

HISTORIC AND DESIGN REVIEW COMMISSION

March 02, 2022

HDRC CASE NO: 2022-123
COMMON NAME: 525/527 E Huisache
ADDRESS: 525 E HUISACHE AVE
LEGAL DESCRIPTION: NCB 3090 BLK 6 LOT 26
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Grant Garbo
OWNER: Grant Garbo
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: February 17, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 525/527 E Huisache.

APPLICABLE CITATIONS:

UDC Section 35-618 Tax Exemption Qualifications:

(e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

FINDINGS:

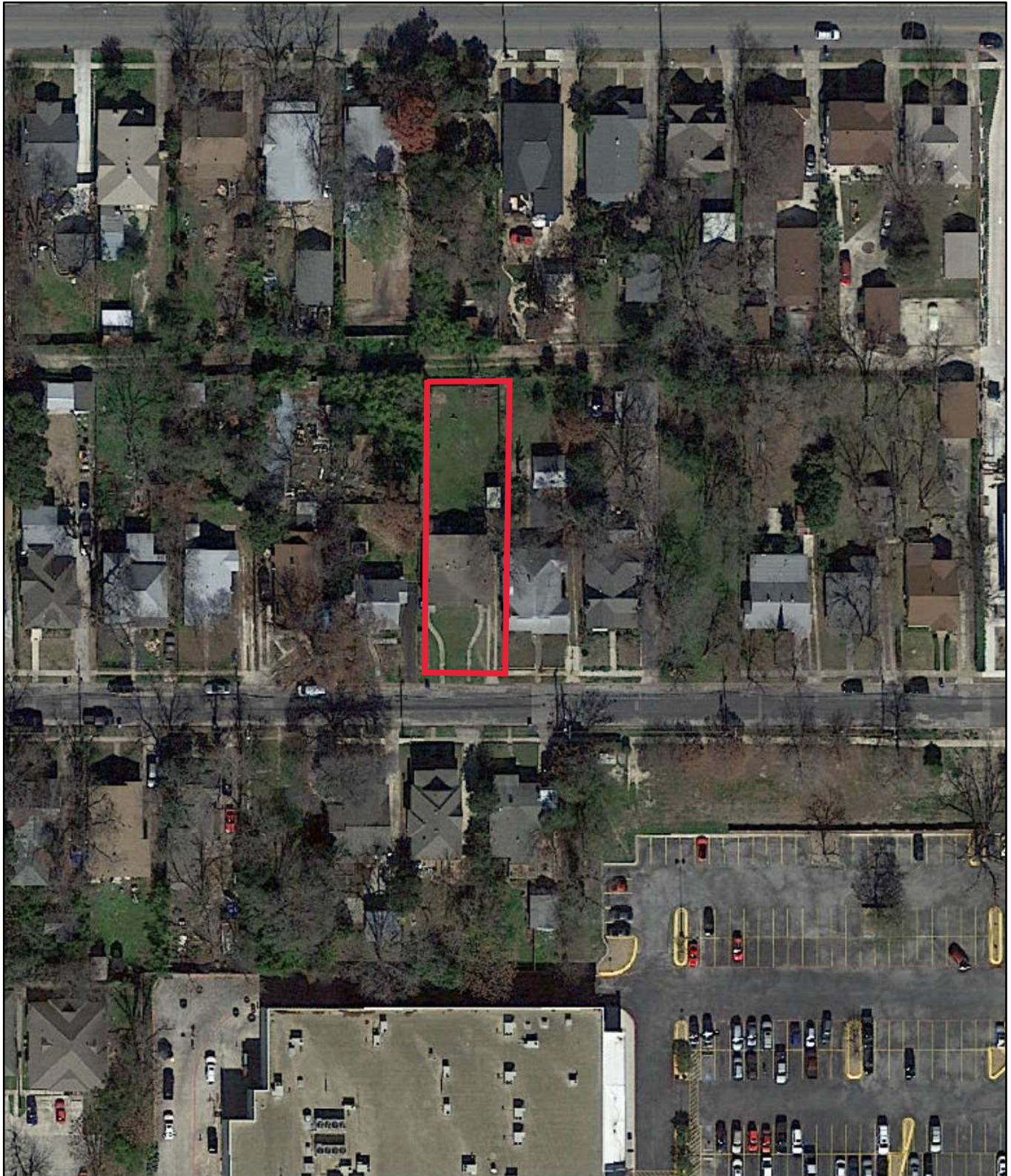
- a. The primary structure located at 525/527 E Huisache is a 1-story duplex structure constructed in the 1950s. The structure does not appear on the 1951 Sanborn Map. The home features simplified Craftsman and Midcentury influences, including a low-sloped gable roof with overhanging eaves and window screens with geometric proportions. The property is contributing to the Monte Vista Historic District and received Historic Tax Certification on September 2, 2020. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, foundation and brick skirting repair, upgrades to the electrical, mechanical, and plumbing systems, roof replacement, tile work, carpentry, interior and exterior painting.
- c. Staff conducted a site visit on February 25, 2022, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no violations on the property.
- d. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.

- e. Approval of Tax Verification by the HDRC in 2022 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2023. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

Staff recommends approval based on findings a through e.

