

HISTORIC AND DESIGN REVIEW COMMISSION

May 02, 2018

HDRC CASE NO: 2018-156
ADDRESS: 504 AUSTIN ST
LEGAL DESCRIPTION: NCB 510 BLK 2 LOT A-2
ZONING: D, HS
CITY COUNCIL DIST.: 2
LANDMARK: La Fama Bakery, Alt House, Rear House
APPLICANT: Chris Gill/CGRE LTC CO
OWNER: Chris Gill/CGRE LTC CO
TYPE OF WORK: Construction of a rear addition, construction of a rooftop addition, painting and Historic Tax Certification
APPLICATION RECEIVED: April 02, 2018
60-DAY REVIEW: June 01, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a rear addition on an existing concrete foundation.
2. Construct a rooftop addition to provide access to the rooftop deck. A stairway will terminate within the proposed addition.
3. Amend previously approved fixed windows to install either one over one or two over two windows.
4. Paint the structure to match closely to the color of the brick.
5. Receive Historic Tax Certification.
6. Enclose four existing door openings with wood siding.

APPLICABLE CITATIONS:

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

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement

windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. Replacement glass—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. Security bars—Install security bars only on the interior of windows and doors.

ix. Screens—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. Shutters—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

i. Character-defining features—Preserve character-defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.

ii. Windows and doors—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.

iii. Missing features—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.

iv. Materials—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. New features—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the facade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.

ii. Historical commercial facades—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

i. Historic context—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.

ii. Preferred location—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.

iii. Similar roof form—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.

iv. Subordinate to principal facade—Design additions to historic buildings to be subordinate to the principal facade of the original structure in terms of their scale and mass.

v. Transitions between old and new—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

FINDINGS:

- a. The structure at 504 Austin was constructed circa 1905 and originally was the location of the residence and business of Charles Spohn, Sr., a baker. The structure features a brick façade with a hipped roof and a rear two story addition. The primary structure features an ornamental brick parapet and entrance which extends toward Austin Street past the front façade of the single story structure.
- b. PREVIOUS APPROVALS – On June 23, 2015, the applicant received on Administrative Certificate of Appropriateness for roof repair, window repair and the installation of wood doors. The applicant received approval at the December 6, 2017, Historic and Design Review Commission hearing to install a flat roof on the rear historic structure to include rooftop decking and railings, exterior lighting and wood windows within the existing openings. The applicant received an Administrative Certificate of Appropriateness on February 23, 2018, for the installation of a bronze anodized aluminum storefront system and aluminum clad wood windows. Since the issuance of these Certificates of Appropriateness, work has been performed in violation.
- c. A request for the construction of a rear addition, rooftop addition, painting and Historic Tax Certification was heard by the Historic and Design Review Commission on March 21, 2018, where it was denied.
- d. REAR ADDITION – At the rear of the historic structure, the applicant has proposed to construct a rear addition to feature one story in height, a shed roof and stucco exterior. Per the Guidelines for Additions 2.A., new additions should be in keeping with the historic context of the block, should be sited at the side or rear of the primary historic structure, should feature a similar roof form, should be subordinate to the primary historic structure’s principal façade and should feature a transition to distinguish it from historic structure. Staff finds the proposed massing and roof form to be appropriate. Additionally, the applicant has proposed a side inset from the wall plane of the historic structure.
- e. ROOFTOP ADDITION – The applicant has proposed a rooftop addition to provide access to the roof top. The applicant has noted a standing seam metal roof and stucco exterior. Generally, staff finds the proposed addition to be appropriate.
- f. MATERIALS – The applicant has proposed materials to include a stucco finish and a standing seam metal roof. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish. Ridge caps are not to be installed. The proposed stucco should feature a color that matches that found throughout the structure.
- g. WINDOW MATERIALS – The applicant has noted the installation of aluminum clad wood windows; however, is requesting to amend the previously approved fixed windows for divided lite windows. The historic structure currently features remains of both one over one and two over two wood windows. The applicant has noted matching the one over one window profile. Staff finds this appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations 6.B.iv. as well as the matching of a two over two profile. 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 an 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.
- h. PAINTING – The applicant has proposed to paint the existing structure to cover existing graffiti and various non-original paint colors that have been applied to the structure to cover graffiti. Staff finds the painting of this structure given its existing condition if appropriate. Tan colored paint should be used to relate to the original brick color.
- i. INFILLING OF DOOR OPENINGS – The applicant has proposed to infill four existing door and transom window openings with wood siding on both the north and south facades. The original doors are no longer on site;

however, the door headers and transom framing are still in place. The Guidelines for Exterior Maintenance and Alterations 7.A. notes that existing window and door openings should be preserved. Staff finds that infilling the door openings to be appropriate only if the openings are infilled with stucco with a recession noting the location of the existing openings and that the transom openings are preserved and glass is installed.

- j. HISTORIC TAX CERTIFICATION – The applicant is requesting Historic Tax Certification for repair work to the historic structure at 504 Austin. Scopes of work include interior renovations; mechanical, electrical and plumbing upgrades; masonry repair and roofing. The requirements for Historic Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

Staff recommends approval of items #1 through #6 based on findings a through j with the following stipulations:

- i. That the applicant submit final window specifications to staff for approval. 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 an 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.
- ii. That the roofing material be submitted to staff for review and approval prior to installation. Standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- iii. That the proposed paint color to tan to relate as closely as possible to the original color of the tan brick.
- iv. That the four door openings that are proposed to be infilled to infilled with stucco rather than wood siding and that the transom openings are preserved and glass is installed. The existing door header heights should remain as they originally were.
- v. That inconsistencies in current scopes of work related to storefront systems, roof decking, exterior modifications and roofing be corrected to match all previous approvals in regards to materials, architectural profiles and details.

CASE MANAGER:

Edward Hall

CASE COMMENT:

Staff performed a site visit on April 13, 2018, and found scopes of work including roofing, storefront system installation, roof decking installation and exterior modifications being performed inconsistently with previous approvals. The profile and materials of both the storefront system and roofing are inconsistent with previous approvals. Additionally, the profile of the proposed roof deck is inconsistent with previous approvals.



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 09, 2018

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504 Austin St – Repair & Updates Written Narrative 3/30/2018:

1. Close to 70% of this building has been tagged and then the city graffiti abatement department has painted over the tagging. This has happened numerous times over the past 5 years. Attempts to remove the graffiti paint and city clean-up paint have been unsuccessful. To prevent this cycle from continuing the entire building will be whitewashed an off white that is close to the natural color of the original brick.

Large portions of tagging (and city abatement) took place before the property was owned the current owner. Numerous areas of tagging and city abatement paint were attempted to be remediated using commercial grade paint removers. These were unsuccessful in attempts to remove painting.

