



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Architectural Review Board Meeting
Tuesday, August 18, 2015 – 5:30 P.M.
6116 Broadway St – City Council Chambers

Case No. 595 F – 123, 129, 131, & 133 Terrell Rd

Request of PSW Homes, applicant, for the final design review of the proposed replacement structure(s) at the properties located at 123, 129, 131, & 133 Terrell Rd

Chapter 5 of Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Any recommendation will be forwarded to the City Council for final review. 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* (<http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/>), at the Community Development Services Department (6116 Broadway St), or you may contact Lety Hernandez (lhernandez@alamoheightstx.gov), Eli J Briseno (ebriseno@alamoheightstx.gov), Jason B Lutz (jlutz@alamoheightstx.gov), or our office at (210) 826-0516 for additional information.

***Plans will not be available online for all case types and floor plans will not be available online.**



2003 South 1st Street
Austin, Texas 78704
O: 512.326.3905
F: 888.866.8175

August 4, 2015

City of Alamo Heights
Architectural Review Board
Alamo Heights, TX 78209

Re: Project Summary - 133 Terrell Rd - Final Review

Dear Architectural Review Board-

PSW Homes, as the Owner and Developer of 133 Terrell Road, is very excited for the opportunity to develop in the City of Alamo Heights. PSW employs in-house architects and engineers which enables a more collaborative approach to design, and ultimately better projects.

From 2013 to 2015, PSW has purchased approximately 0.7 acres located between 127 and 133 Terrell Rd (MF-D Zoning). The proposed development consists of 10-single family detached homes with private drives, improved landscaping and additional guest parking. PSW has been working with the City of Alamo Heights over the last few months as well as attended various hearings and altered the site plan based on recommendations from the City's appointed Commissions.

The design of the homes has evolved from both functional concerns of the steep terrain as well as the experiential concerns of a dense urban community. A thoughtful sense of entry into the homes as well as modern play on traditional materials and volumes are key elements to the designs. Outdoor space is treated as a spatial buffer within the community, as well as a valuable outdoor "room" for the homes.

In dealing with the steep terrain, we have chosen to step the ground floor of the units, which will provide a more fluid connection and accessibility between the living spaces and the outdoor spaces. While the outdoor spaces of the homes are compact, the intention is for them to be impactful as the focal point of the living space. The majority of these outdoor spaces will be covered, for shading purposes as well as to increase their usability in different types of weather. The homes on the steepest slope of the site, which resides on the west side, will be split level in nature. Living space will be on the lowest level (on a single floor) and bedroom levels/bonus room areas will be split by half-level. This technique also helps minimize the height of the building volumes.

Along Terrell Road, the design goal was for these homes to have their primary pedestrian entries off of this road, so that it functions and feels like a true front yard. The fencing that is provided will blend into the rich landscaping, so that the front yard is a series of layers of space, from the most public and landscaped along the sidewalk, to semi-private courtyard within the fenced zone, also heavily

landscaped, all the way to the front porch area. For homes 9 and 10, the entry will also be elevated a half-flight, with the primary outdoor space acting as the front porch, overlooking the street. We feel that these design techniques will help activate the street life along Terrell.

The architecture of the homes begins with a native limestone ground floor wall that moves and steps with the sloping terrain. This wall appears in its traditional form at times, acting as a solid mass supporting a hovering stucco volume above, and then as it turns the corner, may appear as a plane, revealing its modern sensibility. The stucco volumes above are clean lined with simple gables and shed dormers, focusing ones attention to the simple volumes instead of fussy materials and faux ornament. Wood dormers often pop off of the stucco volumes, providing accent and large windows for master bedrooms, as well as creating a pattern of shadow and texture across the facades.

To simplify the review by the various Boards and City staff, applying for a Special Use Permit was deemed the best route for site permitting as there are variances being requested. The proposed homes will not exceed the height limitations as required per MF-D Zoning and will vary between 2-2 1/2 stories to provide some variation of Unit types.

A complete summary of the variances being requested are below. These variance requests will allow us to build a single family detached project of reasonable density on this MF-D zoned site.

Section 3-44 - 25' Front yard Setbacks; **Requesting 20-ft**

Section 3-46 - 25' Rear yard Setbacks; **Requesting 10-ft**

Section 3-47 - Lot Coverage; **Requesting 40% in lieu of 35%**

Section 3-50(1) - 50% of front yard consist of contiguous landscaping; **Requesting 30%**

Section 3-81 (6) - No fence, wall or other manmade, non-living barrier, other than the wall of a permitted structure, shall be erected or altered within the minimum required portion of a front yard in excess of three (3) feet in height measured from the lower side of the fence, wall or other barrier, or in excess of six (6) feet in height within the remaining portion of a front yard measured from the lower side of such fence, wall or other barrier. When the grade of the land adjacent to the location of a fence, wall or other barrier has been altered from its natural condition, the director shall determine the permissible height of a fence, wall or other barrier from the director's projection of the natural grade of the land; **Requesting a 4-ft fence in the Front Yard for Units 1, 8-10.**

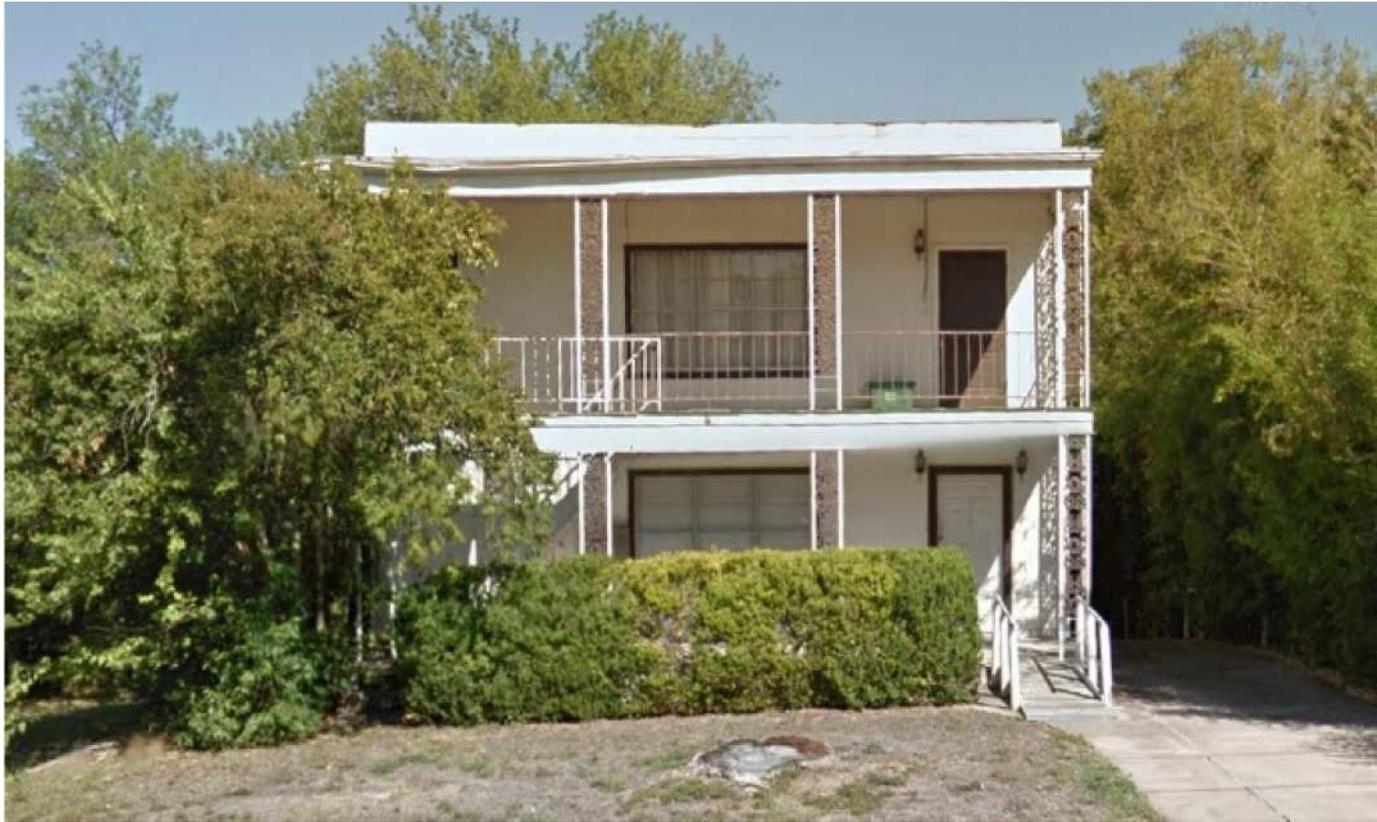
We appreciate the opportunity to present our proposed development to the Board of Adjustments and again look forward to bringing a successful project to the City of Alamo Heights.

Sincerely,

Jarred Corbell, P.E.













NO
PARKING
DAY OR
NIGHT
↓

NO
PARKING
DAY OR
NIGHT
↓







DESIGN REVIEW SET - NOT FOR CONSTRUCTION

TERRELL ROAD

PLAN TYPE: UNIT:

133 Terrell Road San Antonio, Texas 78209

PROJECT NUMBER: 1309.00



ARCHITECT:
PSW HOMES LLC
2003 S 1st Street
Austin, TX 78704
p.512.289.1313
www.pswrealestate.com

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OWNER:
Terrell Road, LP
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p.512.326.3905 f.888.866.3905

CONTRACTOR:
PSW Homes, LLC
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p.512.326.3905 f.888.866.3905

CIVIL ENGINEER:
PSW Homes, LLC
2003 S. 1st Street, Austin, TX 78704
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STRUCTURAL ENGINEER:

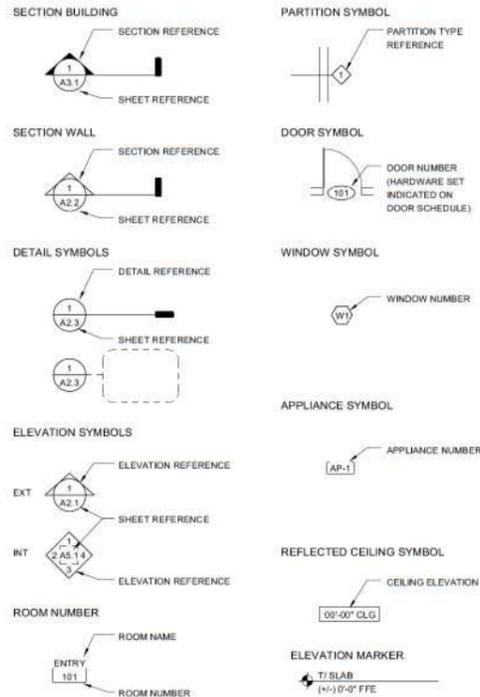
LANDSCAPE ARCHITECT:



ABBREVIATIONS:

A.F.F. ABOVE FINISHED FLOOR	JT. JOINT
ADJ. ADJUSTABLE	JST. JOIST
ALUM. ALUMINUM	KDHM KNOCK DOWN HOLLOW METAL
A.B. ANCHOR BOLT	KDMM KNOCK DOWN MASONRY METAL
ANOD. ANODIZED	LAM. LAMINATE
APPROX. APPROXIMATELY	LIN. LINEAR
ARCH. ARCHITECT	L.P. LOW POINT
BTWN. BETWEEN	MFR. MANUFACTURER
BLK. BLOCK, BLOCKING	M.O. MASONRY OPENING
BD. BOARD	MAT. MATERIAL
BLDG. BUILDING	MAX. MAXIMUM
CAB. CABINET	MECH. MECHANICAL
CPT. CARPET	MIN. MINIMUM
C.B. CATCH BASIN	MISC. MISCELLANEOUS
C.T. CERAMIC TILE	MTD. MOUNTED
CLG. CEILING	(N) NEW
CL. CENTER LINE	NOM. NOMINAL
C.O. CLEANOUT	NOT IN CONTRACT
CLR. CLEAR	N.I.C. NUMBER
COL. COLUMN	NO. NO.
CONC. CONCRETE	O.C. ON CENTER
CMU. CONCRETE MASONRY UNIT	PT. PLASTER
CONT. CONTINUOUS	P.LAM. PLASTIC LAMINATE
C.J. CONTROL JOINT	PL. PLATE
DET. DETAIL	PLYWD. PLYWOOD
DIA. DIAMETER	PR. PAIR
DIM. DIMENSION	R. RADIUS
DN. DOWN	REC. RECOMMENDATION
D.S. DOWN SPOUT	REINF. REINFORCED, REINFORCING
DWG. DRAWING	REQD. REQUIRED
EA. EACH	REV. REVISION
ELEC. ELECTRIC	R.D. ROOF DRAIN
ELEV./EL. ELEVATION	RM. ROOM
EQ. EQUAL	R.O. ROUGH OPENING
EQUIP. EQUIPMENT	SEC. SECTION
EXIST.(E) EXISTING	SIM. SIMILAR
EXP. JT. EXPANSION JOINT	SHT. SHEET
EXT. EXTERIOR	S.C. SOLID CORE
FT. FEET	SM. SHEET METAL
FIN. FINISH	SPECS. SPECIFICATIONS
FLR. FLOOR	S.S. STAINLESS STEEL
F.D. FLOOR DRAIN	STD. STANDARD
FLUOR. FLUORESCENT	STL. STEEL
FTG. FOOTING	STRUCT. STRUCTURAL
FNDN. FOUNDATION	SQ. SQUARE
GALV. GALVANIZED	SUSP. SUSPENDED
GA. GAUGE	THK. THICK, THICKNESS
G.C. GENERAL CONTRACTOR	TYP. TYPICAL
GL. GLASS	U.L. UNDERWRITERS LABORATORY
GYP. GYPSUM	U.N.O. UNLESS NOTED OTHERWISE
HDCP. HANDICAPPED	VENT. VENTILATION
HDW. HARDWARE	VER. VERIFY
HDWD. HARDWOOD	V.I.F. VERIFY IN FIELD
HVAC. HEATING / VENTILATION AIR CONDITIONING	VERT. VERTICAL
HT. HEIGHT	V.C.T. VINYL COMPOSITION TILE
H.P. HIGH POINT	W.P. WATER PROOF
H.C. HOLLOW CORE	WWF. WELDED WIRE FABRIC
H.M. HOLLOW METAL	W. WITH
HORIZ. HORIZONTAL	W/O. WITHOUT
HR. HOUR	WD. WOOD
IN. INCHES	
INCL. INCLUDING	
INFO. INFORMATION	
I.D. INSIDE DIMENSION	
INSUL. INSULATION	
INT. INTERIOR	

SYMBOLS:



DRAWING LIST:

- A1 HOME A - PLANS
- A2 HOME A - PLANS
- A3 HOME A - ELEVATIONS
- B1 HOME B - PLANS
- B2 HOME B - PLANS
- B3 HOME B - ELEVATIONS
- C1 HOME C - PLANS
- C2 HOME C - PLANS
- C3 HOME C - ELEVATIONS
- D1 HOME D - PLANS
- D2 HOME D - PLANS
- D3 HOME D - ELEVATIONS
- E1 HOME E - PLANS
- E2 HOME E - PLANS
- E3 HOME E - ELEVATIONS
- E4 HOME E - ELEVATIONS
- F1 HOME F - PLANS
- F2 HOME F - PLANS
- F3 HOME F - ELEVATIONS
- F4 HOME F - ELEVATIONS

LIMITATION OF WARRANTY OF ARCHITECT'S WORK PRODUCT:

THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS ARE NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ARCHITECT, OR IN CONTRADICTION TO THE ARCHITECT'S WORK PRODUCT OR RECOMMENDATIONS, SHALL NOT BE THE RESPONSIBILITY OF THE ARCHITECT.

SCOPE DOCUMENT:

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. DECISIONS OF THE ARCHITECT AS TO THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT SHALL BE FINAL.

