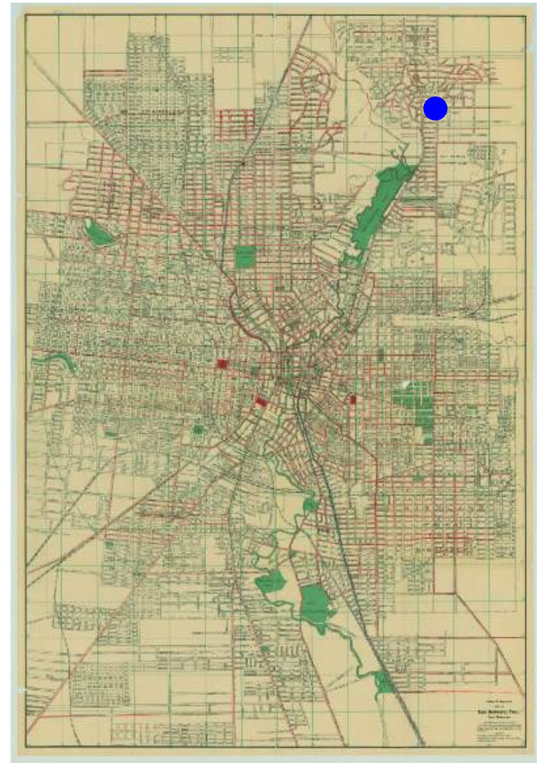
Grove Place Lofts

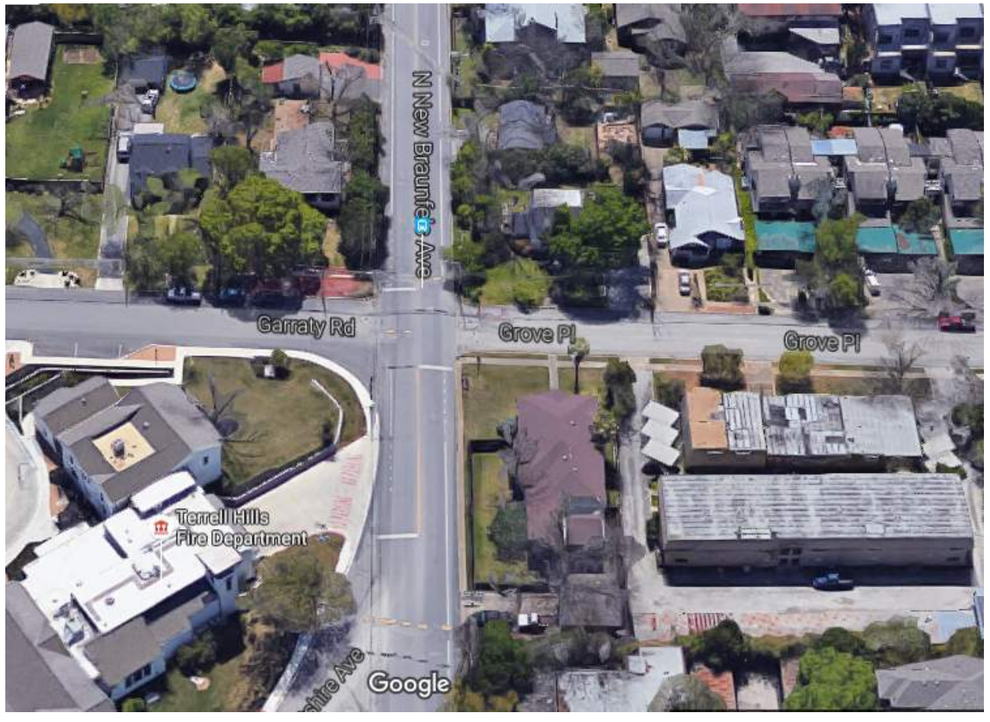
220 Grove Place - MF-D

Urban Challenges - Elegant Modern Solution

Located in the heart of the Alamo Heights multifamily district, the development of 220 Grove Place offers an elegant solution to a problematic site in a non-commercial area challenged with high vehicular traffic volume and many deteriorating existing structures.

Both Grove Place and North New Braunfels are heavily traveled local streets surrounding this corner lot. This circumstance demands structures of interest and great enough presence to stand up to their corner post without being overwhelmed by the noise and chaos of the roadways. The existing structure was built in 1930 when the proper map of 'San Antonio' ended just a few blocks north of where the house sits. Built at a time when a demure little home made sense on this lot, it is a remnant of a very different time and is now a structure out of place and time in what is tantamount to the town square of Terrell Hills. The proposed replacement structures embrace their urban environment with every elevation treated as a front facing elevation and an aggressive stance toward the streets. Where other nearby developments have figuratively turned their backs to busy streets and intersections, preferring to pretend that they do not exist, the Grove Place Lofts embrace their urban setting and confidently belong on the lot and in the neighborhood.





Thoughtful use of diverse materials creates long lines and visual interest with deep articulation casting dramatic shadows over large windows.

The modern architecture of the proposed structure plays on the precedent set by the other modern developments that can be found throughout Alamo Heights. Twelve of the homes in the neighborhood with modern architecture (including two in Terrell Hills along North New Braunfels) are included in subsequent pages.

Drawing on inspiration from the new Alamo Heights City Hall, High School, and the attached noted development on Marcia Place (one street south), the prosed development makes creative use of materials which will be familiar to the City of Alamo Heights and its residents. Playing on the idea of stacked boxes, a deep cantilever teeters out over the front elevation highlighted in a flat seam panel cladding, Wood trim accents two large boxes which appear to be mitered together and are accentuated by juxtaposed orientations of flat and standing seam metal panel.

Introduction

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There are many ways in which this new development will be beneficial to the community.

More than a few homes in the area designed to stand for 50 years are well beyond their useful life. These homes deteriorate quickly when they are not maintained, as is the case in several instances nearby. New development in the area will encourage redevelopment of these neighboring lots and over time perhaps remove their blight from the neighborhood.

Aging and poorly maintained multifamily rental properties nearby are also deteriorating and detracting from this area of the city. New development in the area may act as a signal to these businesses that re-investment in their properties will yield a greater return on their holdings.

Area Distress & Challenges

Grove Place Lofts

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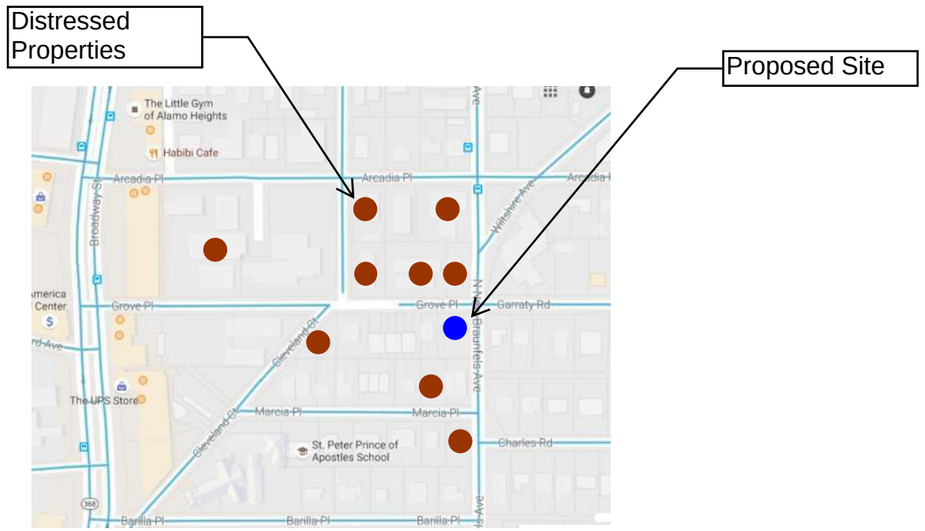

A substantial amount of traffic around the new Terrell Hills City Hall is another challenge to development. The structures have to look like they belong at a busy intersection. Usually, locations with a busy street and a traffic light along the perimeter would be well suited for more commercial purposes, but multifamily residential zoning of this site creates a unique and challenging opportunity.

The adjacent fire station, overhead power lines/stoplights, stop light control box in the front yard, and highly restrictive setbacks are also noteworthy hardships at this site.

