



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

Architectural Review Board Meeting
January 19, 2021 – 5:30 P.M.

In accordance with order of the Office of the Governor issued March 16, 2020, where he temporary suspended certain provisions of the Texas Open Meetings Act, take notice that a regular meeting scheduled **at 5:30 p.m. on Tuesday, January 19, 2021** will be conducted by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”), to slow the spread of the Coronavirus (COVID-19), to consider and act upon any lawful subjects which may come before it. **Citizens/Board members and staff will enter City Hall by the rear entrance adjacent to the parking lot to be screened prior to entrance. Attendees must wear a facial covering (mask), practice social distancing, and seating will be limited to capacity limits.**

INSTRUCTIONS FOR TELECONFERENCE: The public toll-free dial-in number to participate in the telephonic meeting is 346-248-7799 and enter access number 868 0184 5240#.

Case No. 828 F – 820 Cambridge

Request of the John Grable, FAIA, of John Grable Architects, applicant, representing Frank E. Holmes, owner, for the compatibility review of the proposed design located at 820 Cambridge in order to construct a new single-family residence with detached accessory structures 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. You may also contact Brenda Jimenez (bjimenez@alamoheightstx.gov), Lety Hernandez (lhernandez@alamoheightstx.gov), or Nina Shealey (nshealey@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case.



Our client at is requesting permission to construct a new multi-level home at 820 Cambridge Oval. They are not requesting any variances to the code. The new home will total 5,920 square feet with a 1,740 square foot detached garage and guest suite. The proposed materials feature standing seam metal roofs, metal panel siding, board form concrete and energy efficient glazing systems. The home will be a timeless and modern addition to the prestigious neighborhood at Cambridge Oval.

Property Address: 820 Cambridge Oval	Architecture Type:
Original Architect:	Year Built:

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
Lot Coverage*	Applicant	Staff	Applicant	Staff
Lot area	17,169		17,169	
Main house footprint	2,608		4,937	
Front porch			--	
Side porch 1			--	
Side porch 2			--	
Rear porch			--	
Garage footprint			1,210	
Carport footprint			--	
Shed footprint	342		--	
Breezeways			162	
Covered patio structure			--	
Other accessory structures			--	
Total (total lot coverage/lot area):	2,950		6,309	
Total Lot Coverage:	17%		36.74%	
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area	17,169		17,169	
Main house: 1st floor	2,608		4,937	
Main house: 2nd floor	500		983	
Garage: 1st floor			1,210	
Garage: 2nd floor			530	
Other structures (unless exempted - see below)	342		--	
Total (total FAR/lot area):	3,450		7,660	
Total FAR:	0.20		0.446	
Height of Main Structure:	~25'		20' - 2 1/4"	

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: 820 Cambridge Oval

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Total Impervious Cover Sq. Ft. for Stormwater Development Fee*				
Footprint of all structures	2,950		6,309	
Driveway/Parking Pad (Includes permeable parking pad, pending letter from eng.)			1,360	
Walkways	1,159			
Swimming Pool/Spa			489	
Other impervious cover: Entry Landing + Rear Porch			830	
Total impervious surface cover (in this project):	4,109		8,988	
Total impervious surface cover <u>removed/existing</u> (in this project):			4,109	
Total impervious surface cover sq. ft. (proposed minus removed = net figure for this project)*			4,879	
Stormwater Development Fee*			\$1,951.60	

Impervious Surface Cover within front yard setback**	Applicant		Applicant	
	Applicant	Staff	Applicant	Staff
Front yard setback area	3,896		3,896	A
Footprint of any structure(s)	5			
Driveway/Parking Pad (Includes permeable parking pad, pending letter from eng.)			620	
Walkways	44			
Other impervious cover: _____				
Impervious surface cover within front yard setback in this project	49		620	B
Impervious surface cover <u>removed/existing</u> within front yard setback in this project			49	
Impervious surface cover net proposed sq. ft. within front yard setback			571	
Impervious surface cover proposed within front yard setback			B / A	B / A
Maximum 30% allowed for SF-A and SF-B Districts			15.91%	

*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").



