

HISTORIC AND DESIGN REVIEW COMMISSION

December 19, 2018

HDRC CASE NO: 2018-621
ADDRESS: 230 ADAMS ST
LEGAL DESCRIPTION: NCB 943 BLK 1 LOT SW 100 FT OF 16
ZONING: RM-4 CD
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Genevie Ramirez
OWNER: David Robertson/R3 Properties
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: November 21, 2018
60-DAY REVIEW: January 20, 2019
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 230 Adams.

APPLICABLE CITATIONS:

Sec. 35-618. - Tax Exemption Qualifications.

- (a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:
- (1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.
- (b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.
- (c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:
- (1) State the legal description of the property proposed for certification;
 - (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
 - (3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
 - (4) Include a statement of costs for the restoration or rehabilitation work;
 - (5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
 - (6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
 - (7) Include a detailed statement of the proposed use for the property; and
 - (8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

- (d) Certification.
- (1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's

documentation for recommendation of either approval or disapproval of the application for exemption.

- (2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.
- (e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.
- (f) Historic Preservation Tax Exemptions.
 - (1) Historic Preservation Tax Exemption for Residences in Need of Substantial Repair. In accordance with the provisions of this chapter, a historically significant residential building, which meets both the definitions of a historically significant site in need of tax relief to encourage preservation and of a residential property in Appendix "A" of this chapter, and is either individually designated or is located within the boundaries of a locally designated historic district which is substantially rehabilitated and is approved by the chief appraiser of the Bexar County Appraisal District, shall have an assessed value for ad valorem taxation as follows:
 - A. A residential property shall have no assessed value for ad valorem taxation for a period of five (5) tax years after verification, as defined in Appendix "A" to this chapter. Thereafter, the exempt property shall be reappraised at current market value and assessed at a fifty (50) percent rate for an additional consecutive five-year period.
 - B. This exemption shall begin on the first day of the first tax year after verification of completion of the substantial rehabilitation by the historic and design review commission, provided compliance with subsection (b) of this section.
- (g) Eligibility.
 - (1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

- a. The applicant is requesting Historic Tax Certification for the property at 230 Adams, located within the King William Historic District.
- b. A number of rehabilitative scopes of work have been approved including replacement of the existing standing seam metal roof with a new standing seam metal roof, installing a four (4) foot tall wrought iron fence in the front yard and side yards, constructing an addition of approximately 150 square feet at the rear of the historic structure, replacement of the existing, wood windows with new, double hung wood windows, and the removal of non-original stucco facades to expose original wood siding. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including electrical and mechanical improvements, interior finishes and framing. The project began in February 2018 and is planned to be complete in August 2019.
- c. The applicant submitted an itemized list of cost that meets the threshold to be eligible for Historic Tax Certification.
- d. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs, an itemized list of

cost, and a timeline of completion.

- e. Approval of Tax Verification by the HDRC in 2018 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2019.

RECOMMENDATION:

Staff recommends approval of Historic Tax Certification based on findings b through d with the stipulation that all work is approved prior to Tax Verification.

CASE COMMENT:

With approval of Historic Tax Certification, the applicant is eligible to receive city permit waivers for approved work at the certified property.

CASE MANAGER:

Huy Pham

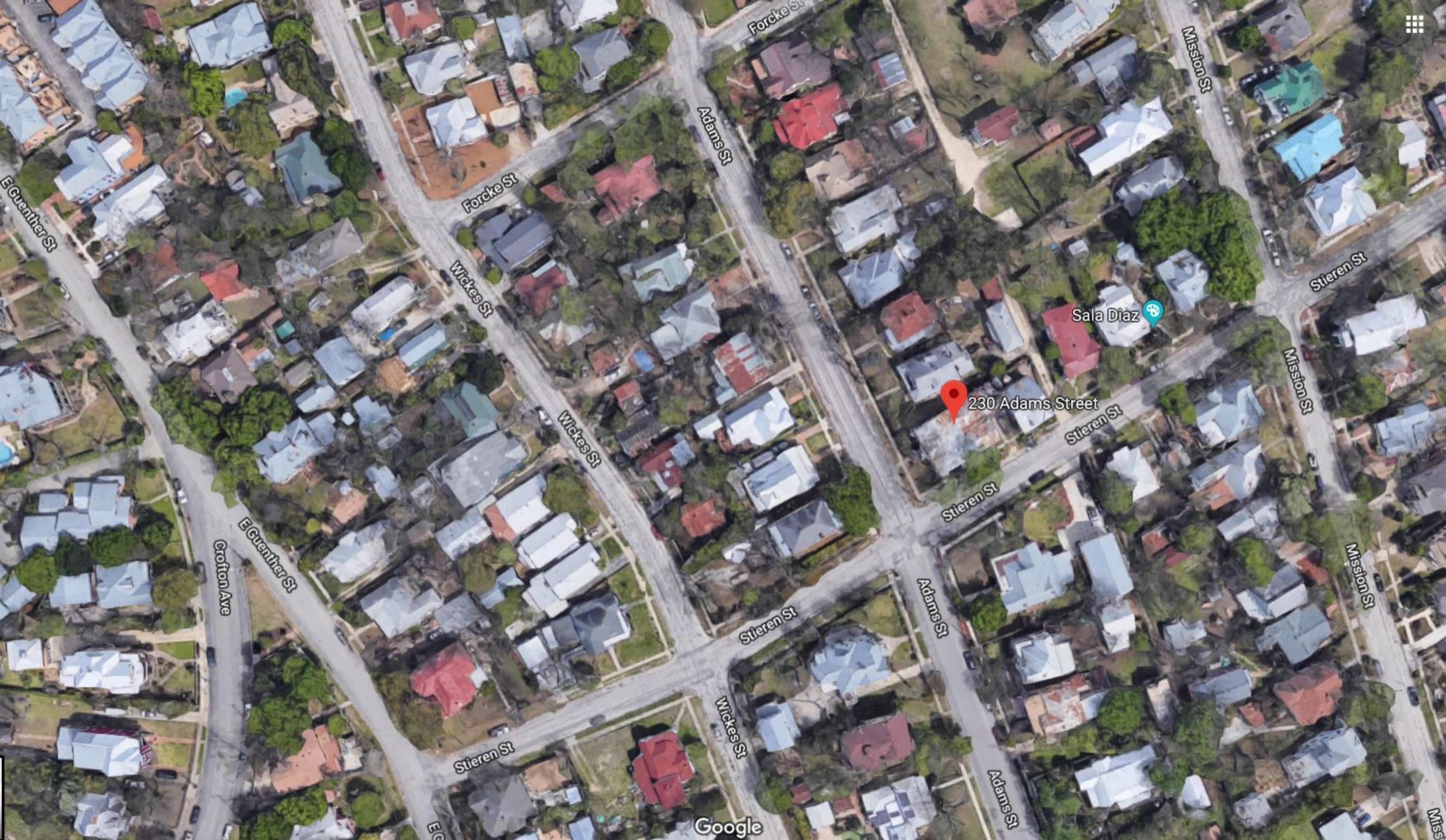


Flex Viewer

Powered by ArcGIS Server

Printed: Jul 10, 2018

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E Guenther St

Crofton Ave

E Guenther St

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Wikes St

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Adams St

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230 Adams Street

Sala Diaz

Stieren St

Adams St

Mission St

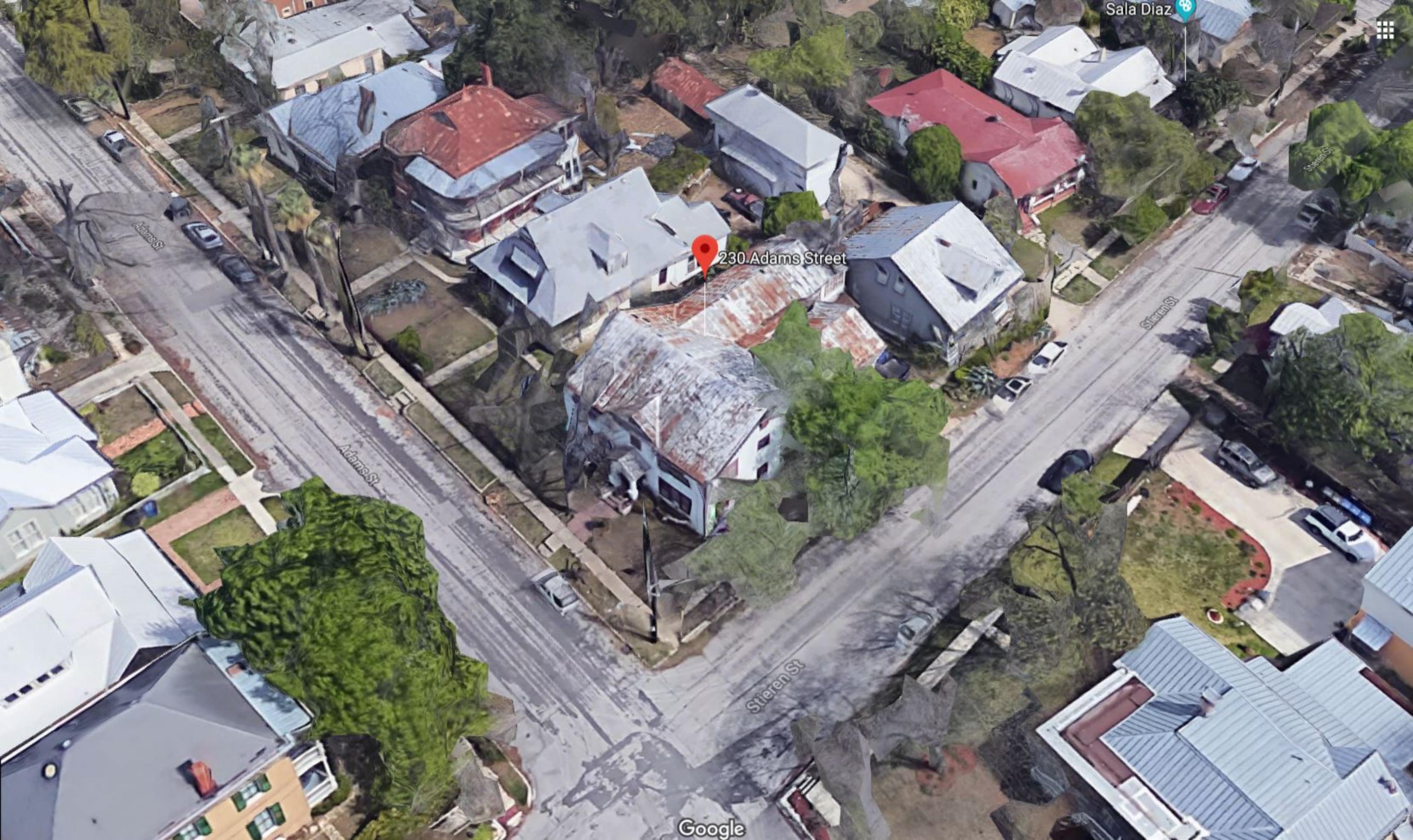
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Mission St

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Mission St



Sala Diaz



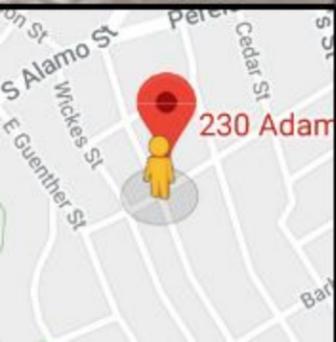
230 Adams Street

Adams St

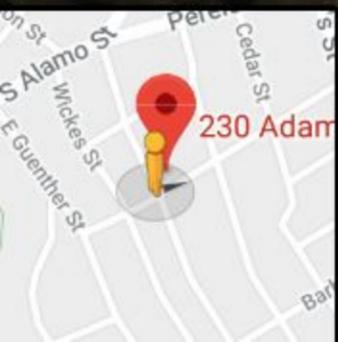
Stieren St

Stieren St

Google



231 Adams St
San Antonio, Texas
Google, Inc.
Street View - May 2011



Google

BUILD MODERN

230 Adams St. San Antonio, Texas 78210

Duration: 7 Month Build

Project Timeline

February 2019

- Repair and Level Foundation
- Remove interior sheetrock, plumbing, and electrical
- Remove exterior plaster siding

March 2019 – April 2019

- Frame for new addition in rear of building
- Repair windows and install new exterior doors
- Re-frame interior walls and stairs that are in poor condition
- Repair wood exterior siding as needed
- Install new electrical, plumbing and HVAC system

May 2019

- Spray foam exterior walls and ceilings
- Install drywall, doors and trim inside building
- Install new roof on main house and addition
- Paint interior and exterior

June 2019

- Install new wood flooring, tile flooring, interior doors, and hardware
- Install bathroom and kitchen cabinetry
- Install new handrails for interior stairs
- Install electrical trim
- Install plumbing trim

July 2019

- Install exterior 4' metal fence
- Landscaping and exterior lighting

August 2019

- Punch list items
- Final walkthrough

BUILD MODERN

230 Adams St. San Antonio, Texas 78210

Expected Costs of Improvement

The structure located at 230 Adams will undergo a historic rehabilitation and will include the following repairs.

Exterior

- Foundation Repair and House Leveling
- Restore original wood siding
- Repair any windows with broken glass
- Small addition at rear of building
- Installation of a new metal roof on main house and addition to match
- Removal of planter boxes at front and side of the house
- New exterior doors
- Metal fence at front and side of the property
- Landscaping

Interior

- Wood framing to be repaired as needed
- New gypsum and paint
- New electrical wiring and fixtures
- New plumbing lines and fixtures
- New HVAC system
- Repair staircase and handrails
- New cabinetry in bathroom and kitchen
- New interior doors
- New hardwood flooring and tile in bathrooms

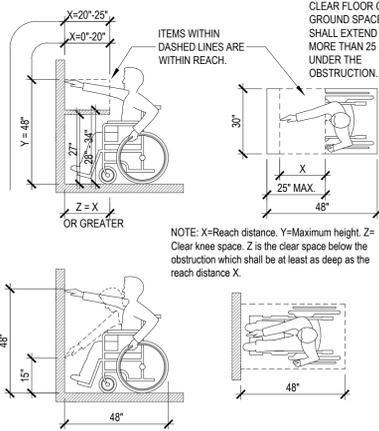
Total Cost of Improvements: \$300,000.00

