

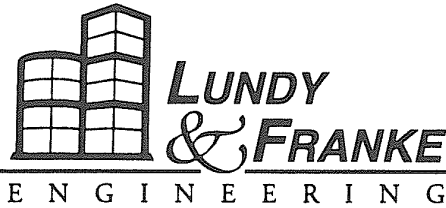


Flex Viewer

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Printed: Oct 23, 2017

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May 18, 2018

Stillwater Capital
3500 Oakmont Blvd, #205
Austin, Tx 78731

Attn: Mr. Brandon Easterling

Re: JLSA King House Relocation
San Antonio, TX

Pursuant to our visit to the above referenced facility, we submit the following report of our findings. The purpose of this observation was to evaluate the feasibility for moving the existing structure across the street and place the structure on a new foundation.

OBSERVATIONS

Observations were made by walking the existing structure, paying particular attention to elements, which indicate the presence of foundation/framing malfunctions or elements which would prohibit the movement of the structure. Existing drawings were not available for our use and the conclusions reached are based on visual observations.

The existing structure is a masonry residence with wood framing. The interior foundation is a typical historic pier and beam foundation. The owner has engaged Dodson House Moving and there is a plan in place for the movement.

CONCLUSIONS

The existing structure is capable of being moved to the new location, the foundation will be designed by this office upon the receipt of the geotechnical report, the final location and coordination with the proposed house moving company. The foundation is assumed to be a combination of a monolithic beam and slab on a prepared subgrade.

LIMITATIONS

Please note that the movement of a masonry house will result in cracks and damage to the brittle material. Once in place these cracks may be repaired and should not affect the overall structural integrity of the building.

The opinions expressed in this report are limited to the matters expressly stated herein and no opinions are implied, or should be inferred, beyond the matters stated. In the formulation of our opinions, we have made and relied upon the assumptions that all statements and representations made to us are true and correct.

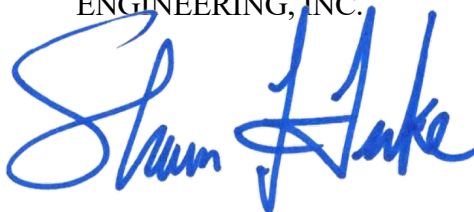
Our professional services have been performed with a level of skill and expertise which is usual and customary for professionals engaged in this type of work and is consistent with generally accepted engineering practice.

This investigation does not include a detailed analytical study of the structural elements nor does this report address the structural status of framing members, which are not exposed to view and not readily accessible for visual observation, or other areas not mentioned in this report.

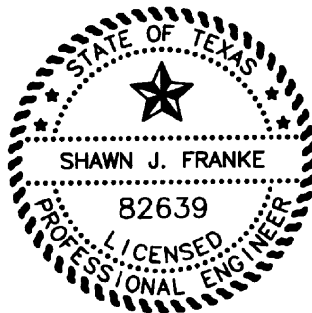
We appreciate this opportunity to be of service. Please call if you have any questions, or if we can be of future assistance.

Sincerely,

LUNDY & FRANKE
ENGINEERING, INC.



