

# HISTORIC AND DESIGN REVIEW COMMISSION

September 15, 2021

**HDRC CASE NO:** 2021-445  
**ADDRESS:** 136 E MULBERRY AVE  
**LEGAL DESCRIPTION:** NCB 1702 BLK 6 LOT 11, 12, 13 & E 25 FT OF 10  
**ZONING:** R-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Albert Ochoa/OCHOA MONIQUE SUZANNE & ALBERT  
**OWNER:** OCHOA MONIQUE SUZANNE & ALBERT  
**TYPE OF WORK:** Construction of a 1-story rear accessory structure, fencing modifications, exterior modifications, installation of a driveway, site modifications  
**APPLICATION RECEIVED:** August 26, 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. Add a railing to an existing roof terrace.
2. Construct a new 1-story rear garage structure.
3. Modify an existing stone wall to provide driveway access.
4. Install new concrete curb cut, driveway, and rear parking pad.
5. Install 4' tall wrought iron fencing in the interior of the lot, behind the new wall opening, spanning along the driveway to a sliding wrought iron gate. The gate will be located approximately 25' behind the front property line. Fencing to match will span parallel to the street from the northeastern corner of the primary structure to the eastern property line.

## APPLICABLE CITATIONS:

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

### 3. Materials: Roofs

#### A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

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

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced.

Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

## 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. *Facade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

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

### 3. Materials and Textures

#### A. NEW MATERIALS

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

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

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

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

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

#### B. REUSE OF HISTORIC MATERIALS

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

### 4. Architectural Details

#### A. GENERAL

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

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

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

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

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

- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

#### B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

### *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

#### 1. Topography

##### A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

#### 2. Fences and Walls

##### A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

##### B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

### C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

### 3. Landscape Design

#### A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

#### B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

#### C. MULCH

*Organic mulch*—Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

- i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

#### D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

### FINDINGS:

- a. The primary structure located at 136 E Mulberry is a 2-story residential structure constructed circa 1930 in the Colonial Revival style. The house features a stucco façade, multi-lite wood windows, and a distinctive side-gabled roof form with three front dormers. The structure is contributing to the Monte Vista Historic District.
- b. TERRACE RAILING – The applicant has proposed to add a 42” wrought iron railing to an uncovered roof terrace on a 1-story portion of the structure, located to the east. The roof terrace currently does not have any safety or decorative railings. The railing will have similar design elements to fencing that exists on the property. Per the Guidelines, new porch elements, including railings, should be compatible with the primary structure. Staff finds the request appropriate.
- c. FOOTPRINT AND LOT COVERAGE – The applicant has proposed to construct a new 1-story rear accessory structure with a footprint of approximately 776 square feet. According to the Guidelines, the construction of new structures should follow the historic development pattern in terms of footprint and total lot coverage should not

exceed 50%. The footprint of new rear structures should be consistent with the historic development pattern of the district. The lots on this block of E Mulberry feature garages or accessory structures in similar locations and in similar footprints to the proposed. Staff finds the request consistent with the Guidelines.

- d. **SETBACKS AND ORIENTATION** – According to the Guidelines, setbacks for rear structures should follow the predominant development pattern of the historic district. The new construction 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 window, single bay garage door, and pedestrian door configurations that are consistent with historic patterns. Staff finds the fenestration pattern appropriate.
- f. **ROOF FORM** – The proposed rear accessory structure will utilize a roof form. Staff finds the overall roof form and materiality to be generally appropriate based on the existing primary structure.
- g. **MATERIALS** – The applicant has proposed to utilize stucco with a light trowel finish, TPO roofing, wood windows, and clad garage doors. Staff finds this generally appropriate with the stipulations listed in the recommendation.
- 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. **WALL MODIFICATIONS** – The applicant has proposed to modify an existing stone wall that surrounds the property to include new columns. The opening will provide access for cars at the location of a new proposed driveway as noted in finding j. The columns will be designed to match the columns at the existing pedestrian gate entrance to the west and will utilize salvaged stone from the wall in construction. Per the Guidelines for Site Elements, historic fences and walls should be retained. New elements should be compatible with existing fencing on the site or in the district and should not detract from the historic character of existing fencing or walls. Staff finds the proposal to be minimally impactful and consistent with the Guidelines.
- j. **DRIVEWAY** – The applicant has proposed to install a new concrete driveway off of E Mulberry to provide access to the proposed rear garage. As submitted, the driveway is proposed to be 10' at the sidewalk with a concrete apron flaring no wider than 12', which is consistent with the Guidelines. The driveway will flare to a width of 33' at the entrance of the three-car garage, behind the primary footprint of the historic structure. The submitted site plan, the rear parking pad will require the removal of at least three oak trees. Staff finds the concrete apron and 10' wide driveway appropriate, but finds that the rear pad should utilize pavers, pervious cover such as decomposed granite, or be reoriented to retain as many trees as possible. The applicant is required to submit an updated site plan to meet this stipulation.
- k. **DRIVEWAY GATE AND FENCING** – The applicant has proposed to install 4' tall wrought iron fencing in the interior of the lot, behind the new wall opening, spanning along the driveway to a sliding wrought iron gate. The gate will be located approximately 25' behind the front property line. Fencing to match will span parallel to the street from the northeastern corner of the primary structure to the eastern property line. Staff finds the fencing appropriate for the site with the stipulations listed in the recommendation.
- l. **TREE REMOVAL** – The proposed site improvements will result in the removal of seven trees near the southeastern portion of the property. Per the applicant, the trees are all oaks and between 3" and 6" diameter. Thirteen trees will remain on site, several with diameters that exceed 6". The applicant is responsible for complying with UDC Section 35-523 (Tree Preservation) and meeting the requirements of the Tree Preservation Division.

## **RECOMMENDATION:**

Item 1, Staff recommends approval of the rooftop terrace railing based on finding b.

