

HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2026

HDRC CASE NO: 2026-196
ADDRESS: 427 S PRESA ST
LEGAL DESCRIPTION: NCB 904 LOT 41
ZONING: D, H, RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: La Villita Historic District
APPLICANT: Timothy Proctor/Laney Development Group
OWNER: Timothy Proctor/Laney Development Group
TYPE OF WORK: Amendment to a previously approved design regarding materials, facade arrangement, and an increase in height
APPLICATION RECEIVED: July 16, 2026
60-DAY REVIEW: September 14, 2026
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval of an amendment to a previously approved design for new construction. Within this request, the applicant has proposed the following:

1. Increase the overall height from 15 stories and approximately 148' to 17 stories and approximately 195'.
2. Install white modular brick at the street level on the east, west and south facades. A modular masonry material was previously approved in these locations.
3. Modify the previously approved façade arrangement by increasing the overall size of fenestration on each façade.

APPLICABLE CITATIONS:

Sec. 35-674. Building Design Principles

(a) Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods.

When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street

and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

(b) Mass and Scale. A building shall appear to have a "human scale." In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.

- (1) Express facade components in ways that will help to establish building scale.

A. Treatment of architectural facades shall contain a discernible pattern of mass to void, or windows and doors to solid mass. Openings shall appear in a regular pattern, or be clustered to form a cohesive design. Architectural elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades.

- (2) Align horizontal building elements with others in the blockface to establish building scale.

A. Align at least one (1) horizontal building element with another horizontal building element on the same block face. It will be considered to be within alignment if it is within three (3) feet, measured vertically, of the existing architectural element.

- (3) Express the distinction between upper and lower floors.

A. Develop the first floor as primarily transparent. The building facade facing a major street shall have at least fifty (50) percent of the street level facade area devoted to display windows and/or windows

affording some view into the interior areas. Multi-family residential buildings with no retail or office space are exempt from this requirement.

(4) Where a building facade faces the street or river and exceeds the maximum facade length allowed in Table 674-1 divide the facade of building into modules that express traditional dimensions.

A. The maximum length of an individual wall plane that faces a street or the river shall be as shown in Table 674-1.

Table 674-1

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum Facade Length	50 ft.	50 ft.	30 ft.	75 ft.	75 ft.	50 ft.

B. If a building wall plane facing the street or river and exceeds the length allowed in Table 674-1, employ at least two (2) of the following techniques to reduce the perceived mass:

- Change materials with each building module to reduce its perceived mass; or
- Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or
- Change the roof form of each building module to help express the different modules of the building mass; or
- Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.

(5) Organize the Mass of a Building to Provide Solar Access to the River.

A. One (1) method of doing so is to step the building down toward the river to meet the solar access requirements of subsection 35-673(a).

B. Another method is to set the building back from the river a distance sufficient to meet the solar access requirements of subsection 35-673(a).

(c) Height. Building heights vary along the river corridor, from one-story houses to high-rise hotels and apartments. This diversity of building heights is expected to continue. However, within each zone, a general similarity in building heights should be encouraged in order to help establish a sense of visual continuity. In addition, building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the river and other significant landmarks are provided while allowing the appropriate density for an area.

(1) The maximum building height shall be as defined in Table 674-2.

A. Solar access standards subsection 35-673(a), and massing standards subsection 35-674(b) also will affect building heights.

Table 674-2

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum # of Stories	5	10	None	7	5	4
Maximum Height in Feet	60 ft.	120 ft.	None	84 ft.	60 ft.	50 ft.

(3) On the street-side, the building facade shall appear similar in height to those of other buildings found traditionally in the area.

If fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building facade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. However, the remainder of the building may obtain its maximum height by stepping back fifteen (15) feet from the building face.

(4) Designation of a development node provides for the ability to increase the building height by fifty (50) percent from the requirements set out in article VI.

(d) Materials and Finishes. Masonry materials are well established as primary features along the river corridor and their use should be continued. Stucco that is detailed to provide a texture and pattern, which conveys a human scale, is also part of the tradition. In general, materials and finishes that provide a sense of human scale, reduce the perceived mass of a building and appear to blend with the natural setting of the river shall be used, especially on major structures.

(1) Use indigenous materials and traditional building materials for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following:

A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed.

- B. Other new materials that convey the texture, scale, and finish similar to traditional building materials.
- C. Stucco and painted concrete when detailed to express visual interest and convey a sense of scale.
- D. Painted or stained wood in a lap or shingle pattern.

(2) The following materials are not permitted as primary building materials and may be used as a secondary material only:

- A. Large expanses of high gloss or shiny metal panels.
- B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and street levels comply with 35-674(d)(1) above.

(3) Paint or Finish Colors.

- A. Use natural colors of indigenous building materials for properties that abut the River Walk area.
- B. Use matte finishes instead of high glossy finishes on wall surfaces. Wood trim and metal trim may be painted with gloss enamel.
- C. Bright colors may highlight entrances or architectural features.

(e) Facade Composition. Traditionally, many commercial and multi-family buildings in the core of San Antonio have had facade designs that are organized into three (3) distinct segments: First, a "base" exists, which establishes a scale at the street level; second a "mid-section," or shaft is used, which may include several floors. Finally a "cap" finishes the composition. The cap may take the form of an ornamental roof form or decorative molding and may also include the top floors of the building. This organization helps to give a sense of scale to a building and its use should be encouraged. In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

(1) Street Facade. Buildings that are taller than the street-wall (sixty (60) feet) shall be articulated at the stop of the street wall or stepped back in order to maintain the rhythm of the street wall. Buildings should be composed to include a base, a middle and a cap.

A. High rise buildings, more than one hundred (100) feet tall, shall terminate with a distinctive top or cap. This can be accomplished by:

- i. Reducing the bulk of the top twenty (20) percent of the building by ten (10) percent.
- ii. By stepping back the top twenty (20) percent of the building.
- iii. Changing the material of the cap.

B. Roof forms shall be used to conceal all mechanical equipment and to add architectural interest to the structure.

C. Roof surfaces should include strategies to reduce heat island effects such as use of green roofs, photo voltaic panels, and/or the use of roof materials with high solar reflectivity.

(2) Fenestration. Windows help provide a human scale and so shall be proportioned accordingly.

D. Curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions.

(3) Entrances. Entrances shall be easy to find, be a special feature of the building, and be appropriately scaled.

- A. Entrances shall be the most prominent on the street side and less prominent on the river side.
- B. Entrances shall be placed so as to be highly visible.
- C. The scale of the entrance is determined by the prominence of the function and or the amount of use.
- D. Entrances shall have a change in material and/or wall plane.
- E. Entrances should not use excessive storefront systems.

(4) Riverside facade. The riverside facade of a building shall have simpler detailing and composition than the street facade.

A. Architectural details such as cornices, sills, lintels, door surrounds, water tables and other similar details should use simple curves and handcrafted detailing.

B. Stone detailing shall be rough hewn, and chiseled faced. Smooth faced stone is not permitted as the primary building material, but can be used as accent pieces.

C. Facades on the riverside shall be asymmetrical, pedestrian scale, and give the appearance of the back of a building. That is, in traditional building along the river, the backs of building were designed with simpler details, and appear less formal than the street facades.

(g) Awnings, Canopies and Arcades. (See Figure 674-2) The tradition of sheltering sidewalks with awnings, canopies and arcades on commercial and multi-family buildings is well established in San Antonio and is a practice that should be continued. They offer shade from the hot summer sun and shelter from rainstorms, thereby facilitating pedestrian activity. They also establish a sense of scale for a building, especially at the ground level. Awnings and canopies are appropriate locations for signage. Awnings with signage shall comply with any master signage plan on file with the historic preservation officer for the property. Awnings and canopies installed at street level within the public right-of-way require licensing with the city's capital improvements management services (CIMS) department. Canopies, balconies and awnings

installed at river level within the public right-of-way require licensing with the city's downtown operations department.

(1) If awnings, arcades and canopies are to be used they should accentuate the character-defining features of a building.

A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.

B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.

C. They should match the shape of the opening.

D. Simple shed shapes are appropriate for rectangular openings.

E. Odd shapes and bubble awnings are prohibited except where the shape of an opening requires a bubble awning, or historic precedent shows they have been previously used on the building.

F. Canopies, awnings and arcades shall not conflict with the building's proportions or with the shape of the openings that the awning or canopy covers.

G. Historic canopies shall be repaired or replaced with in-kind materials.

(2) Materials and Color.

A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the appearance of natural fiber as approved by the HDRC.

B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged. Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light lettering for signage.

(3) Incorporating lighting into the design of a canopy is appropriate.

A. Lights that illuminate the pedestrian way beneath the awning are appropriate.

B. Lights that illuminate the storefront are appropriate.

C. Internally illuminated awnings that glow are prohibited.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design regarding overall height, façade materials, and façade arrangement. This property is located within the Downtown Design District; the La Villita Historic District; and the River Improvement Overlay, District 3.
- b. REVIEW HISTORY – The proposed new construction at 427 S Presa originally received approval from the Historic and Design Review Commission on July 18, 2018. An amended design received approval from the Commission on November 6, 2019, which increased the approved height to 15 stories and approximately 148’.
- c. HEIGHT INCREASE – The applicant has proposed to amend the previously approved design’s height by increasing the overall height from 15 stories and approximately 148’ to 17 stories and approximately 195’. The UDC Section 35-674(c)(3) states that building facades shall appear similar in height to those of other buildings found traditionally in the area. This section also states that if fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building façade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. The majority of neighboring structures are well below the allowable building height. The applicant has proposed for pedestrian scaled façade elements at two levels of the five-level podium. Staff finds this to be compatible with the smaller scaled buildings in the immediate vicinity.
- d. HEIGHT INCREASE – HEIGHT – The River Improvement Overlay design standards for RIO-3 note no height restrictions. Additionally, the Downtown Design Guide notes that towers should appear taller than they are wide. Staff finds that the increase in height is not a departure from the merit of the originally approved design. Additionally, staff finds that the increase in height brings the proposed tower closer to compatibility with design standards regarding width to height proportions.

