

HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2020

HDRC CASE NO: 2020-243
ADDRESS: 245 LOVERA BLVD
LEGAL DESCRIPTION: NCB 9004 BLK 2 LOT 77 THRU 79
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Sergio Yutani/Space and Time Remodeling Inc.
OWNER: Thuc Tran
TYPE OF WORK: New construction of a rear accessory structure
APPLICATION RECEIVED: May 04, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure.

APPLICABLE CITATIONS:

4. Guidelines for New Construction

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.

Standard Specifications for Windows in Additions and New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for

replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.

- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

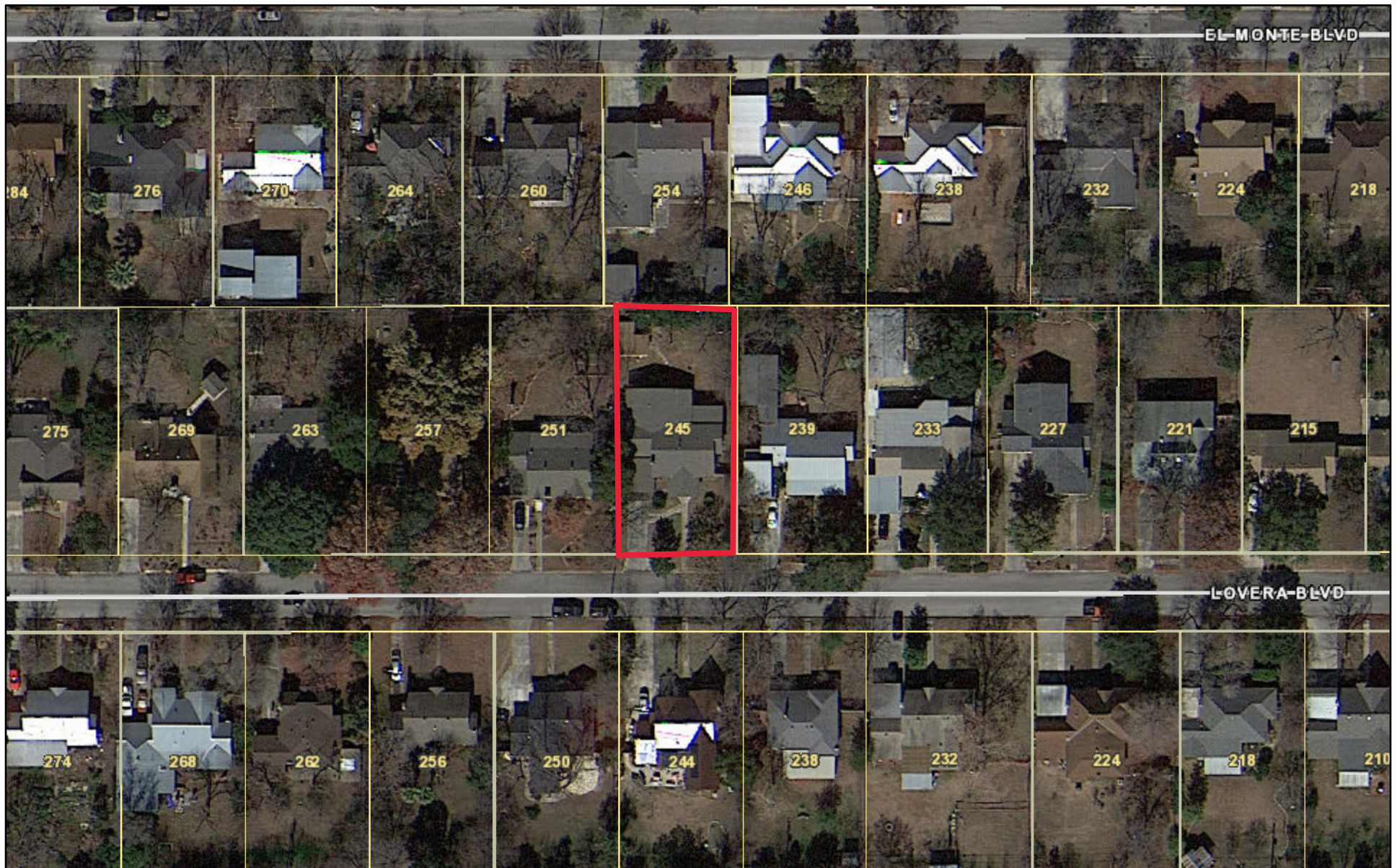
- i. The primary historic structure at 245 Lovera was constructed circa 1940, first appears on the 1949 Sanborn map, and contributes to the Olmos Park Terrace Historic District. The one-story, single-family residential structure features early midcentury modern forms.
- ii. COMPLIANCE – On a site visit conducted on April 6, 2020, staff found that the existing rear accessory structure was demolished and framing of a new structure had begun. The applicant was cooperative with the Stop Work Order and submitted an application to be reviewed at the next available commission hearing. Additionally, staff was able to review and determine that the existing accessory structure did not contribute to the Olmos Park Terrace Historic District and was administratively approved for demolition.
- iii. ACCESSORY STRUCTURE – The applicant has proposed to construct a 360 square-foot, 1-story rear accessory structure featuring HardiePlank lap siding, vinyl windows (JELD-WEN V-4500), a composite MDF door, and a hipped composition shingle roof.
- iv. MASSING AND FORM – Per the Guidelines for New Construction 5.A.i., applicants should design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form. Staff finds the proposed massing and form are visually subordinate the primary historic structure.
- v. BUILDING SIZE – Per the Guidelines for New Construction 5.A.ii., new outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint. Staff finds that the proposed 360 square feet is less than 40 percent of the 1,818 square feet principal historic structure.
- vi. CHARACTER – Per the Guidelines for New Construction 5.A.iii., applicants should 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. Staff finds that the HardiePlank siding is appropriate if it features a smooth finish with no faux wood grain texture and feature a 4-inch exposure.
- vii. WINDOWS AND DOORS – Per the Guidelines for New Construction 5.A.iii., applicants should 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. Staff finds that proposed fenestration pattern generally relates to the historic structure. However, staff finds that proposed windows (JELD-WEN V-4500) do not adhere to the Standard Stipulations for Windows in New Construction regarding the sash size, the depth profile, and the manufactured color; an appropriateness window product should be submitted to staff.
- viii. ORIENTATION & SETBACK – Per the Guidelines for New Construction 5.B.i., applicants should follow historic setback patterns 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. Staff finds that proposed structure set to the rear corner of the property is generally consistent with the Guidelines; the applicant is responsible for complying with all setback requirements and obtain a variance if required for permitting.

RECOMMENDATION:

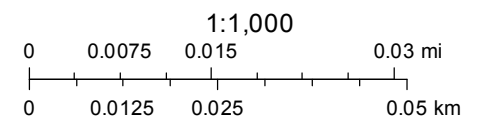
Staff recommends approval based on finding c through h with the following stipulations:

- i. That the HardiePlank siding feature a smooth finish without faux wood grain texture and feature a 4-inch exposure.
- ii. That the structure features windows that adheres to the *Standard Specifications for Windows in New Construction* instead of the proposed JELD-WEN V-4500; an appropriate window must be submitted to staff.
- iii. That the applicant is responsible for complying with all setback requirements and obtain a variance if required for permitting.

