

HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2022

HDRC CASE NO: 2022-164
ADDRESS: 311 FERGUSON
LEGAL DESCRIPTION: NCB: 1532 BLK: 13 LOTS: 6 7 & 8
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
APPLICANT: Jenny Hernandez/HERNANDEZ JENNY & HERNANDEZ ANDREW
OWNER: HERNANDEZ JENNY & HERNANDEZ ANDREW
TYPE OF WORK: New construction of two, two-story duplex structures
APPLICATION RECEIVED: March 14, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct two, two-story duplex structures on a individually-landmarked lot at 311 Ferguson.

APPLICABLE CITATIONS:

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 principle historic structure in terms of their spacing and proportions.

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

B. SETBACKS AND ORIENTATION

- i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

B. SCREENING

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

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.

OHP Window Policy Document

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

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.

4. Residential Streetscapes

A. PLANTING STRIPS

i. Street trees—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.

ii. Lawns— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.

iii. Alternative materials—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

B. PARKWAYS AND PLANTED MEDIANS

i. Historic plantings—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.

ii. Hardscape—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

C. STREET ELEMENTS

i. Site elements—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.

ii. Historic paving materials—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

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.

C. CURBING

- i. Historic curbing—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. Replacement curbing—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

6. Non-Residential and Mixed Use Streetscapes

A. STREET FURNITURE

- i. Historic street furniture—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.
- ii. New furniture—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.

B. STREET TREES

- i. Street trees—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species, size, and growth habit.

C. PAVING

- i. Maintenance and alterations—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.

D. LIGHTING

- i. General—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).
- ii. Maintenance and alterations—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.
- iii. Pedestrian lighting—Use appropriately scaled lighting for pedestrian walkways, such as short poles or light posts (bollards).
- iv. Shielding—Direct light downward and shield light fixtures using cut-off shields to limit light spill onto adjacent properties.
- v. Safety lighting—Install motion sensors that turn lights on and off automatically when safety or security is a concern. Locate these lighting fixtures as discreetly as possible on historic structures and avoid adding more fixtures than necessary.

7. Off-Street Parking

A. LOCATION

- i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

- i. Avoid damage—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
- ii. Doors and door openings—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

- i. Grade changes—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
- ii. Residential entrances—The preferred location of new ramps is at the side or rear of the building when convenient for the user.
- iii. Non-residential and mixed use entrances—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

- i. Materials—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
- ii. Screening—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.
- iii. Curb cuts—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- GENERAL: Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for final approval to construct two, two-story residential duplex structures on the individually-landmarked, vacant lot at 311 Ferguson. This lot was previously part of the property of 1824 Martin Luther King Dr, a historic landmark. The property parcel has been divided is

currently vacant and is zoned historic. The lot fronts Ferguson to the east. The block consists primarily of single story residential structures.

- b. **SETBACKS & ORIENTATION (FERFUSON)** – According to the Guidelines for New Construction, the front facades of new buildings should align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has indicated that the structures will be set back from the front property line by ten (10) feet. Staff finds the proposed setbacks to be appropriate and consistent with the setback of the adjacent historic landmark structure.
- c. **SETBACKS & ORIENTATION (REAR OF PROPERTY)** – The rear of the property abuts to the rear of the lot at 714 S Mittman St and is not accessible or visible from a main right-of-way. The applicant has indicated that the structures will be set back from the rear property line by ten (10) feet. Staff finds the proposed setbacks to be appropriate and consistent with the setback of the adjacent historic landmark structure.
- d. **ENTRANCES** – According to Guideline 1.B.i for New Construction, primary building entrances should be orientated towards the primary street. The proposed new construction will feature one structure located at the front of the property and that is street-facing; the entrances to both duplexes of this structure are oriented toward Ferguson. The second structure is located at the rear of the property and is minimally visible from the right-of-way; the entrances to the duplexes are both located on the front elevation between the two structures. Staff finds the proposal consistent with the Guidelines.
- e. **SCALE & MASS** – According to Guidelines 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. 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. The blocks of Ferguson feature one-story historic structures. Staff finds that the proposed scale and mass of the two structures to be appropriate.
- f. **FOUNDATION & FLOOR HEIGHTS** – According to Guideline 2.A.iii for New Construction, foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has noted a foundation height of (1) foot for each structure. This is appropriate and consistent with the Guidelines.
- g. **ROOF FORM** – The applicant has proposed front-facing gabled roof forms for the proposed new construction. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. This block of Ferguson feature structures with front - facing gable roofs, hipped roofs, and shed porch roofs. Staff finds the proposed roof forms to be consistent with the Guidelines.
- h. **LOT COVERAGE** – Per the Guidelines for New Construction, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. Staff finds the proposal consistent with the Guidelines, per the submitted site plan.
- i. **MATERIALS** – The applicant has proposed materials that include James Hardie smooth-finish style 4x8 panel siding with 1x2 trim around openings and seams in board and batten style. According to the Guidelines for New Construction, new construction should feature materials that are complimentary to those found in the district. According to the Guidelines for New Construction 3.A.i, 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. Staff finds that all composite board and batten siding should feature a smooth finish and boards that are twelve (12) inches wide with battens that are 1 – ½” wide. The applicant has proposed composition shingle roofing material for both structures. Staff finds the proposed composition shingle roof to be appropriate.
- j. **WINDOW MATERIALS** – The applicant has proposed to install double-hung, black-painted wood windows at all façades of both structures. Staff finds that the proposed windows should be consistent with staff's standards for windows in new construction.
- k. **FENESTRATION PROFILE** – Generally the applicant has proposed fenestration profiles that are consistent with those found historically on the lot; however, staff finds that all windows should feature a one over one profile. Additionally, staff finds that additional fenestration should be added above the front doors.
- l. **ARCHITECTURAL DETAILS** – According to the Guidelines for New Construction, architectural details should be based on those traditionally found in the district. Staff generally finds the proposed architectural details to be appropriate. As noted in finding k, all windows should feature a one over one profile. Additionally, staff finds that a designed porch element should be incorporated into the proposed new construction. The proposed porch should feature columns and a porch roof.

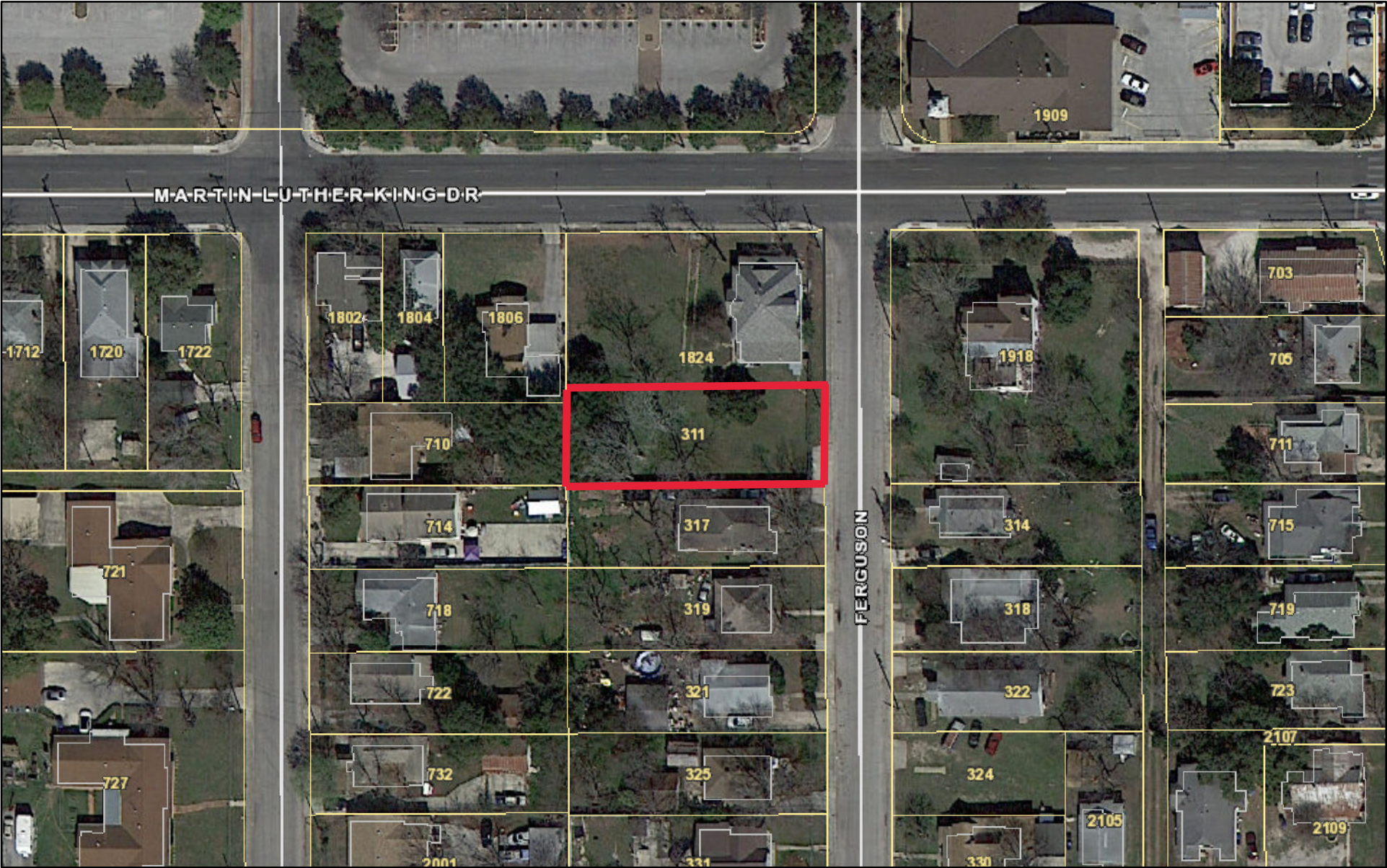
- m. **DRIVEWAYS** – The Guideline for Site Elements 5.B.i notes that new driveways should be similar to those found historically within the district in regards to their materials, width and design. Additionally, the Guidelines note that driveways should not exceed ten (10) feet in width. The applicant has proposed for a driveway of ten (10) feet in width that runs along the south side of the property. Staff finds the proposed driveway width to be appropriate.
- n. **FRONT WALKWAYS** – The Guidelines for Site Elements note that front yard sidewalk should appear similar to those found historically within the district in regards to their materials, width, alignment and configuration. A front walkway should lead from the sidewalk at the right of way on Ferguson to the front porch of the eastern structure.
- o. **MECHANICAL EQUIPMENT** – Per the Guideline 7 for New Construction 6, all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment where it cannot be viewed from the public right of way.
- p. **LANDSCAPING PLAN** – The applicant has proposed to install a large parking pad at the rear of the front structure and located in between the two duplexes. This park pad is approximately 34' by 36' in area will take up approximately 50% of the remaining lot. Guideline 3.B.i for Site Elements states to not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located, and the new impervious hardscaping should not reduce the remaining lawn size by more than 50%. The proposed parking area will be located behind the first structure, and will be minimally-visible; staff finds the proposed parking area to be appropriate. A detailed landscaping plan should be submitted noting final landscaping materials.
- q. **DOOR ARRANGEMENT & FENESTRATION** –The submitted floor plans and elevation indicate that the front doors will be positioned side-by-side with no separation. Staff finds that the proposed doors should be separated. The applicant should provide updated floor plans and elevations to reflect this design. Additionally, staff finds that the applicant should incorporate additional fenestration on the front façade, specifically above the doors.

RECOMMENDATION:

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

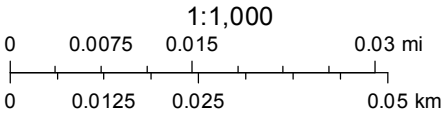
- i. That the applicant submit complete, annotated construction documents that include revised elevations of all four sides of both structures, a dimensioned column detail and railing detail prior to the issuance of a COA. Construction documents should include all stipulations of approval.
- ii. That the applicant submit a setback diagram that notes that the front setback for the structure fronting Ferguson is equal to or greater than those adjacent, historic structures found on the block. Additionally, a foundation setback inspection will be required for both structures prior to the issuance of a COA.
- iii. That all composite siding feature a smooth finish and boards that are twelve (12) inches wide with battens that are 1 – ½” wide.
- iv. That the applicant design and incorporate front porch elements into the design as noted in finding l.
- v. That the applicant install wood or aluminum clad wood windows throughout that are consistent with staff's standards for windows in new construction.
- vi. That all mechanical equipment be screened from view from the public right of way as noted in finding q.
- vii. That the rear parking be buffered by landscaping elements and that a detailed landscaping plan be submitted to OHP staff for review and approval.
- viii. That the applicant provide updated floor plans and elevations to reflect the door and added fenestration of the front façade, as well as an incorporated element into the proposed new construction.

