

# HISTORIC AND DESIGN REVIEW COMMISSION

August 04, 2021

**HDRC CASE NO:** 2021-350  
**ADDRESS:** 407 E EVERGREEN  
**LEGAL DESCRIPTION:** NCB 396 BLK 29 LOT 8  
**ZONING:** MF-33,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** MARK SALVADOR/FISHER HECK ARCHITECTS  
**OWNER:** ROSEN RANDALL A & CYNTHIA E  
**TYPE OF WORK:** Construction of two, 1-story rear accessory structures, exterior modifications  
**APPLICATION RECEIVED:** July 12, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to:

1. Construct a rear, unenclosed patio behind the primary historic structure to measure approximately 272 square feet.
2. Construct a new 1-story rear accessory structure to total approximately 430 square feet.
3. Construct a new 1-story rear detached garage structure to total approximately 500 square feet.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

#### A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 1. Building and Entrance Orientation

## A. FAÇADE ORIENTATION

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

## B. ENTRANCES

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

## 2. Building Massing and Form

### A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

### B. ROOF FORM

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

### C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

### D. LOT COVERAGE

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

## 3. Materials and Textures

### A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually

similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

## B. REUSE OF HISTORIC MATERIALS

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

## 4. Architectural Details

### A. GENERAL

- i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

## 5. Garages and Outbuildings

### A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal 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 primary structure located at 407 E Evergreen is a 2.5-story residential structure constructed circa 1920 in the Neoclassical style with Craftsman influences. The structure features a double-height, full-width porch, a primary hip roof with a front dormer, woodlap siding, and one over one wood windows. The structure is contributing to the Tobin Hill Historic District.
- b. REAR PATIO – The applicant has proposed to construct an uncovered wood patio measuring 272 square feet behind the primary structure. Staff finds the request appropriate and consistent with the Guidelines in terms of location, design, materials, size, and form.
- c. FOOTPRINT AND LOT COVERAGE – The applicant has proposed to construct two new rear accessory structures. Both structures will be 1-story in height. One structure has a footprint of approximately 430 square feet and the second, a 2-car detached garage, has a footprint of approximately 500 square feet. The existing primary structure has a footprint of 1,575 square feet. Per the applicant, the overall lot coverage of the structures, including the existing primary structure, will total 57%. According to the Guidelines, the addition of new structures should follow the historic development pattern in terms of footprint and total lot coverage should not exceed 50%. However, this block of E Evergreen and the surrounding blocks within the district are characterized by properties that exceed 50% lot coverage. This lot is deep and narrow, and the structures are also both located behind the primary structure, follow

the development pattern of the district, and will be minimally visible from the public right-of-way. Staff generally finds the request acceptable due to the site-specific and district-specific characteristics.

- d. **REAR STRUCTURES: SETBACKS AND ORIENTATION** – The applicant has proposed to construct two new 1-story accessory structures to the rear of the primary structure. According to the Guidelines, setbacks for rear structures should follow the predominant development pattern of the historic district. The new construction aligns with the western façade's setback and follows the historic development pattern of the district, which features larger primary structures and subordinate rear accessory structures. Staff finds the request appropriate. The applicant is responsible for complying with zoning requirements and obtaining a variance from the Board of Adjustment if applicable.
- e. **FENESTRATION** – According to the Historic Design Guidelines, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. Based on the submitted elevations, the applicant has proposed one over one windows and door configurations that are consistent with historic patterns. The applicant has also proposed a double-width garage door. Staff generally finds the window patterns and pedestrian doors appropriate with the stipulations listed in the recommendation, but finds that the applicant should install two single-bay garage doors in lieu of the proposed double-width garage door to be more consistent with the Guidelines.
- f. **ROOF FORM** – The proposed rear accessory structures will utilize a gable and cross-gable roof forms with a 1-story height that is over a fully story subordinate to the primary structure. The roofs feature traditionally extending eaves and will be standing seam metal. Staff finds the roof forms to be generally appropriate.
- g. **MATERIALS** – The applicant has proposed to use composite lap siding with a 5 inch profile and a smooth finish, standing seam metal roofing, and aluminum clad wood windows. Staff finds this generally appropriate.
- h. **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 the proposal consistent with the Guidelines.
- i. **ADMINISTRATIVE APPROVAL** – The documentation includes various request items that are eligible for administrative approval, including privacy fence replacement, in-kind driveway replacement and extension to the rear of the lot, painting, drainage improvements, a freestanding firepit and outdoor oven, and the installation of an in-ground pool with hardscaping.

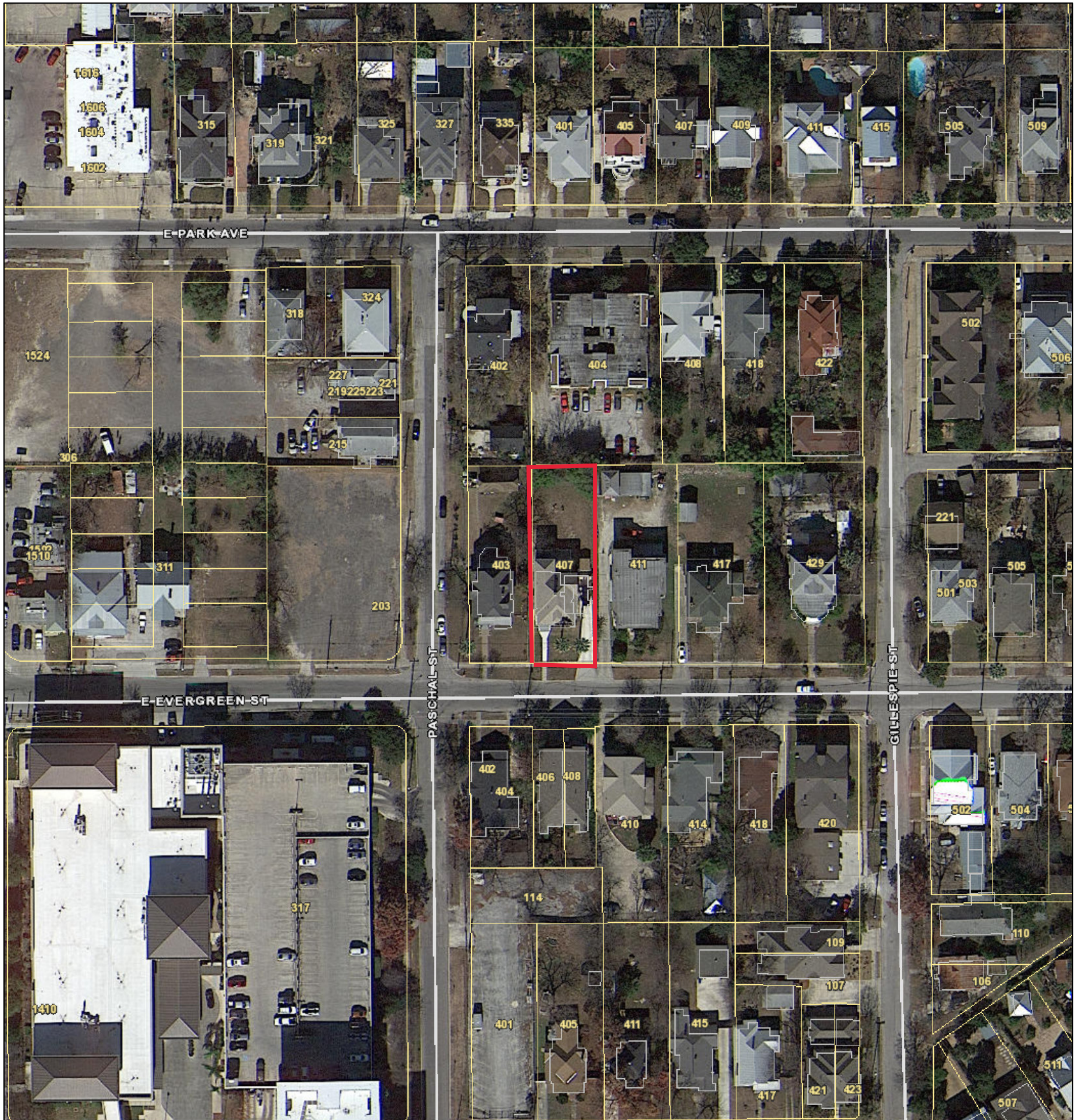
## **RECOMMENDATION:**

Staff recommends approval of the request items based on findings a through i with the following stipulations:

- i. That the applicant installs two single bay garage doors in lieu of the proposed double width overhead door as noted in finding g.
- ii. That the applicant installs a fully wood or aluminum clad wood window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. 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. All paired windows should feature a true ganged condition as noted in finding e.
- iii. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.
- iv. That the applicant complies with all setback requirements as required by Zoning and obtains a variance from the Board of Adjustment if applicable.

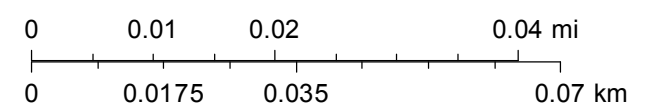


# City of San Antonio One Stop

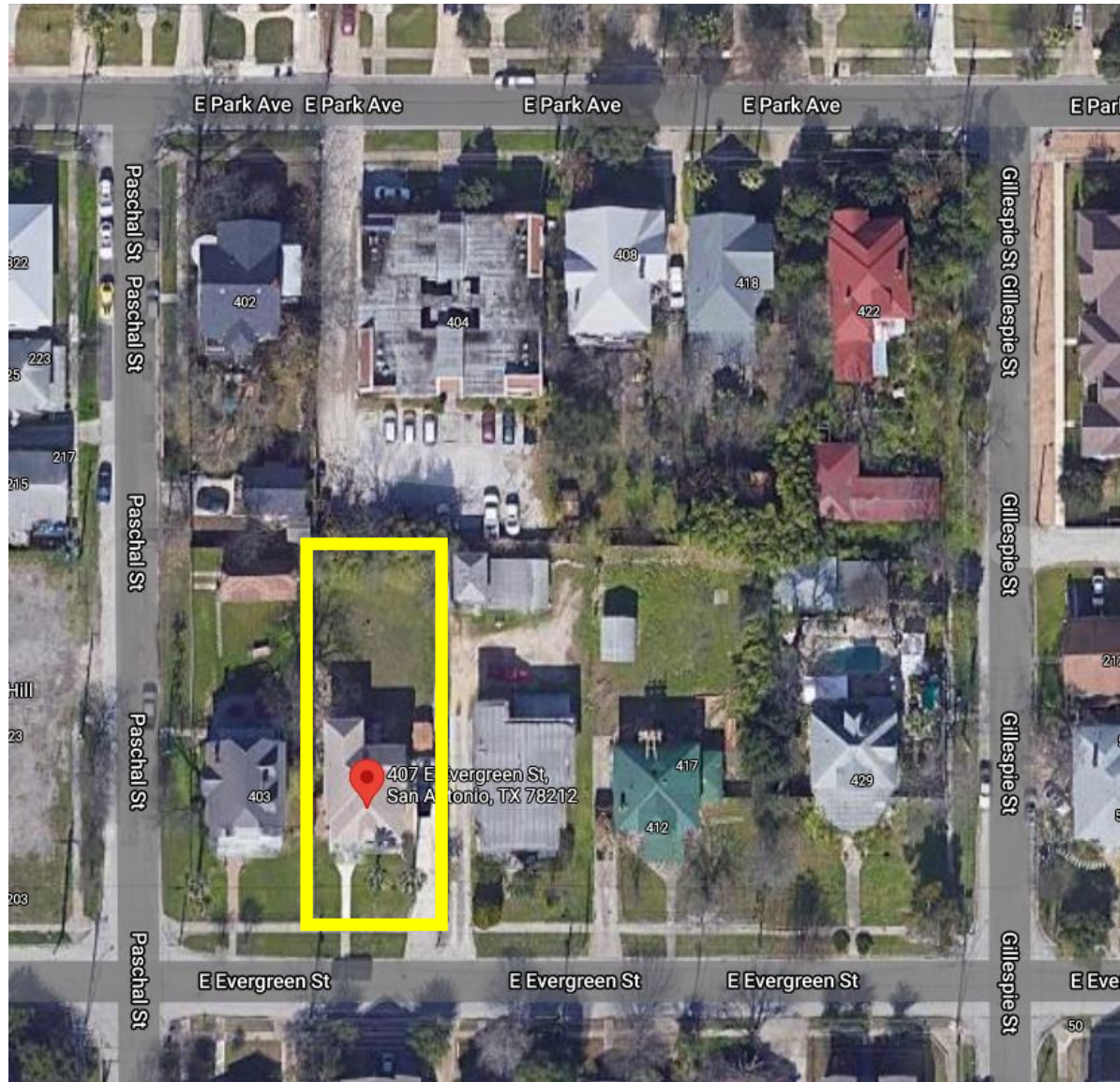


July 28, 2021

1:1,000







EXISTING AERIAL MAP OF PROPERTY



EXISTING FRONT FACADE





EXISTING REAR FACADE





EXISTING SIDE FACADE



EXISTING SIDE FACADE



July 9, 2021

City of San Antonio  
Office of Historic Preservation  
1901 S. Alamo Street  
San Antonio, Texas 78204

Re: 407 E Evergreen Street  
San Antonio, TX 78212

To the HDRC Board:

The homeowner seeks approval to build a new accessory dwelling unit on their property located at 407 E Evergreen Street. In addition to the new dwelling unit, the new construction will include a new 2-car detached garage and an outdoor patio with a swimming pool. The extent of the construction encompasses the following scope of work:

1. The Existing Home – The existing home currently has 1,575 square feet footprint which will remain undisturbed.
2. A New Patio – The plan calls for building 272 square feet of unenclosed patio with a wood pergola and an outdoor brick fireplace. A new 168 square foot swimming pool will be constructed adjacent to the patio. Finishes will include a brick floor to match the fireplace and gray pavers surround the swimming pool.
3. A New Accessory Dwelling Unit – The plan calls for building a 426 square feet 1-story dwelling unit with a 50 square foot covered entry porch. The new building will contain a bedroom, bathroom, and living space. The exterior materials and finishes are as follows:
  - a. Siding – The exterior of the building will be clad with lap siding with a 5-inch exposure. Planks will be smooth and painted.
  - b. Paint – The exterior paint will match the existing home with the new siding painted gray and all doors, windows, and trim painted white.
  - c. Roofing - The new roof will feature panels that are 11.5 inches wide and seams that are 1-1/2 inches high. Panels will be smooth without striation or corrugation, and colored dark gray.
4. A New Detached Garage – The plan calls for building a 500 square foot 2-car garage with a standard 16-foot overhead garage door. Exterior materials and finishes will match the new dwelling unit.

