

# HISTORIC AND DESIGN REVIEW COMMISSION

March 20, 2019

**HDRC CASE NO:** 2019-107  
**ADDRESS:** 311 PEREIDA ST  
**LEGAL DESCRIPTION:** NCB 935 BLK B LOT 23 (PEREIDA HOUSE)  
**ZONING:** RM-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Amy Perez  
**OWNER:** Amy Perez/Kai Homes  
**TYPE OF WORK:** Fenestration modifications, porch modifications, Historic Tax Certification  
**APPLICATION RECEIVED:** February 07, 2019  
**60-DAY REVIEW:** April 08, 2019  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

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

1. Construct a full length 1-story front porch to closely match the footprint on Sanborn Maps.
2. Install 4 new vinyl-clad wood windows on the second story front façade.
3. Install 4 new vinyl-clad wood windows on the second story rear façade.
4. Eliminate an exterior door on the east elevation.
5. Install a pair of French doors on the rear elevation.
6. Adjust the pitch of a rear roofline.
7. Receive Historic Tax Certification.

## APPLICABLE CITATIONS:

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

### 1. Materials: Woodwork

#### A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

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

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in

profile, dimensions, material, and finish, when beyond repair.

## 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.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

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

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

#### *OHP Window Policy Document*

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

### **FINDINGS:**

- a. The primary structure located at 311 Pereida is a 2-story single family structure built in 1892 and design by notable architect Alfred Giles. The house was previously located on the Bonham Academy Campus at 114 Cedar St and received Historic and Design Review Commission (HDRC) approval to be relocated to its present location in 2014.
- b. **PORCH MODIFICATIONS** – The applicant has proposed to construct a new full-length 1-story front porch. The existing porch gable element above the front door will remain. The porch footprint will closely match Sanborn Maps. The porch will include six 8x8” MDF clad wood columns with a simple square and cap design, new cedar stairs on center with the front door, a low sloping roof pitch with shingles to match the primary structure, and a simple porch railing. Staff generally finds the proposal to be appropriate based on evidence of a full-length porch and the simplicity of the overall design, which will not detract from the historic elements of the structure’s design. Staff finds that 6x6” wood columns would be most appropriate for the style of the home.
- c. **FRONT WINDOWS** – The applicant has proposed to install four new 3x5’ one over one windows on the second story of the front façade. The windows will be Anderson 400 series, which is vinyl-clad wood, in the color black. The second story had to be reconstructed after the house was relocated from its previous location. However, based on photos of the structure prior to its relocation, the proposed window openings closely match the most recent known condition. Staff finds the proposal appropriate with the stipulations listed in the recommendation.
- d. **REAR WINDOWS** – The applicant has proposed to install four new 3x3’ one over one windows on the second story of the front façade. The windows will be Anderson 400 series, which is vinyl-clad wood, in the color black. The second story had to be reconstructed after the house was relocated from its previous location, and the
- e. **DOOR REMOVAL** – The applicant has proposed to remove an existing exterior door on the east elevation of the structure. The door is located between two existing one over one wood windows towards the rear. The applicant has stated that there is less than 13 feet from the house to the property line, leaving limited room for stairs and a driveway at this location. There is also a large tree on the property line directly across from the door location, which will be preserved, adding to the limited space. According to the Historic Design Guidelines for Exterior Maintenance and Alterations, historic openings should be preserved. While the door opening is likely original to the structure, several modifications have occurred over time, and the location of the door is not highly visible from the public right-of-way. Staff finds its enclosure appropriate based on these property-specific considerations.
- f. **FRENCH DOOR INSTALLATION** – The applicant has proposed to install a pair of French doors on the rear façade of the structure. No opening presently exists in this location. According to the Historic Design Guidelines, new openings should match the existing in configuration, materiality, and proportion. Staff finds the proposal appropriate with the stipulations listed in the recommendation.
- g. **REAR ROOF PITCH** – The applicant has proposed to modify the existing roof pitch of a rear portion of the structure. The existing roof pitch is flat, which has contributed to the deterioration of materials. The applicant has proposed a low sloping roof form to match similar pitches on the structure. The roofing will be composite shingles to match the rest of the structure. Staff finds this to be appropriate.

- h. **HISTORIC TAX CERTIFICATION: SCOPE** – The scope of work for the primary structure largely consists of restoration work that is eligible for administrative approval, including rehabilitation of original wood windows, painting, repair of siding in-kind, removal of non-original siding, replacement of portions of the roof in-kind, and foundation repair. The scope of work also includes the items requested above, as well as interior remodeling, plumbing, and electrical work.
- i. **HISTORIC TAX CERTIFICATION: EXISTING CONDITION** – Staff conducted a site visit on March 9, 2019, to examine the exterior conditions of the property. Overall, staff finds that the property is in need of reinvestment and commends the applicant for undertaking its relocation and rehabilitation in a way that returns the property back to its original configuration, materiality, and residential setting.
- j. **HISTORIC TAX CERTIFICATION: REQUIREMENTS** – The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

## **RECOMMENDATION:**

Item 1, Staff recommends approval of the new front porch based on finding b with the stipulation that the columns be a maximum width of 6 inches. The applicant is required to submit a detailed drawing of the proposed columns to staff prior to receiving a Certificate of Appropriateness.

Item 2, Staff recommends approval of the new windows on the front façade based on finding c with the following stipulations:

- i. That the applicant installs wood windows. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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.

Item 3, Staff recommends approval of the new windows on the rear façade based on finding d with the following stipulations:

- i. That the applicant installs wood windows. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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.

Item 4, Staff recommends approval of the door removal based on finding e.

Item 5, Staff recommends approval of the French door installation based on finding f.

Item 6, Staff recommends approval of the rear roof pitch modifications based on finding g.

Item 7, Staff recommends approval of Historic Tax Certification based on findings h through j.

























