



CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Architectural Review Board Meeting June 21, 2022 – 5:30 P.M.

Take notice that a Regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, June 21, 2022 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. **Per Governor's Order GQ-36, attendees are not required to wear facial covering (mask) but they are encouraged.** The City will continue to practice social distancing, and seating will be limited to capacity limits.

*INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 and entering access number 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. 882 F – 260 Retama

Request of Robert Benke of Greenlife Construction, applicant, representing Retama Funding LLC, owner, for the compatibility review of the proposed design located at 260 Retama in order to construct a new single-family residence with attached accessory structure 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 are available for public viewing on the City's website, with the exception of floor plans, (<http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/>) and at the Community Development Services Department located at 6116 Broadway St, 2nd floor. You may also email Eron Spencer, Planner, at espencer@alamoheightstx.gov or Lety Hernandez, Director, at lhernandez@alamoheightstx.gov, or call our office at (210) 826-0516 for additional information regarding this case.



4/27/2022

Attn: City of Alamo Heights
Boards & Commissions
Community Development Services Department
6116 Broadway, Alamo Heights, TX 78209
210-826-0516

Re: Cover Letter – 260 Retam Pl. – Proposed Replacement Structure

Architectural Review Board Members and City of Alamo

The enclosed project submittal contains the proposed plans for the residence at 260 Retama Pl.

We feel this residence will fit the neighborhood nicely. From the materials selected to the streetside view, we are confident that this home will be a great addition to the street. Included in these plans we propose an alley driveway to a rear load garage.

The new proposed lot coverage is 33%. Please see attached worksheet.

The new proposed floor area ratio is 43.6%. Please see attached worksheet.

The new proposed height is 31' 5" to the top of the ridge.

If there are any questions, please feel free to contact me directly. Thank you for your time and we appreciate your consideration for this project.

Respectfully,

A handwritten signature in green ink, appearing to read 'RB', followed by a long, sweeping horizontal line.

Robert Benke

Managing member

Greenlife Construction & Restoration

Property Address: **260 REIAMA PL.**
 Original Architect:

Architecture Type:
 Year Built:

Lot Coverage*	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Lot area			8616.95	
Main house footprint			1889	
Front porch			85	
Side porch 1				
Side porch 2				
Rear porch			320	
Garage footprint			553	
Carport footprint				
Shed footprint				
Breezeways				
Covered patio structure				
Other accessory structures				
Total (total lot coverage/lot area):			2847/8616.95	
Total Lot Coverage:			3396	
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area			8616.95	
Main house: 1st floor			1889	
Main house: 2nd floor			1318	
Garage: 1st floor			553	
Garage: 2nd floor				
Other structures (unless exempted - see below)				
Total (total FAR/lot area):			3758/8616.95	
Total FAR:			0.436	
Height of Main Structure:				

*Lot coverage is defined as the percentage of the total lot area covered by a roof, floor or other buildings excepting eaves. Carports, sheds, porches, covered pedestrian walkways, breezeways, arbors, gazebos and covered patios are included in lot coverage calculations (Exception: The maximum lot coverage shall exclude free-standing entryway arbors with open-air lattice framework under fifty (50) square feet in area and eight (8) feet in height, and other free-standing open-air lattice/trellis structures located within a side or rear yard up to twelve (12) feet in height, totaling three hundred (300) square feet or less and subject to other standards governing accessory structures.

**Floor area ratio (FAR) is defined as the ratio of the total above ground gross floor area of all structures on a site to the total square footage of a lot (for example, a FAR of .53 for a seven thousand five hundred (7,500) square foot lot is three thousand nine hundred seventy-five (3,975) gross square feet (.53 X 7,500) of floor area). The following areas shall be included when computing the gross floor area:

- (1) Exterior walls: The thickness of the wall shall be included in the calculation;
- (2) Above grade floor area: Any room that has a wall surface that extends more than three (3) feet above grade;
- (3) Laundry rooms, mechanical rooms, storage rooms, built-in cabinets and media niches;
- (4) Mezzanines and lofts;
- (5) Floor area used by stairways, elevators, escalators and similar features. The floor area of each run of stairs shall be counted once;
- (6) Vaulted ceilings: the floor area shall be counted at the actual floor area only and not in the air spaces;
- (7) Usable spaces (generally defined as having a five (5) foot minimum height) such as rooms, closets and cabinets under a run of stairs;
- (8) Exterior structures and additions with a solid roof and enclosed on more than two (2) sides in whole or part with permanent solid walls or windows such as porches, balconies, patios and breezeways;
- (9) Attached and detached garages and carports; and
- (10) Accessory buildings such as sheds, pool houses, guest houses, bonus rooms and second units.

