

HISTORIC AND DESIGN REVIEW COMMISSION COMPLIANCE AND TECHNICAL ADVISORY BOARD

April 19, 2024

HDRC CASE NO: 2024-151
ADDRESS: 221 CLAUDIA ST
LEGAL DESCRIPTION: NCB 2876 BLK 1 LOT 5
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Jud Janak/JANAK JUDSON CLARKE & MEGAN ELIZABETH
OWNER: Jud Janak/JANAK JUDSON CLARKE & MEGAN ELIZABETH
TYPE OF WORK: Front walkway and sidewalk replacement, front yard fence installation
APPLICATION RECEIVED: March 28, 2024
60-DAY REVIEW: May 27, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Replace the existing front walkway with pavers and install pavers to match at the sidewalk.
2. Install a 4-foot-tall, wrought iron front yard fence with a front driveway gate.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

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

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location* – Do not use privacy fences in front yards.

3. Landscape Design

A. PLANTINGS

i. *Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

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

B. ROCKS OR HARDSCAPE

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

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

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

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

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

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

iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

FINDINGS:

- a. The primary structure located at 221 Claudia was constructed circa 1910 in the Folk Victorian style and first appears on the 1912 Sanborn Map, addressed as 121 Claudia. The structure features a traditional L-plan, a standing seam metal hip roof with a front gable and a front-facing dormer, a window bay under the front gable, wood siding, two-over-two wood windows, and an asymmetrical front porch with Tuscan-style columns. The property is contributing to the King William Historic District.
- b. FRONT WALKWAY REPLACEMENT – The applicant has proposed to replace the existing fully concrete walkway with concrete pavers. Guideline 5.A.ii for Site Elements states that portions of the sidewalk or walkway that are deteriorated beyond repair should match the existing sidewalk and walkway color and material. Additionally, Guideline 5.A.iii for Site Elements state that the historic alignment, configuration, and width of sidewalks and walkways should be followed. Staff finds the proposed replacement walkway material inconsistent with the Guidelines.
- c. SIDEWALK INSTALLATION – The applicant has proposed to install concrete pavers at the public sidewalk in front of the property in place of the existing permeable surfacing material and section of brick at the intersection of the sidewalk and front walkway. Guideline 5.A.ii for Site Elements states that portions of the sidewalk or walkway that are deteriorated beyond repair should match the existing sidewalk and walkway color and material. Additionally, Guideline 5.A.iii for Site Elements state that the historic alignment, configuration, and width of sidewalks and walkways should be followed. Furthermore, Guideline 5.A.v for Site Elements states that the removal of sidewalk materials should be limited to the immediate intersection when ramps are added to address ADA requirements. Public sidewalks should remain accessible. Staff finds the proposal inconsistent with the Guidelines and finds that a fully concrete sidewalk that meets accessibility requirements is most appropriate.
- d. FRONT DRIVEWAY GATE INSTALLATION – The applicant has proposed to install a 4-foot-tall, wrought iron front yard fence with a front driveway gate. The Policy Guide for Fences states that vehicle gates should be set behind the front façade wall plane of the house and should not span across the front of the driveway, unless the site features one of three atypical conditions including (a) a wraparound porch, (b) a narrow driveway less than 10 feet wide, and/or (c) front driveways abutting rear yards or commercial properties. The applicant has expressed that the existing driveway is less than 10-feet-wide; however, at this time, staff has not reviewed documentation showing that the site meets one of the three atypical conditions. Front driveway gates are not common on Claudia Street. Staff finds the proposal inconsistent with the Guidelines and finds that the driveway gate should be set behind the front façade wall plane.
- e. ADMINISTRATIVE APPROVAL – The application materials include additional scopes of work, such as landscaping modifications and work to the rear accessory structures, that are eligible for administrative approval and do not require review by the Commission.

RECOMMENDATION:

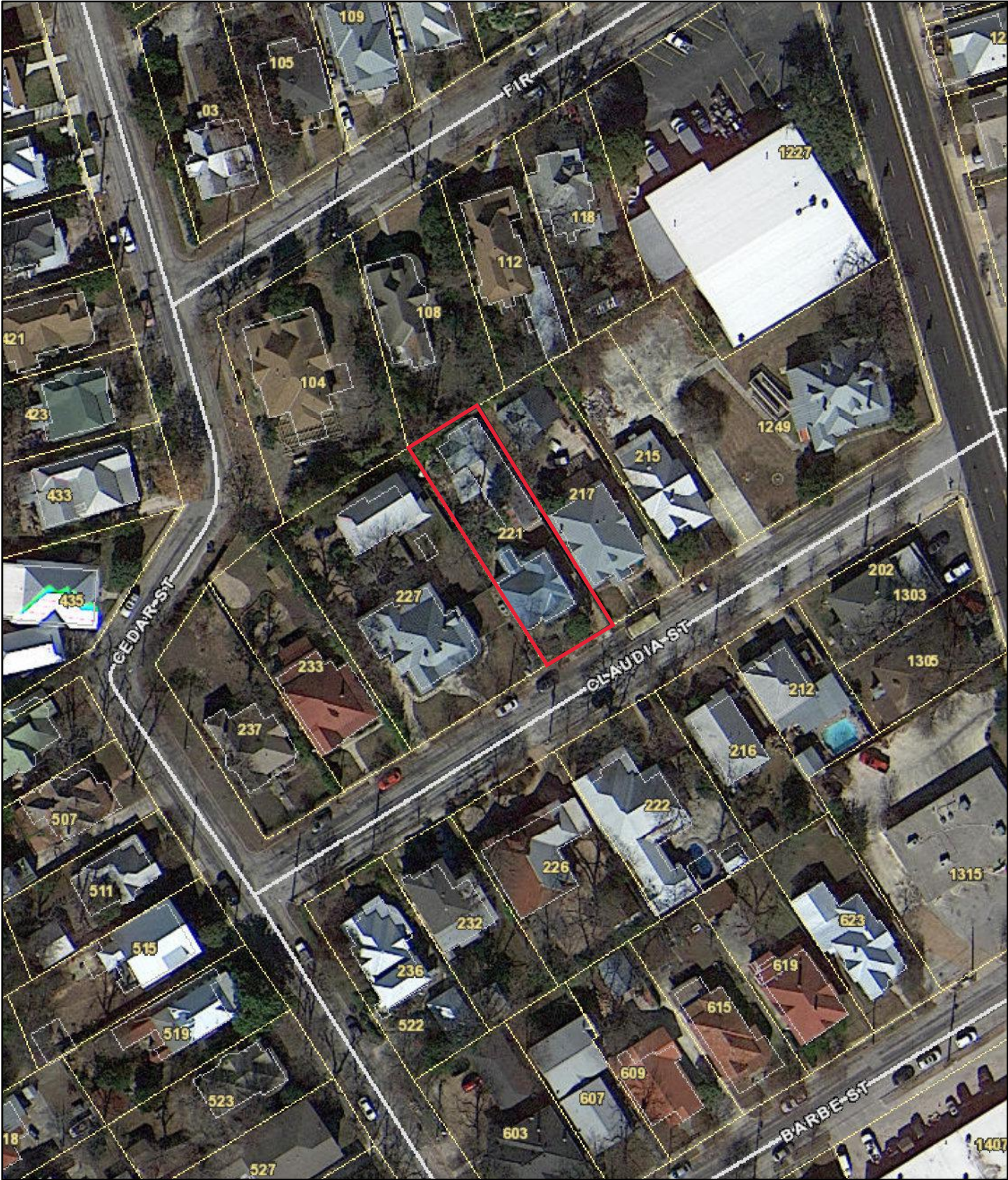
Item 1, staff recommends approval of front walkway and sidewalk replacement based on findings a through c with the following stipulations:

- i. That the front walkway is replaced to match the existing in material, configuration, footprint, dimensions, and finish based on finding b. An updated site plan and material specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the new sidewalk installation is fully concrete and matches the surrounding public sidewalk in material, configuration, footprint, dimensions, and finish based on finding c. An updated site plan and material specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 2, staff recommends approval of the installation of the front yard fence and driveway gate based on finding d with the following stipulations:

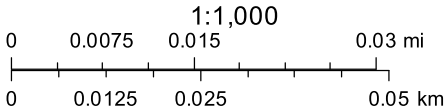
- i. That the driveway gate is installed behind the front façade wall plane and that an updated site plan is submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. The gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

