HISTORIC AND DESIGN REVIEW COMMISSION

February 20, 2019

HDRC CASE NO:	**2018-007**
ADDRESS:	527 E HUISACHE AVE 525 E HUISACHE AVE
LEGAL DESCRIPTION:	NCB 3090 BLK 6 LOT 26
ZONING:	MF-33,H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	David Bogle, R.A., AIA/SYNCRO Architecture Studio
OWNER:	Grant Garbo
TYPE OF WORK:	Construction of a rear addition, construction of front porch, exterior alterations, hardscaping and landscaping
APPLICATION RECEIVED:	February 06, 2019
60-DAY REVIEW:	April 07, 2019

REQUEST:

The applicant is requesting final approval to:

1. Construct a rear addition to measure approximately 1,496 square feet.
2. Construct a new front porch with an ADA accessible ramp to measure approximately 459 square feet in footprint.
3. Relocate an existing window on the west elevation and install new fenestration.
4. Install new fiber cement siding on the existing structure where required.
5. Install a walkway and landscaping buffer in the front yard.
6. Install a new sidewalk to match the existing sidewalk configuration and materiality in the district.
7. Extend the existing concrete ribbon driveway through the site to the rear alley.
8. Install new hardscaping in the rear of the lot to accommodate four traditional parking spaces, an ADA accessible parking space and drop off area, and accessible route. The hardscaping will include a mixture of impervious poured concrete and pervious gravel.
9. Create a rear vehicular access configuration along the rear alley to provide access to multiple parking spots.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork
A. MAINTENANCE (PRESERVATION)
i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.

ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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.
iv. *Screens and shutters*—Preserve historic window screens and shutters.
v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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.
vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. *Security bars*—Install security bars only on the interior of windows and doors.
ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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.

12. Increasing Energy Efficiency
A. MAINTENANCE (PRESERVATION)
i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
iii. *Windows*— Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.
vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
viii. *Cool roofs*—Do not install white or ―cool‖ roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.
ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.
x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

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.

5. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.
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.

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.
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.

OHP Window Policy Document
Recommended stipulations for replacement: Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should
• Match the original materials;
• Maintain the original dimension and profile;
• Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
• Maintain the original appearance of window trim or sill detail.
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.

FINDINGS:

a. The primary structure located at 527 E Huisache is a 1-story duplex constructed in the 1950s. The structure does not appear on a 1951 Sanborn Map. The home features simplified Craftsman and Midcentury Modern influences, including a low-sloped gable roof with overhanging eaves and steel windows with Midcentury geometric proportions. The home is a contributing structure to the Monte Vista Historic District.
b. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on February 21, 2018. The approval carried the following stipulations:
    1. That the applicant retains the location of the existing casement window on the west elevation as noted in finding g; **this stipulation has not been met.**
    2. That the applicant reduces the length of the ribbon driveway extension to be more consistent with development patterns in the district as noted in finding o; **this stipulation has not been met.**
    3. That the applicant reduces the amount of hardscaping in the rear of the lot as noted in findings r and s; **this stipulation has been partially addressed.**
    4. That the applicant reduces the rear curb cut/access width to be more consistent with the development pattern of the alleyway and the neighborhood as noted in finding s; **this stipulation has not been met.**
c. DESIGN REVIEW COMMITTEE AND CASE HISTORY – The applicant presented a different proposal to the Historic and Design Review Commission (HDRC) on October 4, 2017. The request was denied. The applicant modified their proposal and met with the Design Review Committee (DRC) on October 24, 2017. The discussion focused primarily on a design for a new front porch addition. The applicant presented various conceptual options, of which one the DRC found most favorable. The design retained the existing shed awnings over the two front doors and incorporated a wider and deeper shed awning to create a true front porch condition. The applicant met with the DRC again on January 10, 2018, to consider a full HDRC application for conceptual approval. The DRC recommended reducing the number of columns on the new front porch awning to reduce the visual impact and establish a more consistent rhythm. Regarding the front yard hardscaping and parking proposal, the DRC requested a calculation of impervious cover versus grass/landscaping for the January 17, 2018, hearing. They also recommended retaining the existing curb cut at 10 feet instead of widening it to accommodate additional cover. The DRC recommended exploring design solutions that pushed the front parking to the rear of the lot, beyond the existing footprint of the historic structure. Comments included that the current configuration creates a "street" condition through the site and is inconsistent with the development pattern of the block. The DRC also expressed concern about the feasibility of the grading of the proposed front parking condition. The application was denied at the January 17, 2018, hearing. The applicant submitted an updated design proposal for consideration at the February 21, 2018, hearing. The applicant met

with the DRC on February 14, 2018. The DRC inquired about the footprint of the addition relative to the existing structure, how many employees would be parking at the facility at one time, and how the existing alleyway will serve as a functional commercial access for cars. The DRC suggested that the applicant clarify the condition of the alleyway in their exhibits. The DRC also commented on the extension of the existing ribbon driveway through the site to the alley, which is not a condition found in the vicinity within the district. The DRC discussed the front yard proposal and suggested that the applicant forgo the installation of a retaining wall and seek to retain the berm detailing of the existing yard and double walkway. The DRC also suggested that any new landscaping also be minimal and compatible with the existing streetscape condition. The DRC also discussed the detailing of the new porch and suggested that it be similar to the existing two porch overhangs, as these elements contain a bulk of the Midcentury detailing that makes the property unique. The applicant met again with the DRC on October 23, 2018. Representatives from Council District 1, Monte Vista Historical Society, and Development Services were present. Local and state parking requirements were discussed, and it was determined that utilizing a ribbon drive for vehicular access to the three parallel parking spaces next to the building was compliant with TAS requirements. The applicant provided updates to the conceptually approved site plan, as well as a new, alternative site plan that was developed to feature an interior courtyard and hallway connecting element to a rear addition. The DRC did not recommend the alternative site plan. The applicant met with the DRC on November 14, 2018. Representatives from the Monte Vista Historical Society were present. The applicant showed the DRC members in attendance the updated conceptually approved site plan as well as the alternative site plan, and again, the alternative site plan was not recommended. The applicant also proposed for the first time a front addition to the primary structure, which was also not recommended. The DRC found the rear parking solution favorable and was generally in support of the proposed updates to the conceptually approved plan. The applicant submitted an application for final approval for the February 20, 2019, HDRC hearing on February 1, 2019. The applicant met with the DRC on February 13, 2019, primarily to discuss landscaping and hardscaping components of the proposal. Representatives from the Monte Vista Historical Society and a representative from the Tree Preservation Division of the Development Services Department were present. The DRC expressed concern regarding the final proposal to pave all but one parking spot in the rear with impervious concrete and recommended that the applicant propose pervious alternatives. The DRC was in general support of the proposed ribbon driveway extending through the site to the alley. The DRC was also in favor of both proposed landscaping plans, but recommended that if more groundcover and drought-resistant plantings were to be incorporated in the front lawn, that the applicant should consider the installation of an irrigation system to ensure quality and consistency of plantings.

d. DEVELOPMENT PATTERN – The site is located roughly mid-block on the northern half of E Huisache Ave as bounded to the west by Kings Ct and the east by Stadium Dr. The southern boundary of Trinity University is located a block north on E Mulberry Ave. Based on Sanborn Maps, the area developed with rectangular street grids and tend to be urban in character with narrow, deep lots with shallower setbacks and side yards. The stretch of E Huisache Ave between McCullough Ave and Stadium Dr features three prominent curvilinear streets, or "courts:" Carleton Ct, Queens Crescent St, and Kings Ct, which intersect with E Huisache. This portion of the district was originally platted in 1908 as Laurel Heights, with the court streets creating parks within the E Huisache right-of-way (originally named Hill Crest Ave). The development pattern along these rounded rights-of-way created several pie-shaped lots in addition to the more traditional rectilinear forms. Overall, despite some irregularity in shape, these lots feature a high degree of consistency in terms of setbacks and structure siting. These structures date primarily from the early 1900s to the mid-1930s and consist of a diversity of architectural styles, including Tudor Revival, Craftsman, and Spanish Eclectic. A few larger multifamily structures can be found on the larger lots along intersections. Positioned close to each other and close to the street, the variety of residences creates a lively streetscape with an intimate, pedestrian friendly scale. Overall, the houses were developed to be modest and consistent in footprint and featured rear accessory structures with deep backyards. The principal historic context relates to the 20th century development of San Antonio's northern then-suburbs.

e. IMPACT – The applicant has proposed several exterior modifications to the site, including the construction of a rear addition, front sidewalk and porch modifications, and rear hardscaping. The purview of the Historic and Design Review Commission (HDRC) is limited to exterior changes to the property per the Unified Development Code, which is unaffected by use, interior program, or development requirements and standards governed by other city, state, or federal review entities. However, there are several non-design issues that are driven by the proposed design itself, including on- and off-site parking; emergency vehicle access; alley access, improvement, and maintenance; site drainage; trash and related services; and traffic patterns. In terms of the purview of the HDRC, the final submitted design program has raised concerns regarding the ratio of pervious to impervious cover; consistency with the development pattern of the district; and the treatment of the alley in terms of access, design, and materiality.

Findings for the primary structure, items #1 through #4:

f. MASSING AND FOOTPRINT – The applicant has proposed to construct a rear addition to the primary structure. According to the Historic Design Guidelines, additions should be located at the rear of the property whenever possible. Additionally, the Guidelines stipulate that additions should not double or exceed the size of the primary structure. The proposed addition approximately doubles the size of the primary structure, which measures a total of 1,496 square feet. This is 84 square feet less than the existing structure, which is a total of 1,580 square feet as indicated on the submitted drawings. The historic structure has a small footprint relative to other historic homes in the area, including historic 1-story homes on nearby Kings Ct and E Mulberry. In terms of total lot coverage, homes on E Huisache and E Mulberry feature additions that are nearly double the size of the existing structure, or contain rear accessory structures that feature a footprint close to that of the historic home. Additionally, both the east and west elevations of the proposed addition are set back from the historic structure, with the east elevation set back significantly. Staff finds that the proposal may be consistent with the Guidelines for Additions, but finds that the overall impervious massing added to the site, when considering both the addition and the proposed impervious hardscaping, is a departure from the historic development pattern of the district.

g. ADDITION: ROOF – The existing rear elevation of the historic primary structure features a gable roof. The proposed addition features a single gable, is 1-story in height, and is slightly shorter than the existing structure's roofline. The Historic Design Guidelines for Additions state that new additions should utilize a similar roof pitch, form, and orientation as the principal structure. Addition height should never be so contrasting as to overwhelm or distract from the existing structure. Staff finds the proposal consistent with the Guidelines.

h. ADDITION: ROOF MATERIAL – The applicant has proposed to install a new composition shingle roof on the addition to match the existing composition shingle roof on the primary structure. Staff finds the proposal consistent with the Guidelines.

i. SKYLIGHTS – The applicant has proposed to install skylights on the primary structure and on the rear addition, which was not included in the proposal for conceptual approval. Based on the submitted elevations, the skylights will feature a round profile and will protrude from the existing plane of either side of the gable. The skylights will be visible from the street. According to the Historic Design Guidelines for Exterior Alterations, new roof vents or roof elements should be located on rear roof pitches, out of view of the public right-of-way. There is no precedent in the vicinity for the primary roofline of a historic property to feature projecting skylight or venting elements. Staff does not find the proposal consistent with the Guidelines.

j. WINDOW AND DOOR REMOVAL – The proposed addition will require the removal of two existing casement windows and two aluminum sliding glass doors on the rear of the facade. The applicant had proposed at the conceptual approval phase to reuse the two casement windows on the rear addition, which is appropriate, though it is unclear if or where these will be installed. The applicant is also proposing to relocate an existing casement window, remove an existing door, and modify and existing small opening on the west elevation. The Historic Design Guidelines state that existing original openings should be preserved on the historic structure. Staff finds that the removal of the door and small opening is acceptable, but finds that the original casement window should remain in place. The existing location of the two casement windows on the west elevation mirrors that of the east elevation and is evidence of the original duplex function and design of the historic structure.

k. NEW WINDOWS AND DOORS – The applicant has proposed door and window proportions on the rear addition that are generally consistent with proportions on the primary structure, which contains several original steel casement windows. However, the size, configuration, and material are not definitively indicated in the application. Staff requires this information for final approval.

l. MATERIALS: FAÇADE – The existing structure features asbestos lap siding with a wide exposed profile of approximately 12 inches. The applicant has proposed to remove the siding and install new lap fiber cement siding on both the existing structure and the addition. Staff finds the proposal generally appropriate and finds that smooth boards and an exposure of no more than 8 inches should be used. The applicant has indicated that the addition will feature vertical fiber cement board siding. Staff finds that vertical siding may be appropriate, but requires material specification information to determine appropriateness for final approval.

m. TRANSITIONS BETWEEN OLD AND NEW – The proposed addition will be inset on the west façade from the historic structure by approximately two feet. On the east façade, the structure will be inset by approximately 10 feet. According to Guideline 2.A.v for Additions, rear additions should utilize setbacks, a small change in detailing, or a detail at the seam of the historic structure and addition to provide a clear visual distinction between old and new building forms. The proposal generally meets this Guideline.

n. MECHANICAL EQUIPMENT – The applicant has indicated that ground mounted mechanical equipment will be located on the east façade of the rear addition towards the back of the lot. The applicant is responsible for appropriately screening these units per the Guidelines.

o. ARCHITECTURAL DETAILS – According to the Historic Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. The proposed addition keeps with the Craftsman and Midcentury Modern influences of the historic home without detracting from its significance. Staff finds the proposed addition's architectural details generally consistent with the Guidelines.
p. FRONT PORCH – The applicant has proposed to construct a new front porch. The front façade currently contains two small shed awnings above each door, which will be preserved. The proposal will add a new shed awning that spans between the two existing awnings. The new awning will extend approximately double the width of the existing awnings to engage the streetscape and create a true covered porch condition. The proposal also includes extending the concrete porch decking towards the street for a total footprint of 459 square feet. According to the Historic Design Guidelines, new porch elements, including stairs and related elements, should be simple and not distract from the historic character of the building and should be architecturally appropriate for the home. Historic examples on the block that contain wide porches incorporate alternate roof forms, such as a simple shed or hip, or exhibit roof proportions that mimic the primary gable. Additionally, because the existing structure is set back from the front façades of its neighbors, the extended footprint of the porch will not protrude past neighboring historic structures. Staff finds the porch and footprint to be generally consistent.
q. FRONT ADA RAMP – The applicant has proposed to install a new ADA accessible ramp on the front façade of the existing structure. The ramp will be covered by the proposed porch and will be located on the eastern edge of the structure. According to the Historic Design Guidelines, the preferred location of new ramps on a residential structure is at the side or rear of the building when convenient for the user. However, the applicant has modified the ramp's design from their previous submissions to create a ramp that is light in its design and minimally intrusive from the public right-of-way. Staff finds the proposal generally consistent.

Findings for site elements, items #5 and #9:

r. DRIVEWAY MODIFICATIONS – The applicant has proposed to extend the existing concrete ribbon driveway through the lot to connect to the rear alley. The driveway will create a through-site condition. No modifications to the width or configuration of the ribbons or the existing curb cut and apron are proposed. According to the Historic Design Guidelines, the historic alignment, configuration, and width of driveways should be preserved. The predominant development pattern is a front driveway that terminates at a rear accessory structure or near the rear of the primary structure. In some cases, alley access is provided specifically to service an existing rear accessory structure. Currently, the alley between E Huisache and E Mulberry functions as a service alley and an informal vehicular access point. Staff finds that through the introduction of a vehicular entrance at the rear of the property, likened to that found on a primary street, the applicant has modified the use and function of the alley. There is no precedent in the neighboring blocks of E Husiache and E Mulberry for the driveway to extend through the site from the primary public right-of-way. Staff does not find the proposal appropriate.
s. FRONT WALKWAY MODIFICATIONS AND LANDSCAPING – The applicant has proposed front yard modifications to accommodate a new ADA accessible front walkway. The proposal includes modifying the steps of the eastern walkway, the installation of a new walkway, and a landscaping. The proposed modifications are minimal and retain the existing berm condition that is a character defining feature of the site. The proposal also retains a majority of the two existing concrete walkways leading to the existing front doors, which is also character defining and indicative of the structure's historic use as a duplex. Staff finds the front yard modifications appropriate.
t. SIDEWALK – The applicant has proposed to install a new concrete sidewalk in the front yard of the property. A sidewalk does not presently exist. The sidewalk will match the existing sidewalk on the adjacent property in terms of width, configuration, and concrete aggregate and coloration as closely as possible. Staff finds the proposal appropriate for the site based on existing context within the district.
u. REAR HARDSCAPING – The applicant has proposed to install a rear hardscaping to accommodate parking, an accessible walkway, and an ADA accessible drop-off area. The hardscaping will be a combination of pervious (gravel) and impervious (concrete) coverage. The impervious concrete will connect to the proposed extended ribbon driveway and create an ADA accessible parking space with a drop of zone, located adjacent to the rear alley, along with three additional parking spaces located to the east of the proposed addition. The concrete will extend from the ADA parking area to create an accessible walkway to the rear entrance of the proposed new addition. The pervious gravel will be located to the north of the proposed new addition and will create an additional space for one parked car off the alley. According to the Historic Design Guidelines, off street parking should be located at the side or rear of a structure whenever possible. There is also evidence of existing parking pads along the alley. Staff finds that the concept of a rear parking area is generally consistent with the Guidelines, but the rear hardscaping as proposed, when coupled with the proposed addition's impervious cover, removes a significant portion of the rear landscape and adds a high concentration of impervious cover. According to the application, the new total of impervious cover on the lot will be

62%, which exceeds the recommended guideline of 50%. The applicant has indicated in their submission documents that the average percentage of impervious cover for residential structures in the vicinity is 42%, and the average for multifamily structures in the vicinity is 62%. While some properties on E Huisache, Kings Ct, and E Mulberry feature extensive hardscaping in the rear of the lot, the predominant development pattern for all structures is a rear yard with a majority grass or trees and other plantings with rear accessory structures or additions. Staff finds that the applicant should significantly reduce the amount of hardscaping due to the additional impervious changes proposed to the lot. The overall total of new introduced impervious cover, when considering both the addition and the hardscaping, is inconsistent with the Guidelines.

v. REAR VEHICULAR ACCESS – The applicant has proposed to install a new rear vehicular access configuration to provide access to the rear parking pads. While the submitted site plan does not indicate the dimension of the width of the pervious and impervious coverage along the alley, it appears to extend from the eastern edge of the lot to approximately eight feet from the western edge of the lot. This totals approximately 75% of the width of the rear lot line. According to the Historic Design Guidelines, new vehicular access elements, including curb cuts or coverage, should not be introduced where historically found. If introduced, they should be consistent with historic curb cuts in the district. There is evidence of curb cuts that are wider than ten feet along the rear alley, but there is no precedent for a rear vehicular access configuration that extends nearly the full width of the lot to provide direct access to multiple parking pads. Staff finds that applicant should explore ways to reduce this width as was stipulated in conceptual approval.

w. LANDSCAPING – The applicant has provided a comprehensive landscaping and hardscaping plan. The proposed landscaping includes the retention of existing sod in the front yard with mountain laurel, bicolor iris, monterrey oak, and native shrubbery. The plan also includes new landscaping at the northwest corner of the property, to include the retention of existing mesquite and mountain laurel trees and the installation of sod, decomposed granite, Mexican feather grass, rosemary, additional mountain laurels, and other shrubbery and vegetation. Staff finds the approach to landscaping generally appropriate but finds the ratio of pervious to impervious cover inconsistent as proposed as noted in finding r.

