

# HISTORIC AND DESIGN REVIEW COMMISSION

December 02, 2020

**HDRC CASE NO:** 2020-449  
**ADDRESS:** 522 N HACKBERRY ST  
**LEGAL DESCRIPTION:** NCB 570 BLK 6 LOT S 50 FT OF 1 & 2  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** ANNA SALCEDO LIEBERS  
**OWNER:** BLACK BRICK URBAN HOMES LLC  
**TYPE OF WORK:** Construction of a 2-story residential structure  
**APPLICATION RECEIVED:** October 30, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story, multi-family residential structure on the vacant lot at 522 N Hackberry, located within the Dignowity Hill Historic District.

## 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 nonresidential building types are more typically flat and screened by an ornamental parapet wall.

*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.

### 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

*v. Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

### 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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

## B. NEW FENCES AND WALLS

*i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

*ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

*iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

*iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

*v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

## 3. Landscape Design

### A. PLANTINGS

*i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

*ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

*iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

*iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

*v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

### B. ROCKS OR HARDSCAPE

*i. Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

#### D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

### 5. Sidewalks, Walkways, Driveways, and Curbing

#### A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

#### B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

### 7. Off-Street Parking

#### A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

#### B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding

historic district when new parking structures are necessary.

#### *Standard Specifications for Windows in Additions and New Construction*

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** 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.
- **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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **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 true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

#### **FINDINGS:**

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story, multi-family residential structure on the vacant lot at 522 N Hackberry, located within the Dignowity Hill Historic District. The lot is currently void of any existing structures.
- b. **CONTEXT & DEVELOPMENT PATTERN** – The context and development pattern of this block on N Hackberry Street consists of single-story structures, serving both residential and commercial uses.
- c. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with 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 not provided information regarding setbacks on the submitted site plan. Staff finds that new construction should feature a setback that is equal to or greater than those found historically on the block. Given the proposed height of two stories, staff finds that a greater setback would be most appropriate.
- d. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed entrances that face N Hackberry; however, staff finds that one entrance should be eliminated. Additionally, staff finds that the redesigned entrance should be designed to feature architectural elements that traditionally accompany the entrances found on historic structures within the district, such as porch elements.
- e. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. 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. While a proposed height of two stories is within the Guidelines, staff finds that the proposed massing is atypical for the district and inconsistent with the Guidelines. Traditional forms, including façade arrangement, roof forms, and porch forms should be incorporated into the design.

- f. **SCALE & MASS (Width)** – The applicant has proposed a total width of approximately forty (40) feet. This is wider than the structures found historically on this block. Staff finds that the proposed width of new construction should be comparable to the widths of structures found historically on this block.
- g. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Per the submitted elevations, the proposed foundation heights are not consistent with the Guidelines.
- h. **ROOF FORM** – The applicant has proposed for the structure to feature a flat roof with various flat roof planes. This block of N Hackberry features historic structures with gabled and hipped roofs. The proposed roof form is not consistent with the Guidelines.
- i. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The applicant's proposed lot coverage is consistent with the Guidelines.
- j. **MATERIALS** – The applicant has proposed materials that include brick and composite siding. Brick is atypical for residential construction within the district. The proposed materials, with the exception of horizontally oriented lap siding are not consistent with the Guidelines, as they are not found predominantly within the Dignowity Hill Historic District.
- k. **WINDOW MATERIALS** – The applicant has proposed to install aluminum windows, but has not specified a specific product. Staff finds that windows should be consistent with staff standards for windows in new construction, noted in the applicable citations. Generally, a wood or aluminum clad wood window meets staff's standards most consistently.
- l. **WINDOW & DOOR OPENINGS** – Per the submitted documents, the applicant has proposed window profiles that are atypical of those found historically within the district. The proposed windows feature sizes that are larger than those found historically within the district, or feature non-traditional profiles, such as fixed, square windows. Staff finds that windows that are consistent with those found historically within the district in regards to size and profile be installed.
- m. **WINDOW & DOOR OPENINGS** – Per the submitted documents, the applicant has proposed blank walls near the front elevation on both side elevations. Staff finds that windows should be added to separate expanses of wall that do not feature windows. Additionally, window should be grouped in a manner that is consistent with those found historically on the block, be separated by a six inch wood mullion rather than siding, feature a one over one profile and equally sized sashes.
- n. **ARCHITECTURAL DETAILS** – As noted above, staff finds that roof forms and fenestration profiles should reference those found historically on the block. Additionally, staff finds that the proposed materials should be amended to be consistent with the Guidelines. Porch forms and massing should be incorporated into the design, and the front loaded garages should be eliminated.
- o. **PARKING (Garages)** – The applicant has proposed two, front loading garages. Front loading garages are not found historically within the district and are not consistent with the Guidelines. The proposed front loading garages should be eliminated from the design. Additionally, any parking configuration that promotes a front yard parking condition should be avoided.
- p. **DRIVEWAYS** – The applicant has proposed two (2) driveways to provide access into the site. Lots within the Dignowity Hill Historic District historically feature one (1) driveway per lot. Staff finds that only one driveway should be installed.
- q. **FRONT WALKWAY** – Structures located within the Dignowity Hill Historic District traditionally have walkways that lead from the front porch to the right of way. The applicant has not incorporated these into the design. Staff finds that one walkway should lead from primary entrance to the sidewalk at the right of way.
- r. **MECHANICAL EQUIPMENT** – The applicant has not noted the location of mechanical equipment at this time. Staff finds that all mechanical equipment should be screened from view from the public right of way.

- s. LANDSCAPING – At this time the applicant has not provided information regarding landscaping. A detailed landscaping plan should be submitted to OHP staff for review and approval. Landscaping should be consistent with the Guidelines for Site Elements.

### **RECOMMENDATION:**

Staff does not recommend approval based on findings a through s. Staff recommends that the applicant address the following items prior to receiving a recommendation for approval:

- i. That the applicant provide documentation noting that the proposed new construction will feature a setback that is equal to or greater than those found historically on the block, as noted in finding c.
- ii. That the applicant eliminate one of the proposed entrances, and develop entrance elements for one entrance that are consistent with the Guidelines and those found historically within the district, as noted in finding d.
- iii. That the applicant propose an overall width that is comparable with those found historically on the block, as noted in finding e.
- iv. That the applicant incorporate foundation and floor heights that are consistent with the Guidelines as noted in finding g.
- v. That the applicant incorporate roof forms that are consistent with the Guidelines as noted in finding h.
- vi. That the propose stucco and faux wood siding are eliminated from the proposed design, as noted in finding j.
- vii. That window materials adhere to staff's standards for windows in new construction as noted in finding k.
- viii. That fenestration patterns, profiles and openings be modified to be consistent with the Guidelines and the historic examples found within the district, as noted in findings l and m.
- ix. That unique porch massing is incorporated into the design as noted in findings d and n.
- x. That the proposed double driveway and front loaded garage configuration be eliminated, as noted in findings n, o and p.
- xi. That a landscaping plan be developed to include a front walkways and that all mechanical equipment be screened from view at the public right of way as noted in findings q, r and s.





SORROUNDING INSPIRATION (MATERIALS)



MATERIAL AND TEXTURE USED ON THIS NEW STRUCTURE COMPLEMENT THOSE TRADITIONALLY FOUND IN THE SURROUNDING HISTORIC DISTRICT



SURROUNDING HISTORIC EXAMPLES

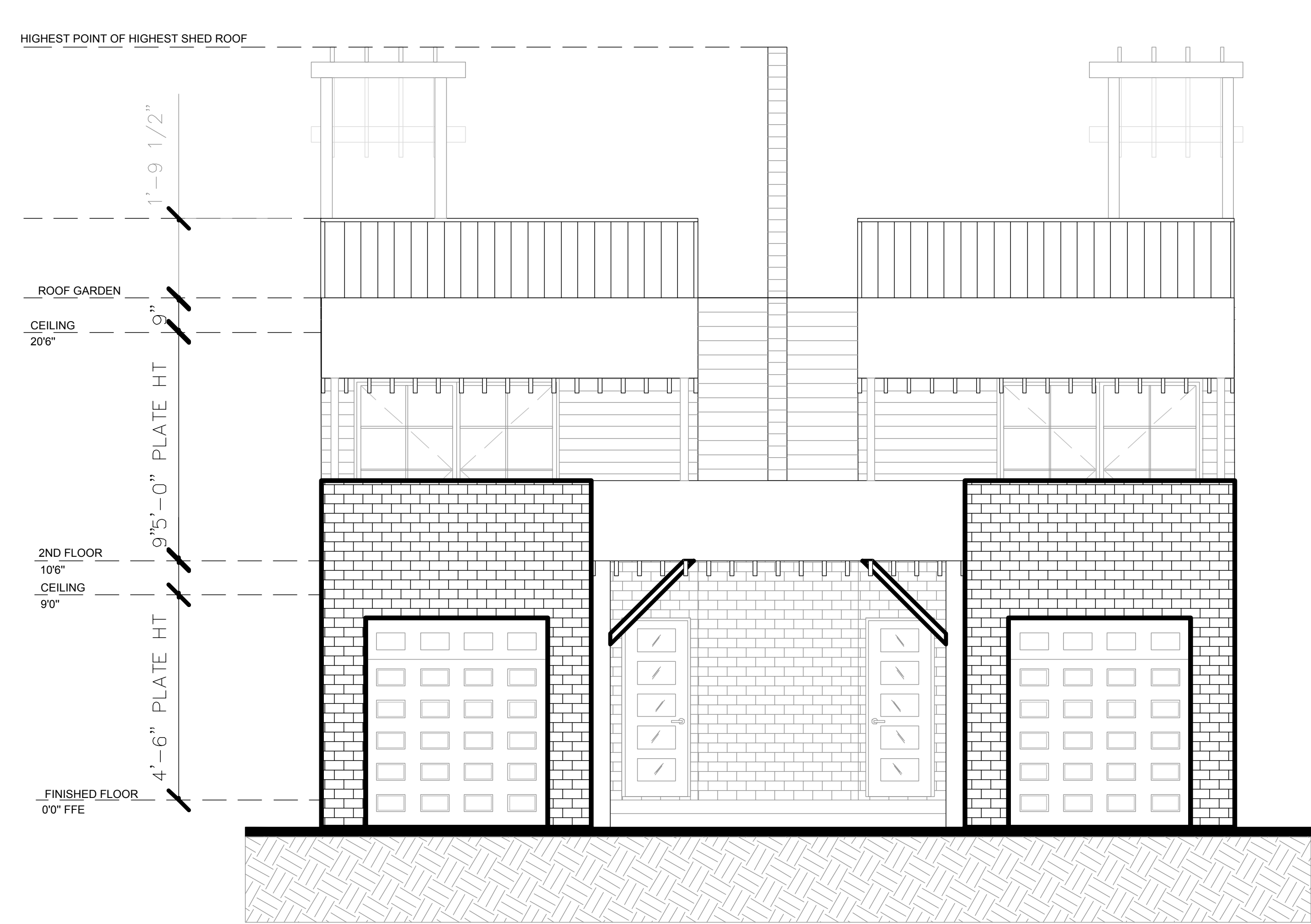






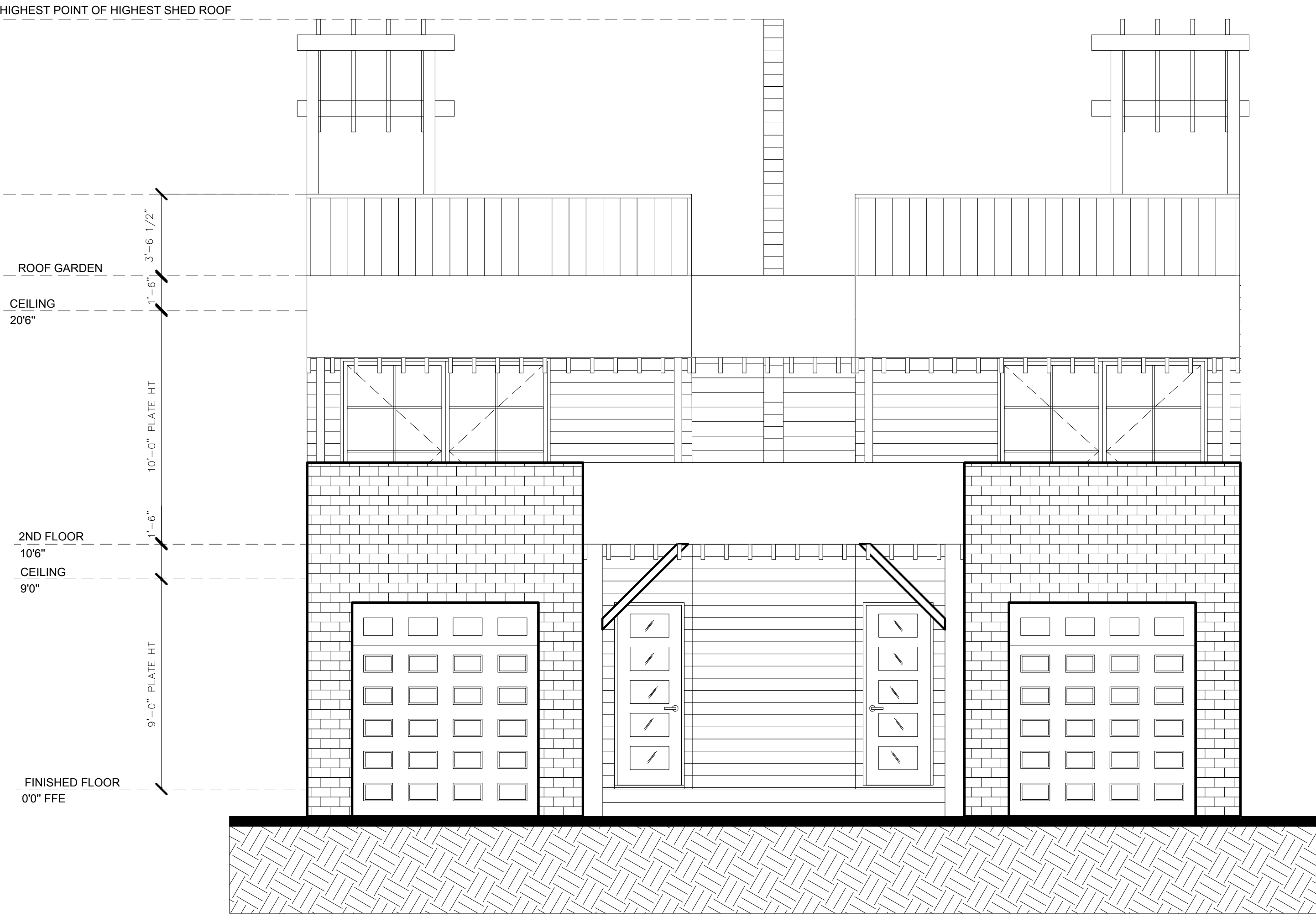


FRONT ELEVATION PROPOSAL



OPTION A

BRICK PORCH WALL  
SECOND FLOOR ROOF INTERRUPTED BY STAIRS

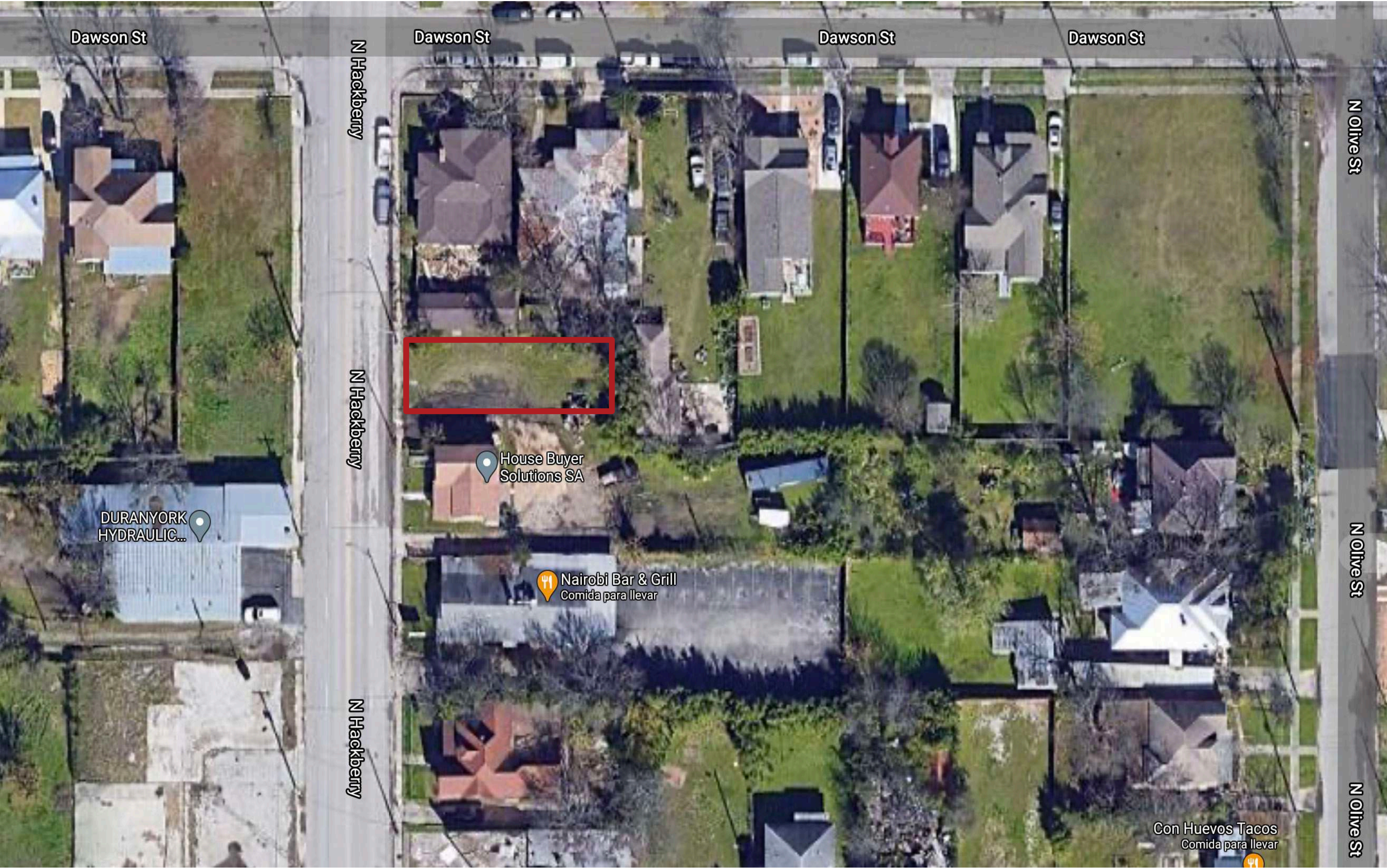


OPTION B

SIDING PROCH WALL  
SECOND FLOOR ROOF CONTINUOUS



LOCATION (GOOGLE MAPS)





