

## **HISTORIC AND DESIGN REVIEW COMMISSION**

**June 03, 2015**

**Agenda Item No: 05**

**HDRC CASE NO:** 2015-202  
**ADDRESS:** 317 LAMAR ST  
**LEGAL DESCRIPTION:** NCB 519 BLK 24 LOT 15  
**ZONING:** R5 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Devin Elder  
**OWNER:** Devin Elder  
**TYPE OF WORK:** Tax Certification  
**REQUEST:**

The applicant is requesting Historic Tax Certification for the property at 317 Lamar.

### **APPLICABLE CITATIONS:**

*UDC Section 35-618. Tax Exemption Qualifications:*

(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.

### **FINDINGS:**

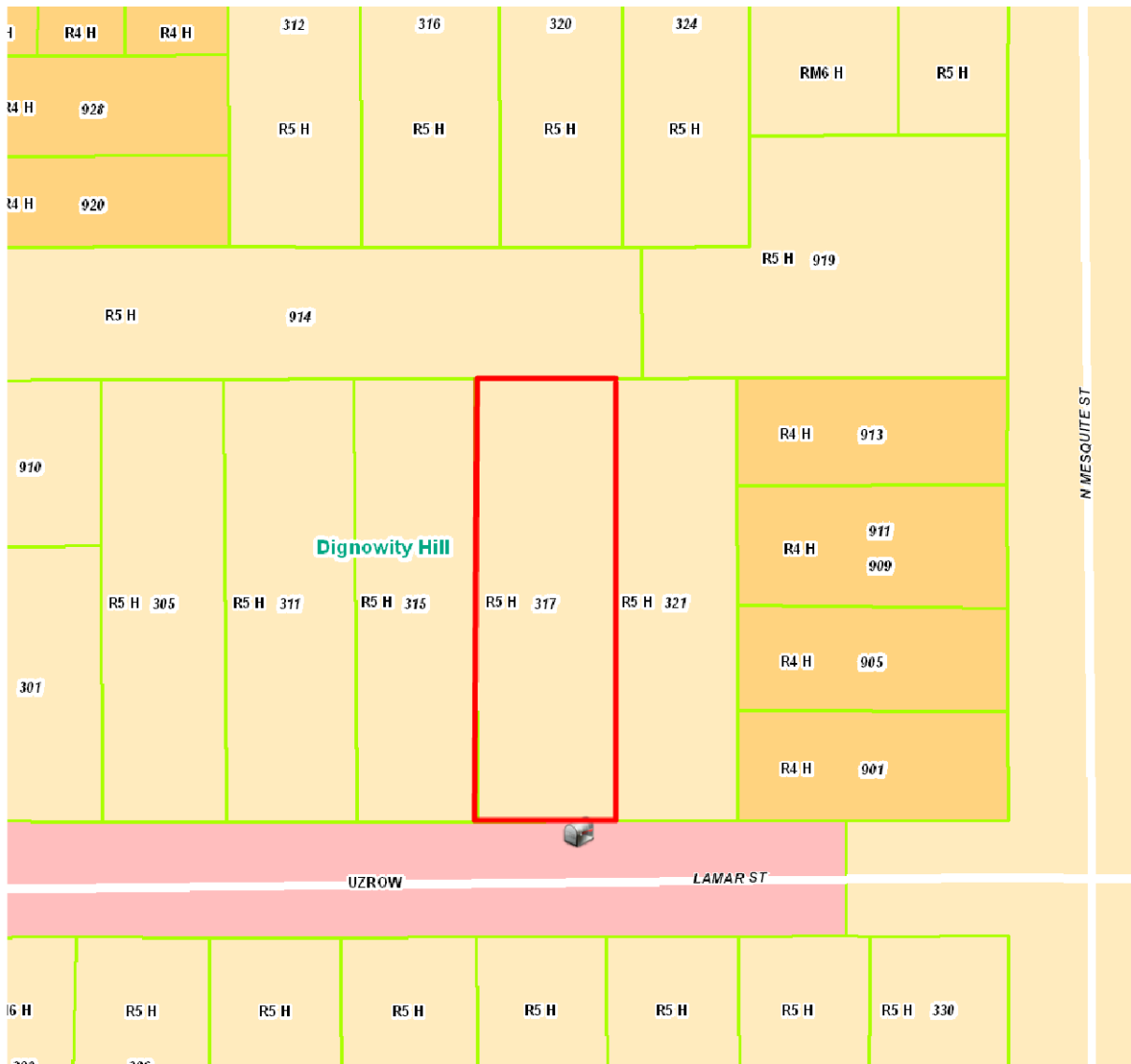
- a. The scope of work consists of various items that have been approved by the HDRC including the installation of new wood siding, the installation of new cedar front porch columns, a new standing seam metal roof, the repair and replacement of the existing trim and fascia, a new wooden front door, wood windows to replace the existing aluminum windows and a rear addition.
- b. The applicant has met all of the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer including interior photos and invoices.

### **RECOMMENDATION:**

Staff recommends approval as submitted based on findings a and b.

### **CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

Printed: May 21, 2015

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, AND THE TEXAS CONSTRUCTION CODE.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, AND THE TEXAS CONSTRUCTION CODE.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, AND THE TEXAS CONSTRUCTION CODE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, AND THE TEXAS CONSTRUCTION CODE.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, AND THE TEXAS CONSTRUCTION CODE.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, AND THE TEXAS CONSTRUCTION CODE.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, AND THE TEXAS CONSTRUCTION CODE.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, AND THE TEXAS CONSTRUCTION CODE.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, AND THE TEXAS CONSTRUCTION CODE.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, AND THE TEXAS CONSTRUCTION CODE.

