

HISTORIC AND DESIGN REVIEW COMMISSION

December 05, 2018

HDRC CASE NO: 2018-572
ADDRESS: 122 W AGARITA AVE
LEGAL DESCRIPTION: NCB 1768 BLK 3 LOT 4 & W 25 FT OF 5
ZONING: R-4 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Robert Murray, AIA/Shawn Kaarlson & Associates - Architects
OWNER: Mark and Jeffrey Wade
TYPE OF WORK: Exterior modifications to rear accessory structure
APPLICATION RECEIVED: November 14, 2018
60-DAY REVIEW: January 13, 2018
REQUEST:

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

1. Construct an addition to the front of an existing rear accessory structure.
2. Install two new single width overhead garage doors on the front of the rear accessory structure.
3. Enclose two existing openings on the alley-facing (south) façade of the rear accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- Screens and shutters*—Preserve historic window screens and shutters.
- 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.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

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 facade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

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

B. INAPPROPRIATE MATERIALS

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

C. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

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

FINDINGS:

- a. The primary structure located at 122 W Agarita is a 1-story residential structure constructed in 1923 in the Craftsman style with Classical Revival influences. The structure was designed by architect C.B. Schoepl. The home features a brick façade, simple Doric porch columns with a smooth finish flanking the front door, exposed rafter tails with rounded edges, and a barrel tile roof. The structure is contributing to the Monte Vista Historic District. The property also contains a rear accessory structure constructed in 1923. The structure features a brick façade and fenestration detailing that matches the primary structure. The structure is also contributing to the Monte Vista Historic District.
- b. FRONT ADDITION – The applicant has proposed to install a front addition to the existing rear accessory structure. The addition will add approximately 4 feet in depth to a portion of the front façade. The addition will be constructed of wood frame clad in beveled teardrop wood siding and will feature a low-sloping shed roof with barrel tile and gutter detailing to match the primary structure. Two wooden garage doors will be installed on the front façade. Staff finds the proposal appropriate given the location of the rear accessory structure and the architectural detailing.
- c. GARAGE DOOR REPLACEMENT – The applicant has proposed to install two new wooden overhead garage doors to replace the existing. The proposed doors are single width and will feature four rectangular lites. Staff finds the proposed doors appropriate.
- d. FENESTRATION MODIFICATIONS – The applicant has proposed to infill two existing square openings within the masonry of the rear accessory structure. The openings face south towards the alley and are currently infilled with horizontal plywood planks. The openings feature a brick course sill and appear to be original to the structure. According to the Historic Design Guidelines, existing openings should be preserved. Due to the non-original nature of the plywood, staff finds that the openings may be infilled with brick if the method is reversible and clearly demarcates the original opening configuration.

RECOMMENDATION:

Item 1, Staff recommends approval of the front addition based on finding b.

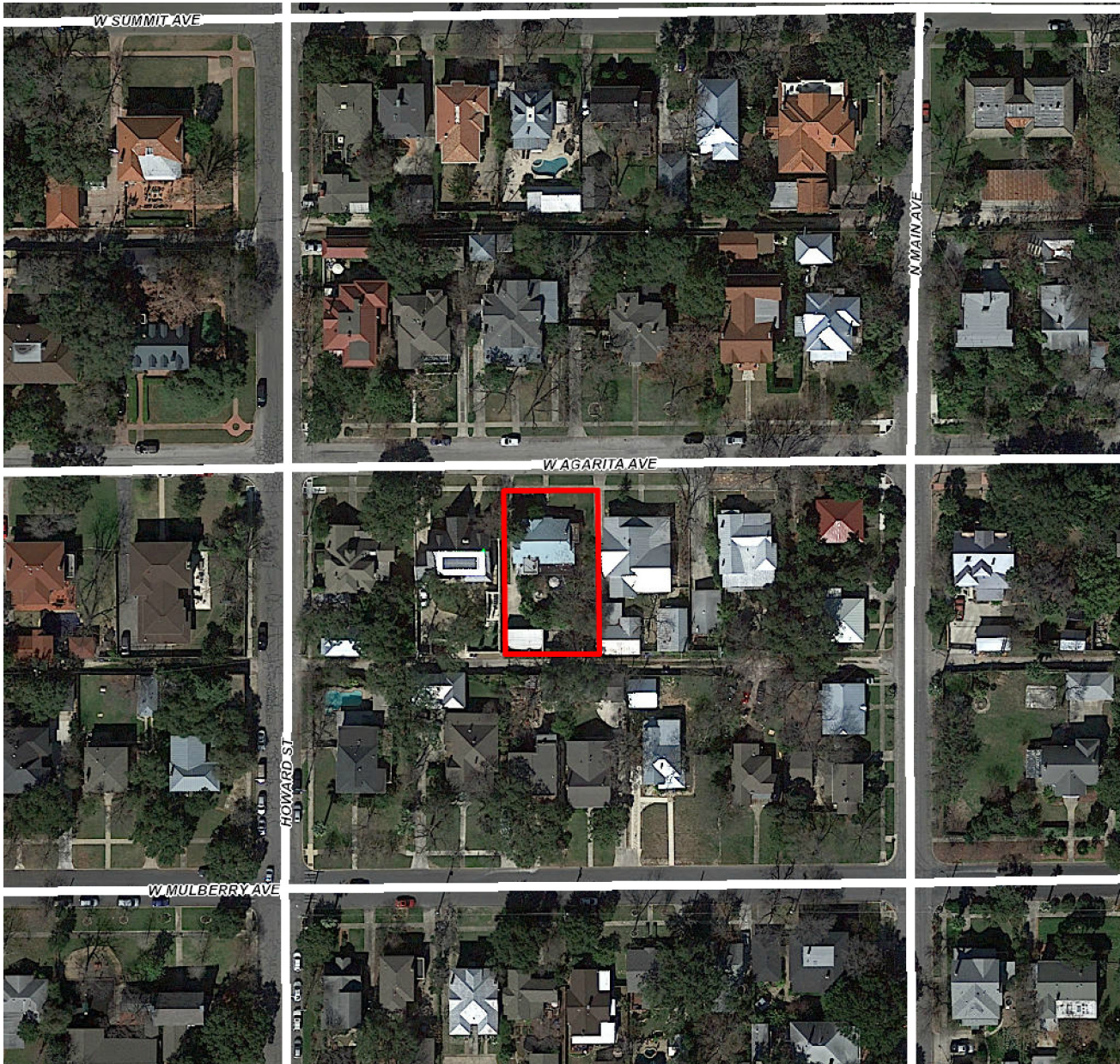
Item 2, Staff recommends the approval of the garage door replacement based on finding c.