GENERAL NOTES

- CONTRACTOR IS TO EXECUTE ALL DETAILS UTILIZED IN THIS PROJECT. IF IT IS NOT CLEAR WHERE A SPECIFIC DETAIL IS TO BE UTILIZED, SEND RFI TO ARCHITECT FOR CLARIFICATION.
- THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK, SUPPLY ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH LOCAL AND NATIONAL GOVERNING CODES.
- THE GENERAL CONTRACTOR SHALL CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, REPORTING ANY DISCREPANCIES IN WRITING TO THE ARCHITECT BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. THIS IS THE SAME FOR LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS UNDER WHICH THE CONTRACTOR WILL BE OBLIGATED TO OPERATE. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION SUPPLIED BY THE OWNER.
- DIMENSIONS ARE TYPICALLY TO A FINISHED SURFACE OR TO AN ASSEMBLY, FIXTURE, CENTERLINE, ETC. REPORT ALL DISCREPANCIES IN DIMENSIONS IN WRITING TO THE ARCHITECT PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. WORK SHALL BE TRUE AND LEVEL AS INDICATED. ALL WORK SHALL RESULT IN AN ORDERLY AND WORKMAN-LIKE APPEARANCE. WHERE FIGURES OR DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS, THE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL IMMEDIATELY REQUEST DIMENSIONS IN WRITING FROM THE ARCHITECT.
- THE GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY LIGHT, TELEPHONE, FAXING, CLEAN-UP SERVICE, AND TOILETS. ALL TEMPORARY WORK IS TO BE REMOVED PRIOR TO COMPLETION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SUBCONTRACTORS COORDINATE THEIR WORK WITH THE OTHER TRADES INCLUDING WORK NOT IN CONTRACT.
- THE GENERAL CONTRACTOR IS TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
- THE GENERAL CONTRACTOR IS TO KEEP A FULL SET OF UP-TO-DATE CONSTRUCTION DOCUMENTS INCLUDING ADDENDA, FIELD SKETCHES, CLARIFICATIONS AND SUPPLEMENTS AVAILABLE AT THE JOB SITE AT ALL TIMES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS NECESSARY FOR COMPLETION OF WORK AND FOR PROTECTION OF WORKERS, VISITORS AND THE PUBLIC.
- THE GENERAL CONTRACTOR IS TO PROVIDE ADEQUATE BARRICADES AS PER LOCAL BUILDING CODES AND ORDINANCES TO ENSURE THE SAFETY OF PERSONS AND PROPERTY ON THE SITE OCCUPIED BY THE OWNER AND IN THE ADJACENT PUBLIC RIGHT OF WAY.
- CARBON MONOXIDE EMISSIONS ARE PROHIBITED FROM ALL INTERIOR WORK. IF FUME HAZARDS OCCUR, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MONITORING AND TESTING OF AFFECTED AREAS.
- THE GENERAL CONTRACTOR IS TO REPAIR, REPLACE, PATCH AND MATCH ANY MATERIALS, AREAS OR SYSTEMS AS REQUIRED AND CALLED FOR TO ENSURE PROPER INSTALLATION AND NEAT APPEARANCE OF THE WORK.
- SPECIFIED ITEMS HAVE BEEN SELECTED BECAUSE THEY REFLECT THE STANDARDS OF QUALITY DESIRED, OR POSSESS FEATURES REQUIRED TO PRESERVE THE DESIGN CONCEPT. THE ARCHITECT, THEREFORE, RESERVES THE RIGHT TO REQUIRE THE USE OF THE SPECIFIED ITEMS. ANY REQUESTS FOR SUBSTITUTIONS FOR THE SPECIFIED ITEMS MUST BE SUBMITTED TO THE ARCHITECT, IN WRITING, ALONG WITH SAMPLE AND PROOF OF EQUALITY OF SUCH ITEMS. IN ALL CASES, THE BURDEN OF PROOF OF EQUALITY SHALL BE WITH THE BIDDER AND THE DECISION OF THE ARCHITECT SHALL BE FINAL.
- THE OWNER, ARCHITECT, OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY VERBAL INSTRUCTIONS.
- ALL SCRAP MATERIALS ARE TO BE REMOVED FROM THE SITE ON A DAILY BASIS. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE.
- THE GENERAL CONTRACTOR IS TO NOTIFY OWNER'S REPRESENTATIVE AND ARCHITECT UPON FINDING CONDITIONS NOT IDENTIFIED ON DRAWINGS.
- THE ADJACENT PROPERTIES SHALL IN NO WAY BE INCONVENIENCED OR DISTURBED BY VEHICLES, DEBRIS, SIGNS, ODORS, UNSIGHTLY CONDITIONS, OR NON-CONSTRUCTION NOISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS ON SITE AT ALL TIMES AND FOR THE BEHAVIOR OF INDIVIDUALS WITH RESPECT TO THE ADJACENT AREAS. THE PROJECT SITE SHALL BE DRUG AND ALCOHOL FREE.
- REFER TO ADDITIONAL NOTES BY STRUCTURAL AND MEP DISCIPLINES. WHERE VARIOUS DISCIPLINES INDICATE WORK FOR DIFFERING DISCIPLINES (FOR EXAMPLE, MECHANICAL WORK WHICH WOULD REQUIRE STRUCTURAL MODIFICATIONS), THE GENERAL CONTRACTOR IS TO NOTIFY THE ARCHITECT PRIOR TO COMMENCING THE WORK.

GENERAL NOTES

- REFER TO MEP SITE PLANS FOR NEW ELECTRICAL SERVICE, SITE LIGHTING AND OTHER UTILITIES.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND REGULATIONS. CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK AND WITHIN SCOPE OF THE CONTRACT DOCUMENTS. THE LOCATION OF UTILITIES IS BASED ON THE BEST INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- ALL WOOD BLOCKING TO BE FIRE RETARDANT.
- CONTROLS AND OPERATING MECHANISMS:
 - GENERAL: ALL CONTROLS AND DEVICES HAVING MECHANICAL OR ELECTRICAL OPERATING MECHANISMS WHICH ARE EXPECTED TO BE OPERATED BY OCCUPANTS, VISITORS, OR OTHER USERS OF A BUILDING OR FACILITY, SHALL COMPLY WITH DETAILS PROVIDED. SUCH MECHANISMS MAY INCLUDE, BUT ARE NOT LIMITED TO THERMOSTATS, LIGHT SWITCHES, ALARM ACTIVATING UNITS, VENTILATORS, ELECTRICAL OUTLETS, ETC.



- HEIGHT. THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES PROVIDED IN THE DETAILS. EXCEPT WHERE OTHERWISE NOTED, ELECTRICAL AND COMMUNICATIONS SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE THE FLOOR.
- OPERATION. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN FIVE LBS.

- SIGNAGE: SIGNS AT ALL DESIGNATED HANDICAPPED TOILET ROOMS SHALL COMPLY WITH THIS PARAGRAPH.
 - CHARACTER PROPORTION. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3.5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1.5 AND 1:10, UTILIZING AN UPPER-CASE "X" FOR MEASUREMENT.
 - COLOR CONTRAST. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND. LIGHT COLORED CHARACTERS ON DARK BACKGROUNDS ARE REQUIRED.
 - TACTILE CHARACTERS AND SYMBOLS. CHARACTERS, SYMBOLS, OR PICTOGRAPHS ON SIGNS REQUIRED TO BE TACTILE. SHALL BE RAISED 1/32 INCH MINIMUM. LETTERS AND NUMBERS SHALL BE SANS SERIF CHARACTERS, SHALL BE AT LEAST 5/8 INCH HIGH, BUT SHALL BE NO HIGHER THAN TWO INCHES AND SHALL BE PROPORTIONED IN ACCORDANCE WITH SUB-PARAGRAPH (B) OF THIS PARAGRAPH. NOTE: BRAILLE CHARACTERS MAY BE USED IN ADDITION TO STANDARD ALPHABET CHARACTERS AND NUMBERS, BUT MAY NOT BE USED EXCLUSIVELY. IF USED, BRAILLE CHARACTERS SHALL BE PLACED TO THE LEFT OF STANDARD CHARACTERS. RAISED BORDERS AROUND RAISED CHARACTERS ARE DISCOURAGED.
 - MOUNTING HEIGHT AND LOCATION. TACTILE SIGNAGE USED FOR ROOM IDENTIFICATION SHALL BE MOUNTED ON THE WALL ON THE LATCH (STRIKE) SIDE OF DOORS AT A HEIGHT OF 60" ABOVE FINISHED FLOOR TO CENTERLINE OF SIGN.
 - SYMBOLS OF ACCESSIBILITY. IF ACCESSIBLE TOILETS ARE IDENTIFIED, THEN THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE USED. THE SYMBOL SHALL BE DISPLAYED AS SHOWN BELOW.

- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MISCELLANEOUS STEEL OR DECORATIVE STEEL SHOWN ON ARCHITECTURAL SHEETS WHETHER SHOWN OR DETAILED ON STRUCTURAL SHEETS. FOR MEMBERS SHOWN BUT NOT SIZED THE FOLLOWING APPLIES:
 - LOOSE ANGLES: 4" X 4" X 3/8"
 - TUBE STEEL: 5" X 5" X 1/4"
 - WIDE FLANGE: W12 X 16
 - LOOSE CHANNELS: C8 X 13.75
- 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, ASK THE GENERAL CONTRACTOR FOR A COPY TO REVIEW BEFORE BEGINNING YOUR WORK.

APPLICABLE BUILDING CODES & AUTHORITIES

- 2015 International Building Code
- 2015 International Residential Code
- 2015 International Existing Building Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2015 International Fuel Gas Code
- 2015 International Fire Code
- 2015 International Energy Conservation Code
- 2014 National Electric Code

Local amendments to the above-listed codes may be viewed on the Development Services Department website: www.sanantonio.gov/dsd

CODE REVIEW SUMMARY

LOCATION: 230 Adams St. San Antonio, Texas 78210			
OCCUPANCY CLASSIFICATION			
BUILDING TYPE: RESIDENTIAL MIXED DISTRICT	OCCUPANCY GROUP: R	BUILDING AREA: 2,174 S.F.	

DRAWING INDEX

GENERAL

A0.01 COVER SHEET / INDEX/SURVEY

ARCHITECTURAL

- A2.01 SITE PLAN/FLOOR PLAN; WINDOW SCHEDULE
 A4.01 EXISTING EXTERIOR ELEVATIONS
 A4.02 PROPOSED EXTERIOR ELEVATIONS

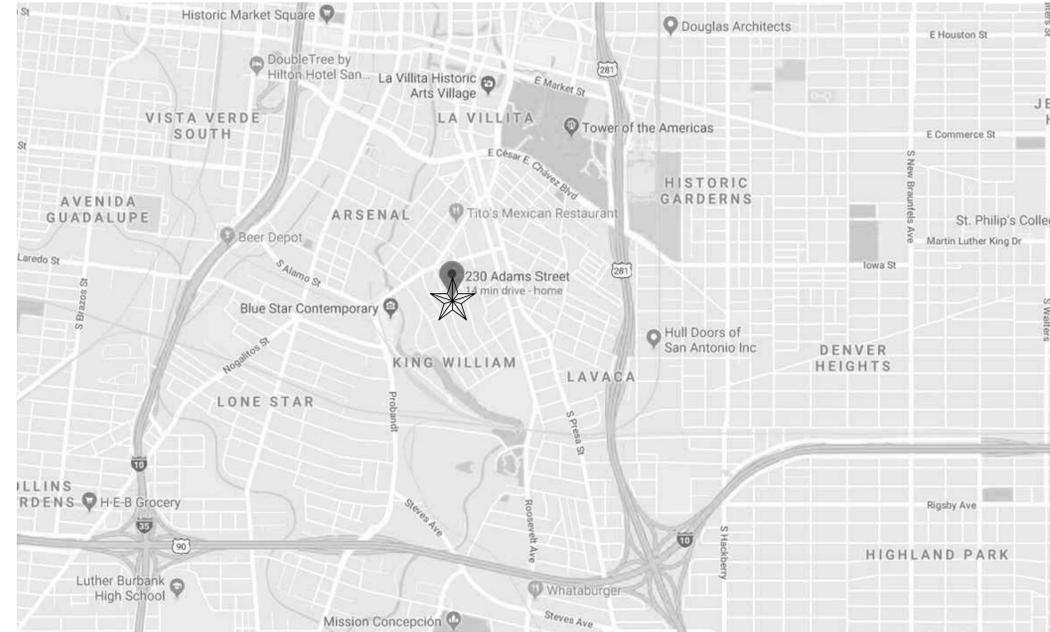
ADAMS REHAB

230 Adams St.
San Antonio, Texas 78210

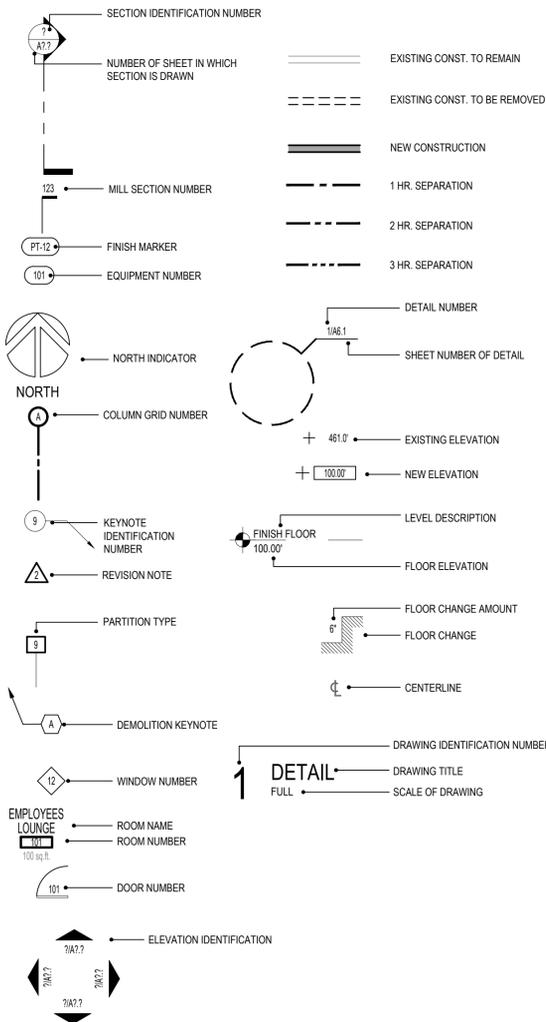
DESIGN TEAM

BUILD MODERN, LLC
 11618 JONES MALTSBERGER RD.
 SAN ANTONIO, TX 78216
 210.421.8890

LOCATION MAP - CITY



LEGEND



Set #



DATE: 22 June 2018
 EXP. DATE:
 BUILD MODERN, LLC
 11618 JONES MALTSBERGER RD.
 SAN ANTONIO, TEXAS 78216
 VOICE: (210) 421-8890
 GENEVIE@BUILDMODERNSA.COM

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PROJECT

Adams Remodel

230 Adams Street
San Antonio, TX 78210

OWNER

David Robertson

11618 Jones Maltzberger Rd.
San Antonio, TX 78216

PROJECT NUMBER

18-Adams

DESIGN DEVELOPMENT

NO.	DATE	DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

Cover Sheet / Index

DATE: 22 June 2018
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SHEET NUMBER

A0.01

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NO. DATE DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

Existing Exterior Elevations

DATE
 22 June 2018

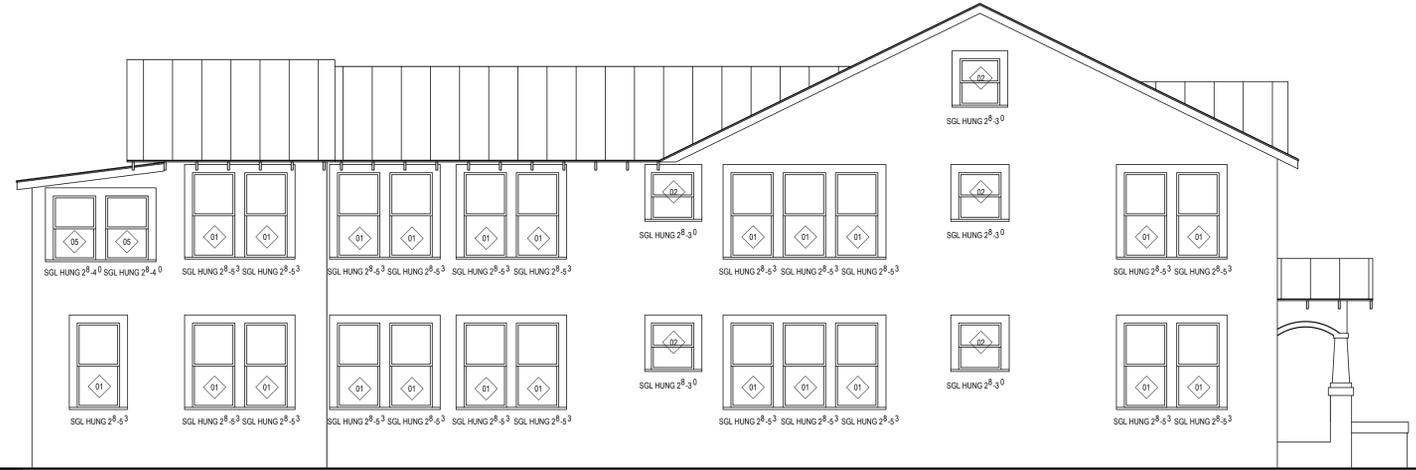
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SHEET NUMBER

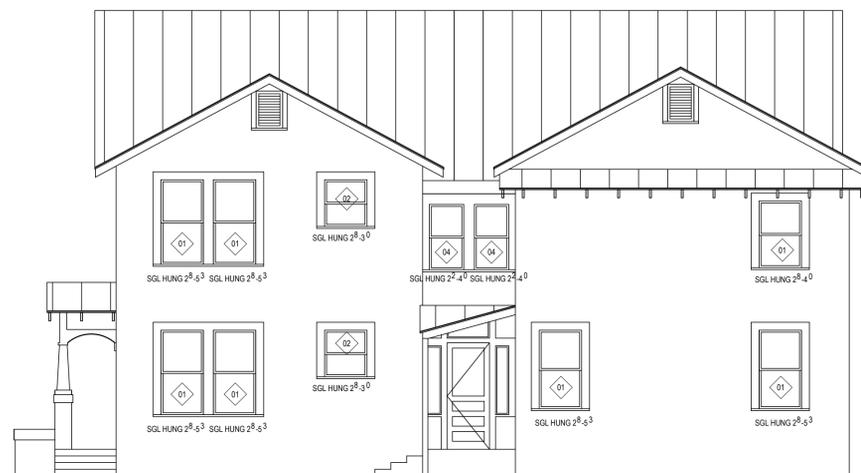
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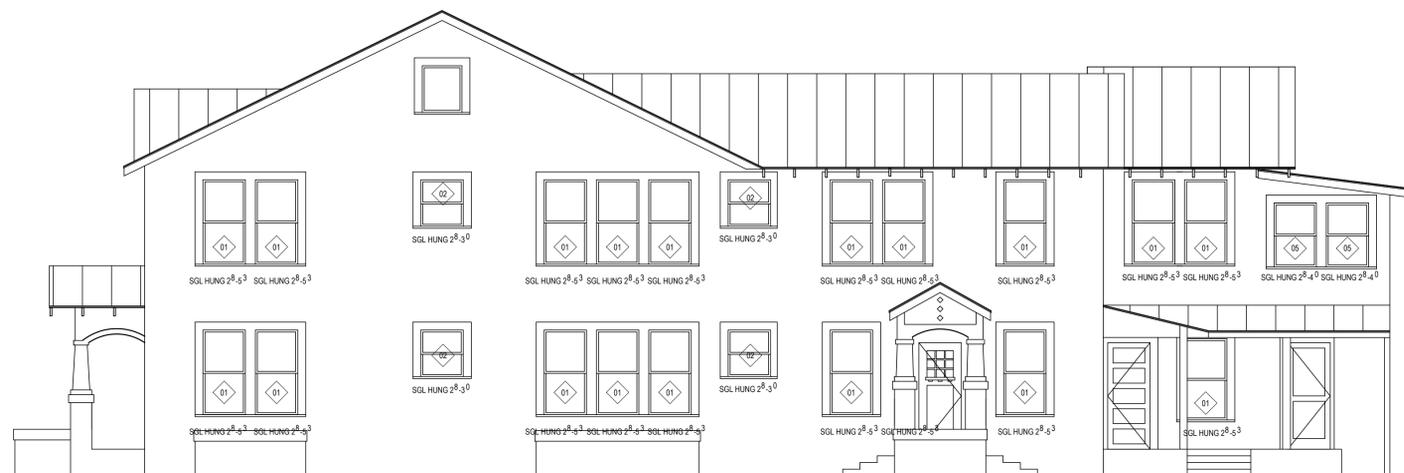
W EXISTING EXTERIOR ELEVATION
 3/16" = 1'-0"



N EXISTING EXTERIOR ELEVATION
 3/16" = 1'-0"



E EXISTING EXTERIOR ELEVATION
 3/16" = 1'-0"



S EXISTING EXTERIOR ELEVATION
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DATE
 22 June 2018

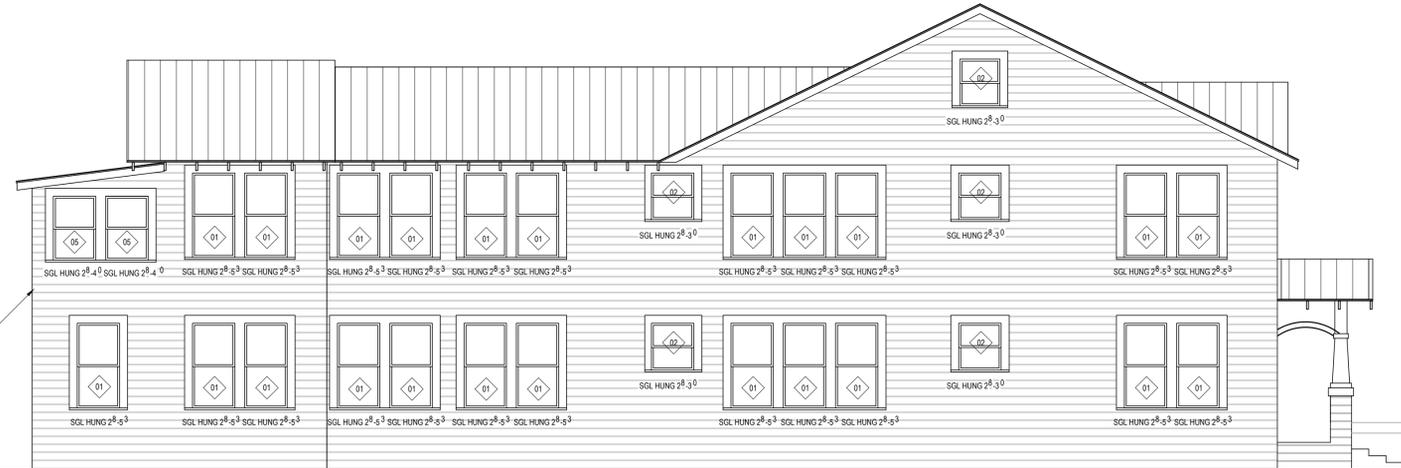
BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH

SHEET NUMBER

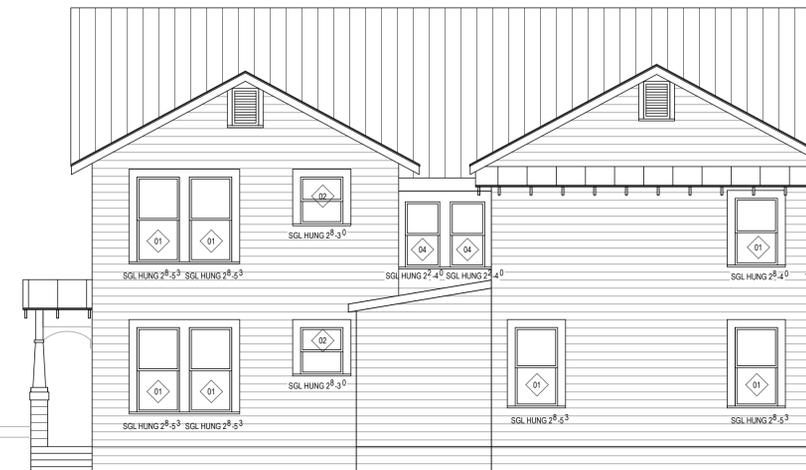
A4.01



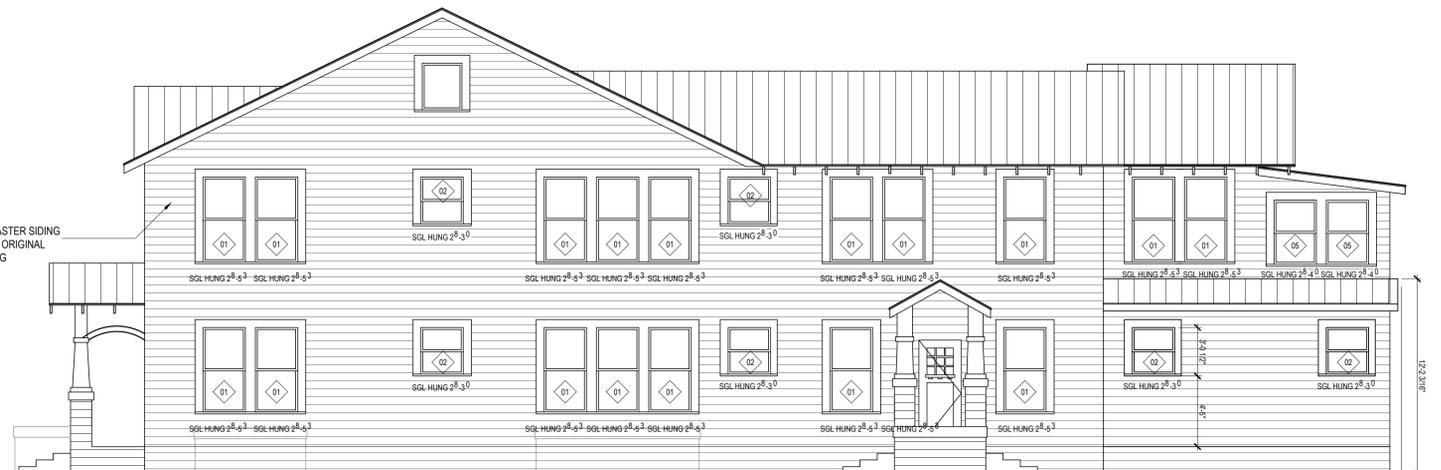
W PROPOSED EXTERIOR ELEVATION
 3/16" = 1'-0"



N PROPOSED EXTERIOR ELEVATION
 3/16" = 1'-0"



E PROPOSED EXTERIOR ELEVATION
 3/16" = 1'-0"



S PROPOSED EXTERIOR ELEVATION
 3/16" = 1'-0"



230 ADAMS STREET SATX 78210



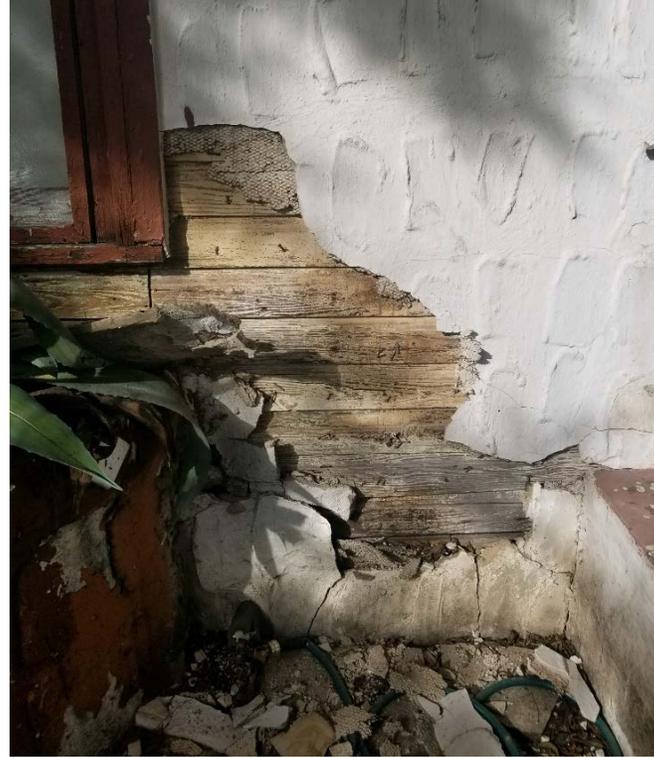
EXISTING PORCH TO REMAIN



SIDE PORCH TO REMAIN

WOOD SIDING
EXPOSURE AT
SECOND LEVEL





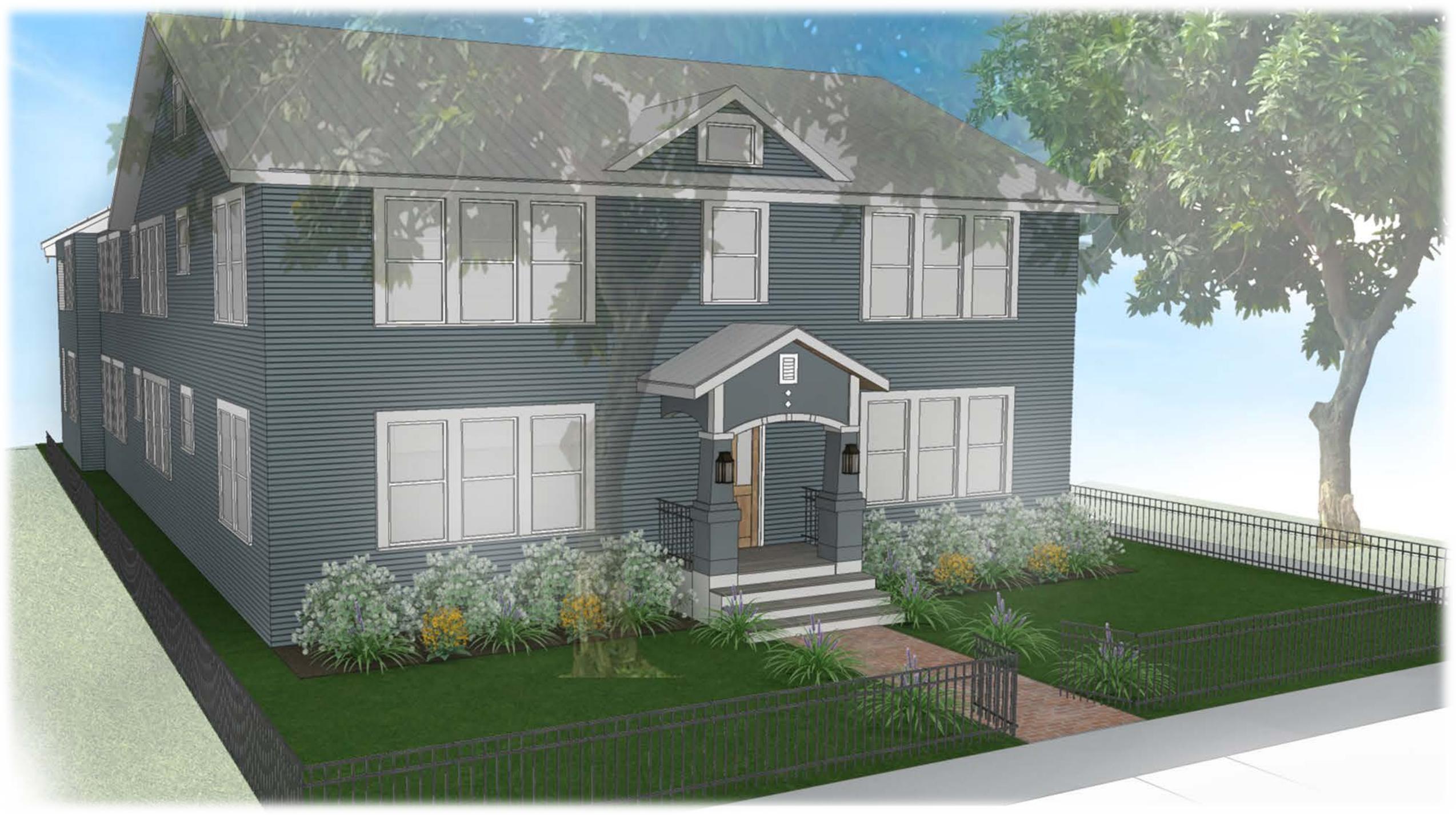
WOOD SIDING BEHIND STUCCO/PLASTER

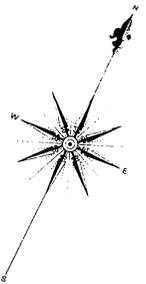
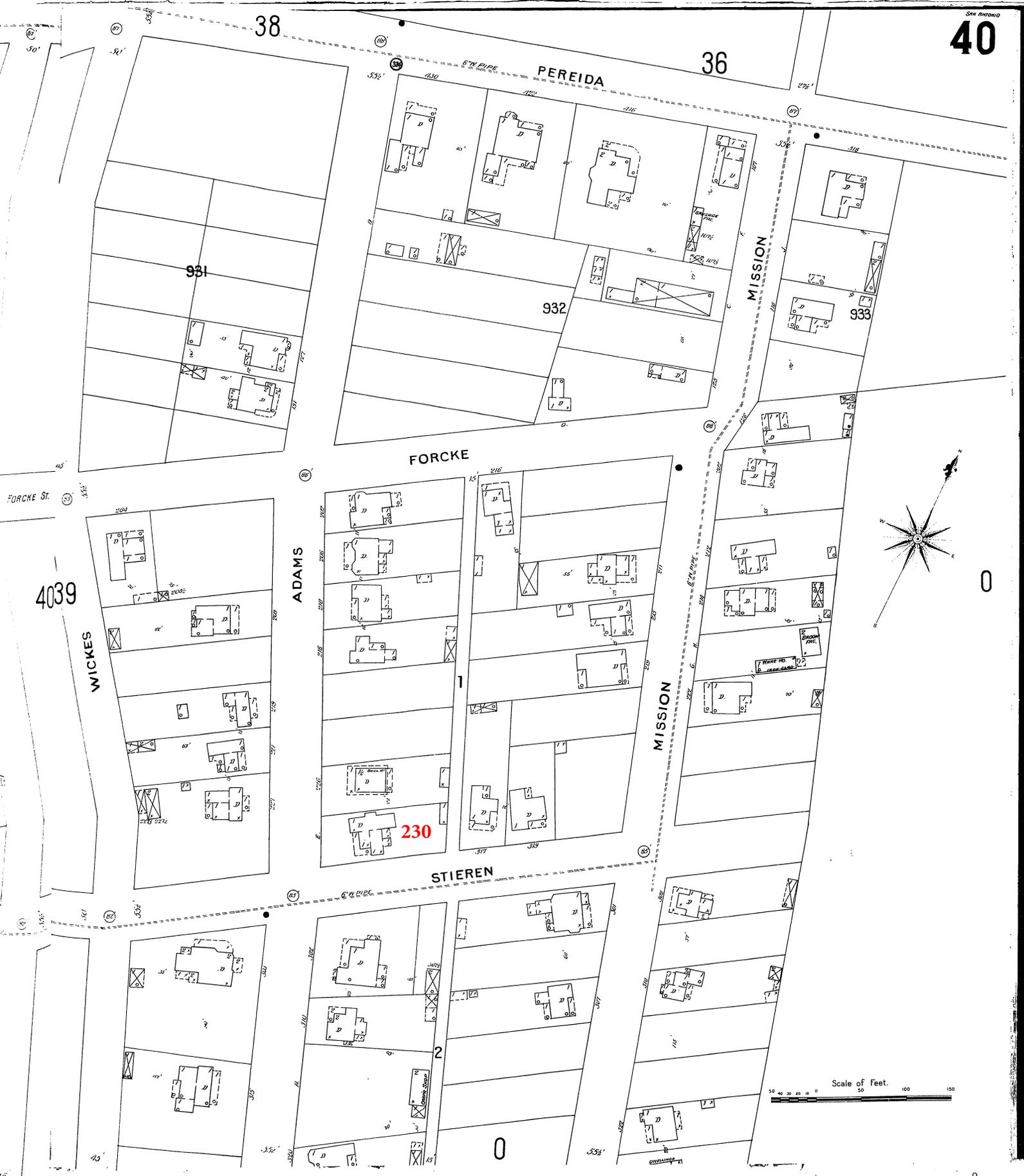
PROPOSAL TO:

- REMOVE STUCCO/PLASTER
- RESTORE EXISTING WOOD SIDING OR REPLACE DAMAGED WOOD SIDING:

REASON:

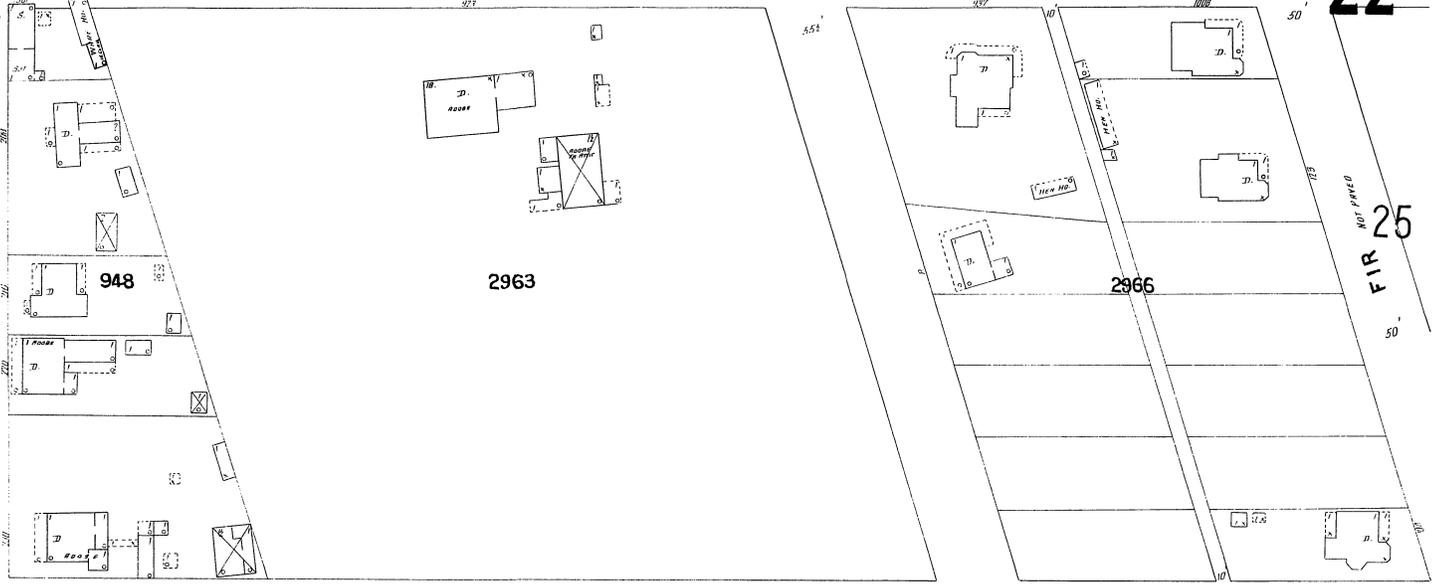
- STRUCTURE WAS NOT DESIGNED FOR STUCCO CAUSING IT TO CRACK
- STUCCO IS NOT ORIGINAL TO THE HOME





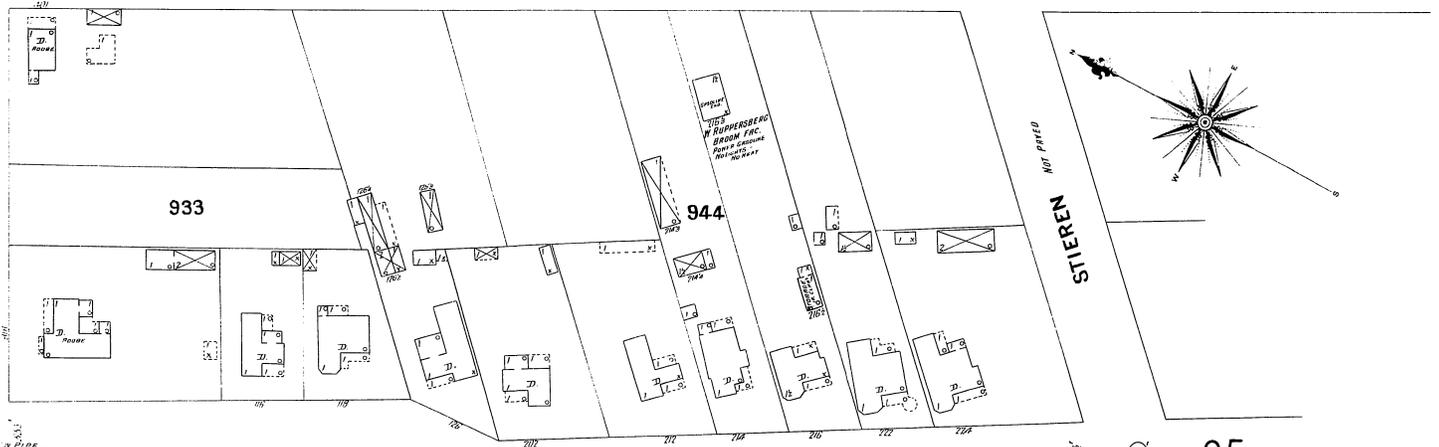
GARDEN ASPHALT PAVED

22



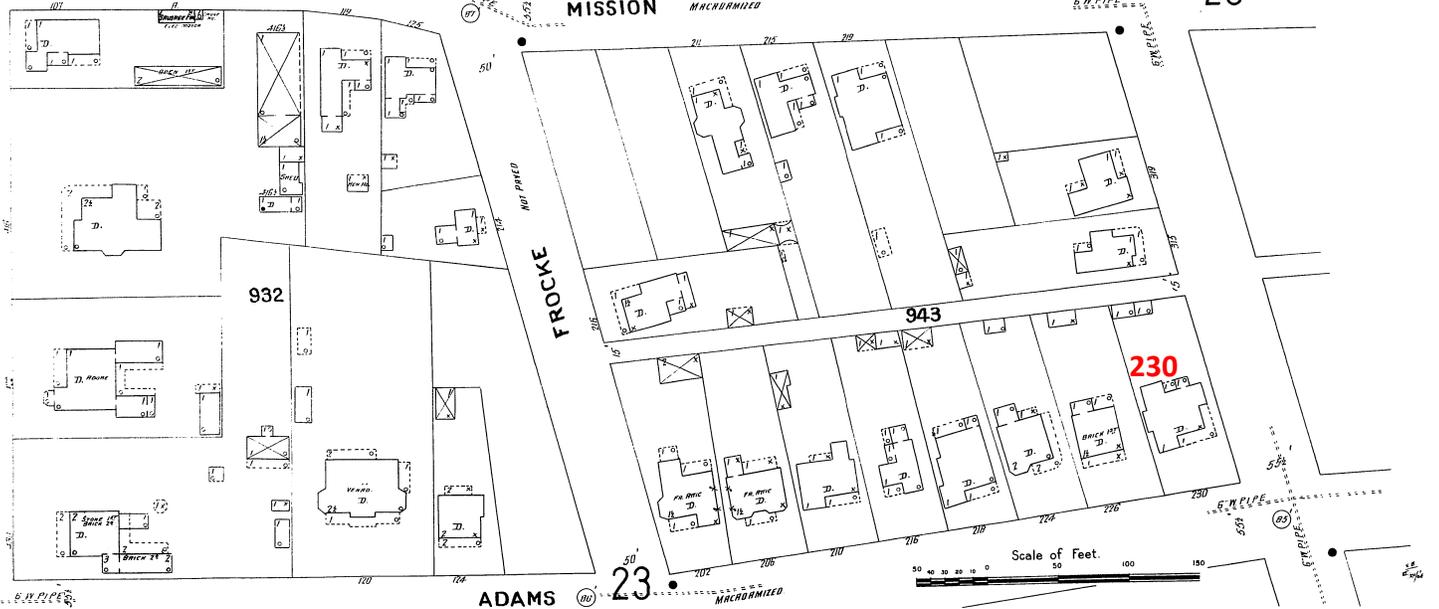
CEDAR NOT PAVED

21 PERIEDA



MISSION MCKURMILLO

25



ADAMS 23

352

351

S. ALAMO

PEREIDA

WICKES

361

FORCKE

ADAMS

MISSION

357

931

932

942

943

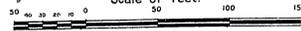
230

STIEREN

359



Scale of Feet.





352

351

361

357

359

S. ALAMO
MAGNIFIED

PEREIDA

WICKES

ADAMS

FORCKE

MISSION

STIEREN
MAGNIFIED

ALAMO METHODIST CHURCH
1870 BAYLOR ST.

MARY MAGDALENE LEAGUE

BEETHOVEN HOME

932

931

942

943

230

Scale of Feet.