

HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2017

HDRC CASE NO: 2017-106
COMMON NAME: 600 BLOCK OF BURLESON / BURLESON AT OLIVE
ADDRESS: 1158 N OLIVE ST
1154 N OLIVE ST
1142 N OLIVE ST
631 BURLESON ST
619 BURLESON ST
LEGAL DESCRIPTION: NCB 515 (URBAN @ OLIVE (IDZ)), BLOCK 17 LOT 32
NCB 515 (URBAN @ OLIVE (IDZ)), BLOCK 17 LOT 33
NCB 515 (URBAN @ OLIVE (IDZ)), BLOCK 17 LOT 36
NCB 515 (URBAN @ OLIVE (IDZ)), BLOCK 17 LOT 23
NCB 515 (URBAN @ OLIVE (IDZ)), BLOCK 17 LOT 20
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ricardo Turrubiates/TerraMark TX
OWNER: K/T TX Holdings, LLC
TYPE OF WORK: Approval of additional facade arrangements in addition to previously approved designs

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval of prototype 4.2, consisting of new elevations to be constructed at the 600 Block of Burleson. The proposed prototype would be located on lots addressed as 1142, 1154 and 1158 N Olive and 619 and 631 Burleson. Prototype 4.2 is a variant of prototype 4.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

3. Materials and Textures

A. NEW MATERIALS

- i. Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

- i. Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style

along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct prototype 4.2 at the 600 Block of Burleson. The proposed new design is not an amendment to a previously approved design, but a new design to further vary the facades of the new construction within this development. Prototype 4.2 is a variant of prototype 4. The applicant has proposed prototype 4.2 and four variants of prototype 4.2, listed as 4.2 A through D. Prototype 4 was approved by the HDRC on July 15, 2015. Since that time, the applicant has worked with staff to install wood window trim around the approved windows which provides a minimal recess within the window openings. All future prototypes include this window treatment.
- b. DESIGN REVIEW COMMITTEE – The request was reviewed by the DRC on March 10, 2017, where committee members suggested the increase in size of the front façade’s second story window and recommended that the applicant install porches that span the entire front façade of each design.
- c. The applicant has proposed prototype 4.2A, which includes three front porch columns, a front gabled roof, two front facing double windows that are covered by a shed roof, a full porch width shed roof, small fixed windows on both side elevations, a rear stoop with a rear stoop door and two rear windows.
- d. The applicant has proposed prototype 4.2B, features three groupings of front porch columns, a hipped roof, a full width front porch with a shed roof, two groupings of three windows with the second level grouping being covered by a shed roof, fixed windows on both side elevations, double windows on the ground level of the west elevations and a rear stoop, rear stoop door and rear windows.
- e. The applicant has proposed prototype 4.2.C, which includes a front facing gabled roof, two groupings of two windows with the second level grouping being covered by a shed roof, a half width front porch with two front porch columns that extends into the side yard, a rear stoop and stoop door, rear windows, fixed windows on both side elevations, double windows on the ground level of the west elevations.
- f. The applicant has proposed prototype 4.2D, which includes four groupings of front porch columns, a half width front porch that extends into the side yard, two groupings of three front facing windows, a hipped roof, a shed porch roof and shed roof over the second level grouping of windows, fixed windows on both side elevations and double windows on the ground level of the west elevations.
- g. Staff finds that the continued work toward proposing additional façade arrangements is appropriate.

RECOMMENDATION:

Staff recommends approval based on finding a through e with the following stipulations:

- i. That the applicant continue to incorporate the previously agreed upon window treatment.
- ii. That the applicant install a front porch across the front façade of each design.
- iii. That the applicant consider installing an operable window on the front façade’s second floor of each design instead of a fixed window.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jan 09, 2017

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Elevation "C" or "D"

URBAN @ OLIVE

MASTER SITE PLAN

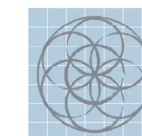
November 15, 2016

Scale: 1" = 30'

Prototype 4.2 Site Plan Exhibit



Elevation "A" or "B"



SEVENTH GENERATION
DESIGN INCORPORATED

FENCING LEGEND	
—	STANDARD
—	OPTIONAL
—	COMMON



TERRAMARK
— URBAN HOMES —





1 PROTOTYPE 4 - AS BUILT
1/4" = 1'-0"



1 PROTOTYPE 4.2A - FRONT ELEVATION
1/4" = 1'-0"



1 PROTOTYPE 4 - AS BUILT
1/4" = 1'-0"



1 PROTOTYPE 4.2B - FRONT ELEVATION
1/4" = 1'-0"



1 PROTOTYPE 4 - AS BUILT
1/4" = 1'-0"



1 PROTOTYPE 4.2C - FRONT ELEVATION
1/4" = 1'-0"



1 PROTOTYPE 4 - AS BUILT
1/4" = 1'-0"



1 PROTOTYPE 4.2D - FRONT ELEVATION
1/4" = 1'-0"

Urban at Olive - PROTOTYPE 4.2D

TERRAMARK Urban Homes

CONSTRUCTION SET

600 Block Burleson San Antonio, TX

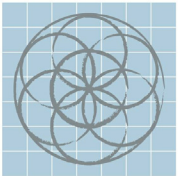
February 6, 2017



SHEET INDEX - PROTOTYPE 4.2D

NUMBER	NAME
4.2D-A0.00	COVER SHEET
4.2D-A2.03	01 FLOOR PLAN
4.2D-A2.04	02 FLOOR PLAN
4.2D-A2.05	ROOF PLAN
4.2D-A2.06	01 REFLECTED CEILING PLAN
4.2D-A2.07	02 REFLECTED CEILING PLAN
4.2D-A3.01	FRONT ELEVATION
4.2D-A3.02	BACK ELEVATION
4.2D-A3.03	SIDE ELEVATION
4.2D-A3.04	SIDE ELEVATION
4.2D-A4.01	EXTERIOR SECTIONS & DETAIL
4.2D-A4.02	STAIR PLANS SECTIONS & DETAILS
4.2-A5.01	INTERIOR ELEVATIONS & DETAILS
4.2-A5.02	OPTIONAL GARAGE
4.2-A5.03	OPTIONAL CARPORT

SKETCH IS CONCEPTUAL ONLY NOT FOR CONSTRUCTION



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Urban at Olive

600 Block Burleson San
Antonio, TX

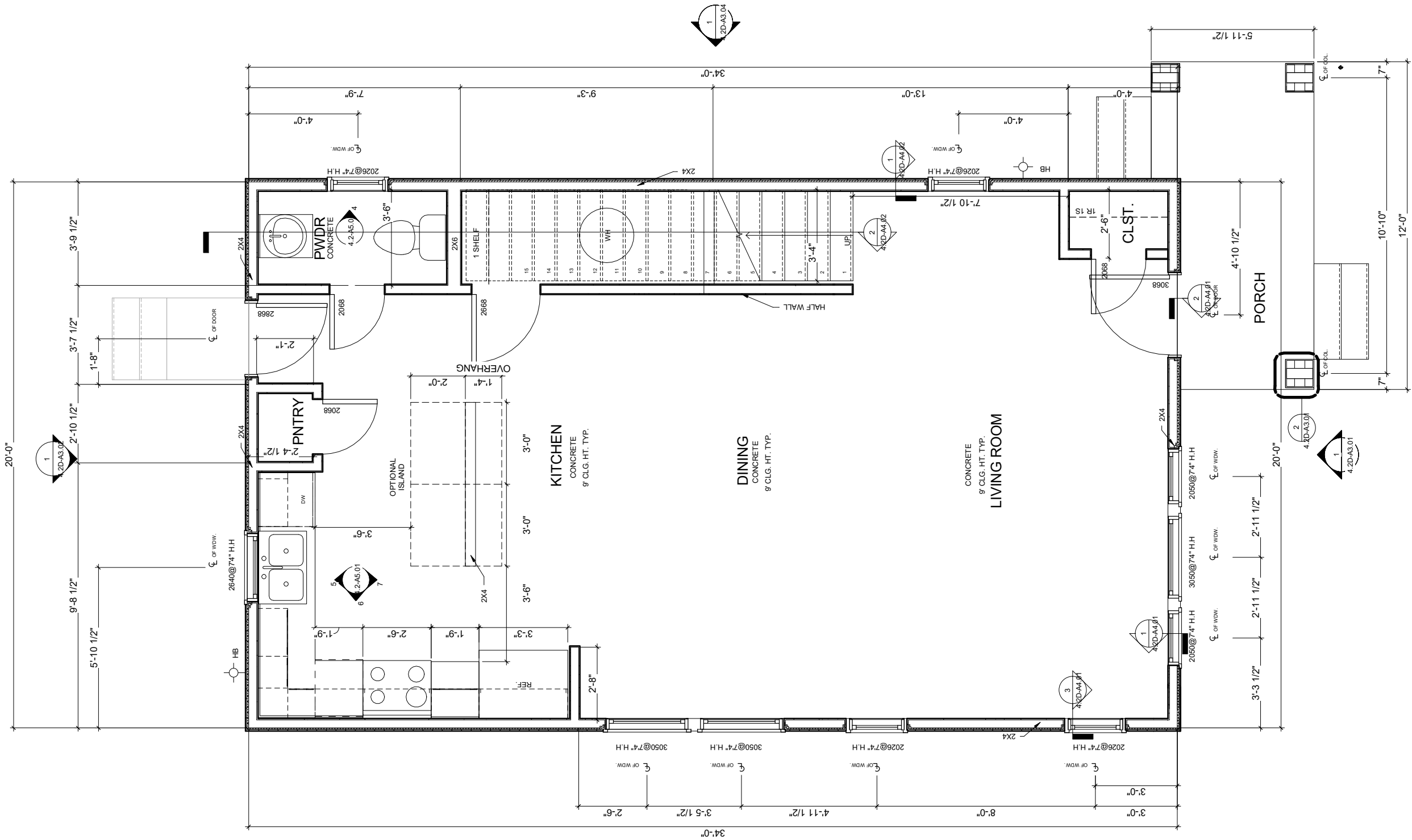
No.	Date	Description
1	02/06/2017	Construction Set

TERRAMARK
— URBAN HOMES —



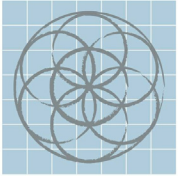
William Carpenter

February 6, 2017



1 PROTOTYPE 4.2D - FIRST FLOOR
1/4" = 1'-0"

OVERALL LIVING + ROOF AREAS	
NAME	AREA
1ST FLOOR LIVING	680 S.F.
2ND FLOOR LIVING	632 S.F.
TOTAL LIVING	1312 S.F.
FRONT PORCH	64 S.F.
TOTAL STRUCTURE	1,376 S.F.
COMP. ROOF AREA	930 S.F.
METAL ROOF AREA	76 S.F.



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01 FLOOR PLAN

PROTOTYPE 4.2D



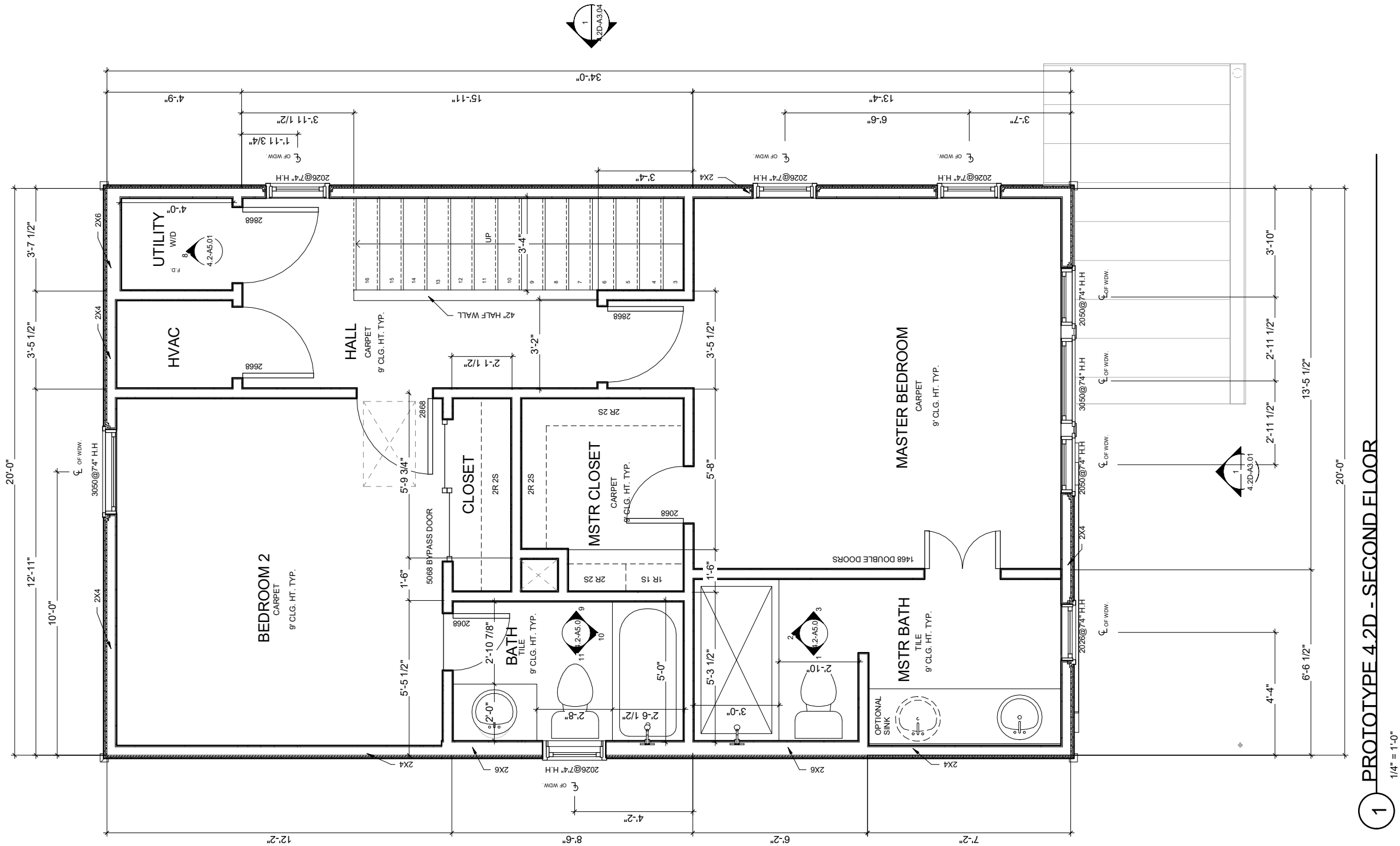
Scott William Carpenter
February 6, 2017

Project number
Date February 6, 2017

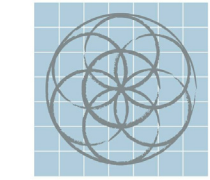
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4.2D-A2.03

Scale



OVERALL LIVING + ROOF AREAS	
NAME	AREA
1ST FLOOR LIVING	680 S.F.
2ND FLOOR LIVING	632 S.F.
TOTAL LIVING	1312 S.F.
FRONT PORCH	64 S.F.
TOTAL STRUCTURE	1,376 S.F.
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METAL ROOF AREA	76 S.F.



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02 FLOOR PLAN

PROTOTYPE 4.2D



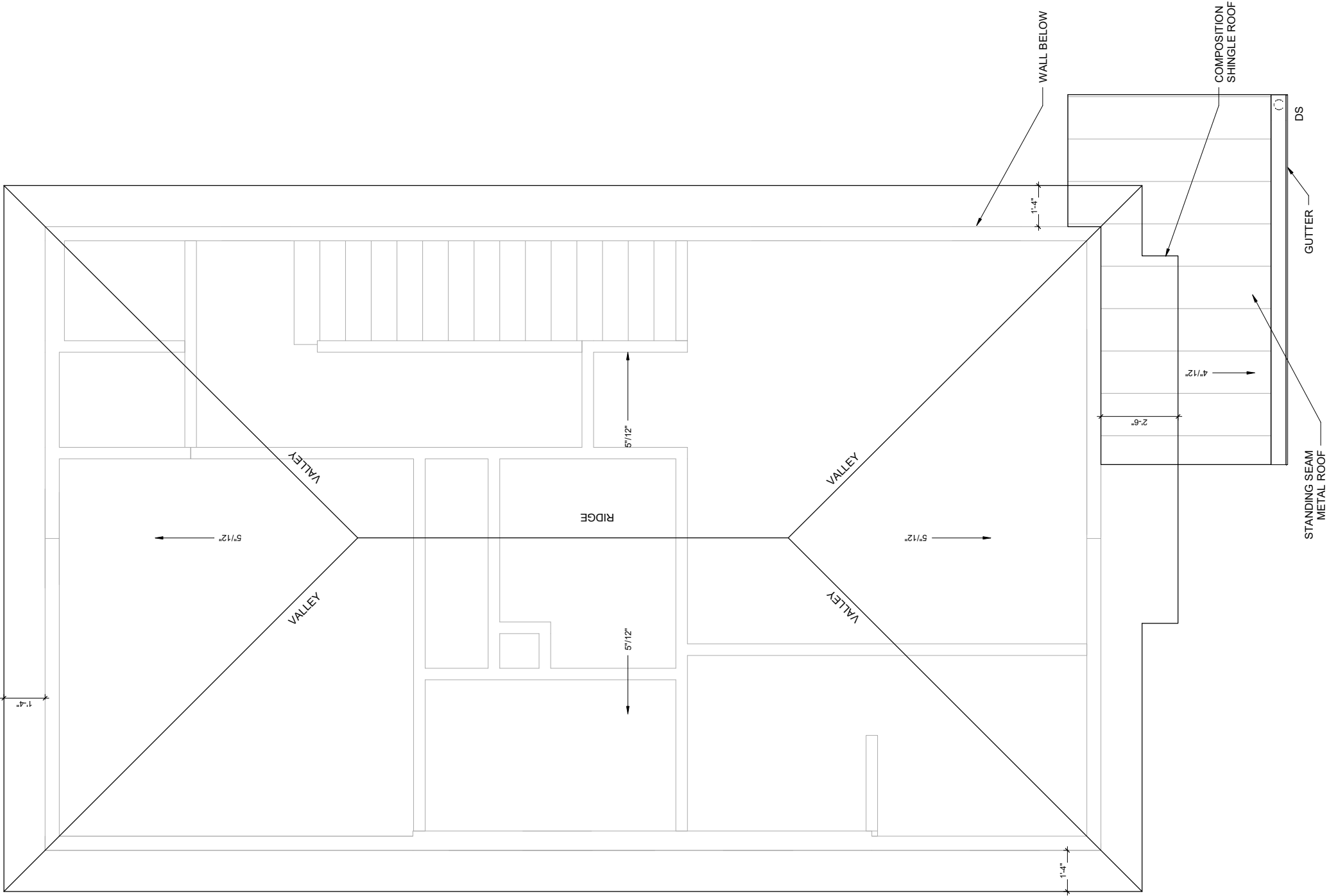
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February 6, 2017

Project number
Date February 6, 2017

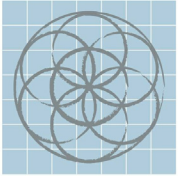
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1 PROTOTYPE 4.2D - ROOF PLAN
1/4" = 1'-0"



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ROOF PLAN

PROTOTYPE 4.2D



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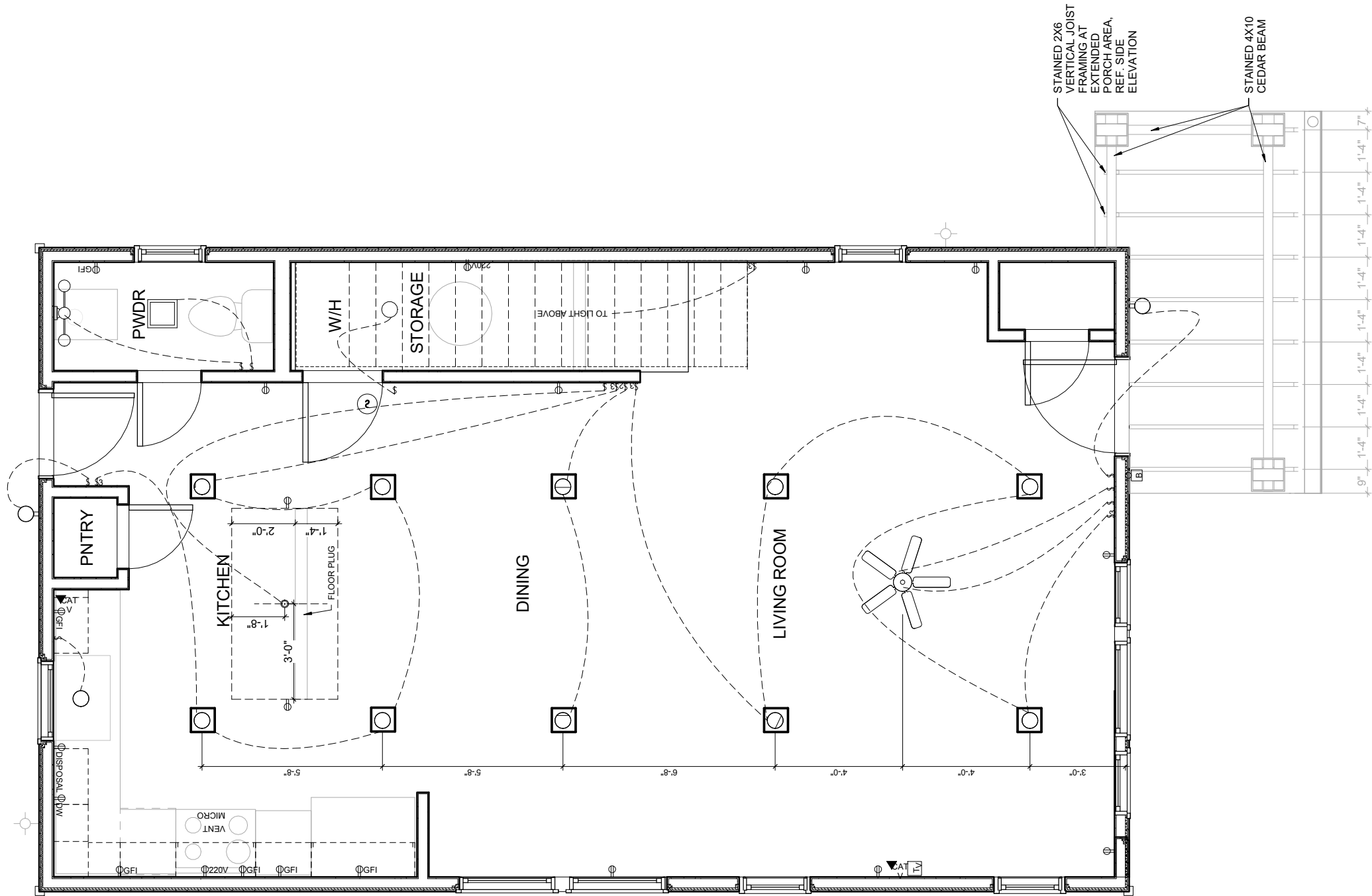
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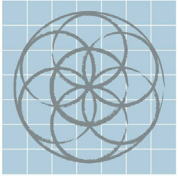
ELECTRICAL & CEILING PLAN LEGEND

	RECESSED LIGHT		110 VOLT DUPLEX OUTLET		THERMOSTAT
	WATERPROOF RECESSED LIGHT		220 VOLT DUPLEX OUTLET		DOORBELL
	PENDANT LIGHT		GROUND FAULT/WATERPROOF DUPLEX OUTLET		ELECTRICAL PANEL
	SURFACE MOUNTED LIGHT		DISHWASHER SWITCH		SMOKE & CARBON MONOXIDE DETECTOR
	WALL MOUNTED LIGHT		GARBAGE DISPOSAL SWITCH		TELEPHONE WALL OUTLET
	WALL MOUNTED VANITY LIGHT		ONE-WAY SWITCH		TELEVISION CABLE OUTLET
	EXHAUST FAN		TWO-WAY SWITCH		SCUTTLE ACCESS
	EXHAUST FAN W/ LIGHT COMBO				
	CEILING FAN WITH LIGHT KIT				



1 PROTOTYPE 4.2D - 01 REFLECTED CEILING PLAN

1/4" = 1'-0"



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01 FLOOR REFLECTED
CEILING PLAN

PROTOTYPE 4.2D



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4.2D-A2.06

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ELECTRICAL & CEILING PLAN LEGEND

 RECESSED LIGHT

 WATERPROOF RECESSED LIGHT

 PENDANT LIGHT

 SURFACE MOUNTED LIGHT

 WALL MOUNTED LIGHT

 WALL MOUNTED VANITY LIGHT

 EXHAUST FAN

 EXHAUST FAN W/ LIGHT COMBO

 CEILING FAN WITH LIGHT KIT

 110 VOLT DUPLEX OUTLET

 220 VOLT DUPLEX OUTLET

 GROUND FAULT/WATERPROOF DUPLEX OUTLET

 DISHWASHER SWITCH

 GARBAGE DISPOSAL SWITCH

 ONE-WAY SWITCH

 TWO-WAY SWITCH

 THERMOSTAT

 DOORBELL

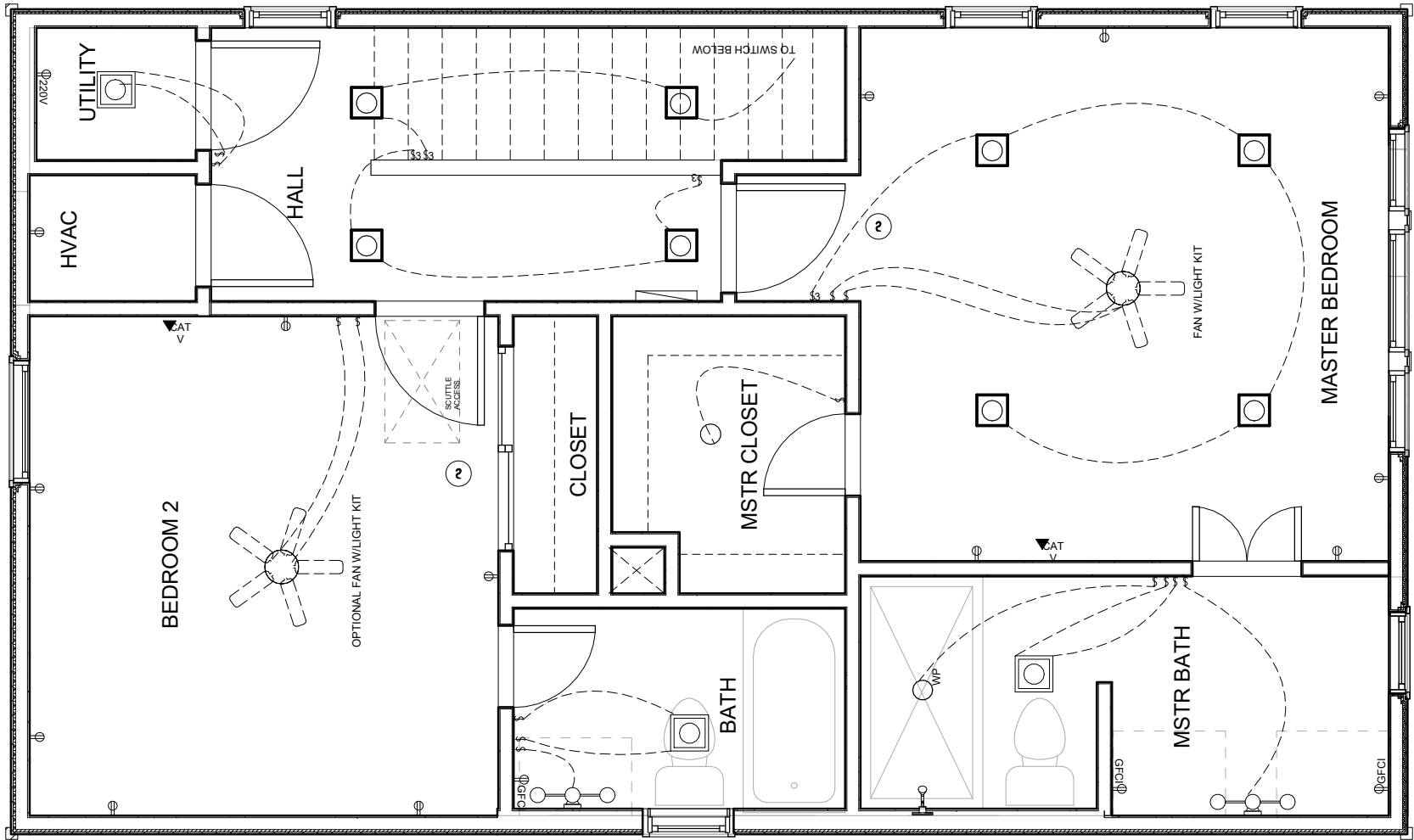
 ELECTRICAL PANEL

 SMOKE & CARBON MONOXIDE DETECTOR

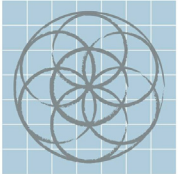
 TELEPHONE WALL OUTLET

 TELEVISION CABLE OUTLET

 SCUTTLE ACCESS



1 PROTOTYPE 4.2D - 02 REFLECTED CEILING PLAN
1/4" = 1'-0"



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02 FLOOR REFLECTED
CEILING PLAN

PROTOTYPE 4.2D



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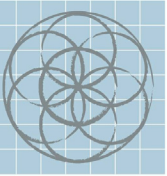
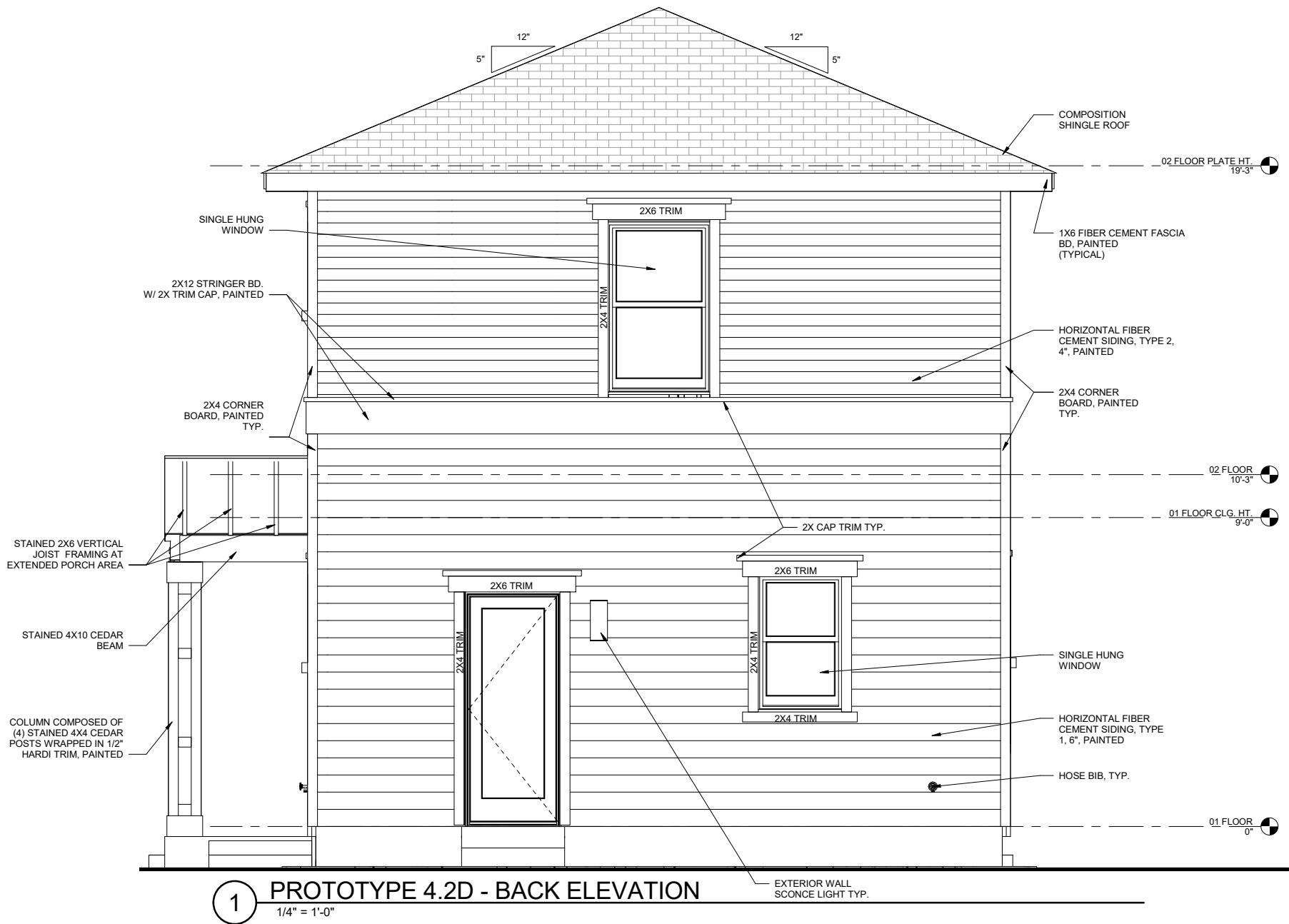
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BACK ELEVATION

PROTOTYPE 4.2D



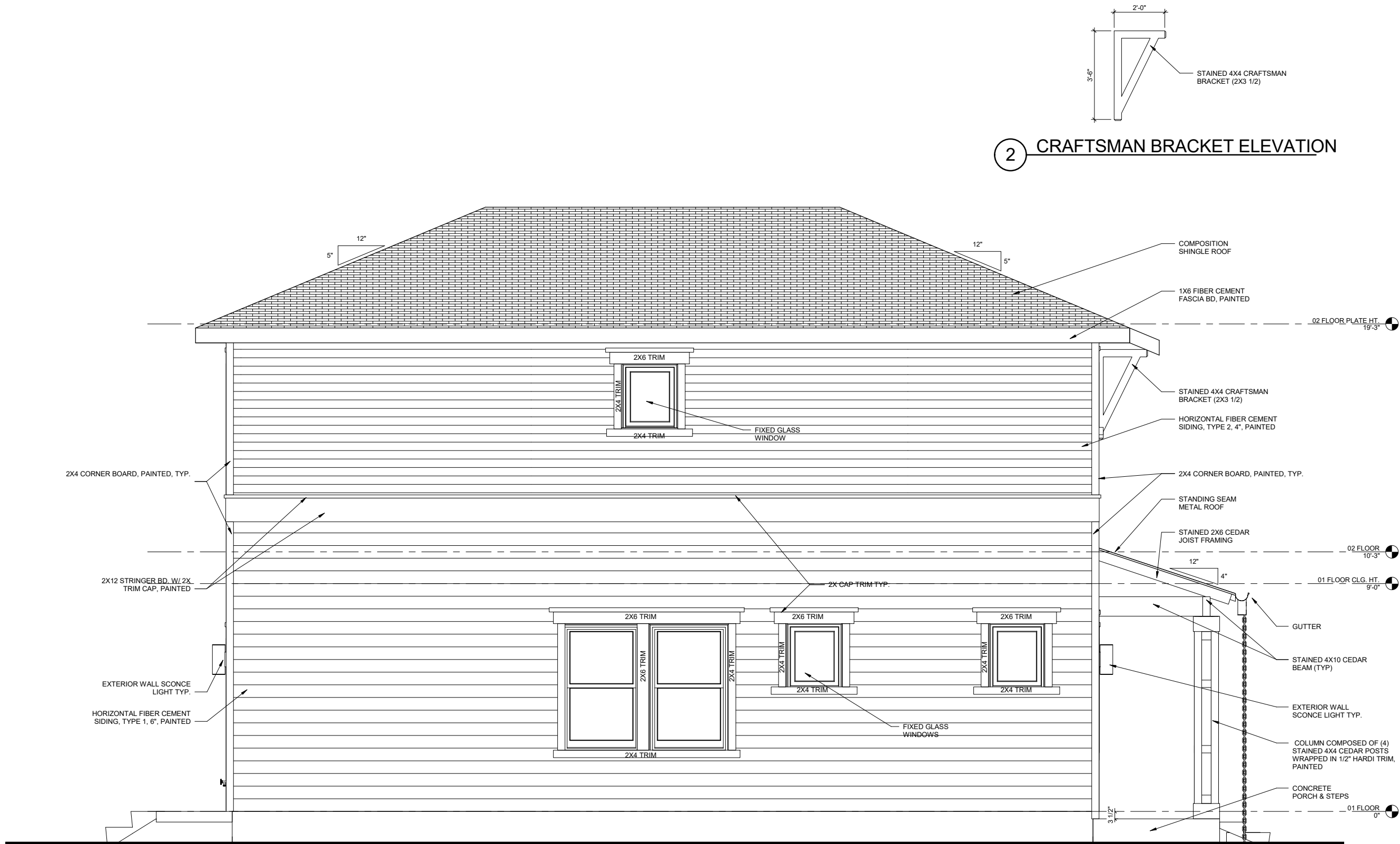
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Project number
Date February 6, 2017
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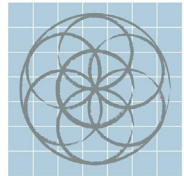
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1 PROTOTYPE 4.2D - SIDE ELEVATION
1/4" = 1'-0"

2 CRAFTSMAN BRACKET ELEVATION



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SIDE ELEVATION

PROTOTYPE 4.2D



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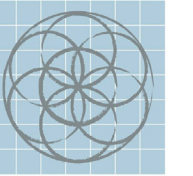
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1 **PROTOTYPE 4.2D - SIDE ELEVATION**
1/4" = 1'-0"



