

HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 2016

Agenda Item No: 5

HDRC CASE NO: 2016-446
ADDRESS: 1833 E HOUSTON ST
LEGAL DESCRIPTION: NCB 1370 BLK 2 LOT N 89.21FT OF 25 & N 89.21FT OF W 10FT OF 26
ZONING: RM-4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Scott Hill
OWNER: Scott Hill
TYPE OF WORK: Historic Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 1833 E Houston.

APPLICABLE CITATIONS:

UDC Section 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.

(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:

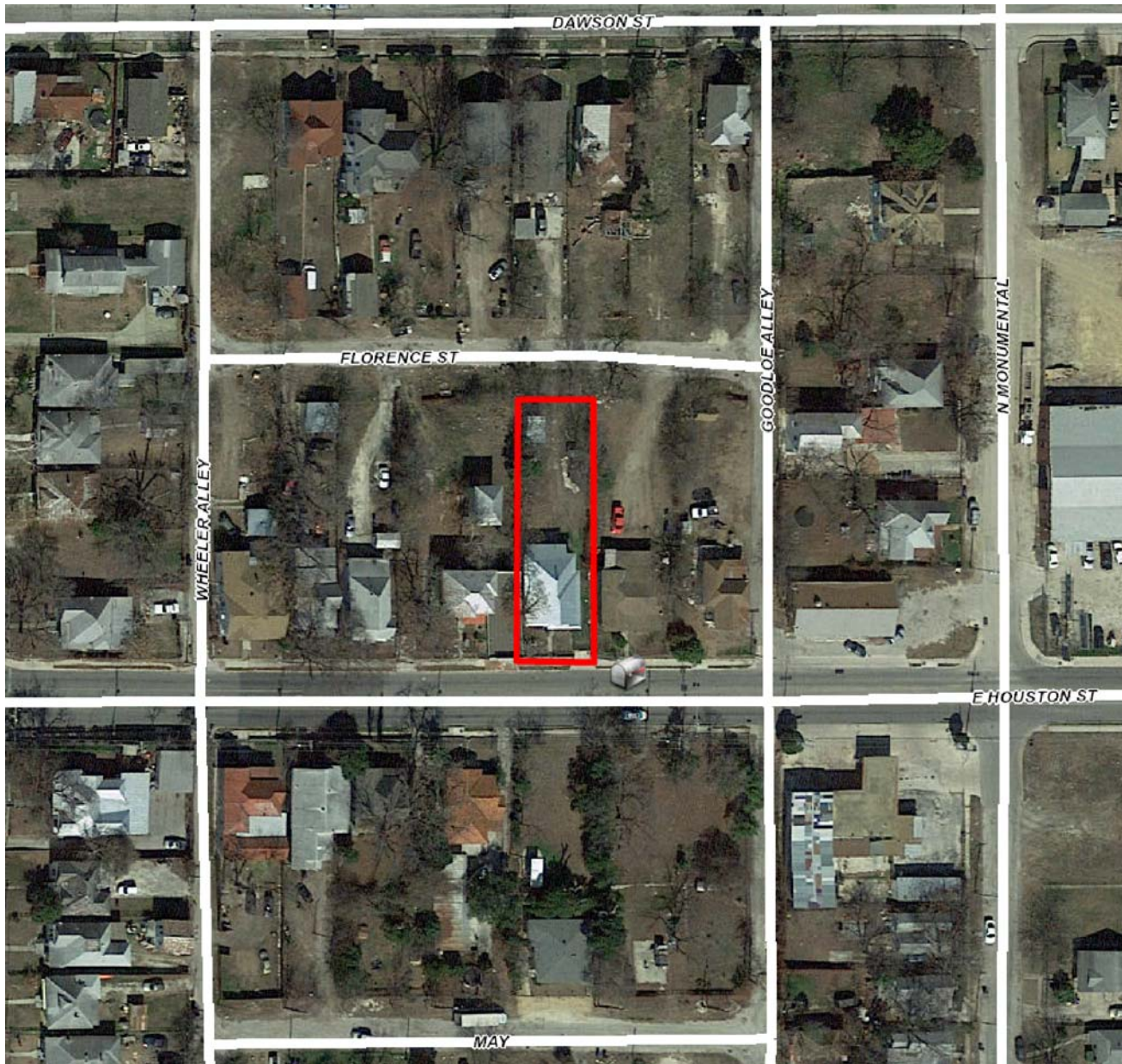
- a. The applicant is requesting Historic Tax Certification for the property located at 1833 E Houston.
- b. The scope of work consists of the HDRC approved rehabilitation of the historic structure, which was constructed circa 1920. The rehabilitation of this structure was approved by the HDRC on November 18, 2015. At that time, staff recommended that the applicant submit for Historic Tax Certification for the proposed rehabilitation.
- c. 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 and an itemized list of costs.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c.

CASE MANAGER:

Edward Hall



Flex Viewer

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Printed: Nov 04, 2016

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Wheeler Alley

Alley

N Houston St

Florence St

1833 East Houston Street

E Houston St

E Houston St

Wheeler Alley

Goodloe Alley

Smitty's Motorcycle Club



★ ★ KEEP ★ ★
**JUDGE LAURA
PARKER**
386th DISTRICT COURT
JUVENILE JUSTICE

PEDESTRIAN
AHEAD

US
WorkShop

100% of the cost of the
project is covered by the
state of Illinois. The
project is a part of the
state's effort to
improve the quality of
the state's infrastructure.



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1833 East Houston Street Renovations and Addition



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Sheet List	
Sheet Number	Sheet Name
A000	Title Sheet
A201	Floor Plan
A201E	Existing Floor Plan
A202	Roof Plans - Existing and New
A203	Foundation Plan
A301	South and North Elevations
A302	East and West Elevations
A401	Room Schedules and General Notes
A402	Door and Window Schedules
A601	Enlarged Floor Plans
A602	Enlarged Floor Plan
A603	Interior Elevations
A801	Details
D201	Demolition Plan

Symbol Legend

- 1

A101

Detail number

Reference to a drawing on another sheet

Sheet number
- 1i

Door tag, keyed to the door schedule
- 1i

Window tag, keyed to the window schedule
- Name

101

Room name tag, keyed by number to the room schedule



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Construction Documents

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Title Sheet

A000



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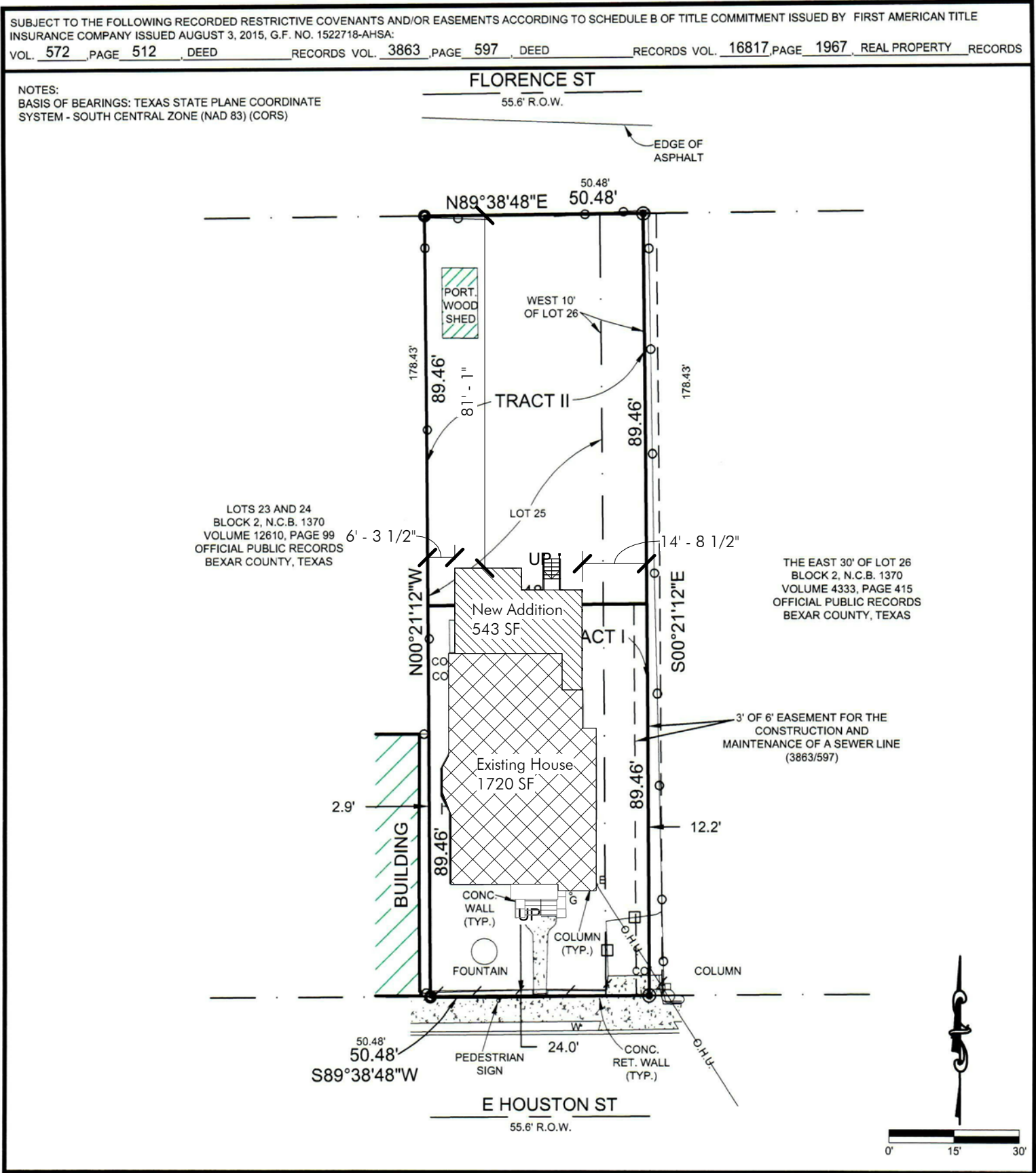
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Site Plan

A101



1 Site Plan
SCALE: 1" = 30'-0"



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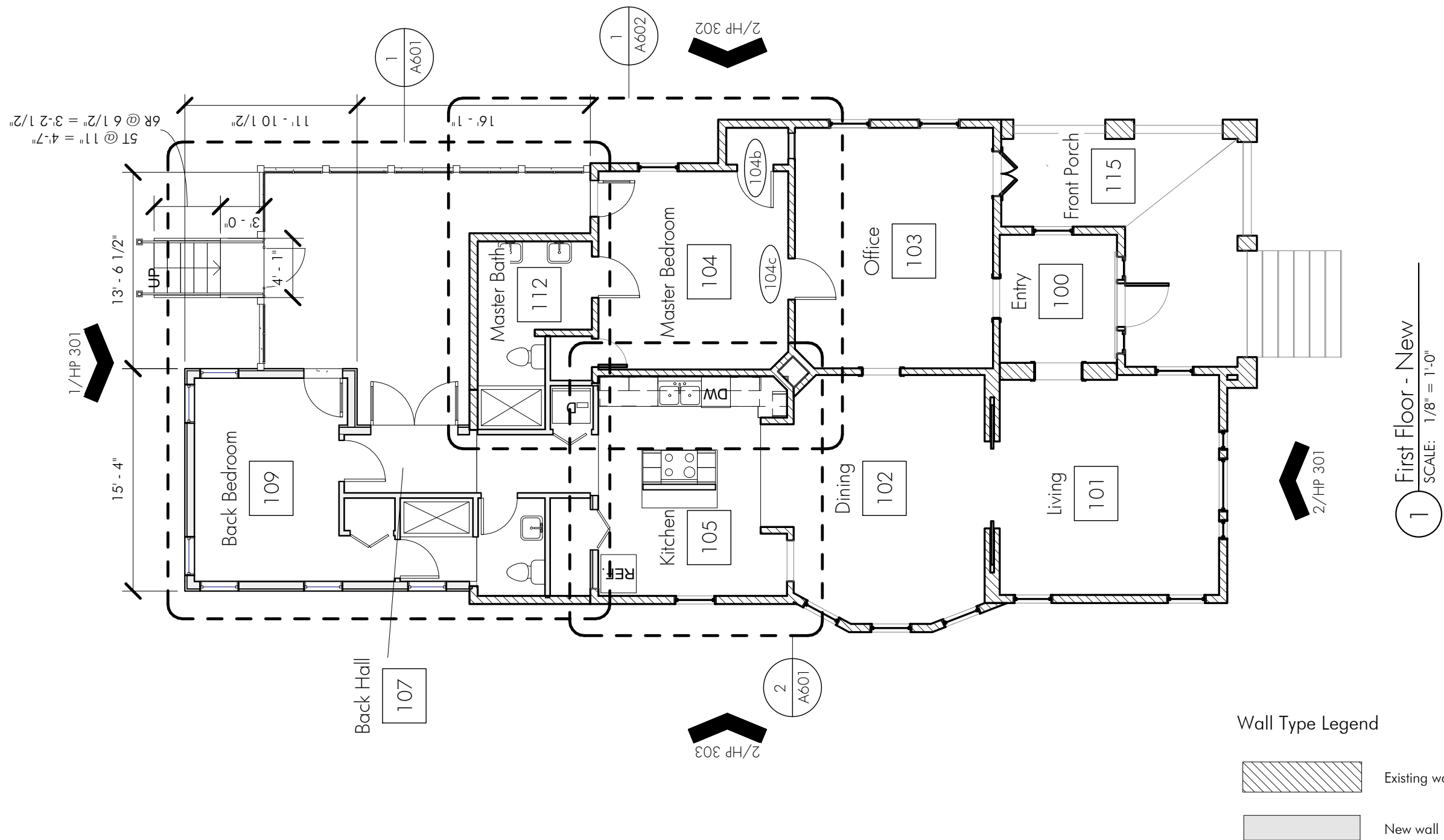
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Floor Plan