5. Driveway – The current driveway that ends at the side of the existing house will remain but will be extended to the rear of the property and connect to the new detached garage. The new driveway extension will be sloped towards the front of the lot to promote drainage for the new construction.
6. Fencing – The existing wood fence at the east and north side of the property is prosed to be removed and replaced with a new wood fence.
7. Lot Coverage – The total lot coverage for the proposed design after completion equates to 57 percent. Per the City of San Antonio Historic Design Guidelines, the maximum lot coverage for new construction is 50 percent. However, please note, several properties within the district are currently in excess of 50 percent lot coverage.

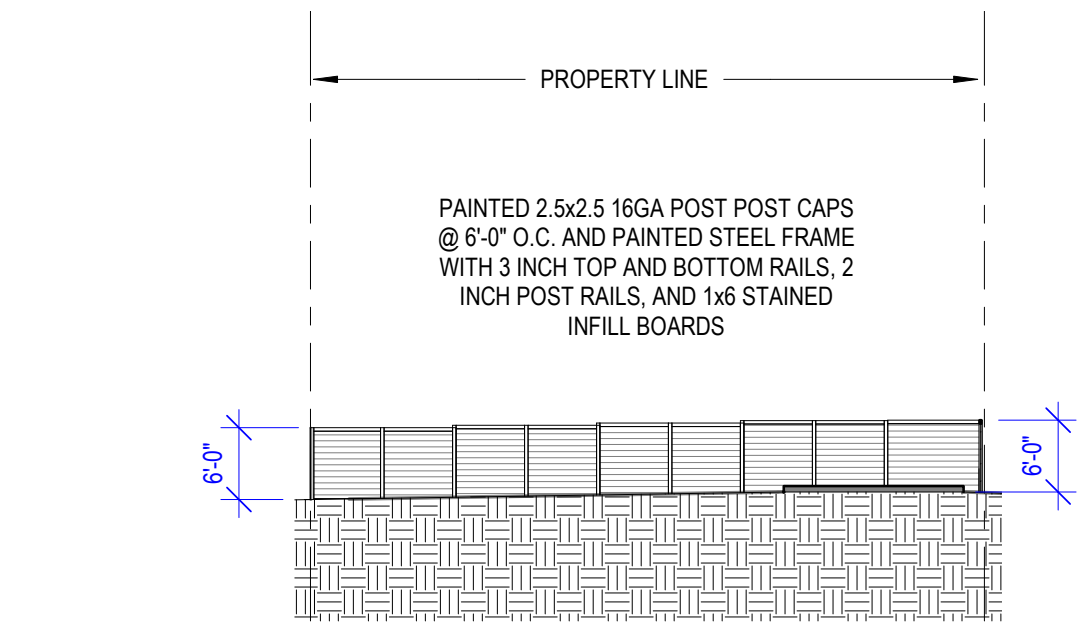
If there are any additional questions regarding the proposed scope of work, please let us know.

Sincerely,



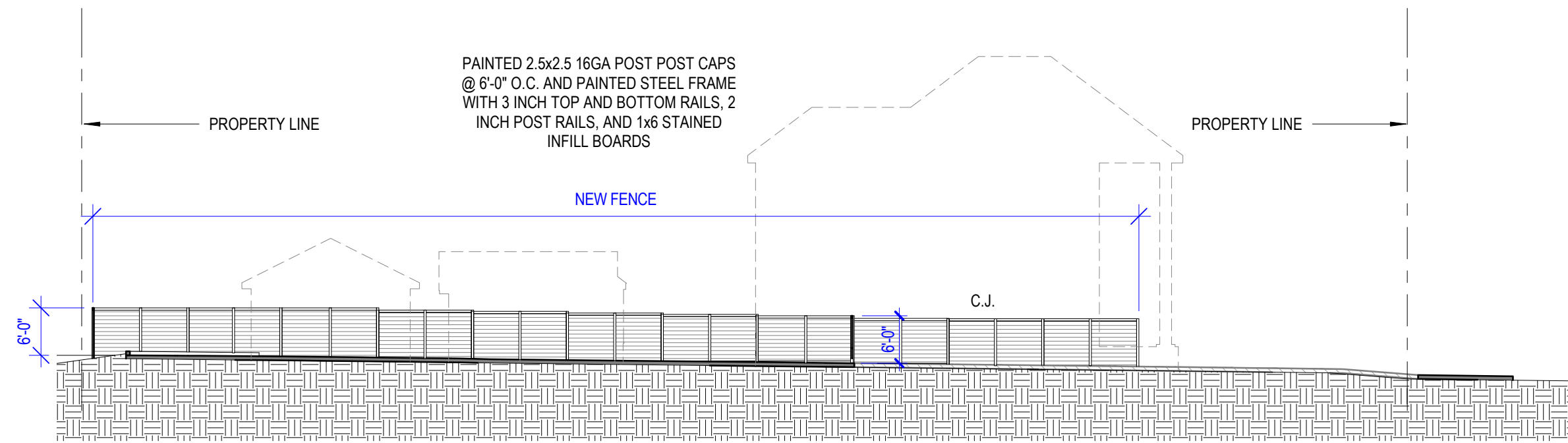
Mark Salvador  
Fisher Heck Architects  
210-299-1500





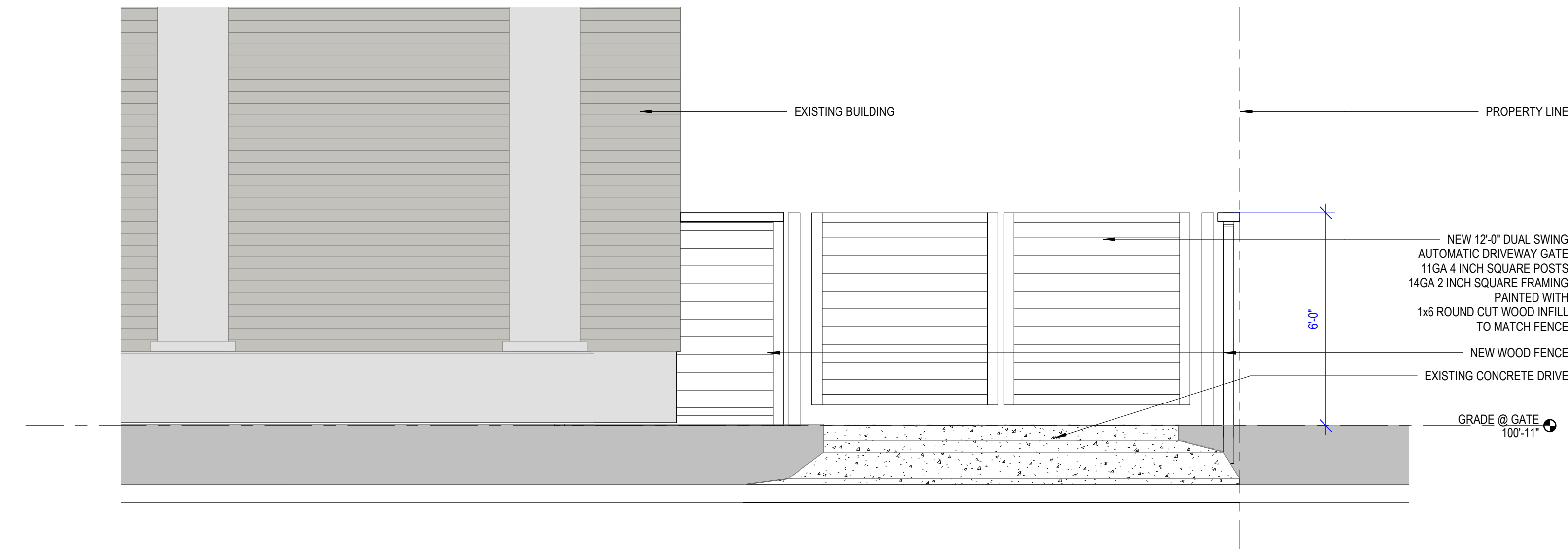
4 FENCE ELEVATION

1/16" = 1'-0"



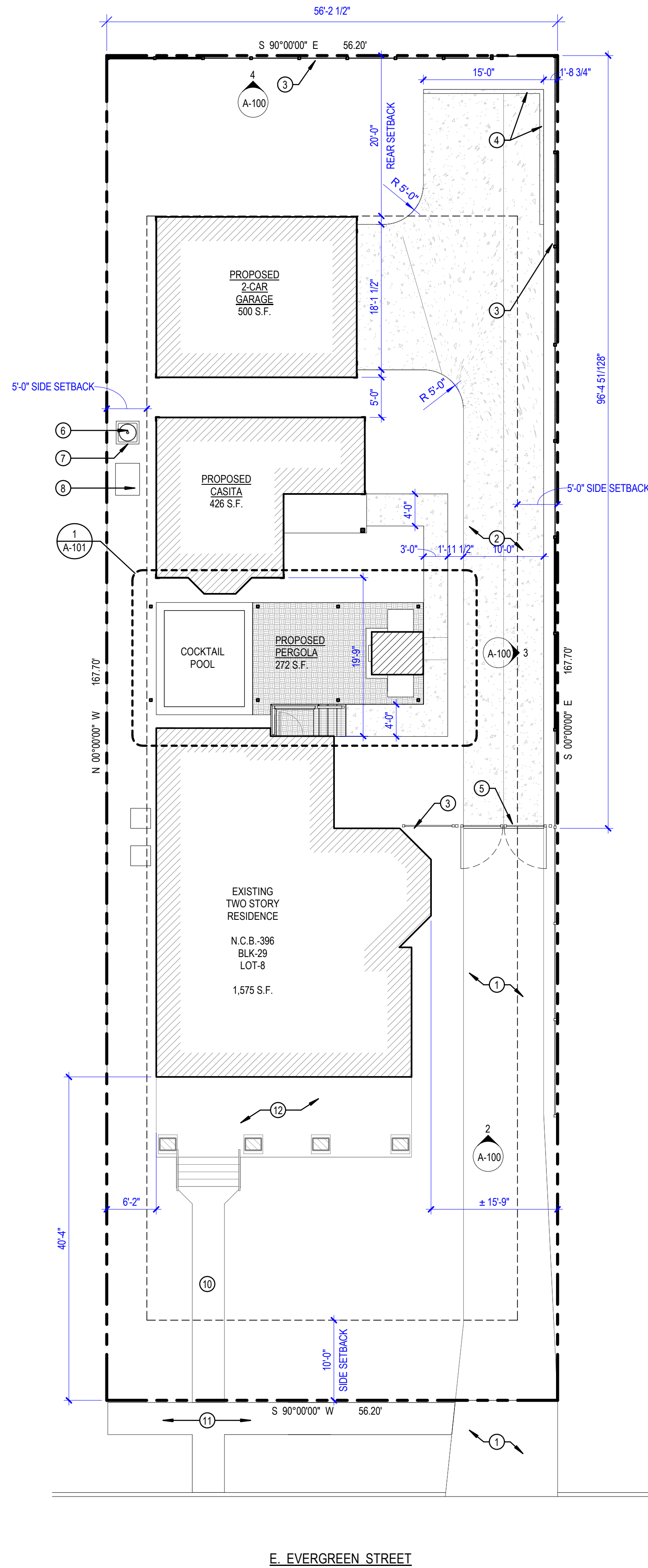
3 FENCE ELEVATION

1/16" = 1'-0"



2 GATE ELEVATION

3/8" = 1'-0"



1 SITE PLAN

1" = 10'-0"

## GENERAL NOTES

- FIELD VERIFY ALL EXISTING GRADES
- COORDINATE LANDSCAPE SCOPE WITH OWNER
- GRADE SITE TO PROVIDE POSITIVE DRAINAGE TOWARDS THE STREET:
  - SLOPE DRIVEWAY EXTENSION TO CENTER OF DRIVEWAY AND POSITIVE DRAINAGE TOWARDS THE EXISTING DRIVEWAY.
  - PROVIDE POSITIVE DRAINAGE FROM EACH NEW CONSTRUCTION BUILDING AND PATIO TOWARDS THE NEW DRIVEWAY.
  - GRADE SITE TO PREVENT STORM WATER RUN OFF UNDER THE EXISTING HOME.

