

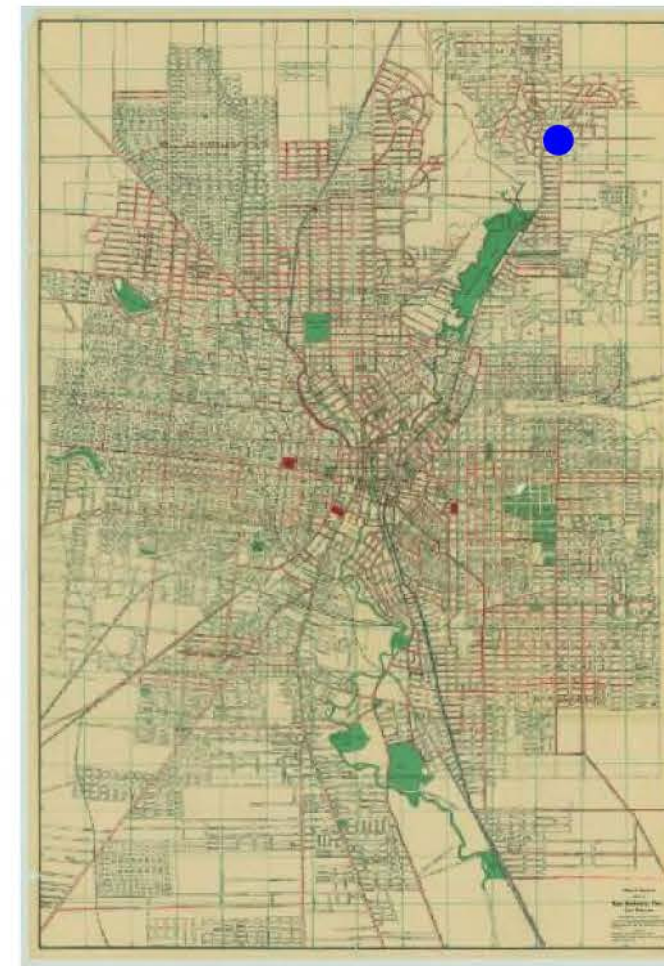
# Grove Place Lofts

220 Grove Place - MF-D

Urban Challenges - Elegant Modern Solution

Located in the heart of the Alamo Heights multifamily district, the development of 220 Grove Place offers an elegant solution to a problematic site in a non-commercial area challenged with high vehicular traffic volume and many deteriorating existing structures.

Both Grove Place and North New Braunfels are heavily traveled local streets surrounding this corner lot. This circumstance demands structures of interest and great enough presence to stand up to their corner post without being overwhelmed by the noise and chaos of the roadways. The existing structure was built in 1930 when the proper map of 'San Antonio' ended just a few blocks north of where the house sits. Built at a time when a demure little home made sense on this lot, it is a remnant of a very different time and is now a structure out of place and time in what is tantamount to the town square of Terrell Hills. The proposed replacement structures embrace their urban environment with every elevation treated as a front facing elevation and an aggressive stance toward the streets. Where other nearby developments have figuratively turned their backs to busy streets and intersections, preferring to pretend that they do not exist, the Grove Place Lofts embrace their urban setting and confidently belong on the lot and in the neighborhood.



Thoughtful use of diverse materials creates long lines and visual interest with deep articulation casting dramatic shadows over large windows.

The modern architecture of the proposed structure plays on the precedent set by the other modern developments that can be found throughout Alamo Heights. Twelve of the homes in the neighborhood with modern architecture (including two in Terrell Hills along North New Braunfels) are included in subsequent pages.

Drawing on inspiration from the new Alamo Heights City Hall, High School, and the attached noted development on Marcia Place (one street south), the proposed development makes creative use of materials which will be familiar to the City of Alamo Heights and its residents. Playing on the idea of stacked boxes, a deep cantilever teeters out over the front elevation highlighted in a flat seam panel cladding, Wood trim accents two large boxes which appear to be mitered together and are accentuated by juxtaposed orientations of flat and standing seam metal panel.



## Grove Place Lofts

# Introduction



There are many ways in which this new development will be beneficial to the community.



More than a few homes in the area designed to stand for 50 years are well beyond their useful life. These homes deteriorate quickly when they are not maintained, as is the case in several instances nearby. New development in the area will encourage redevelopment of these neighboring lots and over time perhaps remove their blight from the neighborhood.

Aging and poorly maintained multifamily rental properties nearby are also deteriorating and detracting from this area of the city. New development in the area may act as a signal to these businesses that re-investment in their properties will yield a greater return on their holdings.



Grove Place Lofts



Area Distress & Challenges





A substantial amount of traffic around the new Terrell Hills City Hall is another challenge to development. The structures have to look like they belong at a busy intersection. Usually, locations with a busy street and a traffic light along the perimeter would be well suited for more commercial purposes, but multifamily residential zoning of this site creates a unique and challenging opportunity.

The adjacent fire station, overhead power lines/stoplights, stop light control box in the front yard, and highly restrictive setbacks are also noteworthy hardships at this site.