The following areas shall not be included when computing the gross floor area:

- (1) Below grade floor area: any area that has a wall surface that extends less than three (3) feet above grade;
- (2) Porches, balconies, patios, breezeways, decks, overhangs, eaves, cantilevers and awnings with solid roof-like cover, but not enclosed on more than two (2) sides;
- (3) Porches, balconies, patios, breezeways and decks that do not have a solid roof-like cover; and
- (4) Attic space that is not habitable. If made habitable in the future, shall be included in floor area ratio.

Definitions as listed per City of Alamo Heights "Code of Ordinances" can be found at www.municode.com (Ch. 3 "Zoning," Sec. 3-2 "Definitions")

Property Address: 260 RITAMA PL.

Total Impervious Cover Sq. Ft. for Stormwater Development Fee*	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Footprint of all structures			2847	
Driveway/Parking Pad			360	
Walkways			120.5	
Swimming Pool/Spa				
Other impervious cover: _____				
Total impervious surface cover (in this project):			3,207	
Total impervious surface cover <u>removed/existing</u> (in this project):			2,714	-
Total impervious surface cover sq. ft. (proposed minus removed = net figure for this project)*			493	
Stormwater Development Fee*			\$	\$

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area			2,247.9	
Footprint of any structure(s)				
Driveway/Parking Pad				
Walkways			120.5	
Other impervious cover: _____				
Impervious surface cover within front yard setback in this project			120.5	
Impervious surface cover <u>removed/existing</u> within front yard setback in this project			120.5	
Impervious surface cover net proposed sq. ft. within front yard setback			120.5	
Impervious surface cover proposed within front yard setback			B / A	B / A
Maximum 30% allowed for SF-A and SF-B Districts			5,367.0	

*The stormwater development fee shall be equivalent to the net additional square footage of total impervious surface area (excluding public sidewalks) of the property multiplied by \$0.40.

Exemptions. The following real property, only, shall be exempt from the provisions of this section:

- (1) Property owned by the City of Alamo Heights and/or dedicated to right-of-way for public streets and/or to provide drainage service; and
- (2) Property with proper construction and maintenance of a privately owned drainage or stormwater system wholly sufficient to provide all the drainage or stormwater service for that property.

**Depending on property's zoning district, the maximum impervious surface allowed within the front yard setback area is 30% (per Sec. 3-18) and 40% (per Sec. 3-50; please refer to Code for other regulations).

Impervious cover. Ground surfaces including concrete or paved driveways, sidewalks, parking lots, building and other improvements that resist the infiltration of water, thereby resulting in water runoff. Impervious cover includes any surface material or surface treatment or surface condition which sheds fifty (50) percent or more of rainfall, or water, which falls on it.

City of Alamo Heights "Code of Ordinances" can be found at www.municode.com (Ch. 3 "Zoning," Sec. 3-18, Sec. 3-50; Ch. 13 "Storm Drainage," Sec. 13-29 "Stormwater development fee" and Sec. 13-1 "Definitions").

4/26/2022 10:56:59 AM P:\Bldg-Per-Residential\Bldg-Per\1705-1706-RETAMA FLAZE CS 04-24-22.RVT

