



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

Architectural Review Board Meeting
August 18, 2026 – 5:30 P.M.

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, August 18, 2026, 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.

Case No. 1050F – 102 Arcadia Pl & 141 Grove Pl

Request of Brad Knolle of Embrey Partners, applicant, representing Trebes Sasser, Jr. of Ridgemont Properties, owner, for the final review of the proposed design of a multifamily residential development on the properties located at 102 Arcadia Pl and 141 Grove Pl under Chapter 2 Administration for Architectural Review.

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* (www.alamoheightstx.gov/departments/planning-and-development-services/public-notices) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Garrett Pringle, Planner, (gpringle@alamoheightstx.gov), Tyler Brewer, Senior Planner, (tbrewer@alamoheightstx.gov), or Lety Hernandez, Director, (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.



7600 BROADWAY SUITE 300
SAN ANTONIO TEXAS 78209
210.824.6044

embrey.com

Date: August 3, 2026

To: Lety Hernandez

Director, Community Development, City of Alamo Heights

6116 Broadway

San Antonio, TX 78209

***Subject: Architectural Review Board Project Review Application – Final Review - Grove Pl.
Multifamily Project***

To Whom It May Concern,

This letter serves as an introduction to EMBREY and the proposed multifamily project that EMBREY intends to develop at the property that is bound by Arcadia Pl., Cleveland Ct., and Grove Pl., and is addressed as 141 Grove Pl. and 102 Arcadia Pl.

EMBREY is a vertically integrated real estate investment company that develops, constructs, and manages multifamily communities across six states. Founded and headquartered in San Antonio since 1974, EMBREY has a decades long track record of building award-winning communities. For the Grove Pl. project, EMBREY is partnering with San Antonio based Lake Flato Architects on the concept architecture and with HEDK Architects as the architect of record.

EMBREY currently has control of the land and proposes to demolish the existing, 70's vintage, Treehouse Apartments and the building that used to house the St. Peter Prince of the Apostles Catholic School. In their place, EMBREY intends to build a new multifamily building with Class-A amenities for the Alamo Heights community. Conceptually, the building will be 5-story with a basement level and will provide up to 300 units of housing. Maximum height will be 65' and shall be calculated from the proposed average grade of 724'. A pre-cast parking garage will be wrapped with units and will not be seen from the street. EMBREY intends to preserve deep, 25' setbacks from the adjacent streets that will be lushly landscaped, and many of the existing, mature, live oak trees will be preserved. Amenities will include a clubhouse, fitness center, swimming pool, and exterior courtyards. EMBREY is also exploring off-street parallel parking

within the existing right-of-way that will help to accommodate the adjacent retail along Broadway and should improve the flow of traffic on all three surrounding streets.

EMBREY believes that the proposed project is compatible with the existing neighborhood as it is located on a block that is adjacent to the main commercial corridor of Broadway. The site is currently zoned MF-D Multi-family and is bound by a property to the west that is B-1 Business District that is currently occupied by a retail center. The properties on the opposite side of the block to the north are zoned B-2 Business District and MF-D Multi-family. These properties include a multifamily project, two single-family homes, and a condominium building. The properties on the opposite side of the block to the east are zoned MF-D Multi-family. These properties are occupied by apartment buildings. The properties on the opposite side of the block to the south are zoned B-1 Business District, P Parking, and MF-D Multi-family. These properties include a large parking lot and a condominium building. The blocks to each side of the project's block and the blocks directly across from them, are all zoned B-1 Business District, P Parking, or MF-D Multi-family.

Due to the high traffic and commercial nature of Broadway, which is separated from our property by a narrow strip center, the subject property is prime for multi-family development, which helps to transition uses from commercial to single-family in an organic development pattern. A multi-family project in close proximity to retail will help to strengthen the adjacent retail businesses by providing more customers who are within walking distance. A multi-family project also serves as a soft buffer between commercial and single-family as it brings residential character to the block and creates a gradual downzoning of uses. The new sidewalks, pedestrian lighting, street trees, and landscaping that the project will bring will improve the public realm of the block and will make the area feel more residential and walkable.

Lake Flato has designed a contemporary and sophisticated building with colors and materiality that align with the existing character of the neighborhood. The architectural style of the building envelope and the selected materials, such as the white stucco and light brick, are based on the look of many of the buildings in Alamo Heights that face Broadway.

EMBREY anticipates that this project will require a Specific Use Permit (SUP) for approval of the proposed density, height, parking, etc., and will work with the City to formulate the appropriate SUP parameters. Please refer to the attached exhibits for existing and proposed lot coverage calculations and proposed heights. If you have any questions or require further information, please do not hesitate to contact us.

