HISTORIC AND DESIGN REVIEW COMMISSION
May 07, 2025

HDRC CASE NO:	**2025-100**
ADDRESS:	312 PEREIDA ST
LEGAL DESCRIPTION:	NCB 933 BLK 5 LOT 3
ZONING:	RM-4
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
APPLICANT:	Jim Tafoya/BRIO BUILDERS
OWNER:	David Vexler/VEXLER DAVID R
TYPE OF WORK:	2-story addition construction
APPLICATION RECEIVED:	April 01, 2025
60-DAY REVIEW:	May 31, 2025
CASE MANAGER:	Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story rear addition.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions
A. GENERAL
i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures
A. COMPLEMENTARY MATERIALS
i. *Complementary materials*— Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure

ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.
B. INAPPROPRIATE MATERIALS
i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.
C. REUSE OF HISTORIC MATERIALS
i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

6. 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.

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 roof 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 located at 312 Pereida is a 2-story, Folk Victorian single-family structure constructed c. 1912 and first appears on the 1912 Sanborn map. The property features a shake-clad front-facing gable, wood windows, and a standing seam metal roof. The existing 2-story addition received HDRC approval in 2014. The applicant is requesting approval to construct a 2-story rear addition. Modifications included in the submitted documentation to the existing structure not associated with the request has not been reviewed at this time. This property contributes to the King William Historic District.

b. CASE HISTORY – The property owner had previously received approval for a 2-story addition from the HDRC on December 18, 2024. After an assessment by the building team, they determined the previously approved design cannot be constructed and a new plan would be required. The present applicant is not associated with the original design team and the present application is a new request to the HDRC.

c. REAR ADDITION (MASSING & FOOTPRINT) – The applicant has proposed to construct a 2-story rear addition. The second story will add approximately 574 sqft. The existing primary structure is a 2-story, single-family structure. Additions 1.B.i stipulates residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Additions 1.B.v. states that generally, the height of new additions should be consistent with the height of the existing structure, the maximum height of new additions should be determined by examining the line-of-sight or visibility from the street, and the addition height should never be so contrasting as to overwhelm or distract from the existing structure. Additions 2.B.iv states the building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size. The applicant has proposed to extend the existing front-facing gable 2-story addition toward Pereida St and situate the new addition behind the existing side-facing gable. Staff finds the proposed rear 2-story addition generally appropriate.

d. REAR ADDITION (ROOF FORM) – The applicant has proposed to extend an existing front-facing gable roof form for the rear 2-story addition. Additions 1.A.iii stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposed roof form generally appropriate.

e. REAR ADDITION (ROOF MATERIAL) – The applicant has proposed to install a standing seam metal roof on the proposed rear addition. Additions 3.A.ii. states to construct new metal roofs in a similar fashion as historic metal roofs. Staff finds the proposed roof material conforms to Guidelines.

f. REAR ADDITION (SIDING) – The applicant is requesting approval to install fiber cement lapped siding on the proposed 2-story rear addition. Additions 3.A.i. states to use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible and that any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials

of the original structure. Staff finds the proposed siding profile generally appropriate; however, the applicant should use siding featuring an identical profile, material, installation, and finish to match the existing 2-story rear addition.

g. REAR ADDITION (ARCHITECTURAL DETAILS) – The applicant is requesting approval to construct a 2-story rear addition. Additions 4.A.ii states additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Additions 4.A.iii states applicants should consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new. Additions 2.A.v recommends that for side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms. Staff finds the proposed rear 2-story addition's architectural details generally appropriate; however, the applicant should install a vertical trim piece between the existing addition and proposed addition.

h. REAR ADDITION (MATERIALS: NEW WINDOWS) – The applicant has proposed to install four two-over-two aluminum-clad wood windows, a sliding horizontal window of an unspecified material, and two clerestory windows of an unspecified material on the rear 2-story addition. The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Staff finds the material proposed for the rear 2-story addition's sashed windows generally appropriate; however, the applicant must provide staff window specifications for review prior to the issuance of a Certificate of Appropriateness. Additionally, the applicant must provide staff window specifications for the proposed clerestory windows prior to the issuance of a Certificate of Appropriateness.

i. REAR ADDITION (NEW WINDOWS: SIZE AND PROPORTION) – The applicant is requesting approval to install one sliding window and two clerestory windows on the front façade; two two-over-two windows on the right façade; and two two-over-two windows on the left façade. The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. In addition, whole window systems should match the size of historic windows on the property unless otherwise approved and windows should feature traditional dimensions and proportions as found within the district. Staff finds the installation of the proposed two-over-two windows conforms to Guidelines. Staff finds the proposed clerestory and sliding windows do not conform to Guidelines. Staff recommends the applicant incorporate a single-sashed window or replicate the existing rectangular historic wood window instead of the proposed clerestory and sliding windows.

j. REAR ADDITION (RELATIONSHIP OF SOLIDS AND VOIDS) – According to the Historic Design Guidelines, new construction should 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. 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. Staff finds the proposed fenestration pattern on the rear 2-story addition generally appropriate; however, staff recommends the applicant incorporate a single-sashed window or replicate the existing rectangular historic wood window instead of the proposed clerestory and sliding windows.

RECOMMENDATION:

The documents provided for HDRC review do not accurately depict the existing structure onsite. The request is eligible for conceptual review only at this time. Staff recommends conceptual approval of the request, based on findings a through j, with the following stipulations:

i. That the applicant submit to staff accurate drawings including correctly scaled architectural features such as existing side gables.
ii. That the applicant use lapped siding for the addition to match the existing 2-story rear addition's siding in material, profile, installation, and finish.
iii. That the applicant incorporate a vertical trim piece between the proposed addition and existing addition.
iv. That the applicant install fully wood or aluminum-clad wood windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the

immediate vicinity. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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 architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The proposed clerestory and sliding windows for the addition must replicate an existing window found onsite.

v. That the applicant installs a standing seam metal roof featuring 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. No modifications to the roof pitch or roof form are requested or approved at this time.

City of San Antonio One Stop

April 30, 2025

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

City of San Antonio GIS
Copyright 4-30-2025

Photo 1 – West Elevation

Photo 2 - West Elevation

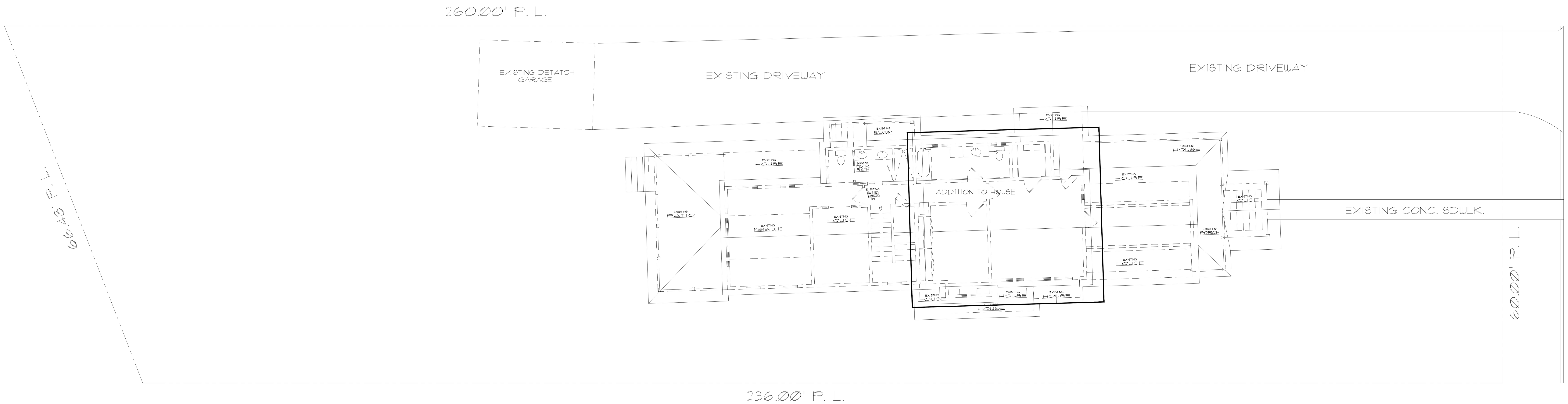
Photo 3 - West Roof Elevation

Photo 4 - West Rear Roof Elevation

Photo 5 – Aerial Front Roof Elevation

THE EXACT PLACEMENT OF THE HOUSE, WALKS, DRIVES, SEPTIC AND WELL SHALL BE SUCH AS TO OPTIMIZE THE USE OF THE PROPERTY WITHOUT ENCUMBERING ANY SETBACKS. EASEMENTS AND SURROUNDING PROPERTIES, AND TO ENSURE THE BEST PRESERVATION OF TREES & NATRAL DRAINAGE. VERIFY ALL CHANGES WITH OWNER.

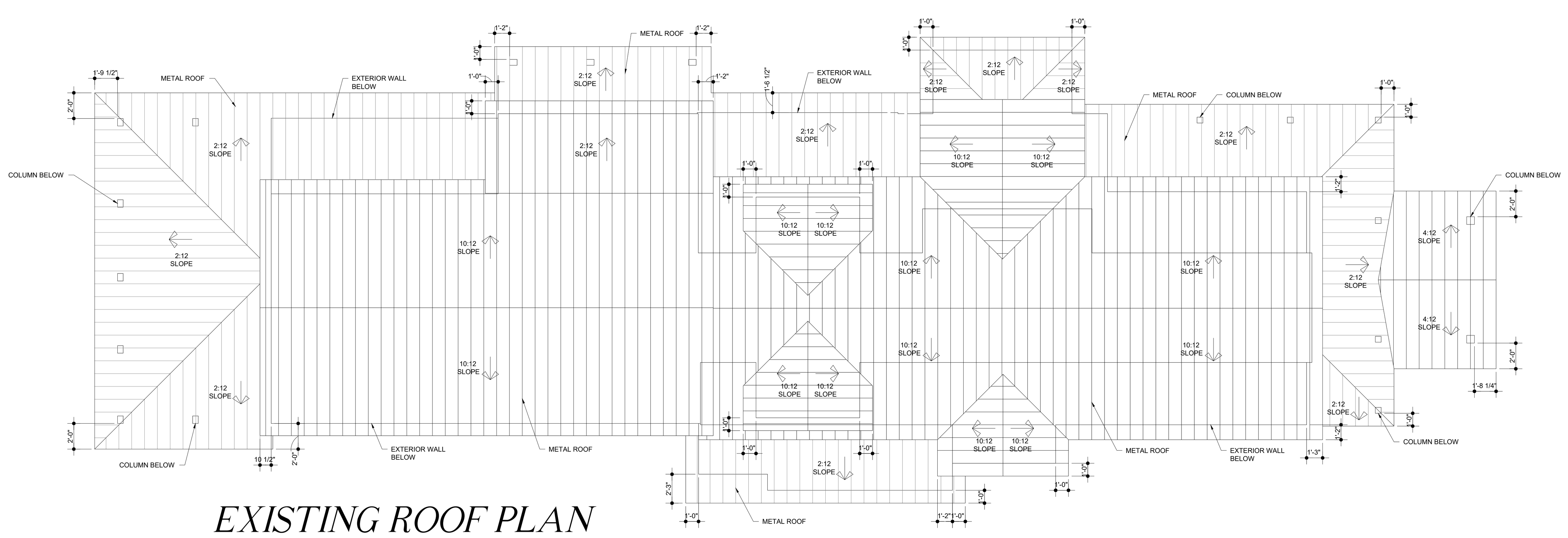
NOTE:
ALL CONSTRUCTION TO BE DONE ACCORDING TO THE 2018 I.R.C. (INTERNATIONAL RESIDENTIAL CODE) & TORNADO RESISTANCE



SITE PLAN

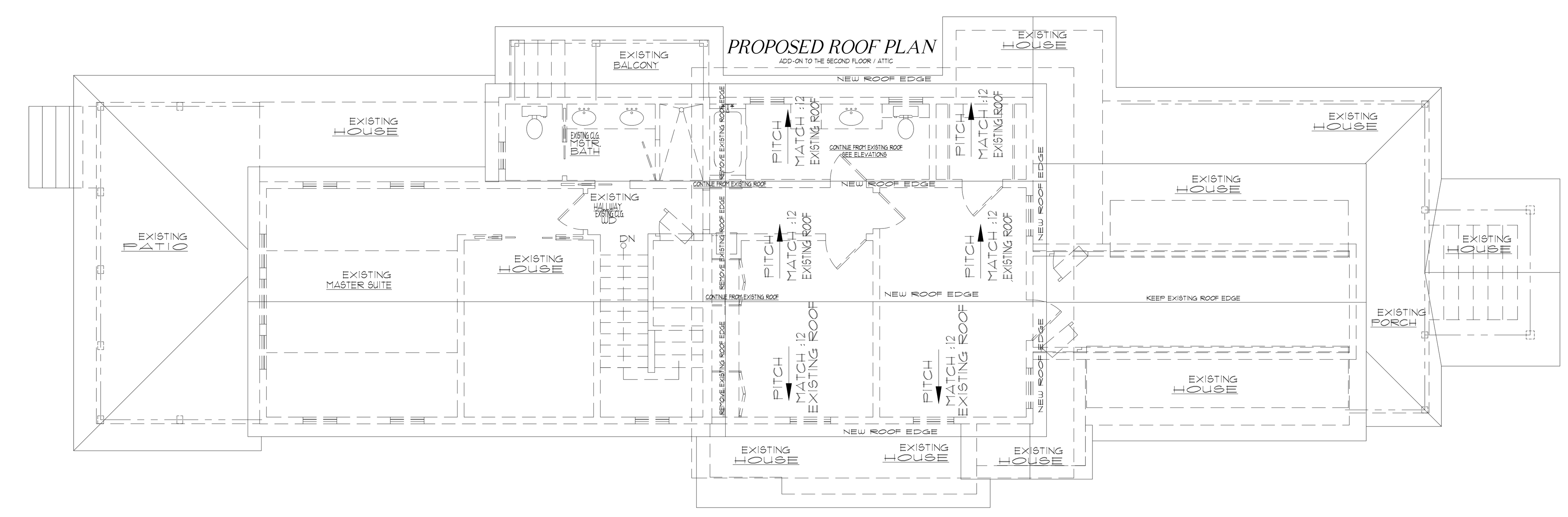
SCALE: 1/8"=20'-0"

312 PEREIDA LOT 3, BLOCK 5, NEW CITY BLOCK 933,
CITY OF SAN ANTONIO , TX.
BEXAR COUNTY



EXISTING ROOF PLAN

SCALE: EXISTING ROOF DONE BY OTHER



PROPOSED ROOF PLAN

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

NOTE: ALL ROOF OVERHANGS SHOULD EXISTING HOUSE, FROM FRAME UNLESS NOTED OTHERWISE

1. NAILS FOR SECURING TILES SHALL BE CORROSION RESISTANT.
2. METAL FLASHING SHALL BE PROVIDED AT THE INTERSECTION OF ROOFS & ADJOINING WALLS AND PROJECTIONS THRU ROOF SUCH AS CHIMNEYS & STACK VENTS.

