



**CITY OF ALAMO HEIGHTS**  
**COMMUNITY DEVELOPMENT SERVICES DEPARTMENT**  
**6116 BROADWAY**  
**SAN ANTONIO, TX 78209**  
**210-826-0516**

**Board of Adjustment Meeting**  
**Wednesday, January 07, 2026 – 5:30 P.M.**

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, January 07, 2026, at 5:30pm** in the City Council Chambers, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

**Case No. 2463 – 213 Normandy Ave**

Application of James Ed Carleton, applicant, representing Richard Garcia of Reasonable Remodelers, owner, requesting the following self-identified variance(s) to construct a second story addition to the existing main structure on the property located at **CB 4024 BLK 135 LOT 14**, also known as **213 Normandy Ave**, zoned SF-B:

1. A proposed 4ft 7in side yard setback to west side of the main structure instead of the minimum 6ft required per Section 3-15(2),
2. The proposed addition exceeds the height looming standard on the west side of the main structure based on a proposed 4ft 7in side yard setback per Section 3-19(2)(a), and
3. The proposed overhang encroaches into the minimum required five (5) foot side yard setback per Section 3-82(2)(b) of the City's Zoning Code.

Plans may be viewed online\* ([www.alamoheightstx.gov/departments/planning-and-development-services/public-notices](http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices)) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Garrett Pringle, Planner, ([gpringle@alamoheightstx.gov](mailto:gpringle@alamoheightstx.gov)), Tyler Brewer, Senior Planner, ([tbrewer@alamoheightstx.gov](mailto:tbrewer@alamoheightstx.gov)), or Lety Hernandez, Director, ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)) by email or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.





# City of Alamo Heights Residential Permit Application\*

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT  
6116 Broadway, Alamo Heights, Texas 78209  
CDS Dept. v: (210) 826-0516 f: (210) 832-2299  
Fire Dept. v: (210) 824-1281 f: (210) 828-3006

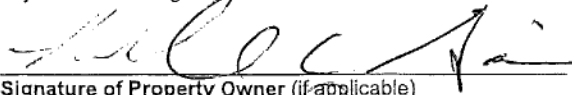
<b>General Permit Information [Please print legibly]</b>			<b>Permit # (assigned by Staff):</b>		
<b>Project Address:</b> 213 Normandy Ave, Alamo Heights, TX 78209			<b>Application Date:</b> 12/19/2025		
<b>Project Type – Please check all that apply:</b>					
<input type="checkbox"/> New construction _____ sq. ft. <input checked="" type="checkbox"/> Addition <u>1723</u> sq. ft. <input type="checkbox"/> Remodel/Alterations <u>1117</u> sq. ft. <input type="checkbox"/> Demolition <input type="checkbox"/> Pool/Spa <input type="checkbox"/> Fence <input type="checkbox"/> Retaining Wall <input type="checkbox"/> Mechanical <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Irrigation <input type="checkbox"/> Landscape <input type="checkbox"/> Tree Pruning/Removal <input type="checkbox"/> Other _____					
<b>Materials (if applicable):</b> Roof <u>METAL</u> Exterior Walls <u>WOOD</u> Foundation <u>pier&amp;beam</u> Flatwork <u>CONC.</u>					
Is the property in the 100-Year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Does this project involve any removal of trees? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>Estimated cost of construction (includes material &amp; labor):</b> \$ 250,000			<b>Total square footage of project:</b> 2840		
<b>Estimated cost of demolition (if applicable):</b> \$ 1200					
<b>Applicant:</b>		<b>Phone:</b>	<b>Email:</b>		<b>Address:</b>
Property Owner: RICHARD G.		Phone: 210-887-7399	Email:		Address: 213 Normandy Ave
Check One: <input checked="" type="checkbox"/> Architect/Engineer <input type="checkbox"/> Registered Contractor <input type="checkbox"/> Home/Property Owner*					
<b>Scope of Work</b> (This section must be filled out. If more space is needed, another sheet may be attached.) 1,323 SF ADDITION TO THE EXISTING RESIDENCE, WITH A NEW 400 SF GARAGE					

Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)	Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	7,500	7,500	Footprint of all structures	1,321	3,000
Main house: 1st floor*	1,117	1,540	Driveway/Parking Pad	132	132
Main house: 2nd floor		900	Walkways	136	136
Front porch*	160	160	Swimming Pool/Spa		
Side porch*			Other impervious cover:		
Rear porch*			<b>Total Impervious Cover:</b>	1,589	3,268
Garage/Carport: 1st floor*		400	<b>Stormwater Development Fee:</b>		
Garage: 2nd floor			<b>Impervious Cover within Front Yard Setback Area</b>	<b>Existing (in sq. ft.)</b>	<b>Proposed (in sq. ft.)</b>
Shed*			Front yard setback area	1600	1600
Breezeway*			Footprint of any structure(s)	160	160
Covered patio structure*			Driveway/Parking Pad	128	128
Other accessory structures*			Walkways	136	136
<b>Total Square Footage:</b>	1,277	3,000	Other impervious cover:		
<b>Total Lot Coverage*:</b>	1,701	3,543	<b>Total Impervious Cover within Front Yard Setback:</b>	424	424
<b>Total FAR:</b>	.22	.40			
Max. 40% lot coverage for SF-A and SF-B Districts			Max. 30% impervious cover within front yard setback for SF-A and SF-B Districts Max. 65% impervious coverage for 2F-C Districts		

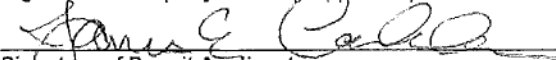
\*Failure to provide any information required on or along with this application will result in refusal to accept submission of this application and associated plan documents until all information required is provided.

\*\*Projects undertaken by the home/property owner which reflect typical contractor related work such as grading, excavation, and demolition, or which utilizes equipment atypical to a home/property owners work shall be limited by the authorized hours of construction as would a typical general contractor.

I hereby acknowledge that I have read and completed this application and know the same to be true and correct. This project as submitted complies with the International Code series and NEC, as currently adopted by the City of Alamo Heights, and with the Code of Ordinances of the City of Alamo Heights. I hereby acknowledge that no work has or will commence on the proposed project until an approved permit is received. All provisions of laws and ordinances governing the proposed work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any federal, state or local ordinances regulating construction, the performance of construction or the use of any land or buildings.

  
Signature of Property Owner (if applicable)

Date: 12/19/2025

  
Signature of Permit Applicant

Date: 12/11/2025

Permit Applicant is ☒ Architect/Engineer, ☐ Registered Contractor, or ☐ Authorized Agent





December 21, 2025  
San Antonio Texas

City of Alamo Heights, Board of Adjustment

6116 Broadway  
San Antonio, TX 78209  
Re: 213 Normandy  
Variance Request

Board of Adjustment,

Slay Architecture has been contracted by the Owner to provide plans for a residential remodel in the City of Alamo Heights. The address is 213 Normandy, an area zoned SF-B . The residence was built in 1932. It is a 1200 sf, one story structure. There is a 160 sf porch facing south to the street and there is no garage.

Our Client, Richard Garcia, plans to construct a two-story addition to the rear of the house. This addition would be wood veneer with wood framing, and a metal roof to match the existing residence.





Slay reviewed the Permitting requirements and found that Alamo Heights Residential Design Standards require a side-yard setback of three feet from the property line. This residence conforms to this standard.

The Residential Standards also require compliance with a Looming Standard which indicates a second set of setbacks...Ten foot on the driveway side and six foot on the other. Our residence does not conform with the looming standard.

The Owner requests a variance from the Looming Standard which will allow the existing residence to remain and permit an addition to the rear of the residence. The variance is needed because:

- The existing residence does not conform to the looming standard of the code.
- This non-conformity does not allow the owner to construct an addition to the residence.
- The addition will be on the back of the property and will not be seen from the street.
- The granting of the exception/variance will not be injurious to other properties.

It is my professional opinion that the proposed administrative exception / variance remains in harmony with the spirit and intent of the Alamo Heights Residential Design Standards as it will not adversely affect the health, safety, or welfare of the public.

Slay Architecture has included the Residential Permit Application, and the construction plans for this addition, which include photos of the residence, a survey, a tree survey, the proposed site plan, the proposed floor plan.

Please review and approve this variance request

James Ed Carleton  
Principal Architect  
Slay Architecture

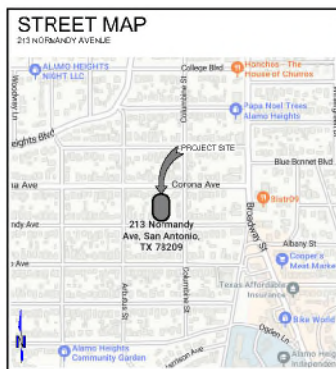
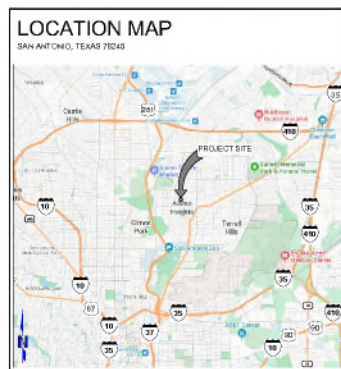


## PERMITTING SET

# NORMANDY AVENUE

213 Normandy Ave, Alamo Heights, TX 78209

12/17/2025



PROJECT NO.: 25019  
Revisions:



### ARCHITECT

SLAY ARCHITECTURE  
123 ALTGELT AVE.  
SAN ANTONIO, TEXAS 78201  
210-736-3009

### STRUCTURAL ENGINEER

MORTENSON AVE  
8452 FREDRICKSBURG ROAD  
SAN ANTONIO, TEXAS, 78229  
210-436-0032

### MFP ENGINEER

### LANDSCAPE ARCHITECT

**SLAY**  
ARCHITECTURE

Seal of Texas  
123456789  
San Antonio, Texas 78201  
210-736-3009

The record of this drawing is on file at the office of Slay Architecture, 123 Altgelt Avenue, San Antonio, Texas 78201 & 9901 McPherson Avenue, Suite 104, Laredo, Texas 78045. This document is released for the purpose of reference, coordination, and/or facility management under the authority of the named professional, registration number and date on the seal affixed above. COPYRIGHT 2000-2025, Slay Architecture. This document was prepared using computer aided design and drafting equipment and saved on magnetic media. Neither the printed document nor the magnetic media may be altered or amended by any party other than Slay Architecture.



CONSTRUCTION DOCUMENT ORGANIZATION

This set of construction documents is prepared in two parts: a set of technical specifications and a set of drawings.

1. SPECIFICATIONS

SPECIFICATIONS are organized according to the divisions of the UNIFORM CONSTRUCTION INDEX as follows:

DIVISION	1	GENERAL REQUIREMENTS
DIVISION	2	EXISTING CONDITIONS
DIVISION	3	CONCRETE
DIVISION	4	MASONRY
DIVISION	5	METALS
DIVISION	6	WOOD, PLASTIC AND COMPOSITES
DIVISION	7	THERMAL AND MOISTURE PROTECTION
DIVISION	8	OPENINGS
DIVISION	9	FINISHES
DIVISION	10	SPECIALTIES
DIVISION	11	EQUIPMENT
DIVISION	12	FURNISHINGS
DIVISION	13	SPECIAL CONSTRUCTION
DIVISION	14	CONVEYING EQUIPMENT
DIVISION	21	FIRE SUPPRESSION
DIVISION	22	PLUMBING
DIVISION	23	HEATING, VENTILATION AND AIR-CONDITIONING
DIVISION	25	INTEGRATED AUTOMATION
DIVISION	26	ELECTRICAL
DIVISION	27	COMMUNICATIONS
DIVISION	28	ELECTRONIC SAFETY AND SECURITY
DIVISION	31	SAFETYGLASS
DIVISION	32	EXTERIOR IMPROVEMENTS
DIVISION	33	UTILITIES
DIVISION	34	TRANSPORTATION
DIVISION	35	WATERWAY AND MARINE CONSTRUCTION
DIVISION	40	PROCESS INTEGRATION
DIVISION	41	MATERIAL PROCESSING AND HANDLING EQUIPMENT
DIVISION	42	PROCESS HEATING, COOLING AND DRYING EQUIPMENT
DIVISION	43	PROCESS GAS AND LIQUID HANDLING, PURIFICATION AND STORAGE
DIVISION	44	POLLUTION CONTROL EQUIPMENT
DIVISION	45	INDUSTRY-SPECIFIC MANUFACTURING EQUIPMENT
DIVISION	46	ELECTRICAL POWER GENERATION

2. DRAWINGS

DRAWINGS are organized according to discipline, with each discipline describing a general aspect of the construction. Disciplines are arranged in the order of typical construction sequence as follows:

**ARCHITECTURAL:**  
Work required to produce the basic building envelope, including: Floor plans, roof plans, exterior elevations, building sections, wall sections, stair details, exterior enclosure details, interior floor plans, enlarged plans, interior elevations, interior partition sections, interior details, cabinets, millwork, equipment details, ceilings and floor finishes.

**M-ECHANICAL:**  
Work related to heating, ventilating and cooling systems.

**P-PLUMBING:**  
Work related to plumbing systems.

**E-ELECTRICAL:**  
Work related to the electrical system.

3. DRAWING NUMBERING

16 JAMB DETAIL

DESCRIPTION  
SCALE

Each drawing is numbered preceding the drawing title. In this example, drawing 16 represents the sixteenth drawing on a sheet of the architectural drawings, a JAMB DETAIL.

4. SYMBOLS

**TRUE NORTH**  
The symbol (with solid black arrow) represents the direction of true north for this set of drawings.

**PLAN NORTH**  
The symbol (with solid black arrow) represents the direction of "project" north for this set of drawings.

**SECTION**  
This symbol is a key to a building section drawing taken along the straight line of the symbol. The arrow points in the direction of the view for the section. The number is a reference to the section drawing, in this example, drawing 2, sheet A2.

**SECTION**  
This symbol is a key to a section drawing taken along the straight line of the symbol. The arrow points in the direction of the view for the section. The number is a reference to the section drawing, in this example, drawing 2, sheet A2.

**SECTION**  
This symbol is a key to a detail drawing of the item within the dashed line. The number is a reference to the detail drawing, in this example, drawing 5, sheet A2.

**SECTION**  
This symbol is a key to a partition type, if included. The number is a reference to the partition drawing, in this example, partition type "A".

**SECTION**  
This symbol is a key to the door schedule. All doors are keyed with a letter "D" and the room number. If more than one door, "A", "B", etc. is added. See door "D101A" in the Door Schedule.

**SECTION**  
This symbol is a key to the window schedule if included. Windows are keyed with a prefix "W", in this example, see "W1" in the Window Schedule.

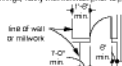
5. DIMENSIONS

All plan dimensions are to the face of finish or face of masonry unless otherwise noted.

indicates dimension to edge of slab  
indicates dimension to face of wall

6. TYPICAL DOOR PLACEMENT

All doors are to be installed with the dimensions indicated below unless otherwise noted. If there is a conflict with the drawings, notify the Architect prior to performing work on this area.



GENERAL NOTES

- GENERAL CONTRACTOR, ALL SUBCONTRACTORS AND CONSTRUCTION WORKERS MUST READ THE WRITTEN SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL. THE SPECIFICATIONS CONTAIN ADDITIONAL SURFACE PREPARATION OR INSTALLATION REQUIREMENTS FOR THE BUILDING MATERIALS, PRODUCTS OR COMPONENTS THAT ARE BEING PLACED OR INSTALLED.
- THE INSTALLATION/APPLICATION INFORMATION SHOWN ON THE DRAWINGS IS NOT COMPLETE WITHOUT THE WRITTEN SPECIFICATIONS. IF THE SPECIFICATIONS / PROJECT MANUAL IS NOT WITH THESE DRAWINGS, THE GENERAL CONTRACTOR SHALL REQUEST A COPY TO REVIEW BEFORE BEGINNING THE WORK.
- THE INFORMATION REFERRING TO THE EXISTING FACILITIES ON THESE DOCUMENTS HAS BEEN PROVIDED BY OTHERS. THE CONSULTANT HAS NOT VERIFIED THE ACCURACY AND / OR COMPLETENESS INCORPORATED AS A RESULT OF SPORADIC INFORMATION PROVIDED BY OTHERS. GENERAL CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS.

INDEX OF DRAWINGS

COVER	COVER SHEET			
A0.0	PROJECT INFORMATION			
A1.0	SURVEY			
A1.1	PROPOSED SITE PLAN			
A2.0	EXISTING FLOOR PLAN			
A2.1	PROPOSED FLOOR PLANS			
A2.2	PROPOSED GARAGE PLANS AND ELEVATIONS			
A3.0	ROOF PLANS			
A3.1	BUILDING ELEVATIONS			
A3.2	BUILDING LOCMING			
A6.0	BUILDING SECTIONS AND WALL DETAILS			
S-1	STRUCTURAL ADDITION PLAN			
S-2	STRUCTURAL GARAGE PLAN			

CODE SUMMARY

Project Number: 2501  
Date: 12/15/2025  
City: Alamo Heights  
State: Missouri  
County: St. Louis

Project Name: 211 NORMANDY  
Prepared by: JEC

Per All shaded areas

Applicable Codes

Building	2021 IRC
Exist. Building	2021
Fire	2021
Electrical	2021 NEC
Energy	2018
Mechanical	2011
Plumbing	2021
TABULAR	2112
Dev. Code	2112

Building Square Footage: 1st Floor 1,543 (perpet as needed)  
2nd Floor 909

Chapter 3 (IRC) Occupancy Group: S-1

Table 503 Allowable Height: 4.0 Stories

506.1 Building Area  
A<sub>1</sub> = A<sub>1</sub> + (A<sub>1</sub> / 100) + A<sub>1</sub> (100)  
A<sub>1</sub> = allowable area per floor (square feet)  
A<sub>1</sub> = total area per floor in accordance with Table 503 (square feet)  
A<sub>1</sub> = area increase due to footprint (%) as calculated in accordance with Section 506.2  
A<sub>1</sub> = allowable area per floor (square feet)  
calculator: Area Increase

Section 506.3 Sprinkler Increase: 0%

Section 507.3 Unlisted Area (Does the Building Qualify?): Yes

Table 601 & Ch. 6 Building Construction Type: V-B

ALAMO HEIGHTS ZONING: OF-0  
OPINION OF PROBABLE CONSTRUCTION COST:  
1,325 - \$/SF @ 1,725 SF  
1,725 SF @ \$200/SF = \$344,000.00

EXISTING PHOTOS:



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SLAY ARCHITECTURE  
1211 NORMANDY AVENUE  
SUITE 100  
ALAMO HEIGHTS, MO 64405  
PH: 314.441.1111  
WWW.SLAYARCHITECTURE.COM

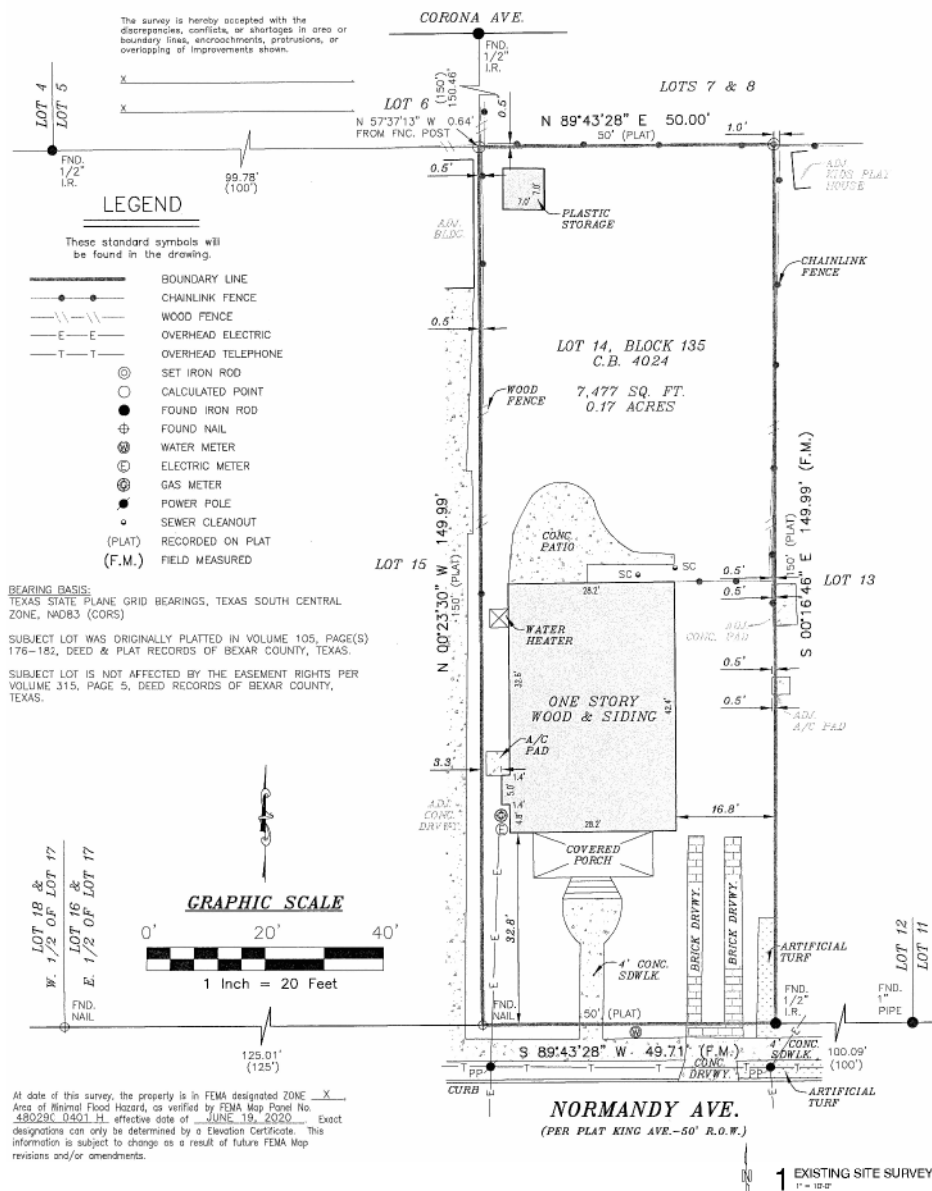


PERMITTING SET  
NORMANDY AVENUE  
213 Normandy Ave, Alamo Heights, TX 78209

PROJECT NO: 2501  
DATE: 12/15/2025  
REVISIONS:

A0.0  
PROJECT INFORMATION

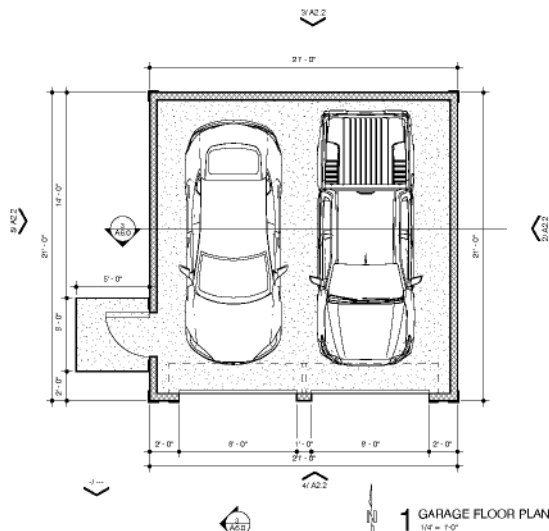




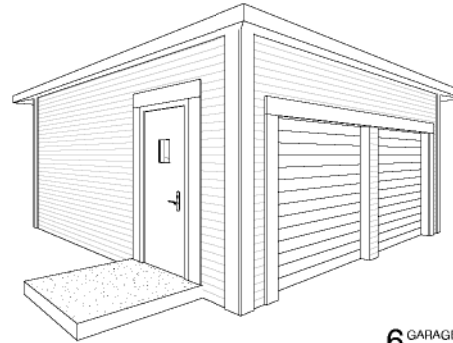
At date of this survey, the property is in FEMA designated ZONE X  
Area of Minimal Flood Hazard, as verified by FEMA Map Panel No. 48029C 0401 H  
effective date of JUNE 19, 2020. Exact  
designations can only be determined by a Elevation Certificate. This  
information is subject to change as a result of future FEMA Map  
revisions and/or amendments.

[illegible]

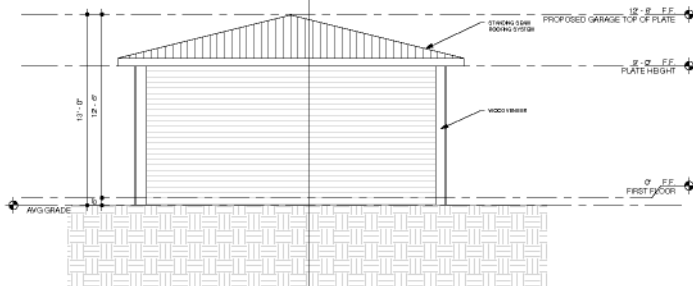




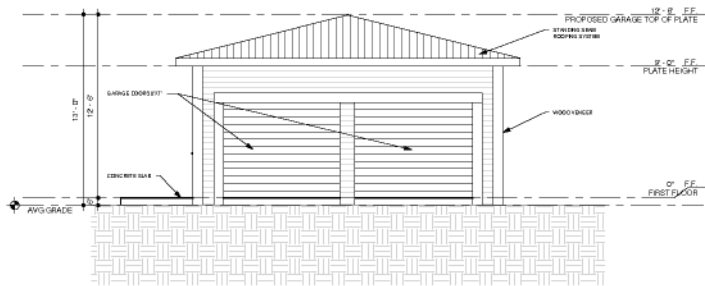
## 1 GARAGE FLOOR PLAN



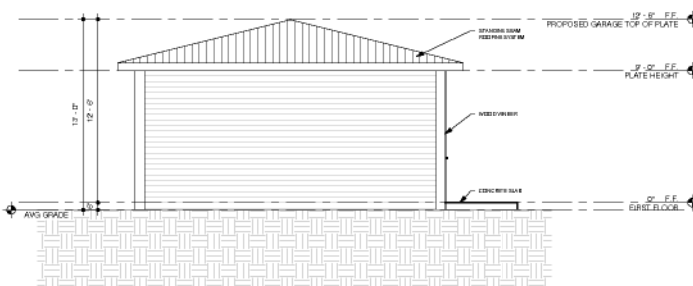
## 6 GARAGE VIEW A2.2



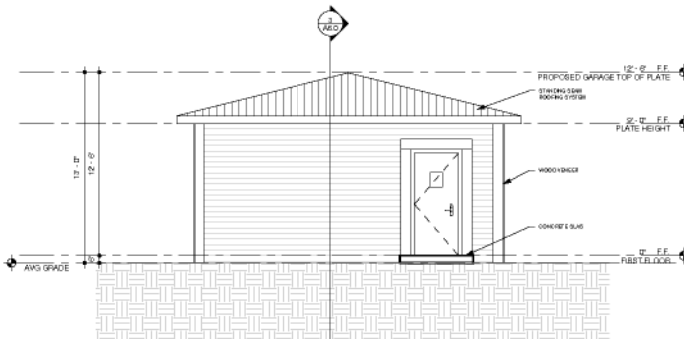
## 2 GARAGE EAST ELEVATION



#### 4 GARAGE SOUTH ELEVATION



### 3 GARAGE NORTH ELEVATION



5 GARAGE WEST ELEVATION  
1/4" = 1'-0"

## GENERAL NOTES

GENERAL NOTES:

1. THESE DRAWINGS ARE TO BE USED AS A SET OF DOCUMENTS REPRESENTING A GENERAL DESIGN INTENT. THESE DRAWINGS ARE TO BE A CONTRACT DOCUMENT AND ARE NOT TO BE USED AS A PART OF THE CONTRACT BETWEEN OWNER AND GENERAL CONTRACTOR.
2. GENERAL CONTRACTOR IS TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF SYSTEMS AND WORK CALLED FOR ON DRAWINGS. ALL MATERIALS AND EQUIPMENT INVOLVED TO BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL PAYMENT ON CONTRACT, INCLUDING INSTALLATION OF THOSE MATERIALS, EQUIPMENT OR FIXTURES FURNISHED BY OWNER.
3. ALL CONTRACTORS AND TRADES SHALL CHECK AND VERIFY CONDITIONS OF WORK, DIMENSIONS, HEIGHTS, MATERIALS, ETC. AND SHALL COORDINATE ALL ITEMS INVOLVED, INCLUDING BUT NOT LIMITED TO FINISHERS, MATERIALS, PATTERNS, EQUIPMENT, PLUMBING, ELECTRICAL, MECHANICAL, AND THE INTENDED QUALITY. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY PHASE OF THE WORK. IF DISCREPANCIES ARE FOUND, G.C. IS TO WORK WITH OWNER AND ARCHITECT TO DEVELOP ALTERNATE SOLUTION FOR APPROVAL BY OWNER AT ARCHITECT'S DISCRETION.
4. GENERAL CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIAL AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW, THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULT AND DEFECT.
5. CONTRACTORS SHALL SUPPLY ALL LABOR MATERIALS, SPECIAL TOOLS, APPROPRIATE EQUIPMENT, TOOLS, SECURITY, TEMPORARY POWER AND LIGHTING, AS WELL AS ALL NECESSARY PERMITS, LICENSES, INSURANCE, TAXES, AND FEES FOR THE ENTIRE AND PROPER EXECUTION AND COMPLETION OF THE WORK. CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR THE SAFE, PROPER AND LAWFUL USE AND MAINTENANCE OF SAME.
6. ALL WORK SHALL BE DONE BY G.C. IN STRICT ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES, WHETHER SPECIFICALLY SHOWN OR IMPLIED HEREIN.
7. GENERAL CONTRACTOR IS TO KEEP A FULL SET OF COMPLETE AND UP TO DATE CONTRACT DOCUMENTS AVAILABLE AT THE JOB SITE AT ALL TIMES.
8. CONTRACTOR AND HIS SUBCONTRACTORS SHALL KEEP WORK AREA IN A CLEAN AND ORDERLY MANNER, REMOVING DEBRIS ON A ROUTINE BASIS.
9. ALL SPECIFIED EQUIPMENT, MATERIALS OR FIXTURES BY MANUFACTURER HEREIN, MAY BE SUBSTITUTED BY G.C. WITH APPROVED EQUAL AND AT OWNER'S DISCRETION.
10. PROVIDE OWNER AND ARCHITECT WITH ONE COPY OF EACH SUBMITTAL FOR RECORD. MAINTAIN A COPY OF EACH SUBMITTAL AS A RECORD DOCUMENT NOT TO BE USED FOR CONSTRUCTION PURPOSES. MAINTAIN ONE COPY OF THE CONTRACT DOCUMENTS AT THE SITE SPECIFICALLY FOR AND LABELED "AS BUILT DRAWINGS". MARK IN AN EASILY DISTINGUISHABLE COLOR, THE LOCATION OF CONCEALED CONSTRUCTION INCLUDING UTILITIES. REFERENCE LOCATION TO PERMANENT, VISIBLE CONSTRUCTION. WHERE UTILITIES ARE BURIED, NOTE DEPTH OF UTILITIES. DO NOT USE "AS BUILT DRAWINGS" FOR CONSTRUCTION OF PROJECT.
11. DEVELOP AND IMPLEMENT TRENCH AND EXCAVATION PROTECTION PLAN. THE PLAN IS REQUIRED FOR SAFETY AND AS REQUIRED BY THE PROVISIONS OF CFR 29, PART 1926.1 SUBPART P EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION STANDARD AND INTERPRETATIONS.

SPECIFICATIONS AND GENERAL NOTES OCCUR ON EACH SHEET AS THEY GENERALLY APPLY TO THAT SHEET, BUT ARE NOT LIMITED TO THAT SHEET. CONSIDER ALL NOTES ON ALL SHEETS TO APPLY TO THE FULL SET OF CONTRACT DOCUMENTS.



The record of this drawing is on file at the office of Gray Architects, 129 Midway Avenue, San Antonio, Texas 78201 & 9001 Northwestern Avenue, Suite 104, Leander, Texas 78645. This document is released for the purpose of reference, coordination, related facility management under the authority of the named professional, registration number and date on the seal and above. CQM/CIT/11/20 0000, Gray Architects. This document was prepared using computer aided design and drafting equipment and based on magnetic media. Neither the printed document nor the magnetic media may be altered or annotated by any party other than Gray Architects.

1. EXISTING ROOF  
1.54" = 1'-0"

**2. PROPOSED ROOF**  
1/4" = 1'-0"

### 3. GARAGE ROOF PLAN

1. STANDING SEAM METAL ROOFING SYSTEM  
OVER ROOFING UNDERLYMENT
2. CONTINUOUS RIDGE VENT
3. METAL GUTTER
4. INTERIOR FRAMING
5. EXSITING ROOFING TO BE REMOVE
6. TYPICAL DOWNSPOUT

## A4.0







12/19/2020



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1. GENERAL CONTRACTOR: ALL SUBCONTRACTORS AND CONSTRUCTION WORKERS MUST READ THE WRITTEN SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL. THE SPECIFICATIONS CONTAIN ADDITIONAL SURFACE PREPARATION OR INSTALLATION REQUIREMENTS FOR THE BUILDING MATERIALS, PRODUCTS OR COMPONENTS THAT ARE BEING PLACED OR INSTALLED.
2. THE INSTALLATION / APPLICATION INFORMATION SHOWN ON THE DRAWINGS IS NOT COMPLETE WITHOUT THE WRITTEN SPECIFICATIONS. IF THE SPECIFICATIONS / PROJECT MANUAL IS NOT WITH THESE DRAWINGS, THE GENERAL CONTRACTOR SHALL REQUEST A COPY TO REVIEW BEFORE BEGINNING THE WORK.
3. THE INFORMATION REFERENCING THE EXISTING FACILITIES ON THESE DOCUMENTS HAS BEEN PROVIDED BY OTHERS. THE CONSULTANT HAS NOT VERIFIED THE ACCURACY AND / OR COMPLETENESS INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS. GENERAL CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS.

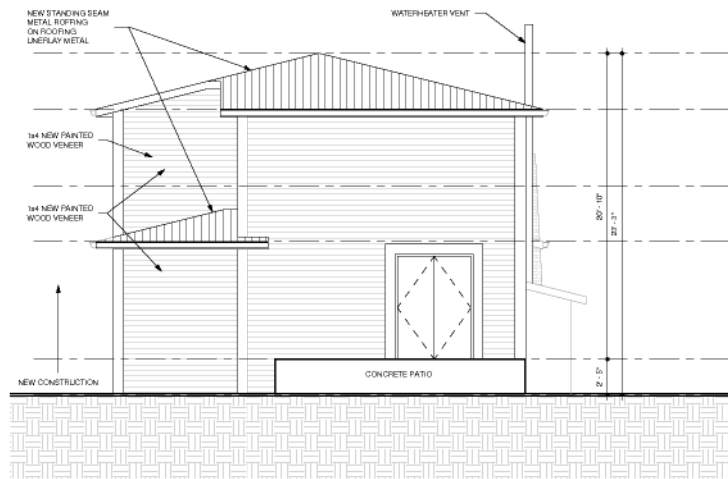
DEMOLITION	
—	EXISTING CONSTRUCTION TO REMAIN
—	NEW CONSTRUCTION
 	EXISTING WINDOWS
 	NEW WINDOWS

PERMITTING SET  
NORMANDY AVENUE  
213 Normandy Ave, Alamo Heights, TX 78209

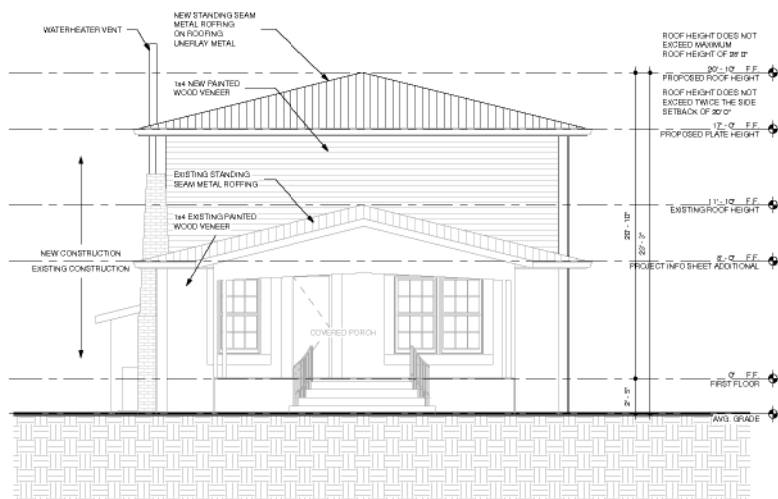
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Date: 12/17/2005  
Revised:

## A5.0









**1 NORTH ELEVATION**  
1/4" = 1'-0"



2 SOUTH ELEVATION  
1/4" = 1'-0"

GENERAL NOTES

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DEMOLITION LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION
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	NEW WINDOWS



