

HISTORIC AND DESIGN REVIEW COMMISSION

June 7, 2017

HDRC CASE NO: 2017-205
ADDRESS: 531 E HUISACHE AVE
LEGAL DESCRIPTION: NCB 3090 BLK 6 LOT 27
ZONING: MF-33
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Andrew Holbrook
TYPE OF WORK: Construction of a 2-story rear accessory structure, hardscape modifications

REQUEST:

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

1. Construct a new 2-story rear accessory structure.
2. Modify the existing hardscaping.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent

street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

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

B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

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.

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.

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.

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.

FINDINGS:

- a. The property located at 531 E Huisache is a single family home designed in the Craftsman style. The house features several quintessential Craftsman elements, including exposed roof rafter tails, a deep asymmetrical porch, and front columns with sloping sides. The house is a contributing structure in the Monte Vista Historic District. The applicant is proposing to construct a new 2-story rear accessory structure.
- b. The applicant received HDRC approval to demolish an existing 1-story rear accessory structure on May 17, 2017. The structure was in severe structural disrepair with missing façade elements and fire damage. At the hearing, a similar 2-story structure was proposed, but the HDRC advised that the applicant withdraw and resubmit with modifications. In the findings from May 17, staff recommended the following: 1. That the applicant provides examples of two-story rear accessory structures in the neighborhood to demonstrate its compatibility with the historic district. 2. That the applicant modifies the proposed windows to comply with the OHP Window Guidelines Policy Document. 3. That the applicant removes the roof dormers. 4. That the applicant explores ways to salvage and reuse the woodlap siding from the existing accessory structure in the new garage to provide visual interest while ensuring compatibility with the primary structure and the district as a whole. At the time of this

recommendation, the applicant has satisfied recommendation #1, and has verbally agreed to recommendations #2, #3, and #4. Staff is awaiting final updated drawings with these modifications.

- c. The applicant met with the Design Review Committee (DRC) on April 26, 2017. Regarding the proposed new 2-story accessory structure, the DRC recommended that the small 2x2' windows be deleted and windows that comply with the OHP Window Policy document be introduced. They also recommended that a trim piece be added between the two rectangular windows, similar to the existing window pattern on the primary structure. The DRC also recommended that the roof dormers be deleted.
- d. FOOTPRINT – The applicant as proposed to construct a new accessory structure in the same location as the former accessory structure. The proposed footprint closely matches the width of the former structure. The Historic Design Guidelines for Additions stipulate that new garages and outbuildings should be less than 40% the size of the primary structure in plan. Staff finds the proposal consistent with the guidelines.
- e. ORIENTATION AND SETBACK – The applicant has proposed to construct a new accessory structure in the same orientation as the previous structure, facing the public right-of-way and an existing driveway. Guidelines 5.B.i and 5.B.ii for new construction stipulate that new garages and outbuildings should follow the historic orientation and setbacks common in the district. Staff finds the proposal for orientation consistent with the guidelines but has not seen a site plan indicating how the new footprint will affect the setback from the rear or adjacent lot.
- f. SCALE – The applicant has proposed to replace the former one-story rear garage with a new two-story garage with a second story apartment. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. There is evidence of historic and new 2-story accessory structures in Monte Vista. Staff finds the proposal generally consistent with the Guidelines, but has not yet seen a height comparison between the existing structure and the proposed accessory structure.
- g. WINDOW OPENINGS – The applicant has proposed to install a small rectangular fixed window on the east elevation measuring approximately 1x2'. According to the OHP Window Policy Document, windows used in new construction should maintain traditional dimensions and profiles found on the primary structure or within the historic district. Staff finds the use of the 1x2' window inconsistent with the Guidelines.
- h. DOOR OPENINGS – The proposed accessory structure does not contain a door for entry into the structure. Currently, the only means of access provided are the proposed garage doors. According to guideline 5.A.iv for New Construction, window and door openings should be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions. Staff finds the lack of a door inconsistent with these Guidelines and inconsistent with modern code regulations.
- i. MATERIALITY – The applicant has proposed the use of hardi board with a 5 ½" profile for the new garage siding. According to the Historic Design Guidelines for Additions, new construction should incorporate materials that complement the type, color, and texture of materials traditionally found in the district. Additionally, guideline 3.A.ii also states that new construction should incorporate salvaged historic materials where possible, and guideline 3.B encourages the use of traditional materials, such as wood siding, in a new way to provide visual interest while still ensuring compatibility. The existing accessory structure, while deteriorated, contains portions of original woodlap siding that may be salvaged and incorporated into the new garage to provide visual interest while ensuring historic continuity. Staff finds the proposal inconsistent with the Guidelines considering the potential opportunity to salvage existing materials from the original rear accessory structure.
- j. ROOF DETAILS – The applicant has proposed a shed roof with two shed dormers facing the public right-of-way. The guidelines stipulate that architectural details of new construction should keep with the predominant architectural style along the block face or within the district when one exists. Details should also be simple in design and should complement, but not visually compete with, the primary structure or adjacent structures, and details more ornate than those found on the primary structure should be avoided. Staff finds the use of dormers incompatible with the style of the primary structure and inconsistent with the Guidelines.
- k. HARDSCAPING – The applicant has proposed to extend the existing concrete driveway to the rear of the lot. The existing width will be maintained through the length of the existing house and the proposed addition, but will widen to accommodate the new accessory structure. The hardscape will give access to the proposed rear accessory structure, which contains a two car garage. Currently, the rear lot is primarily grass with an existing hardscape. According to Guideline 3.B.i for Site Elements, large pavers, asphalt, or other impervious surfaces should not be introduced where they were not historically located. Staff finds the extent of the hardscape generally compatible with the Guidelines, but has yet to receive confirmation on all final dimensions from the applicant.