City of San Antonio One Stop



April 12, 2024

— User drawn lines









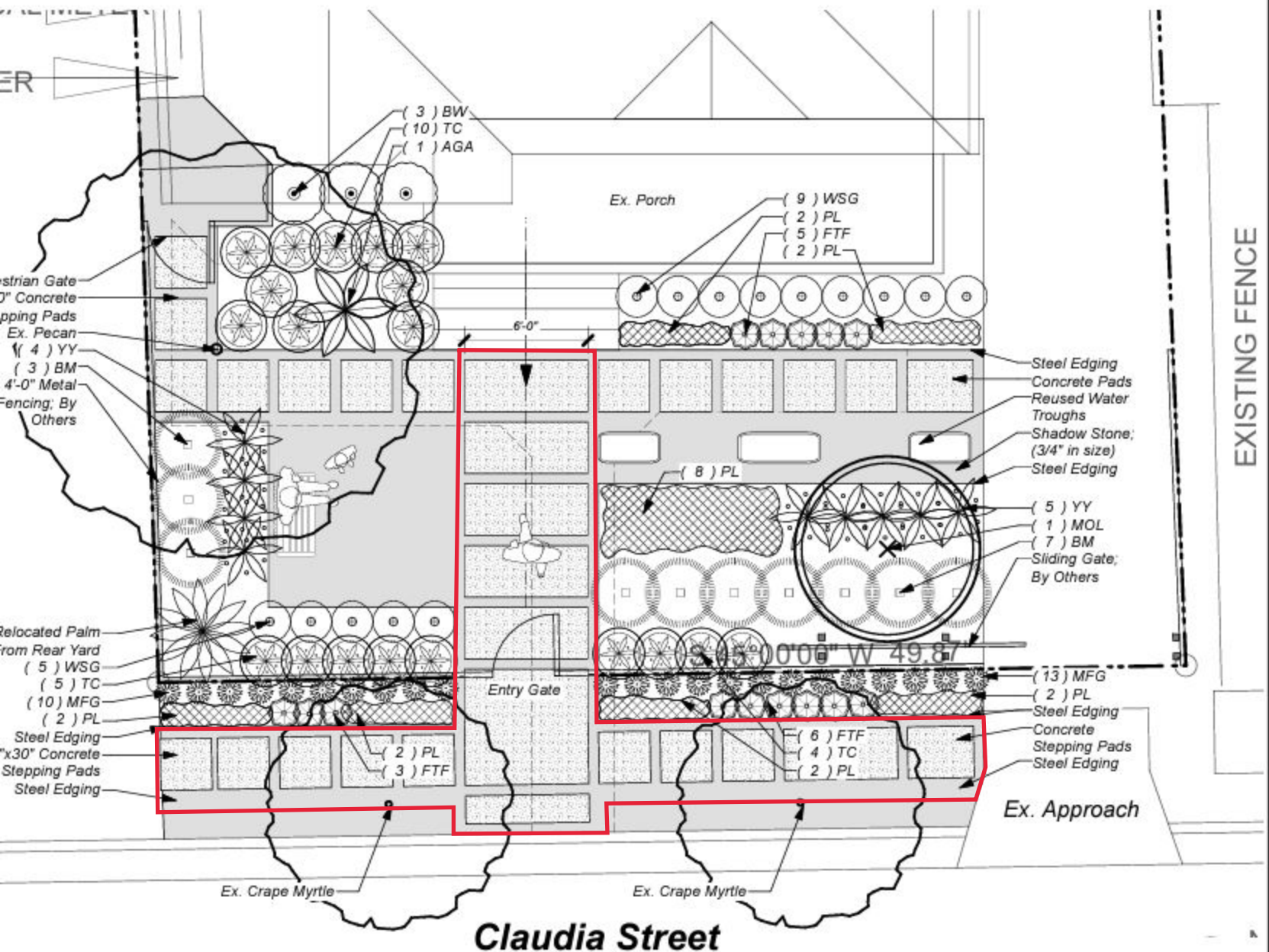




SCALE 3/16" = 1'-0"



north



EXISTING FENCE

2

Front Planting Plan

SCALE 3/16" = 1'-0"





GENERAL NOTES

- THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR PLUMB, LEVEL AND SQUARE CONSTRUCTION UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS GENERAL INTENT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- THE WORK SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE CURRENT BUILDING CODE AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE DRAWINGS: ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND BE FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES.
- DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, ALL INCLUDED AS PART OF THE WORK.
- THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
- ALL WALL WIDTHS ARE SHOWN AND DIMENSIONED WITH NOMINAL DIMENSIONS. DIMENSIONS ARE FROM FACE OF STUD UNLESS OTHERWISE NOTED.
- PROTECT ADJACENT SURFACES & FINISHES (I.E. FLOOR, WALL PAINT, GLASS, ETC.)
- MINIMIZE ALL CUTTING OF EXISTING FLOORS AND WALLS. ALL OPENINGS SHALL BE RESTORED TO MATCH THE SURROUNDING MATERIALS AND/OR FINISHES AT CUT AREAS OR FLOORS AND WALLS MADE NECESSARY BY RENOVATION OR FINISH OUT WORK. NO CUTTING, BORING OR EXCAVATION SHALL BE UNDERTAKEN THAT WILL WEAKEN THE STRUCTURE.
- FLASHING COMPATIBLE WITH THE ROOFING SYSTEM SHALL BE PROVIDED AT ALL ROOF PENETRATIONS. PROVIDE FRAMING OR OTHER SUPPORT AROUND ALL OPENINGS THROUGH THE ROOF TO PRESERVE THE STRUCTURAL INTEGRITY OF THE ROOF SYSTEM. ALL PENETRATIONS THROUGH THE ROOF SHALL BE MADE WEATHER TIGHT.
- THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A WATERTIGHT AND WEATHER TIGHT BUILDING. THE CONTRACTOR SHALL REVIEW ALL DETAILS RELATING TO THIS INTENT AND BY ENTERING INTO THIS CONSTRUCTION CONTRACT WARRANTS FOR ONE FULL YEAR THE ADEQUACY OF THESE DETAILS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATELY PLACING THE BUILDING(S) OR SITE IMPROVEMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING SITE CONDITIONS AND THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS, DRAWINGS, AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY AND THE CONTRACTOR SHALL PROVIDE A DUMPSTER AND PORTABLE TOILET. COORDINATE PLACEMENT OF THE DUMPSTER AND PORTABLE TOILET WITH THE OWNER. THE PROJECT SITE SHALL BE KEPT CLEANED DAILY.
- RECORD DRAWINGS: THE CONTRACTOR SHALL KEEP A RECORD SET OF DRAWINGS TO DOCUMENT ALL CHANGES OR MODIFICATIONS TO THE ORIGINAL DESIGN INTENT SHOWN ON THE DRAWINGS AND SPECIFICATIONS. THE RECORD DRAWINGS SHALL BE SUBMITTED TO THE DESIGN TEAM FOR REVIEW AT SUBSTANTIAL COMPLETION OF THE PROJECT.
- COPYRIGHT: THIS DESIGN AND DRAWINGS ARE SPECIFICALLY FOR THIS PROJECT. ALL DESIGN, CONCEPTS ARE COPYRIGHTED BY THE ARCHITECT FOR THIS PROJECT.

