

# HISTORIC AND DESIGN REVIEW COMMISSION

February 03, 2021

**HDRC CASE NO:** 2020-175  
**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, LLC  
**OWNER:** HOUSTON CARPENTER/HK DEVELOPMENT LLC  
**TYPE OF WORK:** Conceptual approval for the new construction of two 2-story duplex structures  
**APPLICATION RECEIVED:** December 18, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata  
**REQUEST:**

The applicant is requesting conceptual approval to construct two 2-story duplex structures at 311 Refugio.

## 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.

## Standard Specifications for Windows in Additions and New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.

- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

## **FINDINGS:**

- a. The property 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. **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.
- c. **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 frontage on both Refugio and Lavaca streets. The applicant updated the proposal and returned to the HDRC on February 19, 2020. After receiving feedback from the Commissioners, the applicant withdrew the proposal and has submitted a new application with updates that reflect Commissioner comments for consideration. The applicant returned to the HDRC with a revised design on May 29, 2020, and received conceptual approval with staff stipulations. The applicant submitted an updated design for final approval and was scheduled for a Design Review Committee meeting held on January 5, 2021.
- d. **DESIGN REVIEW COMMITTEE** – The applicant attended a Design Review Committee for the updated application on January 5, 2021. The discussion focused on massing, noting the heights of neighboring structures on future submission, modifying the front entry porch design, and proposing windows featuring more traditional proportions. The applicant agreed to return to the HDRC for conceptual approval of the new design.
- e. **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, duplexes residences at 311 Refugio. The residences will be detached, with one duplex entrance facing Refugio and the other duplex entrance facing Lavaca. The applicant has noted that the proposed setback from Refugio will be 14 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 the proposal consistent with the Guidelines.
- f. **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 29 feet, which is generally consistent with adjacent structures. Staff finds that the applicant should provide a setback diagram noting the setbacks of neighboring structures.

- g. **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 primary entrances on both Lavaca and Refugio Streets appropriate.
- h. **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. Guideline 2.A.ii for New Construction states that applicants should 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. Staff finds that while the applicant has utilized such transitions, the proposed design of the second story overwhelms the first floor of the structure. Staff finds that the applicant should simplify the design and visually reduce the overall massing.
- i. **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 provided a diagram showing the foundation and floor heights of neighboring structures. The applicant is responsible for complying with the Guidelines.
- j. **ROOF FORM** – The applicant has proposed cross gable roof forms on each of the duplexes. 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.
- k. **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 applicant has expressed that the proposed lot coverage will be 45 percent. Staff finds the proposal appropriate.
- l. **MATERIALS AND TEXTURES** – The applicant has proposed to clad the proposed structures in stucco and vertical siding. The applicant has proposed composition shingles for the primary roof and standing seam metal roofing for the accent and porch roofs. 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. Staff recommends that the applicant provide detailed material specifications and simplify the proposed roofing materials.
- m. **WINDOW MATERIALS** – The applicant has proposed to install Marvin Architectural Series aluminum-clad wood casement windows. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles and proportions that are found historically within the immediate vicinity. 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.
- n. **RELATIONSHIP OF SOLIDS TO VOIDS** – The applicant has proposed to install two sets of 36-pane window assemblies on the front façade of each structure and 8-pane casement windows in single and double sets elsewhere on the structure. The proposed window proportions do not appear to be in keeping with those historically found in the district. Guideline 2.C.i for New Construction states that window and door openings should be incorporated into new construction 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. Staff finds the proposed windows inconsistent with the Guidelines.
- o. **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.

- p. DRIVEWAYS – Guideline 5.B.i for Site Elements notes that new driveways should be similar to those found historically within the district in regard 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 one ribbon driveway for each structure that is 7 feet - 6 inches wide and that terminates at the center of the side elevations. Staff finds the proposed ribbon driveway consistent with the Guidelines.
- q. FRONT WALKWAYS – The Guidelines for Site Elements note that front yard sidewalk should appear similar to those found historically within the district in regard to their materials, width, alignment and configuration. Staff finds the proposed walkways consistent with the Guidelines.
- r. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
- s. 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 in the district.

## **RECOMMENDATION:**

Staff does not recommend approval based on findings a through s. Staff recommends that the applicant address the following items prior to receiving a recommendation for conceptual approval:


- i. That the applicant provides a setback diagram showing that the proposed structure will not be located in front of the front façade wall planes of adjacent historic structures based on findings e and f.
- ii. That the applicant reduces the massing and provides a diagram showing the height of the proposed structures in relation to neighboring structures, including proposed foundation and floor heights based on finding h and i.
- iii. That the applicant submits material specifications to staff for review and approval based on findings l through n.
- iv. That the applicant proposes window sizes, patterns, proportions, and trim and sill detailing that are consistent with the Guidelines and historic precedents in the district as noted in findings m and n.
- v. That the applicant submits updated window specifications 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. 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 submits a landscaping plan to staff for review and approval.

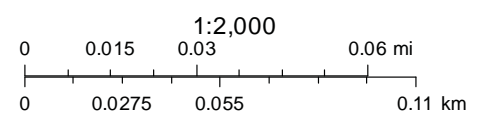


# City of San Antonio One Stop



February 11, 2020

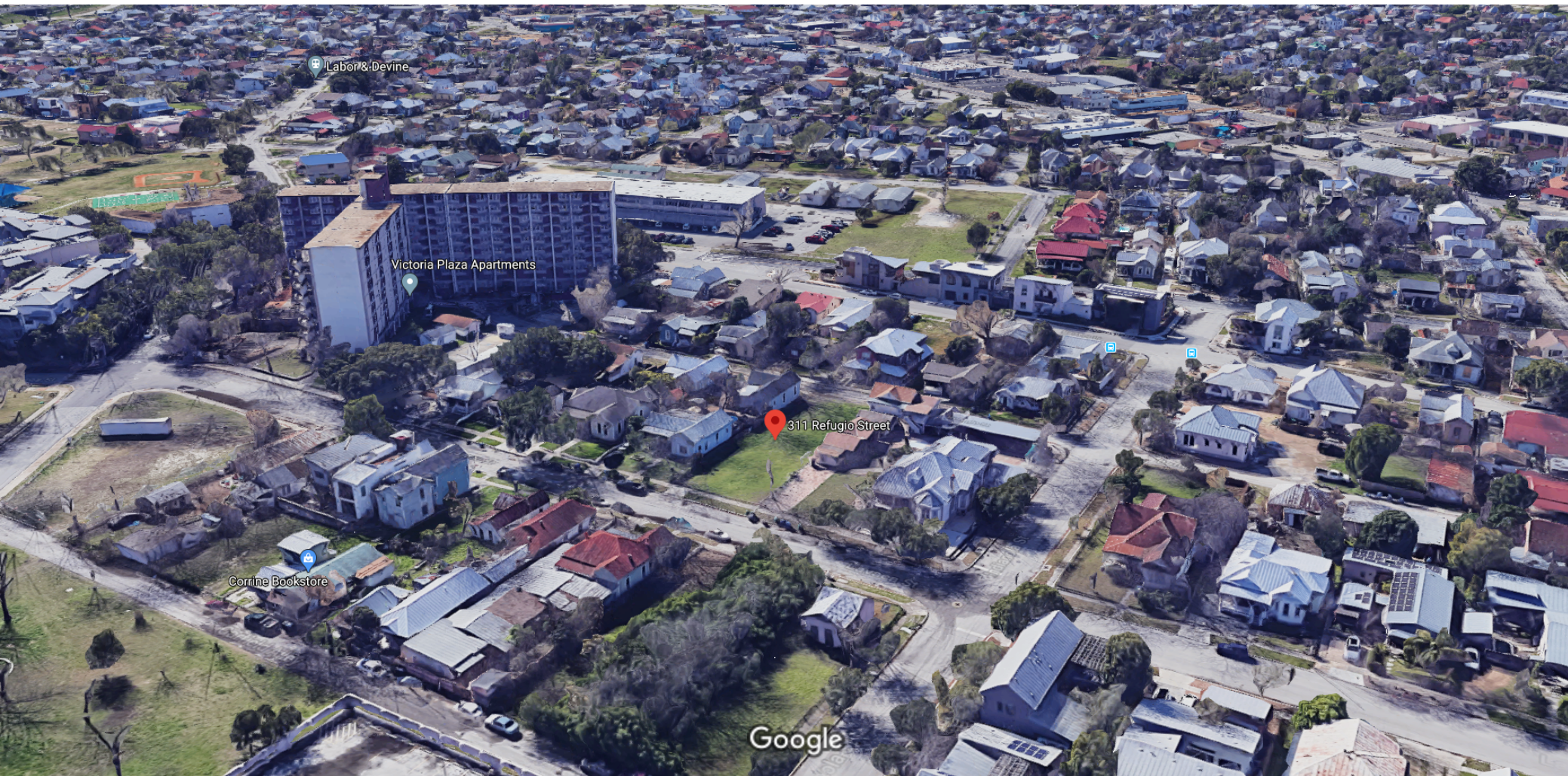
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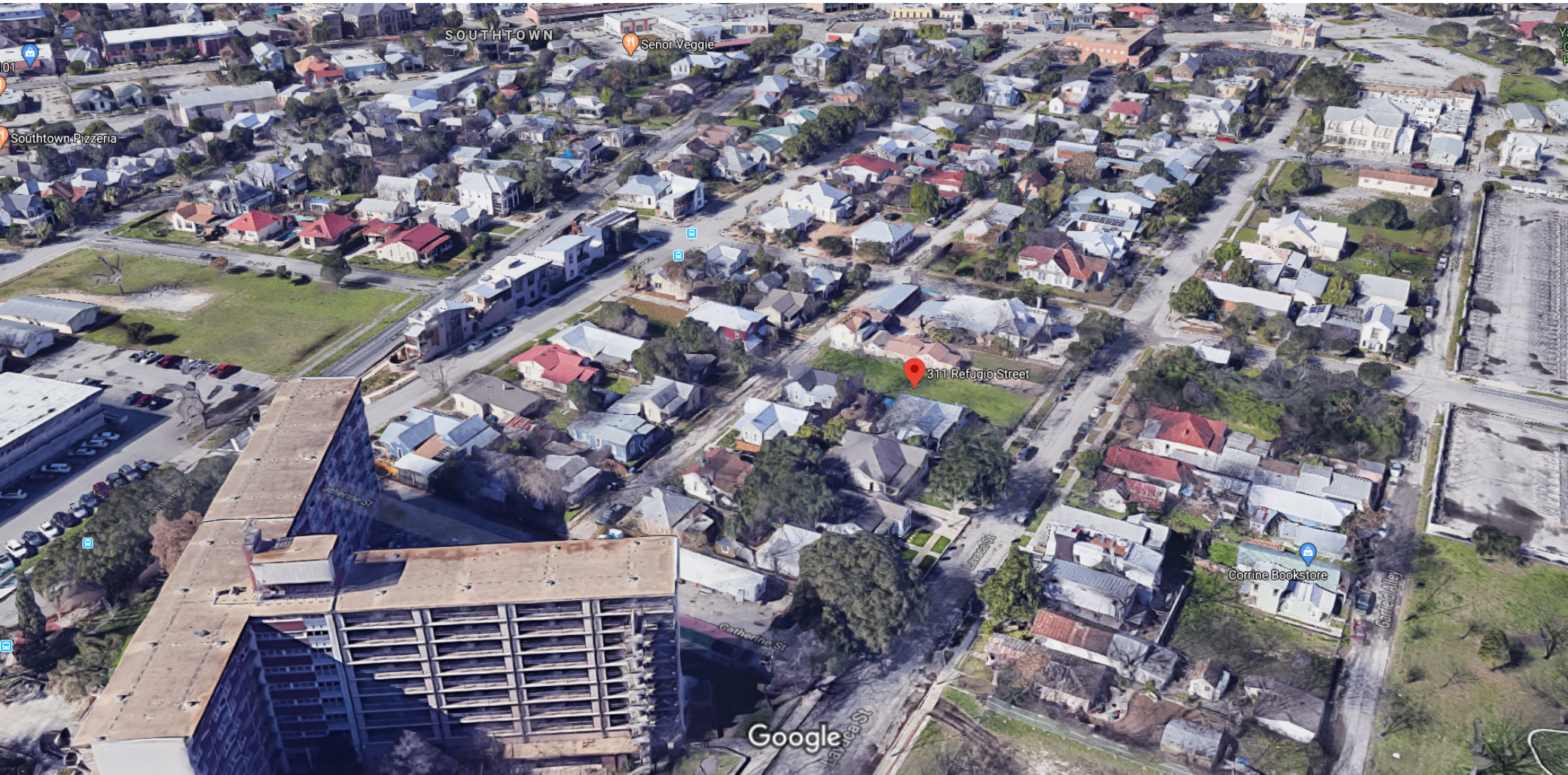








