





LADY BIRD LAKE

W RIVERSIDE DR

FUTURE LOREN  
HOTEL + CONDOS

PROJECT  
SITE

BRIDGES ON  
THE PARK

S. LAMAR BLVD

BUTLER PITCH &  
PUTT

LEE BARTON DR



# HISTORY + EXISTING CONDITIONS





**CLAYTON KORTE** | HISTORIC STRUCTURES : PRIOR TO 1970S RENOVATION

SCHEMATIC DESIGN | **PAGGI HOUSE**  
PRELIMINARY - NOT FOR CONSTRUCTION | JULY 12, 2021











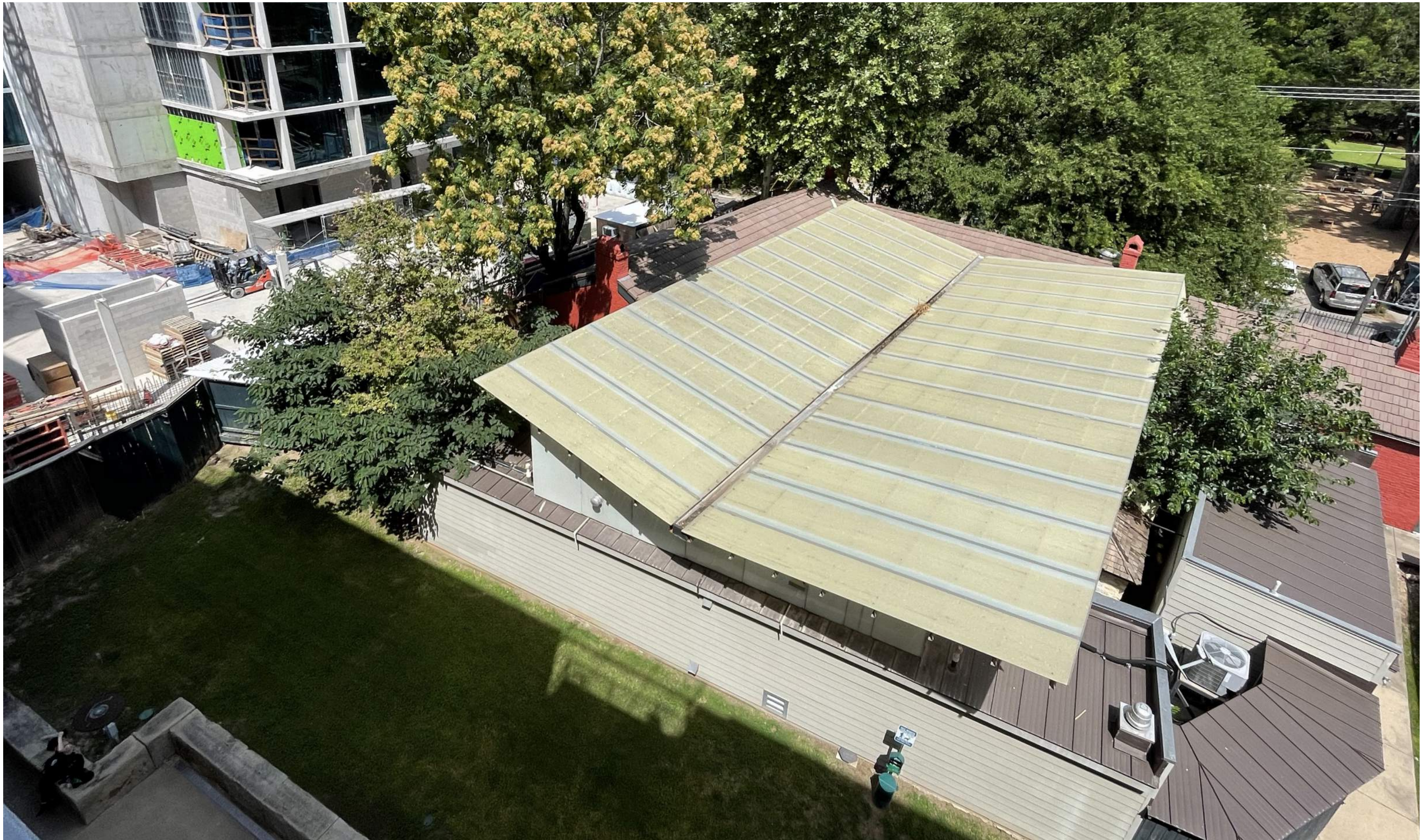


CLAYTON KORTE | EXISTING CONDITIONS

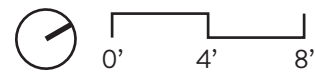
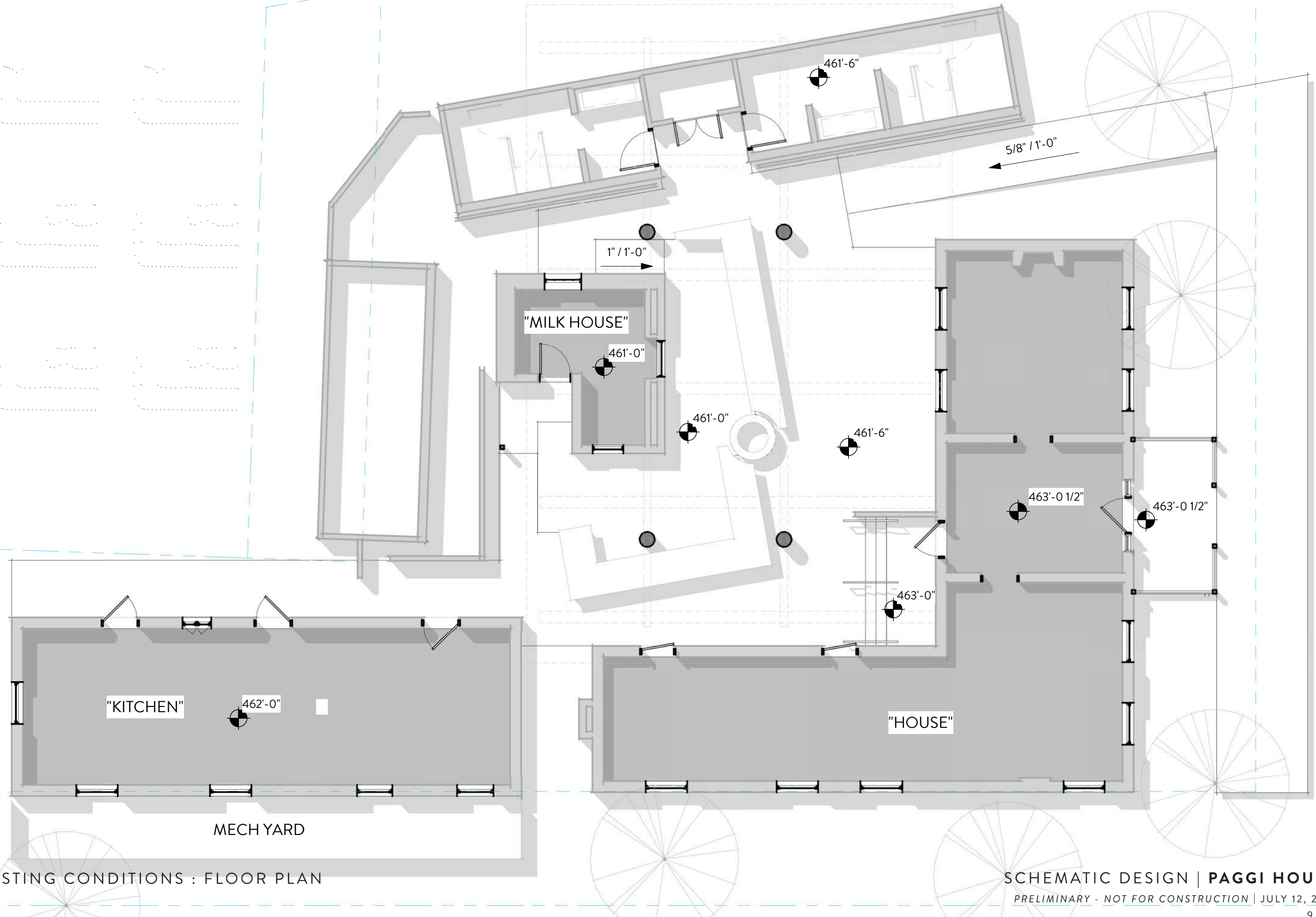


SCHEMATIC DESIGN | **PAGGI HOUSE**  
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 7 of 15

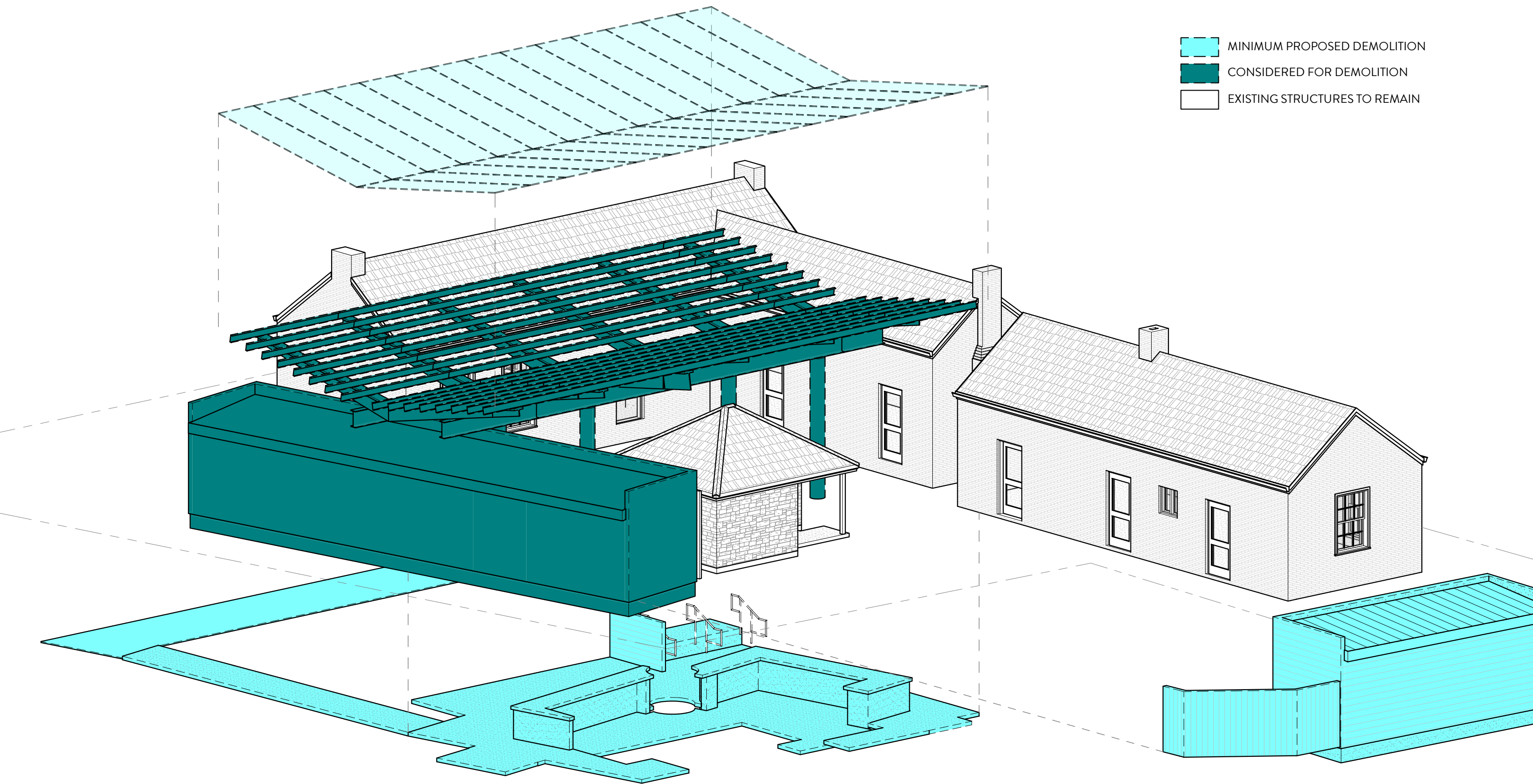














# PROPOSED CONCEPT



EXISTING

"KITCHEN" OFFICE	701 SF
"HOUSE" OFFICE	1,235 SF
"MILK HOUSE" OFFICE	233 SF
"CISTERN"	13 SF

2,182 SF

ADDITION

COURTYARD OFFICE	1,328 SF
BACK OF HOUSE	566 SF

1,894 SF

GRAND TOTAL

4,076 SF

"BRIDGES" MIXED USE

PROPERTY LINE

PROPERTY LINE

SIDE SETBACK

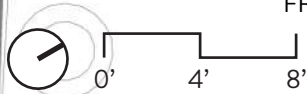
FRONT SETBACK

PROPERTY LINE

PENDING SIDE SETBACK

SITE SETBACK

LORIN HOTEL & CONDOS



CLAYTON KORTE

PROPOSED FLOOR PLAN

MECH./ELEC. YARD  
TO REMAIN

SECONDARY  
ENTRY

PROPERTY LINE

LEE BARTON DRIVE BEYOND

SCHEMATIC DESIGN | PAGGI HOUSE

PRELIMINARY - NOT FOR CONSTRUCTION | JULY 12, 2021

12 of 15

PROPERTY LINE

7'-9"

45'-0"

10'-11"

MEN

BACK OF  
HOUSE

WOMEN

WET BAR

JAN

ELEC

12'-8"

5'-1"

5'-0"

"MILK HOUSE"  
OFFICE

COURTYARD  
OFFICE

"CISTERN"

EXISTING CONC. COLUMNS &  
PORTION OF STEEL ROOF  
STRUCTURE TO REMAIN

UP

UP

HISTORIC  
ENTRY

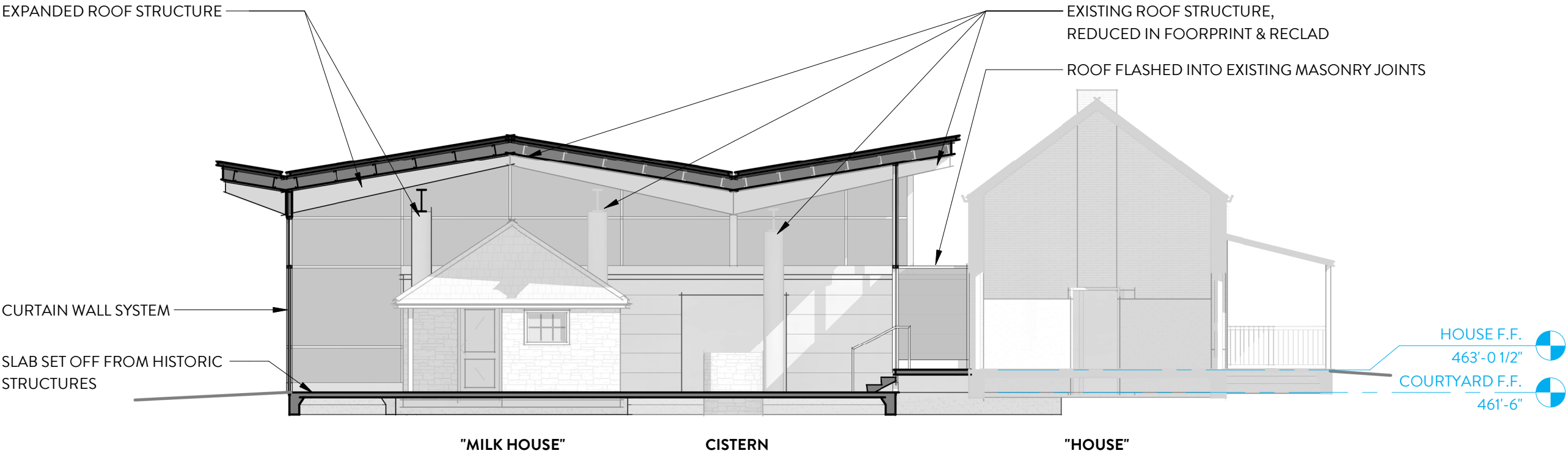
1'-10"

4'-4"

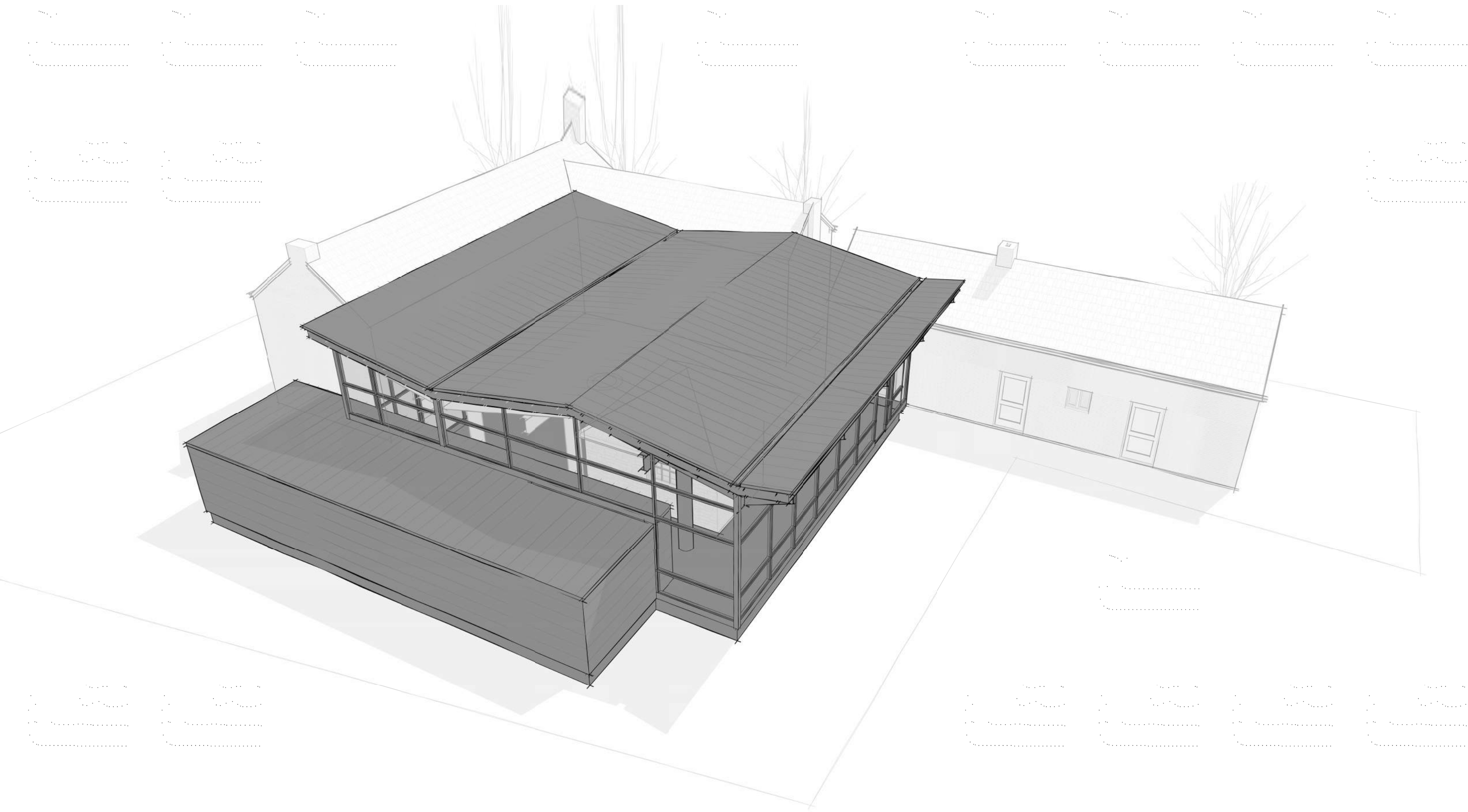
"KITCHEN"  
OFFICE

"HOUSE"  
OFFICE

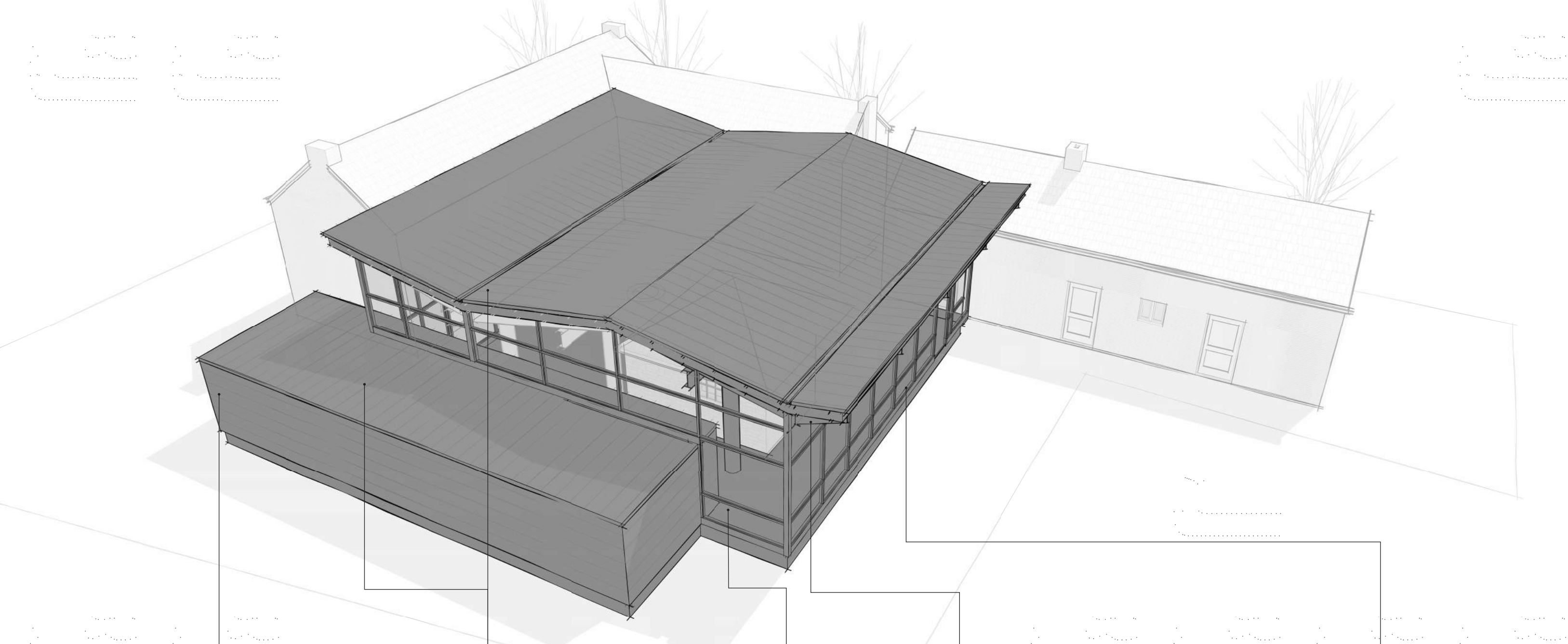












#### WALL CLADDING

Dark prefinished flat-lock metal panel



#### ROOFING

Dark prefinished standing seam



#### CURTAIN WALL

Custom painted steel mullions & panels



#### ROOF STRUCTURE

Reuse & extend painted steel over concrete columns



#### FLOORING

Polished concrete