Heritage Tree Mitigation Agreement

(Code of Ordinances Sec. 5-152, *Heritage trees*)

Date submitted: 12.23.2020 Permit Number (#): _____

Property Owner(s) Name(s): Frank E. Holmes

Property Address: 820 Cambridge Oval

Phone #: (210) 861 - 6832 Email address(es): _____

Per City of Alamo Heights municipal code, Sec. 5-151, *General provisions*:

- (c) No more than fifty (50) percent of the critical root zone of any heritage tree* shall be covered with impervious cover and no closer than three (3) feet from the trunk of the tree.
- (d) No more than thirty (30) percent of the critical root zone of any heritage tree* shall be trenched, excavated, damaged or removed and no closer than three (3) feet from the trunk of the tree.

Per Sec. 5-156, *Heritage tree removal mitigation*:

- (a) A property owner or authorized agent requesting removal of a designated heritage tree which is not certified to be diseased or dying is required to provide these mitigation requirements if removal is approved by the director:
 - (1) Planting additional types of trees as listed in table 1* of this article (excluding palms, mountain laurels and crepe myrtles unless the heritage tree being removed is one of these types) with a replacement ratio (measured in inches DBH) which meets the following criteria:
 - a. Minimum 1:1 ratio (one (1) to one (1) replacement trunk DBH to removed trunk DBH) for individual heritage or multi-trunk heritage trees,
 - b. Minimum ½:1 ratio (one-half (½) to one (1) replacement trunk DBH to removed trunk DBH) for cluster type heritage trees.
 - (2) Minimum DBH for mitigation purposes is a four-inch caliper.
 - (3) Proposed planting shall be permitted on the following properties:
 - a. The same lot as such heritage tree(s) was removed,
 - b. Public property as designated for park use, or
 - c. Public right-of-way where approved.
 - (4) Planting of trees within the public right-of-way must be completed by a licensed company which would provide a minimum one-year warranty for replacement and replanting if necessary.
- (b) The director shall have discretion to modify mitigating requirements due to special circumstances.

You have the option to mitigate on your property or on public property. You may also pay a fee in lieu of the mitigation. Should you decide to mitigate, staff will assist you at the time you decide to mitigate the tree(s) you will remove. Where sites do not allow mitigation on-site, City staff will assist you in identifying potential mitigation locations off-site typically within the city's right-of-way. As potential sites are identified, City staff will notify you of the mitigation locations. Use the formula table on the reverse side to calculate mitigation requirements for your proposed project's removal of 'heritage' trees.

FH
(initials) I have completed the formula table on the reverse side of this agreement and understand that I am either exceeding the critical root zone requirements for a heritage tree(s) per municipal code or that I am proposing to remove a heritage tree(s) and hereby agree to provide the mitigation requirements per municipal code.

Frank E. Holmes
Property Owner (Signature)

12.23.2020
Date

A. Heritage Trees Proposed for Removal (Group heritage type(species) together):

Mesquite	24"			
Type(Species)	Size(DBH)	(inches)		
			+	
			=	52"
Live Oak	28"			(inches) total Section A
Type(Species)	Size(DBH)	(inches)		

B. Trees Proposed for Planting On-Site (only minimum four-inch caliper 'heritage' type species count towards required mitigation):

Type(Species)	Size(DBH)	(inches)		
			+	
			=	
				(inches) total Section B
Type(Species)	Size(DBH)	(inches)		

C. Inches required to be mitigated off-site

_____(inches) total Section A - _____(inches) total Section B = _____(inches)

D. Fee in Lieu of Mitigation (fee of \$300 per inch or a maximum fee of \$2000 per heritage tree in SF-A, SF-B, 2F-C, and MF-D districts only)

Mesquite	24"	(inches) = \$2,000			
Type (Species)	Size (DBH)	Fee	Type(Species)	Size (DBH)	Fee
Live Oak	28"	(inches) = \$2,000			
Type (Species)	Size (DBH)	Fee	Type(Species)	Size (DBH)	Fee
Type(Species)	Size (DBH)	(inches) =	Type(Species)	Size (DBH)	(inches) =
		Fee			Fee



