

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO: 2021-006
ADDRESS: 220 BROADWAY
LEGAL DESCRIPTION: NCB 421 BLK 24 LOT A9 & 3
ZONING: D,HS
CITY COUNCIL DIST.: 1
LANDMARK: Individual Landmark
APPLICANT: Piyush Patel
TYPE OF WORK: Historic Tax Certification
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 220 Broadway.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d)Certification.

(1)Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

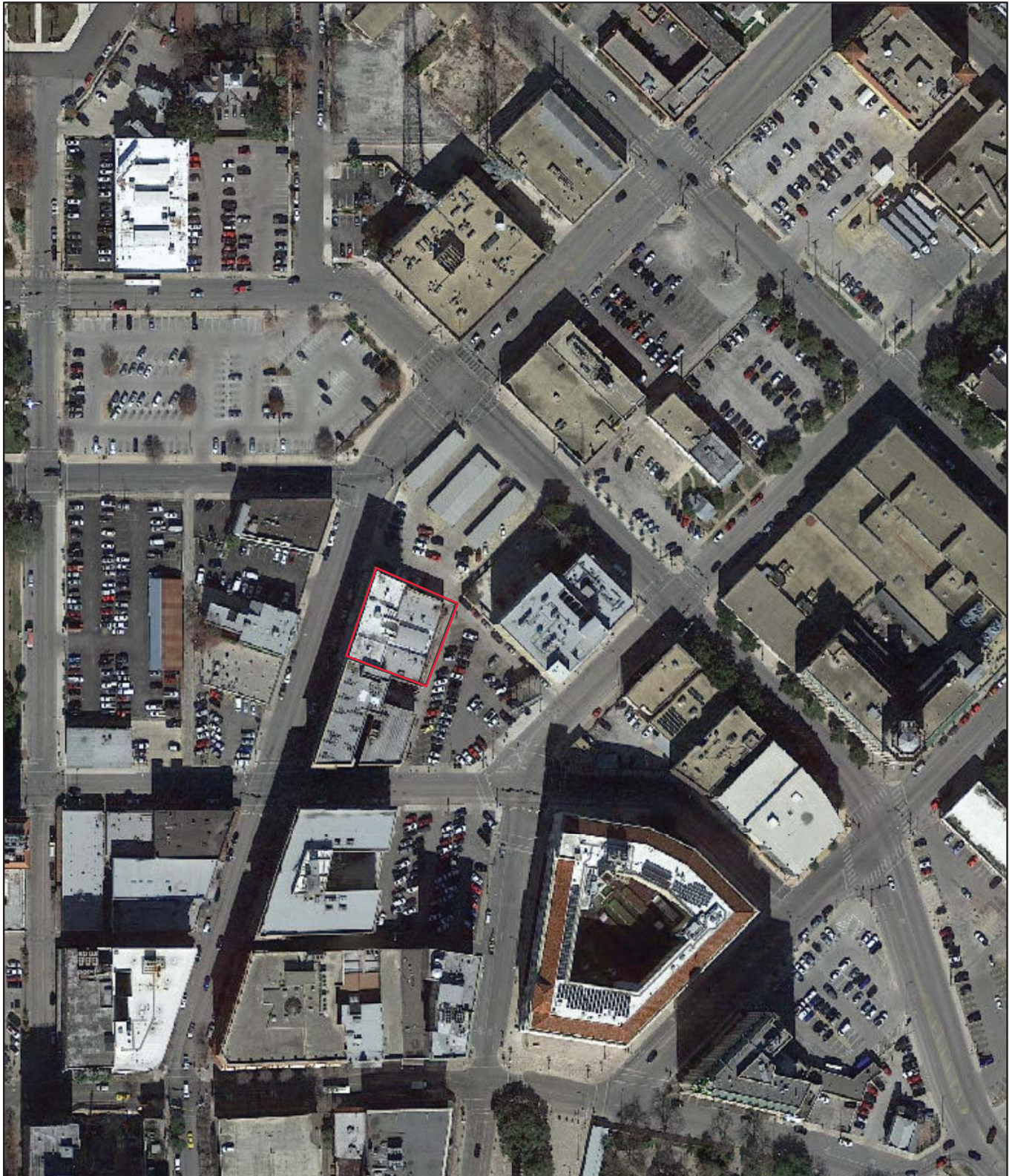
FINDINGS:

- a. The primary structure at 220 Broadway is a 7-story brick commercial structure constructed in 1914. It was nominated to the National Register of Historic Places under Criterion C in the area of Architecture as a distinctive mid-rise budget hotel within the central business district. The property is an individual landmark. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes the installation of new electrical, HVAC and plumbing, roof repairs, a comprehensive interior remodel, and exterior rear staircase rehabilitation and installation.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

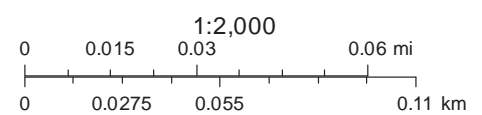
Staff recommends approval based on findings a through c.