BUILDING CODE DATA

APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY AND BUILDING CODES HAVE THE SAME FORCE AND EFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS. GOVERNING REGULATIONS HAVE PRECEDENCE OVER NONREFERENCED STANDARDS, IN SO FAR AS DIFFERENT STANDARDS MAY CONTAIN OVERLAPPING OR CONFLICTING REQUIREMENTS. COMPLY WITH LOCAL BUILDING CODES AND INDUSTRY STANDARDS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO THESE STANDARDS AND REGULATIONS AND FOR THE CONSTRUCTION PERMITS.

THE INSTALLATION SHALL MEET THE MINIMUM STANDARD PRESCRIBED IN THE LATEST EDITION OF THE FOLLOWING CODES, STANDARDS AND REGULATIONS:

BUILDING CODE

2021 INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS

RESIDENTIAL CODE

2021 INTERNATIONAL RESIDENTIAL CODE FOR 1 & 2 FAMILY DWELLINGS W/ LOCAL AMENDMENTS

PLUMBING CODE

2021 UNIFORM PLUMBING CODE W/ LOCAL AMENDMENTS

MECHANICAL CODE

2021 INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS

ELECTRICAL CODE

2018 NATIONAL ELECTRIC CODE W/ LOCAL AMENDMENTS

FIRE CODE

2021 INTERNATIONAL FIRE CODE W/ LOCAL AMENDMENTS

FUEL GAS CODE

2021 INTERNATIONAL FUEL GAS CODE W/ LOCAL AMENDMENTS

ACCESSIBILITY CODE

2012 TEXAS ACCESSIBILITY STANDARDS

EXISTING BUILDING CODE

2021 INTERNATIONAL EXISTING BUILDING CODE W/ LOCAL AMENDMENTS

ENERGY CODE

2021 INTERNATIONAL ENERGY CONSERVATION CODE (W/ LOCAL AMENDMENTS)

ALL MECHANICAL, ELECTRICAL AND PLUMBING INDICATED ON THE DRAWINGS IS SIMPLY TO AID THE CONTRACTOR ON GENERAL LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL, PLUMBING AND MECHANICAL SIZING AND SHALL ADHERE TO THESE CODES.

INDEX OF DRAWINGS

ARCHITECTURAL

- SD-1 SITE/ROOF PLAN & NOTES
- D-1 DEMOLITION FLOOR PLAN
- A-1 CARPORT PLANS, ELEVATIONS & DETAILS
- A-2 TRELLIS PLANS, SCHEDULES & DETAILS

STRUCTURAL

- S-1 PLANS & SECTIONS
- S-2 SECTIONS
- S-3 GENERAL NOTES, SCHEDULES & SECTION

ABBREVIATIONS:

- ADA AMERICAN DISABILITIES ACT
- A/C AIR CONDITIONING
- ACT ALTERNATE
- ALUM. ALUMINUM
- CLG CEILING
- CONC. CONCRETE
- CONSTR. CONSTRUCTION
- CPT CARPET
- DET. DETAIL
- DIA. DIAMETER
- DSP. DISPENSER
- DN. DOWN
- DS DOWNSPOUT
- EXIST. EXISTING
- EXP. EXPOSED
- EQUIP. EQUIPMENT
- EX. EXISTING
- FD FLOOR DRAIN
- F.E.C. FIRE EXTINGUISHER CABINET
- FLUOR. FLUORESCENT
- F.V. FIELD VERIFY
- GA. GAGE
- GYP. BD. GYPSUM BOARD
- OTF. BD. GYPSUM WALL BOARD
- HB. HOSE BIB
- HDW. HW. HARDWARE
- H.M. HOLLOW METAL
- LAM. LAMINATE/LAMINATED
- L.O.P. LIGHT ORANGE PEEL
- MECH. MECHANICAL
- M.E.P. MECHANICAL ELECTRICAL PLUMBING
- MFR. MANUFACTURER
- MTL. METAL
- N. NORTH
- NC. NOT IN CONTRACT
- NO. NUMBER
- O.C. ON CENTER
- OFD. OWNER FURNISHED CONTRACTOR INSTALLED
- O.H. OPPOSITE HAND
- P.K.T. POCKET
- PLAS. LAM. PLASTIC LAMINATE
- PNT./PT. PAINT
- PR. PAIR
- PREP. PREPARE (I.E. SAND, CLEAN, ETC.)
- REF./RE. REFERENCE
- RL. RECESSED LIGHT
- R.M. ROOM
- RUB. RUBBER
- S.A. SUPPLY AIR
- SCHED. SCHEDULE(D)
- SM. SIMILAR
- T & G TONGUE AND GROOVE
- TEL. TELEPHONE
- TEMP. TEMPORARY
- THK. THICK
- TYP. TYPICAL
- VCT. VINYL COMPOSITION TILE
- VEST. VESTIBULE
- WO. WOOD
- W/ WITH
- WH. WATER HEATER

MECHANICAL ELECTRICAL PLUMBING

- EP-1 ELECTRICAL & PLUMBING SITE PLAN
- EP-2 ELECTRICAL & PLUMBING SYMBOLS & LEGEND
- E-1 ELECTRICAL POWER & GROUNDING FLOOR PLAN
- E-2 ELECTRICAL LIGHTING FLOOR PLAN
- E-3 ELECTRICAL RISER & SCHEDULES & NOTES & DETAILS
- P-1 PLUMBING FLOOR PLAN - GAS PLAN