NORTH - CAMBRIDGE ELEVATION



WEST - MORTON ELEVATION



MAIN STRUCTURE ELEVATIONS (SHEET 1 OF 2)

NOTE:
All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

JOHN GRABLE, FAIA
ARCHITECTS - INC.
222 AUSTIN HIGHWAY, SAN ANTONIO, TEXAS 78209
P 210 820 3332 F 210 820 3334 W JOHNGRABLE.COM

HOLMES RESIDENCE
820 CAMBRIDGE OVAL

ALAMO HEIGHTS, TX. 78209

PROJECT ADDRESS

DRAWN:

CHECKED:

APPROVED:

DATE: 12.9.2020

SHEET NO.

A1

OF SHEETS



SOUTH - REAR ELEVATION



EAST - SIDE ELEVATION



MAIN STRUCTURE ELEVATIONS (SHEET 2 OF 2)

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P 210 820 3332 F 210 820 3334 W JOHNGRABLE.COM

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820 CAMBRIDGE OVAL

ALAMO HEIGHTS, TX. 78209

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DATE: 12.9.2020

SHEET NO.

A2

OF SHEETS

A

B

C

D

E

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G

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K

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NORTH SHED ELEVATION



EAST SHED ELEVATION



SOUTH SHED ELEVATION



WEST SHED ELEVATION

SHED ELEVATIONS

A

B

C

D

E

F

G

H

I

J

K

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APPROVED:

DATE: 12.9.2020

SHEET NO.

A3

OF SHEETS

A

B

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826 CAMBRIDGE



828 CAMBRIDGE

8

7



820 CAMBRIDGE



AREA MAP

6

5

4



900 CAMBRIDGE



875 ESTES

3

2

1

W - E BLOCK ELEVATIONS (CABRIDGE)

A

B

C

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K

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P 210 820 3332 F 210 820 3334 W JOHNGRABLE.COM

HOLMES RESIDENCE
820 CAMBRIDGE OVAL

ALAMO HEIGHTS, TX. 78209

PROJECT ADDRESS

DRAWN:

CHECKED:

APPROVED:

DATE: 12.9.2020

SHEET NO.

A4

OF SHEETS

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921 CAMBRIDGE



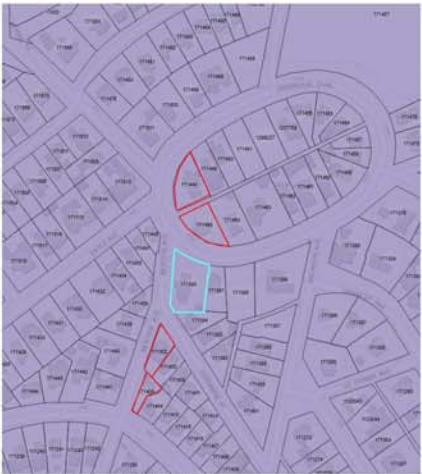
904 CAMBRIDGE

8

7



820 CAMBRIDGE (MORTON ELEV)



AREA MAP

6

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626 JESSAMINE



644 PATTERSON

3

2

1

N - S BLOCK ELEVATIONS (MORTON)

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222 AUSTIN HIGHWAY, SAN ANTONIO, TEXAS 78209
P 210 820 3332 F 210 820 3334 W JOHNGRABLE.COM

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820 CAMBRIDGE OVAL

ALAMO HEIGHTS, TX. 78209

PROJECT ADDRESS

DRAWN:

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APPROVED:

DATE: 12.9.2020

SHEET NO.

