



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

**Board of Adjustment Meeting**  
**Wednesday, September 07, 2016 – 5:30 P.M.**  
**6116 Broadway St – City Council Chambers**

**Case No. 2247 – 328 Lamont**

Application of Clay Page, owner, requesting the following variance(s) in order to remodel and add to the existing main structure on the property located at 328 Lamont, zoned SF-A:

1. A garage face located 20ft 10 inches beyond the midpoint of the structure per Section 3-21 of the City's Zoning Code.

Plans may be viewed online\* ([www.alamoheightstx.gov/departments/planning-and-development-services/public-notices](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 Lety Hernandez ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)), Eli Briseno ([ebriseno@alamoheightstx.gov](mailto:ebriseno@alamoheightstx.gov)), or Jason B. Lutz ([jlutz@alamoheightstx.gov](mailto:jlutz@alamoheightstx.gov)) by email or our office at (210) 826-0516 for additional information.

**\*Plans will not be available online for all case types and floor plans will not be available online.**



328 LAMONT, SAN ANTONIO, TEXAS 78209

#### Existing Conditions:

- 1) Garage was built in 1939 and still sit in its current location facing Lamont
- 2) A 31 inch heritage oak tree is 5 feet south of garage
- 3) The roof structure of the house is connected to the garage as originally designed in 1939.

#### Hardships:

- 1) There is not enough room from existing setbacks and existing house to relocate garage.
- 2) We have a 31" Heritage Oak Tree would have to be removed to relocate garage.
- 3) As promised to Dr. Koehler's estate at purchase of the house, we want to maintain the original design intent of the original structure designed in 1939 and do not want to remove any originally designed elements.

Property Address: 328 Lamont Avenue  
 Original Architect: Unknown

Architecture/Structure Type: Residential  
 Year Built: 1939

Lot Coverage*	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Lot area	15000 SF		15000 SF	
Main house footprint	2706 SF		4331 SF	
Front porch (unless exempted - see below)	42 SF		16 SF	
Side porch 1 - BACK STOOP			27 SF	
Side porch 2				
Rear porch	164 SF			
Garage footprint	503 SF		459 SF	
Carport footprint				
Shed footprint			150 SF	
Breezeways			59 SF	
Covered patio structure				
Other accessory structures				
<b>Total (total lot coverage/lot area):</b>	<b>3415 / 15000</b>	<b>/</b>	<b>5042 / 15000</b>	<b>/</b>
<b>Total Lot Coverage:</b>	<b>23 %</b>	<b>___ %</b>	<b>34 %</b>	<b>___ %</b>
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area	15000 SF		15000 SF	
Main house: 1st floor	1556 SF		3181 SF	
Main house: 2nd floor	1150 SF		1150 SF	
Garage: 1st floor	503 SF		459 SF	
Garage: 2nd floor				
Other structures (unless exempted - see below)			75 SF	
<b>Total (total FAR/lot area):</b>	<b>3209 / 15000</b>	<b>/</b>	<b>4865 / 15000</b>	<b>/</b>
<b>Total FAR:</b>	<b>0.21</b>	<b>0. ___</b>	<b>0.32</b>	<b>0. ___</b>
<b>Height of Main Structure:</b>	<b>26' - 0"</b>		<b>26' - 0"</b>	

\*Lot coverage is defined as the percentage of the total lot area covered by a roof, floor or other buildings excepting eaves. Carports, sheds, side and rear porches, covered pedestrian walkways, breezeways, arbors, gazebos and covered patios are included in lot coverage calculations (Exception: The maximum lot coverage shall exclude unenclosed roofed front porches up to fifteen (15) feet in height, 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](http://www.municode.com) (Ch. 3 "Zoning," Sec. 3-2 "Definitions")

Property Address: 328 Lamont Avenue

Total Impervious Cover Sq. Ft. for Stormwater Development Fee*	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Footprint of all structures	2254 SF		3636 SF	
Driveway/Parking Pad	1070 SF		869 SF	
Walkways	509 SF		175 SF	
Swimming Pool/Spa	N/A		450 SF	
Other impervious cover: PATIO	68 SF		1433 SF	
Total impervious surface cover (in this project):	3901 SF		6396 SF	6396
Total impervious surface cover <i>removed/existing</i> (in this project):			0 SF	-3901
Total impervious surface cover <u>sq. ft.</u> (proposed minus removed = net figure for this project)*			6396 SF	2495
Stormwater Development Fee*			\$2,558.00	\$998.00

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area	3500 SF		3500 SF	
Footprint of any structure(s)	N/A		N/A	
Driveway/Parking Pad	621 SF		621 SF	
Walkways	144 SF		144 SF	
Other impervious cover: _____	N/A		N/A	
Impervious surface cover within front yard setback in this project	765 SF		765 SF	
Impervious surface cover <i>removed/existing</i> within front yard setback in this project			-	-
Impervious surface cover net proposed <u>sq. ft.</u> within front yard setback			765/3500	B / A
Impervious surface cover proposed within front yard setback			22 %	___ %

\*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.

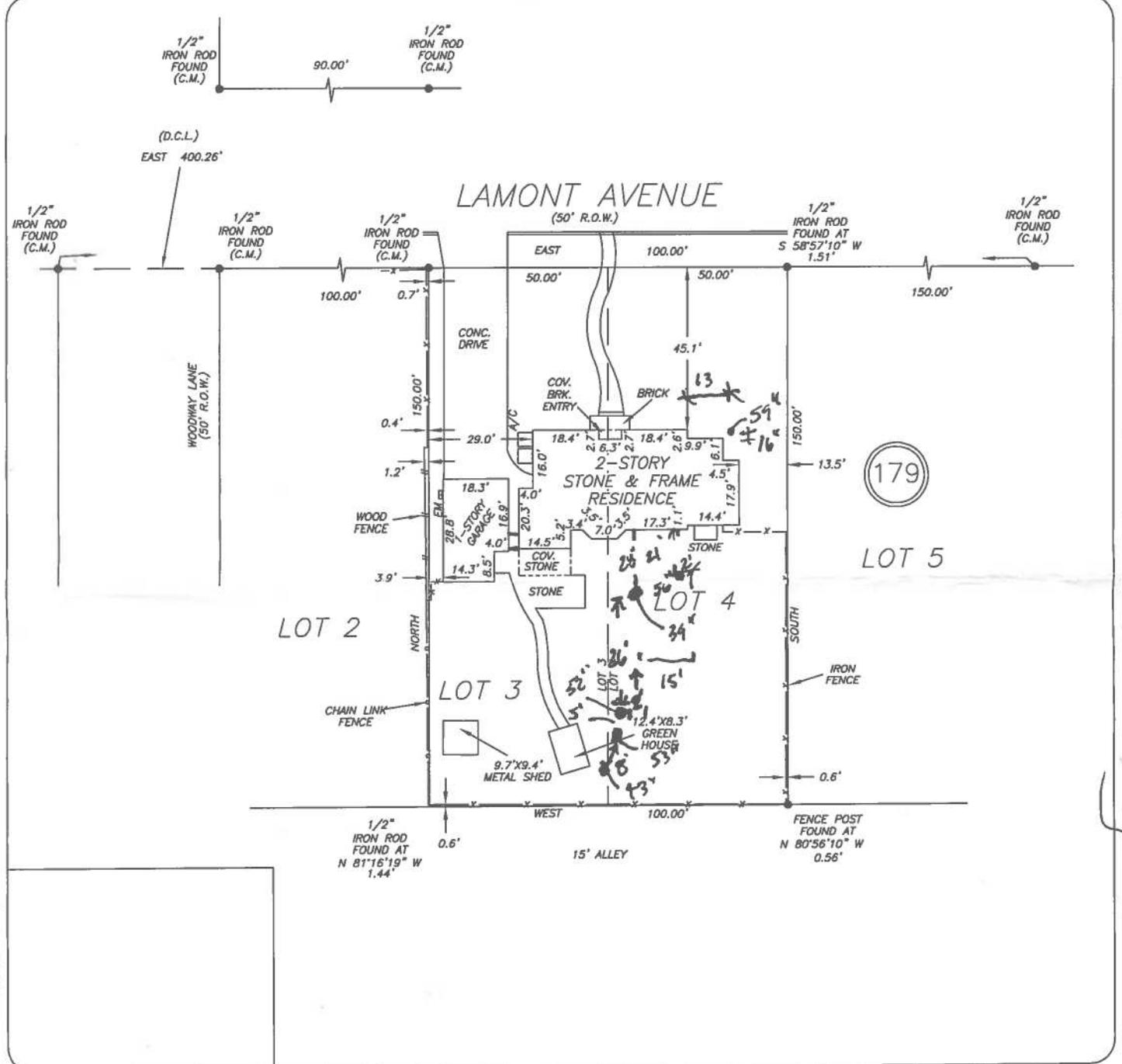
City of Alamo Heights "Code of Ordinances" can be found at [www.municode.com](http://www.municode.com) (Ch. 3 "Zoning," Sec. 3-18, Sec. 3-50; Ch. 13 "Storm Drainage," Sec. 13-29 "Stormwater development fee" and Sec. 13-1 "Definitions").

GF NO. 4003005407 ALAMO TITLE  
 ADDRESS: 328 LAMONT AVENUE  
 ALAMO HEIGHTS, TEXAS 78209  
 BORROWER: ROBERT C. PAGE

SCALE: 1" = 40'

# LOTS 3 AND 4, BLOCK 179 ALAMO HEIGHTS SUBDIVISION

IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 105, PAGE 4 OF THE DEED AND PLAT RECORDS  
 OF BEXAR COUNTY, TEXAS



THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 PANEL NO. 48029C 0405 G  
 MAP REVISION: 09-29-2010  
 ZONE X  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 INACCURACIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY

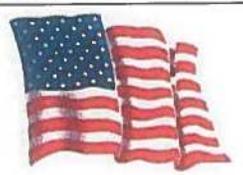
A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: VOL 105, PG. 4, D.P.R.B.C.T.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 ENCROACHMENTS APPARENT ON THE GROUND,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 ABSTRACTING PROVIDED IN THE ABOVE  
 REFERENCED TITLE COMMITMENT WAS RELIED  
 UPON IN PREPARATION OF THIS SURVEY.

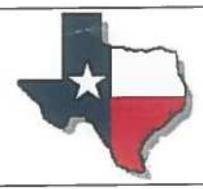
RALPH G. RESER  
 PROFESSIONAL LAND SURVEYOR  
 NO. 6000  
 JOB NO. SA2016-01354  
 MARCH 31, 2016

DRAWN BY: VT



**Jefferson Bank**

KERI MOSES  
 210-736-7718



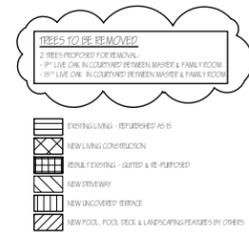
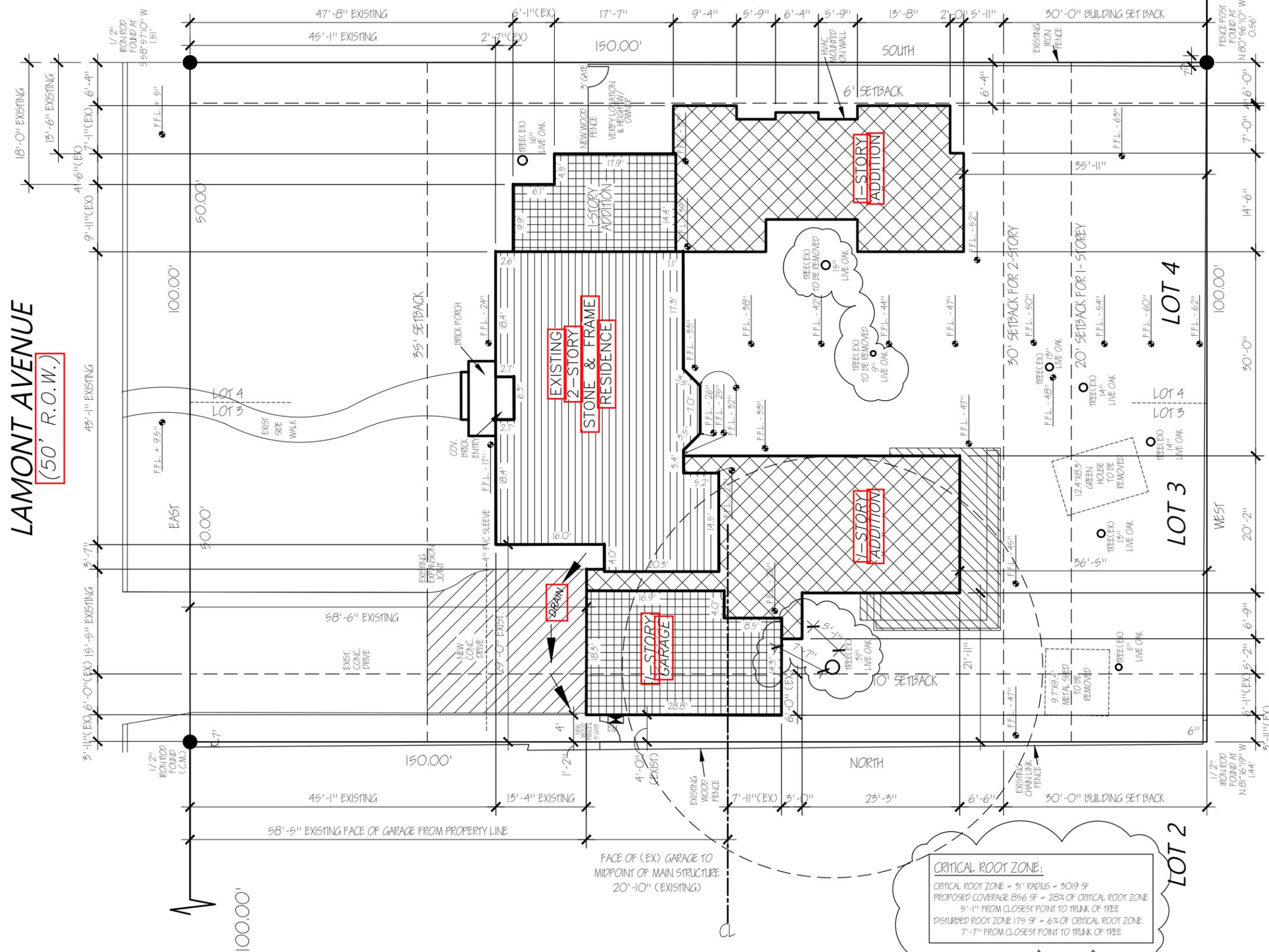
**PRECISION**  
 surveyors

1-800-LANDSURVEY  
 www.precisionurveyors.com

281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555  
 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
 FIRM NO. 10063700

# PAGE RESIDENCE

LOT 5



THESE DRAWINGS ARE BASED ON IDEAS FROM THE CUSTOMER AND THE DESIGNER. ALL LOCATIONS AND DIMENSIONS ARE TO BE FIELD-VERIFIED BY THE CUSTOMER AND CONTRACTOR PRIOR TO START OF WORK.