Area Distress & Challenges

Grove Place Lofts

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North

South

East

West

Existing Elevations

Grove Place Lofts

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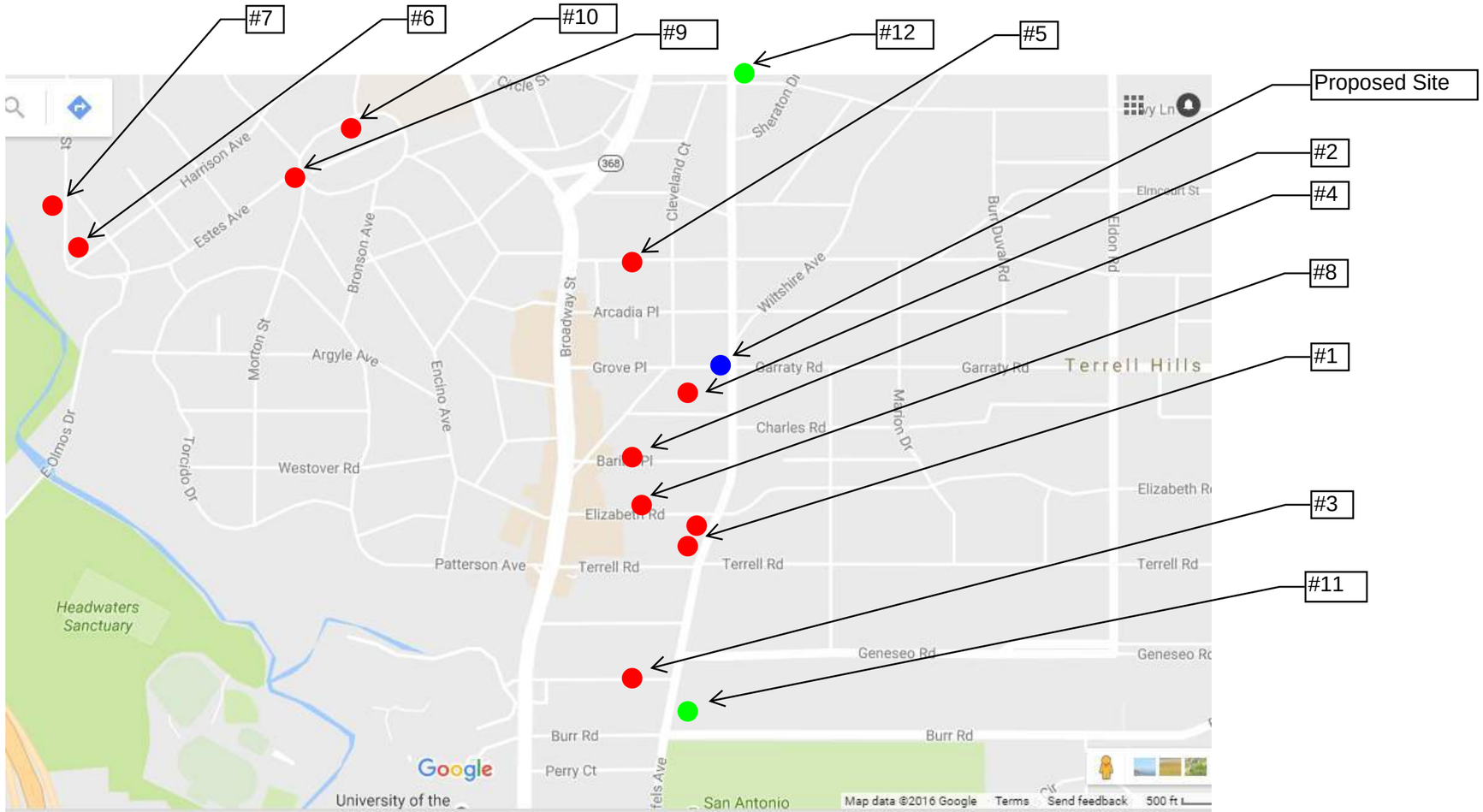

There is a long history of modern architecture in Alamo Heights. The earliest example cited herein is the La Quinta development by O'Neil Ford (#1). Twelve examples are cited on subsequent pages including two in Terrell Hills along North New Braunfels which are relevant because of their location along the same street as the proposed project. The precedent for this style of architecture in Alamo Heights ranges from subtle stucco washed white and tucked behind live oaks to ultra modern multi-family with remarkably small setbacks.

Precedent Locations

Grove Place Lofts

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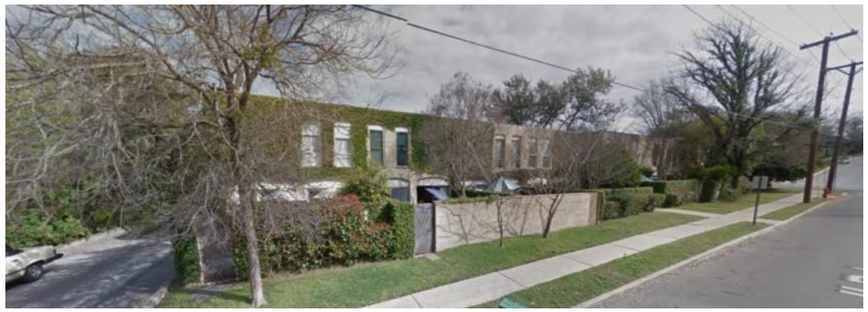
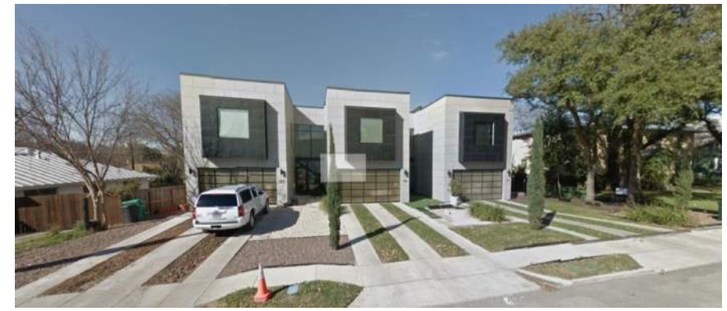
1.



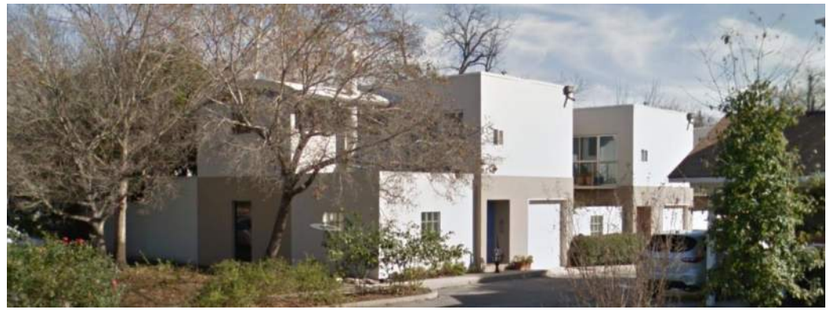
143 Terrell Rd/166 Elizabeth Rd

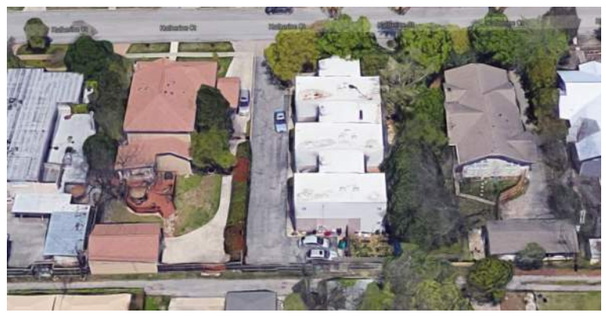
2.



117-121 Marcia Pl.

3.





138 Katherine Ct

4.

130 Barilla Pl.

Precedent

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5.

136 Grandview Pl

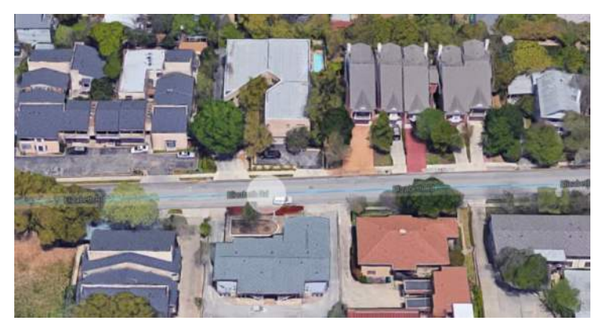
6.

510 Harrison Ave.

7.

214 Crescent St.

8.



139 Elizabeth

Precedent

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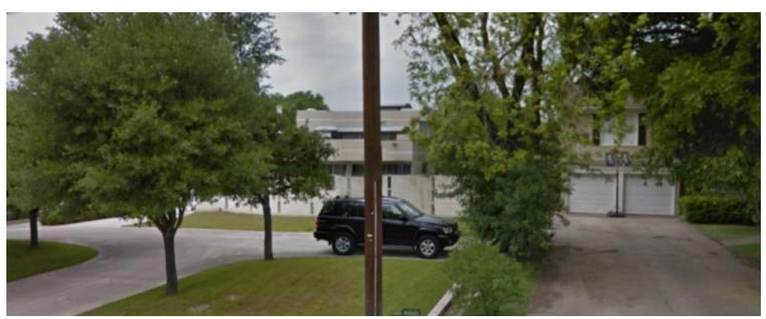
9.

900 Cambridge Oval

10.

1012 Cambridge Oval

11.



205 Burr Rd (Terrell Hills)

12.

100 Canterbury Hill (Terrell Hills/Under Construction)

Precedent

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Wood Screen Fence

Horizontal Standing Seam
Metal Wall Panel

Vertical Flush
Metal Wall Panel

Flat Seam
Metal Wall Panel

Grove Place Lofts

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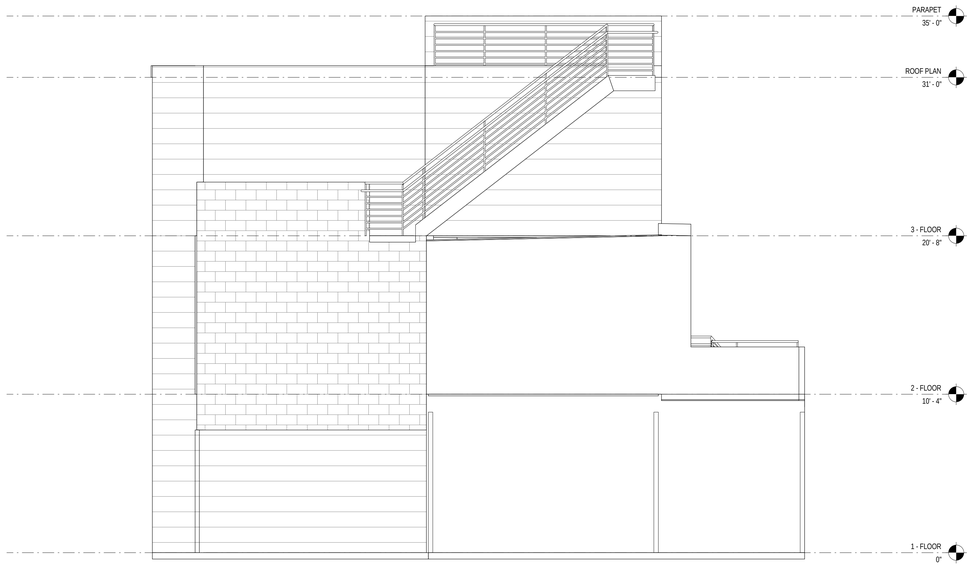
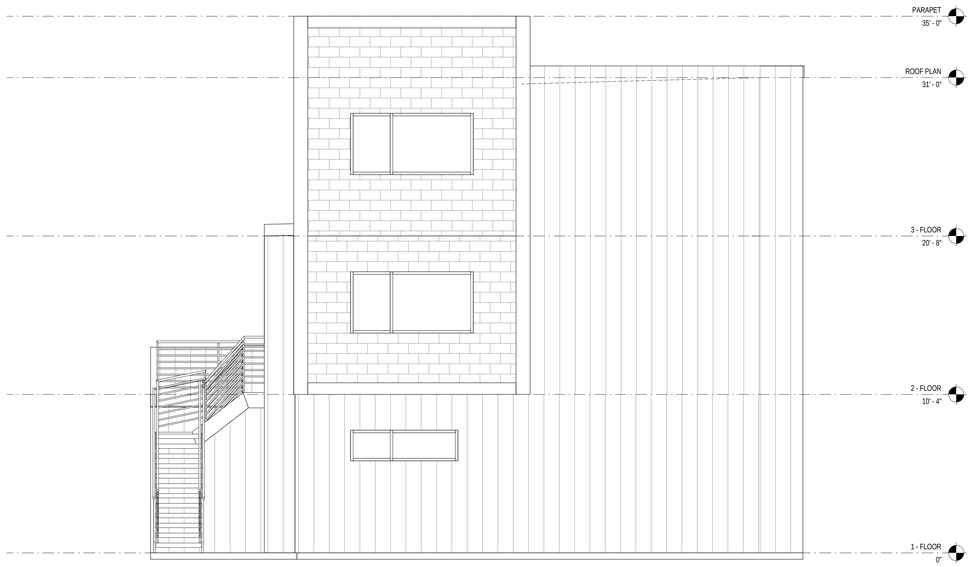


