

HISTORIC AND DESIGN REVIEW COMMISSION

May 15, 2019

HDRC CASE NO: 2019-265
ADDRESS: 311 REFUGIO ST
LEGAL DESCRIPTION: NCB 714 BLK 11 LOT 11
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: BRIAN VOGES/VOGES DESIGN, LLC
OWNER: HK DEVELOPMENT LLC
TYPE OF WORK: New construction
APPLICATION RECEIVED: April 29, 2019
60-DAY REVIEW: June 30, 2019
CASE MANAGER: Adam Rajper
REQUEST:

The applicant is requesting conceptual approval to construct four, two-story single-family residential structures on the vacant lot at 311 Refugio within the Lavaca Historic District.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

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

B. ENTRANCES

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

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on 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 principle 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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a

similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct four, two-story single-family residential structures on the lot at 311 Refugio within the Lavaca Historic District. The lot fronts Refugio to the south and Lavaca to the north.
- b. **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 for final approval.
- c. **SETBACKS & ORIENTATION (REFUGIO)** – According to the Guidelines for New Construction, the front facades of new buildings should align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has noted that the proposed setback from Refugio will be 25 feet; however, adjacent structures feature setbacks that range from approximately 10 to 20 feet. Staff finds that the applicant should provide a setback diagram noting that the proposed setback is appropriate and consistent with the Guidelines.
- d. **SETBACKS & ORIENTATION (LAVACA)** – According to the Guidelines for New Construction, the front facades of new buildings should align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has 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 that the proposed setback is appropriate and consistent with the Guidelines.
- e. **ENTRANCES** – According to Guideline 1.B.i for New Construction, primary building entrances should be orientated towards the primary street. Staff finds the proposal consistent with the Guidelines.
- f. **SCALE & MASS** – According to Guidelines 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- and two-story historic structures. While staff finds that the proposed scale and mass 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.
- g. **FOUNDATION & FLOOR HEIGHTS** – According to Guideline 2.A.iii for New Construction, foundation and floor heights should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. At this time, the applicant has not noted the proposed foundation height. The applicant is responsible for complying with the Guidelines.
- h. **ROOF FORM** – The applicant has proposed cross-gable roof forms for the proposed new construction. 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 finds the proposal consistent with the Guidelines.
- i. **LOT COVERAGE** – Per the Guidelines for New Construction, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. Staff finds the proposal consistent with the Guidelines, per the submitted site plan.
- j. **MATERIALS** – The applicant has proposed materials that include wood siding, stucco, and standing seam metal roofs. According to the Guidelines for New Construction, new construction should feature materials that are complimentary to those found in the district. Staff finds the proposal consistent with the Guidelines. Staff also finds that the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be used, but should be submitted to staff for review and approval.
- k. **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 concealed by a wood window screen set within the opening.

- i. ARCHITECTURAL DETAILS – According to the Guidelines for New Construction, architectural details should be based on those traditionally found in 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.
- m. 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. Staff notes a discrepancy between the submitted site plan and renderings; the ribbon driveways depicted on the site plan are not shown in the renderings. As proposed, the applicant has designed driveways that present front yard parking; this is inconsistent with the historic development pattern found within the district. Staff finds that the applicant should locate the driveway consistently with the historic pattern on the block and throughout the district.
- n. 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.
- o. MECHANICAL EQUIPMENT – Per the Guideline 7 for New Construction 6, all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment where it cannot be viewed from the public right of way.
- p. LANDSCAPING PLAN – At this time, the applicant has not provided a landscaping plan. The applicant should install landscape elements that are consistent with those found historically on the blocks.

RECOMMENDATION:

Staff does not recommend conceptual approval at this time based on findings a through p. Staff recommends that the applicant address the following:

- i. That the applicant submit a setback diagram to staff for review and approval noting that proposed setbacks are consistent with the Historic Design Guidelines.
- ii. That the applicant submit a massing diagram to staff for review and approval for both Refugio and Lavaca.
- iii. That the applicant note the proposed foundation height in final project documents.
- iv. That the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be used, but should be submitted to staff for review and approval.
- v. That the applicant submit final window specifications for the proposed replacement windows to staff for review and approval. 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.
- vi. That the applicant incorporate ribbon driveways that are located consistently with the historic pattern on the block and throughout the district. This includes relocating the driveways to the sides of the structures and maintaining an open front yard. This intervention may result in the realignment or redesign of the structures.