Item 2, Staff recommends approval of the new rear garage structure based on findings c through h with the following stipulations:

- i. That the applicant submits final window specifications to staff for review and approval. Windows should be fully wood or clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window

sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.

- ii. That the applicant submits a final garage doors specification to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. The applicant is responsible for complying with UDC Section 35-523 (Tree Preservation) and meeting the requirements of the Tree Preservation Division. If the requirements cannot be met, the applicant is required to submit updated drawings to staff for review and approval. Approval by the HDRC for modifications may be required.
- iv. The applicant is responsible for complying with zoning requirements and obtaining a variance from the Board of Adjustment if applicable.

Item 3, Staff recommends approval of the wall modifications and fencing based on finding j with the following stipulations:

- i. That the applicant carefully dismantle the indicated portion of the wall and reuse the stone in the creation of the columns, or retain the stone on site for future use. The applicant must provide a salvage and reuse plan to staff prior to the issuance of a Certificate of Appropriateness.
- ii. That the final construction height of the approved gate and fencing may not exceed the maximum height of 4 feet as approved by the HDRC at any portion of the fence. Additionally, the gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

Item 4, Staff recommends approval of the installation of a driveway based on finding k with the following stipulations:

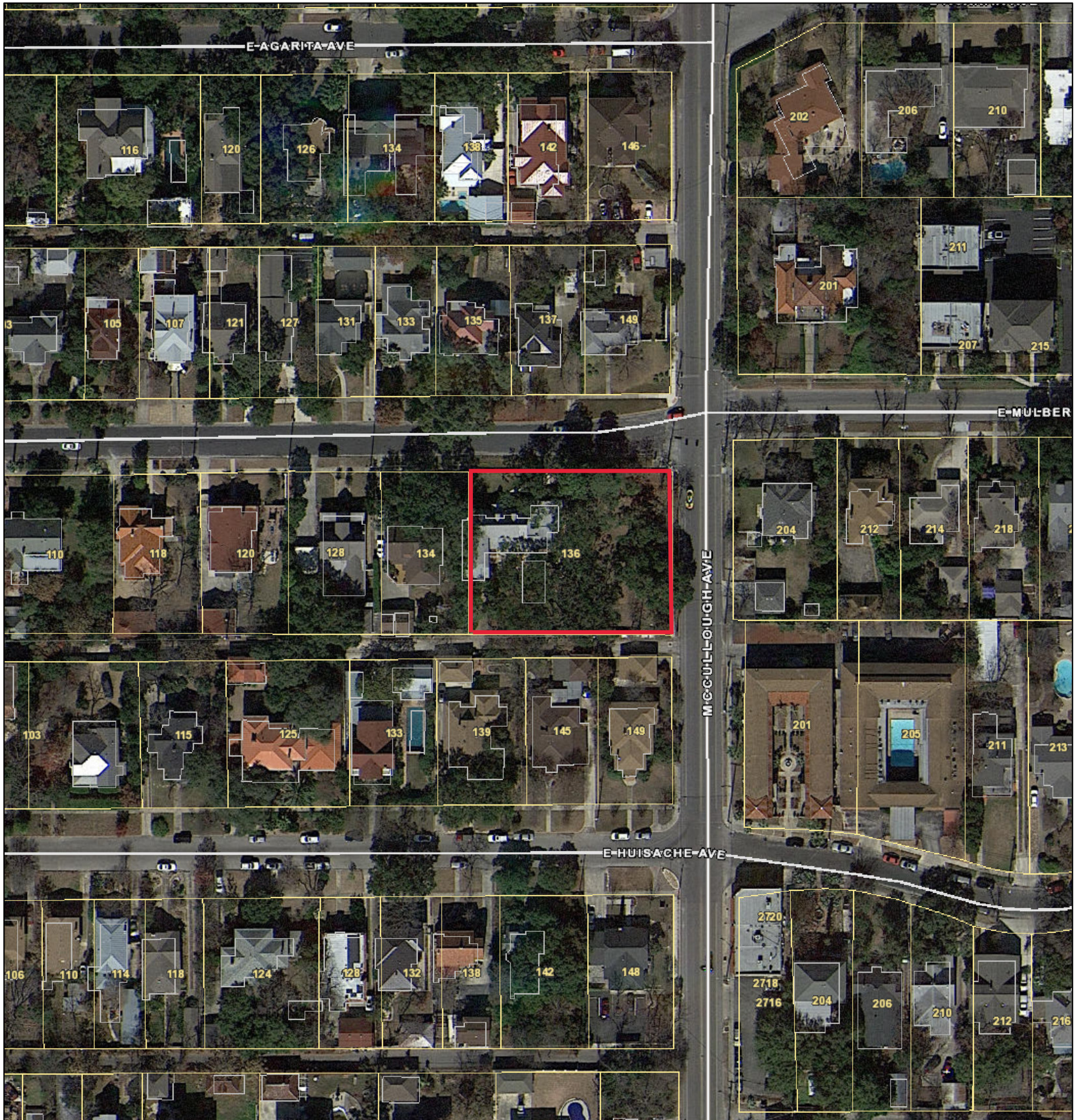
- i. That the rear parking pad utilize pavers, pervious cover such as decomposed granite, or be reoriented to retain as many trees as possible. The applicant is required to submit an updated site plan to meet this stipulation.
- ii. That the driveway be a maximum width of 10' at the sidewalk and flare to no wider than 12' at the apron.

