



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

APPLICATION FOR CHANGE OF ZONING

Request:

The Office of Historic Preservation requests a change of zoning to add “HL” Historic Landmark designation to 1211 S Gevers St and to waive all related fees. *OHP staff recommends approval.*

Case Comments:

On February 2, 2022, the Historic and Design Review Commission (HDRC) agreed with the applicant’s request for a Finding of Historic Significance and supported the designation of the property as a local landmark.

Case History:

April 5, 2022	Zoning Commission hearing
February 2, 2022	Historic & Design Review Commission (HDRC) hearing
January 3, 2022	Application for Historic Landmark Designation submitted to OHP

Applicable Citations:

Note: In accordance with the process for designation of a historic landmark, as outlined in Section 35-607 of the UDC, properties must meet three of sixteen criteria. This property meets three Criteria for Evaluation.

Unified Development Code Sec. 35-607. – Designation Criteria for Historic Districts and Landmarks.

- a. **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
- b. Criteria for Evaluation.
 5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;**
 8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;**
 13. **It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif.**

Findings of Fact:

- a. The request for landmark designation was initiated by the property owner.
- b. **CASE HISTORY:** A previous request to relocate the historic structure at 903 Labor to the Mission Historic District was approved by the Historic and Design Review Commission in April of 2020. Since that time, the Design Review Committee has reviewed requests for partial demolition and demolition with the salvaging of materials for the historic structure.
- c. **HISTORIC CONTEXT:** The structure at 903 Labor is a single-story Craftsman-style residence that contributes to the Lavaca Historic District, first designated by the City of San Antonio City Council November 8, 2001, with subsequent expansions in 2002 and 2004, and added to the National

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Register of Historic Places July 5, 2000. It is located in City Council District 1. The district is generally within the area bound by E Cesar E. Chavez St to the north, Leigh St to the south, Canal St to the east, and S Presa and S St. Mary's streets to the west. The district, one of the oldest in San Antonio that has survived into modern times, was initially partitioned into residential lots by the city in 1852 and by developers Samuel Maverick and Thomas Devine in 1854. However, no substantial development occurred there until after the beginning of a period of intense building in the King William District in the early 1870s. It was designed primarily for working class families; archival records indicate that the neighborhood mix during the initial development period included carpenters, stonemasons, shopkeepers, clerks, tailors, bartenders, teamsters, and butchers. Though most of the neighborhood's early residents shared a common German heritage, by the mid-1920s, a striking change had occurred. Analysis of city directories indicates that the neighborhood, although still dominated by renters, began to acquire a distinctly Hispanic identity. The most common domestic properties in the district's residential core were built during the late 19th and early 20th centuries, which represents the district's second phase of development. Approximately 80 percent of the housing stock dates from this era. Because these houses are so prevalent and comprise the majority of extant historic resources, they define much of the district's physical character. They are found throughout the district but are most heavily concentrated in the central and southern sections. Much of the residential sector of the Lavaca Historic District has survived the impacts of commercial and institutional development surrounding the neighborhood.

- d. **SITE CONTEXT:** The property at 1211 S Gevers St, to which the structure at 903 Labor will be relocated, is in the Denver Heights neighborhood of City Council District 2. The block is bound to the north by Cooper St, the east by S Gevers St, the south by Delmar St, and the west by Nopal St. Other houses on the block are either Craftsman, Folk Victorian, Minimal Traditional, or vernacular in style. The block has a divorced concrete sidewalk, with full-width driveways the dominant style along the street. The parcel itself currently has no standing structures. Sanborn maps show what was likely a wing-and-gable residence constructed c. 1910 that was later converted to a candy factory. Newspaper records indicate that Rohlf Candy operated at this location in the 1940s, but the structure appears to have been removed between 1973 and 1983 based on aerial photography of the area.
- e. **ARCHITECTURAL DESCRIPTION:** There are no standing structures currently at 1211 S Gevers St. The structure at 903 Labor St is a single-story, side-gabled, wood-clad Craftsman residence with clipped gables. Windows are wood one-over one and appear either alone or in ganged pairs. Wood screens are one-over-one, where present. The three-lite wood front door, which appears to be original, is below a clipped gabled roof supported by wood posts. Rafter tails are exposed below the composite shingle roof. Character-defining features of 903 Labor include clipped gables; one-over-one wood windows; one-over-one wood screens, where present; three-lite wood front door; and wood cladding.
- f. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure at 903 Labor against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):
 5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** the house is an example of a single-story Craftsman residence.
 8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the house is an example of residences built in Lavaca for working class San Antonians after the height of the neighborhood's development.
 13. **It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or**



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif; the structure contributes to the Lavaca Historic District, which is both locally and nationally designated. As a condition of relocation, which is the subject of another request on today's agenda, the applicant must seek designation for the parcel to which the structure at 903 Labor will be relocated so that it receives the same protections and incentives as it would if it remained in its current location.