DECKING: 2x10 S.P. 12'x12' S.P. 4x4 S.P. 4x6 S.P. 4x8 S.P. 6x6 S.P. 6x8 S.P. 8x8 S.P. 8x10 S.P. 10x10 S.P. 12x12 S.P. 14x14 S.P. 16x16 S.P. 18x18 S.P. 20x20 S.P. 24x24 S.P. 30x30 S.P. 36x36 S.P. 48x48 S.P. 60x60 S.P. 72x72 S.P. 84x84 S.P. 96x96 S.P. 108x108 S.P. 120x120 S.P. 144x144 S.P. 168x168 S.P. 192x192 S.P. 216x216 S.P. 240x240 S.P. 270x270 S.P. 300x300 S.P. 324x324 S.P. 360x360 S.P. 396x396 S.P. 432x432 S.P. 468x468 S.P. 504x504 S.P. 540x540 S.P. 576x576 S.P. 612x612 S.P. 648x648 S.P. 684x684 S.P. 720x720 S.P. 756x756 S.P. 792x792 S.P. 828x828 S.P. 864x864 S.P. 900x900 S.P. 936x936 S.P. 972x972 S.P. 1008x1008 S.P. 1044x1044 S.P. 1080x1080 S.P. 1116x1116 S.P. 1152x1152 S.P. 1188x1188 S.P. 1224x1224 S.P. 1260x1260 S.P. 1296x1296 S.P. 1332x1332 S.P. 1368x1368 S.P. 1404x1404 S.P. 1440x1440 S.P. 1476x1476 S.P. 1512x1512 S.P. 1548x1548 S.P. 1584x1584 S.P. 1620x1620 S.P. 1656x1656 S.P. 1692x1692 S.P. 1728x1728 S.P. 1764x1764 S.P. 1800x1800 S.P. 1836x1836 S.P. 1872x1872 S.P. 1908x1908 S.P. 1944x1944 S.P. 1980x1980 S.P. 2016x2016 S.P. 2052x2052 S.P. 2088x2088 S.P. 2124x2124 S.P. 2160x2160 S.P. 2196x2196 S.P. 2232x2232 S.P. 2268x2268 S.P. 2304x2304 S.P. 2340x2340 S.P. 2376x2376 S.P. 2412x2412 S.P. 2448x2448 S.P. 2484x2484 S.P. 2520x2520 S.P. 2556x2556 S.P. 2592x2592 S.P. 2628x2628 S.P. 2664x2664 S.P. 2700x2700 S.P. 2736x2736 S.P. 2772x2772 S.P. 2808x2808 S.P. 2844x2844 S.P. 2880x2880 S.P. 2916x2916 S.P. 2952x2952 S.P. 2988x2988 S.P. 3024x3024 S.P. 3060x3060 S.P. 3096x3096 S.P. 3132x3132 S.P. 3168x3168 S.P. 3204x3204 S.P. 3240x3240 S.P. 3276x3276 S.P. 3312x3312 S.P. 3348x3348 S.P. 3384x3384 S.P. 3420x3420 S.P. 3456x3456 S.P. 3492x3492 S.P. 3528x3528 S.P. 3564x3564 S.P. 3600x3600 S.P. 3636x3636 S.P. 3672x3672 S.P. 3708x3708 S.P. 3744x3744 S.P. 3780x3780 S.P. 3816x3816 S.P. 3852x3852 S.P. 3888x3888 S.P. 3924x3924 S.P. 3960x3960 S.P. 3996x3996 S.P. 4032x4032 S.P. 4068x4068 S.P. 4104x4104 S.P. 4140x4140 S.P. 4176x4176 S.P. 4212x4212 S.P. 4248x4248 S.P. 4284x4284 S.P. 4320x4320 S.P. 4356x4356 S.P. 4392x4392 S.P. 4428x4428 S.P. 4464x4464 S.P. 4500x4500 S.P. 4536x4536 S.P. 4572x4572 S.P. 4608x4608 S.P. 4644x4644 S.P. 4680x4680 S.P. 4716x4716 S.P. 4752x4752 S.P. 4788x4788 S.P. 4824x4824 S.P. 4860x4860 S.P. 4896x4896 S.P. 4932x4932 S.P. 4968x4968 S.P. 5004x5004 S.P. 5040x5040 S.P. 5076x5076 S.P. 5112x5112 S.P. 5148x5148 S.P. 5184x5184 S.P. 5220x5220 S.P. 5256x5256 S.P. 5292x5292 S.P. 5328x5328 S.P. 5364x5364 S.P. 5400x5400 S.P. 5436x5436 S.P. 5472x5472 S.P. 5508x5508 S.P. 5544x5544 S.P. 5580x5580 S.P. 5616x5616 S.P. 5652x5652 S.P. 5688x5688 S.P. 5724x5724 S.P. 5760x5760 S.P. 5796x5796 S.P. 5832x5832 S.P. 5868x5868 S.P. 5904x5904 S.P. 5940x5940 S.P. 5976x5976 S.P. 6012x6012 S.P. 6048x6048 S.P. 6084x6084 S.P. 6120x6120 S.P. 6156x6156 S.P. 6192x6192 S.P. 6228x6228 S.P. 6264x6264 S.P. 6300x6300 S.P. 6336x6336 S.P. 6372x6372 S.P. 6408x6408 S.P. 6444x6444 S.P. 6480x6480 S.P. 6516x6516 S.P. 6552x6552 S.P. 6588x6588 S.P. 6624x6624 S.P. 6660x6660 S.P. 6696x6696 S.P. 6732x6732 S.P. 6768x6768 S.P. 6804x6804 S.P. 6840x6840 S.P. 6876x6876 S.P. 6912x6912 S.P. 6948x6948 S.P. 6984x6984 S.P. 7020x7020 S.P. 7056x7056 S.P. 7092x7092 S.P. 7128x7128 S.P. 7164x7164 S.P. 7200x7200 S.P. 7236x7236 S.P. 7272x7272 S.P. 7308x7308 S.P. 7344x7344 S.P. 7380x7380 S.P. 7416x7416 S.P. 7452x7452 S.P. 7488x7488 S.P. 7524x7524 S.P. 7560x7560 S.P. 7596x7596 S.P. 7632x7632 S.P. 7668x7668 S.P. 7704x7704 S.P. 7740x7740 S.P. 7776x7776 S.P. 7812x7812 S.P. 7848x7848 S.P. 7884x7884 S.P. 7920x7920 S.P. 7956x7956 S.P. 7992x7992 S.P. 8028x8028 S.P. 8064x8064 S.P. 8100x8100 S.P. 8136x8136 S.P. 8172x8172 S.P. 8208x8208 S.P. 8244x8244 S.P. 8280x8280 S.P. 8316x8316 S.P. 8352x8352 S.P. 8388x8388 S.P. 8424x8424 S.P. 8460x8460 S.P. 8496x8496 S.P. 8532x8532 S.P. 8568x8568 S.P. 8604x8604 S.P. 8640x8640 S.P. 8676x8676 S.P. 8712x8712 S.P. 8748x8748 S.P. 8784x8784 S.P. 8820x8820 S.P. 8856x8856 S.P. 8892x8892 S.P. 8928x8928 S.P. 8964x8964 S.P. 9000x9000 S.P. 9036x9036 S.P. 9072x9072 S.P. 9108x9108 S.P. 9144x9144 S.P. 9180x9180 S.P. 9216x9216 S.P. 9252x9252 S.P. 9288x9288 S.P. 9324x9324 S.P. 9360x9360 S.P. 9396x9396 S.P. 9432x9432 S.P. 9468x9468 S.P. 9504x9504 S.P. 9540x9540 S.P. 9576x9576 S.P. 9612x9612 S.P. 9648x9648 S.P. 9684x9684 S.P. 9720x9720 S.P. 9756x9756 S.P. 9792x9792 S.P. 9828x9828 S.P. 9864x9864 S.P. 9900x9900 S.P. 9936x9936 S.P. 9972x9972 S.P. 10008x10008 S.P. 10044x10044 S.P. 10080x10080 S.P. 