THIS PLAN IS THE SOLE PROPERTY OF PLANWEYS
ANY REPRODUCTION OR OTHER USE OF THIS PLAN REQUIRES THE EXPRESSED WRITTEN CONSENT OF PLANWEYS

DESIGNS BY:
RAMIRO B. ALVAREZ
planweys2019@yahoo.com
9200 BROADWAY ST., UNIT 17181
SAN ANTONIO, TEXAS 78217
(726) 300 1398
PLANWEYS
OUR DREAM

GENERAL CONTACTOR BY:
BRIO BUILDERS: JIM TAFOYA
6862 ALAMO DOWNS PKWY, SA, TX 78238
210-988-2777 OFFICE
210-585-0242
jim.tafoya@briobuilders.com
BRIO

VEXLER RESIDENTS
312 PEREIDA
SAN ANTONIO , TX.
BEXAR COUNTY

NEW SQUARE FOOTAGE TABULATIONS:

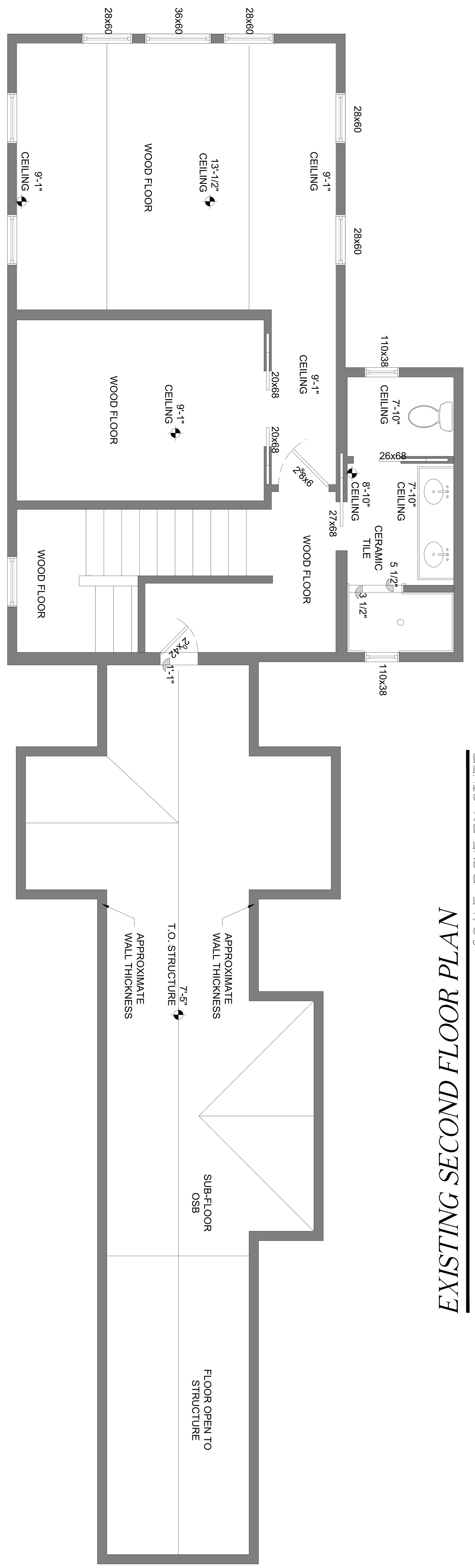
REMODLE	29 #'
ADDITION	1091 #'
TOTAL CONSTRUCTION	1120 #'

SITE PLAN & ROOF PLAN

DATE DRAWN: JANUARY 08, 2025
DRAWN BY: RBA
CHECKED BY: RBA
PLOT DATE: APRIL 24' 2025

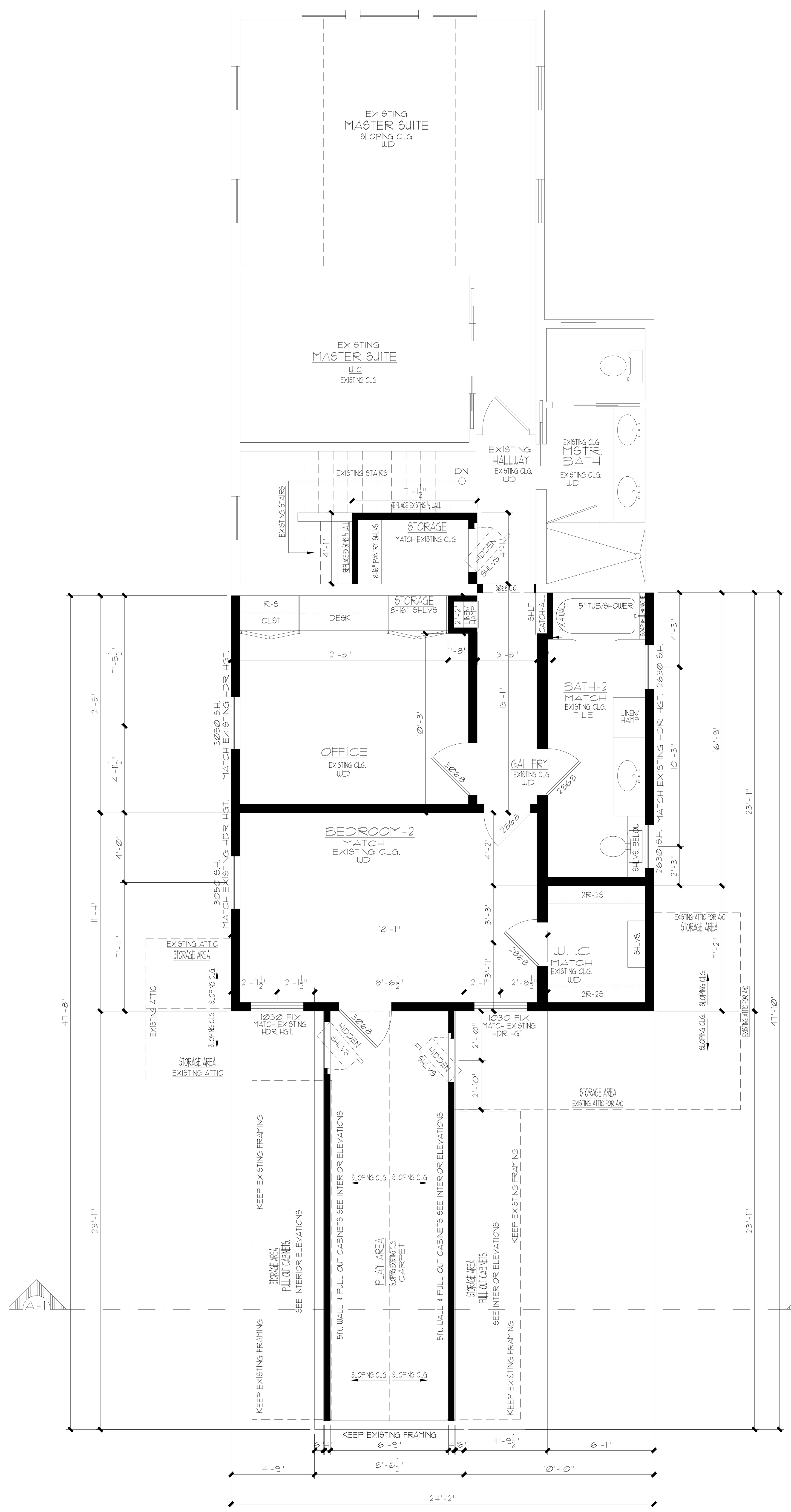
SHEET 1 OF 6 SHEETS

PLAN NO.: ATTIC-ADDITION-1120
FILE: AA



EXISTING SECOND FLOOR PLAN

SCALE: DONE BY OTHER



PROPOSED ATTIC CONVER TO SECOND FLOOR PLAN

SCALE:1/4"=1'-0"

EXISTING SECOND FLOOR PLAN

SCALE:1/4"=1'-0"

IF USING ON-SITE FRAMING & NOT PRE-FAB BEAMS & TRUSSES USE THE TABLES BELOW

CEILING JOIST SPANS PER 2021 IRC
EXEEDS MINIMUM PER TABLE: R802.4
CEILING JOISTS SCHEDULE
FOR: L. L. 20 psf, D. L. 10 psf (LIMITED STORAGE)

	MAXIMUM SPAN		
SIZE	12" O.C.	16" O.C.	24" O.C.
2X4	9'-3"	8'-0"	6'-7"
2X6	13'-11"	12'-0"	9'-10"
2X8	17'-7"	15'-3"	12'-6"
2X10	20'-11"	18'-1"	14'-9"
2X12	33'-0"	31'-0"	27'-0"

* ALL MATERIAL TO BE NO. 2 S.Y.P.
* ATTICS WITH LIMITED STORAGE

ROOF RAFTER SPANS PER 2021 IRC
EXEEDS MINIMUM PER TABLE: R802.5.1
ROOF RAFTER SCHEDULE
FOR: L. L. 20 psf, D. L. 10 psf (CEILING ATTACHED)

	MAXIMUM SPAN		
SIZE	12" O.C.	16" O.C.	24" O.C.
2X4	9'-5"	8'-7"	7'-4"
2X6	14'-9"	13'-5"	11'-0"
2X8	19'-6"	17'-1"	13'-11
2X10	23'-5"	20'-3"	16'-6"
2X12	26'-0"	23'-10"	19'-6"

* ALL MATERIAL TO BE NO. 2 S.Y.P.
* CEILING ATTACHED

IF USING ON-SITE FRAMING & NOT PRE-FAB BEAMS & TRUSSES USE THE TABLES BELOW

ROOF RAFTER SPANS PER 2021 IRC
EXEEDS MINIMUM PER TABLE: R802.5.1
ROOF RAFTER SCHEDULE
FOR: L. L. 20 psf, D. L. 10 psf (CEILING NOT ATTACHED)

	MAXIMUM SPAN		
SIZE	12" O.C.	16" O.C.	24" O.C.
2X4	10'-4"	9'-0"	7'-4"
2X6	15'-7"	13'-6"	11'-0"
2X8	19'-8"	17'-1"	13'-11
2X10	23'-5"	20'-3"	16'-6"
2X12	26'-0"	23'-10"	19'-6"

* ALL MATERIAL TO BE NO. 2 S.Y.P.
* CEILING NOT ATTACHED

IF USING ON-SITE FRAMING & NOT PRE-FAB BEAMS & TRUSSES USE THE TABLES BELOW

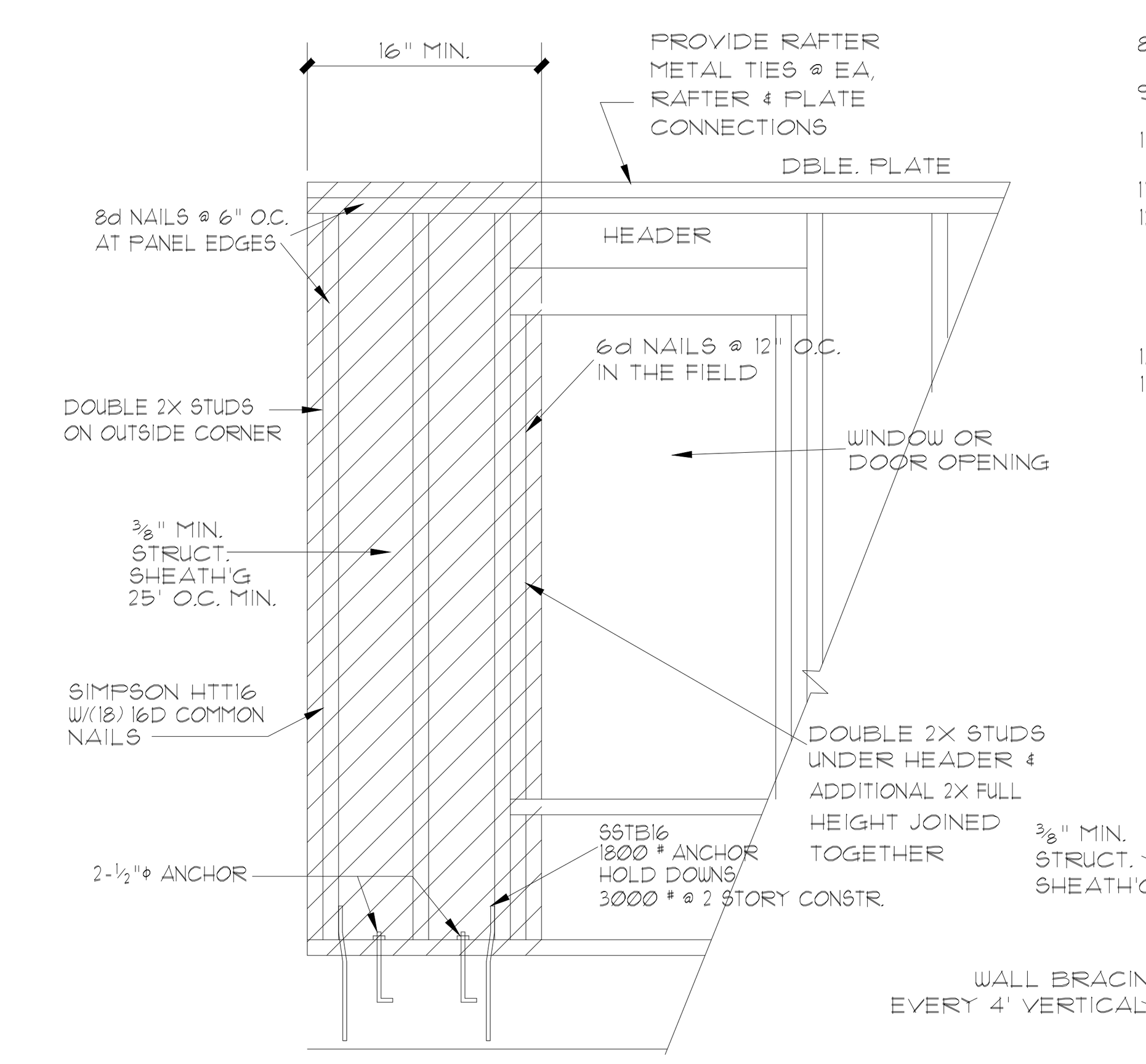
DOOR & WINDOW HEADERS
INTERIOR NOT LESS THEN 2X6'S
EXTERIOR NOT LESS THEN 2X8'S

MAXIMUM SPANS	
ONE STORY B. R.	TWO STORY B. R.
2-2X6----------------5'-10"	2-2X6----------------4'-8"
2-2X8----------------6'-9"	2-2X8----------------5'-5"
2-2X10----------------8'	2-2X10----------------6'-4"
2-2X12----------------9'-3"	2-2X12----------------7'-5"

ALL MATERIAL TO BE NO. 2 S.Y.P.
B. R. = NUMBER OF STORIES BELOW ROOF LEVEL

GENERAL NOTES:

1.0 These construction documents and specifications are intended to meet all applicable codes and ordinances. Contractor to comply with all local codes, ordinances and deed restrictions.
2.0 Any discrepancies in construction documents to be brought to the attention of the architect prior to work being performed or materials being ordered.
3.0 All windows will be dimensioned to center line unless otherwise noted. Glass size per mfr. specs.
4.0 All windows within 24" of an exterior or interior door to be tempered glass. Window manufacturer to verify for all tempered glass locations as per applicable code.
5.0 Builder to verify sizing and location of all appliances & related components.
6.0 Weather strip attic access door(s).
7.0 Contractor to provide a 3/4" plywood catwalk from attic access to HVAC units (if applicable). Units to be located within 20'-0" of access.
8.0 Provide 1 s.f. net free area of attic ventilation per 150 s.f. of total covered roof area as per code.
9.0 All plumbing, appliance & gas vents to vent to rear of roof ridge wherever possible.
10.0 Provide control and expansion joints as required on concrete drives, walks, and patios.
11.0 Provide a door sill at all exterior door thresholds
12.0 Unless noted otherwise standard pantry shelving to be as follows:
Lowest 2 shelves to be 16" D. with height spacing of 14" clear.
Remaining shelves to be 12" D. with height spacing of 12" clear.
13.0 Provide blocking for ceiling fans where specified
14.0 Provide electric for pool &/or spa equip. & lites. Provide necessary plumbing for pool &/or spa. Verify location with builder or owner.