ELECTRICAL LIGHTING SYMBOLS	
[Symbol]	110V DUPLEX RECEPTACLE
[Symbol]	220V RECEPTACLE
[Symbol]	110V QUADPLEX RECEPTACLE
[Symbol]	SWITCH TOP PLUG ONLY
[Symbol]	110V DUPLEX RECEPTACLE
[Symbol]	SCOFFIT SWITCH TO PLUG OUTLET
[Symbol]	110V DUPLEX RECEPTACLE
[Symbol]	WATERPROOF 110V DUPLEX RECEPTACLE
[Symbol]	110V DUPLEX w/ 2 OR 4 USB CHARGING PORTS
[Symbol]	110V DUPLEX RECEPTACLE HIDDEN LINE DENOTES UNDER COUNTER
[Symbol]	GARAGE DOOR OPENER
[Symbol]	110V SINGLE PLEX RECEPTACLE
[Symbol]	RECESSED FLOOR RECEPTACLE
[Symbol]	SINGLE POLE SWITCH
[Symbol]	THREE-WAY SWITCH
[Symbol]	FOUR-WAY SWITCH
[Symbol]	FIVE-WAY SWITCH
[Symbol]	DIMMER SWITCH
[Symbol]	T.V. / CABLE OUTLET
[Symbol]	PHONE OUTLET
[Symbol]	ETHERNET OUTLET
[Symbol]	PUSH-BUTTON / DOORBELL
[Symbol]	PUSH-BUTTON / COUNTERTOP
[Symbol]	DOORBELL CHIMES
[Symbol]	SMOKE DETECTOR
[Symbol]	SMOKE & CARBON MONOXIDE DETECTOR
[Symbol]	CEILING MOUNTED LIGHT FIX.
[Symbol]	RECESSED MOUNTED CAN FIX.
[Symbol]	DIRECTIONAL RECESSED MOUNTED CAN FIX.
[Symbol]	FLUSH MOUNTED EYE-BALL SPOT FIX.
[Symbol]	PENDANT FIXTURE
[Symbol]	HANGING FIXTURE
[Symbol]	WALL MOUNTED FIXTURE
[Symbol]	EXHAUST FAN
[Symbol]	UNDER-CABINET STRIP GFI PLUG
[Symbol]	UNDER-CABINET LIGHT
[Symbol]	LANDSCAPE J BOX
[Symbol]	FLOOR LIGHT
[Symbol]	WALL FAN
[Symbol]	CEILING FAN WITH LIGHT
[Symbol]	CEILING FAN
[Symbol]	FLUSH MOUNTED LED FIXTURE

GENERAL SYMBOLS	
[Symbol]	FLOOR DROP
[Symbol]	TUB OR SHOWER HEAD
[Symbol]	GAS OUTLET
[Symbol]	COLD WATER
[Symbol]	HOT WATER
[Symbol]	HOSE BIBB

GENERAL ANNOTATIONS	
1R 18	1 ROD 1 SHELF
2R 18	2 RODS 1 SHELF
AV	ABOVE FINISH FLOOR
AV	AUDIO VISUAL
CA	CASED OPENING
COV	COVERED
CPT	CARPET
DBL	DOUBLE
DISP	GARBAGE DISPOSAL
DO	DOUBLE OVEN
DV	DIRECT VENT
DW	DISH WASHER
FF	FINISH FLOOR
FLR	FLOOR
H	HIGH
KS	KNEE SPACE
MC20	MICROWAVE
MTL	METAL
N.T.S.	NOT TO SCALE
PLYWD	PLYWOOD
R.O.	RANGE WITH OVEN
RE	REFER TO
REF	REFRIGERATOR
SLP	SLOPED (CEILING OR FLOOR)
SEP	SEPERATION
SHLV	SHELVES
SRO	SHEET ROCK OPENING
TD	TRENCH DRAIN
T&G	TONGUE AND GROOVE
T&D.	TO BE DETERMINED
TYP.	TYPICAL
UC	UNDER COUNTER
UNO.	UNLESS NOTED OTHERWISE
W.C.	WALK IN CLOSET
WH	WATER HEATER
WS	WATER SOFTNER
WTR	VENT THROUGH ROOF

WINDOW & DOOR ANNOTATIONS	
AW	AWNING
CMW	CASEMENT WINDOW
DL	DOUBLE HUNG
DL	DAVIDED LITE
DR	DOOR
FG	FIXED GLASS
HDR.H.	HEADER HEIGHT
HLF	HALF
HS	HORIZONTAL SLIDER WINDOW
LT	LITE
OPD	OVER HEAD DOOR
OPNG	OPENING
PKT	POCKET (DOOR)
PNL	PANEL
S.C.DOOR	SOLID CORE DOOR WITH CLOSER
w/CLS	W/ CLOSER
SFTY	SAFETY
SH	SHINGLE HUNG
SLDR	SLIDER
STL	STEEL
TRANS	TRANSOM

GENERAL NOTES:

ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. ALL IRC SECTIONS & TABLES REFERENCED REFER TO IRC 2018 VERSION.