ELEVATION 4 | 1/4" = 1'-0" | 4

ELEVATION 3 | 1/4" = 1'-0" | 3



ELEVATION 2 | 1/4" = 1'-0" | 2

ELEVATION 1 | 1/4" = 1'-0" | 1

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GROVE PLACE LOFTS

220 Grove Place
Alamo Heights, TX 78209

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Submittal	Date

Revision	Date

Job. No.	1662010
Date	8/22/2016
Checked by	JO
Scale	1/4" = 1'-0"

EXTERIOR ELEVATIONS

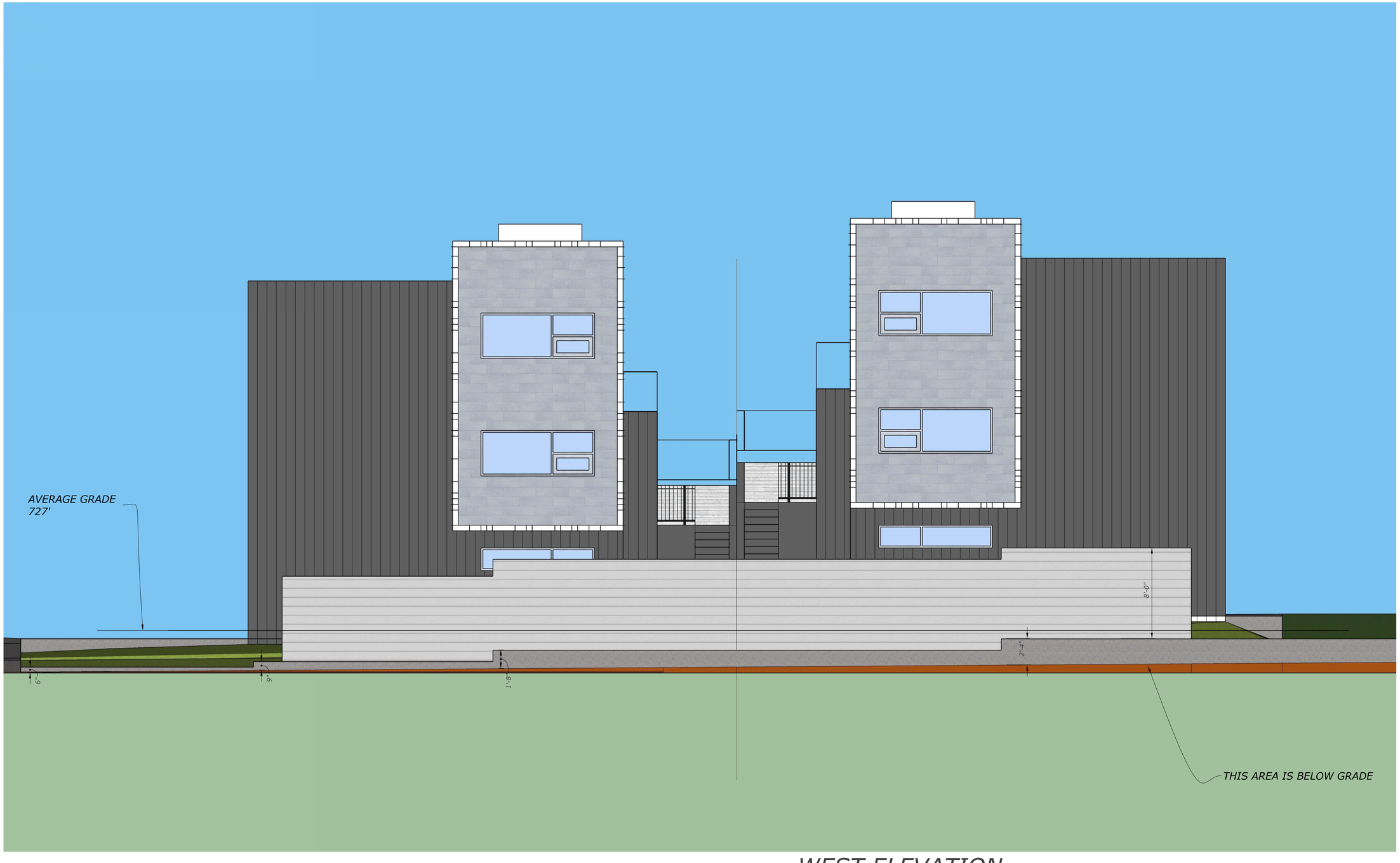
A3.01

NORTH ELEVATION

SCALE: 1/4"= 1'

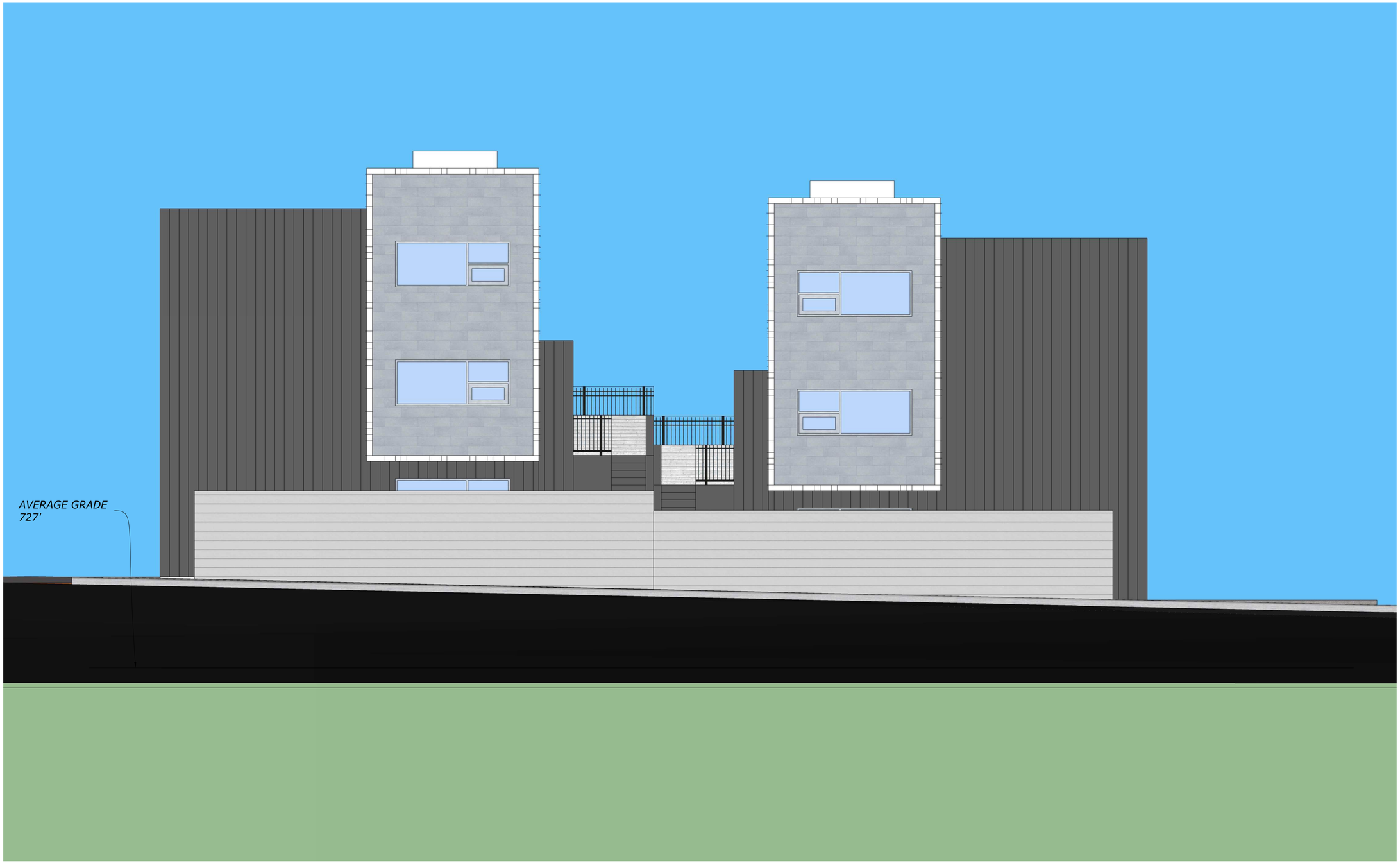
SOUTH ELEVATION

SCALE: 1/4"= 1'



