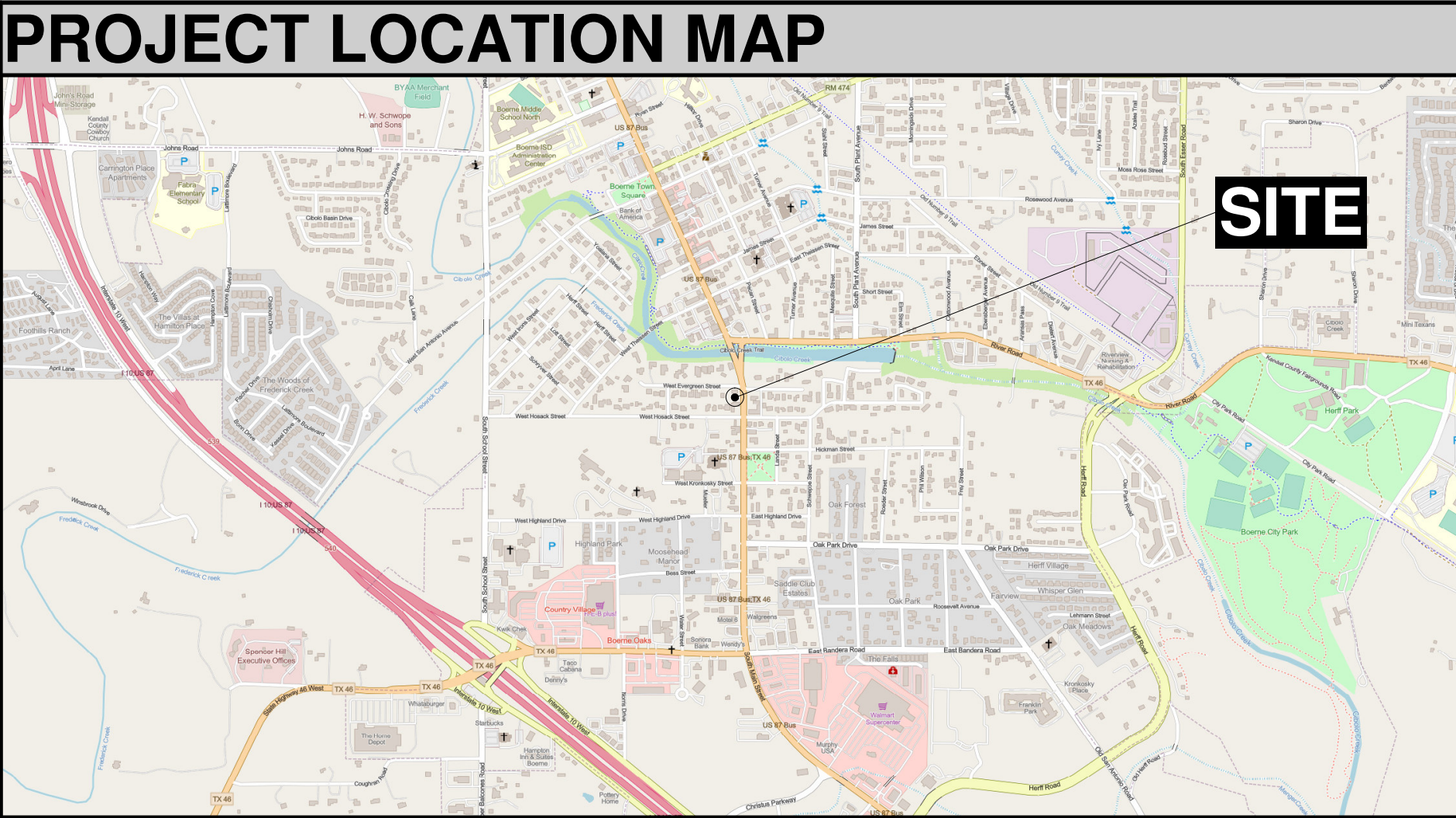




9/19/2025
REVISED DESIGN REVIEW

NEW FENCE FOR SKIS HOLDINGS (SAM MCGEE)