Item 3, Staff recommends approval of the fenestration modifications based on finding d with the following stipulation:

- a. That the openings be infilled in a manner that is reversible and demarcates the original opening size and configuration as noted in finding d. The applicant is required to submit updated elevations and installation details to staff that reflect this stipulation for review and approval prior to receiving a Certificate of Appropriateness.

CASE MANAGER:

Stephanie Phillips




Flex Viewer

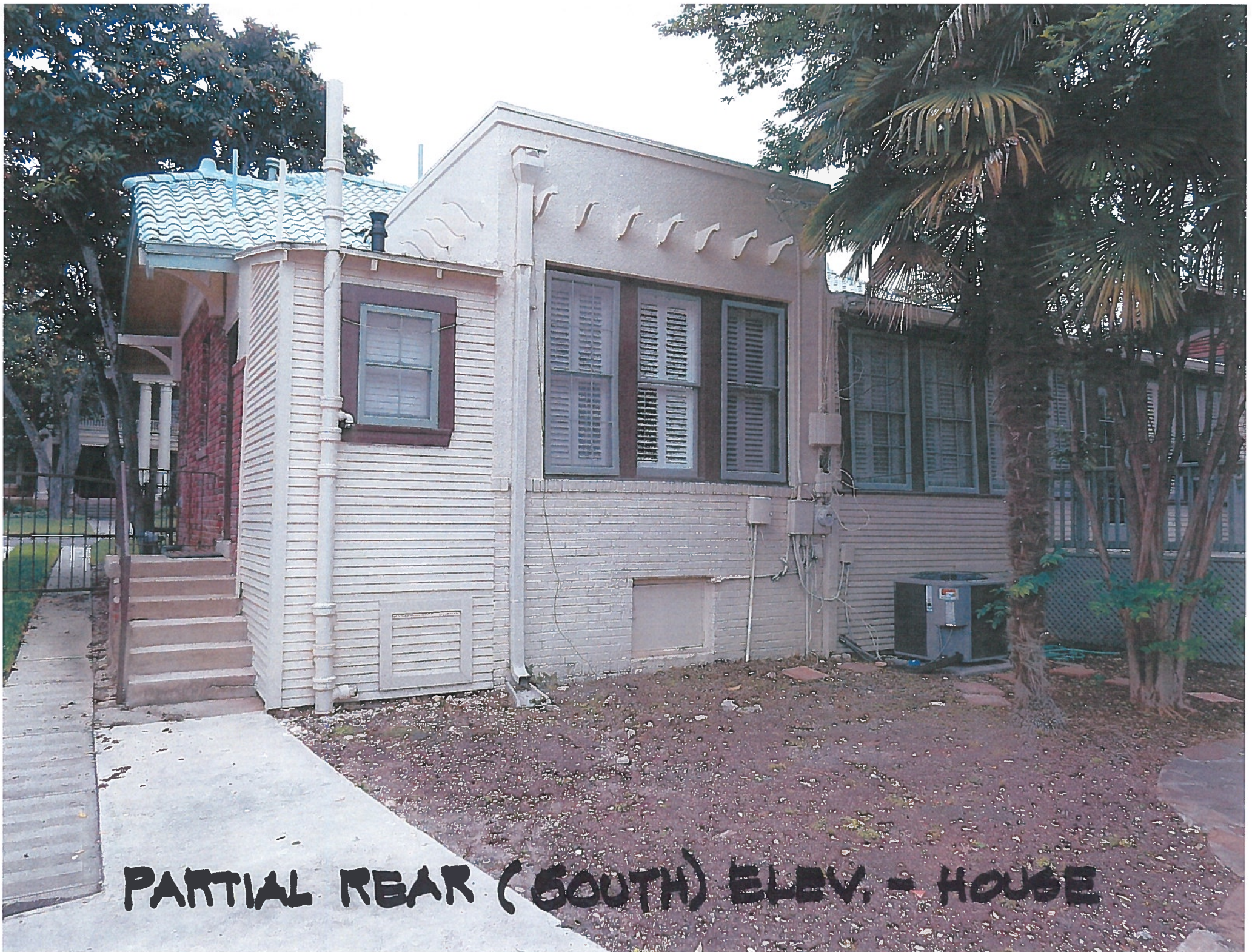
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Printed: Nov 20, 2018

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FRONT (NORTH) ELEVATION



PARTIAL REAR (SOUTH) ELEV. - HOUSE



west e

GARAGE



NORTH WALL - GARAGE



EAST ELEV. - WORKRM / GARAGE



SOUTH & EAST SIDES - GARAGE



WEST + SOUTH SIDES - GARAGE



SCUPPER - DOWNSPOUT



DETAIL FOR PAINT TO MATCH



NORTH ELEVATION: GARAGE

Shawn Kaarlsen & Associates, Inc.



In Association With

Robert C. Murray AIA

13438 BANDERA ROAD, SUITE 202

HELOTES, TEXAS 78023

P: 210.695.5716

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Description of Work

122 W. Agarita Ave.

San Antonio, TX 78212

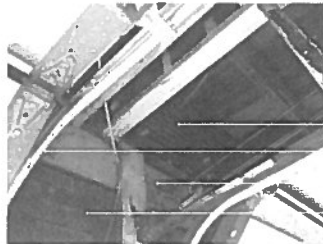
Work consists of the renovation of an existing 2-car garage with workroom to include:

1. The addition of a 4' deep wood frame/ beveled teardrop wood siding extension to the front (North) side with two (2) new painted wood sectional overhead doors
2. Repair and painting of three (3) existing wood frame windows and two (2) existing wood doors and frames
3. Replacement of two (2) existing plywood window infills with new face brick at the South (alley) elevation, to match as closely as possible
4. Repair/replacement of existing roof drain scuppers and down spouts
5. Stabilization and repair of existing storage wall and roof framing
6. Repairs and new rough-in plumbing at workroom for future improvements
7. Installation of a new concrete trench drain with galvanized metal grating across the front (North) side of the garage
8. All paint colors to match the existing residence trim and new beveled wood teardrop siding to match siding at the house