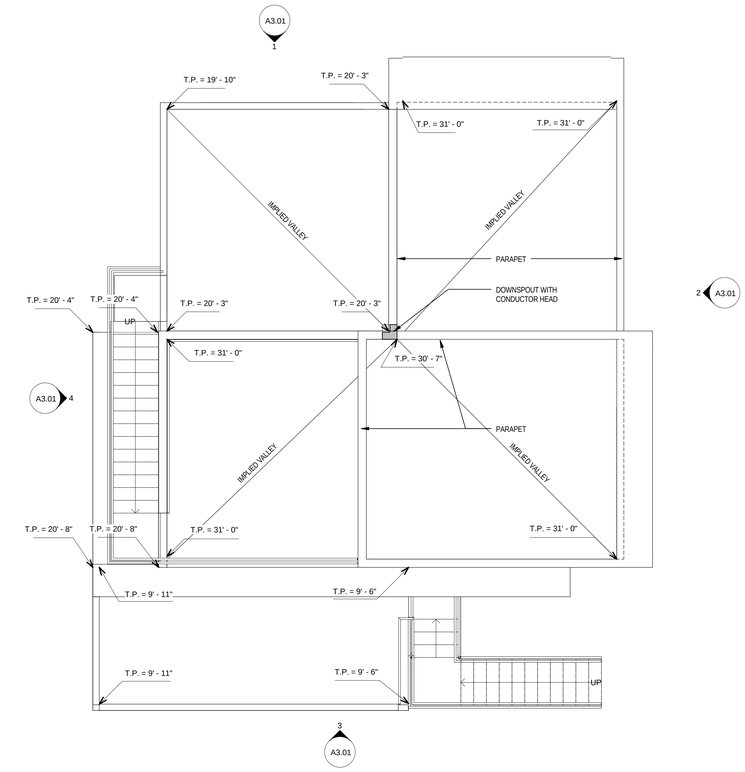
WEST ELEVATION

SCALE: 1/4"= 1'

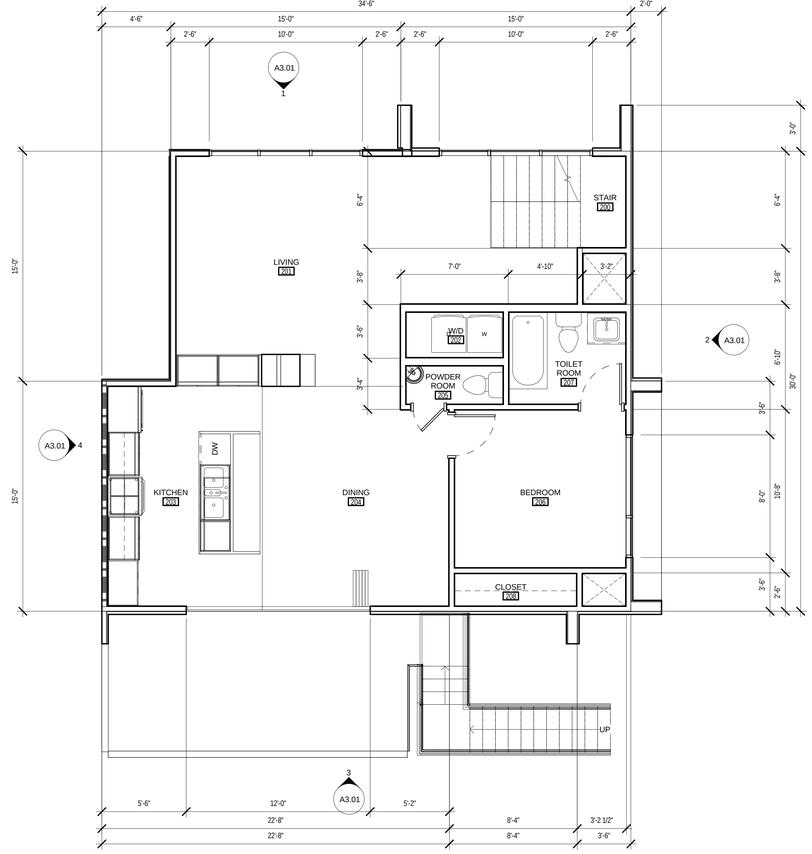


EAST ELEVATION

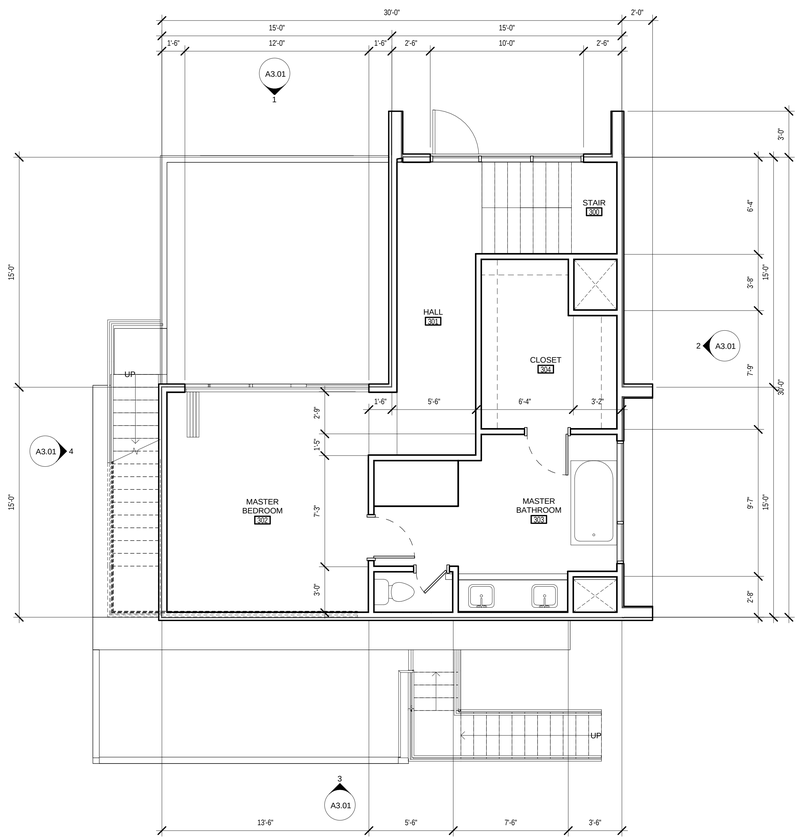
SCALE: 1/4"= 1'