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SIDE ELEVATION

PROTOTYPE 4.2D



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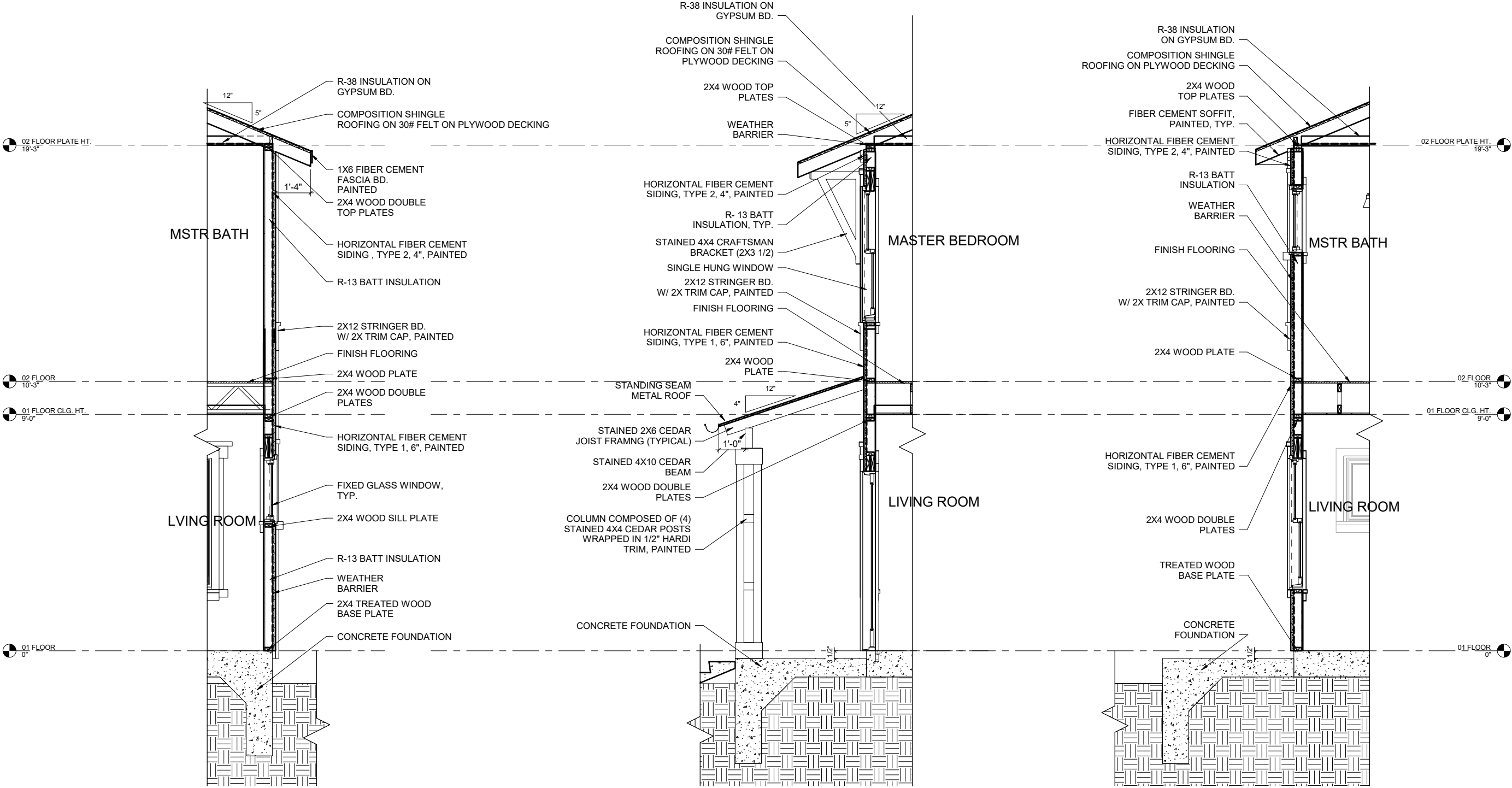
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Date February 6, 2017
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4.2D-A3.04

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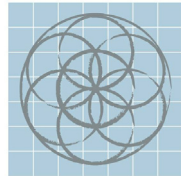
INSULATION LEGEND

INDICATES WEATHER BARRIER
THERMAL INSULATION
(DENOTES THERMAL ENVELOPE)



3 1/4" = 1'-0" **PROTOTYPE 4.2D - WALL SECTION AT LIVING RM** 2 1/4" = 1'-0" **PROTOTYPE 4.2D - SECTION AT FRONT WALL**

1 1/4" = 1'-0" **PROTOTYPE 4.2D - PARTIAL SECTION AT PORCH**



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EXTERIOR SECTIONS
& DETAILS

PROTOTYPE 4.2D

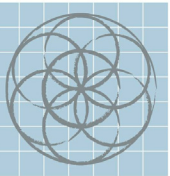


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4.2D-A4.01

Scale



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STAIR PLANS,
SECTIONS & DETAILS

PROTOTYPE 4.2D



Scott William Carpenter
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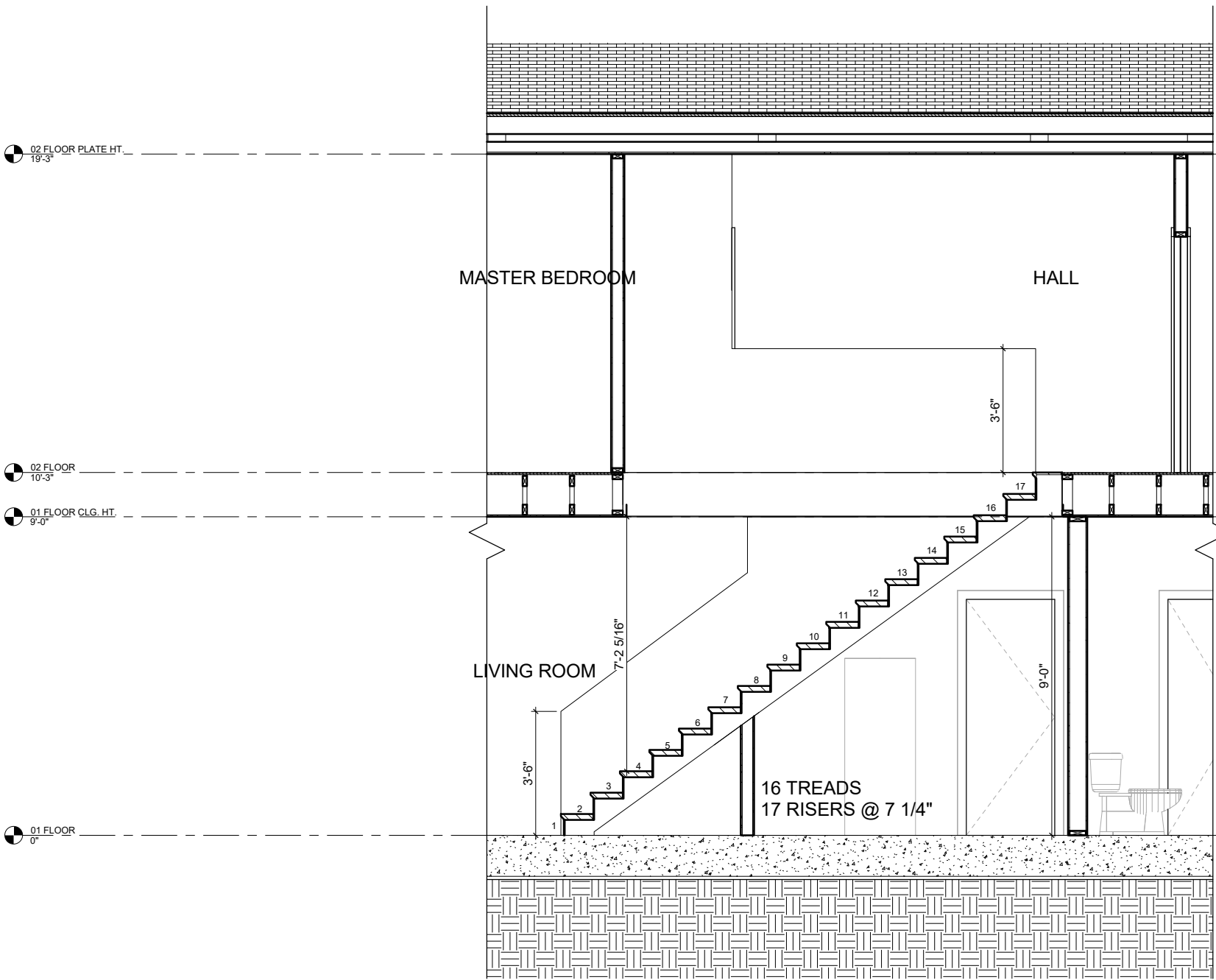
Project number
Date February 6, 2017
Drawn by
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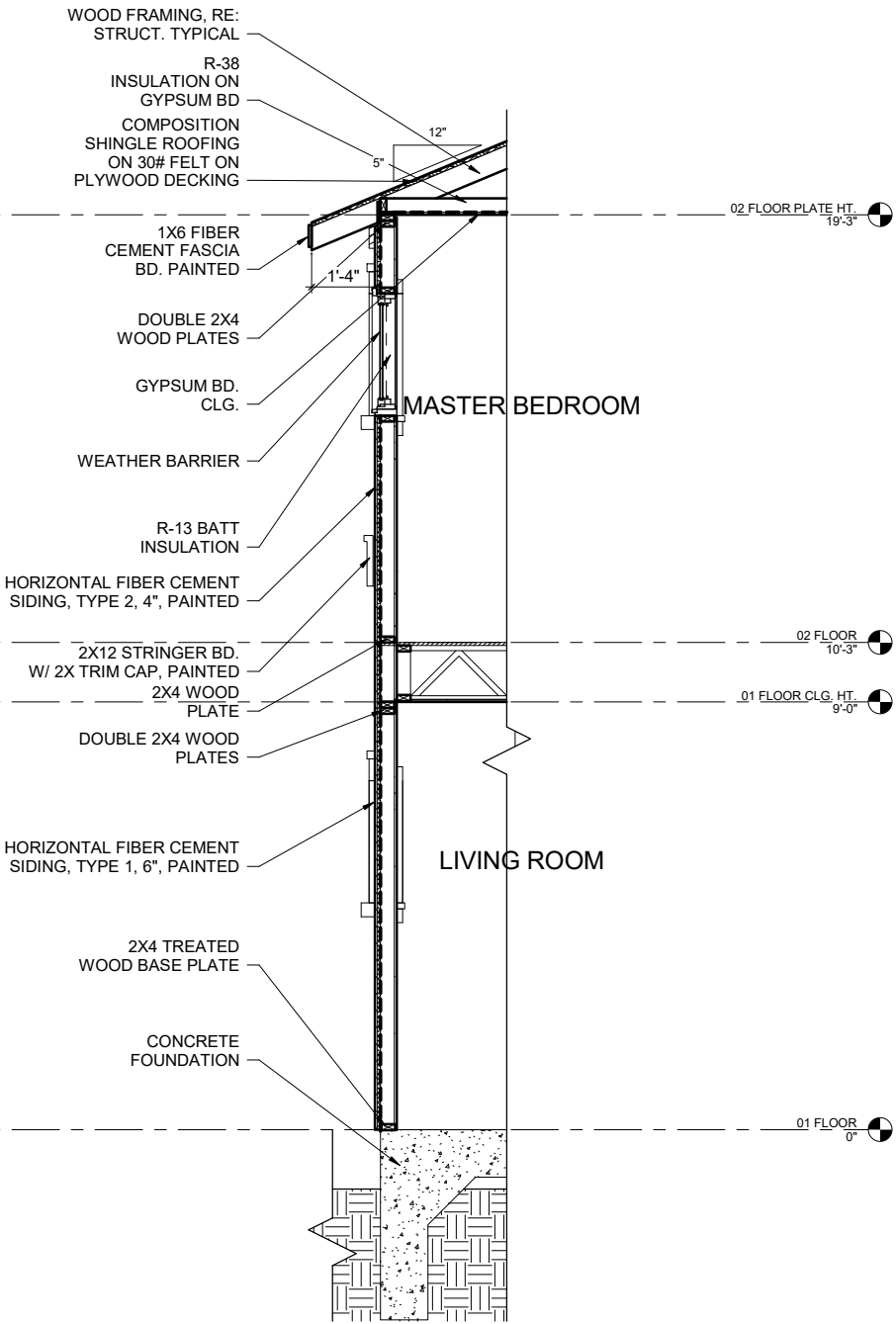
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INSULATION LEGEND

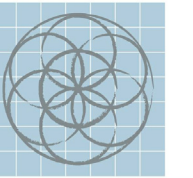
INDICATES WEATHER BARRIER
THERMAL INSULATION
(DENOTES THERMAL ENVELOPE)



2 PR. 4.2D - STAIRS SECTION
1/4" = 1'-0"



1 PR. 4.2D - WALL SECTION, TYP.
1/4" = 1'-0"



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INTERIOR
ELEVATIONS &
DETAILS
**PROTOTYPE 4.2A
OR 4.2B**

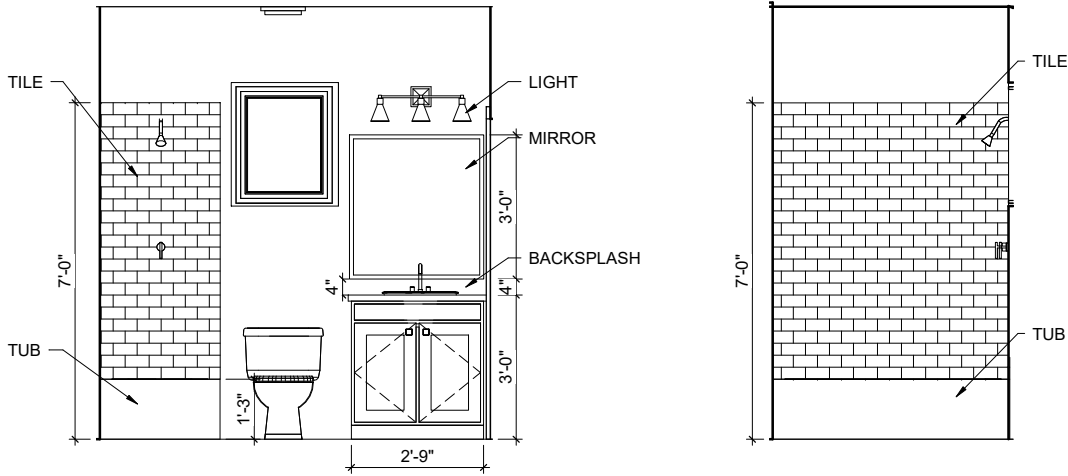


February 6, 2017

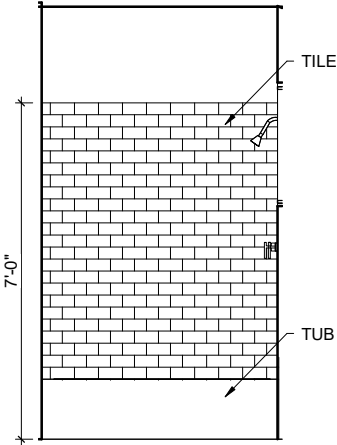
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4.2-A5.01

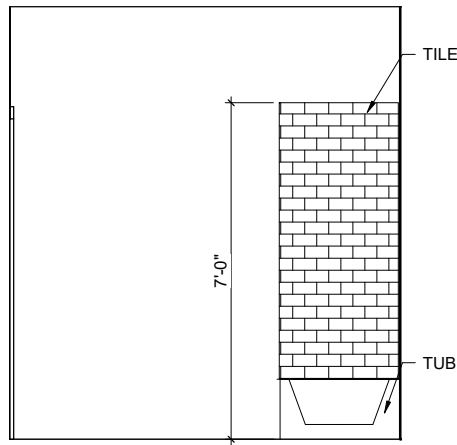
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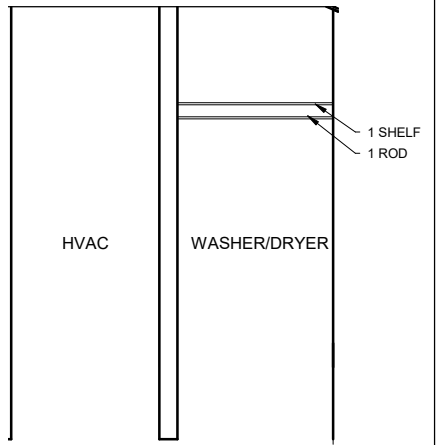
11 BATH 2 c
1/4" = 1'-0"



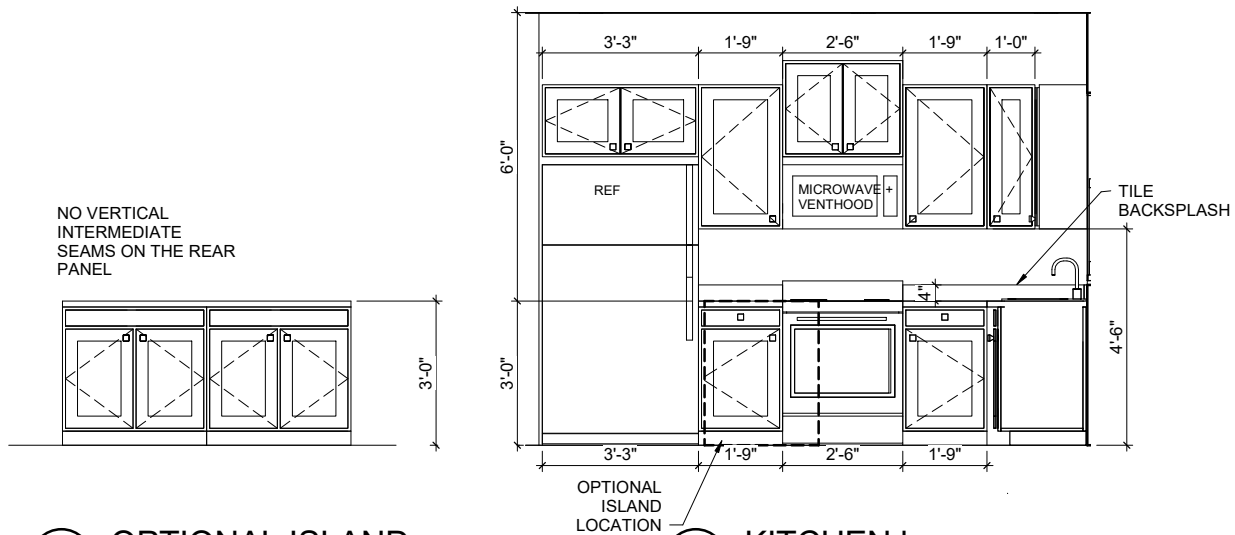
10 BATH 2 b
1/4" = 1'-0"



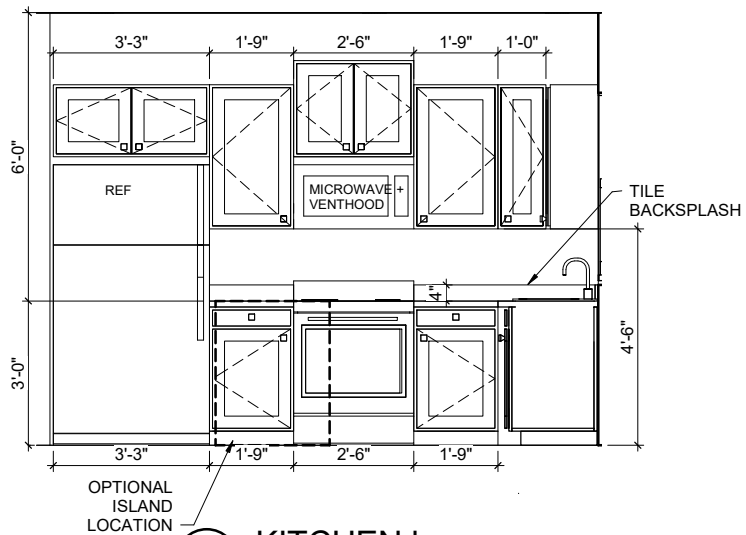
9 BATH 2 a
1/4" = 1'-0"



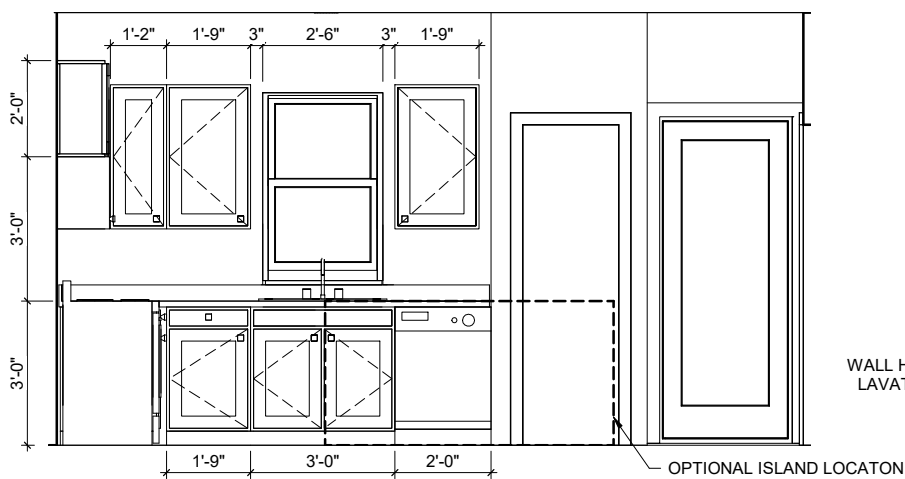
8 UTILITY
1/4" = 1'-0"



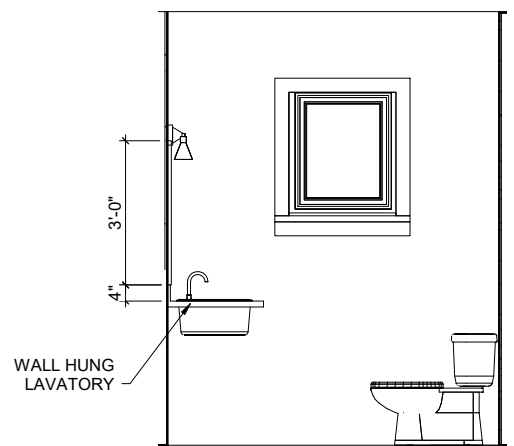
7 OPTIONAL ISLAND
1/4" = 1'-0"



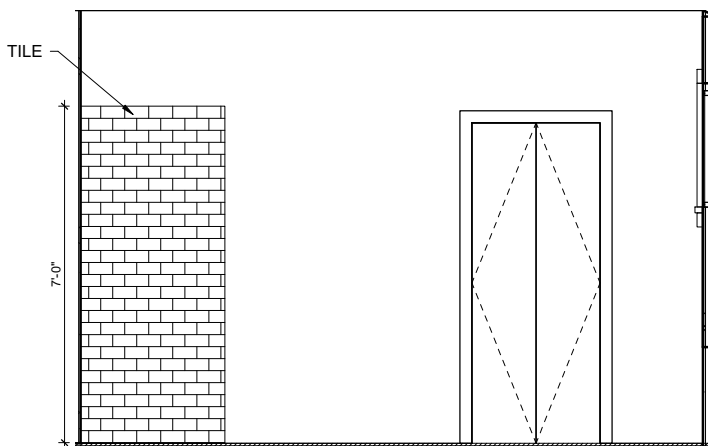
6 KITCHEN b
1/4" = 1'-0"



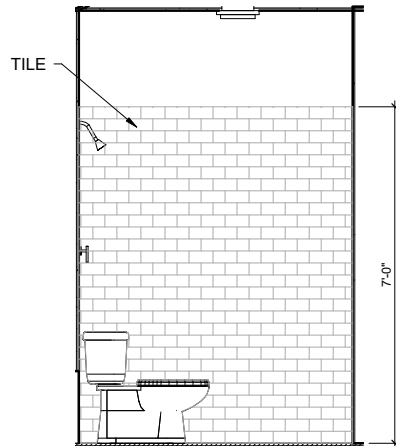
5 KITCHEN a
1/4" = 1'-0"



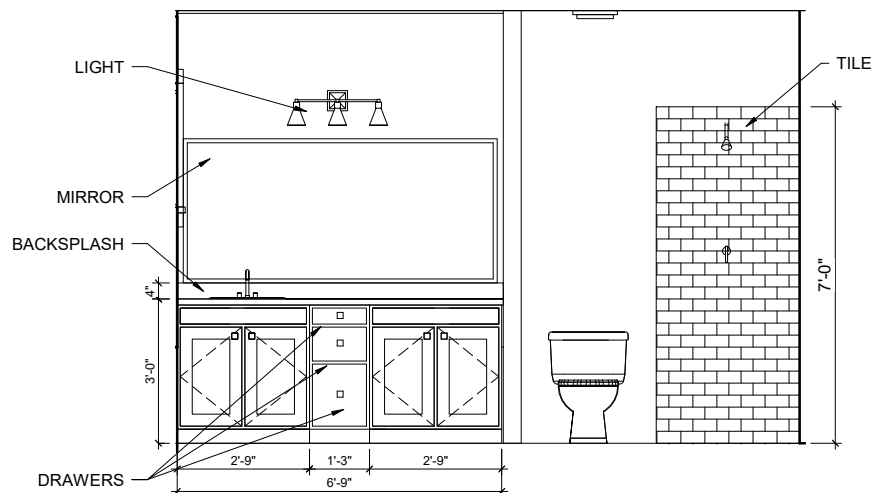
4 PWDR
1/4" = 1'-0"



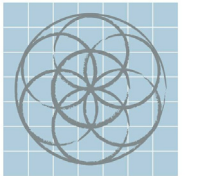
3 MSTR BATH c
1/4" = 1'-0"



2 MSTR BATH b
1/4" = 1'-0"



1 MSTR BATH a
1/4" = 1'-0"



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No.	Date	Description
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OPTIONAL GARAGE

PROTOTYPE 4.2A,
4.2B, 4.2C, 4.2D

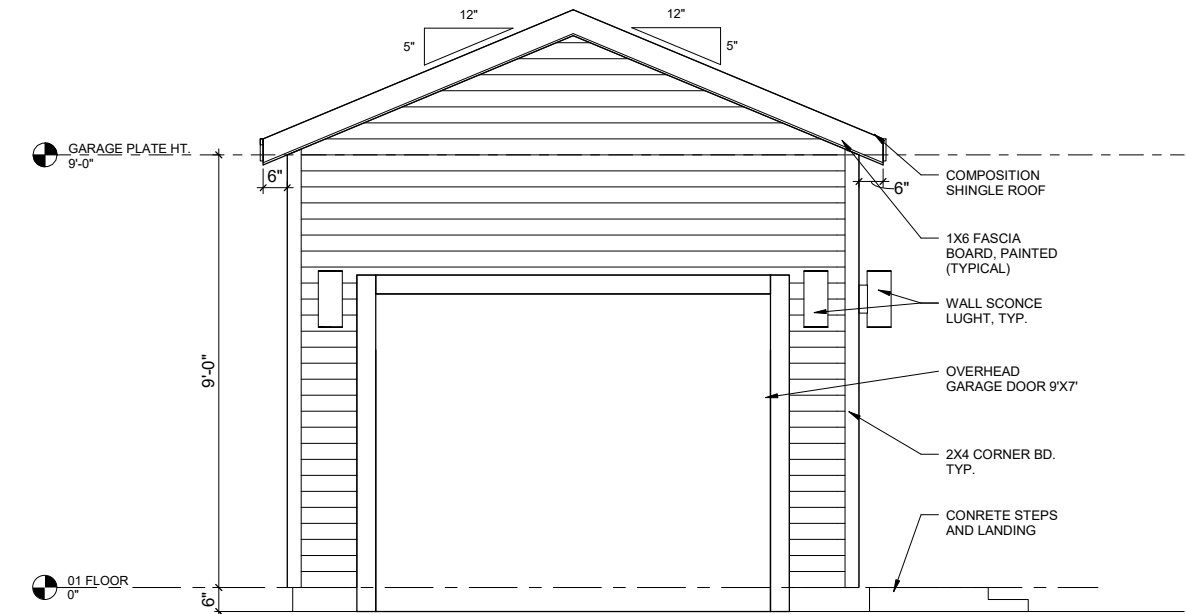


February 6, 2017

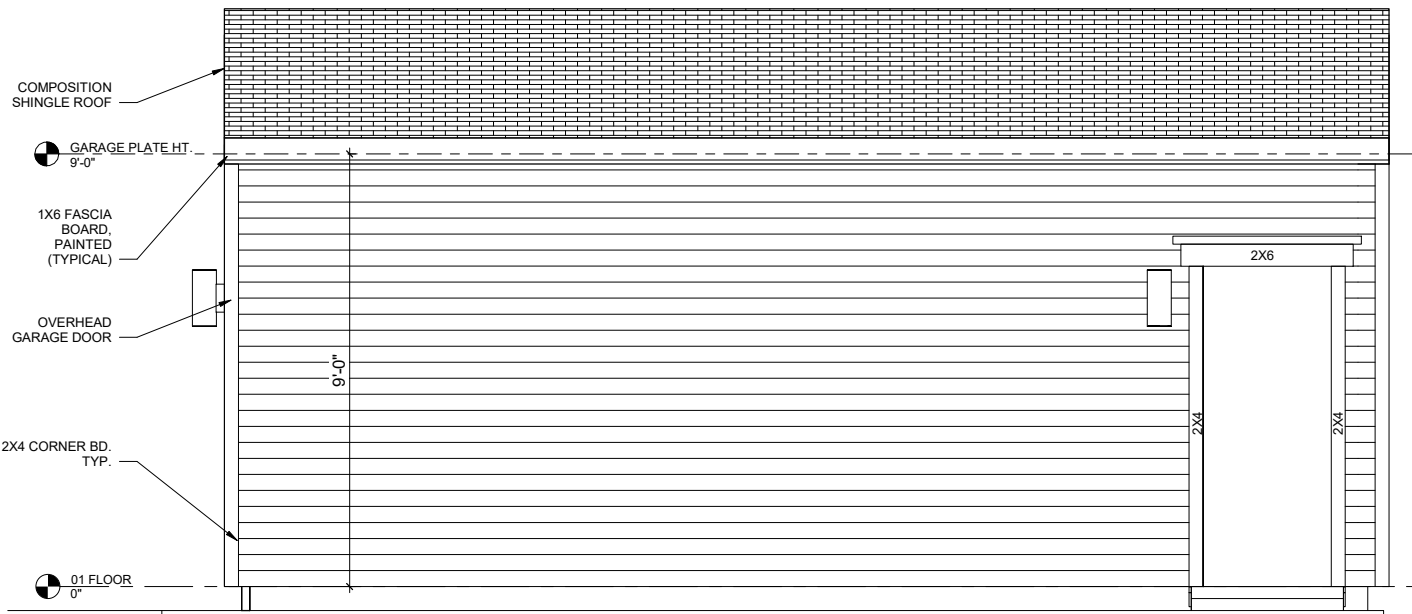
Project number
Date February 6, 2017
Drawn by
Checked by

4.2-A5.02

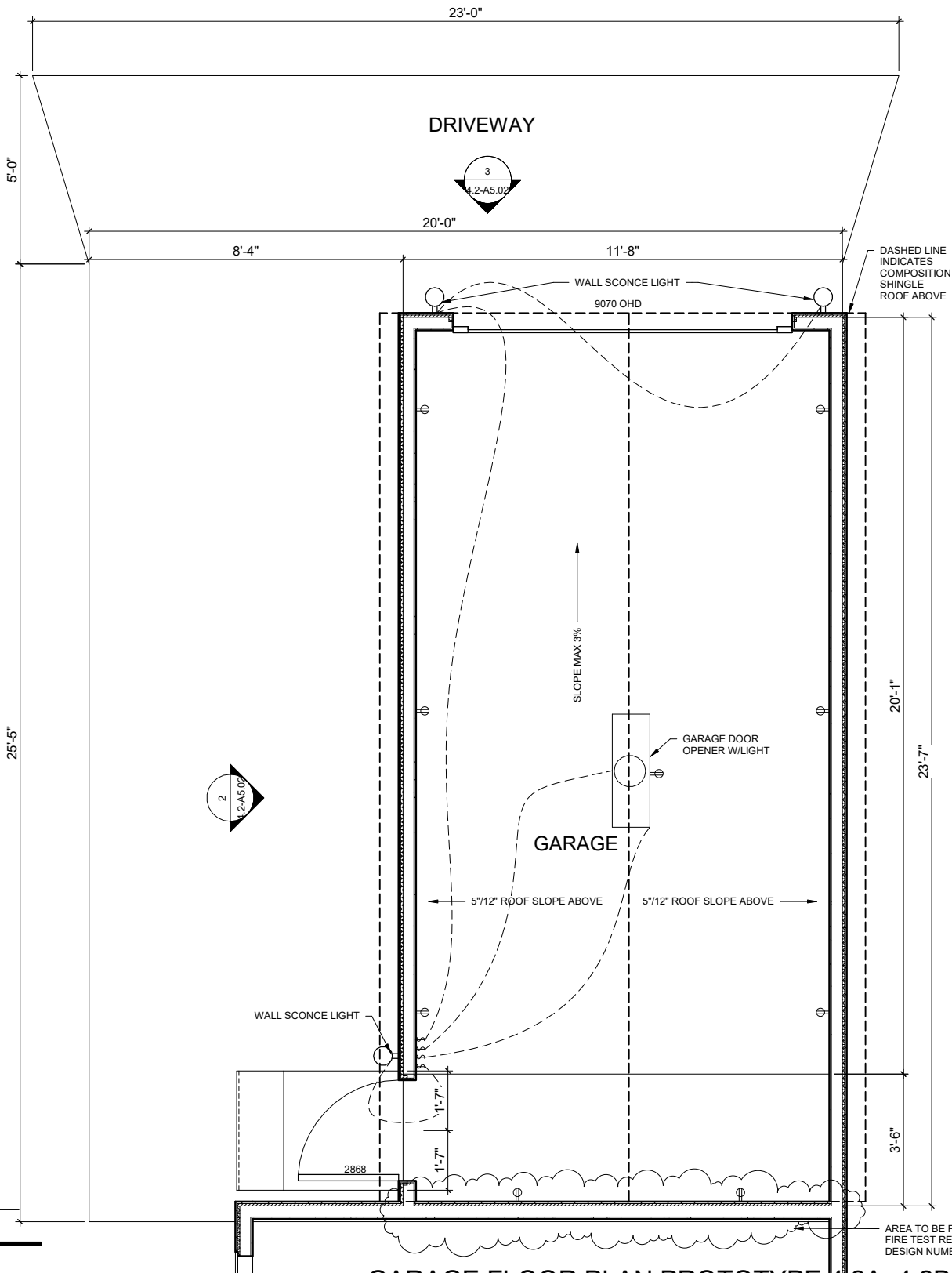
Scale



3 FRONT ELEVATION PROTOTYPE 4.2A, 4.2B, 4.2C, 4.2D
1/4" = 1'-0"



2 SIDE ELEVATION PROTOTYPE 4.2A, 4.2B, 4.2C, 4.2D
1/4" = 1'-0"



1 GARAGE FLOOR PLAN PROTOTYPE 4.2A, 4.2B, 4.2C, 4.2D
1/4" = 1'-0"

Urban at Olive - PROTOTYPE 4.2C

TERRAMARK Urban Homes

CONSTRUCTION SET

600 Block Burleson San Antonio, TX

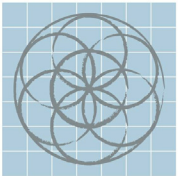
February 6, 2017



SHEET INDEX - PROTOTYPE 4.2C

NUMBER	NAME
4.2C-A0.00	COVER SHEET
4.2C-A2.03	01 FLOOR PLAN
4.2C-A2.04	02 FLOOR PLAN
4.2C-A2.05	ROOF PLAN
4.2C-A2.06	01 REFLECTED CEILING PLAN
4.2C-A2.07	02 REFLECTED CEILING PLAN
4.2C-A3.01	FRONT ELEVATION
4.2C-A3.02	BACK ELEVATION
4.2C-A3.03	SIDE ELEVATION
4.2C-A3.04	SIDE ELEVATION
4.2C-A4.01	EXTERIOR SECTIONS & DETAIL
4.2C-A4.02	STAIR PLANS SECTIONS & DETAILS
4.2-A5.01	INTERIOR ELEVATIONS & DETAILS
4.2-A5.02	OPTIONAL GARAGE
4.2-A5.03	OPTIONAL CARPORT