604 S. MAIN ST
BOERNE, TX 78006
KENDALL COUNTY
FOR
HISTORIC LANDMARK
COMMISSION REVIEW

CLIMATIC DESIGN CRITERIA	
GROUND SNOW LOAD	NONE
BASIC WIND SPEED	115 MPH
SPECIAL REQMTS	NONE
SEISMIC ZONE	A (0-17%)
MEAN ELEVATION	1500 FT
WEATHERING	NEGLIGIBLE
FROST LINE	0 IN.
TERMITE	MODERATE-HEAVY
DECAY	NEGLIGIBLE
AVERAGE HUMIDITY	61-75%
WINTER DESIGN TEMP	32°F
ICE SHEILD REQUIRED	NO
FLOOD HAZARD	ZONE X
MEAN ANNUAL TEMP	66.4 DEGREES
AVG. RAINFALL	31.4 IN/YR
RADON ZONE	ZONE 3,
	LOW POTENTIAL (<2pCi/L)
CLIMATE ZONE (IECC)	3A (WARM-HUMID)
CLIMATE ZONE for RES-Check	2A (COB)
ENERGY RATING INDEX	59 (STATE MIN.)

PROJECT LOCATION	
SITE ADDRESS	604 S. MAIN ST
MAILING	
CITY	BOERNE, TX 78006
LEGAL	LOT 3A (REPLAT)
ACRES	0.269 acres 11717 sq. ft.
PROP. ID	21609
GEO ID	
MAP ID	

CITY & ZONING INFO	
CITY BUILDING OFFICIAL	STEVE RIGGS
BUILDING INSPECTOR	SEAN SKAGGS
BUILDING INSPECTOR	ERIC ADAMS
CODE COMPLIANCE OFFICER	BETTY KWASNESKI
PERMIT TECH	KRYSTAL BROWN
DIR. OF PUBLIC WORKS	MIKE MANN, P.E.
DIR. OF PLANNING & COMM. DEV.	NATHAN CRANE
DIR. OF DEVELOPMENT SERVICES	JEFF CARROL, P.E.
CITY FIRE MARSHAL	ROBERT LEE
COUNTY ENGINEER	MARY ELLEN SCHULLE, P.E. 400 E. BLANCO BOERNE, TEXAS 78006 830-331-8252
COUNTY FIRE MARSHAL	BRADY CONSTANTINE 830-249-3721
CURRENT ZONE	C2
HISTORICAL DISTRICT	YES
ARTS DISTRICT	YES
HOA / ARCH. REVIEW	NO

BUILDING CODES	
2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL EXISTING BUILDING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2023 NATIONAL ELECTRIC CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2012 TAS /ADA ARCHITECTURAL BARRIERS	
BUILDING IS NOT REQUIRED TO BE FULLY SPRINKLERED	