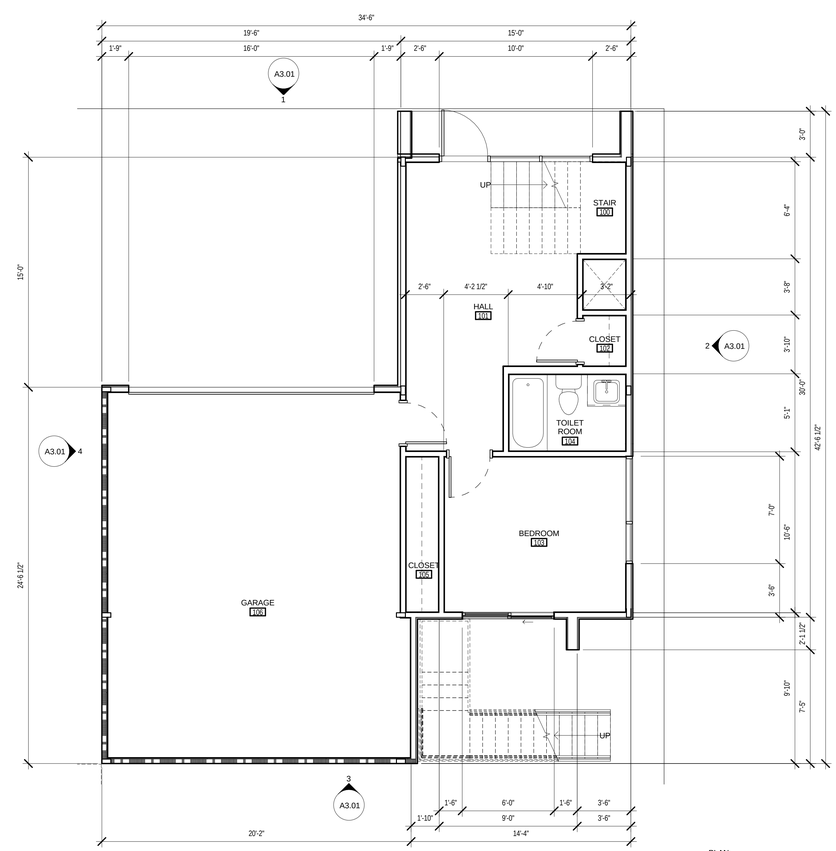
ROOF PLAN | 1/4" = 1'-0" | 4



2 - SECOND FLOOR PLAN | 1/4" = 1'-0" | 2



3 - THIRD FLOOR PLAN | 1/4" = 1'-0" | 3



1 - FIRST FLOOR PLAN | 1/4" = 1'-0" | 1

PLAN TRUE

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GROVE PLACE LOFTS

220 Grove Place
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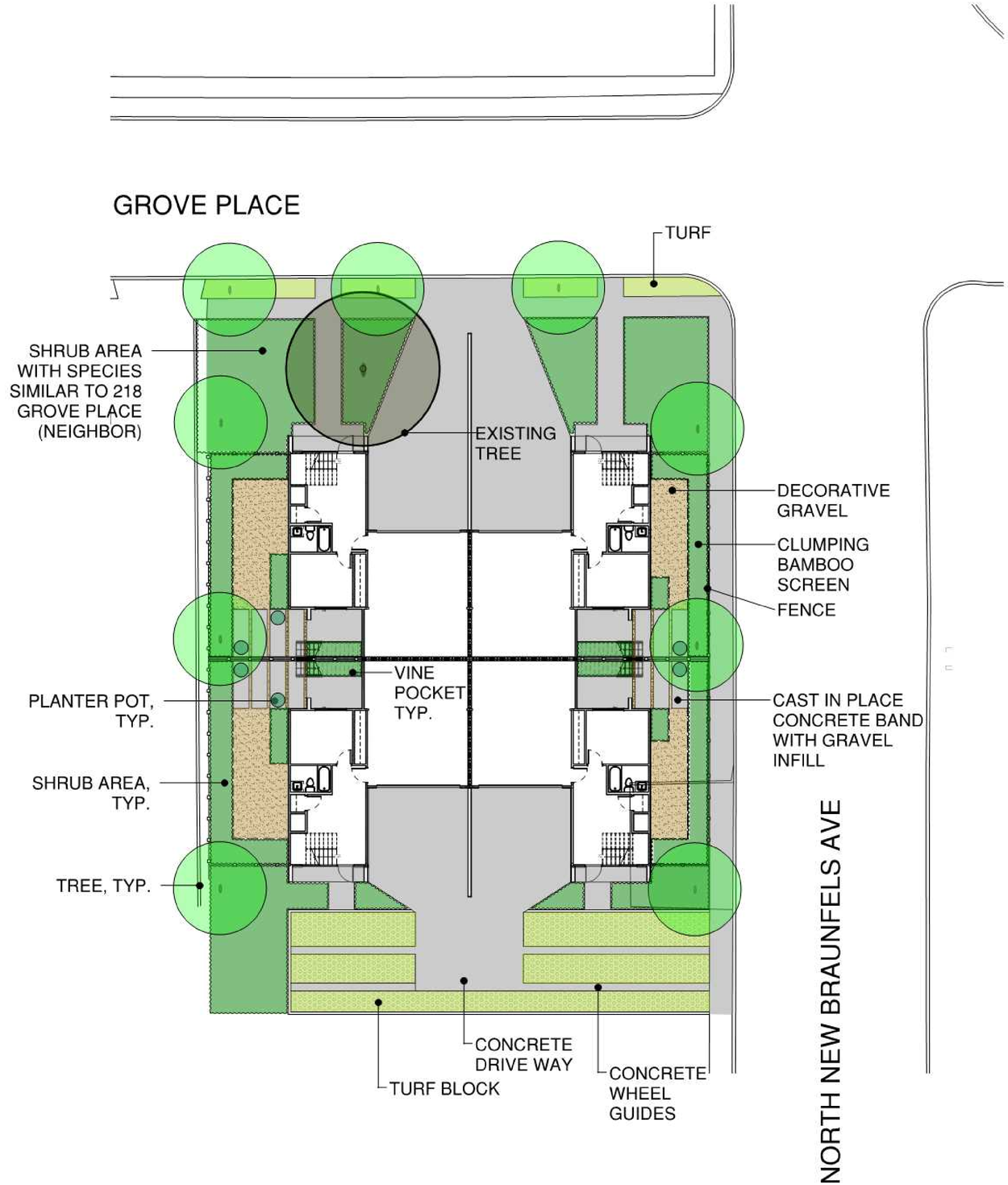
Submittal	Date	Revision	Date

Job. No.	1662010
Date	8/22/2016
Checked by	JO
Scale	1/4" = 1'-0"

FLOOR PLAN

A2.01



LANDSCAPE PLAN

SCALE: NTS

Existing Block Face Elevation

Proposed Block Face Elevation

Grove Place Lofts

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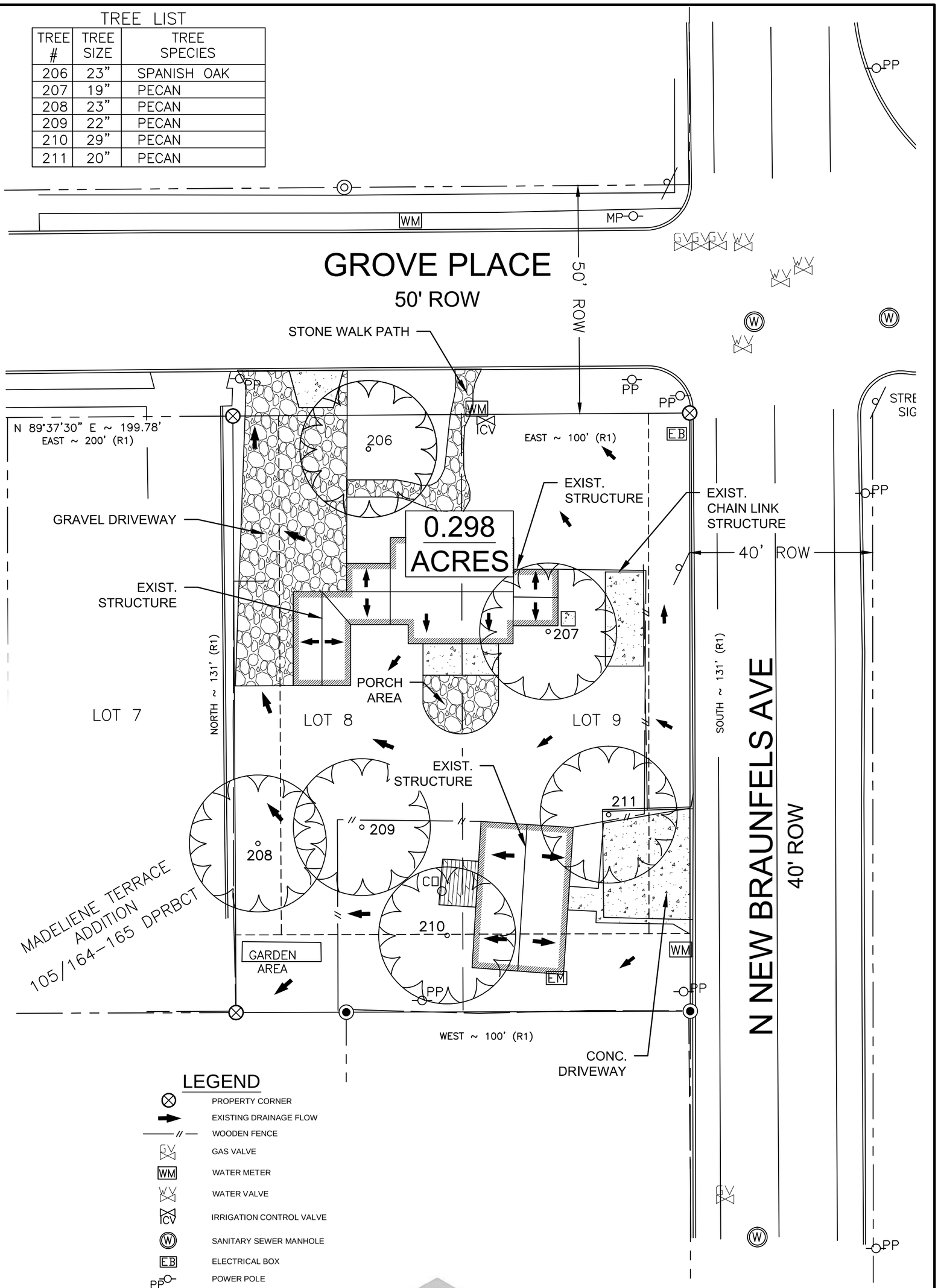
TREE LIST

TREE #	TREE SIZE	TREE SPECIES
206	23"	SPANISH OAK
207	19"	PECAN
208	23"	PECAN
209	22"	PECAN
210	29"	PECAN
211	20"	PECAN



LEGEND

- PROPERTY CORNER
- EXISTING DRAINAGE FLOW
- WOODEN FENCE
- GAS VALVE
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- SANITARY SEWER MANHOLE
- ELECTRICAL BOX
- POWER POLE
- SIGN
- TREES

N

0 20' 40'

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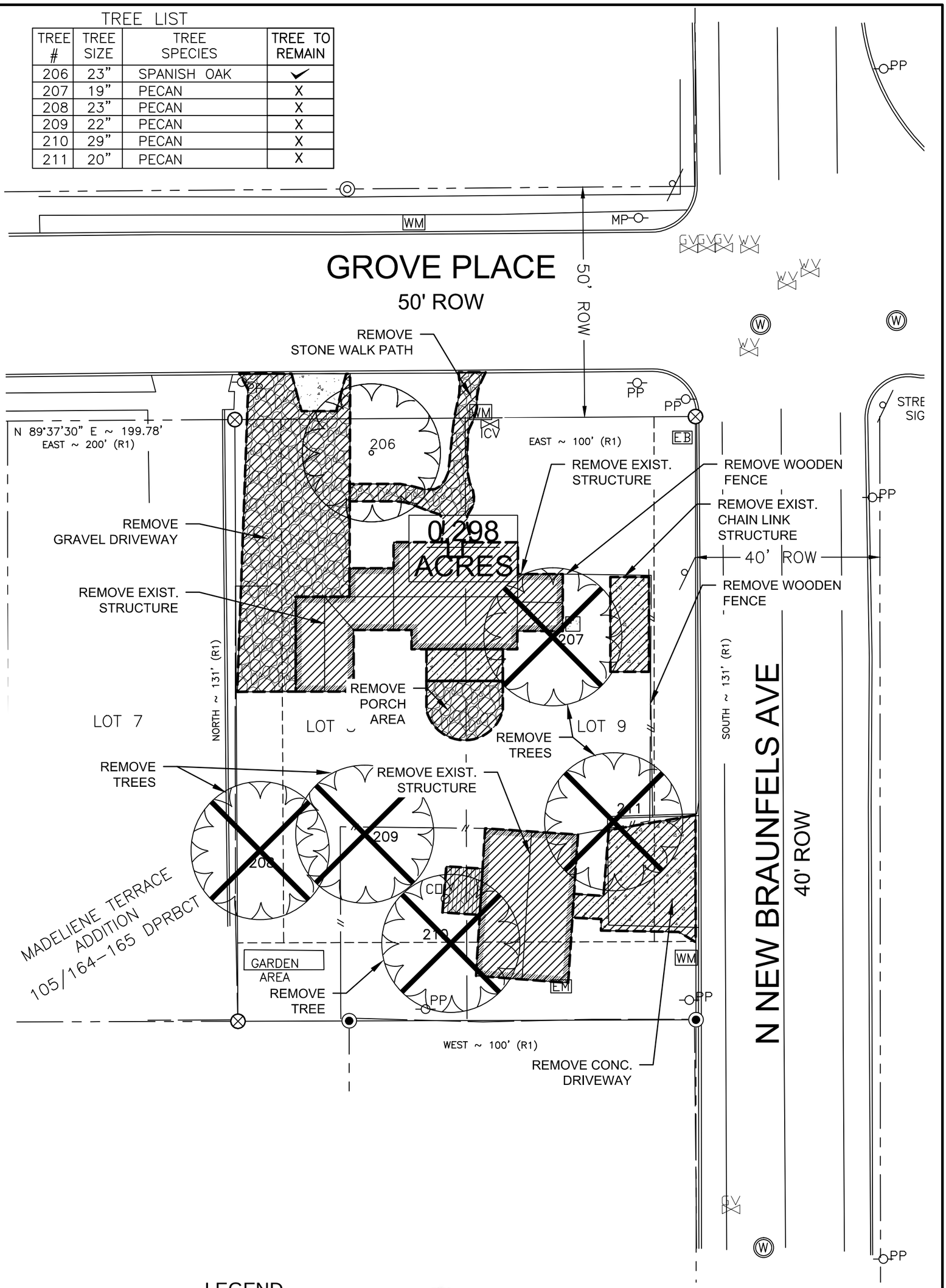
220 GROVE PLACE, ALAMO HEIGHTS, TX. 78209