Shawn J. Franke, P.E. SECB
SJF/sjf



















PLANT LEGEND

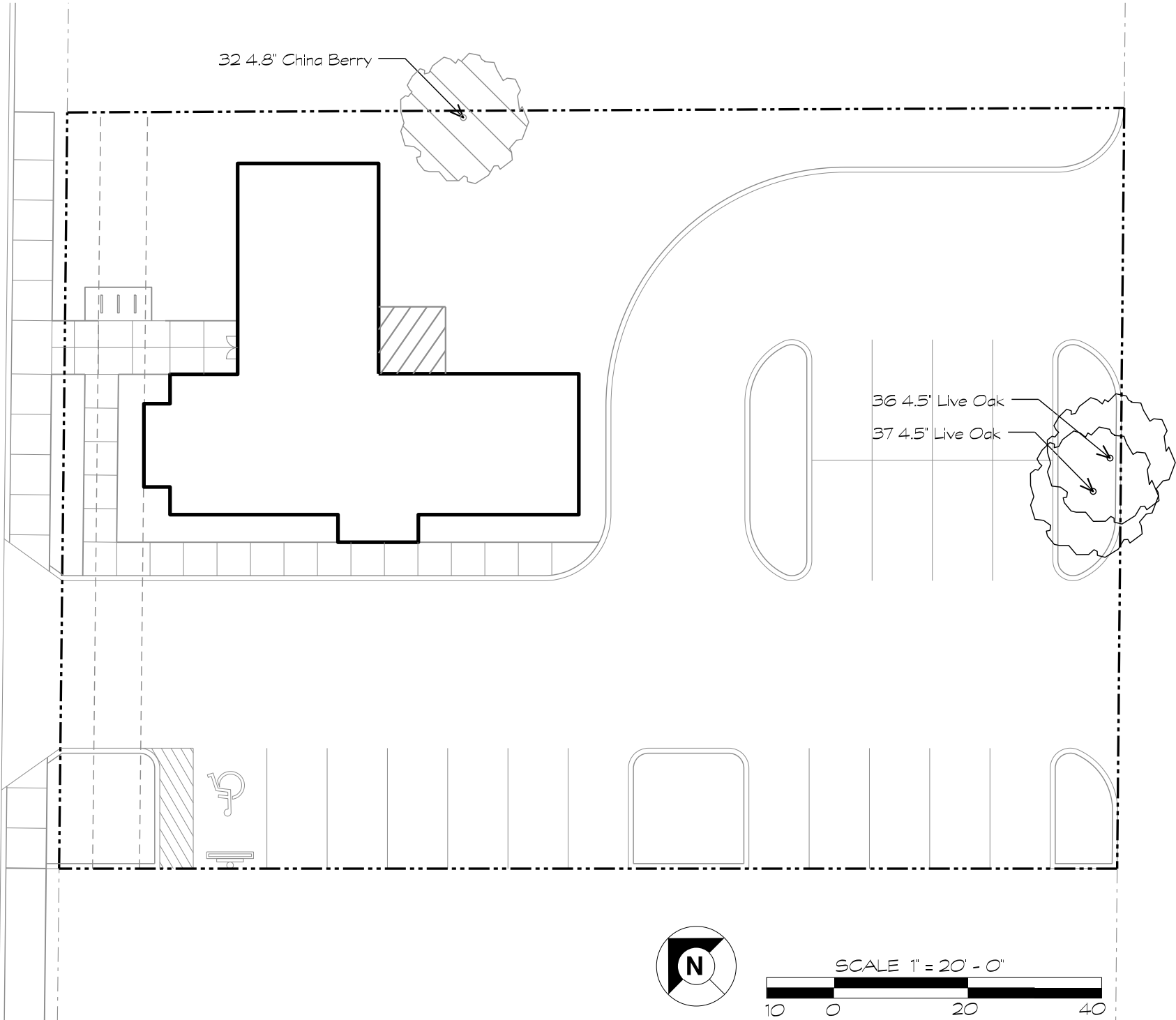


EXISTING TREES TO BE REMOVED

EXISTING TREES TO REMAIN

Tag #	Species	Size (inches)	Understory Species* 5.0" - 11.5"		Significant Tree 6" - 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1		Heritage 1:1		Notes
			Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	
32	China Berry	4.8	4.8	0									
36	Live Oak	4.5		4.5									
37	Live Oak	4.5		4.5									
	Sub. Tol. Inches=	4.8	9	0	0	0	0	0	0	0	0	0	0
	Total inches by category=		13.8	0									
	Preservation percentage=	65%					65%				0%		
	Mitigation required (Commercial) =	-10					Commercial (inches)	0			Heritage Preservation	0	
	Mitigation required (Residential) =	-11					Residential (inches)	0			Heritage Mitigation (inches)	0	
* Small species: Condalia, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw - mitigated at 1:1 for Heritage						Exemption Codes			Additional Inches Preserved for Mitigation			0	
** Ashe Juniper, Huisache, Mesquite, Arizona Ash, Hackberry protected at 10" dbh and mitigated at 1:1 for Heritage						1 - Tree is dead							
						2 - Tree is in poor health							
*** Mitigation Trees: Unprotected-sized trees to be used for mitigation calculations; subtract inches from mitigation owed						3 - Tree is located within easement			Additional Inches Needed to meet Mitigation Requirements			-10	

AUGUSTA STREET



KING BUILDING

STILLWATER CAPITAL

DATE/ISSUE

ISSUE FOR REVIEW 05-14-18



LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

7155 OLD KATY ROAD
SUITE 270
HOUSTON, TEXAS 77024
713-869-6987
713-869-0908 FAX
WWW.KWTEXAS.COM

PROJECT NUMBER

SWC 852

SCALE: 1" = 20' - 0"