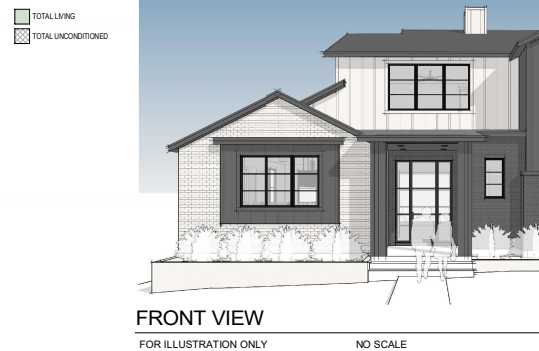
- BUILDER SHALL VERIFY ALL LOT DIMENSIONS, EASEMENTS, BUILDING LINES, AERIAL EASEMENTS, HEIGHT RESTRICTIONS, ROOF OVERHANG & GUTTER LIMITATIONS, FINISH FLOOR HEIGHTS W/ RESPECT TO DRAINAGE & FLOOD PLAN ISSUES, COVERAGE %, AND DEED RESTRICTIONS PRIOR TO COMMENCING CONSTRUCTION.
- BUILDER & ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ADDITIONAL WORK.
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. & FROM HABITABLE ROOMS ABOVE GARAGE BY 2" TYPE X GYP. BD. AND COMPLY WITH IRC SEC. R302.
- ESCAPERISCUE WINDOW FROM SLEEPING AREA SHALL HAVE A MINIMUM OF 5.7 SQ.FT. CLEAR NET OPENING AND A MINIMUM CLEAR OPENING HEIGHT OF 2' AND A MINIMUM CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 4" ABOVE 1" FLOOR & PER IRC SEC. 210.
- CONTRACTOR IS TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH MASONRY ABOVE PER IRC SEC. 210.8.
- ONE HOUR RATED CYPRESS BOARD SHALL BE INSTALLED UNDER STAIR AC COMPRESSOR (GFI).
- PROVIDE CROSS VENTILATION AT ENCLOSED ATTICS PER IRC R902.
- FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE W/ IRC SECTION R903 & SHALL BE TESTED IN ACCORDANCE W/ UL.
- FIREPLACE CHIMNEY TO BE 2" HIGHER THAN ANY STRUCTURE WITHIN 10' OF A 3" MIN. HEIGHT AT RIDGE.
- WARRANTY SHALL BE INSTALLED ALONG ALL STEPS/TREADS WITH 4 OR MORE RISERS AND CONFORM TO IRC SEC. R301.
- SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER IRC SEC. R314.
- WARRANTY SHALL BE INSTALLED ALONG ALL STEPS/TREADS WITH 4 OR MORE RISERS AND CONFORM TO IRC SEC. R301.
- ALL HORIZONTAL GUARD RAILS WILL BE A MINIMUM OF 30" IN HEIGHT & COMPLY WITH IRC SEC. R312.
- WALLS SHALL BE BRACED IN ACCORDANCE OF IRC SEC. R602.10.
- GLAZING SHALL COMPLY WITH IRC SEC. R608.
- ROOF OVERHANGS SHALL NOT EXTEND INTO ANY UTILITY EASEMENTS.
- IN AREAS UNDER 2000 SQ. FT. PROJECTIONS LESS THAN 4" FROM PROP. LINE SHALL HAVE A 1 HOUR MIN. FIRE RESISTANCE RATING ON THE UNDERSIDE & SHALL NOT EXTEND TO WITHIN 4" OF PROP. LINE PER R302 & TABLE 302.1.
- ALL DETAILS SHOW ARE GENERAL & ILLUSTRATIVE IN NATURE. BUILDER SHALL BE RESPONSIBLE FOR OVERSICING AND INCLUDING ALL WATER-PROOFING, STRUCTURAL, AND OTHER CONSTRUCTION IS BUILT PROPERLY, PER CODES, INDUSTRY STANDARDS, AND MANUFACTURERS SPECIFICATIONS.
- REFER TO ATTACHED RESIDENTIAL DETAIL SHEET(S) FOR STANDARD DETAILS & RECOMMENDATIONS FOR PORTIONS OF THE LATEST INTERNATIONAL ENERGY CODE COUNCIL (IECC) REQUIREMENTS (REFER TO AUTHORITIES HAVING JURISDICTION AND CURRENT ADOPTED IECC REQUIREMENTS FOR OTHER PROJECT CLIMATE ZONE). NOTIFY ARCHITECT IMMEDIATELY IF NOT INCLUDED IN THIS SET OF DRAWINGS.
- ALL SITE & SURVEY INFORMATION PROVIDED BY OTHERS.
- SITE GRADING AND DRAINAGE PLANS PROVIDED BY OTHERS.
- ALL ENGINEERING DESIGN INCLUDING, BUT NOT LIMITED TO, CIVIL, GEOTECHNICAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE PROVIDED BY OTHERS.

