

# HISTORIC AND DESIGN REVIEW COMMISSION

February 19, 2020

**HDRC CASE NO:** 2020-068  
**ADDRESS:** 311 REFUGIO ST  
**LEGAL DESCRIPTION:** NCB 714 BLK 11 LOT 11  
**ZONING:** RM-4  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Brian Voges/Voges Design  
**OWNER:** Houston Carpenter  
**TYPE OF WORK:** New construction of two, 2-story residential structures with a 1-story connected rear garage structure  
**APPLICATION RECEIVED:** January 31, 2020  
**60-DAY REVIEW:** March 31, 2020  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting conceptual approval to construct two, 2-story single-family structures at the parcel addressed 311 Refugio. The two residential structures will front Lavaca St. The proposal includes a connected 1-story, four garage structure fronting Refugio St.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 1. Building and Entrance Orientation

#### A. FAÇADE ORIENTATION

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

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

#### B. ENTRANCES

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

### 2. Building Massing and Form

#### A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### B. ROOF FORM

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

#### C. RELATIONSHIP OF SOLIDS TO VOIDS

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

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

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

#### D. LOT COVERAGE

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

### 3. Materials and Textures

#### A. NEW MATERIALS

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

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

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

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

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

#### B. REUSE OF HISTORIC MATERIALS

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

### 4. Architectural Details

#### A. GENERAL

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

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

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

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

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

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

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

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.

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

## B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

## 6. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

### B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

## 7. Designing for Energy Efficiency

### A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

### B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

### C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

## *OHP Window Policy Document*

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

## **FINDINGS:**

- a. The property at 311 Refugio is currently vacant, but originally featured two single-family structures constructed circa 1910. They first appear on the Sanborn Map in 1912. The current vacant lot front Refugio to the south and Lavaca to the north. The block consists of 1-story and 2-story single-family and multi-family residences and infill construction. The property is contributing to the Lavaca Historic District.
- b. **CASE HISTORY** – The applicant’s case was previously heard by the HDRC on July 17, 2019. The applicant received conceptual approval with staff stipulations to construct four, 2-story single-family residential structures on the lot at 311 Refugio with residential frontage on both Refugio and Lavaca streets. The proposal included driveways on the side of each residential structure. The applicant has addressed previous staff stipulations to explore alternatives to attach the two groups of buildings and to incorporate ribbon driveways in the updated proposal; however, the proposal has been significantly modified to feature only residential access from Lavaca Street, and garage frontage along Refugio Street. The applicant is seeking conceptual approval for the updated proposal.
- c. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval.
- d. **SETBACK & ORIENTATION (REFUGIO)** – According to the Guidelines for New Construction, the front facades of new buildings should align with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to construct two 2-story, single-family residences at 311 Refugio. The residences will be attached and the entrances will face Lavaca. The rear of the structure features a connected, 1-story, 4-car garage facing Refugio. The applicant has noted that the proposed setback from Refugio will be 10 feet. Adjacent structures feature setbacks that range from approximately 10 to 20 feet. The Historic Design Guidelines for New Construction stipulate that primary building entrances should be oriented towards the primary street and that front facades should be aligned with the front facades of adjacent buildings. Historically, homes have had frontage on both Refugio and Lavaca Streets. Staff finds that it is inappropriate for a new development to only address one frontage and to construct front-loading garages on the other. Staff finds that the overall setback and orientation should be more consistent with the proposal that received conceptual approval from the HDRC on January 17, 2019, as noted in finding b.
- e. **SETBACK & ORIENTATION (LAVACA)** – According to the Guidelines for New Construction, the front facades of new buildings should align with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has noted that the proposed setback from Lavaca will be 25 feet, which is generally consistent with adjacent structures. Staff finds that the applicant should provide a setback diagram noting the proposed setback is appropriate and consistent with the Guidelines.
- f. **ENTRANCES** – According to Guideline 1.B.i for New Construction, primary building entrances should be oriented towards the primary street. Staff finds the proposal for the primary entrance on Lavaca Street appropriate; however, staff does not find the proposed entrance configuration for Refugio Street appropriate.
- g. **SCALE & MASSING** – According to Guideline 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one story. The blocks of Refugio and Lavaca feature one-story and two-story historic structures. While staff finds that the proposed scale and massing of the two structures appear generally appropriate, a massing diagram for both Refugio and Lavaca should be developed to further demonstrate conformance with the Historic Design Guidelines.
- h. **FOUNDATION & FLOOR HEIGHTS** – Guideline 2.A.iii for New Construction stipulates that foundation and floor heights should be aligned within one (1) foot of the neighboring structure’s foundation and floor heights. At this time, the applicant has not noted the proposed foundation or floor height. The applicant is responsible for complying with the Guidelines.
- i. **ROOF FORM** – The applicant has proposed front gable roof forms and a side gable roof on the rear garage. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. The blocks of Refugio and Lavaca feature structures with front-facing gable roofs, hipped roofs, and shed porch roofs. Staff generally finds

- the overall proposed roof forms consistent based on the existing patterns and configurations in the district, but does not find the entrances and orientation consistent as noted in findings e and f.
- j. LOT COVERAGE – Guideline 2.D.i for New Construction stipulates that building to lot ratio for new construction should be consistent with adjacent historic buildings. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. The proposed new construction will cover more than 50 percent of the total lot area. The adjacent historic buildings do not establish a precedent for this amount of coverage. Staff finds the proposal inconsistent with the Guidelines.
  - k. MATERIALS AND TEXTURES – The applicant has not provided material specifications for conceptual approval. Guideline 3.A.i for New Construction stipulates that new construction should use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. The applicant previously submitted material specifications that included wood siding, stucco, and standing seam metal roofs. Staff previously found these materials to be appropriate and proposed that the standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. The applicant should submit material specifications to staff for approval.
  - l. WINDOW MATERIALS – At this time, the applicant has not provided information regarding window materials. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.
  - m. ARCHITECTURAL DETAILS – Guideline 4.A.i for New Construction states that new buildings should be designed to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district. Staff finds that the proposed new construction should incorporate architectural details that are respectful of the historic context and are consistent with the Guidelines. At this time, the proposal is not consistent with the Guidelines due to the inconsistencies in massing, orientation, entrances, lot coverage, and architectural details.
  - n. DRIVEWAYS – Guideline 5.B.i for Site Elements notes that new driveways should be similar to those found historically within the district in regards to their materials, width, and design. Additionally, the Guidelines note that driveways should not exceed ten (10) feet in width. The applicant has proposed to install two ribbon driveways fronting Refugio. While ribbon driveways are appropriate for the district, a 4-car garage fronting the entire width of a primary residential street is not appropriate. Staff finds the driveway configurations from the previous conceptual approval more appropriate.
  - o. FRONT WALKWAYS – The Guidelines for Site Elements note that front yard sidewalk should appear similar to those found historically within the district in regards to their materials, width, alignment and configuration. Staff finds the proposed walkways consistent with the Guidelines along Lavaca Street, but does not find the overall proposal as a whole consistent with the Guidelines.
  - p. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
  - q. LANDSCAPING PLAN – At this time, the applicant has not provided a landscaping plan. However, per the conceptual renderings, the applicant has proposed a low front wall, which does not have a precedent in the vicinity and should be eliminated. The applicant should install landscape elements that are consistent with those found historically on the blocks.

## **RECOMMENDATION:**

Staff does not recommend conceptual approval based on findings a through q. Staff recommends that the applicant address the following:

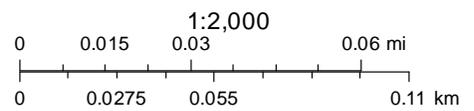
- i. That the applicant reconfigures the overall site design to propose residential structures that address both Refugio and Lavaca as noted in findings d, e, and f. The current site configuration is not appropriate.
- ii. That the applicant proposes a driveway configuration that locates driveways on the sides of proposed residential structures in lieu of a 4-car garage fronting a primary residential street as noted in finding n.
- iii. That the applicant proposes massing, entrance, and architectural details that are more in keeping with the historic development pattern and precedents in the district as noted in findings e, f, and m.
- iv. That the applicant submit a setback diagram to staff for review and approval, noting that proposed setbacks are consistent with the Guidelines.
- v. That the applicant submit final window specifications for the proposed replacement windows to staff for review and approval. Wood or aluminum-clad wood windows are recommended and 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.

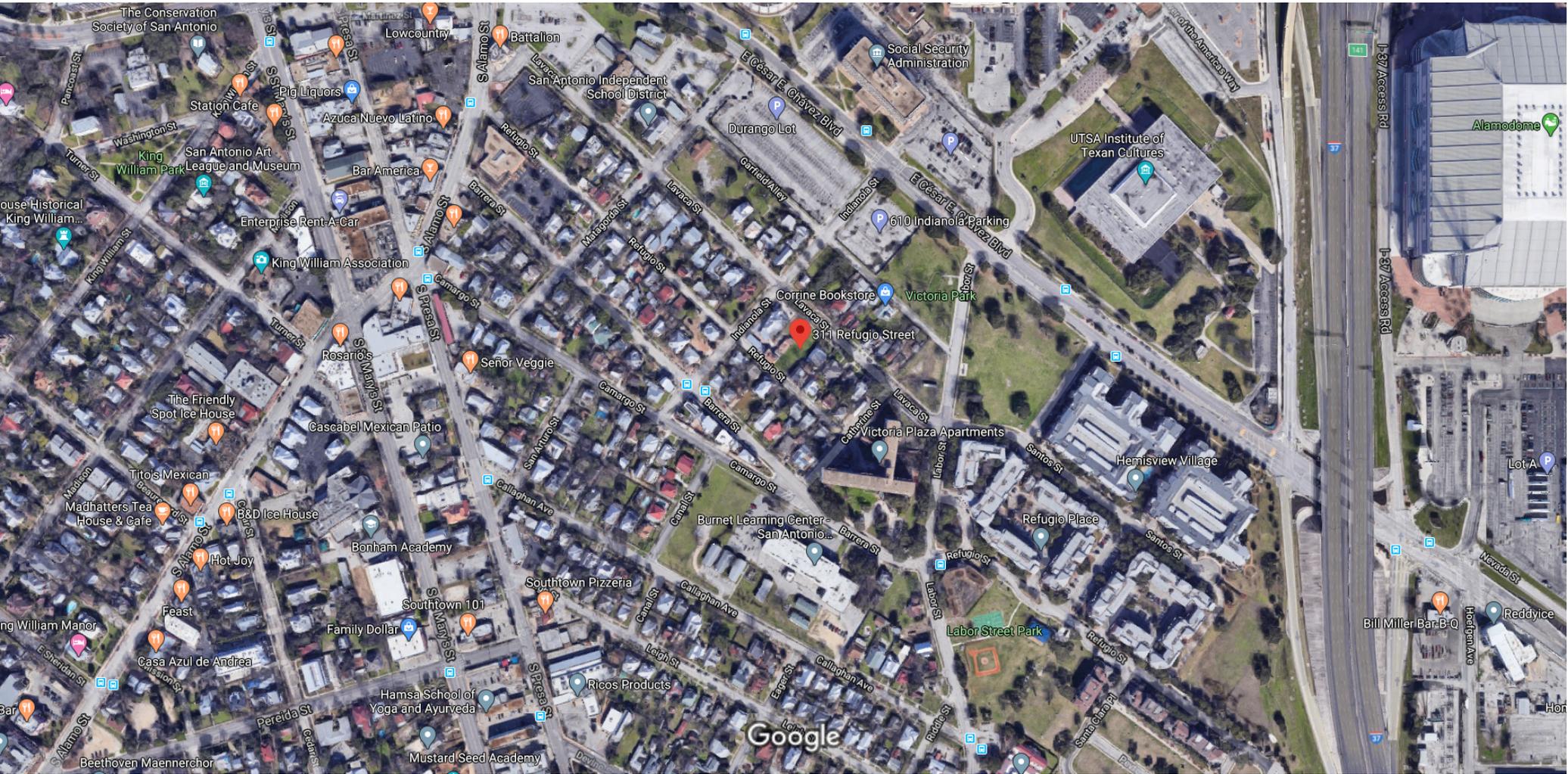
# City of San Antonio One Stop



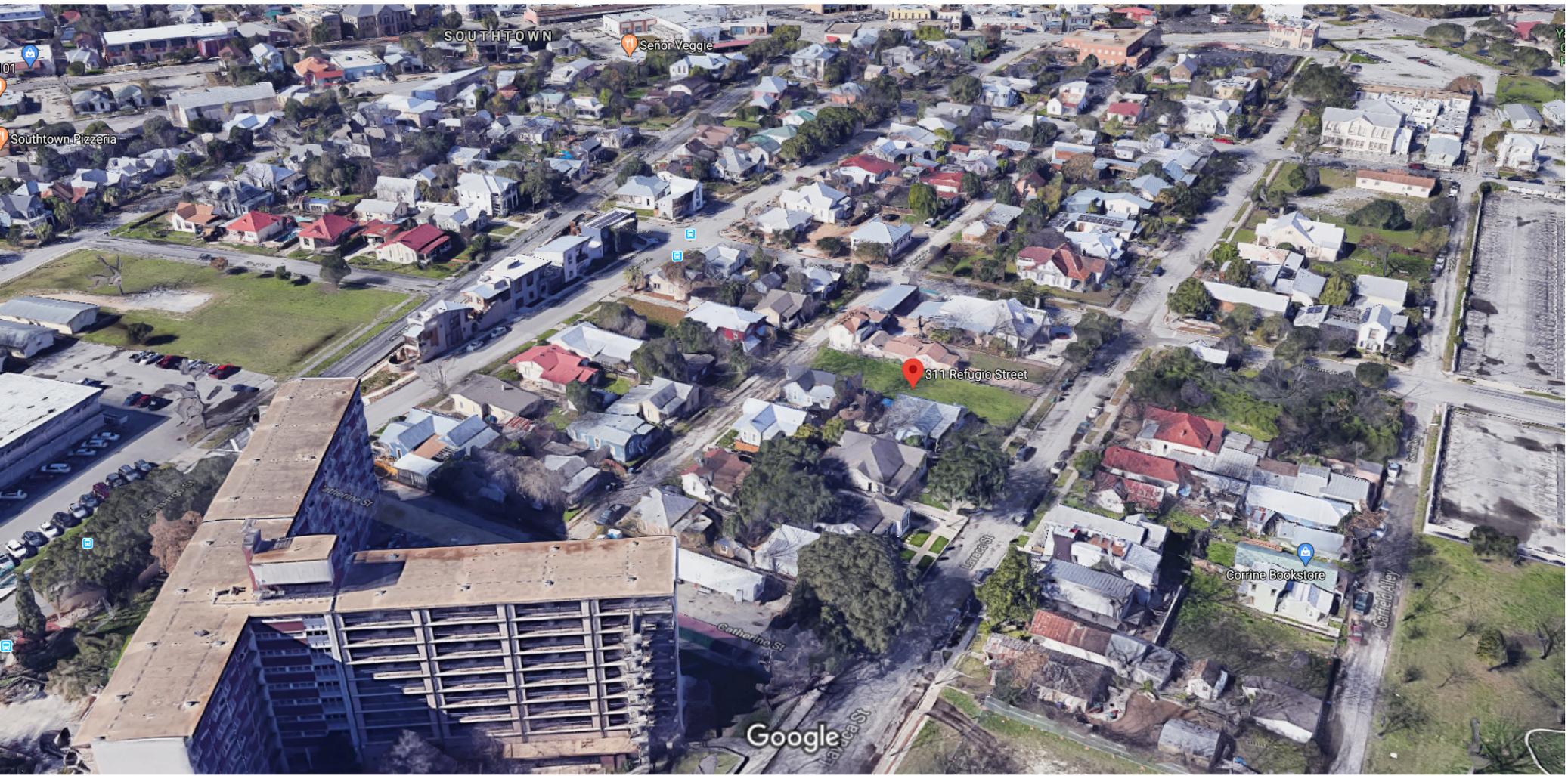
February 11, 2020

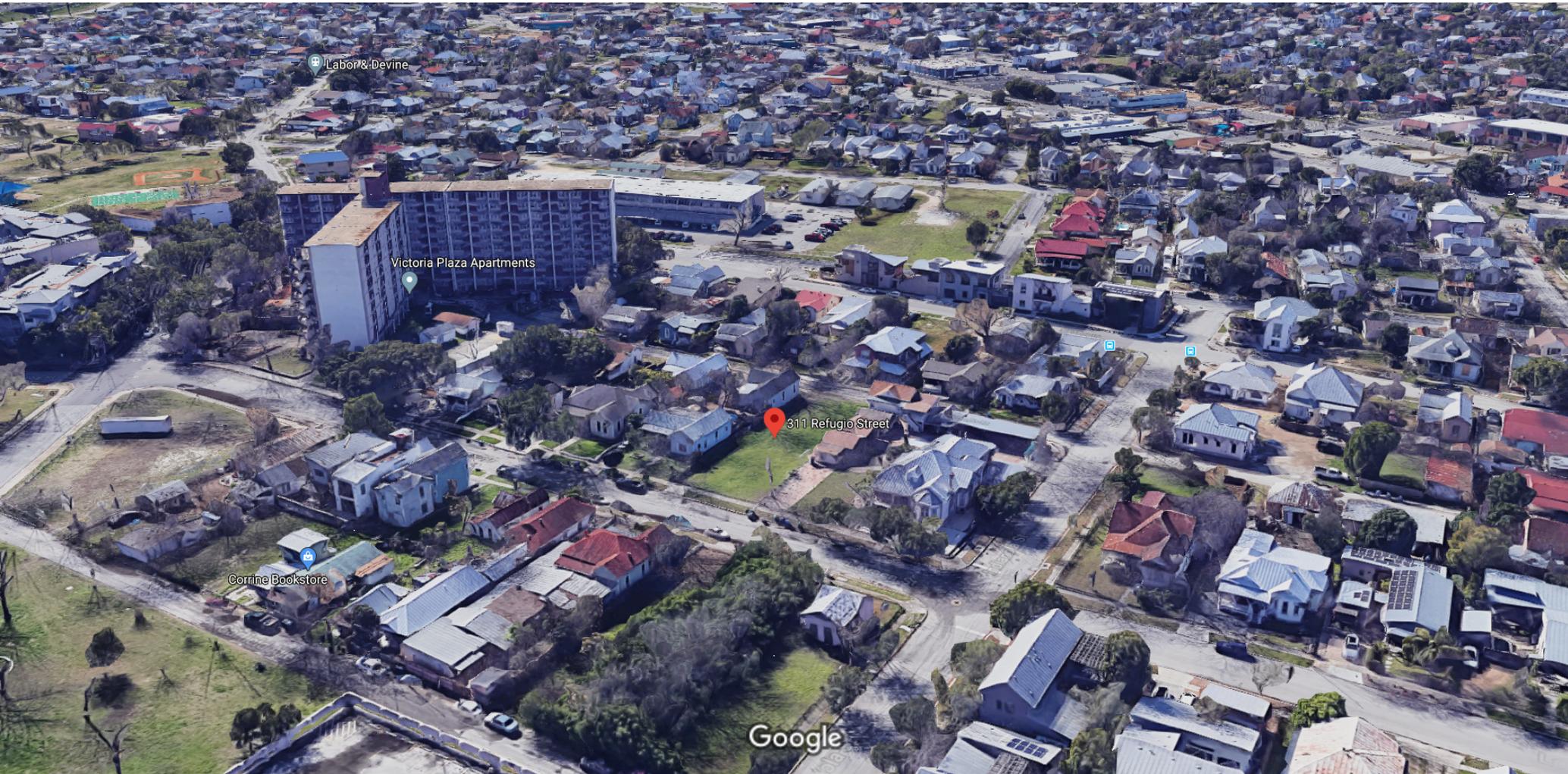
 User drawn lines

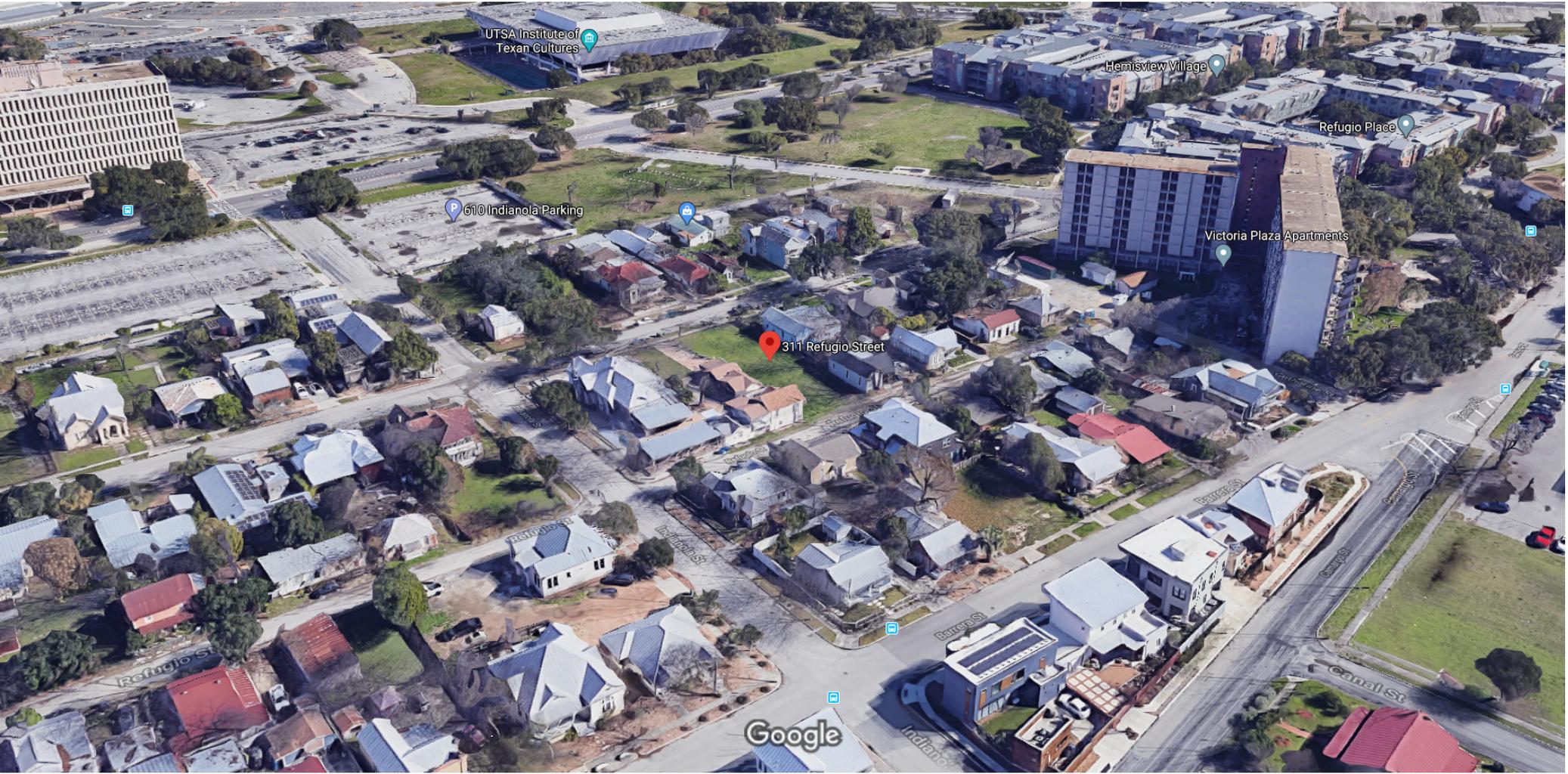










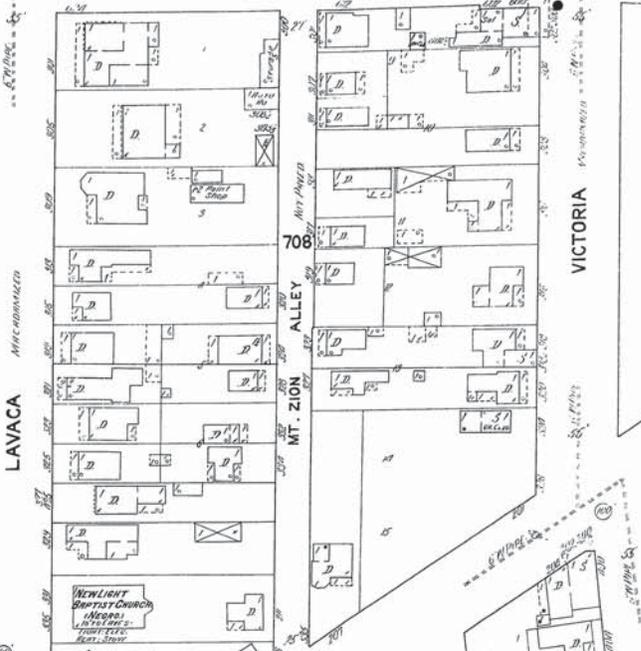
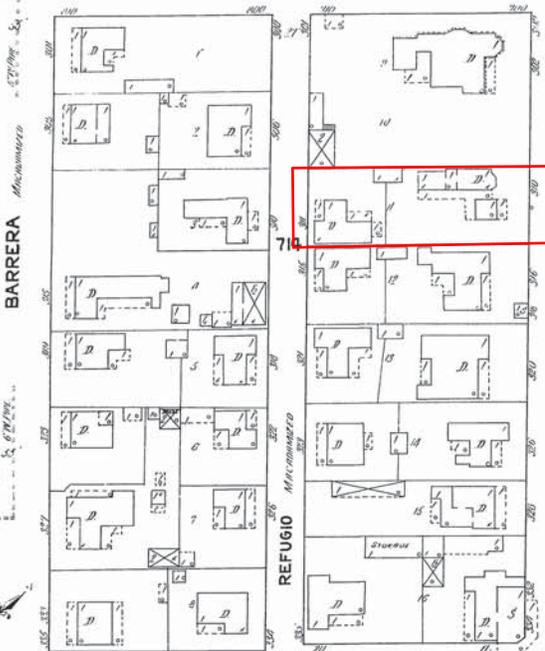


249

244

INDIANOLA

CAMARGO  
718  
BARRERA



251

24



PERDIDO

LAVACA

VICTORIA

ENDER ST.

715

LABOR

709

252

252

SANTA CLARA



VICTORIA

FOUNTAIN

Scale of Feet.



250

24



**VOGES DESIGN, LLC.**  
11 FOUNTAIN DRIVE, SAN ANTONIO, TX 78248

THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF VOGES DESIGN, LLC, WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED (IN WHOLE OR IN PART), SHARED WITH THIRD PARTY PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT WRITTEN CONSENT.

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO EXPRESS DESIGN INTENT FOR A PROTOTYPICAL SINGLE-FAMILY DWELLING (WHICH IS SUBJECT TO CHANGE AT ANYTIME) AND DO NOT REFLECT ACTUAL SITE CONDITIONS. NEITHER PARTY SHALL HAVE ANY OBLIGATIONS NOR LIABILITY TO THE OTHER (EXCEPT STATED ABOVE) UNTIL A WRITTEN AGREEMENT IS FULLY EXECUTED.

ARCHITECT OF RECORD:

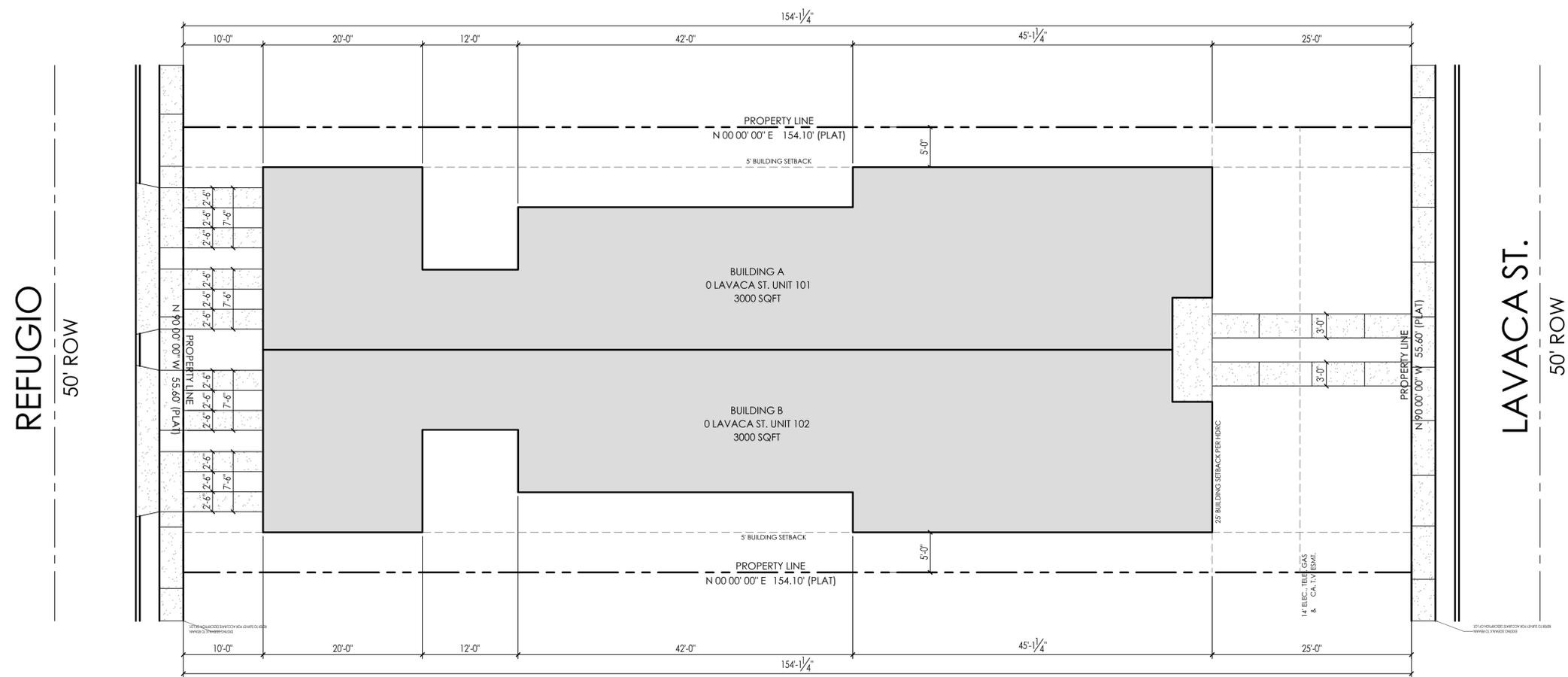
**PROJECT NAME:**  
LAVACAS UNDER THE TOWER  
SAN ANTONIO, TEXAS  
**PROJECT ADDRESS:**  
311 REFUGIO ST.  
SAN ANTONIO, TEXAS 78210  
LAVACA HISTORIC DISTRICT  
NCB 714, BLOCK 11, LOT 11 (108083)

**PROJECT DETAILS**  
CASEWORK CONCEPT: HIGH  
ISSUE DATE: N/A  
DESIGN MANAGER: BRIAN VOGES  
CHECKED BY:

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

TITLE SHEET:  
**SITE PLAN**  
SITE NOTES

DRAWN BY: BLVOGES	SHEET #
DATE: 01/25/20	<b>A1.0</b>
SCALE: NOTED	



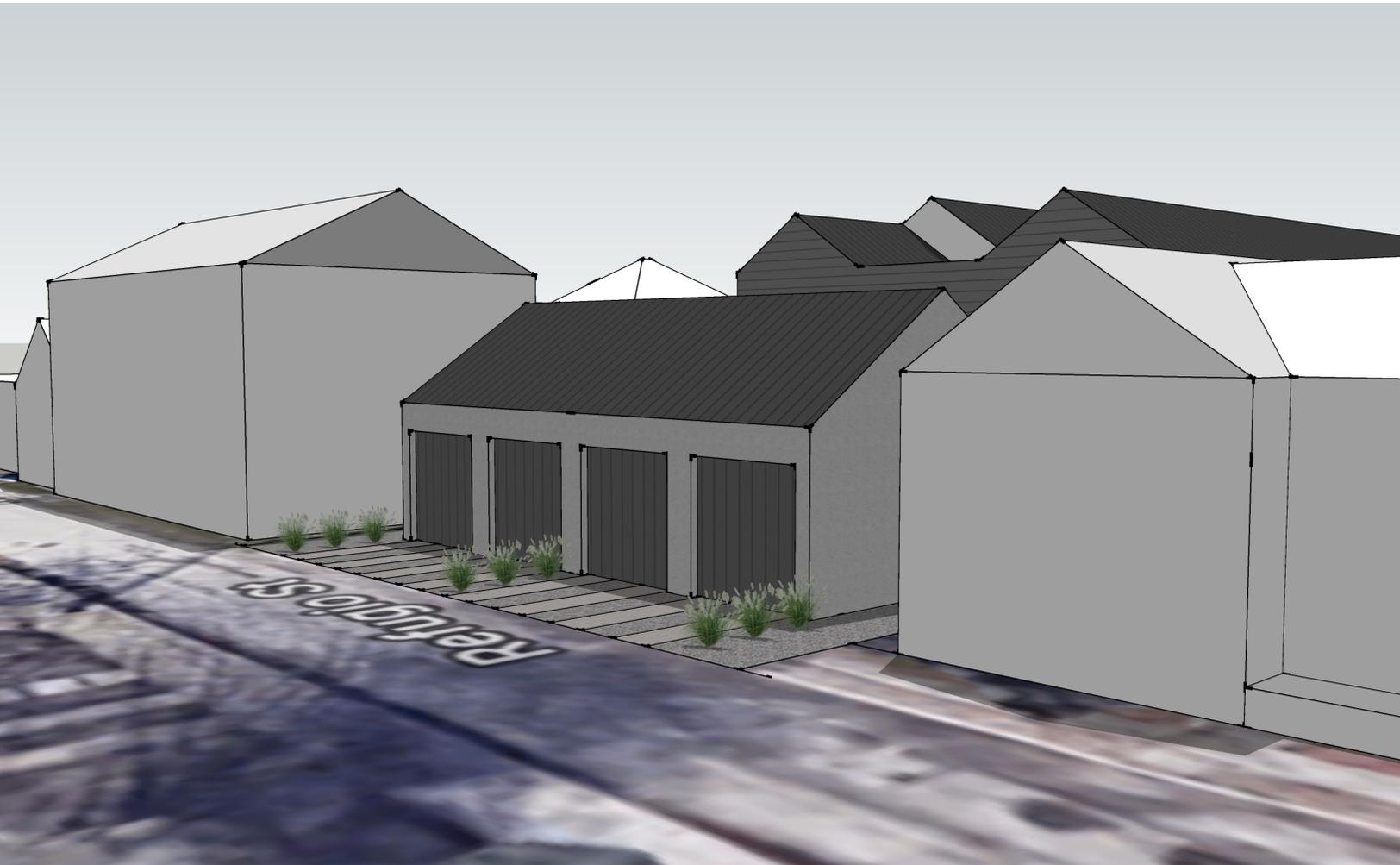
**1** SITE PLAN  
SCALE: 1/8" = 1'

**NOTE: REFER TO SITE SURVEY FOR ACCURATE DESCRIPTION OF LOT.**













# HISTORIC & DESIGN REVIEW COMMISSION APPLICATION

OFFICE OF HISTORIC PRESERVATION  
1901 S ALAMO, SAN ANTONIO, TEXAS 78204  
210-207-0035 | INFO@SAPRESERVATION.COM

DATE OF RECEIPT

### Use this form for:

Request a Certificate of Appropriateness for substantial exterior work to the property. This could include:

- New construction or additions
- Substantial alterations or change in materials
- Demolition of a landmark
- Major landscaping, hardscaping, or fencing projects
- Signage

*To submit for a Certificate of Appropriateness, applicants have the option to complete the online form or submit this form in person to our counter at 1901 S Alamo.*

Staff initials:  
Date of scheduled HDRC:  
60 day review:

Property Address: 311 REFUGIO ST- Zip code: 78210

Mark all that apply:

- Historic District  Historic Landmark  River Improvement Overlay  Public Property  Vacant Structure

Property Owner Name: HOUSTON CARPENTER

Mailing address: 415 CEDAR ST- Zip code: 78210

Phone number: 210-355-3312 Email: HOUSTON@HKDEVELOPMENTSA.COM

Applicant/Authorized Representative (Primary point of contact if different than owner): BRIAN VOGES - VOGES DESIGN

Mailing address: 11 FOUNTAIN DR- Zip code: 78248

Phone number: 210-240-3754 Email: BLV@VOGESDESIGN.COM

Spanish translation: Preferiría tener un traductor de español en la audiencia. (I would prefer to have a Spanish translator at the hearing.)

### Detailed description of request — DO NOT LEAVE BLANK

Mark all that apply:

- Exterior Modifications/Alterations  New Construction  Addition  Signage  Site Elements  Demolition

1. REQUESTING CONCEPTUAL APPROVAL FOR TWO(2) SINGLE FAMILY STRUCTURES
2. @ ABOVE REFERENCED ADDRESS.
- 3.
- 4.
- 5.



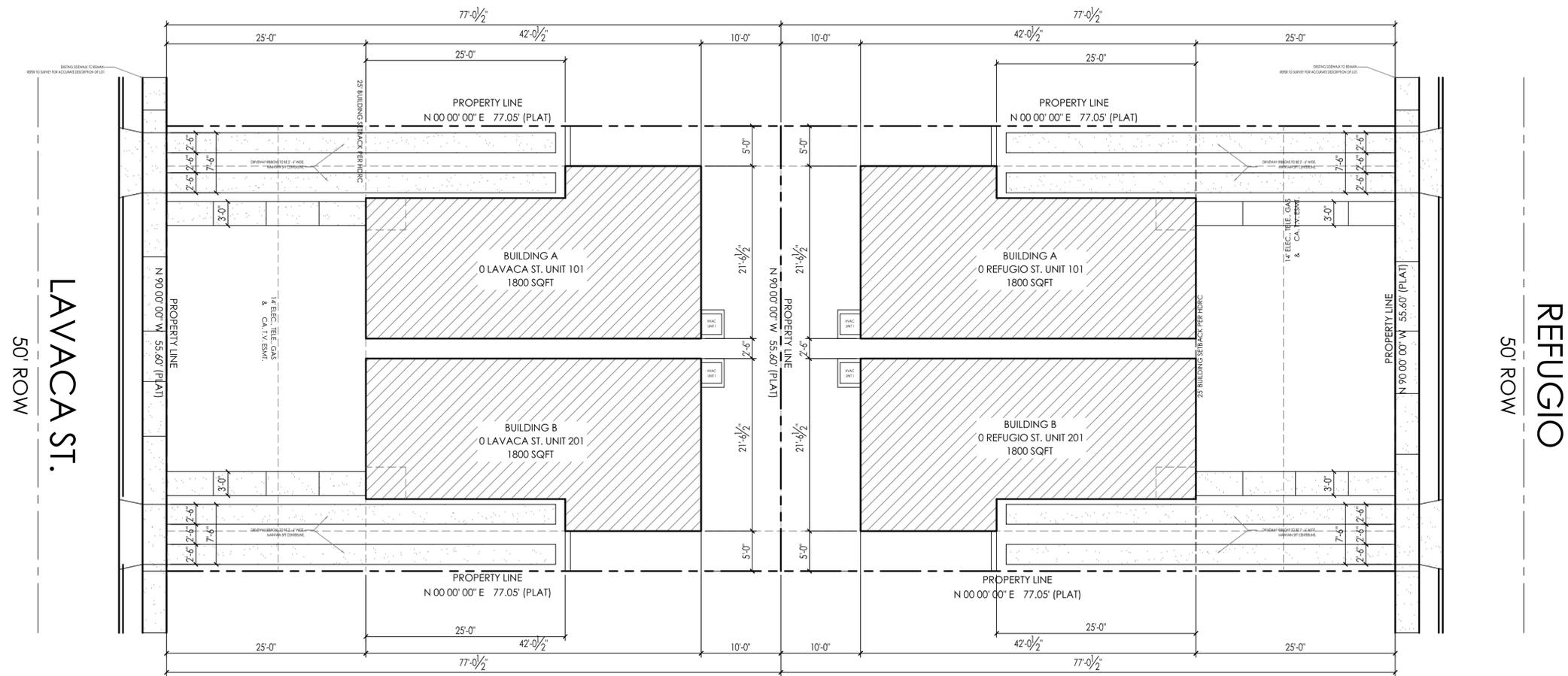
©2019 Google

©2019 Google

HK



# Previous Submittal



**1** SITE PLAN  
SCALE: 1/8" = 1'

NOTE: REFER TO SITE SURVEY FOR ACCURATE DESCRIPTION OF LOT.



**VOGES DESIGN, LLC.**  
11 FOUNTAIN DRIVE, SAN ANTONIO, TX 78248

THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF VOGES DESIGN, LLC. WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED (IN WHOLE OR IN PART), SHARED WITH THIRD PARTY PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT WRITTEN CONSENT.

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO EXPRESS DESIGN INTENT FOR A PROTOTYPICAL SINGLE-FAMILY DWELLING (WHICH IS SUBJECT TO CHANGE AT ANYTIME) AND DO NOT REFLECT ACTUAL SITE CONDITIONS. NEITHER PARTY SHALL HAVE ANY OBLIGATIONS NOR LIABILITY TO THE OTHER (EXCEPT STATED ABOVE) UNTIL A WRITTEN AGREEMENT IS FULLY EXECUTED.

ARCHITECT OF RECORD:

**PROJECT NAME:**  
LAVACAS UNDER THE TOWER  
SAN ANTONIO, TEXAS  
**PROJECT ADDRESS:**  
311 REFUGIO ST.  
SAN ANTONIO, TEXAS 78210  
LAVACA HISTORIC DISTRICT  
NCB 714, BLOCK 11, LOT 11 (108083)

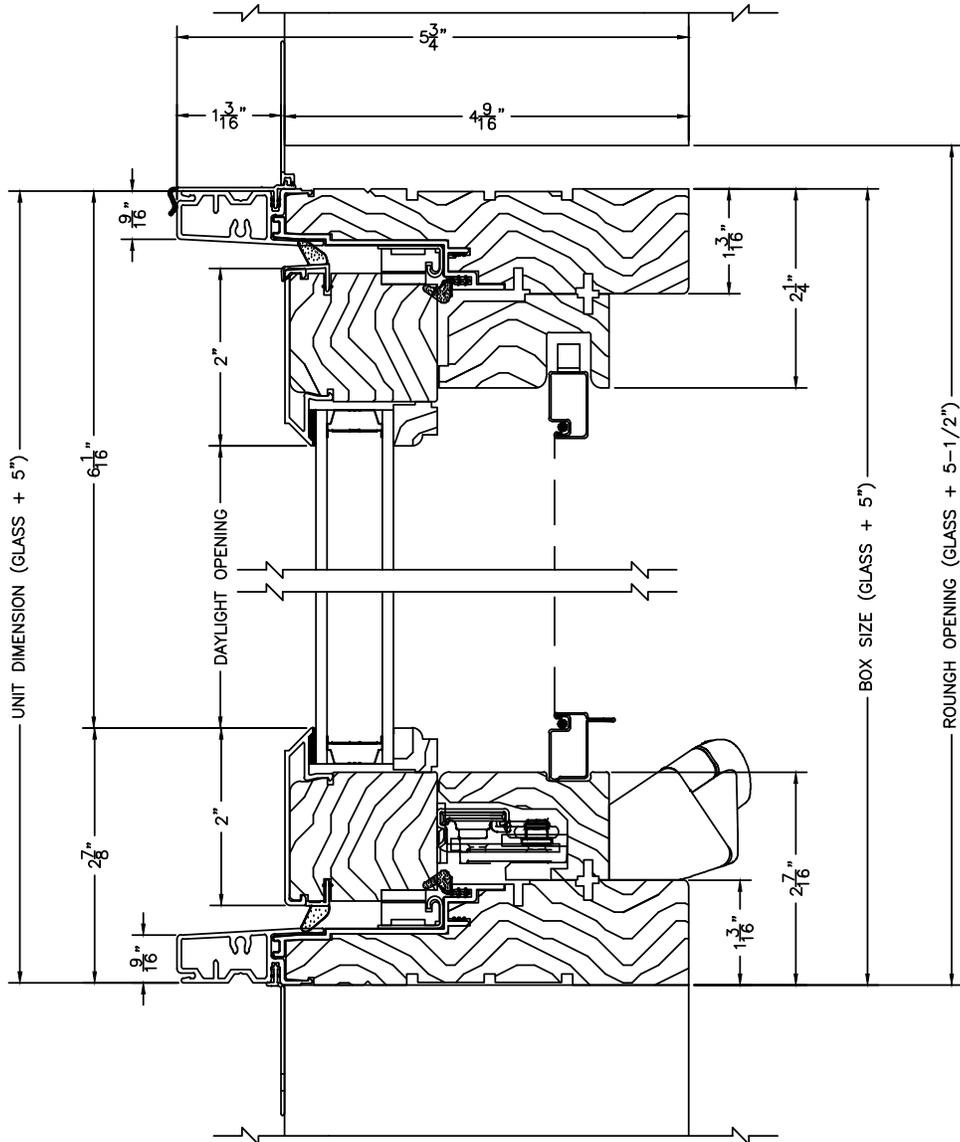
**PROJECT DETAILS**  
CASEWORK CONCEPT: HIGH  
ISSUE DATE: N/A  
DESIGN MANAGER: BRIAN VOGES  
CHECKED BY:

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

TITLE SHEET:  
**SITE PLAN**  
**SITE NOTES**

DRAWN BY: BLVOGES	SHEET #
DATE: 05/31/19	<b>A1.0</b>
SCALE: NOTED	

# Previous Submittal



ALUMINUM CLAD CASEMENT- VERTICAL SECTION  
SCALE: 6" = 1' 0"

**LINCOLN WOOD PRODUCTS, INC.**

1400 W. TAYLOR ST. Merrill, WI 54452 (715) 536-2461

# Previous Submittal

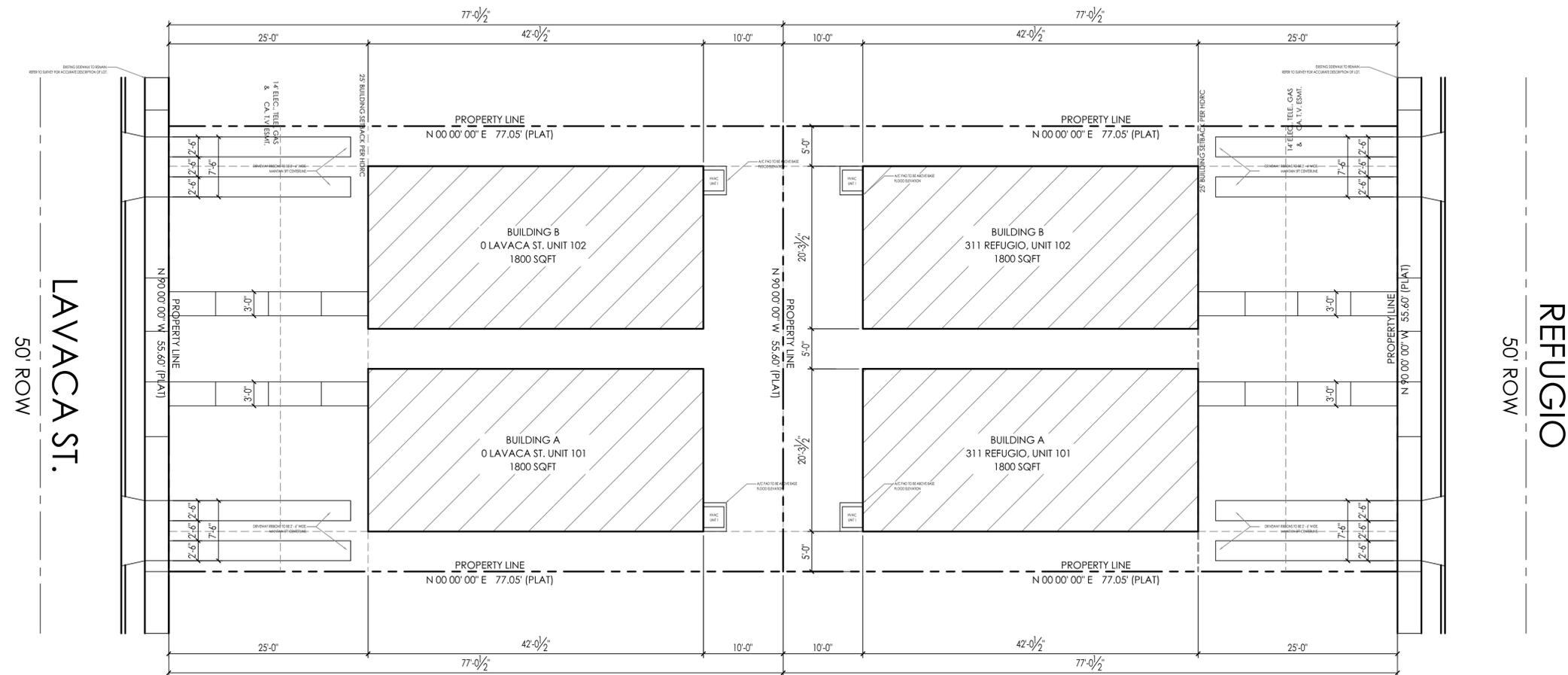


**VOGES DESIGN, LLC.**  
11 FOUNTAIN DRIVE, SAN ANTONIO, TX 78248

THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF VOGES DESIGN, LLC, WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED (IN WHOLE OR IN PART), SHARED WITH THIRD PARTY PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT WRITTEN CONSENT.

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO EXPRESS DESIGN INTENT FOR A PROTOTYPICAL SINGLE-FAMILY DWELLING (WHICH IS SUBJECT TO CHANGE AT ANYTIME) AND DO NOT REFLECT ACTUAL SITE CONDITIONS. NEITHER PARTY SHALL HAVE ANY OBLIGATIONS NOR LIABILITY TO THE OTHER (EXCEPT STATED ABOVE) UNTIL A WRITTEN AGREEMENT IS FULLY EXECUTED.

ARCHITECT OF RECORD:



**1 SITE PLAN**  
SCALE: 1/8" = 1'

**PROJECT NAME:**  
LAVACAS UNDER THE TOWER  
SAN ANTONIO, TEXAS  
**PROJECT ADDRESS:**  
311 REFUGIO ST.  
SAN ANTONIO, TEXAS 78210  
LAVACA HISTORIC DISTRICT  
NCB 714, BLOCK 11, LOT 11 (108083)

**PROJECT DETAILS**  
CASEWORK CONCEPT: HIGH  
ISSUE DATE: N/A  
DESIGN MANAGER: BRIAN VOGES  
CHECKED BY:

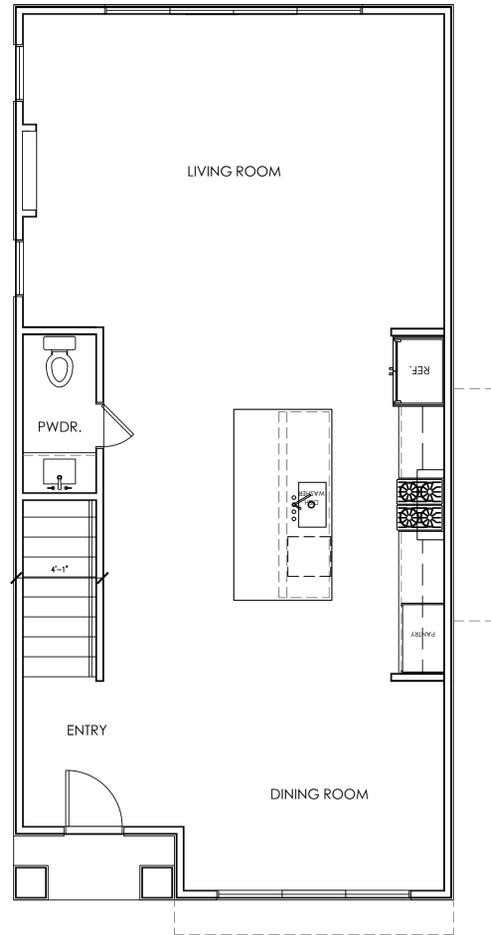
REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

TITLE SHEET:  
**SITE PLAN**  
**SITE NOTES**

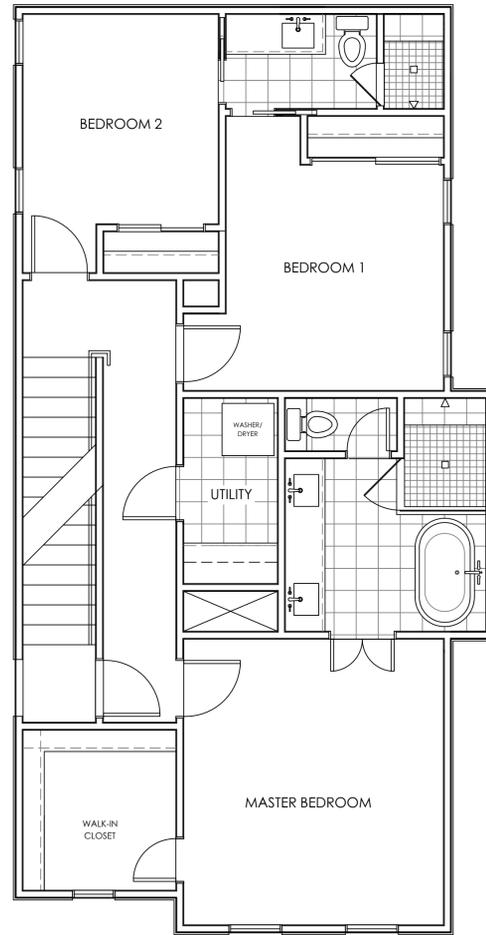
DRAWN BY: BLVOGES  
DATE: 04/29/19  
SCALE: NOTED  
SHEET #  
**A1.0**

NOTE: REFER TO SITE SURVEY FOR ACCURATE DESCRIPTION OF LOT.

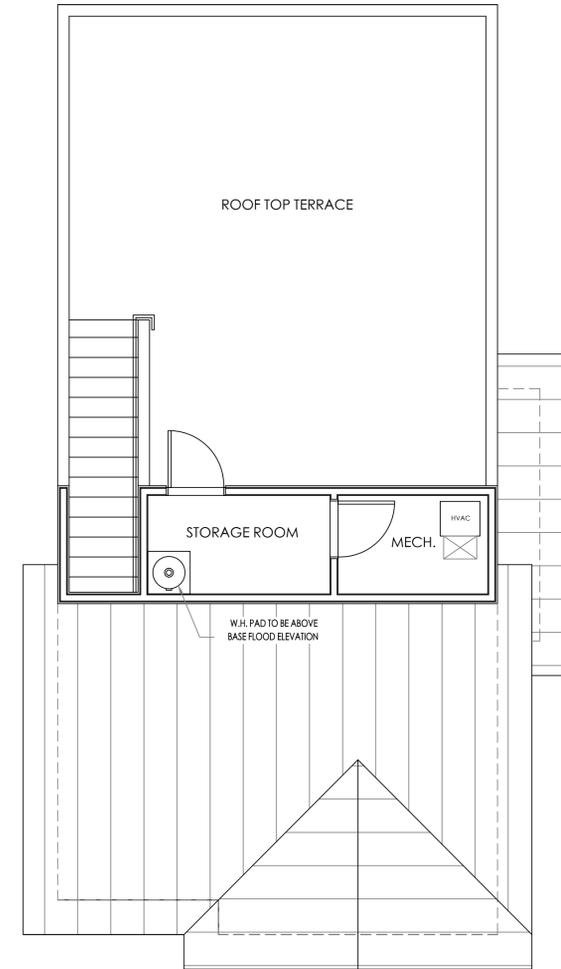
# Previous Submittal



**1** FLOOR PLAN-GROUND LEVEL  
SCALE: 1/4" = 1'



**2** FLOOR PLAN-SECOND LEVEL  
SCALE: 1/4" = 1'



**3** FLOOR PLAN-ROOFTOP TERRACE  
SCALE: 1/4" = 1'



**VOGES DESIGN, LLC.**  
11 FOUNTAIN DRIVE, SAN ANTONIO, TX 78248

THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF VOGES DESIGN, LLC. WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED (IN WHOLE OR IN PART), SHARED WITH THIRD PARTY PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT WRITTEN CONSENT.

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO EXPRESS DESIGN INTENT FOR A PROTOTYPICAL SINGLE-FAMILY DWELLING (WHICH IS SUBJECT TO CHANGE AT ANYTIME) AND DO NOT REFLECT ACTUAL SITE CONDITIONS. NEITHER PARTY SHALL HAVE ANY OBLIGATIONS NOR LIABILITY TO THE OTHER (EXCEPT STATED ABOVE) UNTIL A WRITTEN AGREEMENT IS FULLY EXECUTED.

ARCHITECT OF RECORD:

**PROJECT NAME:**  
LAVACAS UNDER THE TOWER  
SAN ANTONIO, TEXAS  
**PROJECT ADDRESS:**  
311 REFUGIO ST.  
SAN ANTONIO, TEXAS 78210  
LAVACA HISTORIC DISTRICT  
NCB 714, BLOCK 11, LOT 11 (108083)

**PROJECT DETAILS**  
CASEWORK CONCEPT: HIGH  
ISSUE DATE: N/A  
DESIGN MANAGER: BRIAN VOGES  
CHECKED BY: NATHAN PEREZ, AIA

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

TITLE SHEET:  
**PROTOTYPICAL PLAN**

DRAWN BY: BLVOGES	SHEET #
DATE: 04/29/19	<b>A2.0</b>
SCALE: NOTED	

Previous Submittal



**LAVACAS UNDER THE TOWER**



**4 SINGLE FAMILY RESIDENCES**



Previous Submittal



**CONSISTENT L AVACA NEIGHBORHOOD MASSING & FINISHES**

Previous Submittal



**CONSISTENT L AVACA NEIGHBORHOOD MASSING & FINISHES**

# Previous Submittal



**CONSISTENT L AVACA NEIGHBORHOOD MASSING & FINISHES**

# Previous Submittal



**VOGES DESIGN, LLC.**  
11 FOUNTAIN DRIVE, SAN ANTONIO, TX 78248

THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF VOGES DESIGN, LLC. WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED (IN WHOLE OR IN PART), SHARED WITH THIRD PARTY PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT WRITTEN CONSENT.

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO EXPRESS DESIGN INTENT FOR A PROTOTYPICAL SINGLE-FAMILY DWELLING (WHICH IS SUBJECT TO CHANGE AT ANYTIME) AND DO NOT REFLECT ACTUAL SITE CONDITIONS. NEITHER PARTY SHALL HAVE ANY OBLIGATIONS NOR LIABILITY TO THE OTHER (EXCEPT STATED ABOVE) UNTIL A WRITTEN AGREEMENT IS FULLY EXECUTED.

ARCHITECT OF RECORD:



**PROJECT NAME:**  
LAVACAS UNDER THE TOWER  
SAN ANTONIO, TEXAS  
**PROJECT ADDRESS:**  
311 REFUGIO ST.  
SAN ANTONIO, TEXAS 78210  
LAVACA HISTORIC DISTRICT  
NCB 714, BLOCK 11, LOT 11 (108083)

**PROJECT DETAILS**  
CASEWORK CONCEPT: HIGH  
ISSUE DATE: N/A  
DESIGN MANAGER: BRIAN VOGES  
CHECKED BY:

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

TITLE SHEET:  
  
**EXT. ELEVATION STUDY**

DRAWN BY: BLVOGES	SHEET #
DATE: 04/29/19	<b>A2.1</b>
SCALE: NOTED	