SHEET TITLE

TREE MITIGATION

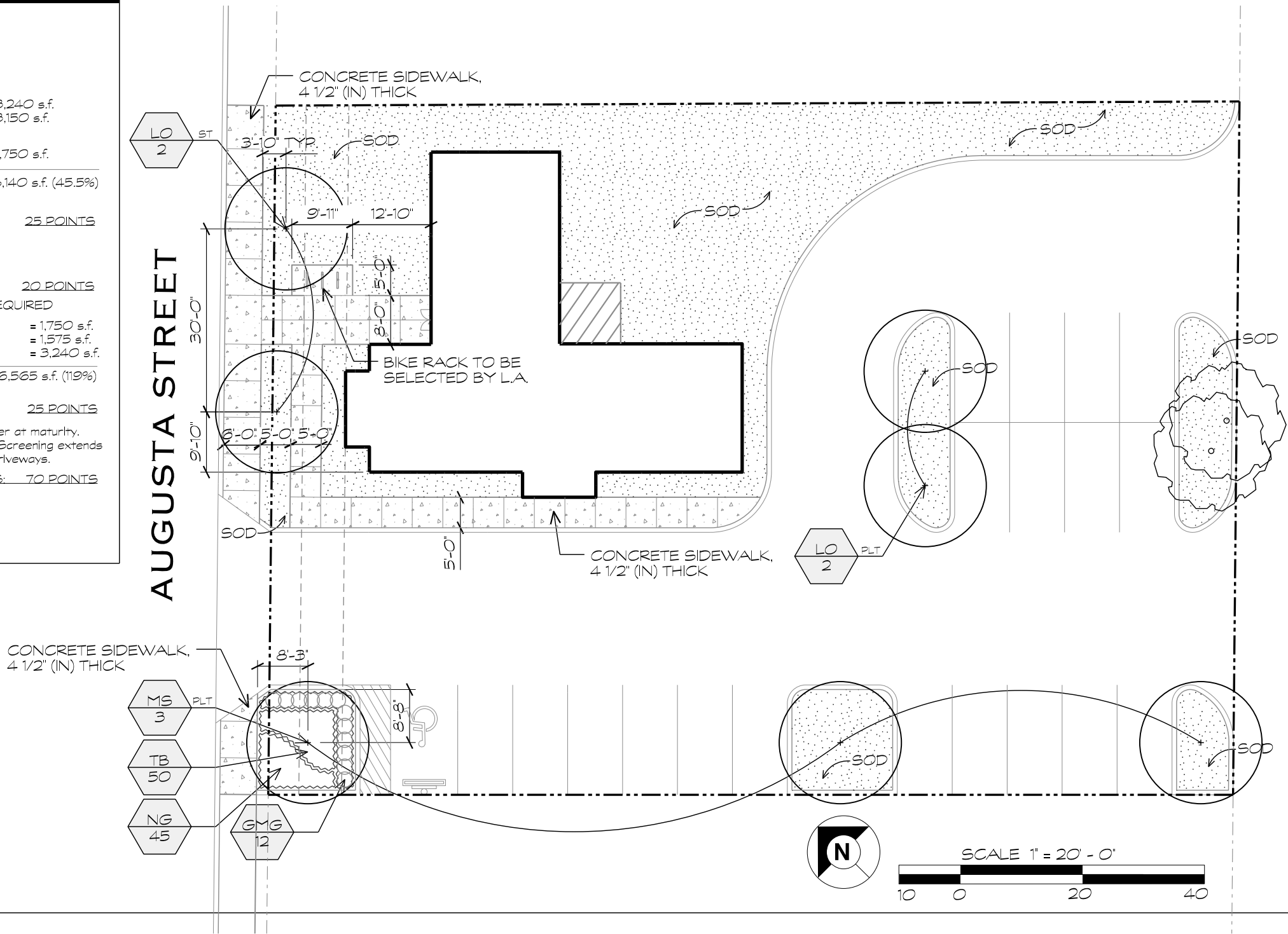
SHEET NUMBER

L0.00

PLANT LIST									
SYM	BOTANICAL NAME/ COMMON NAME	CAL	HEIGHT	SPREAD	MIN. ROOT	REMARKS	SOD		
TREES							CYNODON SPECIES BERMUDA GRASS		
MS	PLATANUS MEXICANA MEXICAN SYCAMORE	3 1/2"	10' - 12'	7 - 8'	65 GAL.	MATCHED, WELL ROOTED	GRASSES		
LO	QUERCUS VIRGINIANA LIVE OAK	3 1/2"	10' - 12'	7 - 8'	65 GAL.	MATCHED, WELL ROOTED	GMG	MUHLENBERGIA CAPILLARIS GULF MUHLY GRASS	24" 24" 5 GAL. FULL, WELL ROOTED 30" O.C.
GROUNDCOVER									
BF	DIETES VEGETA BUTTERFLY IRIS		16"	10"	3 GAL.	FULL, WELL ROOTED 18" O.C.			
NG	LANTANA X HYBRIDA 'NEW GOLD' NEW GOLD LANTANA		12"	12"	1 GAL.	FULL, WELL ROOTED 18" O.C.			
TB	BULBINE FRUTESCENS 'TANGERINE' TANGERINE AFRICAN BULBINE		14"	6"	1 GAL.	FULL, WELL ROOTED 18" O.C.			
AJ	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE		8"	4"	1 GAL.	FULL, WELL ROOTED 12" O.C.			