Item 5, Staff recommends approval of the wrought iron fencing and driveway gate based on finding k with the following stipulations:

- i. That the fencing and gate set back behind the front plane of the home.
- ii. That the final construction height of the approved gate and fencing may not exceed the maximum height of 4 feet as approved by the HDRC at any portion of the fence. Additionally, the gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

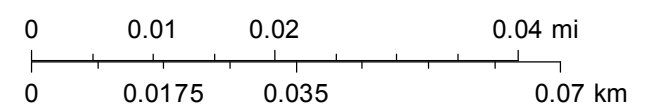


# City of San Antonio One Stop



September 9, 2021

1:1,000







Front of house and Rock Wall



Side of house where terrace railing would go



Back of house

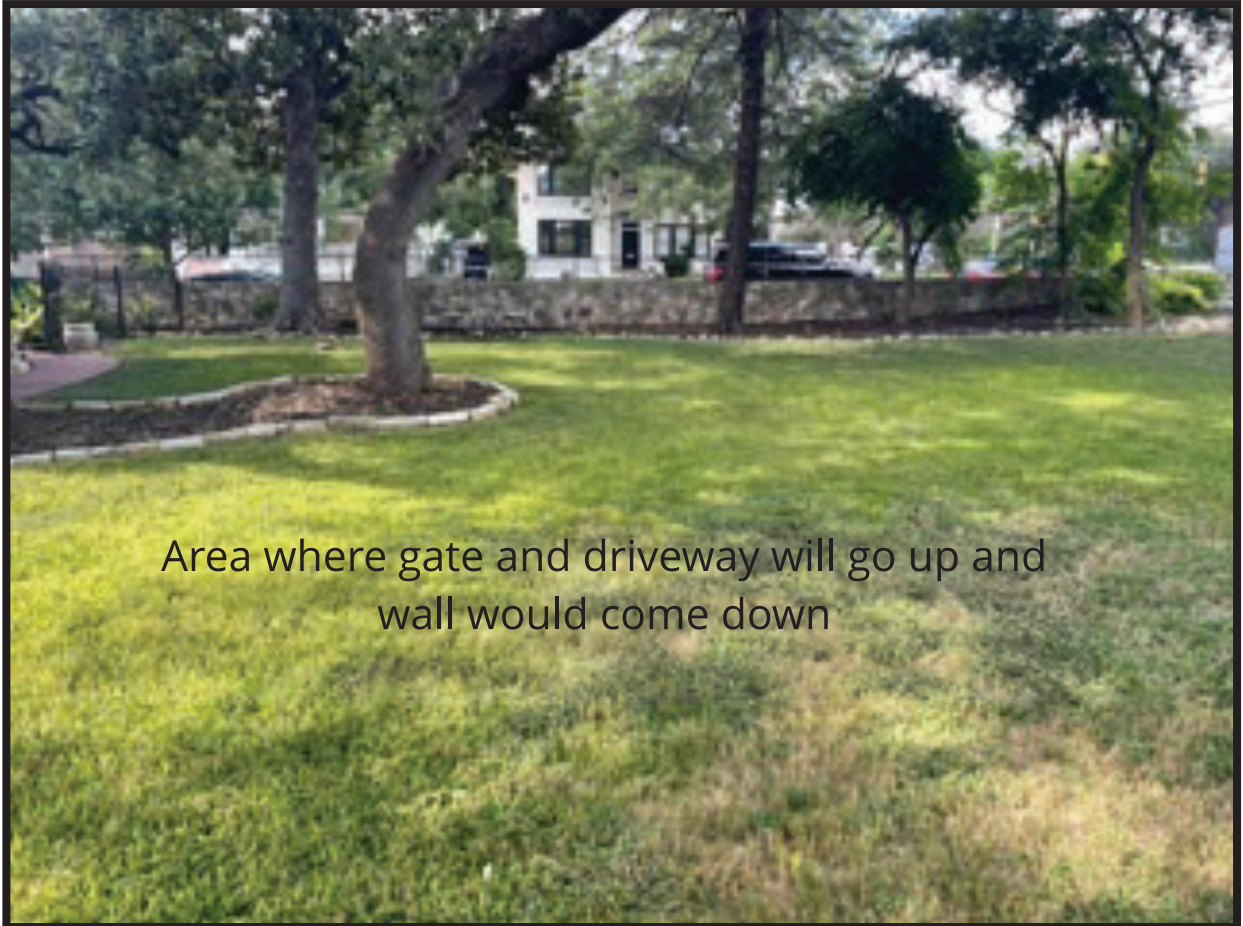


Back of house



Right side of house





Area where gate and driveway will go up and  
wall would come down

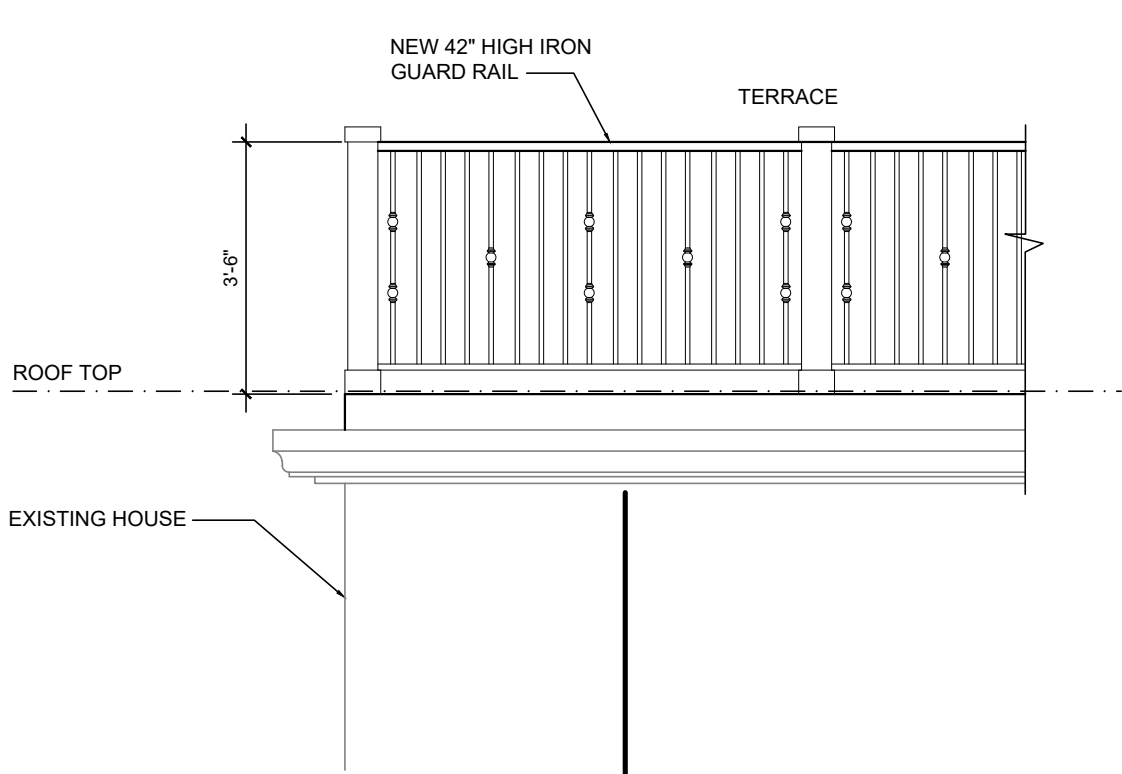


Area where garage will go





EXISTING TERRACE W/ NO RAILING  