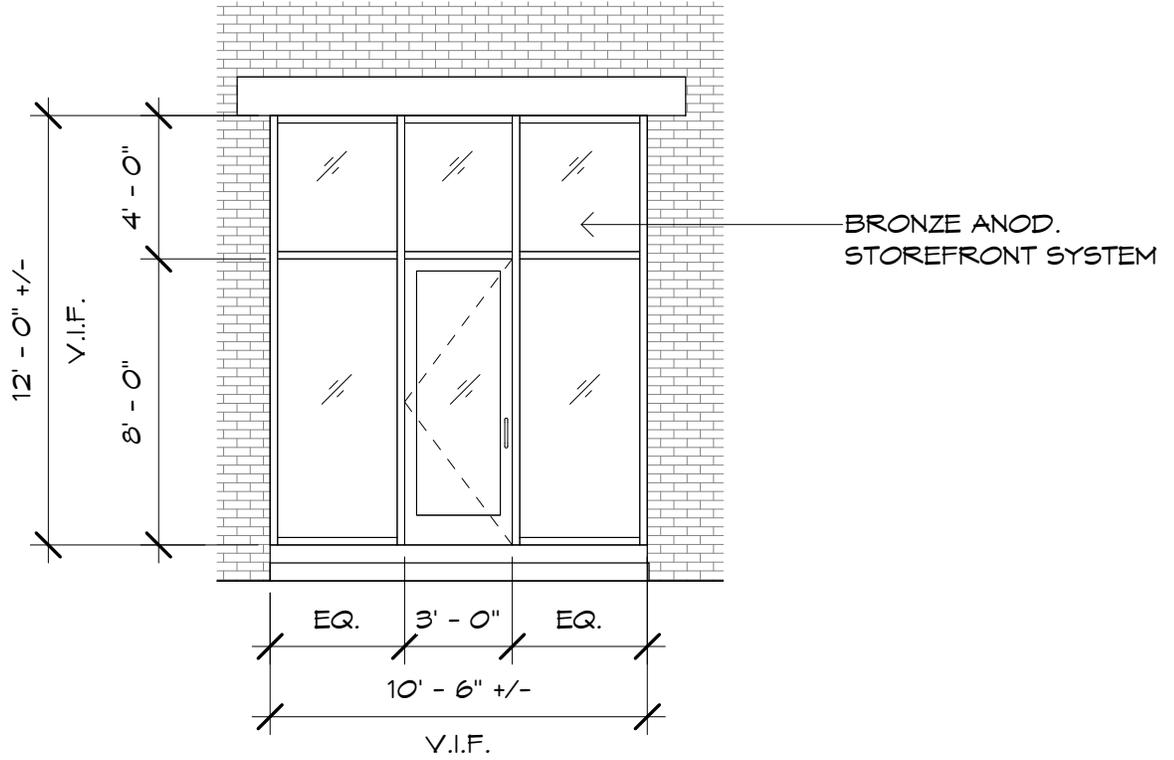
At this point, other than painting the only way to remove graffiti and paint would be to sand the brick of the building. This would dramatically alter the exterior look and cause structural problems to arise potentially making the building unsalvageable.

2. A small exterior addition to the structure will be rebuilt on top of the already existing slab. The size and massing of this will be built as to not compete with the original structure at all.
3. A small access room will be built on the rooftop deck to allow a stairway to terminate inside the building. The size and massing of this will closely resemble the porch reconstruction.

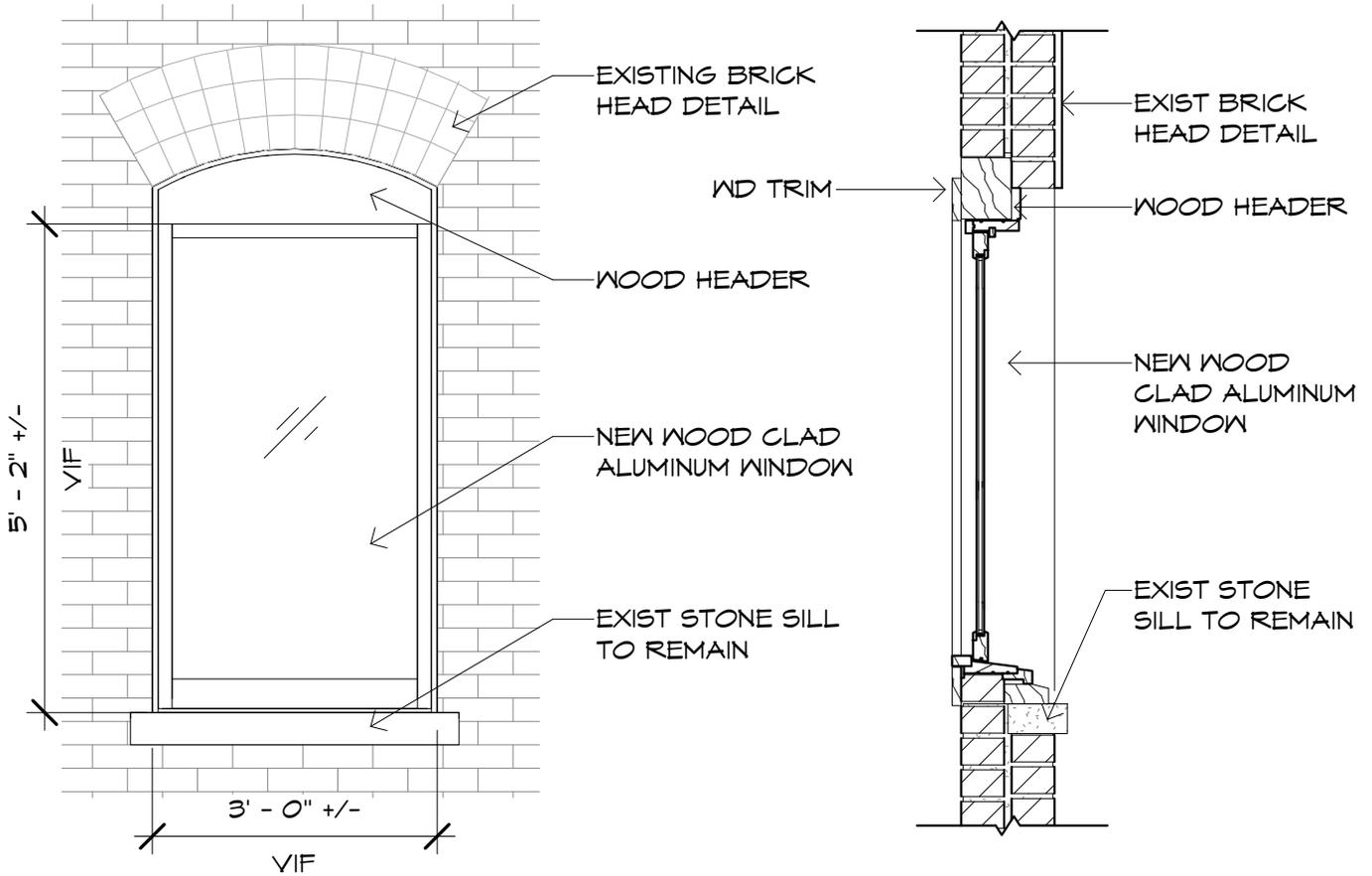
**** NOTE: No exterior openings on the structure will be permanently closed, altered, or removed.*

504 AUSTIN ST

WINDOWS



PREVIOUSLY APPROVED STOREFRONT SYSTEM - FEBRUARY 2018



Apr 13, 2018 at 11:16:41 AM
500 Austin St
San Antonio TX 78202
United States

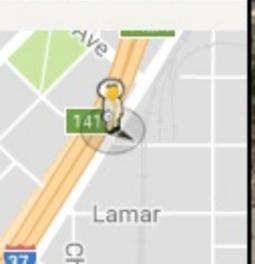


STOREFRONT SYSTEM CURRENTLY BEING INSTALLED - PROFILE AND MATERIALS ARE INCONSISTENT

Street View - Nov 2016



2007 2016



ROOF DECKING IS INCONSISTENT WITH CURRENT AND PREVIOUSLY APPROVED CONSTRUCTION DOCUMENTS AND STIPULATIONS THAT NOTED NO NEW ROOF STRUCTURE WAS TO BE VISIBLE FROM THE PUBLIC RIGHT OF WAY.