SKETCH IS CONCEPTUAL ONLY NOT FOR CONSTRUCTION



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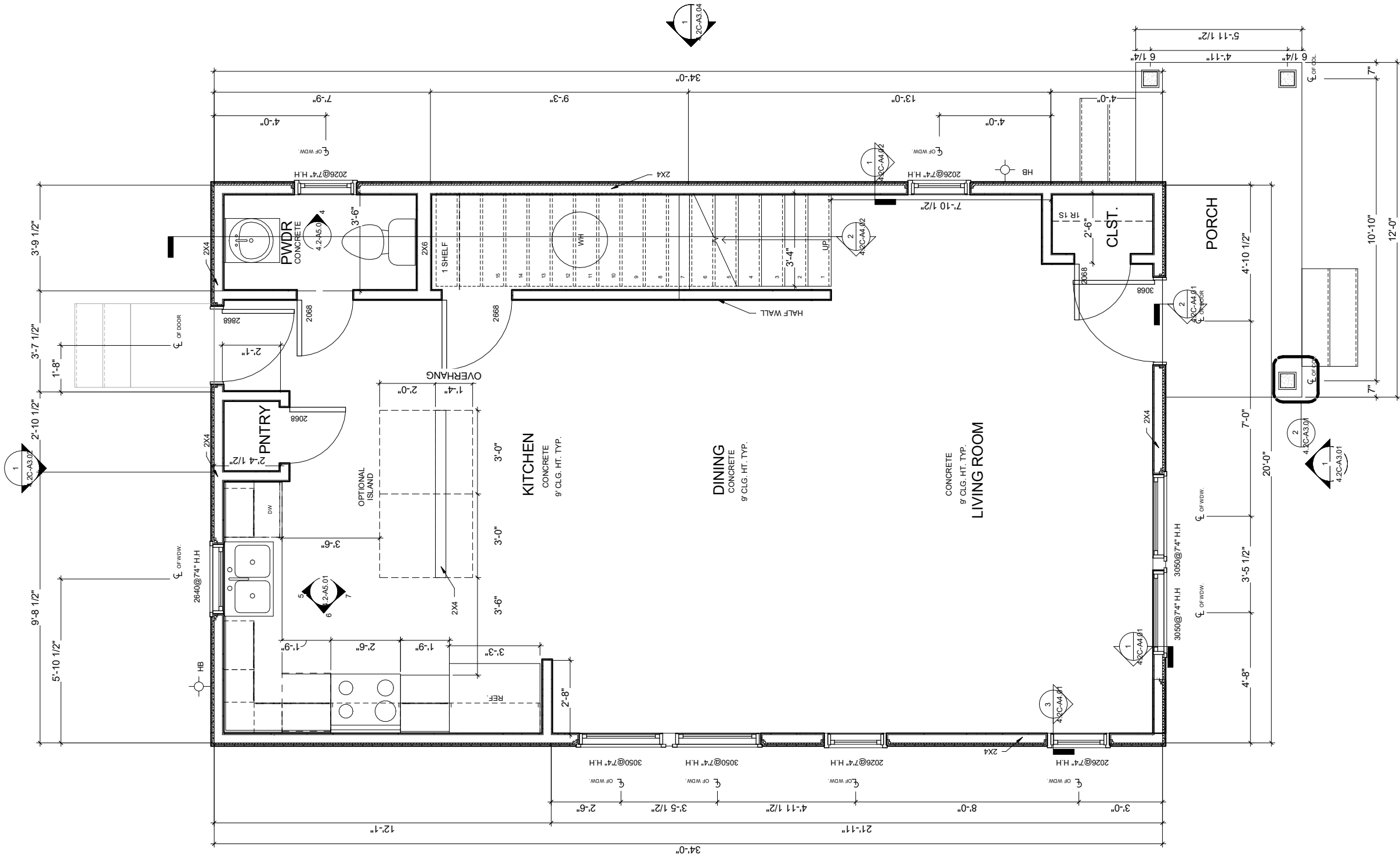
600 Block Burleson San
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1	02/06/2017	Construction Set

TERRAMARK
— URBAN HOMES —



February 6, 2017



1 PROTOTYPE 4.2C - FIRST FLOOR
1/4" = 1'-0"

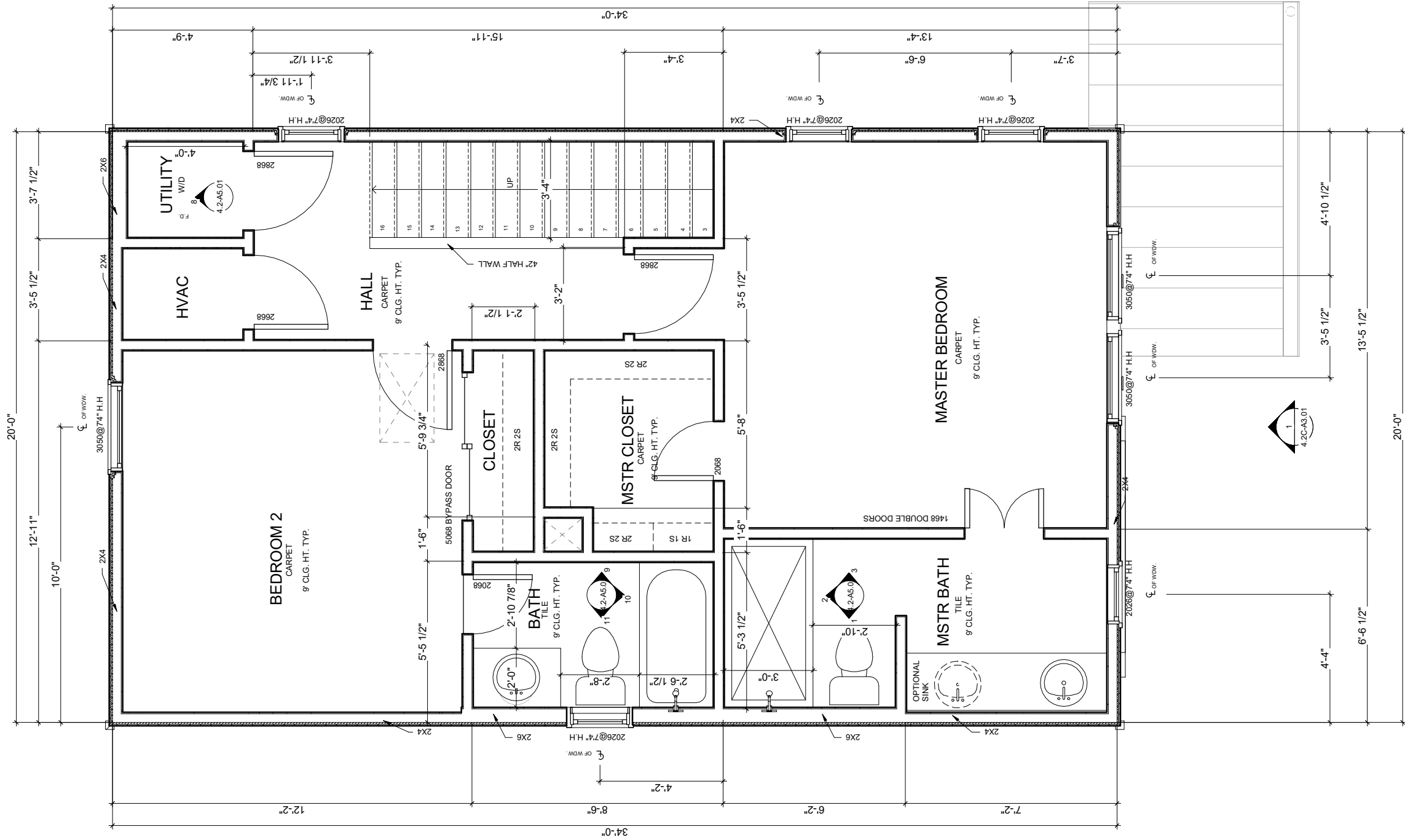
OVERALL LIVING + ROOF AREAS	
NAME	AREA
1ST FLOOR LIVING	680 S.F.
2ND FLOOR LIVING	632 S.F.
TOTAL LIVING	1312 S.F.
FRONT PORCH	64 S.F.
TOTAL STRUCTURE	1,376 S.F.
COMP. ROOF AREA	915 S.F.
METAL ROOF AREA	109 S.F.

No.	Date	Description
1	02/06/2017	Construction Set



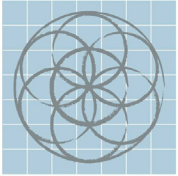
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1 PROTOTYPE 4.2C - SECOND FLOOR
1/4" = 1'-0"

OVERALL LIVING + ROOF AREAS	
NAME	AREA
1ST FLOOR LIVING	680 S.F.
2ND FLOOR LIVING	632 S.F.
TOTAL LIVING	1312 S.F.
FRONT PORCH	64 S.F.
TOTAL STRUCTURE	1,376 S.F.
COMP. ROOF AREA	915 S.F.
METAL ROOF AREA	109 S.F.



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02 FLOOR PLAN

PROTOTYPE 4.2C



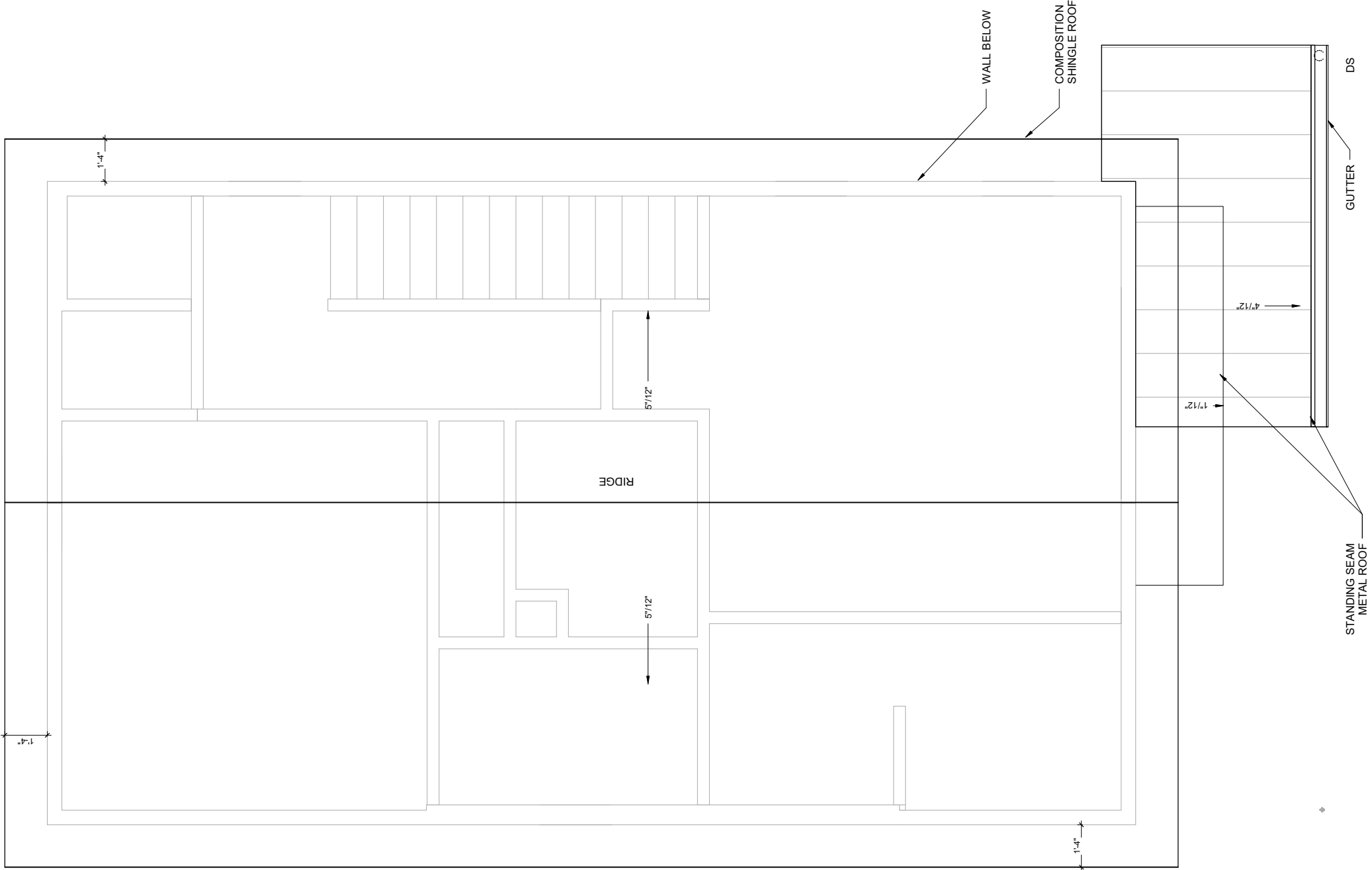
Scott William Carpenter
February 6, 2017

Project number
Date February 6, 2017

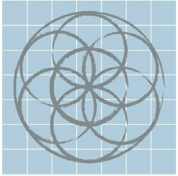
Drawn by
Checked by

4.2C-A2.04

Scale



1 PROTOTYPE 4.2C - ROOF PLAN
1/4" = 1'-0"



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ROOF PLAN

PROTOTYPE 4.2C



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Scale

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ELECTRICAL & CEILING PLAN LEGEND

 RECESSED LIGHT

 WP WATERPROOF RECESSED LIGHT

 PENDANT LIGHT

 SURFACE MOUNTED LIGHT

 WALL MOUNTED LIGHT

 WALL MOUNTED VANITY LIGHT

 EXHAUST FAN

 EXHAUST FAN W/ LIGHT COMBO



 110 VOLT DUPLEX OUTLET

 220V APPLIANCE 220 VOLT DUPLEX OUTLET

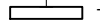
 GFI GROUND FAULT/WATERPROOF DUPLEX OUTLET

 DW DISHWASHER SWITCH

 DSP GARBAGE DISPOSAL SWITCH

 S ONE-WAY SWITCH

 S₃ TWO-WAY SWITCH

 THERMOSTAT

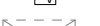
 DOORBELL

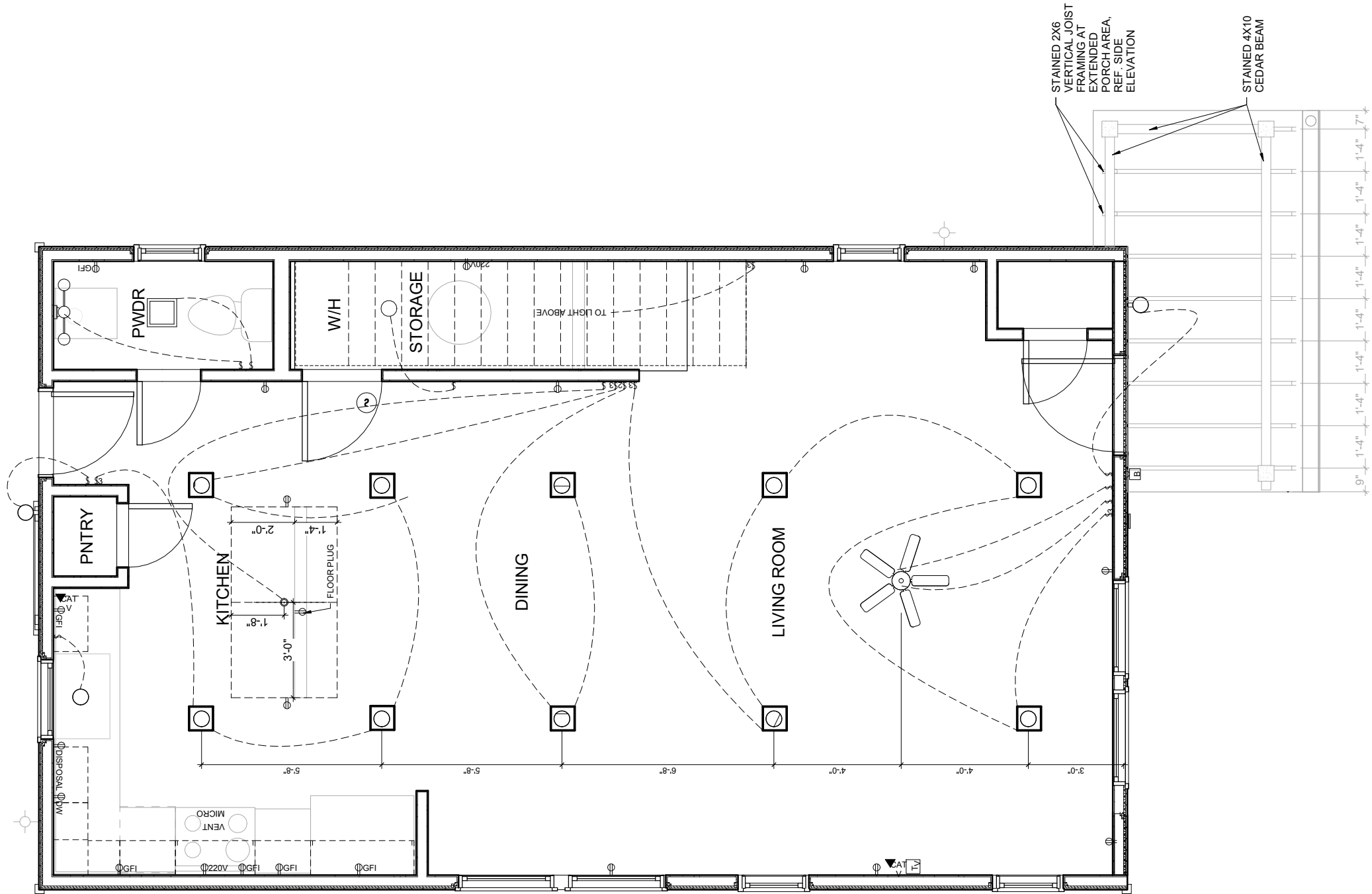
 ELECTRICAL PANEL

 S SMOKE & CARBON MONOXIDE DETECTOR

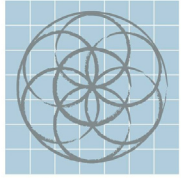
 AT TELEPHONE WALL OUTLET

 TV TELEVISION CABLE OUTLET

 SCUTTLE ACCESS



1 PROTOTYPE 4.2C - 01 REFLECTED CEILING PLAN
1/4" = 1'-0"



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01 FLOOR REFLECTED
CEILING PLAN

PROTOTYPE 4.2C



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Project number
Date February 6, 2017

Drawn by
Checked by

4.2C-A2.06

Scale

2/13/2017 4:15:05 PM

ELECTRICAL & CEILING PLAN LEGEND

 RECESSED LIGHT

 WP RECESSED LIGHT

 PENDANT LIGHT

 SURFACE MOUNTED LIGHT

 WALL MOUNTED LIGHT

 WALL MOUNTED VANITY LIGHT

 EXHAUST FAN

 EXHAUST FAN W/ LIGHT COMBO

 CEILING FAN WITH LIGHT KIT

 110 VOLT DUPLEX OUTLET

 220 VOLT DUPLEX OUTLET

 GFI GROUND FAULT/WATERPROOF DUPLEX OUTLET

 DISHWASHER SWITCH

 GASP GARBAGE DISPOSAL SWITCH

 ONE-WAY SWITCH

 TWO-WAY SWITCH

 THERMOSTAT

 DOORBELL

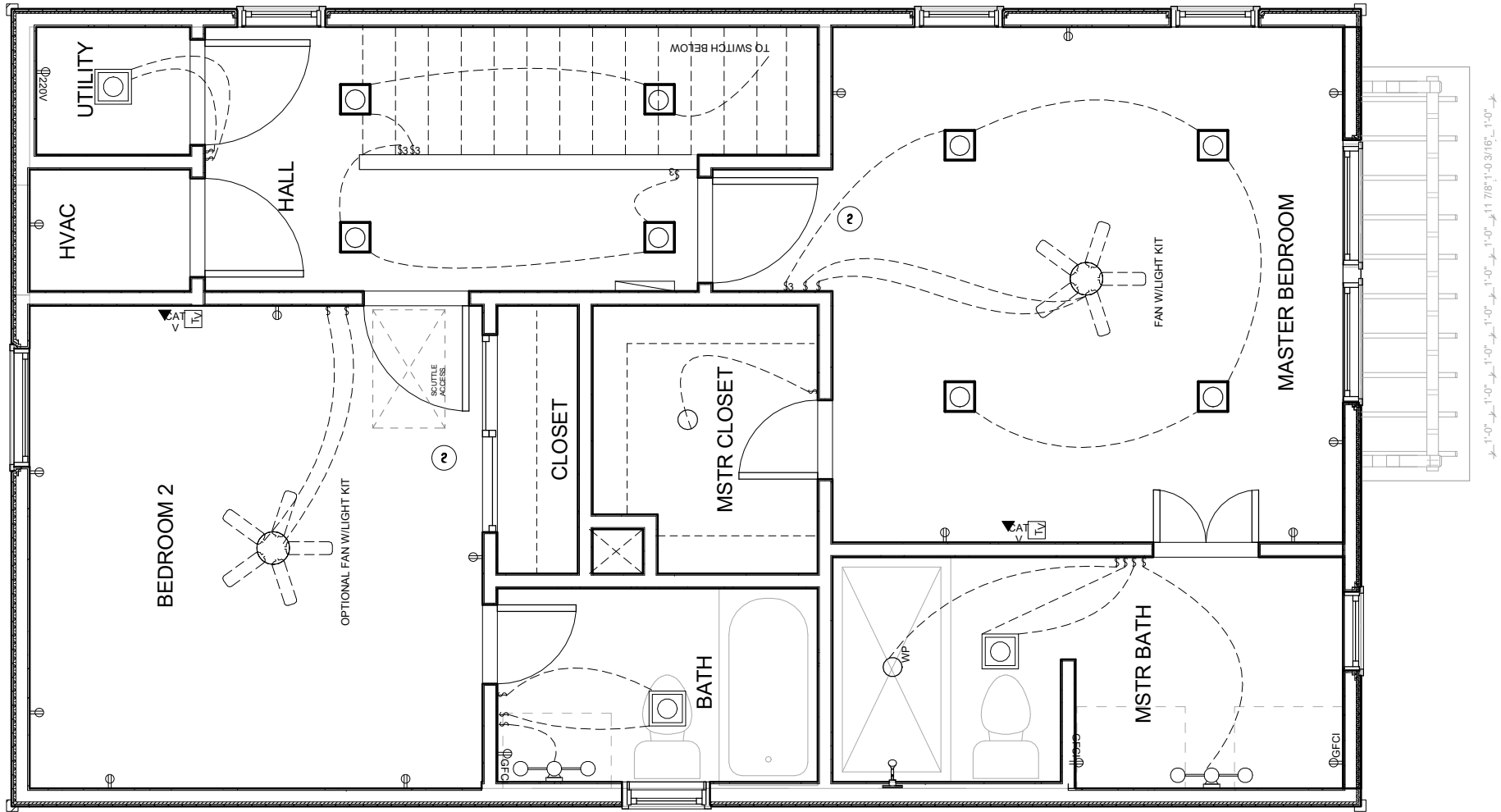
 ELECTRICAL PANEL

 SMOKE & CARBON MONOXIDE DETECTOR

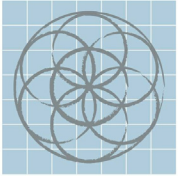
 TELEPHONE WALL OUTLET

 TELEVISION CABLE OUTLET

 SCUTTLE ACCESS



1 PROTOTYPE 4.2C - 02 REFLECTED CEILING PLAN
1/4" = 1'-0"



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02 FLOOR REFLECTED
CEILING PLAN

PROTOTYPE 4.2C



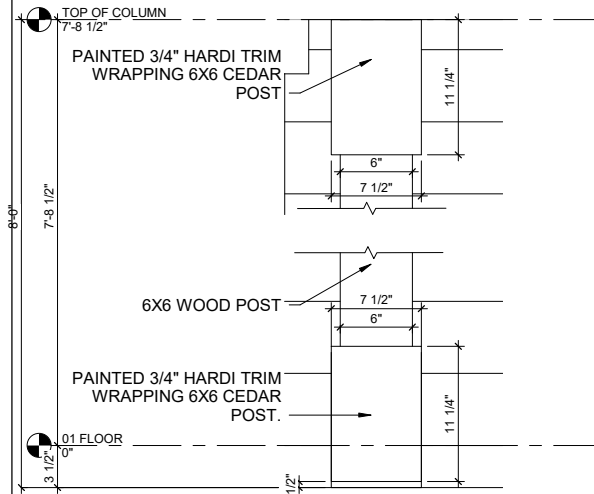
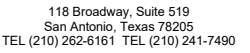
February 6, 2017

Project number
Date February 6, 2017

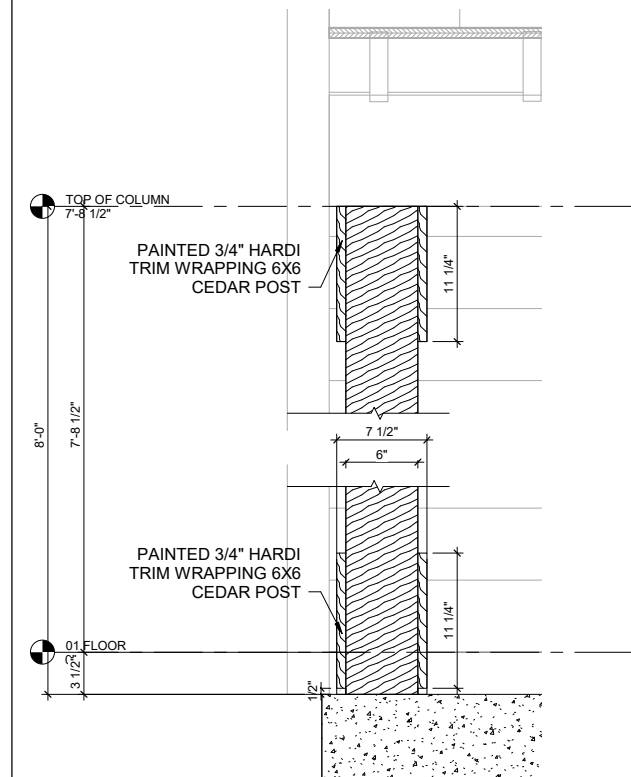
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Checked by

4.2C-A2.07

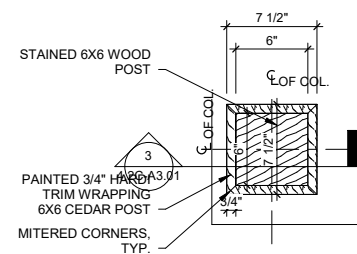
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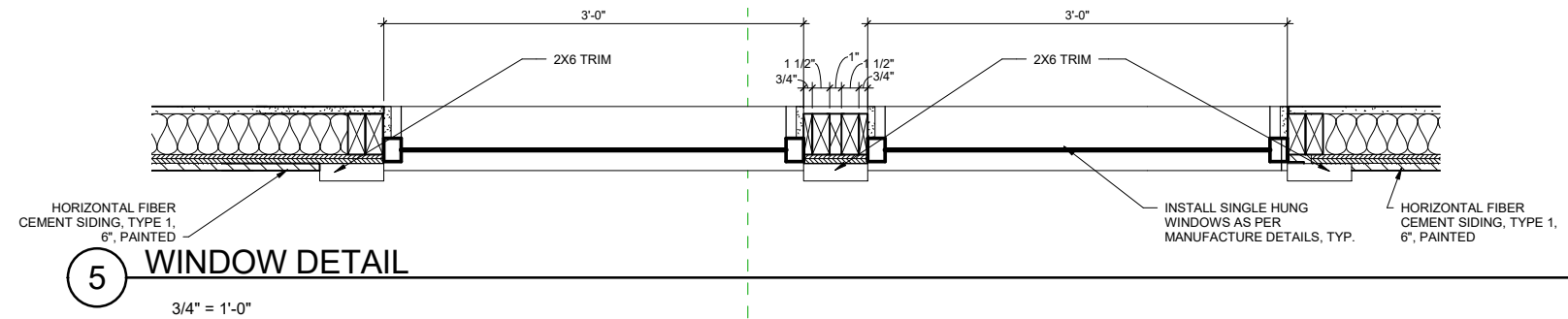
4 BUILT UP COLUMN ELEVATION
3/4" = 1'-0"



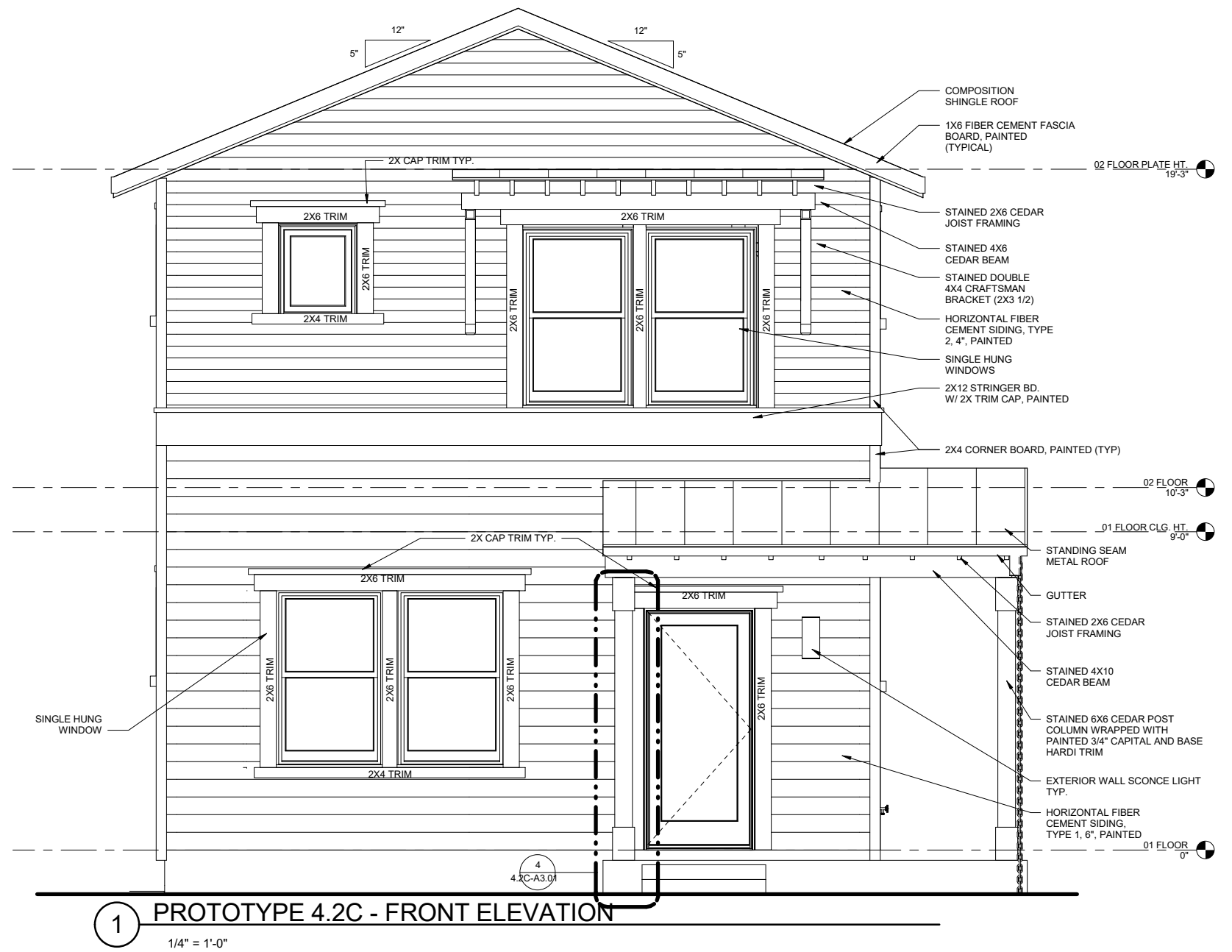
3 BUILT UP COLUMN SECTION
3/4" = 1'-0"



2 BUILT UP COLUMN DETAIL



5 WINDOW DETAIL



1 PROTOTYPE 4.2C - FRONT ELEVATION
1/4" = 1'-0"

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FRONT ELEVATION

PROTOTYPE 4.2C



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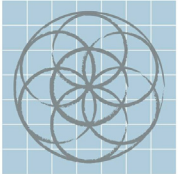
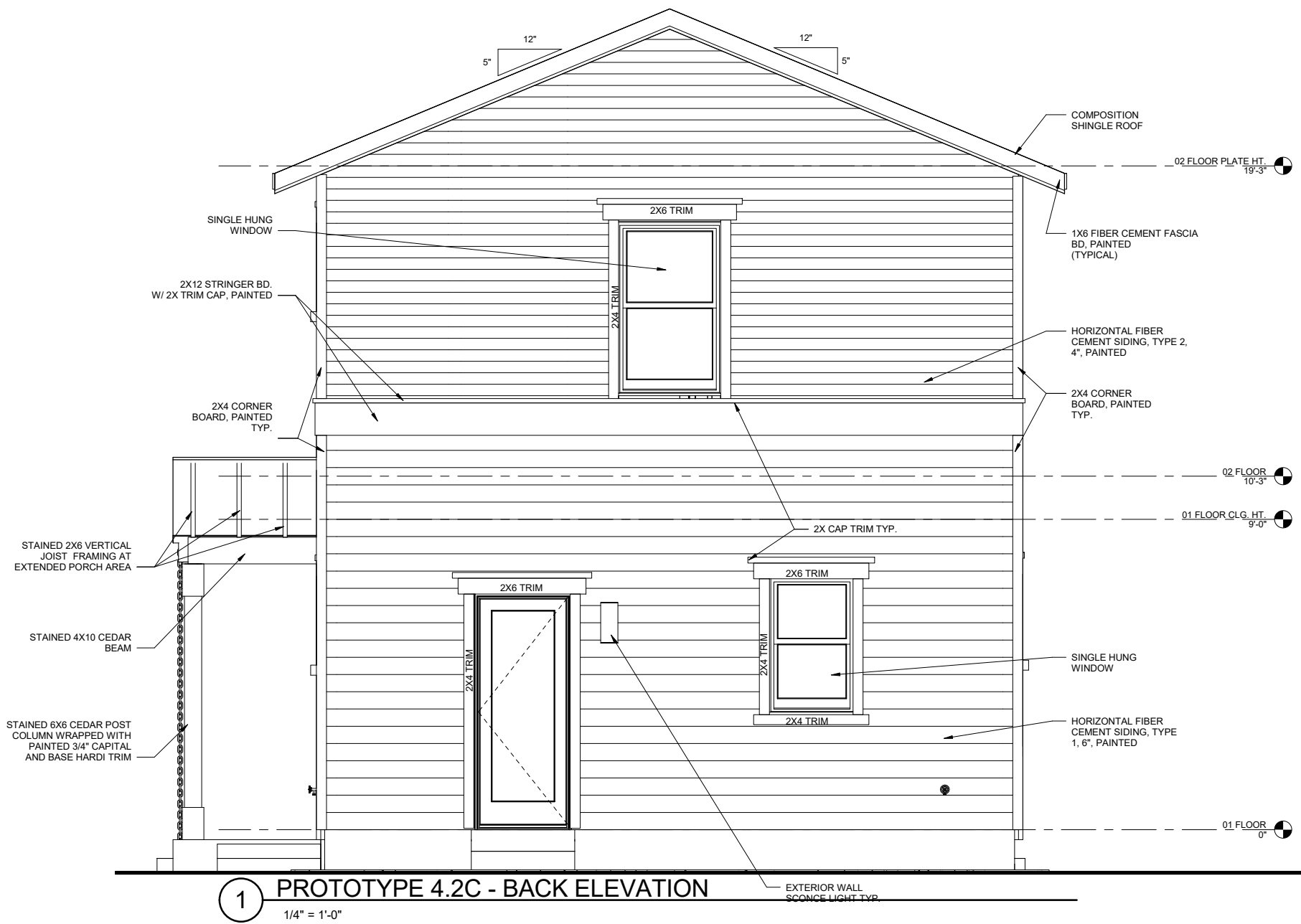
Drawn by _____
Checked by _____

4.2C-A3.01

Scale

2/6/2017 3:51:01 PM

2/6/2017 3:51:03 PM



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BACK ELEVATION

PROTOTYPE 4.2C



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Project number
Date February 6, 2017
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Checked by

4.2C-A3.02

Scale

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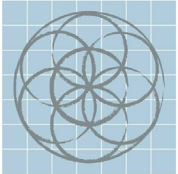
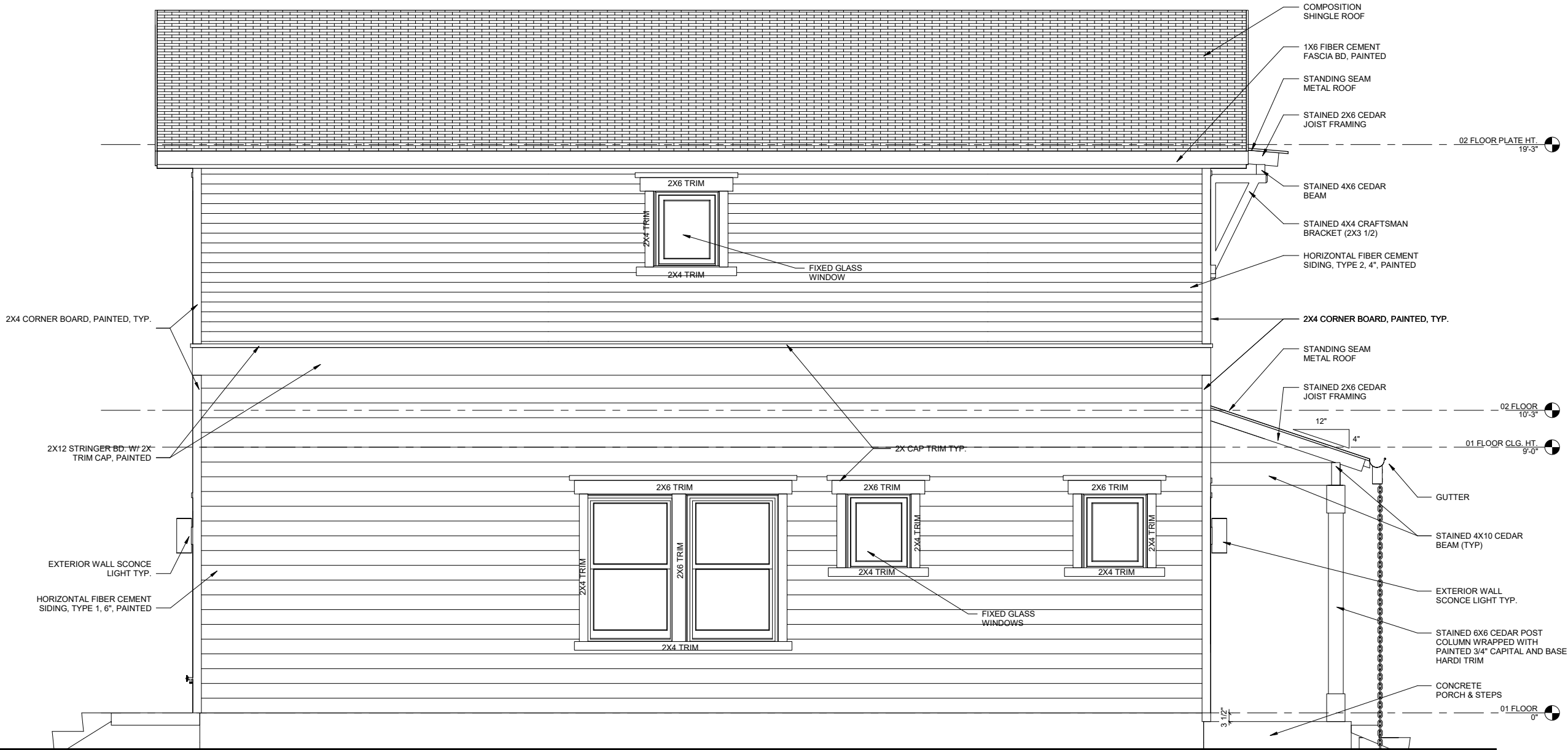
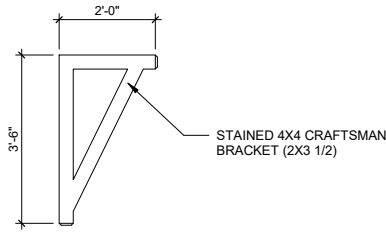
1

