



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

Architectural Review Board Meeting
December 19, 2023 – 5:30 P.M.

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, December 19, 2023 at 5:30pm** 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.

INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 Meeting ID 868 0184 5240. If you would like to speak on a particular item, when the item is considered, press *9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

Case No. 912F – 255 Claywell Dr

Request of Aaron Recko & Cosmo Guido, owners, for the significance review of the existing main structure and compatibility review of the proposed design located at 255 Claywell Dr in order to demolish 100% of the existing residence and construct a new single-family residence with detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

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. 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 at <http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/> and at the Community Development Services Department located at 6116 Broadway St. Floorplans will not be available online. You may contact Michelle Ramos, Planner, at 210-832-2239 or mramos@alamoheightstx.gov, Lety Hernandez, Director, at 210-832-2250 or lhernandez@alamoheightstx.gov, or our office at (210) 826-0516 for additional information regarding this case.

NOVEMBER 13, 2023

City of Alamo Heights

Attn: Alamo Heights Architectural Review Board

6116 Broadway, Alamo Heights, TX 78209

Re: 255 Claywell Dr

To Whom It May Concern,

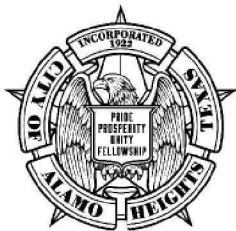
This is a letter formally requesting consideration for the 100% demolition of all existing structures at 255 Claywell Dr. The current home has significant foundation deflection and termite damage, plumbing issues, and most notably hazardous electrical issues.

An investigation to rehabilitate the existing structure has been conducted and determined not to be a viable option. It is now our intent to pursue 100% demolition and build a new single-family home with alley access detached 2-car garage. The architectural design draws upon elements from many of the surrounding homes, utilizing both brick and siding, as well as a front fireplace chimney. Craftsman detail such as exposed rafter tails have also been incorporated into the design to ensure harmony with the adjacent homes.

Sincerely,

Aaron Recko & Cosmo Guido

OWNERS, 255 CLAYWELL DR



City of Alamo Heights
Residential Permit Application*

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 Broadway, Alamo Heights, Texas 78209
CDS Dept. v: (210) 826-0516 f: (210) 832-2299
Fire Dept. v: (210) 824-1281 f: (210) 828-3006

General Permit Information [Please print legibly]			Permit # (assigned by Staff):		
Project Address: 255 Claywell Dr			Application Date:		
Project Type – Please check all that apply: <input checked="" type="checkbox"/> New construction 4164 sq. ft. <input type="checkbox"/> Addition _____ sq. ft. <input type="checkbox"/> Remodel/Alterations _____ sq. ft. <input type="checkbox"/> Demolition <input type="checkbox"/> Pool/Spa <input type="checkbox"/> Fence <input type="checkbox"/> Retaining Wall <input checked="" type="checkbox"/> Mechanical <input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Irrigation <input checked="" type="checkbox"/> Landscape <input checked="" type="checkbox"/> Tree Pruning/Removal <input type="checkbox"/> Other _____					
Materials (if applicable): Roof <u>Asphalt Shingles</u> Exterior Walls <u>Brick and Siding</u> Foundation <u>Concrete Slab on Grade</u> Flatwork <u>Concrete and Permeable Pavers</u>					
Is the property in the 100-Year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Does this project involve any removal of trees? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Estimated cost of construction (includes material & labor): \$ 750,000			Total square footage of project: 5464		
Estimated cost of demolition (if applicable): \$ 15,000					
Check One: <input type="checkbox"/> Architect/Engineer <input type="checkbox"/> Registered Contractor <input checked="" type="checkbox"/> Home/Property Owner* Aaron Recko & Cosmo Guido					
Scope of Work (This section must be filled out. If more space is needed, another sheet may be attached.) <u>100% Demolition of all existing structures, concrete, fence, and trees.</u> <u>The construction of a new 4164 SF single family home with 2-car detached garage.</u>					
Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)	Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	10350	10350	Footprint of all structures	2164	3350
Main house: 1st floor*	1564	2302	Driveway/Parking Pad	488	382.5
Main house: 2nd floor	0	1862	Walkways	385	270
Front porch*	23	123	Swimming Pool/Spa	0	0
Side porch*	0	0	Other impervious cover: <u>Basketball Court</u>	766	0
Rear porch*	213	275	Total Impervious Cover:	3803	4002.5
Garage/Carport: 1st floor*	600	650	Stormwater Development Fee:		
Garage: 2nd floor	0	0	Impervious Cover within Front Yard Setback Area	Existing (in sq. ft.)	Proposed (in sq. ft.)
Shed*	0	0	Front yard setback area	2250	2250
Breezeway*	0	0	Footprint of any structure(s)	0	0
Covered patio structure*	0	0	Driveway/Parking Pad	0	0
Other accessory structures*	0	0	Walkways	140	150
Total Square Footage:	1564	4164	Other impervious cover: _____	0	0
Total Lot Coverage*:	2400 / 23.2%	3350 / 32.4%	Total Impervious Cover within Front Yard Setback:	140 / 6.2%	150 / 6.7%
Total FAR:	2164 / .209	4814 / .465			
Max. 40% lot coverage for SF-A and SF-B Districts			Max. 30% impervious cover within front yard setback for SF-A and SF-B Districts Max. 65% impervious coverage for 2F-C Districts		

