

# 121 Glorietta

## San Antonio, Tx 78202



BEFORE



AFTER



## 121 GLORIETTA BEFORE PHOTOS





## 121 GLORIETTA REHAB COST

- PLUMBING: 
- ENGINEERING: 
- HVAC: 
- ROOFING: 
- ELECTRICAL: 
- FOUNDATION: 
- LANDSCAPING: 
- LABOR: 
- MATERIALS: 
- DUMPSTER: 
- DRIVEWAY/SIDEWALK: 

REHAB TOTAL COST:\$236,313.02



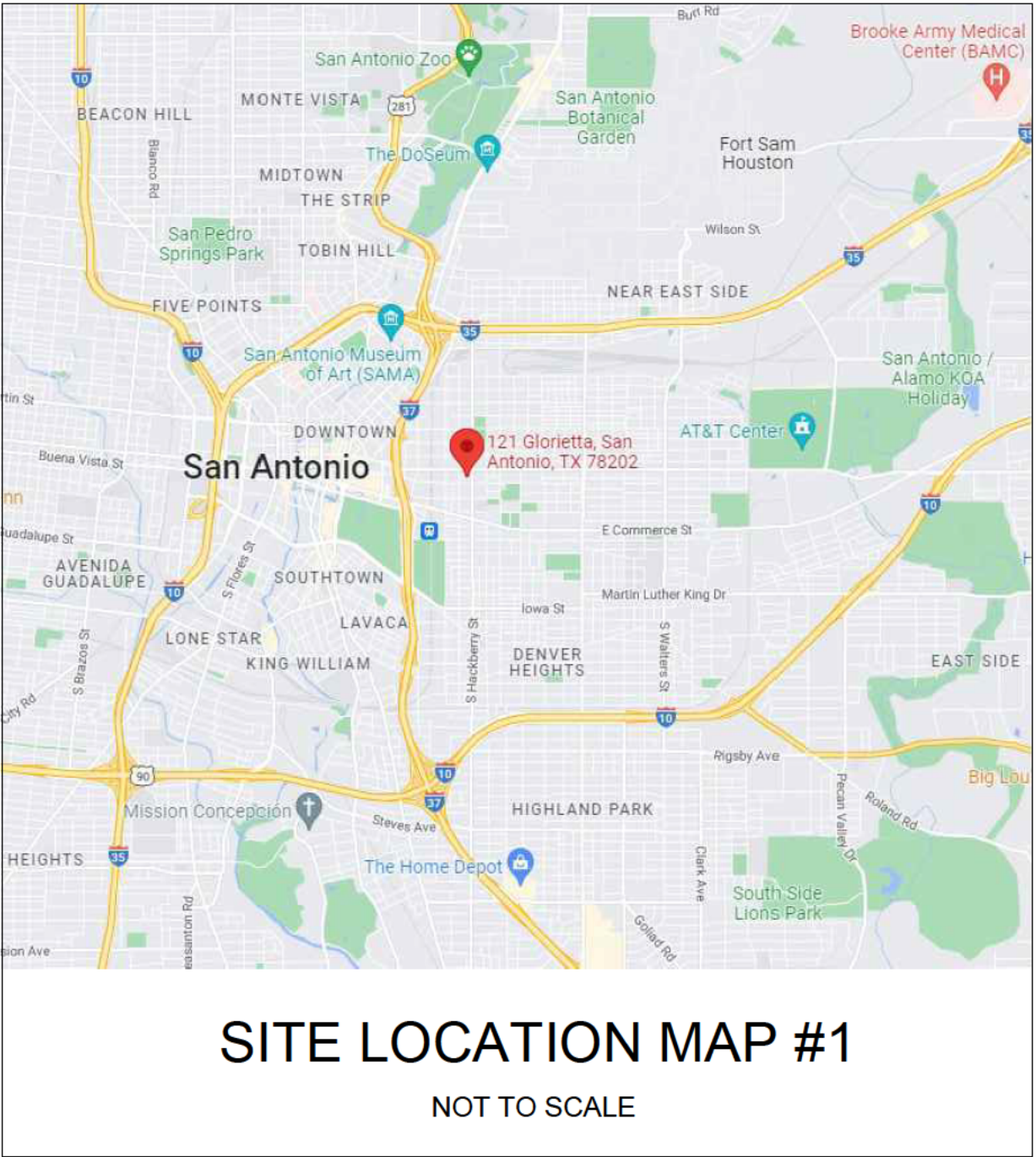
## 121 GLORIETTA DURING CONSTRUCTION PHOTOS



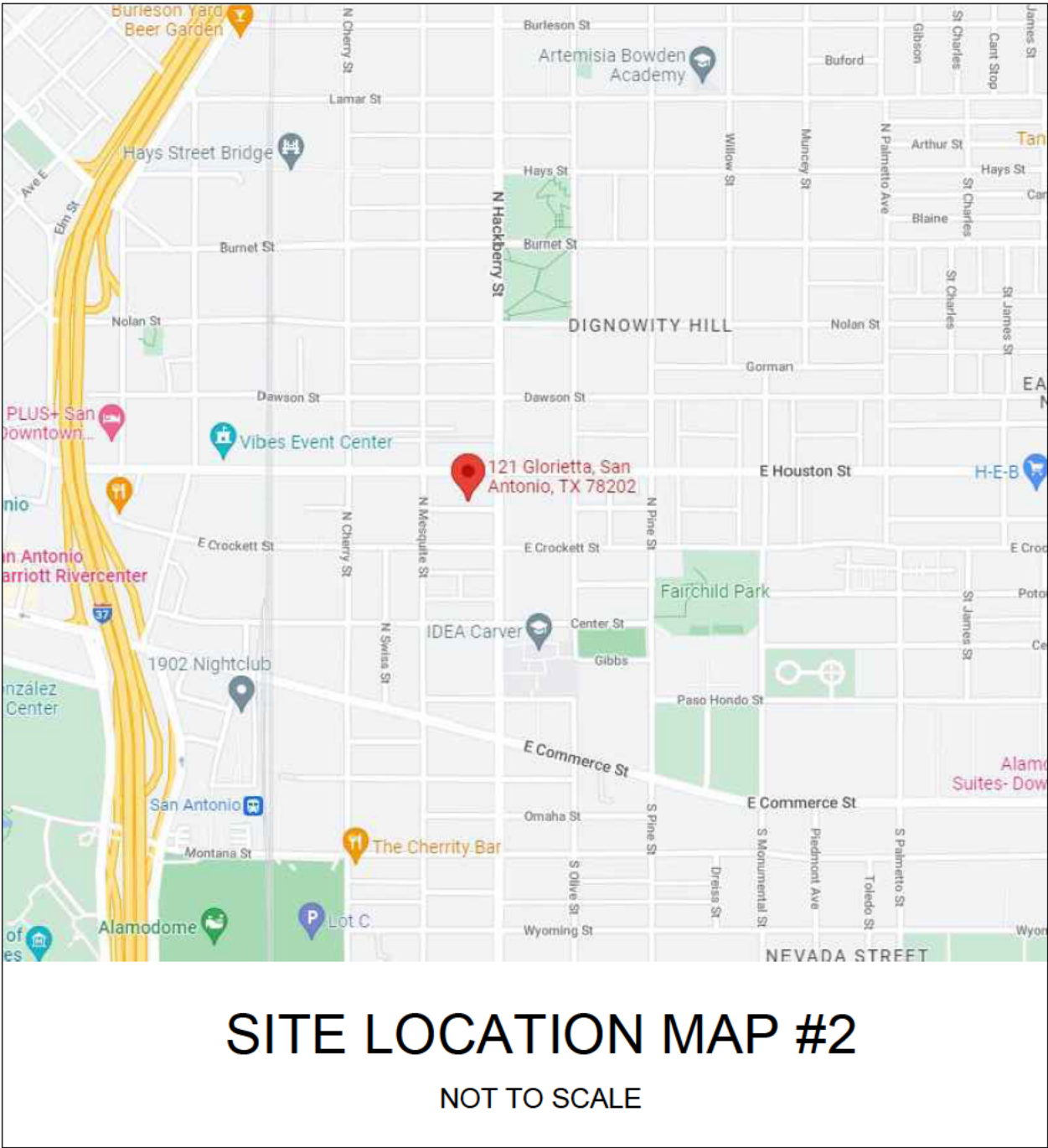


# REHABILITATION & ADDITION

## 121 GLORIETTA, SAN ANTONIO, TX 78202



SITE LOCATION MAP #1  
NOT TO SCALE



SITE LOCATION MAP #2  
NOT TO SCALE

## GENERAL NOTES

- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETIN, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCES, A.D.A. T.A.S., AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.

- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER SHALL VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER, AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN 10 DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN 4 COPIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
- ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH 2 PART SEALANT EACH SIDE.
- THE GENERAL CONTRACTOR SHALL PROVIDE (1) COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
- UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS ARE TO FACE OF CURB, FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.

## SHEET INDEX

CS  
SP100  
A100  
A200  
A201  
A300  
A500  
A600

COVER SHEET  
EXISTING/PROPOSED SITE-ROOF PLANS  
EXISTING/PROPOSED FLOOR PLAN  
EXISTING/PROPOSED EXTERIOR ELEVATIONS  
EXISTING/PROPOSED EXTERIOR ELEVATIONS  
WALL SECTION AND PORCH DETAILS  
ELECTRICAL FLOOR PLAN  
DOOR & WINDOW SCHEDULES

## ARCHITECT

ZIGA ARCHITECTURE STUDIO, PLLC

11723 WHISPER VALLEY ST, SAN ANTONIO, TX 78230 | 210-201-3637

1700 S LAMAR BLVD, STE 338, AUSTIN, TX 78704 | 512-522-5505

INFO@STUDIOZIGA.COM | WWW.STUDIOZIGA.COM

## CODE INFORMATION

2018 INTERNATIONAL RESIDENTIAL CODE  
2018 IECC

BUILDING SQ. FT. DATA:

EXISTING LIVING	: 797 SF	ADDITION	: 400 SF
FRONT PORCH	: 62 SF	BACK PORCH	: 120 SF
DEMOLISHED	: 145 SF	NET ADDITION	: 255 SF
EXISTING LIVING TO REMAIN	: 652 SF	NEW LIVING	: 1,052 SF
EXISTING GROSS TO REMAIN	: 714 SF	NEW GROSS	: 1,172 SF



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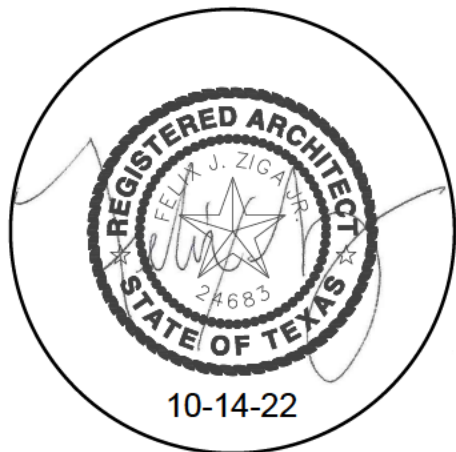
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NEW RESIDENCE

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SAN ANTONIO, TX 78202

DELAFIELD INVESTMENT, LLC



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ISSUE

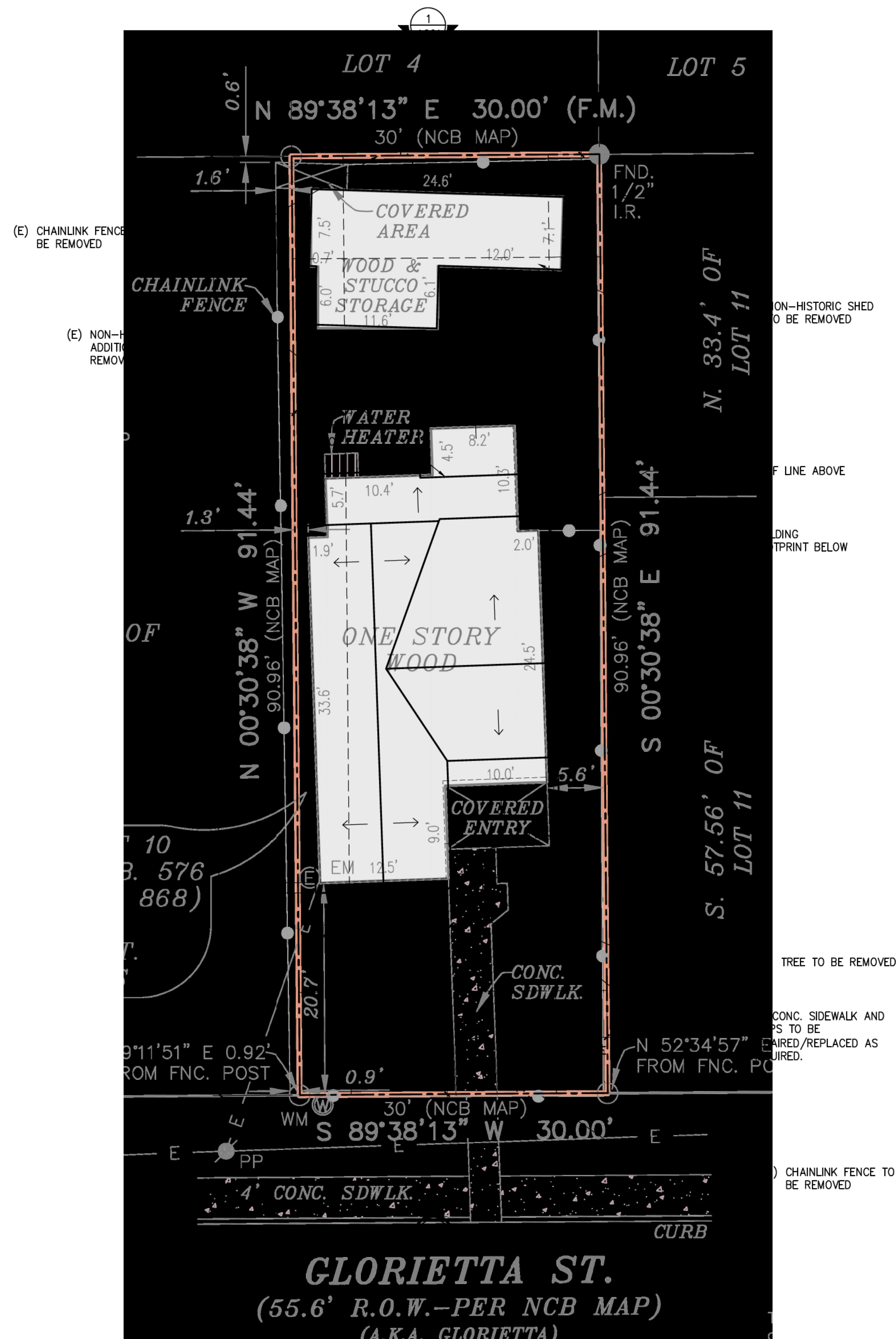
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1	07/26/2022	CLIENT REVIEW
2	07/29/2022	HDRC SET
3	09/23/2022	HDRC REVISIONS
4	10/14/2022	PERMIT SET

COVER SHEET

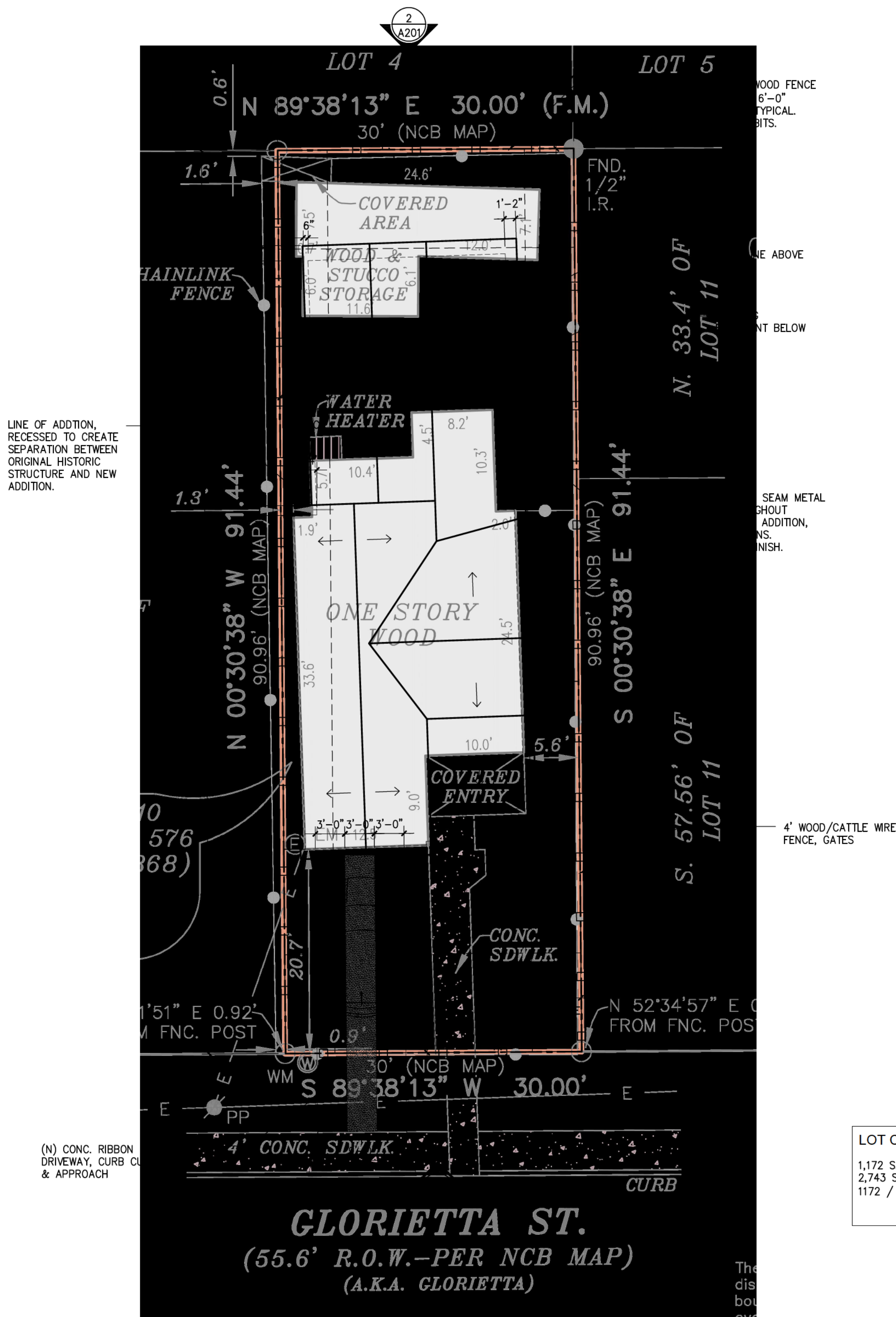
PROJECT NO.	22-123
DATE:	10-14-22
DRAWN BY:	AMM / FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO.	24683