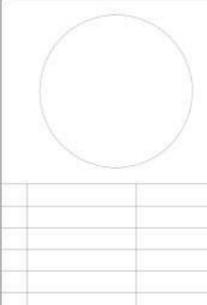


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ISSUE DATE: 08.04.2015

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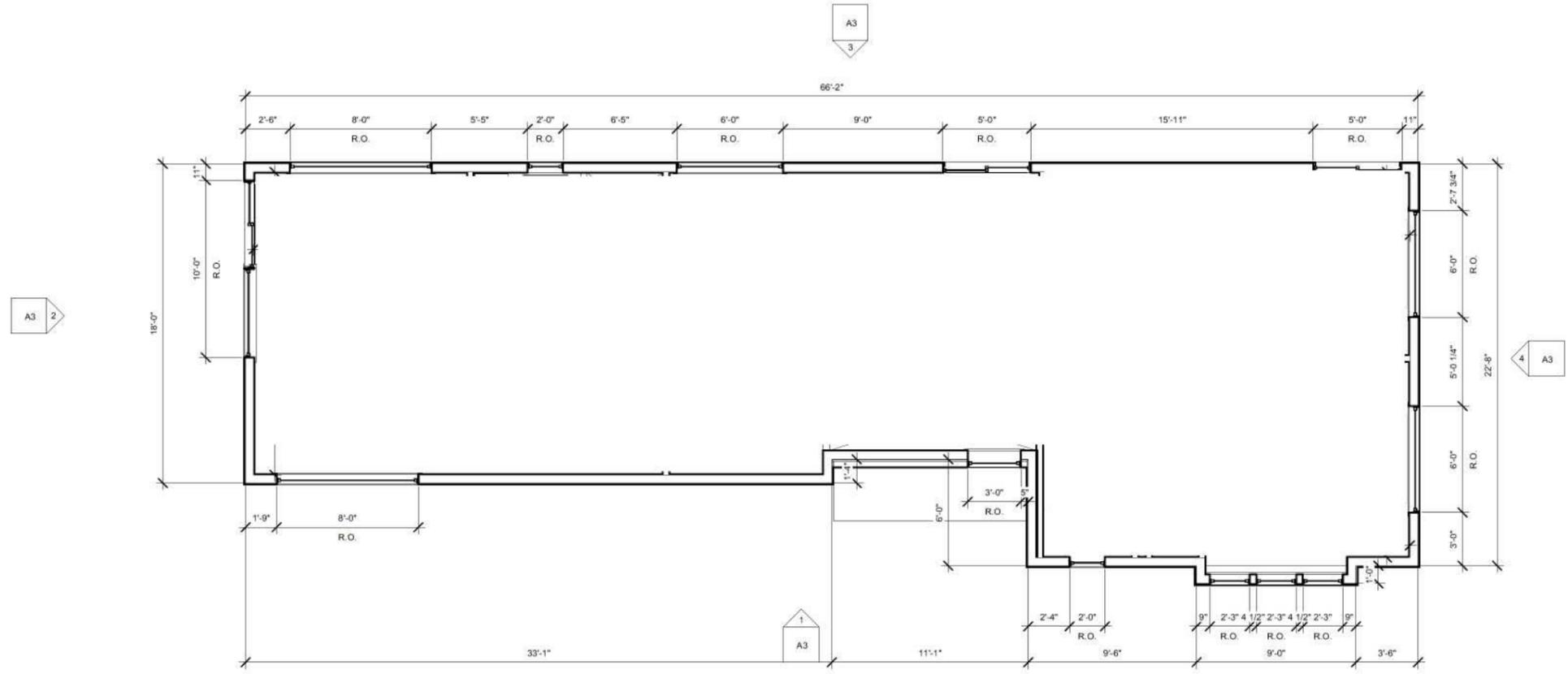


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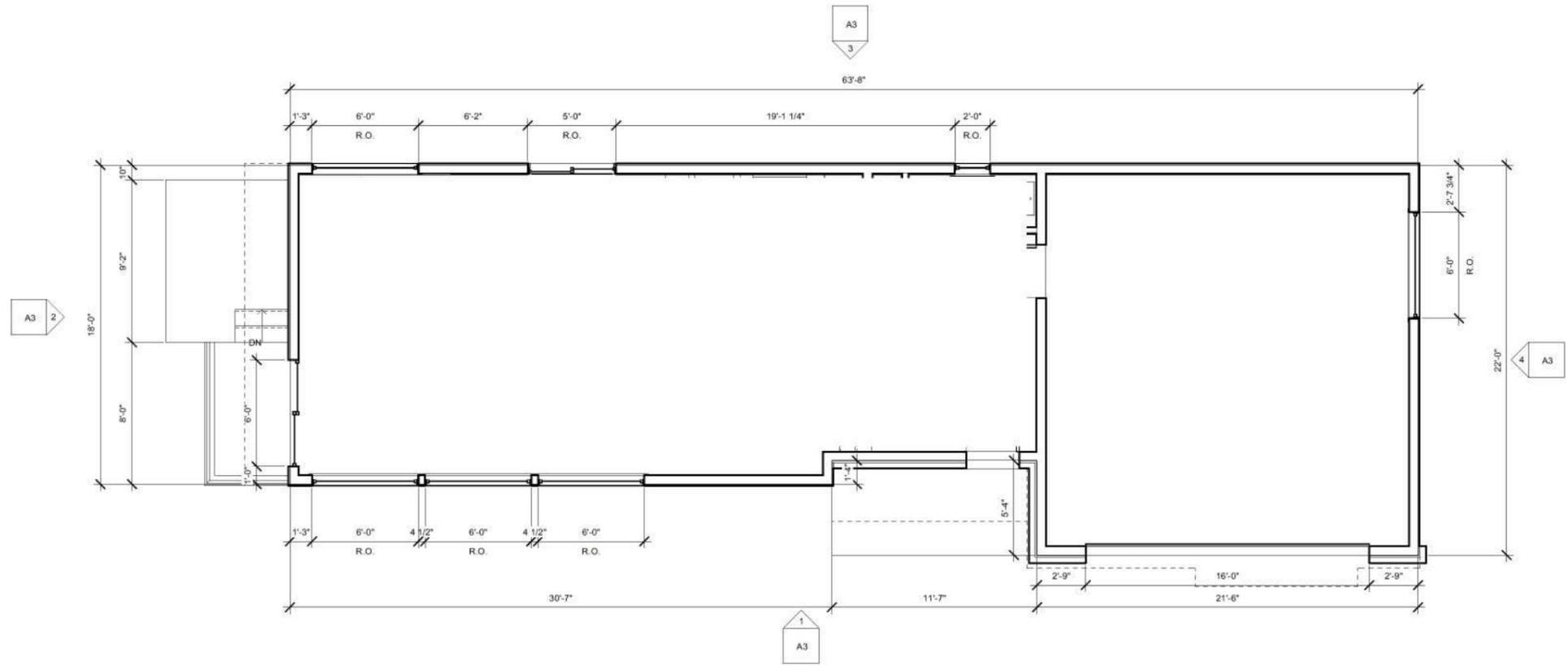
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PROJECT NUMBER:
1309.00
PROJECT ADDRESS:
133 Terrell Road San Antonio, Texas 78209

SHEET NAME:
HOME A - PLANS

SHEET NUMBER:
A1



② HOME A - 2ND FLOOR
1/4" = 1'-0"



① HOME A - 1ST FLOOR
1/4" = 1'-0"

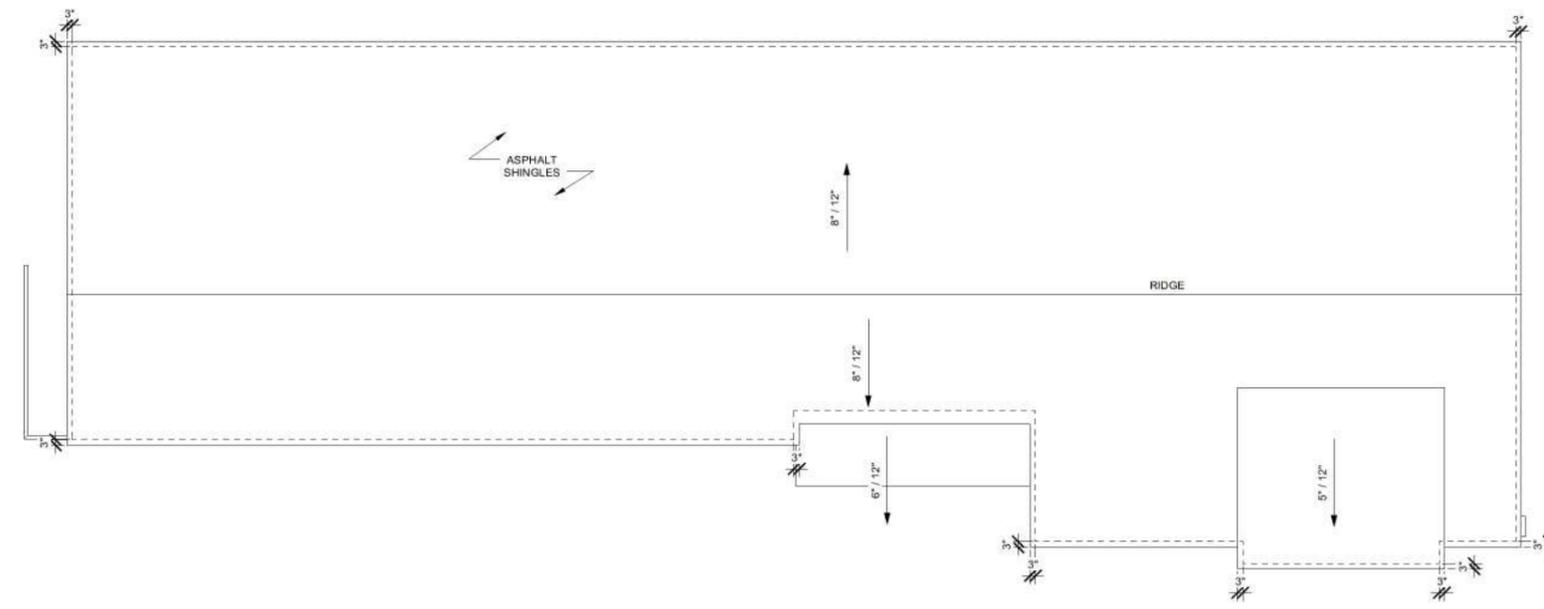


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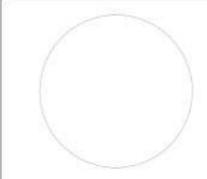
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① HOME A - ROOF PLAN
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SHEET NAME:
 HOME A - PLANS

SHEET NUMBER:
A2

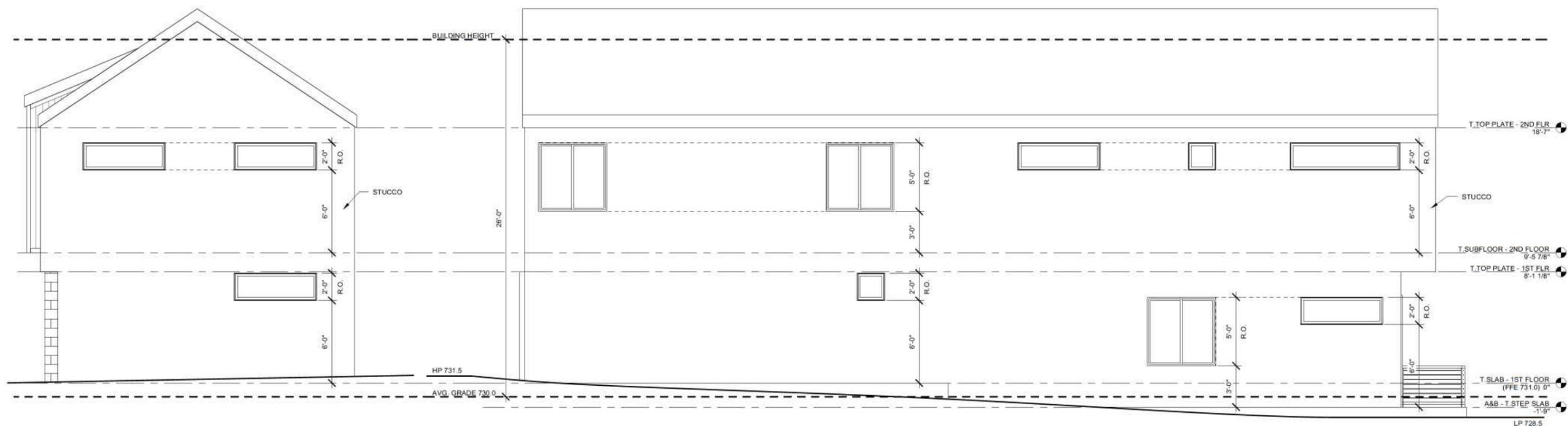


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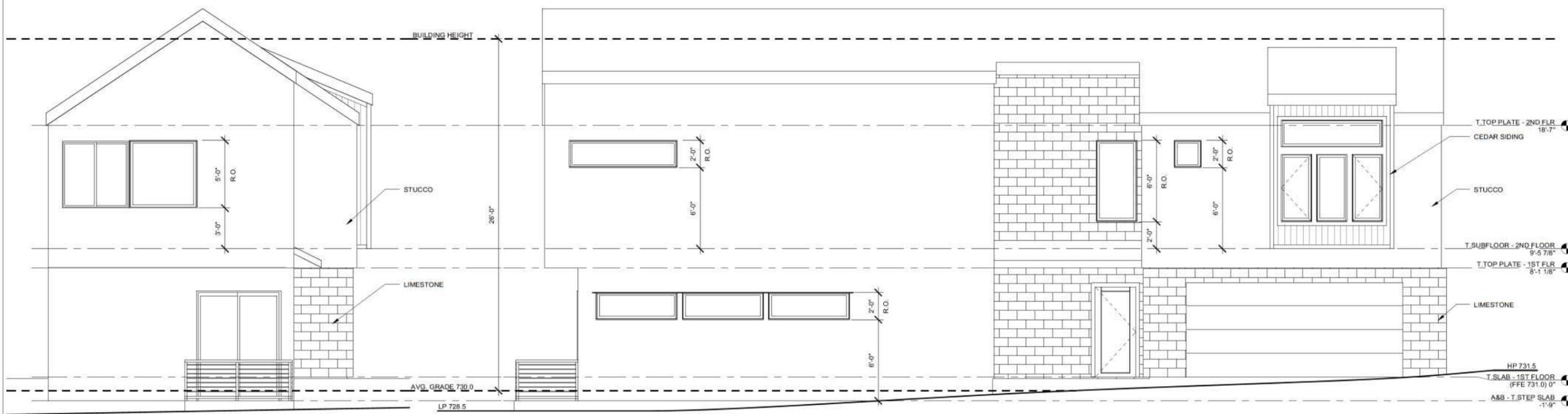
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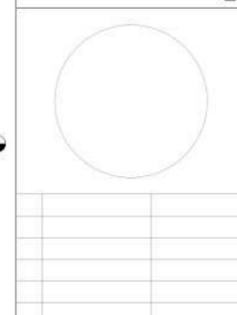
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 1/4" = 1'-0"

3 HOME A - ELEV 1
 1/4" = 1'-0"



2 HOME A - ELEV 4
 1/4" = 1'-0"

1 HOME A - ELEV 3
 1/4" = 1'-0"



PROJECT NAME:
TERRELL ROAD

PLAN TYPE:

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1309.00
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 133 Terrell Road San Antonio, Texas 78209

SHEET NAME:
HOME A - ELEVATIONS

SHEET NUMBER:

A3

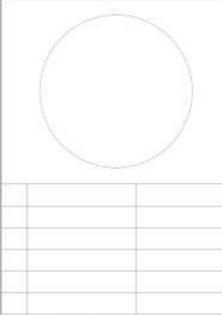


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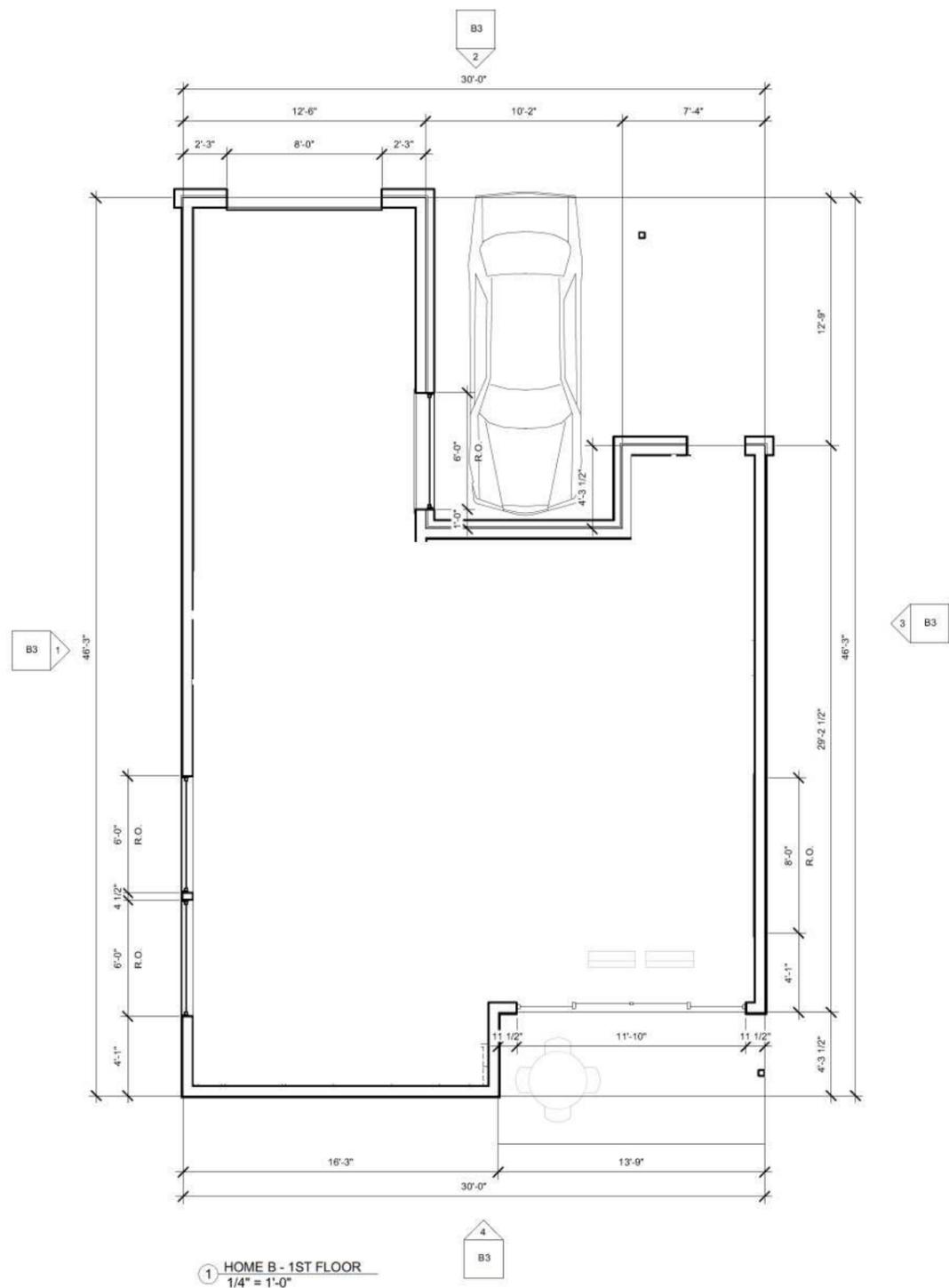
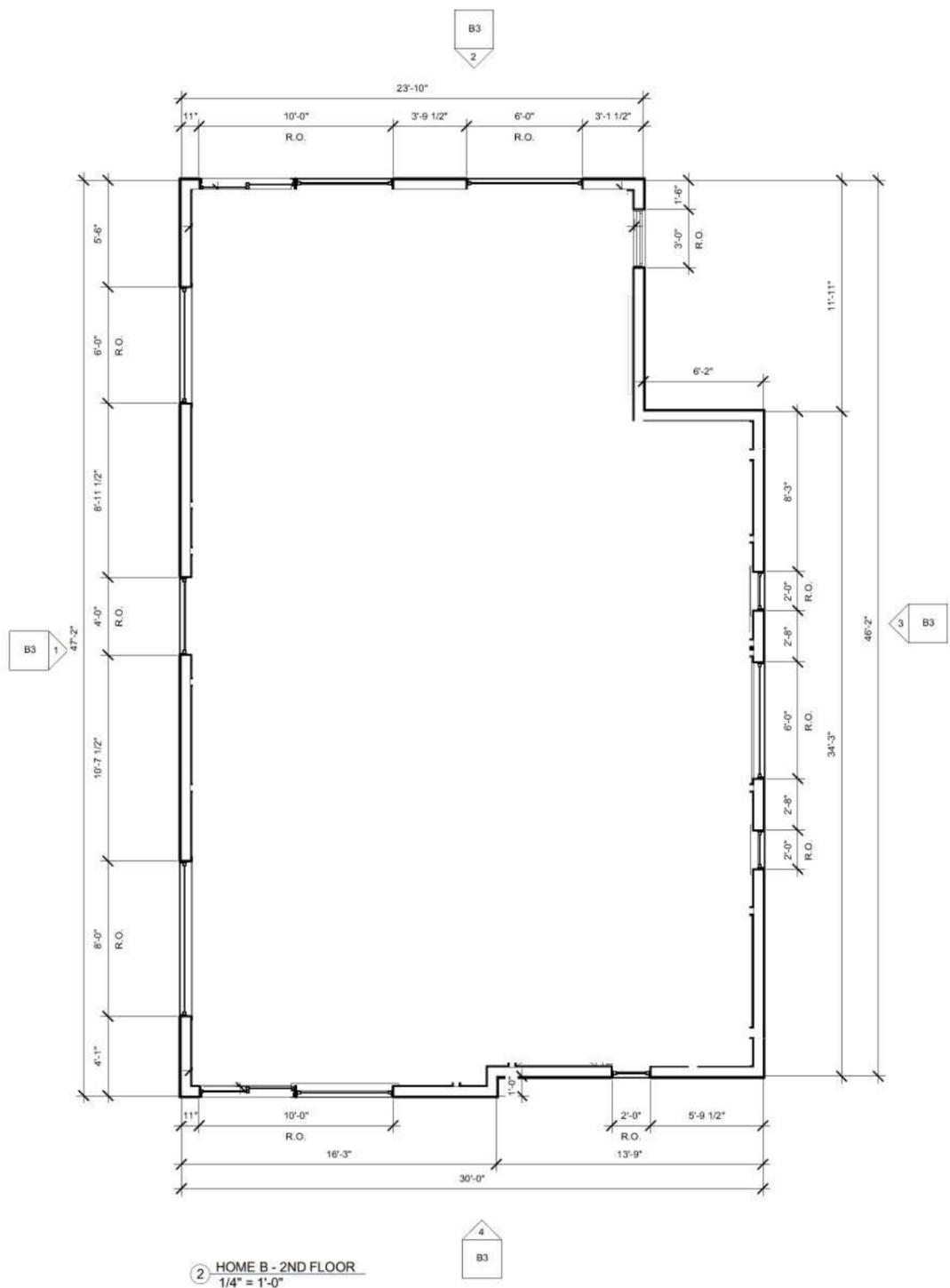
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TERRELL ROAD

PLAN TYPE:
1309.00

PROJECT ADDRESS:
 133 Terrell Road San Antonio, Texas 78209

SHEET NAME:
HOME B - PLANS

SHEET NUMBER:
B1



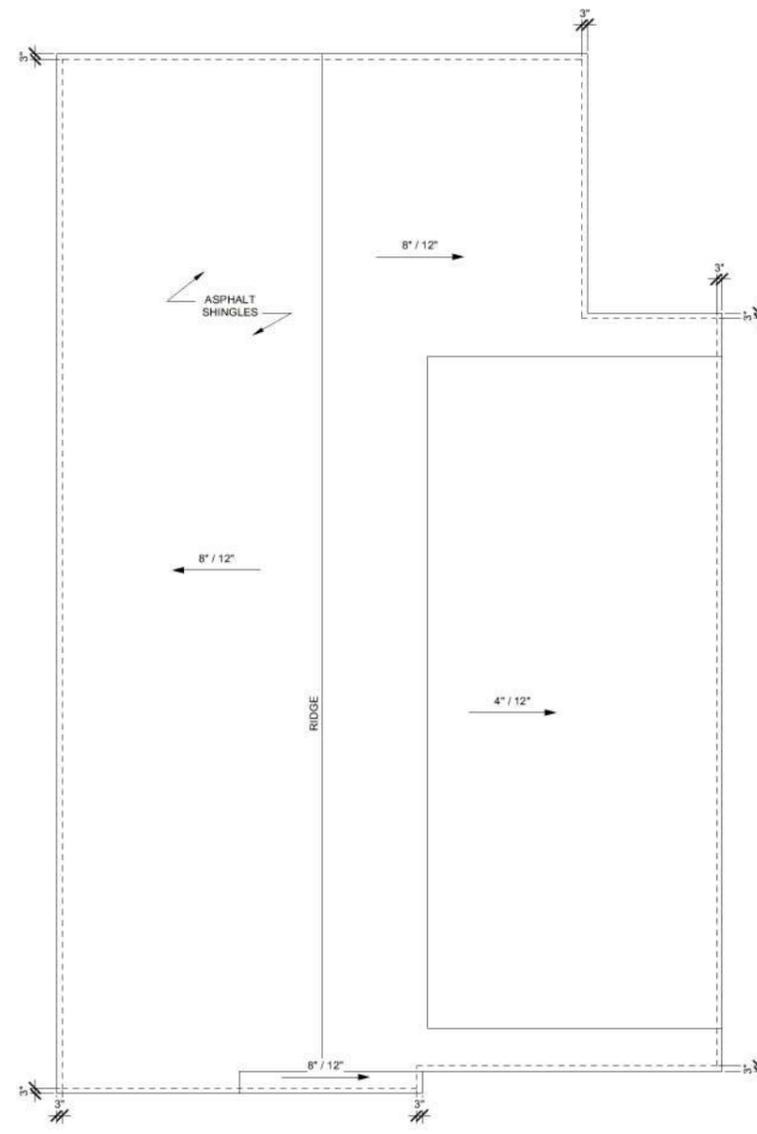


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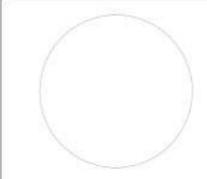
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1 HOME B - ROOF PLAN
1/4" = 1'-0"



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133 Terrell Road San
Antonio, Texas 78209

SHEET NAME:
HOME B - PLANS

SHEET NUMBER:
B2

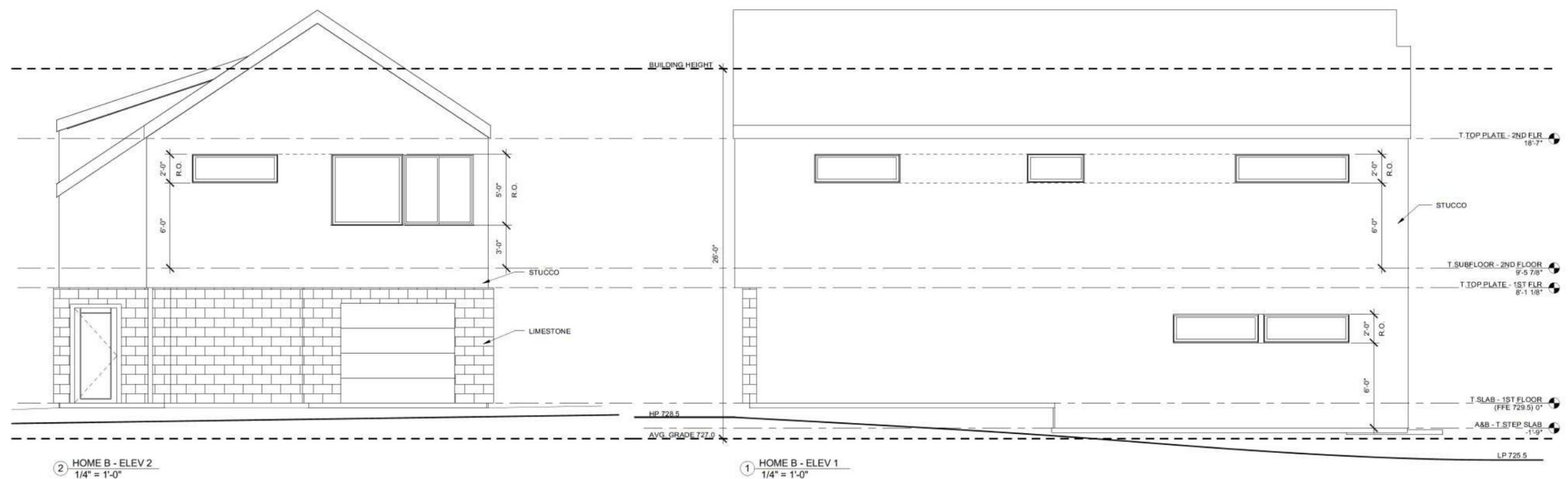


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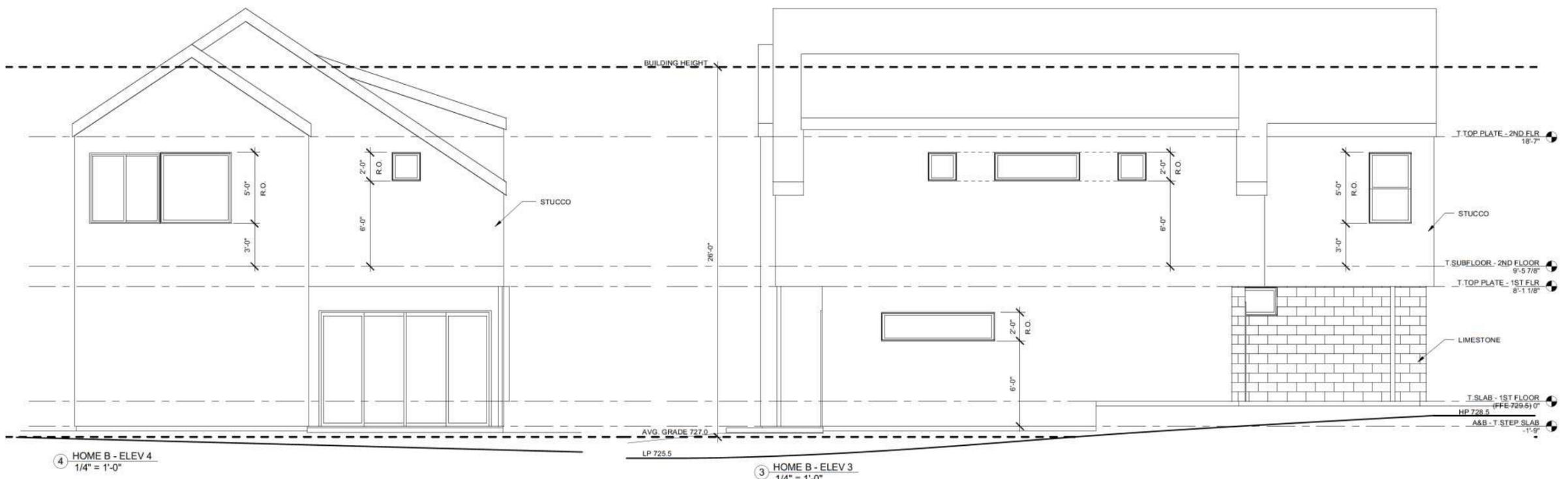
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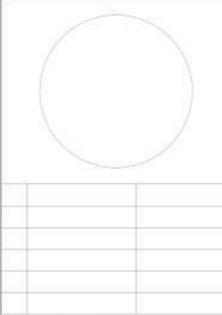
② HOME B - ELEV 2
 1/4" = 1'-0"

① HOME B - ELEV 1
 1/4" = 1'-0"



④ HOME B - ELEV 4
 1/4" = 1'-0"

③ HOME B - ELEV 3
 1/4" = 1'-0"



PROJECT NAME:
TERRELL ROAD

PLAN TYPE:
 PROJECT NUMBER:
1309.00
 PROJECT ADDRESS:
 133 Terrell Road San Antonio, Texas 78209