245 Lovera



June 9, 2020

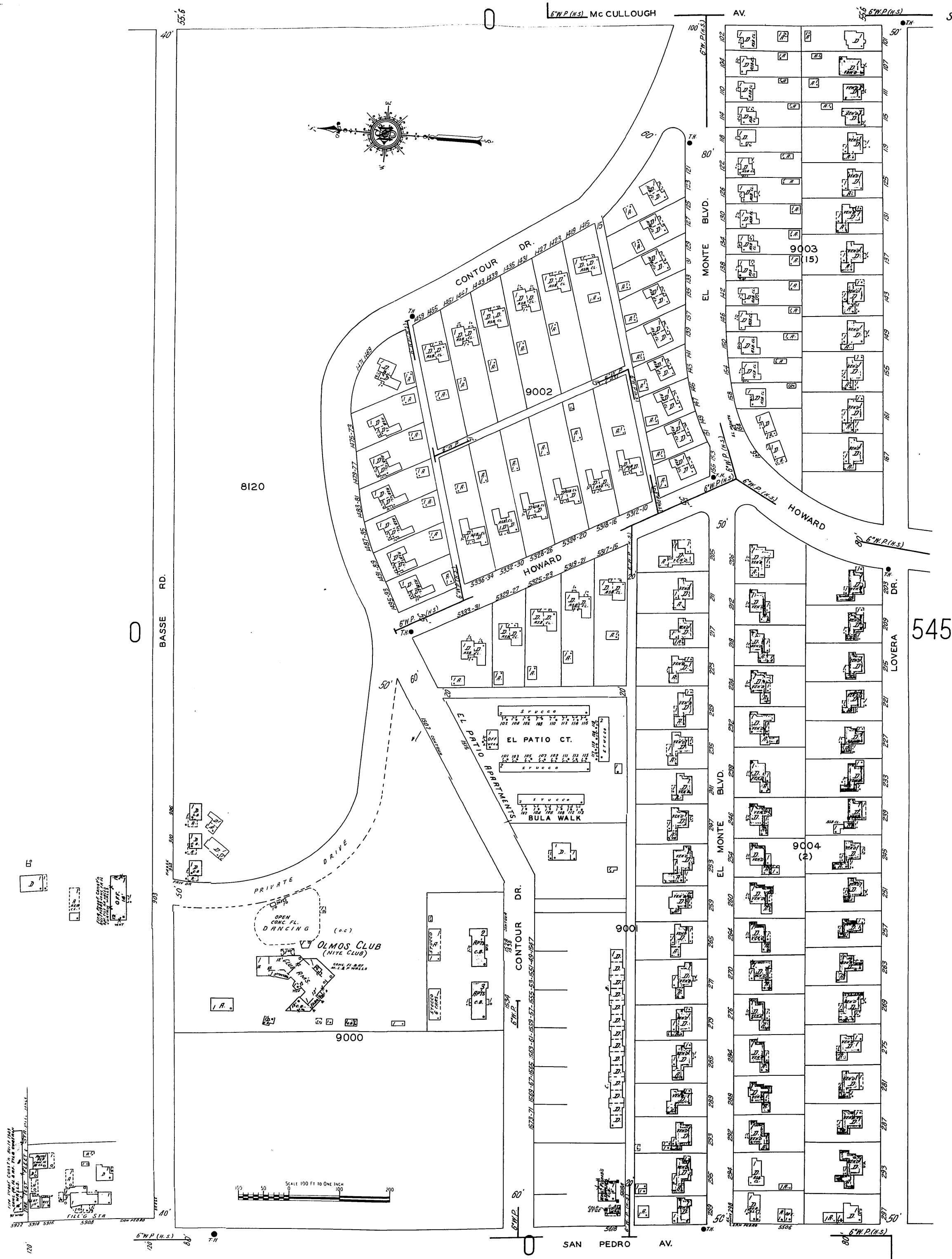


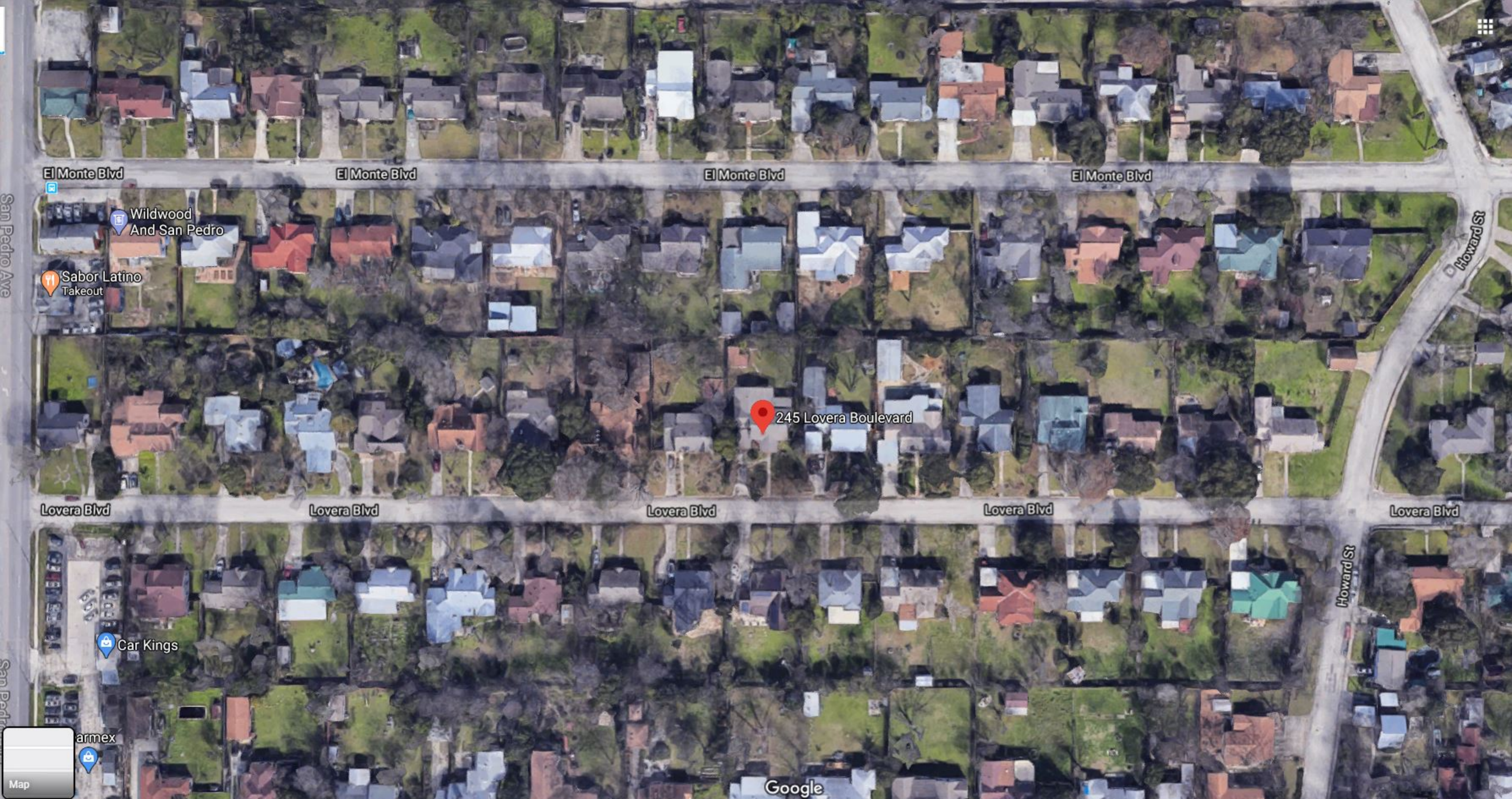
564

(545)

"A"