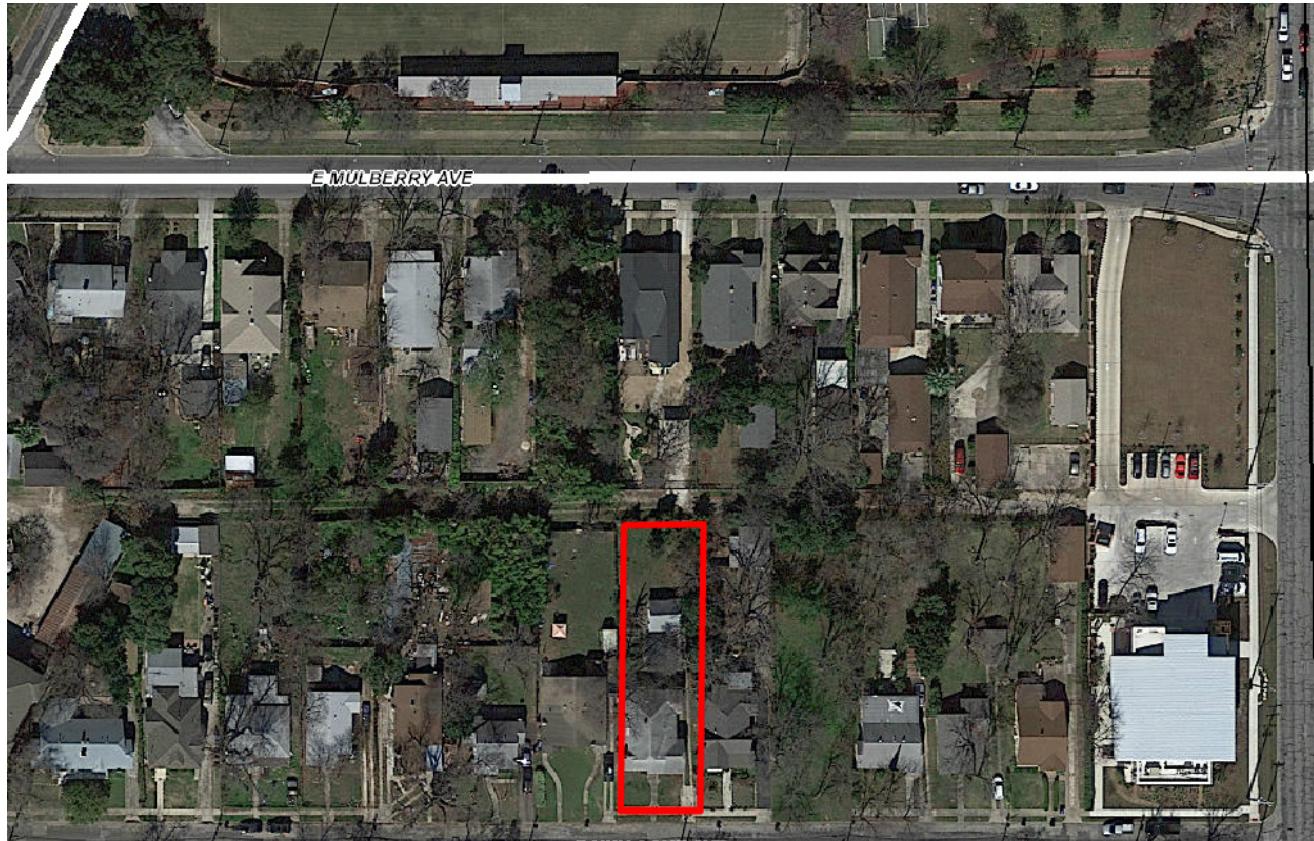
RECOMMENDATION:

Staff does not recommend approval of the existing accessory structure or hardscape modifications as submitted based on findings a through j. The applicant should address the following items if they wish to submit a revised design proposal:

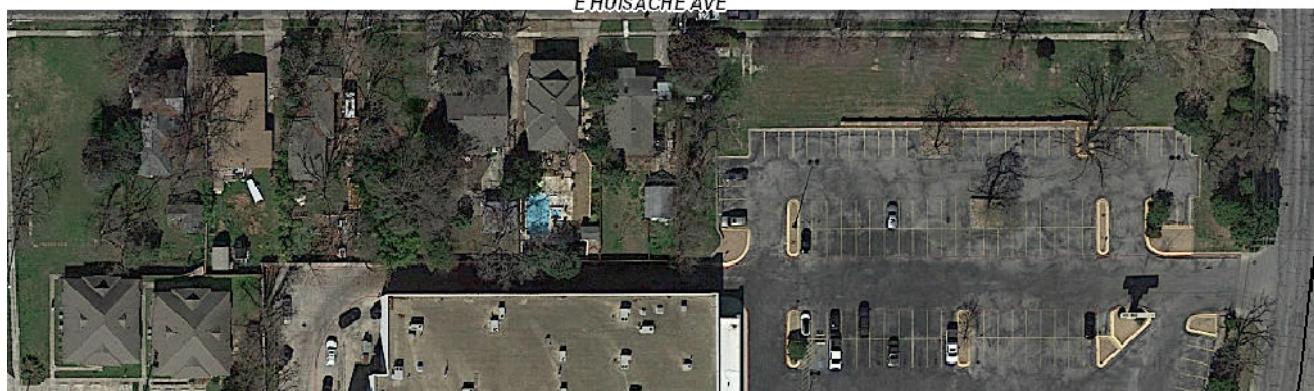
- a. That the applicant modifies the proposed windows to comply with the OHP Window Guidelines Policy Document.
- b. That the applicant removes the roof dormers.
- c. That the applicant explores ways to salvage and reuse the woodlap siding from the existing accessory structure in the new garage to provide visual interest while ensuring compatibility with the primary structure and the district as a whole
- d. That the applicant installs a door on the ground floor of the structure for accessibility.
- e. That the applicant submit a final landscaping plan indicating all dimensions, locations, and materials of hardscaping or landscaping modifications.

CASE MANAGER:

Stephanie Phillips



E MULBERRY AVE



E HUISACHE AVE



Flex Viewer

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Andrew Holbrook
531 East Huisache Avenue
Proposed Addition & Garage/ADU



Figure 1-North Elevation



Figure 2-South Elevation

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531 East Huisache Avenue
Proposed Addition & Garage/ADU



Figure 3-North Elevation



Figure 4-East Elevation

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531 East Huisache Avenue
Proposed Addition & Garage/ADU



Figure 5-East Elevation



Figure 6-East Elevation

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531 East Huisache Avenue
Proposed Addition & Garage/ADU