Apr 13, 2018 at 11:16:21 AM
500 Austin St
San Antonio TX 78202
United States



Apr 13, 2018 at 11:16:31 AM

500 Austin St

San Antonio TX 78202

United States

PREVIOUSLY APPROVED ROOFING INCLUDES ONLY SHINGLES - NO STANDING SEAM REPLACEMENT HAS BEEN APPROVED - THE INSTALLED RIDGECAP IS INAPPROPRIATE.



UNAPPROVED PAINTING

COMING SOON
RE Development • (210) 384-1177

GENERAL NOTES:

1. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A WATERTIGHT AND WEATHER TIGHT BUILDING. THE CONTRACTOR SHALL REVIEW ALL DETAILS RELATING TO THIS INTENT AND BY ENTERING INTO THIS CONSTRUCTION CONTRACT WARRANTS FOR ONE FULL YEAR THE ADEQUACY OF THESE DETAILS.
2. THE INTENT OF THE DRAWING IS TO PROVIDE FOR A PLUMB, LEVEL AND SQUARE STRUCTURE UNLESS OTHERWISE NOTED.
3. THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH CURRENT INTERNATIONAL RESIDENTIAL BUILDING CODE AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS.
4. THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF OR HERSELF WITH EXISTING CONDITIONS, DRAWINGS AND SPECIFICATIONS.
5. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND SHOULD BE FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES.
6. DETAILS ARE MEANT TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, ALL INCLUDED AS PART OF THE WORK.
7. THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
8. THE CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL PADS AND PANELS AS WELL AS POWER, WATER, AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT AND EQUIPMENT MANUFACTURERS.
9. ALL WIDTHS ARE SHOWN AND DIMENSIONED WITH NOMINAL DIMENSIONS (I.E. 6" = 5 1/2").
10. ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
11. CONTRACTOR TO PROVIDE DUMPSTER AND TEMPORARY TOILET. SITE SHOULD BE CLEANED REGULARLY.
12. ALL DIMENSIONS ARE TO FACE OF STUD OR WALL FACE UNLESS OTHERWISE NOTED.
13. INTERIOR WALLS TO BE 2X4 WOOD STUDS AT 16" O.C., UNLESS OTHERWISE NOTED FOR PLUMBING WALLS.
14. EXTERIOR WALLS SHALL MATCH EXISTING STRUCTURE. IF NEW CONSTRUCTION, SHALL BE 2X4 WOOD STUDS AT 16" O.C., UNLESS OTHERWISE NOTED.
15. ALL RESIDENTIAL STRUCTURES SHALL USE 5/8" TYPE X SHEETROCK FOR ALL NEW STRUCTURE AND WHERE GREATER THAN 50% OF A WALL SURFACE IS REMOVED, CONCRETE BOARD OR HARDIE BACKER TYPE MATERIAL AT ALL "WET AREAS". USE CEMENT BACKER BOARD AT ALL TILED WALLS, OR FULL SET MORTAR BACKING AT TILED WALLS.
16. ELECTRICAL AND HVAC INSTALLER TO COORDINATE THEIR WORK.
17. A/C PLAN TO BE PROVIDED BY CONTRACTOR AND COORDINATED WITH DESIGNER AND OTHER TRADES. BUILDING CODES, PROVIDE COST ESTIMATE FOR HIGH EFFICIENCY VARIABLE SPEED ZONED SYSTEM WITH MAXIMUM EFFICIENCY FILTERING SYSTEM.
18. EXTERIOR WALL SHEATHING 1/2" PLYWOOD OR ORIENTED STRAND BOARD WRAPPED WITH TYVEK EXTERIOR WATER RESISTANT BARRIER. SEE PROJECT MANUAL FOR CORRECT INSTALLATION OF TYVEK.
19. FOR WATER DISTRIBUTION PIPING ONLY TYPE L SHALL BE USED. TYPE M COPPER, CPVC & PEX NOT ALLOWED.
20. INTERIOR WALLS TO BE LIGHT TEXTURE FINISH WITH 3 COATS PAINT (SATIN). INTERIOR TRIM TO BE PREPARED FOR PAINTING - 3 COATS PAINT (SEMI-GLOSS) INTERIOR TRIM - ALL INTERIOR TRIM TO BE PAINTED WOOD.
21. ALL PLYWOOD AND HARDWOODS AT CABINETS AND SHELVING TO BE "PREMIUM GRADE" AND TO BE FORMALDEHYDE FREE.
22. PROVIDE SEWER CLEANOUTS AS REQUIRED TO SERVICE ALL PLUMBING. VERIFY LOCATIONS WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.
23. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR BACKFLOW PREVENTION DEVICES ON ALL INDIVIDUAL PIECES OF EQUIPMENT AS INDICATED IN TCEQ REGULATIONS.
24. CONTRACTOR SHALL INSTALL VACUUM BREAKER DEVICES ON ALL EXTERIOR HOSE BIBS.

25. CONTRACTOR SHALL INSTALL ARC FAULT CIRCUIT INTERRUPTION PROTECTION ON ALL ELECTRICAL CIRCUITS PER NEC 210.12.
26. SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM, ENTRY AND ADJOINING HALL CEILING. SMOKE DETECTORS SHALL BE ELECTRICALLY HARDWIRED WITH A BATTERY BACKUP. ALL SMOKE DETECTORS SHALL ALSO BE ELECTRICALLY INTERCONNECTED, SO THAT IF ONE GOES INTO ALARM, ALL GO INTO ALARM. DETECTORS SHALL MEET INTERNATIONAL RESIDENTIAL CODE SECTION 317.1.1.
27. COMPLIANCE WITH IRC R613.2 FOR WINDOW SILLS.
28. WATER RISER MUST BE METAL ABOVE GROUND, SCHEDULE 40 PVC MAY ONLY BE USED FOR EXTERIOR PIPING THAT IS UNDERGROUND.
29. ALL WALLS WITH DRAIN-WASTE-VENT PLUMBING SHALL BE 2X6 LUMBER.
30. ATTIC ACCESS, MINIMUM OPENING 25.5" X 54" SHALL SUPPORT 350 LBS WITH 20 MINUTES FIRE RESISTANCE.
31. ALL MECHANICAL EQUIPMENT EXHAUST MUST TERMINATE ON THE EXTERIOR OF THE STRUCTURE.
32. ALUMINUM WIRING IS PROHIBITED AND 12/2 WITH GROUND IS THE SMALLEST CONDUCTOR SIZE ALLOWED.
33. NO GREEN/PURPLE ROCK FOR TUB/SHOWER ENCLOSURE
34. LOCATE ALL ROOF VENTS FROM STREET VIEW WHERE POSSIBLE. PAINT TO MATCH ROOF COLOR.

STANDARDS AND REGULATIONS
 APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY AND BUILDING CODES HAVE THE SAME FORCE AND AFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS. GOVERNING REGULATIONS HAVE PRECEDENCE OVER NONREFERENCED STANDARDS, IN SO FAR AS DIFFERENT STANDARDS MAY CONTAIN OVERLAPPING OR CONFLICTING REQUIREMENTS. COMPLY WITH LOCAL BUILDING CODES AND INDUSTRY STANDARDS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO THESE STANDARDS AND REGULATIONS AND FOR THE CONSTRUCTION PERMITS. THE INSTALLATION SHALL MEET THE MINIMUM STANDARD PRESCRIBED IN THE LATEST EDITION AND AMENDMENTS OF THE FOLLOWING STANDARDS. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL CODES AND THE NEG.:

1. BUILDING CODES.....2015 INT. RESIDENTIAL CODE
2. PLUMBING CODE.....2015 UNIFORM PLUMBING CODE
3. MECHANICAL.....2015 INTERNATIONAL MECHANICAL CODE
4. ELECTRICAL CODE.....014 NATIONAL ELECTRICAL CODE

ALL MECHANICAL, ELECTRICAL, AND PLUMBING INDICATED ON DRAWINGS IS SIMPLY TO AID CONTRACTOR ON GENERAL LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL, PLUMBING AND MECHANICAL SIZING, AND SHALL ADHERE TO THESE CODES.