**PAGE RESIDENCE**

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

**CUSTOM DESIGNS**

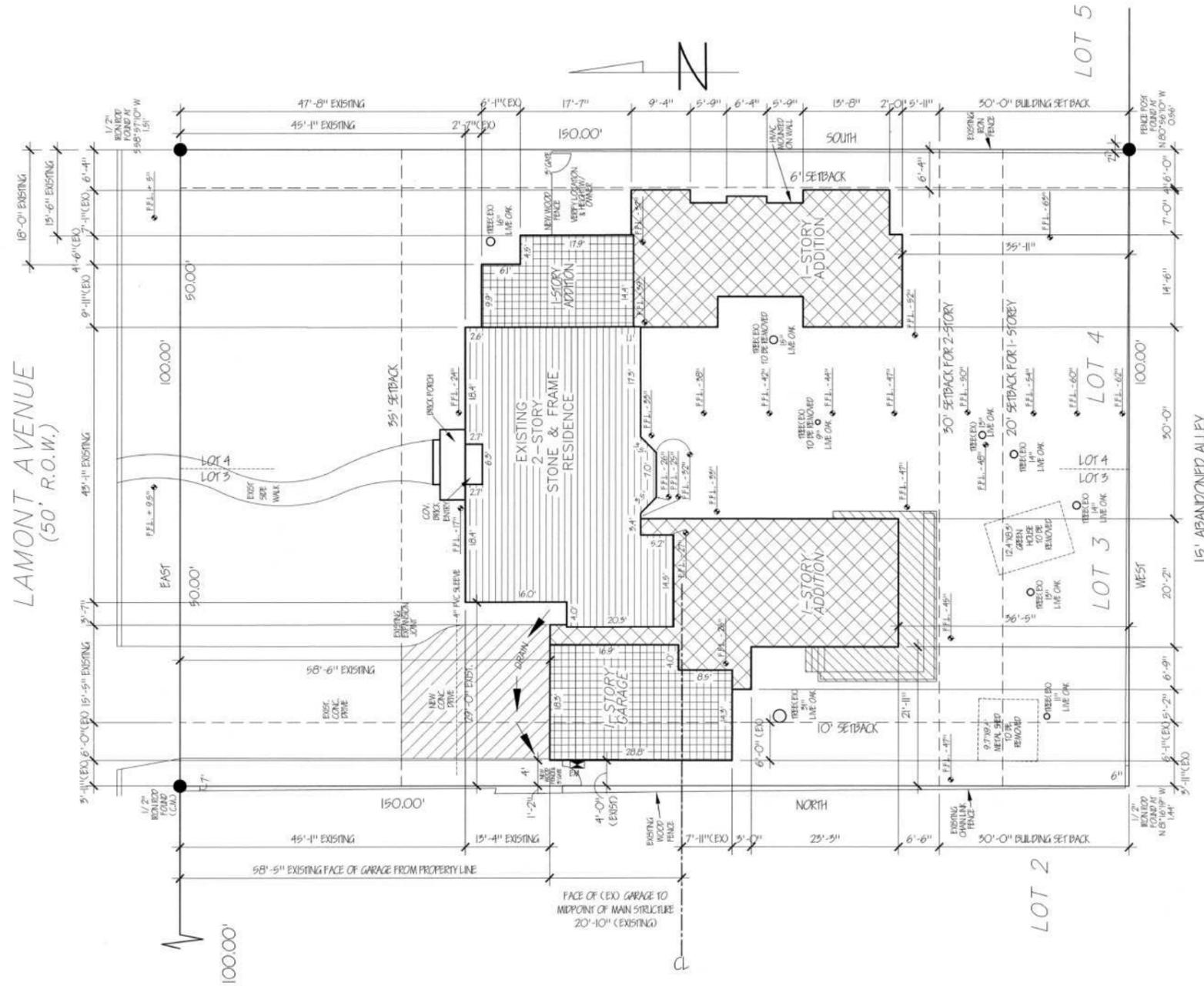
28991 IH10 WEST, STE 280 BOERNE, TX 78006 (210) 698-7806

CLIENT: CLAY AND LAURA PAGE  
 ADDRESS: 328 LAMONT AVE.  
 CITY/STATE: SAN ANTONIO, TX 78209

FILE: PAGE-7  
 DATE: 07 APR 2016  
 DRAWN BY: MJM  
 REVISIONS:  
 24 AUG 16

SHEET  
 OF  
 02016 OF 640

# PAGE RESIDENCE



- EXISTING LIVING - REFURBISHED AS IS
- NEW LIVING CONSTRUCTION
- REMOVED EXISTING - GRATED & RE-PURPOSED
- NEW DRIVEWAY
- NEW UNCOVERED TERRACE
- NEW POOL, POOL DECK & LANDSCAPING FEATURES BY OTHERS

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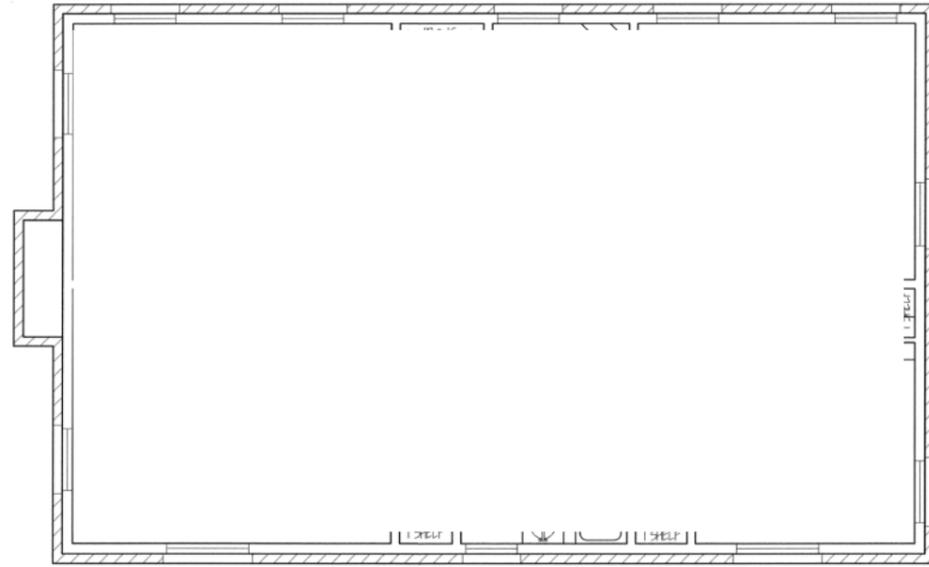
PAGE RESIDENCE  
SCALE: 1" = 10'-0"

CLIENT: CLAY AND LAURA PAGE  
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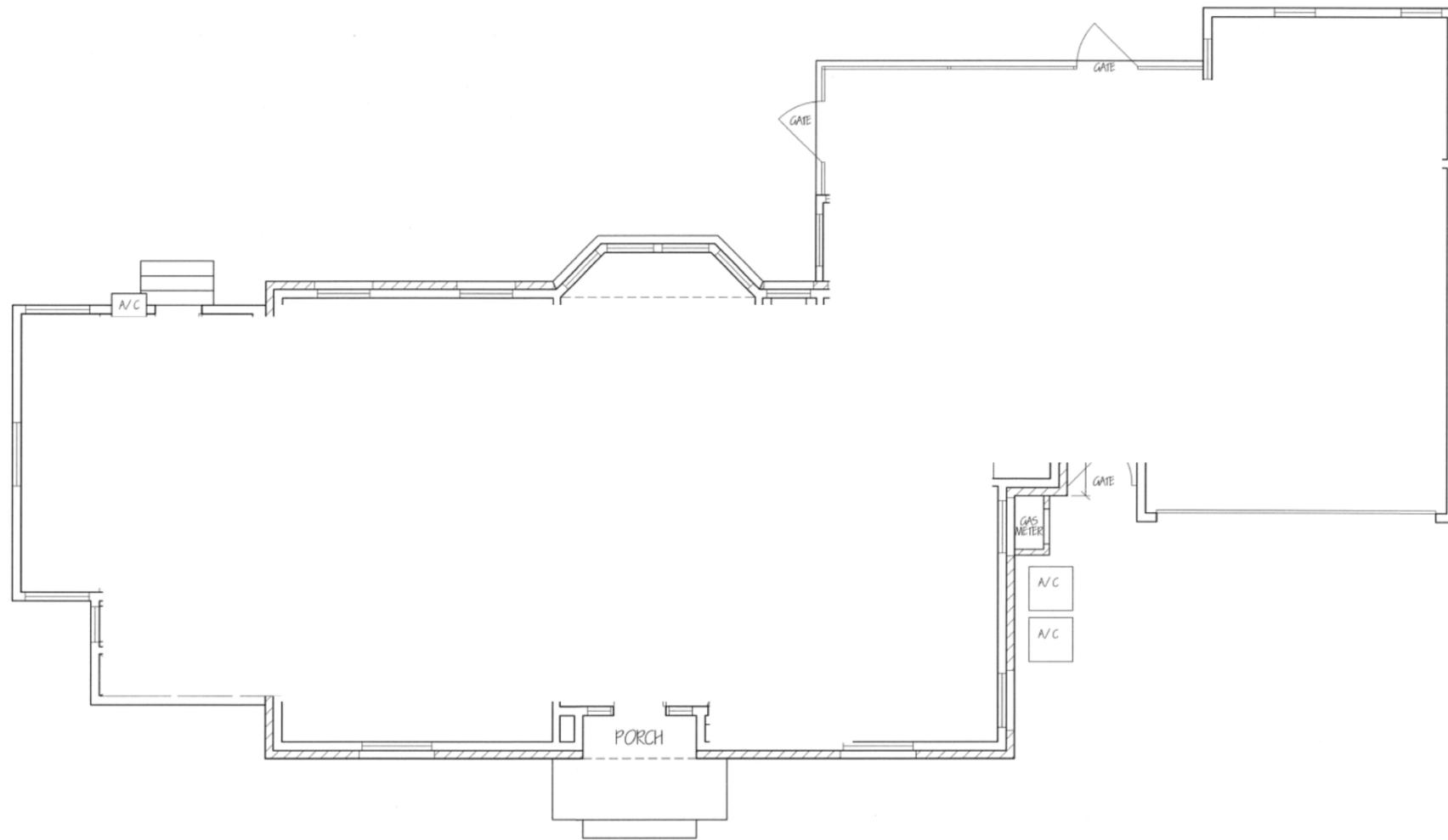
PT CUSTOM  
DESIGNS  
2899 IHIO WEST, STE 280 BOERNE, TX 78006 (210) 698-7806

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OF  
1 OF 640



EXISTING SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

THESE DRAWINGS ARE BASED ON IDEAS FROM THE CUSTOMER AND THE DESIGNER. ALL LOCATIONS AND DIMENSIONS ARE TO BE FIELD-VERIFIED BY THE CUSTOMER AND CONTRACTOR PRIOR TO START OF WORK.

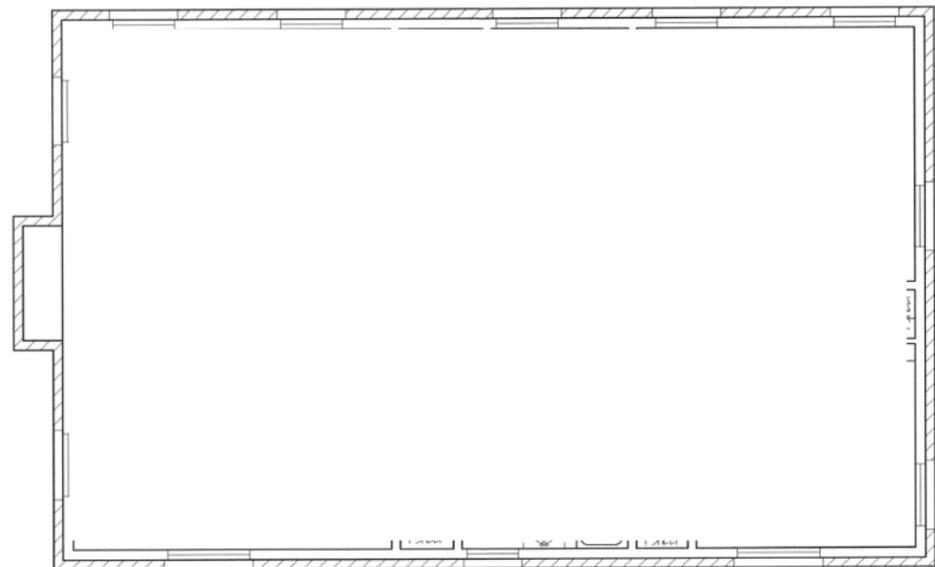
FIRST FLR. LIVING	1,556	SF
SECOND FLR. LIVING	1,150	SF
TOTAL LIVING	2,756	SF
GARAGE	503	SF
PORCH & PATIO	221	SF

**PAGE RESIDENCE**

SCALE: 1/4" = 1'-0"

CLIENT: CLAY AND LAURA PAGE  
 ADDRESS: 328 LAMONT AVE.  
 CITY/STATE: SAN ANTONIO, TX 78209

FILE: PAGE-7  
 DATE: 07 APR 2016  
 DRAWN BY: MJM  
 REVISIONS:



DEMOLITION SECOND FLOOR PLAN

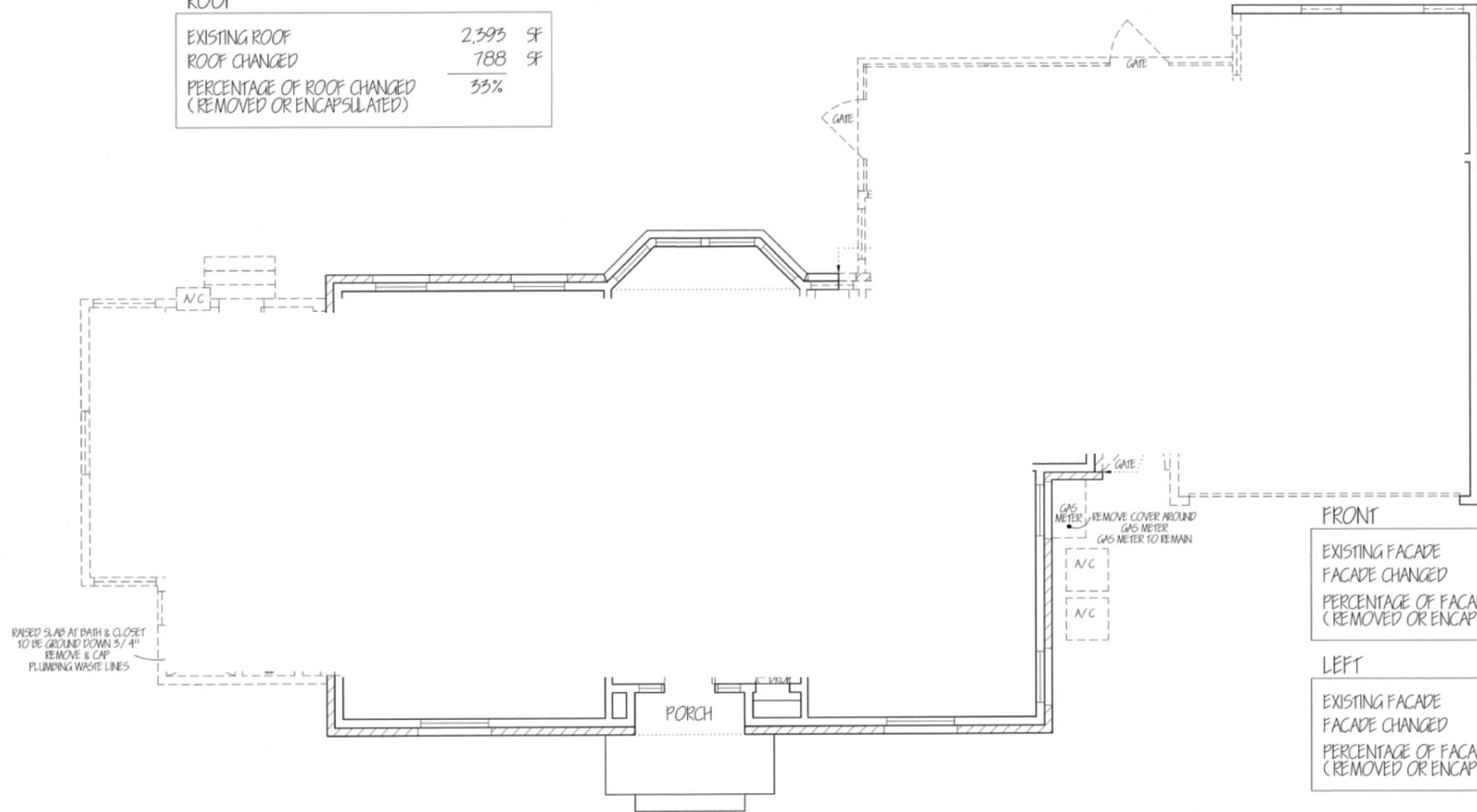
GENERAL DEMOLITION NOTES:

- EXTERIOR**  
CALL CITY TO LOCATE ALL SUBTERRANEAN UTILITY LINES BEFORE ANY WORK BEGINS ON SITE  
PROTECT ALL TREES DURING DEMOLITION & CONSTRUCTION  
NO TREE SHALL BE REMOVED WITHOUT OWNERS CONSENT  
PRESERVE & PROTECT ALL STONE REMOVED FOR RE-USE  
POOL & POOL DECK, STEPS, SITE WALLS, RAISED PLANTERS BY LANDSCAPE ARCHITECT  
PROTECT & PRESERVE BAY WINDOW ROOF & MILLWORK. PATCH & REPAIR AS NECESSARY
- PORCH (FRONT)**  
KEEP & PRESERVE MAIL SLOT ON RIGHT SIDE BUT REMOVE MAIL BOX TO THE LEFT OF THE DOOR  
EXTERIOR PANELS OVER SIDELITES RETURNING FRONT ENTRY TO IT'S ORIGINAL DESIGN  
REMOVE LIGHT FIXTURE & DOOR BELL ACCESSORIES
- BEDROOM 1, BATH 1 & CLOSET**  
REMOVE STRUCTURE OF ENTIRE SUITE EXCEPT FOR FOUNDATION  
CONCRETE FOUNDATION OF BATH ROOM & CLOSET TO BE GROUND DOWN 3/4"  
REMOVE STEPS TO YARD FROM BACK DOOR  
PROTECT ALL ADJACENT FINISHES & STRUCTURE THAT ARE TO REMAIN
- KITCHEN**  
REMOVE ROOF OVER KITCHEN EXTENSION LEAVING CEILING STRUCTURE INTACT  
PROVIDE PROPER SHORING AT EXTERIOR WALL DEMOLITION AS NEEDED  
REMOVE STONE OF SOUTH & WEST EXTERIOR KITCHEN WALLS PROTECTING & PRESERVING FOR RE-USE  
ON SOUTH SIDE ALSO REMOVE SUPPORTED STONE EXTENDING UP TO THE FASCIA OF THE SECOND FLOOR  
REFERENCE EXTERIOR ELEVATIONS TO NOTE EXTENT OF STONE TO REMOVE & TO REMAIN
- EXISTING UTILITY ROOM**  
REMOVE ENTIRE STRUCTURE COMPLETELY INCLUDING ALL ROOFING, WALLS, FLOOR, CONCRETE STEPS,  
ALL ELECTRICAL & PLUMBING
- EXISTING BACK PORCH**  
REMOVE ENTIRE STRUCTURE COMPLETELY INCLUDING ALL ROOFING,  
RAILINGS (SAVE FOR RE-USE) & CONCRETE
- GARAGE & MAID'S ROOM**  
REMOVE PORTION OF EXISTING ROOF AS INDICATED ON ROOF PLAN  
SUPPORT REMAINING ROOF AS NECESSARY  
PRESERVE & PROTECT REMAINING ROOF, FASCIA, SOFFIT DURING DEMO & CONSTRUCTION  
REMOVE EXTERIOR WALLS, WINDOWS & FRAMES & GARAGE DOOR AS INDICATED ON DEMOLITION PLAN  
REMOVE VINYL SIDING FROM REMAINDER OF STRUCTURE  
REMOVE WATER HEATER, WORK BENCH & BUILT IN SHELVING & ANY OTHER ELEMENTS INSIDE STRUCTURE  
REMOVE ALL ELECTRICAL SWITCHES, OUTLETS, WIRING, ETC.  
UPDATE / REPLACE ELECTRICAL METER BOXES FROM WEST WALL OF GARAGE  
REMOVE ENTIRE EAST WALL, DOOR & WINDOW OF MAID'S ROOM & ANY ACCESSORIES INSIDE  
REMOVE CONCRETE CURB ON LEFT SIDE OF GARAGE  
REMOVE CONCRETE & GATES BETWEEN GARAGE & MAIN HOUSE

- SITE**  
REMOVE PORTION OF DRIVEWAY & CURB FROM GARAGE EXTENDING TO FIRST EXPANSION JOINT OF DRIVEWAY  
REMOVE A/C CONDENSER UNITS, CONCRETE PADS & ALL RELATED COMPONENTS INCLUDING POWER  
REMOVE STONE SURROUND & ROOF OVER GAS METER. PROTECT METER DURING DEMO & CONSTRUCTION  
PRESERVE & PROTECT STONE FOR RE-USE & ON ADJACENT WALLS  
CALL CPS FOR SITE VISIT TO VERIFY GAS METER LOCATION
- INTERIOR**  
PRESERVE & PROTECT ALL EXISTING WOOD FLOORING DURING DEMOLITION & CONSTRUCTION  
PRESERVE & PROTECT ALL EXISTING TO REMAIN MOLDINGS, MILLWORK, DOORS & HARDWARE DURING  
DEMOLITION & CONSTRUCTION  
REMOVE ALL PLUMBING FIXTURES, SUPPLY & WASTE LINES THAT ARE NOT EMBEDDED IN CONCRETE  
REMOVE ALL ELECTRICAL WIRING, OUTLETS, SWITCHES, FIXTURES, PLATES, ACCESSORIES, ETC.  
REMOVE ENTIRE HVAC SYSTEM INCLUDING ALL DUCT WORK, ALL ELECTRICAL, ALL GAS, DRAIN LINES, ETC.  
REMOVE ALL GAS LINES FROM ENTIRE HOUSE, GARAGE, ETC.  
REMOVE ALL GYP. BRD. FROM ALL FRAMING MARKED BY OWNER - KEEPING ALL TRIM WORK FOR RE-USE  
REMOVE ALL GYP. BRD. CEILING & INSULATION MARKED BY OWNER  
REMOVE ALL INTERIOR WALLS, WINDOWS & COMPONENTS AS INDICATED W/ DASHED LINES ON DEMO PLAN  
REFERENCE "EXISTING DOOR" SCHEDULE: REMOVE DOORS AS SCHEDULED INCLUDING FRAMES & CASING  
PRESERVE & PROTECT & PREPARE FOR RE-USE IN NEW LOCATIONS AS SCHEDULED  
PRESERVE & PROTECT ALL KNOBS, ESCUTCHEON PLATES, LOCKS, HINGES - REPAIR AS NECESSARY  
KEEP ALL KEYS W/ CORRESPONDING LOCKS
- ENTRY HALL**  
REMOVE COVERINGS ON SIDELITES & TRANSOM GLAZING, CLEAN & REPAIR AS NECESSARY  
REMOVE DOOR CHIME ASSEMBLY BY FRONT DOOR
- LIVING ROOM**  
FIRE PLACE & SUBROUND TO REMAIN. PRESERVE & PROTECT DURING DEMOLITION & CONSTRUCTION  
REMOVE BUILT-IN BOOKCASE INCLUDING ORIGINAL WINDOW FRAME & CASING  
REMOVE EXISTING GLASS DOOR & FRAME INTO BEDROOM 1 - SEE SCHEDULE - PREPARE FOR CASING OPENING  
REMOVE EXISTING DOOR & FRAME INTO SUNROOM - SEE SCHEDULE - PREPARE FOR CASING OPENING
- SUNROOM**  
REMOVE WALLS AS INDICATED  
REMOVE ACOUSTICAL CEILING TILE  
REMOVE HVAC FURR-DOWN ON NORTH SIDE OF ROOM
- VESTIBULE (UNDER STAIR)**  
REMOVE WALLS & DOORS AS INDICATED, ALL SHELVING & BUILT-INS
- POWDER ROOM & CHINA CLOSET**  
REMOVE ALL WALLS & EXTERIOR WINDOW AS SHOWN ON DEMOLITION PLAN  
REMOVE DOORS AS SCHEDULED FOR RE-USE INCLUDING FRAMES & CASING
- KITCHEN**  
GUT KITCHEN REMOVING ALL CABINETS, FINISH MATERIALS, PLUMBING FIXTURES & ALL RELATED  
COMPONENTS, ELECTRICAL FIXTURES & ALL RELATED COMPONENTS  
REMOVE WINDOW OVER SINK, PATCH & REPAIR WALL  
REMOVE ACOUSTICAL CEILING TILE
- DINING ROOM**  
REMOVE HVAC SYSTEM & HVAC CLOSET  
PROTECT & PRESERVE ALL REMOVED TRIM MATERIALS & DOOR FOR RE-USE
- STAIR HALL**  
REMOVE DOOR "11" PROTECT & PRESERVE AS SCHEDULED  
REPLACE WITH LINEN FRONT HAVING ARCHED DOORS - (SEE INTERIOR ELEVATIONS)  
REMOVE HVAC SYSTEM, DUCT WORK, ELECTRICAL, GAS, ETC.
- CLOSET (UP STAIRS)**  
REMOVE HVAC SYSTEM  
PROTECT ORIGINAL CEDAR WALLS
- BEDROOM 2 & 3**  
REMOVE DOOR AS SCHEDULED FOR RE-USE INCLUDING FRAMES & CASING
- BATH 2**  
REMOVE TILE FLOOR & TILE SUBROUND AT TUB  
REMOVE DOOR AS SCHEDULED FOR RE-USE INCLUDING FRAMES & CASING  
REMOVE GAS HEATER AND ALL ASSOCIATED GAS LINES  
REMOVE FURR-DOWN OVER BATH TUB
- BATH 3**  
REMOVE TILE FLOOR & TILE SUBROUND AT TUB  
PROTECT & PRESERVE BUILT-IN LINEN CABINET DURING DEMOLITION & CONSTRUCTION  
REMOVE GAS HEATER AND ALL ASSOCIATED GAS LINES  
REMOVE FURR-DOWN OVER BATH TUB
- GUEST ROOM**  
REMOVE WINDOW & FRAME IN SOUTH WEST CORNER OF ROOM AS SHOWN ON REAR EXTERIOR ELEVATION
- STUDY**  
REMOVE SHELVES & STANDARDS ON EITHER SIDE OF CLOSET DOOR  
REMOVE ACOUSTICAL TILE CEILING  
PROTECT & PRESERVE ALL PANELING, MOLDINGS & BUILT-IN SHELVES DURING DEMOLITION & CONSTRUCTION

ROOF

EXISTING ROOF	2,393 SF
ROOF CHANGED	788 SF
PERCENTAGE OF ROOF CHANGED (REMOVED OR ENCAPSULATED)	33%



DEMOLITION FIRST FLOOR PLAN

— WALL TO REMAIN  
 - - - - TO REMAIN  
 - - - - TO BE REMOVED  
 [ ] EXISTING DOOR TO BE REMOVED  
 [ ] RE-INSTALLED EXISTING DOOR - NEW LOCATION

FRONT

EXISTING FACADE	1,558 SF
FACADE CHANGED	380 SF
PERCENTAGE OF FACADE CHANGED (REMOVED OR ENCAPSULATED)	24% SF

REAR

EXISTING FACADE	
FACADE CHANGED	1,564 SF
PERCENTAGE OF FACADE CHANGED (REMOVED OR ENCAPSULATED)	562 SF 36% SF

LEFT

EXISTING FACADE	772 SF
FACADE CHANGED	476 SF
PERCENTAGE OF FACADE CHANGED (REMOVED OR ENCAPSULATED)	64% SF

RIGHT

EXISTING FACADE	834 SF
FACADE CHANGED	19 SF
PERCENTAGE OF FACADE CHANGED (REMOVED OR ENCAPSULATED)	2% SF

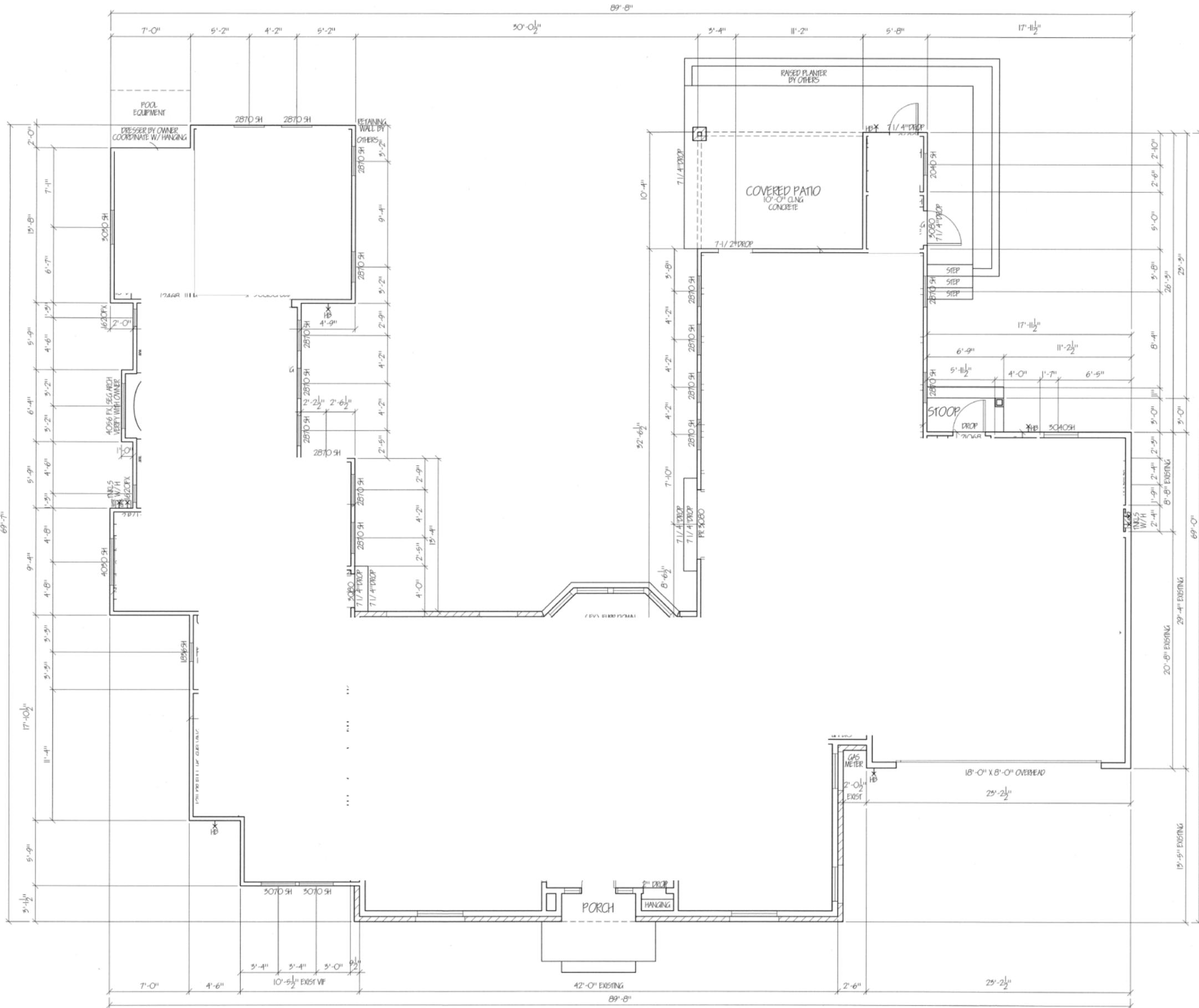
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PAGE RESIDENCE  
SCALE: 1/4" = 1'-0"

CUSTOM  
 PT  
 DESIGNS  
 28991 IH10 WEST, STE 280 BOERNE, TX 78006 (210) 698-7806

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 REVISIONS:  
 3 SHEET OF 11  
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NEW FIRST FLOOR PLAN

THESE DRAWINGS ARE BASED ON IDEAS FROM THE CUSTOMER AND THE DESIGNER. ALL LOCATIONS AND DIMENSIONS ARE TO BE FIELD-VERIFIED BY THE CUSTOMER AND CONTRACTOR PRIOR TO START OF WORK.