RECOMMENDATION:

Staff does not recommend final approval at this time based on findings a through w. Staff recommends that the applicant address the following items prior to returning to the HDRC:

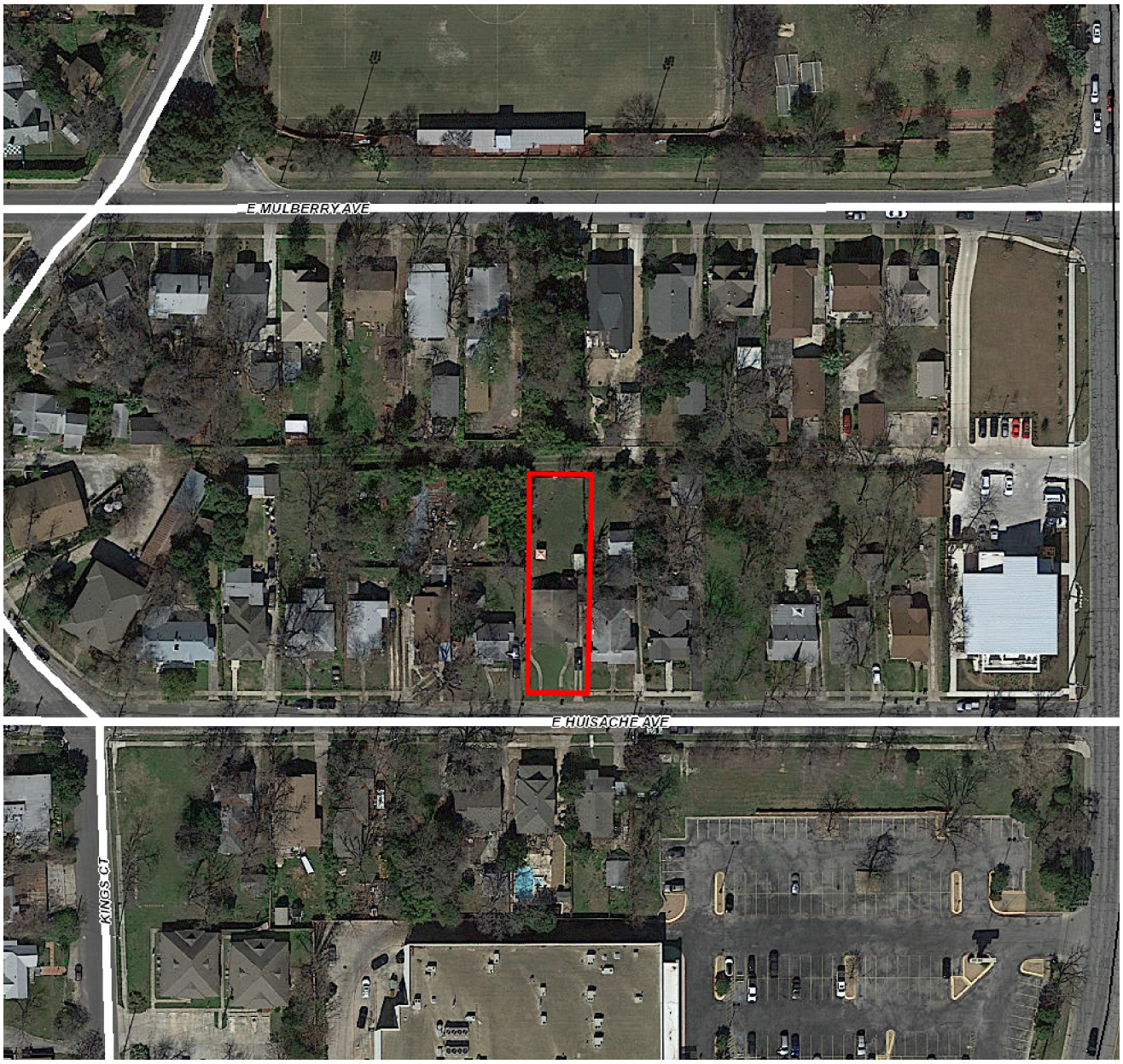
i. That the applicant retains the location of the existing casement window on the west elevation as noted in finding j.
ii. That the applicant reduces the length of the ribbon driveway extension to be more consistent with development patterns in the district as noted in finding r.
iii. That the applicant reduces the rear vehicular access width and configuration to be more consistent with the development pattern of the alleyway and the neighborhood as noted in findings u and v.
iv. That the applicant reduces the overall pervious cover of the site as noted in findings f, r, u, and v through either the reduction of impervious hardscaping and/or a reduction in the size of the addition.
v. That the applicant removes the proposed skylights from the primary structure as noted in finding i.
vi. That the applicant provides detailed specification information for the proposed new windows as noted in finding k. Staff finds a wood or aluminum clad wood window to be most appropriate that meets the following stipulations: meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
vii. That the applicant provides detailed specifications for the proposed façade material for the addition as noted in finding l. If vertical siding is proposed, staff finds that the applicant should propose board and batten siding that features boards that are twelve (12) inches wide with battens that are 1 – ½" wide.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

The applicant met with the Design Review Committee (DRC) on January 10, 2018; February 14, 2018; October 23, 2018; November 14, 2018; and February 13, 2019. The discussions and an overall case history are outlined in finding c.



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Flex Viewer

Powered by ArcGIS Server

Printed:Sep 26, 2017


527 E Huisache Ave

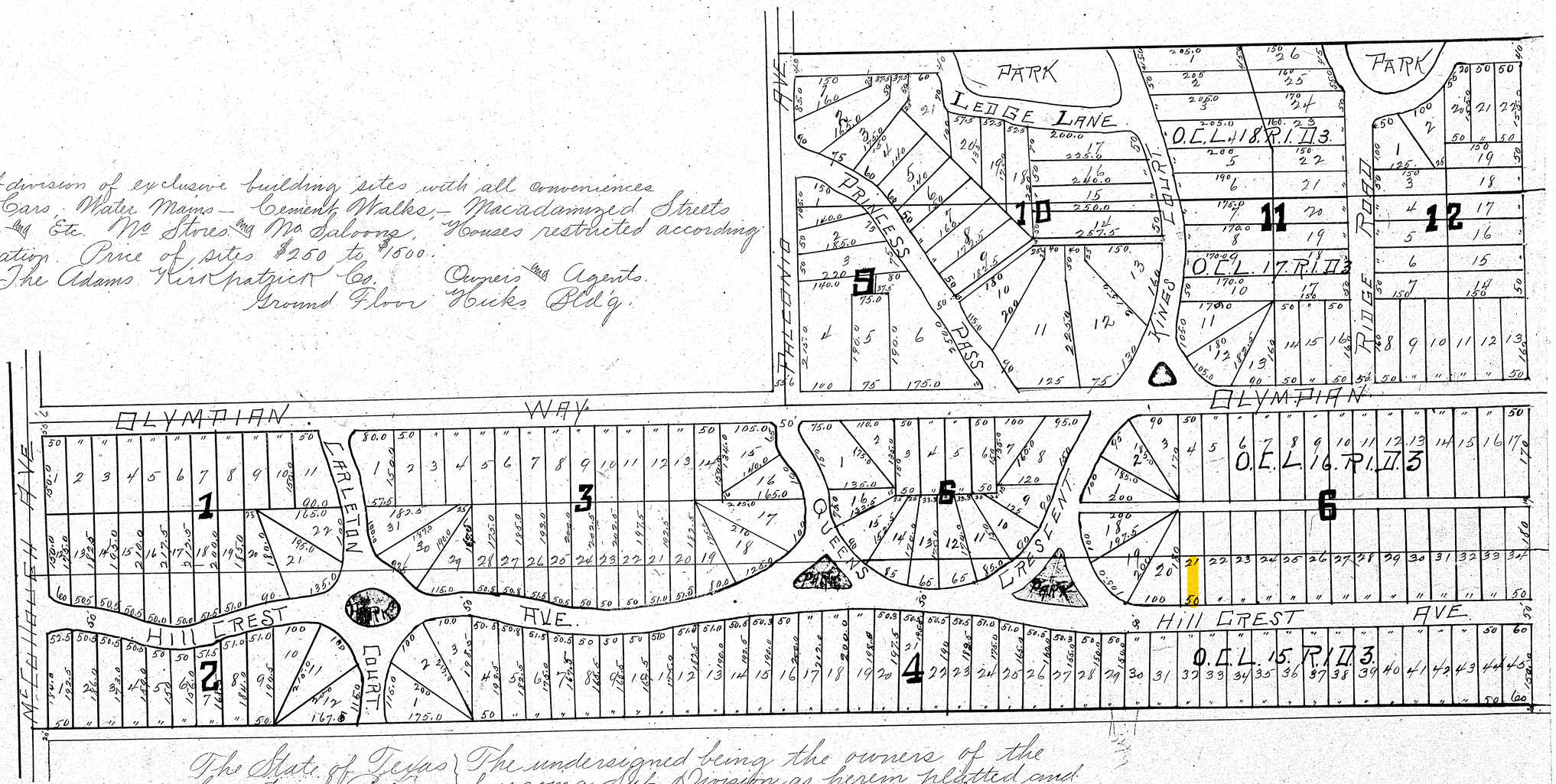

GZY•1785

SANBORN MAP 1911-1951

170

LAUREL HEIGHTS

A Subdivision of exclusive building sites with all conveniences Street Cars, Water Mains — Cement Walks — Macadamized Streets Parks and Etc. No Stores and No Saloons, Houses restricted according to location. Price of sites $250 to $1500.
The Adams Kirkpatrick Co. Owners and Agents.
Ground Floor Hicks Bldg.



The State of Texas } The undersigned being the owners of the
County of Bexar } foregoing Sub-Division as herein platted and
shown hereon, dedicate the Streets and Alleys for the free use
and behoof of the public.

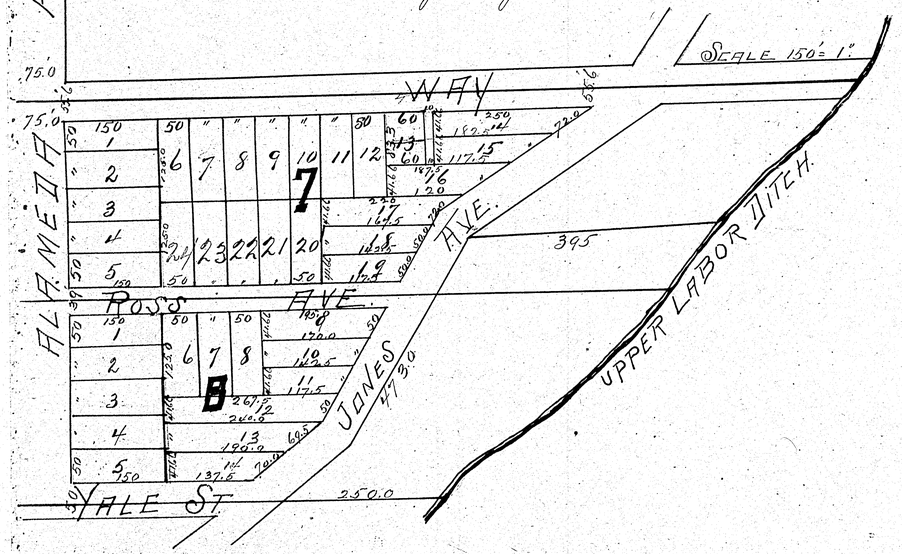
Adams & Kirkpatrick
By — J.H. Kirkpatrick

RE-PLAT IN.
Vol. 9519
PG. 10

TERRACE

A Subdivision where the title is perfect and so certified by Denman Franklin & McGown
Owned by Jay E. Adams and J. H. Kirkpatrick
Plat filed in County Clerks office Oct 2nd 1908

Surveyed and Subdivided Jan. 1907
By Hoy Rullman Engr.

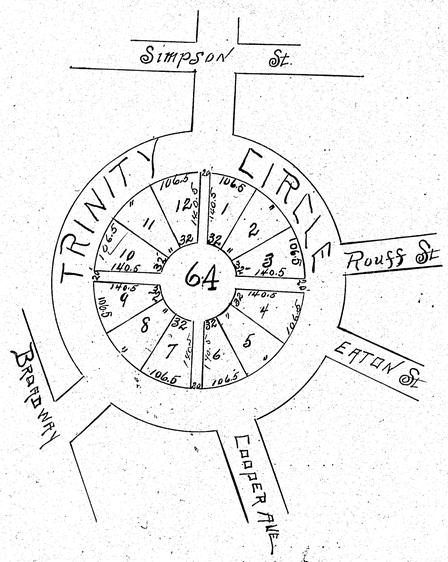


The State of Texas } Before me, August E. Huppertz a Notary Public
County of Bexar } in and for Bexar Co. Texas, on this day personally
appeared J. H. Kirkpatrick, of and for the firm of Adams and Kirkpatrick
known to me to be the person whose name is subscribed to the foregoing
Plat of Laurel Heights Terrace" and acknowledged to me that he
executed the same for the purposes and consideration therein ex-
pressed and in the capacity as therein stated. Given under my hand
and Seal of Office this 30th day of Sept. A.D. 1908.

Seal

August E. Huppertz
Notary Public Bexar Co. Tex.

Filed for Record Oct. 2nd 1908 at 2 o'clock P.M.
Recorded & Indexed Oct. 15th 1908 @ 5 o'clock P.M.
Frank R Newton County Clerk
By Alex Coy Deputy Bexar County Texas



Plat showing resubdivision of Block 64 Alamo Heights
Scale 200'=1".0
Surveyed by Hoy Rullman Engr.

Alamo Heights Company
By M. H. Townsend President

The State of Texas } Before me the undersigned authority on this day
County of Bexar } personally appeared M. H. Townsend President of the Alamo Heights Co
known to me to be the person whose name is subscribed to the foregoing
plat and acknowledged to me that he executed said plat in the name of
said for and on behalf of said Company as the act of said Company for
the purposes & consideration therein expressed. Given under my hand &
seal of office this 5th day of Feby 1909. John H. Ozell, Notary Public
Bexar Co. Texas.

Seal

Filed for Record Feb 5th 1909 at 4 P.M.
Recorded & Indexed Feb 20th 1909 10. AM
By Alex Coy Deputy. Frank R. Newton County Clerk
Bexar County Texas

Vacate see Vol. 9200 pg 64

HISTORIC DESIGN GUIDELINES – Compliance Notes District Description

Development ca. 1890 – ca. 1930

..."differing properties are knitted together by rich array of landscape and streetscape features such as uniform rows of trees, parks, sidewalks, walls, and fences."

3. Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

i. Minimize visual impact—The residential addition is sited at the side or rear of the building to minimize views of the addition from the public right-of-way.

ii. Historic context—The new residential addition has been designed to be in keeping with the existing, historic context of the block. As a single-story addition on a block comprised of primarily single-story homes the addition is appropriate. Front porch and rear additions are designed in keeping with the design character of the existing structure. Front porch will enhance the existing structure and create more compatibility with the surroundings, as all homes on the block have front porches.

iii. Similar roof form—The Addition and new front porch cover use similar roof pitch, form, overhang, and orientation as the existing historic structure. Porch addition relates to existing porch covers, and is the least imposing form (shed roof) relating to existing mid-century form. Same roof pitch (3 ½:12) will be used for the rear addition. Same roof pitch as existing shed porch roofs will be used on the front porch

iv. Transitions between old and new—The proposal utilizes a setback 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. The new front porch framing will be similar in size and configurations, but will be slightly larger, both in scale with the larger roof form and to comply with current structural building code requirements. Clear visual distinction will be apparent on close examination of the structure, while casual observation likely will allow a "wholeness" to be the overall impression.

B. SCALE, MASSING, AND FORM

iv. Footprint—The building footprint respond to the size of the lot. An appropriate yard to building ratio is maintained for compatibility. The residential addition is not so large as to more than double the existing building footprint; and it is in line with nearby multi-family properties on the lot. The design is responsive to size of lot and has an appropriate Building to Lot Ratio (38% building to lot size proposed) consistent with existing nearby multifamily structures/lots Rear addition approximately doubles the existing footprint, yet remains practically out of sight from the street. (See Lot Coverage Survey and SK-021 Lot Coverage Survey Diagram.)

v. Height—The height of the new additions is consistent with the height of (and lower than) the existing structure. The maximum height of the new additions has been determined by examining the line-of-sight or visibility from the street. (See Visibility Studies.) The addition height is not so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures
   A. COMPLEMENTARY MATERIALS
   i. Complementary materials—The proposal uses materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure. Any new materials introduced to the site are compatible with the architectural style and materials of the original structure.

   iii. Other roofing materials—The design matches original roofs in terms of form and materials.

C. REUSE OF HISTORIC MATERIALS
   i. Salvage—The Project will salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition. The existing steel casement windows, for example will be reused in the project where they are required to be removed.

4. Architecture Details
   A. GENERAL
   i. Historic context—The addition has been designed to reflect their time while respecting the historic context. Character-defining features and details of the original structure are used in the design of additions. These architectural details include roof form, eaves, siding, and the shapes of window and door openings.

   ii. Architectural details—The Project design incorporates architectural details that are in keeping with the architectural style of the original structure. Details are 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 are avoided so as not to drawing undue attention to the addition.

   iii. Contemporary interpretations— The project design integrates contemporary interpretations of traditional designs and details for additions. Use of vertical siding, contemporary window moldings will provide visual interest while helping to convey the fact that the addition is new.
5. Mechanical Equipment and Roof Appurtenances
   A. LOCATION AND SITING
   i. Visibility—Mechanical equipment, such as air conditioners, rooftop mechanical equipment, etc, are not located on primary facade, on front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

   ii. Service Areas—Service areas are located towards the rear of the site to minimize visibility from the public right-of-way.

   B. SCREENING

ii. Freestanding equipment—Service areas, air conditioning units, and other mechanical equipment are screened from public view by the existing building, hedge, or other enclosure.

6. Designing for Energy Efficiency
   A. BUILDING DESIGN
      i. Energy efficiency—The addition and alteration construction is designed to maximize energy efficiency.

      ii. Materials—Green building materials, such as recycled, locally-sourced and low maintenance materials will be used whenever possible.

      iii. Building elements—The Project incorporates building features that allow for natural environmental control – such as operable windows for cross ventilation, and natural daylighting from windows and skylights.

4. Guidelines for New Construction

n/a

5. Guidelines for Site Elements

3. Landscape Design
   A. PLANTINGS
      ii. Historic Lawns—The front traditional lawn area is not being replaced with impervious hardscape. The design limits the removal of lawn areas to mulched planting beds or pervious hardscapes in historically found locations, such as along fences, walkways, or drives. Low-growing plantings are proposed to be used in some of the historic front lawn area for low maintenance; also, from a water conservation standpoint, less grass/turf means less water, fuel, and chemical use. Invasive or large-scale species have been avoided. The front historic lawn areas are not to be reduced by more than 50%.

   B. ROCKS AND HARDSCAPE
      i. Impervious surfaces—The Project does not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located, except at the rear as required by the program and CoSA DSD Engineering.

      ii. Pervious and semi-pervious gravel—New pervious hardscaping is limited to areas that are not highly visible, and is not be used as wholesale replacement for plantings; rather it is only used to provide required parking, as allowed by CoSA DSD in one (1) space off the alley.

5. Sidewalks, Walkways, Driveways, and Curbing
   A. SIDEWALKS AND WALKWAYS
      i. Maintenance—Project will include installation of new sidewalk on the public RoW, where it does not currently exist. Additionally, project will repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Project retains and repairs existing historic walkways in the front yard where possible. Similar paving concrete will be used for alterations.

ii. Replacement materials—Every effort will be made to match existing sidewalk color and material.

B. DRIVEWAYS

i. Driveway configuration—The Project retains and repairs in place the historic driveway configuration - a ribbon drive. Project incorporate pervious paving surfaces in the rear of the property, where replacement is necessary, to increase storm water infiltration.

7. Off-Street Parking

A. LOCATION

i. Preferred location—Parking areas are located at the rear of the site, behind primary structures to hide them from the public right-of-way. Parking areas also are to the side of the primary structure since location behind the structure is not feasible; but these spaces are screened from the street by the offset to the existing portion of the building.

ii. Front—No off-street parking areas have been added within the front yard setback as to not disrupt the continuity of the streetscape.

v. Access—Off-street parking areas have been designed to be accessed from alleys or secondary streets rather than from principal streets.

B. DESIGN

i. Screening—Off-street parking areas are screened using a combination of methods. A landscape buffer is used where possible, due to its ability to absorb carbon dioxide.

ii. Materials—The project uses permeable parking surfaces when possible to reduce run-off and flooding.

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

ii. Doors and door openings—The Project design minimized modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade.

B. ENTRANCES

i. Grade changes—Everything possible is done to incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.

ii. Residential entrances—The location of new ramps is required due to site constraints that do not allow placement on the side of the building.

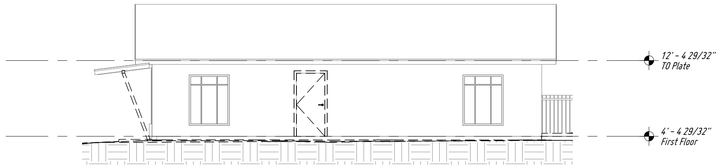
C. DESIGN

i. Materials—The Project design for the ramp compliments the historic character of the building. It will be visually unobtrusive as to minimize the visual impact. The design of the ramp and steel railing will be minimalist, to recede from view to the extent possible while maintaining safety and meeting the requirements for TAS and ADA accessibility standards. Enables people of all abilities to live in a historic district. Ramps are part of everyday life for many people. Historic districts have to acknowledge that we can find a way to design ramps to work with the district.