CS

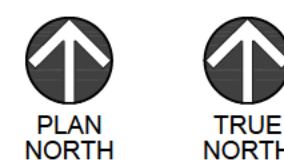




1 EXISTING SITE / ROOF PLAN  
SCALE: 1/8"=1'-0"



2 PROPOSED SITE / ROOF PLAN  
SCALE: 1/8"=1'-0"



LOT COVERAGE CALCULATION  
1,172 S.F. BUILDING FOOTPRINT  
2,743 S.F. LOT  
1172 / 2743 = 43% LOT COVERAGE



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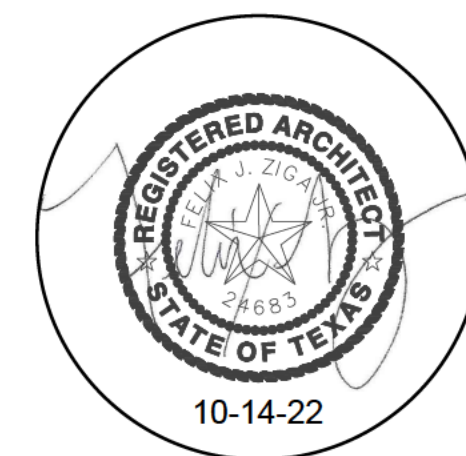
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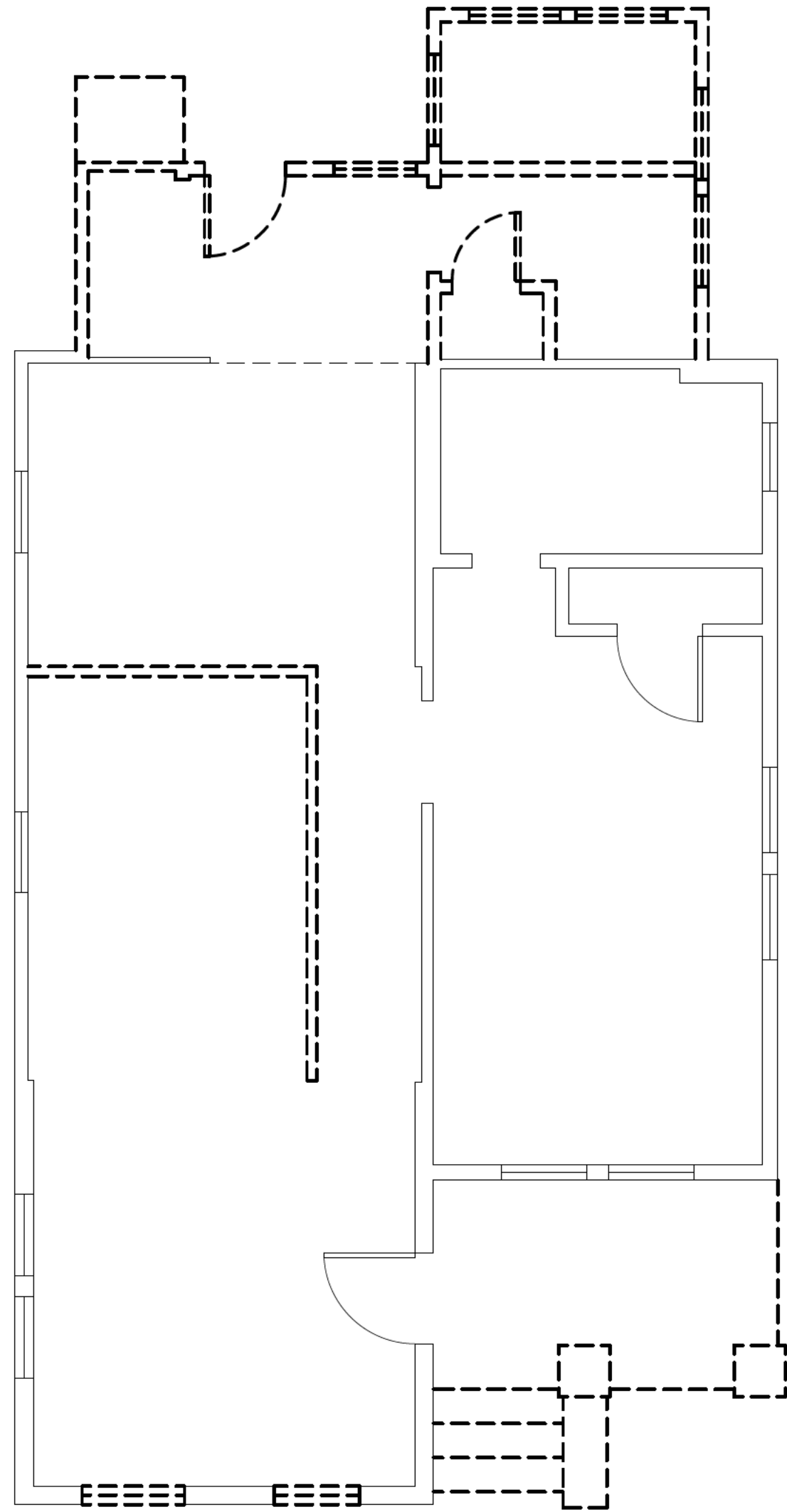
EXISTING & PROPOSED  
SITE / ROOF PLANS

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TEXAS LICENSE NO. 24683

SPI00





1 EXISTING / DEMO PLAN  
SCALE: 1/4"=1'-0"

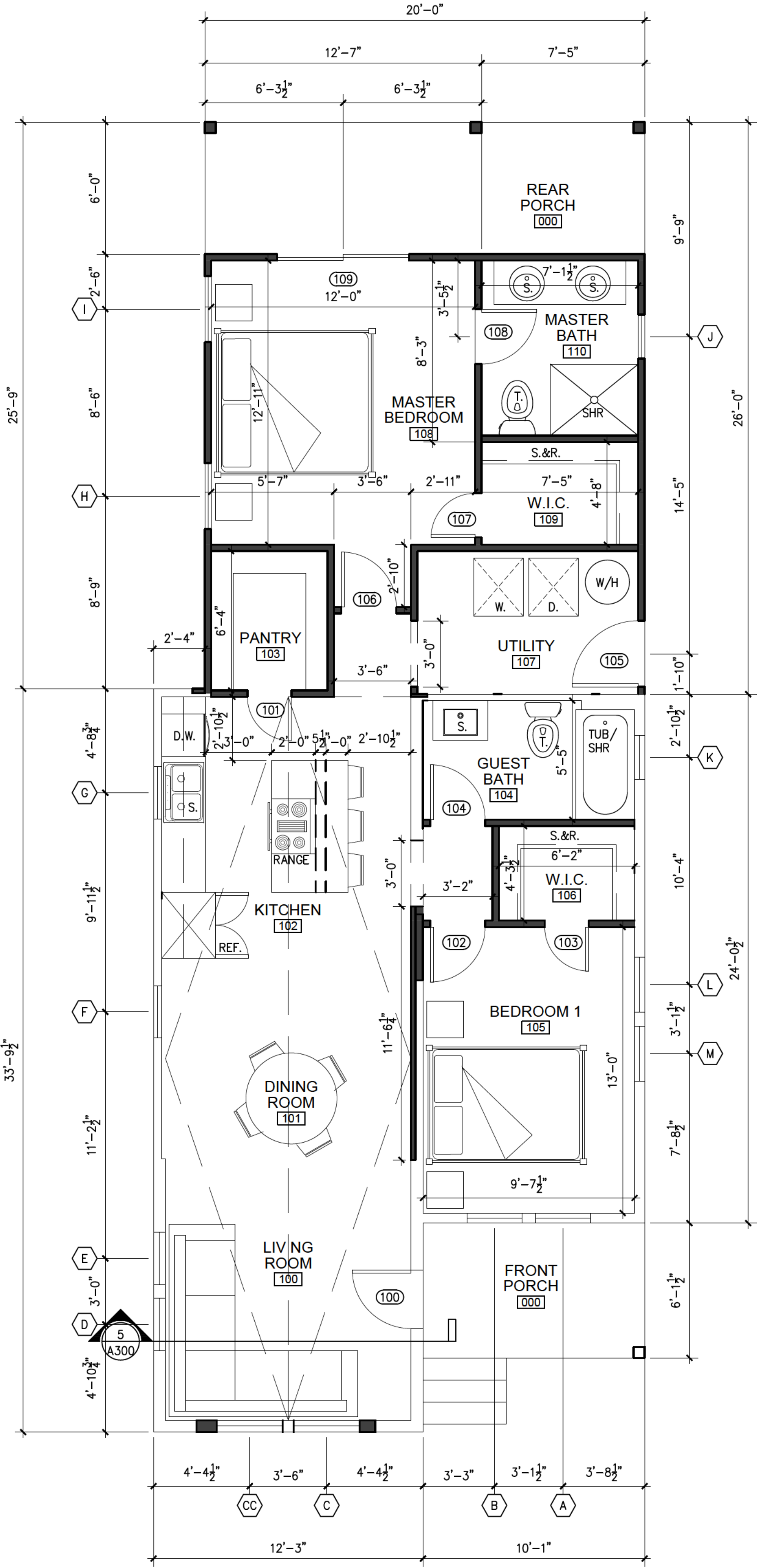


0 LEGEND  
SCALE: N.T.S.

EXISTING WALL

EXISTING WALL TO BE DEMOLISHED

NEW WALL



2 PROPOSED FLOOR PLAN  
SCALE: 1/4"=1'-0"



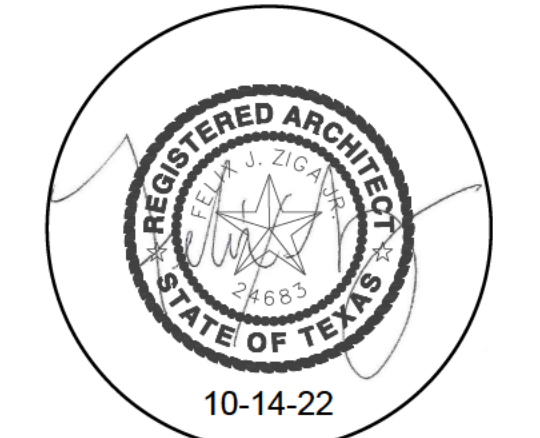
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EXISTING &  
PROPOSED FLOOR  
PLAN

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A100





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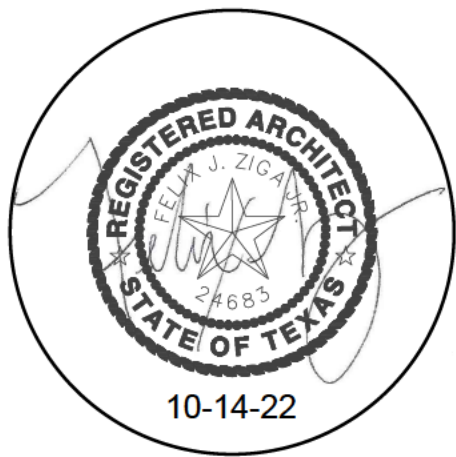
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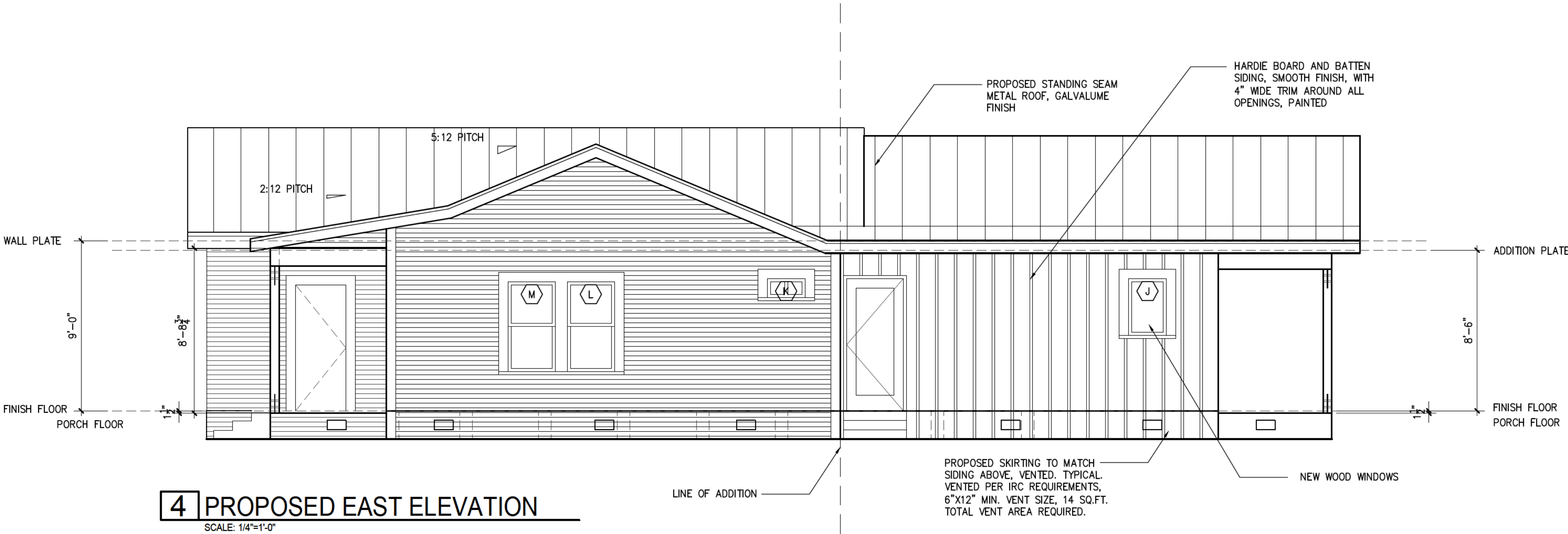
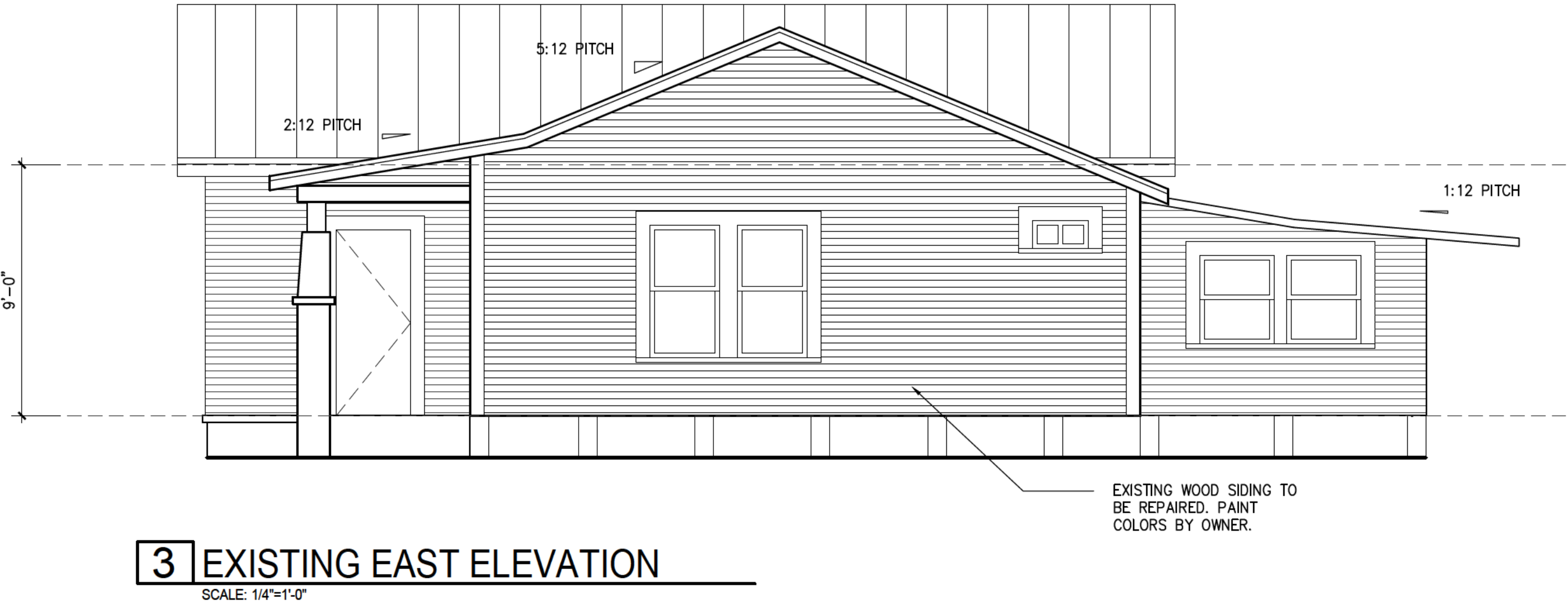
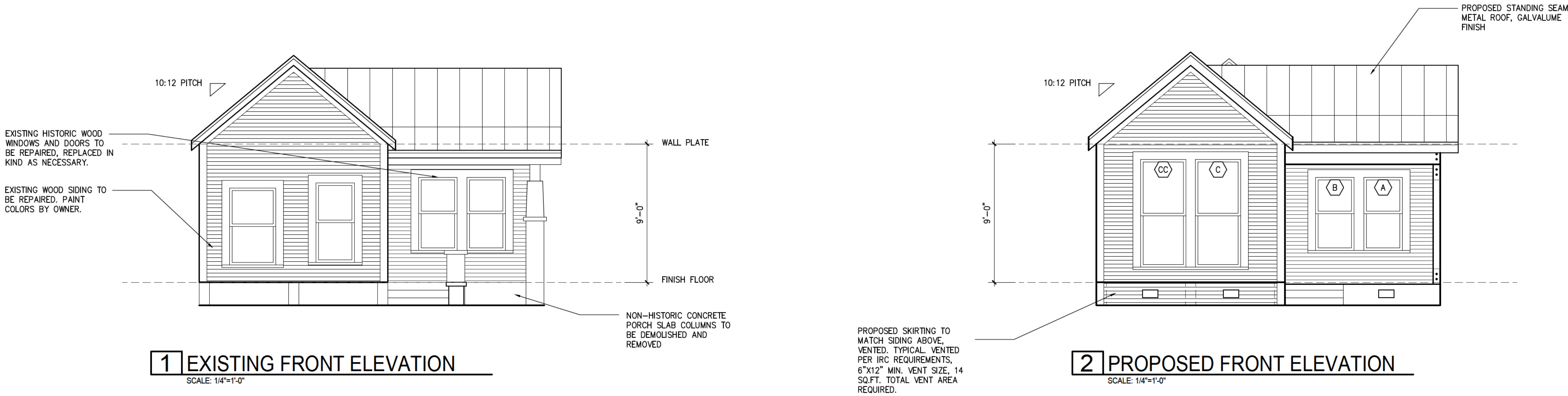
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### EXISTING & PROPOSED EXTERIOR ELEVATIONS

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DRAWN BY:	AMM / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:  
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A200