*Failure to provide any information required on or along with this application will result in refusal to accept submission of this application and associated plan documents until all information required is provided.

**Projects undertaken by the home/property owner which reflect typical contractor related work such as grading, excavation, and demolition, or which utilizes equipment atypical to a home/property owners work shall be limited by the authorized hours of construction as would a typical general contractor.

I hereby acknowledge that I have read and completed this application and know the same to be true and correct. This project as submitted complies with the International Code series and NEC, as currently adopted by the City of Alamo Heights, and with the Code of Ordinances of the City of Alamo Heights. I hereby acknowledge that no work has or will commence on the proposed project until an approved permit is received. All provisions of laws and ordinances governing the proposed work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any federal, state or local ordinances regulating construction, the performance of construction or the use of any land or buildings.

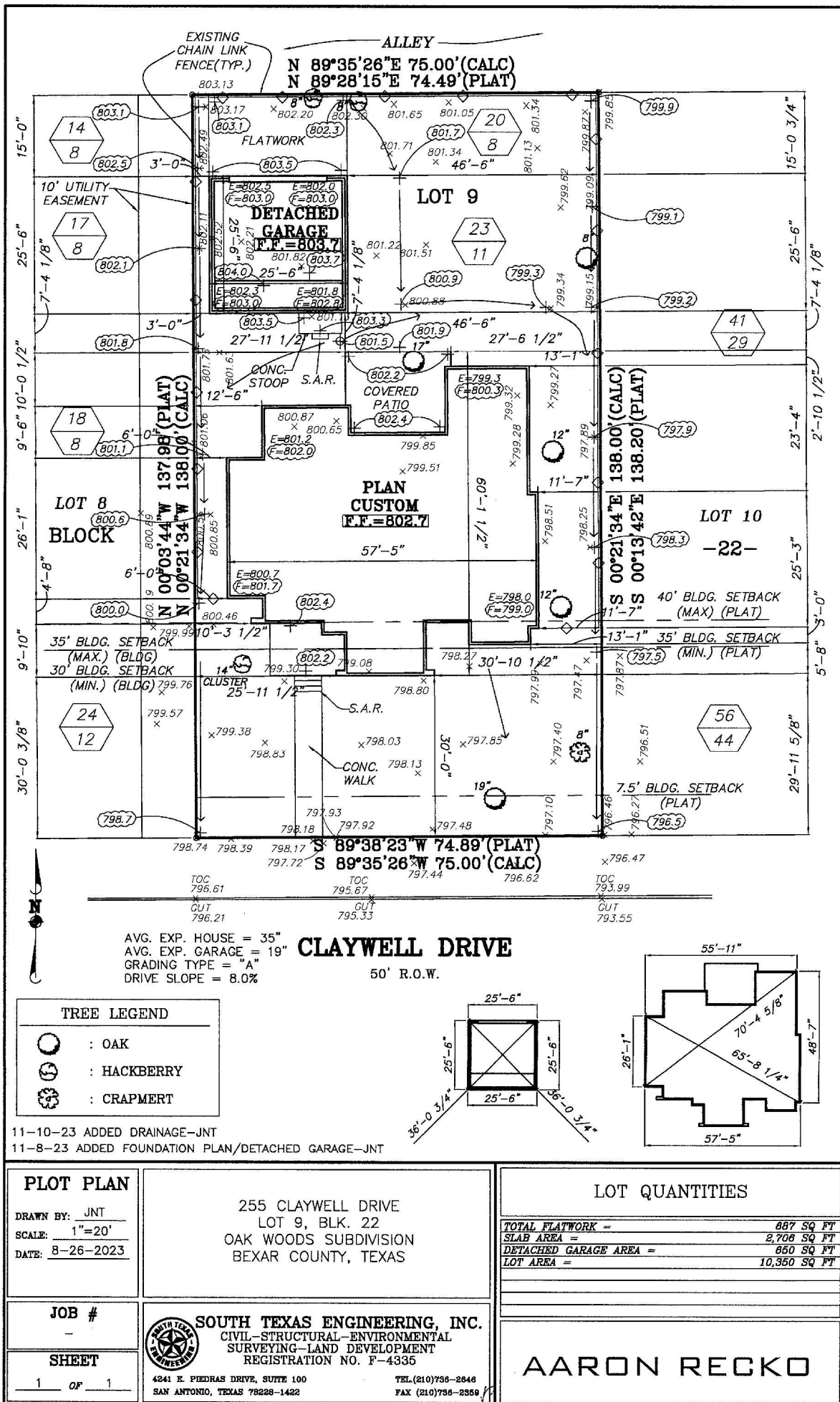
Signature of Property Owner (if applicable)

Date: _____

Signature of Permit Applicant

Permit Applicant is ☐ Architect/Engineer, ☐ Registered Contractor, or ☒ Authorized Agent

Date: _____



EXSISTING CONDITIONS



FRONT



RIGHT



REAR



LEFT



TERMITE DAMAGE



Presents Custom Home Documents

AARON RECKO & COSMO GUIDO
255 CLAYWELL DRIVE
ALAMO HEIGHTS, TX 78209

LIMITED CONSTRUCTION LICENSE FOR BLUEPRINTS

READ PRIOR TO CONSTRUCTION

UPON CONSTRUCTION OF THIS HOME, THE PLAN PURCHASER STATED BELOW
AGREES TO THE FOLLOWING TERMS:

AARON RECKO & COSMO GUIDO, AS THE ORIGINAL PURCHASER OF PLAN
"3769-2633-0823".

IS HEREBY GRANTED A LIMITED, NON-EXCLUSIVE AND NON-TRANSFERABLE
LICENSE TO BUILD ONE (1) AND ONLY ONE (1) HOME DEPICTED IN THIS PLAN.
USE OF THIS PLAN TO BUILD ONE (1) HOME OR ANY MODIFIED AND/OR
ALTERED VERSION OF THIS HOME IS STRICTLY PROHIBITED AND PROTECTED
BY FEDERAL COPYRIGHT LAWS.