EXISTING SITE PLAN

DRAWN BY:	DATE:
CDS muery	7-27-2016
DRAWING NAME: f:\2016\116171 grove place lofts\arb exhibits\arb exist-exhibits_july 2016.dwg	SHEET NO. A1.0

TREE LIST

TREE #	TREE SIZE	TREE SPECIES	TREE TO REMAIN
206	23"	SPANISH OAK	✓
207	19"	PECAN	X
208	23"	PECAN	X
209	22"	PECAN	X
210	29"	PECAN	X
211	20"	PECAN	X



LEGEND

AREAS TO BE DEMOLISHED

TREES TO BE REMOVED

TREES TO REMAIN

0 20' 40'

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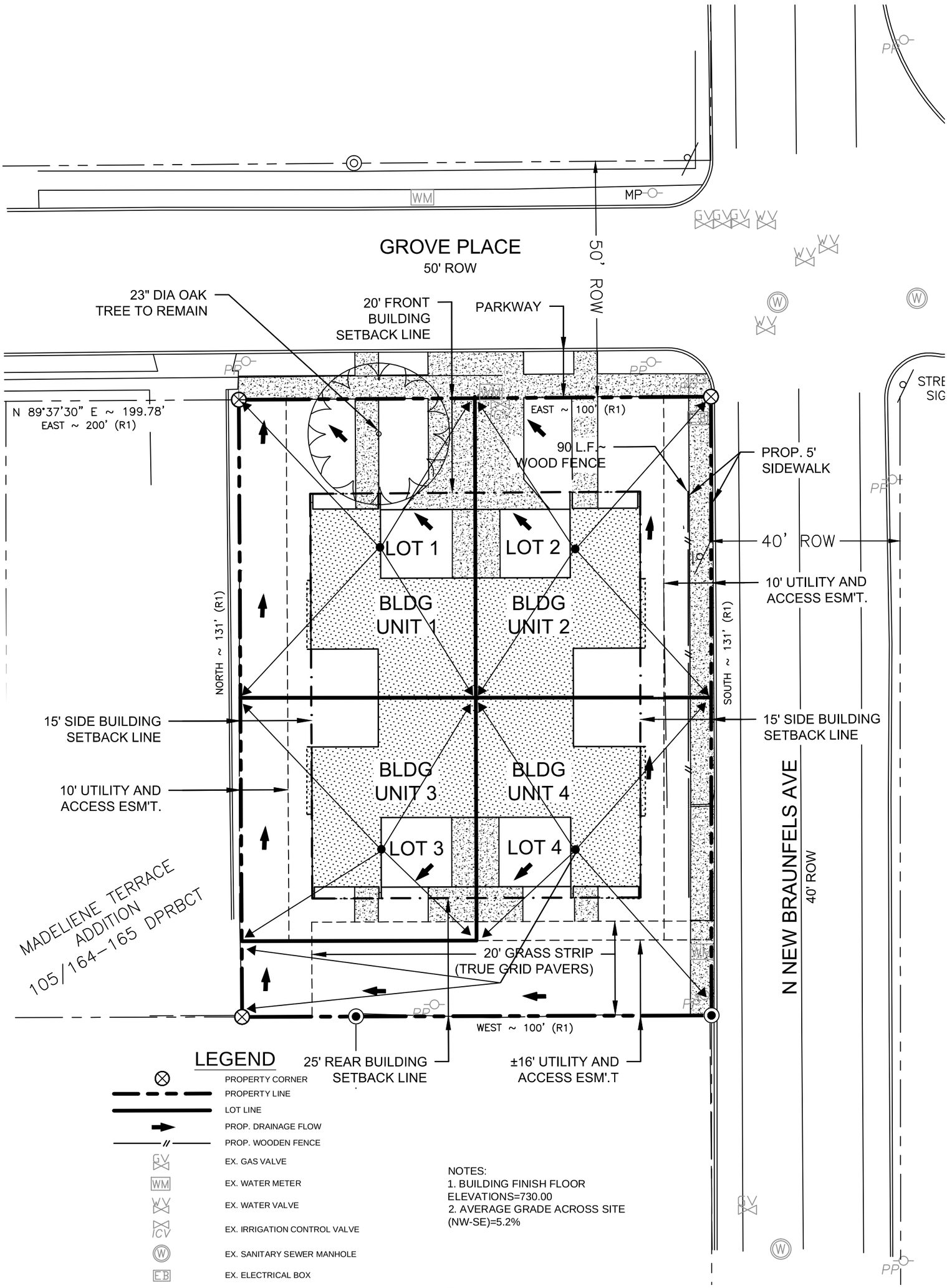
DEMOLITION PLAN

DRAWN BY:	DATE:
CDS muery	7-27-2016
DRAWING NAME: f:\2016\116171 grove place lofts\arb exhibits\arb exist-exhibits_july 2016.dwg	SHEET NO. A1.1



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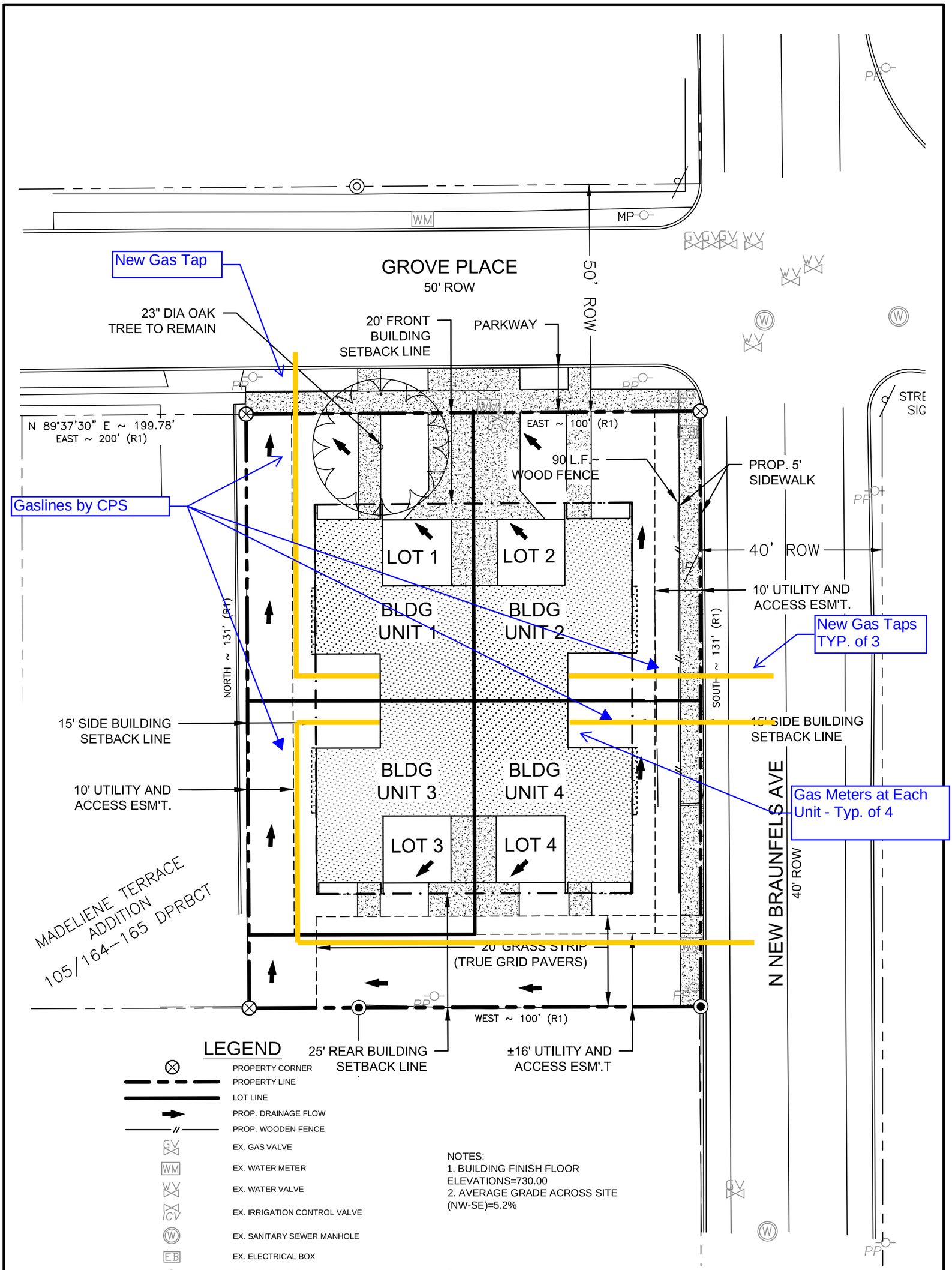
PROPOSED SITE PLAN

