

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO: 2020-573
ADDRESS: 115 CALLAGHAN AVE
LEGAL DESCRIPTION: NCB 924 BLK 2 LOT 11 & E 25 FT OF 10
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Adan Ochoa/AO Design, LLC
OWNER: CASTORENA MARIA L/E
TYPE OF WORK: Construction of an addition, exterior modifications, site modifications
APPLICATION RECEIVED: December 18, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips
REQUEST:

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

1. Construct a rear and side addition totaling approximately 1,066 square feet.
2. Widen the existing driveway to accommodate two cars. In conjunction with the proposed side addition, the requested driveway modifications create a front yard parking condition.

APPLICABLE CITATIONS:

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.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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.

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.

FINDINGS:

- a. The primary structure located at 115 Callaghan is a 1-story residential structure constructed circa 1910 in the Queen Anne style. The home features a primary hipped roof configuration with projecting front and side gables, woodlap siding, an asymmetrical wraparound front porch with gingerbreading, and original wood windows. The structure is contributing to the Lavaca Historic District.
- b. FOOTPRINT – The applicant as proposed to construct a new addition to the primary structure totaling approximately 1,066 square feet. The existing primary structure's square footage is approximately 1,639 square feet. The Historic Design Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. Staff finds that the proposal generally meets this guideline, as noted in finding b, does not find the location of the addition appropriate.
- c. ORIENTATION AND SETBACK – The applicant has proposed to construct an addition to the rear and side of the structure. The eastern façade of the addition will extend beyond the existing side façade of the historic house substantially, visually doubling the width of the house. Additions should be located at the rear of the structure whenever possible and should be inset behind the front façade to minimize the impact on the public streetscape. While the dimension is not indicated, the addition extends well beyond the east façade. Staff finds that the addition should be shifted to the west to be located completely behind the façade of the primary structure, and reconfigured to extend towards the rear of the lot, to be more consistent with the Guidelines and the development pattern of the district.
- d. SCALE – The proposed addition is 1-story and will be slightly shorter than the primary historic structure's tallest ridge. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds a 1-story structure consistent with the Guidelines in terms of height, but as noted in finding c, the location of the addition extends beyond the existing east façade. Staff finds that the shifting of the rear addition fully behind the primary structure will help minimize the scale of the addition from the public right-of-way.
- e. FENESTRATION – According to the Historic Design Guidelines, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. The applicant is requesting one over one wood windows. Staff generally finds the requested fenestration pattern to be appropriate with the stipulations listed in the recommendation.
- f. MATERIALITY – The applicant has proposed to use woodlap siding in a profile to match the existing structure, shake skirting, asphalt shingle roofing, and fully wood windows. The applicant has also proposed to install a vertical trim piece where the addition and original structure meet. Staff finds this generally appropriate.
- g. ROOF FORM – The proposed rear addition will utilize a gable roof form with a height that is lower than the primary hip of the structure. Staff finds the rear roof form to be generally appropriate. Based on the drawings, the applicant has also proposed to replicate a historic soffit detail that is unique to the original structure. Staff finds that this detail should be simplified to help distinguish the addition from the original structure due to the strong similarities already included in the addition's form and materiality.

- h. DRIVEWAY – The applicant has proposed to modify the existing 9' wide concrete driveway. Based on the submitted site plan, the driveway will angle past the sidewalk to a width of 15' to accommodate a second car. According to the Historic Design Guidelines, driveways should follow the historic development pattern of the district and be a maximum width of 10 feet. The historic development pattern of the district is primarily a single car width driveway extending to the backyard to meet a rear parking pad or garage. Rear garages are also accessed by a regularly-used alley. Staff does not find the proposal consistent with the Guidelines. Staff finds that the driveway should extend to the backyard to accommodate additional parking. Both request items as proposed create a condition where the visual width of the house is doubled and front yard parking is introduced, which is not consistent with the Guidelines.

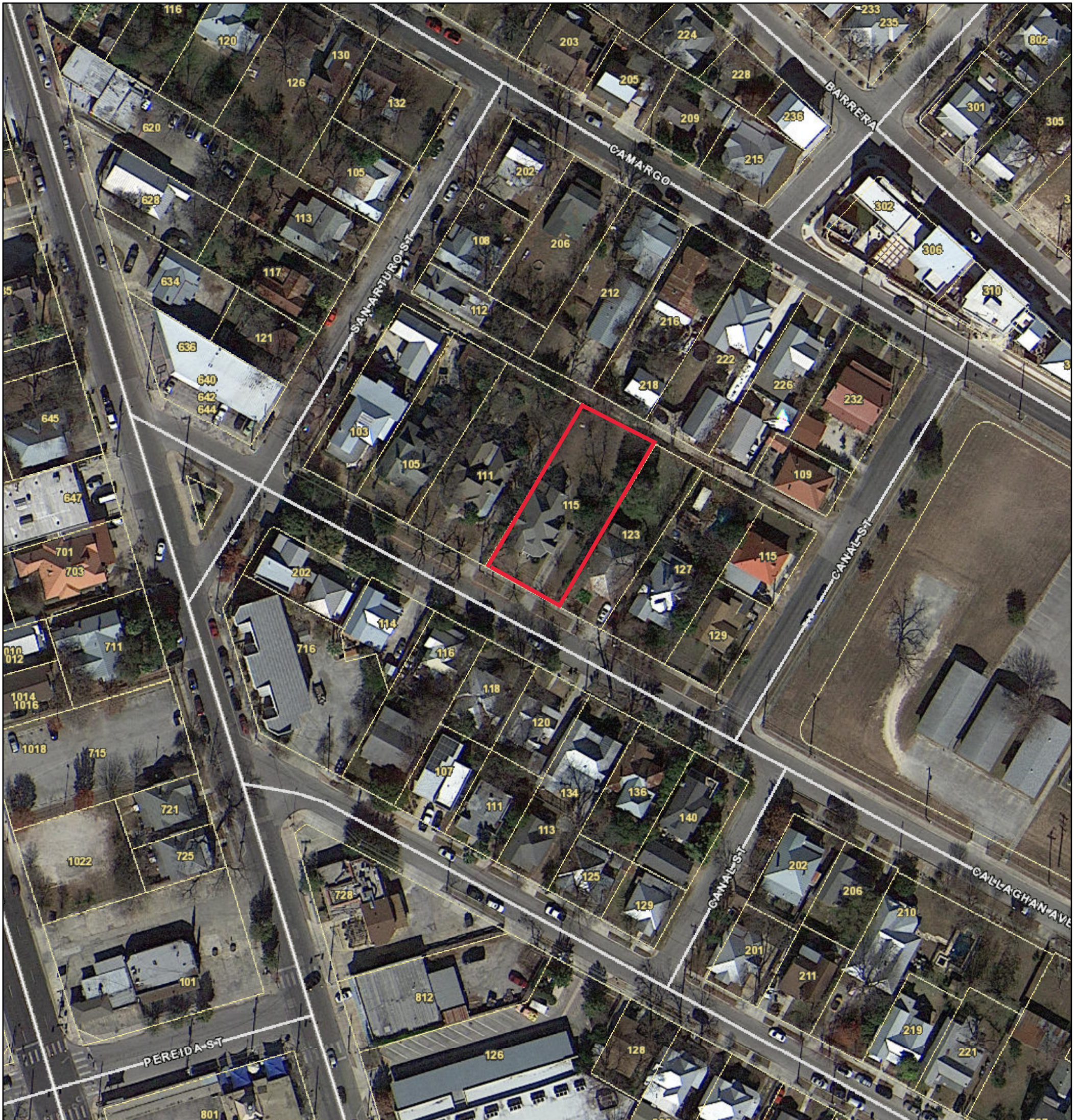
RECOMMENDATION:

Item 1, Staff does not recommend approval based on findings a through g. Staff recommends that the applicant address the following items prior to returning to the HDRC:

- i. That the applicant reconfigures the addition footprint to be completely inset behind the eastern facade of the primary structure, to extend towards the rear of the lot versus to the side, as noted in findings c and d.
- ii. That the applicant simplifies the addition's soffit detailing as noted in finding g.
- iii. That the applicant submits final window specifications to staff for review and approval. Windows should be fully wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.