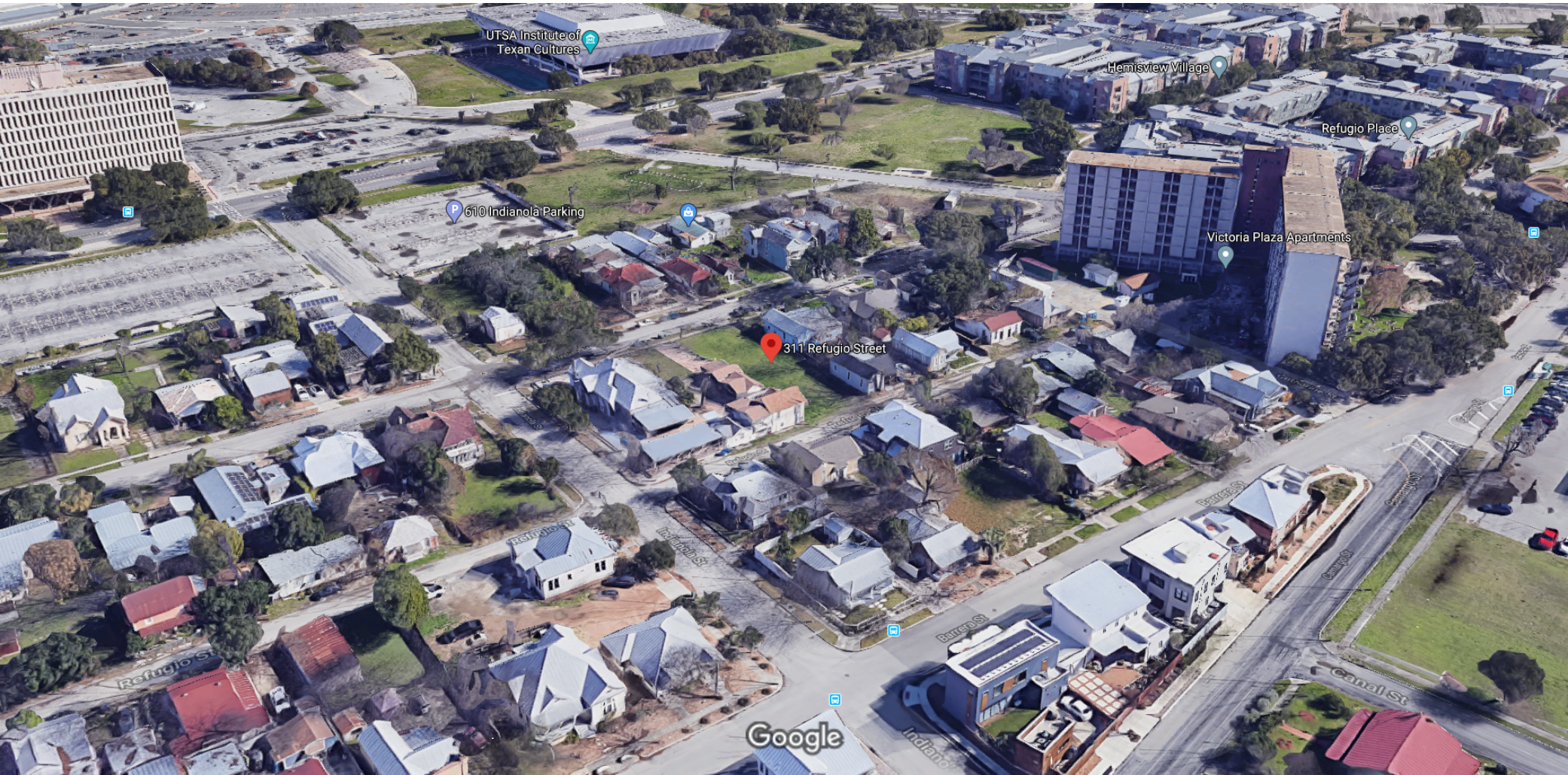
















# LAVACA VILLAS

311 REFUGIO STREET  
SAN ANTONIO, TEXAS 78201  
LAVACA HISTORIC DISTRICT

VOGES DESIGN, LLC.  
LADSA DEVELOPMENT, LLC

HISTORIC DESIGN REVIEW COMMITTEE  
DATE: 01/05/2021

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## PROJECT OVERVIEW

Requesting Final Approval for two 2-Story, New-Construction Residential Duplex homes at 311 Refugio Street.

Design has changed somewhat from our Conceptual Approval in May 2020, but reflects previous recommendation, notes and comments from initial design intent dated July, 17, 2019.

- Scale, Massing, Setback and Building Orientation
- Design intent to comply with common Roof Forms, Lot Coverage and Consistent Materials and Textures.

# MATERIAL SPECIFICATIONS

Exterior Materials will reflect a combination of Shiplap Siding and Stucco, Exposed Rafterails, T&G Soffit and colors consistent with the surrounding neighborhood that comply with Historic Design Guidelines.

Hardie Fiber Cement Artisan Smooth Siding



White Stucco, Knockdown Finish.



30 yr. Composition Shingle Roof



Standing Seam Metal Roof Accents

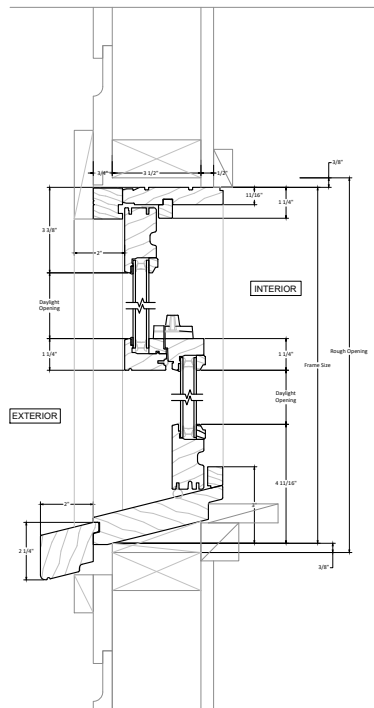


Sherwin-Williams SW 2848 Roycroft Pewter – Exterior Trim and Window

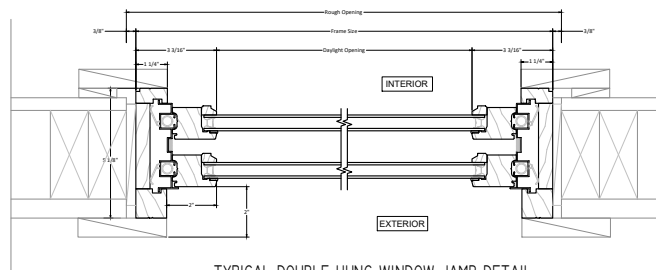


# WINDOW SPECIFICATIONS

Exterior Windows selections will be a Jeld-Wen Wood Aluminum Clad Window. Windows will feature an inset of two (2) inches within facades and will feature profiles that are found historically within the immediate vicinity. Meeting rails will be no taller than 1.25" and stiles no wider than 2.25". Color Selection will be a Dark Bronze finish. There will 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. Window trim will feature traditional dimensions and architecturally appropriate sill detail.



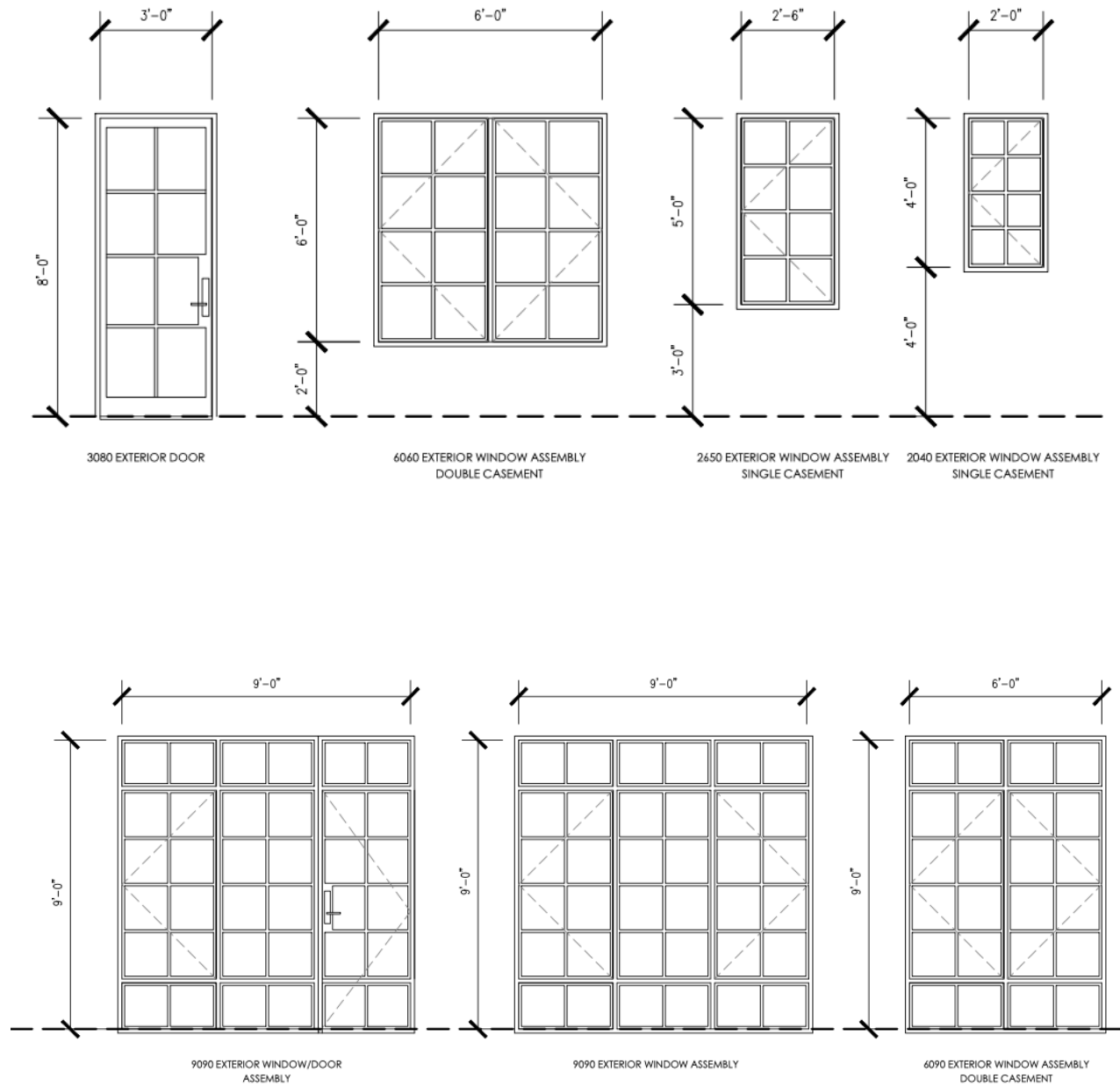
**TYPICAL DOUBLE-HUNG WINDOW SILL & HEAD DETAIL**  
JELD-WEN W-2500 (ALL WOOD, TRADITIONAL SASH, 2" SILL NOSING)  
SCALE: 3/4" = 1'-0"



**TYPICAL DOUBLE-HUNG WINDOW JAMB DETAIL**  
JELD-WEN W-2500 (ALL WOOD, TRADITIONAL SASH, 2" SILL NOSING)  
SCALE: 3/4" = 1'-0"

# WINDOW SPECIFICATIONS – CON’ T

Window Details and Proportions consistent with Historic Design Guidelines.