522 N HACKBERRY  
SAN ANTONIO, TX 78202

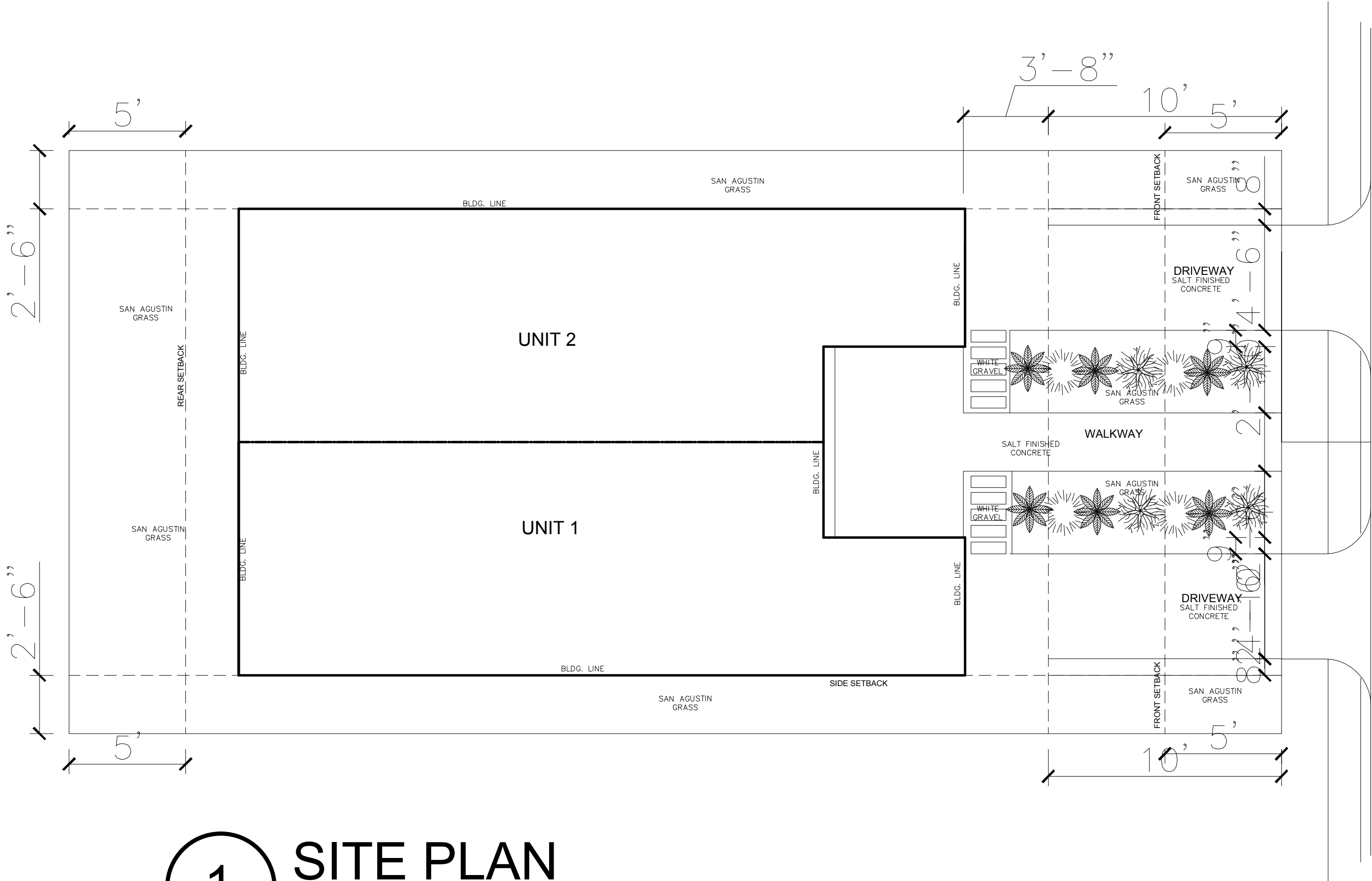
-LOT 1&2 BLOCK 6 NCB 570  
CITY OF SAN ANTONIO,TX  
-ZONING RM4  
-LOT AREA = 5,227.20 SQFT  
-HVAC AREA = 1238.25 SQFT

OWNER:  
7800 WEST IH-10,  
SUITE 710  
SAN ANTONIO, TEXAS  
78230-4750, USA

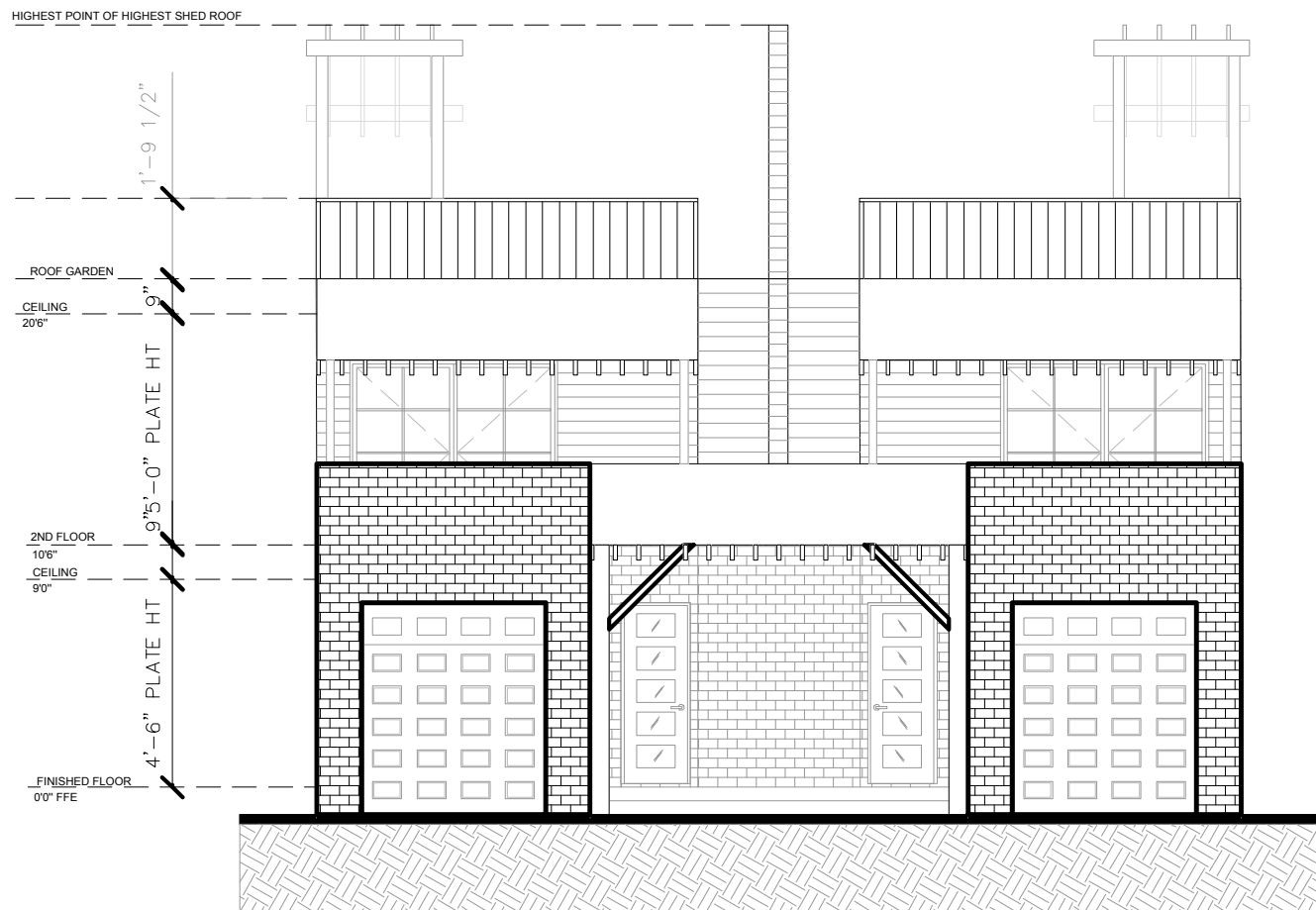
GENERAL CONTRACTOR:  
RH DESIGN CUSTOM HOMES  
407 HIGHLAND HILL  
SAN ANTONIO, TX 78260  
CONTACT:  
ANNA SALCEDO LIEBERS  
210 665 5894  
annae.salcedo@gmail.com

PROFESSIONAL ENGINEER:  
INEZ B. GARZA, JR.  
3011 SAN FELIPE ST  
SAN JUAN,TX 78589  
LICENSE 905-2360 FIRM REG. 4983

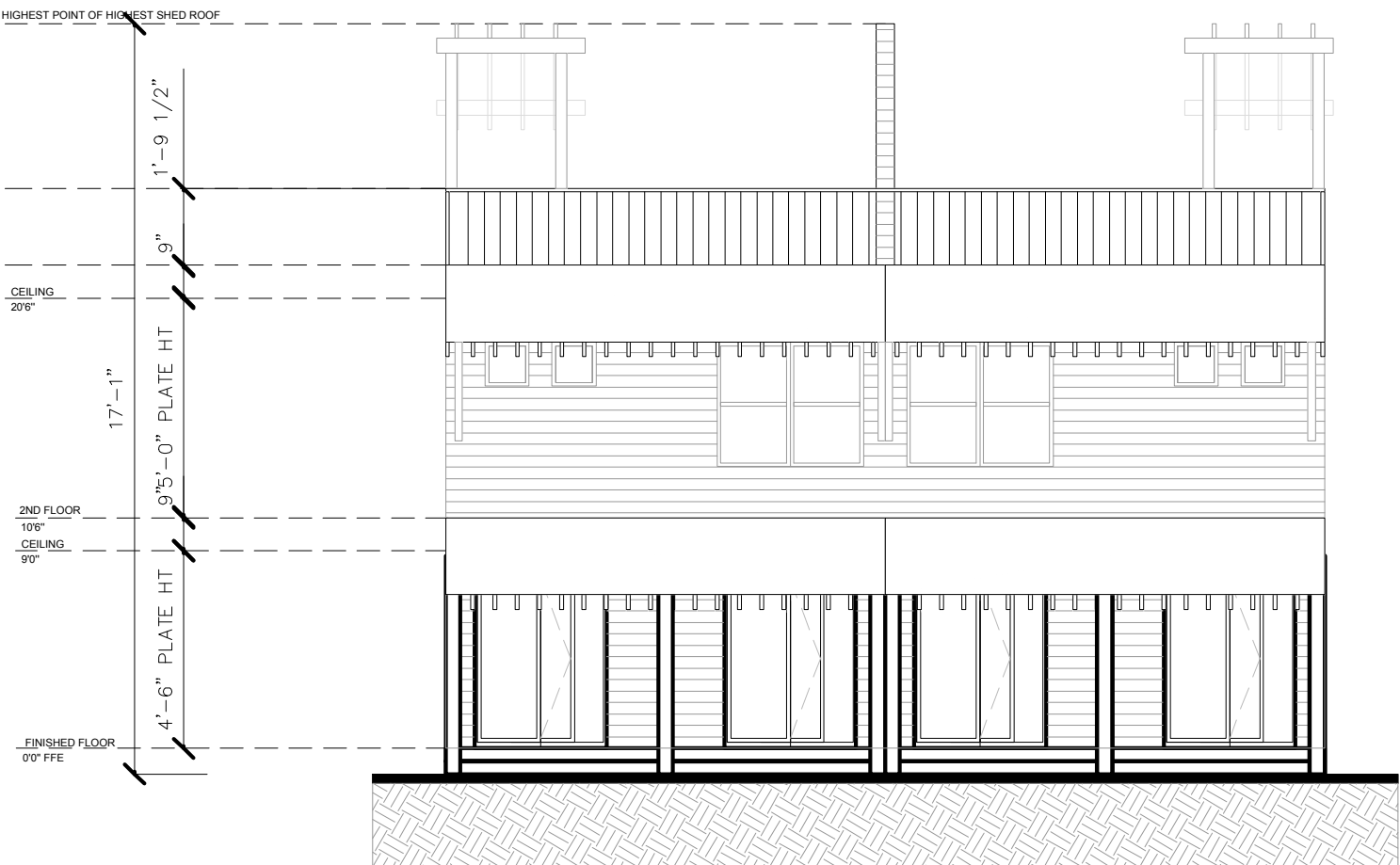
522 N HACKBERRY  
LOT 1&2, BLOCK 6  
N.C.B. 570  
5,227.20 SQ. FT.  
0.12 ACRES



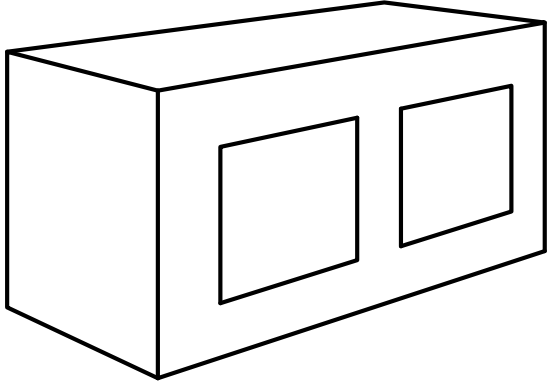
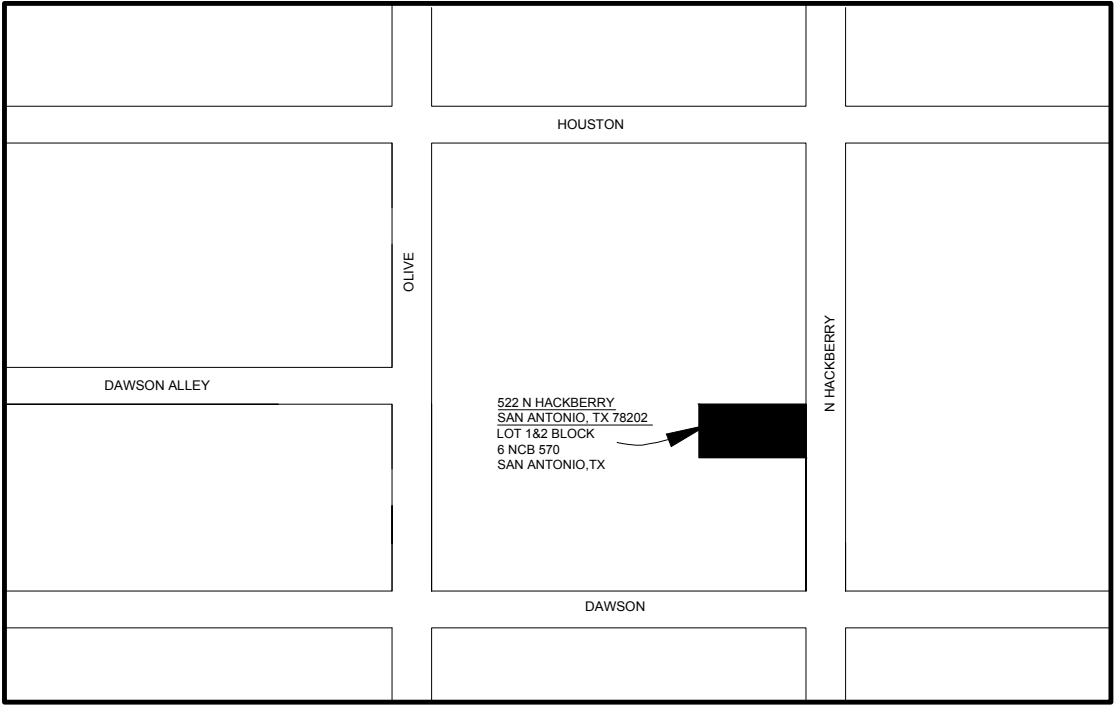
1 SITE PLAN  
SCALE: 1/8=1'-0"



FRONT BUILDING ELEVATION  
SCALE: 1/4=1'-0"

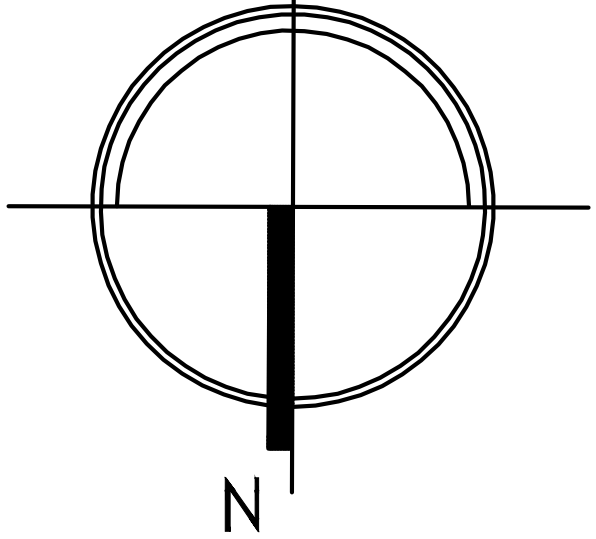


REAR BUILDING ELEVATION  
SCALE: 1/4=1'-0"



BLACK BRICK URBAN HOMES, LLC

DIRECTION:



PROJECT:

## DUPLEX UNIT 1 & 2

OWNER:  
7800 WEST IH-10, SUITE 710, SAN ANTONIO,  
TEXAS 78230-4750, USA

LOCATION:

522 N HACKBERRY  
SAN ANTONIO, TEXAS 78203

NOTE:  
GENERAL CONTRACTOR SHALL HAVE THIS  
FOUNDATION PLAN DESIGN BY A TEXAS  
REGISTERED ENGINEER TO MEET SOIL TESTS  
REQUIREMENTS.

THE DESIGNER ASSUMES NO LIABILITY FOR  
ANY STRUCTURE CONSTRUCTED FROM THIS PLAN  
IT IS THE RESPONSABILITY OF THE PURCHASER, OF  
THIS PLAN, TO PERFORM THE FOLLOWING BEFORE  
ACTUAL CONSTRUCTION COMMENCES

- 1.- BUILDER OR CONTRACTOR MUST VERIFY ALL  
DIMENSIONS PRIOR TO PROCEEDING WITH  
CONSTRUCTION.
- 2.- BUILDER OR CONTRACTOR MUST VERIFY  
COMPLIANCE WITH ALL LOCAL BUILDING CODES  
OF THE AREA WHERE THE STRUCTURE IS TO BE  
CONSTRUCTED AND LOCATED.
- 3.- PLANS INDICATE LOCATIONS ONLY:  
ENGINEERING ASPECTS SHOULD BE INCORPORATED  
TO ACTUAL SITE CONDITIONS.

THESE PLANS ARE THE PROPERTY OF RH  
DESIGN CUSTOM HOMES AND ANY USE  
OF THESE PLANS WITHOUT THE WRITTEN  
CONSENT OF RH DESIGN CUSTOM HOMES  
IS PROHIBITED.

DATE: DRAWN BY:

JUL/2020

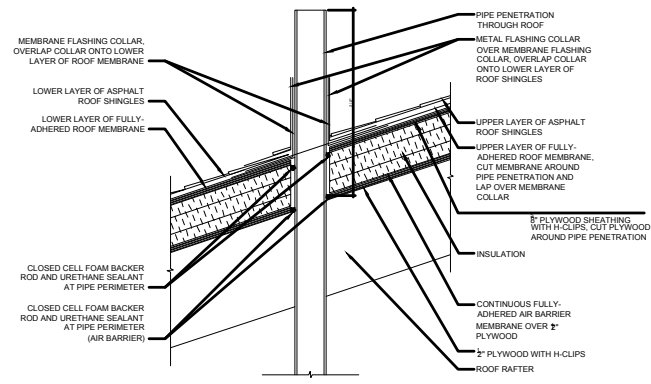
M.R.

