

# HISTORIC AND DESIGN REVIEW COMMISSION

February 19, 2025

**HDRC CASE NO:** 2025-025  
**ADDRESS:** 422 PEREIDA ST  
**LEGAL DESCRIPTION:** NCB 932 BLK 1 LOT 6,7, & E 125 OF 9  
**ZONING:** C-3, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Jonathan Smith/smithdish architecture  
**OWNER:** David Uhler/BEETHOVEN MAENNERCHER INC  
**TYPE OF WORK:** Construction of a side addition and window replacement  
**APPLICATION RECEIVED:** January 30, 2025  
**60-DAY REVIEW:** March 31, 2025  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct an addition to feature approximately 313 square feet in size to be located to the immediate south of the primary, historic mass of the historic structure. The proposed addition will feature a significant setback from the front façade of the primary massing on site.
2. Replace six (6), non-original windows with new, double-hung wood windows.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

*Replacement Window Standards*

- **MATERIALS:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **SASHES:** 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:** Original trim details and sills should be retained or repaired in kind. If approved, new 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:** Replacement 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:** Replacement 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:** Replacement 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.

*Historic Design Guidelines, Chapter 3, Guidelines for Additions*

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. 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.

B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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.

## FINDINGS:

- a. The primary historic structure at 422 Pereida was constructed circa 1885 and is commonly known as the Piper House and Beethoven Maennerchor. The historic structure features coursed limestone facades and front and side gabled roofs. The historic structure features a number of modifications and additions, including a rear Halle in 1922, a bowling alley in 1927 and a second story addition in 1957. The historic structure and its additions are contributing to the King William Historic District. At this time, the applicant is requesting a Certificate of Appropriateness to construct an addition to feature approximately 313 square feet and to replace six (6), non-original windows.
- b. CONCEPTUAL REVIEW – This request received conceptual approval from the Historic and Design Review Commission on December 18, 2024, with the following stipulations:
  - i. That the proposed stucco façade feature a smooth, traditional finish.
  - ii. That the proposed standing seam metal roof feature smooth panels measuring 18 to 21 inches in width, a standard galvalume finish, and a crimped or munch ridge seam.
  - iii. That the proposed double doors should be painted to match trim and other windows and doors on site.
  - iv. That the proposed replacement windows adhere to the adopted standards for window replacement.
- c. ADDITION – The applicant has proposed to construct an addition to feature approximately 313 square feet in size to be located to the immediate south of the primary, historic mass of the historic structure. The proposed addition will feature a significant setback from the front façade of the primary massing on site.
- d. ADDITION – The Guidelines for Additions note that additions should be sited to the side or rear of the historic structure, should be designed in keeping with the historic context of the block, should feature a similar roof form and should feature a transition between the historic structure and new addition. Additionally, the Guidelines note that additions should feature similar architectural details and materials as the historic structure on the block and should not feature a footprint so large as to double the historic structure’s footprint. Generally, staff finds the proposed addition to be appropriate and consistent with the Guidelines.
- e. ADDITION (Materials) – The applicant has proposed materials that includes a stucco façade, a standing seam metal roof, and wood doors. Generally, staff finds the proposed materials to be appropriate. Per the construction documents, the standing seam metal roof will be consistent with the standards noted in the Guidelines. An inspection of roofing materials is required prior to installation.
- f. ADDITION (Architectural Details) – Generally, staff finds the proposed addition’s architectural details to be appropriate and consistent with the Guidelines. The applicant has proposed details that are in keeping with the architectural character of the historic structure, the addition will feature an inset in wall plane from the historic

structure, and the addition will feature both massing and form that are in keeping with that of the historic structure.

- g. WINDOW REPLACEMENT – Within the Halle, the applicant has proposed to replace six (6), non-original windows with new, double-hung wood windows. The applicant has noted that the existing, casement windows were installed in the 1980's or 1990's. The applicant has proposed to replace these non-original windows with wood, four-over-four windows. The applicant has noted that the existing framed openings will not change. Staff finds the proposed window replacement to be appropriate. Staff finds that the proposed replacement windows should adhere to the adopted standards for window replacement.

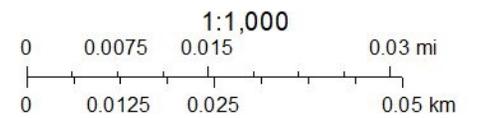
**RECOMMENDATION:**

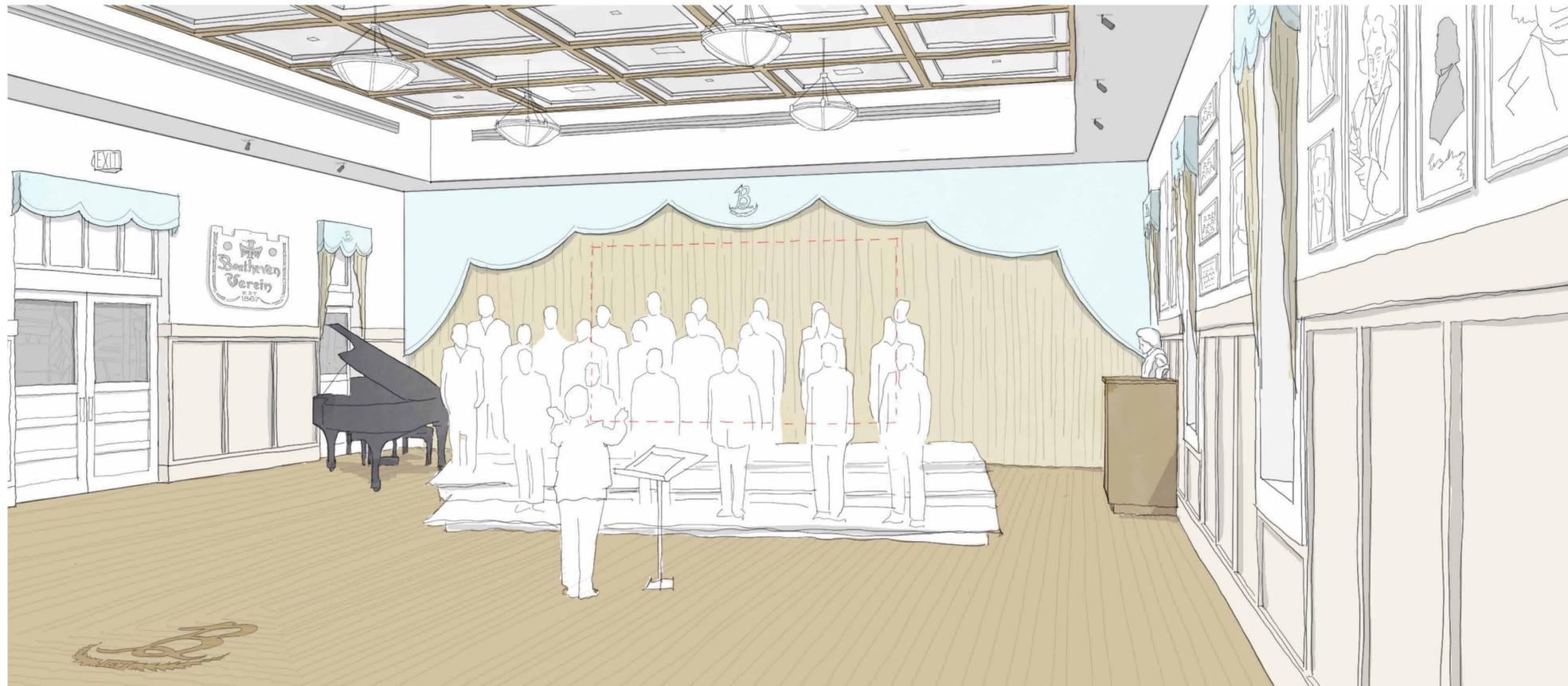
1. Staff recommends approval of item #1, the construction of an addition based on findings c through f, with the following stipulation:
  - i. A standing seam metal roof inspection is required prior to the installation of roofing materials.
2. Staff recommends approval of item #2, non-original window replacement, based on finding g, with the following stipulations:
  - i. That the proposed replacement windows adhere to the adopted standards for window replacement, as noted in finding g. The standards are noted above in the applicable citations.

# City of San Antonio One Stop



December 6, 2024





## DRAWING INDEX

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A240	ROOF PLAN
A250	SCHEDULES
A300	REFLECTED CEILING PLAN
A400	BUILDING ELEVATIONS
A401	BUILDING ELEVATIONS
A700	INTERIOR ELEVATIONS
A701	INTERIOR ELEVATIONS

## PROJECT DATA

**PROJECT NAME:** BEETHOVEN HALLE RENOVATION  
**ADDRESS:** BEETHOVEN HALLE  
 422 PEREIDA ST SAN ANTONIO, TX 78210  
**LEGAL DESCRIPTION:** NCB 932 BLK 1 LOT 6,7, & E 125 OF 9  
**ZONING:** C-3  
**USE:** UTILITY - STORAGE - NEW SQUARE FOOTAGE (SF)  
 ASSEMBLY - CONCENTRATED - RENOVATED SF  
**PARKING:** PARKING PROVIDED AT ADJOINING LOT

### SCOPE OF THE WORK: THE PROJECT SCOPE IS:

A NEW TYPE VB UNSPRINKLERED CONSTRUCTION OF:

1. CONDITIONED STORAGE CLOSET OF APPROXIMATELY 313 GSF
2. THE RENOVATION OF A PORTION OF THE EXISTING BUILDING TYPE VB UNSPRINKLERED OF:

CONDITIONED HALLE OF APPROXIMATELY 1,713 SF

- NEW INTERIOR FINISHES
- NEW WINDOWS (IN EXISTING OPENINGS)
- NEW LIGHTING
- NEW HVAC
- REFRAMED PORCH CEILING TO UNCOVER HISTORIC OPENINGS
- NO NEW SQUARE FOOTAGE ADDED IN HALLE

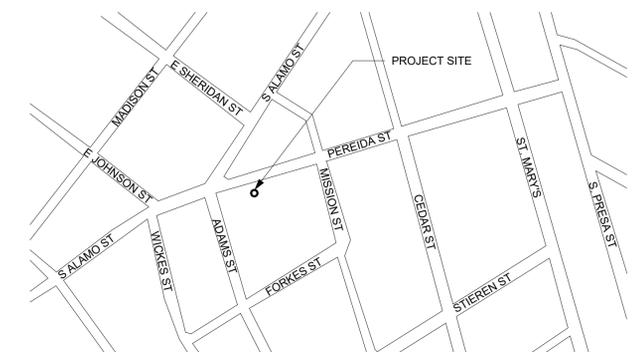
### APPLICABLE CODES:

2021 INTERNATIONAL BUILDING CODE  
 2021 INTERNATIONAL FIRE CODE  
 2021 INTERNATIONAL MECHANICAL CODE  
 2021 INTERNATIONAL PLUMBING CODE  
 2020 NATIONAL ELECTRICAL CODE  
 2021 INTERNATIONAL FUEL GAS CODE  
 2021 INTERNATIONAL ENERGY CONSERVATION CODE  
 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE  
 2019 NFPA 13  
 2019 NFPA 72  
 COSA AMENDMENTS

### NOTE:

ALL SIDEWALKS, CURBS, RAMPS AND DRIVE APPROACHES IN THE RIGHT OF WAY TO BE IN COMPLIANCE WITH THE CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.