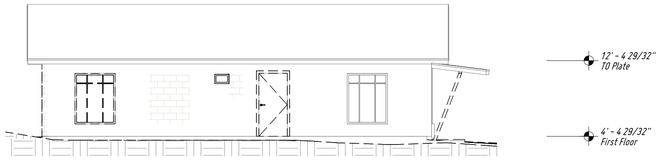
ii. Screening— Some of the planting will act as a screen for the ramp using appropriate landscape materials. (See Landscape design drawings.)

2 Elevation – Existing Removals– North
1/8" = 1'-0"

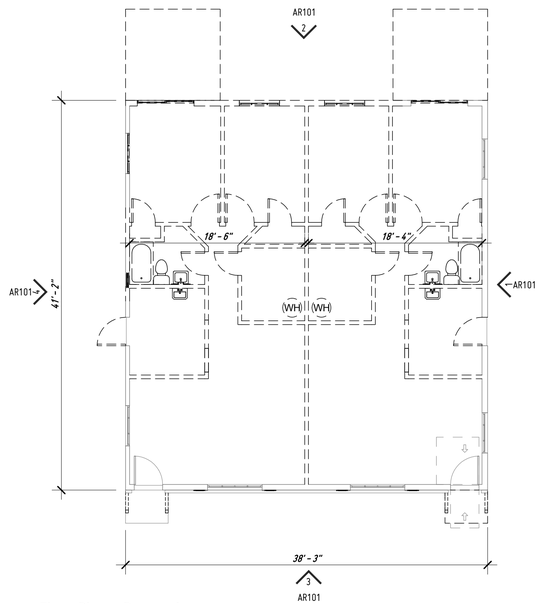
3 Elevation – Existing Removals– South
1/8" = 1'-0"



1 Elevation – Existing Removals – East
1/8" = 1'-0"



4 Elevation – Existing Removals– West
1/8" = 1'-0"



5 Floor Plan – Removals
1/8" = 1'-0"

GENERAL NOTES – REMOVALS

- Where no removal work is called out on the drawing, the existing materials shall remain intact.
- Remove all electrical wiring, equipment, and fixtures. salvage all light fixtures and return to Owner properly terminated where required. Repair and patch roof as appropriate matching surrounding materials. Ref. MEP for more info.
- Remove all plumbing fixtures, pipping and equipment. Salvage all plumbing fixtures and return to owner. Properly terminate all supply, waste and vent lines down to the existing concrete foundation. Repair and patch roof as appropriate, matching surrounding materials. Ref. MEP for more info.
- Remove mechanical equipment, duct work, diffusers, etc. Repair and patch roof as appropriate, matching surrounding materials. Ref. MEP for more info.
- Contractor shall coordinate the extent of removal with all trades prior to proceeding with the work.
- The general extent of removal work is shown on the drawings, It is not possible to show required removal, remodeling, and patching in every detail. The Contractor shall visit the project to determine the extent of demolition and remodel work, and to familiarize him/her self with the conditions under which the work will be performed, no additional compensation will be allowed for additional work required as a result of the work indicated herein or for patching required as a result of removal, remodeling or new work.

LEGEND – REMOVALS

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

KEYNOTES

Key Value | Keynote Text

Residence on Huisache

525 East Huisache St
San Antonio, TX

Ohana Homes LLC

All dimensions and existing conditions shall be checked and verified by the Constructor before proceeding with the Work.

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REVISIONS

No.	Description	Date

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

PERSONNEL

Designed by	Drawn by	Checked by	Approved by
Designer	Author	Checker	Approver

SCALE
Scale As indicated

DATE
2019_FEB_01

STATUS
Progress

TITLE
Existing Removals

AR101

KEYNOTES

Key Value	Keynote Text

ROOM FINISH KEY

CEILINGS:

C1	PAINTED GYPSUM BOARD
C2	PAINTED EXPOSED STRUCTURE AND ROOF DECK. REFER TO CEILING PLAN FOR MORE INFO
C3	3/4" PAINTED PLYWOOD

WALL:

W1	PAINTED GYPSUM BOARD.
W2	KOROGARD TRAFFIC PATTERN WALL COVERING (KOROSEAL COASTLINE PICNIC BASKET COAS-07) OFF FLOOR UP TO 4'-0" AFF. PAINTED GYPSUM BOARD ABOVE 4'-0"

FLOOR:

F1	RESILIENT FLOORS

BASE:

B1	WOOD, PAINTED
B1	RESILIENT 4" BASE

Room Schedule

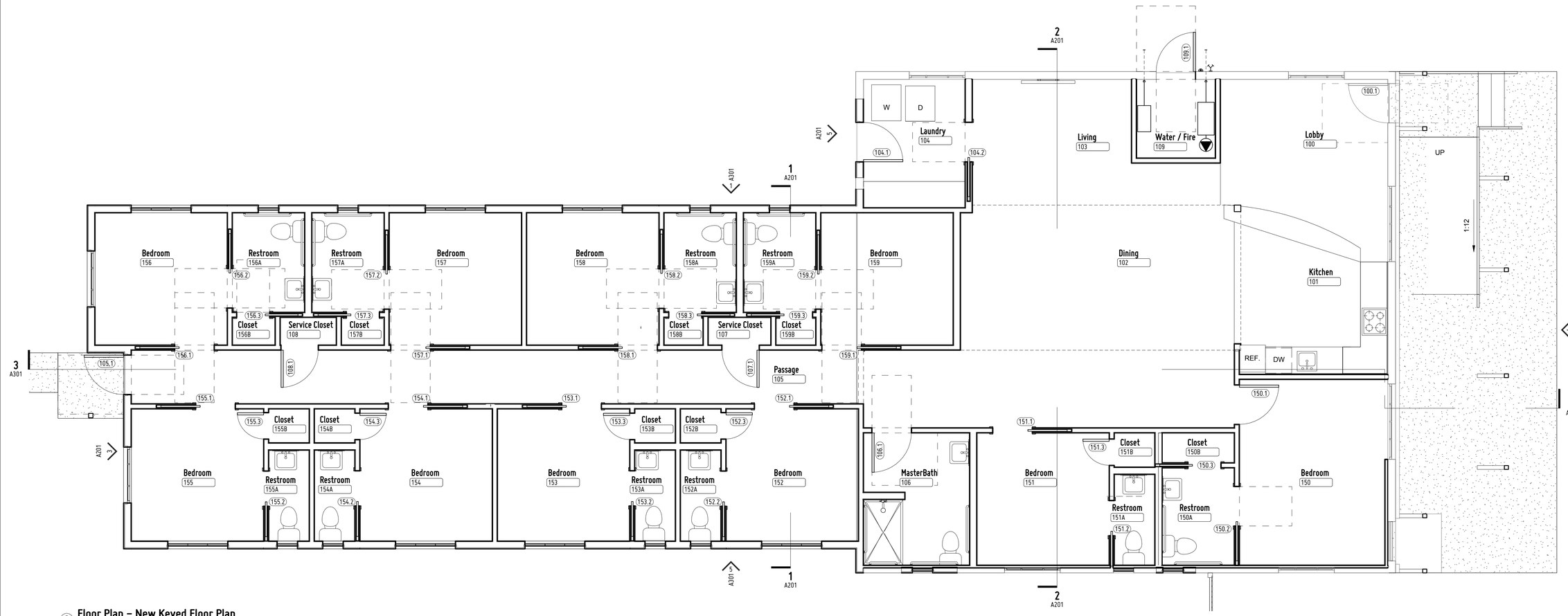
#	Name	Department	Area
100	Lobby		122 SF
101	Kitchen		146 SF
102	Dining		230 SF
103	Living		138 SF
104	Laundry		76 SF
105	Passage		395 SF
106	MasterBath		80 SF
107	Service Closet		10 SF
108	Service Closet		9 SF
109	Water / Fire		36 SF
150	Bedroom		158 SF
150A	Restroom		41 SF
150B	Closet		12 SF
151	Bedroom		102 SF
151A	Restroom		21 SF
151B	Closet		8 SF
152	Bedroom		102 SF
152A	Restroom		21 SF
152B	Closet		8 SF
153	Bedroom		102 SF

Room Schedule

#	Name	Department	Area
153A	Restroom		21 SF
153B	Closet		8 SF
154	Bedroom		102 SF
154A	Restroom		21 SF
154B	Closet		8 SF
155	Bedroom		102 SF
155A	Restroom		21 SF
155B	Closet		8 SF
156	Bedroom		102 SF
156A	Restroom		42 SF
156B	Closet		7 SF
157	Bedroom		102 SF
157A	Restroom		42 SF
157B	Closet		7 SF
158	Bedroom		102 SF
158A	Restroom		42 SF
158B	Closet		6 SF
159	Bedroom		102 SF
159A	Restroom		42 SF
159B	Closet		6 SF
201	Attic / HVAC		963 SF
202	Attic / HVAC		1411 SF

GENERAL NOTES – FLOOR PLAN

- Existing dimensions are marked with a "±" and should be field verified.
- Contractor shall verify all existing utilities as to their location, size, etc. and shall use caution to avoid damage to underground utilities when excavating for site improvements. Architect makes no representation that all existing elements of site utilities are shown on the plans.
- Contractor shall visit the site and familiarize him/her self with the entire project and all item pertaining to the execution and completion of the project.
- Contractor shall verify all existing and new conditions, dimensions, grading. easements, etc. at the jobsite. Any discrepancies and/ or inconsistencies shall be brought to the attention of the Owner or Architect immediately before beginning any phase of work.
- Contractor shall supply all labor, materials, apparatus, fees, taxes, licenses when applicable, etc. for paper execution and completion of the work. contractor is responsible and liable for securing any and all inspections required.
- Contractor shall comply with all the laws, codes, and ordinances applicable to this project. Contractor shall obtain and pay for all permits required in connection with the execution and completion of this project.
- any and all deviations and/ or changes from the approved plans must be accepted by the Architect prior the execution.
- Contractor shall be held responsible for any damages to the existing improvements. The Contractor shall at his/ her own expense make all necessary repairs to restore any damage back to their original or like-new conditions.
- Job site shall be thoroughly clean at the end of each work day. Contractor shall provide dumpster or other means of disposal of removed materials and construction debris. Dumpster shall be placed in a location approved by the Owner or Owner's representative.
- Remove all debris, rubbish and other materials resulting from removal and new construction. All materials not designated to be salvaged shall be the property of the contractor and shall be removed from the sire and disposed of properly from the site and disposed of properly and promptly. Rubbish shall not be burned or discarded at the job site.
- Item indicated for salvage by Owner shall be removed by the contractor and delivered to owners designated storage area.



2 Floor Plan – New Keyed Floor Plan
1/4" = 1'-0"

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PERSONNEL

Designed by	Drawn by	Checked by	Approved by
Designer	Author	Checker	Approver

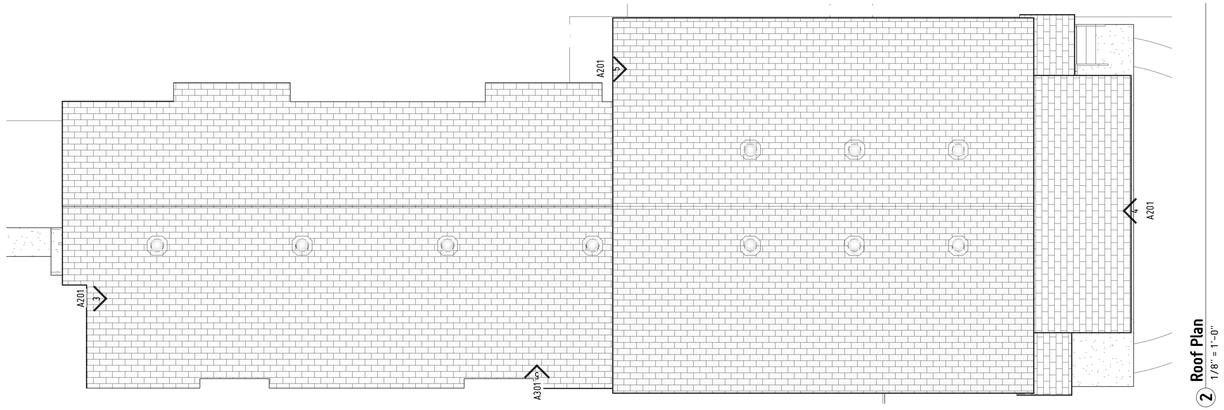
SCALE
Scale 1/4" = 1'-0"

DATE
2019_FEB_01

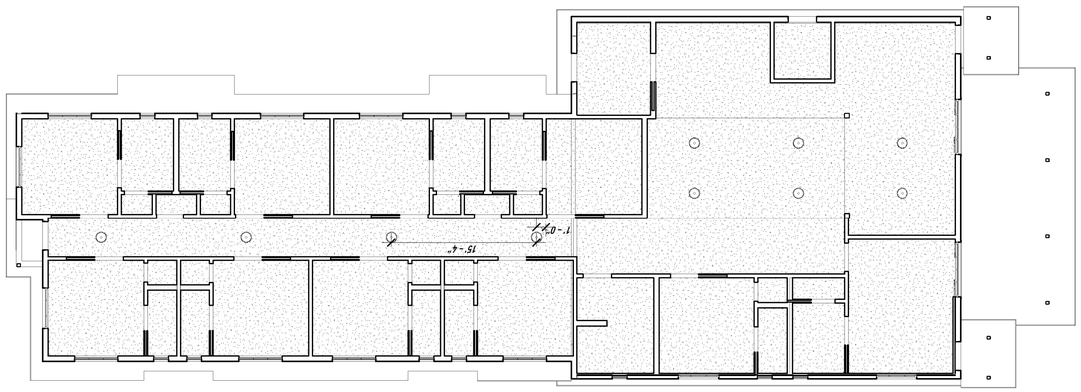
STATUS
Progress

TITLE
Floorplan – Keyed

A102



2 **Roof Plan**
1/8" = 1'-0"



1 **Reflected Ceiling Plan – First Floor**
1/8" = 1'-0"

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Designer	Author	Checker	Approver

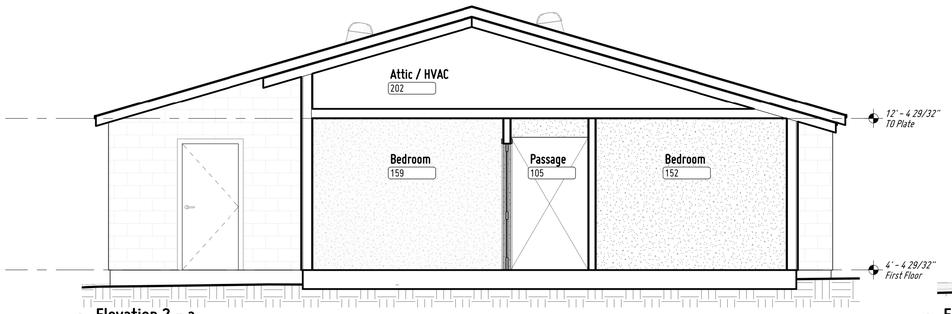
SCALE
Scale 1/8" = 1'-0"

DATE
2019_FEB_01

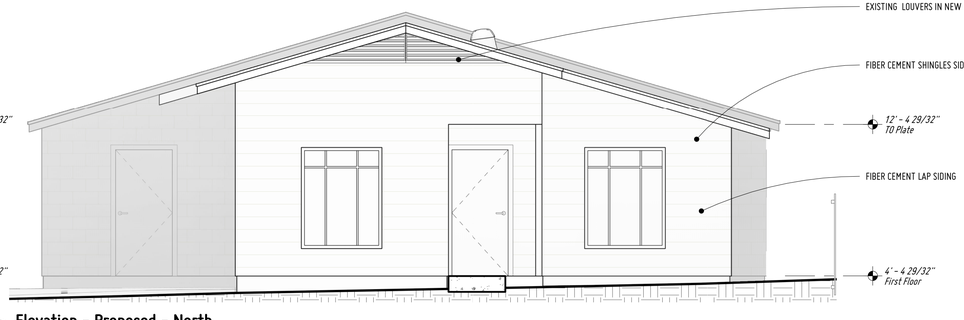
STATUS
Progress

TITLE
Reflected Ceiling Plan, Roof Plan

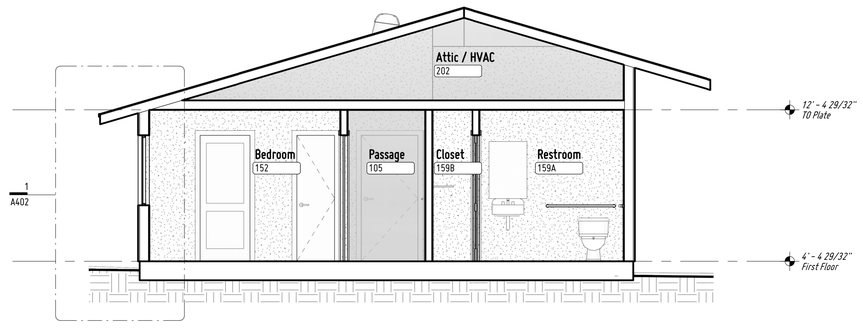
A104



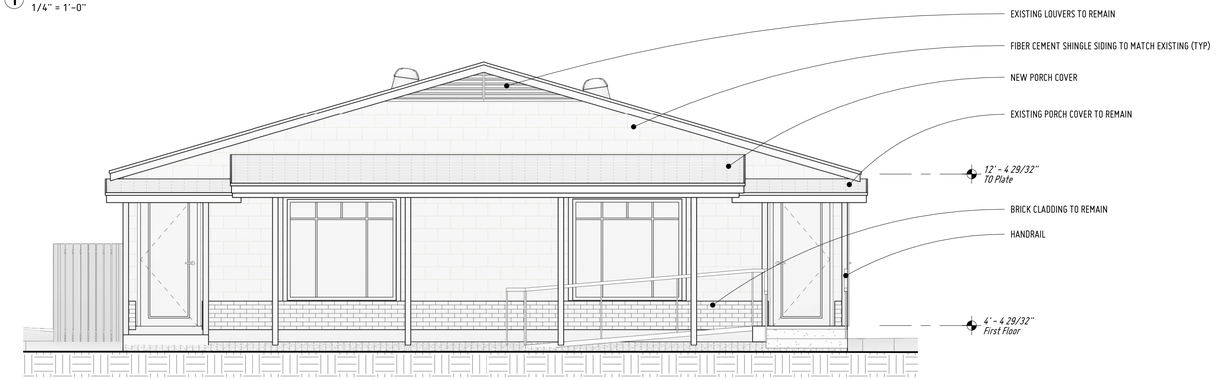
5 **Elevation 2 – a**
1/4" = 1'-0"



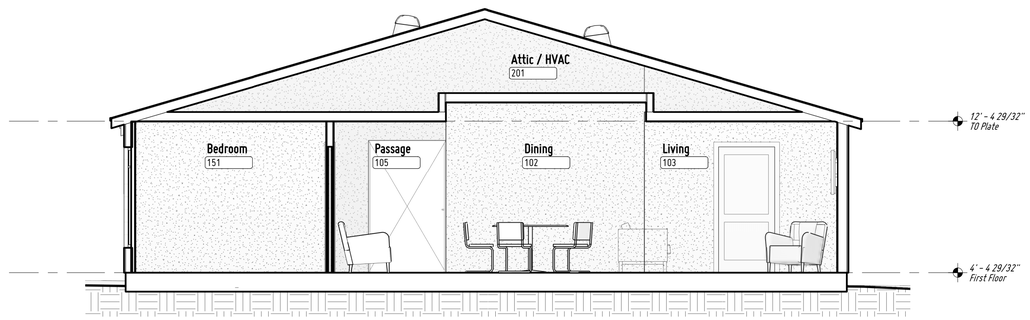
3 **Elevation – Proposed – North**
1/4" = 1'-0"



1 **Cross Section at Addition**
1/4" = 1'-0"



4 **Elevation – Proposed – South**
1/4" = 1'-0"



2 **Cross Section at Existing**
1/4" = 1'-0"

KEYNOTES

Key Value	Keynote Text

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PERSONNEL

Designed by	Drawn by	Checked by	Approved by
Designer	Author	Checker	Approver

SCALE
Scale 1/4" = 1'-0"