SCALE N/A

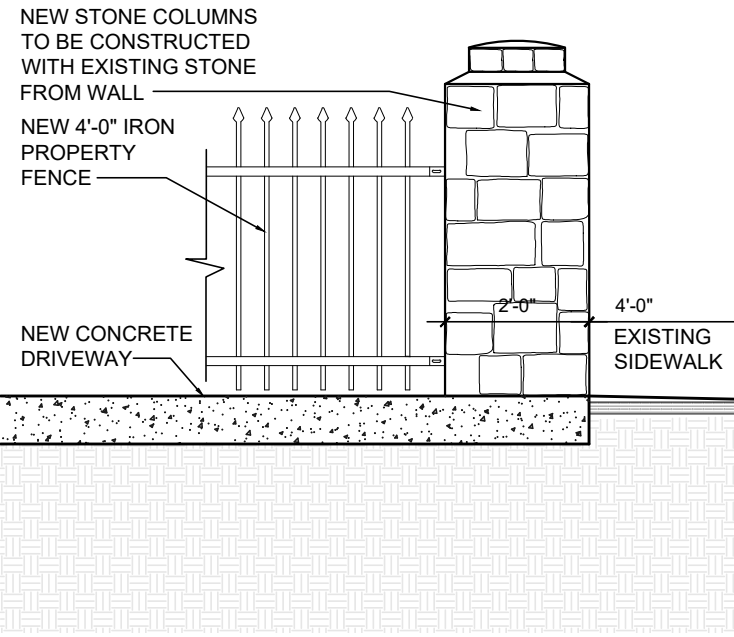


6 TERRACE RAILING  
SCALE 3/8" = 1'-0"

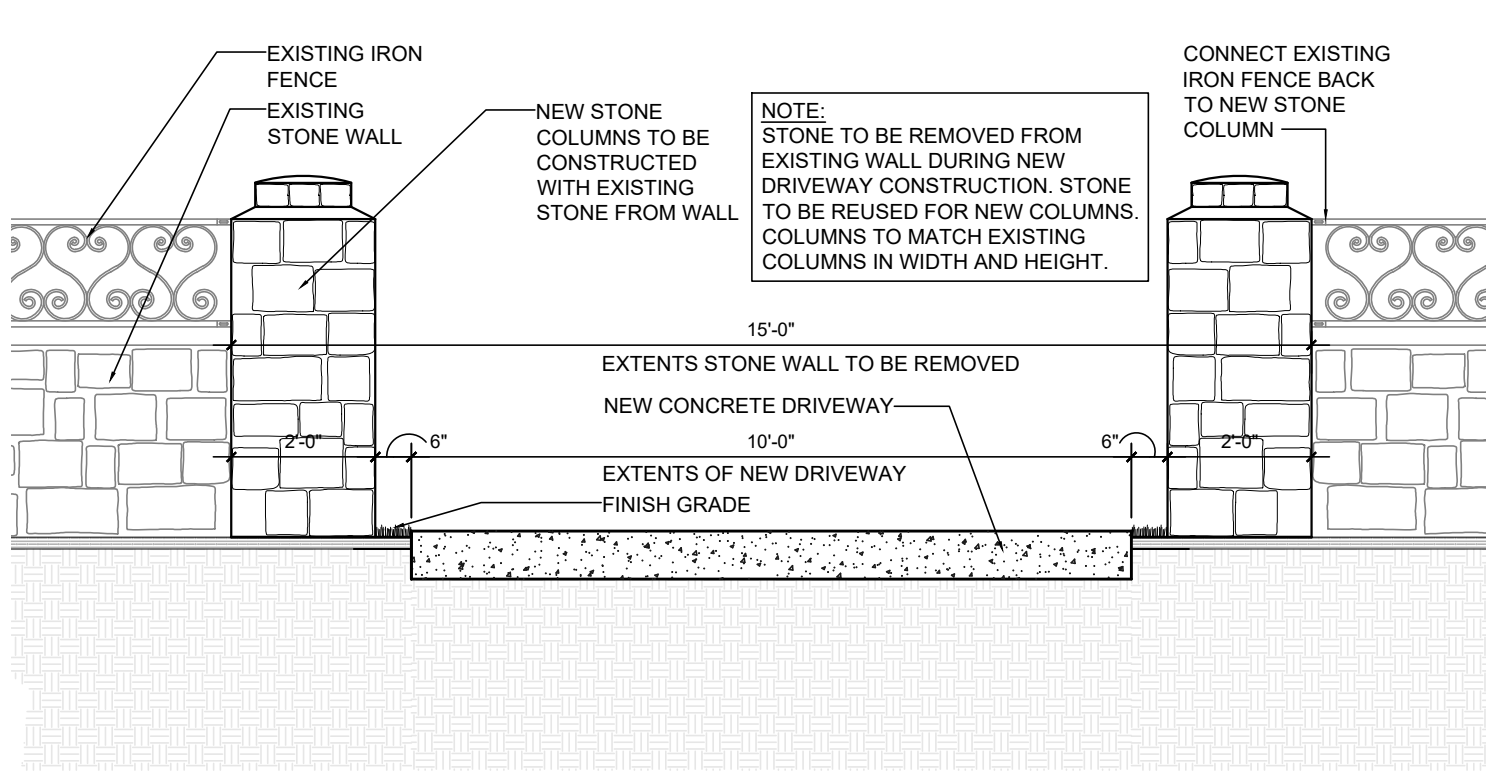


EXISTING COLUMNS  
SCALE N/A

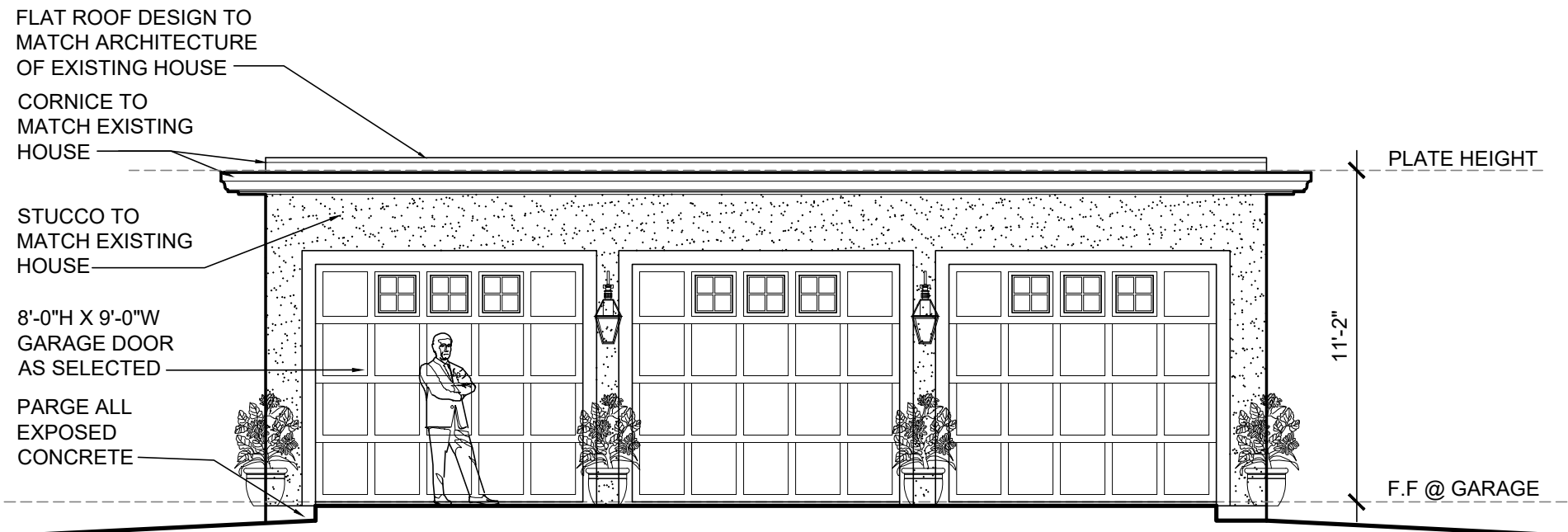
NOTE:  
STONE TO BE REMOVED FROM  
EXISTING WALL DURING NEW  
DRIVEWAY CONSTRUCTION. STONE  
TO BE REUSED FOR NEW COLUMNS.  
COLUMNS TO MATCH EXISTING  
COLUMNS IN WIDTH AND HEIGHT.



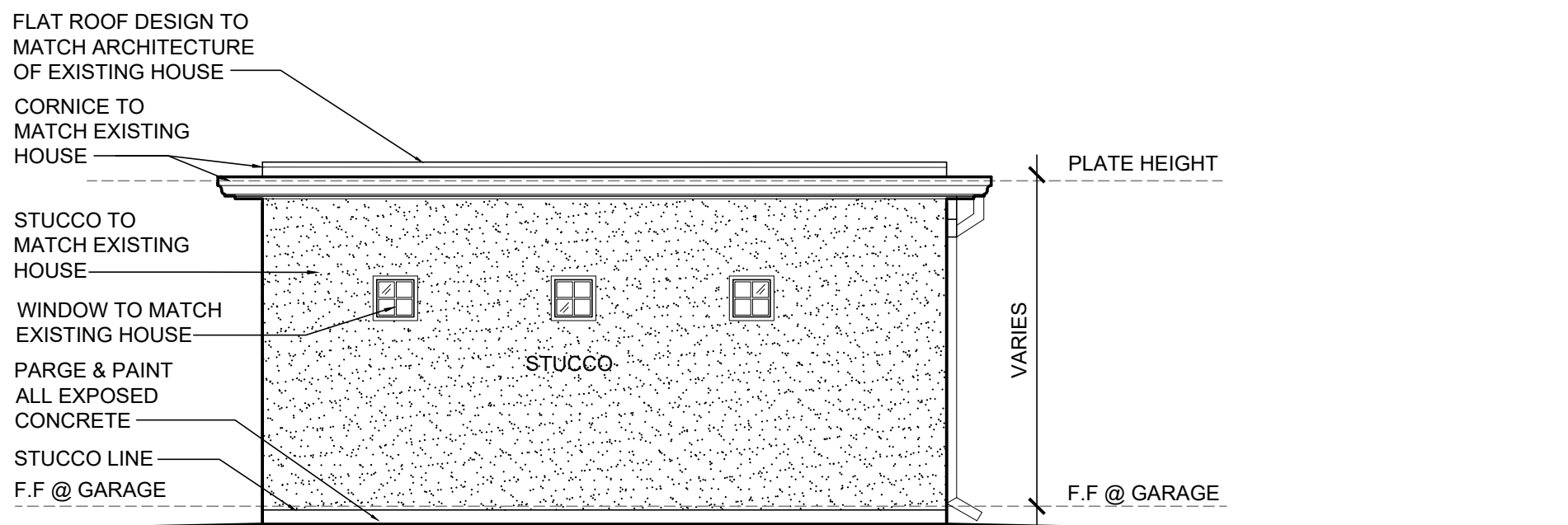
7 DETAIL  
SCALE 3/8" = 1'-0"