REFERENCE BOA-24-10300252 BOARD OF ADJUSTMENT VARIANCE APPROVED FOR SIDE YARD SETBACK.



SITE LOCATION MAP (not to scale)

**BEETHOVEN HALLE**  
24033

**CONSTRUCTION DOCUMENTS**

**smithdish**  
ARCHITECTURE

30 JAN 2025



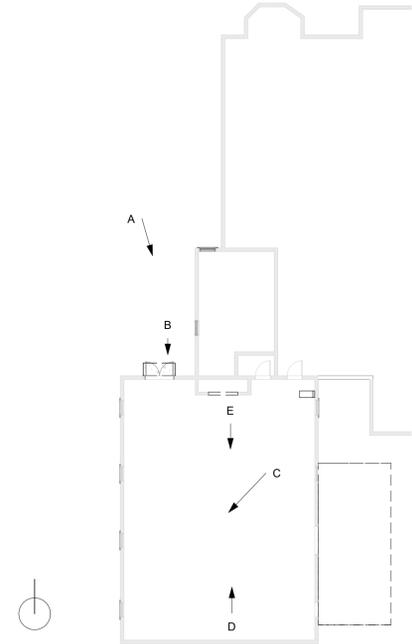
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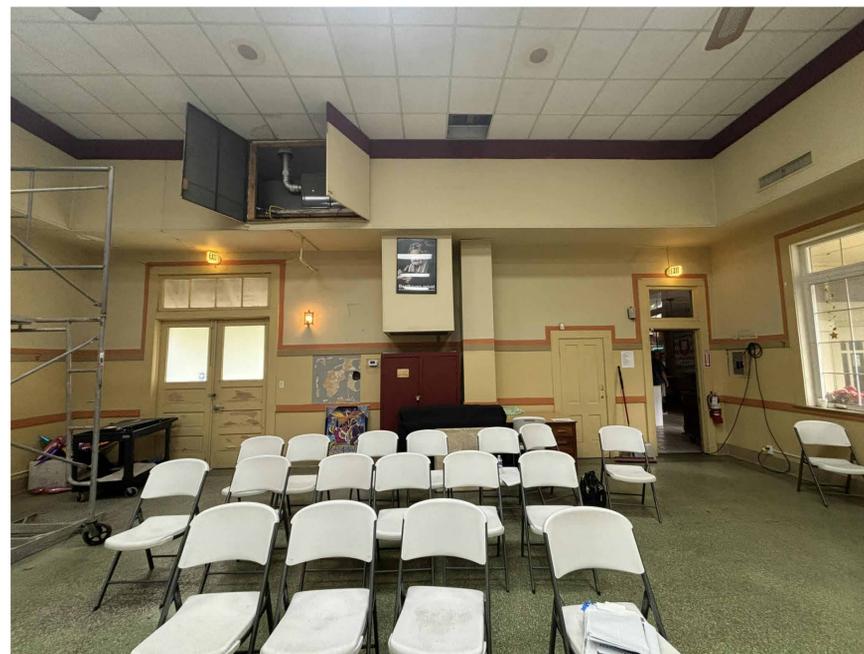
A.



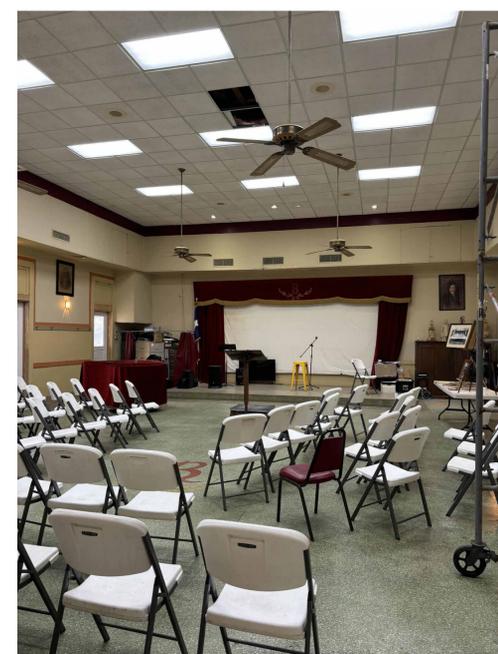
B.



C.



D.



E.

**smithdish**  
ARCHITECTURE



30 Jan 2025

**PROJECT TEAM**

**ARCHITECT:**  
Smithdish Architecture  
307 Blanco Rd  
San Antonio, Texas 78212  
(210) 625-2440

**STRUCTURAL ENGINEER:**  
AEC  
123 Parland Place  
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ph: 210.890.4200

**GENERAL CONTRACTOR:**  
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**REVISION LOG**

**BEETHOVEN  
HALLE**  
422 Pereida St  
San Antonio, TX 78210

NOTE: DRAWINGS WILL PRINT  
TO ANNOTATED SCALE ON  
24" X 36" SHEETS.

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Date 30 JAN 2025  
Drawn By SMITHDISH

CONSTRUCTION  
DOCUMENTS

EXISTING  
CONDITIONS  
PHOTOS

**A005**

TREE #	SPECIES	SIGNIFICANT LRG TREES SAVED	SIGNIFICANT LRG TREES REMOVED	HERITAGE TREES SAVED	HERITAGE TREES REMOVED	PROTECTION	POINTS*
101	MT. LAUREL	6				LEVEL 1	3
102	MT. LAUREL	6				LEVEL 1	3
103	PALM	12				LEVEL 1	6
104	YAUPON	6				LEVEL 1	3
105	MT. LAUREL	16				LEVEL 1	6
106	MT. LAUREL	10				LEVEL 1	6
107	MT. LAUREL	6				LEVEL 1	3
108	PECAN	14				LEVEL 1	6
TOTAL INCHES		76	0				
MITIGATION		0	0				
TOTAL POINTS							36*
100% SAVED							

\*POINTS OUT OF 25 NEEDED PER SEC. 35-511 e. (2)

LANDSCAPE SITE PLAN NOTES:  
 1. ALL TREES AND LANDSCAPE TO REMAIN UNLESS OTHERWISE NOTED ON THE PLANS.  
 2. STAKEOUT SIDEWALK ROUTE PRIOR TO START OF WORK FOR APPROVAL WITH OWNER AND ARCHITECT TO AVOID EXISTING PLANTS.

FIRE PROTECTION SITE PLAN NOTES:  
 1. BUILDINGS ARE NOT SPRINKLED.  
 2. STANDPIPE RISER WILL NOT BE PRESENT.  
 3. THREE ARE NO EXISTING FIRE DEPARTMENT ACCESSIBLE GATES TO GAIN ACCESS TO SITE.  
 4. NO FDC PRESENT AT BUILDING.  
 5. NO FIRE BACKFLOW PREVENTER PRESENT.  
 6. NO POST INDICATOR VALVE PRESENT.  
 7. NO ADDITIONAL WATER SUPPLY PRESENT.  
 8. NO ADDITIONAL WATER SUPPLY PRESENT.  
 9. D105.1 - VERTICAL DISTANCE BETWEEN ADJACENT GROUND FLOOR AND FINISHED FLOOR OF BUILDING IS APPROXIMATELY 6 INCHES  
 10. FIRE HYDRANTS WITHIN 100':  
 A. 1145 S ALAMO ST. AT SW CORNER OF S ALAMO AND WICKES, SAN ANTONIO TX 78210  
 B. 399 PEREIDA ST. AT SE CORNER OF PEREIDA AND MISSION, SAN ANTONIO TX 78210  
 C. 198 FORCKE AVE. AT SE CORNER OF FORCKE AVE AND ADAMS ST, SAN ANTONIO TX 78210  
 D. 299 ADAMS ST. AT NW CORNER OF ADAMS ST AND STIEREN ST, SAN ANTONIO TX 78210  
 E. 399 STIEREN ST. AT NE CORNER OF STIEREN ST AND MISSION, SAN ANTONIO TX 78210  
 F. 499 STIEREN ST. AT NW CORNER OF STIEREN ST AND CEDAR, SAN ANTONIO TX 78210  
 G. 299 PEREIDA ST. AT SW CORNER OF PEREIDA AND CEDAR, SAN ANTONIO TX 78210  
 H. 1102 S ALAMO ST. AT SW CORNER OF S ALAMO AND SHERIDAN ST, SAN ANTONIO TX 78210  
 I. 401 MADISON ST. AT NW CORNER OF MADISON AND STIEREN, SAN ANTONIO TX 78210  
 J. 401 MADISON ST. AT NW CORNER OF MADISON AND JOHNSON, SAN ANTONIO TX 78210  
 K. 1300 S ALAMO ST. AT SE CORNER OF S ALAMO AND GUENTHER ST, SAN ANTONIO TX 78210



PROJECT TEAM  
 ARCHITECT:  
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 GENERAL CONTRACTOR:  
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REVISION LOG