Figure 7-East Elevation



Figure 8-East Elevation

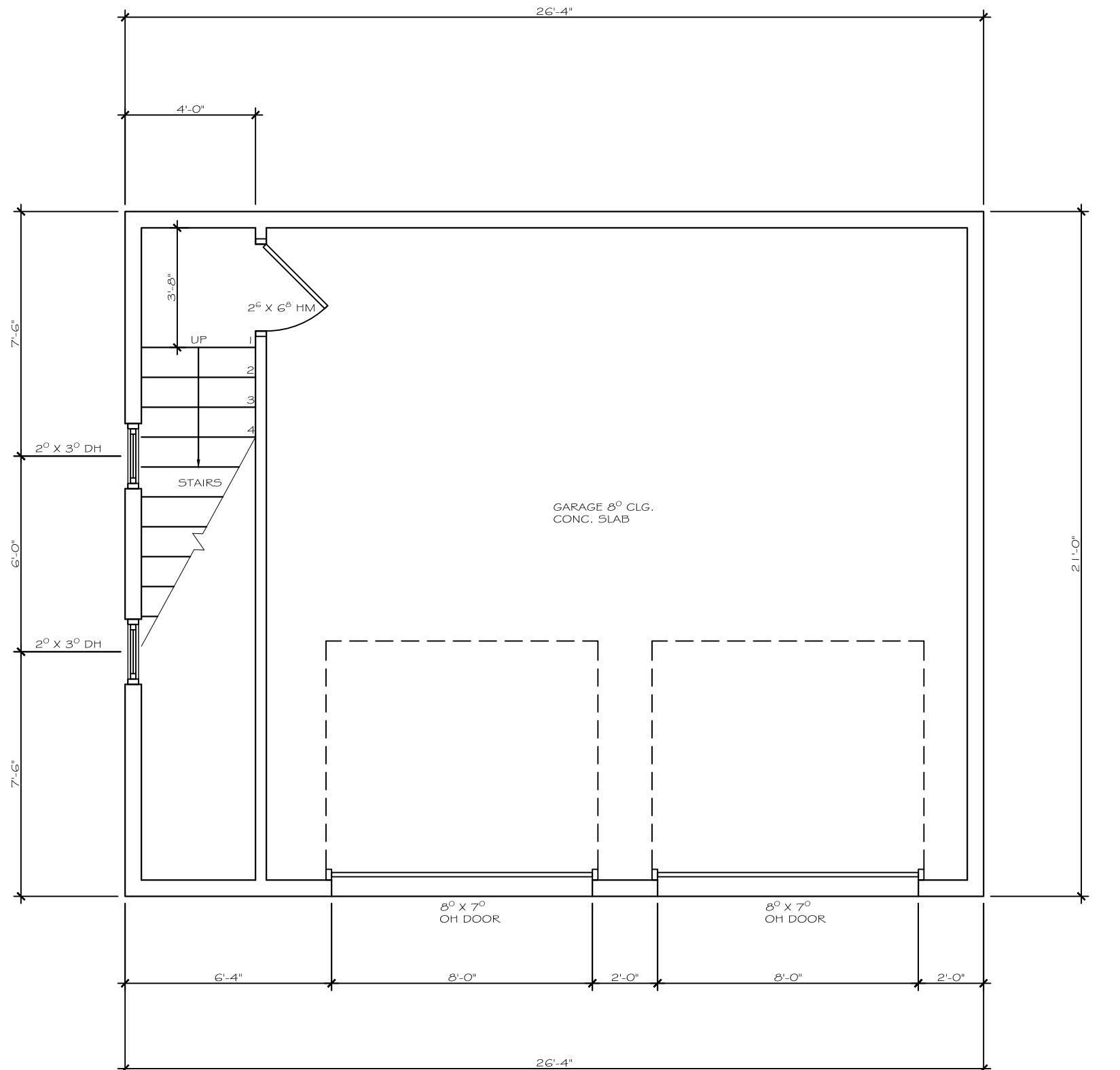
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531 East Huisache Avenue
Proposed Addition & Garage/ADU