## KEYNOTES

- EXISTING CONCRETE DRIVE
- NEW CONCRETE DRIVE
- NEW WOOD FENCE
- NEW CONCRETE CURB
- NEW REMOTE-OPERATED GATE WITH REMOTE, WIRELESS KEYPAD, SAFETY SENSOR, EXIT SENSOR, AND SOLAR PANEL
- OUTDOOR A/C UNIT
- CONCRETE HVAC SLAB W/ ANTI-VIBRATION PAD ON TOP
- CONCRETE POOL EQUIPMENT SLAB AND POOL EQUIPMENT BY GARY POOLS. CONTACT: CALEB JENKINS. (210) 739-3969
- EXISTING CONCRETE WALKWAY
- EXISTING CONCRETE SIDEWALK
- EXISTING PORCH

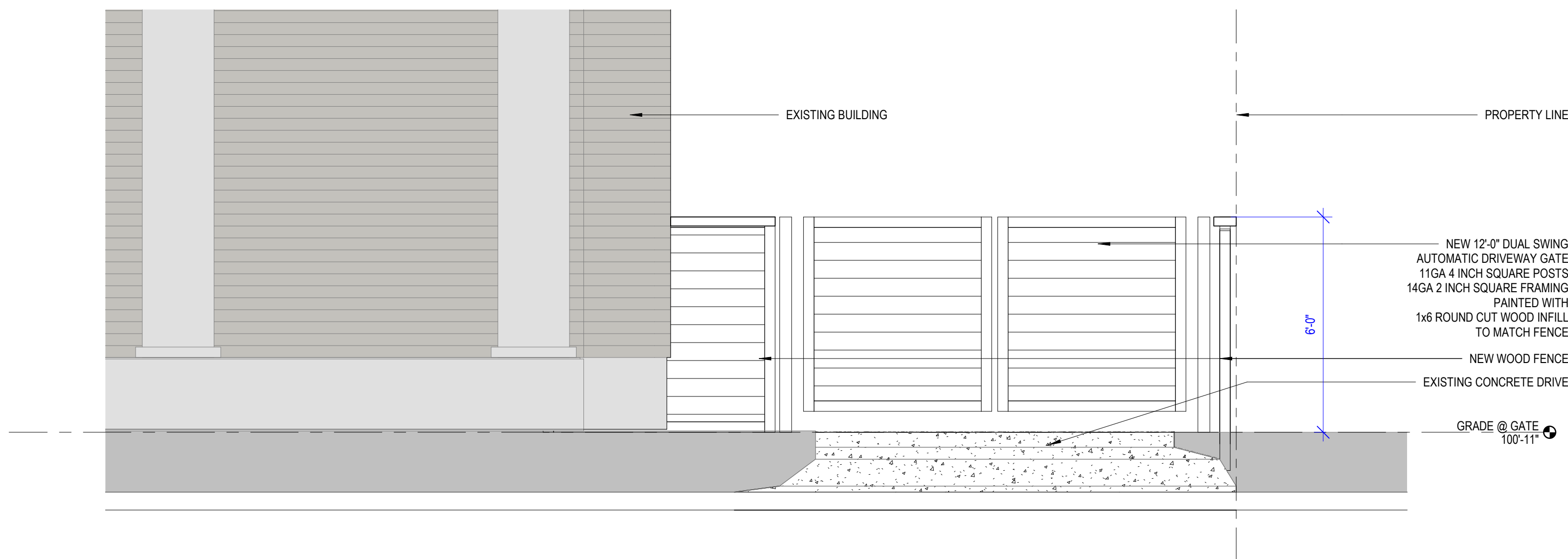
## LOT COVERAGE

TOTAL SITE	9421 SF	
EXISTING HOUSE	1271 SF	
EXISTING PORCH	304 SF	
EXISTING DRIVEWAY	762 SF	
EXISTING WALKWAY	160 SF	
NEW CASITA	426 SF	
NEW PORCH	51 SF	
NEW GARAGE	500 SF	
NEW PATIO	272 SF	
NEW POOL	168 SF	
NEW DRIVE	1258 SF	
NEW WALKWAY	159 SF	
NEW STEPS	37 SF	
TOTAL IMPERVIOUS	5368 SF	56.98% IMPERVIOUS COVER

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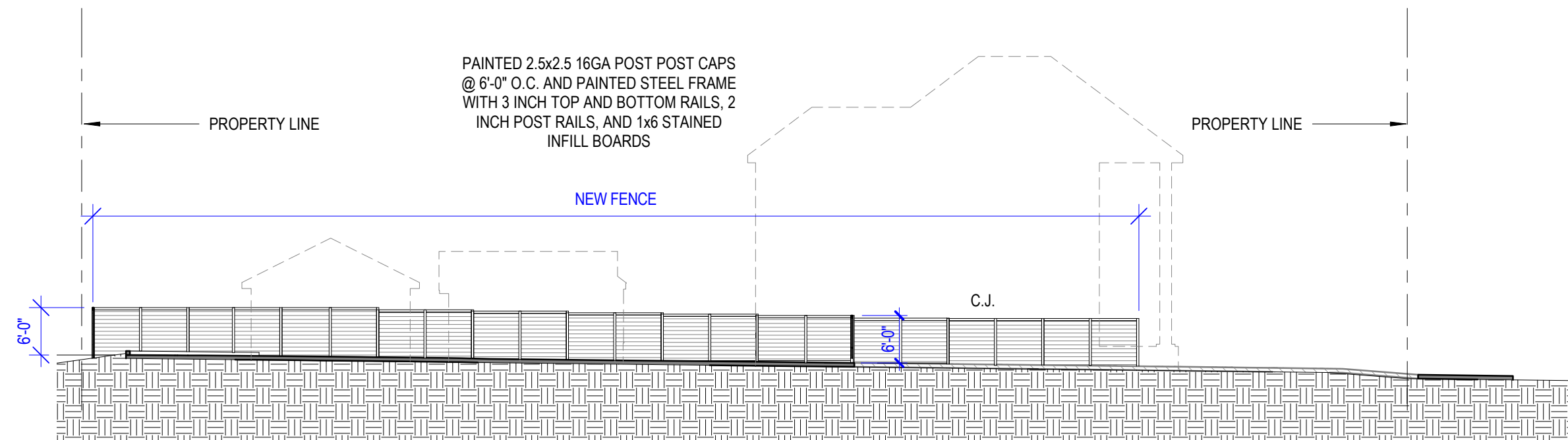
## 2 GATE ELEVATION

3/8" = 1'-0"



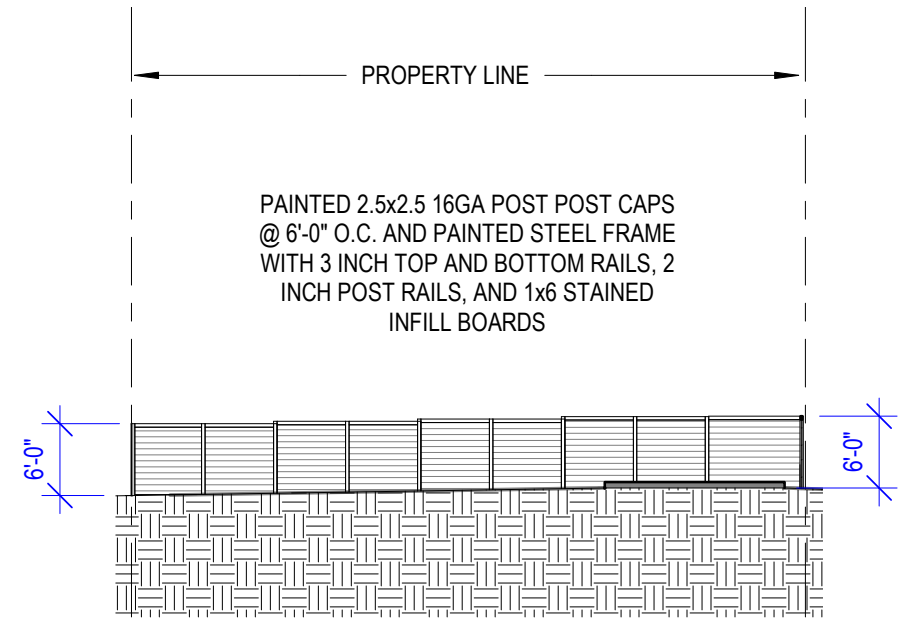
## 3 FENCE ELEVATION

1/16" = 1'-0"



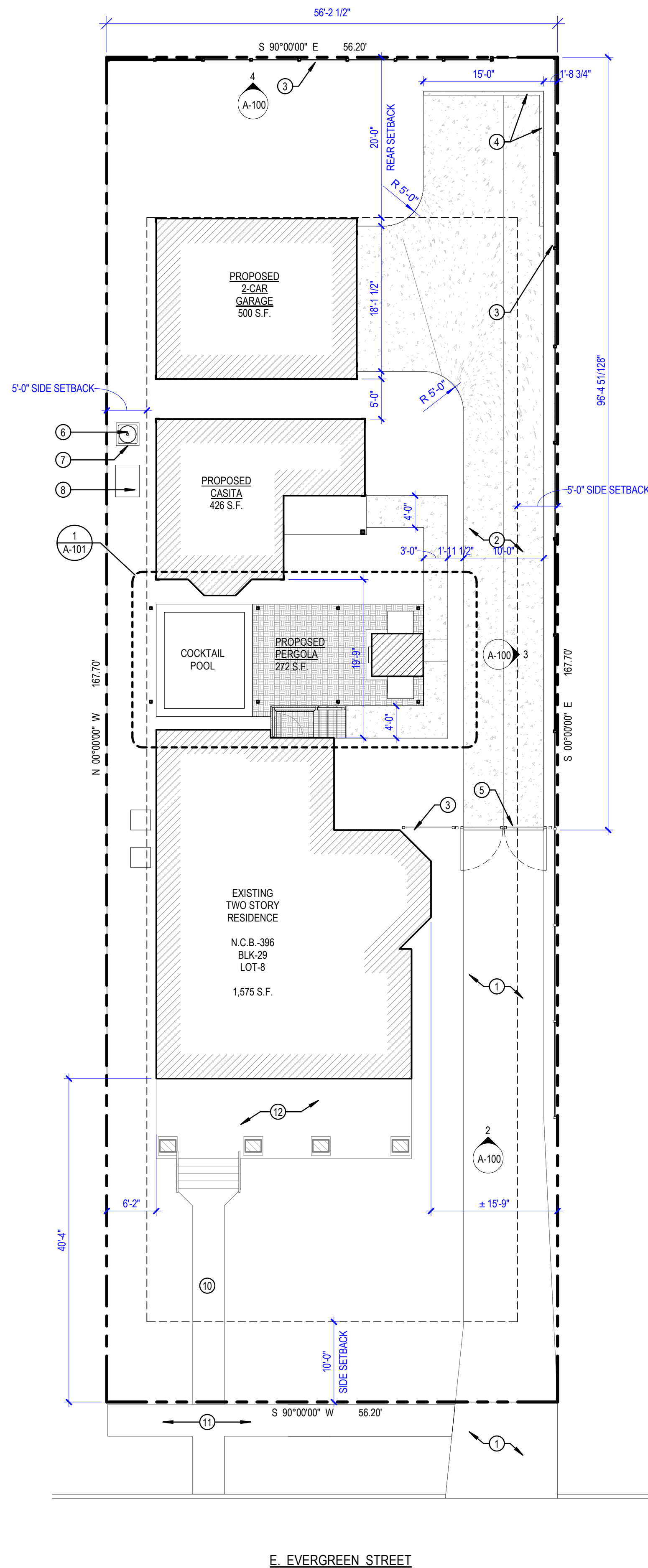
## 4 FENCE ELEVATION

1/16" = 1'-0"



## 1 SITE PLAN

1" = 10'-0"



## GENERAL NOTES

- FIELD VERIFY ALL EXISTING GRADES
- COORDINATE LANDSCAPE SCOPE WITH OWNER
- GRADE SITE TO PROVIDE POSITIVE DRAINAGE TOWARDS THE STREET:
  - SLOPE DRIVEWAY EXTENSION TO CENTER OF DRIVEWAY AND POSITIVE DRAINAGE TOWARDS THE EXISTING DRIVEWAY.
  - PROVIDE POSITIVE DRAINAGE FROM EACH NEW CONSTRUCTION BUILDING AND PATIO TOWARDS THE NEW DRIVEWAY.
  - GRADE SITE TO PREVENT STORM WATER RUN OFF UNDER THE EXISTING HOME.