Item 2, Staff does not recommend the driveway modifications as proposed based on finding h. Staff finds that the applicant should modify their proposal to include a driveway that extends to the back of the lot to follow the historic development pattern of the district as noted in finding h.

City of San Antonio One Stop



January 14, 2021







ZONE 4
PERMIT
PARKING
ONLY
7AM-2AM
DAILY



















1. THE INTENT OF THE DRAWINGS IS TO PROVIDE LEVEL, AND SQUARE CONSTRUCTION UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS GENERAL INTENT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER FOR CLARIFICATION.
2. DO NOT SCALE DRAWINGS: ALL DRAWINGS SHALL HAVE PREFERENCE OVER SCALED AND FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES. IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ DESIGNER BEFORE COMMENCING WORK.
3. DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER PRIOR TO COMMENCEMENT OF WORK. OWNER AND/OR PROJECT DESIGNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH EXISTING CONDITIONS AND SETBACK REQUIREMENTS.
4. VERIFY EXACT LOCATION OF REMODEL AT JOB SITE WITH OWNER.
5. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS AND COORDINATE W/ENGINEER/ DESIGNER ON ANY DISCREPANCIES.
6. CONTRACTOR SHALL VERIFY AND CONFORM TO ALL LOCAL CODES, DEED RESTRICTIONS AND REQUIREMENTS GOVERNING THIS PROJECT. WORKMANSHIP SHALL CONFORM TO STANDARD TRADE PRACTICES.
7. WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS. ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER.
8. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND MUST BE REVIEWED WITH ENGINEER/ DESIGNER.
9. CONTRACTORS AND SUBCONTRACTORS SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S LATEST WRITTEN SPECIFICATIONS AND INSTRUCTIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE WATERPROOFING / FLASHING JOB AND SHALL NOTIFY DESIGNER IN WRITING OF ANY CONDITIONS THAT MAY REQUIRE FLASHING NOT SPECIFICALLY IDENTIFIED IN THE DRAWINGS SO THAT THE DESIGNER CAN ASSIST IN THE PROPER DETAILING OF SUCH CONDITIONS. IF THE CONTRACTOR FINDS ANY DETAILS WHICH ARE UNSOUND OR IF HE/SHE IS ABLE TO RECOMMEND AN ALTERNATE APPROACH WHICH IS SUPERIOR TO THE DESIGNER'S DETAILS, IT IS HIS/HER DUTY TO NOTIFY THE ENGINEER/ DESIGNER BEFORE PROCEEDING WITH THE WORK.
11. ALL WORK TO BE PERFORMED IN ACCORDANCE TO 2018 IBC.
12. ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE #2 OR BETTER. CONTACT ENGINEER FOR MATERIAL CHANGE APPROVAL.
13. PROVIDE DETAIL INSTRUCTIONS ON TREE TRIMMING AND/ OR REMOVAL.

SHEET INDEX	
1	A0.0 COVER
2	A0.1 INFORMATION
3	A0.2 SITE PLAN
4	D1.0 DEMOLITION PLAN
5	A1.0 OVERALL PLAN
6	A1.1 FLOOR PLAN
7	A1.2 FLOOR PLAN
8	A2.0 EXTERIOR ELEVATION
9	A2.1 EXTERIOR ELEVATION
10	A3.0 ROOF PLAN
11	A4.0 ROOM/ DOOR/ WINDOW
12	M1.0 MECHANICAL- PLAN
13	E1.0 ELECTRICAL- LIGHTING
14	E1.1 ELECTRICAL- POWER
15	P1.0 PLUMBING- WATER
16	P1.1 PLUMBING- SEWER
17	S1.0 FOUNDATION PLAN
18	S1.1 FOUNDATION DETAILS

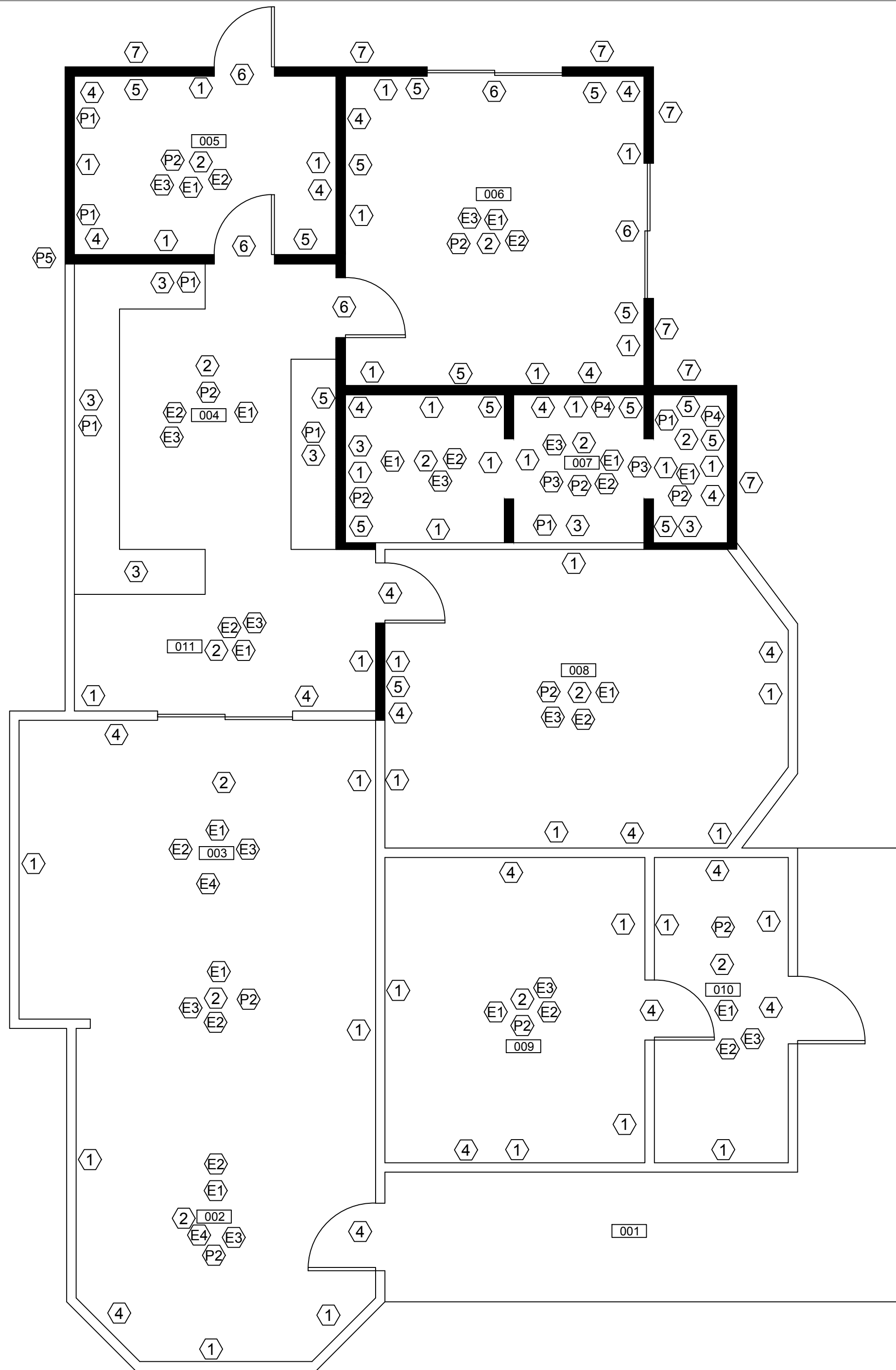
AO DESIGN, LLC,
DESIGN DRAWINGS AND SPECS
AS INSTRUMENTS OF SERVICE
ARE HEREBY RELEASED TO THE
EXCLUSIVE PROPERTY OF THE
DESIGNER WHETHER THE
PROJECT FOR WHICH THEY
ARE DESIGNED SHALL BE
OR NOT AND SHALL BE
RETURNED TO HIM/ HER UPON
THE COMPLETION OF THE
CONSTRUCTION WORK. THEY
ARE NOT TO BE USED BY THE
OWNER ON OTHER PROJECTS
OR EXTENSIONS TO THIS
PROJECT EXCEPT BY
AGREEMENT IN WRITING FROM
THE DESIGNER. ANY
CHANGERS MADE OUTSIDE THE
SCOPE OF WORK AND/OR
ALTER APPROVAL OF THE
CITY WILL BE THE SOLE
RESPONSIBILITY OF THE
CLIENT. ALL M.E.P. IS DESIGNED
AS SCHEMATIC. OWNER IS
RESPONSIBLE FOR HIRING A
M.E.P. ENGINEER IF NEEDED.