Figure 9-West Elevation



Figure 10-West Elevation



1ST FLOOR PLAN-ADU



1ST FLOOR PLAN

REMODELED ADDITION
GARAGE APARTMENT

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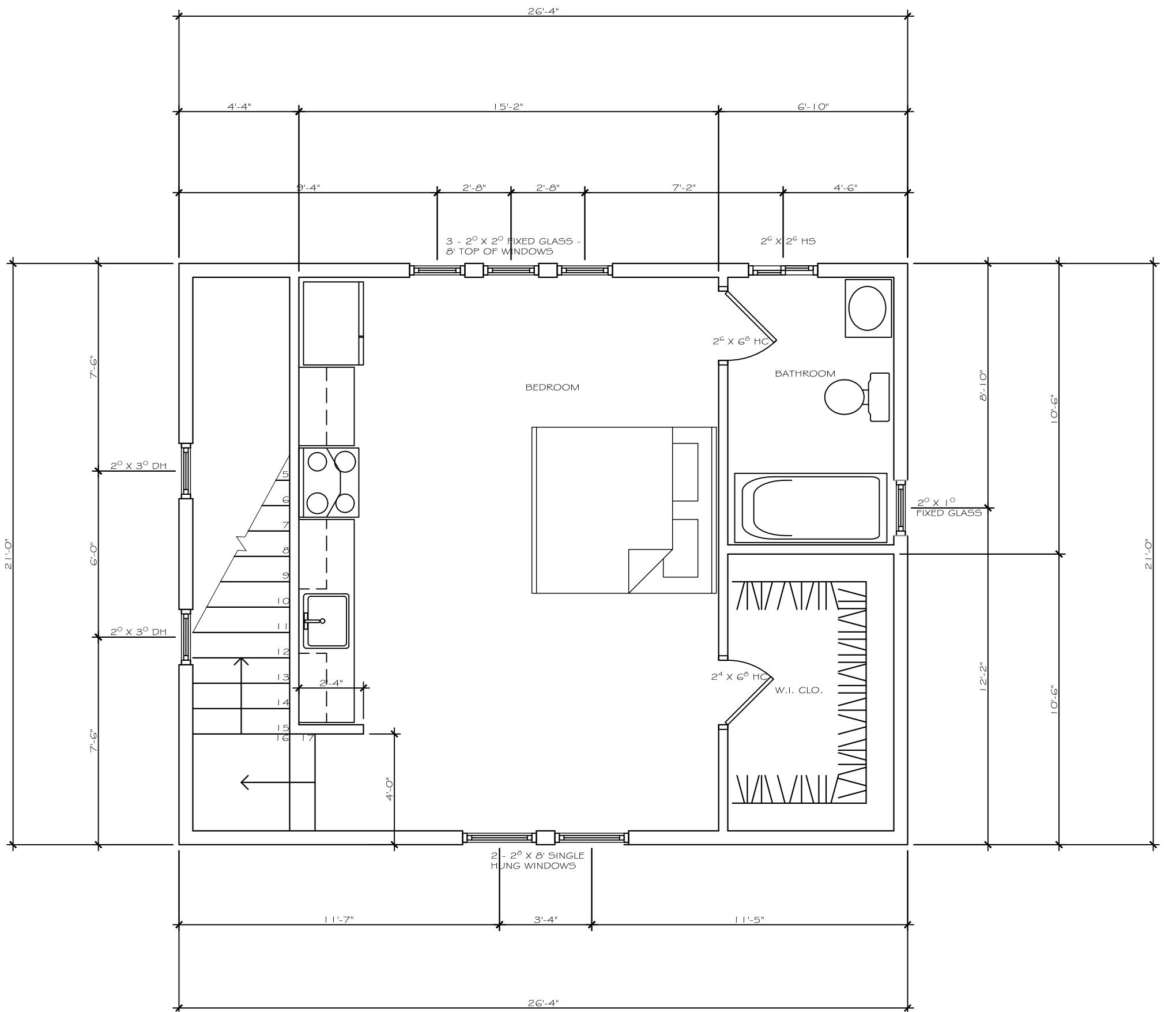
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5-5-2017