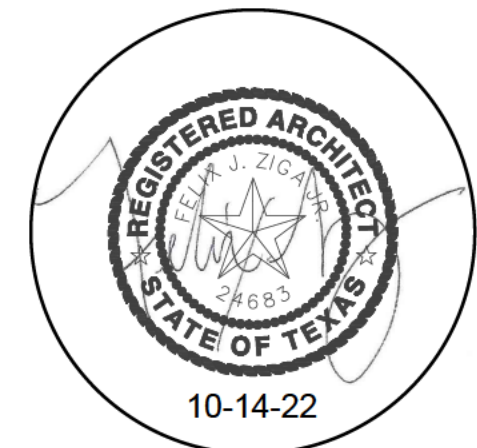
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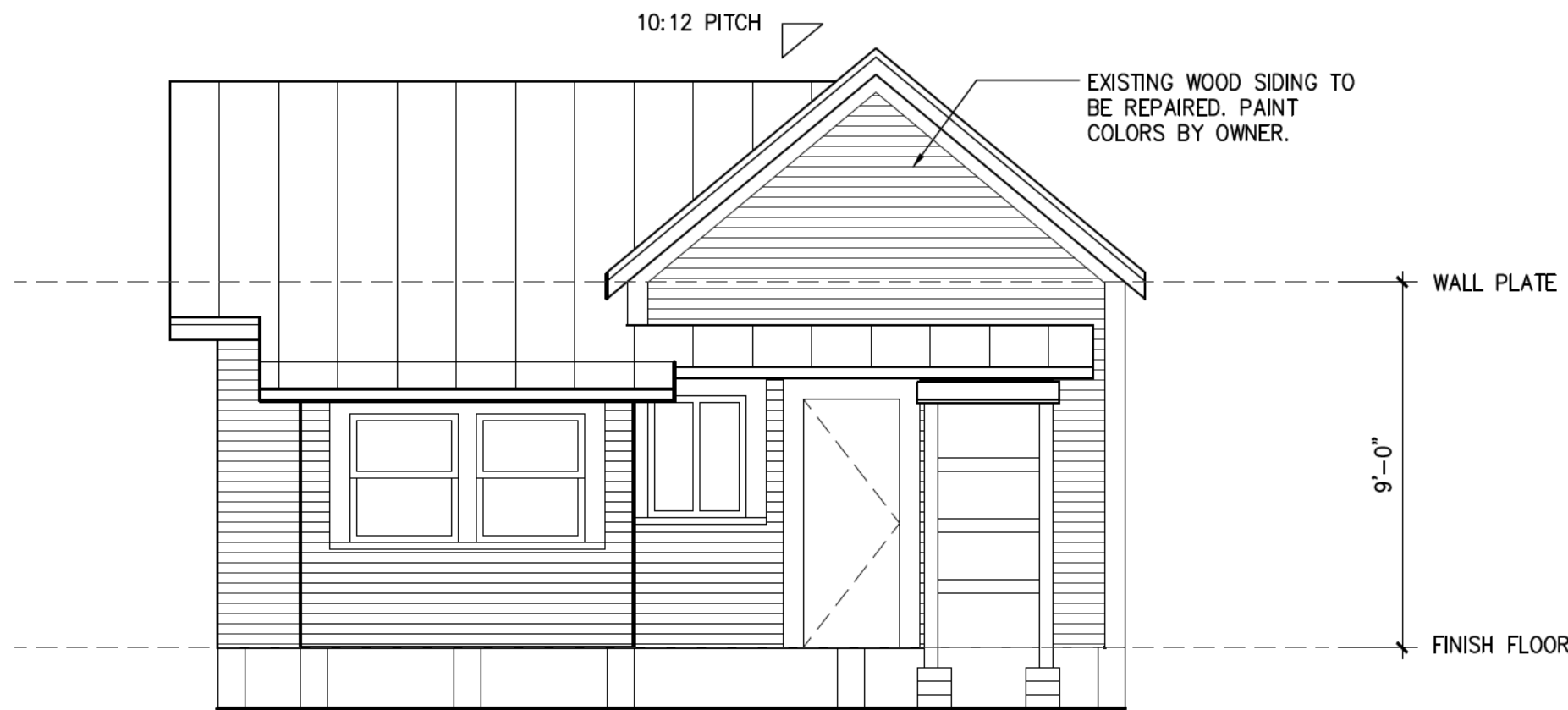
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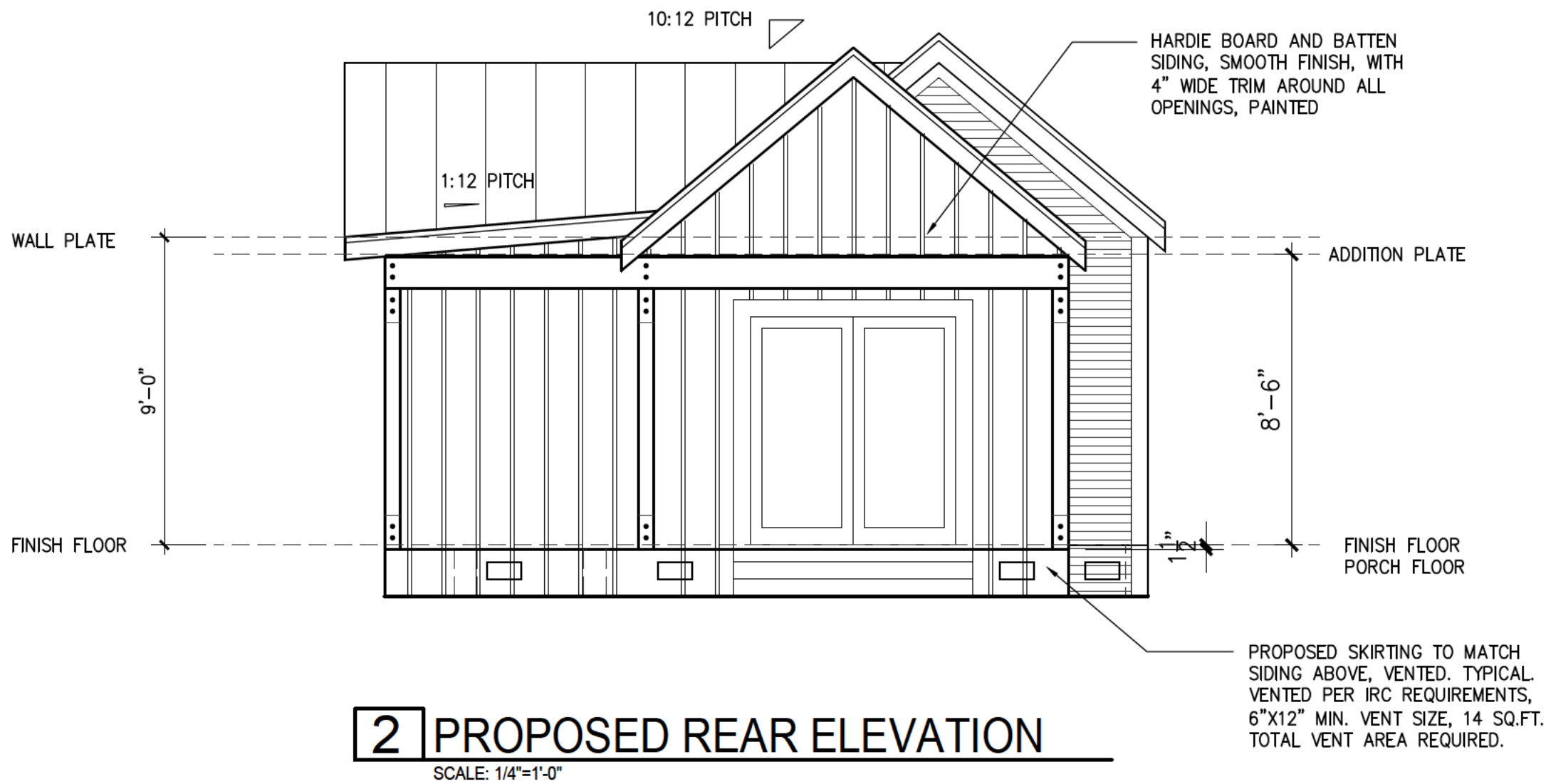
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PROJECT NO. 22-123  
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REVIEWED BY: FJZ  
PROJECT ARCHITECT:  
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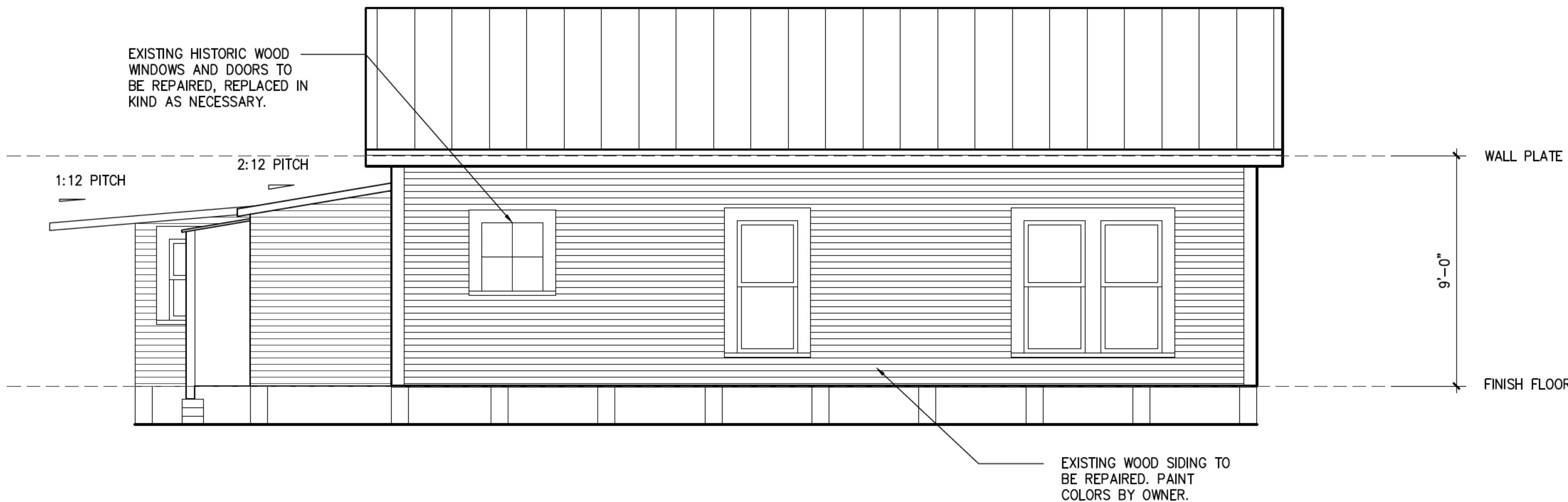
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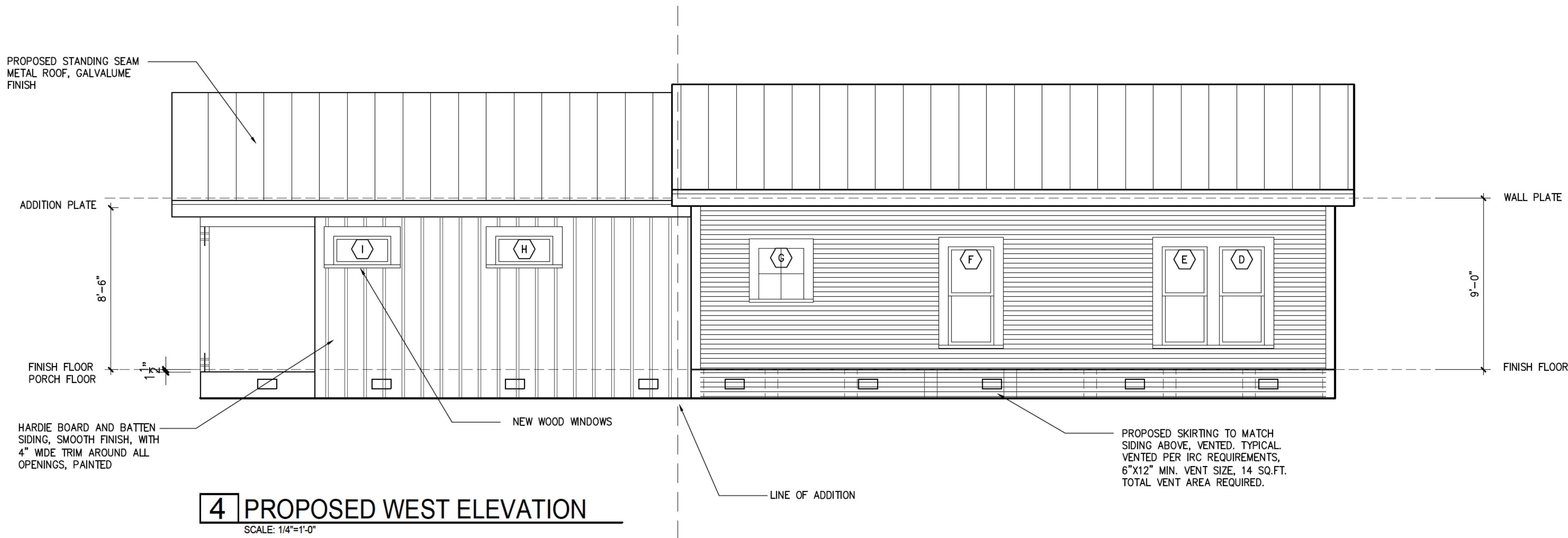
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SCALE: 1/4"=1'-0"



2 PROPOSED REAR ELEVATION  
SCALE: 1/4"=1'-0"

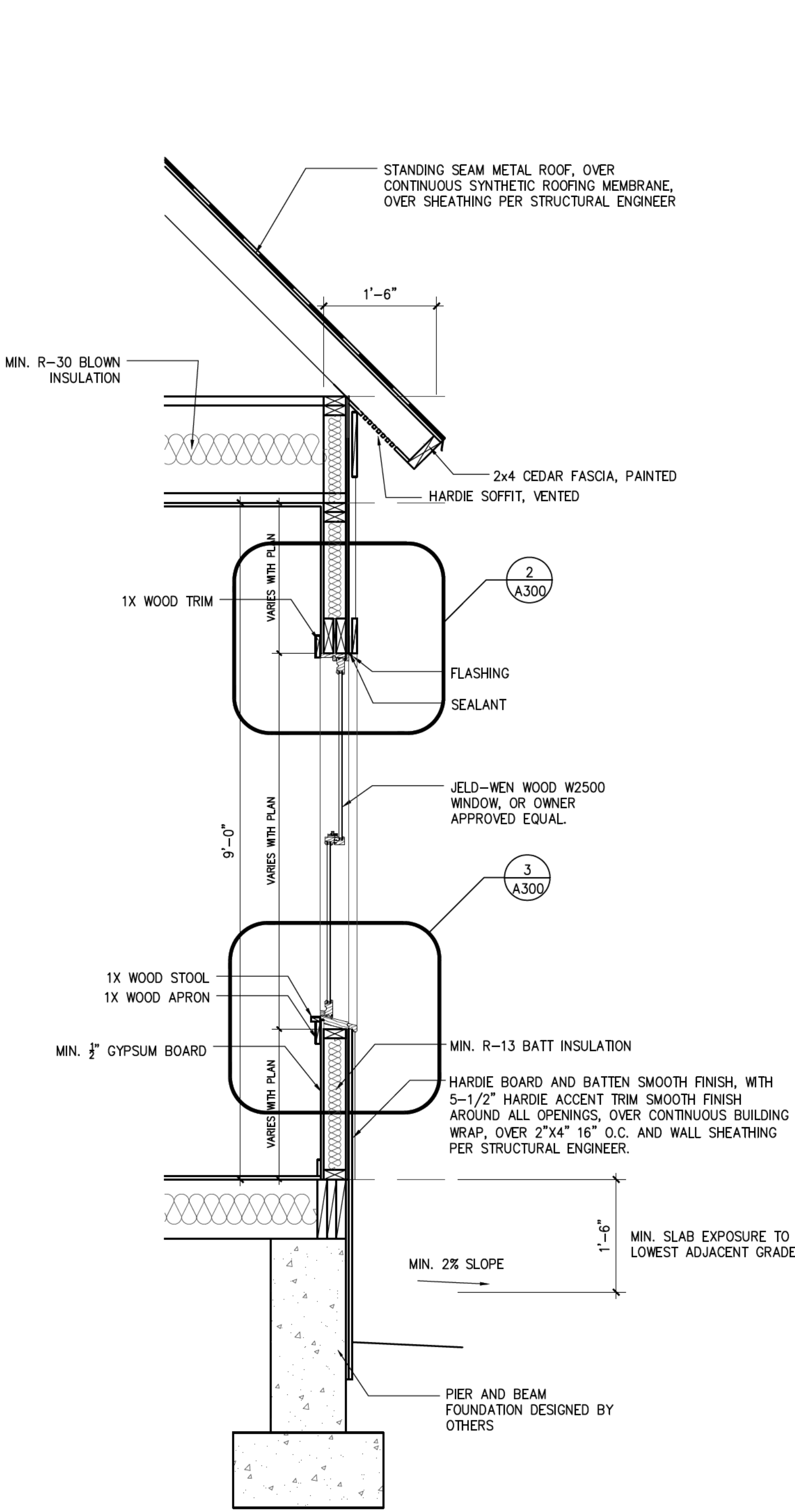


3 EXISTING WEST ELEVATION  
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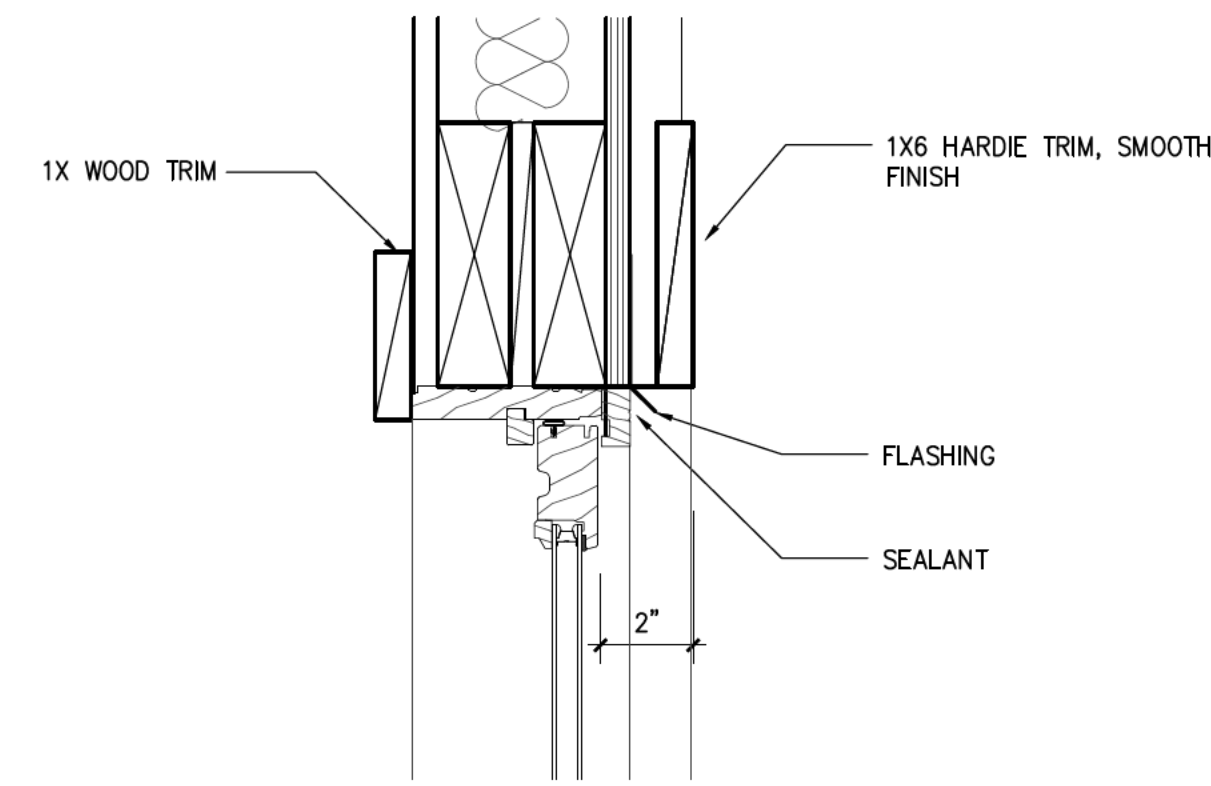


4 PROPOSED WEST ELEVATION  
SCALE: 1/4"=1'-0"

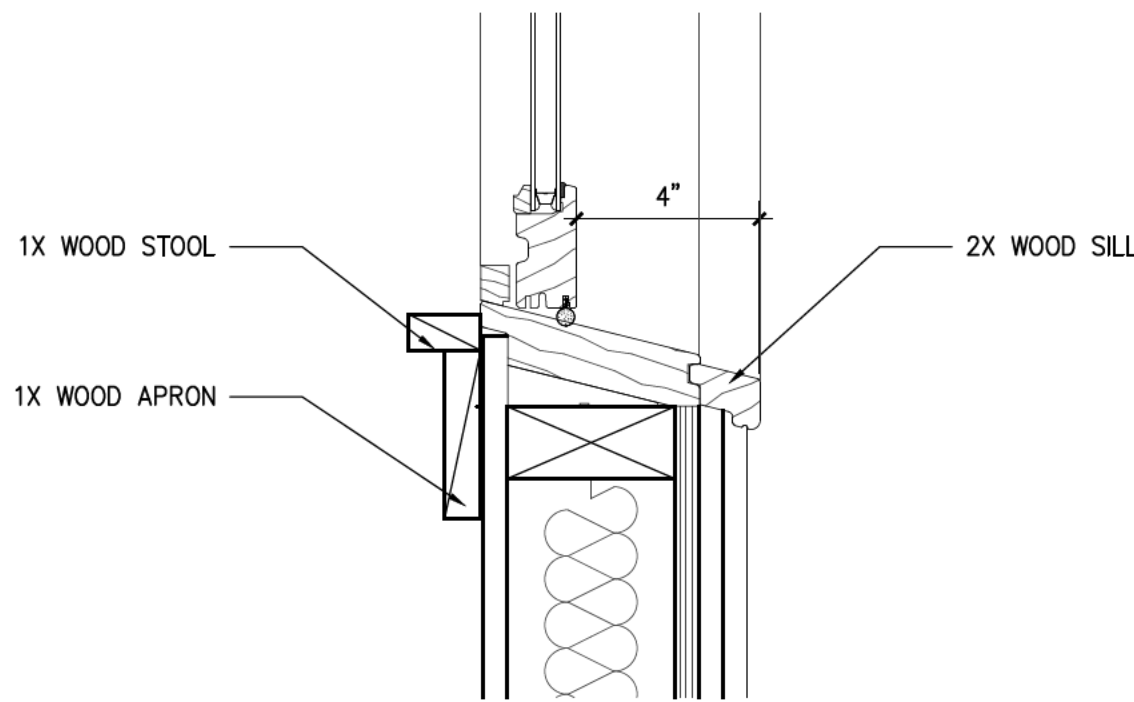




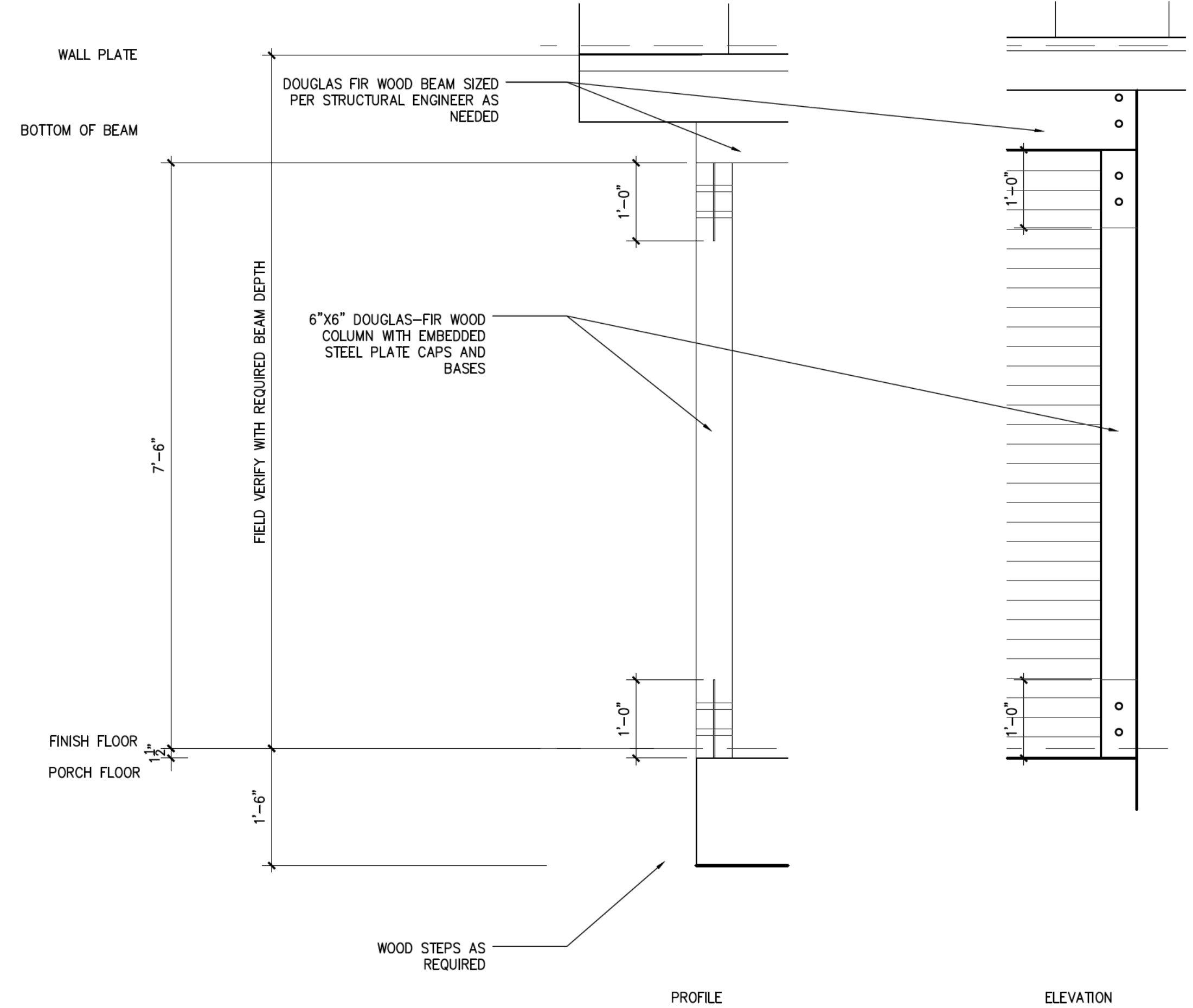
1 TYPICAL WALL SECTION  
SCALE: 3/4"=1'-0"