## KEYNOTES

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- NEW REMOTE-OPERATED GATE WITH REMOTE, WIRELESS KEYPAD, SAFETY SENSOR, EXIT SENSOR, AND SOLAR PANEL
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- EXISTING CONCRETE WALKWAY
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TOTAL IMPERVIOUS	5368 SF 56.98% IMPERVIOUS COVER

**Fisher Heck**  
ARCHITECTS

PRELIMINARY  
NOT FOR REGULATORY  
APPROVAL,  
PERMIT, OR CONSTRUCTION  
FISHER HECK, INC., ARCHITECTS  
MARK B. NAVARRO #25326

03/01/2021

PROJECT:  
**NEW CASITA & GARAGE**

SHEET TITLE:  
**SITE PLAN**

PROJECT NO: 1905 A2

REVISIONS  
4 HDRC

DATE  
06/28/2021

SHEET NO:

**A-100**



## PERGOLA KEYNOTES

1. FIELD VERIFY ALL EXISTING GRADES
2. COORDINATE LANDSCAPE SCOPE WITH OWNER.
3. PROVIDE (2) OPERABLE CANOPY SYSTEMS:
  - A. BOD: INFINITY CANOPY
  - B. SIZE: 5'-8" x 9'-6"
  - C. FABRIC: SUNBRELLA (COLOR TO BE SELECTED)
  - D. OPERATION: PULLEY & ROPE SYSTEM

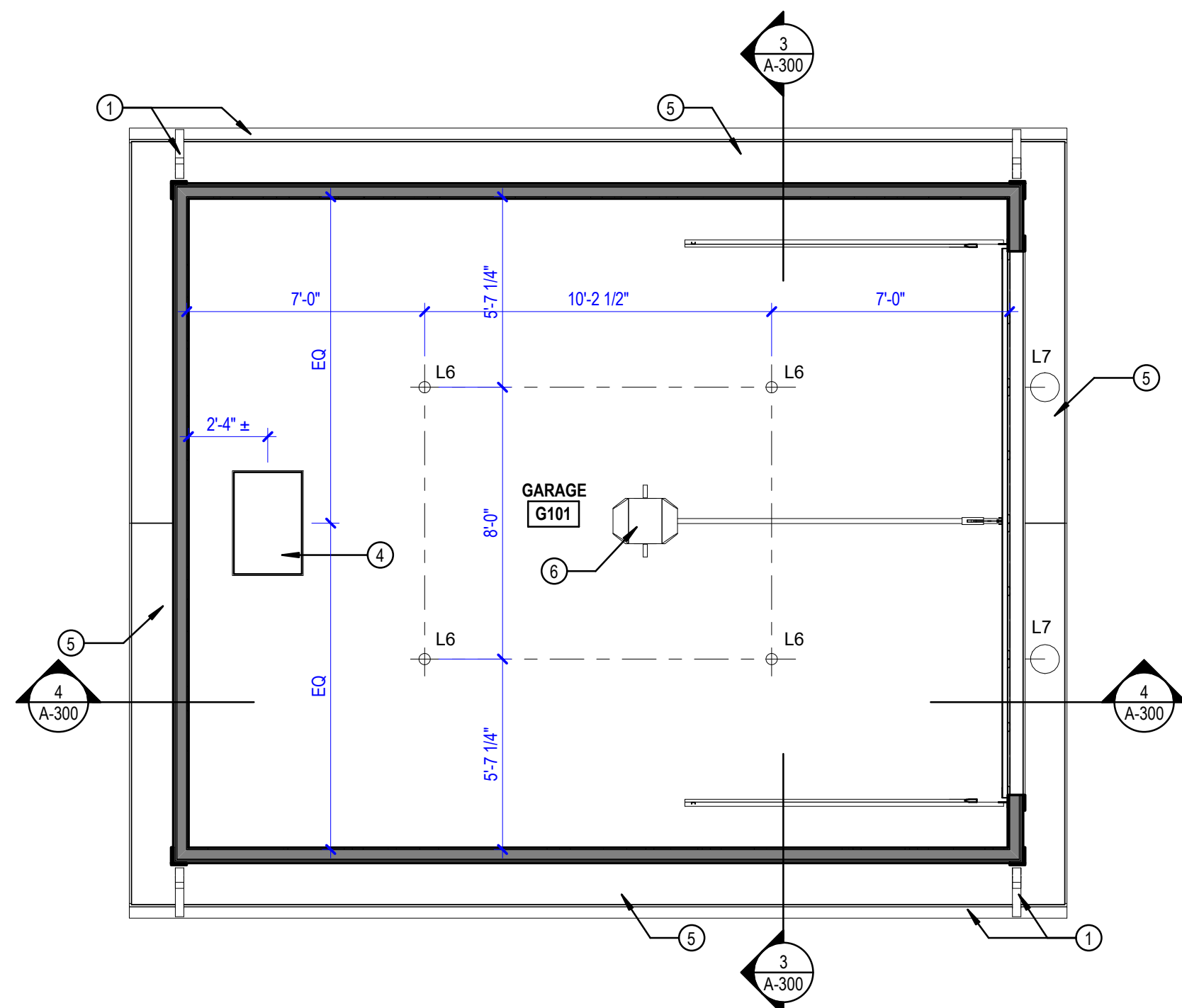
- 1 NEW COCKTAIL POOL, BY GARY POOLS. CONTACT: CALEB JENKINS.  
(210) 739-3969.
- 2 NEW 4x4 TIMBER COLUMN.
- 3 NEW BRICK FIREPLACE AND PIZZA OVEN. CHICAGO BRICK OVEN  
CBO-1750.
- 4 NEW BRICK LANDING AND STAIRS.
- 5 NEW CONCRETE WALK. SEE SITE PLAN.
- 6 4x4 WOOD HEADING WITH 1/2 BEVELED ENDS. STAINED STN1.
- 7 2x4 WOOD PULTRUS WITH 1/2 BEVELED ENDS. TYPICAL. STAINED STN1.
- 8 2x2 WOOD TRELLIS WITH ANGLED ENDS. TYPICAL. STAINED STN1.
- 9 LINE INDICATES OUTLINE OF EXISTING FOUNDATION. FIELD VERIFY.
- 10 STAINLESS STEEL CHIMNEY CAP
- 11 INDICATES FABRIC CANOPY



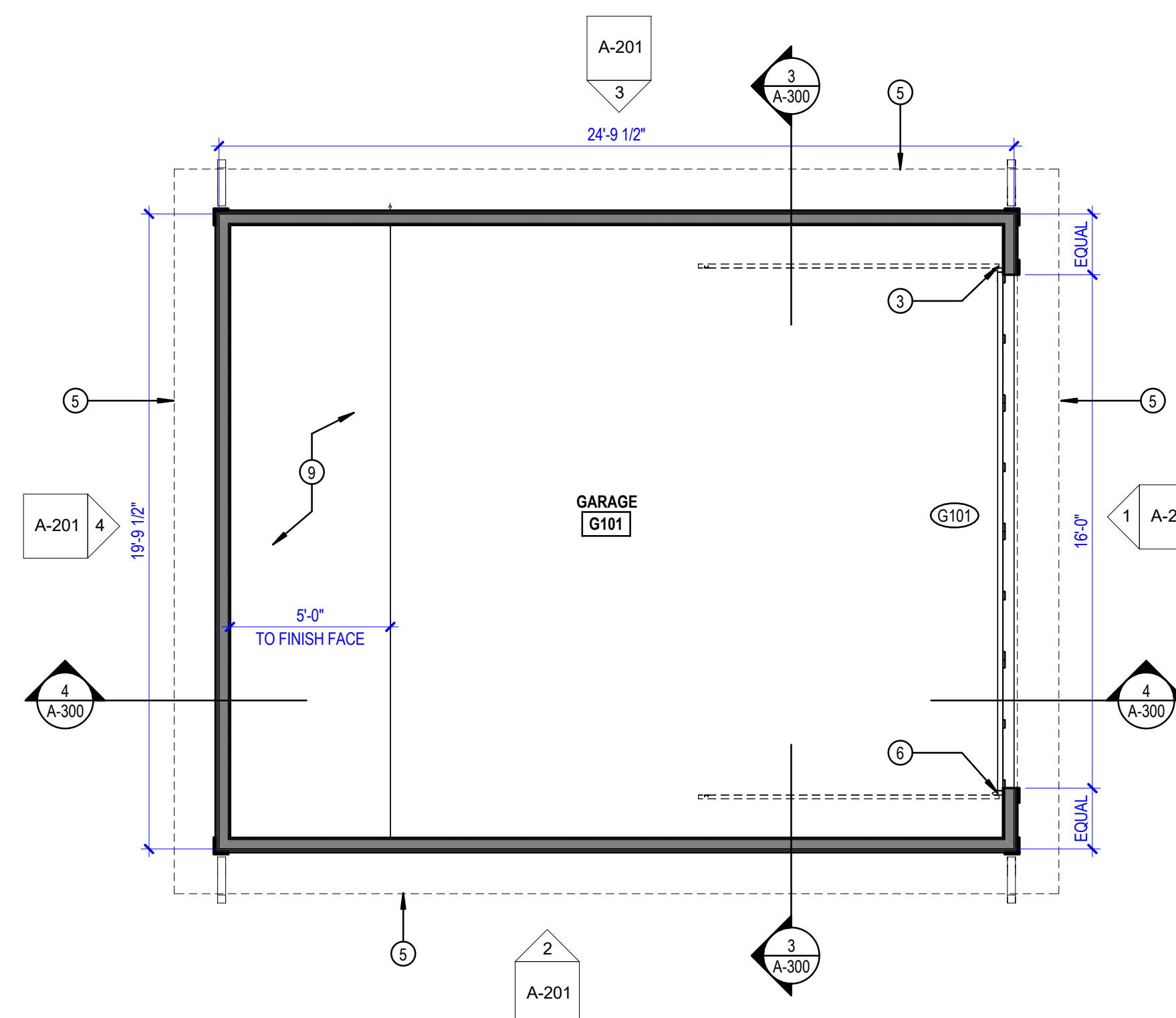
## RCP KEYNOTES

- 1 BUILT IN STORAGE. 1 ROD AND 1 SHELF.  
2 BATHROOM VANITY. POTTERY BARN; REEVES 30 INCH WHITE.  
3 GARAGE DOOR SIDE RAILS  
4 BUILT IN SHOWER SEAT  
5 LINE INDICATES OUTLINE OF ROOF ABOVE.  
6 PARTIAL HEIGHT WALL AND CURB  
7 ADJUSTABLE SOLID WOOD SHELVING ON METAL STANDARDS.  
8 24" VERTICAL GRAB BAR. KOHLER ECLECTIC K-2650S-2BZ.  
9 RAISED CONCRETE FLOOR. SEE STRUCTURAL.