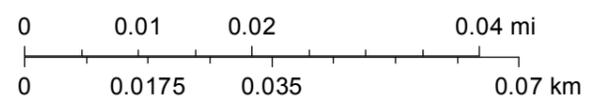
311 Refugio



May 7, 2019

— User drawn lines

1:1,000





Academic Solutions

311 Refugio Street

Reyes Foreclosure Service

Victoria Plaza Apartments

Victoria Park

Santos St

Labor St

Lavaca St

Catherine St

Catherine St

Barera St

Camargo St

Indiana St

Barera St

Camargo St

Barera St

Indiana St

Refugio St

Indiana St

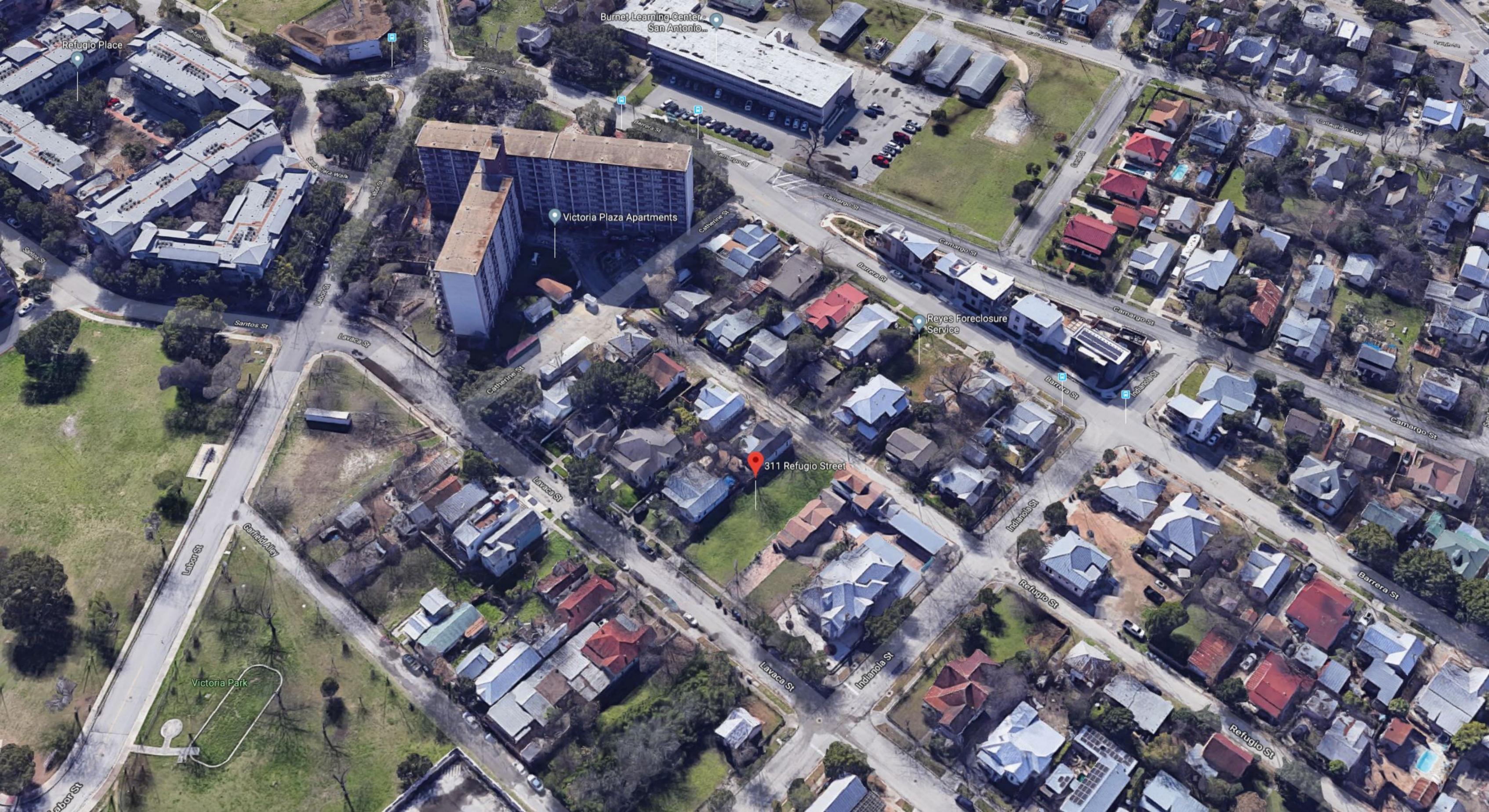
Lavaca St

Lavaca St

Garfield Alley

Labor St

El Cesar Dr. (Andrews Blvd)



Refugio Place

Burnet Learning Center - San Antonio...