A RESIDENCE FOR:

# LAVACA VILLAS

311 REFUGIO ST.  
SAN ANTONIO, TEXAS 78201  
LAVACA HISTORIC DISTRICT



VOGESDESIGN

123 MEADOWOOD LN, SAN ANTONIO, TEXAS 78216



GENERAL NOTES

- GENERAL CONT
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN THE AREA OF WORK AT ALL TIMES IN ACCORDANCE WITH ALL OSHA AND APPLICABLE SAFETY CODES.
  2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER/ARCHITECT/ENGINEER HARMLESS FOR INJURY OR DEATH TO PERSONS OR FOR DAMAGE TO PROPERTY CAUSED BY NEGLIGENCE OF THE CONTRACTOR, HIS AGENTS, EMPLOYEES, OR SUBCONTRACTORS.
  3. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT WORK AND SHALL REPAIR SAID DAMAGE AT HIS OWN EXPENSE. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS AND APPROVALS FOR DAMAGE REPARATIONS FOR SUCH WORK.
  4. SIGNAGE AND FIRE ALARM SHALL BE UNDER SEPARATE PERMIT BY CONTRACTOR.
  5. CODES: ALL WORK SHALL CONFORM TO THE APPLICABLE BUILDING CODES AND ORDINANCES. IN CASE OF ANY CONFLICT WHERE THE METHODS OR STANDARDS OF INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. NOTIFY ARCHITECT OF ALL CONFLICTS.
  6. DRAWINGS AND SPECIFICATIONS: THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL DISCREPANCIES BETWEEN THE CONSULTANT'S DRAWINGS WITH A WRITTEN REQUEST FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER OR ARCHITECT.
  7. ALL ITEMS MARKED "N.I.C." ARE NOT PART OF THIS CONTRACT.
  8. ALL WORK SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST RECOMMENDATIONS OR WRITTEN DIRECTIONS.
  9. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
  10. WHERE DEVICES OR ITEMS OR PARTS THEREOF ARE REFERRED TO IN SINGULAR, IT IS INTENDED THAT SUCH SHALL APPLY TO AS MANY SUCH DEVICES, ITEMS OR PARTS AS ARE REQUIRED TO PROPERLY COMPLETE THE WORK.
  11. CONTRACTOR SHALL REQUEST VERIFICATION FROM UTILITY COMPANIES OF UNDERGROUND UTILITY LOCATIONS PRIOR TO EXCAVATIONS.
  12. THE CONTRACTOR WILL VERIFY AND CONFORM TO ANY AND ALL REQUIREMENTS OF ALL UTILITY COMPANIES (UNLESS OTHER NOTED IN THE PLANS AND SPECIFICATIONS).
  13. ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES AND ALL AREAS SHALL BE LEFT CLEAN (BROOM) CONDITIONS AT ALL TIMES.
  14. CONTRACTOR SHALL OBTAIN BUILDING PERMITS PRIOR TO COMMENCEMENT OF WORK.
  15. CONTRACTOR SHALL SECURE RELEVANT CITY AND STATE APPROVALS RELATING TO FIRE, CONSTRUCTION, LABOR, HEALTH AND LICENSING. CONTRACTOR SHALL FURTHER POST ALL BONDS AND SECURE ALL INSURANCE REQUIRED BY LAW OR CONTRACT, FORWARDING PROOF OF SUCH ACTIONS TO THE OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SUMMARY OF APPLICABLE CODES

- BUILDING CODE EDITION: INTERNATIONAL RESIDENTIAL CODE (IRC) 2018  
MECHANICAL CODE EDITION: INTERNATIONAL MECHANICAL CODE (IMC) 2018  
ELECTRICAL CODE EDITION: NATIONAL ELECTRICAL CODE (NEC) NFPA 70 2018  
PLUMBING CODE EDITION: INTERNATIONAL PLUMBING CODE (IPC) 2018  
ENERGY CODE EDITION: INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2018  
ACCESSIBILITY CODE EDITION: INTERNATIONAL CODE COUNCIL (ICC) A117.1-2017  
MSC CODE EDITION: OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)

AREA SUMMARY

UNIT 1			UNIT 2		
LIVING AREA:			LIVING AREA:		
FIRST LEVEL:	720	SQ. FT.	FIRST LEVEL:	720	SQ. FT.
SECOND LEVEL:	850	SQ. FT.	SECOND LEVEL:	850	SQ. FT.
PORCH:	90	SQ. FT.	PORCH:	90	SQ. FT.
COVERED PATIO:	155	SQ. FT.	COVERED PATIO:	155	SQ. FT.
TOTAL AREA:	1815	SQ. FT.	TOTAL AREA:	1815	SQ. FT.
			BUILDING TOTAL AREA:		
			3630		SQ. FT.

GENERAL

1. CONTRACTOR SHALL SECURE AND PROVIDE ALL PERMITS FOR OCCUPANCY, UTILITIES AND ANY OTHERS REQUIRED BY GOVERNING AUTHORITIES BEYOND THE BASIC BUILDING PERMITS, MAKING TIMELY APPLICATIONS AND INQUIRES, PAYING ALL FEES AND POSTING ALL BONDS TO BE RELEASED AT THE COMPLETION OF CONSTRUCTION.
2. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL BE USED BY ANY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION AS WELL AS REVISIONS, ADDENDA, AND CHANGE ORDERS. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS, WITH REVISIONS, ADDENDA AND CHANGE ORDERS, ON THE PREMISE AT ALL TIMES WHICH ARE UNDER THE CARE OF THE JOB SUPERINTENDENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE BUILDINGS AND SITE WHILE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETE.
4. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION, UNLESS OTHERWISE SPECIFIED, AND SHALL BE SO STATED IN THE CONTRACTOR'S WRITTEN PROPOSAL AND AGREEMENT. ALL REPAIRS, CORRECTIONS, DISCREPANCIES, ETC., MUST BE MADE WITHOUT ANY ADDITIONAL COST TO THE OWNER, AND WITHIN 24 HOURS AFTER NOTICE IS GIVEN.
5. ALL OPERATIONS DURING CONSTRUCTION CONDUCTED ON THE PREMISES SHALL NOT BE OBJECTIONABLE BEYOND THE PROPERTY BOUNDARY LINES BY REASON OF NOISE, STEAM, ODOR, FUMES, GASES, SMOKE, VIBRATION, HAZARD OR OTHER CAUSES.
6. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
7. FLAMMABLE LIQUIDS SHALL NOT BE PLACED, STORED, OR DISPENSED IN THE OCCUPANCY EXCEPT AS PROVIDED IN N.F.P.A. STANDARD 30 AND THE CURRENT UNIFORM FIRE CODE. PERMIT MAY BE REQUIRED.
8. THE CONTRACTOR SHALL PROVIDE AS-BUILT MODIFICATIONS TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, FIRE AND SMOKE MONITORING DETECTIONS SYSTEMS ON REPRODUCIBLES, SUCH AS BUILT DRAWINGS WILL BE COMPLETED, SUBMITTED AND APPROVED BY OWNER PRIOR TO FINAL PAYMENT.
9. AN APPROVED PUBLIC SAFETY KEY BOX SHALL BE INSTALLED ADJACENT TO THE MAIN ENTRANCE AND SHALL BE CLEARLY VISIBLE AND MOUNTED WITHIN TEN (10) FEET OF THE GROUND. THE KEY BOX SHALL CONTAIN KEYS TO OPEN DOORS OR OTHER ACCESS MEANS AT THE FOLLOWING LOCATIONS: CONFIRM LOCATIONS WITH FIRE MARSHALL.  
24A. THE MAIN ENTRANCE  
24B. ROOMS CONTAINING FIRE ALARM SYSTEM CONTROL PANELS  
24C. ROOMS CONTAINING MAIN ELECTRICAL SERVICE PANELS  
24D. ALL KEY SHALL BE CLEARLY MARKED AS WHAT DOOR, ROOM, AREA, OR LOCK
10. THE ADDRESS SHALL BE PROMINENTLY DISPLAYED PER CITY REQUIREMENTS.
11. THE CONTRACTOR SHALL ENSURE THAT THIS PROJECT, AND ALL CONSTRUCTION ACTIVITIES RELATED THERETO, CONFORM WITH ALL LOCAL, REGIONAL, STATE AND/OR FEDERAL REGULATIONS PERTAINING TO DISTURBING, DISPLACING, AND/OR REMOVAL OF ASBESTOS OR ASBESTOS MATERIALS.

MECHANICAL / ELECTRICAL & PLUMBING

1. DEVIATIONS FROM DIMENSIONED LOCATIONS MUST BE APPROVED BY THE ARCHITECT.
2. THE GENERAL CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT ALL DISCREPANCIES BETWEEN THE MECHANICAL, ELECTRICAL AND PLUMBING CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF WORK.
3. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ALL REQUIRED ROUGH-INS, TRENCHING AND ELECTRICAL BACKBOARD LOCATIONS.
4. ELECTRICAL ROUGH-IN AND REFLECTED CEILING PLAN ARE FOR THE GENERAL INFORMATION OF THE CONTRACTOR. EXACT LOCATIONS SHOULD BE VERIFIED.

DIMENSIONS

1. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS ARE GIVEN AS THE BEST PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS ADVERSELY AFFECTING THE DESIGN PRIOR TO PROCEEDING WITH THE WORK.
2. INTERIOR DIMENSIONS OF PLANS ARE TO BUILDING GRIDLINES OR FACE OF FINISH UNLESS OTHERWISE NOTED.
3. DO NOT SCALE DRAWINGS: THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY THE ARCHITECT IF DISCREPANCIES ARE FOUND.
4. COORDINATION: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OR THE WORK OF ALL TRADES TO ASSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.
5. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, DETAILS, ETC., AND NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
6. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH HE WORK.
7. THE CONTRACTOR SHALL VERIFY ALL DOOR AND WINDOW ROUGH OPENING DIMENSIONS WITH DOOR AND WINDOW MANUFACTURERS.

CONSTRUCTION

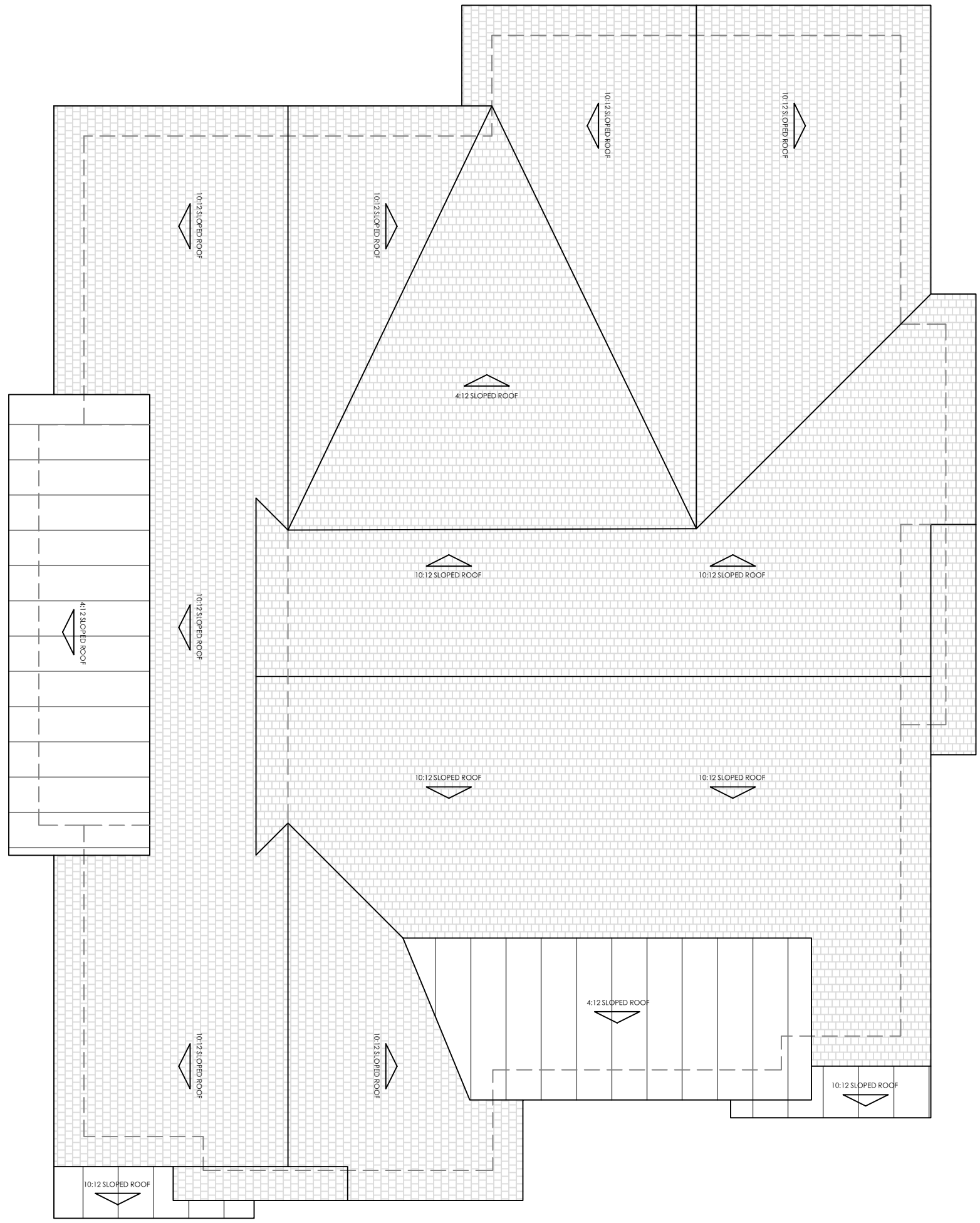
1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WALL BLOCKING FOR ALL WALL AND CEILING MOUNTED ITEMS.
2. THERE SHALL BE NO EXPOSED PIPE, CONDUITS, DUCTS, VENTS, ETC., AND SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHED, UNLESS NOTED AS EXPOSED ON THE CONSTRUCTION DRAWINGS.
3. OFFSET STUDS WHERE REQUIRED SO THAT FINISH WALL SURFACES WILL BE FLUSH.
4. PROVIDE GALVANIC ISOLATION BETWEEN DISSIMILAR METALS.
5. GENERAL CONTRACTOR IS TO COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS FOR ALL REQUIRED ROUGH-INS, AND TRENCHING REQUIRED FOR ELECTRICAL AND PLUMBING RUNS.
6. PROVIDE PRESSURE TREATED WOOD AT ALL LOCATIONS WHERE WOOD IS EXPOSED TO THE EXTERIOR OR WHERE WOOD COMES IN CONTACT WITH CONCRETE OR SOIL.
7. LATHING, PLASTER, AND GYPSUM WALL BOARD SYSTEMS SHALL CONFORM TO THE CURRENT IRC.
8. ALL EXPOSED GYPSUM BOARD TO HAVE FINE EDGES AT ALL CORNERS AND WALL INTERSECTIONS.
9. ALL GLASS AND GLAZING SHALL COMPLY WITH CURRENT IRC AND U.S. PRODUCT SAFETY COMMISSION: SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIALS, REQUIRED.