PROTOTYPE 4.2C - SIDE ELEVATION

1/4" = 1'-0"

2

CRAFTSMAN BRACKET ELEVATION



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SIDE ELEVATION

PROTOTYPE 4.2C



February 6, 2017

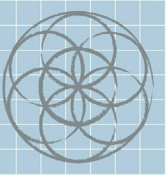
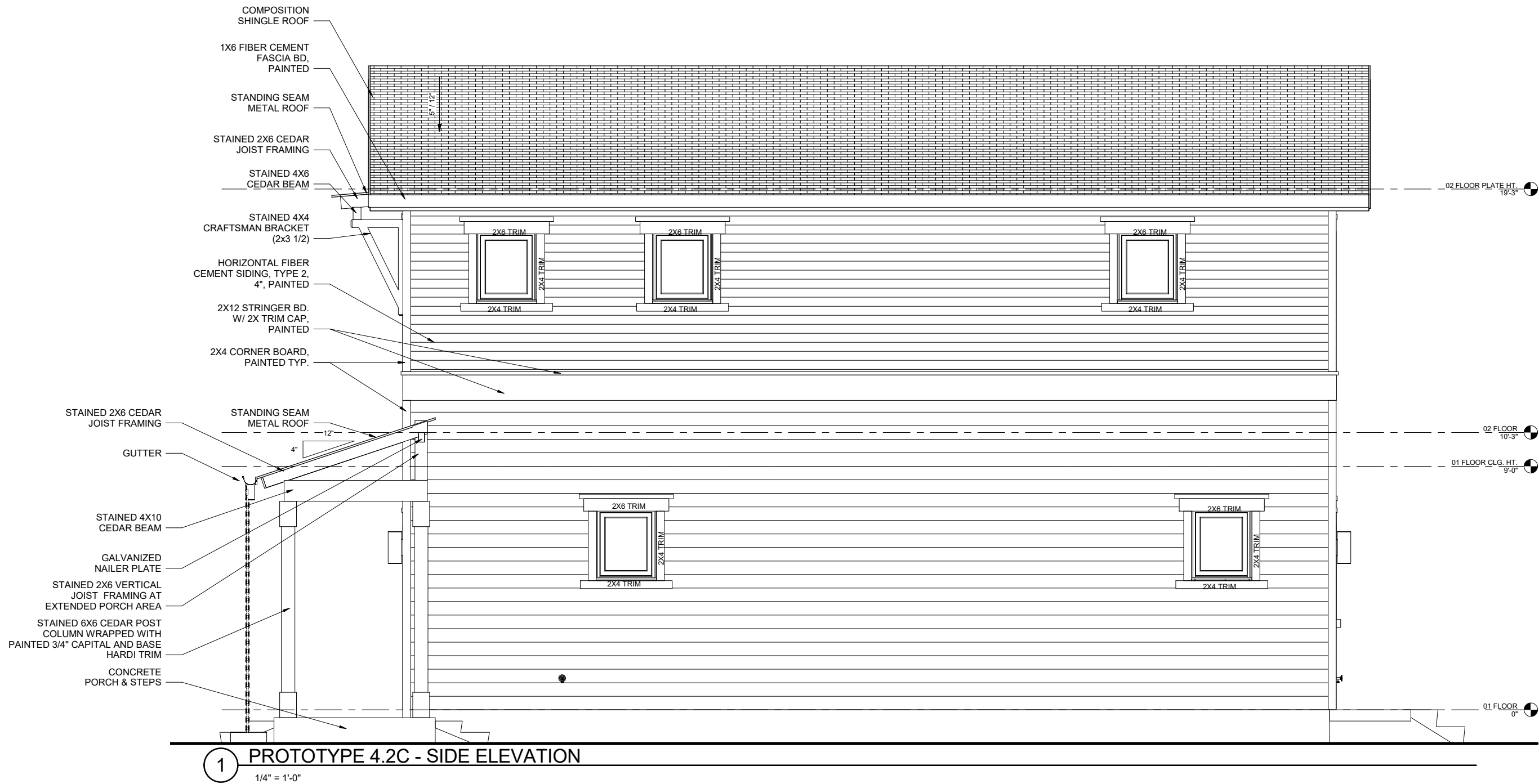
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Date February 6, 2017

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SIDE ELEVATION

PROTOTYPE 4.2C



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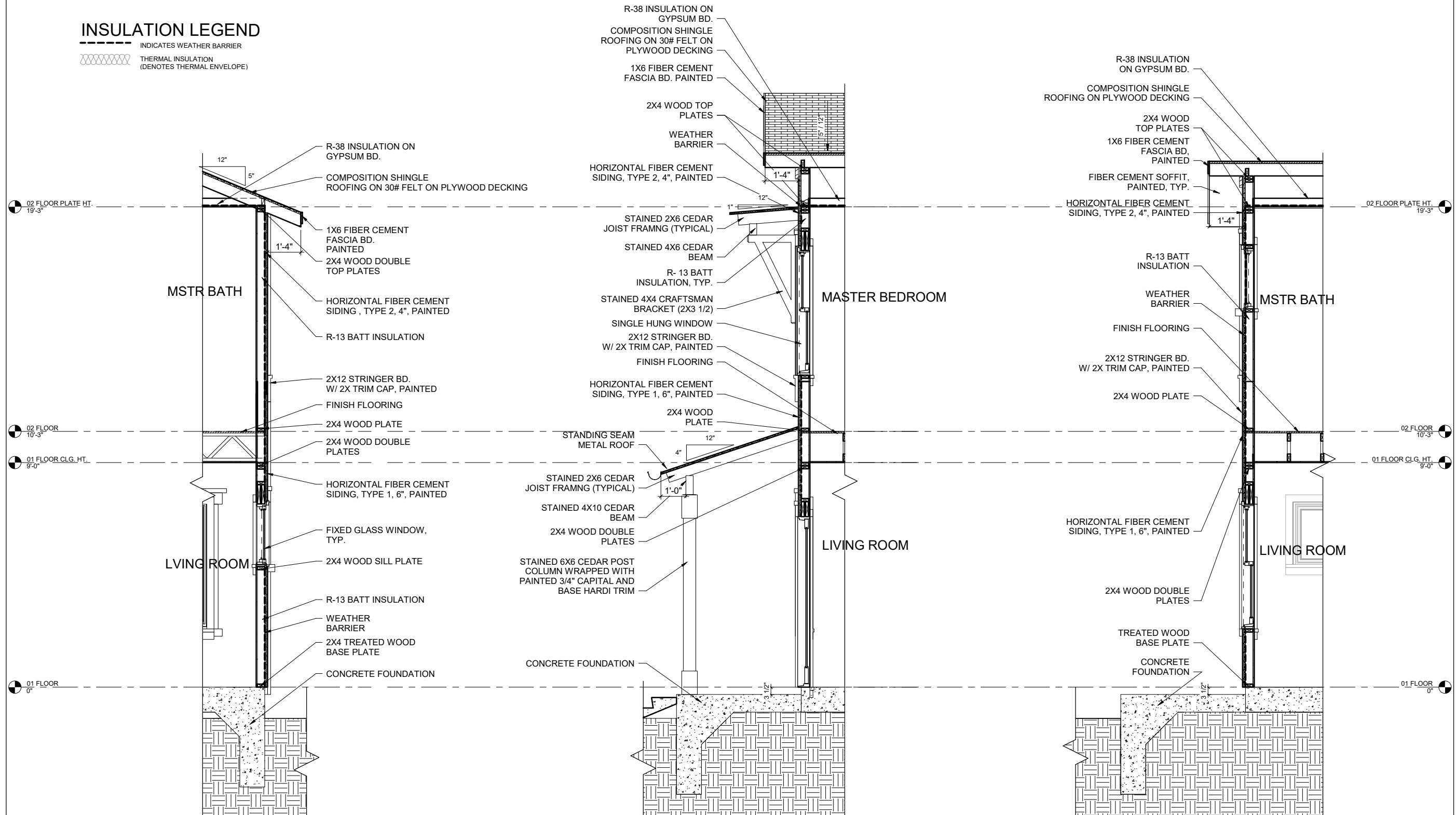
Project number
Date February 6, 2017
Drawn by
Checked by

4.2C-A3.04

Scale

INSULATION LEGEND

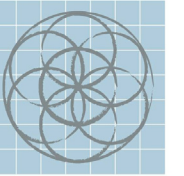
INDICATES WEATHER BARRIER
THERMAL INSULATION
(DENOTES THERMAL ENVELOPE)



3 PROTOTYPE 4.2C - WALL SECTION AT LIVING RM.
1/4" = 1'-0"

2 PROTOTYPE 4.2C - SECTION AT FRONT WALL
1/4" = 1'-0"

1 PROTOTYPE 4.2C - PARTIAL SECTION AT PORCH
1/4" = 1'-0"



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EXTERIOR SECTIONS
& DETAILS

PROTOTYPE 4.2C

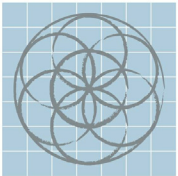


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STAIR PLANS,
SECTIONS & DETAILS

PROTOTYPE 4.2C



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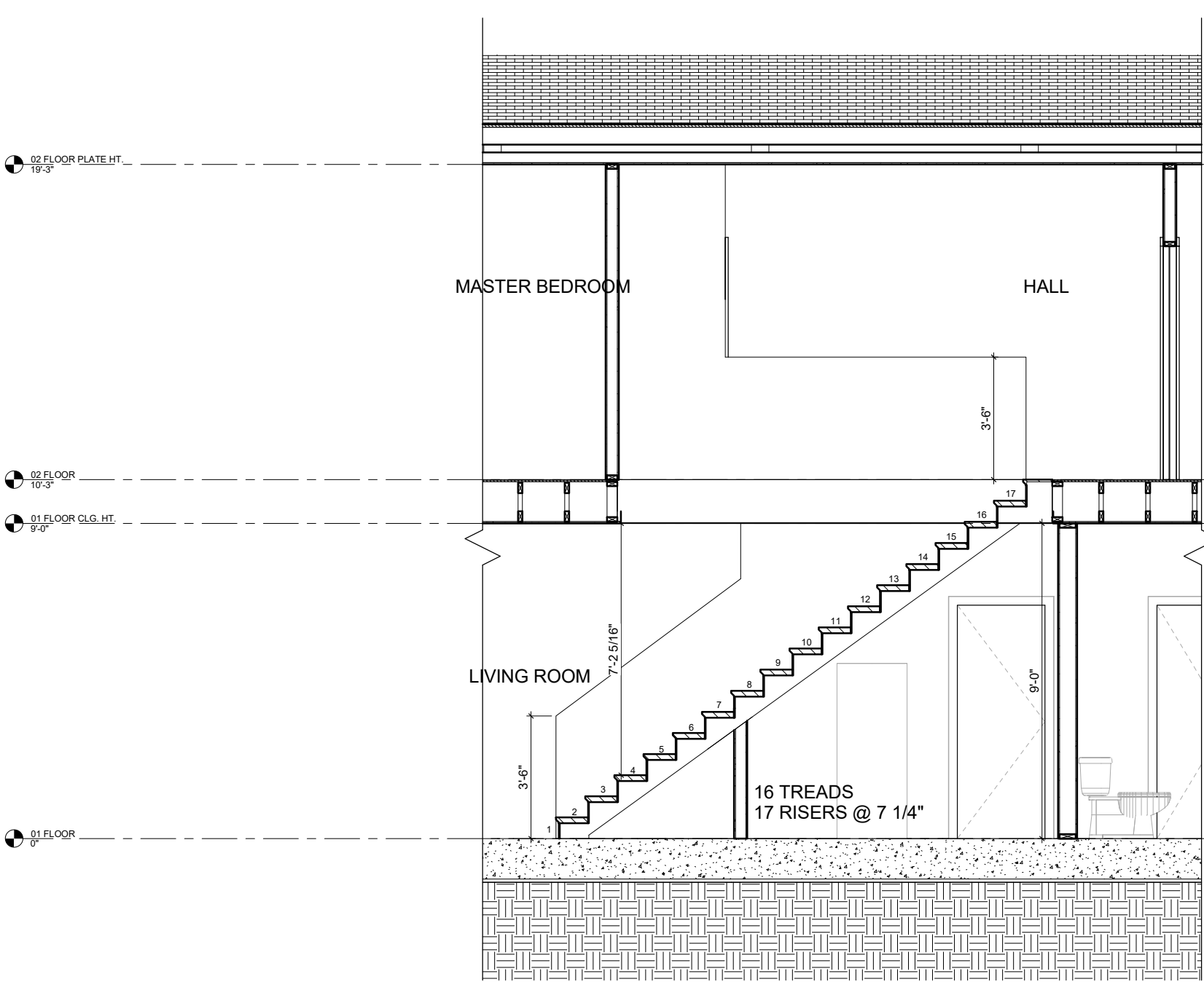
Project number
Date February 6, 2017
Drawn by
Checked by

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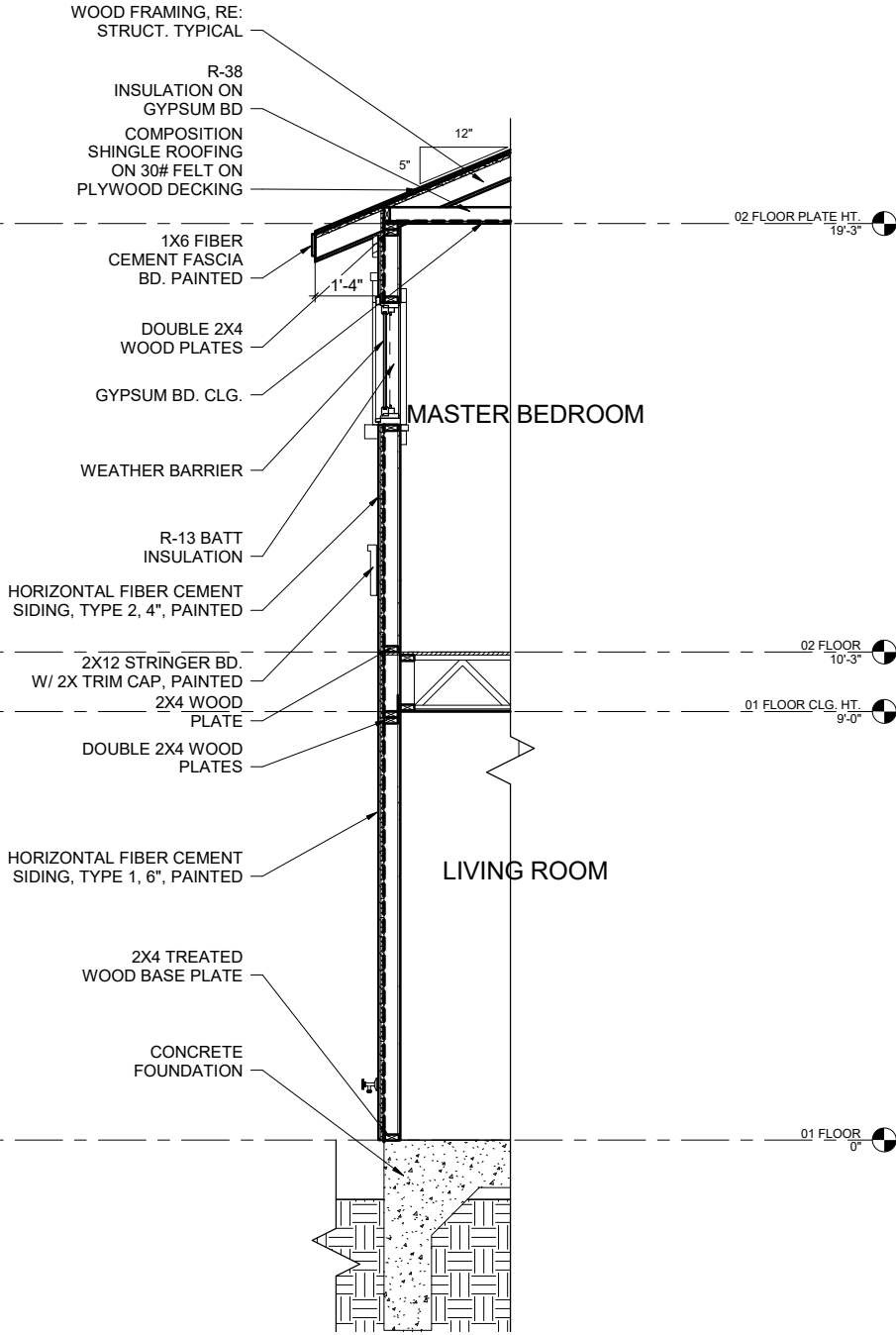
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INSULATION LEGEND

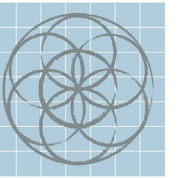
INDICATES WEATHER BARRIER
THERMAL INSULATION
(DENOTES THERMAL ENVELOPE)



2 PR. 4.2C - STAIRS SECTION
1/4" = 1'-0"



1 PR. 4.2C - WALL SECTION, TYP.
1/4" = 1'-0"



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INTERIOR
ELEVATIONS &
DETAILS
**PROTOTYPE 4.2A
OR 4.2B**

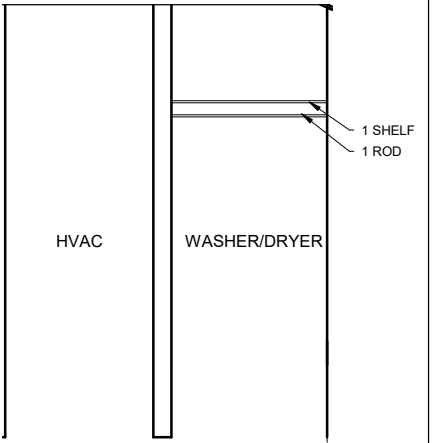


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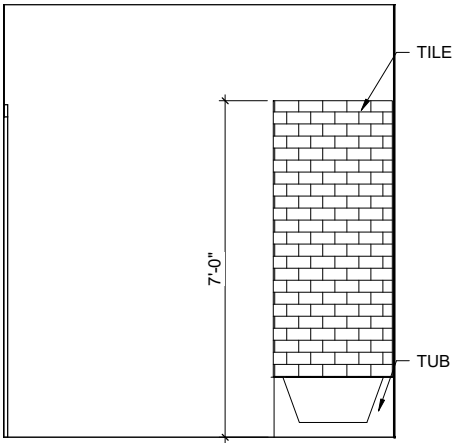
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Date February 6, 2017
Drawn by
Checked by

4.2-A5.01

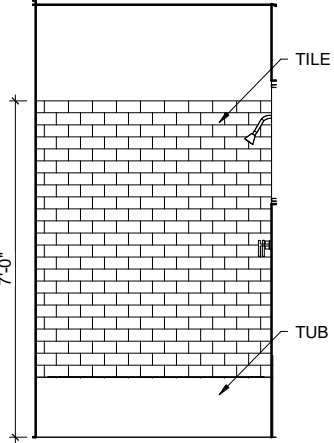
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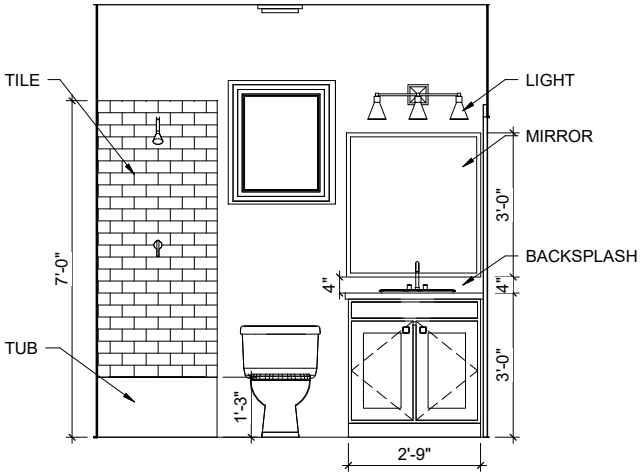
8 UTILITY
1/4" = 1'-0"



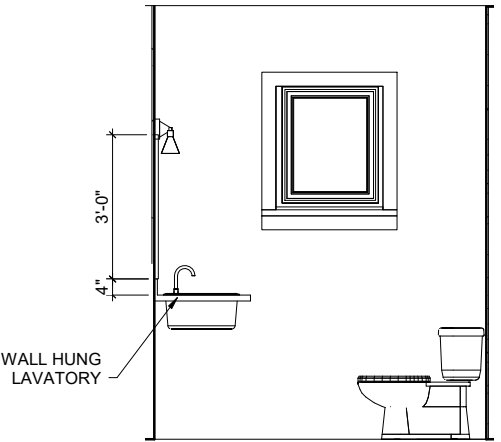
9 BATH 2 a
1/4" = 1'-0"



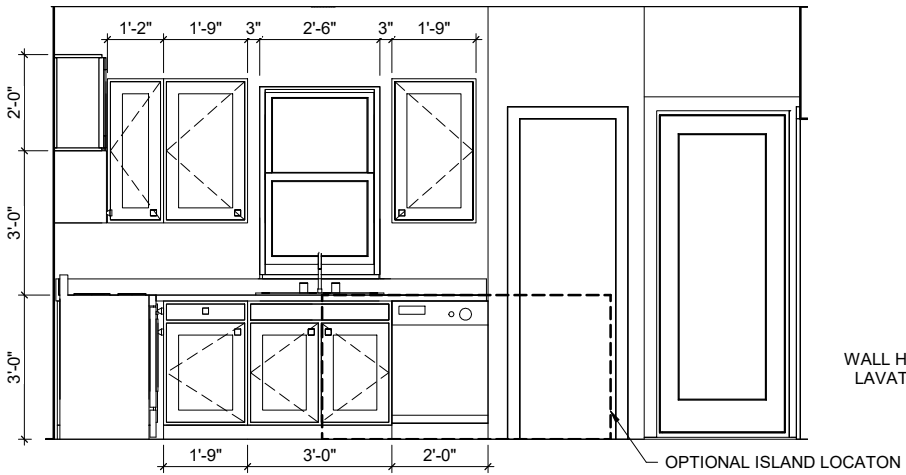
10 BATH 2 b
1/4" = 1'-0"



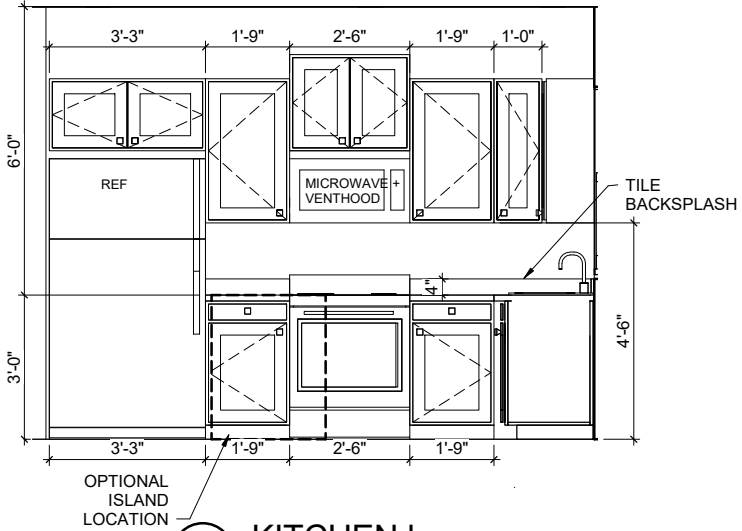
11 BATH 2 c
1/4" = 1'-0"



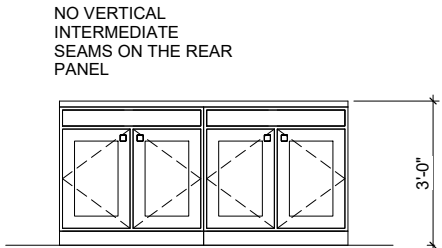
4 PWDR
1/4" = 1'-0"



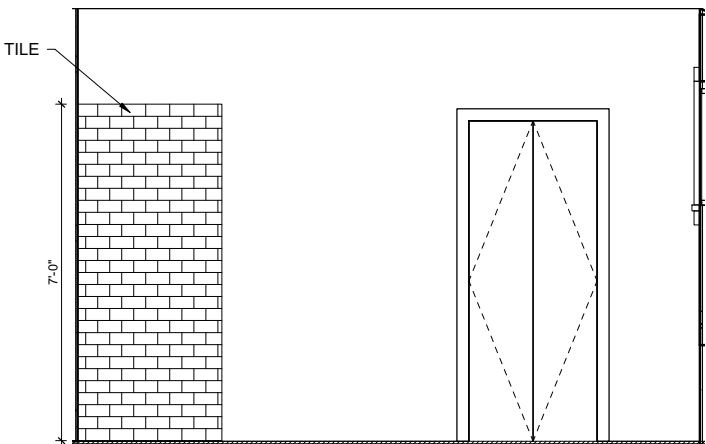
5 KITCHEN a
1/4" = 1'-0"



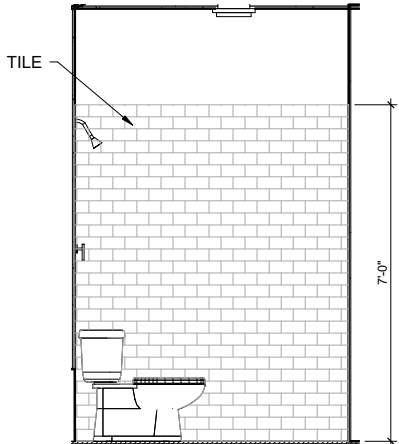
6 KITCHEN b
1/4" = 1'-0"



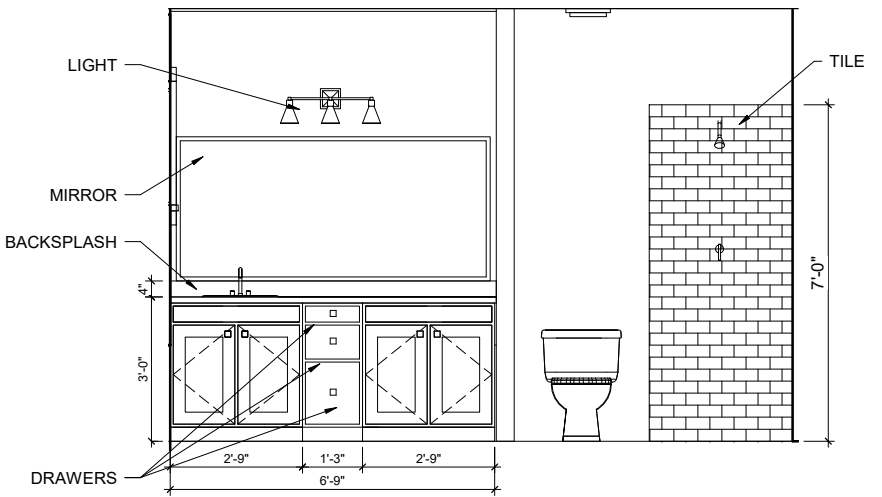
7 OPTIONAL ISLAND
1/4" = 1'-0"



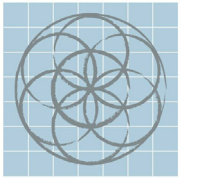
3 MSTR BATH c
1/4" = 1'-0"



2 MSTR BATH b
1/4" = 1'-0"



1 MSTR BATH a
1/4" = 1'-0"



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OPTIONAL GARAGE

PROTOTYPE 4.2A,
4.2B, 4.2C, 4.2D

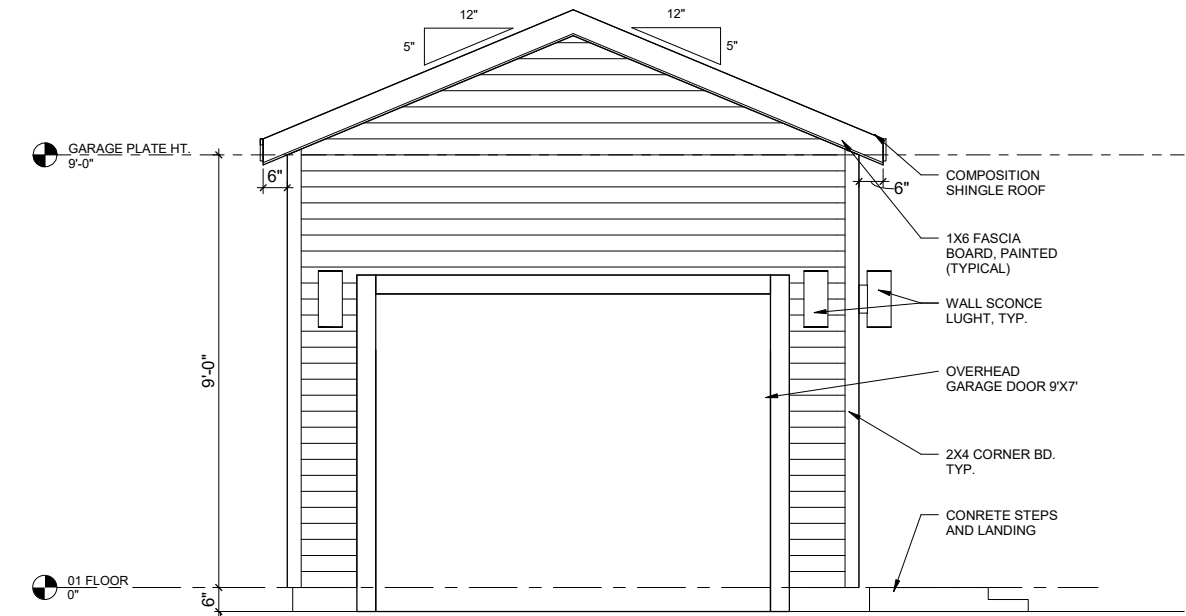


February 6, 2017

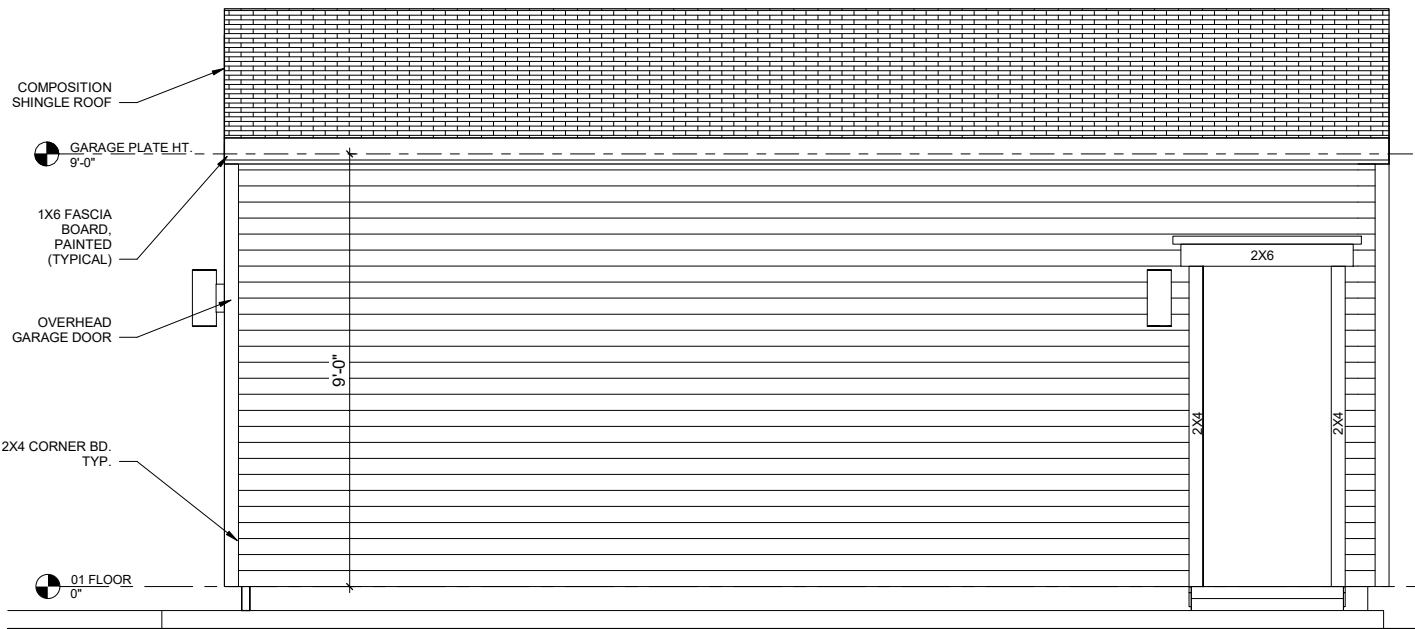
Project number
Date February 6, 2017
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Checked by

4.2-A5.02

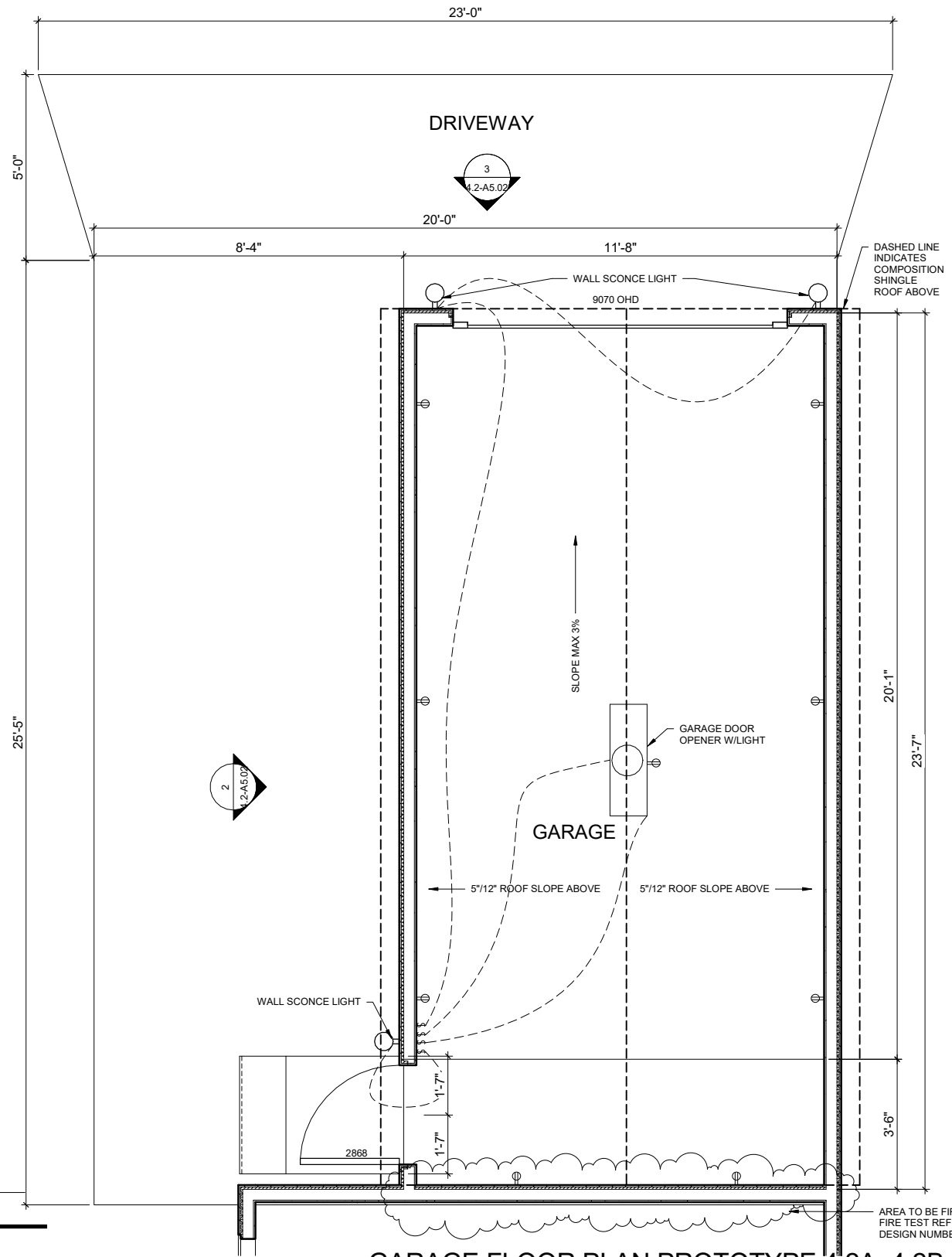
Scale



3 FRONT ELEVATION PROTOTYPE 4.2A, 4.2B, 4.2C, 4.2D
1/4" = 1'-0"



2 SIDE ELEVATION PROTOTYPE 4.2A, 4.2B, 4.2C, 4.2D
1/4" = 1'-0"



1 GARAGE FLOOR PLAN PROTOTYPE 4.2A, 4.2B, 4.2C, 4.2D
1/4" = 1'-0"

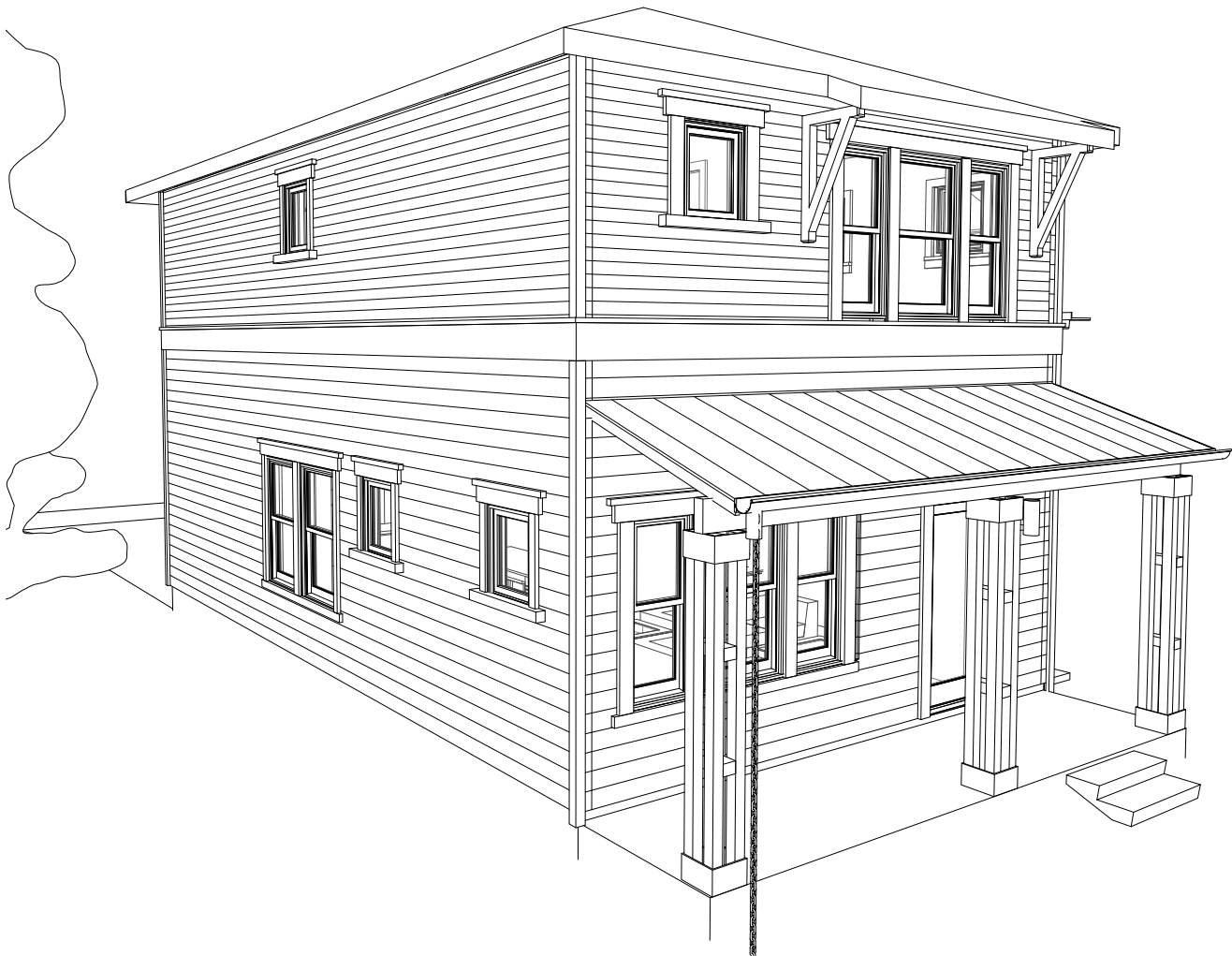
Urban at Olive - PROTOTYPE 4.2B

TERRAMARK Urban Homes

CONSTRUCTION SET

600 Block Burleson San Antonio, TX

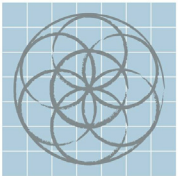
February 6, 2017



SHEET INDEX - PROTOTYPE 4.2B

NUMBER	NAME
4.2B-A0.00	COVER SHEET
4.2B-A2.03	01 FLOOR PLAN
4.2B-A2.04	02 FLOOR PLAN
4.2B-A2.05	ROOF PLAN
4.2B-A2.06	01 REFLECTED CEILING PLAN
4.2B-A2.07	02 REFLECTED CEILING PLAN
4.2B-A3.01	FRONT ELEVATION
4.2B-A3.02	BACK ELEVATION
4.2B-A3.03	SIDE ELEVATION
4.2B-A3.04	SIDE ELEVATION
4.2B-A4.01	EXTERIOR SECTIONS & DETAIL
4.2B-A4.02	STAIR PLANS SECTIONS & DETAILS
4.2-A5.01	INTERIOR ELEVATIONS & DETAILS
4.2-A5.02	OPTIONAL GARAGE
4.2-A5.03	OPTIONAL CARPORT