DATE
2019_FEB_01

STATUS
Progress

TITLE
Exterior Elevations, Sections

A201

1. PREPARE SUBGRADE BY EXCAVATION OR EMBANKMENT FOR BUILDING SLABS, WALKS AND PAVEMENTS. EXCAVATION AND BACKFILL FOR UNDERGROUND UTILITIES AND DRAINAGE FILL COURSE FOR SUPPORT OF BUILDING SLABS ARE INCLUDED IN THIS ITEM.
2. EXECUTION:
   ALL EXCAVATION, BACKFILL AND COMPACTION SHALL BE PERFORMED AS SHOWN IN THE PLANS AND APPLICABLE GEOTECHNICAL REPORT FOR THE SITE.
3. EXCESS MATERIAL RESULTING FROM EXCAVATION OPERATIONS IS THE PROPERTY OF THE EXCAVATION CONTRACTOR. APPROPRIATE DISPOSAL SHALL BE AT SAID CONTRACTOR'S EXPENSE.
4. ALL EXCAVATION SHALL BE PERFORMED AS DIRECTED IN THE PLANS AND IN COMPLIANCE WITH OSHA STANDARDS.
5. OWNER WILL ENGAGE, AT THE OWNER'S COST, SOIL TESTING AND INSPECTION SERVICE IN ACCORDANCE WITH MATERIAL TESTING SPECIFICATION TO VERIFY COMPLIANCE WITH THE PLANS & SPECIFICATIONS. REPLACEMENT AND RETESTING OF DEFICIENT WORK SHALL BE DONE BY EXCAVATION CONTRACTOR AT NO ADDITIONAL COMPENSATION.
6. DATA ON SUBSURFACE CONDITIONS, IF AVAILABLE, WILL BE MADE AVAILABLE TO THE CONTRACTOR BY THE OWNER AS REQUESTED. THE OWNER MAKES NO WARRANTY AS TO THE CORRECTNESS OF THESE REPORTS PREPARED BY OUTSIDE CONSULTANTS. THE CONTRACTOR MAY, AT HIS OWN EXPENSE, PERFORM ADDITIONAL TEST BORINGS.
7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL AFFECTED UTILITY COMPANIES. THIS SHALL INCLUDE LOCATION OF FACILITIES, PROTECTION DURING CONSTRUCTION, DAMAGE REPAIRS AND DISRUPTION OF SERVICE.
8. THE EXCAVATION IS UNCLASSIFIED, AND CONTRACTOR SHALL PERFORM EXCAVATION TO THE ELEVATIONS INDICATED IN THE PLANS, REGARDLESS OF CHARACTER OF MATERIAL WITH NO ADDITIONAL COMPENSATION FROM THE OWNER. USE OF EXPLOSIVE IS PROHIBITED.
9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING BARRICADES REQUIRED TO WARN AND/OR PREVENT ACCESS TO CONSTRUCTION AREA.
10. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FACILITIES FROM DAMAGE.
11. EARTHWORK SHALL BE PERFORMED IN COMPLIANCE WITH LANDSCAPE PROTECTION REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (CITY, COUNTY, TXDOT, ETC.).
12. OVER-EXCAVATION IS NONCOMPENSABLE, AND SHALL BE BACKFILLED AND COMPACTED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COMPENSATION.
13. CONTRACTOR SHALL PROVIDE ALL LABOR AND EQUIPMENT NECESSARY TO PROPERLY DEWATER EXCAVATION AREAS – AS REQUIRED.
14. EXCAVATED MATERIAL SHALL BE STOCKPILED WHERE DIRECTED IN THE PLANS. STOCKPILE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL RELEVANT POLLUTION PREVENTION PLANS.
15. EARTHWORK SHALL BE PERFORMED TO THE TOLERANCES SHOWN IN THE PLANS AND/OR SPECIFIED IN THE APPLICABLE GEOTECHNICAL REPORT FOR THE PROJECT.
16. TRENCHES SHALL BE BACKFILLED ONLY AFTER INSPECTION AND APPROVAL OF THE TESTING LAB. BACKFILL MATERIAL AND PROCEDURES FOR TRENCHES SHALL BE IN COMPLIANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION 1993 STANDARD SPECIFICATION FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES, ITEM 400 – EXCAVATION AND BACKFILL FOR STRUCTURES.

PORTLAND CEMENT CONCRETE PAVEMENT NOTES:

1. DESIGN MIX SUBMITTALS SHALL BE PROVIDED FOR REVIEW BY THE GEOTECHNICAL AND/OR CIVIL ENGINEER AT LEAST 14 DAYS PRIOR TO PLACEMENT.
2. DO NOT UNLOAD OR USE ANY HEAVY CONSTRUCTION EQUIPMENT OR HAVE VEHICLES OF ANY KIND ON NEW CONCRETE FOR AT LEAST 21 DAYS AFTER CONCRETE IS POURED. IT IS THE RECOMMENDATION OF THE ENGINEER THAT CONCRETE PAVEMENT COMMENCE FROM THE WEST SIDE TOWARDS THE EAST SIDE TO REDUCE POTENTIAL OF ANY PREMATURE LOADING TYPE DAMAGE TO CONCRETE PAVEMENT.
3. GENERAL CONTRACTOR OR APPLICABLE SUB-CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK SUCH THAT UTILITIES ARE INSTALLED PRIOR TO PAVEMENT BASE BEING INSTALLED OR ELSE LOCATE AND PLACE LINES FOR PROPOSED UNDERGROUND UTILITIES.
4. ALL CONCRETE WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF ACI 330. FLY ASH CAN BE USED IN MIX DESIGNS WHERE SUITABLE UNLESS OTHERWISE NOTED
5. ALL WORK SHALL CONFORM TO THE RECOMMENDATIONS PROVIDED BY THE PROJECT GEOTECHNICAL ENGINEER: TERRACON CONSULTANTS, INC. PROJECT #90155135 DATED 6-29-2015 AND/OR ANY SUPPLEMENTAL LETTERS OR AMENDMENTS FROM GEOTECHNICAL ENGINEER.
6. FURNISH AND INSTALL THE PORTLAND CEMENT CONCRETE PAVING AND PREPARED BASE COURSE TO THE EXTENT SHOWN ON THE DRAWINGS. THESE AREAS ALSO INCLUDE CURBS, GUTTERS, WALKS AND PAVING AGGREGATE.
7. EXECUTION:
   ALL CONCRETE ITEMS SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE DIVISION 3 SECTIONS FOR CONCRETE MIX DESIGN, SAMPLING AND TESTING, CURING AND QUALITY CONTROL, AND AS HEREIN SPECIFIED.
8. UNLESS OTHERWISE SHOWN ON THE PLANS, RECOMMENDED BY THE GEOTECHNICAL ENGINEER OR APPROVED BY THE ENGINEER, CONCRETE AREAS SHALL COMPLY WITH THE FOLLOWING ITEMS WITHIN THE TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES:
   * ITEM 247 – FLEXIBLE BASE
   * ITEM 360 – CONCRETE PAVING
   * ITEM 421 – HYDRAULIC CEMENT CONCRETE
   * ITEM 529 – CONCRETE CURBS, GUTTER AND COMBINED CURB AND GUTTER
   * ITEM 531 – SIDEWALKS
9. UNLESS OTHERWISE SHOWN ON THE PLANS OR RECOMMENDED BY THE GEOTECHNICAL ENGINEER, DESIGN MIX SHALL PRODUCE NORMAL-WEIGHT CONCRETE WITH THE FOLLOWING PROPERTIES:
   A. COMPRESSIVE STRENGTH: 4000 PSI FOR PAVEMENTS AND 3000 PSI FOR ALL OTHER FLATWORK, MINIMUM AT 28 DAYS.
   B. SLUMP RANGE: 4" TO 6"
   C. AIR CONTENT: 3 TO 5%

   FORMS WILL BE SET TO GRADE LINES WITHIN THE FOLLOWING TOLERANCES:
   A. TOP OF FORMS NOT MORE THAN 1/8" IN 10'.
   B. VERTICAL FACE ON LONGITUDINAL AXIS, NOT MORE THAN 1/4" IN 10'.
10. LOCATE, PLACE AND SUPPORT REINFORCEMENT AS SPECIFIED IN THE APPLICABLE GEOTECHNICAL REPORT AND/OR CIVIL PLANS AND UNLESS OTHERWISE DIRECTED, IN COMPLIANCE WITH TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION ITEM 440.
11. JOINTS SHALL BE PLACED IN ANY PROPOSED CONCRETE PAVEMENT AND CURBING AS RECOMMENDED IN THE APPLICABLE GEOTECHNICAL STUDY FOR THIS PROJECT. IF A GEOTECHNICAL STUDY WAS NOT PERFORMED OR IF DESIGN IS NOT INCLUDED IN CIVIL PLANS, THE JOINT LAYOUT AND DESIGN SHALL CONFORM TO THE AMERICAN CONCRETE PAVEMENT ASSOCIATION (ACPA) TECHNICAL PUBLICATION 150 61.01P, TABLE 2 AND FIGURE 13.
12. ALL CONCRETE PAVING AND FLATWORK SHALL BE CURED IN CONFORMANCE WITH CURRENT AMERICAN CONCRETE PAVEMENT ASSOCIATION GUIDELINES.

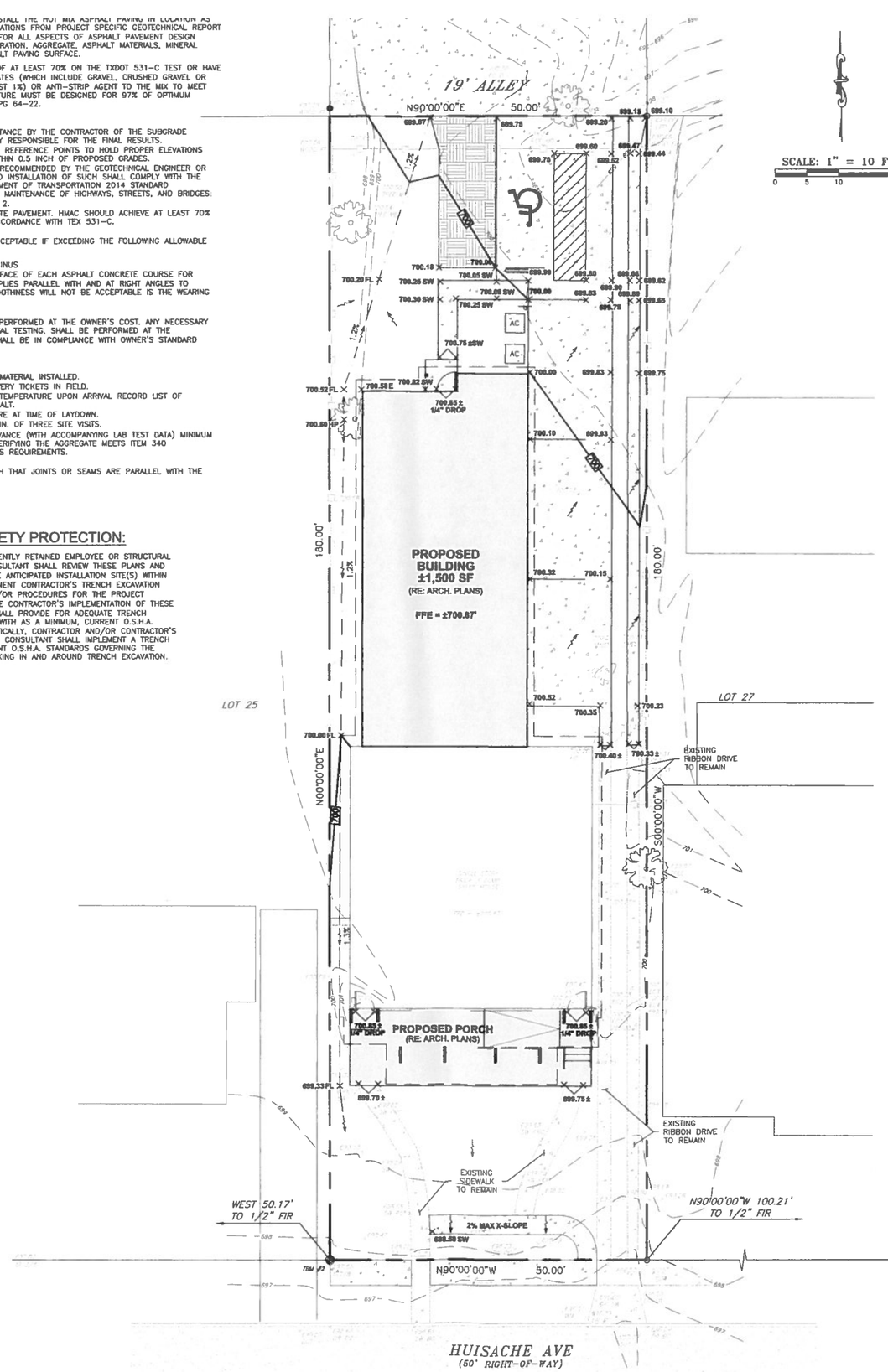
STORM SEWER NOTES:

1. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. (SEE SITE INFORMATION SHEET FOR UTILITY CONTACTS)
2. VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
3. COMPLETE OR COORDINATE ADJUSTMENT OF OTHER UTILITIES IN ORDER TO CONSTRUCT STORM SEWER TO ELEVATIONS PROVIDED.
4. THE FOLLOWING STORM SEWER PIPES ARE ALLOWABLE (WITH MANUFACTURER'S SPECIFICATIONS FOR BACKFILL FOLLOWED):
   A. 12" THRU 48" RCP, D-LOAD DESIGN
   B. 6" THRU 12" PVC, SDR 35 OR SCH. 40
   C. 12" THRU 18" GALVANIZED CORRUGATED METAL (2-2/3"x1/2" CORRUGATED)
   D. 12" THRU 48" "ULTRAFLO" SPIRAL RIB PIPE (AASHTO M-36 TYPE I.R. WITH GALVANIZED STEEL AS PER AASHTO M-218)
   E. 6" THRU 36", HDPE
5. ALL STORM SEWER INLETS/STRUCTURES SHALL BE PRE-CAST.
6. GRATE INLETS LOCATED IN THE PEDESTRIAN ACCESS ROUTE OR HIGH TRAFFIC AREAS SHALL BE ADA COMPLIANT.
7. ALL STORM SEWER PIPE LOCATED BENEATH ASPHALT OR CONCRETE PAVING SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS TO ENSURE H-20 TRAFFIC LOADING.

1. PROVIDE NECESSARY LABOR AND MATERIALS TO INSTALL THE HOT MIX ASPHALT PAVING IN LOCATION AS SHOWN ON THE PLANS, USING DESIGN & SPECIFICATIONS FROM PROJECT SPECIFIC GEOTECHNICAL REPORT (BY OTHERS). REFER TO GEOTECHNICAL REPORT FOR ALL ASPECTS OF ASPHALT PAVEMENT DESIGN INCLUDING BUT NOT LIMITED TO: SUBGRADE PREPARATION, AGGREGATE, ASPHALT MATERIALS, MINERAL FILLER, PRIME COAT, TACK COAT AND FINAL ASPHALT PAVING SURFACE.
2. ALL ASPHALT MUST MEET A RETAINED STRENGTH OF AT LEAST 70% ON THE TXDOT 531-C TEST OR HAVE ALL LIMESTONE AGGREGATE. IF SILICEOUS AGGREGATES (WHICH INCLUDE GRAVEL, CRUSHED GRAVEL OR GRANITE) ARE USED, ADD HYDRATED LIME (AT LEAST 1%) OR ANTI-STRIP AGENT TO THE MIX TO MEET THE RETAINED STRENGTH REQUIREMENTS. THE MIXTURE MUST BE DESIGNED FOR 97% OF OPTIMUM LABORATORY DENSITY. ASPHALT GRADE SHALL BE PG 64-22.
3. EXECUTION:
   A. START OF THIS WORK ITEM INDICATES ACCEPTANCE BY THE CONTRACTOR OF THE SUBGRADE PREPARATION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE FINAL RESULTS.
   B. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REFERENCE POINTS TO HOLD PROPER ELEVATIONS AND GRADES. ALL PAVEMENT SHOULD BE WITHIN 0.5 INCH OF PROPOSED GRADES.
   C. UNLESS OTHERWISE SHOWN ON THE PLANS, RECOMMENDED BY THE GEOTECHNICAL ENGINEER OR APPROVED BY THE ENGINEER, MATERIALS AND INSTALLATION OF SUCH SHALL COMPLY WITH THE FOLLOWING ITEMS WITHIN THE TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, AND BRIDGES.
      * ITEM 247 – FLEXIBLE BASE, GRADE 1 OR 2.
      * ITEM 340 – HOT MIX ASPHALTIC CONCRETE PAVEMENT. HMAC SHOULD ACHIEVE AT LEAST 70% STRENGTH WHEN TESTED IN ACCORDANCE WITH TEX 531-C.
4. IN PLACE COMPACTED THICKNESS WILL NOT BE ACCEPTABLE IF EXCEEDING THE FOLLOWING ALLOWABLE VARIATION FROM REQUIRED THICKNESS:
   * HMAC SURFACE COURSE: 1/4", PLUS OR MINUS
   * SURFACE SMOOTHNESS: TEST FINISHED SURFACE OF EACH ASPHALT CONCRETE COURSE FOR SMOOTHNESS, USING 10' STRAIGHTEDGE APPLIES PARALLEL WITH AND AT RIGHT ANGLES TO CENTERLINE OF PAVED AREA. SURFACE SMOOTHNESS WILL NOT BE ACCEPTABLE IS THE WEARING COURSE SURFACE EXCEEDING 3/16".
5. THE INITIAL QUALITY CONTROL TESTING SHALL BE PERFORMED AT THE OWNER'S COST. ANY NECESSARY REPAIRS OR REPLACEMENTS, ALONG WITH ADDITIONAL TESTING, SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE. TESTING PROCEDURES SHALL BE IN COMPLIANCE WITH OWNER'S STANDARD SPECIFICATION FOR MATERIAL TESTING.
6. CONTRACTOR SHALL ENSURE THE FOLLOWING:
   A. TESTING LAB TO VERIFY THICKNESS OF BASE MATERIAL INSTALLED.
   B. VERIFY APPROVED MIX DESIGN MATCHES DELIVERY TICKETS IN FIELD.
   C. RECORD ARRIVAL TIMES OF TRUCKS AND MIX TEMPERATURE UPON ARRIVAL RECORD LIST OF EQUIPMENT USED TO LAY AND COMPACT ASPHALT.
   D. RECORD AIR TEMPERATURE & MIX TEMPERATURE AT TIME OF LAYDOWN.
   E. GEO-TECH ENGINEER OF RECORD TO MAKE MIN. OF THREE SITE VISITS.
   F. ASPHALT JOB MIX FORMULA APPROVED IN ADVANCE (WITH ACCOMPANYING LAB TEST DATA) MINIMUM 21 DAYS PRIOR TO PAVING. THIS INCLUDES VERIFYING THE AGGREGATE MEETS ITEM 340 REQUIREMENTS AND ALL OTHER SPECIFICATIONS REQUIREMENTS.
7. HMAC SURFACE COURSE SHALL BE ORIENTED SUCH THAT JOINTS OR SEAMS ARE PARALLEL WITH THE DIRECTION OF TRAFFIC.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREAS IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS, AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS, AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, CURRENT O.S.H.A. STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OF SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH CURRENT O.S.H.A. STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



SCALE: 1" = 10 FT
0 5 10 20

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR LINE -- IN FEET
- EXISTING SPOT ELEVATION (IN FEET)
- EXISTING CONC. CURB
- EXISTING SANITARY SEWER LINE (MATERIAL)
- EXISTING WATER LINE (MATERIAL)
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING ELECTRIC GUY WIRE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING / PROPOSED FIRE HYDRANT
- EXISTING / PROPOSED UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING GAS VALVE
- EXISTING CLEAN OUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING TREE
- PROPOSED CONCRETE
- ACCESSIBLE AREA (5% MAXIMUM SLOPE ANY DIRECTION)
- DRAINAGE FLOW ARROWS (GRADE TO DRAIN)
- PROPOSED CONTOUR -- IN FEET
- PROPOSED SPOT ELEVATIONS (IN FEET)
- MATCH EXISTING GRADE

GRADING NOTES:

1. ALL SIDEWALKS, STRIPED PEDESTRIAN WALKS, OR ANY OTHER PEDESTRIAN PATH OF TRAVEL SHALL BE 2% MAX CROSS SLOPE.
2. CHANGE IN DIRECTIONS AT ANY PEDESTRIAN ROUTE, ACCESSIBLE OR OTHERWISE, SHALL BE BE AT 2% MAX SLOPE ANY DIRECTION.
3. ACCESSIBLE PARKING SPACES AND ASSOCIATED ACCESS AISLES SHALL BE 2% MAX SLOPE IN ANY DIRECTION.
4. DWELLING UNIT PORCH LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION.
5. ANY CHANGE IN LEVEL EXPERIENCED FROM ONE GROUND/FLOOR SURFACE TO AN ADJOINING GROUND/FLOOR SURFACE, SUCH AS ENTRY FROM DWELLING UNIT PORCHES ACROSS THRESHOLD AND INTO THE DWELLING UNIT, SHALL BE LIMITED TO 1/4" (OR 1/2" IF BEVELED 1:2).
6. CURB RAMPS MUST NOT EXCEED THE MAXIMUM SLOPE OF 1V:12H (8.33%) SLOPE SO RAMP LENGTH CAN EXCEED 6 FEET TO TRANSITION A MAXIMUM 6" HIGH DROP/CURB.
7. SEE LANDSCAPE AND IRRIGATION PLANS FOR ALL PROPOSED LANDSCAPE AND FINISHED NATURAL GROUND AREAS. IF LANDSCAPE PLANS ARE NOT PROVIDED, CONTRACTOR SHALL RESOD EXISTING GRASS AREAS AND/OR RESTORE EXISTING LANDSCAPE AREAS.
8. CONTRACTOR AND SUBCONTRACTORS SHALL CONTRACT WITH SURVEYOR TO VERIFY PROJECT ELEVATIONS AND BENCHMARK ELEVATION(S) PRIOR TO CONSTRUCTION. "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY BOTH VERTICAL AND HORIZONTAL ALIGNMENT. ALL FINISHED EARTHEN GRADES SHALL NOT EXCEED 3:1 (H:V) SLOPE.