City of San Antonio One Stop

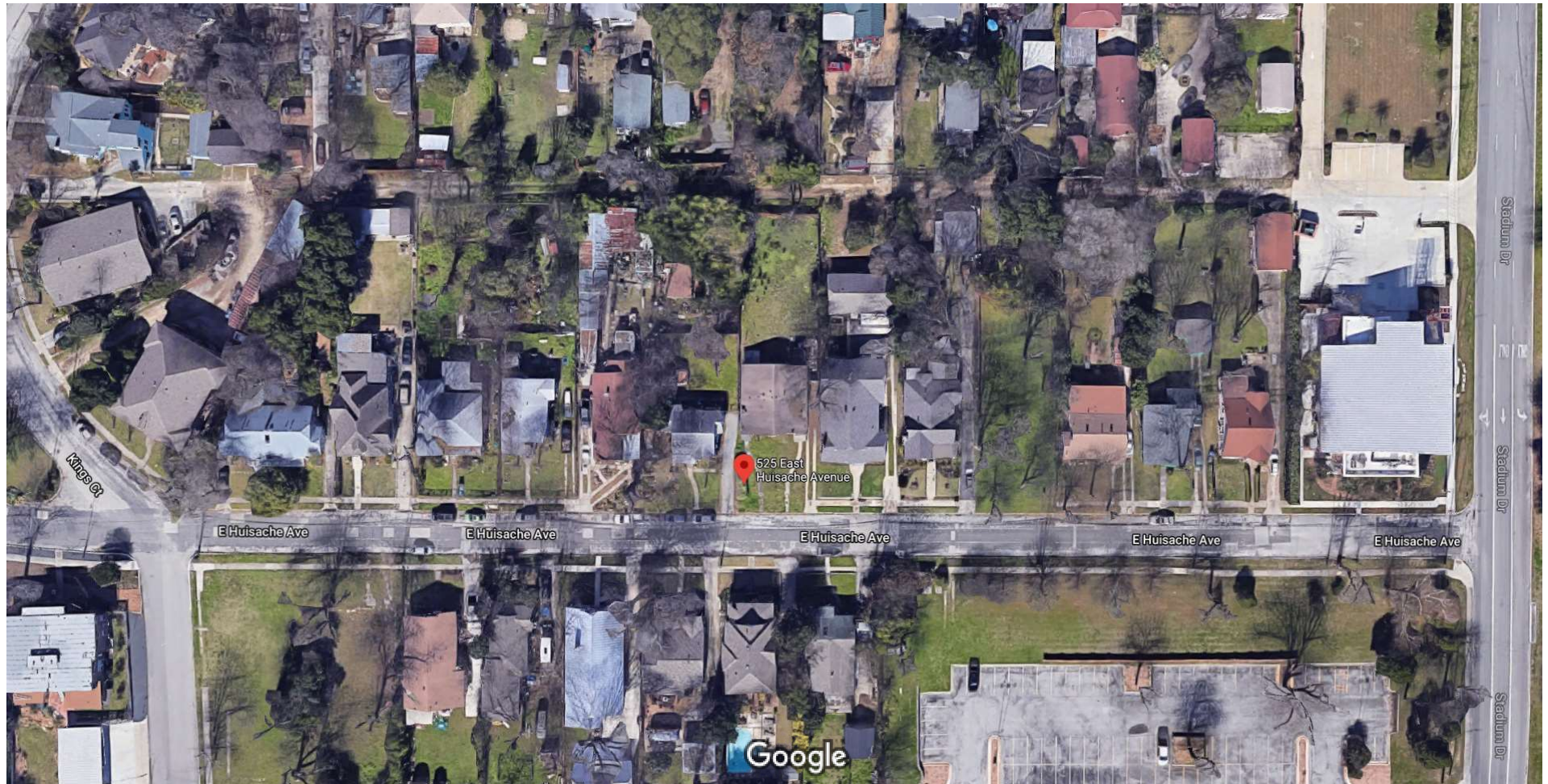


August 19, 2020

— User drawn lines

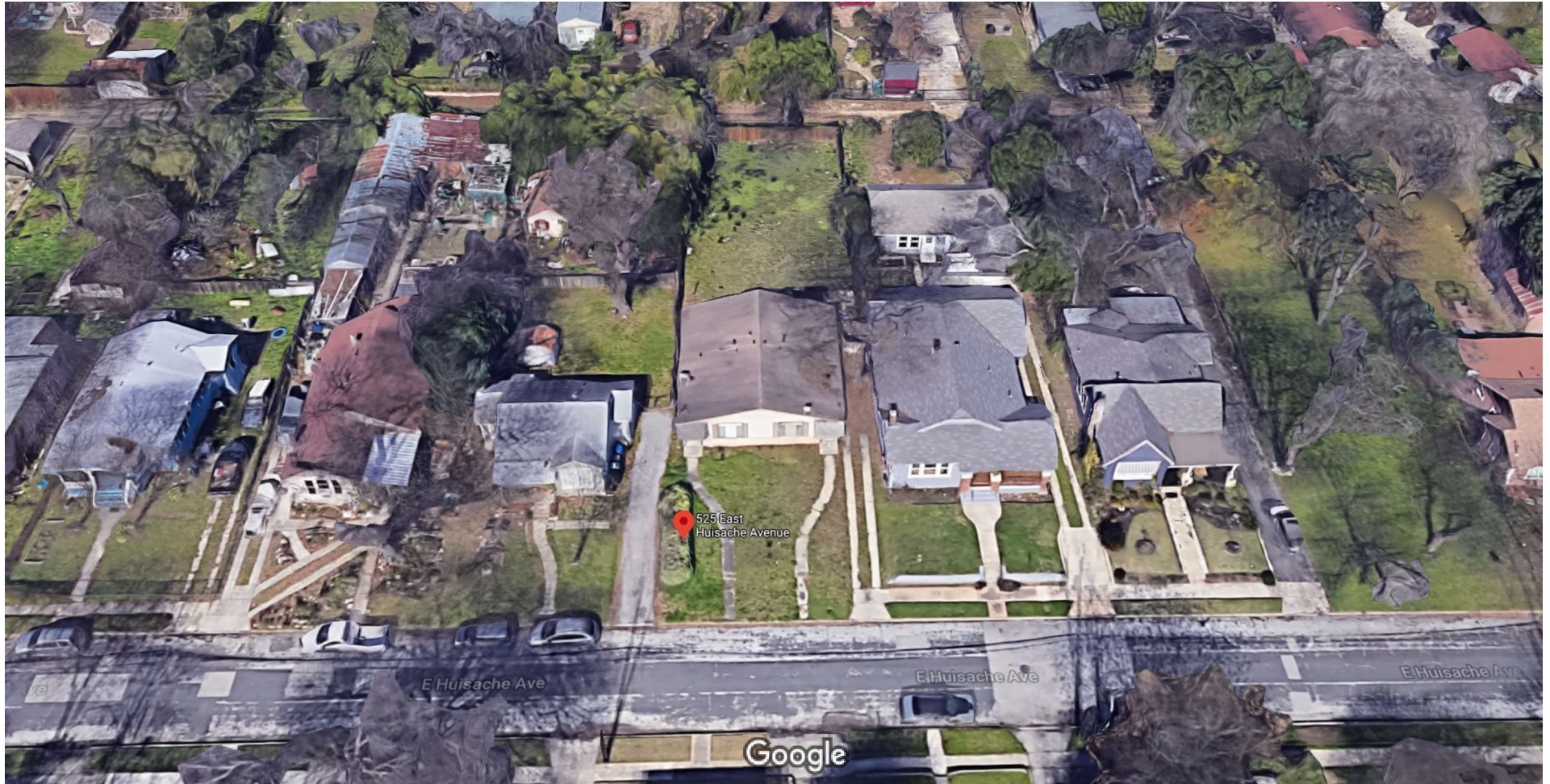
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Google Maps 525 E Huisache Ave



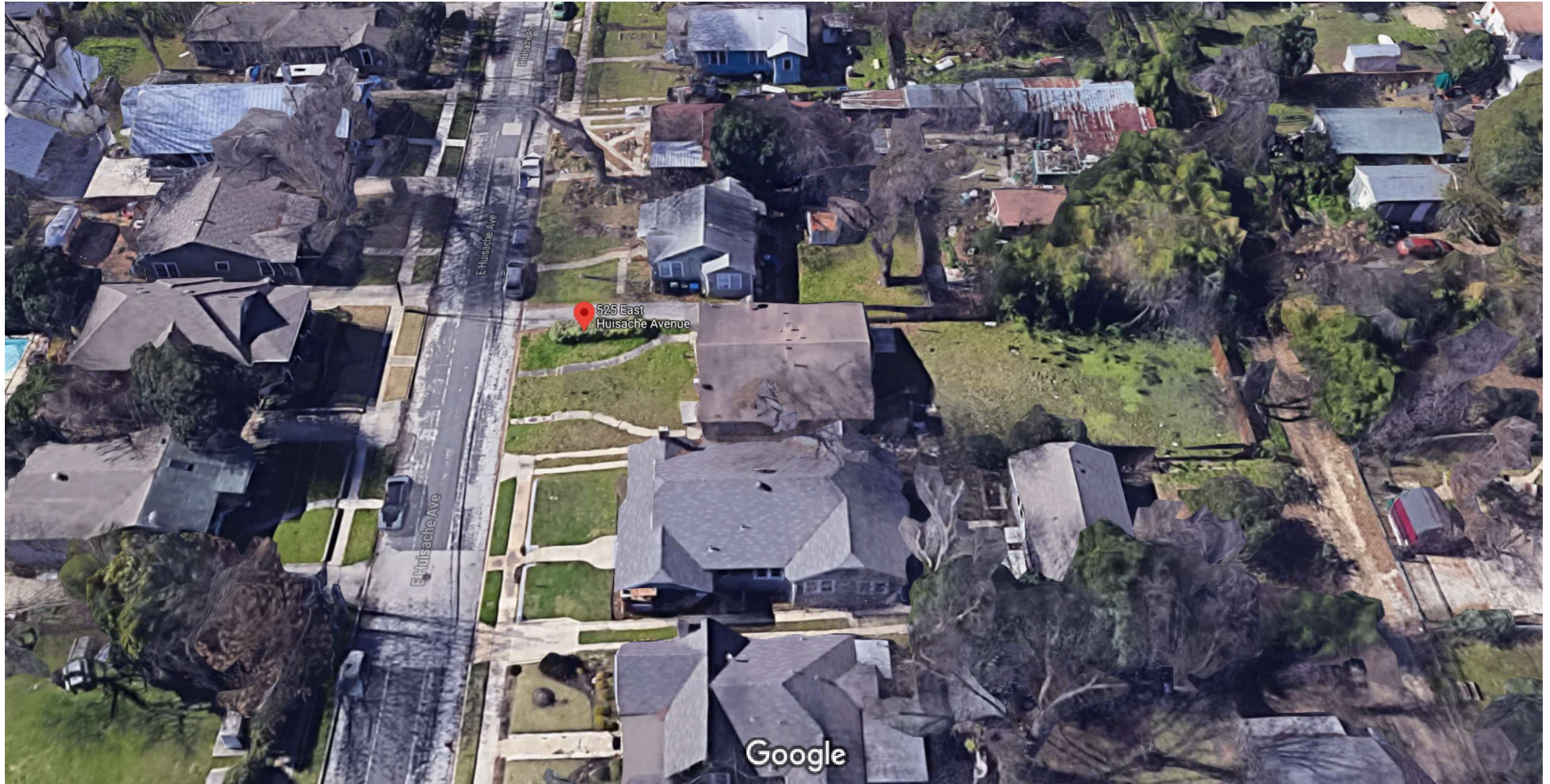
Imagery ©2020 Google, Map data ©2020, Map data ©2020 50 ft

Google Maps 525 E Huisache Ave



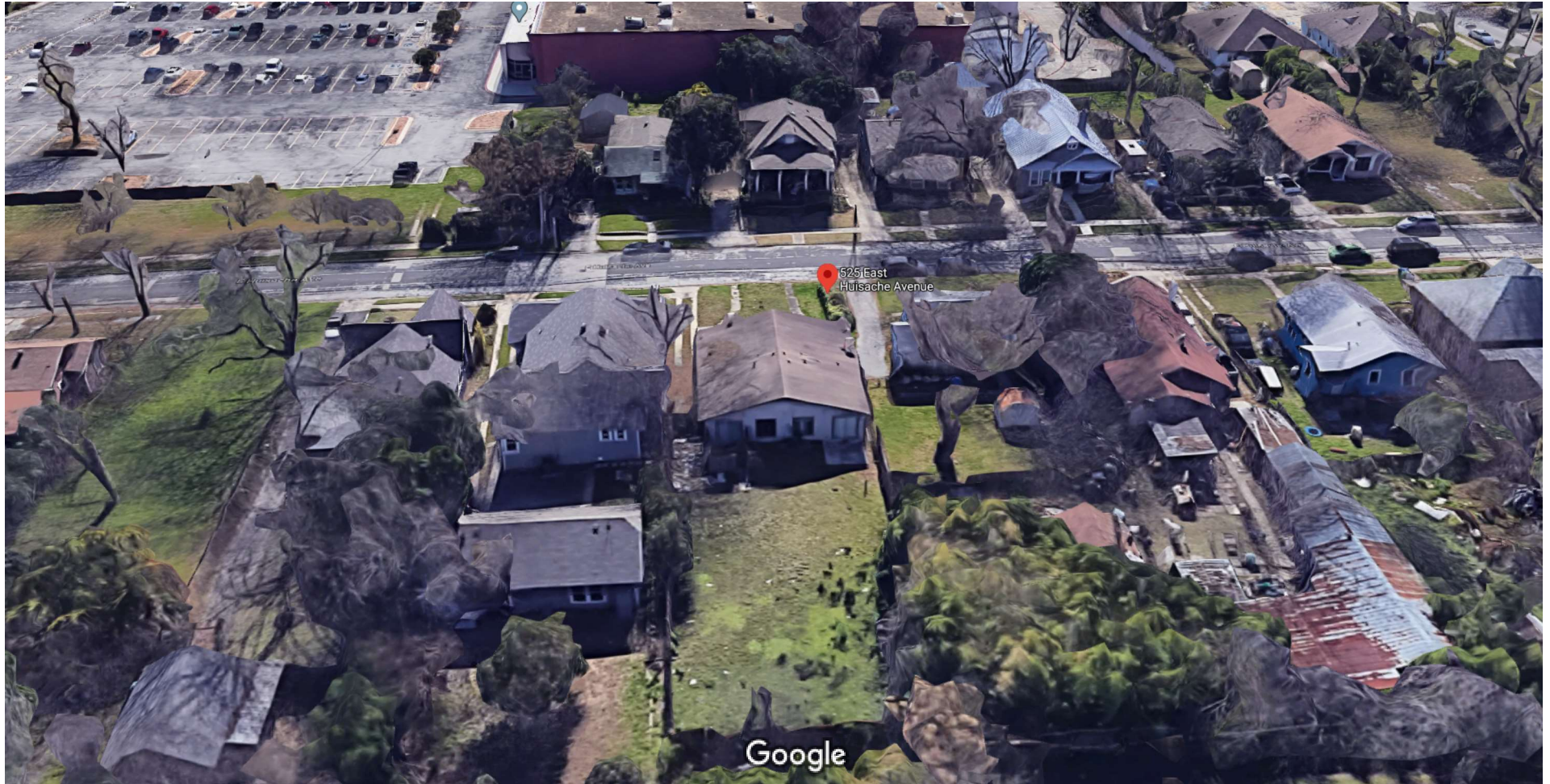
Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft

Google Maps 525 E Huisache Ave



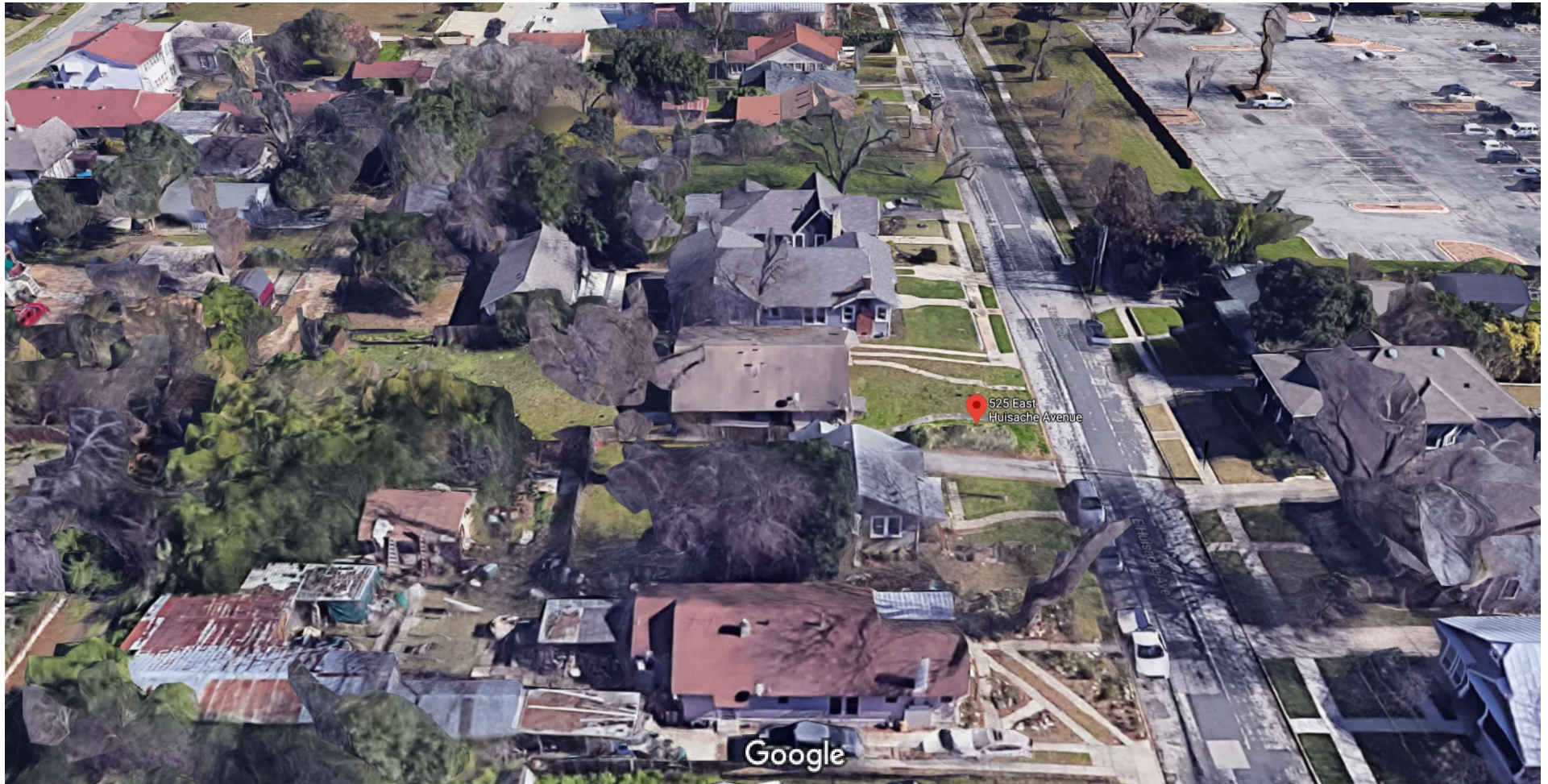
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Google Maps 525 E Huisache Ave



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft

Google Maps 525 E Huisache Ave



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1. PREPARE SUBGRADE BY EXCAVATION OR EMBANKMENT FOR BUILDING SLABS, WALLS AND PAVEMENTS. EXCAVATION AND BACKFILL FOR UNDERGROUND UTILITIES AND DRAINAGE FILL COURSE FOR SUPPORT OF BUILDING SLABS ARE INCLUDED IN THIS ITEM.
2. EXECUTION:
 - A. ALL EXCAVATION, BACKFILL AND COMPACTING SHALL BE PERFORMED AS SHOWN IN THE PLANS AND APPLICABLE GEOTECHNICAL REPORT FOR THE SITE.
 - B. EXCESS MATERIAL RESULTING FROM EXCAVATION OPERATIONS IS THE PROPERTY OF THE EXCAVATION CONTRACTOR. APPROPRIATE DISPOSAL SHALL BE AT SAID CONTRACTOR'S EXPENSE.
4. ALL EXCAVATION SHALL BE PERFORMED AS DIRECTED IN THE PLANS AND IN COMPLIANCE WITH OSHA STANDARDS.
5. OWNER WILL ENGAGE, AT THE OWNER'S COST, SOIL TESTING AND INSPECTION SERVICE IN ACCORDANCE WITH THE MATERIAL TESTING SPECIFICATION TO VERIFY COMPLIANCE WITH THE SPECIFICATIONS. REPLACEMENT AND RETESTING OF DEFICIENT WORK SHALL BE DONE BY EXCAVATION CONTRACTOR AT NO ADDITIONAL COMPENSATION.
6. DATA ON SUBSURFACE CONDITIONS, IF AVAILABLE, WILL BE MADE AVAILABLE TO THE CONTRACTOR BY THE OWNER AS REQUESTED. THE OWNER MAKES NO WARRANTY AS TO THE CORRECTNESS OF THESE REPORTS PREPARED BY OUTSIDE CONSULTANTS. THE CONTRACTOR MAY, AT HIS OWN EXPENSE, PERFORM ADDITIONAL TEST BORINGS.
7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL AFFECTED UTILITY COMPANIES. THIS SHALL INCLUDE LOCATION OF FACILITIES, PROTECTION DURING CONSTRUCTION, DAMAGE REPAIRS AND REPLACEMENT.
8. THE EXCAVATION IS UNCLASSIFIED, AND CONTRACTOR SHALL PERFORM EXCAVATION TO THE ELEVATIONS INDICATED IN THE PLANS, REGARDLESS OF CHARACTER OF MATERIAL WITH NO ADDITIONAL COMPENSATION FROM THE OWNER. USE OF EXPLOSIVE IS PROHIBITED.
9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING BARRICADES REQUIRED TO WARN AND/OR PREVENT ACCESS TO CONSTRUCTION AREA.
10. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FACILITIES FROM DAMAGE.
11. EARTHWORK SHALL BE PERFORMED IN COMPLIANCE WITH LANDSCAPE PROTECTION REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (CITY, COUNTY, TOWN, ETC.).
12. OVER-EXCAVATION IS NONCOMPENSABLE, AND SHALL BE BACKFILLED AND COMPACTED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COMPENSATION.
13. CONTRACTOR SHALL PROVIDE ALL LABOR AND EQUIPMENT NECESSARY TO PROPERLY Dewater EXCAVATION AREAS - AS REQUIRED.
14. EXCAVATED MATERIAL SHALL BE STOCKPILED WHERE DIRECTED IN THE PLANS. STOCKPILE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL RELEVANT POLLUTION PREVENTION PLANS.
15. EARTHWORK SHALL BE PERFORMED TO THE TOLERANCES SHOWN IN THE PLANS AND/OR SPECIFIED IN THE APPLICABLE GEOTECHNICAL REPORT FOR THE PROJECT.
16. TRENCHES SHALL BE BACKFILLED ONLY AFTER INSPECTION AND APPROVAL OF THE TESTING LAB. BACKFILL MATERIAL AND PROCEDURES FOR TRENCHES SHALL BE IN COMPLIANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION 1993 STANDARD SPECIFICATION FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES, ITEM 400 EXCAVATION AND BACKFILL FOR STRUCTURES.