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2nd FLOOR PLAN-GARAGE



NORTH

A7

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2nd FLOOR PLAN - GARAGE

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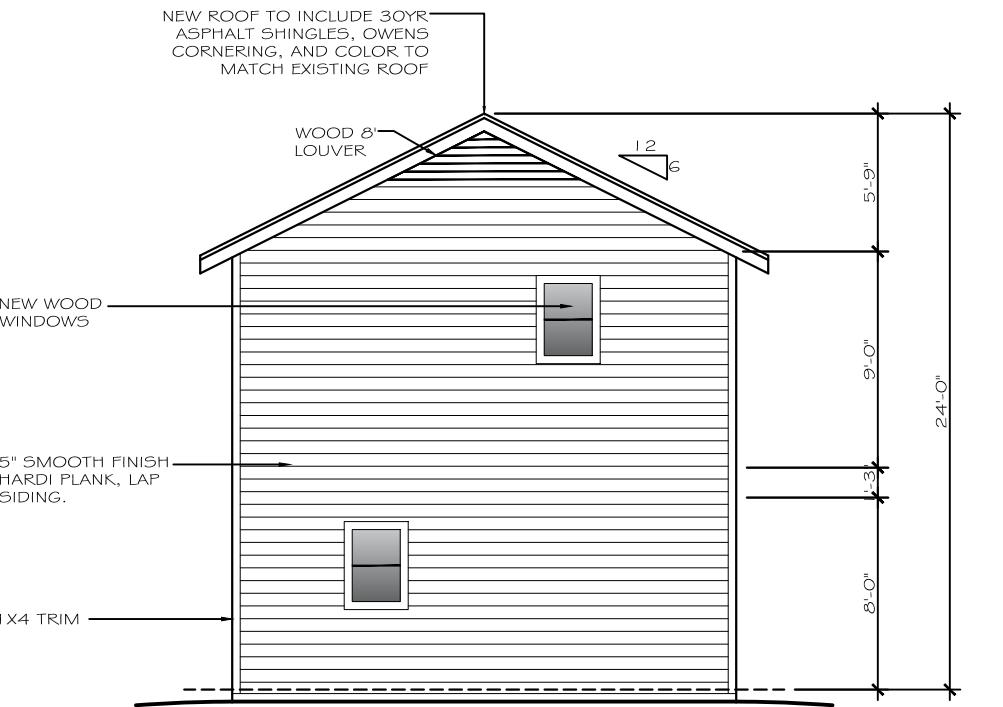
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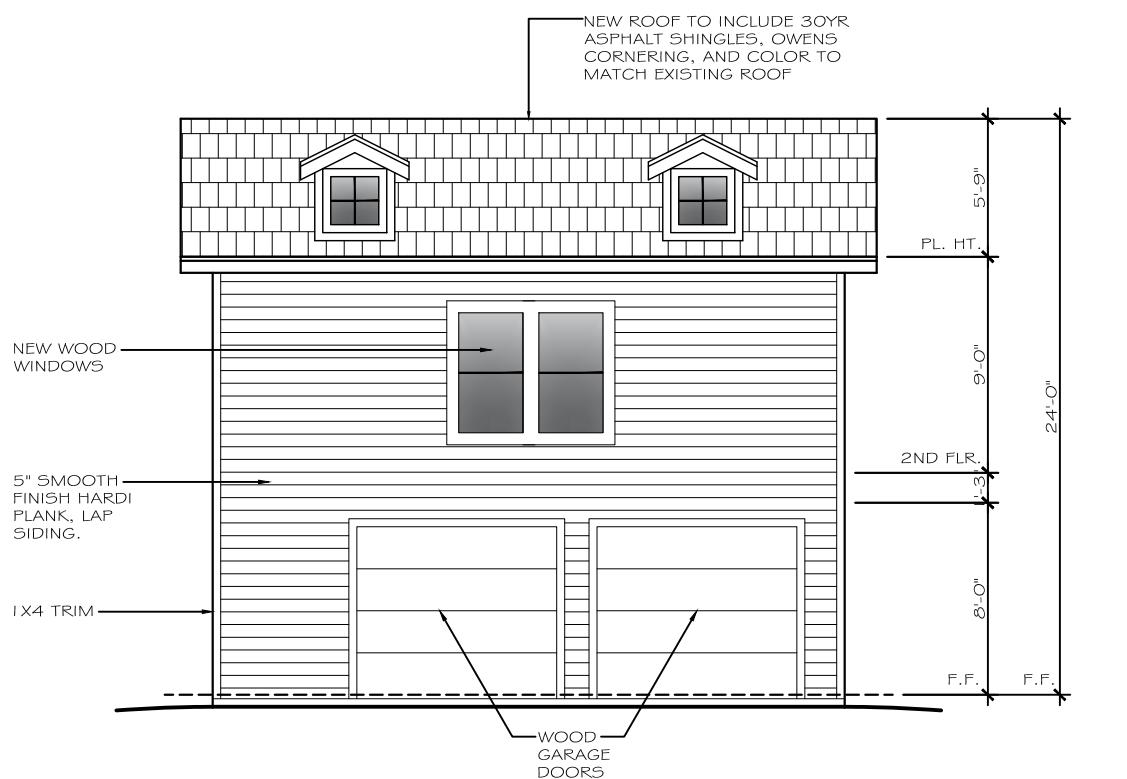
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WEST ELEVATION



SOUTH ELEVATION

**REMODELED ADDITION
GARAGE APARTMENT**

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**EXTERIOR ELEVATIONS -
GARAGE APT.**