PROJECT NO. XXX-XX
DATE: DECEMBER 16, 2020
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

sheet

A0.2

3 of: 16



1 DEMOLITION FLOOR PLAN
Scale: 1/4" = 1'-0"
0 1 5 10
GRAPHIC SCALE

APPLIANCE LEGEND

- 001 FRONT PORCH
- 002 LIVING ROOM
- 003 DINING ROOM
- 004 KITCHEN
- 005 WASHER/ DRYER
- 006 BEDROOM #1
- 007 BATHROOM
- 008 BEDROOM #2
- 009 BEDROOM #3
- 010 CLOSET
- 011 BREAKFAST AREA

GENERAL NOTES

- ALL MATERIAL TO BE DISPOSED OF OR RECYCLED BY CONTRACTOR.
- AFTER DEMOLITION IS COMPLETE, A FINAL INSPECTION OF ALL EXPOSED STRUCTURE AND MATERIALS WILL BE CONDUCTED BY CONTRACTOR FOR ANY UNFORESEEN CIRCUMSTANCES .
- ALL M.E.P. DEMOLITION WILL BE COORDINATED BY THE CONTRACTOR.

CONTRACTOR

- 1 REMOVE ALL CEILING/ WALL GYPSUM BOARD.
- 2 REMOVE EXISTING LAMINATE/ CARPET/ TILE FLOORING
- 3 REMOVE EXISTING UPPER/ LOWER CABINETS AND COUNTER TOPS.
- 4 REMOVE ALL WINDOW/ DOOR TRIM AND BASEBOARDS.
- 5 REMOVE EXISTING SHIPLAPS AND STUDS.
- 6 REMOVE EXISTING WOOD/ GLASS DOOR AND FRAME
- 7 REMOVE EXISTING SIDING

PLUMBER

- P1 REMOVE SINK AND CAP WATER LINES.
- P2 CAP ALL GAS LINES BENEATH FLOOR.
- P3 REMOVE TOILET AND PLUG SEWER LINE.
- P4 REMOVE ENTIRE TUB/ SHOWER UNIT.
- P5 REMOVE WATER HEATER.

MECHANICAL

- M1 VERIFY WITH OWNER OF DISCONNECTS AND INSTALLS

ELECTRICAL

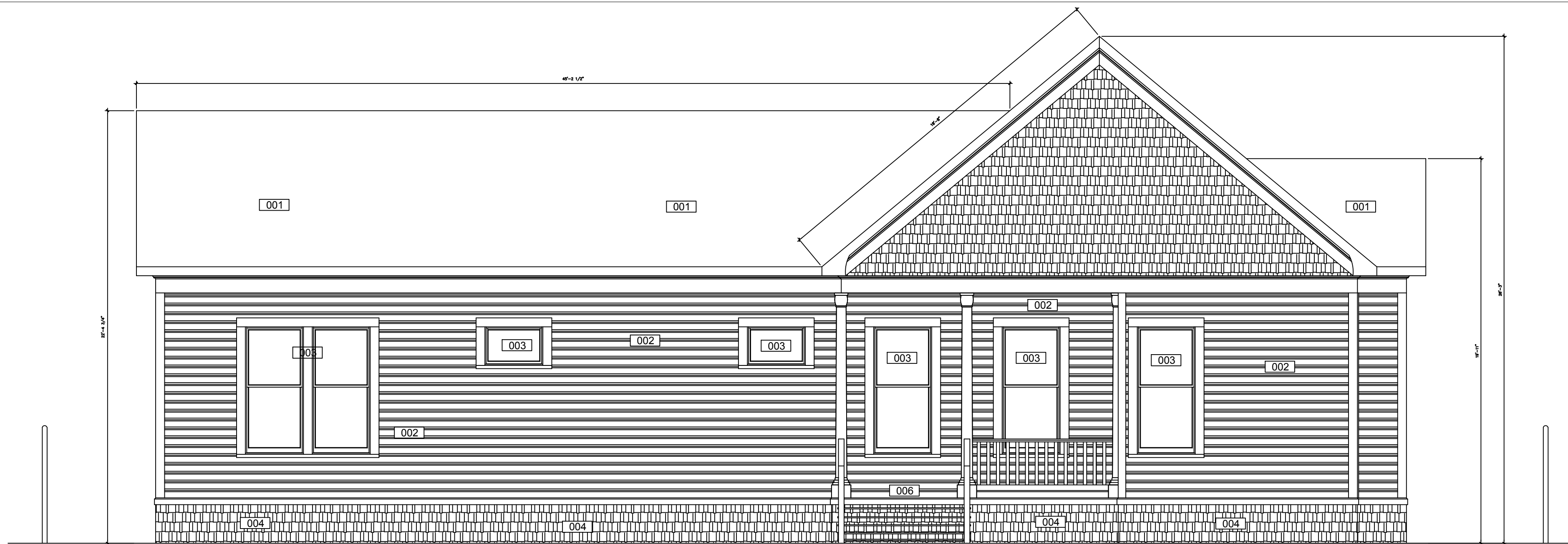
- E1 REMOVE ALL CEILING LIGHTS AND FANS.
- E2 REMOVE ALL WALL OUTLETS AND SWITCHES.
- E3 REMOVE ALL ELECTRICAL WIRES.
- E4 REMOVE ALL CHANDELIERS AND STORE PER CLIENT.