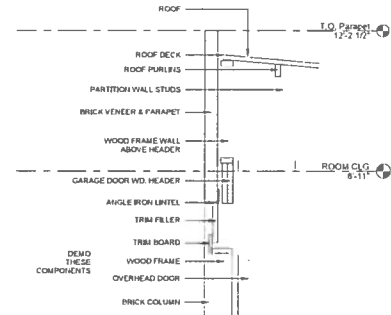
REMOVE & REPLACE ANGLE IRON LINTEL
REF. STRUCTURAL ENGINEER
REMOVE WOOD HEADER & TRIM
REMOVE GARAGE DOOR & RAILS
REMOVE BRICK COLUMN

1 PHOTO - HEADER EXTERIOR

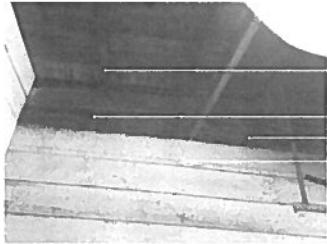


EXTERIOR BRICK ABOVE HEADER
EXISTING RAIS
WOOD HEADER
BRICK COLUMN

2 PHOTO - HEADER INTERIOR



3 EXIST. DETAIL - GARAGE DOOR HEADER
3/4" = 1'-0"



EXISTING 2x4 ROOF PURLINS
EXISTING 2x4 WALL STUDS
EXISTING BRICK VENEER
EXISTING 1x6 SIDING

4 PHOTO - INTERIOR WEST ROOF/WALL



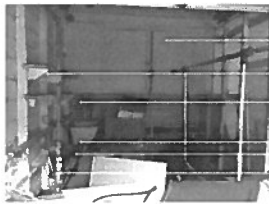
WALL CABINETS
1x6 SIDING
2x4 OPEN STUD PARTITION

5 PHOTO - INTERIOR GARAGE PARTITION



BRICK CHIMNEY
PLUMBING SUPPLY
SINK

6 PHOTO - SINK & CHIMNEY
3/4" = 1'-0"



REAR WALL CABINETS
WORK ROOM WALL PARTITION
BRICK CHIMNEY
SINK & DRAIN PIPING
PLUMBING VENT & DRAIN

7 PHOTO - REAR WALL INTERIOR
1" = 1'-0"



SUBFLOOR
2x8 FLOOR JOISTS
SUBGRADE
PLUMBING DRAIN
PLUMBING SUPPLY

8 PHOTO - UNDERFLOOR
1" = 1'-0"

122 W. AGARITA
SAN ANTONIO, TEXAS
78212

ADDITION TO
WADE GARAGE

Sherrill Architects and Associates
11115 Sherrill Way, Suite 201
Houston, TX 77042
Phone: 281-485-0716
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Email: SAA@sherrill.com

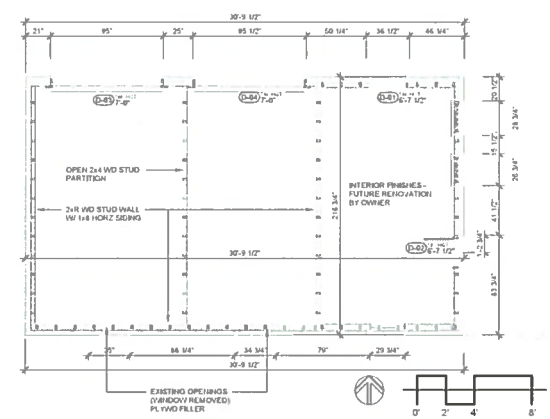
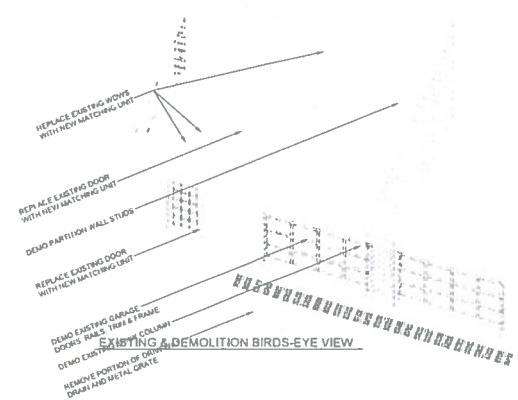
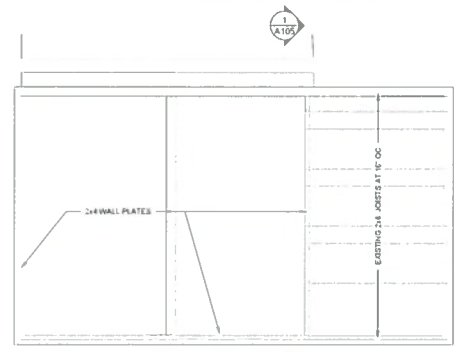
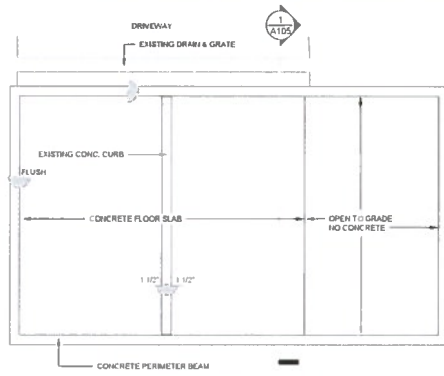


Project No.	1500072	
Drawn	GB	
Checked	RM	
Date	NOV. 8, 2018	
No.	Description	Date

CONTRACTOR BID SET
NOT FOR PERMIT
OR CONSTRUCTION

A103
EXISTING
CONDITION
PHOTOS

11/08/2018 4:18:13 PM



INTERIM REVIEW DOCUMENTS
 PREPARED BY ARCHITECTURAL SERVICES, INC.
 11105 SHILOH RD., SUITE 201
 HOUSTON, TEXAS 77036
 P.O. BOX 14015
 HOUSTON, TEXAS 77241
 TEL: 281.465.1234
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 WWW.ASVCORP.COM

122 W. AGARITA
 SAN ANTONIO, TEXAS
 78212

ADDITION TO WADE GARAGE

Shawn R. Anderson and Associates
 Robert L. Wagner, AIA
 Architectural & Construction Services
 11105 Shiloh Rd., Suite 201
 Houston, TX 77036
 P.O. Box 14015
 Houston, TX 77241
 Phone: 281.465.1234
 Fax: 281.465.1235
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Project No.	1909072	
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CONTRACTOR BID SET
 NOT FOR PERMIT
 OR CONSTRUCTION