SKETCH IS CONCEPTUAL ONLY NOT FOR CONSTRUCTION



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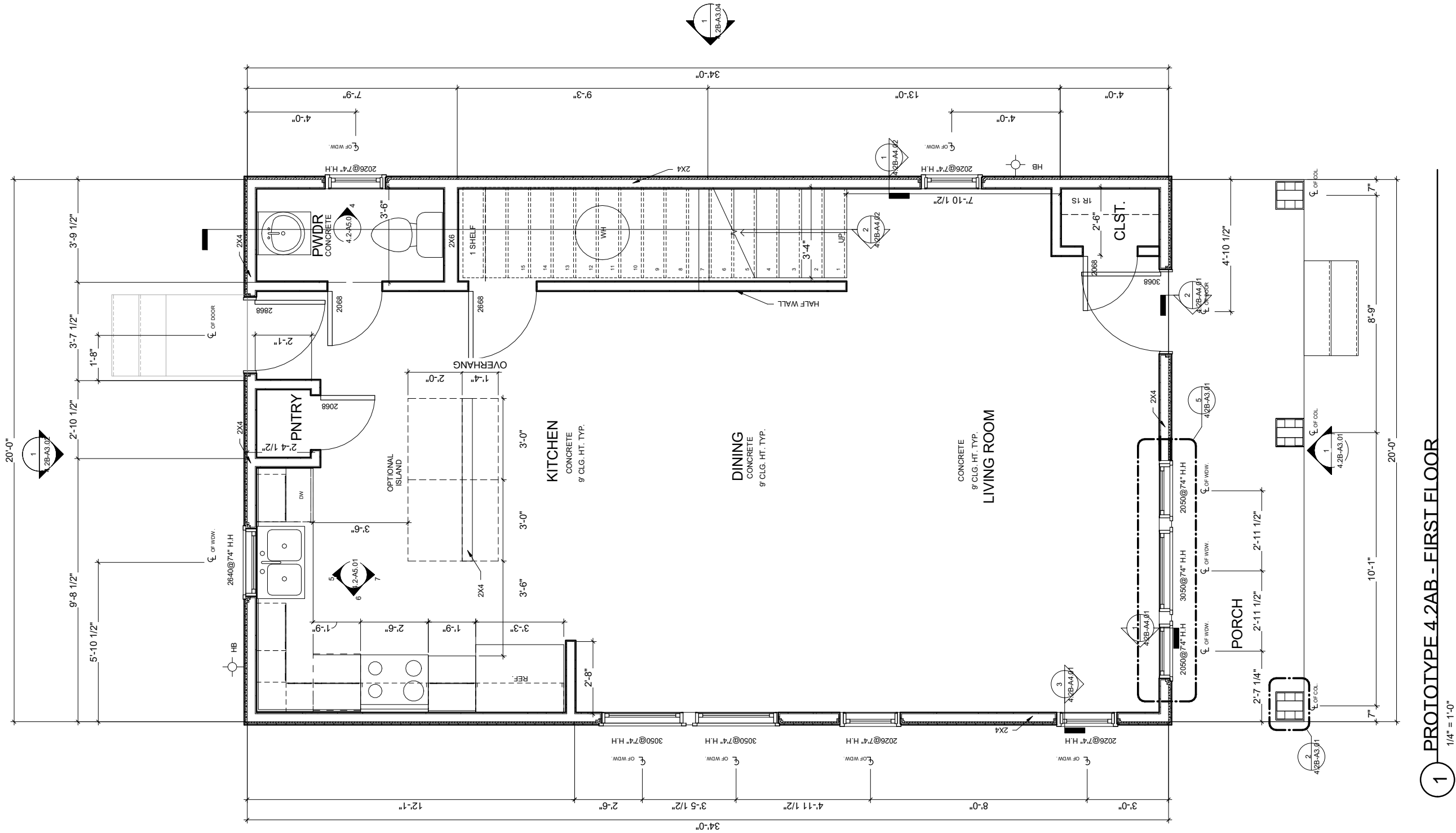
No.	Date	Description
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TERRAMARK
— URBAN HOMES —



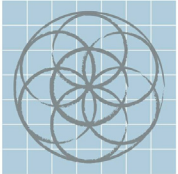
William Caputo

February 6, 2017



1 PROTOTYPE 4.2B - FIRST FLOOR
1/4" = 1'-0"

OVERALL LIVING + ROOF AREAS	
NAME	AREA
1ST FLOOR LIVING	680 S.F.
2ND FLOOR LIVING	632 S.F.
TOTAL LIVING	1312 S.F.
FRONT PORCH	100 S.F.
TOTAL STRUCTURE	1,412 S.F.
COMP. ROOF AREA	930 S.F.
METAL ROOF AREA	118 S.F.



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01 FLOOR PLAN

PROTOTYPE 4.2B



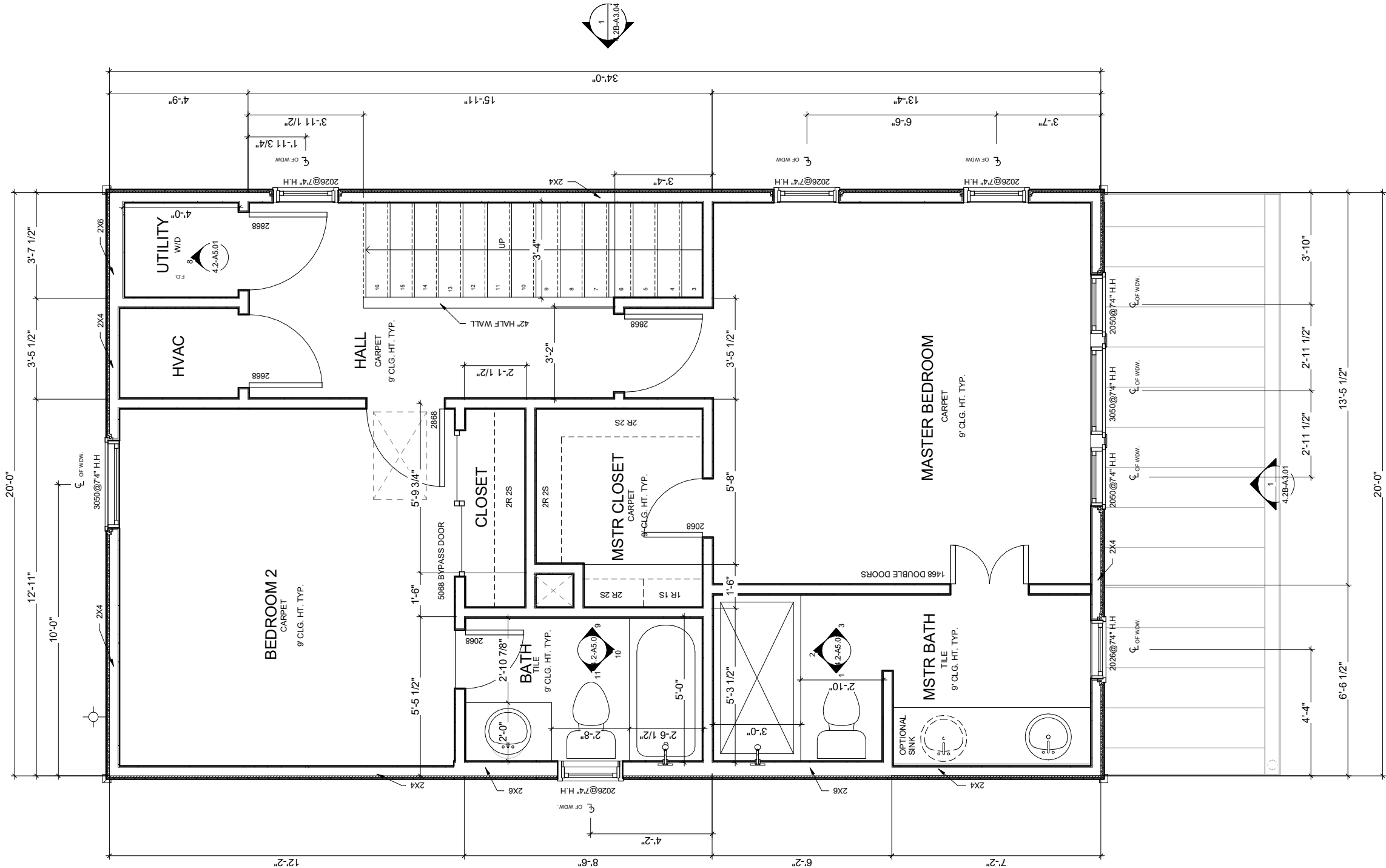
Scott William Carpenter
February 6, 2017

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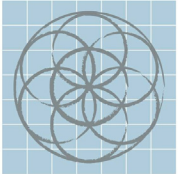
4.2B-A2.03

Scale



1 PROTOTYPE 4.2B - SECOND FLOOR
1/4" = 1'-0"

OVERALL LIVING + ROOF AREAS	
NAME	AREA
1ST FLOOR LIVING	680 S.F.
2ND FLOOR LIVING	632 S.F.
TOTAL LIVING	1312 S.F.
FRONT PORCH	100 S.F.
TOTAL STRUCTURE	1,412 S.F.
COMP. ROOF AREA	930 S.F.
METAL ROOF AREA	118 S.F.



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02 FLOOR PLAN

PROTOTYPE 4.2B



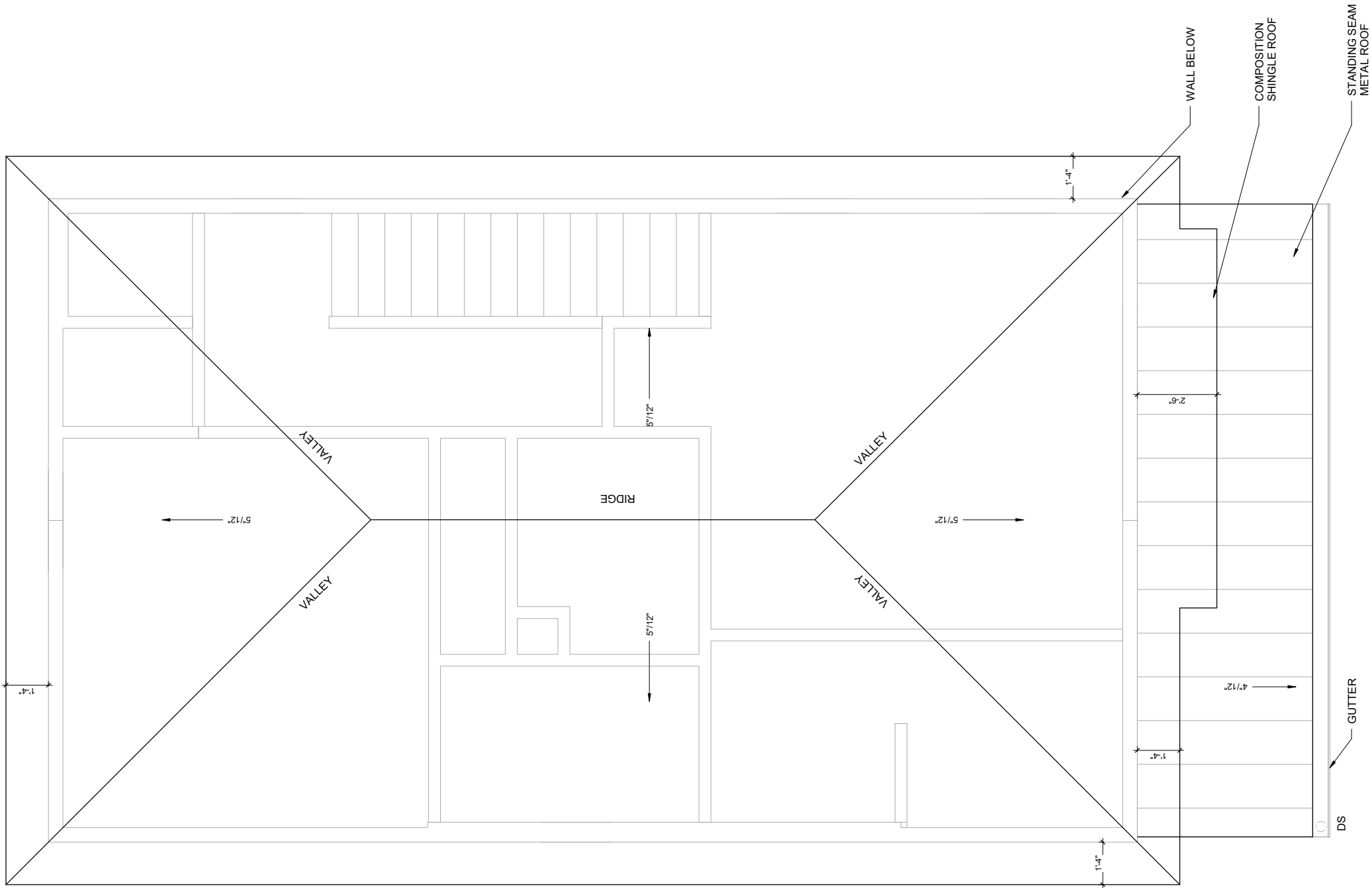
Scott William Carpenter
February 6, 2017

Project number
Date February 6, 2017

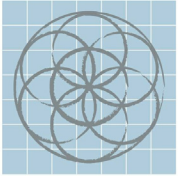
Drawn by
Checked by

4.2B-A2.04

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1 PROTOTYPE 4.2B - ROOF PLAN
1/4" = 1'-0"



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ROOF PLAN

PROTOTYPE 4.2B



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Checked by

4.2B-A2.05

Scale

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ELECTRICAL & CEILING PLAN LEGEND

- 

RECESSED LIGHT

WATERPROOF RECESSED LIGHT

PENDANT LIGHT

SURFACE MOUNTED LIGHT

WALL MOUNTED LIGHT

WALL MOUNTED VANITY LIGHT

EXHAUST FAN

EXHAUST FAN W/ LIGHT COMBO

CEILING FAN WITH LIGHT KIT
- 

110 VOLT DUPLEX OUTLET

220 VOLT DUPLEX OUTLET

GROUND FAULT/WATERPROOF DUPLEX OUTLET

DISHWASHER SWITCH

GARBAGE DISPOSAL SWITCH

ONE-WAY SWITCH

TWO-WAY SWITCH
- 

THERMOSTAT

DOORBELL

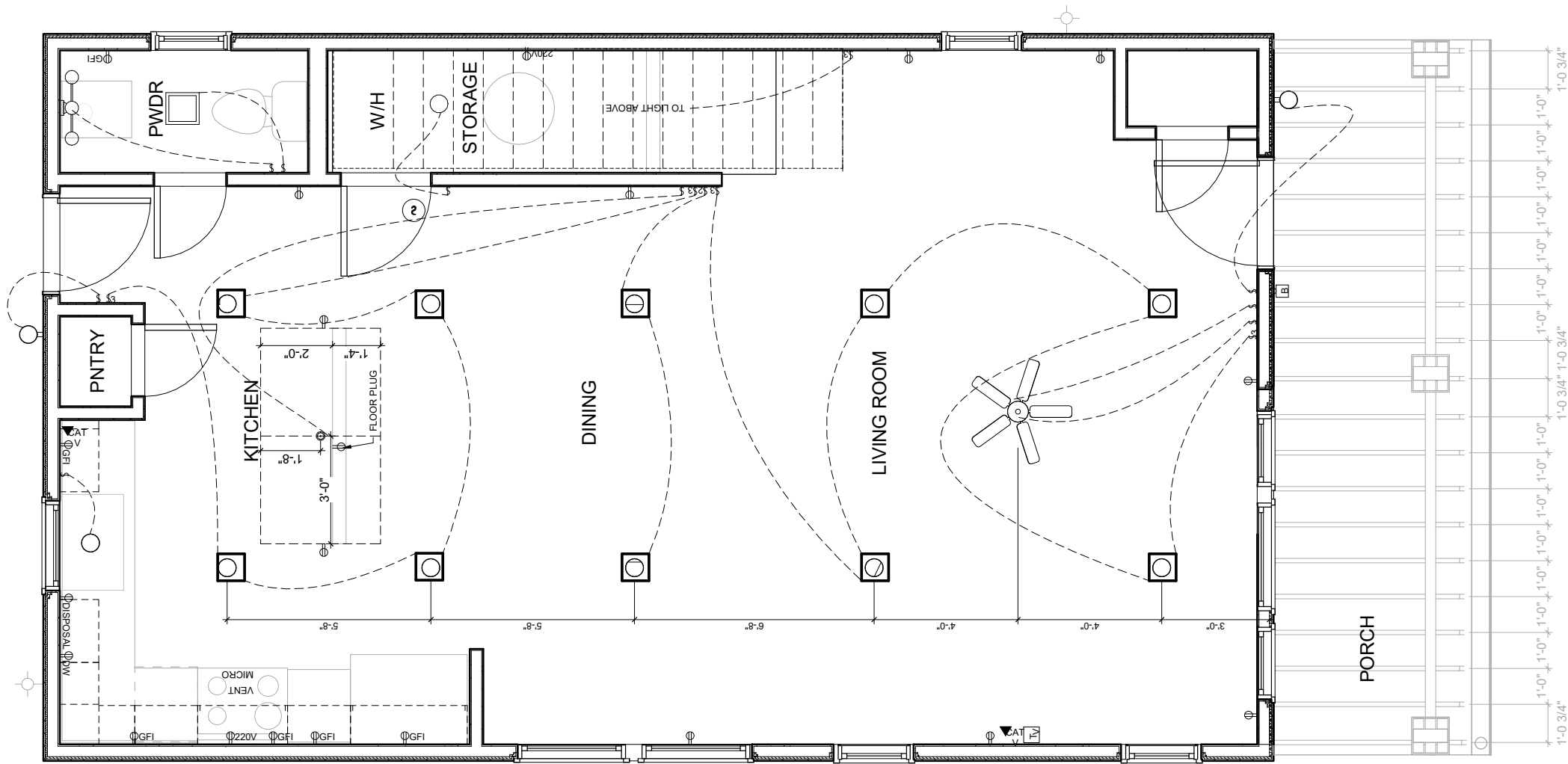
ELECTRICAL PANEL

SMOKE & CARBON MONOXIDE DETECTOR

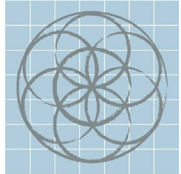
TELEPHONE WALL OUTLET

TELEVISION CABLE OUTLET

SCUTTLE ACCESS



1 PROTOTYPE 4.2B - 01 REFLECTED CEILING PLAN
1/4" = 1'-0"



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01 FLOOR REFLECTED
CEILING PLAN

PROTOTYPE 4.2B



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Checked by

4.2B-A2.06

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ELECTRICAL & CEILING PLAN LEGEND



RECESSED LIGHT



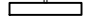
WATERPROOF RECESSED LIGHT



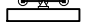
PENDANT LIGHT



SURFACE MOUNTED LIGHT



WALL MOUNTED LIGHT



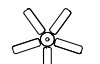
WALL MOUNTED VANITY LIGHT



EXHAUST FAN



EXHAUST FAN W/ LIGHT COMBO



CEILING FAN WITH LIGHT KIT



110 VOLT DUPLEX OUTLET



220 VOLT DUPLEX OUTLET



GROUND FAULT/WATERPROOF DUPLEX OUTLET



DISHWASHER SWITCH



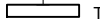
GARBAGE DISPOSAL SWITCH



ONE-WAY SWITCH



TWO-WAY SWITCH



THERMOSTAT



DOORBELL



ELECTRICAL PANEL



SMOKE & CARBON MONOXIDE DETECTOR



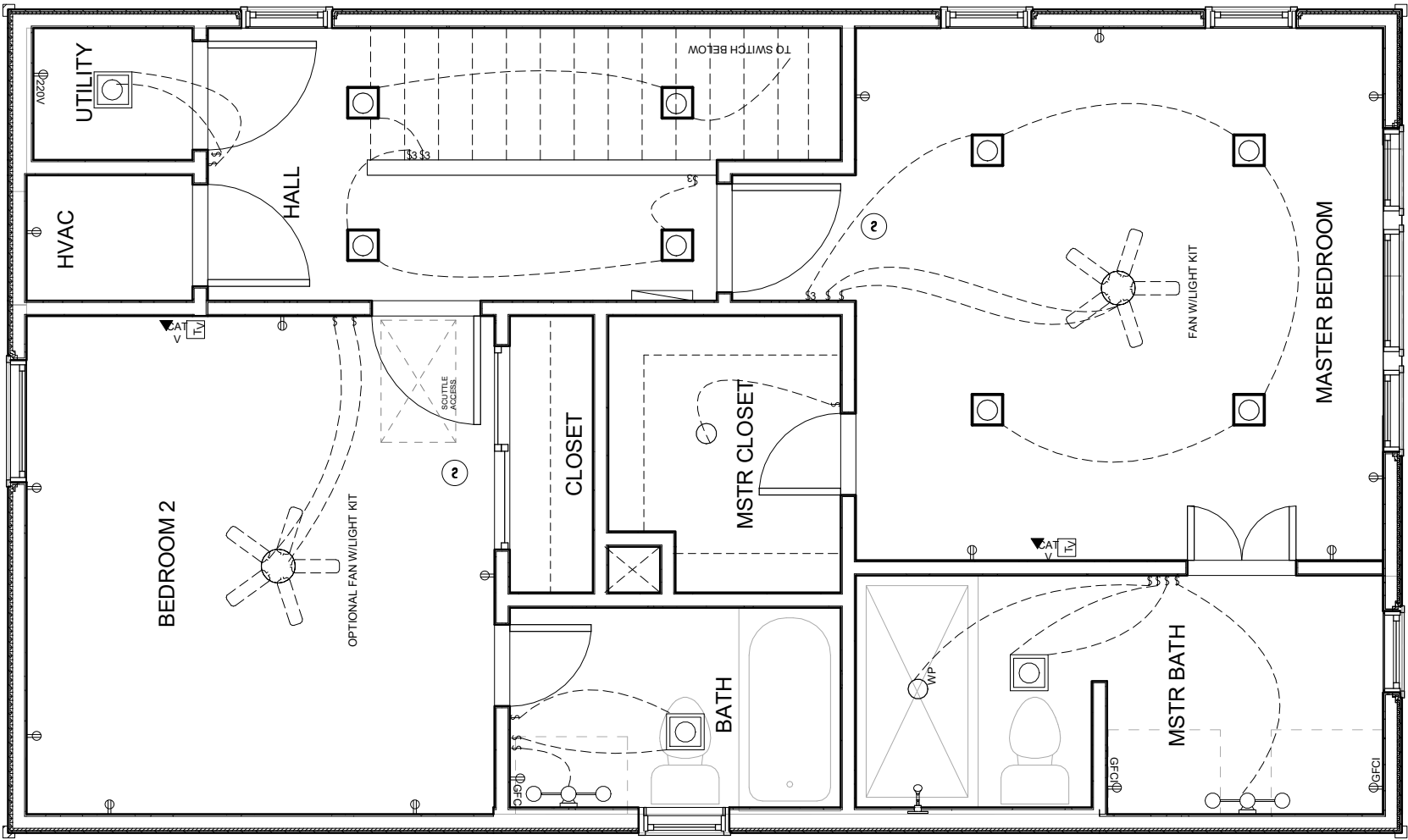
TELEPHONE WALL OUTLET



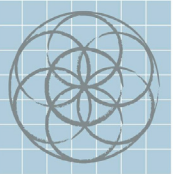
TELEVISION CABLE OUTLET



SCUTTLE ACCESS



1 PROTOTYPE 4.2B - 02 REFLECTED CEILING PLAN
1/4" = 1'-0"



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02 FLOOR REFLECTED
CEILING PLAN

PROTOTYPE 4.2B



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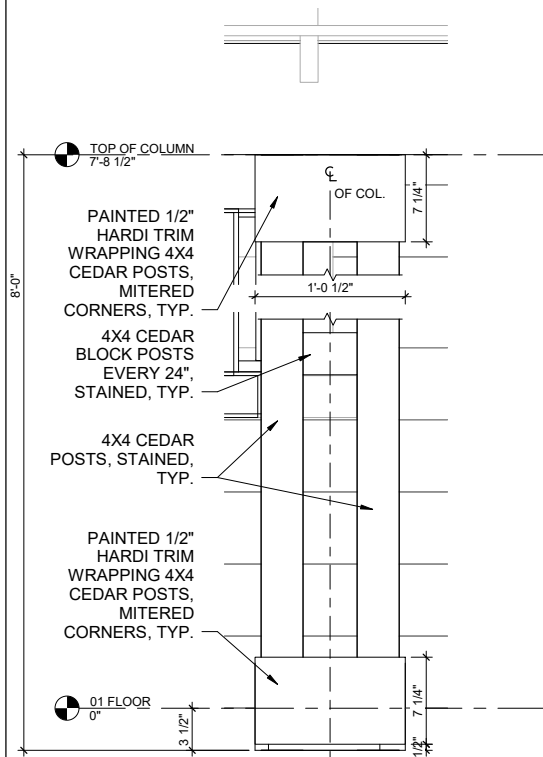
Project number
Date February 6, 2017

Drawn by
Checked by

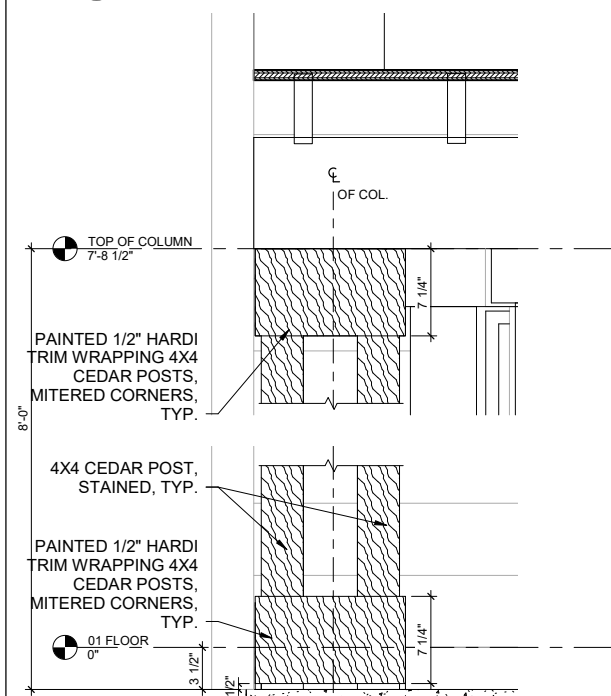
4.2B-A2.07

Scale

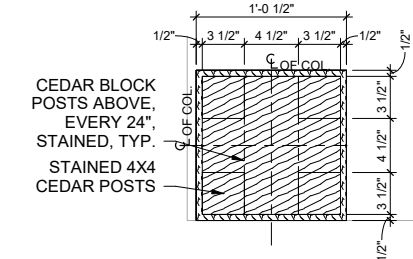
2/6/2017 2:38:16 PM



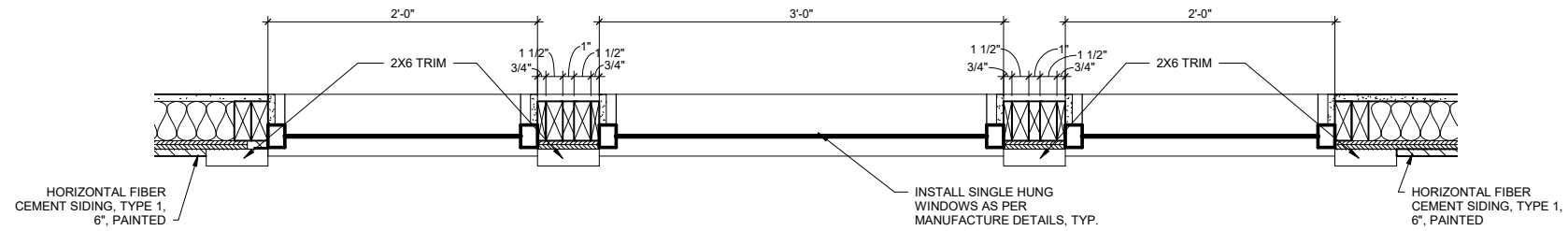
4 BUILT UP COLUMN ELEVATION
3/4" = 1'-0"



3 4.2B SECTION COLUMN
3/4" = 1'-0"



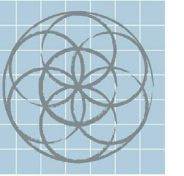
2 BUILT UP COLUMN DETAIL
3/4" = 1'-0"



5 WINDOW DETAIL
3/4" = 1'-0"



1 PROTOTYPE 4.2B - FRONT ELEVATION
1/4" = 1'-0"



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FRONT ELEVATION

PROTOTYPE 4.2B



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4.2B-A3.01

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PROTOTYPE 4.2B

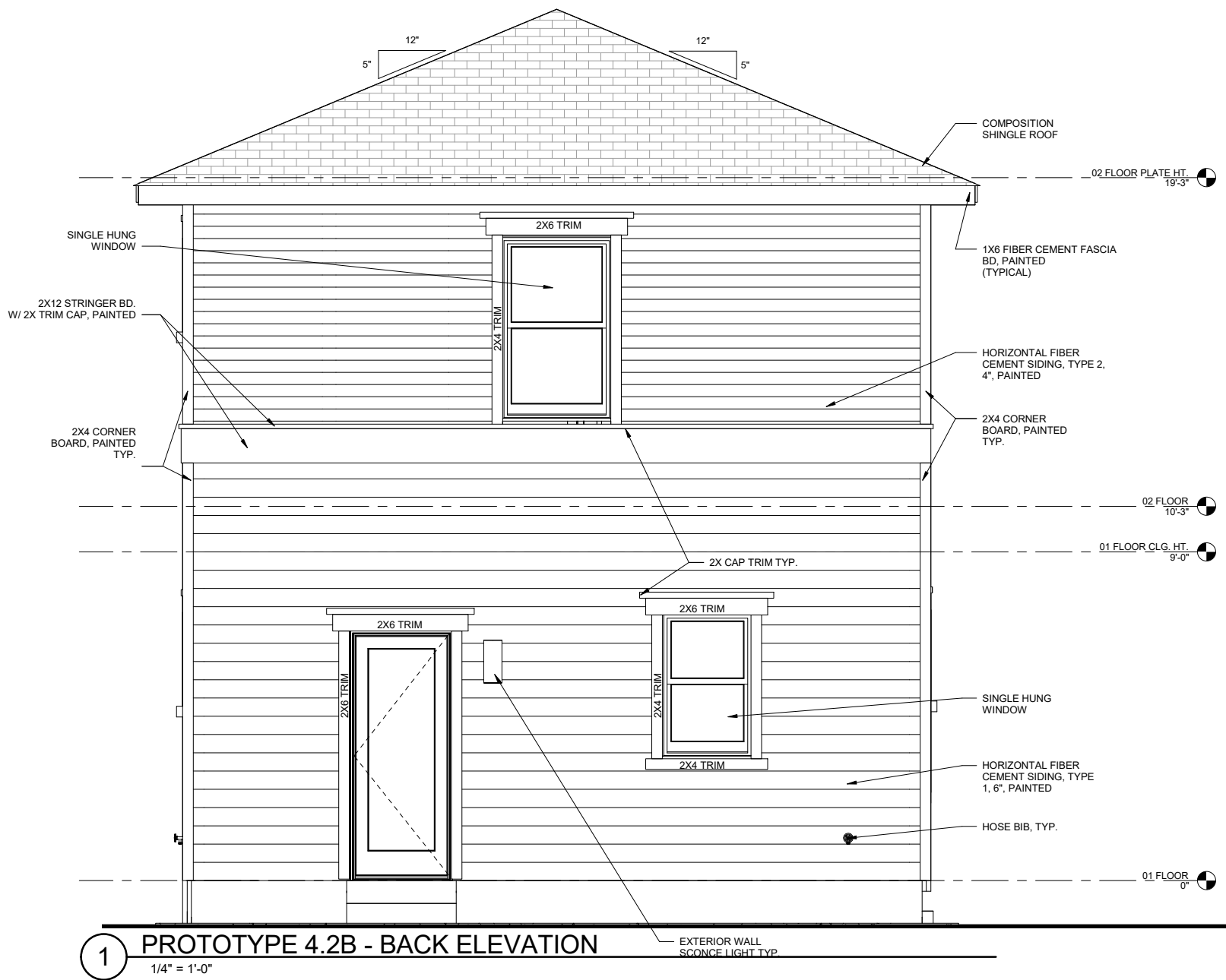


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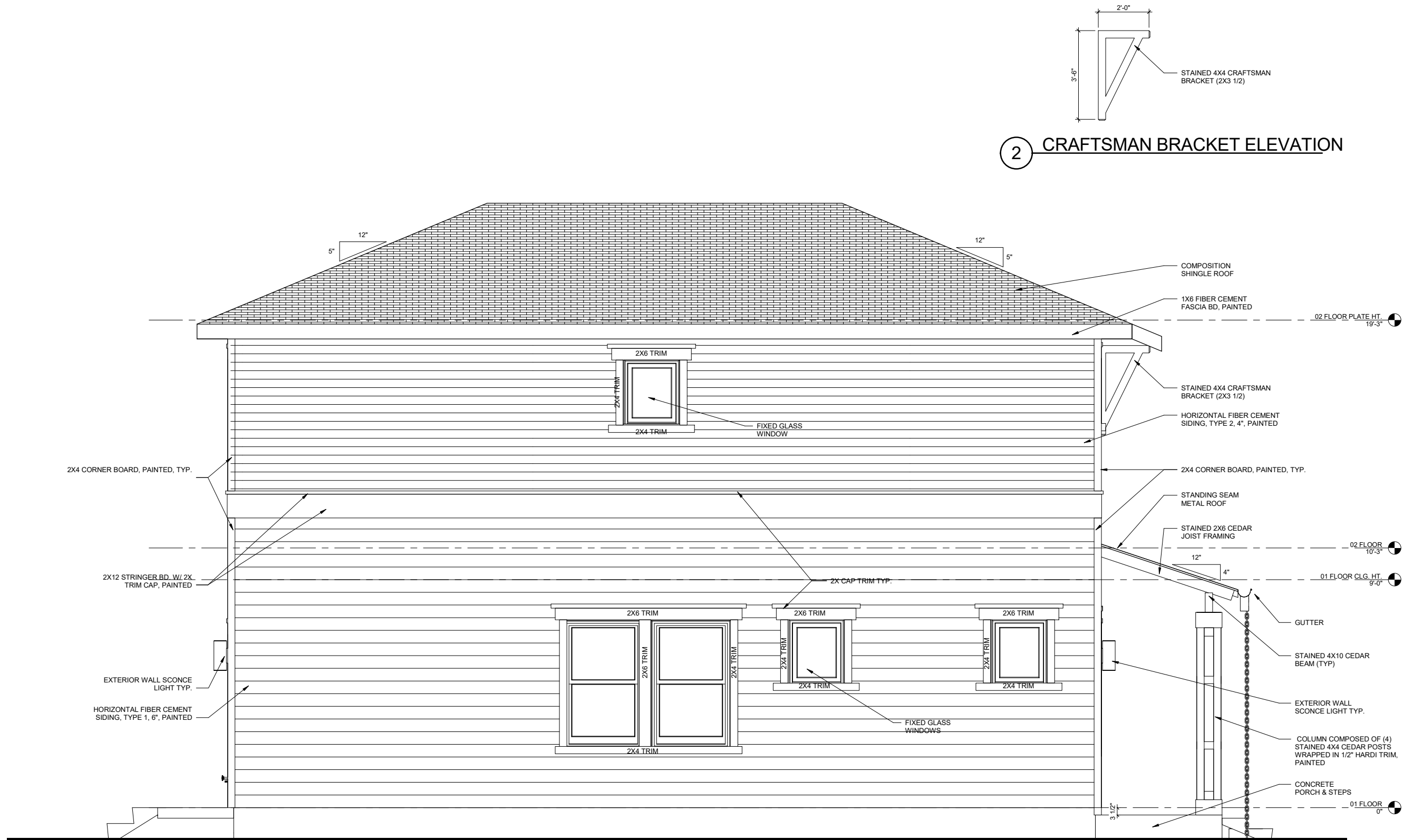
4.2B-A3.02