PROJECT DESCRIPTION	OWNER	CONTRACTOR	ARCHITECT	STRUCTURAL ENG.	INDEX TO DRAWINGS
CONSTRUCTION OF A NEW IRON FENCE WITH STONE PILLARS & STONE BASE. WORK INCLUDES CONCRETE FOOTER, MINOR GRADING, MASONRY, IRONWORK, PAINTING. PROJECT DOES NOT REQUIRE ANY WORK ADJACENT TO EXISTING TREES.	SKIS HOLDINGS P.O.C. SAM MCGEE 604 S. MAIN STREET BOERNE, TX 78006 MOB: 832-270-6292 OFF: 830-468-5379 email: sam@skisholdings.com		BEN ADAM, AIA BEN ADAM ARCHITECT, LLC 115 JAMES ST. BOERNE, TX 78006 TEL: 830-446-6444 badam@gvtc.com	ARCHITECT DOES NOT HAVE ANY RESPONSIBILITY FOR THE COORDINATION OR WORK OF ANY ENGINEERS USED ON THE DESIGN OR CONSTRUCTION OF THIS PROJECT. OWNER AND/OR GC TO ENGAGE LICENSED ENGINEER FOR THE ENGINEERING DESIGN OF ALL CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING AND OTHER SYSTEMS AS APPROPRIATE. THE SUPERVISION OF SAID ENGINEERING IS NOT INCLUDED IN THE ARCHITECTURAL SERVICES RENDERED.	ARCHITECTURAL G.100 G.101 AF.100 AF.101 AS.102 COVER SHEET TAS / ADA STANDARDS PROPERTY PLAT & GENERAL NOTES OVERALL SITE PLAN FENCE PLAN & DETAILS
AREA SUMMARY	SURVEY	LANDSCAPE	GEOTECH ENGINEER	CIVIL ENGINEER	
CONDITIONED AREAS EXISTING BLDG. 865 SF UNCONDITIONED AREAS EXISTING FRONT PORCH 103 SF EXISTING BACK PORCH 20 SF TOTAL UNDER ROOF 988 SF	THOMAS PFEIFFER SURVEY WES REXRODE 918 ADLER RD. BOERNE, TX 78006 OFF: 830-249-3385 MOB: 210-837-5052 email: rpls6001@gvtc.com	ARCHITECT DOES NOT HAVE ANY RESPONSIBILITY FOR THE COORDINATION OR WORK OF ANY LANDSCAPE USED ON THE DESIGN OR CONSTRUCTION OF THIS PROJECT. OWNER AND/OR GC TO ENGAGE LANDSCAPE ARCHITECT FOR THE DESIGN OF ANY DESIRED WORK INCLUDING, BUT NOT LIMITED TO PLANTINGS, TURFS, HARDSCAPES AND IRRIGATION DESIGN.	ARCHITECT DOES NOT HAVE ANY RESPONSIBILITY FOR THE COORDINATION OR WORK OF ANY ENGINEERS USED ON THE DESIGN OR CONSTRUCTION OF THIS PROJECT. OWNER AND/OR GC TO ENGAGE LICENSED ENGINEER FOR THE ENGINEERING DESIGN OF ALL CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING AND OTHER SYSTEMS AS APPROPRIATE. THE SUPERVISION OF SAID ENGINEERING IS NOT INCLUDED IN THE ARCHITECTURAL SERVICES RENDERED.	CIVIL TECH, PLCC JAMES MCGARR, P.E. P.O. BOX 2203 BOERNE, TX 78006 TEL (O) 210.365.5029 email:	

**BEN ADAM, AIA
ARCHITECT**

115 JAMES ST.
BOERNE, TX 78006
TEL 830-446-6444

EXPIRES 8.31.2026

REGISTERED ARCHITECT
STATE OF TEXAS
9/19/2025

NOTICE

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT OF BEN ADAM, AIA ARCHITECT, DEVELOPED FOR USE SOLELY ON THE SPECIFIC PROJECT HEREIN. THE EXCLUSIVE USE OF CLIENT, OWNER (SAM MCGEE, SKIS HOLDINGS, LLC) AND THE CONTRACTOR (TBD) ARE STRICTLY CONFIDENTIAL AND MAY BE RELEASED ONLY TO THOSE INTENDED RECIPIENTS APPROVED BY THE ARCHITECT, AND SHALL NOT BE COPIED, FROM OR SHOWN OR LOANED TO OTHERS. THESE DOCUMENTS AND COPIES OF THEM ARE SUBJECT TO RECALL AT THE DISCRETION OF THE ARCHITECT. NOTE: ARCHITECT RETAINS THE RIGHT TO USE CONCEPTS, PLANS, DETAILS, NOTES, ETC. IN WHOLE OR IN PART ON PREVIOUS AND FUTURE PLANS.

USE OF THESE DRAWINGS AND THE CONCEPTS CONTAINED HEREIN WITHOUT THE WRITTEN PERMISSION OF BEN ADAM, ARCHITECT IS PROHIBITED IN ACCORDANCE WITH THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT.

**ADDITIONAL OFFICES for
SKIS HOLDINGS/ SAM MCGEE**

604 S. MAIN ST
BOERNE, TX 78006
KENDALL COUNTY

CIVIL ENGINEER
CIVIL TECH, LLC
JAMES MCGARR, P.E.

STRUCTURAL ENGINEER
COMPANY
ENGINEER

AREA SUMMARY

CONDITIONED AREAS 865 SF
EXISTING BLDG.