A102
 EXISTING
 CONDITIONS

GENERAL NOTES -

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO DEMOLITION
- PROVIDE PROPER DUMPS AND DUST BARRIERS DURING CONSTRUCTION TO MINIMIZE AREAS NOT INCLUDED IN EXPANSION FROM CONSTRUCTION ZONE
- NOTIFY OWNER 7-10 DAYS IN ADVANCE OF ANY DISCONNECTION OF UTILITY SERVICES PRIOR TO PROCEEDING
- CONTRACTOR TO COORDINATE ALL WORK WITH OWNER AS TO MINIMIZE INTERFERENCE WITH NORMAL HOUSEHOLD OCCUPANCY
- BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL THE CONDITIONS AND INFORMATION PRESENTED IN THE PLANS. CONTRACTOR SHALL NOTIFY THE OWNER AND THE ARCHITECT IF ANY FIELD CONDITIONS REQUIRE MODIFICATIONS OR ALTERATIONS TO THE PLANS
- ALL WORK SHALL CONFORM TO I.R.C. 2018 EDITION AND TO ALL CITY OF SAN ANTONIO TEXAS CODES AND AMENDMENTS
- VERIFY SIZES OF OWNER FURNISHED EQUIPMENT WITH OWNER
- BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE SITE AND BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXCHANGE OF COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED IN THE DRAWINGS. DIFFERENCES WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK
- COOPERATE FULLY WITH SEPARATE CONTRACTORS SO WORK ON THOSE DIVISIONS MAY BE CARRIED OUT SMOOTHLY WITHOUT INTERFERING WITH OR DELAYING WORK UNDER THIS CONTRACT
- PREPARATION COORDINATE MATERIALS AND THEIR INSTALLATION SO EACH ITEM IS COMPLETELY INTEGRATED AND BLENDED WITH RELATED WORK
- THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, TRANSPORTATION, APPARATUS, LIGHT, ENERGY, SCAFFOLDING AND TOOL NECESSARY FOR THE ENTIRE PROPER EXECUTION AND THE COMPLETION OF THE WORK. HE SHALL INSTALL, MAINTAIN AND REMOVE ALL EQUIPMENT OF THE CONSTRUCTION AND OTHER UTILITIES OR THINGS AND BE RESPONSIBLE FOR THE PROPER AND LAWFUL MAINTENANCE AND USE OF SAME. CONTRACTOR IN THE BEST AND MOST WORKMANLIKE MANNER THE COMPLETE PROJECT AND EVERYTHING PROPERLY INCIDENTAL THERE TO AS SHOWN ON THE DRAWINGS STATED BY ACCORDANCE WITH THE CONTRACT DOCUMENTS. THIS CONTRACT INCLUDES ELECTRICAL WORK
- COVER AND PROTECT FINISHED WORK AGAINST DAMAGE BY WORKMEN, EQUIPMENT, ETC. DURING THE WORK. WHEREVER CONCRETE, PAINT, CEILING, EQUIPMENT, ETC. ARE HOISTED OR CARRIED INTO THE JOB, THE STUCCO WALLS ETC. ADJACENT TO THE HOISTING MUST BE COVERED WITH A HEAVY LAYER OF BUILDING PAPER. AND THE FLOORS AND STEPS ON ANY OF THE MATERIAL IS CARRIED MUST BE WALL COVERED TO PROTECT ALL THE WORK AGAINST DAMAGE. WHERE CUTTING OR PATCHING IS DONE IN THE VICINITY OF FINISHED FLOORS, NEW OR EXISTING, PROTECT THE FLOOR WITH A LAYER OF REINFORCED BUILDING PAPER, WELL LAPPED AND TAPED. LAD ON THE FLOOR AND COVERED WITH WALLBOARD OR SIMILAR PROTECTIVE SHEET THROUGHOUT THE WORK. IN NO CASE SHALL DIRT, GROUT, ETC. BE SHOWN INTO THE FLOOR FINISH OR COVERING.
- REMOVE AND RELOCATE ANY EXISTING THERMOSTATS, SWITCHES, PLUGS, ETC. TO ALLOW FOR NEW WALL AND FUTURE INSTALLATION
- GENERAL CONTRACTOR SHALL VERIFY ELECTRICAL SERVICE VOLTAGES PRIOR TO ORDERING ELECTRICAL OR LIGHTING FIXTURES
- ELECTRICAL PANELS ARE TO BE LABELED COMPLETELY WITH ROOM NAMES
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO OTHER EXISTING ROOMS CAUSED BY HIS WORK ON THIS PROJECT AND SHALL QUICKLY REPAIR ALL DAMAGED AREAS
- IF AN ADDITIONAL REPAIR IS REQUESTED BY THE OWNER, THE ARCHITECT SHALL ISSUE AN APPROPRIATE CHANGE ORDER REQUEST WHICH THE GENERAL CONTRACTOR SHALL PRICE OUT ACCORDINGLY
- GENERAL CONTRACTOR SHALL COVER NO WORK UNITS, REQUIRED INSPECTIONS HAVE BEEN MADE
- CONTRACTOR SHALL PROVIDE A SCHEDULE FOR THE COMPLETION OF WORK WITH HIS BID. WORK SHALL BE ACCOMPLISHED DURING NORMAL DAYLIGHT HOURS AND ONLY ON WEEKDAYS WITH THE OWNER'S APPROVAL
- THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS OR TO ACCEPT ANY BID OR ALTERNATE CONSIDERED ADVANTAGEOUS
- ATTENTION IS CALLED TO THE FACT THAT THE BIDDER BY SIGNING THE PROPOSAL, DEFINITELY STATES THAT HE HAS THE FINANCIAL ABILITY, EXPERIENCE, AND FACILITIES TO CARRY THE WORK THROUGH ITS SEVERAL STAGES TO COMPLETION
- TIME OF COMPLETION: EACH BIDDER SHALL INDICATE ON HIS BID THE NUMBER OF CALENDAR DAYS HE WILL REQUIRE TO COMPLETE THE ENTIRE WORK UNDER THIS CONTRACT
- THE CONTRACTOR SHALL PAY ALL TAXES AND INSURANCE REQUIRED BY STATE AND FEDERAL LAWS, INCLUDING LOCAL SALES TAX
- CERTIFICATES OF INSURANCE: PRIOR TO EXECUTION OF THE CONTRACT, THE SUCCESSFUL BIDDER WILL BE REQUIRED TO FURNISH THE OWNER IN SUCH FORM AS THE OWNER MAY PRESCRIBE OR APPROVE
- CERTIFICATE OF INSURANCE: PROVIDING THAT WRITTEN NOTICE MUST BE FURNISHED TO THE OWNER FIFTEEN (15) DAYS PRIOR TO ANY CANCELLATION OF THE INSURANCE COVERAGE REQUIRED
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, CONTRACTORS AND THEIR AGENTS AND EMPLOYEES AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER A CONTRACT WITH THE GENERAL CONTRACTOR
- GENERAL CONTRACTOR, SUB-CONTRACTORS, SUPPLIERS AND MANUFACTURERS ARE TO CERTIFY THAT ALL MATERIALS AND PRODUCTS USED IN THE CONSTRUCTION OF THIS PROJECT DO NOT CONTAIN ASBESTOS IN ANY AMOUNT IN ACCORDANCE WITH THE 1975 TOXIC SUBSTANCE CONTROL ACT
- UNLESS SPECIFIED TO THE CONTRARY ALL MATERIALS OF THE CONSTRUCTION SHALL BE NEW AND OF THE BEST OF THE KINDS AND GRADES SPECIFIED AND ALL WORKMANSHIP SHALL BE UP TO THE BEST RECOGNIZED STANDARDS KNOWN TO THE VARIOUS TRADES
- METHODS OF CRATING, TRANSPORTATION AND HANDLING OF MATERIALS AND EQUIPMENT ON AND OFF THE SITE SHALL BE SUCH AS TO ASSURE THEIR ULTIMATE INSTALLATION IN UNDAMAGED AND PERFECT WORKING CONDITIONS
- DEBRIS, SCRAP, CRATING, EXCELSON AND OTHER TRASH SHALL BE REMOVED FROM THE SITE DAILY TO MAINTAIN A CLEAN UNOBSTRUCTED WORK AREA
- FINAL CLEANING: PROVIDE FINAL CLEANING, CONDUCT CLEANING AND WASTE REMOVAL OPERATIONS TO COMPLY WITH LOCAL LAWS AND ORDINANCES AND FEDERAL AND LOCAL ENVIRONMENTAL AND AIR POLLUTION REGULATIONS
 - CLEAN EXPOSED EXTERIOR AND INTERIOR HARD-SURFACED FINISHES TO A DIRT-FREE CONDITION FREE OF STAINS
 - REMOVE DEBRIS AND WASTE FROM LIMITED ACCESS SPACES
 - SWEEP CONCRETE FLOORS BROOM CLEAN IN OCCUPIED SPACES
 - VACUUM CARPET AND SHAGGY SOFT SURFACES, SHAMPPOO FIBER SOLE OR STAIRS (REPAIR)
 - CLEAN TRANSPARENT MATERIALS INCLUDING MIRRORS AND GLASS, REMOVE GLASSHO COMPOUNDS AND OTHER NOTICEABLE VISION OBSTRUCTING MATERIALS, REPLACE CHIPPED OR BROKEN TRANSPARENT MATERIALS, POLISH MIRRORS AND GLASS
 - REMOVE LABELS THAT ARE NOT PERMANENT
 - TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED, EXPOSED FINISHES AND SURFACES, REPLACE FINISHES AND SURFACES THAT CANNOT BE SATISFACTORILY REPAIRED OR RESTORED
 - CLEAN FINISHING TEXTURES TO A SATISFACTORY CONDITION FREE OF STAINS
 - REPLACE DISPOSABLE AIR FILTERS AND CLEAN PERMANENT AIR FILTERS
 - CLEAN LIGHT FIXTURES, LAMPS, GLASSES AND REFLECTORS, REPLACE BURNED-OUT BULBS AND DEFECTIVE AND NOISY STARTERS IN FLUORESCENT AND MERCURY VAPOR FIXTURES TO COMPLY WITH REQUIREMENTS FOR NEW FIXTURES
- COMPLY WITH SAFETY STANDARDS FOR CLEANING, DO NOT DISCHARGE VOLATILE, HAZARDOUS OR DANGEROUS MATERIALS INTO DRAINAGE SYSTEMS, REMOVE WASTE MATERIALS FROM PROJECT SITE AND DISPOSE OF LAWFULLY
- THE CONTRACTOR SHALL PERSONALLY INSPECT THE ENTIRE WORK TO SEE THAT IT IS COMPLETE, CORRECT AND READY FOR FINAL ACCEPTANCE BEFORE CALLING UPON THE ARCHITECT AND OWNER TO MAKE A FINAL INSPECTION
- THE CONTRACTOR SHALL DESIGNATE ONE PRINT SET OF CONTRACT DOCUMENTS TO BE USED FOR RECORD DRAWINGS. CONTRACTOR SHALL MAKE LEGIBLE AND RESTORABLE MARKS OF FIELD CHANGES OR DISCREPANCIES OCCURRING DURING CONSTRUCTION PHASE, CHANGES DOCUMENTED ON THE RECORD DRAWINGS. ALL CHANGES MUST BE AUTHORIZED BY THE ARCHITECT UPON COMPLETION OF THE PROJECT



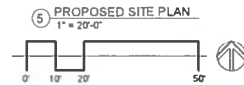
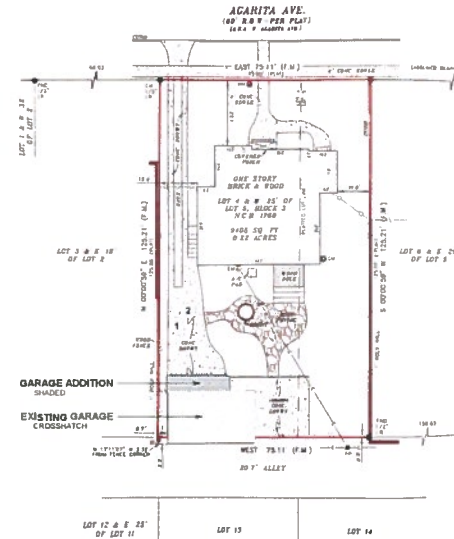
PHOTO 1 - EXISTING GARAGE



PROPOSED ADDITION TO GARAGE



PHOTO 2 - REAR OF HOUSE



DRAWING INDEX

- A101 SITE PLAN & GENERAL NOTES
- A102 EXISTING CONDITIONS
- A103 EXISTING CONDITION PHOTOS
- A104 PROPOSED ADDITION PLAN
- A105 SECTIONS

122 W. AGARITA
SAN ANTONIO, TEXAS
78212

**ADDITION TO
WADE GARAGE**

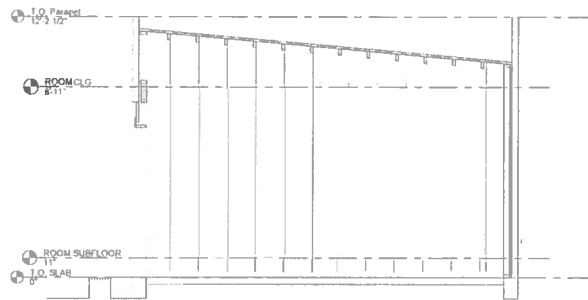
Sherris Architects and Associates
12102 Burnside Rd. Ste. 201
The Woodlands, TX 77380-1576
Tel: 281-365-1116
Fax: 281-365-1117
Email: info@sherris.com



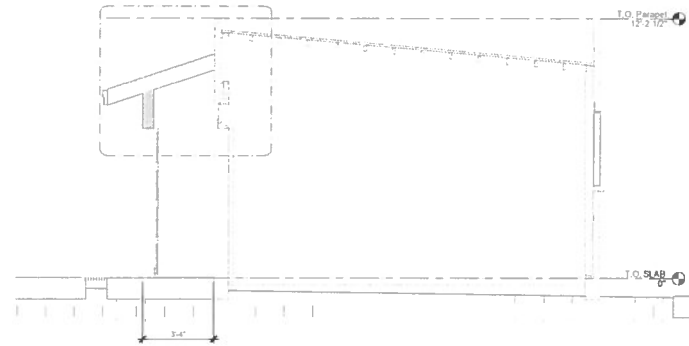
Project No.	1904872	
Drawn	DS	
Checked	RM	
Date	NOV. 6, 2018	
No.	Description	Date

CONTRACTOR BID SET
NOT FOR PERMIT
OR CONSTRUCTION

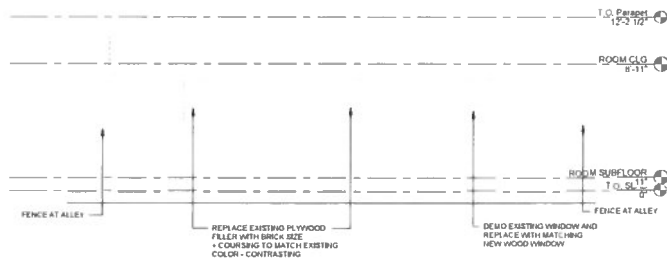
A101
SITE PLAN &
GENERAL
NOTES



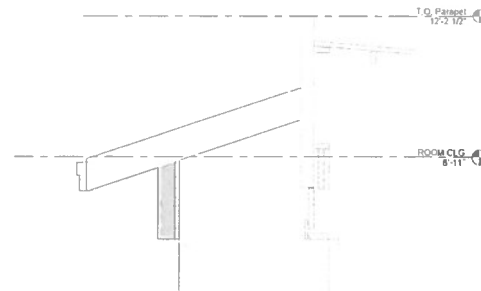
1 EXISTING CROSS SECTION
3/8" = 1'-0"



2 PROPOSED CROSS SECTION
3/8" = 1'-0"



3 NEW - REAR ELEVATION
1/4" = 1'-0"



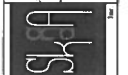
4 DETAIL - ADDITION AT DOOR HEAD
3/4" = 1'-0"

INTERIM REVIEW
DOCUMENTS
APPROVED FOR CONSTRUCTION BY THE ARCHITECT
DATE: 11/02/2018
11.02.2018 4:15:28 PM

122 W. AGARITA
SAN ANTONIO, TEXAS
78212

ADDITION TO
WADE GARAGE

Shawn Robertson and Associates
Robert T. Vetter, P.E., LEED AP
Structural & Construction Services
11115 Hillcrest, 5th Fl., Ste. 201
Houston, TX 77036
Tel: 281.460.5714
Fax: 281.460.5714
Email: SRA@shawnrobertson.com



Project No.	1906872	
Drawn	CB	
Checked	RM	
Date	NOV 8 2018	
No.	Description	Date

CONTRACTOR BID SET
NOT FOR PERMIT
OR CONSTRUCTION

A105
SECTIONS

INTERIM REVIEW DOCUMENTS
 THESE DOCUMENTS ARE PRELIMINARY AND NOT FOR PERMIT OR CONSTRUCTION.
 ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

122 W. AGARITA
 SAN ANTONIO, TEXAS
 78212

ADDITION TO WADE GARAGE

Sherrill Architects and Associates
 Robert C. Sherrill, L.A.
 Architecture & Construction Services
 11119 N. Loop West, Suite 201
 Dallas, TX 75241
 Ph: 214-645-5114
 Email: RCSA@sherrill.com