Sincerely,



Brad Knolle

Executive Vice President of Development

EMBREY

SITE DISCOVERY

SITE

PARK

SITE APPROACH

BUS ROUTE

BIKE LANE

BUS STATION

TRAFFIC LIGHT

STOP SIGN

VEHICULAR TRAFFIC DIRECTION

ACTIVE FRONTAGE

CROSSWALK

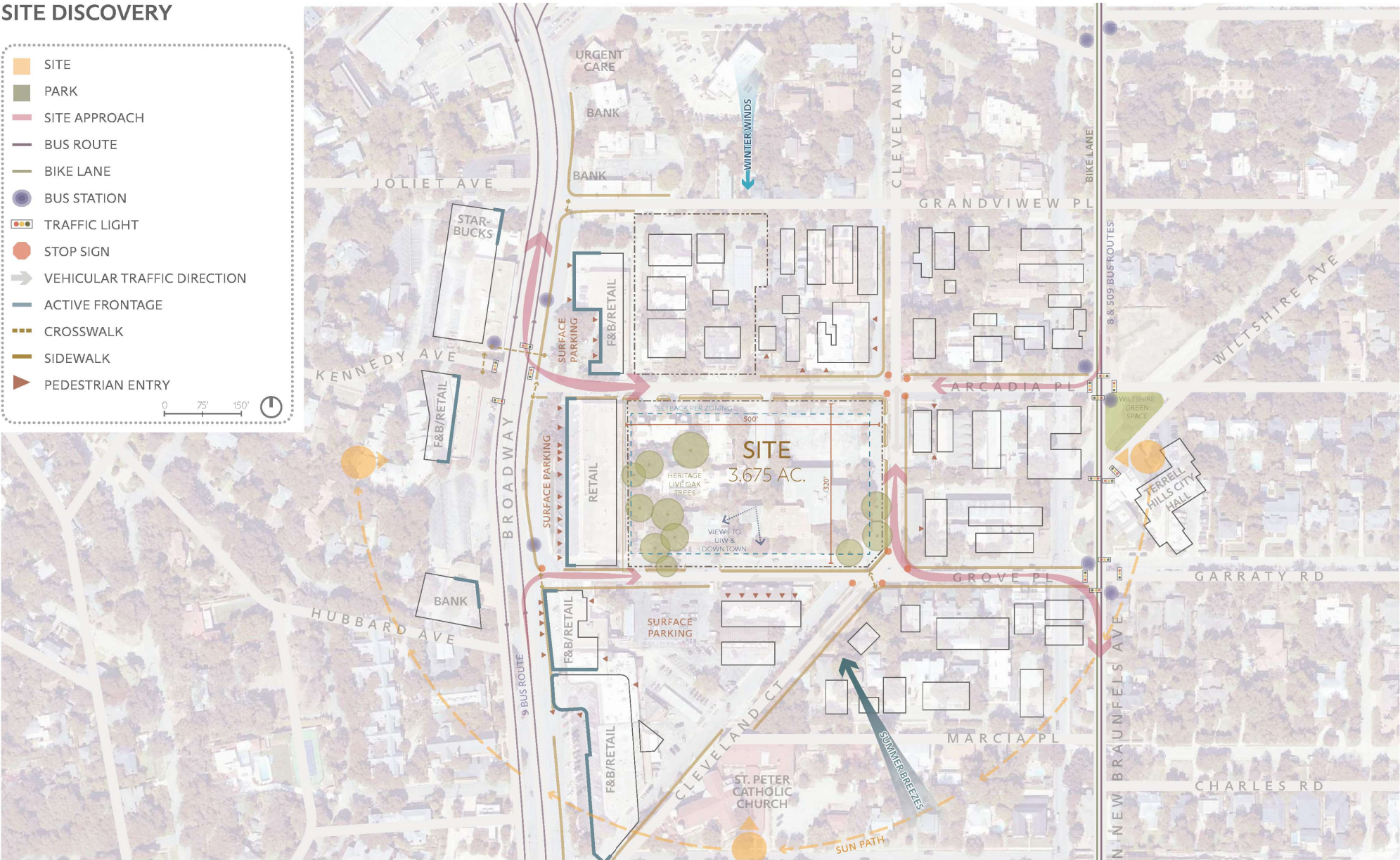
SIDEWALK

PEDESTRIAN ENTRY

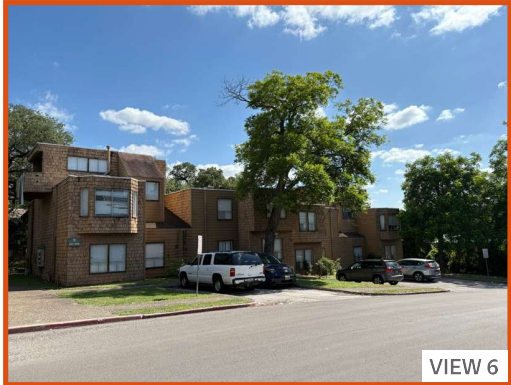
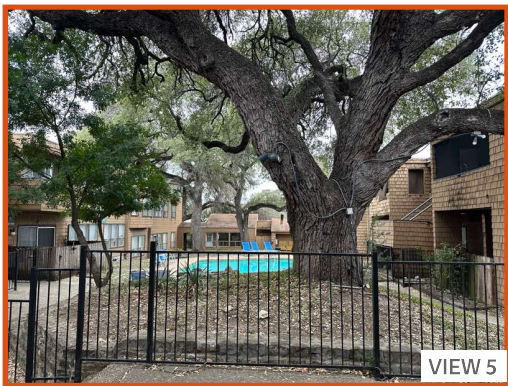
0

75'

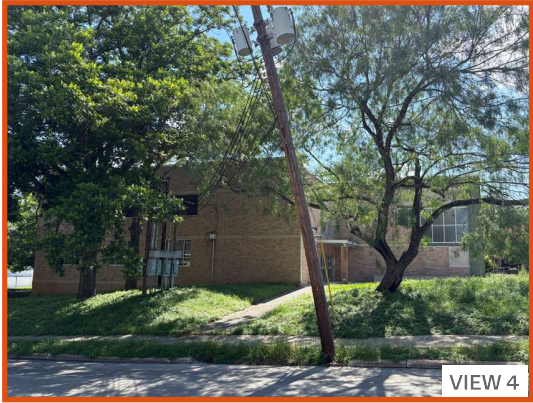
150'



EXISTING BUILDINGS
TREEHOUSE APARTMENTS



EXISTING BUILDINGS
ST. PETER'S SCHOOL



OPPOSING STREET ELEVATIONS



GROVE PLACE FACING SOUTH



ARCADIA PLACE FACING NORTH

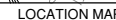
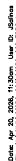


CLEVELAND COURT FACING EAST



ACCESS DRIVE FACING WEST





Horizontal Datum: NAD83 (NA2011) Epoch 2013.00 DISPLAYED IN (SURFACE)
Vertical Datum: NAVD88
Elev: 0000118
SURFACE ADJUSTMENT FACTOR
Grf to Surface marky coordinates by: 1.00017
Surface to Grf marky coordinates by: 0.9998332289

HORIZONTAL AND VERTICAL CONTROL POINTS				
Point #	Northing	Easting	Elevation	Full Description
1	13,723,224.81	2,140,459.50	726.03	CP
2	13,723,338.56	2,140,528.28	730.93	CP
3	13,722,935.88	2,140,496.96	711.11	CP
4	13,722,933.92	2,140,232.02	715.65	CP
5	13,722,932.07	2,139,972.78	717.28	CP
6	13,723,332.30	2,139,982.70	716.97	CP
7	13,723,334.30	2,140,285.20	729.15	CP

- BVL BOLLARD
- BVL BARRIÈRE VÉHICULE
- CD COMPTAGE DE TRAFIC MANUELLE
- ② CO COMMUNICATION, TÉLÉPHONE, CÂBLE POSTES
- ◇ DAP DRAIN MANTEL, PLACETTE
- EAP ELECTRIC RING
- ◇ EV ELECTRIC VEHICLE
- FAU FAUCET
- ◇ FH FIRE HYDRANT
- FP FLAGPOLE
- RAIL
- S & S 1/2-3/4" IN. SQUARE INLET
- ◇ SV SANITARY VALVE
- QUT QUARTER INCH
- ⊕ HANDICAP SPACE
- KCV KICKER/REAR CONTROL VALVE
- ◇ L LAMP POST
- MTR METER
- ◇ PFD POND
- SIGN - ADVERTISING/NOTICE/UTILITY
- UPT UTILITY POLE
- ◇ UPT UTILITY POLE W/TRANSFORMER
- ◇ WTR WATER METER
- ◇ WTR WATER VALVE
- FROD FRODO

CHAIN LINK FENCE
 POST & RAIL/WOOD SPLIT RAIL FENCE
 WOOD FENCE
 OVERHEAD UTILITY

PAPE-DAWSON
2000 NW LOOP 4161 SAN ANTONIO, TX 78213 | 210.375.9000

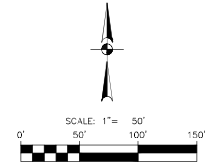
DATE APRIL 2026
CHECKED BDL DRAWN IG
CIVIL JOB NO.
REFERENCE:
SHEET 1 OF 1

PROJECT NAME: TREE HOUSE

DATE: July 1, 2025, 3:40 PM - User: JD - Project: Embrey Grove
File: \\V:\V\00003 - Embrey Grove\2025\070125\00003\00000 - Existing Drainage Area Map.dwg

THE DESIGN HAS BEEN PROVIDED FROM MATERIAL THAT HAS BEEN PREPARED BY OTHERS AND THE DESIGNER HAS NOT BEEN ADVISED OF ANY OTHER DESIGN ERRORS OR OMISSIONS. THE DESIGNER HAS NOT BEEN ADVISED OF ANY OTHER DESIGN ERRORS OR OMISSIONS. THE DESIGNER HAS NOT BEEN ADVISED OF ANY OTHER DESIGN ERRORS OR OMISSIONS.

	Precipitation Area	PA3		Intensity (in/hr)			Peak Flow (cfs)		
Watershed	Area (ac)	C/CN (unitless)	Tc (min)	5	25	100	5	25	100
Existing Conditions									
Watershed A	2.24	0.75	5	7.88	11.00	13.79	13.27	18.52	23.20
Watershed B	0.57	0.75	5	7.88	11.00	13.79	3.39	4.73	5.93
Watershed C	0.87	0.75	5	7.88	11.00	13.79	5.14	7.18	8.99



NO.	REVISION	DATE

PAPE-DAWSON
2000 N. ALCOVE, SUITE 400, ARLINGTON, TX 76010
TEL: 817.375.5000
WWW.PAPE-DAWSON.COM

EMBREY GROVE PLACE
CITY OF ALAMO HEIGHTS, TEXAS
EXISTING DRAINAGE AREA MAP EXHIBIT

PLAT NO.	14154-10
JOB NO.	14154-10
DATE	JULY 2025
DESIGNER	TD
CHECKED BY	DRAWN BY
SHEET	EX-1

ALAMO HEIGHTS PRECEDENTS

LOCAL ARCHITECTURE: HISTORIC & NEW



PROPOSED MATERIAL PALETTE



SIDING & TRIM COLOR *LIGHT BRONZE*



SIDING & TRIM COLOR *SAGE GREEN*



HARDWARE TBD
STATUARY BRONZE



STUCCO *FINE SAND FINISH*



BRICK *CUSTOM GRAY, WHITE, BUFF BLEND
FINAL MIX PERCENTAGES TBD*



WOODTONE SIDING *SUMMER WHEAT ALLURA (SHOWN)*
DOORS & WINDOWS *DARK BRONZE VINYL*

CONCEPT ELEVATIONS



KEY

BRICK	STUCCO	COMPOSITE SIDING
		

CONCEPT ELEVATIONS

EAST ELEVATION - CLEVELAND COURT

Architectural elevation drawing of the East Elevation of Cleveland Court. The drawing shows a multi-story building with a garage entrance at the base. Key features and dimensions include:

- Overall Height:** 61'-4 1/2"
- Garage Entrance:** 730.00
- Garage Stair:** 796.10
- Garage Elevator:** 800.10
- Garage Stair:** 796.10
- Garage:** 784.10
- Levels:**
 - LEVEL 5
 - LEVEL 4
 - LEVEL 3
 - LEVEL 2 (741.42)
 - LEVEL 1 (730.75)
 - BASEMENT (719.09)
- Dimensions:**
 - 3'-0"
 - 10'-8"
 - 10'-8"
 - 10'-8"
 - 10'-8"
 - 10'-8"
 - 13'-2"
 - 4'-0"
- Other Labels:**
 - T.O. GARAGE ELEVATOR (800.10)
 - T.O. GARAGE STAIR (796.10)
 - T.O. GARAGE (784.10)
 - TOP OF PARAPET ROOF
 - 724.00 AVG. GRADE
 - 719.09 FFE
 - GARAGE ENTRANCE 730.00

[illegible]

Architectural elevation drawing of the Southwest Elevation of Treehouse Apartments in Oak Grove. The drawing shows a multi-story building with a mix of brick, stucco, and composite siding. A key on the left identifies the materials. The elevation includes level markers on the right (Level 5, Level 4, Level 3, Level 2 (741.42), Level 1 (730.75), and Basement (719.09)) and finish elevation markers at the base (719.09 FFE, 724.00 Avg. Grade, 730.75 FFE, 729.75 FFE, 724.75 FFE at Fitness, 724.75 FFE at Club). The building features a central entrance with a small canopy and is surrounded by landscaping including trees and shrubs. The drawing is labeled "SOUTHWEST ELEVATION - OAK GROVE" and "LAKE FLATO".

LAKE FLATO



NORTHWEST CORNER - ARCADIA PLACE

Treehouse Apartments | July 2026



NORTHEAST CORNER- ARCADIA PLACE / CLEVELAND CT

Treehouse Apartments | July 2026



SOUTHEAST CORNER- CLEVELAND CT / GROVE PL

Treehouse Apartments | July 2026



FITNESS / OAK GROVE PATIO - GROVE PLACE

Treehouse Apartments | July 2026

TREE CONDITION AND PRESERVATION PLAN

NON HERITAGE TREE

PRESERVED

HERITAGE TREE

PRESERVED

NON HERITAGE TREE

REMOVED

HERITAGE TREE

REMOVED

DEAD TREE

POOR TREE (CONSIDERED DISEASED or DYING)

FAIR CONDITION TREE

GOOD CONDITION TREE

NOTES:

1. TREE SYMBOLS SHOWN ARE 1/2 OF CRITICAL ROOT ZONE

2. SITE DESIGN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE. FINAL SITE DESIGN WILL ACCOMMODATE THE PRESERVATION OF EXISTING TREES.

0

25f

50f



SITE CONCEPT TREE PLAN

EXISTING NON HERITAGE TREE -PRESERVED

EXISTING HERITAGE TREE PRESERVED

EXISTING STREET TREE PRESERVED

PROPOSED 6" CALIPER TREE

PROPOSED 6" CALIPER STREET TREE

NOTES:

1. TREE SYMBOLS SHOWN ARE 1/2 OF CRITICAL ROOT ZONE

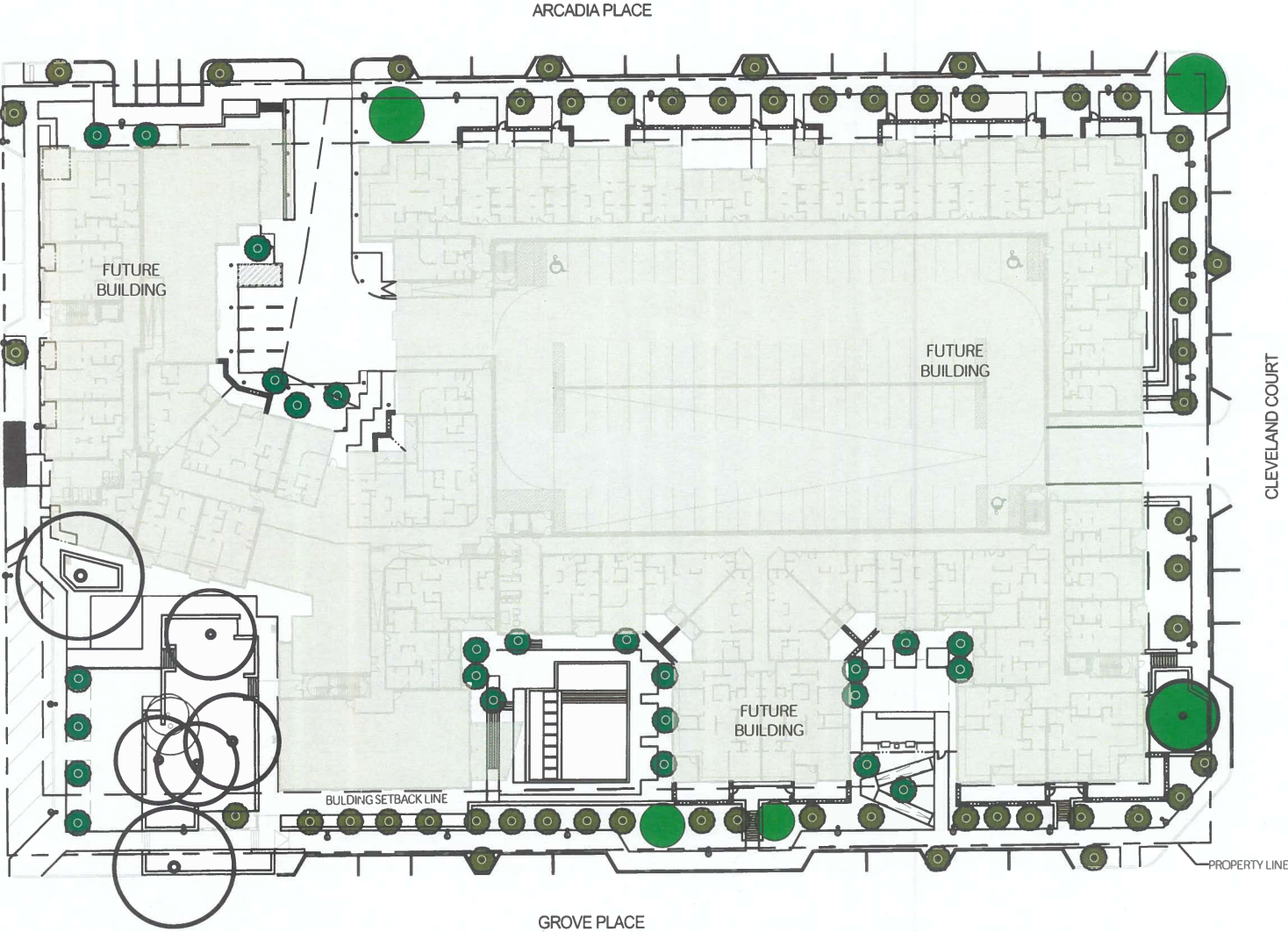
2. SITE DESIGN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE. FINAL SITE DESIGN WILL ACCOMONDATE THE PRESERVATION OF EXISTING TREES.

3. PROPOSED TREE LOCATIONS ARE SCHEMATIC. FINAL LOCATIONS TO BE DETERMINED

0

25I

50I



TREE PRESERVATION CALCULATIONS

TREE INVENTORY									
Tag #	Species	Caliper	Non - Heritage		Heritage 1:1		Heritage 1/2:1		Notes
			Removed	Preserved	Removed	Preserved	Removed	Preserved	
66	Live Oak	38			38				
67	Live Oak	20							In Decline - Hypoxylon
68	Live Oak	19	19						
69	Pecan	12		12					
70	Live Oak	56			56				
71	Live Oak	29			29				
72	Live Oak	26			26				
73	Live Oak	45			45				
44	Live Oak	48				48			
75	Live Oak	8	8						
76	Live Oak	48							In Decline - Trunk Decay
77	Live Oak	33				33			
78	Live Oak	16		16					
79	Live Oak	22		22					
80	Live Oak	31				31			
81	Live Oak	36				36			
82	Live Oak	34				34			
83	Mountain Laurel	7							In Decline - Splitting Trunk
84	Mountain Laurel	6	6						
85	Pecan	26							In Decline - Dead
86	Pecan	39							In Decline - Canopy Dieback
87	Pecan	31							In Decline - Canopy Dieback
88	Pecan	22							In Decline - Dead
89	Pecan	20	20						
90	Pecan	15	15						In Decline - Dead
91	Pecan	15	15						
92	Hackberry	15	15						
93	Cedar Elm	17		17					
94	Cedar Elm	15		15					
95	Anacua	24			24				
96	Mountain Laurel	14							In Decline - Ganoderma
97	Live Oak	20	20						
98	Red Oak	24			24				
99	Walnut	9	9						
100	Red Oak	27				27			
201	Pecan	29			29				
202	Pecan	22	22						
203	Mesquite	22	22						
204	Red Oak	17		17					
205	Crape Myrtle	26			26				
206	Cedar Elm	12	12						
207	Mesquite	11	11						
208	Hackberry	8	8						
209	Pecan	29			29				
210	Red Oak	23		23					
211	Ligustrum	45							In Decline - Insect Damage and Invasive
212	Pecan	31			31				
213	Pecan	10	10						

