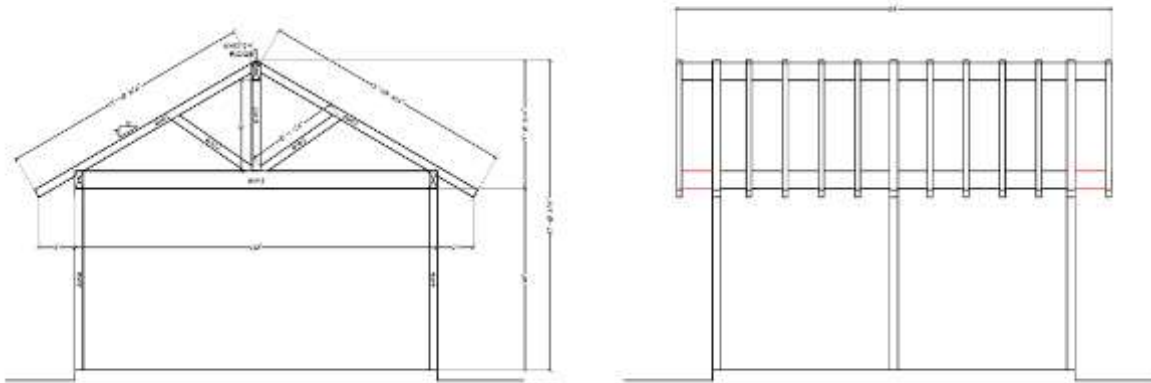


# 1410 Gentilz Street

## History:

- Submitted/approved: December 2020
- Slab/Fireplace inspected (early 2021)
- Put on hold due to Covid financial concerns and generally being too busy.
- Determined that the pavilion was more of a Texas-specific, we decided to make it fit aesthetically with the house, which was built in 1972 as a historic reproduction. We were also concerned with the animals (especially the stinky ducks!) getting in an open pavilion, so the addition of walls was a plus.

# Original Plan and Permit



## CITY OF CASTROVILLE ACCESSORY BUILDING PERMIT

Permit Number: **2020151**

Date: 12/03/2020

Property Address: 1410 Gentilz

Legal Description: CASTROVILLE, RANGE 1, BLOCK 7, LOT 3-4

Applicant: Darrin Schroeder

Contact Number: 210-232-4737

Property Owner: Schroeder, James D.

Contact Number: 210-232-4737

Construction Type:

Valuation Total: \$30000

Parcel Zoning: HE

Flood Zone:

### Description of Work:

Construction of a covered patio. 32' x 22' in accordance with the submitted and approved plans.

All work subject to field inspections and approvals.

Inspections may be requested Monday-Friday 8a-5p at any of the following:

Phone: (Toll-Free) 1-877-837-8775;

Email: [inspectionstx@us.bureauveritas.com](mailto:inspectionstx@us.bureauveritas.com);

Fax: (Toll-Free) 1-877-837-8859

Inspections are conducted the next working day between 8a & 5p, and inspectors must have access to the work area to conduct inspection.

### Fees

190 Construction Permit Fee

\$441.75

190 Plan Review Fee

\$287.14

**Total Fees:**

**\$728.89**

**Amount Outstanding:**

**\$0.00**

NOTE: The size of the structure has not changed.

# Visual Elements

- Same color as house
- Same roof pitches as house.
- Similar Dormers as house.
- Same massing on windows as house.
- Similar ratios as house – just a smaller building
- Shutters will either be blue to match the back shutters, or cedar to match the front shutters.
- Stucco sides and metal roof same materials and colors as the house
- Slightly higher than neighbor's storage shed ( see image with pond) and shorter than the





# Existing House





# Rough scale



## NOTES:

1. Neighbor's shed and pole barn can be seen on the other side of the fence. This is fairly well in line with those.
2. The slab and fireplace were built as a part of the original permit and have already been inspected.



# Other Details

## Similarity to original permit

- Originally it was going to be an open pavilion to give us more space when entertaining family and friends (our house is EXTREMELY small).
- Same size as original permit, with the addition of the staircase on the back (river) side.
- Usage is still a living area and an outdoor (semi-outdoor) kitchen
- No sewer connection. We have planned to use the sink water to water nearby trees if/when we install a sink.

## Differences / Additions

- Because of the walls, we will no longer have this as a vaulted ceiling, which creates an attic of sorts. This will be for storage.
- Height is the same as the original permit.
- The dormers were a aesthetic addition to match the house.
- To match with other area homes, we decided to put an exterior stair access to the attic storage.
- It will either just have shutters and screens, or we'll install windows as well.



# Block Plan



Typical 13887 sqft HE Lot

Neighboring River Lots

My Lot

Regional Park



# Site Plan with Elevation Views



View 1



View 2



View 3