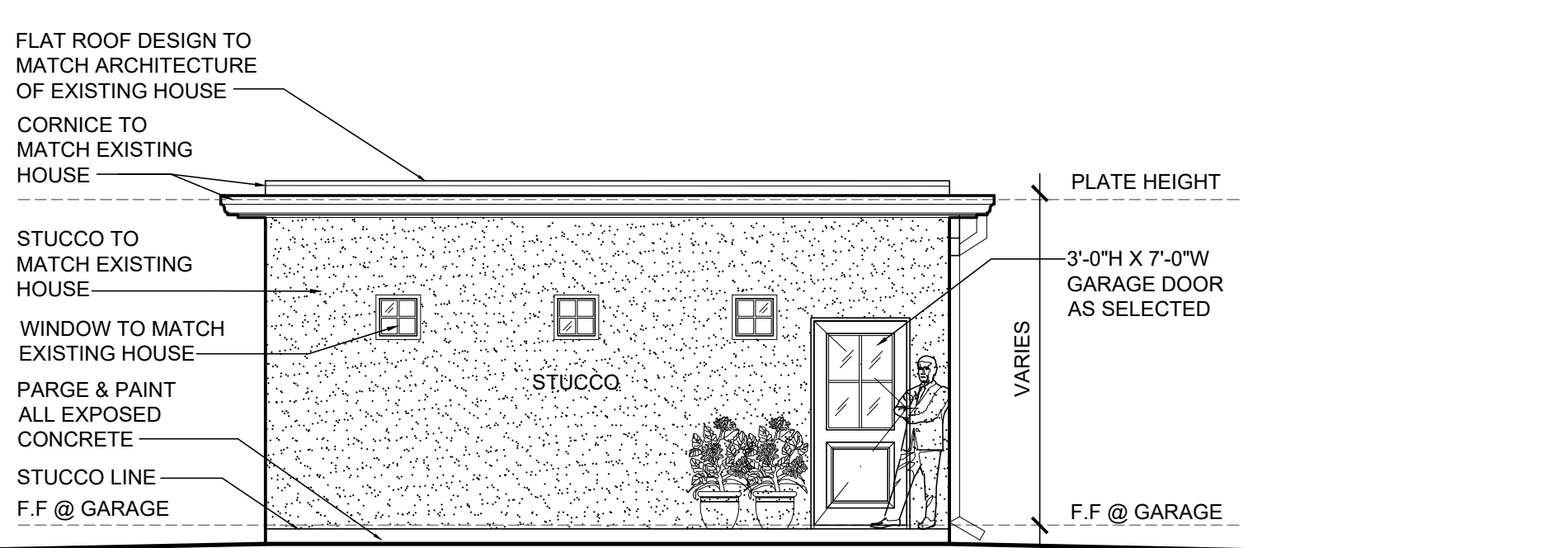
8 DETAIL  
SCALE 3/8" = 1'-0"



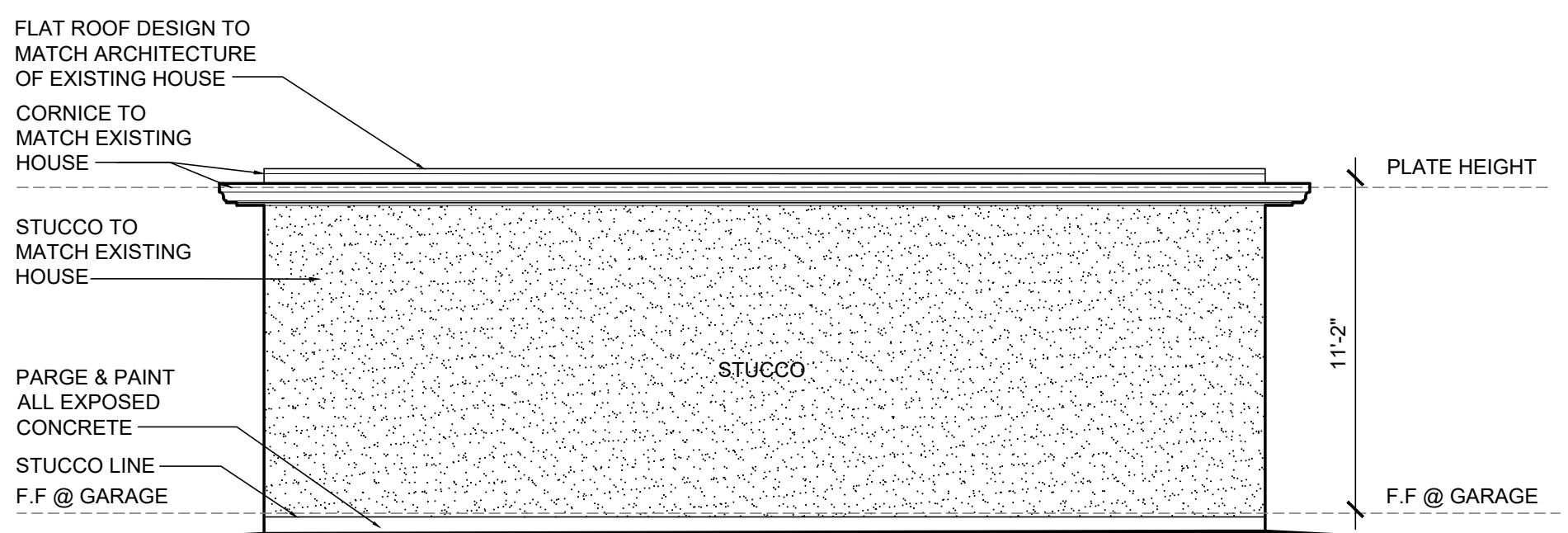
1 FRONT ELEVATION  
SCALE 3/16" = 1'-0"