CEILING

1. CEILING HEIGHTS, WHERE INDICATED, ARE FROM FINISHED FLOOR TO BOTTOM OF CEILING FINISH SURFACE.
2. CEILING TILE N.I.C., WHERE INDICATED.

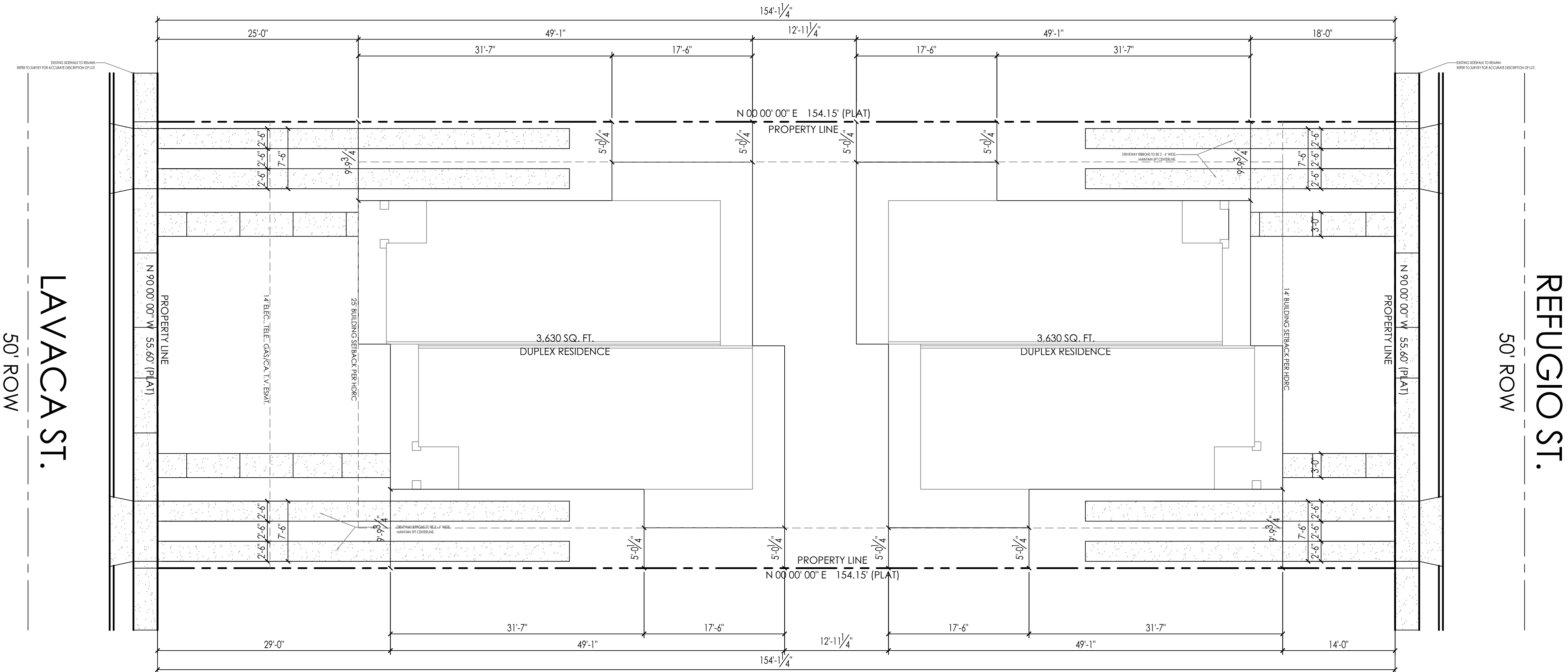
FINISHES

1. ALL PAINT AND WALL COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
2. PREPARE FLOOR PER MANUFACTURER'S RECOMMENDATIONS TO PROVIDE LEVEL AREA FOR FLOORING INSTALLATION.



2 ROOF PLAN  
SCALE: 1/8" = 1'

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



PROJECT NAME:  
LAVACAS UNDER THE TOWER  
SAN ANTONIO, TEXAS  
PROJECT ADDRESS:  
3111 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:

ROOF PLAN  
SITE PLAN

DRAWN BY: BLVOGES	SHEET #
DATE: 12/09/20	A1.0
SCALE: NOTED	





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123 MEADOWOOD LN, SAN ANTONIO, TEXAS 78216

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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

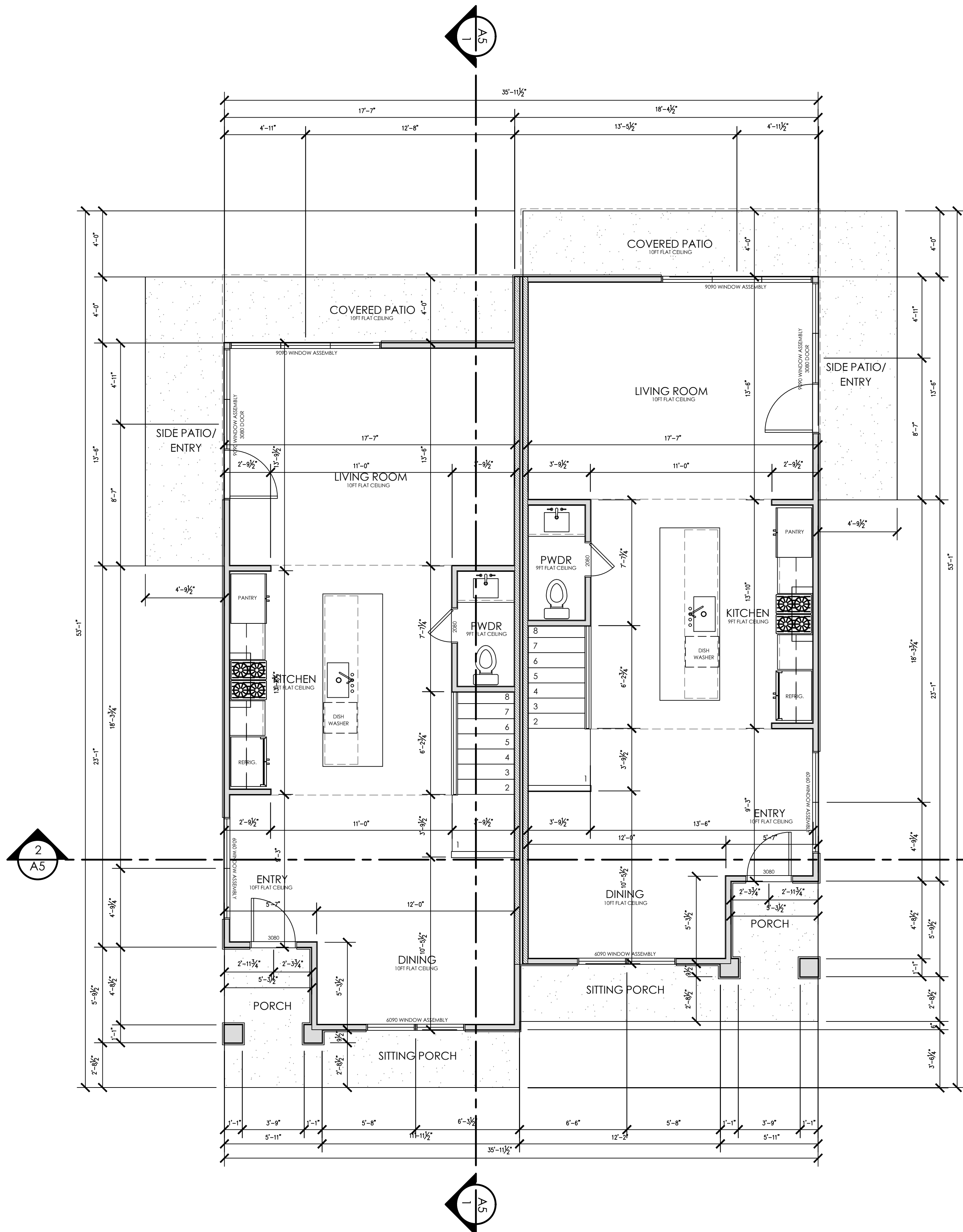
CHECKED BY:

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

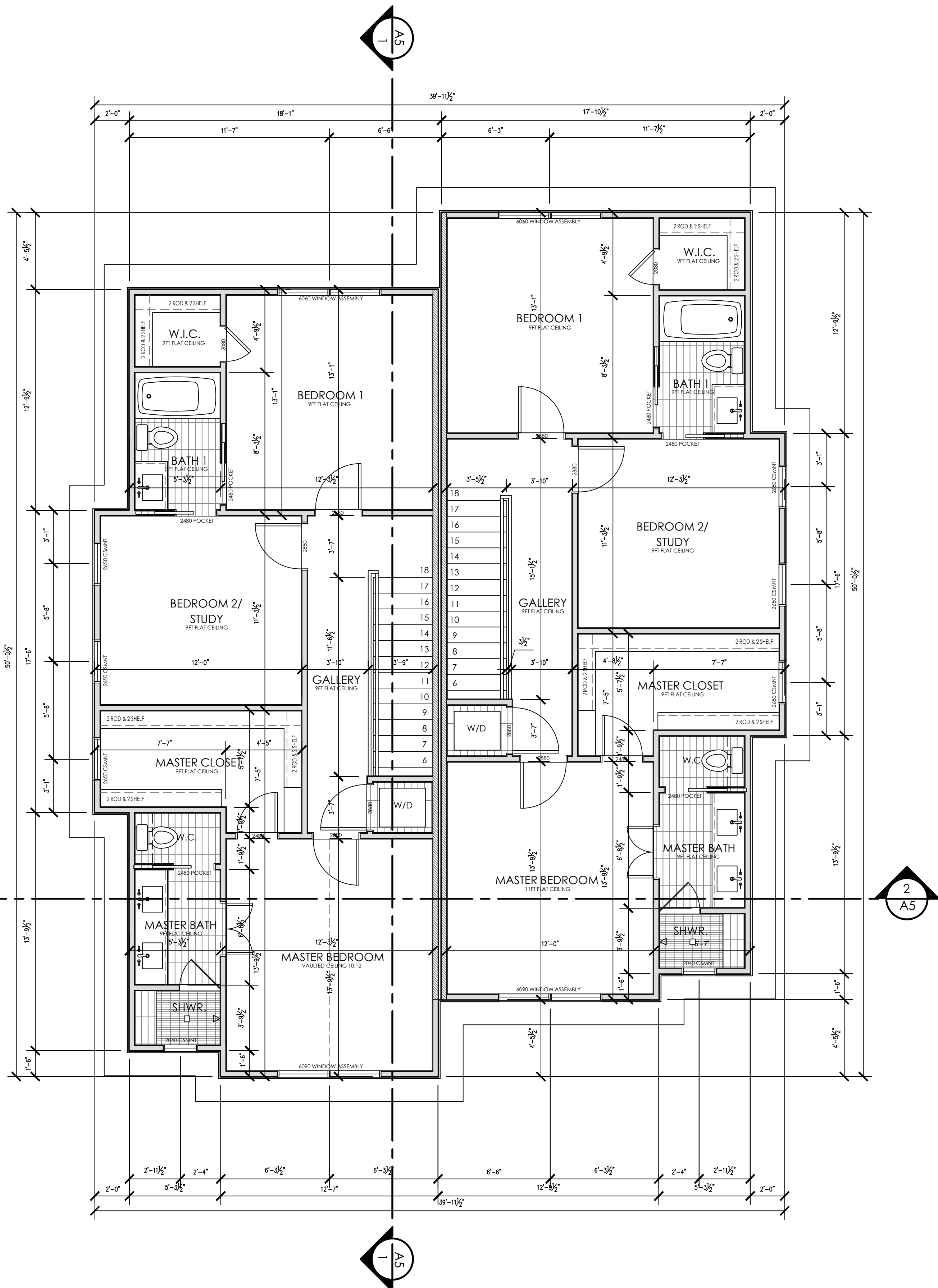
TITLE SHEET:

FLOOR PLAN

DRAWN BY: BLVOGES	SHEET # <b>A2.0</b>
DATE: 12/09/20	
SCALE: NOTED	



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



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

AREA SUMMARY:

UNIT 1		UNIT 2	
LIVING AREA:	720 SQ. FT.	LIVING AREA:	720 SQ. FT.
FIRST LEVEL:	880 SQ. FT.	FIRST LEVEL:	880 SQ. FT.
SECOND LEVEL:	90 SQ. FT.	SECOND LEVEL:	90 SQ. FT.
PORCH:	155 SQ. FT.	PORCH:	155 SQ. FT.
COVERED PATIO:	1815 SQ. FT.	COVERED PATIO:	1815 SQ. FT.
TOTAL AREA:	3630 SQ. FT.	TOTAL AREA:	3630 SQ. FT.

