# HISTORIC AND DESIGN REVIEW COMMISSION

**June 05, 2019**

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| **HDRC CASE NO:** | **2019-169** |
| **ADDRESS:** | 314 E ROSEWOOD AVE |
| **LEGAL DESCRIPTION:** | NCB 6728 BLK 4 LOT 35, 36 AND 37 |
| **ZONING:** | MF-33,H |
| **CITY COUNCIL DIST.:** | 1 |
| **DISTRICT:** | Monte Vista Historic District |
| **APPLICANT:** | Gordon Lee/Exxell Exxteriors |
| **OWNER:** | Michael White |
| **TYPE OF WORK:** | Construction of two, 1-story rear accessory structures |
| **APPLICATION RECEIVED:** | May 17, 2019 |
| **60-DAY REVIEW:** | July 16, 2019 |
| **CASE MANAGER:** | Stephanie Phillips |

## REQUEST:

The applicant is requesting final approval to:

1. Construct a 1-story rear garage and storage structure to be accessed from E Hollywood Ave.
2. Construct a 1-story rear carport to be accessed from E Hollywood Ave.

## 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 material*s—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.

**FINDINGS:**

a. The structure located at 314 E Rosewood Ave is a 1-story home constructed in 1927 in the Tudor Revival style. The structure was designed by the Bugsby Building Corporation. The home features many elements that are characteristic of the Tudor Revival style, including decorative vergeboarding in the gables, arched openings, and a stone façade. The house is a contributing structure in the Monte Vista Historic District. The property also includes a rear accessory structure constructed in 1927 as maids quarters that is also contributing to the district. The applicant is requesting approval to construct a rear accessory structure to be used as a garage and carport. The structure will be accessed from E Hollywood Ave.
b. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on May 1, 2019.
c. GARAGE: FOOTPRINT – The applicant has proposed to construct a new 1-story garage structure in the rear of the lot. The garage will be accessed off of E Hollywood Ave. The Historic Design Guidelines for New Construction stipulate that new outbuildings should be less than 40% the size of the primary structure in plan. Staff finds the proposal consistent with the Guidelines.
d. GARAGE: ORIENTATION AND SETBACK – The applicant has proposed to orient the new accessory structure towards E Hollywood Ave, which functions as a street alley. 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. The rear setback is also consistent with historic precedents in the Monte Vista Historic District. The applicant is responsible for complying with all zoning setback standards and filing for a variance with the Board of Adjustment if applicable.
e. GARAGE: SCALE & MASS – The applicant has proposed a 1-story garage structure with a gable roof. The structure will measure approximately fifteen feet in height. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings and rear accessory structures. The scale of the proposed structure does not impact or visually compete with primary structure on the lot or nearby historic structures, and will visually match the height of other garage structures along E Hollywood Ave. Staff finds the proposal consistent with the Guidelines.
f. GARAGE: ROOF – The applicant has proposed a gable roof form for the structure. The roof will be constructed of shingles to closely match the materiality of the primary structure. Staff finds the proposal appropriate.
g. GARAGE: MATERIALS –The Guidelines for New Construction state that materials should complement the type, color, and texture of those found in the historic district. The primary façade materials are not indicated in the application. The applicant has indicated that an existing non-original stone wall will be reused to frame the sides of the garage and that additional stone will be used to partially reconstruct the wall in a different location. Staff generally finds this approach consistent.
h. GARAGE: FENESTRATION – The applicant has proposed several openings on the proposed garage structure, including an overhead garage door facing E Hollywood Ave and several openings on the west façade towards the interior of the lot. The openings appear to be generally proportionate and consistent with the Guidelines. While the long blank facade on the east (left) elevation is generally discouraged, staff finds that the proposed elevation's location immediately adjacent to a privacy fence presents a condition where a lack of fenestration will not detract from the surrounding conditions or the district. Staff finds the fenestration acceptable given these site-specific conditions.
i. GARAGE: ARCHITECTURAL DETAILS – Generally, new buildings in historic districts should be designed to reflect their time while representing the historic context of the district. Architectural details should also not visually compete with the historic structure. While staff finds the roof form and general scale to be appropriate, staff finds that the structure should establish a stronger visual language with the primary historic structure and existing accessory structure on site through architectural details. Staff recommends that the applicant incorporate gable vergeboarding detail or similar elements pulled from the primary structure to strengthen this connection.
j. CARPORT: FOOTPRINT – The applicant has proposed to construct a new 1-story carport structure in the rear of

the lot to match the footprint of an existing concrete pad. The carport will measure approximately 360 square feet and will be accessed off of E Hollywood Ave. The Historic Design Guidelines for New Construction stipulate that new outbuildings should be less than 40% the size of the primary structure in plan. Staff finds the proposal consistent with the Guidelines.

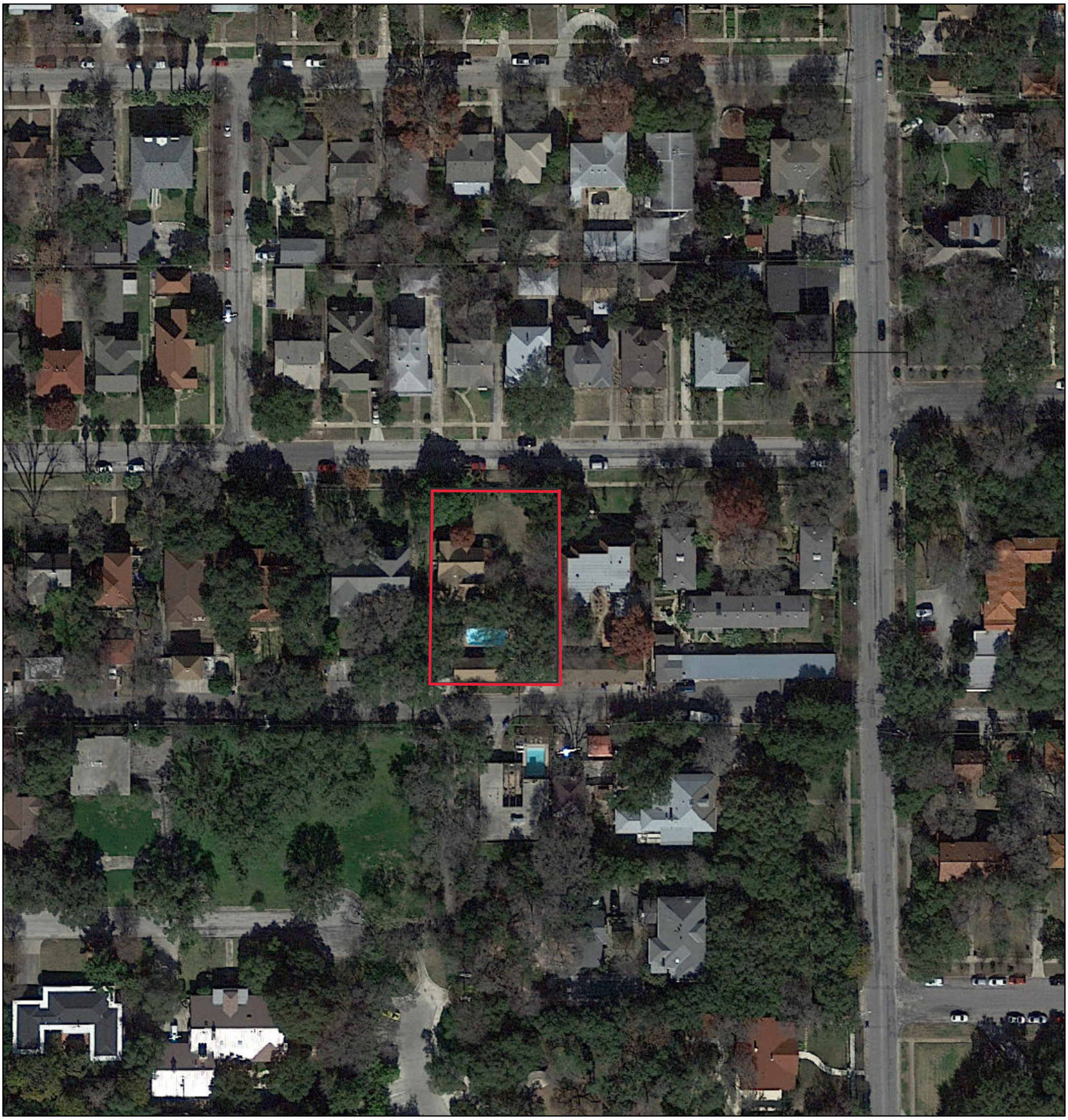
k. CARPORT: ORIENTATION AND SETBACK – The applicant has proposed to orient the new carport structure towards E Hollywood Ave, which functions as a street alley. Guidelines 5.B.i and 5.B.ii for new construction stipulate that new garages and outbuildings should follow the historic orientation and setbacks common in the district. Staff finds the proposal for orientation consistent with the Guidelines. The rear setback is also consistent with historic precedents in the Monte Vista Historic District. The applicant is responsible for complying with all zoning setback standards and filing for a variance with the Board of Adjustment if applicable.
l. CARPORT: SCALE & MASS – The applicant has proposed a 1-story carport structure with a gable roof. The structure will measure approximately fifteen feet in height. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings and rear accessory structures. The scale of the proposed structure does not impact or visually compete with primary structure on the lot or nearby historic structures, and will visually match the height of other garage structures along E Hollywood Ave. Staff finds the proposal consistent with the Guidelines.
m. CARPORT: ROOF – The applicant has proposed a gable roof form for the structure with a decorative gable detail. The roof will be constructed of shingles to closely match the materiality of the primary structure. Staff finds the proposal appropriate.
n. CARPORT: MATERIALS –The Guidelines for New Construction state that materials should complement the type, color, and texture of those found in the historic district. The primary façade materials are not indicated in the application. Staff requires all material information for final approval.
o. CARPORT: ARCHITECTURAL DETAILS – Generally, new buildings in historic districts should be designed to reflect their time while representing the historic context of the district. Architectural details should also not visually compete with the historic structure. Staff finds that the vergeboarding detail on the carport to be appropriate.

## RECOMMENDATION:

Staff recommends final approval based on findings a through o with the following stipulation:

i. That the applicant incorporates gable vergeboarding detail or similar architectural elements into the garage design as noted in finding i. The applicant is required to submit final elevations, plans, and design details to staff for review and approval prior to obtaining a Certificate of Appropriateness.
ii. That the applicant provides final door and window specifications for final approval. The doors should be wood and the windows should meet the following stipulations: 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 architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
iii. That the applicant meets all setback standards as required by city zoning requirements, and obtains a variance from the Board of Adjustment, if applicable.

