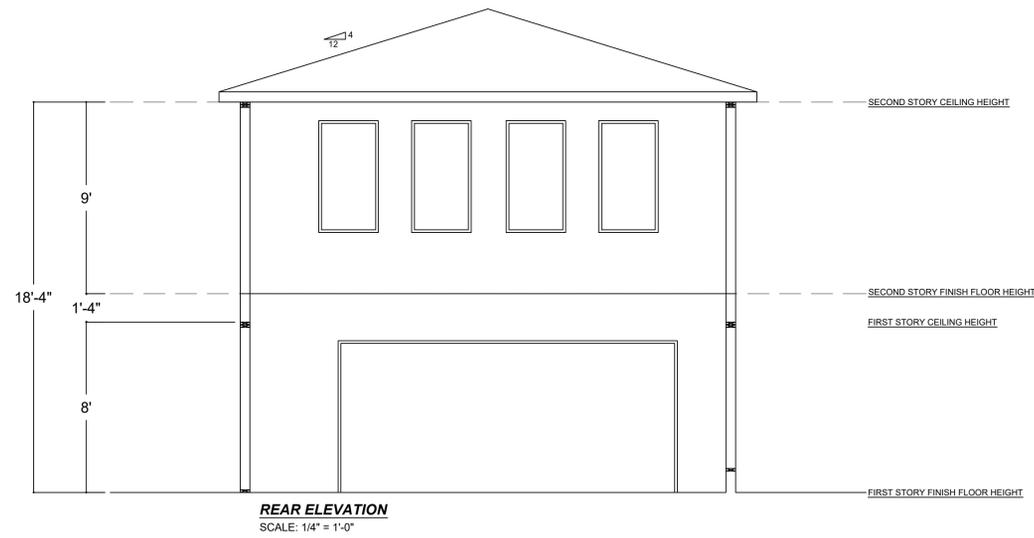
- SLAB THICKNESS MINIMUM 4 INCHES.
- WATERPROOF MEMBRANE: MIN. 6-MIL POLY, 12-INCH LAP BENEATH SLAB.
- SLAB REBAR: #4 @ 16 INCHES ON CENTER EACH DIRECTION, CENTERED IN SLAB DEPTH.
- ANCHOR BOLTS FOR BASE PLATE SHALL BE MINIMUM 1/2" INCH DIAMETER AT 4 FOOT ON CENTER AND 12 INCHES FROM CORNERS. BOLTS SHALL BE EMBEDDED MINIMUM 7 INCHES INTO GRADE BEAM WITH BOLT HEAD IN GRADE BEAM. ALTERNATIVE METHOD OF ANCHORING MAY BE USED IF APPROVED BY THE ENGINEER.



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FOUNDATION PLAN



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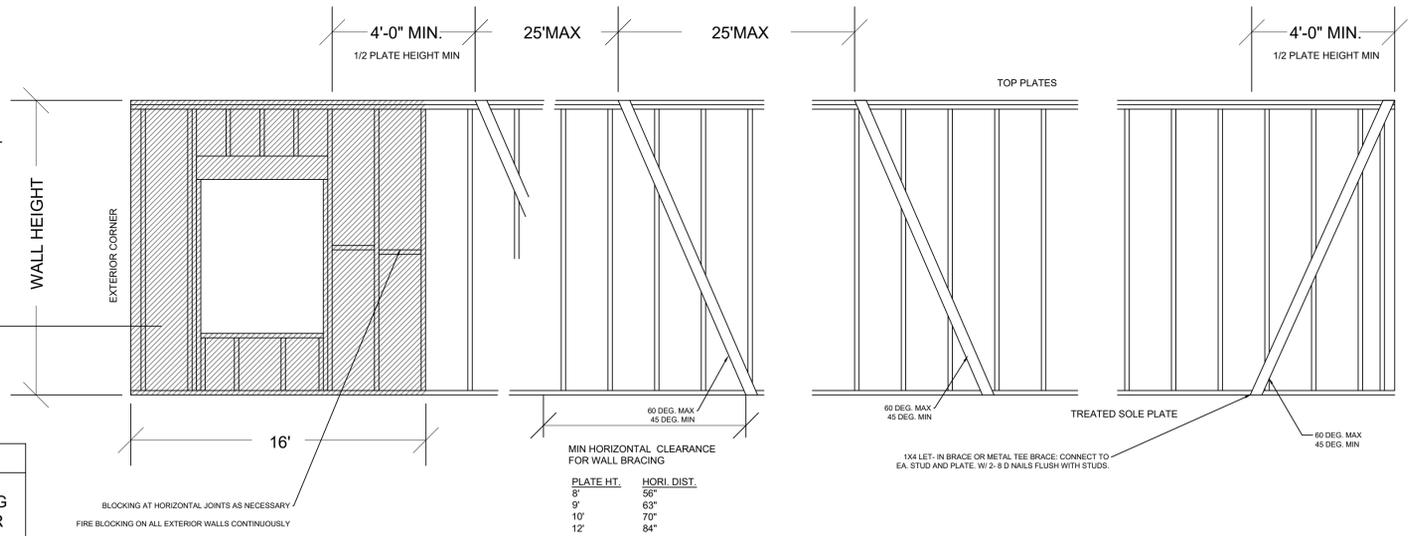
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Revision/Issue	Date