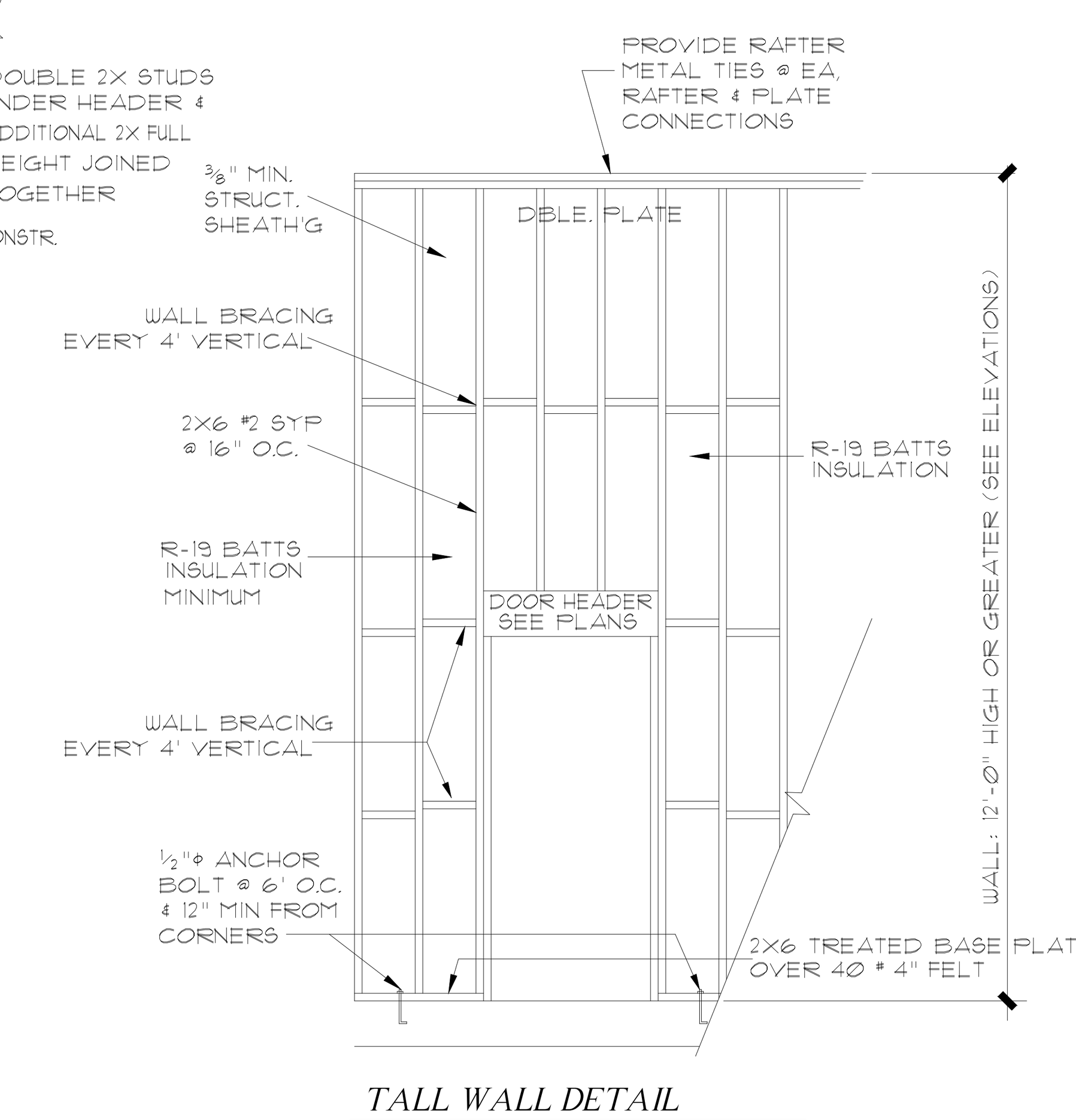


BRACE WALL DETAIL A-2

SCALE:1/2"=1'-0"

VERIFY MINIMUM WIND BRACING REQUIREMENTS WITH INTERNATIONAL RESIDENCIAL CODE

REFER TO ENGINEERING STRUCTURAL DRAWINGS



TALL WALL DETAIL

SCALE:1/2"=1'-0"

ALL WINDOWS TO BE:
1. INSULATED LOW "E" GLASS,
2. VINYL FRAME.
3. WITH SOLAR HEAT GAIN (SHG) OF .25 MINIMUM

NOTE:
ALL STACK VENTS TO BE ROUTED TO THE REAR OF THE HOUSE

NOTE:
ALL DRY WALL CORNERS TO BE SQUARED

NOTE:
ALL CONSTRUCTION TO BE DONE ACCORDING TO THE 2021 I.R.C. (INTERNATIONAL RESIDENTIAL CODE) & TORNADO RESISTANCE

DESIGNS BY:
RAMIRO B. ALVAREZ
planweys2019@yahoo.com
9200 BROADWAY ST., UNIT 17181
SAN ANTONIO, TEXAS 78217
(726) 300 1398

PLANWEYS
OUR DREAM

GENERAL CONTRACTOR BY:
BRIO BUILDERS: JIM TAFOYA
6682 ALAMO DOWNS PKWY, SA, TX 78238
210-988-2777 OFFICE
210-585-0242
jim.tafoya@briobuilders.com

BRIO

VEXLER RESIDENTS
312 PEREIDA
SAN ANTONIO , TX.
BEXAR COUNTY

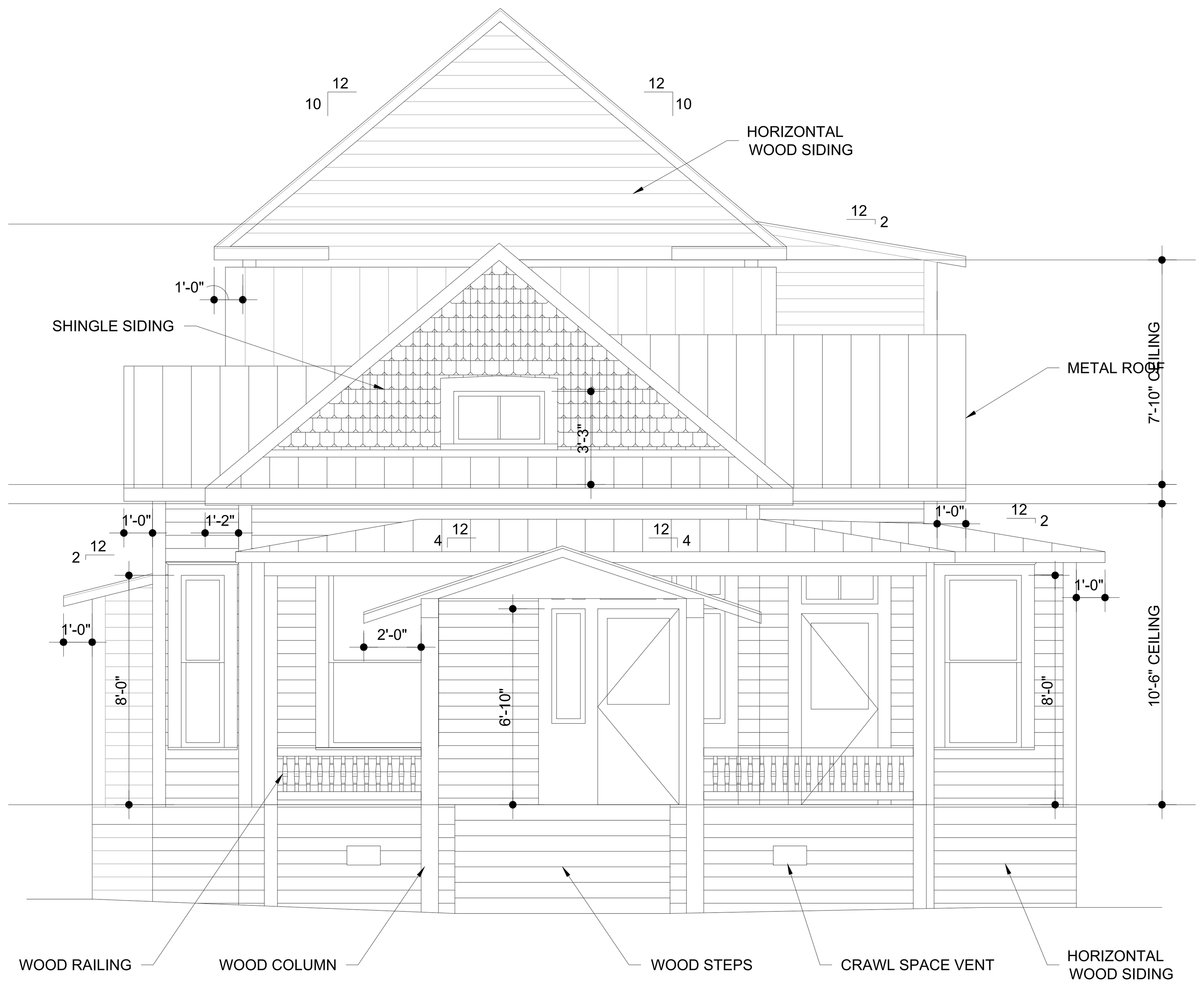
NEW SQUARE FOOTAGE TABULATIONS:	
REMODLE	29 #'
ADDITION	1091 #'
TOTAL CONSTRUCTION	1120 #'

PROPOSED ATTIC-ADDITION

SECOND FLOOR PLAN

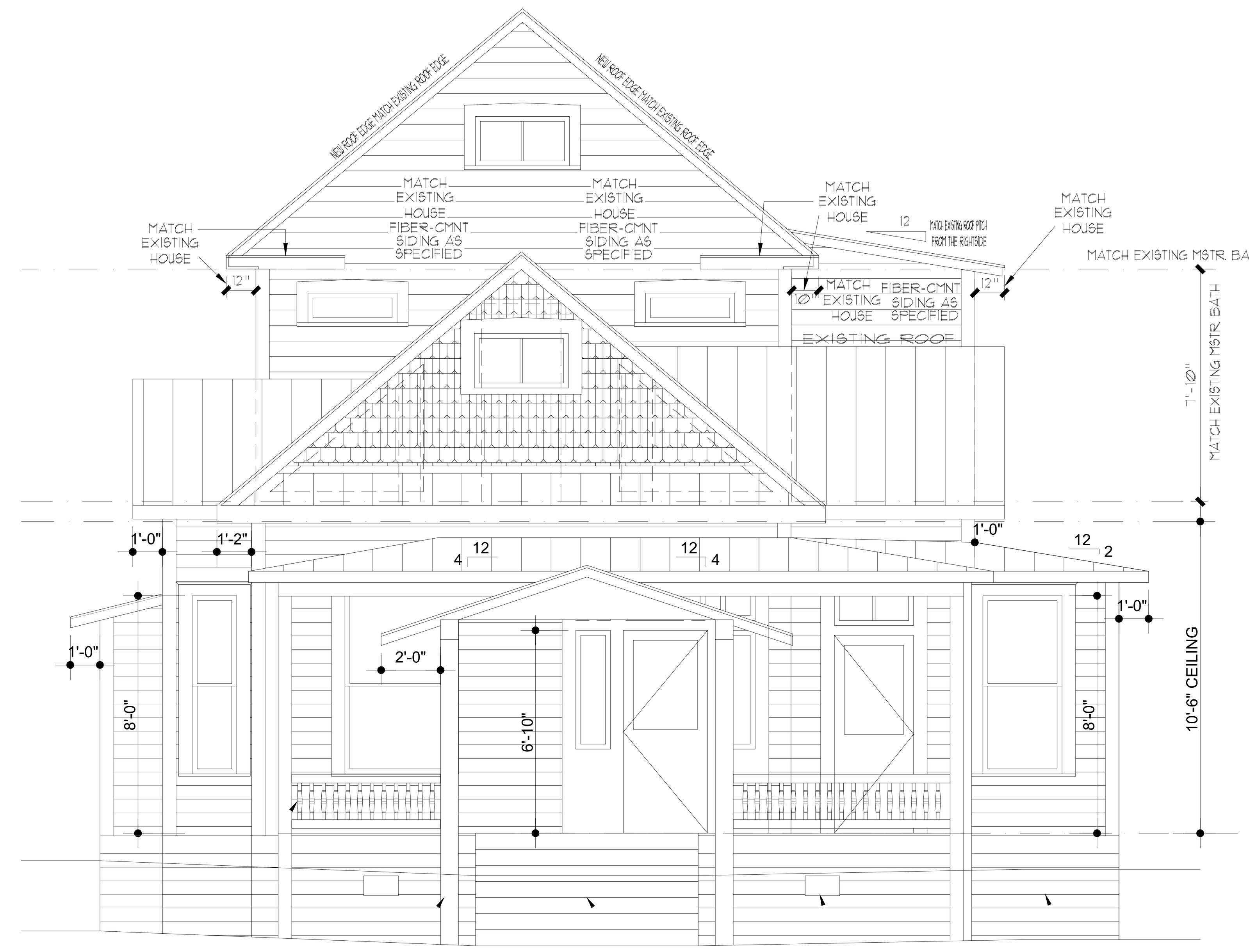
DATE DRAWN: JANUARY 08, 2025
DRAWN BY: RBA
CHECKED BY: RBA
PLOT DATE: APRIL 24' 2025
SHEET 2 OF 6 SHEETS

PLAN NO.: ATTIC-ADDITION-1120
FILE: AA



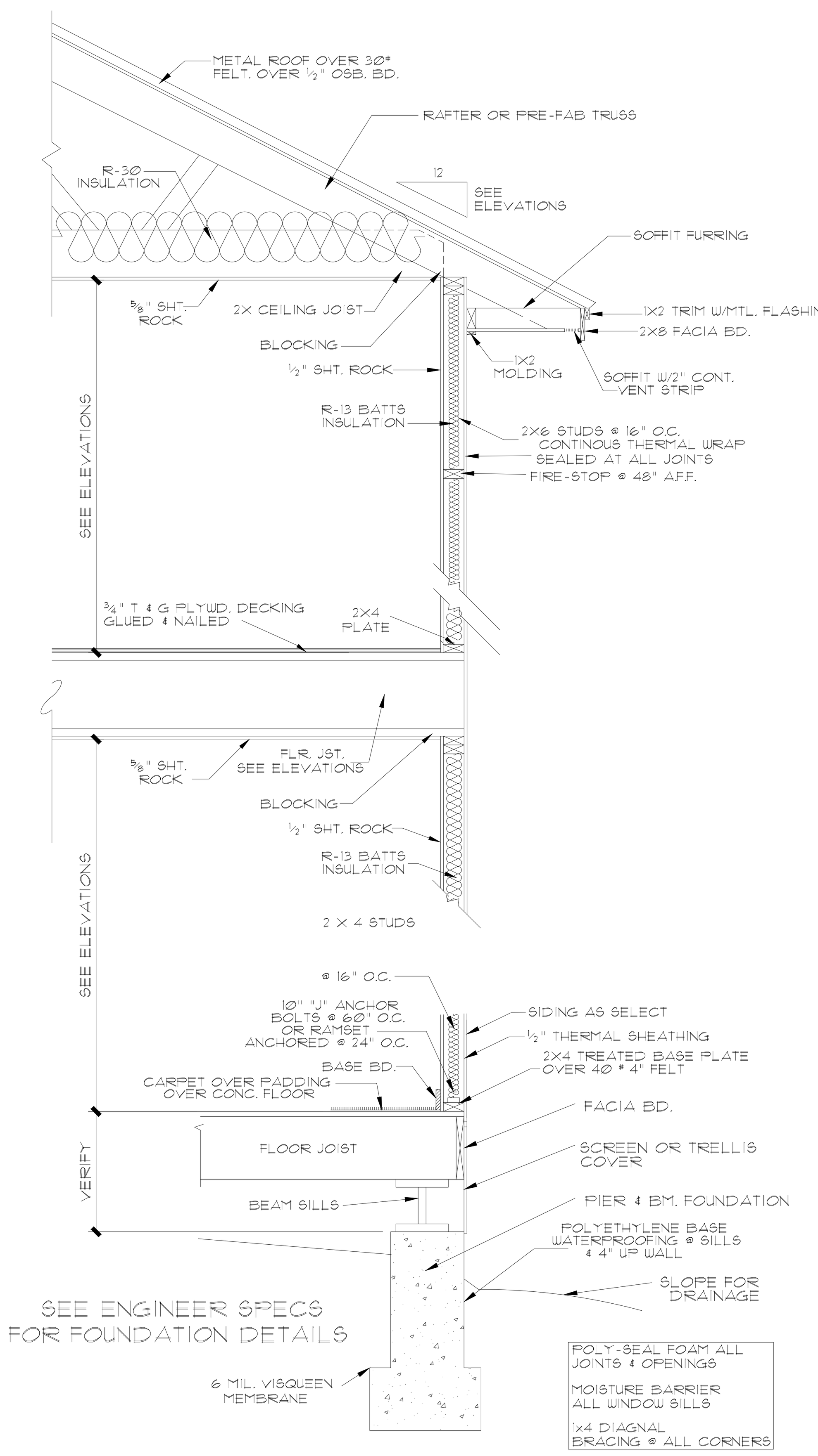
EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'-0"

