

HISTORIC AND DESIGN REVIEW COMMISSION

September 04, 2024

HDRC CASE NO: 2024-298
ADDRESS: 516 E MULBERRY AVE
LEGAL DESCRIPTION: NCB 3090 BLK 6 LOT 9
ZONING: R-4 CD, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Jose Calzada/Architectura SA, Inc
OWNER: Rafael Saavedra Sada/MULBERRY PROJECT LLC
TYPE OF WORK: New construction of two (2) 1-story, single-family structures
APPLICATION RECEIVED: August 16, 2024
60-DAY REVIEW: October 15, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct two (2) 1-story, single-family structures at 516 E Mulberry.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall

be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

8. Medium-Density and Multifamily

A. SITE SELECTION & DEVELOPMENT

- i. *Location & Context* – The size, depth, and accessibility of lots varies from district to district, and block to block. Regardless of allowable density by zoning, the existing development pattern will inform what building forms and sizes are achievable under the Historic Design Guidelines. Consider lots that historically featured higher density or commercial uses as opportunities for multifamily infill, or lots that allow for the addition of larger building forms or groupings away from the public realm.

ii. *Building Separation & Groupings* – Incorporate multiple dwelling units into historically-common building sizes and forms within the established context area. For example, in context areas having larger buildings, four units may be appropriately combined into a single, two-story building form. In context areas with smaller buildings, a more appropriate response would be to separate the units into smaller, individual building forms.

iii. *Preservation of Open Space* – As multiple buildings are proposed for a site, they should be separated and scaled in a manner that preserves open space consistent with the established context area. For example, if the context area predominately consists of a primary structure separated from a rear accessory structure by a common distance, then the proposed development should follow a similar pattern. Preserved open space may be used for common areas, amenity space, or uncovered parking.

B. FACADE ORIENTATION & ENTRANCES

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median front setback of buildings within the established context area where a variety of setbacks exist.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage. Street-facing facades that are void of fenestration or a street-facing entrance are strongly discouraged.

C. SCALE, MASSING, AND FORM

i. *Building footprint* - new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Using the established context area as reference, limit the total building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. Similarly, individual building footprints should not exceed the average building footprint of primary structures in the established context area by more than 50%.

ii. *Impervious Cover* – In addition to building footprints, other areas of impervious lot coverage (such as parking pads or driveways) should be minimized. Developments with building footprints that meet or exceed 50% of the total lot area should utilize pervious and semi-pervious paving materials and stormwater retention strategies wherever possible.

iii. *Building Height*—Design new construction so that its height and overall scale are consistent with historic buildings in the established context area. In residential districts, the overall height of new construction should not exceed the height of adjacent or nearby historic buildings by more than 50% when measured from similar elevation points such as the ground plane and the highest ridge line of the roof regardless of roof pitch or form. Buildings that exceed the height of immediately adjacent historic buildings by any amount should utilize the following strategies:

(a). *Half Stories* - Incorporating additional height into half stories or fully within traditional sloped roof forms is strongly encouraged.

(b). *Transitions* - Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition to the neighboring properties.

(c). *Roof Form* – Utilize roof forms that reduce visual prominence when viewed from the street such as hip, side gable, or hip-on-gable (jerkinhead).

iv. *Traditional Forms and Spatial Relationships* – In residential districts, there is often an established pattern of a larger, primary structure facing the street with smaller, accessory structures located at the rear of the property. Design and site new buildings to be consistent with this development pattern where evident within the established context area.

v. *Foundation and Floor Heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on historic buildings within the established context area.

D. ARCHITECTURAL FORMS

i. *Primary Roof Forms* - Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those found in the established context area. Flat or shed roofs are not typical of primary structures in San Antonio’s residential historic districts and should be avoided.

ii. *Porches* – Utilize traditional front porch depths and forms to establish a pedestrian scale along the street frontage. Porch designs should be similar in dimension and form as those found on historic buildings within the established context area.

iii. *Bays* – Separate building massing into distinguishable architectural bays consistent with historic buildings within the established context area. This is best accomplished through a change in wall plane or materials, or by aligning appropriately-scaled fenestrations.

E. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as found within the established context area. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Window Specifications* – All windows used in new construction should adhere to adopted guidelines and policy for windows in terms of type, materials, proportions, profile, and installation details. A summary is provided on this page for reference.

F. PARKING AND ACCESS

i. *Location* – Site parking areas centrally within a development or to one side of the proposed structures. Limiting on-site parking to the traditional front yard space is strongly discouraged.

ii. *Parking Surfaces & Design* – Pervious or semipervious surfaces are strongly encouraged. Incorporate parking opportunities into a comprehensive landscaping and hardscaping plan that is consistent with the Historic Design Guidelines.

iii. *Garages* - Attached garages, especially front-loading garages, are strongly discouraged. Detached garages designed to be consistent with this chapter may be considered where lot coverage allows. Uncovered surface parking is encouraged when the recommended building-to-lot ratio has been exceeded.

iv. *Driveways and Curb Cuts* – A single, 10-foot driveway at one street frontage is recommended. Projects should first attempt to utilize historic curb cuts where extant. Additional entry points may be considered where there is alley access. The addition of driveways should not confuse or alter the historic development pattern. Do not introduce wide, shared driveways that appear visually similar to a street.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The property at 516 E Mulberry first appears on the 1938 Sanborn Map and originally featured a 2-story asbestos-clad residence. The structure is extant on the 1951 Sanborn Map. The lot is currently vacant and is contributing to the Monte Vista Historic District.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval. The applicant received conceptual approval from the HDRC on June 1, 2022, with the following stipulations:

- i. That the applicant provides total height information for Unit B showing that the structure does not exceed the height of the primary structure (Unit A) based on finding f. ***This stipulation has been met.***
 - ii. That the applicant provides a diagram showing the foundation and floor heights of the proposed new construction in relation to neighboring structures based on finding g. ***This stipulation has NOT been met and it will remain through final approval.***
 - iii. That the applicant submits the percentage of lot coverage to staff for review based on finding i. ***This stipulation has been met.***
 - iv. That the applicant provides detailed material specifications to staff for review based on findings j through k. ***This stipulation has been met and will remain through final approval.***
 - v. That the applicant provides final material specifications for fully wood or aluminum-clad wood windows to staff for review based on finding l. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles and proportions that are found historically within the immediate vicinity. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. ***This stipulation has been met and will remain through final approval.***
 - vi. That the applicant modifies the windows on the west elevation of Unit A to feature traditional proportions based on finding m. ***This stipulation has been met.***
 - vii. That the applicant proposes fenestration on the west elevation of Unit B based on finding n. ***This stipulation has NOT been met and will remain through final approval.***
 - viii. That the proposed new construction incorporates architectural details that are respectful of the historic context and are consistent with the Guidelines based on finding o. ***This stipulation has been met.***
 - ix. That the applicant modifies the proposed site furnishings so that the proposal is in keeping with site elements commonly found in the district based on finding r. ***This stipulation has been met.***
 - x. The applicant submits a final landscaping plan to staff for review based on finding t. ***This stipulation has been met.***
- c. DESIGN REVIEW COMMITTEE – The applicant attended a Design Review Committee on May 24, 2022. The discussion focused on massing, noting the heights of neighboring structures on a future submission, materiality, fenestration, driveway configuration, and site work.
 - d. SETBACK & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings should align with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to construct two 1-story, single-family residences at 516 E Mulberry. The residences will be detached, with one structure's entrance facing E Mulberry and the second structure located at the rear, also oriented toward E Mulberry. The applicant has not noted the proposed setback from E Mulberry but has provided site plans showing that the proposed structure will be set behind the adjacent structures on E Mulberry. The Historic Design Guidelines for New Construction stipulate that primary building entrances should be oriented towards the primary street and that front facades should be aligned with the front facades of adjacent buildings. Staff finds the proposal consistent with the Guidelines.
 - e. ENTRANCES – According to Guideline 1.B.i for New Construction, primary building entrances should be oriented towards the primary street. Staff finds the proposal for primary entrances facing E Mulberry appropriate.
 - f. SCALE & MASSING – According to Guideline 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one story.

The adjacent blocks of E Mulberry feature 1-story and 2-story structures. Guideline 2.A.ii for New Construction states that applicants should utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story. The applicant has provided height information and the proposed height of Unit A is 25'-9". The proposed height of Unit B is 23'-3". Adjacent structures range from 20 feet in height to 30 feet in height. Staff finds the proposal appropriate.

- g. FOUNDATION & FLOOR HEIGHTS – Guideline 2.A.iii for New Construction stipulates that foundation and floor heights should be aligned within one (1) foot of the neighboring structure's foundation and floor heights. At this time, the applicant has not provided a diagram showing the foundation and floor heights of neighboring structures. The applicant is responsible for complying with the Guidelines.
- h. ROOF FORM – The applicant has proposed front gable roof forms on each of the structures. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. This block of E Mulberry features structures with front gable, cross gable, and side gable roofs. Staff finds the proposal consistent with the Guidelines.
- i. LOT COVERAGE – Guideline 2.D.i for New Construction stipulates that building to lot ratio for new construction should be consistent with adjacent historic buildings. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. The applicant has proposed a total percentage of lot coverage of 44 percent. Staff finds the proposal consistent with the Guidelines.
- j. MATERIALS AND TEXTURES (Unit A) – The applicant has proposed to clad the front structure (Unit A) in horizontal wood cladding with shingle cladding on the gables. The applicant has proposed a galvalume standing seam metal roof and exposed rafter tails and decorative wood front porch columns. Guideline 3.A.i for New Construction stipulates that new construction should use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. Staff finds the proposal appropriate.
- k. MATERIALS AND TEXTURES (Unit B) – The applicant has proposed to clad the rear structure (Unit B) in horizontal wood cladding with shingle cladding on the two front gable projections. The applicant has proposed a galvalume standing seam metal roof and exposed rafter tails and decorative wood front porch columns. Guideline 3.A.i for New Construction stipulates that new construction should use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. Staff finds the proposal appropriate.
- l. WINDOW MATERIALS – The applicant has proposed to install aluminum-clad wood windows. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles and proportions that are found historically within the immediate vicinity. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Staff finds that the applicant should provide final material specifications for the proposed windows to staff for review.
- m. RELATIONSHIP OF SOLIDS TO VOIDS (Unit A) – The applicant has proposed to install sets of ganged windows of traditional proportions with divided lite transoms on the north, east, and south elevations, and windows of traditional and non-traditional proportions on the west elevation. The proposed window proportions do not appear to be in keeping with those historically found in the district. Guideline 2.C.i for New Construction states that window and door openings should be incorporated into new construction with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height-to-width ratio from adjacent historic facades. Staff finds the proposal appropriate.

- n. RELATIONSHIP OF SOLIDS TO VOIDS (Unit B) – The applicant has proposed to install sets of ganged windows of traditional proportions with divided lite transoms on the north, east, and south elevations, and has not proposed any fenestration on the west elevation. Guideline 2.C.i for New Construction states that window and door openings should be incorporated into new construction with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height-to-width ratio from adjacent historic facades. Additionally, Guideline 2.C.ii for New Construction states that no new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds that the applicant should propose fenestration on the west elevation that is in keeping with the Guidelines.
- o. ARCHITECTURAL DETAILS – Guideline 4.A.i for New Construction states that new buildings should be designed to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district. Staff finds the proposal appropriate.
- p. DRIVEWAYS – Guideline 5.B.i for Site Elements notes that new driveways should be similar to those found historically within the district in regard to their materials, width, and design. Additionally, the Guidelines note that driveways should not exceed ten (10) feet in width. The applicant has proposed to install one decomposed granite driveway for the property that is 10 feet wide that spans the length of the property that terminates at the alley and features a central parking pad. Staff finds the proposal for a permeable driveway surface consistent with the Guidelines.
- q. FRONT WALKWAYS – The Guidelines for Site Elements note that front yard sidewalk should appear similar to those found historically within the district in regard to their materials, width, alignment and configuration. Staff finds the proposed walkways consistent with the Guidelines.
- r. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
- s. LANDSCAPING PLAN – Per the Historic Design Guidelines, landscaping should feature at least 50 percent of native plantings and greenspace. The applicant has submitted a landscaping plan featuring native plantings, river rock that is less than 2 inches in diameter, and artificial turf. Staff finds that the applicant should install additional plantings or grass in lieu of the proposed artificial turf.

RECOMMENDATION:

Staff recommends approval based on findings a through s with the following stipulations:

- i. That the applicant provides a diagram showing the foundation and floor heights of the proposed new construction in relation to neighboring structures to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding g.
- ii. That the applicant provides detailed final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on findings j through k.
- iii. That the applicant provides final material specifications for fully wood or aluminum-clad wood windows to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding l. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles and proportions that are found historically within the immediate vicinity. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.
- iv. That the standing seam metal roof features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.

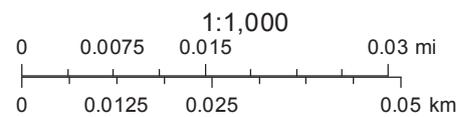
- v. That the applicant proposes fenestration on the west elevation of Unit B based on finding n.
- vi. That the applicant installs additional plantings or grass in lieu of the proposed artificial turf based on finding s. An updated landscaping plan must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

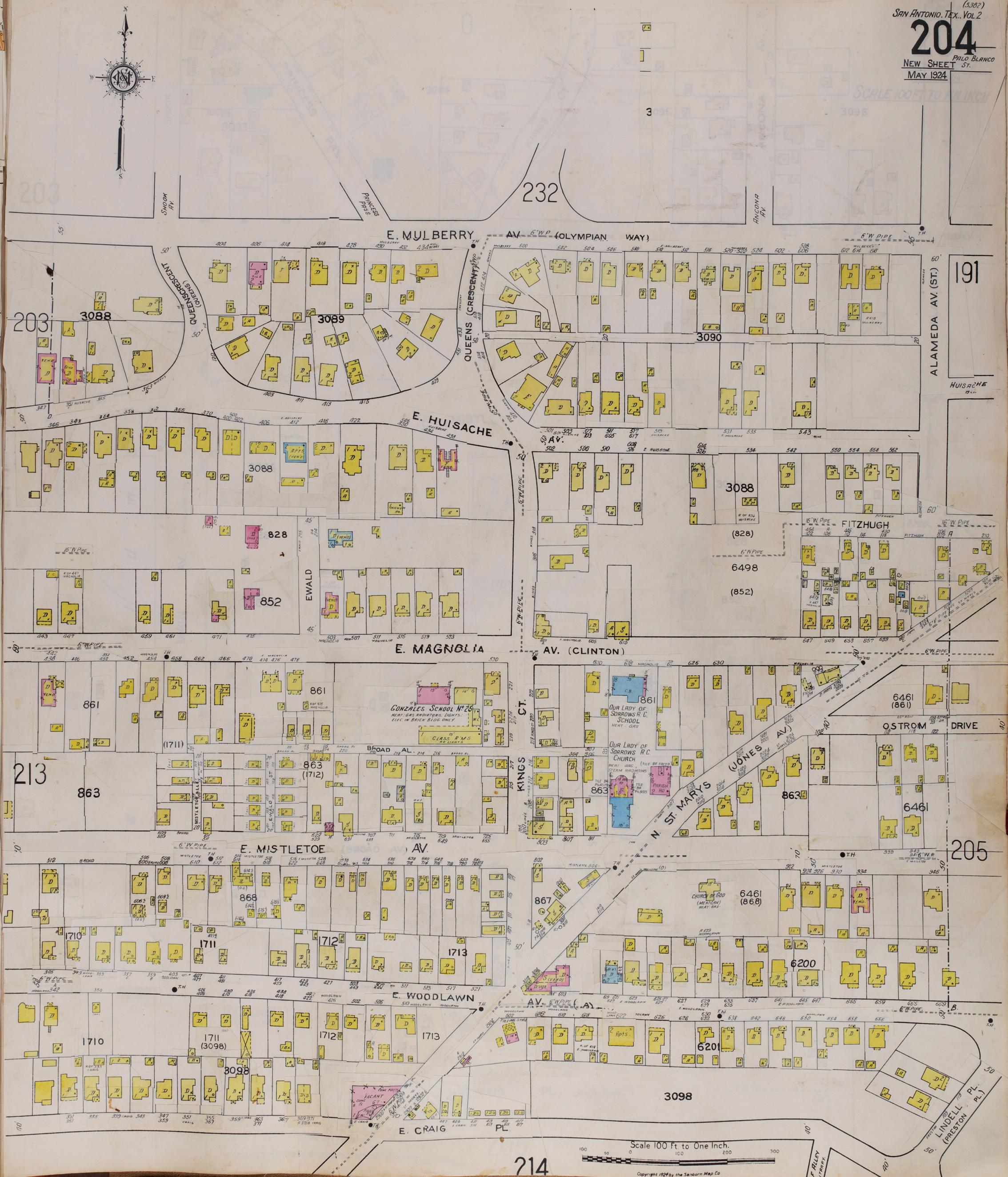
City of San Antonio One Stop

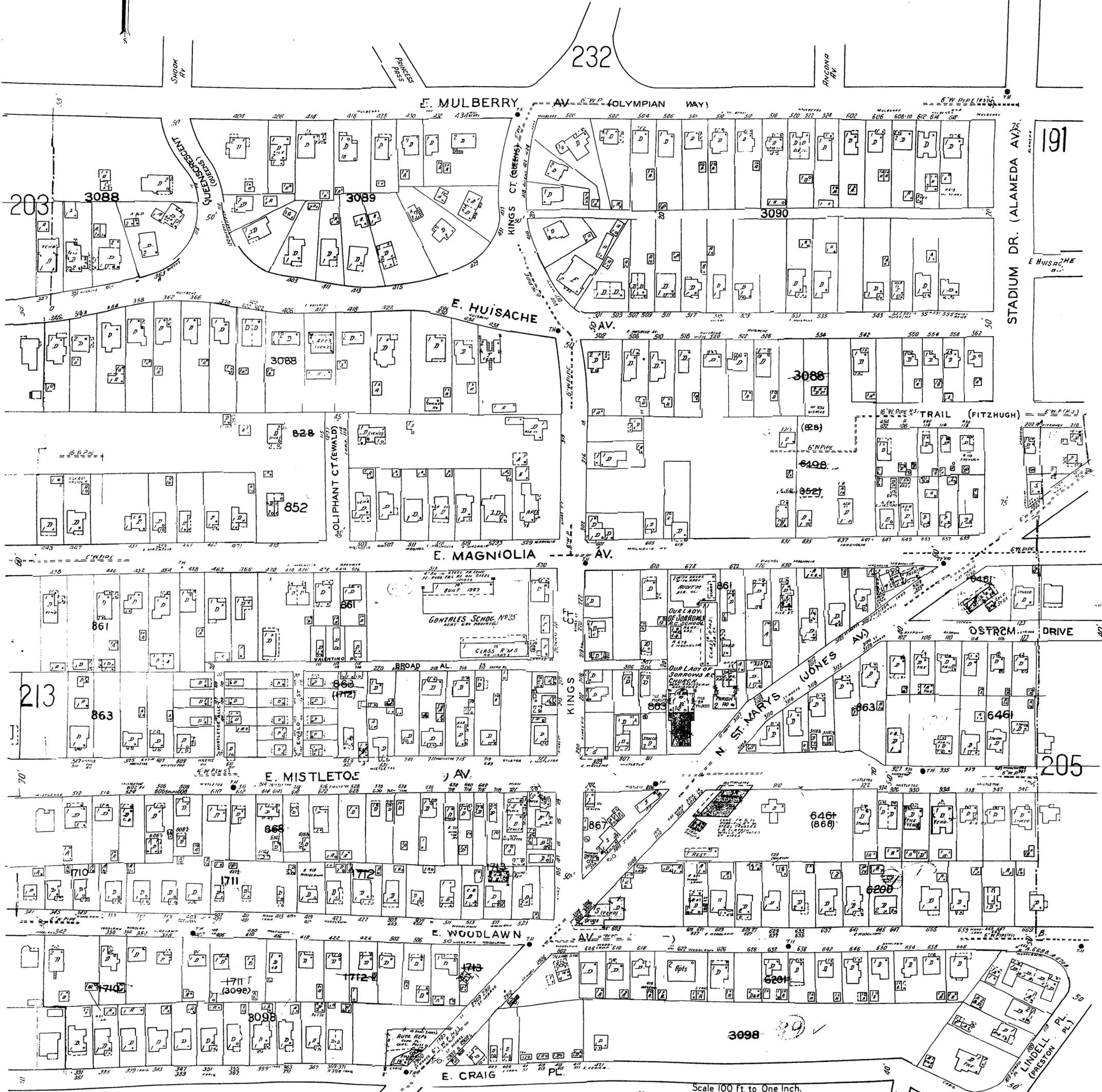


May 24, 2022

— User drawn lines







232

191

203

205

213

214

Scale 100 Ft. to One Inch.

Copyright 1924 by the Sanborn Map Co

HDRC
City of San Antonio

516 E Mulberry Av.
Ago-2024

MULBERRY 
PROJECT

1. Introduction.

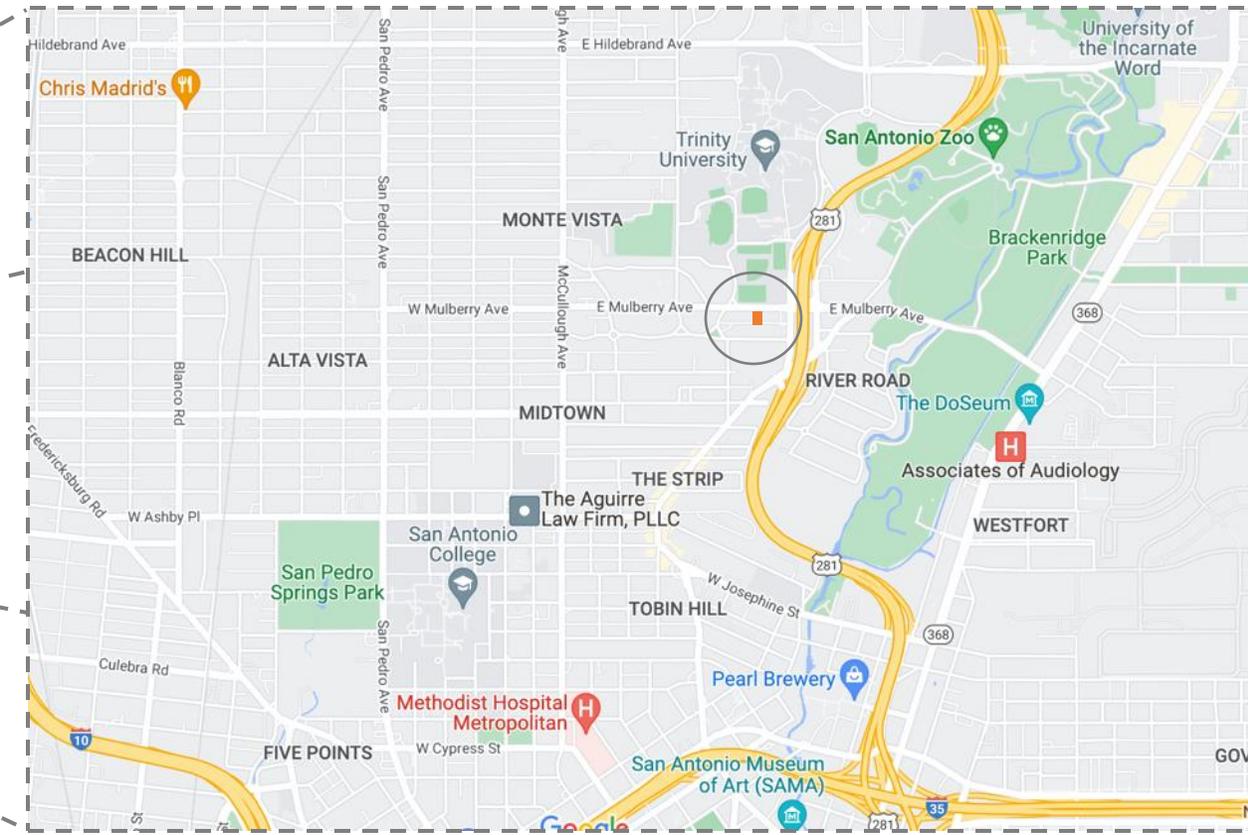
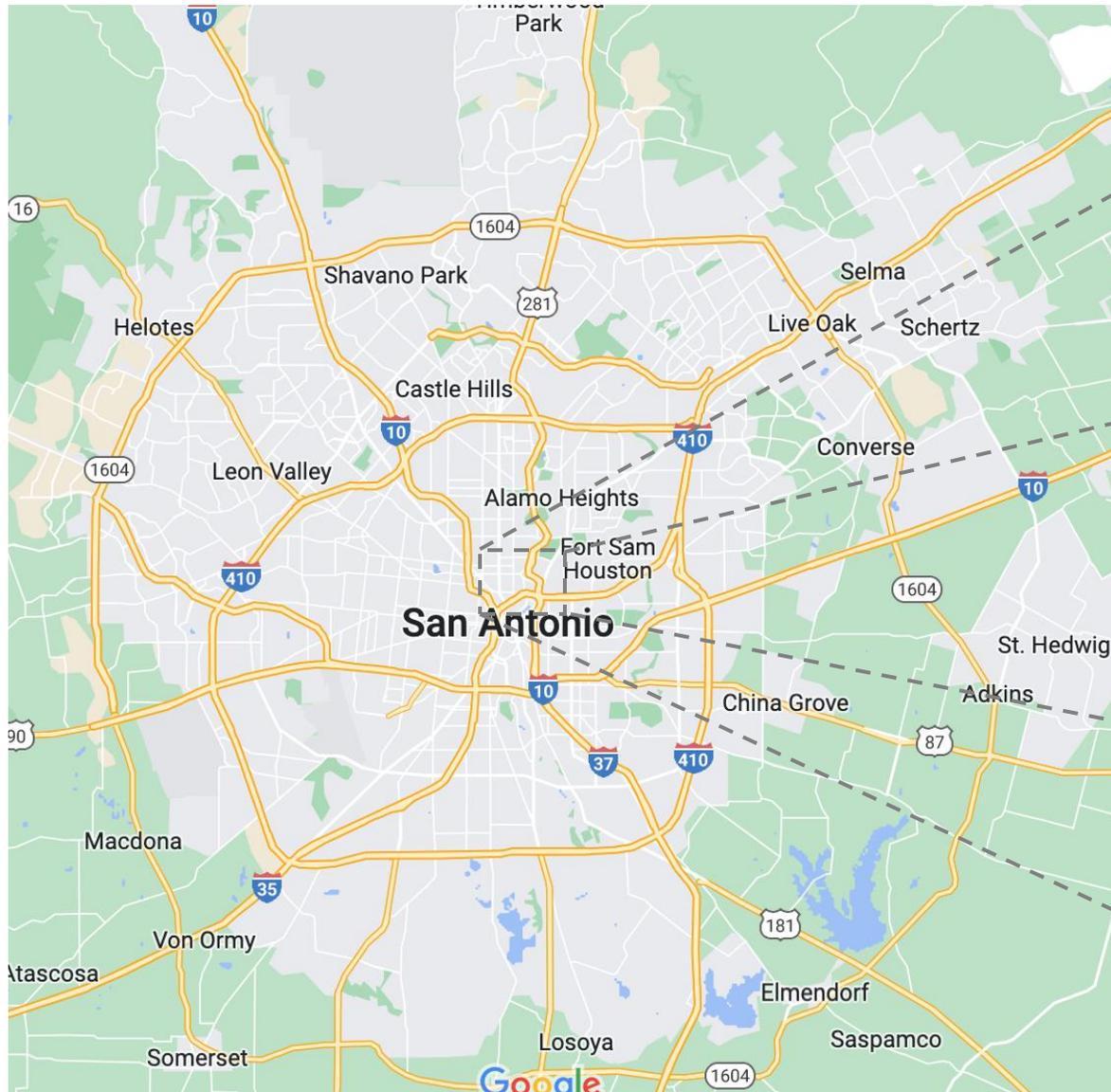
Our project is the construction of **2 houses** on a **lot** located at **516 E Mulberry Ave. San Antonio, Tx. 78212** in **Montevista** area in San Antonio, Texas.