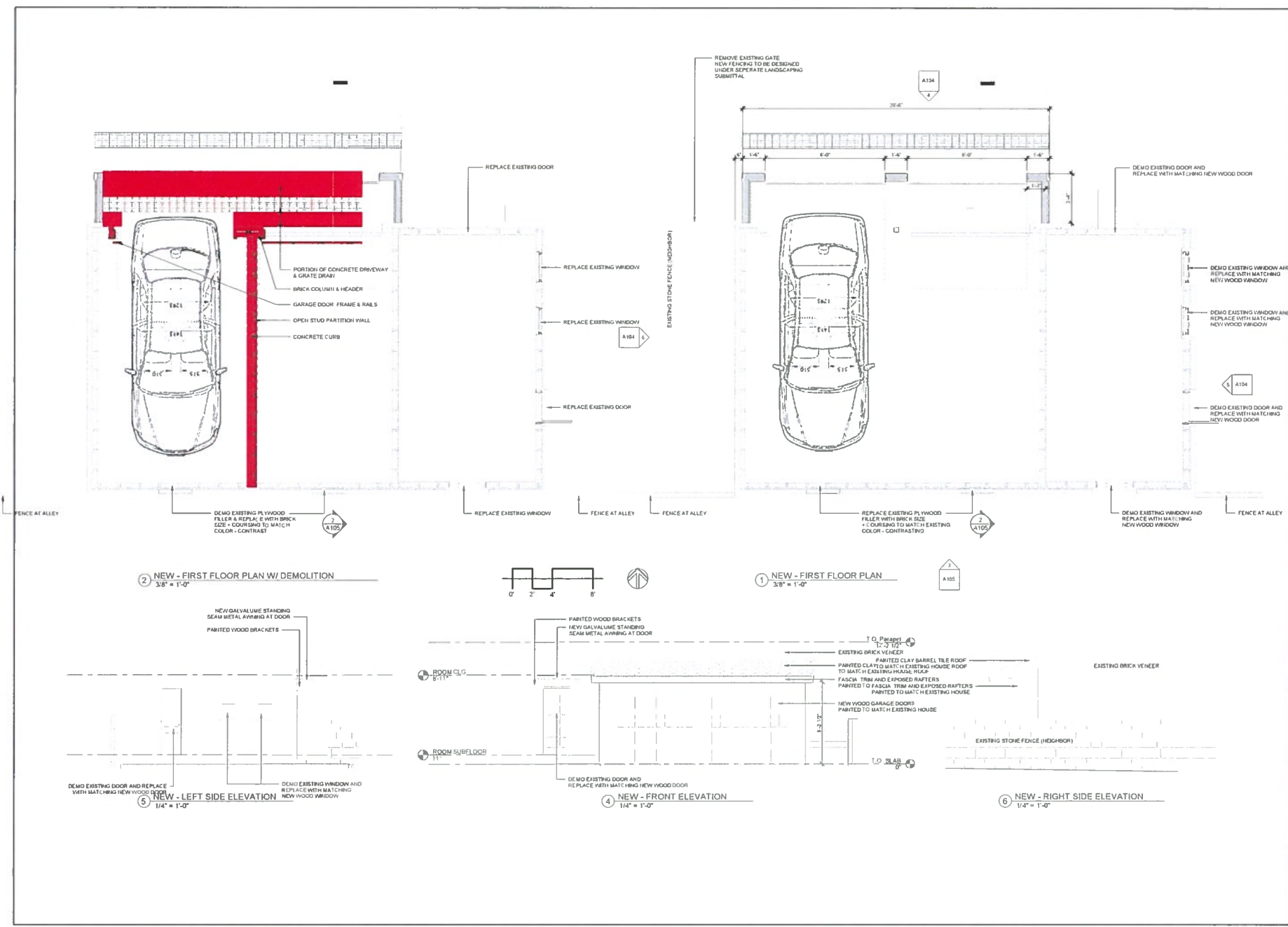


Project No.	1500972	
Drawn	GB	
Checked	RM	
Date	NOV. 8, 2018	
No.	Description	Date

CONTRACTOR BID SET
 NOT FOR PERMIT
 OR CONSTRUCTION

A104
 PROPOSED
 ADDITION
 PLAN

11/08/2018 4:18:23 PM



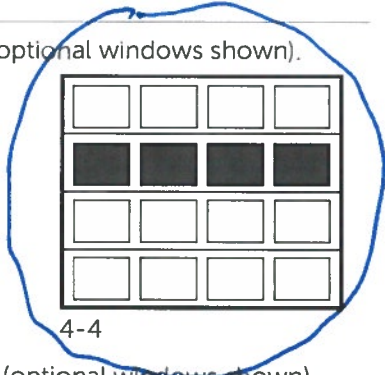
Specifications

Panel Designs

Single-car door designs. (optional windows shown).



4-2



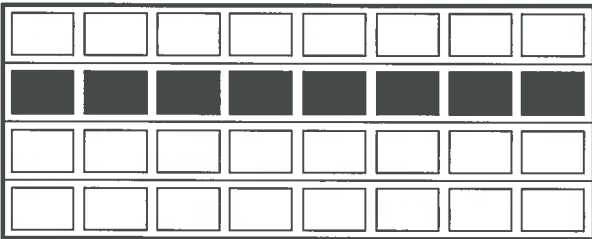
4-4

Double-car door designs. (optional windows shown).



4-4

Available top selection designs.



4-8



Model 105, Plain Short Panel windows

Windows

Molded designs with inserts may not fit all panel sizes. Consult your Wayne Dalton dealer for availability.



Cathedral



Stockton*



Sunray



Plain Short Panel



Plain Long Panel

*Other Stockton windows are available. Consult your dealer for details.

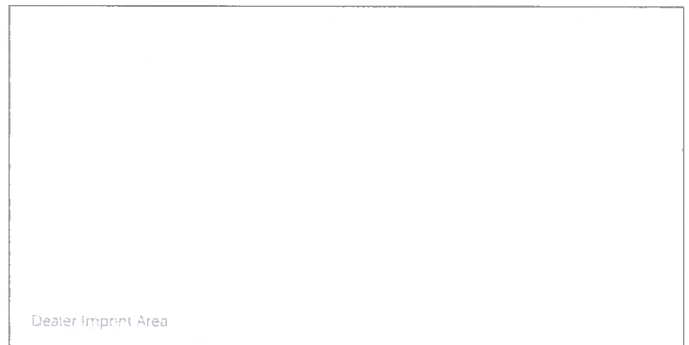
Dimensions

(Stile/rail dimensions are face measurements and do not include the molding). All dimensions are nominal.

	COLONIAL 105		COLONIAL 110	
	ONE CAR	TWO CAR	ONE CAR	TWO CAR
Thickness	1-3/8"	1-3/8"	1-3/8"	1-3/8"
Top rail	2-7/8"	2-7/8"	4-7/8"	4-7/8"
Bottom rail	2-7/8"	4-7/8"	4-7/8"	4-7/8"
Combined meeting rail	2-1/4"	2-1/4"	4-1/2"	4-1/2"
End stile	2-7/8"	4-7/8"	4-7/8"	4-7/8"
Center stile	2-1/2"	2-1/2"	2-1/2"	2-12"

Limited Warranty

The manufacturer warrants wood doors will be free from defects in material and workmanship for a period of ONE YEAR from time of delivery. A copy of this limited warranty is available from your Dealer.