Scale

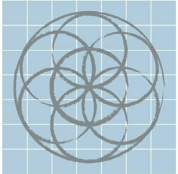


2/6/2017 2:31:33 PM

2/6/2017 5:21:43 PM



1 PROTOTYPE 4.2B - SIDE ELEVATION
1/4" = 1'-0"



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SIDE ELEVATION

PROTOTYPE 4.2B



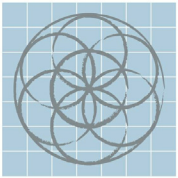
February 6, 2017

Project number
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4.2B-A3.03

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SIDE ELEVATION

PROTOTYPE 4.2B

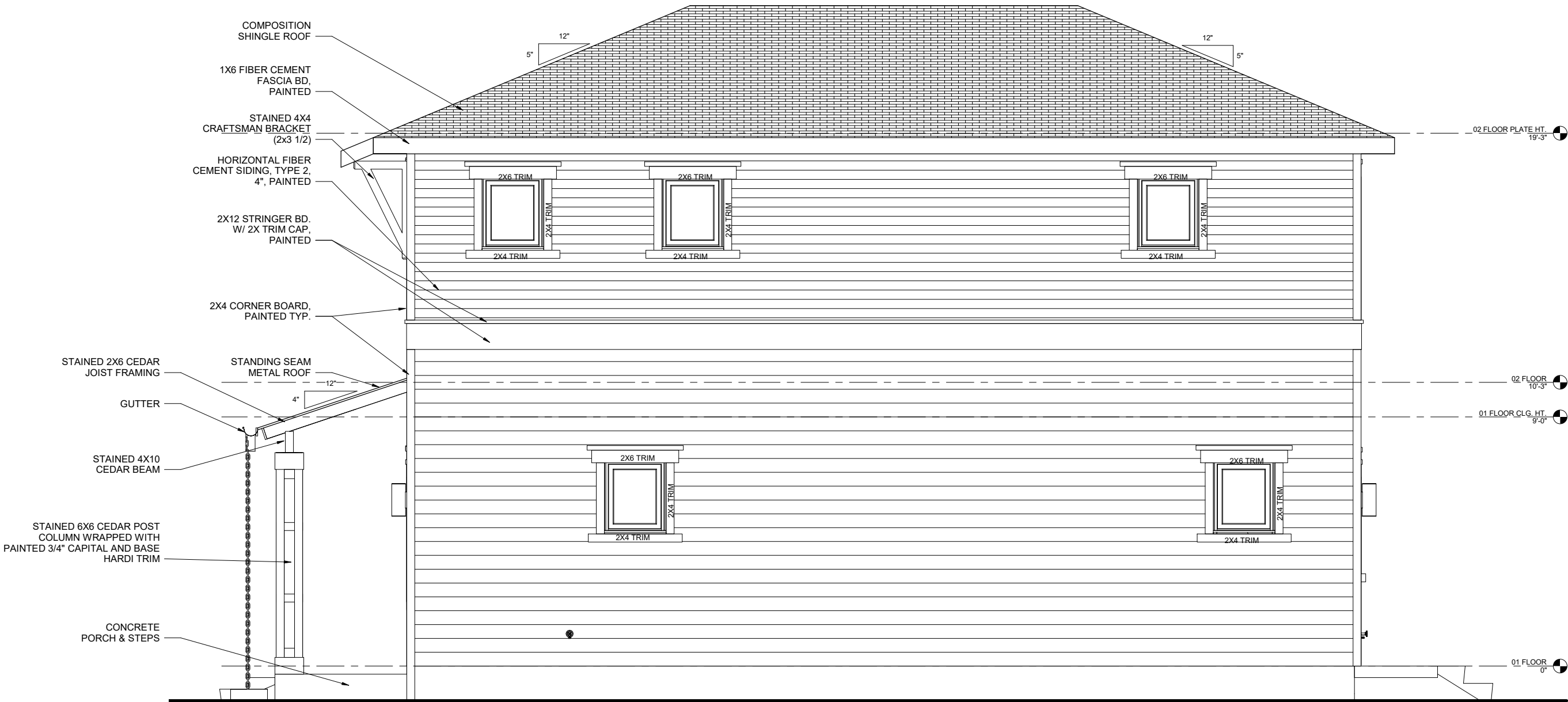


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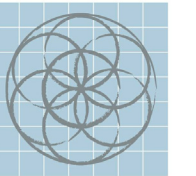
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1 **PROTOTYPE 4.2B - SIDE ELEVATION**
1/4" = 1'-0"



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EXTERIOR SECTIONS
& DETAILS

PROTOTYPE 4.2B



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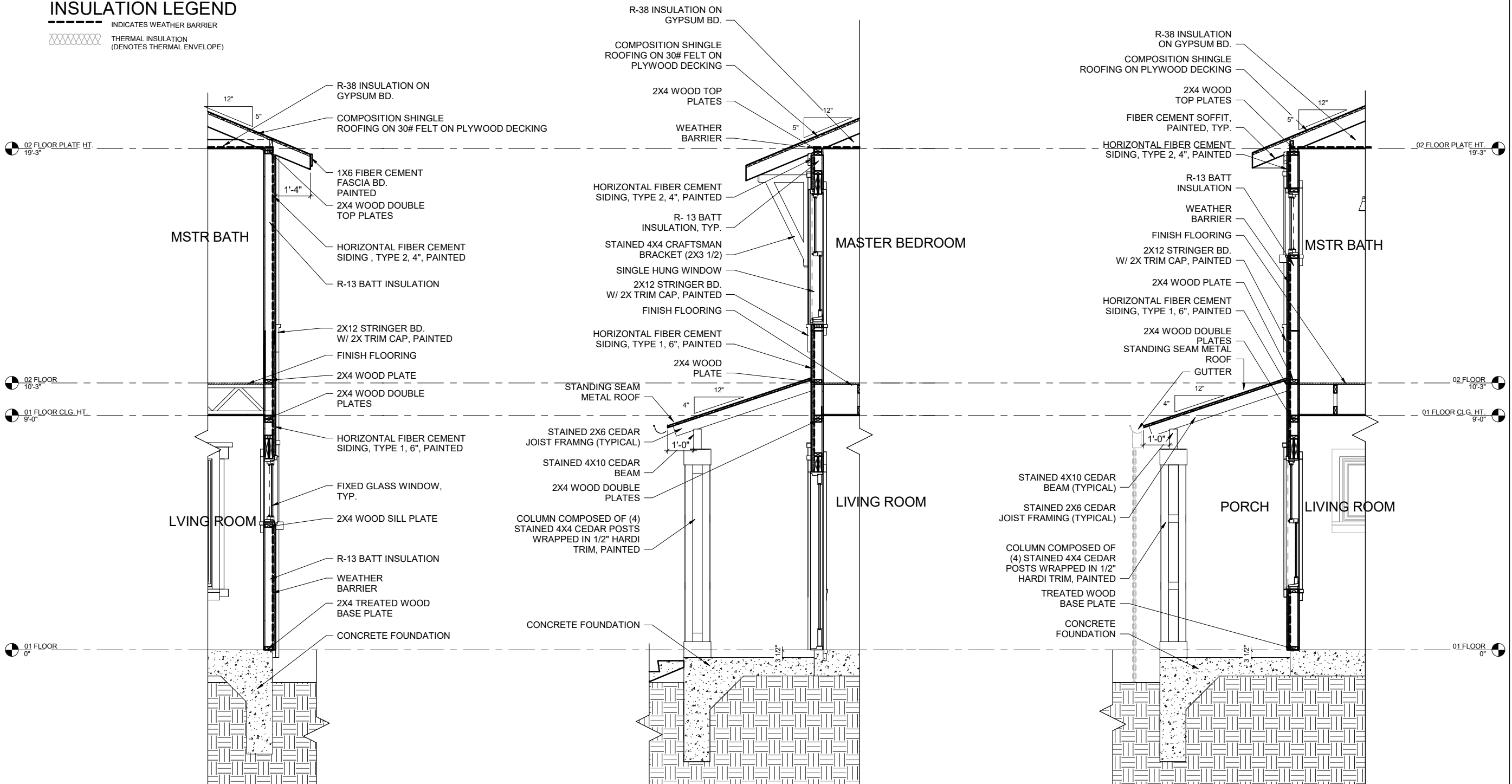
Project number
Date February 6, 2017
Drawn by
Checked by

4.2B-A4.01

Scale

INSULATION LEGEND

INDICATES WEATHER BARRIER
THERMAL INSULATION
(DENOTES THERMAL ENVELOPE)

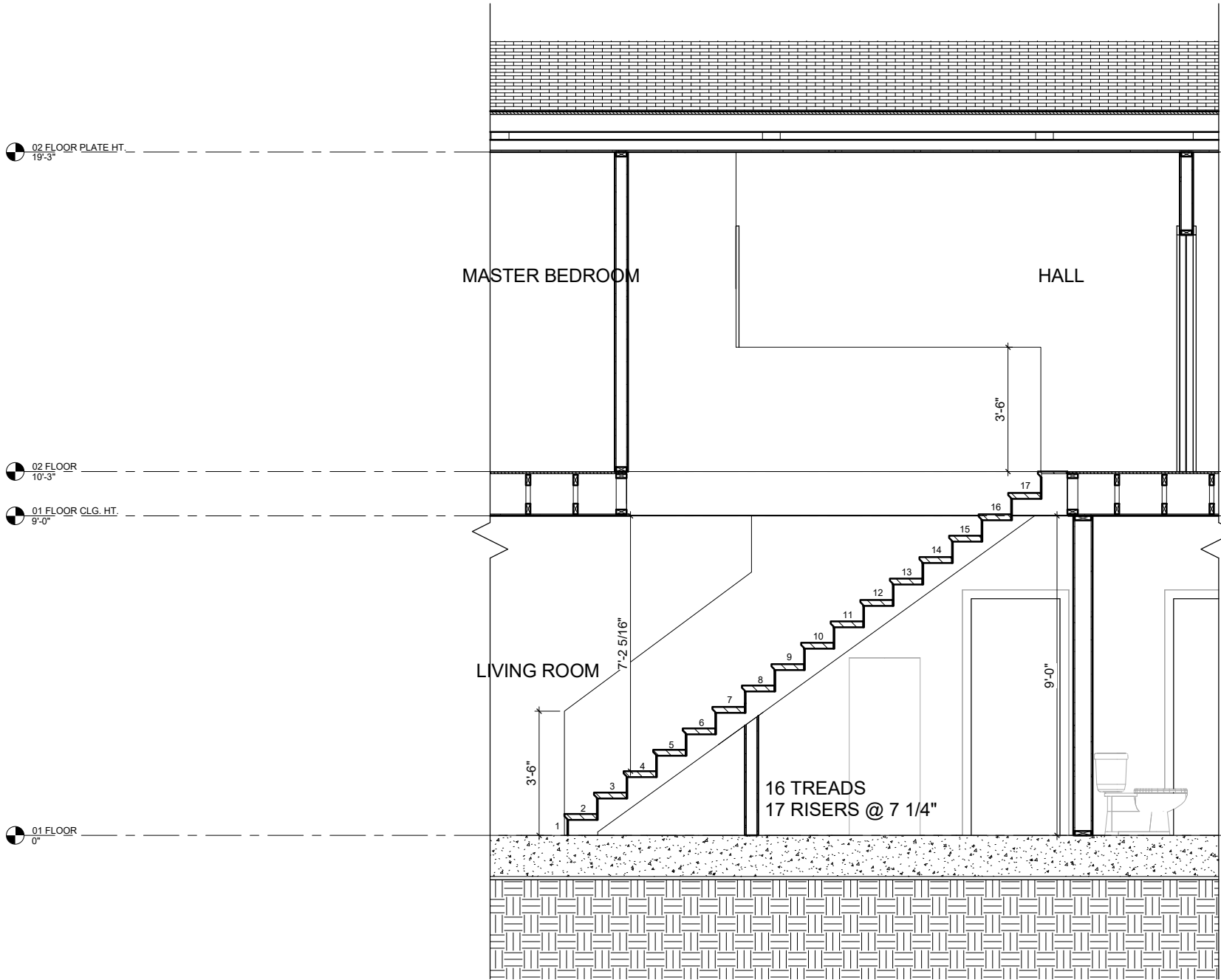


3 PROTOTYPE 4.2B - WALL SECTION AT LIVING RM.
1/4" = 1'-0"

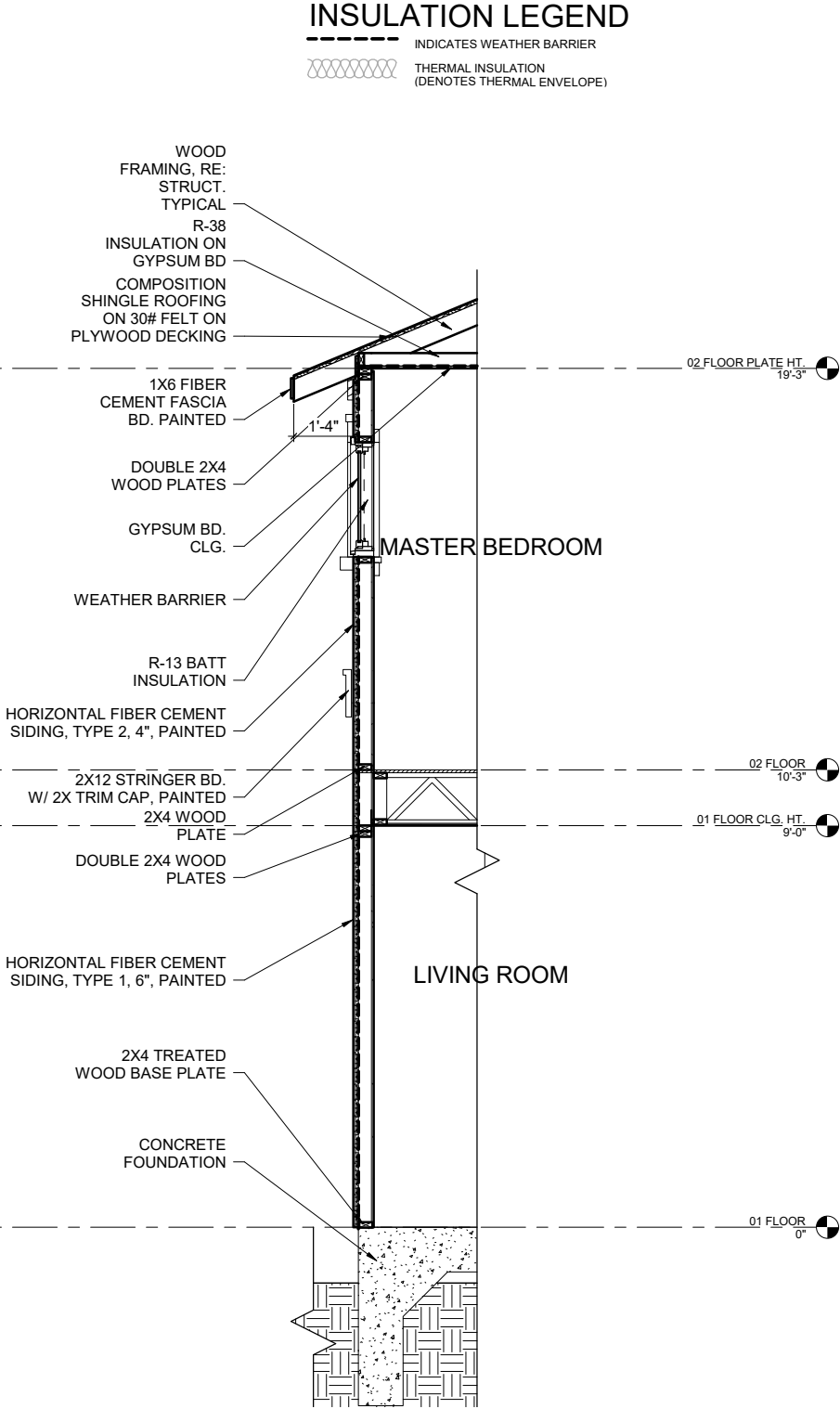
2 PROTOTYPE 4.2B - SECTION AT FRONT WALL
1/4" = 1'-0"

1 PROTOTYPE 4.2B - PARTIAL SECTION AT PORCH
1/4" = 1'-0"

2/6/2017 2:31:41 PM



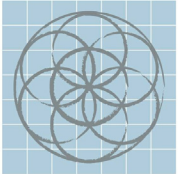
2 PR. 4.2B - STAIRS SECTION
1/4" = 1'-0"



1 PR. 4.2B - WALL SECTION, TYP.
1/4" = 1'-0"

INSULATION LEGEND

- INDICATES WEATHER BARRIER
- THERMAL INSULATION (DENOTES THERMAL ENVELOPE)



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STAIR PLANS,
SECTIONS & DETAILS

PROTOTYPE 4.2B

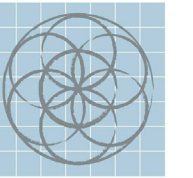


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4.2B-A4.02

Scale



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INTERIOR
ELEVATIONS &
DETAILS
**PROTOTYPE 4.2A
OR 4.2B**

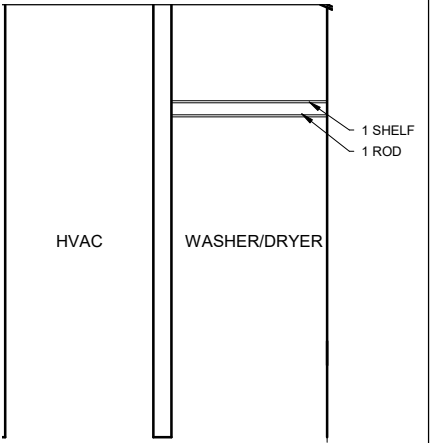


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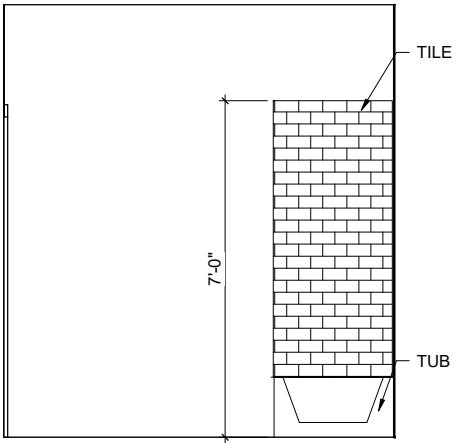
Project number
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Checked by

4.2-A5.01

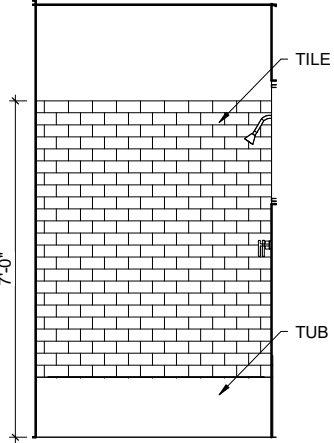
Scale



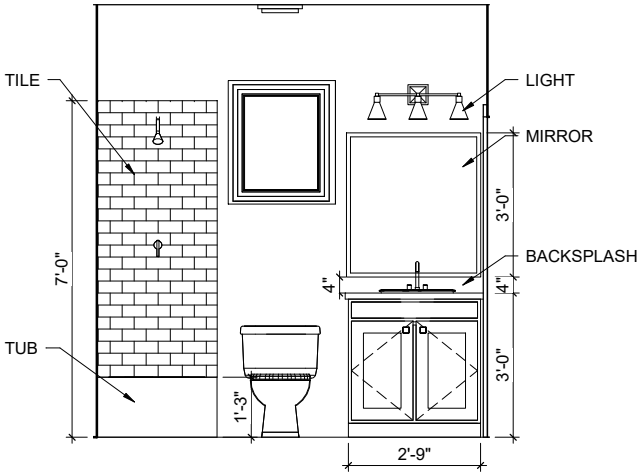
8 UTILITY
1/4" = 1'-0"



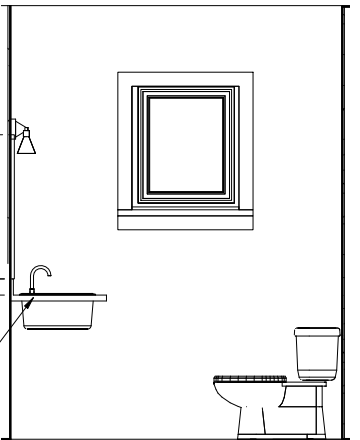
9 BATH 2 a
1/4" = 1'-0"



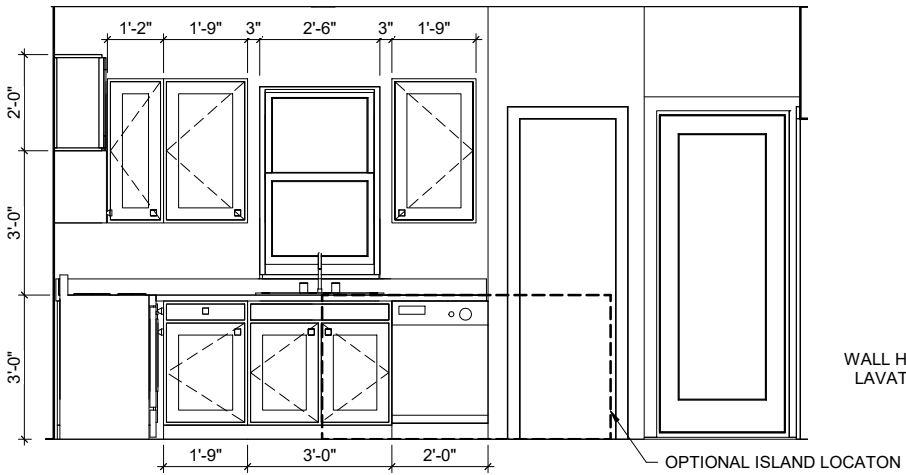
10 BATH 2 b
1/4" = 1'-0"



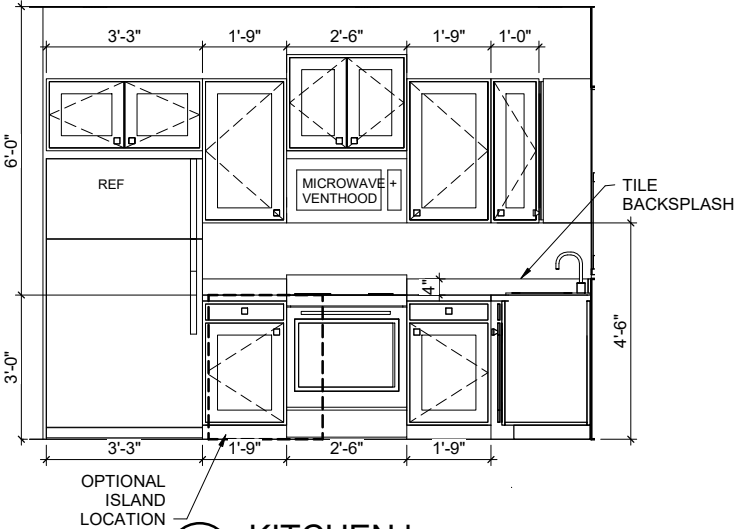
11 BATH 2 c
1/4" = 1'-0"



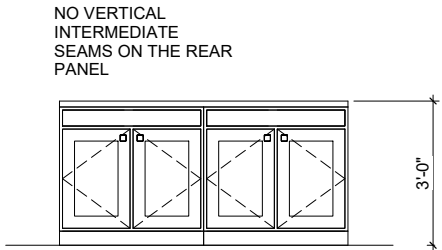
4 PWDR
1/4" = 1'-0"



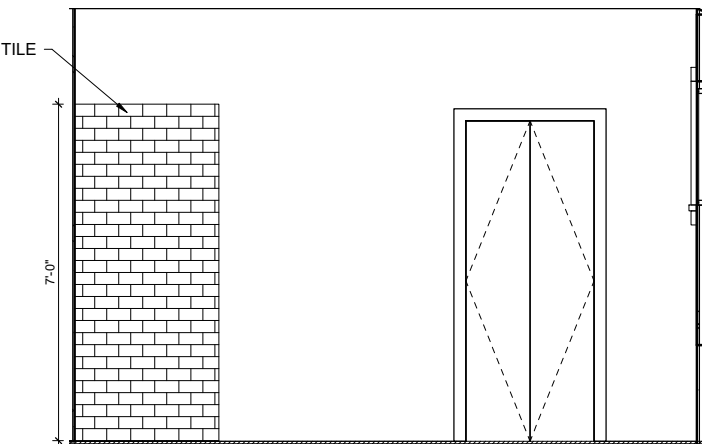
5 KITCHEN a
1/4" = 1'-0"



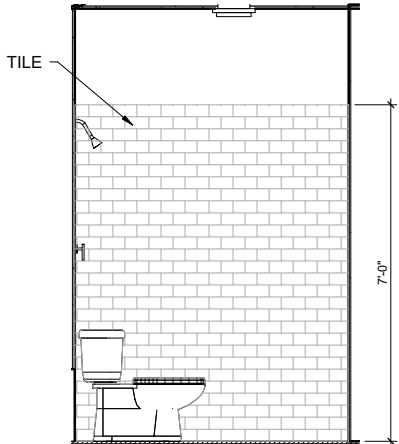
6 KITCHEN b
1/4" = 1'-0"



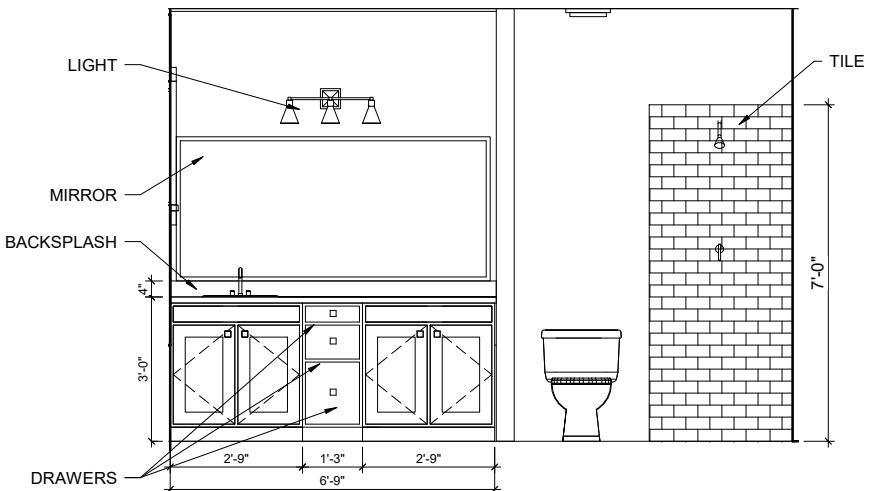
7 OPTIONAL ISLAND
1/4" = 1'-0"



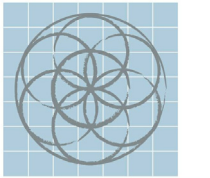
3 MSTR BATH c
1/4" = 1'-0"



2 MSTR BATH b
1/4" = 1'-0"



1 MSTR BATH a
1/4" = 1'-0"



SEVENTH
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600 Block Burleson San
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OPTIONAL GARAGE

PROTOTYPE 4.2A,
4.2B, 4.2C, 4.2D

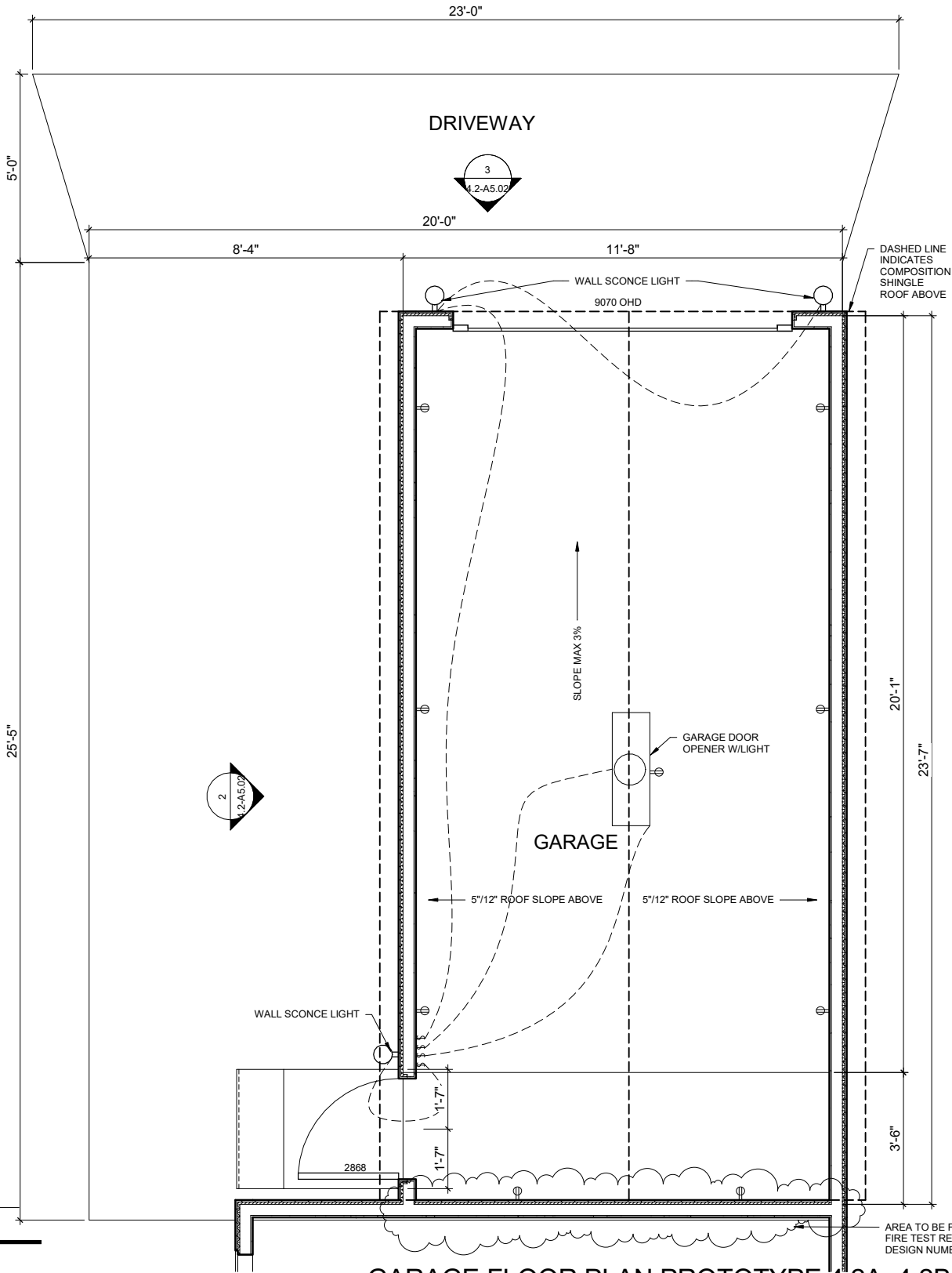
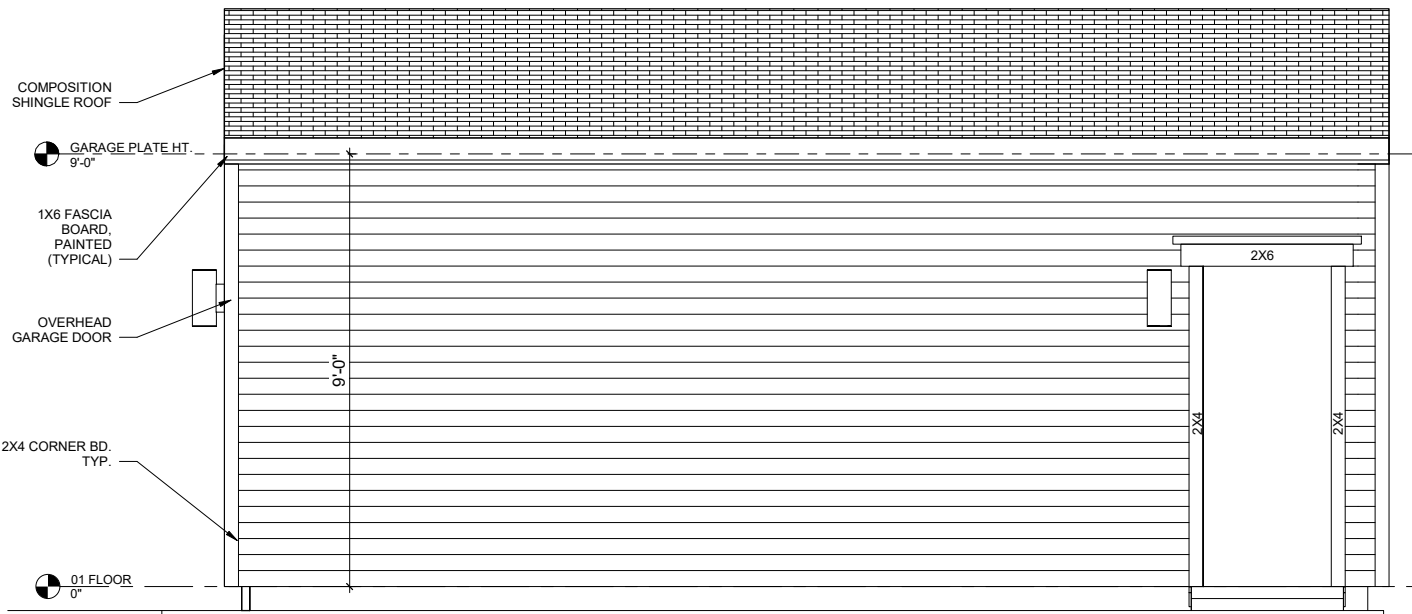
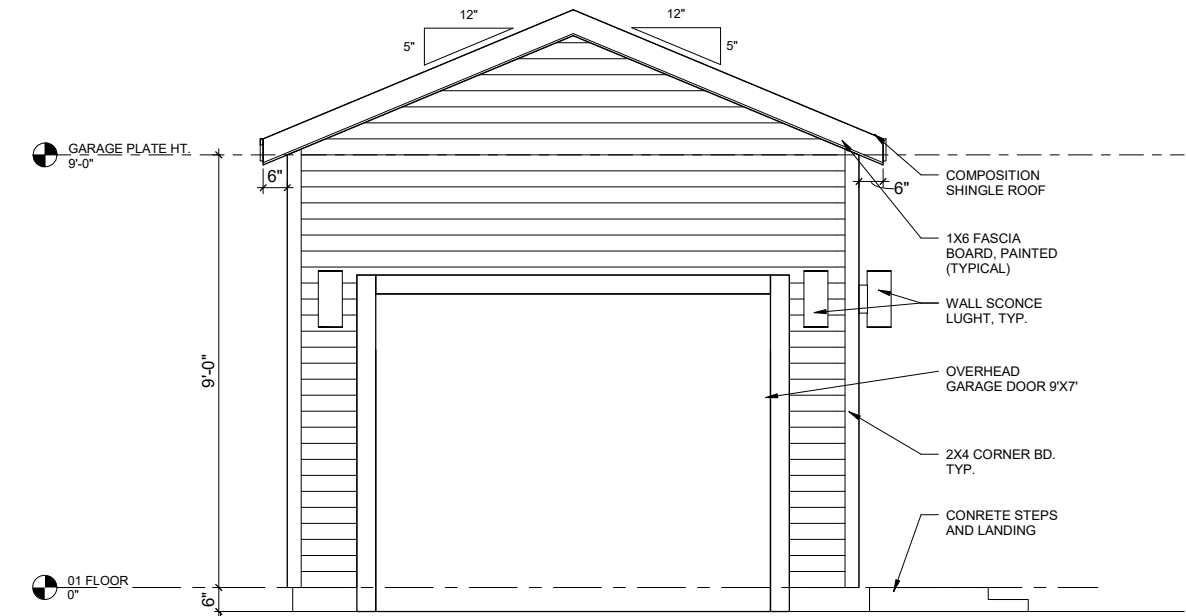