SHEET NAME:
 HOME B - ELEVATIONS

SHEET NUMBER:
B3

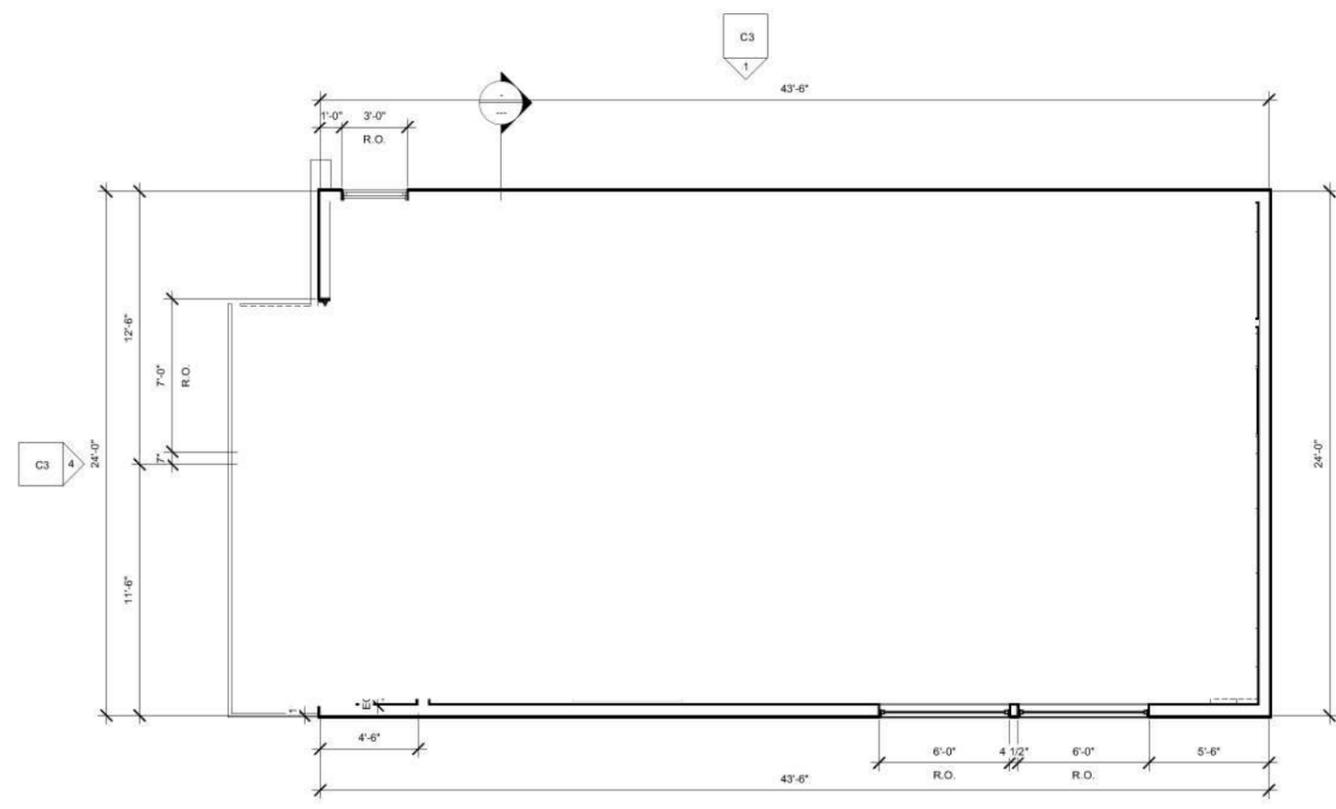


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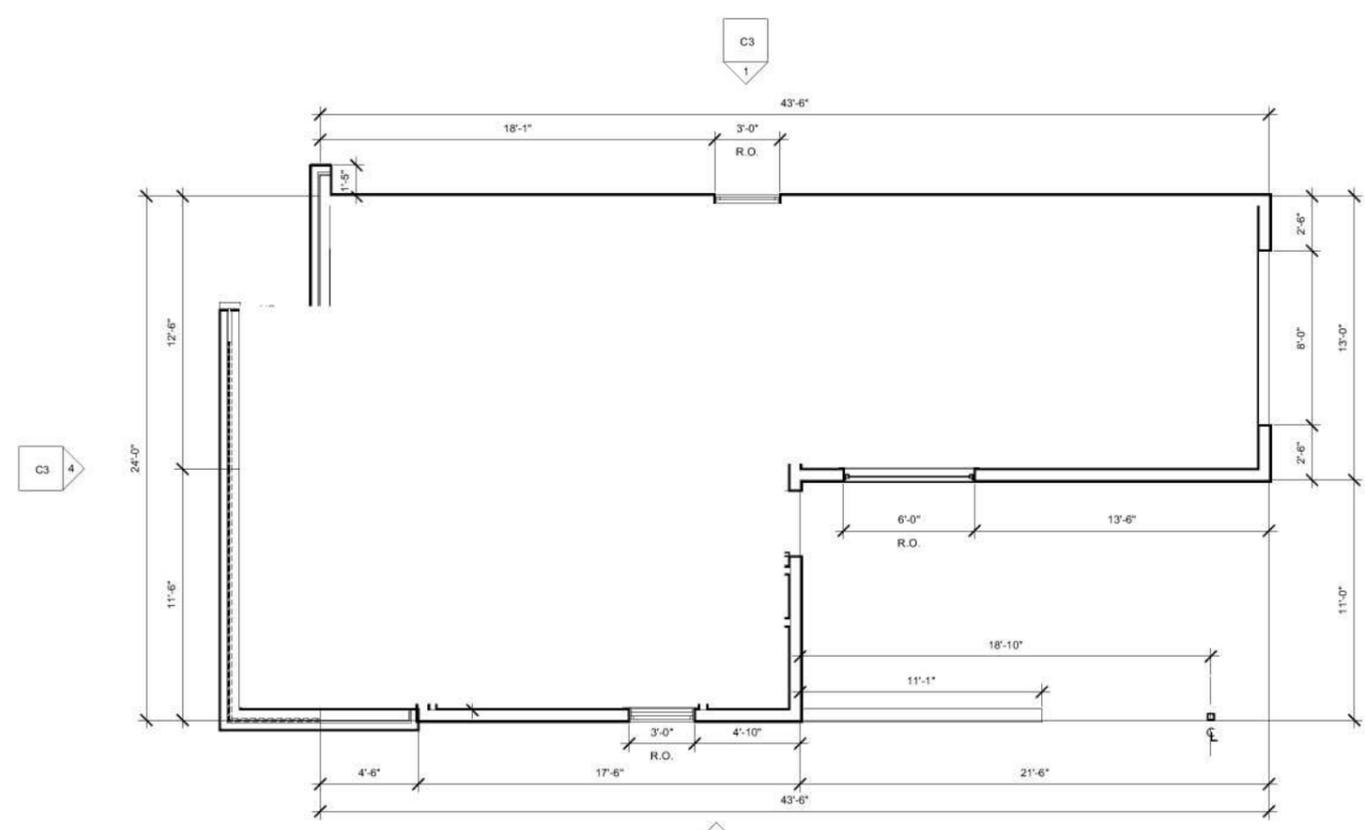
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② HOME C - 2ND FLOOR
1/4" = 1'-0"



① HOME C - 1ST FLOOR
1/4" = 1'-0"

PROJECT NAME:	
TERRELL ROAD	
PLAN TYPE:	
PROJECT NUMBER:	
1309.00	
PROJECT ADDRESS:	
133 Terrell Road San Antonio, Texas 78209	
SHEET NAME:	
HOME C - PLANS	
SHEET NUMBER:	
C1	

PROJECT NAME:
TERRELL ROAD

PLAN TYPE:
PROJECT NUMBER:
1309.00
PROJECT ADDRESS:
133 Terrell Road San Antonio, Texas 78209

SHEET NAME:
HOME C - PLANS

SHEET NUMBER:
C1

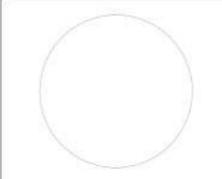


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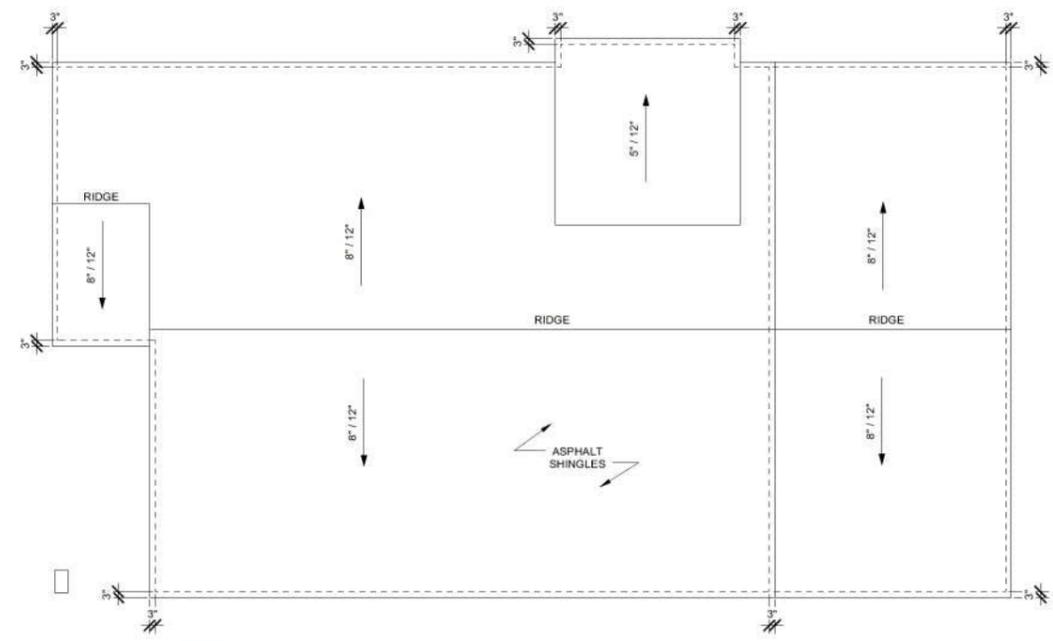
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1309.00

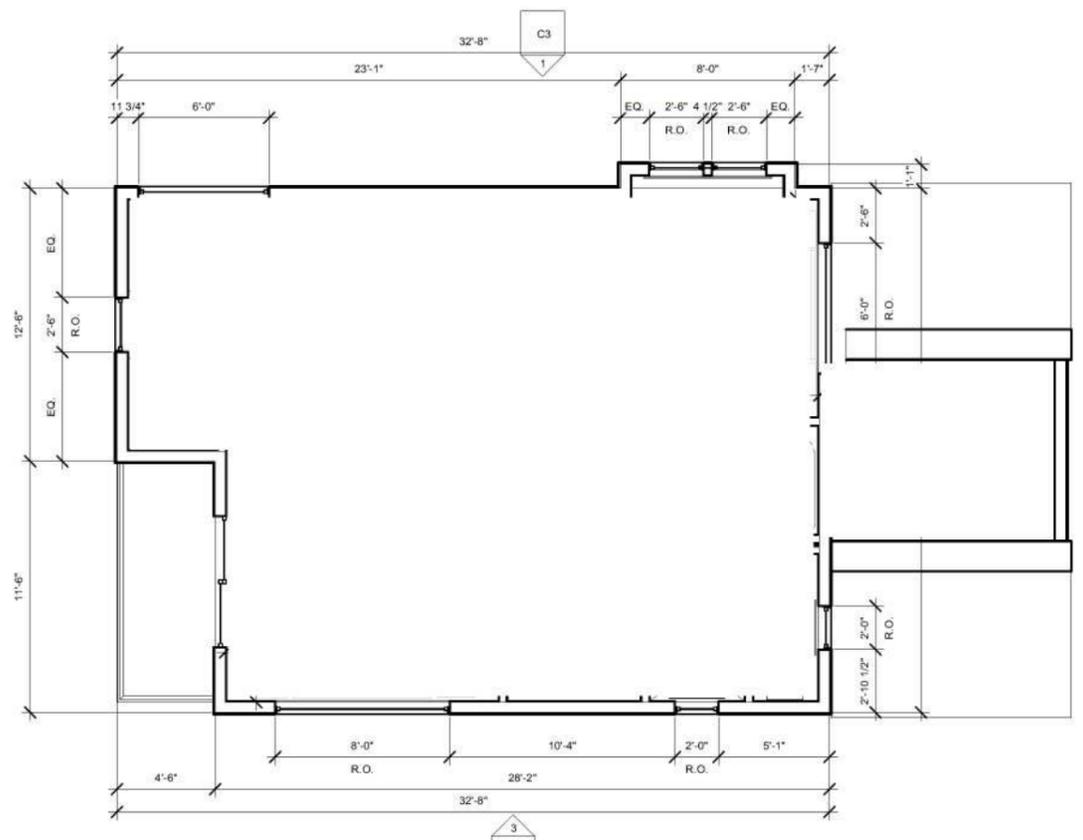
PROJECT ADDRESS:
 133 Terrell Road San Antonio, Texas 78209

SHEET NAME:
HOME C - PLANS

SHEET NUMBER:
C2



② HOME C - ROOF PLAN
 1/4" = 1'-0"



① HOME C - 3RD FLOOR
 1/4" = 1'-0"



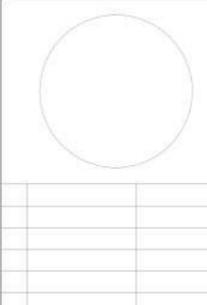


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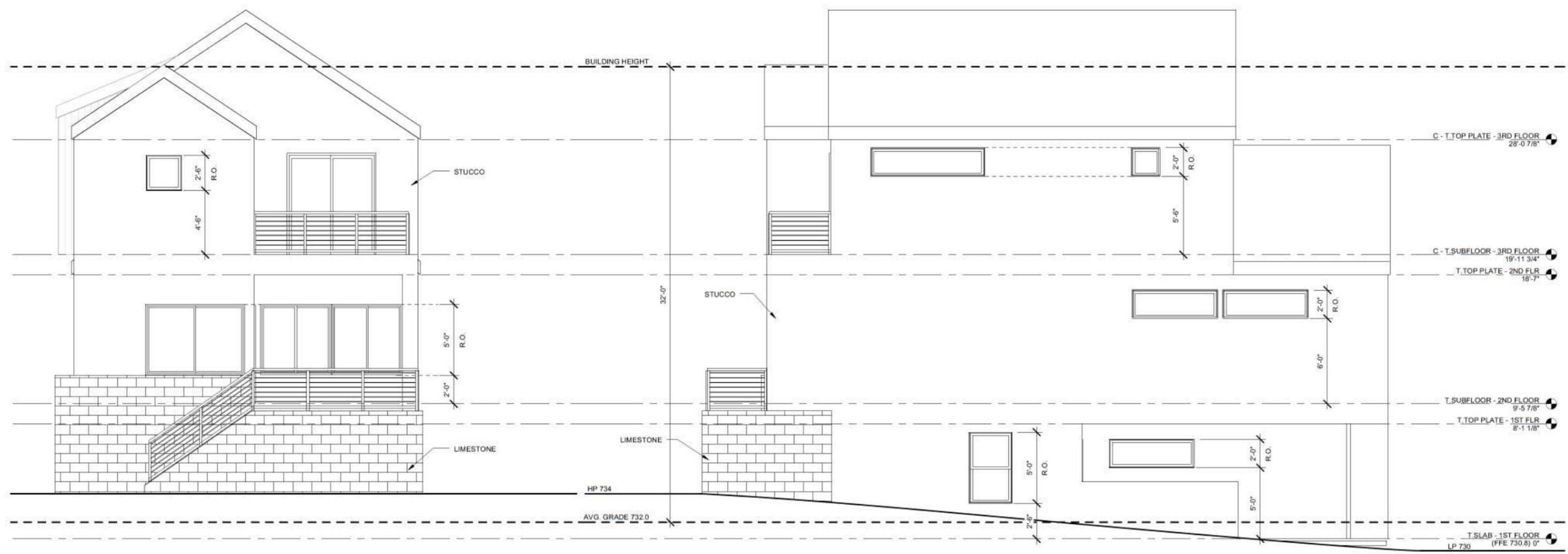
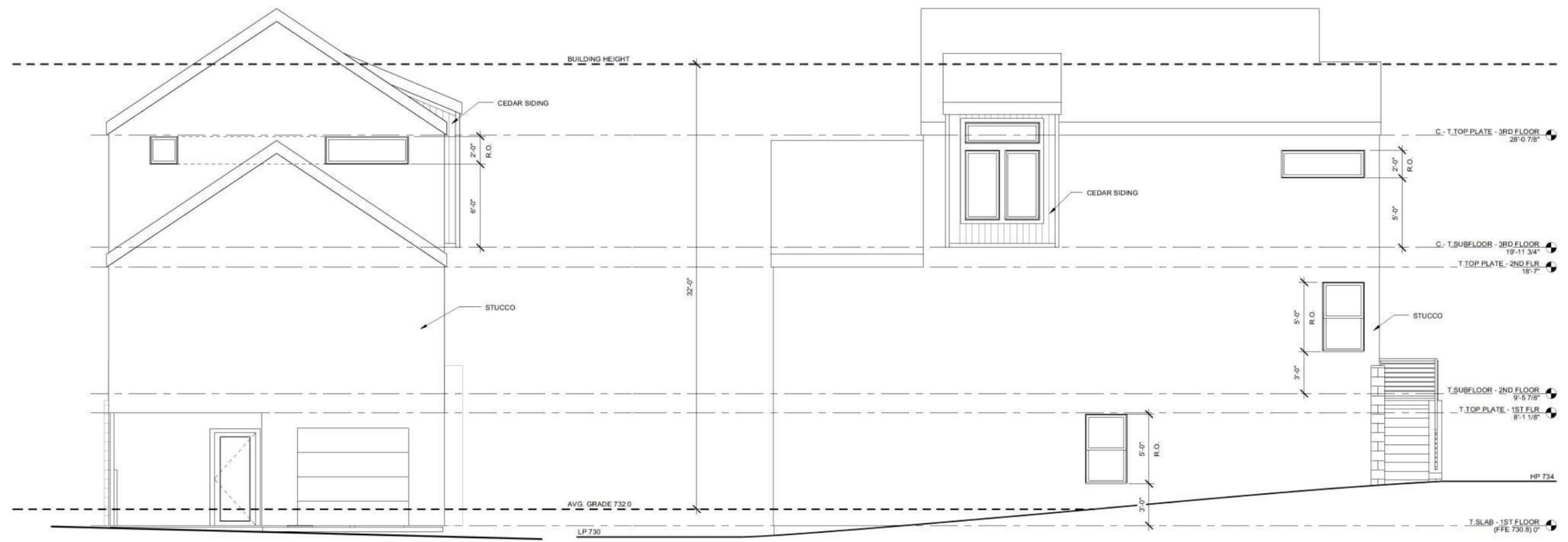


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 PROJECT NUMBER:
1309.00
 PROJECT ADDRESS:
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SHEET NAME:
HOME C - ELEVATIONS