!!! CALL BEFORE YOU DIG !!!
CONTRACTOR TO LOCATE EXISTING UTILITIES PRIOR TO WORK. ANY CONFLICT WITH EXISTING UTILITIES SHALL BE REMEDIED BETWEEN SAID CONFLICTING UTILITY AND CONTRACTOR. ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONFLICTS IMMEDIATELY UPON DISCOVERY OF CONFLICT (LETTER, FAX, EMAIL).
TEXAS ONE CALL PARTICIPANTS REQUESTS 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST – STOP AND CALL.
TEXAS ONE CALL SYSTEM
(800) 245-4545 OR
www.onecalltexas.com

RECEIVED
By David Bogle at 12:52 pm, Jan 29, 2019

Ohana Homes

527 E. Huisache Street
San Antonio, Texas 78212

Ohana Homes Assisted Living

All dimensions and existing conditions shall be checked and verified by the Constructor before proceeding with the Work.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER HE AUTHORITY OF
MICHAEL P. SEPEDA, P.E. (TX# 94950)
ADA CONSULTING GROUP, INC.
TBPE FIRM No. F-3512
01-28-19
DATE
IT IS NOT TO BE USED FOR CONSTRUCTION OR PERMITTING PURPOSES.

syncro architecture studio

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REVISIONS

No.	Description	Date

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

PERSONNEL

Designed by	Drawn by	Checked by	Approved by
MPS	ALL	MPS	MPS

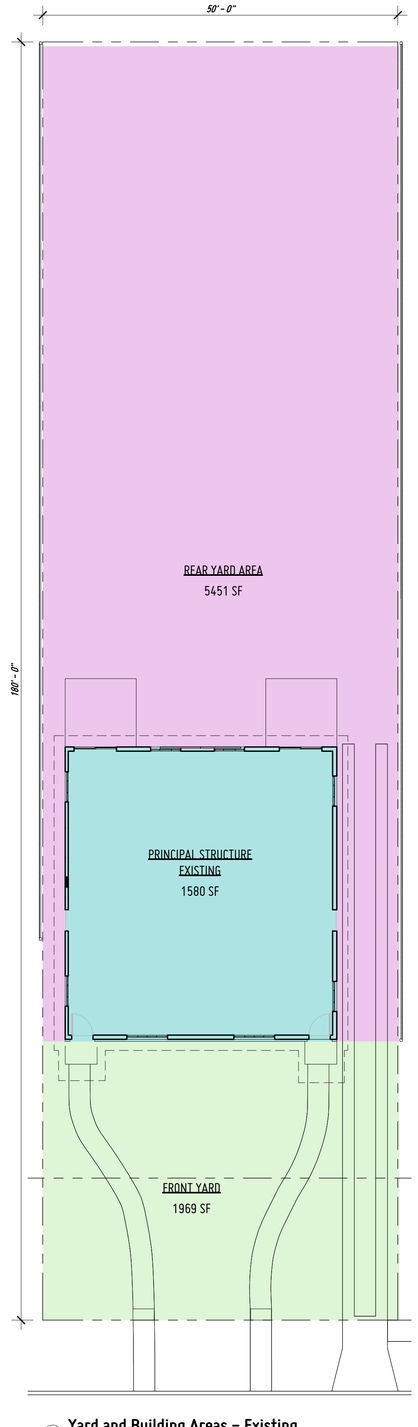
SCALE
Scale as Noted

DATE
January 30, 2017

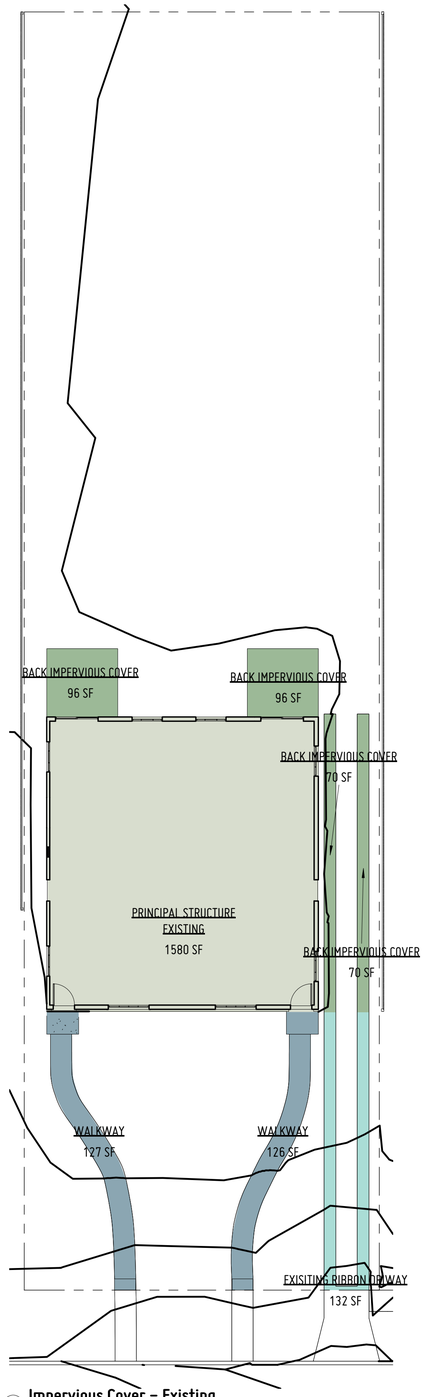
STATUS
Interim Review

TITLE
GRADING & DRAINAGE PLAN

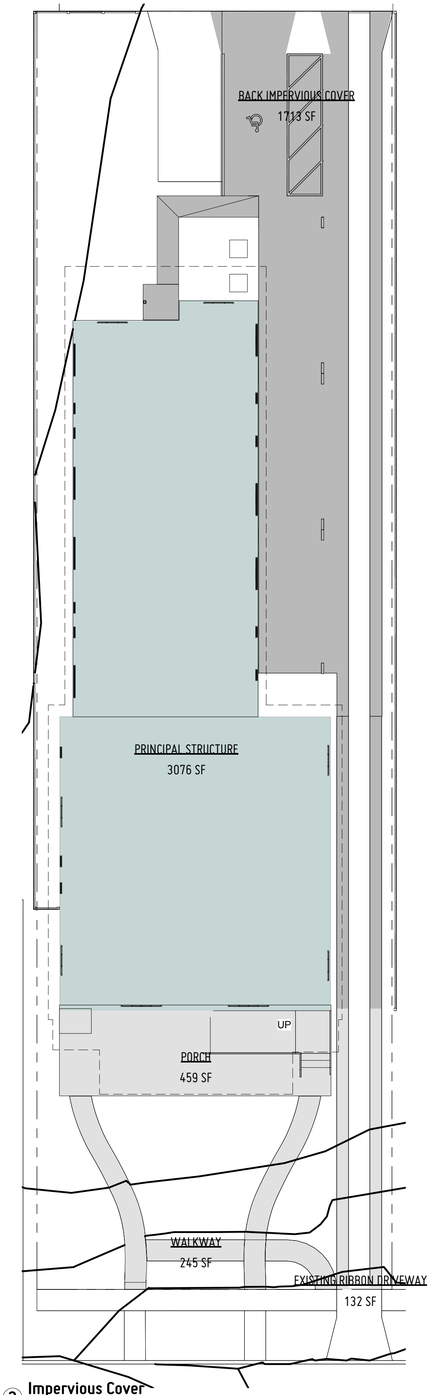
C2



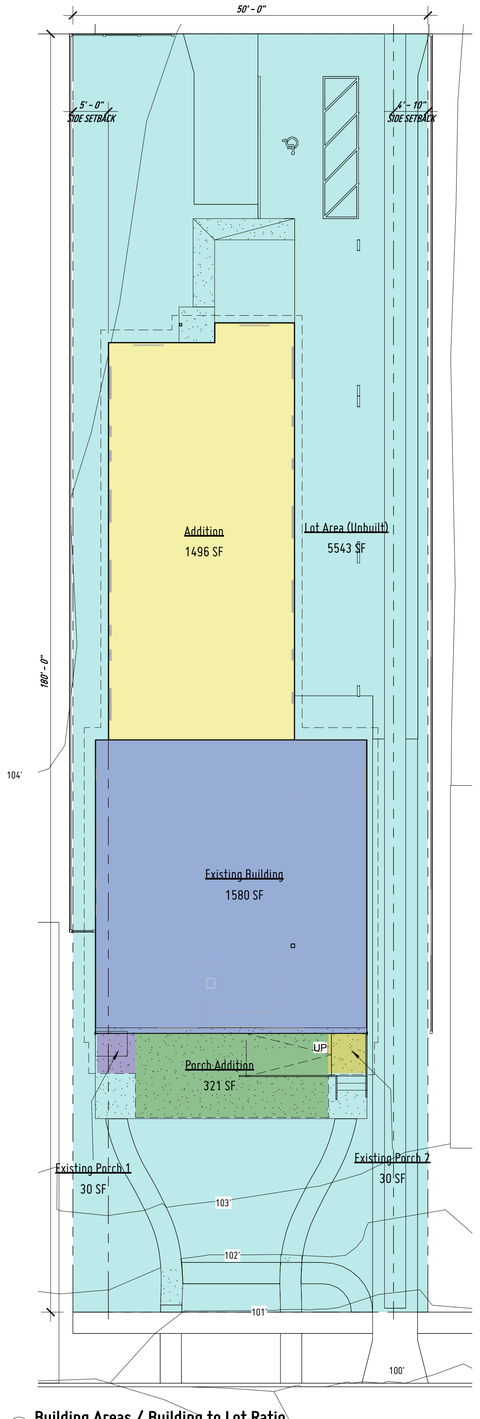
1 **Yard and Building Areas – Existing**
3/32" = 1'-0"



2 **Impervious Cover – Existing**
3/32" = 1'-0"



3 **Impervious Cover**
3/32" = 1'-0"



4 **Building Areas / Building to Lot Ratio**
3/32" = 1'-0"

Site Option 6 **EXISTING AND PROPOSED BUILDING AREAS**

Name	Area	Calculated Area
Existing		
Existing Building	1580 SF	1580 SF
Existing Porch 2	30 SF	15 SF
Existing Porch 1	30 SF	15 SF
		1610 SF

Name	Area	Calculated Area
Addition		
Addition	1496 SF	1496 SF
Porch Addition	321 SF	160 SF
TOTAL ADDITION AREA		1657 SF
TOTAL BUILDING AREA		3267 SF

* Calculated Porch Areas = 1/2 Porch Area

BUILDING ADDITION (1,496 SF) IS NOT SO LARGE AS TO DOUBLE THE EXISTING BUILDING FOOTPRINT (1,580 SF) SO THE PROJECT MEETS GUIDELINE – 1 MASSING AND FORM OF RESIDENTIAL ADDITIONS, B SCALE MASSING, AND FORM, iv FOOTPRINT

YARD AND BUILDING AREAS – EXISTING

Name	Type SAS	Area
REAR YARD AREA	Back Area	5451 SF
PRINCIPAL STRUCTURE EXISTING	Building	1580 SF
FRONT YARD	Front Area	1969 SF
		9000 SF

BUILDING TO LOT AREA RATIO = BUILDING FOOTPRINT AREA / LOT AREA X 100. 3,457 / 9,000 = .38 X 100 = 38%

IMPERVIOUS COVER- EXISTING

Name	Type SAS	Area
Back Area		
BACK IMPERVIOUS COVER	Back Area	96 SF
BACK IMPERVIOUS COVER	Back Area	96 SF
BACK IMPERVIOUS COVER	Back Area	70 SF
BACK IMPERVIOUS COVER	Back Area	70 SF
		332 SF
Foot Print		
PRINCIPAL STRUCTURE EXISTING	Foot Print	1580 SF
		1580 SF
Front Area		
WALKWAY	Front Area	126 SF
WALKWAY	Front Area	127 SF
EXISITING RIBBON DRIWAY	Front Area	132 SF
		386 SF
		2299 SF

IMPERVIOUS COVER – SITE OPTION 6

Name	Type SAS	Area
Back Area		
BACK IMPERVIOUS COVER	Back Area	1713 SF
		1713 SF
Foot Print		
PRINCIPAL STRUCTURE	Foot Print	3076 SF
		3076 SF
Front Area		
PORCH	Front Area	459 SF
WALKWAY	Front Area	245 SF
EXISTING RIBBON DRIVEWAY	Front Area	132 SF
		837 SF
		5626 SF

Impervious Cover Site Option 6 – 5,616/9,000 SF = **62%**

NEARBY MULTIFAMILY PROPERTIES AVERAGE TOTAL PERCENTAGE COVERAGE = 67% (SEE SEPARATE LOT COVERAGE SURVEY); THEREFORE, THE PROJECT IS COMPATIBLE WITH EXISTING NEIGHBORHOOD DEVELOPMENT.

TOTAL INTRODUCED IMPERVIOUS COVER AND PERCENTAGE COVER

TOTAL INTRODUCED COVERED AREA EQUALS (=) TOTAL PROPOSED COVERED AREA – TOTAL EXISITNG COVERED AREA

TOTAL EXISTING COVERED AREA = 2,299 SF

TOTAL PERCENTAGE COVERED EQUALS (=) (TOTAL COVERED AREA / LOT AREA) X 100

TOTAL LOT AREA = 9,000 SF

Site Option 6 – TOTAL PROPOSED COVER AREA = 5,616 SF
TOTAL INTRODUCED COVER AREA = 3,317 SF (37% of lot)

FRONT YARD PAVED AREA

UDC TABLE 515.5 MAX FRONT YARD PAVED AREA EQUALS (=) 50% OF FRONT YARD AREA.

FRONT YARD AREA = 1,969 SF
50% OF 1,969 SF = 984.5 SF

MAX ALLOWABLE FRONT YARD PAVED AREA = 984.5 SF

Site Option 6 – 837/1,969 SF = **42.5% < 50%**

XA7 - Lot Coverage Area Study
Scale As Indicated (Sheet Size: 22X34)

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Residence on Huisache
Ohana Homes LLC
525 East Huisache St
San Antonio, TX
Progress
2019_FEB_01

Nearby Structures Coverage

#	street	Number	Roof Area	Lot Size	Roof Coverage	Pavement Area	roof+ pavements	Lot Coverage	Vehicular Space through
1	Huisache	503	2,659.00	8,807	30%	1,642	4,301	49%	
2	Huisache	507	3,128.00	9,205	34%	1,829	4,957	54%	✓
3	Huisache	511	2,356.00	9,492	25%	145	2,501	26%	
4	Huisache	517	1,673.00	9,154	18%	695	2,368	26%	
5	Huisache	519	4,176.18	9,000	46%	968.8	5,145	57%	
6	Huisache	523	1,776.43	9,000	20%	740.2	2,517	28%	
7	Huisache	531	2,657.05	9,000	30%	1,504	4,161	46%	
8	Huisache	535	2,489.97	9,000	28%	2,162	4,652	52%	✓
9	Huisache	543	2,048.00	8,770	23%	826	2,874	33%	
10	Huisache	547	1,843.00	9,058	20%	559	2,402	27%	
11	Huisache	551	2,285.00	9,169	25%	2,006	4,291	47%	✓
12	Mulberry	502	2,049.00	9,734	21%	2,427	4,476	46%	✓
13	Mulberry	504	3,011.00	8,657	35%	1,618	4,629	53%	
14	Mulberry	506	3,046.00	8,498	36%	1,018	4,064	48%	
15	Mulberry	508	1,864.00	8,740	21%	399	2,263	26%	
16	Mulberry	510	2,748.40	9,000	31%	2,056.90	4,805	53%	
17	Mulberry	512	3,024.63	9,000	34%	1220.9	4,246	47%	✓
18	Mulberry	524	2,591.27	9,000	29%	2,021	4,612	51%	✓
19	Mulberry	602	2,872.00	8,886	32%	2,367	5,239	59%	✓
20	Mulberry	618							✓
			2,535.50	9,009	28%	1,379	3,921	44%	Average

Nearby Multifamily Coverage

#	street	Number	Roof Area	Lot Size	Coverage	Pavement Area	roof+ pavements	Lot Coverage	through & through
21	Mulberry	520/522	3,211.51	9,000	36%	1,236	4,448	49%	✓
22	Mulberry	606	4,394.00	8,887	49%	2,609	7,003	79%	✓
23	Mulberry	608/610	2,165.00	8,371	26%	3,345	5,510	66%	✓
24	Mulberry	612/614	2,590.00	8,917	29%	2,315	4,905	55%	
25	Kings CT	410	3,289.65	9,027	36%	1,892	5,182	57%	
26	Kings CT	414	5,380.55	12,833	42%	3,172.80	8,553	67%	✓
			3,505.12	9,506	36%	2,428.32	5,933	62%	Average

525 E Huisache Coverage

#	street	Number	Footprint	Lot Size	Coverage	Pavement Area	roof+ pavements	Lot Coverage
27	Huisache	525	3,468	9,000	39%	2102	5,570	62%

1 Visibility Study – Street 1

XA8 - Visibility Study - Street 1
Scale As Indicated (Sheet Size: 22X34)

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Residence on Huisache
Ohana Homes LLC
525 East Huisache St
San Antonio, TX
Progress
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1 Visibility Study – Street 2

XA9 - Visibility Study - Street 2
Scale As Indicated (Sheet Size: 22X34)

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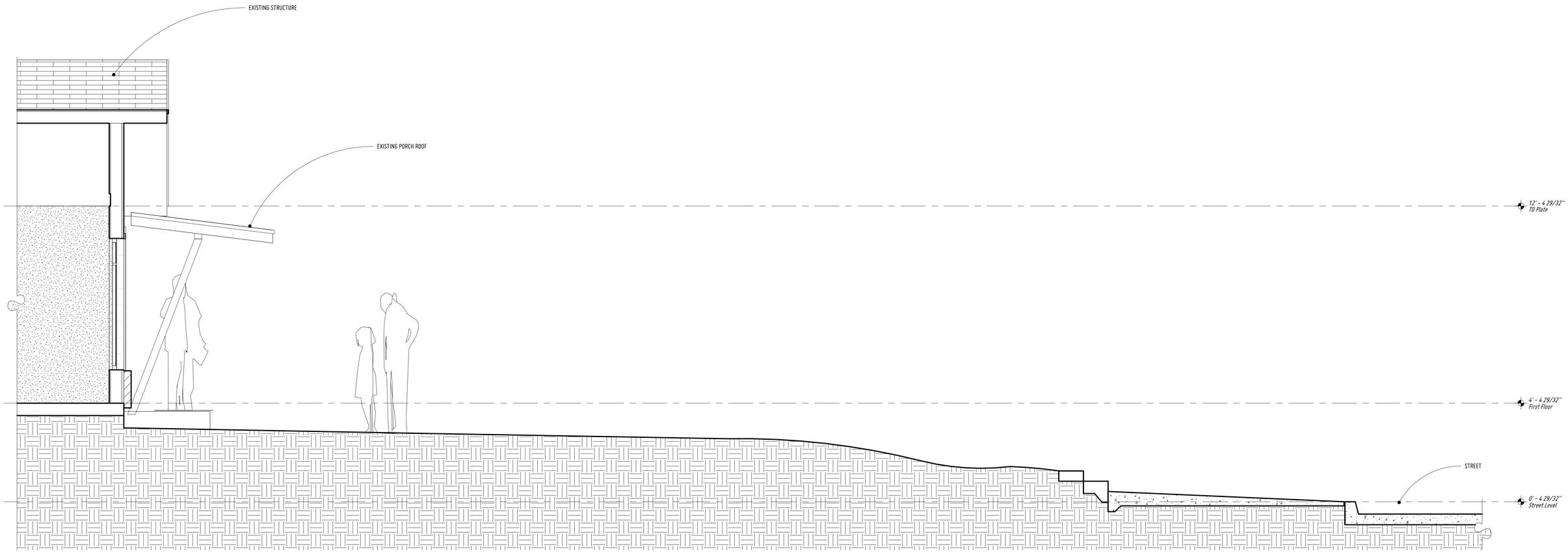
Residence on Huisache
Ohana Homes LLC
525 East Huisache St
San Antonio, TX
Progress
2019_FEB_01