A201





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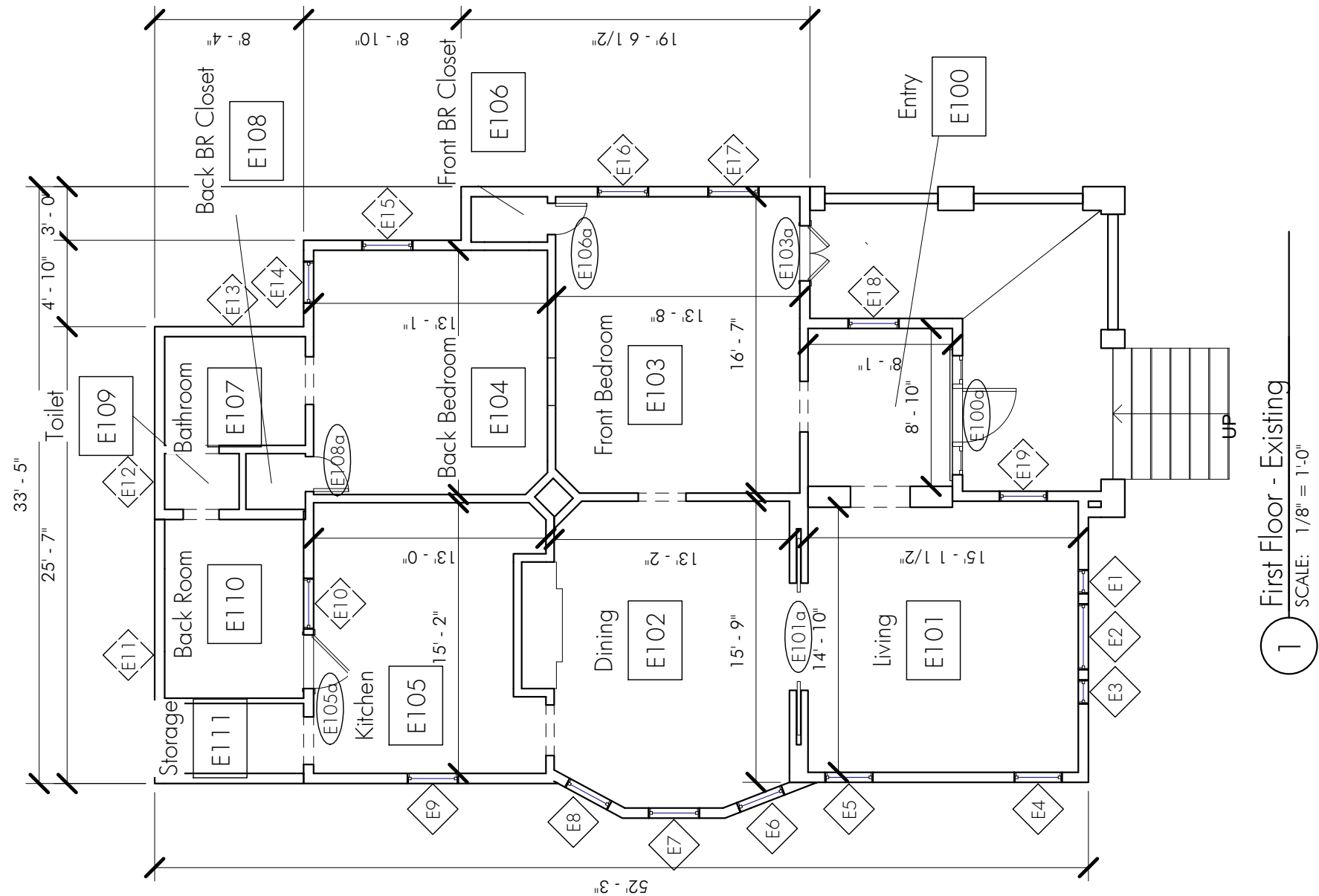
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Documents

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Existing Floor Plan

A201E



Existing Room Schedule

Number	Name	Area	Base Finish	Floor Finish	Wall Finish	Ceiling Finish	Height	Comments
E100	Entry	71 SF	Wood	Wood	Plaster, painted	Plaster/coffered	11' - 4"	
E101	Living	227 SF	Wood	Wood	Plaster, painted	Plaster/coffered	11' - 4"	
E102	Dining	231 SF	Wood	Wood	Plaster, painted	Plaster/coffered	11' - 4"	Shelf rail 64" AFF
E103	Front Bedroom	226 SF	Wood	Wood	Plaster, painted	Plaster	11' - 4"	Picture rail 118" AFF
E104	Back Bedroom	178 SF	Wood	Wood	Plaster, painted	Plaster	11' - 4"	Picture rail 118" AFF
E105	Kitchen	182 SF	Wood	Wood	Plaster, painted	Plaster	11' - 4"	
E106	Front BR Closet	11 SF	Wood	Wood	Plaster, painted	Plaster	11' - 4"	
E107	Bathroom	48 SF	Wood	Wood	Wood boards, unfinished	Wood boards	8' - 0"	
E108	Back BR Closet	10 SF	Wood	Wood	Wood boards, painted	Plaster	9' - 6"	
E109	Toilet	13 SF	Wood	Wood	Wood boards, painted	Wood boards	8' - 0"	
E110	Back Room	78 SF	Wood	Wood	Plaster, painted, exposed structure	Exposed structure	8' - 0"	
E111	Storage	30 SF	Wood	Wood	Exposed structure	Exposed structure	8' - 0"	



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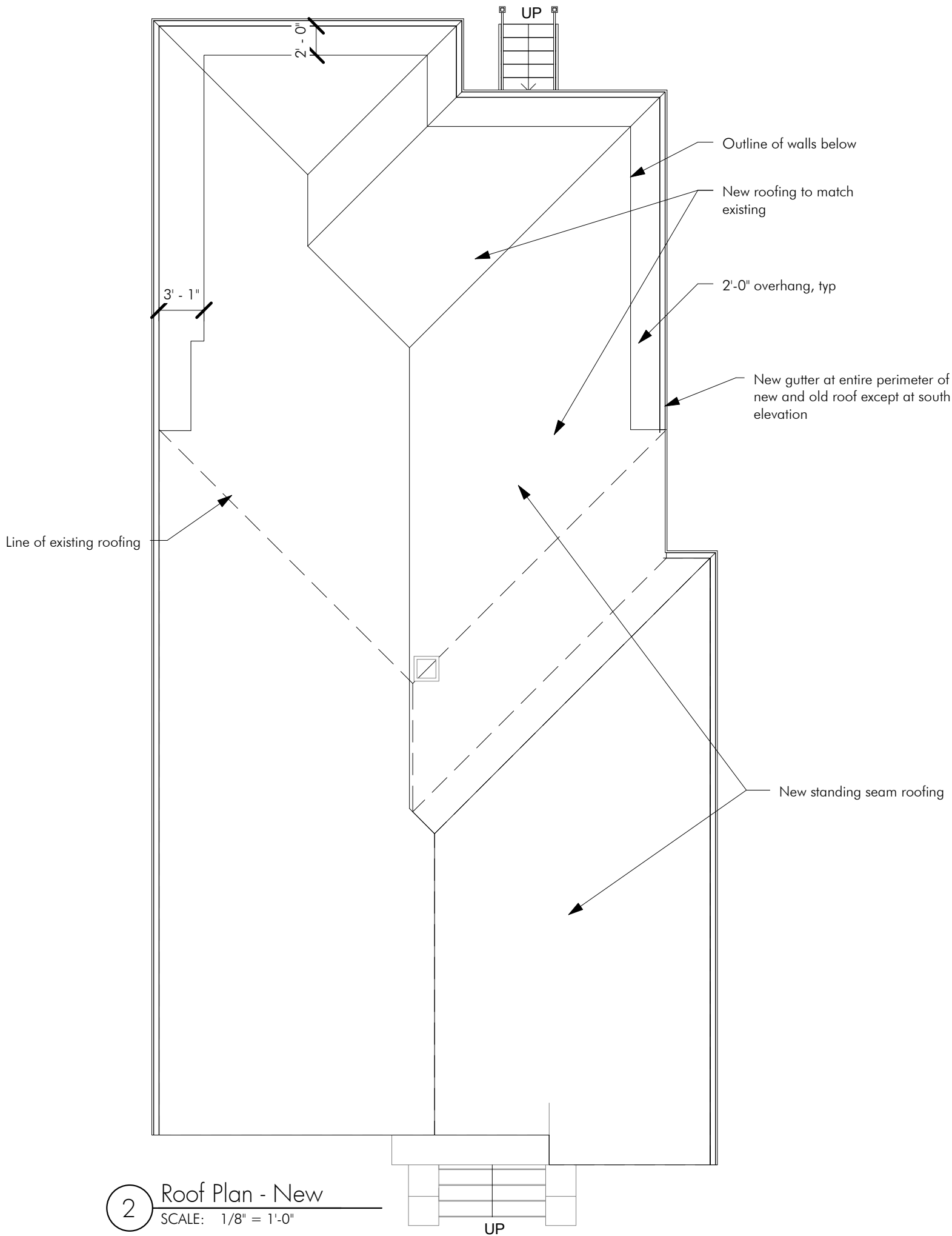
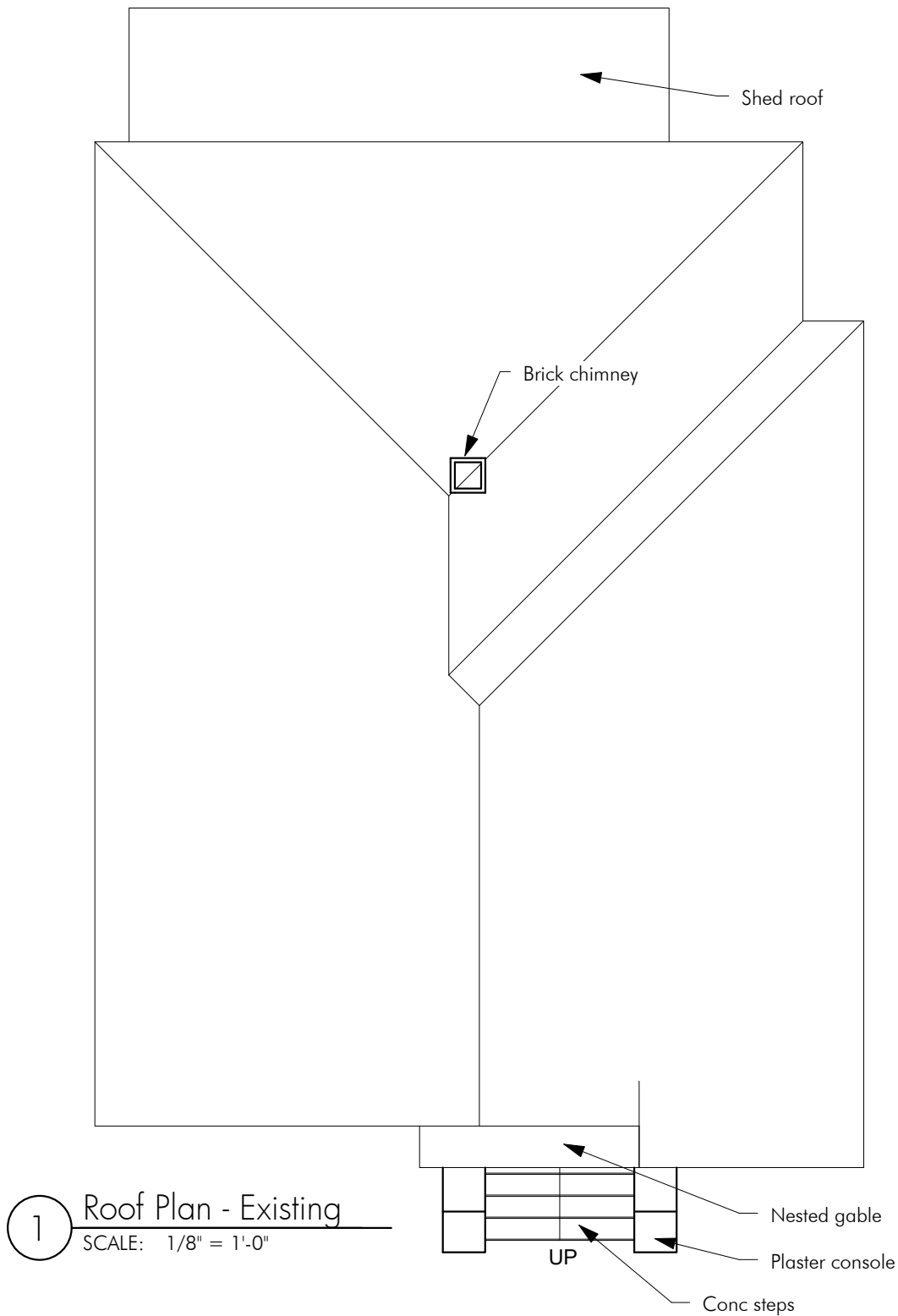
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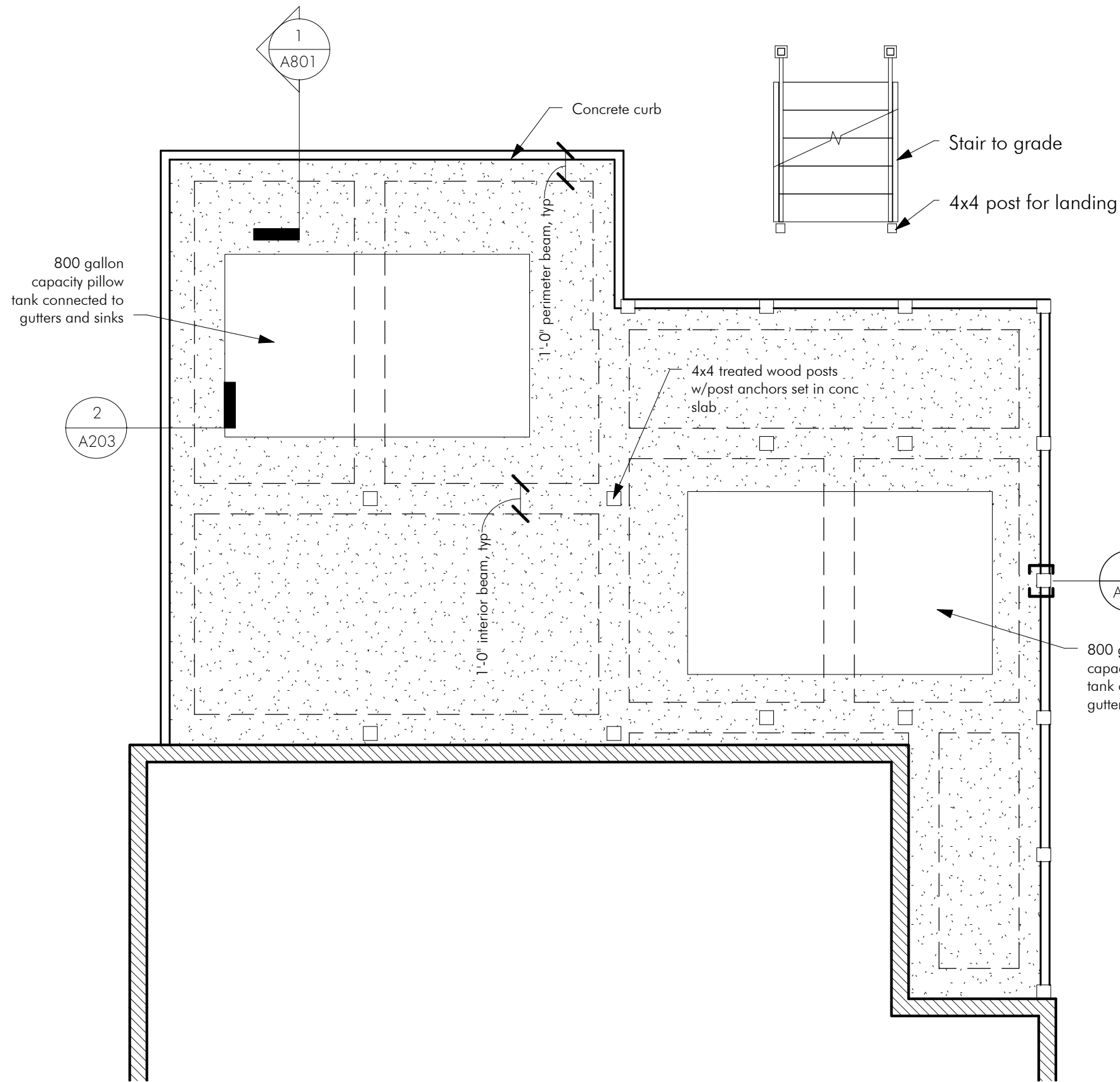
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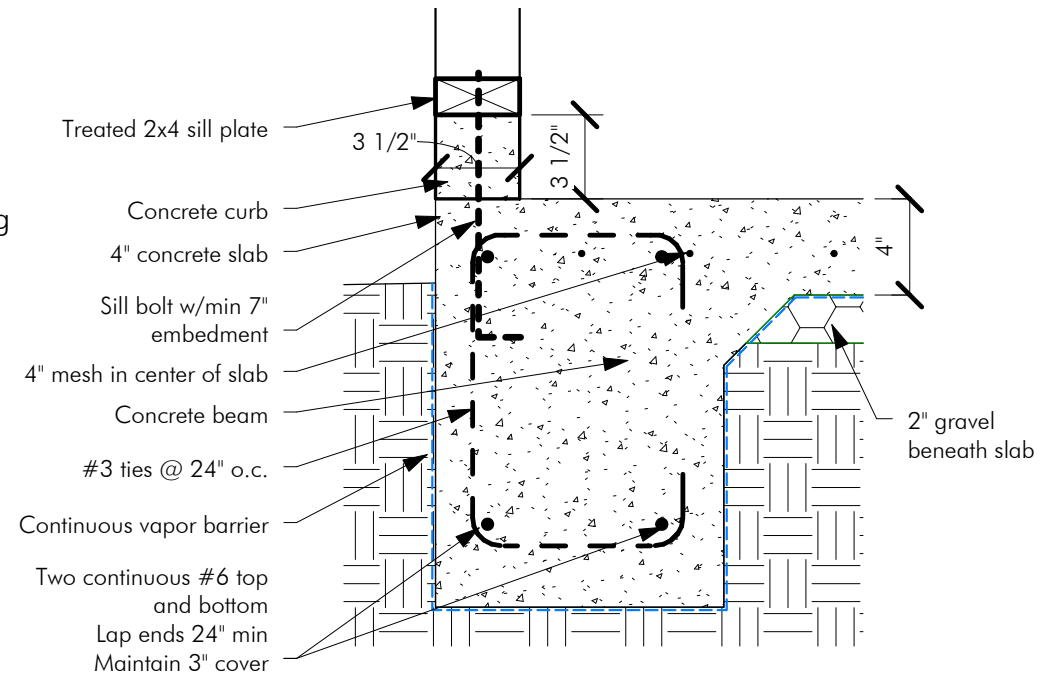
Roof Plans - Existing
and New