UNCONDITIONED AREAS
EXISTING FRONT PORCH 103 SF
EXISTING BACK PORCH 20 SF

TOTAL UNDER ROOF 988 SF

REVISIONS

DATE	ISSUE
07.02.24	START PLAN
07.29.24	INITIAL PLAN
07.30.24	UPDATED PLAN
10.02.24	REVISIONS
12.04.24	REV. SET
12.12.24	COMMERCIAL SET
02.13.25	HLC WINDOW PKG.
03.31.25	REVIEW SET
07.09.25	REDUCED LEVEL 1
07.18.25	REVISED SET
09.08.25	REV: add PORCH
09.19.25	FENCE for HLC

DATE PRINTED: 9/19/2025

PROJECT NO.: 24-110

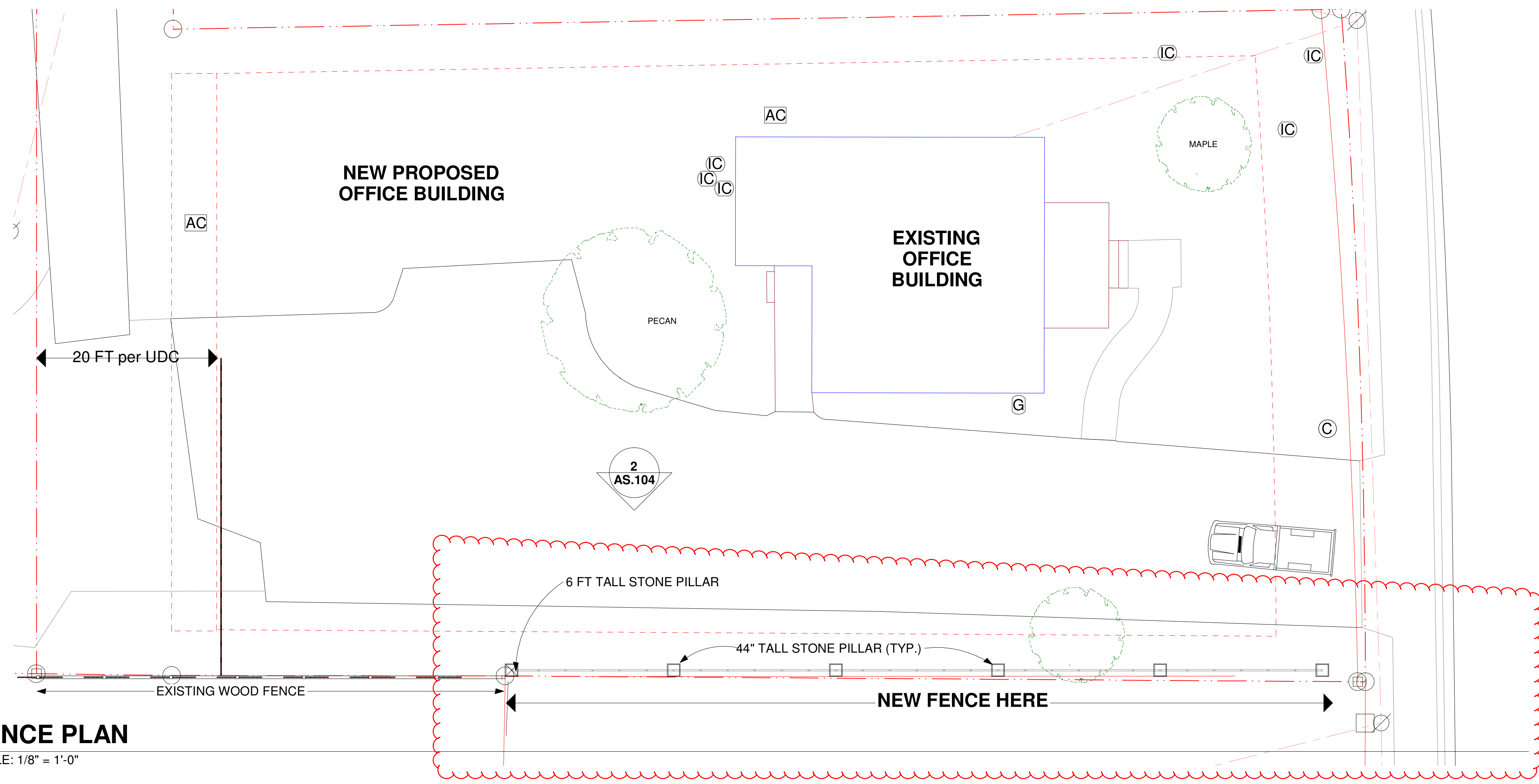
**DRAWN BY: PKK,
BMA, BCH**