A5

OF SHEETS

A

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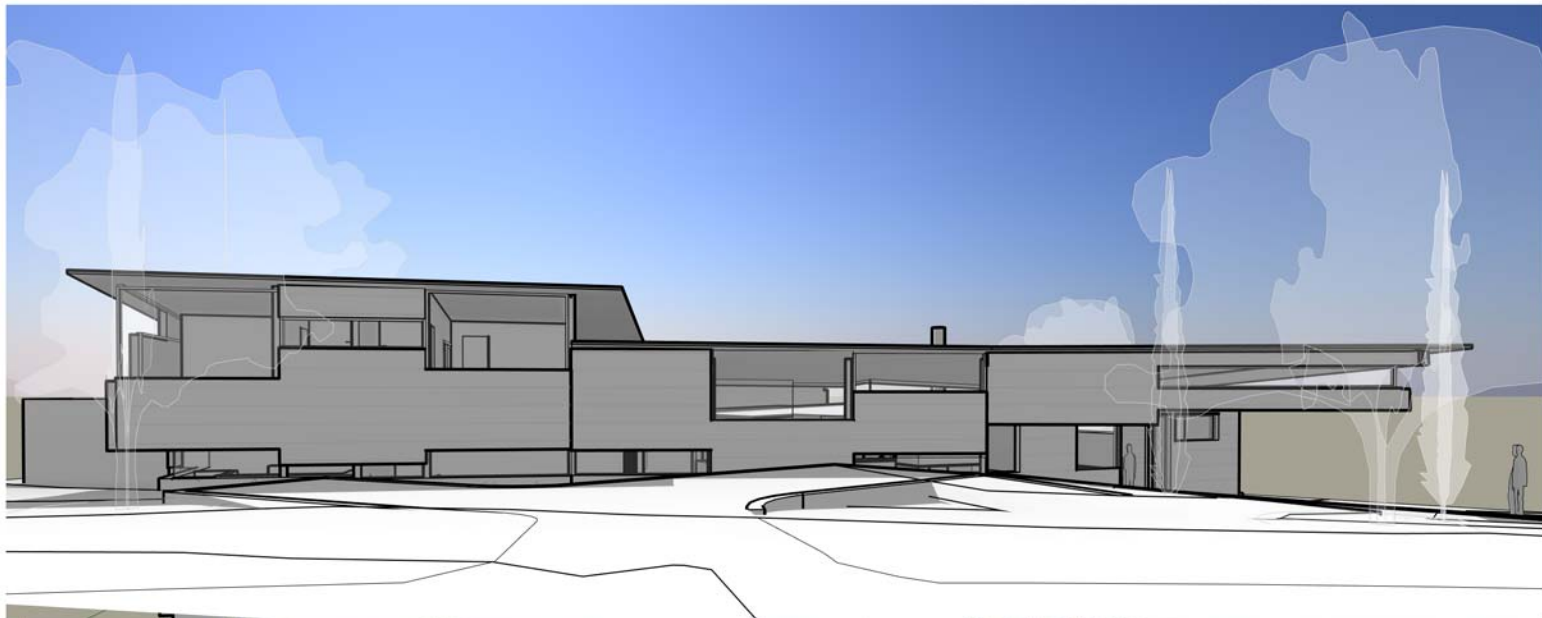
9



826 CAMBRIDGE



828 CAMBRIDGE



820 CAMBRIDGE OVAL



900 CAMBRIDGE



875 ESTES

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SHEET NO.

A6

OF SHEETS

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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	248.00'	133.32'	131.72'	S 63°11'42" E	30°48'00"

LINE	BEARING	DISTANCE
L1	S 10°50'07" W	17.78'
L2	N 79°09'53" W	1.32'
L3	S 13°53'43" W	40.13'
L4	S 11°46'49" W	40.71'
L5	SOUTH	3.21'
L6	N 32°50'00" W	45.15'

LEGAL DESCRIPTION OF LAND:
THE NORTH IRREGULAR 135' PART OF LOT 1, BLOCK 48, ALAMO HEIGHTS, IN THE CITY OF ALAMO HEIGHTS, ACCORDING TO PLAT THEREOF RECORDED IN VOL. 105, PG.(S) 290-296, DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED BY DEED RECORDED IN VOL. 4339, PG. 259, DEED RECORDS OF BEXAR COUNTY, TEXAS, SAME AND EXCEPT TRACT II BEING 211 SQ. FT. OF THE NORTH PORTION OF LOT 1, AS DESCRIBED BY DEED RECORDED IN VOL. 6018, PG. 312, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