A202

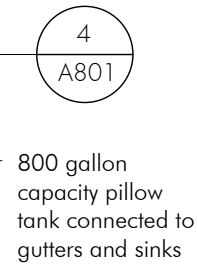




1 Foundation Plan
SCALE: 1/4" = 1'-0"



2 Foundation Perimeter
SCALE: 1 1/2" = 1'-0"



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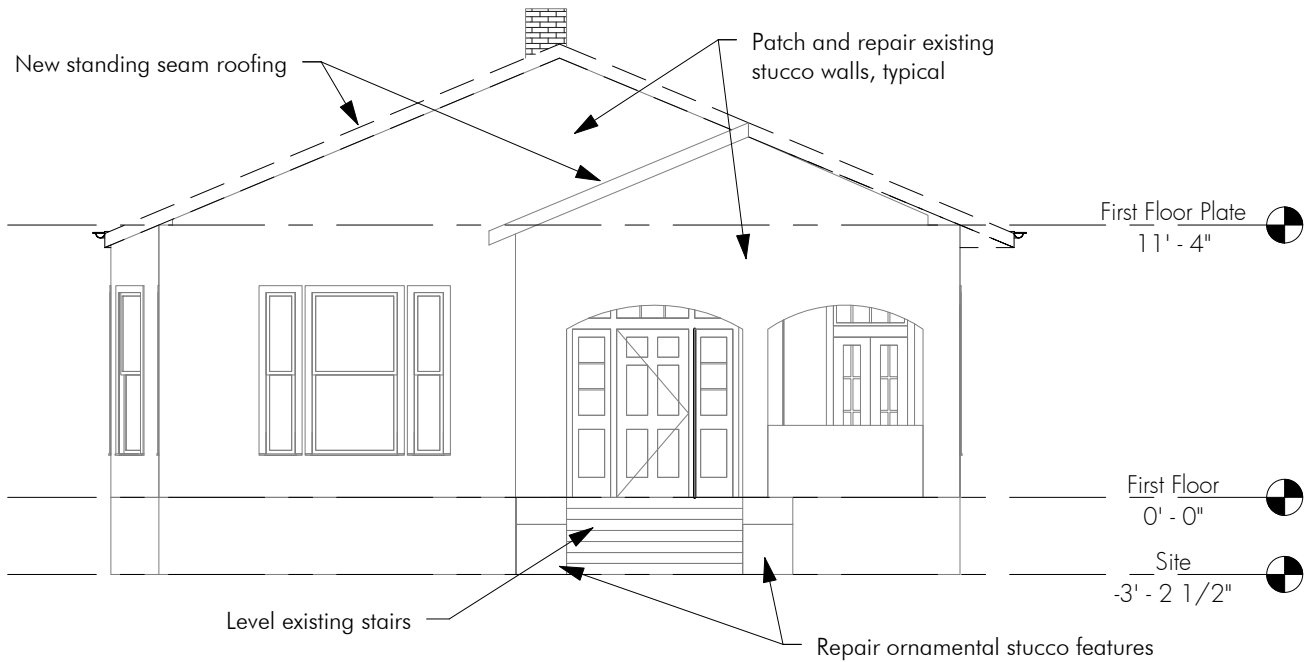
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Foundation Plan

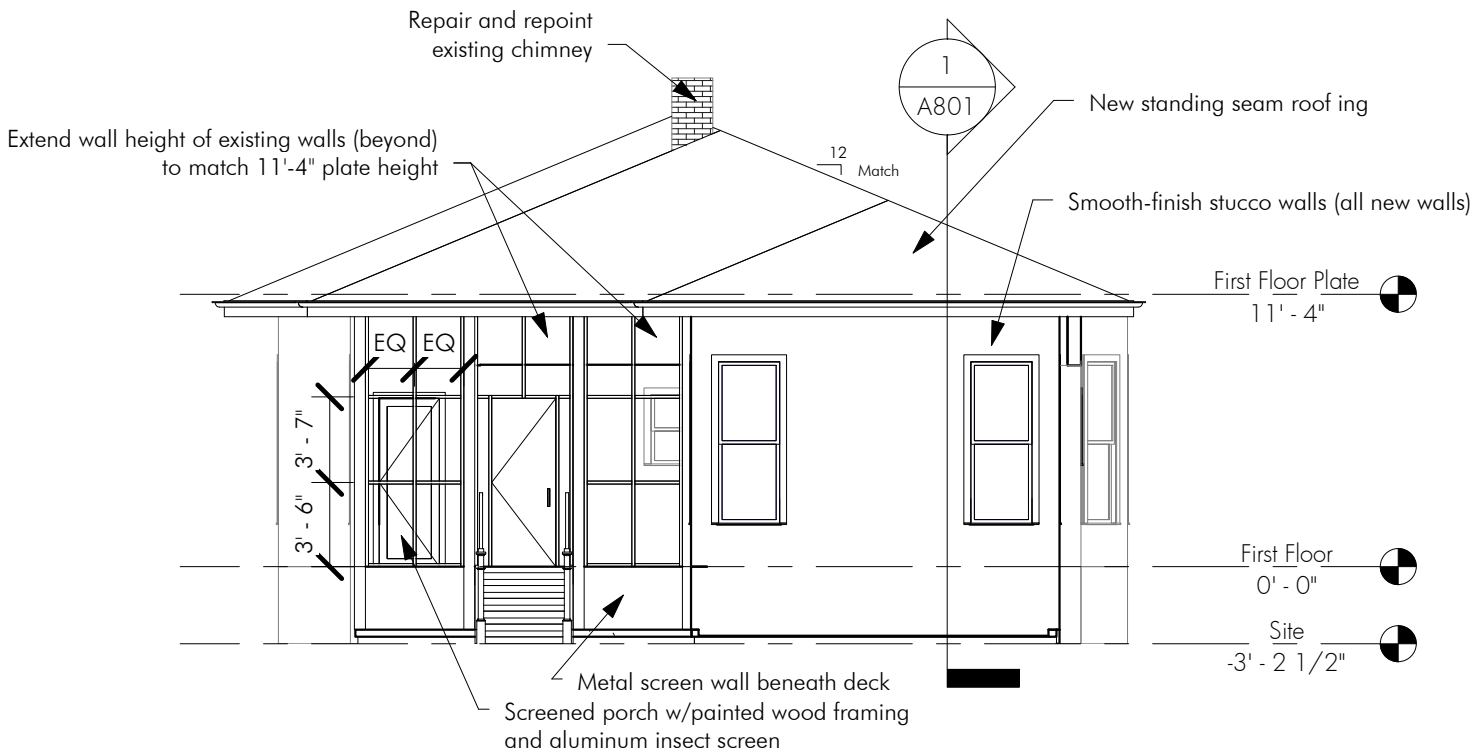
A203

General Notes

- 1) Refer to sheet A401 for additional notes regarding methods and materials
- 2) Repair all existing exterior stucco by repairing damaged lath, patching holes, and repainting entire exterior with color to match existing. Match current finish on all stucco patches and repairs. See A401 for additional notes including materials to be used.
- 3) Patch, repair, and repaint all existing windows and trim
- 4) Repair and repoint all existing masonry
- 5) Repair and repaint all wood soffits, decorative brackets, and other exterior woodwork