PROJECT CONTACTS

OWNER
 CHRISTOPHER GILL
 210-584-1117 (CELL)
 BUSINESS@CGRESA.COM

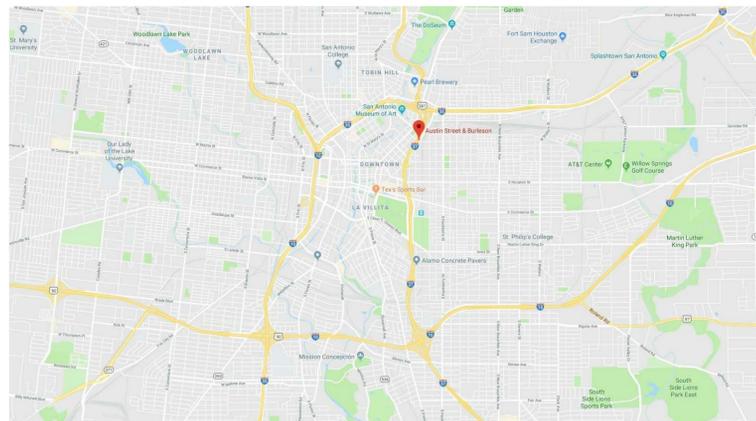
DESIGNER
 JASON MORAN
 210-685-1906 (CELL)
 JSN.MORAN10@GMAIL.COM

PROJECT ADDRESS
 504 AUSTIN ST.
 SAN ANTONIO, TEXAS 78215

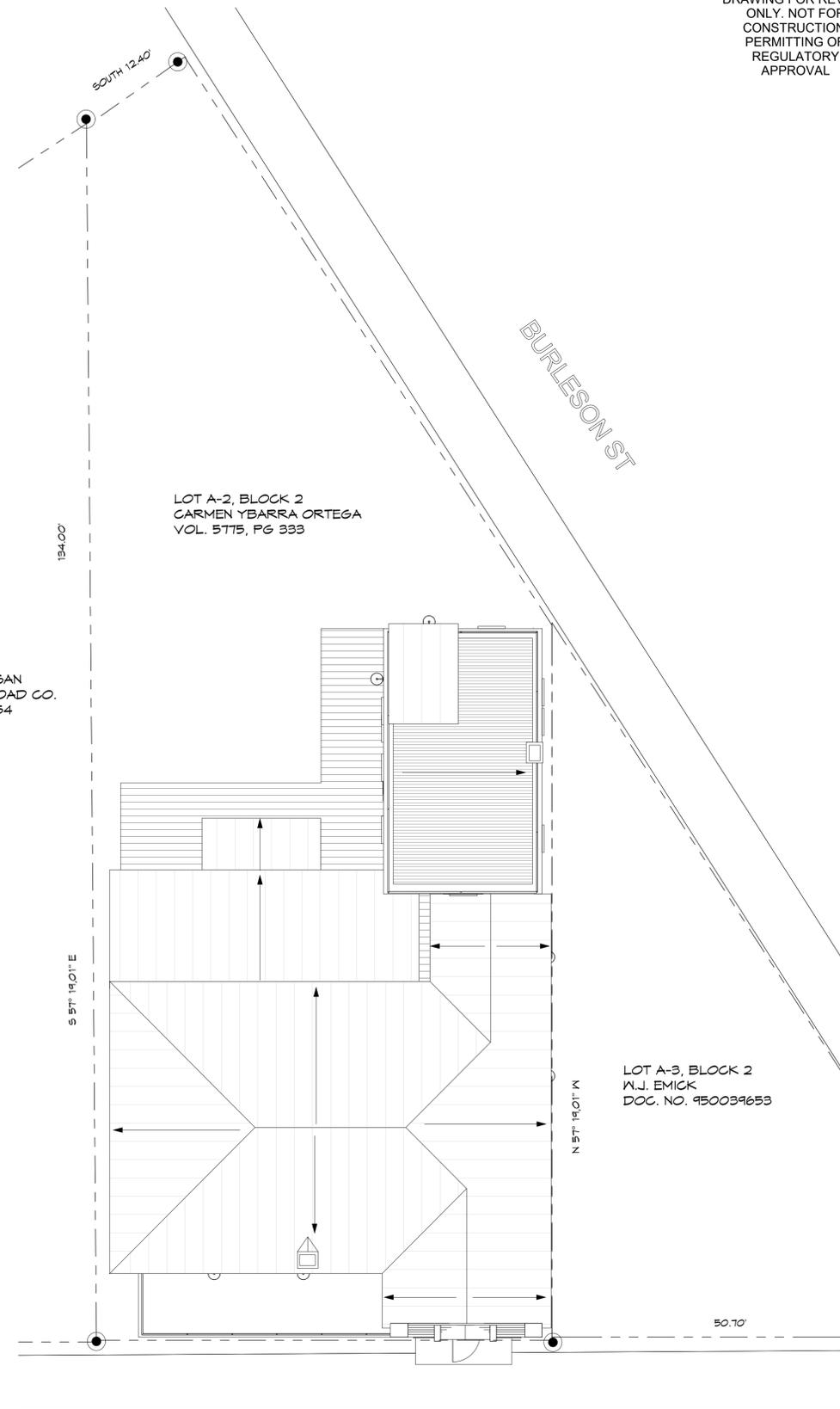
NCB 510
 BLK 2
 LOT A-2
 ZONED D

AREA CALCULATIONS

TOTAL S.F.....1,796 S.F.