TREE LABEL #	DIAMETER	DESCRIPTION
1	15"	ARIZONA ASH
2	6"	LOQUAT
3	6"	FIG
4	7"	LOQUAT
5	9"	RED OAK
6	9"	RED OAK
7	7"	CREAP MYRTLE
8	7"	CREAP MYRTLE
9	22"	RED OAK
10	20"	RED OAK
11	24"	MESQUITE
12	17"	RED OAK
13	12"	RED OAK
14	28"	LIVE OAK
15	20"	PECAN
16	14"	LIVE OAK
17	7"	GUM BULLY

TREES TO REMAIN, UNLESS NOTED OTHERWISE

22" RED OAK DIED OF DROUGHT ca. 2013, NO LONGER EXISTS

20" RED OAK DIED OF DROUGHT ca. 2013, NO LONGER EXISTS

7" CREPE MYRTLE, TO BE REMOVED

7" GUM BULLY, TO BE REMOVED

7" CREPE MYRTLE, TO BE REMOVED

9" RED OAK, TO BE REMOVED

7" LOQUAT, TO BE REMOVED

6" FIG, TO BE REMOVED

15" ASH, TO BE REMOVED

6" LOQUAT, TO BE REMOVED

24" HERITAGE MESQUITE TO BE REMOVED

17" RED OAK, TO BE REMOVED

28" HERITAGE LIVE OAK, TO BE REMOVED

DAVID R. STEPHENS & SHANNON F. STEPHENS CALLED 0.182 ACRES TRACT (VOL. 6018, PG. 312)

20" PECAN, TO BE REMOVED

14" LIVE OAK, TO BE REMOVED

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- WOOD FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- POINT OF REFERENCE
- FOUND IRON ROD
- POWER POLE
- METER POLE
- ELECTRIC METER
- GAS METER
- FIRE HYDRANT
- (DEED) RECORDED ON DEED
- (F.M.) FIELD MEASURED

STRUCTURES TO BE REMOVED

FLATWORK TO BE REMOVED

SURVEYOR'S NOTE:
BASIS OF BEARING, VOL. 8597, PG. 1921, DEED RECORDS OF BEXAR COUNTY, TEXAS.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 48029C 0405 G, effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

GRAPHIC SCALE



I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to COMMERCE TITLE COMPANY and that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18). Lot(s) SEE ABOVE, Block 46, N.C.B. 4024, Survey No. , Abstract No. . Survey or Subdivision: ALAMO HEIGHTS Volume , Page(s) , of the Map/Deed and Plat Records of BEXAR County, Texas. Borrower/Owner: FRANK E. HOLMES Address: 820 CAMBRIDGE OVAL GF No. 25483

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 111, PAGE 292, DEED RECORDS, BEXAR COUNTY, TEXAS VOLUME 116, PAGE 452, DEED RECORDS, BEXAR COUNTY, TEXAS VOLUME 383, PAGE 407, DEED RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