MAY 1949





El Monte Blvd

El Monte Blvd

El Monte Blvd

El Monte Blvd

Wildwood
And San Pedro

Sabor Latino
Takeout

245 Lovera Boulevard

Lovera Blvd

Lovera Blvd

Lovera Blvd

Lovera Blvd

Lovera Blvd

Howard St

Howard St

Car Kings

armex

Google


Map



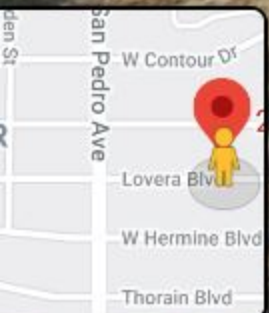
245 Lovera Boulevard



244 Lovera Blvd
San Antonio, Texas

 Google

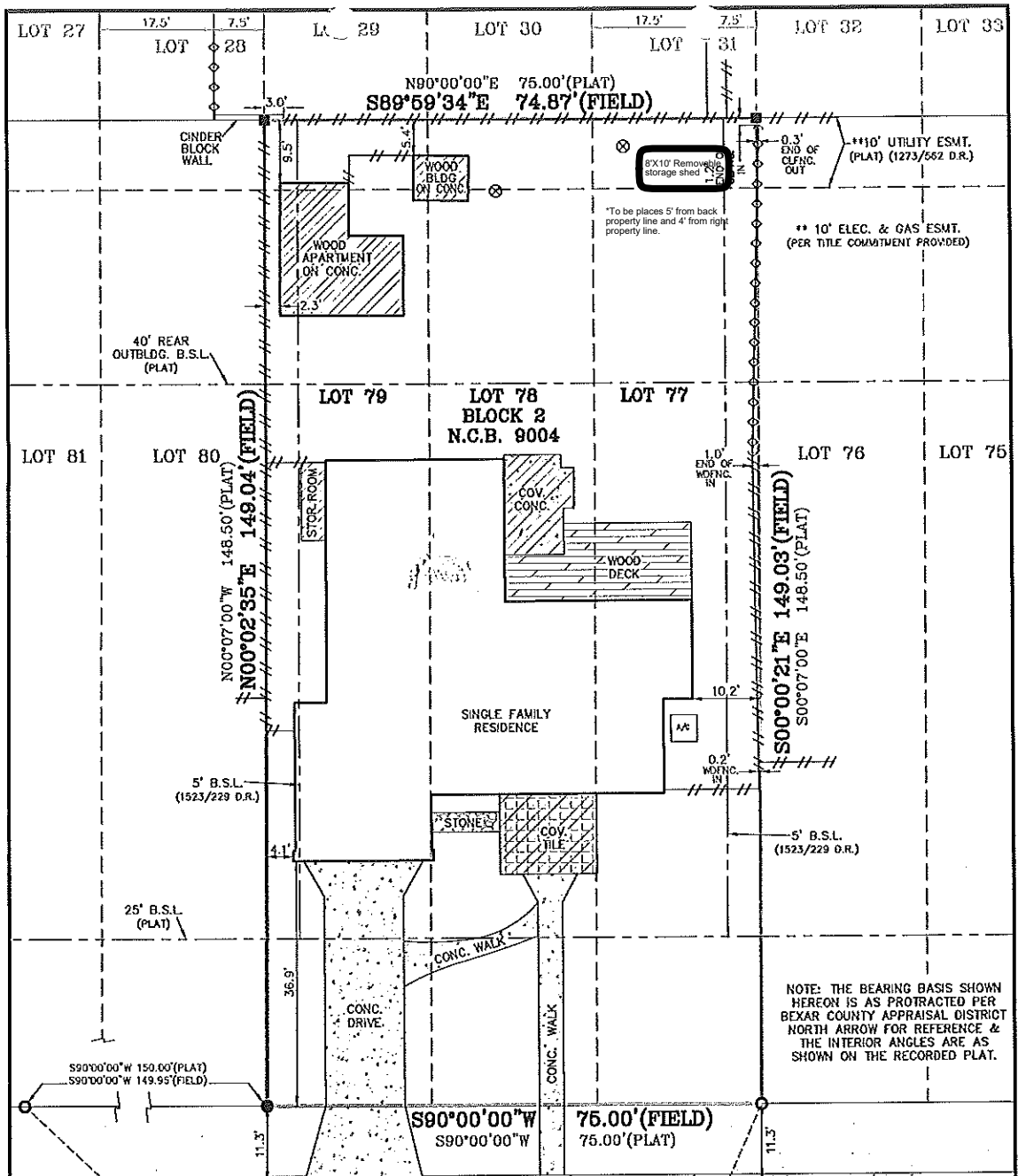
Street View



Google







NOTE: THE BEARING BASIS SHOWN HEREON IS AS PROTRACTED PER BEXAR COUNTY APPRAISAL DISTRICT NORTH ARROW FOR REFERENCE & THE INTERIOR ANGLES ARE AS SHOWN ON THE RECORDED PLAT.

WEST LOVERA BOULEVARD
(50' R.O.W. ASPHALT PAVEMENT)
(PLATTED AS: GRANADO)
(ST. SIGN: LOVERA)

1" = 20'
GRAPHIC SCALE

THE SURVEY IS HEREBY ACCEPTED WITH THE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS SHOWN.

BUYER: TSB CAPITAL LLC ADDRESS: 245 WEST LOVERA BOULEVARD
TITLE COMPANY: STEWART TITLE COMPANY I.G.F. NO.: 1302940602
LOT: 77, 78 and 79 BLOCK: 2 N.C.B.: 9004
SUBDIVISION: OLMOS PARK TERRACE
CITY: SAN ANTONIO COUNTY: BEXAR STATE: TEXAS
PLAT RECORDED IN: VOLUME 980 PAGE 282-285 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS: (PER TITLE COMMITMENT)

VOLUME	PAGE	DEED RECORDS OF BEXAR COUNTY, TEXAS	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 1523	PAGE 229	DEED RECORDS OF BEXAR COUNTY, TEXAS	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 1573	PAGE 498	DEED RECORDS OF BEXAR COUNTY, TEXAS	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 1273	PAGE 562	DEED RECORDS OF BEXAR COUNTY, TEXAS	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME --	PAGE --	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME --	PAGE --	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

FINAL SURVEY "AS BUILT"

- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE, INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS AND THERE ARE NO ENCROACHMENTS OF BUILDINGS EXCEPT AS SHOWN ABOVE ACCORDING TO A SURVEY OF THE PROPERTY COMPLETED UNDER MY SUPERVISION ON THIS, THE 26th DAY OF NOVEMBER 2013, A.D.