BUILDING TOTAL AREA: 3630 SQ. FT.





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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:

#### ELEVATIONS

DRAWN BY: BLVOGES

DATE: 12/09/20

SCALE: NOTED

SHEET #

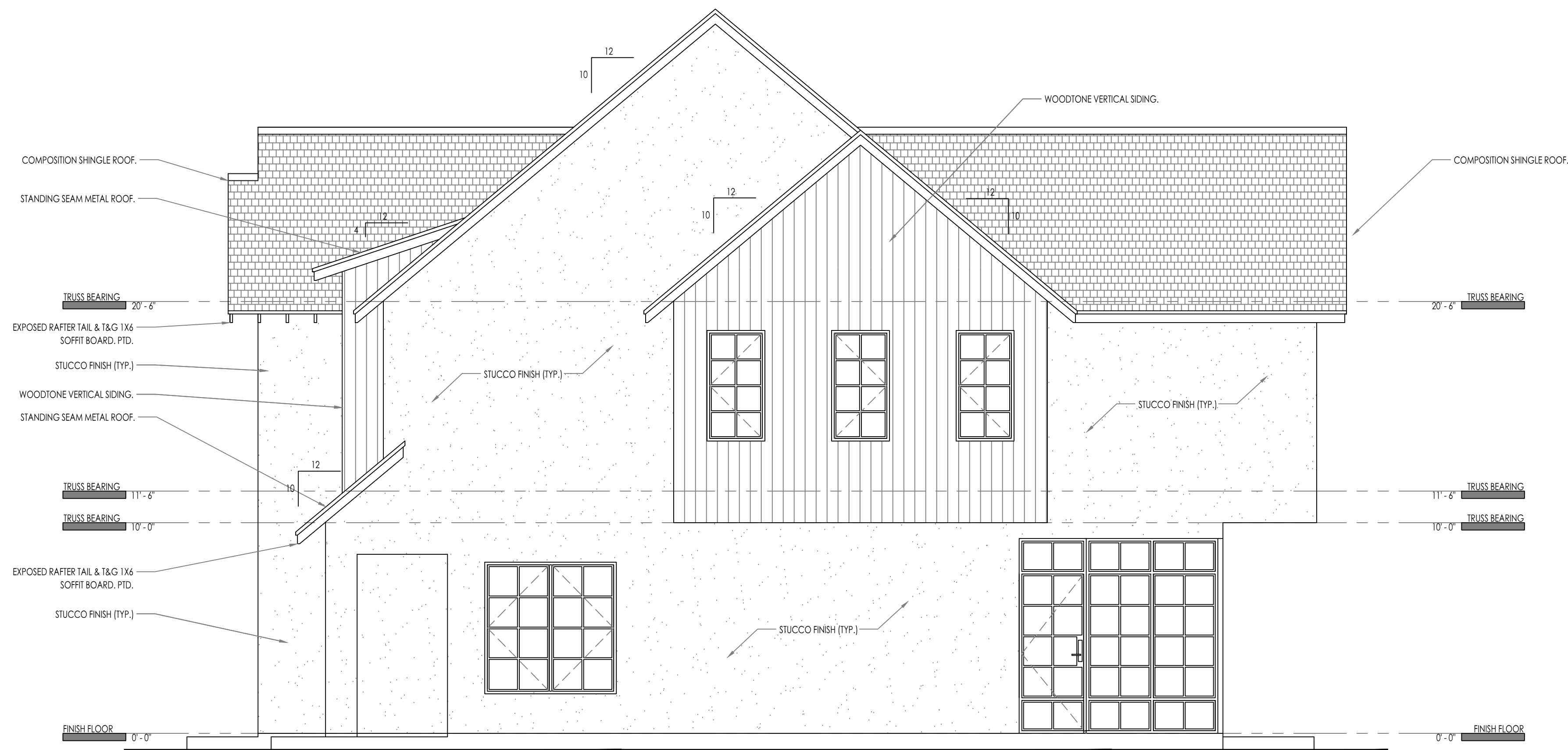
A3.0



1

#### FRONT ELEVATION

SCALE: 1/4" = 1'



2

#### RIGHT ELEVATION

SCALE: 1/4" = 1'



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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:

ELEVATIONS

DRAWN BY: BLVOGES

SHEET #

DATE: 12/09/20

SCALE: NOTED

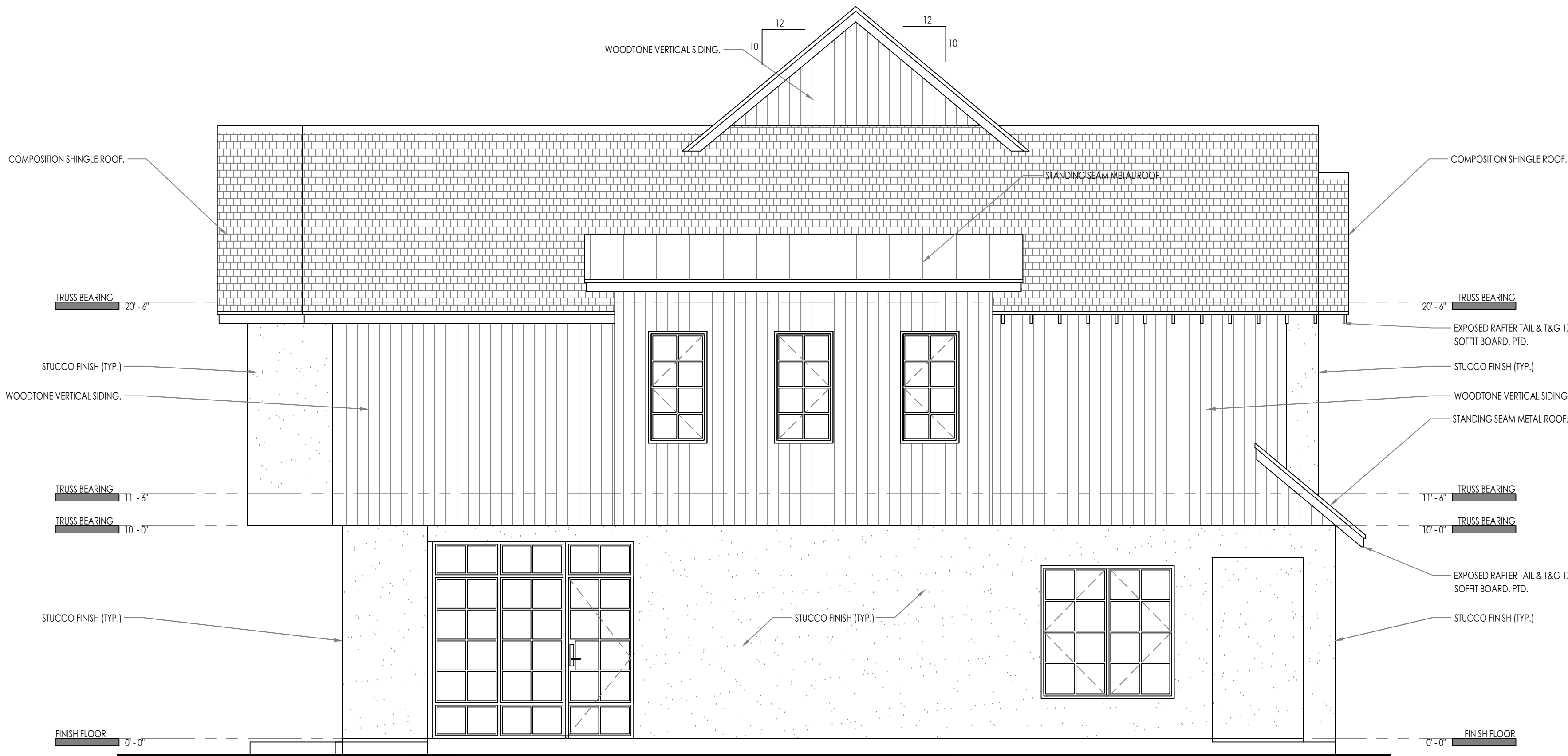
A4.0



1

REAR ELEVATION

SCALE: 1/4" = 1'



2

LEFT ELEVATION

SCALE: 1/4" = 1'





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ARCHITECT OF RECORD

PROJECT NAME:  
COMANCHE TRACE ESTATE

PROJECT ADDRESS:  
0 CLUBHOUSE DRIVE (LOT 11)  
KERRVILLE, TEXAS 78028  
COMANCHE TRACE, PHASE 13

<b>PROJECT DETAILS</b>	
CASEWORK CONCEPT:	HIGH
ISSUE DATE:	N/A
DESIGN MANAGER:	BRIAN VOGES

CHECKED BY:

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

TITLE SHEET:

## WALL SECTION DETAILS

### BUILDING SECTION

DRAWN BY: BLVOGES

DATE: 12/09/20

SCALE: NOTED

SHEET #

# A5.0



## WALL SECTION DETAIL

SCALE: 1/2" = 1'



## WALL SECTION DETAIL

SCALE: 1/2" = 1'



## WALL SECTION DETAIL

SCALE: 1/2" = 1'



## PLAN DETAIL

2 HR FIRE RATED SEPARATION WALL  
SCALE: 1/4" = 1'



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PROJECT NAME:  
COMANCHE TRACE ESTATE

PROJECT ADDRESS:  
0 CLUBHOUSE DRIVE (LOT 11)  
KERRVILLE, TEXAS 78028  
COMANCHE TRACE, PHASE 13

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

CHECKED BY:

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

TITLE SHEET:

WINDOW DETAILS

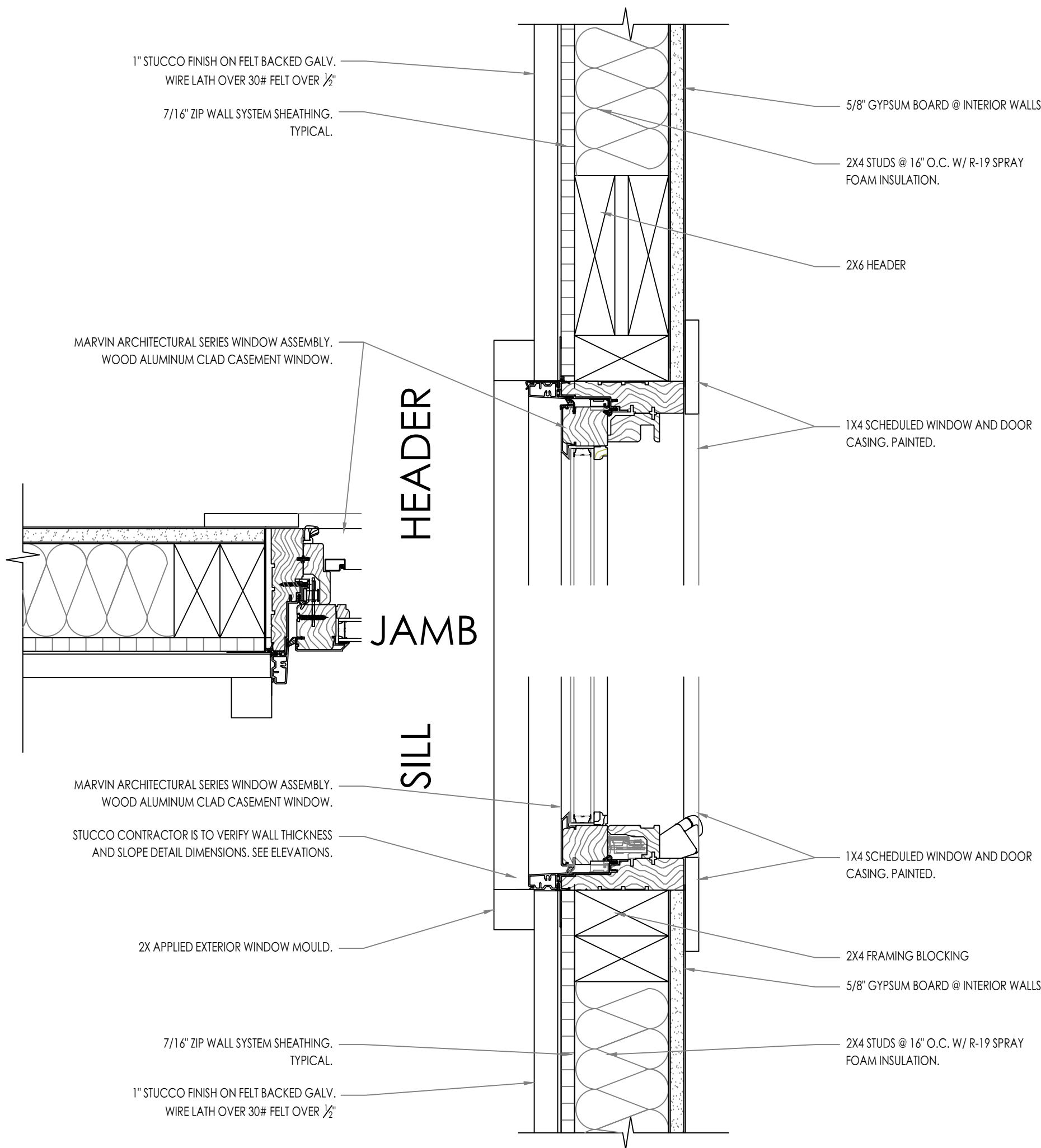
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DATE: 12/09/20