City of San Antonio One Stop

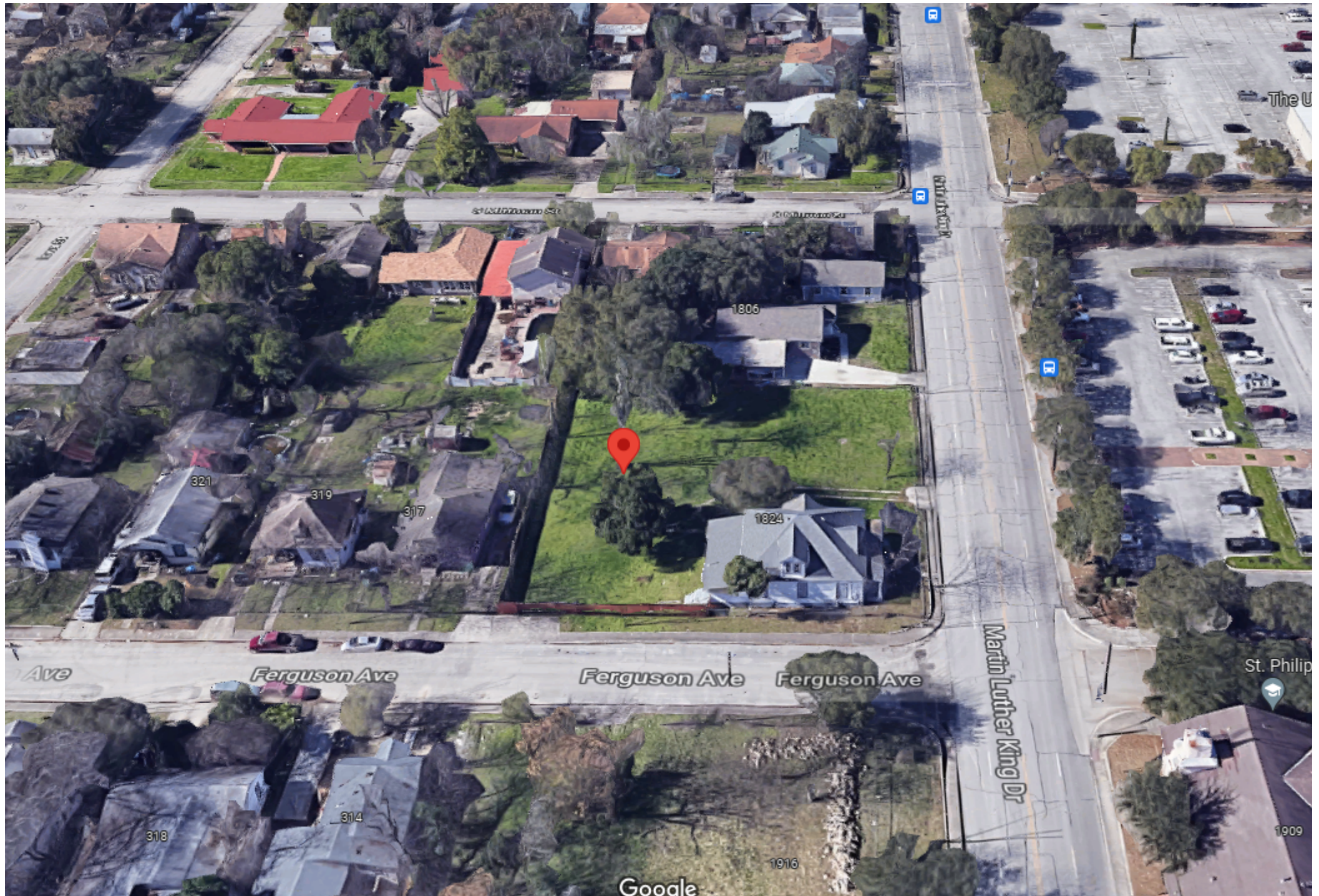


March 30, 2022

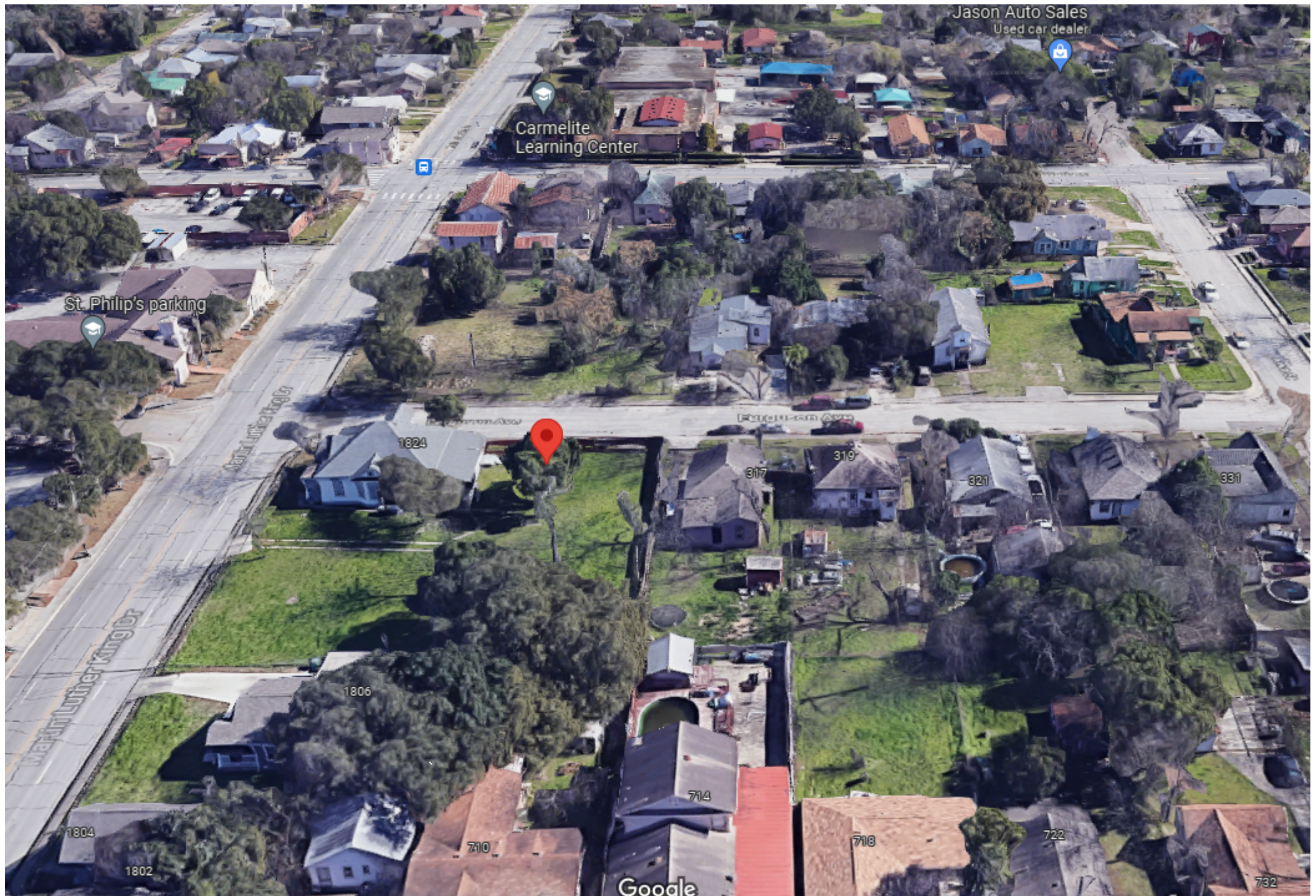
— User drawn lines

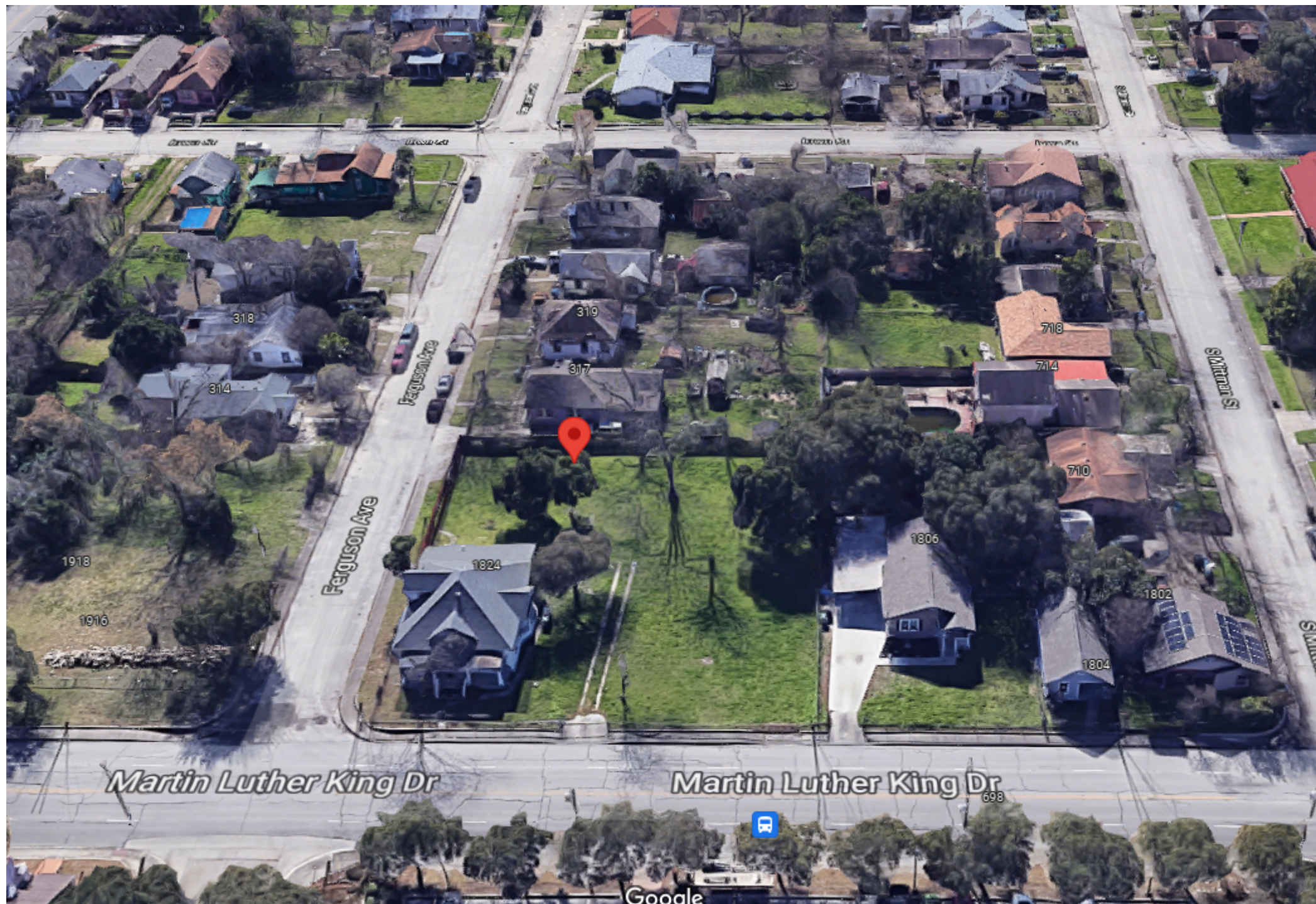












Feb 2021











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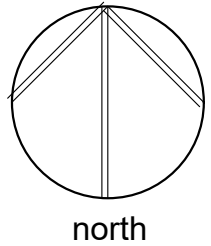
H & H GENERAL CONTRACTORS

1824 MARTIN LUTHER KING DR. , SAN ANTONIO, TX 78203

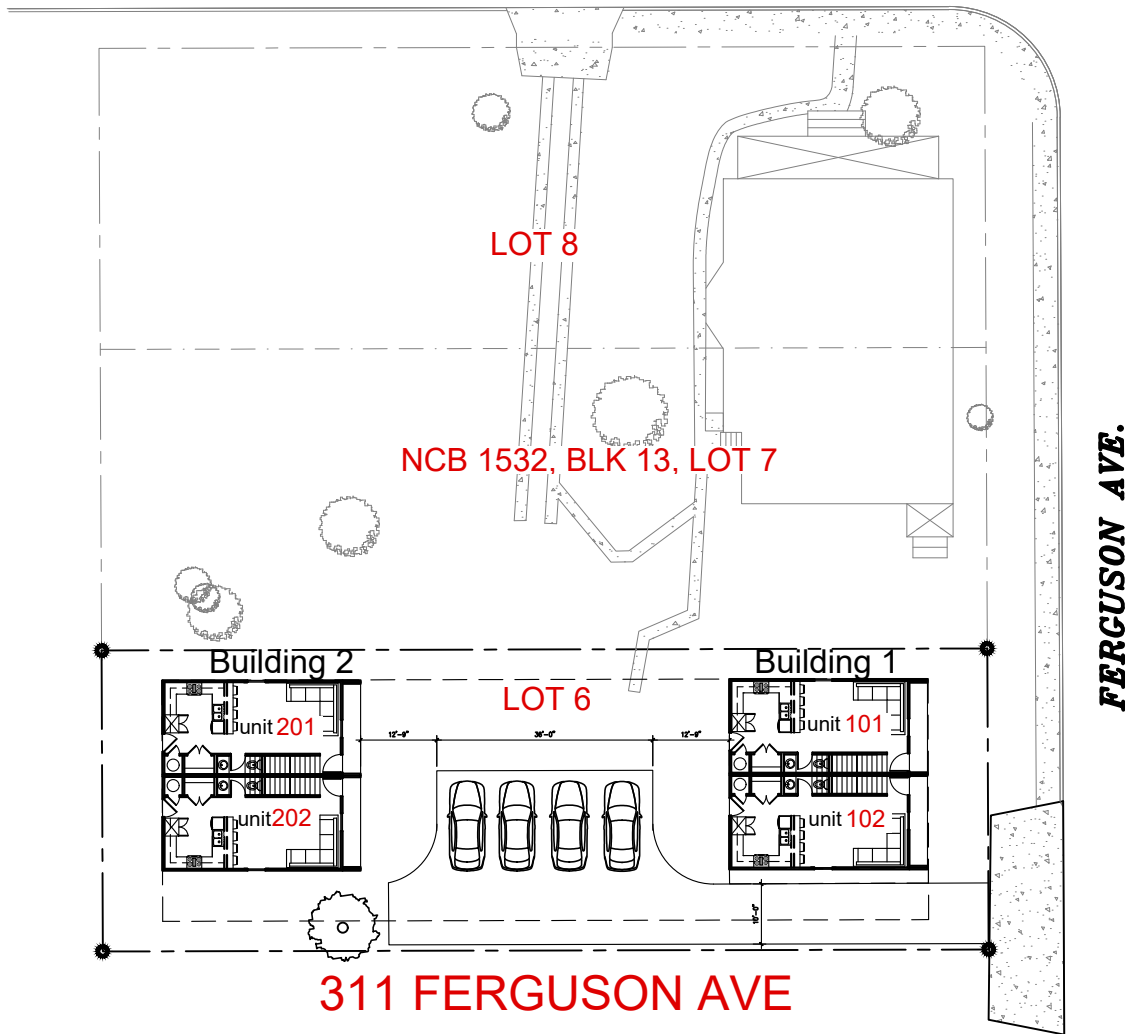
Schematic Design : SITE PLAN

1/32" = 1'-0"

01-14-22



MARTIN LUTHER KING DRIVE



APPROVED

By Reid Cassidy at 1:29 pm, Jan 21, 2022

ADDR-AVAA-22-10100074

site plan

drawing for review only, not for construction, permitting, or regulatory approval