PLAN:

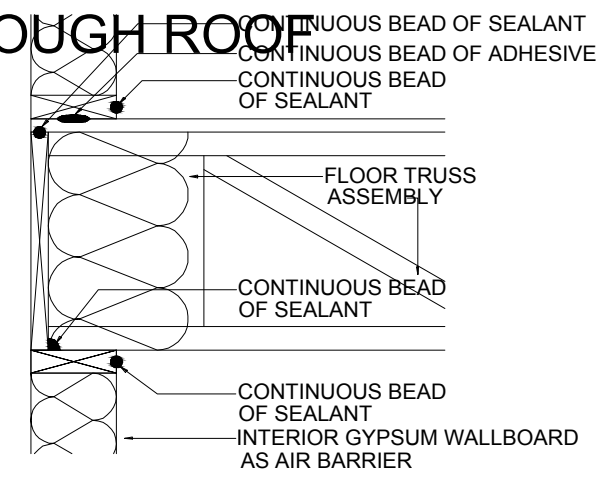
## SITE PLAN

SHEET No.:

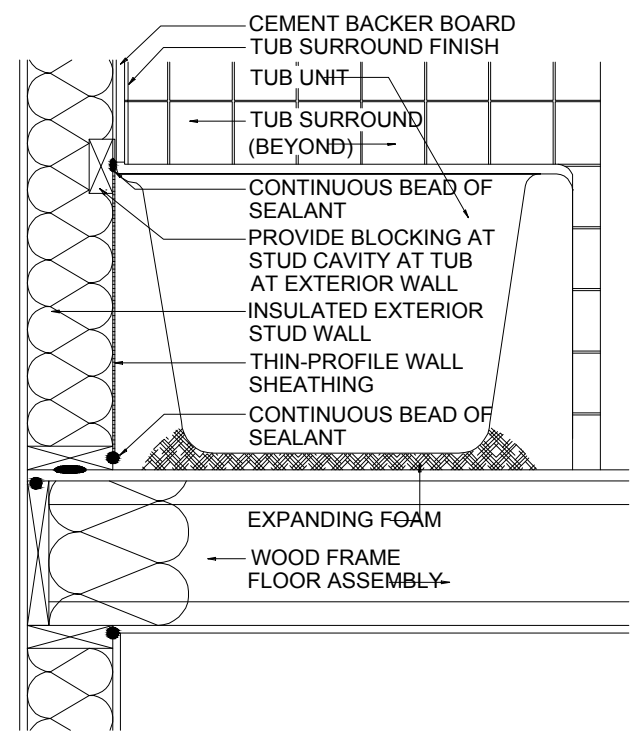
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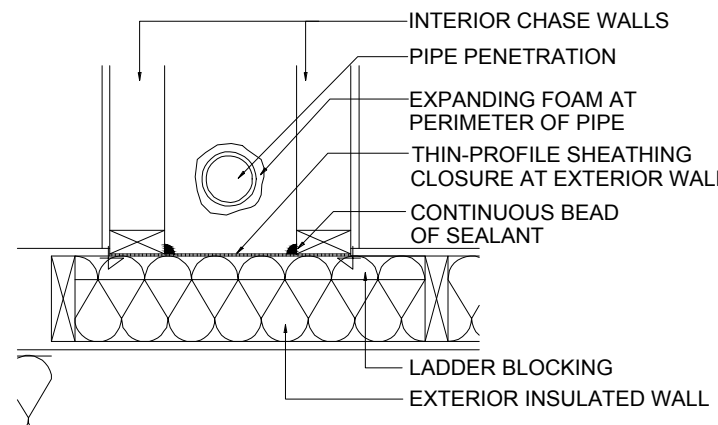
**AIR SEAL AT TOP PIPE THROUGH ROOF**



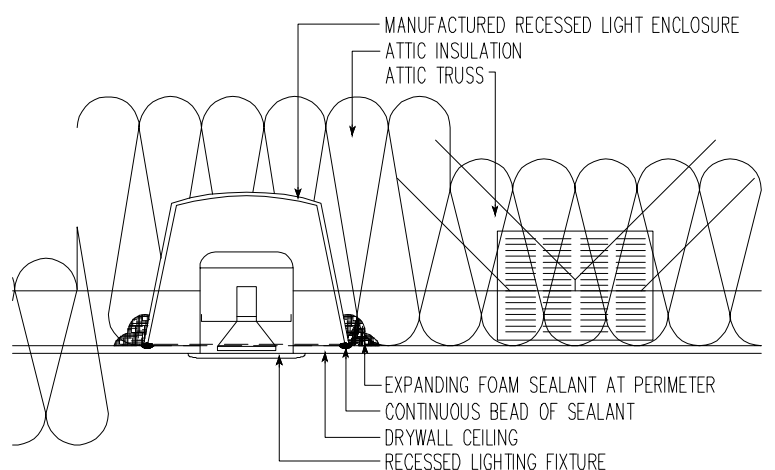
**AIR SEAL AT UPPER FLOOR BAND JOIST**



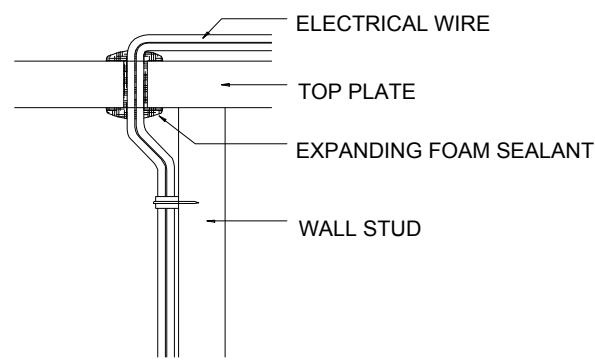
**DETAIL AIR SEAL TUB**



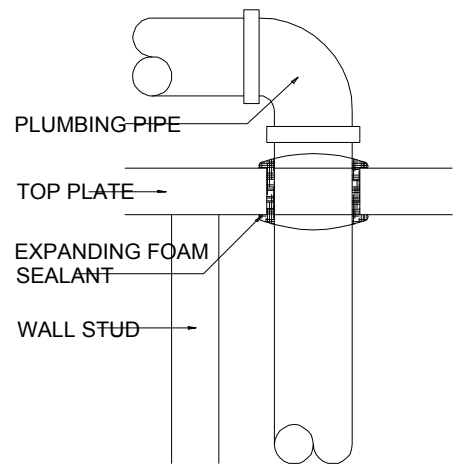
**DETAIL AIR SEAL CHASE WALL**



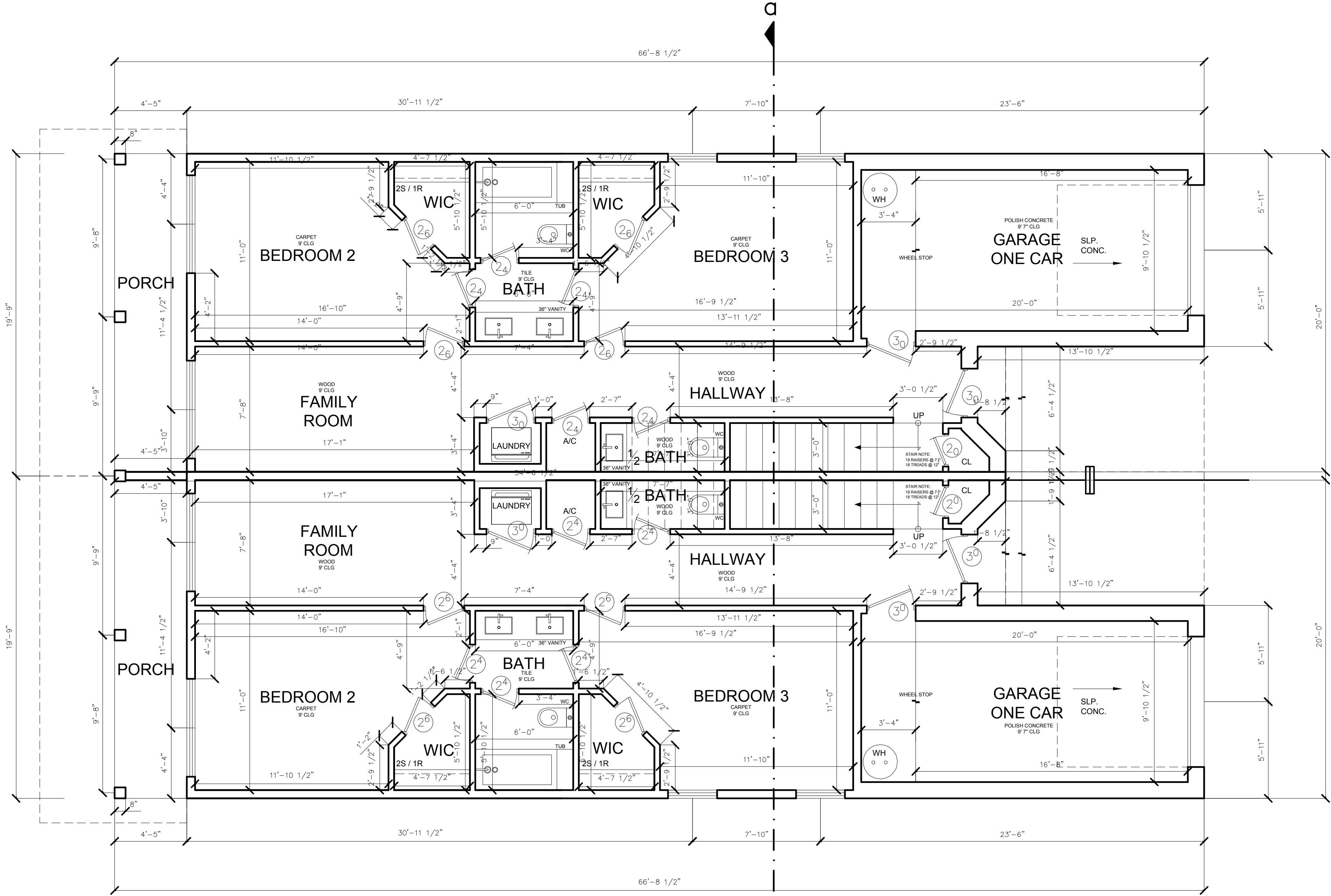
**AIR SEAL AT RECESSED LIGHTING IN ATTIC**



**AIR SEAL AT TOP PLATE ELECTRICAL PENETRATION**



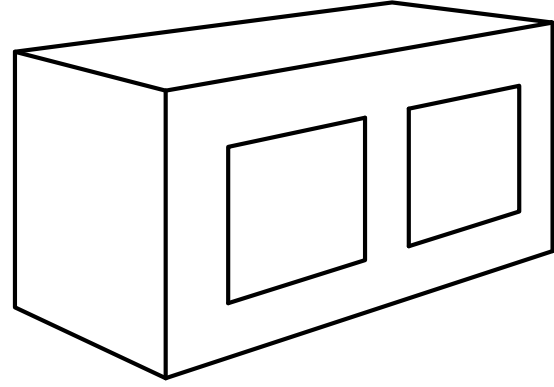
**AIR SEAL AT TOP PLATE PIPE PENETRATION**



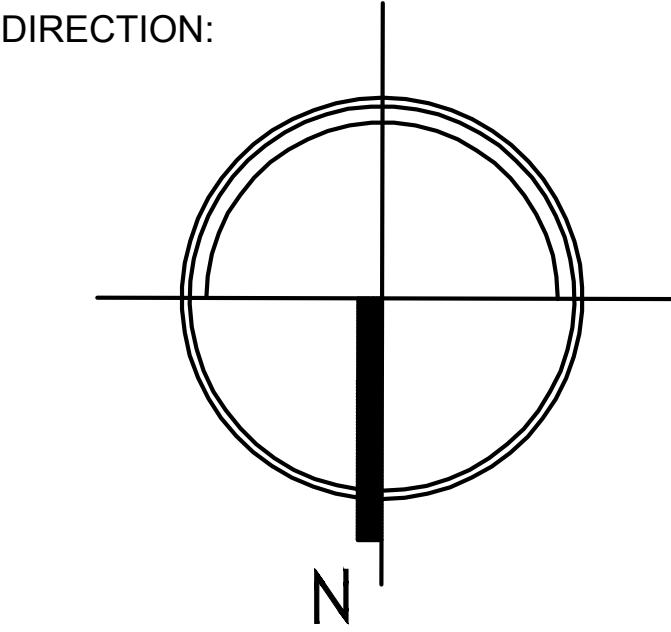
**FIRST FLOOR PLAN**

SCALE: 1/4=1'-0"

| AREA SCHEDULE            |            |               |
|--------------------------|------------|---------------|
| NAME                     | AREA       | COMMENTS      |
| CONDITIONED<br>1ST FLOOR | 883.16 SF  | CONDITIONED   |
| 2ND FLOOR                | 926.14 SF  | CONDITIONED   |
| CONDITIONED: 2           | 1809.30 SF |               |
| UNCONDITIONED<br>GARAGE  | 254.16 SF  | UNCONDITIONED |
| PORCH                    | 150.00 SF  | UNCONDITIONED |
| 3RD FLOOR & PERGOLA      | 264.29 SF  | UNCONDITIONED |
| UNCONDITIONED:0          | 668.45 SF  |               |
| GRAND TOTAL: 1           | 2477.75 SF |               |



BLACK BRICK URBAN HOMES, LLC



PROJECT:  
**DUPLEX  
UNIT 1**

OWNER:  
CONSTRU K22

LOCATION:  
522 N HACKBERRY UNIT 2  
SAN ANTONIO, TEXAS 78202

NOTE:  
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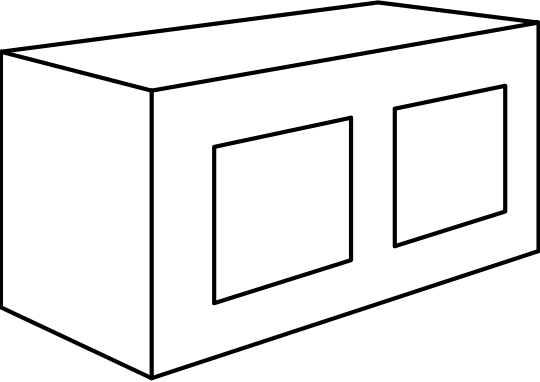
THESE PLANS ARE THE PROPERTY OF RH DESIGN CUSTOM HOMES AND ANY USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF RH DESIGN CUSTOM HOMES IS PROHIBITED.

DATE: MAY/2020  
DRAWN BY: M.R.

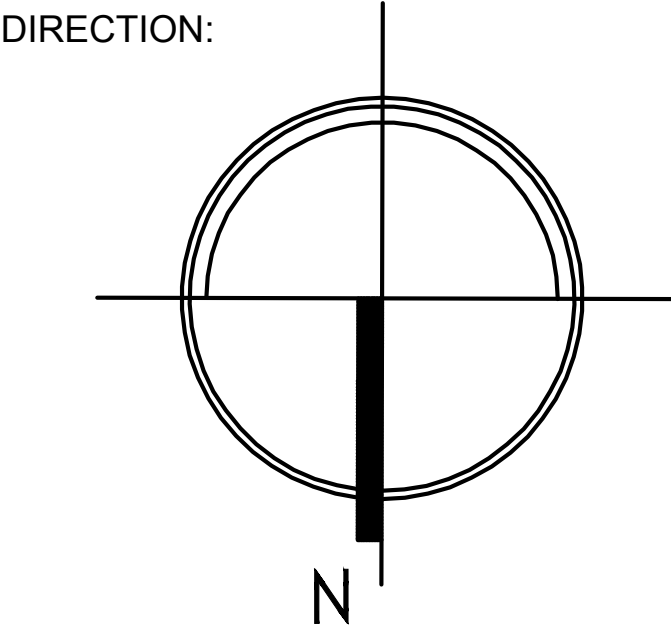
PLAN:  
**FLOOR PLAN**

SHEET No.:

**A1.03**



BLACK BRICK URBAN HOMES, LLC



PROJECT:

# DUPLEX UNIT 1

OWNER:  
CONSTRU K22

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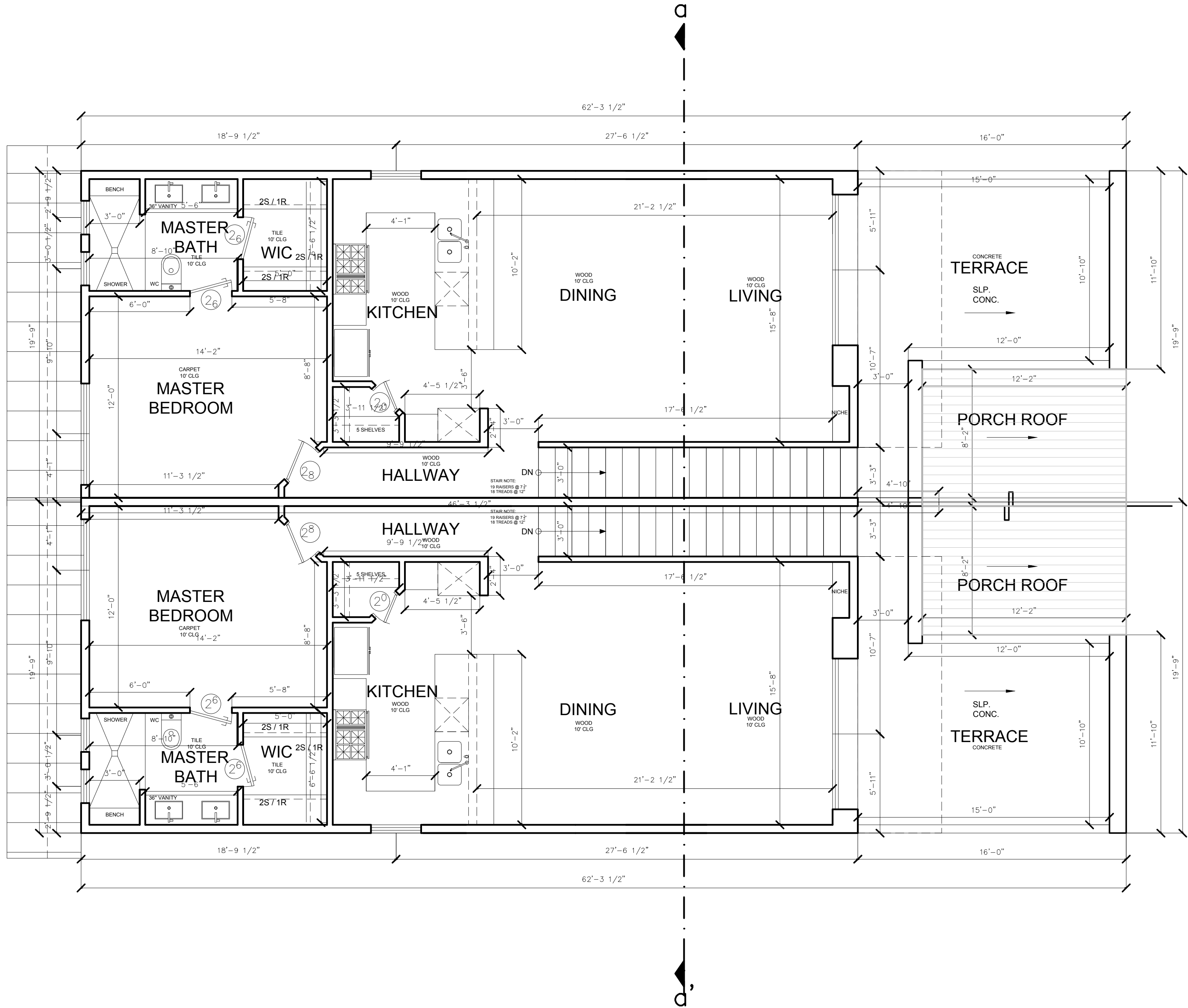
DATE: MAY/2020  
DRAWN BY: M.R.

PLAN:

# FLOOR PLAN

SHEET No.:

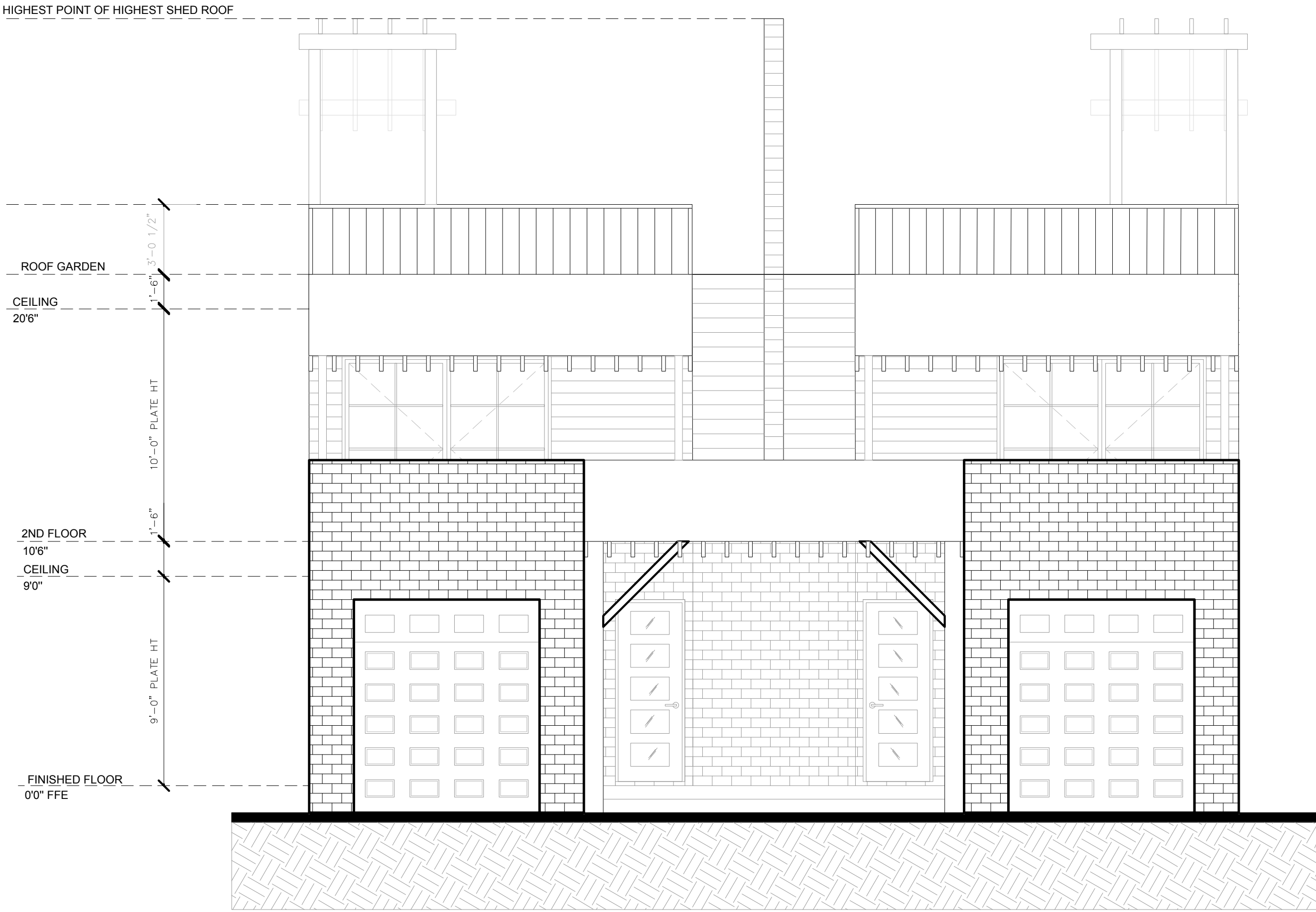
# A1.04



## SECOND FLOOR PLAN

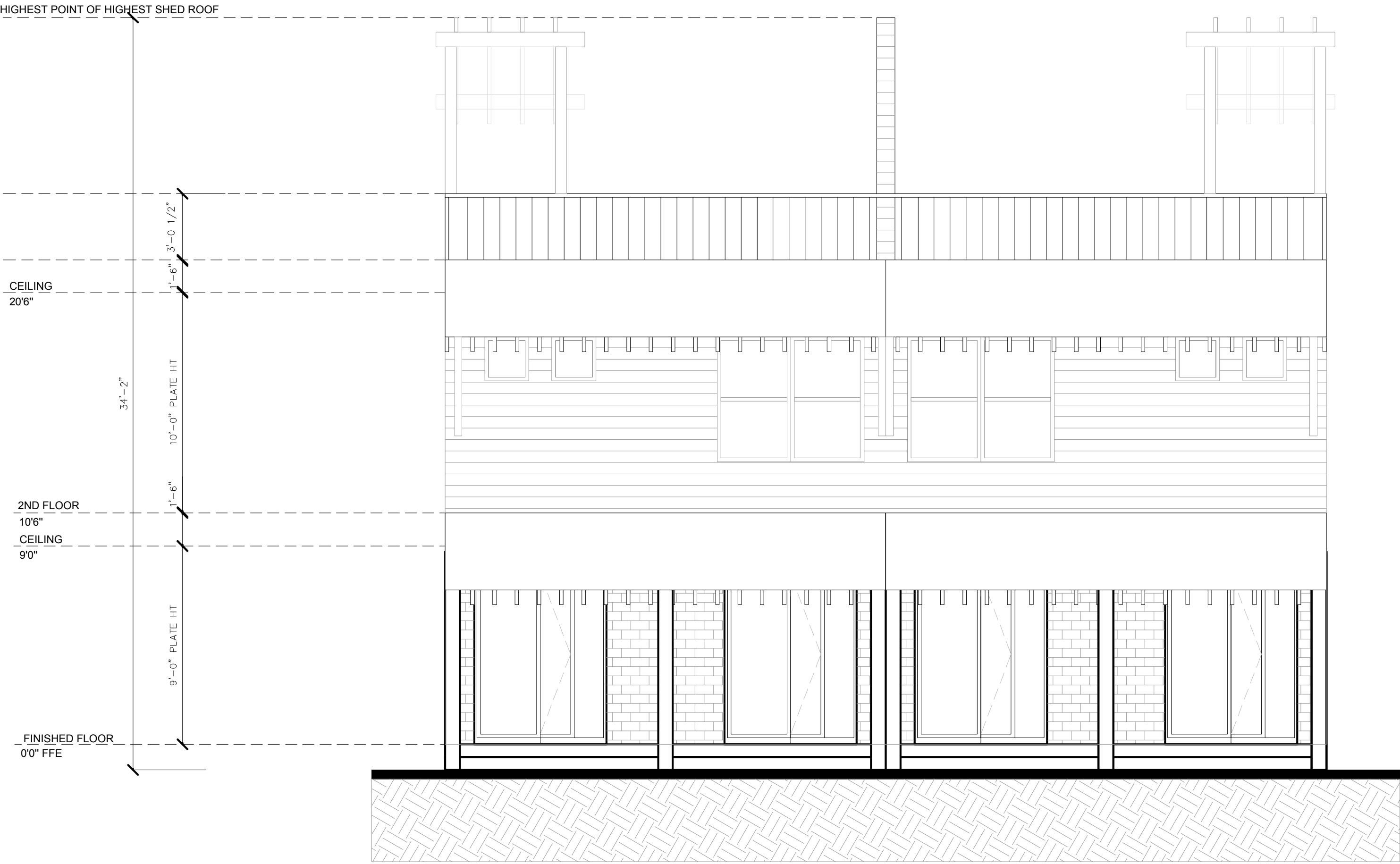
SCALE: 1/4=1'-0"





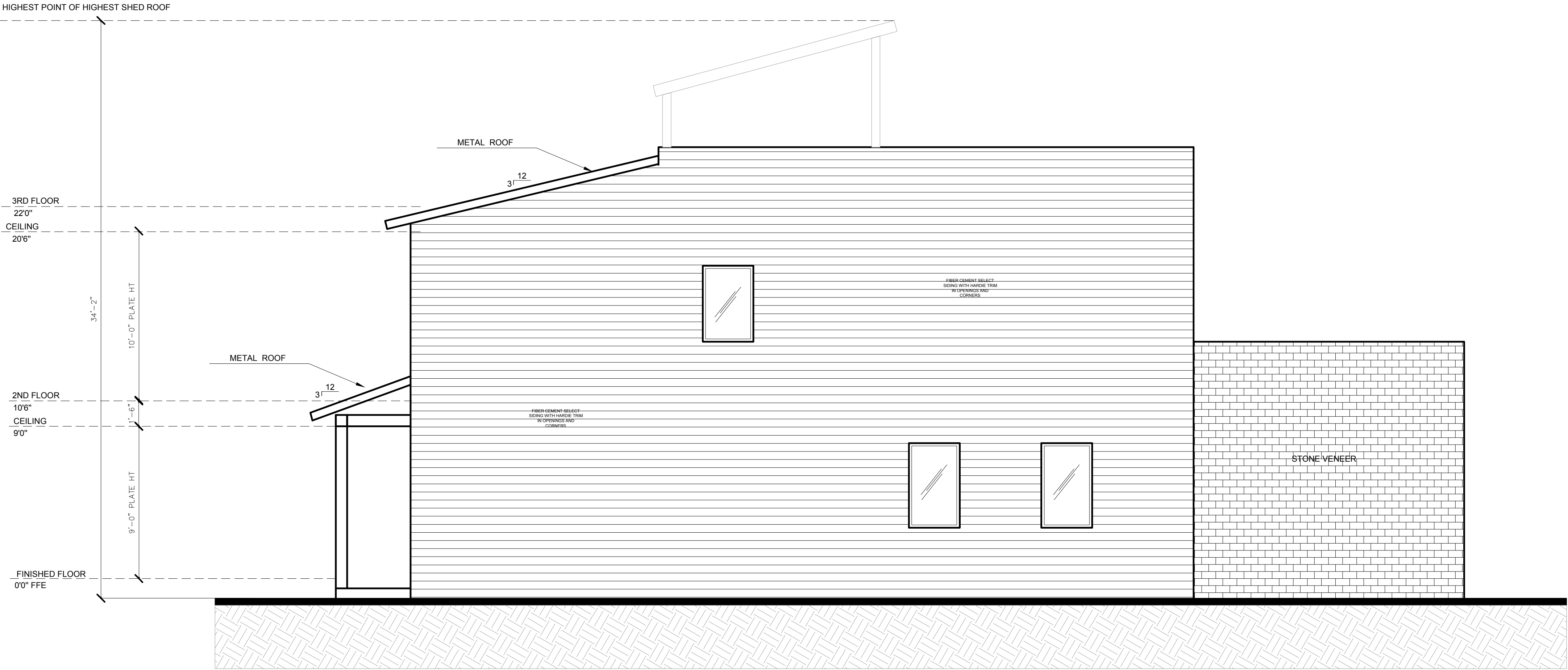
## FRONT BUILDING ELEVATION

SCALE: 1/4=1'-0"



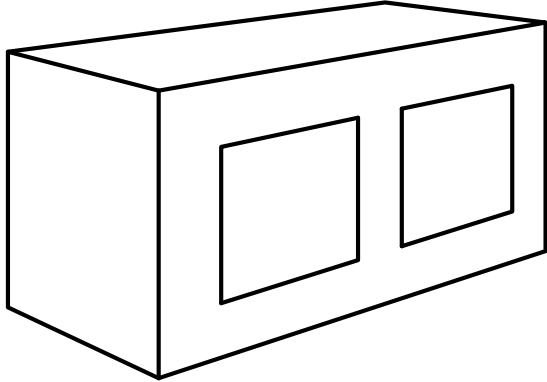
## REAR BUILDING ELEVATION

SCALE: 1/4=1'-0"

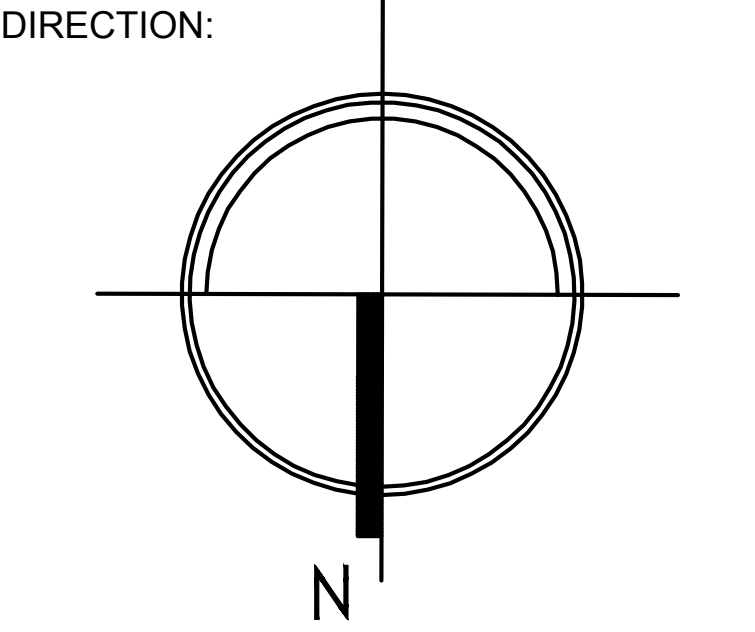


## LEFT ELEVATION

SCALE: 1/4=1'-0"



BLACK BRICK URBAN HOMES, LLC



## PROJECT: DUPLEX UNIT 1

OWNER: CONSTRU K22

LOCATION: 522 N HACKBERRY UNIT 2  
SAN ANTONIO, TEXAS 78202

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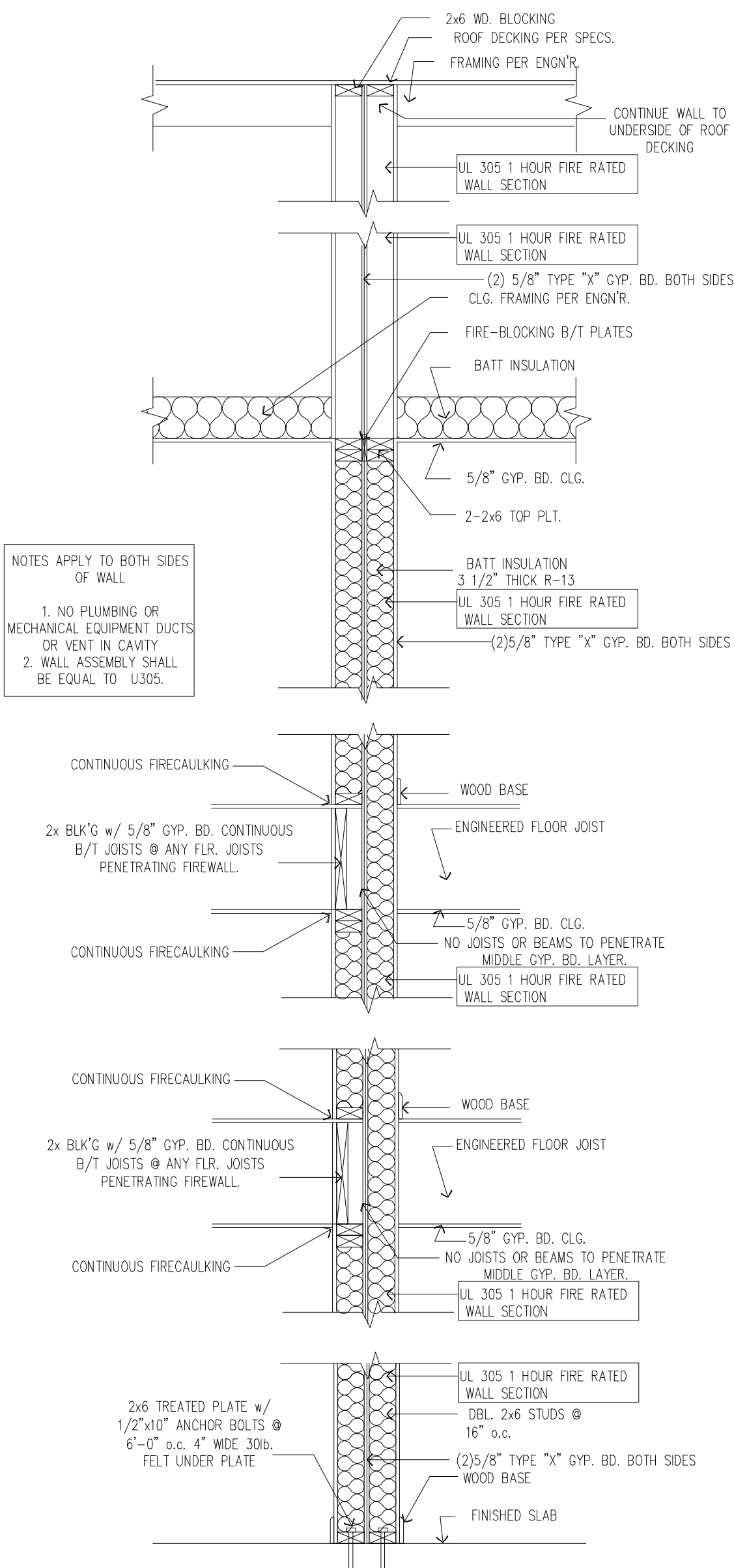
DATE: MAY/2020  
DRAWN BY: M.R.

PLAN:

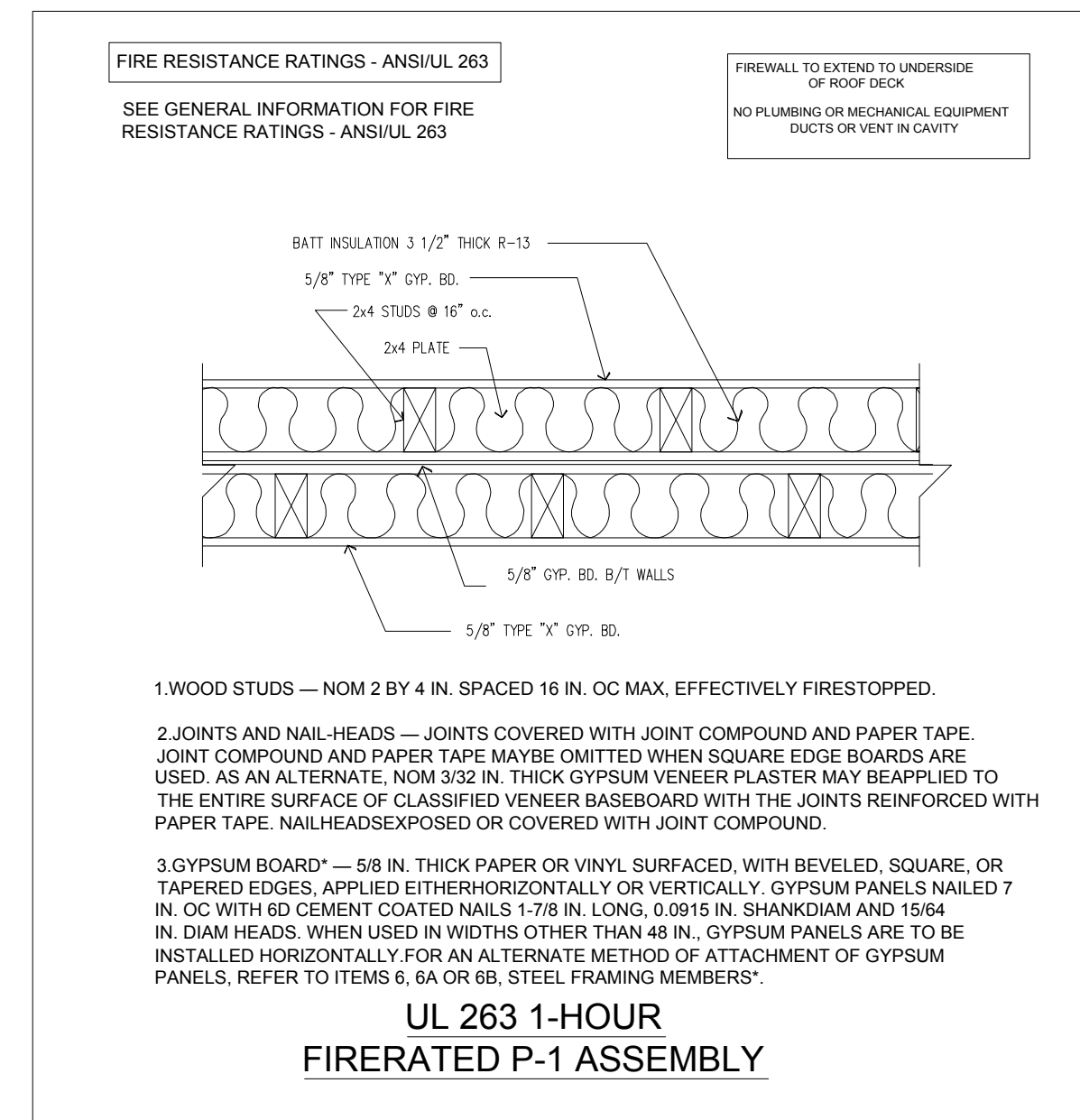
## ELEVATION PLAN

SHEET No.:

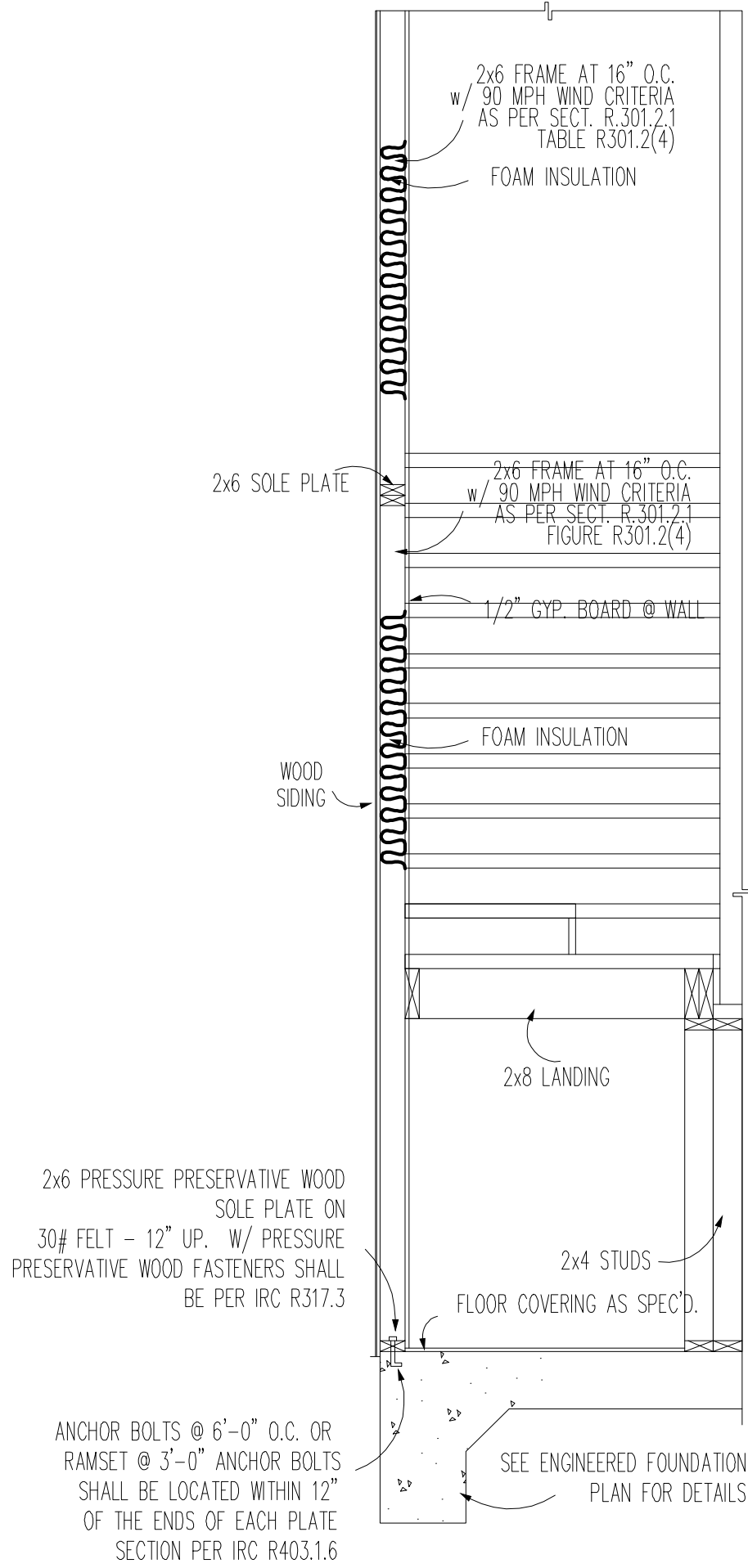
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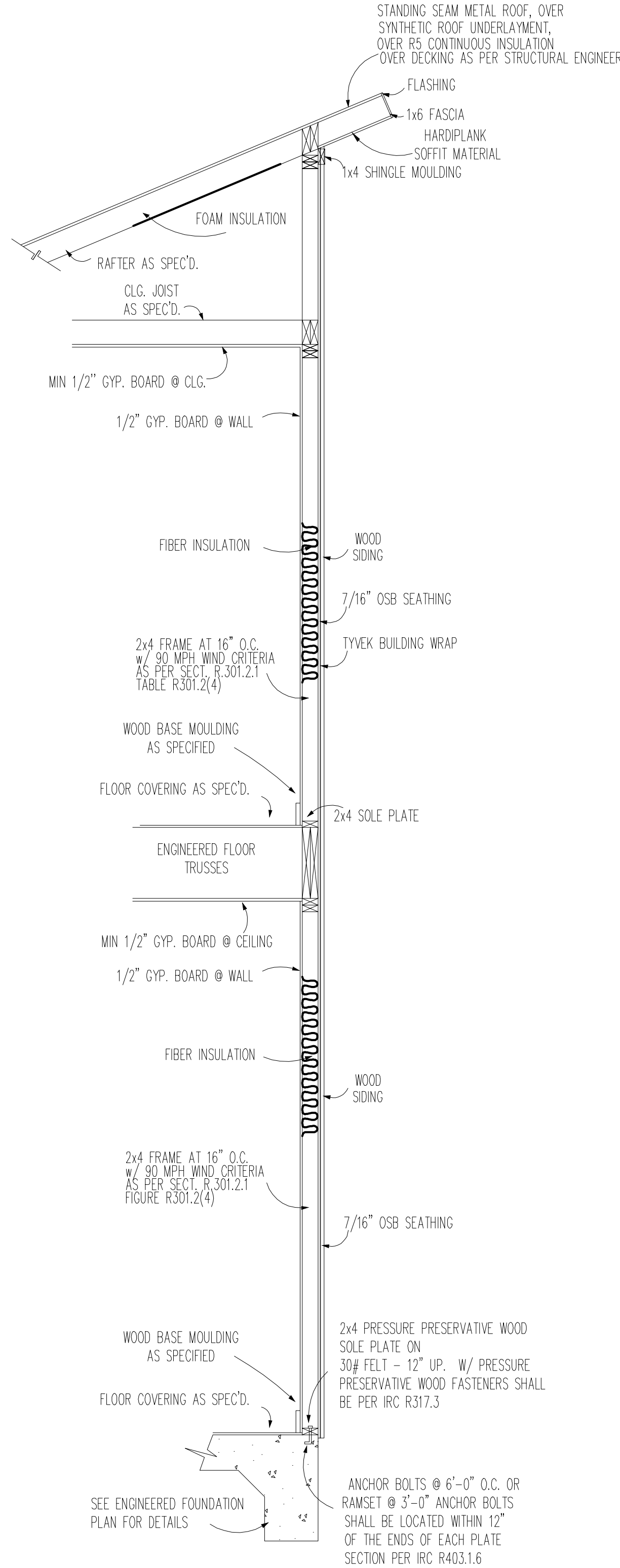
1 HR FIREWALL SECTION  
NON TO SCALE



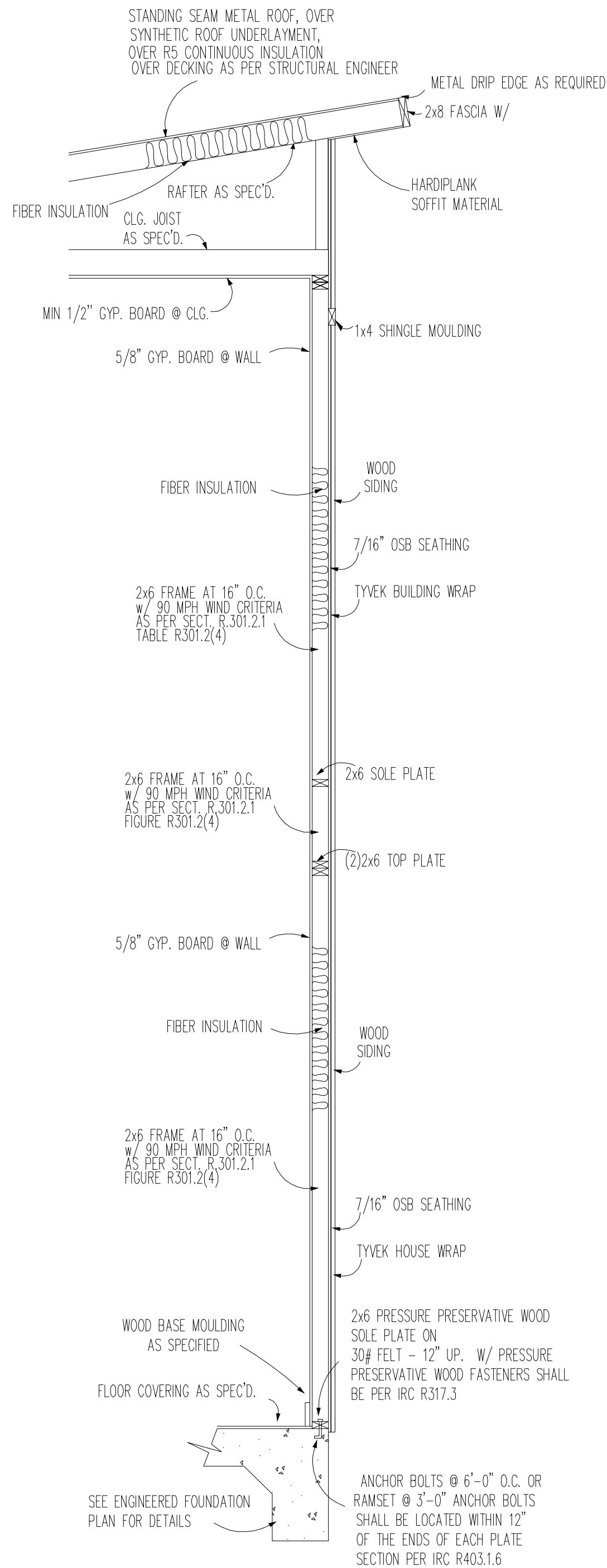
FIREWALL DETAILS  
NON TO SCALE



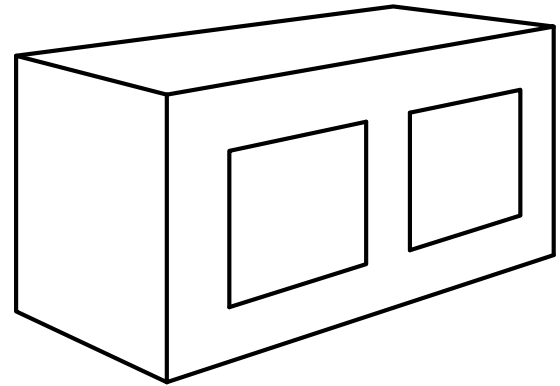
TYP. WALL STAIRS DETAIL  
NON TO SCALE



TYP. SIDING WALL SECTION  
NON TO SCALE

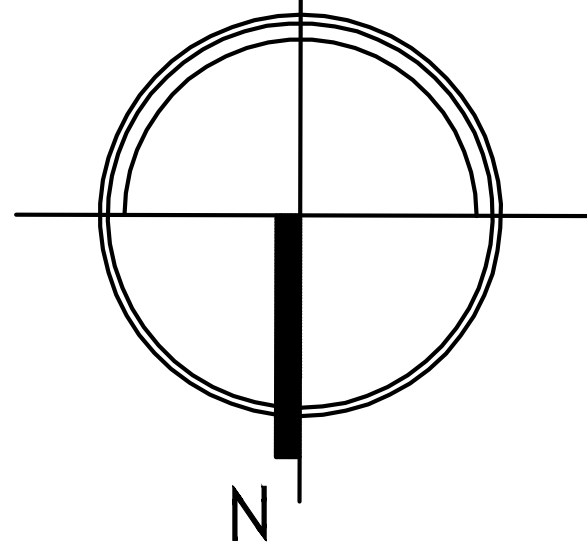


TYP. WALL TALL SECTION  
NON SCALE



BLACK BRICK URBAN HOMES, LLC

DIRECTION:



PROJECT:

DUPLEX  
UNIT 1 & 2

OWNER:

CONSTRU K22

LOCATION:

522 N HACKBERRY UNIT 2  
SAN ANTONIO, TEXAS 78202

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DATE:

MAY/2020

DRAWN BY:

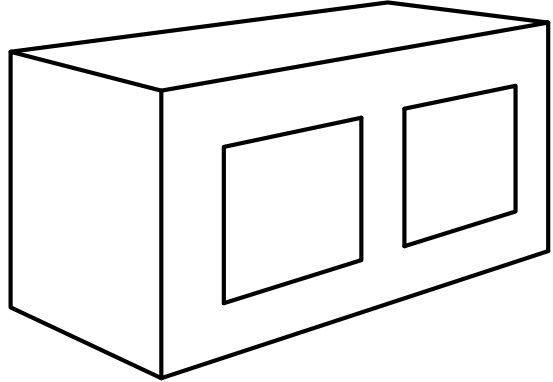
M.R.

PLAN:

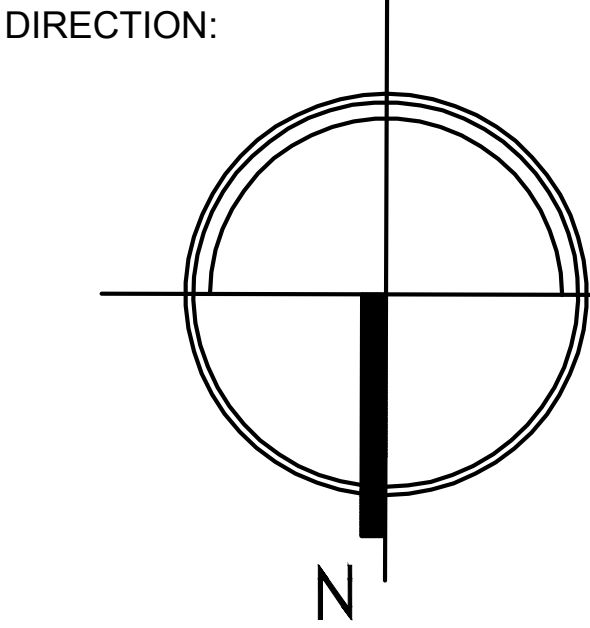
ELEVATION PLAN

SHEET No.:

A1.07



BLACK BRICK URBAN HOMES, LLC



PROJECT:

# DUPLEX UNIT 1

OWNER: CONSTRU K22

LOCATION:  
522 N HACKBERRY UNIT 2  
SAN ANTONIO, TEXAS 78202

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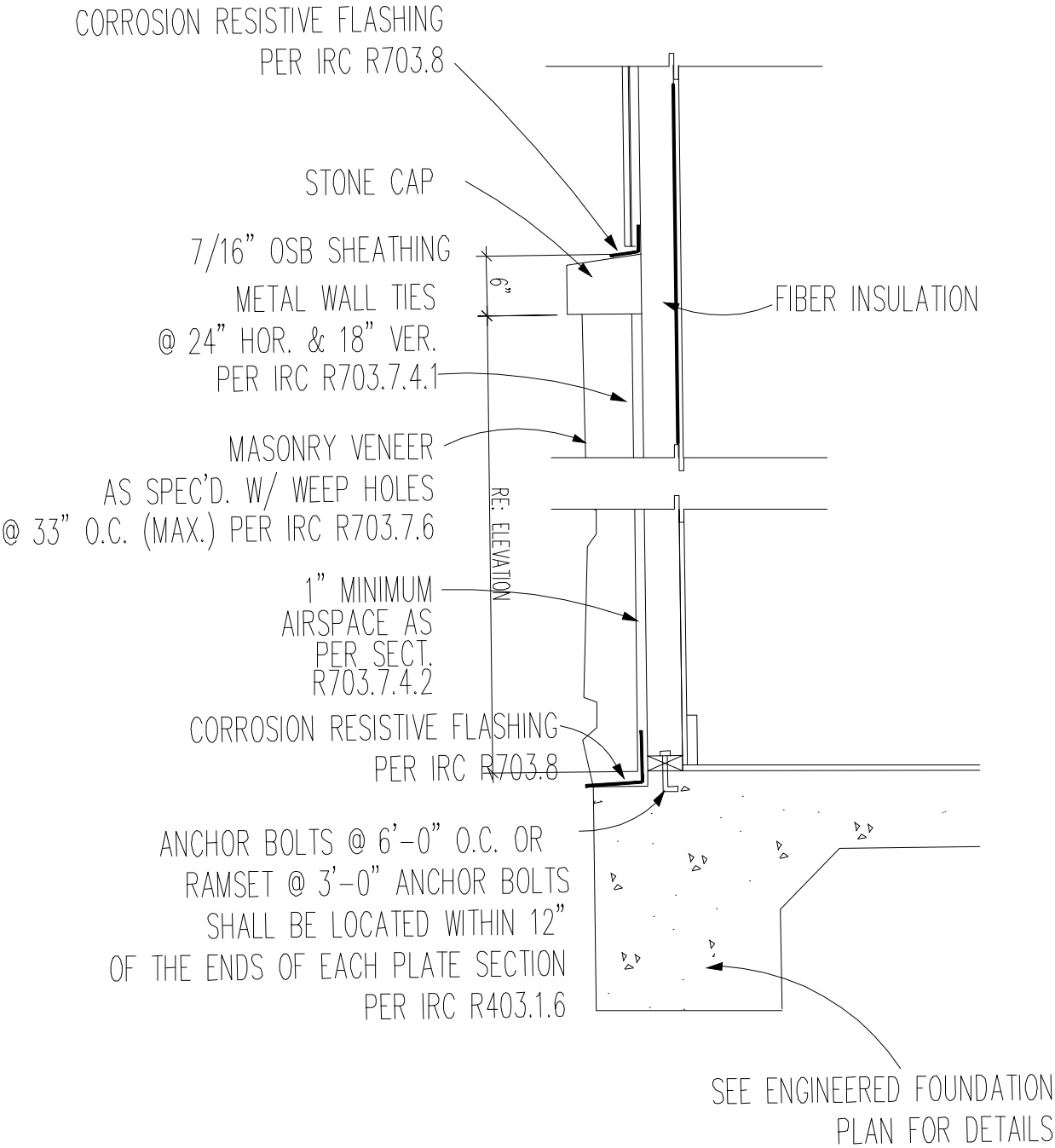
DATE: MAY/2020  
DRAWN BY: M.R.

PLAN:

## CROSS SECTION ROOF PLAN

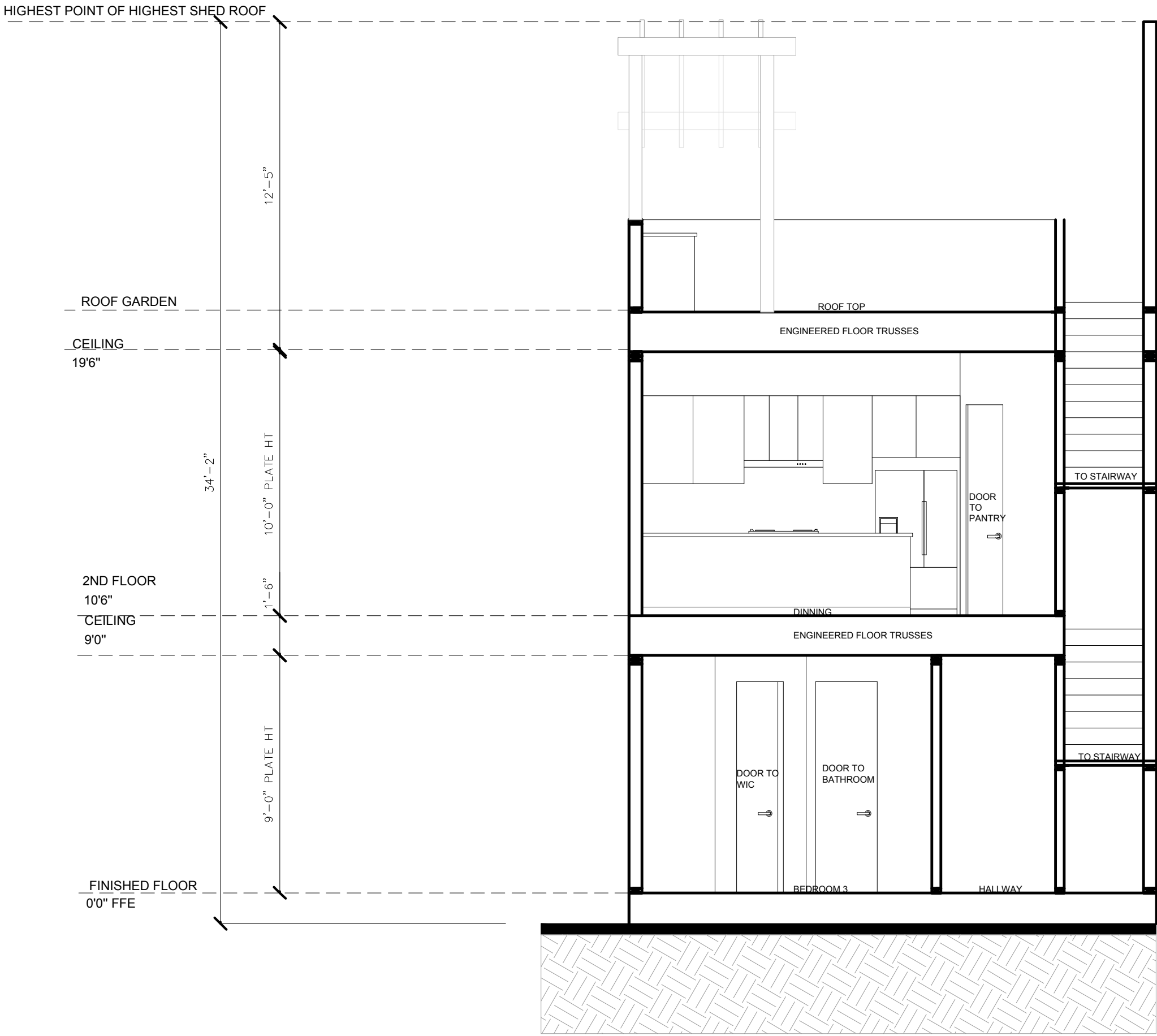
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# A1.08



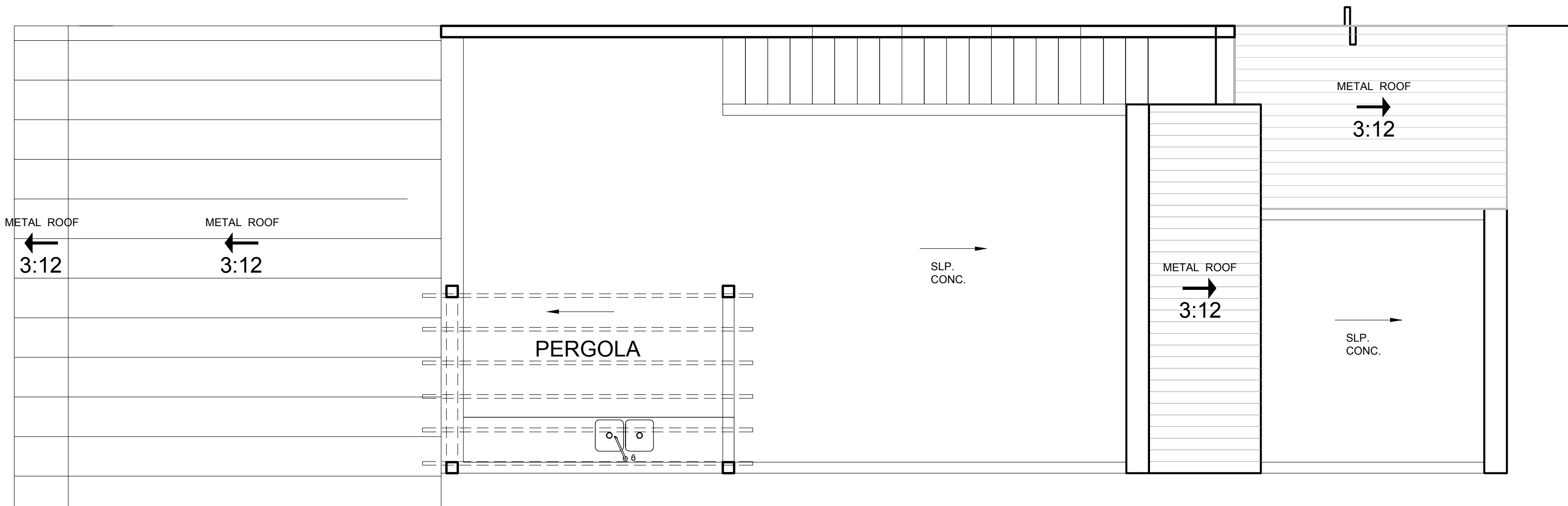
## TYP. MASONRY WAINSCOAT

NON TO SCALE



## CROSS SECTION a-a'

SCALE: 1/4=1'-0"