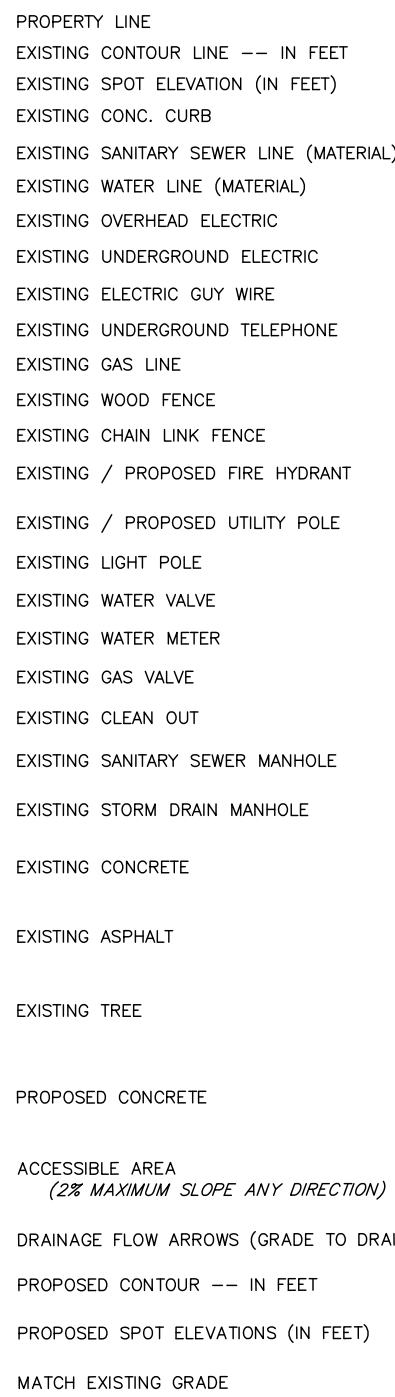
1. DESIGN MIX SUBMITTALS SHALL BE PROVIDED FOR REVIEW BY THE GEOTECHNICAL AND/OR CIVIL ENGINEER AT LEAST 14 DAYS PRIOR TO PLACEMENT.
2. DO NOT UNLOAD OR USE ANY HEAVY CONSTRUCTION EQUIPMENT OR HAVE VEHICLES OF ANY KIND ON NEW CONCRETE FOR AT LEAST 21 DAYS AFTER CONCRETE IS POURED. IT IS THE RECOMMENDATION OF THE ENGINEER THAT CONCRETE PAVEMENT COMMENCE FROM THE INSIDE SIDE OF THE ROADWAY TO REDUCE POTENTIAL OF ANY PREMATURE LOADING TYPE DAMAGE TO CONCRETE PAVEMENT.
3. GENERAL CONTRACTOR OR APPLICABLE SUB-CONTRACTOR IS RESPONSIBLE FOR COORDINATION WORK SUCH THAT UTILITIES ARE INSTALLED PRIOR TO PAVEMENT BASE BEING INSTALLED OR ELSE LOCATE AND PLACE LINES FOR PROPOSED UNDERGROUND UTILITIES.
4. ALL CONCRETE WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF ACI 330. FLY ASH CAN BE USED IN MIX DESIGNS WHERE SUITABLE UNLESS OTHERWISE NOTED.
5. ALL WORK SHALL CONFORM TO THE RECOMMENDATIONS PROVIDED BY THE PROJECT GEOTECHNICAL ENGINEER, TERRACON CONSULTANTS, INC. PROJECT #90155135 DATED 6-29-2015 AND/OR ANY SUPPLEMENTAL LETTERS OR AMENDMENTS FROM GEOTECHNICAL ENGINEER.
6. FURNISH AND INSTALL THE PORTLAND CEMENT CONCRETE PAVING AND PREPARED BASE COURSE TO THE EXTENT SHOWN ON THE DRAWINGS, THESE AREAS ALSO INCLUDE CURBS, GUTTERS, WALKS AND PAVING AGGREGATE.
7. EXECUTION:
 - A. ALL CONCRETE ITEMS SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE DIVISION 3 SECTIONS FOR CONCRETE MIX DESIGN, SAMPLING AND TESTING, CURING AND QUALITY CONTROL, AND AS HEREIN SPECIFIED.
8. UNLESS OTHERWISE SHOWN ON THE PLANS, RECOMMENDED BY THE GEOTECHNICAL ENGINEER OR APPROVED BY THE ENGINEER, CONCRETE AREAS SHALL COMPLY WITH THE FOLLOWING ITEMS WITHIN THE TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES:
 - * ITEM 247 – FLEXIBLE BASE
 - * ITEM 360 – CONCRETE PAVING
 - * ITEM 421 – HYDRAULIC CEMENT CONCRETE
 - * ITEM 529 – CONCRETE CURBS, GUTTER AND COMBINED CURB AND GUTTER
 - * ITEM 531 – SIDEWALKS
9. UNLESS OTHERWISE SHOWN ON THE PLANS OR RECOMMENDED BY THE GEOTECHNICAL ENGINEER, DESIGN MIX SHALL PRODUCE NORMAL-WEIGHT CONCRETE WITH THE FOLLOWING PROPERTIES:
 - A. COMPRESSIVE STRENGTH: 4000 PSI FOR PAVEMENTS AND 3000 PSI FOR ALL OTHER FLATWORK, MINIMUM AT 28 DAYS.
 - B. SLUMP RANGE: 4" TO 5"
 - C. AIR CONTENT: 3 TO 5%

10. LOCATE, PLACE AND SUPPORT REINFORCEMENT AS SPECIFIED IN THE APPLICABLE GEOTECHNICAL REPORT AND/OR CIVIL PLANS AND UNLESS OTHERWISE DIRECTED, IN COMPLIANCE WITH TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION ITEM 440.
11. JOINTS SHALL BE PLACED IN ANY PROPOSED CONCRETE PAVEMENT AND CURBING AS RECOMMENDED IN THE APPLICABLE GEOTECHNICAL STUDY FOR THIS PROJECT. IF A CURBING STUDY WAS NOT PERFORMED OR IF DESIGN IS NOT INCLUDED IN CIVIL PLANS, THE JOINT LAYOUT AND DESIGN SHALL CONFORM TO THE AMERICAN CONCRETE PAVEMENT ASSOCIATION (ACPA) TECHNICAL PUBLICATION 150 6.01(P), TABLE Z AND FIGURE 13.
12. ALL CONCRETE PAVING AND FLATWORK SHALL BE CURED IN CONFORMANCE WITH CURRENT AMERICAN CONCRETE PAVEMENT ASSOCIATION GUIDELINES.

1. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. (SEE SITE INFORMATION SHEET FOR UTILITY CONTACTS)
2. VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
3. COMPLETE OR COORDINATE ADJUSTMENT OF OTHER UTILITIES IN ORDER TO CONSTRUCT STORM SEWER TO ELEVATIONS PROVIDED.
4. THE FOLLOWING STORM SEWER PIPES ARE ALLOWABLE (WITH MANUFACTURER'S SPECIFICATIONS FOR BACKFILL FOLLOWED):
 - A. 12" THRU 48" RCP, D-LOAD DESIGN
 - B. 6" THRU 12" PVC, SDR 35 OR SCH. 40
 - C. 12" THRU 18" GALVANIZED CORRUGATED METAL (2-2/3"x1/2" CORRUGATED)
 - D. 12" THRU 48" "ULTRAFLO" SPIRAL RIB PIPE (ASHTO M-36 TYPE I.R. WITH GALVANIZED STEEL AS PER ASHRAE M-218)
 - E. 6" THRU 36", HDPE
5. ALL STORM SEWER INLETS/STRUCTURES SHALL BE PRE-CAST.
6. GRATE INLETS LOCATED IN THE PEDESTRIAN ACCESS ROUTE OR HIGH TRAFFIC AREAS SHALL BE ADA COMPLIANT.
7. ALL STORM SEWER PIPE LOCATED BENEATH ASPHALT OR CONCRETE PAVING SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS TO ENSURE H=20 TRAFFIC LOADING.

1. PROVIDE NECESSARY LABOR AND MATERIALS TO INSTALL THE HOT MIX ASPHALT PAVING IN LOCATION AS SHOWN ON THE PLANS, USING DESIGN & SPECIFICATIONS FROM PROJECT SPECIFIC GEOTECHNICAL REPORT (OTHER THAN REFERENCE TO GEOTECHNICAL REPORT FOR ALL ASPECTS OF ASPHALT PAVEMENT DESIGN INCLUDING BUT NOT LIMITED TO: SUBGRADE PREPARATION, AGGREGATE, ASPHALT MATERIALS, MINERAL FILLER, PRIME COAT, TACK COAT AND FINAL ASPHALT PAVING SURFACE.
2. ALL ASPHALT MUST MEET A RETAINED STRENGTH OF AT LEAST 70% ON THE TXDOT 531-C TEST OR HAVE ALL LIMESTONE AGGREGATE. IF SILICEOUS AGGREGATES (WHICH INCLUDE GRAVEL, CRUSHED GRAVEL OR GRANITE) ARE USED, ADD HYDRATED LIME (AT LEAST 1%) OR ANTI-STRIP AGENT TO THE MIX TO MEET THE RETAINED STRENGTH REQUIREMENTS. THE MIXTURE MUST BE DESIGNED FOR 97% OF OPTIMUM LABORATORY DENSITY. ASPHALT GRADE SHALL BE PG 64-22.
3. EXECUTION:
 - A. START OF THIS WORK ITEM INDICATES ACCEPTANCE BY THE CONTRACTOR OF THE SUBGRADE PREPARATION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE FINAL RESULTS.
 - B. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REFERENCE POINTS TO HOLD PROPER ELEVATIONS AND GRADES. ALL PAVEMENT SHOULD BE WITHIN 0.5 INCH OF PROPOSED GRADES.
 - C. UNLESS OTHERWISE SHOWN ON THE PLANS, RECOMMENDED BY THE GEOTECHNICAL ENGINEER OR APPROVED BY THE DISTRICT ENGINEER, ALL MATERIALS AND METHODS OF SUCH SHALL COMPLY WITH THE FOLLOWING ITEMS WITHIN THE TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, AND BRIDGES:
 - * ITEM 247 – FLEXIBLE BASE, GRADE 1 OR 2
 - * ITEM 340 – HOT MIX ASPHALTIC CONCRETE PAVEMENT. HMAAC SHOULD ACHIEVE AT LEAST 70% STRENGTH WHEN TESTED IN ACCORDANCE WITH TX 531-C.
4. IN PLACE COMPACTED THICKNESS WILL NOT BE ACCEPTABLE IF EXCEEDING THE FOLLOWING ALLOWABLE VARIATION FROM REQUIRED THICKNESS:
 - * HMAAC SURFACE COURSE: 1/4", PLUS OR MINUS
 - * SURFACE SMOOTHNESS. TEST FINISHED SURFACE OF EACH ASPHALT CONCRETE COURSE FOR SMOOTHNESS. UNLESS OTHERWISE SPECIFIED, APPLIES PARALLEL WITH AND AT RIGHT ANGLES TO CENTERLINE OF PAVED AREA. SURFACE SMOOTHNESS WILL NOT BE ACCEPTABLE IS THE WEARING COURSE SURFACE EXCEEDING 3/16".
5. THE INITIAL QUALITY CONTROL TESTING SHALL BE PERFORMED AT THE OWNER'S COST. ANY NECESSARY REPAIRS OR REPLACEMENTS, ALONG WITH ADDITIONAL TESTING, SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE. TESTING PROCEDURES SHALL BE IN COMPLIANCE WITH OWNER'S STANDARD SPECIFICATION FOR MATERIAL TESTING.
6. CONTRACTOR SHALL ENSURE THE FOLLOWING:
 - A. TESTING LAB TO VERIFY THICKNESS OF BASE MATERIAL INSTALLED.
 - B. VERIFY APPROVED MIX DESIGN MATCHES DELIVERY TICKETS IN FIELD.
 - C. RECORD ARRIVAL TIMES OF TRUCKS AND MIX TEMPERATURE UPON ARRIVAL RECORD LIST OF EQUIPMENT USED TO LAY AND COMPACT ASPHALT.
 - D. RECORD AIR TEMPERATURE AND MIX TEMPERATURE AT TIME OF LAYDOWN.
 - E. GEO-TECH ENGINEER OF RECORD TO MAKE MIN. OF THREE SITE VISITS.
 - F. ASPHALT JOB MIX FORMULA APPROVED IN ADVANCE (WITH ANY COMMENTARY LAB TEST DATA) MINIMUM 21 DAYS PRIOR TO PAVING. THIS INCLUDES VERIFYING THE AGGREGATE MEETS ITEM 340 REQUIREMENTS AND ALL OTHER SPECIFICATIONS REQUIREMENTS.
7. HMAAC SURFACE COURSE SHALL BE ORIENTED SUCH THAT JOINTS OR SEAMS ARE PARALLEL WITH THE DIRECTION OF TRAFFIC.