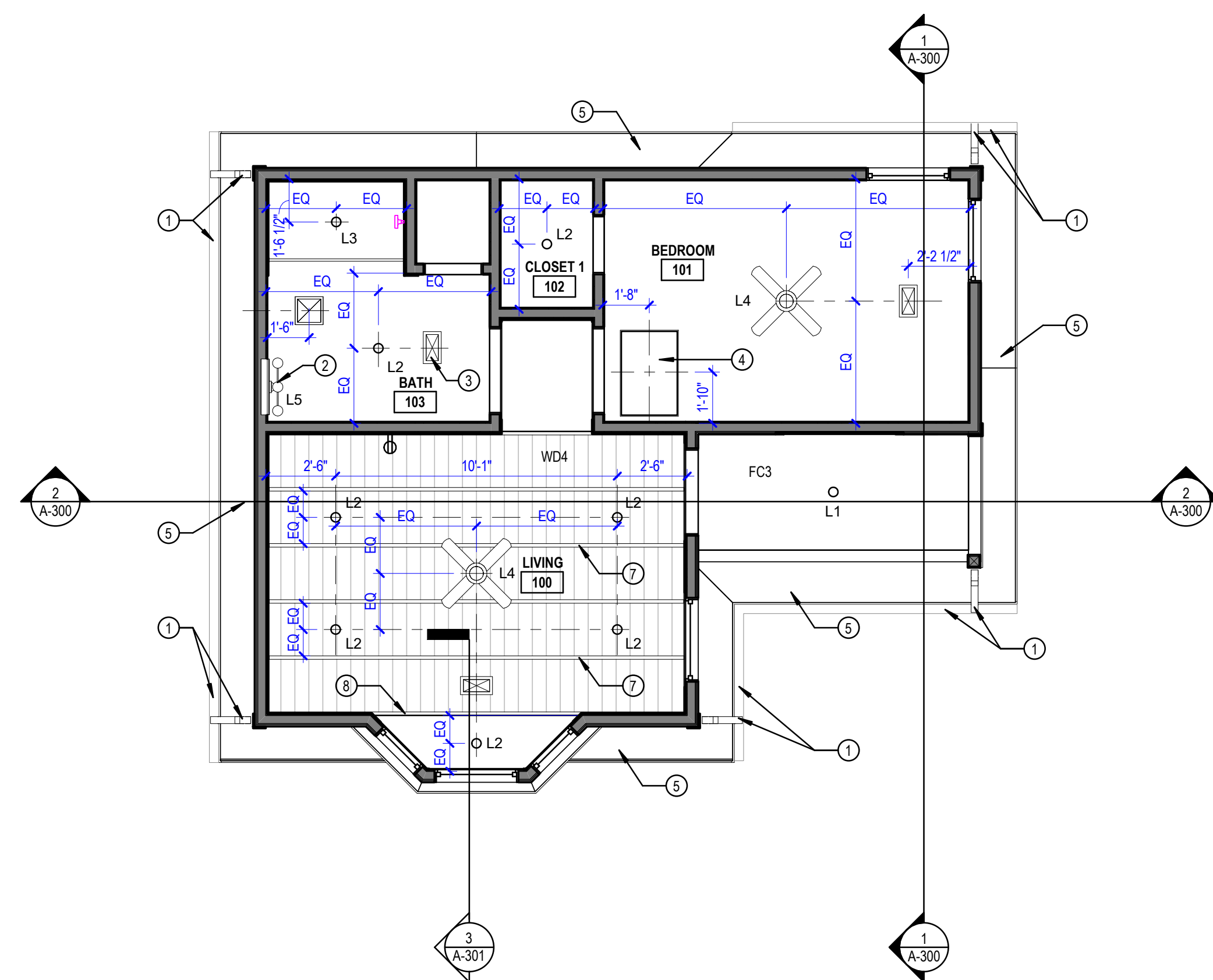
- 1 PVC GUTTER AND DOWNSPOUTS, PAINT PNT2.  
2 VANITY FIXTURE TO ALIGN WITH SINK BELOW  
3 2-WAY SUPPLY GRILLE.  
4 24x36 ACCESS LADDER  
5 VENTED FIBER CEMENT SOFFIT FC3.  
6 CHAIN DRIVE GARAGE DOOR OPENER WITH WIRELESS KEYPAD.  
CHAMBERLAINC870.  
7 EXPOSED 2X CEILING JOISTS. SEE STRUCTURAL. PAINTED PNT1.  
8 EXPOSED 2X JOIST LEDGER. SEE STRUCTURAL. PAINTED PNT1.



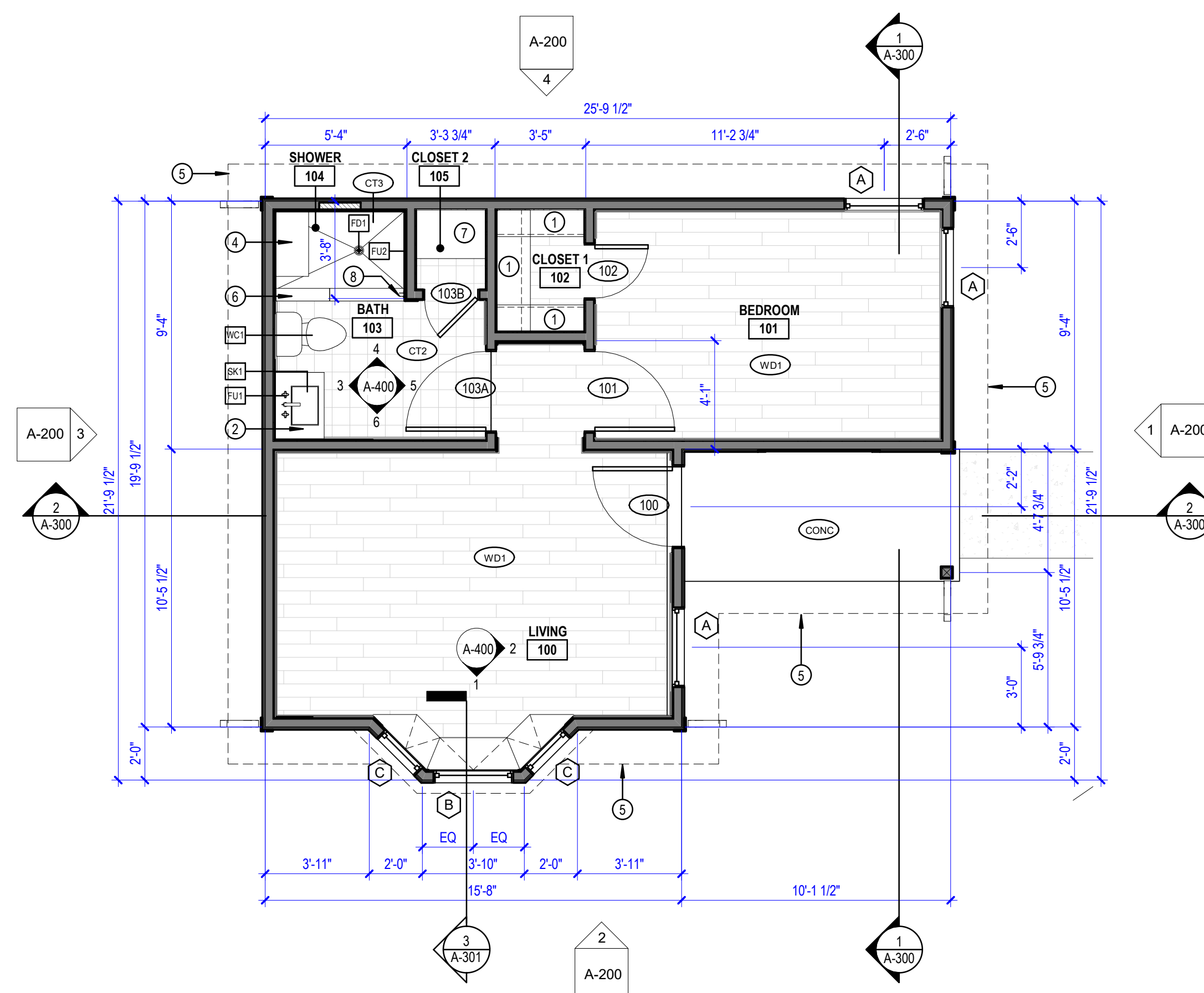
4 GARAGE CEILING PLAN  
1/4" = 1'-0"



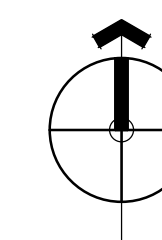
3 GARAGE FLOOR PLAN  
1/4" = 1'-0"