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ISSUE

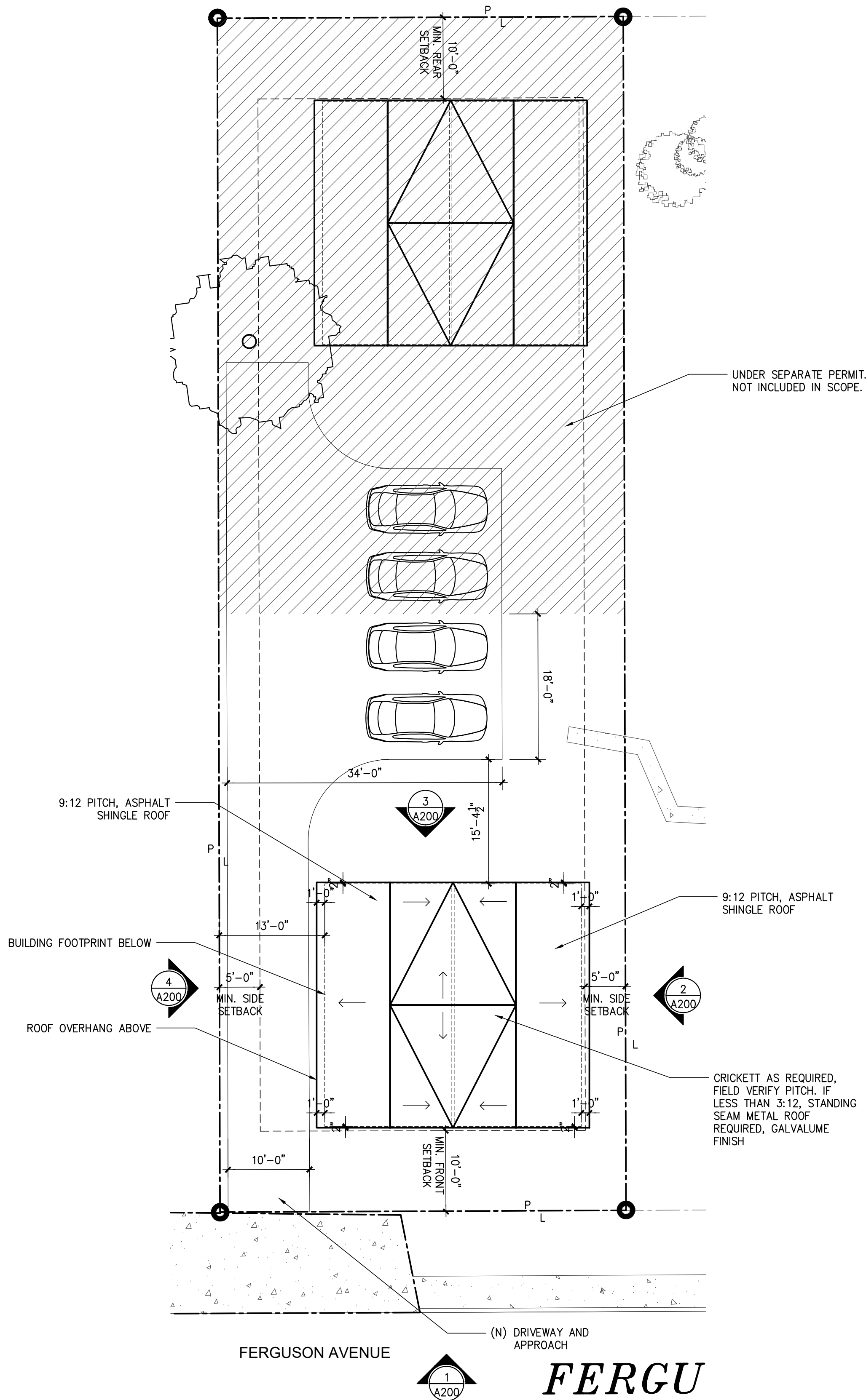
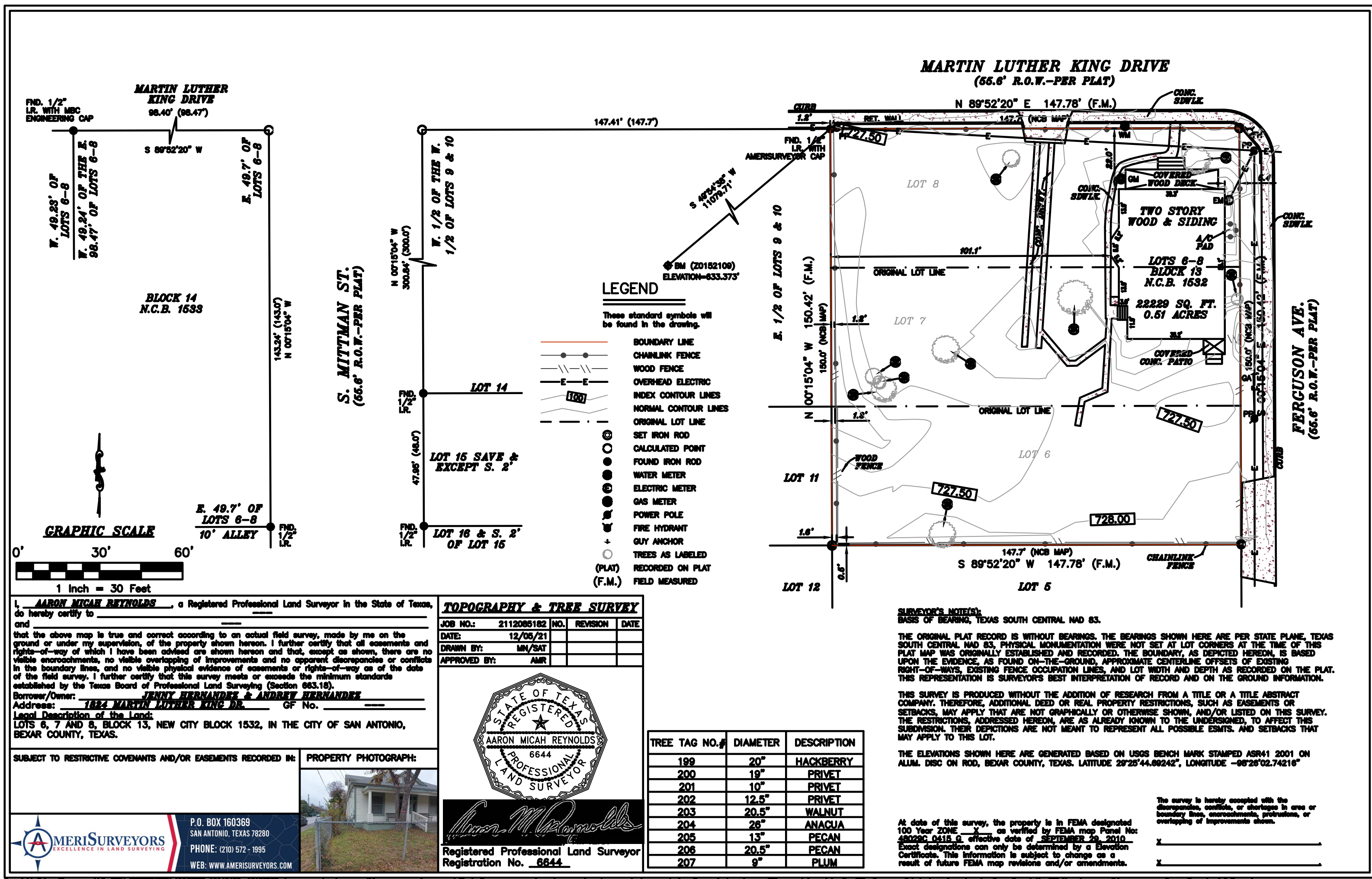
#	DATE	DESCRIPTION
1	2/22/2022	REVIEW SET

PROPOSED SITE/ROOF
PLAN

PROJECT NO.	21-155
DATE:	02-22-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

SP100



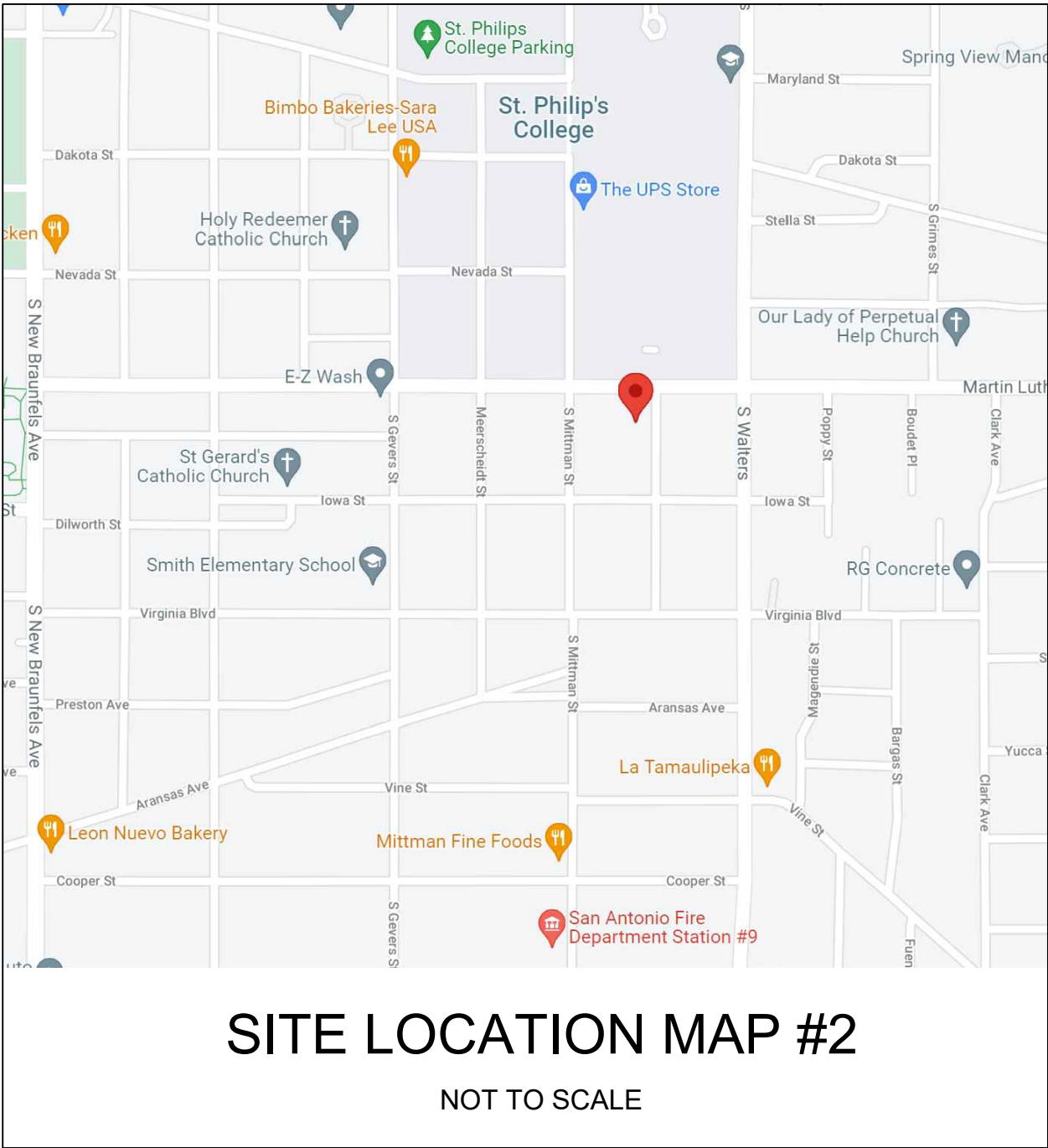
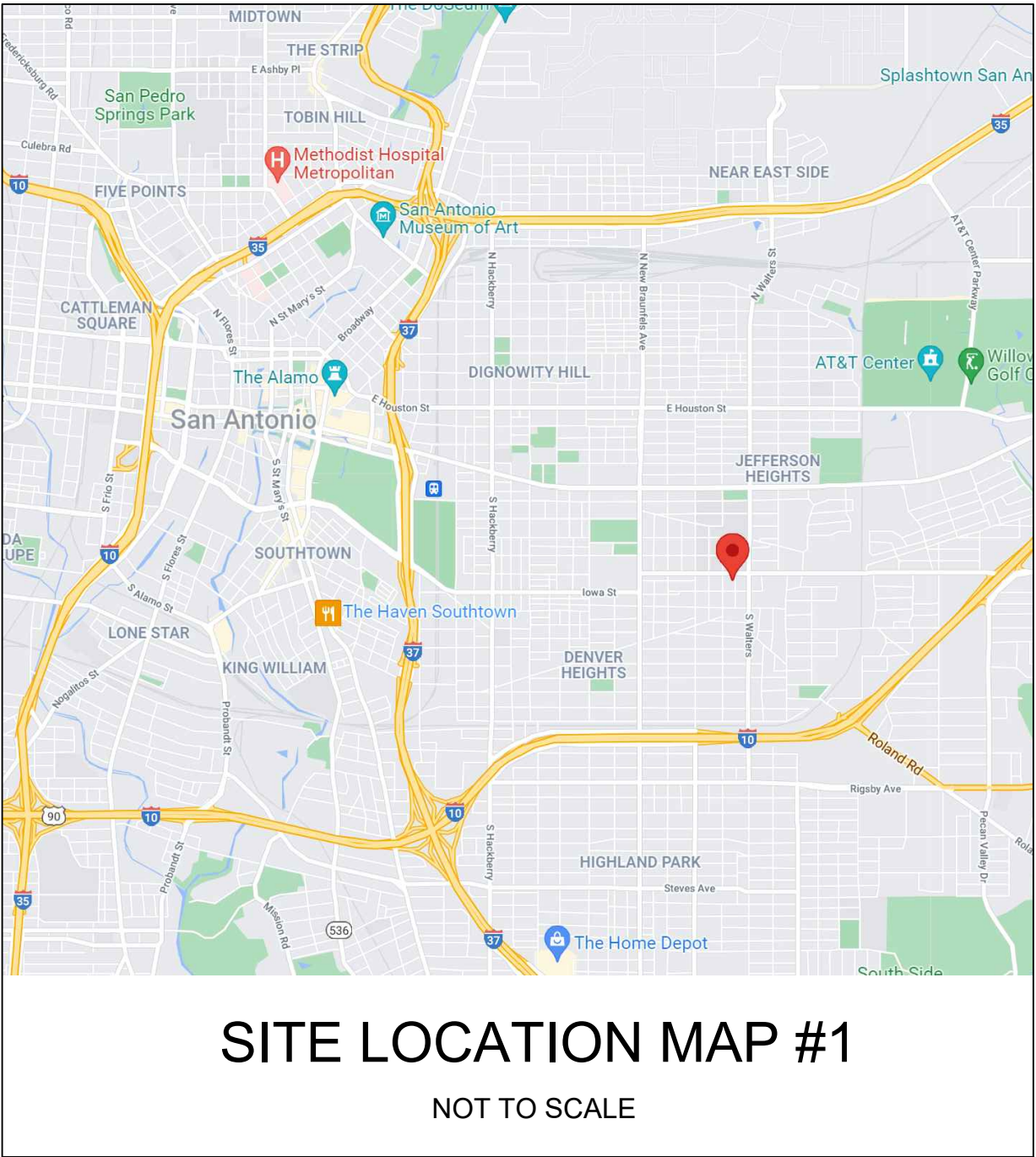
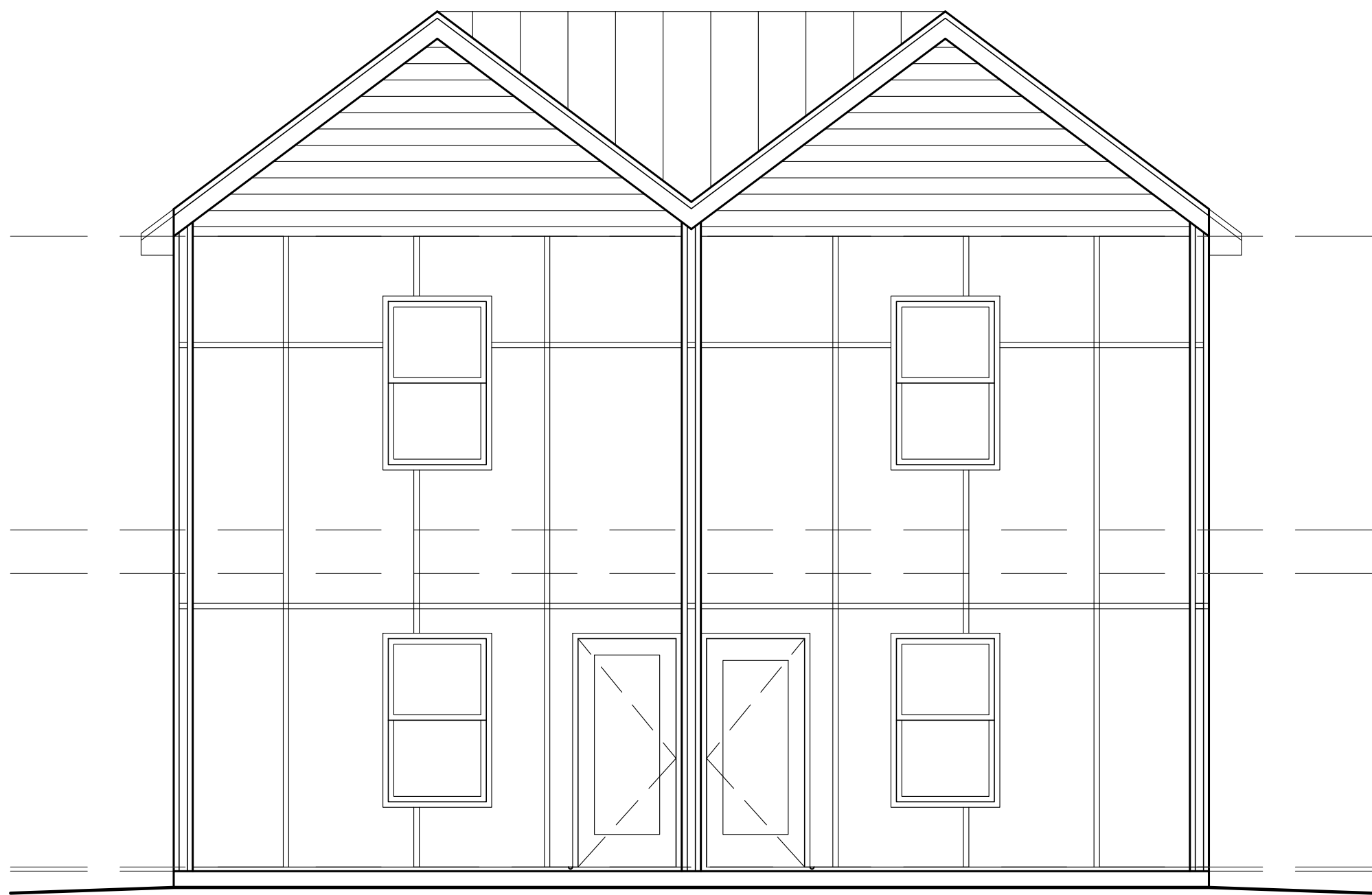
2 PROPOSED SITE/ROOF PLAN
SCALE: 1"=10'-0"



1 SURVEY
SCALE: FULL SCALE

NEW DUPLEX

311 FERGUSON AVE., BLDG. 1,SAN ANTONIO, TX 78203



GENERAL NOTES

- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETIN, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCES, A.D.A. T.A.S., AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.

- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER SHALL VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER, AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN 10 DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN 4 COPIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
- ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH 2 PART SEALANT EACH SIDE.
- THE GENERAL CONTRACTOR SHALL PROVIDE (1) COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
- UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS ARE TO FACE OF CURB. FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.

SHEET INDEX

CS	COVER SHEET
SP100	SITE/ROOF PLAN
A100	PROPOSED FLOOR PLAN
A200	PROPOSED EXTERIOR ELEVATIONS
A300	BUILDING SECTION & TYPICAL WALL SECTION
A500	REFLECTED CEILING - ELECTRICAL PLAN
A600	DOOR & WINDOW SCHEDULES

NOT DRAWN YET

ARCHITECT

ZIGA ARCHITECTURE STUDIO, PLLC

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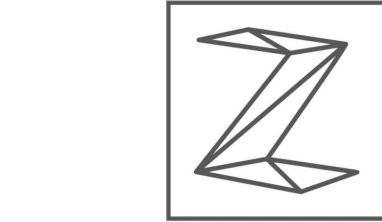
INFO@STUDIOZIGA.COM | WWW.STUDIOZIGA.COM

CODE INFORMATION

2018 INTERNATIONAL RESIDENTIAL CODE
2018 IECC

BUILDING DATA

UNIT 101:	476	S.F.	1ST FLOOR	UNIT 102:	476	S.F.	1ST FLOOR
	476	S.F.	2ND FLOOR		476	S.F.	2ND FLOOR
	952	S.F.	TOTAL LIVING S.F.		952	S.F.	TOTAL LIVING S.F.



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HHGC, LLC

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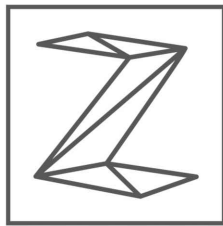
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ISSUE		
#	DATE	DESCRIPTION
1	2/22/2022	REVIEW SET

COVER SHEET

PROJECT NO.	21-155
DATE:	02-22-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT: FELIX J. ZIGA JR., AIA TEXAS LICENSE NO. 24683	

CS



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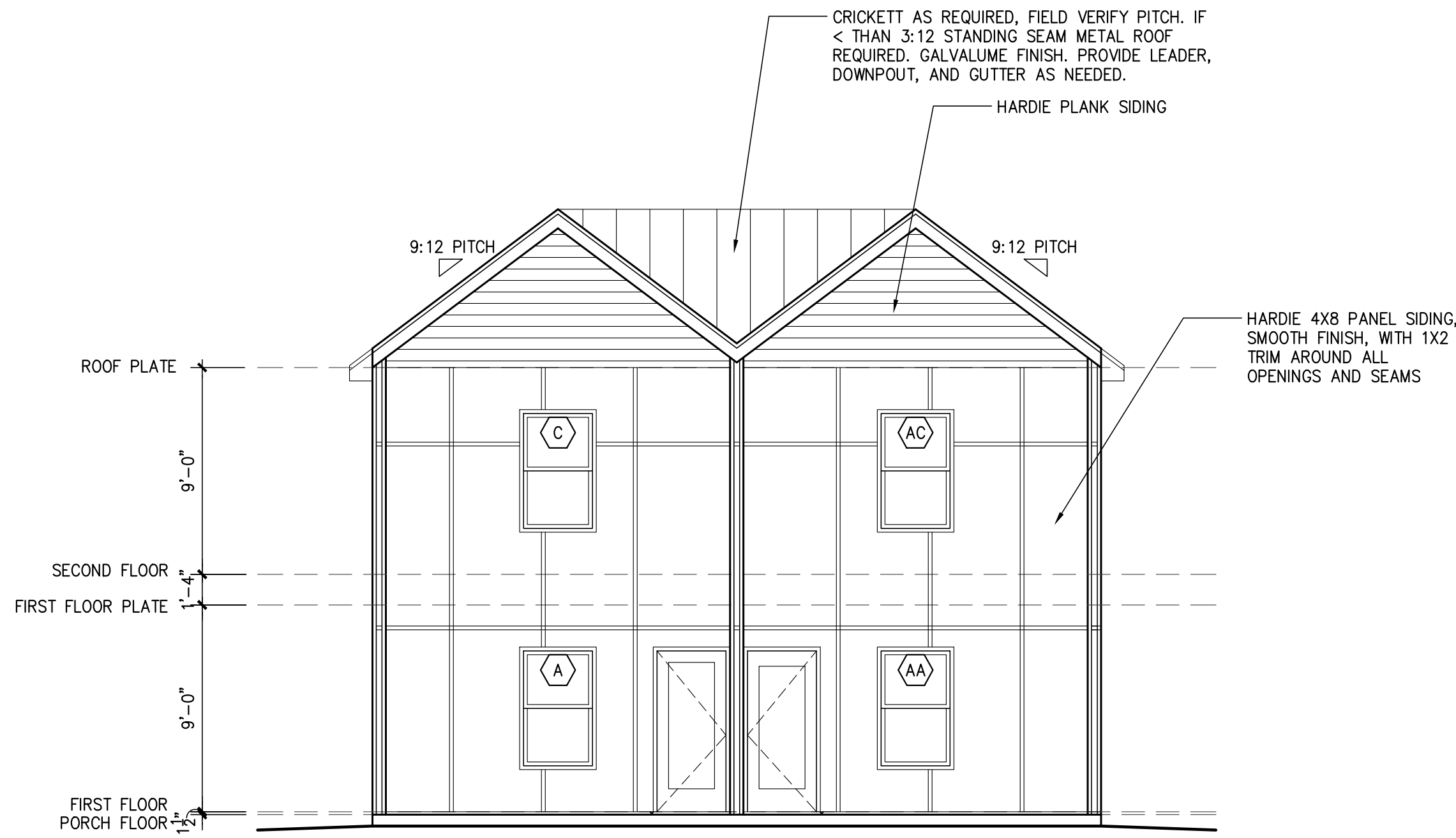
#	DATE	DESCRIPTION
1	2/22/2022	REVIEW SET

PROPOSED EXTERIOR
ELEVATIONS

PROJECT NO.	21-155
DATE:	02-22-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

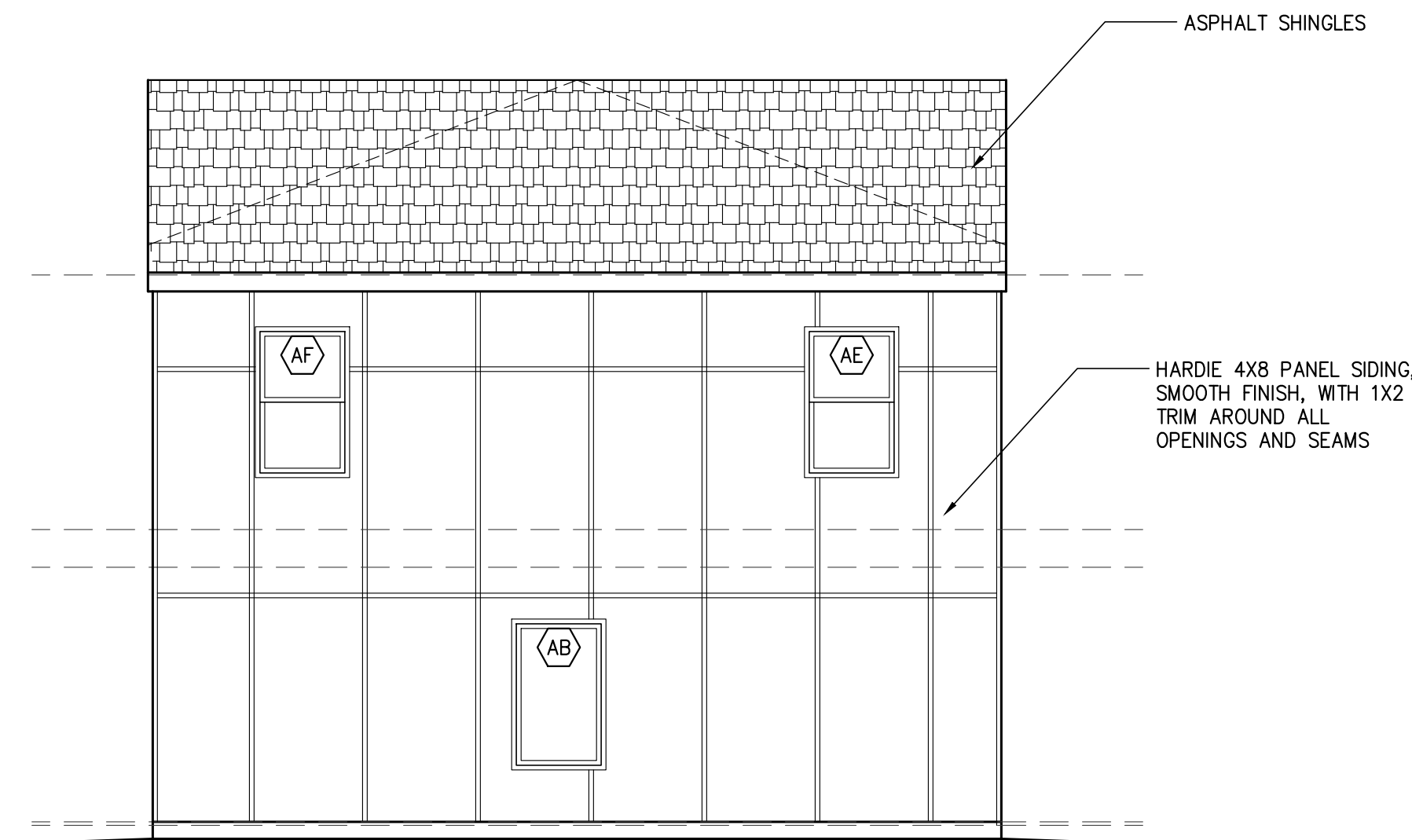
PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

A200



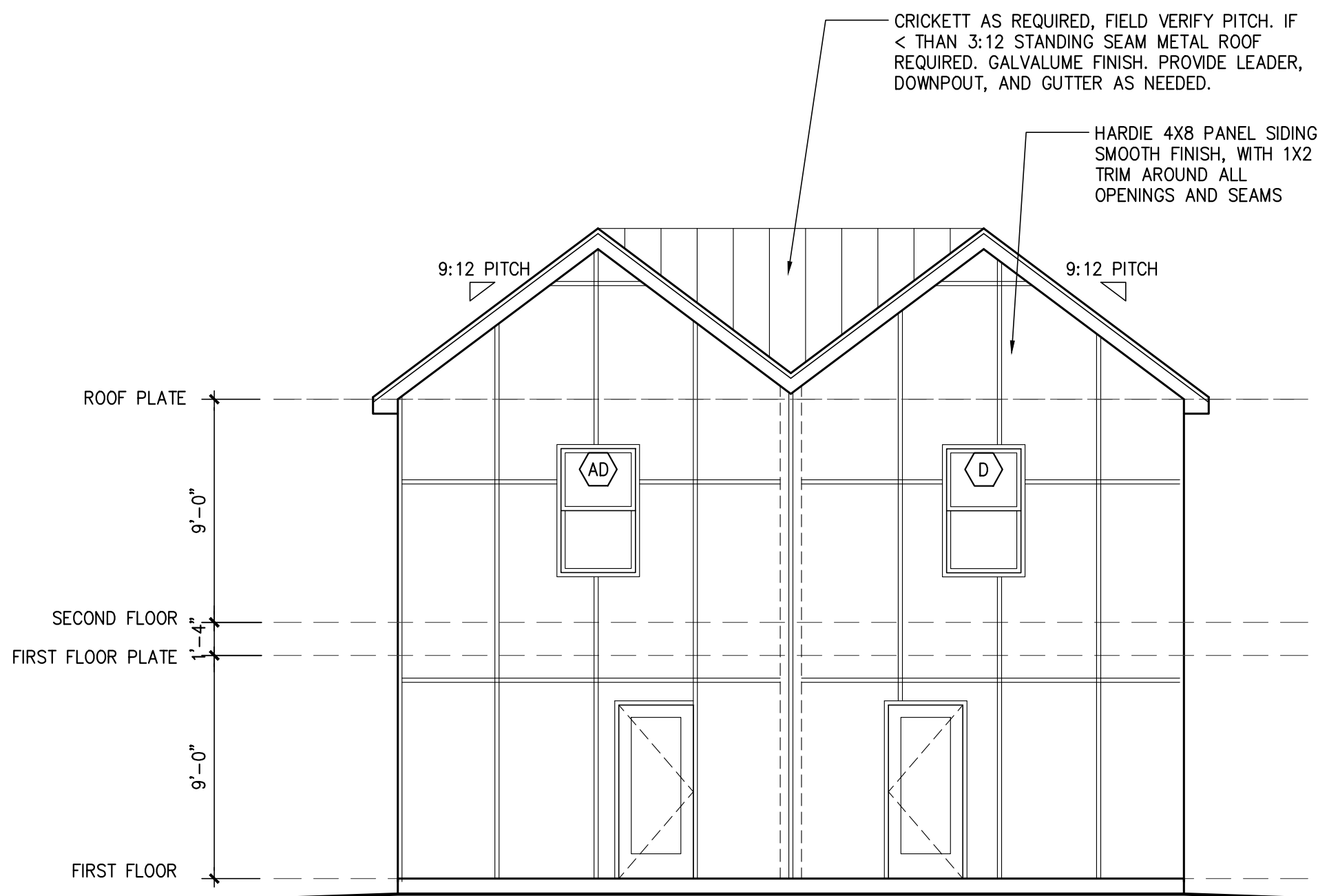
1 FRONT ELEVATION

SCALE: 3/16"=1'-0"



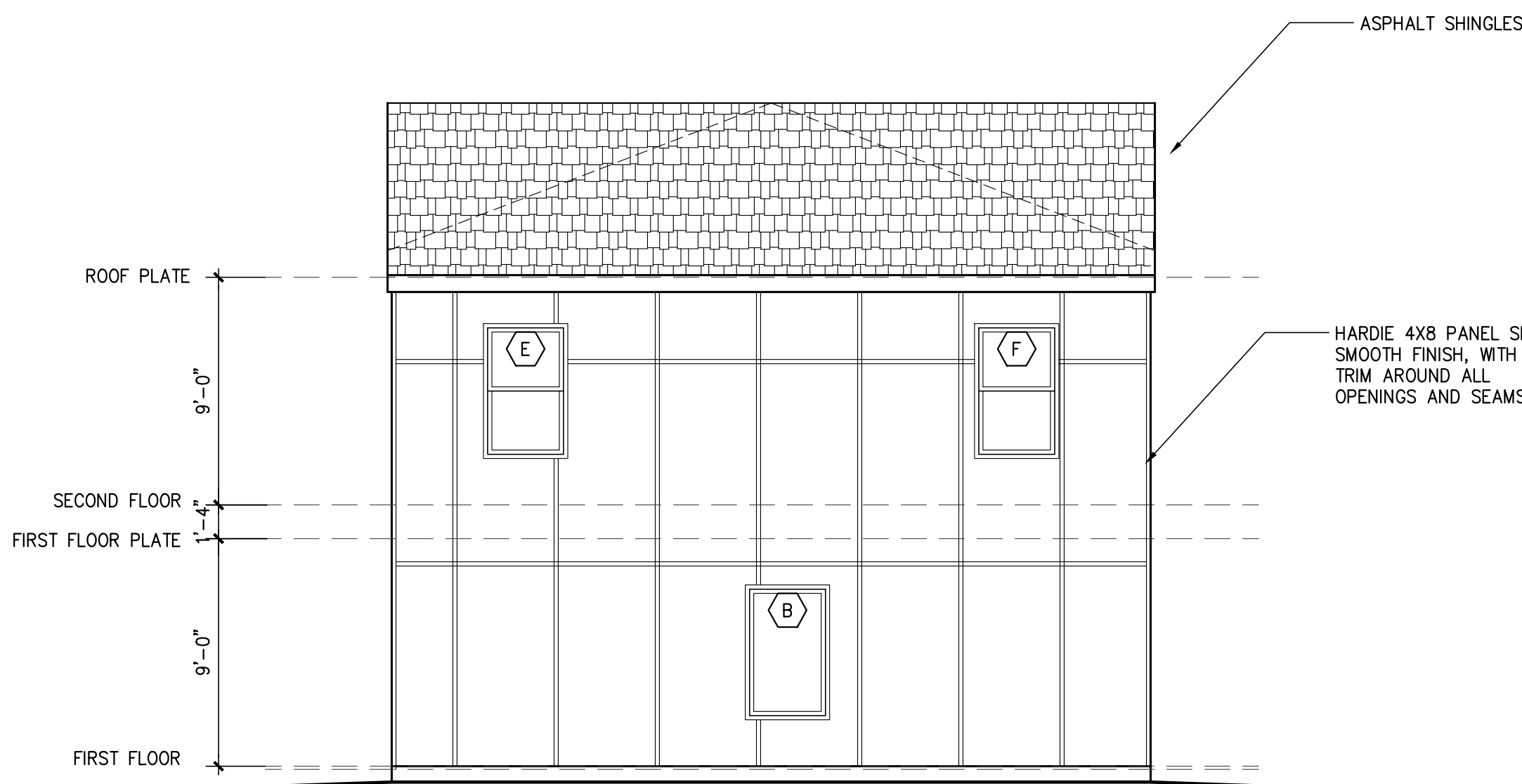
2 NORTH ELEVATION

SCALE: 3/16"=1'-0"