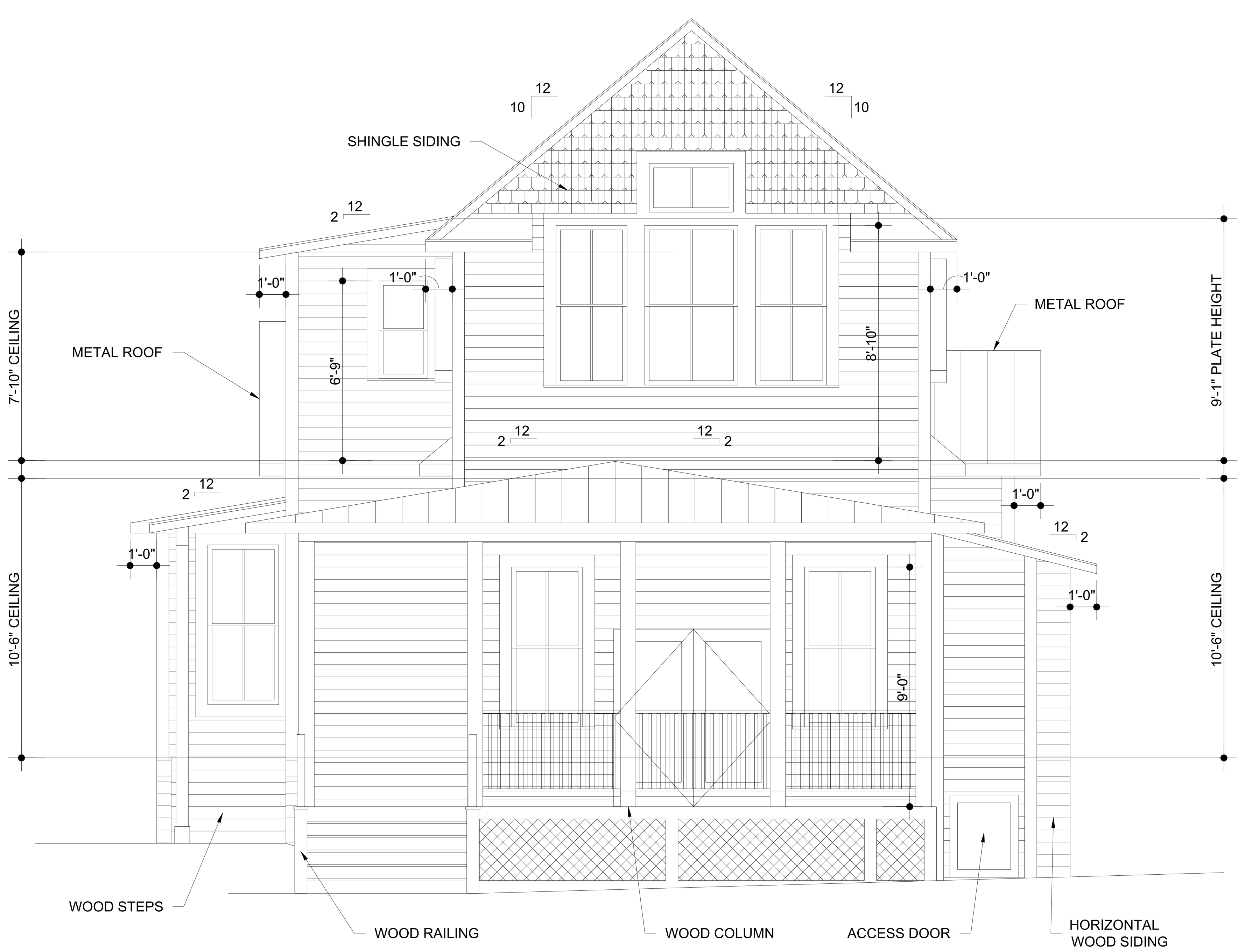


TYPICAL SIDING WALL SECTION

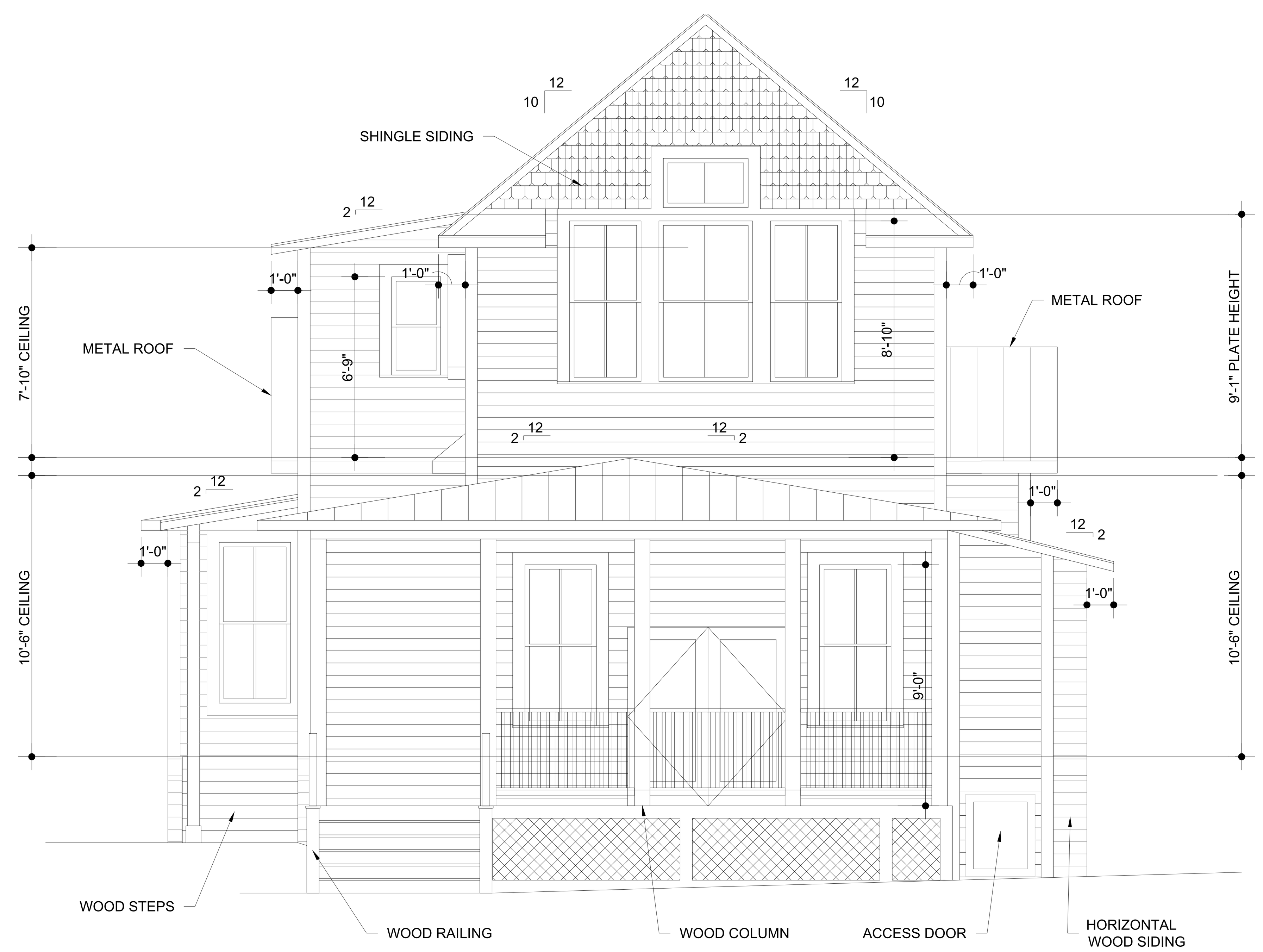
SCALE: 1/2"=1'-0"

CONTINOUS SHEATHING -WSP BRACE WALLS

ALL FRAMING LUMBER TO BE:
2 SOUTHER YELLOW PINE



EXISTING REAR ELEVATION



EXISTING REAR ELEVATION

NOTE:
ALL CONSTRUCTION TO BE DONE ACCORDING TO THE 2021 I.R.C. (INTERNATIONAL RESIDENTIAL CODE) & TORNADO RESISTANCE

THIS PLAN IS THE SOLE PROPERTY OF PLANWEYS

DESIGNS BY:
RAMIRO B. ALVAREZ
planweys2019@yahoo.com
9200 BROADWAY ST., UNIT 17181
SAN ANTONIO, TEXAS 78217
(726) 300 1398

PLANWEYS
OUR DREAM

GENERAL CONTACTOR BY:
BRIO BUILDERS: JIM TAFOYA
6862 ALAMO DOWNS PKWY. SA, TX 78238
210-988-2777 OFFICE
210-585-0242
jim.tafoya@briobuilders.com

BRIO

VEXLER RESIDENTS
312 PEREIDA
SAN ANTONIO , TX.
BEXAR COUNTY

NEW SQUARE FOOTAGE TABULATIONS:
REMODLE 29 #'
ADDITION 1091 #'
TOTAL CONSTRUCTION 1120 #'

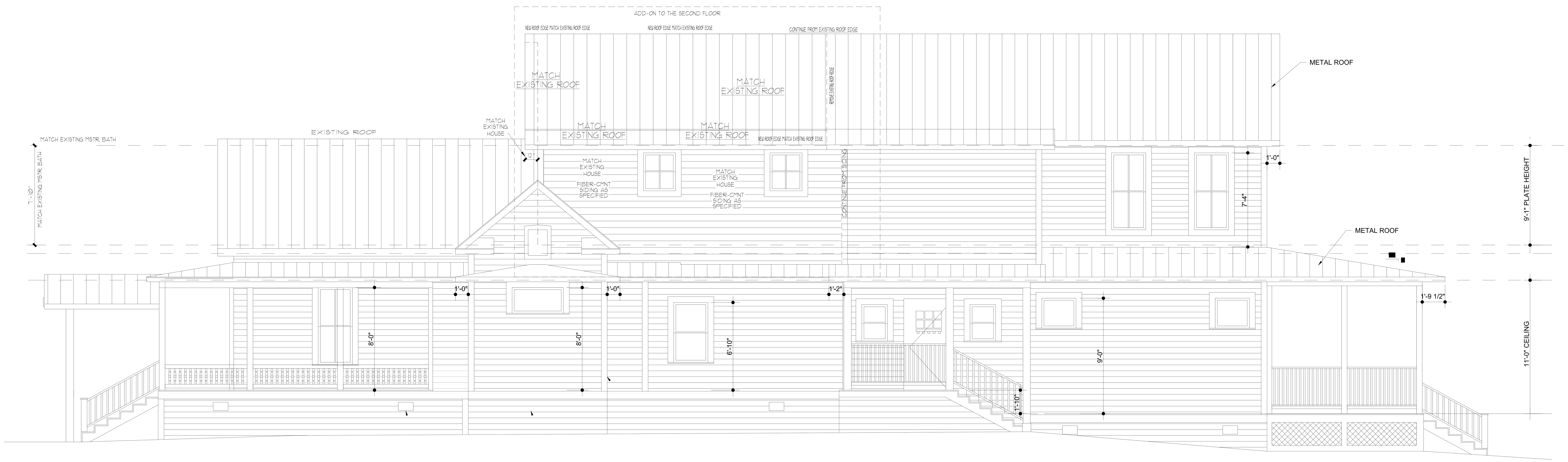
FRONT & BACK ELEVATIONS

DATE DRAWN:
JANUARY 08, 2025
DRAWN BY:
RBA
CHECKED BY:
RBA
PLOT DATE:
APRIL 24' 2025
SHEET
3
OF 6 SHEETS

PLAN NO.:
ATTIC-ADDITION-1120
FILE: AA

EXISTING RIGHT ELEVATION

PROPOSED RIGHT ELEVATION



PROPOSED RIGHT ELEVATION

SCALE: 1/4"=1'-0"

NOTE:
ALL CONSTRUCTION TO BE DONE ACCORDING TO THE 2021 I.R.C. (INTERNATIONAL RESIDENTIAL CODE) & TORNADO RESISTANCE

ANY REPRODUCTION OR OTHER USE OF THIS PLAN REQUIRES THE EXPRESSED WRITTEN CONSENT OF A CORPORATION OFFICER. U.S. COPYRIGHT AND TRADEMARK REGULATION APPLY.

THIS PLAN IS THE SOLE PROPERTY OF PLANWEYS

DISCLAIMER
- ALL OF THE DESIGN CONCEPTS & WORKING DRAWINGS DETAILED IN THESE PLANS REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF RAMIRO B ALVAREZ dba PLANWEYS, WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE THESE PLANS IN WHOLE OR IN PART.
- CONTRACTOR DO NOT SCALE WORKING DRAWINGS.
- CONTRACTOR AND/OR SUB-CONTRACTOR VERIFY ALL NOTES AND MEASUREMENTS MEASUREMENTS BEFORE PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS.
- THESE CONSTRUCTION DRAWING ARE CONSIDERED A "BUILDERS SET" AND IT IS THE RESPONSIBILITY OF THE BUILDER TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL STRUCTURAL CODES. THE DESIGNER OF THESE PLANS HEREBY NOTIFIES THE OWNER & THE BUILDER THAT HE, THE DESIGNER RELIEVES HIMSELF OF ALL LIABILITIES.

DESIGNS BY:
RAMIRO B. ALVAREZ
planweys2019@yahoo.com
9200 BROADWAY ST., UNIT 17181
SAN ANTONIO, TEXAS 78217
(726) 300 1398

PLANWEYS
OUR DREAM

GENERAL CONTACTOR BY:
BRIO BUILDERS: JIM TAFOYA
6862 ALAMO DOWNS PKWY, SA, TX 78238
210-988-2777 OFFICE
210-585-0242
jim.tafoya@briobuilders.com

BRIO

VEXLER RESIDENTS
312 PEREIDA
SAN ANTONIO , TX.
BEXAR COUNTY

NEW SQUARE FOOTAGE TABULATIONS

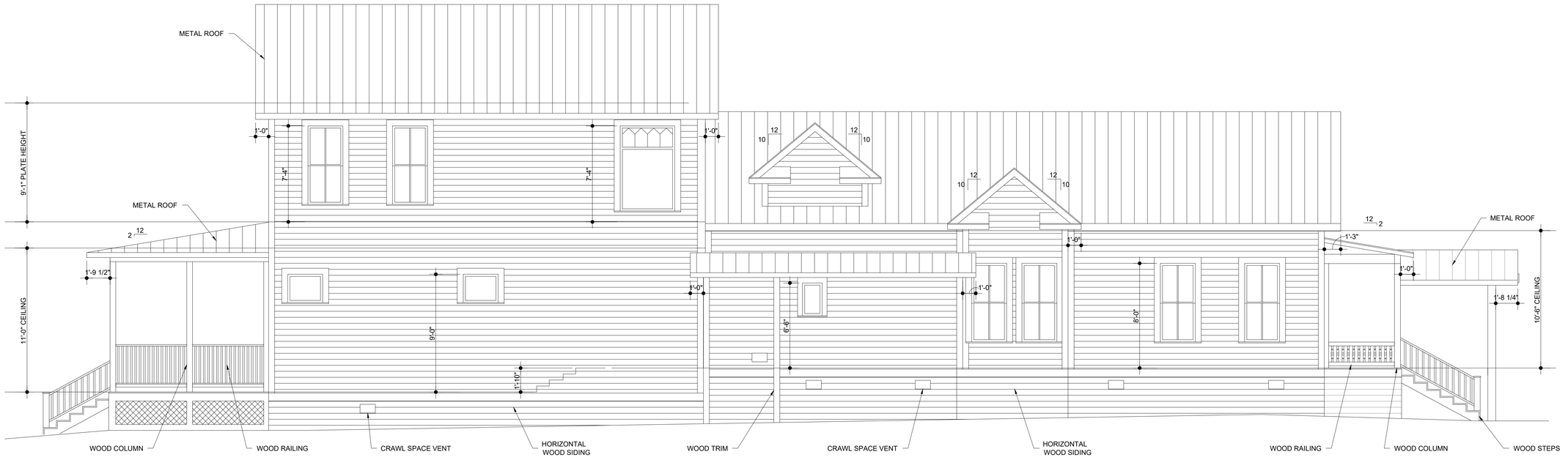
ADDITION	1081 ±
TOTAL CONSTRUCTION	1120 ±