2 CASITA CEILING PLAN  
1/4" = 1'-0"

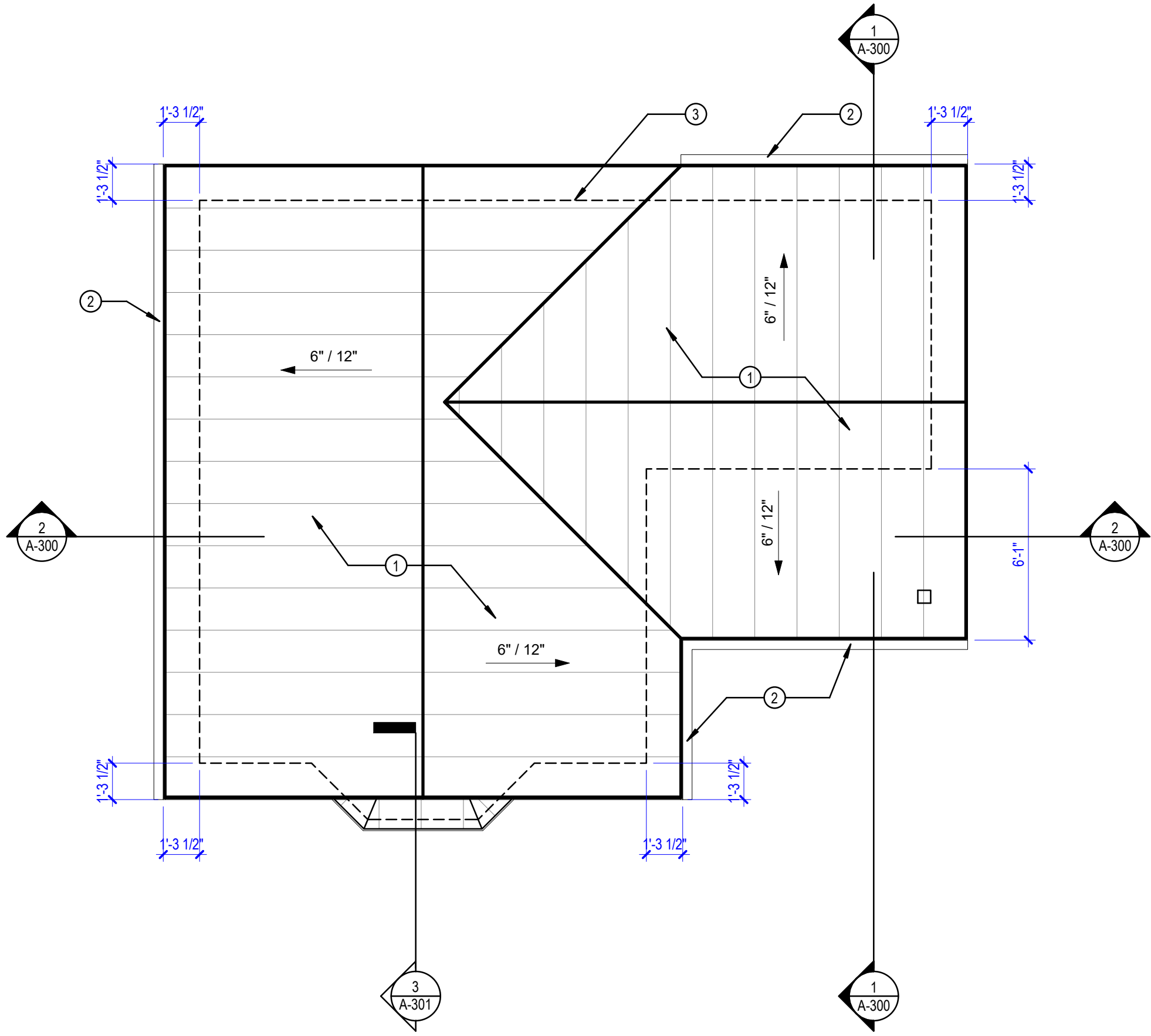


1 CASITA FLOOR PLAN  
1/4" = 1'-0"

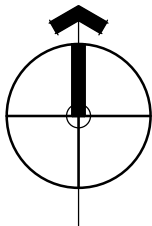
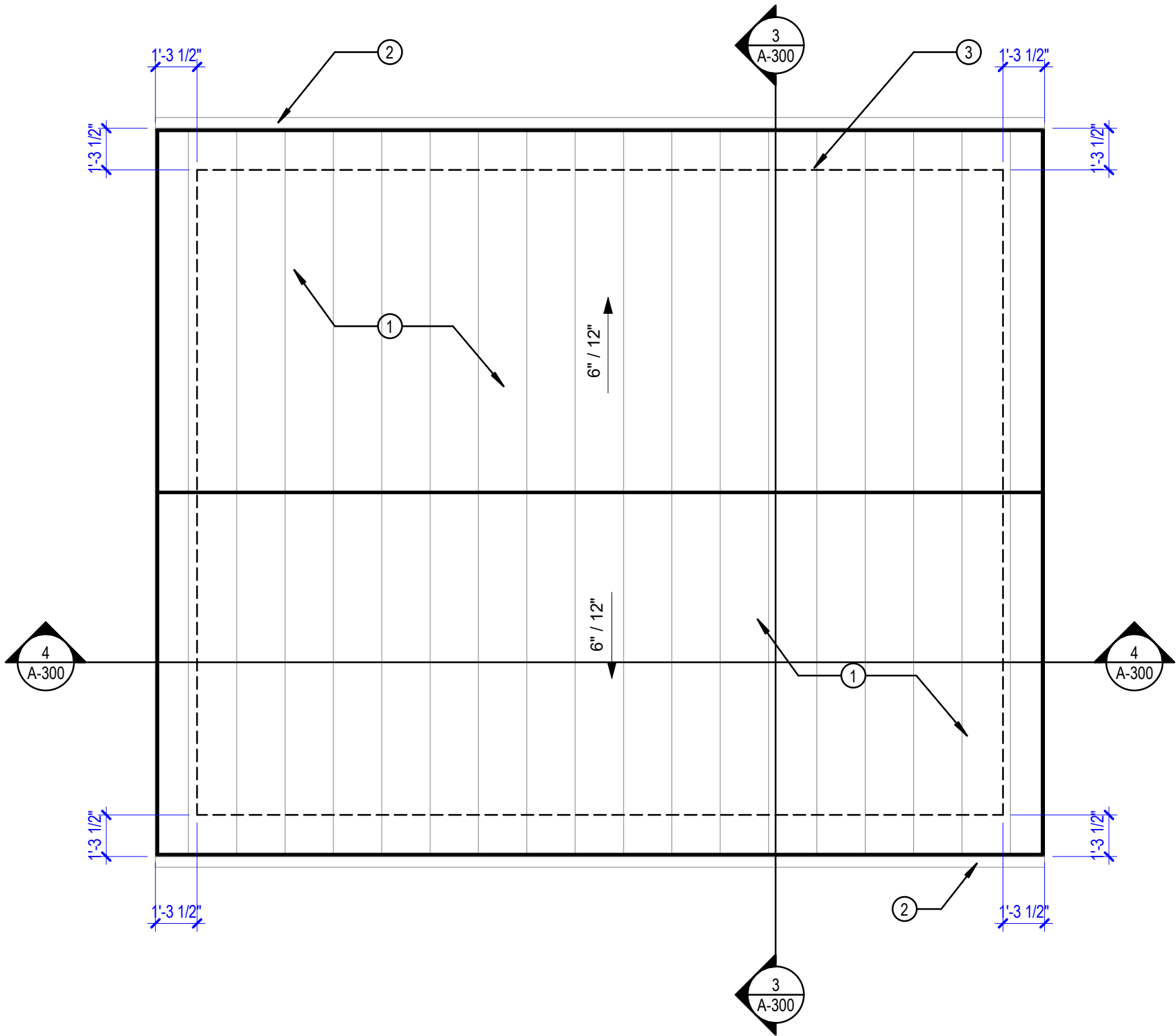




1 CASITA ROOF PLAN  
1/4" = 1'-0"



2 GARAGE ROOF PLAN  
1/4" = 1'-0"



SHEET NO:  
**A-103**

REVISIONS  
4 HDRC

DATE  
06/28/2021

PROJECT NO: 1905 A2

PROJECT:  
**NEW CASITA & GARAGE**

SHEET TITLE:  
**ROOF PLAN**

PRELIMINARY  
NOT FOR REGULATORY  
APPROVAL,  
PERMIT, OR CONSTRUCTION  
FISHER HECK, INC., ARCHITECTS  
MARK B. NAVARRO #25326

03/01/2021

**Fisher Heck**  
ARCHITECTS

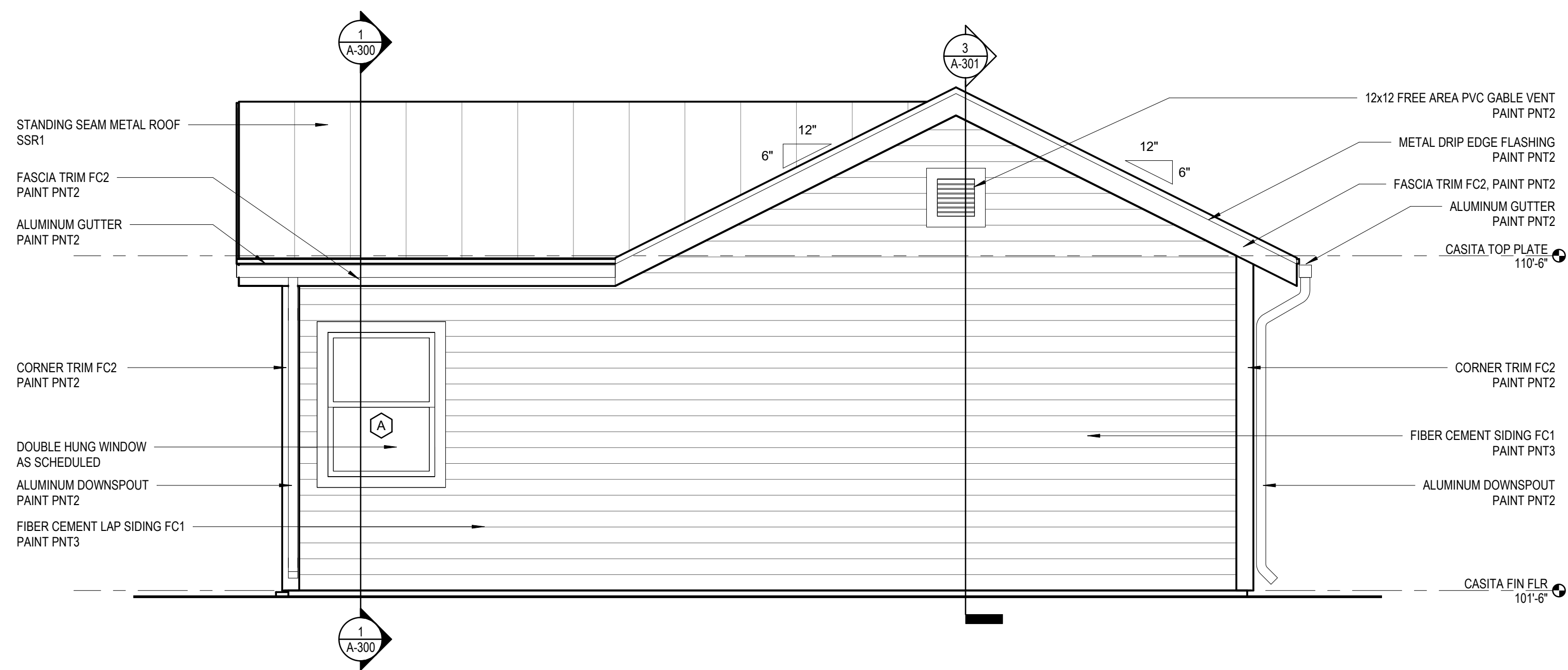
915 SOUTH ST MARY'S STREET  
SAN JOSE, CA 95128  
FISHERHECK.COM  
210-260-1500

GENERAL NOTES

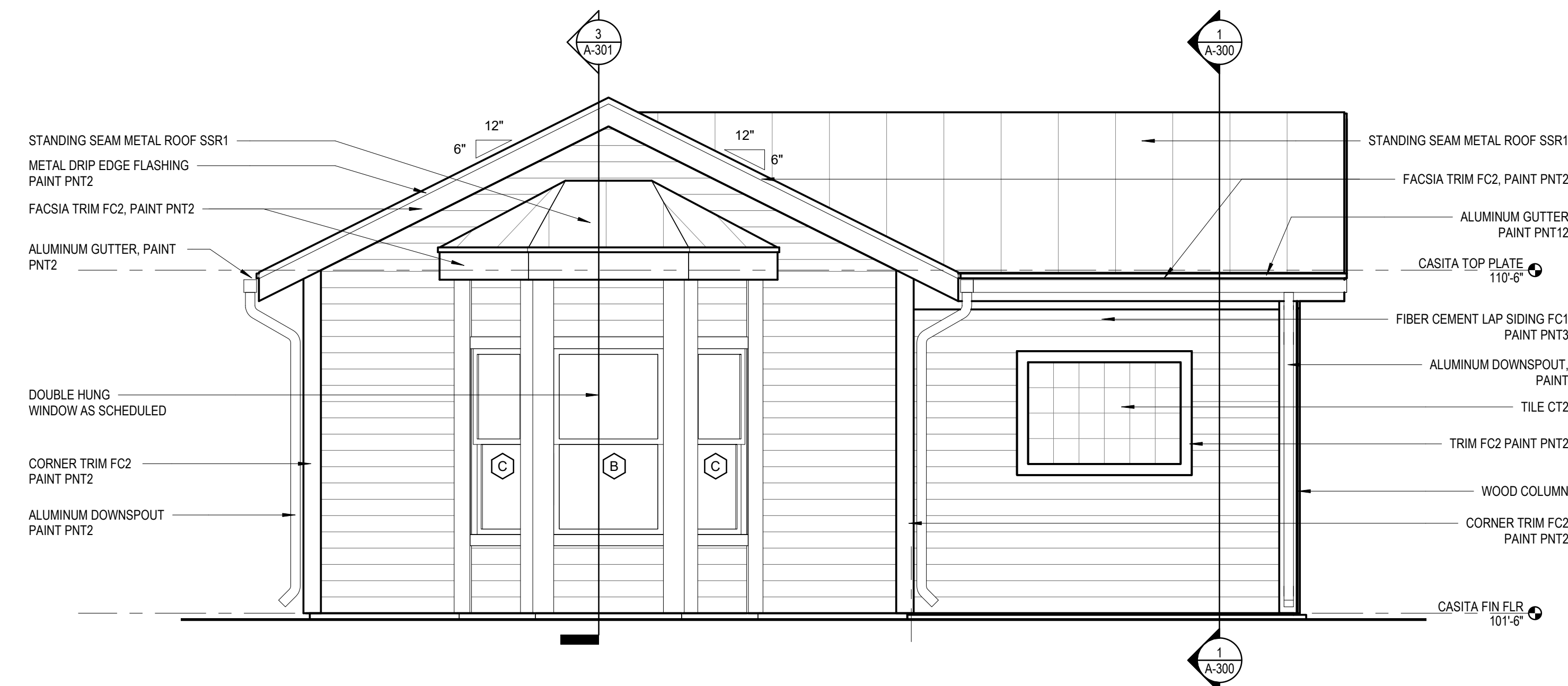
KEYNOTES

- 1 STANDING SEAM METAL ROOF SSM1
- 2 PVC GUTTER AND DOWNSPOUTS. PAINTED PNT2.
- 3 LINE INDICATES OUTLINE OF WALLS BELOW.