We are taking care of all details to have a beautiful and balanced project perfectly integrated with the neighborhood.

2. Agenda. HDRC Meeting City of San Antonio

1. Introduction
2. Agenda
3. Location.
4. Size & Zonning.
5. Lot Survey
6. Lot Pictures
7. Site plan.
8. Heights

3. Location:



3. Location:



4. Size and Zoning



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



April 1, 2022

Rafael Saavedra Sada
516 E Mulberry Avenue
San Antonio, TX 78212

SUBJECT: ADDR-COD-22-10600141; LOT 9 BLOCK 6 NCB 3090

In accordance with V.T.C.A. Local Government Code Section 212.0115 and the San Antonio Unified Development Code (UDC) 35-430(C), a plat is not required for the property and this Certificate of Determination will assist customers in obtaining building permits and/or utility services. *Note: Properties located Outside City Limits, but within the ETJ will be referenced as (OCL); and properties located within the City Limits will be referenced as (ICL).*

A plat is not required for the property, subject to the following conditions §35-430(C):

17. A commercial and/or multi-family lot is located within the original thirty-six (36) square mile area of San Antonio, and the boundaries of the lot were recorded in the Deed and Plat Records of Bexar County Prior to June 14, 1927 and the lot remains in its original configuration. It shall be the obligation of the applicant for plat exception to provide documentation of the lot's recording prior to June 14, 1927. The lot was established by the Laurel Heights Terrace antiquated plat, dated October 2, 1908.

NOTE: This Certificate of Determination (COD) documents that the identified property does not need to plat at this time; however:

- If one or more of the following is determined to have occurred at the time of permitting for the development of this property, then this COD is voided and platting will be required:
 - Habitable use in the floodplain;
 - Public drainage improvement is required;
 - Extension of a utility main is required; (water, gas, and electric only or utilities as listed in 35-507(a) – which would include public (or private) drainage improvements). This would not include a Water Well or Septic Tank; and/or
 - Any change in the acreage or Land Use identified on the COD.
- The proposed development may need to comply with Section 35-523 of the UDC regarding the tree ordinance. Non-compliance with the tree ordinance can result in a fine of \$2,000.00 or an additional fee equal to the fee established in Appendix C for commencing development without a tree permit.

Two Single-Family Residences
Acreage/Square Footage: **0.1951/8,500**

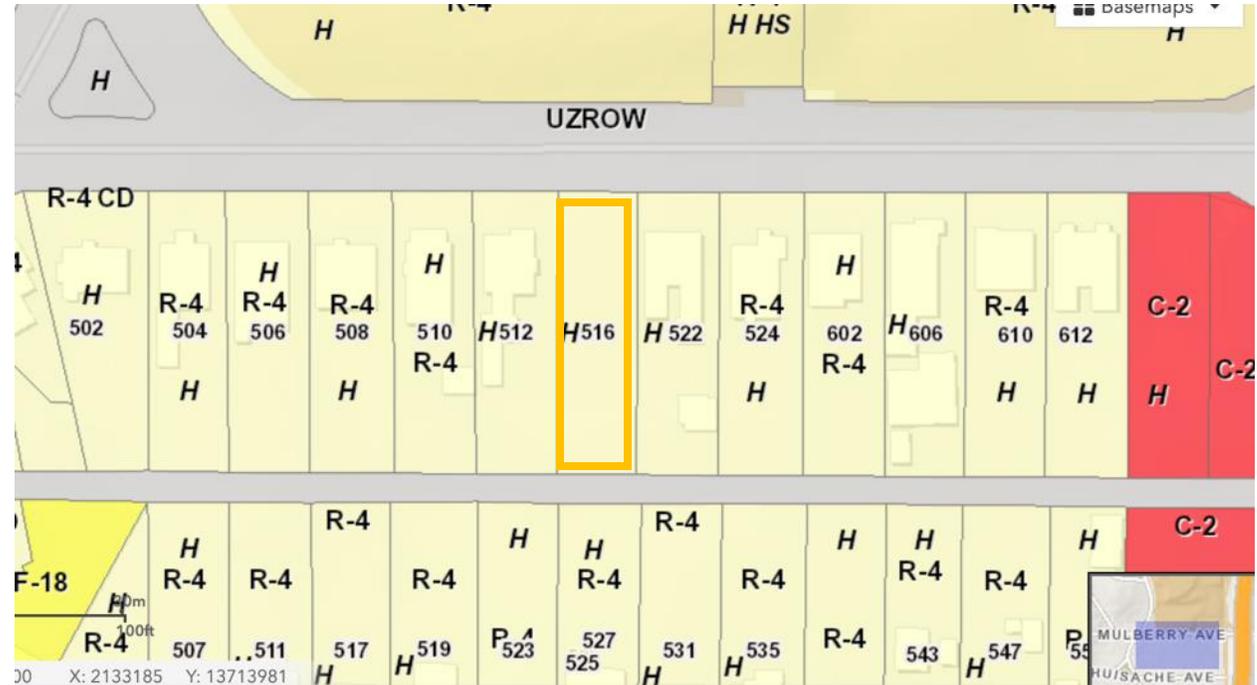
*Please note that the City of San Antonio's development regulations apply to all properties located inside the City of San Antonio, and the Extra Territorial Jurisdiction, which includes parts of Bexar, Comal, Guadalupe, Kendall, Medina and Wilson Counties.

Should you have any questions regarding this Certificate of Determination, please contact Elizabeth Neff, the Planner who worked on your request at (210) 207-0119, or via email at Elizabeth.Neff@sanantonio.gov.

Sincerely,

Elizabeth Neff
Planner

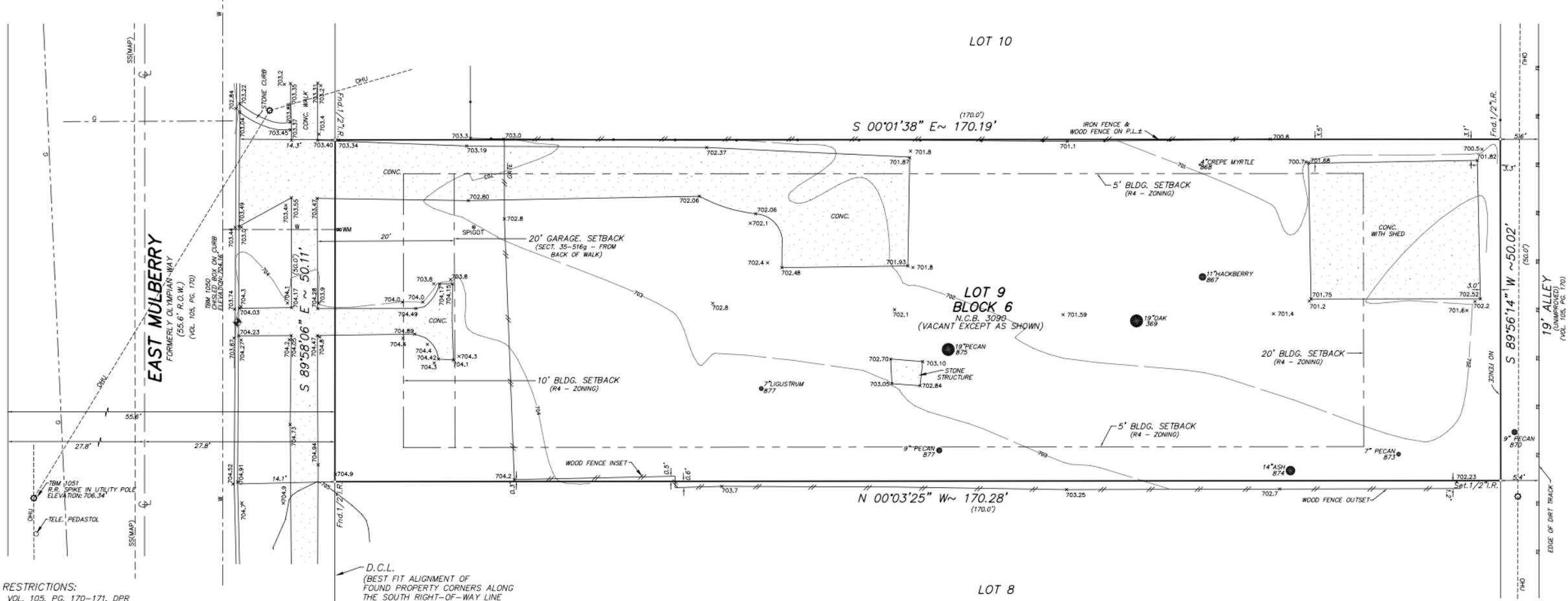
Daniel Hazlett
Development Services Manager



Two Single-Family Residences
Acreage/Square Footage: **0.1951/8,500**

Size: 50 ft x 170 ft approx.
Zoning: R-4 CD. Historical.

5. Lot Survey

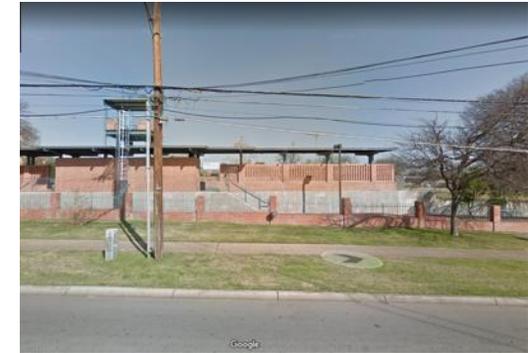


ADDRESS:
516 EAST MULBERRY AVENUE
LOT AREA = 8,523 square feet

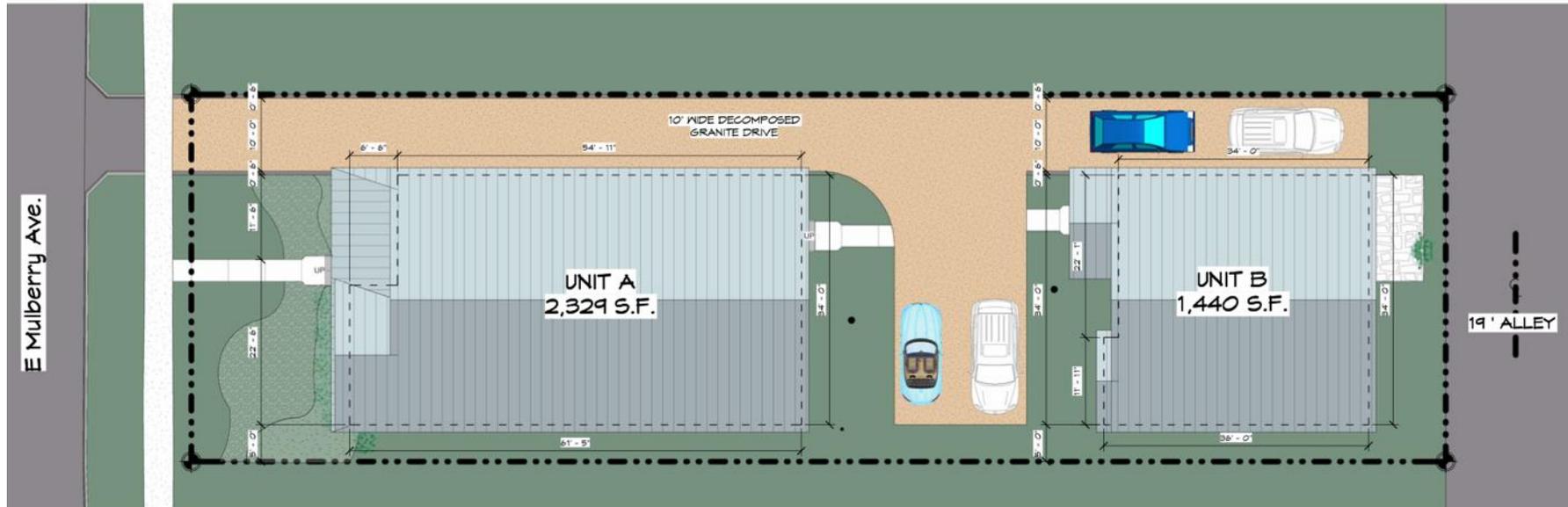
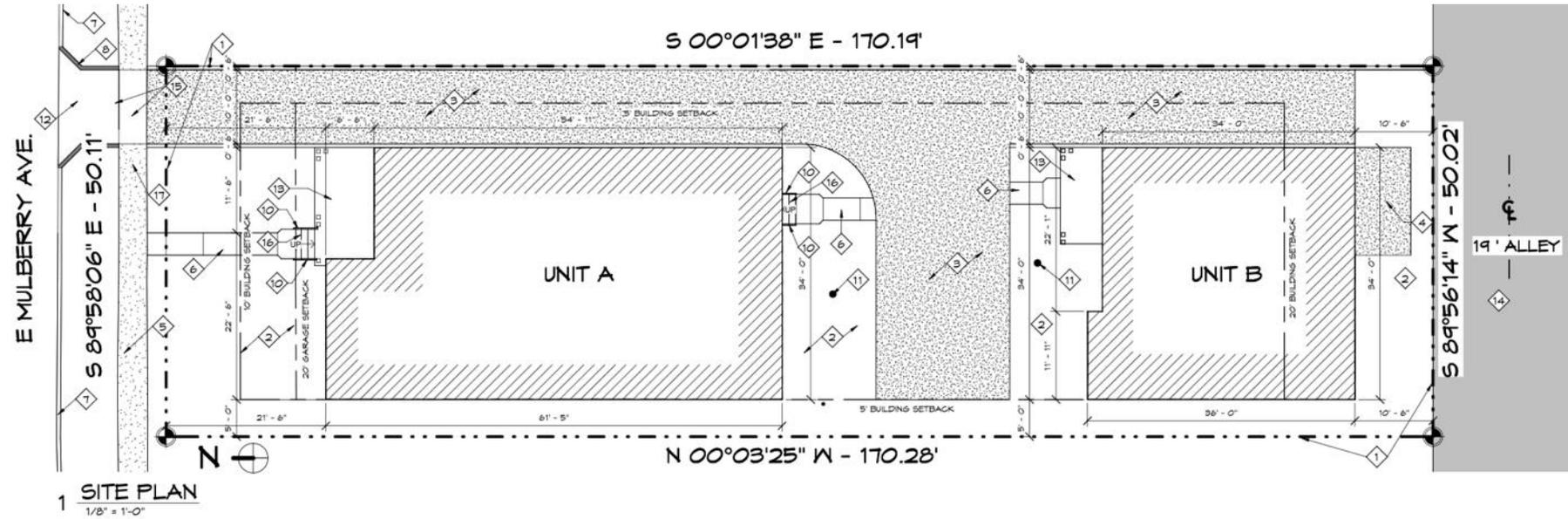
COSA ZONING
R4 - HISTORIC OVERLAY DISTRICT

D.C.L.
(BEST FIT ALIGNMENT OF
FOUND PROPERTY CORNERS ALONG
THE SOUTH RIGHT-OF-WAY LINE
OF E. MULBERRY ACE.)