City of San Antonio One Stop

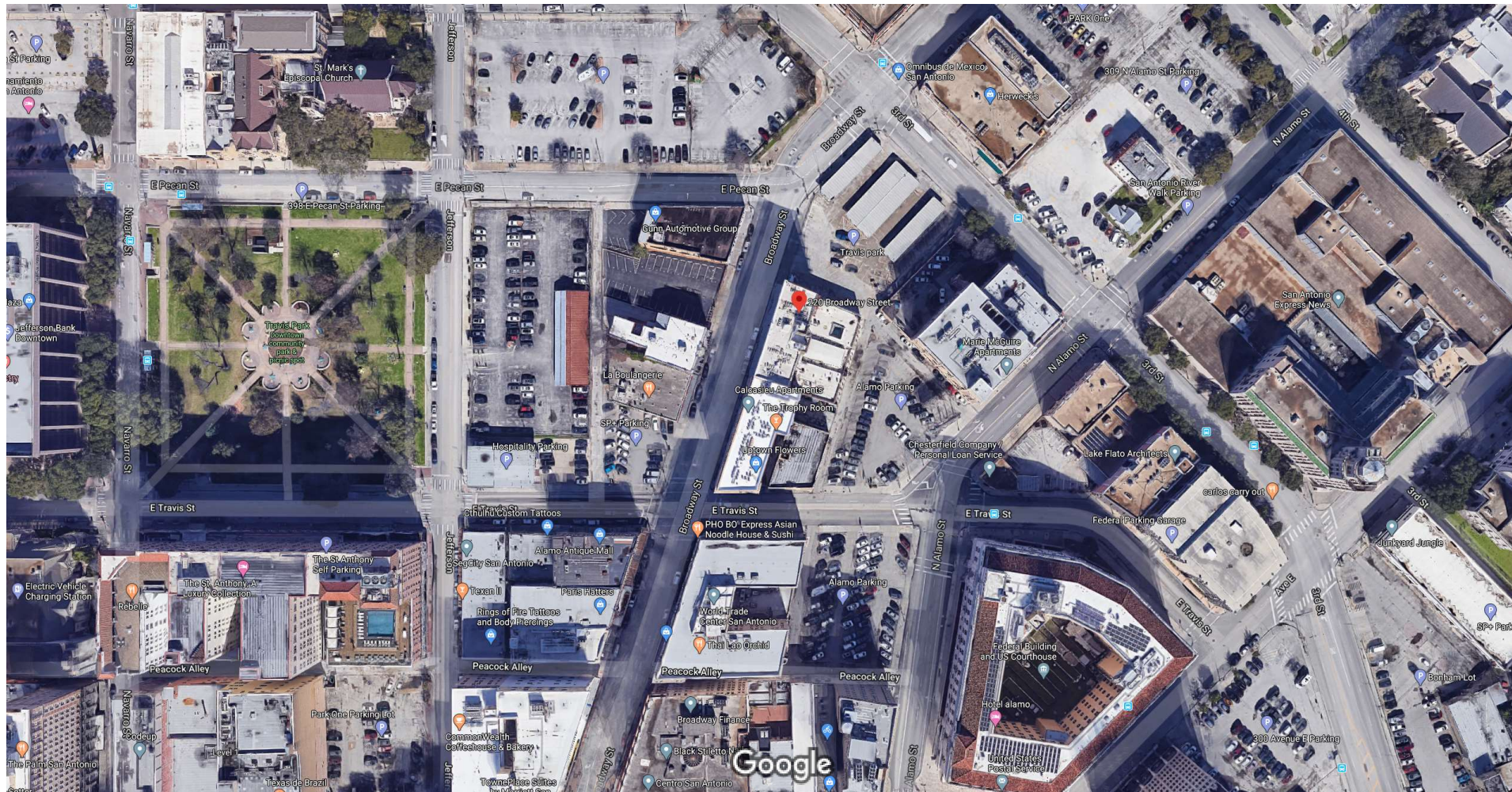


March 3, 2020

 User drawn lines



Google Maps 220 Broadway St



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

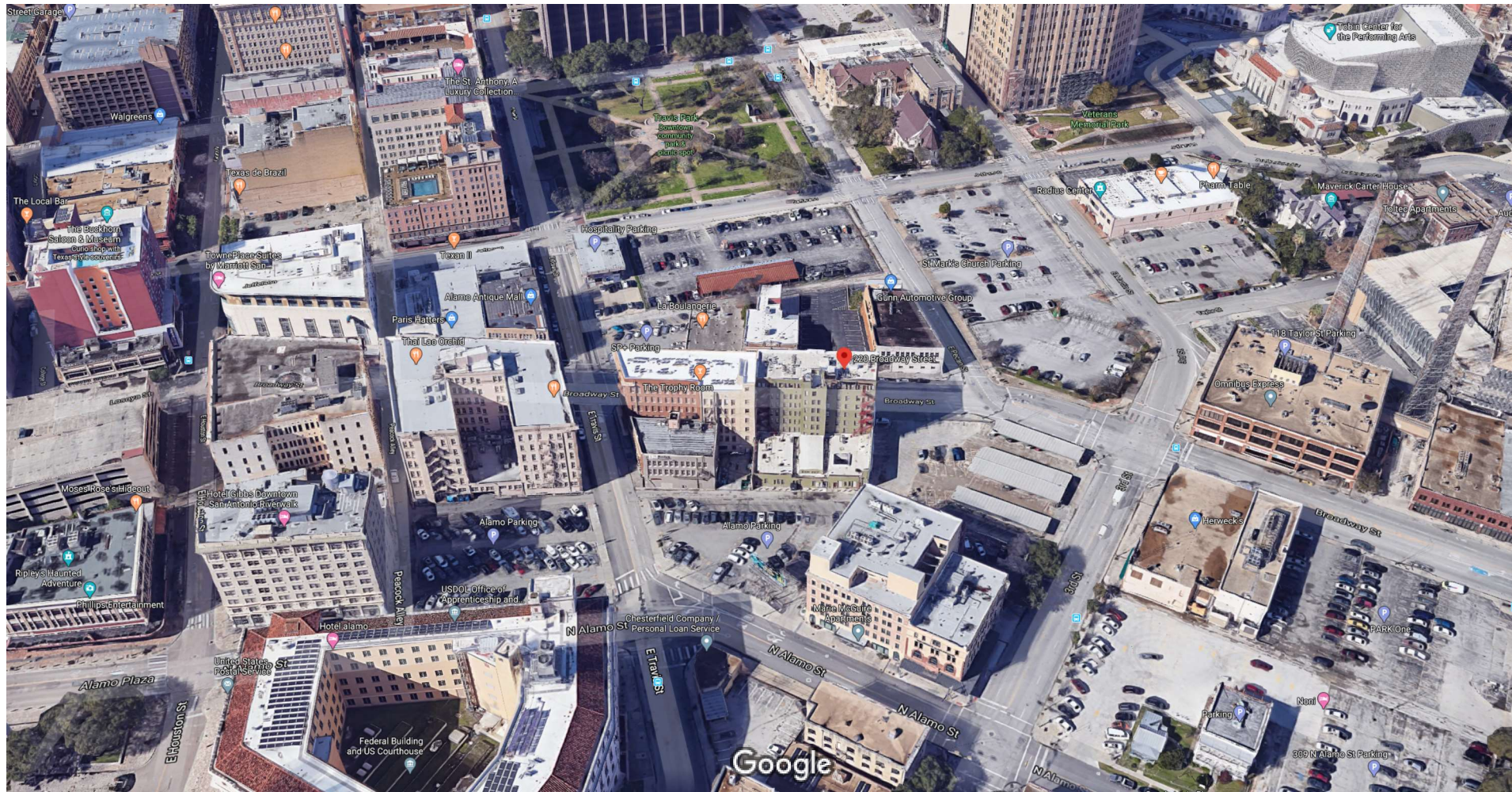
Google Maps 220 Broadway St



Imagery ©2020 Data SIO, NOAA, U.S. Navy, NGA, GEBCO, Landsat / Copernicus, Google, Data LDEO-Columbia, NSF, NOAA, Map data ©2020 Google