FIRST FLR. LIVING	3,154 SF
SECOND FLR. LIVING	1,150 SF
TOTAL LIVING	4,304 SF
GARAGE, STOR, P. BATH	517 SF
COV TERRACE & STOOP	176 SF
PORCH & TERRACE	433 SF

PAGE RESIDENCE

SCALE: 1/4" = 1'-0"

**PT CUSTOM DESIGNS**  
 28991 IHIO WEST, STE 280 BOERNE, TX 78006 (210) 698-7806

CLIENT: CLAY AND LAURA PAGE  
 ADDRESS: 328 LAMONT AVE.  
 CITY/STATE: SAN ANTONIO, TX 78209

FILE: PAGE-7  
 DATE: 07 APR 2016  
 DRAWN BY: PT/JP  
 REVISIONS:

**GENERAL CONSTRUCTION NOTES:**

**EXTERIOR**

CALL 811 TO LOCATE ALL SUBTERRANEAN UTILITIES PRIOR TO START OF CONSTRUCTION  
 PROTECT ALL TREES DURING DEMOLITION & CONSTRUCTION  
 POOL & POOL DECK, STEPS, SIDE WALLS, RAISED PLANTERS BY LANDSCAPE ARCHITECT  
 POOL DECK TO BE INSTALLED BY OTHERS  
 ALL NEW ROOF CONSTRUCTION INCLUDING OVERHANG, FASCIA/ DROP EDGE, SOFFIT DESIGN, VERTICAL SIDING  
 TRIANGLE ON GABLES & ROOF RETURNS ON GABLE ENDS TO MATCH EXISTING UNLESS OTHERWISE NOTED  
 REPAIR ANY REMOVED FASCIA, SOFFIT & RAFTERS TO MATCH EXISTING  
 NEW ROOFING MATERIAL TO BE COMPOSITION SHINGLE - COLOR & STYLE CHOSEN BY OWNER  
 PROVIDE CONTINUOUS SOFFIT VENTS & RIDGE VENTS - ADD SOFFIT VENTING TO EXISTING ROOF AS NEEDED  
 ALL NEW WINDOWS TO BE CHOSEN BY OWNER  
 ALL EXISTING WINDOWS TO BE REPLACED WITH ANDERSON WINDOWS  
 WINDOW HEAD HEIGHT TO BE 8'-0" (UNLESS OTHERWISE NOTED) (SEE MASTER BATH)  
 FOR WINDOW & DOOR TRIM ON EXTERIOR WALLS WITH SIDING - SEE DETAIL & EXTERIOR ELEVATIONS  
 ALL SIDING TO DIE INTO WINDOW/ DOOR TRIM  
 ALL SIDING & TRIM TO BE PAINTED - COLORS TO BE CHOSEN BY OWNER  
 PROVIDE MATCHING SIDING & TRIM ON SECOND STORY WALL WHERE STONE WAS REMOVED  
 ALL NEW ADDITIONS TO HAVE PIER & BEAM CONSTRUCTION W/ CONCRETE STEM WALL & STRUCTURAL  
 FINISHED WOOD FLOOR EXCEPT GARAGE TO HAVE CONCRETE SLAB  
 PROVIDE ADEQUATE VENTING IN CRAWL SPACE OF ORIGINAL & NEW STRUCTURES  
 WHERE WINDOW IN EXISTING POWDER ROOM WAS REMOVED - INFILL WITH SALVAGED STONE  
 USE SALVAGED STONE TO PATCH & REPAIR EXPOSED STONE OF EXISTING HOUSE  
 EXISTING GAS METER VERIFY LOCATION W/ C.P.S.  
 PROVIDE POWER FOR POOL  
 EXTERIOR CONCRETE PADS TO BE BROOM FINISH & HAVE 1/4" / FOOT SLOPE AWAY  
 MUD ROOM STOOP CEILING TO BE VALLED WITH 1/2" V-GROOVE STAINED - COLOR CHOSEN BY OWNER  
 MUD ROOM STOOP TO BE BROOM FINISH, STAINED & HAVE 1/4" / FOOT SLOPE AWAY

**PORCH (FRONT)**

CLEAN ALL PANELING & TRIM WORK, RETURNING FRONT DOOR & SURROUND TO ORIGINAL DESIGN  
 CLEAN & PREPARE FOR NEW FINISH  
 CLEAN & REPAIR EXISTING STOOP & FRONT SIDEWALK TO REMAIN

**LIBRARY (PREVIOUSLY BEDROOM I SUITE)**

CONCRETE FOUNDATION OF BATH ROOM & CLOSET TO BE GROUND DOWN 3/4" TO ACCOMMODATE NEW STRUCTURE  
 BUILD UP FLOOR JOIST SYSTEM ON TOP OF EXISTING CONCRETE FOUNDATION - SEE POWDER ROOM &  
 LIBRARY INTERIOR CONSTRUCTION NOTES  
 FLUR-O-UT COVER STONE WALLS & AROUND FIREPLACE WITH 2x4 WALL  
 PROVIDE APPROPRIATE FLASHING AT CONNECTION OF EXISTING CHIMNEY TO NEW ROOF

**GARAGE**

PROVIDE NEW ENGINEERED SLAB TO ALIGN WITH ORIGINAL  
 CONSTRUCT NEWLY EXTENDED GARAGE, MUD ROOM, & UTILITY TO MATCH EXISTING PLATE HEIGHT, ROOF  
 CONSTRUCTION, PITCH, OVERHANG, FASCIA/ DROP EDGE, ROOF RETURNS ON GABLE ENDS, VERTICAL  
 SIDING TRIANGLE IN GABLE, & ALL OTHER ARCHITECTURAL FEATURES  
 VAULT GARAGE CEILING UP TO 9'-0" TO ACCOMMODATE 8'-0" HIGH GARAGE DOOR  
 GARAGE DOOR TO BE 18'-0" x 8'-0" METAL INSULATED DOOR - COLOR & STYLE TO BE CHOSEN BY OWNER  
 PROVIDE DECKING IN ATTIC OF GARAGE FOR STORAGE  
 BUILD 3/12 PITCH SADDLE AT 9'-0" KITCHEN PLATE HEIGHT & ALIGNING RIDGE WITH CORNER OF 2 STORY HOUSE.  
 BUILD CROCKET CONNECTING SADDLE RIDGE TO EDGE OF WHERE GARAGE ROOF & FAMILY ROOM ROOF  
 COME TOGETHER WHICH WILL RESULT IN A 2-1/2:12 PITCH CROCKET (SEE ROOF PLAN)

**COVERED PATIO**

COLUMN TO BE CLAD IN SALVAGED STONE FROM HOUSE  
 FLOORING TO BE TILE - COLOR & STYLE TO BE CHOSEN BY OWNER  
 CEILING TO BE 1/2" TRG STAINED - COLOR TO BE CHOSEN BY OWNER

**SITE**

POUR NEW CONCRETE DRIVEWAY AS SHOWN & SLOPING TO RIGHT SIDE OF GARAGE  
 PROVIDE (2) 4" SLEEVE CONDUITS ACROSS DRIVE WAY  
 CLEAN REMAINING EXISTING DRIVEWAY & SIDEWALK  
 PREPARE GRADE FOR NEW ADDITIONS

**INTERIOR**

ATTIC INSULATION TO BE R-30 BATT  
 ALL EXTERIOR WALL INSULATION TO BE B.I.B.  
 ALL FLOOR INSULATION TO BE R-22 BATT  
 ALL WALLS & CEILINGS TO BE GYP BRD W/ LIGHT HAND TROWEL FINISH  
 GYPSUM SQUARED CORNERS ON ALL OUTSIDE CORNERS  
 PROVIDE ALL NEW PLUMBING LINES, FIXTURES ACCESSORIES AS SHOWN  
 ALL NEW PLUMBING FINISHES, COLORS & STYLES TO BE CHOSEN BY OWNER  
 PROVIDE ALL NEW ELECTRICAL LINES, FIXTURES & ACCESSORIES AS SHOWN  
 ALL NEW ELECTRICAL FIXTURES & ACCESSORIES FINISHES, COLORS & STYLES TO BE CHOSEN BY OWNER  
 PROVIDE ALL NEW GAS LINES & ACCESSORIES AS NEEDED TO ALL RELEVANT APPLIANCES & SYSTEMS  
 PROVIDE ALL NEW HVAC SYSTEMS, POWER, UTILITIES, ACCESSORIES AS NEEDED - SPECIFIED BY OWNER  
 REFINISH ALL EXISTING WOOD FLOORING - BOTH STORIES  
 ALL NEW WOOD FLOORING TO MATCH EXISTING AS CLOSELY AS POSSIBLE  
 WHERE NEW & EXISTING FLOORS MEET TOOTH IN PLANKS TO HIDE TRANSITION  
 ALL BATH ROOMS & POWDER TO HAVE TILE FLOORING - TO BE CHOSEN BY OWNER  
 BATH TUBS & SHOWERS TO HAVE CUSTOM TILE SURROUND TO CEILING W/ TILE CAP ON PARTIAL HEIGHT WALL  
 TILE TO BE CHOSEN BY OWNER  
 SHOWER DOOR TO BE 7'-0" HIGH FRAMELESS GLASS  
 ALL NEW DOORS TO BE 6 PANEL SOLID CORE WOOD TO MATCH EXISTING UNLESS OTHERWISE NOTED  
 FOR RE-INSTALLATION OF SALVAGED DOORS SEE LABELS & LEGEND ON DEMO, & CONSTRUCTION PLAN  
 RE-INSTALL RE-USED DOORS W/ EXISTING FRAMES & TRIM TO MATCH EXISTING  
 ALL NEW DOOR HANDLES & HINGES TO MATCH EXISTING  
 DOOR CASING STYLE & FINISH TO MATCH EXISTING  
 WINDOW CASING TO BE WOOD W/ WOOD RETURN SILL, JAMBS, HEADS TO MATCH EXISTING  
 BASE TRIM SIZE, STYLE & FINISH TO MATCH EXISTING  
 PATCH & REPAIR TRIM AS NEEDED - TO MATCH EXISTING  
 ALL NEW CABINERY - FINISH & STYLE TO BE CHOSEN BY OWNER  
 ALL UPPER & FULL HEIGHT CABINERY TO HAVE 4" CROWN  
 ALL BASE CABINETS INCLUDING LAVATORIES TO BE 34-1/2" TALL UNLESS NOTED OTHERWISE  
 ALL NEW KITCHEN COUNTERTOPS TO BE GRANITE W/ STAINLESS STEEL SINK (COLOR & STYLE TBD BY OWNER)  
 ALL LAVATORY COUNTERTOPS TO BE LEVEL 1 GRANITE W/ WHITE PORCELAIN UNDERMOUNT SINK  
 ALL CABINET PULLS STYLE & FINISH TO BE CHOSEN BY OWNER  
 ALL MIRRORS TO BE FRAMED MIRRORS - STYLE & FINISH TO BE DETERMINED BY OWNER  
 PROVIDE BLOCKING BESIDE TOPS OF WINDOWS FOR DRAPERY RODS,  
 IN BATHROOMS FOR TOWEL BARS, TOWEL RINGS, TP, HOLDERS &  
 OVER SINKS FOR DECORATIVE MIRRORS.  
 PROVIDE SOUND RETENTION BATT INSULATION AT BATHS, POWDER & UTILITY

**ENTRY HALL**

OPENING INTO DINING ROOM - FRAME OUT & TRIM AS CASED OPENING  
 FILL IN WALL OPENING WHERE DOOR UNDER STAIR HAD BEEN  
 REFINISH FRONT DOOR, SIDE LITES & TRANSOM RETURNING TO ORIGINAL DESIGN  
 REPAIR, STRIP & REFINISH HANDRAIL AT STAIR

**LIVING ROOM**

REMOVE DOORS, JAMBS & CASINGS INTO BEDROOM I & SUNROOM. FRAME OUT & TRIM AS CASED OPENINGS  
 FILL IN WALL OPENING WHERE BOOK CASE / ORIGINAL WINDOW HAD BEEN  
 REFINISH FIREPLACE & MILLWORK SURROUND AS NEEDED

**INTERIOR CONTINUED:**

**SUNROOM**

PATCH & REPAIR WALLS & FLOOR WHERE WALLS HAVE BEEN REMOVED  
 INSTALL DOUBLE DOORS PROVIDED BY OWNER IN DOOR CASING TO NEW PANTRY  
 FILL IN WALL OPENING WHERE WINDOW IN EXISTING POWDER HAS BEEN REMOVED  
 CLEAN & REPAIR STORAGE & VESTIBULE UNDER STAIR INSTALLING NEW SHELVING FOR NEW PANTRY

**KITCHEN**

PATCH & REPAIR OPENING IN WALL WHERE EXT. WINDOW HAD BEEN  
 PATCH, REPAIR & REFINISH EXISTING WOOD FLOORING & TOOTHING IN PLANKS TO HIDE TRANSITION TO  
 NEW FAMILY ROOM WOOD FLOOR

**FAMILY ROOM**

BEAMS (SELECTED BY OWNER) & CEILING TO BE HEAVILY DISTRESSED - STAIN & CEILING TYPE  
 (WOOD OR GYP. BRD.) TO BE VERIFIED WITH OWNER

**MUD ROOM**

FINISHED FLOOR OF MUD ROOM TO ALIGN WITH EXISTING FINISHED FLOOR OF UTILITY ROOM  
 CEILING TO BE AT 10'-6" AFF.  
 EXTERIOR DOOR TO YARD TO BE RE-USED DOOR FROM LIVING ROOM (SEE DOOR SCHEDULE)  
 REVERSE DOOR SWING TO SWING INWARD  
 RE-INSTALL EXISTING DOOR AS DOOR TO UTILITY (SEE EXISTING DOOR RE-USE SCHEDULE)

**GARAGE**

CEILING TO BE DRYWALL W/ KNOCKDOWN PAINTED ORANGE PEEL TEXTURE  
 WALLS TO BE DRYWALL W/ KNOCKDOWN PAINTED ORANGE PEEL TEXTURE  
 DOOR CASING TO BE 3" PAINT GRADE, COLOR T.B.D.  
 VINYL BASE COLOR TO BE DETERMINED BY OWNER  
 PROVIDE REQUIRED ELECTRICAL FOR WATER SOFTENER AS REQUIRED BY MANUFACTURER  
 PROVIDE REQUIRED ELECTRICAL & GAS FOR TANKLESS WATER HEATER AS REQUIRED BY MANUFACTURER  
 PROVIDE OUTLET, LIGHT & SWITCH IN ATTIC AT PULL-DOWN ATTIC ACCESS STAIR

**MASTER SUITE**

RE-INSTALL SALVAGED DOORS AT MASTER ALCOVE & MASTER BATH (SEE EXISTING DOOR RE-USE SCHEDULE)  
 ALIGN FINISHED FLOOR OF NEW MASTER SUITE WING WITH POWDER ROOM & LIVING ROOM FINISHED FLOORS

**MASTER BATH**

INSTALL TILE BACK SPLASH ACROSS ENTIRE LENGTH OF BATHROOM - TILE TO BE CHOSEN BY OWNER  
 TUB DECK TO HAVE MATCHING TILE ON FACE & DECK  
 WINDOW TRIM TO BE TILE TO MATCH - SEE INTERIOR ELEVATION  
 SHOWER TO HAVE CUSTOM TILE TO CEILING  
 FLOORING TO BE TILE - TO BE CHOSEN BY OWNER - SEE TILE FLOORING DETAIL

HIS CLOSET TO RECEIVE CUSTOM BUILT-IN GUN DISPLAY & STORAGE CABINET - SEE INTERIOR ELEVATIONS  
 FINISH & STYLE TO BE CHOSEN BY OWNER  
 HER CLOSET TO RECEIVE CUSTOM BUILT-IN VANITY & 18" FOLD BEVELED MIRROR - SEE INTERIOR ELEVATIONS  
 FINISH & STYLE TO BE CHOSEN BY OWNER  
 HER CLOSET - PROVIDE OUTLET, LIGHT & SWITCH IN ATTIC AT PULL-DOWN ATTIC ACCESS STAIR

**POWDER**

NEW POWDER TO RECEIVE WOOD FLOORING  
 RE-INSTALL SALVAGED DOOR (SEE EXISTING DOOR RE-USE SCHEDULE)  
 BUILD UP FLOOR JOIST SYSTEM ON TOP OF EXISTING CONCRETE FOUNDATION ALIGNING NEW TILE FINISHED  
 FLOOR OF POWDER & ADJACENT VESTIBULE WOOD FLOOR W/ EXISTING FINISHED FLOOR OF  
 LIVING ROOM & NEW FINISHED FLOOR OF MASTER SUITE

**LIBRARY**

RE-INSTALL SALVAGED DOORS (SEE EXISTING DOOR RE-USE SCHEDULE)  
 FULL HEIGHT BUILT-IN ADJUSTABLE BOOK SHELVES - SEE INTERIOR ELEVATIONS  
 BUILD UP FLOOR JOIST SYSTEM ON TOP OF EXISTING CONCRETE FOUNDATION ALIGNING NEW SEA-GRASS  
 FINISHED FLOOR W/ EXISTING WOOD FINISHED FLOOR OF LIVING ROOM  
 SEA-GRASS FINISHED FLOOR - PROVIDED BY OWNER

**STAIR HALL**

CLOSET AT TOP OF STAIRS - OPENING TO BE SHIFTED & RECEIVE CABINET FRONT WITH ARCH-TOPPED DOORS

**BATH 2**

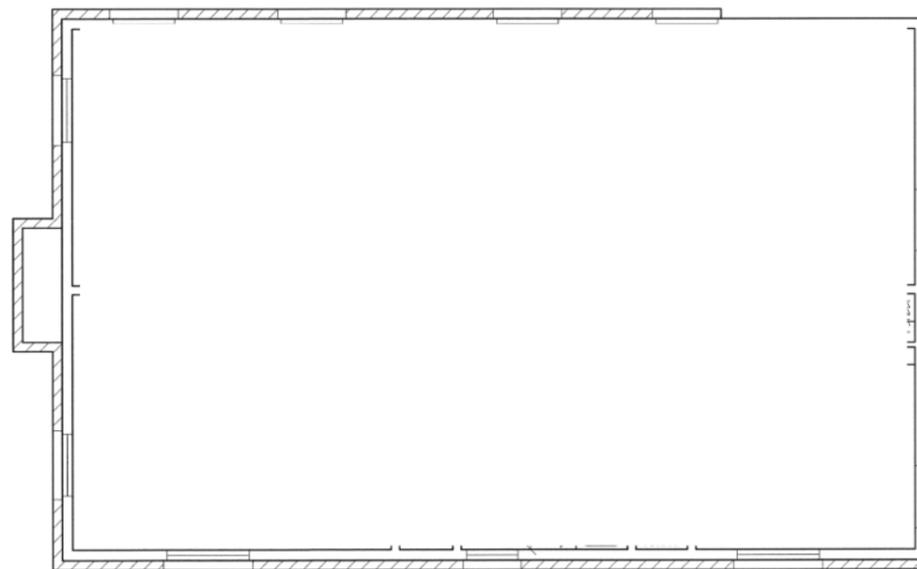
RE-INSTALL SALVAGED DOOR IN NEW LOCATION (SEE EXISTING DOOR RE-USE SCHEDULE)  
 REVERSE DOOR SWING AS SHOWN  
 RELOCATE TOILET TO THE LEFT OF IT'S ORIGINAL POSITION, PROVIDE PARTIAL HEIGHT SCREEN WALL  
 PARTIAL HEIGHT SCREEN WALL TO RECEIVE CAP TO MATCH NEW COUNTER TOP OR TILE SURROUND AT TUB  
 REFINISH OLD TUB - CUSTOM TILE SURROUND TO CEILING - TBD BY OWNER  
 SEE INTERIOR ELEVATIONS FOR NEW CABINERY DESIGN

**BATH 3**

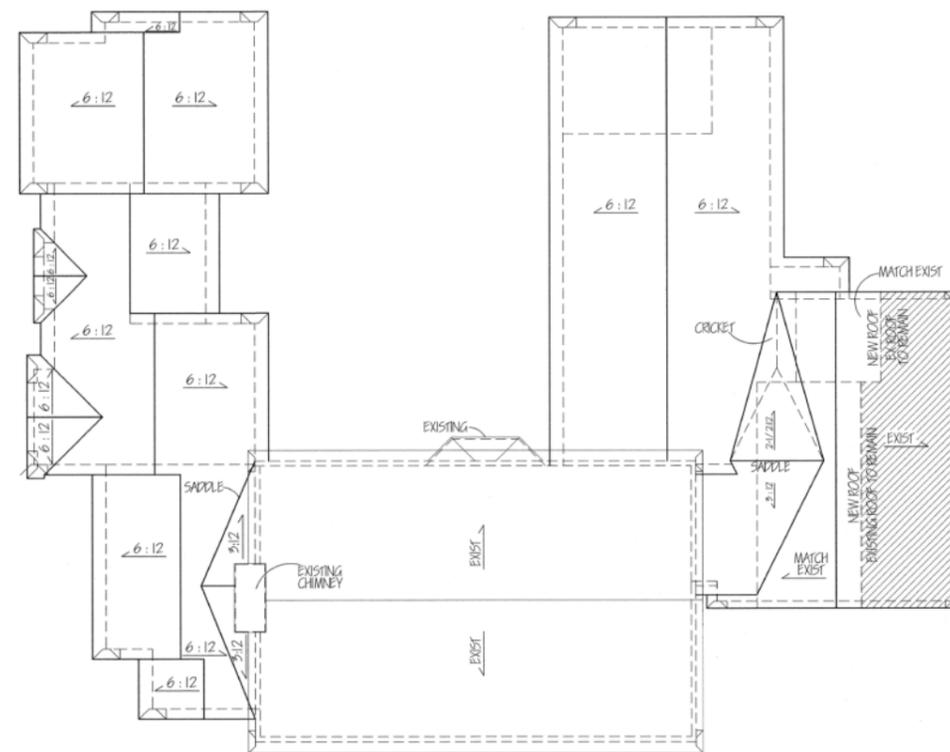
REFURBISH OLD TUB - CUSTOM TILE SURROUND TO CEILING - TBD BY OWNER  
 STRIP, REPAIR & REFINISH LINEN & LAUNDRY CABINET - COLOR TO BE SELECTED BY OWNER  
 SEE INTERIOR ELEVATIONS FOR NEW CABINERY DESIGN

**BEDROOM 2 & 3**

FILL IN WALL OPENING WHERE DOOR BETWEEN ROOMS HAD BEEN



**NEW SECOND FLOOR PLAN**



MATCH EXISTING FASCIA, SOFFIT & RAFTER DETAILS  
 ALL OVERHANGS TO MATCH EXISTING  
 (UNLESS NOTED OTHERWISE)

**ROOF PLAN**

SCALE: 1/8" = 1'-0"

THESE DRAWINGS ARE BASED ON IDEAS  
 FROM THE CUSTOMER AND THE DESIGNER.  
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 AND CONTRACTOR PRIOR TO START OF WORK.

**PAGE RESIDENCE**

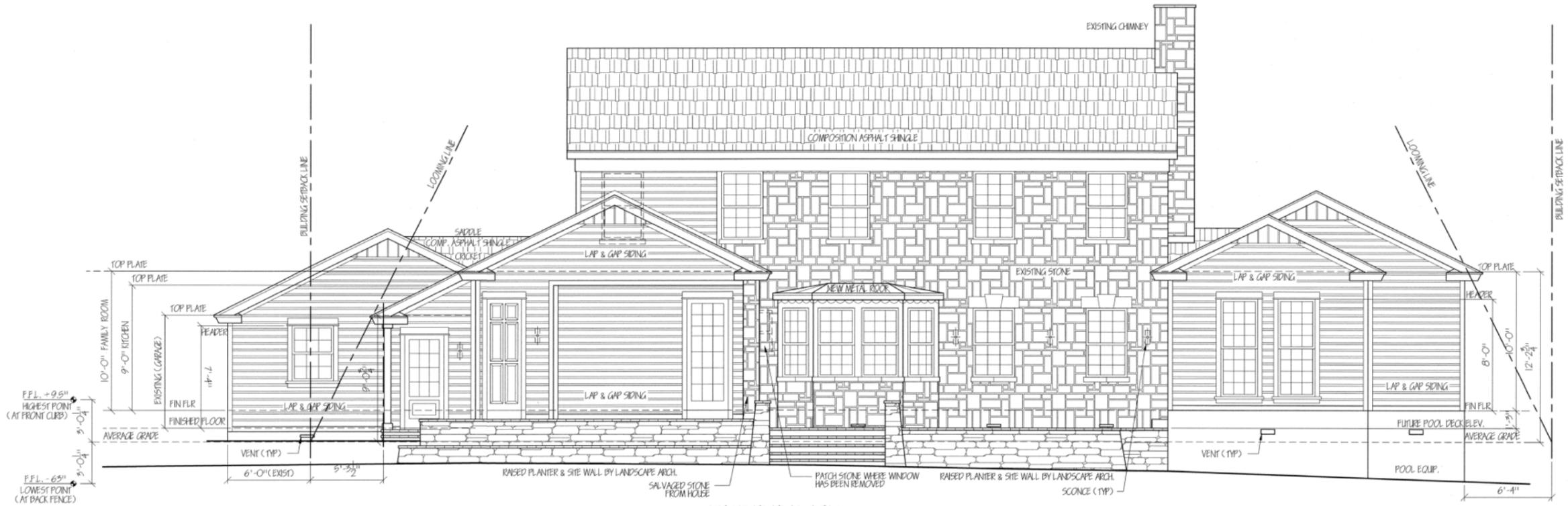
SCALE: 1/4" = 1'-0"

**PT CUSTOM  
 DESIGNS**  
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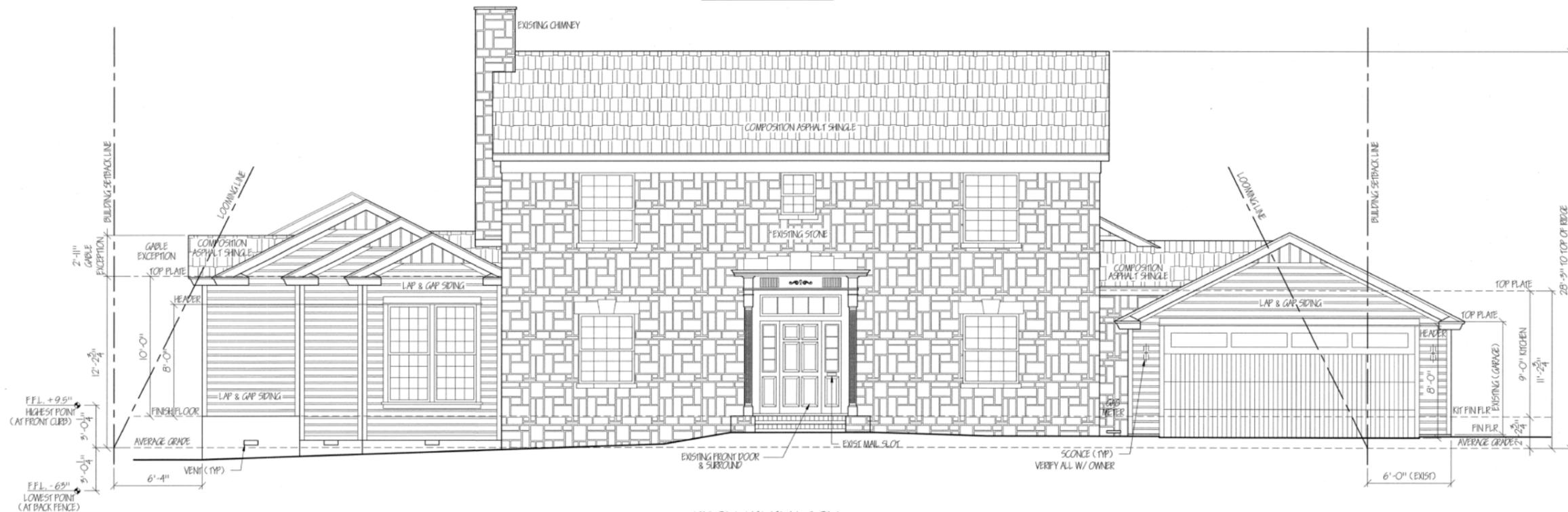
CLIENT: CLAY AND LAURA PAGE  
 ADDRESS: 328 LAMONT AVE.  
 CITY/STATE: SAN ANTONIO, TX 78209

FILE: PAGE-7  
 DATE: 07 APR 2016  
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REAR ELEVATION



FRONT ELEVATION

THESE DRAWINGS ARE BASED ON IDEAS FROM THE CUSTOMER AND THE DESIGNER. ALL LOCATIONS AND DIMENSIONS ARE TO BE FIELD-VERIFIED BY THE CUSTOMER AND CONTRACTOR PRIOR TO START OF WORK.

PAGE RESIDENCE

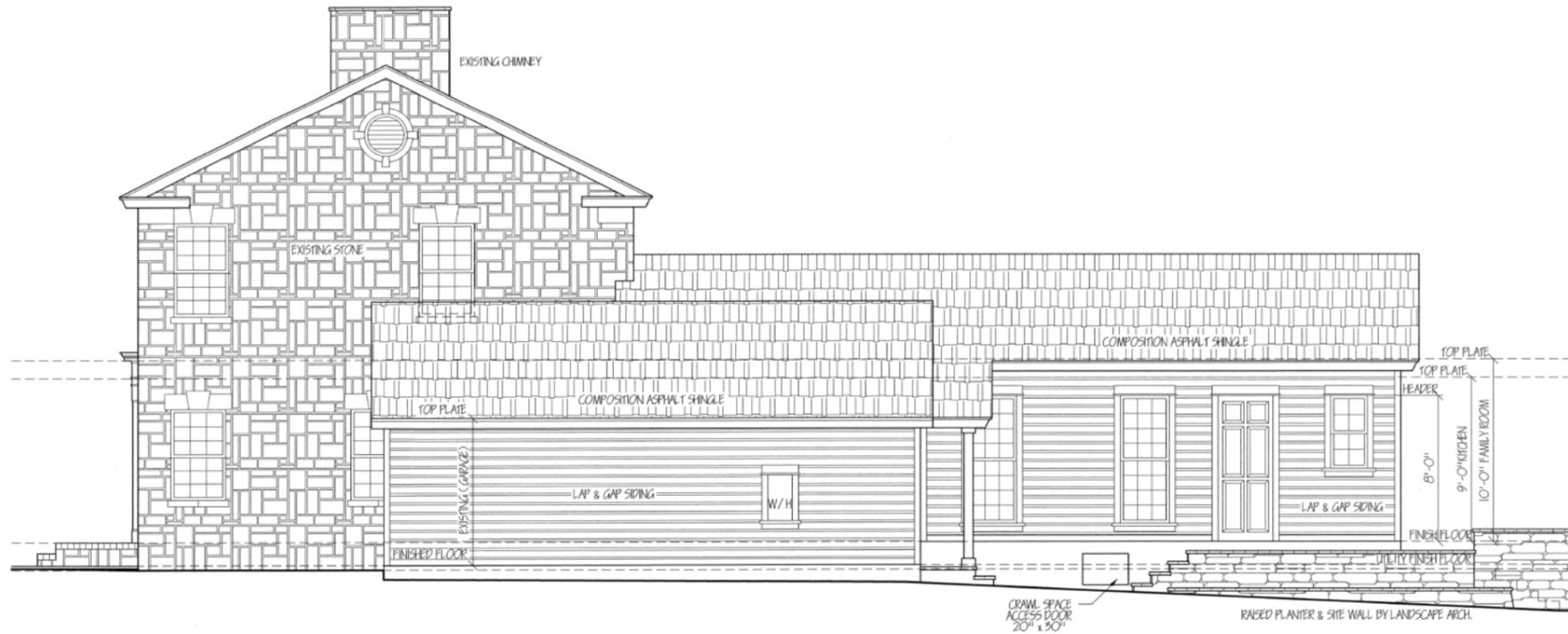
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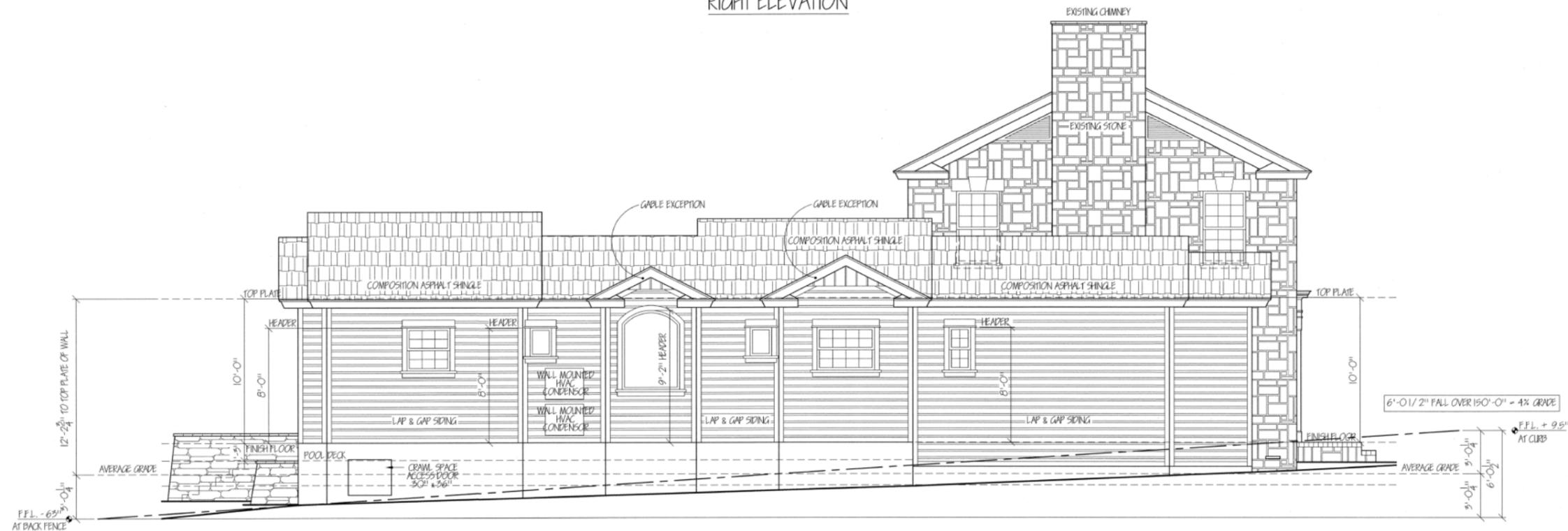
ADDRESS: 328 LAMONT AVE.

CITY/STATE: SAN ANTONIO, TX 78209

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DATE: 07 APR 2016  
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RIGHT ELEVATION



LEFT ELEVATION

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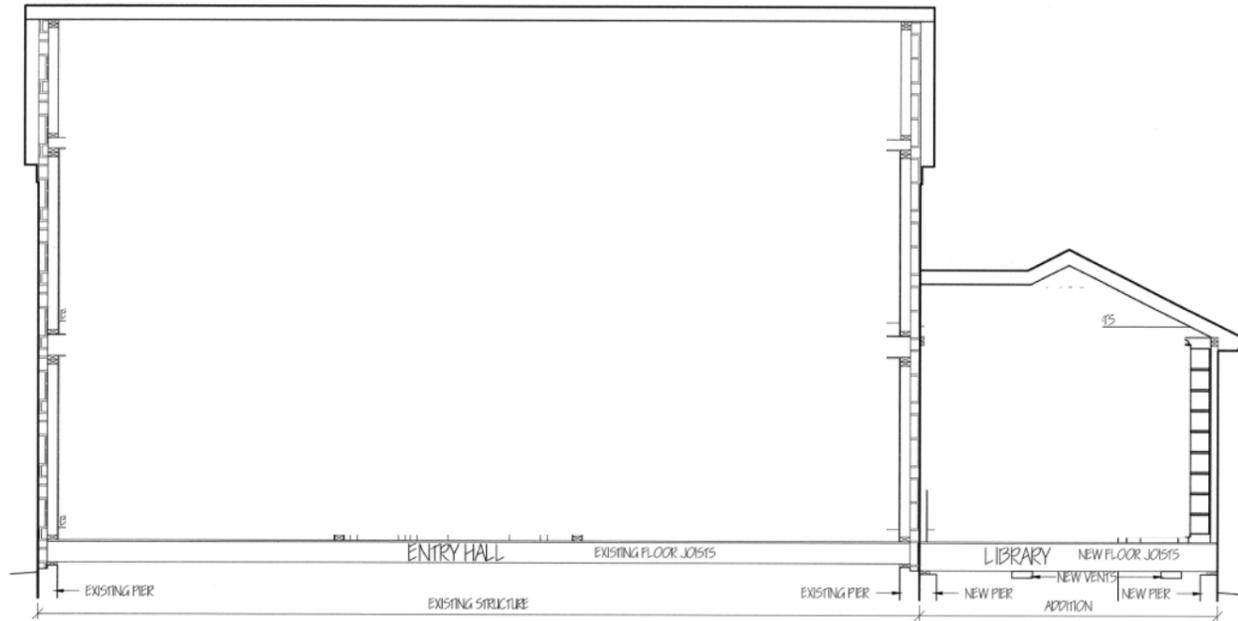
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RT CUSTOM  
DESIGNS

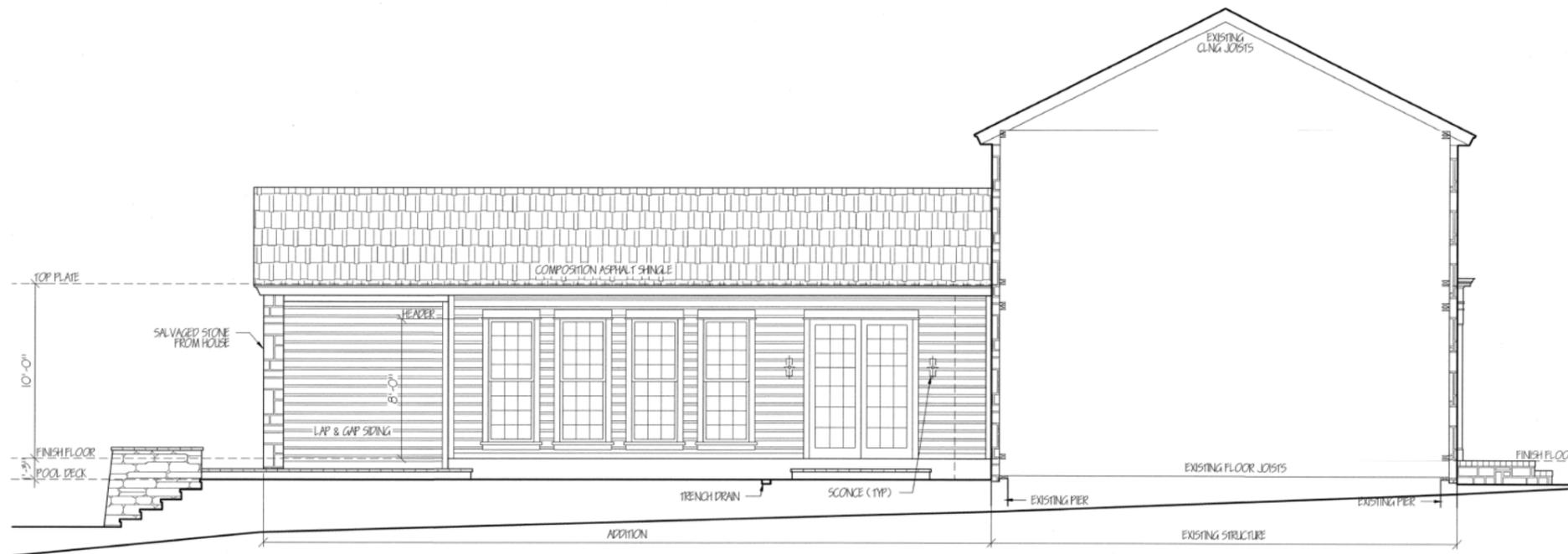
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COURTYARD - RIGHT ELEVATION



SECTION/ ELEVATION



COURTYARD - LEFT SECTION/ ELEVATION

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PAGE RESIDENCE

SCALE: 1/4" = 1'-0"

CLIENT: CLAY AND LAURA PAGE

ADDRESS: 328 LAMONT AVE.

CITY/STATE: SAN ANTONIO, TX 78209

FILE: PAGE-7  
DATE: 07 APR 2016  
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RT CUSTOM DESIGNS  
28991 IH10 WEST, STE 280 BOERNE, TX 78006 (210) 698-7806

**Storm Water Management Plan for:**

**LAMONT AVE RESIDENCIAL**  
**(328 LAMONT AVE, SAN ANTONIO, TX 78209)**

PREPARED BY:



**K Love**  
**ENGINEERING**  
*Site Development Engineering Services*  
Firm #11042

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Proposed Conditions (Developed) ..... 1

Conclusion..... 2

## ATTACHMENTS

- Location Map
  
- Watershed Map
  
- Aerial Photo  
*(COSA GIS Website)*
  
- Zoning Map
  
  
- USGS Map
- FEMA Map Excerpt
- Drainage Area Map (existing)
- Drainage Area Map (proposed)
- Hydrology Calculations
- Flow Data
  - Street Cross-Sections

**SITE DESCRIPTION**

The subject project site is located on 328 Lamont Ave. This location is within the limits of the City of Alamo Heights and the Upper San Antonio Watershed. This area is not a mandatory detention area. Currently the property is developed. Slopes for the site are in the 3.0% to 3.5% range.

FEMA FIRM Panel No. 48029C0405G, dated September 29, 2010 indicates the property to be located in Zone X, which are areas determined to be outside the 100-year flood plain.

**EXISTING CONDITIONS**

The site is currently a residential property with “Type C drainage,,. The residential site drains from the north towards the south of the site and eventually will drain to Evans Ave road. All runoff from the 0.344 acre site ultimately drains into the Upper San Antonio watershed.

The existing weighted “c,, value used for existing flow calculations was 0.59 based on the existing impervious cover. To calculate the time of concentration, the Kerby Method for Overland Flow was used resulting in a time of concentration of 13 minutes.

**PROPOSED CONDITIONS**

The proposed site is going to have an increase of impervious cover of 974 square foot of residential building. The total impervious cover is 0.10 acres, resulting in a proposed “c,, value of 0.62. The proposed grading will maintain the division of watersheds consistent with the existing grading.

Below is a table showing the existing and proposed onsite runoff flows using the rational method.

<b>RUNOFF FLOW RATES</b>										
<b>Reference Point</b>	<b>Drainage Areas</b>	<b>C</b>	<b>Drainage Area (ac)</b>	<b>Tc (min)</b>	<b>I(5) (in/hr)</b>	<b>I(25) (in/hr)</b>	<b>I(100) (in/hr)</b>	<b>Q(5) (cfs)</b>	<b>Q(25) (cfs)</b>	<b>Q(100) (cfs)</b>
<b>EX - Onsite</b>	A	0.59	0.34	13	5.81	7.62	10.40	<b>1.18</b>	<b>1.55</b>	<b>2.11</b>
<b>PR-Onsite</b>	A	0.62	0.34	13	5.81	7.62	10.40	<b>1.24</b>	<b>1.63</b>	<b>2.22</b>
<b>EX Downstream</b>	B	0.68	4.16	19	4.84	6.36	8.45	<b>13.73</b>	<b>18.04</b>	<b>23.97</b>
<b>PR Downstream</b>	B	0.68	4.16	19	4.84	6.36	8.45	<b>13.77</b>	<b>18.10</b>	<b>24.04</b>

**CONCLUSION**

A cross section of Evans Ave Rd. has been modeled using the existing and proposed runoff. This shows a very slight rise in the water surface elevation and is completely contained inside the curbs. The increase of impervious cover is very negligible past this point due to the watershed getting substantially larger the further the study point gets. This stormwater management report shows that there addition of impervious cover on 328 Lamont Ave will not have any adverse impact to any inhabitable structures downstream of the property

**ENGINEER CERTIFICATION**

Design Engineer: Jose M. Cantu, P.E.  
License Number: 103446

Seal:



Signature: \_\_\_\_\_

A handwritten signature in blue ink, appearing to read "JMC", written over a horizontal line.

Date: \_\_\_\_\_

8/22/16

# ATTACHMENTS

**RUNOFF COEFFICIENTS - City of San Antonio Unified Development Code**

**Table 504-1(a) Runoff Coefficients (C) - Percentage**

Character of Area	SLOPE			
	Up to 1%	Over 1% up to 3%	Over 3% up to 5%	Flow over 5%
Business or commercial areas (90% or more impervious), Existing Pavement / Buildings or Zoning Districts O, C, I-1, I-2	95	96	97	97
Densely developed areas (80% to 90% impervious) or Zoning Districts D, MX, NC, TOD, Use Pattern TND	85	88	91	95
Closely built residential areas and school sites or Zoning Districts MF, R-4	75	77	80	84
Undeveloped areas * – Present land is undeveloped and ultimate land use is unknown. C values for use in ultimate development calculations.	68	70	72	75
Large lot residential area or Zoning Districts R20, RE	55	57	62	64
Undeveloped areas * – Existing conditions. See Table 504- 1(b)				
Average residential area or Zoning Districts R-5, R-6	65	67	69	72

**Table 504-1(b). Runoff Coefficients (C) - Percentage**

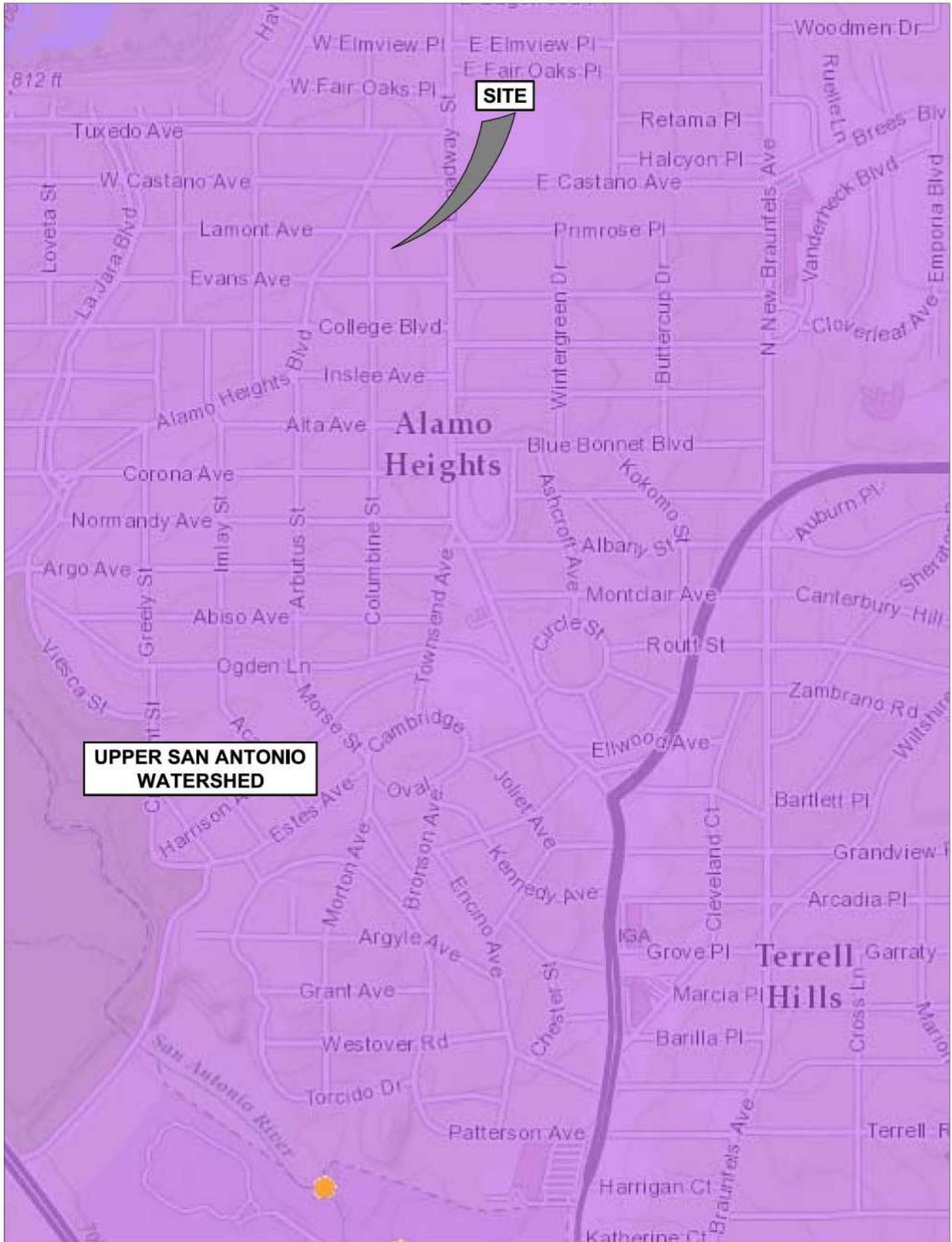
Character of Area	SLOPE			
	Up to 1%	Over 1% up to 3%	Over 3% up to 5%	Flow over 5%
Cultivated or Range (Grass Cover < 50% of Area)	44	47	53	55
Range (Grass Cover 50-75% of Area)	37	41	49	53
Forest or Range (Grass Cover > 75% of Area)	35	39	47	52



PROJECT NO.  
 DATE: 8/20/2016  
 DRAWN BY: JCC DESIGNED BY: JCC  
 SCALE: N.T.S.

**LAMONT AVE**  
 328 LAMONT AVE  
 SAN ANTONIO, TEXAS 78209  
**LOCATION MAP**

**K Love**  
**ENGINEERING**  
 Site Development Engineering Services  
 Firm No. 11042  
 www.kloveengineering.com (210) 485-5683



**UPPER SAN ANTONIO  
WATERSHED**

**SITE**

PROJECT NO.
DATE: 8/18/2016
DRAWN BY: JCG DESIGNED BY: JCG
SCALE: N.T.S.

**LAMONT AVE**  
 328 LAMONT AVE.  
 SAN ANTONIO, TEXAS 78209  
**WATERSHED MAP**

**Klove**  
**ENGINEERING**  
 Site Development Engineering Services  
 Firm No. 11042  
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SITE

PROJECT NO.

DATE: 8/18/2016

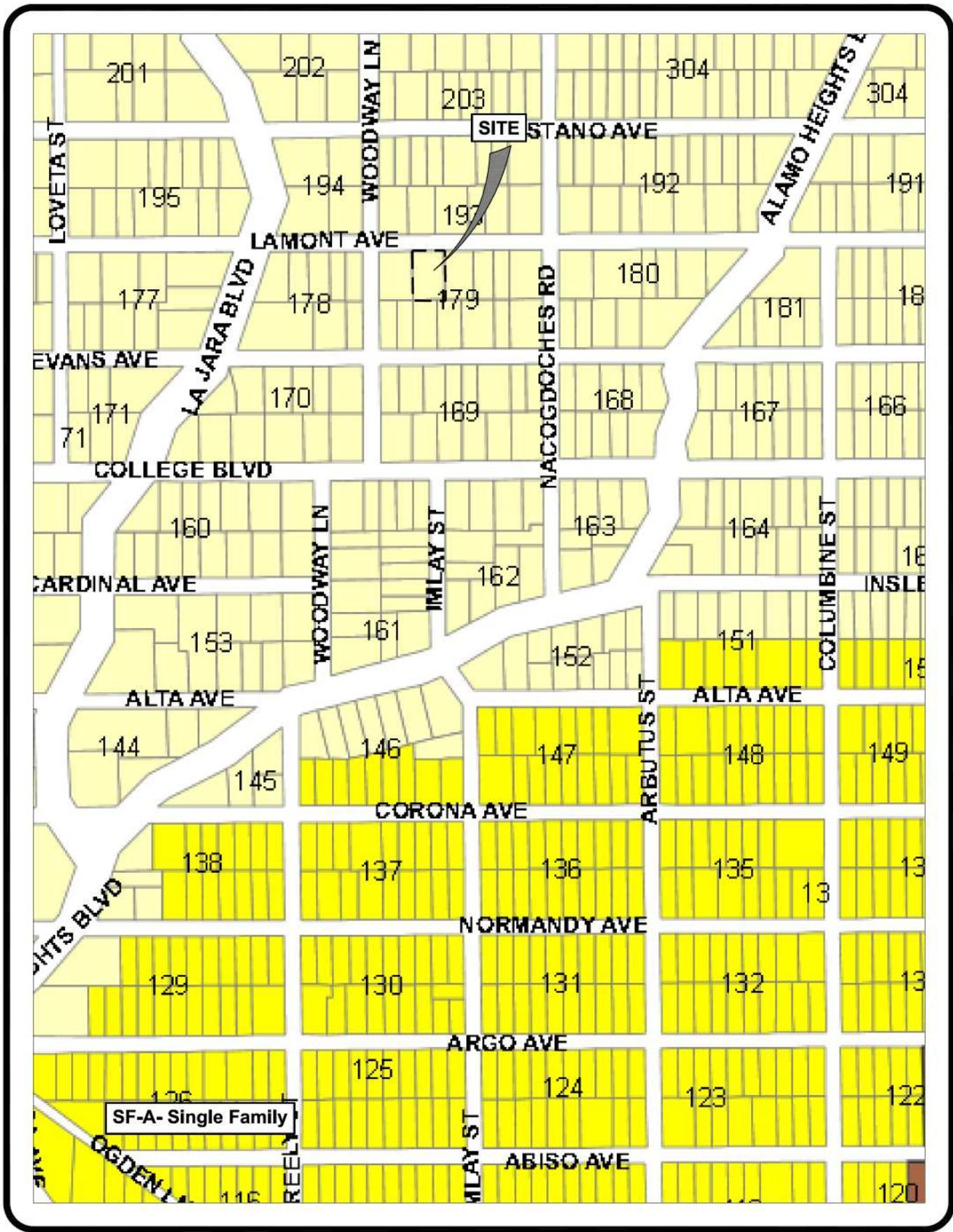
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328 LAMONT AVE.  
SAN ANTONIO, TEXAS 78209

**AERIAL MAP**

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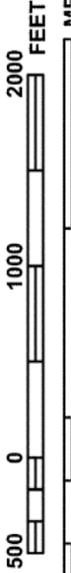
PROJECT NO.
DATE: 8/18/2016
DRAWN BY: JCG DESIGNED BY: JCG
SCALE: N.T.S.

**LAMONT RESIDENTIAL**  
 328 LAMONT AVE.  
 SAN ANTONIO, TEXAS 78209  
**ZONING MAP**

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MAP SCALE 1" = 1000'



# NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0405G

## FIRM

FLOOD INSURANCE RATE MAP

BEXAR COUNTY,  
TEXAS  
AND INCORPORATED AREAS

PANEL 405 OF 785

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

### CONTAINS:

COMMUNITY	NUMBER	PANEL	SUBJECT
ALAMO HEIGHTS, CITY OF	480036	0405	G
BEXAR COUNTY, CITY OF	480036	0405	G
BLAUGS PARK, CITY OF	481540	0405	G
SAN ANTONIO, CITY OF	480045	0405	G
TERRELL HILLS, CITY OF	480048	0405	G

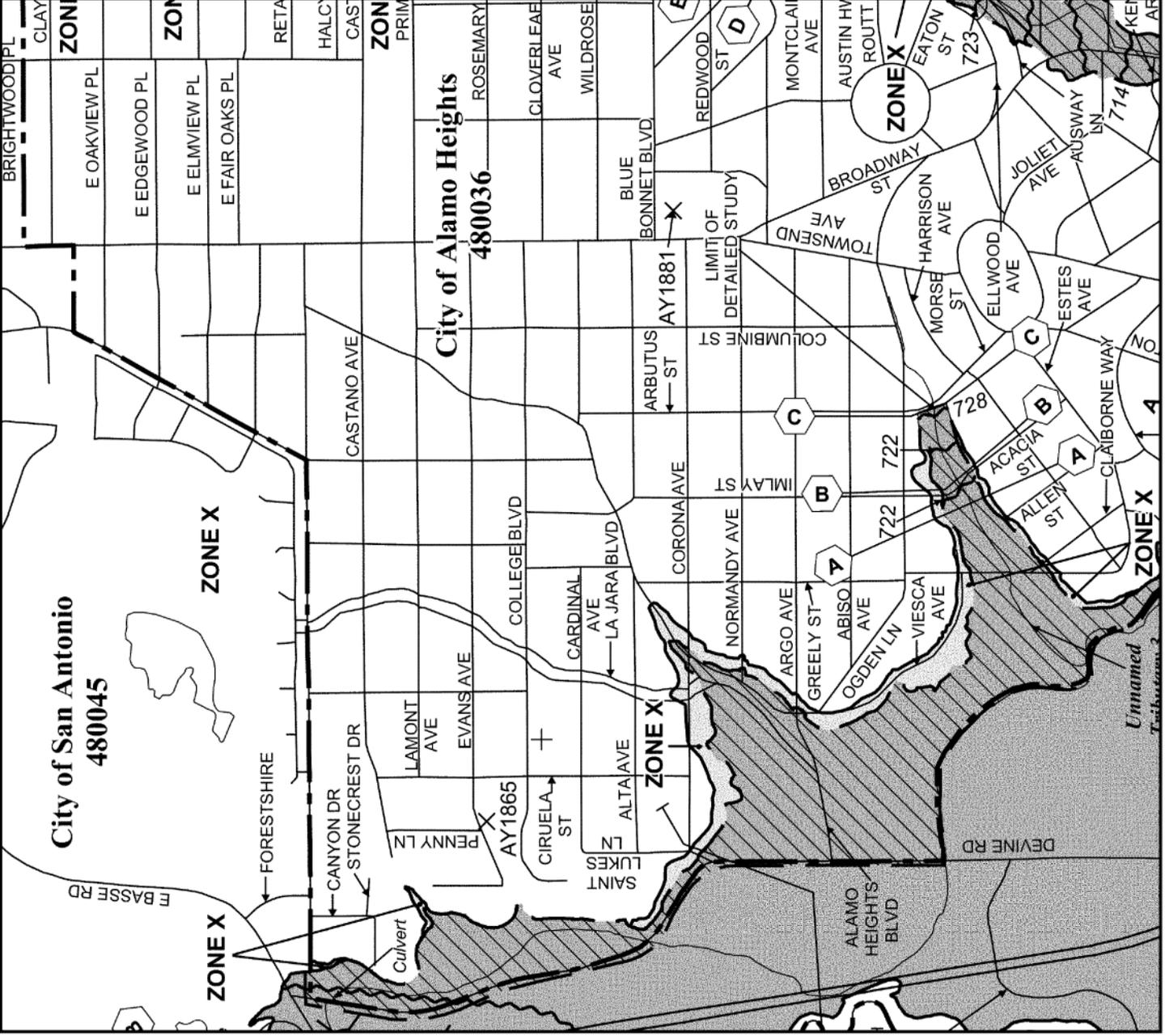
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER  
48029C0405G

MAP REVISED  
SEPTEMBER 29, 2010  
Federal Emergency Management Agency

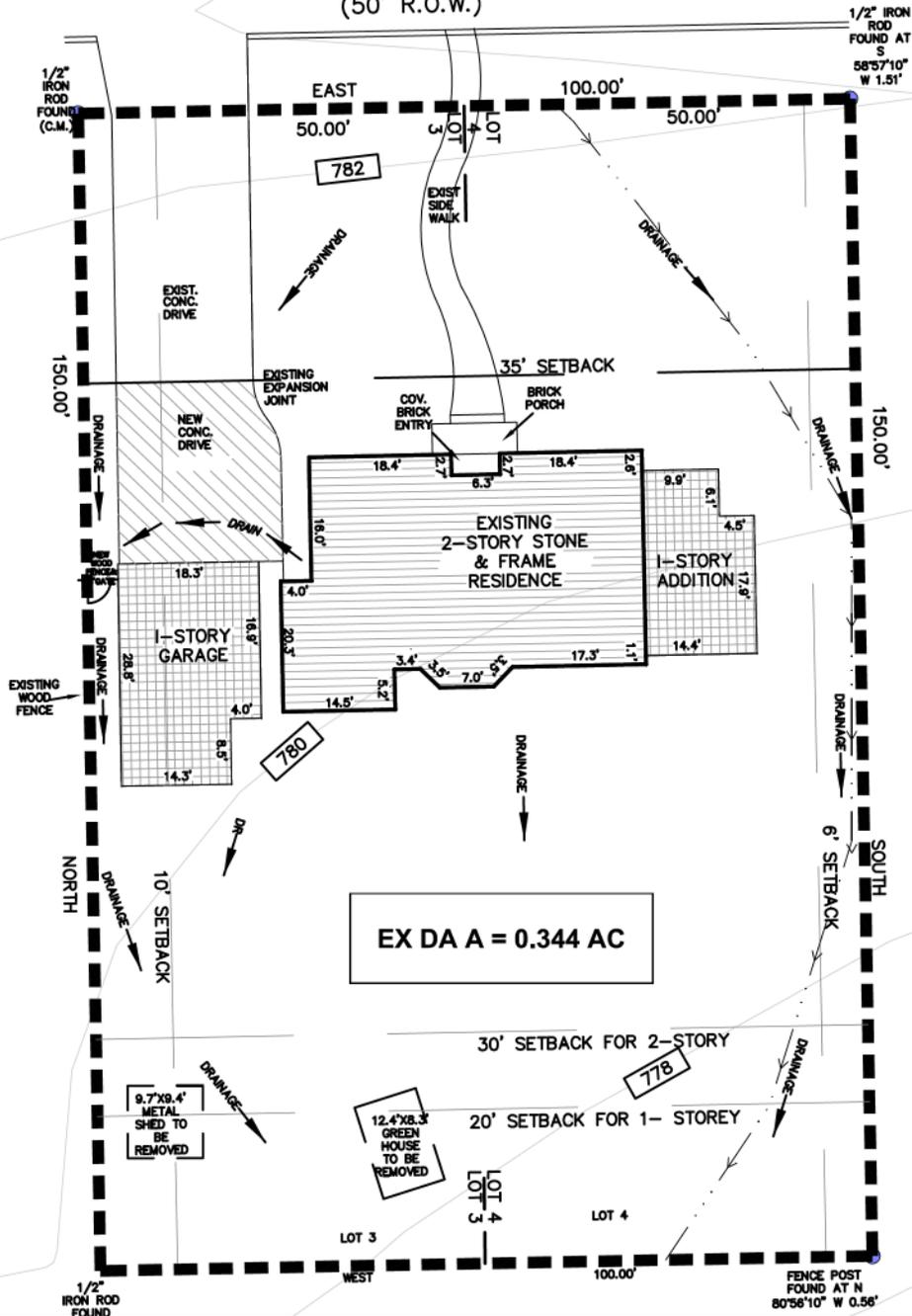


This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



# LAMONT AVENUE

(50' R.O.W.)



EX DA A = 0.344 AC

## RUNOFF FLOW RATES

Reference Point	Drainage Areas	C	Drainage Area (ac)	Tc (min)	I(5) (in/hr)	I(25) (in/hr)	I(100) (in/hr)	Q(5) (cfs)	Q(25) (cfs)	Q(100) (cfs)
EX - Onsite	A	0.59	0.34	13	5.81	7.62	10.40	1.18	1.55	2.11

PROJECT NO

DATE: 8/18/2016

DRAWN BY: JCG DESIGNED BY: JCG

SCALE: N.T.S.

## LAMONT AVE

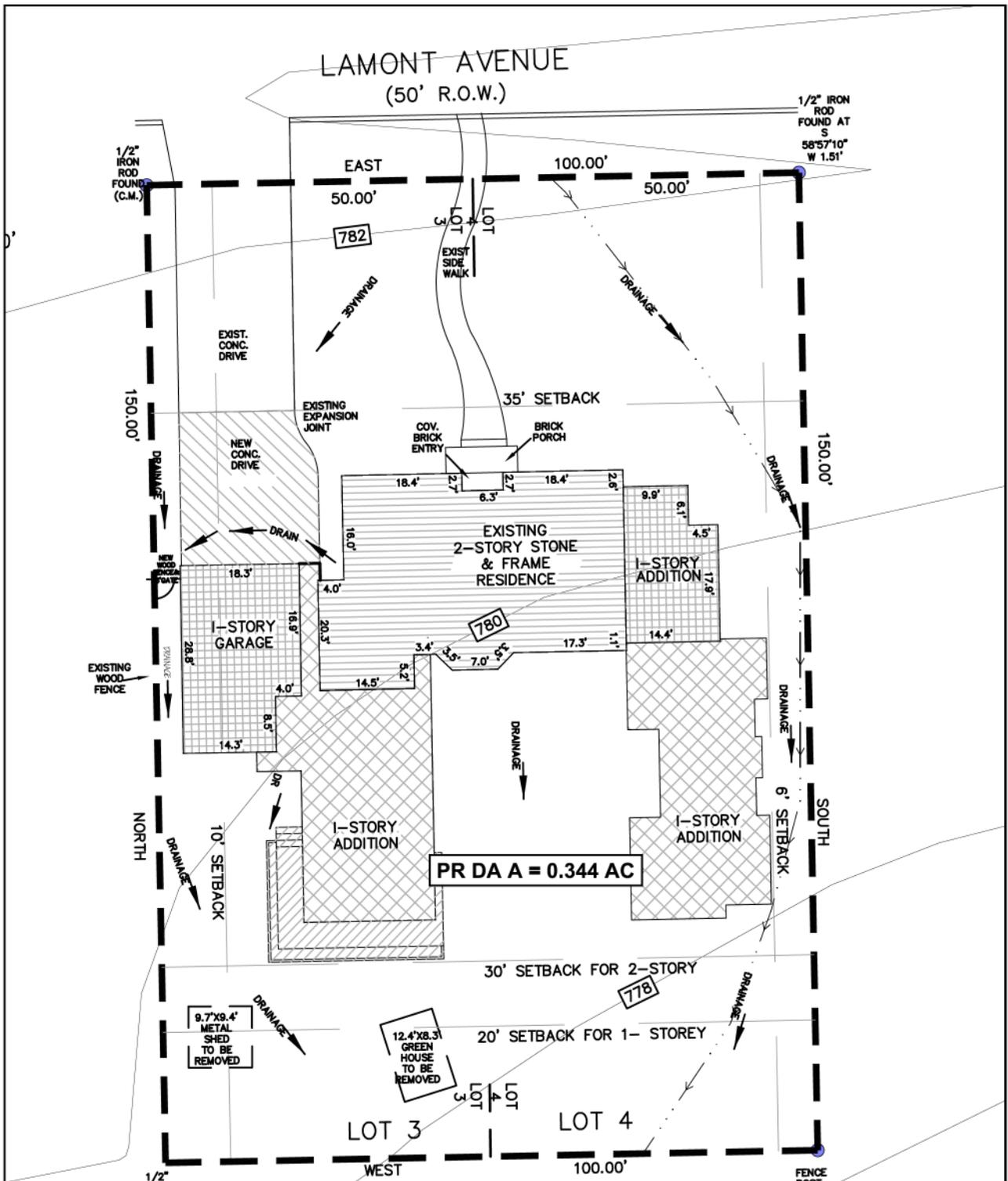
328 LAMONT AVE  
SAN ANTONIO, TEXAS 78209

