

## Architectural Design Associates, Inc.

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1123 Babcock Road  
San Antonio, Texas 78201  
210-734 3400  
ahmartada@aol.com

Office of Historic Preservation  
City Of San Antonio  
100 W. Houston  
San Antonio, TX 78205

Re: Existing Structure Conditions  
8623 Old Corpus Christi Hwy.

Please see key notes below, applicable to the photos attached:

### Notes:

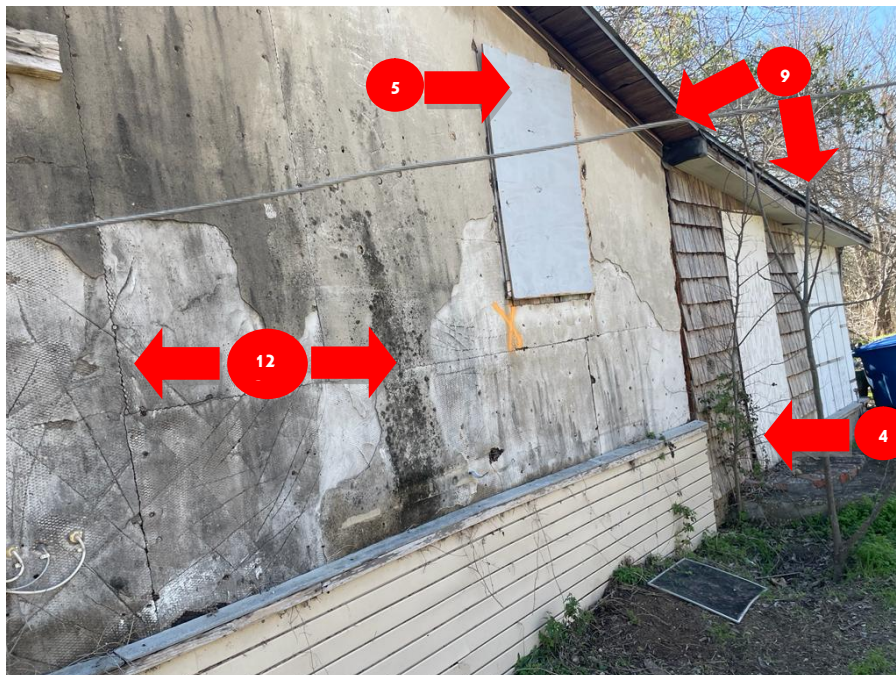
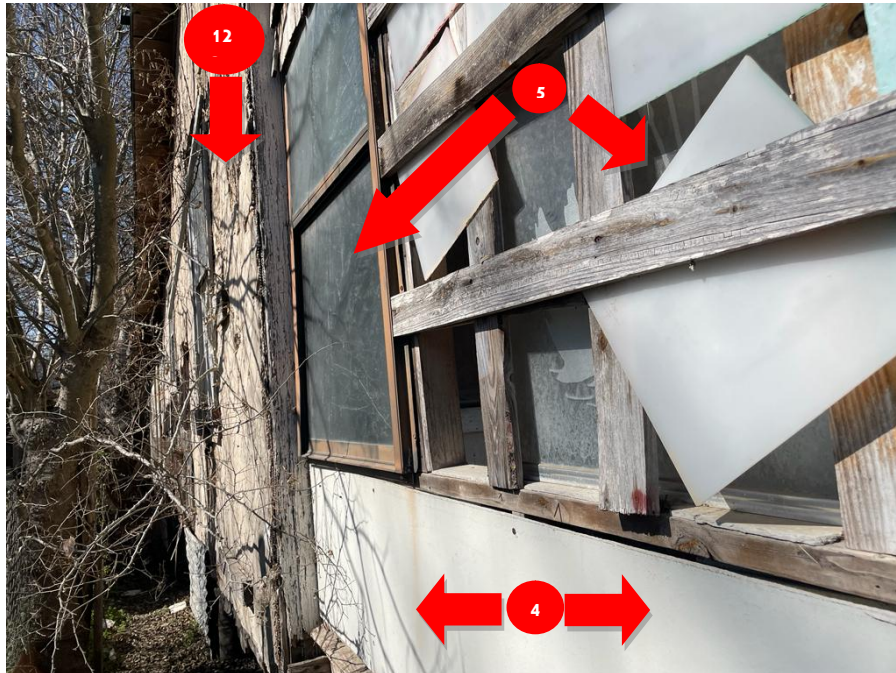
1. Existing wood deck needs to be replaced with foundation post replaced in new IBC code applicable.
2. Skirting below existing finish floor needs to be replaced.
3. Front elevation railings required to be replaced to meet code.
4. Existing siding requires to be replaced and be replaced by one pattern siding. existing siding needs to be removed.
5. Existing windows need to be removed and replaced with required windows meeting the code.
6. Existing structure has several types of roofs and requires new roof.
7. Observation of foundation footings requires replacement with new engineered design.
8. Structure requires new main framing that will meet the current code requirements.
9. Exterior fascia needs to be replaced and installed properly.

10. Existing structure does not have proper wall waterproofing barrier with base flashings. Existing porch needs new sub floor replacement.
11. Existing stucco requires replacement and to be replaced with selected siding.
12. Interior walls need to be properly spaced and plumed according to current code.
13. All existing sheet rock needs replacement with proper tape, float and texture painted.
14. Existing bathroom fixtures need replacement along with faucets and drains.
15. Existing plumbing vents and main drains do not meet current code.
16. Existing main sewer lines need to be replaced and in compliance with current plumbing code.
17. Sewer lines need to be connected to main sewer lines in compliance with code.
18. Existing structure is within 1' - 6" of the property in accordance recent property survey, (See attached Survey), this would not meet current city required side yard setback.
19. Existing wall within the 1'-6" side yard will have to meet one hour rated wall with no openings on such side.

Note: The above observations of visual inspections, justifies the recommendation of existing residential structure to be removed and demolish. Replacement of a suitable residential structure is present for review and approval.













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Presented By:

**Architectural Design Associates, Inc.**

Armando H. Martinez,

Registered Architect State of Texas # 8668