Grove Place Lofts



# Area Distress & Challenges





North



South



East



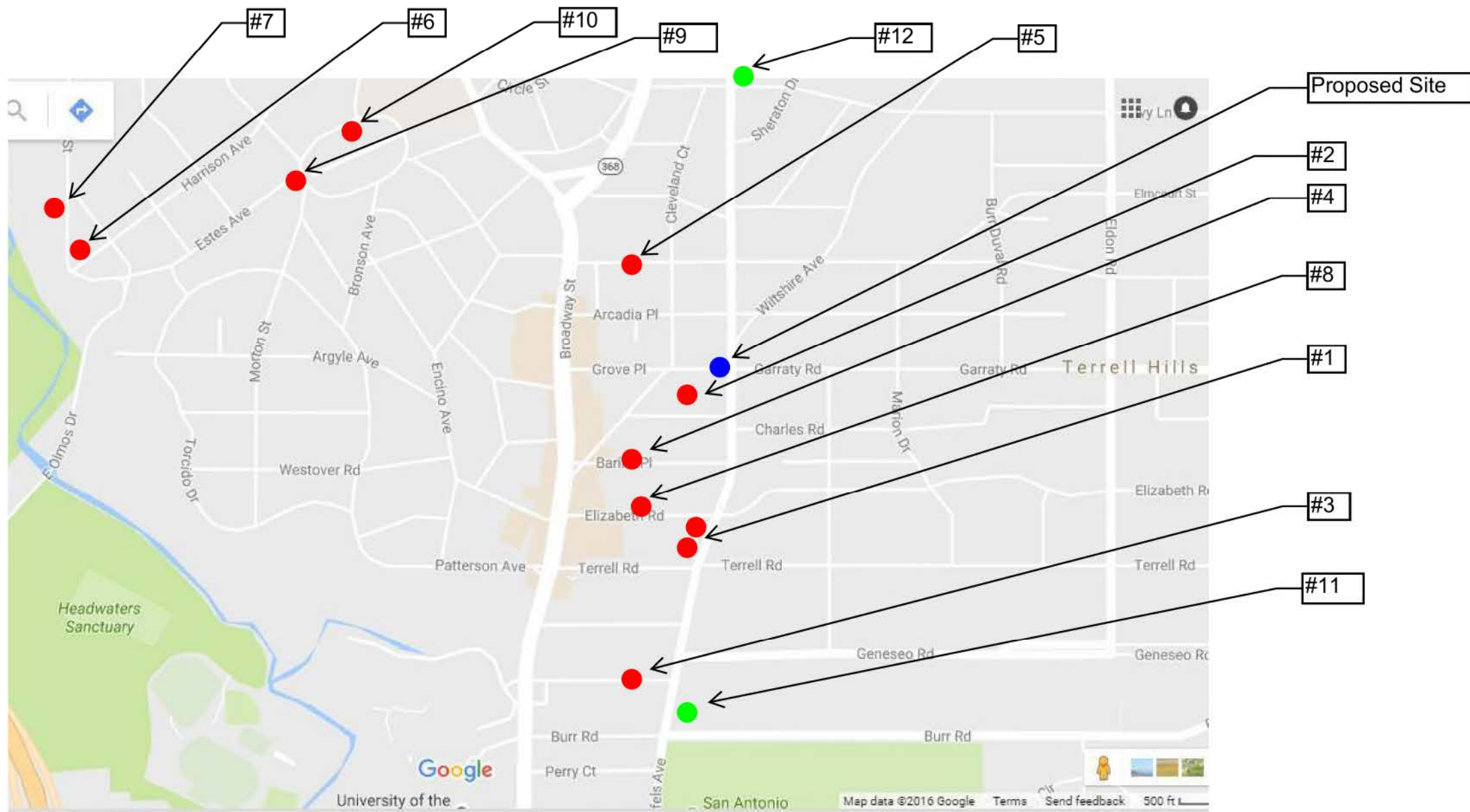
West

Existing Elevations

Grove Place Lofts







There is a long history of modern architecture in Alamo Heights. The earliest example cited herein is the La Quinta development by O'Neil Ford (#1). Twelve examples are cited on subsequent pages including two in Terrell Hills along North New Braunfels which are relevant because of their location along the same street as the proposed project. The precedent for this style of architecture in Alamo Heights ranges from subtle stucco washed white and tucked behind live oaks to ultra modern multi-family with remarkably small setbacks.

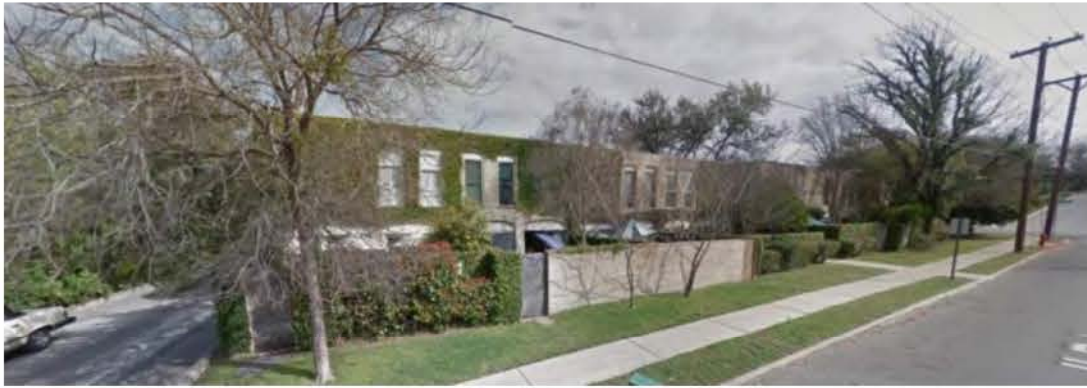
## Grove Place Lofts



# Precedent Locations



1.



143 Terrell Rd/166 Elizabeth Rd

2.



117-121 Marcia Pl.

3.



138 Katherine Ct

4.



130 Barilla Pl.

Grove Place Lofts



Precedent



5.



136 Grandview Pl

6.



510 Harrison Ave.

7.



214 Crescent St.

8.



139 Elizabeth

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Precedent



9.



900 Cambridge Oval

10.



1012 Cambridge Oval

11.



205 Burr Rd (Terrell Hills)

12.



100 Canterbury Hill (Terrell Hills/Under Construction)

Grove Place Lofts



Precedent



Wood Screen Fence



Horizontal Standing Seam Metal Wall Panel



Vertical Flush Metal Wall Panel



Flat Seam Metal Wall Panel



Grove Place Lofts



LPA





















**NORTH ELEVATION**

SCALE: 1/4" = 1'

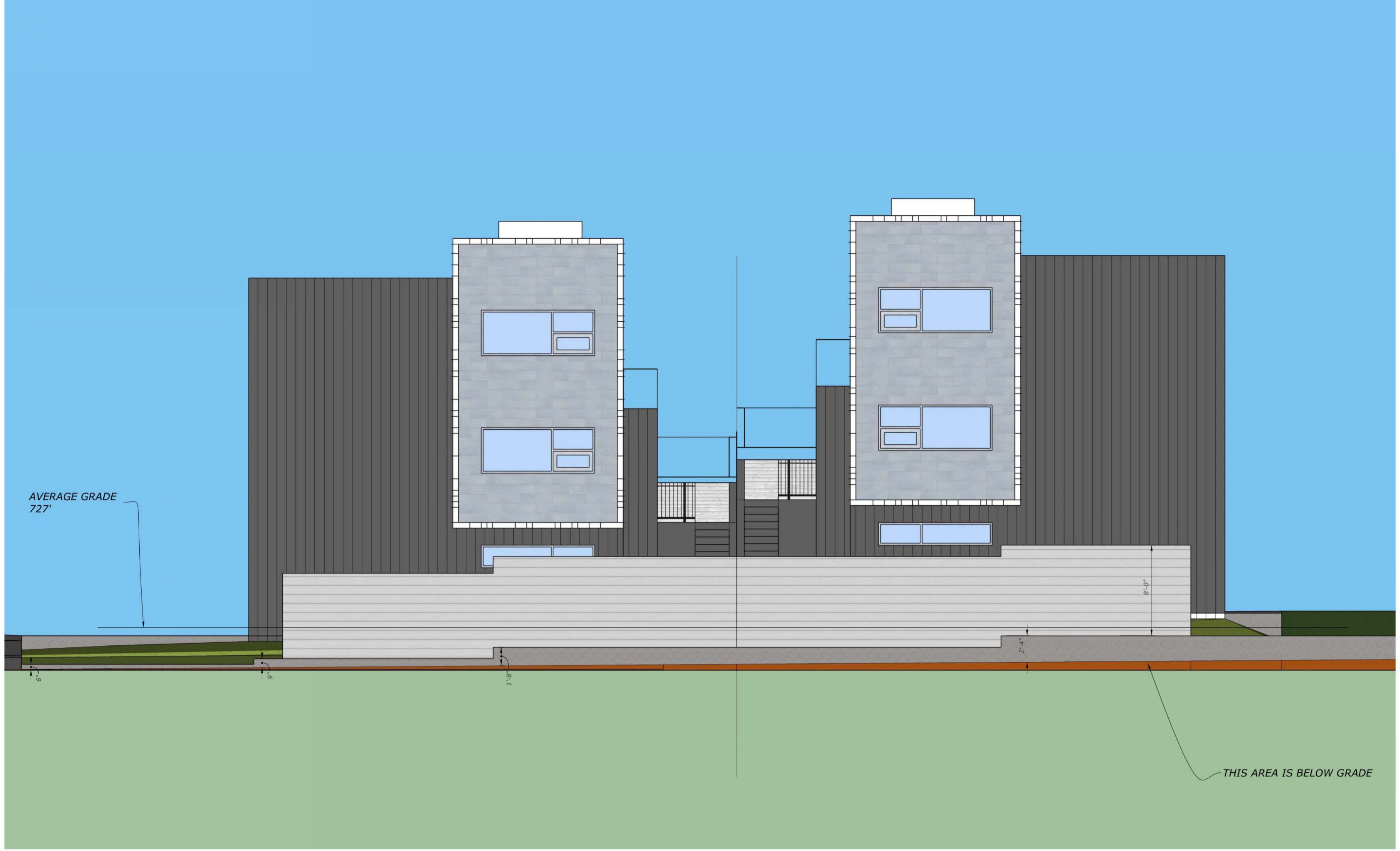




**SOUTH ELEVATION**

SCALE: 1/4" = 1'