6. Lot pictures



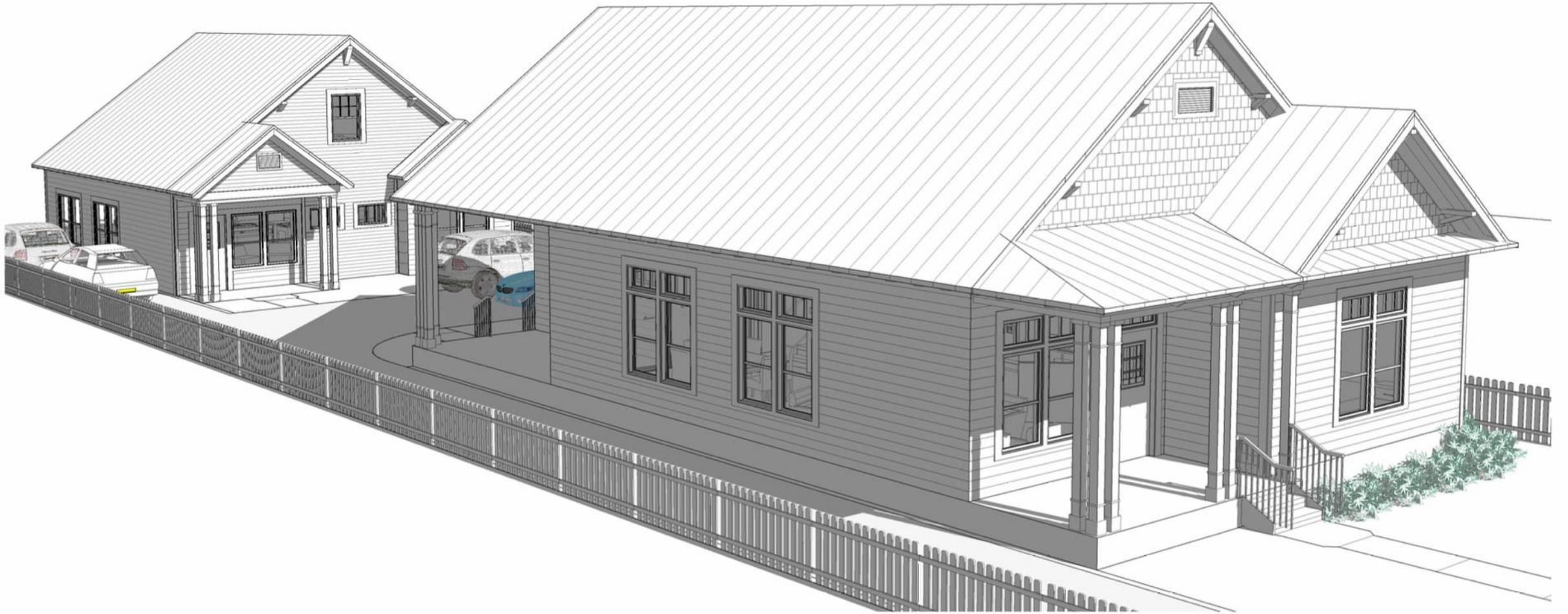
7. Site Plan



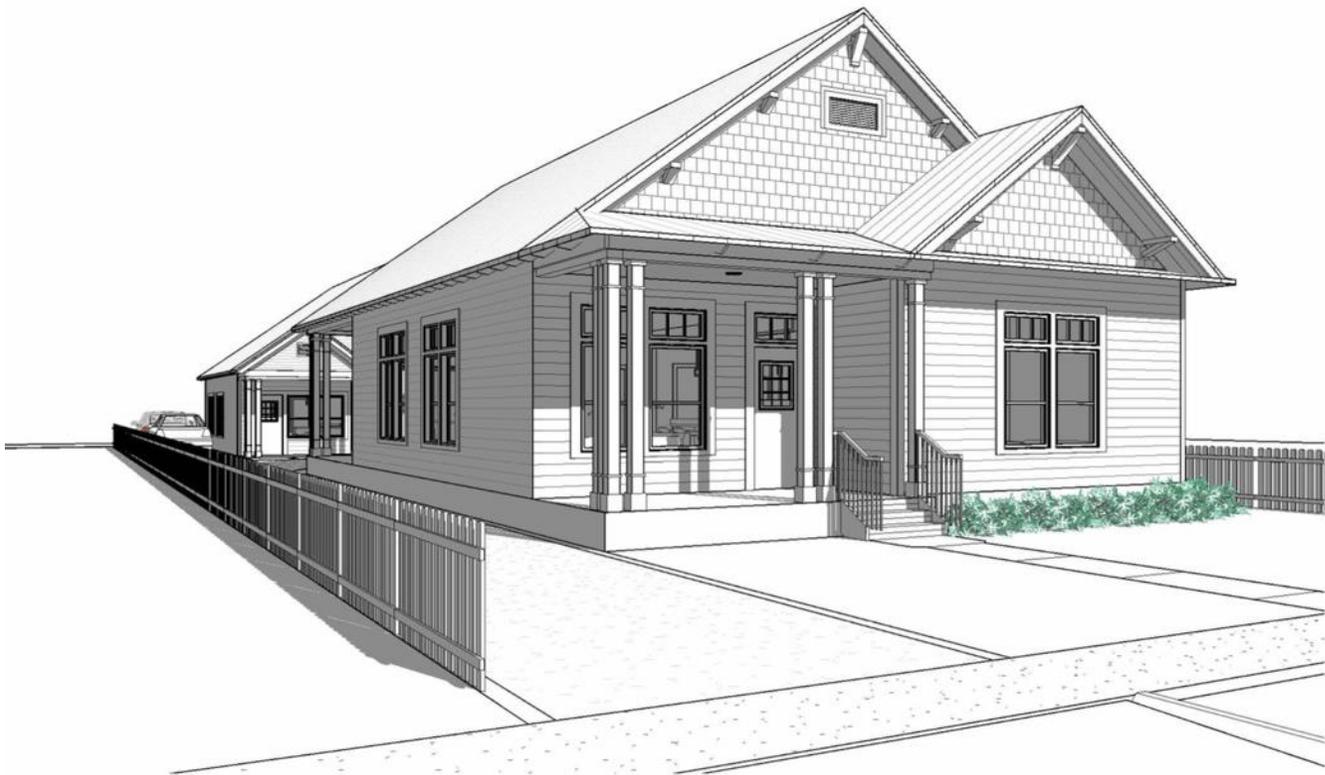
7. Site Plan



7. Site Plan



7. Site Plan



8. Heights



25ft



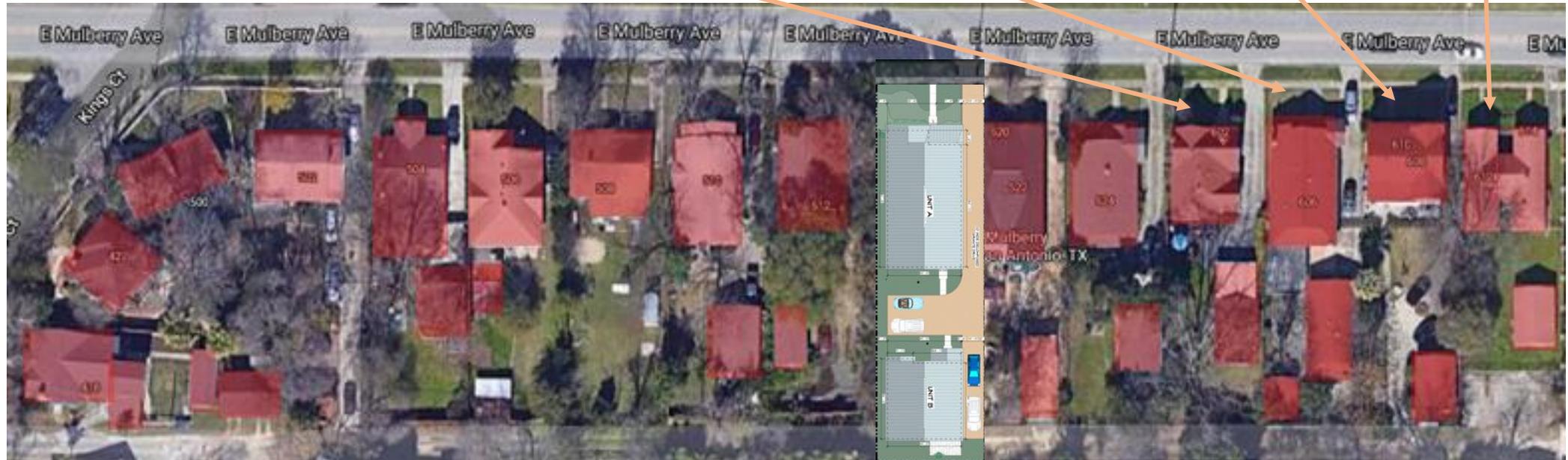
20ft



27.5ft



17 ft



* Aprox heights

8. Heights



25ft



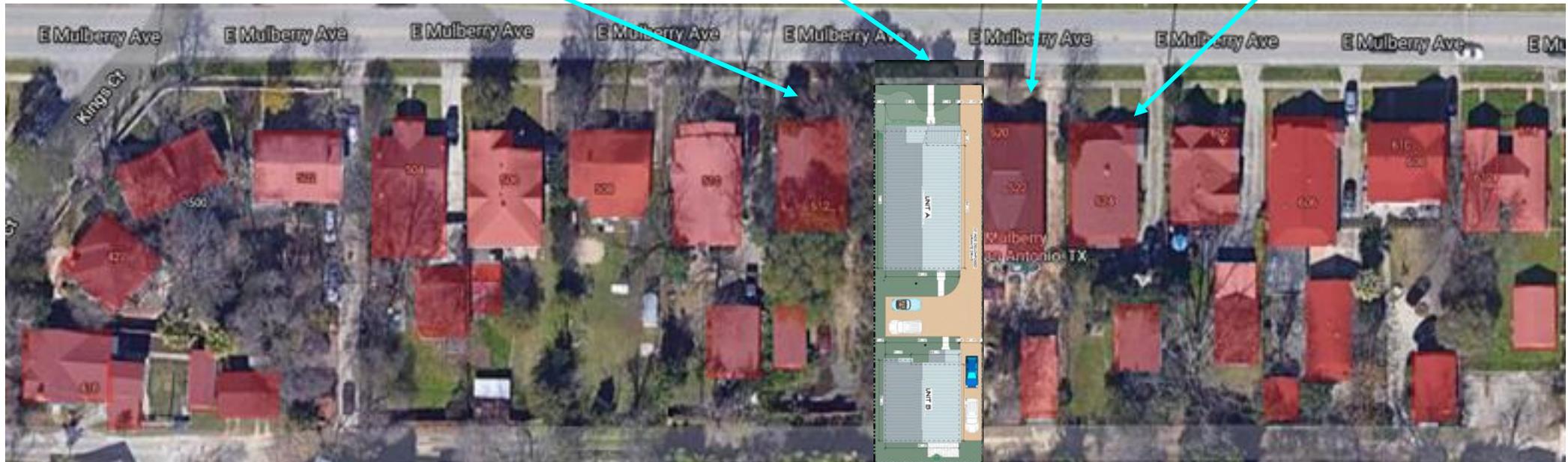
24.6 ft



20ft



20ft



* Aprox heights

8. Heights



30ft



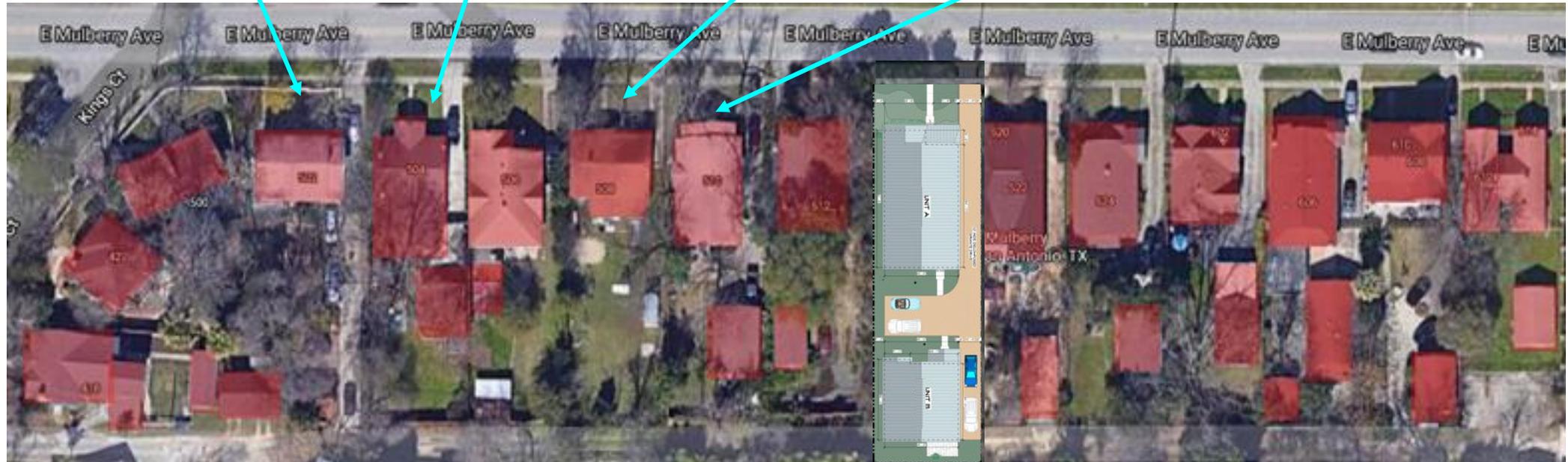
20ft



20ft



20ft



* Aprox heights

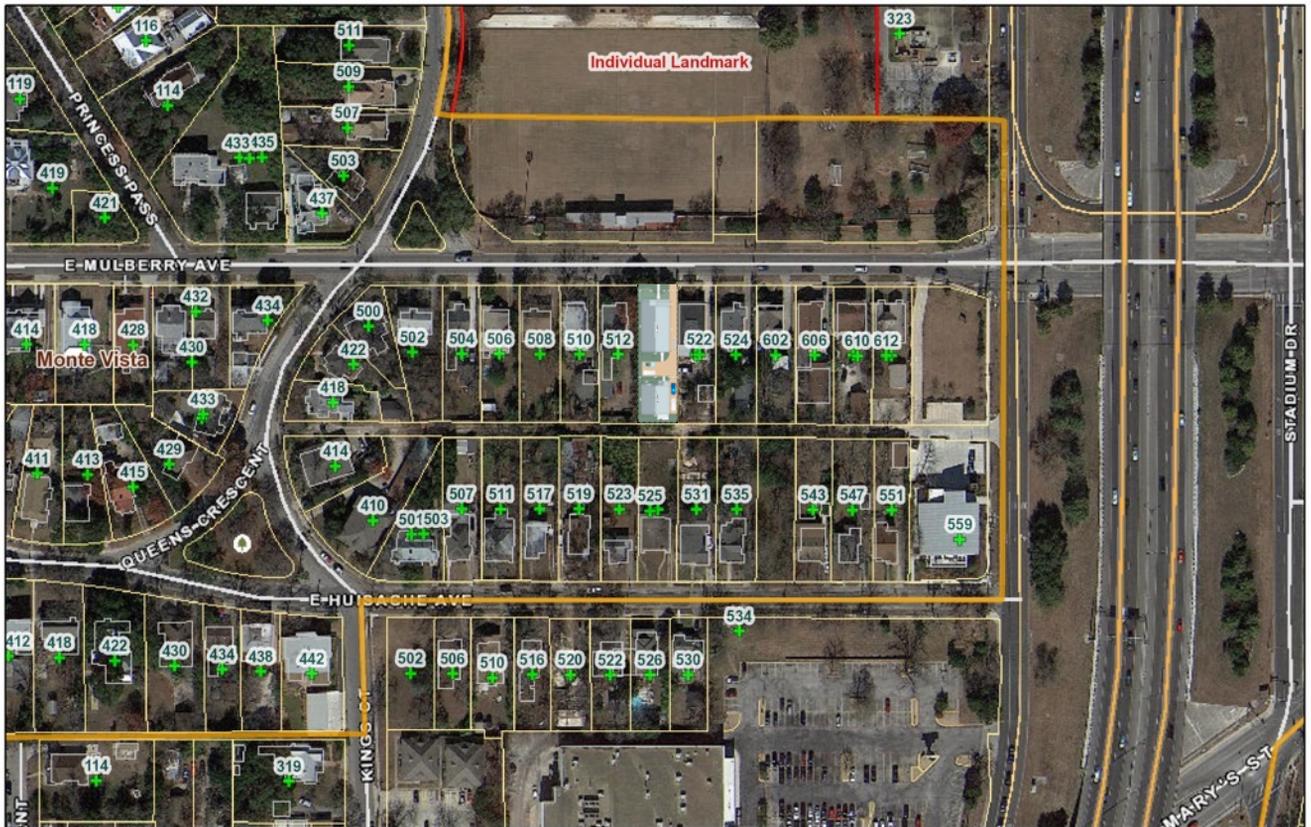


CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

PROJECT NAME / ADDRESS: 516 E Mulberry Av. San Antonio Tx. 78212

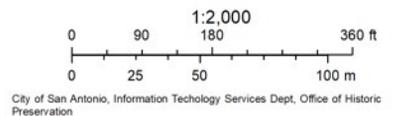
Context Site Plan

Print Map



August 2, 2024

- + COSA Address
- Historic Districts
- Historic Landmarks



City of San Antonio
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PROJECT NAME / ADDRESS: 516 E Mulberry Av. San Antonio Tx. 78212

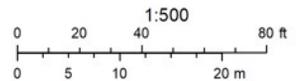
Detail Site Plan

Print Map



August 2, 2024

- + COSA Address
- Historic Districts
- Historic Landmarks



City of San Antonio, Information Technology Services Dept, Office of Historic Preservation

City of San Antonio
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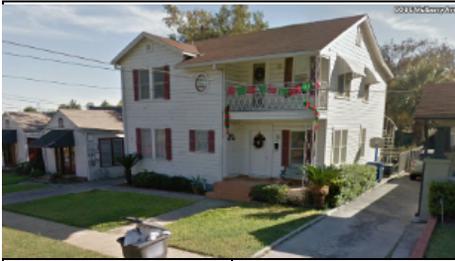
PROJECT NAME / ADDRESS: 516 E Mulberry Av. San Antonio Tx. 78212

Streetscape Comparison Forms

Proposed Street Elevation:



Lot Number	516
Driveway Location	Left (Gravel)
Entry Location	Front (Porch)
Parking Location	Driveway
Approximate Building Height	Bldg A: 25.75 ft. Bldg B: 23.4 ft
Front Setback	21.5 ft
Rear Setback	10.5 ft
Left Setback	11 ft
Right Setback	5 ft
Approximate Lot Size (Area)	8,500 sqf
Approximate Building Footprint (Area) Total	3,172 sqf



Lot Number	608
Driveway Location	Left (Solid)
Entry Location	Front (Porch)
Parking Location	Garage + Driveway
Approximate Building Height	27.5 ft
Front Setback	20 ft
Rear Setback	1 ft
Left Setback	10 ft
Right Setback	3 ft
Approximate Lot Size (Area)	8,500 sqf
Approximate Building Footprint (Area)	2,224 sqf



Lot Number	606
Driveway Location	Left (Solid)
Entry Location	Front (Porch)
Parking Location	Driveway (Carport)
Approximate Building Height	20 ft
Front Setback	20 ft
Rear Setback	20 ft
Left Setback	10 ft
Right Setback	3 ft
Approximate Lot Size (Area)	8,500 sqf
Approximate Building Footprint (Area)	3,859 sqf



Lot Number	602
Driveway Location	Left (Solid)
Entry Location	Front (Porch)
Parking Location	Garage + Driveway (carport)
Approximate Building Height	20 ft
Front Setback	20 ft
Rear Setback	30 ft
Left Setback	12 ft
Right Setback	3 ft
Approximate Lot Size (Area)	8,500 sqf
Approximate Building Footprint (Area)	2,578 sqf



Lot Number	524
Driveway Location	Left (Solid)
Entry Location	Front (Porch)
Parking Location	Driveway
Approximate Building Height	20 ft
Front Setback	20 ft
Rear Setback	1 ft
Left Setback	10 ft
Right Setback	5 ft
Approximate Lot Size (Area)	8,500 sqf
Approximate Building Footprint (Area)	2,005 sqf



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Parcels on both sides:



Lot Number	522 & 520
Driveway Location	Left (Solid)
Entry Location	Front
Parking Location	Driveway (Carport)
Approximate Building Height	20 ft
Front Setback	20 ft
Rear Setback	25 ft
Left Setback	12 ft
Right Setback	3 ft
Approximate Lot Size (Area)	8,500 sqf
Approximate Building Footprint (Area)	2,779.5 sqf



Lot Number	512
Driveway Location	Left (Ribbon)
Entry Location	Front (Porch)
Parking Location	Driveway (Carport)
Approximate Building Height	25 ft
Front Setback	20 ft
Rear Setback	30 ft
Left Setback	10 ft
Right Setback	3 ft
Approximate Lot Size (Area)	8,500 sqf
Approximate Building Footprint (Area)	2,450 sqf



Lot Number	510
Driveway Location	Left (Solid)
Entry Location	Front (Porch)
Parking Location	Garage + Driveway
Approximate Building Height	20 ft
Front Setback	20 ft
Rear Setback	1 ft
Left Setback	10 ft
Right Setback	3 ft
Approximate Lot Size (Area)	8,500 sqf
Approximate Building Footprint (Area)	1,918 sqf



Lot Number	508
Driveway Location	Left (Ribbon)
Entry Location	Front (Porch)
Parking Location	Driveway
Approximate Building Height	20 ft
Front Setback	25 ft
Rear Setback	90 ft
Left Setback	10 ft
Right Setback	3 ft
Approximate Lot Size (Area)	8,500 sqf
Approximate Building Footprint (Area)	1,745 sqf



Lot Number	504
Driveway Location	Left (Solid)
Entry Location	Front (Porch)
Parking Location	Garage + Driveway
Approximate Building Height	20 ft
Front Setback	20 ft
Rear Setback	40 ft
Left Setback	10 ft
Right Setback	3 ft
Approximate Lot Size (Area)	8,500 sqf
Approximate Building Footprint (Area)	2,569 sqf



Lot Number	502
Driveway Location	Left (Solid)
Entry Location	Front (Porch)
Parking Location	Driveway (Carport)
Approximate Building Height	30 ft
Front Setback	20 ft
Rear Setback	1 ft
Left Setback	10 ft
Right Setback	3 ft
Approximate Lot Size (Area)	9,775 sqf
Approximate Building Footprint (Area)	2,211 sqf



Lot Number	523
Driveway Location	Right (Solid)
Entry Location	Front (Porch)
Parking Location	Driveway
Approximate Building Height	20 ft
Front Setback	30 ft
Rear Setback	40 ft
Left Setback	3 ft
Right Setback	11 ft
Approximate Lot Size (Area)	9,000 sqf
Approximate Building Footprint (Area)	1,812 sqf



Lot Number	525 & 527
Driveway Location	Right (String)
Entry Location	Front
Parking Location	Driveway
Approximate Building Height	20 ft
Front Setback	44 ft
Rear Setback	65 ft
Left Setback	3 ft
Right Setback	11 ft
Approximate Lot Size (Area)	9,000 sqf
Approximate Building Footprint (Area)	2,514 sqf



Lot Number	531
Driveway Location	Right (String)
Entry Location	Front (Porch)
Parking Location	Driveway, garage
Approximate Building Height	20 ft
Front Setback	20 ft
Rear Setback	42 ft
Left Setback	5 ft
Right Setback	5 ft
Approximate Lot Size (Area)	9,000 sqf
Approximate Building Footprint (Area)	3,210 sqf



Lot Number	323
Driveway Location	N/A
Entry Location	N/A
Parking Location	N/A
Approximate Building Height	20 ft
Front Setback	N/A
Rear Setback	N/A
Left Setback	N/A
Right Setback	N/A
Approximate Lot Size (Area)	52,000 sqf
Approximate Building Footprint (Area)	N/A

(In front of the lot are Trinity University's sports fields)

11/11/2022

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JOSE J. CALZADA, AIA
TEXAS REGISTRATION NO.
ARCHITECT 10046



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ARCHITECTURE INTERIOR DESIGN PLANNING
17038 REDLAND RD., SUITE 101, SAN ANTONIO, TEXAS 78247
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architecturasa@yahoo.com

NEW RESIDENTIAL DEVELOPMENT
516 EAST MULBERRY AVENUE
SAN ANTONIO, TX 78212

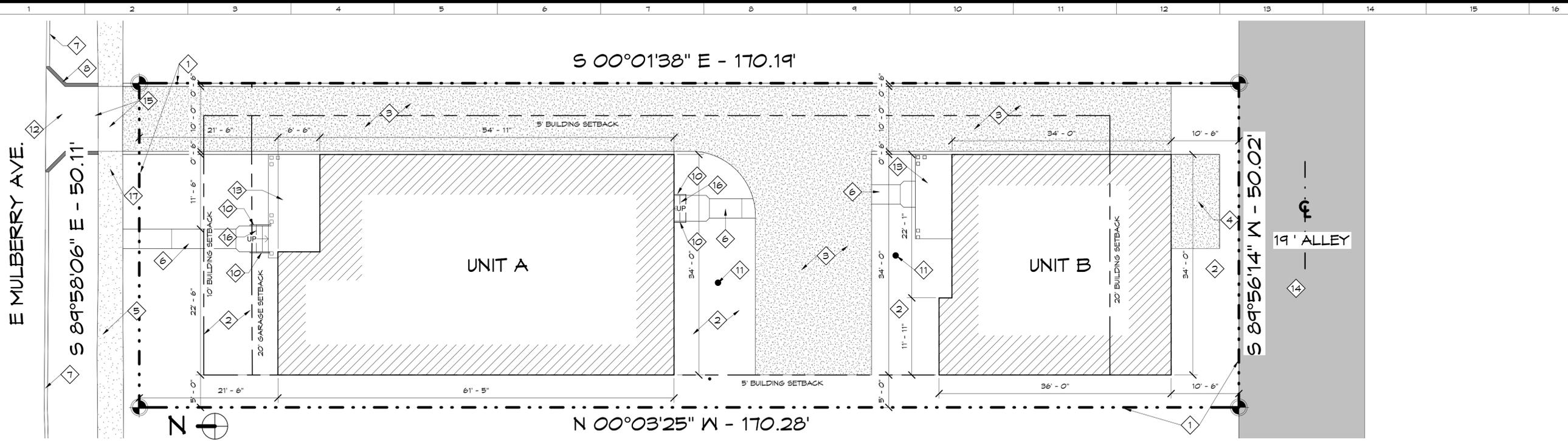
Drawn By: MAV
Checked By: JJC
Job Number: 22-008

ARCHITECTURAL SITE PLAN

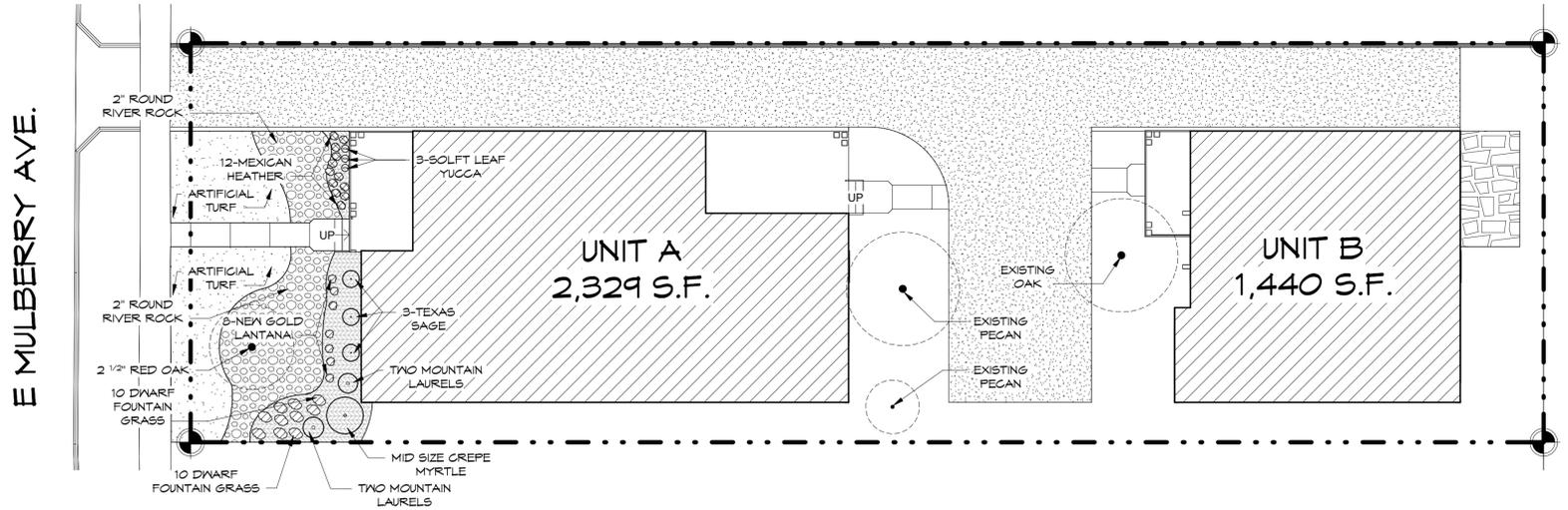
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Date: 07/26/24
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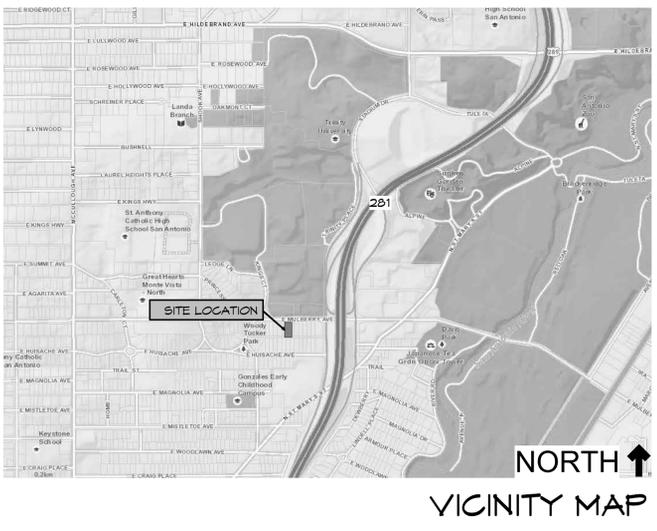
A1.0



1 SITE PLAN
1/8" = 1'-0"



2 LANDSCAPE PLAN
3/32" = 1'-0"



VICINITY MAP

EXTERIOR WALLS:
WOOD STUDS WITH CAVITY INSULATION:
-ZIP PANEL SHEATHING= R-5.1ci
-6" WOOD STUDS WITH CAVITY INSULATION= R-20
-1/2" GYPSUM BOARD= R-0.45ci

TOTAL R-VALUE= R-20 + 0.96ci
MINIMUM R-VALUE REQUIRED= R-13

ROOF:
STANDING SEAM METAL ROOF:
-1/2" ZIP PANEL SHEATHING= R-0.62ci
-10" ICYNENE FOAM INSULATION R-37
-1/2" GYPSUM BOARD= R-0.45ci

TOTAL R-VALUE= R-37+1.07ci
MINIMUM R-VALUE REQUIRED= R-30

WINDOW FENESTRATIONS:
ALUMINUM GLAD WOOD WITH INSULATED GLASS:
PROVIDED SOLAR HEAT GAIN COEFFICIENT SHGC: 0.25
MINIMUM SHGC REQUIRED: 0.25
PROVIDED U-FACTOR: 0.35
MINIMUM U-FACTOR REQUIRED: 0.50

LOT COVERAGE:

UNIT A	1,992 S.F.
UNIT B	1,180 S.F.
TOTAL AREA	3,172 S.F. 97% OF THE TOTAL LOT AREA

- SHEET NOTES:**
- PROPERTY LINE.
 - LANDSCAPING.
 - DECOMPOSED GRANITE DRIVE.
 - PROVIDE 6' 5" x 9' DECOMPOSED GRANITE DRIVE.
 - EXISTING CONCRETE SIDEWALK.
 - TYPICAL SIDEWALK. PROVIDE CONTROL JOINTS @ 5' O.C. AND EXP. JOINTS AT 25' O.C.
 - EXISTING CONCRETE CURB TO REMAIN.
 - NEW CONCRETE CURB.
 - EDGE OF NEW CONCRETE.
 - PROVIDE HANDRAIL AT STEPS.
 - EXISTING TREE TO REMAIN. PROTECT DURING CONSTRUCTION. PRUNE BRANCHES THAT ENCR OACH INTO NEW CONSTRUCTION.
 - NEW DRIVEWAY APRON PER CITY REQUIREMENTS.(REPLACE EXISTING)
 - SIDEWALK/ENTRANCE IN FRONT OF ALL EXTERIOR DOORS SHALL NOT SLOPE MORE THAN 2% FOR AN AREA OF 5'X5' IN FRONT OF DOOR.
 - EXISTING ALLEYWAY. SEE CIVIL.
 - NEW CURB CUT/DRIVEWAY APRON. MODIFY EXISTING SIDEWALK TO ABUT NEW PAVING.
 - EXTERIOR STEPS. SEE FLOOR PLAN

A FOUNDATION INSPECTION MUST BE SCHEDULED WITH OHP STAFF TO ENSURE THAT APPROPRIATE SETBACKS ARE BEING INSTALLED. THE FOUNDATION INSPECTION SHALL BE SCHEDULED PRIOR TO THE POURING OF THE FOUNDATION. CONTACT EDWARD HALL 210-207-4680.
ALL MECHANICAL EQUIPMENT MUST BE SCREENED FROM THE VIEW AT THE PUBLIC RIGHT-OF-WAY.