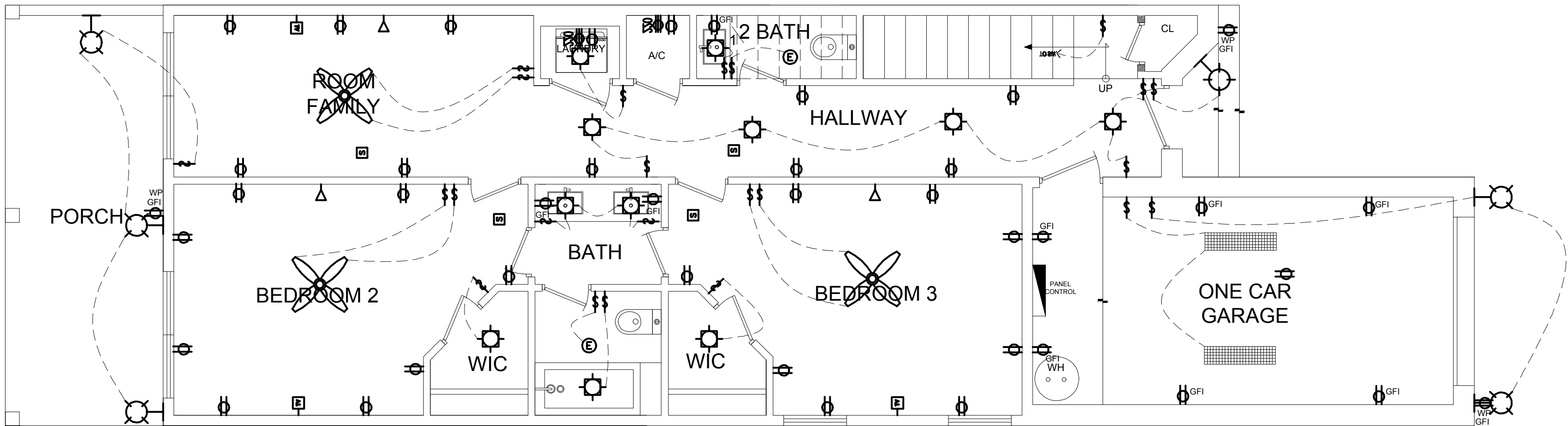
## ROOF PLAN

SCALE: 1/4=1'-0"

A. LISTED HEIGHTS ARE DISTANCES BETWEEN POINTS OF LATERAL SUPPORT PLACED PERPENDICULAR TO THE PLANE OF THE WALL. BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE OR BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD. INCREASES IN UNSUPPORTED HEIGHT ARE PERMITTED WHERE IN COMPLIANCE WITH EXCEPTION 2 OF SECTION R602.3.1 OR DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

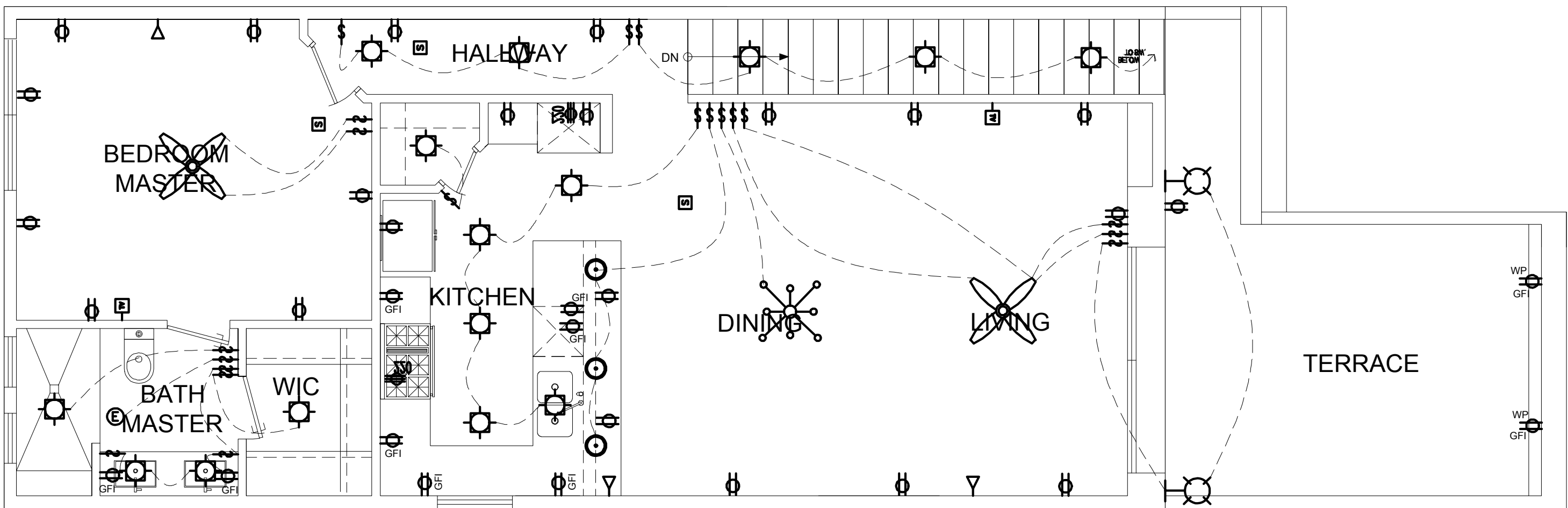
B. SHALL NOT BE USED IN EXTERIOR WALLS.

C. A HABITABLE ATTIC ASSEMBLY SUPPORTED BY 2 x 4 STUDS IS LIMITED TO A ROOF SPAN OF 32 FEET. WHERE THE ROOF SPAN EXCEEDS 32 FEET, THE WALL STUDS SHALL BE INCREASED TO 2 x 6 OR THE STUDS SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.



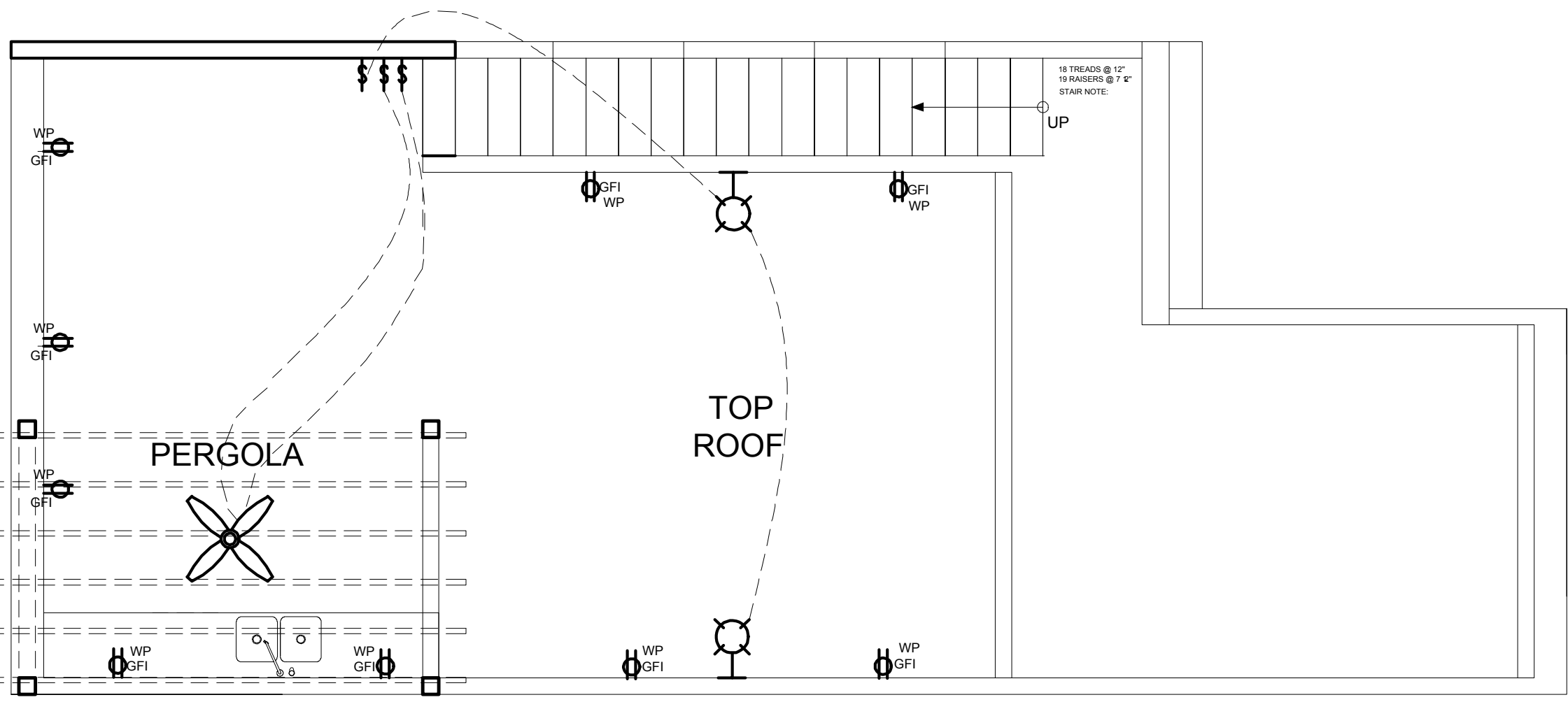
FIRST FLOOR PLAN

SCALE: 1/4=1'-0"



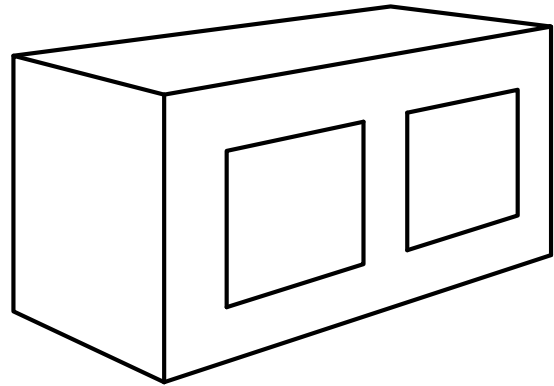
SECOND FLOOR PLAN

SCALE: 1/4=1'-0"



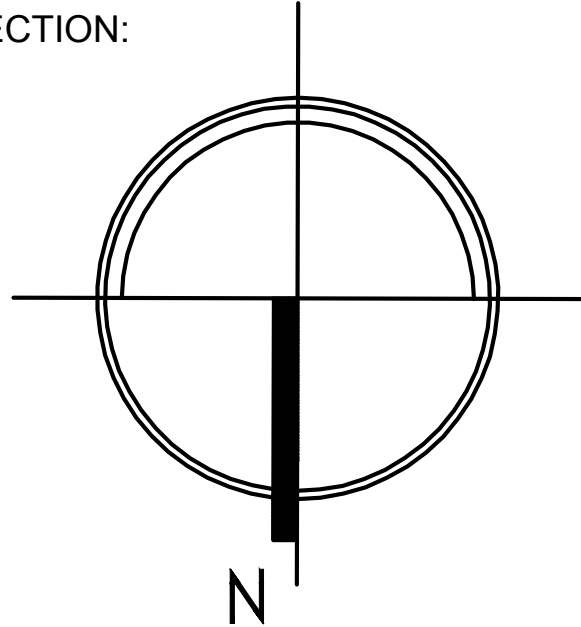
THIRD FLOOR PLAN

SCALE: 1/4=1'-0"



BLACK BRICK URBAN HOMES, LLC

DIRECTION:



PROJECT:

DUPLEX  
UNIT 1

OWNER:

CONSTRU K22

LOCATION:

522 N HACKBERRY UNIT 2  
SAN ANTONIO, TEXAS 78202

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DATE:

MAY/2020

DRAWN BY:

M.R.

PLAN:

ELECTRIC PLAN

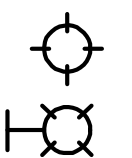
SHEET No.:

A1.09

NOTE:

- \* ALL OUTLETS TO BE SPACED AS PER NEC 6/12' PLACEMENT RULES.
- \* ALL SMOKE DETECTORS SHALL BE ELECTRICALLY HARDWIRES WITH A BATTERY BACKUP.
- \* ALL SMOKE DETECTORS SHALL BE ELECRICALLY INTERCONNECTED, SO THAT IF ONE GOES INTO ALARM, ALL GO INTO ALARM. INSTALL PER 2000 IFC SECTION 907.210.1.2 AND 2000 IRC SECTIONS 317.1 AND 317.2
- \* PROVIDE VACUUM BREAKERS DEVICES ON ALL EXTERIOR HOSE BIBS.
- \* INSTALLARC FAULT CIRCUIT INTERRUPTION PROTECTION ON ALL BEDROOM ELECTRICAL CIRCUITS.
- \* VERIFY LOCATIONS OF ALL CONDENSING UNITS WITH MECHANICAL CONTRACTOR PROVIDE REQUIRED ELECTRICAL PER CODE.

LIGHTING & POWER GRAPHIC SYMBOLS:



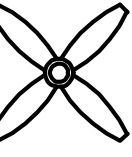
CEILING LIGHT FIXTURE



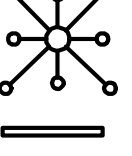
WALL LIGHT FIXTURE



EXHAUST FAN OUTLET



FAN & LIGHT OUTLET



CHANDELIER



ROPE LIGHTING



SINGLE POLE SWITCH



THREE WAY SWITCH



FOUR WAY SWITCH



DIMMER SWITCH



PUSH BUTTON SWITCH



SMOKE DETECTOR



DOUBLE RECEPTACLE



DOUBLE RECEPTACLE 220V



DOUBLE RECEPTACLE GFI



DOUBLE RECEPTACLE WEATHERPROOF



COAXIAL, CAT6e, TELEPHONE OUTLET



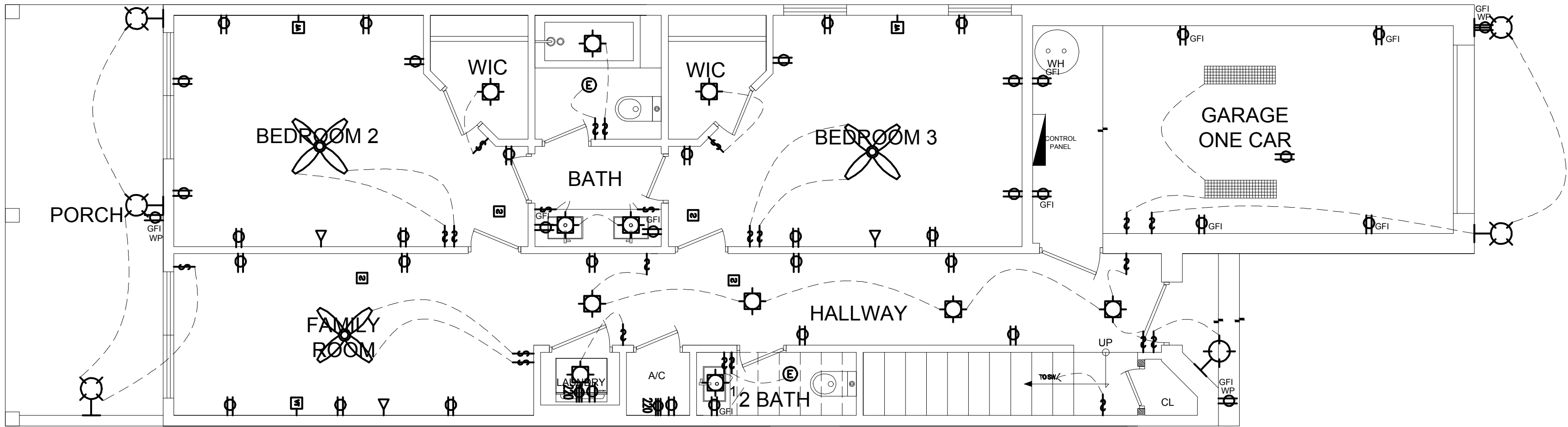
HANGING LIGHT



FLO FIX 1'x4'

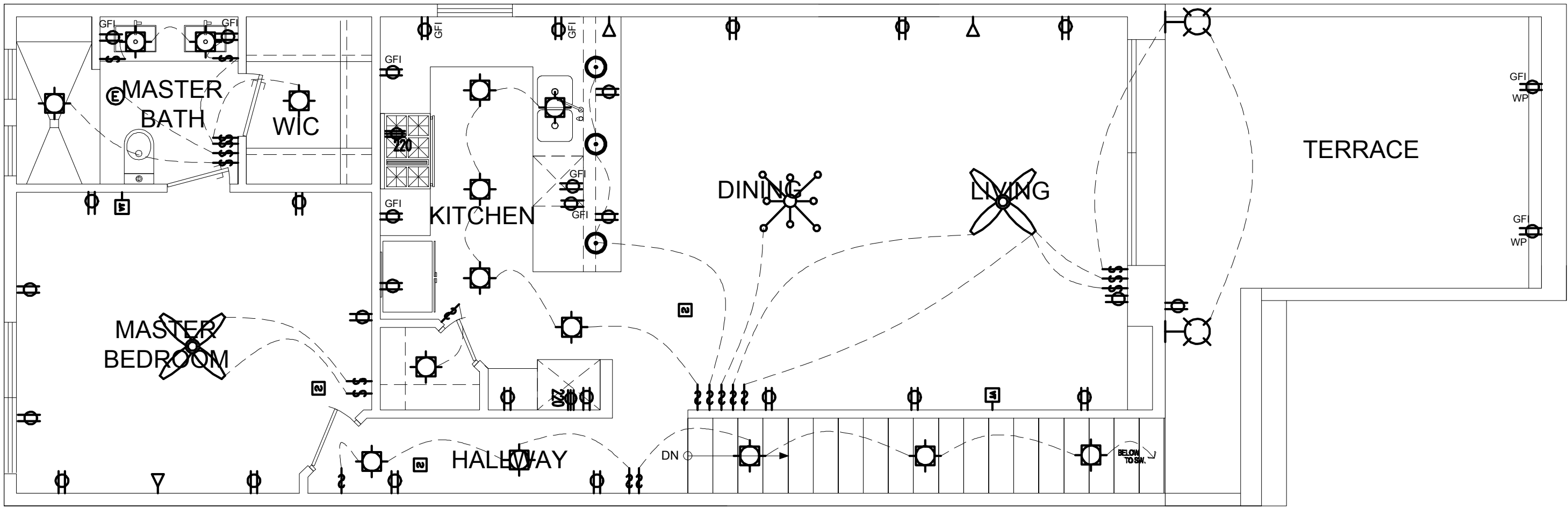


CONTROL PANEL



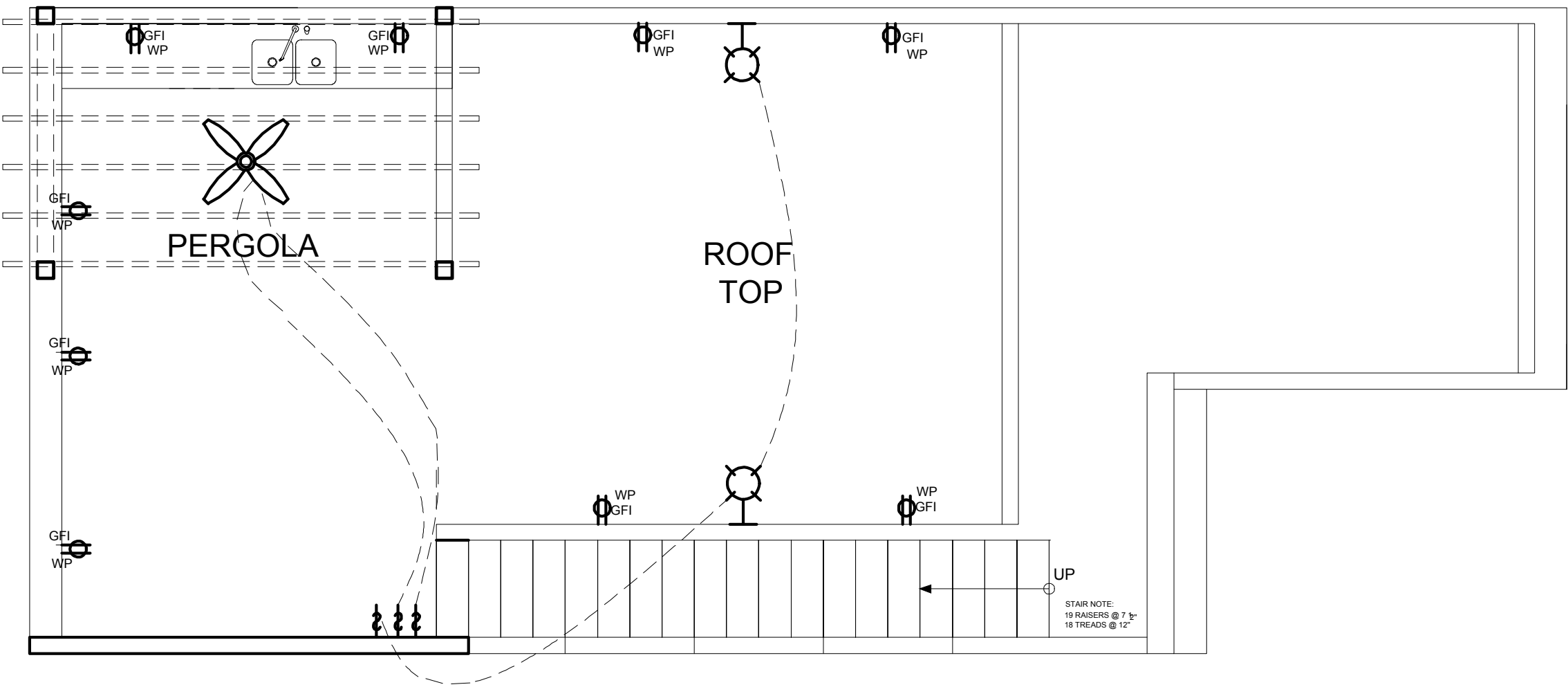
FIRST FLOOR PLAN

SCALE: 1/4=1'-0"