WALLS TO BE REMOVED.

SHEET INDEX	
1	A0.0 COVER
2	A0.1 INFORMATION
3	A0.2 SITE PLAN
4	D1.0 DEMOLITION PLAN
5	A1.0 OVERALL PLAN
6	A1.1 FLOOR PLAN
7	A1.2 FLOOR PLAN
8	A2.0 EXTERIOR ELEVATION
9	A2.1 EXTERIOR ELEVATION
10	A3.0 ROOF PLAN
11	A4.0 ROOM/ DOOR/ WINDOW
12	M1.0 MECHANICAL- PLAN
13	E1.0 ELECTRICAL- LIGHTING
14	E1.1 ELECTRICAL- POWER
15	P1.0 PLUMBING- WATER
16	P1.1 PLUMBING- SEWER
17	S1.0 FOUNDATION PLAN
18	S1.1 FOUNDATION DETAILS

AO DESIGN, LLC,
DESIGN DRAWINGS AND SPECS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN EXCLUSIVE PROPERTY OF THE DESIGNER WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS TO BE EXECUTED OR NOT AND SHALL BE RETURNED TO HIM/ HER UPON THE COMPLETION OF THE CONSTRUCTION WORK. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING FROM THE DESIGNER. ANY CHANGERS MADE OUTSIDE THE SCOPE OF WORK AND/ OR AFTER THE APPROVAL OF THE CITY WILL BE THE SOLE RESPONSIBILITY OF THE CLIENT. ALL M.E.P IS DESIGNED AS SCHEMATIC. OWNER IS RESPONSIBLE FOR HIRING A M.E.P ENGINEER IF NEEDED.

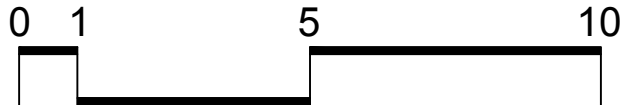
PROJECT NO. XXX-XX
DATE: DECEMBER 16, 2020
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA



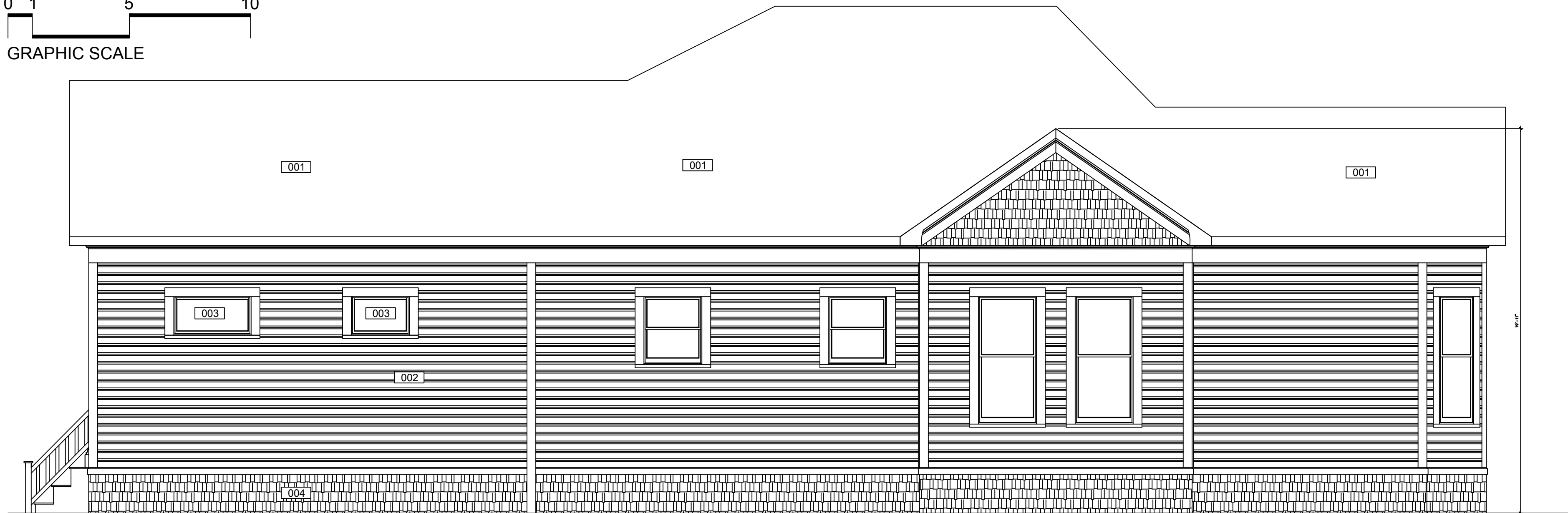
1

SOUTH ELEVATION

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



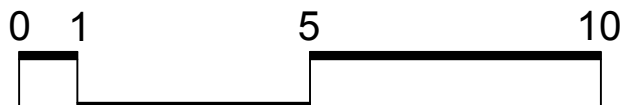
GRAPHIC SCALE



2

EAST ELEVATION

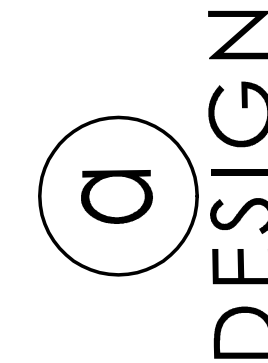
Scale: 1/4" = 1'-0"



GRAPHIC SCALE

LEGEND

001	MATCH EXISTING THREE TAB ASPHALT SHINGLES	005	NEW WOOD GLASS DOOR
002	MATCH EXISTING WOOD SIDING (OPT. D-105)	006	NEW T/G WOOD DECKING AND RAILING
003	NEW WOOD WINDOWS (MATCH EXISTING)		
004	CEDAR SHAKE SKIRTING (MATCH EXISTING)		



AO DESIGN, LLC
ADAN OCHOA
234 GROSVENOR
SAN ANTONIO, TEXAS
T. 210-632-2154
E. aodesign.ochoa@gmail.com

115 CALLAGHAN AVENUE

SHEET INDEX	
1	A0.0 COVER
2	A0.1 INFORMATION
3	A0.2 SITE PLAN
4	D1.0 DEMOLITION PLAN
5	A1.0 OVERALL PLAN
6	A1.1 FLOOR PLAN
7	A1.2 FLOOR PLAN
8	A2.0 EXTERIOR ELEVATION
9	A2.1 EXTERIOR ELEVATION
10	A3.0 ROOF PLAN
11	A4.0 ROOM/ DOOR/ WINDOW
12	M1.0 MECHANICAL- PLAN
13	E1.0 ELECTRICAL- LIGHTING
14	E1.1 ELECTRICAL- POWER
15	P1.0 PLUMBING- WATER
16	P1.1 PLUMBING- SEWER
17	S1.0 FOUNDATION PLAN
18	S1.1 FOUNDATION DETAILS

AO DESIGN, LLC,
DESIGN DRAWINGS AND SPECS
AS INSTRUMENTS OF SERVICE
ARE AND SHALL REMAIN
EXCLUSIVE PROPERTY OF THE
DESIGNER WHETHER THE
PROJECT FOR WHICH THEY
ARE MADE IS TO BE EXECUTED
OR NOT AND SHALL BE
RETURNED TO HIM/ HER UPON
THE COMPLETION OF THE
CONSTRUCTION WORK. THEY
ARE NOT TO BE USED BY THE
OWNER ON OTHER PROJECTS
OR EXTENSIONS TO THIS
PROJECT EXCEPT BY
AGREEMENT IN WRITING FROM
THE DESIGNER. ANY
CHANGERS MADE OUTSIDE THE
SCOPE OF WORK AND/ OR
AFTER THE APPROVAL OF THE
CITY WILL BE THE SOLE
RESPONSIBILITY OF THE
CLIENT. ALL M.E.P. IS DESIGNED
AS SCHEMATIC. OWNER IS
RESPONSIBLE FOR HIRING A
M.E.P ENGINEER IF NEEDED.