10116x10116 S.P. 10152x10152 S.P. 10188x10188 S.P. 10224x10224 S.P. 10260x10260 S.P. 10296x10296 S.P. 10332x10332 S.P. 10368x10368 S.P. 10404x10404 S.P. 10440x10440 S.P. 10476x10476 S.P. 10512x10512 S.P. 10548x10548 S.P. 10584x10584 S.P. 10620x10620 S.P. 10656x10656 S.P. 10692x10692 S.P. 10728x10728 S.P. 10764x10764 S.P. 10800x10800 S.P. 10836x10836 S.P. 10872x10872 S.P. 10908x10908 S.P. 10944x10944 S.P. 10980x10980 S.P. 11016x11016 S.P. 11052x11052 S.P. 11088x11088 S.P. 11124x11124 S.P. 11160x11160 S.P. 11196x11196 S.P. 11232x11232 S.P. 11268x11268 S.P. 11304x11304 S.P. 11340x11340 S.P. 11376x11376 S.P. 11412x11412 S.P. 11448x11448 S.P. 11484x11484 S.P. 11520x11520 S.P. 11556x11556 S.P. 11592x11592 S.P. 11628x11628 S.P. 11664x11664 S.P. 11700x11700 S.P. 11736x11736 S.P. 11772x11772 S.P. 11808x11808 S.P. 11844x11844 S.P. 11880x11880 S.P. 11916x11916 S.P. 11952x11952 S.P. 11988x11988 S.P. 12024x12024 S.P. 12060x12060 S.P. 12096x12096 S.P. 12132x12132 S.P. 12168x12168 S.P. 12204x12204 S.P. 12240x12240 S.P. 12276x12276 S.P. 12312x12312 S.P. 12348x12348 S.P. 12384x12384 S.P. 12420x12420 S.P. 12456x12456 S.P. 12492x12492 S.P. 12528x12528 S.P. 12564x12564 S.P. 12600x12600 S.P. 12636x12636 S.P. 12672x12672 S.P. 12708x12708 S.P. 12744x12744 S.P. 12780x12780 S.P. 12816x12816 S.P. 12852x12852 S.P. 12888x12888 S.P. 12924x12924 S.P. 12960x12960 S.P. 12996x12996 S.P. 13032x13032 S.P. 13068x13068 S.P. 13104x13104 S.P. 13140x13140 S.P. 13176x13176 S.P. 13212x13212 S.P. 13248x13248 S.P. 13284x13284 S.P. 13320x13320 S.P. 13356x13356 S.P. 13392x13392 S.P. 13428x13428 S.P. 13464x13464 S.P. 13500x13500 S.P. 13536x13536 S.P. 13572x13572 S.P. 13608x13608 S.P. 13644x13644 S.P. 13680x13680 S.P. 13716x13716 S.P. 13752x13752 S.P. 13788x13788 S.P. 13824x13824 S.P. 13860x13860 S.P. 13896x13896 S.P. 13932x13932 S.P. 13968x13968 S.P. 14004x14004 S.P. 14040x14040 S.P. 14076x14076 S.P. 14112x14112 S.P. 14148x14148 S.P. 14184x14184 S.P. 14220x14220 S.P. 14256x14256 S.P. 14292x14292 S.P. 14328x14328 S.P. 14364x14364 S.P. 14400x14400 S.P. 14436x14436 S.P. 14472x14472 S.P. 14508x14508 S.P. 14544x14544 S.P. 14580x14580 S.P. 14616x14616 S.P. 14652x14652 S.P. 14688x14688 S.P. 14724x14724 S.P. 14760x14760 S.P. 14796x14796 S.P. 14832x14832 S.P. 14868x14868 S.P. 14904x14904 S.P. 14940x14940 S.P. 14976x14976 S.P. 15012x15012 S.P. 15048x15048 S.P. 15084x15084 S.P. 15120x15120 S.P. 15156x15156 S.P. 15192x15192 S.P. 15228x15228 S.P. 15264x15264 S.P. 15300x15300 S.P. 15336x15336 S.P. 15372x15372 S.P. 15408x15408 S.P. 15444x15444 S.P. 15480x15480 S.P. 15516x15516 S.P. 15552x15552 S.P. 15588x15588 S.P. 15624x15624 S.P. 15660x15660 S.P. 15696x15696 S.P. 15732x15732 S.P. 15768x15768 S.P. 15804x15804 S.P. 15840x15840 S.P. 15876x15876 S.P. 15912x15912 S.P. 15948x15948 S.P. 15984x15984 S.P. 16020x16020 S.P. 16056x16056 S.P. 16092x16092 S.P. 16128x16128 S.P. 16164x16164 S.P. 16200x16200 S.P. 16236x16236 S.P. 16272x16272 S.P. 16308x16308 S.P. 16344x16344 S.P. 16380x16380 S.P. 16416x16416 S.P. 16452x16452 S.P. 16488x16488 S.P. 16524x16524 S.P. 16560x16560 S.P. 16596x16596 S.P. 16632x16632 S.P. 16668x16668 S.P. 16704x16704 S.P. 16740x16740 S.P. 16776x16776 S.P. 16812x16812 S.P. 16848x16848 S.P. 16884x16884 S.P. 16920x16920 S.P. 16956x16956 S.P. 16992x16992 S.P. 17028x17028 S.P. 17064x17064 S.P. 17100x17100 S.P. 17136x17136 S.P. 17172x17172 S.P. 17208x17208 S.P. 17244x17244 S.P. 17280x17280 S.P. 17316x17316 S.P. 17352x17352 S.P. 17388x17388 S.P. 17424x17424 S.P. 17460x17460 S.P. 17496x17496 S.P. 17532x17532 S.P. 17568x17568 S.P. 17604x17604 S.P. 17640x17640 S.P. 17676x17676 S.P. 17712x17712 S.P. 17748x17748 S.P. 17784x17784 S.P. 17820x17820 S.P. 17856x17856 S.P. 17892x17892 S.P. 17928x17928 S.P. 17964x17964 S.P. 18000x18000 S.P. 18036x18036 S.P. 18072x18072 S.P. 18108x18108 S.P. 18144x18144 S.P. 18180x18180 S.P. 18216x18216 S.P. 18252x18252 S.P. 18288x18288 S.P. 18324x18324 S.P. 18360x18360 S.P. 18396x18396 S.P. 18432x18432 S.P. 18468x18468 S.P. 18504x18504 S.P. 18540x18540 S.P. 18576x18576 S.P. 18612x18612 S.P. 18648x18648 S.P. 18684x18684 S.P. 18720x18720 S.P. 18756x18756 S.P. 18792x18792 S.P. 18828x18828 S.P. 18864x18864 S.P. 18900x18900 S.P. 18936x18936 S.P. 18972x18972 S.P. 19008x19008 S.P. 19044x19044 S.P. 19080x19080 S.P. 19116x19116 S.P. 19152x19152 S.P. 19188x19188 S.P. 19224x19224 S.P. 19260x19260 S.P. 19296x19296 S.P. 19332x19332 S.P. 19368x19368 S.P. 19404x19404 S.P. 19440x19440 S.P. 