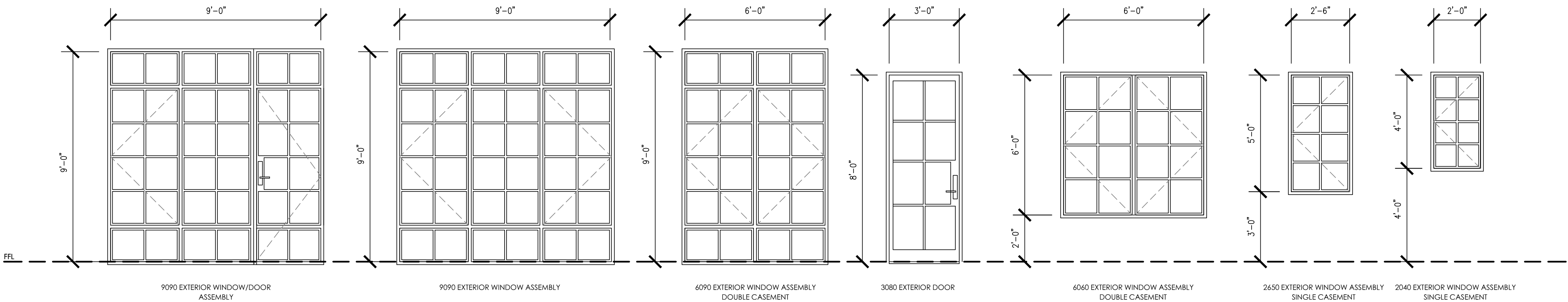
SCALE: NOTED

SHEET #

A6.0



1 WINDOW DETAIL  
SCALE: 1" = 1'







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ARCHITECT OF RECORD:

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COMANCHE TRACE ESTATE

PROJECT ADDRESS:  
0 CLUBHOUSE DRIVE (LOT 11)  
KERRVILLE, TEXAS 78028  
COMANCHE TRACE, PHASE 13

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

CHECKED BY:

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

TITLE SHEET:

WALL SECTION DETAILS  
BUILDING SECTION

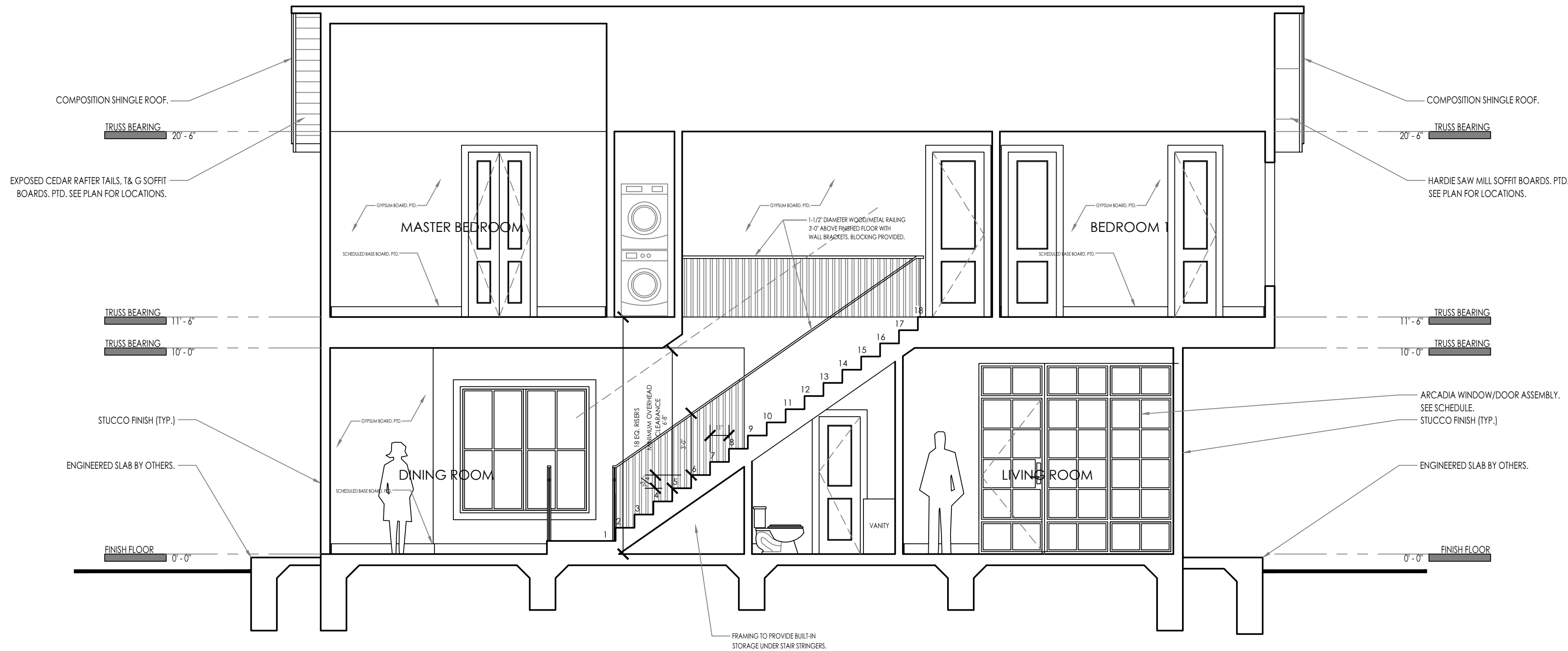
DRAWN BY: BLVOGES

SHEET #

DATE: 12/09/20

SCALE: NOTED

A7.0



1

## BUILDING SECTION

SCALE: 1/4" = 1'



2

## BUILDING SECTION

SCALE: 1/4" = 1'

ELECTRICAL  
LEGEND

	CEILING FAN
	24" X 48" FLOR. FIX.
	12" X 48" FLOR. FIXTURE
	FLOR. STRIP
	UNDERCOUNTER LIGHT
	BASE CABINET FOOT LIGHTING
	BAR/SCONCE LIGHTING
	ROPE LIGHTING
	H-99 RECESS
	EYE BALL RECESSED
	4" RECESS LIGHTING
	5" RECESS LIGHTING
	CEILING MOUNTED LIGHT
	HANGING LIGHT FIXTURE
	WALL SCONCE LIGHTING
	WALL MOUNT LIGHTING
	SPOT LIGHTS W/ MOTION DETECTOR
	PENDANT LIGHT
	EXHAUST FAN W/ LIGHT
	EXHAUST FAN
	TYP. SWITCH
	DIMMER SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	SINGLE 110 OUTLET
	UNDER COUNTER 110 OUTLET
	110 OUTLET
	HALF HOT DUPLEX 110 OUTLET
	220 OUTLET
	110 G.F.I.
	110 G.F.I. W.P. OUTLET
	A/C DISCONNECT
	PUSH BUTTON
	CABLE T.V.
	PHONE
	SMOKE DETECTOR
	DOOR CHIME
	JUNCTION BOX
	STRUCTURED WIRE (2 COAX-2 CAT6)
	CARBON MONOXIDE DETECTOR
	DUAL MEDIA OUTLET (DATA, PH, TV, ELEC.)

ELECTRICAL NOTES

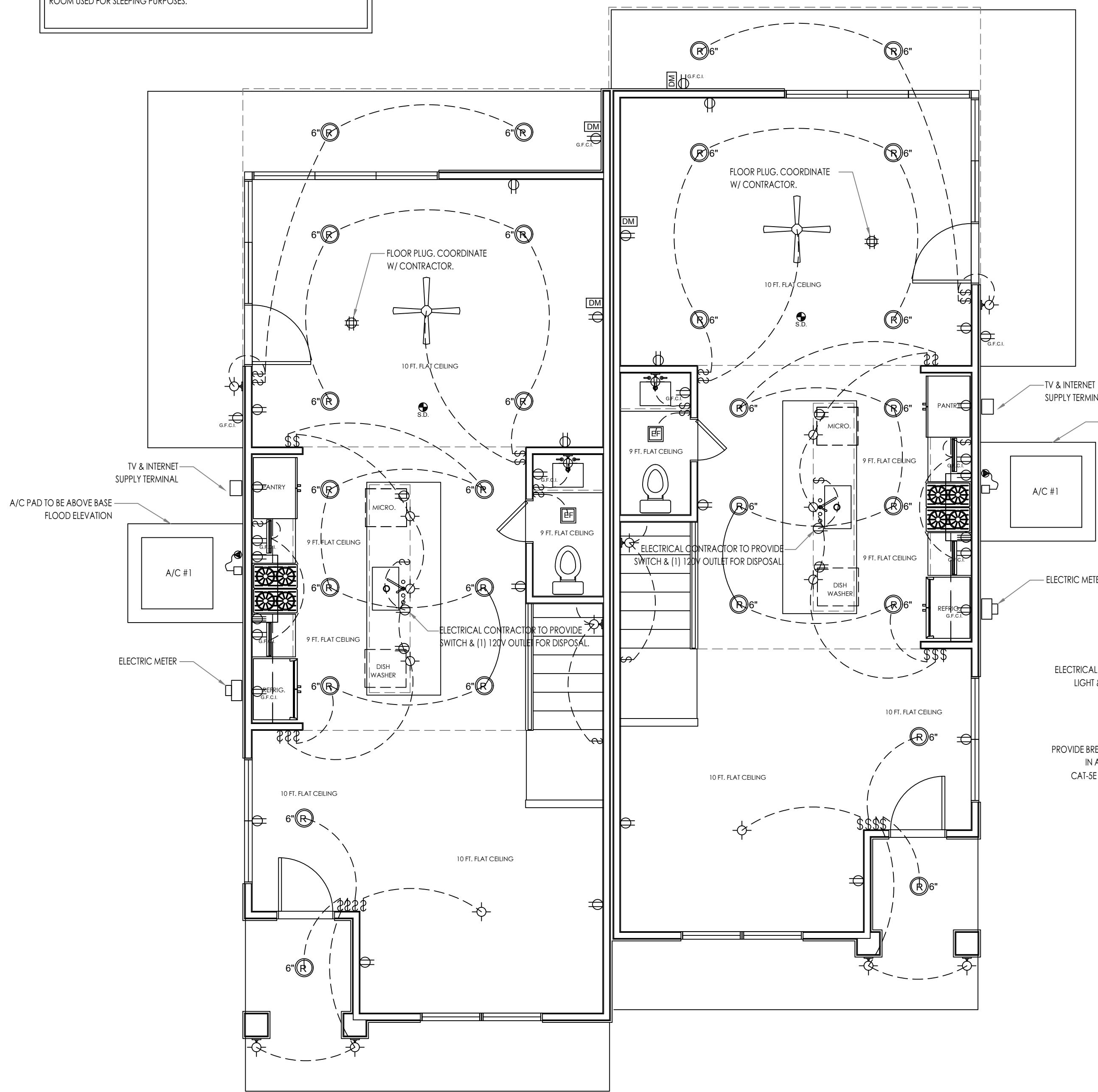
NOTE:  
ALL ELECTRICAL DEVICES AND FIXTURES IN ALL LIVING QUARTERS TO BE PROTECTED  
WITH A.F.I. BREAKER

1. PREWIRE FOR SECURITY SYSTEM  
AND INTERCOM SYSTEM.
2. INSTALL RC-A COAXIAL CABLE AND  
CAT-5 TWISTED PAIR WIRE  
(SEE BUILDER FOR DETAILS)
3. SEE SMOKE DETECTOR AND POOL  
ALARM NOTES BELOW.
4. ALL ELECTRICAL SHALL BE IN ACCORDANCE  
TO MEET OR EXCEED -NEC 2011-

SMOKE DETECTOR'S POWERED BY HOUSE ELECTRIC W/ BATTERY BACKUP &  
INTERCONNECTED. INSTALLED IN EACH SLEEPING ROOM & IN HALL OR AREA  
IMMEDIATELY OUTSIDE EACH ROOM & AT HIGHEST POINT OF EACH STORY OF  
RESIDENCE.