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT SHALL REVIEW THESE PLANS AND SPECIFICATIONS AND SHALL BE RESPONSIBLE FOR THE PROPOSED IMPLEMENTATION OF THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS, AND/OR PROCEDURES FOR THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS, AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, CURRENT O.S.H.A. 29 C.F.R. 1926.650 THROUGH 1926.654, AND/OR CURRENT TRENCH EXCAVATION SAFETY INDEPENDENTLY RETAINED EMPLOYEE OF SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH EXCAVATION SAFETY PROGRAM THAT COMPLY WITH AS A MINIMUM, CURRENT O.S.H.A. 29 C.F.R. 1926.650 THROUGH 1926.654, AND/OR CURRENT TRENCH EXCAVATION SAFETY. THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING ON AND AROUND TRENCH EXCAVATION



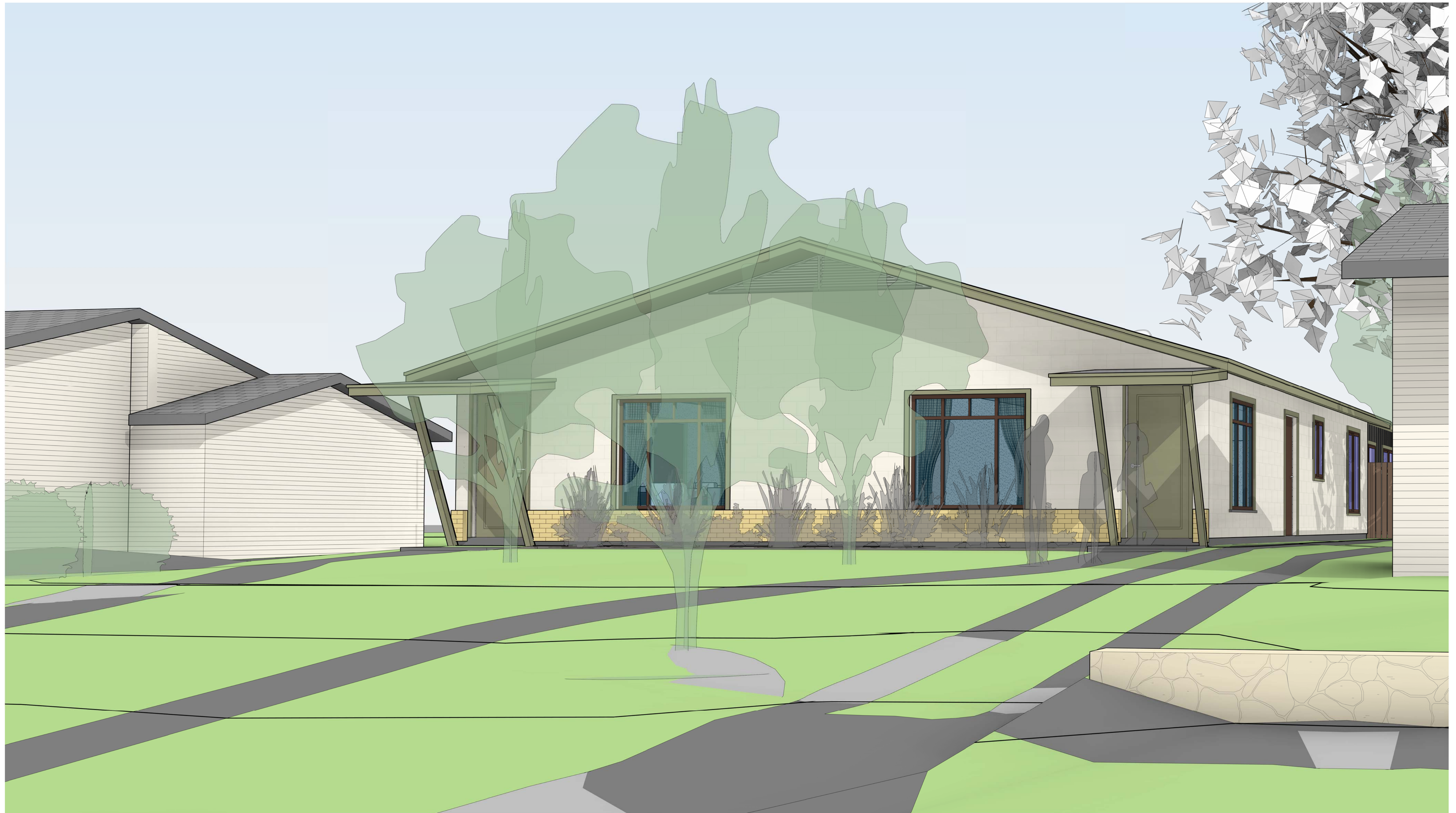
1. ALL SIDEWALKS, STRIPED PEDESTRIAN WALKS, OR ANY OTHER PEDESTRIAN PATH OF TRAVEL SHALL BE 2% MAX CROSS SLOPE.
2. CHANGE IN DIRECTIONS AT ANY PEDESTRIAN ROUTE, ACCESSIBLE OR NOT, SHALL BE 2% MAX SLOPE.
3. ACCESSIBLE PARKING SPACES AND ASSOCIATED ACCESS AISLES SHALL BE 2% MAX SLOPE IN ANY DIRECTION.
4. DWELLING UNIT PORCH LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION.
5. ANY CHANGE IN LEVEL EXPERIENCED FROM ONE GROUND/FLOOR SURFACE TO AN ADJOINING GROUND/FLOOR SURFACE, SUCH AS ENTRY FROM ONE DWELLING UNIT PORCHES ACROSS THRESHOLD INTO THE DWELLING UNIT, SHALL BE LIMITED TO 1/4" (OR 1/2" IF BEVELED 1:2).
6. CURB RAMP SLOPE MUST NOT EXCEED THE MAXIMUM SLOPE OF 1:12H (8.33% SLOPE) UNLESS RAMP CAN EXCEED 6 FEET TO TRANSITION A MAXIMUM 6" HIGH DPO/CURB.
7. SEE LANDSCAPE AND IRRIGATION PLANS FOR ALL PROPOSED LANDSCAPE AND FINISHED NATURAL GROUND AREAS. IF LANDSCAPE AREAS ARE NOT SHOWN, THE CONTRACTOR SHALL MAINTAIN EXISTING GRASS AREAS AND/OR RESTORE EXISTING LANDSCAPE AREAS.
8. CONTRACTOR AND SUBCONTRACTORS SHALL CONTRACT WITH SURVEYOR TO VERIFY PROJECT ELEVATIONS AND BENCHMARK ELEVATION(S) PRIOR TO CONSTRUCTION, "MATCH EXISTING" SHALL BE UNDERSTOOD TO SURVEY BOTH VERTICAL AND HORIZONTAL ALIGNMENT. ALL FINISHED EARTHEN GRADES SHALL NOT EXCEED 3:1 (H/V) SLOPE.

C2

RECEIVED
By David Bogle at 12:13 pm, Aug 16, 2019



Visibility Study – Street 1



Visibility Study – Street 2

AS101



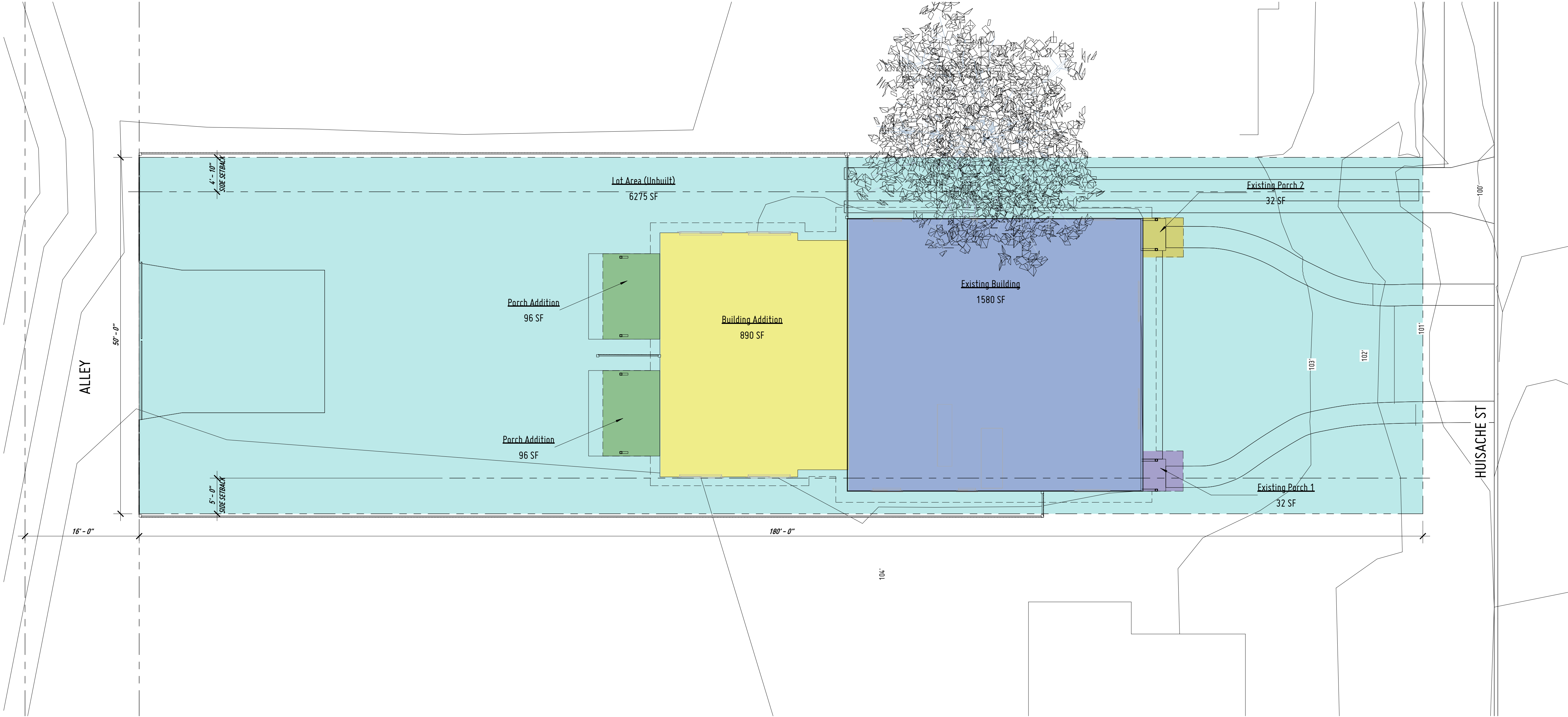
EXISTING BUILDING AREAS

Name	Area	Calculated Area
Existing Building	1580 SF	1580 SF
Existing Porch 2	32 SF	16 SF
Existing Porch 1	32 SF	16 SF
Existing Area		1612 SF