PLANT LEGEND	
	NURSERY GROWN TREES
	EXISTING TREES
	SHRUBS/GROUNDCOVERS
	SOLID SOD COMMON BERMUDA GRASS
ST	TREES TO FULFILL STREET TREE REQUIREMENT
PLT	TREES TO FULFILL PARKING LOT TREE REQUIREMENT

CITY OF SAN ANTONIO ORDINANCE	
1) TREE PRESERVATION ORDINANCE COMPLIANCE	
See Tree Preservation Plan TP1.01 and Mitigation Table this sheet	
2) TREE CANOPY REQUIREMENT	
Total Site Area: 17,876 s.f. x 25% = 4,469 s.f. Canopy Required	
PROPOSED TREES:	
3 Mexican Sycamore (90% @ 1080 s.f.)	= 3,240 s.f.
4 Live Oaks (90% @ 787.5 s.f.)	= 3,150 s.f.
EXISTING TREES TO REMAIN:	
2 Oaks (100% @ 875 s.f.)	= 1,750 s.f.
TOTAL PROPOSED: 8,140 s.f. (45.5%)	
3) LANDSCAPE ORDINANCE COMPLIANCE - 70 PTS REQUIRED	
A. STREET TREES: 25 POINTS	
Augusta Street:	
113 l.f. Street Frontage x 75% = 85 l.f.	
85 l.f. / 50' o.c. = 2 Street Trees Required & Provided	
B. PARKING SHADE TREE CALCULATION: 20 POINTS	
Square footage of proposed parking area 5,515 s.f. x .25 = 1,379 s.f. REQUIRED	
2 Preserved Live Oak Trees (100% of 875 = 875 s.f.)	= 1,750 s.f.
2 Live Oak Trees (90% of 875 = 787.5 s.f.)	= 1,575 s.f.
3 Mexican Sycamore Trees (90% of 1200 = 1080 s.f.)	= 3,240 s.f.
TOTAL PROPOSED: 6,565 s.f. (119%)	
C. PARKING LOT SCREENING: 25 POINTS	
Shrubs to be at least 30 inches in height, forming an opaque visual barrier at maturity.	
Complies with restrictions in UDC Sect. 35-506 for clear vision area. Screening extends along the entire street frontage of the surface parking lot, exclusive of driveways.	
TOTAL POINTS: 70 POINTS	
4) BUFFER YARD REQUIREMENTS	
Adjoining Zoning District is C2. No Buffer Yard Required.	
HWY 281 - Type 'B' 25 foot buffer	