3 WEST ELEVATION

SCALE: 3/16"=1'-0"

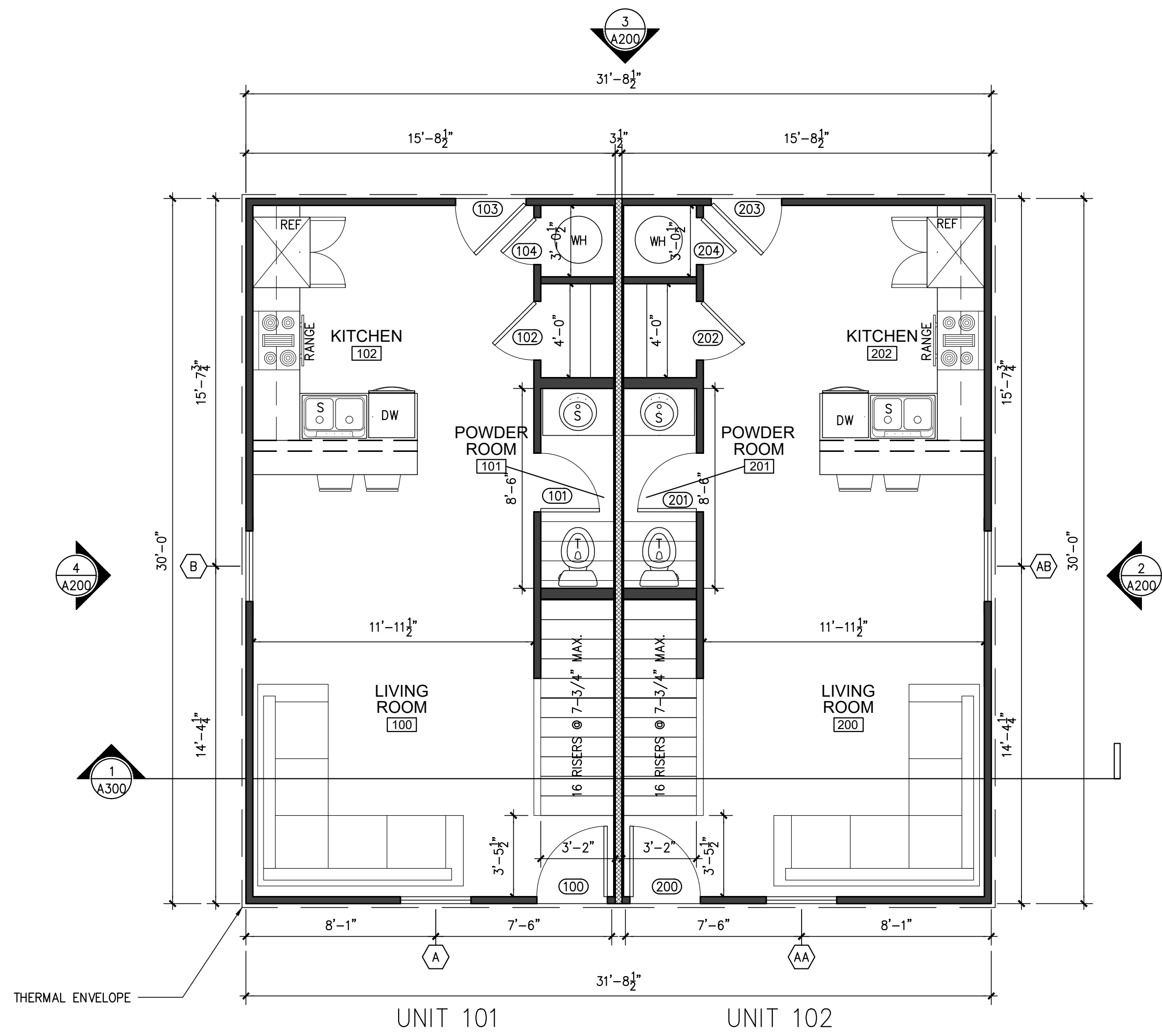


4 SOUTH ELEVATION

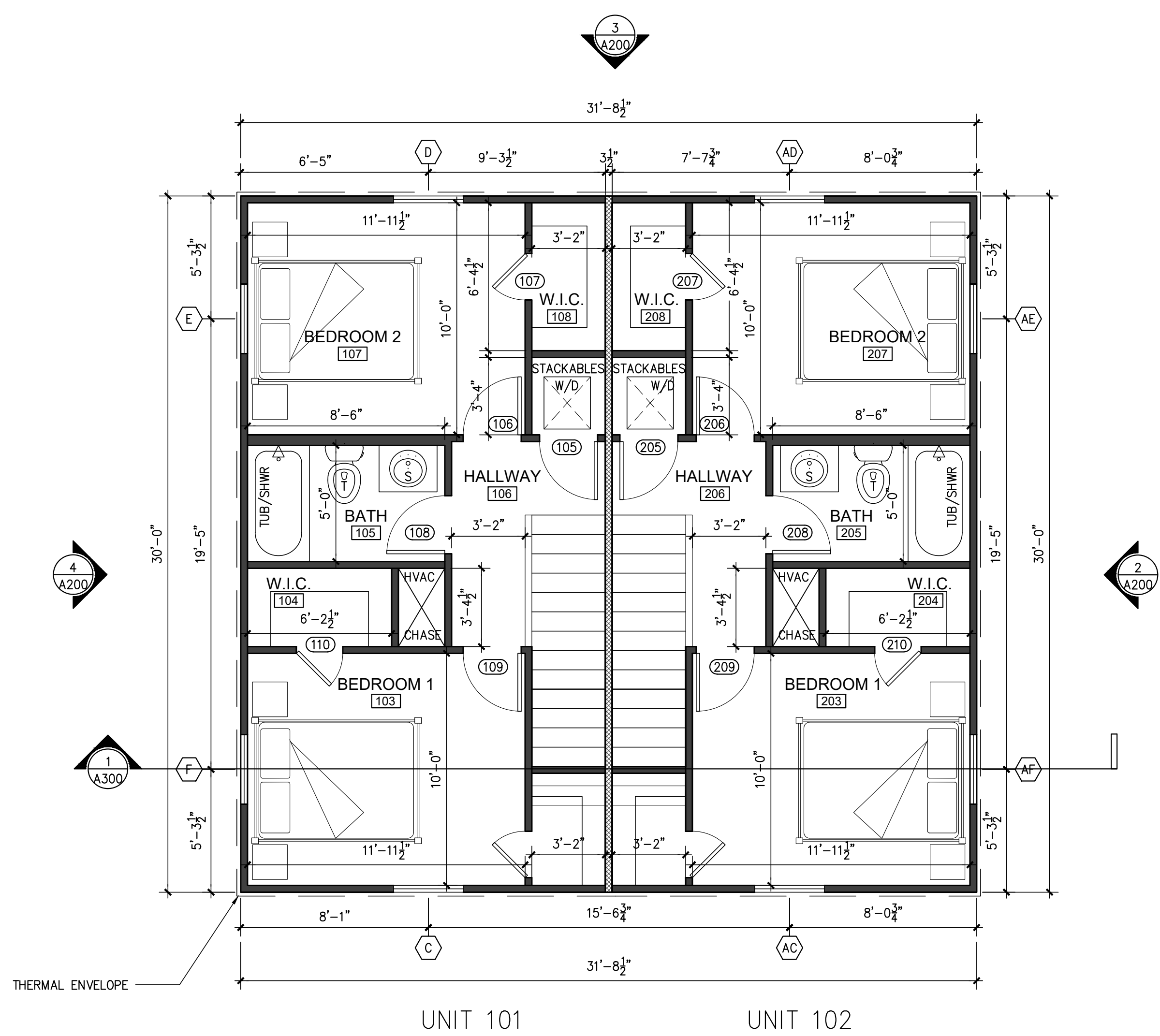
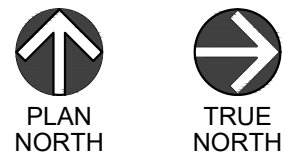
SCALE: 3/16"=1'-0"

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/joist shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall down to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/joist shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Corner walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-5 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in continuous contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and sills and framing shall be sealed.	
Rem joints	Rem joints shall include the air barrier.	Rem joints shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of outdoor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crest space walls	Exposed earth in unvented crest spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permitted to be in contact with the underside of floor framing members.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Gaps in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that, on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Open insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Showers/tubs on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the outdoor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Ceiling or other adhesive insulators shall not be used to fill voids between the sprinkler cover plates and walls or ceilings.	

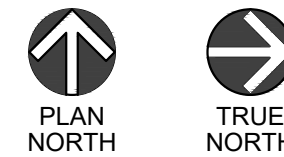
1. In addition, inspection of top walls shall be in accordance with the provisions of ICC-405.



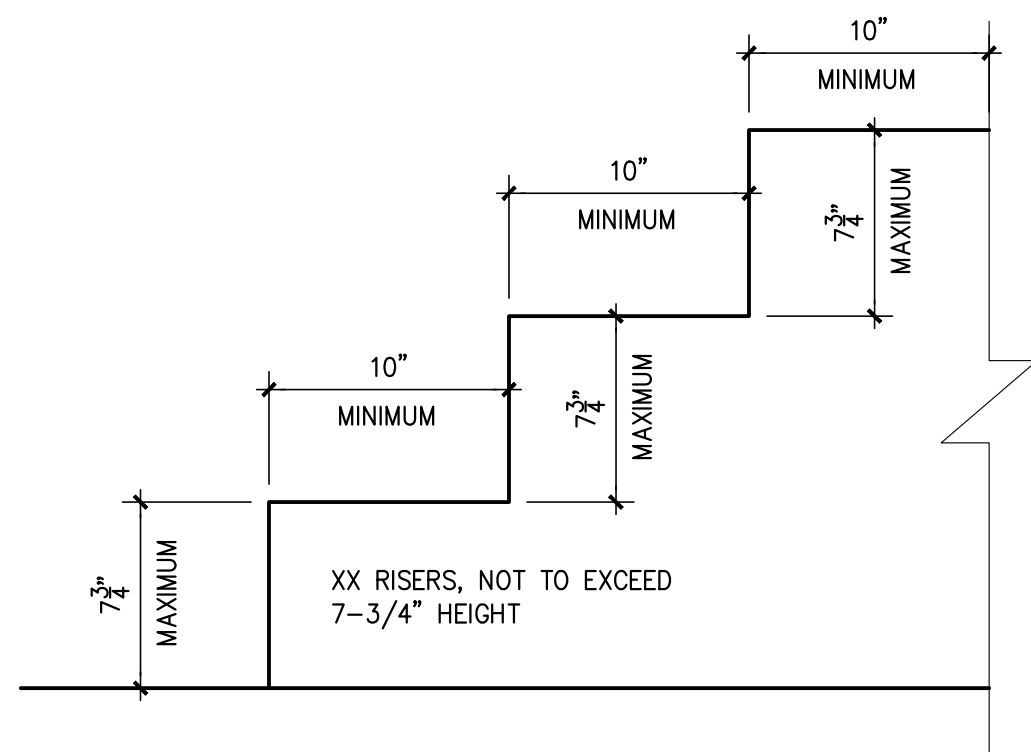
1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



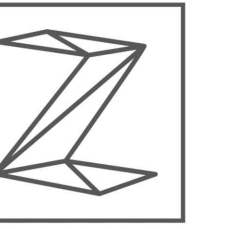
2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



1-HR LOAD BEARING WALL, U305
UL ASSEMBLY, REF. DETAILS
8" TYPE X GYP. BOARD ON BOTH
SIDES.
PROVIDE ALL FIREBLOCKING AND
STAGGER ALL PENETRATIONS AND
OPENINGS AS REQUIRED PER CODE.



3 STAIR DIMENSION CONTROL DETAIL
SCALE: 1 1/2"=1'-0"



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ISSUE		
#	DATE	DESCRIPTION
1	2/22/2022	REVIEW SET

PROPOSED FIRST AND SECOND FLOOR PLAN

PROJECT NO.	21-155
DATE:	02-22-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO.	24683

A100



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



January 10, 2022

Jenny Hernandez
202 Aransas Ave
San Antonio TX 78210

SUBJECT: ADDR-COD-22-10600007; Lot 6, Block 13, in NEW CITY BLOCK 1532, in the City of San Antonio, Bexar County Texas

In accordance with V.T.C.A. Local Government Code Section 212.0115 and the San Antonio Unified Development Code (UDC) 35-430(C), a plat is not required for the property and this Certificate of Determination will assist customers in obtaining building permits and/or utility services. *Note: Properties located Outside City Limits, but within the ETJ will be referenced as (OCL); and properties located within the City Limits will be referenced as (ICL).*

A plat is not required for the property, subject to the following conditions §35-430(C):

17. A commercial and/or multi-family lot is located within the original thirty-six (36) square mile area of San Antonio, and the boundaries of the lot were recorded in the Deed and Plat Records of Bexar County prior to June 14, 1927 and the lot remains in its original configuration. It shall be the obligation of the applicant for plat exception to provide documentation of the lot's recording prior to June 14, 1927. The property has been in existence since at least January 1, 1924. Anywhere a lot line is crossed a fire rated wall will be required.

NOTE: This Certificate of Determination (COD) documents that the identified property does not need to plat at this time; however:

1. If one or more of the following is determined to have occurred at the time of permitting for the development of this property, then this COD is voided and platting will be required:
 - a. Habitable use in the floodplain;
 - b. Public drainage improvement is required;
 - c. Extension of a utility main is required; (water, gas, and electric only or utilities as listed in 35-507(a) – which would include public (or private) drainage improvements). This would not include a Water Well or Septic Tank; and/or
 - d. Any change in the acreage or Land Use identified on the COD.
2. The proposed development may need to comply with Section 35-523 of the UDC regarding the tree ordinance. Non-compliance with the tree ordinance can result in a fine of \$2,000.00 or an additional fee equal to the fee established in Appendix C for commencing development without a tree permit.

Multi Family

Acreage/Square Footage: **0.16/7,400**

*Please note that the City of San Antonio's development regulations apply to all properties located inside the City of San Antonio, and the Extra Territorial Jurisdiction, which includes parts of Bexar, Comal, Guadalupe, Kendall, Medina and Wilson Counties.

Should you have any questions regarding this Certificate of Determination, please contact Joshua Orton, the Planner who worked on your request at 210-207-8050, or via email at Joshua.Orton@sanantonio.gov.