PROJECT NO. XXX-XX
DATE: DECEMBER 16, 2020
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

sheet

A2.1

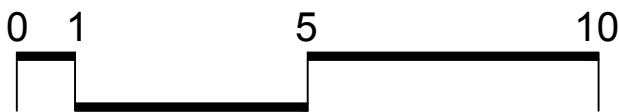
9 of 16

EXTERIOR ELEVATION



1 NORTH ELEVATION

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

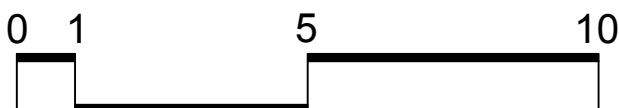


GRAPHIC SCALE



2 WEST ELEVATION

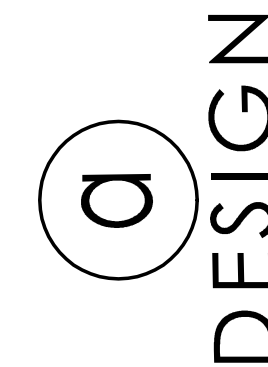
Scale: 1/4" = 1'-0"



GRAPHIC SCALE

LEGEND

001	MATCH EXISTING THREE TAB ASPHALT SHINGLES	005	NEW WOOD GLASS DOOR
002	MATCH EXISTING WOOD SIDING (OPT. D-105)	006	NEW T/G WOOD DECKING AND RAILING
003	NEW WOOD WINDOWS (MATCH EXISTING)		
004	CEDAR SHAKE SKIRTING (MATCH EXISTING)		



AO DESIGN, LLC
ADAN OCHOA
234 GROSVENOR
SAN ANTONIO, TEXAS
T. 210-632-2154
E. aodesign.ochoa@gmail.com

115 CALLAGHAN AVENUE

EXTERIOR ELEVATION

SHEET INDEX	
1	A0.0 COVER
2	A0.1 INFORMATION
3	A0.2 SITE PLAN
4	D1.0 DEMOLITION PLAN
5	A1.0 OVERALL PLAN
6	A1.1 FLOOR PLAN
7	A1.2 FLOOR PLAN
8	A2.0 EXTERIOR ELEVATION
9	A2.1 EXTERIOR ELEVATION
10	A3.0 ROOF PLAN
11	A4.0 ROOM/ DOOR/ WINDOW
12	M1.0 MECHANICAL- PLAN
13	E1.0 ELECTRICAL- LIGHTING
14	E1.1 ELECTRICAL- POWER
15	P1.0 PLUMBING- WATER
16	P1.1 PLUMBING- SEWER
17	S1.0 FOUNDATION PLAN
18	S1.1 FOUNDATION DETAILS

AO DESIGN, LLC,
DESIGN DRAWINGS AND SPECS
AS INSTRUMENTS OF SERVICE
ARE AND SHALL REMAIN
EXCLUSIVE PROPERTY OF THE
DESIGNER WHETHER THE
PROJECT FOR WHICH THEY
ARE MADE IS TO BE EXECUTED
OR NOT AND SHALL BE
RETURNED TO HIM/ HER UPON
THE COMPLETION OF THE
CONSTRUCTION WORK. THEY
ARE NOT TO BE USED BY THE
OWNER ON OTHER PROJECTS
OR EXTENSIONS TO THIS
PROJECT EXCEPT BY
AGREEMENT IN WRITING FROM
THE DESIGNER. ANY
CHANGERS MADE OUTSIDE THE
SCOPE OF WORK AND OR
AFTER THE APPROVAL OF THE
CITY WILL BE THE SOLE
RESPONSIBILITY OF THE
CLIENT. ALL M.E.P IS DESIGNED
AS SCHEMATIC. OWNER IS
RESPONSIBLE FOR HIRING A
M.E.P ENGINEER IF NEEDED.

PROJECT NO. XXX-XX
DATE: DECEMBER 16, 2020
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

sheet

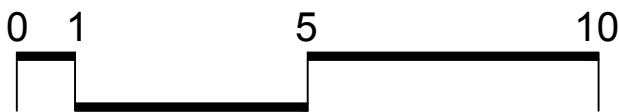
A2.0

8 of 16



1 NORTH ELEVATION

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

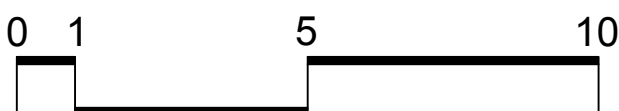


GRAPHIC SCALE



2 WEST ELEVATION

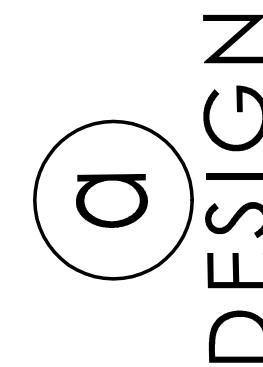
Scale: 1/4" = 1'-0"



GRAPHIC SCALE

LEGEND

- | | | | |
|-----|---|-----|----------------------------------|
| 001 | MATCH EXISTING THREE TAB ASPHALT SHINGLES | 005 | NEW WOOD GLASS DOOR |
| 002 | MATCH EXISTING WOOD SIDING (OPT. D-105) | 006 | NEW T/G WOOD DECKING AND RAILING |
| 003 | NEW WOOD WINDOWS (MATCH EXISTING) | | |
| 004 | CEDAR SHAKE SKIRTING (MATCH EXISTING) | | |



AO DESIGN, LLC
ADAN OCHOA
234 GROSVENOR
SAN ANTONIO, TEXAS
T. 210-632-2154
E. aodesign.ochoa@gmail.com

115 CALLAGHAN AVENUE

EXTERIOR ELEVATION

SHEET INDEX	
1	A0.0 COVER
2	A0.1 INFORMATION
3	A0.2 SITE PLAN
4	D1.0 DEMOLITION PLAN
5	A1.0 OVERALL PLAN
6	A1.1 FLOOR PLAN
7	A1.2 FLOOR PLAN
8	A2.0 EXTERIOR ELEVATION
9	A2.1 EXTERIOR ELEVATION
10	A3.0 ROOF PLAN
11	A4.0 ROOM/ DOOR/ WINDOW
12	M1.0 MECHANICAL- PLAN
13	E1.0 ELECTRICAL- LIGHTING
14	E1.1 ELECTRICAL- POWER
15	P1.0 PLUMBING- WATER
16	P1.1 PLUMBING- SEWER
17	S1.0 FOUNDATION PLAN
18	S1.1 FOUNDATION DETAILS

AO DESIGN, LLC,
DESIGN DRAWINGS AND SPECS
AS INSTRUMENTS OF SERVICE
ARE AND SHALL REMAIN
EXCLUSIVE PROPERTY OF THE
DESIGNER WHETHER THE
PROJECT FOR WHICH THEY
ARE MADE IS TO BE EXECUTED
OR NOT AND SHALL BE
RETURNED TO HIM/ HER UPON
THE COMPLETION OF THE
CONSTRUCTION WORK. THEY
ARE NOT TO BE USED BY THE
OWNER ON OTHER PROJECTS
OR EXTENSIONS TO THIS
PROJECT EXCEPT BY
AGREEMENT IN WRITING FROM
THE DESIGNER. ANY
CHANGERS MADE OUTSIDE THE
SCOPE OF WORK AND OR
AFTER THE APPROVAL OF THE
CITY WILL BE THE SOLE
RESPONSIBILITY OF THE
CLIENT. ALL M.E.P IS DESIGNED
AS SCHEMATIC. OWNER IS
RESPONSIBLE FOR HIRING A
M.E.P ENGINEER IF NEEDED.