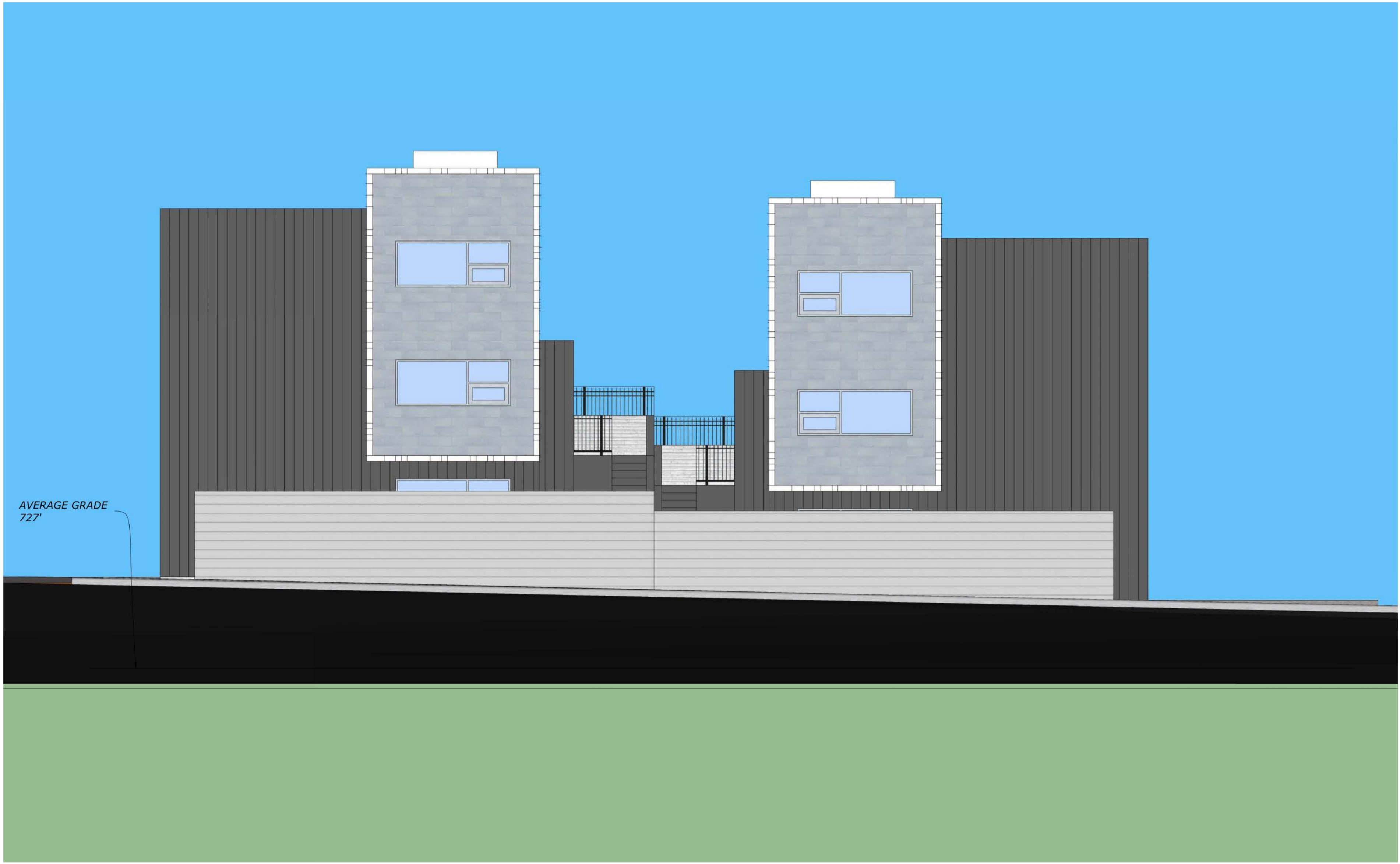




**WEST ELEVATION**

SCALE: 1/4" = 1'



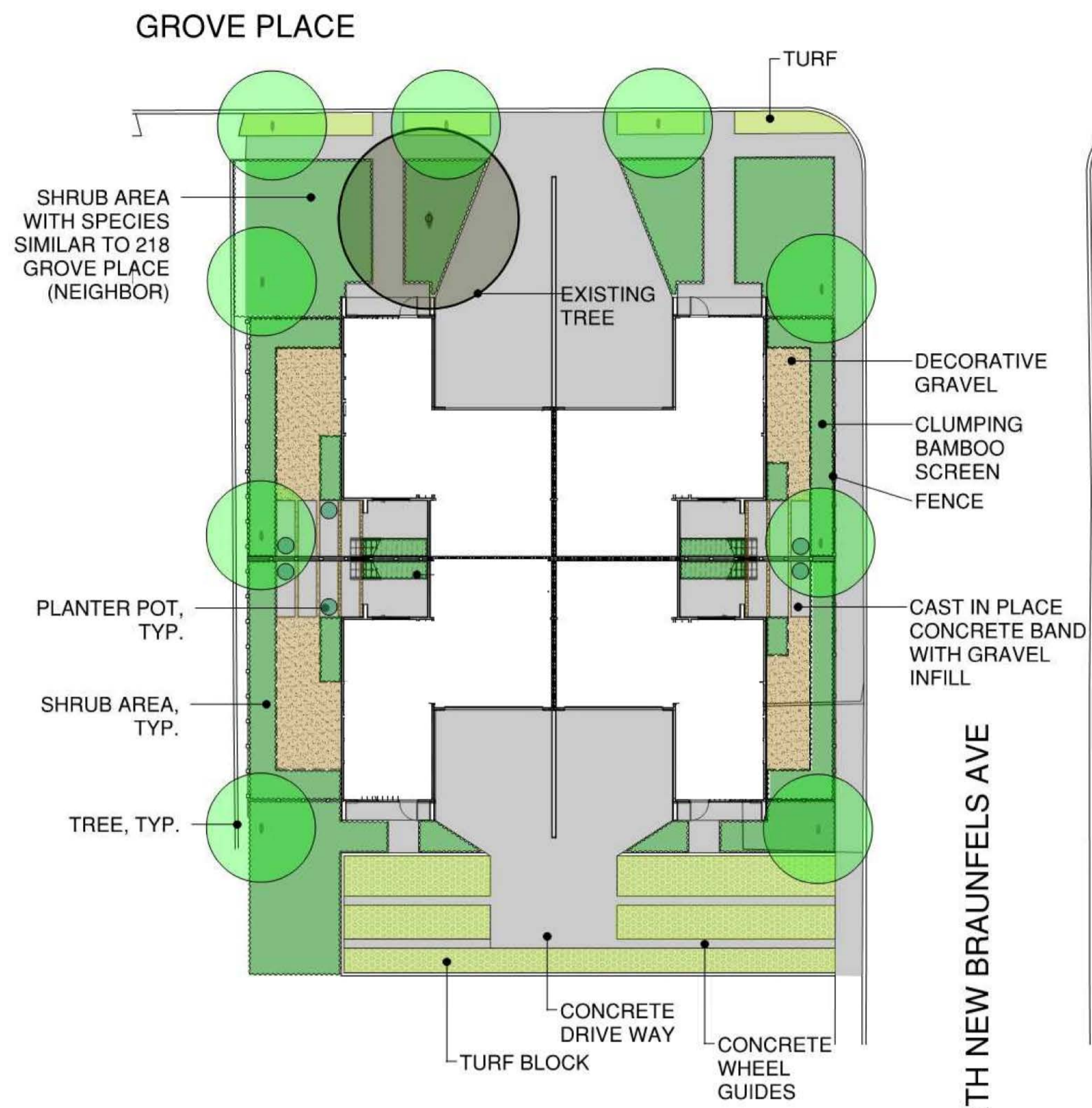


**EAST ELEVATION**  
SCALE: 1/4" = 1'









GROVE PLACE

TURF

SHRUB AREA WITH SPECIES SIMILAR TO 218 GROVE PLACE (NEIGHBOR)

EXISTING TREE

DECORATIVE GRAVEL

CLUMPING BAMBOO SCREEN

FENCE

PLANTER POT, TYP.