SHEET NAME

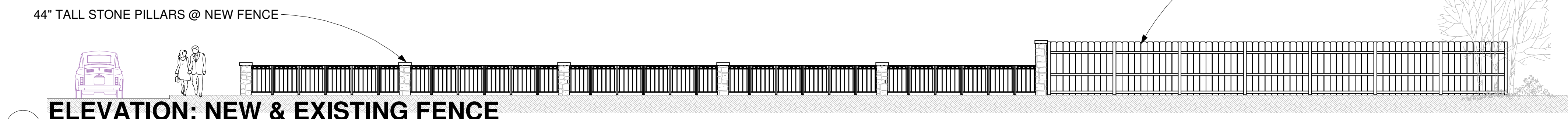
**COVER
SHEET**

SHEET

G.100

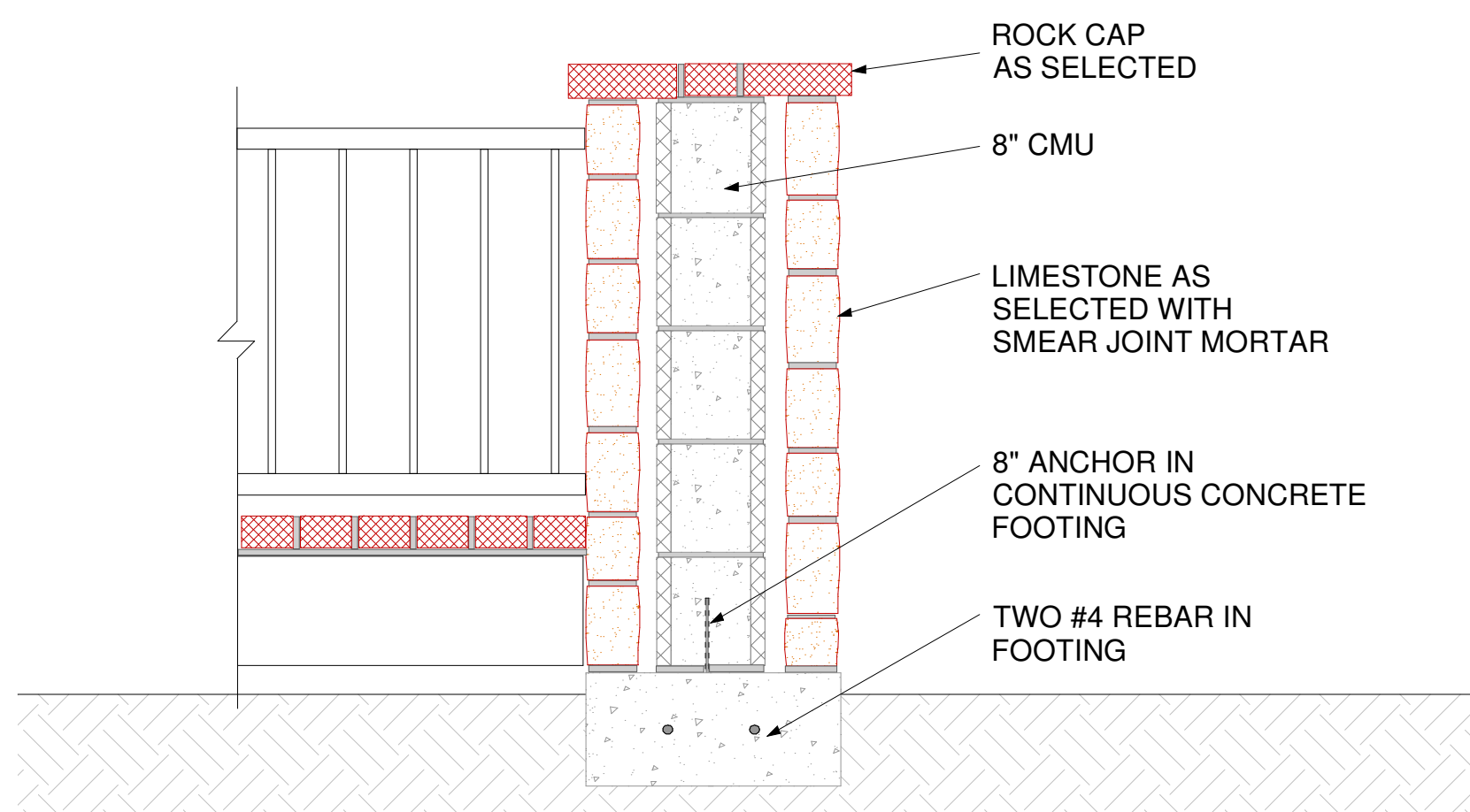


1 FENCE PLAN
SCALE: 1/8" = 1'-0"



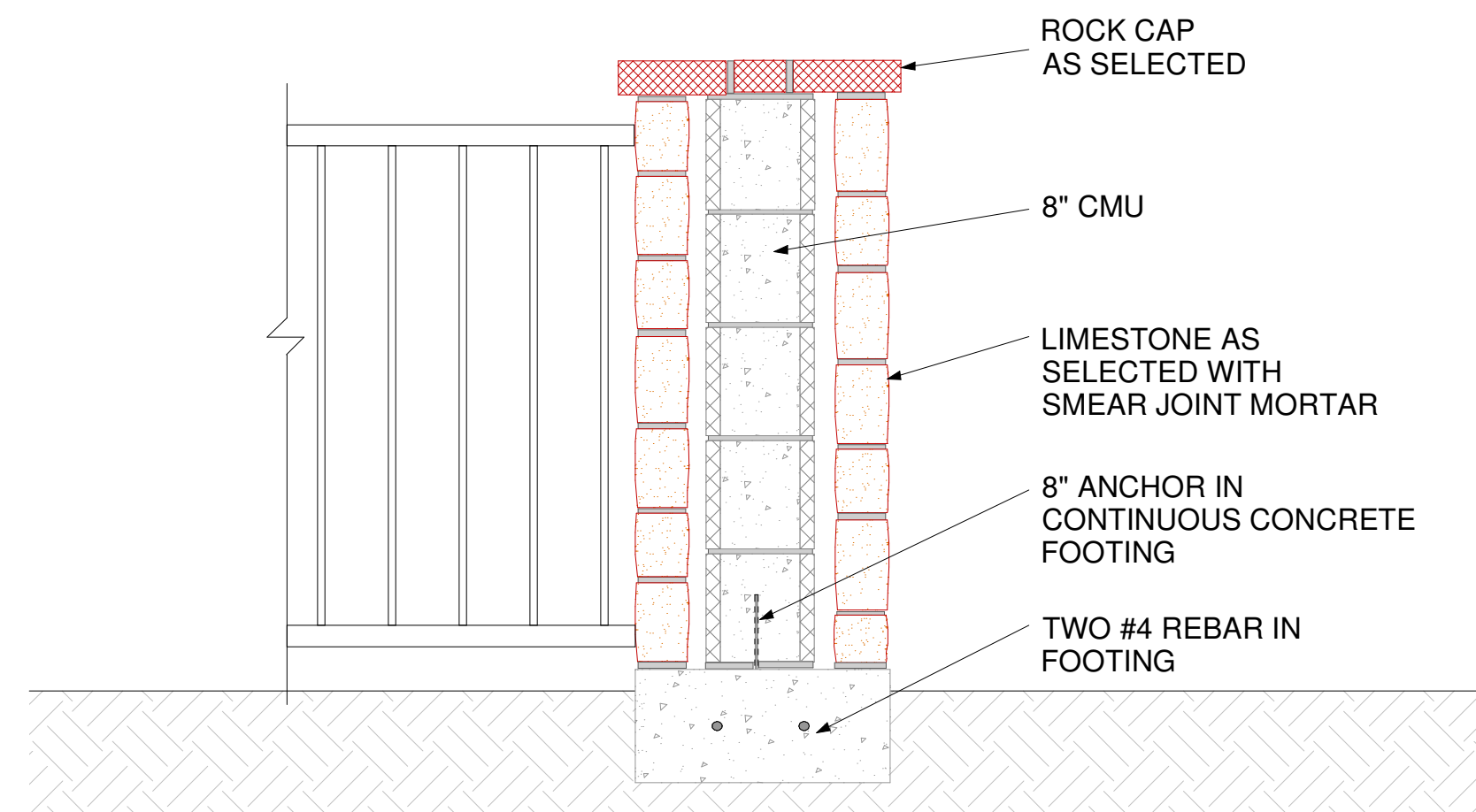
2 ELEVATION: NEW & EXISTING FENCE
SCALE: 1/8" = 1'-0"