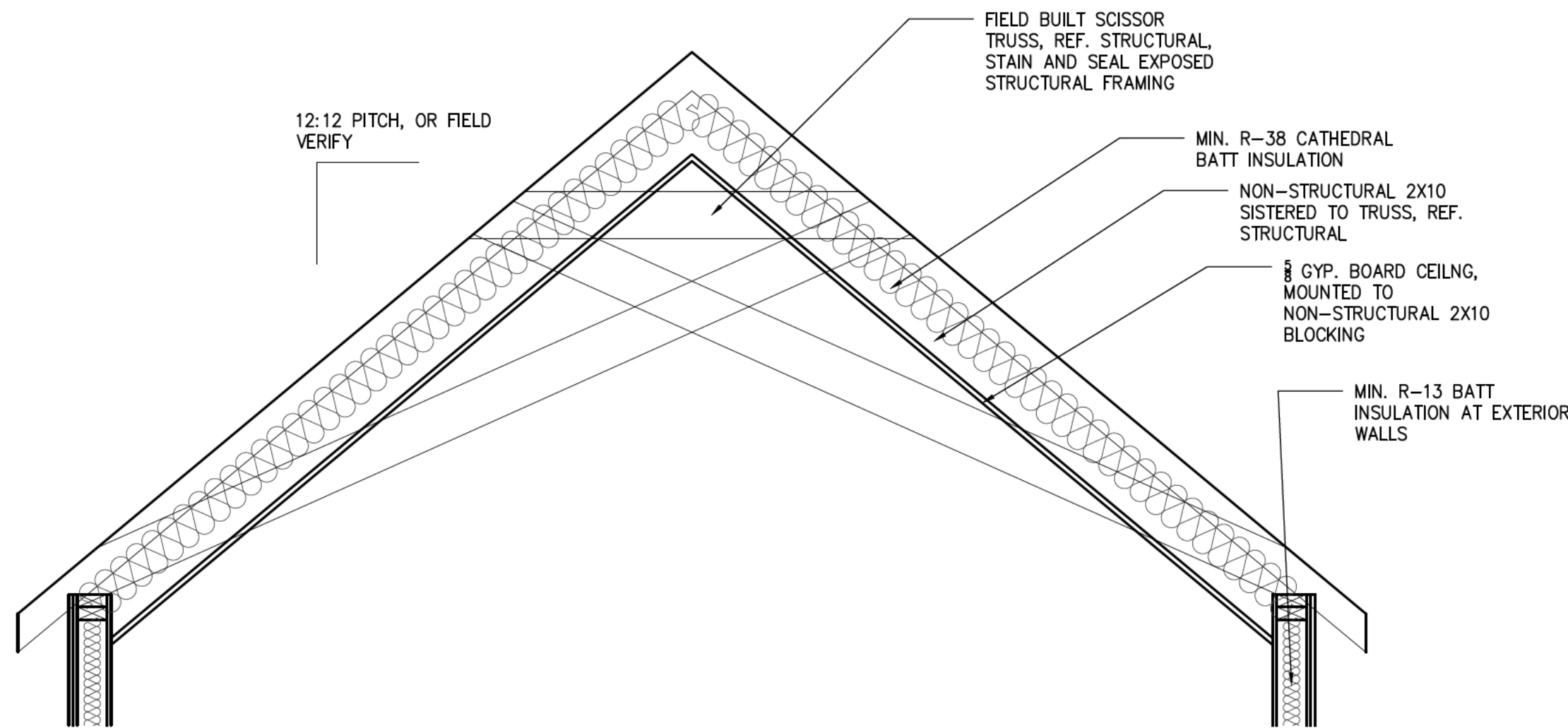
2 WINDOW HEAD DETAIL  
SCALE: 3"=1'-0"



3 WINDOW SILL DETAIL  
SCALE: 3"=1'-0"



4 TYPICAL WOOD COLUMN DETAIL  
SCALE: 3/4"=1'-0"



5 CATHEDRAL CEILING DETAIL  
SCALE: 3/4"=1'-0"



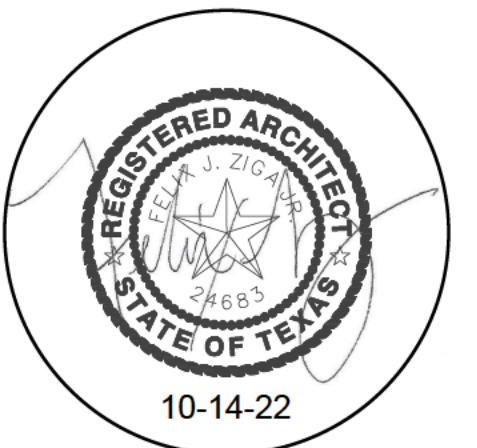
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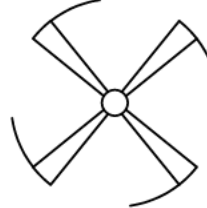
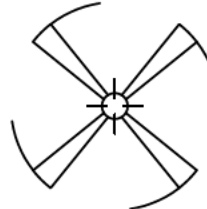






























WALL SECTION AND  
DETAILS

PROJECT NO.	22-123
DATE:	10-14-22
DRAWN BY:	AMM / FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	
FELIX J. ZIGA JR., AIA	
TEXAS LICENSE NO. 24683	

A300



ELECTRIC PLAN SYMBOLS

	CEILING FAN
	CEILING FAN W/ LIGHT
	PENDANT
	RECESSED CAN DOWNLIGHT
	WALL MOUNTED TELEPHONE OUTLET
	T.V./CABLE OUTLET
	HEAT LIGHT FAN UNIT
	SINGLE POLE SWITCH
	EXHAUST FAN UNIT
	DOOR BELL SWITCH
	MR-16 FLUSH MOUNT SLOT APETURE
	CAT-5 DATA OUTLET
	COMM. PORT (CAT-5, VOICE, COAX. CABLE)
	DIMMER SWITCH
	DOOR JAMB SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	FAN CONTROL / LIGHT SWITCH
	CEILING MOUNT FIXTURE
	RECESSED LOW VOLTAGE PINHOLE
	WALL MOUNT FIXTURE
	UNDERCABINET LOW VOLTAGE PUCK LIGHT
	120v DUPLEX OUTLET
	DAMP LOCATION
	HALF SWITCHED (HALF HOT) OUTLET
	GROUND FAULT INT. OUTLET
	4 WAY 120v OUTLET
	220V OUTLET
	WALL WASH DOWNLIGHT
	CEILING MOUNT EXTERIOR DIRECTIONAL UTILITY FLOOD
	SMOKE DETECTORS
	2x4 FOUR LAMP CEILING MOUNT FLUORESCENT

NOTE:

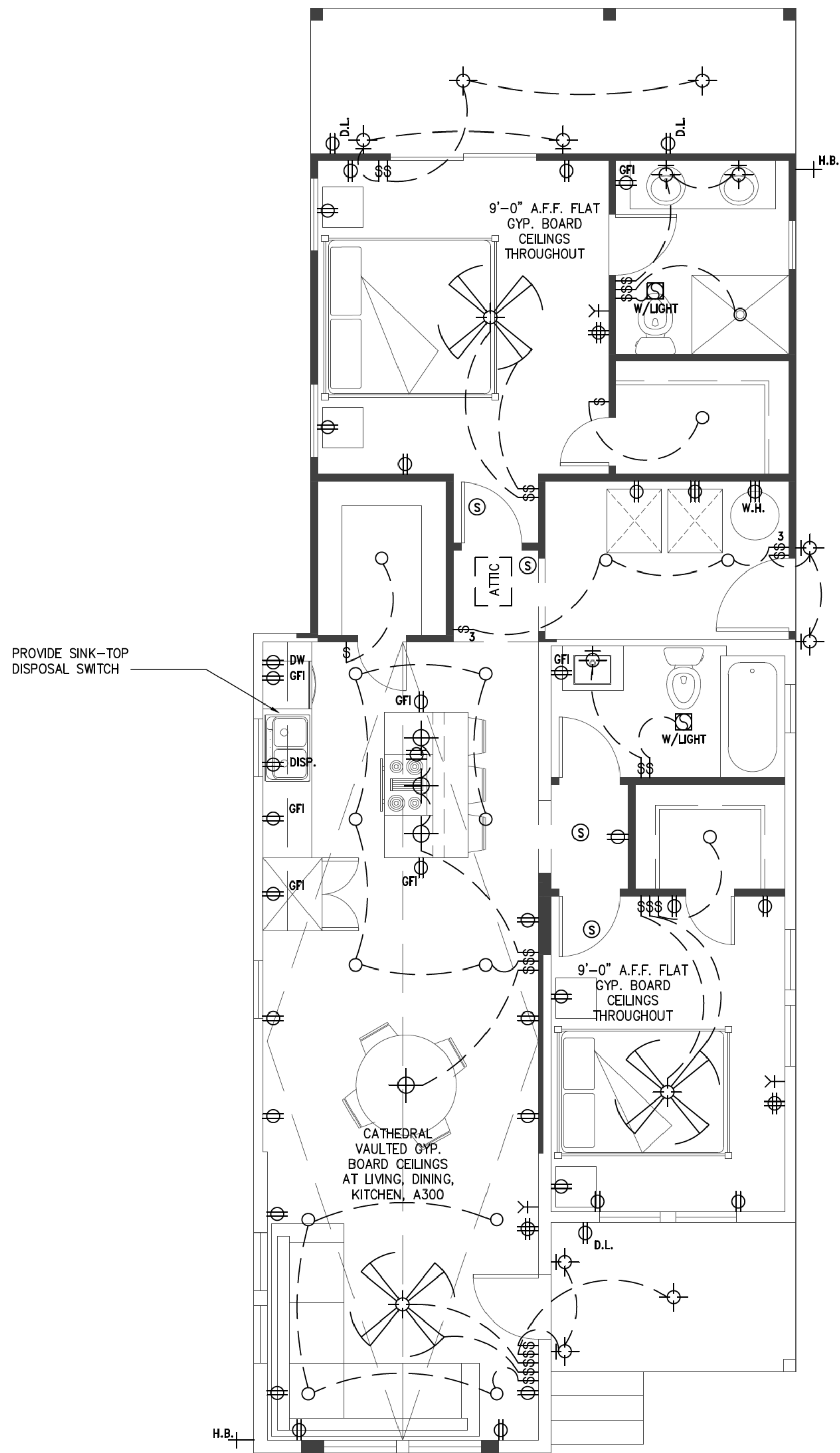
ALL OUTLETS TO BE SPACED AS PER NEC 6'/12' PLACEMENT RULES

ALL SMOKE DETECTORS SHALL BE ELECTRICALLY HARDWIRES WITH A BATTERY BACKUP.

ALL SMOKE DETECTORS SHALL BE ELECTRICALLY INTERCONNECTED, SO THAT IF ONE GOES INTO ALARM, ALL GO INTO ALARM. INSTALL PER 2018 IFC SECTION 907.210.1.2 AND 2018 IRC SECTIONS 317.1 AND 317.2.

PROVIDE VACUUM BREAKERS DEVICES ON ALL EXTERIOR HOSE BIBS.

INSTALL ARC FAULT CIRCUIT INTERRUPTION PROTECTION ON ALL BEDROOM ELECTRICAL CIRCUITS.



1 FIRST FLOOR RCP/ELECTRICAL PLAN  
SCALE: 1/4"=1'-0"



ZIGA ARCHITECTURE STUDIO  
Architecture | Interiors | Historic Preservation

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TEL. 210.201.3637

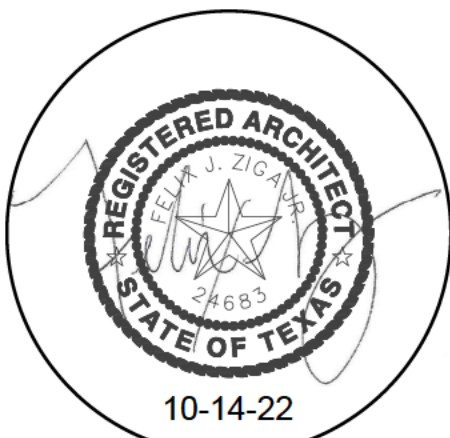
1700 S LAMAR BLVD, STE 338  
AUSTIN, TX 78704  
TEL. 512.522.5505

eMAIL INFO@STUDIOZIGA.COM  
WWW.STUDIOZIGA.COM

NEW RESIDENCE

121GLORietta  
SAN ANTONIO, TX 78202

DELAfield INVESTMENT, LLC



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ISSUE		
#	DATE	DESCRIPTION
1	07/26/2022	CLIENT REVIEW
2	07/29/2022	HDRC SET
3	09/23/2022	HDRC REVISIONS
4	10/14/2022	PERMIT SET

REFLECTED CEILING /  
ELECTRICAL PLANS

PROJECT NO.	22-123
DATE:	10-14-22
DRAWN BY:	AMM / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683

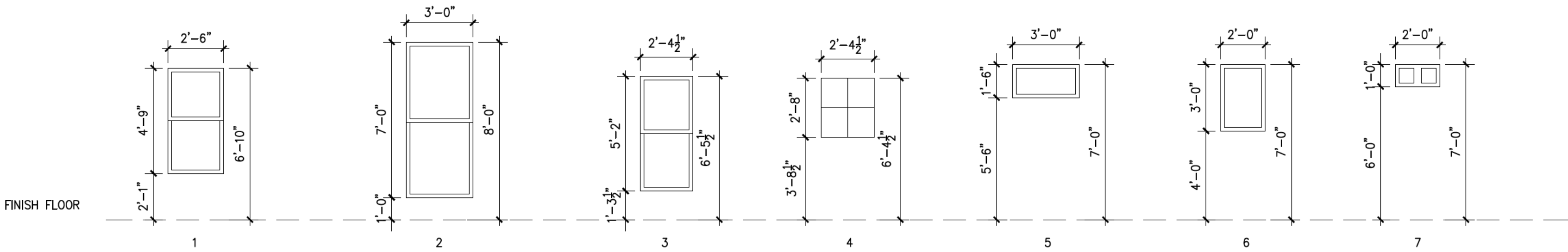
A500



DOOR NOTES:  
1. FULL LITE EXTERIOR DOORS TO BE JELD-WEN  
STEEL LOW-E, OR OWNER APPROVED EQUAL  
TO COMPLY WITH RESCHECK.

DOOR SCHEDULE									
NUMBER	LOCATION	SIZE	THICKNESS	TYPE	HARDWARE	FINISH	FRAME FIN.	FRAME TYPE	NOTES
100	ENTRY	32"X80"	0'-1 3/4"	EXTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	EXISTING TO REMIAN
100	PANTRY	24"X80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
101	BEDROOM 1	30"X80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
102	BEDROOM 1	24"X80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
103	GUEST BATH	30"X80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
104	UTILITY	36"X84"	0'-1 3/4"	EXTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
105	MASTER BEDROOM	30"X80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
106	MASTER BEDROOM	24"X80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
107	MASTER BATH	30"X80"	0'-1 3/4"	INTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	
108	MASTER BEDROOM	72"X84"	0'-1 3/4"	EXTERIOR	HARDWARE AS SELECTED BY OWNER	PAINTED	PAINTED	WOOD	BY-PASS

WINDOW SCHEDULE						
SYMBOL	TYPE	SIZE (W x H)	SILL HEIGHT	HEAD HEIGHT	LOCATION	DESCRIPTION
A	1	2'-6"X4'-9"	2'-1"	6'-10"	BEDROOM 1	EXISTING TO REMAIN
B	1	2'-6"X4'-9"	2'-1"	6'-10"	BEDROOM 1	EXISTING TO REMAIN
C	2	3'-0" X 7'-0"	1'-0"	8'-0"	LIVING ROOM	SINGLE-HUNG
CC	2	3'-0" X 7'-0"	1'-0"	8'-0"	LIVING ROOM	SINGLE-HUNG
D	3	2'-4 1/2"X5'-2"	1'-3 1/2"	6'-5 1/2"	LIVING ROOM	EXISTING TO REMAIN
E	3	2'-4 1/2"X5'-2"	1'-3 1/2"	6'-5 1/2"	LIVING ROOM	EXISTING TO REMAIN
F	3	2'-4 1/2"X5'-2"	1'-3 1/2"	6'-5 1/2"	DINING ROOM	EXISTING TO REMAIN
G	4	2'-4 1/2"X2'-8"	3'-8 1/2"	6'-4 1/2"	KITCHEN	EXISTING TO REMAIN
H	5	3'-0"X1'-6"	5'-6"	7'-0"	MASTER BEDROOM	FIXED
I	5	3'-0"X1'-6"	5'-6"	7'-0"	MASTER BEDROOM	FIXED
J	6	2'-0"X3'-0"	4'-0"	7'-0"	MASTER BATH	FIXED
K	7	2'-0"X1'-0"	6'-0"	7'-0"	GUEST BATH	EXISTING TO REMAIN
L	1	2'-6"X4'-9"	2'-1"	6'-10"	BEDROOM 1	EXISTING TO REMAIN
M	1	2'-6"X4'-9"	2'-1"	6'-10"	BEDROOM 1	EXISTING TO REMAIN



WINDOW NOTES:  
1. ALL WINDOWS TO BE JELD-WEN WOOD W-2500 SERIES, LOW-E 366, OR OWNER  
APPROVED EQUAL TO COMPLY WITH HISTORIC APPROVAL AND RESCHECK.  
2. GC TO CONFIRM ALL ROUGH OPENING AND FRAME OPENING DIMENSIONS WITH



ZIGA ARCHITECTURE STUDIO  
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11723 WHISPER VALLEY ST  
SAN ANTONIO, TX 78230  
TEL. 210.201.3637

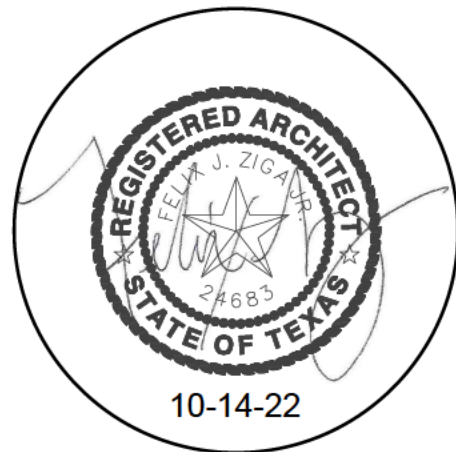
1700 S LAMAR BLVD, STE 338  
AUSTIN, TX 78704  
TEL. 512.522.5505

eMAIL INFO@STUDIOZIGA.COM  
WWW.STUDIOZIGA.COM

NEW RESIDENCE

121GLORIETTA  
SAN ANTONIO, TX 78202

DELAFIELD INVESTMENT, LLC



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ISSUE		
#	DATE	DESCRIPTION
1	07/26/2022	CLIENT REVIEW
2	07/29/2022	HDRC SET
3	09/23/2022	HDRC REVISIONS
4	10/14/2022	PERMIT SET

DOOR & WINDOW  
SCHEDULES

PROJECT NO. 22-123  
DATE: 10-14-22  
DRAWN BY: AMM / FJZ  
REVIEWED BY: FJZ  
PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683

A600



FOUNDATION NOTES

1. GENERAL:

A. ENGINEERING OF THE FOUNDATION FOR THIS PROJECT AS SHOWN IN THESE STRUCTURAL DOCUMENTS HAS BEEN PROVIDED BY POLENDO ENGINEERING LLC.