11/11/2022

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JOSE J. CALZADA, AIA
TEXAS REGISTRATION NO.
Architect: 10046



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Drawn By: MAV
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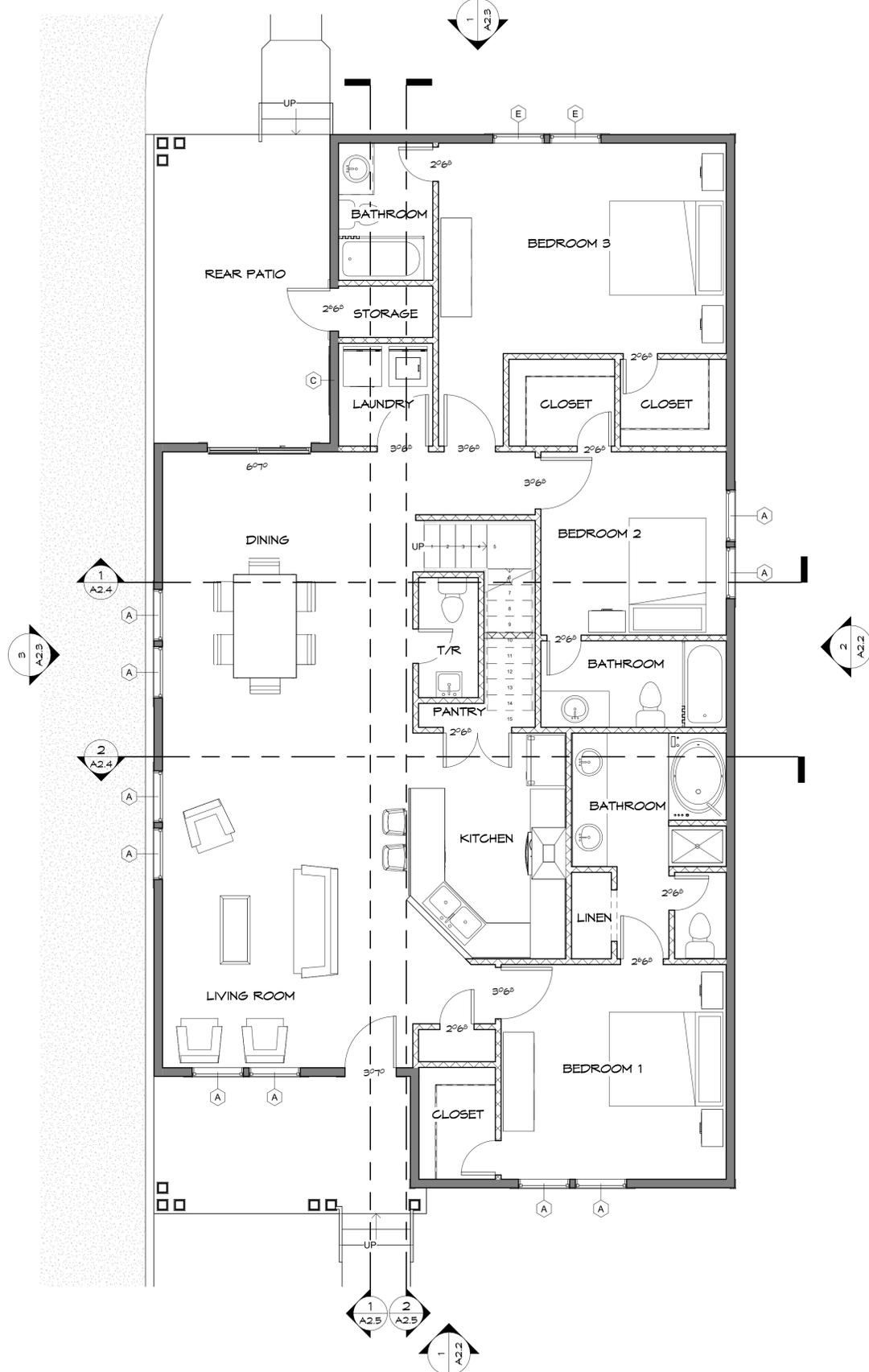
UA, ARCHITECTURAL FLOOR PLAN

No.	DATE	DESCRIPTION

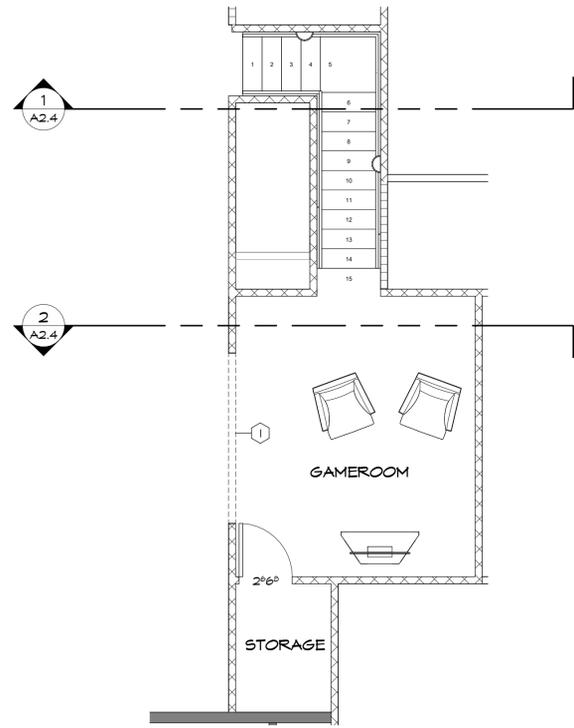
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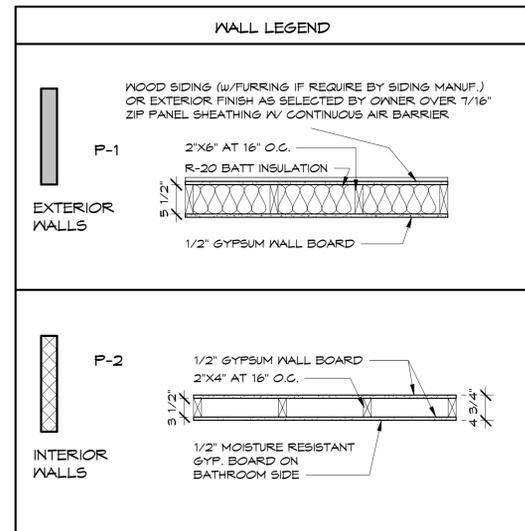
A2.0



1 FLOOR PLAN UNIT A
1/4" = 1'-0"



2 GAMEROOM
1/4" = 1'-0"



- FLOOR PLAN NOTES**
- ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS, BEAMS, CONNECTIONS, HEADERS, JOISTS AND RAFTERS.
 - ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
 - WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
 - COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.
 - CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.
 - DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
 - CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
 - BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5'7" SQ. FT., A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 44" FROM FINISH FLOOR.
 - ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED, TO COMPLY W/ IRC SECTION R308.4.8. SEE SECTION R308.4 IN ORSC FOR ADDITIONAL INFO.
 - ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
 - PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
 - BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.
 - ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.
 - ALL WALLS AND CEILING IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8" TYPE-X GYP. BOARD W/ 1-HOUR FIRE RATING. ALL EXT. DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS INCLUDING DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE.
 - ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILING WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER. USE 1/2" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
 - ALL BATH AND TOILET AREA WALLS AND CEILING SHALL HAVE WATER RESISTANT GYPSUM BOARD.
 - NOT USED.
 - BUILDER TO APPROVE & VERIFY ALL PLANS BEFORE CONSTRUCTION.
 - VERIFY ALL PLANS W/ LOCAL BUILDING CODES.
 - HVAC TO BE IN ATTIC UNLESS OTHERWISE NOTED.
 - PROVIDE SHUT-OFF VALVE FOR ALL GAS APPLIANCES REFERENCE IRC SECTION G2419
 - ALL TUB OR SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLAZING. OWNER TO VERIFY
 - ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. OWNER WILL PROVIDE CUT SHEETS TO HANG FOR APPROVAL OF DOOR SELECTION. PROVIDE 1/2" DEADBOLT LOCKS ON ALL EXTERIOR DOORS AND LOCKING DEVICES ON ALL DOORS OR WINDOWS WITHIN 10' (VERTICAL) OF GRADE. PROVIDE PEEP-HOLE @ 54" - 66" ABOVE FLOOR ON EXTERIOR DOORS.

11/11/2022

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SHEET NOTES:

1. STANDING SEAM METAL ROOFING
2. 6" EXPOSURE HORIZONTAL LAP SIDING
3. 4" EXPOSURE HORIZONTAL LAP SIDING
4. SHAKES SHINGLES
5. HORIZONTAL ACCENT TRIM
6. EXTERIOR DOOR
7. CODE COMPLIANT HANDRAIL
8. LIGHT FIXTURE AS SCHEDULED
9. PORCH/PATIO DECORATIVE MODERN WOOD 6" X 6" COLUMN.
10. A/C COMPRESSOR. PROVIDE CONCRETE LANDING PAD.
11. DECORATIVE FASCIA PANELS WITH METAL DRIP FLASHING. INSTALL AT ALL FRONT PORCH.
12. PAINTED EXPOSED RAFTERS WITH EAVE TRIM.
13. DECORATIVE FAUX ATTIC VENT. (NON USED AS VENT)
14. CONCRETE STAIRS WITH CODE COMPLIANT RAILING & 6" RISERS.
15. VERTICAL ACCENT TRIM. PAINTED.
16. DECORATIVE CORBELS TO SUPPORT ROOF OVERHANG.

NOTES:

1. PROVIDE PRICING FOR GUTTERS AND DOWNSPOUTS AS AN ALTERNATE.
2. ALL VISIBLE EXPOSED CONCRETE SLAB SHALL BE FREE OF VOIDS, HONEYCOMBS, & CRACKS. APPLY RUBBED CONCRETE FINISH OVER COMPLETED SLAB FOR CONSISTENT SMOOTH FINISH AND COLOR.

HDRG REQUIREMENTS:

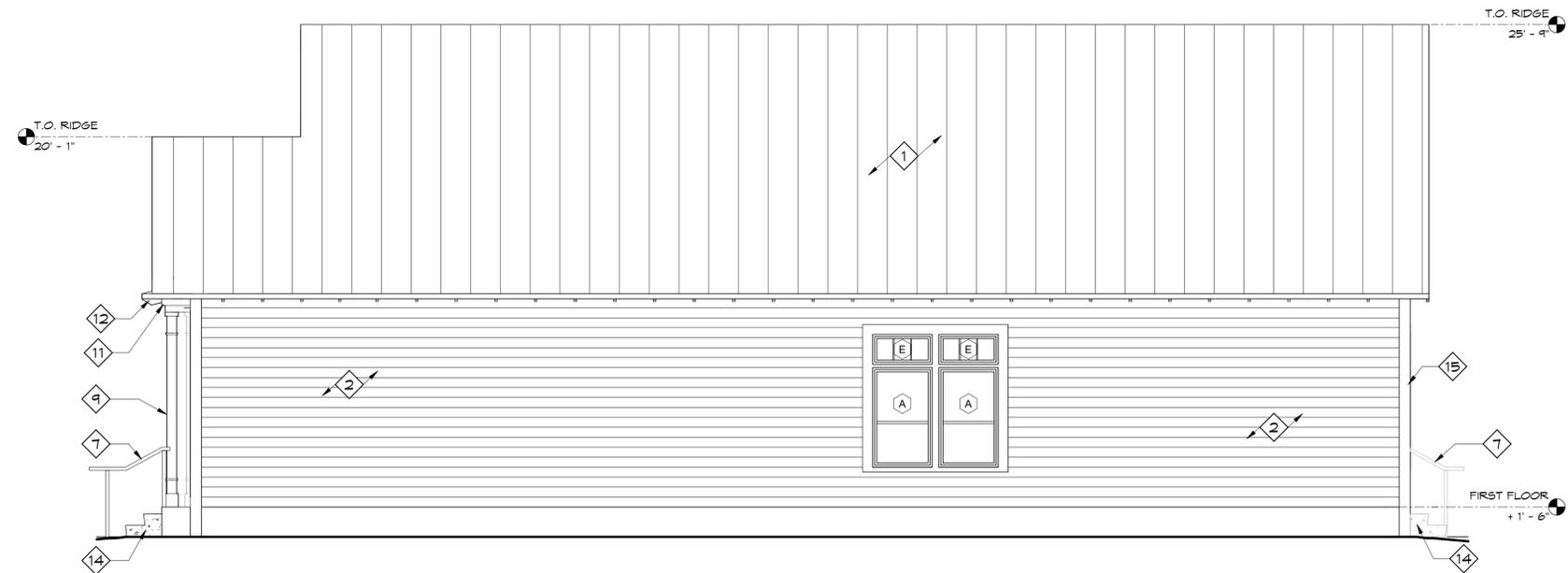
A FOUNDATION INSPECTION MUST BE SCHEDULED WITH OHP STAFF TO ENSURE THAT APPROPRIATE SETBACKS ARE BEING INSTALLED. THE FOUNDATION INSPECTION SHALL BE SCHEDULED PRIOR TO THE POURING OF THE FOUNDATION.
ALL MECHANICAL EQUIPMENT MUST BE SCREENED FROM THE VIEW AT THE PUBLIC RIGHT-OF-WAY.

FENESTRATION NOTES:

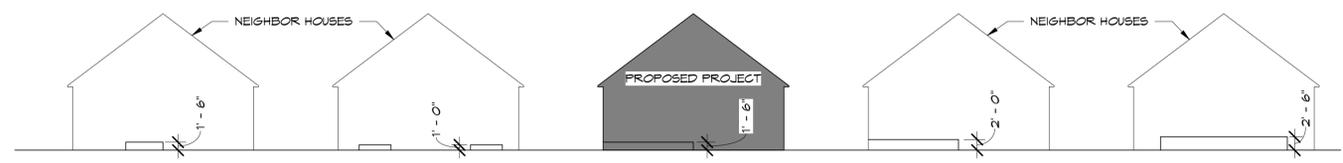
WINDOWS SHALL BE ALUMINUM CLAD WOOD WINDOWS THAT COMPLY WITH THE FOLLOWING SPECIFICATIONS:
 - MEETING RAILS MUST BE NO TALLER THAN 1.25"
 - STILES SHALL BE NO WIDER THAN 2.25"
 - TWO INCHES IN DEPTH IS REQUIRED BETWEEN FRONT FACE OF THE WINDOW TRIM AND THE FRONT FACE OF THE TOP WINDOW SASH
 - WINDOW TRACK COMPONENTS MUST BE PAINTED TO MATCH THE WINDOW TRIM OR CONCEALED BY A WINDOW SCREEN
 - COLOR SELECTION MUST BE PRESENTED TO OHP STAFF; MANUFACTURER'S WHITE IS NOT PERMITTED
 - WINDOW TRIMS SHALL FEATURE TRADITIONAL DIMENSIONS CONSISTENT WITHIN THE HISTORIC DISTRICT



1 EXTERIOR ELEVATION UNIT A
1/4" = 1'-0"



2 EXTERIOR ELEVATION UNIT A
1/4" = 1'-0"



3 FOUNDATION HEIGHT DIAGRAM
1/16" = 1'-0"

Drawn By: MAV
Checked By: JJC

Job Number: 22-008

UA, EXTERIOR ELEVATIONS

No.	DATE	DESCRIPTION

Date: 07/26/24

Drawing No:

A2.2

11/11/2022

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architecturasai@yahoo.com

NEW RESIDENTIAL DEVELOPMENT
516 EAST MULBERRY AVENUE
SAN ANTONIO, TX 78212

Drawn By: MAV

Checked By: JJC

Job Number: 22-008

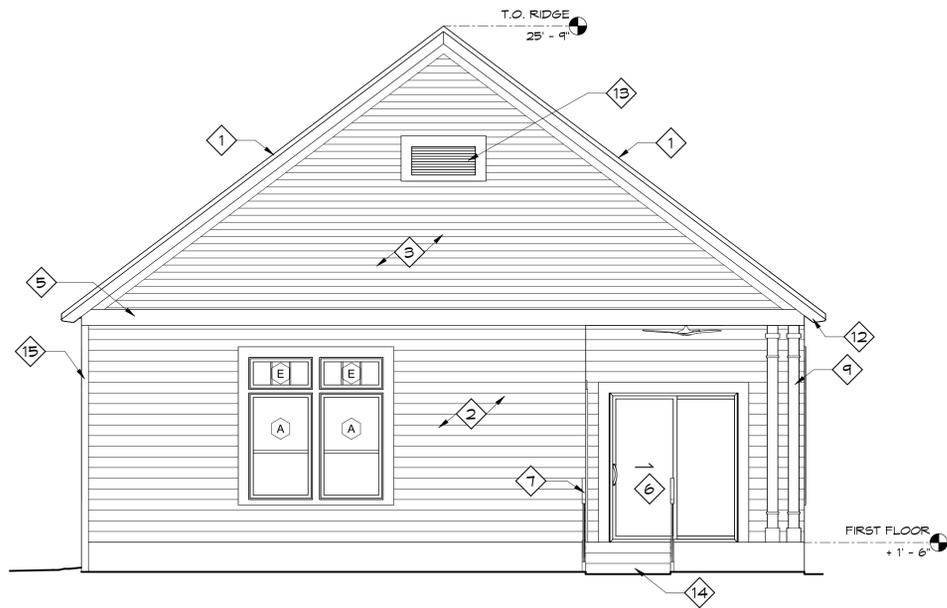
UA, EXTERIOR ELEVATIONS

No.	DATE	DESCRIPTION

Date: 07/26/24

Drawing No:

A2.3



1 EXTERIOR ELEVATION UNIT A
1/4" = 1'-0"



3 EXTERIOR ELEVATION UNIT A
1/4" = 1'-0"

SHEET NOTES:

1. STANDING SEAM METAL ROOFING
2. 6" EXPOSURE HORIZONTAL LAP SIDING
3. 4" EXPOSURE HORIZONTAL LAP SIDING
4. SHAKES SHINGLES
5. HORIZONTAL ACCENT TRIM
6. EXTERIOR DOOR
7. CODE COMPLIANT HANDRAIL
8. LIGHT FIXTURE AS SCHEDULED
9. PORCH/PATIO DECORATIVE MODERN WOOD 6" X 6" COLUMN.
10. A/C COMPRESSOR. PROVIDE CONCRETE LANDING PAD.
11. DECORATIVE FASCIA PANELS WITH METAL DRIP FLASHING. INSTALL AT ALL FRONT PORCH.
12. PAINTED EXPOSED RAFTERS WITH EAVE TRIM.
13. DECORATIVE FAUX ATTIC VENT. (NON USED AS VENT)
14. CONCRETE STAIRS WITH CODE COMPLIANT RAILING & 6" RISERS.
15. VERTICAL ACCENT TRIM. PAINTED.
16. DECORATIVE CORBELS TO SUPPORT ROOF OVERHANG.

NOTES:

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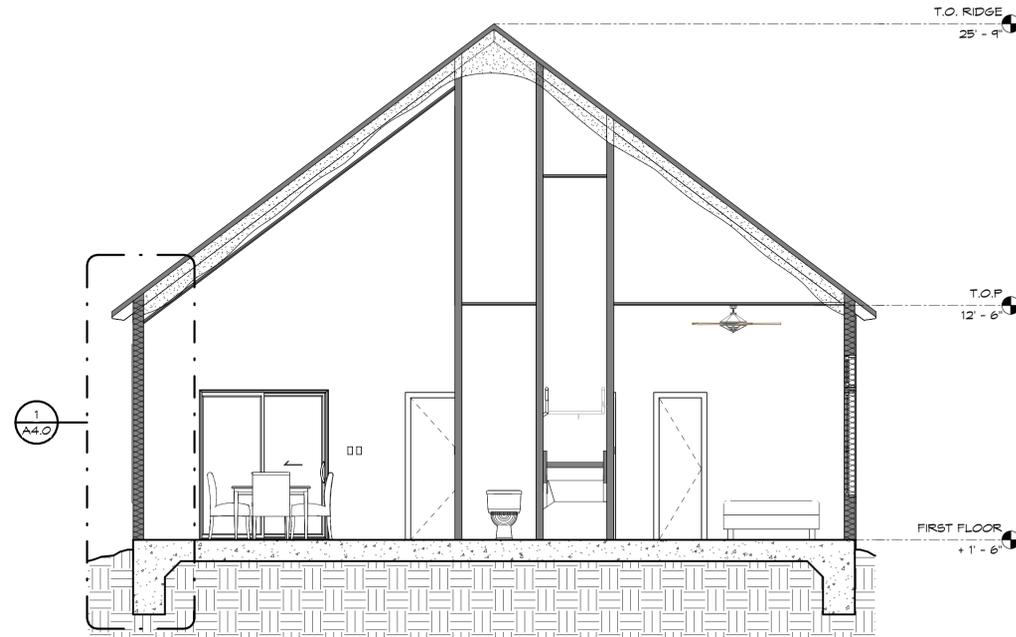
UA. BUILDING SECTION

No. DATE DESCRIPTION

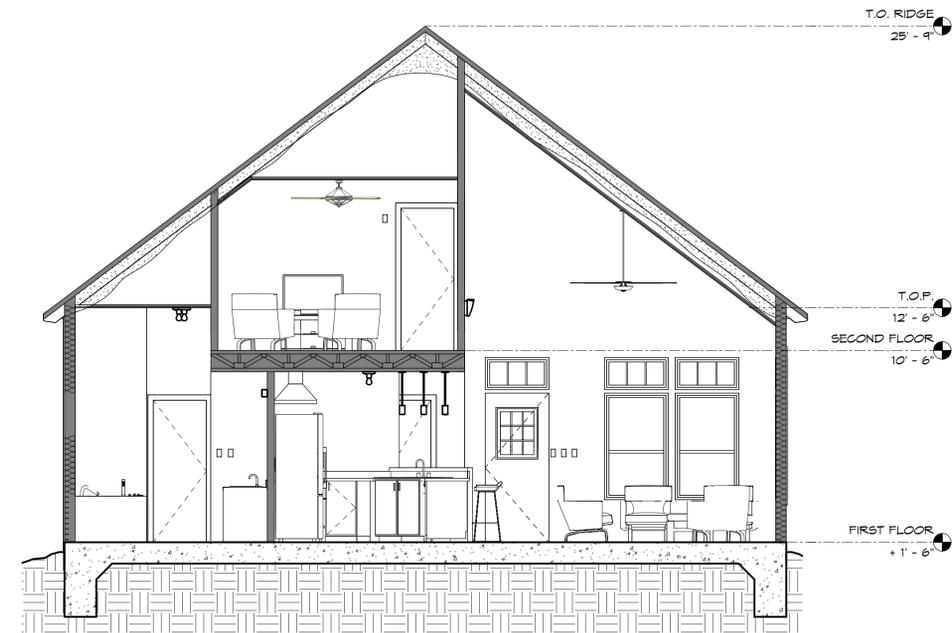
Date: 07/26/24

Drawing No:

A2.4



1 BUILDING SECTION UNIT A
1/4" = 1'-0"



2 BUILDING SECTION UNIT A
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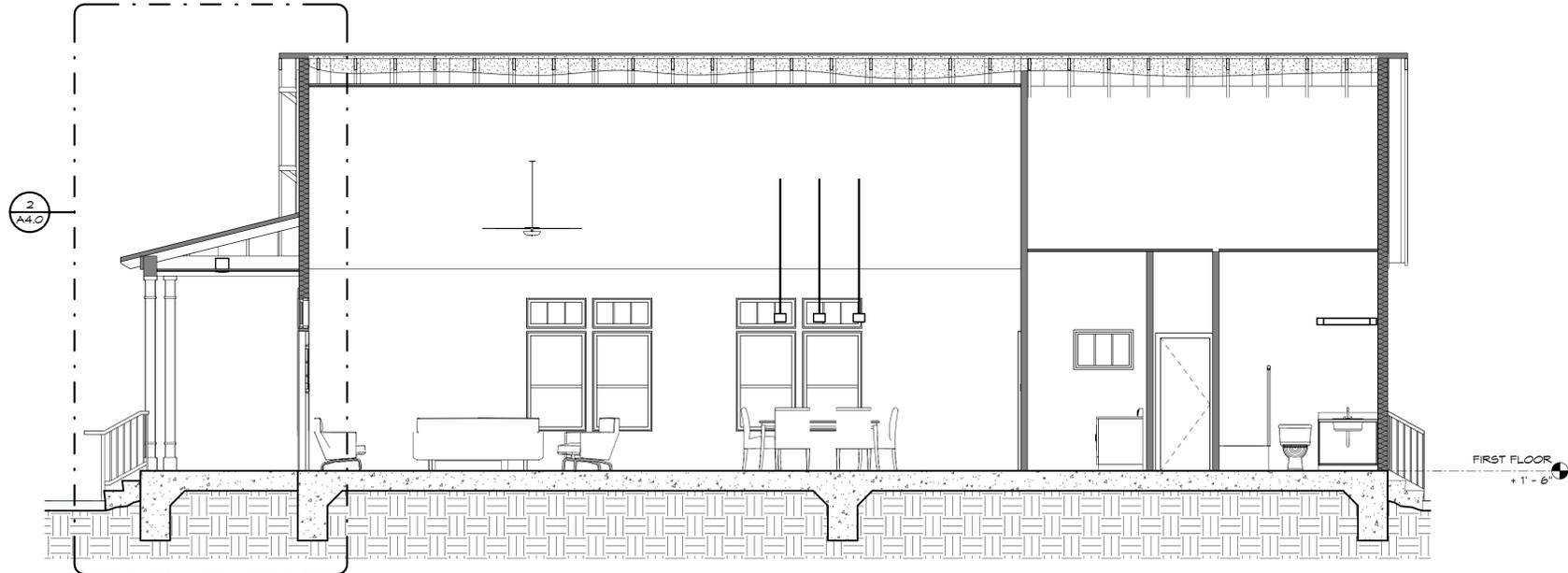
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No.	DATE	DESCRIPTION

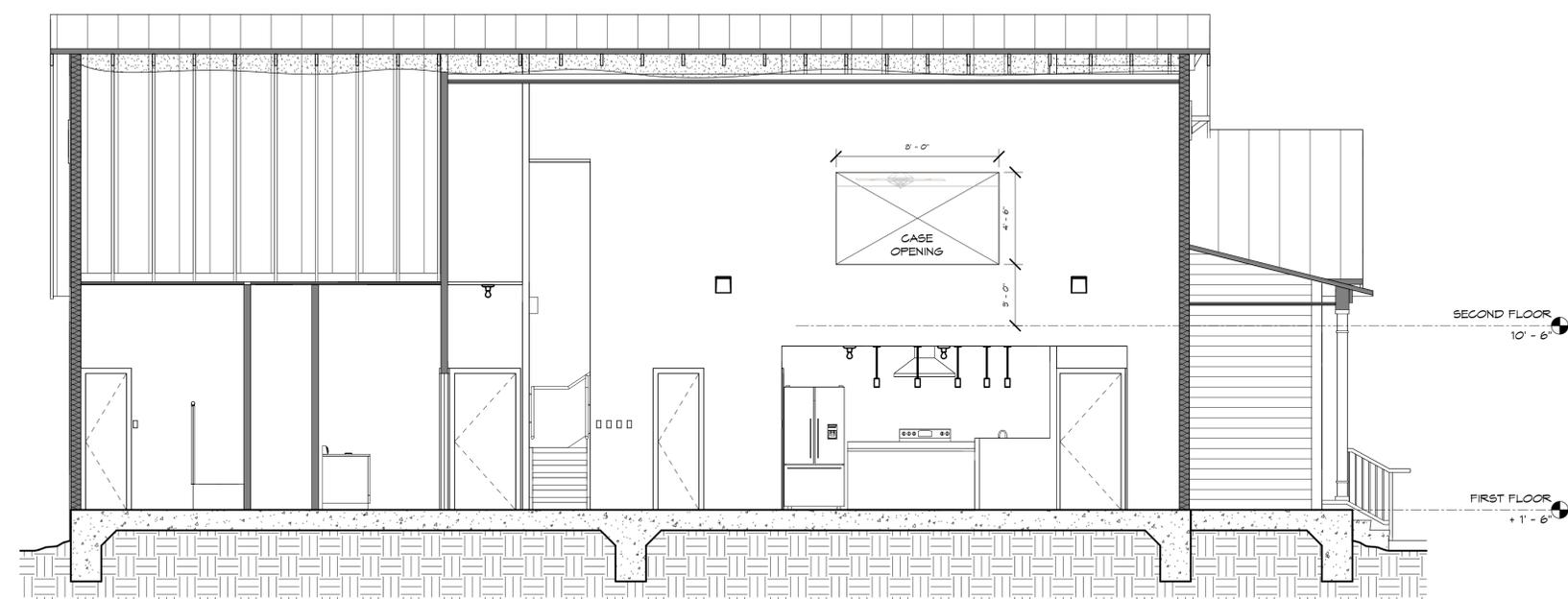
Date: 07/26/24

Drawing No:

A2.5



1 BUILDING SECTION UNIT A
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2 BUILDING SECTION UNIT A
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UA. ROOF PLAN

No.	DATE	DESCRIPTION

Date: 07/26/24

Drawing No:

A2.6

BUILDING ENVELOPE PERF. ENERGY COMPLIANCE

EXTERIOR WALLS:

WOOD STUDS WITH CAVITY INSULATION:
-ZIP PANEL SHEATHING= R-.51ci
-6" WOOD STUDS WITH CAVITY INSULATION= R-20
-5/8" GYPSUM BOARD= R-0.45ci

TOTAL R-VALUE= R-20 + 0.96ci
MINIMUM R-VALUE REQUIRED= R-13

ROOF:

STANDING SEAM METAL ROOF:

-1/2" ZIP PANEL SHEATHING= R-0.62ci
-10" ICYNENE FOAM INSULATION R-37
-1/2" GYPSUM BOARD= R-0.45ci

TOTAL R-VALUE= R-37+1.07ci
MINIMUM R-VALUE REQUIRED= R-30

WINDOW FENESTRATIONS:

PROVIDED SOLAR HEAT GAIN COEFFICIENT SHGC: 0.25

MINIMUM SHGC REQUIRED: 0.25

PROVIDED U-FACTOR: 0.35

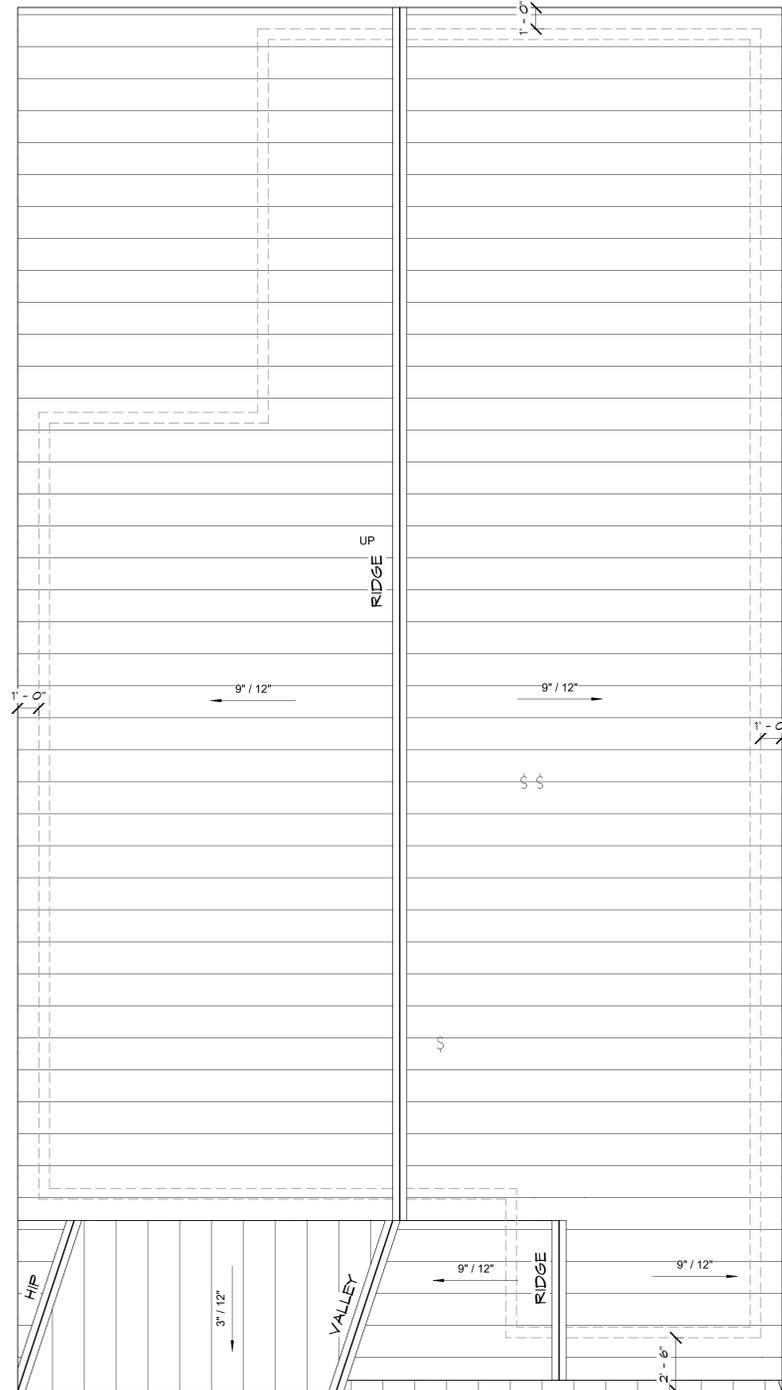
MINIMUM U-FACTOR REQUIRED: 0.50

ROOFING ALTERNATE:

PROVIDE ALTERNATE BID FOR SHINGLE ROOFING AT MAIN ROOF IN LIEU OF STANDING SEAM METAL

ROOF NOTES

1. ROOF DECK MUST BE ATTACHED WITH 8D RING SHANK NAILS, SPACED NOMINALLY AT 6IN. O.C. ALONG THE EDGES AND IN THE FIELD, UNLESS LOCAL CODE REQUIRES MORE FASTENERS AT THE CORNERS.
2. ROOF DECK MUST BE SEALED.
3. APPLY REINFORCED SYNTHETIC ROOF UNDERLAYMENT THAT HAS AN ICC APPROVAL AS AN ALTERNATE TO ASTM D226 TYPE II FELT PAPER. THE SYNTHETIC UNDERLAYMENT MUST HAVE MINIMUM TEAR STRENGTH OF 20 LBS. PER ASTM D1970 OR ASTM D4533. THIS UNDERLAYMENT MUST BE ATTACHED USING ANNULAR RING OR DEFORMED SHANK ROOFING FASTENERS WITH MINIMUM 1 IN. DIAMETER CAPS AT 6 IN. O.C. SPACING ALONG ALL LAPS AND AT 12 O.C. IN THE FIELD, OR A MORE STRINGENT FASTENER SCHEDULE, IF REQUIRED BY THE MANUFACTURER FOR HIGH-WIND INSTALLATIONS.
4. APPLY 10" OF ICYNENE FOAM INSULATION TO THE UNDERSIDE OF ALL ROOF DECKING FOR A TOTAL R-VALUE OF R-37.
5. A ROOFING INSPECTION MUST BE SCHEDULED WITH OHP STAFF TO ENSURE THAT INDUSTRIAL OR LARGE RIDGE CAPS ARE NOT INSTALLED. THE ROOFING INSPECTION SHALL BE SCHEDULED PRIOR TO THE INSTALLATION OF ROOFING MATERIALS.
6. STANDING SEAM METAL ROOFS SHALL FEATURE SMOOTH GALVALUME PANELS THAT ARE 18 TO 21 INCHES WIDE & SEAMS THAT ARE 1" TO 2" IN HEIGHT. SEAMS SHALL BE EITHER A CRIMPED RIDGE SEAM OR A LOW PROFILE RIDGE CAP.



1 ROOF PLAN UNIT A
1/4" = 1'-0"

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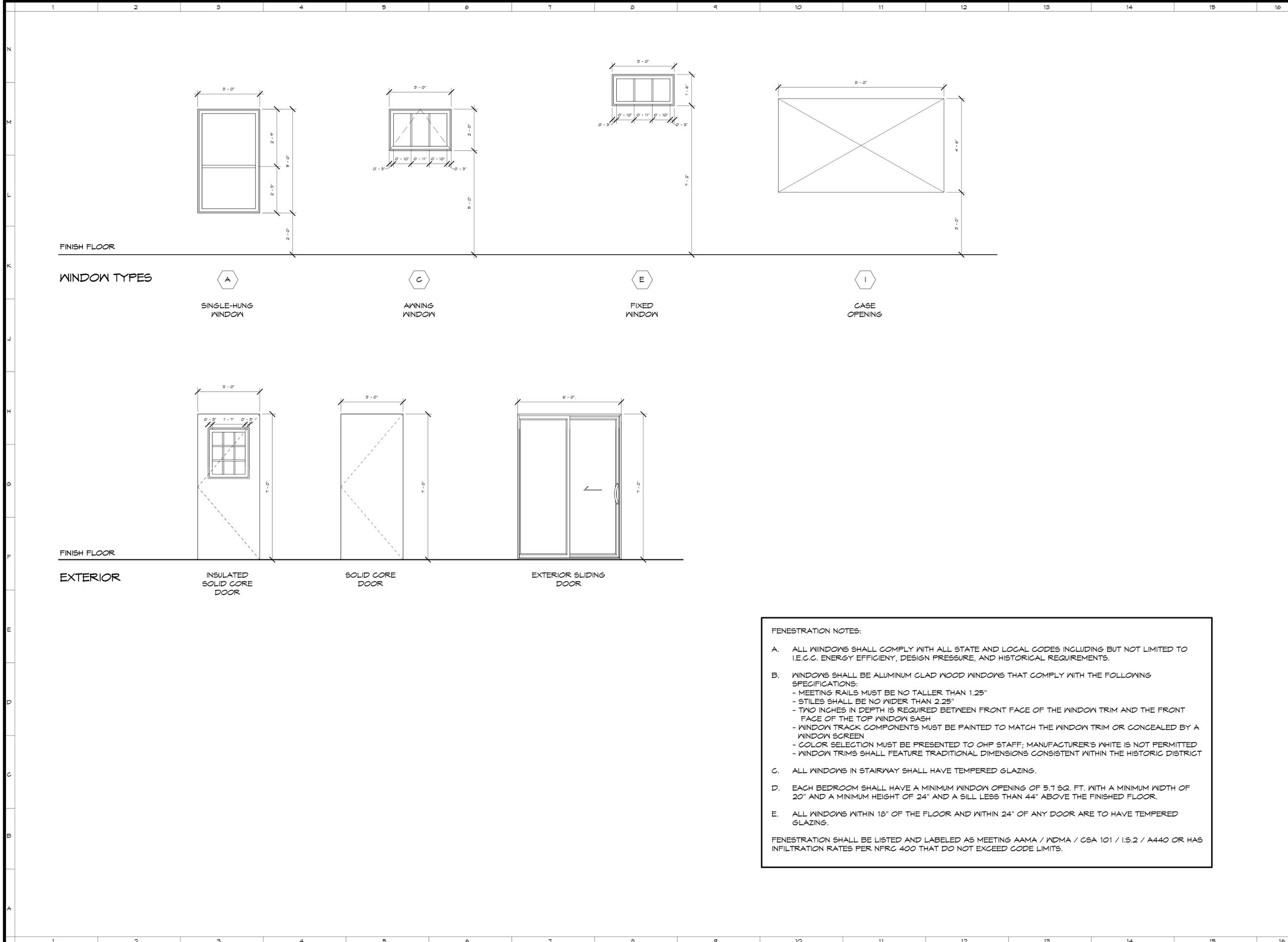
UA WINDOW SCHEDULE

No.	DATE	DESCRIPTION

Date: 07/26/24

Drawing No:

A2.8



FINISH FLOOR

WINDOW TYPES

A
SINGLE-HUNG WINDOW

C
AWNING WINDOW

E
FIXED WINDOW

I
CASE OPENING

FINISH FLOOR

EXTERIOR

INSULATED SOLID CORE DOOR

SOLID CORE DOOR

EXTERIOR SLIDING DOOR

FENESTRATION NOTES:

- ALL WINDOWS SHALL COMPLY WITH ALL STATE AND LOCAL CODES INCLUDING BUT NOT LIMITED TO I.E.C.C. ENERGY EFFICIENCY, DESIGN PRESSURE, AND HISTORICAL REQUIREMENTS.
- WINDOWS SHALL BE ALUMINUM CLAD WOOD WINDOWS THAT COMPLY WITH THE FOLLOWING SPECIFICATIONS:
 - MEETING RAILS MUST BE NO TALLER THAN 1.25"
 - STILES SHALL BE NO WIDER THAN 2.25"
 - TWO INCHES IN DEPTH IS REQUIRED BETWEEN FRONT FACE OF THE WINDOW TRIM AND THE FRONT FACE OF THE TOP WINDOW SASH
 - WINDOW TRACK COMPONENTS MUST BE PAINTED TO MATCH THE WINDOW TRIM OR CONCEALED BY A WINDOW SCREEN
 - COLOR SELECTION MUST BE PRESENTED TO OHP STAFF; MANUFACTURER'S WHITE IS NOT PERMITTED
 - WINDOW TRIMS SHALL FEATURE TRADITIONAL DIMENSIONS CONSISTENT WITHIN THE HISTORIC DISTRICT
- ALL WINDOWS IN STAIRWAY SHALL HAVE TEMPERED GLAZING.
- EACH BEDROOM SHALL HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20" AND A MINIMUM HEIGHT OF 24" AND A SILL LESS THAN 44" ABOVE THE FINISHED FLOOR.
- ALL WINDOWS WITHIN 18" OF THE FLOOR AND WITHIN 24" OF ANY DOOR ARE TO HAVE TEMPERED GLAZING.

FENESTRATION SHALL BE LISTED AND LABELED AS MEETING AAMA / WDMA / CSA 101 / I.S.2 / A440 OR HAS INFILTRATION RATES PER NFRC 400 THAT DO NOT EXCEED CODE LIMITS.

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Checked By: JJC

Job Number: 22-008

UB, ARCHITECTURAL FLOOR PLAN

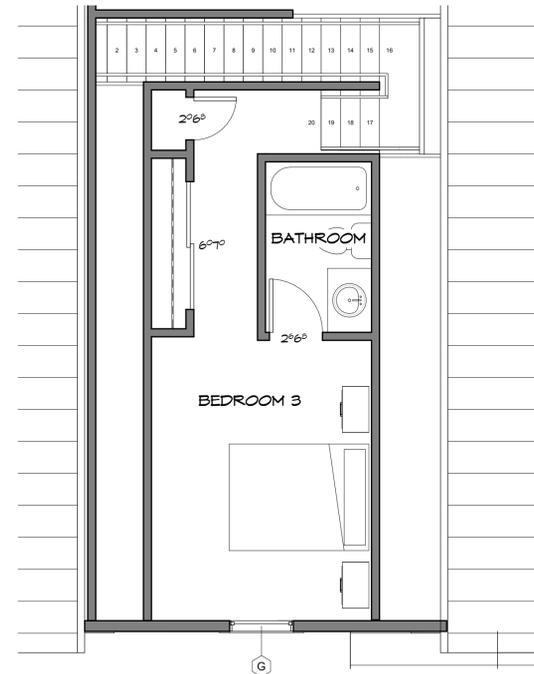
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No. DATE DESCRIPTION

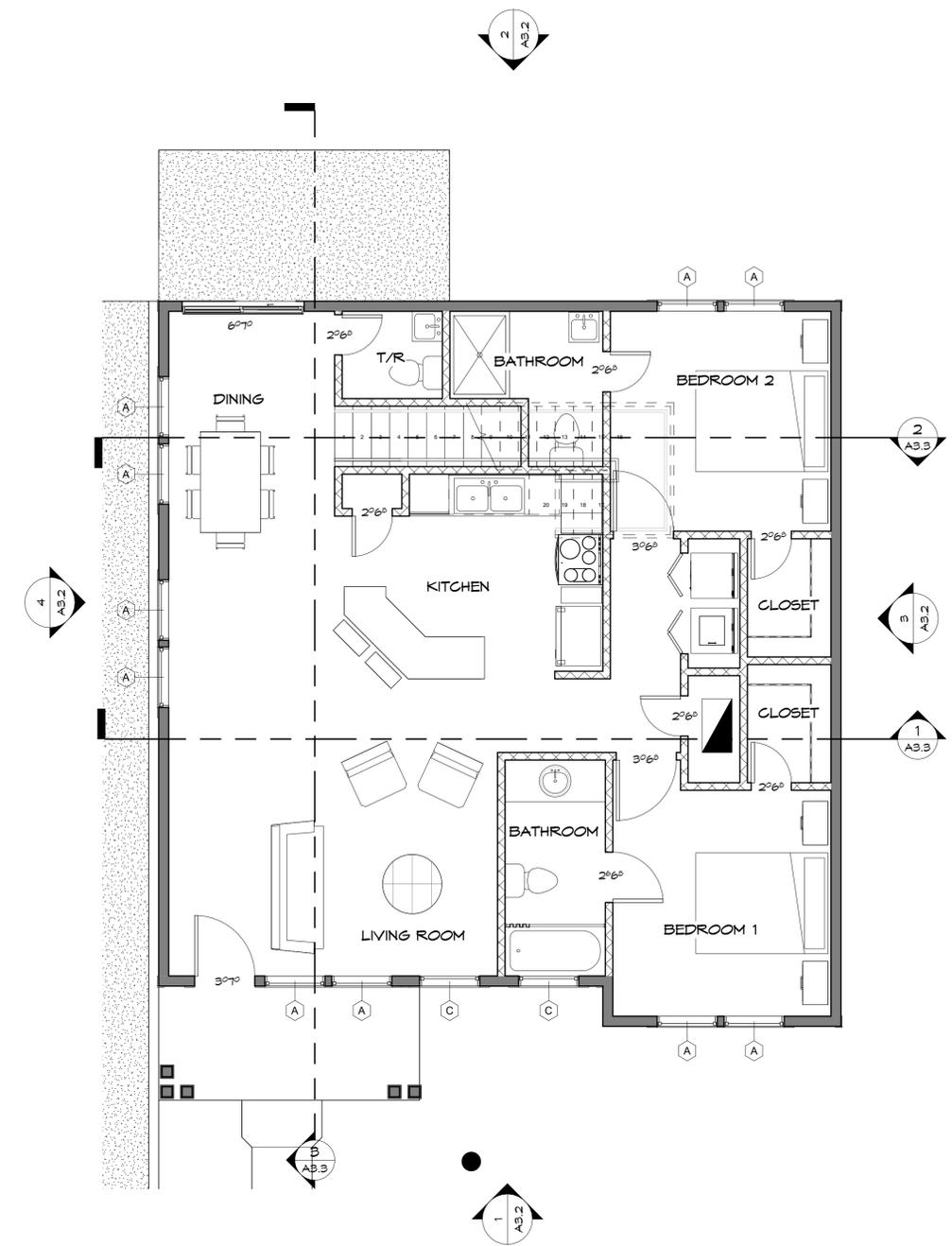
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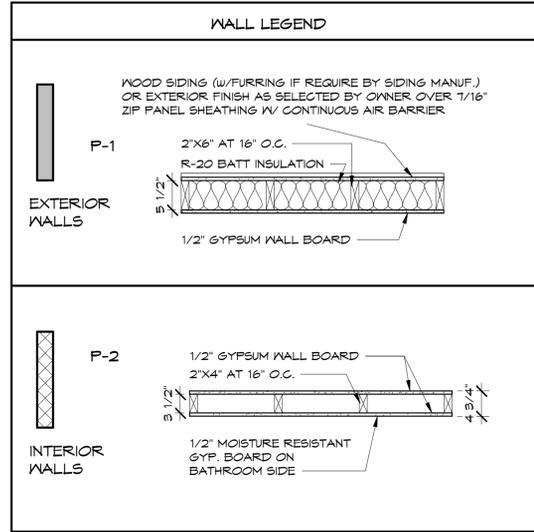
A3.0



2 SECOND FLOOR PLAN UNIT B
1/4" = 1'-0"



1 FIRST FLOOR PLAN UNIT B
1/4" = 1'-0"



FLOOR PLAN NOTES

- ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS, BEAMS, CONNECTIONS, HEADERS, JOISTS AND RAFTERS.
- ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
- WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
- COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.
- CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.
- DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
- CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
- BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT., A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 44" FROM FINISH FLOOR.
- ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED, TO COMPLY W/ IRC SECTION R308.4.8. SEE SECTION R308.4 IN ORSC FOR ADDITIONAL INFO.
- ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
- PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
- BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.
- ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.
- ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8" TYPE-X GYP. BOARD W/ 1-HOUR FIRE RATING. ALL EXT. DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS INCLUDING DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE.
- ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER. USE 1/2" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
- ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
- NOT USED.
- BUILDER TO APPROVE & VERIFY ALL PLANS BEFORE CONSTRUCTION.
- VERIFY ALL PLANS W/ LOCAL BUILDING CODES.
- HVAC TO BE IN ATTIC UNLESS OTHERWISE NOTED.
- PROVIDE SHUT-OFF VALVE FOR ALL GAS APPLIANCES REFERENCE IRC SECTION G2419
- ALL TUB OR SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLAZING. OWNER TO VERIFY
- ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. OWNER WILL PROVIDE CUT SHEETS TO HDRC FOR APPROVAL OF DOOR SELECTED. PROVIDE 1/2" DEADBOLT LOCKS ON ALL EXTERIOR DOORS AND LOCKING DEVICES ON ALL DOORS OR WINDOWS WITHIN 10' (VERTICAL) OF GRADE. PROVIDE PEEP-HOLE @ 54" - 66" ABOVE FLOOR ON EXTERIOR DOORS.

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SAN ANTONIO, TX 78212

Drawn By: MAV
Checked By: JJC
Job Number: 22-008

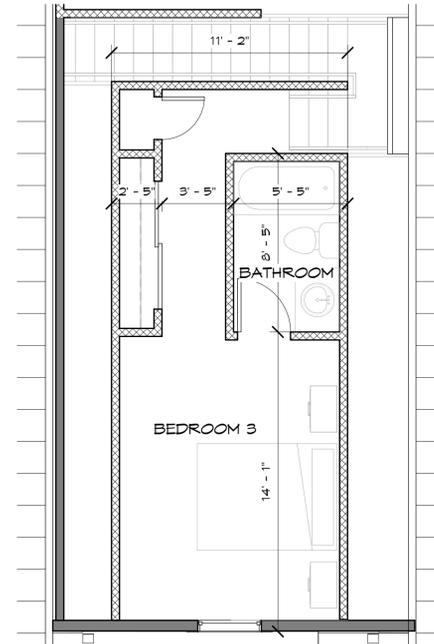
UB. DIMENSION FLOOR PLAN

No.	DATE	DESCRIPTION

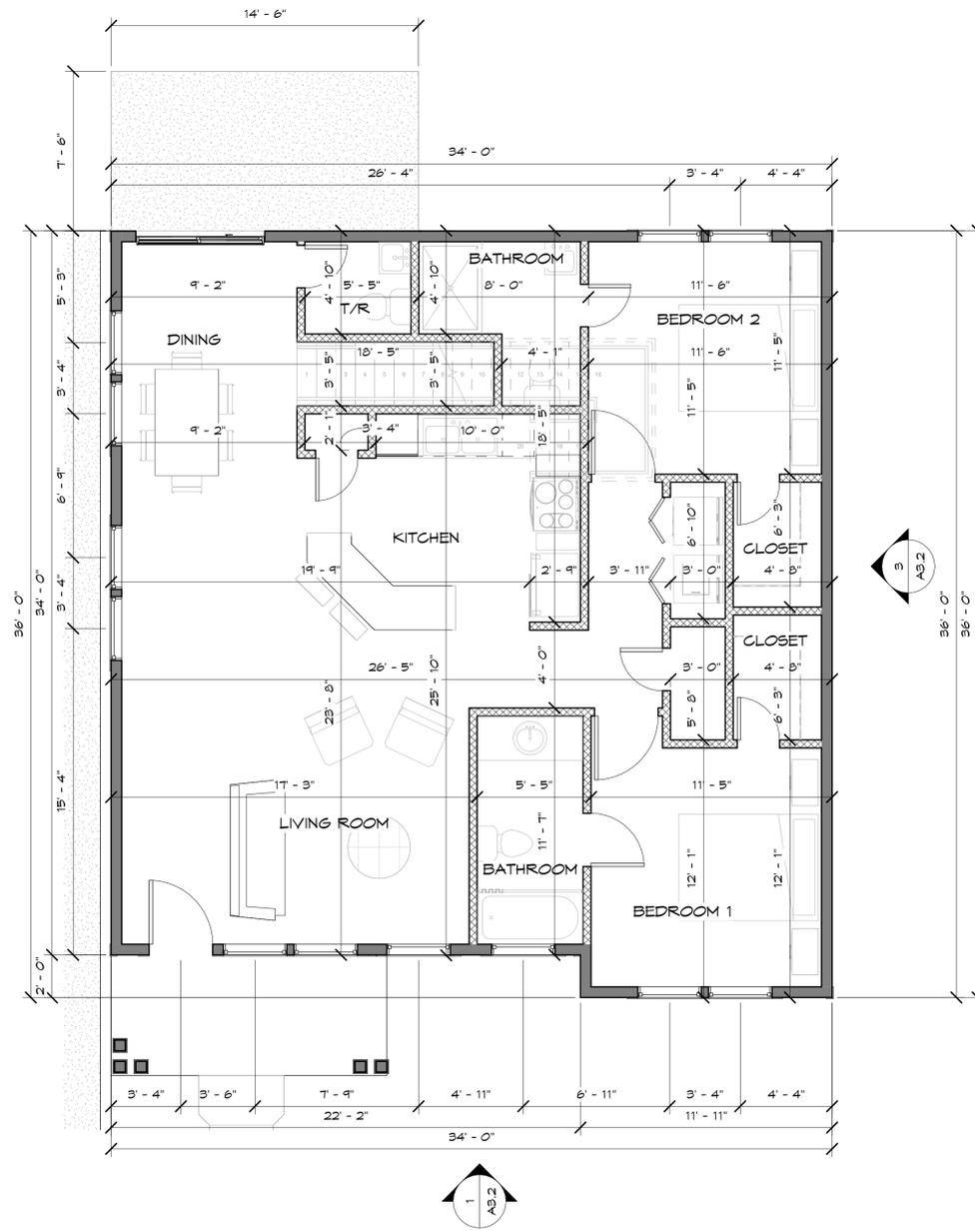
Date: 07/26/24

Drawing No:

A3.1



2 DIMENSION SECOND FLOOR PLAN UNIT B
1/4" = 1'-0"



1 DIMENSION FIRST FLOOR PLAN UNIT B
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HDRG. REQUIREMENTS:

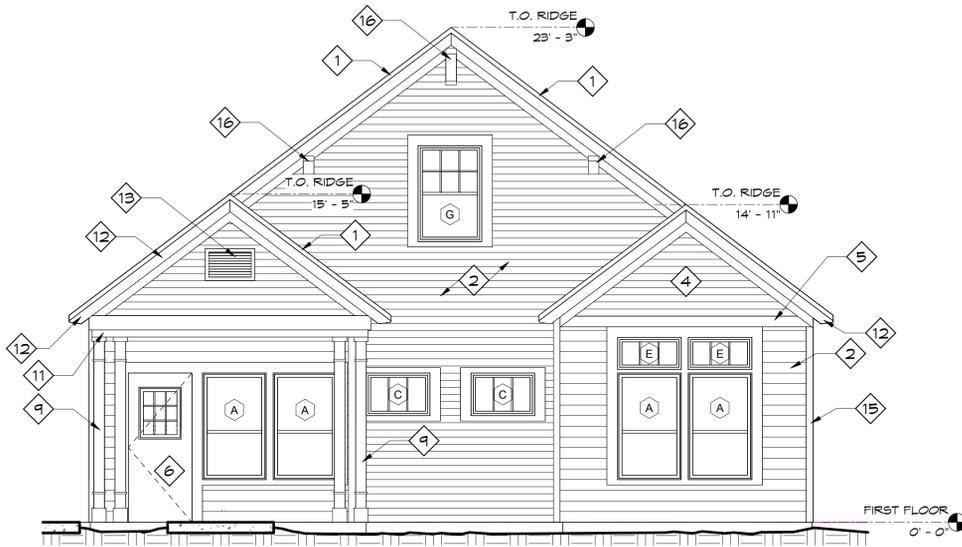
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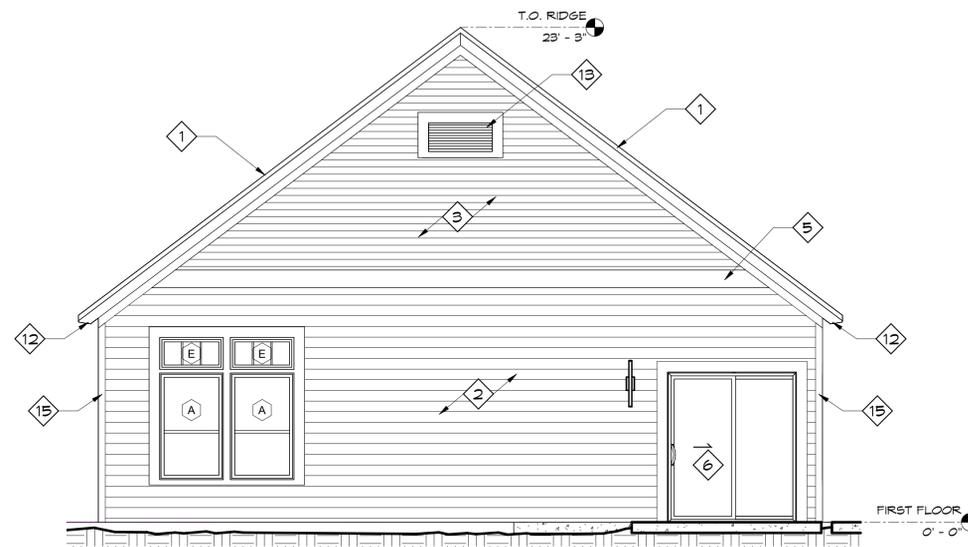
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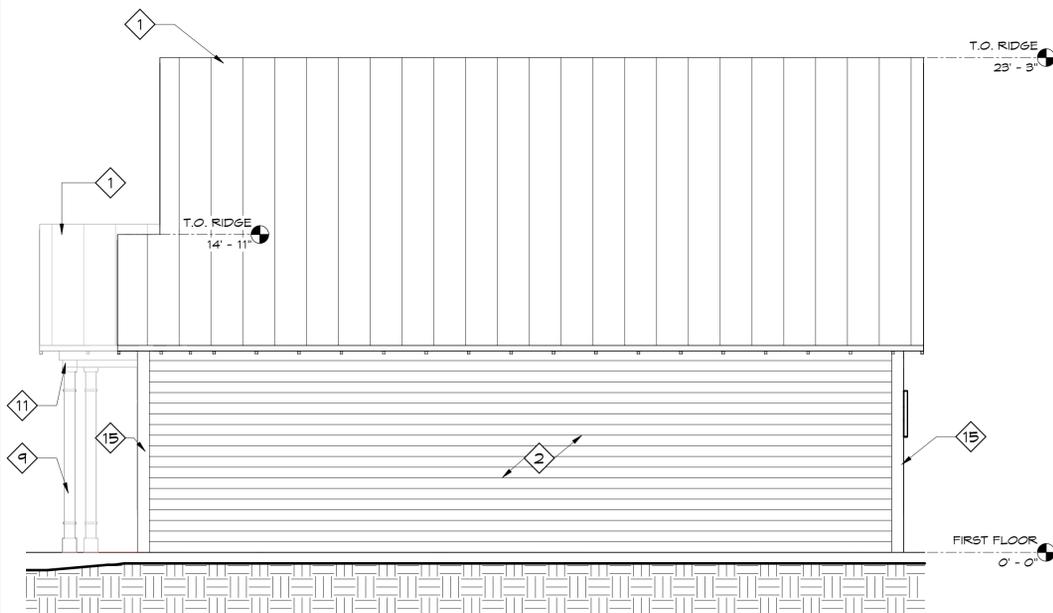
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- WINDOW TRIMS SHALL FEATURE TRADITIONAL DIMENSIONS CONSISTENT WITHIN THE HISTORIC DISTRICT



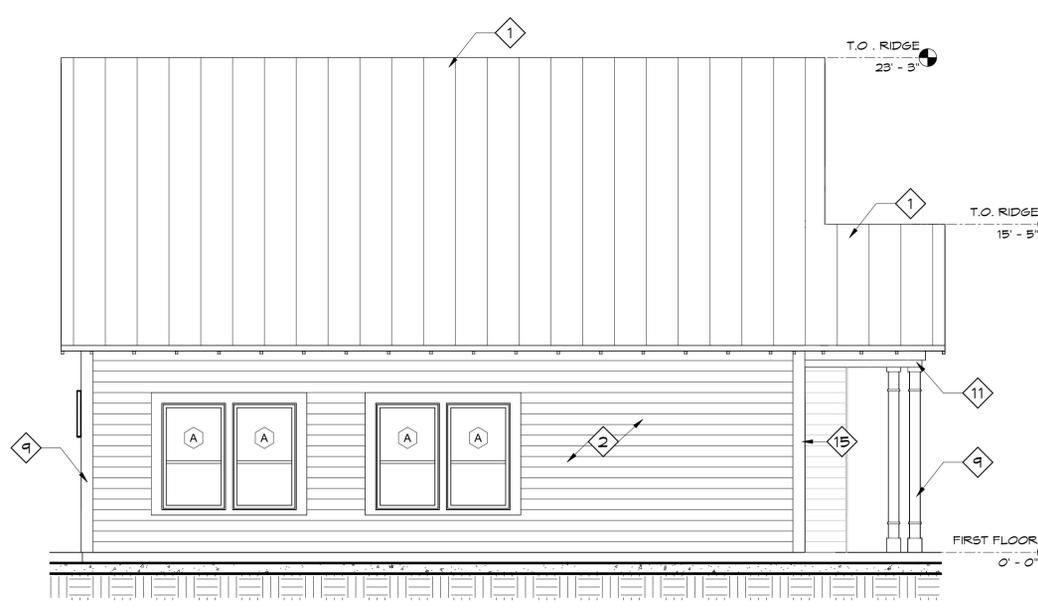
1 EXTERIOR ELEVATION UNIT B
1/4" = 1'-0"



2 EXTERIOR ELEVATION UNIT B
1/4" = 1'-0"



3 EXTERIOR ELEVATION UNIT B
1/4" = 1'-0"



4 EXTERIOR ELEVATION UNIT B
1/4" = 1'-0"

Drawn By: MAV
Checked By: JJC
Job Number: 22-008

UB. EXTERIOR ELEVATIONS

No.	DATE	DESCRIPTION

Date: 07/26/24

Drawing No:

A3.2

11/11/2022

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NEW RESIDENTIAL
DEVELOPMENT
516 EAST MULBERRY AVENUE
SAN ANTONIO, TX 78212

Drawn By: MAV
Checked By: JJC
Job Number: 22-008

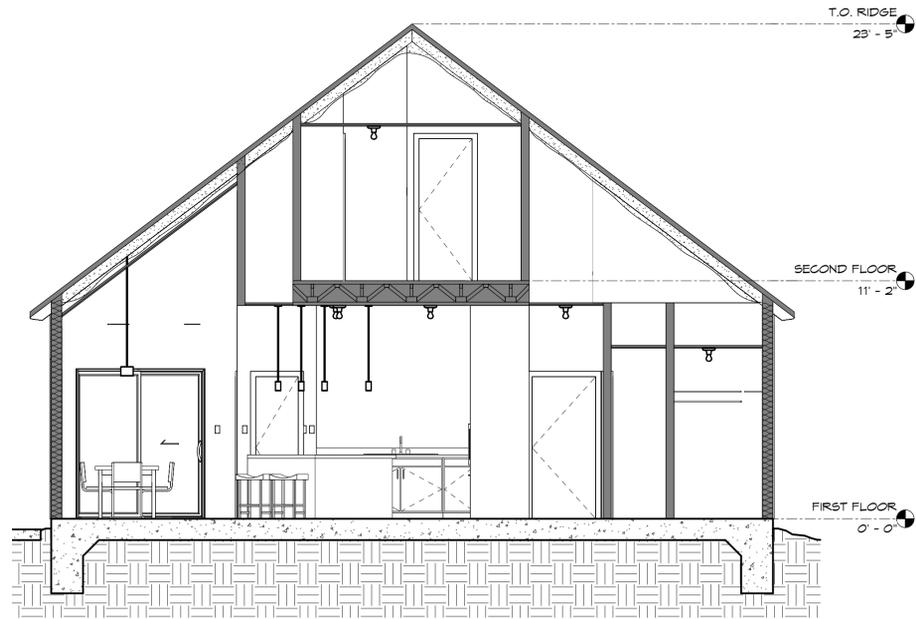
UB. BUILDING
SECTION

No.	DATE	DESCRIPTION

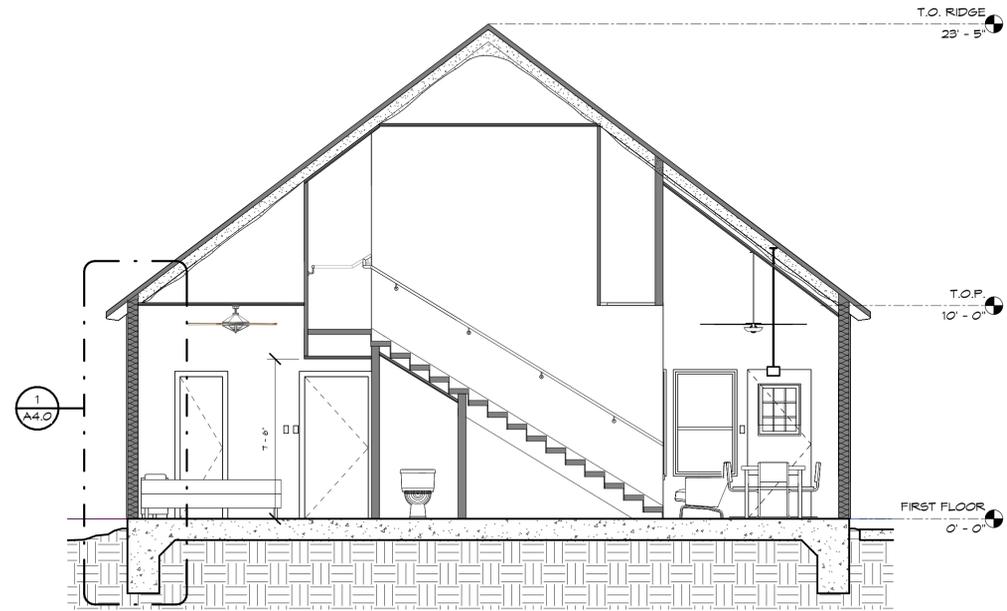
Date: 07/26/24

Drawing No:

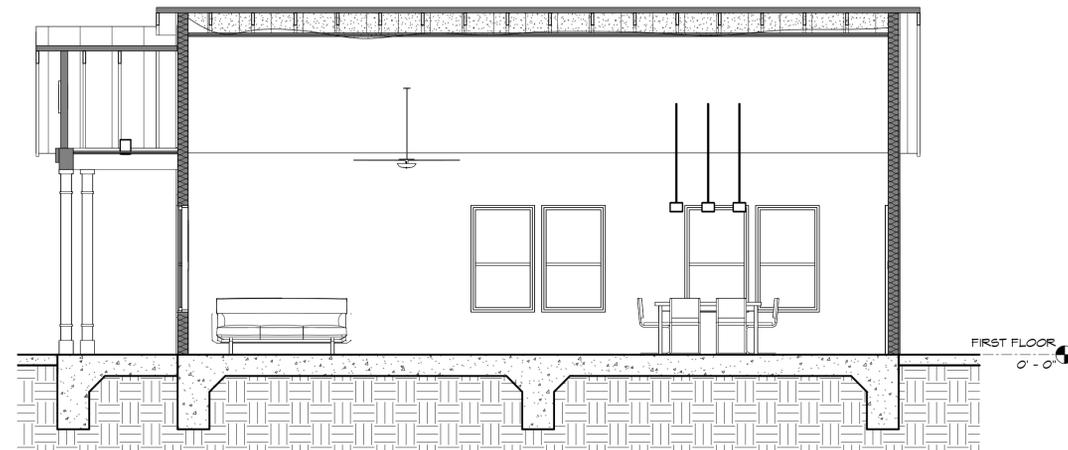
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1 BUILDING SECTION UNIT B
1/4" = 1'-0"



2 BUILDING SECTION UNIT B
1/4" = 1'-0"



3 BUILDING SECTION UNIT B
1/4" = 1'-0"

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Drawn By: MAV
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UB. ROOF PLAN

No.	DATE	DESCRIPTION

Date: 07/26/24
Drawing No:

A3.4

BUILDING ENVELOPE PERF. ENERGY COMPLIANCE

EXTERIOR WALLS:
WOOD STUDS WITH CAVITY INSULATION:
-ZIP PANEL SHEATHING= R-.51ci
-6" WOOD STUDS WITH CAVITY INSULATION= R-20
-5/8" GYPSUM BOARD= R-0.45ci

TOTAL R-VALUE= R-20 + 0.96ci
MINIMUM R-VALUE REQUIRED= R-13

ROOF:
STANDING SEAM METAL ROOF:
-1/2" ZIP PANEL SHEATHING= R-0.62ci
-10" ICYNENE FOAM INSULATION R-37
-1/2" GYPSUM BOARD= R-0.45ci

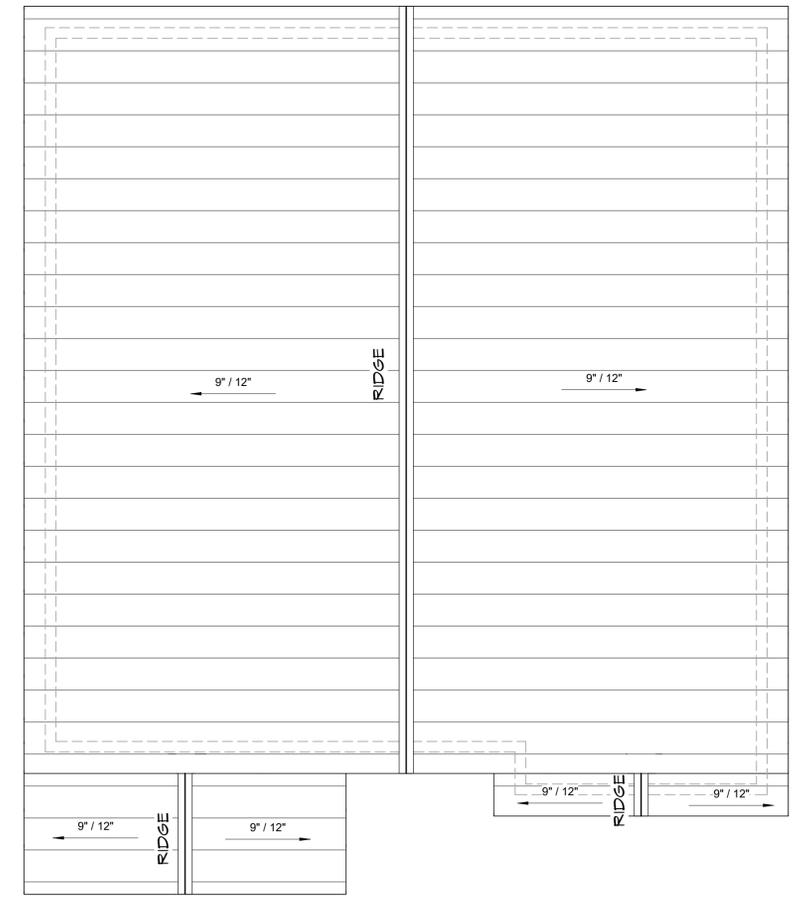
TOTAL R-VALUE= R-37+1.07ci
MINIMUM R-VALUE REQUIRED= R-30

WINDOW FENESTRATIONS:
PROVIDED SOLAR HEAT GAIN COEFFICIENT SHGC: 0.25
MINIMUM SHGC REQUIRED: 0.25
PROVIDED U-FACTOR: 0.35
MINIMUM U-FACTOR REQUIRED: 0.50

ROOFING ALTERNATE:
PROVIDE ALTERNATE BID FOR SHINGLE ROOFING AT MAIN ROOF IN LIEU OF STANDING SEAM METAL

ROOF NOTES

1. ROOF DECK MUST BE ATTACHED WITH 3D RING SHANK NAILS, SPACED NOMINALLY AT 6IN. O.C. ALONG THE EDGES AND IN THE FIELD; UNLESS LOCAL CODE REQUIRES MORE FASTENERS AT THE CORNERS.
2. ROOF DECK MUST BE SEALED.
3. APPLY REINFORCED SYNTHETIC ROOF UNDERLAYMENT THAT HAS AN ICC APPROVAL AS AN ALTERNATE TO ASTM D226 TYPE II FELT PAPER. THE SYNTHETIC UNDERLAYMENT MUST HAVE MINIMUM TEAR STRENGTH OF 20 LBS. PER ASTM D1910 OR ASTM D4533. THIS UNDERLAYMENT MUST BE ATTACHED USING ANNULAR RING OR DEFORMED SHANK ROOFING FASTENERS WITH MINIMUM 1 IN. DIAMETER CAPS AT 6 IN. O.C. SPACING ALONG ALL LAPS AND AT 12 O.C. IN THE FIELD, OR A MORE STRINGENT FASTENER SCHEDULE, IF REQUIRED BY THE MANUFACTURER FOR HIGH-WIND INSTALLATIONS.
4. APPLY 10" OF ICYNENE FOAM INSULATION TO THE UNDERSIDE OF ALL ROOF DECKING FOR A TOTAL R-VALUE OF R-37.
5. A ROOFING INSPECTION MUST BE SCHEDULED WITH OHP STAFF TO ENSURE THAT INDUSTRIAL OR LARGE RIDGE CAPS ARE NOT INSTALLED. THE ROOFING INSPECTION SHALL BE SCHEDULED PRIOR TO THE INSTALLATION OF ROOFING MATERIALS.
6. STANDING SEAM METAL ROOFS SHALL FEATURE SMOOTH GALVALUME PANELS THAT ARE 18 TO 21 INCHES WIDE & SEAMS THAT ARE 1" TO 2" IN HEIGHT. SEAMS SHALL BE EITHER A CRIMPED RIDGE SEAM OR A LOW PROFILE RIDGE CAP.



1 ROOF PLAN UNIT B
1/4" = 1'-0"

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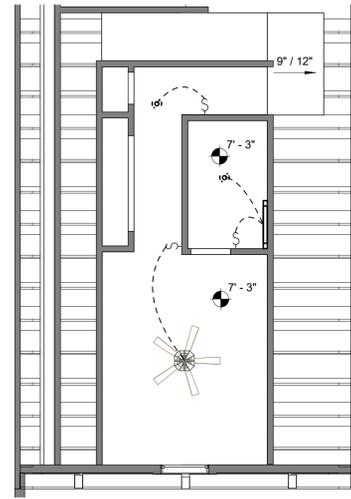
UB. REFLECTED CEILING PLAN

No.	DATE	DESCRIPTION

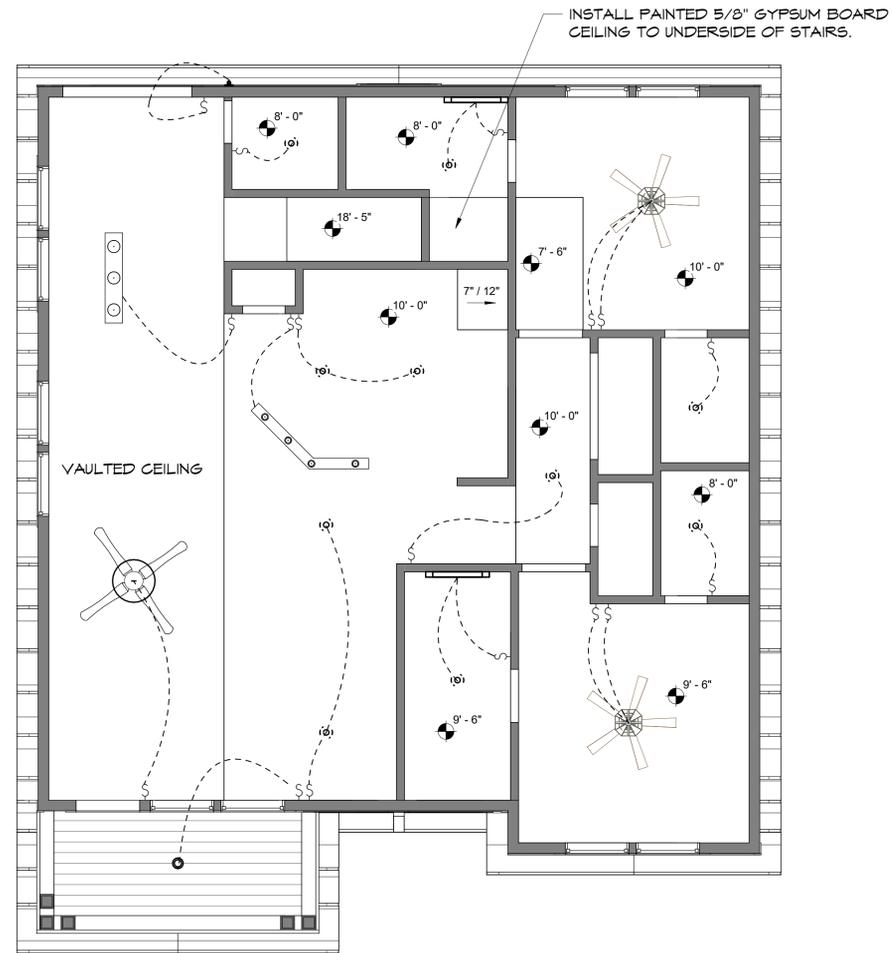
Date: 07/26/24

Drawing No:

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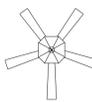


2 SECOND FLOOR RCP UNIT B
3/16" = 1'-0"



1 FIRST FLOOR RCP UNIT B
1/4" = 1'-0"

ELECTRICAL SYMBOLS:

-  SMOKE DETECTOR/CARBON MONOXIDE
-  MIRROR WALL LIGHT
-  LED LIGHT
-  ELECTRICAL WIRE
-  WALL MOUNT LIGHT
-  CEILING FAN W/LIGHT KIT
-  SURFACE MOUNT LED LIGHT
-  DECORATIVE PENDANT LIGHT FIXTURE
-  SWITCH
-  3-WAY SWITCH

LIGHTING REQUIREMENTS:
NOT LESS THAN 90% OF THE PERMANENTLY INSTALLED LIGHT FIXTURES SHALL CONTAIN ONLY HIGH EFFICIENCY LAMPS.

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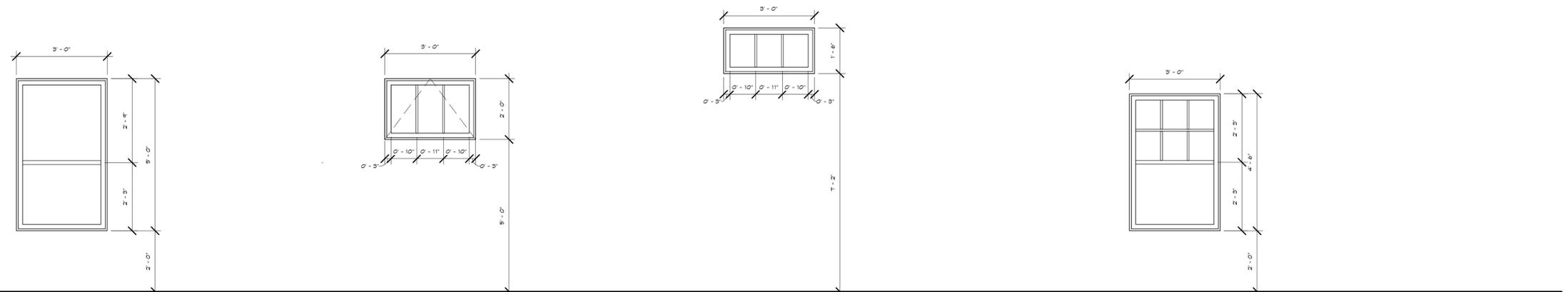
UB WINDOW SCHEDULE

No.	DATE	DESCRIPTION

Date: 07/26/24

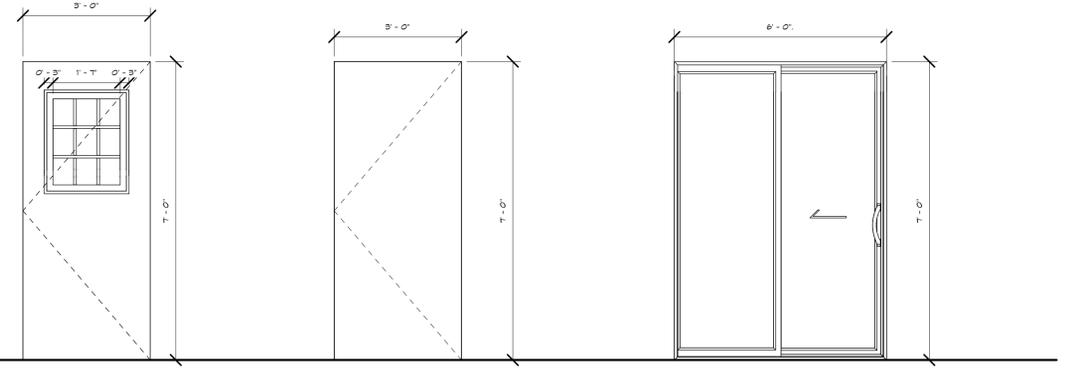
Drawing No:

A3.6



WINDOW TYPES

-  SINGLE-HUNG WINDOW
-  AWNING WINDOW
-  FIXED WINDOW
-  SINGLE-HUNG WINDOW



EXTERIOR

- INSULATED SOLID CORE DOOR
- SOLID CORE DOOR
- EXTERIOR SLIDING DOOR

FENESTRATION NOTES:

A. ALL WINDOWS SHALL COMPLY WITH ALL STATE AND LOCAL CODES INCLUDING BUT NOT LIMITED TO I.E.C.C. ENERGY EFFICIENCY, DESIGN PRESSURE, AND HISTORICAL REQUIREMENTS.

B. WINDOWS SHALL BE ALUMINUM WINDOWS THAT COMPLY WITH THE FOLLOWING SPECIFICATIONS:
 - MEETING RAILS MUST BE NO TALLER THAN 1.25"
 - STILES SHALL BE NO WIDER THAN 2.25"
 - TWO INCHES IN DEPTH IS REQUIRED BETWEEN FRONT FACE OF THE WINDOW TRIM AND THE FRONT FACE OF THE TOP WINDOW SASH
 - WINDOW TRACK COMPONENTS MUST BE PAINTED TO MATCH THE WINDOW TRIM OR CONCEALED BY A WINDOW SCREEN
 - COLOR SELECTION MUST BE PRESENTED TO OHP STAFF; MANUFACTURER'S WHITE IS NOT PERMITTED
 - WINDOW TRIMS SHALL FEATURE TRADITIONAL DIMENSIONS CONSISTENT WITHIN THE HISTORIC DISTRICT

C. ALL WINDOWS IN STAIRWAY SHALL HAVE TEMPERED GLAZING.

D. EACH BEDROOM SHALL HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20" AND A MINIMUM HEIGHT OF 24" AND A SILL LESS THAN 44" ABOVE THE FINISHED FLOOR.