SHEET NUMBER:
C3



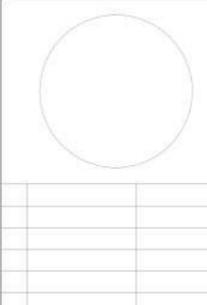


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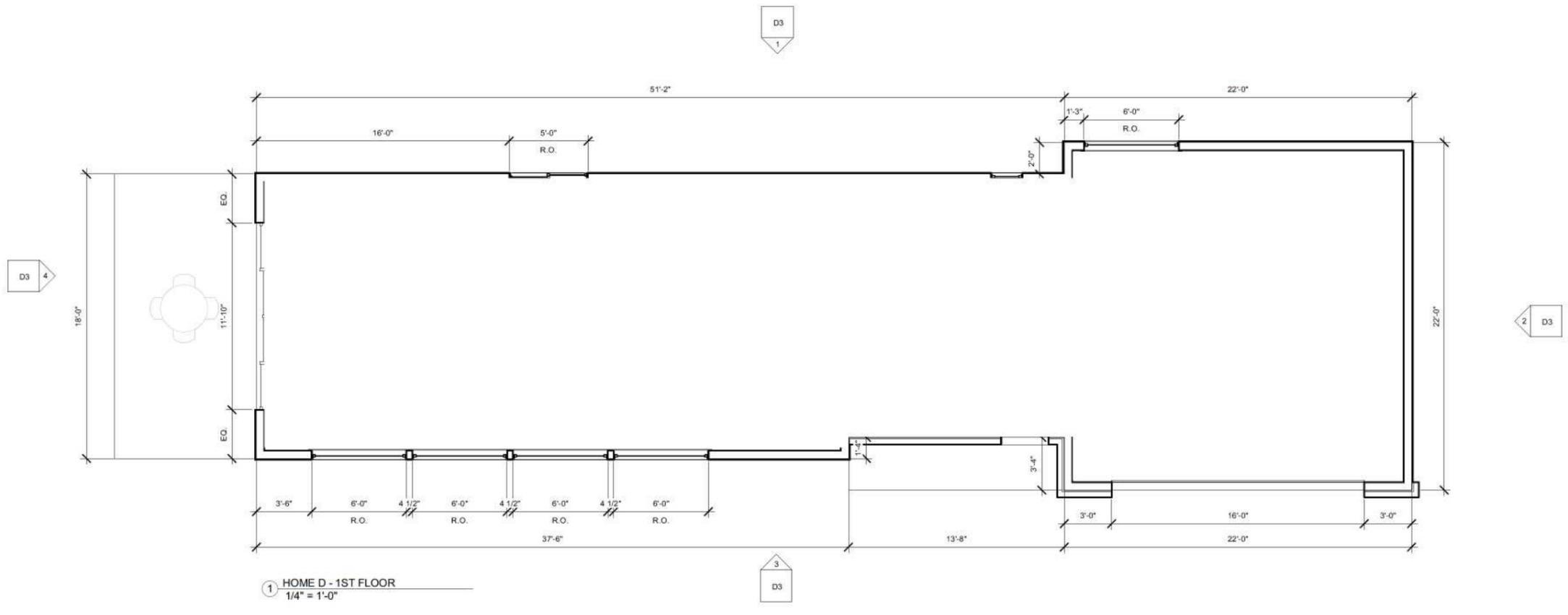
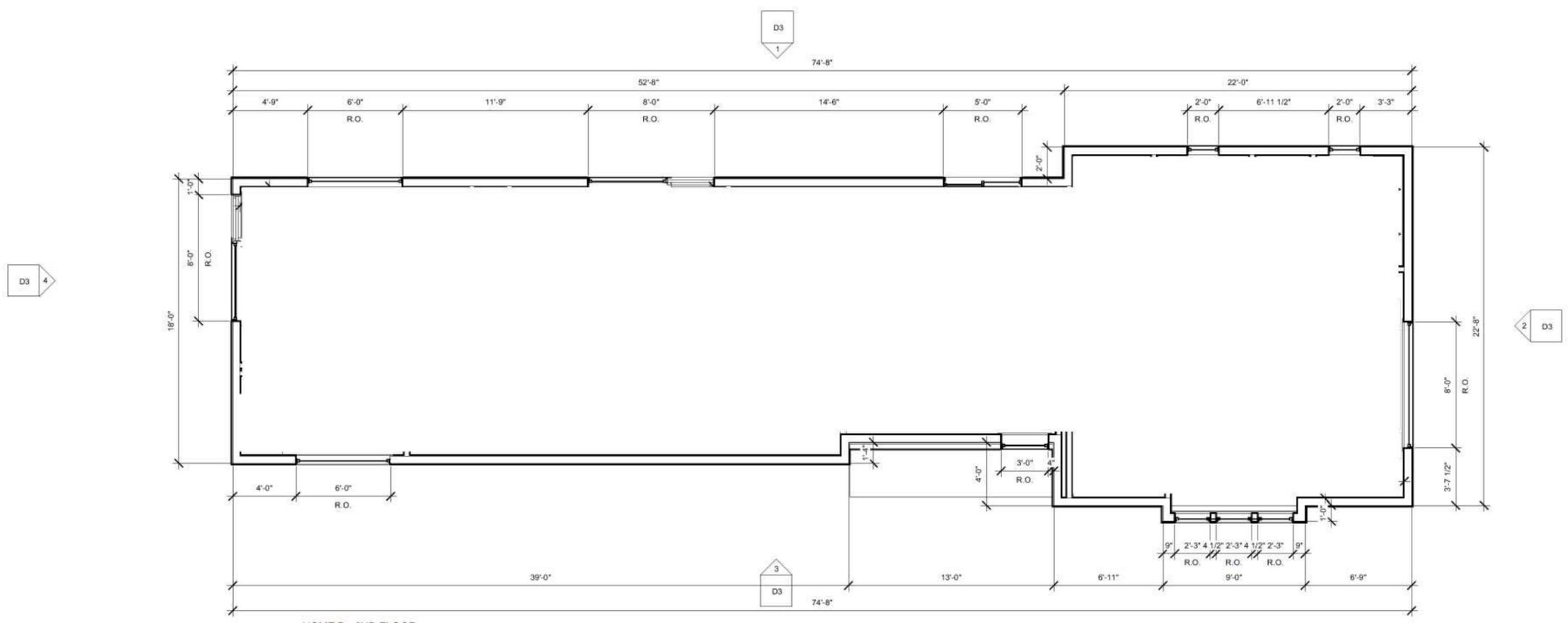


PROJECT NAME:
TERRELL ROAD

PLAN TYPE:
 PROJECT NUMBER:
1309.00
 PROJECT ADDRESS:
 133 Terrell Road San Antonio, Texas 78209

SHEET NAME:
HOME D - PLANS

SHEET NUMBER:
D1



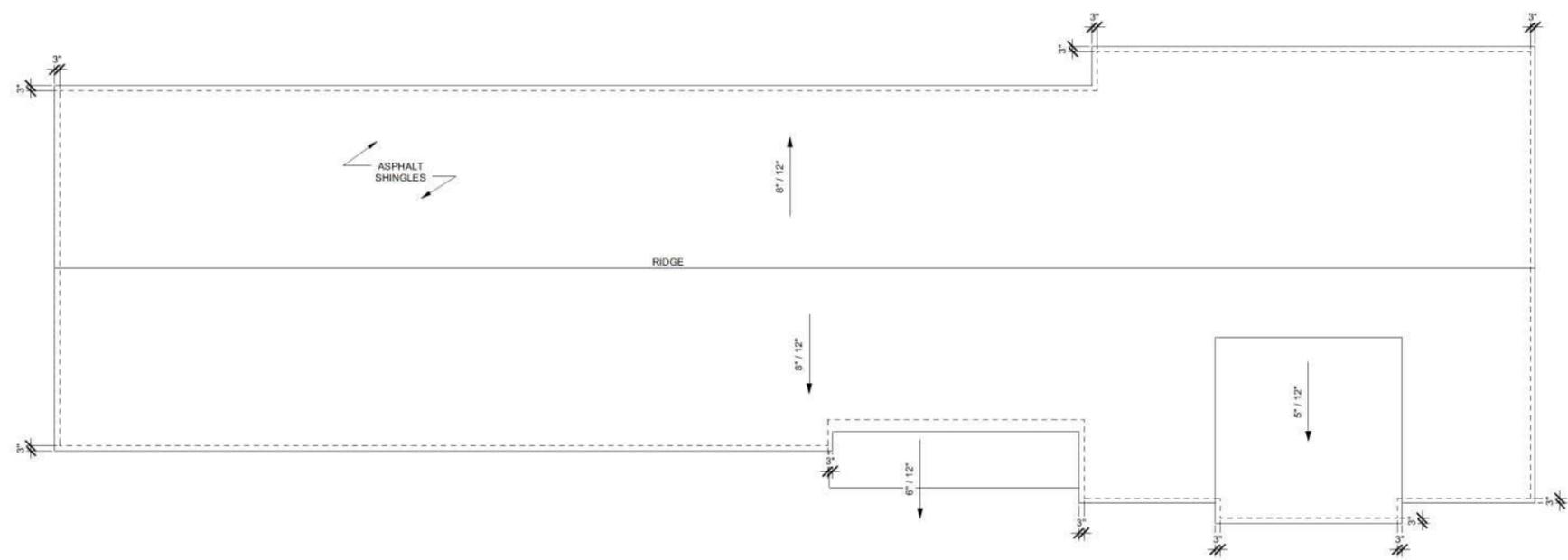


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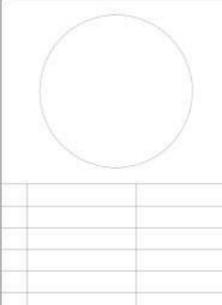
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① HOME D - ROOF PLAN
 1/4" = 1'-0"



PROJECT NAME:
TERRELL ROAD

PLAN TYPE:
 PROJECT NUMBER:
1309.00

PROJECT ADDRESS:
 133 Terrell Road San Antonio, Texas 78209

SHEET NAME:
 HOME D - PLANS

SHEET NUMBER:
D2

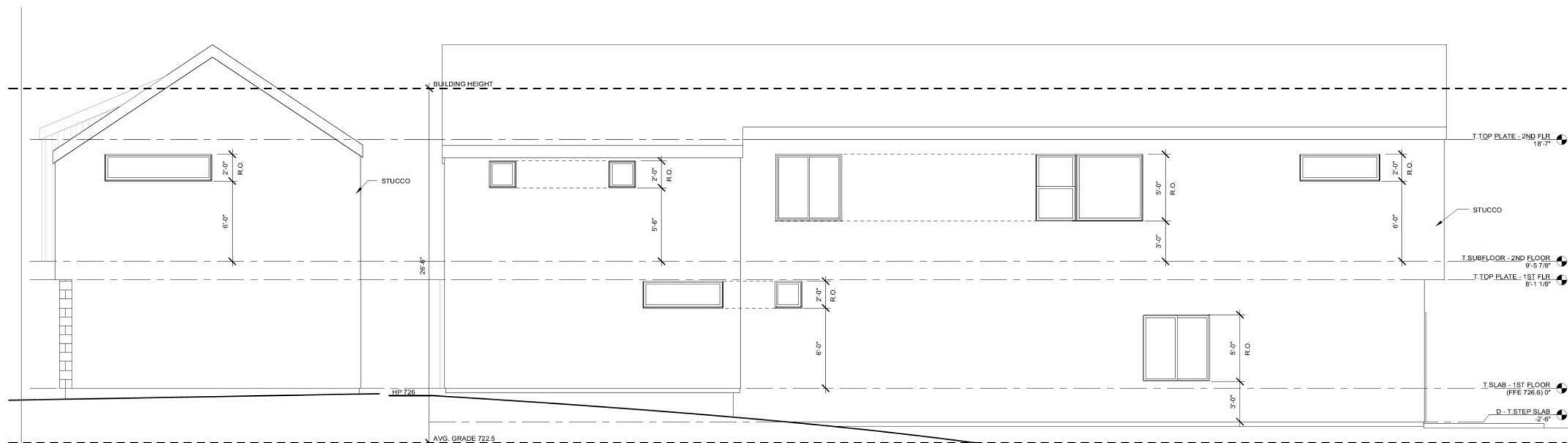


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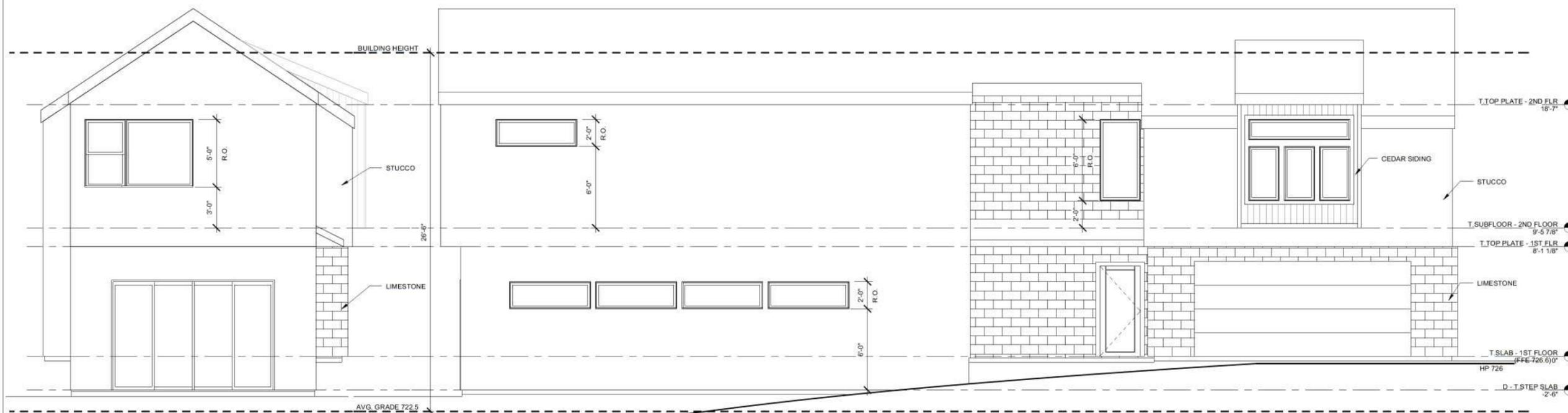
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② HOME D - ELEV 2
 1/4" = 1'-0"

① HOME D - ELEV 1
 1/4" = 1'-0"



④ HOME D - ELEV 4
 1/4" = 1'-0"

③ HOME D - ELEV 3
 1/4" = 1'-0"

T.TOP PLATE - 2ND FLR 18'-7"
 T.SUBFLOOR - 2ND FLOOR 9'-5 7/8"
 T.TOP PLATE - 1ST FLR 8'-1 1/8"
 T.SLAB - 1ST FLOOR (FFE 726 6) 0"
 D - T.STEP SLAB -2'-6"

T.TOP PLATE - 2ND FLR 18'-7"
 T.SUBFLOOR - 2ND FLOOR 9'-5 7/8"
 T.TOP PLATE - 1ST FLR 8'-1 1/8"
 T.SLAB - 1ST FLOOR (FFE 726 6) 0"
 HP 726
 D - T.STEP SLAB -2'-6"

