

HISTORIC AND DESIGN REVIEW COMMISSION

September 16, 2020

HDRC CASE NO: 2020-374
ADDRESS: 104 BUSHNELL
LEGAL DESCRIPTION: NCB 6328 BLK 1 LOT A
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Patrick Christensen/Patrick Christensen, Attorney at Law
OWNER: Robert Melvin/MEDINA-WILLIAMS SONYA E & WILLIAMS MARION E III
TYPE OF WORK: Addition
APPLICATION RECEIVED: August 19, 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 second story addition onto the existing accessory structure.

APPLICABLE CITATIONS:

3. Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

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

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details

that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

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 relate 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.
- 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:

- a. The primary historic structure at 104 Bushnell was constructed circa 1914 with Italianate architectural influence, first appears on the 1951 Sanborn map, and contributes to the Monte Vista Historic District. The property also features a one-story addition with similar architectural features and appears on the Sanborn map.
- b. COMPLIANCE – On a site visit conducted on August 17, 2020, staff found the rear accessory structure was subjected to framing of a roof top addition prior to approval. The applicant submitted an application on August 19, 2020 to be heard at the next available Historic and Design Review Commission hearing.
- c. ADDITION – The applicant has proposed to construct a full floor addition on the existing rear accessory structure to feature: matching stucco siding, wood overhang below flat roof and parapet, and wood sash windows on front and side elevations, in the same footprint as the existing first floor, with a staircase wrapping the northeast corner.
- d. ADDITION VISUAL IMPACT & CONTEXT – Per the Guidelines for Additions 1.A.i., applicants should site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. Staff finds that an addition on the accessory structure located on the interior corner of the property is minimally visible from the public-right-of way and does not delineate from the from the primary historic structure.
- e. ADDITION ROOF FORM – Per the Guidelines for Additions 1.A.iii., applicants should utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions. Staff finds that the use of the matching flat roof with parapet and overhang to the existing first floor structure is consistent with the Guidelines.
- f. ADDITION TRANSITION – Per the Guidelines for Additions 1.A.iv., applicants should utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a

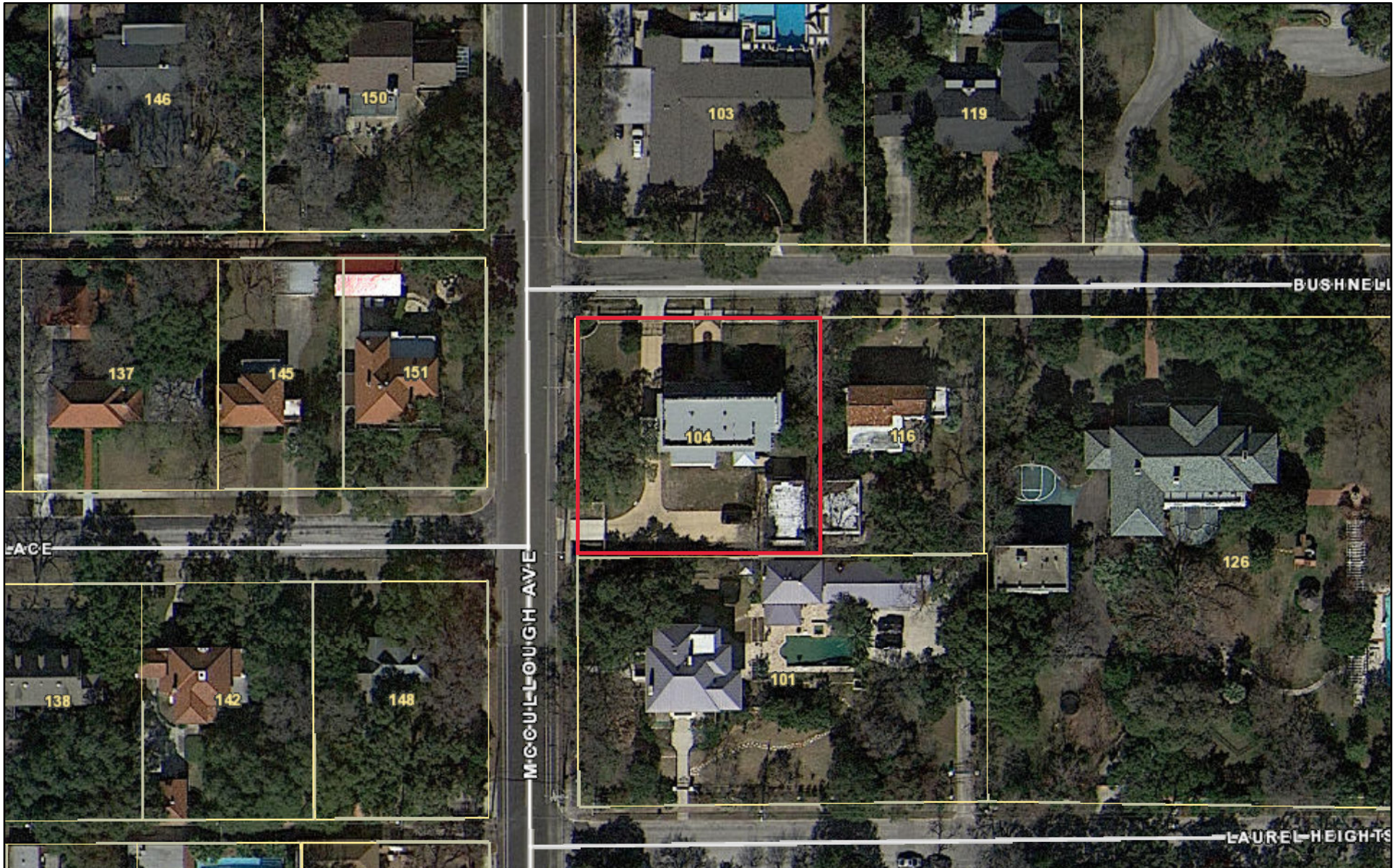
clear visual distinction between old and new building forms. Staff finds that the proposed use of stucco siding to relate to the secondary material of the first-floor brick masonry siding and utilizing the existing parapet form to punctuate window placement provides a visual distinction between new and old forms.

- g. **ADDITION FOOTPRINT** – Per the Guidelines for Additions 1.B.iv., the building footprint should respond to the size of the lot; an appropriate yard to building ratio should be maintained for consistency within historic districts; and residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds that there is no proposed change in footprint with exception of a staircase wrapping the northeast corner that does not exceed the allotted total footprint.
- h. **ADDITION HEIGHT** – Per the Guidelines for Additions 1.B.v., generally, the height of new additions should be consistent with the height of the existing structure; the maximum height of new additions should be determined by examining the line-of-sight or visibility from the street; and the addition height should never be so contrasting as to overwhelm or distract from the existing structure. Staff finds that the proposed height addition on the accessory is subordinate to the primary historic structure and is appropriate.
- i. **ADDITION MATERIALS** – Per the Guidelines for Additions 3.A.i., applicant should use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible; any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. The proposed addition features wood sash windows, stucco siding, wood trim and overhang, and flat roof to match the existing first-floor accessory structure. Staff finds the proposed materials appropriate.
- j. **ADDITIONAL ARCHITECTURAL DETAILS** – Per the Guidelines for Additions 4.A.i., applicants should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. . The proposed addition features wood sash windows, stucco siding, wood trim and overhang, and flat roof to match the existing first-floor accessory structure. Staff finds the proposed details appropriate.
- k. **ADDITION FENESTRATION & WINDOWS** – The applicant has proposed to install one-over-one wood sash windows (JELD-WEN 2500) and transom windows that match in dimension to existing historic windows on the first floor. Staff finds the proposed window product and fenestration pattern is consistent with the *Standard Specifications for Windows in New Construction*.