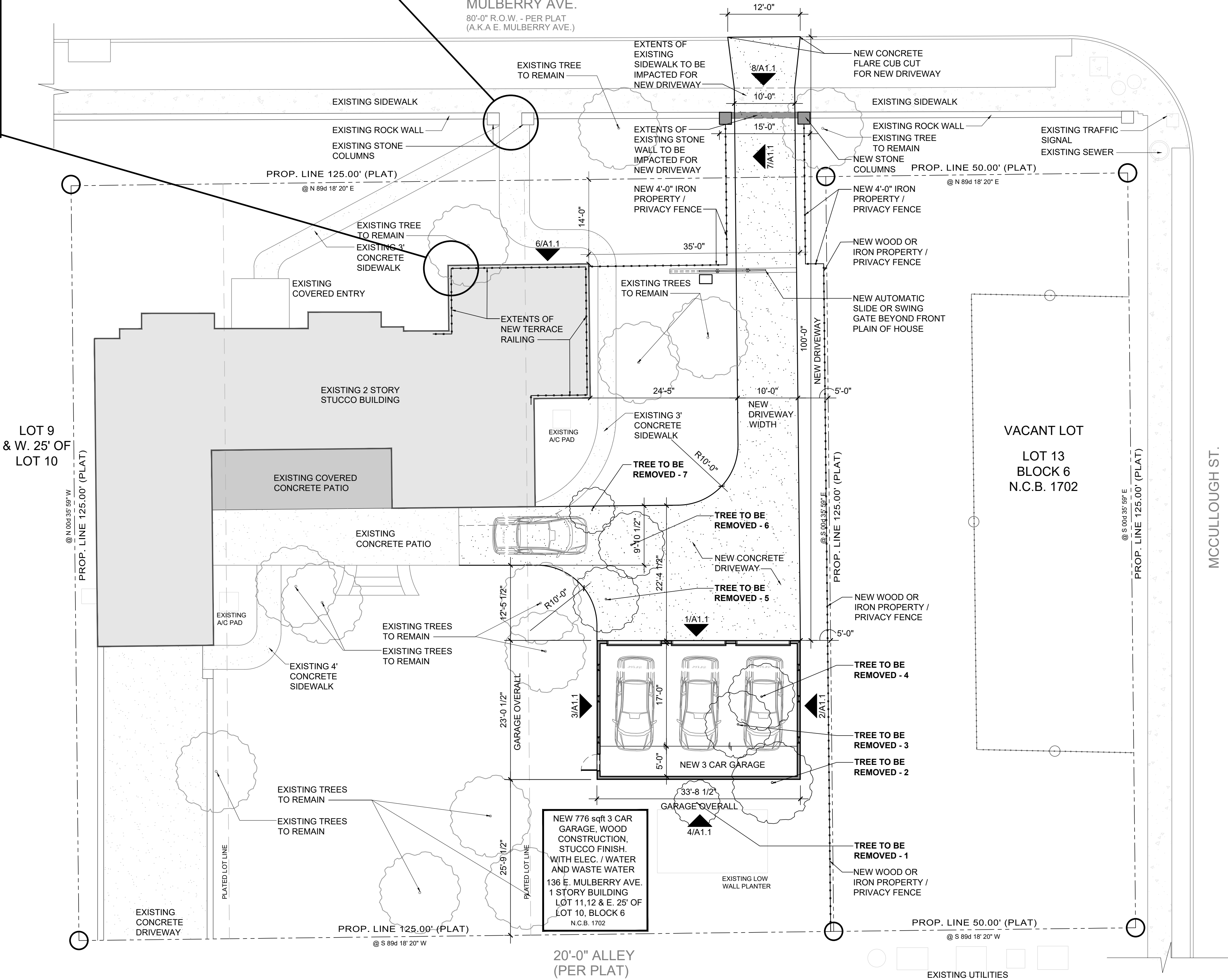
2 SIDE ELEVATION  
SCALE 3/16" = 1'-0"



3 SIDE ELEVATION  
SCALE 3/16" = 1'-0"



4 BACK ELEVATION  
SCALE 3/16" = 1'-0"



5 SITE PLAN  
SCALE 1" = 20'

REVISIONS:	DATE:

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NEW CONSTRUCTION - GARAGE PLAN FOR  
OCHOA RESIDENTS  
**136 E. Mulberry Ave.**

CLIENT / PROJECT  
NEW CONSTRUCTION  
AT E. MULBERRY AVE.  
136 E. MULBERRY AVE  
SAN ANTONIO, TX 78212

DRAWN BY: JZ  
CHECKED BY: JAP  
DATE: 8.27.2021

PROJECT  
NUMBER: MA 136

SHEET CONTENTS:  
GENERAL NOTES  
SITE PLAN  
DETAILS  
ELEVATIONS

SHEET NUMBER:  
**A1.1**





5 6 7

1 3 4

2





7

## **SCOPE OF PROJECT & DESCRIPTION OF MATERIALS**

Owner Mr. and Mrs. Ochoa  
Property Address 136 Mulberry Ave. San Antonio, Texas 78212

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### **SCOPE OF PROJECT**

1. Construction of a new rear accessory structure to measure approximately 776 square feet.
2. Installation of a new concrete driveway with a width of 10 feet and a flare of 12 feet. The installation of this driveway will require the partial removal of an existing rock wall along the sidewalk.
3. Installation of a new automatic sliding or swing gate.
4. Installation of new 4' iron privacy fence, to partially be located on east and west side of new driveway up to the new automatic gate.
5. Installation of new terrace 42" high guard rail.