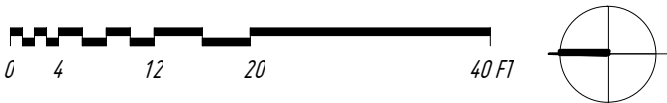
ADDITION BUILDING AREAS

Name	Area	Calculated Area
Building Addition	890 SF	890 SF
Porch Addition	96 SF	96 SF
Porch Addition	96 SF	96 SF
Addition Area		1082 SF
Total Building Area		2694 SF

* Calculated Porch Areas = 1/2 Porch Covered Area



1 Building Areas
1/8" = 1'-0"



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Roger G. Mendez, P.E.
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San Antonio, Texas 78201
T: 210.299.4522
E: roger@rgmengineering.net

525 East Huisache St
San Antonio, TX

Ohana Homes LLC

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All dimensions and existing conditions shall be checked and verified by the Constructor before proceeding with the Work.

architecture studio

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PERSONNEL

Designed by	Drawn by	Checked by	Approved by
Designer	Author	Checker	Approver

SCALE

Scale As indicated

DATE _____

2019_AUG_18

STATUS

Progres

TITLE

Existing Removals

LEGEND - REMOVALS

Page 10

EXISTING CONSTRUCTION
TO REMAIN

□ □ □ □ □

EXISTING CONSTRUCTION
TO BE REMOVED

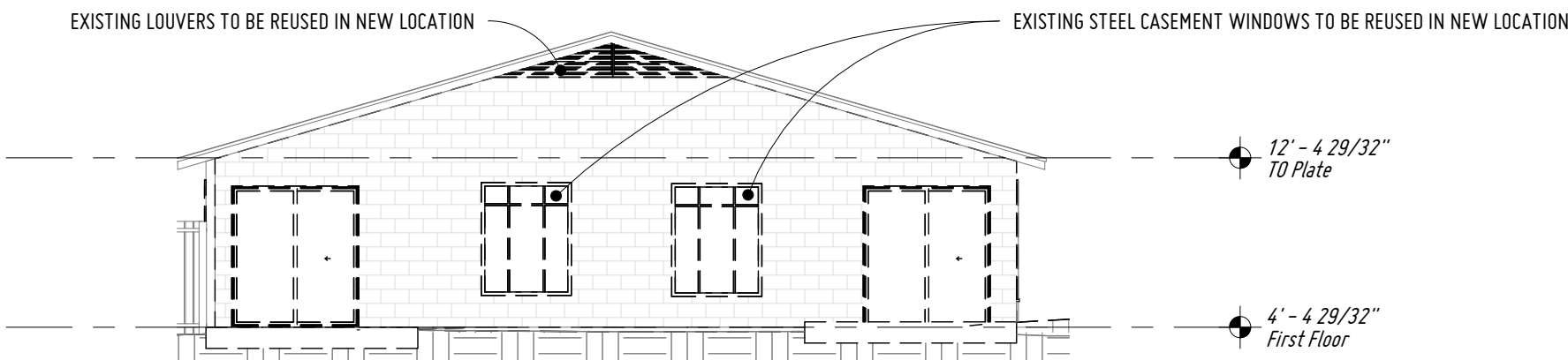
KEYNOTES

Key Value

Keynote Text

GENERAL NOTES - REMOVALS

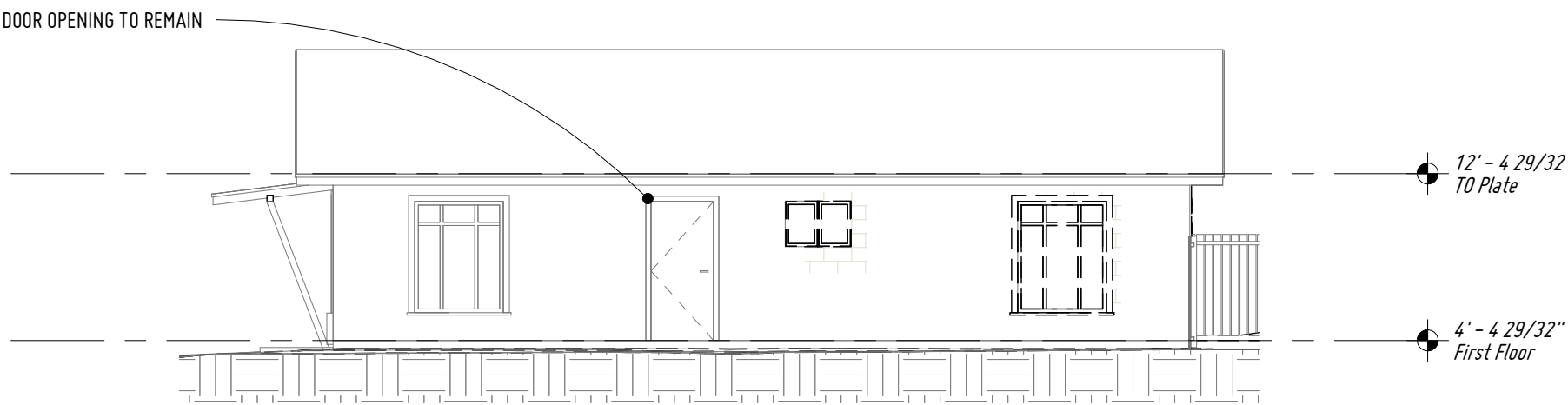
- Where no removal work is called out on the drawing, the existing materials shall remain intact.
- Remove all electrical wiring, equipment, and fixtures; salvage all light fixtures and return to Owner properly terminated where required.
- Repair and patch roof as appropriate matching surrounding materials. Ref. MEP for more info.
- Remove plumbing fixtures, piping and equipment. Salvage all plumbing fixtures and return to owner. Properly terminate all supply, waste and vent lines down to the existing concrete foundation. Repair and patch roof as appropriate, matching surrounding materials. Ref. MEP for more info.
- Remove mechanical equipment, duct work, diffusers, etc. Repair and patch roof as appropriate, matching surrounding materials. Ref. MEP for more info.
- Contractor shall coordinate the extent of removal with all trades prior to proceeding with the work.
- The general extent of removal work is shown on the drawings. It is not possible to show required removal, remodeling, and patching in every detail. The Contractor shall use the project to determine the extent of demolition and remodel work, and to familiarize him/her with the conditions under which the work will be performed, no additional compensation will be allowed for additional work required as a result of the work indicated herein or for patching required as a result of removal, remodeling or new work.