SQUARE FOOTAGES	
FIRST FLOOR	1890 SF
SECOND FLOOR	1318 SF
TOTAL LIVING	3208 SF
ENTRY PORCH	85 SF
GARAGE	553 SF
REAR COVD. PATIO	193 SF
TOTAL UNCONDITIONED	558 SF
*** TOTAL COVERED	4165 SF

DRAWING INDEX	
SHEET #	SHEET NAME
1	COVER SHEET
2	SITE PLAN & PROP PLAN
3	FIRST FLOOR PLAN
4	SECOND FLOOR PLAN
5	EXTERIOR ELEVATIONS
6	EXTERIOR ELEVATIONS
7	INTERIOR ELEVATIONS & SECTION & DETAIL
8	ELECTRICAL FLOOR PLANS

SQUARE FOOTAGES	
FLOOR AREA RATIO - AS ALLOWED	
TOTAL ABOVE GROUND FLOOR AREA OF ALL STRUCTURES, CONFINED PORCHES CAN BE EXCLUDED IF THEY ARE OPEN ON 2 MORE SIDES.	
FIRST FLOOR	1890 SF
SECOND FLOOR	1318 SF
GARAGE	553 SF
TOTAL COVERAGE	3761 SF
LOT SQUARE FOOTAGE	8816 SF
FLOOR AREA RATIO	43%

DRAWING INDEX	
LOT COVERAGE - 40% ALLOWED	
AMOUNT OF LOT COVERED BY MAIN AND ACCESSORY BUILDINGS, CAN EXCLUDE FRONT PORCH FROM CALCULATION IF IT IS AT LEAST 8 FEET AND RUN 40 PERCENT OF FRONT ELEVATION.	
FIRST FLOOR	1890 SF
ENTRY PORCH	85 SF
GARAGE	553 SF
REAR COVD. PATIO	193 SF
TOTAL COVERAGE	2814 SF
LOT SQUARE FOOTAGE	8816 SF
LOT COVERAGE	32%



FRONT VIEW
FOR ILLUSTRATION ONLY NO SCALE



EXISTING STREETSCAPE PROPOSED STREETSCAPE

DOOR SCHEDULE					
TYPE MARK	DOOR TYPE	PANEL W. x PANEL H.	COUNT	PANEL TYPE	COMMENTS
[Symbol]	[Symbol]	<varies> x <varies>	6	<varies>	
[Symbol]	[Symbol]	2' 6" x 8' 0"	10	<varies>	
[Symbol]	[Symbol]	2' 6" x 8' 0"	8	B	
[Symbol]	[Symbol]	3' 0" x 8' 0"	1	B	
[Symbol]	[Symbol]	2' 6" x 8' 0"	1		
[Symbol]	[Symbol]	2' 6" x 8' 0"	2		
[Symbol]	[Symbol]	2' 6" x 8' 0"	1		
[Symbol]	[Symbol]	18' 0" x 8' 0"	1		
[Symbol]	[Symbol]	3' 6" x 8' 0"	1	B	
[Symbol]	[Symbol]	3' 6" x 8' 0"	23		
ALUM					
A	Stackford Door Single	2'-10" x 9'-0"	1		
A	Stackford Door Single	3'-6" x 9'-0"	1		
Grand total			31		

WINDOW COUNT	
STYLE	COUNT
CMW	8
FG	24
HS	1
SH	3
TRAM WINDOW	9
SIMPLE	1
TOTAL COUNT	46



EXISTING STREETSCAPE ACROSS PROPERTY

THIS SET OF DRAWINGS IS FOR INTERIM REVIEW ONLY. THIS DOCUMENT IS INCOMPLETE. NOT FOR REGULATORY APPROVAL. PERMITTING, BIDDING OR CONSTRUCTION.

BRENT R ANDERSON
REGISTRATION NO. 17241

A RESIDENCE FOR

RETAMA FUNDING, LLC.