NOTE:
TREES CONSIDERED 'IN DECLINE' HAVE BEEN
DETERMINED TO BE DISEASED OR DYING

TREE INVENTORY									
Tag #	Species	Caliper	Non - Heritage		Heritage 1:1		Heritage 1/2:1		Notes
			Removed	Preserved	Removed	Preserved	Removed	Preserved	
214	Walnut	12	12						
215	Pecan	12							In Decline - Basal Decay
216	Mountain Laurel	13							In Decline - Ganoderma
217	Mountain Laurel	27							In Decline - Ganoderma
218	Hackberry	18							In Decline - Basal Decay and Cracking
219	Live Oak	21				21			
220	Mountain Laurel	10			10				
221	Pecan	28			28				
222	Pecan	18	18						
223	Pecan	21	21						
224	Crape Myrtle	9	9						
225	Hackberry	12	12						
226	Hackberry	9	9						
227	Yaupon Holly	14	14						
228	Yaupon Holly	13							In Decline - Canopy Dieback
229	Crape Myrtle	13	13						
230	Hackberry	8	8						
231	Photinia	11							Not Counted - Large Shrub Specie
232	Photinia	16							Not Counted - Large Shrub Specie
233	Crape Myrtle	9	9						
234	Crape Myrtle	9	9						
235	Crape Myrtle	11	11						
236	Crape Myrtle	12	12						
237	Crape Myrtle	12							In Decline - Hypoxylon
238	Crape Myrtle	13	13						
239	Crape Myrtle	18	18						
240	Crape Myrtle	17	17						
241	Crape Myrtle	27			27				
242	Crape Myrtle	13	13						
243	Crape Myrtle	8	8						
244	Mountain Laurel	12			12				
245	Pittosporum	10							Not Counted - Large Shrub Specie
246	Mountain Laurel	8			8				
247	Sabal Palm	13			13				
248	Mountain Laurel	9			9				
249	Crape Myrtle	11	11						
250	Pittosporum	10							Not Counted - Large Shrub Specie
251	Photinia	12							Not Counted - Large Shrub Specie
252	Photinia	9							Not Counted - Large Shrub Specie
253	Photinia	9							Not Counted - Large Shrub Specie
254	Photinia	11							Not Counted - Large Shrub Specie
255	Photinia	8							Not Counted - Large Shrub Specie
256	Mountain Laurel	12							In Decline - Gnom
257	Photinia	9							Not Counted - Large Shrub Specie
258	Photinia	11							Not Counted - Large Shrub Specie
259	Photinia	8							Not Counted - Large Shrub Specie
260	Photinia	8							Not Counted - Large Shrub Specie
261	Photinia	10							Not Counted - Large Shrub Specie
262	Photinia	11							Not Counted - Large Shrub Specie
263	Photinia	11							Not Counted - Large Shrub Specie
264	Photinia	17							Not Counted - Large Shrub Specie
Sub. Total Inches			434	122	458	238	0	0	
Total inches by category			556		696		0		
Preservation percentage			22%		34%		-		
Mitigation required (Commercial) =			N/A		458		0		
Total Mitigation Required (Inches)			458						

LANDSCAPE CODE REQUIREMENTS:

TOTAL LOT FRONTAGE: (1,335) LINEAR FEET
(1) 4" CAL. TREE FOR EVERY 25'

STREET TREES:

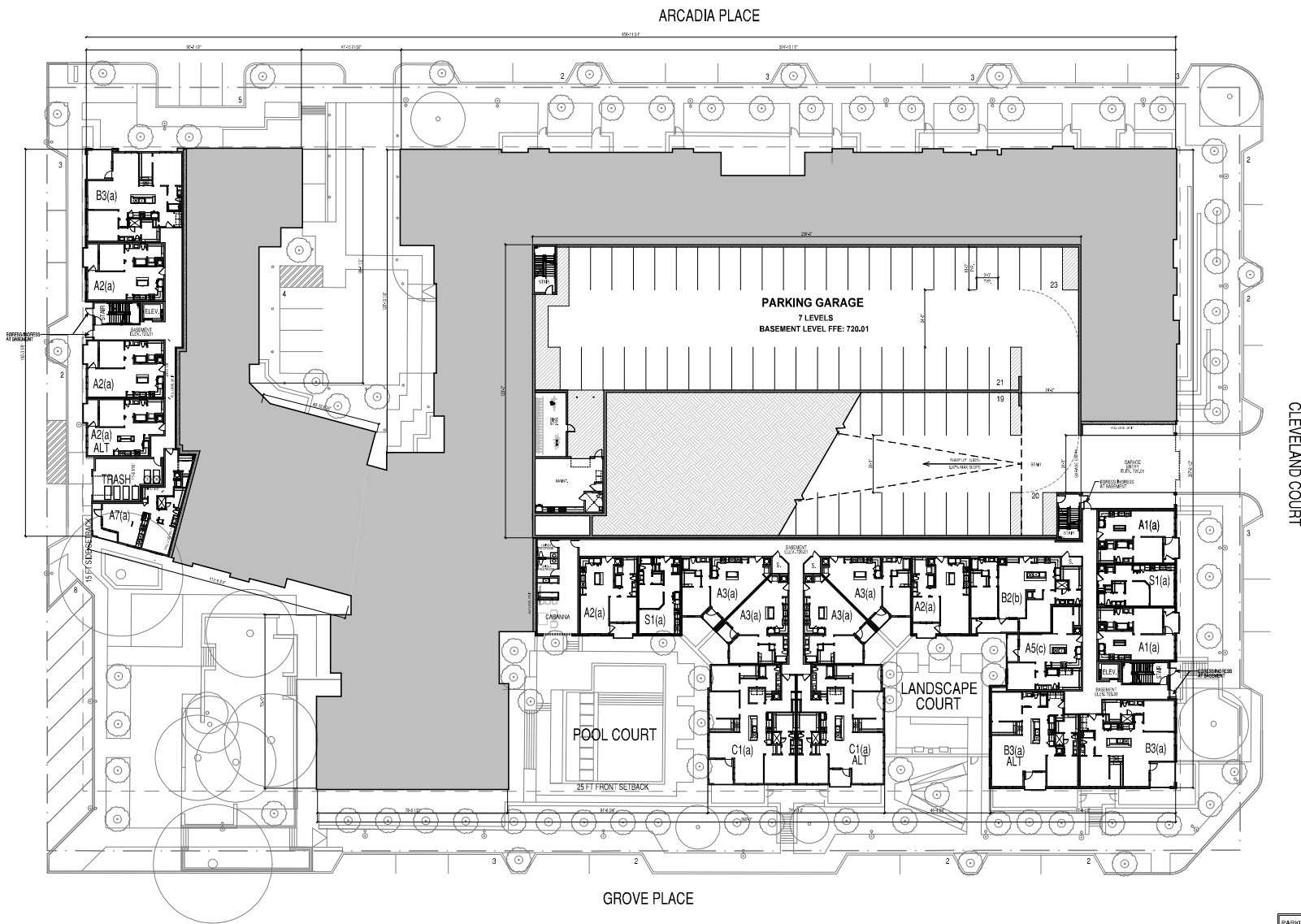
(1335 LF/25') = (54) CANOPY TREES REQUIRED
EXISTING STREET TREES: (5) VARYING CALIPER TREES
PROPOSED STREET TREES: (54) 6" CALIPER TREES
TOTAL STREET TREES PROVIDED: (59) TREES

TREE MITIGATION:

TOTAL INCHES TO BE MITGATED: (458")
PROPOSED TREES: (25) 6" CALIPER TREES
PROVIDED MITIGATED INCHES: (150")

NET MITIGATION: 458" - 150" =308"
MITIGATION COST: \$92,400

NOTES:
1. FEES IN LIEU OF MITIGATION OF \$300 AN INCH SHALL BE PAID PER EACH INCH OF HERITAGE TREE REMOVED.
2. MITIGATION AND MITIGATION COST IS SCHEMATIC IN NATURE. FINAL TABULATIONS SUBJECT TO CHANGE.