1 South Elevation
SCALE: 1/8" = 1'-0"



2 North Elevation
SCALE: 1/8" = 1'-0"



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South and North
Elevations

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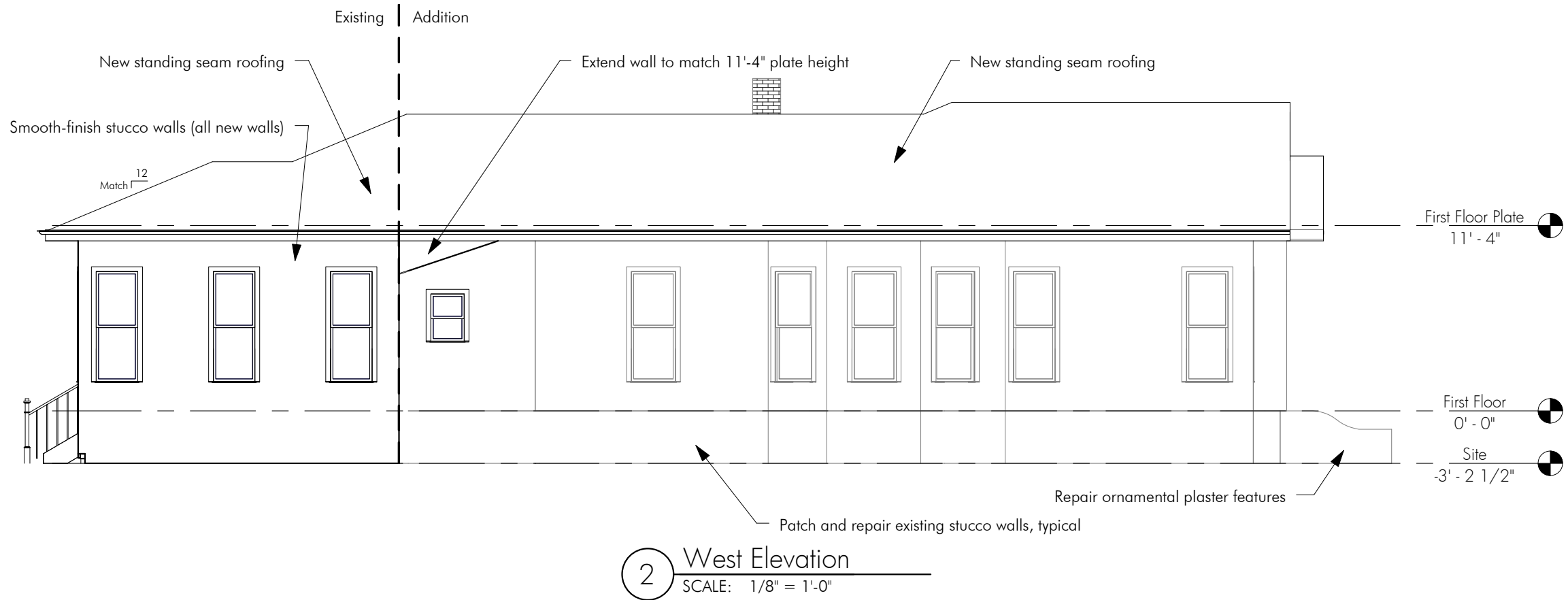
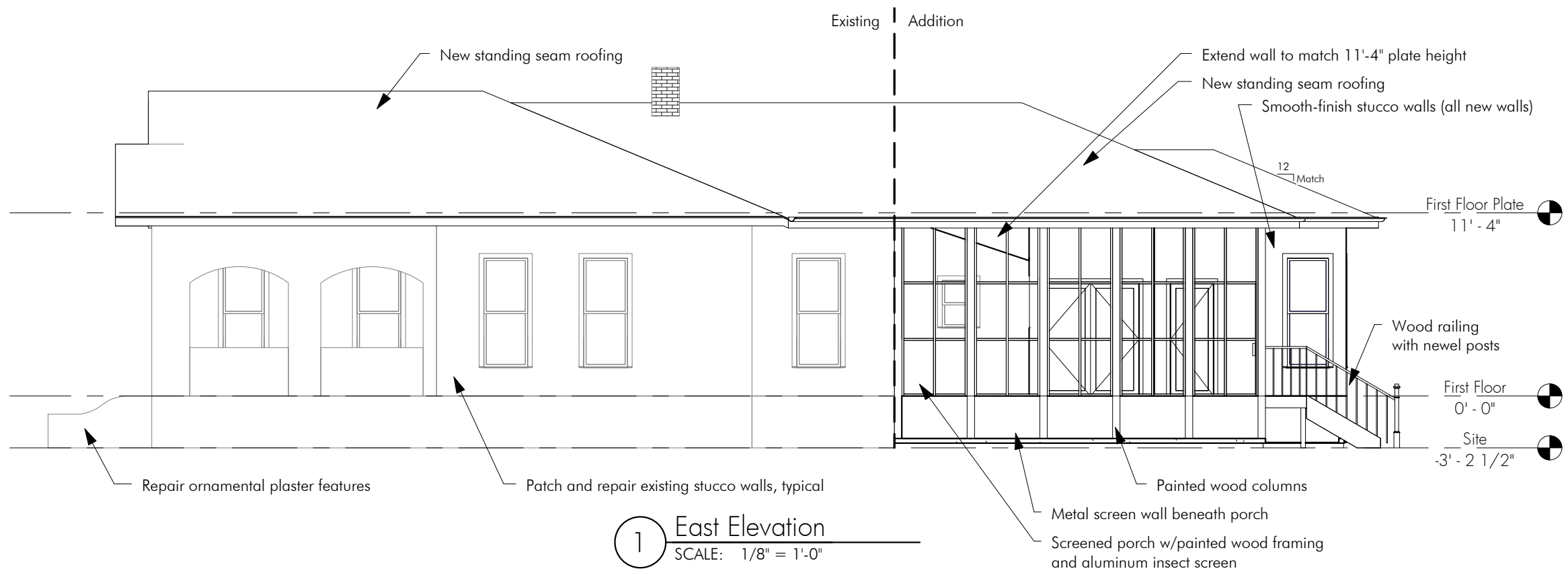
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East and West Elevations

A302



New Room Schedule								
Number	Name	Area	Base Finish	Floor Finish	Wall Finish	Ceiling Finish	Height	Comments
100	Entry	71 SF	Repair existing	Refinish existing wood	Repair existing	Repair existing	11' - 4"	Repair all existing finishes re: General Notes
101	Living	227 SF	Repair existing	Refinish existing wood	Repair existing	Repair existing	11' - 4"	Repair all existing finishes re: General Notes
102	Dining	234 SF	Repair existing	Refinish existing wood	Repair existing	Repair existing	11' - 4"	Repair all existing finishes re: General Notes
103	Office	226 SF	Repair existing	Refinish existing wood	Repair existing	Repair existing	11' - 4"	Repair all existing finishes re: General Notes
104	Master Bedroom	178 SF	Repair existing	Refinish existing wood	Repair existing	Repair existing	11' - 4"	Repair all existing finishes re: General Notes
105	Kitchen	180 SF	Repair existing	Ceramic tile	Repair existing	Repair existing	11' - 4"	Repair all existing finishes re: General Notes
106	Pantry	19 SF	Wood, painted	Ceramic tile	Gypsum board, smooth texture, painted	Gypsum board, smooth texture, painted	11' - 4"	
107	Back Hall	70 SF	Wood, painted	Wood	Gypsum board, smooth texture, painted	Gypsum board, smooth texture, painted	11' - 4"	
108	Laundry	9 SF	Wood, painted	Ceramic tile	Gypsum board, smooth texture, painted	Gypsum board, smooth texture, painted	11' - 4"	
109	Back Bedroom	153 SF	Wood, painted	Wood	Gypsum board, smooth texture, painted	Gypsum board, smooth texture, painted	11' - 4"	
110	Back Closet	8 SF	Wood, painted	Wood	Gypsum board, smooth texture, painted	Gypsum board, smooth texture, painted	11' - 4"	
111	Back Bath	61 SF	Wood, painted	Ceramic tile	Gypsum board, smooth texture, painted	Gypsum board, smooth texture, painted	11' - 4"	
112	Master Bath	80 SF	Wood, painted	Ceramic tile	Gypsum board, smooth texture, painted	Gypsum board, smooth texture, painted	11' - 4"	Remove existing wood boards and install new finishes as indicated
113	MBR Closet 1	9 SF	Wood, painted	Wood	Gypsum board, smooth texture, painted	Gypsum board, smooth texture, painted	11' - 4"	
114	MBR Closet 2	11 SF	Wood, painted	Wood	Gypsum board, smooth texture, painted	Gypsum board, smooth texture, painted	8' - 0"	
115	Front Porch	186 SF	Wood, painted	Repair/refinish existing wood	Repair existing	Repaint existing beaded board	11' - 4"	Repair all existing finishes re: General Notes

Note: Existing rooms E105, E106, E107, E108, E109, E110, and E111 are re-designated or removed in new construction

General Notes

Existing Stucco Repair

Where necessary, repair or replace existing wood framing beneath stucco to provide sound, stable surface for installation of lath and stucco

All existing stucco to be patched and repaired to bring exterior to like-new condition
Texture of stucco repairs to match existing texture

Use matching materials including expanded metal lath and Portland cement or lime-based stucco, depending on surrounding materials

Prime and paint all stucco using paint color selected by owner. Use exterior-grade primer and eggshell-finish paint recommended by manufacturer for stucco or concrete substrates

General Repair and Painting, Exterior

Replace or install new wood trim to match existing where trim is deteriorated or not present

Remove all flaking paint back to firmly attached areas

Patch all nail holes and other surface flaws in wood trim using exterior-grade wood filler

Sand all wood trim to feather edges of painted/unpainted areas, roughen surface of existing paint, and prepare bare wood for painting

Prime all trim using exterior-grade primer for wood and painted surfaces

Paint all trim using exterior-grade gloss enamel, color selected by owner

Interior Finishes

Refer to profiles on A603 for base, trim, and crown profiles

New gypsum board to receive texture as noted in room schedule

Gypsum board patches to receive texture matching surrounding existing surfaces

All new gypsum board and gypsum board patches to be primed with PVA-based primer prior to paint application

All wall paint to be eggshell finish

All ceiling paint to be matte finish

All trim paint to be semi-gloss finish

Wood Window Refurbishment Sequence

- 1) Protect surrounding areas
- 2) Remove any flaking paint and cracked putty
- 3) Clean and align operating parts
- 4) Apply glazing putty to match existing and allow to cure
- 5) Replace or repair interior and exterior trim
- 6) Prime and paint
- 7) Re-caulk window perimeter

General Repair and Painting, Interior Plaster

- 1) Remove all crumbling plaster back to sound areas
- 2) Reattach firm but detached plaster to lath with Plaster Magic (r) or drywall screws with plastic washers
- 3) Scrape all flaking paint back to firmly adhered areas
- 4) Repair plaster. At contractor's option, use one of the following methods:
 - A) Replace removed plaster with new gypsum-based plaster compound
 - B) Patch affected areas with gypsum board and fully float patched areas with gypsum-based plaster compound to match thickness and finish of original plaster
 - C) Where removal of crumbling plaster results in completely bare surfaces with no joints with adjacent plaster, new skim-coated gypsum board may be used. Use gypsum board of the same thickness as plaster (usually 1/4" or 3/8" thick maximum).
- 5) Prime all existing plaster, new plaster, and floated gypsum board with oil-based primer
DO NOT use Portland cement-based plaster
DO NOT use drywall compound to patch plaster
DO NOT prime plaster with PVA-based primer

Demolition and Salvage

All items noted as to be salvaged shall remain property of the owner. They shall be retained and stored securely on site in a protected location.

These items shall be salvaged:

- 1) All door, window, and cabinet hardware of any type
- 2) All doors and windows
- 3) Any found items (i.e., any concealed item not identified on the plans)
- 4) Any re-usable building materials such as brick, clay tile, metal components, wood boards in good condition, and similar. Any non-reusable materials such as plaster, scrap, wood boards in poor condition, or similar shall be disposed of.



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Room Schedules and
General Notes

A401

Door Schedule						
Door Number	Type	Material	Frame	Width	Height	Comments
104a	30" x 84"	Wood and glass	Wood, painted	2' - 6"	7' - 0"	
104b	30" x 84"	Wood, painted	Wood, painted	2' - 6"	7' - 0"	
104c	34" x 84"	Wood, painted	Refinish existing	2' - 10"	7' - 0"	Existing frame; install salvaged door
107a	34" x 84"	Wood, painted	Wood, painted	2' - 10"	7' - 0"	
108a	32" x 84"	Wood, painted	Wood, painted	2' - 8"	7' - 0"	Bifold
109a	36" x 84"	Wood, painted	Wood, painted	3' - 0"	7' - 0"	
110a	30" x 80"	Wood, painted	Wood, painted	2' - 6"	6' - 8"	
110b	32" x 84"	Wood, painted	Wood, painted	2' - 8"	7' - 0"	
111a	36" x 84"	Wood, painted	Wood, painted	3' - 0"	7' - 0"	Bifold
112a	34" x 84"	Wood, painted	Wood, painted	2' - 10"	7' - 0"	
112b	32" x 84"	Wood and glass	Wood, painted	2' - 8"	7' - 0"	
114a	72" x 84"	Wood and glass	Wood, painted	6' - 0"	7' - 0"	
E100a	36" x 84"	Refinish existing	Refinish existing	3' - 0"	7' - 0"	Existing
E101a	72" x 102.5"	Refinish existing	Refinish existing	6' - 0"	8' - 6 1/2"	Existing; repair rolling hardware
E103a	176x2 x 84 w/transom	Refinish existing	Refinish existing	3' - 1"	9' - 0"	Existing
E105a	36" x 84" w/transom	Refinish existing	Refinish existing	3' - 0"	6' - 8"	Existing
E106a	21" x 84"	Refinish existing	Refinish existing	1' - 9"	7' - 0"	Existing
E108a	23.5" x 80"	Refinish existing	Refinish existing	1' - 11 1/2"	6' - 8"	Existing
P1	Screened Porch Door	Wood/screen	Wood, painted	2' - 8"	7' - 0"	Painted wood with aluminum insect screen