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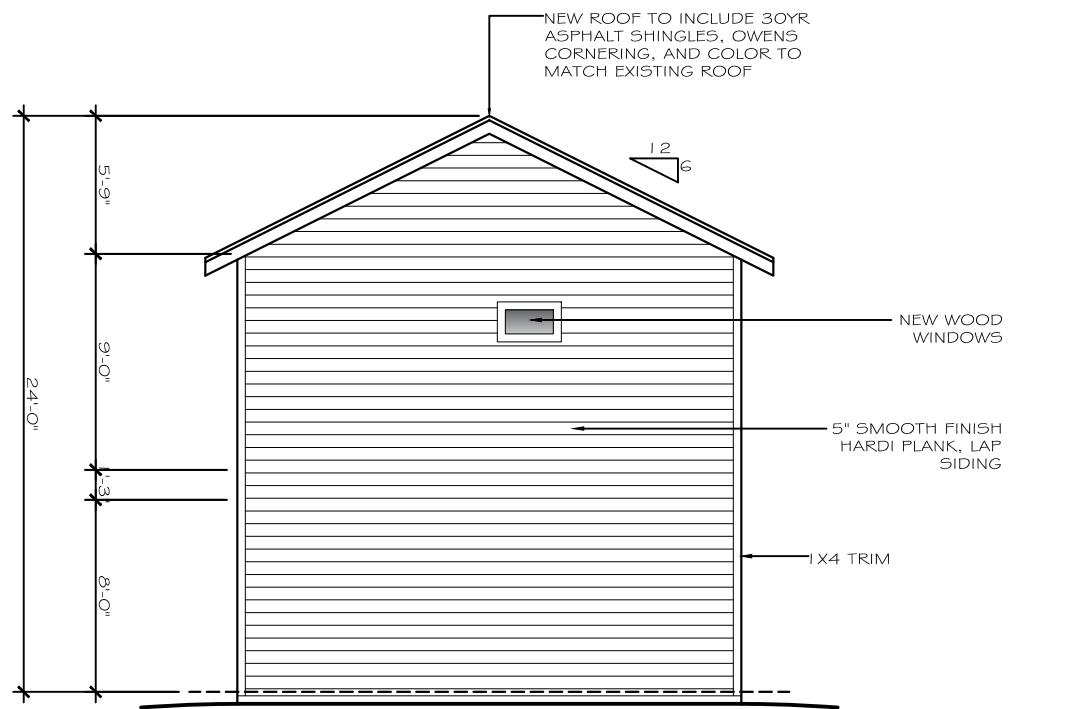
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**REMODELED ADDITION
GARAGE APARTMENT**

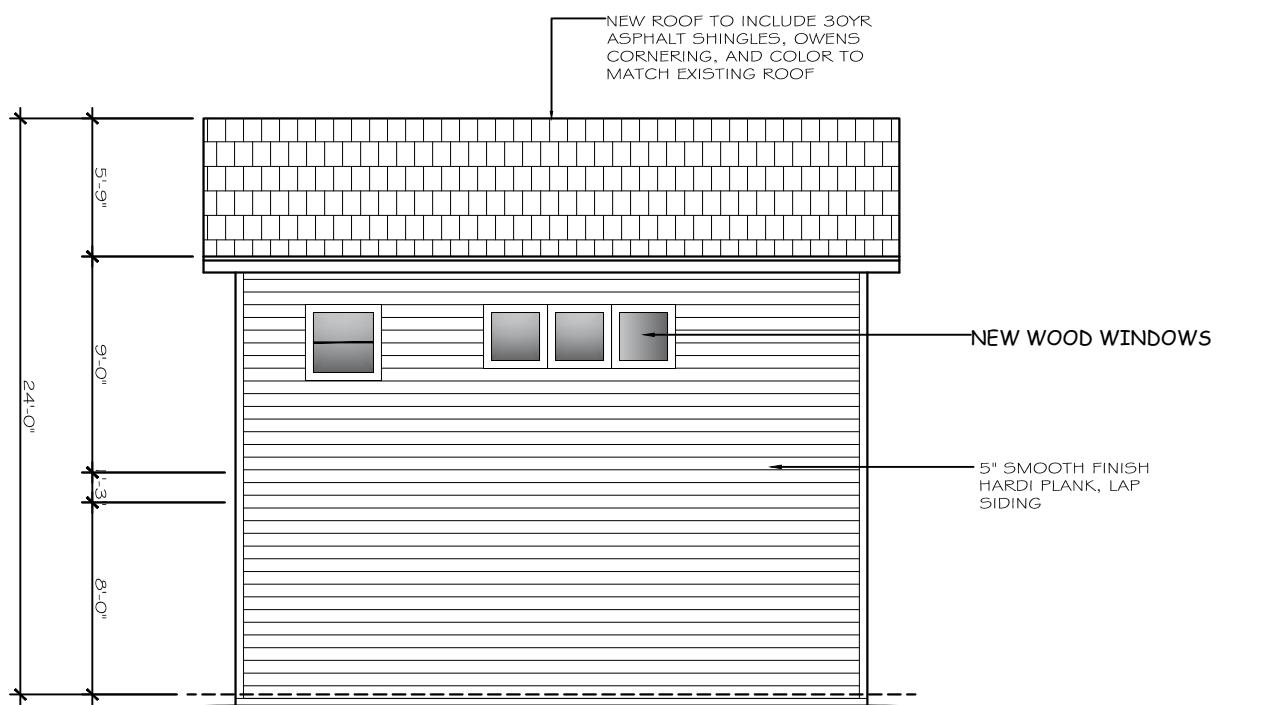
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EXTERIOR ELEVATIONS