FRAMING PLAN

CONTRACTOR SHALL CONFORM WITH ALL THE REQUIREMENTS OF THE CURRENT INTERNATIONAL RESIDENTIAL CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF ANY OTHER CODES, REQUIREMENTS OR ORDINANCES APPLY AND CONFORM TO THEM. IF A DISCREPANCY EXISTS BETWEEN THE PLANS AND ANY CODES OR REQUIREMENTS, THE ENGINEER SHALL BE NOTIFIED TO RESOLVE THE DISCREPANCY PRIOR TO FURTHER COMMENCEMENT OF WORK.

STRUCTURAL PANEL WIND BRACING WHERE DIAGONALS CANNOT BE USED:
 2" OR 3" STRUCTURAL PLYWOOD SHEATHING, 2" GALV. ROOFING NAILS OR 8D COMMON NAILS (2-1/2"X10-13") SPACED AT 4" O.C. ALONG EDGES AND 12" O.C. IN FIELD STUD SPACING AT 16" O.C.
 MAX HORIZONTAL OR VERTICAL PLACEMENT PERMITTED. BLOCKING REQUIRED AT HORIZONTAL JOINTS
 SHEATHING IS CONTINUOUS (WRAP THE STRUCTURE)



TYPICAL WALL BRACING DETAIL
 SCALE: NTS

HEADER SIZE	# OF JACK STUDS	ROOF AND CEILING	ROOF CEILING AND 1 FLOOR
2-2X6	1	5'-0"	3'-0"
2-2X8	2	6'-0"	4'-0"
2-2X10	2	8'-0"	5'-0"
2-2X12	2	9'-0"	6'-0"
3-2X6	1	6'-0"	4'-0"
3-2X8	2	7'-9"	5'-0"
3-2X10	2	9'-0"	6'-0"
3-2X12	2	10'-6"	7'-0"

CEILING JOISTS - MAX SPAN FOR #2 SP
 LL=10 PSF. DL=5 PSF. DEFL= L/240
 WITHOUT ATTIC STORAGE

JOIST SIZE	24"	16"	12"
2X6	14'-5"	16'-6"	18'-2"
2X8	18'-6"	21'-9"	24'-0"
2X10	23'-11"	25'-0"	27'-0"

CEILING JOISTS - MAX SPAN FOR #2 SP
 LL=10 PSF. DL=5 PSF. DEFL= L/240
 LIMITED ATTIC STORAGE

JOIST SIZE	24"	16"	12"
2X6	10'-4"	12'-8"	14'-5"
2X8	13'-1"	16'-0"	18'-6"
2X10	16'-0"	19'-7"	22'-7"

WIND BRACING AND FRAMING DETAIL
 SCALE: NTS

RAFTERS- (CEILING NOT ATTACHED)
 LL=20 PSF. DL= 10 PSF. DEFL= L/180
 MAX. SPAN #2 SP - LIGHT ROOF COVERING

RAFTER SIZE	24"	16"	12"
2-2X6	12'-3"	15'-1"	17'-0"
2-2X8	15'-10"	19'-5"	22'-5"
2-2X10	18'-11"	23'-2"	26'-0"

RAFTERS- (CEILING ATTACHED)
 LL=20 PSF. DL= 10 PSF. DEFL= L/240
 MAX. SPAN #2 SP - LIGHT ROOF COVERING

RAFTER SIZE	24"	16"	12"
2-2X6	12'-3"	15'-1"	17'-0"
2-2X8	15'-10"	19'-5"	22'-5"
2-2X10	18'-11"	23'-2"	26'-0"

RAFTERS- (CEILING NOT ATTACHED)
 LL=20 PSF. DL= 20 PSF. DEFL= L/180
 MAX. SPAN #2 SP -HEAVY ROOF COVERING

RAFTER SIZE	24"	16"	12"
2-2X6	10'-8"	13'-0"	15'-1"
2-2X8	13'-9"	16'-10"	19'-5"
2-2X10	16'-5"	20'-1"	23'-2"