RIGHT ELEVATIONS

DATE DRAWN: JANUARY 08, 2025
DRAWN BY: RBA
CHECKED BY: RBA
PLOT DATE: APRIL 24' 2025

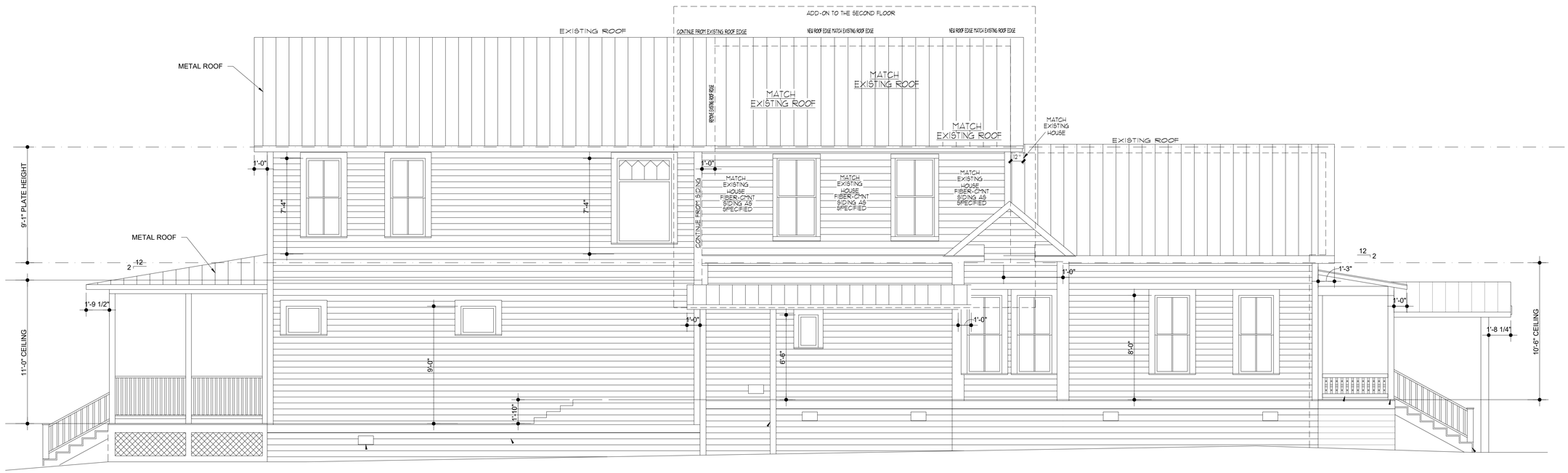
SHEET 4 OF 6 SHEETS

PLAN NO.: ATTIC-ADDITION-1120
FILE: AA



EXISTING LEFT ELEVATION

PROPOSED LEFT ELEVATION



PROPOSED LEFT ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
ALL CONSTRUCTION TO BE DONE ACCORDING TO THE 2021 I.R.C. (INTERNATIONAL RESIDENTIAL CODE) & TORNADO RESISTANCE

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF **PLANWEYS**

ANY REPRODUCTION OR OTHER USE OF THESE PLANS WITHOUT THE EXPRESSED AND EXCLUSIVE PERMISSION OF PLANWEYS IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

DESIGNS BY:
RAMIRO R. ALVAREZ
planweys2019@yahoo.com
9200 BROADWAY ST., UNIT 17181
SAN ANTONIO, TEXAS 78217
(726) 300 1398

PLANWEYS
OUR DREAM

GENERAL CONTACTOR BY:
BRIO BUILDERS: JIM TAFOYA
6882 ALAMO DOWNS PKWY. SA, TX 78223
210-988-2777 OFFICE
210-585-0242
jim.tafoya@briobuilders.com

BRIO

VEXLER RESIDENTS
312 PEREIDA
SAN ANTONIO, TX.
BEXAR COUNTY

NEW SQUARE FOOTAGE TABULATIONS:

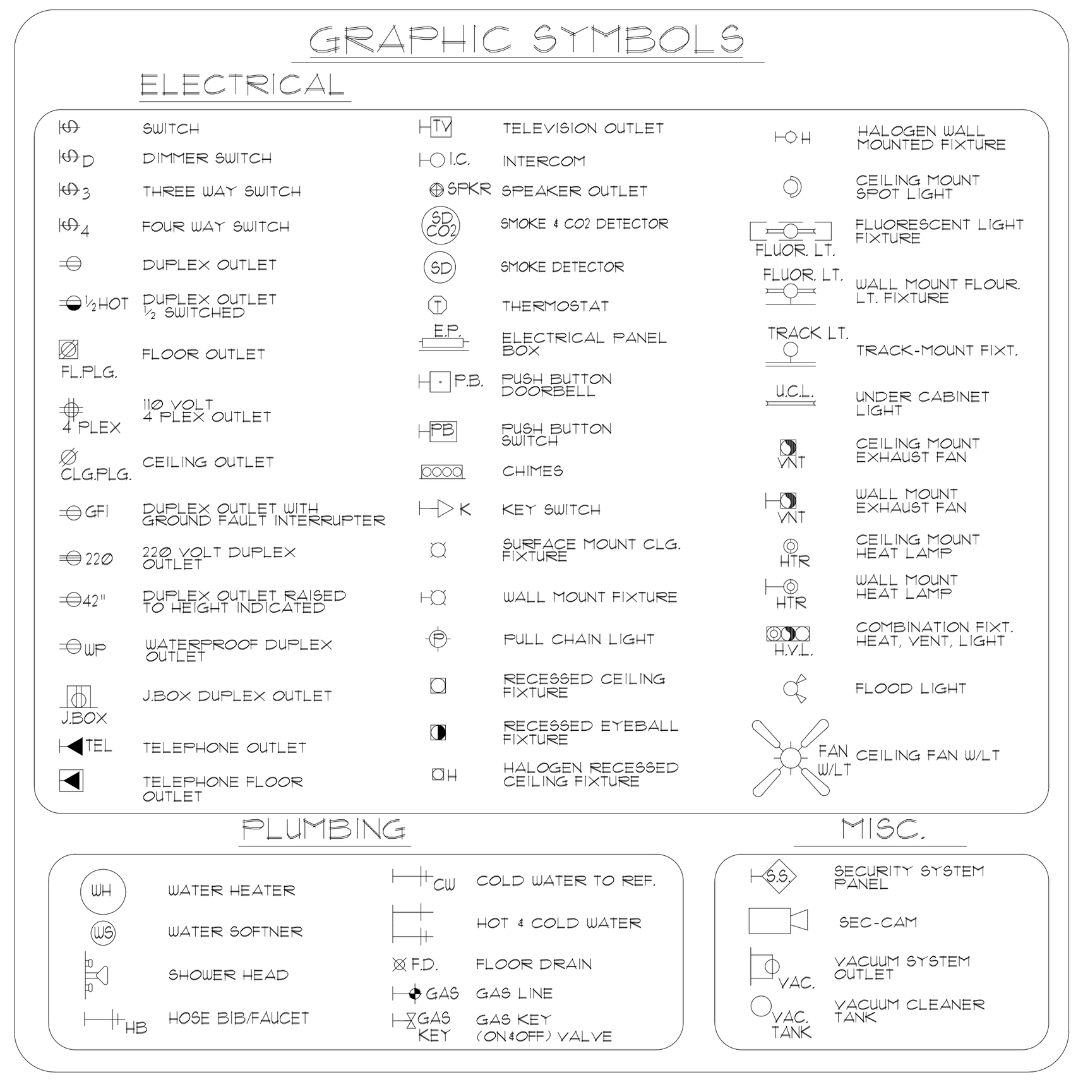
ADDITION	0951 ft²
TOTAL CONSTRUCTION	1120 ft²

LEFT ELEVATIONS

DATE DRAWN: JANUARY 08, 2025
DRAWN BY: RBA
CHECKED BY: RBA
PLOT DATE: APRIL 24' 2025

SHEET 5 OF 6 SHEETS

PLAN NO.: ATTIC-ADDITION-1120
FILE: AA



SMOKE & CO-MONXIDE DETECTORS TO BE: HARD WIRED & 3 FT. MIN. FROM AC VENTS.
PROVIDE A.F.C.I RECEPTICALS IN ALL BEDROOMS.

UPDATE A/C & JUNCTION BOX

IECC: TABLE R403.6.1 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICACY

FAN LOCATION	AIR FLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY[a] (CFM/WATT)	AIR FLOW RATE MAXIMUM (CFM)
Range hoods	Any	2.8 cfm/watt	Any
In-line fan	Any	2.8 cfm/watt	Any
Bathroom, utility rm.	10	1.4 cfm/watt	¢ 90
Bathroom, utility rm.	90	2.8 cfm/watt	Any

NOTE:

1. PROVIDE ALLOWANCE FOR SECURITY SYSTEM
2. PROVIDE ALLOWANCE FOR CENTRAL VACUUM SYSTEM, VERIFY OUTLET LOCATIONS
3. PROVIDE ALLOWANCE FOR ADDITION LANDSCAPE LTG.

ELECTRICAL NOTES:

1.0 ALL SWITCHES TO BE @ 4'-0" ABOVE FIN. FLR. TO CENTER LINE OF SWITCH PLATE UNLESS NOTED OTHERWISE.

2.0 PREWIRE FOR SECURITY SYSTEM PER OWNERS REQUEST.

3.0 GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.

4.0 VERIFY LOCATION OF POWER TO ALL APPLIANCES.

5.0 OUTLETS WITHIN 3'-0" OF A SINK OR LAVATORY TO BE ON A G.F.I. CIRCUIT.

6.0 NO SWITCHES TO BE WITHIN 5'-0" OF A TUB.

7.0 LOCATION OF ALL FLOOR OUTLETS & PHONE FLOOR OUTLETS TO BE VERIFIED BY OWNER.

8.0 VERIFY PHONE & CATV OUTLETS PER PLAN WITH OWNER.

9.0 NOTE TO ELECTRICIAN: CENTER LIGHT OVER PEDESTAL LAV. WHERE SHOWN.

10.0 SUPPLY 220v&110v OR GAS&110v TO HVAC UNIT(S) IN ATTIC. (REFER TO SPECS.)

11.0 PROVIDE FOR LIGHT NEAR HVAC UNIT(S) IN ATTIC

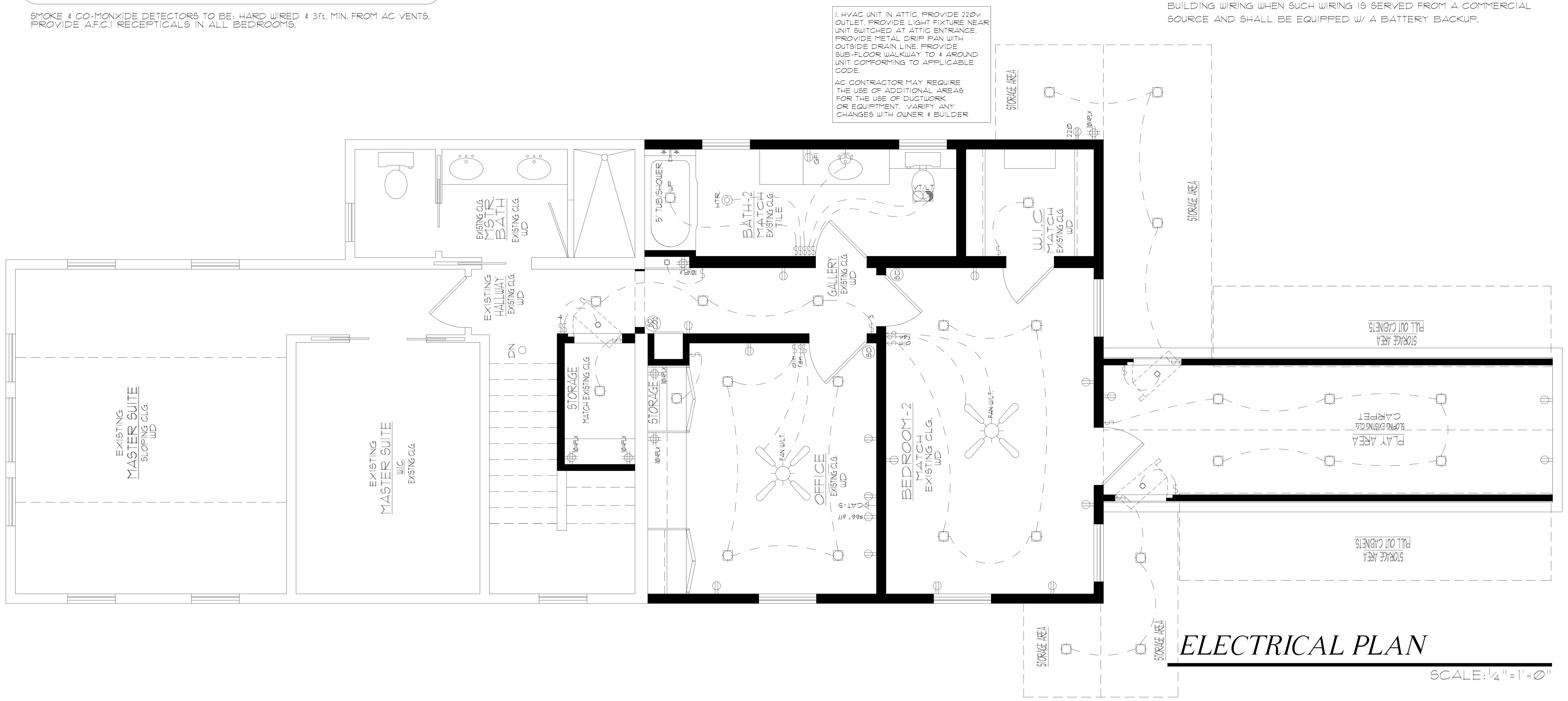
12.0 WIRE TO N.E.C.

13.0 ELECTRICAL CONTRACTOR SHALL PROVIDE 4 BLANK 15 AMP CIRCUITS FOR FUTURE USE AT MAIN PANEL BOX. ALL BREAKERS SHALL BE LABELED.

14.0 INSTALL RHEOSTAT SPEED CONTROL TO ALL FANS.

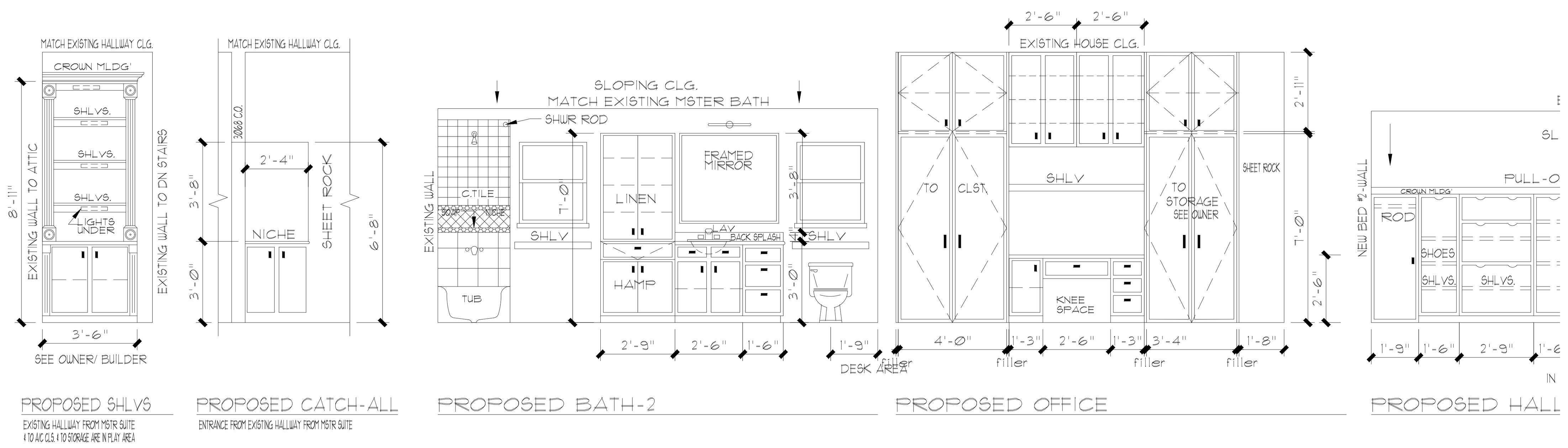
15.0 INSTALL DIMMER SWITCHES TO ALL RECESSED SPOT AND EYEBALL FIXTURES.