JOB # 3769-2633-0823

WWW.FRUSTERIO.COM

DESIGNER OF THE SOUTHERN LIVING IDEA HOUSE

BY WISDOM A HOUSE IS BUILT,
AND THROUGH UNDERSTANDING IT
IS ESTABLISHED-PROVERBS 24:3



A I	AMERICAN INSTITUTE OF BUILDING DESIGN
B D	PROFESSIONAL MEMBER

**CUSTOM HOME DOCUMENTS FOR:
AARON RECKO & COSMO GUIDO
255 CLAYWELL DRIVE**

frustorio
create michan

OF	SHEET	DESIGN DATE:
		OCTOBER 16, 2023
		PLOTTING TIME:

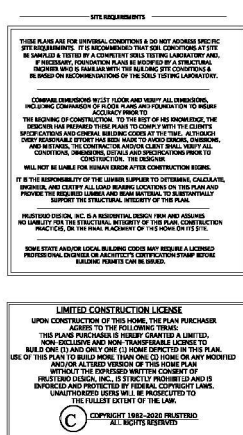
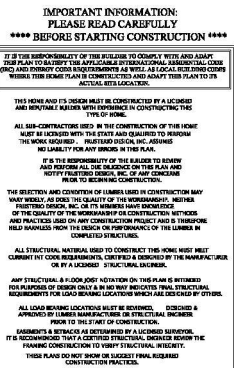
02:51 PM

STAYING THE CASE AND PROCEEDINGS

ALAMO HEIGHTS, TX 78209

THIS PLAN AND ITS DESIGN COMPOSITION IS PROTECTED UNDER FEDERAL COPYRIGHT LAWS AND ENFORCED BY COPYRIGHT ATTORNEYS SIROTE & PERMUTT P.C., BIRMINGHAM, ALABAMA -

SELL ALL OR PART OF MY HOME FLOOR DESIGNS.



IMPORTANT NOTES:

SCALE ALL STUCCO DETAILS FROM THE ELEVATION DRAWINGS.

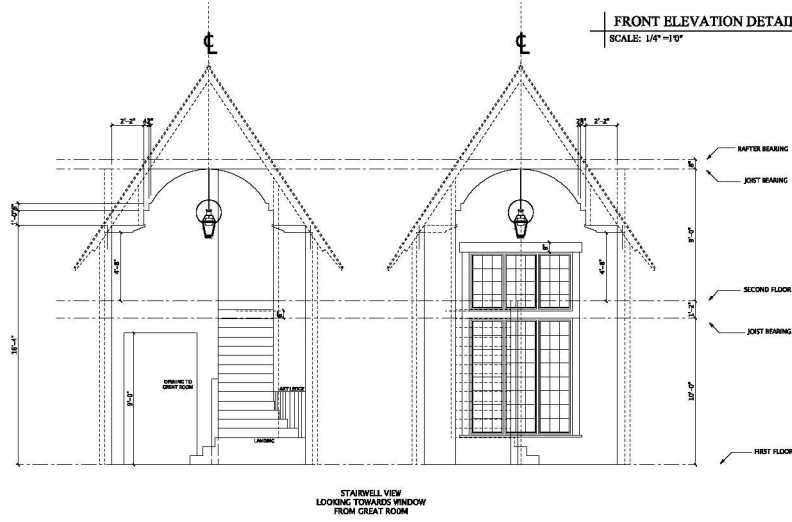
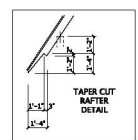
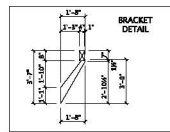
REFERENCE ROOF LAYOUT FOR DIFFERENT OVERHANG DEPTHS.

NOTICE DIFFERENT KNEE WALL HEIGHTS FOR HOUSE PROPORTIONS.

REFERENCE ALL WINDOWS ON FLOORPLAN WITH ELEVATIONS & NOTIFY OWNER AND/OR DESIGNER OF ANY DISCREPANCIES BEFORE ORDERING WINDOW PACKAGE.

**** NOTED WINDOW SIZES AS SHOWN ON THIS PLAN MAY VARY WITH DIFFERENT MANUFACTURER'S WINDOW SIZES.**

CHANGE IN WINDOW SIZES SHOULD CLOSELY MATCH WINDOWS SHOWN ON ELEVATIONS.