260 RETAMA PLACE
LOT 10, BLK. 17
ALAMO HEIGHTS, TX
78209

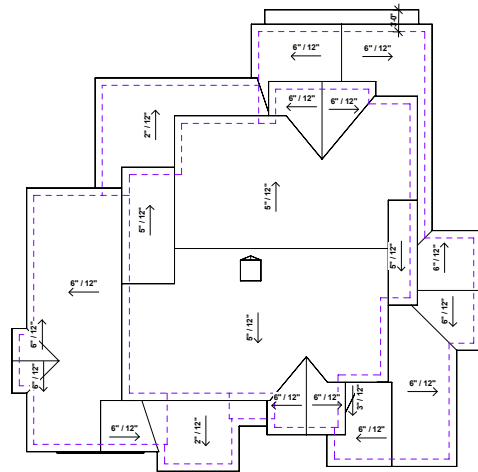
COVERING SHEET

#1 OF 8

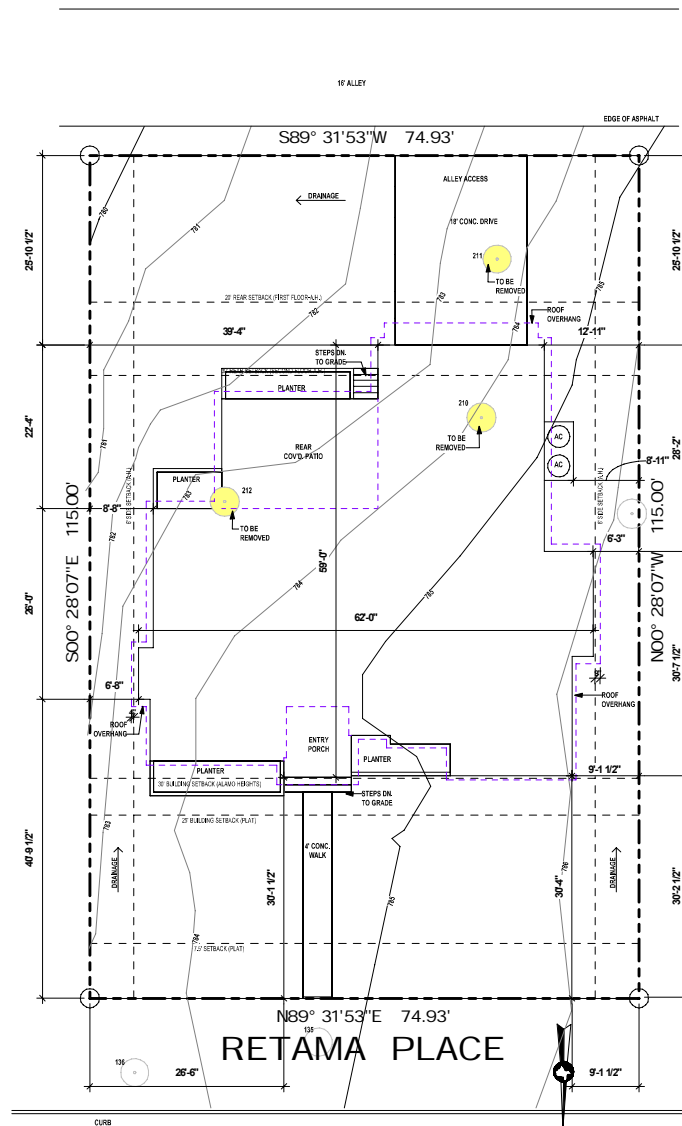
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2 ROOF PLAN
 1/8" = 1'-0"



1 SITE PLAN
 1/8" = 1'-0"

**NOTE: ALL SITE & SURVEY INFORMATION
 PROVIDED BY OTHERS**

TREE TABLE

TREE TAG	SPECIES	SIZE
115	OAK	12"
138	OAK	8"
188	CEDAR ELM	12"
216	CEDAR ELM	24"
211	CEDAR ELM	18"
212	CEDAR ELM	8"