50 ft

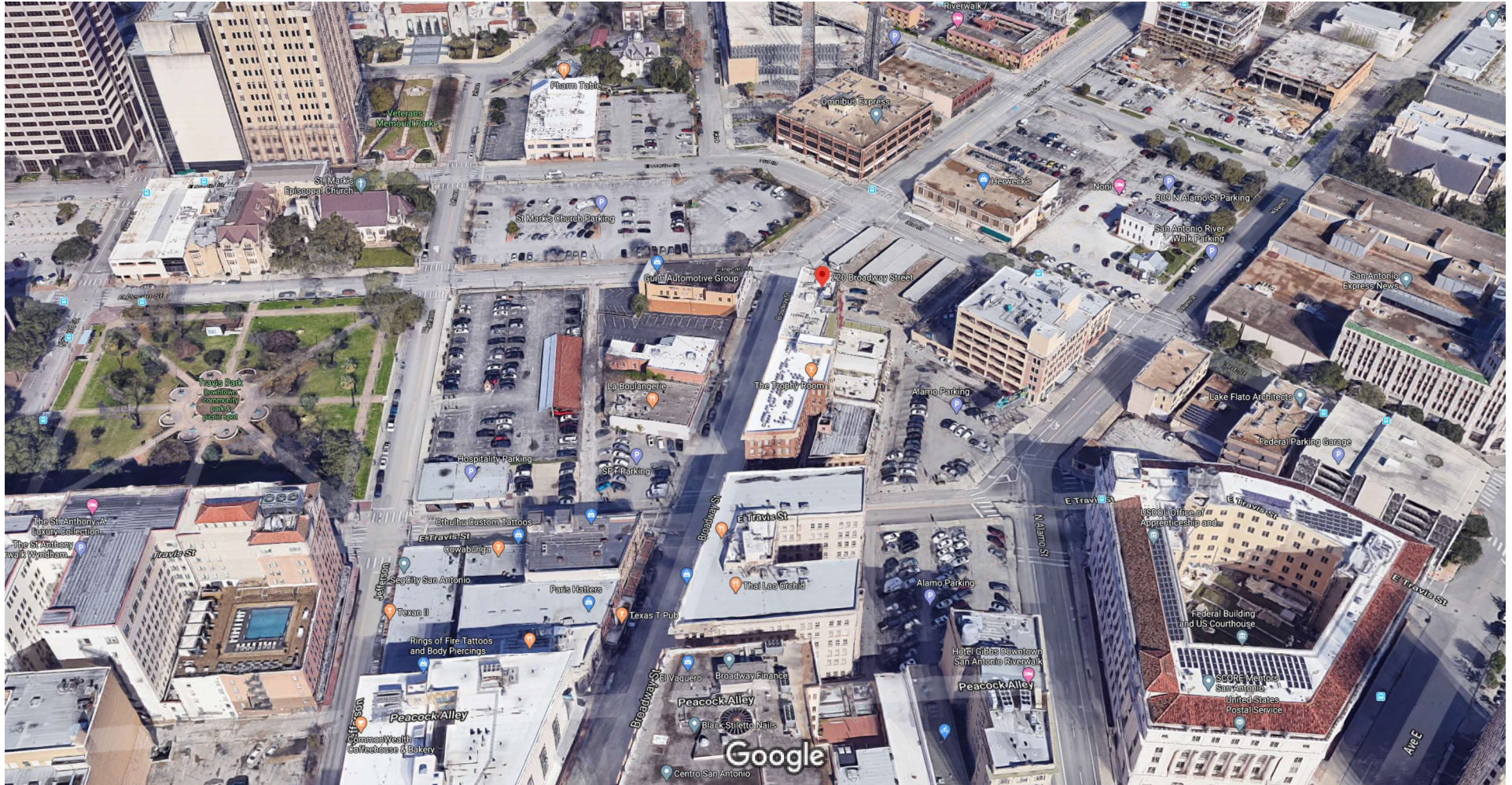
Google Maps 220 Broadway St



Imagery ©2020 Google, Map data ©2020 Google

50 ft

Google Maps 220 Broadway St



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

Google Maps 220 Broadway St



Imagery ©2020 Google, Data SIO, NOAA, U.S. Navy, NGA, GEBCO, Landsat / Copernicus, Map data ©2020 Google

50 ft

120

139

140

E. MARTIN

PECAN

MICHIGANFIELD

140

ST.

119

JEFFERSON

E. TRAVIS

121

N. ALAMO CAVE D)

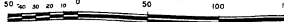
E. HOUSTON

118

117

ALAMO PLAZA

Scale of Feet.





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TRAVELER'S HOTEL
SCHEDULE OF QUALIFIED REHABILITATION EXPENDITURES AND
COMPUTATION OF TEXAS HISTORIC PRESERVATION TAX CREDITS
WITH INDEPENDENT ACCOUNTANTS' AUDIT REPORT
AS OF OCTOBER 31, 2017



**NOVOGRADAC
& COMPANY** LLP®

CERTIFIED PUBLIC ACCOUNTANTS

Independent Accountants' Audit Report

To the management of
Ramila & Dhani LLC:

We have audited the accompanying Schedule of Qualified Rehabilitation Expenditures and Computation of Texas Historic Preservation Tax Credits (the "Schedule") of Ramila & Dhani LLC (the "Organization") as of October 31, 2017. The Organization's management (the "Responsible Party") is responsible for the Schedule. Our responsibility is to express an opinion based on our audit.

Management is responsible for the preparation and fair presentation of the Schedule in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the Schedule that is free from material misstatement, whether due to fraud or error.

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Schedule is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Schedule. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the Schedule, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the entity's preparation and fair presentation of the Schedule in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the Schedule.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Our audit was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence supporting the Schedule and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the Schedule referred to above presents, in all material respects, the Qualified Rehabilitation Expenditures and Computation of Texas Historic Preservation Tax Credits as of October 31, 2017, in accordance with accounting principles generally accepted in the United States of America.

This report is intended solely for the information and use of the Organization and the Organization's management, and for filing with the Texas Historical Commission and should not be used for any other purpose.

Novogradac & Company LLP

Austin, Texas

November 1, 2017

TRAVELER'S HOTEL
SCHEDULE OF QUALIFIED REHABILITATION EXPENDITURES
FOR THE PERIOD BEGINNING MAY 1, 2015 AND ENDING OCTOBER 31, 2017

	<u>Total Costs</u>	<u>Federal QREs</u>	<u>Federal Non-QREs</u>	<u>State QREs</u>	<u>State Non-QREs</u>
Acquisition					
Acquisition of Land	\$ -	\$ -	\$ -	\$ -	\$ -
Acquisition of Building	-	-	-	-	-
Total Acquisition Cost	-	-	-	-	-
Build Out					
Build Out					
FF & E					
Construction Contingency					
Contractor Indirect Cost					
Contractor's Fee	-				
Total Hard Costs	-				
Soft Costs					
Architecture					
Engineering					
Appraisal					
Market analysis					
Environmental Assessment					
Permits					
Builders Risk Insurance					
Title & Recording Fee					
Property Tax					
Financing Fee					
Consulting Fee					
Construction Loan- Interest					
Legal/Organizational					
Construction Contingency					
Soft Cost Contingency	-				
Total Soft Costs	-				
Developer Fee					
Developer Fee Paid					
Deferred Developer Fee	-				
Total Developer Fee	-				
Total	=				
Developer Fee					
Developer Fee		\$			
Total Construction Costs less Developer Fees and Acquisition					
Developer Fee as a % of Construction Costs					
Developer Fee					
Developer Fee QREs					
Total QREs less Developer Fees					
Developer Fee QREs as a % of Total QREs					

*QREs analysis based on assumptions provided by Management. Amounts have not been verified by Novogradac.