16.0 SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED W/ A BATTERY BACKUP.



ELECTRICAL PLAN

SCALE: 1/4"=1'-0"

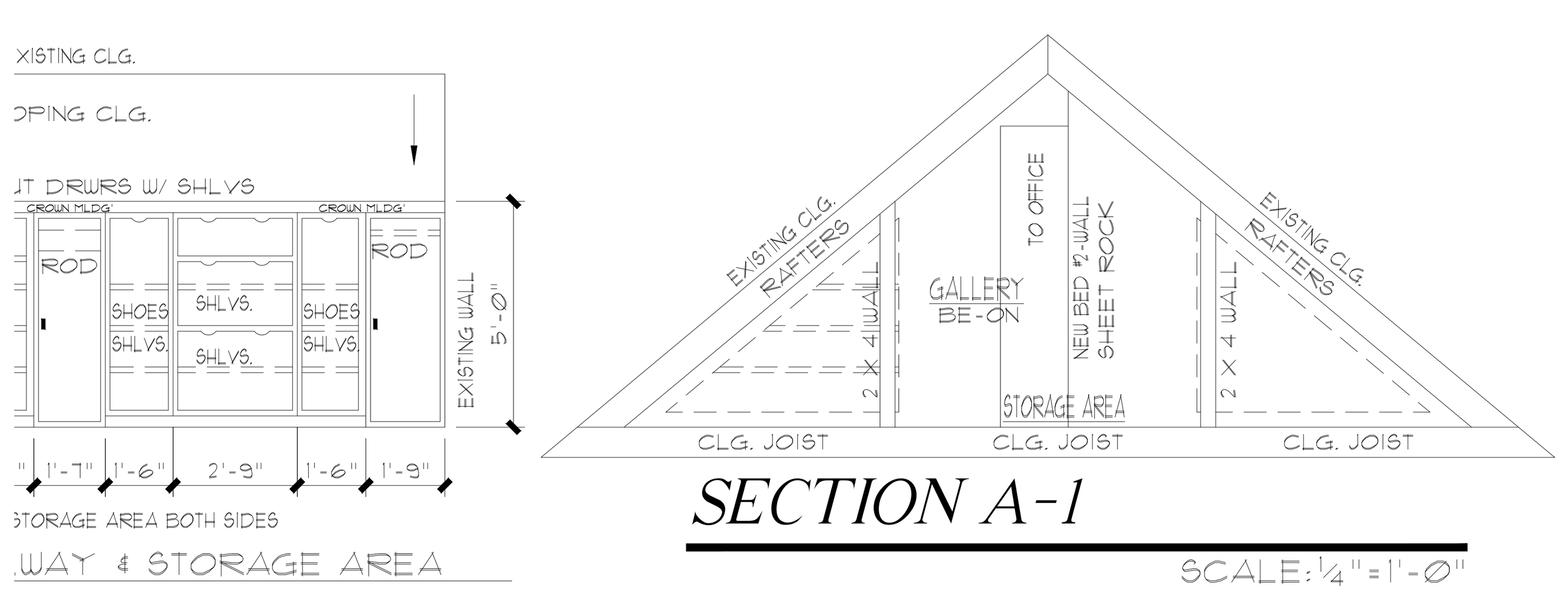


INTERIOR ELEVATIONS

SCALE: 1/4"=1'-0"

CABINETS:

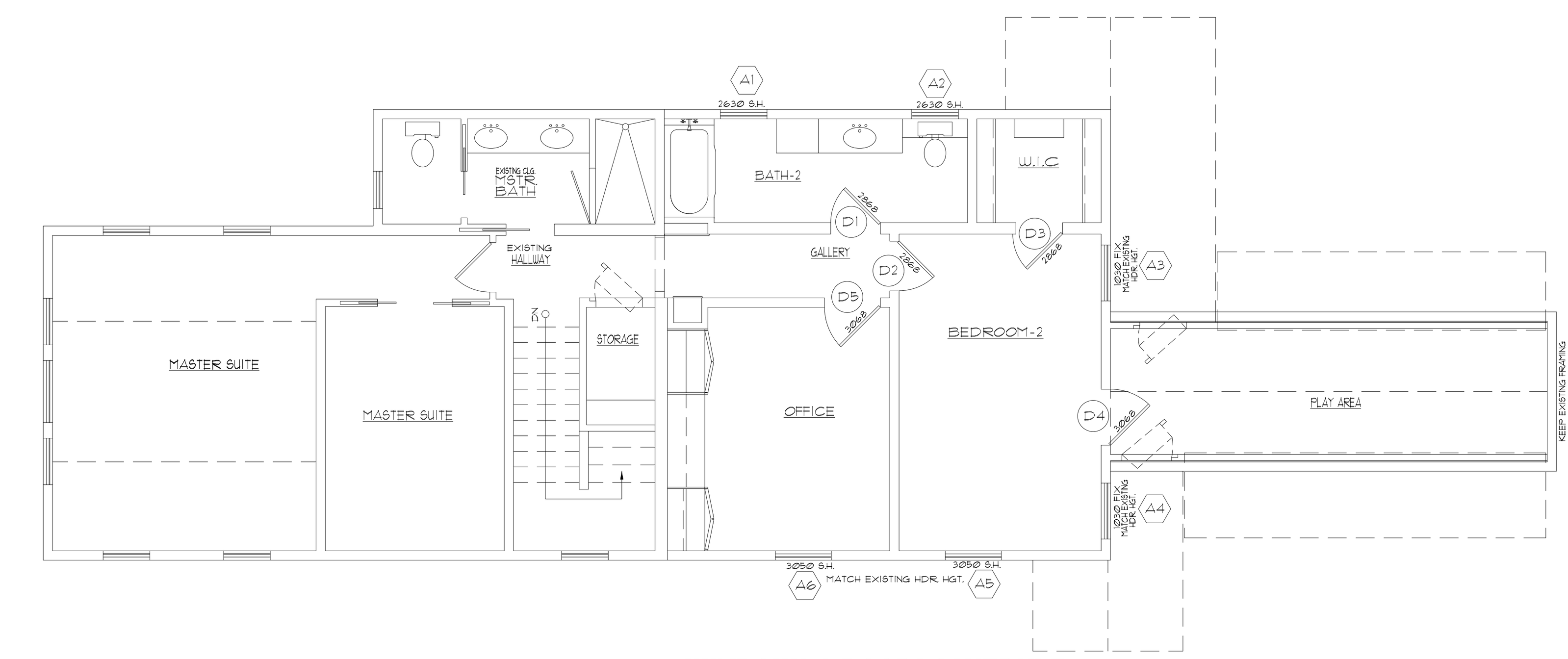
1. ALL CABINET MILL WORK-WOOD GRADE SHALL BE AS SELECTED BY THE OWNER (PROVIDE AN ALLOWANCE).
2. ALL CABINET DIMENSIONS MUST BE VERIFIED AT JOB SITE.
3. ALL FIXTURE AND APPLIANCE OPENINGS MUST BE MADE ACCORDING TO MANUFACTURES SPECIFICATIONS.
4. SLIDE OUT SHELVES & ALL BASE CABS IN KITCHEN.



SECTION A-1

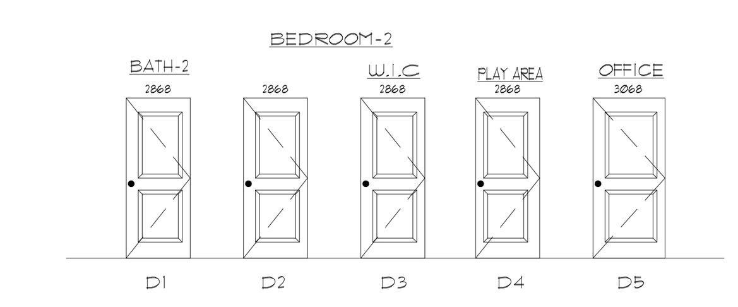
SCALE: 1/4"=1'-0"

NOTE:
ALL ELECTRICAL WORK TO BE DONE ACCORDING TO THE N.E.C. 2020 (NATIONAL ELECTRICAL CODE)



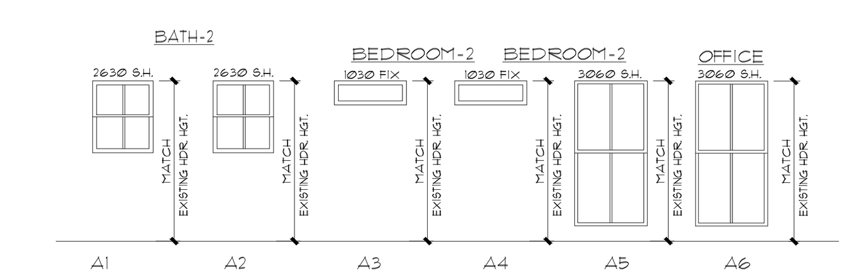
WINDOWS & DOORS SCHEDULE

SEE OWNER/BUILDER SCALE: 3/16"=1'-0"



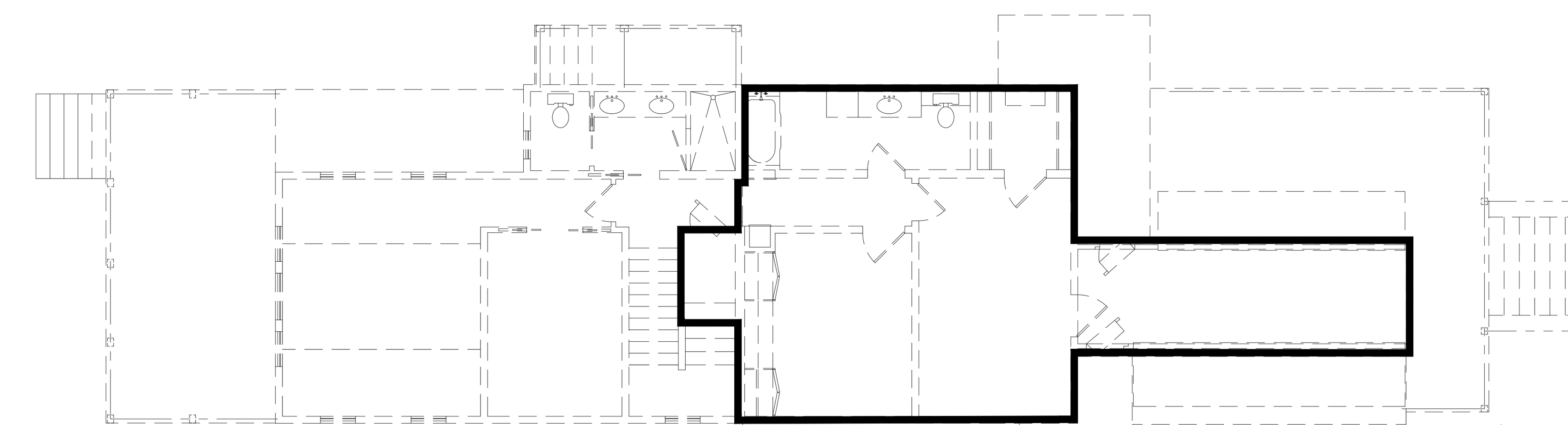
DOORS SCHEDULE

SEE OWNER/BUILDER SCALE: 1/4"=1'-0"

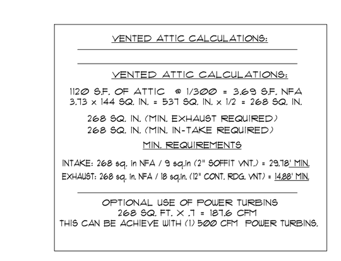


WINDOWS SCHEDULE

SEE OWNER/BUILDER ALL WINDOWS MOST MATCH EXISTING HOUSE SCALE: 1/4"=1'-0"



BUILDING THERMAL ENVELOP TO BE ACCOMPLISHED BY TYVEK WRAP, SEALED AT ALL EDGES.



VENTED ATTIC CALCULATIONS

NOTE:
ALL CONSTRUCTION TO BE DONE ACCORDING TO THE 2021 I.R.C. (INTERNATIONAL RESIDENTIAL CODE) & TORNADO RESISTANCE

THIS PLAN IS THE SOLE PROPERTY OF PLANWEYS

ANY REPRODUCTION OR OTHER USE OF THIS PLAN REQUIRES THE EXPRESSED WRITTEN CONSENT OF A CORPORATION OFFICER. U.S. COPYRIGHT AND TRADEMARK REGULATION APPLY.

DISCLAIMER
- ALL OF THE DESIGN CONCEPTS & WORKING DRAWINGS DETAILED IN THESE PLANS REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF RAMIRO B. ALVAREZ dba PLANWEYS, WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE THESE PLANS IN WHOLE OR IN PART.
- CONTRACTOR DO NOT SCALE WORKING DRAWINGS.
- CONTRACTOR AND/OR SUB-CONTRACTOR VERIFY ALL NOTES AND MEASUREMENTS BEFORE PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS.
- THESE CONSTRUCTION DRAWING ARE CONSIDERED A "BUILDERS SET" AND IT IS THE RESPONSIBILITY OF THE BUILDER TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL STRUCTURAL CODES. THE DESIGNER OF THESE PLANS HEREBY NOTIFIES THE OWNER & THE BUILDER THAT HE, THE DESIGNER RELIEVES HIMSELF OF ALL LIABILITIES.

DESIGNS BY:
RAMIRO B. ALVAREZ
planweys2019@yahoo.com
9200 BROADWAY ST., UNIT 17181
SAN ANTONIO, TEXAS 78217
(726) 300 1398

PLANWEYS
OUR DREAM

GENERAL CONTACTOR BY:
BRIO BUILDERS: JIM TAFOYA
6862 ALAMO DOWNS PKWY. SA, TX 78238
210-988-2777 OFFICE
210-585-0242
jim.tafoya@briobuilders.com

BRIO

VEXLER RESIDENTS
312 PEREIDA
SAN ANTONIO, TX.
BEXAR COUNTY

NEW SQUARE FOOTAGE TABULATIONS:

REMODLE	29 #
ADDITION	1091 #
TOTAL CONSTRUCTION	1120 #

ELECTRICAL PLAN, CABINETS, DOORS & WINDOW SCHEDULE

DATE DRAWN: JANUARY 08, 2025

DRAWN BY: RBA

CHECKED BY: RBA

APRIL 24, 2025

SHEET 6 OF 6 SHEETS

ATTIC-ADDITION-1120

FILE: AA

MARVIN®

CATALOG

ULTIMATE

MARVIN SIGNATURE® COLLECTION

THE MARVIN PORTFOLIO

The Marvin portfolio consists of five product lines organized into three distinct collections defined by the degree of design detail and customization opportunities.

Marvin windows and doors offer exceptional performance, energy efficiency, low maintenance, and quality you can see, feel, and touch to help bring your vision to life.

ULTIMATE

Most extensive selection of features, options, and product types

MODERN

Design flexibility in a purely modern aesthetic available exclusively at Marvin Modern dealers

COASTLINE

Custom windows and doors for high velocity hurricane zones in the coastal Southeast

ELEVATE

Wide range of options and product types

ESSENTIAL

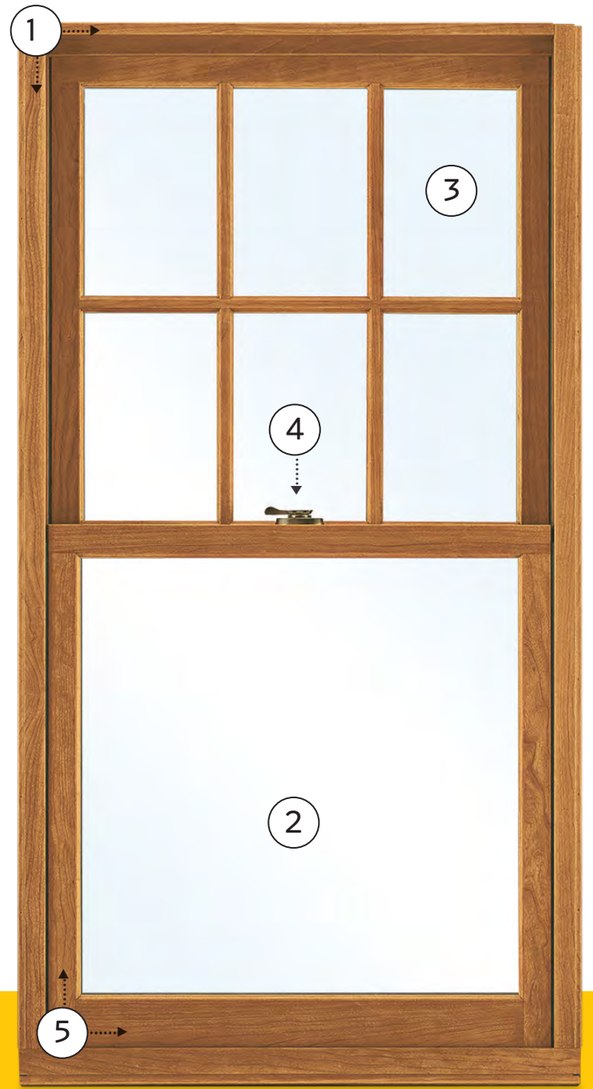
Curated options and product types

	MARVIN SIGNATURE® COLLECTION			MARVIN ELEVATE® COLLECTION	MARVIN ESSENTIAL COLLECTION™
INTERIORS	WOOD 6 species options + custom 2 painted or primed options 6 stains + clear coat	EXTRUDED ALUMINUM 5 color options	EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes	WOOD Bare pine, painted Designer Black, painted White, or clear coat	FIBERGLASS 3 color options
EXTERIORS	EXTRUDED ALUMINUM 19 colors + custom OR WOOD 3 species + custom	FIBERGLASS 5 color options	EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes	FIBERGLASS 5 color options	FIBERGLASS 5 color options
SIZING	Standard + custom sizing for replacement, remodeling, or new construction	Custom sizing for remodeling or new construction	Custom sizing for replacement, remodeling, or new construction	Standard + custom sizing for replacement, remodeling, or new construction	Standard + custom sizing for replacement, remodeling, or new construction
HARDWARE	Extensive selection including Marvin Gallery Hardware	Minimalist hardware for modern design aesthetic	Available in multiple styles, sizes, and finishes to complement the window + door aesthetics	Available in 6 finish options with 2 door handle styles	Available in 6 finish options with 1 door handle style
COASTAL + WATERFRONT	Hurricane Impact Zones 3 and 4, + PG 50 Products		All products rated for High Velocity Hurricane Zone (IZ4)	Hurricane Impact Zone 3, + PG 50 Products	

WINDOWS

ULTIMATE CASEMENT WINDOW

WINDOW TERMS + DEFINITIONS



1. FRAME
There are three components to the frame: the header across the top, the jambs down each side, and the sill across the bottom. Marvin frames are built strong with a variety of high-quality wood species.