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EAST ELEVATION



NORTH ELEVATION



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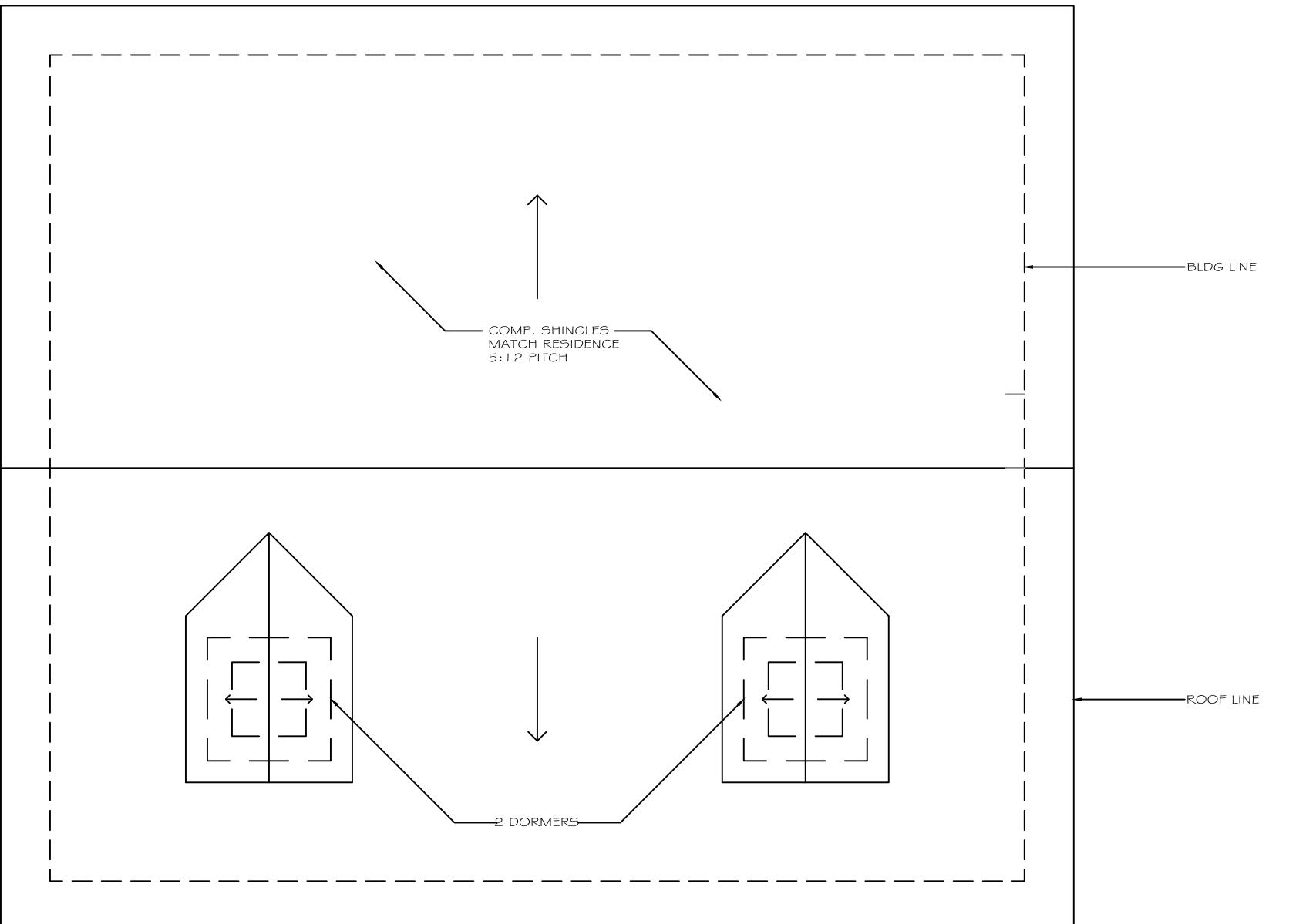
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REMODELED ADDITION GARAGE APARTMENT

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ROOF PLAN - GARAGE APT.

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ROOF PLAN-GARAGE

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