SECOND FLOOR PLAN










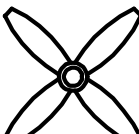


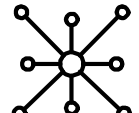







SCALE: 1/4=1'-0"

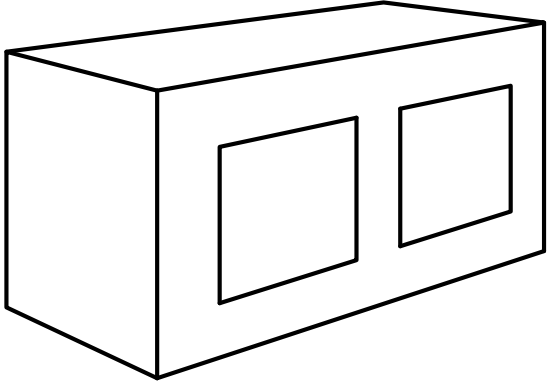


THIRD FLOOR PLAN

SCALE: 1/4=1'-0"

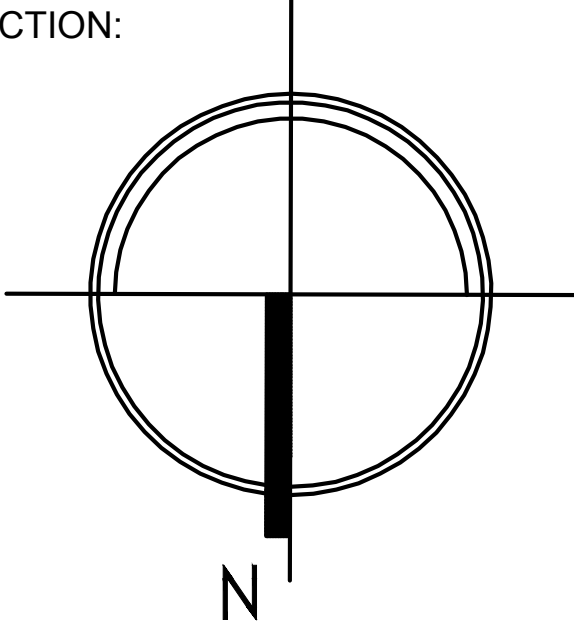
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\* VERIFY LOCATIONS OF ALL CONDENSING UNITS WITH MECHANICAL CONTRACTOR PROVIDE REQUIRED ELECTRICAL PER CODE.

| LIGHTING & POWER GRAPHIC SYMBOLS:   |                       |   |                                |   |                                  |
|---|-----------------------|---|--------------------------------|---|----------------------------------|
|  | CEILING LIGHT FIXTURE |  | SINGLE POLE SWITCH             |  | COAXIAL, CAT6e, TELEPHONE OUTLET |
|  | WALL LIGHT FIXTURE    |  | THREE WAY SWITCH               |  | HANGING LIGHT                    |
|  | EXHAUST FAN OUTLET    |  | FOUR WAY SWITCH                |  | FLO FIX 1'X4'                    |
|  | FAN & LIGHT OUTLET    |  | DIMMER SWITCH                  |  | CONTROL PANEL                    |
|  | CHANDELIER            |  | PUSH BUTTON SWITCH             |   |                                  |
|  | ROPE LIGHTING         |  | SMOKE DETECTOR                 |   |                                  |
|   |                       |  | DOUBLE RECEPTACLE              |   |                                  |
|   |                       |  | DOUBLE RECEPTACLE 220V         |   |                                  |
|   |                       |  | DOUBLE RECEPTACLE GFI          |   |                                  |
|   |                       |  | DOUBLE RECEPTACLE WEATHERPROOF |   |                                  |



BLACK BRICK URBAN HOMES, LLC

DIRECTION:



PROJECT:

DUPLEX  
UNIT 2

OWNER:

CONSTRU K22

LOCATION:

522 N HACKBERRY UNIT 2  
SAN ANTONIO, TEXAS 78202

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DATE:

MAY/2020

DRAWN BY:

M.R.

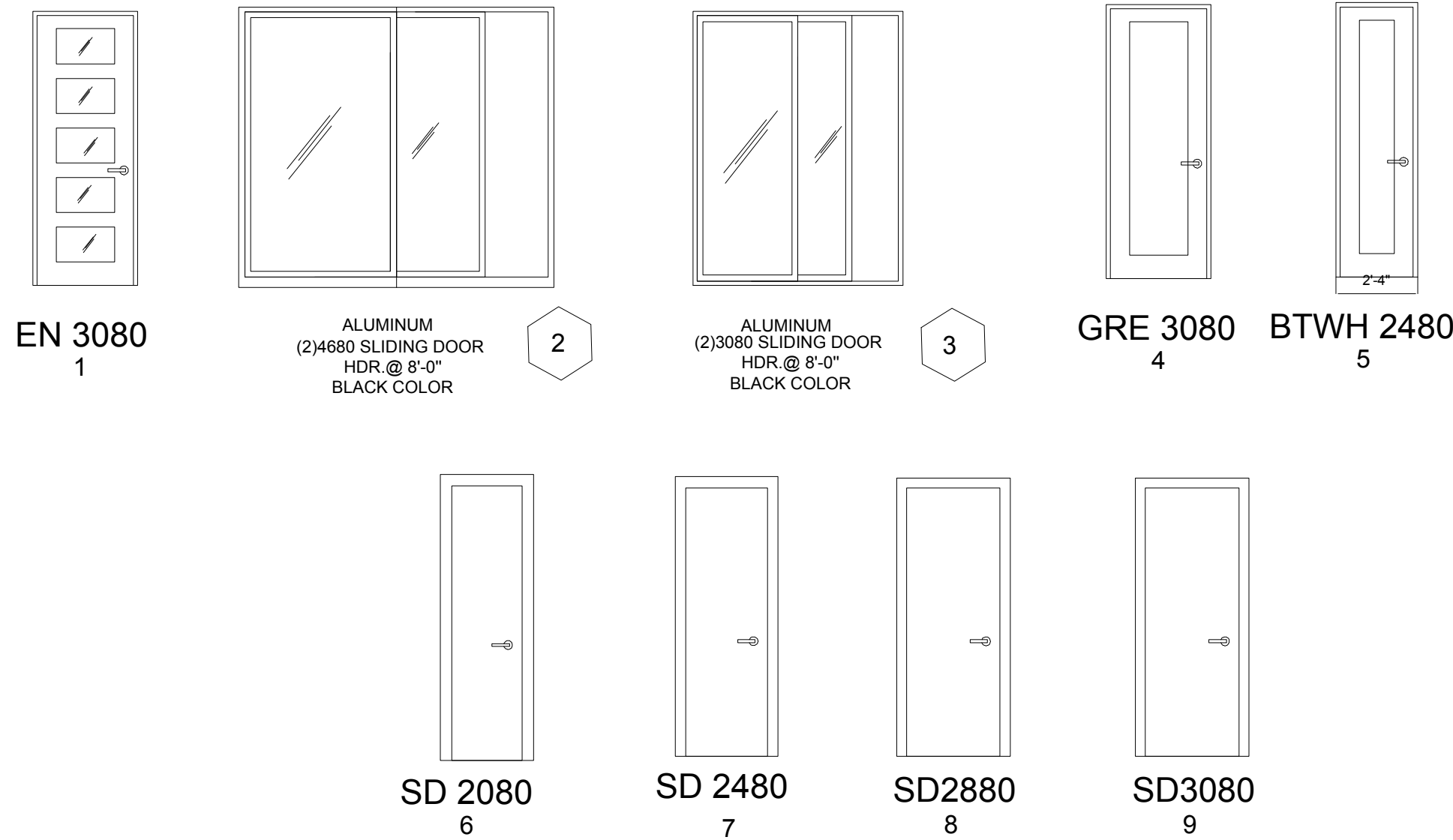
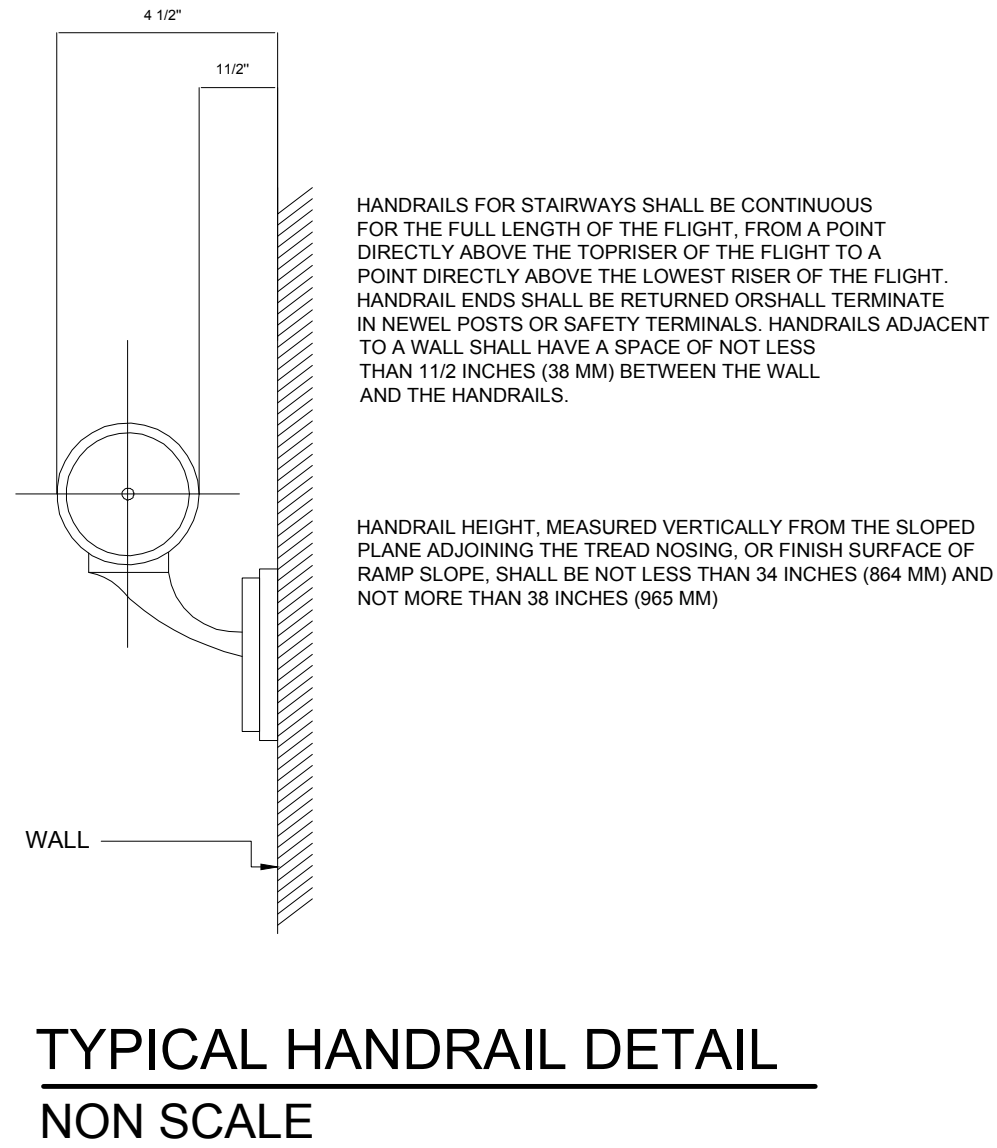
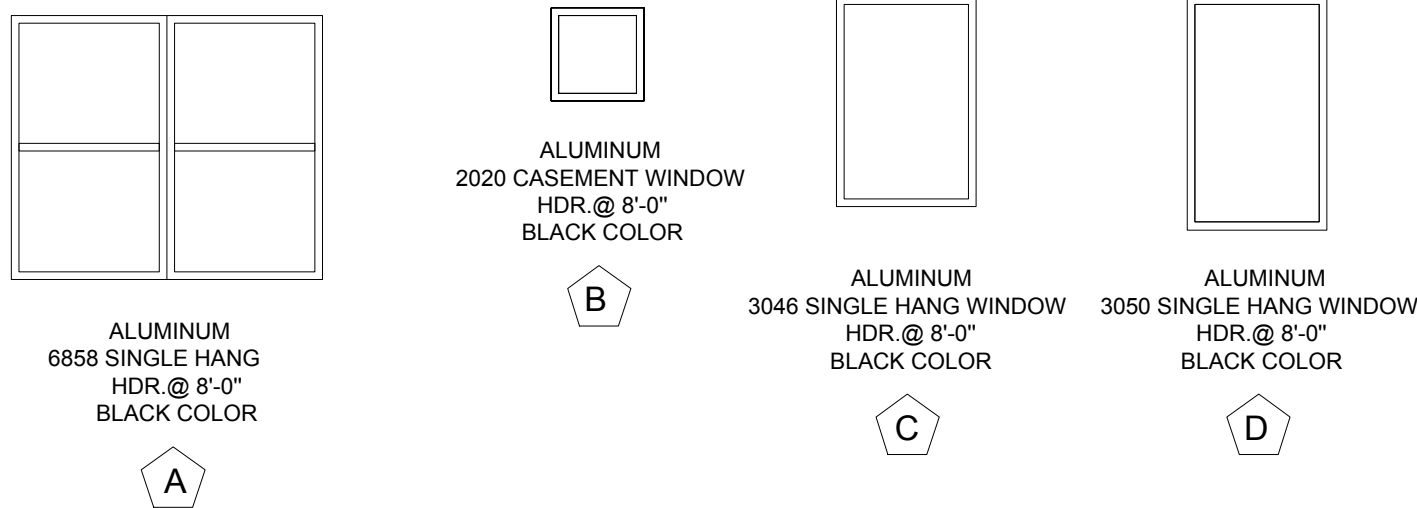
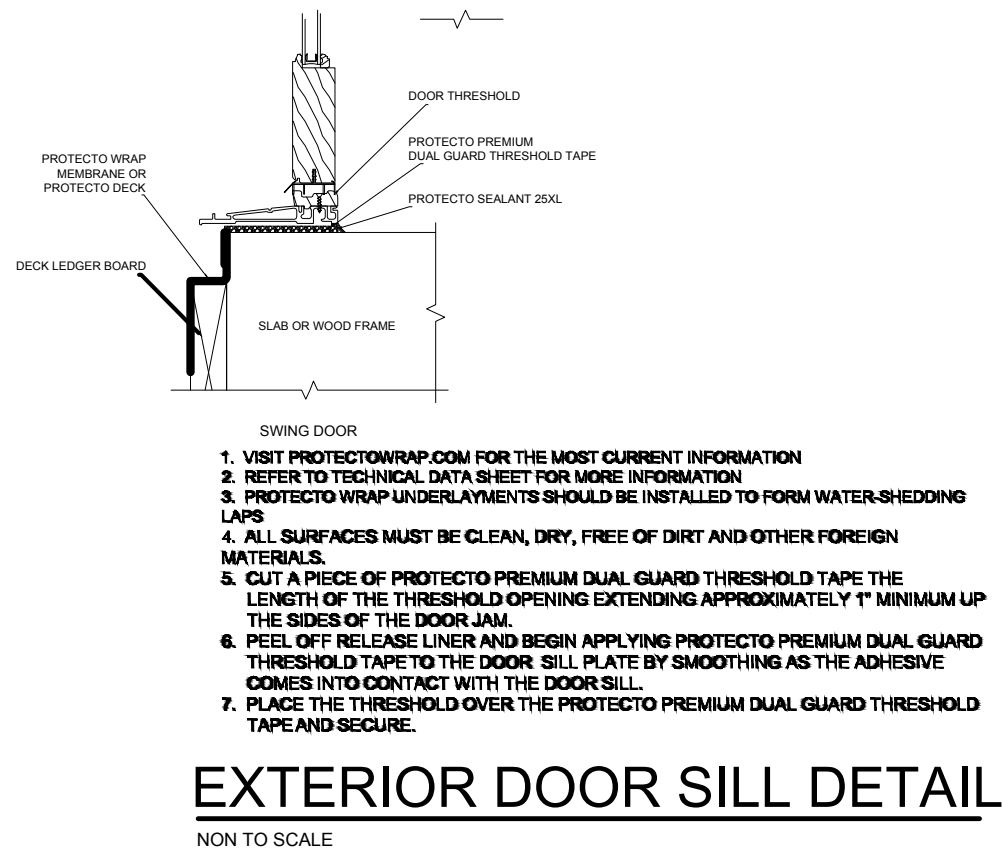
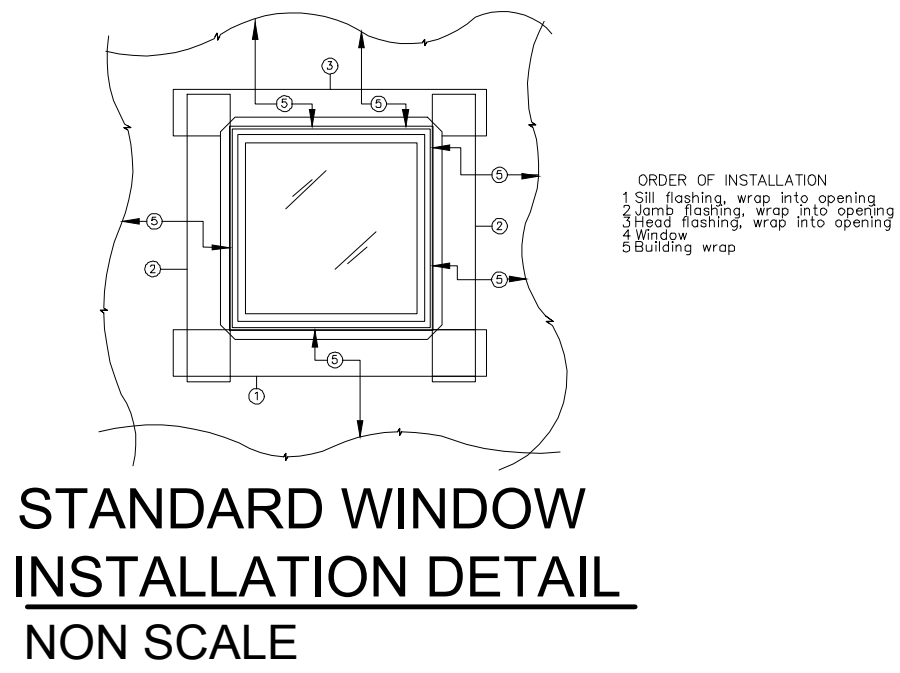
PLAN:

ELECTRIC PLAN

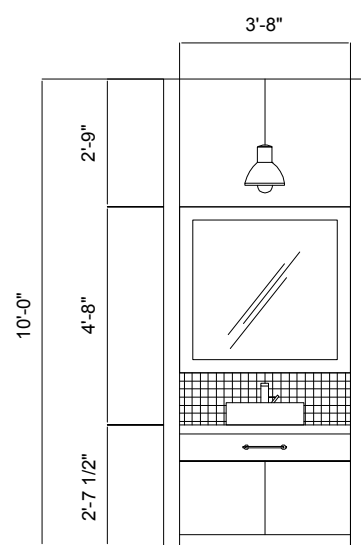
SHEET No.:

A1.10

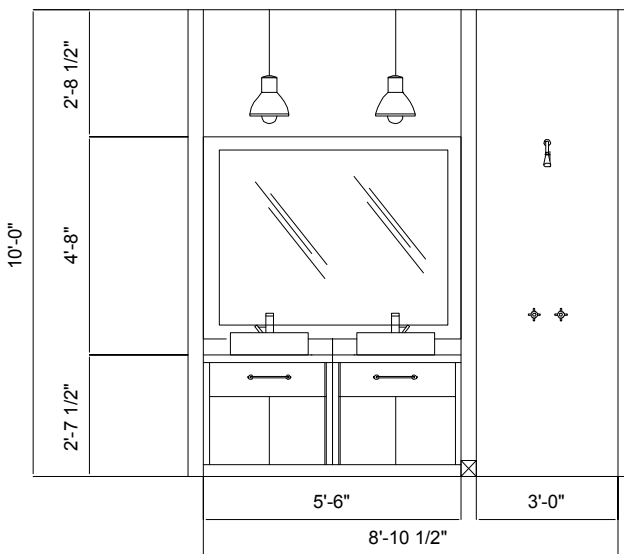




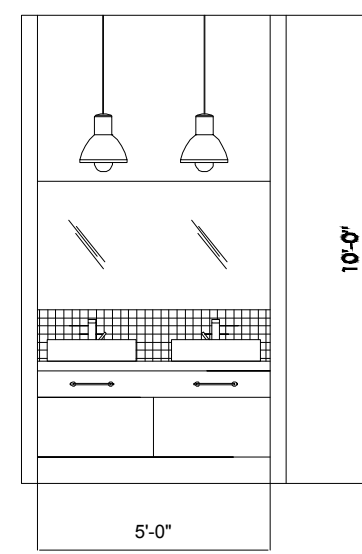
| DOOR SCHEDULE |            |         |       |                   |  |
|---------------|------------|---------|-------|-------------------|--|
| MARK          | WIDTH      | HEIGHT  | COUNT | INTERIOR/EXTERIOR | DESCRIPTION & LOCATION                   |
| EXTERIOR      |            |         |       |                   |  |
| 1             | 3' - 0"    | 8' - 0" | 1     | EXTERIOR          | ENTRY DOOR                               |
| 2             | (2)4' - 6" | 8' - 0" | 1     | EXTERIOR          | SLIDING GLASS DOOR LIVING ROOM           |
| 3             | (2)3' - 0" | 8' - 0" | 2     | EXTERIOR          | SLIDING GLASS DOOR BEDROOM 3 FAMILY ROOM |
| 4             | 2' - 4"    | 8' - 0" | 2     | EXTERIOR          | GARAGE                                   |
| 5             | 2' - 4"    | 8' - 0" | 2     | EXTERIOR          | 1/2 BATHROOM, WATER HEATER               |
| EXTERIOR 8    |            |         |       |                   |  |
| INTERIOR      |            |         |       |                   |  |
| 5             | 2' - 0"    | 8' - 0" | 2     | INTERIOR          | PANTRY, CL                               |
| 6             | 2' - 4"    | 8' - 0" | 5     | INTERIOR          | 1/2 BATH, BATH, A/C CLOSET               |
| 7             | 2' - 6"    | 8' - 0" | 6     | INTERIOR          | WIC, BEDROOM 2,3, MASTER BATH/WIC        |
| 8             | 2' - 8"    | 8' - 0" | 1     | INTERIOR          | MASTER BEDROOM                           |
| 9             | 3' - 0"    | 8' - 0" | 1     | INTERIOR          | LAUNDRY                                  |
| INTERIOR 14   |            |         |       |                   |  |



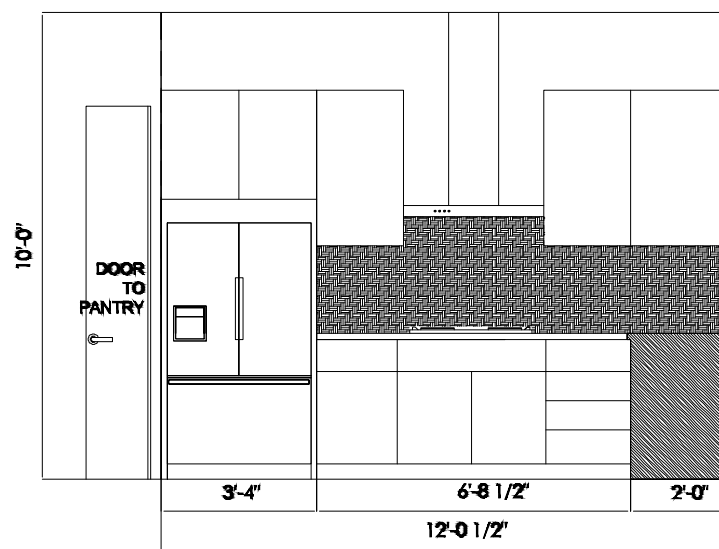
**1/2 BATH**  
NON SCALE



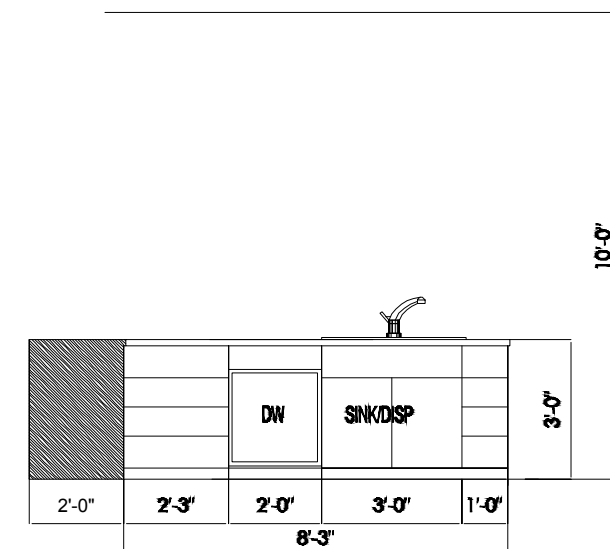
**MASTER BATH**  
NON SCALE



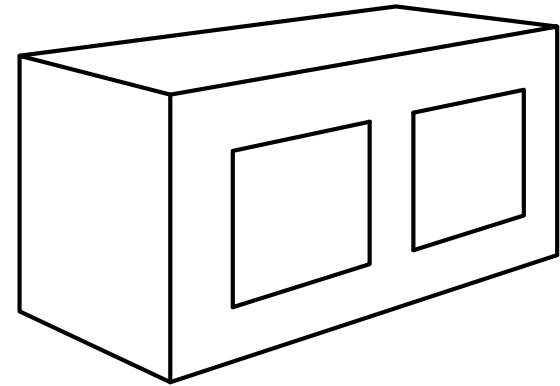
**BATH 2**  
NON SCALE



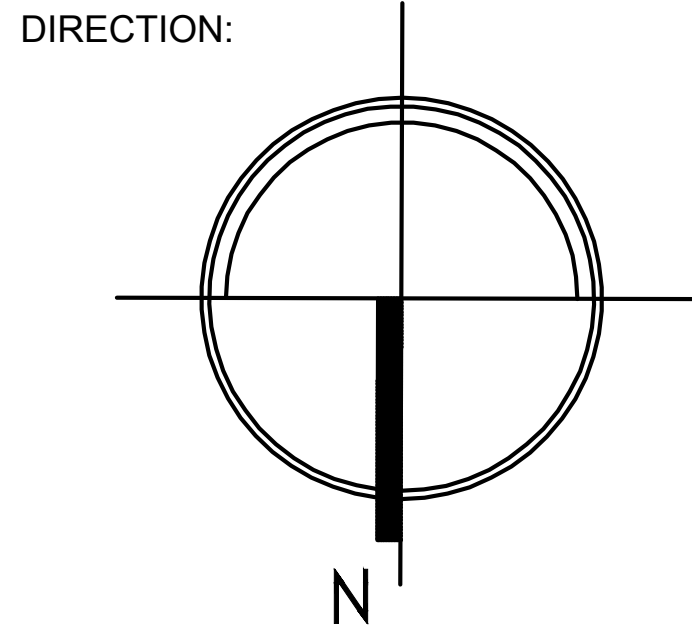
**KITCHEN**  
SCALE



**KITCHEN ISLAND**  
SCALE



BLACK BRICK URBAN HOMES, LLC



PROJECT:  
**DUPLEX  
UNIT 1 & 2**

OWNER:  
CONSTRU K22

LOCATION:  
522 N HACKBERRY UNIT 2  
SAN ANTONIO, TEXAS 78202

NOTE:  
GENERAL CONTRACTOR SHALL HAVE THIS FOUNDATION PLAN DESIGN BY A TEXAS REGISTERED ENGINEER TO MEET SOIL TESTS REQUIREMENTS.

THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN IT IS THE RESPONSABILITY OF THE PURCHASER, OF THIS PLAN, TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES

1.- BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

2.- BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED.

3.- PLANS INDICATE LOCATIONS ONLY: ENGINEERING ASPECTS SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS.

THESE PLANS ARE THE PROPERTY OF RH DESIGN CUSTOM HOMES AND ANY USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF RH DESIGN CUSTOM HOMES IS PROHIBITED.

DATE: MAY/2020  
DRAWN BY: M.R.

PLAN:  
**WINDOWS/DOORS  
CABINETS**

SHEET No.:

**A1.11**

522 N HACKBERRY  
SAN ANTONIO, TX 78202

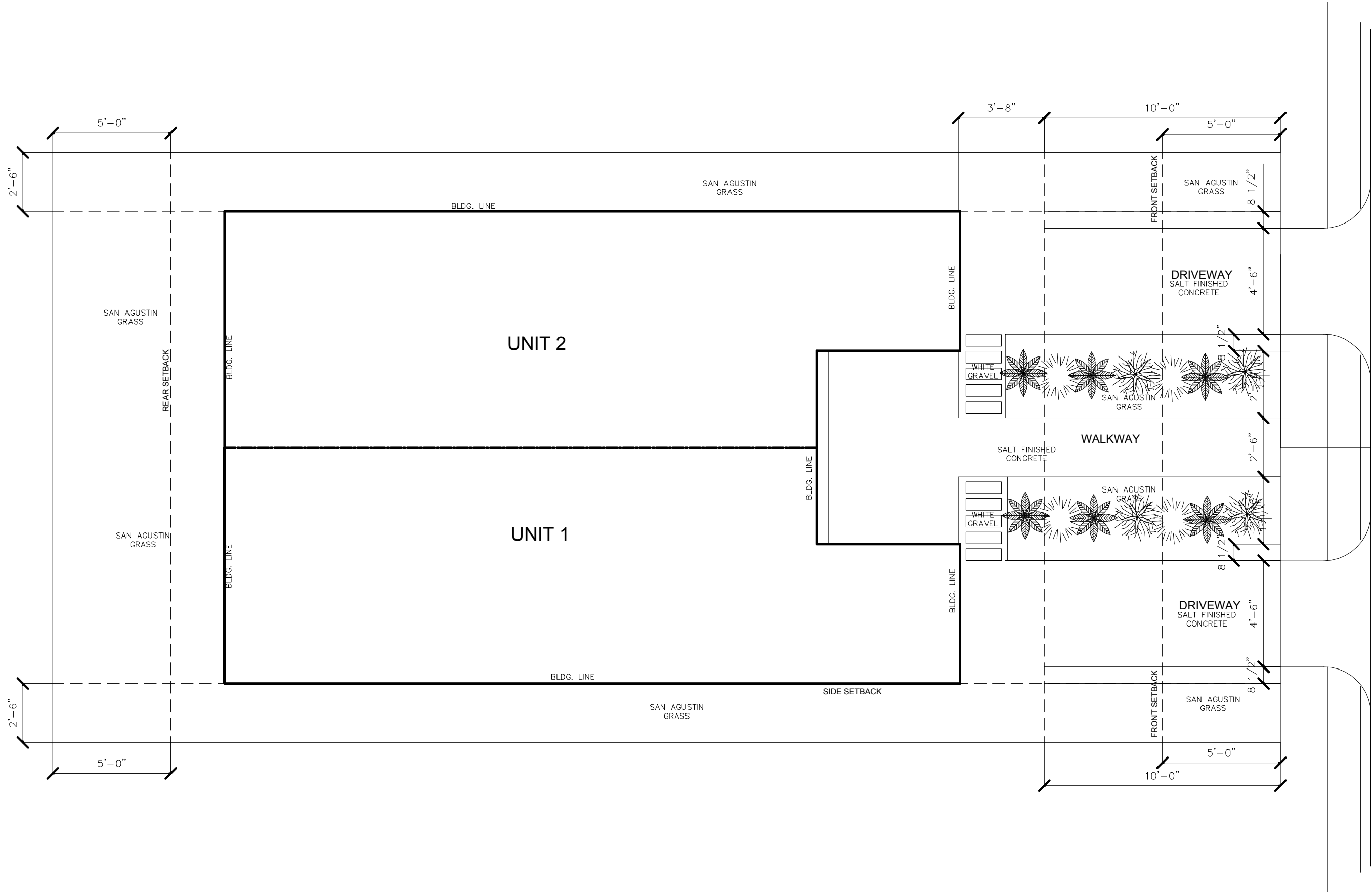
-LOT 1&2 BLOCK 6 NCB 570  
CITY OF SAN ANTONIO,TX  
-ZONING RM4  
-LOT AREA = 5,227.20 SQFT  
-HVAC AREA = 1238.25 SQFT

OWNER:  
7800 WEST IH-10,  
SUITE 710  
SAN ANTONIO, TEXAS  
78230-4750, USA

GENERAL CONTRACTOR:  
RH DESIGN CUSTOM HOMES  
407 HIGHLAND HILL  
SAN ANTONIO, TX 78260  
CONTACT:  
ANNA SALCEDO LIEBERS  
210 665 5894  
annae.salcedo@gmail.com

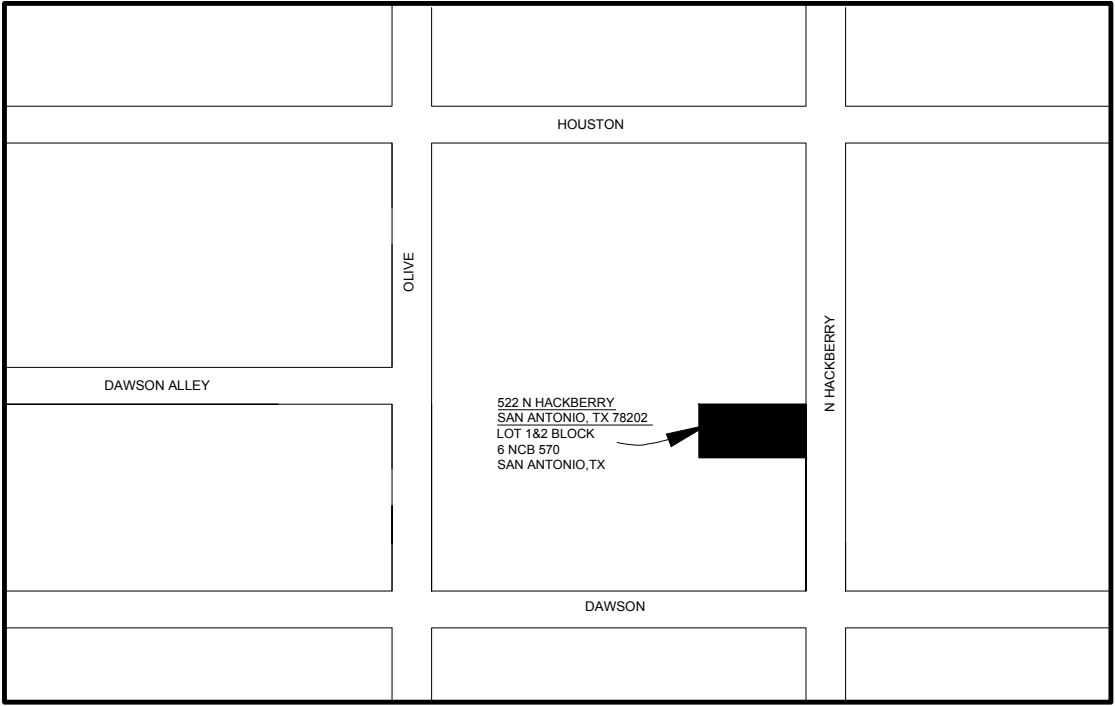
PROFESSIONAL ENGINEER:  
INEZ B. GARZA, JR.  
3011 SAN FELIPE ST  
SAN JUAN,TX 78589  
LICENSE 905-2360 FIRM REG. 4983

522 N HACKBERRY  
LOT 1&2, BLOCK 6  
N.C.B. 570  
5,227.20 SQ. FT.  
0.12 ACRES



# 1 LANDSCAPE

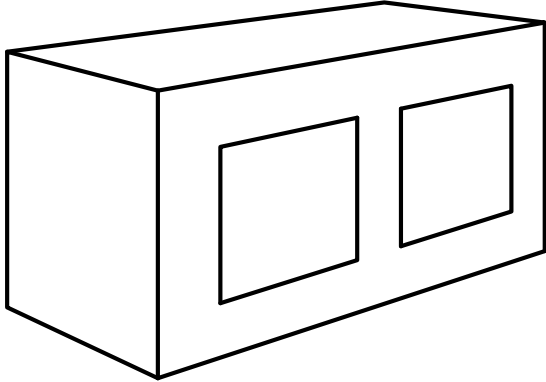
SCALE: 1/8=1'-0"



GRAPHIC SYMBOLS:

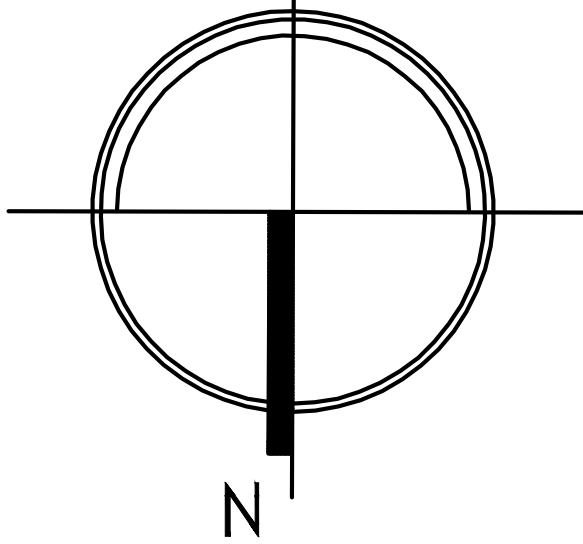
- ENDEMIC ORNAMENTAL GRASSES
- TEXAS SAGE
- INDIGO SPIRES SALVIA

HACKBERRY



BLACK BRICK URBAN HOMES, LLC

DIRECTION:



PROJECT:

## DUPLEX UNIT 1 & 2

OWNER:  
7800 WEST IH-10, SUITE 710, SAN ANTONIO,  
TEXAS 78230-4750, USA

LOCATION:

522 N HACKBERRY  
SAN ANTONIO, TEXAS 78203

NOTE:  
GENERAL CONTRACTOR SHALL HAVE THIS  
FOUNDATION PLAN DESIGN BY A TEXAS  
REGISTERED ENGINEER TO MEET SOIL TESTS  
REQUIREMENTS.

THE DESIGNER ASSUMES NO LIABILITY FOR  
ANY STRUCTURE CONSTRUCTED FROM THIS PLAN  
IT IS THE RESPONSABILITY OF THE PURCHASER, OF  
THIS PLAN, TO PERFORM THE FOLLOWING BEFORE  
ACTUAL CONSTRUCTION COMMENCES

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DIMENSIONS PRIOR TO PROCEEDING WITH  
CONSTRUCTION.
- 2.- BUILDER OR CONTRACTOR MUST VERIFY  
COMPLIANCE WITH ALL LOCAL BUILDING CODES  
OF THE AREA WHERE THE STRUCTURE IS TO BE  
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ENGINEERING ASPECTS SHOULD BE INCORPORATED  
TO ACTUAL SITE CONDITIONS.

THESE PLANS ARE THE PROPERTY OF RH  
DESIGN CUSTOM HOMES AND ANY USE  
OF THESE PLANS WITHOUT THE WRITTEN  
CONSENT OF RH DESIGN CUSTOM HOMES  
IS PROHIBITED.

DATE: DRAWN BY:

JUL/2020

M.R.

PLAN:

## SITE PLAN

SHEET No.:

A1.12



LANDSCAPE