GALVESTON,
 HARRISBURG & SAN
 ANTONIO RAILROAD CO.
 VOL. 127, PG. 254



LOT A-2, BLOCK 2
 CARMEN YBARRA ORTEGA
 VOL. 5775, PG 333

LOT A-3, BLOCK 2
 W.J. EMICK
 DOC. NO. 950039653

DRAWING FOR REVIEW
 ONLY. NOT FOR
 CONSTRUCTION,
 PERMITTING OR
 REGULATORY
 APPROVAL

504 AUSTIN ST
 SAN ANTONIO, TEXAS 78215

JASON MORAN
 COLLABORATIVE DESIGNER



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ISSUE:
 #1 CLIENT REVIEW

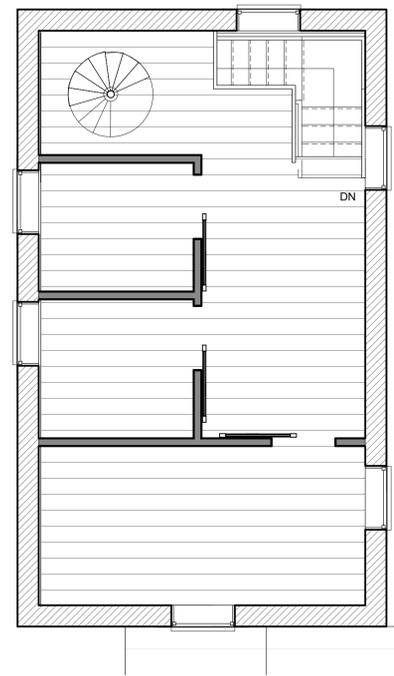
COVER

PROJECT NO: 1729
 DATE: 3.29.2018
 DRAWN BY: JM

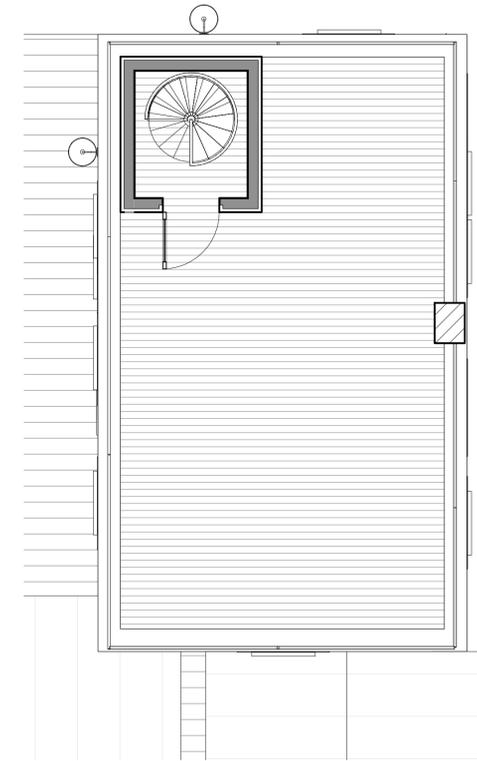
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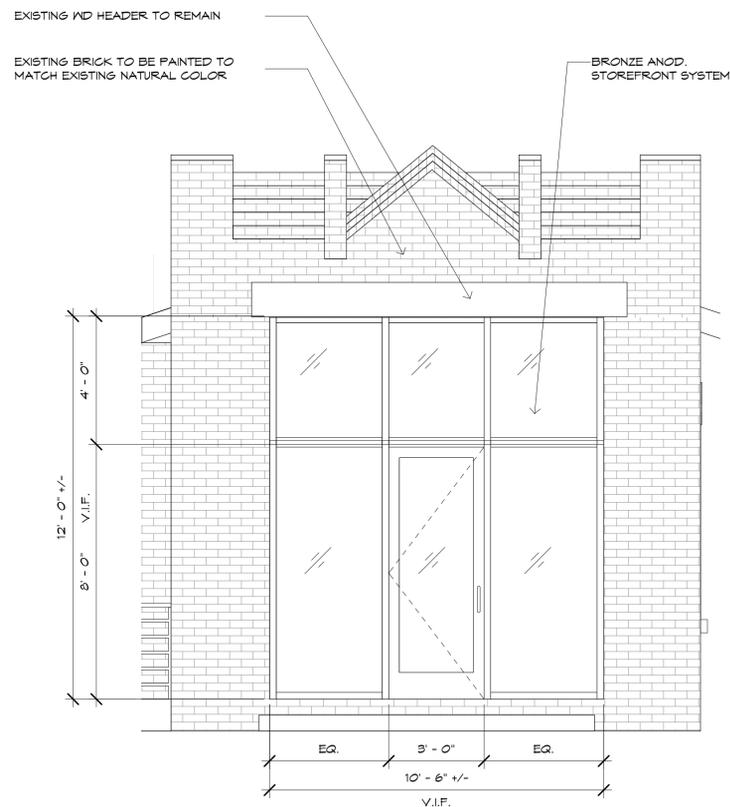
1 FLOOR PLAN - LEVEL 1
1/4" = 1'-0"



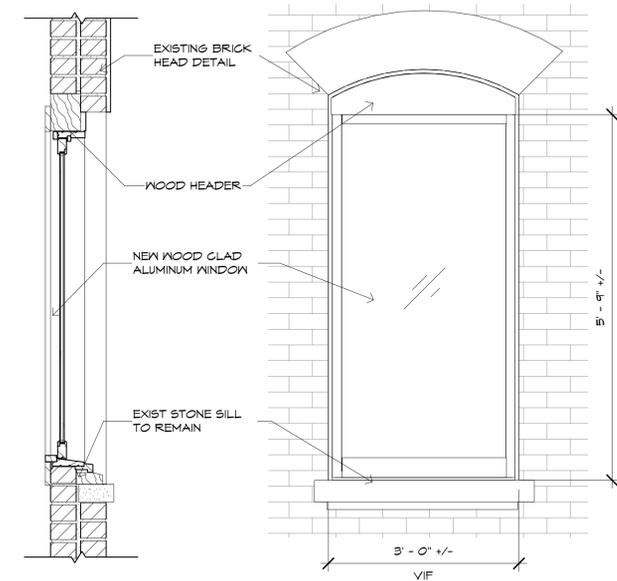
2 FLOOR PLAN LEVEL 2
1/4" = 1'-0"



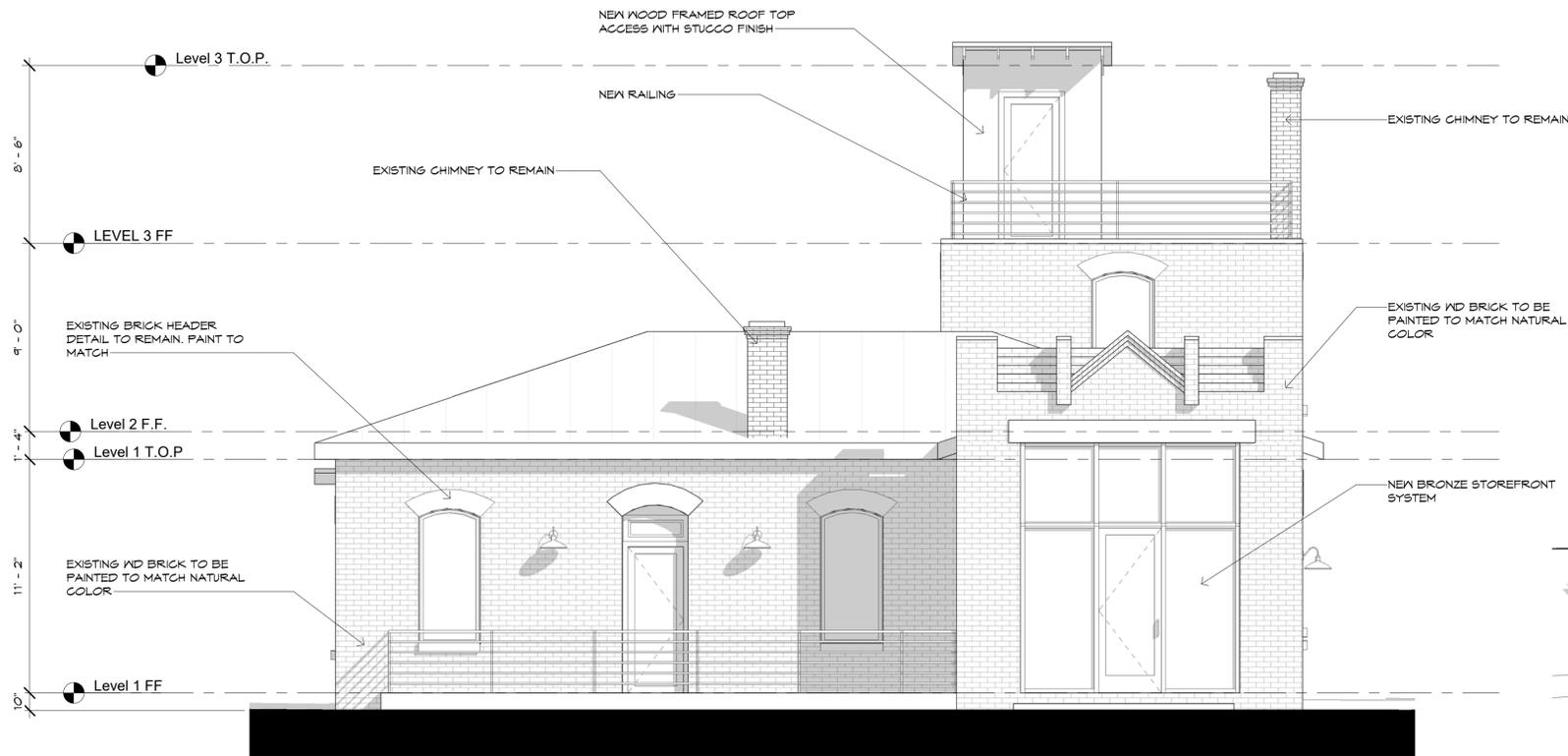
3 FLOOR PLAN LEVEL 3
1/4" = 1'-0"