FRONT ELEVATION DETAIL
SCALE: 1/4" = 1'0"

JOB # 3769-2633-0823

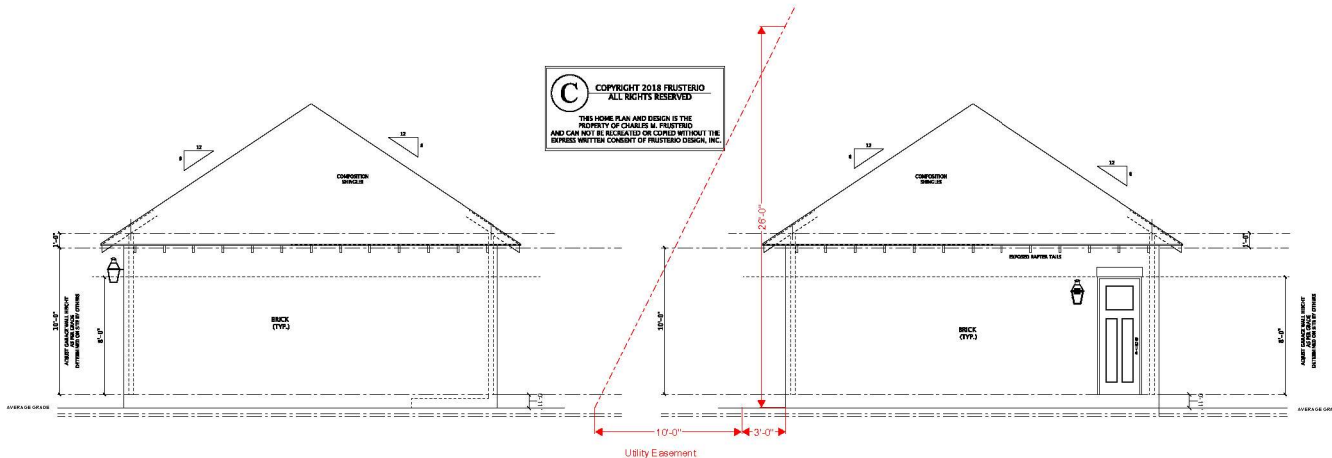
© COPYRIGHT FRUSTERIO 1982-2023
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FEDERAL COPYRIGHT REGISTERED
****COPYRIGHT /
 BUILDING PERMIT WARNING****
 DO NOT ISSUE BUILDING PERMIT ON
 THIS PLAN WITHOUT LOT SPECIFIC LOGO
 STAMP. UNAUTHORIZED USERS OF
 THIS HOME PLAN WILL BE PROSECUTED
 TO THE FULLEST EXTENT OF THE LAW
 THAT PROTECTS THE USE OF THIS DOCUMENT