LANDSCAPE

- L1.0 LANDSCAPE NOTES AND DETAILS
- L2.0 REAR LANDSCAPE DEMOLITION & PLANTING PLANS
- L2.1 POOL PLAN & LIGHTING PLAN
- L2.2 FRONT LANDSCAPE DEMOLITION & PLANTING PLANS

SQUARE FOOTAGE PER BEXAR APPRAISAL DISTRICT

- EXISTING MAIN RESIDENCE 1526 SQUARE FEET
- EXISTING REAR BUILDING 1209 SQUARE FEET

LEGAL DESCRIPTION

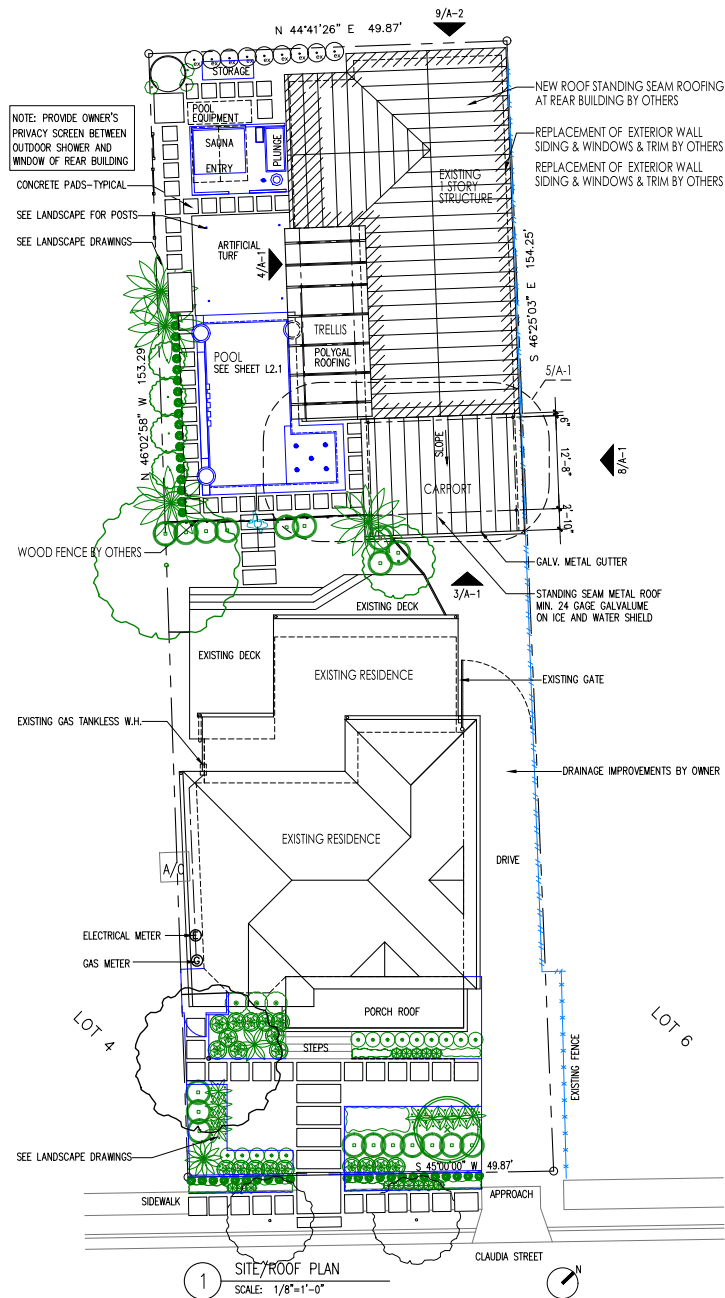
LOT 5, BLOCK 1, NEW CITY BLOCK 2876

Neighborhood:

ACEQUIA MADRE NAT/LOC HIST (SA)

SYMBOL LEGEND

- 1 NEW DOOR & FRAME
- DOOR NUMBER-SEE DOOR SCHEDULE
- 1/A-1 SECTION MARK (DETAIL AND SHEET NUMBER)
- 1/A-1 INTERIOR ELEVATION (DETAIL AND SHEET NUMBER)
- 2 DOOR TO REMAIN-SAND, PREP & PAINT
- 3 EXISTING VEGETATION



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

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Janak Residence - Renovations
221 Claudia Street San Antonio, Texas 78210