2. GLAZING
The glass in a window is called glazing. Marvin's broad range of glazing options can meet both high-performance and refined aesthetic requirements.

3. LITE
Each area of glass is called a lite. Marvin offers divided lite patterns for whatever look you wish to create.

4. HARDWARE
Marvin uses only the highest quality locks, handles, lifts, pulls, and hinges in a wide variety of durable finishes.

5. SASH
The sash–operating or stationary–is comprised of horizontal rails, vertical stiles, and glazing. Marvin's large solid sash offer precise fit and ease of operation.

WINDOW OPERATING STYLES

DOUBLE HUNG
Double hung windows have two movable sashes which operate vertically.

CASEMENT
A window that is hinged to its frame at the side and opens like a door.

AWNING
An awning is hinged to the frame at the top and opens outward. If hinged on the bottom, it's called a hopper.

GLIDER
A window with a sash that slides horizontally to open and close.

FIXED OR PICTURE
An inoperable window with direct glaze or in-sash configurations. Available in a wide range of polygon and radius shapes.

IN-SASH PICTURE

- Fixed window designed to match the profiles of operable windows like casement, awning, or double hung
- Available in large sizes up to 8' wide × 8' high

DIRECT GLAZE PICTURE

- Fixed window with no sash—the glass is glazed directly into the frame
- Available in stunningly large sizes with widths or heights up to 12'

MORE FLEXIBILITY TO MEET ANY DESIGN CHALLENGE.

Marvin has an extensive selection of styles, sizes, shapes, and options.

DOUBLE HUNG WINDOWS

Ultimate Double Hung windows combine state-of-the-art design with classic style. Advanced engineering and high-quality construction make our double hung windows incredibly durable, versatile, and easy to use.

ULTIMATE DOUBLE HUNG G2 WINDOW IN EBONY

ULTIMATE DOUBLE HUNG G2

ULTIMATE DOUBLE HUNG G2 WINDOW IN DESIGNER BLACK

Photo: Laurey W. Glenn

ULTIMATE DOUBLE HUNG G2 WINDOW IN WHITE WITH OIL RUBBED BRONZE HARDWARE

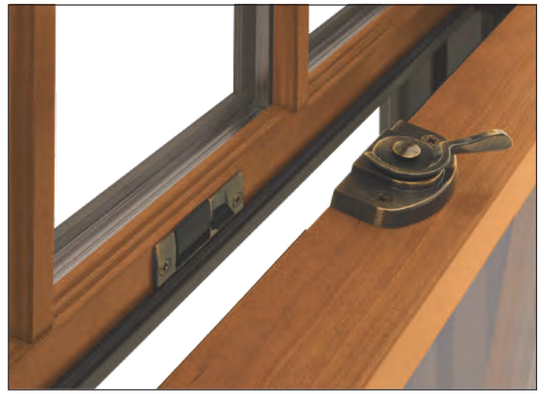
ULTIMATE DOUBLE HUNG G2

The Ultimate Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.

INTERIOR

EXTERIOR

Selection



UNIQUE WASH MODE ALLOWS CLEANING OF BOTH SIDES OF GLASS FROM INDOORS

ULTIMATE DOUBLE HUNG G2

Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung G2 window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

INTERIOR FEATURES AND PERFORMANCE

RICH WOOD INTERIOR
Offers beauty and warmth with six wood species and ten interior finish options.

NARROW CHECKRAIL
Provides a sleek aesthetic at 1 15/16 inches to maximize daylight opening while maintaining historical accuracy.

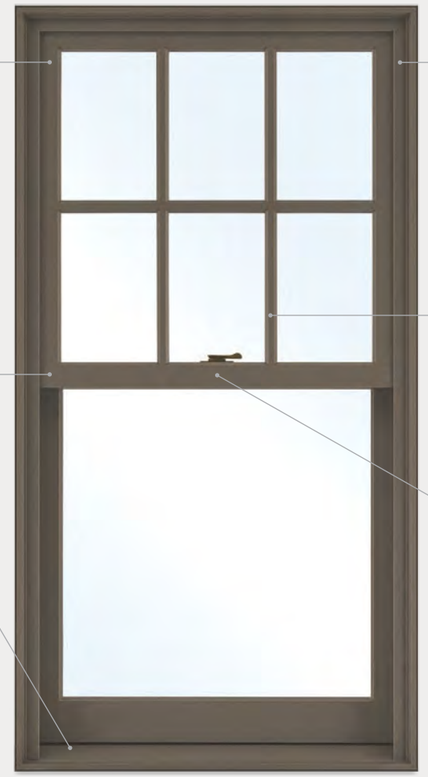
TILT WASH MODE
Allows easy access to exterior glass for cleaning and maintenance.

EXCLUSIVE AUTOLOCK
Activates when the sashes are closed, locking the window.

ENERGY EFFICIENCY
Multiple glass options for meeting ENERGY STAR® standards in energy efficiency for various regions and climates.

SASH BALANCE SYSTEMS
Enables smooth operation at the largest sizes.

EXTERIOR FEATURES AND PERFORMANCE



DURABLE CLADDING
Extruded aluminum exterior cladding with an AAMA verified 2605 finish and backed by a 20-year warranty against chalking and fading.

EXPANSIVE SIZES
Larger than 5 feet wide by 10 feet high.

TRADITIONAL SILL BEVEL
The 14-degree bevel provides optimal water management while maintaining a classic look.

SUPERIOR WEATHER PERFORMANCE
LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

DESIGN VERSATILITY
An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and archtop models.

ALUMINUM INTER-LOCK
Eliminates drafts and improves the window's overall structural integrity.

Measurement Conversions

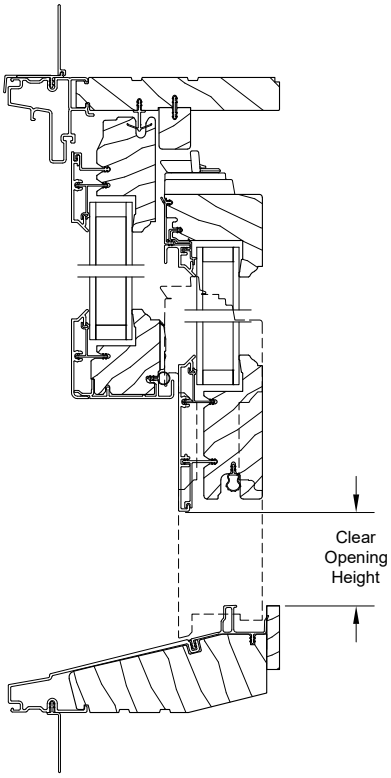
Egress Formulas with Standard Screen

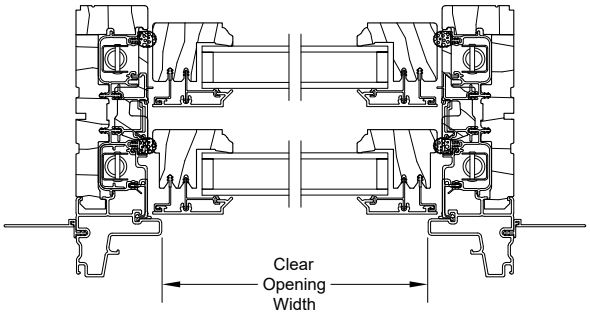
Clear Opening Width:

- Clear Opening Width = Frame OM Width - 3 19/32" (91)

Clear Opening Height:

- Clear Opening Height = Glass Size Height - 1 5/16" (33)
- Clear Opening Area (ft^2) = (clear Opening Width x Clear Opening Height) / 144





Standard Unit Measurements: Double Hung

CN	Masonry Opening		Rough Opening		Frame Size		Sash Size		Screen OM		1/2 Screen OM		Daylight Opening	
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm
16	1-9 3/4	(552)	1-10 1/4	(565)	1-9 1/4	(540)	1-6 5/64	(459)	1-7 3/8	(492)	1-7 3/8	(492)	14 47/64	(374)
20	2-1 3/4	(654)	2-2 1/4	(667)	2-1 1/4	(641)	1-10 5/64	(561)	1-11 3/8	(594)	1-11 3/8	(594)	18 47/64	(476)
24	2-5 3/4	(756)	2-6 1/4	(768)	2-5 1/4	(743)	2-2 5/64	(662)	2-3 3/8	(695)	2-3 3/8	(695)	22 47/64	(577)
26	2-7 3/4	(806)	2-8 1/4	(819)	2-7 1/4	(794)	2-4 5/64	(713)	2-5 3/8	(746)	2-5 3/8	(746)	24 47/64	(628)
28	2-9 3/4	(857)	2-10 1/4	(870)	2-9 1/4	(845)	2-6 5/64	(764)	2-7 3/8	(797)	2-7 3/8	(797)	26 47/64	(679)
30	2-11 3/4	(908)	3-0 1/4	(921)	2-11 1/4	(895)	2-8 5/64	(815)	2-9 3/8	(848)	2-9 3/8	(848)	28 47/64	(730)
32	3-1 3/4	(959)	3-2 1/4	(972)	3-1 1/4	(946)	2-10 5/64	(865)	2-11 3/8	(899)	2-11 3/8	(899)	30 47/64	(781)
36	3-5 3/4	(1060)	3-6 1/4	(1073)	3-5 1/4	(1048)	3-2 5/64	(967)	3-3 3/8	(1000)	3-3 3/8	(1000)	34 47/64	(882)
40	3-9 3/4	(1162)	3-10 1/4	(1175)	3-9 1/4	(1149)	3-6 5/64	(1069)	3-7 3/8	(1102)	3-7 3/8	(1102)	38 47/64	(984)
44	4-1 3/4	(1264)	4-2 1/4	(1276)	4-1 1/4	(1251)	3-10 5/64	(1170)	3-11 3/8	(1203)	3-11 3/8	(1203)	42 47/64	(1085)
48	4-5 3/4	(1365)	4-6 1/4	(1378)	4-5 1/4	(1353)	4-2 5/64	(1272)	4-3 3/8	(1305)	4-3 3/8	(1305)	46 47/64	(1187)
54	4-11 3/4	(1518)	5-0 1/4	(1530)	4-11 1/4	(1505)	4-8 5/64	(1424)	4-9 3/8	(1457)	4-9 3/8	(1457)	52 47/64	(1339)
60	5-5 3/4	(1670)	5-6 1/4	(1683)	5-5 1/4	(1657)	5-2 5/64	(1577)	4-9 3/8	(1457)	4-9 3/8	(1457)	58 47/64	(1492)

Standard Double Hung Unit Measurements

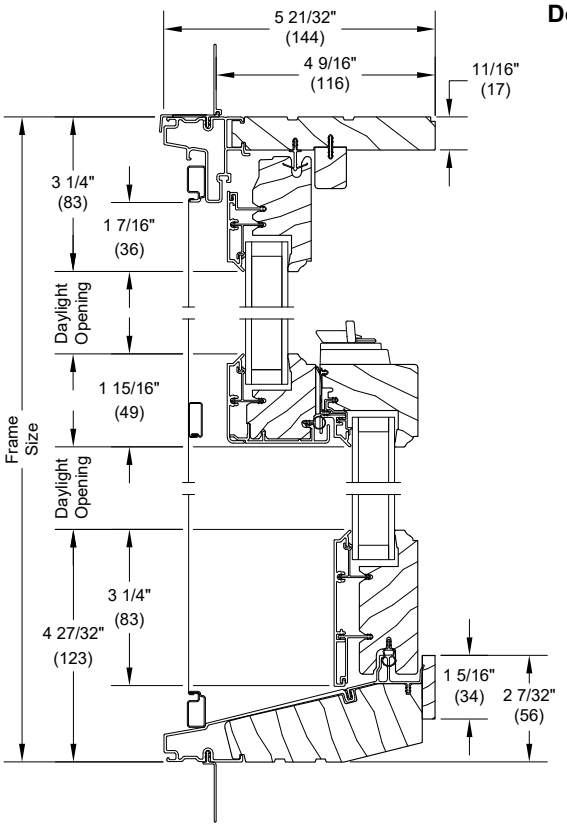
Height

CN	Masonry Opening		Rough Opening		Frame Size		Top Sash Size		Bottom Sash Size		Screen OM		1/2 Screen OM		Daylight Opening	
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm	ft-in	mm	ft - in	mm	ft - in	mm	ft - in	mm
12	2-7 3/4	(806)	2-8	(813)	2-7 1/2	(800)	1-3	(381)	1-3 23/32	(399)	2-5 3/4	(756)	1-4 3/16	(411)	10 3/4	(273)
14	2-11 3/4	(908)	3-0	(914)	2-11 1/2	(902)	1-5	(432)	1-5 23/32	(450)	2-9 3/4	(857)	1-6 3/16	(462)	12 3/4	(324)
16	3-3 3/4	(1010)	3-4	(1016)	3-3 1/2	(1003)	1-7	(483)	1-7 23/32	(501)	3-1 3/4	(959)	1-8 3/16	(513)	14 3/4	(375)
18	3-7 3/4	(1111)	3-8	(1118)	3-7 1/2	(1105)	1-9	(533)	1-9 23/32	(552)	3-5 3/4	(1060)	1-10 3/16	(564)	16 3/4	(425)
20	3-11 3/4	(1213)	4-0	(1219)	3-11 1/2	(1207)	1-11	(584)	1-11 23/32	(603)	3-9 3/4	(1162)	2-0 3/16	(614)	18 3/4	(476)
22	4-3 3/4	(1314)	4-4	(1321)	4-3 1/2	(1308)	2-1	(635)	2-1 23/32	(653)	4-1 3/4	(1264)	2-2 3/16	(665)	20 3/4	(527)
24	4-7 3/4	(1416)	4-8	(1422)	4-7 1/2	(1410)	2-3	(686)	2-3 23/32	(704)	4-5 3/4	(1365)	2-4 3/16	(716)	22 3/4	(578)
26	4-11 3/4	(1518)	5-0	(1524)	4-11 1/2	(1511)	2-5	(737)	2-5 23/32	(755)	4-11 3/4	(1518)	2-6 3/16	(767)	24 3/4	(629)
28	5-3 3/4	(1619)	5-4	(1626)	5-3 1/2	(1613)	2-7	(787)	2-7 23/32	(806)	5-1 3/4	(1568)	2-8 3/16	(818)	26 3/4	(679)
30	5-7 3/4	(1721)	5-8	(1727)	5-7 1/2	(1715)	2-9	(838)	2-9 23/32	(857)	5-5 3/4	(1670)	2-10 3/16	(868)	28 3/4	(730)
32	5-11 3/4	(1822)	6-0	(1829)	5-11 1/2	(1816)	2-11	(889)	2-11 23/32	(907)	5-9 3/4	(1772)	3-0 3/16	(919)	30 3/4	(781)
34	6-3 3/4	(1924)	6-4	(1930)	6-3 1/2	(1918)	3-1	(940)	3-1 23/32	(958)	6-1 3/4	(1873)	3-2 3/16	(970)	32 3/4	(832)
36	6-7 3/4	(2026)	6-8	(2032)	6-7 1/2	(2019)	3-3	(991)	3-3 23/32	(1009)	6-5 3/4	(1975)	3-4 3/16	(1021)	34 3/4	(883)
40	7-3 3/4	(2229)	7-4	(2235)	7-3 1/2	(2223)	3-7	(1092)	3-7 23/32	(1111)	7-1 3/4	(2178)	3-8 3/16	(1122)	38 3/4	(984)
42	7-7 3/4	(2330)	7-8	(2337)	7-7 1/2	(2324)	3-9	(1143)	3-9 23/32	(1161)	7-5 3/4	(2280)	3-10 3/16	(1173)	40 3/4	(1035)
50	8-11 3/4	(2737)	9-0	(2743)	8-11 1/2	(2731)	4-5	(1346)	4-5 23/32	(1365)	8-9 3/4	(2686)	4-6 3/16	(1376)	48 3/4	(1238)
56	9-11 3/4	(3042)	10-0	(3048)	9-11 1/2	(3035)	4-11	(1499)	4-11 23/32	(1517)	9-9 3/4	(2991)	5-0 3/16	(1529)	54 3/4	(1391)
60	10-7 3/4	(3245)	10-8	(3251)	10-7 1/2	(3239)	5-3	(1600)	5-3 23/32	(1619)	9-10 3/4	(3016)	5-4 3/16	(1630)	58 3/4	(1492)