PARKING GARAGE ANALYSIS				
LEVEL	STANDARD	ACCESSIBLE		TOTAL
		HC	VAN	
BASEMENT	44	0	0	44
1	77	1	2	80
2	80	2	0	82
3	80	2	0	82
4	80	2	0	82
5	80	2	0	82
6	47	0	0	47
TOTAL	488	9	2	499

1 BUILDING PLAN - BASEMENT
SCALE: 1" = 20'-0"

NOT FOR
REGULATORY APPROVAL,
PERMITTING
OR CONSTRUCTION

REVISIONS

EMREY GROVE PLACE
APARTMENTS IN ALAMO HEIGHTS, TX FOR:
EMREY DEVELOPMENT COMPANY

REVIEW SET NOT TO
BE USED FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION

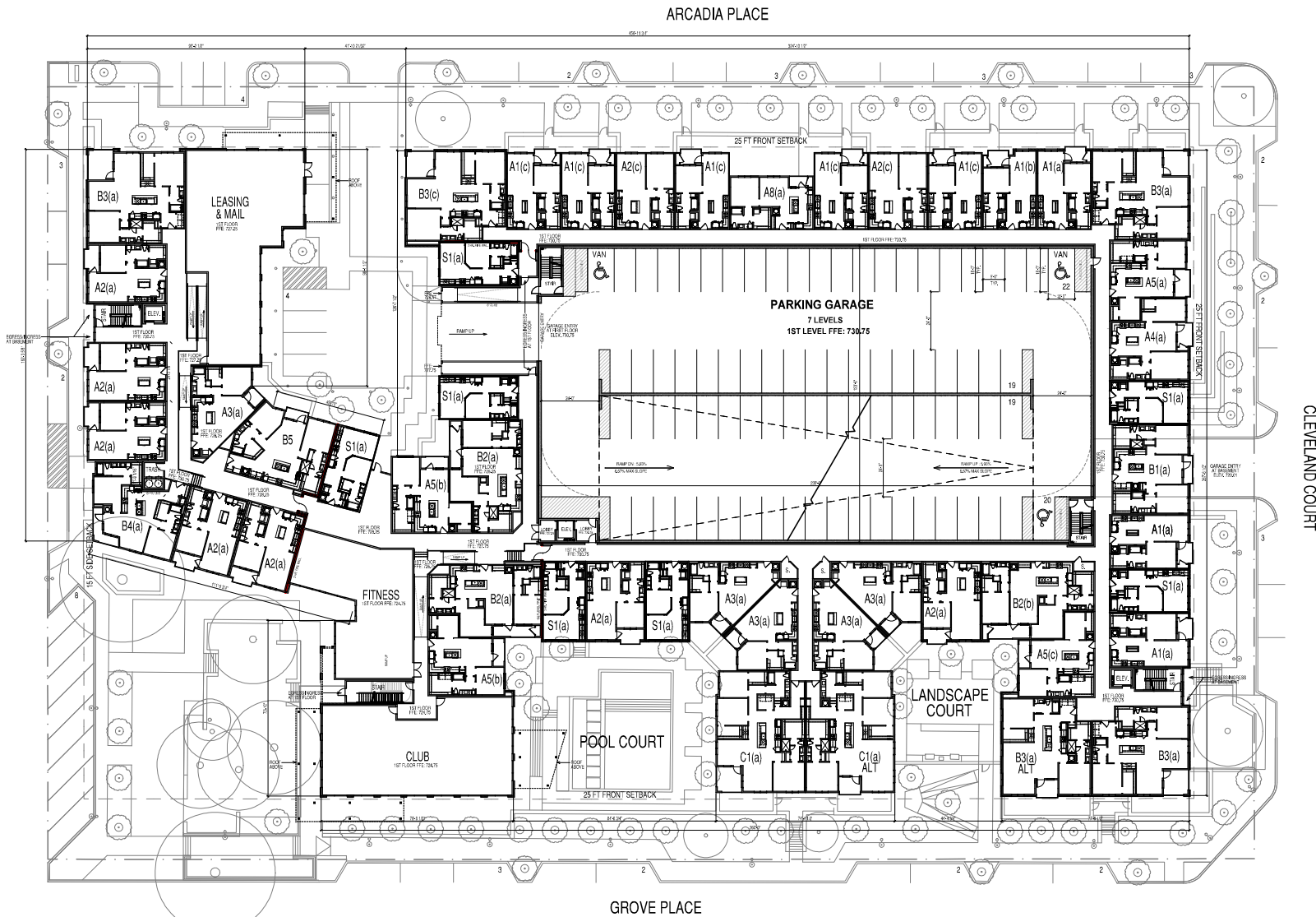
HEDX
ARCHITECTS
1405 ARCADE PARKWAY, ADDISON, TX 75001
972.452.0287

DATE
08-12-2026

PROJECT
26101

SHEET NUMBER
A3-00
BUILDING PLAN
BASEMENT

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CLEVELAND COURT

GROVE PLACE

1 BUILDING PLAN - FIRST FLOOR

SCALE: 1" = 20'-0"

PARKING GARAGE ANALYSIS					
LEVEL	STANDARD	ACCESSIBLE			TOTAL
		HC	VAN		
BASEMENT	44	0	0		44
1	77	1	2		80
2	80	2	0		82
3	80	2	0		82
4	80	2	0		82
5	80	2	0		82
6	47	0	0		47
TOTAL	488	9	2		499

NOT FOR
REGULATORY APPROVAL,
PERMITTING
OR CONSTRUCTION

REVISIONS

EMREY GROVE PLACE

APARTMENTS IN ALAMO HEIGHTS TX FOR:
EMREY DEVELOPMENT COMPANY

REVIEW SET NOT TO
BE USED FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION



DATE
08-12-2026

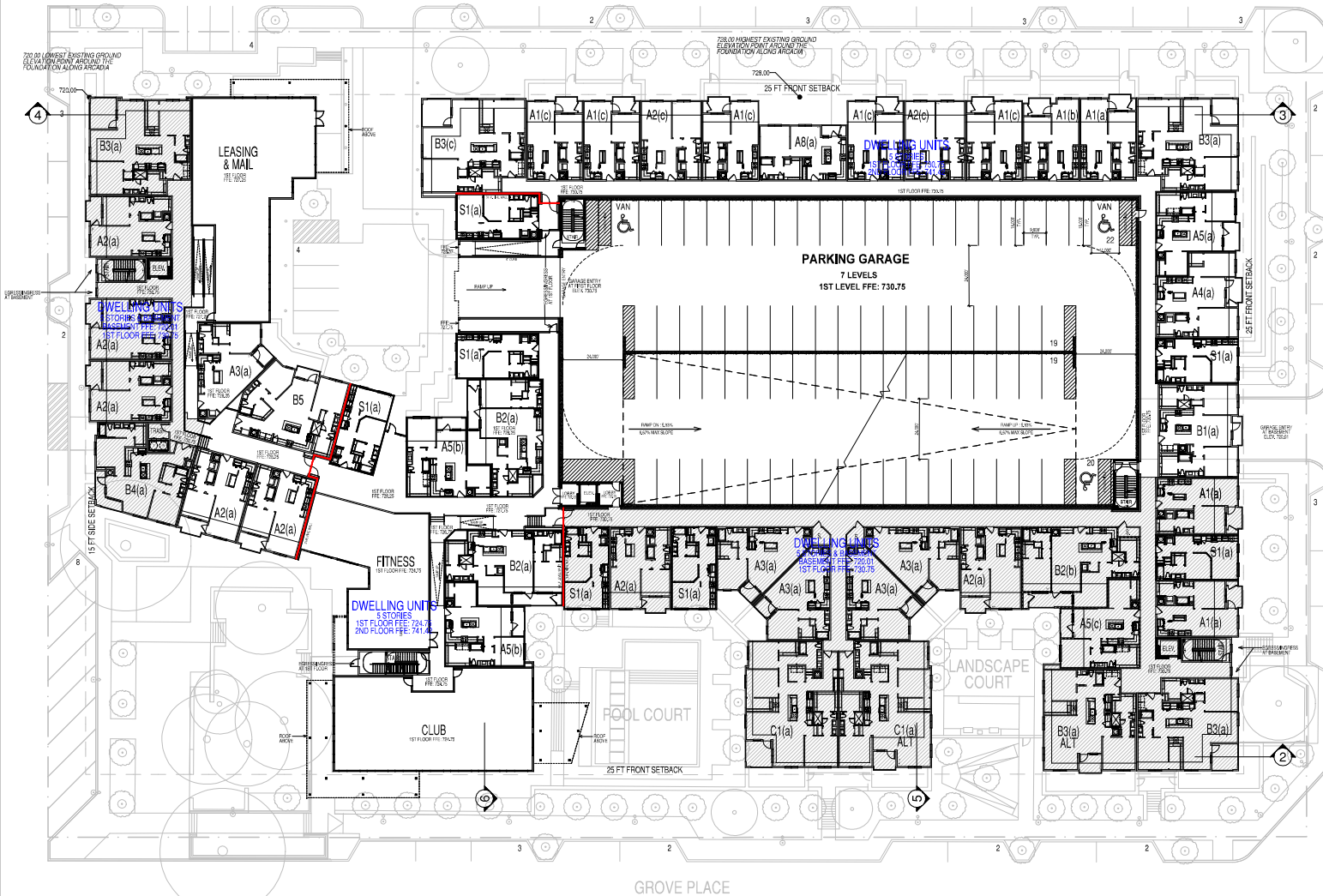
PROJECT
26101

SHEET NUMBER

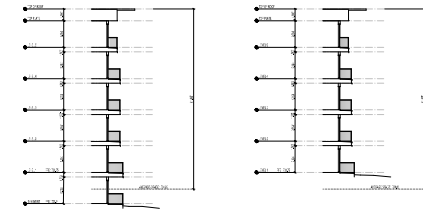
A3-01
BUILDING PLAN
FIRST FLOOR

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ARCADIA PLACE

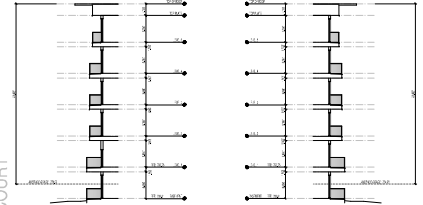


1 SITE PLAN
SCALE: 1" = 20'-0"



2 CORNER OF GROVE PLACE & CLEVELAND COURT
SCALE: 1" = 20'-0"

3 CORNER OF ARCADIA & CLEVELAND COURT
SCALE: 1" = 20'-0"



4 CORNER OF ARCADIA & ALLEY
SCALE: 1" = 20'-0"

5 GROVE PLACE ELEV.
SCALE: 1" = 20'-0"



6 GROVE PLACE ELEV.
SCALE: 1" = 20'-0"

HEIGHT DEFINITION PER CODE OF ORDINANCES:
FOR THE PURPOSES OF ZONING DISTRICTS OTHER THAN THE SF-A AND SF-B DISTRICTS, HEIGHT IS DEFINED AS FOLLOWS: THE VERTICAL DISTANCE OF A BUILDING MEASURED FROM THE AVERAGE ESTABLISHED GRADE AT THE STREET LINE OR FROM THE AVERAGE NATURAL FRONT YARD GROUND LEVEL, WHICHEVER IS HIGHER, TO (1) THE HIGHEST POINT OF THE ROOF'S SURFACE IF A FLAT SURFACE, (2) THE DECK LINE OF MANARD ROOFS, OR (3) THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGES FOR HIP AND GABLE ROOFS. IN MEASURING THE HEIGHT OF A BUILDING, THE FOLLOWING USES SHALL BE EXCLUDED TO THE EXTENT OF EIGHT (8) FEET OF ADDITIONAL HEIGHT: CHIMNEYS, COOLING TOWERS, ELEVATOR BULKHEADS, PENTHOUSES, TANKS, WATER TOWERS, ORNAMENTAL CUPOLAS, DOMES OR SPIRES, AND PARAPET WALLS.

AVERAGE NATURAL FRONT YARD GROUND LEVEL IS THE AVERAGE OF THE HIGHEST AND LOWEST EXISTING GROUND ELEVATION POINTS, AROUND THE FOUNDATION ALONG ARCADIA: $(728.00 + 720.00) / 2 = 724.00$

AVERAGE GRADE: 724.00

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION	REVISIONS	EMREY GROVE PLACE		REVIEW SET NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.	HECK ARCHITECTS 4595 EXCEL PARKWAY, ADDISON, TX 75001 214.529.8878 heck.com	DATE	SHEET NUMBER
		APARTMENTS IN ALAMO HEIGHTS, TX FOR: EMREY DEVELOPMENT COMPANY				08-12-2026	A1-02
						PROJECT	SITE SECTIONS
						26101	

HEDK Architects
HEDK Project Number: 26101
Date: 8/10/2026

Average 1 BDRM SF	707.57 S.F.
Average 2 BDRM SF	1270.29 S.F.
Average 3 BDRM SF	1747.50 S.F.
Average Unit SF	913.06 S.F.

UNIT DATA															
Unit Type	Net Square Footage (Sq. Ft.)	Total Net Square Footage	Balcony Sq. Square Footage	Net-Balc. Sq. Square Footage	Gross-Balc. Sq. Square Footage	Balcony Square Footage	Gross Square Footage	Total Gross Square Footage	Total Number Unit Count/Units	Total Number Unit/Unit	Total Number Bedroom Types	Total Number Beds	Unit Count/Units	Unit Types	Bedroom Types
St(a)	560	21,878	0	560	21,878	0	560	21,878	37	37	207	37	17,420	12.52%	68,461
St(b)	560	11,666	0	560	11,666	0	560	11,666	17	47	17	8	8	15.75%	
A(a,b)	661	3,363	11	672	3,363	59	731	3,363	3			3	3		
B(a)	661	16,900	11	676	16,900	57	733	16,922	25			29	8,399		
B(b)	772	38,361	0	772	38,361	70	842	41,877	51	62	0	17,115	20.81%		
C(a)	780	7,846	0	780	7,846	0	780	7,846	10		0	1,383			
C(b)-A (a)	780	7,846	0	780	7,846	0	780	7,846	10		0	1,383			
A(a)	780	22,862	0	780	22,862	49	829	24,188	29	29	29	9,729	9.73%		
B(a)	932	4,663	0	932	4,700	53	1,005	5,025	5	5	5	1,689	1.68%		
B(b)	833	4,154	0	833	4,154	28	860	4,454	5	21	2	1,689			
A(b)	833	3,330	833	833	3,330	0	833	3,330	10		11	3			
A(c)	850	5,154	0	850	5,154	59	918	5,508	9		0	2,015			
B(a)	1,060	11,853	0	1,060	11,853	168	1,327	13,249	1		0	3,024	0.00%		
A(b)	860	860	0	860	860	39	899	948	0	5	0	3,024	0.24%		
B(b)	860	4,300	0	860	4,300	98	1,400	4,730	5	1	5	1,689	1.68%		
B(a)	1,130	10,335	0	1,130	10,335	48	1,200	10,730	1		18	3,024	3.02%		
B(b)	1,161	11,810	11	1,172	11,756	72	1,289	12,763	15	19	23	3,024	5.97%		26,511
B(b)	1,189	7,134	22	1,211	7,266	121	1,330	7,592	9		18	3,024			
B(a)	1,330	27,630	0	1,330	27,630	114	1,544	30,324	21	40	42	7,004	13.42%		
B(b)	1,351	1,351	0	1,357	1,357	1	1,361	1,361	0		0	3,024			
B(c)	1,372	8,860	0	1,372	8,860	130	1,599	7,510	0		10	1,689			
B(c)	1,362	0	0	1,362	0	135	1,497	0	0		0	3,024			
C(b)-A (a)	1,362	19,360	0	1,362	19,360	28	1,408	20,248	14		28	4,070			
B(a)	1,533	5,665	84	1,513	5,665	84	1,217	6,049	5	5	10	1,689	1.68%		
B(b)	1,421	6,202	0	1,421	6,202	53	1,704	6,470	0	0	10	1,689	1.68%		
B(b)	1,532	1,532	0	1,532	1,532	0	1,532	1,532	0	0	10	1,689	1.68%		
C(a)	1,720	10,320	113	1,833	11,004	6	1,839	11,004	6	12	12	18	2,013	4.03%	
C(b)-A (a)	1,770	10,650	0	1,770	10,650	68	1,843	11,050	6		18	2,013			
Totals		272,901			272,900			290,736			298	401			100,000

Parking Required		457
	Parking Garage	
		Standard 488
		Accessible 9
		Accessible Van 2
Parking Provided		499

1.67 P/UNIT
1.24 P/BED

Floor	Basement	1	2	3	4	5	6
Total Gross Floor	17,470	28,362	28,362	28,362	2,836	28,362	17,440
Total Gross	151,197						