- g. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
- h. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.
- i. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

ATTACHMENTS:

HDRC recommendation

HDRC published exhibits



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

February 2, 2022

HDRC CASE NO: 2022-067
ADDRESS: 1211 S GEVERS ST
LEGAL DESCRIPTION: NCB 1603 BLK 13 LOT S 50 FT OF 1 THRU 6
APPLICANT: David Sanchez - 2051 Adobe Trail Street
OWNER: David Sanchez - 2051 Adobe Trail Street

REQUEST:

The applicant is requesting a Finding of Historic Significance for the property located at 1211 S Gevers.

FINDINGS:

- a. The request for landmark designation was initiated by the property owner.
- b. CASE HISTORY: A previous request to relocate the historic structure at 903 Labor to the Mission Historic District was approved by the Historic and Design Review Commission in April of 2020. Since that time, the Design Review Committee has reviewed requests for partial demolition and demolition with the salvaging of materials for the historic structure.
- c. HISTORIC CONTEXT: The structure at 903 Labor is a single-story Craftsman-style residence that contributes to the Lavaca Historic District, first designated by the City of San Antonio City Council November 8, 2001, with subsequent expansions in 2002 and 2004, and added to the National Register of Historic Places July 5, 2000. It is located in City Council District 1. The district is generally within the area bound by E Cesar E. Chavez St to the north, Leigh St to the south, Canal St to the east, and S Presa and S St. Mary's streets to the west. The district, one of the oldest in San Antonio that has survived into modern times, was initially partitioned into residential lots by the city in 1852 and by developers Samuel Maverick and Thomas Devine in 1854. However, no substantial development occurred there until after the beginning of a period of intense building in the King William District in the early 1870s. It was designed primarily for working class families; archival records indicate that the neighborhood mix during the initial development period included carpenters, stonemasons, shopkeepers, clerks, tailors, bartenders, teamsters, and butchers. Though most of the neighborhood's early residents shared a common German heritage, by the mid-1920s, a striking change had occurred. Analysis of city directories indicates that the neighborhood, although still dominated by renters, began to acquire a distinctly Hispanic identity. The most common domestic properties in the district's residential core were built during the late 19th and early 20th centuries, which represents the district's second phase of development. Approximately 80 percent of the housing stock dates from this era. Because these houses are so prevalent and comprise the majority of extant historic resources, they define much of the district's physical character. They are found throughout the district but are most heavily concentrated in the central and southern sections. Much of the residential sector of the Lavaca Historic District has survived the impacts of commercial and institutional development surrounding the neighborhood.
- d. SITE CONTEXT: The property at 1211 S Gevers St, to which the structure at 903 Labor will be relocated, is in the Denver Heights neighborhood of City Council District 2. The block is bound to the north by Cooper St, the east by S Gevers St, the south by Delmar St, and the west by Nopal St. Other houses on the block are either Craftsman, Folk Victorian, Minimal Traditional, or vernacular in style. The block has a divorced concrete sidewalk, with full-width driveways the dominant style along the street. The parcel itself currently has no standing structures. Sanborn maps show what was likely a wing-and-gable residence constructed c. 1910 that was later converted to a candy factory. Newspaper records indicate that Rohlf Candy operated at this location in the 1940s, but the structure appears to have been removed between 1973 and 1983 based on aerial photography of the area.
- e. ARCHITECTURAL DESCRIPTION: There are no standing structures currently at 1211 S Gevers St. The structure at 903 Labor St is a single-story, side-gabled, wood-clad Craftsman residence with clipped gables. Windows are wood one-over one and appear either alone or in ganged pairs. Wood screens are one-over-one, where present. The three-lite wood front door, which appears to be original, is below a clipped gabled roof supported by wood posts. Rafter tails are exposed below the composite shingle roof. Character-defining features of 903 Labor include clipped gables; one-over-one wood windows; one-over-one wood screens, where present; three-lite wood front door; and wood cladding.
- f. EVALUATION: In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria

listed. Staff evaluated the structure at 903 Labor against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):

5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; the house is an example of a single-story Craftsman residence.

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; the house is an example of residences built in Lavaca for working class San Antonians after the height of the neighborhood's development.

13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif; the structure contributes to the Lavaca Historic District, which is both locally and nationally designated. As a condition of relocation, which is the subject of another request on today's agenda, the applicant must seek designation for the parcel to which the structure at 903 Labor will be relocated so that it receives the same protections and incentives as it would if it remained in its current location.

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h. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.

i. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATION:

Staff recommends approval of a finding of historic significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 1211 S Gevers St to the Zoning Commission and to the City Council based on findings a through f.