**BEETHOVEN HALLE**  
 422 Pereida St  
 San Antonio, TX 78210

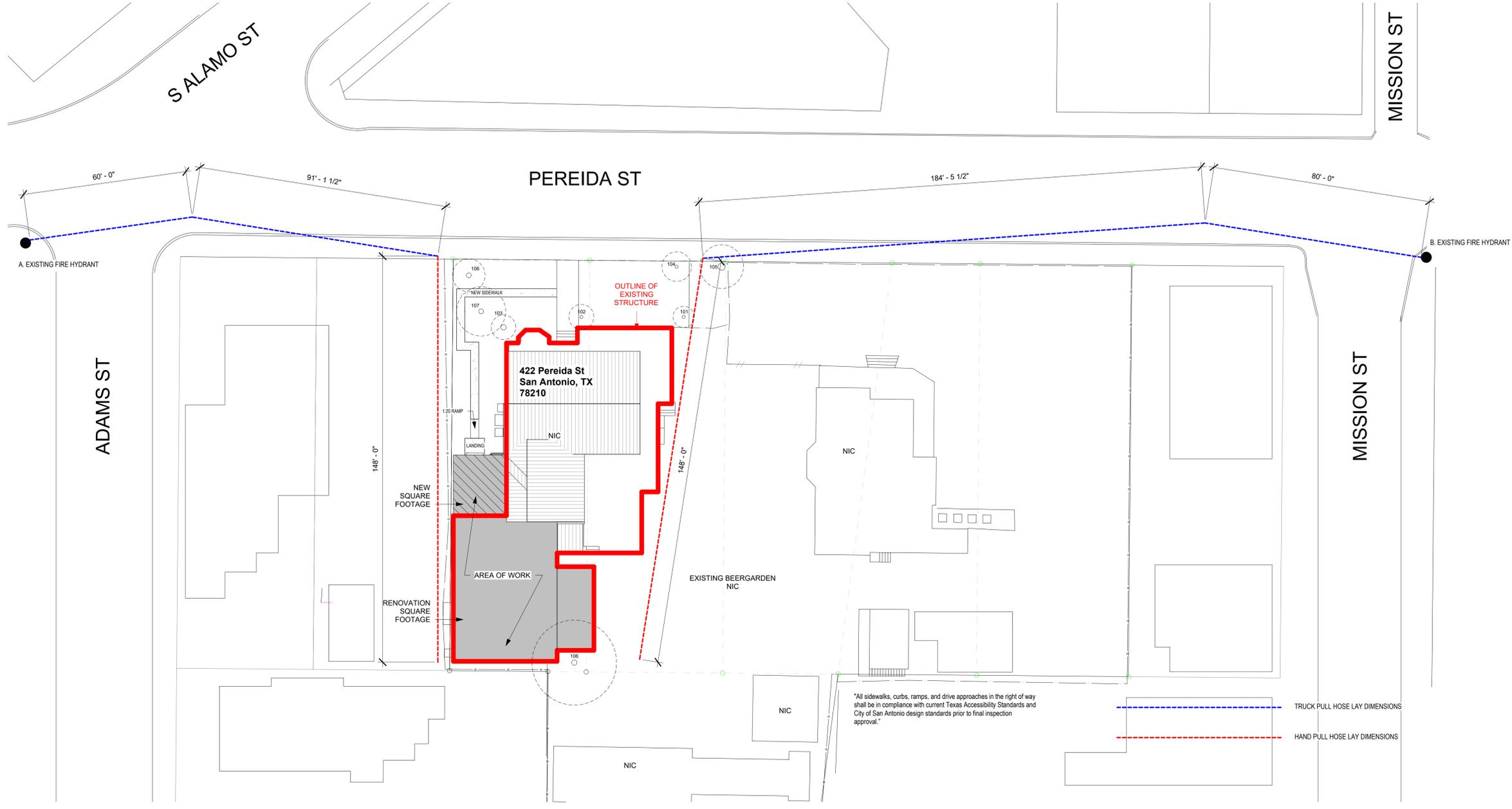
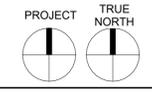
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Date	30 JAN 2025
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CONSTRUCTION DOCUMENTS

**SITE PLAN  
 TREE & FIRE  
 PROTECTION**

**A100**



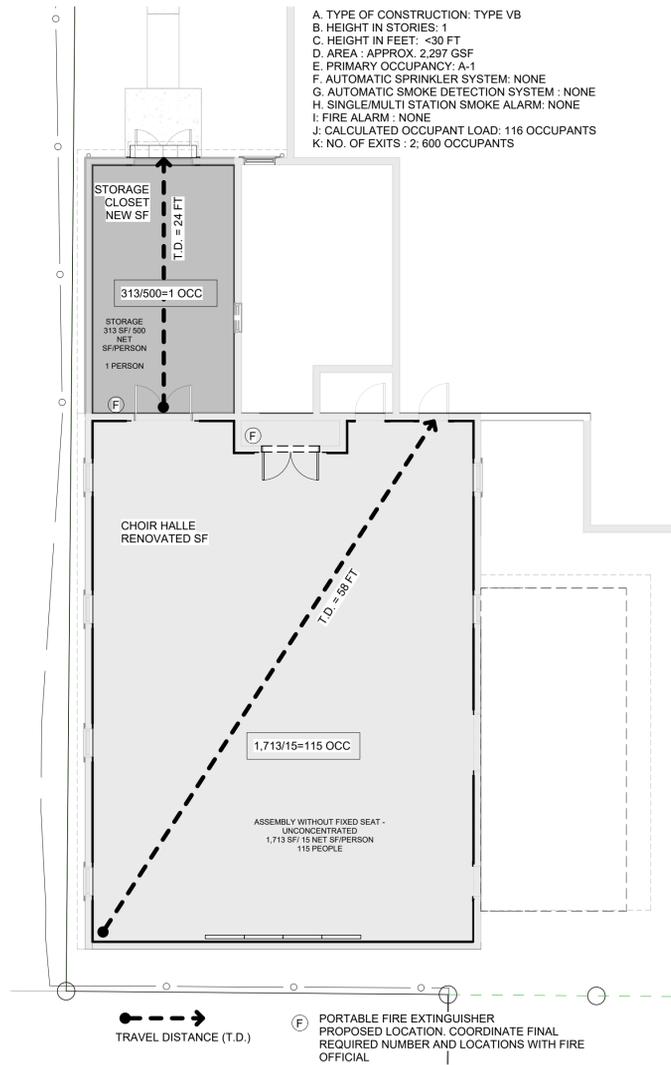
1 SITE PLAN  
 1" = 20'-0"

\*All sidewalks, curbs, ramps, and drive approaches in the right of way shall be in compliance with current Texas Accessibility Standards and City of San Antonio design standards prior to final inspection approval.\*

TRUCK PULL HOSE LAY DIMENSIONS  
 HAND PULL HOSE LAY DIMENSIONS

**BEETHOVEN HALLE RENOVATION**

- A. TYPE OF CONSTRUCTION: TYPE VB
- B. HEIGHT IN STORIES: 1
- C. HEIGHT IN FEET: <30 FT
- D. AREA: APPROX. 2,297 GSF
- E. PRIMARY OCCUPANCY: A-1
- F. AUTOMATIC SPRINKLER SYSTEM: NONE
- G. AUTOMATIC SMOKE DETECTION SYSTEM: NONE
- H. SINGLE/MULTI STATION SMOKE ALARM: NONE
- I. FIRE ALARM: NONE
- J. CALCULATED OCCUPANT LOAD: 116 OCCUPANTS
- K. NO. OF EXITS: 2; 600 OCCUPANTS

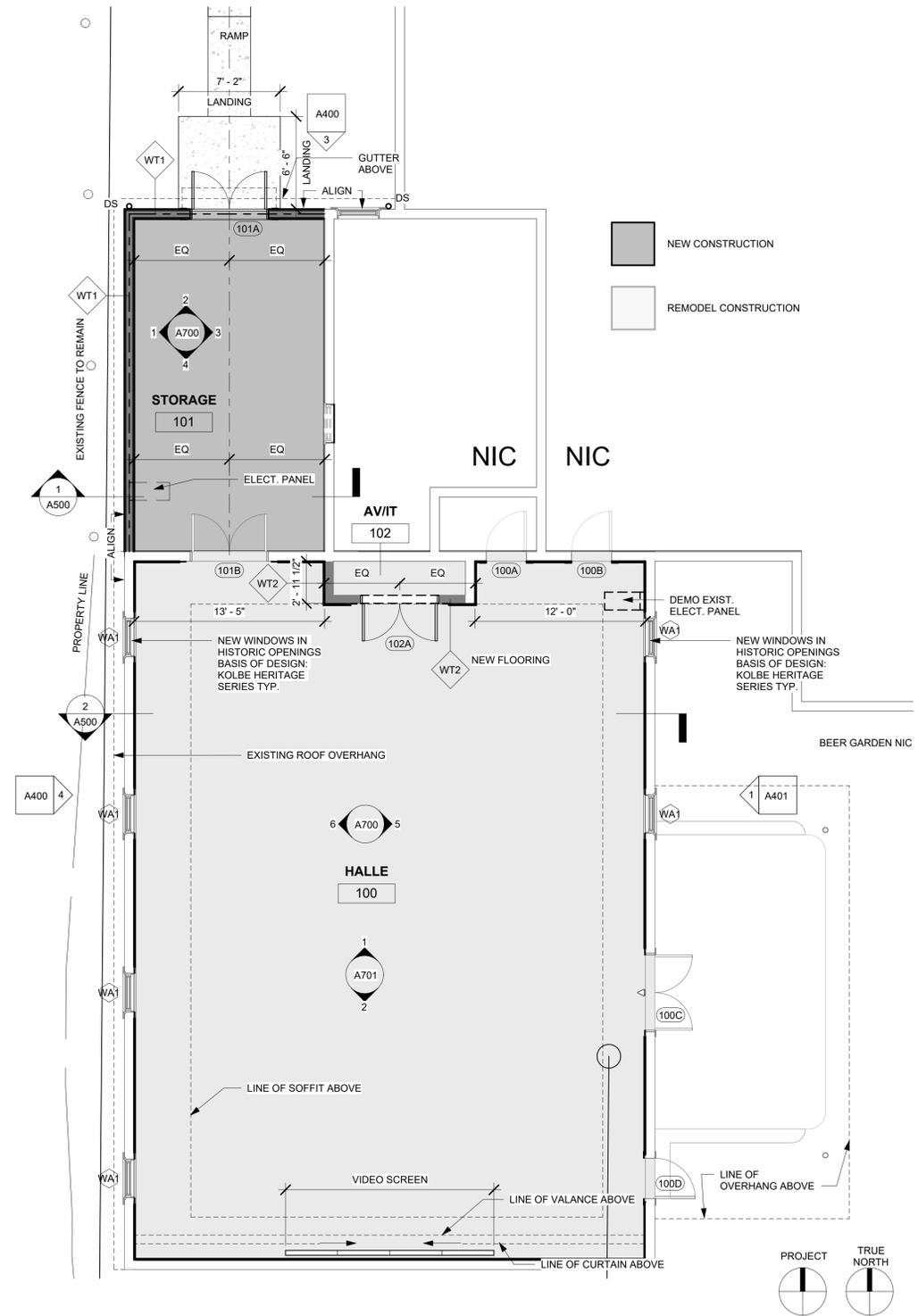


② LIFE SAFETY PLAN  
1/8" = 1'-0"

WALL TYPES SCHEDULE	
MARK	DESCRIPTION
WT1	Walltype 1 - 1 HR Fire Rated - Stucco over Weather Resistant Barrier on 5/8" Sheathing on 2x6 @ 16" oc Wall Framing with min R-19 Spray Foam Insulation with Two Layers Type X GWB and Interior Finish as Scheduled
WT2	Walltype 2 - GWB on 2x6 @ 16" oc Wall Framing and Interior Finish as Scheduled

**GENERAL NOTES:**

- 1. DIMENSIONS ARE TO FACE OF FOUNDATION, FACE OF FRAMING, OR CENTERLINE OF OPENING.
- 2. EXTERIOR FACES OF NEW STORAGE BUILDING TO ALIGN WITH ADJOINING HISTORIC FACADES. LAYOUT WALL FRAMING ACCORDINGLY.