SITE/ROOF PLAN
INDEX OF DRAWINGS
NOTES, ABBREVIATIONS,
BUILDING CODE DATA

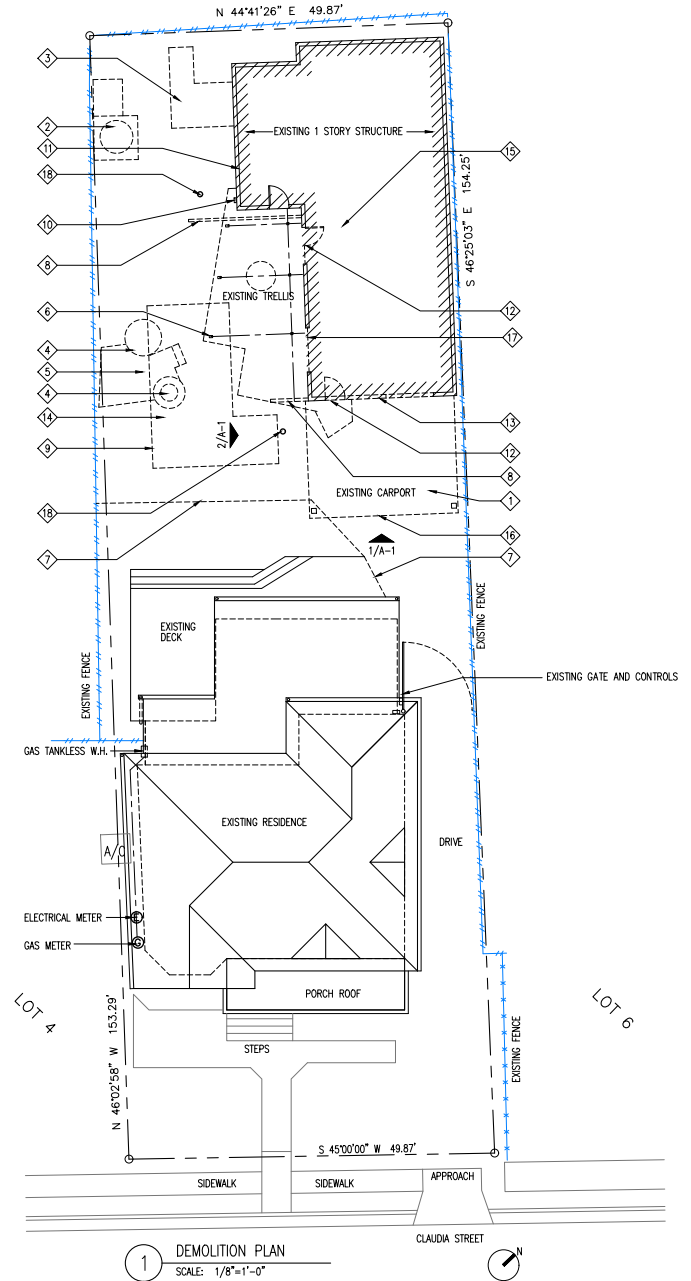
DATE: MARCH 26, 2024
Project No. 2024-JANAK
Drawn By: A.G.

SHEET
SD-1
SHEET 1 OF 1

KEYED NOTES: ◇

- 1 REMOVE CRUSHED ROCK AND PREP FOR NEW CONCRETE AT CARPORT
- 2 RELOCATE CISTERN PER OWNERS' DIRECTION
- 3 OWNER TO RELOCATE THE STORAGE SHED
- 4 RELOCATE METAL LANDSCAPE RINGS PER OWNERS' DIRECTION
- 5 REMOVE AND SALVAGE LANDSCAPE STONES
- 6 REMOVE WOOD TRELLIS, FAN AND FLAGSTONE-SALVAGE LUMBER
- 7 WOODEN FENCE REPLACEMENT BY OTHERS
- 8 GUTTER EXTENSIONS ADJUSTMENTS BY OWNER
- 9 APPROXIMATE LOCATION OF NEW SWIMMING POOL
- 10 EXISTING ELECTRICAL
- 11 REPLACE SIDING AND TRIM IN ITS ENTIRETY-BY OTHERS
- 12 REMOVE DOOR AND FRAME-PROVIDE DUST CURTAINS AT RENOVATED WORK
- 13 CUT OPENING FOR NEW WINDOW UNIT (REMOVE EXIST. WINDOW)
- 14 REMOVE LANDSCAPE FEATURES (I.E. LARGE STONES, PLANTING, GRAVEL, ETC...)
- 15 REMOVE METAL ROOF AND PREP FOR NEW STANDING SEAM ROOF
- 16 REMOVE CARPORT SECTION OF REAR BUILDING IN ITS ENTIRETY
- 17 REMOVE EXISTING WINDOW UNIT-PREP OPENING FOR NEW DOORWAY
- 18 EXISTING TREE - CONFIRM REMOVAL OR TRIM BACK WITH OWNER-SEE LANDSCAPE DRAWINGS

NOTE: IN ADDITION TO REMOVED ITEMS LISTED ON NOTE 14, REMOVE GROUND COVER AND RE-GRADE TO ACHIEVE POSITIVE DRAINAGE AWAY EXISTING AND NEW STRUCTURES ON SITE-PER OWNER'S DIRECTION.



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



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Janak Residence - Renovations 221 Claudia Street San Antonio, Texas 78210

DEMOLITION PLAN

DATE: MARCH 26, 2024
Project No. 2024-JANAK
Drawn By: A.G.