Window Schedule				
Mark	Width	Height	Sill Height	Comments
E1	1' - 4"	6' - 10"	1' - 9"	Existing
E2	3' - 8"	6' - 10"	1' - 9"	Existing
E3	1' - 4"	6' - 10"	1' - 9"	Existing
E4	2' - 8"	6' - 10"	1' - 9"	Existing
E5	2' - 8"	6' - 10"	1' - 9"	Existing
E6	2' - 8"	6' - 10"	1' - 9"	Existing
E7	2' - 10"	6' - 10"	1' - 9"	Existing
E8	2' - 8"	6' - 10"	1' - 9"	Existing
E9	2' - 10"	6' - 10"	1' - 9"	Existing
E10	2' - 10"	4' - 6"	3' - 11 1/2"	Existing
E11	1' - 10"	1' - 10"	4' - 2 1/2"	Existing
E12	2' - 2"	3' - 0"	4' - 2 1/2"	Existing
E13	2' - 2"	3' - 0"	4' - 2 1/2"	Existing
E14	2' - 4"	6' - 10"	1' - 9"	Existing
E15	2' - 10"	6' - 10"	1' - 9"	Existing
E16	2' - 10"	6' - 10"	1' - 9"	Existing
E17	2' - 10"	6' - 10"	1' - 9"	Existing
E18	2' - 10"	6' - 10"	1' - 9"	Existing
E19	2' - 8"	6' - 10"	1' - 9"	Existing
N1	2' - 2"	3' - 0"	4' - 2 1/2"	New wood window
N2	2' - 8"	6' - 10"	1' - 9"	New wood window
N3	2' - 8"	6' - 10"	1' - 9"	New wood window
N4	2' - 8"	6' - 10"	1' - 9"	New wood window
N5	2' - 8"	6' - 10"	1' - 9"	New wood window
N6	2' - 8"	6' - 10"	1' - 9"	New wood window
N7	2' - 8"	6' - 10"	1' - 9"	New wood window



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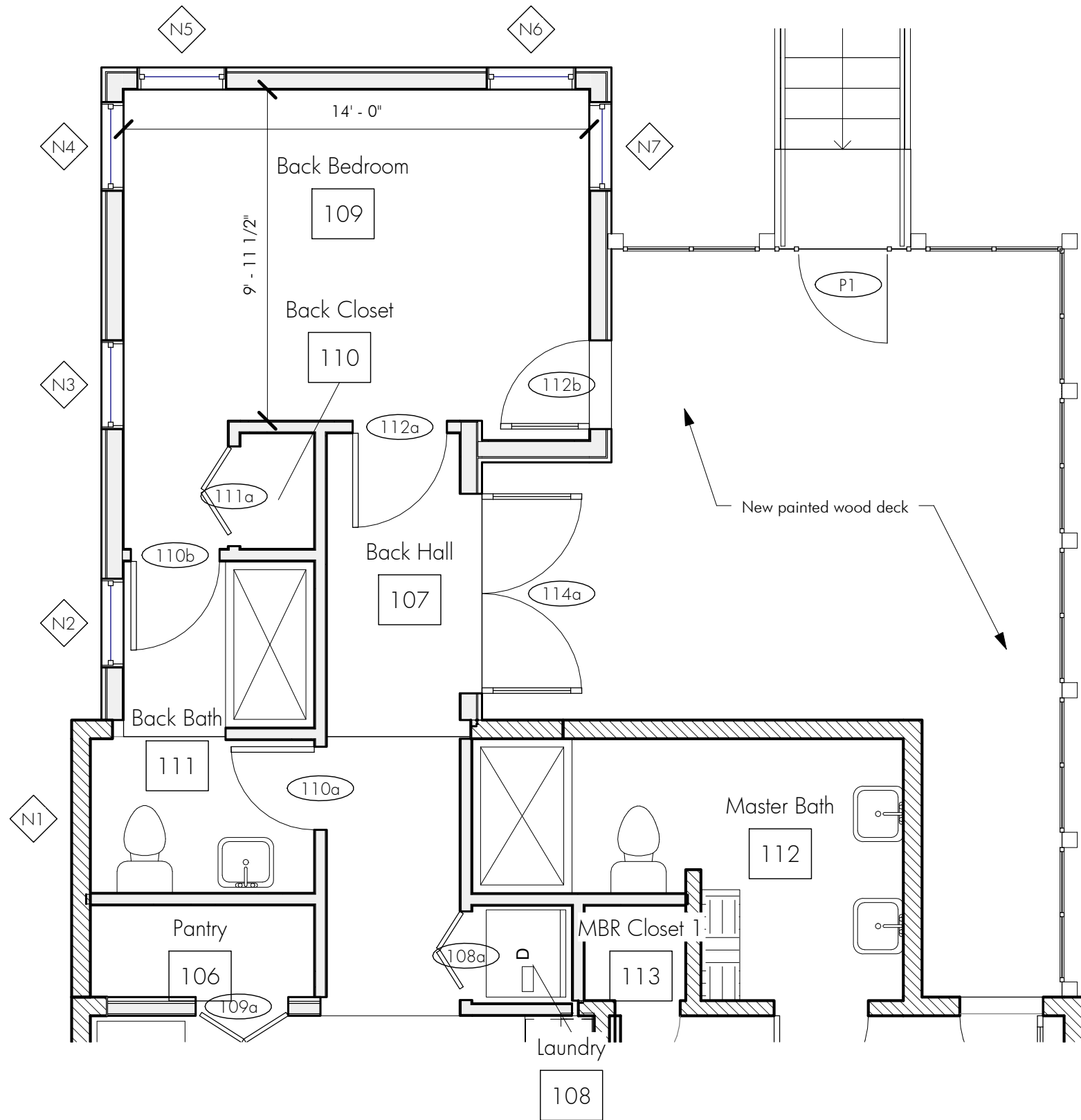
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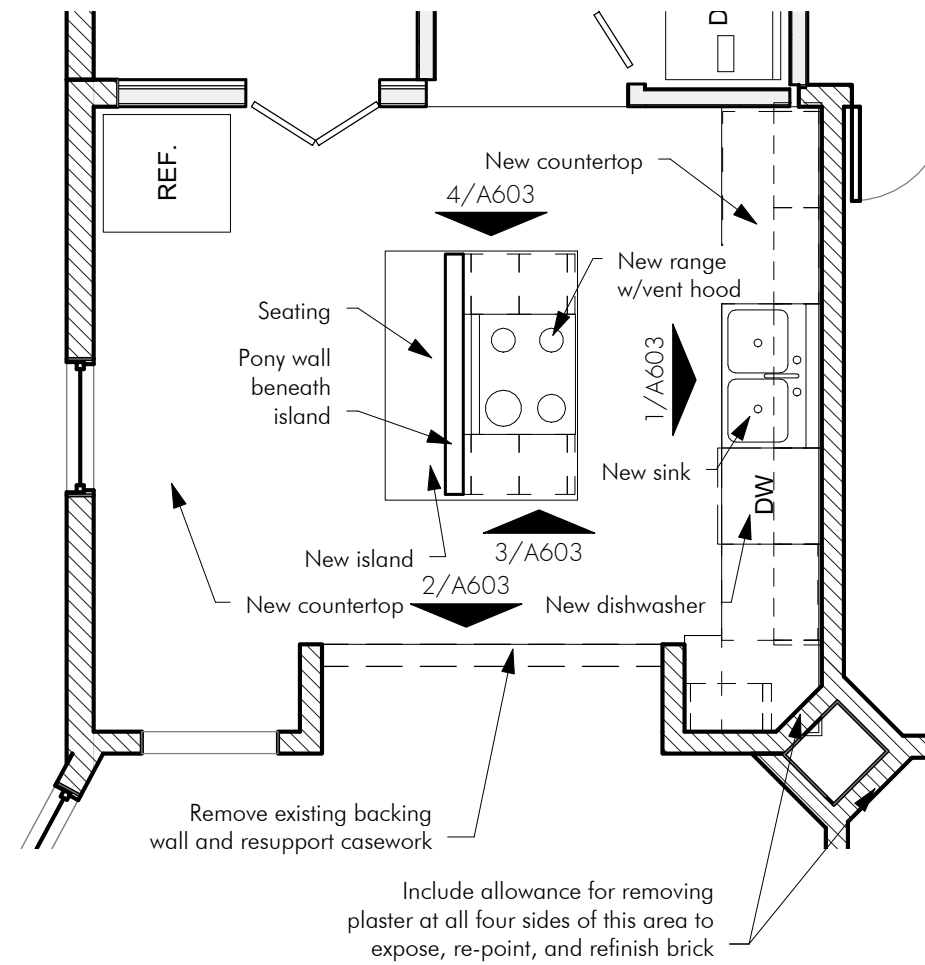
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Door and Window
Schedules

A402



1 Enlarged Plan - Addition
SCALE: 1/4" = 1'-0"



2 Enlarged Plan - Kitchen
SCALE: 1/4" = 1'-0"



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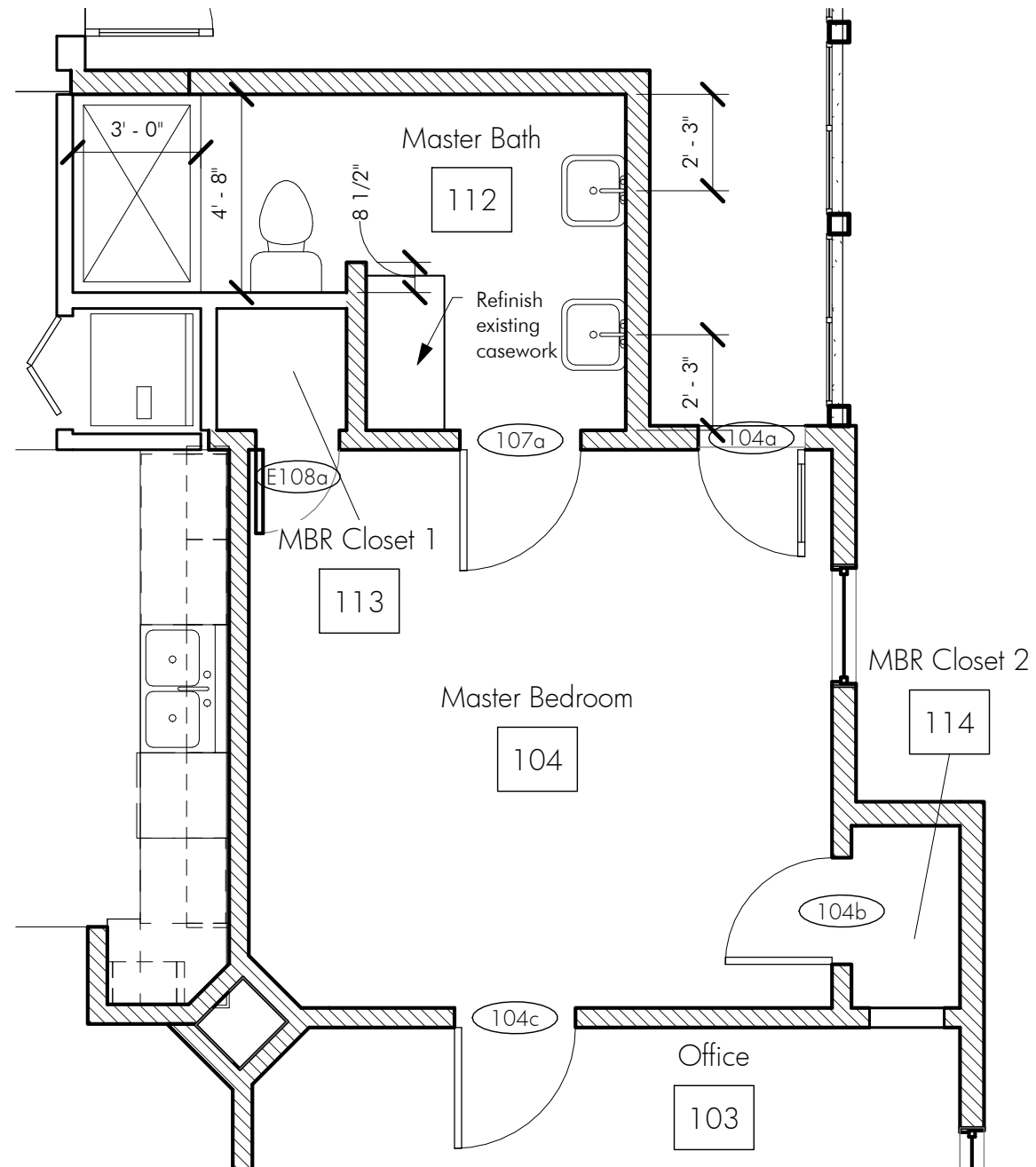
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Enlarged Floor Plans

A601



1 Enlarged Plan - Master Bedroom
SCALE: 1/4" = 1'-0"



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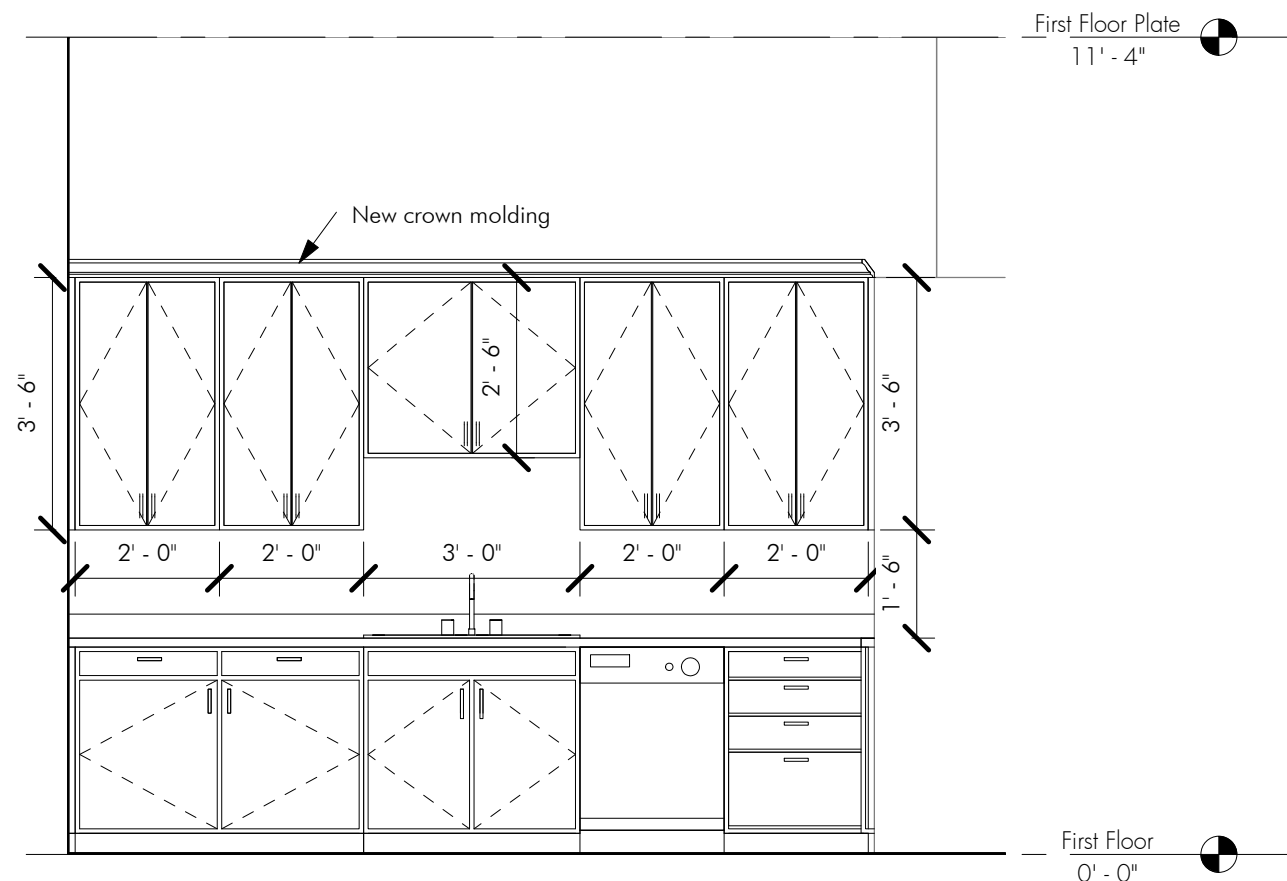
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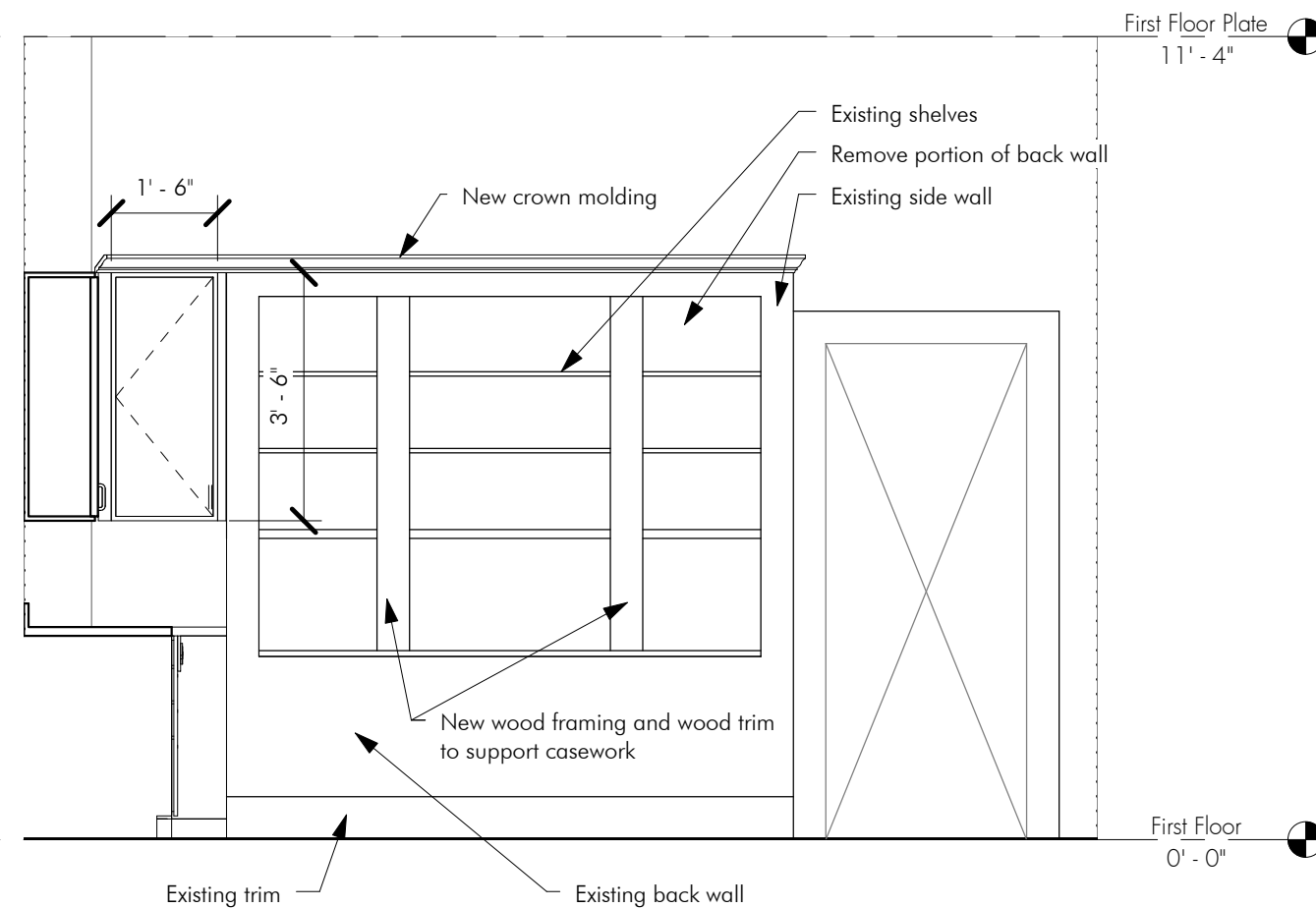
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Enlarged Floor Plan

A602

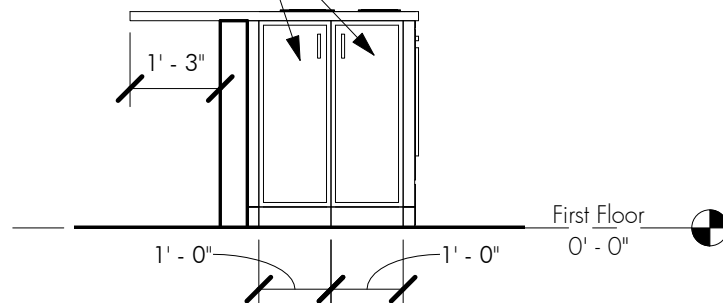


1 Kitchen - East
SCALE: 3/8" = 1'-0"



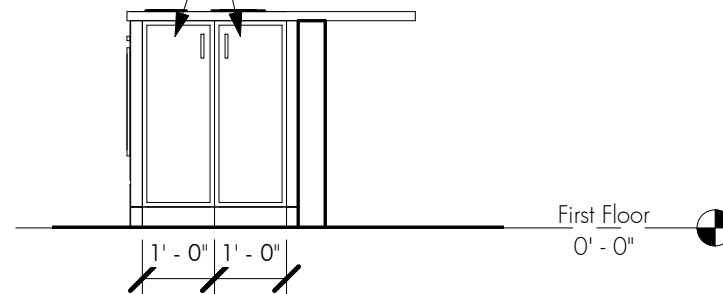
2 Kitchen - South
SCALE: 3/8" = 1'-0"