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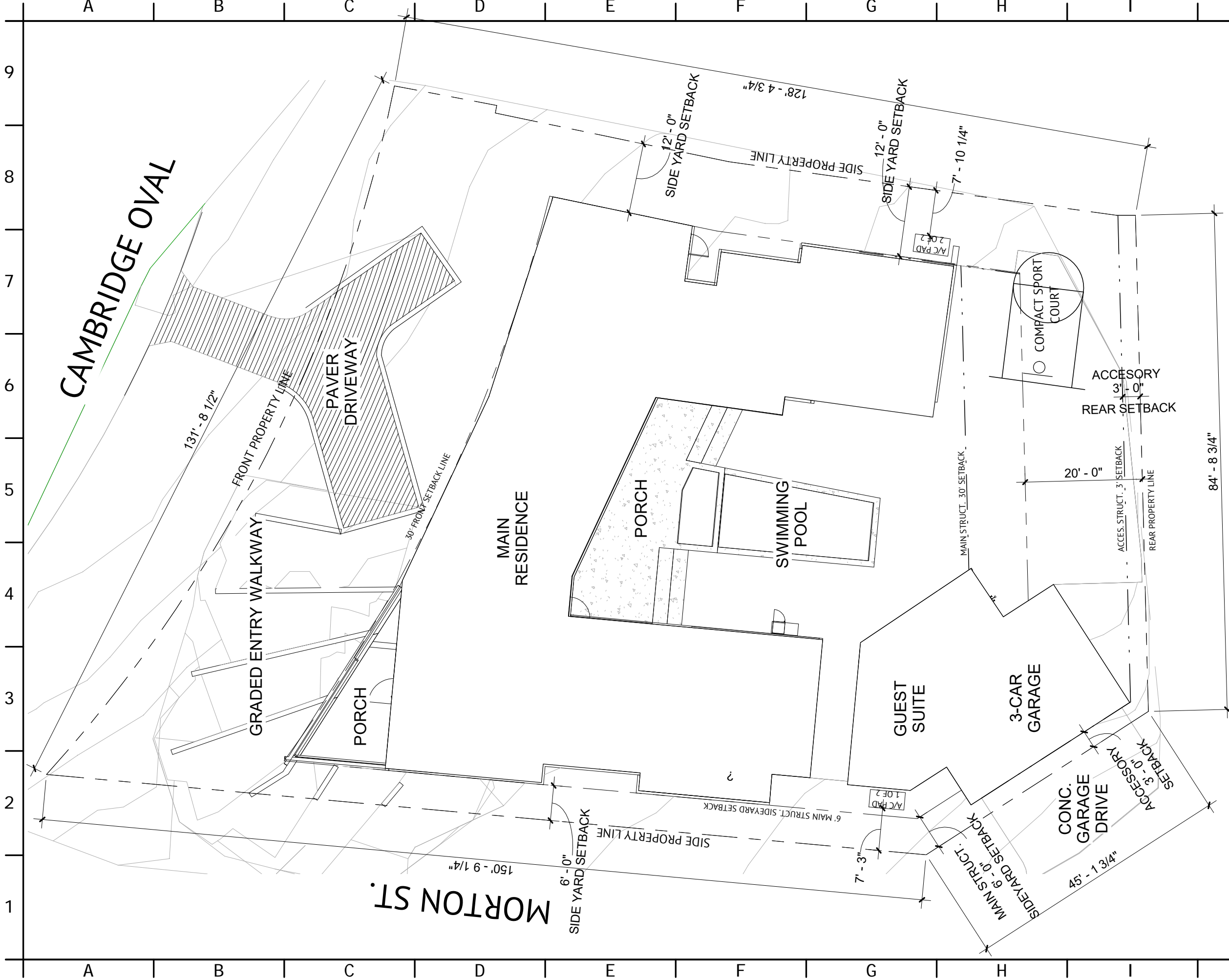
TOPOGRAPHY & TREE SURVEY

JOB NO.:	1103005578	NO.	REVISION	DATE
DATE:	04/21/11			
DRAWN BY:	MN/UB			
APPROVED BY:	RJR			



Z:\Roy Ronnfeldt\sign-01.jpg
ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

DESIGN DEVELOPMENT REVIEW-- NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.



1 SITE PLAN-PUBLIC NOTICE

SCALE : 1/16" = 1'-0"