1 **Front Yard Cross Section Existing**
1/2" = 1'-0"

XA5 - Site Cross Section Exisitng
Scale As Indicated (Sheet Size: 22X34)

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0 1 2 4 FT

Residence on Huisache
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525 East Huisache St
San Antonio, TX
Progress
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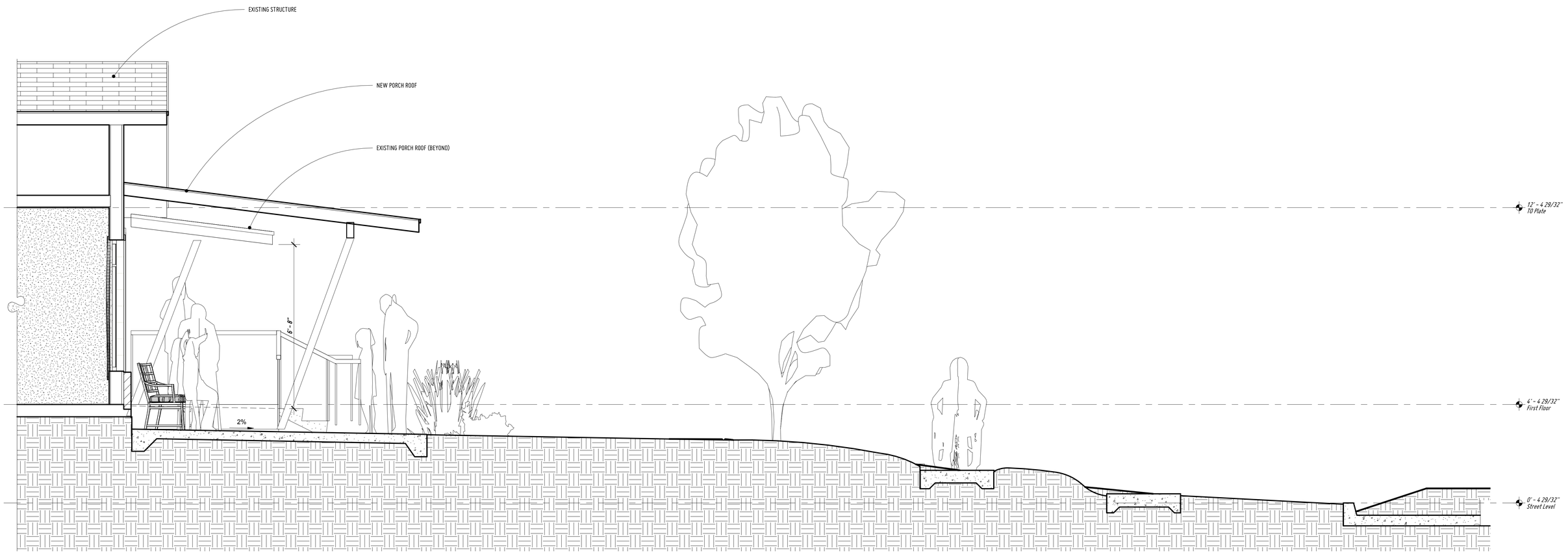

① **Front Yard Cross Section Option 5**
1/2" = 1'-0"

XA6 - Site Cross Section - Front Yard
Scale As Indicated (Sheet Size: 22X34)

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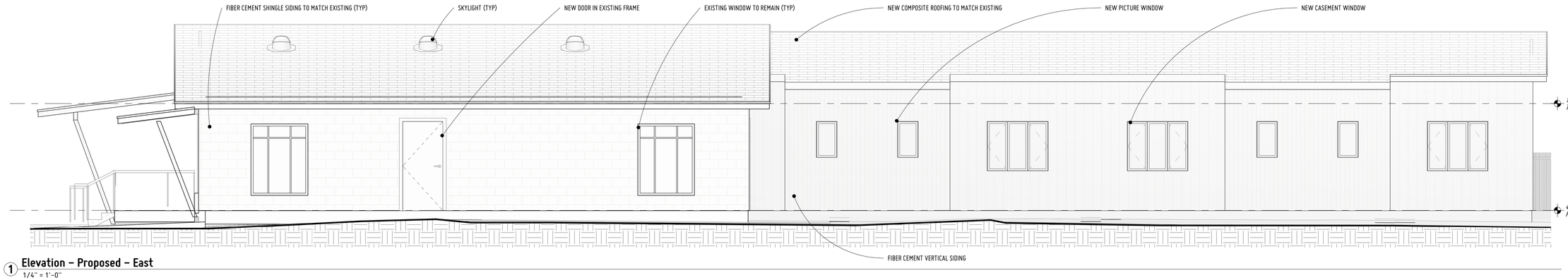
727 west french place
san antonio, tx 78212

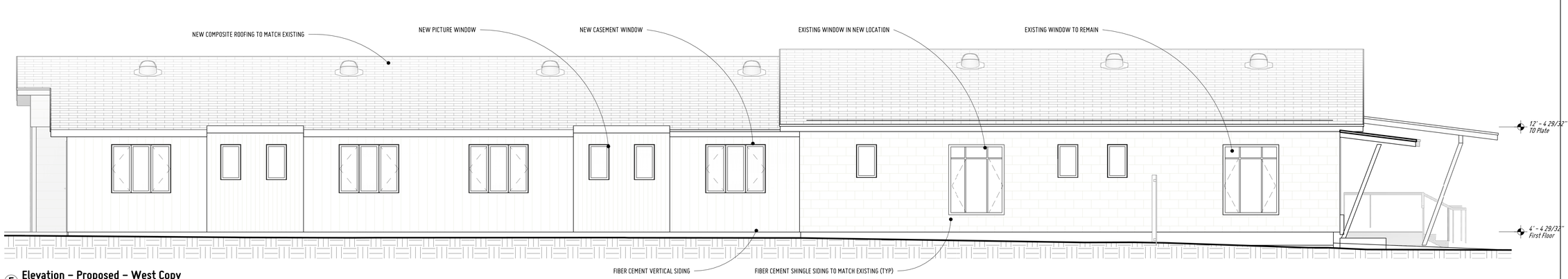
0 1 2 4 FT

Residence on Huisache
Ohana Homes LLC
525 East Huisache St
San Antonio, TX
Progress
2019_FEB_01



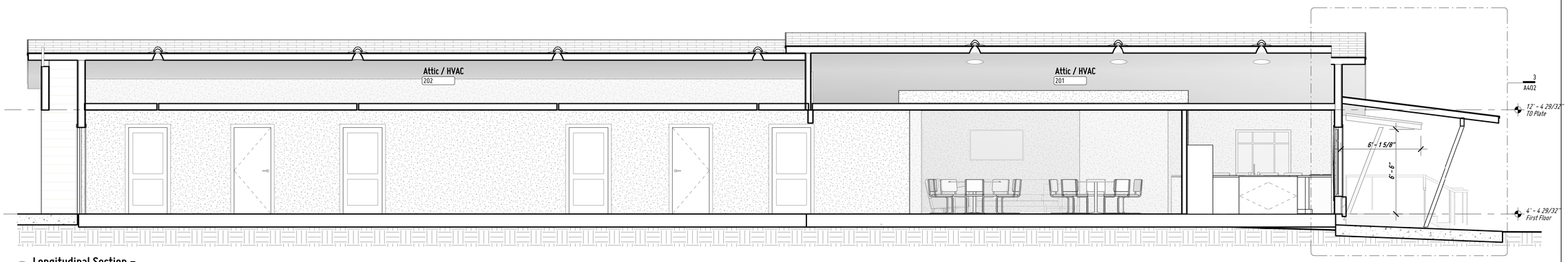
1 Elevation – Proposed – East

1/4" = 1'-0"



5 Elevation – Proposed – West Copy

1/4" = 1'-0"



3 Longitudinal Section –

1/4" = 1'-0"

Residence on Huisache

525 East Huisache St
San Antonio, TX

Ohana Homes LLC

All dimensions and existing conditions shall be checked and verified by the Constructor before proceeding with the Work.

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REVISIONS

No.	Description	Date

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

PERSONNEL

Designed by	Drawn by	Checked by	Approved by
Designer	Author	Checker	Approver

SCALE
Scale 1/4" = 1'-0"

DATE
2019_FEB_01

STATUS
Progress

TITLE
Building Sections

A301

NOT for REGULATORY APPROVAL, PERMITTING or CONSTRUCTION

This sketch is for preliminary review of design intent.

LOT COVERAGE SURVEY DIAGRAM

SK - 21

page 1 of 1

date: 1 February 2019

scala: Not to Scale

syncro architecture studio - David Bogle, R.A., AIA
727 west french place san antonio, tx 78212 v: (210) 733-3845 e: bogle@syncrostudio.com

EARTHWORK NOTES:

1. PREPARE SUBGRADE BY EXCAVATION OR EMBANKMENT FOR BUILDING SLABS, WALKS AND PAVEMENTS. EXCAVATION AND BACKFILL FOR UNDERGROUND UTILITIES AND DRAINAGE FILL COURSE FOR SUPPORT OF BUILDING SLABS ARE INCLUDED IN THIS ITEM.
2. EXECUTION:
   ALL EXCAVATION, BACKFILL AND COMPACTION SHALL BE PERFORMED AS SHOWN IN THE PLANS AND APPLICABLE GEOTECHNICAL REPORT FOR THE SITE.
3. EXCESS MATERIAL RESULTING FROM EXCAVATION OPERATIONS IS THE PROPERTY OF THE EXCAVATION CONTRACTOR. APPROPRIATE DISPOSAL SHALL BE AT SAID CONTRACTOR'S EXPENSE.
4. ALL EXCAVATION SHALL BE PERFORMED AS DIRECTED IN THE PLANS AND IN COMPLIANCE WITH OSHA STANDARDS.
5. OWNER WILL ENGAGE, AT THE OWNER'S COST, SOIL TESTING AND INSPECTION SERVICE IN ACCORDANCE WITH MATERIAL TESTING SPECIFICATION TO VERIFY COMPLIANCE WITH THE PLANS & SPECIFICATIONS. REPLACEMENT AND RETESTING OF DEFICIENT WORK SHALL BE DONE BY EXCAVATION CONTRACTOR AT NO ADDITIONAL COMPENSATION.
6. DATA ON SUBSURFACE CONDITIONS, IF AVAILABLE, WILL BE MADE AVAILABLE TO THE CONTRACTOR BY THE OWNER AS REQUESTED. THE OWNER MAKES NO WARRANTY AS TO THE CORRECTNESS OF THESE REPORTS PREPARED BY OUTSIDE CONSULTANTS. THE CONTRACTOR MAY, AT HIS OWN EXPENSE, PERFORM ADDITIONAL TEST BORINGS.
7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL AFFECTED UTILITY COMPANIES. THIS SHALL INCLUDE LOCATION OF FACILITIES, PROTECTION DURING CONSTRUCTION, DAMAGE REPAIRS AND DISRUPTION OF SERVICE.
8. THE EXCAVATION IS UNCLASSIFIED, AND CONTRACTOR SHALL PERFORM EXCAVATION TO THE ELEVATIONS INDICATED IN THE PLANS, REGARDLESS OF CHARACTER OF MATERIAL WITH NO ADDITIONAL COMPENSATION FROM THE OWNER. USE OF EXPLOSIVE IS PROHIBITED.
9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING BARRICADES REQUIRED TO WARN AND/OR PREVENT ACCESS TO CONSTRUCTION AREA.
10. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FACILITIES FROM DAMAGE.
11. EARTHWORK SHALL BE PERFORMED IN COMPLIANCE WITH LANDSCAPE PROTECTION REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (CITY, COUNTY, TXDOT, ETC.).
12. OVER-EXCAVATION IS NONCOMPENSABLE, AND SHALL BE BACKFILLED AND COMPACTED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COMPENSATION.
13. CONTRACTOR SHALL PROVIDE ALL LABOR AND EQUIPMENT NECESSARY TO PROPERLY DEWATER EXCAVATION AREAS – AS REQUIRED.
14. EXCAVATED MATERIAL SHALL BE STOCKPILED WHERE DIRECTED IN THE PLANS. STOCKPILE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL RELEVANT POLLUTION PREVENTION PLANS.
15. EARTHWORK SHALL BE PERFORMED TO THE TOLERANCES SHOWN IN THE PLANS AND/OR SPECIFIED IN THE APPLICABLE GEOTECHNICAL REPORT FOR THE PROJECT.
16. TRENCHES SHALL BE BACKFILLED ONLY AFTER INSPECTION AND APPROVAL OF THE TESTING LAB. BACKFILL MATERIAL AND PROCEDURES FOR TRENCHES SHALL BE IN COMPLIANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION 1993 STANDARD SPECIFICATION FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES, ITEM 400 – EXCAVATION AND BACKFILL FOR STRUCTURES.

PORTLAND CEMENT CONCRETE PAVEMENT NOTES:

1. DESIGN MIX SUBMITTALS SHALL BE PROVIDED FOR REVIEW BY THE GEOTECHNICAL AND/OR CIVIL ENGINEER AT LEAST 14 DAYS PRIOR TO PLACEMENT.
2. DO NOT UNLOAD OR USE ANY HEAVY CONSTRUCTION EQUIPMENT OR HAVE VEHICLES OF ANY KIND ON NEW CONCRETE FOR AT LEAST 21 DAYS AFTER CONCRETE IS POURED. IT IS THE RECOMMENDATION OF THE ENGINEER THAT CONCRETE PAVEMENT COMMENCE FROM THE WEST SIDE TOWARDS THE EAST SIDE TO REDUCE POTENTIAL OF ANY PREMATURE LOADING TYPE DAMAGE TO CONCRETE PAVEMENT.
3. GENERAL CONTRACTOR OR APPLICABLE SUB-CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK SUCH THAT UTILITIES ARE INSTALLED PRIOR TO PAVEMENT BASE BEING INSTALLED OR ELSE LOCATE AND PLACE LINES FOR PROPOSED UNDERGROUND UTILITIES.
4. ALL CONCRETE WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF ACI 330. FLY ASH CAN BE USED IN MIX DESIGNS WHERE SUITABLE UNLESS OTHERWISE NOTED.
5. ALL WORK SHALL CONFORM TO THE RECOMMENDATIONS PROVIDED BY THE PROJECT GEOTECHNICAL ENGINEER: TERRACON CONSULTANTS, INC. PROJECT #90155135 DATED 6-29-2015 AND/OR ANY SUPPLEMENTAL LETTERS OR AMENDMENTS FROM GEOTECHNICAL ENGINEER.
6. FURNISH AND INSTALL THE PORTLAND CEMENT CONCRETE PAVING AND PREPARED BASE COURSE TO THE EXTENT SHOWN ON THE DRAWINGS. THESE AREAS ALSO INCLUDE CURBS, GUTTERS, WALKS AND PAVING AGGREGATE.
7. EXECUTION:
   ALL CONCRETE ITEMS SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE DIVISION 3 SECTIONS FOR CONCRETE MIX DESIGN, SAMPLING AND TESTING, CURING AND QUALITY CONTROL, AND AS HEREIN SPECIFIED.
8. UNLESS OTHERWISE SHOWN ON THE PLANS, RECOMMENDED BY THE GEOTECHNICAL ENGINEER OR APPROVED BY THE ENGINEER, CONCRETE AREAS SHALL COMPLY WITH THE FOLLOWING ITEMS WITHIN THE TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES:
   * ITEM 247 – FLEXIBLE BASE
   * ITEM 360 – CONCRETE PAVING
   * ITEM 421 – HYDRAULIC CEMENT CONCRETE
   * ITEM 529 – CONCRETE CURBS, GUTTER AND COMBINED CURB AND GUTTER
   * ITEM 531 – SIDEWALKS
9. UNLESS OTHERWISE SHOWN ON THE PLANS OR RECOMMENDED BY THE GEOTECHNICAL ENGINEER, DESIGN MIX SHALL PRODUCE NORMAL-WEIGHT CONCRETE WITH THE FOLLOWING PROPERTIES:
   A. COMPRESSIVE STRENGTH: 4000 PSI FOR PAVEMENTS AND 3000 PSI FOR ALL OTHER FLATWORK, MINIMUM AT 28 DAYS.
   B. SLUMP RANGE: 4" TO 6"
   C. AIR CONTENT: 3 TO 5%

   FORMS WILL BE SET TO GRADE LINES WITHIN THE FOLLOWING TOLERANCES:
   A. TOP OF FORMS NOT MORE THAN 1/8" IN 10'.
   B. VERTICAL FACE ON LONGITUDINAL AXIS, NOT MORE THAN 1/4" IN 10'.
10. LOCATE, PLACE AND SUPPORT REINFORCEMENT AS SPECIFIED IN THE APPLICABLE GEOTECHNICAL REPORT AND/OR CIVIL PLANS AND UNLESS OTHERWISE DIRECTED, IN COMPLIANCE WITH TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION ITEM 440.
11. JOINTS SHALL BE PLACED IN ANY PROPOSED CONCRETE PAVEMENT AND CURBING AS RECOMMENDED IN THE APPLICABLE GEOTECHNICAL STUDY FOR THIS PROJECT. IF A GEOTECHNICAL STUDY WAS NOT PERFORMED OR IF DESIGN IS NOT INCLUDED IN CIVIL PLANS, THE JOINT LAYOUT AND DESIGN SHALL CONFORM TO THE AMERICAN CONCRETE PAVEMENT ASSOCIATION (ACPA) TECHNICAL PUBLICATION 150 61.01P, TABLE Z AND FIGURE 13.
12. ALL CONCRETE PAVING AND FLATWORK SHALL BE CURED IN CONFORMANCE WITH CURRENT AMERICAN CONCRETE PAVEMENT ASSOCIATION GUIDELINES.