# City of San Antonio One Stop



April 23, 2019

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User drawn lines

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City of San Antonio GIS
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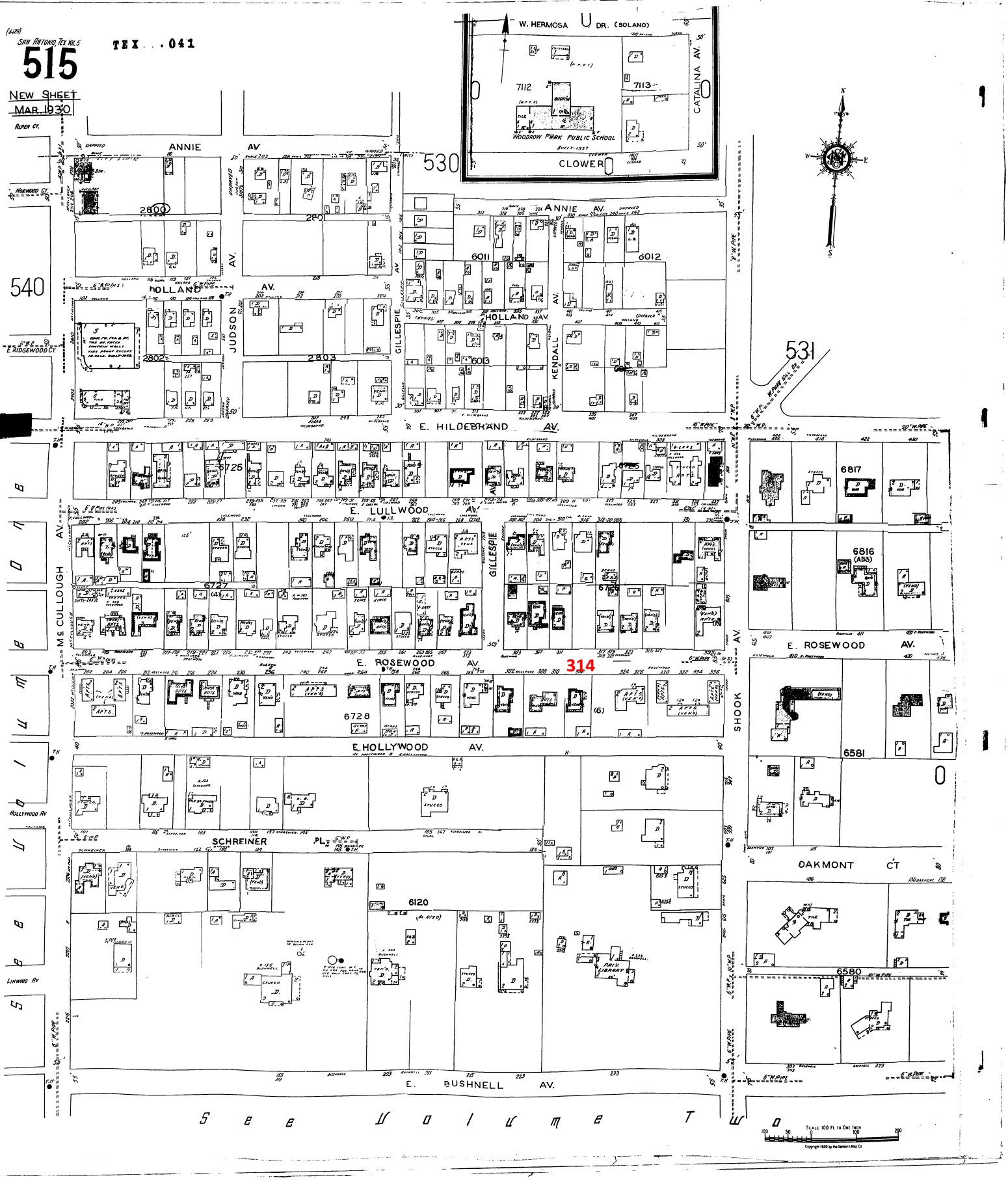
# SANBORN MAP 1911 - 1951




Google Earth

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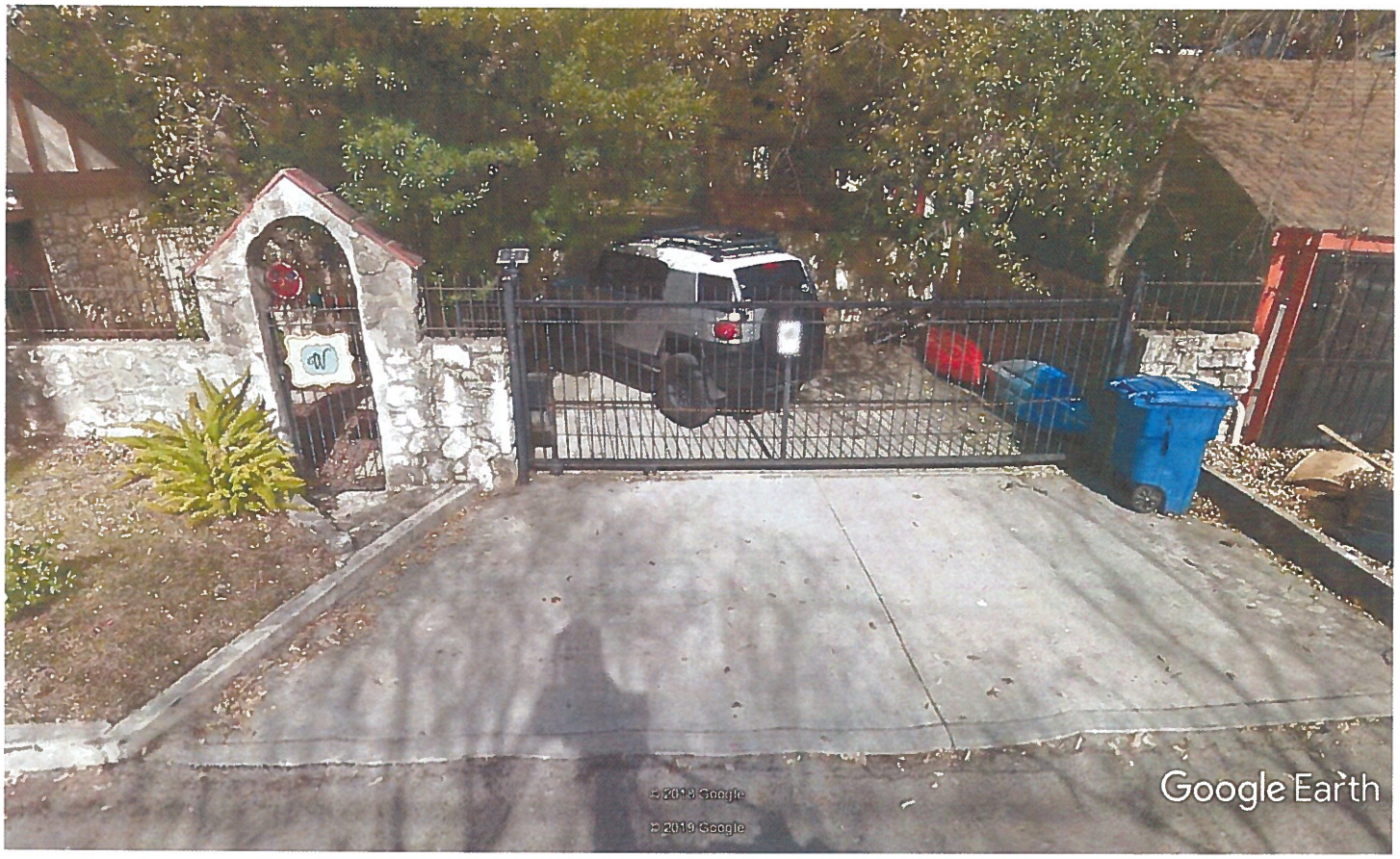


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Description of the project at 314 E. Rosewood Ave., San Antonio, TX 78212

Build a stand alone two car garage at the left rear of the property. The design will be consistent with the existing structure and will incorporate some salvaged materials to further aide in the historic appearance.