CAST IN PLACE CONCRETE BAND WITH GRAVEL INFILL

SHRUB AREA, TYP.

NORTH NEW BRAUNFELS AVE

TREE, TYP.

CONCRETE DRIVE WAY

CONCRETE WHEEL GUIDES

TURF BLOCK

LANDSCAPE PLAN

SCALE: NTS





Grove Place Lofts

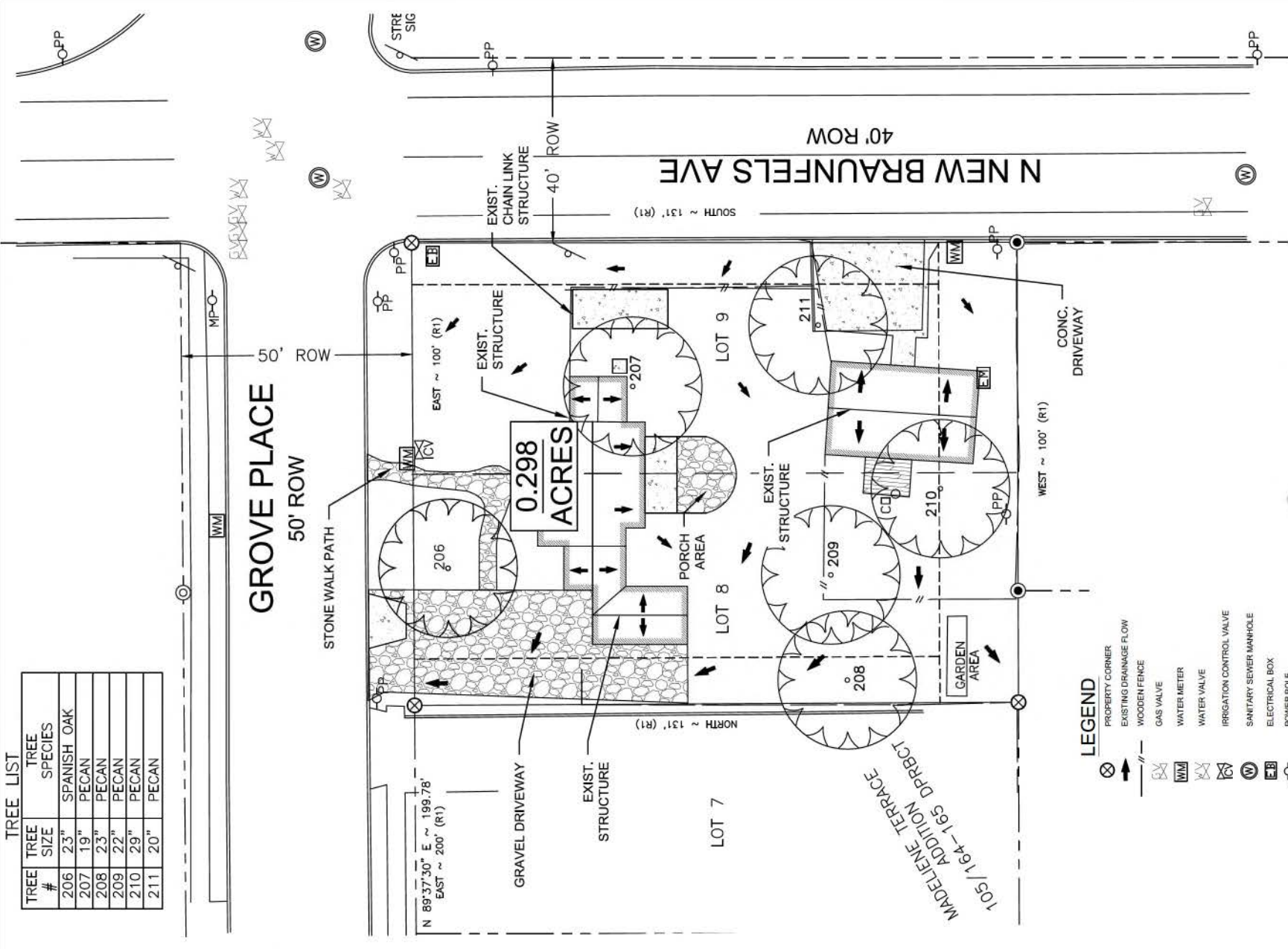




TREE LIST

TREE #	TREE SIZE	TREE SPECIES
206	23"	SPANISH OAK
207	19"	PECAN
208	23"	PECAN
209	22"	PECAN
210	29"	PECAN
211	20"	PECAN

GROVE PLACE  
50' ROW



0.298  
ACRES

N NEW BRAUNFELS AVE  
40' ROW

- LEGEND**
- ⊗ PROPERTY CORNER
  - EXISTING DRAINAGE FLOW
  - WOODEN FENCE
  - WM GAS VALVE
  - WM WATER METER
  - WM WATER VALVE
  - WM IRRIGATION CONTROL VALVE
  - WM SANITARY SEWER MANHOLE
  - WM ELECTRICAL BOX
  - PPC POWER POLE
  - PPC SIGN
  - TREES



GROVE PLACE LOFTS

220 GROVE PLACE, ALAMO HEIGHTS, TX. 78209

EXISTING SITE PLAN

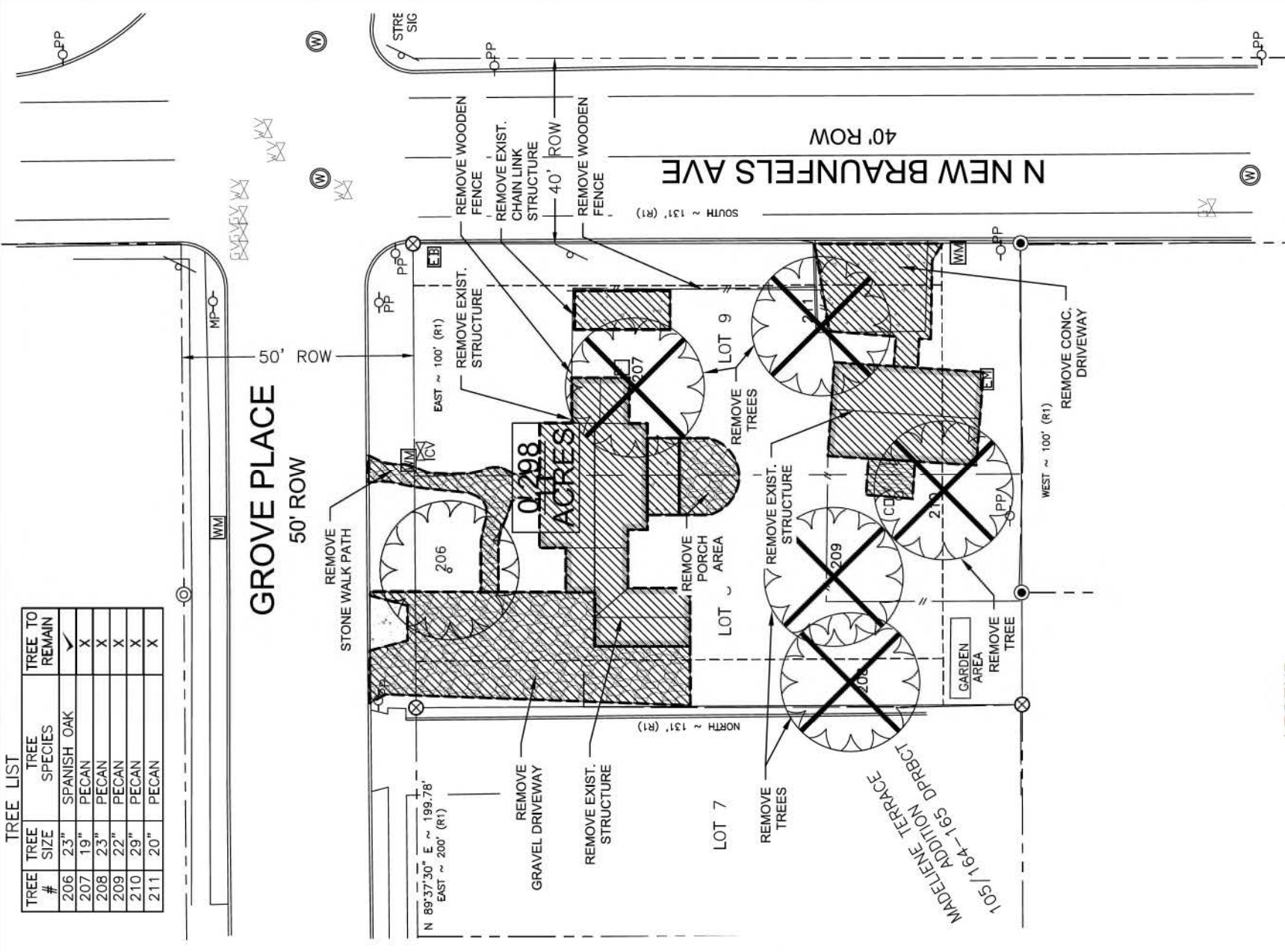
DRAWN BY:	CDS muery
DATE:	7-27-2016
DRAWING NAME:	12016116171_grove_place_lofts_larb_exh1b1a.rvt
SHEET NO.:	A1.0