19476x19476 S.P. 19512x19512 S.P. 19548x19548 S.P. 19584x19584 S.P. 19620x19620 S.P. 19656x19656 S.P. 19692x19692 S.P. 19728x19728 S.P. 19764x19764 S.P. 19800x19800 S.P. 19836x19836 S.P. 19872x19872 S.P. 19908x19908 S.P. 19944x19944 S.P. 19980x19980 S.P. 20016x20016 S.P. 20052x20052 S.P. 20088x20088 S.P. 20124x20124 S.P. 20160x20160 S.P. 20196x20196 S.P. 20232x20232 S.P. 20268x20268 S.P. 20304x20304 S.P. 20340x20340 S.P. 20376x20376 S.P. 20412x20412 S.P. 20448x20448 S.P. 20484x20484 S.P. 20520x20520 S.P. 20556x20556 S.P. 20592x20592 S.P. 20628x20628 S.P. 20664x20664 S.P. 20700x20700 S.P. 20736x20736 S.P. 20772x20772 S.P. 20808x20808 S.P. 20844x20844 S.P. 20880x20880 S.P. 20916x20916 S.P. 20952x20952 S.P. 20988x20988 S.P. 21024x21024 S.P. 21060x21060 S.P. 21096x21096 S.P. 21132x21132 S.P. 21168x21168 S.P. 21204x21204 S.P. 21240x21240 S.P. 21276x21276 S.P. 21312x21312 S.P. 21348x21348 S.P. 21384x21384 S.P. 21420x21420 S.P. 21456x21456 S.P. 21492x21492 S.P. 21528x21528 S.P. 21564x21564 S.P. 21600x21600 S.P. 21636x21636 S.P. 21672x21672 S.P. 21708x21708 S.P. 21744x21744 S.P. 21780x21780 S.P. 21816x21816 S.P. 21852x21852 S.P. 21888x21888 S.P. 21924x21924 S.P. 21960x21960 S.P. 21996x21996 S.P. 22032x22032 S.P. 22068x22068 S.P. 22104x22104 S.P. 22140x22140 S.P. 22176x22176 S.P. 22212x22212 S.P. 22248x22248 S.P. 22284x22284 S.P. 22320x22320 S.P. 22356x22356 S.P. 22392x22392 S.P. 22428x22428 S.P. 22464x22464 S.P. 22500x22500 S.P. 22536x22536 S.P. 22572x22572 S.P. 22608x22608 S.P. 22644x22644 S.P. 22680x22680 S.P. 22716x22716 S.P. 22752x22752 S.P. 22788x22788 S.P. 22824x22824 S.P. 22860x22860 S.P. 22896x22896 S.P. 22932x22932 S.P. 22968x22968 S.P. 23004x23004 S.P. 23040x23040 S.P. 23076x23076 S.P. 23112x23112 S.P. 23148x23148 S.P. 23184x23184 S.P. 23220x23220 S.P. 23256x23256 S.P. 23292x23292 S.P. 23328x23328 S.P. 23364x23364 S.P. 23400x23400 S.P. 23436x23436 S.P. 23472x23472 S.P. 23508x23508 S.P. 23544x23544 S.P. 23580x23580 S.P. 23616x23616 S.P. 23652x23652 S.P. 23688x23688 S.P. 23724x23724 S.P. 23760x23760 S.P. 23796x23796 S.P. 23832x23832 S.P. 23868x23868 S.P. 23904x23904 S.P. 23940x23940 S.P. 23976x23976 S.P. 24012x24012 S.P. 24048x24048 S.P. 24084x24084 S.P. 24120x24120 S.P. 24156x24156 S.P. 24192x24192 S.P. 24228x24228 S.P. 24264x24264 S.P. 24300x24300 S.P. 24336x24336 S.P. 24372x24372 S.P. 24408x24408 S.P. 24444x24444 S.P. 24480x24480 S.P. 24516x24516 S.P. 24552x24552 S.P. 24588x24588 S.P. 24624x24624 S.P. 24660x24660 S.P. 24696x24696 S.P. 24732x24732 S.P. 24768x24768 S.P. 24804x24804 S.P. 24840x24840 S.P. 24876x24876 S.P. 24912x24912 S.P. 24948x24948 S.P. 24984x24984 S.P. 25020x25020 S.P. 25056x25056 S.P. 25092x25092 S.P. 25128x25128 S.P. 25164x25164 S.P. 25200x25200 S.P. 25236x25236 S.P. 25272x25272 S.P. 25308x25308 S.P. 25344x25344 S.P. 25380x25380 S.P. 25416x25416 S.P. 25452x25452 S.P. 25488x25488 S.P. 25524x25524 S.P. 25560x25560 S.P. 25596x25596 S.P. 25632x25632 S.P. 25668x25668 S.P. 25704x25704 S.P. 25740x25740 S.P. 25776x25776 S.P. 25812x25812 S.P. 25848x25848 S.P. 25884x25884 S.P. 25920x25920 S.P. 25956x25956 S.P. 25992x25992 S.P. 26028x26028 S.P. 26064x26064 S.P. 26100x26100 S.P. 26136x26136 S.P. 26172x26172 S.P. 26208x26208 S.P. 26244x26244 S.P. 26280x26280 S.P. 26316x26316 S.P. 26352x26352 S.P. 26388x26388 S.P. 26424x26424 S.P. 26460x26460 S.P. 26496x26496 S.P. 26532x26532 S.P. 26568x26568 S.P. 26604x26604 S.P. 26640x26640 S.P. 26676x26676 S.P. 26712x26712 S.P. 26748x26748 S.P. 26784x26784 S.P. 26820x26820 S.P. 26856x26856 S.P. 26892x26892 S.P. 26928x26928 S.P. 26964x26964 S.P. 27000x27000 S.P. 27036x27036 S.P. 27072x27072 S.P. 27108x27108 S.P. 27144x27144 S.P. 27180x27180 S.P. 27216x27216 S.P. 27252x27252 S.P. 27288x27288 S.P. 27324x27324 S.P. 27360x27360 S.P. 27396x27396 S.P. 27432x27432 S.P. 27468x27468 S.P. 27504x27504 S.P. 27540x27540 S.P. 27576x27576 S.P. 27612x27612 S.P. 27648x27648 S.P. 27684x27684 S.P. 27720x27720 S.P. 27756x27756 S.P. 27792x27792 S.P. 27828x27828 S.P. 27864x27864 S.P. 27900x27900 S.P. 27936x27936 S.P. 27972x27972 S.P. 28008x28008 S.P. 28044x28044 S.P. 28080x28080 S.P. 28116x28116 S.P. 28152x28152 S.P. 28188x28188 S.P. 28224x28224 S.P. 28260x28260 S.P. 28296x28296 S.P. 28332x28332 S.P. 28368x28368 S.P. 28404x28404 S.P. 28440x28440 S.P. 28476x28476 S.P. 28512x28512 S.P. 28548x28548 S.P. 28584x28584 S.P. 28620x28620 S.P. 28656x28656 S.P. 28692x28692 S.P. 28728x28728 S.P. 28764x28764 S.P. 28800x28800 S.P. 2

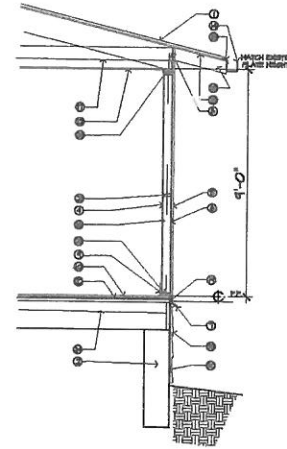


| ROOM FINISH SCHEDULE |                   |        |      |            |              |           |
|----------------------|-------------------|--------|------|------------|--------------|-----------|
| NO.                  | NAME              | FLOOR  | BASE | WALLS      | CLG.         | KEY NOTES |
|                      | PORCH             | WOOD   |      |            | WOOD         | 1, 2      |
|                      | LIVING ROOM       | WOOD   | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | DINING ROOM       | WOOD   | HD 1 | TILE/PLSTR | GYP. BD 3/8" | 1, 2      |
|                      | KITCHEN           | WOOD   | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | HALL #1           | WOOD   | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | BATH #1           | TILE   | HD 1 | TILE/PLSTR | GYP. BD 3/8" | 1, 2      |
|                      | STUDY             | WOOD   | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | STUDY CLOSET      | WOOD   | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | BEDROOM #1        | WOOD   | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | BEDROOM #1 CLOSET | WOOD   | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | BREAKFAST         | WOOD   | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | HALL #2           | WOOD   | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | LAUNDRY           | TILE   | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | MASTER BEDROOM    | WOOD   | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | MASTER BATH       | TILE   | TILE | TILE/PLSTR | GYP. BD 3/8" | 1, 2      |
|                      | MASTER CLOSET     | WOOD   | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | STAIRS            | WOOD   | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | BASEMENT          | CARPET | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | MESH              | CONC   | NONE | GYP. BD X  | GYP. BD X    | 1, 2      |
|                      | GUEST LIVING      | CARPET | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | GUEST DINING      | CARPET | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | GUEST KITCHEN     | TILE   | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | GUEST BATHROOM    | TILE   | HD 1 | TILE/PLSTR | GYP. BD 3/8" | 1, 2      |
|                      | GUEST BEDROOM #2  | CARPET | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | GUEST CLOSET #2   | CARPET | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | GUEST BEDROOM #3  | CARPET | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | GUEST CLOSET #2   | CARPET | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | GUEST PANTRY      | CARPET | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | GUEST HALL        | TILE   | HD 1 | GYP. BD    | GYP. BD 3/8" | 1, 2      |
|                      | GUEST MESH        | CONC   | NONE | GYP. BD X  | GYP. BD X    | 1, 2      |