DR. KING HOUSE

ARCHITECT ALFRED GILES 1880

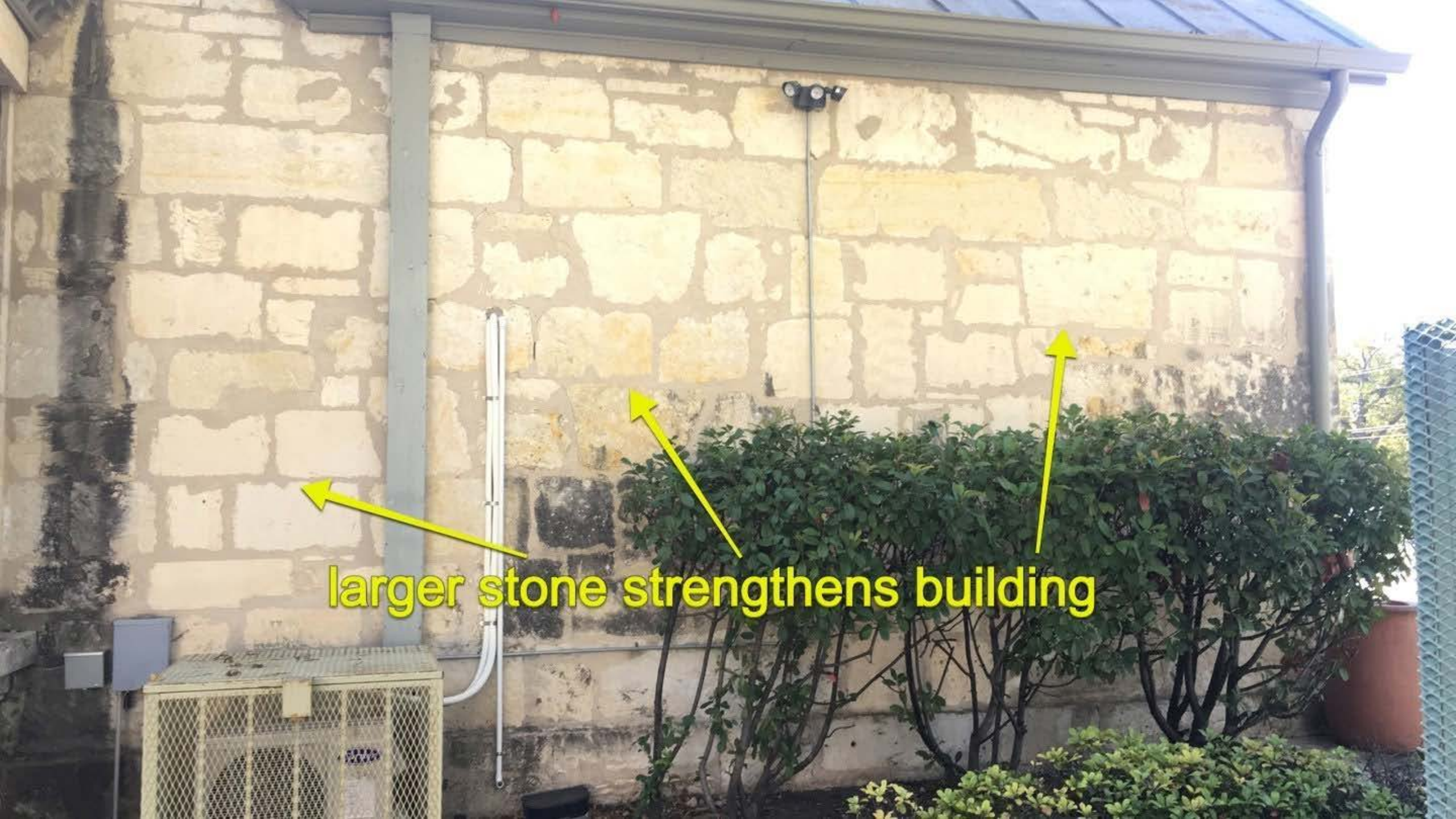
DODSON HOUSE MOVING

**PRESENTED BY
GATOR DODSON
&
EDGAR DODSON**

DIMENSIONS



66' x 57' Boxed Dimensions
Approximately 2,200 SQFT
21' x 15' Basement
18" Rock Walls
12' Interior Height
2 Fireplaces
3 Rocked Gable Ends



larger stone strengthens building



Rock Gable end

Fireplace



From Ed. Stevens



Demolish Concrete porch patio, roof to remain

A decorative double door with a red rectangular outline. The door features four glass panels with a fish-scale pattern: two small square panels at the top and two larger rectangular panels below. A transom window with the same pattern is located above the door. The door is set in a dark frame against a light-colored wall.