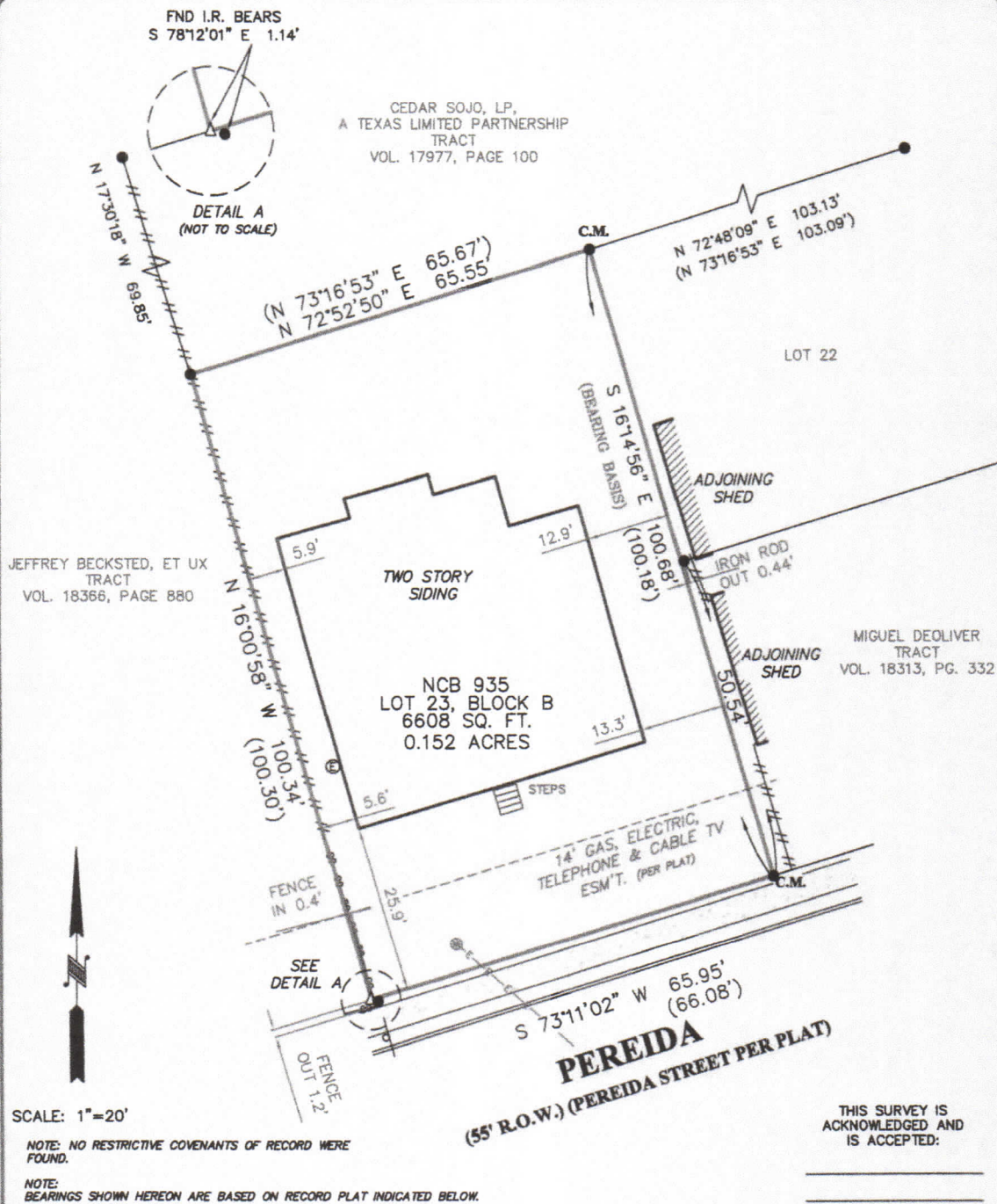












FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415 G, which is Dated 09-29-2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s). Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



**Property Address:**  
311 PEREIDA (PEREIDA STREET PER PLAT)

**Property Description:**  
LOT 23, BLOCK B, NEW CITY BLOCK 935, PEREIDA HOUSE,  
AN ADDITION IN THE CITY OF SAN ANTONIO, BEXAR  
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT  
THEREOF RECORDED IN VOLUME 9714, PAGE 178, DEED  
AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

**Owner:**  
ELLEN ANDRUS

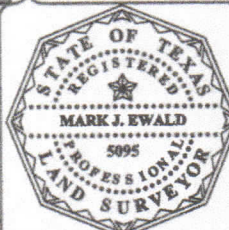
FIRM REGISTRATION NO.  
10111700

**Westar  
Alamo**

LAND SURVEYORS, L.L.C.

P.O. BOX 1036 HELOTES, TEXAS 78023-1036  
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- △ = CALCULATED POINT
  - = FND 1/2" IRON ROD
  - ( ) = RECORD INFORMATION
  - B.S. = BUILDING SETBACK
  - C.M. = CONTROLLING MONUMENT
  - = WOOD FENCE
  - = SIGN
  - = POWER POLE
  - = OVERHEAD ELECTRIC
  - = WATER METER
  - = ELECTRIC METER



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

*Mark J. Ewald*

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095



311 PEREIDA  
SAN ANTONIO TX 78210

GENERAL NOTES:

1. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A WATERTIGHT AND WEATHER TIGHT BUILDING. THE CONTRACTOR SHALL REVIEW ALL DETAILS RELATING TO THIS INTENT AND BY ENTERING INTO THIS CONSTRUCTION CONTRACT WARRANTS FOR ONE FULL YEAR THE ADEQUACY OF THESE DETAILS.
2. THE INTENT OF THE DRAWING IS TO PROVIDE FOR A PLUMB, LEVEL AND SQUARE STRUCTURE UNLESS OTHERWISE NOTED.
3. THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH CURRENT INTERNATIONAL RESIDENTIAL BUILDING CODE AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS.
4. THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF OR HERSELF WITH EXISTING CONDITIONS, DRAWINGS AND SPECIFICATIONS.
5. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND SHOULD BE FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES.
6. DETAILS ARE MEANT TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, ALL INCLUDED AS PART OF THE WORK.
7. THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
8. THE CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL PADS AND PANELS AS WELL AS POWER, WATER, AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT AND EQUIPMENT MANUFACTURERS.
9. ALL WIDTHS ARE SHOWN AND DIMENSIONED WITH NOMINAL DIMENSIONS (I.E. 6" = 5 1/2").
10. ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
11. CONTRACTOR TO PROVIDE DUMPSTER AND TEMPORARY TOILET. SITE SHOULD BE CLEANED REGULARLY.
12. ALL DIMENSIONS ARE TO FACE OF STUD OR WALL FACE UNLESS OTHERWISE NOTED.
13. INTERIOR WALLS TO BE 2X4 WOOD STUDS AT 16" O.C., UNLESS OTHERWISE NOTED FOR PLUMBING WALLS.
14. EXTERIOR WALLS SHALL MATCH EXISTING STRUCTURE. IF NEW CONSTRUCTION, SHALL BE 2X4 WOOD STUDS AT 16" O.C., UNLESS OTHERWISE NOTED.
15. ALL RESIDENTIAL STRUCTURES SHALL USE 5/8" TYPE X SHEETROCK FOR ALL NEW STRUCTURE AND WHERE GREATER THAN 50% OF A WALL SURFACE IS REMOVED, CONCRETE BOARD OR HARDIE BACKER TYPE MATERIAL AT ALL "WET AREAS". USE CEMENT BACKER BOARD AT ALL TILED WALLS, OR FULL SET MORTAR BACKING AT TILED WALLS.
16. ELECTRICAL AND HVAC INSTALLER TO COORDINATE THEIR WORK.
17. A/C PLAN TO BE PROVIDED BY CONTRACTOR AND COORDINATED WITH DESIGNER AND OTHER TRADES. BUILDING CODES, PROVIDE COST ESTIMATE FOR HIGH EFFICIENCY VARIABLE SPEED ZONED SYSTEM WITH MAXIMUM EFFICIENCY FILTERING SYSTEM.
18. EXTERIOR WALL SHEATHING 1/2" PLYWOOD OR ORIENTED STRAND BOARD WRAPPED WITH TYVEK EXTERIOR WATER RESISTANT BARRIER. SEE PROJECT MANUAL FOR CORRECT INSTALLATION OF TYVEK.
19. FOR WATER DISTRIBUTION PIPING ONLY TYPE L SHALL BE USED. TYPE M COPPER, GPGV 4 PEX NOT ALLOWED.
20. INTERIOR WALLS TO BE LIGHT TEXTURE FINISH WITH 3 COATS PAINT (SATIN). INTERIOR TRIM TO BE PREPARED FOR PAINTING - 3 COATS PAINT (SEMI-GLOSS). INTERIOR TRIM - ALL INTERIOR TRIM TO BE PAINTED WOOD.
21. ALL PLYWOOD AND HARDWOODS AT CABINETS AND SHELVING TO BE "PREMIUM GRADE" AND TO BE FORMALDEHYDE FREE.
22. PROVIDE SINKER CLEANOUTS AS REQUIRED TO SERVICE ALL PLUMBING. VERIFY LOCATIONS WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.
23. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR BACKFLOW PREVENTION DEVICES ON ALL INDIVIDUAL PIECES OF EQUIPMENT AS INDICATED IN TCEQ REGULATIONS.
24. CONTRACTOR SHALL INSTALL VACUUM BREAKER DEVICES ON ALL EXTERIOR HOSE BIBS.
25. CONTRACTOR SHALL INSTALL ARC FAULT CIRCUIT INTERRUPTION PROTECTION ON ALL ELECTRICAL CIRCUITS PER NEC 210.12.
26. SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM ENTRY AND ADJOINING HALL CEILING. SMOKE DETECTORS SHALL BE ELECTRICALLY HARDWIRED WITH A BATTERY BACKUP. ALL SMOKE DETECTORS SHALL ALSO BE ELECTRICALLY INTERCONNECTED, SO THAT IF ONE GOES INTO ALARM, ALL GO INTO ALARM. DETECTORS SHALL MEET INTERNATIONAL RESIDENTIAL CODE SECTION 911.1.1.
27. COMPLIANCE WITH IRC R612.2 FOR WINDOW SILLS.
28. WATER RISER MUST BE METAL ABOVE GROUND. SCHEDULE 40 FVG MAY ONLY BE USED FOR EXTERIOR PIPING THAT IS UNDERGROUND.

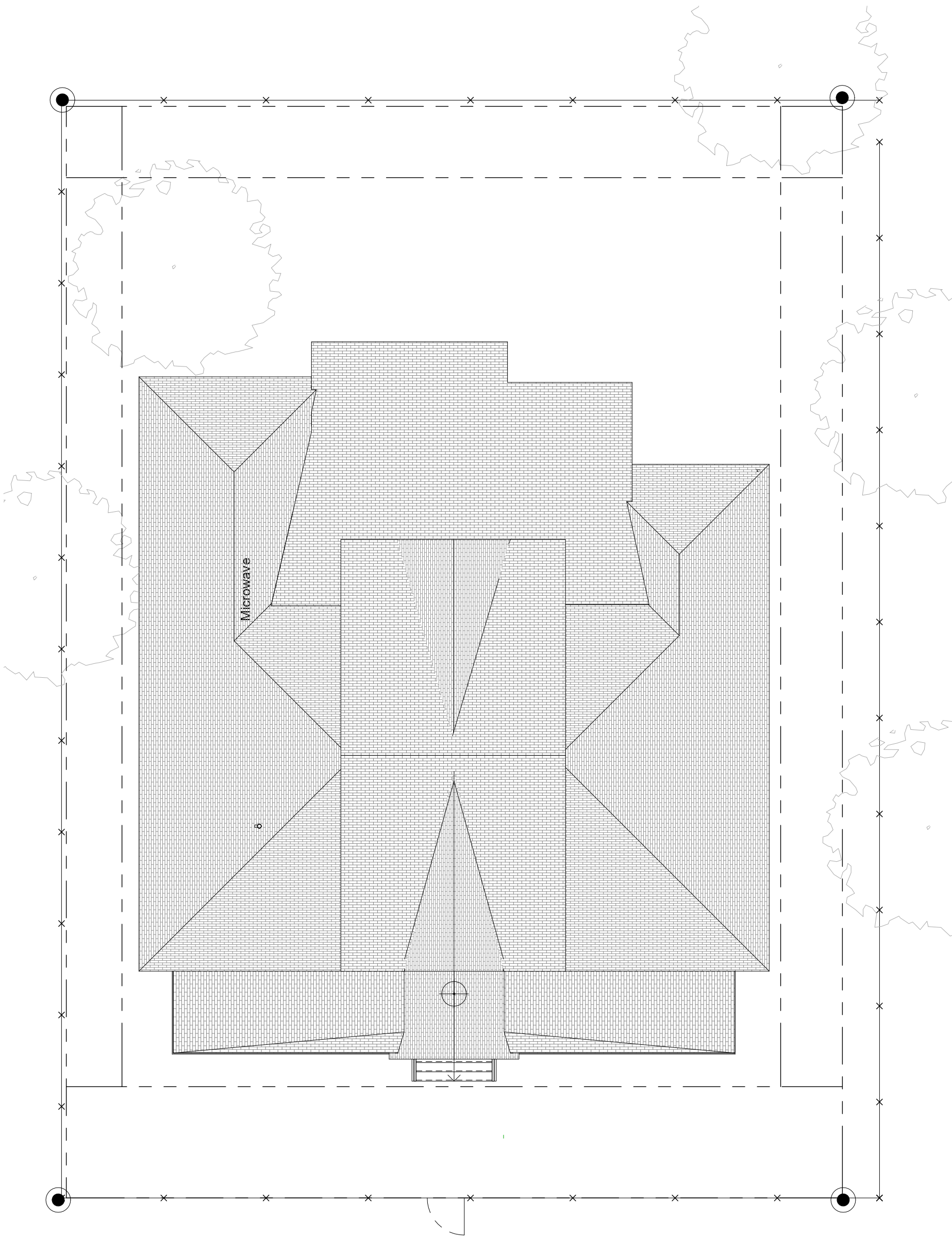
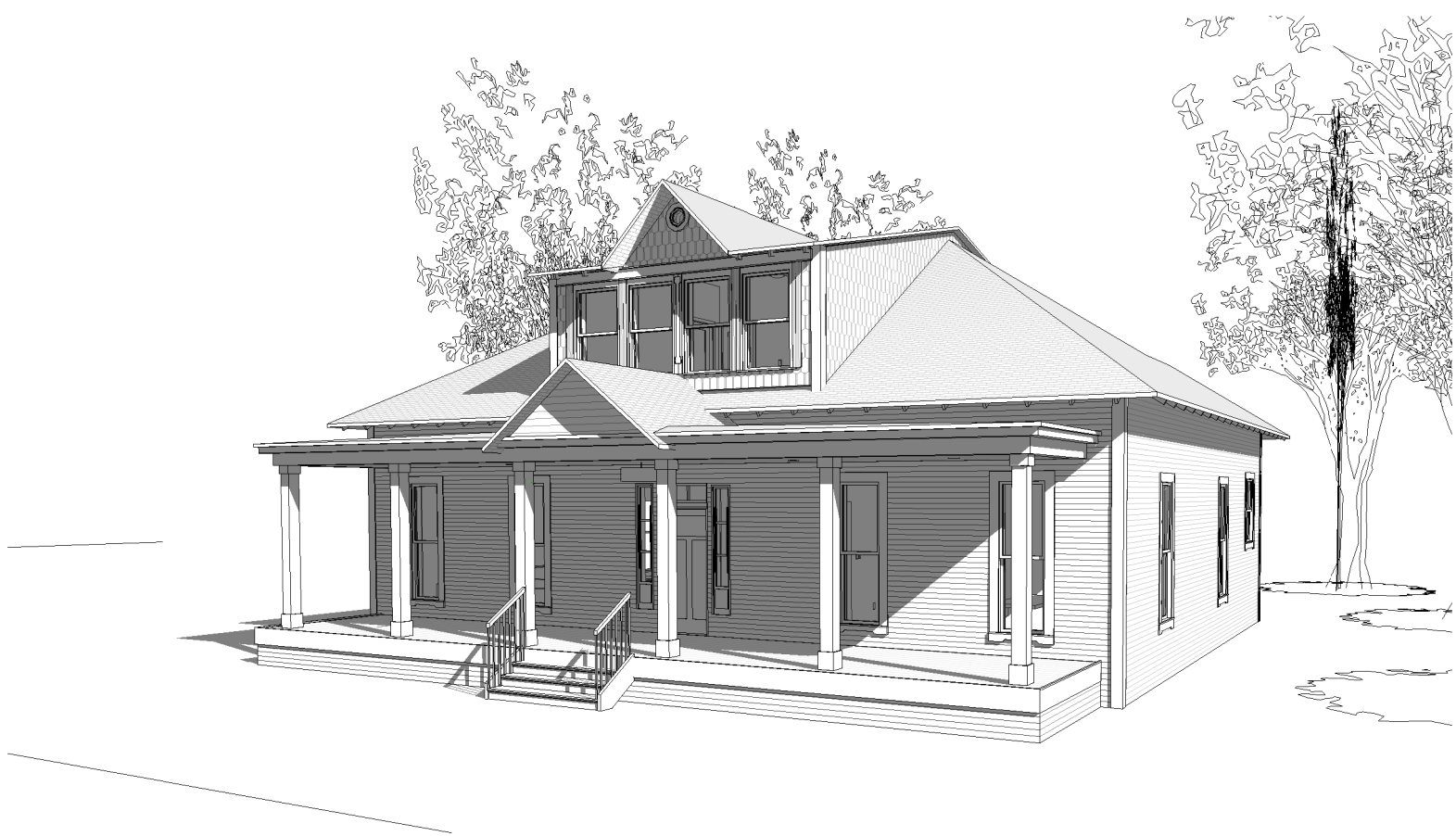
29. ALL WALLS WITH DRAIN-WASTE-VENT PLUMBING SHALL BE 2X6 LUMBER.
30. ATTIC ACCESS, MINIMUM OPENING 25.5" X 54", SHALL SUPPORT 350 LBS WITH 20 MINUTES FIRE RESISTANCE.
31. ALL MECHANICAL EQUIPMENT EXHAUST MUST TERMINATE ON THE EXTERIOR OF THE STRUCTURE.
32. ALUMINUM WIRING IS PROHIBITED AND 12/2 WITH GROUND IS THE SMALLEST CONDUCTOR SIZE ALLOWED.
33. NO GREEN/PURPLE ROCK FOR TUB/SHOWER ENCLOSURE
34. LOCATE ALL ROOF VENTS FROM STREET VIEW WHERE POSSIBLE. PAINT TO MATCH ROOF COLOR.

STANDARDS AND REGULATIONS  
APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY AND BUILDING CODES HAVE THE SAME FORCE AND AFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS. GOVERNING REGULATIONS HAVE PRECEDENCE OVER NONREFERENCED STANDARDS, IN SO FAR AS DIFFERENT STANDARDS MAY CONTAIN OVERLAPPING OR CONFLICTING REQUIREMENTS. COMPLY WITH LOCAL BUILDING CODES AND INDUSTRY STANDARDS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO THESE STANDARDS AND REGULATIONS AND FOR THE CONSTRUCTION PERMITS. THE INSTALLATION SHALL MEET THE MINIMUM STANDARD PRESCRIBED IN THE LATEST EDITION AND AMENDMENTS OF THE FOLLOWING STANDARDS. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL CODES AND THE NEC.:

1. BUILDING CODES.....2018 INT. RESIDENTIAL CODE  
2. PLUMBING CODE.....2018 UNIFORM PLUMBING CODE  
3. MECHANICAL .....2018 INTERNATIONAL MECHANICAL CODE  
4. ELECTRICAL CODE.....2015 NATIONAL ELECTRICAL CODE

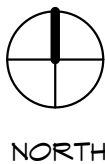
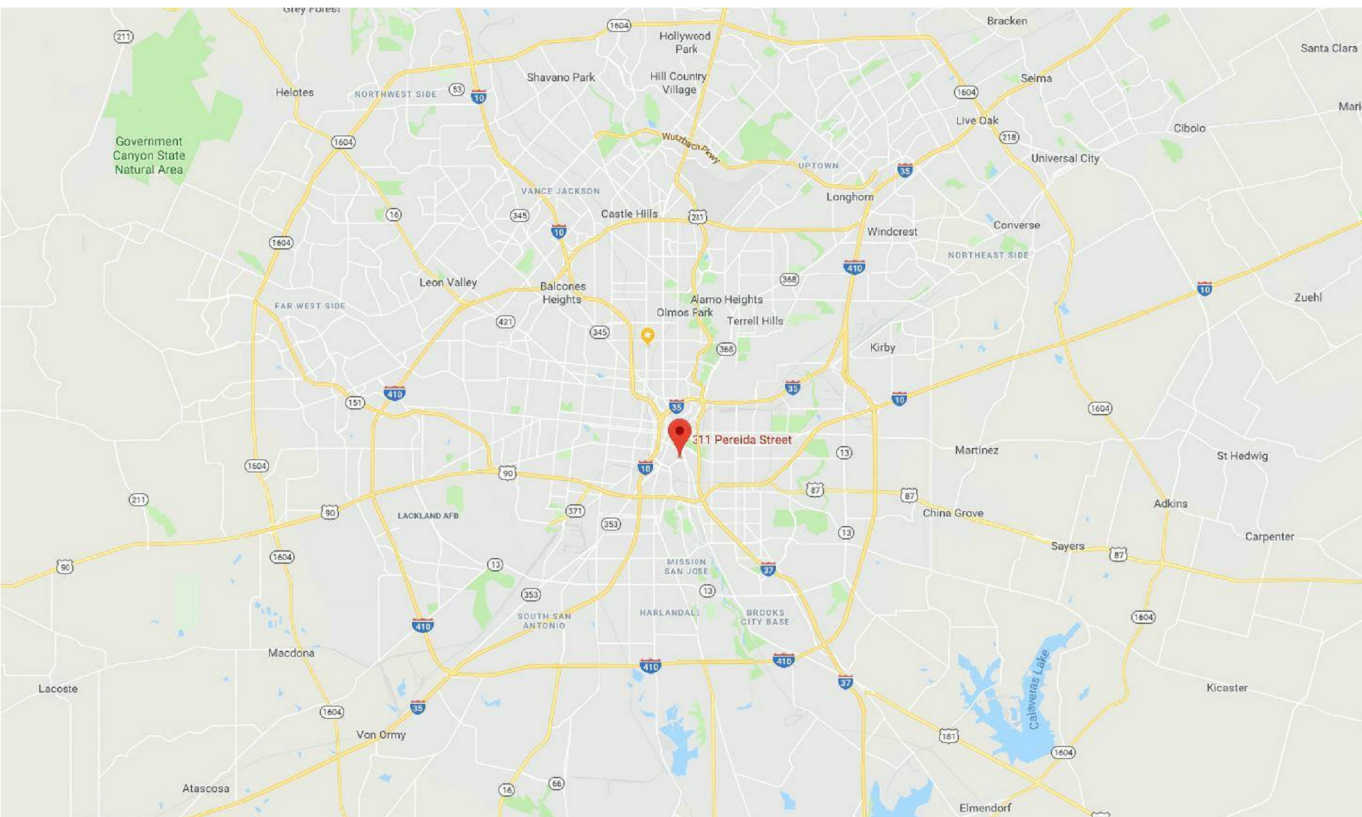
ALL MECHANICAL, ELECTRICAL, AND PLUMBING INDICATED ON DRAWINGS IS SIMPLY TO AID CONTRACTOR ON GENERAL LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL, PLUMBING AND MECHANICAL SIZING, AND SHALL ADHERE TO THESE CODES.

PERSPECTIVE VIEW

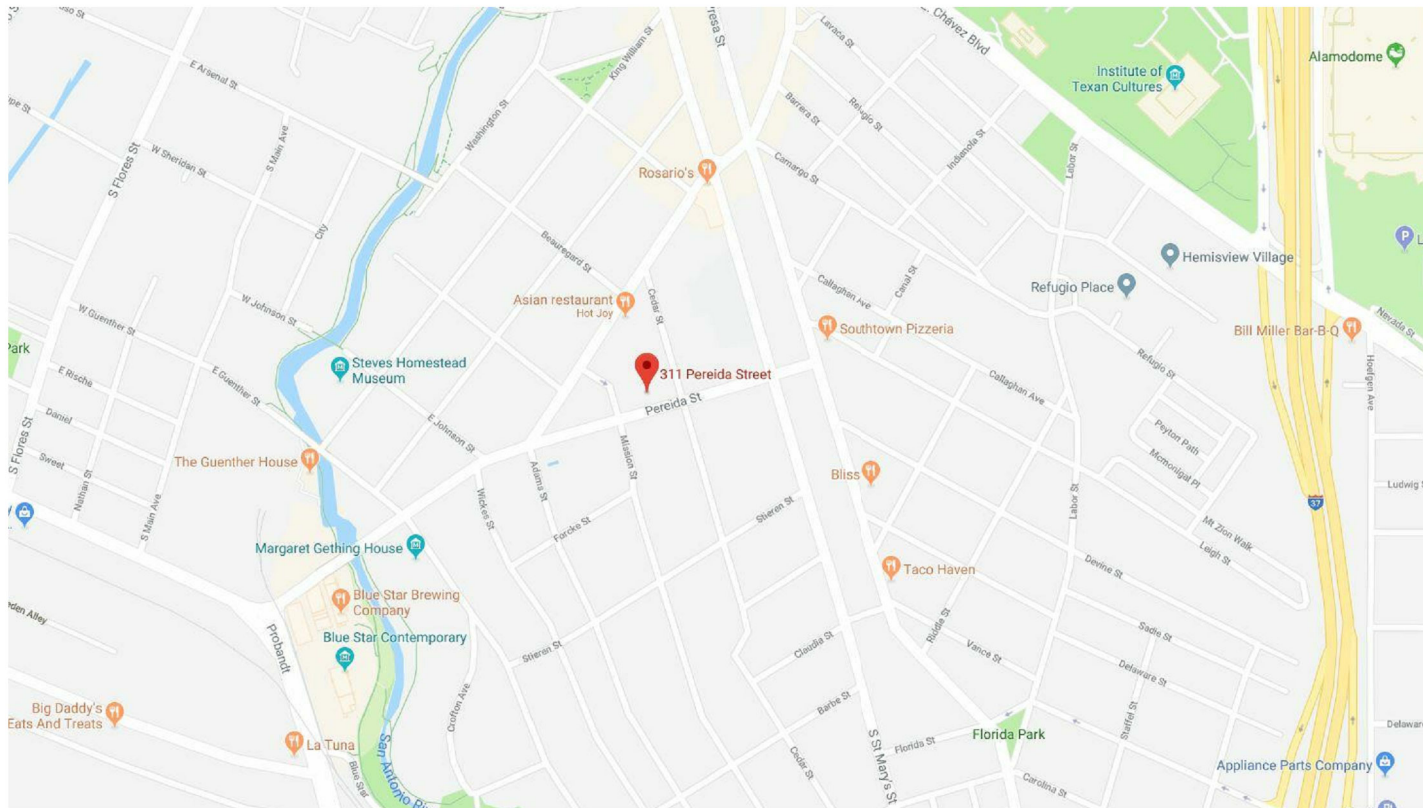


1 PROPOSED SITE PLAN  
1/8" = 1'-0"

LOCATION MAP



VICINITY MAP



PROJECT CONTACTS

OWNER  
PAUL & AMY PEREZ  
210 -957-9992 (CELL)  
KAIHOMESLLC@GMAIL.COM

DESIGNER  
JASON MORAN  
210-685-1906 (CELL)  
JSN.MORAN10@GMAIL.COM

Sheet Number	Sheet Name
A-0.0	COVER
A-2.2	FLOOR PLAN LEVEL 1 & 2
A-2.3	ELECTRICAL PLAN
A-3.1	EXTERIOR ELEVATIONS
A-3.2	EXTERIOR ELEVATIONS

JASON MORAN  
COLLABORATIVE DESIGNER

311 PEREIDA  
SAN ANTONIO TEXAS 78210

DRAWING FOR REVIEW  
ONLY. NOT FOR  
CONSTRUCTION,  
PERMITTING OR  
REGULATORY  
APPROVAL

2017 JASON MORAN DESIGN  
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PERMISSION OF JASON MORAN.

ISSUE:  
PRELIMINARY PLAN

COVER

PROJECT NO: 1836  
DATE: 02.12.2019  
DRAWN BY: JM

A-0.0



311 PEREIDA  
SAN ANTONIO TEXAS 78210

DRAWING FOR REVIEW  
ONLY. NOT FOR  
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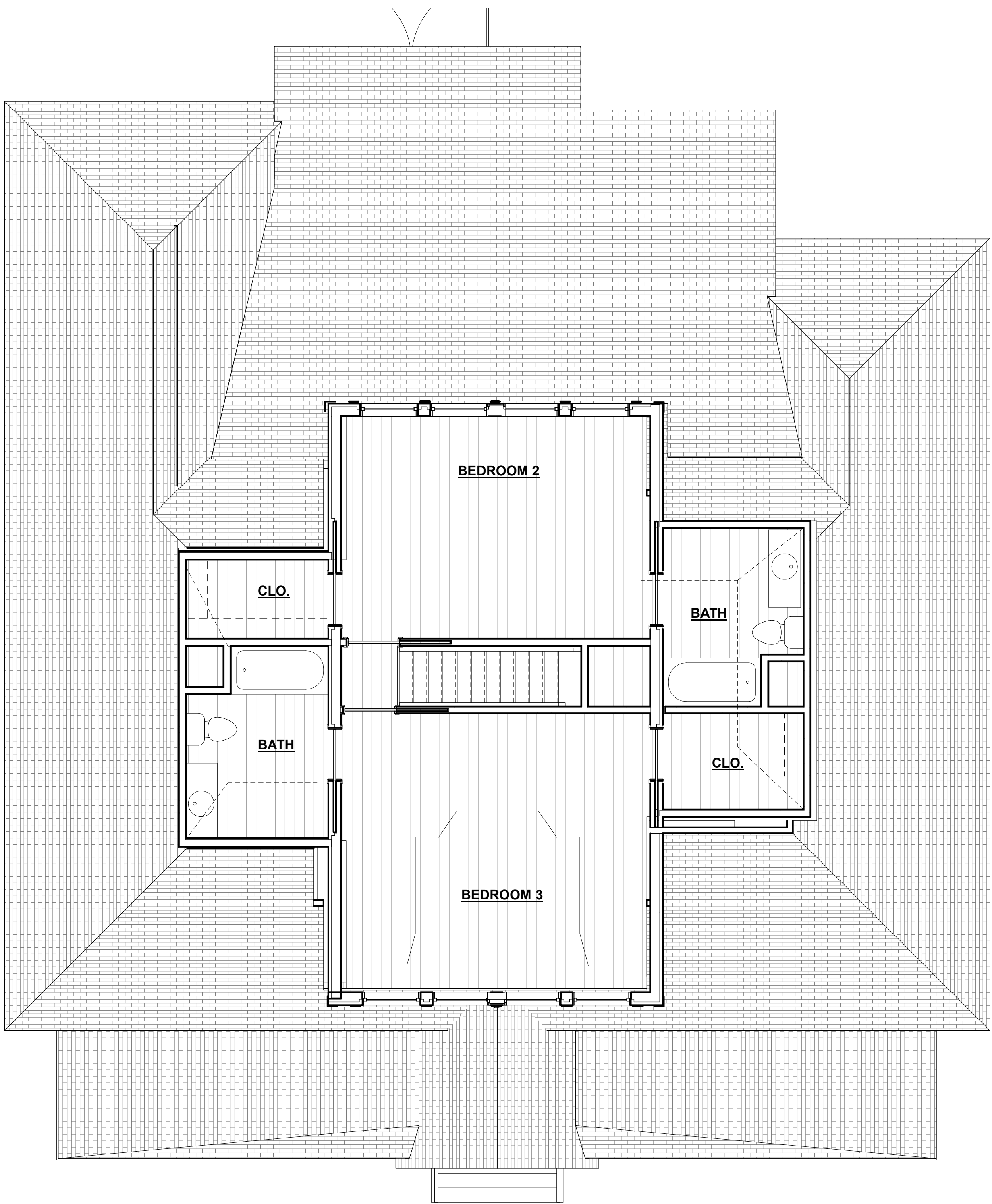
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ISSUE:  
PRELIMINARY PLAN

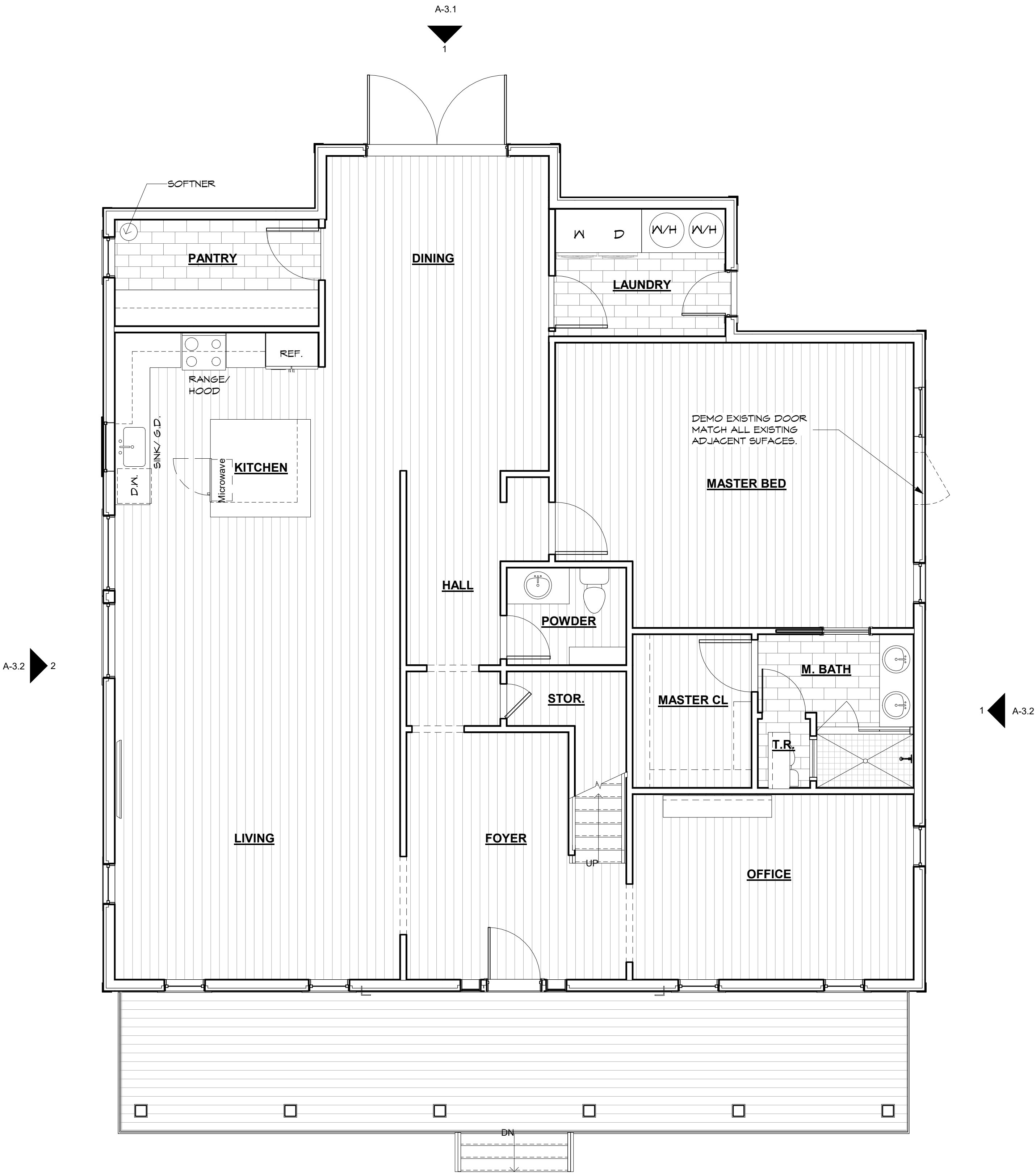
FLOOR PLAN  
LEVEL 1 & 2

PROJECT NO:	1836
DATE:	02.12.2019
DRAWN BY:	JM

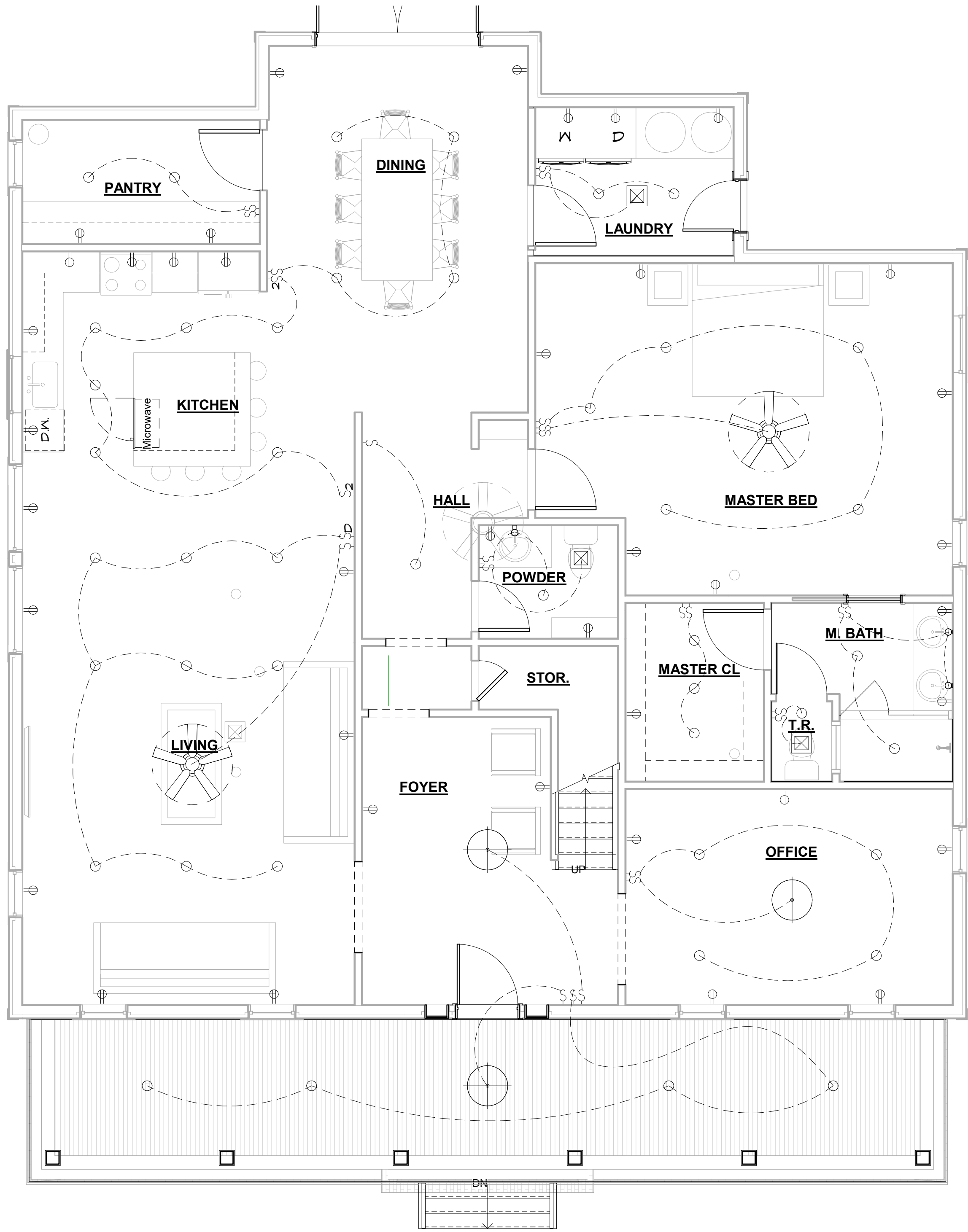
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② SECOND FLOOR PLAN  
1/4" = 1'-0"

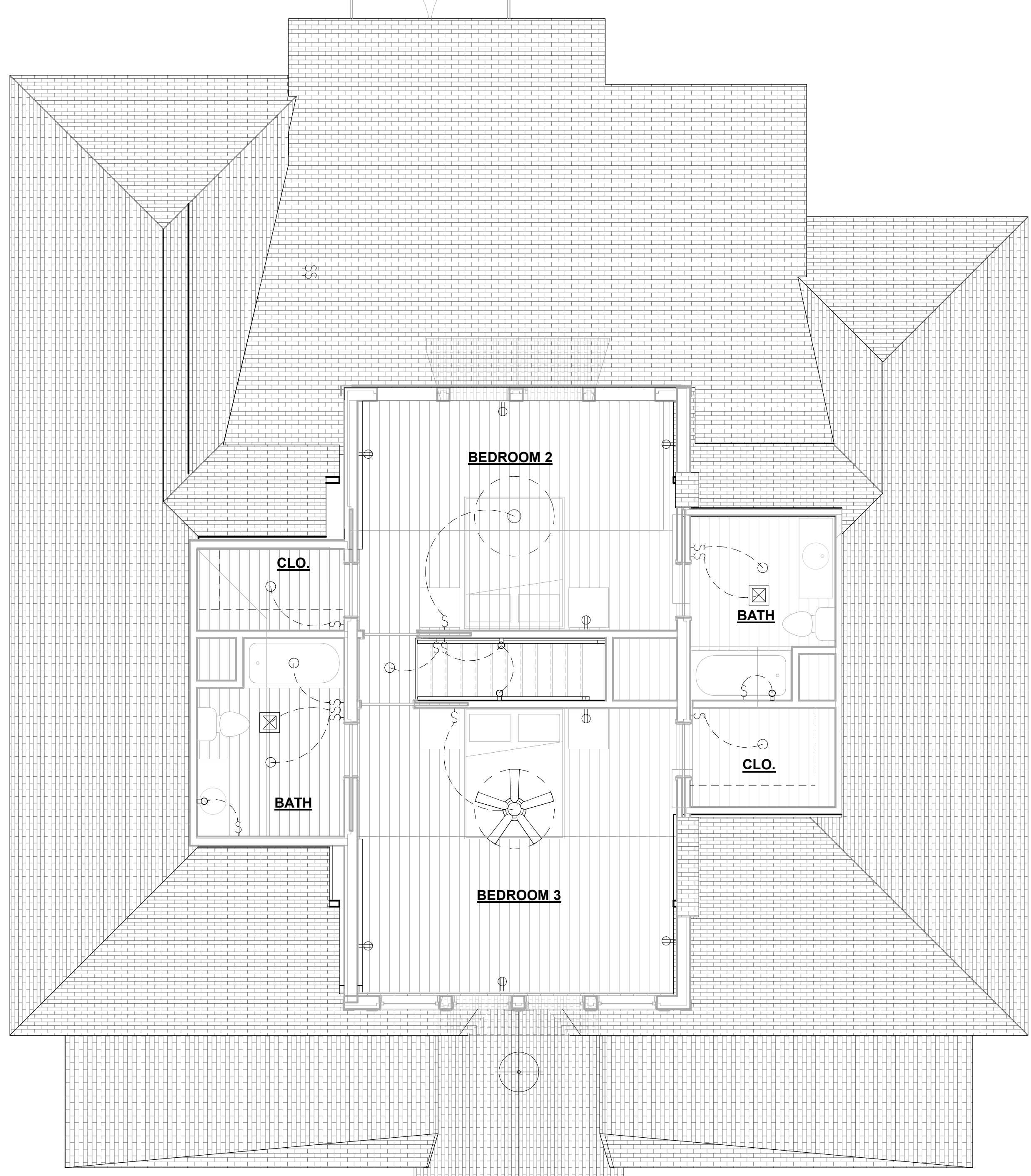


① FIRST FLOOR PLAN  
1/4" = 1'-0"