Sincerely,

Joshua T Orton
Planner

Logan Sparrow
Policy Administrator



JELD-WEN®
WINDOWS & DOORS

W-2500 Wood Wood Window Double-Hung

Architectural Design Manual



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Section Details

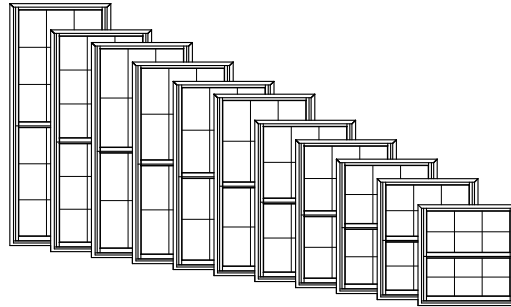
Operator:	
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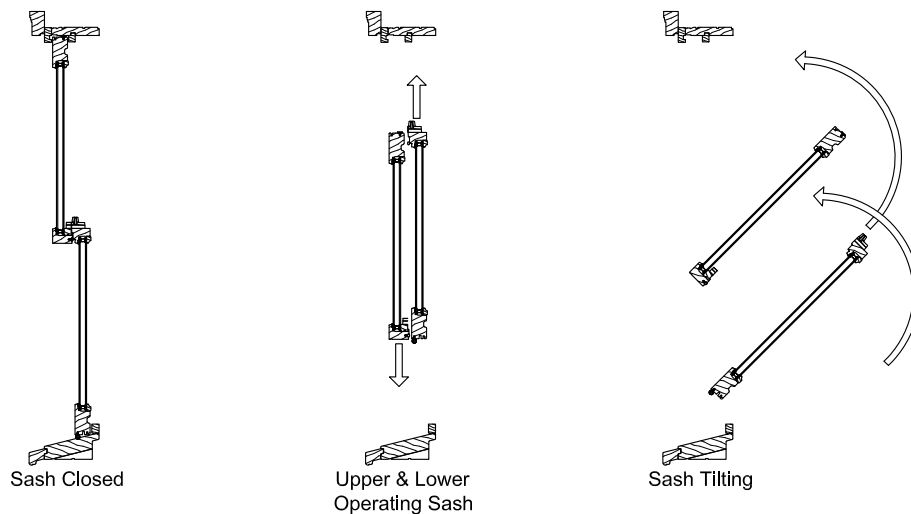


GENERAL INFORMATION



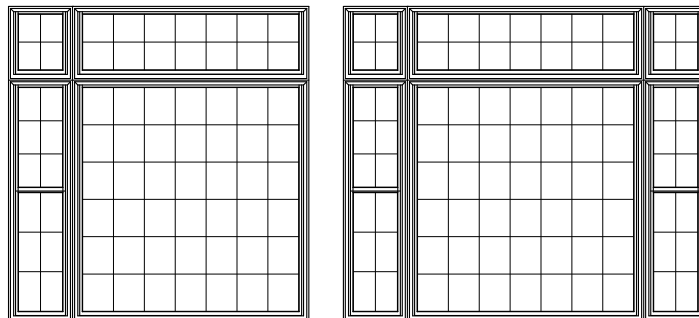
Dimensional Windows

W-2500 Wood Double-Hung windows may be specified as "dimensional" by adjusting the desired rough opening width or height. Sitrline Wood Double-Hung windows feature fully operating upper and lower sash which can be tilted or removed for easy cleaning.



Multiple Assemblies

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



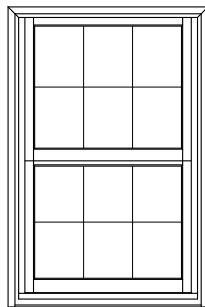


LITE CUT INFORMATION

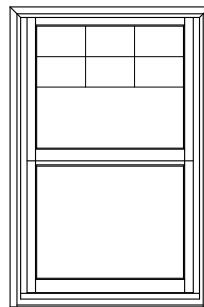
Lite Cut Options

W-2500 Wood Double-Hung windows are available with removable Grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles. The standard grid patterns are shown below.

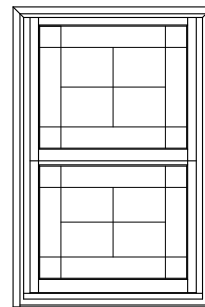
Special lite cut patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



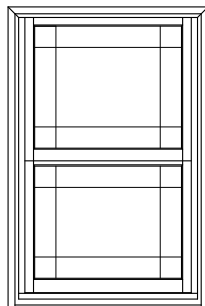
Colonial



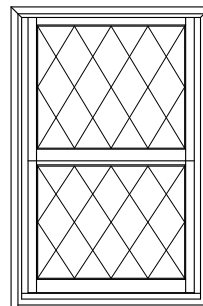
Colonial From
Top Down



Uneven



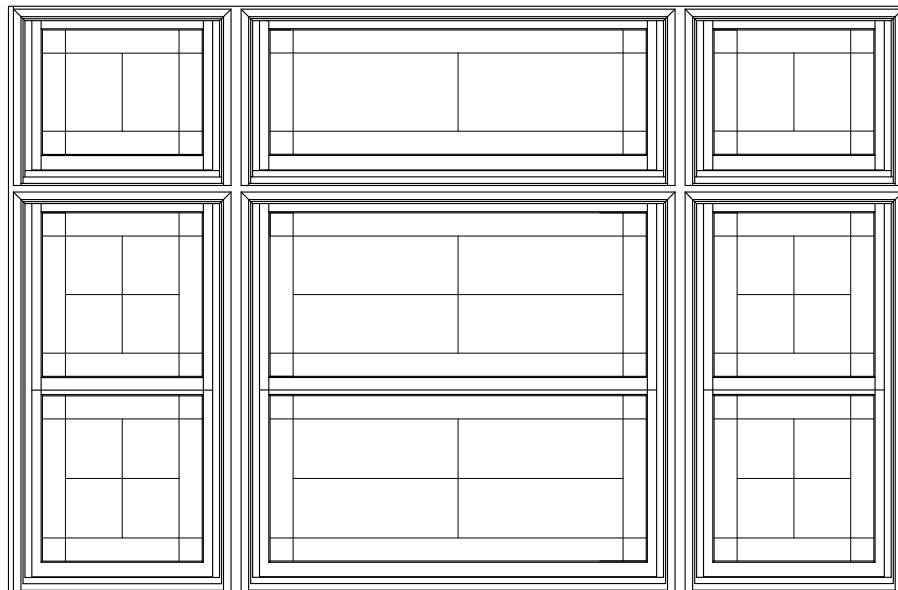
Prairie



Diamond

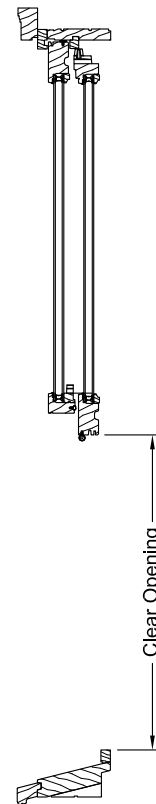
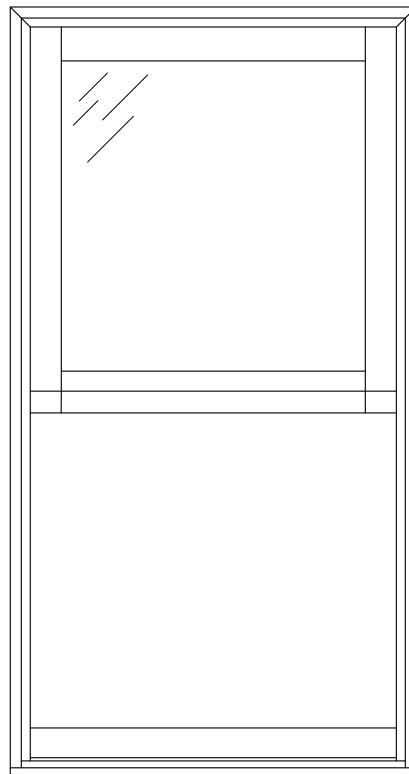
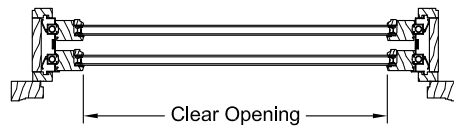
Bar Alignment

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





CLEAR OPENING FORMULAS



Double-Hung (Even Divide)

Vertical = (Frame Height / 2) - 3 9/16"

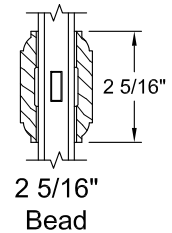
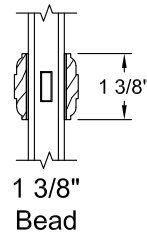
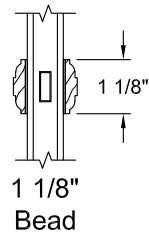
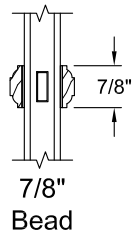
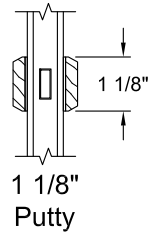
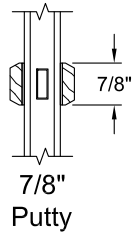
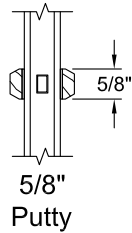
Horizontal = Frame Width - 3 3/4"



GRID OPTIONS

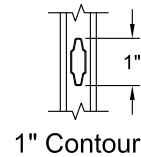
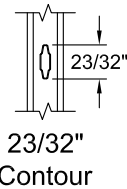
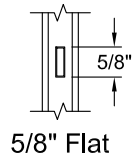
Exterior ← → Interior

SDL Options

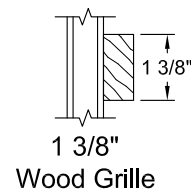
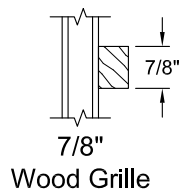
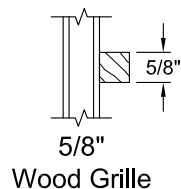
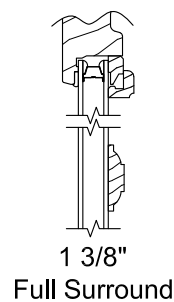
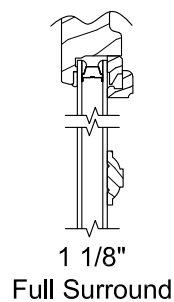
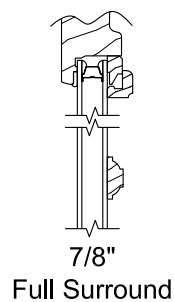


Note: Various Combinations of the SDL Bars Shown are Available

GBG Options



Grille Options





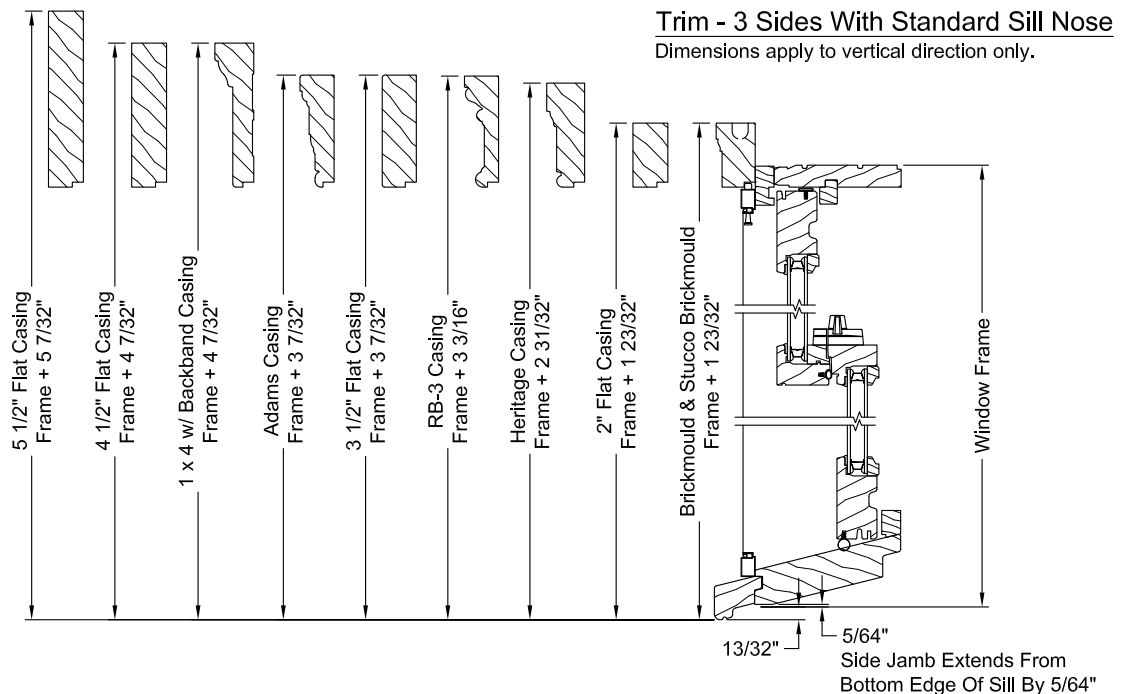
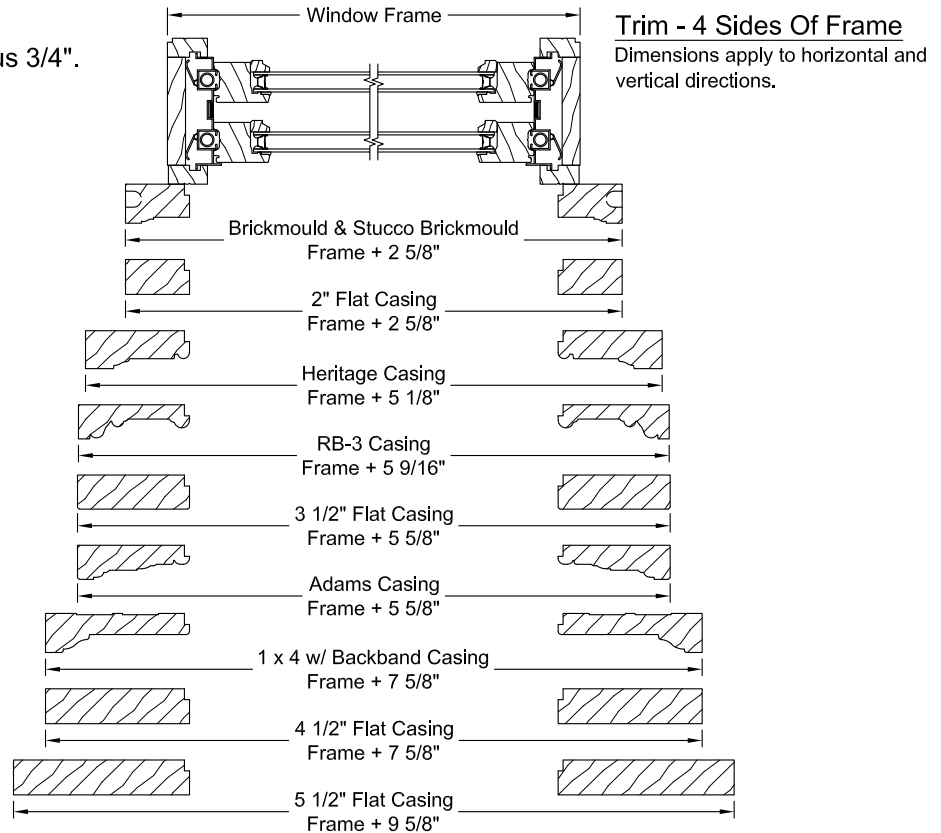
UNIT SIZING

Rough Opening

The frame size of the window plus 3/4".