3769-2633-0823

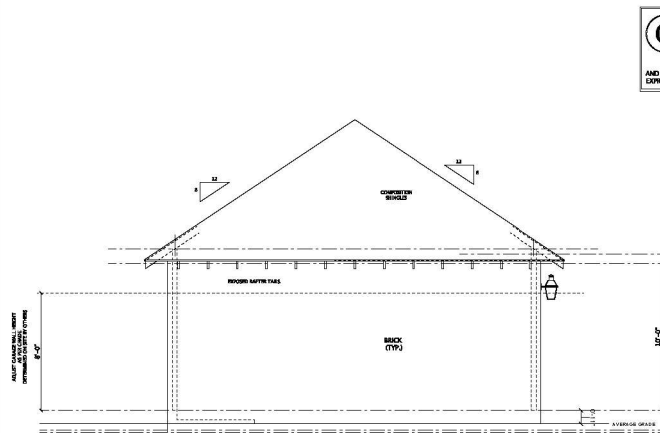


— FOR QUESTIONS ON THIS PLAN CALL 205-533-9993

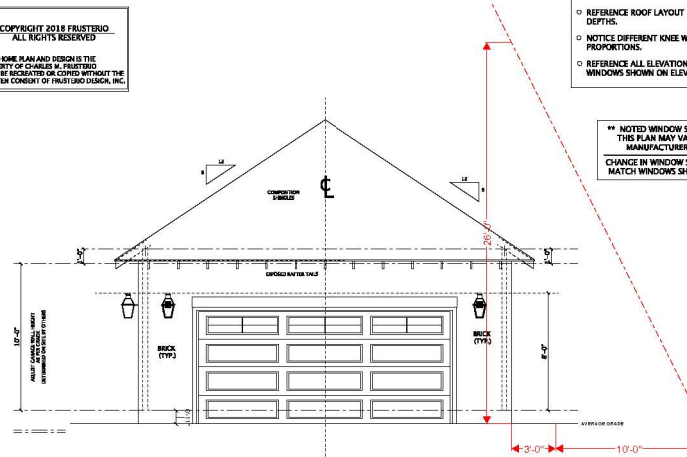


RIGHT ELEVATION DETAIL
SCALE: 1/4"=1'-0"

REAR ELEVATION DETAIL
SCALE: 1/4"=1'-0"



LEFT ELEVATION DETAIL
SCALE: 1/4"=1'-0"



FRONT ELEVATION DETAIL
SCALE: 1/4"=1'-0"

charles michael
frusterio
DESIGNING FINE HOMES AND RENOVATIONS

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IMPORTANT: NOTES ON HOME APPEARANCE

- CONSTRUCT ALL WALLS, ROOF BEARINGS, HEADERS AND WINDOW HEIGHTS AS SHOWN FOR PROPER PROPORTION.
- SCALE ALL STUCCO DETAIL FROM ELEVATION PAGES.
- REFERENCE ROOF LAYOUT FOR DIFFERENT OVERHANG DEPTHS.
- NOTICE DIFFERENT KNEE WALL HEIGHTS FOR HOUSE PROPORTIONS.
- REFERENCE ALL ELEVATION WINDOWS WITH FLOORPLAN. WINDOWS SHOWN ON ELEVATION ARE PREFERRED.

**** NOTED WINDOW SIZES AS SHOWN ON ****
THIS PLAN MAY VARY WITH DIFFERENT
MANUFACTURER'S WINDOW SIZES.
CHANGE IN WINDOW SIZES SHOULD CLOSELY
MATCH WINDOWS SHOWN ON ELEVATIONS.

**IMPORTANT INFORMATION:
PLEASE READ CAREFULLY
BEFORE STARTING CONSTRUCTION**

IT IS THE RESPONSIBILITY OF THE HOMEOWNER TO CONSULT WITH AN ARCHITECT TO ADAPT THIS PLAN TO THE APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS. FRUSTERIO DESIGN, INC. IS NOT RESPONSIBLE FOR ANY VIOLATIONS OF ANY APPLICABLE CODES OR REGULATIONS. THE HOMEOWNER IS ADVISED THAT THIS PLAN IS A GENERAL GUIDE ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE HOMEOWNER IS ADVISED THAT THE HOMEOWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE HOMEOWNER IS ADVISED THAT THE HOMEOWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE HOMEOWNER IS ADVISED THAT THE HOMEOWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GENERAL WINDOW NOTES:

TEMPERED WINDOWS
WHERE REQUIRED
AS PER CODE

FIXED WINDOWS
WHERE APPLICABLE
AS PER CODE/OWNER

GLASS WINDOWS
WHERE REQUIRED
AS PER CODE

WINDOW SIZES/ROUGH OPENINGS
MAY VARY
BY MANUFACTURER
ADJUST HEADS ACCORDINGLY
PRIOR TO CONSTRUCTION
DETERMINED BY OTHERS

FEDERAL COPYRIGHT REGISTERED
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BUILDING PERMIT WARNING****
DO NOT ISSUE BUILDING PERMIT ON
THIS PLAN WITHOUT LOT SPECIFIC LOGO
STAMP. UNAUTHORIZED USERS OF
THIS HOME PLAN WILL BE PROSECUTED
TO THE FULLEST EXTENT OF THE LAW
THAT PROTECTS THE USE OF THIS DOCUMENT