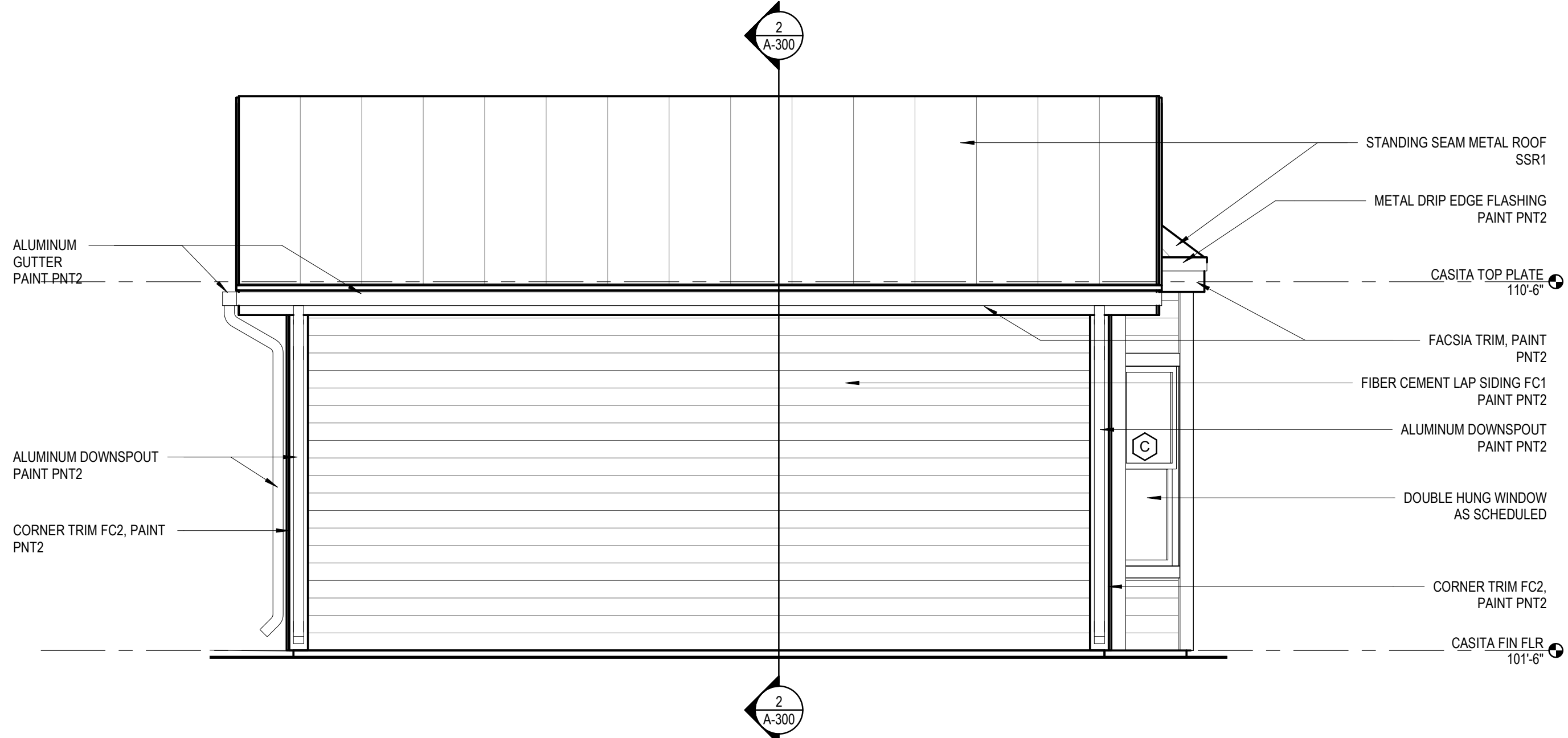
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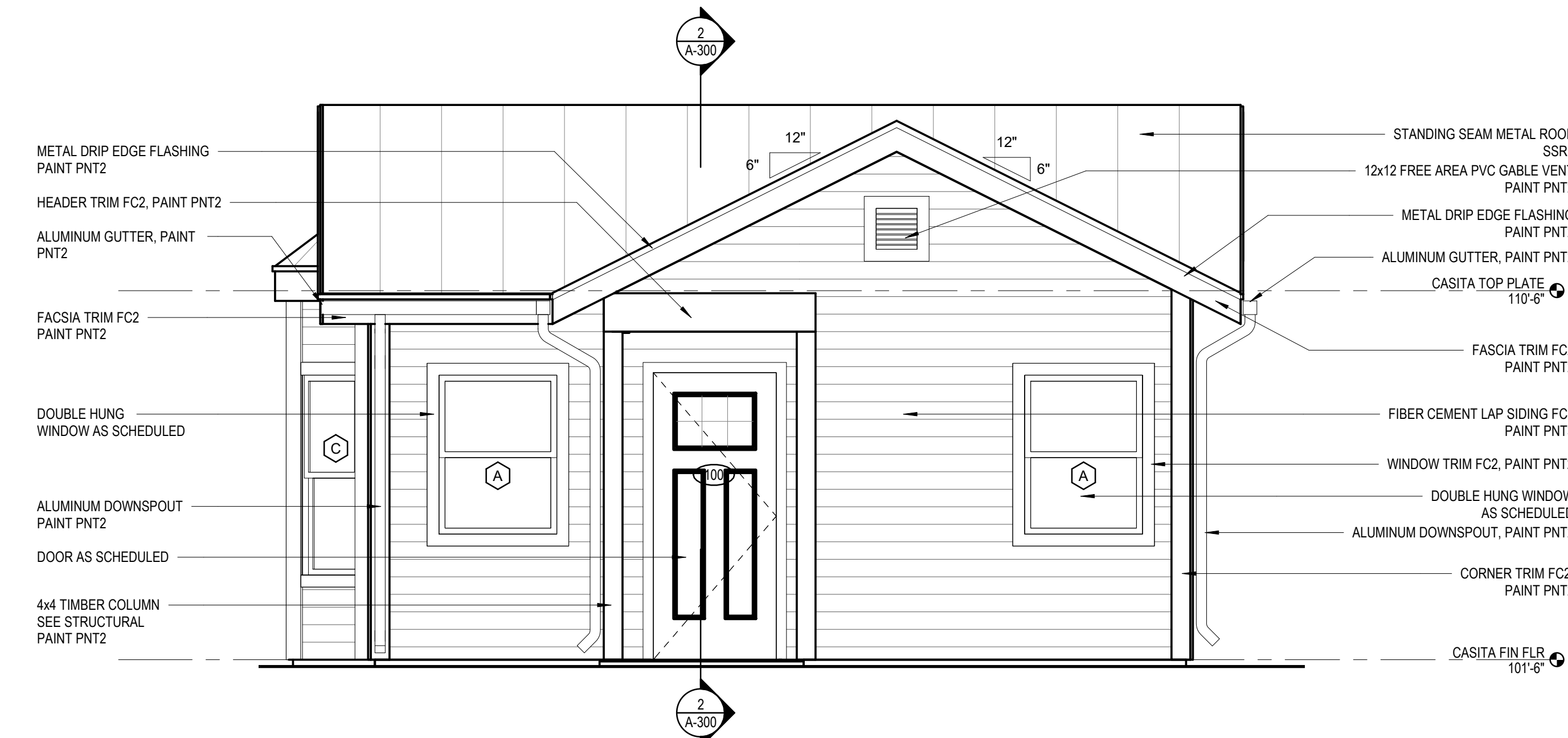
4 CASITA NORTH ELEVATION  
3/8" = 1'-0"



2 CASITA SOUTH ELEVATION  
3/8" = 1'-0"



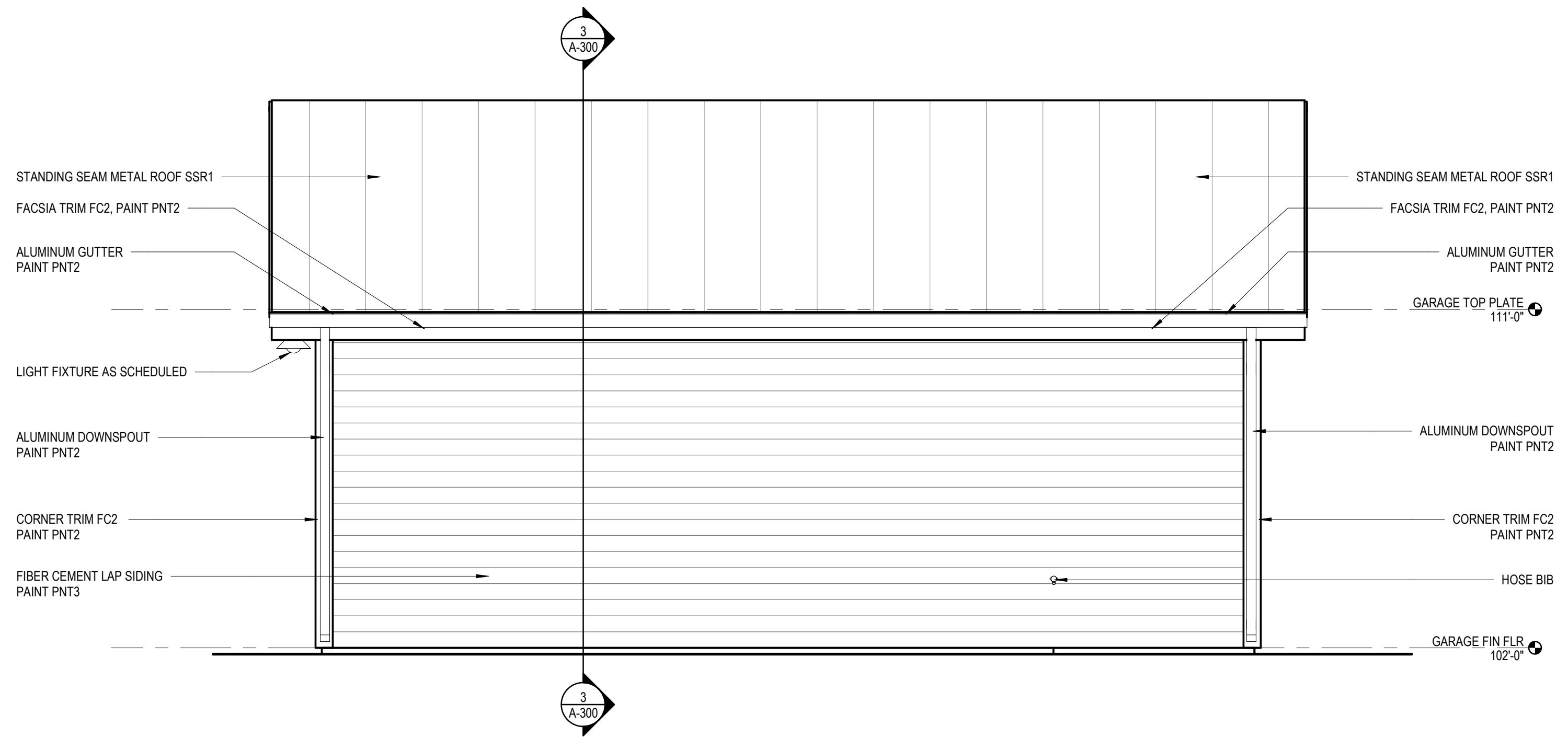
3 CASITA WEST ELEVATION  
3/8" = 1'-0"



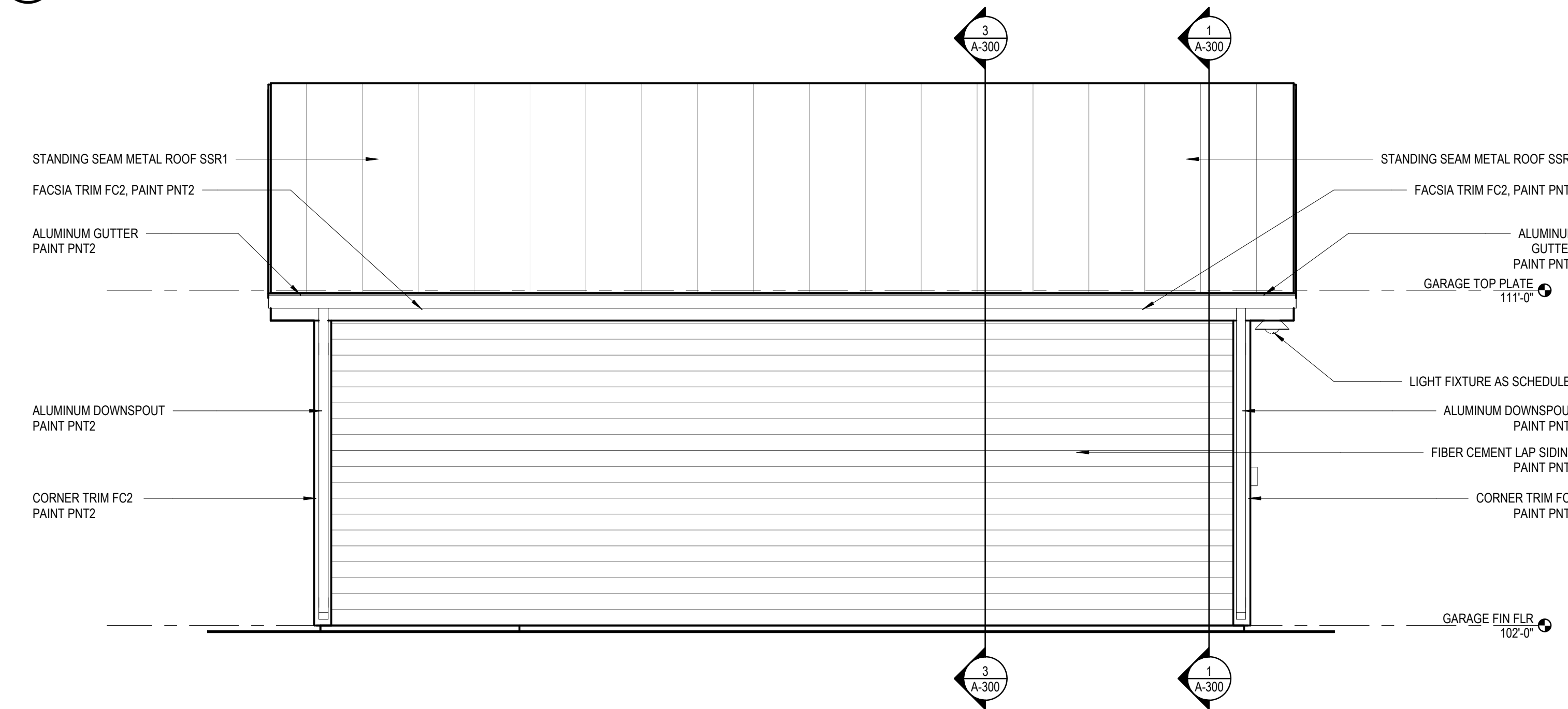
1 CASITA EAST ELEVATION  
3/8" = 1'-0"