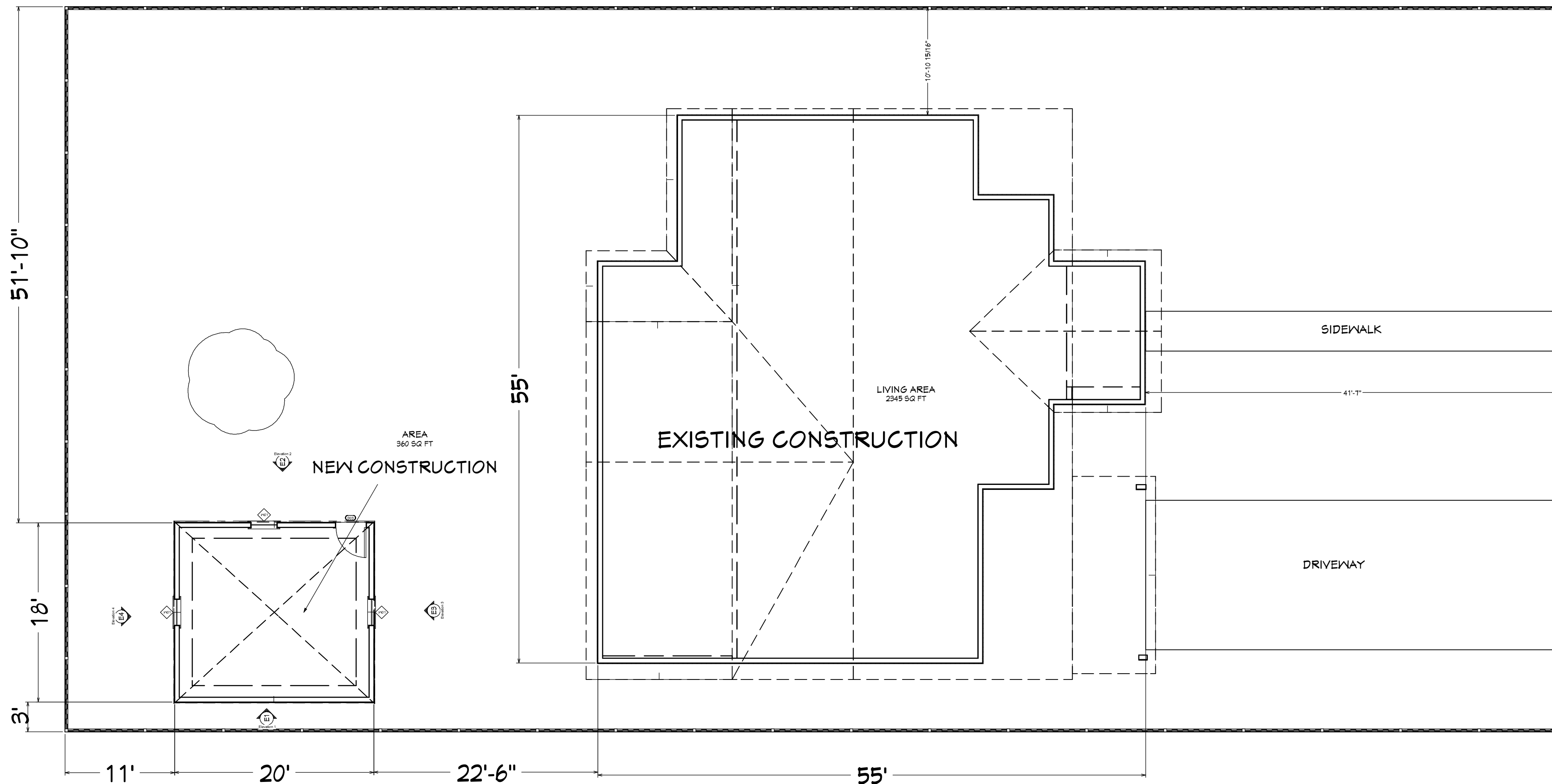
PETER A. AGUIRRE, R.P.L.S. 5464

DRAWN BY: WOLFF JOB NO: 13-4222-154 FIELD WORK COMP.: NOVEMBER 25, 2013

Copyright © 2013 Central Surveyors of Texas. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size. Survey is based on a title report issued by the Title Company listed above under Commitment No./or No. shown on this survey.

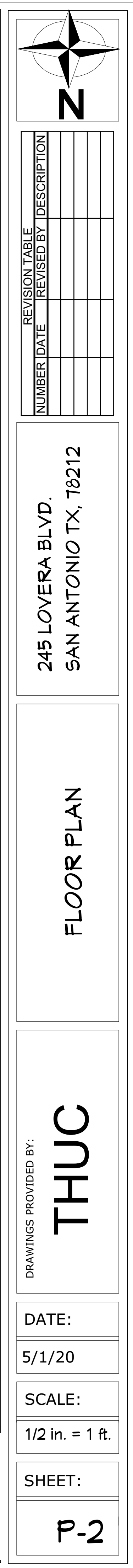
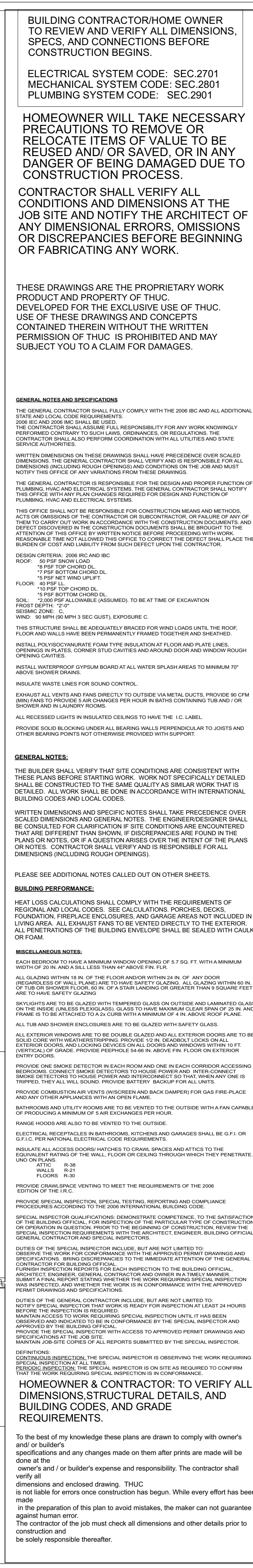
PROPERTY USE DESCRIPTION:
SINGLE FAMILY