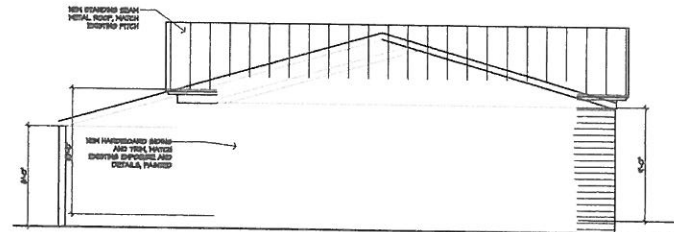
  

| INTERIOR FINISH SCHEDULE |  |              |       |                                   |
|--------------------------|--|--------------|-------|-----------------------------------|
| MARK                     | DESCRIPTION  | MANUFACTURER | COLOR | NOTES                             |
| CONC                     | THICK FIBERED CONCRETE BEAM                                      |              |       |                                   |
| OAK                      | 5/4" T&G OAK ON 5/4" PLANKS                                      |              |       |                                   |
| TILE                     | 18"X18" S.S. ALLOWANCE MATS ONLY                                 |              |       |                                   |
| CARPET                   | 18"X18" S.S. ALLOWANCE MATS ONLY                                 |              |       |                                   |
| CONC                     | 18"X18" S.S. ALLOWANCE MATS ONLY                                 |              |       |                                   |
| GYP. BD X                | 5/8" TYPE X GYP. BD. 1" SAND TROWEL PAINTED                      |              |       |                                   |
| GYP. BD                  | 1/2" GYP. BD. 1" SAND TROWEL PAINTED                             |              |       |                                   |
| GYP. BD 3/8"             | 1/2" GYP. BD. 1" SAND TROWEL PAINTED                             |              |       |                                   |
| WOOD                     | 2"X4" T&G CEDAR SIDING   |              |       |                                   |
| G.B./TILE                | TILE TO 3/4" AFF AND FULL RPT TILE IN SHOWN, GYP. BD. ABOVE TILE |              |       | ALSO 5/8" ALLOWANCE FOR TILE ONLY |
| HD 1                     | 1/2" PINE PAINTED  |              |       |                                   |
| HD 2                     | 1/2" OAK STAINED   |              |       |                                   |
| STONE                    | LIMESTONE AS SELECTED  |              |       |                                   |

ROOM FINISH SCHEDULE KEY NOTES:  
 1. ALL FINAL FINISH COLORS SHALL BE AS SELECTED BY OWNER. HOOK UP ALL COLORS FOR APPROVAL BY OWNER.  
 2. BASE BID SHERWIN WILLIAMS ONE PRIMER COAT, TWO FINISH COATS.



- KEY NOTES NOT ALL NOTES USED**
- ASPHALT DIMENSIONAL SHINGLE ROOF, 25 YEAR
  - EXISTING PIER AND BEAM FOUNDATION REFER TO ENGINEER'S STRUCTURAL DRAWINGS
  - NEW HARDIBOARD SIDING, PAINTED
  - 1/2" GBS ON 2X4 WOOD FRAMING @ 16" O.C., TAPE AND FLOAT, TEXTURE AND PAINT.
  - 1/2" AIRSPACE
  - 15 LB. FELT ON 1/2" O.S.B. SHEATHING
  - 1 1/2" X 6" HARD WOOD DRIP, PAINTED
  - 2" DIAMETER GALV. VENT
  - BASE AS SCHEDULED
  - FINISH FLOOR AS SCHEDULED
  - EXISTING 2X4 WALL
  - 5/8" GBS CEILING, TAPE AND FLOAT, TEXTURE AND PAINT.
  - 5/4" T&G CEDAR @ SOFFITS
  - 24 GA. CONT. GALV. STEEL GUTTER
  - 24 GA. CONT. GALV. STEEL DRIP
  - R-30 BATT INSULATION
  - 2 X RAPTOR TAILS TO MATCH EXISTING PAINTED
  - CONT. 24 GA. GALV. STEEL FLASHING
  - 2X4 BLOCKING @ MID-HEIGHT
  - 5/4" T&G DECKING
  - R-14 BATT INSULATION BETWEEN FLOORS
  - DOUBLE 2X4 TOP PLATE
  - 1/2" CEMENTITIOUS BACKER BOARD
  - 12" WIDE HARDIE PLANK, SELECT CEDAR, FACTORY PRIMED, FIELD PAINTED



01-EXISTING SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

Amezquita  
 Designs  
 studio  
 515 Coagrove  
 San Antonio  
 Texas 78210

Tel:  
 210.275.4559  
 Email:  
 slitorob@yahoo.com

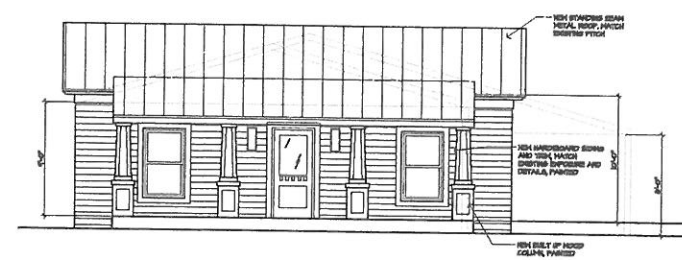
LAMAR  
 STREET  
 ADDITION

209 E. CAROLINA  
 San Antonio  
 Texas, 78205

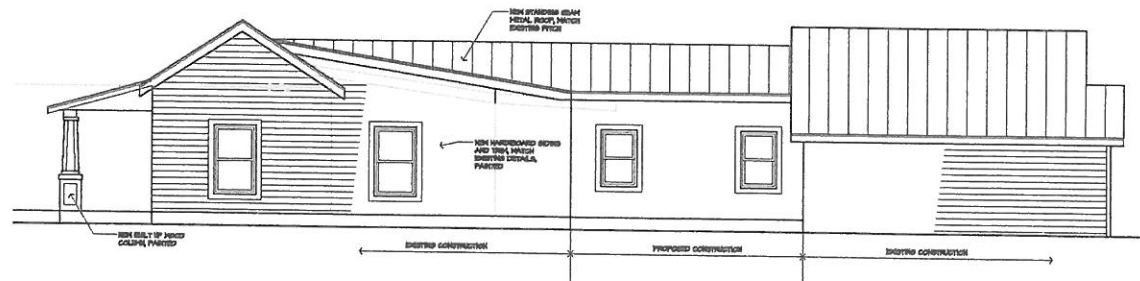
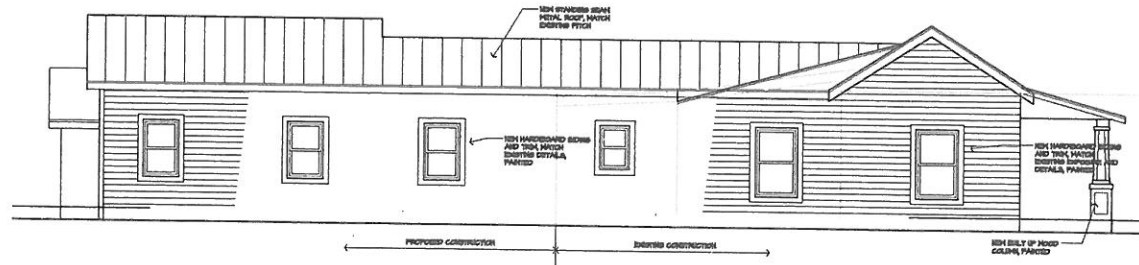
ISSUED FOR  
 PERMITTING AND  
 BIDDING  
 01-25-2013