Custom 15" deep cabinets with pull-out trash and recycling receptacles

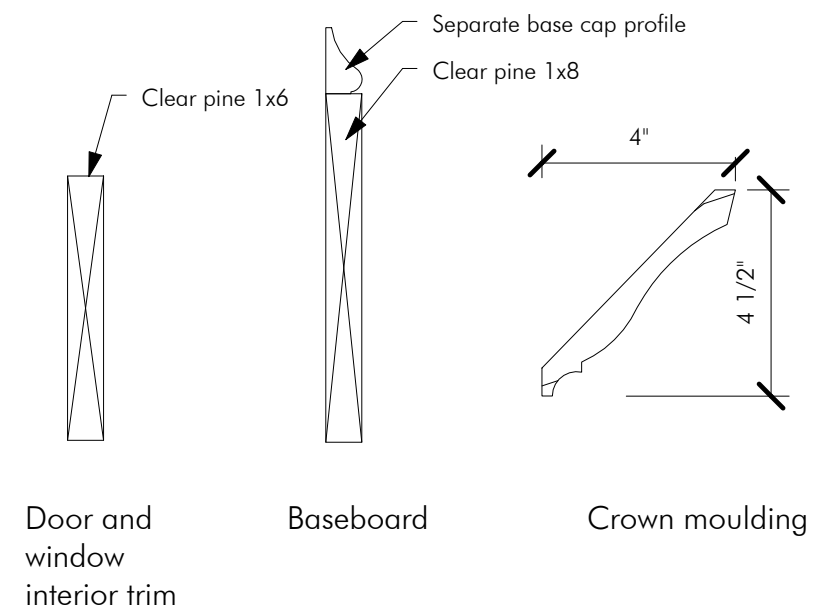


3 Island - South
SCALE: 3/8" = 1'-0"

Custom 15" deep cabinets w/ full-height doors



4 Island - North
SCALE: 3/8" = 1'-0"



5 Profiles
SCALE: 3" = 1'-0"



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1502301

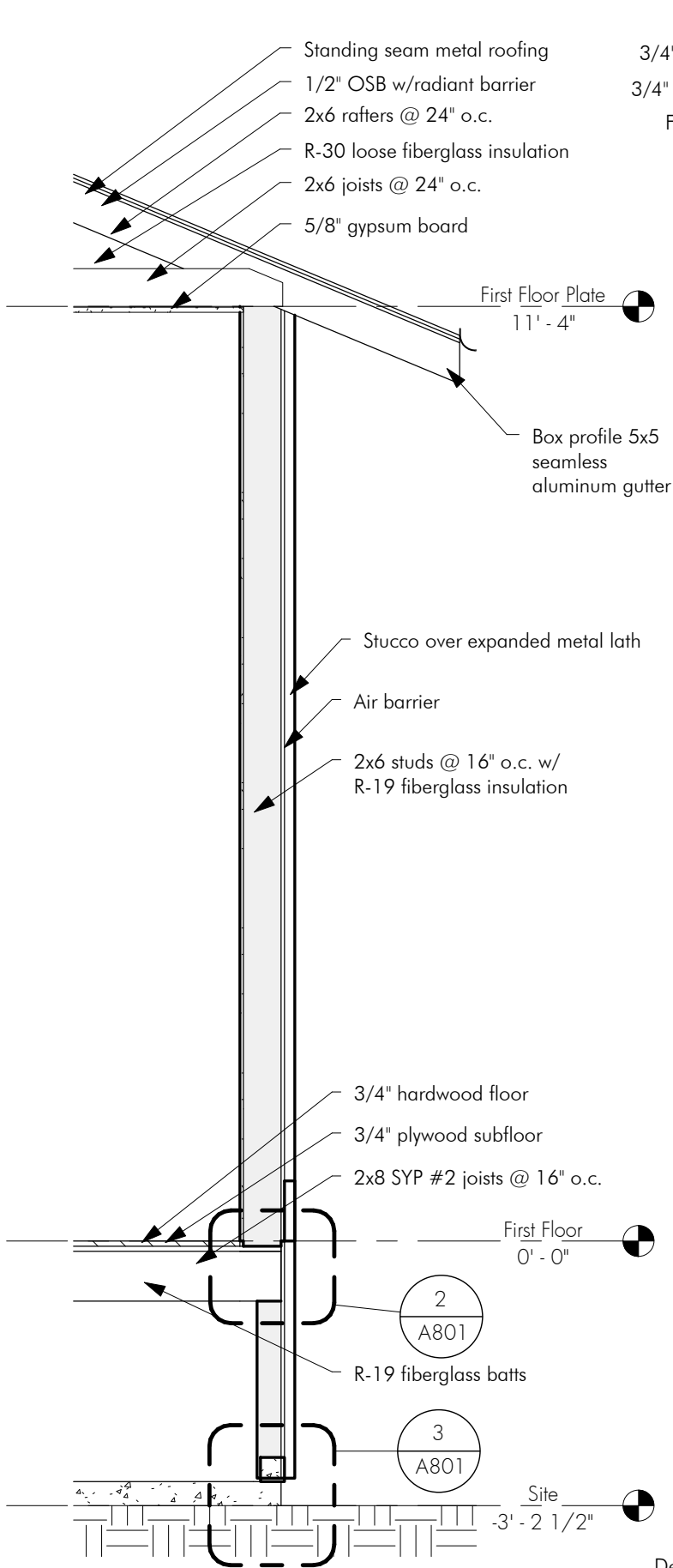
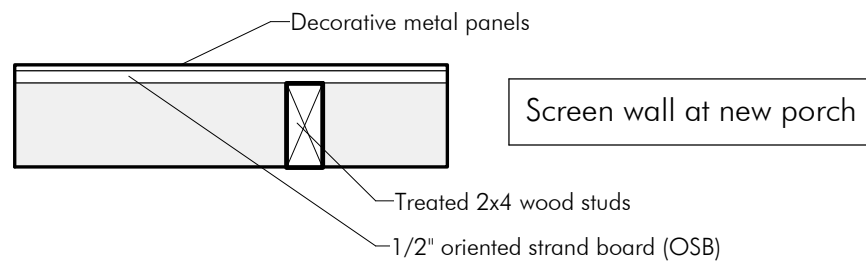
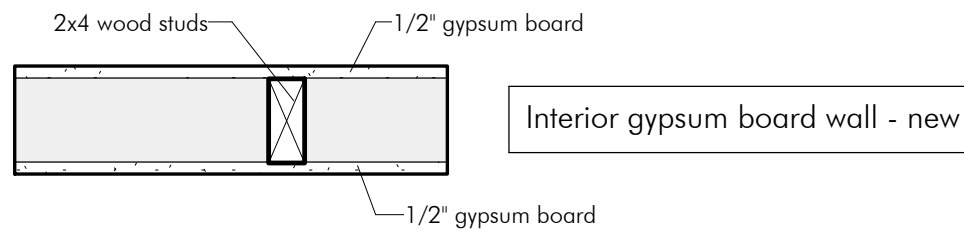
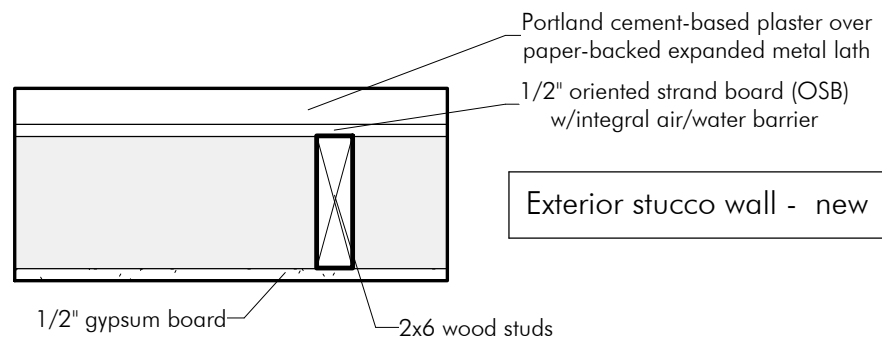
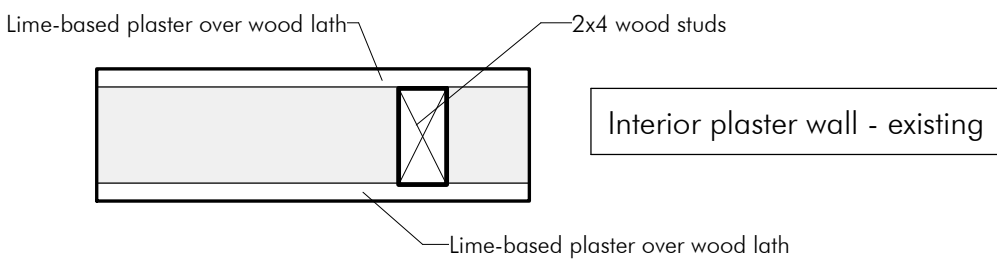
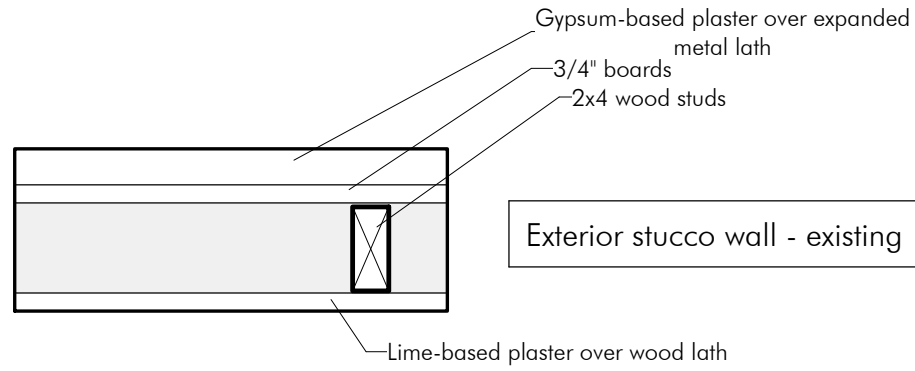
Construction
Documents

11/18/2015

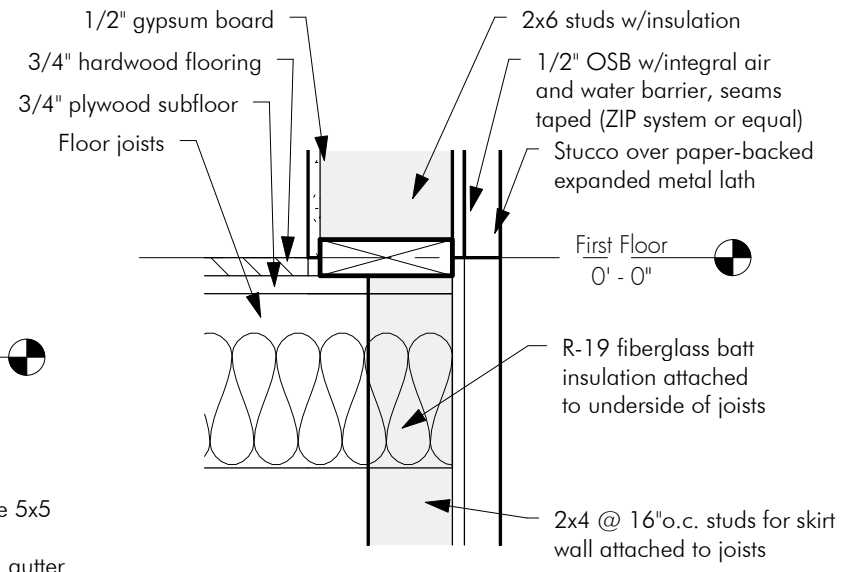
Interior Elevations

A603

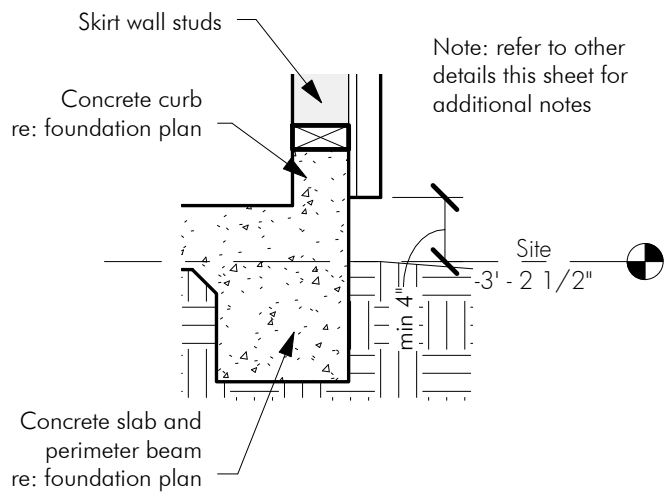
Wall Types



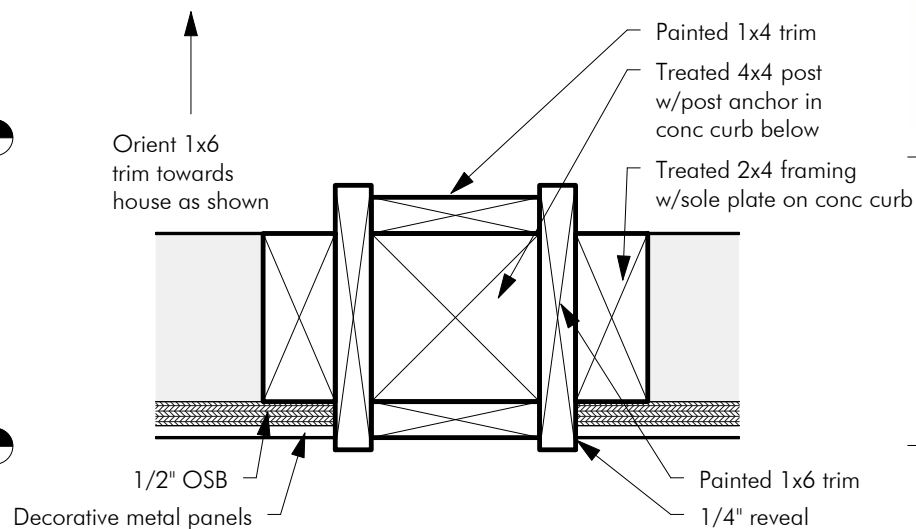
1 Wall Section
SCALE: 1/2" = 1'-0"



2 Wall at Floor
SCALE: 1 1/2" = 1'-0"



3 Wall at Grade
SCALE: 1" = 1'-0"



4 Porch Post
SCALE: 3" = 1'-0"



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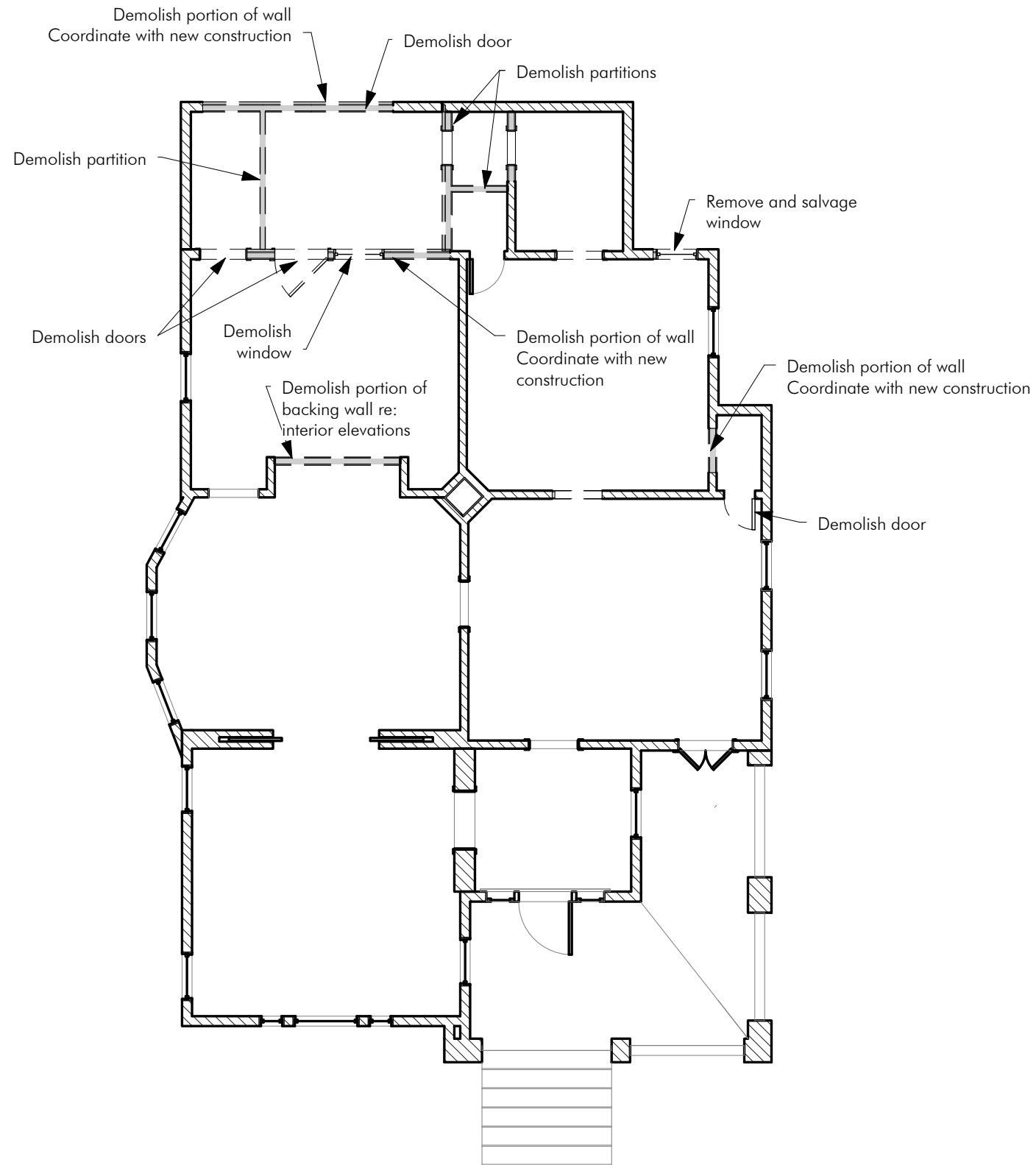