SHEET

D-1

SHEET 1 OF 1

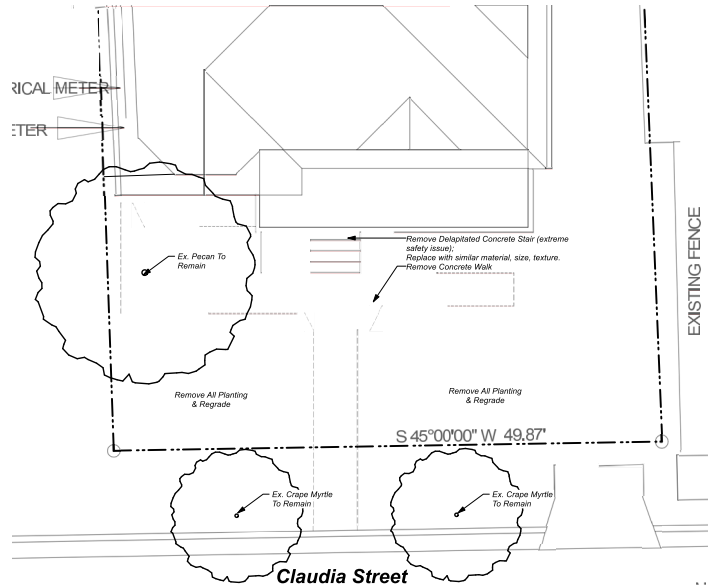
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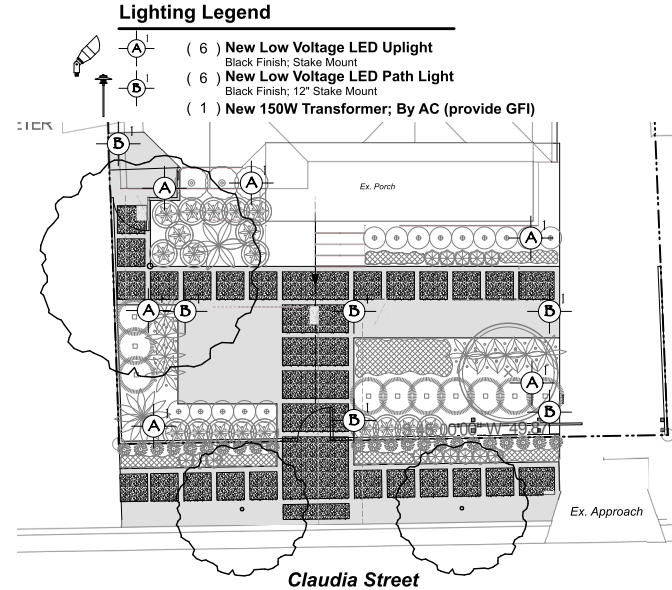
3 4'-0" Tall Fence Example
NO SCALE

Front Yard Plant List

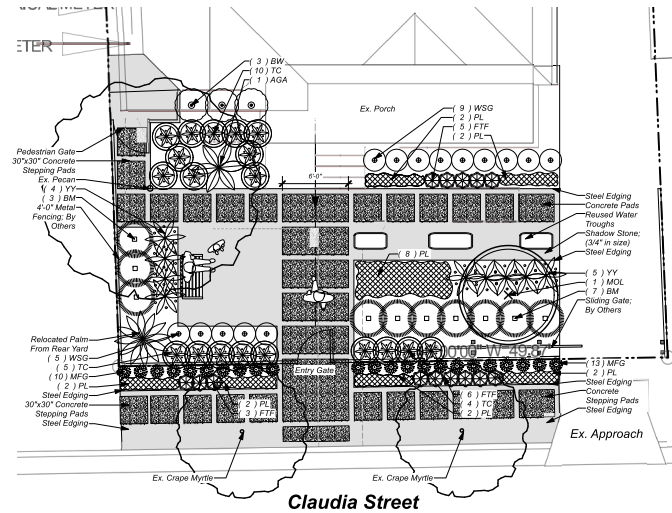
Key	Qty.	Common Name	Botanical Name	Size	Height	Spread	Remarks
AGA	1	Whale's Tongue Agave	Agave ovatifolia 'Vancei'	24" Box	30" Ht.	30" width	Full and Symmetrical
BM	10	Bamboo Muhly	Muhlenbergia dumosa	5 Gal.	24" Ht.	20" width	Full and Symmetrical; 36" o.c.
BW	3	Boxwood	Buxus microphylla	5 Gal.	18" Ht.	18" width	Full and Symmetrical; 36" o.c.
DPP	1	Dwarf Palmetto	Sabal minor	10 Gal.	5-6' Ht.	5' width	Full and Symmetrical
FTF	14	Foxtail Fern	Asparagus densiflorus 'Meyersii'	5 Gal.	10" Ht.	12" width	Full and Symmetrical; 24" o.c.
MFG	23	Mexican Feather Grass	Stipa tenuissima	1 Gal.	12" Ht.	12" width	Full and Symmetrical; 36" o.c.
MOL	1	Mexican Olive Tree	Cordia alliodora	30 Gal.	4' Ht.	36" width	Full and Symmetrical
PL	20	Purple Lantana	Lantana montevidensis	1 Gal.	9-12" Ht.	12" width	Full and Symmetrical; 24" o.c.
TC	19	Turk's Cap	Malvarhus arboreus	5 Gal.	18" Ht.	18" width	Full and Symmetrical; 36" o.c.
WSG	14	White Salvia Greggii	Salvia greggii	1 Gal.	12" Ht.	12" width	Full and Symmetrical; 24" o.c.
YY	9	Yellow Yucca	Hesperaloe parviflora	5 Gal.	18" Ht.	18" width	Full and Symmetrical; 36" o.c.
SE		Black Steel Edging				1/8" x 4" Ryerson Steel Edging - Black	



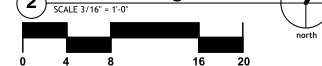
1 Front Demo Plan
SCALE 3/16" = 1'-0"