B. CONTRACTOR IS TO VERIFY ALL DIMENSIONS, DROP AREAS, FLOOR PENETRATIONS, AND BLOCK OUT LOCATIONS ON-SITE. THE CONTRACTOR SHALL VERIFY ANY DEVIATION FROM THE INFORMATION ON THIS FOUNDATION DESIGN WITH POLENDO ENGINEERING.

C. THE CONTRACTOR SHALL NOTIFY POLENDO ENGINEERING OF ANY INCONSISTENCIES, OMISSIONS, OR ERRORS IN THESE PLANS, AND THE ENGINEER'S DECISION AS TO REVISIONS SHALL BE FINAL.

D. THE CONTRACTOR SHALL NOT PLACE ANY CONCRETE UNTIL POLENDO ENGINEERING HAS CONDUCTED PRE-POUR FIELD OBSERVATIONS AND HAS GIVEN APPROVAL TO PLACE THE CONCRETE. PLEASE CONTACT POLENDO ENGINEERING AT LEAST 24 HOURS IN ADVANCE TO SCHEDULE PRE-POUR OBSERVATIONS.

E. THIS FOUNDATION HAS BEEN DESIGNED AS A PIER-AND-BEAM FOUNDATION, AND AS SUCH WILL MOVE WITH THE SOILS UPON WHICH IT BEARS. THIS DESIGN IS INTENDED TO LIMIT THE DEFLECTION TO WITHIN TOLERANCES SET FORTH IN THE BUILDING CODE NOTED ABOVE.

F. CONTRACTOR SHALL FURNISH THE LABOR, MATERIALS, EQUIPMENT, AND SUPERVISION NECESSARY TO PERFORM ALL WORK SHOWN ON PLANS AND SPECIFICATIONS.

G. THE USE OF THIS DRAWING IS LIMITED TO THE PROPERTY REFERENCED ON THIS SHEET. THIS DESIGN IS NOT SUITABLE FOR OTHER SITES, HOWEVER SIMILAR THEY MAY BE.
2. FOUNDATION SITE PREPARATION AND FINISH:

A. AREA OF FOUNDATION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC TOPSOIL, PAVEMENT SECTION, ABANDONED UTILITIES, EXISTING STRUCTURES, AND ASSOCIATED BACKFILL.

B. POSITIVE DRAINAGE AWAY FROM THE PERIMETER OF THE FINISHED FOUNDATION MUST BE PROVIDED. THE BOTTOM OF WOOD BEAMS SHALL BE A MINIMUM OF 12" ABOVE THE CRAWLSPACE GRADE AT ALL LOCATIONS. THE BOTTOM OF WOOD JOISTS SHALL BE A MINIMUM OF 18" ABOVE THE CRAWLSPACE GRADE AT ALL LOCATIONS. THE GRADE ADJACENT TO THE FOUNDATION SHALL SLOPE AWAY A MINIMUM OF 1 FEET IN THE FIRST 10 FEET.

C. TREES PLANTED AFTER PLACEMENT OF THE FOUNDATION SHALL BE PLANTED NO CLOSER TO THE FOUNDATION THAN ONE HALF THE POTENTIAL HEIGHT OF THE TREE.

D. ALL AIR CONDITIONER DRAIN LINES SHALL DISCHARGE A MINIMUM OF 5 FEET FROM THE PERIMETER OF THE FOUNDATION.
3. CONCRETE:

A. CONCRETE SHALL BE MINIMUM 3000 PSI @ 28 DAYS, AND SHALL BE IN ACCORDANCE WITH ACI 301. CEMENT SHALL BE TYPE 1 AND FLY ASH, IF USED, SHALL BE MONEX RESOURCES CLASS C. IF FLY ASH IS USED, IT SHALL NOT EXCEED 20% OF THE TOTAL AMOUNT OF FLY ASH AND CEMENT USED BY WEIGHT. CONTRACTOR SHALL SATISFY TO THEMSELVES THAT THE MIX DESIGN IS SATISFACTORY FOR ITS INTENDED PURPOSE.

B. CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH ACI 302.1R. FINISH TOLERANCE SHALL BE IN ACCORDANCE WITH ACI 117.
4. REINFORCING STEEL:

A. REINFORCING STEEL SHALL BE NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A615-03 GRADE 60.

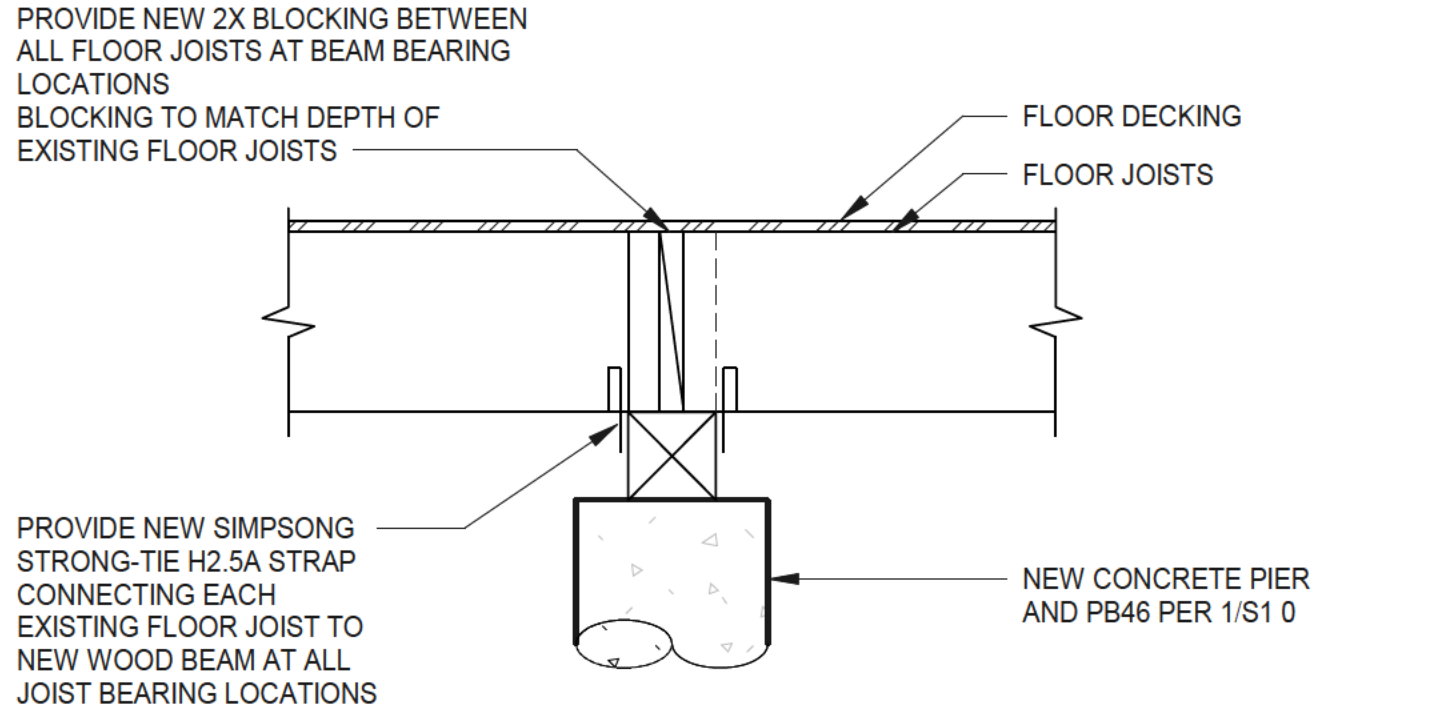
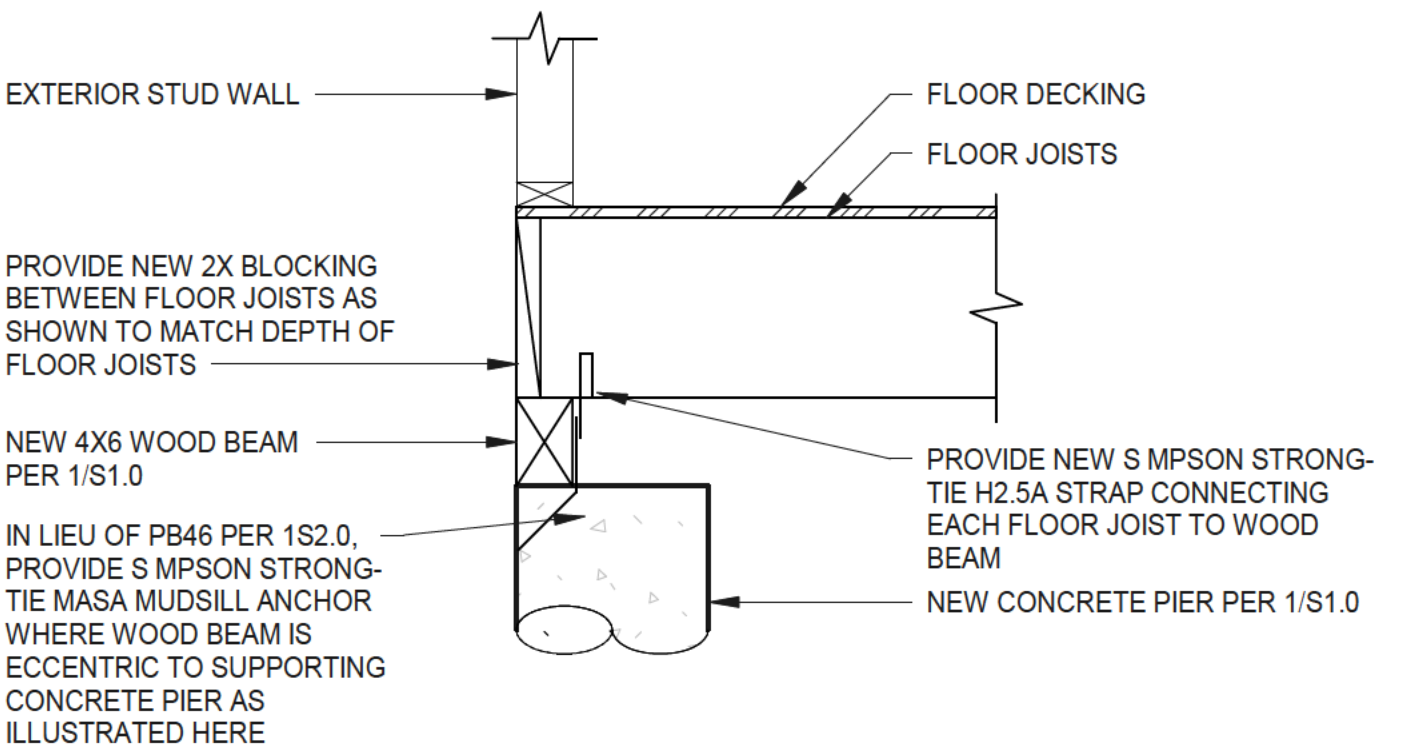
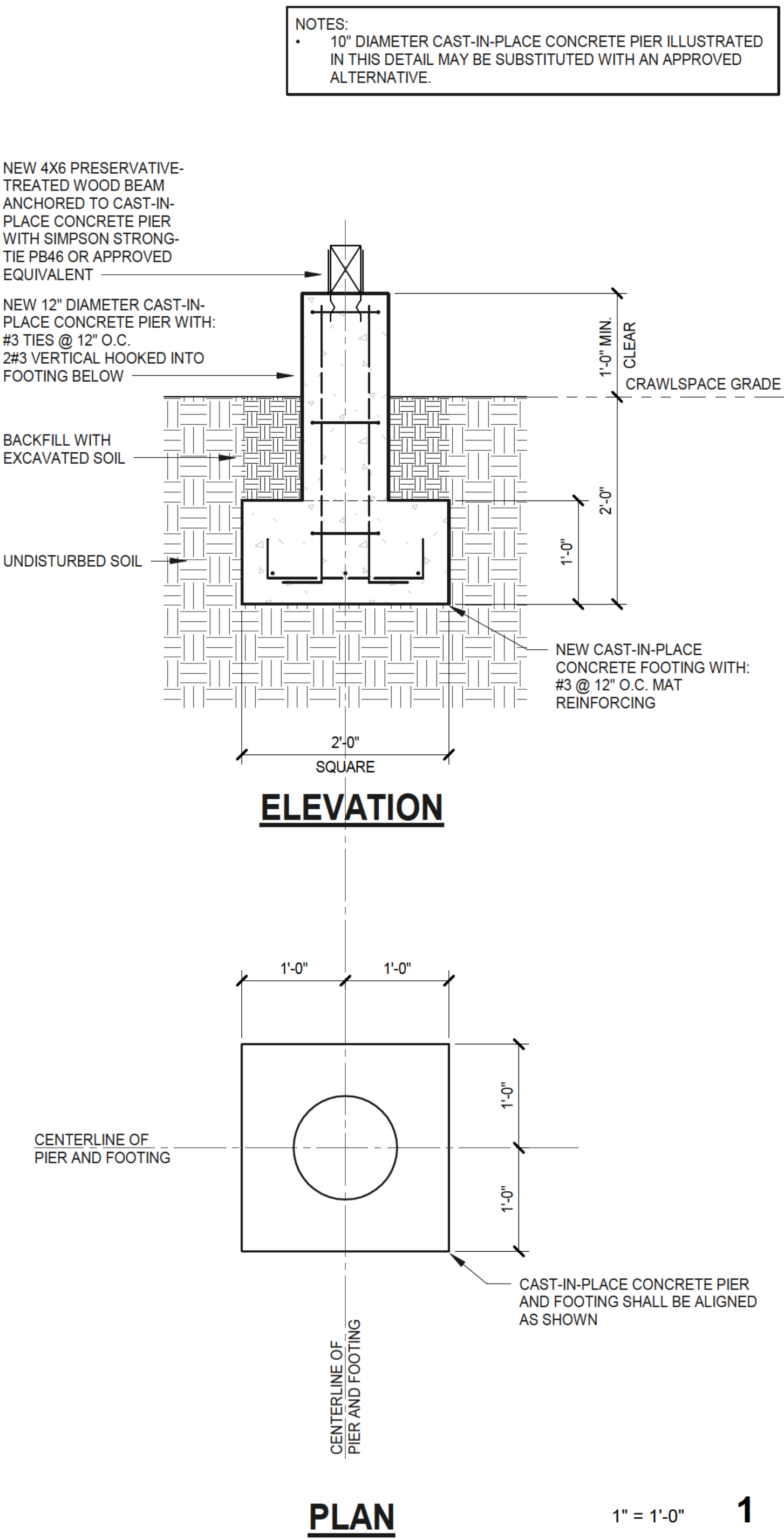
B. LAPS AND SPLICES SHALL BE 40 BAR DIAMETERS IN LENGTH.

C. ALL BARS SHALL BE SUPPORTED WITHIN FORMWORK WITH CHAIRS OR WIRE BOLSTERS, AND SHALL BE TIED AT EVERY OTHER INTERSECTION.

D. ALL BARS SHALL HAVE A MIN MUM CLEAR COVER OF 3 INCHES FROM THE BOTTOM AND SIDES OF THE FOOTINGS.
5. CONSTRUCTION:

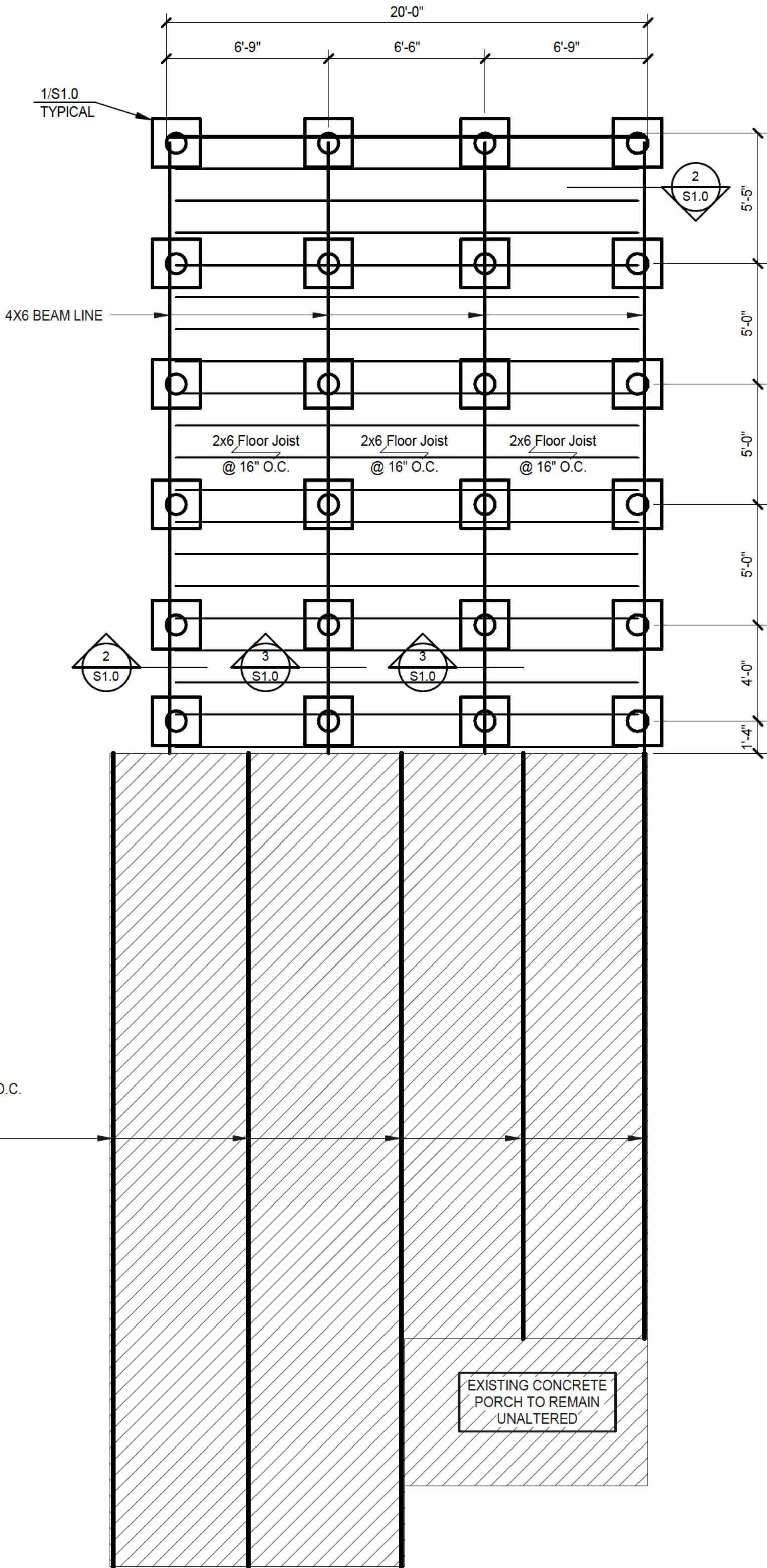
A. CONTRACTOR SHALL MAINTAIN DRAINAGE AWAY FROM THE PROJECT PER METER DURING CONSTRUCTION.