E. ALL WINDOWS WITHIN 18" OF THE FLOOR AND WITHIN 24" OF ANY DOOR ARE TO HAVE TEMPERED GLAZING.

FENESTRATION SHALL BE LISTED AND LABELED AS MEETING AAMA / WDMA / CSA 101 / I.S.2 / A440 OR HAS INFILTRATION RATES PER NFRC 400 THAT DO NOT EXCEED CODE LIMITS.

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CONSTRUCTION NOTES

No.	DATE	DESCRIPTION

Date: 07/26/24

Drawing No: **A7.0**

CONSTRUCTION MATERIALS GENERAL NOTES:

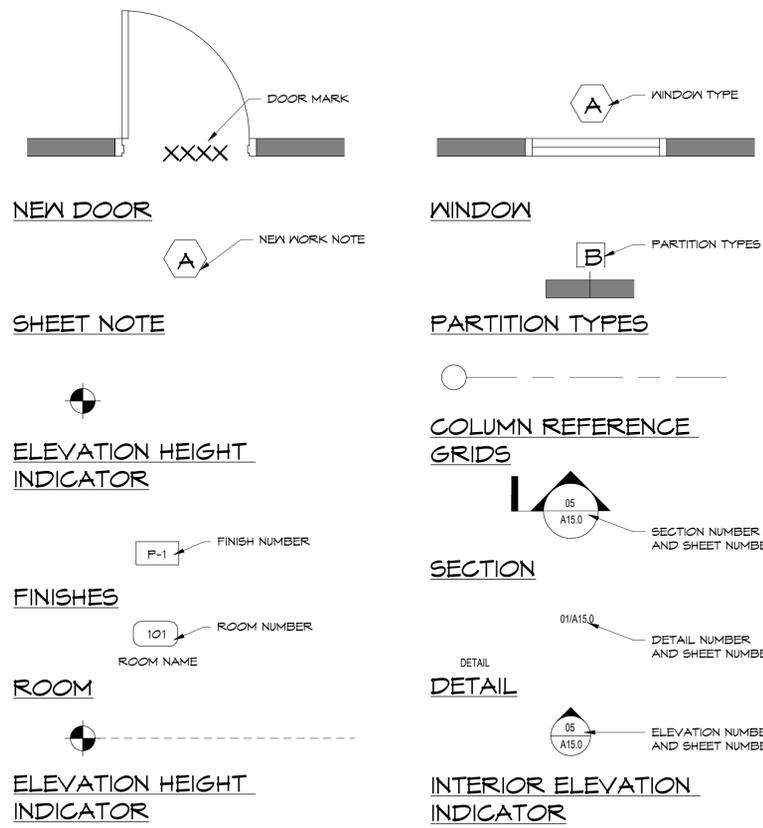
- ALL DIMENSION ARE TO THE FACE OF WOOD STUDS, FACE OF C.M.U., EXTERIOR WALL FACES OR COLUMN CENTER LINES UNLESS SPECIFIED OTHERWISE.
- PROVIDE SOLID WOOD BLOCKING AT ALL DRYWALLS BEHIND PLUMBING FIXTURES, ACCESS DOORS, HANDRAILS, GRAB BARS, WOOD SHELVING, LAVATORIES, CABINTRY, ETC. AS REQUIRED TO RIGIDLY ANCHOR EACH ITEM. CONTRACTOR SHALL VERIFY & COORDINATE BLOCKING.
- INCREASE WALL THICKNESS AS REQUIRED AT PLUMBING CHASES, MECHANICAL & ELECTRICAL PANELS.
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IMMEDIATELY IF SITE CONDITIONS OR DIMENSIONS DISAGREE WITH INFORMATION SHOWN ON THE DRAWINGS. WORK IS NOT PROCEED UNTIL SUCH DIFFERENCES ARE RESOLVED. ALL DIMENSION ARE BASED UPON EXISTING CONDITIONS, SOME MINOR VARIATIONS ARE TO BE EXPECTED. THE CONTRACTOR SHALL LAY OUT ALL NEW CONSTRUCTION TO COORDINATE THESE DRAWINGS WITH ACTUAL CONDITIONS.
- CONTINUE WALL TYPE AND FINISHES ABOVE ALL DOORS AND WINDOWS.
- ALL FOAM PLASTICS USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH U.B.C. STANDARD #42-1.
NOTE: OR IN ADDITION TO ANY OTHER APPLICABLE PROVISIONS IN GOVERNING CODES.
- ALL WOOD BLOCKING AND PLYWOOD USED INSIDE THE BUILDING SHALL BE PRESSURE-TREATED FIRE RETARDANT WOOD. ALL WOOD BLOCKING OUTSIDE THE BUILDING ENVELOPE SHALL BE WOLMANIZED. PROVIDE FIRE-RETARDANT TREATED WOOD BLOCKING WHERE REQUIRED TO SUPPORT ANY ITEMS MOUNTED TO WALLS, INCLUDING SINKS, CASEWORK, AND HAND RAILS.
- SIGNS LOCATIONS SHALL BE VERIFIED WITH THE BUILDING INSPECTOR DURING CONSTRUCTION AND WITH BUILDING CODE.
- DOOR REMARKS:
 - CAULK BOTH SIDES OF ALL DOOR FRAMES AND GLASS FRAMES, WINDOWS AND LOUVERS.
 - COORDINATE DOOR DETAILS, WALLTYPES, AND WALL FINISHES FOR JAMB THICKNESS AND WALL MATERIALS.
- SEAL ALL OPENINGS THROUGH WALLS OF MECHANICAL ROOMS AND EXIT CORRIDORS INCLUDING BOTH SIDES OF COLUMNS, UNDER DECK CORRUGATIONS, PIPE CHASES, ETC.
- BUILDING INSULATION NOTE:
ALL INSULATION MATERIALS INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALLS, CRANLS FACES, OR ATTICS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH U.B.C. STANDARD #42-2.
- MAKE ALLOWANCE FOR HORIZONTAL AND VERTICAL MOVEMENT WHEREVER INTERIOR PARTITIONS COME IN CONTACT WITH EXTERIOR WALLS OR STRUCTURAL COLUMNS.
- ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURE'S INSTRUCTIONS.

GENERAL NOTES:

- IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS IN THIS PACKAGE, NOTIFY ARCHITECT OF RECORD IMMEDIATELY.
- ARCHITECT OF RECORD SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS, CONSTRUCTION MEANS, METHODS, TECHNOLOGIES, SEQUENCES, PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING WORK UNDER THIS CONTRACT.
- CONTRACTOR IS RESPONSIBLE TO SEE THAT ALL WORK IN FIELD IS DONE IN ACCORDANCE W/ ALL CURRENT APPLICABLE NATIONAL STATE AND LOCAL CODES, ORDINANCES AND REQUIREMENTS BY GOVERNING AGENCIES, WHETHER OR NOT SAID CODES ORDINANCES, REQUIREMENTS, ETC. ARE SPECIFICALLY SHOWN ON DRAWINGS AND/OR CALLED FOR IN SPECIFICATIONS.
- CONSTRUCTION MATERIAL, ASSEMBLIES AND PROCEDURES ARE TO COMPLY W/ LOCALLY ADOPTED BUILDING CODES AND SUPPLEMENTARY ORDINANCES. WHEN A CONFLICT OCCURS BETWEEN SUCH LOCAL CODE AND INFORMATION SHOWN ON THE PLANS, CONSULT COMPANY REPRESENTATIVE OR ARCHITECT FOR RESOLUTION PRIOR TO COMMENCING WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING JURISDICTIONS AS REQUIRED FOR INSPECTIONS AND SHALL PAY INSPECTION FEES ASSOCIATED WITH THE WORK.
- THE G.C. SHALL APPLY FOR ALL PERMITS WHICH INVOLVE DRAWING SUBMITTAL AND PROCESSING: BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, FIRE, AND ENVIRONMENTAL HEALTH PERMITS. THE GENERAL CONTRACTOR SHALL PICK UP THESE PERMITS AND PAY FOR THE PERMIT FEES.
- THE GENERAL CONTRACTOR SHALL PROVIDE BARRICADES AND SAFETY SIGNS PER OSHA REQUIREMENTS, AND CONTROLS OF ALL NEW AND MODIFIED AIR, WATER, AND ELECTRICAL SYSTEMS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OVERALL CONSTRUCTION SITE CLEANLINESS, INCLUDING PROVISION OF A DEBRIS BOX WITH WEEKLY SERVICING, REMOVAL OF ALL CONTRACTOR / SUBCONTRACTOR REFUSE AND DEBRIS, AND SWEEPING OF THE ENTIRE YARD AREA AT THE COMPLETION OF THE WORK. UNLESS STATED OTHERWISE, ALL OTHER PROCEDURES, TESTING, MATERIALS AND EQUIPMENT SHOWN ON THE PLANS SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR.
- DRAWINGS SHALL NOT BE SCALED. N.T.S. INDICATES "NOT TO SCALE" AND THE LISTED DIMENSION SHALL GOVERN.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO THE WORK OF OTHER TRADES CAUSED BY HIS OPERATIONS. THE NATURE OF SUCH REPAIR WORK MUST RECEIVE THE PRIOR APPROVAL OF THE COMPANY REPRESENTATIVE.
- CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS AND FACILITIES TO REMAIN THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL REPAIR AND/OR REPLACE AT CONTRACTOR'S EXPENSE, ANY EXISTING ITEMS AND FACILITIES TO REMAIN THAT ARE DAMAGED BY CONTRACTORS OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- ANY CHANGES IN PLAN ARRANGEMENT OR DETAILING AND SPECIFIC INSTRUCTIONS FOR THE PROJECT WITHOUT PRIOR WRITTEN NOTIFICATION AND APPROVAL BY THE ENGINEER OF RECORD WILL VOID ANY OBLIGATIONS AND LIABILITIES SET FORTH BY THE OWNER AND THE ENGINEER OF RECORD.
- IF ANY SUBSTITUTIONS ARE PROPOSED AND APPROVED FOR SPECIFIC MATERIAL OR EQUIPMENT, THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS WILL BE RESPONSIBLE FOR ALL COORDINATION INCLUDING HVAC, PLUMBING, ALTERNATIVE MATERIALS, AND ELECTRICAL.
- ANY CONTRACTOR WHOSE WORK REQUIRES PENETRATION OF THE ROOFING SYSTEM SHALL COORDINATE W/ ROOFING CONTRACTOR TO INSURE ROOF WARRANTY.
- CONSTRUCTION SHALL COMPLY TO ALL LOCAL CODE REQUIREMENTS AND GUIDELINES FOR BUILDING AND FACILITIES PER CURRENT CLEARANCES, ACCESSORIES, ETC.
- ANY CONTRACTOR WHOSE WORK REQUIRES PENETRATION OR ATTACHMENT TO THE EXTERIOR FACADE SHALL FLASH, AND SEAL SUCH WORK TO INSURE WALL SYSTEM WARRANTY.
- DOOR HARDWARE HANDLES, KNOBS, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES SHALL ME MOUNTED NO HIGHER THAN 38 INCHES ABOVE FINISH FLOOR AND HAVE HANDICAPPED ACCESSIBLE LEVER HANDLE HARDWARE, UNLESS OTHERWISE NOTED. THE FORCE REQUIRED TO ACTIVATE DOOR HARDWARE SHALL BE NO GREATER THAN 5.0 LB. OTHER ALLOWABLE HARDWARE DESIGNS INCLUDE BUT ARE NOT LIMITED TO PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES. INSTALL THESE ONLY WHEN SCHEDULED. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
- DOOR CLOSURES: IF A DOOR IS SCHEDULED TO HAVE A CLOSER, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 10 DEGREES, THE DOOR WILL TAKE AT LEAST THREE SECONDS TO MOVE TO A POINT OF APPROXIMATELY 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
- DOOR OPENING FORCE: THE MAXIMUM FORCE FOR PUSHING, OR PULLING OPEN A DOOR SHALL COMPLY WITH THIS PARAGRAPH. FOR HINGED DOORS: THE FORCE SHALL BE APPLIED PERPENDICULAR TO THE DOOR AT THE DOOR OR 30 INCHES FROM THE HINGED SIDE. WHICHEVER IS FARTHER FROM THE HINGE.

FOR SLIDING OR FOLDING DOORS:
THE FORCE SHALL BE APPLIED PARALLEL TO THE DOOR AT THE DOOR PULL OR LATCH.
- EXTERIOR HINGED DOORS SHALL NOT EXCEED 8.5 LBF. LIGHT INCREASES IN OPENING FORCE SHALL BE ALLOWED WHERE 8.5 LBS IS INSUFFICIENT TO COMPENSATE FOR AIR PRESSURE DIFFERENTIALS.
- CONTROLS AND OPERATING MECHANISMS.
 - GENERAL ALL CONTROLS AND DEVICES HAVING MECHANICAL OR ELECTRICAL OPERATING MECHANISMS WHICH ARE EXPECTED TO BE OPERATED BY OCCUPANTS, VISITORS, OR OTHER USERS OF A BUILDING OR FACILITY, SHALL COMPLY WITH TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) FOR HEIGHT LIGHT SWITCHES, ALARM ACTIVATING UNITS, VENTILATORS ELECTRICAL OUTLETS, ETC.
 - HEIGHT: THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEIPT AND OTHER OPERABLE SHALL BE MOUNTED 12 INCHES (MIN) ABOVE THE FLOOR AND 48 INCHES (MAX).
 - OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 8.0 LBF.
- PROVIDE WOOD BLOCKING AT ALL SCHEDULED CHAULK AND TACK BOARDS, WALL SHELVING, PLUMBING, FIXTURES, ACCESS DOORS, HANDRAILS AND GRAB BARS, ALL WOOD BLOCKING AND FURRING TO BE FIRE RETARDANT.
- CONTRACTOR SHALL REFER TO ELECTRICAL DRAWINGS IN THESE DOCUMENTS FOR ALL WIRING AND CONNECTION SPECIFICATIONS, CIRCUITING, SWITCHING AND LIGHT FIXTURES.
- REFER TO MECHANICAL DRAWINGS IN THESE DOCUMENTS FOR ALL INFORMATION REFERENCING DUCTWORK, DIFFUSER LOCATIONS, THERMOSTAT LOCATIONS, FIRE DAMPERS, ETC. OR ANY OTHER ITEMS MECHANICALLY RELATED.
- CONTRACTOR SHALL COMPLY WITH ALL INTERNATIONAL ENERGY CONSERVATION CODE REQUIREMENTS AND PROVIDE ALL RELATED 3rd PARTY TESTING, DOCUMENTATION, FORMS AS REQUIRED FOR RESIDENTIAL ENERGY COMPLIANCE. HARD COPIES OF ALL DOCUMENTATION WILL BE PROVIDED TO ARCHITECT AND OWNER FOR REVIEW.
 - BUILDING ENVELOPE AIR LEAKAGE TEST REQUIRED PER ASTM E 779 OR ASTM E 1827 & PER SECTION R402.4.1.2 OF IECC.
 - 3RD PARTY COMMISSIONING AGENT WILL BE HIRED BY GC FOR COMPLETION OF ALL ENERGY COMPLIANCE FORMS/DOCUMENTS.

GRAPHICS





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

June 1, 2022

HDRC CASE NO: 2022-292
ADDRESS: 516 E MULBERRY AVE
LEGAL DESCRIPTION: NCB 3090 BLK 6 LOT 9
HISTORIC DISTRICT: Monte Vista
APPLICANT: Jose Calzada - 17038 Redland Rd
OWNER: Rafael Saavedra Sada/ASTER DEVELOPMENTS LLC - 400 N LOOP 1604 E STE 200
TYPE OF WORK: New construction

REQUEST:

The applicant is requesting conceptual approval to construct two (2) 1-story, single-family structures at 516 E Mulberry.

FINDINGS:

- a. The property at 516 E Mulberry first appears on the 1938 Sanborn Map and originally featured a 2-story asbestos-clad residence. The structure is extant on the 1951 Sanborn Map. The lot is currently vacant and is contributing to the Monte Vista Historic District.
- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval.
- c. **DESIGN REVIEW COMMITTEE** – The applicant attended a Design Review Committee on May 24, 2022. The discussion focused on massing, noting the heights of neighboring structures on a future submission, materiality, fenestration, driveway configuration, and site work.
- d. **SETBACK & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings should align with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to construct two 1-story, single-family residences at 516 E Mulberry. The residences will be detached, with one structure's entrance facing E Mulberry and the second structure located at the rear, also oriented toward E Mulberry. The applicant has not noted the proposed setback from E Mulberry but has provided site plans showing that the proposed structure will be set behind the adjacent structures on E Mulberry. The Historic Design Guidelines for New Construction stipulate that primary building entrances should be oriented towards the primary street and that front facades should be aligned with the front facades of adjacent buildings. Staff finds the proposal consistent with the Guidelines.
- e. **ENTRANCES** – According to Guideline 1.B.i for New Construction, primary building entrances should be oriented towards the primary street. Staff finds the proposal for primary entrances facing E Mulberry appropriate.
- f. **SCALE & MASSING** – According to Guideline 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one story. The adjacent blocks of E Mulberry feature 1-story and 2-story structures. Guideline 2.A.ii for New Construction states that applicants should utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story. The applicant has provided height information and the proposed height of Unit A is 24.6 feet. Adjacent structures range from 20 feet in height to 30 feet in height. At this time, the applicant has not provided the total proposed height for Unit B. Staff finds that the applicant should provide total height information for Unit B and that the height of Unit B should not exceed that of the primary structure, Unit A.
- g. **FOUNDATION & FLOOR HEIGHTS** – Guideline 2.A.iii for New Construction stipulates that foundation and floor heights should be aligned within one (1) foot of the neighboring structure's foundation and floor heights. At this time, the applicant has not provided a diagram showing the foundation and floor heights of neighboring structures. The applicant is responsible for complying

with the Guidelines.

h. ROOF FORM – The applicant has proposed front gable roof forms on each of the structures. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. This block of E Mulberry features structures with front gable, cross gable, and side gable roofs. Staff finds the proposal consistent with the Guidelines.

i. LOT COVERAGE – Guideline 2.D.i for New Construction stipulates that building to lot ratio for new construction should be consistent with adjacent historic buildings. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. At this time, the applicant has not provided the proposed total lot coverage. Staff finds that the applicant should submit the percentage of lot coverage to staff for review.

j. MATERIALS AND TEXTURES (Unit A) – The applicant has proposed to clad the front structure (Unit A) in horizontal wood cladding with shingle cladding on the projecting front gable. The applicant has proposed a galvalume standing seam metal roof and exposed rafter tails and decorative wood front porch columns. Guideline 3.A.i for New Construction stipulates that new construction should use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. Staff recommends that the applicant provide detailed material specifications to staff for review.

k. MATERIALS AND TEXTURES (Unit B) – The applicant has proposed to clad the rear structure (Unit B) in horizontal wood cladding with shingle cladding on the two front gable projections and the center of the main front gable. The applicant has proposed a galvalume standing seam metal roof and exposed rafter tails and decorative wood front porch columns. Guideline 3.A.i for New Construction stipulates that new construction should use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. Staff recommends that the applicant provide detailed material specifications to staff for review.

l. WINDOW MATERIALS – The applicant has not provided material specifications for the proposed windows at this time. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles and proportions that are found historically within the immediate vicinity. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Staff finds that the applicant should provide final material specifications for the proposed windows to staff for review.

m. RELATIONSHIP OF SOLIDS TO VOIDS (Unit A) – The applicant has proposed to install sets of ganged windows of traditional proportions with divided lite transoms on the north, east, and south elevations, and windows of traditional and non-traditional proportions on the west elevation. The proposed window proportions do not appear to be in keeping with those historically found in the district. Guideline 2.C.i for New Construction states that window and door openings should be incorporated into new construction with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height-to-width ratio from adjacent historic facades. Staff finds that the applicant should modify the windows on the west elevation to comply with the Guidelines.

n. RELATIONSHIP OF SOLIDS TO VOIDS (Unit B) – The applicant has proposed to install sets of ganged windows of traditional proportions with divided lite transoms on the north, east, and south elevations, and has not proposed any fenestration on the west elevation. Guideline 2.C.i for New Construction states that window and door openings should be incorporated into new construction with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height-to-width ratio from adjacent historic facades. Additionally, Guideline 2.C.ii for New Construction states that no new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds that the applicant should propose fenestration on the west elevation that is in keeping with the Guidelines.

o. ARCHITECTURAL DETAILS – Guideline 4.A.i for New Construction states that new buildings should be designed to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district. Staff finds that the proposed new construction should incorporate architectural details that are respectful of the historic context and are consistent with the Guidelines.

p. DRIVEWAYS – Guideline 5.B.i for Site Elements notes that new driveways should be similar to those found historically within the district in regard to their materials, width, and design. Additionally, the Guidelines note that driveways should not exceed ten (10) feet in width. The applicant has proposed to install one decomposed granite driveway for the property that is 10 feet wide that spans the length of the property that terminates at the alley and features a central parking pad. Staff finds the proposal for a permeable driveway surface consistent with the Guidelines.

- q. FRONT WALKWAYS – The Guidelines for Site Elements note that front yard sidewalk should appear similar to those found historically within the district in regard to their materials, width, alignment and configuration. Staff finds the proposed walkways consistent with the Guidelines.
- r. SITE FURNISHINGS – The applicant has proposed to install a concrete pad next to the proposed front walkway that features four (4) benches in the front yard of Unit A and a concrete pad with two (2) benches at the rear of Unit B. Permanent site furnishings not commonly found on residential properties in historic districts. Staff finds the proposal inappropriate.
- s. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
- t. LANDSCAPING PLAN – At this time, the applicant has not provided a landscaping plan. The applicant should install landscape elements that are consistent with those found historically in the district.

RECOMMENDATION:

Staff recommends conceptual approval based on findings a through t. Staff recommends that the applicant addresses the following stipulations prior to returning to the HDRC for final approval:

- i. That the applicant provides total height information for Unit B showing that the structure does not exceed the height of the primary structure (Unit A) based on finding f.
- ii. That the applicant provides a diagram showing the foundation and floor heights of the proposed new construction in relation to neighboring structures based on finding g.
- iii. That the applicant submits the percentage of lot coverage to staff for review based on finding i.
- iv. That the applicant provides detailed material specifications to staff for review based on findings j through k.
- v. That the applicant provides final material specifications for fully wood or aluminum-clad wood windows to staff for review based on finding l. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles and proportions that are found historically within the immediate vicinity. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.
- vi. That the applicant modifies the windows on the west elevation of Unit A to feature traditional proportions based on finding m.
- vii. That the applicant proposes fenestration on the west elevation of Unit B based on finding n.
- viii. That the proposed new construction incorporates architectural details that are respectful of the historic context and are consistent with the Guidelines based on finding o.
- ix. That the applicant modifies the proposed site furnishings so that the proposal is in keeping with site elements commonly found in the district based on finding r.
- x. The applicant submits a final landscaping plan to staff for review based on finding t.

COMMISSION ACTION:

Conceptual approval with stipulations:

- i. That the applicant provides total height information for Unit B showing that the structure does not exceed the height of the primary structure (Unit A) based on finding f.
- ii. That the applicant provides a diagram showing the foundation and floor heights of the proposed new construction in relation to neighboring structures based on finding g.
- iii. That the applicant submits the percentage of lot coverage to staff for review based on finding i.
- iv. That the applicant provides detailed material specifications to staff for review based on findings j through k.
- v. That the applicant provides final material specifications for fully wood or aluminum-clad wood windows to staff for review based on finding l. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles and proportions that are found historically within the immediate vicinity. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.
- vi. That the applicant modifies the windows on the west elevation of Unit A to feature traditional proportions based on finding m.
- vii. That the applicant proposes fenestration on the west elevation of Unit B based on finding n.
- viii. That the proposed new construction incorporates architectural details that are respectful of the historic context and are consistent with the Guidelines based on finding o.
- ix. That the applicant modifies the proposed site furnishings so that the proposal is in keeping with site elements commonly found in the district based on finding r.
- x. The applicant submits a final landscaping plan to staff for review based on finding t.

A handwritten signature in black ink that reads "Shanon Shea Miller". The signature is written in a cursive, flowing style.

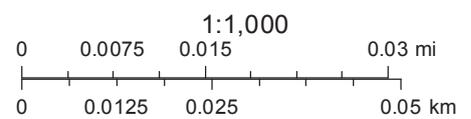
Shanon Shea Miller
Historic Preservation Officer

City of San Antonio One Stop



May 24, 2022

— User drawn lines







232

191

205

214

Scale 100 Ft. to One Inch.