TREE LIST

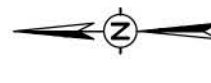
TREE #	TREE SIZE	TREE SPECIES	TREE TO REMAIN
206	23"	SPANISH OAK	✓
207	19"	PECAN	X
208	23"	PECAN	X
209	22"	PECAN	X
210	29"	PECAN	X
211	20"	PECAN	X

GROVE PLACE  
50' ROW



LEGEND

- AREAS TO BE DEMOLISHED
- TREES TO BE REMOVED
- TREES TO REMAIN



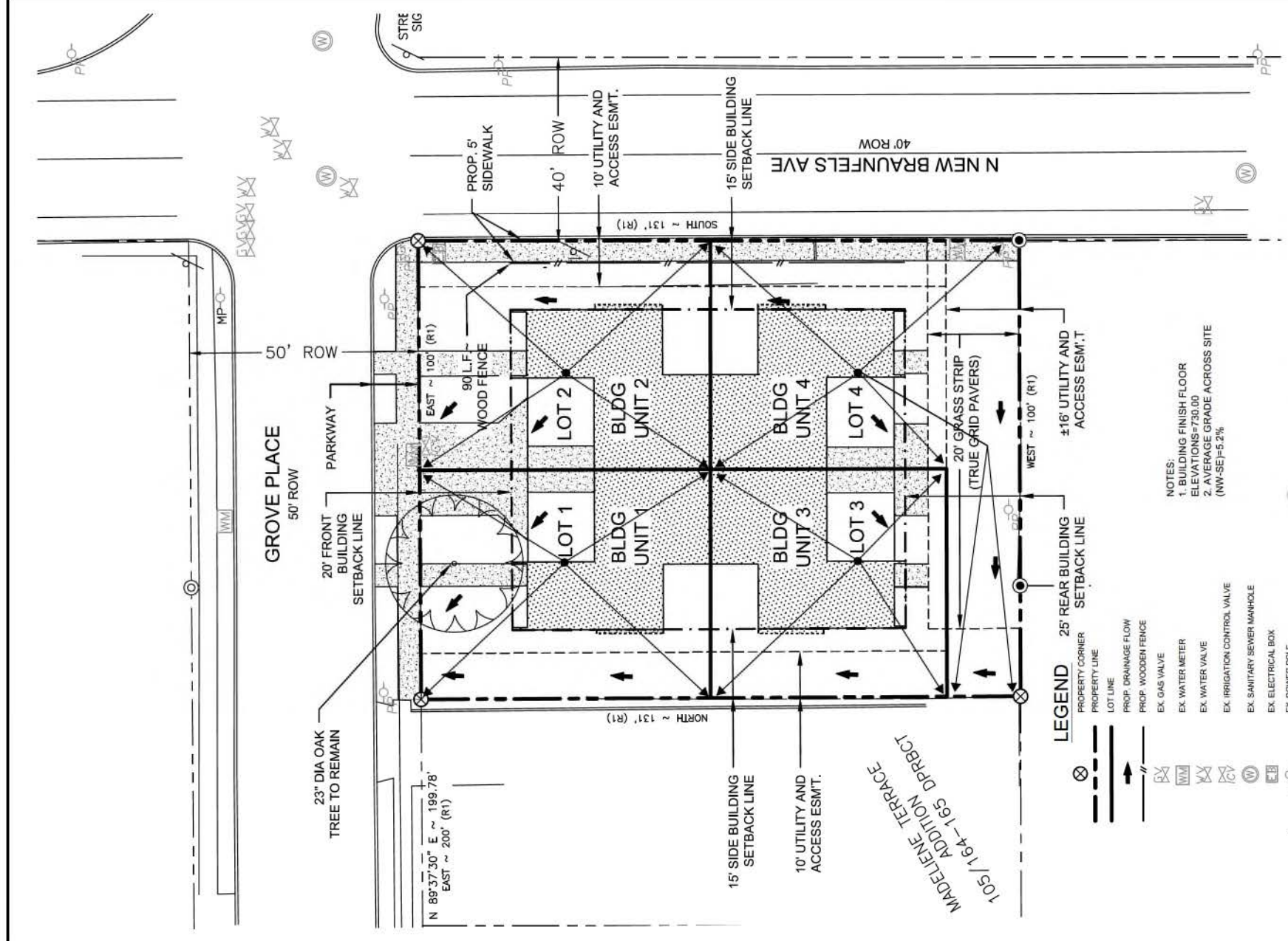
**GROVE PLACE LOFTS**  
220 GROVE PLACE, ALAMO HEIGHTS, TX. 78209

**DEMOLITION PLAN**

DRAWN BY: CDS muery  
DATE: 7-27-2016

DRAWING NAME: R:\2016\16171\_grove place lofts\arb exhibit\arb exist-exhibits\_july 2016.dwg  
SHEET NO. A1.1

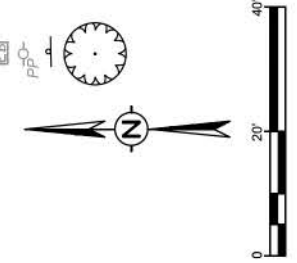




**LEGEND**

- ⊗ PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- PROP. DRAINAGE FLOW
- PROP. WOODEN FENCE
- EX. GAS VALVE
- ⊕ EX. WATER METER
- ⊕ EX. WATER VALVE
- ⊕ EX. IRRIGATION CONTROL VALVE
- ⊕ EX. SANITARY SEWER MANHOLE
- ⊕ EX. ELECTRICAL BOX
- ⊕ EX. POWER POLE
- ⊕ EX. SIGN
- ⊕ TREES