The garage will be 20' X 22' and the height will be consistent with the surrounding buildings. It will have a single 16' X 8' roll up door for car entry and a standard 36" exterior door toward the back of the garage for access.

The existing stone wall will be used to frame the sides around the garage door and a secondary stone wall will rebuilt to meet the garage just in front of the rear door.

The concrete pad will be raised to eliminate water entry.

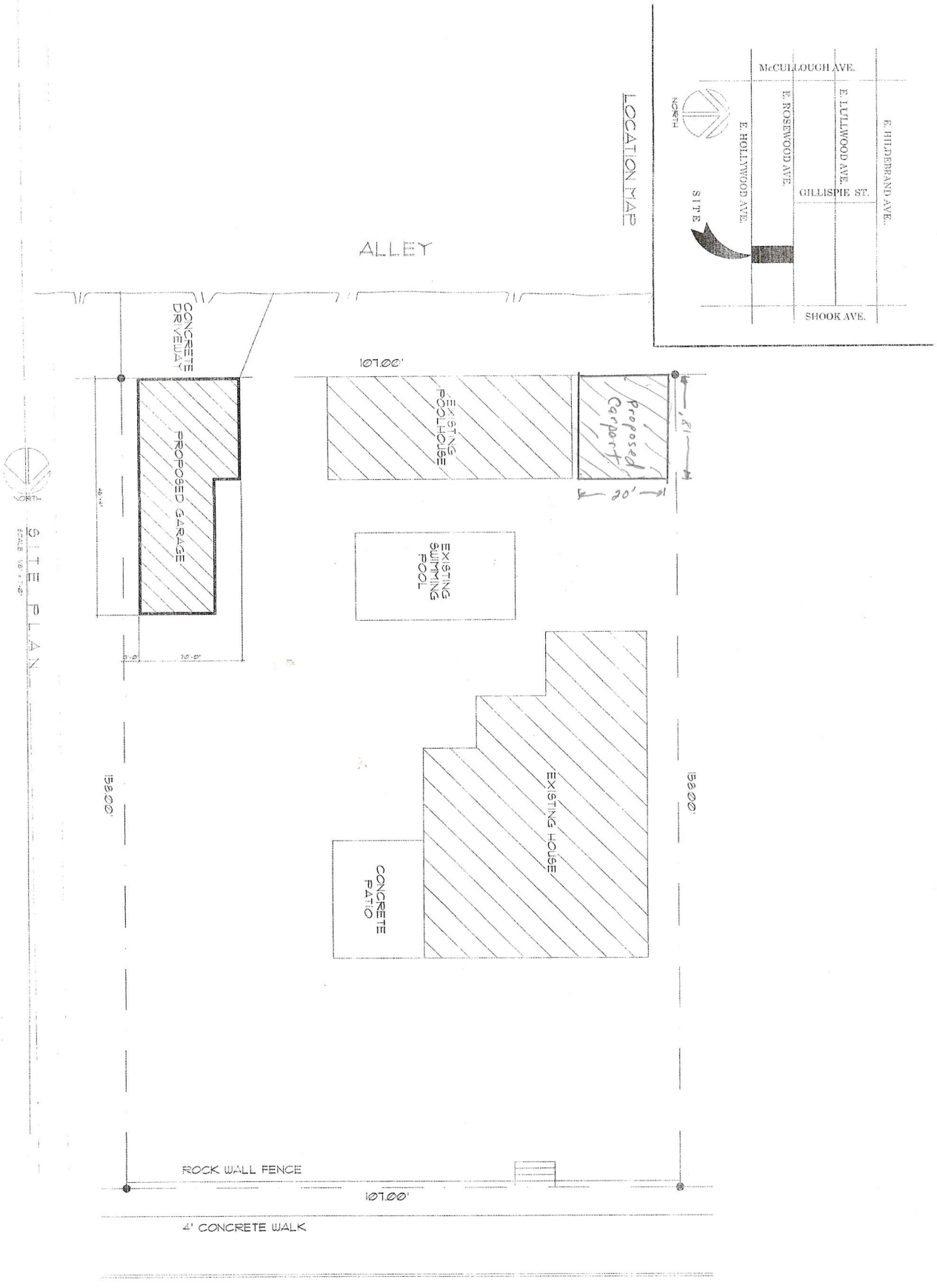
Behind but attached to the garage will be a storage area of 10' X 15' and a workout area of 17' X 15'. The storage room can be accessed from the garage but each will have entry doors.

The storage and workout rooms will be narrower in width to insure proper offset from an existing tree.

The roof will be shingled to match existing.

On the right rear corner of the property a stand alone open carport will be built that will fit the existing pad. The roof height will be consistent with the surrounding structures and will be designed to reflect the historic image.

Orientation and setbacks will follow the historic pattern of similar structures along the streetscape.




# 314 EAST ROSEWOOD

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|---|---|---|---|
| SHEET # S-1 of 1 | PROJECT #: | Terrazas and Associates, Inc. | A SITE AND LOCATION MAP FOR |
| | DATE: 5-8-15 | Consulting Engineers | 314 EAST ROSEWOOD |
| | DRAWN: JOSEPH S. | Bulverde, Tx. 78163 | SAN ANTONIO, TEXAS |
| | CHECKED BY: JAN | Johnnie A. Terrazas, P.E. Phone No. (210)859-7993 F-11217 | |
| | REVISIONS | | |

JOHNNIE A. TERRAZAS 53555 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

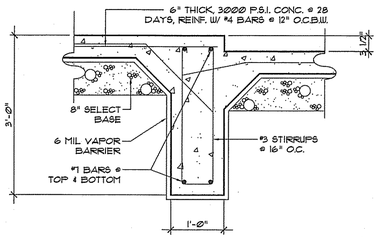
This seal appearing on this document was authorized by Johnnie A. Terrazas, P.E. on 4-23-15