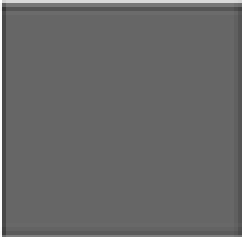










4 Front Lighting Plan
SCALE 3/16" = 1'-0"



2 Front Planting Plan
SCALE 3/16" = 1'-0"

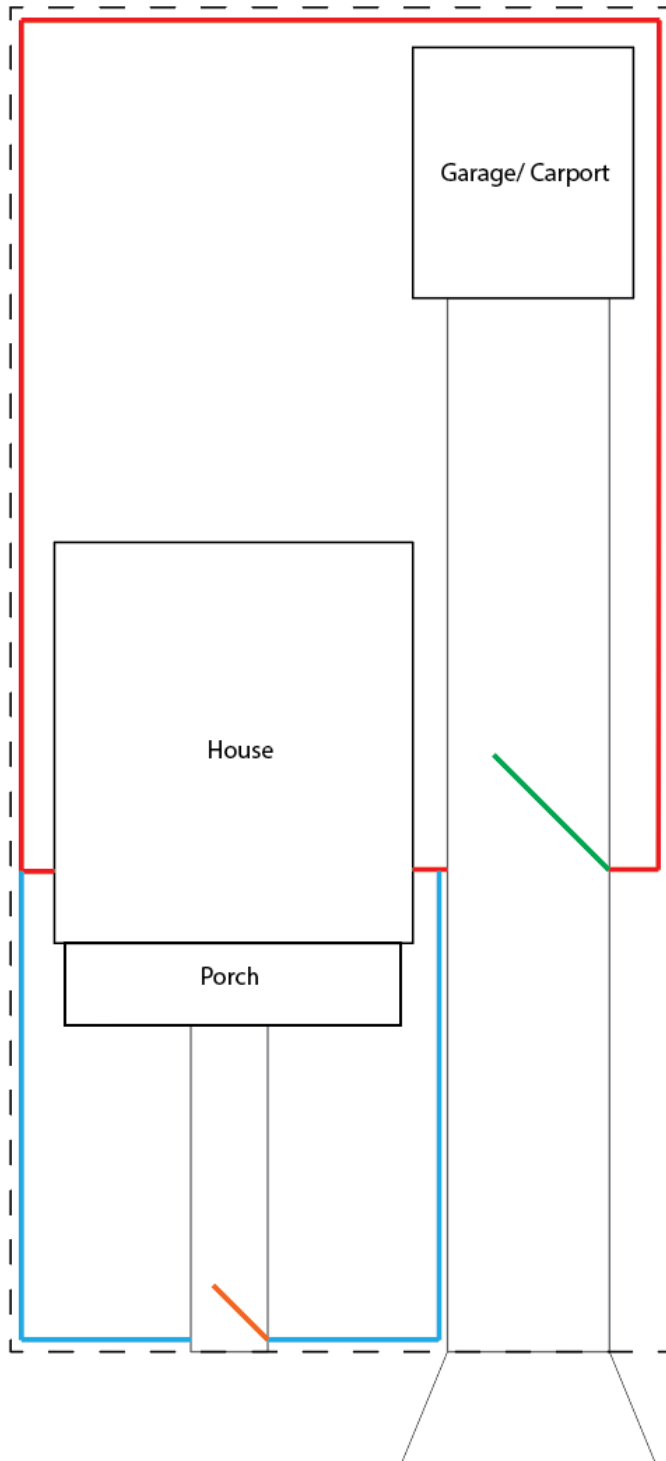


Existing Structure Description	Existing Structure Photo	Materials to be Used
Front Yard and Patio Steps		<p data-bbox="1163 228 1648 266">Front Porch Steps Concrete Color (Grey):</p> <div data-bbox="1171 318 1411 553">  </div> <p data-bbox="1163 626 1818 691">Landscape: See Landscape Plans L1.0-L2.2 for full list of materials</p> <p data-bbox="1163 732 1480 764">Hardscape (Shadow Rock):</p> <div data-bbox="1163 764 1547 1019">  </div> <p data-bbox="1163 1060 1423 1092">Front Iron Fence (4ft):</p> <div data-bbox="1163 1092 1892 1375">  </div>

<p>Front Driveway</p>		<p>New Material (Shadow Rock):</p> 
<p>Backyard, Fence, and Pool</p>		<p>Landscape: See Landscape Plans L1.0-L2.2 for full list of materials including pool</p> <p>Cedar Fence with Metal Posts (6ft):</p> 
<p>Carport</p>		<p>Steel Column Posts (3 inch round):</p> 

DRAWING THE FENCE LINE

Applicants must also ensure that the style, height, and configuration of the fence line is also appropriate per the Historic Design Guidelines for Site Elements and the Unified Development Code 35-514. An accurate and labeled site plan depicting the proposed fence line must be submitted for each fence request.



EXAMPLE OF A SITE PLAN WITH AN APPROPRIATE FENCE LINE

- **REAR FENCE** - Rear yard privacy fences should be no taller than 6 feet in height and feature wood construction. This fence is set back from the primary facade by several feet and is appropriate.
- **FRONT FENCE** - Front yard fences should match the height of neighboring fences or be limited to 4 feet in height.
- **PEDESTRIAN GATES** - Pedestrian gates should be located at the intersection the property's walkway and the public sidewalk. Pedestrian gates should relate to the design of the fence while maintaining 4-foot height limit.
- **VEHICLE GATES** - Vehicle gates should be set behind the front facade plane of the house and not span across the front of the driveway. A front vehicle gate may be considered if the site features an atypical condition including: (a) a wraparound porch, (b) a narrow driveway less than 10 feet wide, and/or (c) front driveways abutting rear yards or commercial properties.