NOTES:  
 1. BUILDING FINISH FLOOR ELEVATIONS=730.00  
 2. AVERAGE GRADE ACROSS SITE (NW-SE)=5.2%



**GROVE PLACE LOFTS**  
 220 GROVE PLACE, ALAMO HEIGHTS, TX. 78209

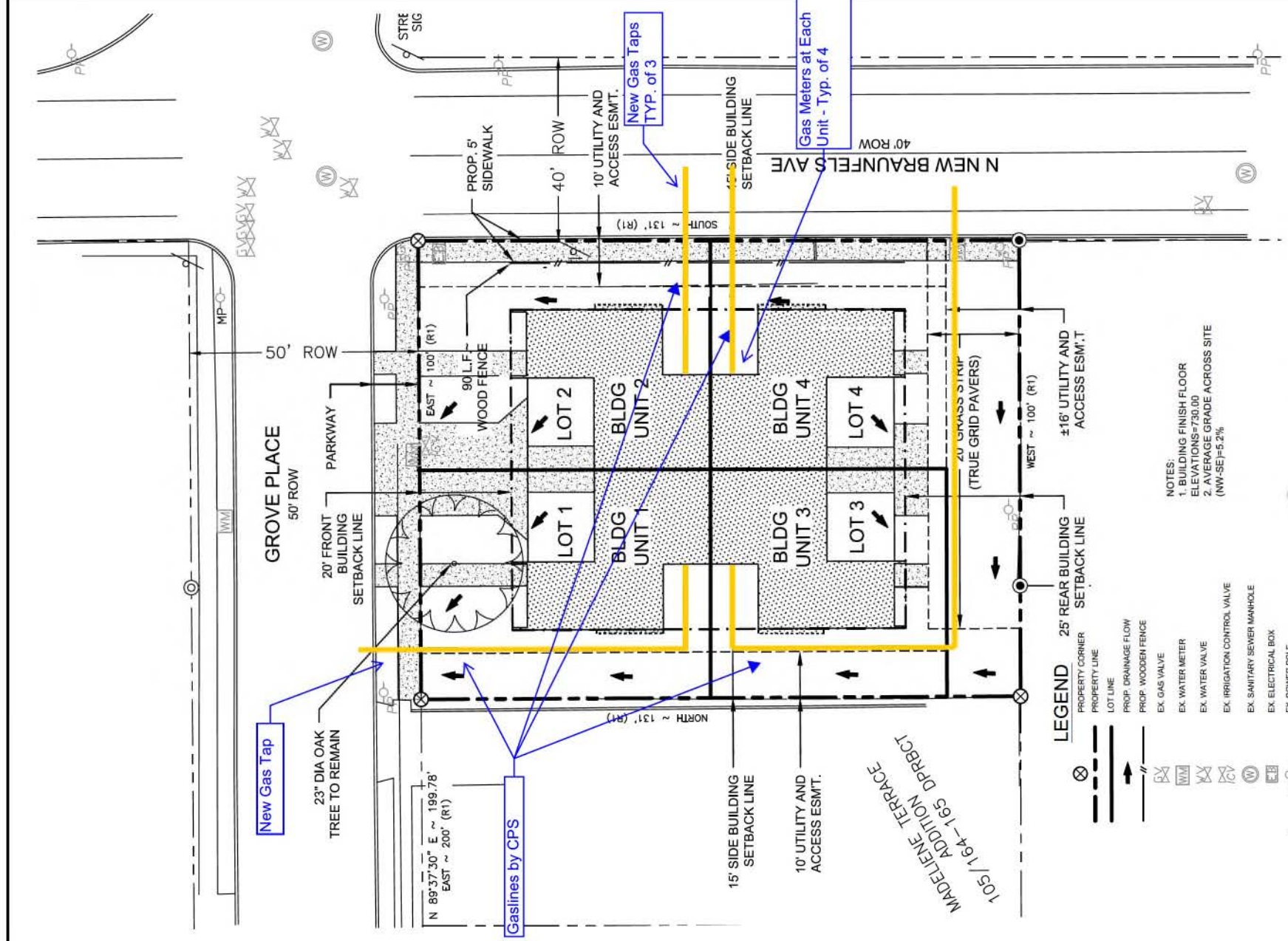
**PROPOSED SITE PLAN**

DRAWN BY: CDS muery  
 DATE: 7-27-2016  
 SHEET NO. A1.2

**landMODERN**

**CDS muery**  
 ENGINEERS • SURVEYORS





New Gas Tap

Gaslines by CPS

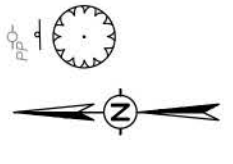
New Gas Taps  
TYP. of 3

Gas Meters at Each  
Unit - Typ. of 4

NOTES:  
1. BUILDING FINISH FLOOR  
ELEVATIONS=730.00  
2. AVERAGE GRADE ACROSS SITE  
(NW-SE)=5.2%

LEGEND

- ⊗ PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- PROP. DRAINAGE FLOW
- PROP. WOODEN FENCE
- EX. GAS VALVE
- EX. WATER METER
- EX. WATER VALVE
- EX. IRRIGATION CONTROL VALVE
- EX. SANITARY SEWER MANHOLE
- EX. ELECTRICAL BOX
- EX. POWER POLE
- EX. SIGN
- TREES



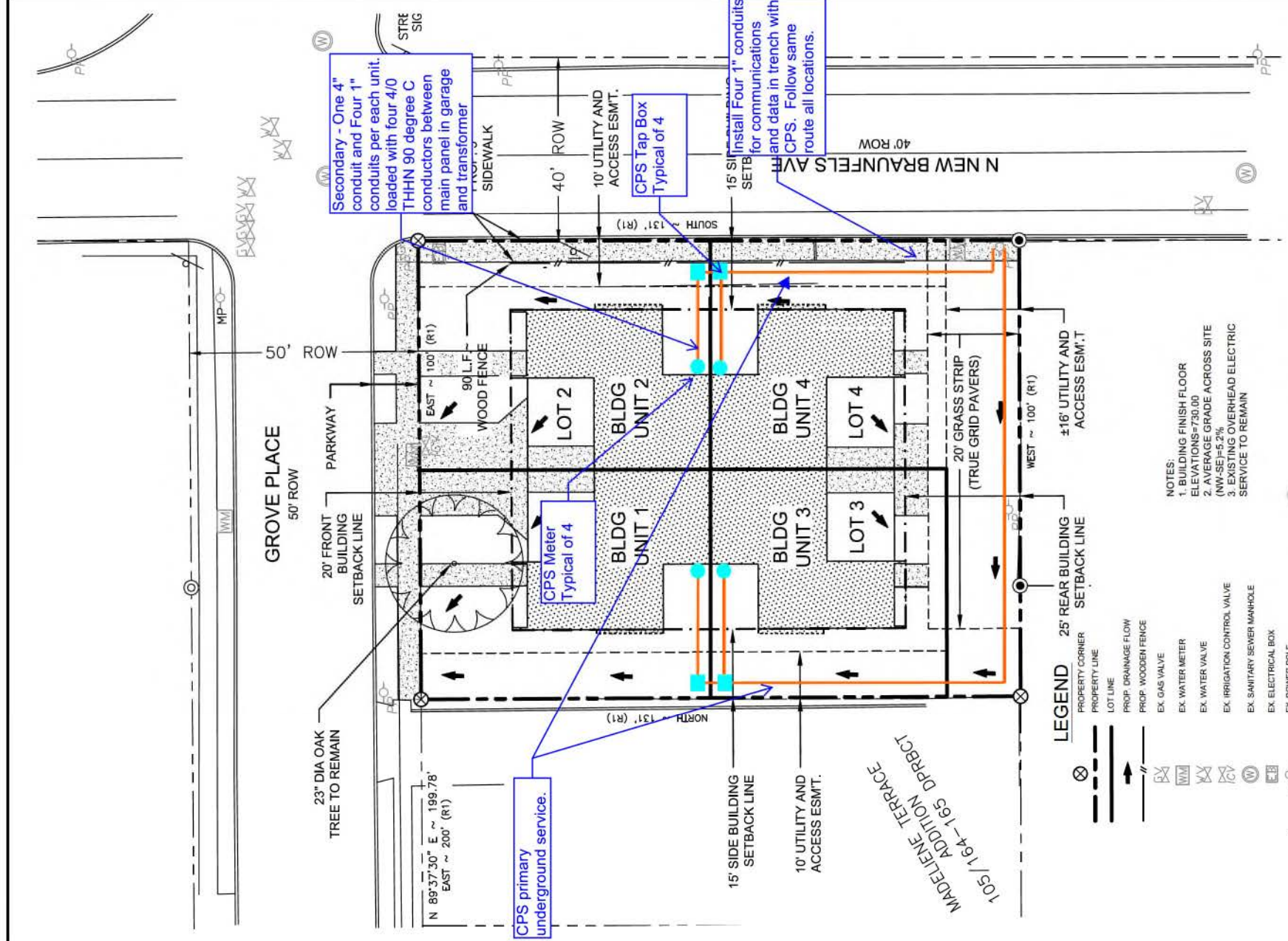
**GROVE PLACE LOFTS**  
220 GROVE PLACE, ALAMO HEIGHTS, TX. 78209