PROPERTY OF FRUSTERIO

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AMERICAN INSTITUTE
OF BUILDING DESIGN
PROFESSIONAL MEMBER

AI BD

CUSTOM HOME DOCUMENTS FOR
MARION REICK & CONNOR GUIDO
288 CLAYWELL DRIVE
ALAMO HEIGHTS, TX 78009

frusterio

DESIGN DATE:
October 18, 2023
PLOT/PRINT TIME:
02:18 PM

SHEET #

3769-2633-0823

JOB # 3769-2633-0823



REQUIRED GRADE BEAM LOCATIONS DETERMINED BY OTHERS.
ALL STRUCTURAL MATERIAL USED TO CONSTRUCT THIS HOME MUST BE CERTIFIED AND/OR DESIGNED BY THE MANUFACTURER & BY A LICENSED STRUCTURAL ENGINEER.
ALL LOAD BEARING LOCATIONS MUST BE REVIEWED, DESIGNED & APPROVED BY LUMBER MANUFACTURER AND BY A LICENSED STRUCTURAL ENGINEER.
OUTER EDGES OF FOOTINGS SHALL NOT BE POURED WITHIN 20" OF THE EDGE OF ANY SLOPE. BOTTOM OF ALL FOOTINGS SHOULD BE 36" BELOW GRADE OR MEET ALL LOCAL BUILDING CODE REQUIREMENTS.

- A. SET ALL CORNERS, KNIFE WALLS AND ROOF RAFTERS TO FORMER INTERIOR ACEIT HOLES. A MINIMUM OF 1" OF REINFORCING SHALL BE SET TO 1" OF PLAST CEILING unless otherwise indicated.
- B. DOUBLE EXIST ALL NON-LOAD BEARING WALLS TO PARALLEL TO THE FLOOR JOISTS.
- C. EXISTED WALLS SUPPORTING LOADS OF THE FIRST AND SECOND FLOOR MUST BE RECONSTRUCTED TO MEET MINIMUM REQUIREMENTS.
- D. DIMENSIONS AND MATERIALS OF BEAMS AND FLOOR SYSTEMS SHALL BE DETERMINED, ENGINEERED AND MANUFACTURED BY GEORGINA-PACIFIC, BONE CARBON, OR OTHER ENGINEERED PRODUCT MANUFACTURERS.
- E. REFERENCED TWO DISCLAIMERS AND RECOMMENDATIONS.
- F. EXISTENCE: REFERENCE ALL INTERIOR FRAMING WITH REINFORCING TO DETAIL SHEET FOR FLAVOR PROPORTIONS.
- G. PLACE ALL WINDOWS AT THE TOP AND SO A/D DOWN TO HIDEOUT.
- H. PLEASE NOTE DOUBLE WALLS AND DOUBLE 2" STUD WALLS. ALSO NOTE ANY RENE WALLS FOR CONSIDER PROPORTIONS.
- I. REFERENCE ALL WINDOWS FROM PLAN W/TWOIT FLOOR PLAN.
- J. REPAIR ALL BRICKS OR CHIMNEY STAKES AT ROOF.

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EXPRESS WRITTEN CONSENT OF FRUSTERIO DESIGN, INC.

LIMITED CONSTRUCTION LICENSE
UPON CONSTRUCTION OF THIS HOME, THE PLAIN PURCHASER
AGREES TO TRANSFER TO THE HOMEBUILDER THE FOLLOWING:
THIS PLANS PURCHASER IS HEREBY GRANTED A LIMITED,
NON-EXCLUSIVE AND NON-TRANSFERABLE LICENSE TO
BUILD ONE (1) AND ONLY ONE (1) HOME DEPICTED IN THIS PLAN.
IF THIS PLAN TO BUILD MORE THAN 16 HOMES OR ANY MODIFIED
AND/OR ALTERED VERSION OF THIS HOME PLAN
WITHOUT THE EXPRESSED WRITTEN CONSENT OF
FRUSTRO DESIGN, INC., IS STRICTLY PROHIBITED AND IS
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UNAUTHORIZED USE IS STRICTLY PROHIBITED TO THE
FULLEST EXTENT OF THE LAW.