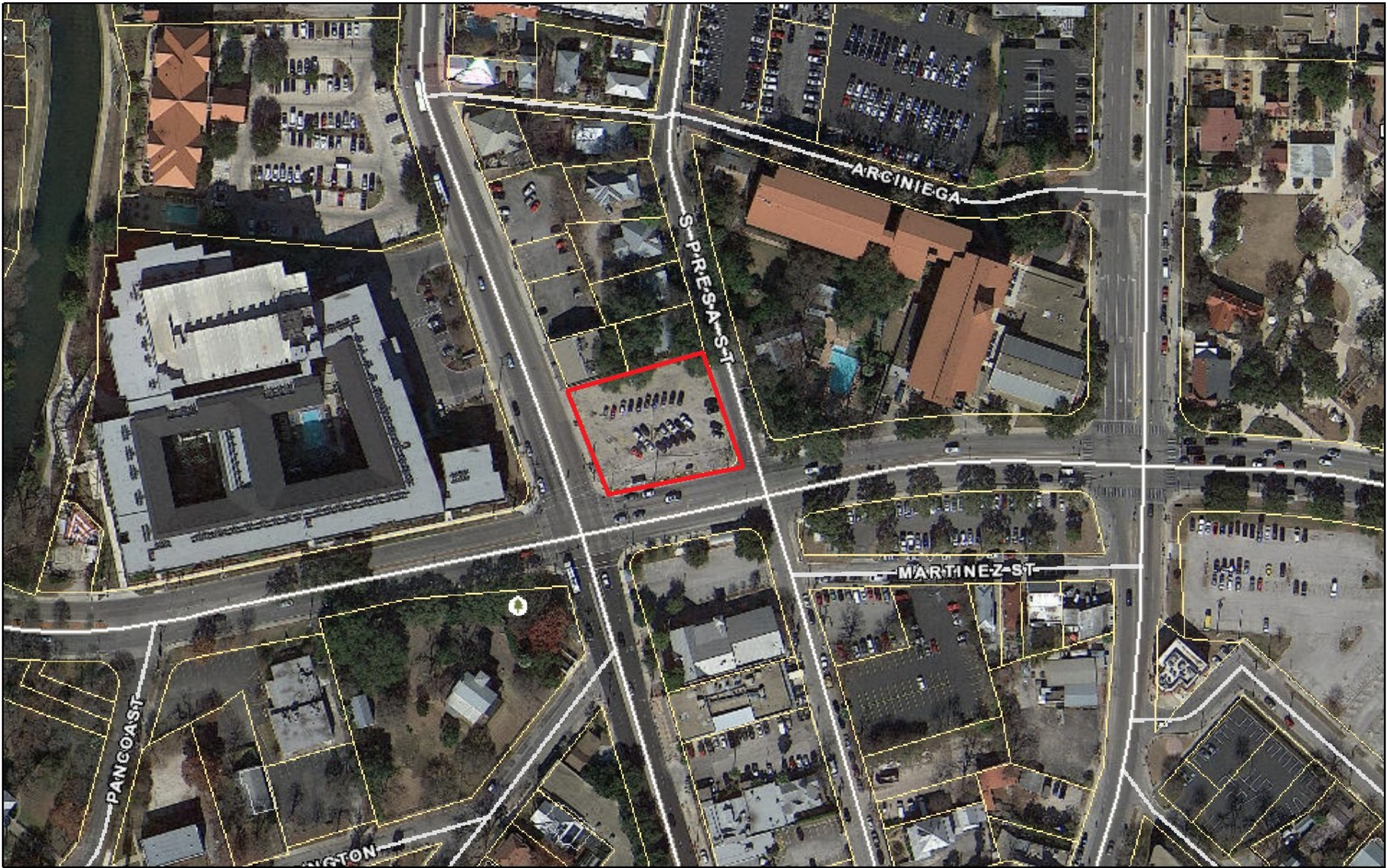
- e. FAÇADE MATERIALS – The applicant has proposed to install white modular brick at the street level on the east, west and south facades. A modular masonry material was previously approved in these locations. Staff finds the new material to be appropriate and consistent with the UDC.
- f. FAÇADE ARRANGEMENT – The applicant has proposed to modify the previously approved façade arrangement by increasing the overall size of fenestration on each façade. Staff finds the proposed amended façade arrangement and fenestration size to be appropriate and consistent with the UDC.
- g. PREVIOUSLY APPROVED ELEMENTS – The Commission previously approved both a rear, painted concrete masonry unit wall (facing north, at the property line), and woven stainless steel screening at the parking levels. Generally, staff continues to find these elements to be appropriate; the concrete masonry unit wall should feature a treatment to mask the appearance of a plain, block wall. Treatments could include a traditional stucco coating, selection of specialized units to create texture or patterns, or a specialized installation method to create texture or pattern. Staff finds that the perforated metal screening be revised to incorporate vertical articulation, alternating colors, and/or changes in plane to create visual interest. Folded panels may also be a solution. Vegetation should be selected for hardiness and longevity; final plant species and maintenance strategy must be submitted to staff. Additionally, staff finds that the balcony railings be revised to include a simple, traditional railing detail in lieu of perforated metal. The applicant may present treatments or specifications for perforated metal to the HDRC for consideration.
- h. ARCHAEOLOGY – The project area is partially located within the La Villita Local Historic District, River Improvement Overlay District, and Downtown Design Area. In addition, previously recorded archaeological site 41BX2238 is within the property. Furthermore, the Concepcion or Pajalache Acequia is adjacent to the project area. Therefore, an archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

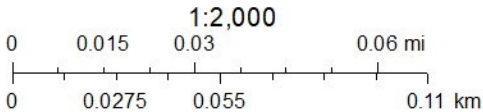
Staff recommends approval of items #1 through #3 based on findings a through g with the following stipulations:

- i. That the concrete masonry unit wall should feature a treatment to mask the appearance of a plain, block wall. Treatments could include a traditional stucco coating, selection of specialized units to create texture or patterns, or a specialized installation method to create texture or pattern. Final details be submitted to OHP staff for review and approval.
- ii. That the parking level perforated metal screening be revised to incorporate vertical articulation, alternating colors, and/or changes in plane to create visual interest. Folded panels may also be a solution. Vegetation should be selected for hardiness and longevity; final plant species and maintenance strategy must be submitted to staff.
- iii. That balcony railings be revised to include a simple, traditional railing detail in lieu of perforated metal. The applicant may present treatments or specifications for perforated metal to the HDRC for consideration.
- iv. ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



July 27, 2026





EagleviewImage
Captured: Jan 31, 2026

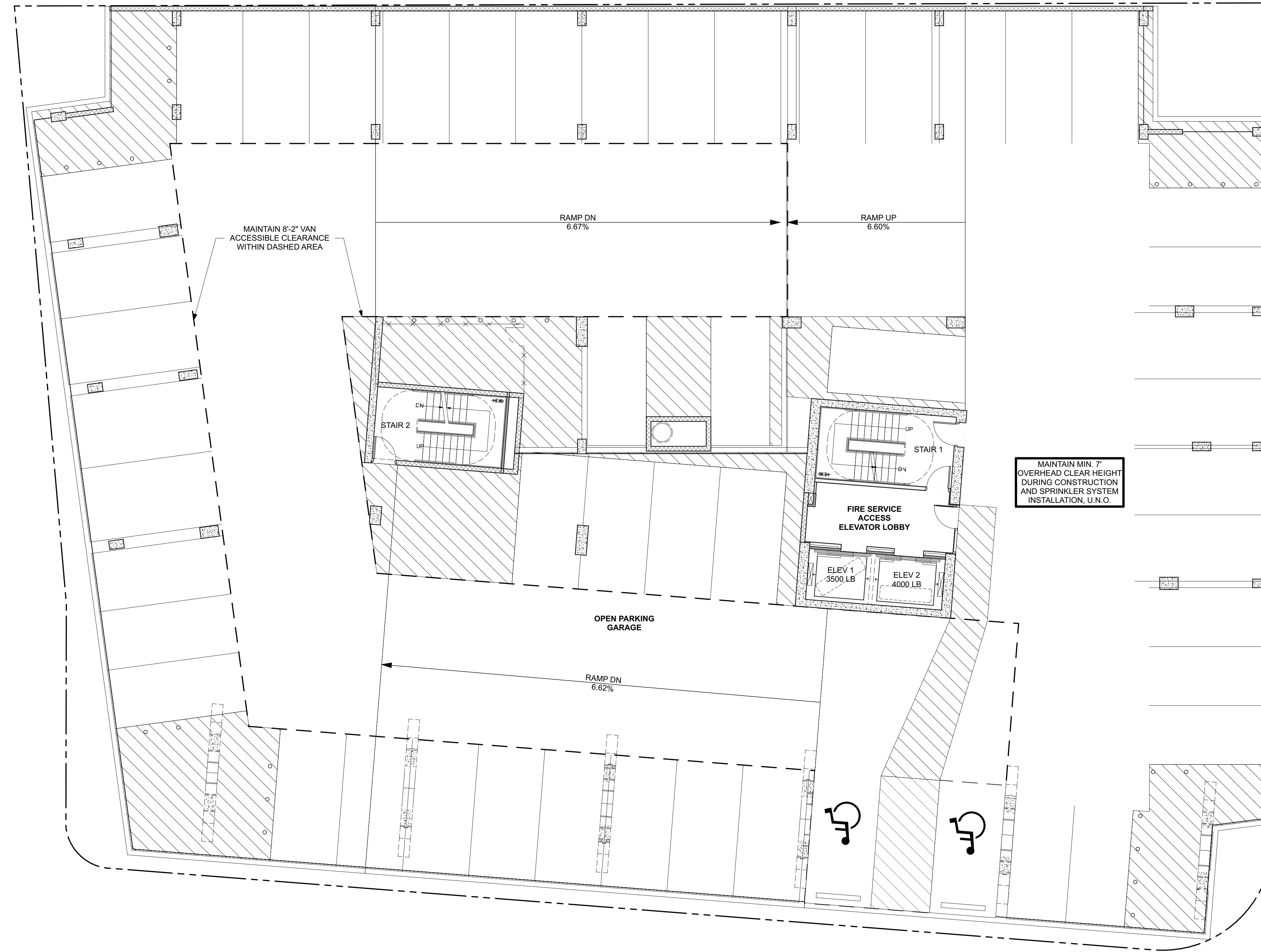
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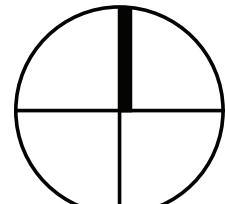


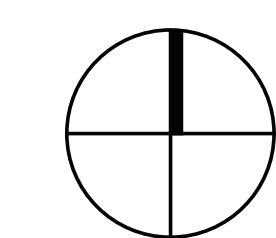
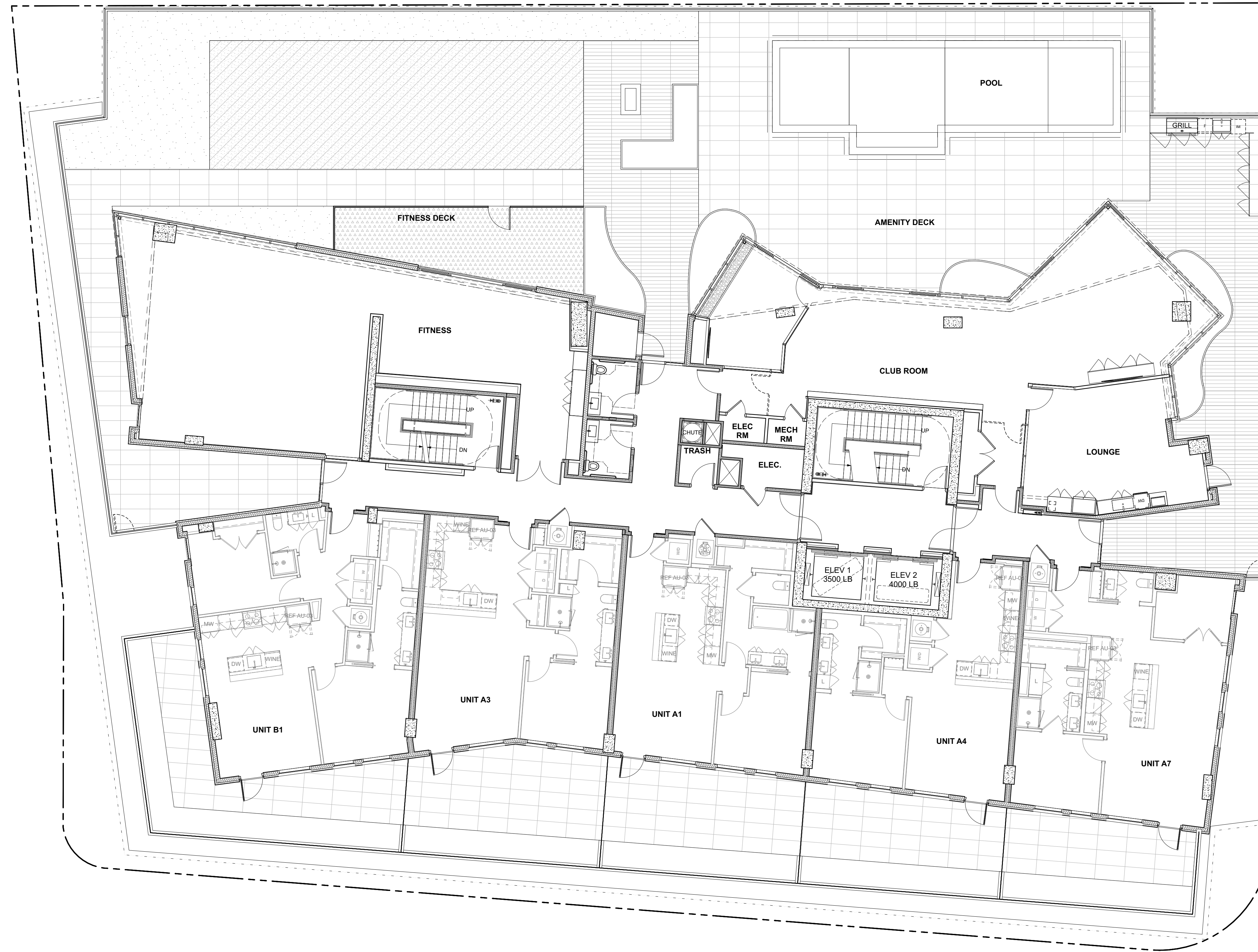
DURANGO APARTMENTS

HDRC Presentation





 **FLOOR PLAN - LEVELS 2-4**
SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVEL 5

SCALE: 1/8" = 1'-0"

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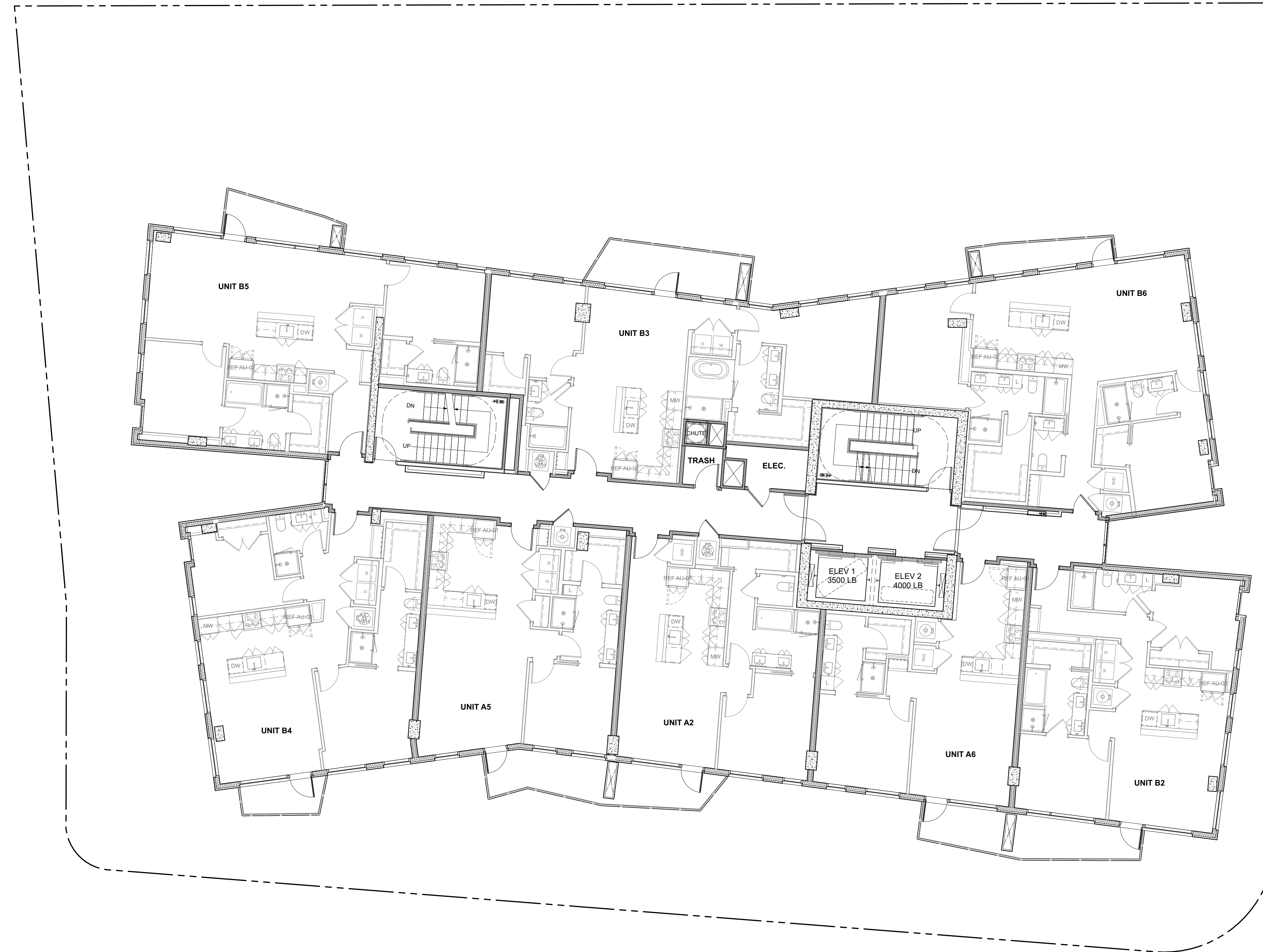
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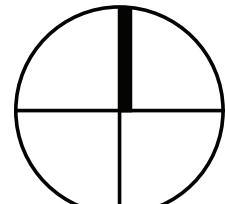
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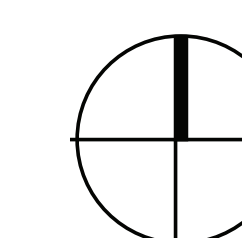
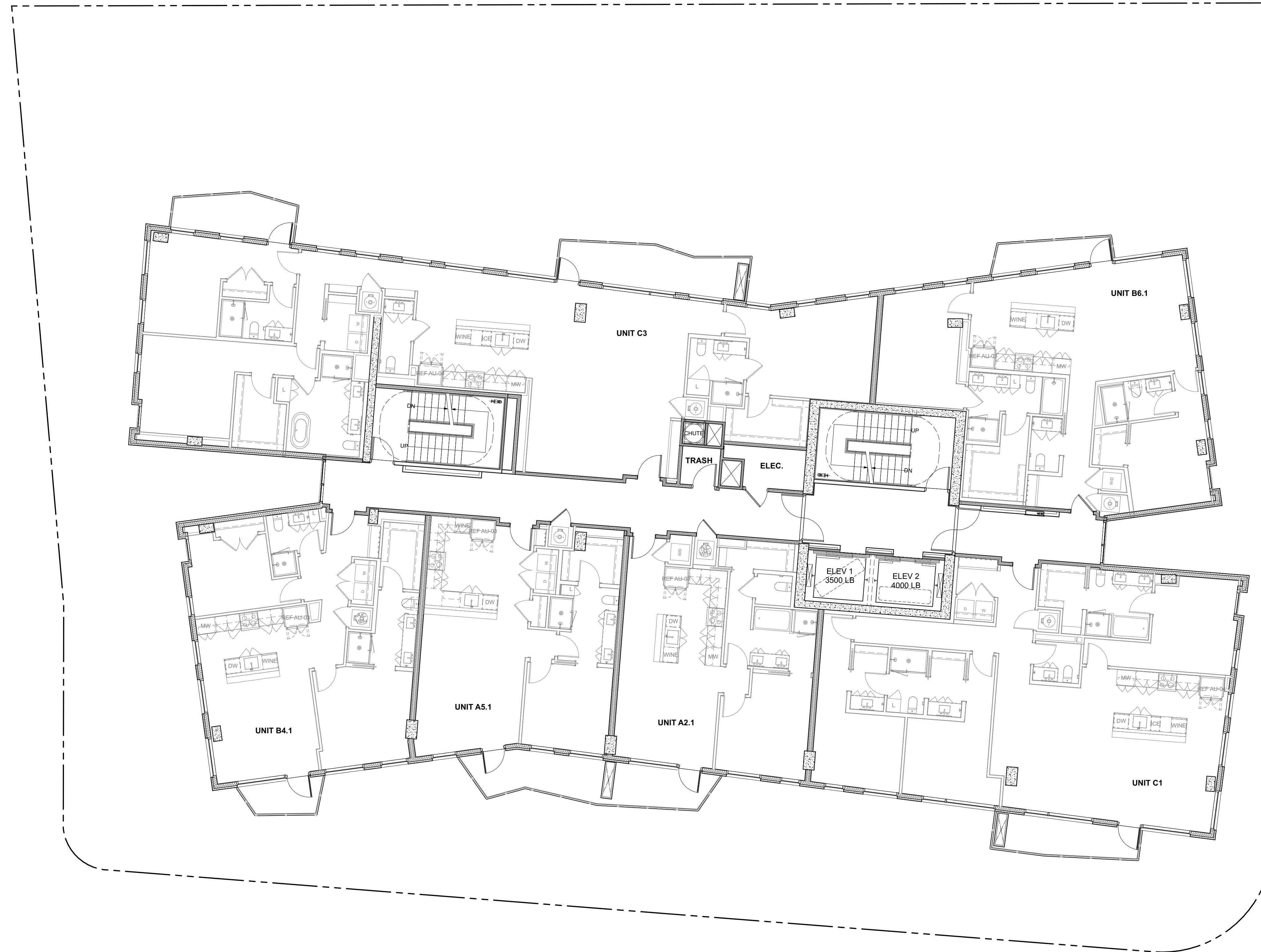
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SHEET

3 OF **14**



 **FLOOR PLAN - LEVELS 6-13**
SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVELS 14-16

SCALE: 1/8" = 1'-0"

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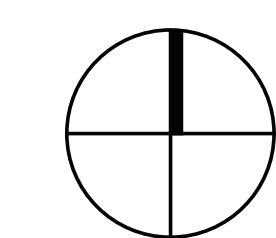
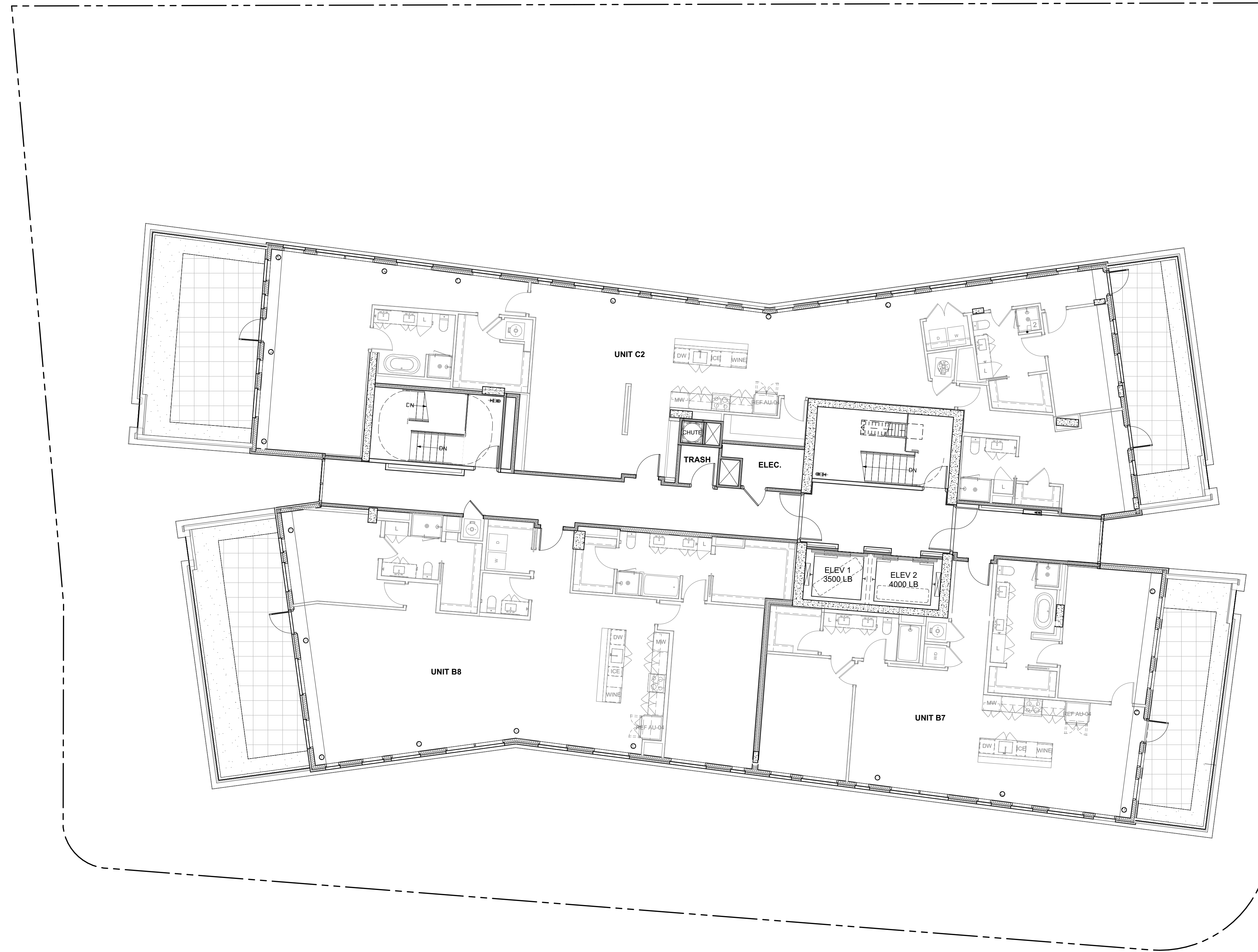
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5 OF **14**



FLOOR PLAN - LEVEL 17

SCALE: 1/8" = 1'-0"

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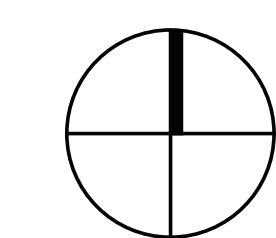
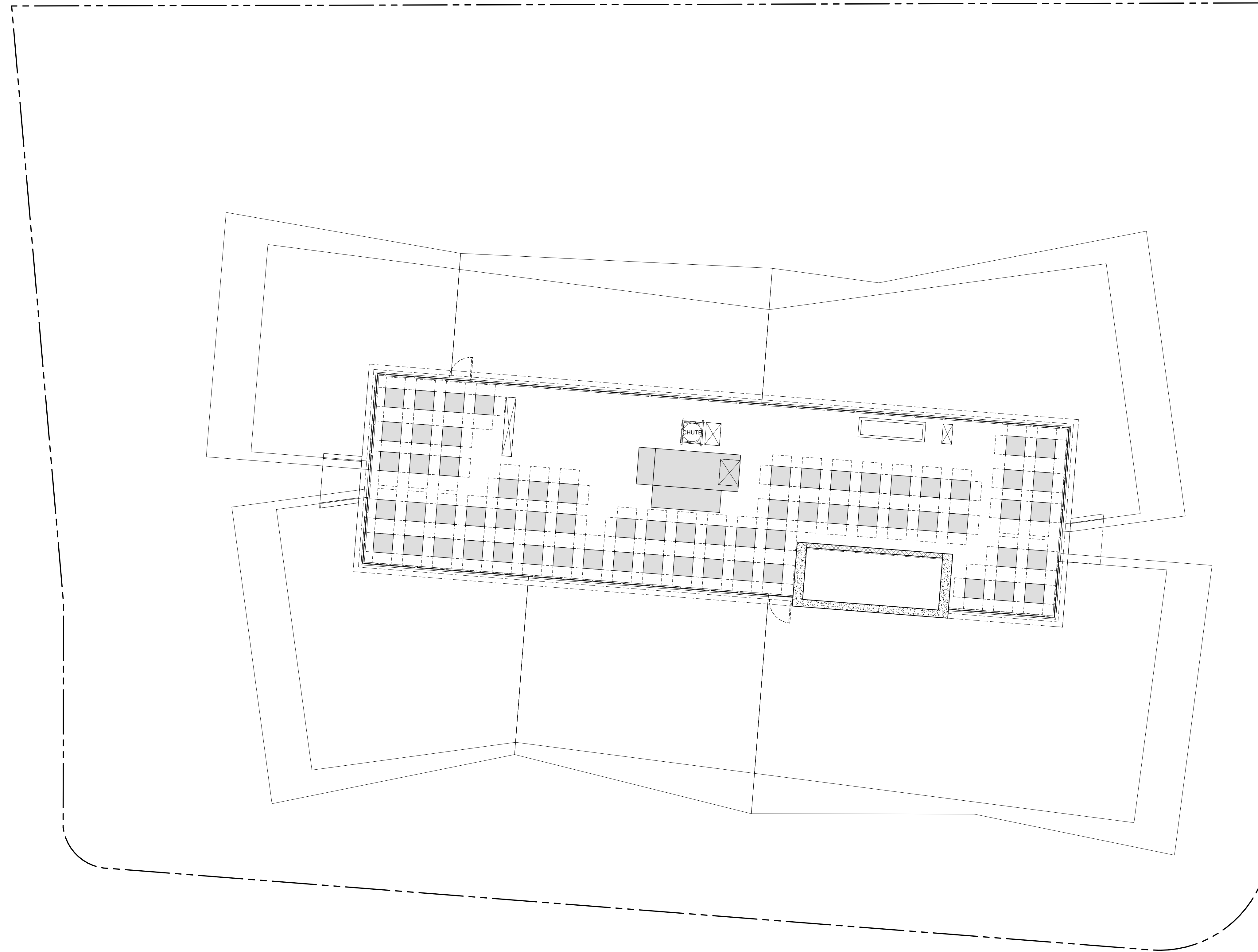
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SHEET

6 OF **14**



ROOF PLAN
SCALE: 1/8" = 1'-0"

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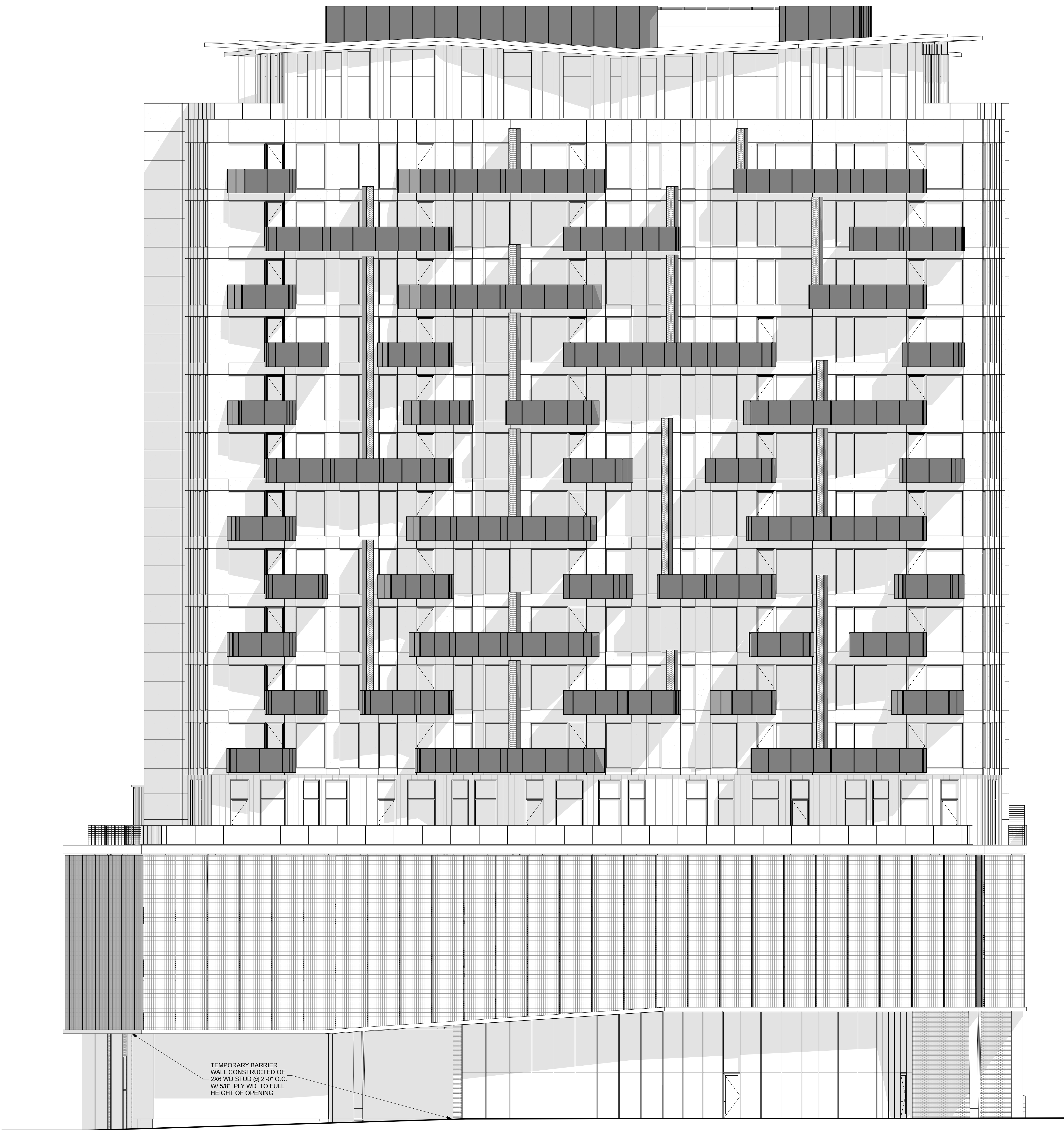
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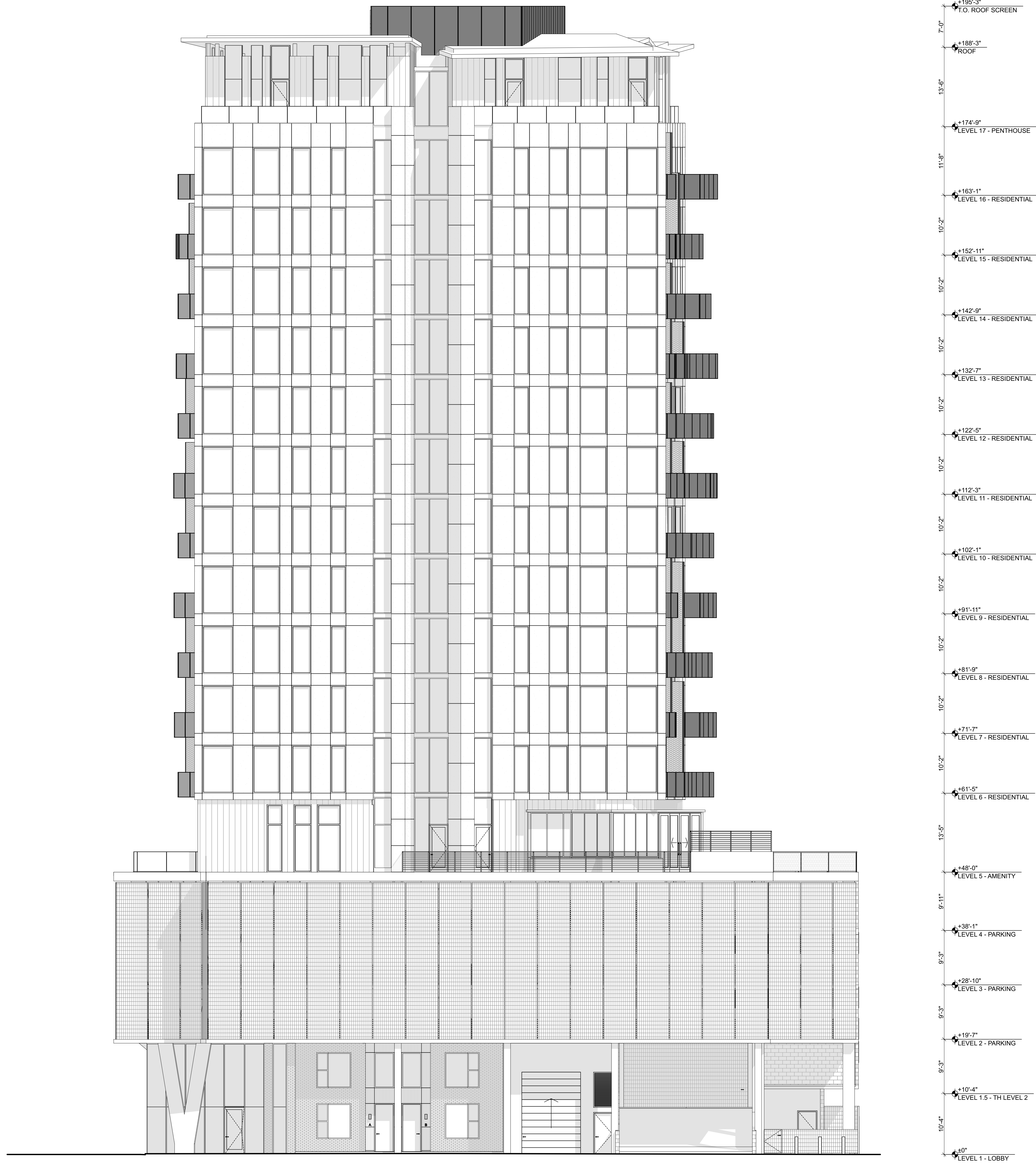
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7 OF **14**

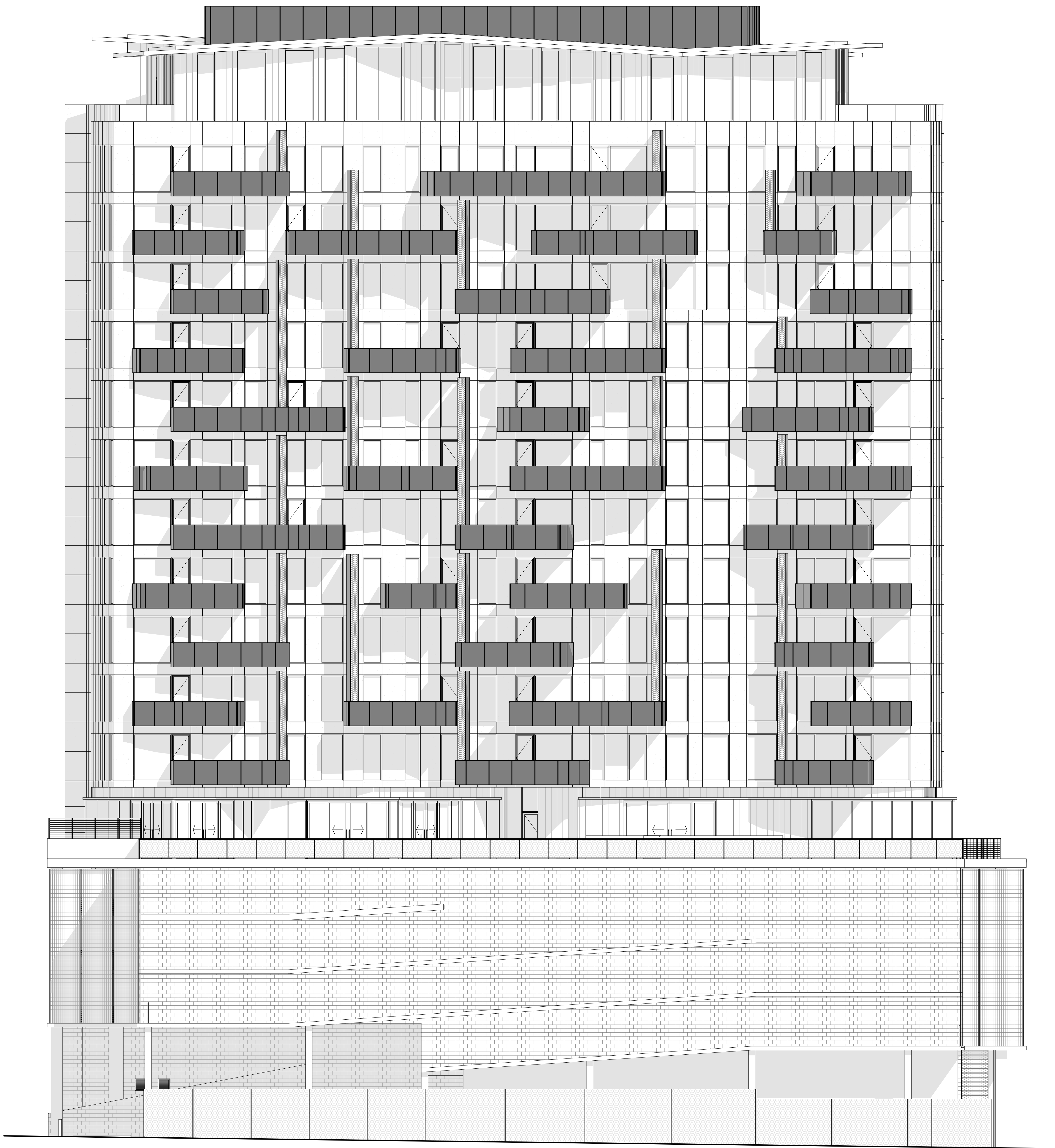


7'-0"	+195'-3"	T.O. ROOF SCREEN
	+188'-3"	ROOF
13'-6"		
	+174'-9"	LEVEL 17 - PENTHOUSE
11'-9"		
	+163'-1"	LEVEL 16 - RESIDENTIAL
10'-2"		
	+152'-11"	LEVEL 15 - RESIDENTIAL
10'-2"		
	+142'-8"	LEVEL 14 - RESIDENTIAL
10'-2"		
	+132'-7"	LEVEL 13 - RESIDENTIAL
10'-2"		
	+122'-5"	LEVEL 12 - RESIDENTIAL
10'-2"		
	+112'-3"	LEVEL 11 - RESIDENTIAL
10'-2"		
	+102'-1"	LEVEL 10 - RESIDENTIAL
10'-2"		
	+91'-11"	LEVEL 9 - RESIDENTIAL
10'-2"		
	+81'-9"	LEVEL 8 - RESIDENTIAL
10'-2"		
	+71'-7"	LEVEL 7 - RESIDENTIAL
10'-2"		
	+61'-5"	LEVEL 6 - RESIDENTIAL
13'-5"		
	+48'-0"	LEVEL 5 - AMENITY
9'-11"		
	+38'-1"	LEVEL 4 - PARKING
9'-3"		
	+28'-10"	LEVEL 3 - PARKING
9'-3"		
	+19'-7"	LEVEL 2 - PARKING
9'-3"		
	+10'-4"	LEVEL 1.5 - TH LEVEL 2
10'-4"		
	+0"	LEVEL 1 - LOBBY

ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



ELEVATION - EAST
SCALE: 1/8" = 1'-0"



7'-0"	+195'-3"	T.O. ROOF SCREEN
	+188'-3"	ROOF
13'-6"		
	+174'-9"	LEVEL 17 - PENTHOUSE
11'-9"		
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10'-2"		
	+71'-7"	LEVEL 7 - RESIDENTIAL
10'-2"		
	+61'-5"	LEVEL 6 - RESIDENTIAL
13'-5"		
	+48'-0"	LEVEL 5 - AMENITY
9'-11"		
	+38'-1"	LEVEL 4 - PARKING
9'-3"		
	+28'-10"	LEVEL 3 - PARKING
9'-3"		
	+19'-7"	LEVEL 2 - PARKING
9'-3"		
	+10'-4"	LEVEL 1.5 - TH LEVEL 2
10'-4"		
	+0"	LEVEL 1 - LOBBY