APARTMENT BUILDING DATA								Total
BLDG Type								
Floor	Basement	1	2	3	4	5		
Unit Type								
S1(a)	2	1	7	7	2	2	37	
A1(a)	2	3	3	3	3	3	17	
A1(b)	2	1	1	1	1	1	5	
A1(c)	5	5	5	5	5	5	25	
S2(a)	4	7	10	10	10	10	51	
S2(b)								
S2(c)		2	2	2	2	2	10	
C2-A1(a)	1						1	
A3(a)	4	5	5	5	5	5	29	
A4(a)	1	1	1	1	1	1	5	
A5(a)	1	1	1	1	1	1	6	
A5(b)	2	2	2	2	2	2	10	
A5(c)	1	1	1	1	1	1	6	
A6(a)							0	
A7(a)							1	
A8(a)	1	1	1	1	1	1	5	
B1(a)	1	2	2	2	2	2	9	
B2(a)	1	2	4	2	2	2	10	
B3(a)	1	1	1	1	1	1	5	
B3(b)	2	3	4	4	4	4	21	
B3(c)							0	
B3(d)	1	1	1	1	1	1	5	
B3(e)							0	
B3-A1(a)	1	1	3	3	3	3	14	
B4(a)	1	1	1	1	1	1	5	
B5(a)	1	1	1	1	1	1	5	
B6(a)			1	1	1	1	4	
C1(a)	1	1	1	1	1	1	6	
C1-A1(a)	1	1	1	1	1	1	6	
Totals Units								
Total Units	21	49	57	57	57	57	57	
Total Units								
Ftn Area	296						296	
Total Unit Net	19,914	43,562	52,361	52,361	52,361	52,361		
Ftn Area	272,926						272,926	
Calories	725						725	
Swaps/Expense		3,161					3,161	
Leasing								
Swaps/Expense		2,163					2,163	
Fitness								
Swaps/Expense		3,048					3,048	
Club								
Swaps/Expense								
Total Net	282,019						282,019	
Ftn Area								
Total Gross	23,362	69,149	66,800	66,800	66,800	66,800		
Floor								
Total Gross	364,774						364,774	

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REVISIONS

EMREY GROVE PLACE

APARTMENTS IN ALAMO HEIGHTS, TX FOR:
EMBREY DEVELOPMENT COM

REVIEW SET NOT TO
BE USED FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION.