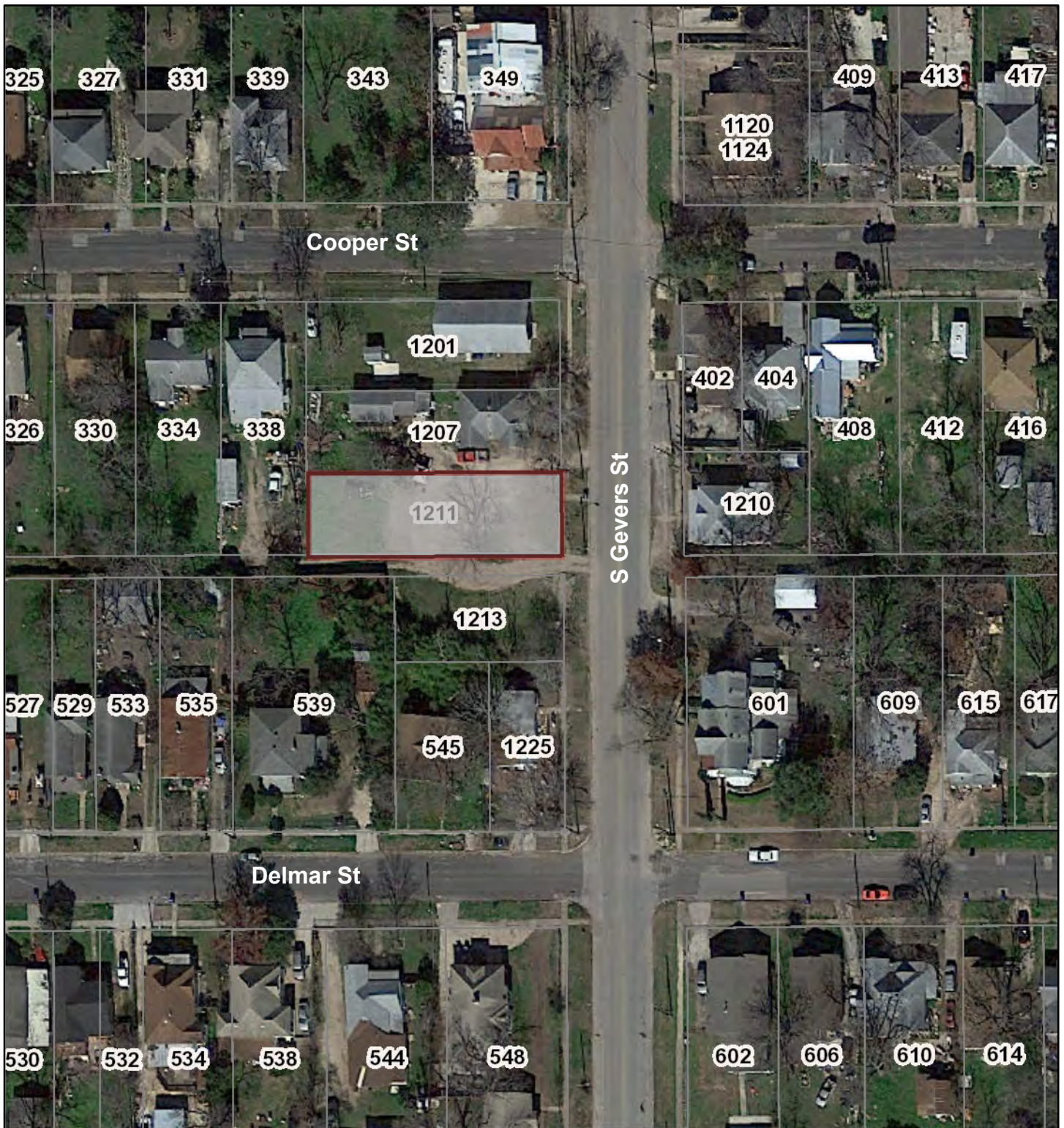
COMMISSION ACTION:

Approved as submitted.

A handwritten signature in black ink, reading "Shanon Shea Miller". The signature is written in a cursive, flowing style.

Shanon Shea Miller
Historic Preservation Officer

City of San Antonio One Stop



January 28, 2022

drawGraphics_poly



User drawn polygons



CoSA Parcels

BCAD Parcels

CoSA Addresses



Historic Landmark Sites



Community Service Centers

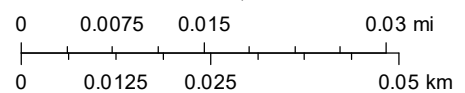


Historic Districts



Pre-K Sites

1:1,000



Bexar CAD

Property Search Results > 117804 SANCHEZ DAVID R
for Year 2022

Tax Year: 2022 - Values not available

Property

Account

Property ID:	117804	Legal Description:	NCB 1603 BLK 13 LOT S 50 FT OF 1 THRU 6
Geographic ID:	01603-013-0030	Zoning:	RM-4
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	1211 S GEVERS ST SAN ANTONIO, TX 78210	Mapsc0:	617D7
Neighborhood:	DENVER HEIGHTS East of New Braunfels	Map ID:	
Neighborhood CD:	57066		