### **DESCRIPTION OF MATERIALS**

#### **EXTERIOR WALLS:**

Stucco finish texture shall match existing house stucco finished application. To be selected from approved job samples. Hand troweled slightly uneven and slightly imperfect.  
Paint with 2 heavy coats of paint to match existing house color (rolled on).

- DETAILS: field sample from sub-contractor for owners' approval.  
Lap entire garage with full cover of TYVEK "Stucco Wrap".  
Insure good lap Sheathing Zip System" Green board" or similar, minimum width 4' x 8'

-STUCCO: 3/4", 3 coat stucco shall be very slight hand troweled, finish all with 2 full and heavy coats rolled on paint to match existing house color, all approved Stucco applications to have good cement content excellent dry time for each coat,

-LATH: Paper backed Diamond as required.

Thickness 3/4"; lath Paper Backed Expanded Metal; Weep screed at base of stucco.

Lintels and Base Flashing



## **ROOFING:**

Top Grade Peel and Stick underlayment or equal.

Roof Material shall be "Certa-Guard or approved equal with treated Wood.

Installed in accordance with manufacturers written instructions. Stainless Steel nails or staples.

Discussed 5/8" , 1/2" roof deck.

-LOWSLOPE "Flat Roof Areas: TPO 60 mil as submitted.  
mini-slope 1/4" / FT Minimum.

Underlay: Discuss nailing and underlay.

Flashing: material GALVANIZED sheet metal 24 GA painted where visible.

## **DOORS AND TRIM:**

-DOORS: Flat Panel, Submit door to match exiting house exterior doors; "exact match" or equal;

1 3/4" x 8'-0" (high quality doors)

Painted coats to match existing exterior door color Panel Tue Shaker or equal as approved by owner.

Door trim: Match existing house trim

Finish: doors trim to be Painted coats to match existing house trim.

(All trim to be painted to match existing house)

## **WINDOWS:**

White "double hung" to match existing windows on the existing house,

white hardware, to match existing or very similar.

Window: type wood casement, white spacer bar (to match existing).

Glass: double glaze with Low E-Glazing. Glass color to match existing house glass color.

Head flashing Yes - head and sill, allow for factors mull where shown provide stucco mold on all windows and doors.



## SPECIFICATIONS

**Series Name**

Heavy Duty

**Collection Name**

Providence

**Common Panel Height (Feet)**

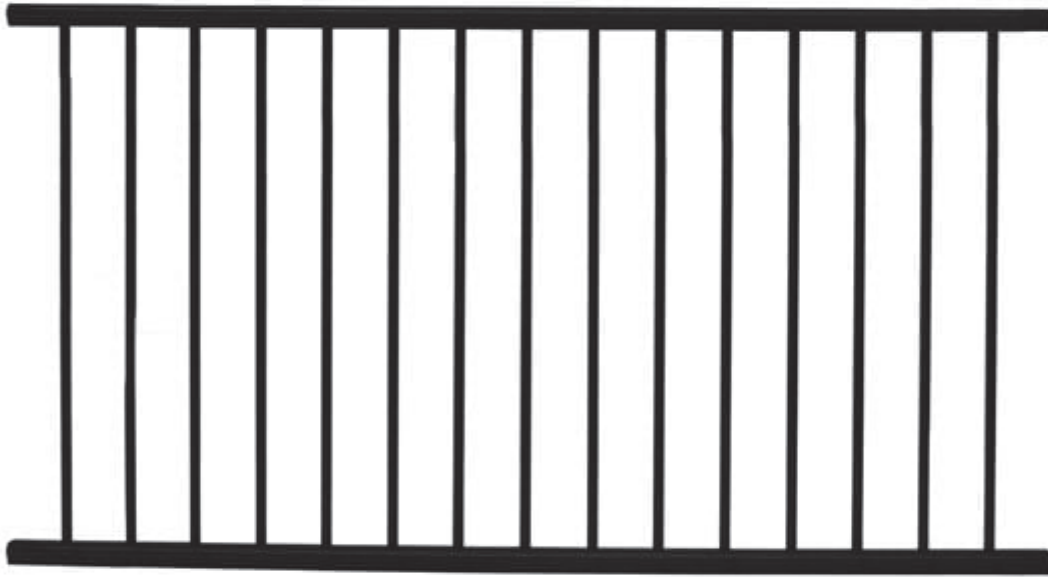
4

**Color/Finish Family**

Black

**Type**

Fence panel



## **PRODUCT HIGHLIGHTS**

- Rails are 6 ft. or 8 ft. and 42 in. high
- 4 weather-resistant powder-coated finishes



**Primary Recommended Use**

Decorative

**Fence Top Style**

Flat-top

**Assembly**

Assembled

**Primary Material**

Aluminum

**Lowe's Exclusive****Fence Style**

N/A

**Common Panel Width (Feet)**

8

**Weight (lbs.)**

27.7

**Actual Picket Thickness (Inches)**

0.75

**Actual Picket Width (Inches)**

0.75

**Actual End Picket Width (Inches)**

0.75

**Gauge**

14

**Finish**

N/A

**Post and Accessories Included****Manufacturer Color/Finish**

Black

**Ground Contact****Package Quantity**

1

**Warranty**

Transferrable limited lifetime

**Actual End Picket Thickness (Inches)**

0.75

**REVIEWS**