TRAVELER'S HOTEL
SCHEDULE OF TAX CREDIT CALCULATION
FOR THE PERIOD BEGINNING MAY 1, 2015 AND ENDING OCTOBER 31, 2017

ESTIMATED QREs

	<u>Total Costs</u>	<u>Federal QRE Basis</u>	<u>State QRE Basis</u>
Build Out			
Soft Costs			
Developer Fee			
TOTAL DEVELOPMENT COSTS			

HISTORIC TAX CREDIT CALCULATION

Total Basis
x Tax Credit Percentage
Total Credits

TRAVELER'S HOTEL
SUPPLEMENTAL SCHEDULE OF FORECASTED COST SEGREGATION
FOR THE PERIOD BEGINNING MAY 1, 2015 AND ENDING OCTOBER 31, 2017

	<u>Total Costs</u>	<u>Depreciable Basis</u>			<u>Amortizable Basis</u>	<u>Land</u>	<u>Other</u>
		<u>Building 27.5 Years</u>	<u>Sitework 15 Years</u>	<u>FF&E 5 Years</u>			
Acquisition							
Acquisition of Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Acquisition of Building	-	-	-	-	-	-	-
Build Out							
Build Out						-	-
Reduction for Penthouse Sale						-	-
FF & E						-	-
Construction Contingency						-	-
Contractor Indirect Cost						-	-
Contractor's Fee						-	-
Soft Costs							
Architecture						-	-
Engineering						-	-
Appraisal						-	-
Market analysis						-	-
Environmental Phase I						-	-
Permits						-	-
Builders Risk Insurance						-	-
Title & Recording Fee						-	-
Property Tax						-	-
Financing Fee						-	-
Consulting Fee						-	-
Construction Loan- Apartment Interest						-	-
Legal/Organizational						-	-
Construction Contingency						-	-
Soft Cost Contingency						-	-
Developer Fee							
Developer Fee Paid						-	-
Deferred Developer Fee						-	-
TOTAL DEVELOPMENT COSTS	<u>\$</u>					<u>-</u>	<u>\$ -</u>

NO. A2134468

**CITY OF SAN ANTONIO, TEXAS
DEVELOPMENT SERVICES DEPARTMENT**

DATE: 06/23/2017

CERTIFICATE OF OCCUPANCY

THIS IS TO CERTIFY that the building located at:

Address of Location 220 BROADWAY

Lot: 6

Block: 24

NCB: 421

has been inspected and the following occupancy thereof is hereby authorized:

Occupant Group: R1

Occupant Load: 323

Occupant: RAMILA & DHANI LLC

Description of Business: MOTEL

DBA Name: TRAVELERS MOTEL



DIRECTOR OF DEVELOPMENT SERVICES

City of San Antonio

Development Services Department**List Inspections By Permit Number**

Enter A/P Number: A2134468

Search

Reset

A/P Number: A2134468

Address: 220 BROADWAY

A/P Type: COMMERCIAL SINGLE BUILDING

Work Summary: INTERIOR FINISH-OUT FOR AN EXISTING HISTORIC BUILDING.

INTERIOR DEMO AP #2039538. **PENDING ALCOHOL
 AFFIDAVIT & SURVEY MAP. APPLICANT AWARE FAILURE TO SUBMIT
 PRIOR TO BUILDING REVIEW WILL RESULT IN DENIAL COMMENT.**
 *** PROPERTY ZONED D HS. SEE GIS ZONING MAP IN OLE ***
 DESIGNATED SPECIAL PROJECT PER JG. 03/07/16 *** 05/10/16 -
 CUST PLANS READY FOR P/U IN BIN P-4 0-CUST NOTIFIED -
 (D.HAZLETT)** 05/10/16 PLANS PICKED UP BY SERGIO/RMG**
 **06/15/2017 WAITING ON FIRE FINAL AFTER HOURS INSPECTION
 FOR APPROVAL OF TCO FROM FIRE.**T.GARCIA** 6/23/2017 -
 COO/DBA NAME CHANGE FROM: TRAVELERS MOTEL, JAGDISH PATEL
 TO: TRAVELERS MOTEL, RAMILA & DHANI LLC./D.SILVA

CPS Release Info: CPSGAS 5/22/2017 12:48:00 PM 2166178

Unpaid Fees: \$0.00

Child Permits:

2162872	ELECPERM
2166173	PLUMBPERM
2166178	PLUMBPERM
2175801	MECHPERM
A2192931	COMBLDGGEN
2203281	FIRESYSTMS
2203289	FIRESYSTMS
2206707	FIRESYSTMS

Reviews**Contractors/Contacts**

TOM HE

JAGDISH PATEL

DD & B CONSTRUCTION, INC
JAMES KERNSDD & B CONST
ANNA HAYDEN

Insp Type	Request Date	Insp Date	Insp Status	Inspector Name	Insp Comments
BUILDING FRAME INSPECTION	11/15/2016 3:54:00 PM	11/16/2016 5:04:00 PM	PARTIAL PASSED	ROLAND RESENDEZ	SHAFT OK TO CLOSE AT END UNITS OF 2-6 FLOORS
SPECIAL INSPECTIONS REVIEW		11/23/2016 10:22:00 AM	PARTIAL PASSED	CARLOS GONZALEZ	SIR LOG OK - CG#122
SPECIAL INSPECTIONS REVIEW		12/7/2016 4:16:00 PM	PARTIAL PASSED	ROLAND RESENDEZ	NO SPECIAL INSPECTIONS YET
BUILDING FRAME	2/22/2017 3:40:00 PM	2/23/2017 5:44:00 PM	PARTIAL PASSED	ROLAND RESENDEZ	1. PROVIDE STAIR 2HR WALL DETAIL 2. NEED FIRECAULK INSP AT RATED AREAS 1ST FLOOR, ELEC ROOMS, STAIRS 3. NEED HARD LID INSP ON FIRST FLOOR 4.