① FLOOR PLAN  
3/16" = 1'-0"



30 Jan 2025

**PROJECT TEAM**

**ARCHITECT:**  
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(210) 625-2440

**STRUCTURAL ENGINEER:**  
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**GENERAL CONTRACTOR:**  
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ph: 210.738.2900

**REVISION LOG**

**BEETHOVEN HALLE**  
422 Pereida St  
San Antonio, TX 78210

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Drawn By SMITHDISH

CONSTRUCTION DOCUMENTS

FLOOR PLAN

**A200**



30 Jan 2025

PROJECT TEAM

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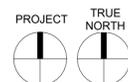
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CONSTRUCTION  
DOCUMENTS

ROOF PLAN



**A240**

NOTES REGARDING ROOFING:

ROOFING NOTES:

ROOF TO MATCH ADJACENT HISTORIC ROOF:

STANDING SEAM METAL ROOF FEATURE SMOOTH PANELS MEASURING 18 TO 21 INCHES IN WIDTH, A STANDARD GALVALUME FINISH, AND A CRIMPED OR MUNCH RIDGE SEAM.

NEW 24 GAUGE GALVALUME STANDING SEAM ROOF  
OVER RADIANT BARRIER DECKING ON EXISTING 1X4 RUNNERS.  
5" BOX GUTTERS TO MATCH ROOF FINISH.  
4" DIA. DOWNSPOUTS TO MATCH ROOF FINISH.

BASIS OF DESIGN: BERRIDGE NATURAL METAL FINISH 'ACRYLIC COATED GALVALUME'  
ADD ALTERNATE: BERRIDGE METALLIC COLOR 'PRE-WEATHERED GALVALUME'

GUTTERS AND DOWNSPOUTS TO MATCH METAL ROOF FINISH.

METAL PARAPET CAPS AND FLASHINGS TO MATCH METAL ROOF FINISH.

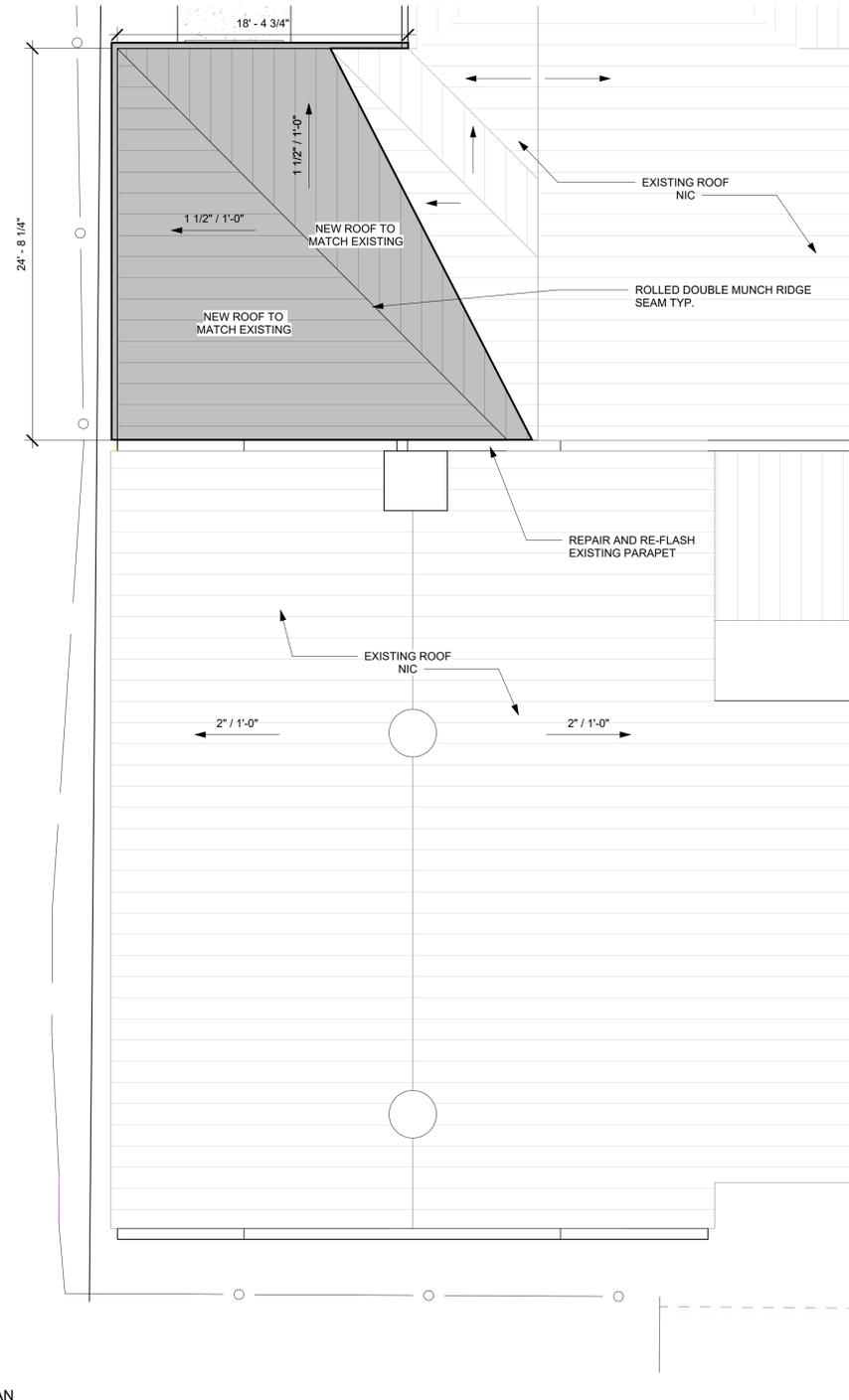
BASIS OF DESIGN FOR ROOF UNDERLAYMENT: GRACE ULTRA BUTYL RUBBER ADHESIVE WITH POLYETHYLENE  
BACKER OR EQUAL. GC TO PROVIDE SUBMITTAL SHEET FOR REVIEW.

SUBMITTALS: CONTRACTOR TO SUBMIT PROFILE AND FINISH SAMPLES FOR EACH TYPE OF  
ROOFING MATERIAL AND FOR GUTTERS AND DOWNSPOUTS.

CONFIRM ROOF SLOPES WITH ARCHITECT PRIOR TO FRAMING AS WE DO NOT HAVE RELIABLE SLOPE  
CONFIRMATIONS ON EXISTING ADJOINING ROOFS.



STANDING SEAM METAL PANEL  
SAMPLE IMAGE



② ROOF PLAN  
3/16" = 1'-0"



30 Jan 2025

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DOCUMENTS

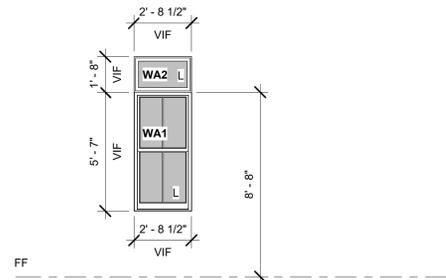
SCHEDULES

**A250**

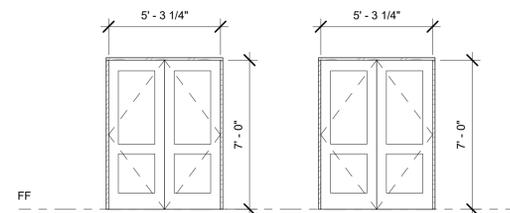
ROOM FINISH SCHEDULE						
ROOM NO.	ROOM NAME	FLOOR	MATERIAL AND FINISHES			
			BASE	WALLS	CEILING	CEILING HEIGHT
100	HALLE	RECLAIMED WOOD FLOORING REF: A205	STD. 8" BASE	PTD GWB AND STAINED WOOD CASEWORK	PTD GWB AND STAINED WOOD COFFERS	VARIES
101	STORAGE	WOOD FLOORING	PTD 1X6 BASE	PTD GWB	N/A	9'-0"
102	AV/IT	WOOD FLOORING	PTD 1X6 BASE	PTD GWB	PTD GWB	OPEN TO MECH PLENUM

WINDOW SCHEDULE										
MARK	Type	Count	WIDTH	HEIGHT	HEAD HEIGHT	MATERIAL		GLAZING	WINDOW TREATMENTS	COMMENTS
						FINISH	GLAZING			
WA1	Kolbe Heritage Series Traditional Double Hung Window	6	2' - 8 3/8"	5' - 8"	8' - 8"	Wood	K Kron II	Low E Neat Laminated	See Interior Elevations	Verify Opening in Field; new window to fit existing opening; Laminated Glass for acoustical properties
WA2	Kolbe Heritage Series Traditional Fixed Window	6	2' - 8 1/2"	1' - 8"	10' - 3"	Wood	K Kron II	Low E Neat Laminated	See Interior Elevations	Verify Opening in Field; new window to fit existing opening; Laminated Glass for acoustical properties
WB1	Existing Window - Demolished	1	2' - 8 3/8"	5' - 8"	8' - 8"				N/A	Remove and save for Owner
WB2	Existing Window - Demolished	1	2' - 0"	2' - 0"	8' - 5"				N/A	Remove and save for Owner
WB3	Existing Window - To Remain	1	2' - 11 3/8"	5' - 1"	7' - 7"				N/A	Remove and save for Owner
WB4	Existing Transom Window to Remain	1	6' - 0"	2' - 3"	10' - 3"	Wood	Paint	Existing, if salvageable	See Interior Elevations	Remove refinish clean and repair and put back in opening
WB5	Existing Transom Window to Remain	1	5' - 3"	2' - 3"	10' - 3"	Wood	Paint	Existing, if salvageable	See Interior Elevations	Remove refinish clean and repair and put back in opening
WB6	Existing Transom Window to Remain	2	2' - 10"	2' - 3"	10' - 3"	Wood	Paint	Existing, if salvageable	See Interior Elevations	Remove refinish clean and repair and put back in opening