Masonry Opening

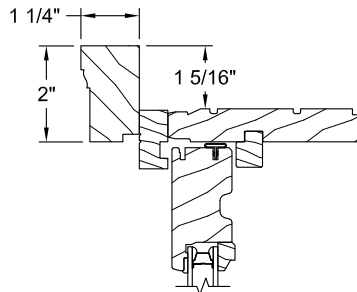
The overall size of the window, including trim, plus 1/2".



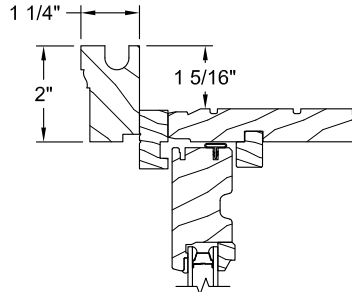


TRIM & SILL OPTIONS

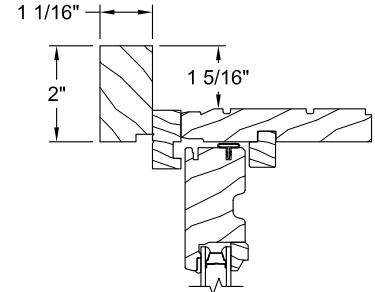
Trim Options



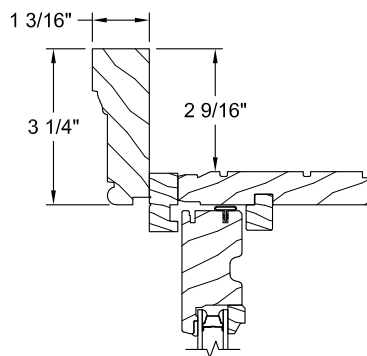
Brickmould



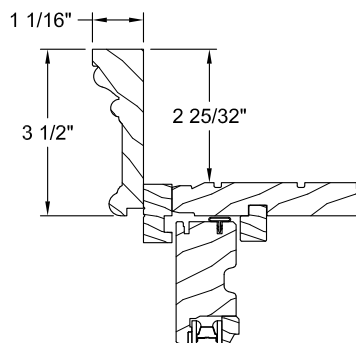
Stucco Brickmould



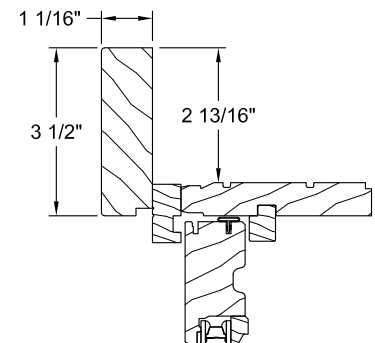
2" Flat Casing



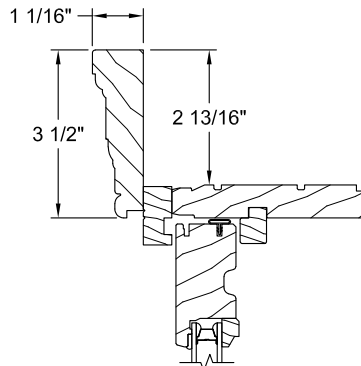
Heritage Casing



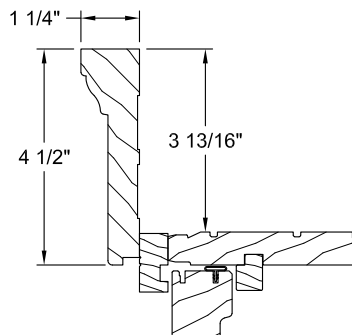
RB-3 Casing



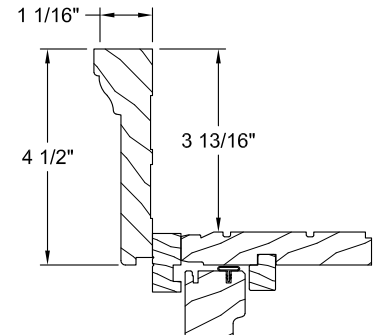
3 1/2" Flat Casing



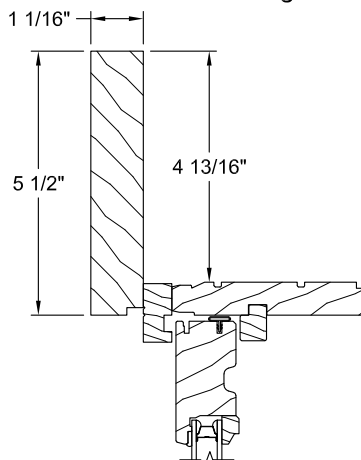
Adams Casing



1 x 4 w/ Backband Casing

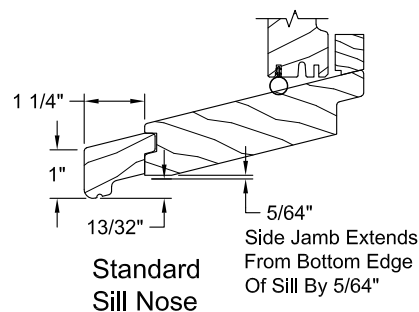


4 1/2" Casing

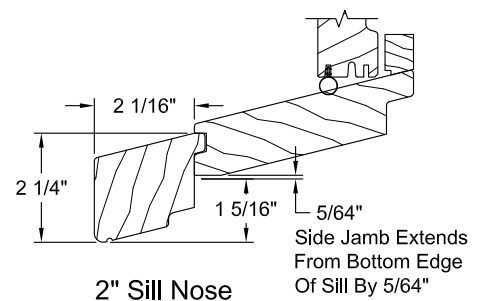


5 1/2" Casing

Sill Options



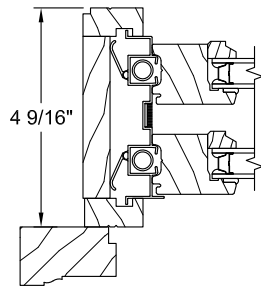
Standard
Sill Nose



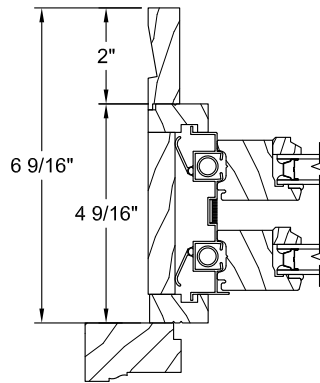
2" Sill Nose



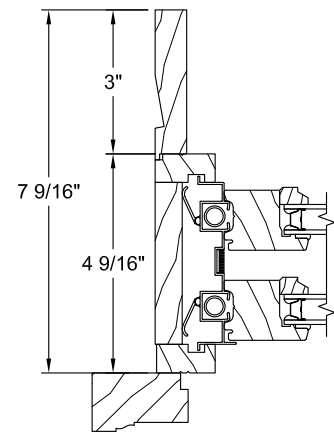
JAMB EXTENDER & PREP FOR STOOL OPTIONS



4 9/16" Jamb Width



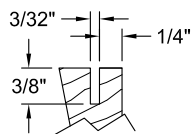
6 9/16" Jamb Width



7 9/16" Jamb Width

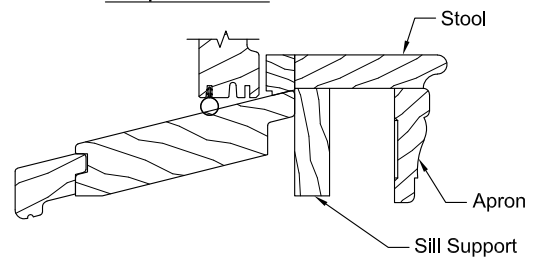
Return Kerf:

Generally located from first visible interior frame line. Kerfed option available on all jamb extender sizes.



4/4 Jamb Typ.

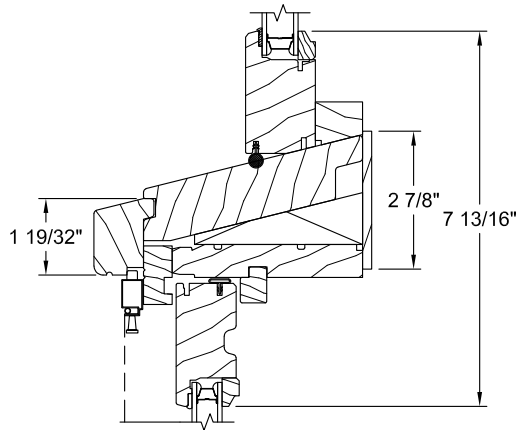
Prep for Stool



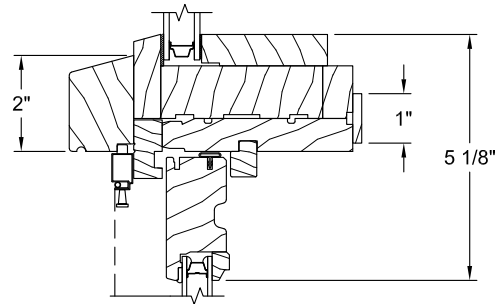
Note: Stool, apron, and sill support are applied by trim carpenter after window is installed and are not provided by JELD-WEN. Unit is shipped without sill jamb extenders.



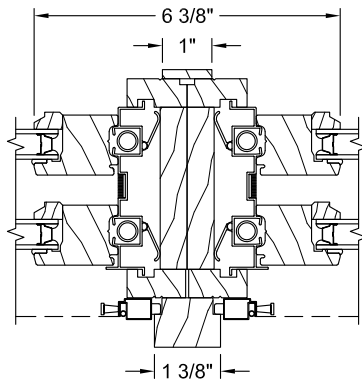
MULLION OPTIONS



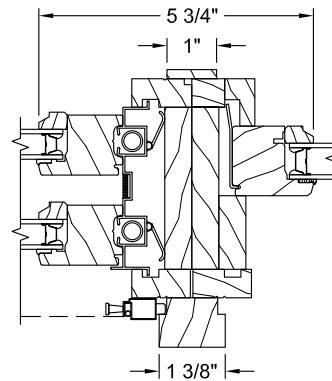
Geometric Insash Transom
Operator



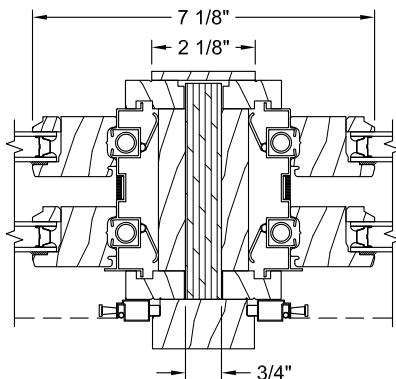
Geometric Direct Set
Operator



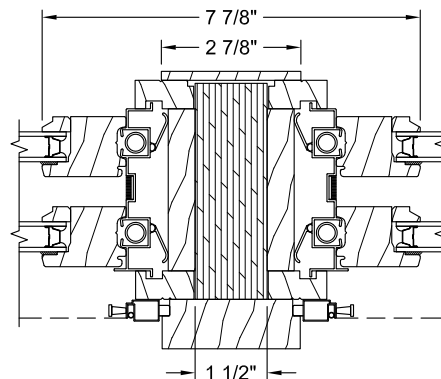
Operator / Operator



Operator / Geometric Insash



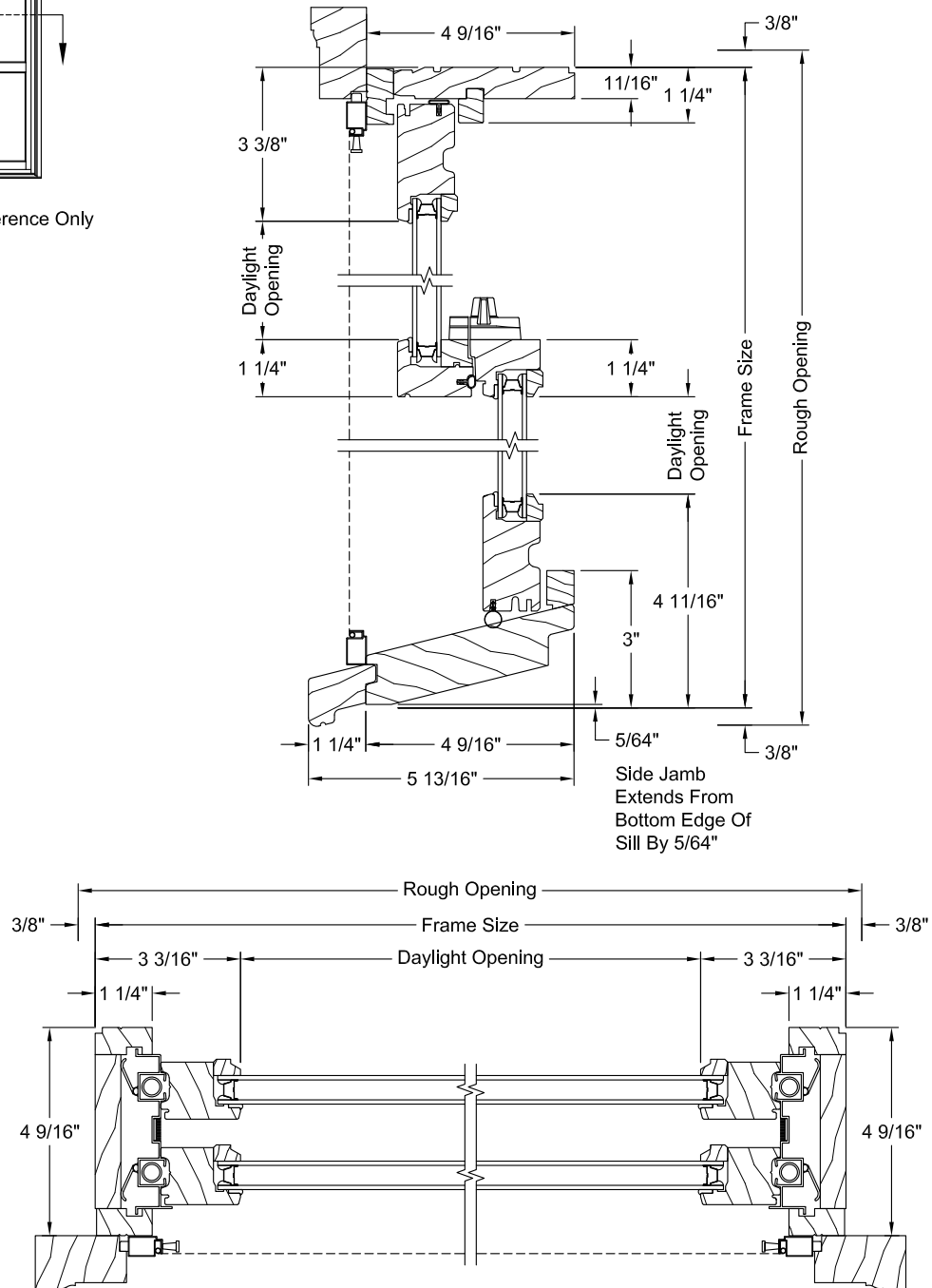
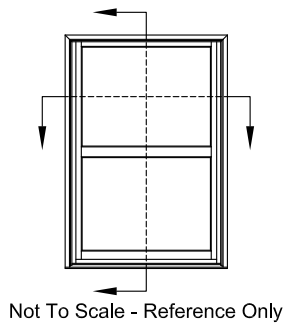
Operator / Operator
with 3/4" Wood Spread Mull