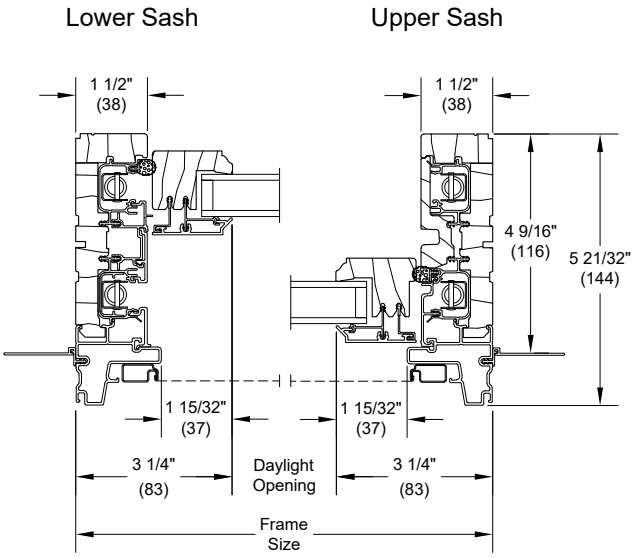
Section Details: Operating

Scale: 3" = 1' 0"

Double Hung

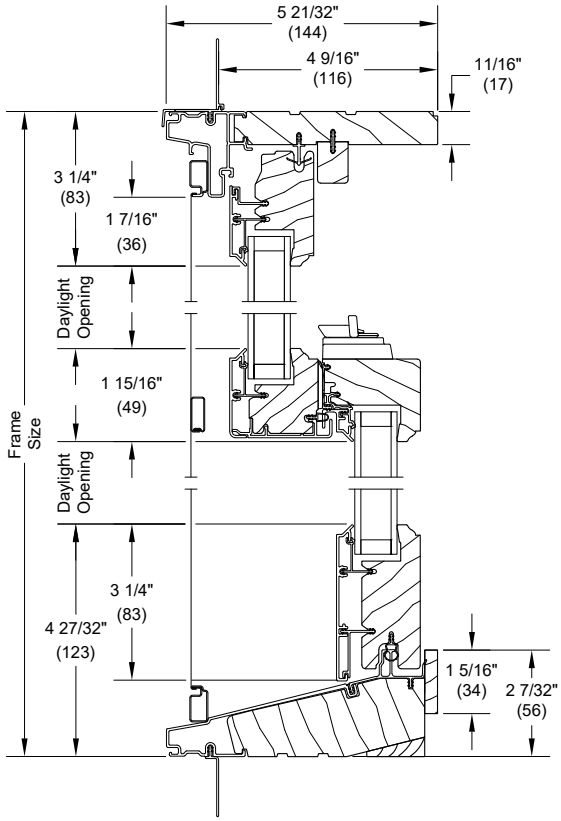


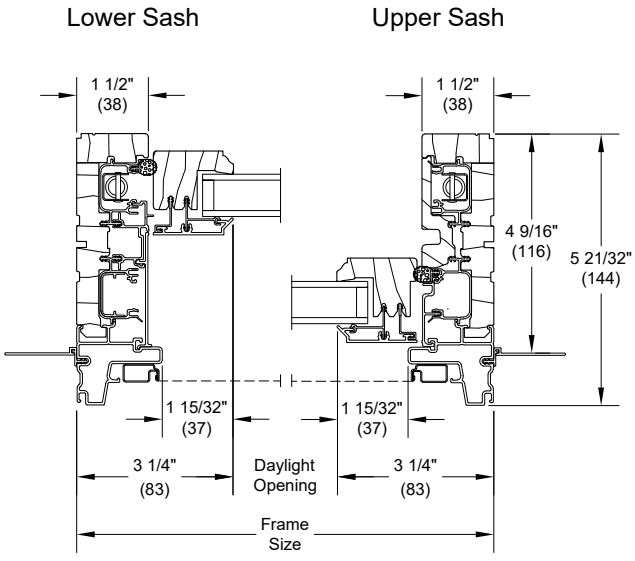
Head Jamb and Sill



Jambs

Single Hung

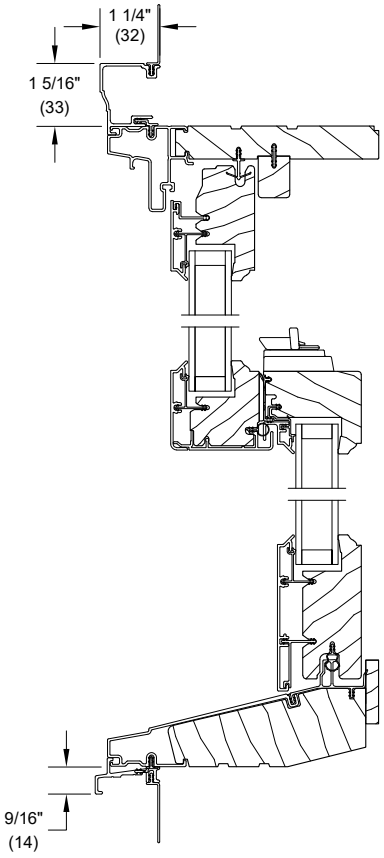




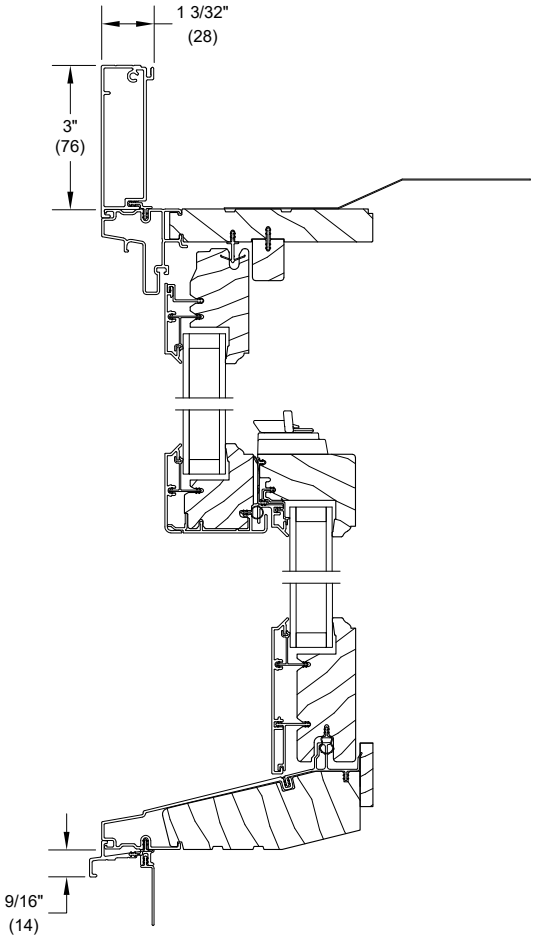
Jambs

Section Details: Casings

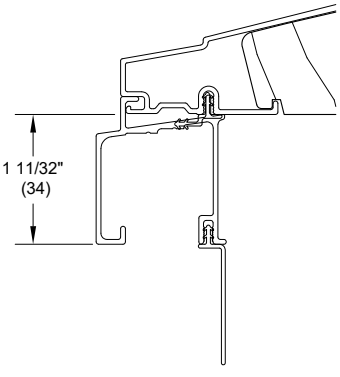
Scale: 3" = 1' 0"



Head Jamb and Sill
with Clad Brick Mould Casing



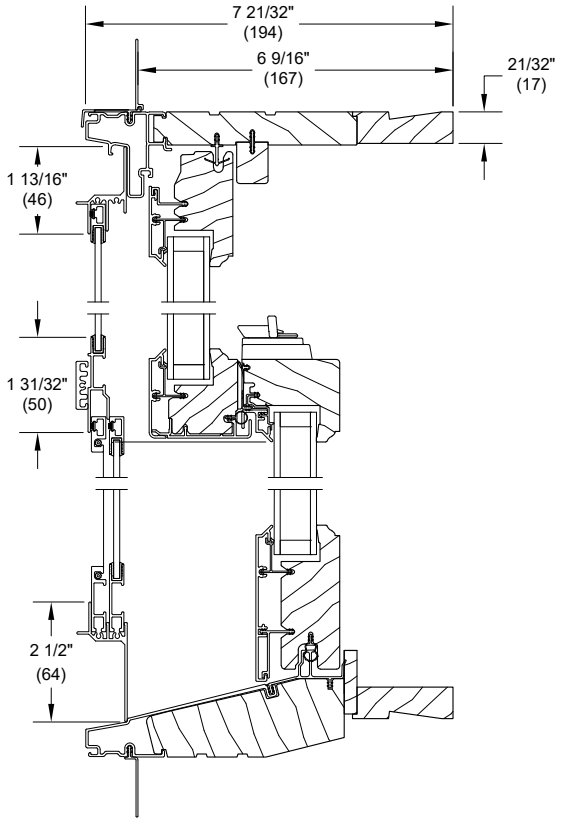
Head Jamb and Sill
with Clad Flat Casing



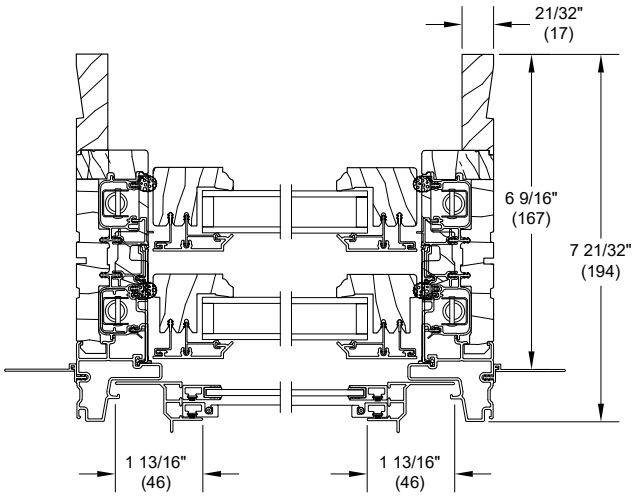
Sill with (A217) Simulated Thick Subsill
Scale: 2:1

Section Details: 6 9/16" Combination

Scale: 3" = 1' 0"

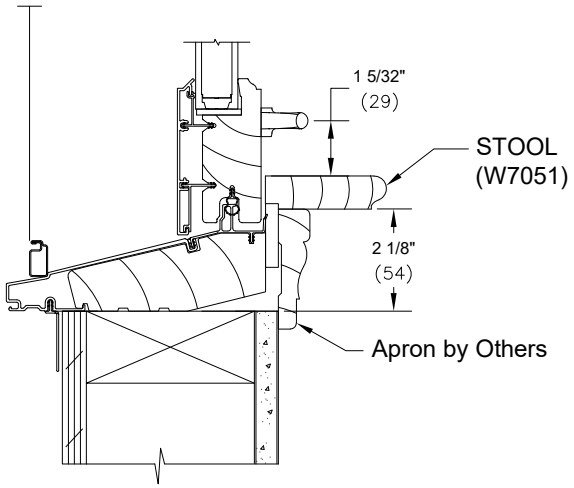


Head Jamb and Sill

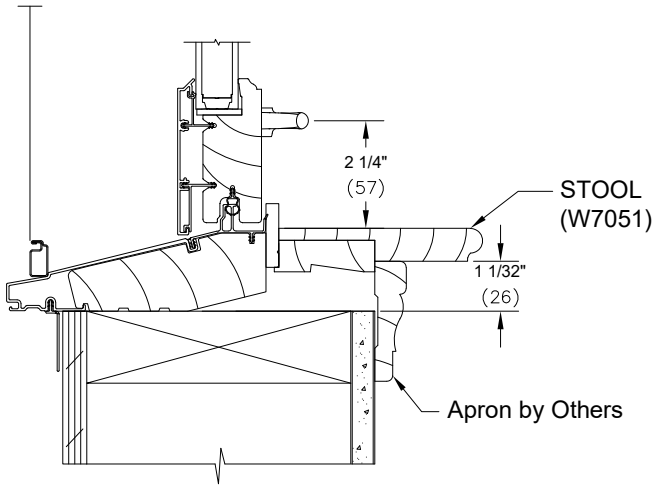


Jambs

Ultimate Double Hung G2 Stool and Apron Details



UDHG2 W/4 9/16" Jambs



UDHG2 W/6 9/16" Jambs

NOTE: Stool is field-applied only.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee (DRC)

DATE: 4/22/2025

HDRC Case #: 2025-100

Address: 312 Pereida St

Meeting Location: Webex

APPLICANT: Jim Tafoya, Ramiro B Alvarez

DRC Members present: Monica Savino, Jimmy Cervantes

Staff Present: Bryan Morales, Edward Hall

Others present:

REQUEST:

Amendment to a previously approved 2-story addition.

COMMENTS/CONCERNS:

RA: Designer for the request. Our request is to add to the existing 2-story addition to allow enough space for the client's nursery. MS: Asked to see the comparison between the existing and proposed elevations. RA: I kept the side gables to keep the historic elements. We are extending the existing 2-story addition to the street past the side facing gable. MS: Please show the roof plan. Asking about interior layout. From what I have seen, the modifications made over the years have taken over the house. The one caveat is that it's set back pretty far which has lessened the mass. Doing what you are requesting, will make the non-original portions of the house more prominent than it already is. This is a concern along with the windows at the front. What are your plate heights in the added room? 9'? 10'? RA: Bathroom will have 7' which will match and the other area 8'. MS: For that bedroom, you have windows on all sides? RA: Yes.

MS: I think the added bedroom seems really large. By pulling it away from the house (behind the gable) that would help a lot. RA: Would an option would be to move the gable itself toward the street. MS: Not really. Push that addition as far back as possible. The new addition's front facing windows should feature more traditional proportion windows (i.e. vertical). The windows just look odd. I would recommend replicating windows found elsewhere.

JC: I agree with MS. The front facing windows are a concern. RA: I'll work on this and will reduce the total sqft.

MS: You show a returning cornice detail. Is that somewhere else at the house? Do we see that elsewhere? RA: I am trying to incorporate features to the design. MS: I would suggest working on the plan in the interior to reduce the

massing on the proposed addition. The house looks like it's being eaten by the addition. Use existing framing on the first floor to help with the addition. RA: I can work on this. MS: What kind of siding were you approved for? RA: I've included the cement fiber board. MS: The window configurations should be worked on as well.

OVERALL COMMENTS:

Overall, commissioners present were concerned regarding the overall mass of the rear addition, the proposed fenestration pattern, and recommended pushing the addition further away from Pereida St.