|             |            |
|-------------|------------|
| PROJECT NO. | 2012016    |
| DATE        | 01-25-2013 |
| ELEVATION   | SECTION    |
| SCHEDULE    |            |

A5.2

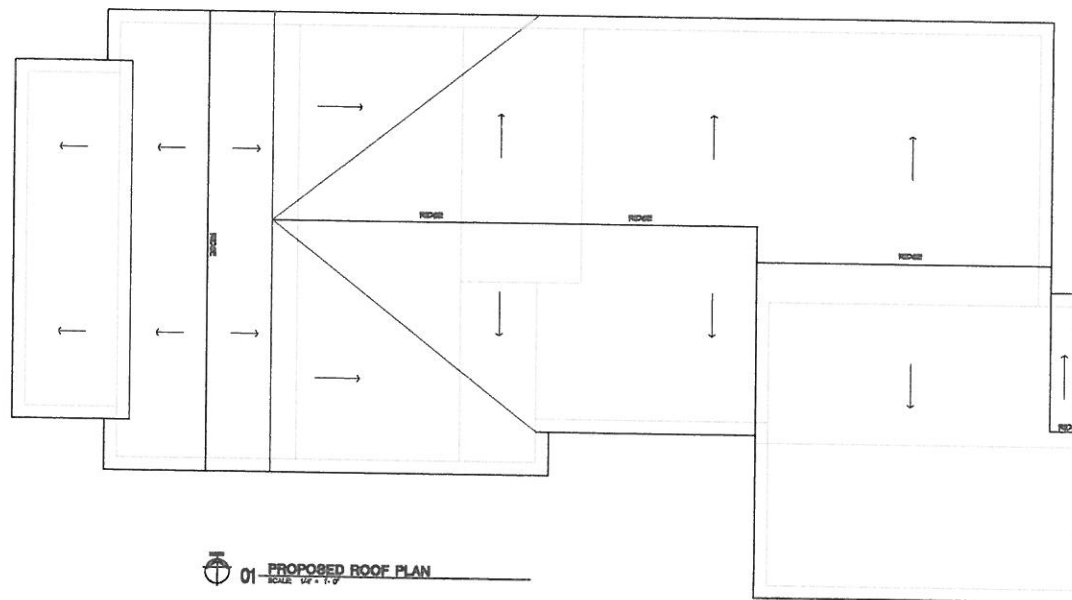


Tel:  
210.275.4559  
Email:  
silorab@yahoo.com



ISSUED FOR  
PERMITTING AND  
BIDDING  
01-25-2013

### A5.1



01 PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"

**NOTES:**  
1. ROOF DESIGN AND DETAILS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ROOFING MANUFACTURER'S LITERATURE.  
2. VERIFY ALL ROOF PENETRATIONS, FLASHINGS, AND DRAINAGE SYSTEMS.  
3. ALL ROOF JOISTS SHALL BE SPACED AT 16" O.C. UNLESS OTHERWISE NOTED.  
4. PROVIDE SUFFICIENT DRAINAGE AND OVERLAP FOR ALL ROOFING MATERIALS.  
5. PROVIDE SUFFICIENT DRAINAGE AND OVERLAP FOR ALL ROOFING MATERIALS.  
6. PROVIDE SUFFICIENT DRAINAGE AND OVERLAP FOR ALL ROOFING MATERIALS.

**NOTES:**  
1. ALL ROOF JOISTS SHALL BE SPACED AT 16" O.C. UNLESS OTHERWISE NOTED.  
2. VERIFY ALL ROOF PENETRATIONS, FLASHINGS, AND DRAINAGE SYSTEMS.  
3. ALL ROOF JOISTS SHALL BE SPACED AT 16" O.C. UNLESS OTHERWISE NOTED.  
4. PROVIDE SUFFICIENT DRAINAGE AND OVERLAP FOR ALL ROOFING MATERIALS.  
5. PROVIDE SUFFICIENT DRAINAGE AND OVERLAP FOR ALL ROOFING MATERIALS.  
6. PROVIDE SUFFICIENT DRAINAGE AND OVERLAP FOR ALL ROOFING MATERIALS.

**Amezquita Designs studio**  
515 Cosgrove  
San Antonio  
Texas 78210

Tel: 210.275.4559  
Email: stlorab@yahoo.com

## LAMAR STREET ADDITION

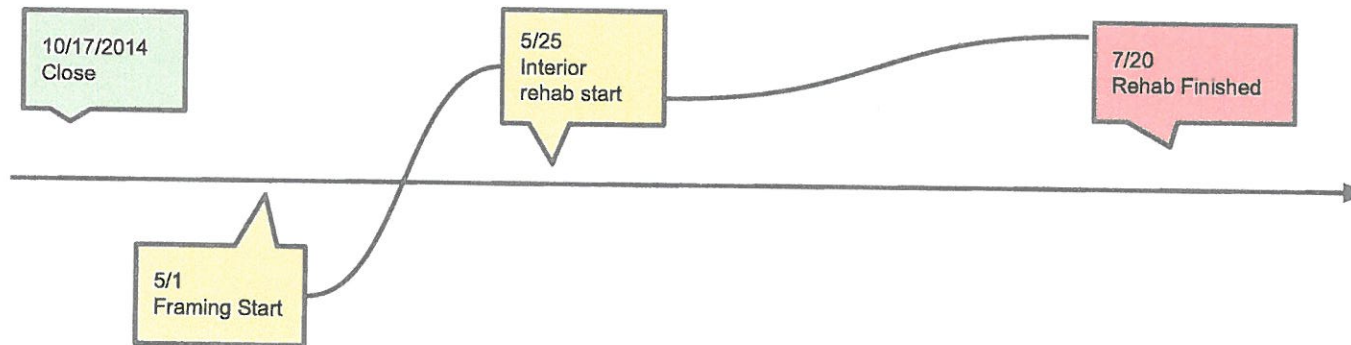
209 E. CAROLINA  
San Antonio  
Texas, 78205