ELEVATION - NORTH

SCALE: 1/8" = 1'-0"

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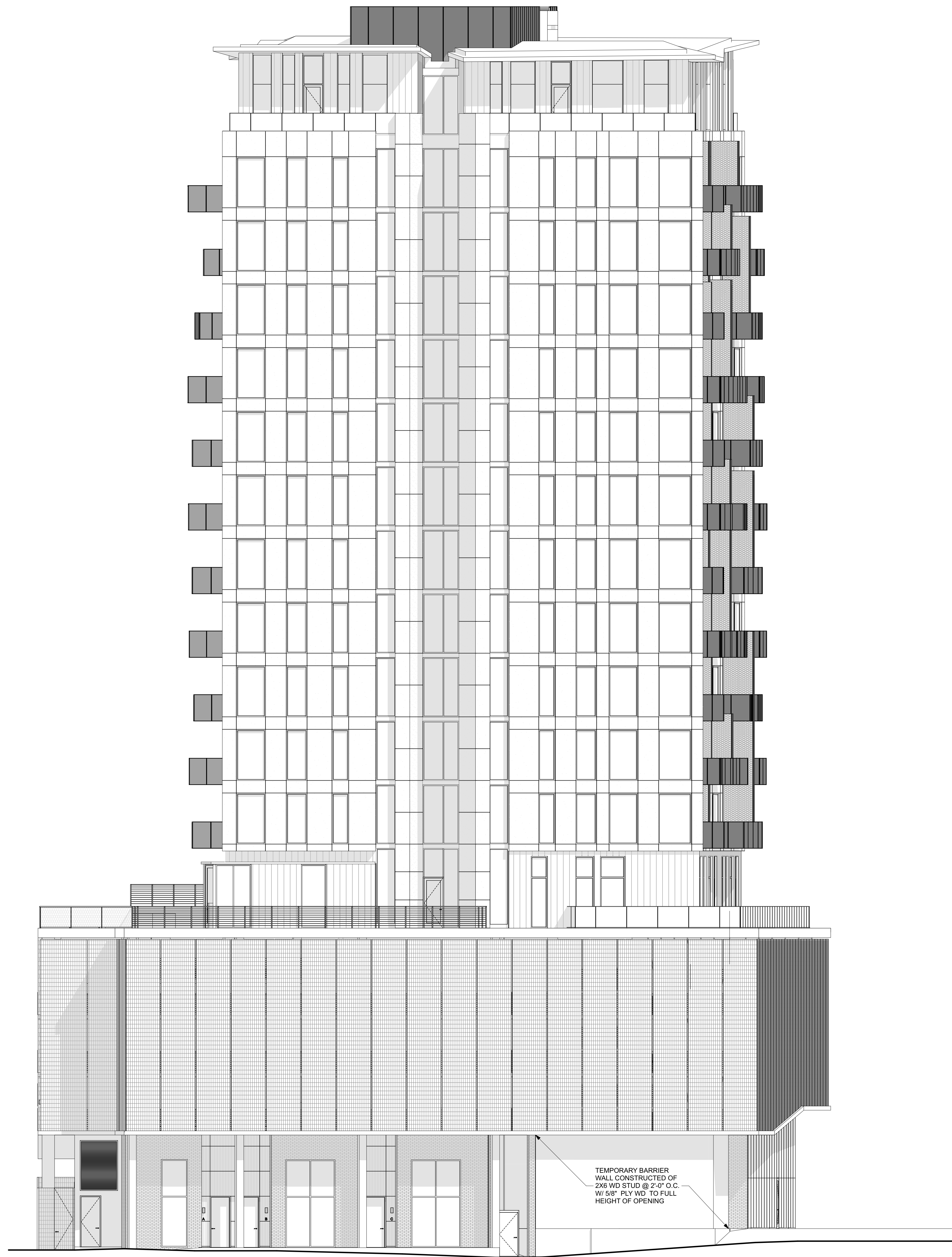
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07/16/2026

SHEET

10 OF 14



- +195'-3"
T.O. ROOF SCREEN
- 7'-0"
- +188'-3"
ROOF
- 13'-6"
- +174'-9"
LEVEL 17 - PENTHOUSE
- 11'-3"
- +163'-1"
LEVEL 16 - RESIDENTIAL
- 10'-2"
- +152'-11"
LEVEL 15 - RESIDENTIAL
- 10'-2"
- +142'-8"
LEVEL 14 - RESIDENTIAL
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- +132'-7"
LEVEL 13 - RESIDENTIAL
- 10'-2"
- +122'-5"
LEVEL 12 - RESIDENTIAL
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LEVEL 10 - RESIDENTIAL
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LEVEL 7 - RESIDENTIAL
- 10'-2"
- +61'-5"
LEVEL 6 - RESIDENTIAL
- 13'-5"
- +48'-0"
LEVEL 5 - AMENITY
- 9'-11"
- +38'-1"
LEVEL 4 - PARKING
- 9'-3"
- +28'-10"
LEVEL 3 - PARKING
- 9'-3"
- +19'-7"
LEVEL 2 - PARKING
- 9'-3"
- +10'-4"
LEVEL 1.5 - TH LEVEL 2
- 10'-4"
- +0"
LEVEL 1 - LOBBY

ELEVATION - WEST
SCALE: 1/8" = 1'-0"



RHODE: PARTNERS

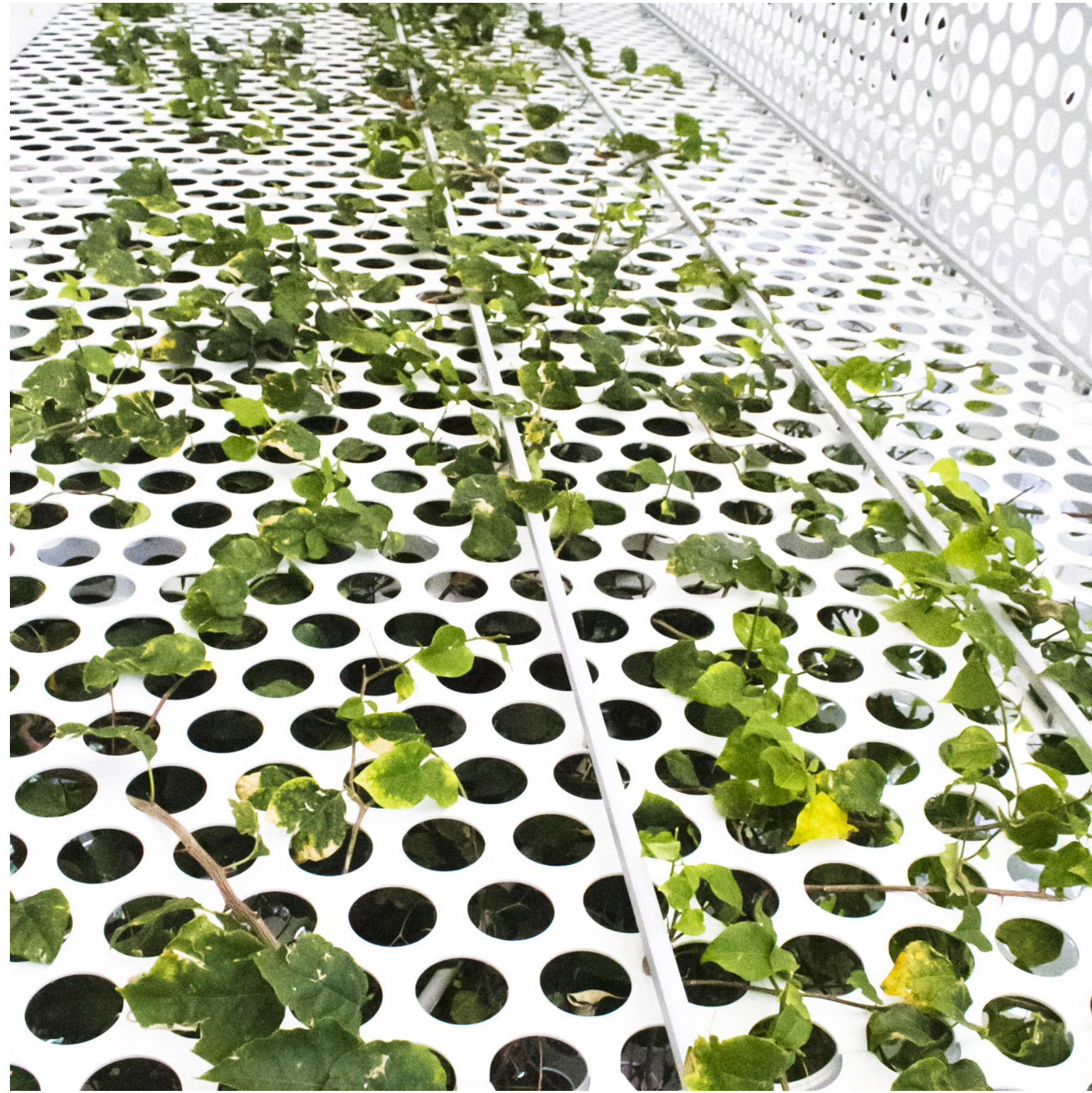
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DURANGO OWNER, LLC

HDRC Presentation
DURANGO APARTMENTS
SAN ANTONIO TX

07/16/2026

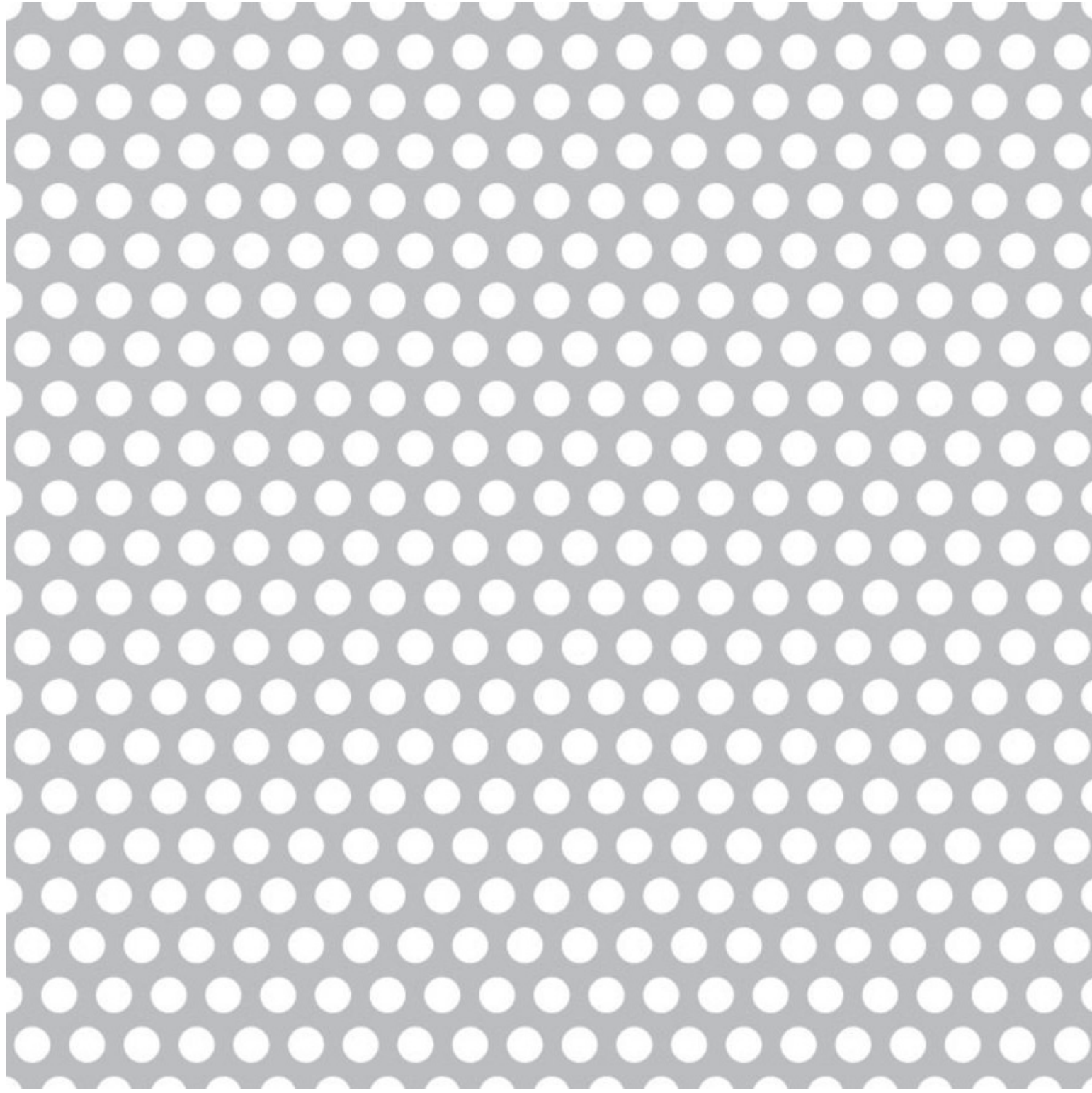
SHEET
12 OF 14



PERFORATED METAL TRELLIS
(2" DIA HOLES)



EIFS



PERFORATED METAL GUARDRAIL
(1/4" DIA HOLES)



VERTICAL CORRUGATED METAL PANEL
(MORIN/KINGSPAN)



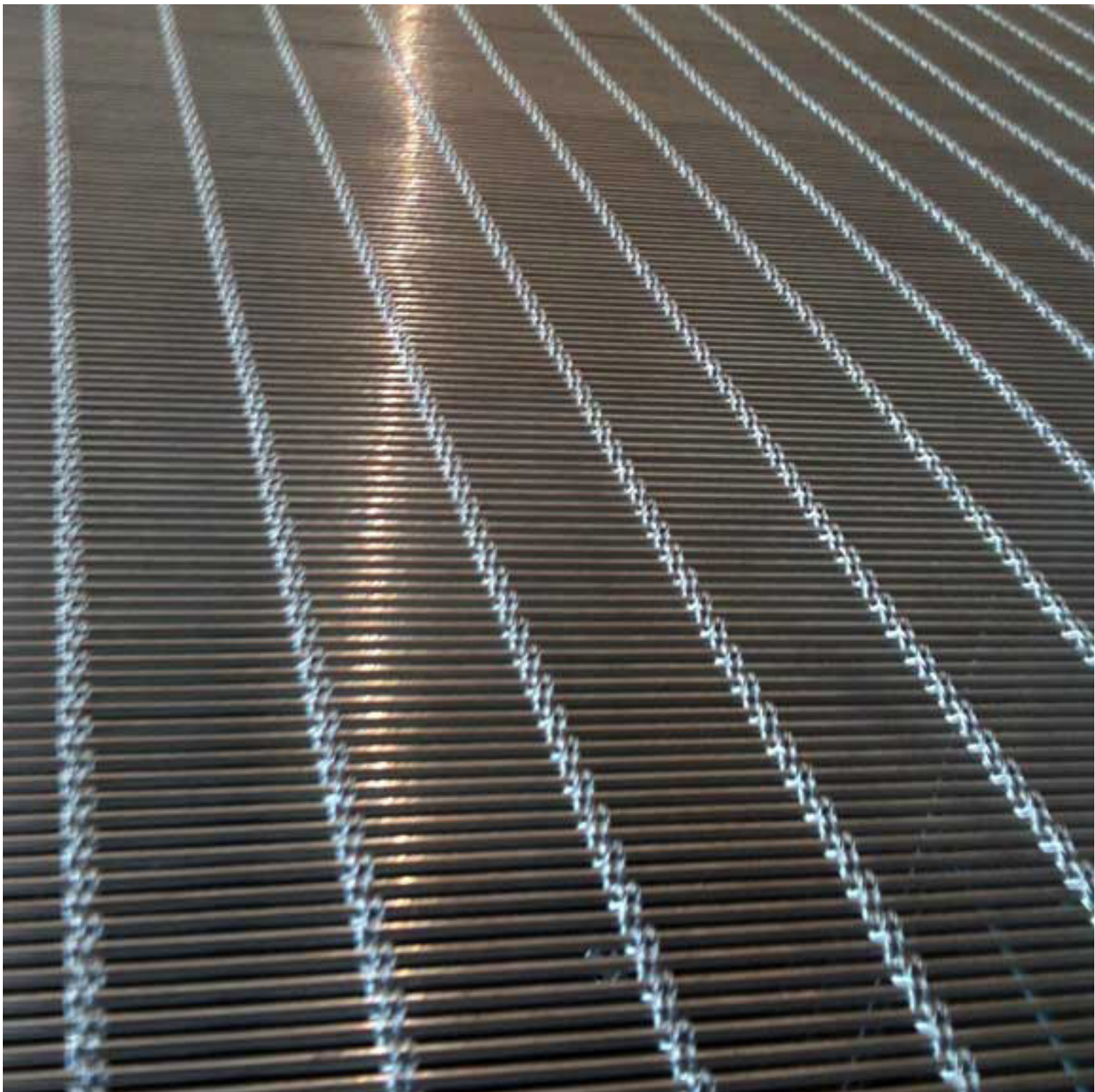
WOOD VENEER HPL EXTERIOR PANEL
(PARKLEX)



12" X 1 1/2" BRICK MID-CENTURY WHITE
(OLD TEXAS BRICK)



OVERFLOWING PLANTS

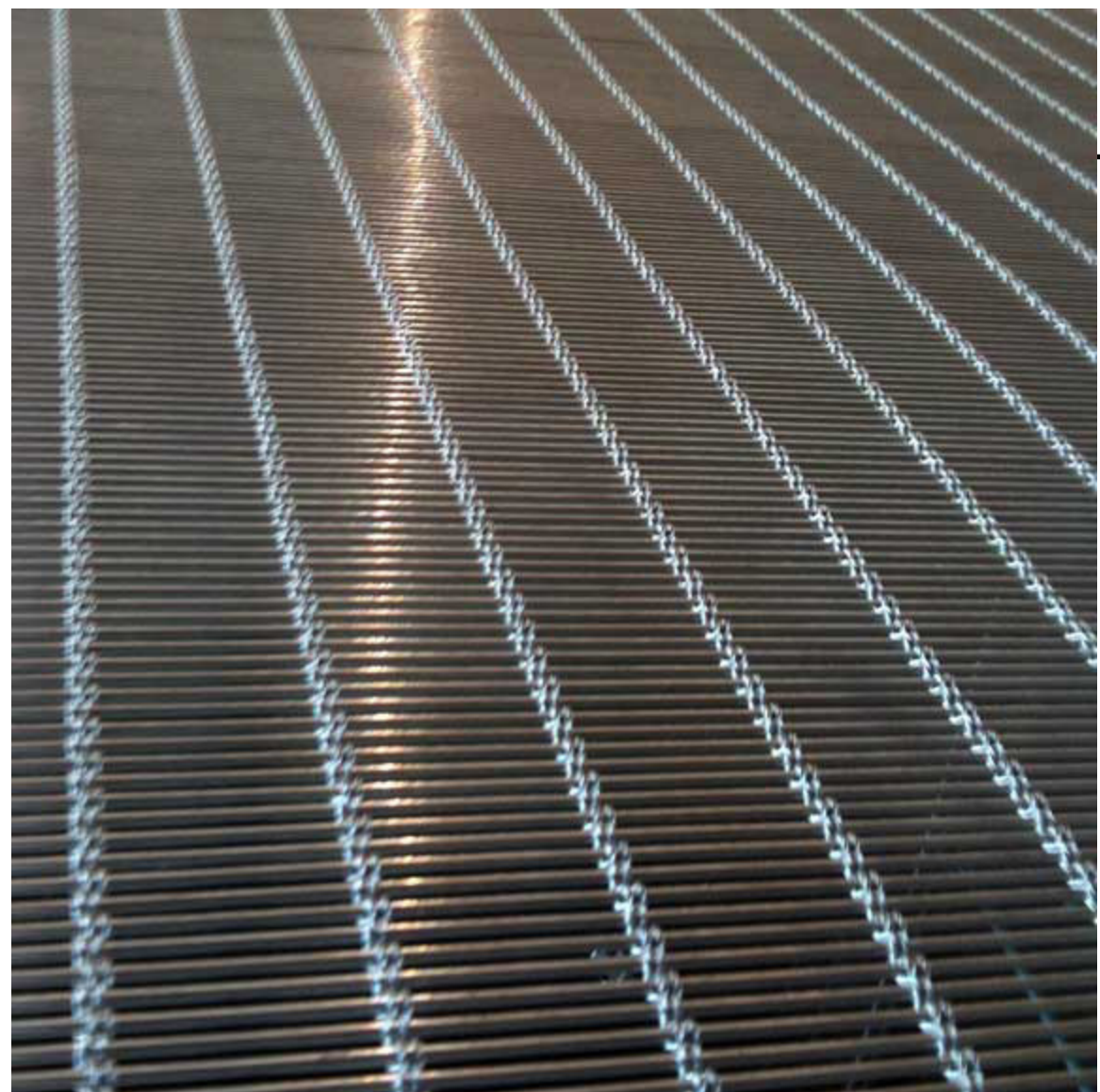


WOVEN STAINLESS STEEL SCREEN

BUILDING EXTERIOR MATERIAL PALETTE



OVERFLOWING PLANTS



WOVEN STAINLESS STEEL SCREEN



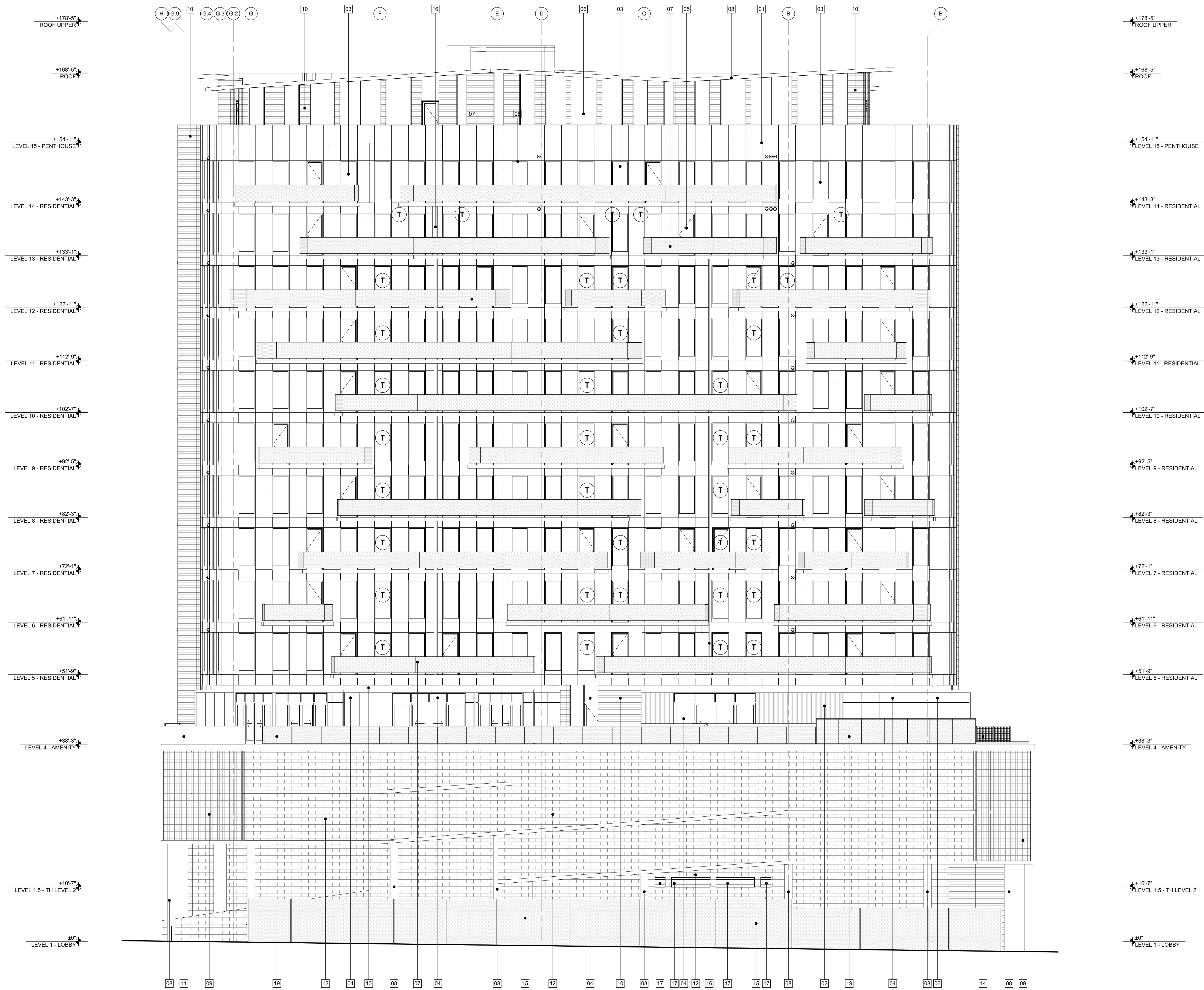
WOOD VENEER HPL EXTERIOR PANEL
(PARKLEX)



12" X 1 1/2" BRICK MID-CENTURY WHITE
(OLD TEXAS BRICK)

ELEVATION ALONG S. ST MARY’S STREET

APPROVED BY THE HDRC ON NOVEMBER 6, 2019.



ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION NOTES

01

EFIS

02

HD TIMBER PANEL

03

ALUM. UNIT WINDOW

04

ALUM. STOREFRONT GLAZING

05

ALUM. TERRACE DOOR

06

ALUM. CURTAIN WALL

07

PERFORATED METAL RAILING

08

CIP STRUCTURAL CONCRETE

09

STAINLESS STEEL MESH GARAGE SCREENING

10

CORRUGATED METAL PANEL

11

GLASS RAILING

12

CMU

13

LARGE FORMAT STONE VENEER

14

HORIZONTAL METAL PICKET RAIL

15

PERFORATED METAL FENCING

16

DIVIDER PANEL

17

LOUVER, RE: MEP

18

BOARD FORMED CONCRETE WALL

19

WIRE MESH GUARDRAIL

20

PLANTED GREEN WALL

21

ANOD. ALUM SLAB EDGE COVER

T

TEMPERED GLASS WINDOWS IDENTIFIED TO BE
CLEARED BY FIRE DEPARTMENT FOR SMOKE
REMOVAL. TEMPERED GLASS INDICATOR STICKER
AS INDICATED IN DETAIL 1/G003 TO BE PLACED ON
EACH WINDOW.

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Durango
Apartments

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San Antonio, TX, 78205

RP PROJECT NUMBER 117010.00

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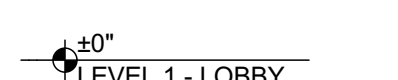
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DATE

ELEVATIONS

A200

LEVEL 1 LOBBY ±0"



SCALE: 1/8" = 1'-0"

T TEMPERED GLASS WINDOWS IDENTIFIED TO BE CLEARED BY FIRE DEPARTMENT FOR SMOKE REMOVAL. TEMPERED GLASS INDICATOR STICKER AS INDICATED IN DETAIL 1/G003 TO BE PLACED ON EACH WINDOW.

A201

SCALE: 1/8" = 1'-0"

01	EFIS
02	HD TIMBER PANEL
03	ALUM. UNIT WINDOW
04	ALUM. STOREFRONT GLAZING
05	ALUM. TERRACE DOOR
06	ALUM. CURTAIN WALL
07	PERFORATED METAL RAILING
08	CIP STRUCTURAL CONCRETE
09	STAINLESS STEEL MESH GARAGE SCREENING
10	CORRUGATED METAL PANEL
11	GLASS RAILING
12	CMU
13	LARGE FORMAT STONE VENEER
14	HORIZONTAL METAL PICKET RAIL
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---	--

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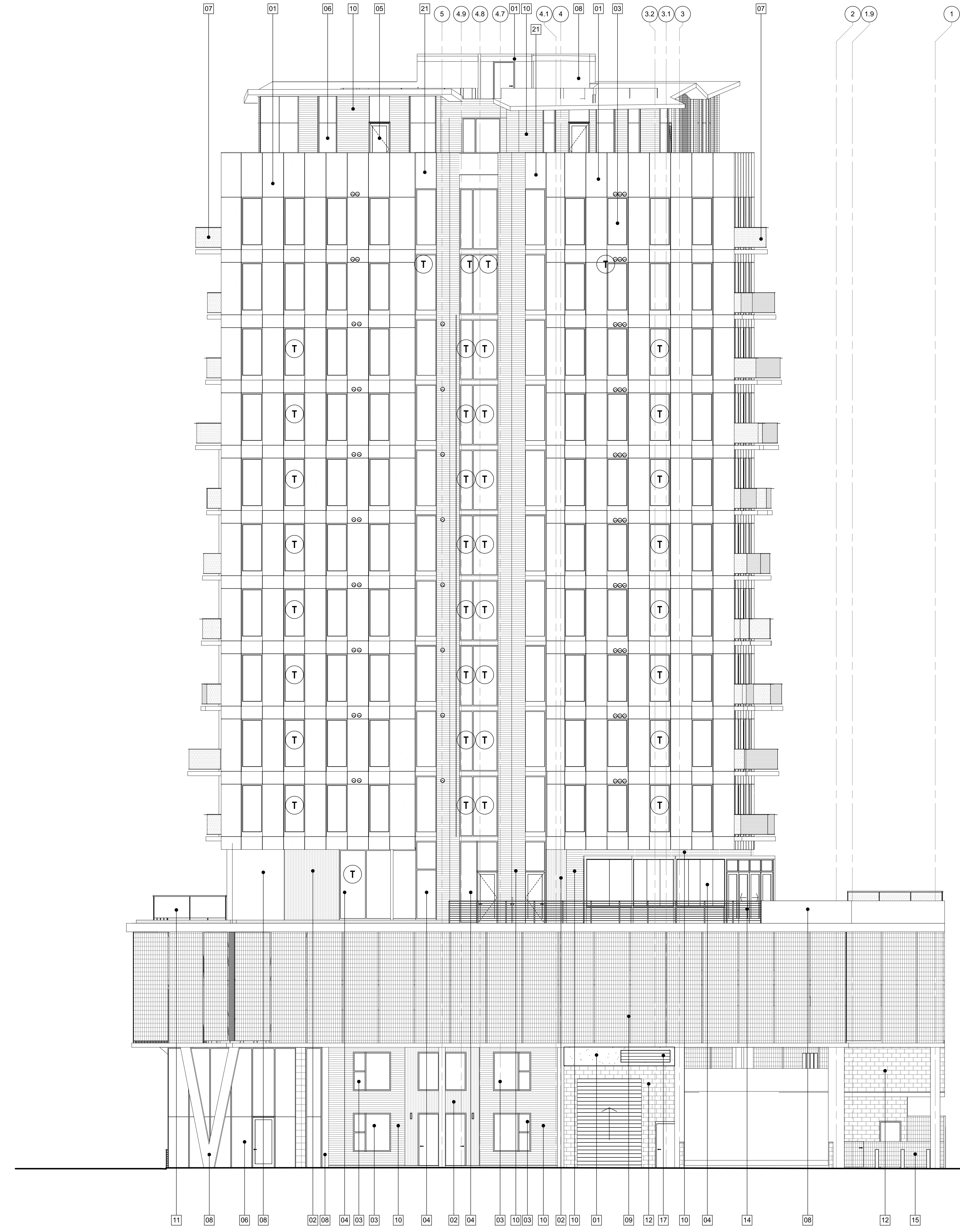
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ISSUE DESCRIPTION
DATE

ELEVATIONS

A202

Vertical section drawing of a building showing levels from Level 1.5 to Level 15. The drawing includes a roof upper section at the top, followed by levels 15 through 1.5, and a lobby at the bottom. Each level is marked with a horizontal line and a corresponding elevation value. The levels are: Level 15 - Penthouse (+154'-11"), Level 14 - Residential (+143'-3"), Level 13 - Residential (+133'-1"), Level 12 - Residential (+122'-11"), Level 11 - Residential (+112'-9"), Level 10 - Residential (+102'-7"), Level 9 - Residential (+92'-5"), Level 8 - Residential (+82'-3"), Level 7 - Residential (+72'-1"), Level 6 - Residential (+61'-11"), Level 5 - Residential (+51'-9"), Level 4 - Amenty (+39'-3"), Level 1.5 - 1st Level 2 (+10'-7"), and Level 1 - Lobby (+3'-7"). The drawing is oriented vertically, with the roof at the top and the lobby at the bottom.



ELEVATION - EAST

SCALE: 1/8" = 1'-0"

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ELEVATIONS

A203