## GENERAL NOTES:

1. All concrete design and construction shall be in accordance with ACI 318-05 and 301-05.
2. Unless noted otherwise, concrete compressive strength of 3000 psi in 28 days as per ASTM C-39
3. Do not place concrete less than two (2) days prior to a freeze unless protective measures are taken. concrete shall be placed when temperatures are at a minimum forty (40) degress Fahrenheit and rising unless protective measures are taken as specified by the concrete supplier.
4. In no case will the placement of concrete having a temperature in excess of 90 (ninety) degrees Fahrenheit be permitted.
5. Calcium chloride or admixtures containing calcium chloride shall not be used as additives. Where fly ash is used, only type C fly ash shall be accepted.
6. Deformed reinforcing shall be new billet steel conforming to ASTM615, latest revision, and grade 60.
7. Unless otherwise noted, detailing, fabrication and placing of reinforcing steel shall conform to the "MANUEL OF STANDARD PRACTICE for DETAILING REINFORCED CONCRETE STRUCTURES"-ACI315.
8. Concrete cover for reinforcing, shall be 2 inches, except for concrete cast against the ground. Concrete cast against ground, shall be 3 inches.
9. Do not backfill until concrete within the structure has cured to 28 day strength.
10. This foundation is designed in accordance with, not limited to, the latest edition of the 2012 International Building Code.
11. Owner or Owner's designated representative shall obtain all required permits.
12. The contractor shall be familar with the geotechnical report. If a conflict occure between these notes/specifications and the geotechnical engineer's recommendations, the more stringent shall apply.
13. These drawings are intended to show only structural foundation plans and details. See appropiate drawings from other disciplines, such as architectural, machinal, plumbing, electrical and civil for the design , location and size of drops, openings, driveways, patio, pools, etc.
14. Contractor shall verify all dimensions, drops, slopes and details of these drawings with those of the architectural design plans, and contracyor shall report disrepancies to engineer in writing and architect/designer prior to the start of construction.
15. If contractor requires additional details or information not found on the drawings or in the specifications, contractor shall request this information from engineer in writing prior to the start of construction.
16. These drawings are based on certain assumptions and the engineer reserves the right to revise these documents if other information is made available.
17. Any requested modification to these drawings and for/or specifications shall be submitted to engineer in writing. Contractor shall not process with requested modifications unless engineer approves requested modifications in writing.
18. During construction the contractor may encounter existing conditions that were unknown during design and vary from the plans. The contractor shall notify the engineer in writing prior to proceeding with the work of all discoveries that interfere with proper execution of the work and/or jeopardize the structural integrity of the structure.
19. Grade beam depths shown in the plans, sections, details or schedules are the minimum depths required for the design structural integrity for this foundation. The actual constructed depth may be more in order to satisfy the geometry of the site and foundation as well as other standards, details, notes and specifications, but in no case should grade beam be embedded less than 2 feet in depth.
20. Dwellings shall have a controlled method of water disposal fromm roof that will collect and discharge to the ground surface at least 5 feet from foundation walls or to a subsurface drainage system.
21. In order to assure positive drainage away from the foundation, a licensed land surveyor shall perform a final grade survey prior to occupancy. Drainages elevations and direction should be noted on the document.
22. The Drawings illustrate the completed structure with all elements in their final positions, properly supported and braced. The contractor, in the proper sequence, shall provide proper shoring and bracing as necessary during construction to achieve the final completed structured.

## FOUNDATION NOTES:

1. If the foundation is installed during a dry or wet period, which is considered extreme or abnormal, then the builder shall notify the engineer prior to construction for a possible re-design.
2. The foundation has been designed with the assumption that movement can be tolerated within the allowable of the latest revision of document No.FPA-SC-13, "Guidelines for the Evaluation of foundation movement for Residential and Other Low-Rise Buildings".
3. A reasonably uniform soil moisture level is maintained around the foundation for the life of the structure and the contractor shall convey this to the owner.
4. The builder will locate expansion joints in brick veneer at 25 feet maximum. Expansion joint tiers will be compressible so the anticipated movement of the masonry can occur without imposing stress.
5. Foundation Plan is valid for one year from the date the plans are issued or revised by the engineer. Contact engineer for review if plans have expired or if construction of the foundation has not commenced within this time frame.
6. Site grading and drainage around the foundation shall be maintained at all times during construction in such manner that surface ground water will not collect around or within the footprint of the foundation. This is critical during the period immediately after concrete placement. If unusual amounts of water continue to appear on the site, a geotechnical engineer should be contracted for corrective action.
7. Field density tests are recommended for the sub-grade below the fill and each lift including, not limited to, flatwork areas such as driveways and ramps.
8. Soil removed from grade beam trenches may not be used as part of the pad fill in the foundation area. Dispose of grade beam excavated soil by compacting it outside the forms or remove it from the site.
9. The soils at this site could be expansive. Remove existing tree trunks/roots and replace withcompacted fill having the same properties as surrounding soils. If trees or high density brush are removed, contractor shall follow guidelines for pad preparation outlined by engineer.
10. A minimum 6-mil thick polyethylene vapor retarder sheeting shall be placed directly below the concrete, lap joints a minimum of 12 inches and seal with duct tape or other tape approved for such use by its manufacturer. Vapor retarder shall extend to the perimeter formwork and preferably extend 2 feet beyond the perimeter of the foundation. Clear or translucent sheeting is preferred over opaque material.
11. In areas subject to freezing conditions, concrete shall be designed accordingly using air entrainment or other appropiate methods.
12. Concrete shall be mechanically vibrated in exterior and interior grade beams and in deep excavations. A minimum of two operable mechanical vibrators shall be onsite prior to pour.
13. Concrete shall be placed in a continuous pour, unless otherwise approved by engineer in writing. In no case shall adjacent concrete be placed more than 30 minutes apart in order to prevent the formation of a cold joint. If an unplanned delay and possible cold joint occure
for any reason, vibrate the fresh concrete and contact the engineer promptly for instructions on how to proceed.
14. Maximum water added to concrete at the jobsite, without written permission from the concrete supplier, 1 1/2 gallons per cubic yard of concrete. Concrete tickets showing time of mix, time of delivery, yards dellivered and total water added shall be collected from each driver and retained by contractor.
15. Foundation drops locations and elevation changes shown on the plans have been determined by others such as the architect, designer, contractor or owner (not by the foundation engineer) and shall be confirmed by the contractor.
16. This foundation may sustain normal temperature and shrinkage cracks as a result of the concrete curing process.
17. Contact engineer in writing prior to placement of concrete for a revised foundation design if crack control joints are desired.
18. Bottom rebar in grade beam shall be supported 4 feet on rebar chairs at a maximum of 4 feet spacing. Rebar chairs for the slab shall be spaced a maximum of 4 feet on center each way such that the reinforcing steel is located 1/3 the distance from the top of the slab.
19. Continuous reinforcing shall be lapped a minimum of 40 diameters. Splices shall be tied as needed to insure a strong tied fit.
20. The exterior face of grade beam corners shall have four #1 (2 top/2 bottom @ 2 feet x 2 feet "L" shaped reinforcing bars, four #1 (2 top/2 bottom) 2 ffet x 2 feet "L" shape reinforcing
bars shall be where interior grade beams end at another grade beam.
21. Depth of stirrups for rebar cages shall be beam depth less 7 inches to allow the minimum reinforcement concrete coverage (unless noted otherwise). Unless otherwise noted, stirrups shall be #3 rebar spaced at 16 inches on center.
22. At all reentrant (inside) corners provide 6 #4 x 4 feet long rebar 6 inches apart at 45 degrees
to the corner in the slab, approximately 2 feet from the corner.
23. When grade beams exceed 30 inches in depth, then 2 #4 continuous horizontal bars are needed. #4 reinforcing bars shall be spaced a maximum of 12 inches vertically between the grade beam reinforcement layers.
24. The following shall be the minimum reinforcement concrete coverage:
    a.) Concrete cast against and permanently exposed to earth___3"
    b.) Concrete exposed to earth or weather (NO. 6 through No. 18 bar_____2"