ISSUED FOR  
PERMITTING AND  
BIDDING  
01-25-2013

|             |            |
|-------------|------------|
| PROJECT NO. | 2012.016   |
| DATE        | 01-25-2013 |
| ROOF PLAN   |            |
| A3.1        |            |

317 Lamar 78202

## Project Timeline



Sprint

10:23 AM



2015

JAN

1 2 3  
4 5 6 7 8 9 10  
11 12 13 14 15 16 17  
18 19 20 21 22 23 24  
25 26 27 28 29 30 31

FEB

1 2 3 4 5 6 7  
8 9 10 11 12 13 14  
15 16 17 18 19 20 21  
22 23 24 25 26 27 28

MAR

1 2 3 4 5 6 7  
8 9 10 11 12 13 14  
15 16 17 18 19 20 21  
22 23 24 25 26 27 28  
29 30 31

APR

1 2 3 4  
5 6 7 8 9 10 11  
12 13 14 15 16 17 18  
19 20 21 22 23 24 25  
26 27 28 29 30

MAY

1 2  
3 4 5 6 7 8 9  
10 11 12 13 14 15 16  
17 18 19 20 21 22 23  
24 25 26 27 28 29 30  
31

JUN

1 2 3 4 5 6  
7 8 9 10 11 12 13  
14 15 16 17 18 19 20  
21 22 23 24 25 26 27  
28 29 30

JUL

1 2 3 4  
5 6 7 8 9 10 11  
12 13 14 15 16 17 18  
19 20 21 22 23 24 25  
26 27 28 29 30 31

AUG

1  
2 3 4 5 6 7 8  
9 10 11 12 13 14 15  
16 17 18 19 20 21 22  
23 24 25 26 27 28 29  
30 31

SEP

1 2 3 4 5  
6 7 8 9 10 11 12  
13 14 15 16 17 18 19  
20 21 22 23 24 25 26  
27 28 29 30

OCT

1 2 3  
4 5 6 7 8 9 10  
11 12 13 14 15 16 17  
18 19 20 21 22 23 24  
25 26 27 28 29 30 31

NOV

1 2 3 4 5 6 7  
8 9 10 11 12 13 14  
15 16 17 18 19 20 21  
22 23 24 25 26 27 28  
29 30

DEC

1 2 3 4 5  
6 7 8 9 10 11 12  
13 14 15 16 17 18 19  
20 21 22 23 24 25 26  
27 28 29 30 31

Today

Calendars

Inbox



# STATEMENT OF EXPECTED COSTS

## SANTANA'S REMODELING

Date: May 11, 2015  
Invoice #: 7006

To: Devin Elder  
317 Lamar

| Qty     | Description                     | Unit Price   | Line Total    |
|---------|---------------------------------|--------------|---------------|
| 1.00    | demolition                      | \$ 2,500.00  | \$ 2,500.00   |
| 1.00    | level the existing house        | \$ 7,415.00  | \$ 7,415.00   |
| 1.00    | foundation for addition         | \$ 6,000.00  | \$ 6,000.00   |
| 1.00    | Platform for new addition       | \$ 2,500.00  | \$ 2,500.00   |
| 1.00    | framing for new addition        | \$ 12,500.00 | \$ 12,500.00  |
| 1.00    | replaces windows                | \$ 4,200.00  | \$ 4,200.00   |
| 1.00    | roof                            | \$ 10,000.00 | \$ 10,000.00  |
| 1.00    | siding                          | \$ 3,500.00  | \$ 3,500.00   |
| 2100.00 | electrical rewire               | \$ 2.75      | \$ 5,775.00   |
| 1.00    | A/C                             | \$ 6,000.00  | \$ 6,000.00   |
| 1.00    | plumbing for new addition       | \$ 7,000.00  | \$ 7,000.00   |
| 300.00  | drywall                         | \$ 19.00     | \$ 5,700.00   |
| 11.00   | doors                           | \$ 120.00    | \$ 1,320.00   |
| 1.00    | trim and baseboard              | \$ 750.00    | \$ 750.00     |
| 2168.00 | exterior paint                  | \$ 0.80      | \$ 1,734.40   |
| 2168.00 | interior paint                  | \$ 1.00      | \$ 2,168.00   |
| 2.00    | bathroom                        | \$ 1,700.00  | \$ 3,400.00   |
| 1.00    | cabinets; kitchen and bathrooms | \$ 2,700.00  | \$ 2,700.00   |
| 1.00    | granite                         | \$ 3,000.00  | \$ 3,000.00   |
| 1.00    | light fixture                   | \$ 900.00    | \$ 900.00     |
| 900.00  | wood floors                     | \$ 2.75      | \$ 2,475.00   |
| 1.00    | insulation                      | \$ 2,000.00  | \$ 2,000.00   |
| 700.00  | tile                            | \$ 3.00      | \$ 2,100.00   |
| 1.00    | back splash                     | \$ 500.00    | \$ 500.00     |
| 1.00    | kitchen sink and faucet         | \$ 200.00    | \$ 200.00     |
| 1.00    | appliances                      | \$ 2,000.00  | \$ 2,000.00   |
| 1.00    | exterior doors                  | \$ 1,400.00  | \$ 1,400.00   |
| 1.00    | garage door                     | \$ 680.00    | \$ 680.00     |
| 1.00    | fence                           | \$ 2,000.00  | \$ 2,000.00   |
| 1.00    | carpet: rooms only              | \$ 1,100.00  | \$ 1,100.00   |
|         | TOTAL                           |              | \$ 103,517.40 |