Owner

Name:	SANCHEZ DAVID R	Owner ID:	3323315
Mailing Address:	2051 ADOBE TRAIL ST SAN ANTONIO, TX 78232	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: SANCHEZ DAVID R
 % Ownership: 100.000000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A		
08	SA RIVER AUTH	N/A	N/A	N/A	N/A		
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A		
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A		
11	BEXAR COUNTY	N/A	N/A	N/A	N/A		
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A		
57	SAN ANTONIO ISD	N/A	N/A	N/A	N/A		
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A		
Total Tax Rate:		N/A					
Taxes w/Current Exemptions:					N/A		
Taxes w/o Exemptions:					N/A		

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	VLR	Vacant Regular Lot	0.1722	7500.00	50.00	150.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$44,730	0	44,730	\$0	\$44,730
2020	\$0	\$37,170	0	37,170	\$0	\$37,170
2019	\$0	\$25,950	0	25,950	\$0	\$25,950
2018	\$0	\$8,850	0	8,850	\$0	\$8,850

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/11/2021	WD	Warranty Deed	JR LOM INVESTMENTS LLC	SANCHEZ DAVID R			20210221647
2	8/30/2019	GWD	General Warranty Deed	DL INVESTMENT PROPERTIES LLC	JR LOM INVESTMENTS LLC			20190175474
3	6/10/2016	GWD	General Warranty Deed	LOPEZ MARIBEL L	DL INVESTMENT PROPERTIES LLC	17912	1861	20160112497



SCALE: 1"=30'

S. GEVERS STREET
(50' R.O.W.)

S 00°00'00" E (50.00')
50.06'

CONC. WALK

CONC. WALK

6"X100' SEWER
ESM'T. (663-217)

OWNERSHIP UNKNOWN

THE S. 50' OF LOTS
1,2,3,4,5 & 6
BLK. 13, NCB 1603
7509 SQ. FT
0.172 ACRES

N 90°00'00" E 150.00'

ALLEY

S 90°00'00" W 150.00'

N 00°00'00" W 50.06'
(ASSUMED BEARING) (50')
LOT 7

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE: BEARINGS SHOWN HEREON ARE ASSUMED.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

Brett Hearn

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480290, Panel No. 0415 G, which is Dated 09-29-2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.

Property Address:

1211 S. GEVERS STREET

Property Description:

THE SOUTH 50' OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 13,
NEW CITY BLOCK 1603, SOUTH HEIGHTS ADDITION (AKA
DENVER HEIGHTS), CITY OF SAN ANTONIO, BEXAR COUNTY,
TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 72,
PAGE(S) 510-513, DEED RECORDS, BEXAR COUNTY, TEXAS.

Owner:

DL INVESTMENT PROPERTIES, L.L.C.

FIRM REGISTRATION NO.
10111700

**Westar
Alamo**

LAND SURVEYORS, L.L.C.
P.O. BOX 1036 MIDLOTT, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- △ = CALCULATED POINT
- = FID 1/2" IRON ROD
- () = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- ⊙ = POWER POLE
- = CHAIN LINK FENCE



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plot represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

DRAWN BY: JW

G.F. NO. 4010H

JOB NO. 70777

TITLE COMPANY: TRINITY TITLE OF TEXAS DATE: 05-26-2018

2022 data current as of Jan 28 2022 1:21AM.

2021 and prior year data current as of Jan 7 2022 6:54AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.33