<u>INSPECTION</u>					PROVIDE REVISIONS FOR CHANGES 5. CHASE NOT FRAMED YET AT STAIRS
<u>BUILDING FRAME INSPECTION</u>	1/27/2017 3:34:00 PM	1/30/2017 3:27:00 PM	PARTIAL PASSED	JOSEPH TOVAR	1-30-17; 1)ROOMS 133,134 ABOVE CEILING OK. 2)ROOMS 127,128 (MINUS BATHROOMS) ABOVE CEILING OK. 3)STAIRWELL 'B' FRAMING FROM BASEMENT TO 5TH FLOOR OK, PENDING TOP FLOOR. JT115
<u>BUILDING FRAME INSPECTION</u>	2/1/2017 9:06:00 AM	2/2/2017 5:29:00 PM	PARTIAL PASSED	ROLAND RESENDEZ	NORTH STAIR 1. FRAMING OK NEED TO BRACE 48IN OC AT EACH WALL FRAMED 2. 2HR WALL SHEETROCK NEEDS TO BE CONTINUOUS AND DBL LAYER...STRINGER TOO CLOSE TO WALL UNITS 1ST FLOOR 1. NEED TO CHECK FIRECAULKING AT PENETRATIONS. PICS SENT TO GC.
<u>BUILDING FRAME INSPECTION</u>	3/21/2017 3:54:00 PM	3/22/2017 5:00:00 PM	PARTIAL PASSED	ROLAND RESENDEZ	NORTH STAIR. FIRECAULKING MISSING AT LOCATIONS ON INSPECTION TAG OFFICE AND WORKROOM CEILINGS OK TO CLOSE.
<u>BUILDING FRAME INSPECTION</u>	3/13/2017 8:46:00 AM	3/14/2017 4:56:00 PM	PARTIAL PASSED	ROLAND RESENDEZ	1. SOUTHSIDE STAIRS OK TO INCLUDE FIRECAULKING AT STAIR/UNIT WALL 2. CEILING IN PUBLIC RESTROOMS AND FIRECAULK OK 3. NORTH STAIR NEED REINSPECTION FOR FIRECAULKING BEFORE CLOSE UP 4. CHASE IN CORRIDOR OK TO CLOSE IP...TAPE ALL EDGES 5. ELEC ROOMS STILL PENDING AND UNIT SIDE FIRECAULK DETAIL. 6. LEAVE CORNER OF LANDING OPEN FOR INSPECTION.
<u>BUILDING FRAME INSPECTION</u>	3/15/2017 1:09:00 PM	3/16/2017 10:31:00 AM	PARTIAL PASSED	JOSEPH TOVAR	3-16-17; STAIRS B OK TO RE-COVER AREAS ADJACENT TO COLUMNS (ALL FLOORS, PENDING TOP FLOOR). WALL WILL NEED TO GO TO DECK ABOVE. STAIRS A STILL PENDING. OTHER FRAMING STILL PENDING. 1ST FLOOR CEILING GRIDS OK, GC TO LEAVE CEILING TILES OUT AT PERIMETER OF RATED WALLS, FOR FIRE CAULK INSPECTION. JT115
<u>BUILDING FRAME INSPECTION</u>	11/29/2016 4:39:00 PM	11/30/2016 5:47:00 PM	PARTIAL PASSED	ROLAND RESENDEZ	1. ELEC ROOM FRAMING OK S/R NEEDS TO EXTEND INSIDE CONCEALED SPACE. 2. OK TO S/R WALL AT STAIR. STILL NEEDS FIRECAULK INSPECTION. 3.CHASE OK TO CLOSE. INSP 2 THRU 6 FLOORS
<u>BUILDING INSULATION INSP/LTR</u>	5/19/2017 11:52:00 AM	5/22/2017 2:16:00 PM	PASSED	ELOY RESENDEZ	ENVELOPE DID NOT CHANGE PER SUBMITTED LETTER, NO INSULATION REQUIRED. ER#129
<u>BUILDING FINAL INSPECTION</u>	6/16/2017 3:23:00 PM	6/19/2017 1:36:00 PM	PARTIAL PASSED	ROLAND RESENDEZ	SPOKE WITH JAMES AND HE WILL RECALL WHEN ALL ITEMS ARE COMPLETED.
<u>BUILDING FINAL INSPECTION</u>	6/13/2017 3:47:00 PM	6/15/2017 2:44:00 PM	PARTIAL PASSED	ROLAND RESENDEZ	OK FOR 30 DAY TCO FOR TRAINING. NO OCCUPANTS IN ROOMS. 1. STILL PENDING TEMPERED GLASS AND SMOKE DETECTOR INSPECTIONS AT UNITS. (305,311,417,514,605,616,705,707) *TEMP GLASS REQUIRED AT ALL UNITS WHERE RESTROOM DOOR IS 24" FROM WINDOW. 2. POST ADDRESS 3. TEMP GLASS REQUIRED AT POOL AREA. WILL INSTALL RAIL IN FRONT OF WINDOW. 4. NEED TO CHECK ELEV HOLES AT BASEMENT LEVEL. EXIT SIGNS HAVE BEEN INSTALLED AT MISSING LOCATIONS FIRECAULKING WAS DONE WHERE MISSED IN BASEMENT LETTER FOR STAIR/UNIT WALLS SUBMITTED. (WERE COVERED BEFORE INSPECTION) 06/19/17 AS PER ROLAND RESENDEZ OK FOR 30 DAY TCO TO OCCUPY ONLY WITH FIRE'S APPROVAL AND TO EXCLUDE THE ABOVE ROOMS//RYOUNG
<u>BUILDING FRAME INSPECTION</u>	6/2/2017 3:10:00 PM	6/5/2017 3:19:00 PM	FAILED	ROLAND RESENDEZ	
<u>FIRE FINAL INSPECTION</u>	6/20/2017 4:05:00 PM	6/20/2017 7:03:00 PM	PARTIAL PASSED	TOMMY THOMAS	
<u>BUILDING FRAME INSPECTION</u>	3/28/2017 4:45:00 PM	3/29/2017 1:48:00 PM	PARTIAL PASSED	CARLOS GONZALEZ	SOUTH AND EAST WALLS AT NORTH STAIR CASE OK TO COVER. CORRIDORS 113,114 AND 125 OK TO COVER - CG#122
<u>FIRE FINAL INSPECTION</u>	6/22/2017 10:23:00 AM	6/22/2017 7:04:00 PM	PASSED	TOMMY THOMAS	REDUCERS AND CAPS ARE ON THE STANDPIPE, EXIT SIGN WAS CHANGED OUT AND APPROVED IN LOBBY, AS BUILTS FOR FIRE ALARM WERE APPROVED AND ON HAND. PENDING: PLACEMENT FOR THE SMOKE DETECTORS AND RETESTING AND ALL TRADES NEED TO BE COMPLETE AND ALL AREAS CLEANED UP. TT 273 6/21/17 ***** ALL TRADES ARE COMPLETE AND FIRE ALARM SMOKE HAS BEEN MOVED AND TESTED. CHECKED ALL 7 FLOORS AND ALL REQUIREMENTS ARE MET. OK TO OCCUPY WITH THE APPROVAL FROM THE BUILDING DEPT. OK BY 254 CAPT HASSO. TT 273 6/22/17
<u>BUILDING FRAME INSPECTION</u>	2/7/2017 3:36:00 PM	2/8/2017 1:27:00 PM	PARTIAL PASSED	CARLOS GONZALEZ	HARD LID AT POOL AREA OK. FIRST FLOOR UNITS ABOVE CEILING INSPECTION OK. WALLS IN FRONT OF ELEVATORS OK, PENDING DUCT CHASE TO BE FRAMED IN SAME AREA - CG#122
<u>BUILDING FRAME INSPECTION</u>	5/22/2017 9:09:00 AM	5/23/2017 7:38:00 AM	PARTIAL PASSED	ROLAND RESENDEZ	FRAME LETTER FOR STRUCTURAL BOLTS, MURALI SUBRAMANIAM, PE 102417 STILL PENDING FRAME COMMENTS FROM PREVIOUS INSPECTION. RR121
<u>BUILDING</u>	5/12/2017	5/15/2017	FAILED	ROLAND	