IRON FENCE to be 44" TALL.
(48" max per UDC)

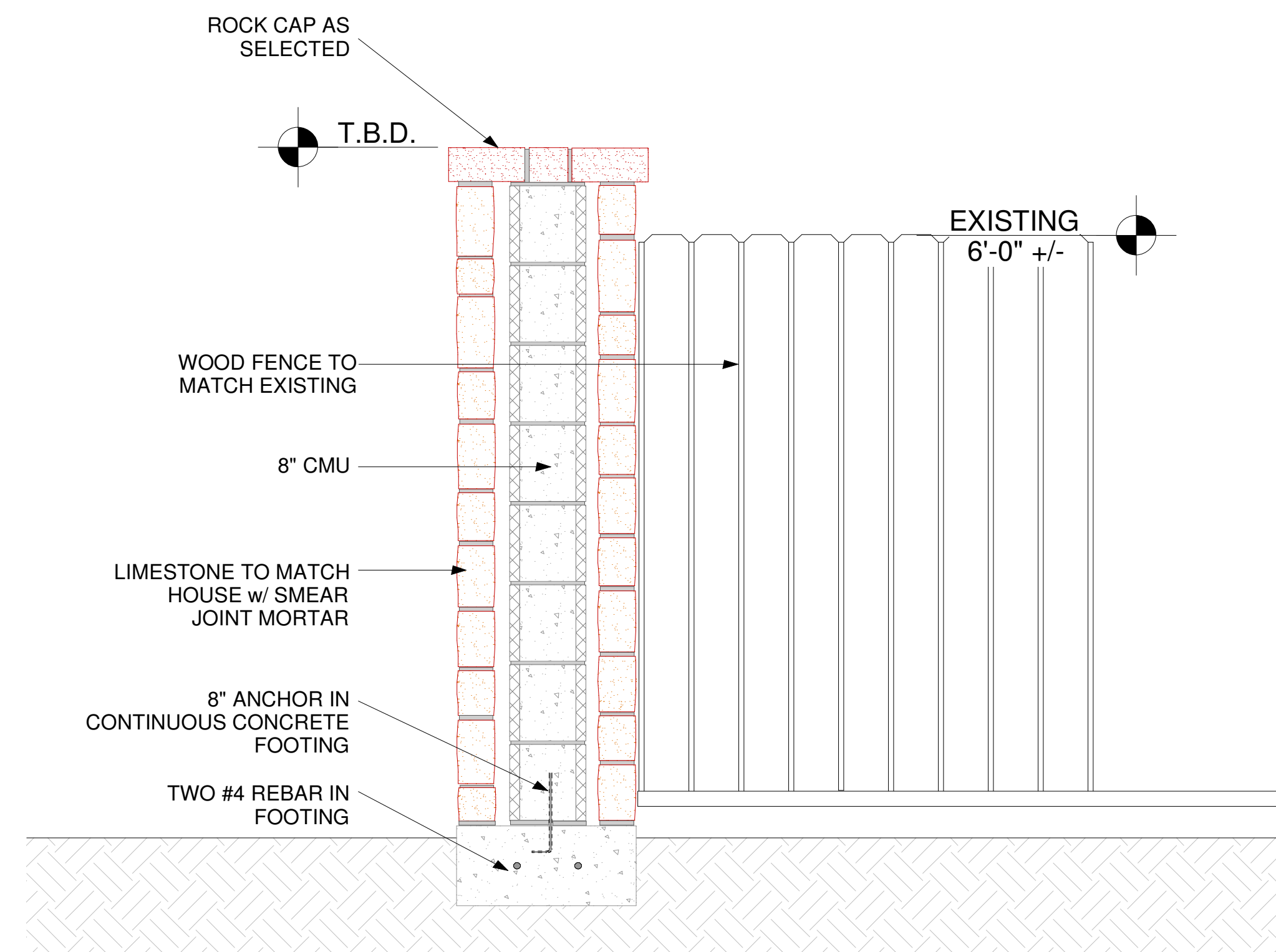


3 FENCE: STONE PILLAR w/ LOW WALL & IRON
SCALE: 1/4" = 1'-0"

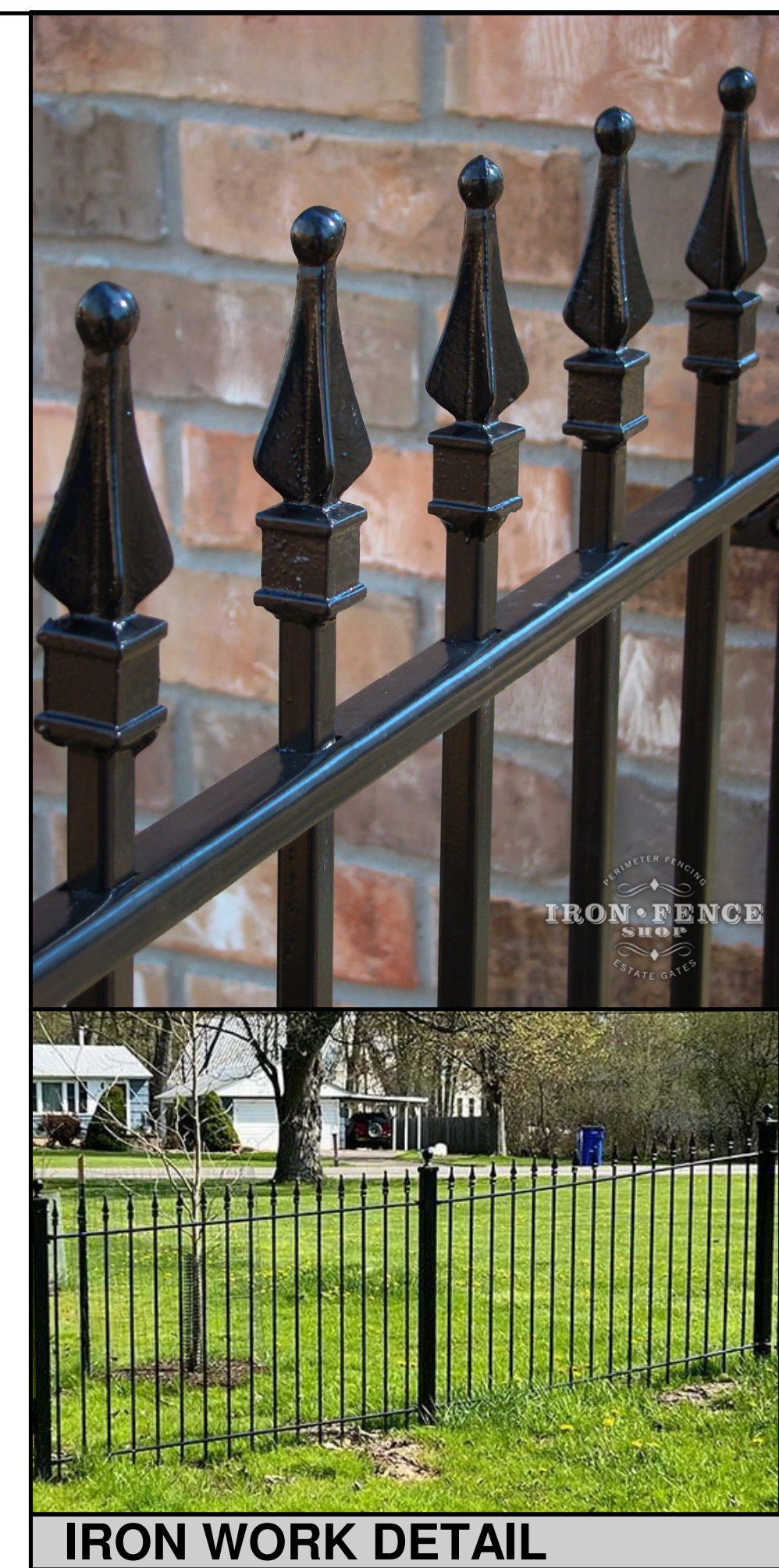
ALTERNATE STYLE
of LOW FENCE



4 ALT. FENCE, STONE PILLAR w/ IRON FENCE
SCALE: 1/4" = 1'-0"



5 FENCE, TALL PILLAR @ EXISTING WD. FENCE
SCALE: 1/4" = 1'-0"



IRON WORK DETAIL