2 Elevation - Existing Removals- North1

$$1/8'' = 1'-0''$$

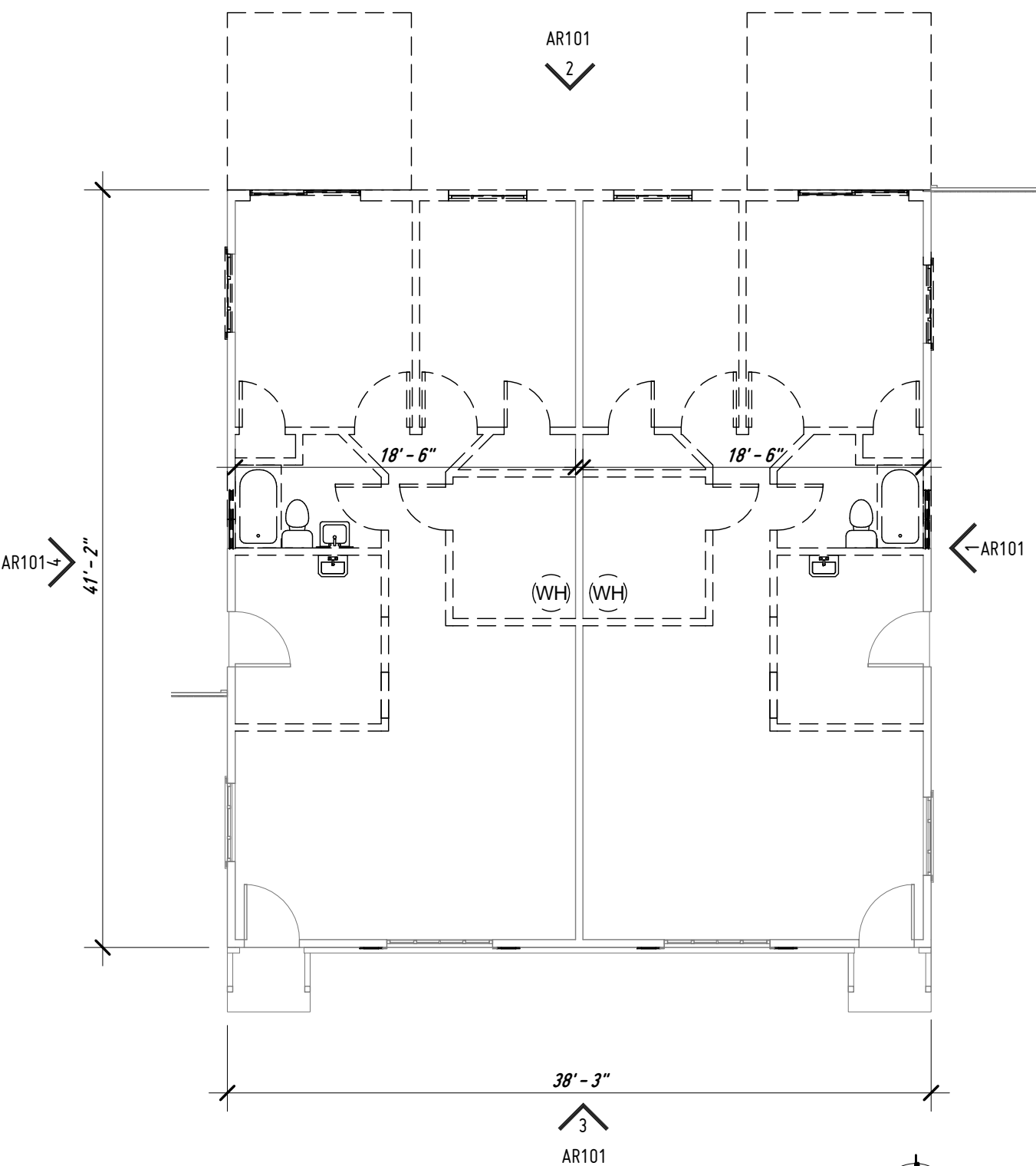

3 Elevation – Existing Removals– South

$$1/8'' = 1'-0''$$


1 Elevation - Existing Removals - East

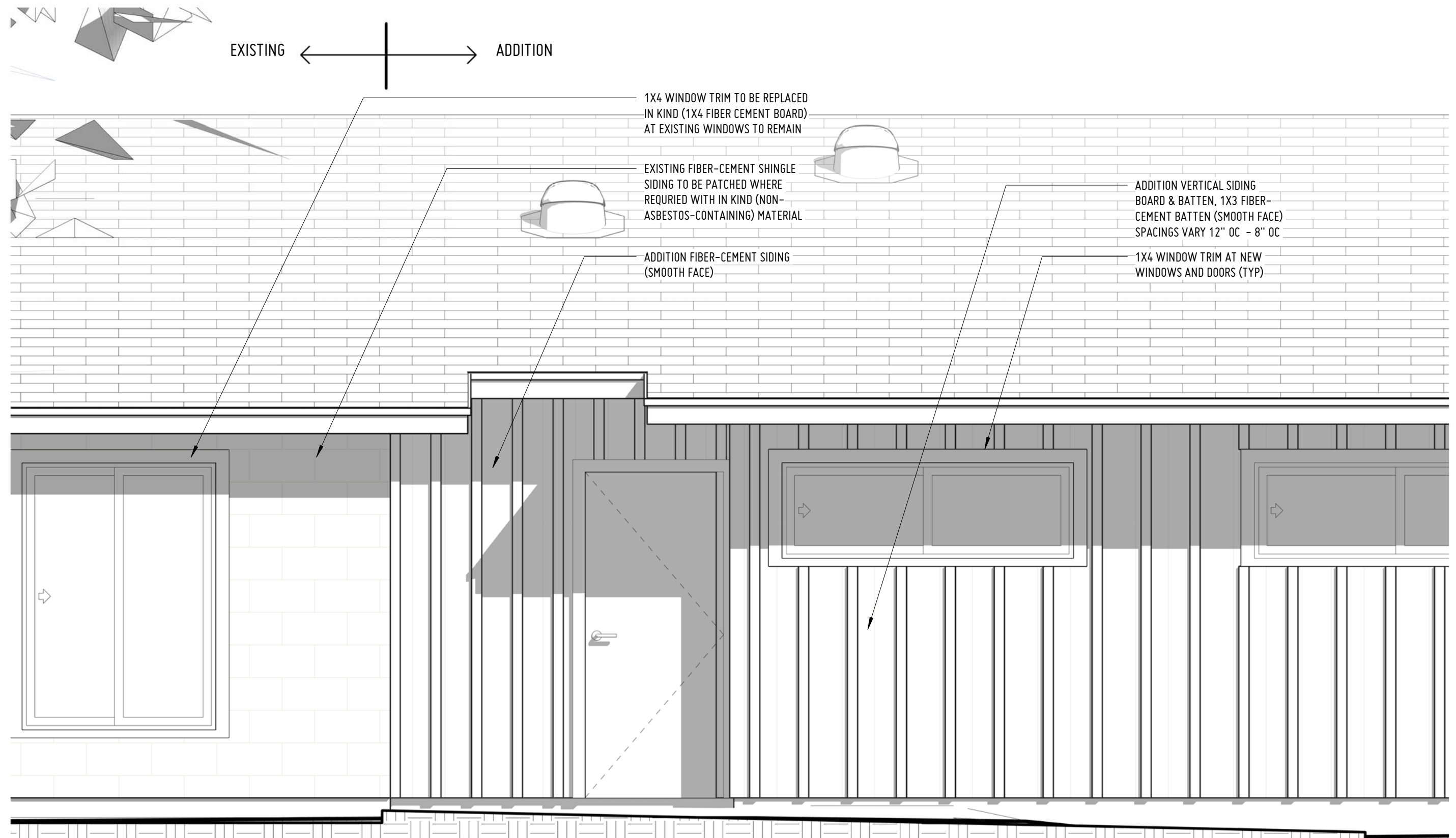
$$1/8'' = 1'-0''$$


4. Elevation – Existing Removals- West

$$1/8'' = 1'-0''$$


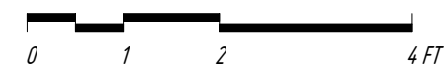
5 Floor Plan – Removals

$$1/8'' = 1'-0''$$



Partial Elevation – East

1/2" = 1'-0"



NOT for REGULATORY APPROVAL, PERMITTING, or CONSTRUCTION

SK-26 - Materials, Facade

Scale As Indicated (Sheet Size: 11x17)

syncro architecture studio

David Bogle, R.A. AIA

727 west french place
san antonio, tx 78212

Residence on Huisache

Ohana Homes LLC

525 East Huisache St
San Antonio, TX

2019_AUG_16

NEW WINDOWS COMPATIBILITY WITH EXISTING FENESTRATION AND BUILDING DESIGN

— 525 EAST HUISACHE IS A MID-CENTURY BUILDING WITH EMPHASIZED GENERAL HORIZONTALITY AND CONTRAPUNTAL VERTICALITY OF FENESTRATION PROPORTIONS. THE EXISTING STEEL CASEMENT WINDOWS WILL BE KEPT IN PLACE ON THE FRONT AND TWO SIDES. EXISTING STEEL CASEMENT WINDOWS IN THE REAR WILL BE RELOCATED TO THE REAR FACADE OF THE BUILDING ADDITION.

— NEW WINDOWS FOR THE ADDITION SHOULD BE COMPATIBLE IN PROPORTION OF OPENINGS/SASHES, MEMBER PROFILES, AND SHALLOW INSET / FLUSH APPEARANCE WITH THE FACADE. (PRECISELY MATCHING PRODUCTS ARE OBSOLETE DUE TO ECONOMY, MATERIAL AVAILABILITY AND ENERGY CONSERVATION CODES.)

— THE NEW WINDOW, ANDERSEN SERIES 100, CASEMENT AND GLIDING, WAS CHOSEN FOR A NUMBER OF REASONS:

- PROPORTIONAL AND PROFILE COMPATIBILITY WITH THE MID-CENTURY STEEL FENESTRATION.
- FIBER-COMPOSITE IS MADE WITH 40% RECLAIMED WOOD.
- GLIDING VERSION CHOSEN FOR BEDROOMS SAFETY (EMERGENCY ESCAPE AND RESCUE OPENINGS, AND HAVING DOUBLE, VERTICALLY PROPORTIONED SASHES) ESPECIALLY BECAUSE OF ITS NARROW CENTER MULLION (2 3/16" VERSUS 3-1/8" OF THE CASEMENT VERSION)
- ENERGY CONSERVATION

— COMPARATIVE PLAN DETAILS ARE SHOWN ON THIS SKETCH, SK-25, SHOWING EXISTING STEEL CASEMENT WINDOWS (LOWER LEFT) AND PROPOSED COMPOSITE TYPICAL BEDROOM WINDOW (UPPER LEFT)

NOT for REGULATORY APPROVAL, PERMITTING or CONSTRUCTION

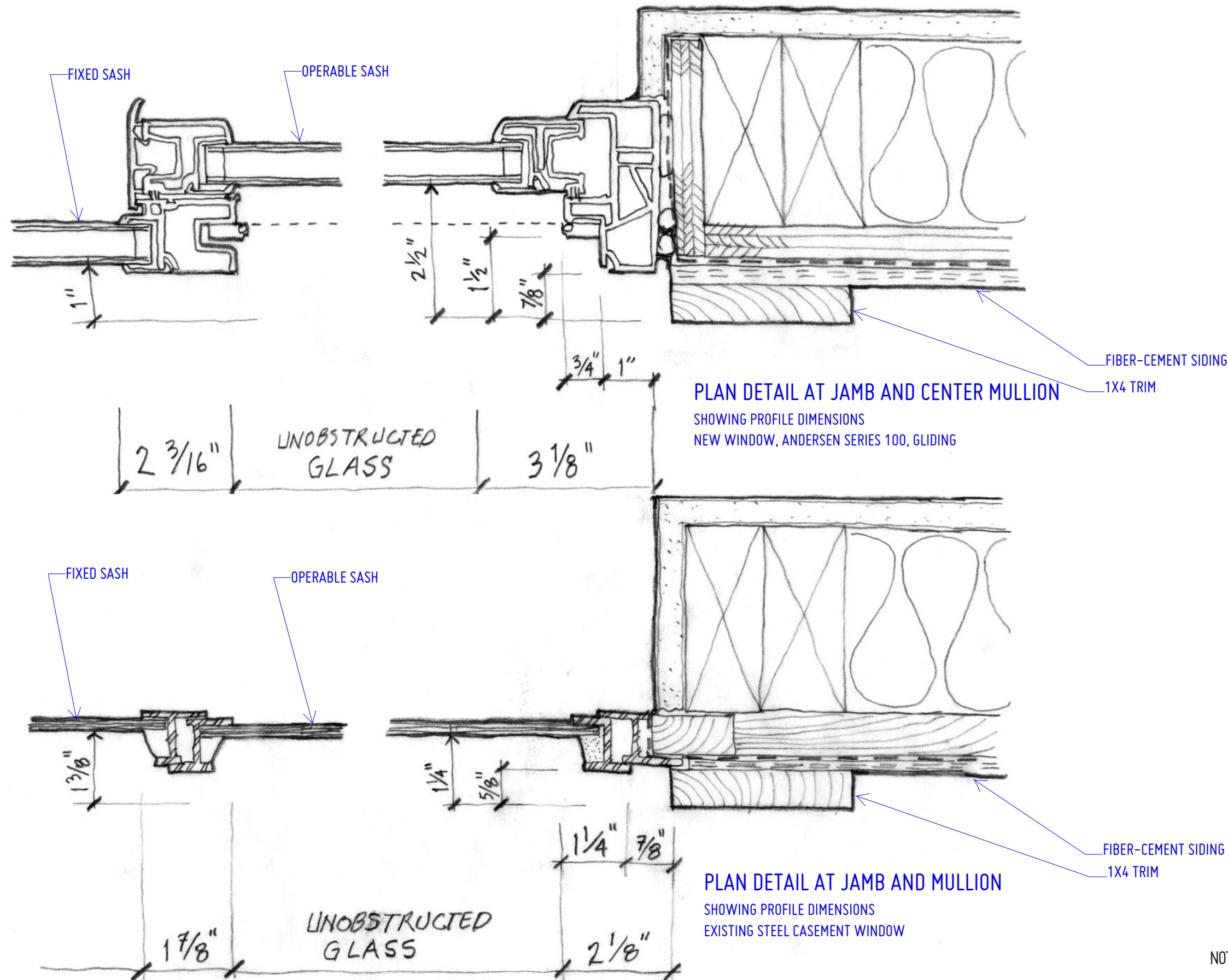
This sketch is for preliminary review of design intent.