Remove Decorative door and block opening



WEIGHT OF BUILDING

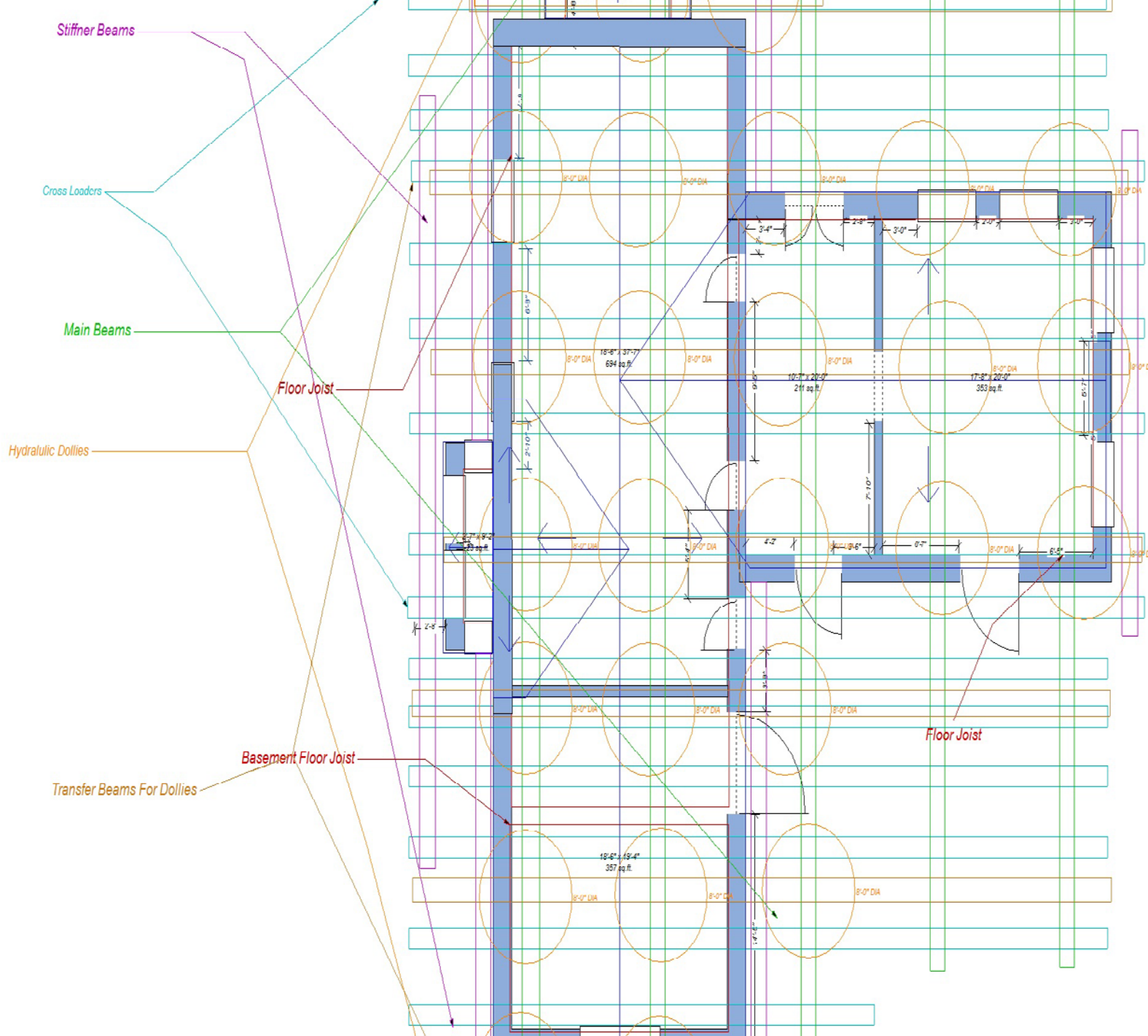
30 Ton Wood Frame

80 Ton of Steel