NOTE:  
ELECTRICAL CONTRACTOR AND OR SECURITY SYSTEM CONTRACTOR SHALL BE  
RESPONSIBLE TO ENSURE THAT ALL DOORS AND WINDOWS PROVIDING DIRECT  
ACCESS FROM THE HOME TO THE POOL WILL BE EQUIPPED WITH AN EXIT ALARM THAT  
HAS A MINIMUM SOUND PRESSURE RATING OF 85 DECIBELS AT 10 FEET.

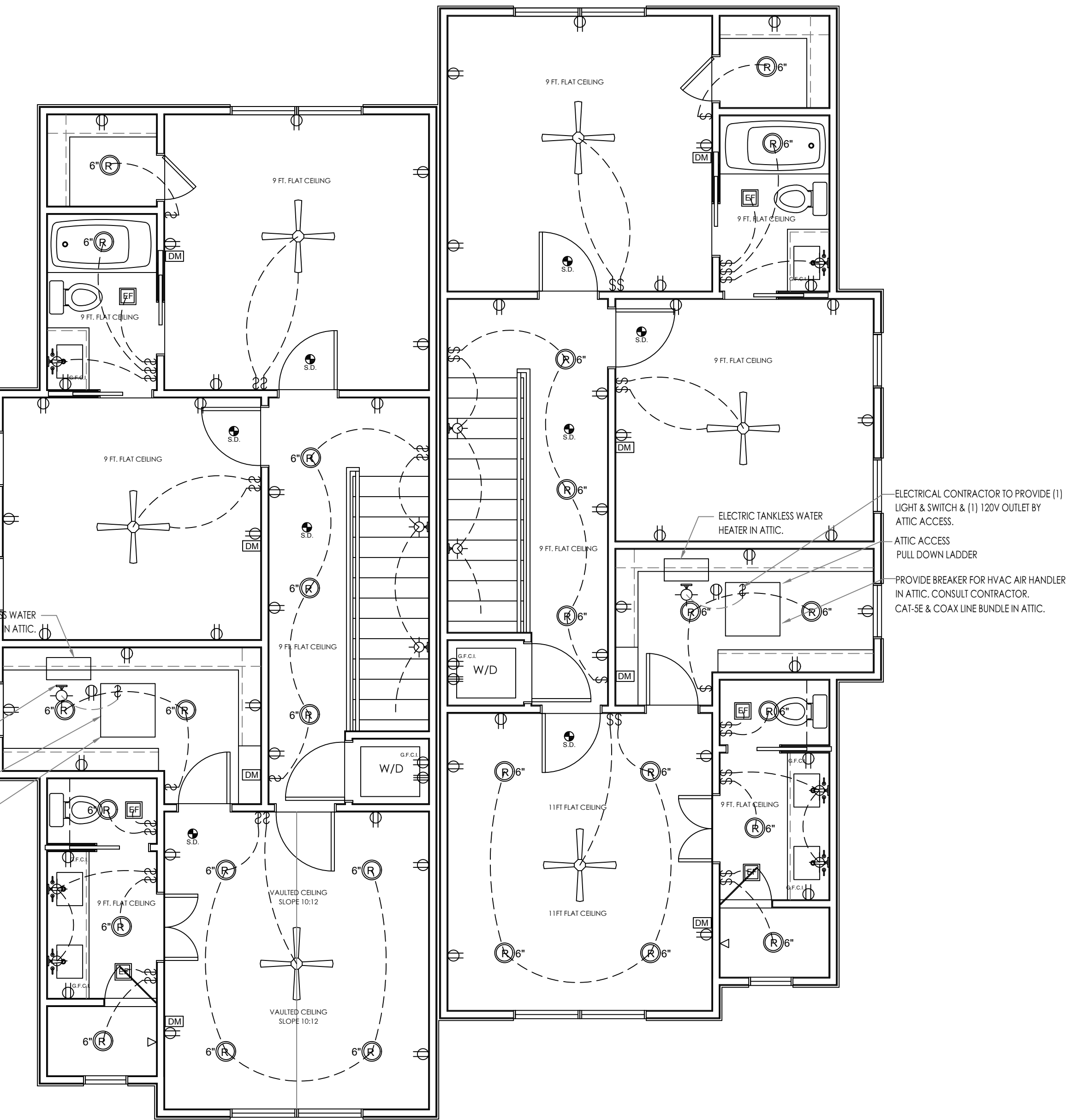
NOTE:  
CARBON MONOXIDE PROTECTION SHALL BE PROVIDED WITHIN 10 FEET OF EACH  
ROOM USED FOR SLEEPING PURPOSES.



1

ELECTRICAL PLAN-FIRST LEVEL

SCALE: 1/4" = 1'



2

ELECTRICAL PLAN-SECOND LEVEL

SCALE: 1/4" = 1'

AREA SUMMARY:

UNIT 1 LIVING AREA:		UNIT 2 LIVING AREA:	
FIRST LEVEL:	720 SQ. FT.	FIRST LEVEL:	720 SQ. FT.
SECOND LEVEL:	850 SQ. FT.	SECOND LEVEL:	850 SQ. FT.
PORCH:	90 SQ. FT.	PORCH:	90 SQ. FT.
COVERED PATIO:	155 SQ. FT.	COVERED PATIO:	155 SQ. FT.
TOTAL AREA:	1815 SQ. FT.	TOTAL AREA:	1815 SQ. FT.
		BUILDING TOTAL AREA:	3630 SQ. FT.



VOGES DESIGN, LLC.  
123 MEADOWOOD LN, SAN ANTONIO, TEXAS 78216

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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  
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ARCHITECT OF RECORD:

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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:

ELECTRICAL PLAN  
REFLECTIVE CEILING

DRAWN BY: BLVOGES	SHEET #
DATE: 12/09/20	A8.0
SCALE: NOTED	





VOGES DESIGN, LLC.  
123 MEADOWOOD LN, SAN ANTONIO, TEXAS 78216

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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)

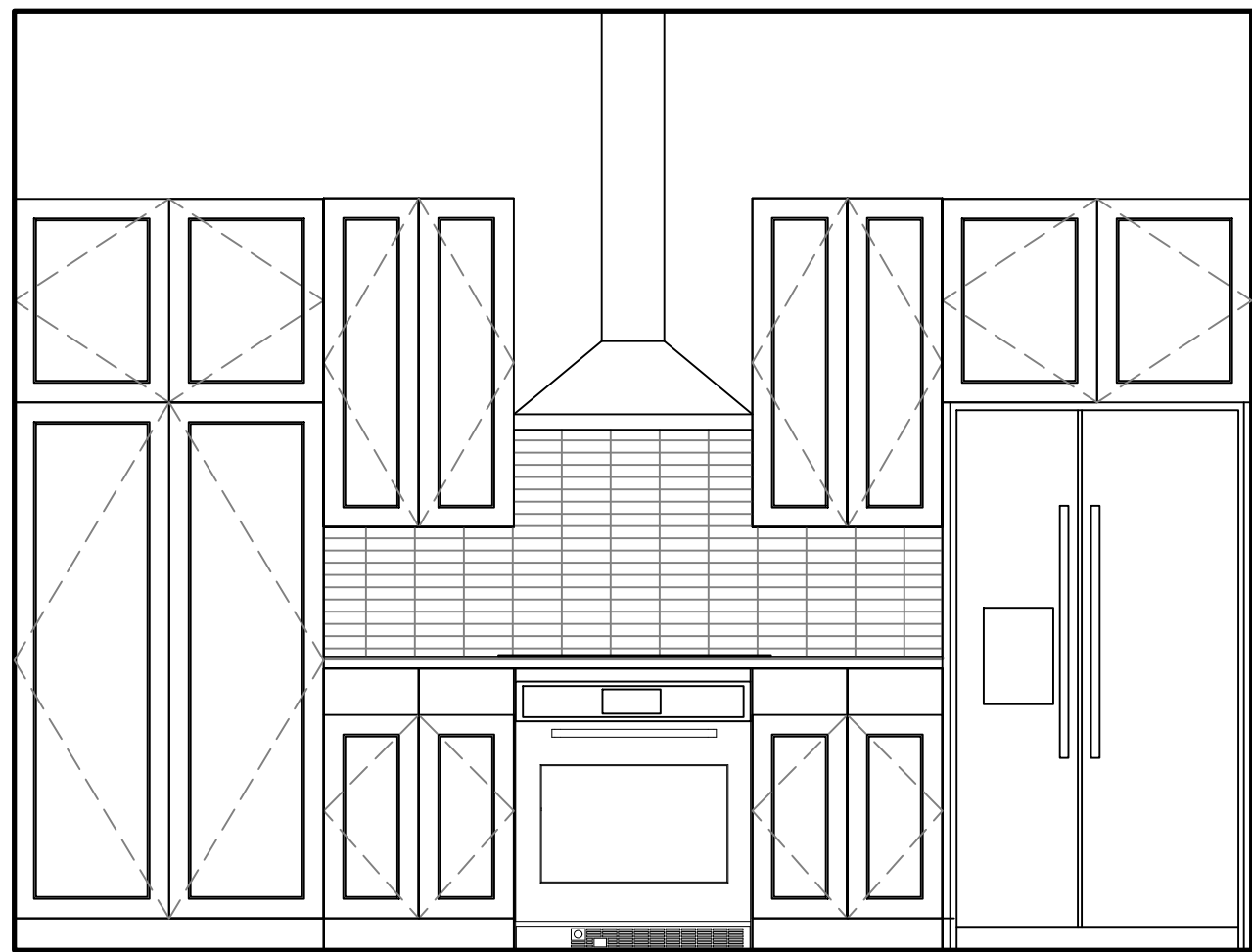
PROJECT DETAILS  
CASEWORK CONCEPT: HIGH  
ISSUE DATE: N/A  
DESIGN MANAGER: BRIAN VOGES  
CHECKED BY:

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

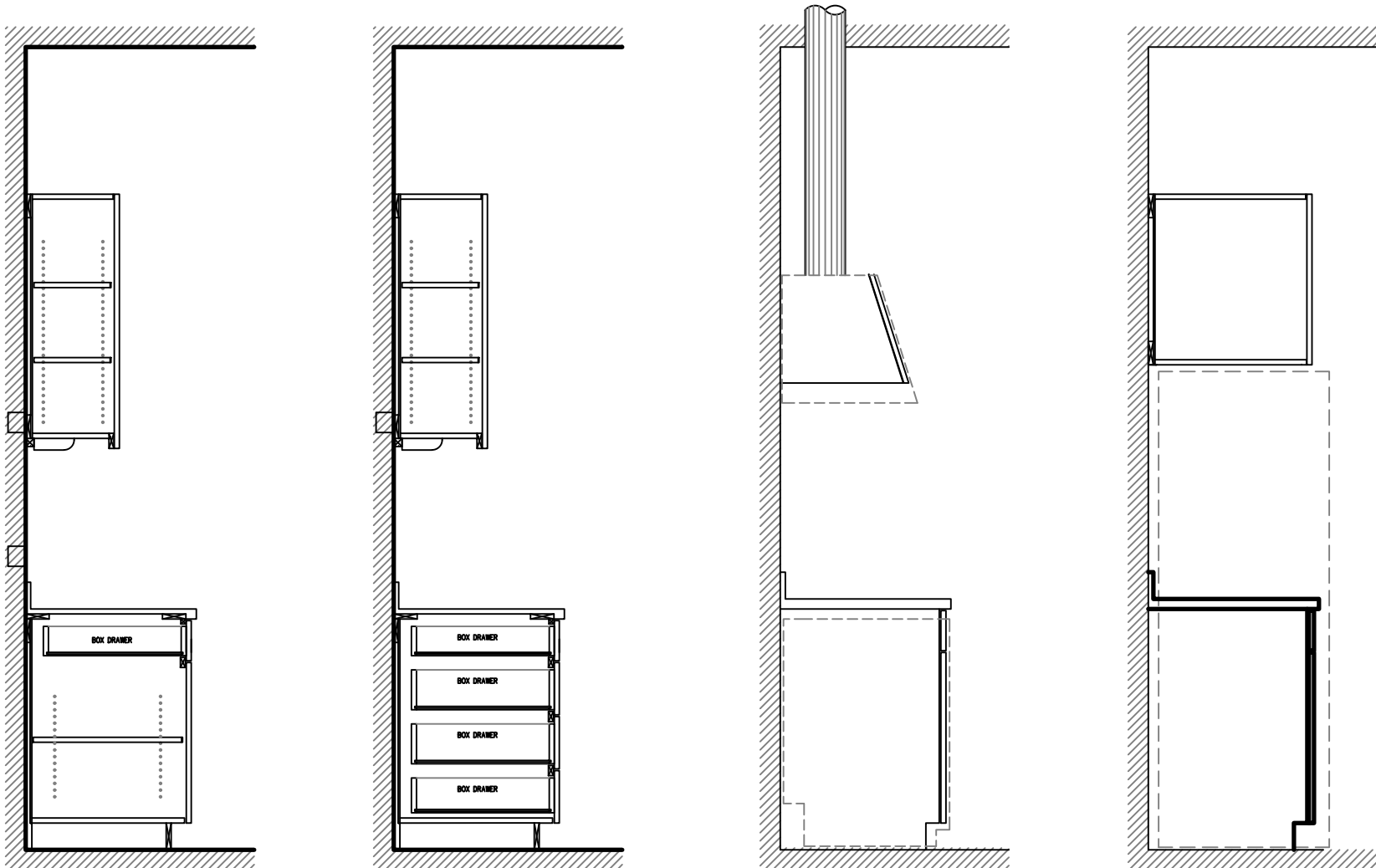
TITLE SHEET:

INTERIOR ELEVATIONS

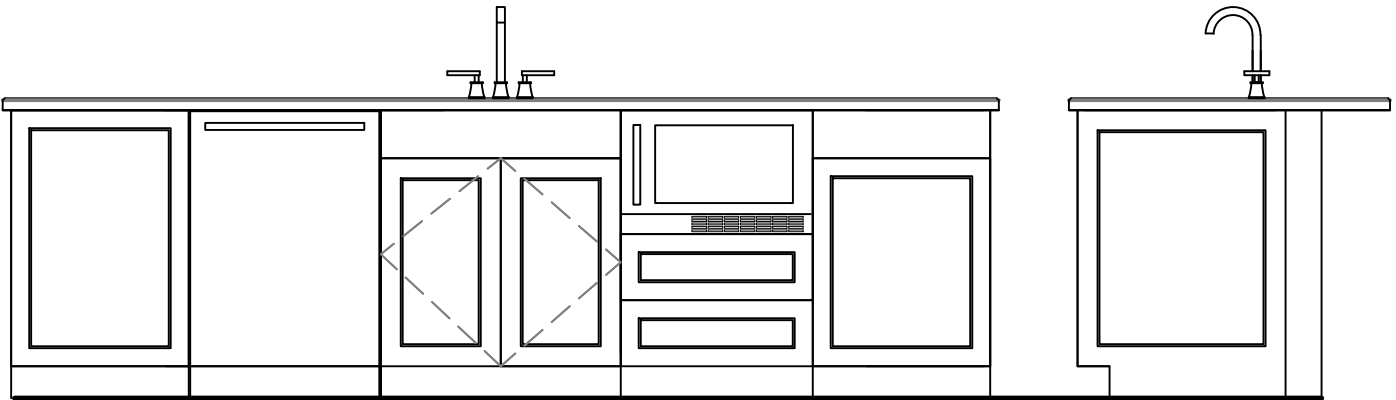
DRAWN BY: BLVOGES	SHEET #
DATE: 12/09/20	A9.0
SCALE: NOTED	



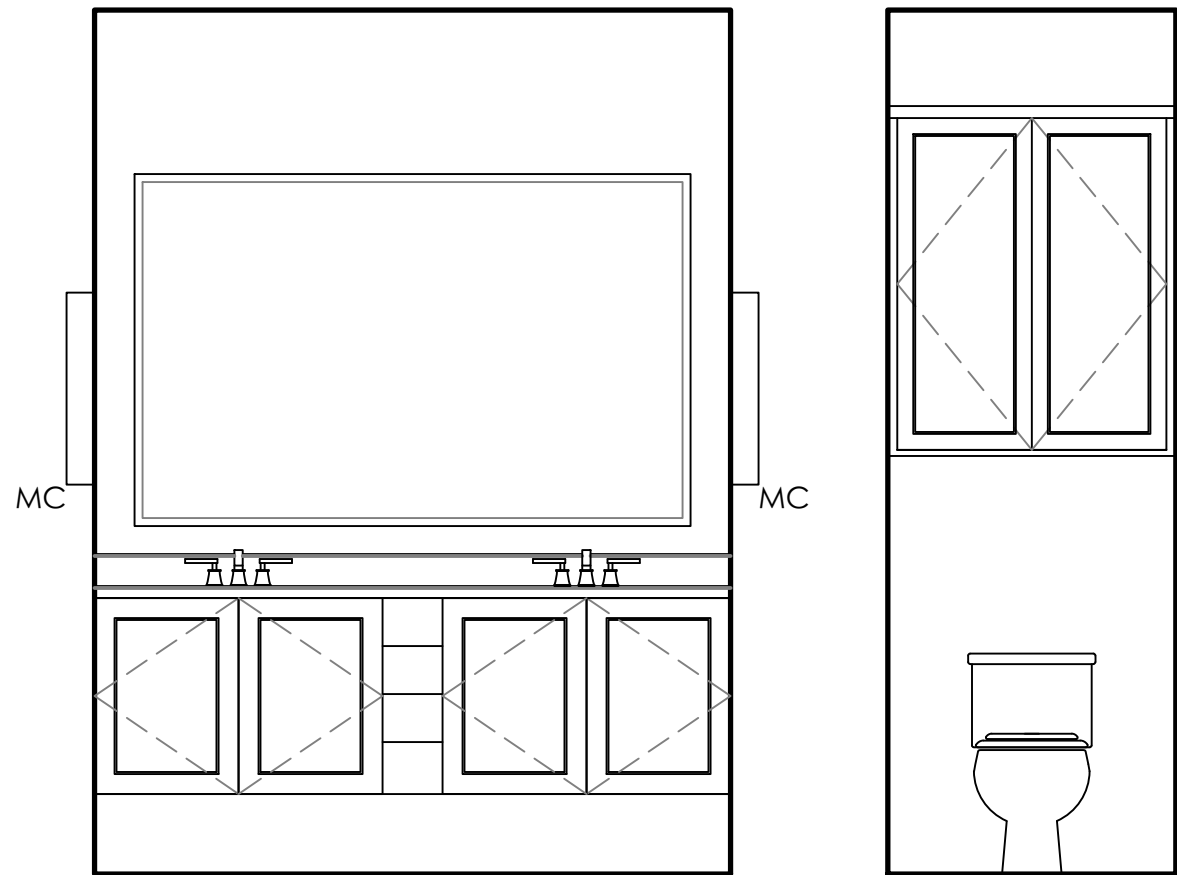
1 KITCHEN INT. ELEV.  
SCALE: 1/2" = 1'



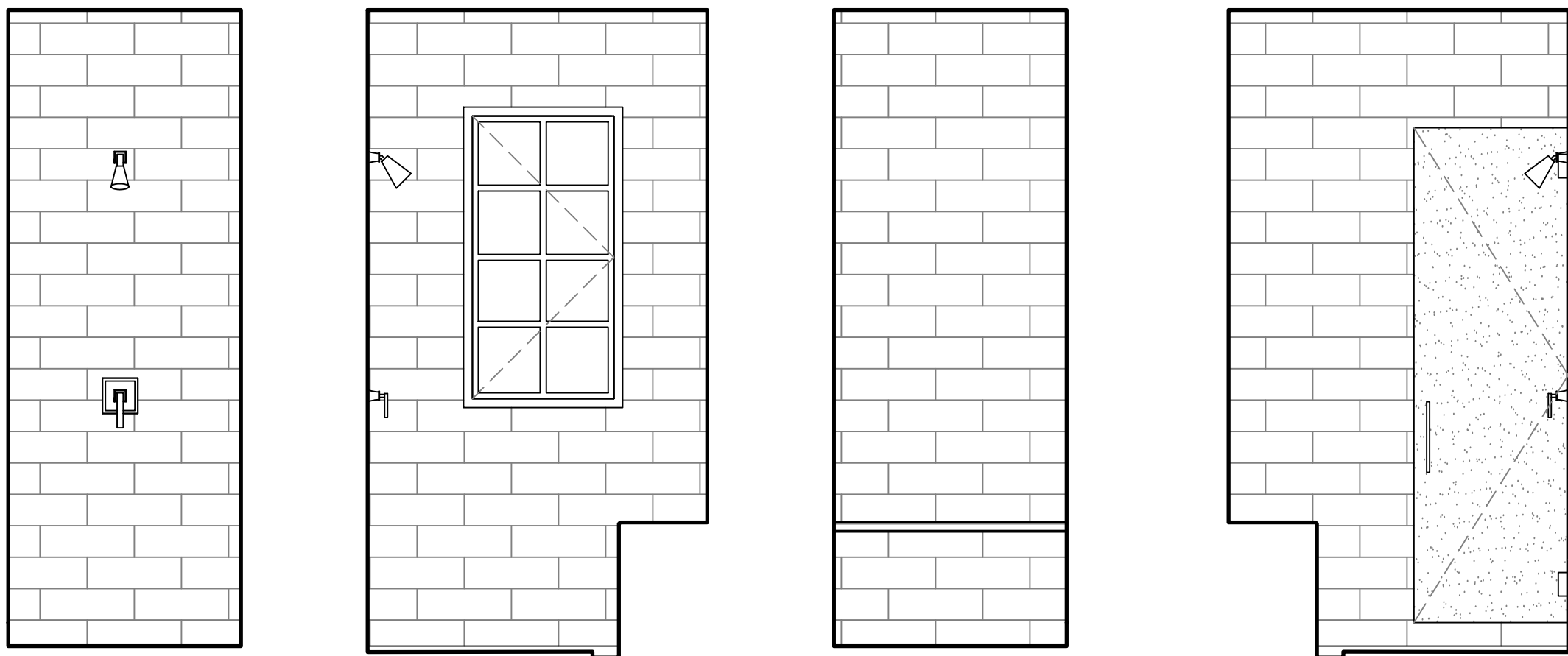
2 KITCHEN CABINET DETAILS  
SCALE: 1/2" = 1'



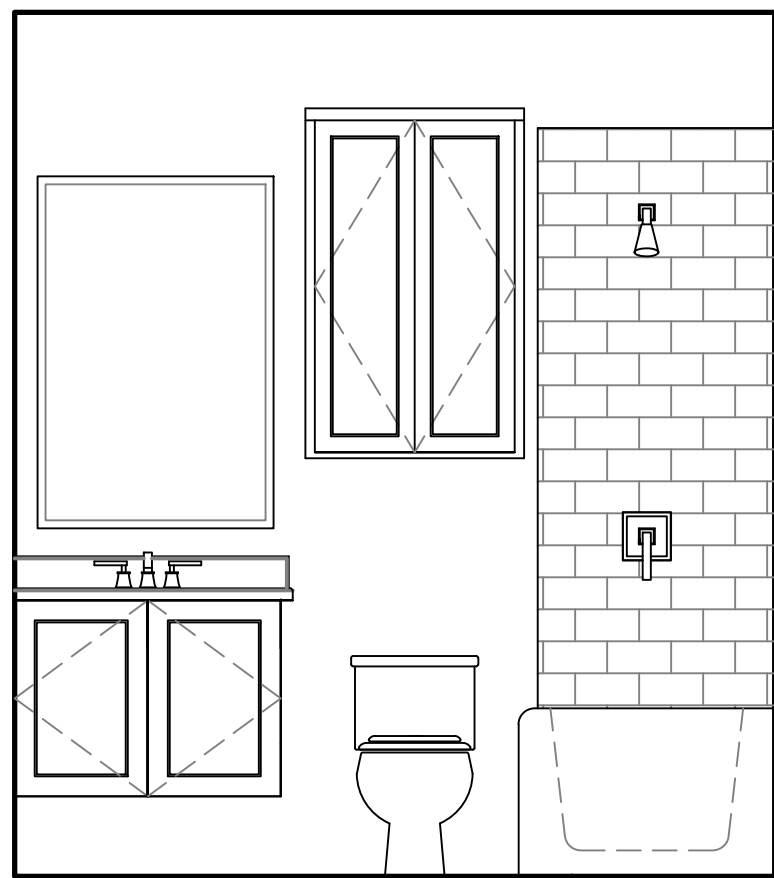
3 KITCHEN ISLAND DETAILS  
SCALE: 1/2" = 1'



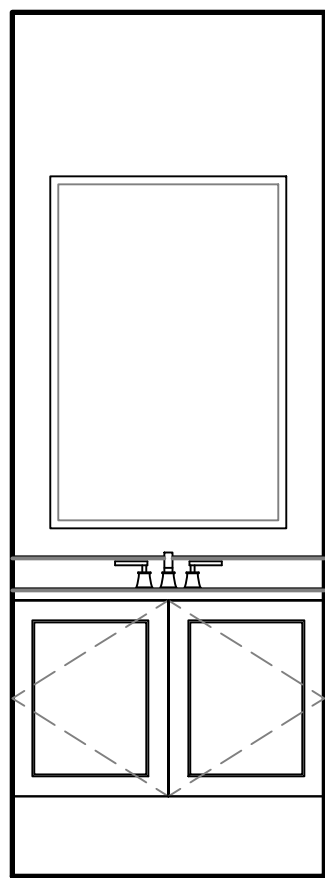
4 MASTER BATH INT. ELEV.  
SCALE: 1/2" = 1'



5 MASTER SHOWER INT. ELEV.  
SCALE: 1/2" = 1'



6 BATH 1 INT. ELEV.  
SCALE: 1/2" = 1'



7 POWDER RM. INT. ELEV.  
SCALE: 1/2" = 1'