RS	11-02-21	PRELIMINARY
JA	12-23-22	CD
JA	12-23-22	100% REVISIONS
JA	03-24-23	CHECK SET
RS	04-25-23	REVISIONS



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 REGISTRATION NO. 17241

A RESIDENCE FOR
**RETAMA
 FUNDING,
 LLC.**
 260 RETAMA PLACE
 LOT 10, BLK. 17
 ALAMO HEIGHTS, TX
 78209

**SITE PLAN &
 ROOF PLAN**

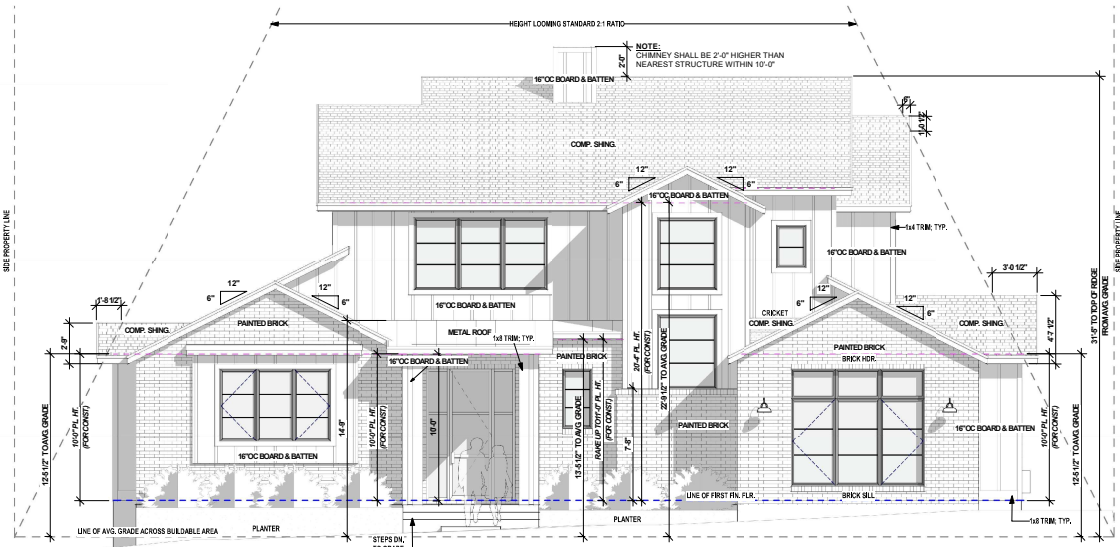
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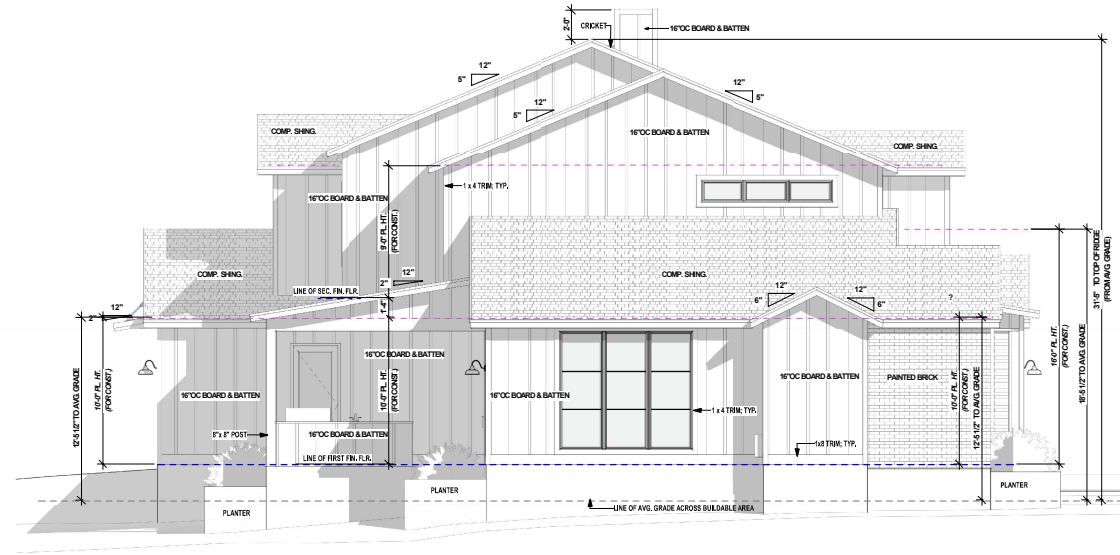
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FRONT SIDE PERSPECTIVES
FOR ILLUSTRATION ONLY NO SCALE