50 Ton of Dollies

400 Ton rock walls

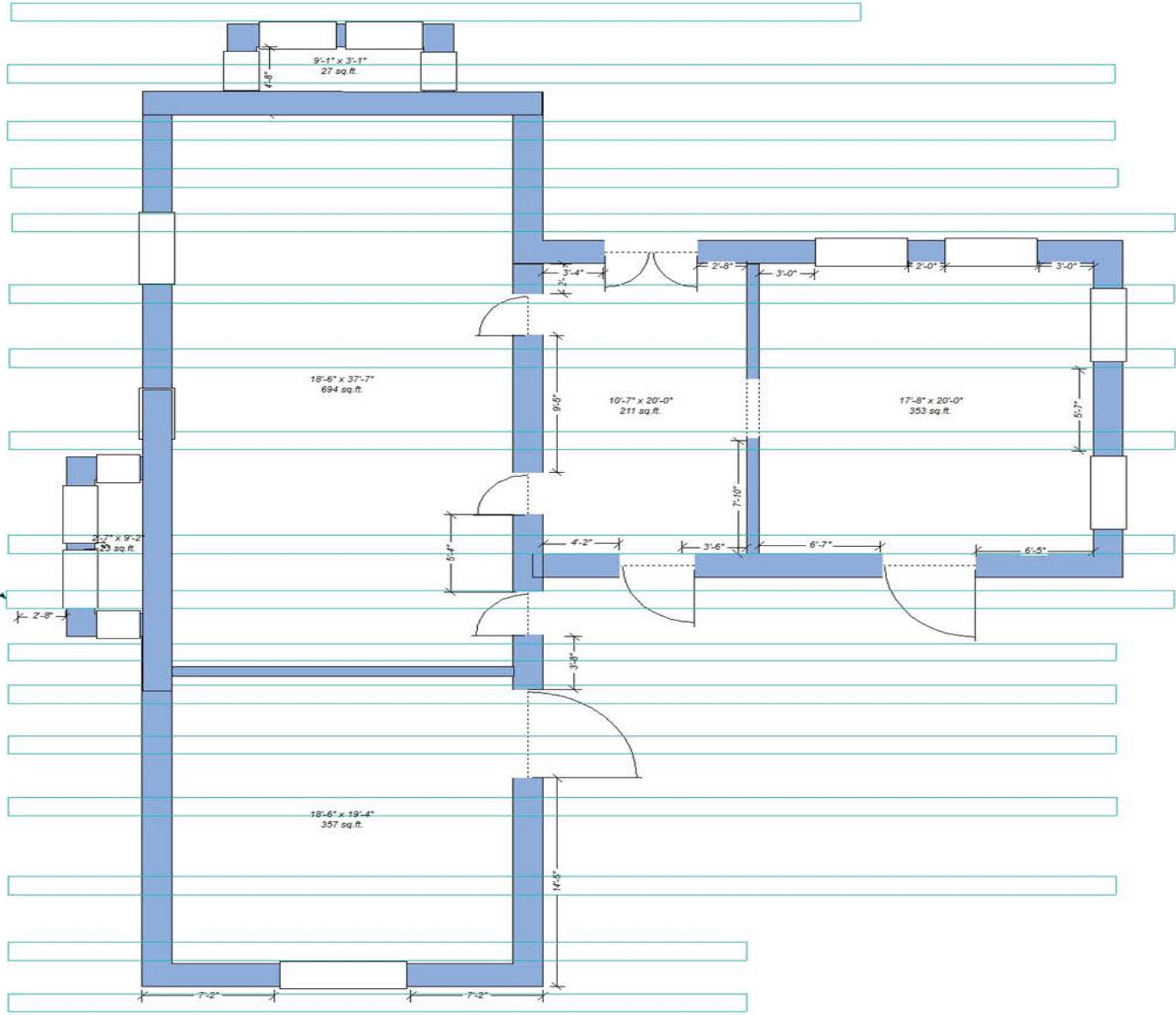
Estimated 560 Ton



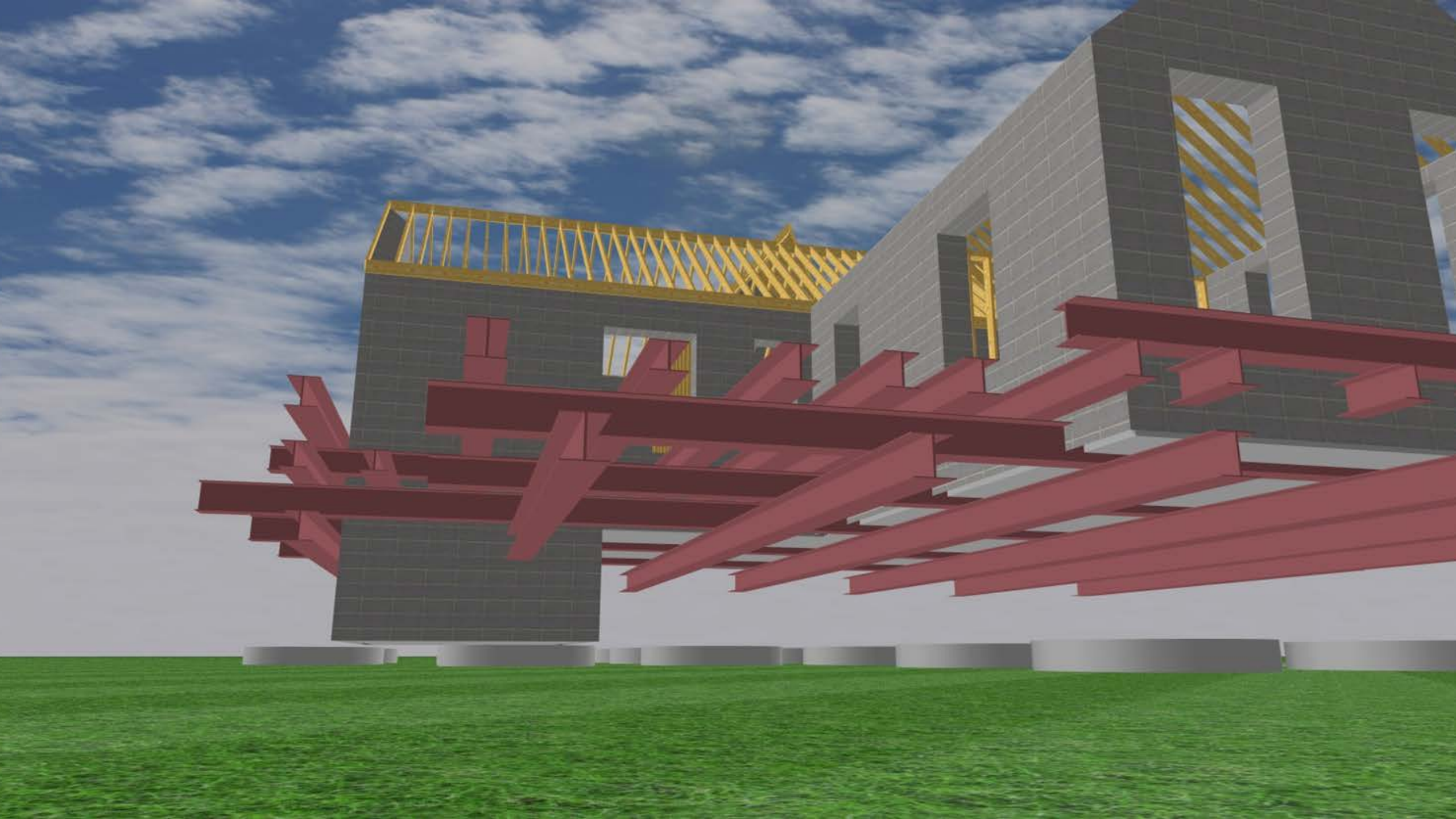