1 FIRST FLOOR - ELECTRICAL PLAN  
1/4" = 1'-0"

	A	RECESSED CAN LIGHT		S3	3 WAY LIGHT SWITCH		BG	DOOR CHIME
	B	RECESSED CAN AT SHOWER MOISTURE RESISTANT		Φ	SMALL PENDANT LIGHT FIXTURE		Φ	DUPLEX OUTLET
	C	SECURITY LIGHTS W/ MOTION DETECTION & MANUAL SWITCH OVERRIDE		Φ	LARGE PENDANT LIGHT FIXTURE		Φ	220V OUTLET
	D	WALL MOUNTED LIGHT FIXTURE		Φ	42" OR 48" CEILING FAN WITH LIGHT KIT		Φ	FOURPLEX OUTLET
	E	6"x24" SURFACE MOUNTED LINEAR UTILITY LIGHT		Φ	LIGHT PATH		GFI	GROUND FAULT INTERRUPTED
	⊠	DOOR CHIME		⊠	HEATER / VENT		WP	WEATHER PROOF
	S	LIGHT SWITCH		⊠	SURFACE MOUNTED TRACK		T	THERMOSTAT



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

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APPROVAL

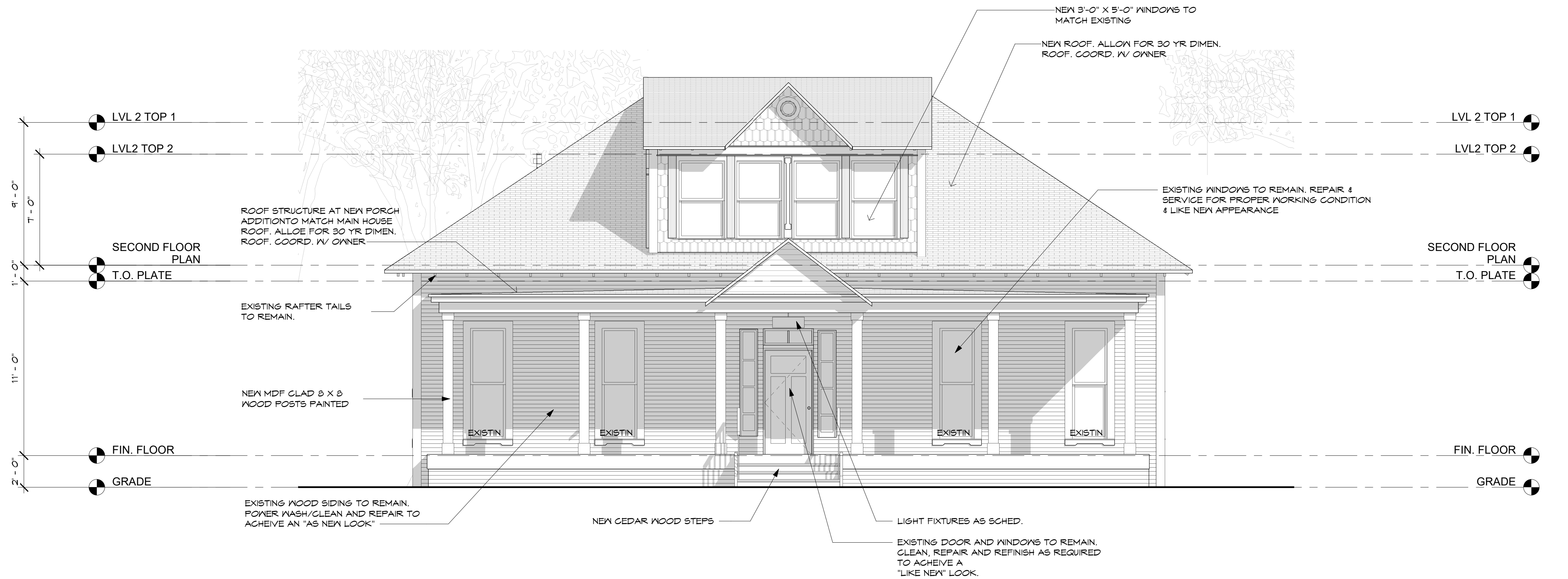
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ISSUE:  
PRELIMINARY PLAN

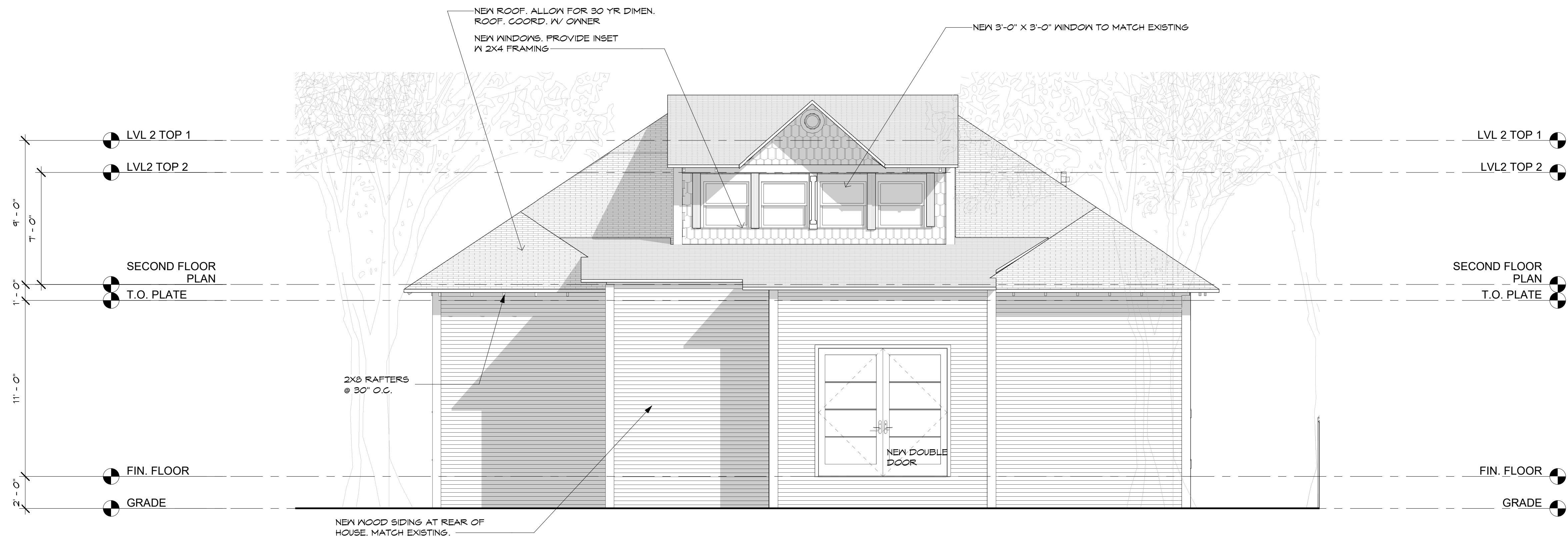
## ELECTRICAL PLAN

PROJECT NO: 1836  
DATE: 02.12.2019  
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② SOUTH ELEVATION  
1/4" = 1'-0"



① NORTH ELEVATION  
1/4" = 1'-0"

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## EXTERIOR ELEVATIONS

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ISSUE:  
PRELIMINARY PLAN

EXTERIOR  
ELEVATIONS

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