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THESE STANDARDS ARE FOR UNIVERSAL CONDITIONS & DO NOT ADDRESS SPECIFIC SITE REQUIREMENTS. IT IS RECOMMENDED THAT SOIL CONDITIONS AT SITE BE SAMPLED & TESTED BY A COMPETENT SOILS TESTING LABORATORY AND, IF NECESSARY, FOUNDATION PLANS BE MODIFIED BY A STRUCTURAL ENGINEER WHO IS FAMILIAR WITH THE BUILDING SITE CONDITIONS & BE BASED ON RECOMMENDATIONS OF THE SOILS TESTING LABORATORY.

COMBINE DIMENSIONS OF FLOOR PLAN AND FOUNDATION TO INSURE ACCURACY PRIOR TO THE BEGINNING OF CONSTRUCTION. TO THE BEST OF HIS SKILL, KNOWLEDGE AND BELIEF, HE HAS PROVIDED THIS PLAN IN ACCORDANCE WITH THE CLIENT'S SPECIFICATIONS AND GENERAL BUILDING CODES AT THE TIME. ALTHOUGH HE HAS NOT SPECIFICALLY INSPECTED THE CONSTRUCTION OF THE FOUNDATION AND MIDDLE AND UPPER FLOORS, HE HAS OBSERVED CLIENT SHALL VERIFY ALL CONSTRUCTION DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION BEGINS. IT IS THE RESPONSIBILITY OF THE LUMBER SUPPLIER TO DETERMINE, CALCULATE, ORDER, AND DELIVER ALL LOAD-BEARING LOCATIONS ON THIS PLAN, AND PROVIDE THE CORRESPONDING LUMBER SPECIFICATIONS AND AFFIX APPROPRIATE STRUCTURAL IDENTIFICATION OF THIS PLAN.

REGISTERED DESIGN, INC. IS A SEPARATE ORGAN FROM AND ASSUMES NO LIABILITY FOR THE STRUCTURAL INTEGRITY OF THIS PLAN, CONSTRUCTION PRACTICES, OR THE FINAL PLACEMENT OF THE HOME ON ITS SITE.

JOINT STATE AND/OR LOCAL BUILDING CODES MAY REQUIRE A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT'S CERTIFICATION STATE AFFIRMING BUILDING CODES.

DO NOT ISSUE BUILDING PERMIT ON THIS PLAN WITHOUT LOT SPECIFIC LOGO STAMP. UNAUTHORIZED USERS OF THIS HOME PLAN WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW THAT PROTECTS THE USE OF THIS DOCUMENT.

DESIGN DATE:
OCTOBER 16, 2023

02:18 PM RECEIVING FIRST WOUND AND SHOCKING

3769-2633-0823

JOB #	3769-2633-0823
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BY WISDOM A HOUSE IS BUILT, AND THROUGH UNDERSTANDING IT IS ESTABLISHED; ~ PROVERBS 24 : 3

DESIGNER OF THE BIRMINGHAM SOUTHERN LIVING IDEA HOUSE

— WWW.FRUSTERIO.COM

— FOR QUESTIONS ON THIS PLAN CALL 205-533-9993

charles michael
frusterio
DESIGNING FINE HOMES AND RENOVATIONS

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PROPOSED STREESCAPE



247 Claywell Dr.



255 Claywell Dr. (PROPOSED HOME)



261 Claywell Dr.



248 Claywell Dr.



256 Claywell Dr.



262 Claywell Dr.

EXSISTING STREESCAPE



247 Claywell Dr.



255 Claywell Dr. (SUBJECT HOME)



261 Claywell Dr.



248 Claywell Dr.



256 Claywell Dr.



262 Claywell Dr.