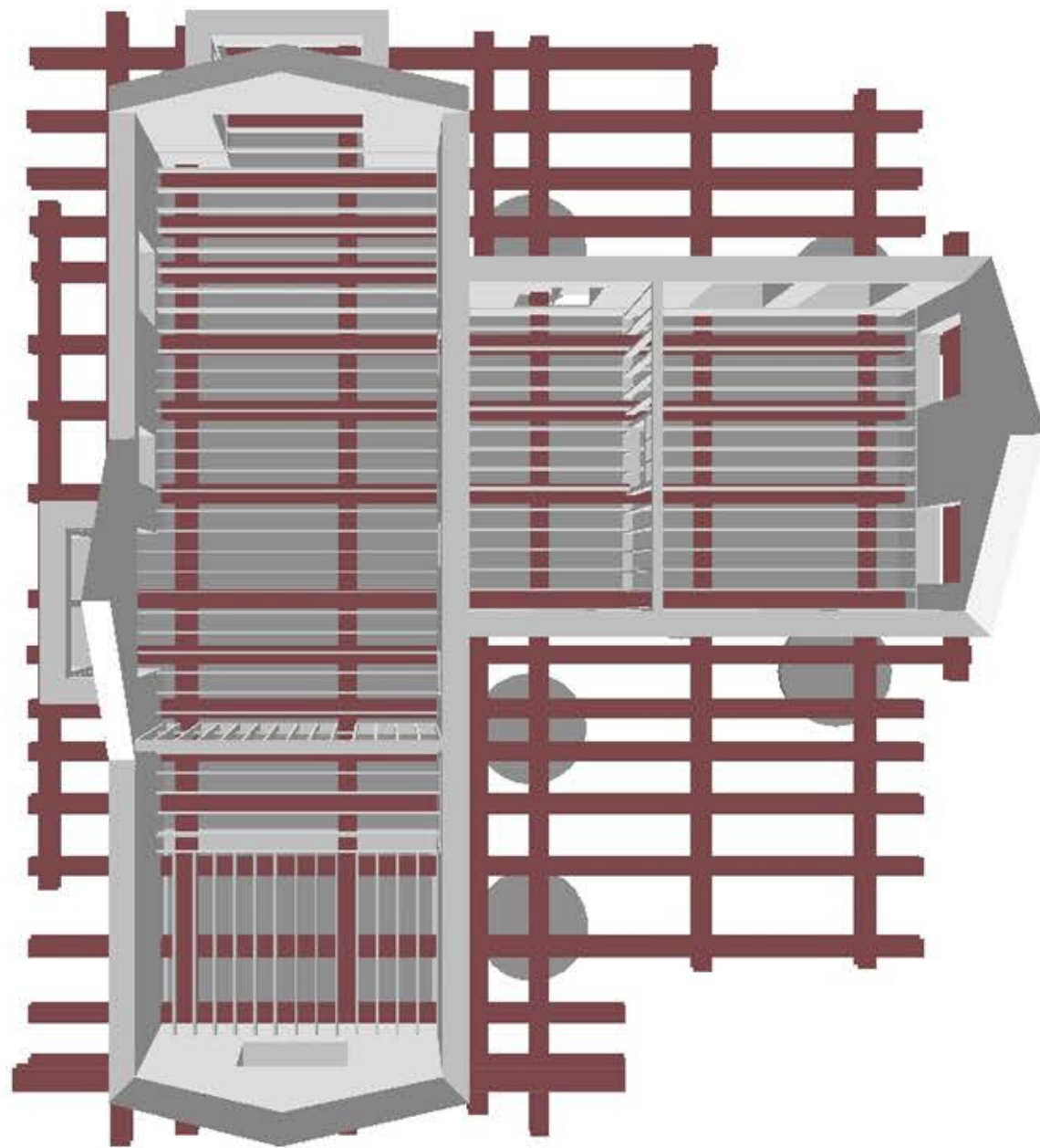
Yellow Line bottom of Floor joist

Cross Loaders











00/25/2006



00/28/2006











QUESTIONS?