RAFTERS- (CEILING ATTACHED)
 LL=20 PSF. DL= 20 PSF. DEFL= L/240
 MAX. SPAN #2 SP -HEAVY ROOF COVERING

RAFTER SIZE	24"	16"	12"
2-2X6	10'-8"	13'-0"	15'-1"
2-2X8	13'-9"	16'-10"	19'-5"
2-2X10	16'-5"	20'-1"	23'-2"

MASONRY HEIGHT FT	6'	8'	10'	12'	16"
0'-3"	3.5"X3.5"X $\frac{1}{4}$ "	3.5"X3.5"X $\frac{1}{4}$ "	5"X3.5"X $\frac{5}{16}$ "	5"X3.5"X $\frac{5}{16}$ "	7"X4"X $\frac{3}{8}$ "
3'-MORE	3.5"X3.5"X $\frac{1}{4}$ "	4"X4"X $\frac{1}{4}$ "	5"X3.5"X $\frac{5}{16}$ "	6"X4"X $\frac{3}{8}$ "	8"X4"X $\frac{3}{4}$ "

STUD WALL COLUMNS FOR SUPPORT OF BEAMS

BEAM SIZE	#OF STUDS	
	2X4 STUDS	2X6 STUDS
2-2X10	2	2
2-2X12	3	2
3-2X12	3	3
2-9-1/2" LVL	4	4
3-9-1/2" LVL	5	4
2-11-7/8" LVL	5	4
3-11-7/8" LVL	6	4
2-14" LVL	6	4
3-14" LVL	8	5
2-16" LVL	8	5
3-16" LVL	10	6
2-18" LVL	10	6
3-18" LVL	14	6
4-18" LVL	14	8

EXTERIOR WALL STUDS MAXIMUM ALLOWABLE LENGTH (FT)
 STUDS SPACED @ 16" O.C.

STUD SIZE	ROOF ONLY		1 FLOOR ROOF
	ROOF ONLY	1 FLOOR ROOF	
2X4	12'-0"	10'-0"	
2X6	20'-0"	18'-0"	



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 HELOTES, TEXAS, 78023

Revised/Issue	Date

FRAMING PLAN



ENGINEERING PROPOSAL

November 10, 2021

Dave Isaacs

dave@di-homes.com

RE: Engineering Services for 222 Woodlawn Avenue, San Antonio, Texas 78212

Subject: Proposal for Engineering Services

We appreciate the opportunity to provide a proposal for our engineering services.

Project Understanding

It is our understanding that you would will be partially de-constructing an existing detached garage and reconstructing with a second story and larger first floor at the property referenced above. Arredondo Engineering will be responsible, once this proposal is signed and returned, to provide the engineering plans. The contractor will be responsible for following the plan set in order to receive the final engineering letter. Arredondo Engineering must be notified of any modifications or deviations that need to be made for approval prior to execution of said change.

Below, we have put together a **Scope of Services** that will be provided by us, Arredondo Engineering, LLC. They are as follows:

Plan Set:

Foundation plan for new slab addition

Pre-pour inspection

Structural design and framing details

- Header and supporting beam plan

-Roof/ceiling joist plan

-Wind and wall bracing

Framing Inspection

FINAL ENGINEERS LETTER

ALL PLANS SIGNED AND SEALED BY TEXAS LICENCED P.E.

Total Engineering Services \$2,000.00

Considerations

1. This contract does not cover any permits or permitting fees.
2. This contract does not cover any construction.
3. This contract does not include surveying, staking, zoning or boundary verification
4. No refunds on services rendered.
5. Any changes to plans must be in written form and will be assessed with a change fee.
6. Full payment must be received in order to release plan-set
7. Client must call office 1 day in advance for inspections in the greater San Antonio area and 2 days in advance for all project outside greater San Antonio area.

~~Arredondo Engineering LLC requires a 1/2 down payment before the start of the project.~~

~~\$1,600.00 DUE AFTER THE RETURN OF A SIGNED PROPOSAL~~

Payment due in full at the completion of the plan-set.

If there are any questions about this proposal please give us a call at 210-645-6811.

Email contact: arredondoengineering@gmail.com

Prepared by: Ethan

Approved By:

Name (Printed)

Signature

Date



Dave Isaacs Homes, LLC
2529 Boardwalk
San Antonio, TX 78217
210.962.5090
Dave@di-homes.com
www.di-homes.com

Dear HDRC,

I am writing this letter in regards to the garage at 222 W. Woodlawn Ave.

We will be deconstructing the existing garage so that we can salvage and re-use the existing historical materials. We will use Emily Lowry for this process since she is a certified de-constructor with the city of San Antonio.

We will re-construct the approved architectural plan in accordance with the engineer plan. Arredondo Group is the licensed engineer on this project.

If you have any further questions please feel free to contact me.

Best Regards,

Dave Isaacs