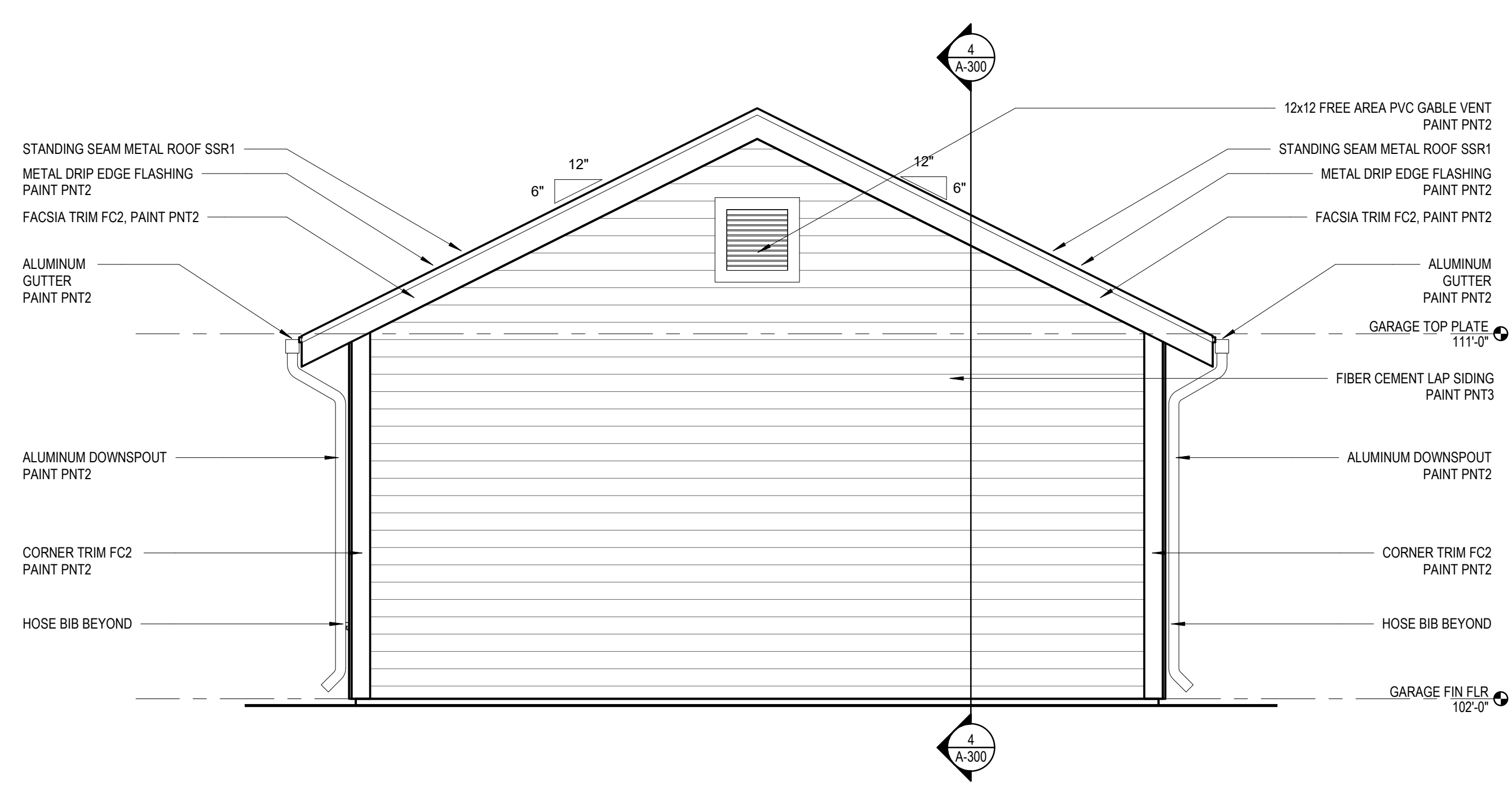
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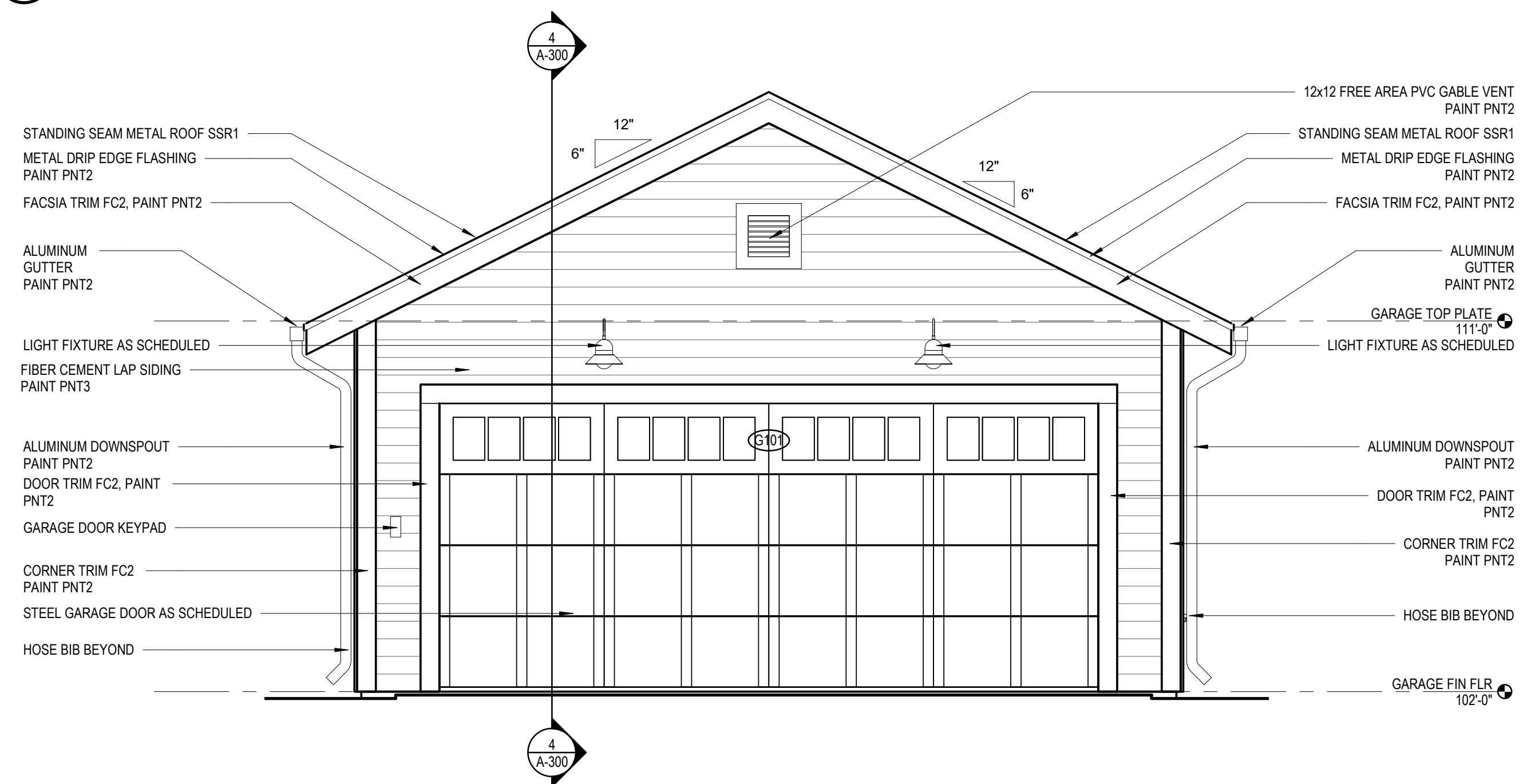
3 GARAGE NORTH ELEVATION  
3/8" = 1'-0"



2 GARAGE SOUTH ELEVATION  
3/8" = 1'-0"



4 GARAGE WEST ELEVATION  
3/8" = 1'-0"



1 GARAGE EAST ELEVATION  
3/8" = 1'-0"

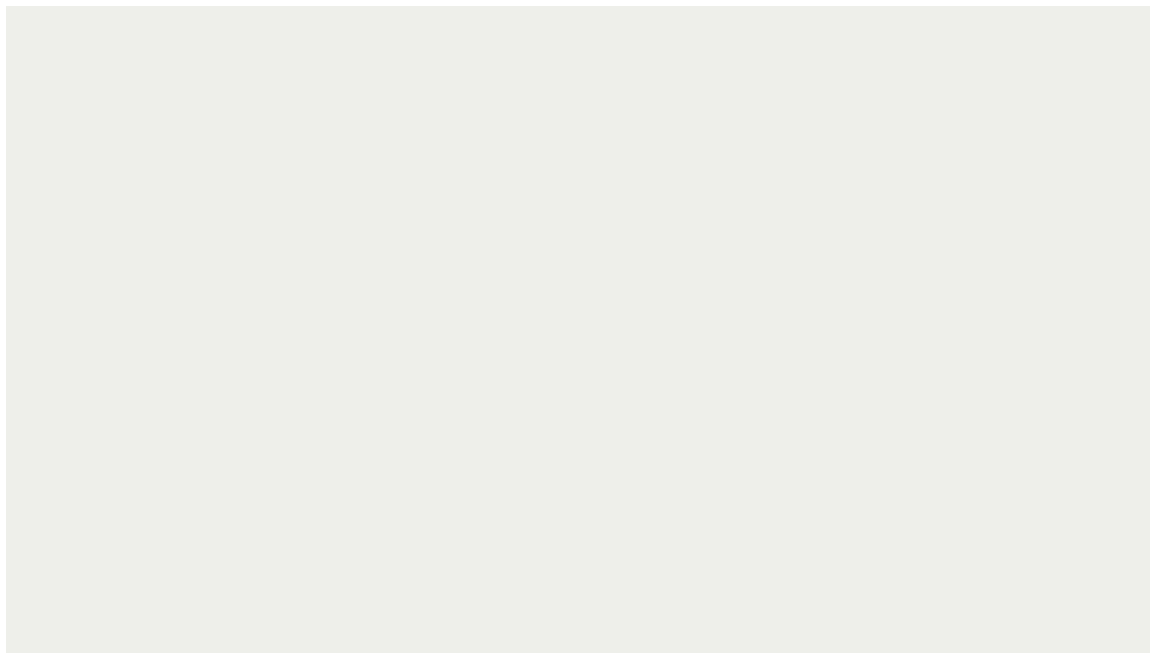


LAP SIDING EXAMPLE





### LAP SIDING PAINT COLOR EXAMPLE



#### TRIM PAINT COLOR EXAMPLE





## PATIO FLOOR AND FIREPLACE



### POOL LEDGE PAVER EXAMPLE





## WOOD FENCE

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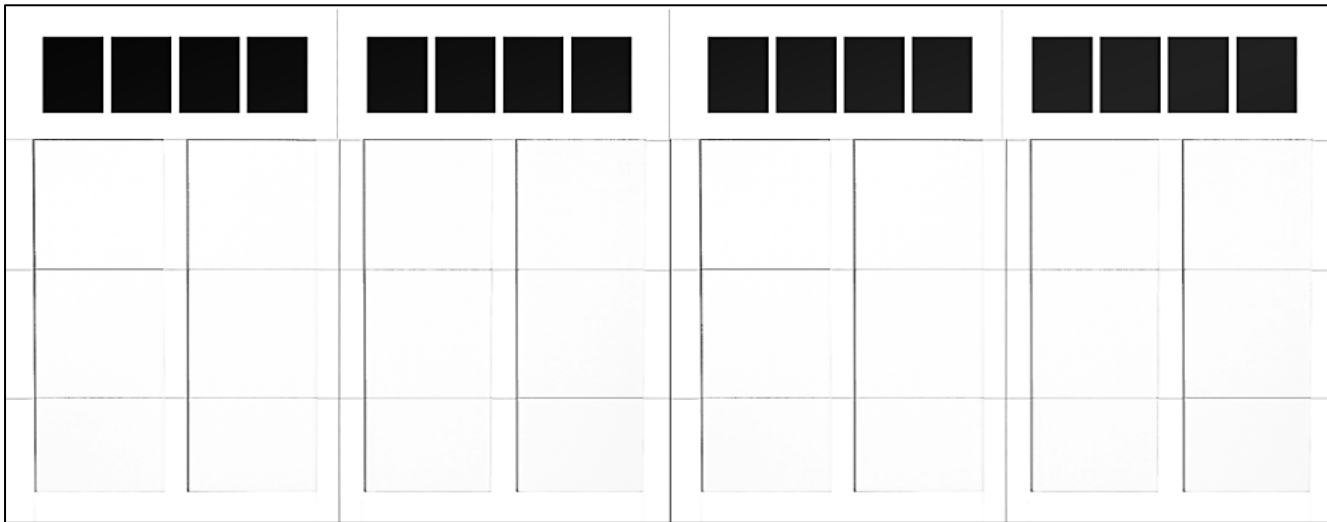


CASITA DOOR EXAMPLE  
BOD: PELLA FIBERGLASS ENTRY DOOR



CASITA WINDOW EXAMPLE  
BOD: PELLA WOOD WINDOW





**GARAGE DOOR EXAMPLE**  
**BOD: WAYNE DALTON CARAGE HOUSE STEEL**

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**CASITA PORCH RECESSED DOWNLIGHT**



PATIO PERGOLA STRING LIGHT EXAMPLE





#### PATIO PERGOLA CEILING FAN EXAMPLE



GARAGE EXTERIOR SCONCE EXAMPLE