RECOMMENDATION:

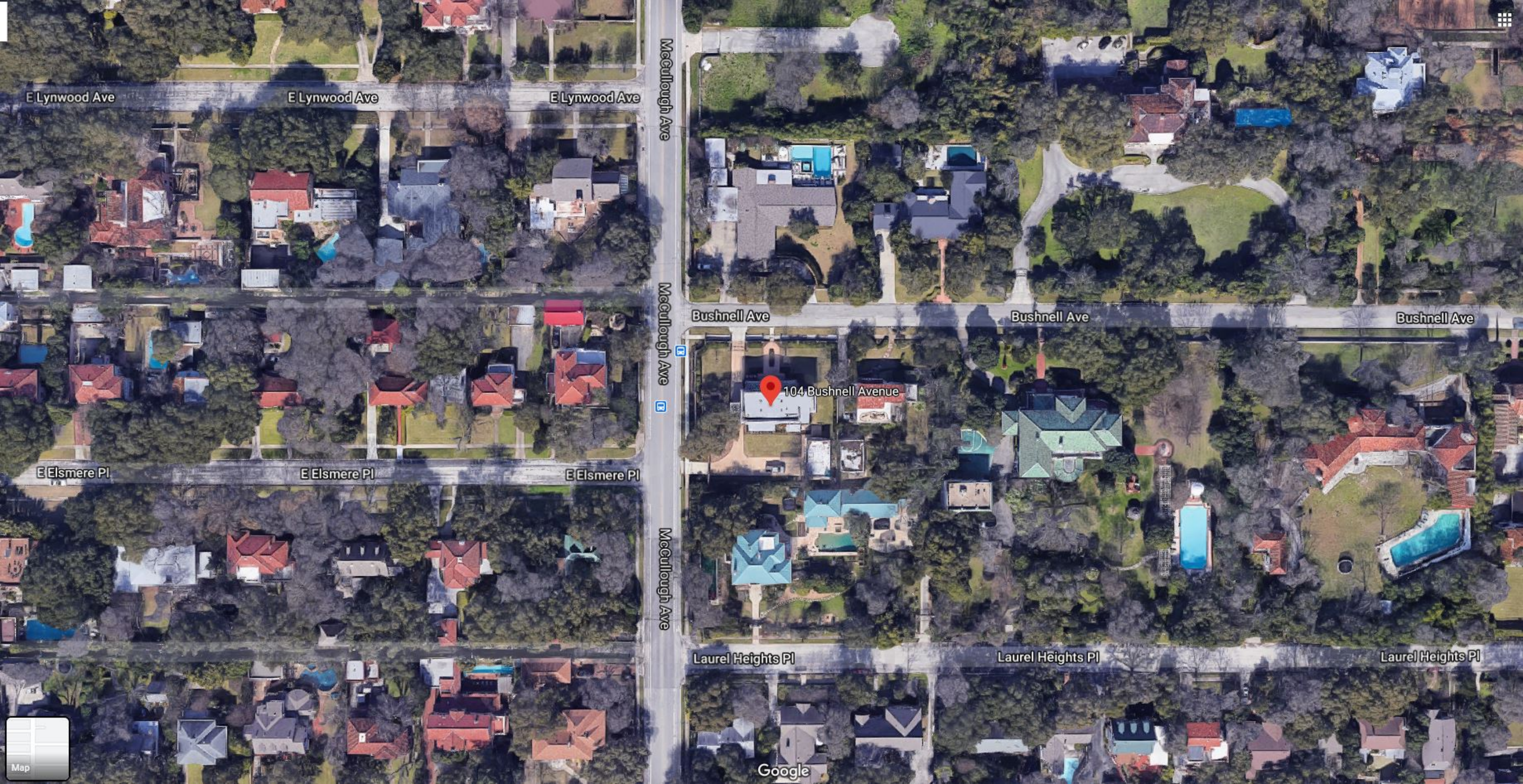
Staff recommends approvals based on the findings. The applicant is responsible for meeting all setback requirements for permitting prior to construction.

104 Bushnell



September 8, 2020





E Lynwood Ave

E Lynwood Ave

E Lynwood Ave

McCullough Ave

Bushnell Ave

Bushnell Ave

Bushnell Ave

104 Bushnell Avenue

E Elsmere Pl

E Elsmere Pl

E Elsmere Pl

McCullough Ave

McCullough Ave

Laurel Heights Pl

Laurel Heights Pl

Laurel Heights Pl

Google





104 Bushnell Avenue

Bushnell Ave

Bushnell Ave

Bushnell Ave

McCullough Ave

McCullough Ave

Laurel Heights Pl

E Elsmere Pl

Google







ONTE VISTA







August 17, 2020 at 9:00 AM
116 Bushnell Ave
San Antonio TX 78212
United States



August 17, 2020 at 9:02 AM
151 E Elsmere Pl
San Antonio TX 78212
United States



August 17, 2020 at 9:01 AM

151 E Elsmere Pl

San Antonio TX 78212

United States

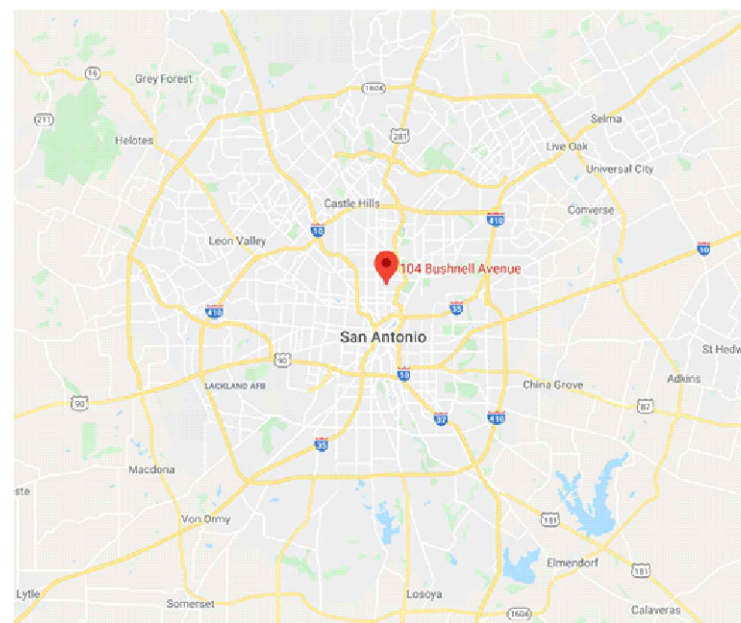


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San Antonio TX 78212
United States

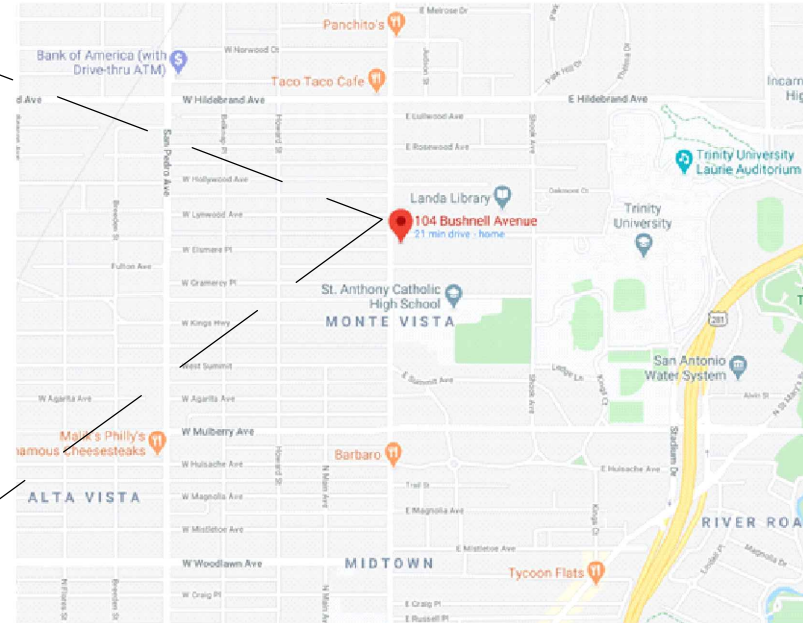


Game room and office expansion

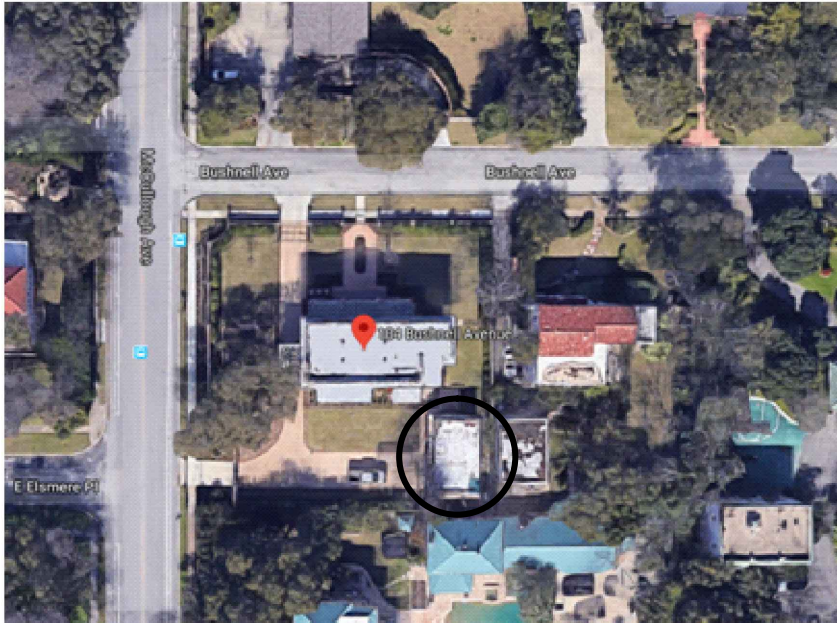
104 BUSHNELL AV. SAN ANTONIO, TEXAS 78212