B. WATER SHALL NOT BE ALLOWED TO POND WITHIN FOOTING TRENCHES. CONTRACTOR SHALL PUMP WATER OUT OF TRENCHES.



FOUNDATION FRAMING PLAN

1/4" = 1'-0"



POLENDO ENGINEERING LLC  
F-21593  
210-473-1271



C 2

PROJECT NAME

121 GLORIETTA

SAN ANTONIO, TX 78202

REVISION SCHEDULE		
NO.	DATE	ISSUE

PROJECT STATUS  
CONSTRUCTION SET

DRAWN EP

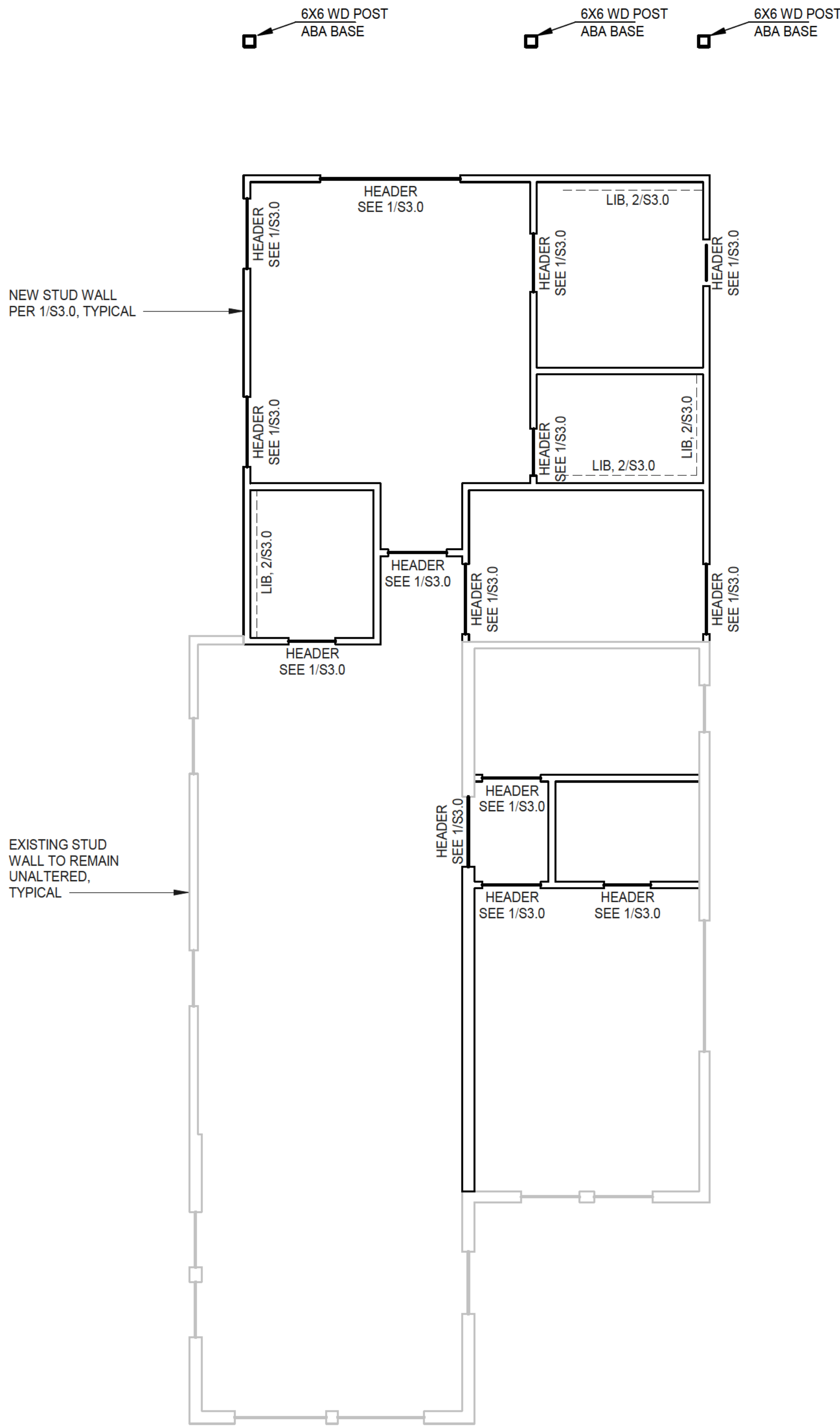
SHEET NAME

FOUNDATION PLAN & DETAILS

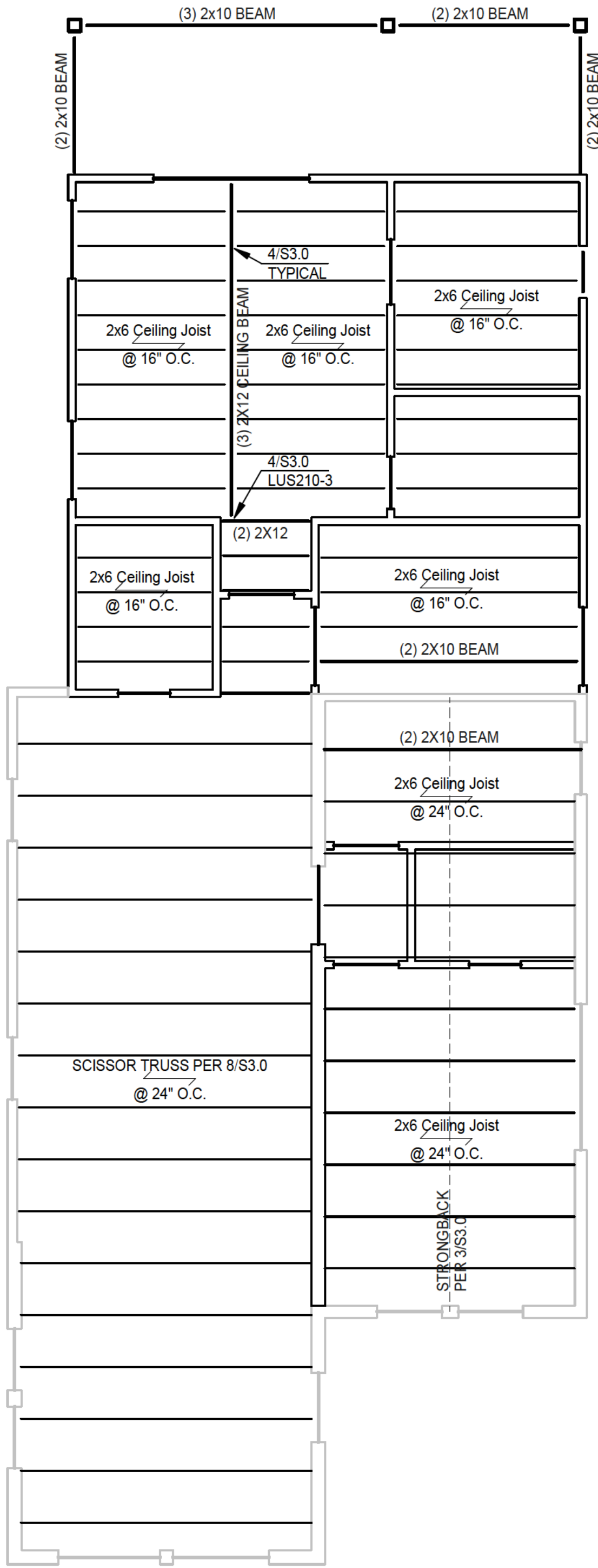
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S1.0

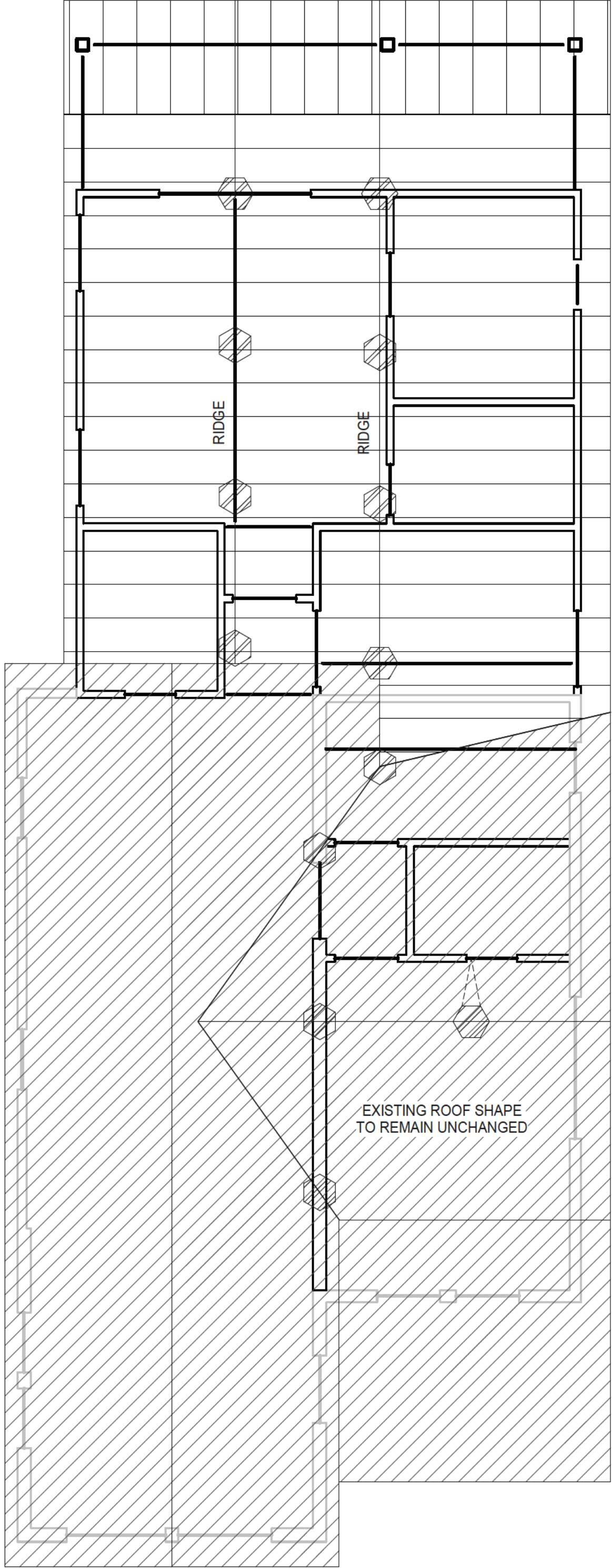
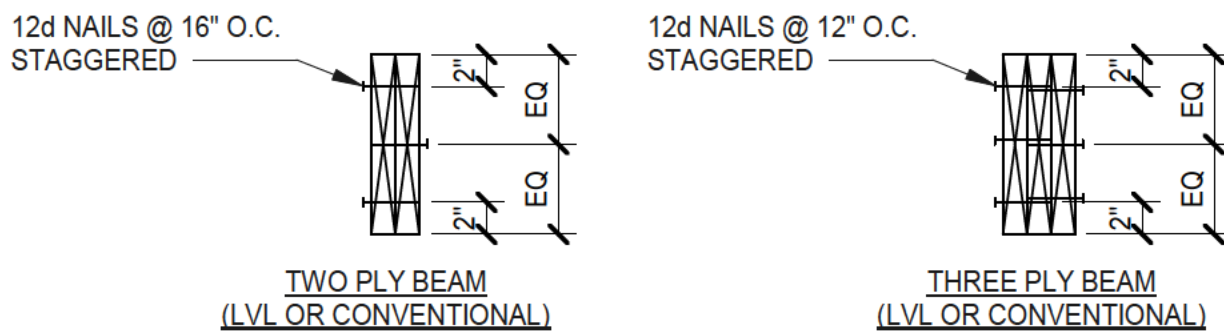




WALL FRAMING & BRACING PLAN  
1/4" = 1'-0"



CEILING FRAMING PLAN  
1/4" = 1'-0"



ROOF FRAMING PLAN  
1/4" = 1'-0"

ROOF BRACING CHART			
BRACE LENGTH	BRACE SIZE	SECTION	
1 FT. - 6 FT.	2X4		
6 FT. - 12 FT.	(2)2X4		
12 FT. - 16 FT.	2X4 / 2X6	2X6	2X4
16 FT. - 20 FT.	2X6 / 2X8	2X8	2X6

MARKING TO CEILING FRAMING OR WALL FRAMING BELOW

TYPICAL ROOF BRACING DESIGNATION

NOTE: NAIL BUILT UP BRACES TOGETHER WITH 12d NAILS @ 16" O.C.

POLENDO ENGINEERING LLC  
F-21593  
210-473-1271



C *[Signature]* 2

PROJECT NAME

121 GLORIETTA

SAN ANTONIO, TX 78202

REVISION SCHEDULE		
NO.	DATE	ISSUE

PROJECT STATUS  
CONSTRUCTION SET

DRAWN Author

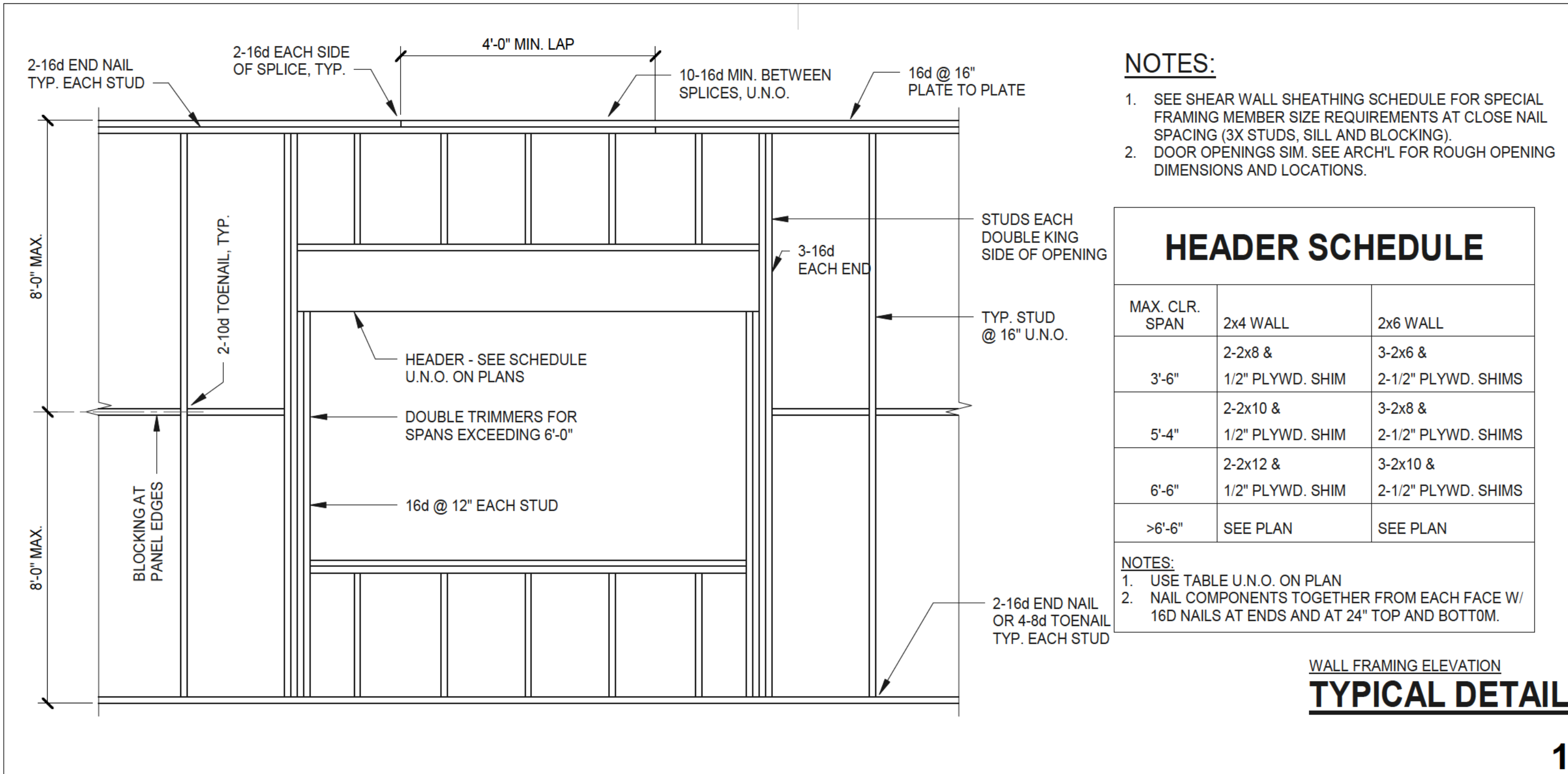
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WALL FRAMING & BRACING, CEILING FRAMING, AND ROOF FRAMING PLANS

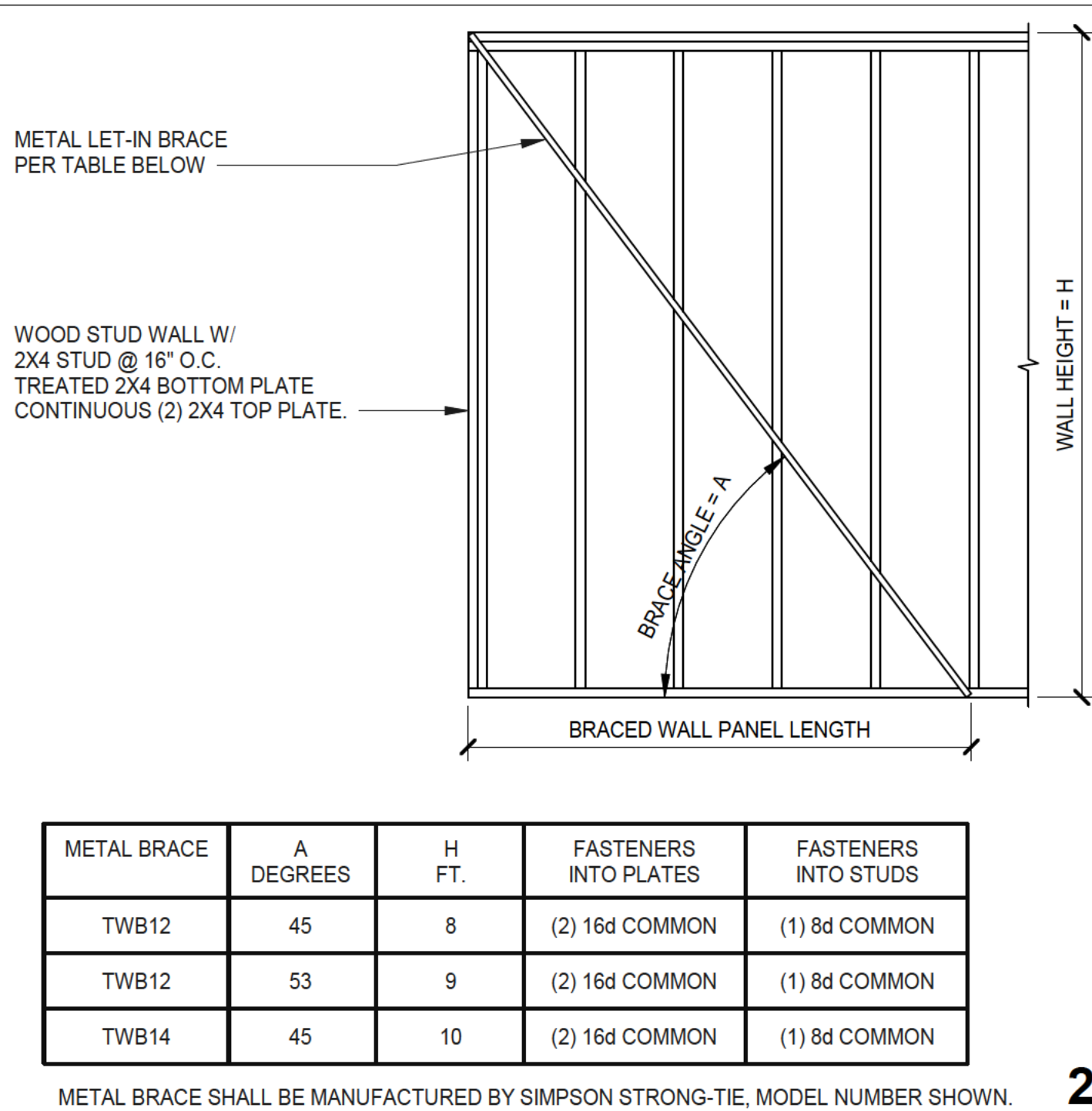
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S1.1