PROJECT NAME:
TERRELL ROAD

PLAN TYPE:
 PROJECT NUMBER:
1309.00

PROJECT ADDRESS:
 133 Terrell Road San Antonio, Texas 78209

SHEET NAME:
HOME D - ELEVATIONS

SHEET NUMBER:
D3

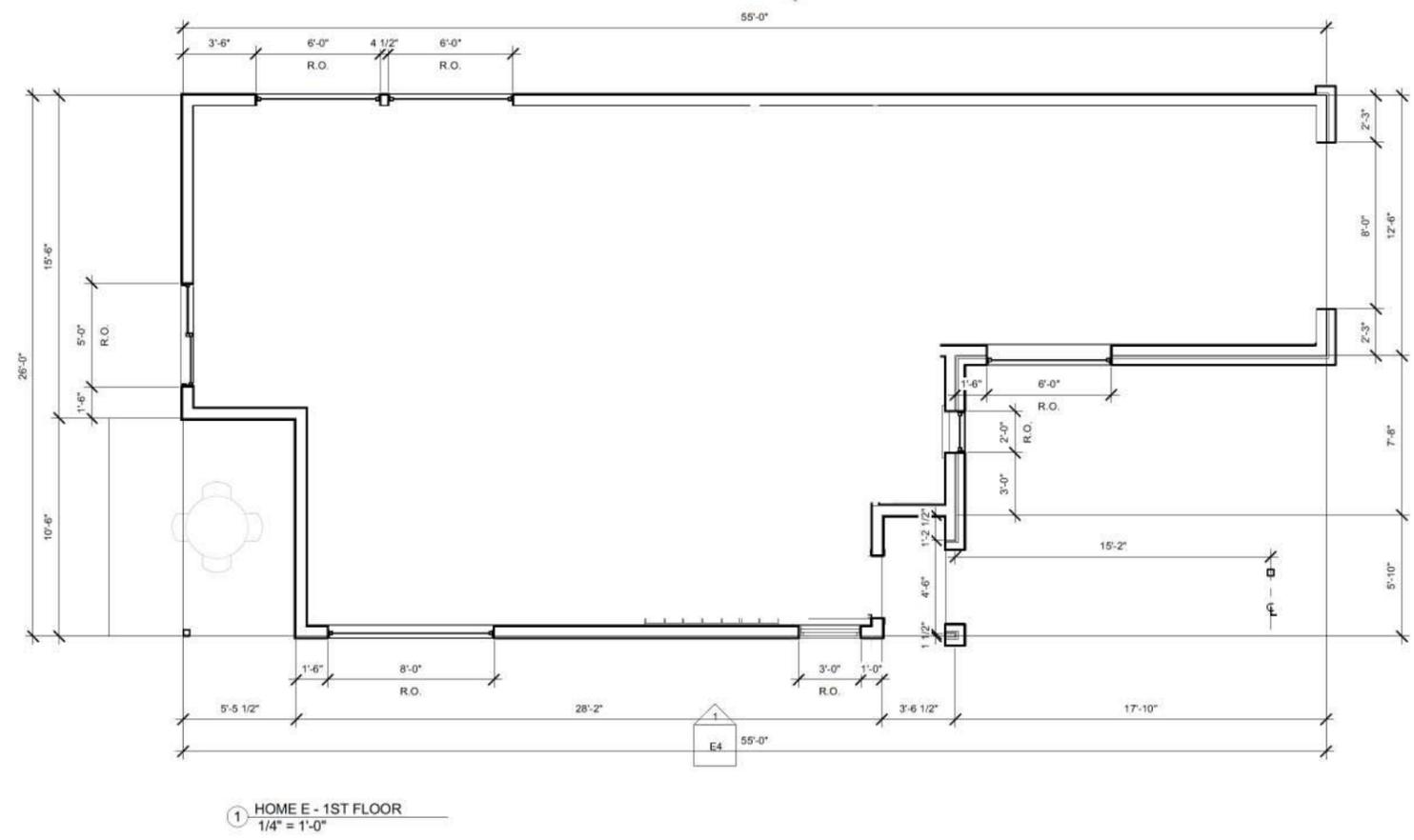
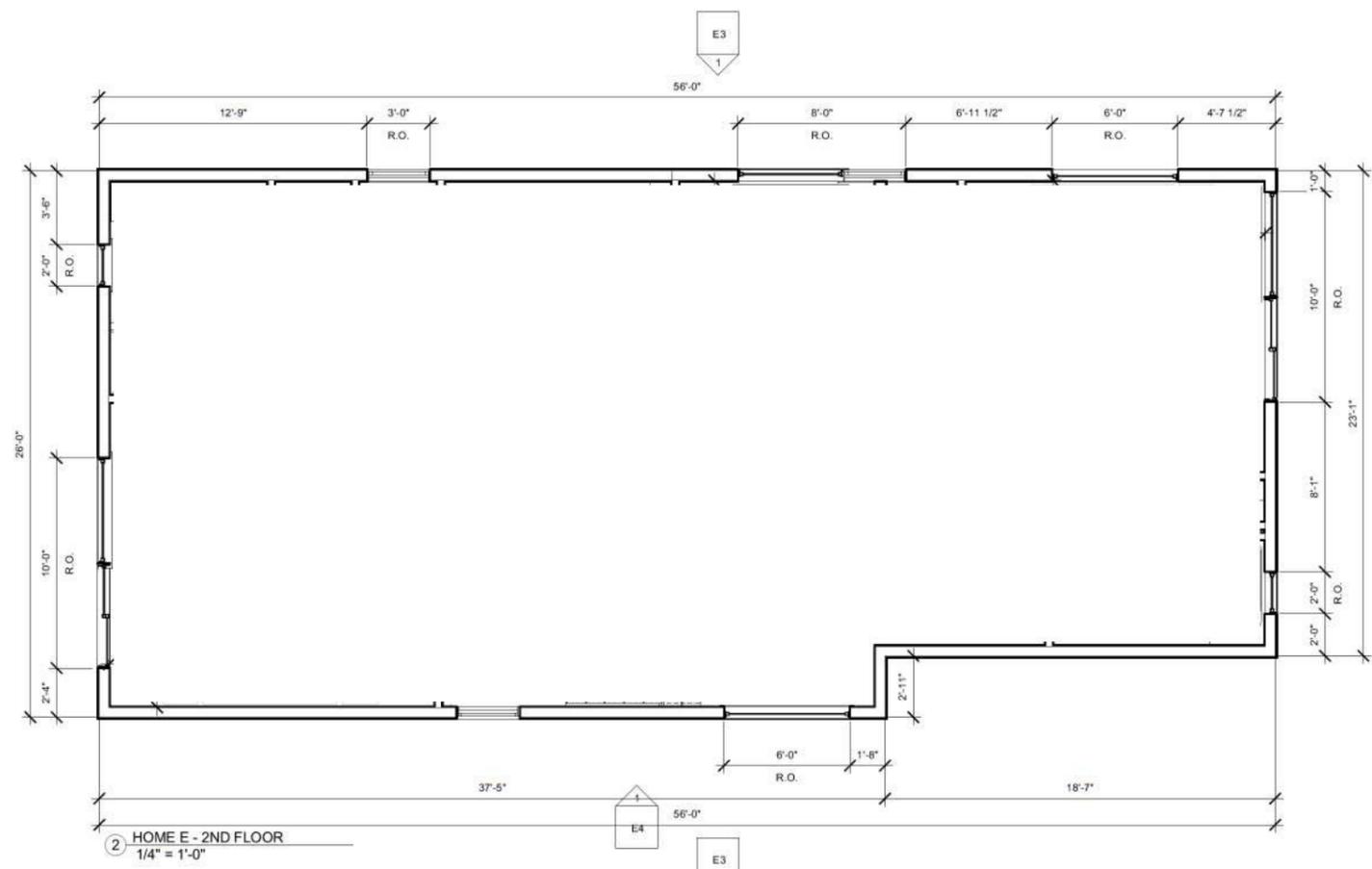


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PROJECT NAME:
TERRELL ROAD

PLAN TYPE:
 PROJECT NUMBER:
1309.00
 PROJECT ADDRESS:
 133 Terrell Road San Antonio, Texas 78209

SHEET NAME:
HOME E - PLANS

SHEET NUMBER:
E1

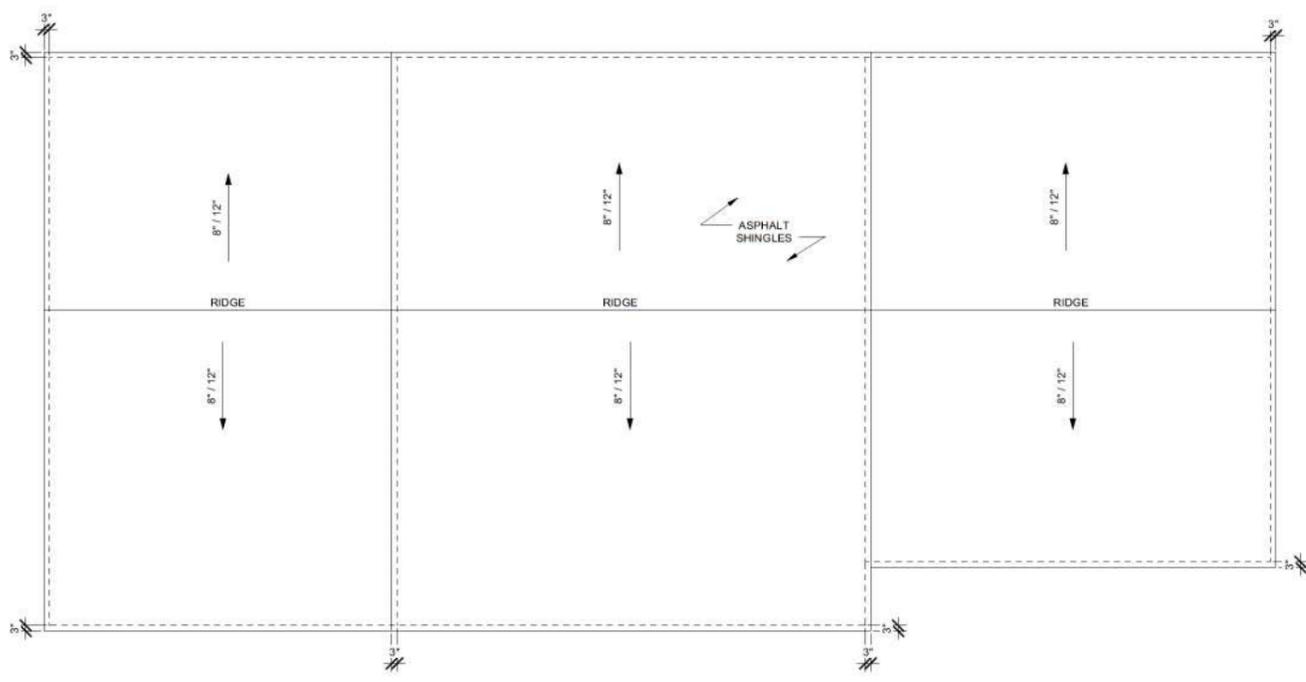


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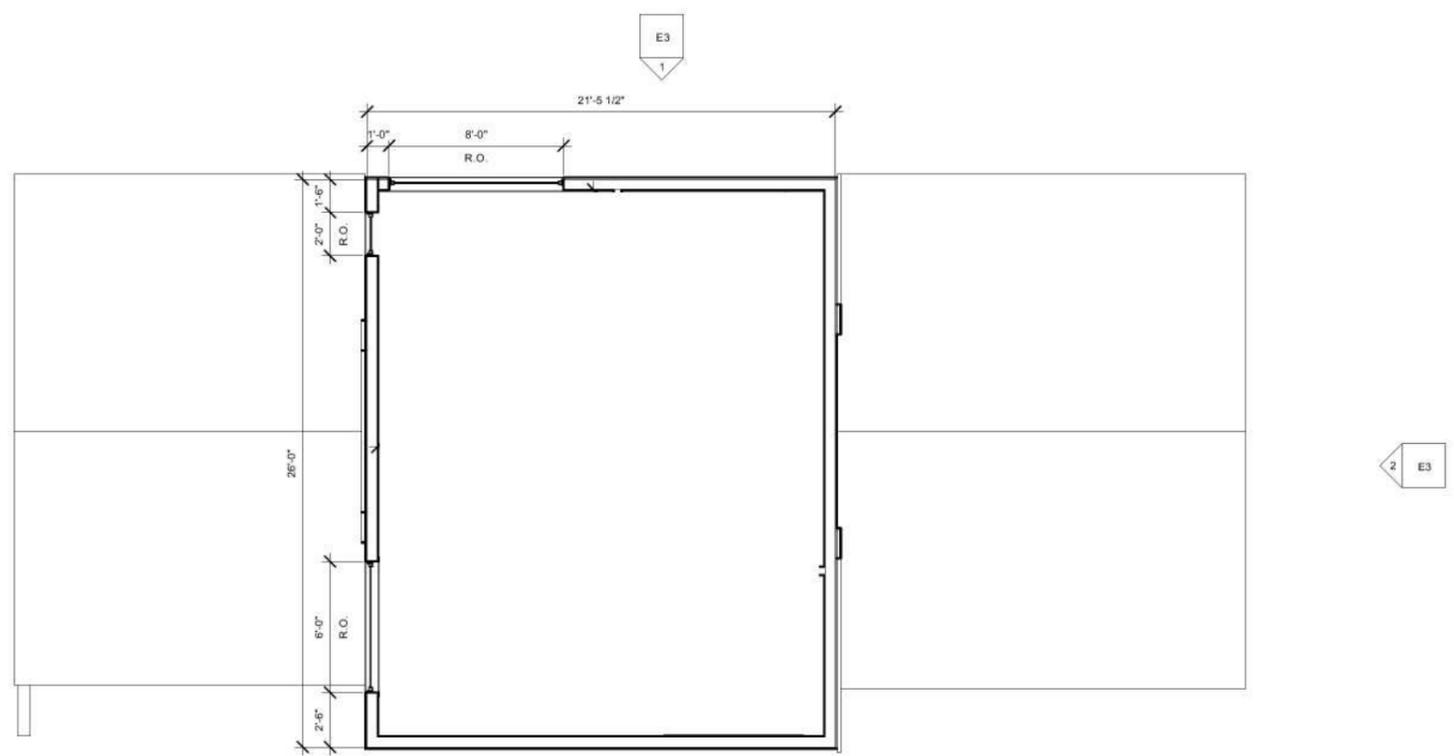
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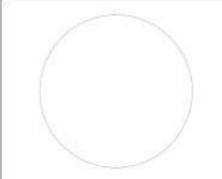
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1 HOME E - ROOF PLAN
 1/4" = 1'-0"



2 HOME E - 3RD FLOOR
 1/4" = 1'-0"



PROJECT NAME:
TERRELL ROAD

PLAN TYPE:
 PROJECT NUMBER:
1309.00
 PROJECT ADDRESS:
 133 Terrell Road San Antonio, Texas 78209

SHEET NAME:
HOME E - PLANS

SHEET NUMBER:
E2

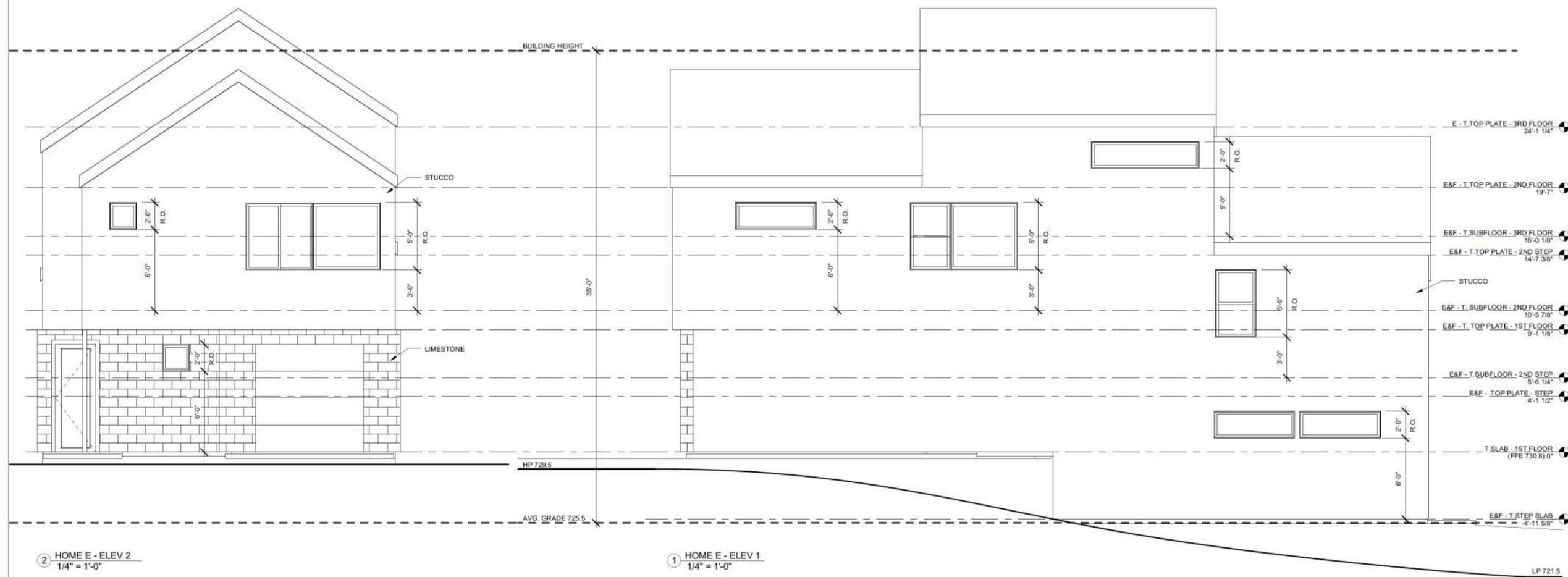


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② HOME E - ELEV 2
 1/4" = 1'-0"

① HOME E - ELEV 1
 1/4" = 1'-0"

LP 721.5

PROJECT NAME:
TERRELL ROAD

PLAN TYPE:
 PROJECT NUMBER:
1309.00
 PROJECT ADDRESS:
 133 Terrell Road San Antonio, Texas 78209

SHEET NAME:
 HOME E - ELEVATIONS

SHEET NUMBER:
E3



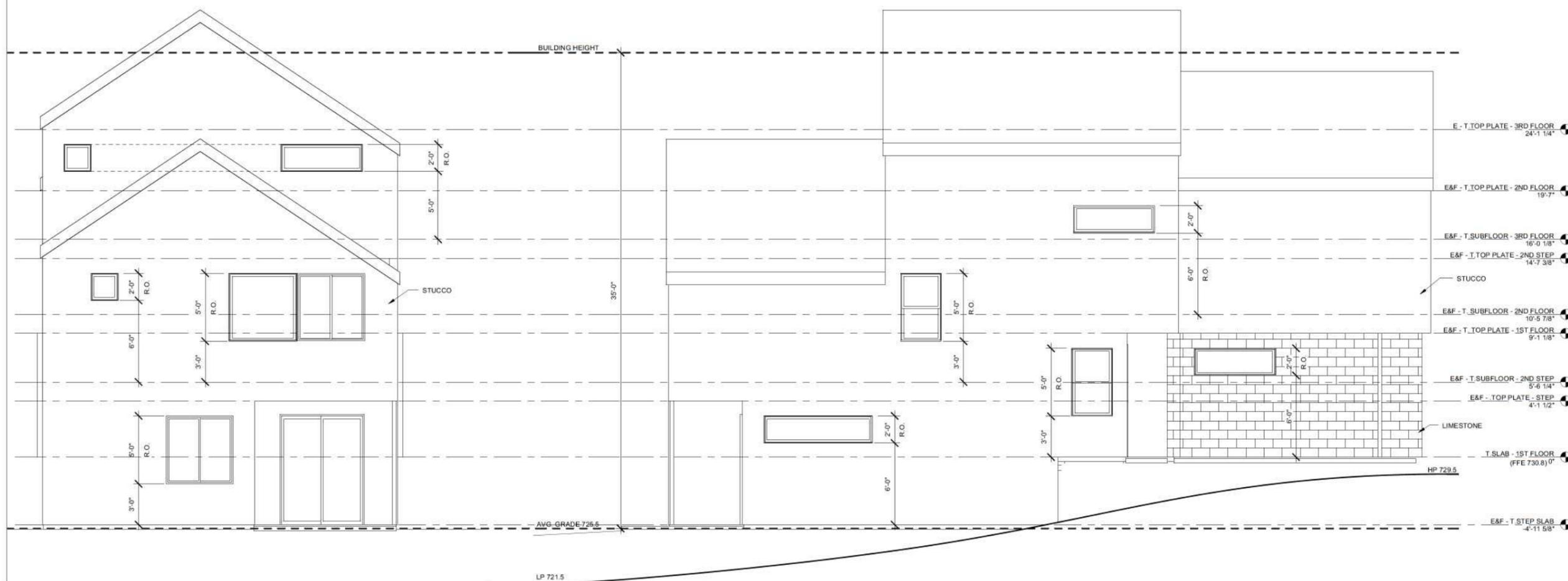
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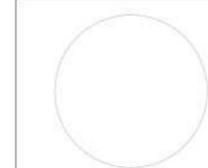
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② HOME E - ELEV 4
 1/4" = 1'-0"