CITY MAP



LOCATION MAP



AERIAL MAP

AREA CHART

EXISTING	HOUSE LIVING SPACE	3,858.00 SF	100%
EXISTING	UNCONDITIONED Detached Lower level	840.00 SF	
EXPANSION	LIVING SPACE Detached Upper level	790.00 SF	20% of existing living space
TOTAL LIVING SPACE		790.00 SF	(Ord. No. 96564 § 3)
DETACHED EXPANSION			(Ord. No. 97568 § 2)
			(Ord. No. 100126)

CONSTRUCTION DRAWINGS ORGANIZATION

ARCHITECTURAL DRAWINGS ORGANIZATION:

ARCHITECTURAL DRAWINGS OCCUR FIRST IN THE DOCUMENTS PACKAGE AND ARE ORGANIZED INTO SECTIONS, GENERALLY ACCORDING TO THE PARTICULAR ASPECT OF WORK ON THE PROJECT. EACH SECTION IS NUMBERED SEQUENTIALLY, AS FOLLOWS:

- A1. GENERAL INFORMATION
- A2. SITE
- A3. FLOOR PLAN/S
- A4. CEILINGS, FLOOR FINISHES
- A5. ROOF
- A6. EXTERIOR ELEVATIONS
- A7. SECTIONS
- A8. INTERIOR ELEVATIONS, CABINETWORK
- A9. ADDITIONAL INFORMATION / ANCILLARY CONSTRUCTION

REFER TO THE INDEX OF DRAWINGS FOR SPECIFIC ORGANIZATION DETAILS FOR THIS SET OF DOCUMENTS.

CONSULTANT DRAWINGS ORGANIZATION:

DRAWINGS PREPARED BY SEPARATE CONSULTANTS OCCUR AFTER THE ARCHITECTURAL DRAWINGS IN THE FOLLOWING SEQUENCE, IF AND AS APPLICABLE:

- L. LANDSCAPE / IRRIGATION
- C. CIVIL
- S. STRUCTURAL
- M. MECHANICAL
- E. ELECTRICAL
- P. PLUMBING

REFER TO EACH INDIVIDUAL CONSULTANT'S DOCUMENT PACKAGE FOR INFORMATION REGARDING THE INTERNAL ORGANIZATION, KEYING AND SYMBOL SYSTEMS FOR EACH CONSULTANT'S DOCUMENTS.

INDEX OF DRAWINGS

ARCHITECTURAL

- A1.0 COVER SHEET, GENERAL NOTES
- A2.0 SITE PLAN & ROOF
- A3.0 GENERAL FLOOR PLANS
- A4.0 EXISTING ELEVATIONS
- A4.1 PROPOSED ELEVATIONS

STRUCTURAL

- NONE
- LANDSCAPE
- NONE
- CIVIL
- NONE
- MEP
- NONE

REFERENCE SYMBOLS

BUILDING/WALL SECTION
SECTION NUMBER
DRAWING NUMBER

FACE OF CONCRETE GRID LINE
UNLESS OTHERWISE NOTED

COLUMN, BEAM, AND/OR
CENTER OF WALL GRID LINE

DOOR NUMBER
REFERENCE
DOOR SCHEDULE

DETAIL REFERENCE
DETAIL NUMBER
DRAWING NUMBER

REFERENCE OR DATUM

ELEVATION REFERENCE
DETAIL NUMBER
DRAWING NUMBER

CENTER LINE

NORTH REFERENCE

REVISION REFERENCE

ADDENDUM REFERENCE

REFERENCE TO WINDOW
TYPE

MATERIALS LEGEND

EARTH
BRICK
C.M.U.
CONCRETE
STEEL
ROUGH WOOD

ALUMINUM
SHEET METAL
GYP. BD.
RIGID INSULATION
BATT INSULATION
GLASS

PLYWOOD
CEMENT, GROUT, OR SAND
GYP. SHEATHING
CEILING TILE OR CERAMIC TILE
MILLED WOOD
GRAVEL

LIST OF ABBREVIATIONS

A.B. ANCHOR BOLT
ACOUS. ACOUSTICAL
ADD'L. ADDITIONAL
A.F.F. ASSUMED FINISHED FLOOR ABOVE FINISHED FLOOR

ALUM./ALUMINUM
ANOD. ANODIZED
BLK'G. BLOCKING
BM. BEAM
CG. CORNER GUARD
COL. COUNTRY INNS & SUITES
CIS. CONTROL JOINT
CLG. CEILING
CLOS. CLOSET
CMU. CONCRETE MASONRY UNIT
COL. COLUMN
CONC. CONCRETE
CONF. CONFERENCE
CONST. CONSTRUCTION
CONT. CONTINUOUS
CORR. CORRIDOR
CPT. CARPET
MGR. MECH.
DIM'S. DIMENSIONS
DN. DOWN
DWC. DRYWALL CHANNEL
DWG'S. DRAWINGS

F.D. FLOOR DRAIN
F.F. FINISHED FLOOR
F.E. FIRE EXTINGUISHER
FEC. FIRE EXTINGUISHER CABINET
FIN. FINISH
FLR. FLOOR
FLASH'G. FLASHING
FR./FRM. FRAME
FRT. FIRE RETARDANT TREATMENT
FTG. FOOTING
FURN. FURNISHED
FURR'G. FURNISHING
GAUGE GAUGE
G.C. GENERAL CONTRACTOR
G.I. GALVANIZED IRON
GL. GLASS
GYP. BD. GYPSUM BOARD
H.M. HOLLOW METAL
HR. HOUR
INSUL. INSULATION, INSULATED
JAN. JANITOR
JT. JOINT
MECH. MECHANICAL
MGR. MANAGER
MIN. MINIMUM
MNT. MOUNT
MTL. METAL
MFR. MANUFACTURER
MFR. NO. NUMBER
O.C. ON CENTER
PNT. PAINT
PORTLAND CEMENT
PLAS. LAM. PLASTIC LAMINATE
PLYWD. PLYWOOD
PMEJ. PREMOLDED EXPANSION JOINT
P.P.T. PRESERVATIVE PRESSURE TREATMENT

PT. PAINT
RCP. REFLECTED CEILING PLAN
RE. REFERENCE
REC'P. RECEPTION
REINF. REINFORCING
RESIL. RESILIENT
RET. RETAINING
REQ'D. REQUIRED
SAT. SUSPENDED ACOUSTICAL TILE

SCHED. SCHEDULE
SC WD. SOLID CORE WOOD
SECT. SECTION
SECY. SECRETARY
SHT. SHEET
SGB. SUSPENDED GYPSUM BOARD
STL. STEEL
STN. STAIN
STO./STOR. STORAGE
STRUC. STRUCTURAL
SUSP. SUSPENDED
TELE. TELEPHONE
TEMP. TEMPERED
T.G. TOP OF GRADE
TLWC. TOP OF LIGHTWEIGHT CONCRETE
T.V. TELEVISION
T.W. TOP OF WALL
TYP. TYPICAL
U.L. UNDERWRITERS LABORATORIES
U.N.O. UNLESS NOTED OTHERWISE
VERT. VERTICAL
VEST. VESTIBULE
VCT. VINYL COMPOSITION TILE
VWC. VINYL WALL COVERING
W/. WITH
WD. WOOD