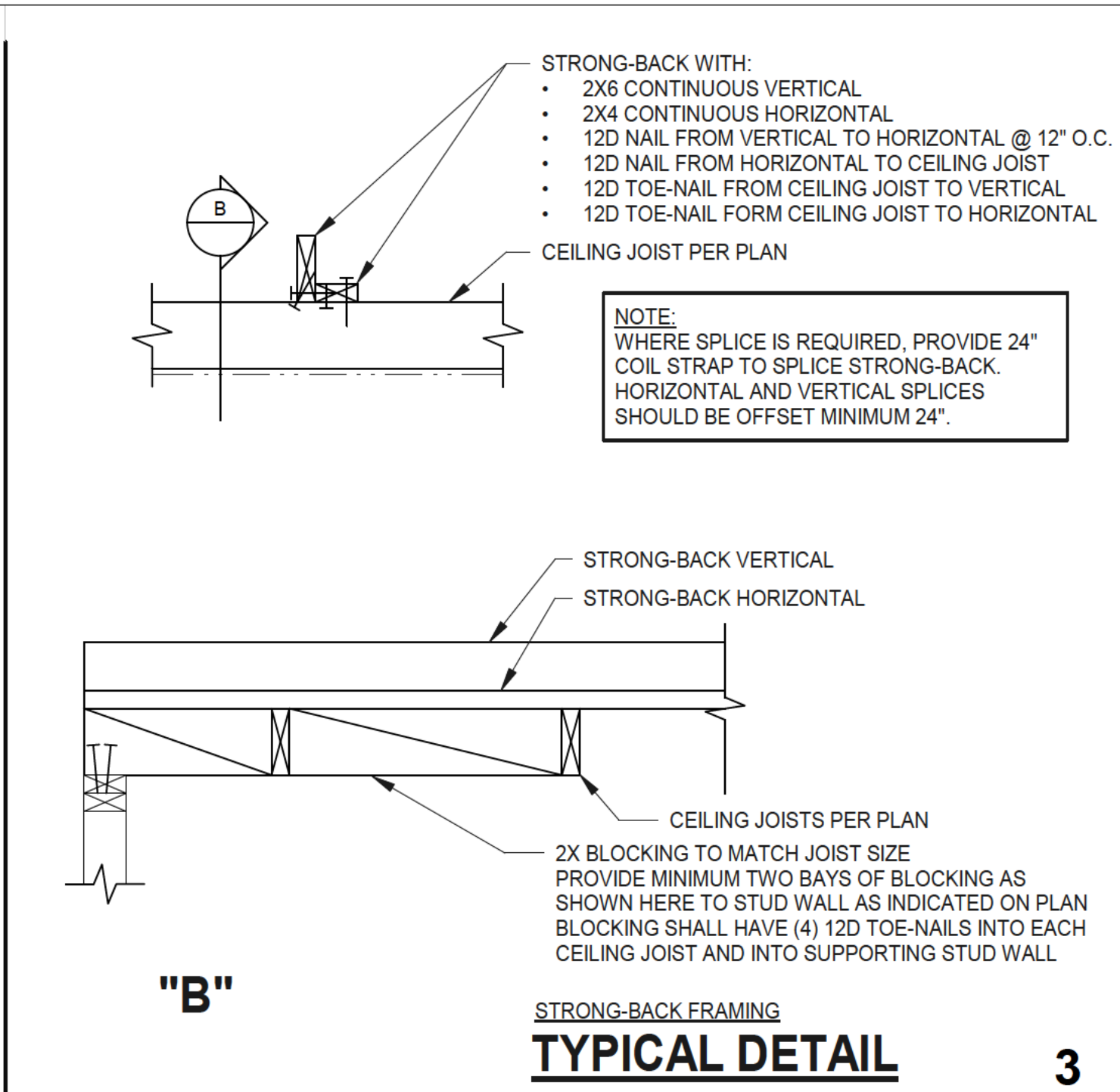




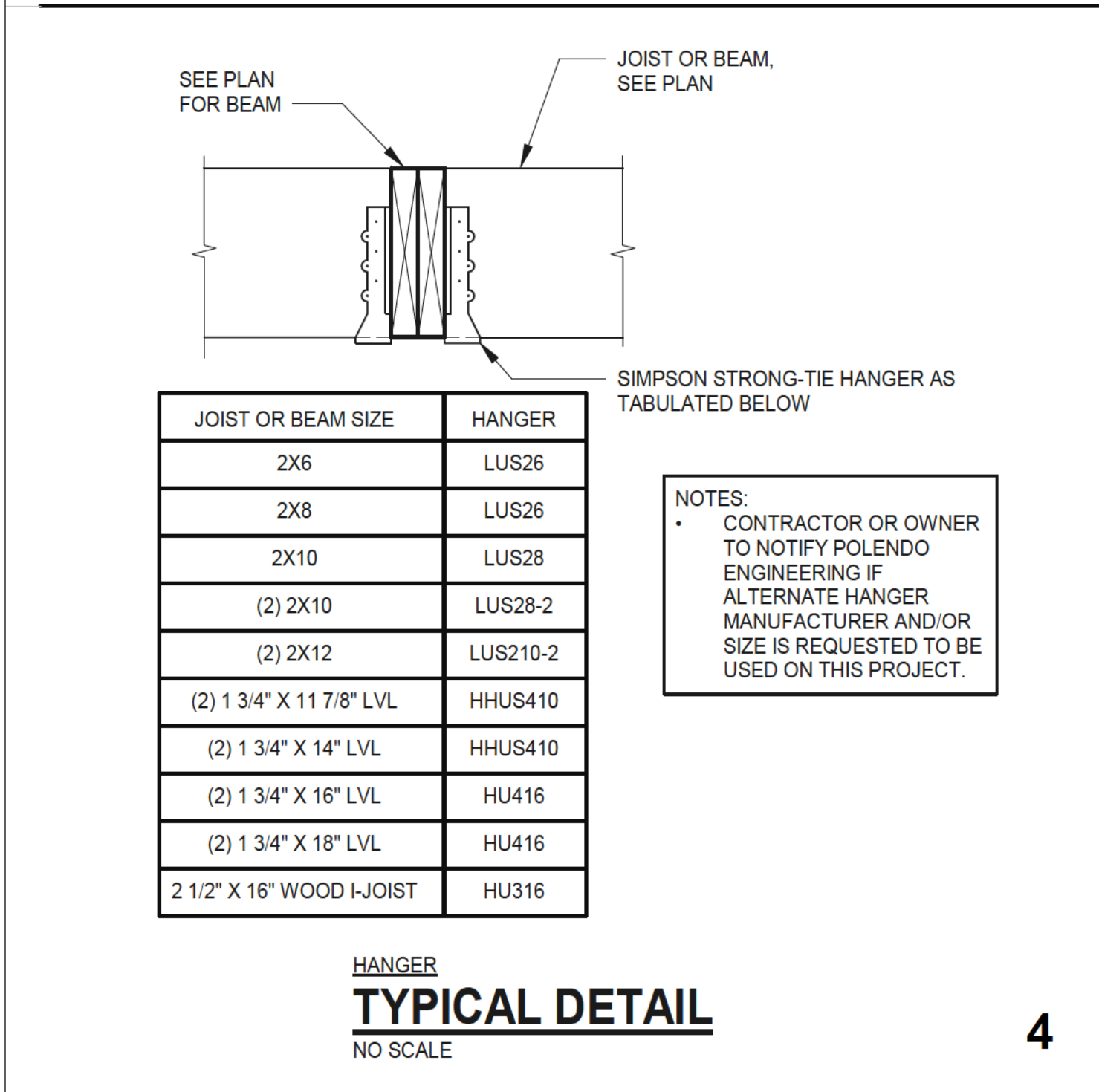
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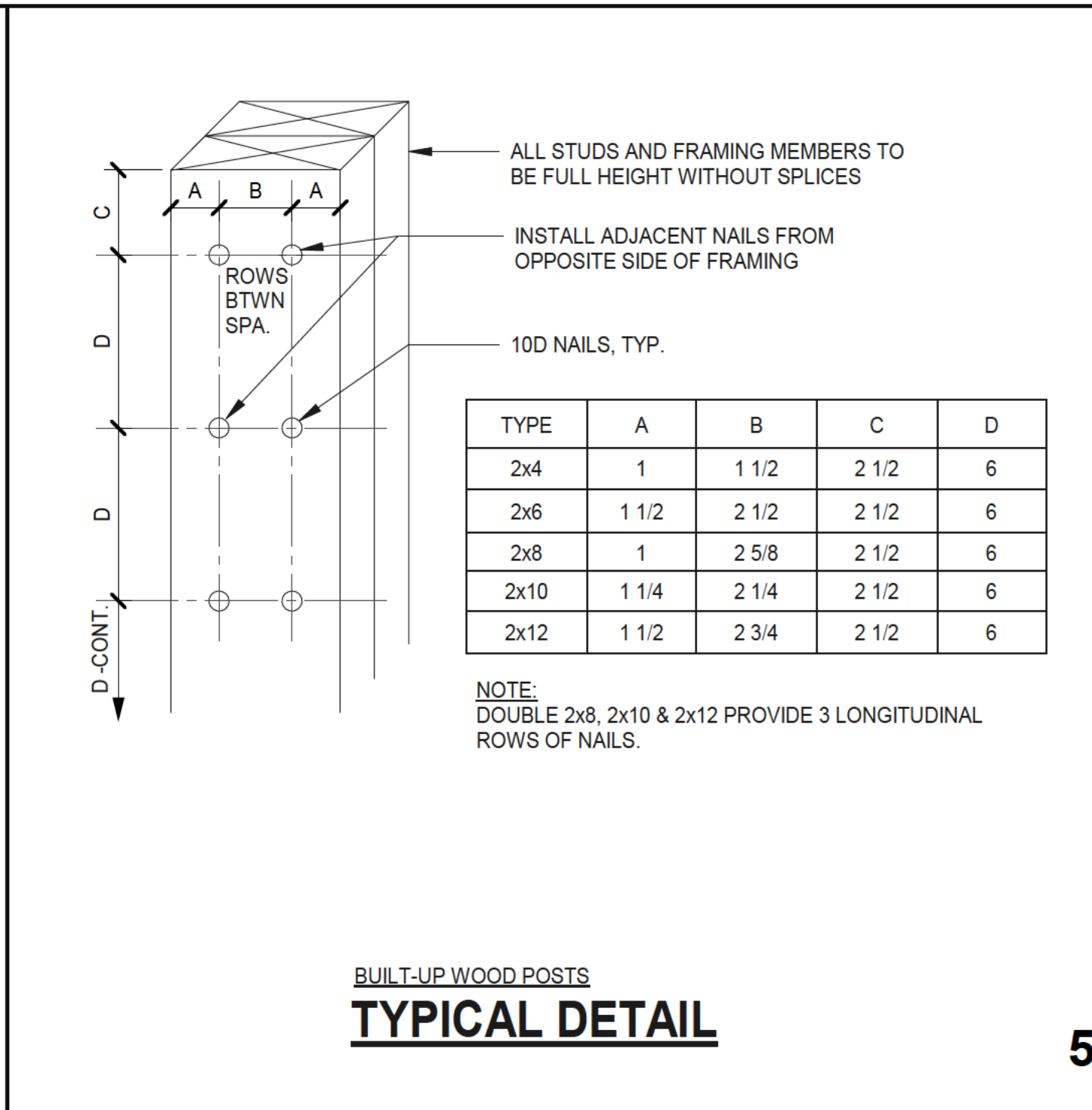
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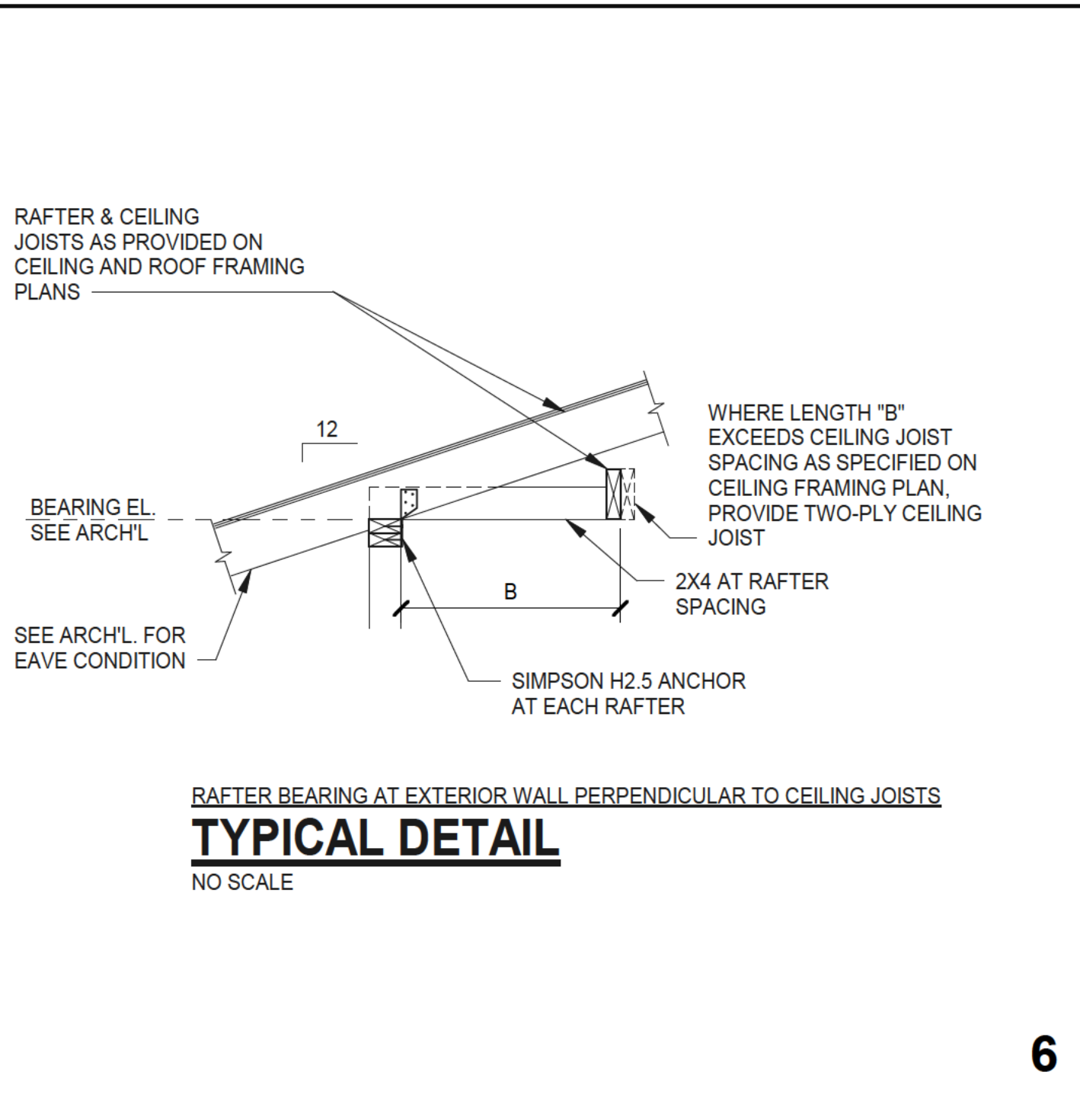
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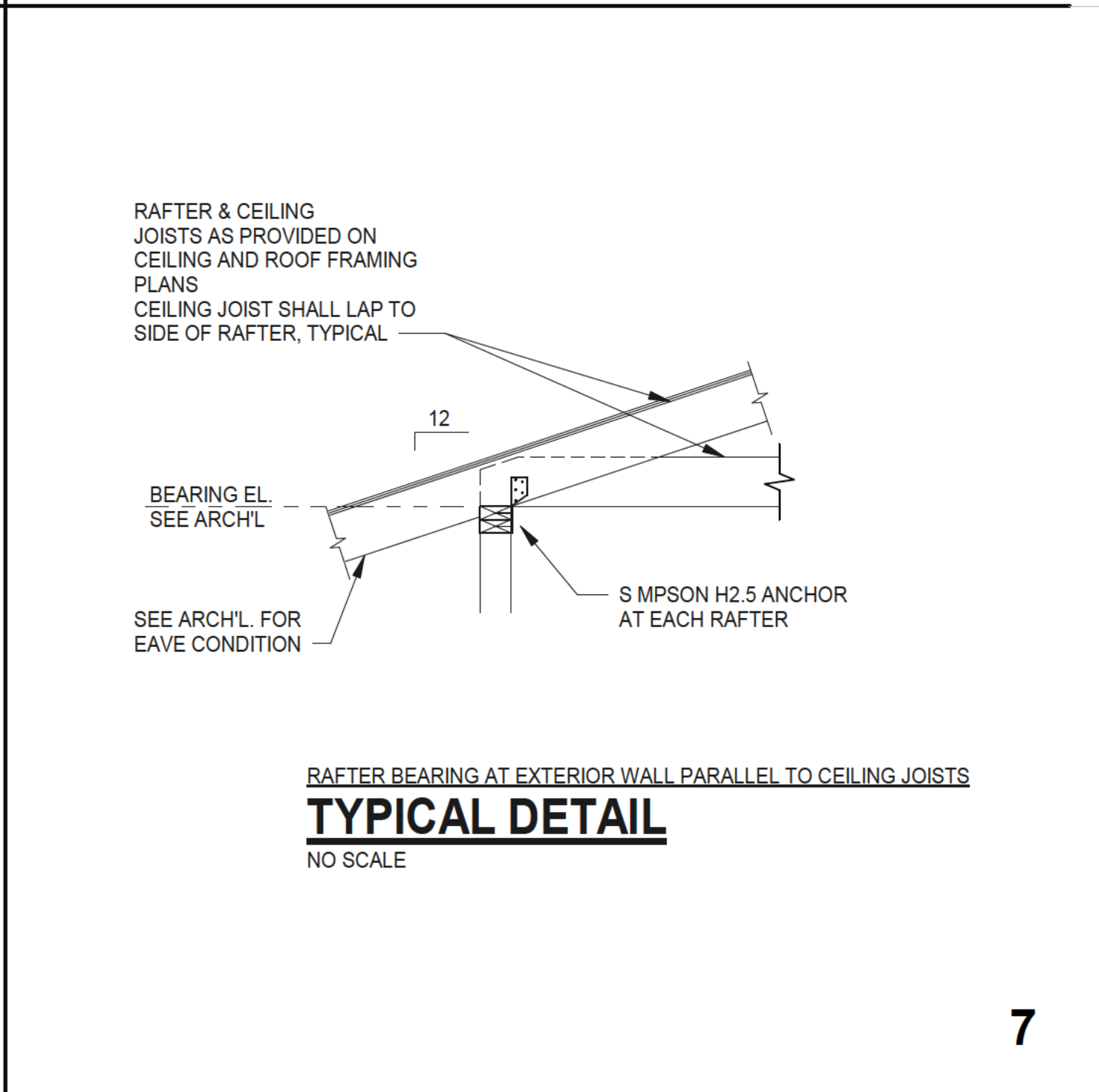
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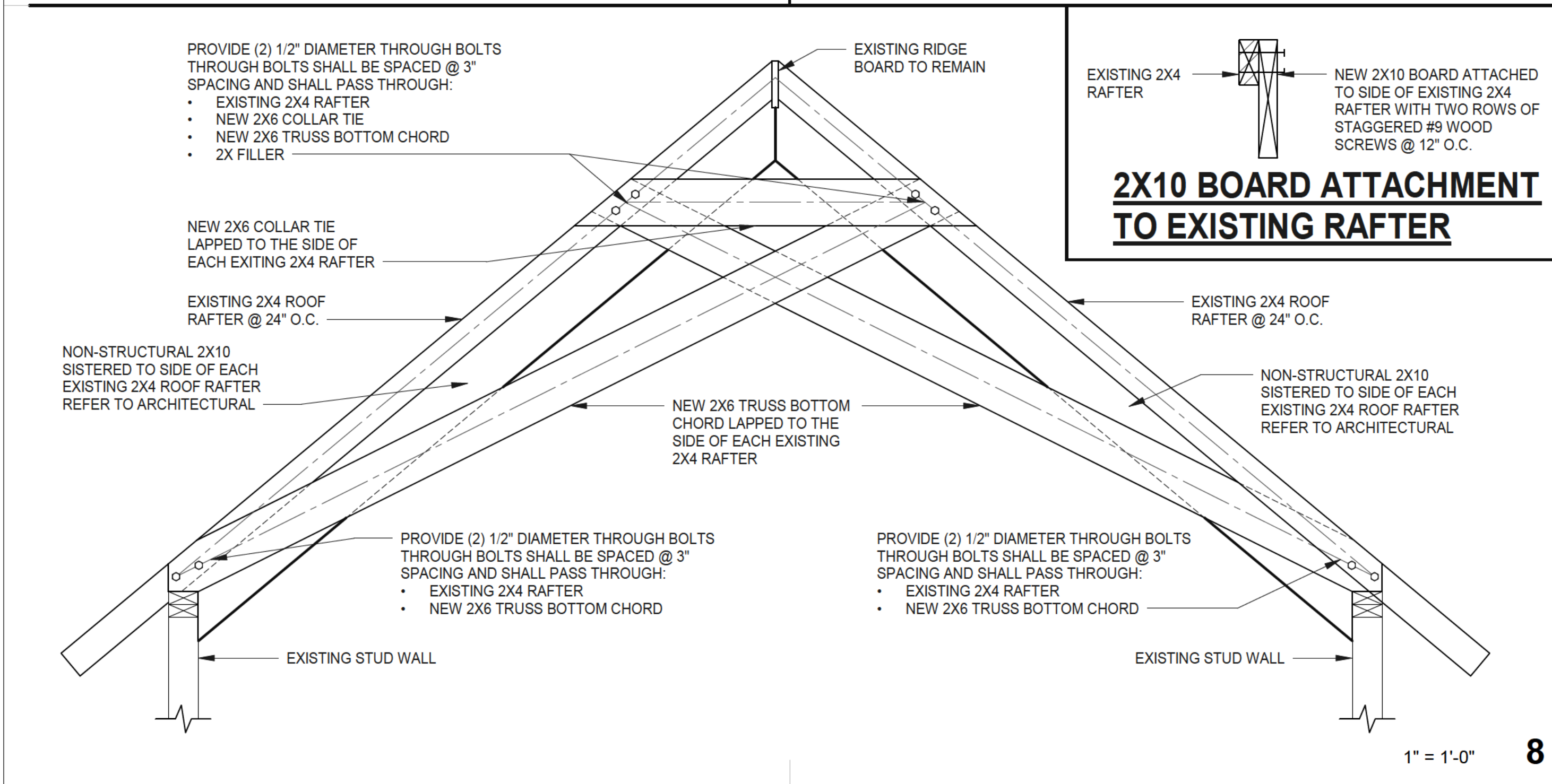
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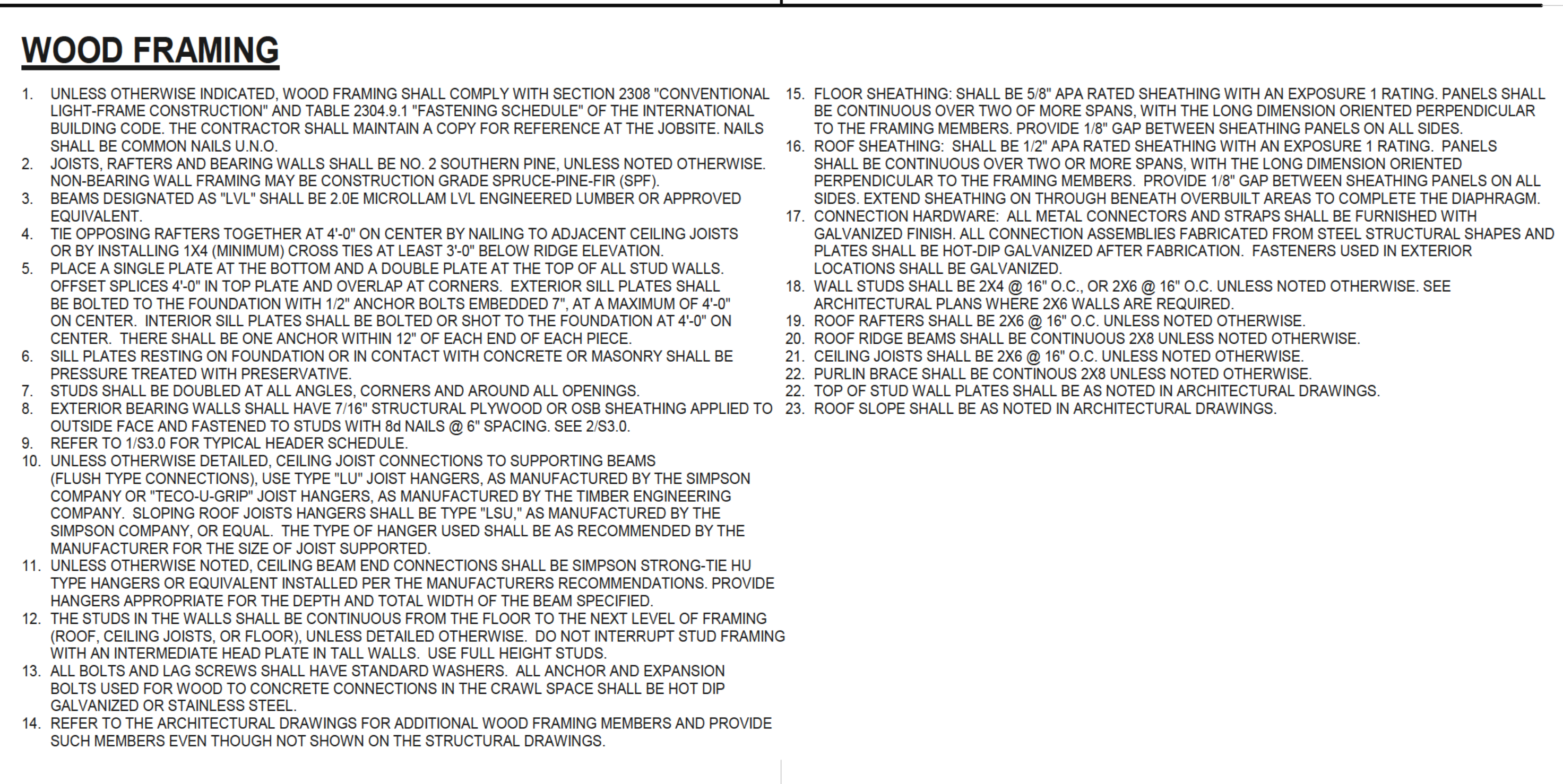
6