Database last updated on: 1/28/2022 1:21 AM

© N. Harris Computer Corporation

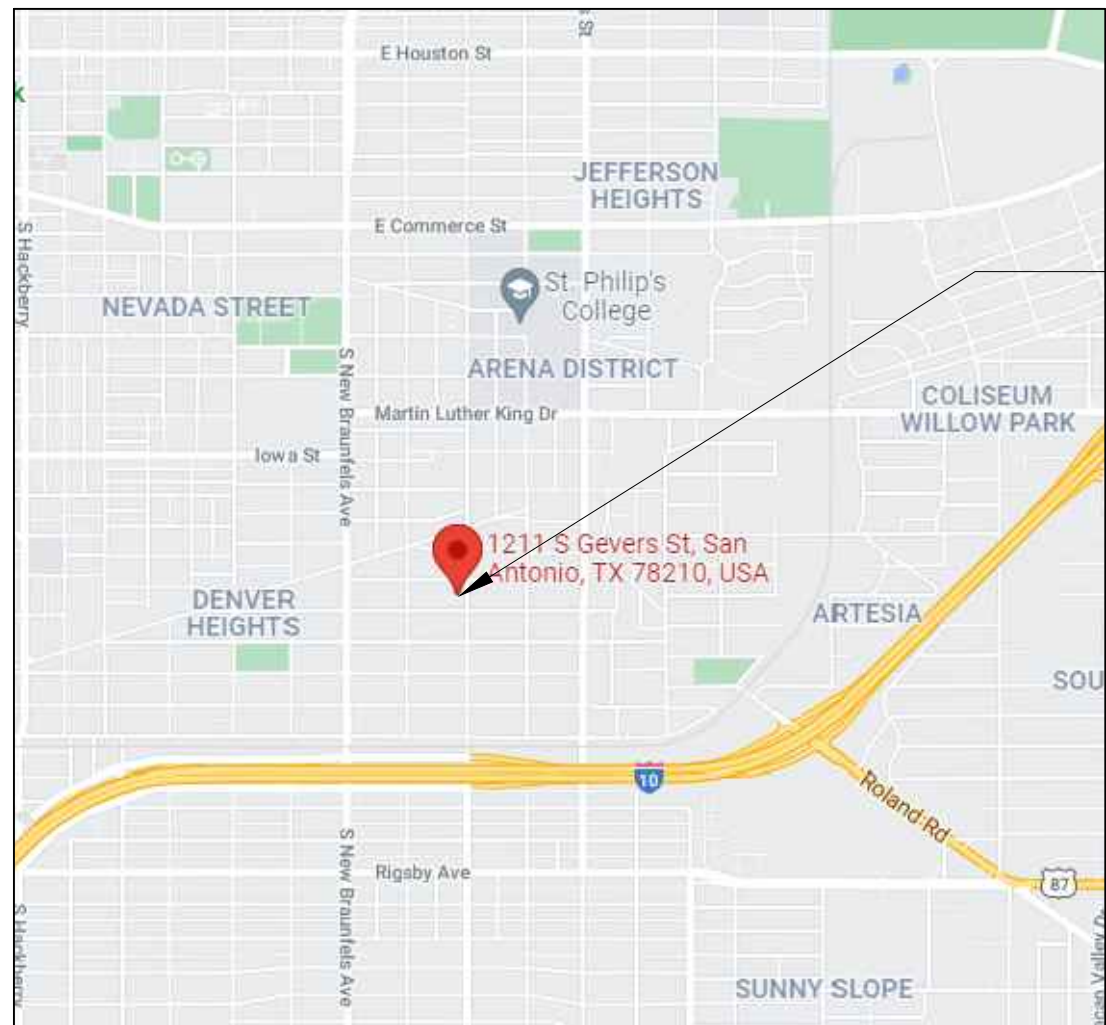








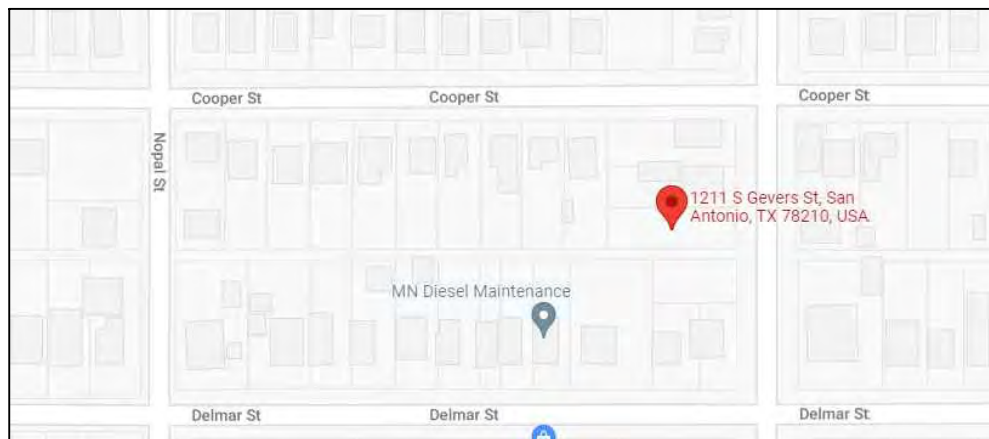
LOCATION MAP



SAN ANTONIO MAP

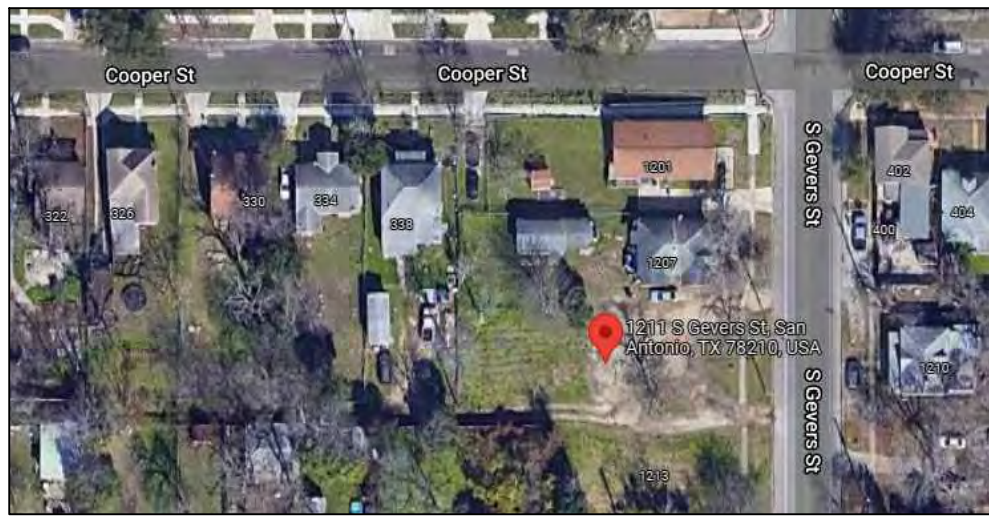
Source: <https://www.google.com/maps/>

Project location
(see enlarged street map)



STREET MAP

Source: <https://www.google.com/maps/>



AERIAL MAP

Source: <https://www.google.com/maps/> (Image Capture SEP-2021)

SYMBOLS

DOOR SYMBOL	
WINDOW TYPE	
HEIGHT KEY	
ROOM NAME	
CEILING HEIGHT	
ROOF PITCH	
REVISION CLOUD	
SLOPE DIRECTION	
GRADE DROP MARKER	