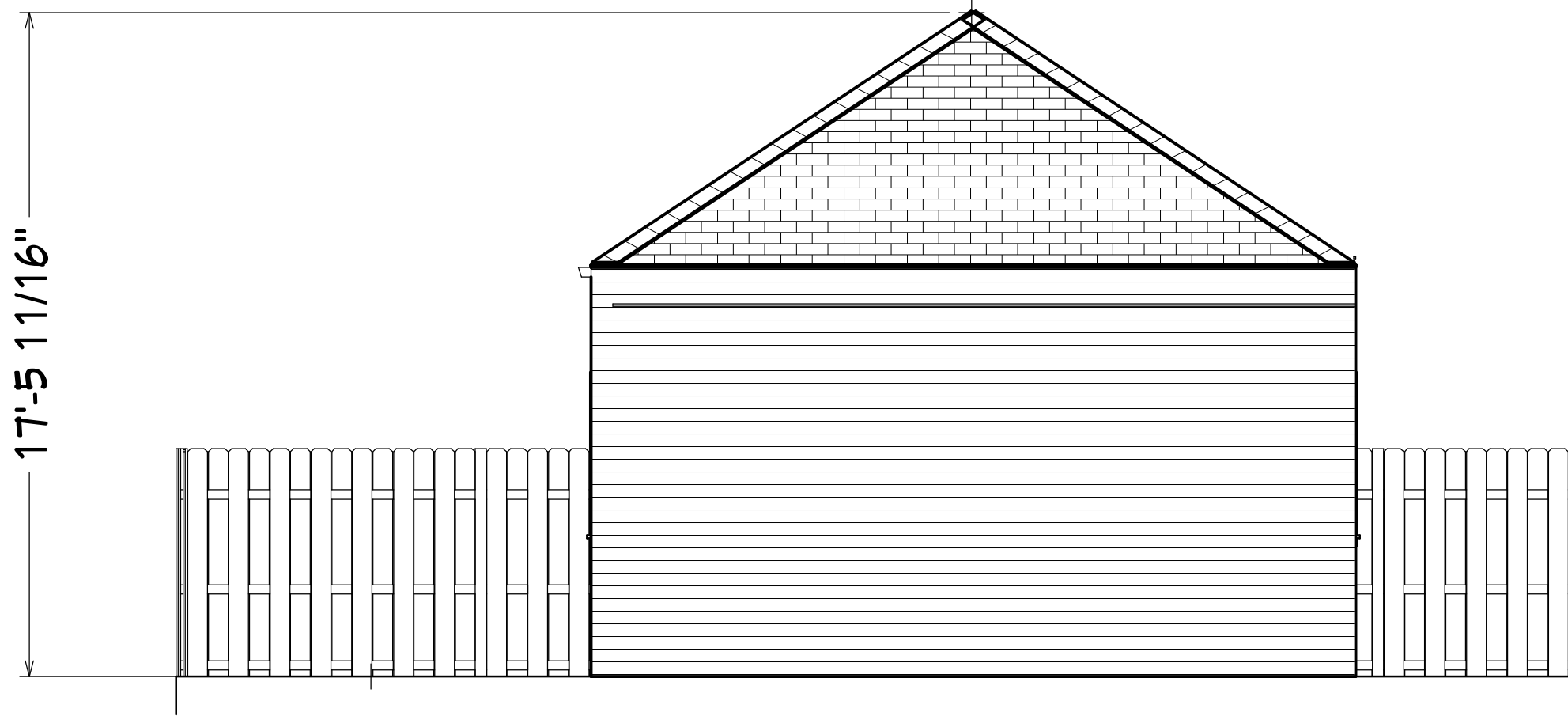
ZONING:
R-4



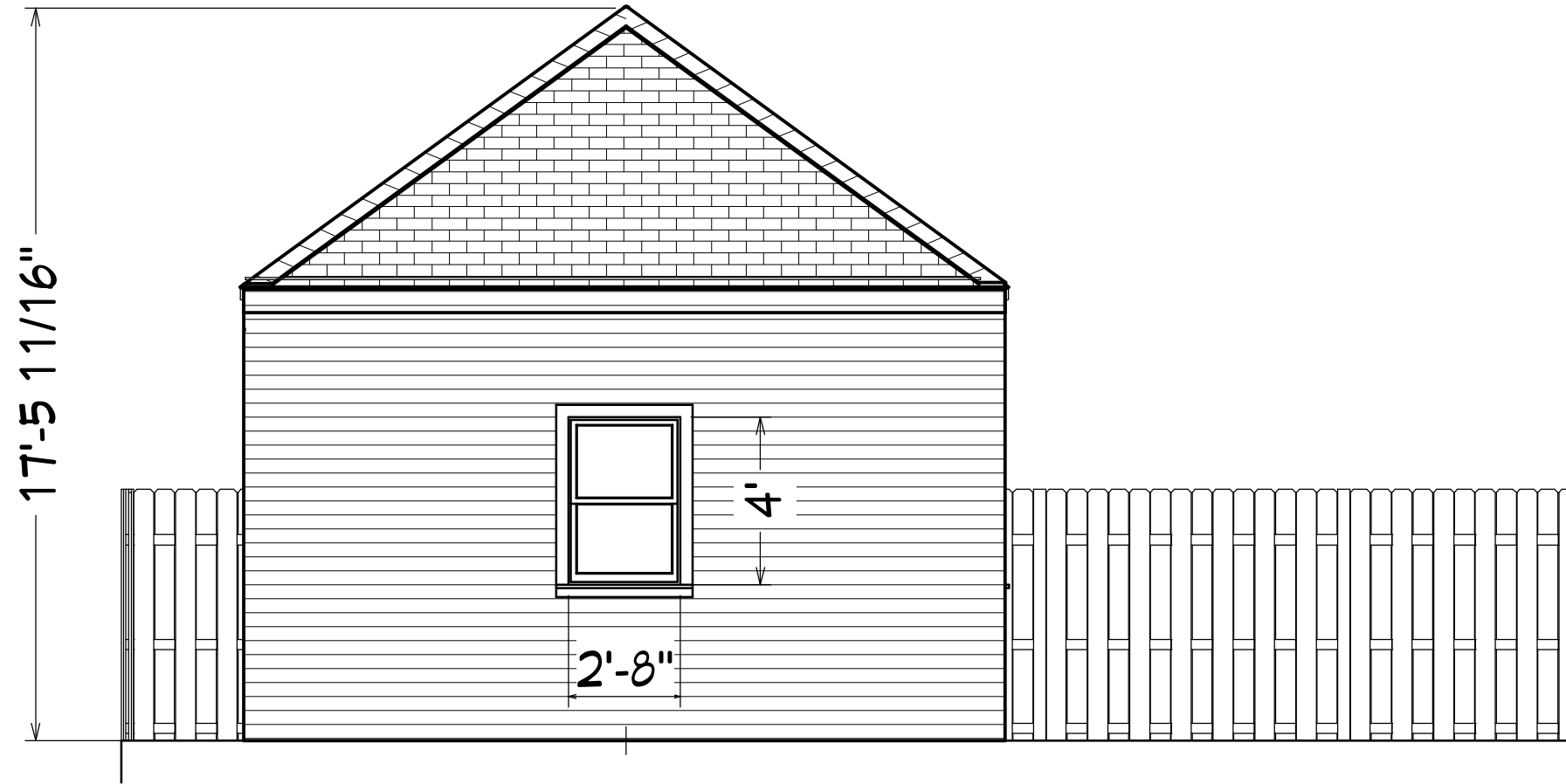
SITE PLAN

LOVERA BLVD.

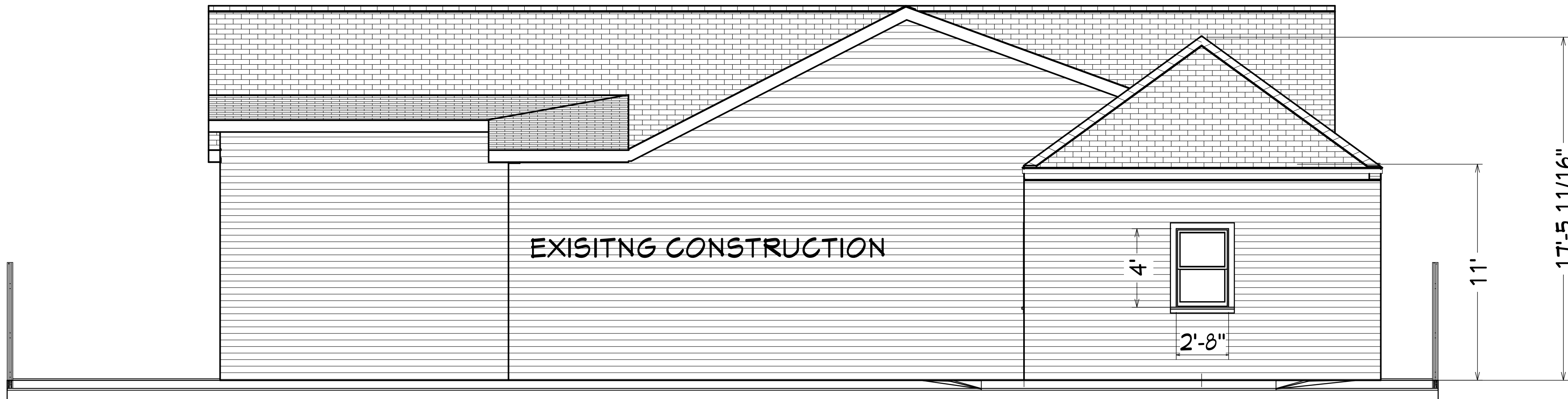




Elevation 1 LEFT



Elevation 3 FRONT



Elevation 4 BACK

WINDOWS & DOORS SCHEDULES

NO.	SYMBOL	TYPE	SIZE	UNIT	QUANTITY	DESCRIPTION	REMARKS
1		DOOR	3'0\"/>	1	1	3'0\"/>	EXT. HINGED GLASS PANEL

NO.	SYMBOL	TYPE	SIZE	UNIT	QUANTITY	DESCRIPTION	REMARKS
2		WINDOW	2'0\"/>	1	1	2'0\"/>	DOUBLE HUNG

BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
SPECS, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS.

ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901

HOMEOWNER WILL TAKE NECESSARY
PRECAUTIONS TO REMOVE OR
RELOCATE ITEMS OF VALUE TO BE
REUSED AND/ OR SAVED, OR IN ANY
DANGER OF BEING DAMAGED DUE TO
CONSTRUCTION PROCESS.

CONTRACTOR SHALL VERIFY ALL
CONDITIONS AND DIMENSIONS AT THE
JOB SITE AND NOTIFY THE ARCHITECT OF
ANY DIMENSIONAL ERRORS, OMISSIONS
OR DISCREPANCIES BEFORE BEGINNING
OR FABRICATING ANY WORK.

THESE DRAWINGS ARE THE PROPRIETARY WORK
PRODUCT AND PROPERTY OF THUC.
DEVELOPED FOR THE EXCLUSIVE USE OF THUC.
USE OF THESE DRAWINGS AND CONCEPTS
CONTAINED THEREIN WITHOUT THE WRITTEN
PERMISSION OF THUC. IS PROHIBITED AND MAY
SUBJECT YOU TO A CLAIM FOR DAMAGES.