7



8



POLENDO ENGINEERING LLC  
F-21593  
210-473-1271



C *[Signature]* 2

PROJECT NAME

121 GLORIETTA

SAN ANTONIO, TX 78202

REVISION SCHEDULE

NO.	DATE	ISSUE
-----	------	-------

PROJECT STATUS

CONSTRUCTION SET

DRAWN \_\_\_\_\_ EP

SHEET NAME

FRAMING DETAILS & NOTES

SHEET NUMBER

S3.0





# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION

### CERTIFICATE OF APPROPRIATENESS

August 17, 2022

**HDRC CASE NO:** 2022-415  
**ADDRESS:** 121 GLORIETTA  
**LEGAL DESCRIPTION:** NCB 576 BLK 15A LOT E 30 FT OF 10  
**HISTORIC DISTRICT:** Dignowity Hill  
**PUBLIC PROPERTY:** No  
**APPLICANT:** Felix Ziga/Ziga Architecture Studio PLLC - 11723 Whisper Valley St.  
**OWNER:** Bob Prado/Delafield Investment LLC - PO Box 591044  
**TYPE OF WORK:** Addition, Exterior alterations, Foundation/skirting, Repair and Maintenance, Window replacement/fenestration changes, Non-contributing demolition

#### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Perform rehabilitative scopes of work to the primary historic structure to include siding repair, foundation repair, the installation of a cement plaster skirting, in-kind roof replacement and painting.
2. Repair the existing, wood windows, in-kind. The applicant has proposed to replace deteriorated wood windows with a new wood windows, if needed. The applicant has also proposed to replace all non-original windows with new wood windows.
3. Replace the front walkway, in-kind.
4. Modify the fenestration profile on the front façade by removing the two, existing window openings and installing one large picture window.
5. Remove the existing, concrete porch, poured concrete porch column and replace both.
6. Construct a rear addition to feature a footprint of approximately 520 square feet.
7. Replace the existing, chain link fence with a new wood and wire front yard fence and install a rear privacy fence.
8. Install a concrete ribbon strip driveway to feature nine (9) feet in width to terminate at the front façade of the historic structure.

#### FINDINGS:

- a. The historic structure at 121 Glorietta was constructed circa 1910 and is first found on the 1912 Sanborn Map. The historic structure features many modifications to its original form including fenestration modifications and window replacement, front porch modifications, and a series of rear additions. The 1904 Sanborn Map shows a shotgun structure in this location; however, the shotgun structure featured a setback comparable to the structure currently addressed as 127 Glorietta. The current structure features a setback that is considerably deeper. Staff does not find the structure found on the 1904 Sanborn Map to be the same structure as that found on the 1912 Sanborn Map.
- b. NON-CONTRIBUTING REAR ACCESSORY – Office of Historic Preservation staff has found the existing, rear accessory structure on site to be non-contributing. Its demolition is eligible for administrative approval.
- c. REHABILITATION – The applicant has proposed a number of rehabilitative of scopes to the primary historic structure to include siding repair, foundation repair, the installation of a cement plaster skirting, in-kind roof replacement and painting. Generally, staff finds the proposed in-kind repair to be appropriate; however, staff finds that the proposed foundation skirting should feature wood siding to match that of the historic structure. Composite materials may be used at the ground to prevent rot and decay. Staff finds that the standing seam metal roof should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A red finish may also be installed. Staff finds that the existing, brick chimney should be preserved.
- d. WALKWAY REPLACEMENT – The applicant has proposed to replace the existing, concrete walkway, in-kind. Staff finds this to be appropriate and consistent with the Guidelines.
- e. WOOD WINDOWS – The applicant has noted the repair of the structure's wood windows. The applicant has noted that windows that are deteriorated beyond repair or those that are not wood will be replaced with one over one wood windows. Staff finds the in-kind repair of existing wood windows to be appropriate; however, staff finds that the applicant



should submit an application for replacement to OHP staff for review and approval should the applicant find windows to be beyond repair. Staff does not find the replacement of original wood windows with aluminum clad wood windows to be consistent with the Guidelines.

f. FENESTRATION MODIFICATIONS – The applicant has proposed to remove the two, existing, one over one windows on the front façade beneath the front facing gable and install one large picture window. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that existing window openings should be preserved. While the current configuration of the front windows have been modified from their original condition, staff finds their context beneath the front gable to be consistent with numerous examples found within the historic district. Staff finds that the restoration of these two windows to their original profile would be consistent with the Guidelines. The installation of a large picture window would not be consistent with the Guidelines.

g. PORCH MODIFICATIONS – The existing structure currently features a non-original, concrete porch and a poured concrete porch column. The applicant has proposed to remove both the concrete slab and poured concrete column. Generally, staff finds the proposed scope of work to be appropriate; however, staff finds that the proposed porch decking should feature 1x3 tongue and groove decking installed perpendicular to the front

porch façade. Staff finds that a wood column should be installed that features six (6) inches square and chamfered corners. Staff finds that the porch beam and porch fascia should feature traditional profiles and materials.

h. REAR ADDITION – The applicant has proposed to construct a rear addition to feature approximately 520 square feet, including both conditioned and non-conditioned space. The current lot features 2,743 square feet in size. The historic structure features a footprint of approximately 714 square feet, not including existing additions that are to be removed. Staff finds the proposed addition's size to be appropriate and consistent with the Guidelines.

i. REAR ADDITION – The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, and should feature an overall height that is generally consistent with that of the historic structure. Generally, staff finds the proposed addition to be appropriate and consistent with the Guidelines; however, staff finds that the overall height of the rear addition should be reduced to ensure that the ridgeline is subordinate to that of the historic structure.

j. REAR ADDITION (Materials) – The applicant has proposed materials that include a standing seam metal roof, board and batten siding, and wood windows. Generally, staff finds the proposed materials to be appropriate and consistent with the Guidelines. Staff finds that the standing seam metal roof should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A red finish may also be installed.

k. WINDOWS – The applicant has noted the installation of wood windows; however, the applicant has proposed fixed rectangular and square profiles. The Guidelines for Additions 4.A. notes that additions should feature architectural details that are in keeping with the architectural style of the original structure. Additionally, the Guidelines note that character-defining features of the original structure should be incorporated into the design of the addition regarding the shape of window openings. Staff finds that windows should feature a one over one profile and that windows that are proposed in rectangular profiles be amended to profiles that are consistent with those found on the historic structure.

l. ROOF FORM – The applicant has proposed for the rear addition to feature both a rear facing gabled roof and a side facing shed roof. Staff finds the proposed roof form to be appropriate and consistent with the Guidelines.

m. ARCHITECTURAL DETAILS – As noted in the above findings, staff finds that the proposed addition's ridge height should be lowered to be subordinate to that of the historic structure and that windows should be modified to feature profiles that are comparable to those found historically on the primary structure.

n. FENCING – The applicant has proposed to replace the existing, chain link fence with a new wood and wire fence, and to install a wood privacy fence. The applicant has proposed for the front yard fence to feature an overall height of four (4) feet, and for the rear privacy fence to feature an overall height of six (6) feet. The applicant has proposed for the fence to feature a driveway gate at the sidewalk for the proposed driveway (noted in finding o). Staff finds a driveway gate appropriate in this context, given the site constraints and narrow lot width.

o. DRIVEWAY – The current lot does not feature a driveway, and there is no curb cut in place. The applicant has proposed to install a concrete ribbon strip driveway to feature nine (9) feet in width to terminate at the front façade of the historic structure. The Guidelines for Site Elements 5.B.i. notes that new driveways should have a similar driveway configuration as those found historically on site. The Guidelines for Site Elements 7.a.ii. notes that off-street parking should not be installed within the front yard streetscape as to not disrupt the continuity of the block. Staff finds the proposed driveway configuration to be inconsistent with the Guidelines; however, staff notes that there is not space on site to locate a driveway as they are recommended by the Guidelines. Staff finds that a driveway that is moved to the east property line may be appropriate as this would result in a more offset front yard parking condition.

#### **RECOMMENDATION:**

1. Staff recommends approval of item #1, rehabilitative scopes of work as noted in finding c with the following stipulations:



- i. That the proposed skirting feature a wood siding profile that matches the historic structure's siding. A composite material may be used at the ground to avoid rot and decay.
  - ii. That the standing seam metal roof feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A red finish may also be installed.
  - iii. That the existing chimney be preserved, in place.
2. Staff recommends approval of item #2, wood window repair, as noted in finding e, with the stipulations that all windows be repaired, in-kind. Window replacement is not approved per this application. If windows are found to be beyond repair, an additional Certificate of Appropriateness Application should be submitted to OHP staff for review and approval.
3. Staff recommends approval of item #3, the in-kind replacement of the existing front walkway, as submitted, as noted in finding d.
4. Staff does not recommend approval of item #4, fenestration modifications resulting in one large, picture window on the front façade, as noted in finding f. Staff recommends the two, front windows be restored to the original profile and configuration.
5. Staff recommends approval of item #5, the construction of a new porch and the installation of a new porch column based on finding g with the following stipulations:
- i. That the proposed porch decking be 1x3 tongue and groove decking installed perpendicular to the front porch façade.
  - ii. That a wood column be installed that features six (6) inches square, capital and base trim and chamfered corners.
  - iii. That the porch beam and porch fascia feature traditional profiles and materials, and that contemporary elements be eliminated from the design, such as steel plate caps and bases.
6. Staff recommends approval of item #6, the construction of a rear addition, based on findings h through m with the following stipulations:
- i. That the overall height of the rear addition be reduced to ensure that the ridgeline is subordinate to that of the historic structure.
  - ii. That the standing seam metal roof feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A red finish may also be installed.
  - iii. That the proposed board and batten siding feature boards that are 12 inches wide and battens that are 1.5 inches wide. All composite siding should feature a smooth finish.
  - iv. That the proposed windows be modified to feature profiles that are consistent with those found historically on the primary historic structure on the lot. All windows should be consistent with staff's standards for windows in new construction and additions.
7. Staff recommends approval of item #7, fencing, with the stipulation that if mechanical gate equipment is installed, it be screened by fencing elements and/or landscaping.
8. Staff does not recommend approval of item #8, the installation of a driveway, as noted in finding o, as proposed. Staff recommends that the driveway be moved to the east property line as this would result in a more offset front yard parking condition.

**COMMISSION ACTION:**

Item #1 was approved with staff's stipulations.

Item #2 was approved with staff's stipulations.

Item #3 was approved with staff's stipulations.

Item #4 was approved with the stipulations that either a single window or two windows be installed beneath the front facing gable in a one over one profile.

Item #5 was approved as submitted

Item #6 was approved as submitted.

Item #7 was approved with staff's stipulations.

Item #8 was approved as submitted.



**Shanon Shea Miller**  
**Historic Preservation Officer**



A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with





# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

August 12, 2022

**ADDRESS:** 121 GLORIETTA  
**LEGAL DESCRIPTION:** NCB 576 BLK 15A LOT E 30 FT OF 10  
**HISTORIC DISTRICT:** Dignowity Hill  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Felix Ziga/Ziga Architecture Studio, PLLC - 11723 Whisper Valley St  
**OWNER:** Bob Prado/Delafield Investment, LLC - 591044 PO Box

**REQUEST:**

Applicant requests a review of contributing status for the single-story wood and stucco accessory structure at 121 Glorietta.

**CITY OF SAN ANTONIO  
OFFICE OF HISTORIC PRESERVATION**

**DATE:** 8/12/2022 2:00:58 PM

**ADMINISTRATIVE APPROVAL TO:** The parcel at 121 Glorietta is located within the Dignowity Hill Historic District. The primary structure is a single-story vernacular cottage with winged gable form, built c. 1912. The structure matches the footprint of the 1912 Sanborn Map with rear additions. No rear accessory structure appears on the site until 1955 aerial photographs.

Staff finds the wood and stucco clad structure, built c. 1953 does not contribute to the Dignowity Hill Historic District and can be removed without negatively impacting integrity. The primary structure contributes to the Dignowity Hill Historic District and future work on the site must be reviewed and approved by OHP staff and or the Historic and Design Review Commission.

**APPROVED BY:** Amy Fulkerson

**Shanon Shea Miller**  
**Historic Preservation Officer**

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## HISTORIC REHABILITATION APPLICATION: Part 2 of 2

OFFICE OF HISTORIC PRESERVATION

1901 S ALAMO, SAN ANTONIO, TEXAS 78204

210-207-0035 | INFO@SAPRESERVATION.COM

DATE RECEIVED

Staff Initials: \_\_\_\_\_

Date of HDRC hearing: \_\_\_\_\_

### Use this form :

*AFTER WORK IS COMPLETED*

1. SUBSTANTIAL REHABILITATION TAX INCENTIVE: TAX VERIFICATION
2. CITY OF SAN ANTONIO FEE WAIVER PROGRAM

This form is to be completed, signed, and filed with the City of San Antonio's Office of Historic Preservation prior to being heard by the Historic & Design Review Commission (HDRC). It will be scheduled according to the HDRC deadline schedule.

Please note that the tax incentive will begin the next available year following the HDRC hearing. OHP staff will notify Bexar County Appraisal District of the approved exemption at the end of the calendar year following verification. BCAD will and require property owners to submit a copy of the approval letter each year in order to claim the incentive.

### REQUIRED DOCUMENTS

- ☐ Detailed written narrative explaining the completed work
- ☐ Itemized list of work completed both interior and exterior
- ☐ Completed time schedule
- ☐ Itemized list of final associated costs
- ☐ Color photos of the exterior and interior
- ☐ Color photo of the home from the street
- ☐ Final Building Inspection clearance: Closed permits or Certificate of Occupancy and Certificates of Appropriateness (copies or case number)

### Which program are you applying for? Check all that apply.

- ☐ City of San Antonio Fee Waiver Program ☒ Substantial Rehabilitation Tax Program (must be designated historic)

Property Address: 121 Glorietta Zip code: 78202

Legal Description: NCB 576 Block 15A Lot E30 Property ID: 105913 Search BCAD if unknown.

Zoning Code: RM-4 Search COSA's One-Stop Map if unknown. Mark all that apply, if any:

- ☒ Historic District ☐ Historic Landmark ☐ River Improvement Overlay ☐ Public Property ☐ Vacant Structure

Property Owner Name: Delafield Investments, LLC

Mailing address: PO Box 591044 Zip code: 78259

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant/Authorized Representative (Primary point of contact if different than owner): Dianet Lopez Daniel

Mailing address: PO Box 591044 Zip code: 78259

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

☐ Spanish translation: Preferiría tener un traductor de español en la audiencia. (I would prefer to have a Spanish translator at the hearing.)



**Options for the Historic Tax Incentive (must be designated historic)**

Residential properties, may select from one of the two options below.

Commercial properties are only eligible for option 2, the Five Zero/Five Fifty incentive.

☐ **OPTION 1: 10 YEAR TAX FREEZE**

This exemption option freezes your COSA City taxes at the pre-improvement value (value at time of Certification) for ten (10) years. Therefore, your COSA City property taxes would be assessed based upon the value of the property before the substantial rehabilitation occurred.

☒ **OPTION 2: FIVE ZERO/FIVE FIFTY**

This option calls for the payment of zero COSA City taxes for five (5) years. For the subsequent five (5) years, the COSA City property taxes will be assessed at only 50% of the post-rehabilitation value of the property.

**I, THE APPLICANT, DECLARE THAT I AM THE OWNER OR AUTHORIZED AGENT OF THE OWNER(S) TO MAKE THIS REQUEST OF THIS PROPERTY AND THAT THE INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.**

**I, the applicant, acknowledge (PLEASE INITIAL ALL):**

DD This form, nor the approval of Tax Verification does NOT take place of a Certificate of Appropriateness NOR a building permit. A building permit, if applicable, must be obtained from the City of San Antonio, Development Services Department. If work that required a Certificate of Appropriateness is part of the proposed substantial rehabilitation that the property owner is responsible for obtain those proper approvals

DD Projects with unapproved work or that have exceeded the scope of approval at the time of Certification are ineligible for the tax incentive.

In accordance with the City of San Antonio Ordinances No. 52281 and/or 52282, I hereby swear that substantial rehabilitation of the property listed has been completed according to the criteria and standards of the City of San Antonio Historic and Design Review Commission.

I hereby authorize duly constituted representatives of the City of San Antonio to make an investigation of the property in compliance with the code requirements.

Dianet Lopez Daniel

04/22/2024

SIGNATURE OF APPLICANT

DATE

***Submit by email at [info@sapreservation.com](mailto:info@sapreservation.com)***





## HISTORIC REHABILITATION APPLICATION: Part 1 of 2

OFFICE OF HISTORIC PRESERVATION

1901 S ALAMO, SAN ANTONIO, TEXAS 78204

210-207-0035 | INFO@SAPRESERVATION.COM

DATE RECEIVED

Staff Initials: \_\_\_\_\_

Date of HDRC hearing: \_\_\_\_\_

### Use this form :

*BEFORE WORK BEGINS*

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2. CITY OF SAN ANTONIO FEE WAIVER PROGRAM

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### REQUIRED DOCUMENTS

- ☒ One set of complete plans for restoration and rehabilitation both exterior and interior. This could include drawings or photos and narrative.
- ☒ Detailed written narrative explaining the proposed work
- ☒ Itemized list of expected work both interior and exterior
- ☒ Projected time schedule
- ☒ Estimated associated costs
- ☒ Color photos of the exterior and interior
- ☒ Color photo of the structure from the street

### Which program are you applying for? Check all that apply.

- ☐ City of San Antonio Fee Waiver Program ☒ Substantial Rehabilitation Tax Incentive (must be designated historic)

Property Address: 121 Glorietta, San Antonio, TX

Zip code: 78202

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Mark all that apply, if any:

- ☒ Historic District ☐ Historic Landmark ☐ River Improvement Overlay ☐ Public Property ☐ Vacant Structure

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DD After work is completed, the applicant MUST submit the tax verification application to be scheduled for HDRC Review.

Dianet Lopez Daniel

04/22/2024

SIGNATURE OF APPLICANT

DATE

Submit by email at [info@sapreservation.com](mailto:info@sapreservation.com)