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



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

RS	11-01-21	PRELIMINARY
JA	12-03-22	LO
JA	12-03-22	100 REVISONS
JA	03-02-22	CHECK SET
RS	04-25-21	REVISIONS

MSA
ARCHITECTURE
&
INTERIOR
DESIGN

3627 Hamilton Rd., Suite 103
San Antonio, TX 78208

www.msa.com

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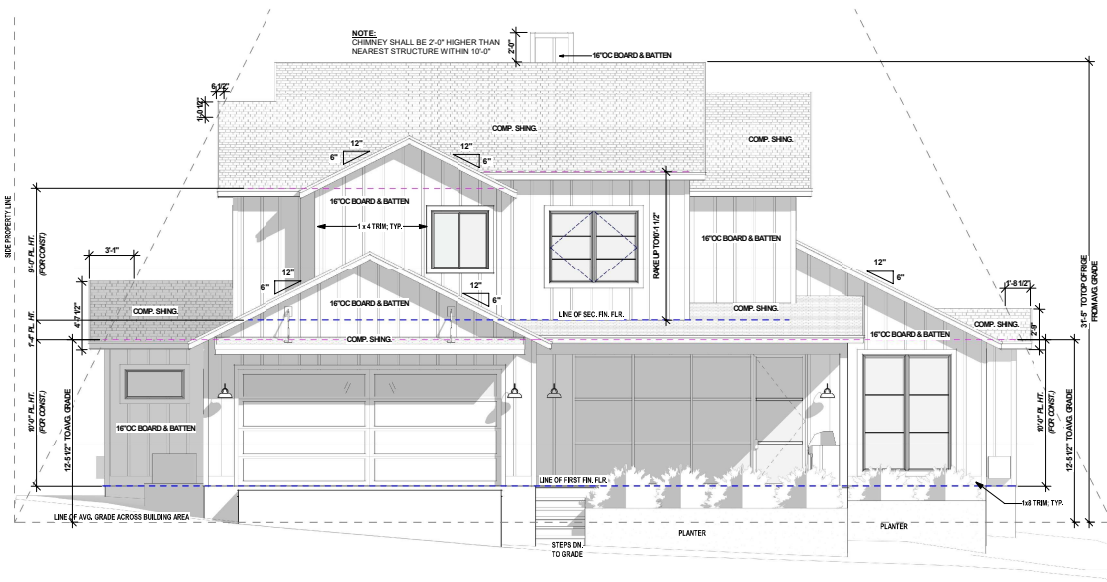
260 RETAMA PLACE
LOT 10, BLK. 17
ALAMO HEIGHTS, TX
78209

EXTERIOR ELEVATIONS

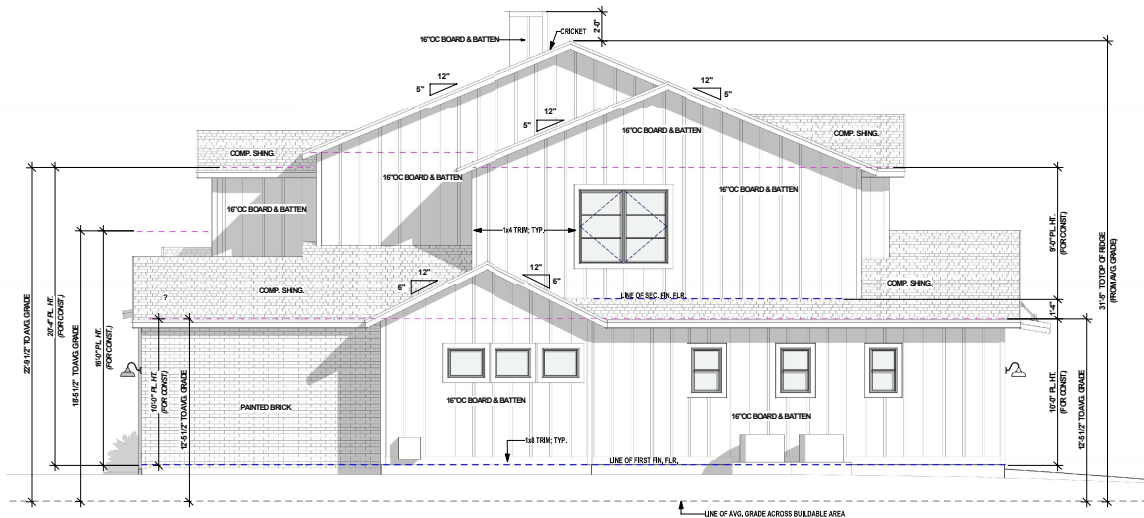
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1 REAR ELEVATION
1/4" = 1'-0"



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

RS	11-021	PRELIMINARY
JA	10-29-22	LO
JA	10-29-22	LO REVISIONS
JA	10-29-22	CHECK SET
RS	09-29-21	REVISIONS



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A RESIDENCE FOR

RETAMA FUNDING, LLC.

260 RETAMA PLACE
LOT 10, BLK. 17
ALAMO HEIGHTS, TX
78209

EXTERIOR ELEVATIONS

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