DOOR SCHEDULE								
MARK	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISHES			COMMENTS
					FRAME	DOOR LEAF	GLAZING	
100A	2' - 10"	7' - 0"	0' - 2"	Wood	Painted Wood	Painted Wood	None	Refurbish Existing Door
100B	2' - 10"	7' - 0"	0' - 2"	Wood	Painted Wood	Painted Wood	None	Refurbish Existing Door
100C	5' - 3 1/4"	7' - 0"	0' - 1 3/4"	Wood/Glass	Painted Wood	Painted Wood	Existing to Remain	Refurbish Existing Door
100D	2' - 10"	7' - 0"	0' - 2"	Wood/Glass	Painted Wood	Painted Wood	Existing to Remain	Refurbish Existing Door
101A	5' - 3 1/4"	7' - 0"	0' - 1 3/4"	Wood	Painted Wood	Painted Wood	None	New Door
101B	5' - 3 1/4"	7' - 0"	0' - 1 3/4"	Wood	Painted Wood	Painted Wood	None	Refurbish Existing Door
102A	5' - 3 1/4"	7' - 0"	0' - 1 3/4"	Wood	Painted Wood	Painted Wood	None	New Door



WINDOW LEGEND  
1/4" = 1'-0"



DOOR LEGEND  
1/4" = 1'-0"

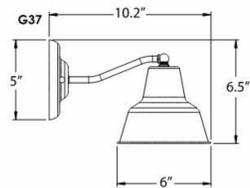
PAINT SCHEDULE

PT-01	SHERWIN WILLIAMS ALABASTER 7008
PT-02	SHERWIN WILLIAMS SANDBAR 7547
PT-03	MATCH EXISTING EXTERIOR STUCCO COLOR
PT-04	MATCH EXISTING EXTERIOR TRIM COLOR

DOOR AND WINDOW NOTES

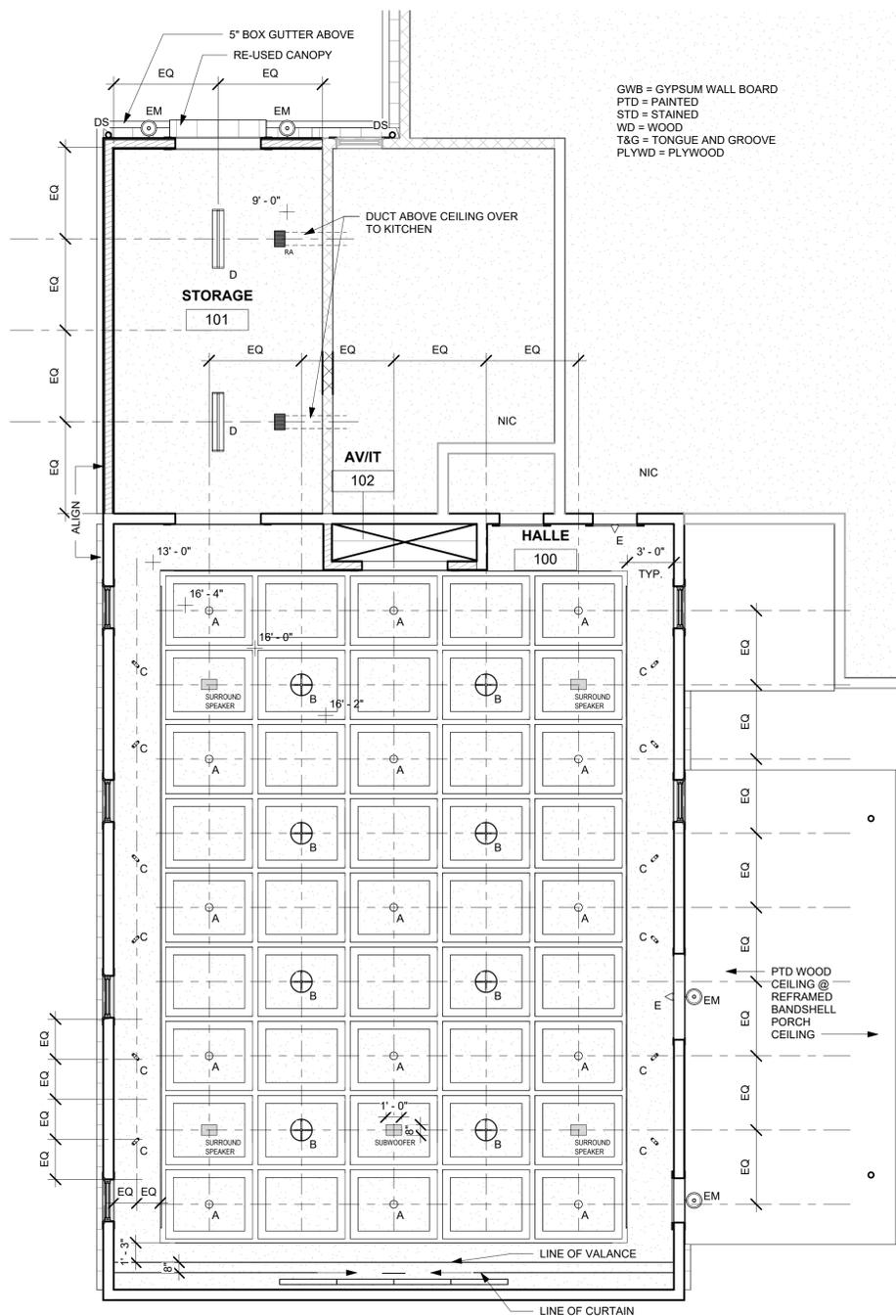
- BASIS OF DESIGN MANUFACTURER FOR WINDOWS AND ENTRY DOORS IS KOLBE HERITAGE SERIES. EXTERIOR FINISH IS TO BE K-KRON II SELECTED FROM THE MANUFACTURERS FULL COLOR RANGE. INTERIOR SURFACES WILL BE FIELD PAINTING.
- INSECT SCREENS WITH ALUMINUM FRAMES SHALL BE PROVIDED AT AND WILL MATCH CLADDING OF OPERABLE UNITS.
- GLASS SHALL BE LAMINATED WHERE DESIGNATED ON DOOR AND WINDOW SCHEDULES.
- GLASS SHALL BE "NEAT GLASS" LOW-E DOUBLE PANE INSULATED. TARGET VLT IS 65% OR GREATER. TARGET U-VALUE FOR CLIMATE ZONE 2A-HOT HUMID IS <math>\leq 0.40</math>. TARGET SHGC-VALUE FOR IS <math>\leq 0.25</math>.
- BASIS OF DESIGN FOR INTERIOR DOORS IS TRUSTILE PAINT GRADE MODEL.
- DOOR HARDWARE TBD. GC TO SUBMIT STYLE AND FINISH OPTIONS FOR APPROVAL.
- REFERENCE PLAN AND ELEVATIONS FOR SWING DIRECTIONS.

EXTERIOR ELECTRICAL FIXTURE SCHEDULE				
Mark	Model	Description	Count	Comments
EM	BLE-W-WHMA-975-G37-GU24	LED Wet Location Wall Sconce	4	Barn Light Mini Artesia Wall Sconce; Full Cut Off; Galvanized Finish



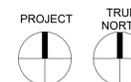
GENERAL NOTES.

1. NO EXTERIOR AS-BUILTS EXIST AND AS SUCH THIS REPRESENTATION MAY DIFFER FROM AS-BUILT CONDITIONS. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN FIELD.
2. LIGHTS, HVAC, AND DEVICES IN CEILINGS SHALL BE ALIGNED, CENTERED AND EQUALLY SPACED.



GWB = GYPSUM WALL BOARD  
PTD = PAINTED  
STD = STAINED  
WD = WOOD  
T&G = TONGUE AND GROOVE  
PLYWD = PLYWOOD

1 REFLECTED CEILING PLAN  
3/16" = 1'-0"



smithdish  
ARCHITECTURE



30 Jan 2025

PROJECT TEAM

ARCHITECT:  
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GENERAL CONTRACTOR:  
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San Antonio, TX 78201  
ph: 210.738.2900

REVISION LOG

**BEETHOVEN  
HALLE**  
422 Pereida St  
San Antonio, TX 78210

NOTE: DRAWINGS WILL PRINT  
TO ANNOTATED SCALE ON  
24" X 36" SHEETS.