SECTION "D"

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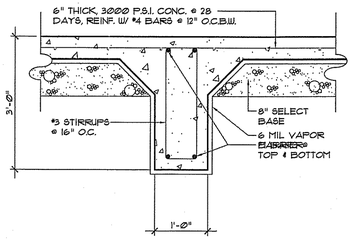


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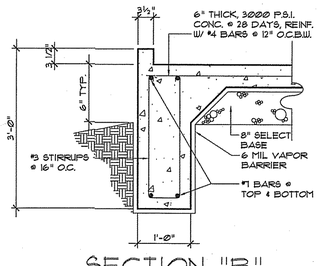


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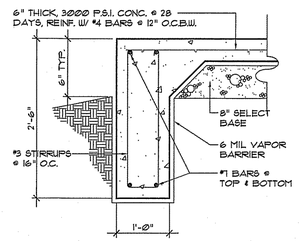


SECTION "A"

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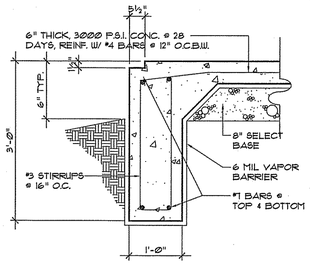


SECTION "E"

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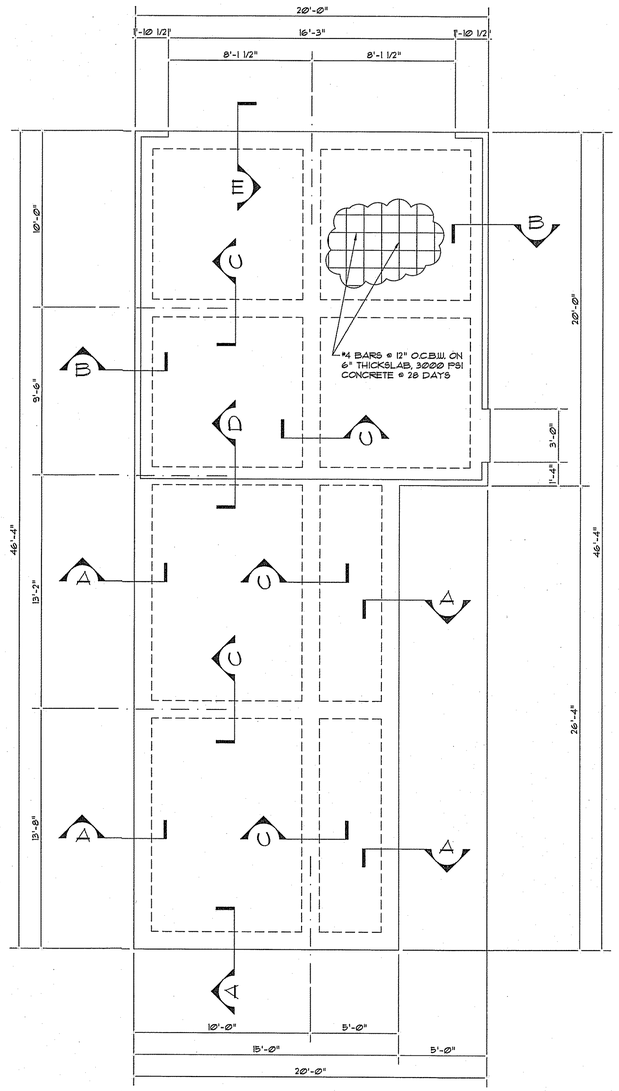



## FOUNDATION PLAN

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

The seal appearing on this document was authorized by JOHNNIE A. TERRAZAS 55566 on 4/25/2017

STATE OF TEXAS
JOHNNIE A. TERRAZAS
55566
REGISTERED
PROFESSIONAL ENGINEER

A PERSONALIZED GARAGE DESIGN FOR

# 314 EAST ROSEWOOD

SAN ANTONIO, TEXAS


Terrazas and Associates, Inc.
Consulting Engineers
Bulverde, Tx. 78163
Johnnie A. Terrazas, P.E.
Phone No.: (210)833-9493


F-11217

REVISIONS

PROJECT #

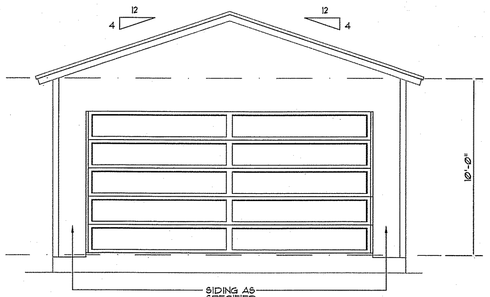
DATE: 08/15/12

DRAWN: JOSEPH D.

CHECKED BY: J.A.T.