① HOME E - ELEV 3
 1/4" = 1'-0"



PROJECT NAME:
TERRELL ROAD

PLAN TYPE:

PROJECT NUMBER:
1309.00
 PROJECT ADDRESS:
 133 Terrell Road San
 Antonio, Texas 78209

SHEET NAME:
 HOME E - ELEVATIONS

SHEET NUMBER:

E4

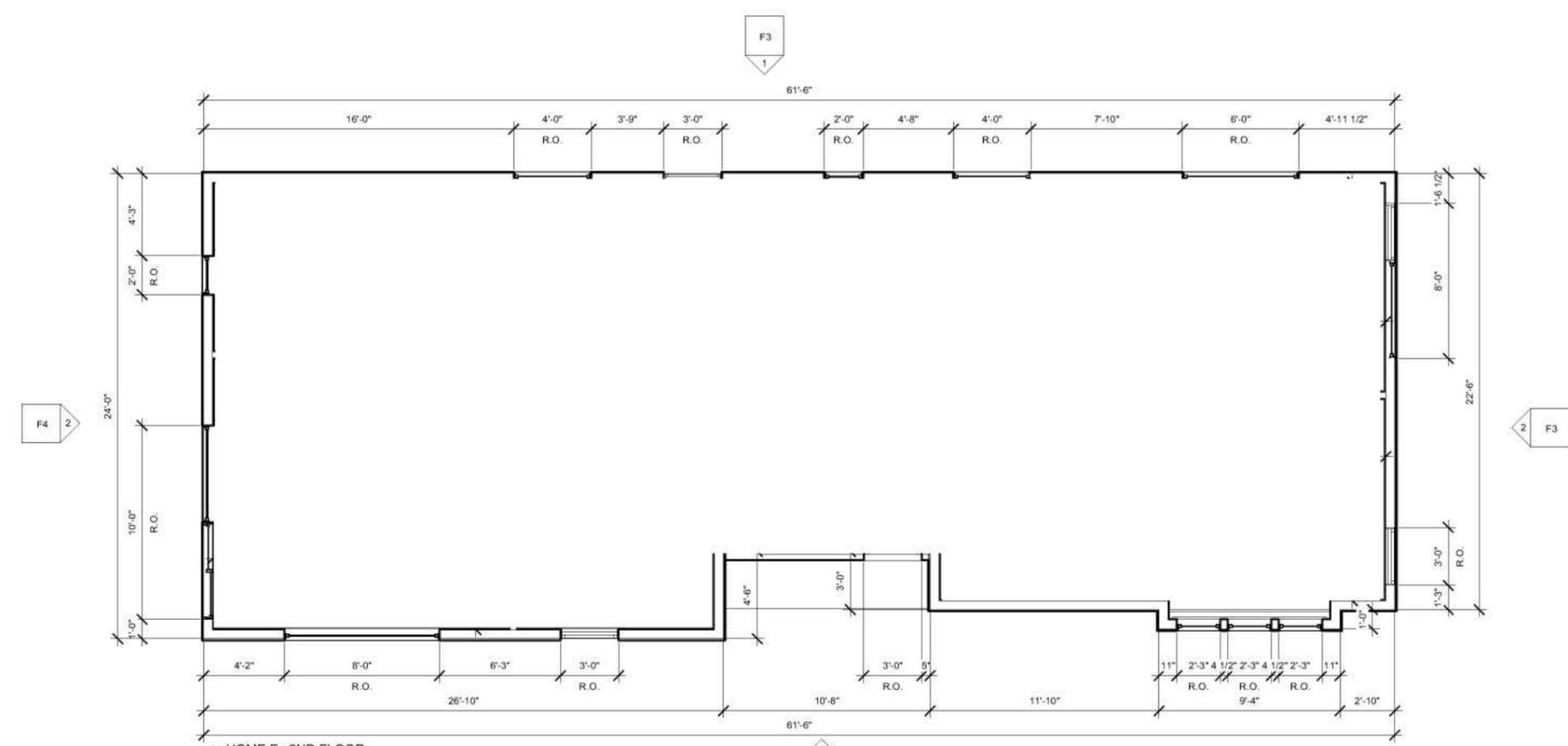


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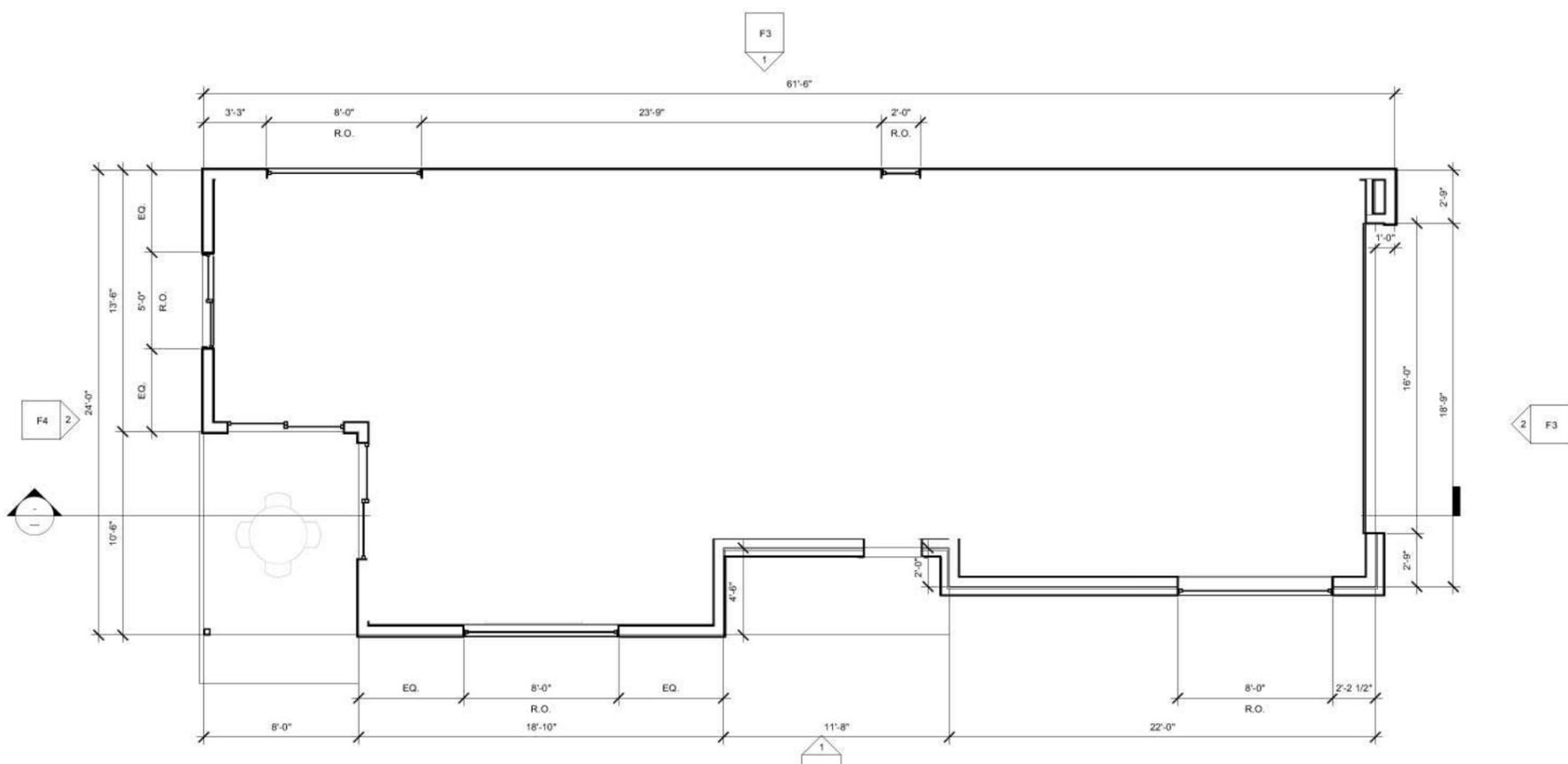
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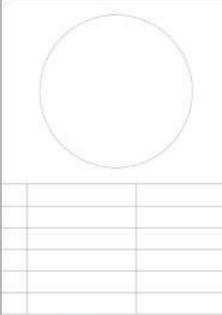
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2 HOME F - 2ND FLOOR
 1/4" = 1'-0"



1 HOME F - 1ST FLOOR
 1/4" = 1'-0"



PROJECT NAME:
TERRELL ROAD

PLAN TYPE:
 PROJECT NUMBER:
1309.00
 PROJECT ADDRESS:
 133 Terrell Road San Antonio, Texas 78209

SHEET NAME:
HOME F - PLANS

SHEET NUMBER:
F1

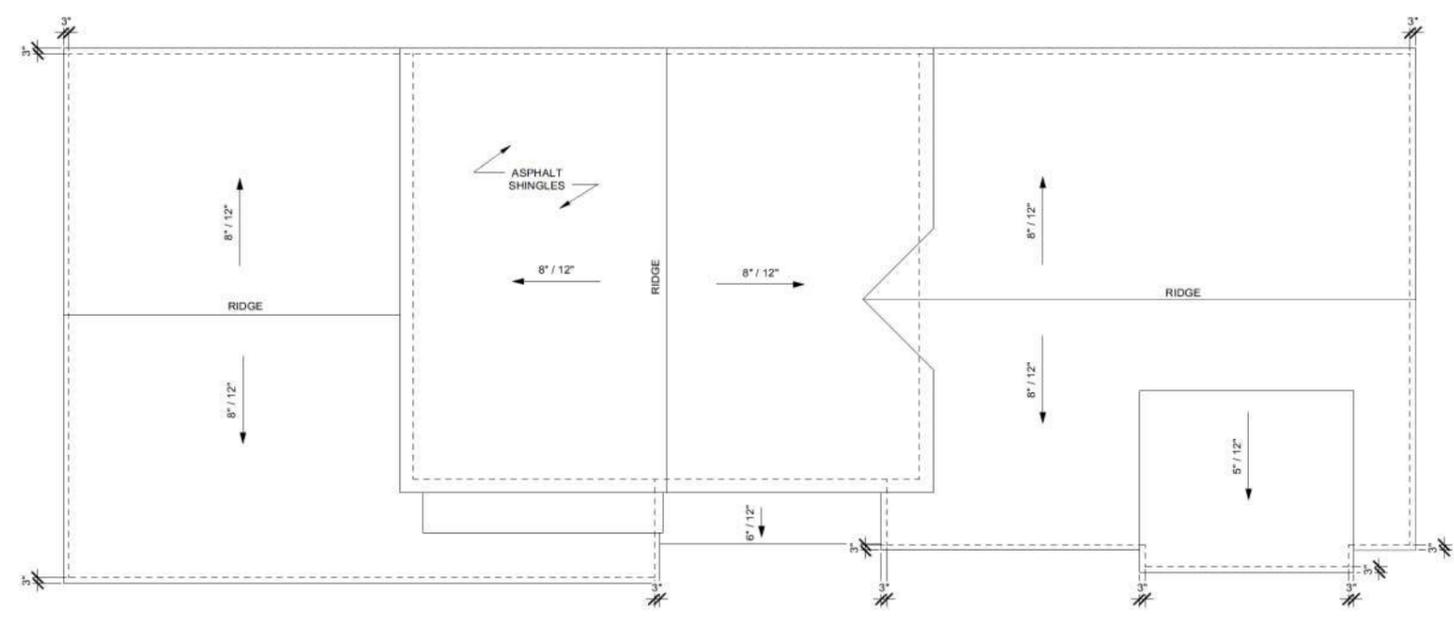


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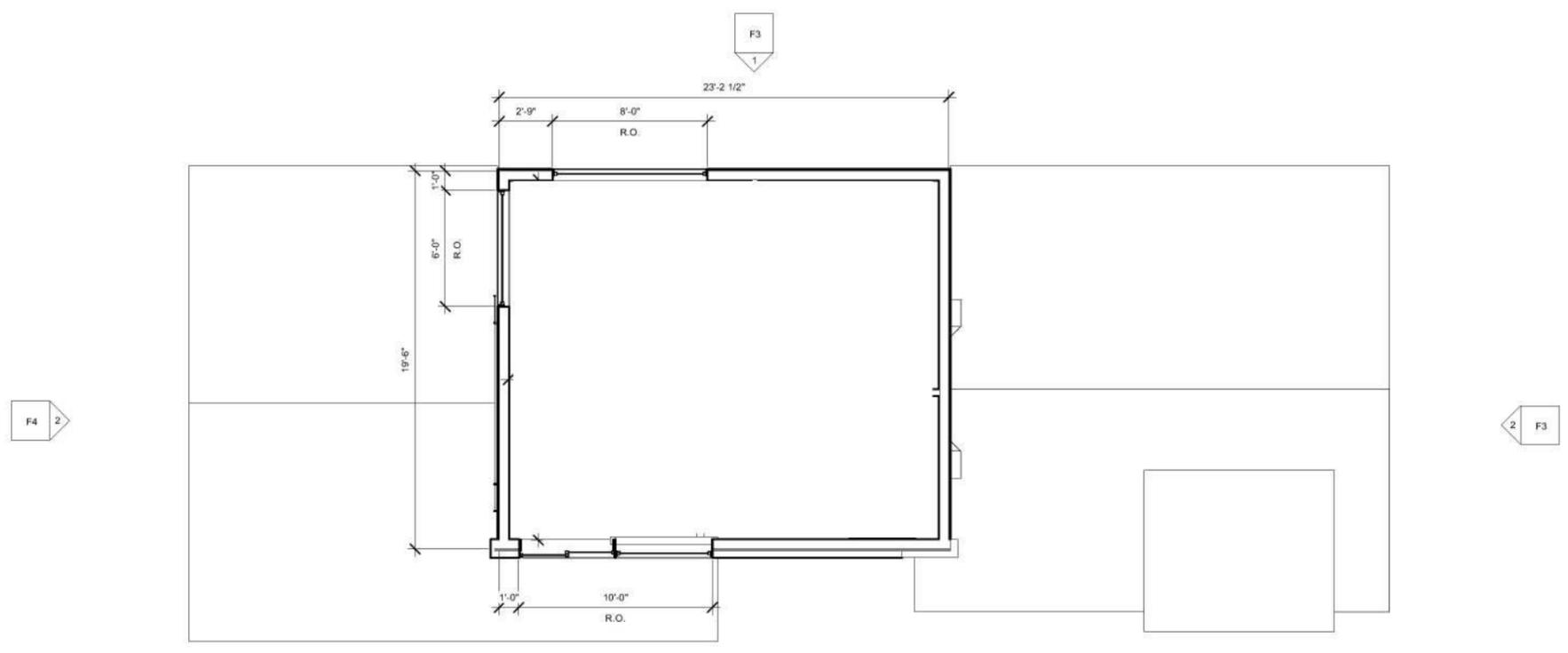
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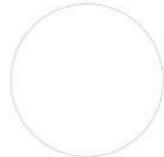
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① HOME F - ROOF PLAN
 1/4" = 1'-0"



② HOME F - 3RD FLOOR
 1/4" = 1'-0"