Proj. No.	24033
Date	30 JAN 2025
Drawn By	SMITHDISH

CONSTRUCTION  
DOCUMENTS

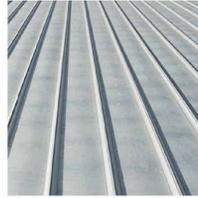
REFLECTED  
CEILING PLAN

**A300**

**MATERIAL PALLETTE:**



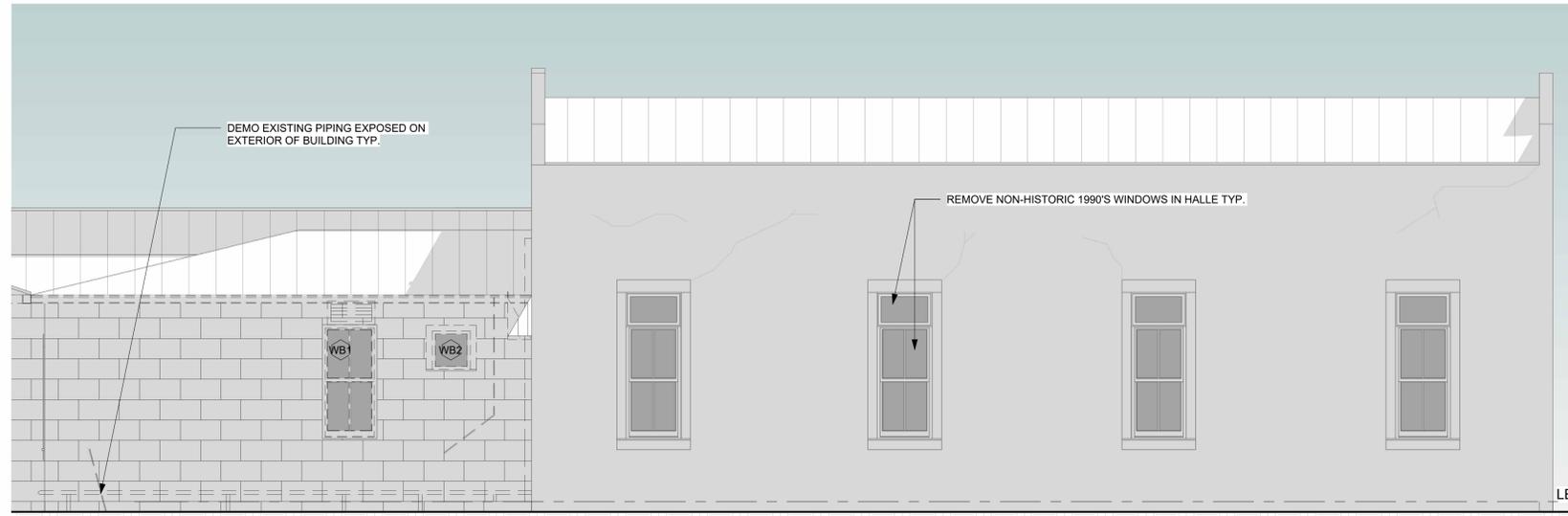
EXTERIOR STUCCO - COLOR AND TEXTURE TO MATCH EXISTING



STANDING SEAM METAL ROOF FEATURE SMOOTH PANELS MEASURING 18 TO 21 INCHES IN WIDTH, A STANDARD GALVALUME FINISH, AND A CRIMPED OR MUNCH RIDGE SEAM.



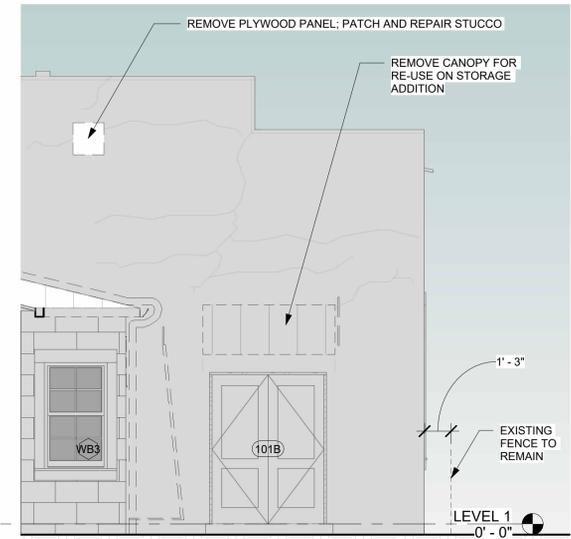
WINDOW BASIS OF DESIGN: KOLBE HERITAGE ALL WOOD WINDOWS - COLOR IN IMAGE NOT FINAL SELECTION



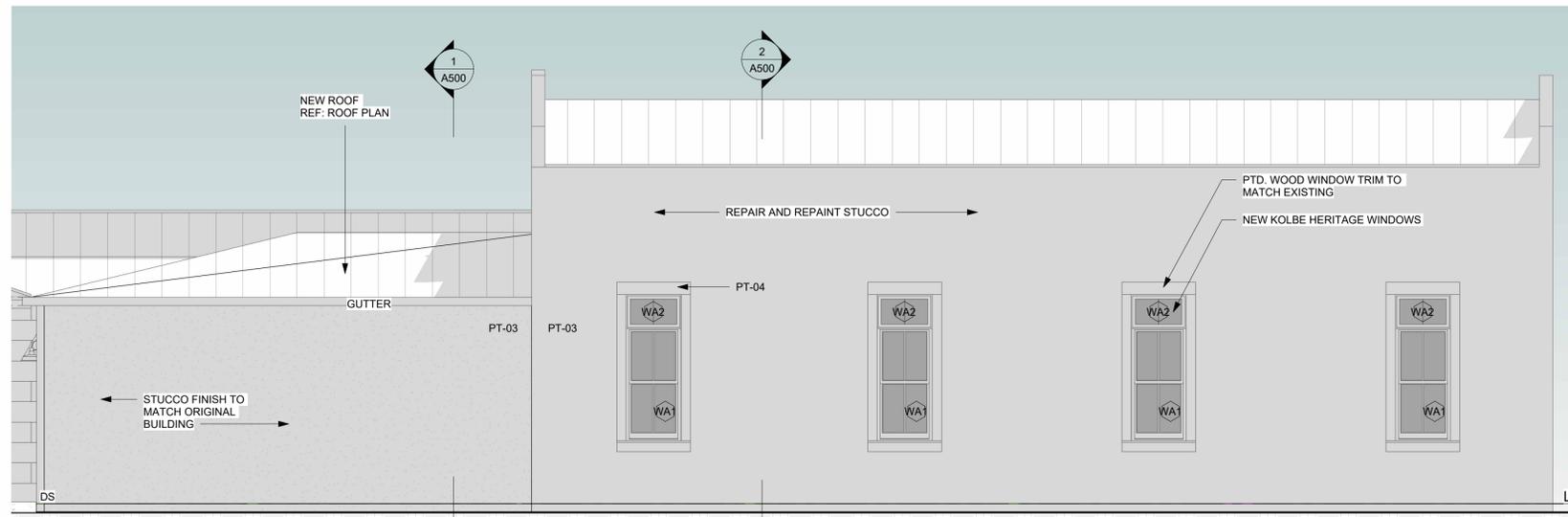
④ EXISTING BUILDING DEMO ELEVATION - WEST  
1/4" = 1'-0"

**GENERAL NOTES:**

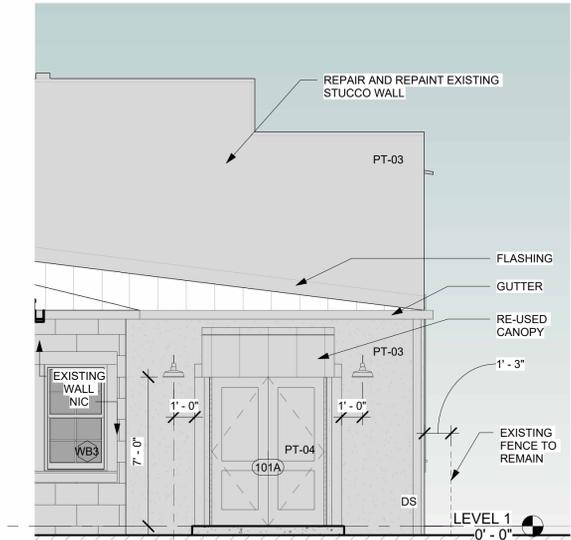
1. CONTRACTOR TO DOCUMENT THE THE EXTERIOR PIPING, VENTING AND WIRING RUNNING ON THE EXTERIOR OF THE BUILDING IS LIVE AND PROVIDE OWNER A SHOP DRAWING TO RE-RUN LIVE INFRASTRUCTURE WITHIN THE EXISTING FOOTPRINT OF THE BUILDING AND DEMO INFRASTRUCTURE LOCATED ON THE OUTSIDE OF THE BUILDING.
2. ANY BUILDING MATERIALS THAT CAN BE SALVAGED SHALL BE STORED ON SITE FOR OWNER.
3. STUCCO FINISH ON STORAGE ROOM TO MATCH SMOOTH TRADITIONAL FINISH ON REPAIRED HALLE.
4. EXTERIOR DOOR TO BE PAINTED TO MATCH OTHER EXTERIOR DOORS ON THE PROPERTY.
5. WINDOW REPLACEMENT TO ADHERE TO SAN ANTONIO HISTORIC WINDOW REPLACEMENT STANDARDS.
6. NO EXTERIOR AS-BUILTS EXIST AND AS SUCH THIS REPRESENTATION MAY DIFFER FROM AS-BUILT CONDITIONS; CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN FIELD.



③ EXISTING BUILDING DEMO ELEVATION - NORTH  
1/4" = 1'-0"



② BUILDING ELEVATION - WEST  
1/4" = 1'-0"



① BUILDING ELEVATION - NORTH  
1/4" = 1'-0"