**NATURAL GAS SITE PLAN**

DRAWN BY: CDS muery  
DATE: 7-27-2016  
DRAWING NAME: 1/2016116171\_grove place lofts/arb exhibit/arb prop-exhibits\_july 2016.dwg  
SHEET NO. A1.2

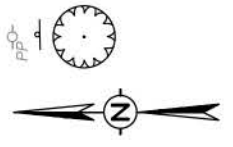






NOTES:  
 1. BUILDING FINISH FLOOR ELEVATIONS=730.00  
 2. AVERAGE GRADE ACROSS SITE (NW-SE)=5.2%  
 3. EXISTING OVERHEAD ELECTRIC SERVICE TO REMAIN

- LEGEND**
- ⊗ PROPERTY CORNER
  - SETBACK LINE
  - LOT LINE
  - PROP. DRAINAGE FLOW
  - PROP. WOODEN FENCE
  - EX. GAS VALVE
  - EX. WATER METER
  - EX. WATER VALVE
  - EX. IRRIGATION CONTROL VALVE
  - EX. SANITARY SEWER MANHOLE
  - EX. ELECTRICAL BOX
  - EX. POWER POLE
  - EX. SIGN
  - TREES



**GROVE PLACE LOFTS**  
 220 GROVE PLACE, ALAMO HEIGHTS, TX. 78209

**SITE ELECTRICAL PLAN**

DRAWN BY: CDS muery  
 DATE: 7-27-2016

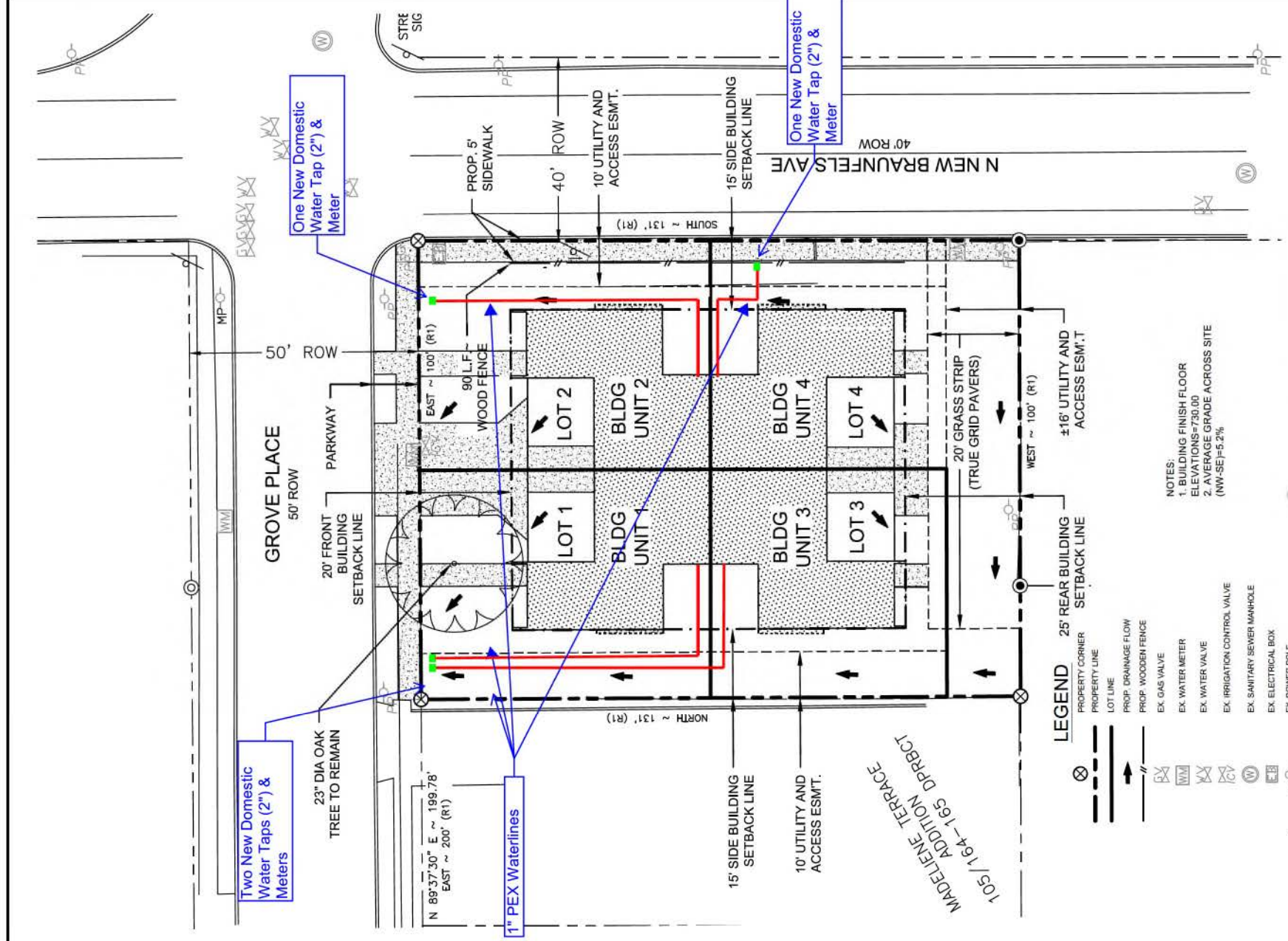
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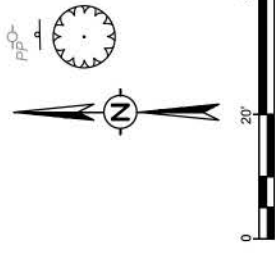






NOTES:  
 1. BUILDING FINISH FLOOR ELEVATIONS=730.00  
 2. AVERAGE GRADE ACROSS SITE (NW-SE)=5.2%

- LEGEND**
- ⊗ PROPERTY CORNER
  - PROPERTY LINE
  - LOT LINE
  - PROP. DRAINAGE FLOW
  - PROP. WOODEN FENCE
  - EX. GAS VALVE
  - ⊗ EX. WATER METER
  - ⊗ EX. WATER VALVE
  - ⊗ EX. IRRIGATION CONTROL VALVE
  - ⊗ EX. SANITARY SEWER MANHOLE
  - ⊗ EX. ELECTRICAL BOX
  - ⊗ EX. POWER POLE
  - ⊗ EX. SIGN
  - ⊗ TREES