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Checked by

4.2-A5.02

Scale



2/13/2017 4:15:02 PM

Urban at Olive - PROTOTYPE 4.2A

TERRAMARK Urban Homes

CONSTRUCTION SET

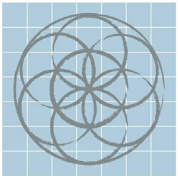
600 Block Burleson San Antonio, TX

February 6, 2017



SKETCH IS CONCEPTUAL ONLY NOT FOR CONSTRUCTION

SHEET INDEX - PROTOTYPE		
4.2A		
NUMBER		NAME
4.2A-A0.00	COVER SHEET	
4.2A-A2.03	01 FLOOR PLAN	
4.2A-A2.04	02 FLOOR PLAN	
4.2A-A2.05	ROOF PLAN	
4.2A-A2.06	01 REFLECTED CEILING PLAN	
4.2A-A2.07	02 REFLECTED CEILING PLAN	
4.2A-A3.01	FRONT ELEVATION	
4.2A-A3.02	BACK ELEVATION	
4.2A-A3.03	SIDE ELEVATION	
4.2A-A3.04	SIDE ELEVATION	
4.2A-A4.01	EXTERIOR SECTIONS & DETAIL	
4.2A-A4.02	STAIR PLANS SECTIONS & DETAILS	
4.2-A5.01	INTERIOR ELEVATIONS & DETAILS	
4.2-A5.02	OPTIONAL GARAGE	
4.2-A5.03	OPTIONAL CARPORT	



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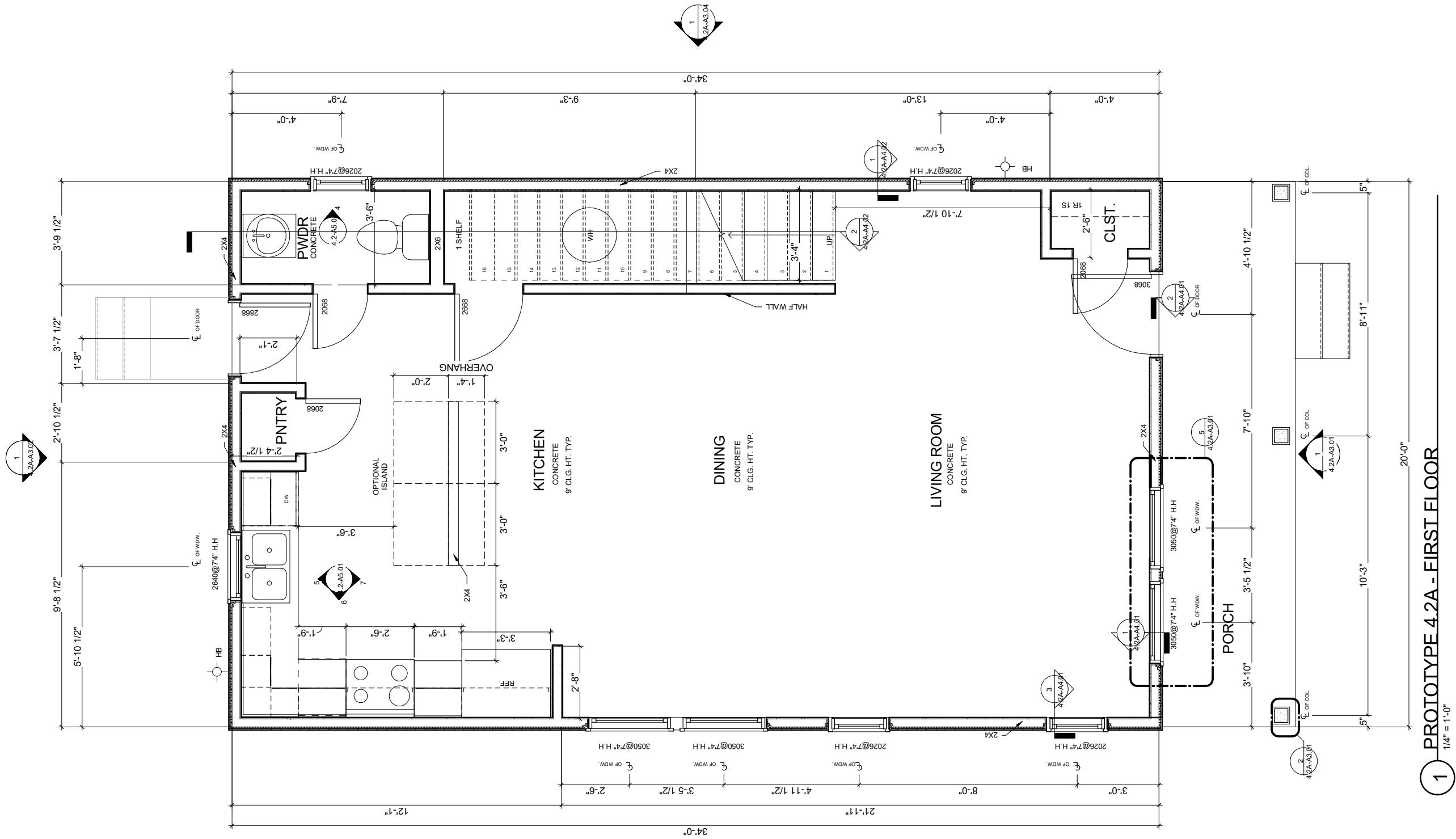
No.	Date	Description
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TERRAMARK
— URBAN HOMES —



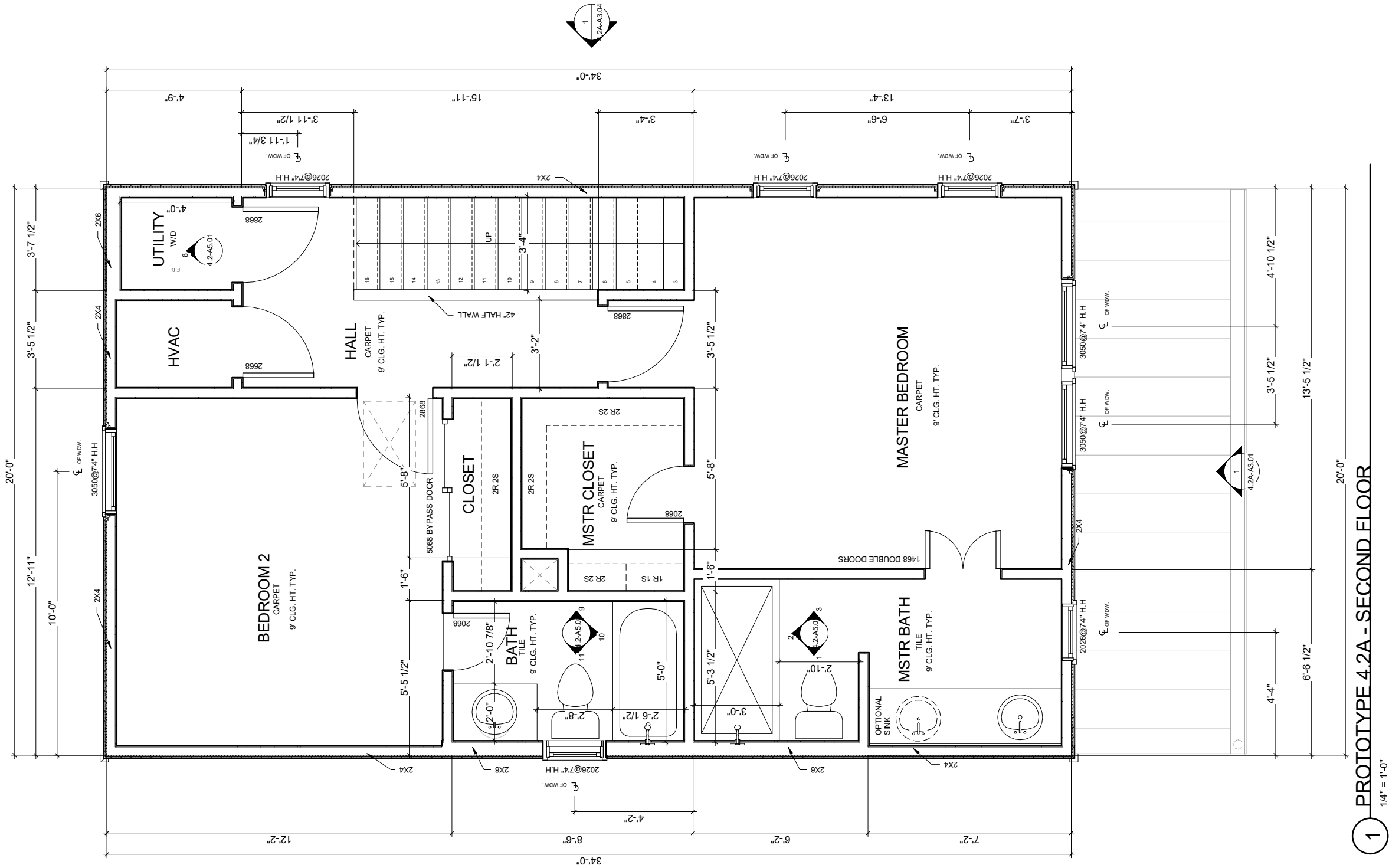
David H. Carpenter

February 6, 2017

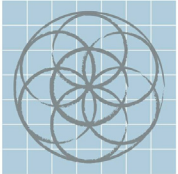


1 PROTOTYPE 4.2A - FIRST FLOOR
1/4" = 1'-0"

OVERALL LIVING + ROOF AREAS	
NAME	AREA
1ST FLOOR LIVING	680 S.F.
2ND FLOOR LIVING	632 S.F.
TOTAL LIVING	1312 S.F.
FRONT PORCH	100 S.F.
TOTAL STRUCTURE	1,412 S.F.
COMP. ROOF AREA	915 S.F.
METAL ROOF AREA	137 S.F.



OVERALL LIVING + ROOF AREAS	
NAME	AREA
1ST FLOOR LIVING	680 S.F.
2ND FLOOR LIVING	632 S.F.
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02 FLOOR PLAN

PROTOTYPE 4.2A



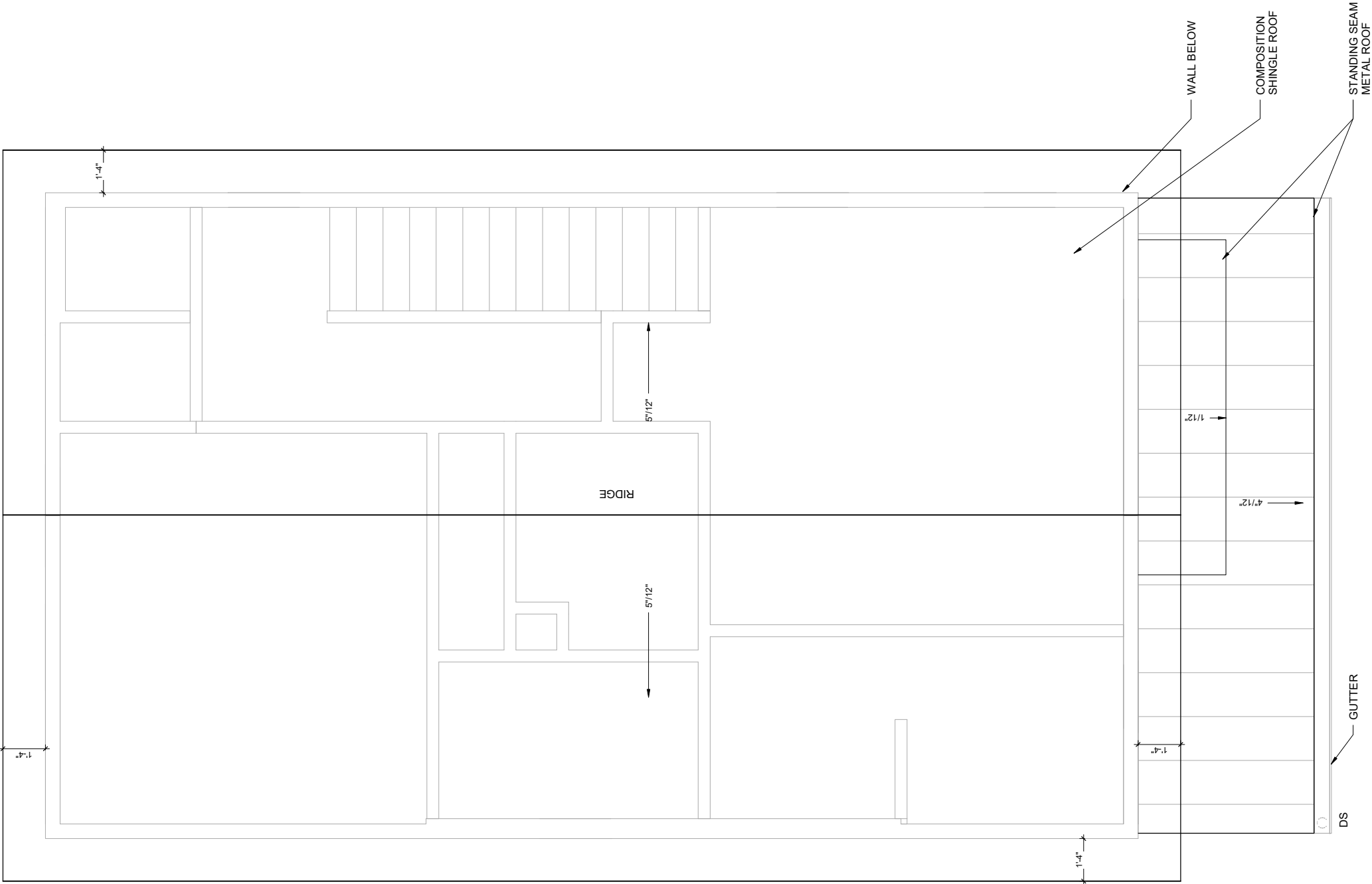
Scott William Carpenter
February 6, 2017

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Date February 6, 2017

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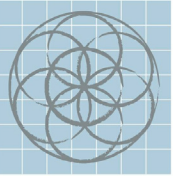
4.2A-A2.04

Scale



1 PROTOTYPE 4.2A - ROOF PLAN

1/4" = 1'-0"



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ROOF PLAN

PROTOTYPE 4.2A



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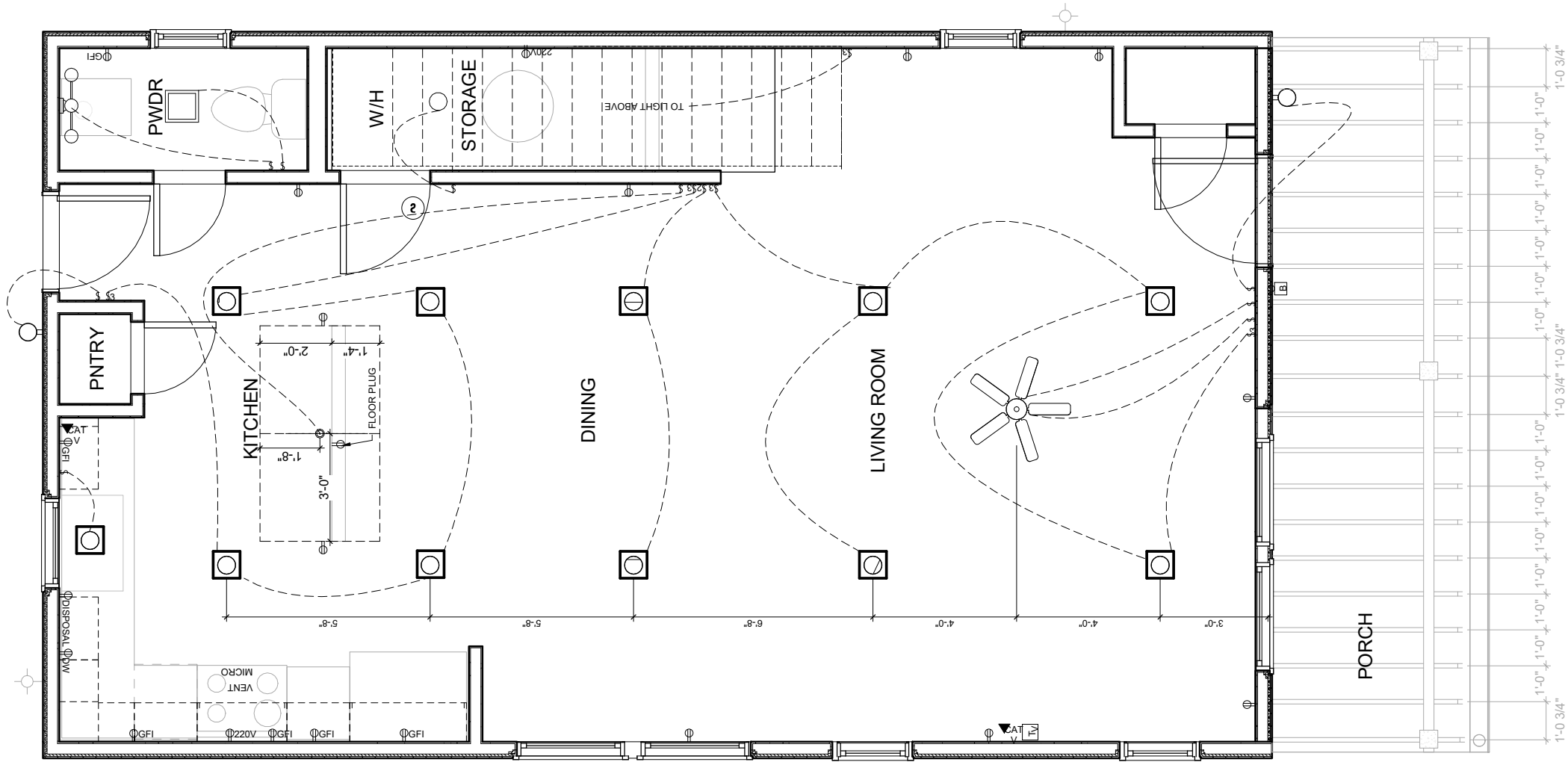
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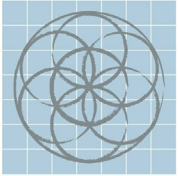
2/6/2017 1:38:55 PM

ELECTRICAL & CEILING PLAN LEGEND

	RECESSED LIGHT		110 VOLT DUPLEX OUTLET		THERMOSTAT
	WATERPROOF RECESSED LIGHT		220 VOLT DUPLEX OUTLET		DOORBELL
	PENDANT LIGHT		GROUND FAULT/WATERPROOF DUPLEX OUTLET		ELECTRICAL PANEL
	SURFACE MOUNTED LIGHT		DISHWASHER SWITCH		SMOKE & CARBON MONOXIDE DETECTOR
	WALL MOUNTED LIGHT		GARBAGE DISPOSAL SWITCH		TELEPHONE WALL OUTLET
	WALL MOUNTED VANITY LIGHT		ONE-WAY SWITCH		TELEVISION CABLE OUTLET
	EXHAUST FAN		TWO-WAY SWITCH		SCUTTLE ACCESS
	EXHAUST FAN W/ LIGHT COMBO				
	CEILING FAN WITH LIGHT KIT				



1 PROTOTYPE 4.2A - 01 REFLECTED CEILING PLAN
1/4" = 1'-0"



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01 FLOOR REFLECTED
CEILING PLAN

PROTOTYPE 4.2A



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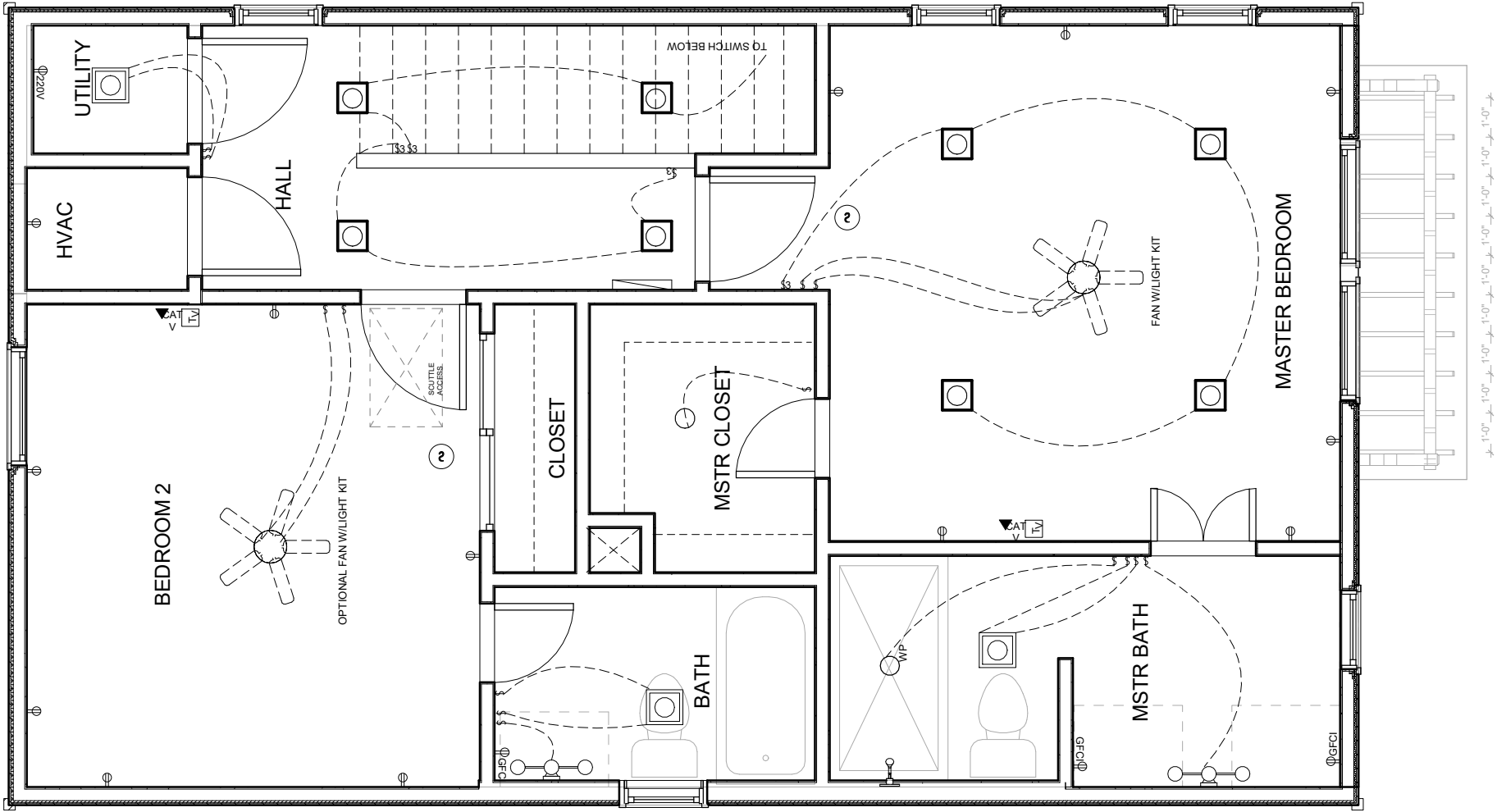
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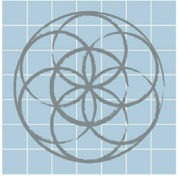
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ELECTRICAL & CEILING PLAN LEGEND

	RECESSED LIGHT		110 VOLT DUPLEX OUTLET		THERMOSTAT
	WATERPROOF RECESSED LIGHT		220 VOLT DUPLEX OUTLET		DOORBELL
	PENDANT LIGHT		GROUND FAULT/WATERPROOF DUPLEX OUTLET		ELECTRICAL PANEL
	SURFACE MOUNTED LIGHT		DISHWASHER SWITCH		SMOKE & CARBON MONOXIDE DETECTOR
	WALL MOUNTED LIGHT		GARBAGE DISPOSAL SWITCH		TELEPHONE WALL OUTLET
	WALL MOUNTED VANITY LIGHT		ONE-WAY SWITCH		TELEVISION CABLE OUTLET
	EXHAUST FAN		TWO-WAY SWITCH		SCUTTLE ACCESS
	EXHAUST FAN W/ LIGHT COMBO				
	CEILING FAN WITH LIGHT KIT				



1 PROTOTYPE 4.2A - 02 REFLECTED CEILING PLAN
1/4" = 1'-0"



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02 FLOOR REFLECTED
CEILING PLAN

PROTOTYPE 4.2A



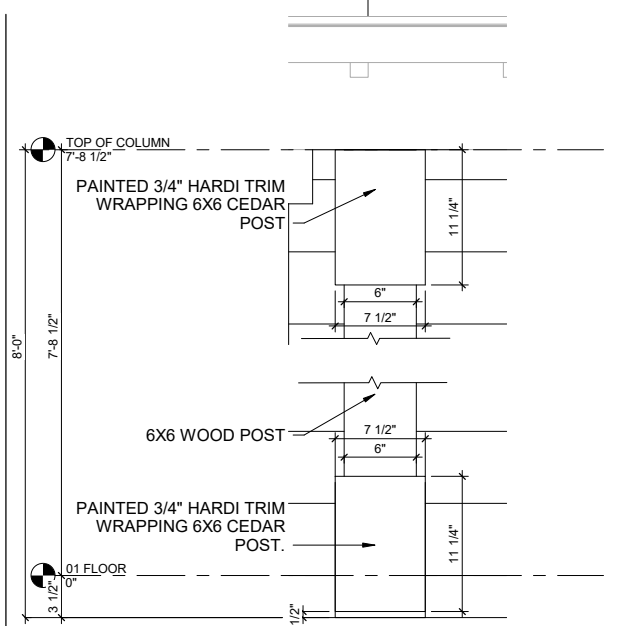
February 6, 2017

Project number
Date February 6, 2017

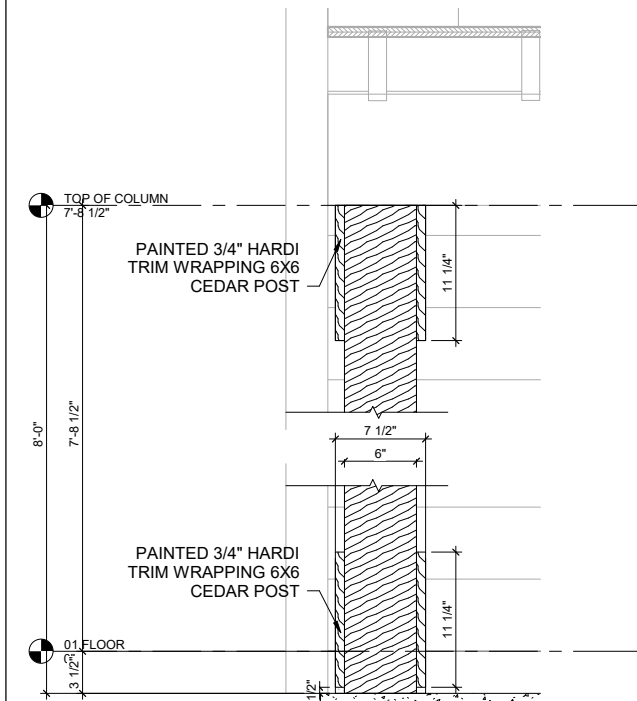
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Checked by

4.2A-A2.07

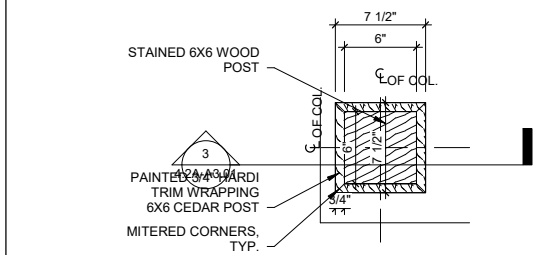
Scale



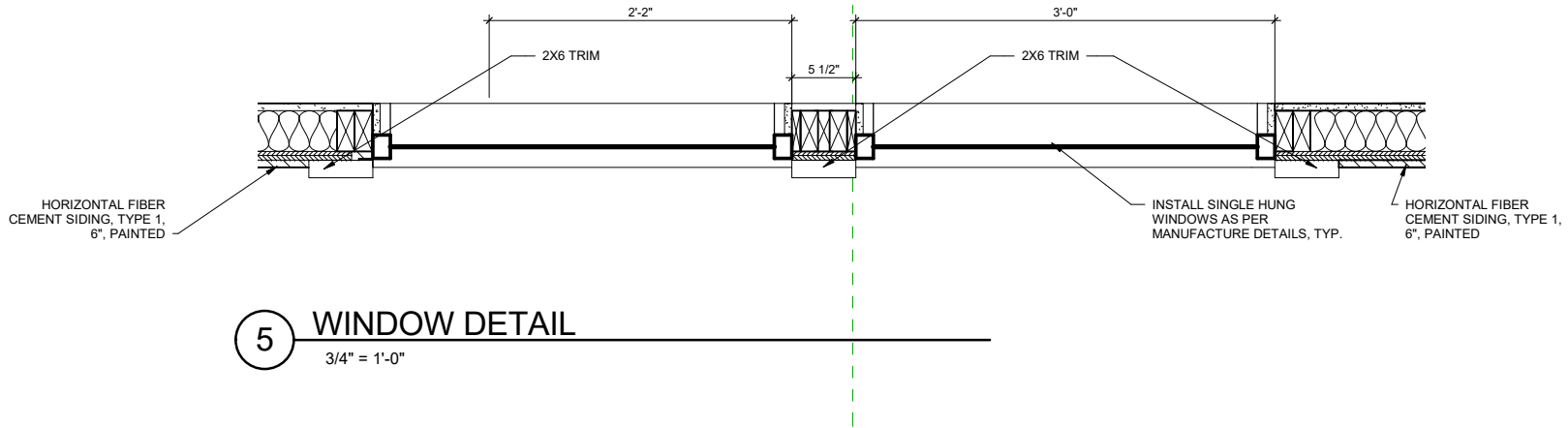
4 BUILT UP COLUMN ELEVATION
3/4" = 1'-0"



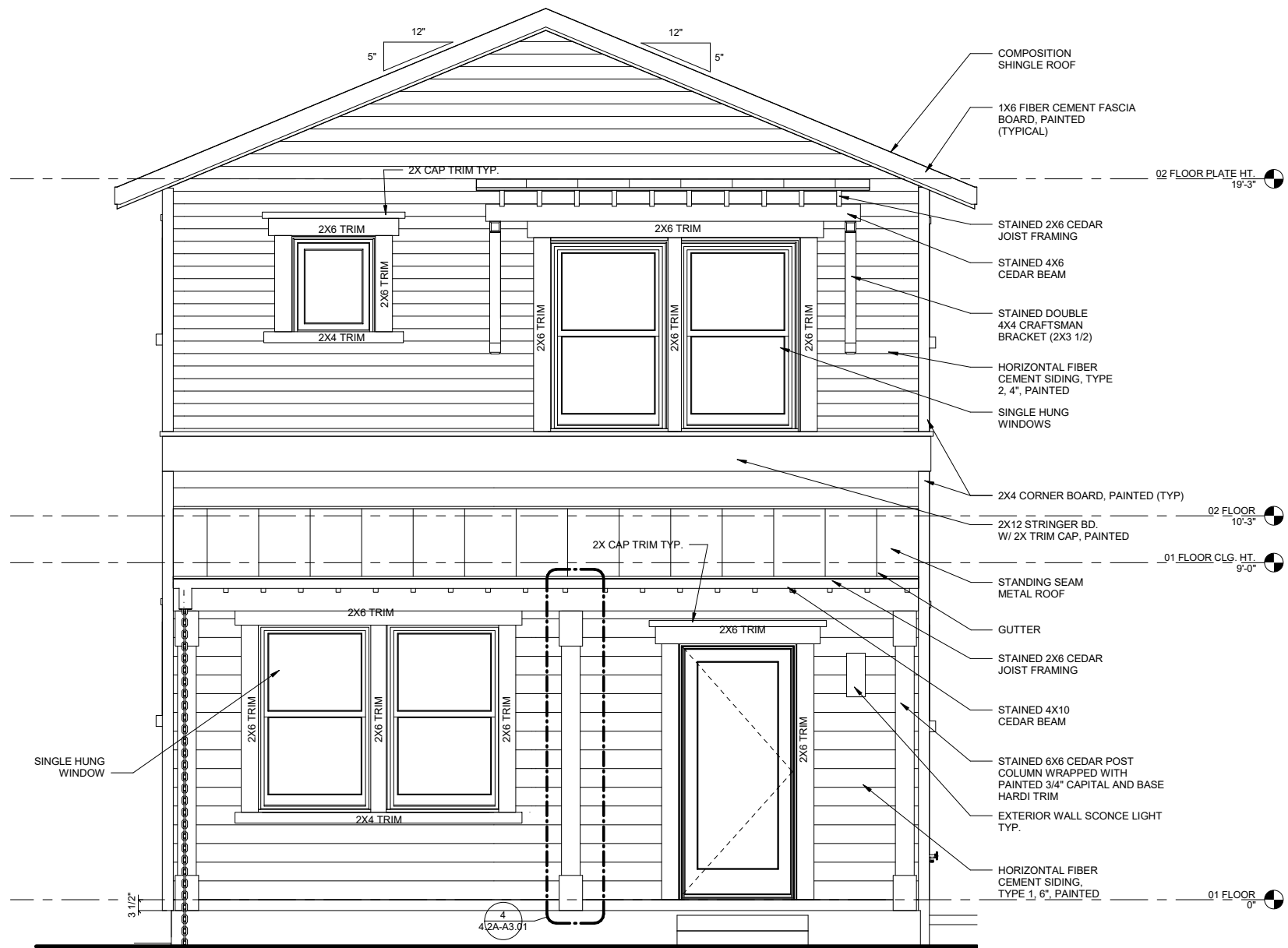
3 BUILT UP COLUMN SECTION
3/4" = 1'-0"



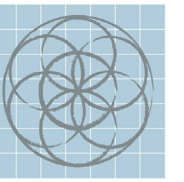
2 BUILT UP COLUMN DETAIL
3/4" = 1'-0"



5 WINDOW DETAIL
3/4" = 1'-0"



1 PROTOTYPE 4.2A - FRONT ELEVATION
1/4" = 1'-0"



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FRONT ELEVATION

PROTOTYPE 4.2A

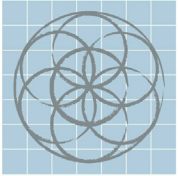
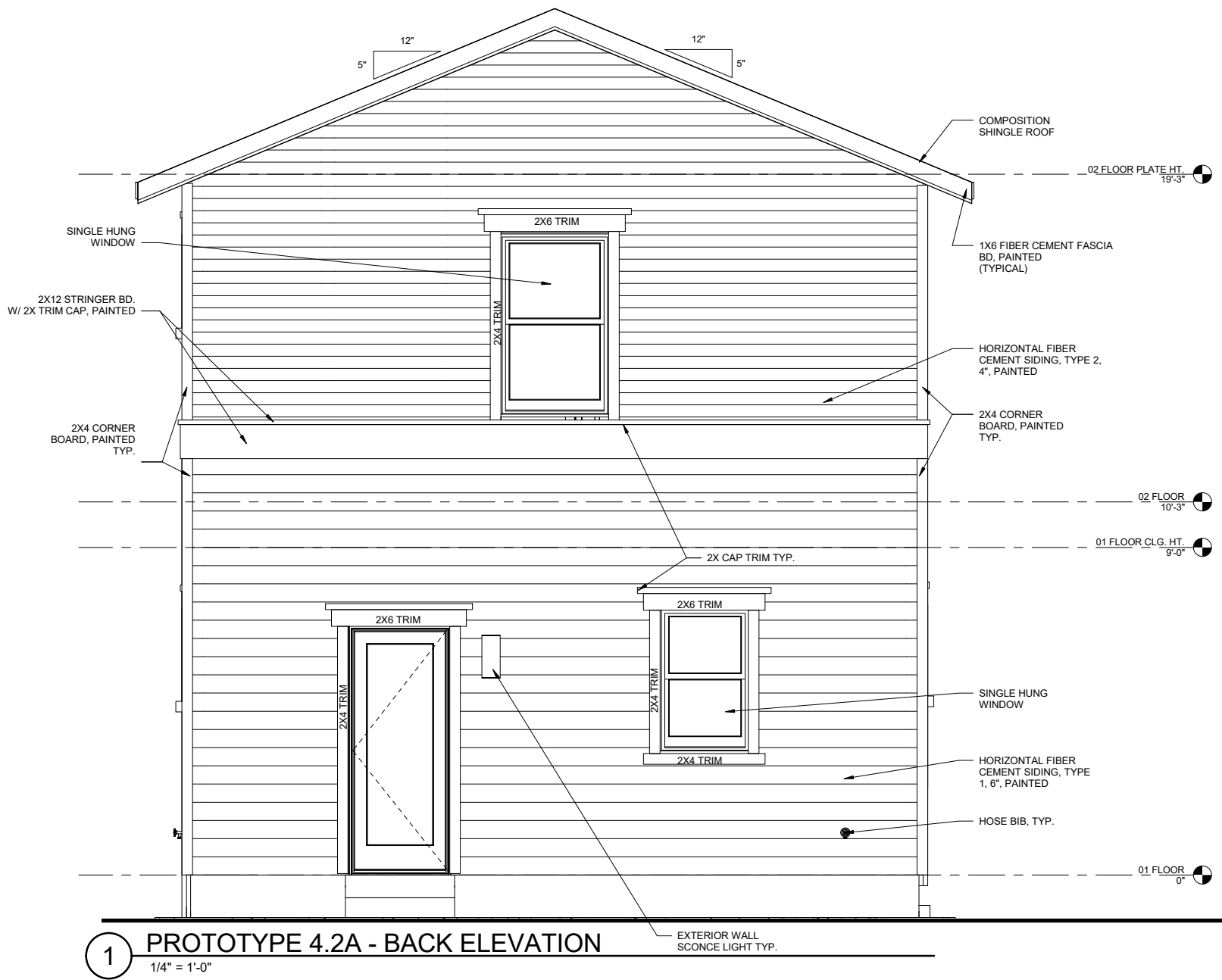