**HOLMES RESIDENCE
820 CAMBRIDGE OVAL**

ALAMO HEIGHTS, TX. 78209

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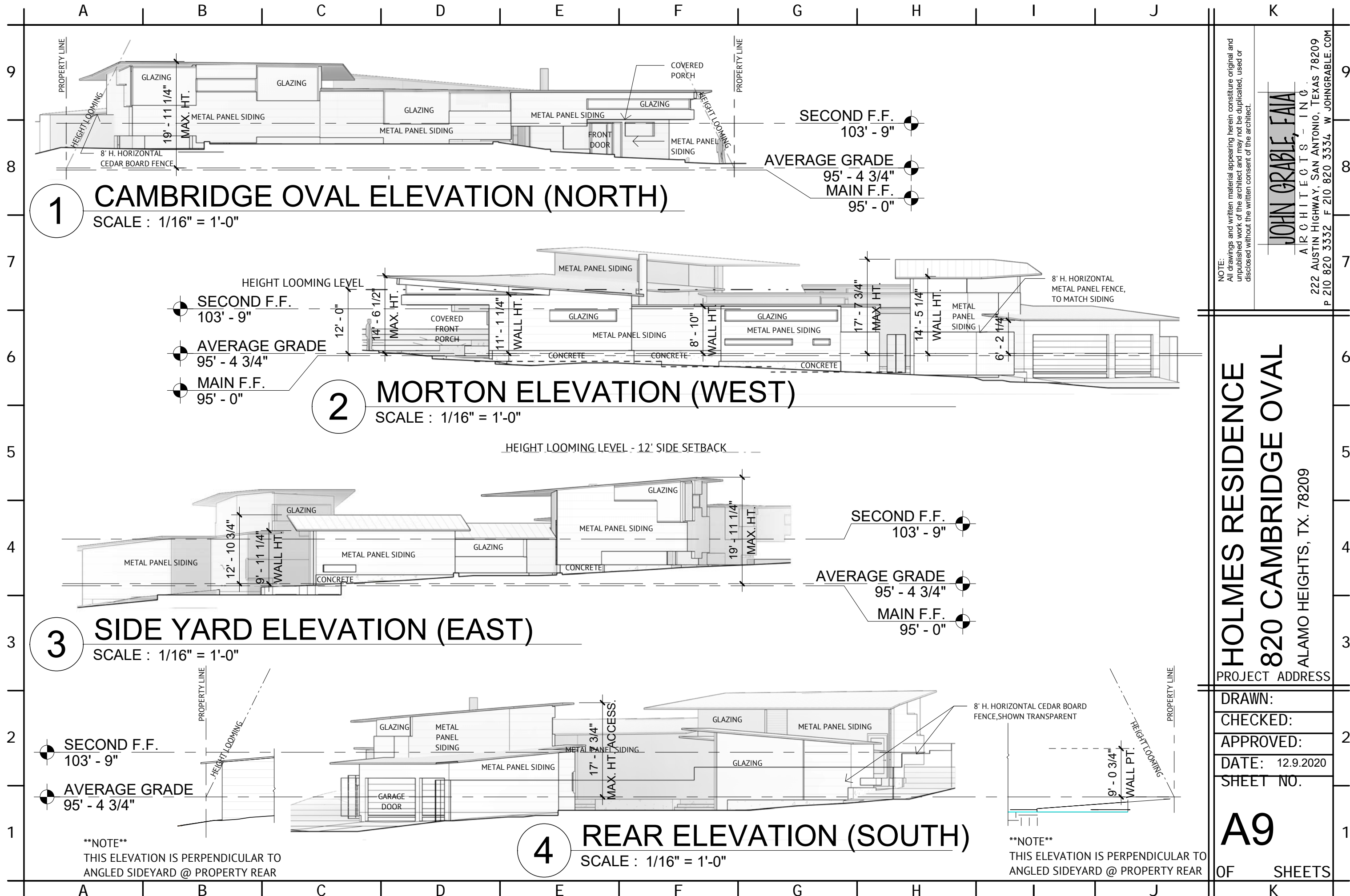
A11

OF SHEETS

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1 CAMBRIDGE OVAL ELEVATION (NORTH)
SCALE : 1/16" = 1'-0"