FRAME INSPECTION	4:35:00 PM	11:12:00 PM		RESENDEZ	
BUILDING FRAME INSPECTION	6/5/2017 4:26:00 PM	6/6/2017 9:28:00 PM	PARTIAL PASSED	ROLAND RESENDEZ	RESCHEDULE
FIRE FINAL INSPECTION	6/21/2017 3:22:00 PM	6/21/2017 6:08:00 PM	FAILED	TOMMY THOMAS	ALL REQUIREMENTS ARE MET FOR A 30 DAY TCO FOR FF&E, TRAINING AND STAFFING ONLY. AS PER 259 CAPT LOPEZ. PENDING: THE MOVING OF SMOKE DETECTORS IN ROOMS INDICATED ON PREVIOUS INSPECTION AND ONE IN ENTRANCE TO LOBBY COORIDOR BY RETURN AIR NEXT TO RM 126 & 128. NEEDS 3 FT DISTANCE FROM AIR REGISTERS AND RETURN AIR. FIRE ALARM ALSO NEEDS AS BUILTS APPROVED AND WHEN SMOKES ARE MOVED THEY NEED TO BE RETESTED. STANDPIPE NEEDS REDUCERS AND CAPS. EXIT LIGHT IN LOBBY NEEDS TO BE REPAIRED OR CHANGED. ALL TRADES MUST BE COMPLETE BEFORE A FULL COO WILL BE ISSUED. TT 273 6/20/17
BUILDING FRAME INSPECTION	3/8/2017 3:49:00 PM	3/9/2017 3:04:00 PM	PARTIAL PASSED	ROLAND RESENDEZ	HERE ARE THE COMMENTS FOR TODAY WHEN I WENT TO SEE THE STAIR SOLUTION YOU WERE TALKING ABOUT. NO OTHER AREAS INSPECTED. 1.PROVIDE CHANGE IN DETAIL TO REFLECT WHAT IS NOW GOING TO BE RATED STAIRWAYS 2.OK TO INSTALL 2ND LAYER, STILL REQUIRE FIRECAULKING INSPECTION ON BOTH SETS OF STAIRS 3.STILL NEED FIRECAULK IN THE STAIRWAYS AFTER LAST LAYER IS INSTALLED AND ON UNIT SIDE @ TOP OF WALL OR PROVIDE LETTER APPROVING FIRECAULK AT CEILING SINCE IT IS ALREADY INSTALLED. SITE VISIT TO SEE STAIRWAY SOULUTION
FIRE FINAL INSPECTION	6/12/2017 3:58:00 PM	6/13/2017 9:41:00 AM	PARTIAL PASSED	RONALD CAROLL	FS SYSTEM PERMIT ON HOLD... FDC NEEDS TO BE CORRECTED. 6/13/17 266
BUILDING FRAME INSPECTION	1/20/2017 3:45:00 PM	1/23/2017 4:38:00 PM	FAILED	ROLAND RESENDEZ	

1 2 3

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City of San Antonio

Development Services Department

**List Inspections By Permit Number**

Enter A/P Number: A2134468

Search

Reset

A/P Number: A2134468

A/P Type: COMMERCIAL SINGLE BUILDING

Address: 220 BROADWAY

Work Summary: INTERIOR FINISH-OUT FOR AN EXISTING HISTORIC BUILDING.

INTERIOR DEMO AP #2039538. **PENDING ALCOHOL

AFFIDAVIT & SURVEY MAP. APPLICANT AWARE FAILURE TO SUBMIT
PRIOR TO BUILDING REVIEW WILL RESULT IN DENIAL COMMENT.***** PROPERTY ZONED D HS. SEE GIS ZONING MAP IN OLE *** ***
DESIGNATED SPECIAL PROJECT PER JG. 03/07/16 *** **05/10/16 -

CUST PLANS READY FOR P/U IN BIN P-4 0-CUST NOTIFIED -

(D.HAZLETT)** **5/10/16 PLANS PICKED UP BY SERGIO/RMG**

**06/15/2017 WAITING ON FIRE FINAL AFTER HOURS INSPECTION

FOR APPROVAL OF TCO FROM FIRE.**T.GARCIA** 6/23/2017 -

COO/DBA NAME CHANGE FROM: TRAVELERS MOTEL, JAGDISH PATEL

TO: TRAVELERS MOTEL, RAMILA & DHANI LLC./D.SILVA

CPS Release Info:

CPSGAS	5/22/2017 12:48:00 PM	2166178
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Unpaid Fees: \$0.00

Child Permits:

2162872	ELECPERM
2166173	PLUMBPERM
2166178	PLUMBPERM
2175801	MECHPERM
A2192931	COMBLDGEN
2203281	FIRESYSTMS
2203289	FIRESYSTMS
2206707	FIRESYSTMS

Reviews

Contractors/Contacts

TOM HE

JAGDISH PATEL

DD & B CONSTRUCTION, INC

JAMES KERNS

DD & B CONST

ANNA HAYDEN

Insp Type	Request Date	Insp Date	Insp Status	Inspector Name	Insp Comments
<u>BUILDING FRAME INSPECTION</u>		3/3/2017 2:30:00 PM	PARTIAL PASSED	ROLAND RESENDEZ	VISITED SITE TO DISCUSS THE NEW DETAIL AND CHECK ON THE REQUIRED FIRECAULKING AT THE UNIT SIDE OF THE STAIR. WE CUT OPEN CEILING AND THE WALLS ARE NOT FIRECAULKED ALL THE UNIT SIDE WALLS NEED TO BE REINSPECTED FOR

