

San Jose Apartments

117 S. Mendiola Ave.

Laredo, Texas 78040

Project Description:

The San Jose Apartments consist of 12 units. The units are situated on three lots at the corner of Mendiola and Wooster Street. The zoning is R-3 which is recommended for multi-family dwellings. The area is ideal for multi-family housing considering its proximity (within 2 blocks) to Laredo Independent School District Elementary school, San Jose Catholic Church and one block from a major thoroughfare like Meadow Ave. Public transit is available at this thoroughfare connecting residents to the rest of the City and walking distance from small businesses and local service facilities. The 12 units are divided in two building complexes with one having 8 units on two floors and the second complex building with 4 units on two floors. Each unit consists of two bedrooms and one bathroom. The floor plan measures 760 square ft. The units will have a living room, two bedrooms, a bathroom with a shower/tub and kitchen with cabinetry. Appliances include a stove, refrigerator, washer and dryer hookups, HVAC system, individual wall electric water heater tankless and a fire sprinkler system as required by local code. Construction type meets and exceeds all local building code for a multi-family complex with ample parking spaces for residents and guests on site with surplus on street parking. Interior materials propose ceramic tile floor, granite counter-tops, American standard quality faucets, ceramic water closets, wood cabinets, interior and exterior doors and efficient

double pane windows. The complex proposes exterior finishes of stucco, some natural stone touches, and masonry siding.

Project Timeline:

Architecture/Engineering Design	3-4 Months (May – Aug 2022)
NEZ approval	2 Months (Sept – Oct 2022)
Building Permit	3 Months (Oct – Dec 2022)
Construction	11 Months (Jan – Nov 2023)

Project Budget:

Land	\$ 168,000
Architecture/Engineering Design	\$ 25,000
Building Construction	\$ 1,413,600
Parking Pavement	\$ 75,000
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	\$ 1,681,600