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2006 IBC AND ALL ADDITIONAL
STATE AND LOCAL CODE REQUIREMENTS.
THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY
PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE
CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE
SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED
DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL
DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST
NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF
PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY
THIS OFFICE WITHIN 48 HOURS OF ANY REQUIRED FOR DESIGN AND FUNCTION OF
PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS
ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF
THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND
DEFECTS DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE
ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK.
REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE
BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2006 IBC AND IBC
ROOF: 50 PSF SNOW LOAD
75 PSF TOP CHORD DL
75 PSF BOTTOM CHORD DL
15 PSF NET WIND UPLIFT
15 PSF TOP CHORD DL
15 PSF BOTTOM CHORD DL
15 PSF NET WIND UPLIFT
15 PSF TOP CHORD DL
15 PSF BOTTOM CHORD DL
15 PSF NET WIND UPLIFT
15 PSF TOP CHORD DL
15 PSF BOTTOM CHORD DL
15 PSF NET WIND UPLIFT

SOIL: 2,000 PSF ALLOWABLE (ASSUMED) TO BE AT TIME OF EXCAVATION
PROF. DEPTH: 2'-0"
SEISMIC ZONE: C
WIND: 80 MPH (60 MPH 3 SEC GUST), EXPOSURE C

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF
FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.
INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES,
OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH
OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 7/8"
ABOVE SHOWER DRAINS.
INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 90 CFM
BURN FANS TO PROVIDE 8 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR
SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.
PROVIDE SOLID SLOTTING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND
OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH
THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED
SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS
DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL
BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER
SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL
BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED
THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE
PLANS OR NOTES OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS
OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL
DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF
REGIONAL AND LOCAL CODES. SEE CALCULATIONS, PORCHES, DECKS,
FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN
LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.
ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CALK
OR FOAM.

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM
WIDTH OF 20 IN. AND A BALL LESS THAN 4" ABOVE FIN FLOOR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR
(REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN.
OF THE SHOWER FLOOR, 60 IN. OF A TUB LANDING OR GREATER THAN 1 SQUARE FEET.

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS
ON THE INSIDE (UNLESS PL EXGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 26 IN. AND
FRAME IS TO BE ATTACHED TO A CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE
SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2" GLASSING LISTS SHALL BE
VERTICAL OF GRADE. PROVIDE REEPOLE 64-68 IN. ABOVE FIN FLOOR ON EXTERIOR
ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING
BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT.
SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT WHEN ANY ONE IS
TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE PLACE
AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.
BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE
OF PRODUCING A MINIMUM OF 8 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR
G.F.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS HATCHES TO CRAWL SPACES AND ATTICS TO THE
EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE.
UND. WALLS: R-38
ATTIC: R-38
WALLS: R-21
FLOORS: R-30

PROVIDE CRAWL SPACE VENTING TO MEET THE REQUIREMENTS OF THE 2006
EDITION OF THE I.C.C.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE
PROCEDURES ACCORDING TO THE 2006 INTERNATIONAL BUILDING CODE.

SPECIAL INSPECTOR QUALIFICATIONS DEMONSTRATE COMPETENCE, TO THE SATISFACTION
OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICLES OF THE GENERAL
OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE
SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL,
GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND
SPECIFICATIONS, BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL
CONTRACTOR FOR BUILDING OFFICIAL.
FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL.
FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL IN A TIMELY MANNER.
SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION
WAS INSPECTED AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED
PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS
BEFORE THE INSPECTION IS REQUIRED.
MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN
OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND
PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND
SPECIFICATIONS AT THE JOB SITE.
MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:
CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING
SPECIAL INSPECTION AT ALL TIMES.
PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM
THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

HOMEOWNER & CONTRACTOR: TO VERIFY ALL
DIMENSIONS, STRUCTURAL DETAILS, AND
BUILDING CODES, AND GRADE
REQUIREMENTS.

To the best of my knowledge these plans are drawn to comply with owner's
and / or builder's
specifications and any changes made on them after prints are made will be
done at the
owner's and / or builder's expense and responsibility. The contractor shall
verify all
dimensions and enclosed drawing. THUC
is not liable for errors once construction has begun. While every effort has been
made
against human error.
The contractor of the job must check all dimensions and other details prior to
construction and
be solely responsible thereafter.



REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

245 LOVERA BLVD.
SAN ANTONIO TX, 78212

ELEVATIONS
WINDOWS & DOORS
SCHEDULES.

DRAWINGS PROVIDED BY:
THUC

DATE:

5/1/20

SCALE:

1/4 in. = 1 ft.

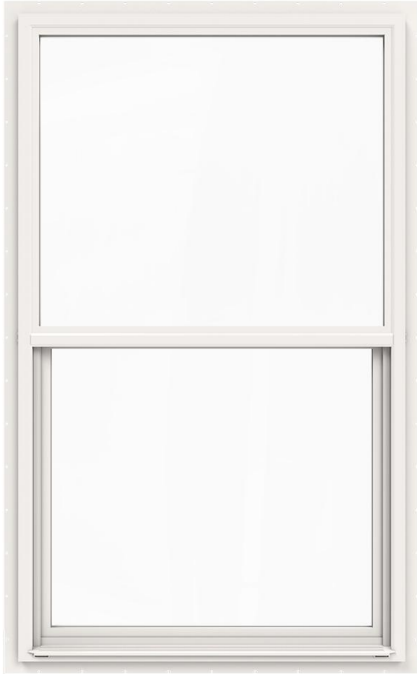
SHEET:

P-2

[Home](#) / [Doors & Windows](#) / [Windows](#) / [Single Hung Windows](#)

Internet #304848877

Model # THDJW143900817

[Share](#)[Save to Favorites](#)[Print](#)**JELD-WEN**

36 in. x 60 in. V-4500 Series White Single-Hung Vinyl Window with Fiberglass Mesh Screen

(3) [Write a Review](#) [Questions & Answers \(4\)](#)

- White vinyl single hung window includes removeable nail fin frame
- Single hung window comes with energy efficient Low-E 366 glass
- Includes accidental glass breakage warranty

\$376²⁵

OR

\$63⁰⁰

per month* **suggested**
payments with
6 months* financing on this
\$376.25 purchase*.

[Apply for a Home Depot
Consumer Card](#)

Width (in.) x Height (in.): **35.5 x 59.5**

- 29.5 x 35.5

29.5 x 47.5

35.5 x 47.5

35.5 x 59.5

How to Get It

- ✓

Ship to Store

Pickup
Jun 15 - Jun 16

FREE

Ship to Home

Get it by
Mon, Jun 15

Standard Delivery

Scheduled Delivery

Not available for this
item
- We'll send it to **Cambray** for **free pickup**.
[Change Store](#)
- 1

+

Add to Cart

Your Fastest Checkout

[Turn on Instant Checkout](#)

— or —

Buy now with
- We're unable to ship this item to stores in: GU, PR, VI
We're unable to ship this item to homes in: AK, GU, HI, PR, VI
- https://www.homedepot.com/p/JELD-WEN-36-in-x-60-in-V-4500-Ser...817/304848877?MERCH=REC_-_pipsem_-_100039416_-_304848877_-_N

Page 2 of 14

Product Overview



Versatile Style Vinyl Windows

Vinyl windows are versatile to complement any home's architectural style and have a variety of options to personalize a home



Vinyl Windows In Various Shapes, Sizes and Colors

JELD-WEN V-4500 Vinyl windows offer a variety of stylish options to enhance your home's appeal



Energy Efficient Vinyl Windows

Made of high quality vinyl designed to reduce heat transfer to help regulate the inside temperature of your home



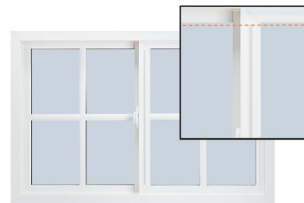
Strong & Durable V-4500 Vinyl Windows

Thicker frames for a hardier look, reminiscent of wood windows



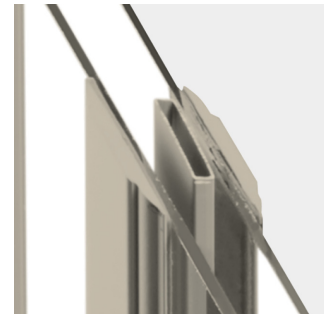
High-Performance V-4500 Vinyl Windows

Wider frame and sash for improved durability and performance of vinyl window



Architecturally Accurate Vinyl Windows

Even sightlines in window creates a balanced, symmetrical look increasing visual appeal



Optional Decorative Grids

Grids are permanently attached to both the interior and exterior glass for an authentic divided lite look



New or Replacement Window Projects
JELD-WEN vinyl windows are ideal for new construction or replacement window projects



Vinyl Window With Nailfin Frame
Pre-punched nailfin simplifies installation for new construction applications and is removable for replacement projects



Energy Efficient Glass
Low-E glass keeps your home warmer in the winter and cooler in the summer



Insulated Vinyl Windows
Argon gas is denser than air improving thermal insulation between glass panes



Limited Lifetime Warranty
Designed for longevity and backed with a limited lifetime warranty



Glass Breakage Warranty
Accidental glass breakage included with vinyl window

Attractive, durable and simple to operate. These are the core values of a JELD-WEN Single-Hung Window. This window has a top sash that is fixed in place while the bottom sash slides up and down and can be removed for ease of cleaning. Add to that its clean design that complements most architectural styles and you are sure to get the look that's just right for your home. Whether its for new construction or replacement, the V-4500 Single-Hung Window offers low maintenance due in part to a multi-chamber, fusion-welded frame for reliable structural performance. Efficiency plays a big role as well, keeping your home cooler in the summer and warmer in the winter to keep you comfortable and lower energy costs.