1502301

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Details

A801



1 First Floor - Demolition
SCALE: 1/8" = 1'-0"



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Construction
Documents

11/18/2015

Demolition Plan

D201

Date

9/22/2015

Homeowner Information

Name: Scott Hill and Patricia Lynch

Address: 1833 E. Houston street

Living Sq.Ft. slab area

CONTRACTORS	ORIG.BID AMT	Allowances	Actual	Difference	Draw Amount	Percentag
Design Fees	\$ -			\$ -		
Insurance	\$ 854.00			\$ 854.00	Reimburse	
Foundation	\$ 8,500.00			\$ 8,500.00	Draw #3	20.00%
Framing Lumber	\$ 15,750.00			\$ 15,750.00	Draw #4	20.00%
Framing Labor	\$ 12,000.00			\$ 12,000.00	Draw #5	15.00%
Roofing metal	\$ 6,500.00			\$ 6,500.00	Draw #6 final	10.00%
Exterior Stone/ Stucco	\$ 6,000.00			\$ 6,000.00		Total Due
Plumbing	\$ 9,500.00			\$ 9,500.00		
HVAC/vent o hood pipe	\$ 12,500.00			\$ 12,500.00		
Electrical	\$ 12,500.00			\$ 12,500.00		
Insulation	\$ 4,000.00			\$ 4,000.00		
Drywall	\$ 9,500.00			\$ 9,500.00		
Paint and stain cabinets	\$ 11,500.00			\$ 11,500.00		
Windows	\$ 2,000.00			\$ 2,000.00		
Front Door		\$ 1,500.00		\$ 1,500.00		
Exterior door package		\$ 1,500.00				
Lighting Fixtures (Int./Ext.)		\$ 3,500.00		\$ 3,500.00		
Plumbing Fixtures		\$ 3,000.00		\$ 3,000.00		
Interior doors and Trim		\$ 2,000.00		\$ 2,000.00		
Trim Labor	\$ 3,500.00			\$ 3,500.00		
Cabinets		\$ 11,500.00		\$ 11,500.00		
Kitchen Tops-		\$ 5,500.00		\$ 5,500.00		
Master, bath 3		\$ 1,250.00		\$ 1,250.00		
Utility Tops-FORMICA		\$ 850.00		\$ 850.00		
Hardware (Cabs Also)		\$ 1,600.00		\$ 1,600.00		
re-finish hard wood floors		\$ 6,500.00		\$ 6,500.00		
tile for showers		\$ 3,000.00		\$ 3,000.00		
Showers/Mirrors/Glass		\$ 500.00		\$ 500.00		
Appliances-BLACK		\$ 4,000.00		\$ 4,000.00		
Flatwork		\$ 2,500.00		\$ 2,500.00		
inspections		\$ 1,000.00		\$ 1,000.00		
Cleaning/Dumpster		\$ 3,500.00		\$ 3,500.00		
Portable Toilet		\$ 500.00		\$ 500.00		
build cost	\$ 114,604.00					
Allowances	\$ 53,700.00			\$ -		
Building Cost Total	\$ 168,304.00					
Builders Fee	\$ 20,196.00			\$ -		
Change Orders			\$ -	\$ -		
TOTAL	\$ 188,500.00	\$ 53,700.00	\$ -	\$ 166,804.00		65.00%

Price per sq ft

#DIV/0!

Ryan's Classic Construction, L.L.C.

Description of Materials

Buyer: Scott Hill and Patricia Lynch

Date: 08/14/2015

Scott Cell Phone: (979) 777-0991

Builder: Ryan Ramzinski (210) 621-7981
3198 CR 361
Adkins, TX 78101

Address: 1833 E. Houston St, San Antonio

1. Plans by Builder

Every effort will be made to provide complete and accurate plans. The intent of this document is to include all items necessary for the proper execution and completion of work. Plans and specifications may be subject to modification, variation or omission as deemed necessary for standard construction practice. Any inconsistencies should be brought to the attention of the builder or his representative. In the case of inconsistencies, the specifications shall supersede plans. All final plans and specifications must be signed by all parties involved and will become part of the contract.

Approximate Square Footage:

Total Frame Area	1650
Living	1400

Change Orders

All changes made after the execution of the contract, final plan approval and specification approval will be initiated and prepaid through written change orders before work is done on a specific change. All change orders will be priced on a per bid basis.

2. Surveys

Builder has not included surveying the property in the bid price.

3. Site Work

Builder has not included site work in the bid price. Removal of trees not included. Only fill dirt necessary for construction of slab is included.

4. Excavation

As required for foundation.

Bearing soil types: Undisturbed natural grade

- | | | |
|-----|---|---|
| 5. | Foundation Pier and beam, with concrete piers | |
| 6. | Rough Cleaning | By builder |
| | Dumpster and Port O'Let | By builder |
| 7. | Exterior Walls | |
| | Wood frame | 2x4 #2 stud or better |
| | Building paper or felt | Tyvek |
| | Sheathing | 1/2" OSB Radiant Barrier |
| | Plate Height | 10 foot |
| | Soffit | Hardi-Soffit pre-vented with 1x6 Hardi fascia |
| | Masonry Veneer | Stucco |
| 8. | Partition Framing | |
| | Studs | #2 or better |
| | Size and spacing | 2x4 @16" on center |
| 9. | Masonry | |
| | Stucco | Every attempt will be made to ensure that Stucco matches |
| 10. | Ceiling Framing | |
| | Size and Spacing | Engineered according to plans
2x8 yellow pine at 16" on center |
| 11. | Roof Framing | |
| | | Engineered according to plans
2x8 yellow pine at 24" on center |
| 12. | Roofing | |
| | Sheathing | 7/16" OSB |
| | Materials | 26 guage metal |
| | Underlayment | #30 Felt |
| | Flashing Material | 26 guage metal |
| | Ventilation | Ridge Venting |
| 13. | Gutters and Downspouts | None |
| 14. | Drywall | |
| | Walls | 1/2" Gypsum Wallboard |
| | Ceiling | 5/8" Gypsum Wallboard |
| | Finish | Taped and Floated |
| | Joint Treatment | Taped and Floated |
| | Texture | smooth finish |
| | Round Corners | All Corners |
| | Window Returns | Rounded corners |

15. Decorating Interior paint

<u>Location</u>	<u>Walls</u>	<u>Special Treatments</u>
Kitchen	paint and smooth	none
Entrance	paint and smooth	10 ft
Living Room	paint and smooth	10 ft
Dining	paint and smooth	wood beams
Master Bedroom	paint and smooth	10 ft
Bed #2	paint and smooth	None
Bath #2	paint and smooth	None
Master Bath	paint and smooth	None
Study	paint and smooth	10 ft

Paint Choices

Exterior

- One trim color in Semi-gloss latex
- All cedar beams and post stained and sealed

Interior

- Two coats eggshell latex wall and ceiling paint in one color
- Two coats oil base paint on all wood trim in single color (per plan)

16. Interior Doors, Trim and Shelving

Door Type	8 ft raised panel doors
Material	Wood to compliment trim
Thickness	1 3/8"
Door Casing	3 1/4"
Finish	Stain Graded
Base trim	5 1/4" Stain
Shelving	MDF painted

17. Windows

Attempt to refurbish them

18. Entrances and Exterior Detail

Main Entry Doors	Hard wood door
Other Entrance doors	Fiberglass doors on back porch with glass inserts with blinds
Thickness	1 3/4"
Weather Stripping	Compression foam
Entry Door Unit	Stain grade jam

19. Cabinets and Interior Detail

Base and wall units	Stain grade
Door Style	Square raised panel doors
Finish	Stain

- | | | |
|-----|--|---|
| 20. | Counter Tops, Back-splash, Mirrors, and Shower Doors | |
| | Kitchen | Granite, bull-nose edge, undermount sink |
| | Kitchen splash | Full tile back-splash |
| | Master | Granite , copper sink and 4" splash |
| | Baths 2&3 | Granite recessed oval bowls and 4" splash |
| | Mirrors | In All bathrooms |

Special Floors

Existing home we will refinish existing hard wood floors, New addition we will pick floor of Home owners choice up to 6 dollars per foot.

- | | | |
|-----|------------------------|---|
| 21. | Plumbing | |
| | Water Supply | By Homeowner |
| | Sewage Disposal | Sewer |
| | House Drain | P.V.C. |
| | Water piping | Kytex |
| | Domestic Water Heater | 1- electric |
| 22. | Heat and Cooling | |
| | Make and model | 1 carrier or American Standard |
| | Additional information | 1 thermostat |
| | | 14 SEER engineered systems |
| | | Duct Board Work (with R-6 Flex duct |
| 23. | Electrical Wiring | All copper wiring except 220 volt aluminum wiring |
| | Flood Light | Per Plan |
| | Soffit outlets | Per Plan |
| | Switching | White Decor |
| | 3-way switches | Per Plan |
| | Recessed can lights | Per plan (included) |
| | Smoke Detectors | Per plan |
| | Floor Light Plug | Per plan |
| | Electrical Service | gvec |
| | A/C systems | 1-Electric Units (Dual thermostats, one upstairs) |
| | Specials | Under cabinet lighting in kitchen |
| 24. | Accessories | |
| | Security | yes |
| | Phones/TV | Is in electrical bid |
| 25. | Light Fixtures | All int./ext. lights except for can lights, and florescent lights |
| 26. | Plumbing | per plan |

- | | | |
|-----|--|--|
| 27. | Insulation
Flat ceilings
Sloped ceiling
Wall
Additional Information | R-30 Blown
R-19 Batt
R-13 Batt
Polystyrene infiltration sealant |
| 28. | Hardware
Doors and Cabinets | Includes all bath hardware, and doors |
| 29. | Appliances | Appliances to include black or white |
| 30. | Porches
Floor Finish | wood |
| 31. | Walk and Driveways Concrete 4" thick, and 3000 psi
Approaches
Front Walk
Driveway | |
| 32. | Other On-site Improvements | Finish grade included 10' from house |
| 33. | Landscaping and Planting | None |
| 34. | Fences | Not included in bid |
| 35. | Miscellaneous
Interim interest
Title policy on home
Closing costs | By Buyer
By Buyer
By Buyer |

*All allowances must include sales tax.

** All overages on allowances will be treated as a change order. Please refer to change order procedures in the contract.

*** All items under allowances will be credited to overages on allowances or credited at closing.

36. **Decorative Selections**
Initial decorative selections should be made within two weeks of signing a construction contract. Selection changes made after this cut off will cause scheduling delays, impact construction duration and incur interim expense. Builder shall verify availability of all selections to minimize delays in installation schedules. Builder shall notify buyer of discontinued selections in a timely manner and buyer shall make reselections within 48 hours.

General Notes

As plans are taken from conceptual to working drawings, every effort will be made to keep the integrity of the plan. In the case that small modifications in square footage or configuration of plan must be made to "make the plan work" some adjustment of price, up or down, may be required if changes do occur.

The above specifications are designed to cover all features in your new home. Please review them carefully. If there are features that are desired, but not listed above, please ask the builder to include that item in the above specifications before initialing the specifications as complete. If it is not listed in the specifications above, then it has not been figured or included into the price of the home.

Price \$188,500.00

Scott Hill and Patricia Lynch

Date

Ryans Classic Construction LLC

Date

Description of work and approximate task order:

Level existing foundation with concrete piers. Foundation will be leveled from the highest point. Life time warranty on concrete piers and 10 year warranty on workmanship.

Trade	Task	Responsibility	Timeline	Approximate Date
Beach & Dawson	Level foundation	RCC	2 weeks	

_NOTES

Framing, Repair front porch, replace any exterior wood damage, and frame interior walls as requested by the home owner. Repair windows or replace windows, and replace front and rear door. Add on to the home a bedroom, closet and bath room. Bedroom 195 square foot and 105 foot rear porch.

Trade	Task	Responsibility	Timeline	Approximate Date
Jose custom framing	Framing	RCC	14 days	

_NOTES

—All roofing will remain and builder will assess the roof for leaks

Trade	Task	Responsibility	Timeline	Approximate Date
Southwest metal roof	Check for leaks	RCC	1 day	

_NOTES

—All electrical work will be completed by a licensed electrician. Fixtures will be removed and reinstalled after drywall and paint is completed. New fixtures are a part of this proposal. All outlets will be located per the architectural plans. Approved code compliant junction boxes will be used in attic area to complete electrical work. All wiring will be updated to current code. Adding additional fixtures can be reviewed and accommodated with the proper change order document.

Trade	Task	Responsibility	Timeline	Approximate Date
Jeffery Summers	Electrical	RCC		

__NOTES

--All plumbing will be re-run. New pvc drain pipes will be run for the sink, and both bathrooms. Also new hot and cold supply lines will also be run to all plumbing fixtures.

Trade	Task	Responsibility	Timeline	Approximate Date
MJW enterprise	Plumbing	RCC	4 days	

__NOTES

A new 4 ton HVAC System will be installed in home with a minimum or sheer rating of 14.

Trade	Task	Responsibility	Timeline	Approximate Date
Murray AC	Heat and Cool	RCC	3 days	

__NOTES

R 19 batt insulation will be installed in the exterior walls and a r 30 blown insulation in the attic. All exterior penetrations will be foam sealed.

Trade	Task	Responsibility	Timeline	Approximate Date
31 w insulation	Insulation	RCC	2 days	

__NOTES

Drywall will be removed and replaced with new ½ sheetrock on the walls and 5/8 on the ceiling. Shooth finish is included in the price.

Trade	Task	Responsibility	Timeline	Approximate Date
D best drywall	Sheetrock	RCC	2 weeks	

__NOTES__

Trim work will be done as close as possible to match existing trim.

Trade	Task	Responsibility	Timeline	Approximate Date
Robert Ramziski	Trim	RCC	10 days	

__NOTES__

Paint and staining, Home owner will select the paint and stain colors for the home, One exterior color will also be selected by the homeowner

Trade	Task	Responsibility	Timeline	Approximate Date
D best drywall	Sheetrock	RCC	2 weeks	

__NOTES__

Hard wood floors will be striped and refinished, small holes will be filled in and some boards will need to be replaced. New addition will be floor of home owners choice.

Trade	Task	Responsibility	Timeline	Approximate Date
D best drywall	Sheetrock	RCC	2 weeks	

__NOTES__

All clean up and removal of debris will be accomplished by builder with the use of a dumpster located on the rear of the homeowner property. Daily clean will be our goal in addition to spontaneous labor clean up.