

HISTORIC AND DESIGN REVIEW COMMISSION

August 1, 2018

HDRC CASE NO: 2018-328
ADDRESS: 230 ADAMS ST
LEGAL DESCRIPTION: NCB 943 BLK 1 LOT SW 100 FT OF 16
ZONING: RM-4 CD, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Genevie Ramirez/Build Modern
OWNER: David Roberson/Build Modern
TYPE OF WORK: Exterior modifications, window replacement, porch modifications, construction of a rear addition and fencing
APPLICATION RECEIVED: June 29, 2018
60-DAY REVIEW: August 28, 2018
REQUEST:

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

1. Remove the existing, non-original stucco from each façade to expose the original wood siding.
2. Replace the existing standing seam metal roof with a new standing seam metal roof.
3. Install a four (4) foot tall wrought iron fence in the front yard and side yards.
4. Construct an addition of approximately 150 square feet at the rear of the historic structure.
5. Replace the existing, wood windows with new, double hung wood windows.
6. Perform modifications to the existing porches on the west and south elevations to include modifications to form and material.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

3. Materials: Roofs

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.
- 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.

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.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

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.

FINDINGS:

- a. The historic structure at 230 Adams was constructed circa 1895 and is found on the 1896 Sanborn Map. The structure was originally constructed as a one story, single family residential structure with a wraparound porch. The structure existed in this form until circa 1950 when a second floor was added and the original structure and the wraparound front porch was removed.

- b. **STUCCO REMOVAL** – As noted in finding a, the original, one story structure did not feature a stucco façade. Evidence of the original siding exists on the first floor; however, one portions of the structure modified circa 1950, siding that matches that of the original 1896 is likely to not exist. Staff finds that the existing stucco should remain until accurate evidence of existing siding is obtained.
- c. **ROOFING** – The applicant has proposed to replace the existing, standing seam metal roof with a new standing seam metal roof. Staff finds this request to be appropriate and consistent with the Guidelines. The proposed replacement 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. An inspection is to be scheduled with OHP staff prior to the installation of roofing materials to insure an inappropriate ridge cap is not installed.
- d. **FENCING** – The applicant has proposed to install an aluminum fence to feature four (4) feet in height to be located parallel to the property line on both the Adams and Stieren sides of the property. The applicant has proposed a sidewalk gate and has proposed for the fence to stop at the driveway on Stieren. Staff finds the proposed fence on this block of Adams to be appropriate. The proposed fence should align with those featured on neighboring properties.
- e. **REAR ADDITION** – At the rear of the historic structure, the applicant has proposed construct an addition to replace an existing, rear porch., The applicant has proposed for the addition to feature a shed roof to match that of the existing porch roof, two, one over one wood windows and wood siding. Staff finds the proposed addition to be appropriate; however, the siding material should be stucco to match that of the existing structure, per finding b.
- f. **WINDOW REPLACEMENT** – The historic structure currently features historic, one over one wood windows. Many of the existing windows feature damage or are missing sashes. In some instances windows are completely missing. The Guidelines for Exterior Maintenance and Alterations 6.A.iii. notes that historic windows should be repaired. Staff performed a site visit on July 10, 2018, and found that many of the existing windows are in repairable condition. Staff has indicated these windows on elevation drawings located within the exhibits. Regarding window replacement, staff finds the proposed wood, one over one windows to be an appropriate replacement for windows that are deteriorated beyond repair.
- g. **PORCH MODIFICATIONS** – The applicant has proposed to modify the existing porches and porch roofs by removing the existing plaster and stucco facades, columns and column pediments and installing brick pediments as well as opening the existing porch walls. Per the Guidelines, porches should be preserved as they exist. Reconstruction and modifications should only be performed if based on evidence of a previous design. Staff finds that the installation of new cedar columns and the proposed modifications including the removing of both roof and sidewall structure are inconsistent with the Guidelines.

RECOMMENDATION:

1. Staff does not recommend approval of item #1, the removal of the existing stucco façade based on finding b. Staff finds that the existing stucco should remain until accurate evidence of historical siding used throughout the building is provided.
2. Staff recommends approval of item #2, the replacement of the exiting standing seam metal roof with the following stipulation:
 - i. That the proposed replacement 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. An inspection is to be scheduled with OHP staff prior to the installation of roofing materials to insure an inappropriate ridge cap is not installed.
3. Staff recommends approval of item #3, the installation of a front and side yard fence based on finding d with the following stipulation:
 - i. That the proposed fence not exceed four (4) feet in height and that it align with neighboring fences.
4. Staff recommends approval of item #4, the construction of a rear addition with the following stipulations:
 - i. That the proposed façade material be stucco to match as close to that of the historic structure as possible.
 - ii. That the proposed windows feature a depth that matches those found in the historic structure.
5. Staff recommends partial approval of item #5, window replacement, only where windows are non-repairable as noted by staff in the exhibits. Staff does not recommend approval of wholesale window replacement. The applicant may present additional information to staff regarding the replacement of windows that are deteriorated beyond repair that were not accessible to staff during the site visit.
6. Staff does not recommend approval of item #6, porch modifications, based on finding g.

CASE MANAGER:

Edward Hall

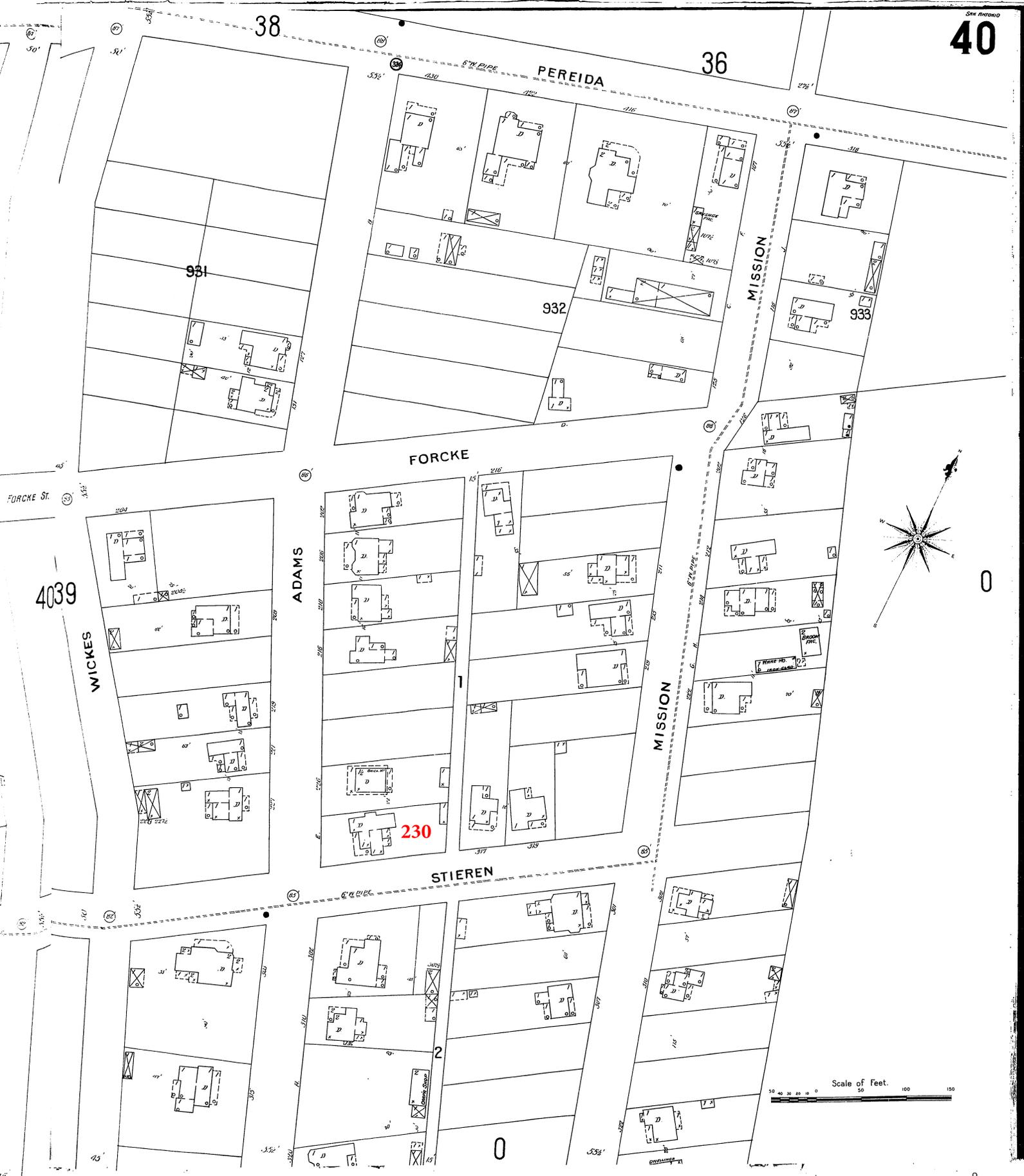


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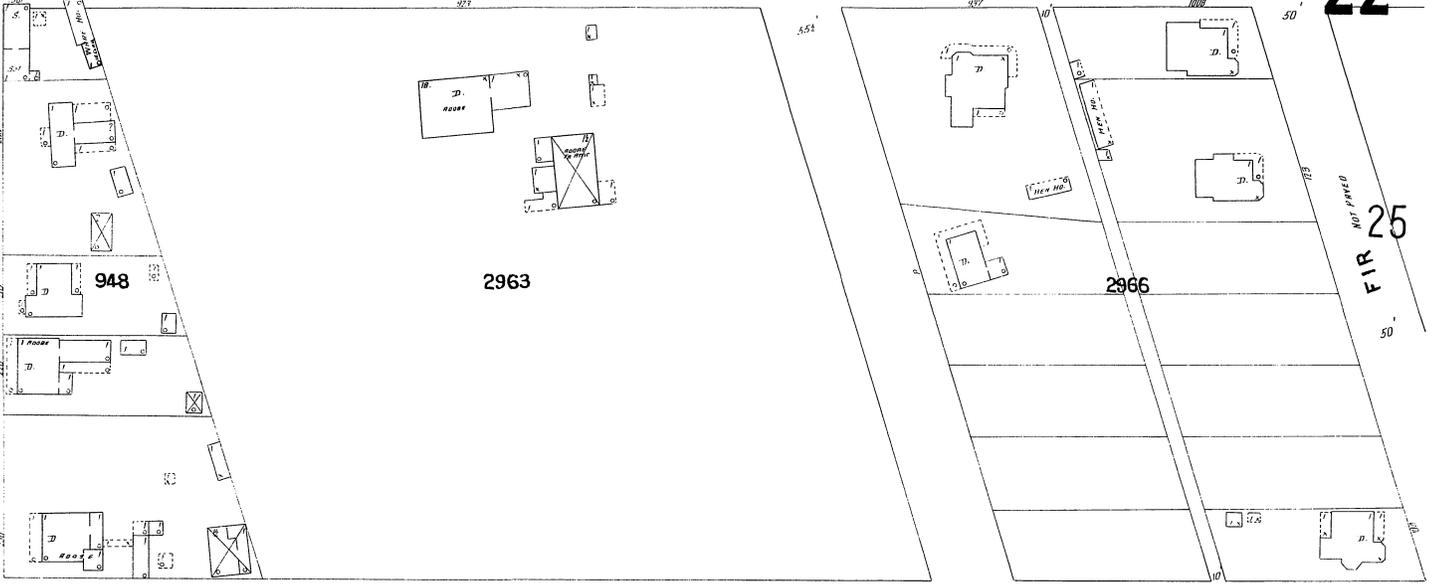
Printed: Jul 10, 2018

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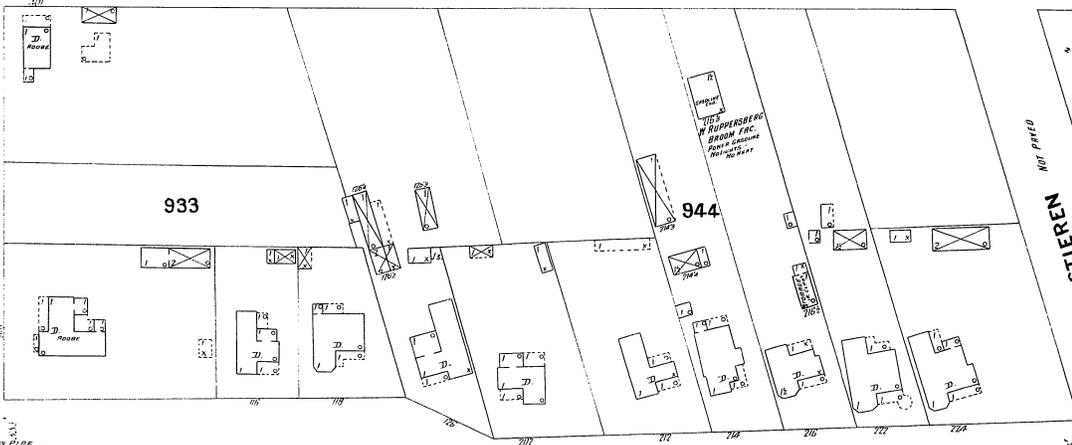
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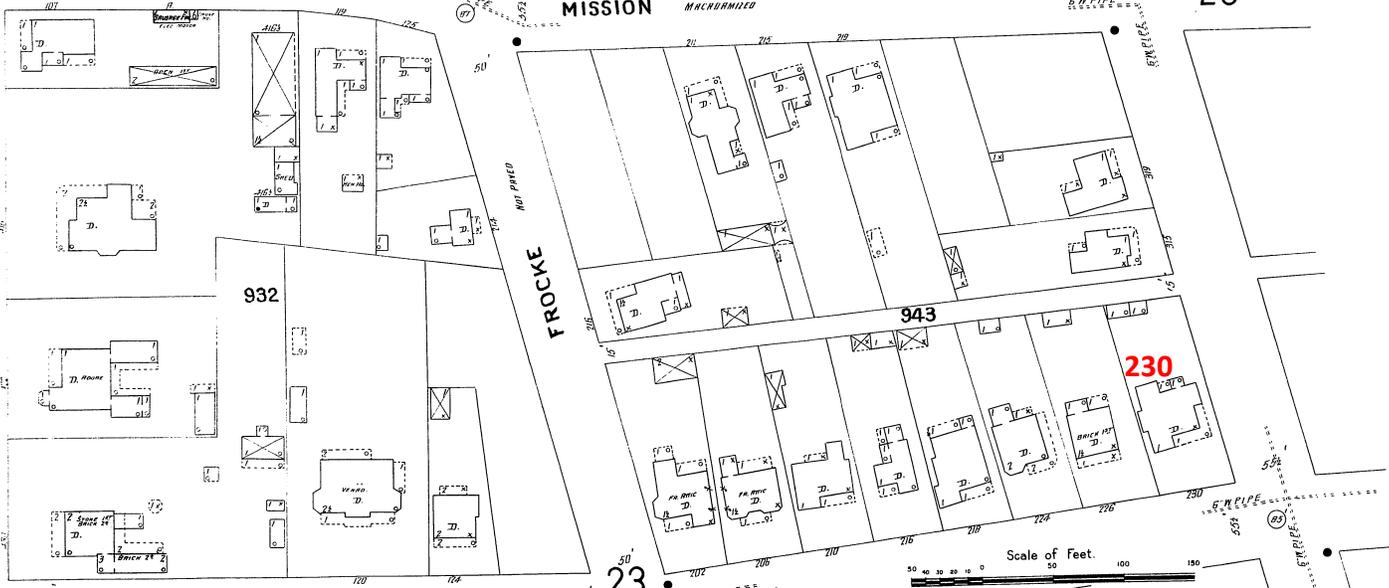
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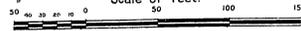
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Scale of Feet.



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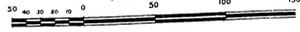
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Scale of Feet.





230 Adams St

BUILD MODERN, LLC

11618 Jones Maltsberger Rd.
San Antonio, TX 78216

David@BuildModern.com
Genevie@BuildModern.com

29 June 2018

Historic and Design Review Commission

Adams Rehab

230 Adams St.
San Antonio, Texas 78210

Re: Adams Rehab – Project Narrative

Dear Historic and Design Review Commission,

The owner of the property located at 230 Adams St. in San Antonio, Texas 78210 has hired the design/build company Build Modern, LLC to undergo a rehabilitation on the exterior and interior of the structure.

The project intent is to keep the original features of the existing structure and update where is needed. Below are the proposed items to undergo rehabilitation.

#1 Replacing Windows

West Elevation

All windows will be replaced with a double hung wood window with insulated glass. The existing framing and window openings will remain the same. Please see sheet A2.01 and A4.02 for the window schedule.

#2 Porches

South and West Elevation

We are proposing to open up the existing porches on the south and west elevation by removing the existing stucco material. We are also proposing to add a brick base to the columns and exposing a new cedar post at the top portion of the columns. Please see sheet A4.02 that shows a colored image as well as exterior elevations. All dimensions will remain the same.

#3 New Fence

South and West Elevation

We are proposing to install a new black metal 4'-0" fence at the south and west elevation. Please see sheet A2.01 that has notes indicating the location and length of the fence.

#4 Small Addition To Rear of Building

Southeast Elevation

We are proposing to remove the existing porch at the southeast elevation of the building and rebuild a new enclosed structure. The exterior material and roof will match the existing structure. We have included 2 new windows that face the south elevation. We used a window size that matches the existing 2'-8" W x 3'-0" H window. The foundation will be pier and beam to match the existing structure.

Please contact me if you have any questions.

Sincerely,



Genevieve Ramirez
Authorized Agent for Owner
210-421-8890
Genevieve@BuildModern.com



230 Adams Street

BUILD MODERN, LLC

View from the West Elevation



230 Adams Street

BUILD MODERN, LLC

View from the South Elevation



230 Adams Street

BUILD MODERN, LLC

View from the North Elevation



230 Adams Street

BUILD MODERN, LLC

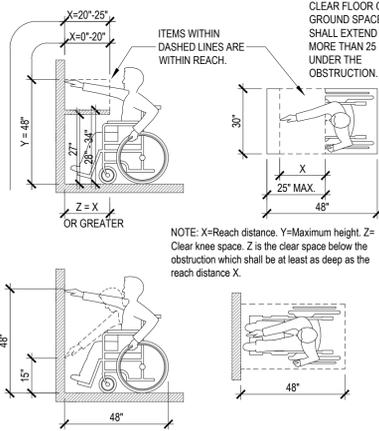
View from the South Elevation

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

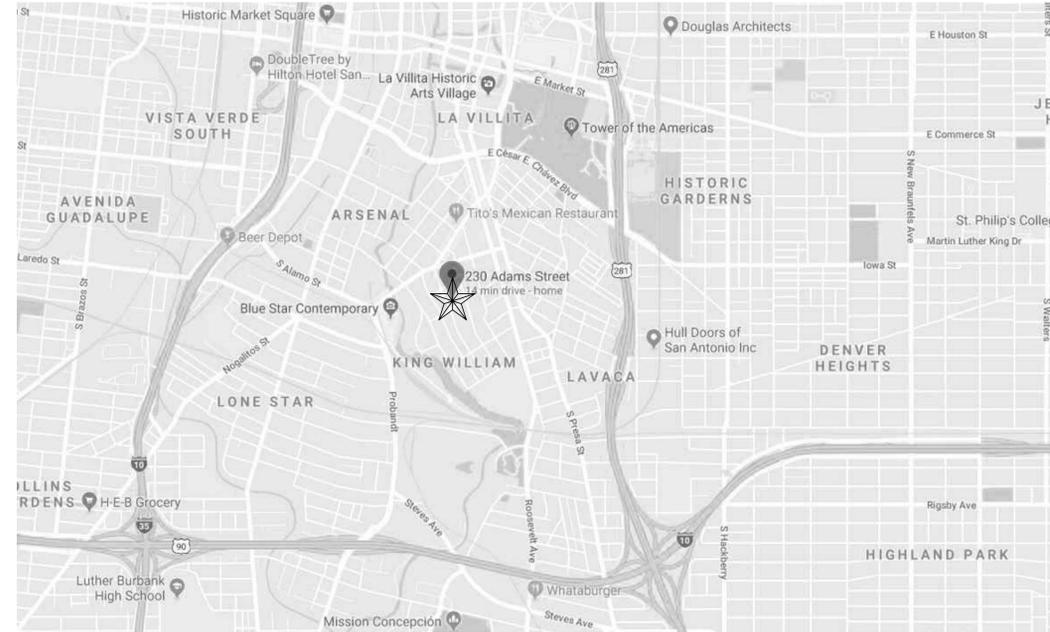
ADAMS REHAB

230 Adams St.
San Antonio, Texas 78210

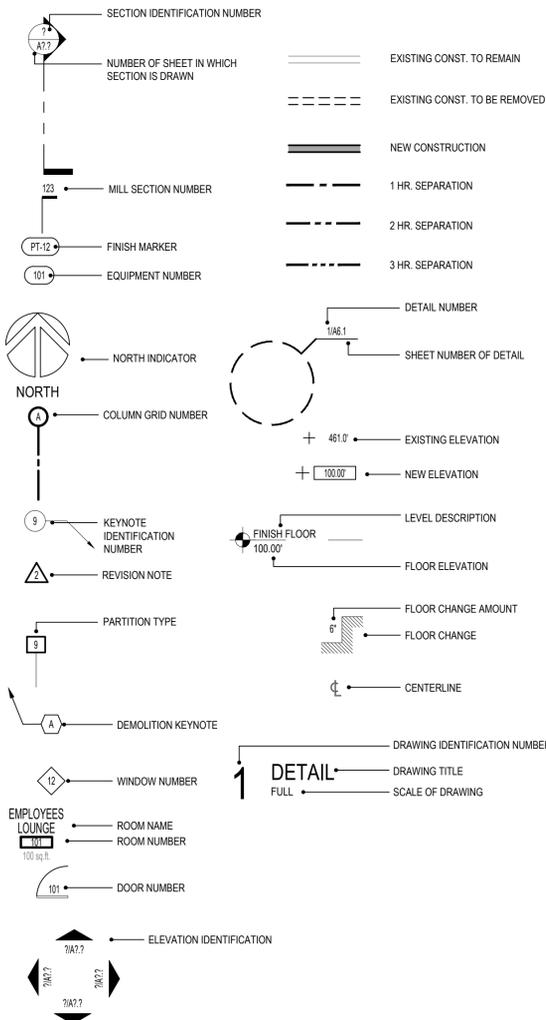
DESIGN TEAM

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

THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF BUILD MODERN AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT WRITTEN CONSENT FROM GENEVIE RAMIREZ AND DAVID ROBERTSON.
 BUILD MODERN, LLC IS A DESIGN AND BUILD FIRM. NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING, WINDBRACING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED IMMEDIATELY REGARDING FRAMING, WINDBRACING AND THE FOUNDATION DESIGNS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, WINDBRACING AND FOUNDATION DESIGN FOR THIS PROJECT. BUILD MODERN, LLC ARE NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY WHETHER OR FORM IF ANY ISSUES OR PROBLEMS ARISE.

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

SHEET NUMBER

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PROJECT
Adams Remodel

230 Adams Street
 San Antonio, TX 78210

OWNER
David Robertson

11618 Jones Maltsberger Rd.
 San Antonio, TX 78216

PROJECT NUMBER
 18-Adams

DESIGN DEVELOPMENT

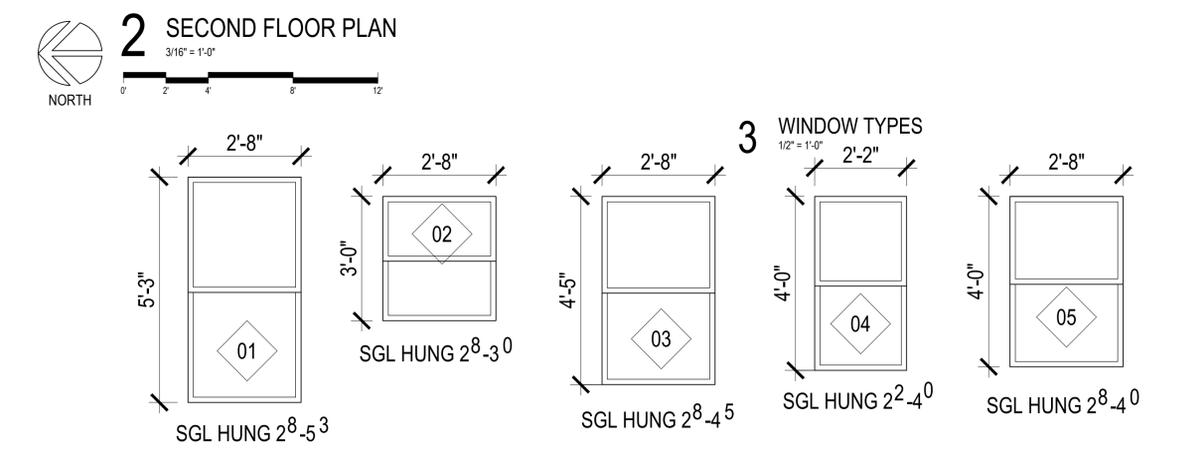
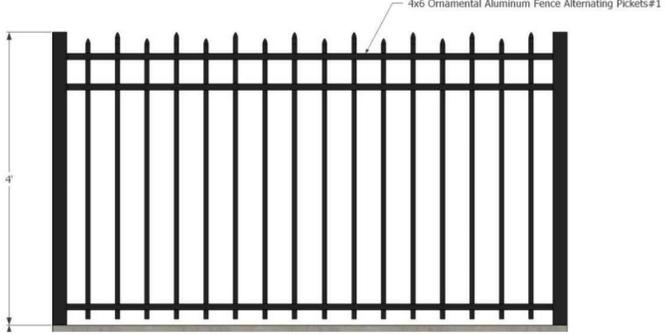
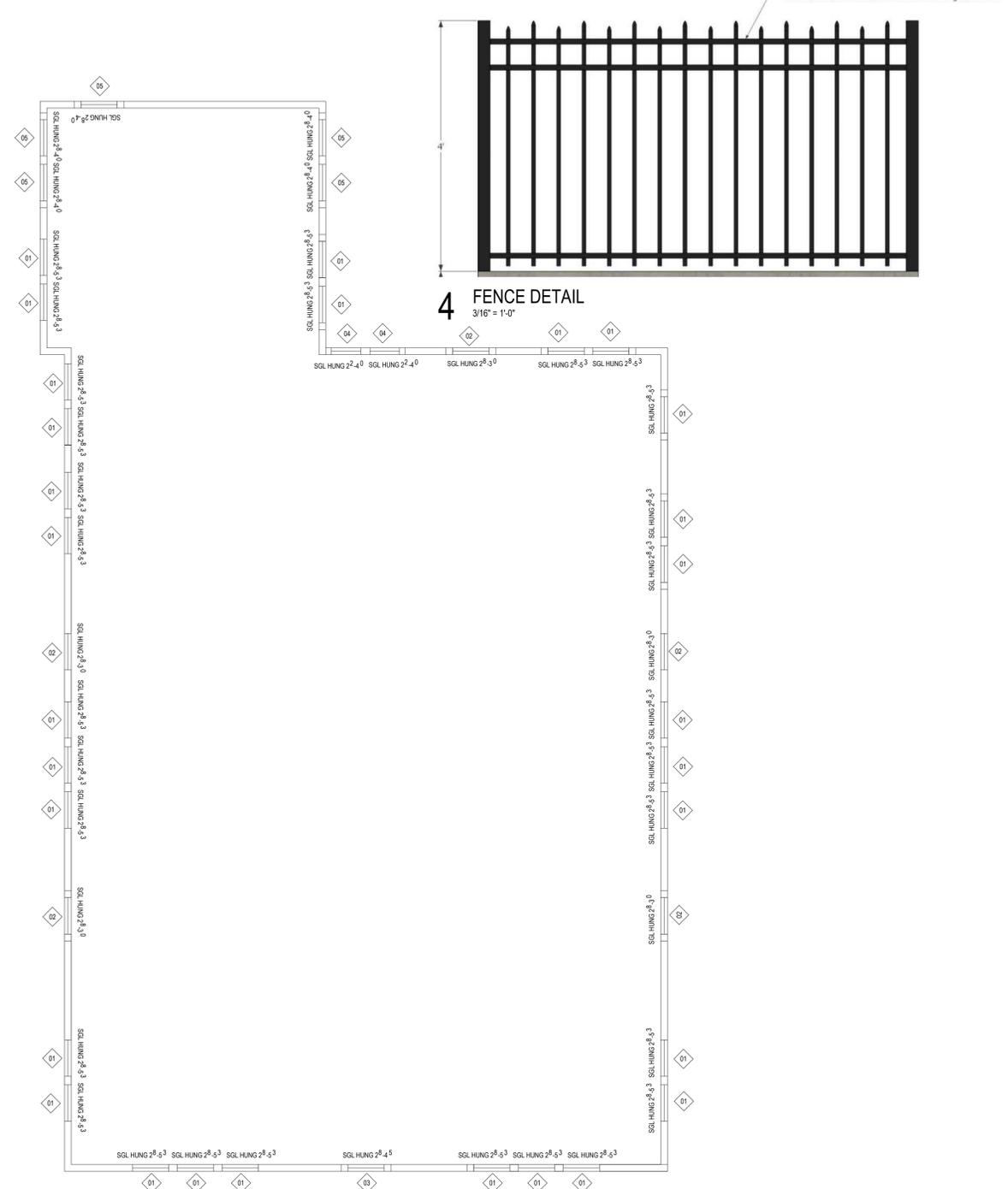
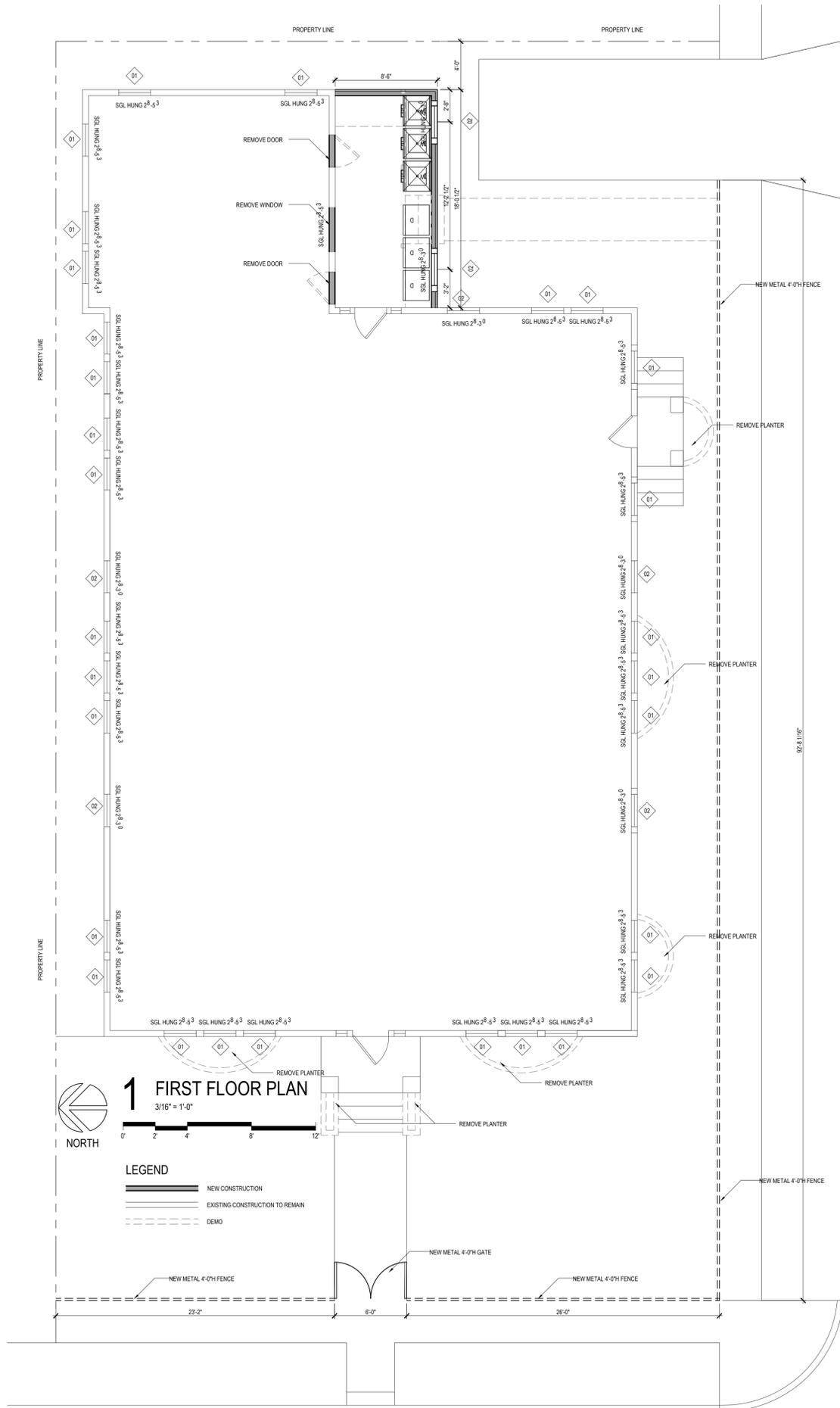
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SHEET TITLE
Floor Plan

DATE
 22 June 2018

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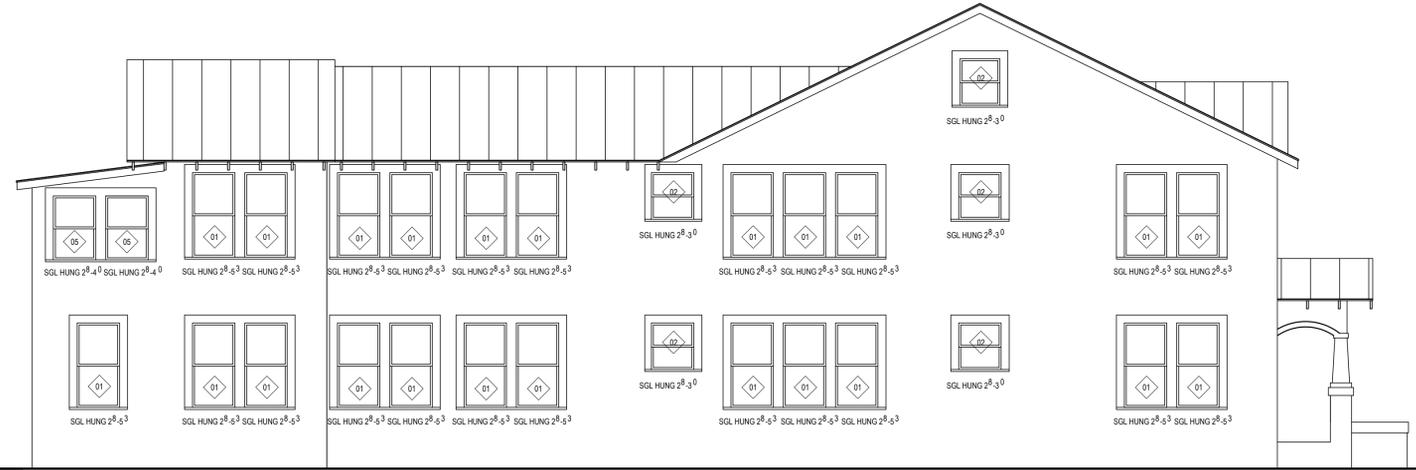
Existing Exterior Elevations

DATE: 22 June 2018

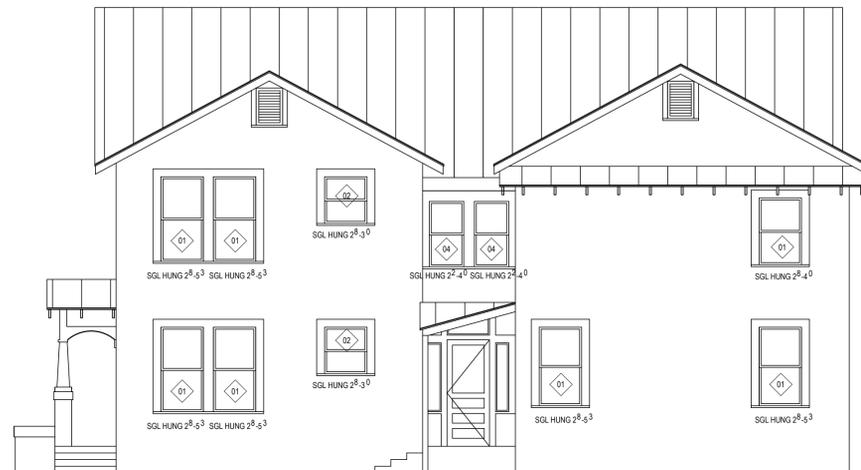
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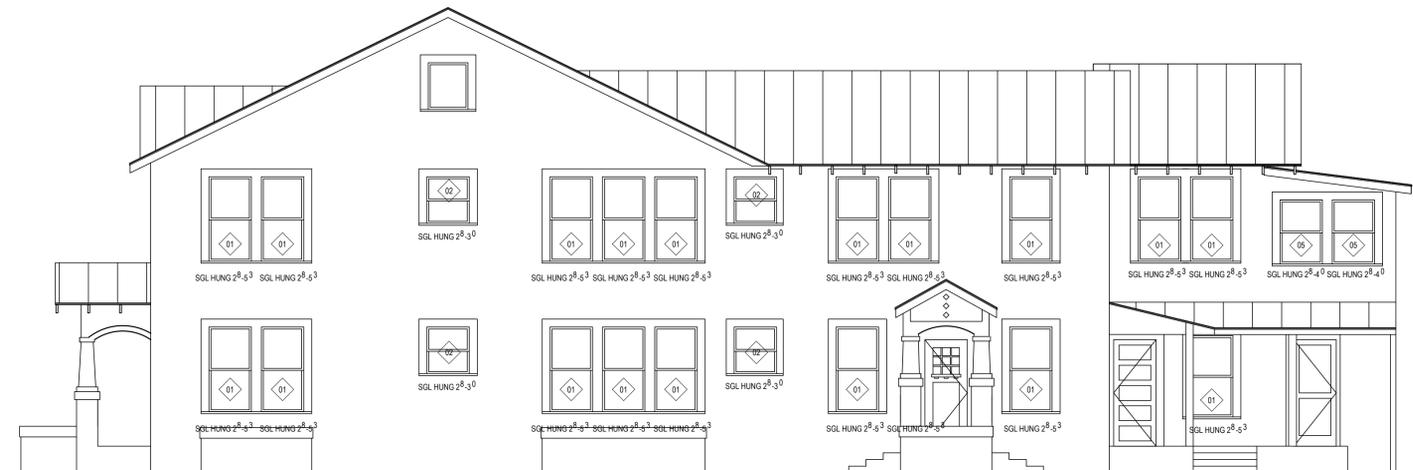
W EXISTING EXTERIOR ELEVATION
 3/16" = 1'-0"



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

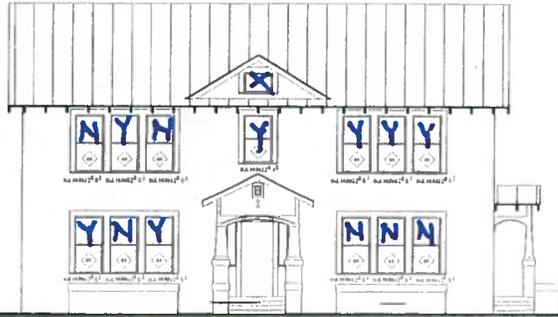


E EXISTING EXTERIOR ELEVATION
 3/16" = 1'-0"

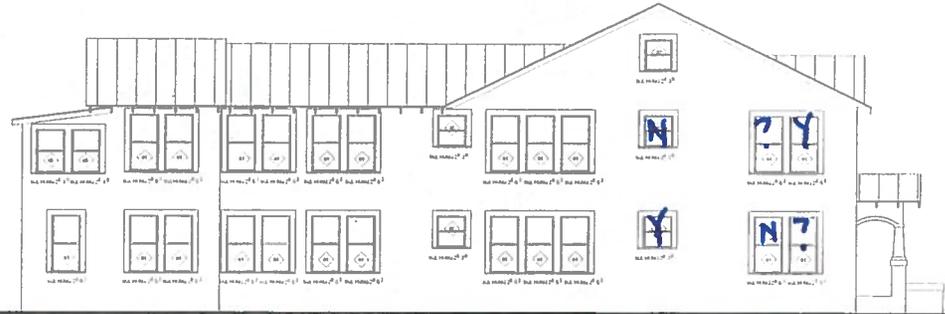


S EXISTING EXTERIOR ELEVATION
 3/16" = 1'-0"

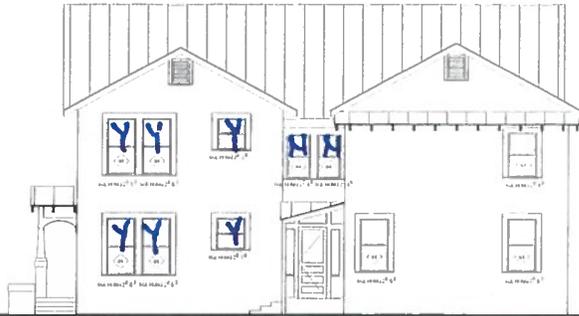
WINDOW SCHEDULE PER STAFF'S SITE VISIT



W EXISTING EXTERIOR ELEVATION
30' x 14'



N EXISTING EXTERIOR ELEVATION
30' x 14'



E EXISTING EXTERIOR ELEVATION
30' x 14'



S EXISTING EXTERIOR ELEVATION
30' x 14'



18 ADAMS
1118 JONES MALTBARGER RD
SAN ANTONIO, TEXAS 78216
312.455.1111
WWW.BUILDMODERN.COM

Adams Remodel

230 Adams Street
San Antonio, TX 78210

David Robertson

1118 Jones Maltberger Rd
San Antonio, TX 78216

18 Adams
DESIGN DEVELOPMENT

NO DATE SUBMITTED TO OWNER

Existing Exterior Elevations

DATE
22 June 2018

Wood Tilt Pacs

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Magnum Double Hung Tilt Pac Parts List	10

Wood Tilt Pacs

Unit Features

Wood Tilt Pac: WTP

Wood Magnum Tilt Pac: WMTP

NOTE: CE mark not available on Wood Tilt Pac or Wood Magnum Tilt Pac.

Sash:

- Double Hung Tilt Pac
 - Sash thickness: 1 5/16" (33)
 - Top rail width: 2 15/32" (63)
 - Bottom rail width: 3 3/4" (95)
 - Stile width: 1 25/32" (45)
- Magnum Double Hung Tilt Pac
 - Sash thickness: 1 3/4" (44)
 - Top rail width: 2 1/4" (57)
 - Bottom rail width: 3 1/2" (89)
 - Stile width: 2 1/4" (57)
 - Bottom rail bevel 14 degrees
- Removable exterior glazing stops

Hardware:

- Lock: high pressure zinc die-cast cam lock and keeper
 - Optional keyed lock
 - Two locks on glass sizes of 36" (914) and wider
 - Color: Satin Taupe
 - Optional: Bronze, White, Plated Brass, Antique Brass, Satin Chrome, Oil Rubbed Bronze, Satin Nickel, Polished Chrome
- Double Hung Tilt Pac balance system: coil spring block and tackle with nylon cord and fiber filled nylon clutch
- Double Hung Magnum Tilt Pac: double coil spring block and tackle with nylon cord and fiber filled nylon clutch
- Jamb track: vinyl extrusion, foam backing
 - Color: Beige or White
- Sash retainer plate: standard for magnum units, optional for double hung - polycarbonate theroplastic
 - Color: Bronze or White
- Optional sash lifts: high pressure zinc die-cast
 - Color: Satin Taupe
 - Optional: Bronze, White or Brass

Weather Strip:

- Double Hung weather strip: dual durometer double leaf at check rail; bulb type dual durometer weather strip at bottom rail
- Double Hung Magnum weather strip: continuous leaf weather strip at head jamb parting stop which seals against top sash; dual durometer double leaf at check rail; bulb type dual durometer weather strip at bottom rail
- Color: beige

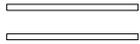
Insect Screens:

- Full sized wood screen is standard
 - Optional wood half screen, or aluminum full or half screen
 - All screens are shipped loose
 - Aluminum screen colors: Pebble Gray, Bahama Brown, Evergreen, Bronze, Stone White, Ebony, Wineberry, Coconut Cream, Hampton Sage, Cashmere, Sierra White, Cadet Gray, or Cascade Blue Screen Mesh: Charcoal fiberglass
 - Optional Screen Mesh: Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire, Bright Bronze Wire or Charcoal High Transparency (CH Hi-Tran) fiberglass

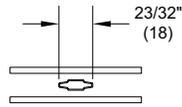
Glass and Glazing:

- Glazing method: single glaze, single glazed with energy panel or hermetically sealed insulated glass
- Glazing seal: silicone glazed
- Standard glass is insulating Low E2 Argon or Air
- Optional glazing available: Low E1 Argon or without Argon, Low E3 Argon or without Argon, clear, tints, tempered, obscure, decorative glass options
- Insulated glass will be altitude adjusted for higher elevations, Argon gas not included
- ADL glazing options not available with Argon.

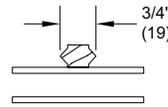
Divided Lite Options



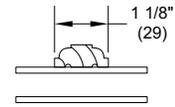
Insulating Glass



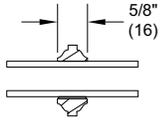
Aluminum 23/32"
Contour GBG



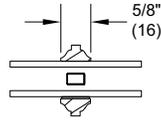
3/4" Grille



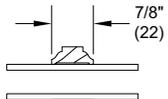
1 1/8" Grille



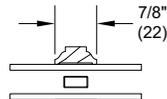
5/8" SDL



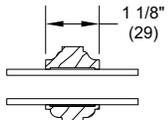
5/8" SDL
W/Spacer



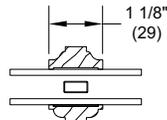
7/8" SDL



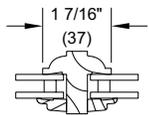
7/8" SDL
W/Spacer Bar



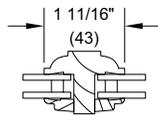
1 1/8" SDL



1 1/8" SDL
W/Spacer Bar



1 7/16" IG ADL



1 11/16" IG ADL

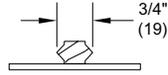
Divided Lite Options



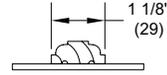
Single Glaze



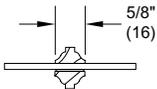
Single Glaze
W/ Energy Panel



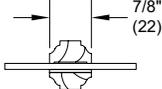
3/4" Grille



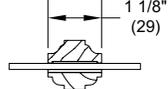
1 1/8" Grille



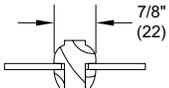
5/8" SDL



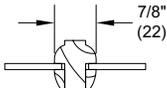
7/8" SDL



1 1/8" SDL



7/8" SG-ADL



7/8" SG-ADL
W/ Energy Panel

Min and Max Glass Size

Unit Type		Min Glass Size				Max Glass Size				Max Glass Size	
		Width		Height		Width		Height			
		in	mm	in	mm	in	mm	in	mm	Sq. Feet	Sq. Meters
Double Hung Tilt Pac	Insulating Glass	8	(203)	8	(203)	44	(1118)	48	(1219)	10	0.929
Double Hung Tilt Pac	Single Glaze	8	(203)	8	(203)	44	(1118)	48	(1219)	12	1.115
Magnum Double Hung Tilt Pac	Insulating Glass	12	(305)	12	(305)	60	(1524)	60	(1524)	18.5	1.719
Magnum Double Hung Tilt Pac	Single Glaze	12	(305)	12	(305)	60	(1524)	64	(1626)	18.5	1.719

NOTE: When glass height exceeds 48" (1219), top sash will be stationary and bottom sash will have limited travel. Maximum sash weight is 70 lbs per sash.

Measurement Conversions

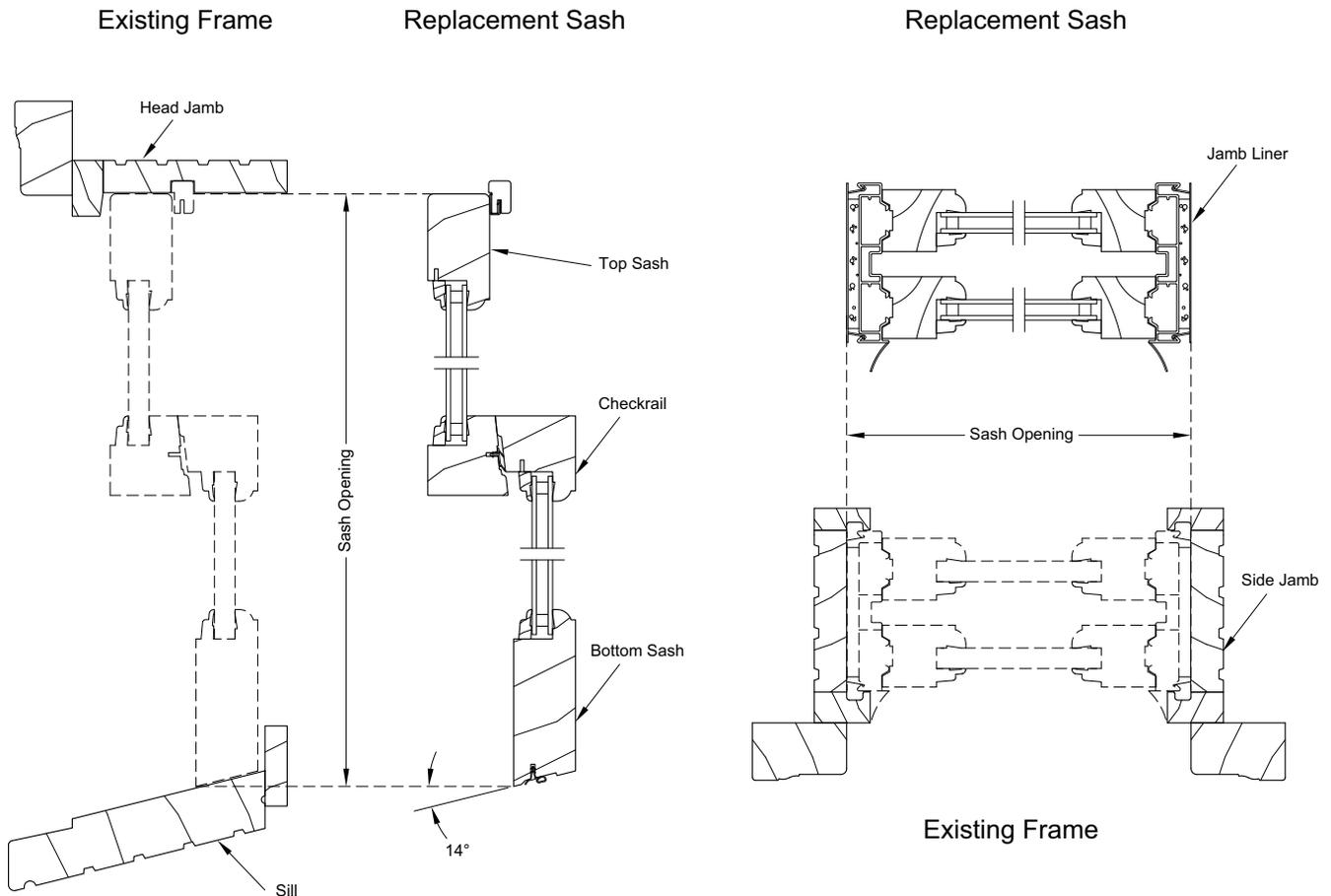
Double Hung Tilt Pac						
Unit Measurements		Width		Height		
From	To					
Glass Size:		in	mm		in	mm
Glass size	Daylite Opening	-1 1/16	(27)		-1 1/16	(27)
Glass size	Sash Opening	+ 4	(102)	× 2	+ 6	(152)
Glass size	Outside Measurement Bottom Sash	+ 2 1/2	(64)		+ 4 1/2	(114)
Glass size	Outside Measurement Top Sash	+ 2 1/2	(64)		+ 3 3/32	(79)
Daylight Opening		in	mm		in	mm
Daylight Opening	Sash Opening	+ 5 1/16	(129)	× 2	+ 8 1/8	(206)
Daylight Opening	Outside Measurement Bottom Sash	+ 3 9/16	(90)		+ 5 9/16	(141)
Daylight Opening	Outside Measurement Top Sash	+ 3 9/16	(91)		+ 4 5/32	(106)
Outside Measurement		in	mm		in	mm
Outside Measurement Top Sash	Sash Opening	+ 1 1/2	(38)	× 2	-3/16	(05)
Outside Measurement Bottom Sash	Sash Opening	+ 1 1/2	(38)	× 2	-3	(76)

Double Hung Magnum Tilt Pac						
Unit Measurements		Width		Height		
From	To					
Glass Size:		in	mm		in	mm
Glass size	Daylite Opening	-1 1/16	(27)		-1 1/16	(27)
Glass size	Sash Opening	+ 5 3/4	(146)	× 2	+ 5 7/8	(149)
Glass size	Outside Measurement Bottom Sash	+ 3 7/16	(87)		+ 4 17/32	(115)
Glass size	Outside Measurement Top Sash	+ 3 7/16	(87)		+ 2 29/32	(74)
Daylight Opening		in	mm		in	mm
Daylight Opening	Sash Opening	+ 6 13/16	(173)	× 2	+ 8	(203)
Daylight Opening	Outside Measurement Bottom Sash	+ 4 1/2	(114)		+ 5 19/32	(142)
Daylight Opening	Outside Measurement Top Sash	+ 4 1/2	(114)		+ 3 31/32	(101)
Outside Measurement		in	mm		in	mm
Outside Measurement Top Sash	Sash Opening	+ 2 5/16	(59)	× 2	-1/16	(02)
Outside Measurement Bottom Sash	Sash Opening	+ 2 5/16	(59)	× 2	-3 3/16	(81)

Wood Tilt Pacs

Tilt Pac Measurements

Scale: 3" = 1'0"



Instructions:

Follow these steps to measure an opening for Tilt Pac Replacement Sash

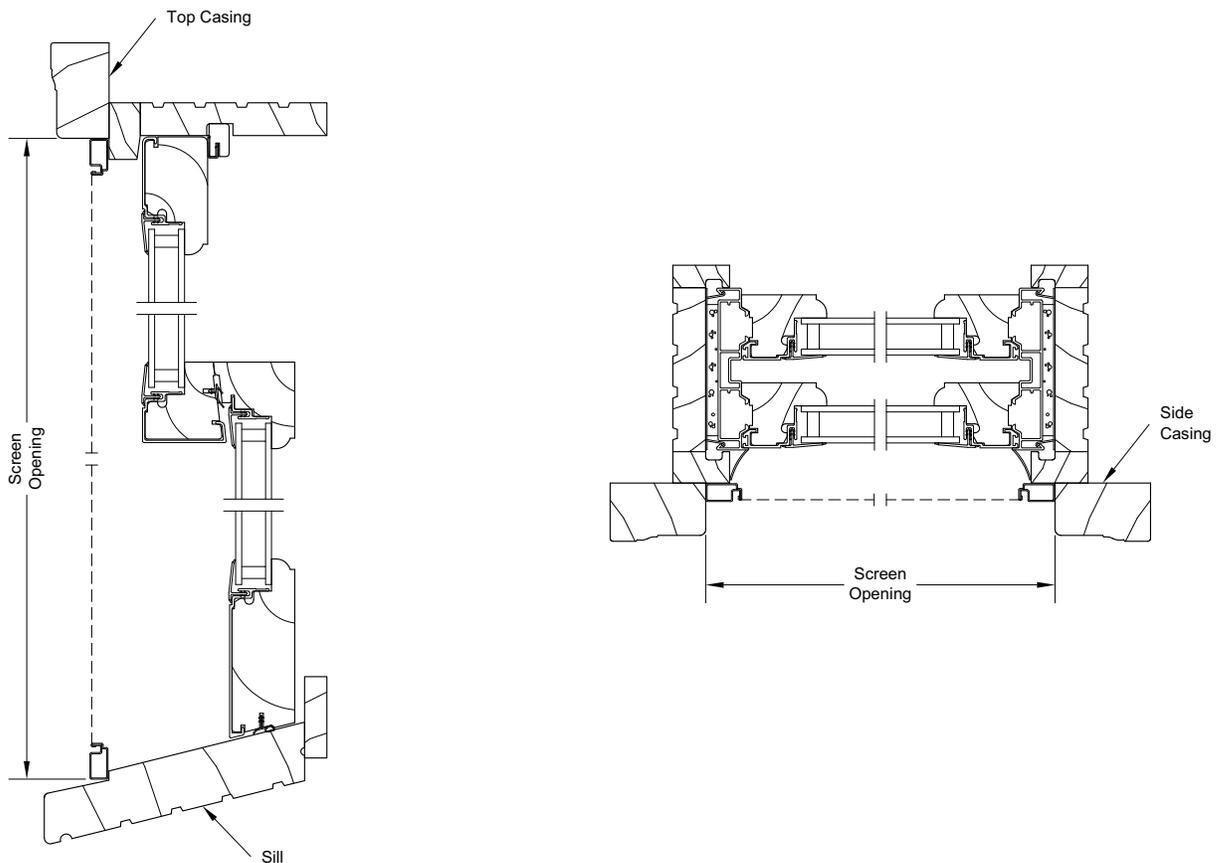
1. To find the sash opening height:
If the old window has Wood blocks holding the top sash in place, remove them. Lower the top sash for measuring clearance, then measure the height of the window from where the top sash meets the head jamb to where the bottom sash meets the sill when the bottom sash is fully closed.
2. To find the sash opening width:
Take an inside measurement of the frame from jamb to jamb.
3. To find the sill angle:
Raise the bottom sash and place a carpenter's protractor on the sill, the angle will register. Marvin's standard bottom rail is 14 degrees, other angles must be specified.

NOTE: Double Hung sash shown above. Instructions and measuring locations apply to Single Hung, Magnum Double / Single Hung sash.

Wood Tilt Pacs

Tilt Pac Full Screen Measurements

Scale: 3" = 1'0"



Instructions:

To insure a proper screen fit, it is recommended to order a screen after the Tilt Pac installation.

1. To find the screen opening height:
Measure from the top casing to the edge of where the screen will rest at the sill, minus $\frac{3}{32}$ (2) for the outside measurement (OSM) of the screen height.
2. To find the screen opening width:
Measure from the inside edge of the side casing to the inside edge of the opposite side casing, minus $\frac{1}{8}$ (3) for the outside measurement (OSM) of the screen width.

NOTE: Double Hung sash and screen are shown above. Instruction and measuring locations apply to Single Hung, Magnum Double Hung/Single Hung Sash. Screen measuring instructions also apply to Combination Storm/Screen measurement. Standard angle on combination bottom rails is 14 degrees, other angles must be specified.

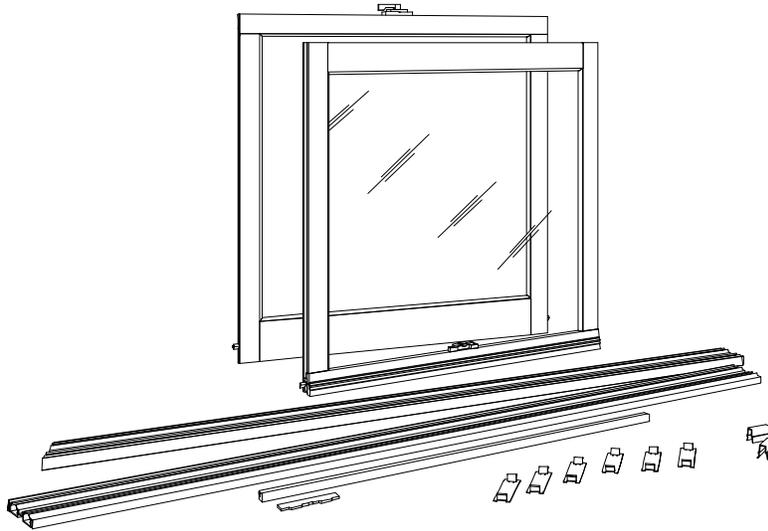
Standard Unit Measurements

Tilt Pac Unit Measurements				
Width				
CN	Sash Opening		Daylight Opening Double Hung Tilt Pac	
	ft - in	mm	ft - in	mm
16	1-8	(508)	1-2 15/16	(379)
20	2-0	(610)	1-6 15/16	(481)
24	2-4	(711)	1-10 15/16	(583)
26	2-6	(762)	2-0 15/16	(633)
28	2-8	(813)	2-2 15/16	(684)
30	2-10	(864)	2-4 15/16	(735)
32	3-0	(914)	2-6 15/16	(786)
36	3-4	(1016)	2-10 15/16	(887)

Tilt Pac Unit Measurements				
Height				
CN	Sash Opening		Daylight Opening Double Hung Tilt Pac	
	ft - in	mm	ft - in	mm
12	2-6	(762)	0-10 15/16	(278)
14	2-10	(864)	1-0 15/16	(329)
16	3-2	(965)	1-2 15/16	(379)
18	3-6	(1067)	1-4 15/16	(430)
20	3-10	(1168)	1-6 15/16	(481)
22	4-2	(1270)	1-8 15/16	(532)
24	4-6	(1372)	1-10 15/16	(583)
26	4-10	(1473)	2-0 15/16	(633)
28	5-2	(1575)	2-2 15/16	(684)
30	5-6	(1676)	2-4 15/16	(735)
32	5-10	(1778)	2-6 15/16	(786)
34	6-2	(1880)	2-8 15/16	(837)
36	6-6	(1981)	2-10 15/16	(887)

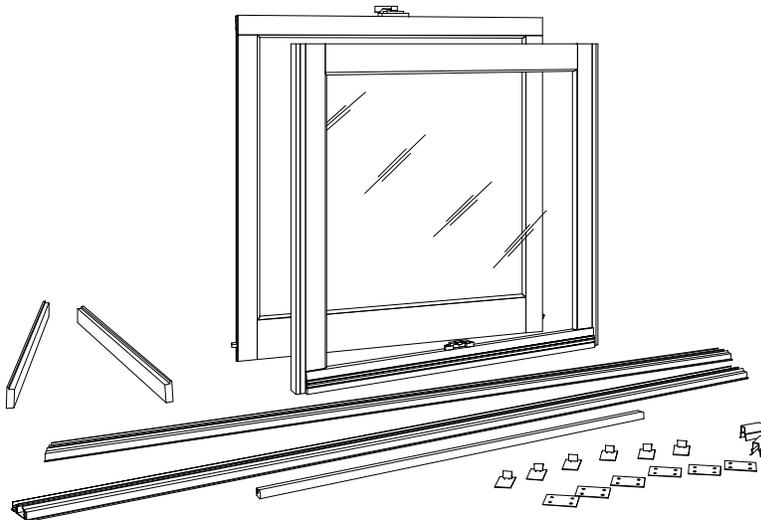
Double Hung Tilt Pac Parts List

Double Hung Tilt Pac



- A. Top Sash
- B. Bottom Sash
- C. Cam Pivots
- D. Left Vinyl Jamb Liner
- E. Right Vinyl Jamb Liner
- F. Head Jamb Part Stop
- G. Two Plastic Sash Stops
- H. Metal Brackets (quantity varies)
- I. Two foam gaskets

Single Hung Tilt Pac

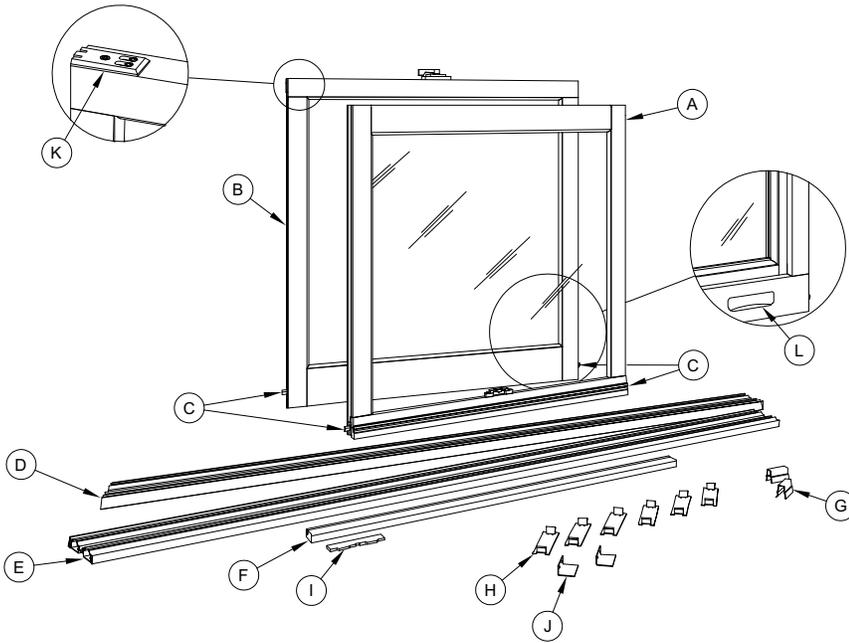


- A. Top Sash
- B. Bottom Sash
- C. Cam Pivots
- D. Left Vinyl Jamb Liner
- E. Right Vinyl Jamb Liner
- F. Head Jamb Part Stop
- G. Two Plastic Sash Stops
- H. Metal Brackets (quantity varies)
- I. Stationary Sash Bracket (quantity r
- J. Sash Filler
- K. Sash Opening Filler

Magnum Double Hung Tilt Pac Parts List

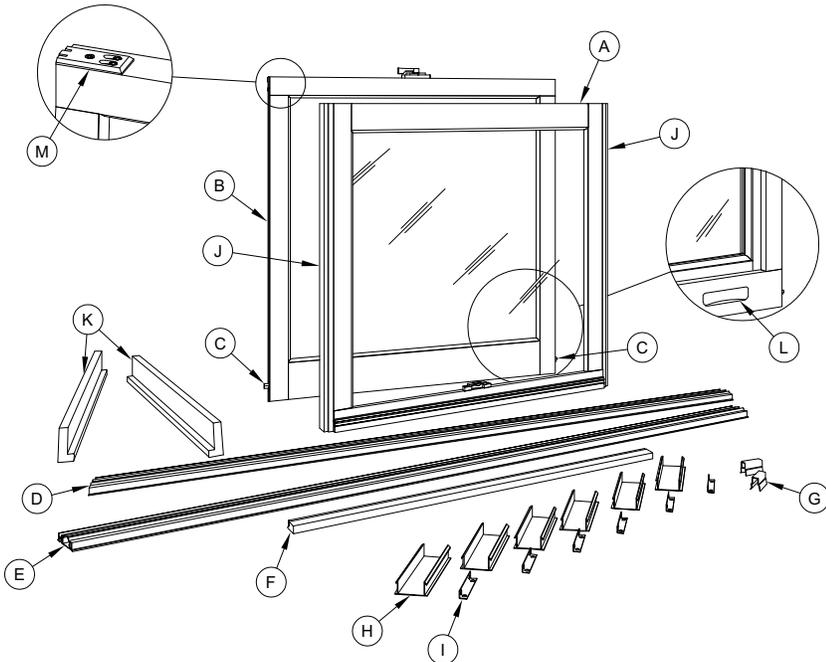
Magnum Double Hung Tilt Pac

ILLUSTRATIVE PURPOSE



- A. Top Sash
- B. Bottom Sash
- C. Cam Pivots
- D. Left Vinyl Jamb Liner
- E. Right Vinyl Jamb Liner
- F. Head Jamb Part Stop
- G. Two Plastic Sash Stops
- H. Metal Brackets (quantity varies)
- I. Two foam gaskets
- J. Two Top Sash Stays
- K. Two Sash Retainer Plates
(NOTE: Only on Magnum Tilt Pacs)
- L. Finger Pulls
(NOTE: Only on Magnum Historical Tilt Pacs)

Magnum Single Hung Tilt Pac



- A. Top Sash
- B. Bottom Sash
- C. Cam Pivots
- D. Left Vinyl Jamb Liner
- E. Right Vinyl Jamb Liner
- F. Head Jamb Part Stop
- G. Two Plastic Sash Stops
- H. Vinyl Hardware Clips
(Amount varies with unit size)
- I. Stationary Sash Brackets
(Amount varies with unit size)
- J. Stationary Sash Filler
- K. Sash Opening Filler
- L. Finger Pulls
(NOTE: Only on Magnum Historical Tilt Pacs)
- M. Two Sash Retainer Plates
(NOTE: Only on Magnum Tilt Pacs)