- Low-E-366 glass, which provides more protection against heat gain by blocking harmful infrared rays, as well as providing greater energy savings
- Slamming your windows shut is a thing of the past with the block and tackle balance system

- Moving sashes tilt inward for easy cleaning and maintenance
- Interior and exterior window color is white
- Low maintenance, durable vinyl for long-term use
- Cam-lock has a simple, elegant and secure design
- Screen included with window
- Fusion-welded frame for reliable structural performance
- Check local building codes before beginning your project to ensure compliancy
- Not all products are suitable for locations that experience severe weather
- Shop All [Jeld Wen Windows](#) Here
- Shop All [Jeld Wen Vinyl Windows](#) Here
- California residents [see Prop 65 WARNINGS](#)

Info & Guides

- [Instructions / Assembly](#)
- [Use and Care Manual](#)
- [Warranty](#)

You will need Adobe® Acrobat®

Reader to view PDF documents.

[Download](#) a free copy from the Adobe Web site.

Get Everything You Need ⁽⁷⁾

Current Product








JELD-WEN 36 in. x 60 in.
V-4500 Series White Single-
Hung Vinyl Window with
Fiberglass Mesh Screen

(3)

\$376²⁵ each

Item Selected



OSI QU... Max 9.5...	2 in. x 4 in. x 96 ...	8 in. Co... Shim (B...	OSI QU... Ad... For...	OSI QU... Max 9.5...	
	((((

\$99³⁶ /case

\$3¹⁵

\$2¹² /bundle

\$75³⁶ /case

\$8²⁸

☐ Select This Item

☐ Select This Item

☐ Select This Item

☐ Select This Item

☐ Select This Item

1 Item Selected



Add Item To Cart

Get Everything You Need





+2 More items

Current Product



JELD-WEN 36 in. x 60 in. V-4500 Series White Single-Hung Vinyl Window with Fiberglass Mesh Screen

(3)

\$**376**²⁵ each

☐ Item Selected



OSI QUAD Max 9.5 fl. oz. White #001 Window Door and Siding Sealant (12-Pack)

(215)

\$**99**³⁶ /case

Select This Item

Based on Your Interests



PROJECT GUIDE

How to Install Roof Shingles

Select This Item

Refresh your home's curb appeal by replacing your roof shingles.

[Read Our Guide](#)



PROJECT GUIDE

How to Install a Bathroom Fan

Bathroom mirrors fogging up? Install a bathroom exhaust fan.

[Read Our Guide](#)

Specifications

Dimensions

Grid Width (in.)

None

Jamb Depth (in.)

3.25 [Select This Item](#)

Product Depth (in.)

3.25
Product Height (in.)
59.5
Product Width (in.)
35.5
Rough Opening Height (In.)
60
Rough Opening Width (In.)
36
Width (in.) x Height (in.)
35.5 x 59.5 Select This Item

Details

Exterior Color/ Finish
White
Exterior Color/Finish Family
White
Features
Argon Gas Insulated,Insect Screen,Integrated Nail Fin,Meets Egress Requirements,Tilt-In Cleaning
Frame Material
Vinyl Select This Item
Frame Type

Nail Fin
Glass Type
Energy Efficient Glass,Low-E Glass
Glazing Type
Double-Pane
Grid Pattern
No Grid
Grille Type
No Grille
Hardware Color/Finish Family
White <div>Select This Item</div>
Included
Hardware,Screen
Interior Color/Finish Family
White
Lock Type
Cam Action
Number of Grids
No Grid
Number of Locks
2
<div>Select This Item</div> Product Weight (lb.)
50lb

Returnable
180-Day
Solar Heat Gain Coefficient
.22
U-Factor
.29
Window Type
Single Hung,Tilt & Turn
Window Use Type
New Construction,Replacement

Warranty / Certifications

Energy Star Qualified
North-Central,South-Central,Southern
Manufacturer Warranty
Limited Lifetime

How can we improve our product information? Provide feedback.

Recently Viewed Items



TAFCO
WINDOWS 18 in. x
36 in. Single Hung
(206)



Owens Corning
Oakridge Algae
Resistant Estate
(269)



Owens Corning
Supreme Algae
Resistant
(346)



JELD-WEN 36 in.
x 80 in. Colonist
Primed Right-Hand
(9)

[Home](#) / [Doors & Windows](#) / [Interior & Closet Doors](#) / [Prehung Doors](#)



JELD-WEN 30 in.
x 80 in. Colonist
Primed Right-Hand
(112)

\$186⁰⁰



JELD-WEN 30 in.
x 80 in. Colonist
Primed Right-Hand
(2)

\$186⁰⁰



JELD-WEN 30 in.
x 80 in. Colonist
Primed Right-Hand
(4)

\$186⁰⁰



JELD-WEN 30 in.
x 80 in. Colonist
Primed Right-Hand
(0)

\$180⁰⁰



Internet #202646639

Model # THDJW136500955



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JELD-WEN
36 in. x 80 in.

Colonist Primed Right-Hand Textured Solid Core Molded Composite MDF Single Prehung Interior Door

(9) [Write a Review](#) [Questions & Answers \(1\)](#)

- Prehung composite MDF door includes frame for easier installation
- Solid core doors dampens sound transmission throughout home
- Actual unit size is 37-3/8 in. W x 81-11/16 in. H

\$191⁰⁰

Save up to \$100 ◇ on your qualifying purchase.

[Apply for a Home Depot Consumer Card](#)

Door Size (WxH) in.: **36 x 80**

24 x 80

28 x 80

30 x 80

32 x 80

36 x 80

Door Handing: **Right-Handed**

Left-Handed

Right-Handed

How to Get It

HardiePlank® Lap Siding Product Description

HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12 ft. lengths. Nominal widths from 5 1/4 in to 12 in. create a range of exposures from 4 in to 10 3/4 in

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we've added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.



Select Cedarmill®



Smooth



Beaded Cedarmill®



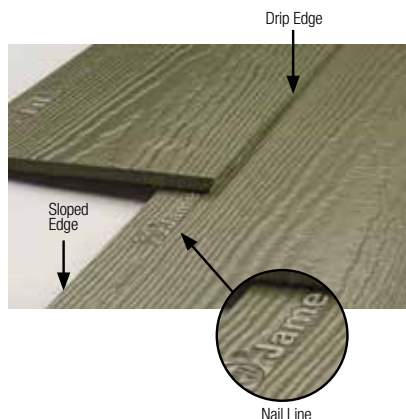
Beaded Smooth



Custom Colonial Roughsawn®



Custom Colonial Smooth®



Owens Corning® Classic® 20-Year Warranty 3-Tab Shingles (33.3 sq ft)

Model Number: JL10 | Menards® SKU: 1512801



Online Price

EVERYDAY LOW PRICE

SALE PRICE Limited Time Offer

11% MAIL-IN REBATE Good Through 5/9/20

FINAL PRICE

\$17.99

\$12.99

\$1.43


\$11.56 /bndl

\$0.35 /sq.ft

You Save \$6.43 After Sale Price & Mail-In Rebate


Variation: Bark Brown

* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.



