



PROPOSED MEDICAL OFFICE BUILDING - 701 MAIN ST BOERNE, TEXAS

BUILDING PLACEMENT AND SETBACK FROM MAIN ST IN KEEPING WITH ADJACENT BUILDINGS

45' PROPOSED SETBACK TO BE DENSELY VEGETATED PROVIDE SOFTENED EDGE OF BUILDING FACADE TO THE STREET

MAINTAINS MAIN ST ENTRANCE TO PROMOTE THE STREETScape AND WALKABILITY ASPECTS OF MAIN ST CORRIDOR

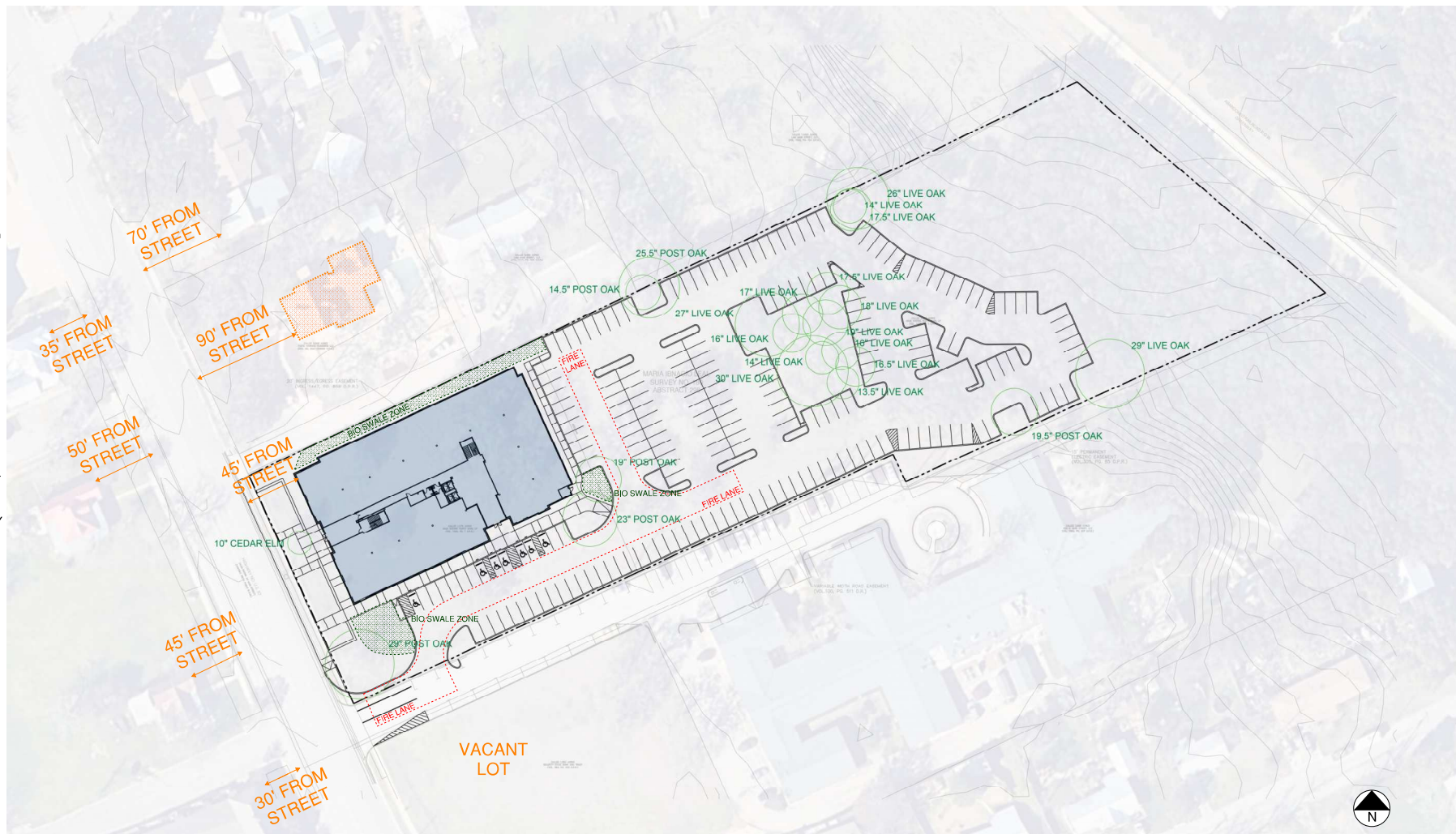
LARGE LANDSCAPE ISLAND PLACED WITHIN THE PARKING LOT TO LIMIT THE HEAT ISLAND EFFECT CREATING 2 SMALLER LOTS WHILE PRESERVING NEARLY 200' OF NATIVE LIVE OAK TREES

SHARED COMMON DRIVE WITH ADJACENT TOWN AND COUNTRY DEVELOPMENT TO REDUCE CURBS CUTS AND TRAFFIC INTERSECTIONS ALONG MAIN ST

DPZ ZONE IN REAR OF PROPERTY TO REMAIN DENSELY LANDSCAPED WITH NATIVE AND EXISTING TREES AS BUFFER TO TRAILWAY SYSTEM AND NEIGHBORING RESIDENTIAL DEVELOPMENTS

BIO SWALE ZONES TO CAPTURE ROOF WATER

BUILDING HEIGHT LIMITED TO 2 STORY AND UNDER 30' IN HEIGHT FOR FIRE COVERAGE AND ACCESS



PROPOSED SITE PLAN





Mexican Sycamore



Cedar Elm with Limestone Block



Cedar Elm



Texas Red Bud



Palo Verde



Purple Skull Cap



New Gold Lantana



Dwarf Burford Holly



Upright Rosemary



Mexican Feather Grass



Pink Texas Sage



Rock Rose



Regal Mist Muhly



Fox Tail Fern



African Iris



African Iris



Soft Leaf Yucca



Variegated Soft Leaf Yucca

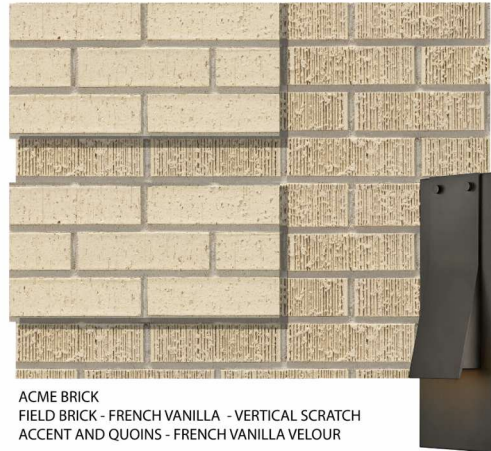


PROPOSED STRUCTURE IS A CONCRETE TILT WALL BUILDING WITH BRICK VENEER ON THE GROUND FLOOR AND APPLIED CORNICES AND COPINGS ON THE UPPER FLOOR IN A TRADITIONAL TRIPARTITE BUILDING VERNACULAR. THE USE OF MASONRY QUOINS AND CUT/CAST STONE WINDOW ENCASUREMENT DETAILING ALONG WITH THE HEAVY DETAILED FRIEZE AND COPING GIVE A HISTORIC CONTEXT TO THE PROPOSED NEW CONSTRUCTION IN KEEPING WITH THE HISTORIC DEVELOPMENTS OF THE MAIN STREET CORRIDOR

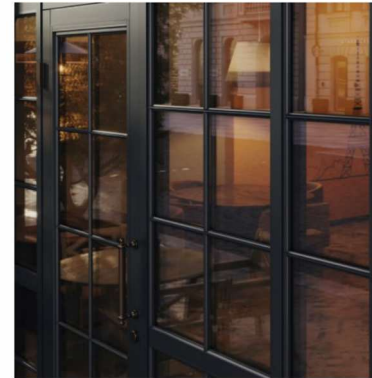
## MATERIAL PALETTE AND DETAILING



SW2839 - ROYCROFT COPPER RED  
FIELD COLOR CONCRETE PANELS

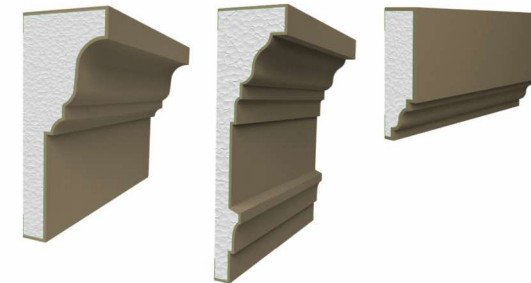


ACME BRICK  
FIELD BRICK - FRENCH VANILLA - VERTICAL SCRATCH  
ACCENT AND QUOINS - FRENCH VANILLA VELOUR



BOYD ALUMINUM STOREFRONT SYSTEM - DARK BRONZE  
BH01 HISTORIC PROFILE WITH ARCHITECTURAL  
APPLIED MULLIONS

HINKLEY LIGHTING  
VETICAL 16" FOLD SCONCE  
BLACK OXIDE



CANAMOULD PROFILES AND ACCENT BANDS



CAST STONE JAMBS/HEADERS AND SILLS



WEST ELEVATION



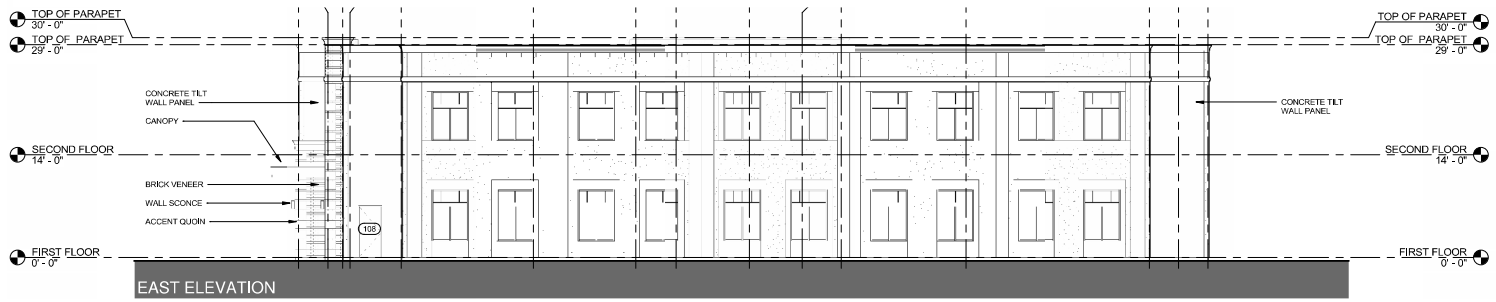
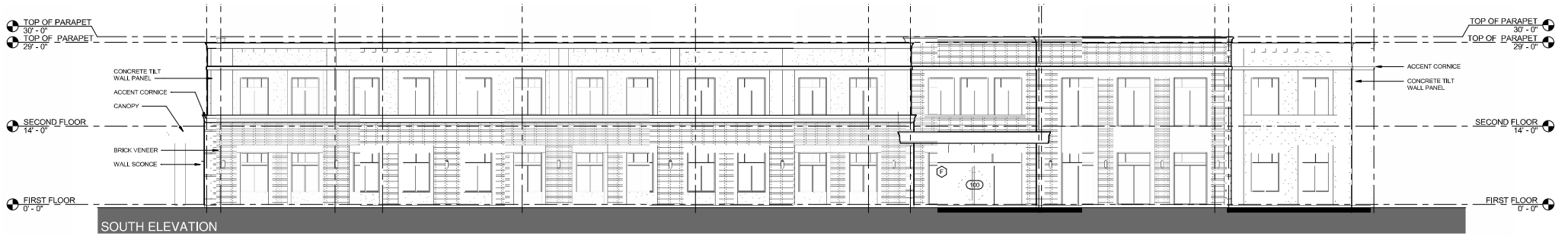
SOUTH ELEVATION

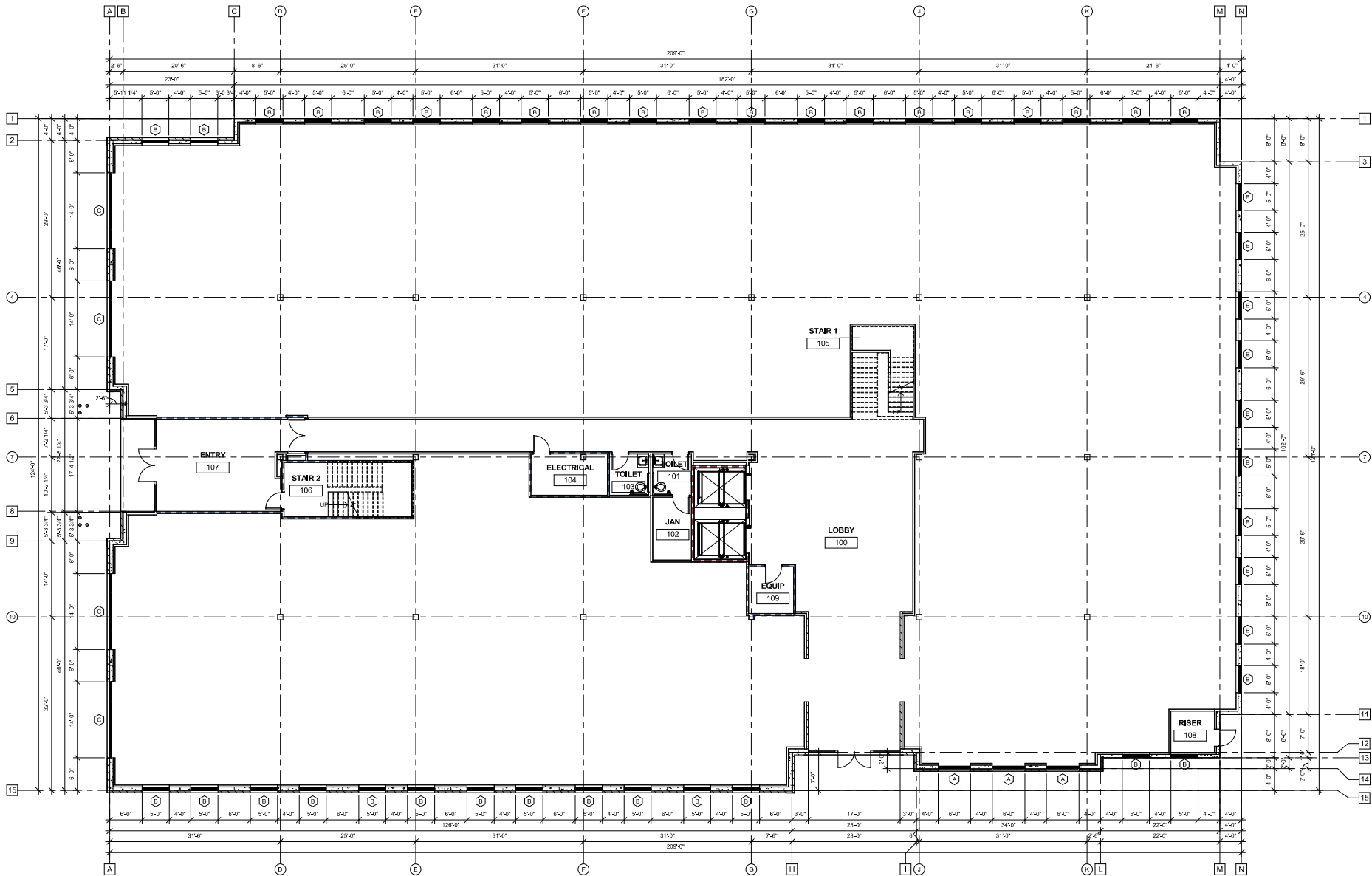


EAST ELEVATION



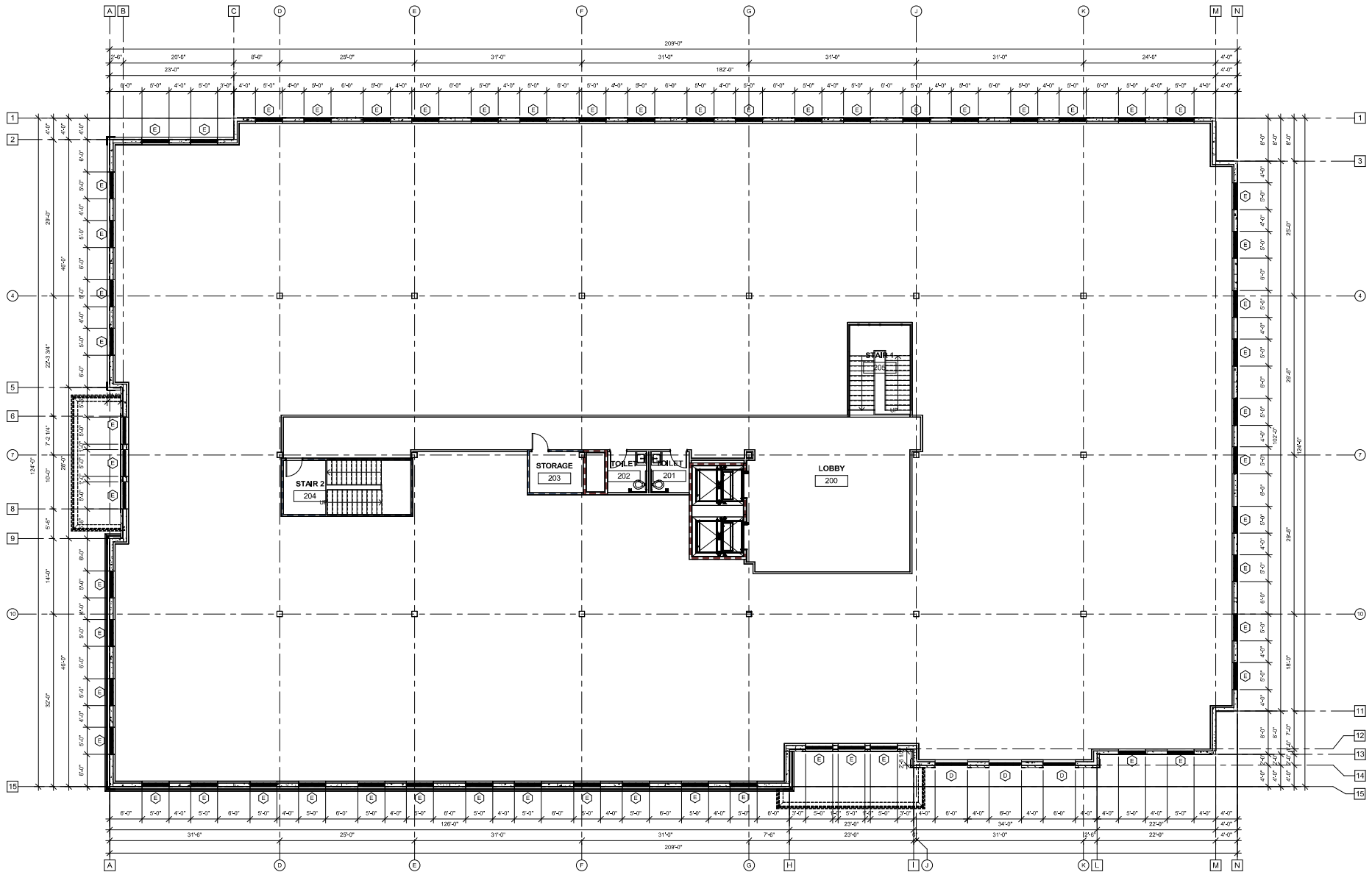
NORTH ELEVATION



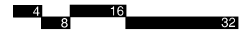


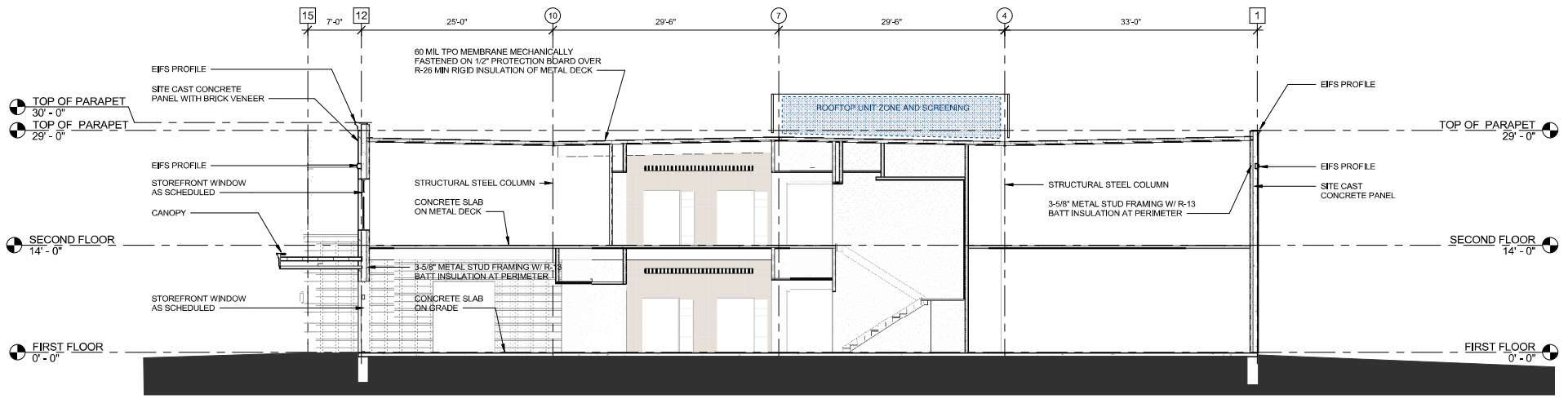
FIRST FLOOR PLAN





SECOND FLOOR PLAN





BUILDING SECTION