



CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

6116 BROADWAY

SAN ANTONIO, TX 78209

210-826-0516

Architectural Review Board Meeting

October 15, 2024 – 5:30 P.M.

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, October 15, 2024, at 5:30 P.M.** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it.

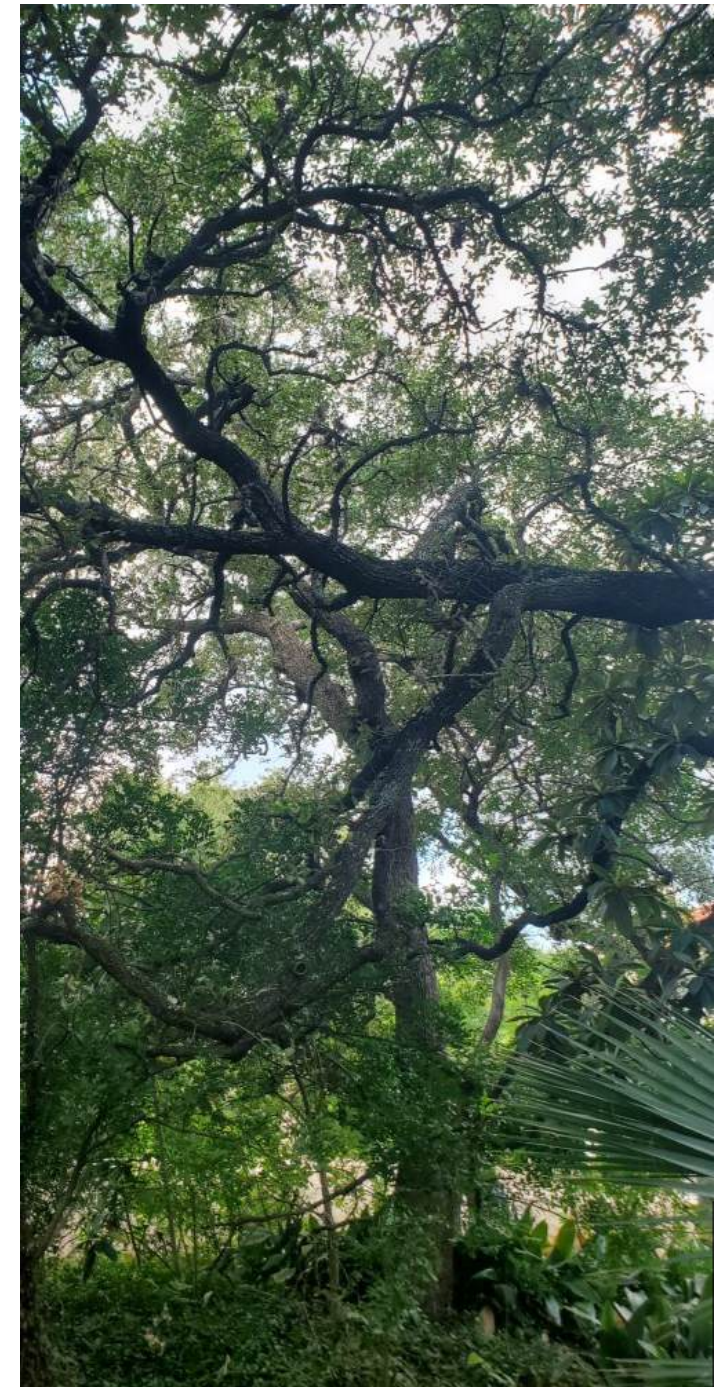
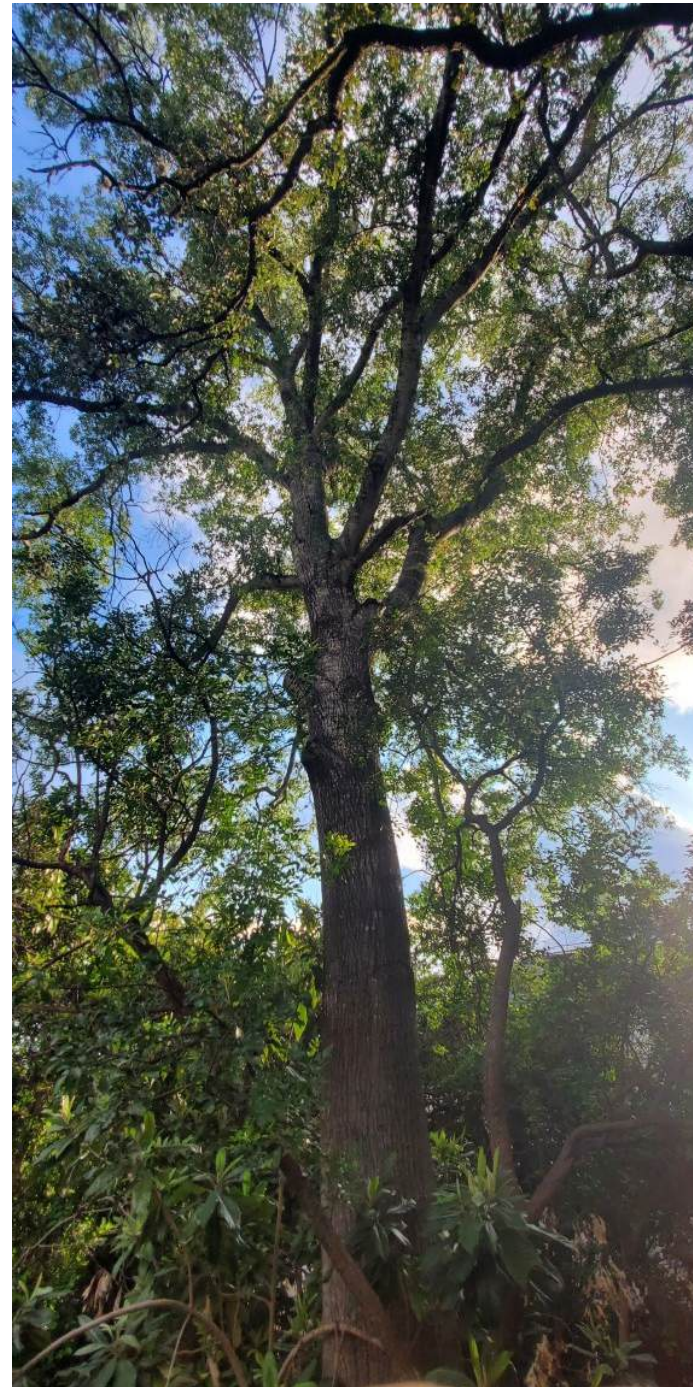
INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 Meeting ID 868 0184 5240. If you would like to speak on a particular item, when the item is considered, press *9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

Case No. 953F – 215 Argyle Ave

Request of Tobin Smith, applicant, representing Easton McNab, owner, for the compatibility review of the proposed design located at 215 Argyle Ave in order to construct a new two-story single-family residence structure under Demolition Review Ordinance No. 1860 (April 12, 2010).

Chapter 5 of the Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.

Plans may be viewed online at <http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/> and at the Community Development Services Department located at 6116 Broadway St. Floorplans will not be available online. You may contact Dakotah Procell, Planner at 210-832-2239 (dprocell@alamoheightstx.gov) or Lety Hernandez, Director, at 210-832-2250 (lhernandez@alamoheightstx.gov), or our office at (210) 826-0516 for additional information regarding this case.



McNAB RESIDENCE

215 ARGYLE AVENUE
SAN ANTONIO, TX 78209

ARCHITECTURAL REVIEW BOARD PACKAGE

23 SEPT 2024

Claire + Easton McNab

2201 SAN PEDRO AVE
SAN ANTONIO, TX 78212
T 210.817.4744
www.tobin-smith-architect.com
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TOBIN SMITH ARCHITECT



TOBIN SMITH ARCHITECT

McNab Residence: 215 Argyle Avenue

Architectural Review Board – Written Description

23 September 2024

Introduction

The *McNab Residence* is a proposed new home for an expanding young family committed to this site, this street and this community. Claire and Easton McNab both have Alamo Heights roots and plan to raise their family here. Their home is designed to work with this special but challenging site which includes sixteen mature oak trees, seven of which are heritage, extreme slope and an irregular shape. The property is a single-family lot greater than 8,400 square feet with a lot width greater than 65 feet.

Project Scope

The main structure includes four bedrooms and bathrooms plus common areas and circulation spaces. Qualified conditioned square footage [as calculated per section 3-2 Definitions - “Basement Story” and “Floor Area”] is 5,457 square feet. Including carports and an existing accessory structure, the total lot coverage is 3,968 square feet or 25%. The total above ground floor area of all structures is 7,104 square feet resulting in a code complaint Floor Area Ratio of 0.44 of a possible 0.47, which includes the “side or rear street / alley access” bonus [+0.02]. The structure has two above-ground levels and is compliant with height and looming codes.

Compatibility – *site considerations*

Harmony with the neighborhood begins on the site by preserving the natural character the neighbors are accustomed to. While there will be excavation for the foundation, there will be no significant re-grading, the trees will be protected and preserved, and the location and height of the proposed home is similar to the former home.

Compliance with code-established setbacks or following established setback patterns also creates a sense of harmony with the neighborhood. The proposed new home complies with side and rear setbacks and a front setback variance was previously granted [Case No. 2402]. This variance allows us to utilize the “window to the sky” – the gap in the tree canopy where the former home was located – while still following the existing pattern of development. Even with the front setback variance, the front façade will be further from the street than the house directly to the west. The house to the east is significantly downhill, built at an angle relative to Argyle Avenue and a great deal of foliage exists between the structures – see “*Front Setback Diagram*” on page 10 of this document.

Compatibility – design considerations

In terms of massing, the two above-ground stories of the proposed home are comparable in height to the previous residence, as is the width of the street-facing façade. Set back further in the heart of the site, a primarily glass volume is located between heritage oak canopies and positioned to allow occupants to appreciate the site's magnificent trees, in particular a broad 32" live oak and towering 28" red oak. Other peripheral trees, both heritage and non-heritage, are part of an existing green buffer that provides privacy for the 215 Argyle Avenue property and the properties to the north, east and south. Consideration and protection of this green buffer is of the utmost importance to Claire, Easton and the design team. Last, a generous buffer space was preserved on the west side of the proposed main structure so that the landscape architects can create a green buffer where one does not exist.

Regarding roof forms, there are houses with flat and parapet type roofs in the three blocks of consideration on Argyle Avenue – see *"Precedent Images" at the end of this document*. The proposed McNab Residence utilizes both flat and parapet type roofs with the parapet roof serving to conceal a south-facing, eighteen-kilowatt photovoltaic array that is designed to offset thirty-five percent of the home's annual energy usage. The design of the home is such that an attic is not required to accommodate mechanical systems. These systems are housed in easily-accessible mechanical rooms within the structure and lateral lines run within the structural trusses between levels. Finally, contemporary clean lines and associated roof forms – flat and parapet types – reflect the taste of my clients and their desired aesthetic for their home.

In addition to familiar massing and roof forms, architectural design elements that follow patterns established by surrounding homes also add to the sense of harmony with the neighborhood. These include an axial entry walk leading to a front stoop, a side driveway, and covered parking located toward the rear of the property. Additionally, significant articulation on the front and side elevations adds interest and depth to the facades. This articulation is reinforced by delineating the constituent masses of the composition with different materials.

Compatibility – material considerations

Stone, brick and stucco are extensively used wall-cladding materials in the three blocks of consideration. Claire and Easton's proposed home utilizes this same group of high-quality, durable materials in a simple, artful manner. Additionally, wood-clad soffits add warmth to the composition while minimizing potential maintenance by limiting exposure to sun and rain. Carefully detailed material transitions will result in a highly-resolved and well-crafted structure. And, as previously noted, the material variety is not administered haphazardly, rather, materials are used to articulate the separate and distinct building forms.

Lineage

One block to the west at 300 Argyle Avenue is a magnificent example of mid-century modern architecture – the Patsy P. and Walter Scott Light House – built in 1961. This home has been widely published and recognized for its exemplary design. In its nomination for the *National Register of Historic Places*, the house is described as *"one of the finest midcentury modernist residences in the San Antonio area."* The nomination goes on to state that *"the house appears as a glass jewel box floating in a garden... (with) slender steel columns... to support a flat roof with deep overhangs, shielding the home's interior from the hot Texas sun filtering through its glass walls... Martin's design seamlessly blends the Light House with its designed landscape, considering the placement of large trees in his site plan... The house opens to patios and gardens on all sides."* This project was recognized with an AIA Award of Merit in 1962 by the Texas Society of Architects.

The *McNab Residence* exists in the continuum of this significant home and this important architectural movement. More specifically, the concept of a glass jewel box in a garden served as early inspiration in the design process. Additionally, the rectilinear forms, flat roofs, clean lines, and delineation of volumes with different materials guided the resolution of the concept. So, while the design of the McNab Residence could be labeled as *different* from its immediately adjacent neighbors, it is not alone. It is, in fact, inspired by a landmark modern home four doors down.

Diversity

It is also important to recall that architectural diversity is the origin story of Alamo Heights. The “*History*” section on Alamo Heights’ website states “*The pattern of scattered building by different developers continues, with the result that Alamo Heights’ character emerged. It became a community of varied architectural styles that attracted people of different income groups and ages.*” There is significant architectural diversity along Argyle Avenue representing different eras and different styles, and that varied fabric makes for a great neighborhood as it is a reflection of the varied citizens of Alamo Heights.

Precedent Images – *architecture along Argyle Avenue*

Modern Inspiration + Flat Roof Precedent – 300 Argyle Ave



Modern Inspiration + Flat Roof Precedent – 300 Argyle Ave



Parapet Roof Precedent – 519 Patterson Ave



Parapet Roof Precedent – 345 Argyle Ave



Flat Roof Precedent – 153 Argyle Ave



Stucco Precedent – 218 Argyle Ave



Stucco Precedent – 219 Argyle Ave



Brick Precedent – 235 Argyle Ave



Brick Precedent – 241 Argyle Ave

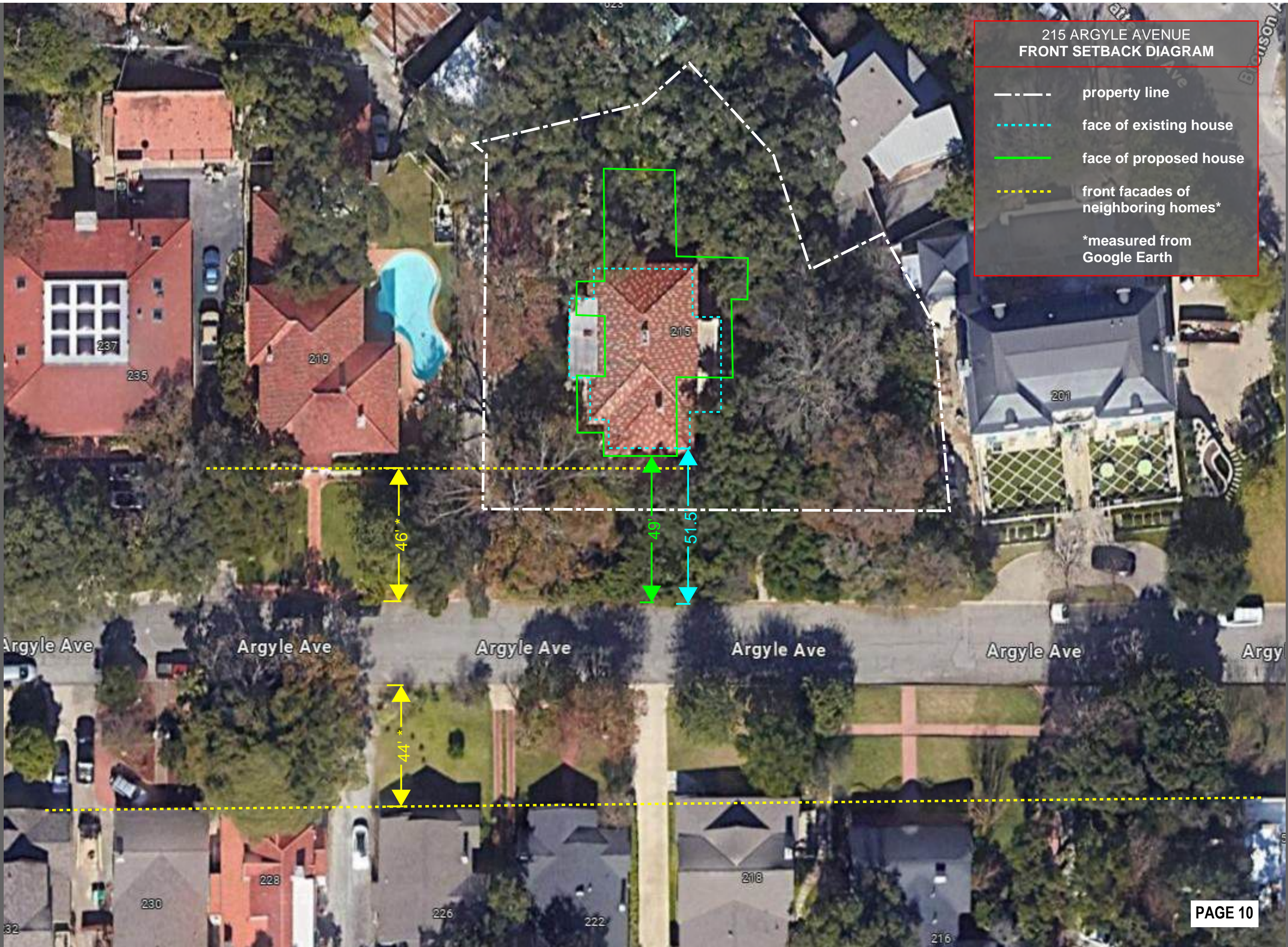


Stone Precedent – 333 Argyle Ave



Stone Precedent – 325 Argyle Ave







TREE LEGEND

- TREE TRUNK
- HERITAGE CRITICAL ROOT ZONE
- IMPACTED CRITICAL ROOT ZONE
- SIGNIFICANT CANOPY
- BUILDING FOOTPRINT

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REGISTERED ARCHITECT
TOBIN SMITH ARCHITECT, L.L.C.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P
23 SEPT 2024

McNAB RESIDENCE

215 ARGYLE AVENUE
SAN ANTONIO, TX 78209

ARCHITECT
TOBIN SMITH ARCHITECT, L.L.C.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

INTERIOR DESIGNER
FERN SANTINI DESIGN
1224 EAST 12TH ST., SUITE 110
AUSTIN, TX 78702
512 300 2303 T

STRUCTURAL ENGINEER
M. SCOTT WILLIAMSON, PE
5283 LERALLYNN ST
AUSTIN, TX 78751
512 560 8238 T

M.E.P. ENGINEER
CONSULTING ENGINEERING SERVICES
1370 PANTHEON WAY, SUITE 290
SAN ANTONIO, TX 78232
210 686 1614 T

CIVIL ENGINEER
KCI TECHNOLOGIES, INC.
2806 WEST BITTERS RD., SUITE 218
SAN ANTONIO, TX 78248
210 641 9999 T

ENCLOSURE CONSULTANT
ACTON PARTNERS, L.L.C.
P.O. BOX 203683
AUSTIN, TX 78720
512 576 5347 T

LIGHTING CONSULTANT
VESPR DESIGN
P.O. BOX 90595
SAN ANTONIO, TX 78209
347 821 1914 T

LANDSCAPE ARCHITECT
HOOKER DESIGN
918 DRAGON ST.
DALLAS, TX 75207
214 915 0910 T

GENERAL CONTRACTOR
CLASSIC CONSTRUCTORS
2806 FLINTCROOK TRACE #202
AUSTIN, TX 78738
512 402 1660 T

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SET/ISSUE DATES	
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REVISIONS		
NO.	DATE	DESCRIPTION

TREE PLAN

A101

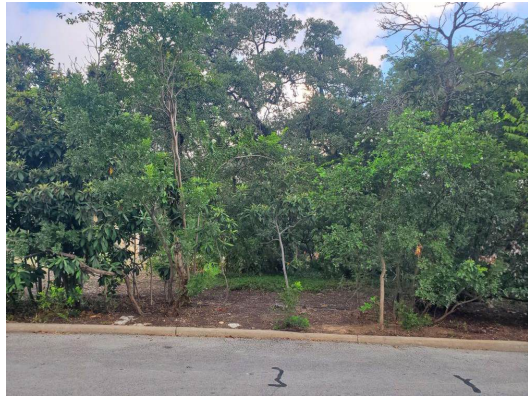
1 TREE PLAN
SCALE: 1/8" = 1'-0"



1 235 ARGYLE



2 219 ARGYLE



3 215 ARGYLE - EXISTING



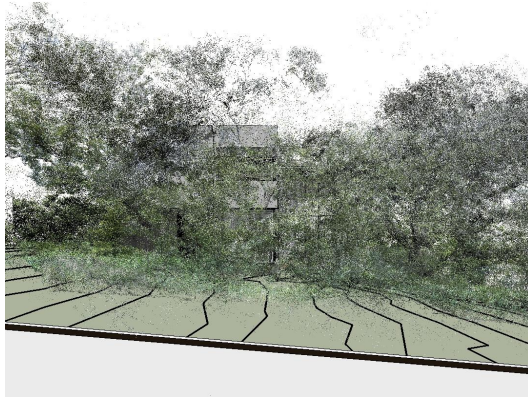
4 201 ARGYLE



5 235 ARGYLE



6 219 ARGYLE



7 215 ARGYLE - PROPOSED



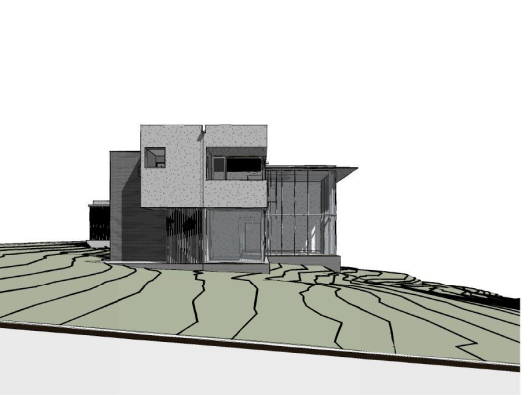
8 201 ARGYLE



9 235 ARGYLE



10 219 ARGYLE



11 215 ARGYLE - W/ FOLIAGE HIDDEN



12 201 ARGYLE



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215 ARGYLE AVENUE
SAN ANTONIO, TX 78209

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 328 6646 P

INTERIOR DESIGNER
FERN SANTINI DESIGN
1224 EAST 12TH ST, SUITE 110
AUSTIN, TX 78702
512 300 2303 T

STRUCTURAL ENGINEER
M. SCOTT WILLIAMSON, PE
5283 LERALLYNN ST
AUSTIN, TX 78751
512 560 8238 T

M.E.P. ENGINEER
CONSULTING ENGINEERING SERVICES
1370 PANTHEON WAY, SUITE 290
SAN ANTONIO, TX 78232
210 686 1614 T

CIVIL ENGINEER
KCI TECHNOLOGIES, INC.
2806 WEST BITTERS RD., SUITE 218
SAN ANTONIO, TX 78248
210 641 9999 T

ENCLOSURE CONSULTANT
ACTON PARTNERS, LLC.
P.O. BOX 203683
AUSTIN, TX 78720
512 576 5347 T

LIGHTING CONSULTANT
VESPR DESIGN
P.O. BOX 90595
SAN ANTONIO, TX 78209
347 821 1914 T

LANDSCAPE ARCHITECT
HOOKER DESIGN
918 DRAGON ST.
DALLAS, TX 75207
214 915 0910 T

GENERAL CONTRACTOR
CLASSIC CONSTRUCTORS
2806 FLINTLOCK TRACE #202
AUSTIN, TX 78738
512 402 1660 T

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SET ISSUE DATES

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STREETSCAPE
ILLUSTRATIONS

A102



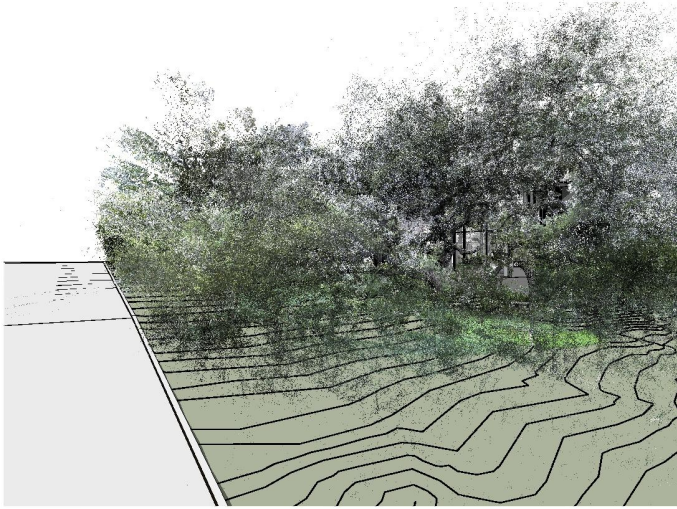
1 216 ARGYLE



2 218 ARGYLE



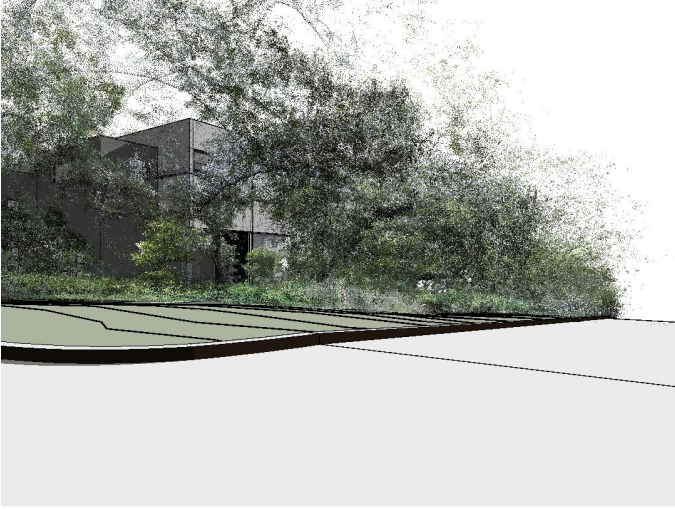
3 222 ARGYLE



4 215 ARGYLE - PROPOSED NW STREET VIEW



5 215 ARGYLE - PROPOSED SW SIDE YARD VIEW



6 215 ARGYLE - PROPOSED NE STREET VIEW



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ARCHITECT
TOBIN SMITH ARCHITECT, L.L.C.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 328 6646 P

INTERIOR DESIGNER
FERN SANTINI DESIGN
1224 EAST 12TH ST., SUITE 110
AUSTIN, TX 78702
512 300 2303 T

STRUCTURAL ENGINEER
M. SCOTT WILLIAMSON, PE
5283 LERALLYNN ST
AUSTIN, TX 78751
512 560 8238 T

M.E.P. ENGINEER
CONSULTING ENGINEERING SERVICES
1370 PANTHEON WAY, SUITE 290
SAN ANTONIO, TX 78232
210 686 1614 T

CIVIL ENGINEER
KGI TECHNOLOGIES, INC.
2806 WEST BITTERS RD., SUITE 218
SAN ANTONIO, TX 78248
210 641 9999 T

ENCLOSURE CONSULTANT
ACTON PARTNERS, L.L.C.
P.O. BOX 203683
AUSTIN, TX 78720
512 576 5347 T

LIGHTING CONSULTANT
VESPRE DESIGNS
P.O. BOX 90595
SAN ANTONIO, TX 78209
347 821 1914 T

LANDSCAPE ARCHITECT
HOCKER DESIGN
918 DRAGON ST.
DALLAS, TX 75207
214 915 0910 T

GENERAL CONTRACTOR
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AUSTIN, TX 78738
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STREETSCAPE
ILLUSTRATIONS

A103



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ARCHITECT
TOBIN SMITH ARCHITECT, L.L.C.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 328 6646 P

INTERIOR DESIGNER
FERN SANTINI DESIGN
1224 EAST 12TH ST, SUITE 110
AUSTIN, TX 78702
512 300 2383 T

STRUCTURAL ENGINEER
M. SCOTT WILLIAMSON, PE
5283 LERALYNN ST
AUSTIN, TX 78751
512 560 8238 T

M.E.P. ENGINEER
CONSULTING ENGINEERING SERVICES
1370 PANTHEON WAY, SUITE 290
SAN ANTONIO, TX 78232
210 686 1614 T

CIVIL ENGINEER
KGI TECHNOLOGIES, INC.
2806 WEST BITTERS RD., SUITE 218
SAN ANTONIO, TX 78248
210 641 9999 T

ENCLOSURE CONSULTANT
ACTON PARTNERS, L.L.C.
P.O. BOX 203683
AUSTIN, TX 78720
512 576 5347 T

LIGHTING CONSULTANT
VESPRE DESIGNS
P.O. BOX 90595
SAN ANTONIO, TX 78209
347 821 1914 T

LANDSCAPE ARCHITECT
HOOKER DESIGN
918 DRAGON ST.
DALLAS, TX 75207
214 915 0910 T

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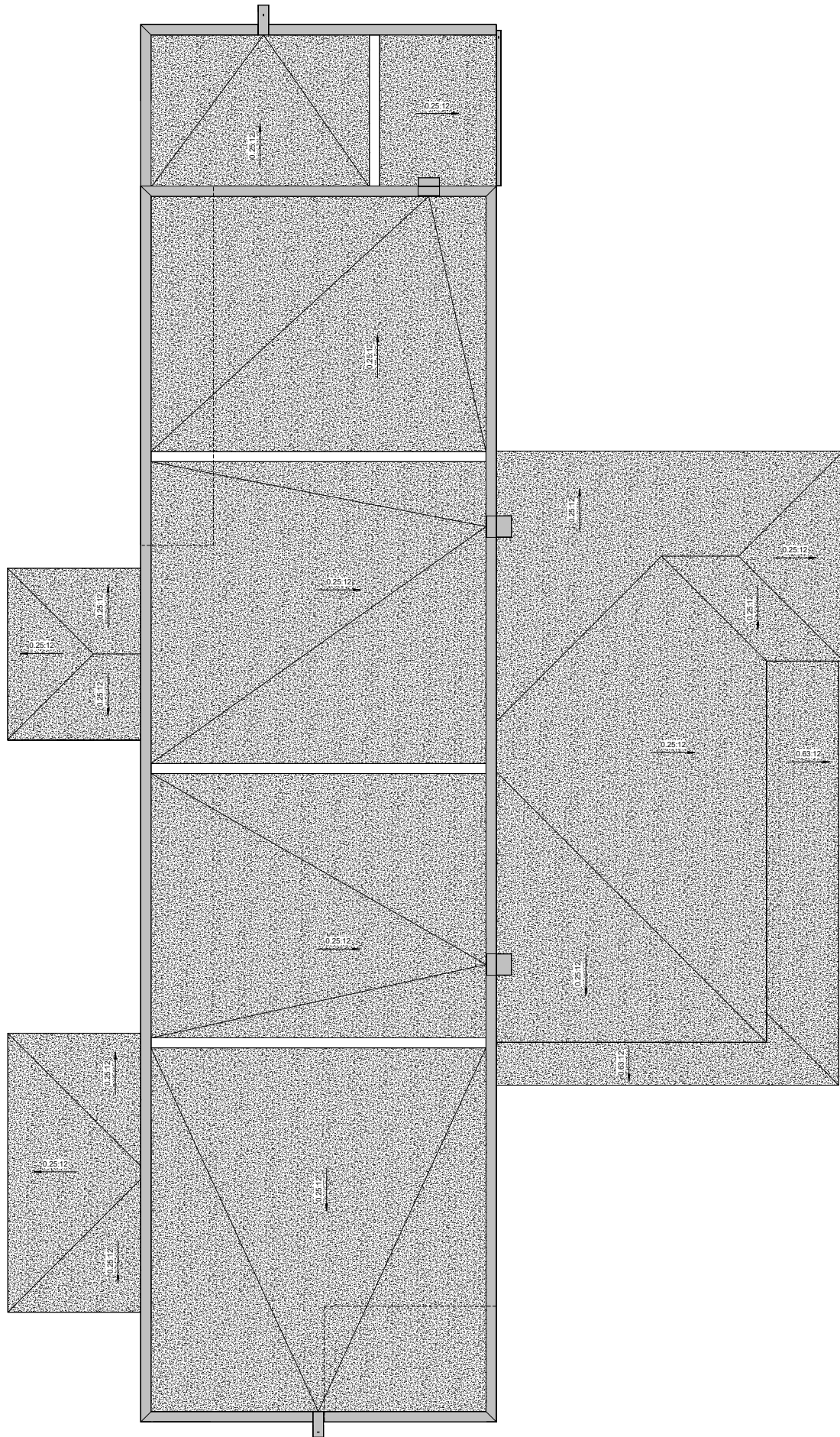
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ROOF PLAN

A240





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SAN ANTONIO, TX 78212
210 328 6646 P

INTERIOR DESIGNER
FERN SANTINI DESIGN
1224 EAST 12TH ST, SUITE 110
AUSTIN, TX 78702
512 300 2303 T

STRUCTURAL ENGINEER
M. SCOTT WILLIAMSON, PE
5283 LERALLYNN ST
AUSTIN, TX 78751
512 560 8238 T

M.E.P. ENGINEER
CONSULTING ENGINEERING SERVICES
1370 PANTHEON WAY, SUITE 290
SAN ANTONIO, TX 78232
210 686 1614 T

CIVIL ENGINEER
KCI TECHNOLOGIES, INC.
2806 WEST BITTERS RD., SUITE 218
SAN ANTONIO, TX 78248
210 641 9999 T

ENCLOSURE CONSULTANT
ACTON PARTNERS, LLC.
P.O. BOX 203683
AUSTIN, TX 78720
512 578 5347 T

LIGHTING CONSULTANT
VESPR DESIGN
P.O. BOX 90595
SAN ANTONIO, TX 78209
347 821 1914 T

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DALLAS, TX 75207
214 915 0910 T

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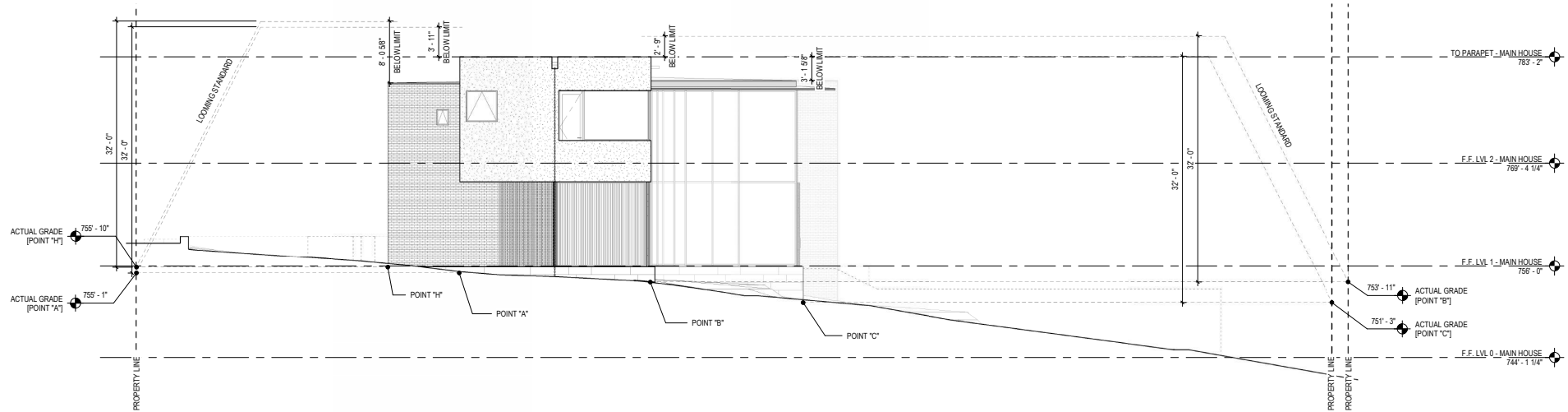
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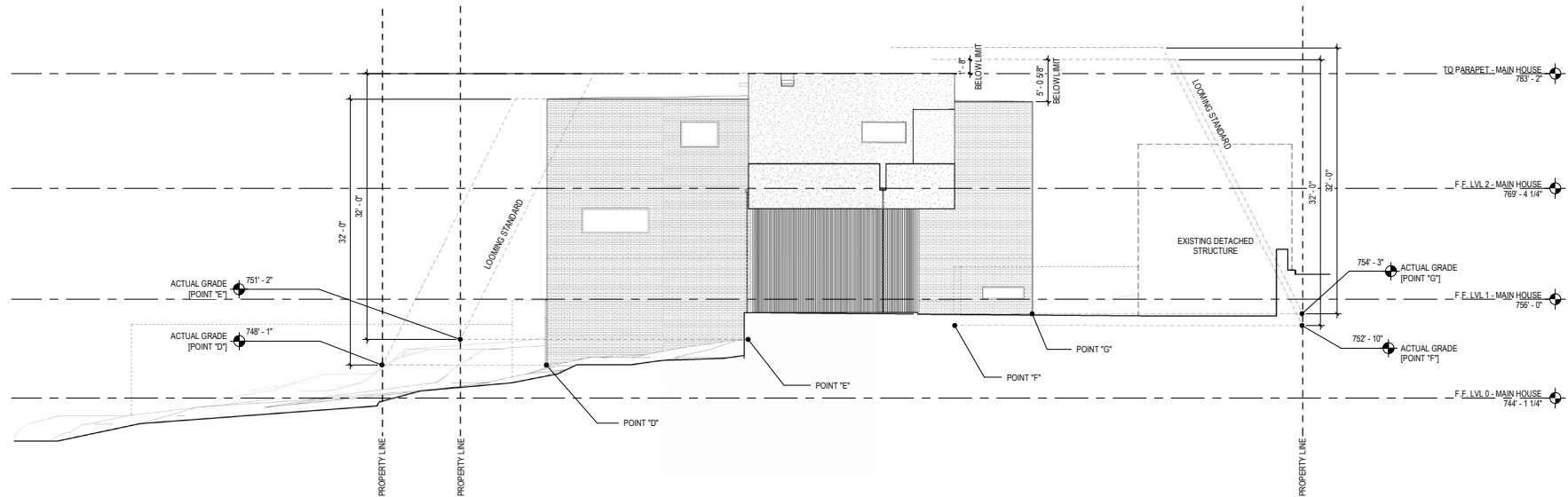
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**EXTERIOR
ELEVATIONS -
SITE**

A400



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



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TOBIN SMITH ARCHITECT, L.L.C.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 328 6646 P

INTERIOR DESIGNER
FERN SANTINI DESIGN
1224 EAST 12TH ST, SUITE 110
AUSTIN, TX 78702
512 300 2383 T

STRUCTURAL ENGINEER
M. SCOTT WILLIAMSON, PE
5283 LERALLYNN ST
AUSTIN, TX 78751
512 560 8238 T

M.E.P. ENGINEER
CONSULTING ENGINEERING SERVICES
1370 PANTHEON WAY, SUITE 290
SAN ANTONIO, TX 78232
210 686 1614 T

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KCI TECHNOLOGIES, INC.
2806 WEST BITTERS RD., SUITE 218
SAN ANTONIO, TX 78248
214 641 9999 T

ENCLOSURE CONSULTANT
ACTON PARTNERS, L.L.C.
P.O. BOX 203683
AUSTIN, TX 78720
512 576 5347 T

LIGHTING CONSULTANT
VESPR DESIGN
P.O. BOX 90595
SAN ANTONIO, TX 78209
347 821 1914 T

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918 DRAGON ST.
DALLAS, TX 75207
214 915 0910 T

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CLASSIC CONSTRUCTORS
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512 402 1660 T

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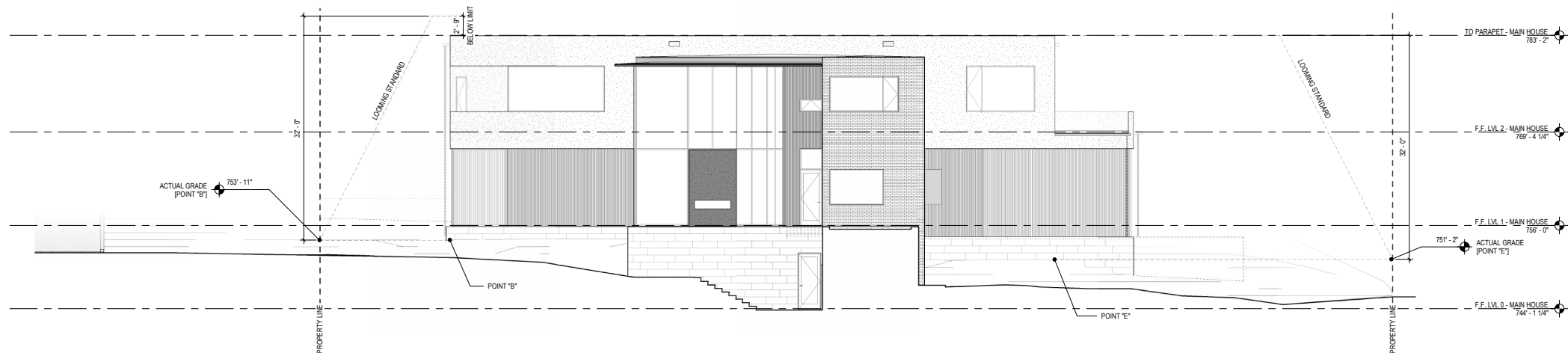
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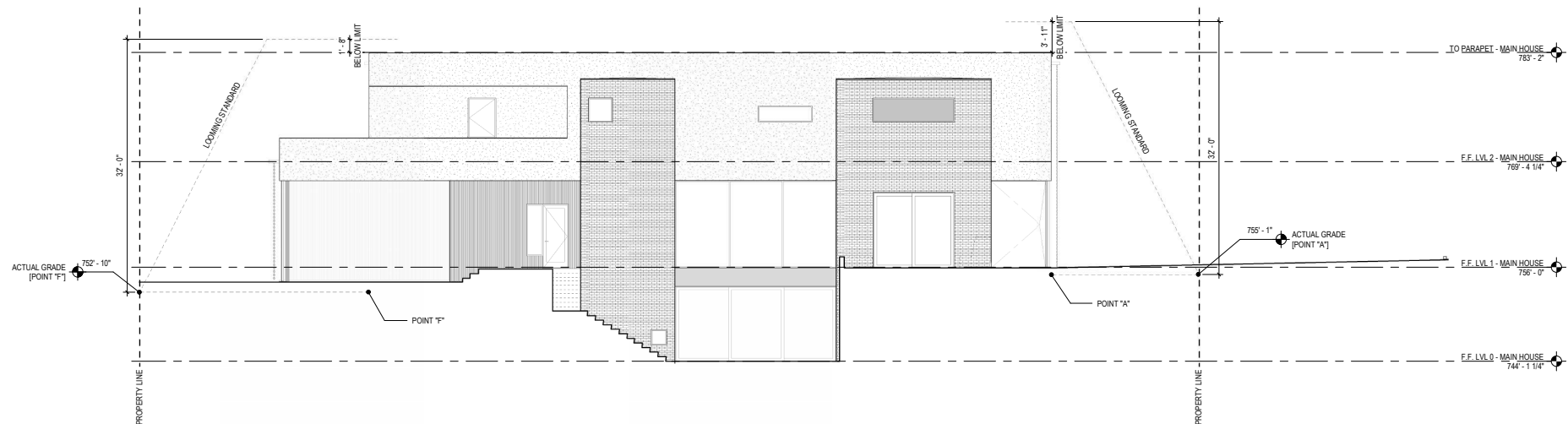
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EXTERIOR
ELEVATIONS -
SITE

A401



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



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



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210 328 6646 P

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AUSTIN, TX 78702
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P.O. BOX 203683
AUSTIN, TX 78720
512 576 5347 T

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VESPR DESIGN
P.O. BOX 90595
SAN ANTONIO, TX 78209
347 821 1914 T

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DALLAS, TX 75207
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SET ISSUE DATES

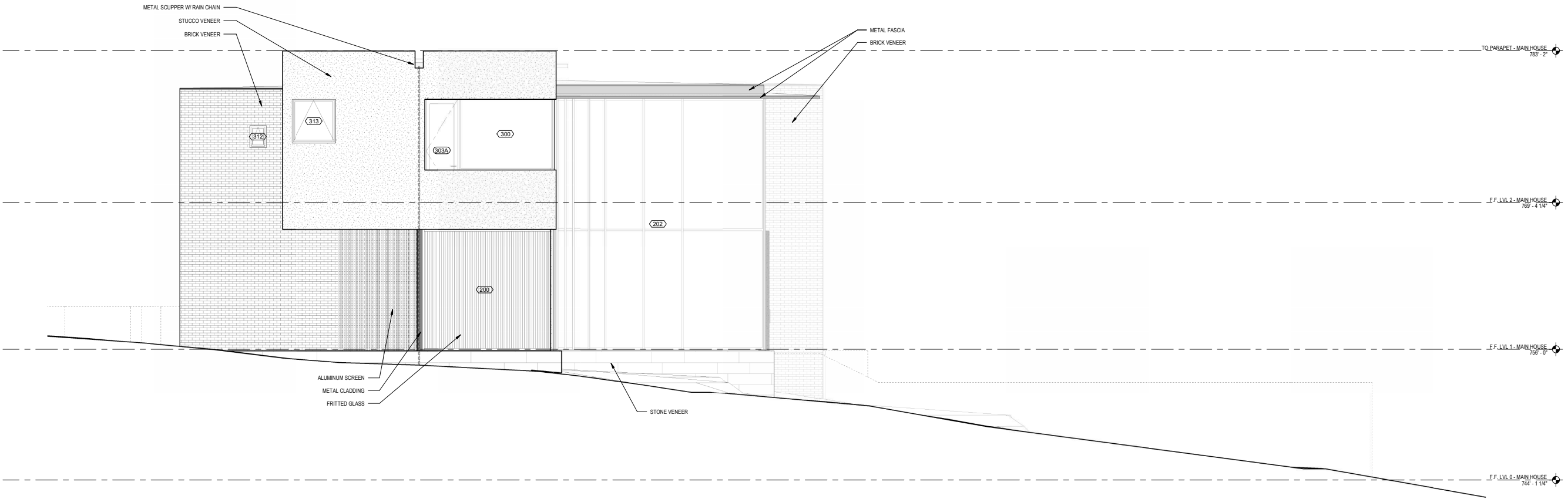
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REVISIONS

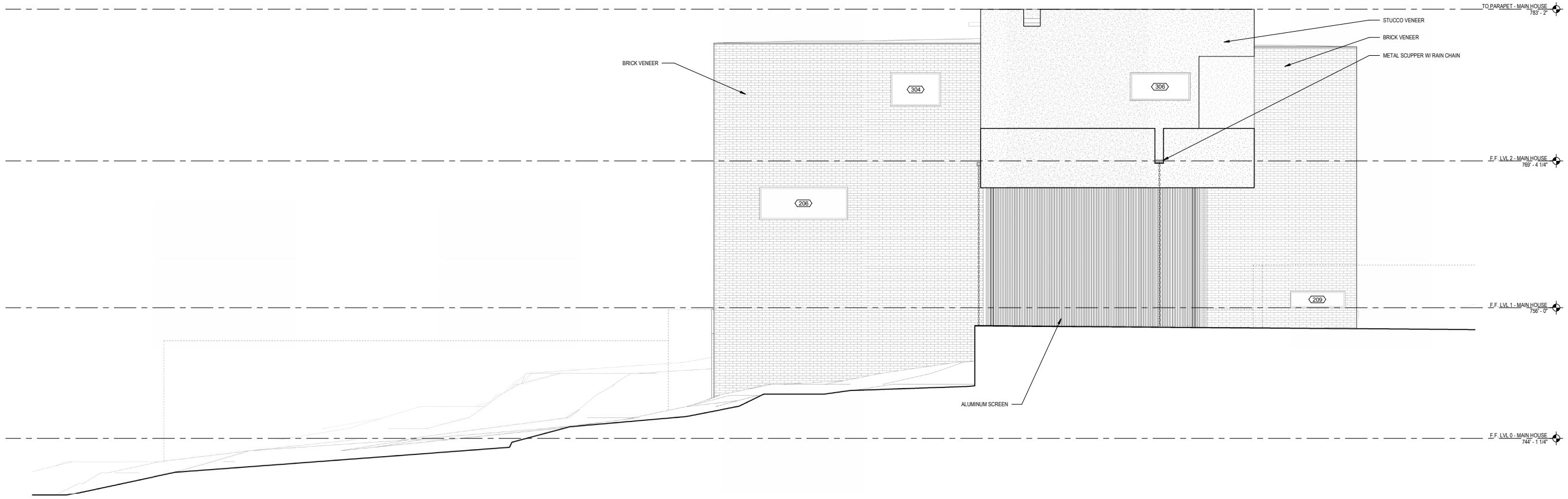
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**EXTERIOR
ELEVATIONS**

A402



1 SOUTH ELEVATION
SCALE : 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE : 1/4" = 1'-0"

23 SEPT 2024 12:28:27 C:\Users\TSM\OneDrive\Projects\A402 McNab Residence\A402.dwg PROJECT: McNab Residence 2302



TOBIN SMITH
ARCHITECT

NOTE:
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McNAB
RESIDENCE

215 ARGYLE AVENUE
SAN ANTONIO, TX 78209

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 328 6646 P

INTERIOR DESIGNER
FERN SANTINI DESIGN
122A EAST 12TH ST., SUITE 110
AUSTIN, TX 78702
512 300 2383 T

STRUCTURAL ENGINEER
M. SCOTT WILLIAMSON, PE
5283 LERALLYNN ST
AUSTIN, TX 78751
512 560 8238 T

M.E.P. ENGINEER
CONSULTING ENGINEERING SERVICES
1370 PANTHEON WAY, SUITE 290
SAN ANTONIO, TX 78232
210 686 1614 T

CIVIL ENGINEER
KCI TECHNOLOGIES, INC.
2806 WEST BITTERS RD., SUITE 218
SAN ANTONIO, TX 78248
210 641 9999 T

ENCLOSURE CONSULTANT
ACTON PARTNERS, LLC.
P.O. BOX 203683
AUSTIN, TX 78720
512 576 5347 T

LIGHTING CONSULTANT
VESPR DESIGN
P.O. BOX 90595
SAN ANTONIO, TX 78209
347 821 1914 T

LANDSCAPE ARCHITECT
HOOKER DESIGN
918 DRAGON ST.
DALLAS, TX 75207
214 915 0910 T

GENERAL CONTRACTOR
CLASSIC CONSTRUCTORS
2806 FLINTTICK TRAIL, #202
AUSTIN, TX 78738
512 402 1660 T

23 SEPT 2024 PROJ. NO. 2302
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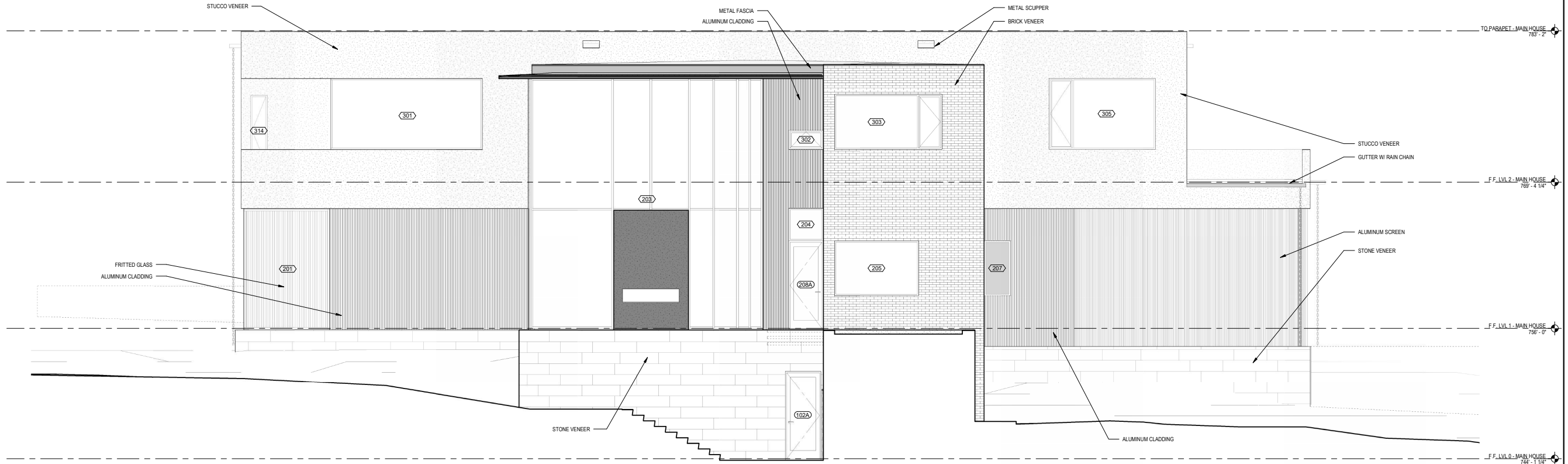
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REVISIONS

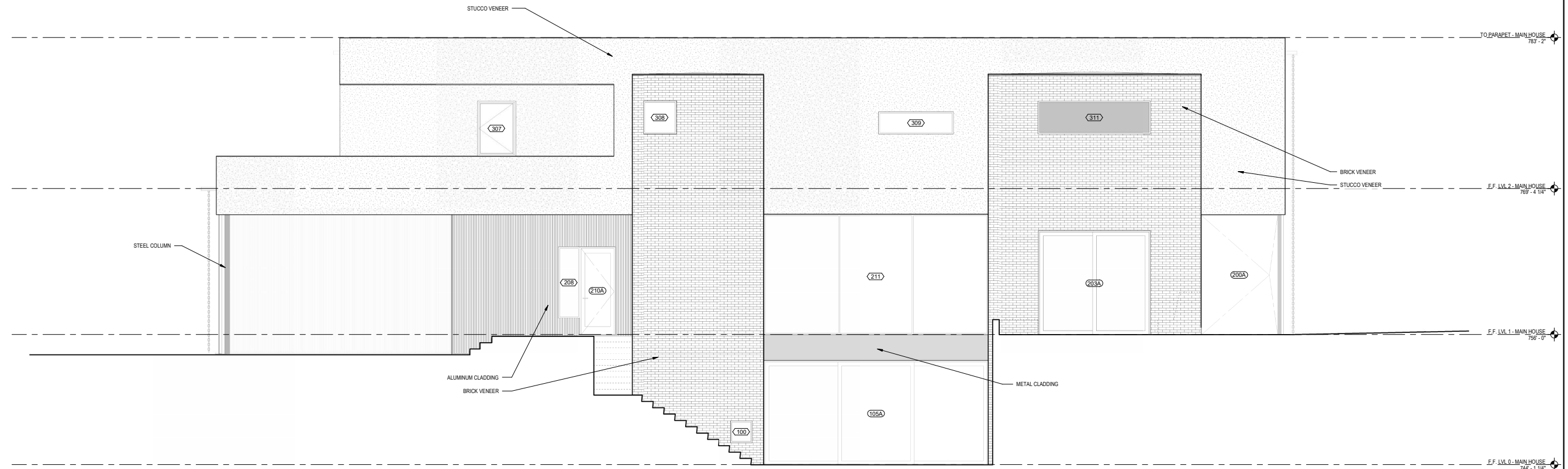
NO.	DATE	DESCRIPTION

EXTERIOR
ELEVATIONS

A403



1 EAST ELEVATION
SCALE : 1/4" = 1'-0"



2 WEST ELEVATION
SCALE : 1/4" = 1'-0"

23 SEPT 2024 12:28:33 C:\Users\mwilliams\OneDrive\Documents\Projects\A403\A403.dwg PROJECT: McNab Residence 2302