HEAD ARCHITECTS
1595 EXCEL PARKWAY, ADDISON, TX 75001
214.520.8878
headk.com

DATE
08-12-2026

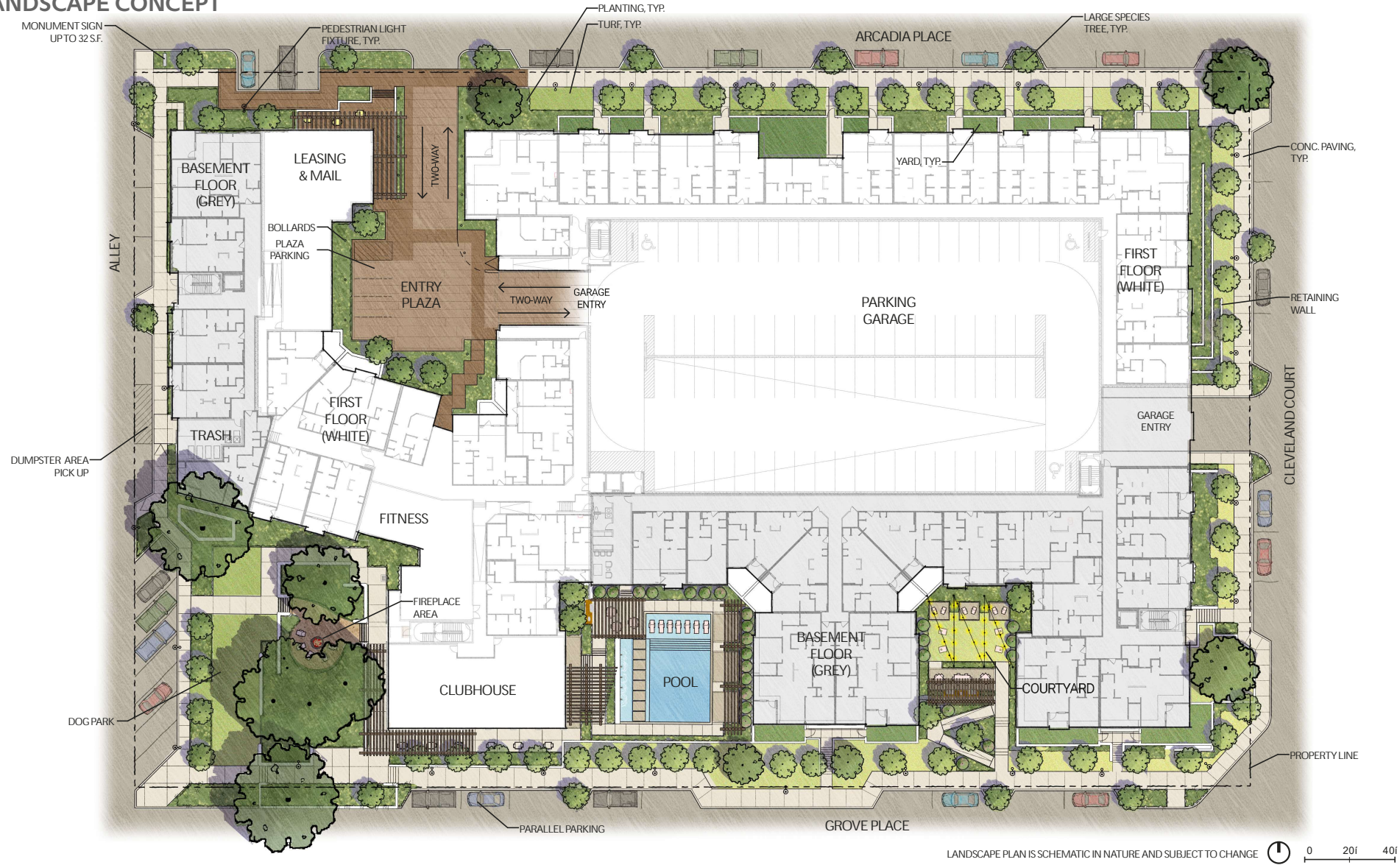
PROJECT
26101

SHEET NUMBER

A0-02

UNIT TABULATION

LANDSCAPE CONCEPT

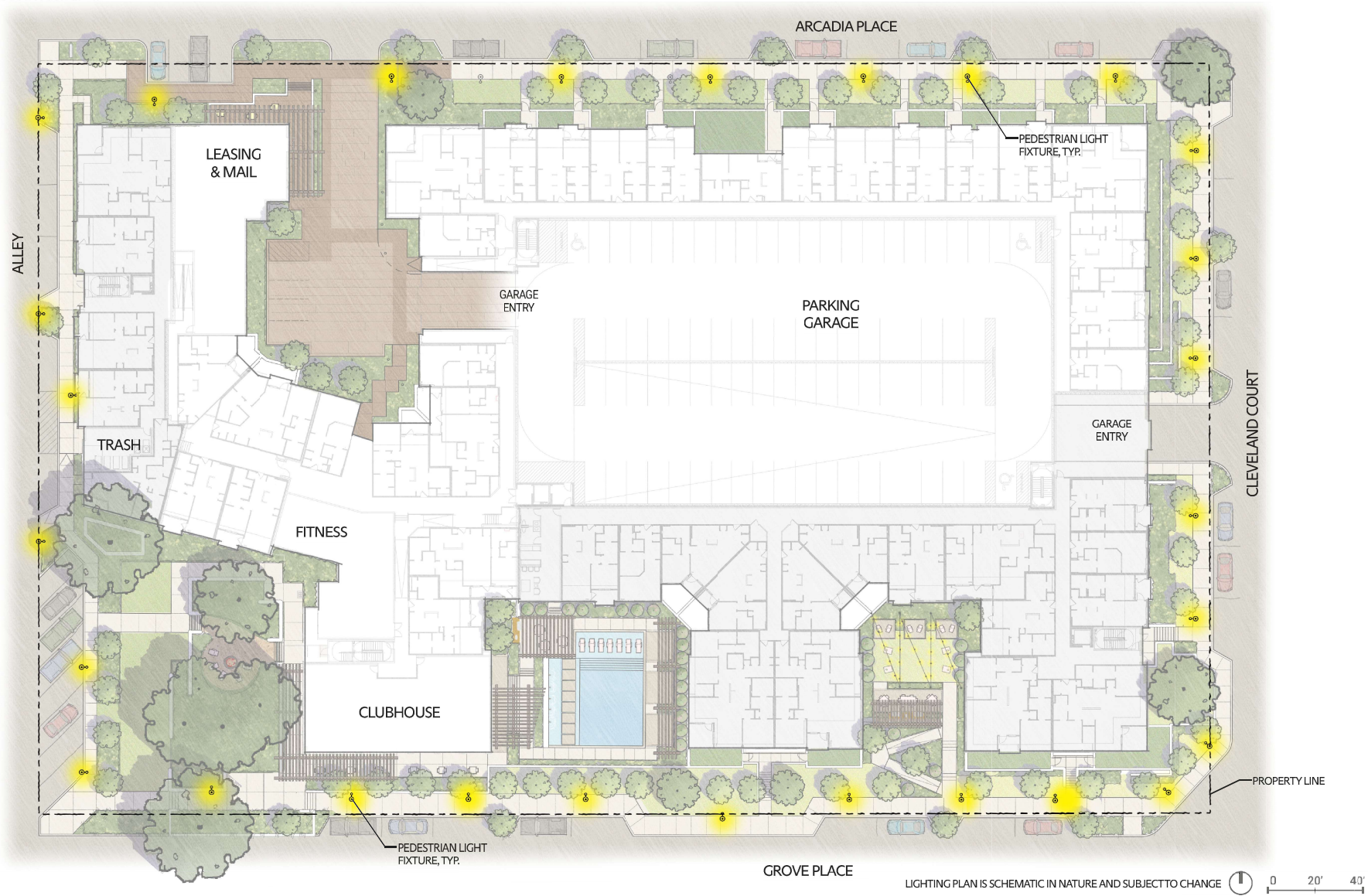


LANDSCAPE PLAN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE

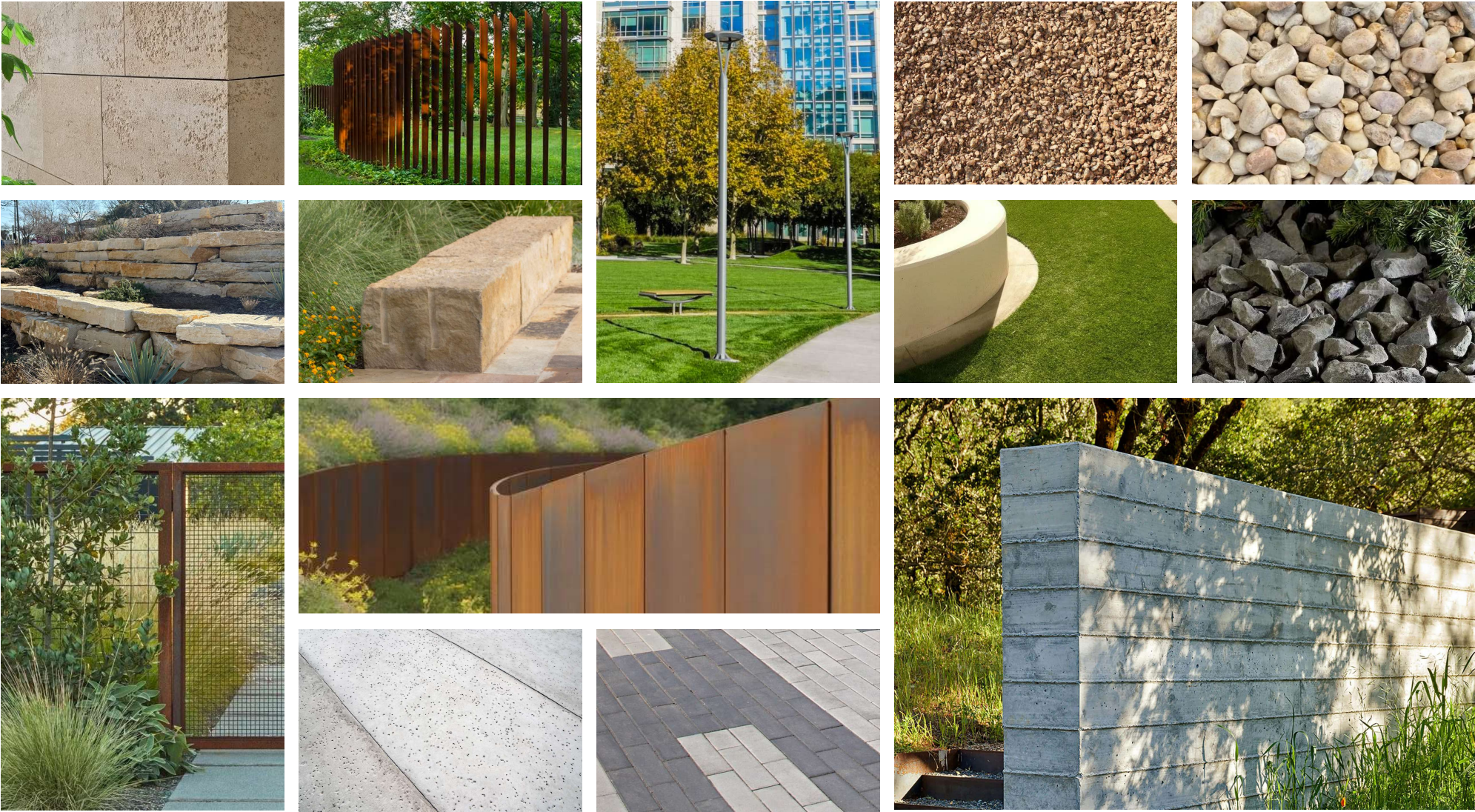
LANDSCAPE BUFFER CONCEPT



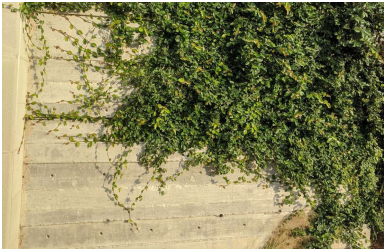
LIGHTING CONCEPT



SITE MATERIALS INSPIRATION



PLANTING INSPIRATION



PLANTING PALETTE

TREES



Live Oak
Quercus virginiana



Shumard Oak
Quercus shumardii



Cedar Elm
Ulmus Crassifolia

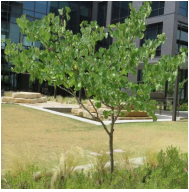


Eve's Necklace
Styphnolobium affine



Lacey Oak
Quercus Laceyi

ORNAMENTAL TREES



Texas Redbud
Cercis canadensis
Var. *Texensis*



Texas Mountain
Laurel
Dermatophyllum secundiflorum



Dwarf Palmetto
Sabal minor



Desert Museum
Polo Verde
Cercidium x 'Desert Museum'



'Bubba' Desert
Willow
Chilopsis Linaeris
'Bubba'



Yaupon Holly
Ilex Vomitoria

SHRUBS



Texas Sage
Leucophyllum frutescens



Golden Thryallis
Galphimia glauca



Mexican Honeysuckle
Justicia spicigera



Tree Philodendron
Philodendron selloum



Blue Plumbago
Plumbago auriculata



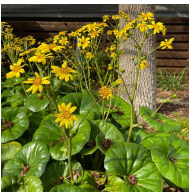
Sandankwa Viburnum
Viburnum suspensum



Lindheimer Muhly
Muhlenbergia lindheimerii



Chinese Fringe Flower
Loropetalum chinense



Leopard Plant
Farfagium japonicum



Bicolored Iris
Dietes bicolor



Cast Iron Plant
Aspidistra elatior



River Fern
Thelypteris kunthii



Variegated Ginger
Alpinia zerumbet



Asparagus Fern
Asparagus setaceus

PLANTING PALETTE

GROUND COVERS



Purple Heart
Tradescantia pallida



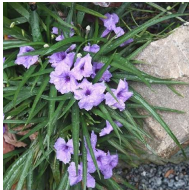
New Gold Lantana
Lantana 'New Gold'



Trailing Purple Lantana
Lantana montevidensis



Silver Ponyfoot
Dichondria argentea



Blue Dwarf Ruellia
Ruellia brittoniana 'Katie'



Texas Sedge
Carex texensis



Liriope
Liriope muscari

ACCENT PLANTS / VINES



Red Yucca
Hesperaloe parvifolia



Crive Leaf Yucca
Yucca recurvifolia var. tristis



Parry's Agave
Agave parryi



Spineless Prickly Pear
Opuntia ellisiana



White Spider Lily
Hymenocallis 'Tropical Giant'



Cross Vine
Bignonia capreolata



Star Jasmine
Trachelospermum jasminoides