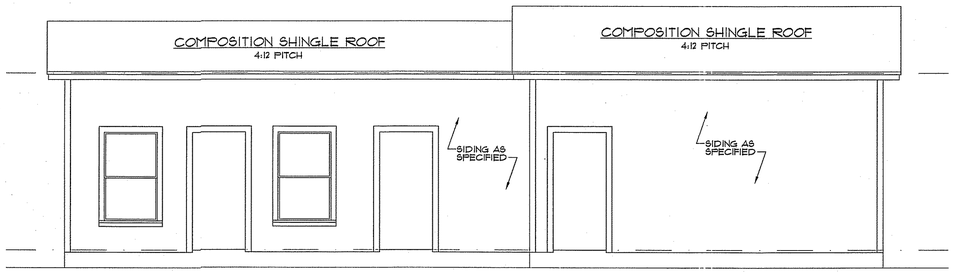
SHEET # F-1

OF 1



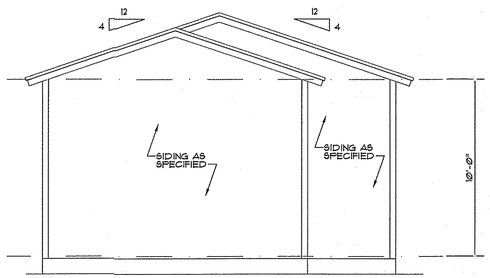

REAR ELEVATION

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



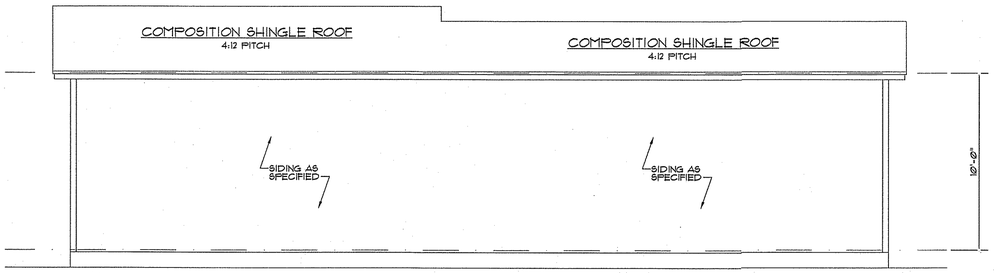

RIGHT SIDE ELEVATION

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



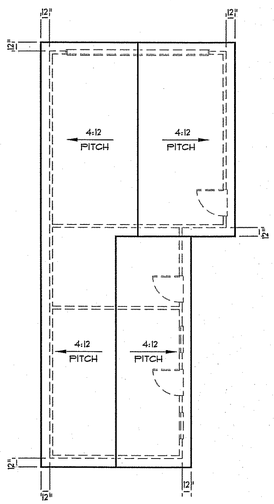

FRONT ELEVATION

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



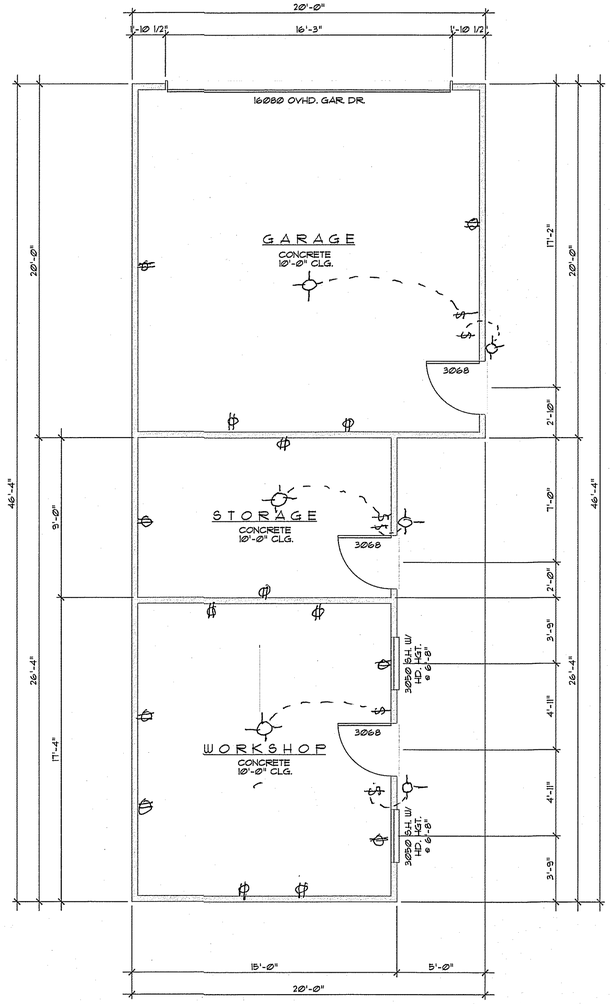

LEFT SIDE ELEVATION

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




ROOF PLAN

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




FLOOR PLAN

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

The seal appearing on this document was authorized by JOHNNIE A. TERRAZAS 55566 on 4-25-2019

STATE OF TEXAS
JOHNNIE A. TERRAZAS
55566
REGISTERED PROFESSIONAL ENGINEER

A PERSONALIZED GARAGE DESIGN FOR

# 314 EAST ROSEWOOD

SAN ANTONIO, TEXAS


Terrazas and Associates, Inc.
Consulting Engineers
Bulverde, Tx. 78163
F-11217
Johnnie A. Terrazas, P.E.
Phone No.: (210)833-9493


REVISIONS

PROJECT #

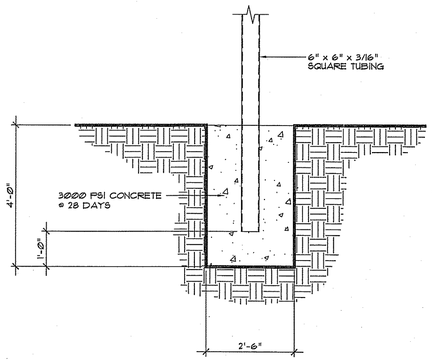
DATE: 4/24/19

DRAWN: JOSEPH D.

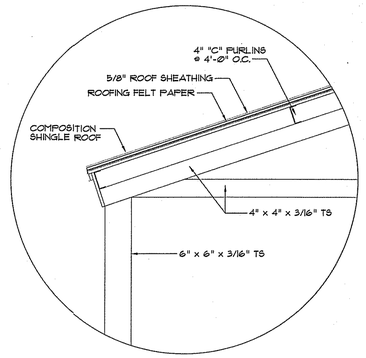
CHECKED BY: J.A.T.