FREE Ship To Store

[Enter Your ZIP Code](#) for store information



Shipping


Available

Low Inventory Alert!

Description & Documents

^

Owens Corning® Classic® traditional three-tab shingles are constructed of weathering-grade asphalt and a fiberglass mat core. They offer a solid value with curb appeal and durability!



Brand Name: Owens Corning

Features

- Lasting durability
- Fiberglass mat core
- Ideal for garages and storage buildings
- 3 bundles cover 100 sq ft

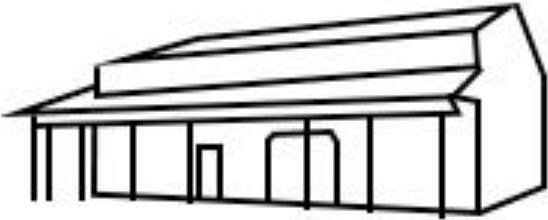
Specifications

^

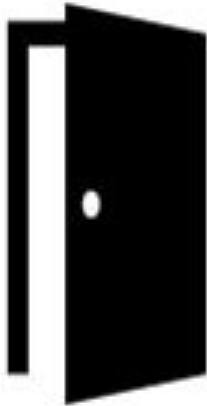
Product Type	3-Tab Shingles	Manufacturer Warranty	20 year
Listing Agency Standards	ASTM D228, ASTM D3018, ASTM D3161, ASTM D3462, ASTM D7158, ASTM E108, ICC ES AC438, UL 790, UL ER2453-01	Color/Finish	Bark Brown
Coverage Area	33.3 square foot	Exposure	5 inch
Overall Length	36 inch	Overall Width	12 inch
Resistance Features	60 MPH Wind Resistance Limited Warranty, Class A Fire Resistance	Fire Rating	E108 & UL790 CLASS A FIRE RESISTANCE
Material	Fiberglass	Weight	65 pounds
View Return Policy			

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you hereby acknowledge that you have read and understand the arbitration and conditions available at www.rebateinternational.com®

Shop Our Design & Buy™ Tools! +

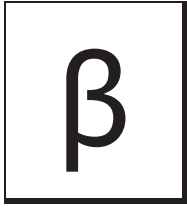


POST FRAME



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22014 Pelican Edge, San Antonio, Texas 78258 spblake@sbcglobal.net

Phone: 210 497-1079 Mobile: 210 414-1409

May 28, 2020

Contractor / and or Client / Owner (CCO)
Space and Time Remodeling, Inc Sergio Yutani
239 Greenlawn Dr., San Antonio, Texas 78201; 210 505-9125

**Subject: Residential Demolition Letter – Rear Detached Structure
245 Lovera Blvd., San Antonio, Texas**

Mr. Yutani:

At the rear of the subject property, an approximate 16'x16' structure was demolished for reasons of reconstruction. Based on conversation and photographs of the structure prior to demolition, it appeared water entry into the walls, roof, and floors of the structure caused considerable damage and likely created a major health concern.

It appeared the roof structure and exterior wall framing lacked structural integrity and likely did not satisfy current building codes. It appears the roof structure and exterior wall covering materials were dilapidated and lacked continuous maintenance.

It appeared the interior floor surface was at or near ground level which allowed water entry. From within the interior of the structure, there were water stains, water damage, and wall panel warping from the bottom to the top of several walls, indicating water entry at the bottom and top of the walls.

There were visual indications of mold-type substances on the face of several walls, which indicates there was probably mold-type substances in the interior of the walls to a larger degree.

In my opinion, based on my experience, knowledge, information and belief; the demolition of the subject structure was a reasonable course of action and likely a decision I would recommend because of the moisture-damaged framing members, the apparent lack of structural integrity of the structure, the lack of elevated floor surface, and the probable presence of the mold-type substances throughout the exterior and interior of the framing.

The information in this report is provided for the use only by the person to whom this report is addressed and is in no way intended to be used by others who may have different requests, usage, objectives, or requirements. If a third person chooses to use this information, or if additional information related to this inspection becomes available, caution is advised and BE should be consulted for further review and possible addendums that may affect the information contained herein or the stated opinion(s). This is considered true and accepted upon the use of this report.

As denoted by the engineering seal on this letter, we believe that we have fulfilled obligations as the engineer under the Texas Engineering Practice Act pursuant to its requirements to protect the public health, safety and welfare in the practice of engineering. We further believe we have met those requirements insofar as our responsibility for observation of the work for adequacy is concerned.

If there are any questions, comments, or concerns with the contents of this report or the Terms and Conditions, please contact Blake Engineering, LLC (BE) without delay.

Respectfully,
Stephen P. Blake, P.E

05/28/2020



This document was electronically signed and sealed.
Please Review Blake Engineering, LLC Terms and Conditions



Blake Engineering, LLC Terms and Conditions

The information in this report is provided for the use only by the person to whom this report is addressed and is in no way intended to be used by others who may have different requests, usage, objectives or requirements. If a third person chooses to use this information, or if additional information related to this inspection becomes available, caution is advised and BE should be consulted for further review and possible addendums that may affect the information contained herein or the stated opinion(s). This is considered true and accepted upon the use of this report.

This document is submitted with the understanding that all parties, including the Contractor, Homeowner, Client, and City, are aware that Blake Engineering, LLC (BE) did not design any of the framing, previous and current, and was not continuously onsite to supervise any of the construction work but only reported on the above-mentioned work for adequacy. BE was not consulted for engineering guidance prior to the beginning of construction and was only notified for observations and discussions for adequacy after completion or near completion of construction and therefore, not the engineer of record and not liable or responsible for the future performance of the stated work. This is considered true and accepted upon use of this document by all or any party. The conclusions in this report is not intended to make any representation regarding latent or concealed defects that may exist or were not discovered, or completeness to conformance to building code; but for adequacy to performance as intended and warranted by CCO. There is no warranty or guaranty given by BE and none is expressed or implied. A copy of this certification shall be submitted or provided to all concerning parties, including the Client, Property Owner and governing agency, without delay for recognition of completion and the Terms and Conditions.

The information in this report, as requested, is the rendering of a professional service and sole purpose is to provide opinion and not intended to dictate actions or provide instructions. It is not claimed that the conclusions in this report or observations made during our visit(s) are a complete discovery or detection of problems or defects, or complete conformance to building code. But rather an opinion of the general observations made as intended, requested and arranged by the CCO, and as indicative of the nature and cost of the visit(s) on which the stated opinion(s) is based. Blake Engineering is not responsible or liable for any action(s) or transaction(s) associated with the contents of this report or as a result of the use of this report. This is considered true and accepted upon the use of this report by all or any party.

No history or previous performance of the structure or property was provided. No investigations, testing, or inspections, exhaustive or advanced, were performed or requested to the performed at this structure or on the property to discover any latent defects or problems that may become evident after occupying or taking possession of the building, including but not limited to the foundation, drainage, structure, framing, roof, attic, maintenance of the building, soils, and utilities including plumbing, gas, electricity, and HVAC. Inspection for hazardous gases or materials is considered beyond the scope of this reporting. Blake Engineering will perform additional services including testing and investigating if requested in writing and agreed upon. There is no warranty or guaranty given by BE and none is expressed or implied as a part of this report performed by Blake Engineering, LLC.

In recognition of the relative risks, rewards, and benefits of the acceptance or use of BE for the development of this report or the use of this document; to all parties including the Contractor, Owner, Property Owner, Client, governing agency and BE, the risks have been allocated such that you agree that, to the fullest extent permitted by law, the liability of BE to all parties including the Contractor, Owner, Property Owner, Client, and governing agency, for any and all injuries, claims, losses, expenses, damages or claims expenses arising out of this participation for any cause or causes, shall not exceed the sum of all fees paid to BE. Such cause(s) include but are not limited to BE's negligence, errors, omissions, strict liability, breach of contract or breach of warranty. BE reserves the right to recover any and all expenses and losses incurred due to legal action(s) directed at BE or indirectly involving BE from any and all parties associated with this subject action(s).