PROJECT NO. XXX-XX
DATE: DECEMBER 16, 2020
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

sheet

A2.0

8 of 16



1115 CALLAGHAN AVENUE

SHEET INDEX	
1	A0.0 COVER
2	A0.1 INFORMATION
3	A0.2 SITE PLAN
4	D1.0 DEMOLITION PLAN
5	A1.0 OVERALL PLAN
6	A1.1 FLOOR PLAN
7	A1.2 FLOOR PLAN
8	A2.0 EXTERIOR ELEVATION
9	A2.1 EXTERIOR ELEVATION
10	A3.0 ROOF PLAN
11	A4.0 ROOM/ DOOR/ WINDOW
12	M1.0 MECHANICAL- PLAN
13	E1.0 ELECTRICAL- LIGHTING
14	E1.1 ELECTRICAL- POWER
15	P1.0 PLUMBING- WATER
16	P1.1 PLUMBING- SEWER
17	S1.0 FOUNDATION PLAN
18	S1.1 FOUNDATION DETAILS

AO DESIGN, LLC,
DESIGN DRAWINGS AND SPECS
AS INSTRUMENTS OF SERVICE
AND SHALL REMAIN THE
EXCLUSIVE PROPERTY OF THE
DESIGNER. WHETHER THE
PROJECT FOR WHICH THEY
ARE TO BE EXECUTED OR
NOT AND SHALL BE
RETURNED TO HIM/ HER UPON
THE COMPLETION OF THE
CONSTRUCTION WORK. THEY
SHALL NOT BE USED BY THE
OWNER ON OTHER PROJECTS
OR EXTENSIONS TO THIS
PROJECT EXCEPT BY THE
DESIGNER'S WRITING FROM
THE DESIGNER. ANY
CHANGES MADE OUTSIDE THE
SCOPE OF WORK AND/OR
AFTER THE APPROVAL OF THE
OWNER WILL BE THE SOLE
RESPONSIBILITY OF THE
CLIENT. ALL M.E.P. IS DESIGNED
AS SCHEMATIC, OWNER IS
RESPONSIBLE FOR HIRING A
M.E.P. ENGINEER IF NEEDED.

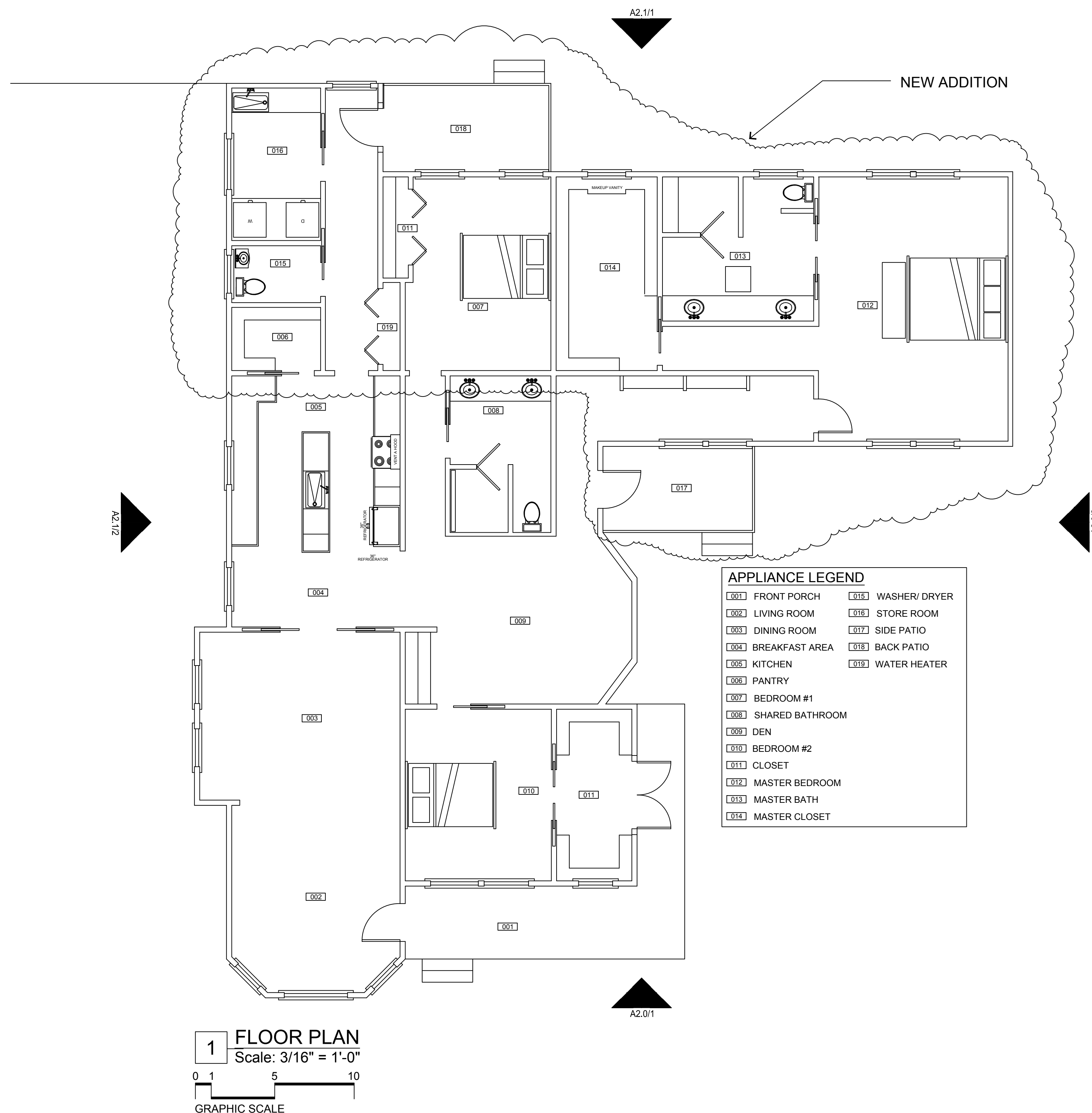
PROJECT NO. XXX-XX
DATE: DECEMBER 16, 2020
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