DRAWN BY: CDS muery	DATE: 7-27-2016
DRAWING NAME: f:\2016\116171 grove place lofts\arb exhibits\arb prop-exhibits_july 2016.dwg	SHEET NO. A1.2

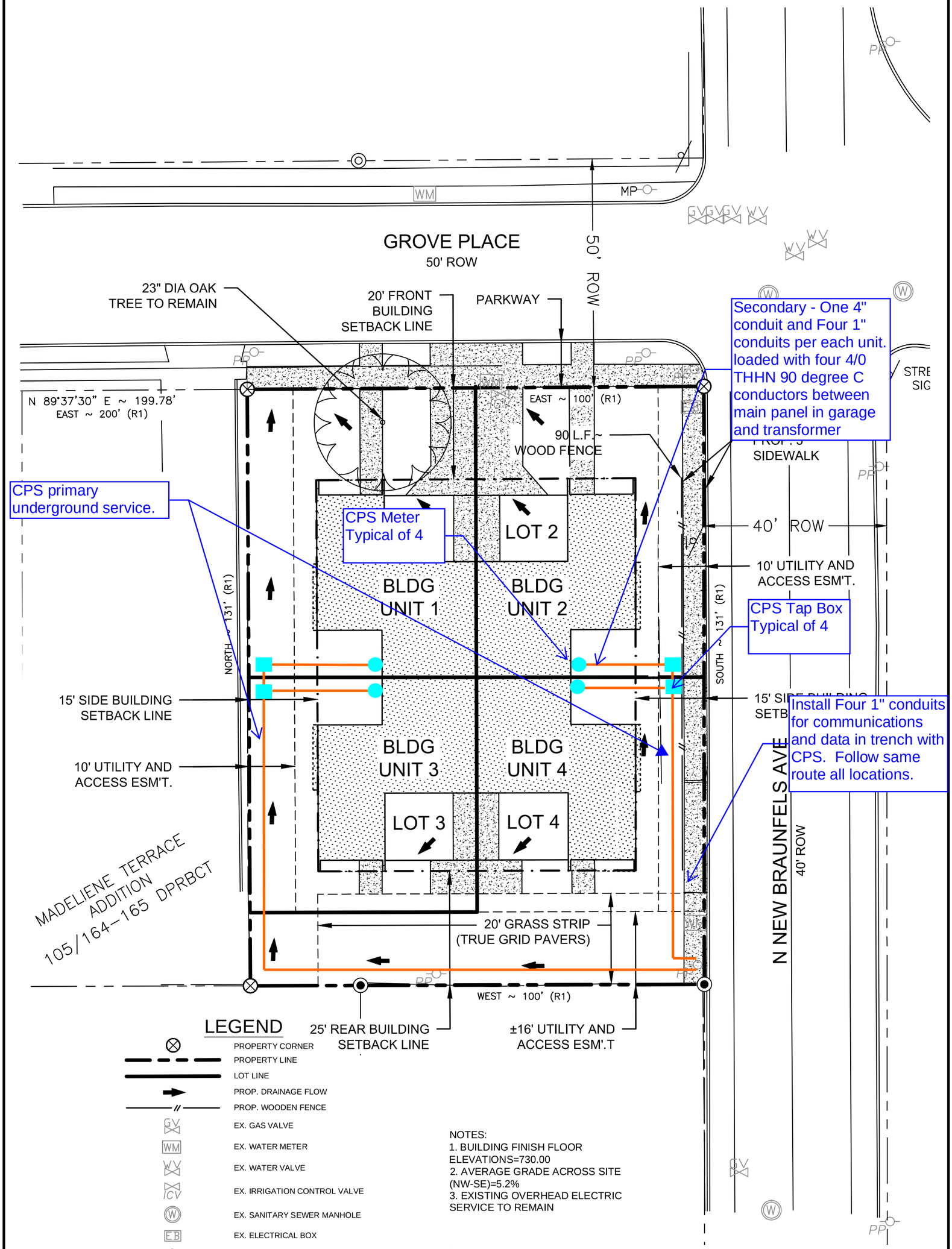


GROVE PLACE LOFTS

220 GROVE PLACE, ALAMO HEIGHTS, TX. 78209

NATURAL GAS SITE PLAN

DRAWN BY: CDS muery	DATE: 7-27-2016
DRAWING NAME: f:\2016\116171 grove place lofts\arb exhibits\arb prop-exhibits_july 2016.dwg	SHEET NO. A1.2



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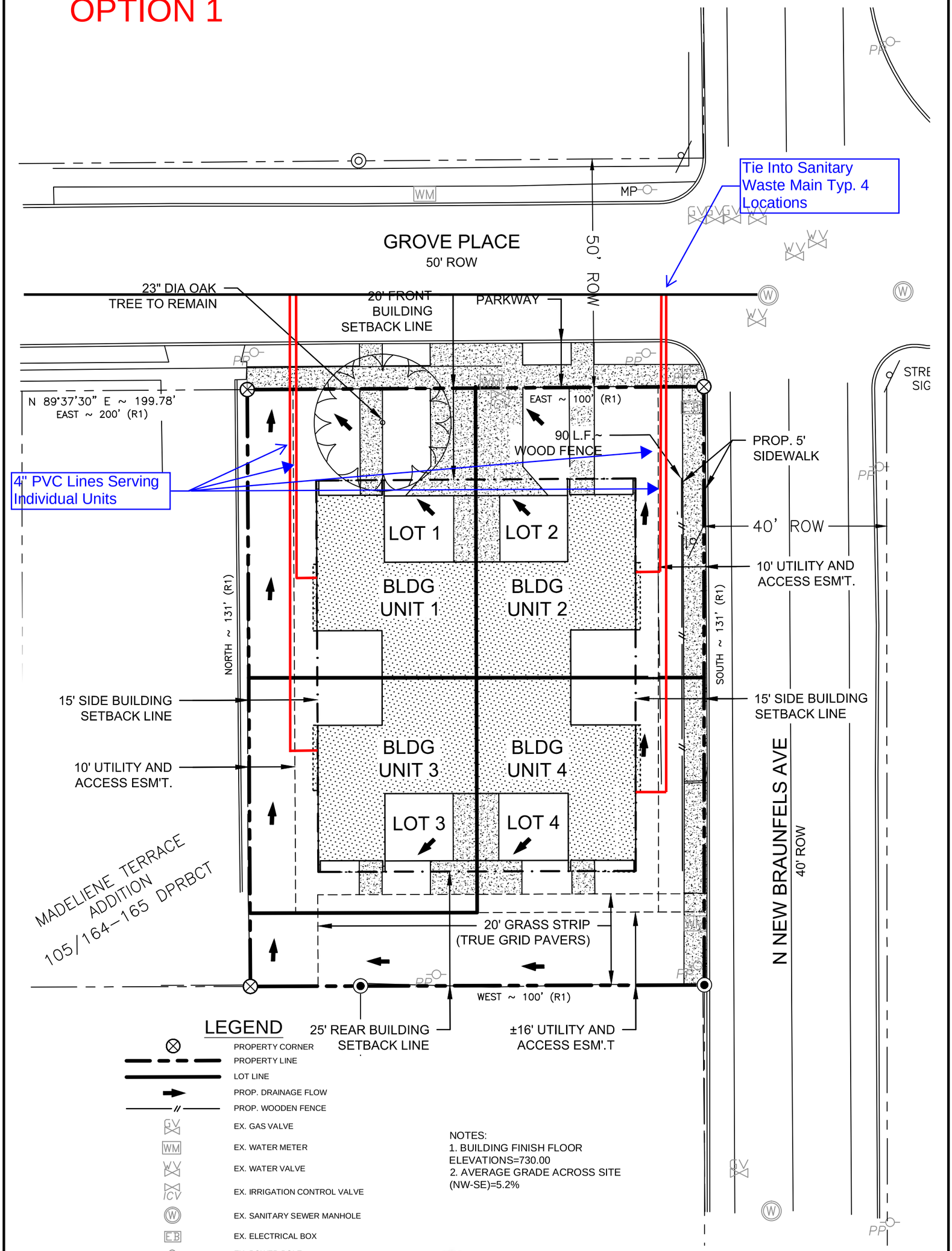
SITE ELECTRICAL PLAN

DRAWN BY: CDS muery	DATE: 7-27-2016
DRAWING NAME: f:\2016\116171 grove place lofts\arb exhibits\arb prop-exhibits_july 2016.dwg	SHEET NO. A1.2