6 ELEVATION AT STOREFRONT
3/8" = 1'-0"



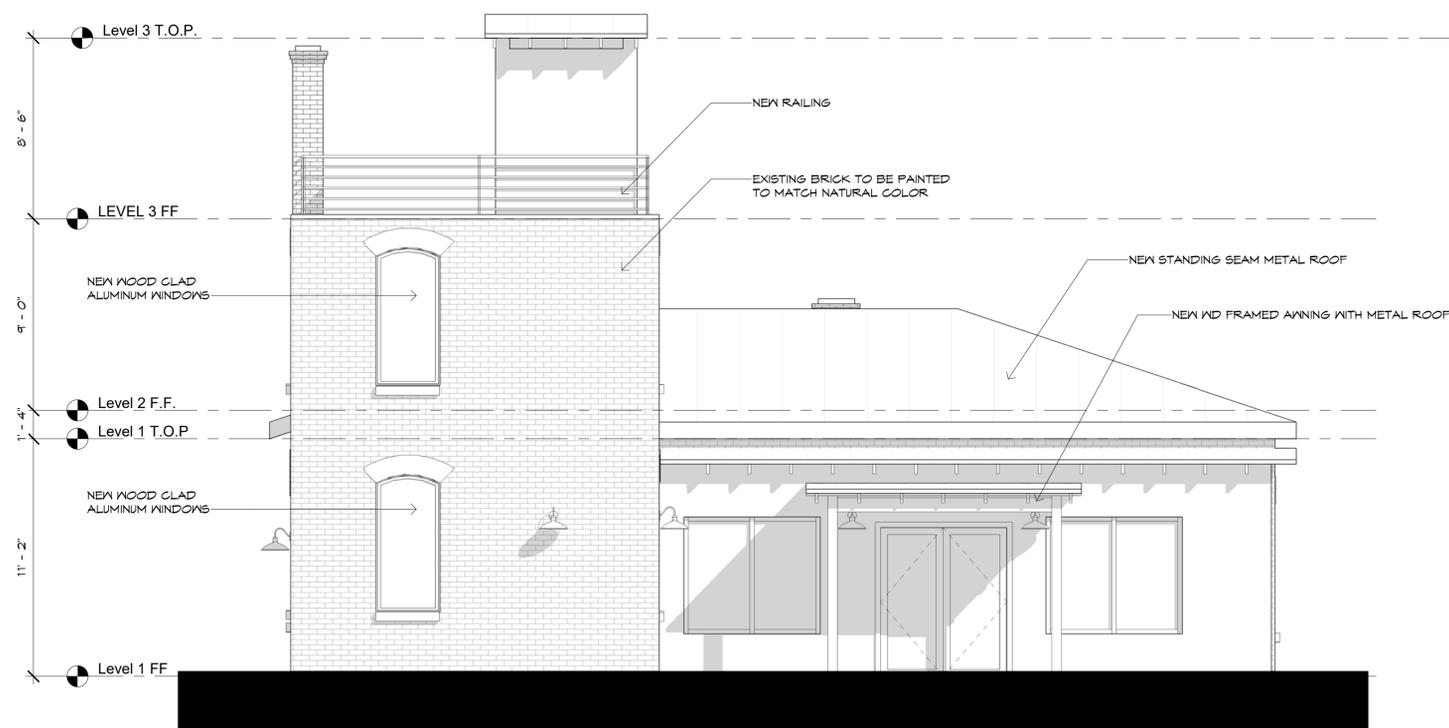
5 WINDOW DETAIL
3/4" = 1'-0"



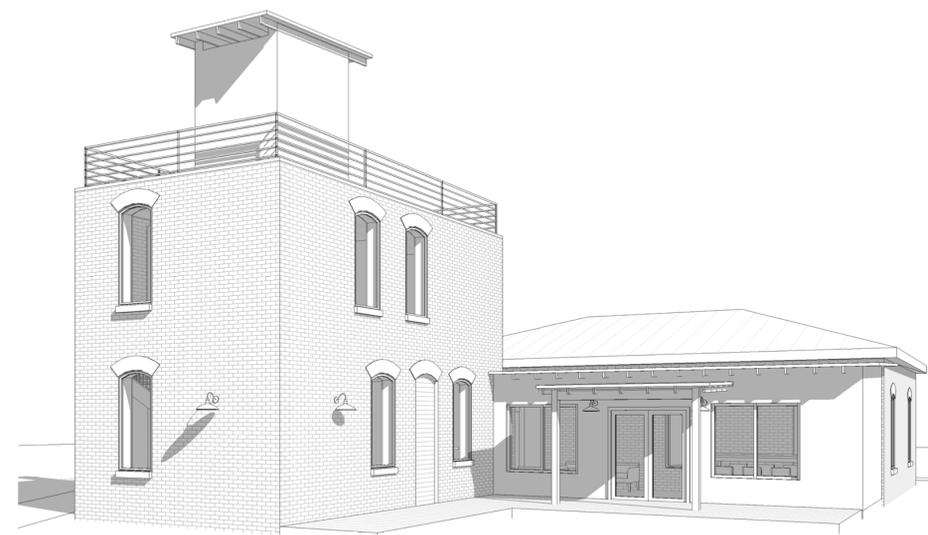
1 WEST ELEVATION
1/4" = 1'-0"