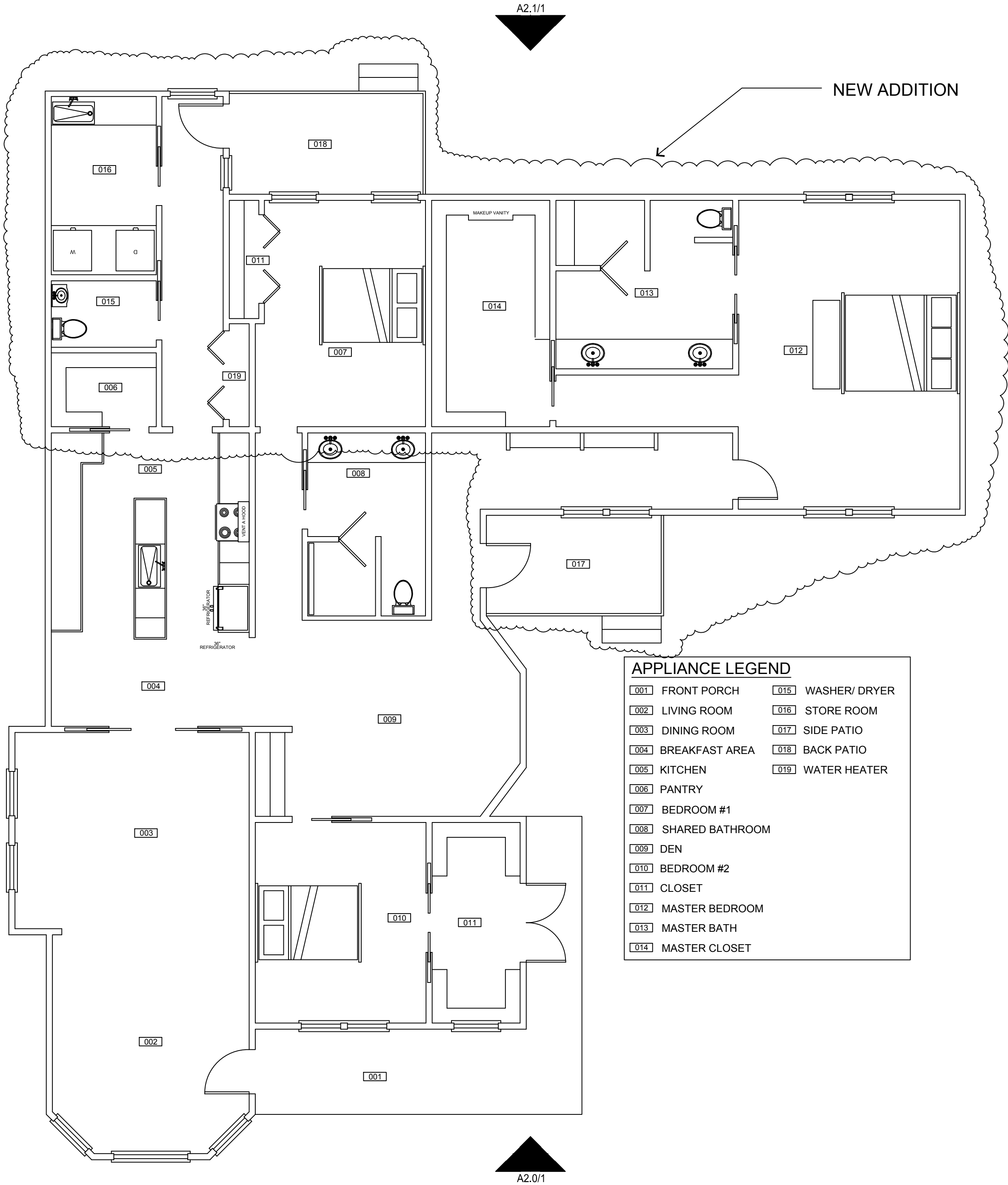
sheet

A1.0

5 of: 16

OVERALL PLAN





1 FLOOR PLAN
Scale: 3/16" = 1'-0"
0 1 5 10
GRAPHIC SCALE

APPLIANCE LEGEND

- | | |
|---------------------|-------------------|
| 001 FRONT PORCH | 015 WASHER/ DRYER |
| 002 LIVING ROOM | 016 STORE ROOM |
| 003 DINING ROOM | 017 SIDE PATIO |
| 004 BREAKFAST AREA | 018 BACK PATIO |
| 005 KITCHEN | 019 WATER HEATER |
| 006 PANTRY | |
| 007 BEDROOM #1 | |
| 008 SHARED BATHROOM | |
| 009 DEN | |
| 010 BEDROOM #2 | |
| 011 CLOSET | |
| 012 MASTER BEDROOM | |
| 013 MASTER BATH | |
| 014 MASTER CLOSET | |

SHEET INDEX	
1	A0.0 COVER
2	A0.1 INFORMATION
3	A0.2 SITE PLAN
4	D1.0 DEMOLITION PLAN
5	A1.0 OVERALL PLAN
6	A1.1 FLOOR PLAN
7	A1.2 FLOOR PLAN
8	A2.0 EXTERIOR ELEVATION
9	A2.1 EXTERIOR ELEVATION
10	A3.0 ROOF PLAN
11	A4.0 ROOM/ DOOR/ WINDOW
12	M1.0 MECHANICAL- PLAN
13	E1.0 ELECTRICAL- LIGHTING
14	E1.1 ELECTRICAL- POWER
15	P1.0 PLUMBING- WATER
16	P1.1 PLUMBING- SEWER
17	S1.0 FOUNDATION PLAN
18	S1.1 FOUNDATION DETAILS

AO DESIGN, LLC,
DESIGN DRAWINGS AND SPECS
AS INSTRUMENTS OF SERVICE
ARE AND SHALL REMAIN
EXCLUSIVE PROPERTY OF THE
DESIGNER WHETHER THE
PROJECT FOR WHICH THEY
ARE MADE IS TO BE EXECUTED
OR NOT AND SHALL BE
RETURNED TO HIM/ HER UPON
THE COMPLETION OF THE
CONSTRUCTION WORK. THEY
ARE NOT TO BE USED BY THE
OWNER ON OTHER PROJECTS
OR EXTENSIONS TO THIS
PROJECT EXCEPT BY
AGREEMENT IN WRITING FROM
THE DESIGNER. ANY
CHANGERS MADE OUTSIDE THE
SCOPE OF WORK AND/ OR
AFTER THE APPROVAL OF THE
CITY WILL BE THE SOLE
RESPONSIBILITY OF THE
CLIENT. ALL M.E.P. IS DESIGNED
AS SCHEMATIC. OWNER IS
RESPONSIBLE FOR HIRING A
M.E.P. ENGINEER IF NEEDED.

PROJECT NO. XXX-XX
DATE: DECEMBER 16, 2020
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

Description of Scope of Work

Client is requesting to have their 1910 Queen Ann residential home located in the LaVaca District be remodeled and include an addition. Their existing residence has a current square footage of 1,639, they are wishing to remove existing interior walls and would like to add an additional 1,066 square feet. The addition will include: a master bathroom, master closet, master bedroom, expand their current kitchen, and add an additional half bath and mud room. The existing residence will have foundation work to it, to include leveling and replacing cedar post with concrete post. The client would like to repair and rotten siding by matching the existing wood siding, but if they find that it is not available and/or are unable to purchase a custom made siding, then they would like to install the option wood siding D-105. This new siding would also be used on the new addition. All old siding being removed for new addition will be reused for patching of the existing home. The existing shingle roof will be removed and installed with new shingles (color undetermined). The new roof will match the three tab asphalt shingles. Repair all wood windows with new glass, re-glazing, new ropes (fix any rotten wood). All new windows will be matching the existing one over one wood windows and all window/ door trim will be that of 1x6. The client would like to add a side and back entrance to include a small wood tongue and groove patio deck, all railings would match the existing. Repair existing front porch deck and matching any repairs. Repair any rotten skirting, the new skirting would also consist of cedar shake shingles to match the existing skirting. The new addition would be identified by placement of a 1x4 to cover the joint between the old and new. All gables will match that of the existing to include the cedar shaker siding. All new plumbing, electrical and add an additional ac unit. Install new insulation in walls and ceiling. Demolish partial walls as indicated in the plans.