Dealer Imprint Area

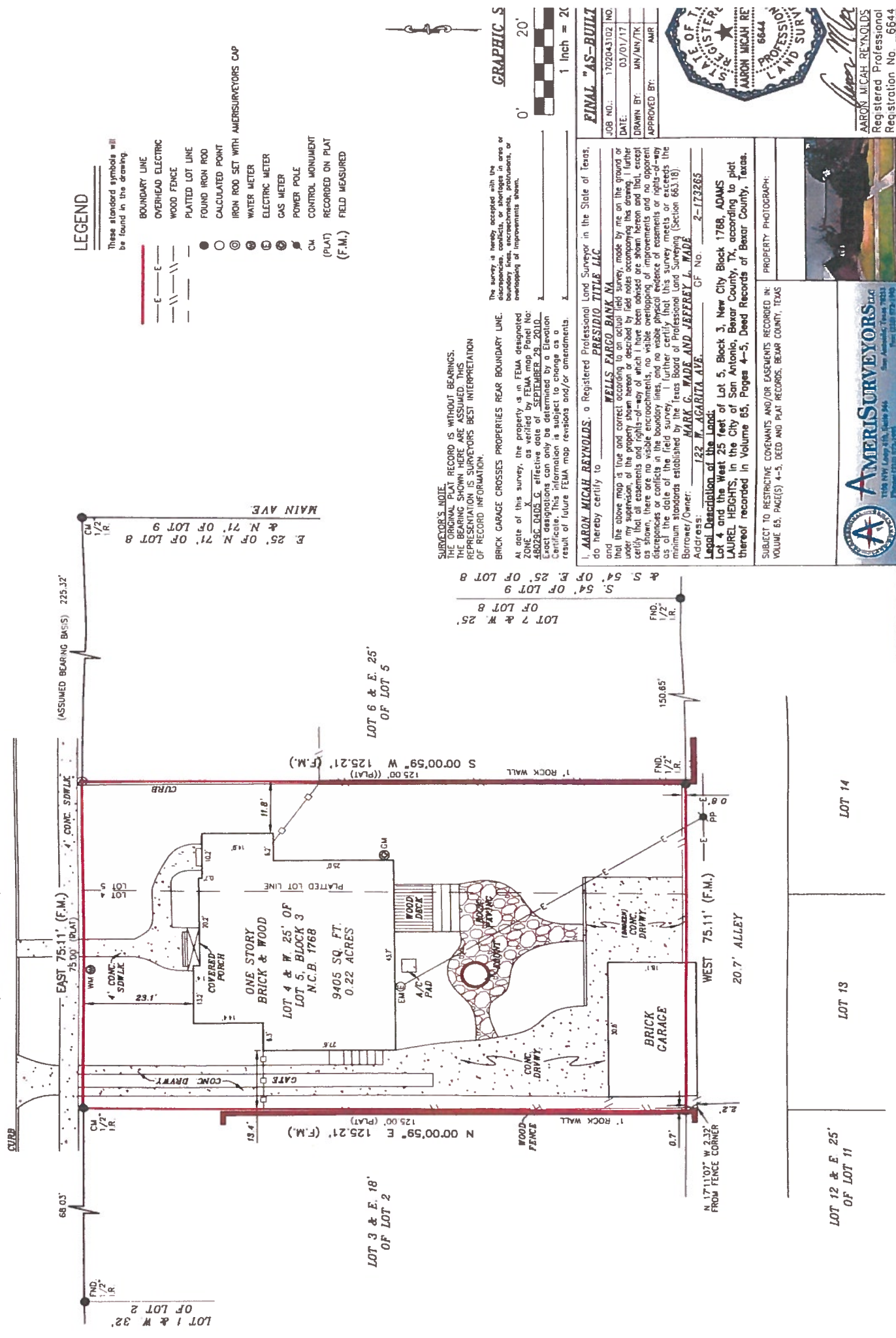
Wayne Dalton
GARAGE DOORS

2501 S. State Hwy. 121 Bus., Ste 200
Lewisville, TX 75067

wayne-dalton.com



AGARITA AVE.
(80' R.O.W. - PER PLAT)
(A.K.A. W. AGARITA AVE.)



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- OVERHEAD ELECTRIC
- WOOD FENCE
- PLATTED LOT LINE
- FOUND IRON ROD
- CALCULATED POINT
- IRON ROD SET WITH AMERSURVEYORS CAP
- WATER METER
- ELECTRIC METER
- GAS METER
- POWER POLE
- CONTROL MONUMENT (PLAT)
- RECORDED ON PLAT (F.M.)
- FIELD MEASURED

SURVEYOR'S NOTE.
THE ORIGINAL PLAT RECORD IS WITHOUT BEARINGS. THE BEARING SHOWN HERE ARE ASSUMED. THIS REPRESENTATION IS SURVEYORS BEST INTERPRETATION OF RECORD INFORMATION.

BRICK GARAGE CROSSES PROPERTIES REAR BOUNDARY LINE.

At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No. 48025C.D4D5.G. effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

I, **AARON MICAH REYNOLDS**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **PRESIDIO TITLE LLC**

and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all encumbrances and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encumbrances, no visible overlapping of improvements and rights apparent or discovered on the ground. I also certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Barrower/Owner: **MARK G. WADE AND JEFFREY L. WADE** GF No. **2-173265**

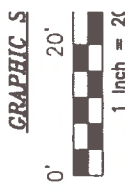
Legal Description of the Land:
Lot 4 and the West 25 feet of Lot 5, Block 3, New City Block 1768, ADAMS LAUREL HEIGHTS, in the City of San Antonio, Bexar County, TX, according to plat thereof recorded in Volume 65, Pages 4-5, Deed Records of Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 65, PAGE(S) 4-5, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

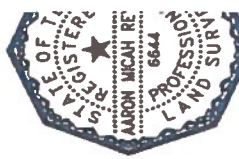
PROPERTY PHOTOGRAPH:



AMERISURVEYORS, Inc.
1708 NW Loop 416, Suite 404
San Antonio, Texas 78238
Phone: (210) 775-1941
Fax: (210) 775-1942



FINAL "AS-BUILT"
JOB NO.: 1702043102 NO.
DATE: 03/01/17
DRAWN BY: MN/MN/TK
APPROVED BY: AMR



Aaron M. Reynolds
AARON MICAH REYNOLDS
Registered Professional
Registration No. 6644

Colonial™ 105/110

RECESSED-PANEL WOOD
Central and East Region Availability



Model 105, 4-4 panel, Plain Long Panel windows

**warm.
strong.
classic.**

Colonial wood doors give your home a warmth that endures year after year. These handcrafted doors are designed for easy operation and durability.

DOOR CONSTRUCTION

- Shiplap connections between sections provide a weathertight fit and smooth operation. Tracks and hardware are rust-resistant, hot-dipped galvanized steel.
- Individual door sections are 1-3/8" thick.
- Center panels are durable, 1/4" exterior-grade hardboard.
- Panel frames (rails and stiles) are made from high quality, kiln-dried West Coast hemlock, Sitka spruce or equal.
- Model 105: Standard duty rails and stiles. Model 110: Heavy duty rails and stiles.
- Mortise and tenon joints are glued and steel-pinned for lasting strength.