3 FRONT PERSPECTIVE



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



4 REAR PERSPECTIVE

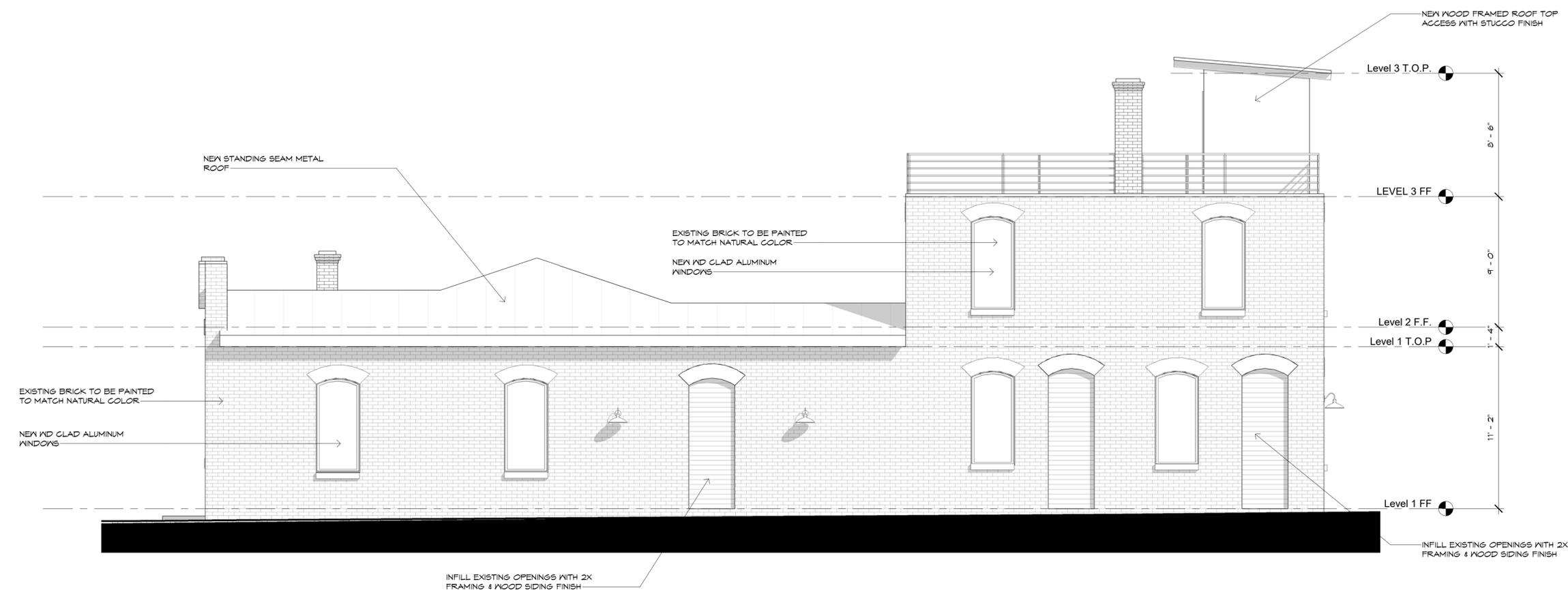


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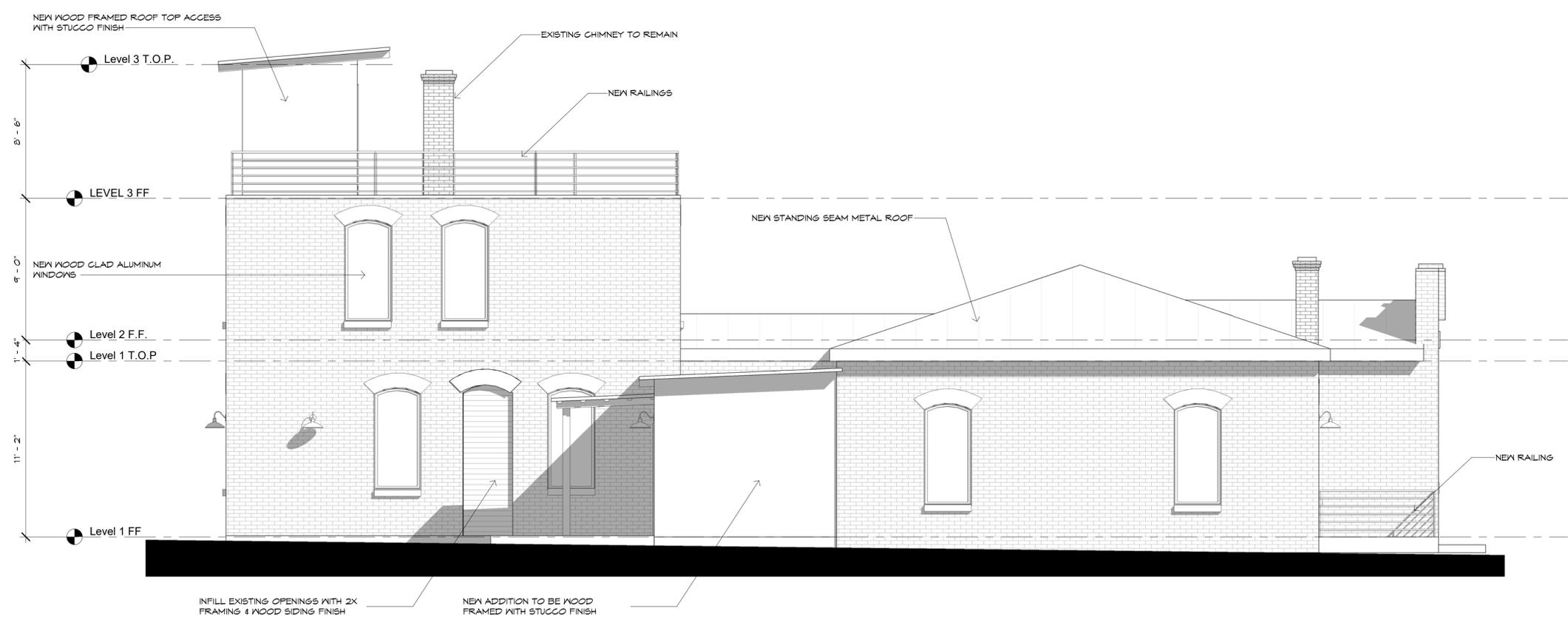
ISSUE:
#1 CLIENT REVIEW

ELEVATIONS

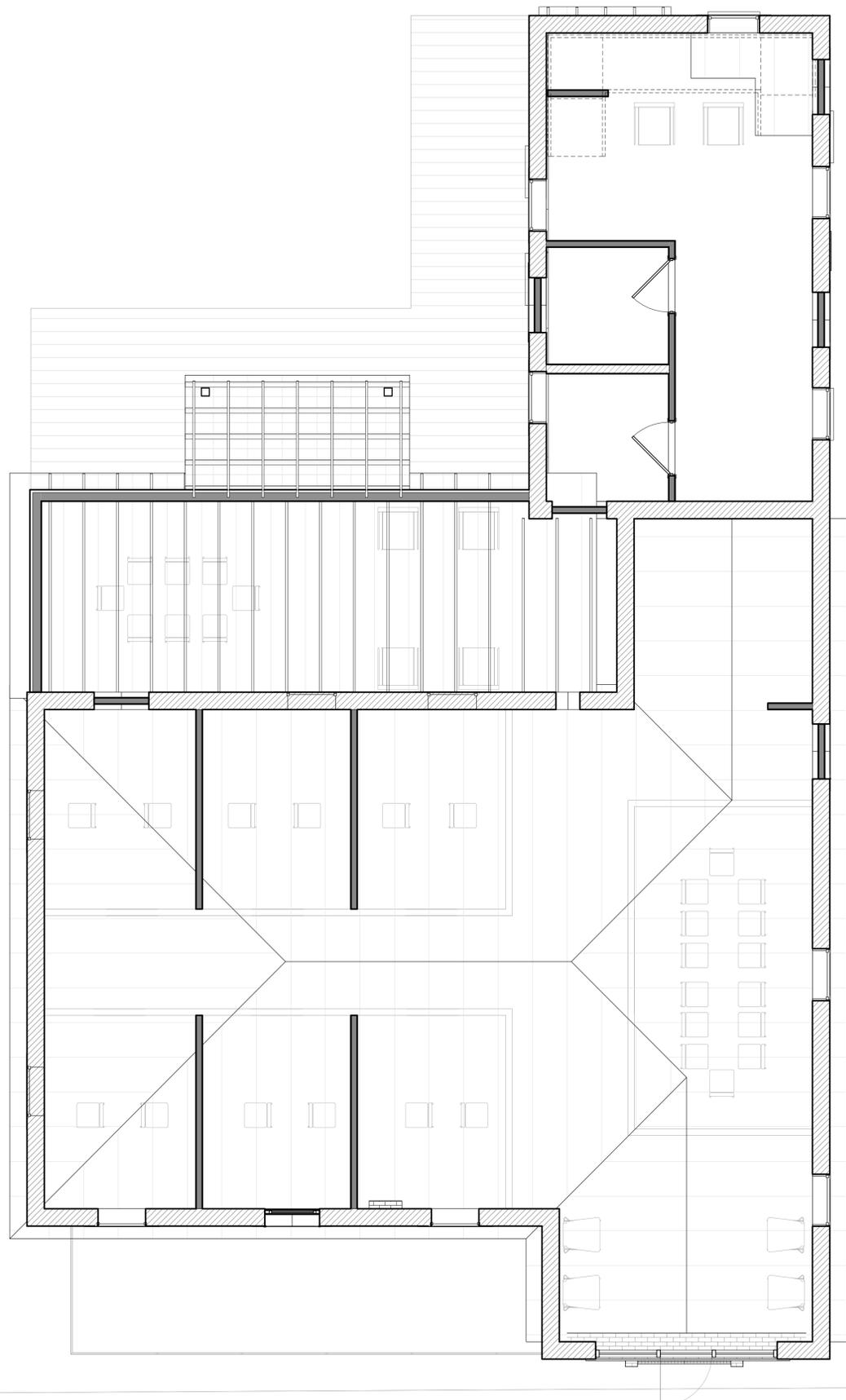
PROJECT NO: 1729
DATE: 3.29.2018
DRAWN BY: JM



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



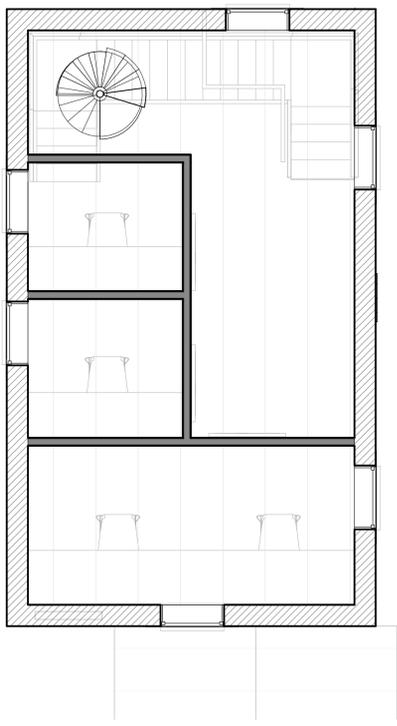
2 NORTH ELEVATION
1/4" = 1'-0"





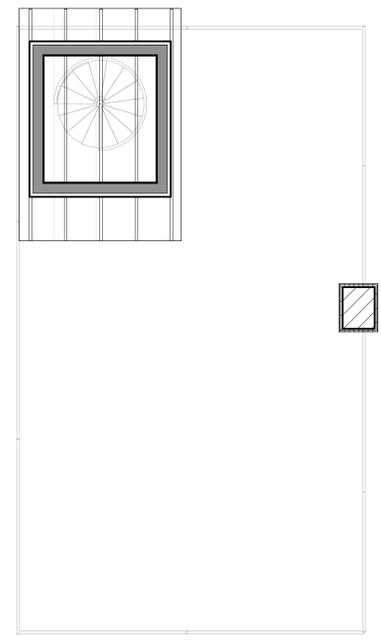
2 Level 1 T.O.P
 1/4" = 1'-0"

- | | | | | | |
|---|--|--|--|---|------------------------------|
|  A | RECESSED CAN LIGHT |  S3 | 3 WAY LIGHT SWITCH |  | DOOR CHIME |
|  B | RECESSED CAN AT SHOWER
MOISTURE RESISTANT |  | SMALL PENDANT LIGHT FIXTURE |  | DUPLEX OUTLET |
|  C | SECURITY LIGHTS w/ MOTION
DETECTION & MANUAL SWITCH
OVERRIDE |  | LARGE PENDANT LIGHT FIXTURE |  | 220V OUTLET |
|  D | WALL MOUNTED LIGHT
FIXTURE |  | 42" OR 48" CEILING FAN WITH
LIGHT KIT |  | FOURPLEX OUTLET |
|  E | 6'X24" SURFACE MOUNTED
LINEAR UTILITY LIGHT |  | LIGHT PATH |  | GFI GROUND FAULT INTERRUPTED |
|  | DOOR CHIME |  | HEATER / VENT |  | W/P WEATHER PROOF |
|  S | LIGHT SWITCH |  | SURFACE MOUNTED TRACK |  | THERMOSTAT |





3 LEVEL 3 FF
 1/4" = 1'-0"





1 FIN. FLOOR
 1/4" = 1'-0"



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ISSUE:
 #1 CLIENT REVIEW

**POWER & LIGHTING
 PLAN / INTERIOR
 ELEVATIONS**

PROJECT NO: 1729
 DATE: 3.29.2018
 DRAWN BY: JM





BIKE LANE

COMING SOON

A. C. C. C. Development • 313.544.1111








BIKE LANE

Wahs d63
2016
GONE
TOMORROW

Rocky
2016

S



ESTIMATE SUMMARY

504 Austin St

San Antonio, Tx

Right Click & Select
Change Picture

Input a brief description of repairs required to the property.

SCOPE OF WORK	TOTAL	\$ / SF	%	NOTES
FINANCIAL EXP	\$0	\$0.00	0%	
PERMITS/PLANS/REPORTS	\$0	\$0.00	0%	
DEMO/DUMPSTER	\$4,000	\$1.33	3%	
FOUNDATION	\$0	\$0.00	0%	
PLUMBING	\$10,000	\$3.33	6%	
ELECTRICAL	\$22,500	\$7.50	14%	
HVAC	\$15,000	\$5.00	10%	
ROOF	\$20,000	\$6.67	13%	
FRAMING	\$20,000	\$6.67	13%	
SHEETROCK	\$10,000	\$3.33	6%	
SIDING/TRIM	\$1,605	\$0.54	1%	
CONCRETE/BRICKWORK	\$2,000	\$0.67	1%	
KITCHEN	\$1,648	\$0.55	1%	
BATHROOM	\$800	\$0.27	1%	
DOORS/WINDOWS	\$9,234	\$3.08	6%	
FLOORING	\$12,000	\$4.00	8%	
TILE	\$0	\$0.00	0%	
PAINTING	\$12,000	\$4.00	8%	
DECK/PATIO	\$0	\$0.00	0%	
LANDSCAPING/GRADING	\$5,000	\$1.67	3%	
BASEBOARDS/TRIM	\$5,354	\$1.78	3%	
INSULATION	\$2,000	\$0.67	1%	
FENCE/GATES	\$4,500	\$1.50	3%	
MISCELLANEOUS	\$0	\$0.00	0%	
SUBTOTAL ESTIMATE	\$157,640	\$52.55	100%	
ADDERS	Amount	\$/sf	%	
Location Multiplier of 1.00	\$0	\$0.00	0%	<i>Note: Estimating Adders have been included to cover our project location, building permits, contractors OH & P, and Contingency.</i>
Building Permit Costs (0.0%)	\$0	\$0.00	0%	
Contractors Overhead and Profit (0.0%)	\$0	\$0.00	0%	
Estimate Contingency (0.0%)	\$0	\$0.00	0%	
TOTAL ADDERS	\$0	\$0.00	0%	
TOTAL ESTIMATE	\$157,640	\$52.55	100%	