GENERAL INFORMATION

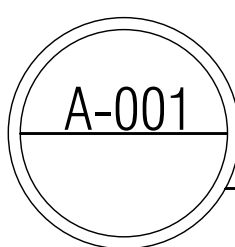
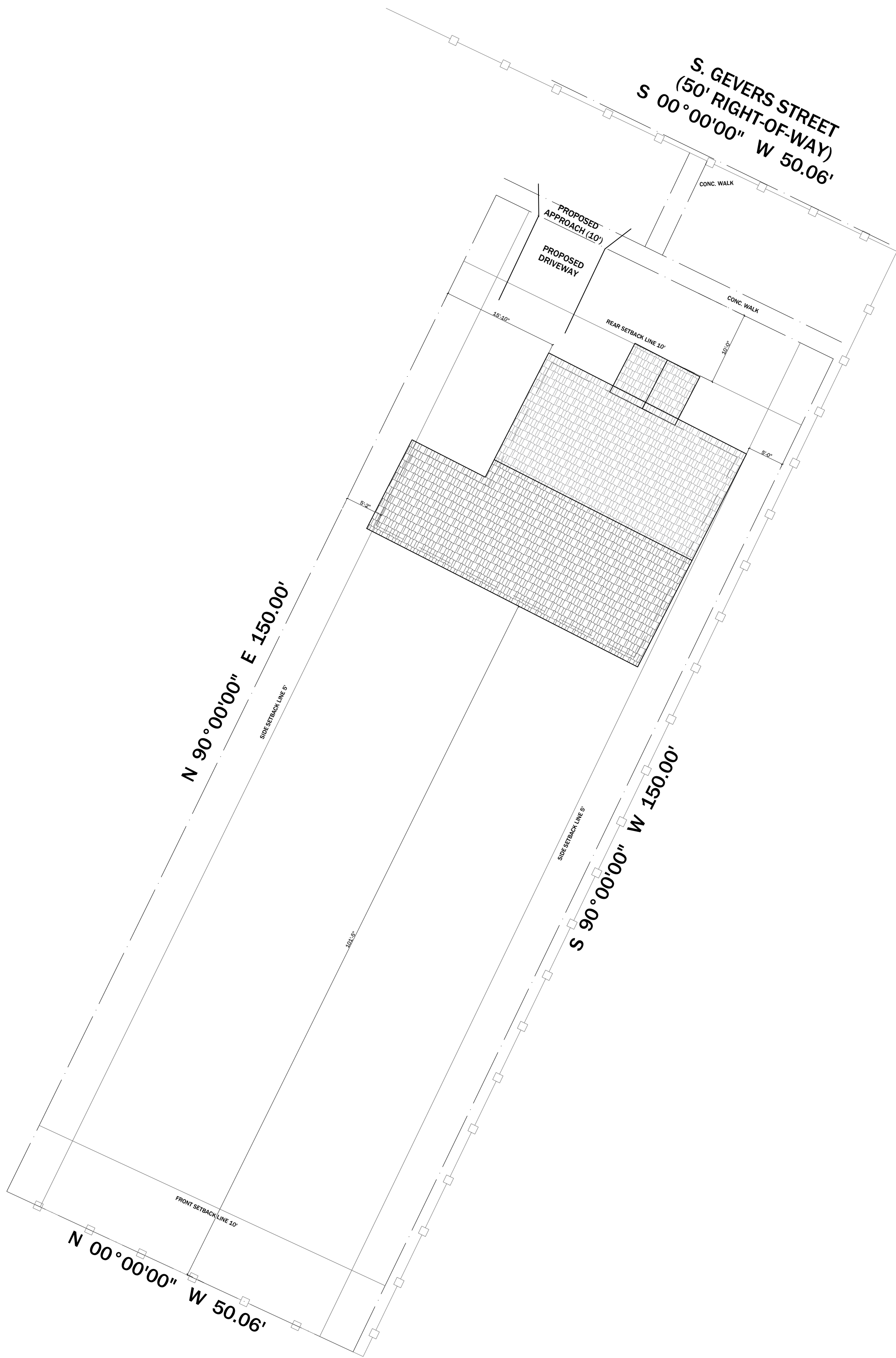
- THIS SET OF CONSTRUCTION DOCUMENTS IS PRESENTED TO INCLUDE DRAWINGS OF 24" x 36" SHEETS.
- FOR ANY ITEM IDENTIFIED IN THE CONTRACT DOCUMENTS THAT IS REASONABLY INFERRABLE AS A COMPONENT IN A SYSTEM AND REQUIRED FOR THE PERFORMANCE OF THAT SYSTEM, THE CONTRACTOR SHALL INCLUDE ALL OTHER COMPONENTS IN THE WORK WHICH ARE NECESSARY FOR THE COMPLETION AND FULLY OPERATIONAL PERFORMANCE OF THAT SYSTEM.
- ALL INFORMATION ON EXISTING CONDITIONS WAS SUPPLIED TO THE DESIGN TEAM BY THE OWNER. CONTRACTOR IS REQUESTED TO VERIFY, ON-SITE, ALL DIMENSIONS & CONDITIONS BEFORE STARTING CONSTRUCTION. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGN TEAM. CONTRACTOR SHALL FAMILIARIZE HIM (HER) SELF WITH EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. ALL CONTRACT DOCUMENTS - ARCHITECTURAL AND ENGINEERING (IF APPLICABLE) - ARE TO BE USED TOGETHER. GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO REVIEW COMPLETE SETS OF DOCUMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACT DOCUMENTS INDICATE THE GENERAL DESIGN INTENT, BUT DO NOT NECESSARILY DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION. THE CONTRACTOR SHALL PROVIDE ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- CONTRACTOR OF THE WORK SHALL VERIFY IN THE FIELD AND COORDINATE BETWEEN THE TRADES. OWNER SHALL BE MADE AWARE OF ALL CONDITIONS BOTH NEW AND EXISTING WHICH AFFECT WORK TO BE DONE OR RELEVANT THERETO, INCLUDING, BUT NOT LIMITED TO, PROPERTY LINE DIMENSIONS, SETBACKS, EASEMENTS, RESTRICTIONS, EXACT LOCATIONS OF ALL CONSTRUCTION, EXISTING AND NEW, EXISTENCE AND LOCATIONS OF ASBESTOS OR OTHER UNKNOWN TOXIC MATERIAL, DRIVEWAYS, WALKS, APRONS, UTILITIES, GRADES, AND DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCOVERY OF ASBESTOS AND OTHER REGULATED TOXIC MATERIALS AND SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR CONFORMANCE TO FEDERAL, STATE, AND LOCAL JURISDICTIONAL REQUIREMENTS REGARDING THE DISPOSAL OF HAZARDOUS MATERIALS. SHOULD ANY QUESTIONS ARISE PRIOR TO BEGINNING CONSTRUCTION OR DURING ANY PHASE OF CONSTRUCTION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK OR ANY PART RELATED THERETO.
- CONTRACTOR SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR PLAN REVIEWS REQUIRED BY THE CITY OF SAN ANTONIO.
- CONTRACTOR SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR ALL PERMITS, APPROVALS, AND INSPECTIONS REQUIRED BY THE CITY OF SAN ANTONIO. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.
- OWNER SHALL BEAR ALL FINANCIAL RESPONSIBILITY FOR ALL PLAN REVIEWS, PERMITS, APPROVALS, AND INSPECTIONS REQUIRED BY THE CITY OF SAN ANTONIO.