OPTION 1



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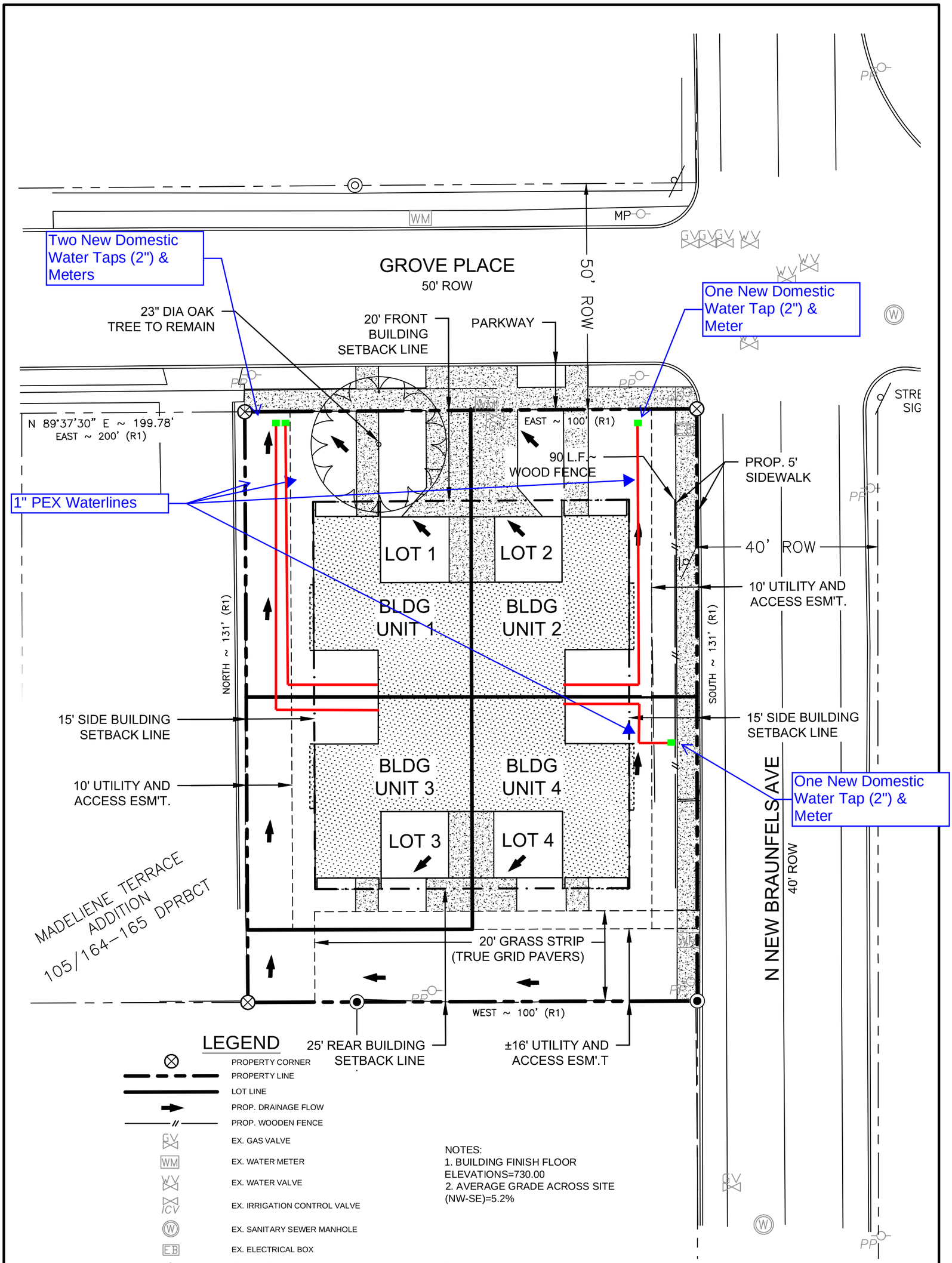
GROVE PLACE LOFTS 220 GROVE PLACE, ALAMO HEIGHTS, TX. 78209	
SITE - SANITARY WASTE	
DRAWN BY: CDS muery	DATE: 7-27-2016
DRAWING NAME: f:\2016\116171 grove place lofts\arb exhibits\arb prop-exhibits_july 2016.dwg	SHEET NO. A1.2



GROVE PLACE LOFTS

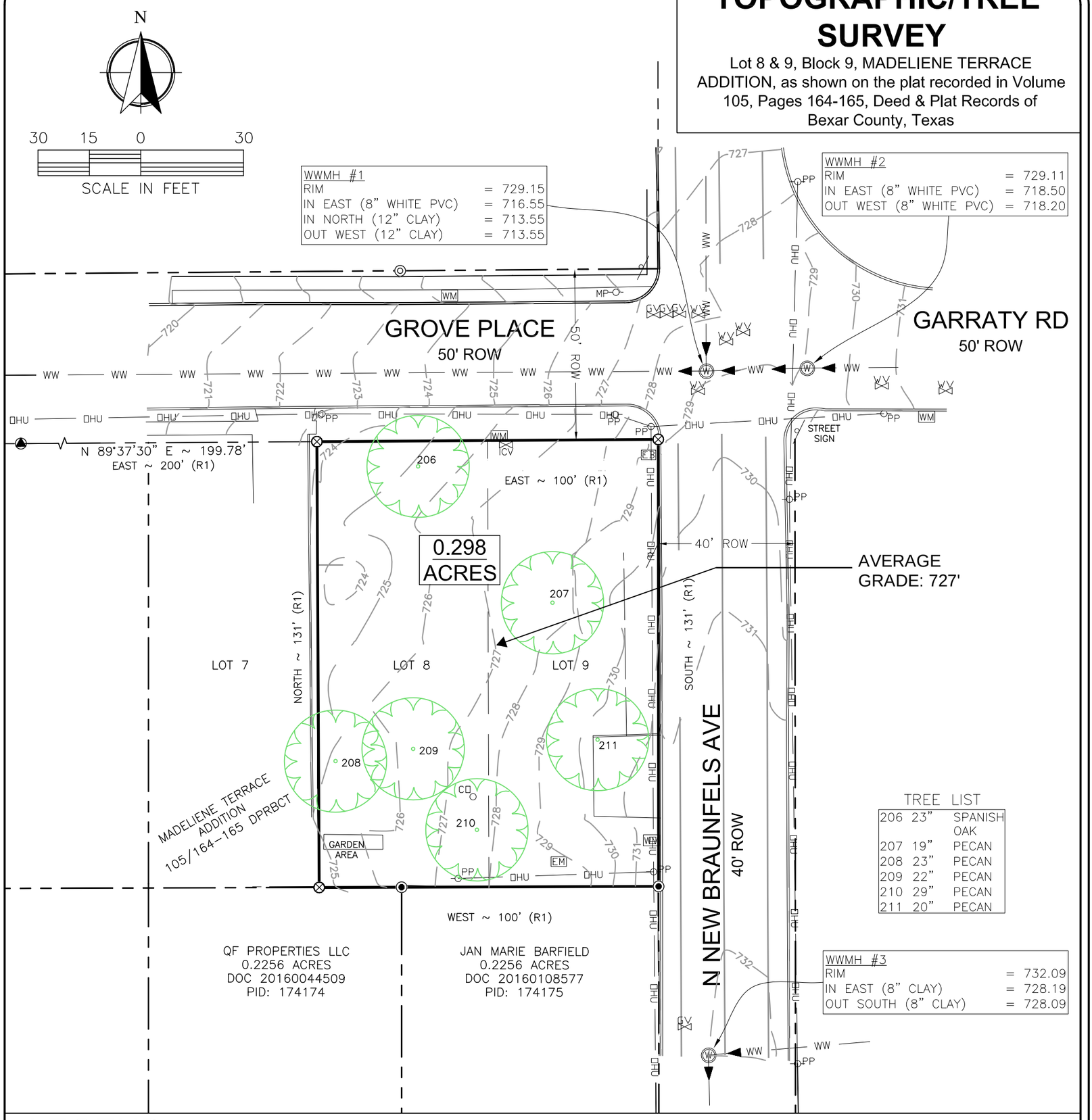
220 GROVE PLACE, ALAMO HEIGHTS, TX. 78209

SITE - DOMESTIC WATER

DRAWN BY: CDS muery	DATE: 7-27-2016
DRAWING NAME: f:\2016\116171 grove place lofts\arb exhibits\arb prop-exhibits_july 2016.dwg	SHEET NO. A1.2

TOPOGRAPHIC/TREE SURVEY

Lot 8 & 9, Block 9, MADELIENE TERRACE ADDITION, as shown on the plat recorded in Volume 105, Pages 164-165, Deed & Plat Records of Bexar County, Texas



TREE LIST

206	23"	SPANISH OAK
207	19"	PECAN
208	23"	PECAN
209	22"	PECAN
210	29"	PECAN
211	20"	PECAN

LEGEND

- Found 5/8" rebar w/ no identification
- Found 1/2" rebar w/ no identification
- Found 1/2" rebar w/ cap "CAREY 4454"
- Found 4" steel fence post
- To Set 1/2" rebar w/ cap "TXLANDMARK SURVEYING"
- Calculated Point

DPRBCT Deed & Plat Records of Bexar County, Texas
ORPBCT Official Public Records of Bexar County, Texas
BSL Building Setback Line
PUE Public Utility Easement

Wire Fence
Fire Lane Striping
Wood Fence
Overhead Utilities

Building Overhang
Concrete
Asphalt

Power pole
Meter pole
A/C Unit
Telephone Pedestal
Water Meter
Electric Meter
Water Valve
Gas Valve
Electric Transformer
Fire Hydrant
Drain Inlet
Meter
Clean Out
Stub Out
Irrigation Control Valve
Bollard
Flag Pole

SURVEY NOTES

(1) CLIENT: Omar Land
SITUS: 220 Grove Place, San Antonio, TX 78209

(2) DATE FIELD SURVEY COMPLETED: July 12, 2016
DATE OF LAST REVISION: July 22, 2016 (JDB/RSR)

(3) BASIS OF BEARINGS is the Texas State Plane Coordinate System, NAD 1983, South Central Zone (4204). All distances shown hereon are ground distances.

(4) FEMA FIRM PANEL 48029C0405G, dated September 29, 2010, shows approximately the scaled location of the subject property to be located in Zone 'X' which IS NOT a special flood hazard area (SFHA).

(5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. This survey was completed without the benefit of a title commitment. Only those easements and setbacks referenced in the documents listed below which may be depicted on a drawing are shown hereon.

(6) REFERENCES:
R1 – Volume 105, Page 164–165, DPRBCT. Plat of MADELIENE TERRACE ADDITION.
Recorded in Volume 105, Page 163, DPRBCT. Pages 2 and 3 of Crest Holme Subdiv.

CERTIFICATION

I hereby certify this survey was made on the ground under my supervision and that this plat correctly represents the facts found at the time of the survey; and except as shown hereon there are no visible protrusions or intrusions of improvements across boundary lines.

July 22, 2016
DATE

Robert S. Rugloski, TX RPLS #6002
TXBPLS Firm #10164600
JOB #11607052

TEXAS LANDMARK SURVEYING
26254 IH 10 West, Suite 105, Boerne, TX 78006
www.LandmarkSurveying.net (830) 428-0290
"Do not move the ancient landmark..." (Proverbs 22:28)