					FIRECAULKING. A LETTER CAN BE SUBMITTED IF THE ARCH/ENGINEER CAN SAY THAT THE WALL WILL MEET THE 2HR RATING WITH THE CAULK JUST AT THE CEILING INSTEAD OF UNDERSIDE OF CONC FLOOR. (LESS THAN 2INCHES FROM BOTTOM OF FLOOR)
BUILDING FRAME INSPECTION	6/21/2017 9:52:00 AM	PASSED	ROLAND RESENDEZ	ELEC ROOMS WERE INSPECTED AND ARE OK ENG LETTER FOR STAIR/UNIT WALL HAVE BEEN SUBMITTED WINDOW FILM LETTER WAS ALSO SUBMITTED AND FILM WAS VERIFIED OK TO USE PER SPECS.	
BUILDING FRAME INSPECTION	3/23/2017 2:50:00 PM	3/24/2017 5:05:00 PM	FAILED	ROLAND RESENDEZ	
BUILDING FINAL INSPECTION	6/22/2017 10:28:00 AM	PASSED	ROLAND RESENDEZ		
BUILDING FRAME INSPECTION	1/18/2017 3:58:00 PM	1/19/2017 3:57:00 PM	PARTIAL PASSED	ROLAND RESENDEZ	FIRST FLOOR ABOVE CEILING OK TO INCLUDE FURRDOWNS. DINING AND LOBBY ONLY GRID CEILINGS NEED TO BE REINSPECTED FOR TIES
FIRE FINAL INSPECTION	6/13/2017 1:25:00 PM	PARTIAL PASSED	RONALD CAROLL	FDC CONNECTION NEEDS TO BE CORRECTED. STORZ CONNECTECTION IS AT THE WRONG ANGLE. 6/13/17 266	
BUILDING FRAME INSPECTION	5/30/2017 4:21:00 PM	5/31/2017 4:15:00 PM	FAILED	ROLAND RESENDEZ	
SPECIAL INSPECTIONS REVIEW	6/2/2017 7:30:00 AM	PASSED	ROLAND RESENDEZ		
BUILDING FRAME INSPECTION	4/5/2017 3:11:00 PM	4/6/2017 3:17:00 PM	PARTIAL PASSED	ROLAND RESENDEZ	7TH FLOOR CHASE FRAMING OK. NEED TO TAPE AND FLOAT JOINTS PENDING INSP OF ELEC ROOMS FOR FIRECAULKING.
BUILDING FRAME INSPECTION	7/7/2016 8:12:00 AM	7/8/2016 6:26:00 PM	PARTIAL PASSED	ROLAND RESENDEZ	INFO
SPECIAL INSPECTIONS REVIEW	8/17/2016 6:16:00 PM	PARTIAL PASSED	ROLAND RESENDEZ		
BUILDING FRAME INSPECTION	8/16/2016 1:12:00 PM	8/17/2016 5:39:00 PM	PARTIAL PASSED	ROLAND RESENDEZ	INFO ON 6TH/7TH ABOVE CEILING
					1. ALL UNITS WITH RESTROOM DOOR 24 IN FROM A WINDOW MUST BE TEMPERED. 2. MOVE SMOKE DET OVER 3FEET FROM AC IN UNITS LISTED ON TAG 3. POST ADDRESS 4. ADD MISSING EXIT SIGNS CHECK ALL LEVELS ON PLANS 5. RETURN HANDRAILS IN STAIRWAYS ON FLOORS LISTED 6. ADD HANDRAIL AT 7TH FLOOR STAIRS (ELEV LOBBY) 7. FIRECAULKING IN BASEMENT/STAIR ENTRANCE BOTH SIDES 8. SEAL HOLES IN ELEVATOR FRONT THAT WAS REPAIRED AT BASEMENT LEVEL (HILTI FOAM WAS VERIFIED OK TO USE. HAS CORRECT ASTM E814/UL1479) 9. NEED TO VERIFY TEMP GLASS AT POOL WINDOWS. UNABLE TO SEE ETCHING 10. PROVIDE ENG LETTER FOR COVERED STAIR/UNIT FIRE WALL THAT WASNT INSPECTED OK FOR TCO FOR FFE 30 DAYS PENDING ALL OTHER MEPS/FIRE HAVE BEEN APPROVED OR GRANTED TCO.
BUILDING FINAL INSPECTION	6/8/2017 4:27:00 PM	6/12/2017 3:24:00 PM	PARTIAL PASSED	ROLAND RESENDEZ	
BUILDING FRAME	7/5/2016	7/6/2016	PARTIAL	ROLAND	3RD/4TH ONLY. 1. PUTTY PADS REOD 2.FIRECAULK

<u>INSPECTION</u>	1:38:00 PM	4:58:00 PM	PASSED	RESENDEZ	INSP REQD 3. FRAMING OK NEED HARD LID INSP. 4.ELEV,STAIRS,CHASES NOT INSPECTED. 5. SEAL CEILING AND FLOOR PENETRATION
<u>SPECIAL INSPECTIONS REPORT</u>		5/25/2017 8:59:00 AM	PASSED	ROLAND RESENDEZ	FINAL REPORT OF SPECIAL INSPECTIONS SUBMITTED. JERRY J. PHILLIPS JR, ARCH 17283 RR121
<u>HEALTH - FOOD/CUSTODIAL</u>	5/23/2017 3:22:00 PM	6/2/2017 10:45:00 AM	PASSED		
<u>SPECIAL INSPECTIONS REVIEW</u>		7/6/2016 5:02:00 PM	FAILED	ROLAND RESENDEZ	NO LOG ON SITE. EMAILED IB 132 TO SUPER
<u>FIRE FINAL INSPECTION</u>	6/6/2017 4:07:00 PM	6/6/2017 10:57:00 PM	CANCELLED	RONALD CAROLL	
<u>BUILDING FRAME INSPECTION</u>	8/22/2016 3:49:00 PM	8/23/2016 3:23:00 PM	FAILED	ROLAND RESENDEZ	4TH AND 5TH NOT READY, PUTTY PADS NEED TO BE INSTALLED CORRECTLY
<u>SPECIAL INSPECTIONS REVIEW</u>		8/23/2016 5:32:00 PM	PARTIAL PASSED	ROLAND RESENDEZ	
<u>BUILDING FRAME INSPECTION</u>	8/24/2016 3:47:00 PM	8/25/2016 4:19:00 PM	PARTIAL PASSED	ROLAND RESENDEZ	2ND FLOOR: 1. 216 ABOVE CEILING MISSING S/R AND FIRECAULK 2.212 FIRECAULK SPRINKLER 3.207 FIRECAULK WATER LINE 3RD FLOOR: 1. 317 AROUND BEAM NOT CAULKED 2. 316 S/R MISSING ABOVE CEILING 3. 313 ADD HANGWRS IN GRID 4 313 FIRECAULK AT DBL WALL(COPPER AND ELEC) STILL NEED FRAMING FOR CHASES, STAIRS
<u>BUILDING FRAME INSPECTION</u>	10/5/2016 4:41:00 PM	10/6/2016 2:48:04 PM	PARTIAL PASSED	JOSEPH TOVAR	10-6-16; 6TH AND 7TH FLOOR UNITS OK TO COVER. PENDING DUCT CHASES (SHAFT LINER) AND ELECTRICAL ROOM CEILINGS. JT115
<u>SPECIAL INSPECTIONS REVIEW</u>		10/25/2016 3:58:00 PM	PARTIAL PASSED	CARLOS GONZALEZ	RESCHEDULE - CG#122
<u>BUILDING FRAME INSPECTION</u>	9/20/2016 2:10:00 PM	9/21/2016 2:56:00 PM	PARTIAL PASSED	JOSEPH TOVAR	9-21-16; NOT READY. JT115
<u>SPECIAL INSPECTIONS REVIEW</u>		10/4/2016 1:04:00 PM	PARTIAL PASSED	CARLOS GONZALEZ	NO INSPECTIONS AT THIS POINT - CG#122