Copyright 1924 by the Sanborn Map Co

HDRC
City of San Antonio

Conceptual Project:

516 E Mulberry Av.



1. Introduction.

Our Team:

José Calzada, Architect

Rafael Saavedra, Manager

1. Introduction.

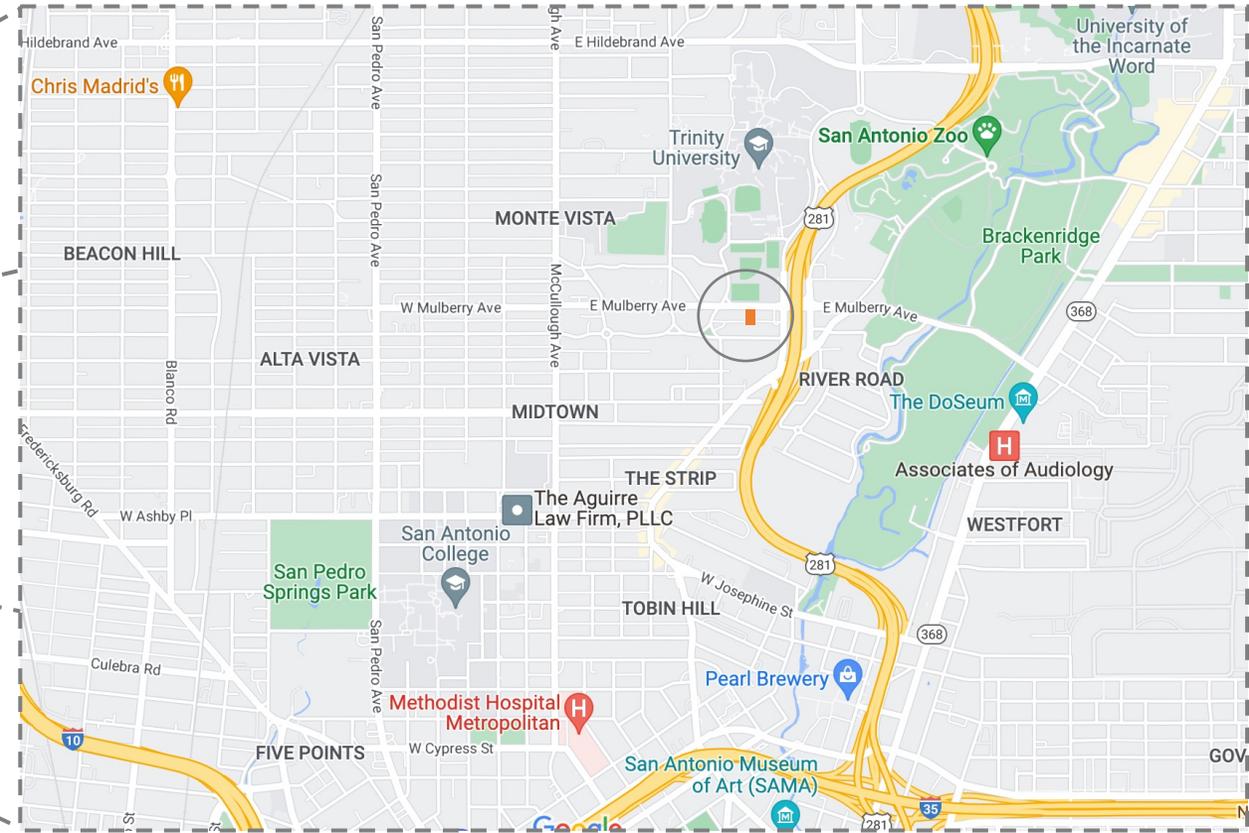
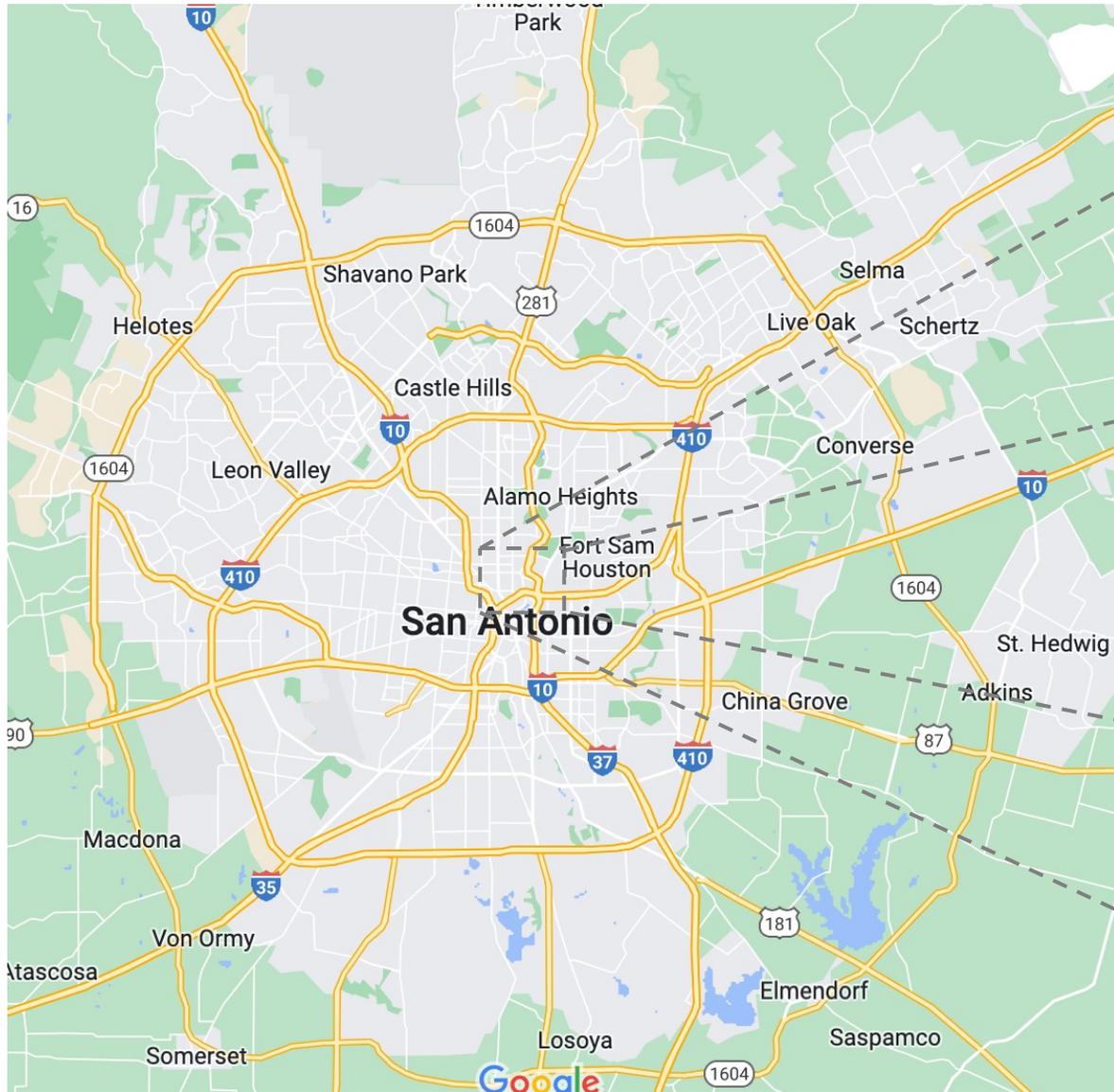
Our **goal** is to present the **plan** for the **construction** of **2 houses** on a **lot** located at **516 E Mulberry Ave. San Antonio, Tx. 78212** in **Montevista** area in San Antonio, Texas.

We greatly appreciate your time and **feedback**, with the **information** that will be presented to you today; it is very helpful for us to **comply** with all the **regulations** to get the **construction permits**.

2. Agenda. HDRC Meeting City of San Antonio

1. Introduction
2. Agenda
3. Location.
4. Size & Zonning.
5. Lot Survey
6. Lot Pictures
7. Conceptual Site plan.
8. Heights

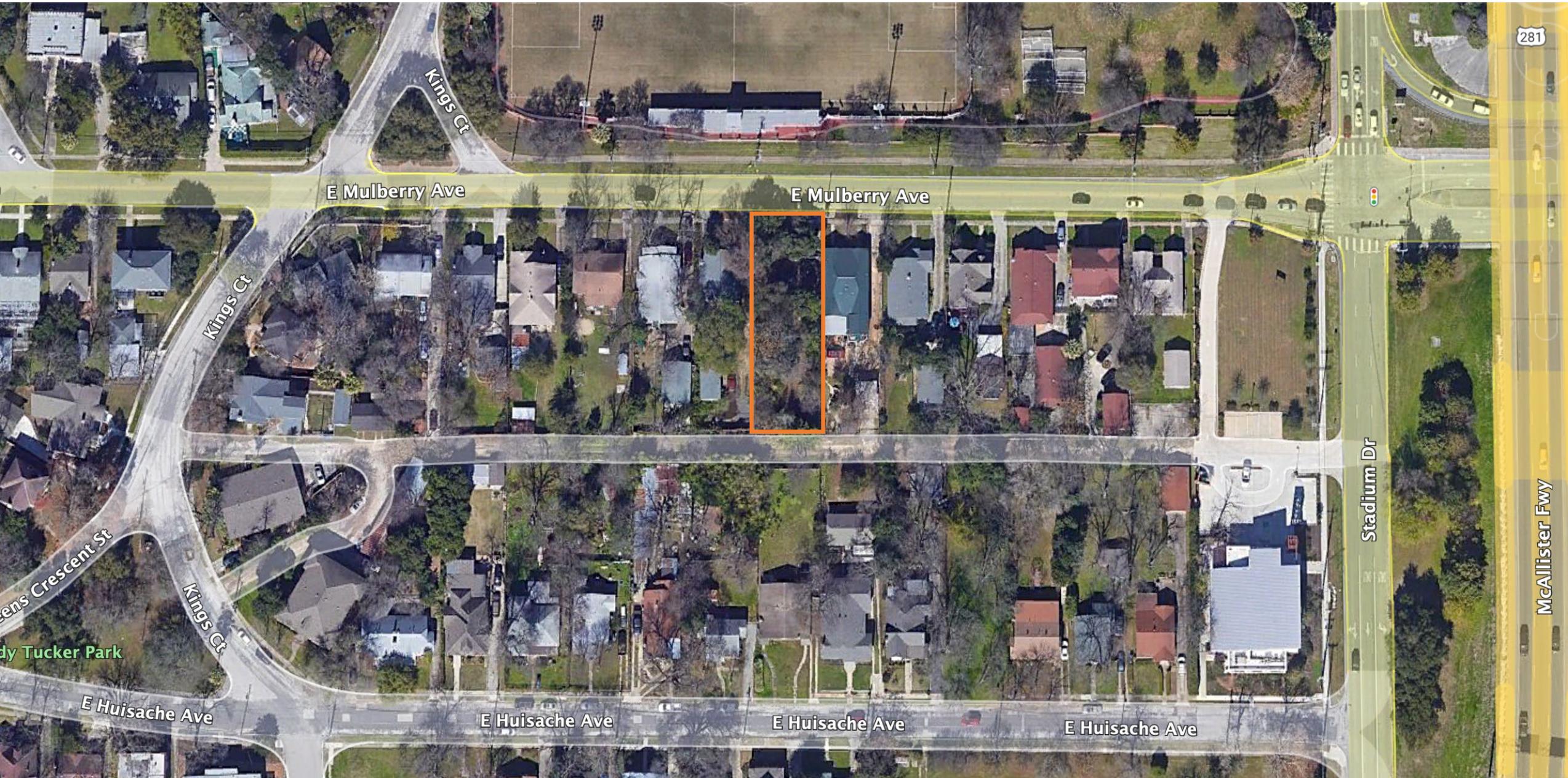
3. Location:



3. Location:



3. Location:



4. Size and Zoning



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



April 1, 2022

Rafael Saavedra Sada
516 E Mulberry Avenue
San Antonio, TX 78212

SUBJECT: ADDR-COD-22-10600141; LOT 9 BLOCK 6 NCB 3090

In accordance with V.T.C.A. Local Government Code Section 212.0115 and the San Antonio Unified Development Code (UDC) 35-430(C), a plat is not required for the property and this Certificate of Determination will assist customers in obtaining building permits and/or utility services. *Note: Properties located Outside City Limits, but within the ETJ will be referenced as (OCL); and properties located within the City Limits will be referenced as (ICL).*

A plat is not required for the property, subject to the following conditions §35-430(C):

17. A commercial and/or multi-family lot is located within the original thirty-six (36) square mile area of San Antonio, and the boundaries of the lot were recorded in the Deed and Plat Records of Bexar County Prior to June 14, 1927 and the lot remains in its original configuration. It shall be the obligation of the applicant for plat exception to provide documentation of the lot's recording prior to June 14, 1927. The lot was established by the Laurel Heights Terrace antiquated plat, dated October 2, 1908.

NOTE: This Certificate of Determination (COD) documents that the identified property does not need to plat at this time; however:

- If one or more of the following is determined to have occurred at the time of permitting for the development of this property, then this COD is voided and platting will be required:
 - Habitable use in the floodplain;
 - Public drainage improvement is required;
 - Extension of a utility main is required; (water, gas, and electric only or utilities as listed in 35-507(a) – which would include public (or private) drainage improvements). This would not include a Water Well or Septic Tank; and/or
 - Any change in the acreage or Land Use identified on the COD.
- The proposed development may need to comply with Section 35-523 of the UDC regarding the tree ordinance. Non-compliance with the tree ordinance can result in a fine of \$2,000.00 or an additional fee equal to the fee established in Appendix C for commencing development without a tree permit.

Two Single-Family Residences
Acreage/Square Footage: **0.1951/8,500**

*Please note that the City of San Antonio's development regulations apply to all properties located inside the City of San Antonio, and the Extra Territorial Jurisdiction, which includes parts of Bexar, Comal, Guadalupe, Kendall, Medina and Wilson Counties.

Should you have any questions regarding this Certificate of Determination, please contact Elizabeth Neff, the Planner who worked on your request at (210) 207-0119, or via email at Elizabeth.Neff@sanantonio.gov.

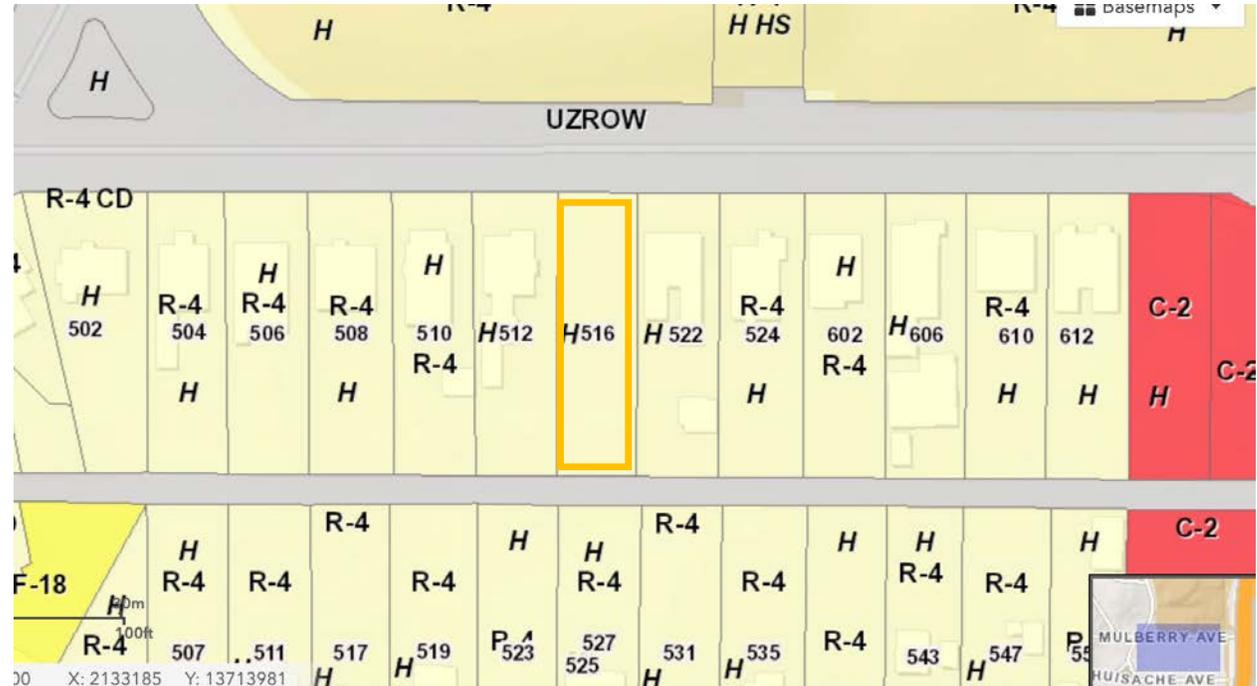
Sincerely,

Elizabeth Neff

Elizabeth Neff
Planner

Daniel Hazlett

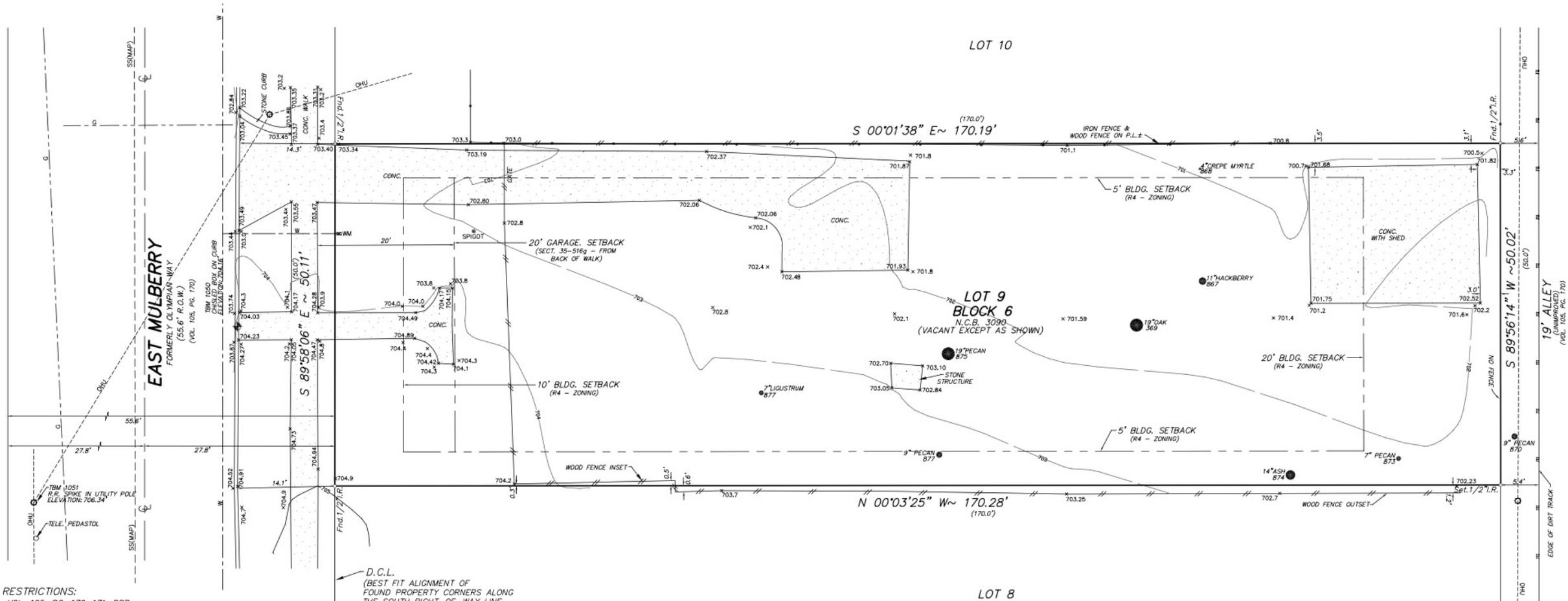
Daniel Hazlett
Development Services Manager



Two Single-Family Residences
Acreage/Square Footage: **0.1951/8,500**

Size: 50 ft x 170 ft aprox.
Zoning: R-4 CD. Historical.

5. Lot Survey



RESTRICTIONS:
 VOL. 105, PG. 170-171, DPR
 VOL. 269, PG. 26, DR
 VOL. 16817, PG. 1967, RPR

D.C.L.
 (BEST FIT ALIGNMENT OF
 FOUND PROPERTY CORNERS ALONG
 THE SOUTH RIGHT-OF-WAY LINE
 OF E. MULBERRY ACE.)

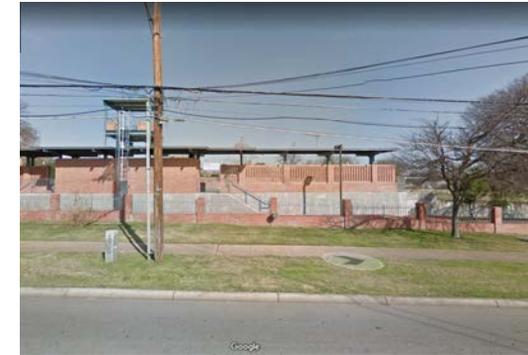
LOT 8

ADDRESS:
 516 EAST MULBERRY AVENUE
 LOT AREA = 8,523 square feet

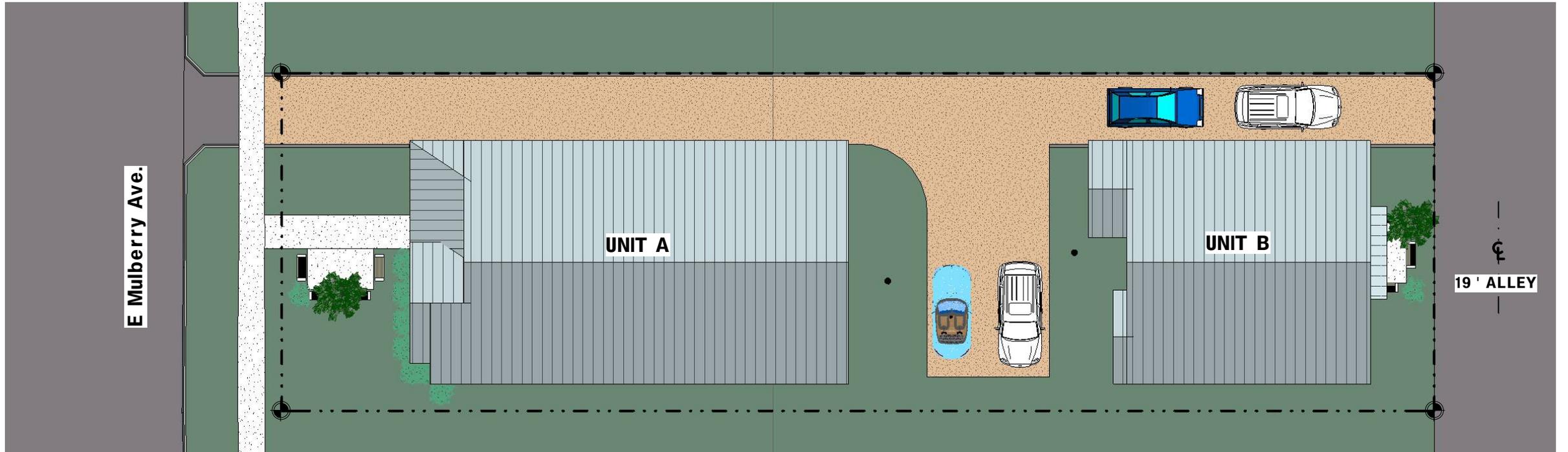
COSA ZONING
 R4 - HISTORIC OVERLAY DISTRICT

PLAT REFERENCE: DEED & PLAT RECORDS (DPR)

6. Lot pictures



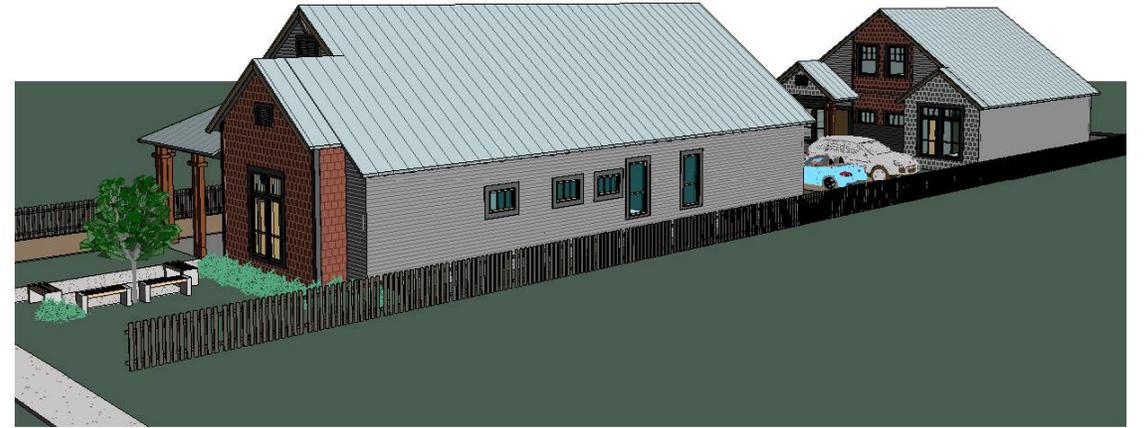
7. Conceptual Site Plan



7. Conceptual Site Plan



7. Conceptual Site Plan



8. Heights



25ft



20ft



27.5ft



17 ft



* Aprox heights

8. Heights



25ft



24.6 ft



20ft



20ft



* Aprox heights

8. Heights



30ft



20ft



20ft



20ft



* Aprox heights



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

Historic and Design Review Commission
Design Review Committee Report

DATE: 5/24/2022

HDRC Case #: 2022-292

Address: 516 E Mulberry

Meeting Location: WebEx

APPLICANT: Jose Calzada & Rafael Saavedra Sada

DRC Members present: Monica Savino, Jeffrey Fetzer, Jimmy Cervantes

Staff Present: Rachel Rettaliata

Others present: Lisa Garza

REQUEST:

New construction of two (2) 1-story, single-family structures.

COMMENTS/CONCERNS:

JC: 2 units, one in the front and one in the back. We met with Monte Vista NA twice.

Monica Savino: I think this is one of the more successful ways of approaching infill. I would suggest carefully considering fenestration patterns, for instance, the rear unit could use some fenestration on the side elevation. Muntins may not be appropriate in all window locations. The front porch on the main primary building is an awkward shape and you may want to play around with that. For materials, is this featuring shingle cladding?

JC: Yes, a shake shingle.

MS: This has some very good features. Will the back driveway be a driveway or is it only for the use of the rear unit?

JC: Transit denied access from the alley.

MS: You may want to introduce some green at the rear to denote a stopping point at the driveway. The rear house should also be subordinate to the main house, or the house in the front. Something to keep in mind as you develop this further.

Lisa Garza: I would like to compliment you on the siting of these structures, it is a nice solution with a single driveway. The windows on the sides should be revisited. In the Guidelines there is a maximum amount of wall space that is permissible without windows. Do you have the height on your buildings?

JC: 24 feet in height.

LG: I am concerned about the shingles that extend down to the base.

Jeffrey Fetzter: The site plan seems appropriate, where the large house is on the street front and an accessory building in the back. I would revisit the height of the rear building and the accessory building has larger windows on the second floor, which makes it look more prominent. What is the width of the driveway?

JC: 10 feet, we are proposing decomposed granite for the driveway.

JF: I would look at the seating area in the front and the width of the sidewalk to see how that relates to the rest of the neighborhood. You may want to explore another material for the seating area so that the sidewalk is prominent.

LG: I have a question about the finish floor elevation, is it raised or is it level?

JC: We are intending for it to be 6 inches above the ground.

MS: I would recommend surveying the surrounding houses, many are on raised foundations.

JF: This lot does not have an existing structure on it.

MS: The front gable projection – the way that it interfaces with the main volume of the house needs some work. It has been roofed so that the bay has the same roof plane as the rest of the roof and the primary structure. Have you thought about your roof detail?

JC: Open rafters with a bit of an overhang.

MS: You may also want to show the street façade, of the houses next door

JF: Do you have a site plan showing the adjacent property setbacks? I would recommend including the dimensions of the surrounding setbacks.

JC: Yes.

JF: 606 E Mulberry has a front façade with a projecting gable that picks up the same pitch as the main house.

LG: Is the driveway on the property line? I would recommend creating some space between the house and the driveway.

OVERALL COMMENTS: