

## HISTORIC AND DESIGN REVIEW COMMISSION

April 6, 2022

**HDRC CASE NO:** 2022-191  
**ADDRESS:** 222 BROOKS  
**LEGAL DESCRIPTION:** NCB 495 BLK 19 LOT 26 AT 222 BROOKS  
**ZONING:** R-5  
**CITY COUNCIL DIST.:** 2  
**LANDMARK NAME:** Individual Landmark  
**APPLICANT:** MONICA SAVINO/SAVINO ARCHITECTURE  
**OWNER:** CYNTHIA VOORHEES/LOZANO YULL & VOORHEES CYNTHIA  
**TYPE OF WORK:** Exterior alterations, partial demolition, addition, repair and maintenance, fencing  
**APPLICATION RECEIVED:** March 16, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Jessica Anderson

### REQUEST:

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

- Partially demolish the 352-square-foot rear additions;
- Repair and restore the historic 672-square-foot structure to include foundation, exterior siding and trims, roof repair, window repair, and porch repair;
- Construct a new 385-square-foot rear addition;
- Replace south 6' wood privacy fence in kind;
- Repair masonry wall on north side;
- Manage on-site drainage via gravel swale; and
- Landscaping.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

#### 3. Materials: Roofs

##### A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

## 6. Architectural Features: Doors, Windows, and Screens

### A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

## 8. Architectural Features: Foundations

### A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

## *Historic Design Guidelines, Chapter 3, Guidelines for Additions*

### 1. Massing and Form of Residential Additions

#### A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

#### B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

### 3. Materials and Textures

#### A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

#### B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

#### C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

### 4. Architectural Details

#### A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

### FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to:
  1. Partially demolish the 352-square-foot noncontributing rear additions;
  2. Repair and restore the historic 672-square-foot structure to include foundation, exterior siding and trims, roof repair, window repair, and porch repair;
  3. Construct a new 385-square-foot rear addition;
  4. Replace south privacy fence in kind;
  5. Repair masonry wall on north side;
  6. Manage on-site drainage; and

## 7. Landscaping.

- b. The structure at 222 Brooks is a four-bay National Folk residence with Folk Victorian influence built c. 1892. It is front gabled with a composition shingle roof and a separate corrugated metal shed roof over the front porch supported by metal columns. A metal balustrade runs along the edge of the patio and down each side of the front steps. Four-over-four wood windows flank a pair of front doors with transoms. The front doors are boarded with plywood. The house is clad in wood lap siding and has decorative shingles in the front gable. Windows are four-over-four with wood sashes where visible; some windows retain their one-over-one wood screens. With support from the owners, City Council designated 222 Brooks a local historic landmark on August 19, 2021, via Ordinance 2021-08-19-0597.
- c. **ADMINISTRATIVE APPROVAL:** The applicant has proposed to repair and level the existing pier and beam foundation, repair the roof on the historic 672-square-foot structure; replace the composition shingle roof on the historic structure in kind; repair existing one-over-one wood windows on historic structure; repair or replace in kind existing siding on historic structure; rebuild front porch covering; and replace the 6' wood privacy fence at the south end of the lot in kind. The scope of the restoration work is eligible for administrative approval and it is not necessary for the Historic and Design Review Committee (HDRC) to review this scope of work.
- d. **DEMOLITION: EXISTING REAR ADDITION:** The applicant has proposed to partially demolish the rear additions totaling 352 square feet. These additions do not appear on any Sanborn Fire Insurance maps (1896 through 1952) and are thus not original to the c. 1892 structure. The existing rear additions are in poor condition, are deteriorated beyond repair, and are not historic elements. Guideline 7.B.iii for Exterior Maintenance and Alterations states that features may be replaced when they are found to be deteriorated beyond repair. The applicant has proposed to replace the removed existing rear additions with a 385-square-foot addition. Staff finds the proposal consistent with the Guidelines.
- e. **ADDITION: FOOTPRINT:** The applicant has proposed to construct a 385-square-foot addition to the rear of the structure with a subordinate roofline and elevations. The proposed addition will replace an existing, non-historic 352-square-foot addition that is not original to the structure and is deteriorated beyond repair. Guideline 2.B.ii for Additions states that new additions should never result in the doubling of the historic building footprint. The existing structure is 1,024 square feet. Staff finds the proposal consistent with the Guidelines.
- f. **ADDITION: ROOF:** The applicant has proposed to construct a 385-square-foot addition to the rear of the structure. The proposed roof will be front gabled with a composition shingle roof to match existing and will be subordinate to the historic roof form. Guideline 2.A.iii for Additions states that additions to non-residential structures should utilize a similar roof pitch, form, and orientation as the principal structure, particularly for those additions that are visible from the public right-of-way. Guideline 3.A.iii for Additions stipulates that the roof of additions should match the original in terms of form and materials. Staff finds the proposal consistent with the Guidelines.
- g. **ADDITION: MATERIALS:** The applicant has proposed to construct a 385-square-foot addition to the rear of the structure. The addition will be of wood-frame construction on a pier and beam foundation, clad in cementitious board and batten siding, and with a composition shingle roof to match the historic structure. Guideline 3.A.i for Additions stipulates that additions should use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Staff finds the proposal generally consistent with the Guidelines and suggests that the applicant explore treatments to provide a visual distinction between the old and new building forms.
- h. **ADDITION: FENESTRATION:** The applicant has proposed to construct a 385-square-foot addition to the rear of the structure. The addition will feature Jeld-Wen W2500 wood double-hung windows and solid wood exterior doors in an appropriate style. Staff finds the proposal consistent with the Guidelines.
- i. **ADDITION: ARCHITECTURAL DETAILS:** The applicant has proposed to construct a 385-square-foot addition to the rear of the structure. Guideline 4.A.i for Additions states that applicants should Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings. The applicant has proposed to incorporate the roof form, composition shingle roof, and one-over-one wood windows characteristic of the historic structure on the addition and proposed to clad the new addition in cementitious board-and-batten siding. Staff finds the proposal consistent with the Guidelines.
- j. **LANDSCAPING:** The applicant has proposed native plantings in the existing front yard ground cover, a gravel swale on the east setback, a gravel swale and path on the west setback, trees or shrubs along the south privacy

fence, and retention of existing native ground covering in the backyard. Staff finds the proposal consistent with the guidelines; at least 50% of the front yard should feature either natural grass turf or vegetative ground covering.

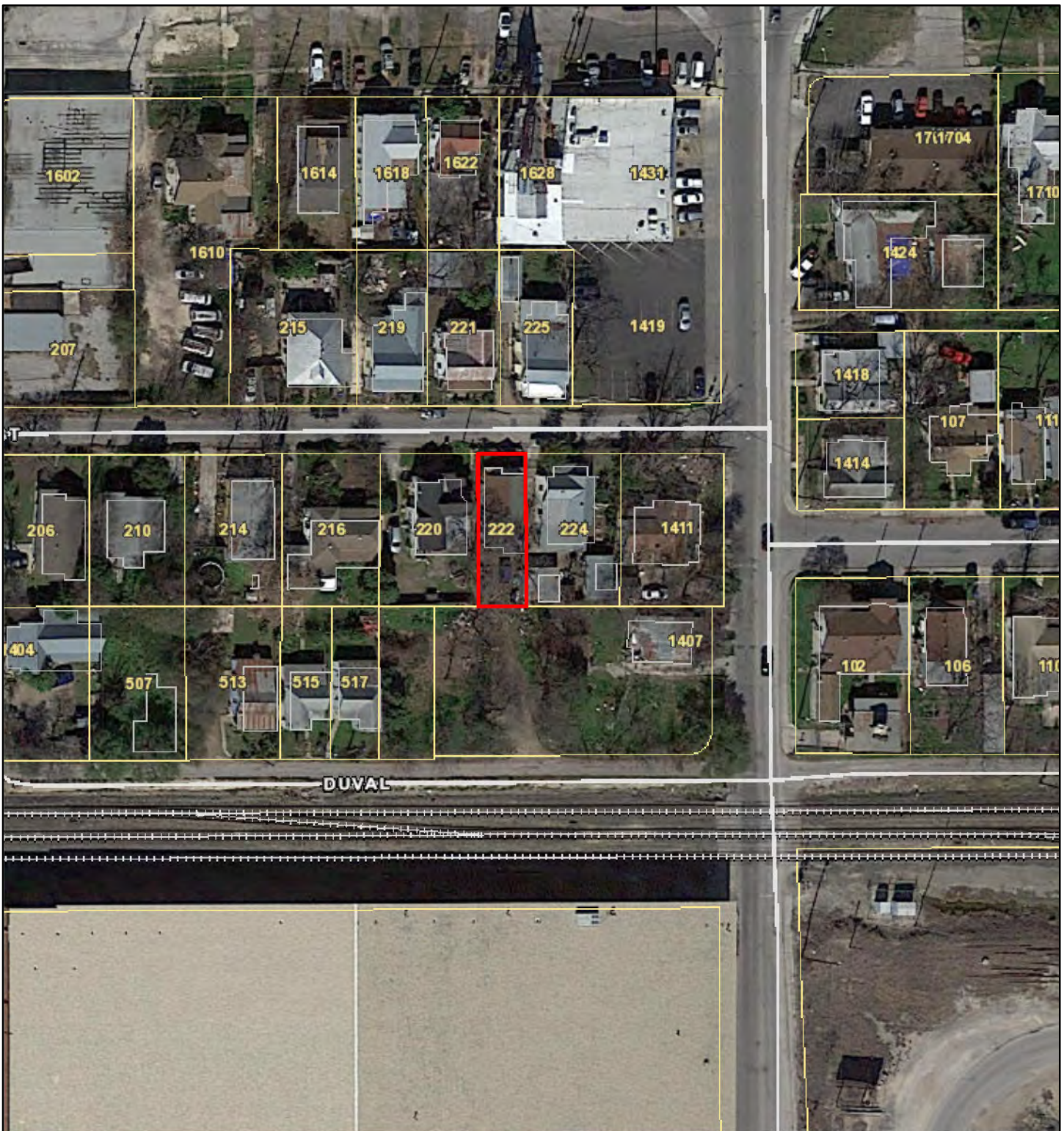
**RECOMMENDATION:**

Staff recommends approval based on findings a through c with the following stipulations:

- i. That the board and batten siding feature boards that are twelve (12) inches wide with battens that are 1½" wide.
- j. That at least 50% of the front yard feature either natural grass turf or vegetative ground covering.

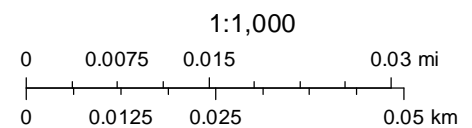


# City of San Antonio One Stop



April 1, 2022

- Historic Landmark Sites
- Historic Districts
- COSA City Limit Boundary



March 16, 2022

City of San Antonio  
Office of Historic Preservation  
1901 S. Alamo  
San Antonio, Texas 78204

RE: PROPOSED WORK at 222 Brooks 78210

Dear OHP Staff,

The documents attached are for your use in our application for a Certificate of Appropriateness. The materials address the repair, rehabilitation, and an addition to the Brooks Cottage at 222 Brooks Street in Government Hill. The Brooks Cottage was designated as a local Historic Landmark by City Council during the summer of 2021.

Since its purchase in 2020 by the current owners, the small single-story, vernacular house has not been occupied by owners or tenants. Long-time deferred maintenance and recent transient occupancy has left the property in poor condition.

The scope of work we are requesting for approval includes:

- Partial demolition of 352 square feet of non-original, non-contributing additions;
- Repairs and restoration of the original 672 square foot structure to include foundation, exterior siding and trims, roof repair and new covering; original windows, and new porch covering;
- A new 385 square foot, single-story rear addition;
- Repair of contributing masonry walls in the front yard; and
- General landscaping.

Per OHP's historic assessment, the Brooks Cottage is a *"four-bay National Folk residence with Folk Victorian influence built c. 1892."* As such, the structure served as functional housing for many Southern Pacific Railroad workers and their families for years as did many of the properties in the immediate area. As a basic 19<sup>th</sup> century residence, it has no off-street parking.

Repairs and restoration of the **main house** will utilize salvage from the proposed demolition of non-conforming rear rooms, and barring sufficient salvage from other sources, new in-kind replacement material will be used. The **new addition** is responsive to the small-scale neighborhood and modest structures on the block. The work will utilize some salvaged materials but will be constructed primarily of new materials that complement those used on the main historic structure.

**Site work** includes a massive general clean-up of the property, masonry wall repair, shrub plantings, management of on-site drainage, and a new privacy fence on the south property line. Thank you for your consideration of the materials, and please feel free to contact me with any questions about the project or request for additional information.

Sincerely,



Monica Savino  
Architect, State of Texas #19336  
LEED, AP



ABBREVIATIONS

& @ ? #	AND AT CENTERLINE POUND OR NUMBER	GA. GALV. G.B. GL. GND. GR. G.S. GYP.	GAUGE GALVANIZED GRAB BAR GLAZING GROUND GRADE GALVANIZED STEEL GYPSUM	Q.T. QTY.	QUARRY TILE QUANTITY
ABV. ACOUS.	ABOVE ACOUSTICAL	GR. G.S. GYP.	GRADE GALVANIZED STEEL GYPSUM	R. RAD.	RISER RADIUS
A.D. ADJ. A.F.F. AGGR. ALUM. APROX. ARCH. ASPH.	AREA DRAIN ADJUSTABLE ABOVE FINISH FLOOR AGGREGATE ALUMINUM APPROXIMATE ARCHITECT/ARCHITECTURAL ASPHALT	H.B. H.C. HDCAP. HWD. HDWR. H.M. HORIZ. HT.	HOSE BIBB HOLLOW CORE HANDICAPPED HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HEIGHT	REF. REFR. REG. REINF. RESIL. RM. R.O. REQ'D.	REFERENCE REFRIGERATOR REGISTER REINFORCE RESILIENT ROOM ROUGH OPENING REQUIRED
BD. BIT. BLDG. BLK. BLKG. B.M BM. BOT.	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BENCH MARK BEAM BOTTOM	I.D. IN. INSUL. INT. I.B.C.	INSIDE DIAMETER INCH INSULATION INTERIOR INTERNATIONAL BLDG. CODE	S. S.C.	SOUTH SOLID CORE
CAB. C.B. CEM. CER. C.I. C.G. C.J. CL.G. CLO. CLR. C.M.U. C.O. CO. COAX. COL. CONC. CONN. CONST. CONT. CORR. CNTR. CTR. CTSK.	CABINET CATCH BASIN CEMENT CERAMIC CAST IRON CORNER GUARD CONTROL JOINT CEILING CLOSET CLEAR CONCRETE MASONRY UNIT CASED OPENING CLEANOUT COAXIAL CABLE COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CORRIDOR COUNTER CENTER COUNTERSINK	JAN. JT.  L  L.AM. LAV.  LB. LBS. LT.  MAX.  MECH. MEMB. MFR. MH. MIN. MIR. MISC.  M.R. MTD. MTL. MULL.	JANITOR JOINT  ANGLE  LAMINATE LAVATORY  POUND POUNDS LIGHT  MAXIMUM  MECHANICAL MEMBRANE MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS	SHT. SIM.  SPEC. SPEC'D. SPEC.S.  STD. STL. STOR. STR. STRUC. STM. SWR. SUSP. SWR. SW. SYM.	SHEET SIMILAR  SPECIFICATION SPECIFIED SPECIFICATIONS SQUARE SANITARY SEWER/ STAINLESS STEEL  STANDARD STEEL STORAGE STAIR STRUCTURAL STORM SEWER SUSPENDED SEWER SWITCH SYMETRICAL
DBL. DEPT. DET. D.F. DIA. DIM. DISP. DN. D.O. DR. D.S. DWG. DWR.	DOUBLE DEPARTMENT DETAIL DRINKING FOUNTAIN DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOOR DOWNSPOUT DRAWING DRAWER	N. N.I.C. NO. NOM. N.T.S.  OA. O.C. O.D. O.F.C.I.  O.F.& I.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE  OVERALL ON CENTER OUTSIDE DIAMETER OWNER FURNISHED - CONTRACTOR INSTALLED OWNER FURNISHED AND INSTALLED	T.P.D. T&G T.B. TEL. TER. THK. T.O.C. T.O.M. T.O.P. T.O.S. T.O.W. T.P.D. TRD. TRTD. TV. TYP.	TOILET PAPER DISPENSER TONGUE AND GROOVE TOWEL BAR TELEPHONE TERRAZZO THICK TOP OF CURB TOP OF MASONRY TOP OF PAVEMENT TOP OF STEEL TOP OF WALL TOILET PAPER DISPENSER TREAD TREATED TELEVISION TYPICAL
E. EA. E.W.	EAST EACH EACH WAY	OFF. OPNG. OPP.	OFFICE OPENING OPPOSITE	U.G. U.N.O.  UNFIN. UTIL.	UNDERGROUND UNLESS NOTED OTHERWISE UNFINISHED UTILITY
ELEC. EL. EMERG. ENCL. E.P. EQ. EQUIP. EXIST. EXP. E.J. EXT.	ELECTRICAL ELEVATION EMERGENCY ENCLOSURE ELECTRICAL PANEL EQUAL EQUIPMENT EXISTING EXPANSION EXPANSION JOINT EXTERIOR	PNL. P. LAM. PL. PLAS. PLBG. PLYWD PR. PT. PTD. P.T.D. P.T.D./R.  PTN. P.T.R.	PANEL PLASTIC LAMINATE PLATE PLASTIC PLUMBING PLYWOOD PAIR POINT PAINTED PAPER TOWEL DISPENSER PAPER TOWEL DISPENSER / RECEPTACLE PARTITION PAPER TOWEL RECEPTACLE	VENT. V.T.R. VEST.  W. W/ W.C. W.H. WD. WDW. W/O WP. WT.	VENTILATION VENT THRU ROOF VESTIBULE  WEST WITH WATER CLOSET WATER HEATER WOOD WINDOW WITHOUT WATERPROOF WEIGHT
F.A. F.B. F.D. FDTN. F.E. F.E.C. F.H.C. FIN. F.L. FLR. FLASH. FLUOR. F.O.C. F.O.F. F.O.G. F.O.S. FPRF. F.R. F.R.T. F.R.T.W. F.S. FT. FTG. FURR. FUT.	FIRE ALARM FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FIRE HOSE CABINET FINISH FLOW LINE FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF GLASS FACE OF STUDS FIREPROOF FIRE RATED FIRE RETARDANT TREATED FIRE RETARDANT TREATED WOOD FULL SIZE FOOT OR FEET FOOTING FURRING FUTURE				

GENERAL CONDITIONS

1. EXAMINATIONS OF THE SITE- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE PROJECT SITE, TO HAVE COMPARED IT WITH THE DRAWINGS AND SPECIFICATIONS. TO HAVE CAREFULLY EXAMINED THE CONTRACT DOCUMENTS, AND TO HAVE SATISFIED HIMSELF AS TO THE CONDITIONS UNDER WHICH THE WORK SHALL BE PERFORMED BEFORE SUBMITTING A PROPOSAL. NO ALLOWANCE OR ADDITIONAL COMPENSATIONS WILL BE SUBSEQUENTLY MADE IN BEHALF OF THE CONTRACTOR ON ACCOUNT OF HIS NEGLIGENCE OR FAILURE TO ACQUAINT HIMSELF WITH THE CONDITIONS OF THE SITE AND OF THE STREETS APPROACHING THE SITE.

2. MEASUREMENTS - BEFORE DOING ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS OF ANY EXISTING AND NEW WORK AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. ANY DIFFERENCES WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION BEFORE PROCEEDING WITH THE WORK. NO EXTRA COMPENSATION WILL BE ALLOWED BECAUSE OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND MEASUREMENTS INDICATED ON THE WORKING DRAWINGS.

3. DISCREPANCIES - CONTRACTOR SHALL CAREFULLY EXAMINE ALL DRAWINGS, SPECIFICATIONS, AND OTHER INFORMATION GIVEN TO THE CONTRACTOR BY THE ARCHITECT AS TO MATERIALS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT SHOULD ANY ERROR OR INCONSISTENCY DEVELOP IN THE DRAWINGS AND/OR SPECIFICATIONS, AND IN NO CASE SHALL THE CONTRACTOR PROCEED WITH THE WORK IN UNCERTAINTY.

4. OMISSIONS AND MISDESCRIPTONS - OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS OR THE MISDESCRIPTONS OF DETAILS OF WORK WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS TO THE WORK, BUT THEY SHALL BE PERFORMED AS IN FULLY AND CORRECTLY SET FORTH IN THE DRAWINGS AND/OR SPECIFICATIONS.

5. MODIFICATIONS AND CHANGES - THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONDITION HE FINDS, WHERE IN THE JUDGMENT, IT WOULD BE DESIRABLE TO MODIFY THE REQUIREMENTS TO PRODUCE THE BEST RESULT. IF CONTRACTOR FAILS TO SO NOTIFY THE ARCHITECT, OR IF HE MODIFIES THE WORK IN A MANNER NOT APPROVED BY THE ARCHITECT IN WRITING, THE CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR SATISFACTORY RESULTS.

6. MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS - INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, AND/OR MANUFACTURERS, MATERIAL AND TRADE ASSOCIATION SPECIFICATIONS, HANDBOOKS, AND STANDARDS. AT THE COMPLETION OF THIS PROJECT AND PRIOR TO THE FINAL ACCEPTANCE BY THE OWNER, PROVIDE THE OWNER WITH ONE COMPLETE SET OF OPERATING AND MAINTENANCE INSTRUCTIONS.

7. CODES & PERMITS - THIS CONTRACTOR SHALL OBTAIN AT HIS OWN EXPENSE ALL NECESSARY PERMITS, PAY ALL LEGAL FEES AND CHARGES PERTAINING TO HIS PORTION OF THE WORK, AND COMPLY WITH ALL STATE AND MUNICIPAL SAFETY LAWS, CODES, ORDINANCES AND REGULATIONS RELATING TO BUILDING AND PUBLIC SAFETY.

BUILDING DATA

PROJECT NAME:

BROOKS STREET COTTAGE

PROJECT DESCRIPTION:

HISTORIC STRUCTURE REHABILITATION, REPAIR, AND NEW ADDITION

BUILDING ADDRESS:

222 BROOKS STREET, SAN ANTONIO 78208

LEGAL DESCRIPTION:

NEW CITY BLOCK 495, BLOCK 19, LOT 26; AREA: 2574 SF (SURVEY), 2610 (BCAD)

ZONING:

R-5, HL

BUILDING CODES:

1. 2018 IRC WITH CITY OF SAN ANTONIO AMENDMENTS  
2. UNIFORM MECHANICAL CODE 2018 EDITION, AS AMENDED BY THE CITY OF SAN ANTONIO  
3. UNIFORM PLUMBING CODE 2018 EDITION, AS AMENDED BY THE CITY OF SAN ANTONIO  
4. UNIFORM ELECTRICAL CODE 2018 EDITION, AS AMENDED BY THE CITY OF SAN ANTONIO  
5. INT'L. ECC 2018 EDITION, AS AMENDED BY THE CITY OF SAN ANTONIO

CITY ORDINANCES:

1. CITY OF SAN ANTONIO UDC

CITY GUIDELINES:

1. OFFICE OF HISTORIC PRESERVATION HISTORIC DESIGN GUIDELINES

SCOPE OF WORK:

1 STORY HISTORIC COTTAGE REHAB FOR RESIDENTIAL OCCUPANCY  
NEW 1 STORY ADDITION AT THE REAR OF HISTORIC STRUCTURE  
GENERAL SITE WORK AND FRONT YARD WALL REPAIRS

EXISTING BLDG AREA:

1024 SF EXISTING STRUCTURE INCLUDING FRONT PORCH

DEMOLITION AREA:

352 SF

NEW ADDITION AREA:

385 SF NEW ADDITION  
1057 SF TOTAL PROJECT

BUILDING FOOTPRINT  
OTHER IMPERVIOUS COVER  
\*\*\* 1198 SF TOTAL COVER / 2574 SF LOT = 46.5% TOTAL IMPERVIOUS COVER \*\*\*

1057 SF (41% OF LOT COVERAGE)  
139 SF (FRONT + REAR STAIRS, CENTER WALKWAY, MASONRY WALLS)

OCCUPANCY TYPE:

RESIDENTIAL (R-3)

CONSTRUCTION TYPE:

EXISTING BUILDING AND ADDITION: TYPE V

PLUMBING CALCULATIONS:

EXISTING: 1 KITCHEN, 1 FULL BATH, 1 LAUNDRY  
ADD: 1 FULL BATH, 1 OUTDOOR SPIGOT

ALLOWABLE HEIGHTS, STORIES & BLDG. AREAS \*\*\* N/A DUE TO NO CHANGES TO EXISTING BUILDING.

FIRE RESISTANCE OF EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: NA - EXISTING STRUCTURE, NO CHANGES

EXTERIOR WALLS: NA - EXISTING STRUCTURE, NO CHANGES

OPENINGS: NA - EXISTING STRUCTURE, NO CHANGES

FIRE WALLS: NA - EXISTING STRUCTURE, NO CHANGES

GENERAL CONSTRUCTION NOTES

ARCHITECTURAL

A0.0

COVER, GENERAL + CONSTRU. NOTES

A1.0

SITE + DEMOLITION PLANS

A1.1

EXISTING CONDITIONS 1

A1.2

EXISTING CONDITIONS 2

A1.3

FLOOR PLANS, DR/WIN SCHEDULES

A1.4

RCP + SWITCHING PLANS

A2.0

EXTERIOR ELEVATIONS

A3.0

BUILDING SECTIONS

STRUCTURAL

S100

STRUCTURAL NOTES

S

S

S

S201

DEMOLITION PLAN

S202


FOUNDATION PLAN

TBD

S

VICINITY MAP

PROJECT AREA



PROCESS SET -  
NOT FOR CONSTRUCTION  
2/10/22

DRAWING INDEX

ARCHITECTURAL

STRUCTURAL

ARCHITECTURAL LEGEND

EXIST. STRUCT. COLUMNS OR WALLS AS NOTED

WALL OR PARTITION AS NOTED

PROPERTY LINE OR ELEVATION POINT AS NOTED

WINDOW KEY

DOOR KEY

SHEET NUMBER  
ELEVATION/SECTION NUMBER

DETAIL / SHEET NUMBER

RECEPTION ROOM NAME

DIMENSION LINE

SECTION CUT

3 / A3.0

3 / A3.0

222 BROOKS STREET COTTAGE

REHABILITATION + ADDITION

CYNTHIA VOORHEES  
YULL LOZANO  
222 BROOKS STREET  
SAN ANTONIO, TEXAS 78210

HISTORIC COTTAGE

REHABILITATION + ADDITION

VERIFY ALL DIMENSIONS AND MATERIALS. DO NOT SCALE DRAWINGS; CONTACT ARCHITECT IN CASE OF DISCREPANCY. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PROJECT.

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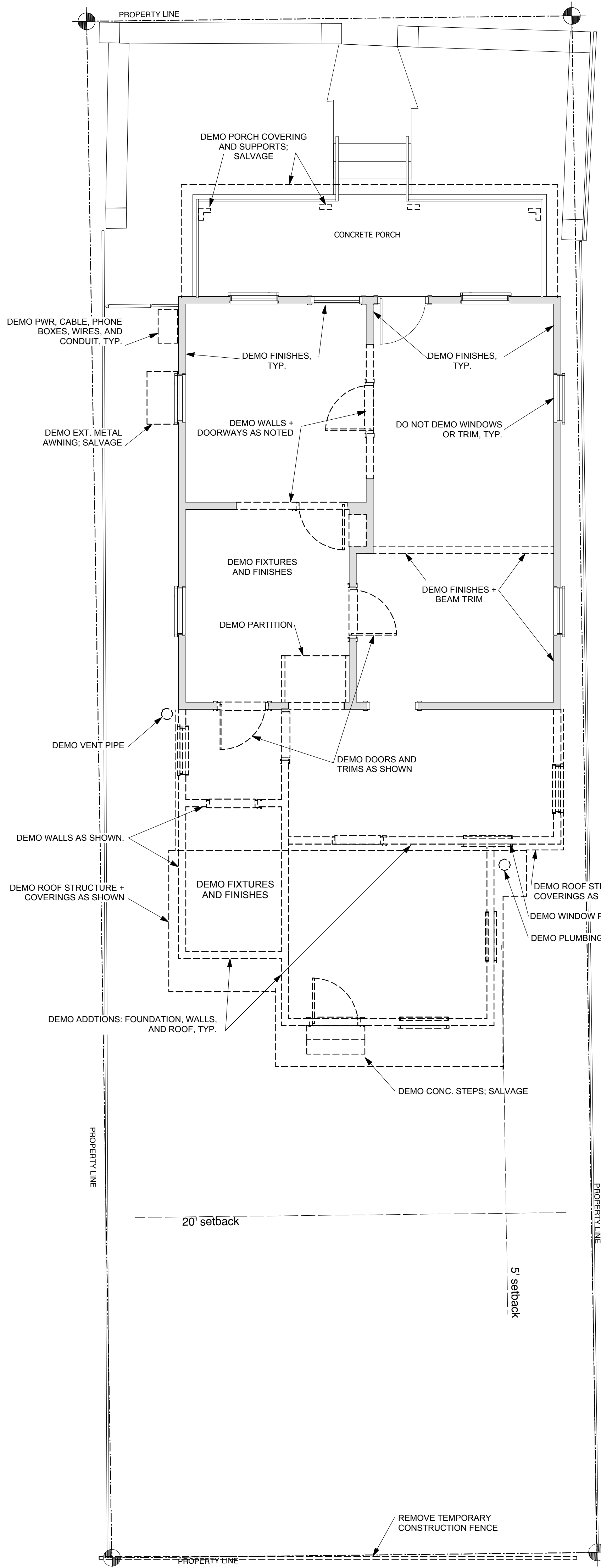
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CONSTRUCTION

COVER, SITE PLAN,  
GENERAL NOTES

A 0.0

222 BROOKS, SAN ANTONIO, TX 78202





DEMOLITION NOTES

1. TAKE ALL PRECAUTIONS TO SHIELD AND PROTECT ALL HISTORIC MATERIALS TO BE RETAINED. DEMOLISH ONLY ITEMS NOTED TO THE EXTENT NOTED IN THE DRAWINGS. MEASURE TWICE - - CUT ONCE. RE: FLOOR PLAN C.O. DIMENSIONS.
2. DO NOT DEMOLISH EXISTING STONE WALLS.
3. REMOVE ALL DEBRIS FROM FOUNDATION CRAWLSPACE OF HISTORIC STRUCTURE.
4. DEMOLISH FOUNDATIONS ONLY WHERE NOTED.
5. STABILIZE AND WEATHERPROOF STRUCTURE DURING DEMOLITION TO AVOID STRUCTURAL MOVEMENT AND FAILURE.
6. AVOID SHORT CUTS OF EXISITNG SHIPLAP: IF REMOVAL OF EXISTING GYP BD REVEALS PIECED SHIPLAP ON WALL SEGMENTS TO BE DEMOLISHED, REMOVEL SHIPLAP BEFORE CUTTING OPENING. RECLAD WITH SMALLER OR UNCUT SHIPLAP PIECES TO MATCH OPENING SIZE ONLY.
7. DO NOT DEMOLISH EXISTING WOOD WINDOW SASHES OR FRAMES. DEMOLISH INTERIOR WINDOW TRIMS ONLY.
8. RE: DEMO PLAN FOR EXISTING DOORS.
9. DEMO FIXTURES AND FINISHES INCLUDING GYPSUM BOARD, TYP.
10. DEMO INTERIOR WALLS TRIMS, TYP.
11. DEMO ALL PLUMBING SUPPLY AND WASTE LINES TO EXTERIOR OF HOUSE
12. DEMO ALL ELECTRICAL+ COMM LINES TO EXTERIOR OF HOUSE
13. DEMO ROOF STRUCTURE AND COVERINGS AT NON-CONFORMING ADDITIONS AS NOTED; SALVAGE RAFTERS 3'-0" OR LONGER, TYP.
14. DEMO ROOF STRUCTURE AND COVERINGS AT FRONT PORCH AS NOTED; SALVAGE RAFTERS 3'-0" OR LONGER, TYP.
15. REMOVE EXTERIOR METAL SECURITY BARS ONLY AFTER OTHER SECURITY MEANS ARE IN PLACE.

DEMOLISHED MATERIALS NOTE:

DUE TO SMALL SITE AND LIMITED ACCESS, DEMOLISHED MATERIALS SHALL BE ORGANIZED AS NOTED:

FOR SALVAGE AND REUSE:

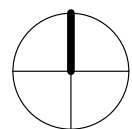
WOOD SIDING >24"  
WOOD STUDS, RAFTERS, + JOISTS >36"  
LOOSE BRICKS AND BLOCKS  
METAL PORCH SUPPORTS

TO RECYCLE:

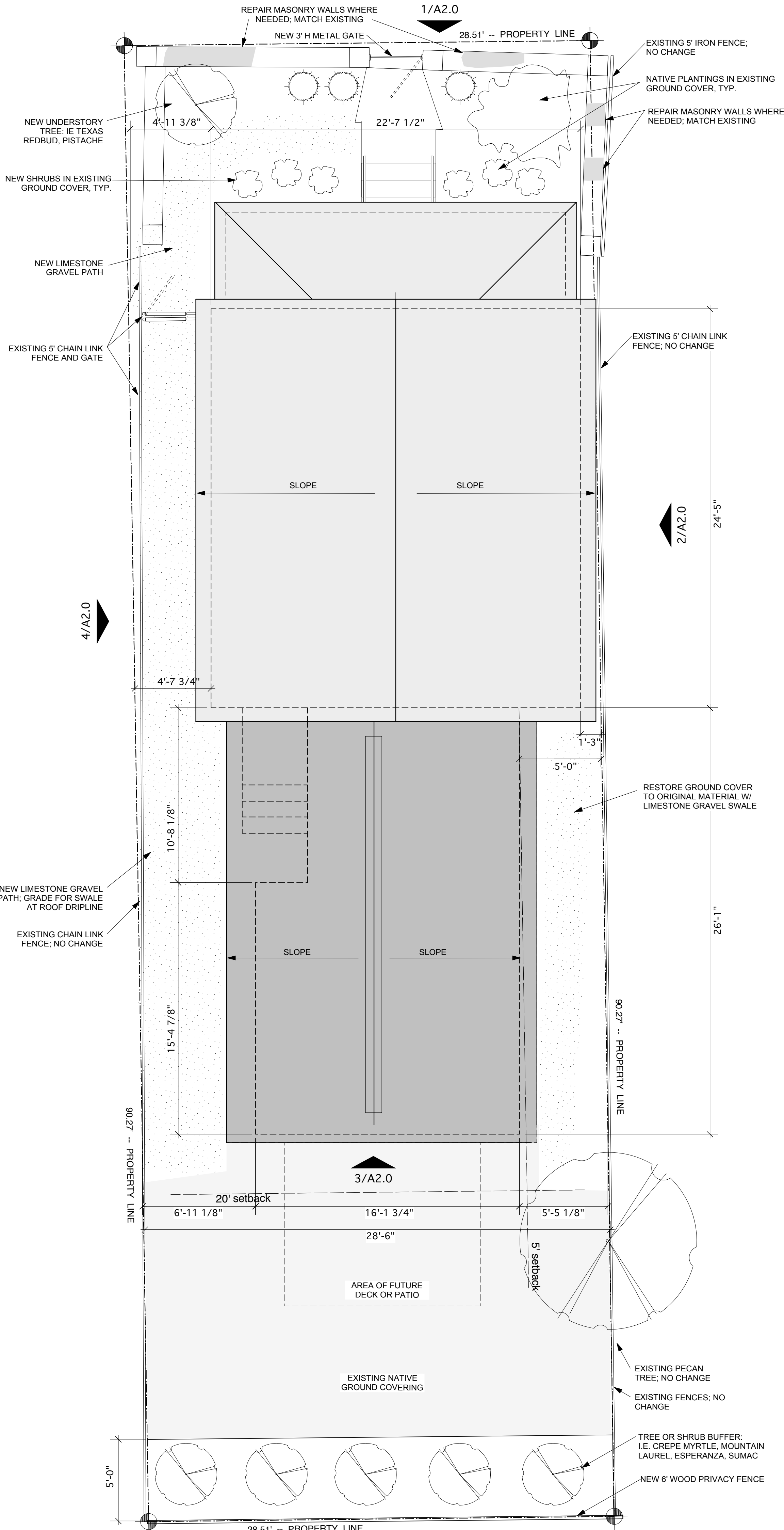
METAL CABLE, WIRE, FIXTURES, + EQUIPMENT.  
METAL PIPING  
METAL WINDOW AWNING  
CORRUGATED METAL PORCH COVERING  
METAL FLASHING AND TRIMS AT DEMO'D ADDITIONS ONLY

TRASH TO BE REMOVED FROM SITE:

GARBAGE, PLASTIC, PAPER, TEXTILES, HOUSEHOLD ITEMS, BROKEN GLASS, ALL GYP. BD., ROTTED WOOD, ROTTED AND DAMAGED SHEET MATERIALS, ROOF SHINGLES, APPLIED FLOORING



2 DEMOLITION PLAN  
1/4" = 1'-0"



1. REPAIR RUBBLE FRONT WALLS; COVER REPAIR WITH CONC TO MATCH EXISTING.
2. GRAVEL AND DRAIN ON EAST SETBACK; DRAIN TO SOUTH.
3. GRAVEL PATH AND DRAIN ON WEST SETBACK; DRAIN TO SOUTH.
4. LANDSCAPE - RE: SITE PLAN
5. SOUTH REAR FENCE TO BE 6' HIGH, WOOD PRIVACY

HISTORIC COTTAGE  
REHABILITATION + ADDITION

CYNTHIA VOORHEES  
YULL LOZANO  
222 BROOKS STREET  
SAN ANTONIO, TEXAS 78210

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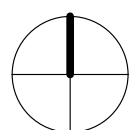
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1 ROOF + SITE PLAN  
1/4" = 1'-0"

SITE + ROOF PLAN

A 1.0





1 - EAST ELEVATION



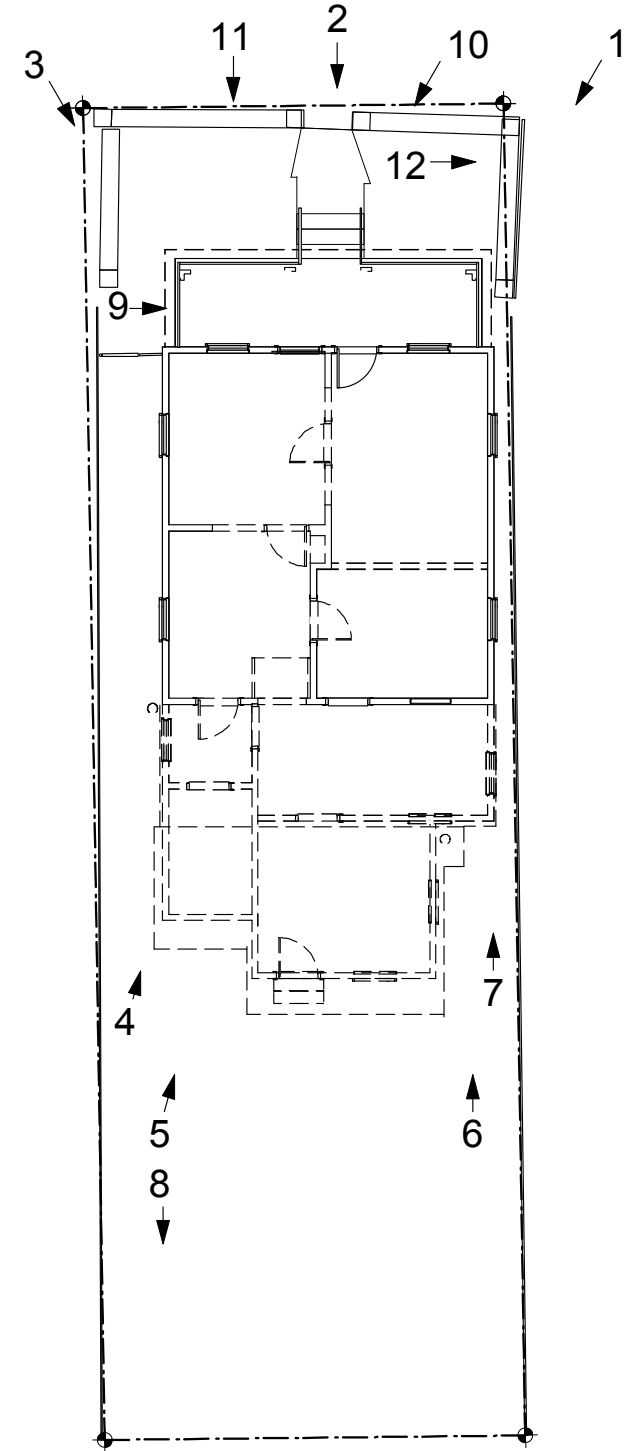
2 - NORTH ELEVATION



3 - FRONT PORCH + WEST ELEVATION



4 - WEST ELEVATION



5 - SOUTH ELEVATION



6 - SOUTH ELEVATION



7 - PARTIAL SOUTH ELEVATION



8 - SOUTH PROPERTY LINE (REAR)



9 - PORCH LOOKING EAST



10 - NORTH MASONRY WALL (FRONT)



11 - NORTH MASONRY WALL (PARTIAL)



12 - EAST MASONRY WALL

# HISTORIC COTTAGE REHABILITATION + ADDITION

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EXISTING CONDITIONS

# A 1.1





1 - CRAWLSPACE HOLE at KITCHEN



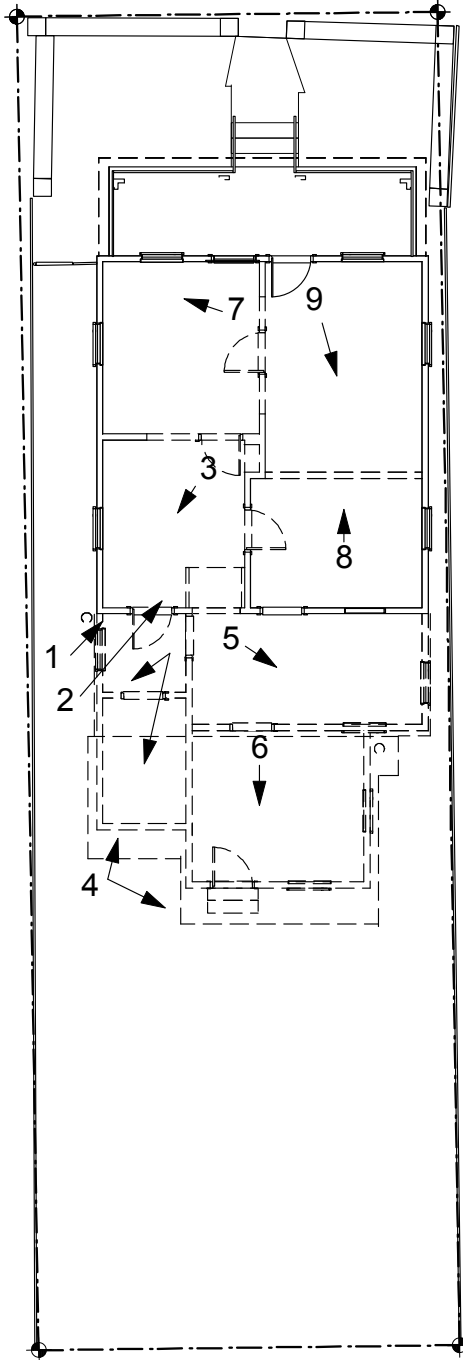
2 - CRAWLSPACE HOLE LOOKING INTO KITCHEN



3 - SW KITCHEN CORNER



4 - WEST ELEVATION - FIRST AND REAR ADDITIONS



5 - FIRST ADDITION LOOKING SE TO REAR ADDITION



6 - NORTH INTERIOR ELEV - REAR ADDITION



7 - "DINING" LOOKING WEST



8 - "LIVING" LOOKING NORTH



9 - "LIVING" LOOKING SOUTH



10 - NORTH INTERIOR ELEV - REAR ADDITION

# HISTORIC COTTAGE REHABILITATION + ADDITION

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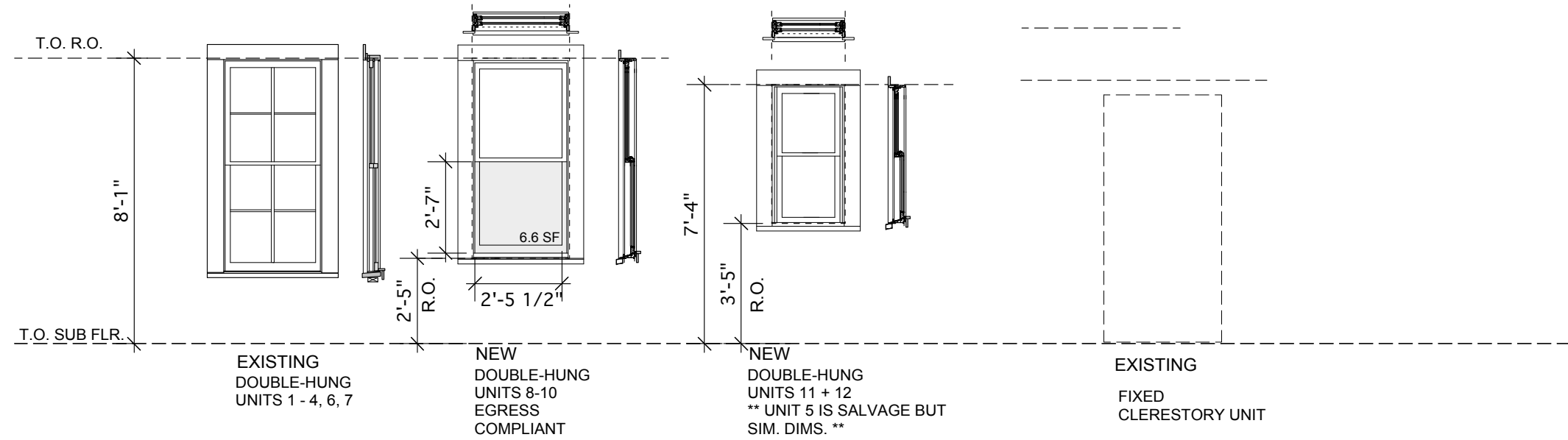
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NOT FOR  
CONSTRUCTION

EXISTING CONDITIONS

# A 1.2





MAKE / MODEL	UNIT	LOCATION	TYPE	UNIT SIZE	SCOPE OF REPAIR	
<b>EXISTING:</b> <ul style="list-style-type: none"><li>REMOVE + REPAIR SASHES</li><li>REPLACE BROKEN GLAZING</li><li>REPLACE PUTTY</li><li>REPAIR MUNTINS WHERE DAMAGED</li><li>REPAIR AND REFINISH FRAMES AND STOPS</li><li>REPLACE ROPES</li><li>INSTALL WEATHER STRIPPING</li><li>CLEAN + REPLACE ORIGINAL HARDWARE</li><li>ALL WOOD SURFACES TO BE PAINTED</li></ul>	1	DINING	DBL-HUNG	EXISTING WD 3'-0" W x 5'-10" H	SEE REPAIR NOTES	
	2	LIVING	DBL-HUNG	EXISTING WD 3'-0" W x 5'-10" H	SEE REPAIR NOTES	
	3	LIVING	DBL-HUNG	EXISTING WD 3'-0" W x 5'-10" H	SEE REPAIR NOTES	
	4	BDRM1/OFFICE	DBL-HUNG	EXISTING WD 3'-0" W x 5'-10" H	SEE REPAIR NOTES	
	5	KITCHEN	DBL-HUNG	SALVAGE WD 2'-1" W x 4'-0" H	WOOD SASHES + FRAME TO MATCH, DBL-HUNG, NON-OPERABLE	
	6	KITCHEN	DBL-HUNG	SALVAGE WD 3'-0" W x 5'-10" H	WOOD SASHES + FRAME TO MATCH, DBL-HUNG, NON-OPERABLE	
	7	DINING	DBL-HUNG	EXISTING WD 3'-0" W x 5'-10" H	SEE REPAIR NOTES	
<b>NEW:</b> <ul style="list-style-type: none"><li>JELD-WEN W2500 WOOD DOUBLE-HUNG UNIT</li><li>NO NAILING FIN</li><li>2" SILL NOSE CASING</li><li>PRIMED EXTERIOR</li><li>UNPAINTED INTERIOR</li><li>STANDARD LOCKING HARDWARE</li></ul>	UNIT	LOCATION	TYPE	UNIT SIZE	ROUGH OPENING *	NOTES
	8	BEDROOM 2	DBL-HUNG	2'-9 3/8" W x 5'-8" H	2'-10 3/8" W x 5'-9" H	INT: WD STOOL + SILL ONLY
	9	BEDROOM 2	DBL-HUNG	2'-9 3/8" W x 5'-8" H	2'-10 3/8" W x 5'-9" H	INT: WD STOOL + SILL ONLY
	10	BEDROOM 2	DBL-HUNG	2'-9 3/8" W x 5'-8" H	2'-10 3/8" W x 5'-9" H	INT: WD STOOL + SILL ONLY
	11	BATH 2	DBL-HUNG	2'-1 3/8" W x 4'-0" H	2'-2 3/8" W x 4'-1" H	TILE SILL + SURROUND
	12	BATH 1	DBL-HUNG	2'-1 3/8" W x 4'-0" H	2'-2 3/8" W x 4'-1" H	TILE SILL + SURROUND

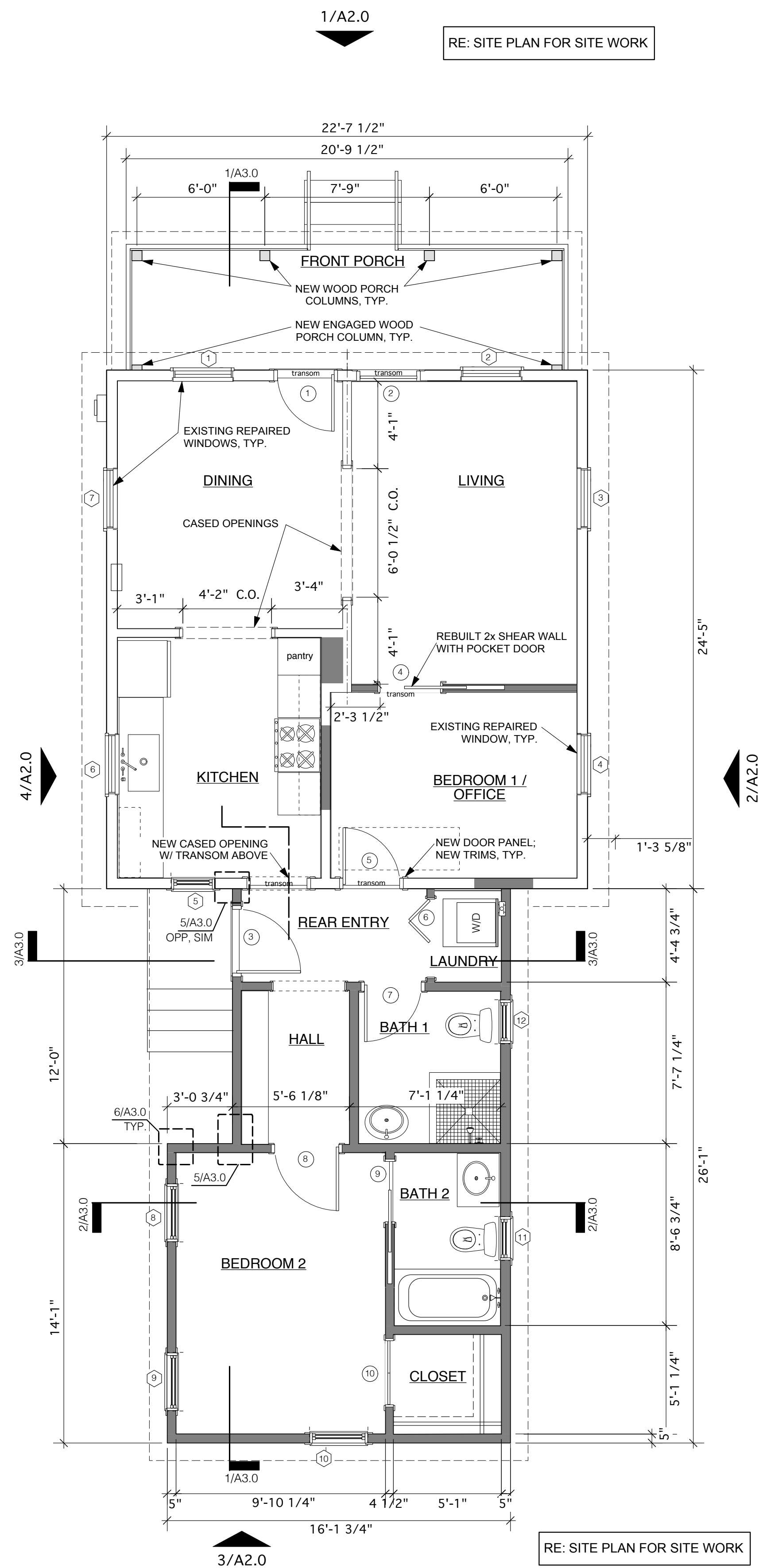
## 2 WINDOW SCHEDULE + TYPES

1/4" = 1'-0"

EXTERIOR		WOOD UNITS 1, 2		WOOD UNITS 3		INTERIOR		WOOD UNITS 4 - 10	
TYPE	UNIT	LOCATION	OPERATION	PANEL only or SLIDER UNIT SIZE; Panel does NOT including frame (W x H)	FRAME MAT'L	HARD WARE	NOTES		
EXTERIOR	1	DINING ROOM	SWING - IN	EXISTING OPENING	WD		SALVAGE, WOOD IN APPROP. STYLE		
	2	LIVING ROOM	FIXED	EXISTING OPENING	WD		SALVAGE, WOOD IN APPROP. STYLE		
	3	REAR ENTRY	SWING - IN	3'-0" X 6'-8"	WD		NEW OR SALVAGE, WOOD IN APPROP. STYLE		
INTERIOR <small>PANEL SIZE IS PANEL ONLY; FRAME IS ADD'L POCKET DOOR REQUIRES 34" MIN. CLEAR OPENING INCLUDING TRIM + STOPS.</small>	4	LIVING-BDRM 1	POCKET SLIDER						
	5	BDRM 1	SWING - IN						
	6	LAUNDRY	BI-FOLD						
	7	BATH 1	SWING - IN						
	8	BEDROOM 2	SWING-IN						
	9	BATH 2	POCKET SLIDER						
	10	CLOSET	BI-FOLD						

## 3 DOOR SCHEDULE + TYPES

1/4" = 1'-0"



### REHAB + REPAIR NOTES

- REPAIR AND LEVEL PIER AND BEAM FOUNDATION; RE: STRUCTURAL DWGS.
- REPAIR ALL ATTIC AND ROOF STRUCTURE;
- NEW OPENINGS TO BE REINFORCED; RE: STRUCTURAL DWGS.
- REMOVE ROOF COVERING, REPAIR STRUCTURE, NEW SHEATHING AND NEW HIGH PROFILE/ARCH COMPOSITION SHINGLE. RE: DETAIL. COLOR SELECTION BY ARCHITECT
- ALL DIMENSIONS ARE TO CLEAR OPENING (C.O.)
- REPAIR ALL WALL STRUCTURAL MEMBERS WHERE NECESSARY.
- REPAIR SUBFLOOR WITH 3/4" PLY SHEATHING; RE: STRUC.
- REPAIR EXTERIOR SIDING AND TRIMS WITH MATCHING MATERIALS AND PROFILES ONLY WHERE ROTTED OR MISSING. NO NEW MATERIALS WITHOUT ARCH REVIEW.
- ALL DRY AREAS TO RECEIVE NEW 1/2" GYP. BOARD.
- WET AREAS IN KITCHEN, BATH 1 AND BATH 2 TO RECEIVE CEMENTITIOUS BACKER BOARD AT ALL TILE AREAS.
- REPAIR AND REHABILITATE ALL EXISTING WINDOWS; RE: WINDOW SCHEDULE.
- NEW 1X FLAT WOOD TRIMS, TYP.; RE: DETAILS
- REBUILD WOOD FRONT PORCH COVERING; RE: DETAILS
- NEW WOOD REAR ENTRY LANDING, STAIR, + RAILINGS; RE: DETAILS

### NEW CONSTRUCTION NOTES

- NEW 2X FRAMING; RE: STRUC. DWGS.
- NEW EXT. SHEATHING; RE: STRUC. DWGS.
- ALL DRY AREAS TO RECEIVE NEW 1/2" GYP. BOARD.
- WET AREAS IN KITCHEN, BATH 1 AND BATH 2 TO RECEIVE CEMENTITIOUS BACKER BOARD AT ALL TILE AREAS.
- RE: WINDOW SCHEDULE FOR NEW UNITS. WINDOW UNITS TO COMPLY WITH COSA OHP GUIDELINES
- NEW 1X FLAT WOOD TRIMS, TYP.; RE: DETAILS
- REBUILD WOOD FRONT PORCH COVERING; RE: BUILDING SECTION
- NEW WOOD REAR ENTRY LANDING, STAIR, + RAILINGS; RE: DETAILS
- EXTERIOR SIDING SHALL BE CEMENTITIOUS BOARD AND BATTEN, PTD., TYP; RE: DETAILS
- NEW ROOF COVERING TO BE HIGH PROFILE/ARCH COMPOSITION SHINGLE OVER ROOFING MEMBRANE OVER WOOD DECKING.

# HISTORIC COTTAGE REHABILITATION + ADDITION

CYNTHIA VOORHEES  
YULL LOZANO  
222 BROOKS STREET  
SAN ANTONIO, TEXAS 78210

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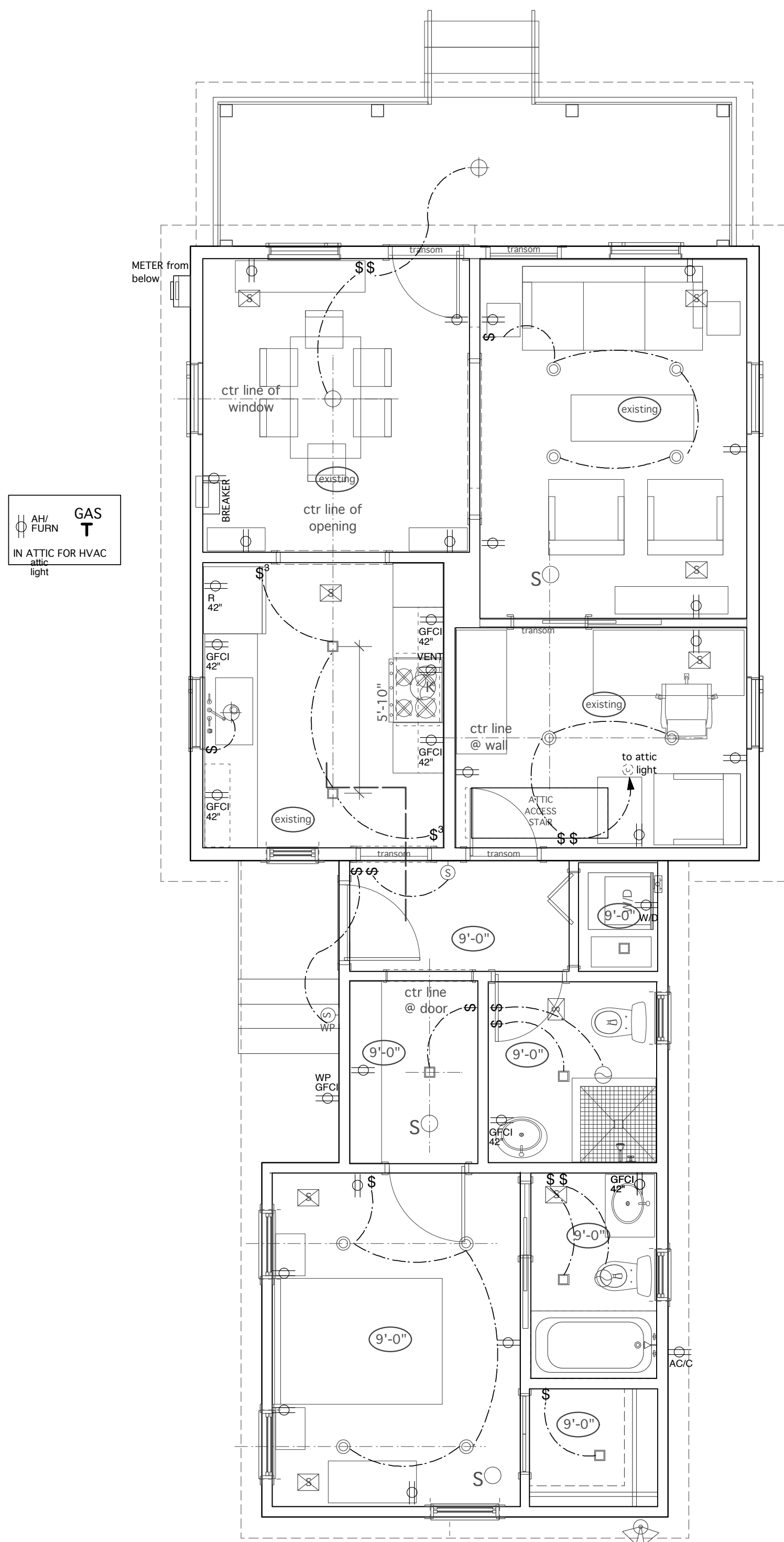
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CONSTRUCTION

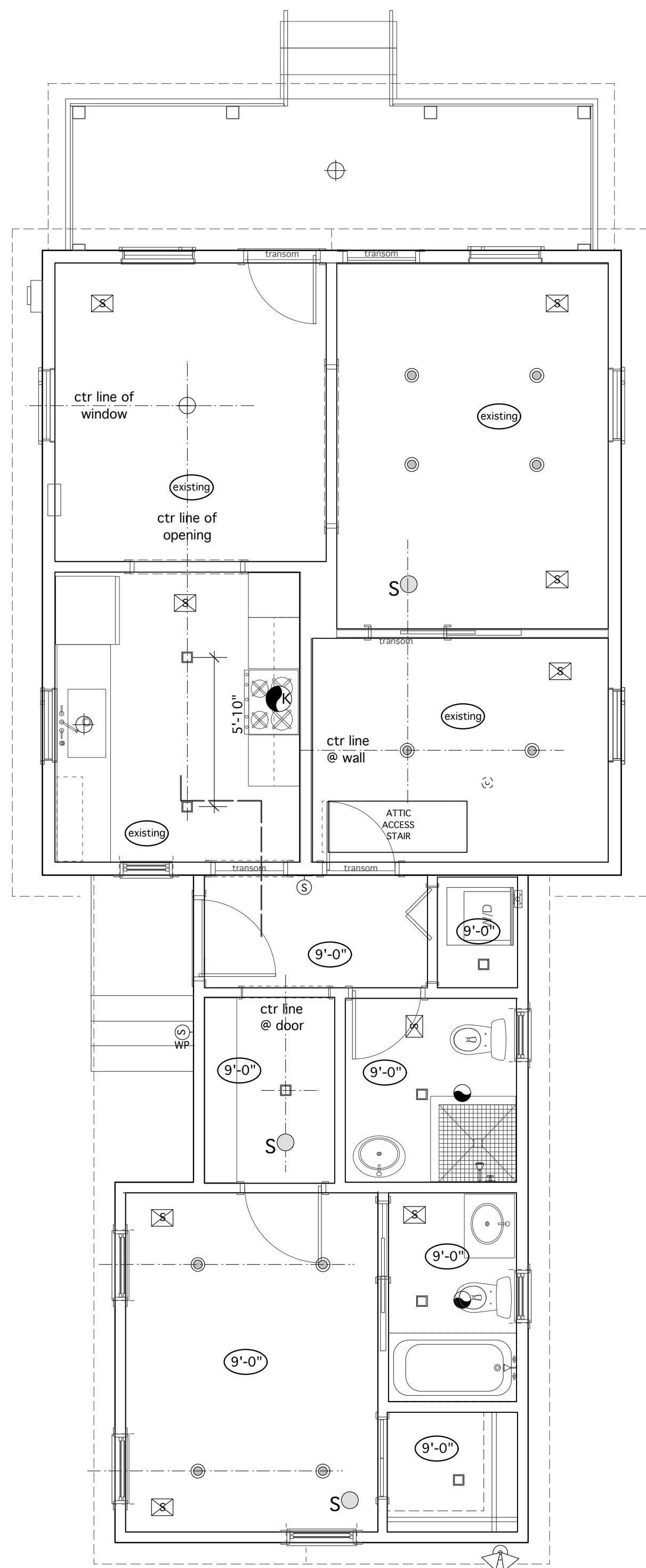
BUILDING PLAN

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

# A 1.3



2 SWITCHING PLAN  
1/4" = 1'-0"



1 REFLECTED CEILING PLAN  
1/4" = 1'-0"

3 MEP SCHEDULE  
NTS

HISTORIC COTTAGE  
REHABILITATION + ADDITION

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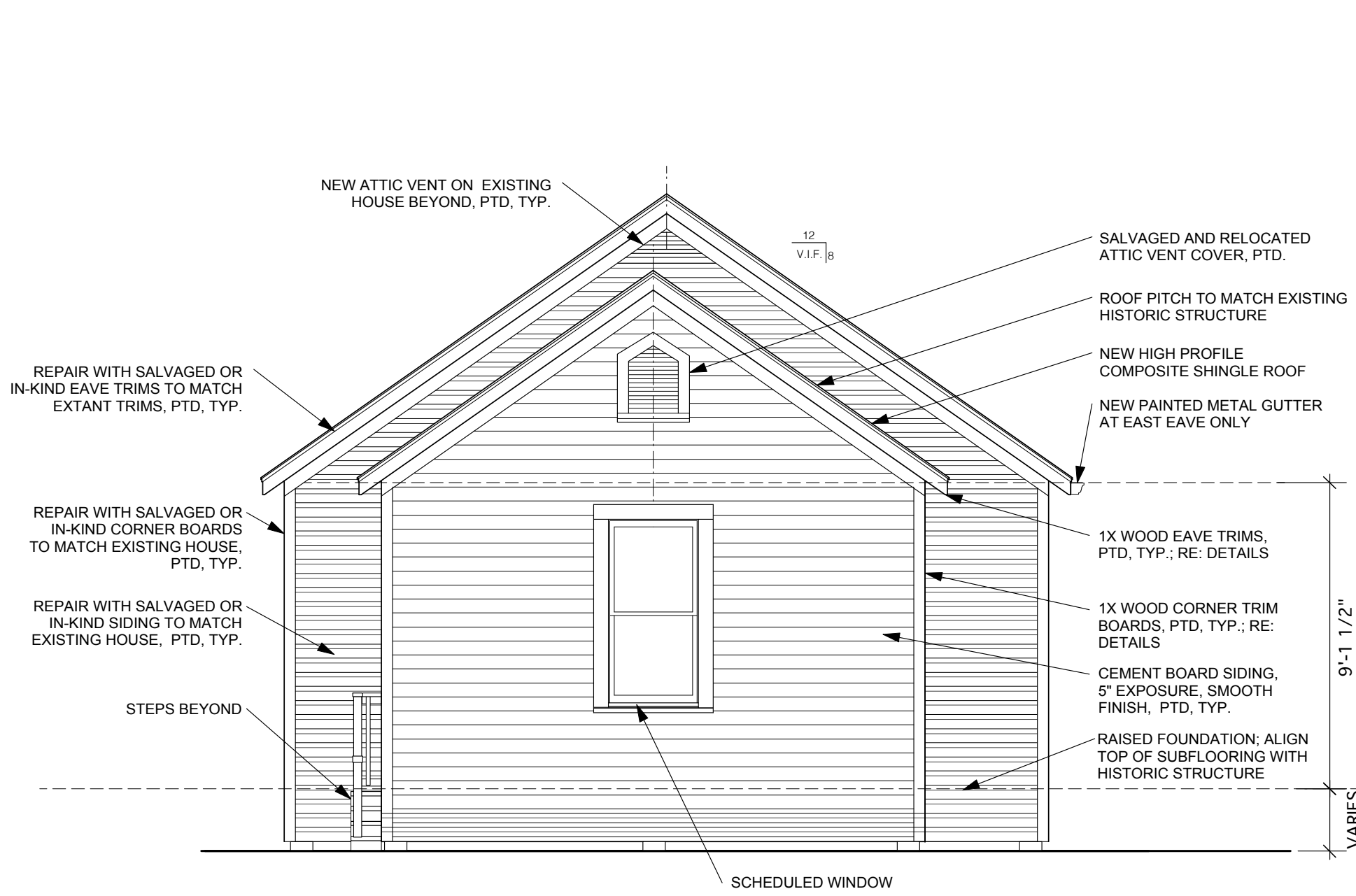
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CONSTRUCTION

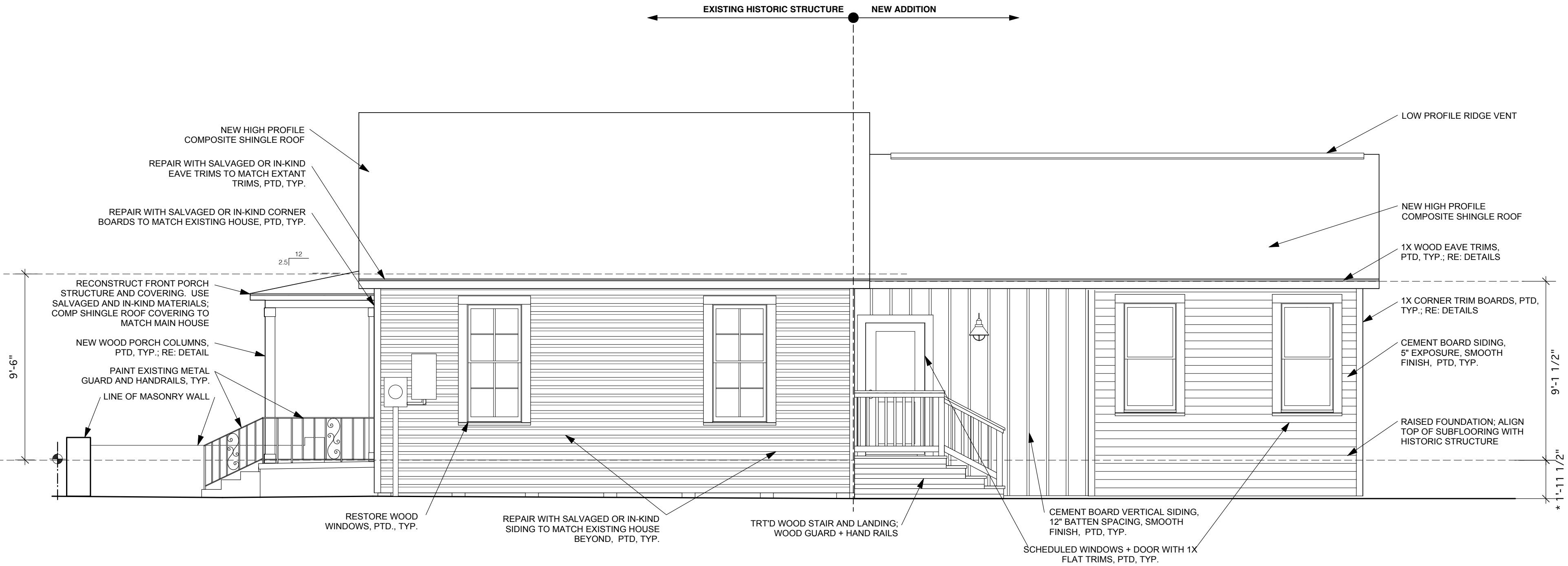
RCP, SWITCHING  
PLAN, MEP

A 1.4

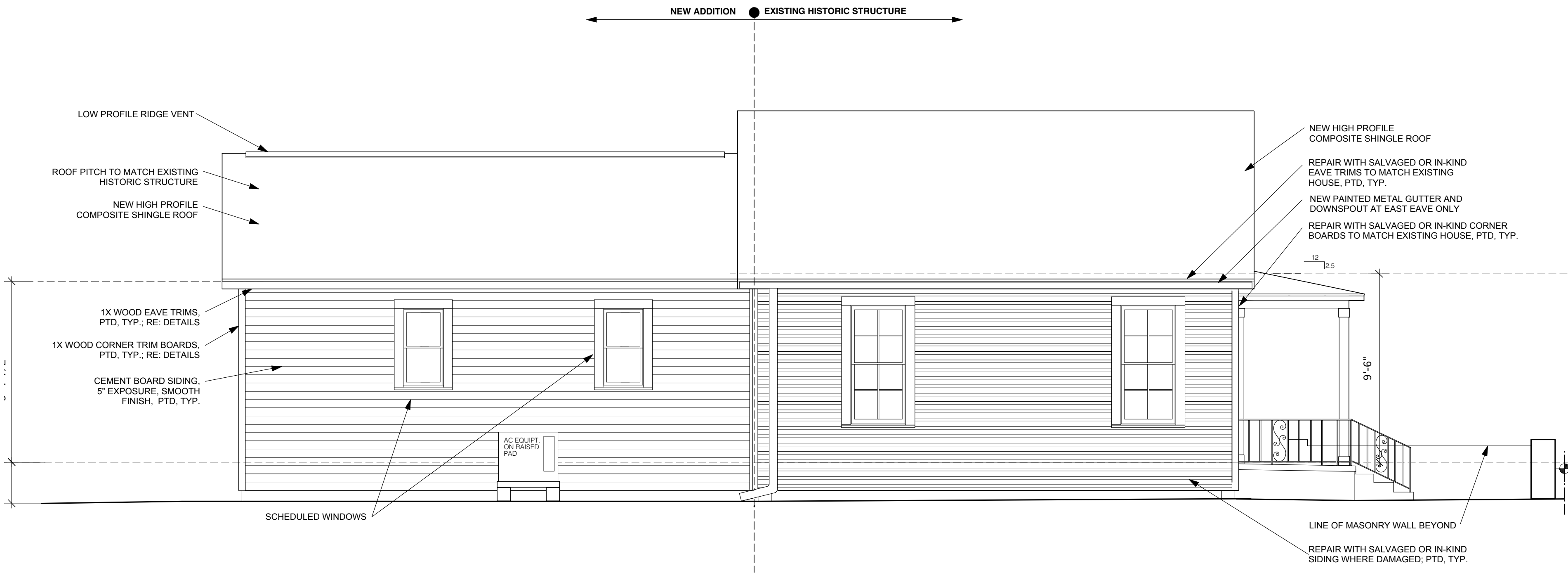




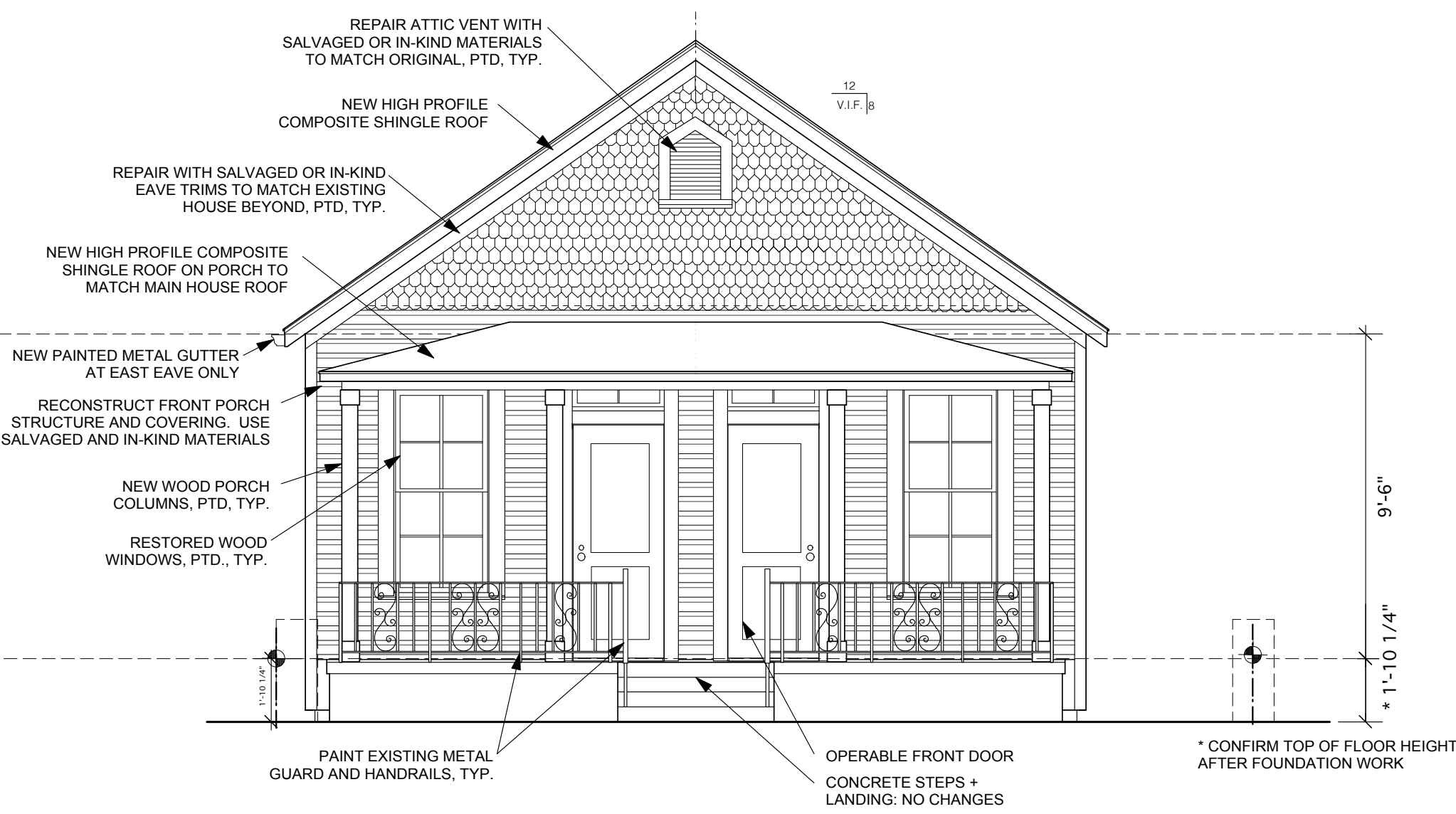
4 SOUTH ELEVATION  
1/4" = 1'-0"



3 WEST ELEVATION  
1/4" = 1'-0"



2 EAST ELEVATION  
1/4" = 1'-0"



1 NORTH ELEVATION  
1/4" = 1'-0"

# HISTORIC COTTAGE REHABILITATION + ADDITION

CYNTHIA VOORHEES  
YULL LOZANO  
222 BROOKS STREET  
SAN ANTONIO, TEXAS 78210

Verify all dimensions and materials. Do not scale drawings; contact Architect in case of discrepancy. The Architect is not responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the Project.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on other projects, except by agreement in writing from and with appropriate compensation to the Architect.

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## SAVINO ARCHITECTURE LLC

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Registered Architect, LEED AP

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San Antonio, Texas 78202  
info@savinoarchitecture.com  
www.savinoarchitecture.com

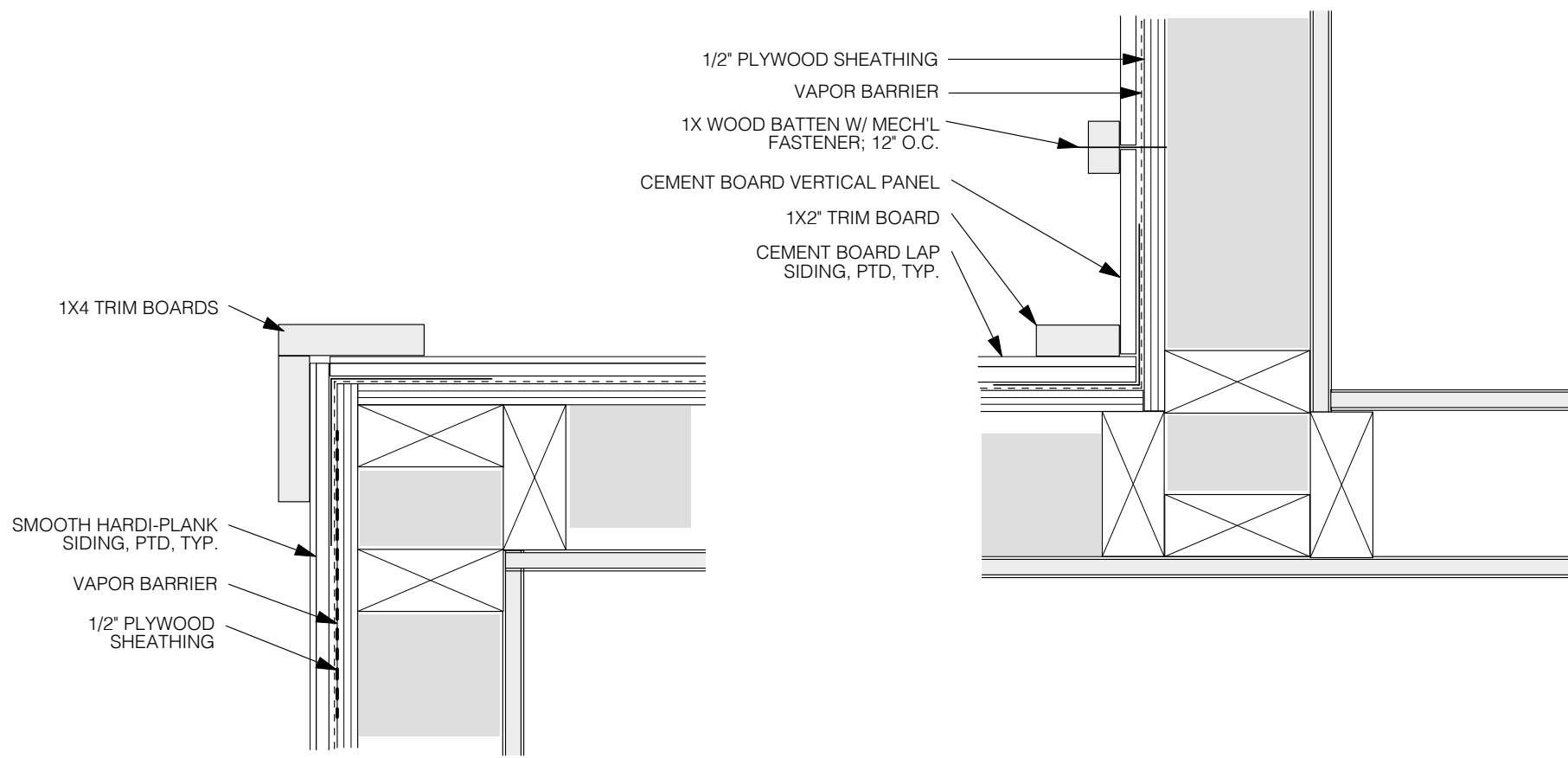
### RECORD

MAR 16, 2022 OHP REVIEW

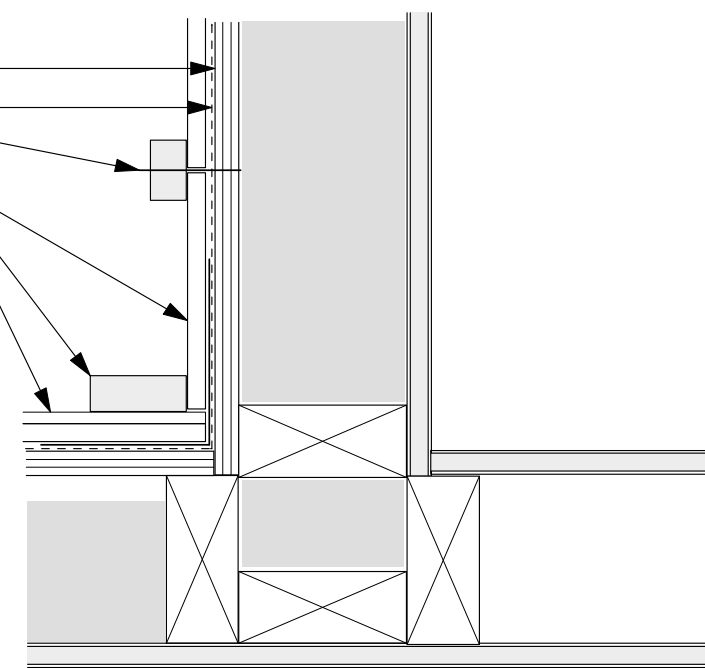
- COA REVIEW -  
NOT FOR  
CONSTRUCTION

EXTERIOR ELEVATIONS

# A 2.0

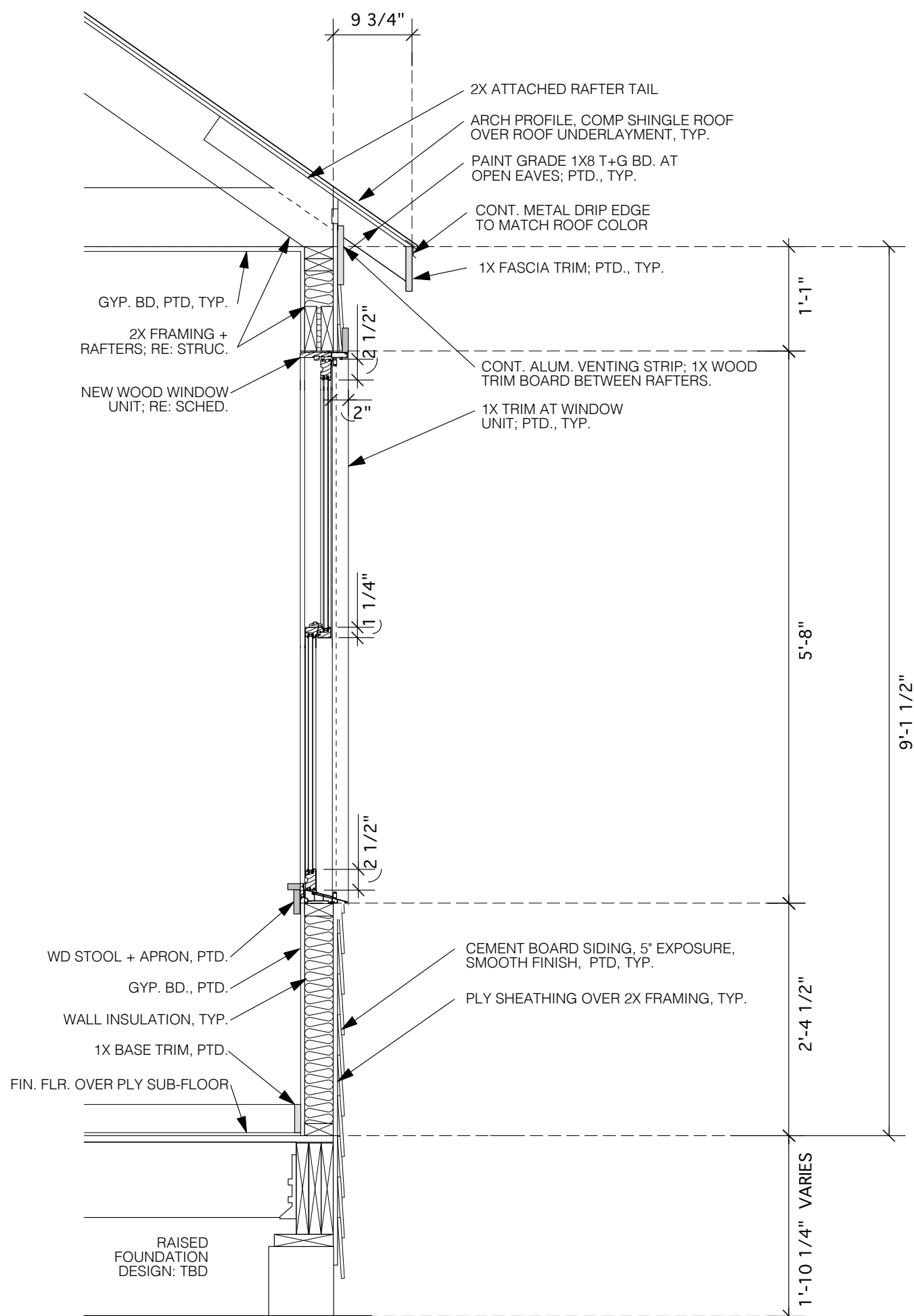


6 PLAN DETAIL / CORNER, TYP.  
3" = 1'-0"

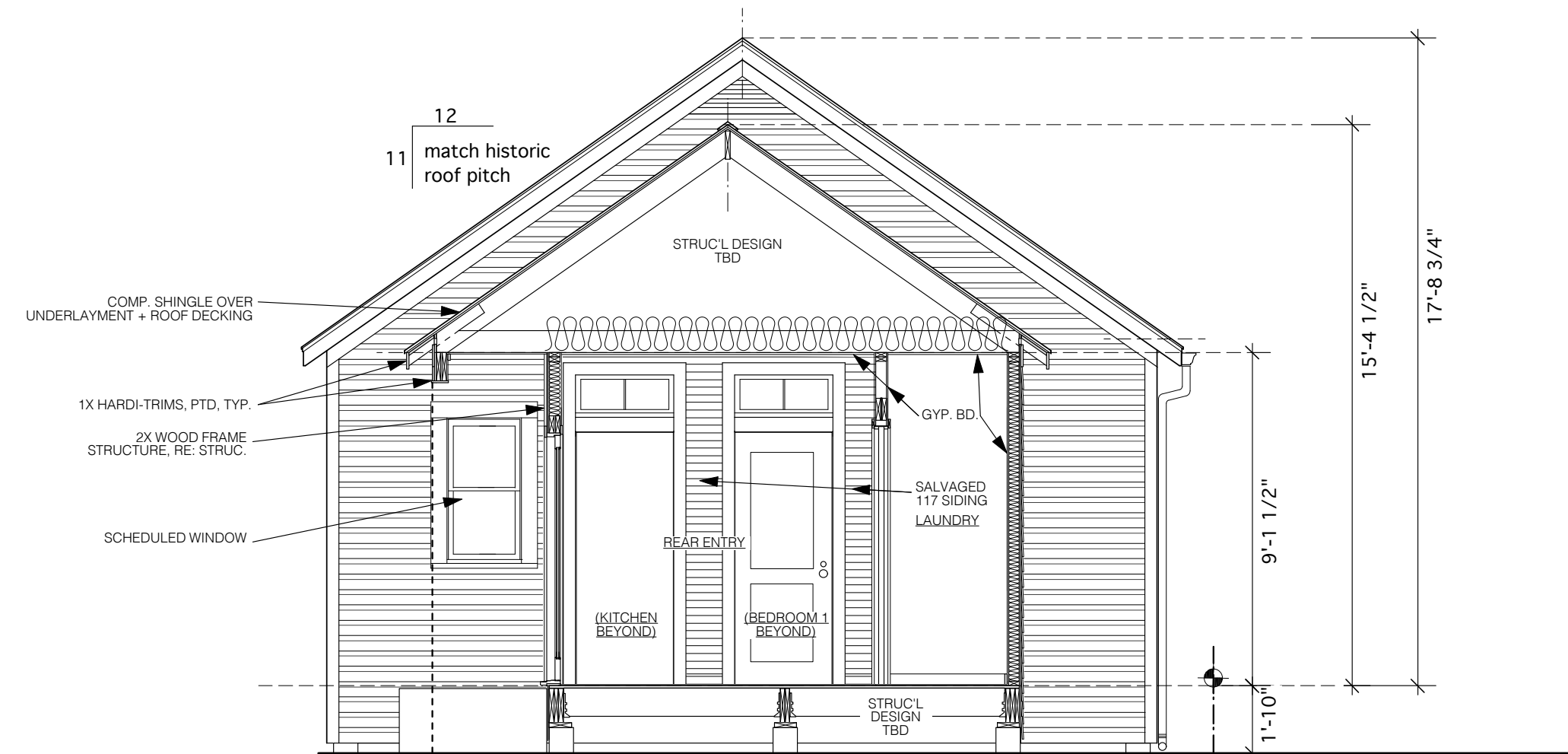


5 PLAN DETAIL / INSIDE CORNER  
3" = 1'-0"

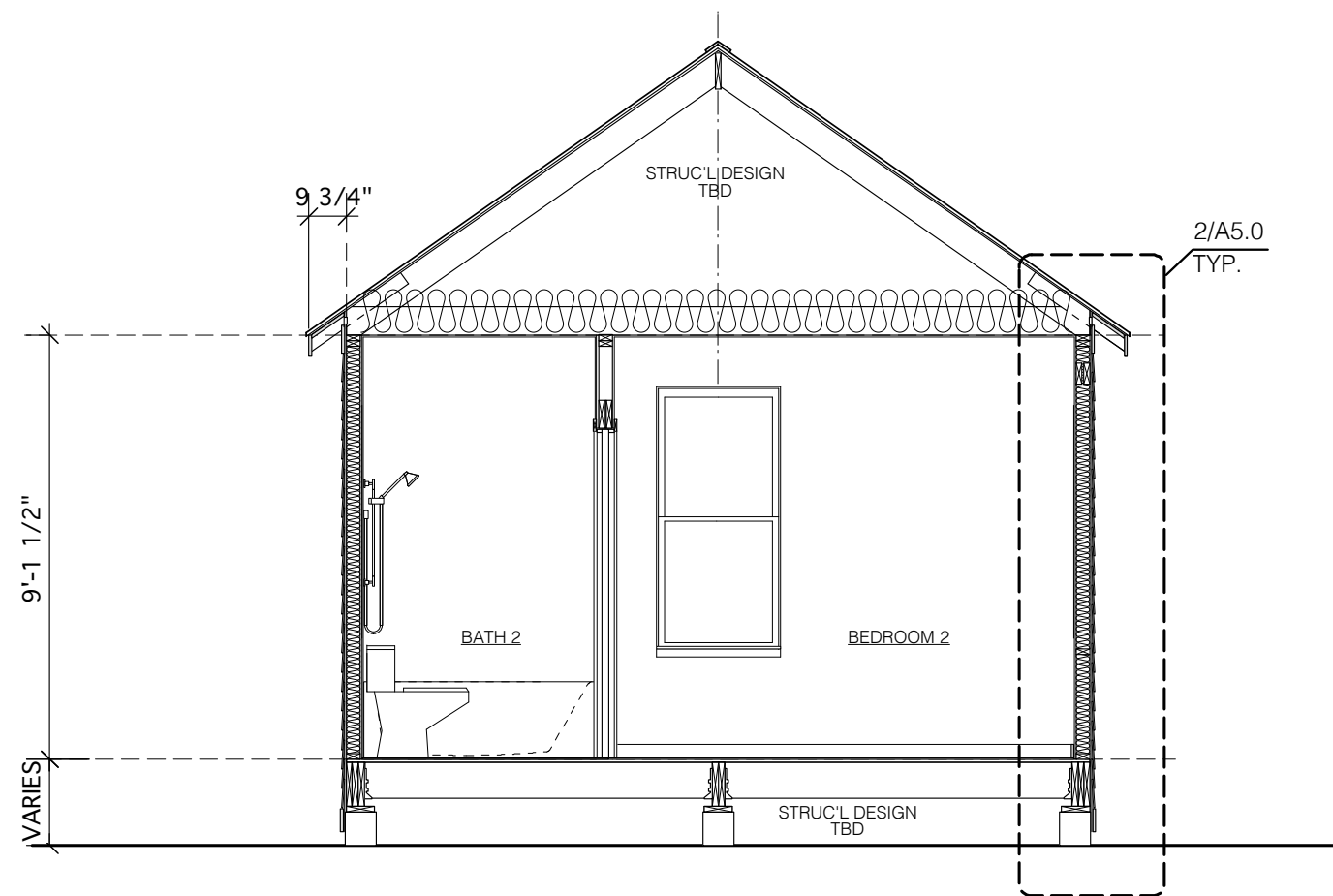
OPP. SIM: LAP SIDING TO MATCH  
EXISTING HISTORIC SIDING



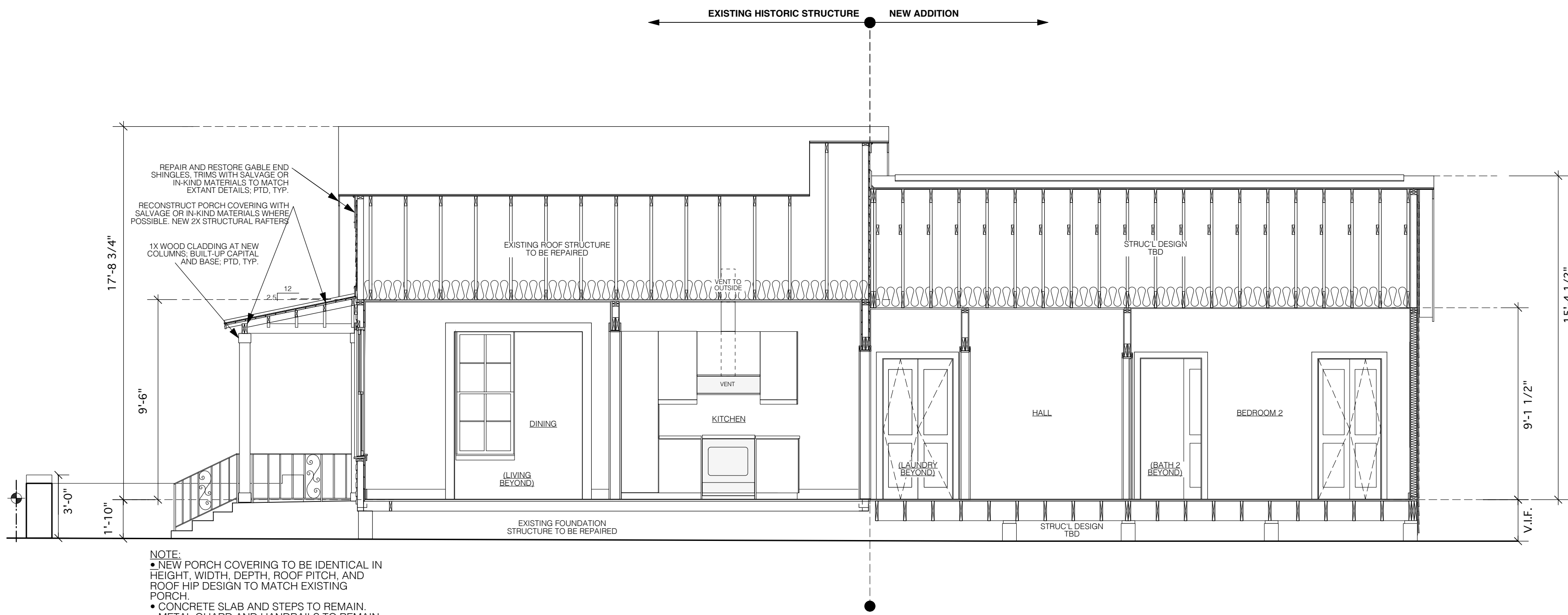
4 WALL SECTION / NEW / TYPICAL  
3/4" = 1'-0"



3 CROSS SECTION / LOOKING NORTH  
1/4" = 1'-0"



2 CROSS SECTION / LOOKING SOUTH  
1/4" = 1'-0"



1 LONG. SECTION / LOOKING EAST  
1/4" = 1'-0"

# HISTORIC COTTAGE REHABILITATION + ADDITION

CYNTHIA VOORHEES  
YULL LOZANO  
222 BROOKS STREET  
SAN ANTONIO, TEXAS 78210

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### RECORD

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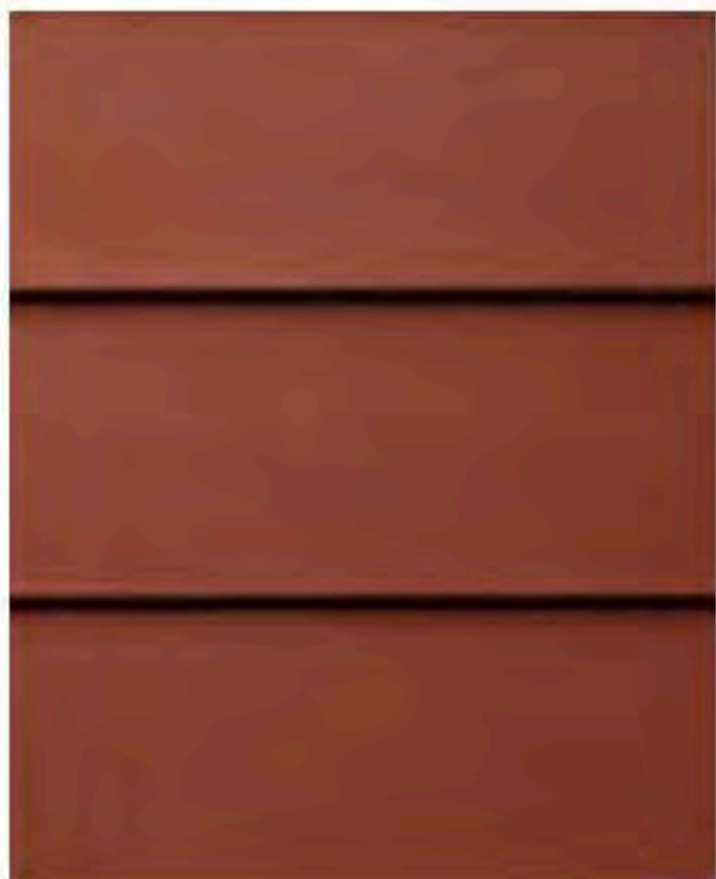
- COA REVIEW -  
NOT FOR  
CONSTRUCTION

### BUILDING SECTIONS

# A 3.0

## SMOOTH\*

*Countrylane Red*



Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.	12 in.
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet	324	280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3



## DOUBLE - HUNG

- Suited to many architectural styles
- Features an upper and lower sash that slide vertically past each other in a single frame
- Both sash tilt for easy cleaning
- Wider sash and stile profile available



Minimum:

19-1/4" x 35-1/4"

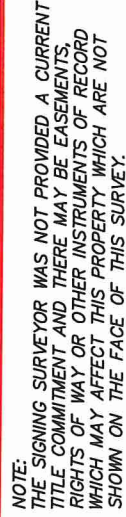
Maximum Width:

41-3/8" x 64"

Maximum Height:

37-3/8" x 76"

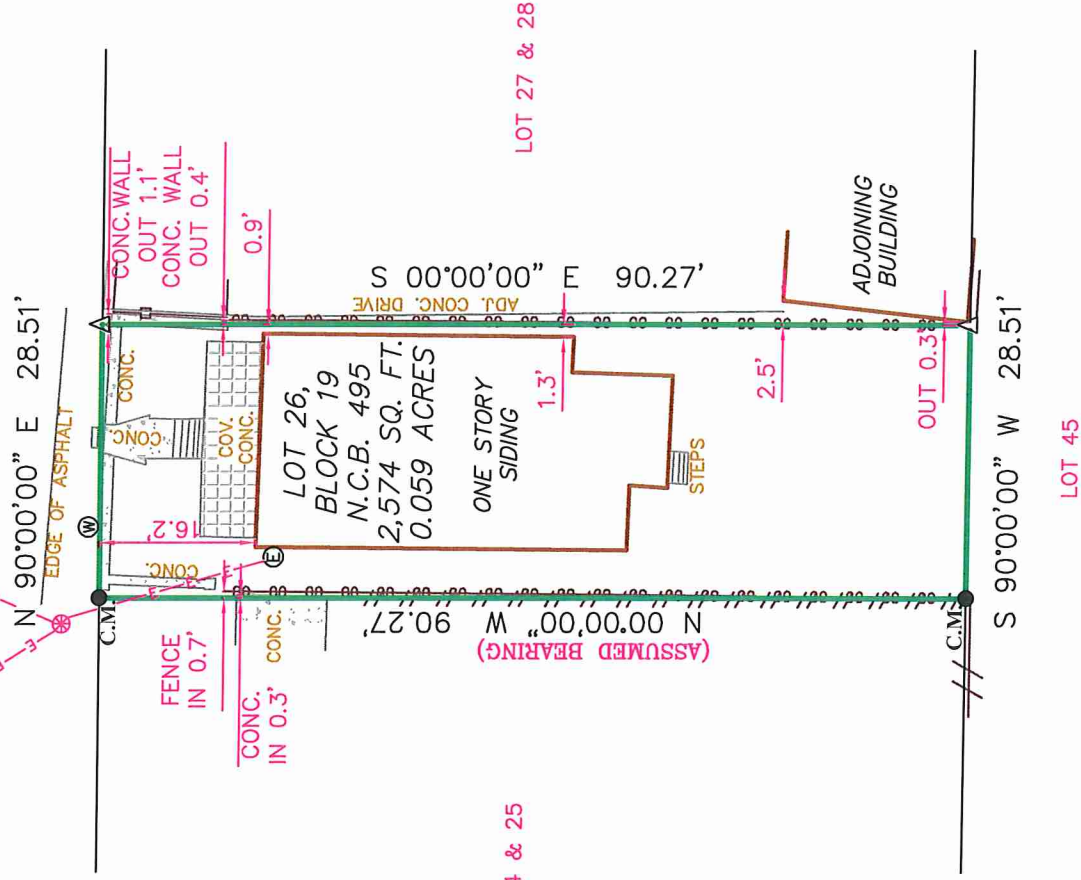




**NOTE:**  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

**BROOKS STREET**  
(50' R.O.W.)

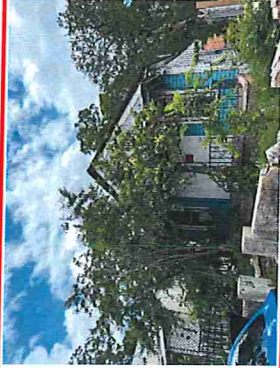
SCALE: 1"=20'



THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

**NOTE:**  
BEARINGS SHOWN HEREON ARE ASSUMED.

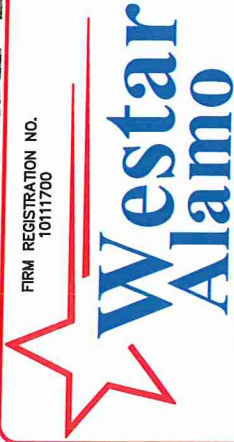
FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACQUIRACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. **48029C**, Panel No. **0415G**, which is dated **9/29/2010**. By scaling from this survey, it appears that all or a portion of the property may be in Flood Zone **X**. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Flood Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.

**Property Address:**

**222 BROOKS STREET**  
**Property Description:**

BEING LOT 26, BLOCK 19, NEW CITY BLOCK 495, IN THE  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**FIRM REGISTRATION NO.**  
**10111700**



**LAND SURVEYORS, LLC.**  
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 372-9500 FAX (210) 372-9999

P.O. BOX 1643 BUENOS AIRES, ARGENTINA  
PHONE (54-11) 372-9500 FAX (54-11) 372-9999

G.F. NO.	N/A
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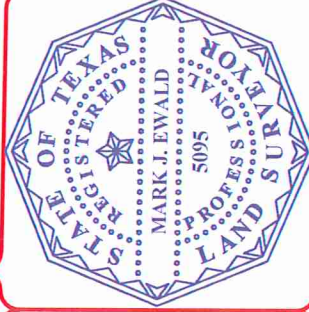
JOB NO. 107323

TITLE COMPANY: N/A

RVD: RBA

DATE: 6/4/2021

Owner: TBD



**LEGEND**

=	FND. 1/2" IRON ROD
=	CALCULATED POINT
=	RECORD INFORMATION
=	BUILDING SETBACK
=	CONTROLLING MONUMENT
=	ELECTRIC METER
=	POWER POLE
=	OVERHEAD ELECTRIC
=	WOOD FENCE
=	CHAIN LINK FENCE
=	METAL FENCE
=	WATER METER

 Δ

 ●

 ○

 B.S.

 C.M.

 (E)

 (P)

 E









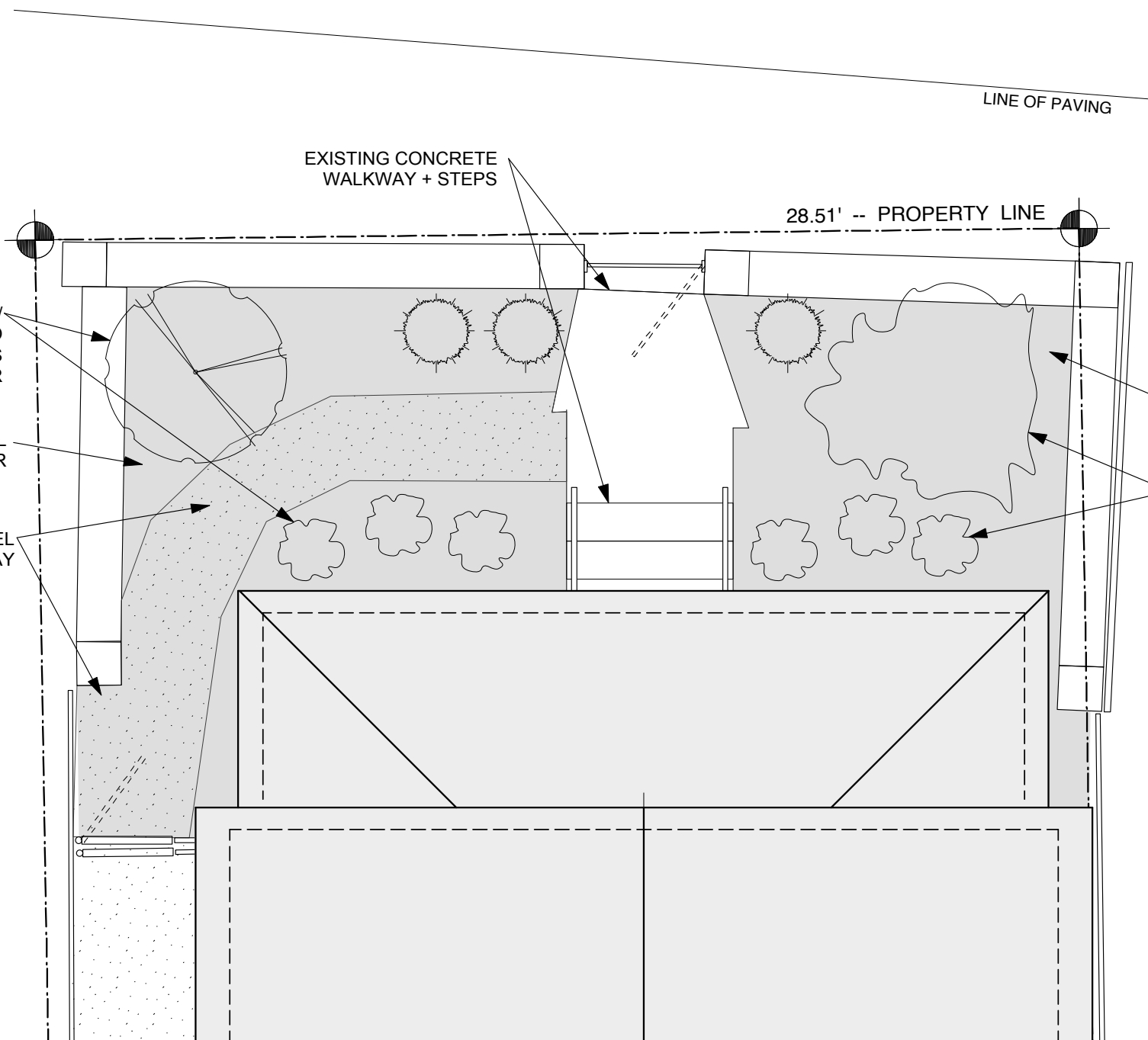
 (W)

FIRM REGISTRATION NO.

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Ward

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095



<b>EXISTING:</b>	
<b>FRONT YARD AREA</b>	<b>263</b>
<b>CONCRETE WALK</b>	<b>40</b>
<hr/>	
<b>OPEN PERMEABLE SPACE</b>	<b>223</b>
<b>PROPOSED:</b>	
<b>GRAVEL WALK</b>	<b>51</b>
<hr/>	
<b>REMAINING IMPERMEABLE AREA</b>	<b>172 SF</b>
<b>(65% OF EXISTING FRONT YARD AREA)</b>	

PROPOSED SHRUB /  
TREE PLANTING; NO  
GRAVEL SURROUNDS  
OR LINER

EXISTING NATURAL  
GROUND COVER

PROPOSED GRAVEL  
WALKWAY

EXISTING NATURAL GROUND  
COVER

PROPOSED SHRUB / TREE PLANTING;  
NO GRAVEL SURROUNDS OR LINER

**A**

**RESPONSE TO OHP RECOMMENDATIONS**  
**SITE PLAN - PARTIAL**  
**1/4" = 1"**



**222 BROOKS COTTAGE**  
**APRIL 1, 2022**

NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION

**SAVINO**  
**ARCHITECTURE LLC**

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