PROJECT NAME:
TERRELL ROAD

PLAN TYPE:
1309.00

PROJECT NUMBER:
1309.00

PROJECT ADDRESS:
 133 Terrell Road San
 Antonio, Texas 78209

SHEET NAME:
HOME F - PLANS

SHEET NUMBER:
F2

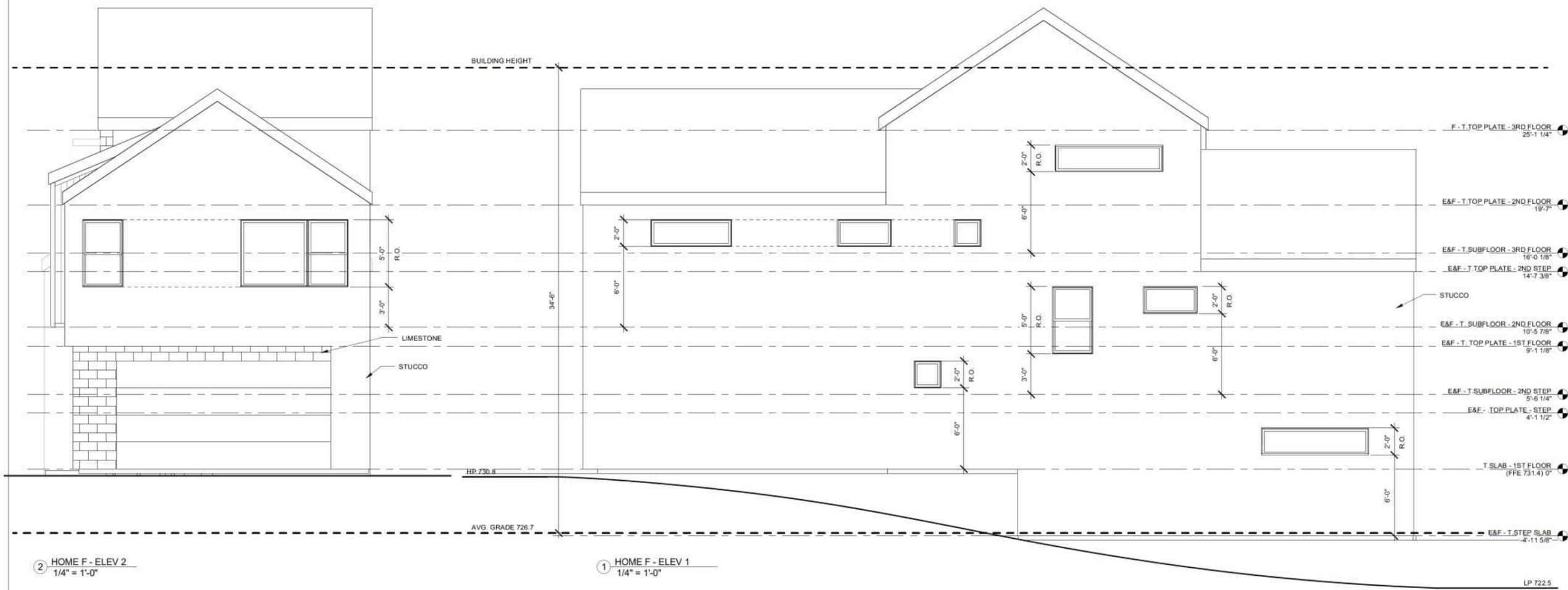


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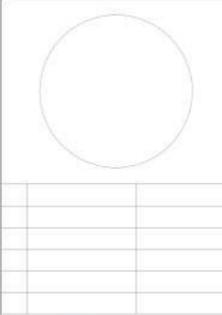
ISSUE DATE: 08.04.2015

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2 HOME F - ELEV 2
 1/4" = 1'-0"

1 HOME F - ELEV 1
 1/4" = 1'-0"



PROJECT NAME:
TERRELL ROAD

PLAN TYPE:
 PROJECT NUMBER:
1309.00
 PROJECT ADDRESS:
 133 Terrell Road San Antonio, Texas 78209

SHEET NAME:
 HOME F - ELEVATIONS

SHEET NUMBER:
F3



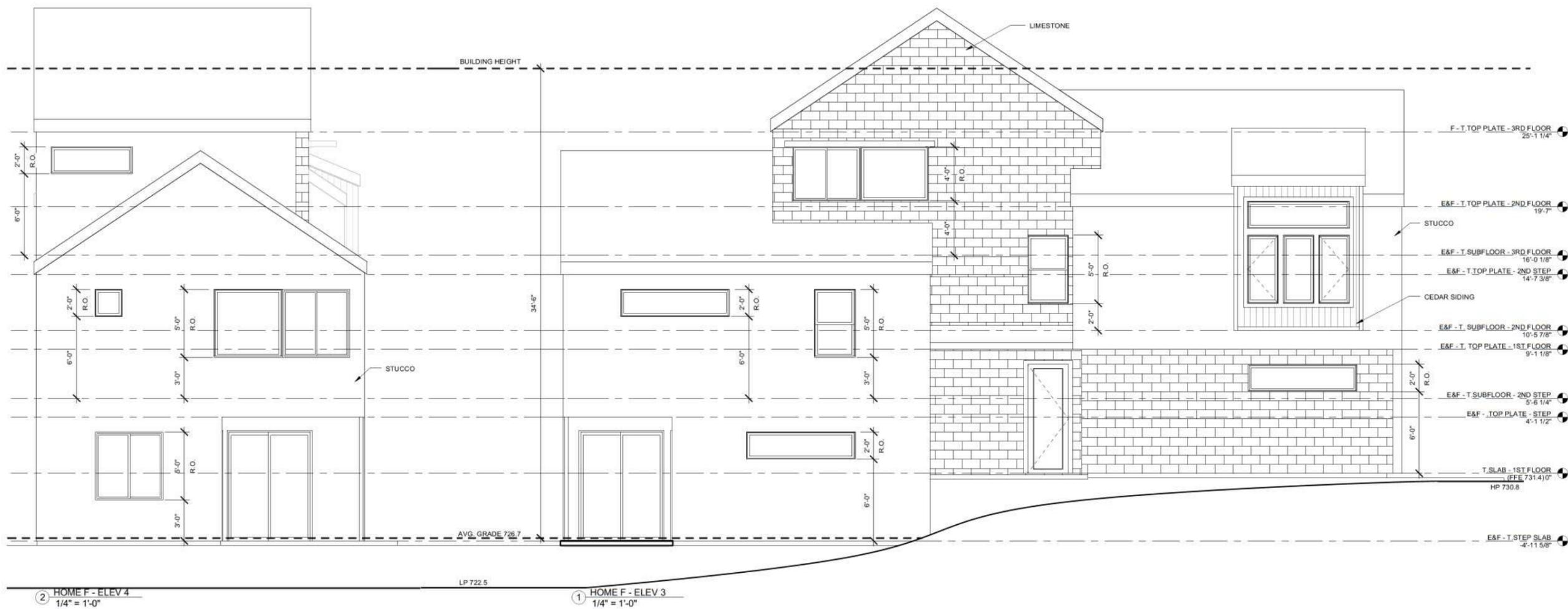
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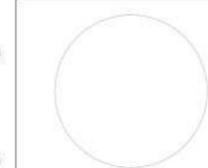
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② HOME F - ELEV 4
 1/4" = 1'-0"

① HOME F - ELEV 3
 1/4" = 1'-0"

LP 722.5



PROJECT NAME:
TERRELL ROAD

PLAN TYPE:

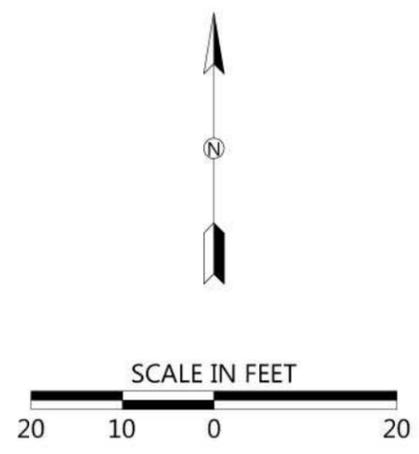
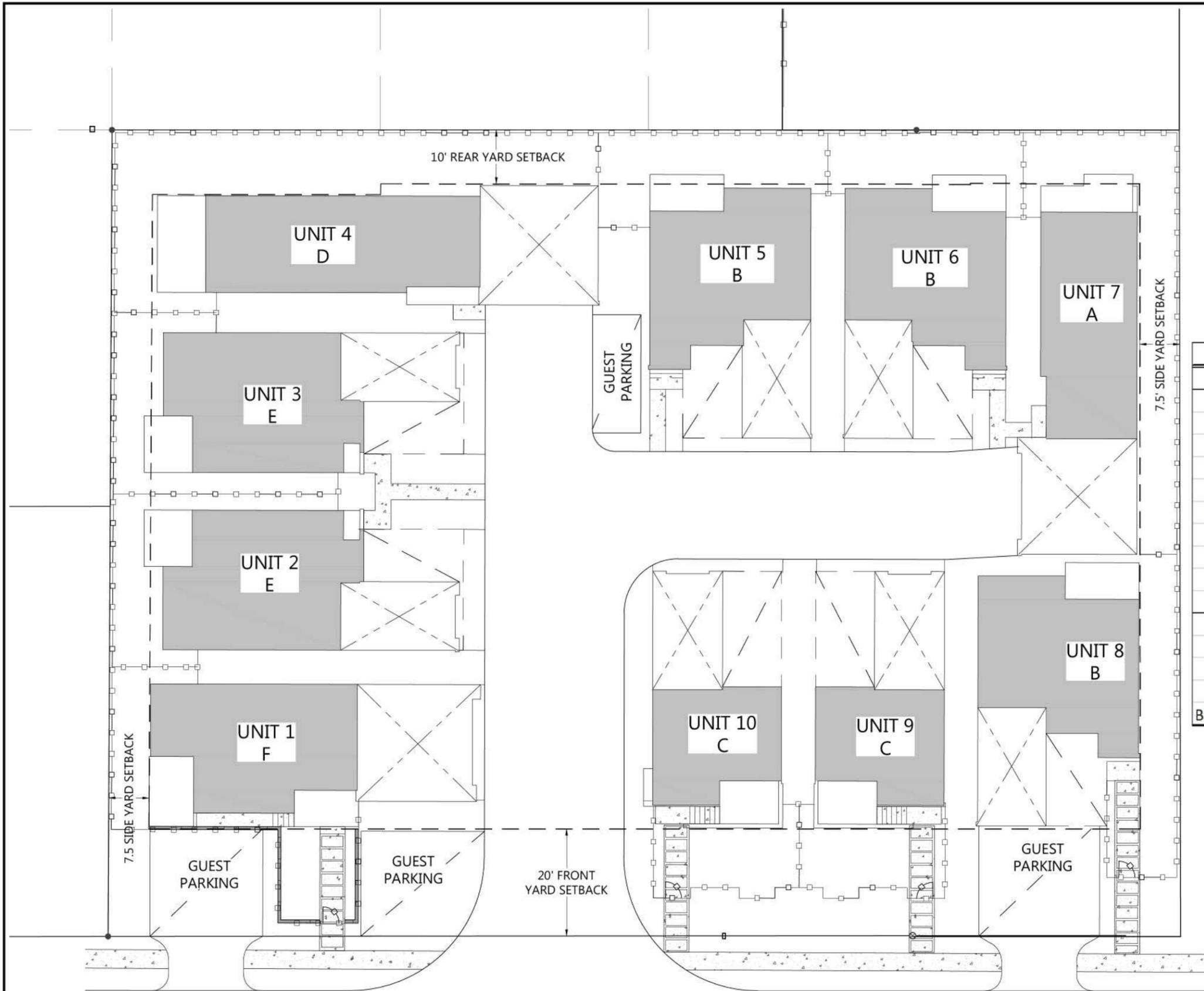
PROJECT NUMBER:
1309.00

PROJECT ADDRESS:
 133 Terrell Road San Antonio, Texas 78209

SHEET NAME:
HOME F - ELEVATIONS

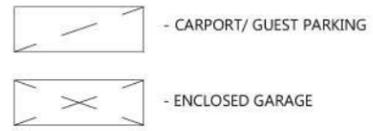
SHEET NUMBER:

F4



LOT COVERAGE BY UNIT			
Unit	Plan	Area	Total SF
1	F	1275	2466
2	E	1147	2507
3	E	1147	2507
4	D	1396	2300
5	B	1072	2125
6	B	1072	2125
7	A	1225	1995
8	B	1072	2125
9	C	758	2209
10	C	758	2209
		10922	
Site Area:		29906	
Building Coverage:		37%	

- SPECIAL USE PERMIT REQUESTS**
- 7.5 ft Side Yard Setback
 - 10 ft Rear Yard Setback
 - 20 ft Front Yard Setback
 - 4-ft fence in Front Yard Setback
 - 40% Building Coverage
 - 30% Contiguous Front Yard Landscaping



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 TBPE FIRM # 15189



SITE EXHIBIT

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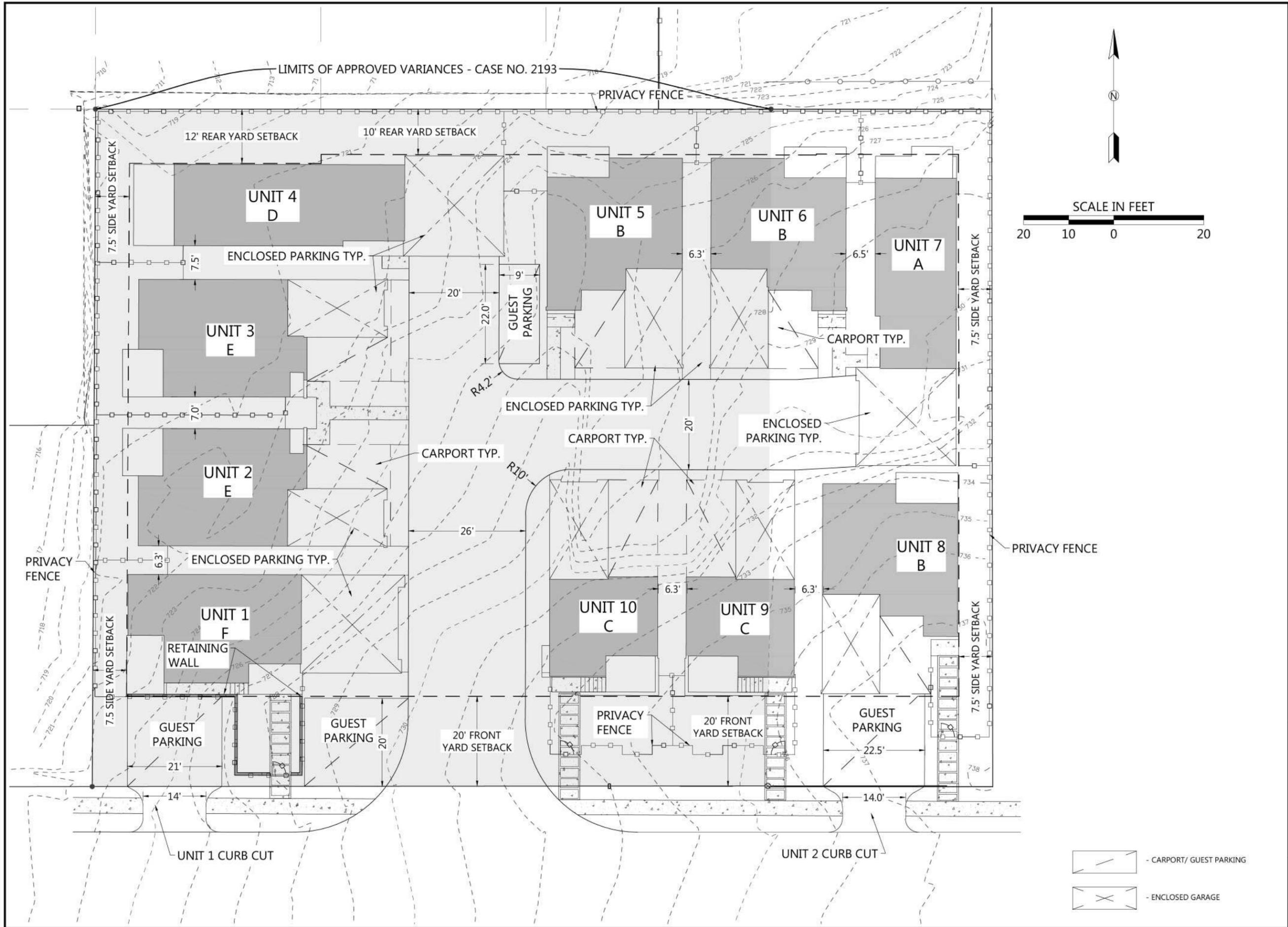
PREPARED FOR:

NO.	DATE	DESCRIPTION	BY

PROJECT NUMBER: PSW 1309
 PROJECT NAME:
TERRELL HOMES
 131 TERRELL ROAD
 SAN ANTONIO, TEXAS 78209

SCALE: NO SCALE
 DRAWN BY: RD
 CHECKED BY: JC

PAGE NUMBER:



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SITE PLAN DIM

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 ISSUE DATE: 2015.4.30
 PREPARED FOR:
 NO. DATE DESCRIPTION

PROJECT NUMBER: PSW 1309
 PROJECT NAME:
TERRELL HOMES
 131 TERRELL ROAD
 SAN ANTONIO, TEXAS 78209

SCALE: 1" = 20' - 0"
 DRAWN BY: RD
 CHECKED BY: JC

PAGE NUMBER:

-  - CARPORT/ GUEST PARKING
-  - ENCLOSED GARAGE