EXISTING GARAGE BUILDING AND EXPANSION AREA



EXISTING HOUSE PHOTOS

PROJECT GENERAL NOTES

- THE OWNER WILL ASSUME RESPONSIBILITY FOR ADMINISTRATION OF THE CONTRACT FOR (WORKING DRAWINGS). THE ARCHITECT IS NOT RESPONSIBLE FOR DAMAGES RESULTING FROM CHANGES IN THE WORK NOT SET FORTH IN THE CONTRACT DOCUMENTS, SEAMAD RO, KROW EHT GNITUCEXE ESOHT YB SNOISIMO DNA SORRE MORFAND OR CHANGES NOT APPROVED IN WRITING TO THE ARCHITECT.
- CONTRACTOR SHALL HOLD ALL REQUIRED LICENCES IN THE MUNICIPALITY IN WHICH THE WORK IS TO BE PERFORMED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS INCLUDING ANY AND ALL PERMITTING FEES.
- CONTRACTOR SHALL BE FULLY INSURED AND SUBMIT PROOF OF COVERAGE AND COVERAGE AMOUNTS WITH BID.
- WITH ANY QUESTIONS, COMMENTS OR DISCREPANCIES CONCERNING PLANS, ELBISOP SA NOOS SA JTCETHCRA ROJ RENWO EHT TCATNOC LLAS ROTCARINOC.
- CONTRACTOR SHALL FIELD VERIFY AND BE RESPONSIBLE AND UNDERSTAND ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, VARIATIONS ETC. WITH THE DIMENSIONS AND OR CONDITIONS INDICATED OR NOT INDICATED ON THESE DRAWINGS.
- ENGINEER, THE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES, ERRORS, DAMAGES, YB DELPPUS .CTE SITIITU FO SNOITACOL .SNOISNEMID .EJ .SNOITIDNOC GNITSXE AND CHANGES RESULTING FROM INCORRECT INFORMATION.
- PROJECT SITE, EXAMINED THE DRAWINGS AND SPECIFICATIONS (IF PART OF CONTRACT) EHT DETISV SAH EHT TAHT STNARRAW DNA SEERGA REDDOB EHT .DIB A GNITIMBUS YB AND FOUND THAT THEY ARE ADEQUATE FOR THE PROPER COMPLETION OF PROJECT.
- SHOULD CONFLICT ARISE BETWEEN GENERAL NOTES, HEREIN AND FOLLOWING, AND SPECIFICATIONS (IF PART OF CONTRACT), THE GENERAL NOTES SHALL HAVE PRECEDENCE. WRITTEN DIMENSIONS ON DRAWINGS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. SEE WRITTEN DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, OR TO CENTER LINE, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY ALL CODES, ORDINANCES, REQUIREMENTS AND INCORPORATE INTO BIDS, PROPOSALS AND CONSTRUCTION.
- ALL NECESSARY AND REQUIRED CONTROLLED INSPECTIONS SHALL BE MADE AND FILED WITH THE APPROPRIATE DEPARTMENTS, BY AN AUTHORIZED OR QUALIFIED LICENSED BUILDING INSPECTOR.
- ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS. THE VARIOUS TRADE INSTITUTES (A.I.I., A.I.S.C., ETC.) WHERE APPLICABLE. ALL MATERIALSFO SNOITADNEMMOCEER DNA SDRADNATS EHT OT MROFNOC OT DNA ELBACILPPA INCORPORATED INTO THE WORK SHALL BE NEW, UNLESS NOTED OTHERWISE.
- USE ONLY SKILLED AND EXPERIENCED PERSONNEL. ALL WORK SHALL BE DONE IN A WORKMAN MANNER. ALL WORK TO DONE IN ACCORDANCE WITH INDUSTRY STANDARD PRACTICES
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE COLLAPSE, DISTORTIONS AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICES.
- EACH CONTRACTOR SHALL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK.
- PROTECT ALL MATERIALS, FIXTURES AND APPLIANCES FROM WEATHER AND OR THEFT.
- CONTRACTOR SHALL KEEP SITE (INSIDE AND OUTSIDE) NEAT AND ORDERLY THROUGHOUT CONSTRUCTION. COMPLETED WORK SHALL BE CLEAN.
- PROVIDE ELECTRICAL REQUIRED FOR BURGLAR ALARM SYSTEM. CONTRACTOR TO COORDINATE INSTALLATION WITH THE SECURITY COMPANY SELECTED BY OWNER.
- ALL WALL & CEILING FINISHES TO BE CLASS B OR BETTER, FLAME SPREAD 26-75 WITH MAXIMUM SMOKE DEVELOPED OF 450.
- ALL INTERIOR TRIM TO BE CLASS C, FLAME SPREAD 76-200 WITH MAXIMUM SMOKE DEVELOPED OF 450.
- FLOOR COVERINGS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 75.
- ALL COMBUSTIBLE INTERIOR FINISH & TRIM ITEMS ARE TO BE APPLIED DIRECTLY TO A NON-COMBUSTIBLE BASE.
- PROVIDE AND INSTALL OCCUPANCY SIGN IN A CONSPICUOUS LOCATION IN ACCORDANCE WITH STATE & LOCAL CODES.
- PROVIDE AND INSTALL OCCUPANCY SIGN IN A CONSPICUOUS LOCATION IN ACCORDANCE WITH STATE & LOCAL CODES.
- SIGNAGE AS SHOWN IN THESE DRAWINGS IS SCHEMATIC ONLY FOR ILLUSTRATION PURPOSES AND DOES NOT IMPLY OR DESCRIBE ANY MEANS, METHODS, OR DETAILS PERTAINING TO INSTALLATION OF THE SIGNAGE. IT SHALL BE SOLELY THE SIGN CONTRACTOR'S RESPONSIBILITY TO DESIGN, FABRICATE, AND INSTALL THE SIGN UNDER SEPARATE PERMIT. ANY AND ALL STRUCTURAL CONSIDERATIONS SHALL BE COORDINATED BETWEEN THE SIGNAGE CONTRACTOR, OWNER, AND HIS DESIGN PROFESSIONALS. THE SIGN CONTRACTOR SHALL SUBMIT SHOP DRAWINGS DESCRIBING THE SIGNAGE DESIGN INCLUDING FINISHES, COLORS AND DESIGN DIMENSIONS TO THE OWNER FOR DESIGN INTENT REVIEW ONLY PRIOR TO SIGN FABRICATION.
- SPRINKLER WORK WHERE REQUIRED BY CODE OR CONSTRUCTION CONDITIONS SHALL BE SUBMITTED UNDER SEPARATE PERMIT BY A LICENSED SPRINKLER CONTRACTOR. THE SPRINKLER & FIRE ALARM INTO BASE BUILDING FIRE PROTECTION SYSTEM.
- NO ELEMENTS ARE TO BE ATTACHED TO OR SUPPORTED FROM THE ROOF DECK.
- G.C. SHALL NOT USE GAS POWERED CONSTRUCTION EQUIPMENT.

These drawings have been prepared as one coordinated set of drawings and are complimentary. What is required by one drawing is required by all of the drawings, even if a detail or component part is not identified on every sheet. Any user's reliance on a single or select few sheet(s) of the drawings without consideration for the information included in the entire set of drawings will be at the user's sole risk and shall not form the basis for a request for additional compensation or time.

GAME ROOM & OFFICE ADDITION

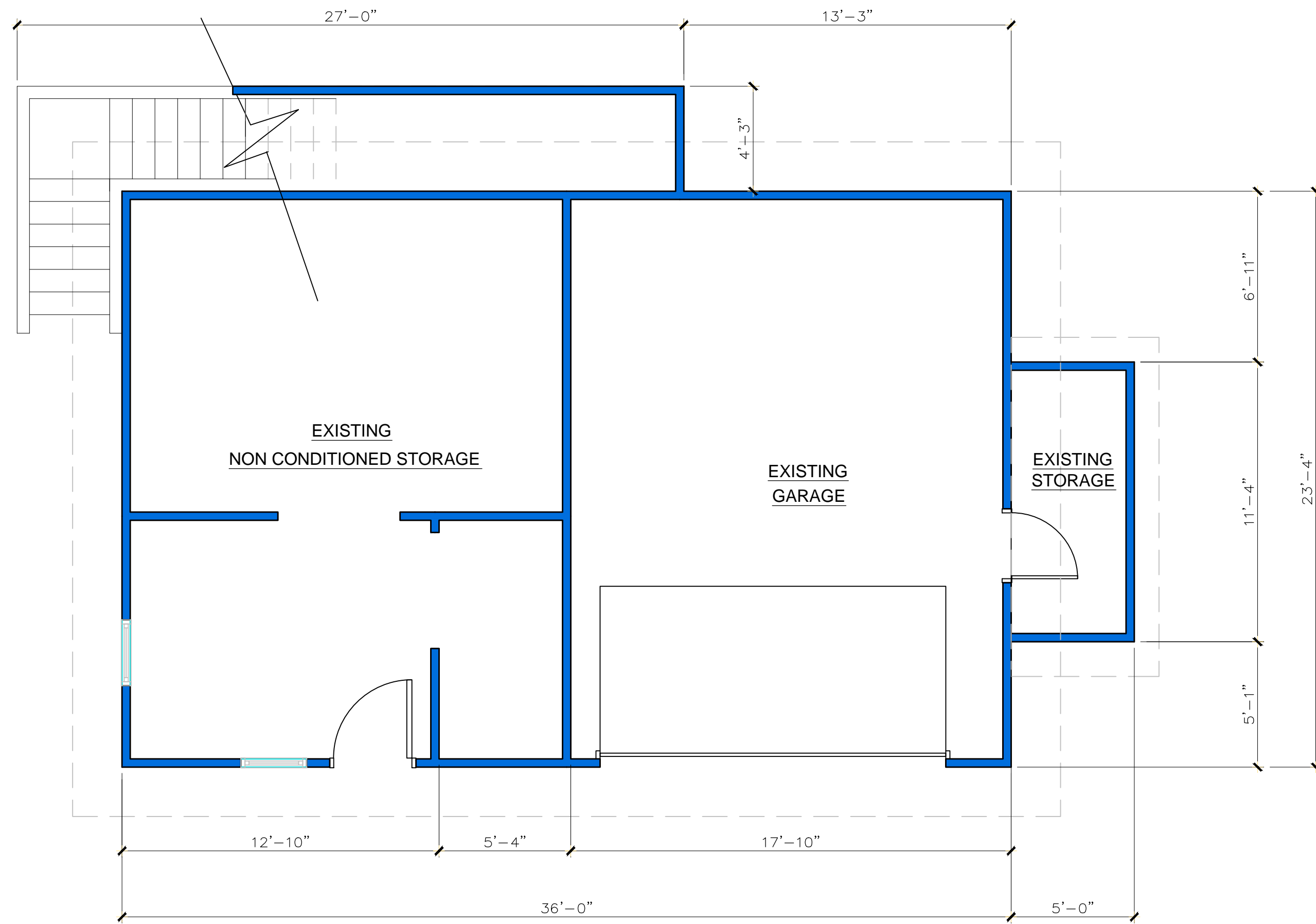
104 Bushnell Ave
San Antonio, TX 78212

DESIGN QAV
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CHECKED AG
DATE AUGUST 2020
JOB NO. _____

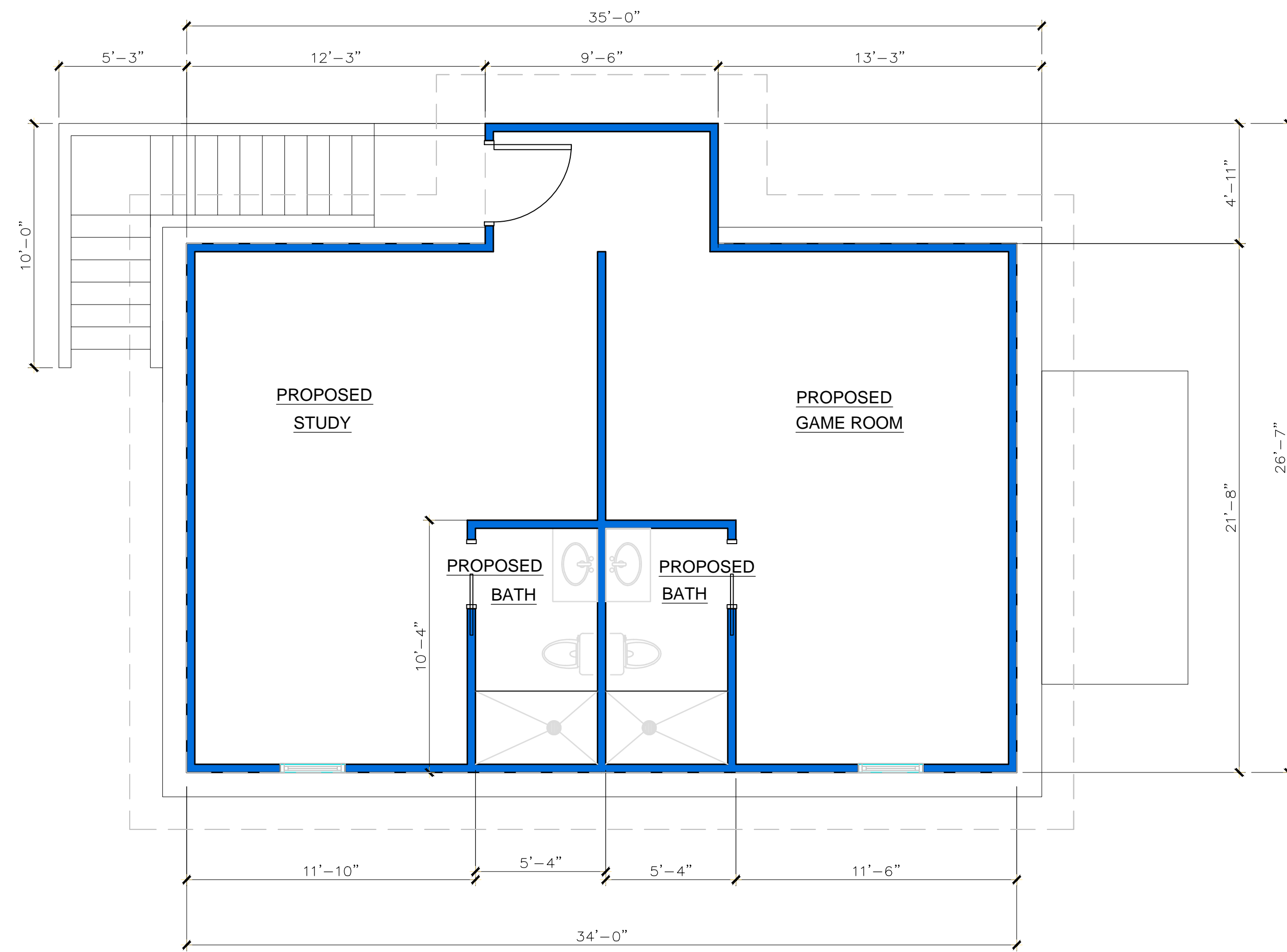
SHEET
A1.0
OF

REVISIONS:
NO. DATE DESCRIPTION

GOMEZ-GARCIA & ASSOCIATES, INC.
19230 STONE OAK PARKWAY, SUITE 302, SAN ANTONIO, TEXAS 78258
(210) 832-9608 - (210) 832-9615 FAX
TBPE FIRM REGISTRATION #5362



2 General First Floor Plan EXISTING
SCALE: 1/4"=1'-0"



1 General Second Floor Plan EXPANSION
SCALE: 1/4"=1'-0"



GAME ROOM & OFFICE ADDITION

104 Bushnell Ave
San Antonio, TX 78212

6/18/20

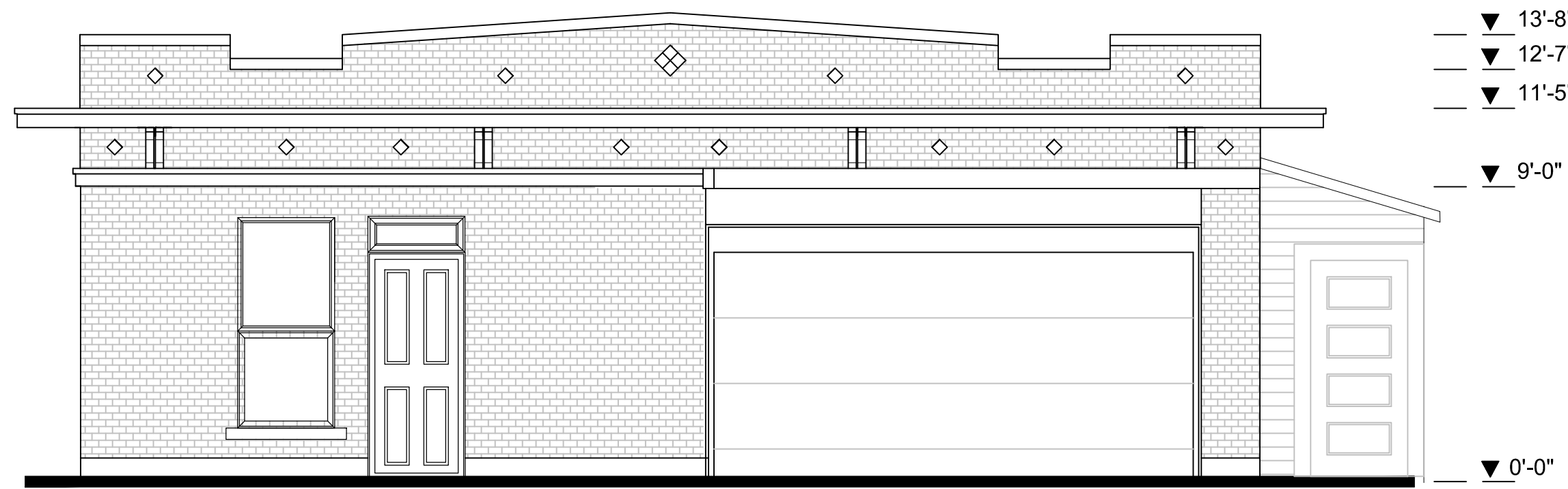
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DRAWN TV
CHECKED AG
DATE AUGUST 2020
JOB NO.

SHEET

A3.1
OF

REVISIONS:
NO. DATE DESCRIPTION

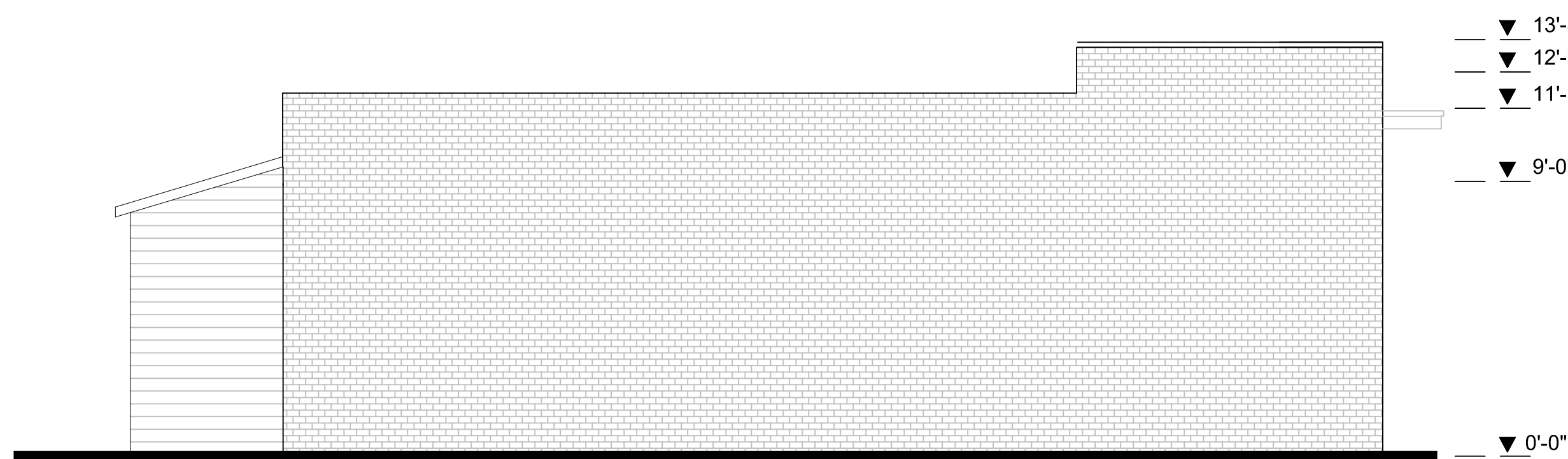
GGA
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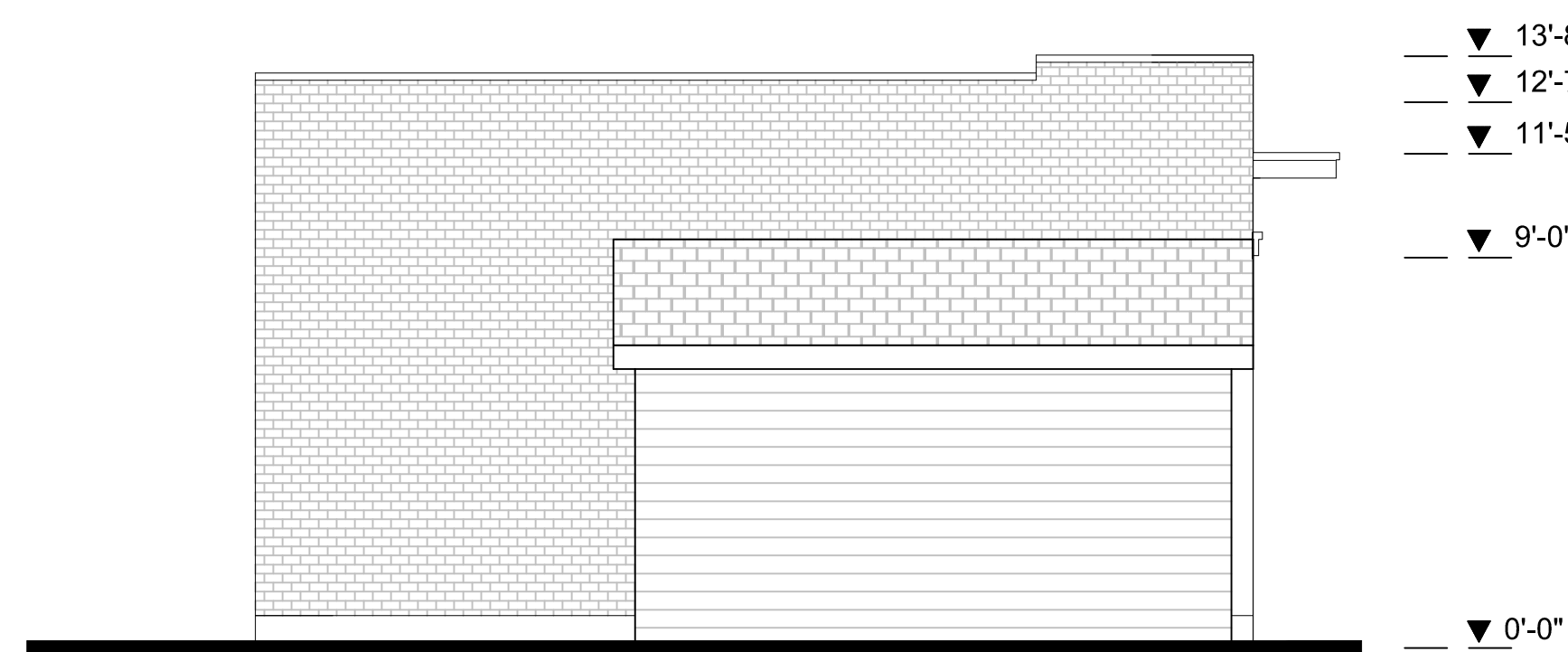
4 Existing main garage elevation
SCALE: 1/4"=1'-0"



3 Existing north garage elevation
SCALE: 1/4"=1'-0"



2 Existing east garage elevation
SCALE: 1/4"=1'-0"



1 Existing south garage elevation
SCALE: 1/4"=1'-0"

REVISIONS: NO.	DATE	DESCRIPTION

GGA
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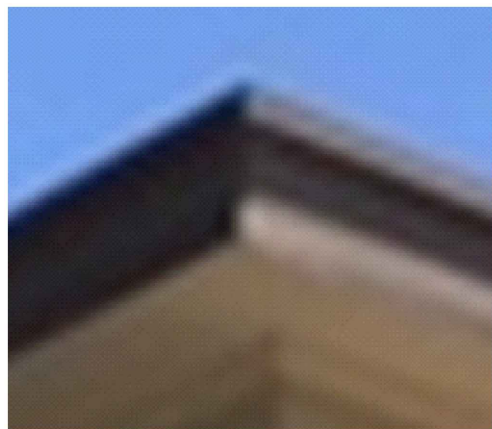
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6/18/20

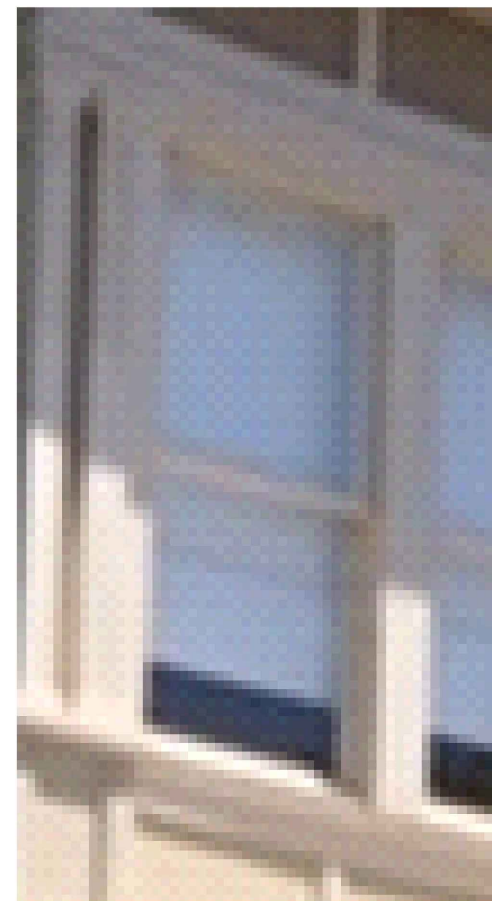
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DATE AUGUST 2020
JOB NO.

SHEET

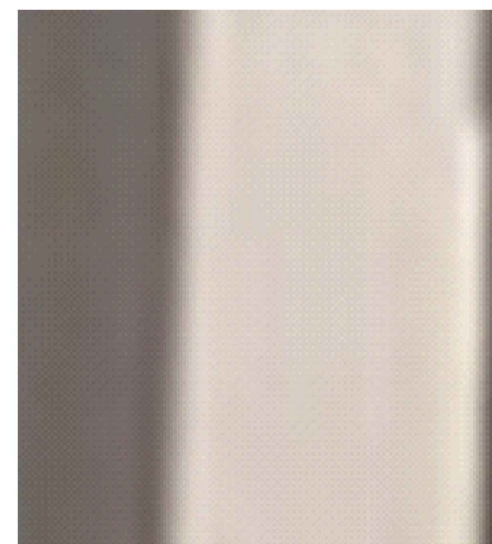
A4.0
OF



Wood overhang just as existing house.
Vinyl all weather exterior paint
Matching exact colors of existing house.



Wood Double Hung Window w/
Natural Interior and Low-E Glass
W-2500 Series Primed
Jeld-Wen



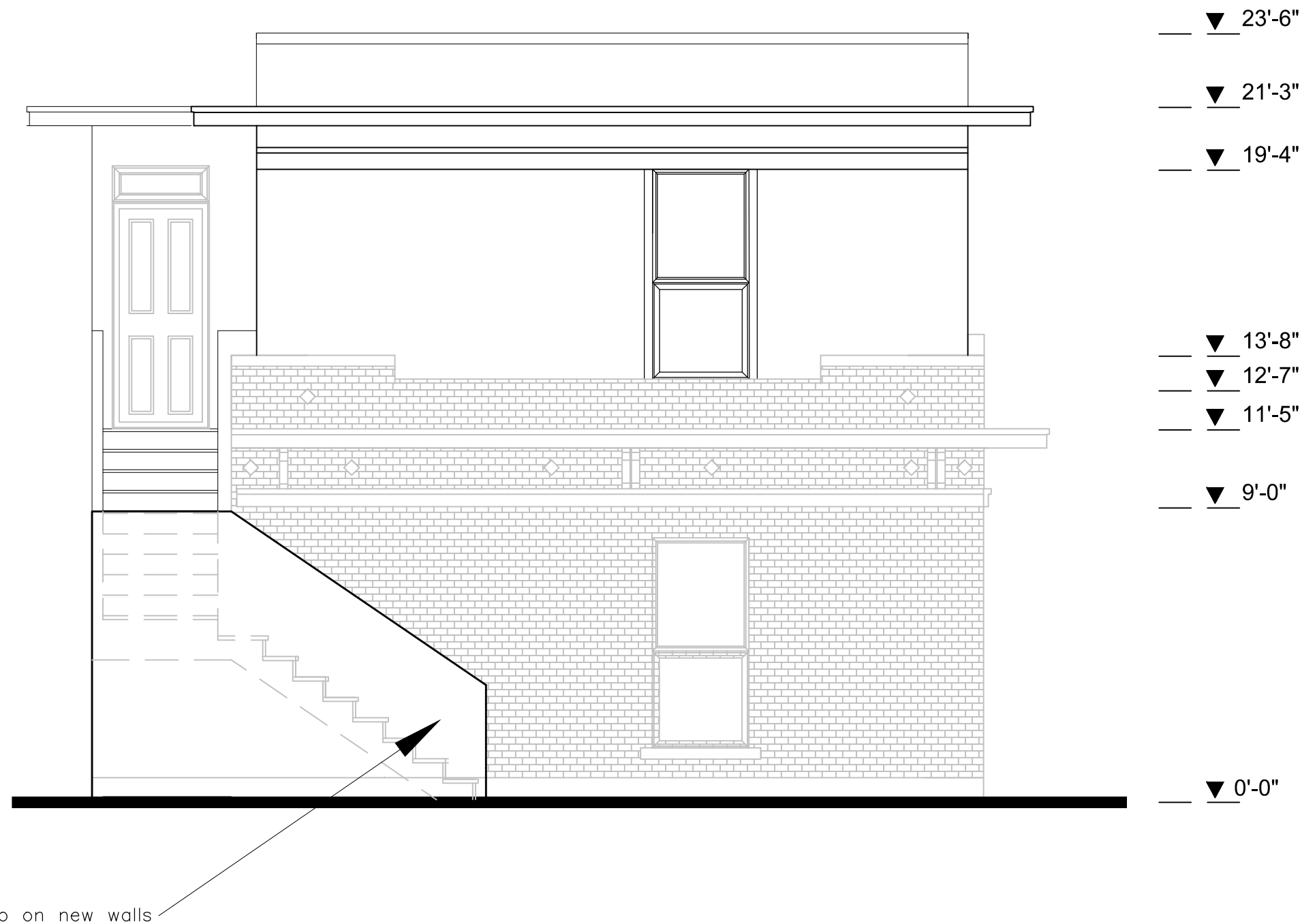
Matching stucco on new walls
Vinyl all weather exterior paint
Matching exact colors of existing house.



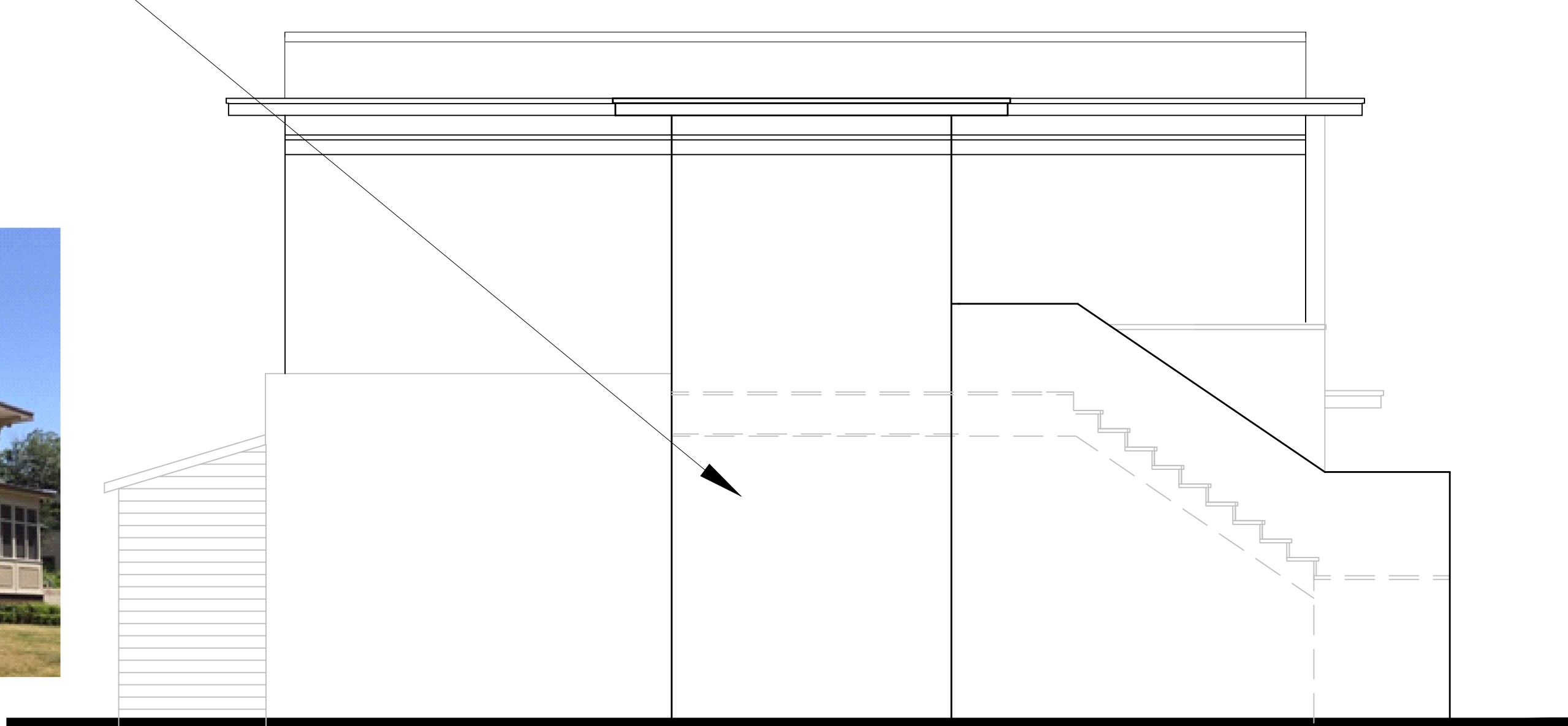
Expansion will match existing
house volume in texture color and
architectural elements.
Existing garage will remain as is.



4 Proposed main garage elevation
SCALE: 1/4"=1'-0"



3 Proposed north garage elevation
SCALE: 1/4"=1'-0"



2 Proposed east garage elevation
SCALE: 1/4"=1'-0"



1 Proposed south garage elevation
SCALE: 1/4"=1'-0"

REVISIONS:
NO. DATE DESCRIPTION

GGA
GOMEZ-GARCIA & ASSOCIATES, INC.
19230 STONE OAK PARKWAY, SUITE 302, SAN ANTONIO, TEXAS 78258
(210) 832-9608 - (210) 832-9615 FAX
TBPE FIRM REGISTRATION #5362

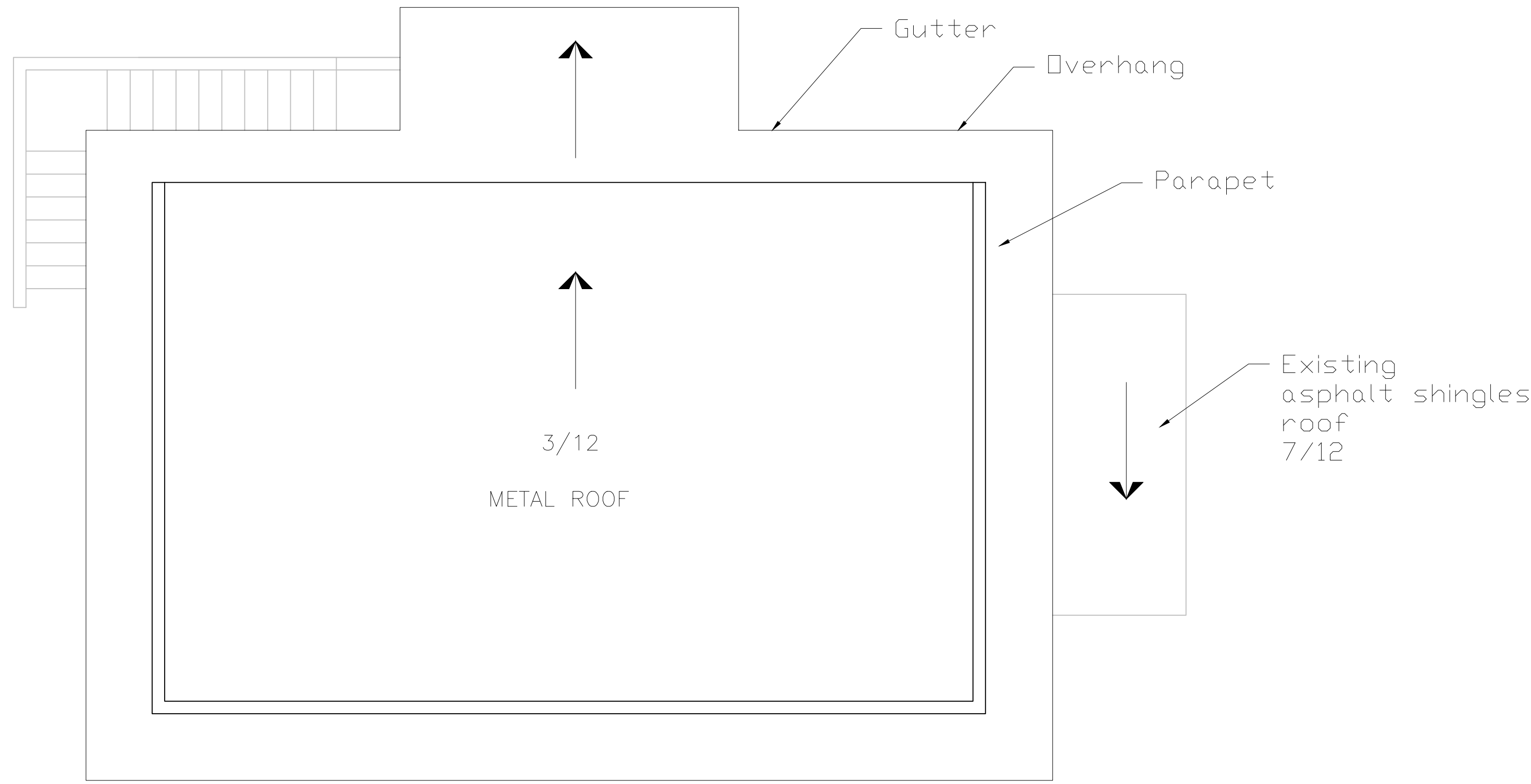
GAME ROOM & OFFICE ADDITION

104 Bushnell Ave
San Antonio, TX 78212

6/18/20

DESIGN OAV
DRAWN TV
CHECKED AG
DATE AUGUST 2020
JOB NO. _____

SHEET
A4.1
OF



1 Roof Plan
SCALE: 1/16"=1'-0"



GAME ROOM & OFFICE ADDITION

104 Bushnell Ave
San Antonio, TX 78212

6/18/20

DESIGN OAV
DRAWN TV
CHECKED AG
DATE AUGUST 2020
JOB NO.

SHEET

A5.0
OF



GOMEZ-GARCIA & ASSOCIATES, INC.
19230 STONE OAK PARKWAY, SUITE 302, SAN ANTONIO, TEXAS 78258
(210) 832-9608 — (210) 832-9615 FAX
TBPE FIRM REGISTRATION #5362

REVISIONS: NO. DATE	DESCRIPTION



1 Site Plan
SCALE: 3/32" = 1'-0"

NORTH

NOT FOR
CONSTRUCTION

NOTE: THESE DRAWINGS ARE
INCOMPLETE AND MAY NOT
BE USED FOR REGULATORY
PERMIT, OR CONSTRUCTION

REVISIONS
6/18/20

6/18/20

[illegible]

PROJECT #	20-05
DATE	08/09/2020

DATE: 00/08/2020
DRAWN: SV

CHECKED BY: OAV

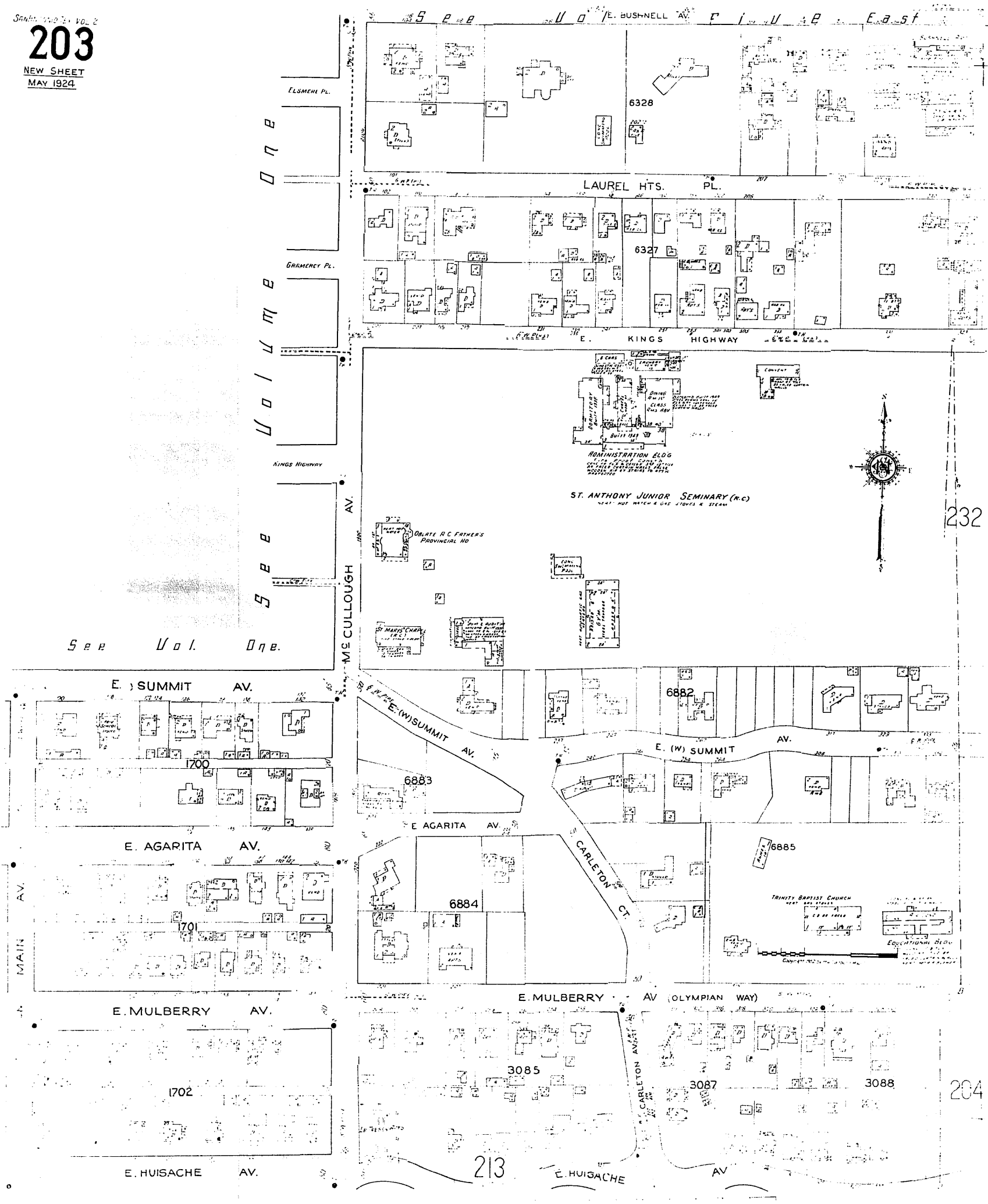
SHEET #

ADD

A20

7.12.0

OF SHTS.



232

204

213