INDEX

A-001	SITE PLAN
	COVER SHEET, TITLE, NOTES, LOCATION MAP
A-002	FLOOR PLAN/CABINETS
A-003	ELECTRICAL PLAN
A-004	ELEVATIONS/ROOF PLAN
S-1	ROOF FRAME, FRAMING AND WIND PLAN
S-2	FOUNDATION PLAN FLOOR JOIST

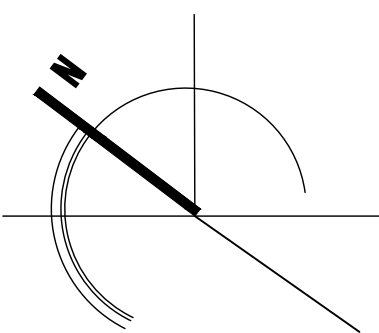
SITE PLAN LEGEND

PROPERTY LINE	
SETBACK LINE	
BUILDING EDGE LINE	
EXISTING FENCE	



Scale: 1/8"=1'-0"

SITE PLAN



PROJECT

1211 S. Gevers

San Antonio, TX. 78210	
DATE:	12/30/2021
PROJECT NO.	
REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:

DRAWN BY: MARIEL DE OBALDIA
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PROJECT TYPE:

RESIDENTIAL

LIVING SPACE: 994 SQFT

SITE PLAN

SCALE: 3/32"=1'-0"

A.001

PLAN No:

DEC 2021

ICC = The International Code Council
IAPMO = International Association of Plumbing and Mechanical Officials
NFPA = National Fire Protection Association

The IRC is a prescriptive guide to residential construction. it is intended primarily for conventional wood-frame construction within prescribed height limits and areas of wind and seismic design
When a project has aspects that exceed the prescriptive limits of the IRC, those aspects require a engineered design. Many houses will require design for certain specific portions, while the majority of the construction can be built prescriptively using the IRC. Some projects might be in wind, snow or seismic areas that require all of the structural aspects be built to the international Building Code (IBC), while the nonstructural aspects are built to the IRC.

ABBREVIATIONS

A= amps (s))ex: a15A breaker)
ABS= acrylonitrile-butadiene-styrene plastic pipe
ACCA= Air Conditioning Contractors of America
ACH=air changes per hour
AHJ=authority having jurisdiction
AMI=in accordance with manufacturer's instructions
ASCE= American Society of Civil Engineers
ASTM=American Society for Testing & Materials
AWG= American Wire Gauge
BO= building official
Btu= British thermal unit
BWL=braced wall line
BWP= braced wall panel
CATV= cable television
cfm= cubic feet per minute
CMU= concrete masonry unit
CPVC=chlorinated polyvinyl chloride plastic pipe
CSST= corrugated stainless steel tubing
cu= cubic (ex: 24cu. ft.)
Cu=copper
DFU= drainage fixture unit (s)
DW=dishwasher

DWV = drain, waste & vent
e.g = for example
EGC= equipment grounding conductor
EMT= electrical metallic tubing
ex= example
FLR=flood level rim
FAU= forced air unit (central furnace)
ft (after number)= foot. feet (ex: 5ft)
FVIR= flammable vapor ignition resistant
galv= galvanized
GB= gypsum board
GEC= grounding electrode conductor
ICF = insulating concrete forms
IMC = intermediate metal conduit
in (after number) = inch
IS = IAMPO installation standard
kw = kilowatt
L&L = listed and labeled
lav = lavatory (sink)
lb = pound
LFMC= liquidtight flexible metal conduit
LFNC = liquidtight flexible nonmetallic conduit

LL = lot line dividing one lot from another or from a street
manu = manufacturer
max = maximum
min = minimum
mph = miles per hour
n/a = not applicable
NM = nonmetallic sheathed cable
O.C. = on center
PEX = cross linked polyethylene plastic pipe (water pipe)
psf = pounds per square foot
psi = pound per square inch
psig = pounds per square inch gage
PT = preservative treated (wood)
PVC = polyvinyl chloride plastic water pipe or electrical conduit
recep = receptacle outlet (electrical)
RMC = rigid metal conduit
SDC = Seismic Design Category
SE = service entrance

NOTE:

LEGAL DESCRIPTION: LOT
ZONING: RM-4

LEGAL DESCRIPTION

CODE ANALYSIS

SCOPE OF WORK:

SINGLE-FAMILY

GOVERNING CODES:

ALL WORKS SHALL BE IN CONFIRMATION WHIT, BUT NO LIMITED TO, THE REQUIREMENTS OF THE FOLLOWING, AN ANY OTHER FEDERAL, STATE OR LOCAL CODE, LAWS AND ORDINANCES THAT APPLY

BUILDING - 2018 INTERNATIONAL RESIDENTIAL CODE W/AMENDMENTS
MECHANICAL - 2018 INTERNATIONAL MECHANICAL CODE W/AMENDMENTS
ELECTRICAL - 2017 NATIONAL ELECTRICAL CODE W/AMENDMENTS

AREA:

LIVING SPACE AREA: 994 SQ FT
LOT AREA: 7,509 SQ FT

CONSTRUCTION TYPE:

TYPE IIA