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City of San Antonio

Development Services Department**List Inspections By Permit Number**

Enter A/P Number: A2134468

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A/P Number: A2134468

Address: 220 BROADWAY

A/P Type: COMMERCIAL SINGLE BUILDING

Work Summary: INTERIOR FINISH-OUT FOR AN EXISTING HISTORIC BUILDING.

INTERIOR DEMO AP #2039538. **PENDING ALCOHOL
AFFIDAVIT & SURVEY MAP. APPLICANT AWARE FAILURE TO SUBMIT
PRIOR TO BUILDING REVIEW WILL RESULT IN DENIAL COMMENT.**
*** PROPERTY ZONED D HS. SEE GIS ZONING MAP IN OLE ***
DESIGNATED SPECIAL PROJECT PER JG. 03/07/16 *** **05/10/16 -
CUST PLANS READY FOR P/U IN BIN P-4 0-CUST NOTIFIED -
(D.HAZLETT)** **5/10/16 PLANS PICKED UP BY SERGIO/RMG**
**06/15/2017 WAITING ON FIRE FINAL AFTER HOURS INSPECTION
FOR APPROVAL OF TCO FROM FIRE.**T.GARCIA** 6/23/2017 -
COO/DBA NAME CHANGE FROM: TRAVELERS MOTEL, JAGDISH PATEL
TO: TRAVELERS MOTEL, RAMILA & DHANI LLC./D.SILVA

CPS Release Info: CPSGAS 5/22/2017 12:48:00 PM 2166178

Unpaid Fees: \$0.00

Child Permits:

2162872	ELECPERM
2166173	PLUMBPERM
2166178	PLUMBPERM
2175801	MECHPERM
A2192931	COMBLDGGEN
2203281	FIRESYSTMS
2203289	FIRESYSTMS
2206707	FIRESYSTMS

Reviews**Contractors/Contacts**

TOM HE

JAGDISH PATEL

DD & B CONSTRUCTION, INC
JAMES KERNSDD & B CONST
ANNA HAYDEN

Insp Type	Request Date	Insp Date	Insp Status	Inspector Name	Insp Comments
BUILDING QUAL CONSISTCY REVIEW		9/26/2016 6:57:00 AM	PASSED	RAY HERRERA	GOOD INSPECTION VERY THOROUGH
BUILDING FRAME	10/3/2016 2:46:00	10/4/2016 1:02:00 PM	FAILED	CARLOS GONZALEZ	NOT READY - CG#122

<u>INSPECTION</u>	PM				
<u>SPECIAL INSPECTIONS REVIEW</u>		10/28/2016 11:08:00 AM	PARTIAL PASSED	CARLOS GONZALEZ	RESCHEDULE - CG#122
<u>BUILDING FRAME INSPECTION</u>		8/26/2016 12:11:00 PM	PARTIAL PASSED	ROLAND RESENDEZ	STILL NOT INCLUDED ARE STAIRS, AND ALL CHASES AND ELEC ROOM FIRECAULK INSPECTION AT PARTY WALL. 4TH FLOOR: 405 FIRECAULK ABOVE AC IN RESTROOM TOP OF WALL 416 ABOVE CEILING AT ENTRY MISSING S/R AND NEEDS TO FC FURDOWN AT PARTYWALL WHERE IT PENETRATES 414 FC INSIDE CHASE AT TOP OF WALL 413/412 NEED CHASE INSPECTION FOR PENETRATIONS (INSIDE RESTROOM) 409 FIRECAULK ABOVE CEILING IN RESTROOM 5TH FLOOR: 505 FC PENETRATION OF SMURF LINE IN FURDOWN AND ABOVE AC IN RESTROOM 516 ABOVE ENTRY MISSING S/R AND FC SMURF LINE IN RESTROOM 514 FC IN RESTROOM CHASE 513 FC HOLES IN RESTROOM CHASE AND ELEC LINE ABOVE CEILING 512 S/R CHASE TO CORRIDOR WALL TO CONTINUE PARTY WALL 511 MISSING PUTTY PADS PARTY WALL RR121 8/26/16
<u>SPECIAL INSPECTIONS REVIEW</u>		8/26/2016 12:11:00 PM	PARTIAL PASSED	ROLAND RESENDEZ	NO INSPECTION YET FROM 3RD PARTY
<u>BUILDING FRAME INSPECTION</u>	11/3/2016 3:49:00 PM	11/4/2016 2:21:00 PM	PARTIAL PASSED	CARLOS GONZALEZ	FRAME OK IN BASEMENT. PENDING FRAME AT STAIRWAY, CHASE IN ROOM B13 AND DOOR FRAME IN ELEV LOBBY B12. FRAME OK ON FIRST FLOOR IN ROOMS 133 AND 134 (ENTRYWAY AND RESTROOMSONLY), ROOMS 111,112,110,109,118,119,120,128,127,126,124,123,125,113,115,116,130. PENDING HARDLIDS, FURDOWNS, CORRIDORS 114 AND 131, STAIRCASES - CG#122
<u>BUILDING FRAME INSPECTION</u>	9/22/2016 4:27:00 PM	9/23/2016 2:08:00 PM	PARTIAL PASSED	JOSEPH TOVAR	9-23-16; INSPECTION WAS FOR 7TH AND 6TH FLOORS (ONLY), WALLS ONLY. WALLS OK TO INSULATE AND COVER. PENDING HARD-LID FRAMING AND ABOVE HARD LIDS FOR FIRE CAULKING. JT15
<u>SPECIAL INSPECTIONS REVIEW</u>		11/3/2016 10:20:00 AM	PARTIAL PASSED	JOSEPH TOVAR	11-3-16; LOG OK. JT115
<u>SPECIAL INSPECTIONS REVIEW</u>		8/25/2016 4:20:00 PM	PARTIAL PASSED	ROLAND RESENDEZ	NO INSP YET FROM 3RD PARTY

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