**smithdish**  
ARCHITECTURE



30 Jan 2025

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**REVISION LOG**

**BEETHOVEN  
HALLE**  
422 Pereida St  
San Antonio, TX 78210

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CONSTRUCTION DOCUMENTS

**BUILDING ELEVATIONS**

**A400**



30 Jan 2025

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REVISION LOG

**BEETHOVEN  
HALLE**  
422 Pereida St  
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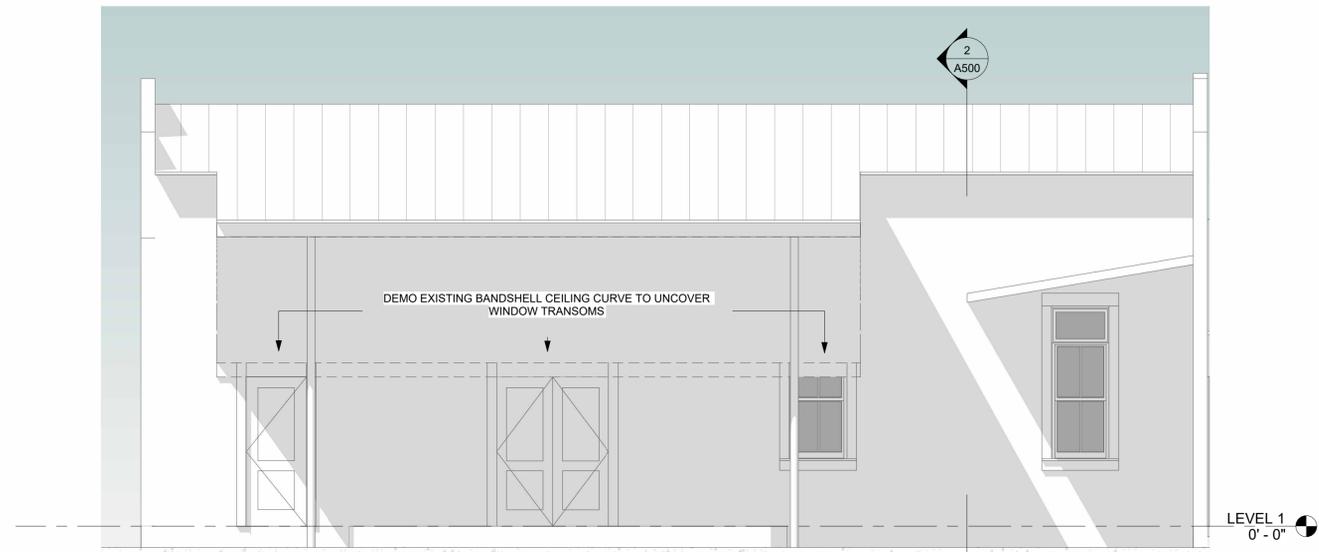
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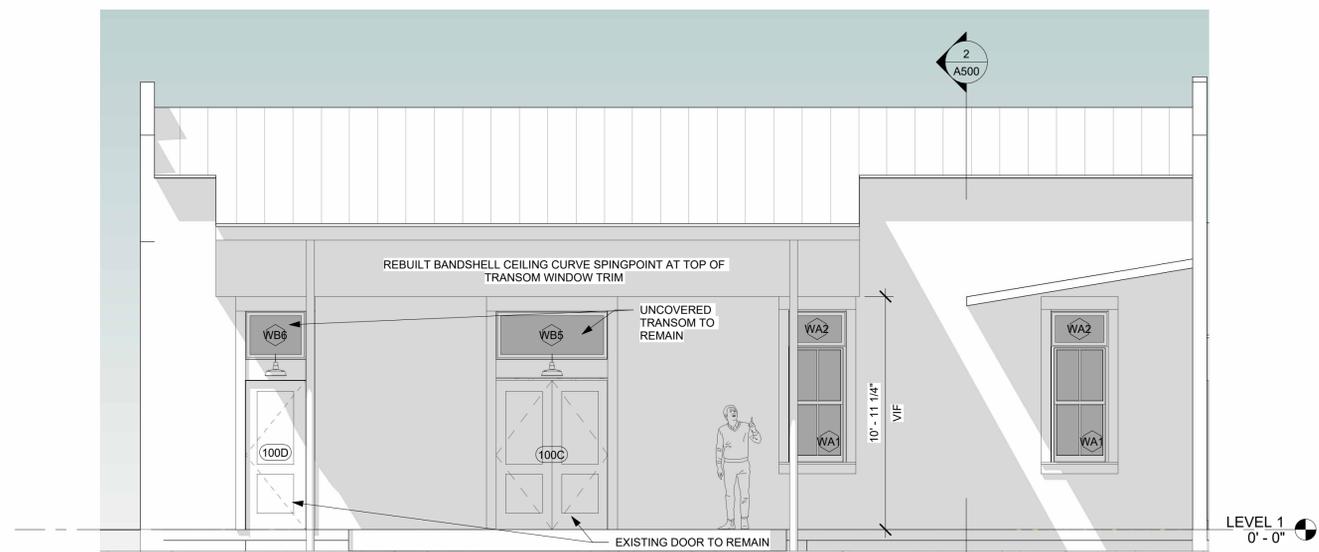
CONSTRUCTION  
DOCUMENTS

**BUILDING  
ELEVATIONS**

**A401**



EXISTING BUILDING DEMO ELEVATION - EAST  
②  
1/4" = 1'-0"



BUILDING DEMO ELEVATION - EAST  
①  
1/4" = 1'-0"



30 Jan 2025

PROJECT TEAM

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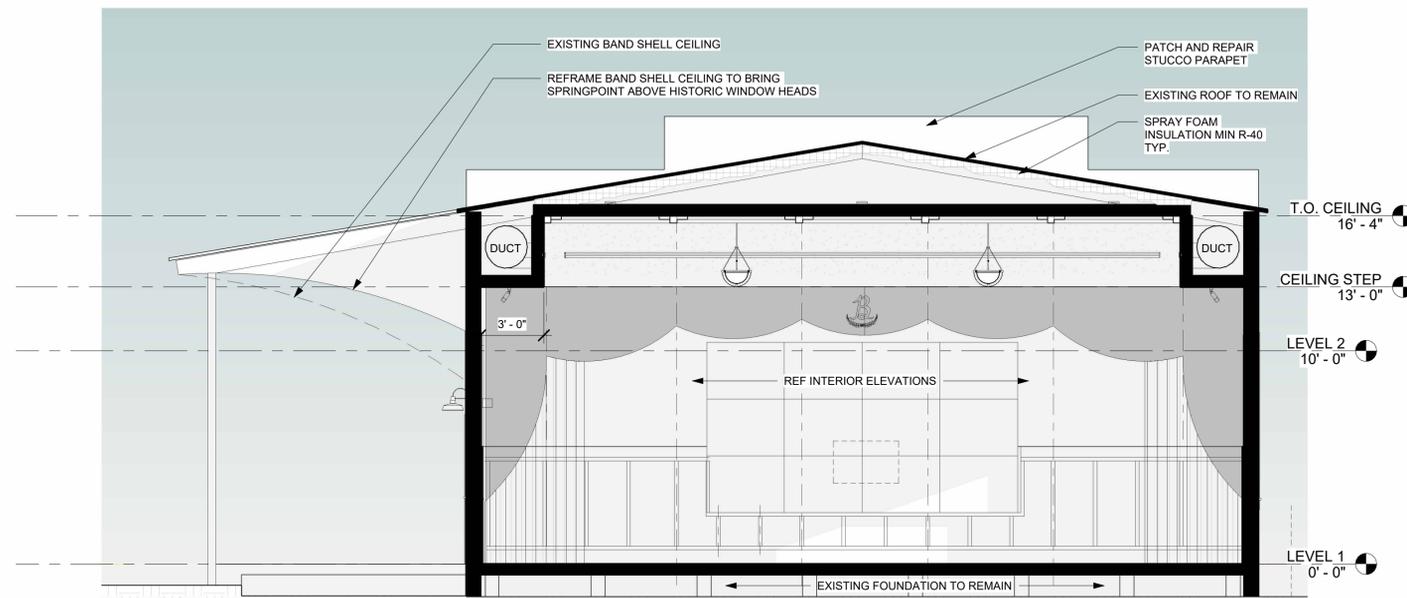
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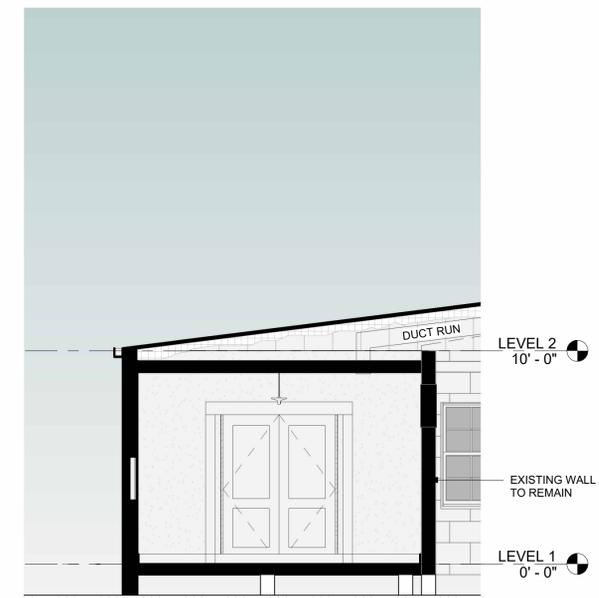
CONSTRUCTION  
DOCUMENTS

**BUILDING  
SECTIONS**

**A500**



② BUILDING SECTION - HALLE  
1/4" = 1'-0"



① BUILDING SECTION STORAGE ROOM  
1/4" = 1'-0"