SHEET # A-1

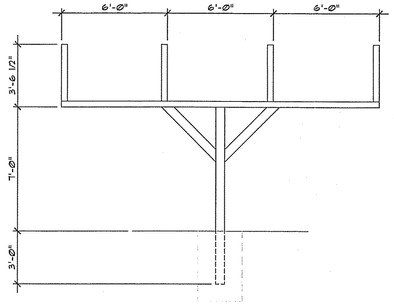
OF 2



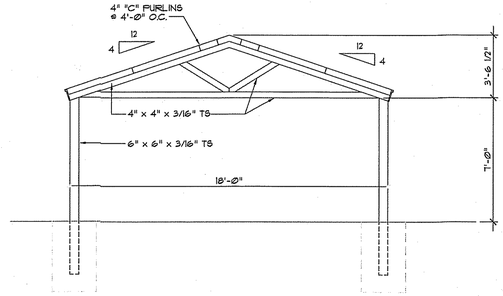

## PIER DETAIL
SCALE: NONE



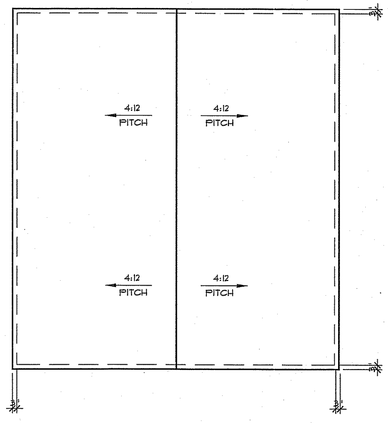

## TYPICAL ROOF ASSEMBLY DETAIL
SCALE: NONE



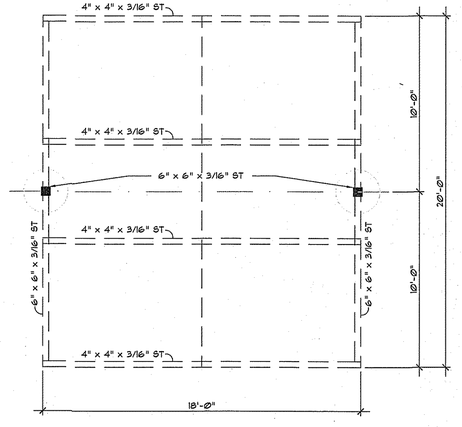

## SIDE ELEVATION - DETAIL OF STRUCTURAL MAIN FRAME
SCALE: 1/4" = 1'-Ø"




## FRONT ELEVATION - DETAIL OF STRUCTURAL MAIN FRAME
SCALE: 1/4" = 1'-Ø"




## ROOF PLAN
SCALE: 1/4" = 1'-Ø"




## FLOOR PLAN
SCALE: 1/4" = 1'-Ø"

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JOHNNIE A. TERRAZAS 55566
on 4-25-20 17

STATE OF TEXAS
JOHNNIE A. TERRAZAS
55566
REGISTERED
PROFESSIONAL ENGINEER

A PERSONALIZED CARPORT DESIGN FOR

# 314 EAST ROSEWOOD

SAN ANTONIO, TEXAS


Terrazas and Associates, Inc.
Consulting Engineers
Bulverde, Tx. 78163
F-11217
Johnnie A. Terrazas, P.E.
Phone No.: (210) 633-9493


REVISIONS

PROJECT #

DATE: 4/24/19

DRAWN: JOSEPH D.

CHECKED BY: J.A.T.

SHEET # A-2 OF 2

# Exxell Exxteriors, Inc.

## Scope of Work for 314 E Rosewood Ave.

Phases to be completed.

Garage:

1. Locate and remove or cap any sprinkler heads in that area.
2. Remove the existing security gate.
3. Layout 20’ X 46’ concrete pad and pour according to engineered plans. The final layout will be determined after the city specifies any required distances from property lines if exceptions are not made. Foundation will be raised to divert water from the garage interior.
4. Frame the garage structure after the concrete cures. Match the design of the pool house for roof line. Leave open rafters inside and unfinished walls.
5. Frame for and install one 36” exterior door with lock at the right rear side for egress and entry.
6. Install one exterior light by the door.
7. Install steps as needed at the door.
8. Stone will be used at the front corners, siding or stucco used on the rest.
9. The roof line and front will match the pool house design.
10. Garage portion will be 20’ length with 2’ extra for storage shelving across the back.
11. Garage floor to be painted with epoxy for long term ease of care.
12. Run electric to the garage for power to garage and additional area.
13. Install four additional outlets in the garage area for convenience and a switch at the door.
14. Install a standard 16’ wide metal garage door, eight feet in height to allow for additional clearance.
15. Install an automatic garage door opener with a light and two remote openers.
16. The storage area will be 9’ in length by 15’ wide. Interior will be finished out.
17. Install insulation in walls and ceiling to code.
18. Install electric outlets per code.
19. Install two ceiling lights.
20. Sheetrock finish, tape, float, texture and paint.
21. Install one 36” exterior door with lock for entry.
22. Install steps as needed at the door.
23. The work room will be 17’X15’.
24. Interior will be finished out.
25. Install sheetrock, tape, float, texture and paint.
26. Install insulation to code.
27. Install one 36” exterior door with lock.
28. Install steps as needed at the door.
29. Install four 3’0 energy efficient windows.
30. Install one ceiling fan and six canned lights.
31. Install one outside light by the entry door.
32. Install standard outlets per code.
33. Install commercial type carpet on floor.
34. Structure roof will be composition shingle to match the existing on pool house.
35. Roof ventilation will be ridge vent.

36. The existing damaged interior stone wall will be rebuilt from the existing gate and tie into the garage.

Carport:

1. Use the existing concrete pad.
2. Structure will be 18'X20'.
3. Frame structure to engineered plan.
4. Install roof to match the design of the pool house and cover the parking area. (street edge front header will have to be higher in order to clear vehicle roofs due to slope.)
5. Install electrical for lighting.

Notes:

1. No plumbing is included or planned for structure.
2. No A/C or heat is included or planned for this structure.
3. Any change in this scope of work must be presented in writing and approved by both parties.
4. All city and IRC codes will be followed.
5. All permits will be obtained and inspections completed as required.