The client would like to "Thank You" for your time and consideration on their project.

Specification of Materials



1.

Wood Siding, Style Unknown, Resembles D-105



2.

1x4 D Grade Center Floor Match



3.

1x6x12 -Grade 105 Siding (Option for Siding)



4.

3 Tab Asphalt Shingles (color unknown)



5.

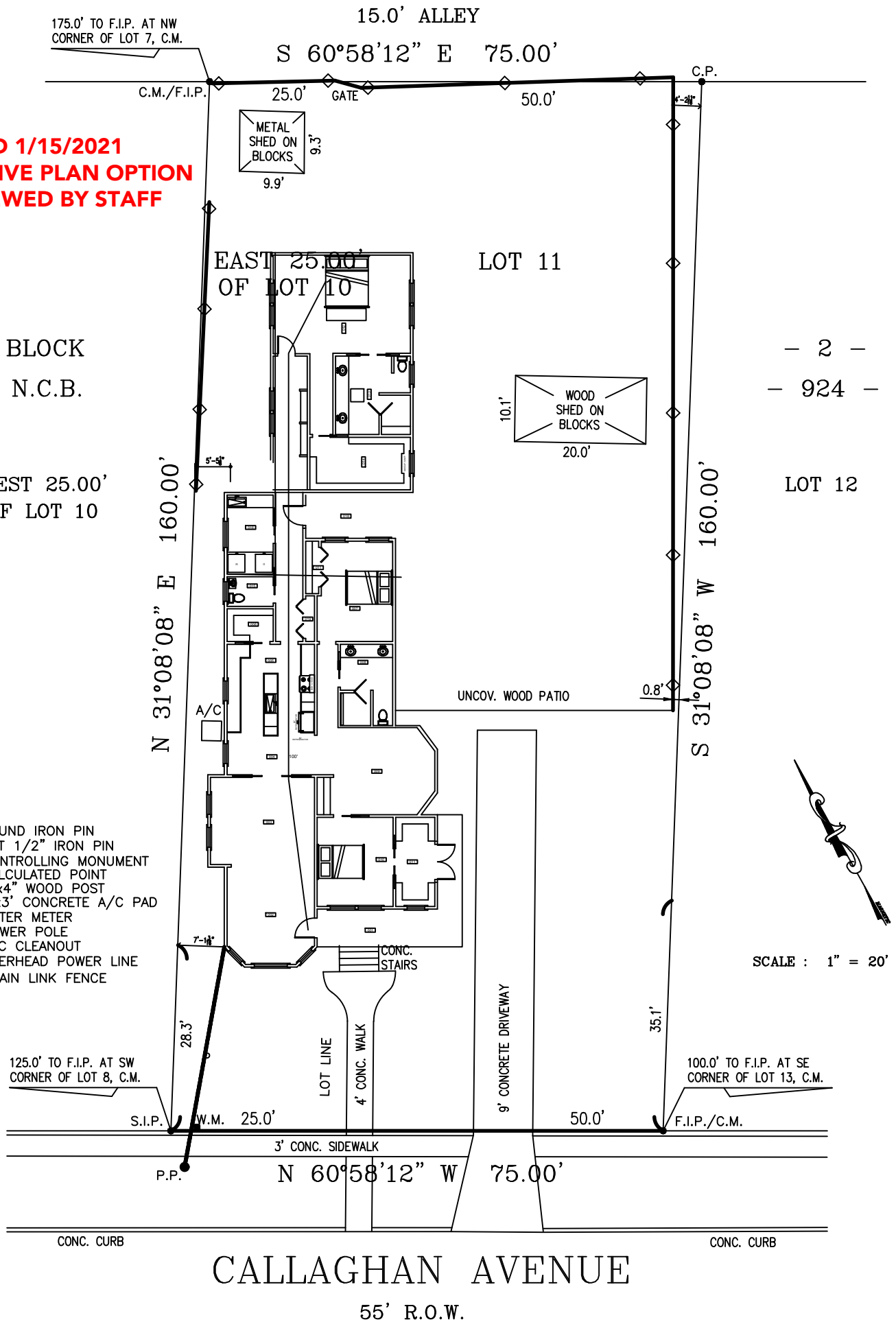
Cedar Shake Shingles



6.

Match existing railing and balusters

**SUBMITTED 1/15/2021
ALTERNATIVE PLAN OPTION
NOT REVIEWED BY STAFF**



LEGEND

- F.I.P. : FOUND IRON PIN
- S.I.P. : SET 1/2" IRON PIN
- C.M. : CONTROLLING MONUMENT
- C.P. : CALCULATED POINT
- F.P. : 4"x4" WOOD POST
- A/C : 3'x3' CONCRETE A/C PAD
- W.M. : WATER METER
- P.P. : POWER POLE
- P.C. : PVC CLEANOUT
- P- : OVERHEAD POWER LINE
- ◇ : CHAIN LINK FENCE

175.0' TO F.I.P. AT NW
CORNER OF LOT 7, C.M.

15.0' ALLEY

S 60°58'12" E 75.00'

**SUBMITTED 1/15/2021
ALTERNATIVE PLAN OPTION
NOT REVIEWED BY STAFF**

C.M./F.I.P.

25.0'

GATE

50.0'

C.P.

METAL
SHED ON
BLOCKS
9.3'
9.9'

EAST 25.00'
OF LOT 10

LOT 11

BLOCK
N.C.B.

- 2 -
- 924 -

WEST 25.00'
OF LOT 10

N 31°08'08" E 160.00'

S 31°08'08" W 160.00'

LOT 12

LEGEND

F.I.P. : FOUND IRON PIN
S.I.P. : SET 1/2" IRON PIN
C.M. : CONTROLLING MONUMENT
C.P. : CALCULATED POINT
F.P. : 4"x4" WOOD POST
A/C : 3'x3' CONCRETE A/C PAD
W.M. : WATER METER
P.P. : POWER POLE
P.C. : PVC CLEANOUT
—P— : OVERHEAD POWER LINE
—◇— : CHAIN LINK FENCE



SCALE : 1" = 20'

125.0' TO F.I.P. AT SW
CORNER OF LOT 8, C.M.

S.I.P.

W.M.

25.0'

P.P.

N 60°58'12" W 75.00'

3' CONC. SIDEWALK

LOT LINE

4' CONC. WALK

CONC.
STAIRS

9' CONCRETE DRIVEWAY

50.0'

35.1'

100.0' TO F.I.P. AT SE
CORNER OF LOT 13, C.M.

F.I.P./C.M.

CONC. CURB

CONC. CURB

CALLAGHAN AVENUE

55' R.O.W.



1922 HOWARD
EXAMPLE PROJECT: BEFORE





**1922 HOWARD
EXAMPLE PROJECT: AFTER**