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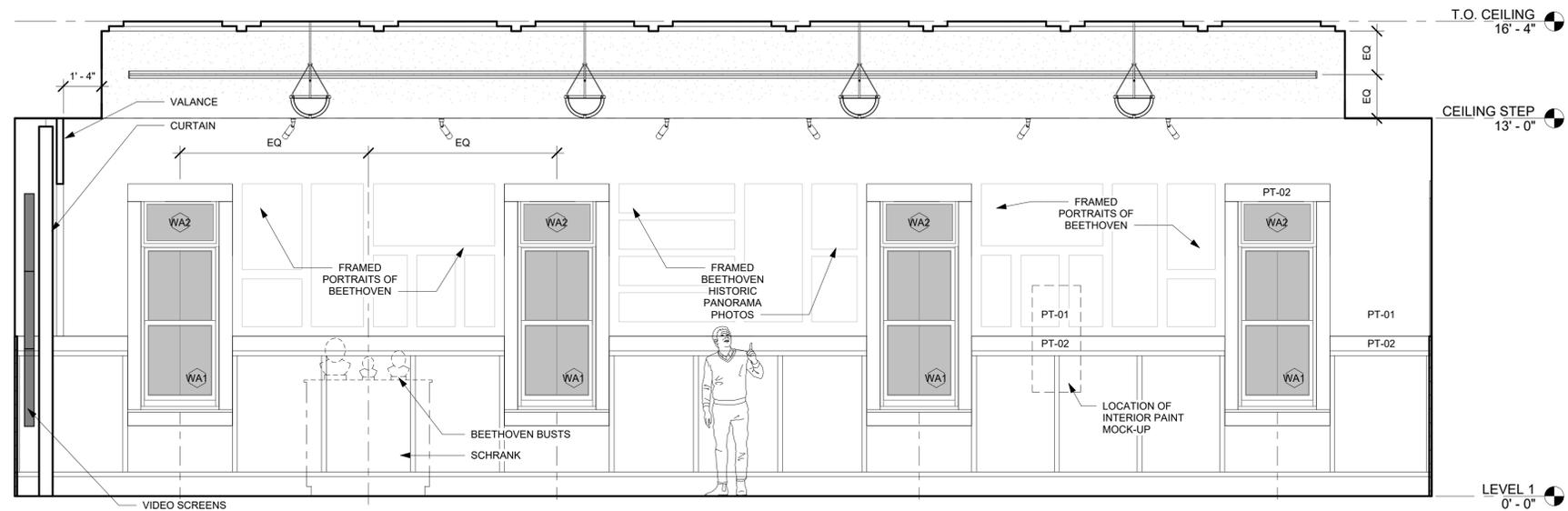
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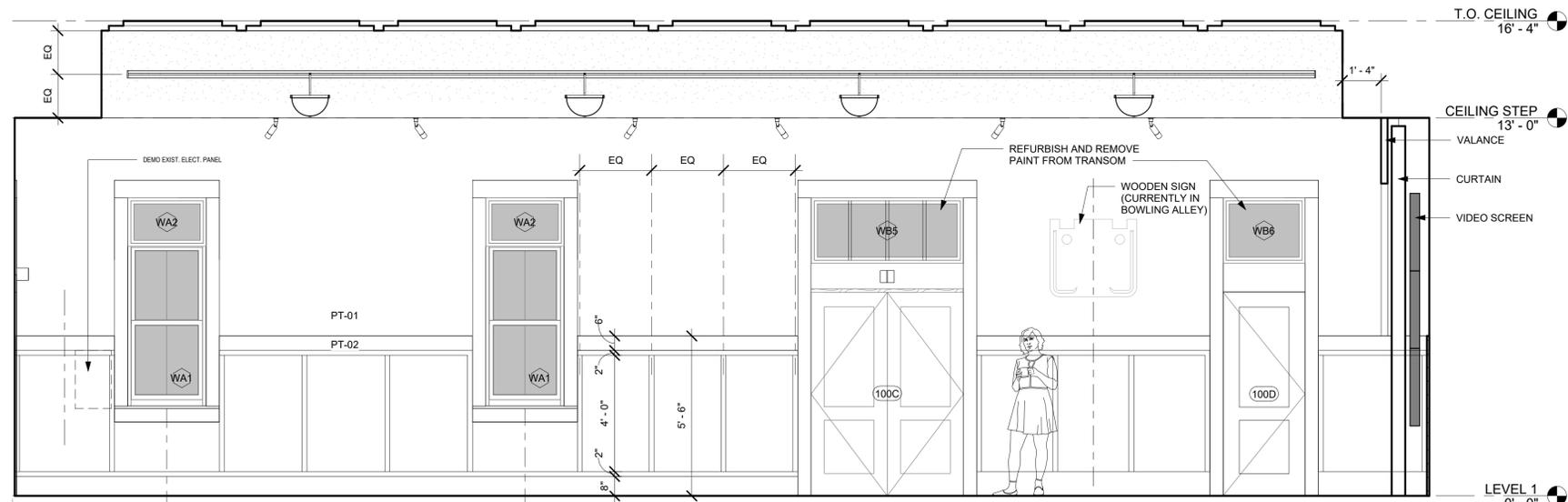
CONSTRUCTION  
DOCUMENTS

INTERIOR  
ELEVATIONS

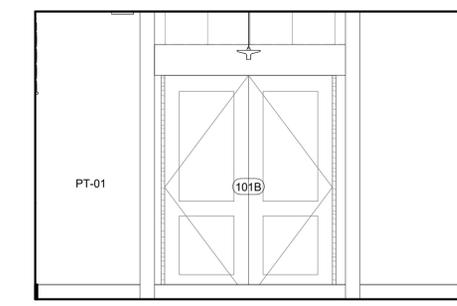
**A700**



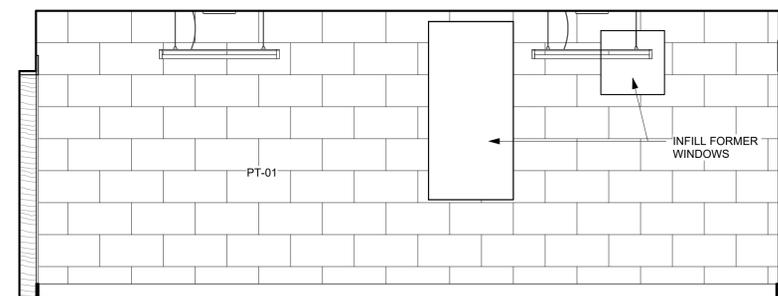
6 HALLE - WEST ELEVATION  
3/8" = 1'-0"



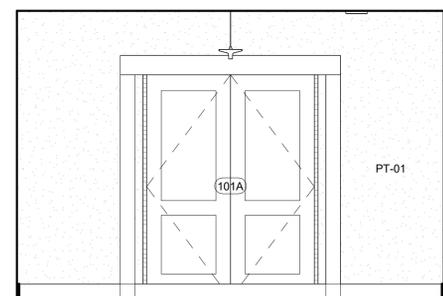
5 HALLE - EAST ELEVATION  
3/8" = 1'-0"



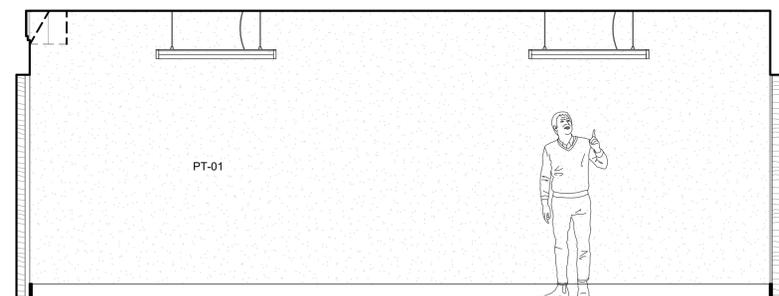
4 STORAGE ROOM - SOUTH  
3/8" = 1'-0"



3 STORAGE - EAST ELEVATION  
3/8" = 1'-0"



2 STORAGE - NORTH ELEVATION  
3/8" = 1'-0"



1 STORAGE - WEST ELEVATION  
3/8" = 1'-0"

**PROJECT TEAM**

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REVISION LOG

**BEETHOVEN  
HALLE**  
422 Pereida St  
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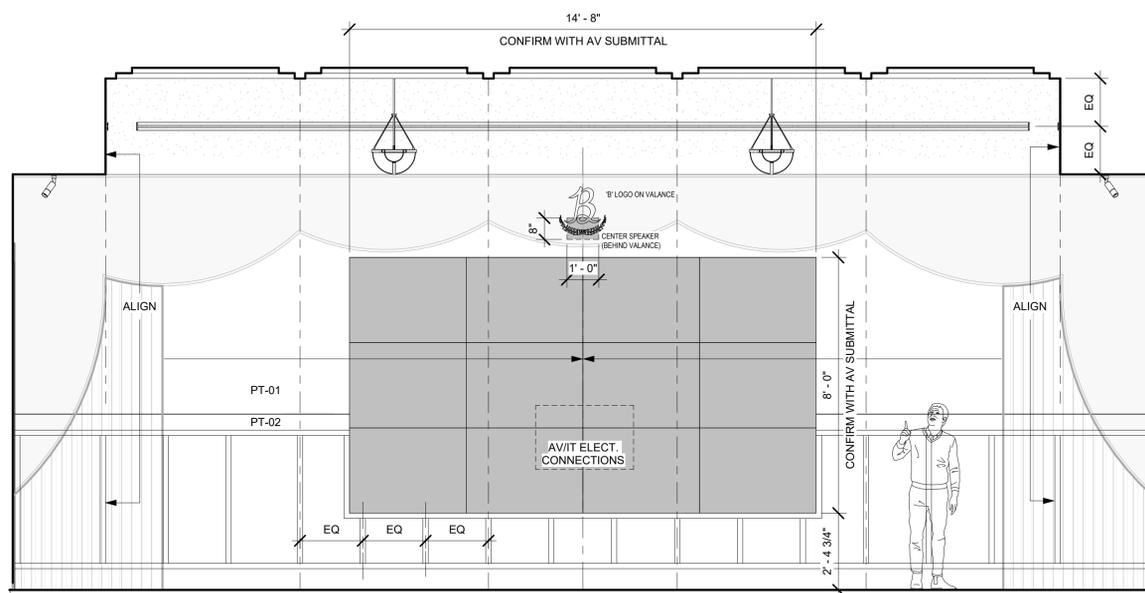
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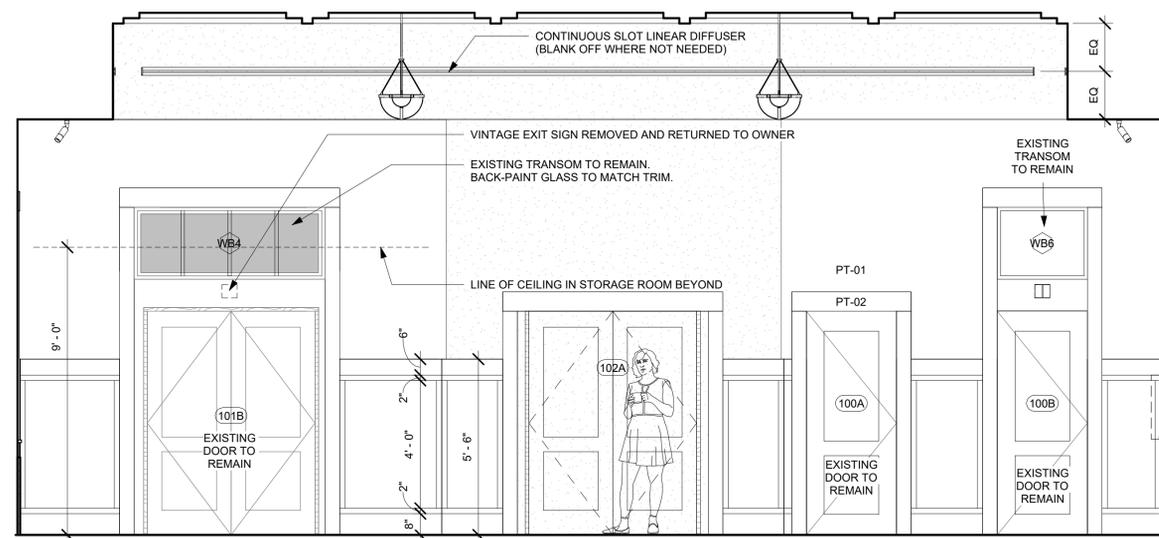
CONSTRUCTION  
DOCUMENTS

INTERIOR  
ELEVATIONS

**A701**



② HALLE - SOUTH ELEVATION  
3/8" = 1'-0"



① HALLE - NORTH ELEVATION  
3/8" = 1'-0"