SK - 25

page 1 of 1

date: 04 March 2019

scale: half (6" = 1'-0")



Ohana Homes Residence on Huisache Ave. - Window Details

JANUARY 2020

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
		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		
		NOTES:				



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FEBRUARY 2020

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
					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	
		NOTES:				



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MARCH 2020

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
						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	NOTES:				



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APRIL 2020

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
		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			
		NOTES:				



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MAY 2020

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
				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
		NOTES:				



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JUNE 2020

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
1 Trench For New Foundation	2 Trench For New Foundation	3 Trench For New Foundation	4 Trench For New Foundation	5 Trench For New Foundation	6 Off	7 Off
8 Plumber to Install Sewer Lines	9 Plumber to Install Sewer Lines	10 Plumber to Install Sewer Lines	11 Plumber to Install Sewer Lines	12 Plumber to Install Sewer Lines	13 Off	14 Off
15 Plumber To Call For Inspection	16 Inspection	17 Rebar Install	18 Rebar Install	19 Rebar Install	20 Off	21 Off
22 Rebar Install	23 Rebar Install	24 Rebar Install	25 Engineer Walk-Through	26 Call For Concrete Trucks	27 Off	28 Off
29 Off	30 Off					
		NOTES: All dates are subject to change due to weather.				



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JULY 2020

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
		1 Concrete Pour	2 Concrete Dry Time	3 Concrete Dry Time	4 Concrete Dry Time	5 Concrete Dry Time
6 Concrete Dry Time	7 Concrete Dry Time	8 Concrete Dry Time	9 Forms Removed	10 Debris and Dirt Removed	11 Debris and Dirt Removed	12 Debris and Dirt Removed
13 Concrete Dry Time	14 Concrete Dry Time	15 Concrete Dry Time	16 Concrete Dry Time	17 Concrete Dry Time	18 Concrete Dry Time	19 Concrete Dry Time
20 Concrete Dry Time	21 Concrete Dry Time	22 Concrete Dry Time	23 Concrete Dry Time	24 Concrete Dry Time	25 Concrete Dry Time	26 Concrete Dry Time
27 Concrete Dry Time	28 Concrete Dry Time	29 Material delivered for framing	30 Exterior Siding Removed and Prepped	31 Exterior Siding Removed and Prepped	Off	Off
		NOTES: During Concrete Dry Time, Concrete will be prepped and wet. All dates are subject to changed due to weather.				



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AUGUST 2020

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
					1 Off	2 Off
3 Framing To Begin	4 Countinued Framing Addition	5 Countinued Framing Addition	6 Countinued Framing Addition	7 Countinued Framing Addition	8 Off	9 Off
10 Install Windows/Sheathing	11 Install Sheathing/ Siding	12 Install Sheathing/ Siding	13 Install Sheathing/ Siding	14 Install Fascia/ Roof Decking	15 Off	16 Off
17 Remove Existing Roof	18 Remove Existing Roof	19 Remove And Repair Damaged Roof Decking (If Any)	20 Dry In Roof/ Install Drip Edge	21 Install Shingles	22 Install Shingles	23 Off
24 Roof Any Debris And Sweep Site	25 No Activity	26 No Activity	27 Electrician To Run Wire/ Lights/ Etc.	28 Electrician To Run Wire/ Lights/ Etc.	29 Plumbers to Run Water Lines	30 Off
31 Electrician To Run Wire/ Lights/ Etc.		NOTES: All dates are subject to change due to weather.				



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SEPTEMBER 2020

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	1 Electrician To Run Wire/ Lights/ Etc.	2 Electrician To Run Wire/ Lights/ Etc.	3 Electrician To Run Wire/ Lights/ Etc.	4 Electrician To Run Wire/ Lights/ Etc.	5 Off	6 Off
7 Labor Day	8 Electrician To Call For Inspection. Plumbers To Run Water Lines/ Gas	9 Plumbers To Run Water Lines/ Gas Lines	10 Plumbers To Run Water Lines/ Gas Lines	11 Plumbers To Run Water Lines/ Gas Lines	12 Off	13 Off
14 Plumbers Call For Top-Out Inspection	15 Plumbers Call For Gas Inspection	16 Mechanical Top Out	17 Mechanical Top Out	18 Mechanical Top Out	19 Off	20 Off
21 Mechanical Top Out	22 Mechanical Top Out	23 Mechanical Top Out	24 Mechanical To Install Attic Unit	25 Mechanical To Install Attic Unit	26 Off	27 Off
28 Mechanical To Call for Inspection	29 Inspection	30 Call For Framing Inspection				
NOTES: At Time of Call For Inspections, No Other Trades Will Be Going On. Outside Mechanical Unit Will Be installed at last of Home Completion.						



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OCTOBER 2020

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
			1 Framing Inspection	2 Insulation To Be Installed	3 Off	4 Off
5 Insulation Clean-Up	6 Interior Clean Up/ Prep For Interior Work	7 Interior Clean Up/ Prep For Interior Work	8 Interior Clean Up/ Prep For Interior Work	9 Gypsum Board Delivered	10 Off	11 Off
12 Install Gypsum Board/ Tape/Float/ Texture	13 Install Gypsum Board/ Tape/Float/ Texture	14 Install Gypsum Board/ Tape/Float/ Texture	15 Install Gypsum Board/ Tape/Float/ Texture	16 Install Gypsum Board/ Tape/Float/ Texture	17 Off	18 Off
19 Install Gypsum Board/ Tape/Float/ Texture	20 Install Gypsum Board/ Tape/Float/ Texture	21 Install Gypsum Board/ Tape/Float/ Texture	22 Install Gypsum Board/ Tape/Float/ Texture	23 Install Gypsum Board/ Tape/Float/ Texture	24 Off	25 Off
26 Install Gypsum Board/ Tape/Float/ Texture	27 Install Gypsum Board/ Tape/Float/ Texture	28 Install Gypsum Board/ Tape/Float/ Texture	29 Install Gypsum Board/ Tape/Float/ Texture	30 Install Gypsum Board/ Tape/Float/ Texture	31 Off	
		NOTES: All dates are subject to change due to weather.				



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NOVEMBER 2020

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
						1 All Saints' Day
2 Walk-Through	3 Installation Of All Window/ Door Trim	4 Installation Of All Window/ Door Trim	5 Installation Of All Window/ Door Trim	6 Installation Of All Window/ Door Trim	7 Off	8 Off
9 Installation Of Doors	10 Electricians To Install Plugs and Switches	11 Veteran's Day	12 Electricians To Install Plugs and Switches	13 Cabintrey Install/ Countertops	14 Off	15 Off
16 Cabintrey Install/ Countertops	17 Cabintrey Install/ Countertops	18 Cabintrey Install/ Countertops	19 Cabintrey Install/ Countertops	20 Cabintrey Install/ Countertops	21 Off	22 Off
23 Cabintrey Install/ Countertops	24 Cabintrey Install/ Countertops	25 Cabintrey Install/ Countertops	26 Thanksgiving	27 Off	28 Off	29 Off
30 Install Floors/ Tile		NOTES: All dates are subject to change due to weather.				



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DECEMBER 2020

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	1 Install Floors/ Tile	2 Install Floors/ Tile	3 Install Floors/ Tile	4 Install Floors/ Tile	5 Off	6 Off
7 Install Floors/ Tile	8 Prep For Painters	9 Prep For Painters	10 Paint Interior/ Exterior	11 Paint Interior/ Exterior	12 Paint Interior/ Exterior	13 Off
14 Paint Interior/ Exterior	15 Paint Interior/ Exterior	16 Paint Interior/ Exterior	17 Paint Interior/ Exterior	18 Plumbers To Install Final	19 Plumbers To Install Final	20 Off
21 Electrician To Install Final	22 Mechanical To Install Final	23 Client Walk- Through Blue Tape	24 Christmas Eve	25 Christmas Day	26 Off	27 Off
28 Painter Touch-Up	29 Call For All Inspections	30 Hand Keys to Owner.	31			
NOTES: All dates are subject to change due to weather.						



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LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	RES-RMB-PMT21-36705927
PERMIT NAME	**MIGRATED** AP# 2571902 - 525/527 E. HUISACHE AVE
PERMIT ISSUANCE DATE	10/26/2021
LOC ISSUANCE DATE	12/21/2021
ADDRESS	525/527 E. HUISACHE AVENUE
DESCRIPTION OF WORK	**MIGRATED** HANSEN AP# 2571902 - 1124 SQ FT ADDITION TO DUPLEX ON 2 LOTS. THIS ADDITION IS FOR A DUPLEX ON 525 E. HUISACHE AND 527 E. HUISACHE.

Thank you for your business

The City of San Antonio