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4.2A-A3.01

Scale



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BACK ELEVATION

PROTOTYPE 4.2A



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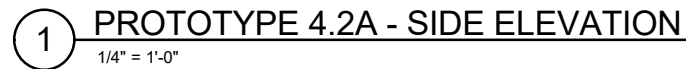
Project number
Date February 6, 2017
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4.2A-A3.02

Scale



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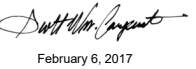
500 Block Burleson San
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— URBAN HOMES —

TERRAMARK

PROTOTYPE 4.2A

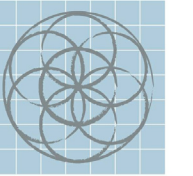
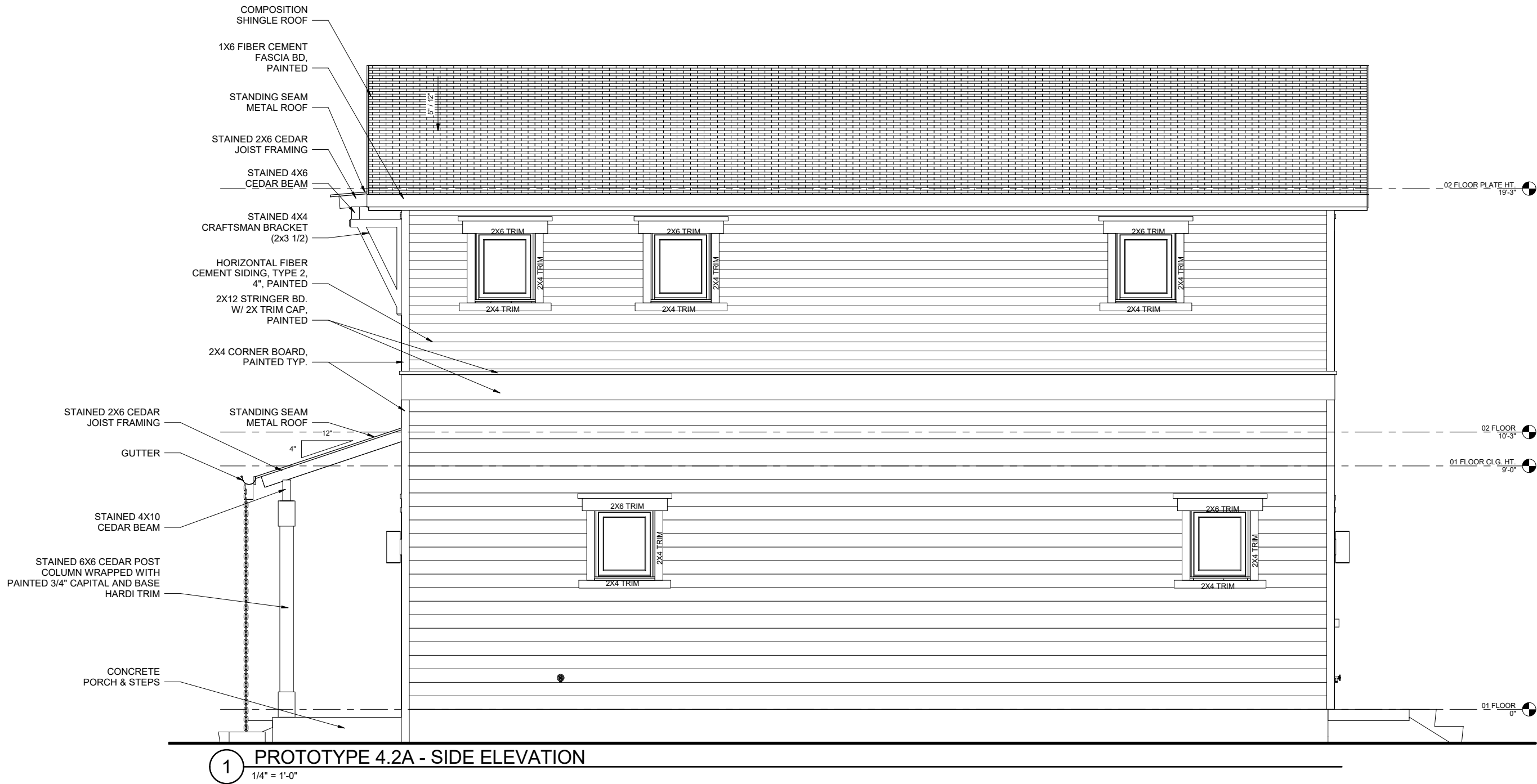


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Date **February 6, 2017**
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4.2A-A3.03

Scale

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SIDE ELEVATION

PROTOTYPE 4.2A



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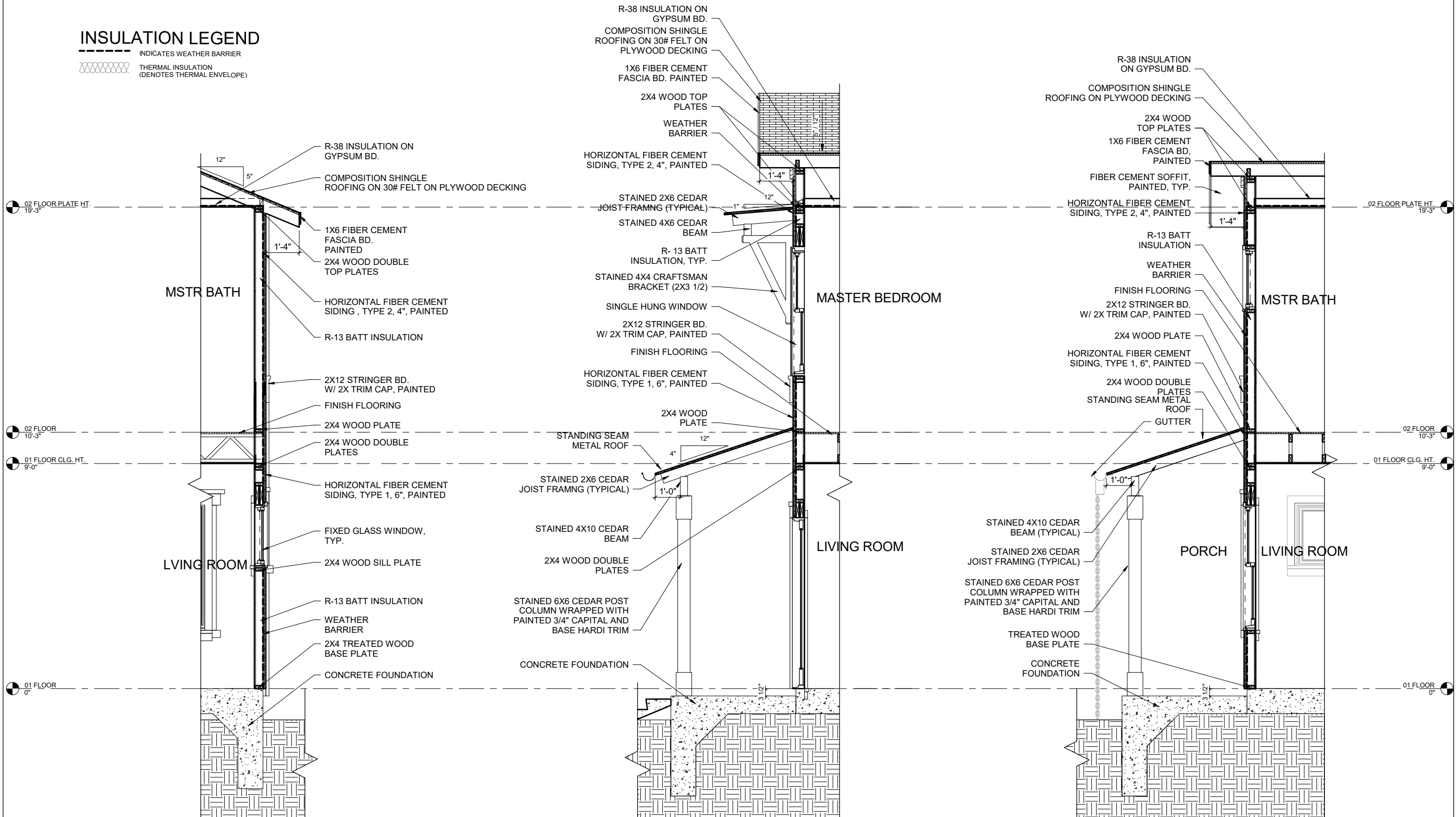
Project number
Date February 6, 2017
Drawn by
Checked by

4.2A-A3.04

Scale

INSULATION LEGEND

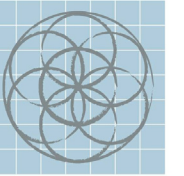
INDICATES WEATHER BARRIER
THERMAL INSULATION
(DENOTES THERMAL ENVELOPE)



3 PROTOTYPE 4.2A - WALL SECTION AT LIVING RM.
1/4" = 1'-0"

2 PROTOTYPE 4.2A - SECTION AT FRONT WALL
1/4" = 1'-0"

1 PROTOTYPE 4.2A - PARTIAL SECTION AT PORCH
1/4" = 1'-0"



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EXTERIOR SECTIONS
& DETAILS

PROTOTYPE 4.2A



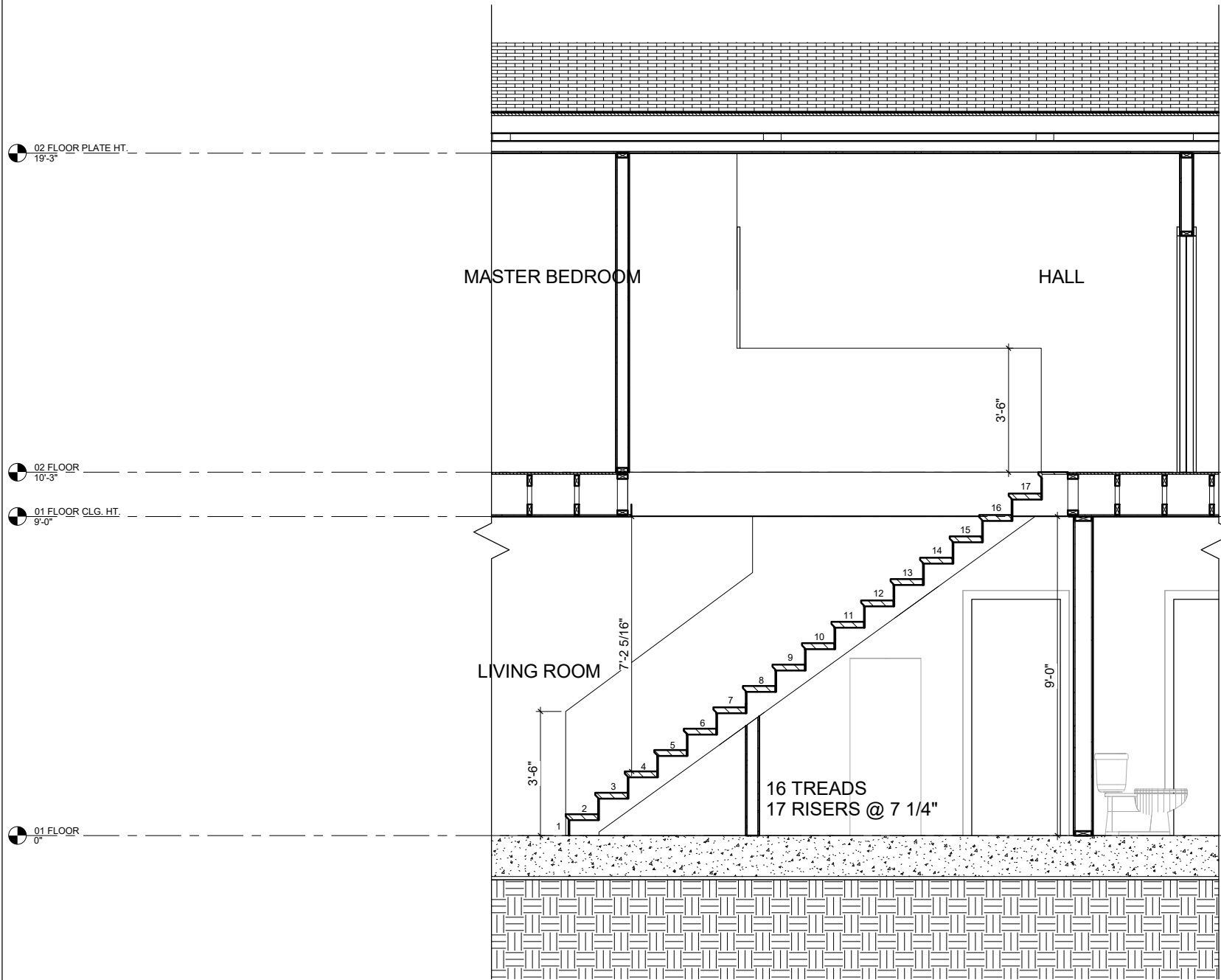
February 6, 2017

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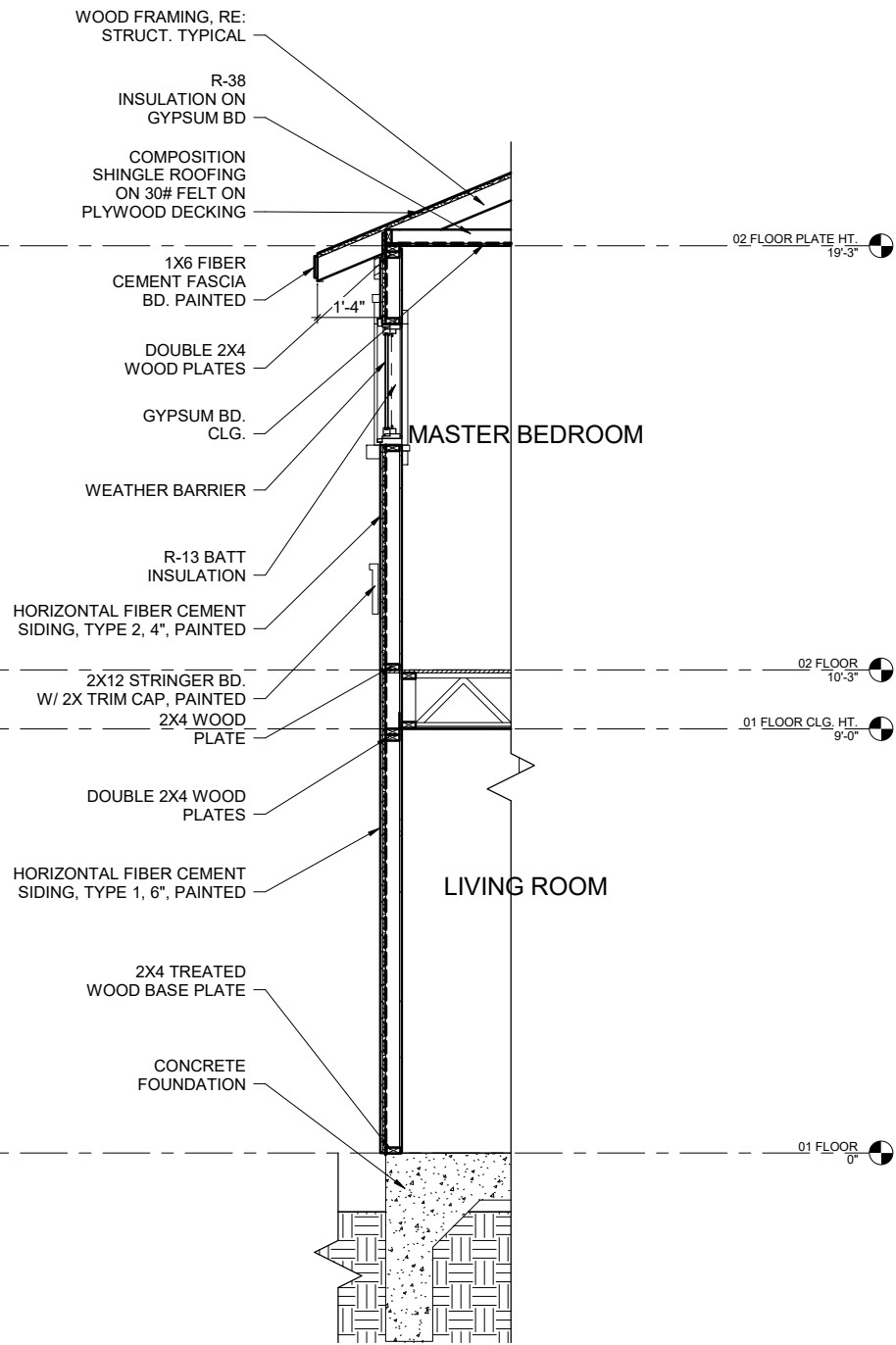
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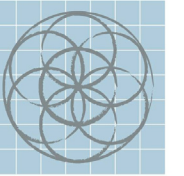
2 PR. 4.2A - STAIRS SECTION
1/4" = 1'-0"



1 PR. 4.2A - WALL SECTION, TYP.
1/4" = 1'-0"

INSULATION LEGEND

INDICATES WEATHER BARRIER
THERMAL INSULATION
(DENOTES THERMAL ENVELOPE)



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STAIR PLANS,
SECTIONS & DETAILS

PROTOTYPE 4.2A

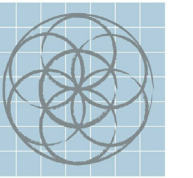


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Project number	
Date	February 6, 2017
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4.2A-A4.02

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INTERIOR
ELEVATIONS &
DETAILS
**PROTOTYPE 4.2A
OR 4.2B**

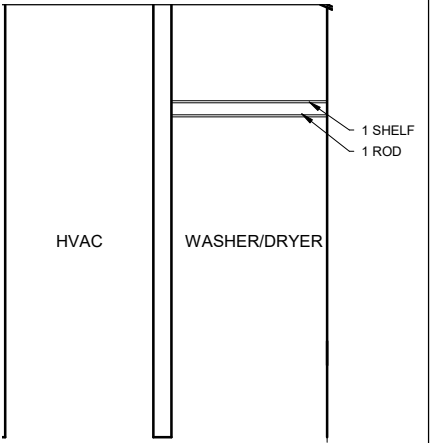


February 6, 2017

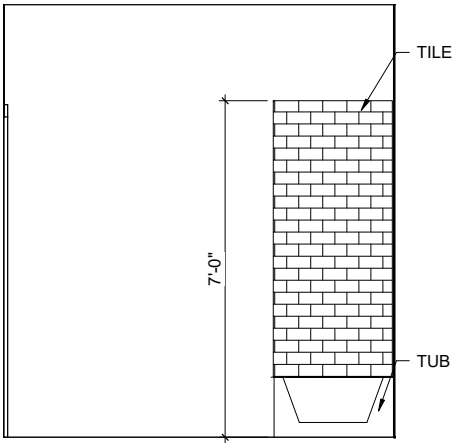
Project number
Date February 6, 2017
Drawn by
Checked by

4.2-A5.01

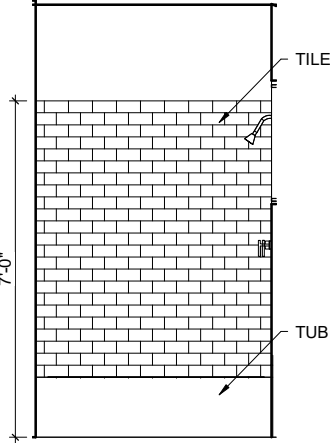
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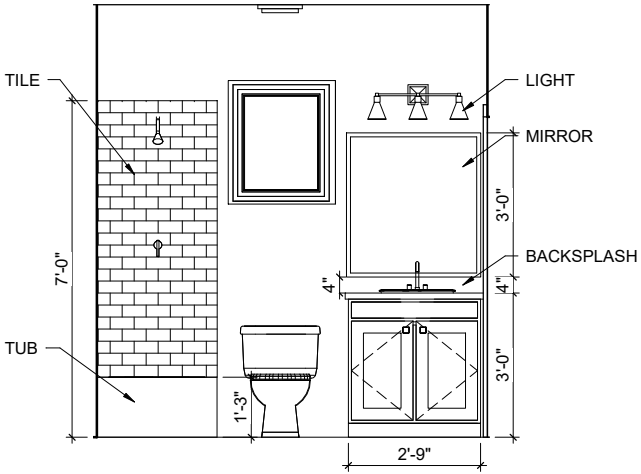
8 UTILITY
1/4" = 1'-0"



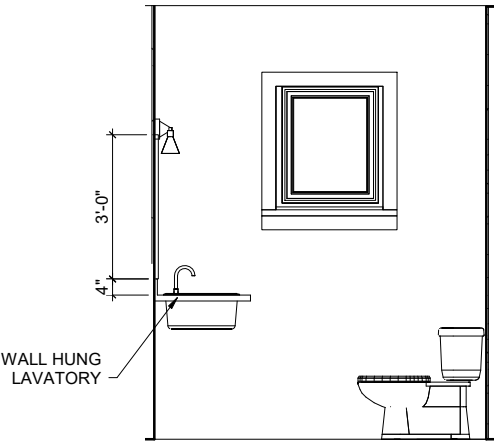
9 BATH 2 a
1/4" = 1'-0"



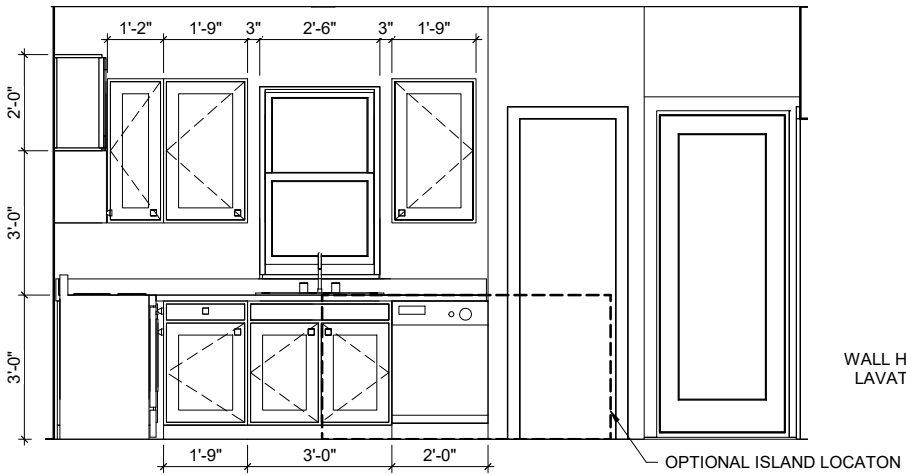
10 BATH 2 b
1/4" = 1'-0"



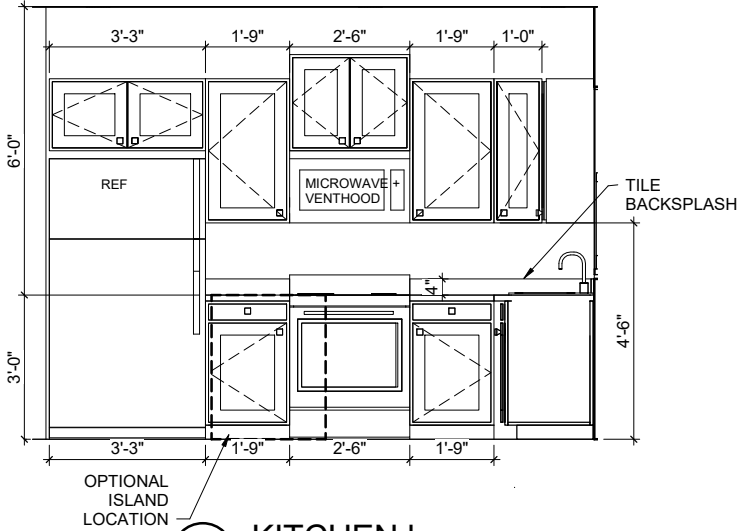
11 BATH 2 c
1/4" = 1'-0"



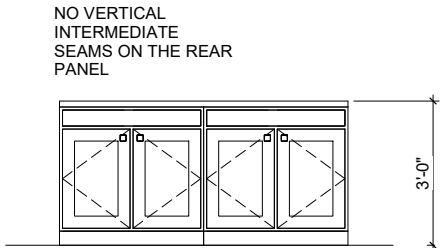
4 PWDR
1/4" = 1'-0"



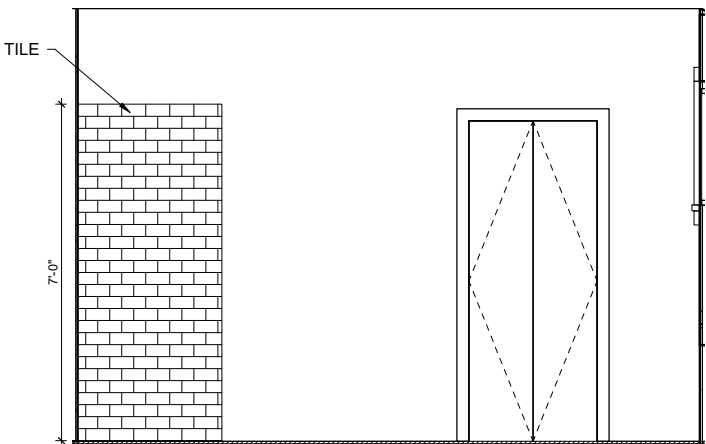
5 KITCHEN a
1/4" = 1'-0"



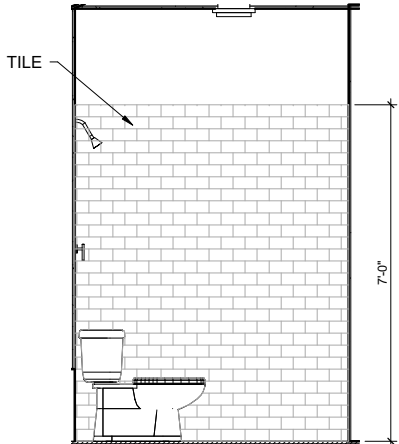
6 KITCHEN b
1/4" = 1'-0"



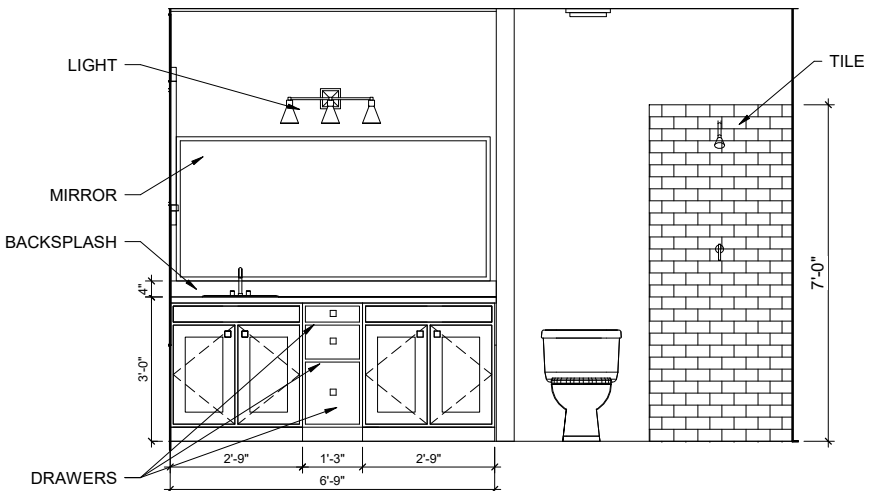
7 OPTIONAL ISLAND
1/4" = 1'-0"



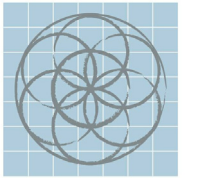
3 MSTR BATH c
1/4" = 1'-0"



2 MSTR BATH b
1/4" = 1'-0"



1 MSTR BATH a
1/4" = 1'-0"



SEVENTH
GENERATION
DESIGN

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Urban at Olive

600 Block Burleson San
Antonio, TX

No.	Date	Description
1	02/06/2017	Construction Set



OPTIONAL GARAGE

PROTOTYPE 4.2A,
4.2B, 4.2C, 4.2D

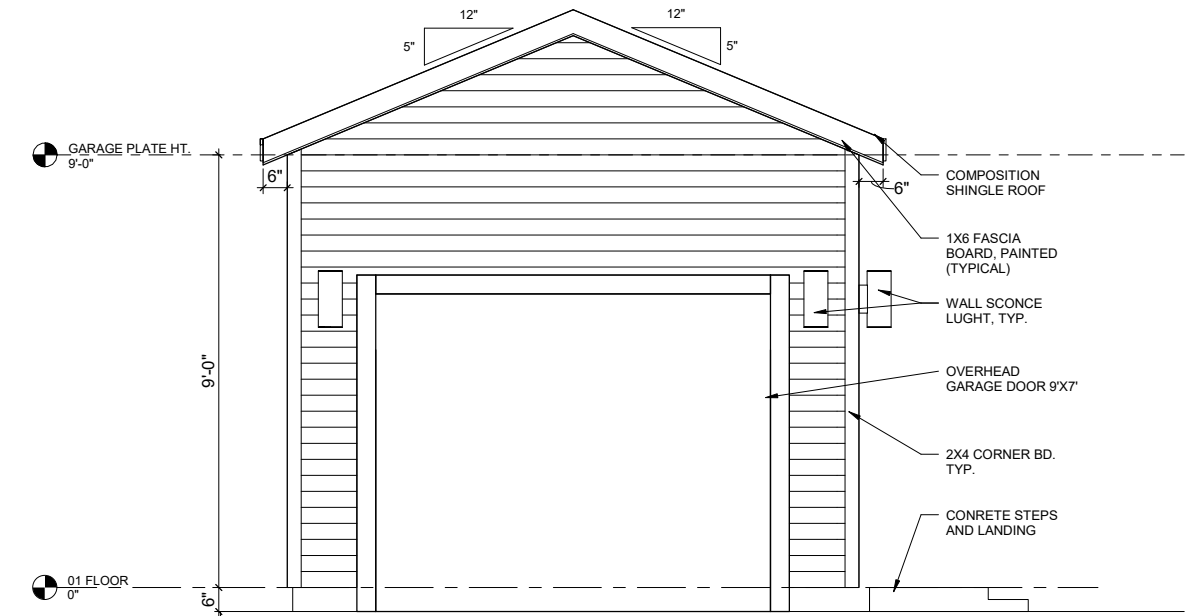


February 6, 2017

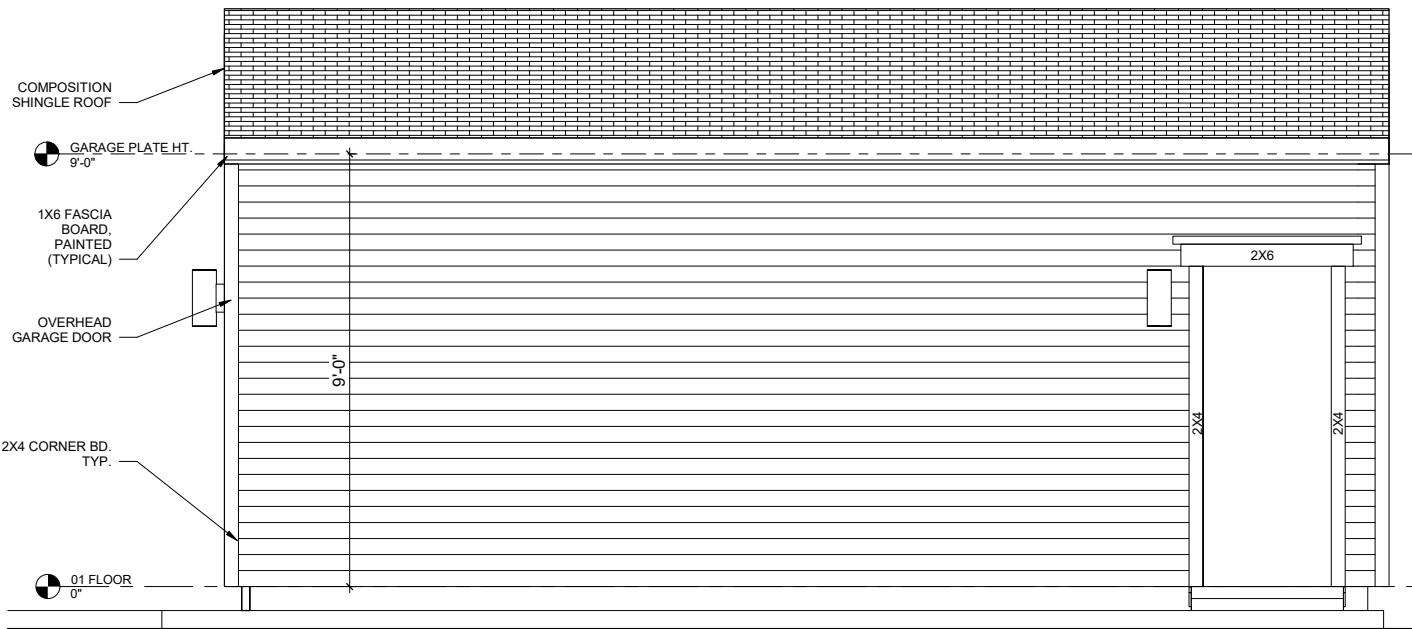
Project number
Date February 6, 2017
Drawn by
Checked by

4.2-A5.02

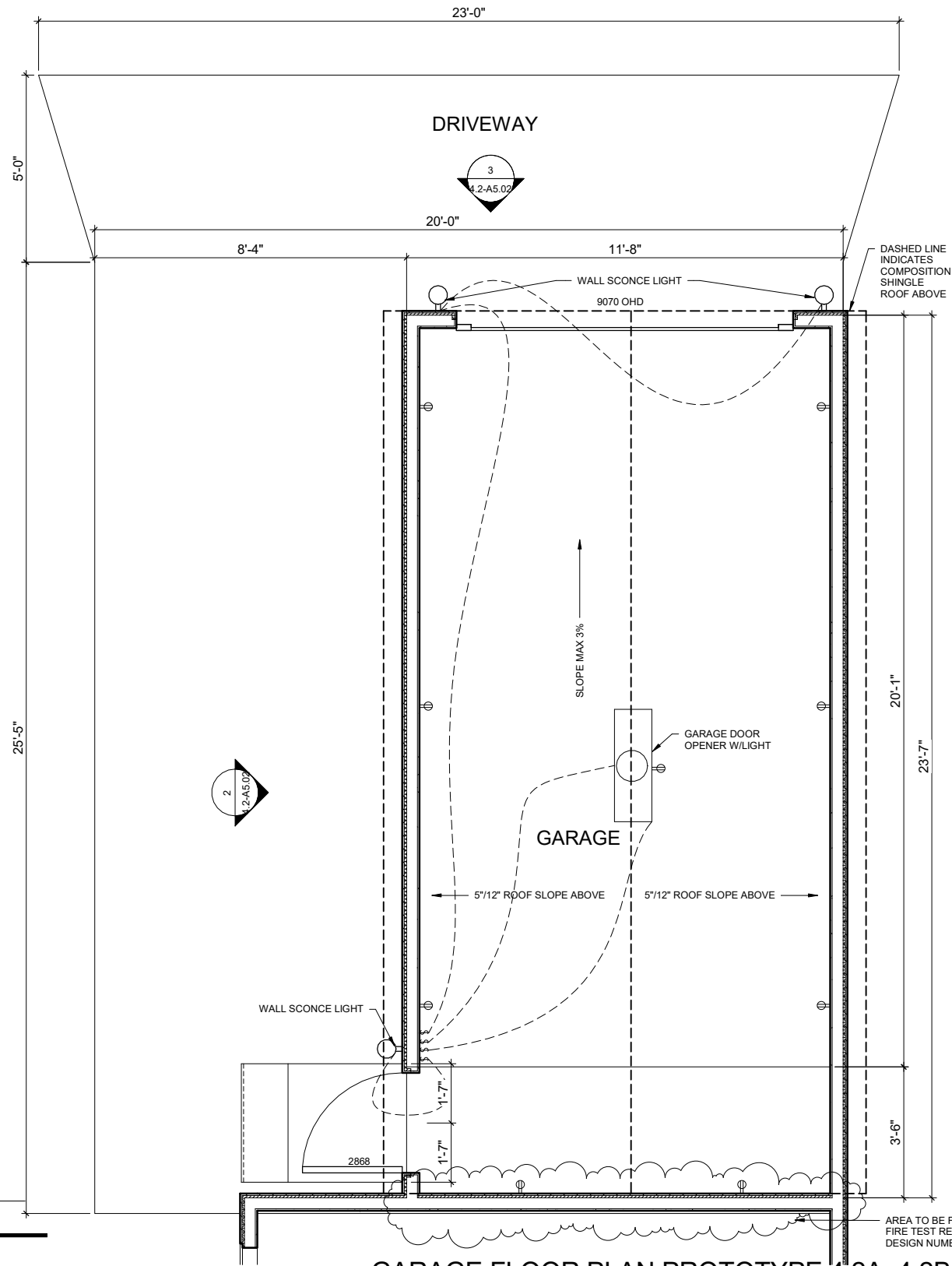
Scale



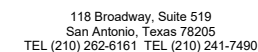
3 FRONT ELEVATION PROTOTYPE 4.2A, 4.2B, 4.2C, 4.2D
1/4" = 1'-0"



2 SIDE ELEVATION PROTOTYPE 4.2A, 4.2B, 4.2C, 4.2D
1/4" = 1'-0"



1 GARAGE FLOOR PLAN PROTOTYPE 4.2A, 4.2B, 4.2C, 4.2D
1/4" = 1'-0"



600 Block Burleson San
Antonio, TX

No.	Date	Description
1	02/06/2017	Construction Set



**PROTOTYPE 4.2A
OR 4.2B**



February 6, 2017

Project number

Date February 6, 2017

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Checked by

4.2-A5.03

Scale



2/6/2017 1:38:45 PM

1 CARPORT FLOOR PLAN PROTOTYPE 4.2A OR 4.2B
1/4" = 1'-0"