2 MORTON ELEVATION (WEST)
SCALE : 1/16" = 1'-0"

3 SIDE YARD ELEVATION (EAST)
SCALE : 1/16" = 1'-0"

4 REAR ELEVATION (SOUTH)
SCALE : 1/16" = 1'-0"

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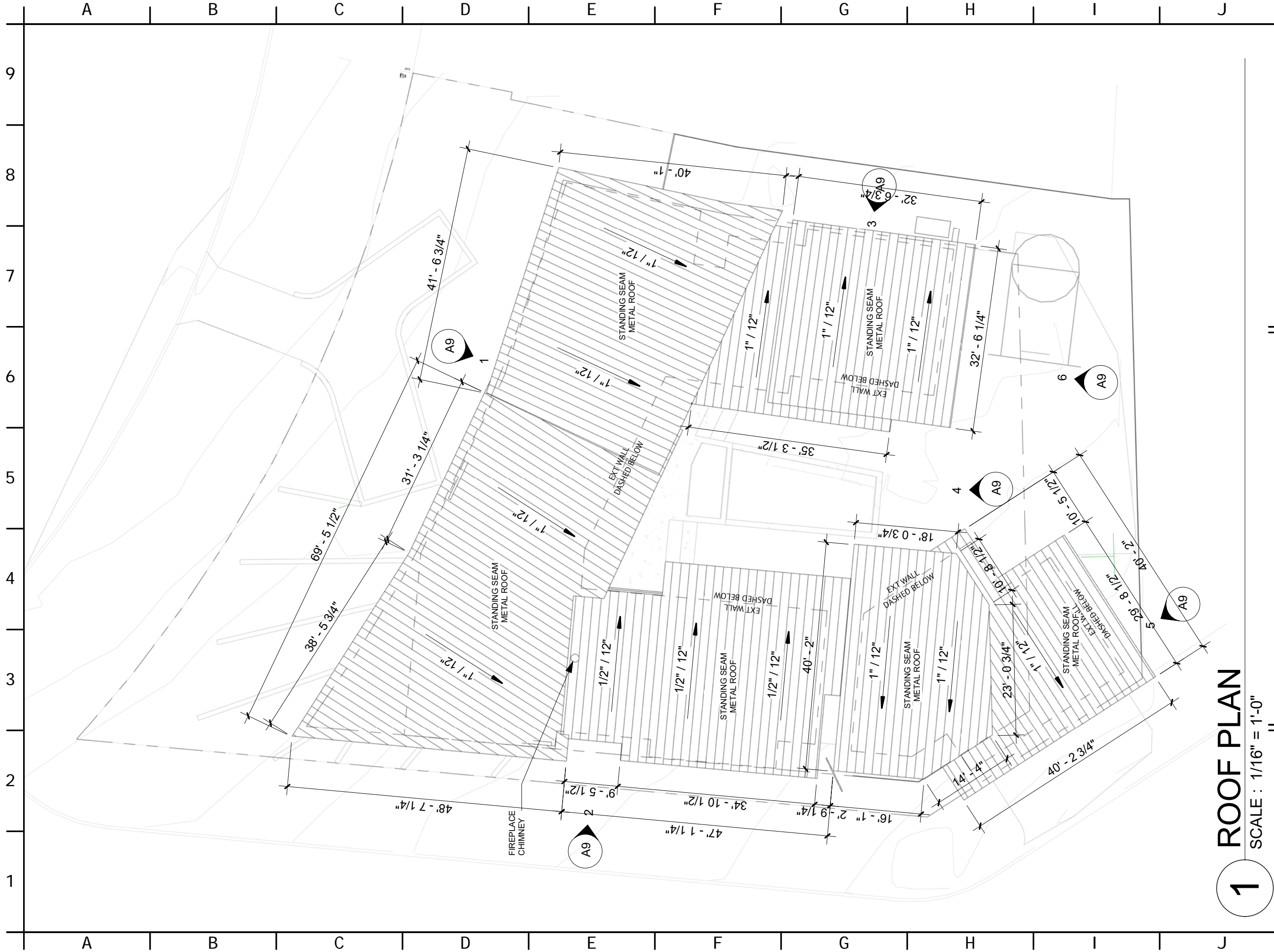
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APPROVED:
DATE: 12.9.2020
SHEET NO.

A9
OF SHEETS



1 ROOF PLAN

SCALE : 1/16" = 1'-0"

HOLMES RESIDENCE 820 CAMBRIDGE OVAL

ALAMO HEIGHTS, TX. 78209

PROJECT ADDRESS

DRAWN:

CHECKED:

APPROVED:

DATE: 12.9.2020

SHEET NO.

A10

OF SHEETS

NOTE:
All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

JOHN GRABLE, F.A.A.

ARCHITECTS - INC.
222 AUSTIN HIGHWAY, SAN ANTONIO, TEXAS 78209
P 210 820 3332 F 210 820 3334 W JOHNGRABLE.COM