STORM SEWER NOTES:

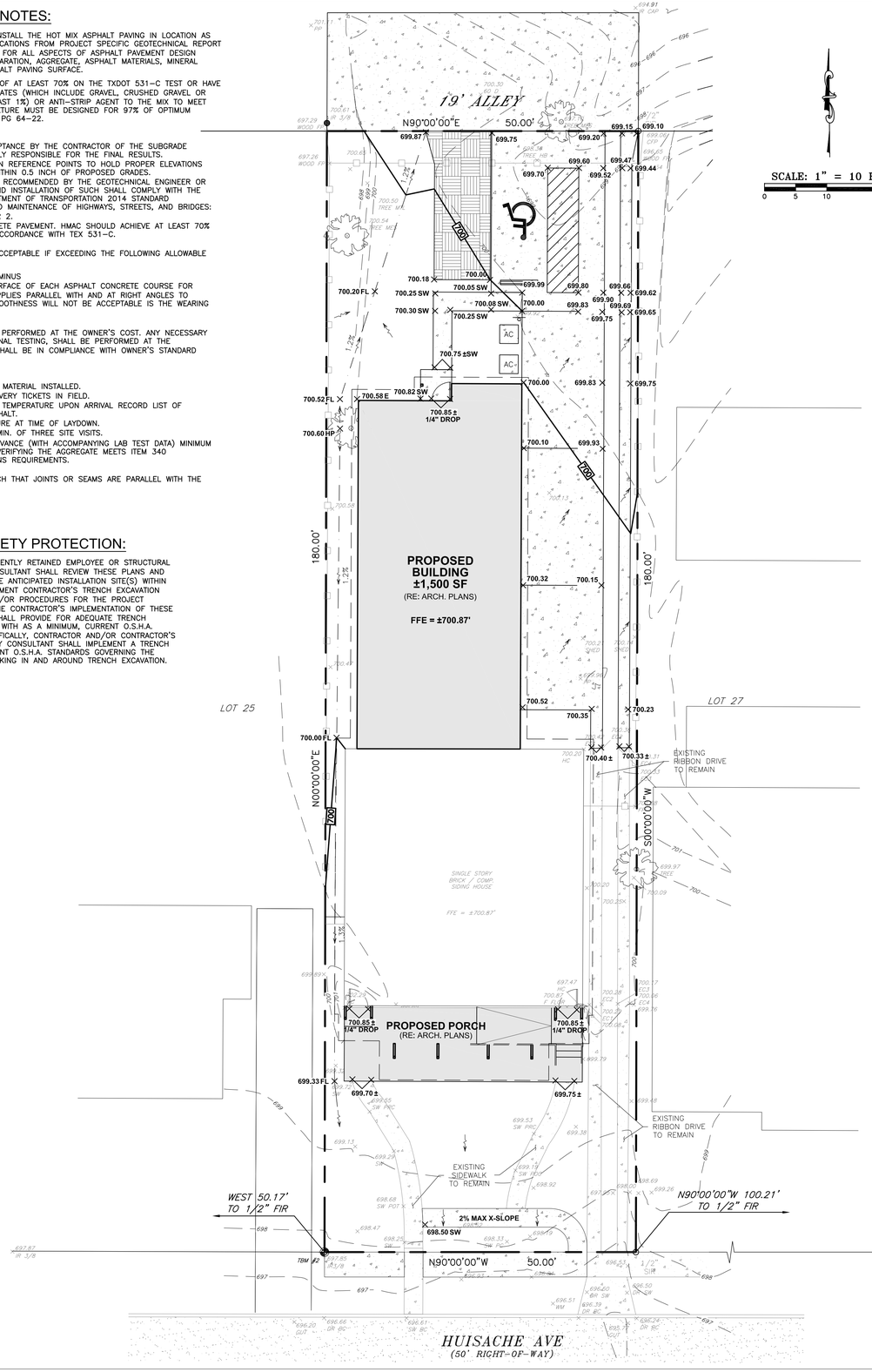
1. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. (SEE SITE INFORMATION SHEET FOR UTILITY CONTACTS)
2. VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
3. COMPLETE OR COORDINATE ADJUSTMENT OF OTHER UTILITIES IN ORDER TO CONSTRUCT STORM SEWER TO ELEVATIONS PROVIDED.
4. THE FOLLOWING STORM SEWER PIPES ARE ALLOWABLE (WITH MANUFACTURER'S SPECIFICATIONS FOR BACKFILL FOLLOWED):
   A. 12" THRU 48" RCP, D-LOAD DESIGN
   B. 6" THRU 12" PVC, SDR 35 OR SCH. 40
   C. 12" THRU 18" GALVANIZED CORRUGATED METAL (2-2/3"x1/2" CORRUGATED)
   D. 12" THRU 48" "ULTRAFLO" SPIRAL RIB PIPE (AASHTO M-36 TYPE I.R. WITH GALVANIZED STEEL AS PER AASHTO M-218)
   E. 6" THRU 36", HDPE
5. ALL STORM SEWER INLETS/STRUCTURES SHALL BE PRE-CAST.
6. GRATE INLETS LOCATED IN THE PEDESTRIAN ACCESS ROUTE OR HIGH TRAFFIC AREAS SHALL BE ADA COMPLIANT.
7. ALL STORM SEWER PIPE LOCATED BENEATH ASPHALT OR CONCRETE PAVING SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS TO ENSURE H-20 TRAFFIC LOADING.

HOT MIX ASPHALT PAVEMENT NOTES:

1. PROVIDE NECESSARY LABOR AND MATERIALS TO INSTALL THE HOT MIX ASPHALT PAVING IN LOCATION AS SHOWN ON THE PLANS, USING DESIGN & SPECIFICATIONS FROM PROJECT SPECIFIC GEOTECHNICAL REPORT (BY OTHERS). REFER TO GEOTECHNICAL REPORT FOR ALL ASPECTS OF ASPHALT PAVEMENT DESIGN INCLUDING BUT NOT LIMITED TO: SUBGRADE PREPARATION, AGGREGATE, ASPHALT MATERIALS, MINERAL FILLER, PRIME COAT, TACK COAT AND FINAL ASPHALT PAVING SURFACE.
2. ALL ASPHALT MUST MEET A RETAINED STRENGTH OF AT LEAST 70% ON THE TXDOT 531-C TEST OR HAVE ALL LIMESTONE AGGREGATE. IF SILICEOUS AGGREGATES (WHICH INCLUDE GRAVEL, CRUSHED GRAVEL OR GRANITE) ARE USED, ADD HYDRATED LIME (AT LEAST 1%) OR ANTI-STRIP AGENT TO THE MIX TO MEET THE RETAINED STRENGTH REQUIREMENTS. THE MIXTURE MUST BE DESIGNED FOR 97% OF OPTIMUM LABORATORY DENSITY. ASPHALT GRADE SHALL BE PG 64-22.
3. EXECUTION:
   A. START OF THIS WORK ITEM INDICATES ACCEPTANCE BY THE CONTRACTOR OF THE SUBGRADE PREPARATION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE FINAL RESULTS.
   B. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REFERENCE POINTS TO HOLD PROPER ELEVATIONS AND GRADES. ALL PAVEMENT SHOULD BE WITHIN 0.5 INCH OF PROPOSED GRADES.
   C. UNLESS OTHERWISE SHOWN ON THE PLANS, RECOMMENDED BY THE GEOTECHNICAL ENGINEER OR APPROVED BY THE ENGINEER, MATERIALS AND INSTALLATION OF SUCH SHALL COMPLY WITH THE FOLLOWING ITEMS WITHIN THE TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, AND BRIDGES:
      * ITEM 247 – FLEXIBLE BASE, GRADE 1 OR 2.
      * ITEM 340 – HOT MIX ASPHALTIC CONCRETE PAVEMENT. HMAC SHOULD ACHIEVE AT LEAST 70% STRENGTH WHEN TESTED IN ACCORDANCE WITH TEX 531-C.
4. IN PLACE COMPACTED THICKNESS WILL NOT BE ACCEPTABLE IF EXCEEDING THE FOLLOWING ALLOWABLE VARIATION FROM REQUIRED THICKNESS:
   * HMAC SURFACE COURSE: 1/4", PLUS OR MINUS
   * SURFACE SMOOTHNESS: TEST FINISHED SURFACE OF EACH ASPHALT CONCRETE COURSE FOR SMOOTHNESS, USING 10' STRAIGHTEDGE APPLIES PARALLEL WITH AND AT RIGHT ANGLES TO CENTERLINE OF PAVED AREA. SURFACE SMOOTHNESS WILL NOT BE ACCEPTABLE IS THE WEARING COURSE SURFACE EXCEEDING 3/16".
5. THE INITIAL QUALITY CONTROL TESTING SHALL BE PERFORMED AT THE OWNER'S COST. ANY NECESSARY REPAIRS OR REPLACEMENTS, ALONG WITH ADDITIONAL TESTING, SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE. TESTING PROCEDURES SHALL BE IN COMPLIANCE WITH OWNER'S STANDARD SPECIFICATION FOR MATERIAL TESTING.
6. CONTRACTOR SHALL ENSURE THE FOLLOWING:
   A. TESTING LAB TO VERIFY THICKNESS OF BASE MATERIAL INSTALLED.
   B. VERIFY APPROVED MIX DESIGN MATCHES DELIVERY TICKETS IN FIELD.
   C. RECORD ARRIVAL TIMES OF TRUCKS AND MIX TEMPERATURE UPON ARRIVAL RECORD LIST OF EQUIPMENT USED TO LAY AND COMPACT ASPHALT.
   D. RECORD AIR TEMPERATURE & MIX TEMPERATURE AT TIME OF LAYDOWN.
   E. GEO-TECH ENGINEER OF RECORD TO MAKE MIN. OF THREE SITE VISITS.
   F. ASPHALT JOB MIX FORMULA APPROVED IN ADVANCE (WITH ACCOMPANYING LAB TEST DATA) MINIMUM 21 DAYS PRIOR TO PAVING. THIS INCLUDES VERIFYING THE AGGREGATE MEETS ITEM 340 REQUIREMENTS AND ALL OTHER SPECIFICATIONS REQUIREMENTS.
7. HMAC SURFACE COURSE SHALL BE ORIENTED SUCH THAT JOINTS OR SEAMS ARE PARALLEL WITH THE DIRECTION OF TRAFFIC.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS, AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS, AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, CURRENT O.S.H.A. STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OF SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH CURRENT O.S.H.A. STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



SCALE: 1" = 10 FT
0 5 10 20

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR LINE -- IN FEET
- EXISTING SPOT ELEVATION (IN FEET)
- EXISTING CONC. CURB
- EXISTING SANITARY SEWER LINE (MATERIAL)
- EXISTING WATER LINE (MATERIAL)
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING ELECTRIC GUY WIRE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING / PROPOSED FIRE HYDRANT
- EXISTING / PROPOSED UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING GAS VALVE
- EXISTING CLEAN OUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING TREE
- PROPOSED CONCRETE
- ACCESSIBLE AREA (2% MAXIMUM SLOPE ANY DIRECTION)
- DRAINAGE FLOW ARROWS (GRADE TO DRAIN)
- PROPOSED CONTOUR -- IN FEET
- PROPOSED SPOT ELEVATIONS (IN FEET)
- MATCH EXISTING GRADE

GRADING NOTES:

1. ALL SIDEWALKS, STRIPED PEDESTRIAN WALKS, OR ANY OTHER PEDESTRIAN PATH OF TRAVEL SHALL BE 2% MAX CROSS SLOPE.
2. CHANGE IN DIRECTIONS AT ANY PEDESTRIAN ROUTE, ACCESSIBLE OR OTHERWISE, SHALL BE BE AT 2% MAX SLOPE ANY DIRECTION.
3. ACCESSIBLE PARKING SPACES AND ASSOCIATED ACCESS AISLES SHALL BE 2% MAX SLOPE IN ANY DIRECTION.
4. DWELLING UNIT PORCH LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION.
5. ANY CHANGE IN LEVEL EXPERIENCED FROM ONE GROUND/FLOOR SURFACE TO AN ADJOINING GROUND/FLOOR SURFACE, SUCH AS ENTRY FROM DWELLING UNIT PORCHES ACROSS THRESHOLD AND INTO THE DWELLING UNIT, SHALL BE LIMITED TO 1/4" (OR 1/2" IF BEVELED 1:2).
6. CURB RAMPS MUST NOT EXCEED THE MAXIMUM SLOPE OF 1V:12H (8.33%) SLOPE SO RAMP LENGTH CAN EXCEED 6 FEET TO TRANSITION A MAXIMUM 6" HIGH DROP/CURB.
7. SEE LANDSCAPE AND IRRIGATION PLANS FOR ALL PROPOSED LANDSCAPE AND FINISHED NATURAL GROUND AREAS. IF LANDSCAPE PLANS ARE NOT PROVIDED, CONTRACTOR SHALL RESOD EXISTING GRASS AREAS AND/OR RESTORE EXISTING LANDSCAPE AREAS.
8. CONTRACTOR AND SUBCONTRACTORS SHALL CONTRACT WITH SURVEYOR TO VERIFY PROJECT ELEVATIONS AND BENCHMARK ELEVATION(S) PRIOR TO CONSTRUCTION. "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY BOTH VERTICAL AND HORIZONTAL ALIGNMENT. ALL FINISHED EARTHEN GRADES SHALL NOT EXCEED 3:1 (H:V) SLOPE.

!!! CALL BEFORE YOU DIG !!!
CONTRACTOR TO LOCATE EXISTING UTILITIES PRIOR TO WORK. ANY CONFLICT WITH EXISTING UTILITIES SHALL BE REMEDIED BETWEEN SAID CONFLICTING UTILITY AND CONTRACTOR. ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONFLICTS IMMEDIATELY UPON DISCOVERY OF CONFLICT (LETTER, FAX, EMAIL).
TEXAS ONE CALL PARTICIPANTS REQUESTS 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST – STOP AND CALL
TEXAS ONE CALL SYSTEM
(800) 245-4545 OR
www.onecalltexas.com

RECEIVED
By David Bogle at 12:52 pm, Jan 29, 2019

Ohana Homes

527 E. Huisache Street
San Antonio, Texas 78212

Ohana Homes Assisted Living

All dimensions and existing conditions shall be checked and verified by the Constructor before proceeding with the Work.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER HE AUTHORITY OF
MICHAEL P. SEPEDA, P.E. [TX# 94950]
ADA CONSULTING GROUP, INC.
TBPE FIRM No. F-3512
01-28-19
DATE
IT IS NOT TO BE USED FOR CONSTRUCTION OR PERMITTING PURPOSES.

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A TEXAS REGISTERED ENGINEERING FIRM (REGISTRATION No. F-003512)

REVISIONS

No.	Description	Date

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

PERSONNEL

Designed by	Drawn by	Checked by	Approved by
MPS	ALL	MPS	MPS

SCALE
Scale as Noted

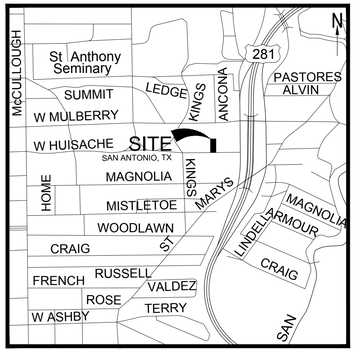
DATE
January 30, 2017

STATUS
Interim Review

TITLE
GRADING & DRAINAGE PLAN

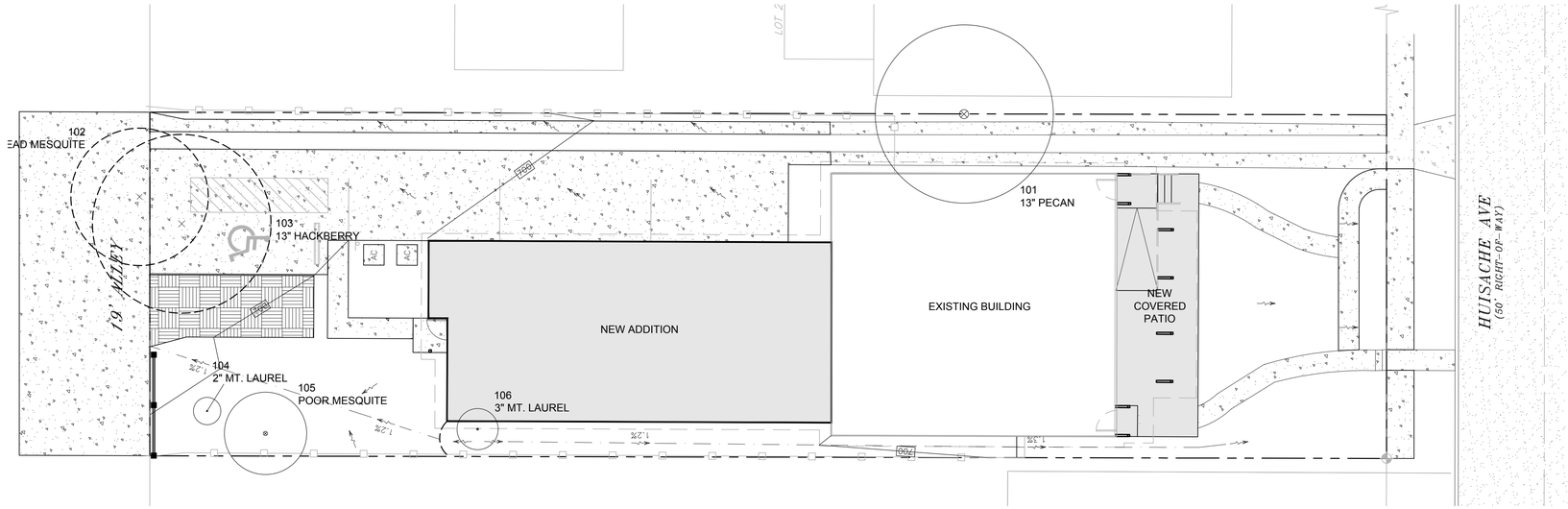
C2

X:\CLIENTS\612046\12-04 (C2) GRADING AND DRAINAGE PLAN.DWG



LOCATION MAP

SCALE: NTS



TREE INVENTORY

TAG #	DBH	SPECIES	PRESERVE	REMOVE	RPZ/SAVE	COMMENTS
101	13	PECAN	13			SIGNIFICANT
102	X	MESQUITE		X		DEAD
103	13	HACKBERRY		13		SIGNIFICANT
104	2	MT. LAUREL	X			UNDERSIZED
105	X	MESQUITE	X			POOR
106	3	MT. LAUREL	X			UNDERSIZED

TREE CALCULATION TABLE

SIGNIFICANT LRG. TREES

26" = TOTAL
13" = PRESERVED
13" = REMOVED
0" = R.P.Z./SAVE
50% = PRESERVATION
0" = MITIGATION

NOTE: THE EXISTING TREE INFORMATION SHOWN ON THIS PLAN (LOCATION, SIZE & SPECIES) IS FROM A PLAN PROVIDED BY THE OWNER OR BY A CIVIL ENGINEERING COMPANY HIRED BY THE OWNER. CONTRACTOR SHALL VERIFY EXISTING TREE LOCATIONS.

TREE PRESERVATION PLAN

NORTH

0 10 20 30 40 feet

1" = 10'

TREE PRESERVATION LEGEND

TREE TO BE REMOVED

EXISTING TREE TO REMAIN

PROPERTY LINE

STAGING AREA

TREE PROTECTION GENERAL NOTES

1. TREE PROTECTION TO BE ERECTED AROUND ALL PROTECTED SIZE TREES TO BE AFFECTED BY CONSTRUCTION ACTIVITY.

2. ALL TREES SHALL REMAIN UNLESS NOTED ON THE CITY APPROVED PLANS.

3. NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND PROTECTION MEASURES HAVE NOT BEEN COMPLETED AND APPROVED BY THE CITY INSPECTOR.

4. TREE PROTECTION FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.

5. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN THREE INCHES (3") IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT IF ROOTS LARGER THAN THREE INCHES (3") WITHIN THE FIVE FOOT (5') ROOT PROTECTION ZONE NEED TO BE PRUNED. ALL ROOTS LARGER THAN ONE INCH (1") IN DIAMETER SHALL BE CLEANLY CUT BY HAND WITH BYPASS TYPE PRUNING SHEARS.

6. THE ROOT PROTECTION ZONE IS THAT AREA SURROUNDING A TREE, AS MEASURED BY A RADIUS FROM THE TREE TRUNK, IN WHICH NO EQUIPMENT, VEHICLES OR MATERIALS MAY BE OPERATED OR BE STORED. THE REQUIRED RADIUS LENGTH IS ONE FOOT (1') PER DIAMETER INCH OF THE TREE. FOR EXAMPLE. A TEN INCH (10") DIAMETER TREE WOULD HAVE A TEN FOOT (10') RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES THAT ARE IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK WOUNDS SHALL BE PAINTED OVER WITH AN ASPHALTIC TREE WOUND SEALER, WITHIN TWENTY (20) MINUTES TO PREVENT OAK WILT.

7. NO DISTURBANCE SHALL OCCUR CLOSER TO THE TRUNK THAN HALF THE ROOT PROTECTION ZONE AREA.

8. TREES, SHRUBS, OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS SHALL BE REMOVED BY HAND.

9. TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED ON A 1:1 BASIS FOR SIGNIFICANT TREES AND 3:1 BASIS FOR HERITAGE SIZED TREES TO SATISFY THE OWNER AND CITY TREE ORDINANCE MITIGATION REQUIREMENTS. I.E. LOSS OF A 30" DIAMETER TREE WILL REQUIRE 90" OF MITIGATION.

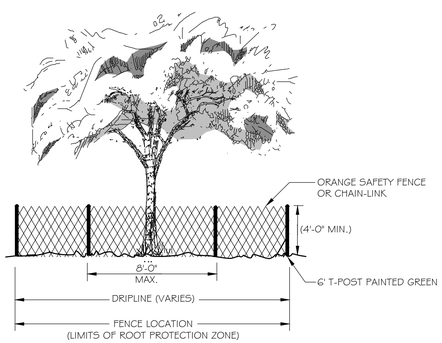
10. EXPOSED ROOTS SHALL BE COVERED AT THE END OF EACH DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH, OR WET BURLAP.

11. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST OFFICE PRIOR TO ITS REMOVAL.

12. ALL EXISTING TREES ARE TO BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE DURATION OF CONSTRUCTION. CONTRACTOR IS TO ESTABLISH A DAILY OR AS NEEDED WATERING ROUTINE FOR ALL EXISTING TREES IMPACTED BY CONSTRUCTION. PROVIDE ONE APPLICATION OF ROOT STIMULATOR TO EXISTING TREES PRIOR TO START OF WORK.

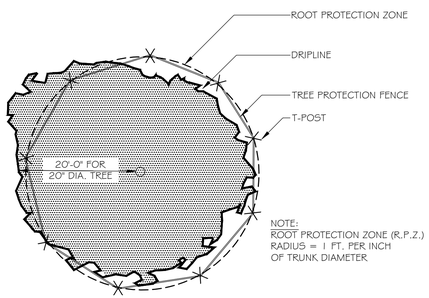
13. THE PROPOSED FINISHED GRADE WITHIN THE ROOT PROTECTION ZONE OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN THREE INCHES (3").

14. WHERE TREE FENCING WILL CONFLICT WITH NECESSARY CONSTRUCTION ACTIVITY THE FENCING SHALL BE ADJUSTED AND A 6" COARSE LAYER OF MULCH SHALL BE INSTALLED AND MAINTAINED OVER TREE ROOT PROTECTION ZONE. WHERE FENCING WILL ENCROACH WITHIN FIVE FEET (5') OF EXISTING TREE, TREE-ARMOR IS TO BE INSTALLED.



01 TREE PROTECTION - ELEVATION

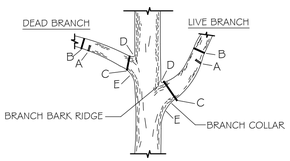
N.T.S.



02 INDIVIDUAL TREE

N.T.S.

NOTE:
PROPER PRUNING FOR BRANCHES
1¼" OR GREATER IN DIAMETER



A. FIRST CUT- TO PREVENT BARK FROM BEING PEELED WHEN BRANCH FALLS.
B. SECOND CUT- TO REDUCE THE WEIGHT OF THE BRANCH.
C. FINAL CUT - ALLOW FOR HEALING COLLAR, BUT NO STUBS.
D. BRANCH RIDGES - INDENT PROPERLY BRANCH RIDGES WHICH ARE A SITE FOR DECAY.
E. DO NOT CUT FROM D TO E.

FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 20 MINUTES TO PREVENT THE SPREAD OF OAK WILT.

03 TREE PRUNING

N.T.S.

#	REVISIONS DATE

COOPER LOCHTE
LANDSCAPE ARCHITECTURE, LLC
1270 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PH: 210.821.6570

INTERIM FOR REVIEW ONLY

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TREE PRESERVATION PLAN

XX
527 E. HUISACHE AVENUE
SAN ANTONIO, TEXAS

DRAWN BY: JL
CHECKED BY: BF
APPROVED BY: JL
PROJECT NUMBER: 19-115
FILE LOCATION: COOPER_19
DATE: 00/00/2019

SHEET

LX

X OF 6 SHEETS

Date: Jan 29, 2019 5:58pm User ID: Cooper-Lochte Admin
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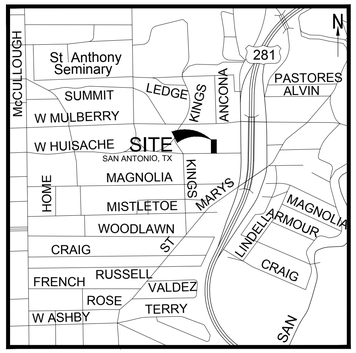


LOCATION MAP

SCALE: NTS

CITY OF SAN ANTONIO
LANDSCAPE ORDINANCE REQUIREMENTS

TREE CANOPY SHADING

- 9,000 SF x 15% (CRAG)
  = 1,350 SF SHADING REQUIRED
  1 TREE(5) EXISTING @ 1200 x 100%
  1 TREE(5) PROVIDED @ 1200 x 90%
  1 TREE(5) EXISTING @ 550 x 100%
  1 TREE(5) PROVIDED @ 275 x 90%
  = 3,078 SF (34%) SHADING PROVIDED

25 LANDSCAPE POINTS REQUIRED

(PS) PARKING SHADING = 25 POINTS

- 1,878 SF x 35%
  = 657 SF SHADING REQUIRED
  1 TREE(5) PROVIDED @ 1200 x 50%
  1 TREE(5) PROVIDED @ 275 x 50%
  = 737 SF (39%) SHADING PROVIDED

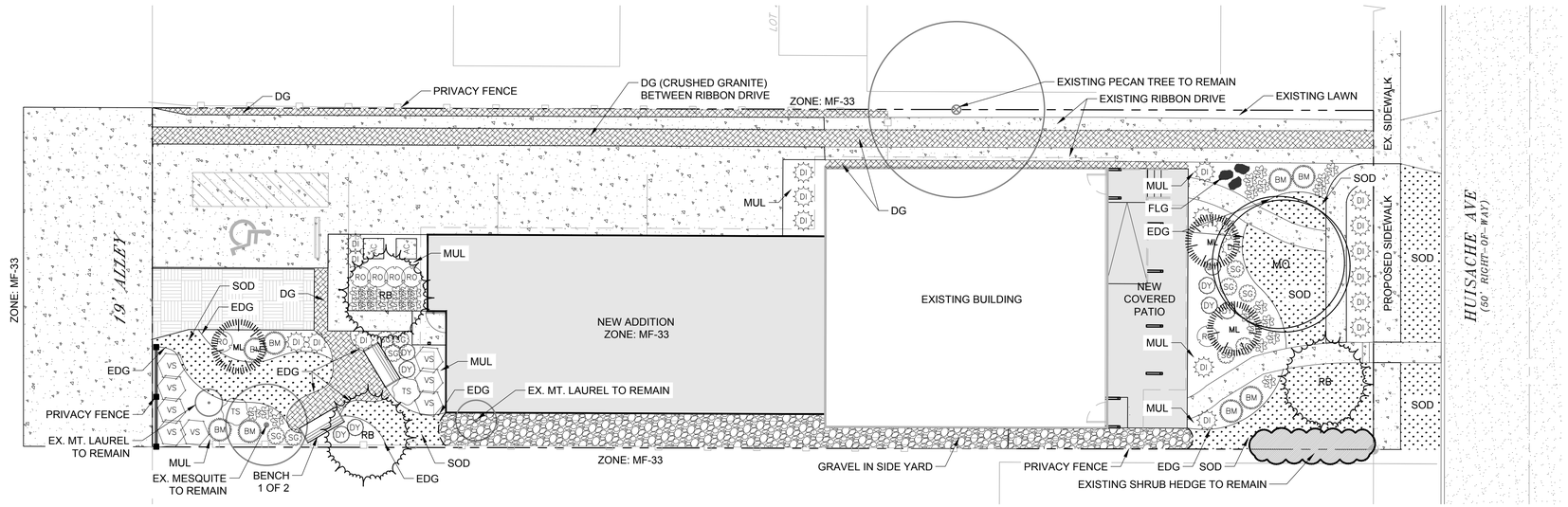
TOTAL POINTS PER PLAN = 25 POINTS

BUFFERS

- NOT APPLICABLE

IRRIGATION

- HOSE-BIB WITHIN 100 LF



LANDSCAPE PLAN

NORTH

0 10 20 30 40 feet

1" = 10'

PLANT SCHEDULE

TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	MO	MONTEREY OAK / QUERCUS POLYMORPHA `MONTEREY` MATCHING SPECIMENS	CONT.	4"CAL	14`-16`H, 7`-9`S
	ML	TEXAS MOUNTAIN LAUREL / SOPHORA SECUNDIFLORA MATCHING SPECIMENS	15 GAL	1"CAL	3`-4`H, 3`-4`S
	RB	TEXAS REDBUD / CERCIS TEXANA SINGLE TRUNK	CONT.	2"CAL	6`-8`H, 3`-4`S

SHRUBS	CODE	COMMON NAME / BOTANICAL NAME	CONT	SIZE
SG	SG	AUTUMN SAGE / SALVIA GREGGII FULL, WELL ROOTED	3 GAL	12"-18" H, 12"-18" S
DI	DI	BICOLOR IRIS / DIETES IRIDIOIDES FULL, WELL ROOTED	5 GAL	12"-18" H, 12"-18" S
DY	DY	DWARF YAUPON / ILEX VOMITORIA `NANA` FULL, WELL ROOTED	5 GAL	12"-18" H, 12"-18" S
TS	TS	ESPERANZA YELLOW BELLS / TECOMA STANS FULL, WELL ROOTED	5 GAL	12"-18" H, 12"-18" S
BM	BM	LINDHEIMER`S MUHLY / MUHLENBERGIA LINDHEIMERI FULL, WELL ROOTED	1 GAL	12"-18" H, 12"-18" S
ST	ST	MEXICAN FEATHER GRASS / STIPA TENACISSIMA FULL, WELL ROOTED	1 GAL	6"-8"H, 6"-8"S
VS	VS	SANDANKWA VIBURNUM / VIBURNUM SUSPENSUM FULL, WELL ROOTED	5 GAL	12"-18" H, 12"-18" S
RO	RO	UPRIGHT ROSEMARY / ROSMARINUS OFFICINALIS FULL, WELL ROOTED	5 GAL	12"-18" H, 12"-18" S

GROUND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT
	SOD	EMERALD ZOYSIA / ZOYSIA JAPONICA VAR. `EMERALD` TIGHT SAND ROLLED JOINTS. WEED FREE	SOD

LANDSCAPE MATERIAL SCHEDULE

SYMBOL	CODE	DESCRIPTION	SIZE/ CONDITION
*	FLG	PATIO STONE LILY PAD LAYOUT	2" THICK PATIO STONE REFERENCE DETAIL 11/ SHT. L3
	GRAVEL	CRUSHED WHITE ROCK ON 5oz. WEED BARRIER FABRIC	3" DEPTH, $\frac{1}{4}$" TO $\frac{3}{4}$" DIA., REFERENCE DETAIL 09/ SHT. L3
	DG	DECOMPOSED GRANITE TEXAS PINK CRUSHED GRANITE	3" DEPTH, $\frac{3}{8}$" MINUS, STABILIZED & COMPACTED REFERENCE DETAIL 10/ SHT. L3
	EDG	EDGING BENDA-BOARD PLASTIC EDGING	11"x4", TEAK REFERENCE DETAIL 08/ SHT. L3
	MUL	HARDWOOD MULCH FINE/ MEDIUM SHREDDED	4" DEPTH

* INSTALL FLUSH WITH TOP OF CURB/SIDEWALK. SLOPE TOWARD CURB TO DRAIN

NOTE: THE SITE INFORMATION SHOWN ON THIS PLAN IS FROM A SITE PLAN PROVIDED BY THE OWNER, ARCHITECT, OR CIVIL ENGINEERING COMPANY HIRED BY THE OWNER. VERIFY ALL DIMENSIONS WITH THE DIMENSIONAL CONTROL PLAN AND COORDINATE WITH ALL OTHER CONTRACT DOCUMENTS ASSOCIATED WITH THIS PROJECT.

Date: Feb 01, 2019 11:04am User ID: Brittany Lowe
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#	REVISIONS DATE

COOPER LOCHTE
LANDSCAPE ARCHITECTURE, LLC
1270 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PH. 210.821.6570

REGISTERED LANDSCAPE ARCHITECT
JASON S. LOCHTE
2518
STATE OF TEXAS
2/1/19

LANDSCAPE PLAN

527 E. HUISACHE AVENUE
SAN ANTONIO, TEXAS

DRAWN BY:	JL
CHECKED BY:	
APPROVED BY:	JL
PROJECT NUMBER:	19-115
FILE LOCATION:	COOPER_19
DATE:	2/1/2019

SHEET

L2

2 OF 2 SHEETS

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 2/13/2019 HDRC Case# 2018-007

ADDRESS: 525-527 E HUISACHE Meeting Location: OHP

APPLICANT: DAVID BOGLE / SYNCRO STUDIO

DRC Members present: GRUBE, LAFFOON

Staff present: STEPHANIE PHILLIPS

Others present: TONY GARCIA, JAMES & BONNIE THURWALKER, CEE WINKLER - MVHA
JACOB SANCHEZ - DSD LANDSCAPE REVIEWER / ASSISTANT CITY ARBORIST

REQUEST: EXTERIOR MODIFICATIONS, REAR ADDITION, SITE MODIFICATIONS

COMMENTS/CONCERNS:

APPLICANT PROVIDED OVERVIEW OF PROJECT & UPDATES, INCLUDING DRAINAGE PLAN, TREE PRESERVATION PLAN, AND TREE REMOVAL PLAN.

REMOVING HACKBERRY & MESQUITE. JACOB: SEND STAFF TO CONFIRM, IF MESQUITE IF IT'S IN CITY ROW.

IMPROVING THE ALLEY BEHIND THE PROJECT (PAVING).

ADJACENT TO ACCESSIBLE PARKING: GRAVEL. → ACCESSED FROM ALLEY.

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative) Date

GRASS PAVERS AN OPTION? AG & JL = LOOK INTO CONCRETE REDUCTION. RIBBON WOULD BECOME ONE WITH CONCRETE PAD. WE WOULD WANT REDUCING THE IMPERVIOUS PAVING.

JL: TWO PLANS? APPLICANT: YES, ONE PRESERVES MORE SOD, THE OTHER ADDS MORE LOW MAINTENANCE PLANTS. FOR ELABORATE LANDSCAPE, YOU NEED AN IN-GROUND IRRIGATION SYSTEM.

JACOB: HOSEBIBS IN FRONT AND BACK? APPLICANT: YES.

JL: ISSUE WITH WATER & MAINTENANCE FOR PRACTICALLY W/O IRRIGATION SYSTEM. DESIGN = GOOD OVERALL.

AG: INTENTION TO CREATE BUFFER IN FRONT? APPLICANT: YES.

JACOB: HAVE YOU CONTACTED SAWS TO TAP INTO EXISTING RETIDENTIAL SYSTEM? COULD REDUCE COST.

APPLICANT'S PREFERRED OPTION = KEEPING LAWN AREA TO BE CONSISTENT W/ GUIDELINES (MORE SOD).

AG: WHY GRAVEL IN SIDE YARD? APPLICANT: TOO NARROW.

AG+JL: THAT WORKS.

AG: OR W/ RIBBON THRU SITE, LOOK INTO GRASSCRETE WHERE CONCRETE IS.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 10/23/2018 HDRC Case#

ADDRESS: 525/527 E HUISACHE Meeting Location: OHP

APPLICANT: DAVID BOGLE

DRC Members present: FETZER, WOLPF

Staff present: STEPHANIE PHILLIPS

Others present: GRANT GARBO, PAUL KINNISON, TONY GARCIA, CHRISSY MCCAIN KEVIN COLLINS

REQUEST: EXTERIOR ALTERATIONS, REAR ADDITION, SITE MODIFICATIONS, FRONT PORCH

COMMENTS/CONCERNS: DISCUSSED ~~OF~~ AUG. 10 MEETING DISCUSSION, WHICH INTRODUCED A MODIFIED PROPOSAL. REAR ADDITION BECOMES MORE OF A SEPARATE MASS. GREEN ~~WITH~~ COURTYARD. SAME FRONT FACADE.

DISCUSSED PARKING REQUIREMENTS FOR USE. CONCEPTUAL APPROVAL = 5 SPACES, NEW | ALT PROPOSAL = 4 SPACES. →

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative) 10.23.18 Date

DSD REQ'S = MORE IMPERIOUS COVERAGE.
KEVIN COLLINS DISCUSSED REQUIREMENTS TO BE MET, WHICH MAY BE IN CONFLICT.
GRASSCRETE AS POTENTIAL OPTION.

BOARD OF ADJUSTMENT FOR PARKING VARIANCE?
TO REDUCE AMOUNT OF PARKING SPACES.
NEW OPTION REQUIRES MULTIPLE VARIANCES, ORIGINAL DOES NOT.

→ NEIGHBORHOOD COMMENTS: NEW PLAN — FOOTPRINT IS MORE ACCEPTABLE, BUT STILL MORE CONCERNS, ~~MAJOR~~ CONCERN STILL WITH THE SCALE

→ APPLICANT: HAVE SOME CONCERNS WITH NEIGHBORHOOD REQ'S, LIKE REDUCING SQUARE FOOTAGE.
NEW PROPOSAL = ADDS SEVERAL HUNDRED SQUARE FEET.

DISCUSSION ON NEIGHBORHOOD CONCERNS ON INCORRECT ZONING, ALLOWABLE SIZE, INTENSITY OF USE.

POTENTIAL MV CONCESSIONS — ALL PARKING ON ALLEY (COMMENTS: HANDICAP PARKING ISSUE), RIBBON COULD GO FROM ~~SOUTH~~ STREET TO ALLEY. STILL ISSUES WITH LANDSCAPE/GREEN SPACE.
DISCUSSION ON PARKING CONCESSIONS TO ADD LANDSCAPING, VARIANCE TO HAVE 4 SPACES OFF ALLEY.
DISCUSSION ON PROS/CONS OF BOTH.
COMMISSIONER FINAL STATEMENTS: IF DSD OR WITH ~~BOARD~~ EXTENDING RIBBON DRIVES, HAS POTENTIAL.
2ND: ISSUE W/ PARKING, HARDSCAPING, VARIANCES...

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 2/14/18 HDRC Case# 2018-007

ADDRESS: 527 E. HUISACHE Meeting Location: OHP

APPLICANT: DAVID BOGLE

DRC Members present: LAZARINE, LAFFOON

Staff present: PHILLIPS

Others present:

REQUEST: EXTERIOR MODIFICATIONS, REAR ADDITION, FRONT LANDSCAPING/HARDSCAPING, REAR HARDSCAPING

COMMENTS/CONCERNS: TWO EMPLOYEES - TWO DESIGNATED VISITOR PARKING - IN THE REAR.

REDUCED OVERALL FOOTPRINT BY 21 FEET.

WILL REPLACE WITH SHINGLE VERSUS PLANK ON EXISTING STRUCTURE.

DL: WILL THICKNESS OF PORCH MATCH EXISING PORCHES?

DB: YES, 2x6.

KEEP CHAMFERED ~~EDGES~~. EDGE DETAIL. →

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative) Date

RETAINING WALL ALLOWS FOR ~~PARK~~ ACCESSIBLE SIDEWALK.

KEEP EXISTING WALL CONDITION VERSUS RETAINING.

DL: DO YOU NEED DRIVEWAY TO GO ALL THE WAY THROUGH?

DB: WOULD LIKE IT FOR PARKING AND PARALLEL PARKING - ACCESS ONLY. EXISTING DRIVEWAY DOES NOT FACTOR INTO 8x22' PARKING PARALLEL. PARKING REQ

DL: IS ALLEY COMMERCIALLY VIABLE? ~~ARE~~ SHOULD HAVE THAT CLARIFIED.

BE READY TO DISCUSS GRADE CHANGES.

WINDOWS: REPLACING SMALLER WINDOW + DOOR.

DL: SIDE FACADES DO GIVE A COMMERCIAL LOOK.

MOVING OPENINGS IS ALWAYS A CONCERN WITH THE COMMISSION. POSSIBLY REUSE ASSEMBLY / PARTS / PIECES.

LANDSCAPING:
LOOK AT REST OF BLOCK, PICK UP ON EXISTING. NOTHING ELABORATE.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 10/24/2017 HDRC Case#

ADDRESS: 527 E HUISACHE Meeting Location: OHP

APPLICANT: GRANT GARBO

DRC Members present: EDWARD GARZA

Staff present: STEPHANIE PHILLIPS.

Others present: DAVID BOGLE

REQUEST: EXTERIOR MODIFICATIONS, FRONT PORCH, ADDITION, LANDSCAPING/HARDSCAPING

COMMENTS/CONCERNS:

Proposed two front porch designs. Both keep the windows in tact. A big improvement.

Shutters - ~~take~~ take them off.

→ Edward prefers porch with roof over the existing overhangs. Line up closer to window, wider segment. Mimic lightness of existing overhangs for new roof. →

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative) 10/24/2017 Date

Door - keep them both. Duplex is characterized by two doors. Cover with sheetrock.

Windows - still determining if feasible to refurbish those on the front. Considering replacing sides - look at window policy document.

Extending gable? May need additional support columns. 12' is a lot of weight.
Beam could get upsizes. members larger to get vertical play into structure.
Don't advise moving facade out.

Parking - in front for drop off - would not support with porch coming out. Would need landscaping.

Retaining wall, potential sloped walk. Would be cutting it close with room in front yard.
Sidewalk reinforces the duplex.
Recommends incorporating accessible walk into ribbon driveway. If not, have an explanation of sympathetic redesign for one of the sidewalks.
Ribbon drive infilled with brick pavers.