Operator / Operator
with 1 1/2" Wood Spread Mull

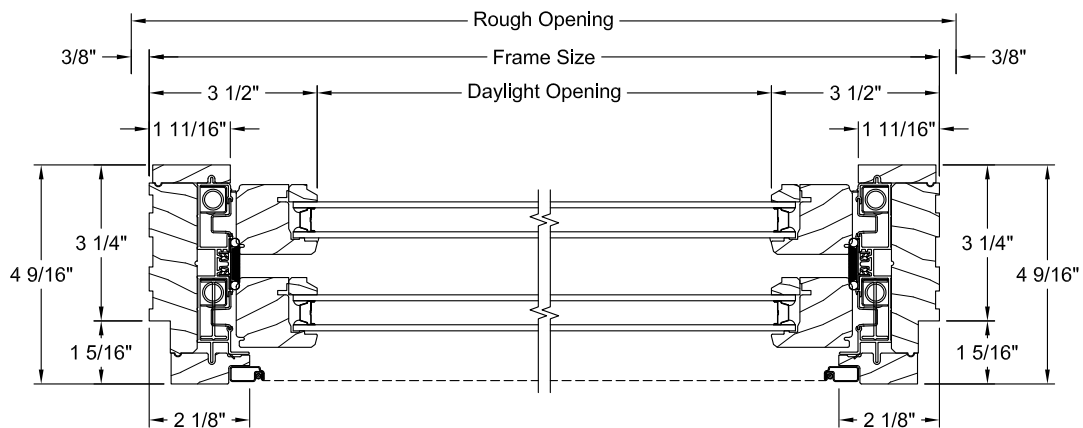
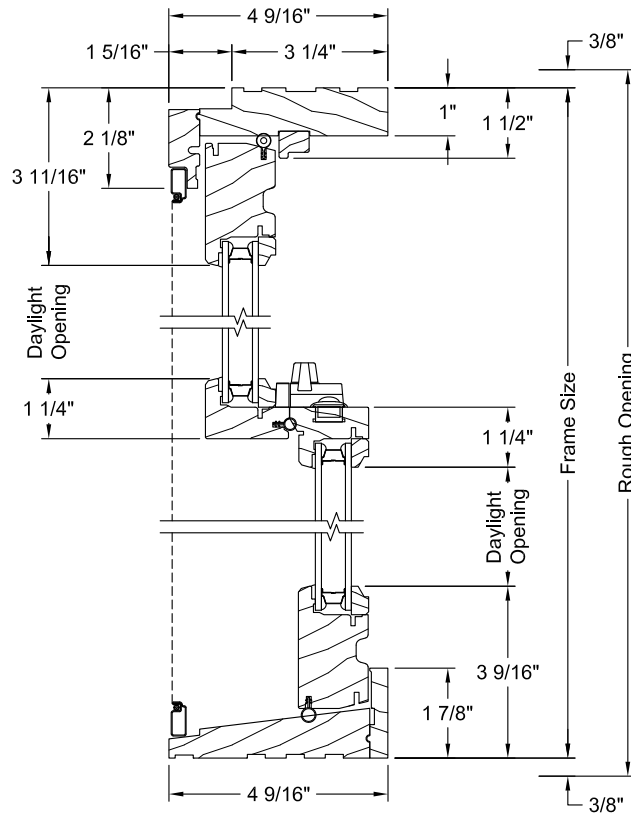
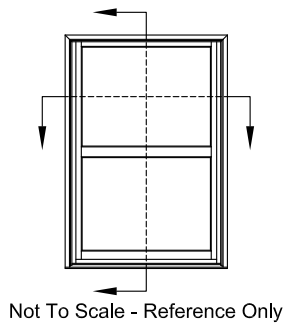


OPERATOR SECTIONS



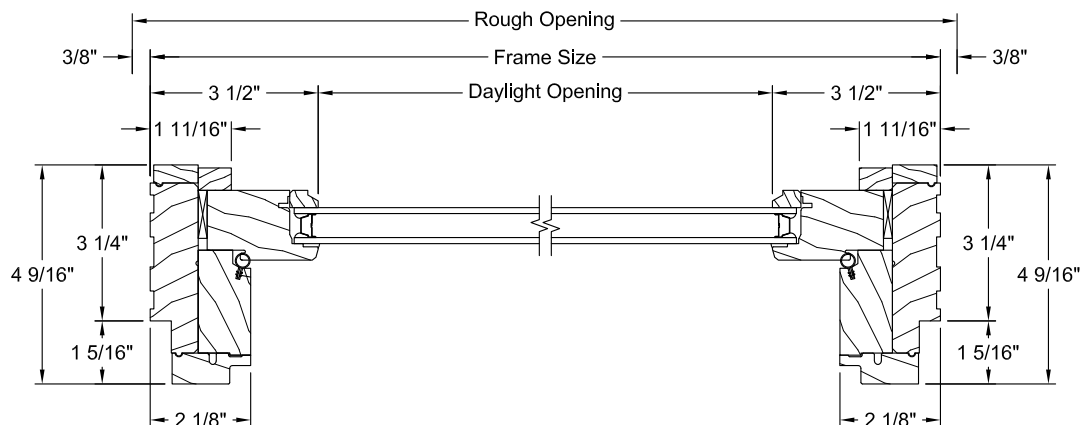
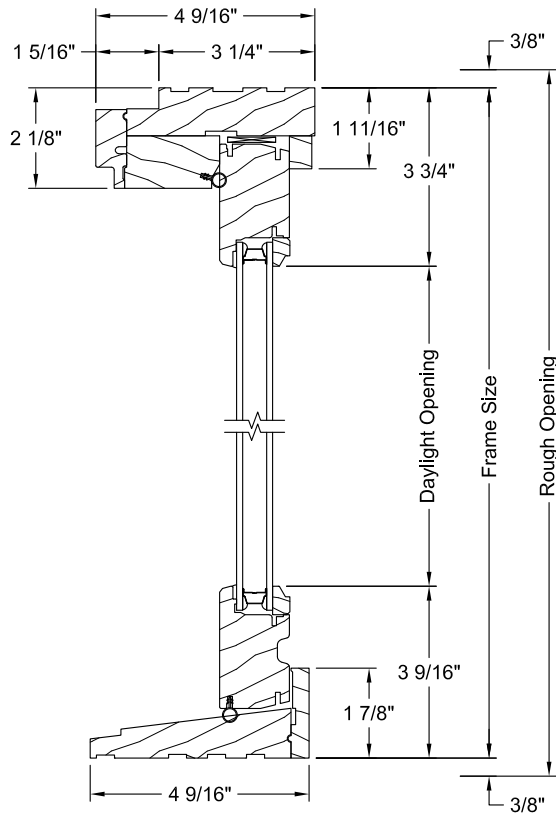
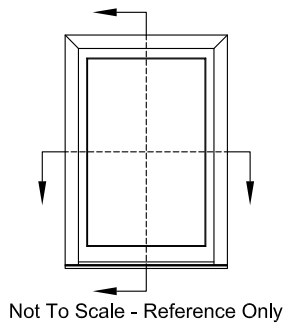


OPERATOR POCKET SECTIONS



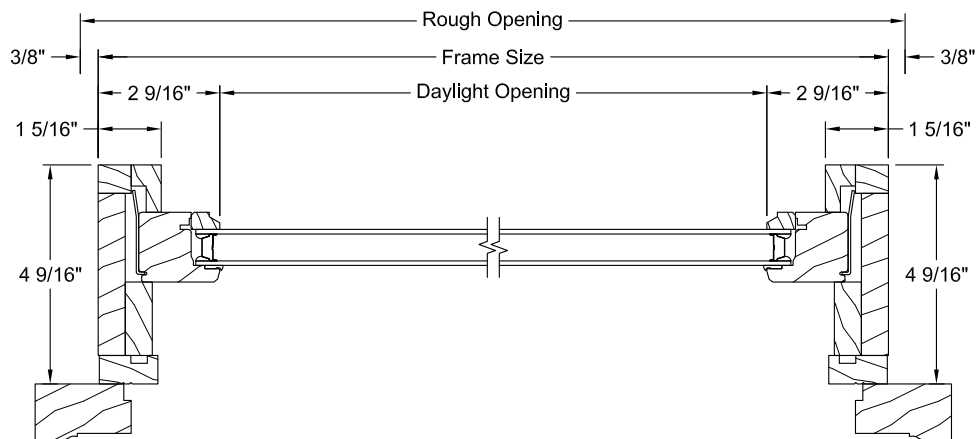
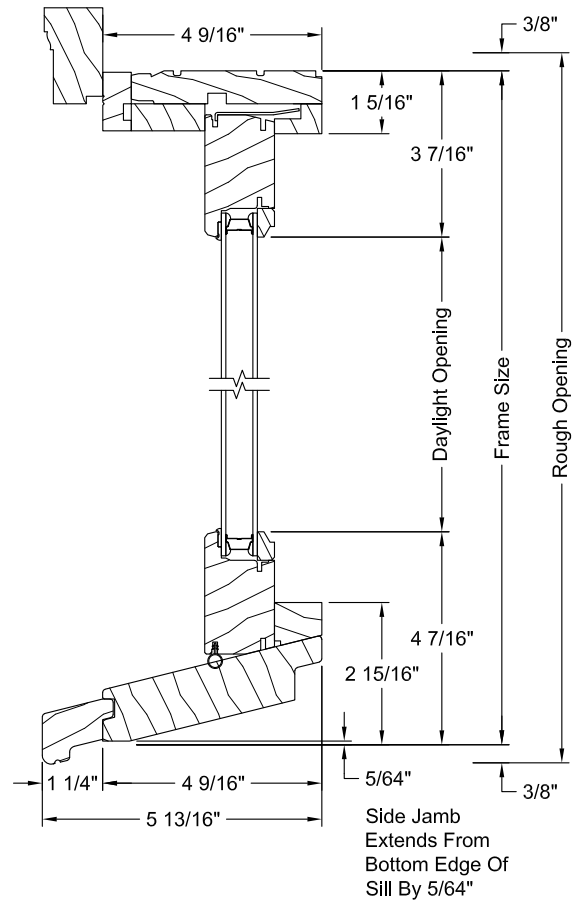
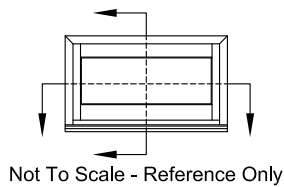


GEOMETRIC INSASH POCKET SECTIONS



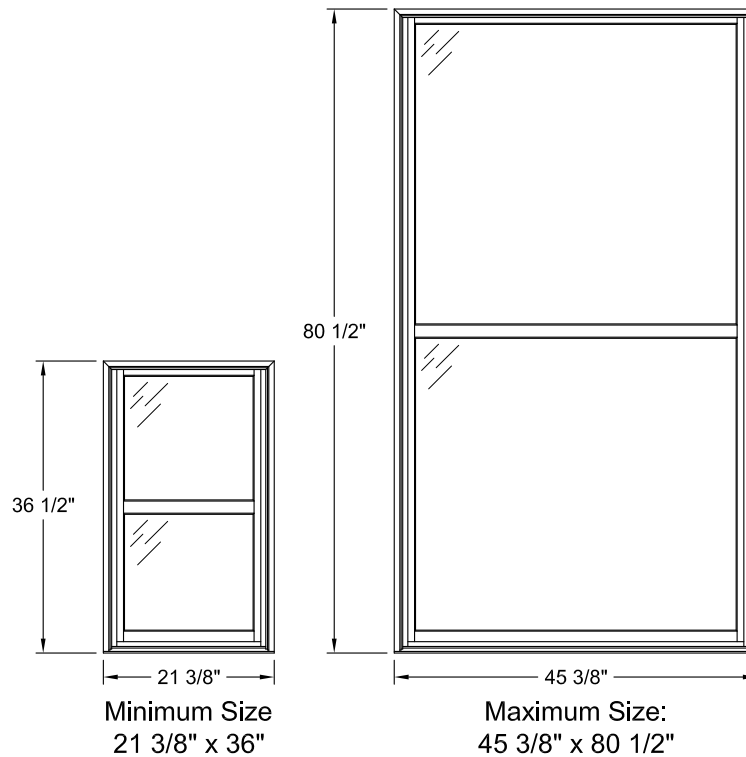


GEOMETRIC INSASH TRANSOM SECTIONS





MIN-MAX SIZING - OPERATOR

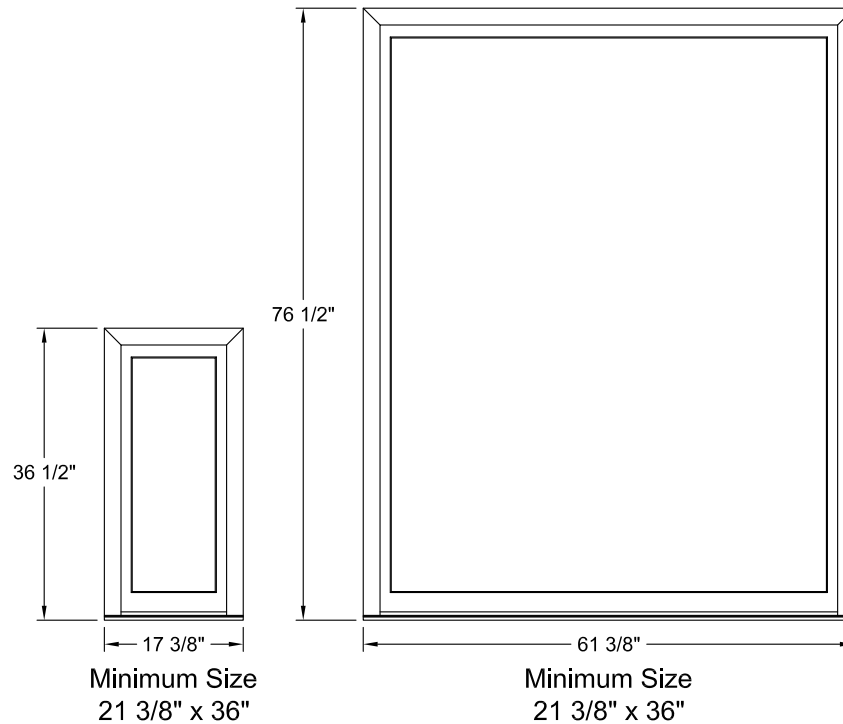


Window Width			
21 3/8"	25 3/8"	29 3/8"	31 3/8"
33 3/8"	35 3/8"	37 3/8"	41 3/8"
45 3/8"			
Window Height			
36 1/2"	40 1/2"	48 1/2"	52 1/2"
56 1/2"	60 1/2"	64 1/2"	68 1/2"
72 1/2"	76 1/2"	80 1/2"	



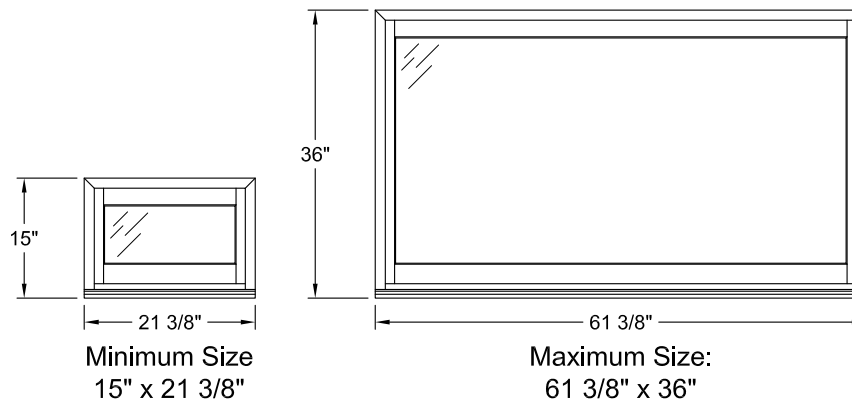
MIN-MAX SIZING - GEOMETRIC INSASH

Standard Sizing



Fixed Insash Width			
17 3/8"	21 3/8"	25 3/8"	29 3/8"
33 3/8"	37 3/8"	41 3/8"	45 3/8"
49 3/8"	53 3/8"	61 3/8"	
Fixed Insash Height			
36 1/2"	40 1/2"	48 1/2"	52 1/2"
56 1/2"	60 1/2"	64 1/2"	68 1/2"
72 1/2"	76 1/2"		

Transom Sizing



Transom Width			
21 3/8"	25 3/8"	29 3/8"	33 3/8"
37 3/8"	41 3/8"	42 3/4"	45 3/8"
49 3/8"	50 3/4"	53 3/8"	58 3/4"
61 3/8"			
Transom Height			
15"	18"	24"	36"

Materials to be used at 311 Ferguson:

Fiber cement siding



30 year 3-tab composition roof