Victoria Plaza Apartments

Reyes Foreclosure Service

311 Refugio Street

Victoria Park

Santos St

Santos St

Lavaca St

Catherine St

Lavaca St

Lavaca St

Indianola St

Indianola St

Refugio St

Refugio St

Barrera St

Camargo St

Camargo St

Camargo St

Camargo St

Camargo St

Camargo St

Barrera St

Catherine St

Barrera St

Barrera St

Indianola St

Collection Ave

Collection Ave

Labor St

Labor St

Garfield Alley

San Caro Walk

Labor St

Refugio St

Barrera St

Garfield St

Garfield St





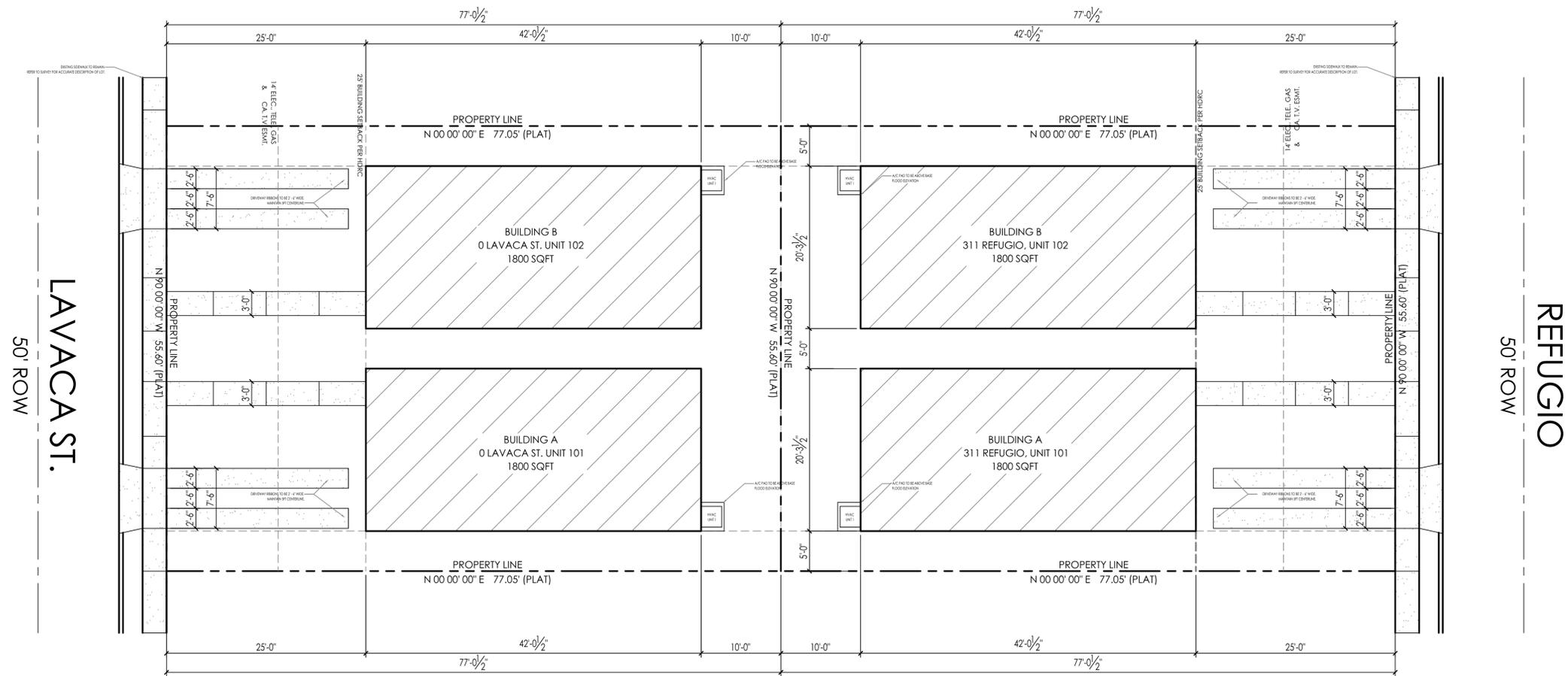


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ARCHITECT OF RECORD:



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

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

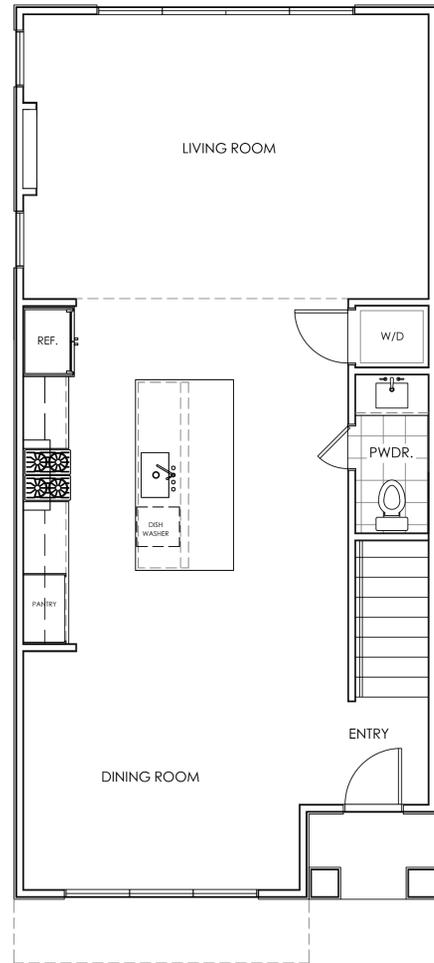
PROJECT NAME:
LAVACAS UNDER THE TOWER
SAN ANTONIO, TEXAS
PROJECT ADDRESS:
311 REFUGIO ST.
SAN ANTONIO, TEXAS 78210
LAVACA HISTORIC DISTRICT
NCB 714, BLOCK 11, LOT 11 (108083)

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

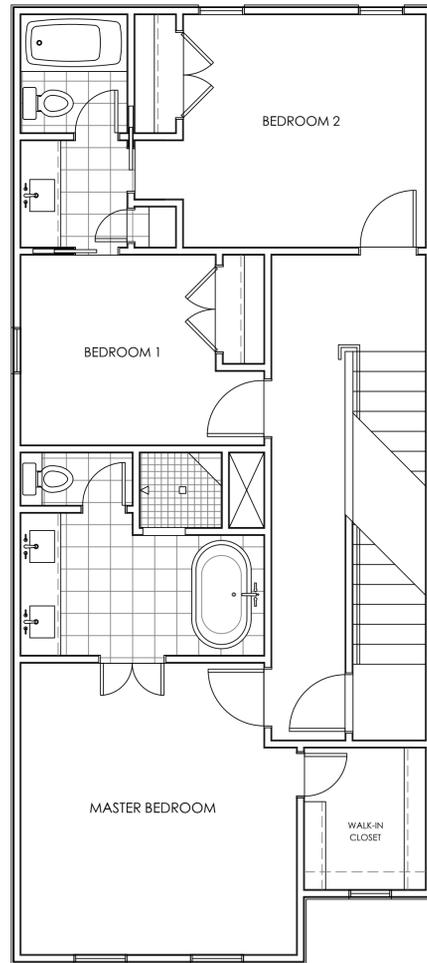
REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

TITLE SHEET:
SITE PLAN
SITE NOTES

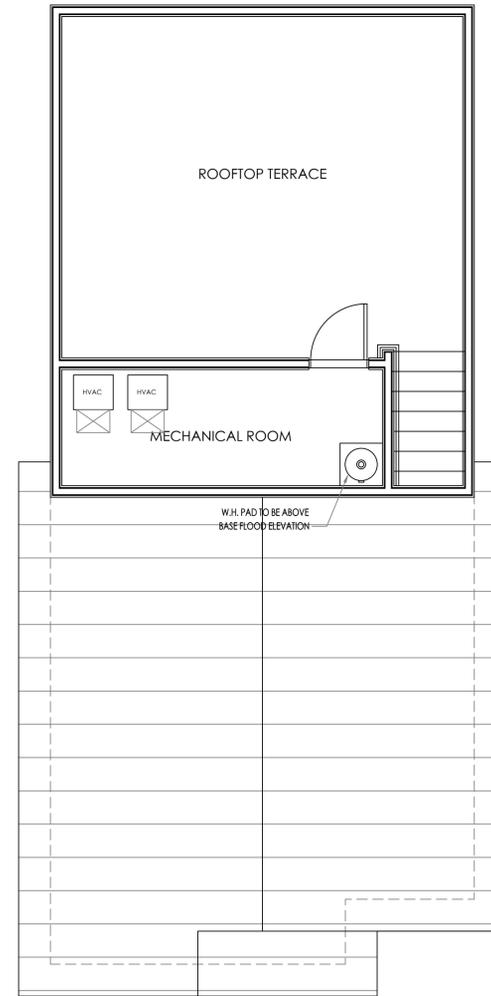
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DATE: 04/29/19	A1.0
SCALE: NOTED	



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'



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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	A2.0
SCALE: NOTED	



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ARCHITECT OF RECORD:

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SAN ANTONIO, TEXAS
PROJECT ADDRESS:
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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

DATE: 04/29/19

SCALE: NOTED

SHEET #

A2.1