**GROVE PLACE LOFTS**  
 220 GROVE PLACE, ALAMO HEIGHTS, TX. 78209

**SITE - DOMESTIC WATER**

DRAWN BY: CDS muery  
 DATE: 7-27-2016  
 DRAWING NAME: 12016116171\_grove\_place\_lofts1arb\_exhibit1arb  
 SHEET NO. A1.2





# TOPOGRAPHIC/TREE SURVEY

Lot 8 & 9, Block 9, MADELIENE TERRACE ADDITION, as shown on the plat recorded in Volume 105, Pages 164-165, Deed & Plat Records of Bexar County, Texas

WWMH #1

RIM	= 729.15
IN EAST (8" WHITE PVC)	= 716.55
IN NORTH (12" CLAY)	= 713.55
OUT WEST (12" CLAY)	= 713.55

WWMH #2

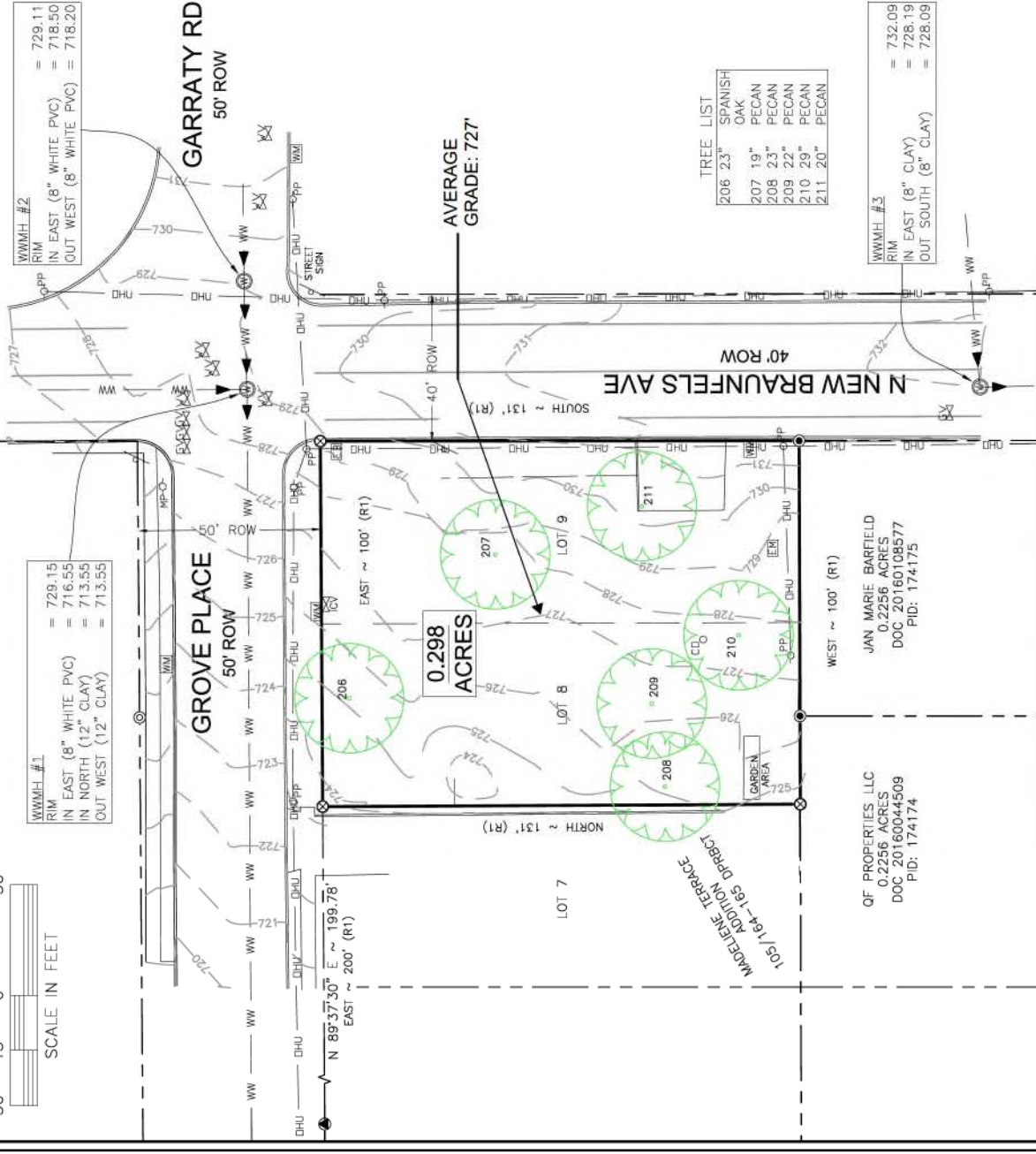
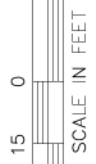
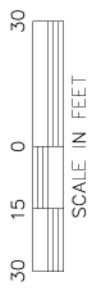
RIM	= 729.11
IN EAST (8" WHITE PVC)	= 718.50
OUT WEST (8" WHITE PVC)	= 718.20

WWMH #3

RIM	= 732.09
IN EAST (8" CLAY)	= 728.19
OUT SOUTH (8" CLAY)	= 728.09

TREE LIST

206	23"	SPANISH OAK
207	19"	PECAN
208	23"	PECAN
209	22"	PECAN
210	29"	PECAN
211	20"	PECAN



## LEGEND

- Found 5/8" rebar w/ no identification
- Found 1/2" rebar w/ no identification
- Found 1/2" rebar w/ cap "CAREY 4454"
- Found 4" steel fence post
- To Set 1/2" rebar w/ cap "LANDMARK SURVEYING" PUE
- Calculated Point
- OPP Power pole
- OPF Meter pole
- A/C Unit
- Telephone Pedestal
- Water Meter
- Water Valve
- Gas Valve
- Electric Meter
- Electric Transformer
- Meter
- Clean Out
- Stub Out
- Irrigation Control Valve
- Fire Hydrant
- Drain Inlet
- Ballast
- Flag Pole
- Wire Fence
- Fire Lane Striping
- Wood Fence
- DHU
- Building Overhang
- Concrete
- Asphalt

## SURVEY NOTES

- (1) CLIENT: Omar Land 220 Grove Place, San Antonio, TX 78209
- (2) DATE FIELD SURVEY COMPLETED: July 12, 2016
- (3) DATE OF LAST REVISION: July 22, 2016 (JDB/RSR)
- (4) BASIS OF BEARINGS is the Texas State Plane Coordinate System, NAD 1983, South Central Zone (4204). All distances shown hereon are ground distances.
- (5) FEMA FIRM PANEL 48028C04056, dated September 29, 2010, shows approximately the scaled location of the subject property to be located in Zone "X" which IS NOT a special flood hazard area (SFHA).
- (6) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH. BY THE SURVEYOR. This survey was completed without the benefit of a title commitment. Only those easements and setbacks recorded in the documents listed below which may be depicted on a drawing are shown hereon.
- (7) REFERENCES: R1 - Volume 105, Page 164-165, DPRBCT, Plat of MADELIENE TERRACE ADDITION. Recorded in Volume 105, Page 163, DPRBCT, Pages 2 and 3 of Great Holme Subdiv.

## CERTIFICATION

I hereby certify this survey was made on the ground under my supervision and that this plat correctly represents the facts found at the time of the survey, and except as shown hereon there are no visible protrusions or intrusions or improvements across boundary lines.

Robert S. Rugloski, TX RPLS #6002  
 TXBPLS Firm #1016-600  
 JOB #11607052  
 DATE: July 22, 2016



**LANDMARK SURVEYING**  
 TEXAS  
 26254 IH 10 West, Suite 105, Boerne, TX 78006  
 www.LandmarkSurveying.net (830) 428-0290  
 "Do not move the ancient landmark." (Proverbs 27:28)