EXISTING ONSITE

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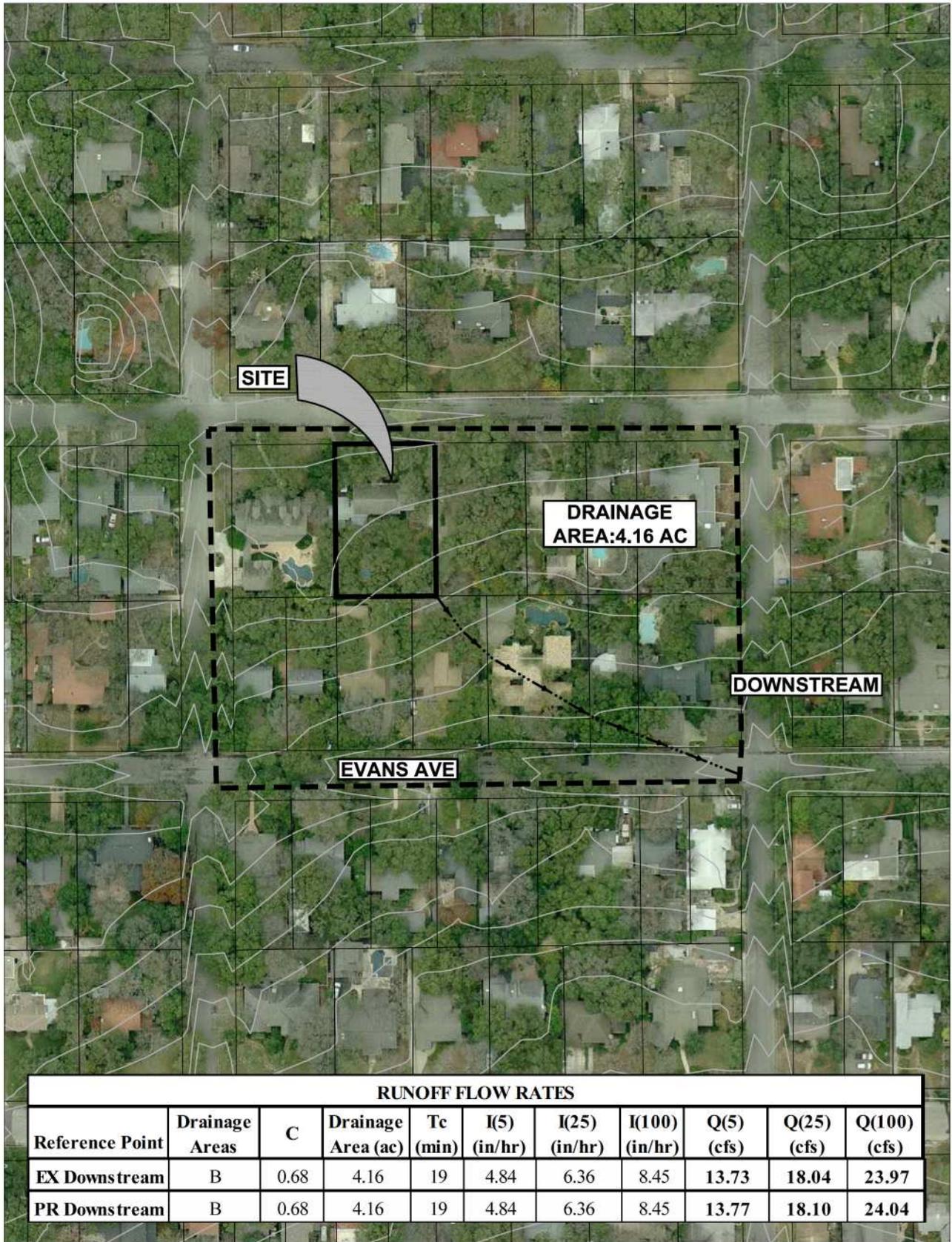
PR DA A = 0.344 AC

RUNOFF FLOW RATES										
Reference Point	Drainage Areas	C	Drainage Area (ac)	Tc (min)	I(5) (in/hr)	I(25) (in/hr)	I(100) (in/hr)	Q(5) (cfs)	Q(25) (cfs)	Q(100) (cfs)
PR-Onsite	A	0.62	0.34	13	5.81	7.62	10.40	1.24	1.63	2.22

PROJECT NO.  
 DATE: 8/20/2016  
 DRAWN BY: JCC DESIGNED BY: JCC  
 SCALE: N.T.S.

**LAMONT AVE.**  
 328 LAMONT AVE  
 SAN ANTONIO, TEXAS 78209  
**PROPOSED ONSITE**

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PROJECT NO.

DATE: 8/19/16

DRAWN BY: A.S. DESIGNED BY: A.S.

SCALE: N.T.S.

**LAMONT AVE**  
 328 LAMONT AVE  
 SAN ANTONIO, TEXAS 78209

**DOWNSTREAM**

**K Love**  
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LAMONT AVE

<b>RUNOFF FLOW RATES</b>										
<b>Reference Point</b>	<b>Drainage Areas</b>	<b>C</b>	<b>Drainage Area (ac)</b>	<b>Tc (min)</b>	<b>I(5) (in/hr)</b>	<b>I(25) (in/hr)</b>	<b>I(100) (in/hr)</b>	<b>Q(5) (cfs)</b>	<b>Q(25) (cfs)</b>	<b>Q(100) (cfs)</b>
<b>EX - Onsite</b>	A	0.59	0.34	13	5.81	7.62	10.40	1.18	1.55	2.11
<b>PR-Onsite</b>	A	0.62	0.34	13	5.81	7.62	10.40	1.24	1.63	2.22
<b>EX Downstream</b>	B	0.68	4.16	19	4.84	6.36	8.45	13.73	18.04	23.97
<b>PR Downstream</b>	B	0.68	4.16	19	4.84	6.36	8.45	13.77	18.10	24.04

## Time of Concentration Worksheet

LAMONT AVE		Point	EX	PR	EX	PR
			(Onsite)	(Onsite)	Downstream	Downstream
		Areas	A	A	B	B
<i>Time of Concentration</i>						
<i>Overland</i>	<i>Length</i>	<i>ft</i>	167	167	300	300
<i>(1st Area)</i>	<i>n</i>		0.400	0.400	0.400	0.400
	<i>slope</i>	<i>ft/ft</i>	0.033	0.033	0.033	0.033
	<i>Tc</i>	<i>min</i>	13.09	13.09	17.21	17.21
		<i>hr</i>	0.22	0.22	0.29	0.29
<i>Overland</i>	<i>Length</i>	<i>ft</i>	0	0	0	0
<i>(2nd Area)</i>	<i>n</i>		0.020	0.020	0.020	0.020
	<i>slope</i>	<i>ft/ft</i>	0.011	0.010	0.024	0.024
	<i>Tc</i>	<i>min</i>	0.00	0.00	0.00	0.00
		<i>hr</i>	0.00	0.00	0.00	0.00
<i>Concentrated</i>	<i>Length</i>	<i>ft</i>	0	0	186	186
<i>(Unpaved)</i>	<i>Slope</i>	<i>ft/ft</i>	0.003	0.054	0.024	0.024
	<i>Velocity</i>	<i>ft/sec</i>	0.85	3.75	2.50	2.50
	<i>Tt</i>	<i>min</i>	0.00	0.00	1.24	1.24
		<i>hr</i>	0.00	0.00	0.02	0.02
<i>Concentrated</i>	<i>Length</i>	<i>ft</i>	0	0	38	38
<i>(Paved)</i>	<i>Slope</i>	<i>ft/ft</i>	0.025	0.010	0.052	0.052
	<i>Velocity</i>	<i>ft/sec</i>	3.21	2.03	4.64	4.64
	<i>Tt</i>	<i>min</i>	0.00	0.00	0.14	0.14
		<i>hr</i>	0.00	0.00	0.00	0.00
<i>Channel</i>	<i>Length</i>	<i>ft</i>	0	0	0	0
	<i>Velocity</i>	<i>ft/sec</i>	6.00	6.00	6.00	6.00
	<i>Tt</i>	<i>min</i>	0.00	0.00	0.00	0.00
		<i>hr</i>	0.00	0.00	0.00	0.00
<b>Total Time of Concentration</b>		<b>min</b>	<b>13.1</b>	<b>13.1</b>	<b>18.6</b>	<b>18.6</b>
		<b>hr</b>	<b>0.22</b>	<b>0.22</b>	<b>0.31</b>	<b>0.31</b>

### Equations

#### Kerby Method for Overland Flow

$$T_c = \{(0.67 * n * \text{length}) / (\text{sqrt of the slope})\}^{0.467}$$

#### SCS TR-55 Method for Concentrated Flow

$$V = 16.1345 * (\text{sqrt of the slope}) \quad \{\text{unpaved}\}$$

$$V = 20.3282 * (\text{sqrt of the slope}) \quad \{\text{paved}\}$$

$$T_t = \text{length} / 3600 * V$$

#### Channel Flow

$$T_t = \text{Length} / 3600 * V$$

$$T_c (\text{Total}) = T_c (\text{overland}) + T_t (\text{concentrated}) + T_t (\text{channel})$$

# Channel Report

## Evans Ave. Q 5 yr EX

### User-defined

Invert Elev (ft) = 766.00  
Slope (%) = 2.00  
N-Value = 0.018

### Calculations

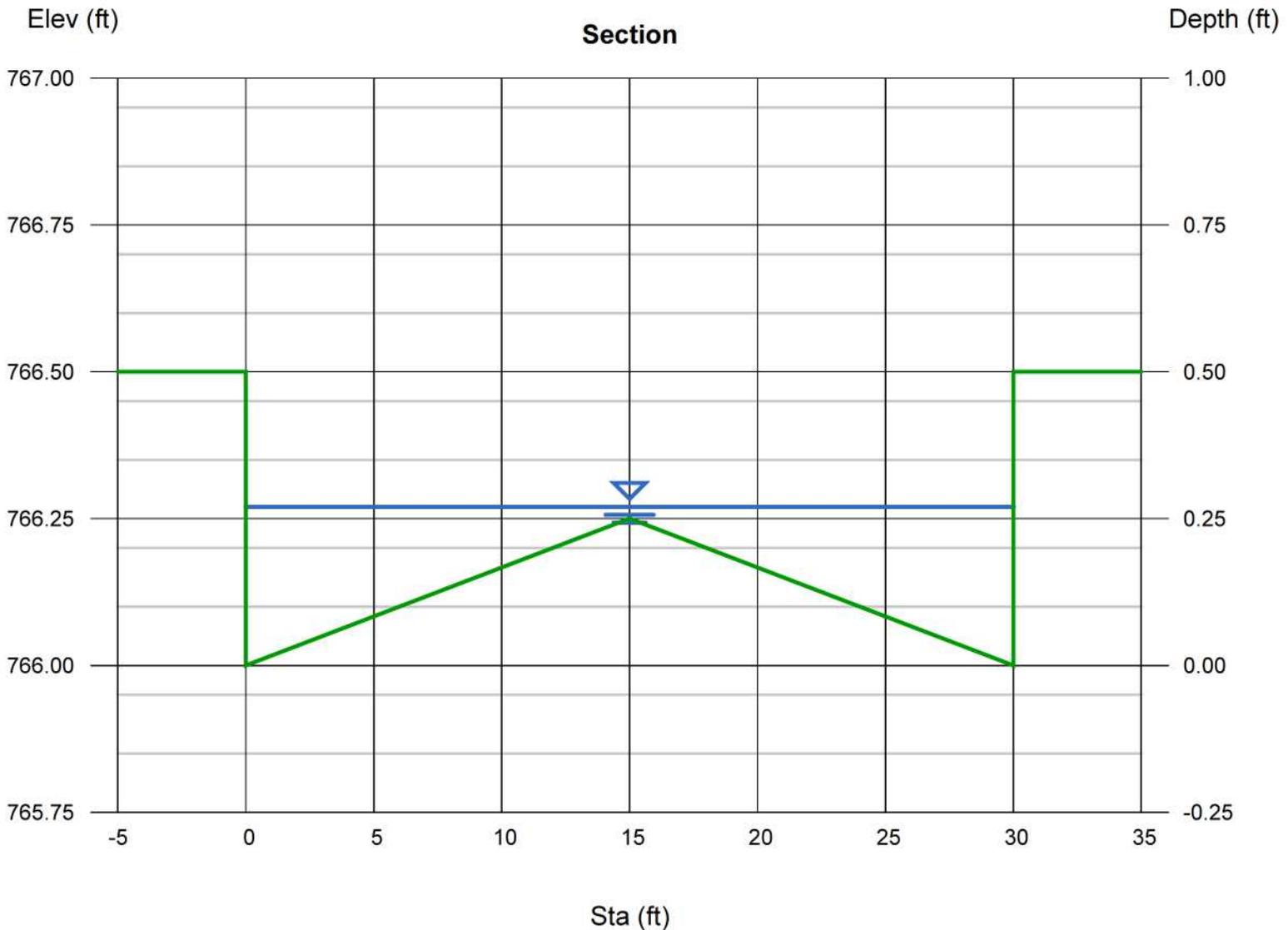
Compute by: Known Q  
Known Q (cfs) = 13.73

### Highlighted

Depth (ft) = 0.27  
Q (cfs) = 13.73  
Area (sqft) = 4.35  
Velocity (ft/s) = 3.16  
Wetted Perim (ft) = 30.54  
Crit Depth, Yc (ft) = 0.32  
Top Width (ft) = 30.00  
EGL (ft) = 0.42

### (Sta, El, n)-(Sta, El, n)...

(0.00, 766.50)-(15.00, 766.25, 0.018)-(30.00, 766.00, 0.018)-(30.00, 766.50, 0.018)



# Channel Report

## Evans Ave. Q 5 yr ULT/PR

### User-defined

Invert Elev (ft) = 766.00  
Slope (%) = 2.00  
N-Value = 0.018

### Calculations

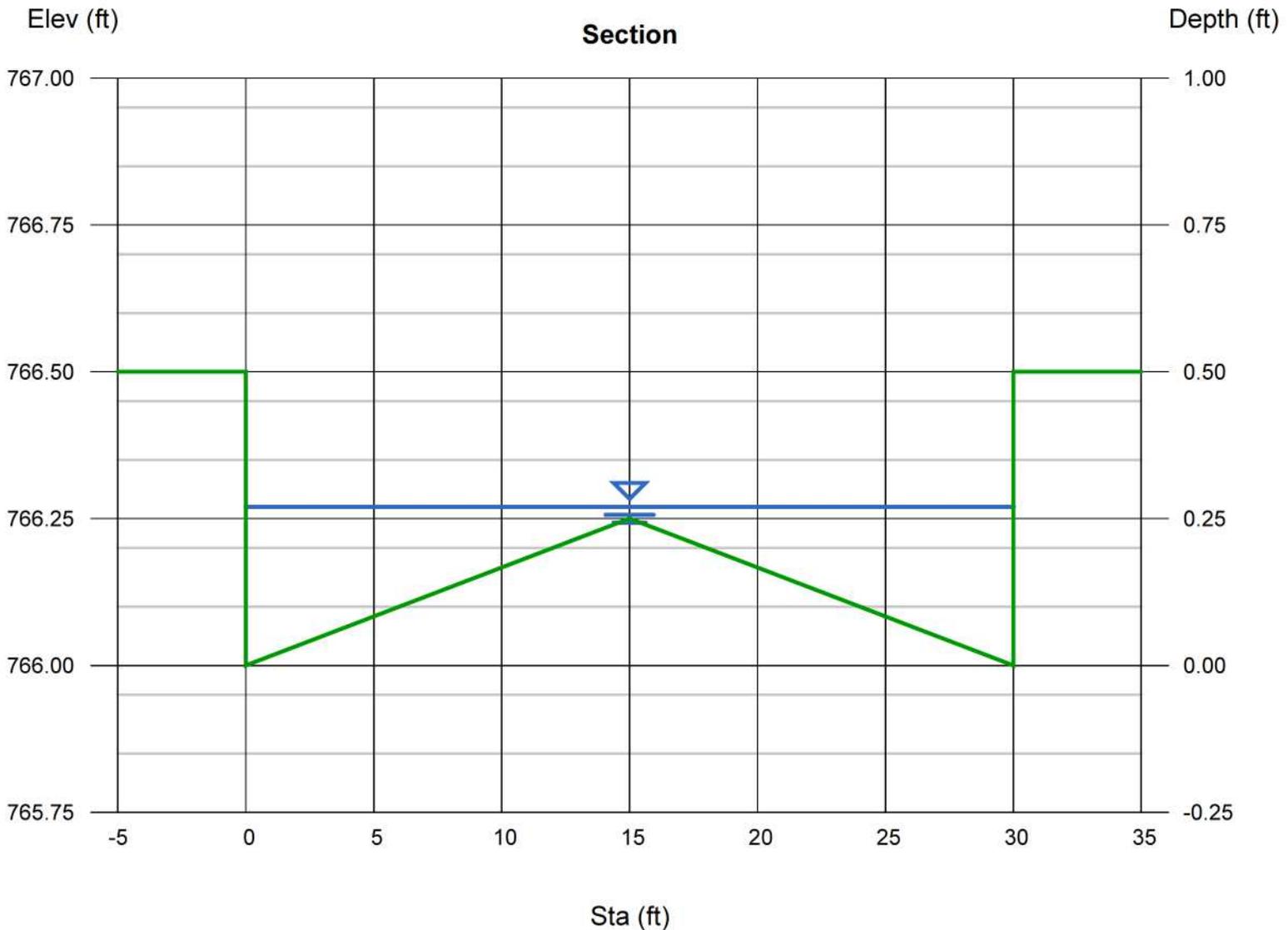
Compute by: Known Q  
Known Q (cfs) = 13.77

### Highlighted

Depth (ft) = 0.27  
Q (cfs) = 13.77  
Area (sqft) = 4.35  
Velocity (ft/s) = 3.17  
Wetted Perim (ft) = 30.54  
Crit Depth, Yc (ft) = 0.32  
Top Width (ft) = 30.00  
EGL (ft) = 0.43

### (Sta, El, n)-(Sta, El, n)...

(0.00, 766.50)-(15.00, 766.25, 0.018)-(30.00, 766.00, 0.018)-(30.00, 766.50, 0.018)



# Channel Report

## Evans Ave. Q 25 yr EX

### User-defined

Invert Elev (ft) = 766.00  
Slope (%) = 2.00  
N-Value = 0.018

### Calculations

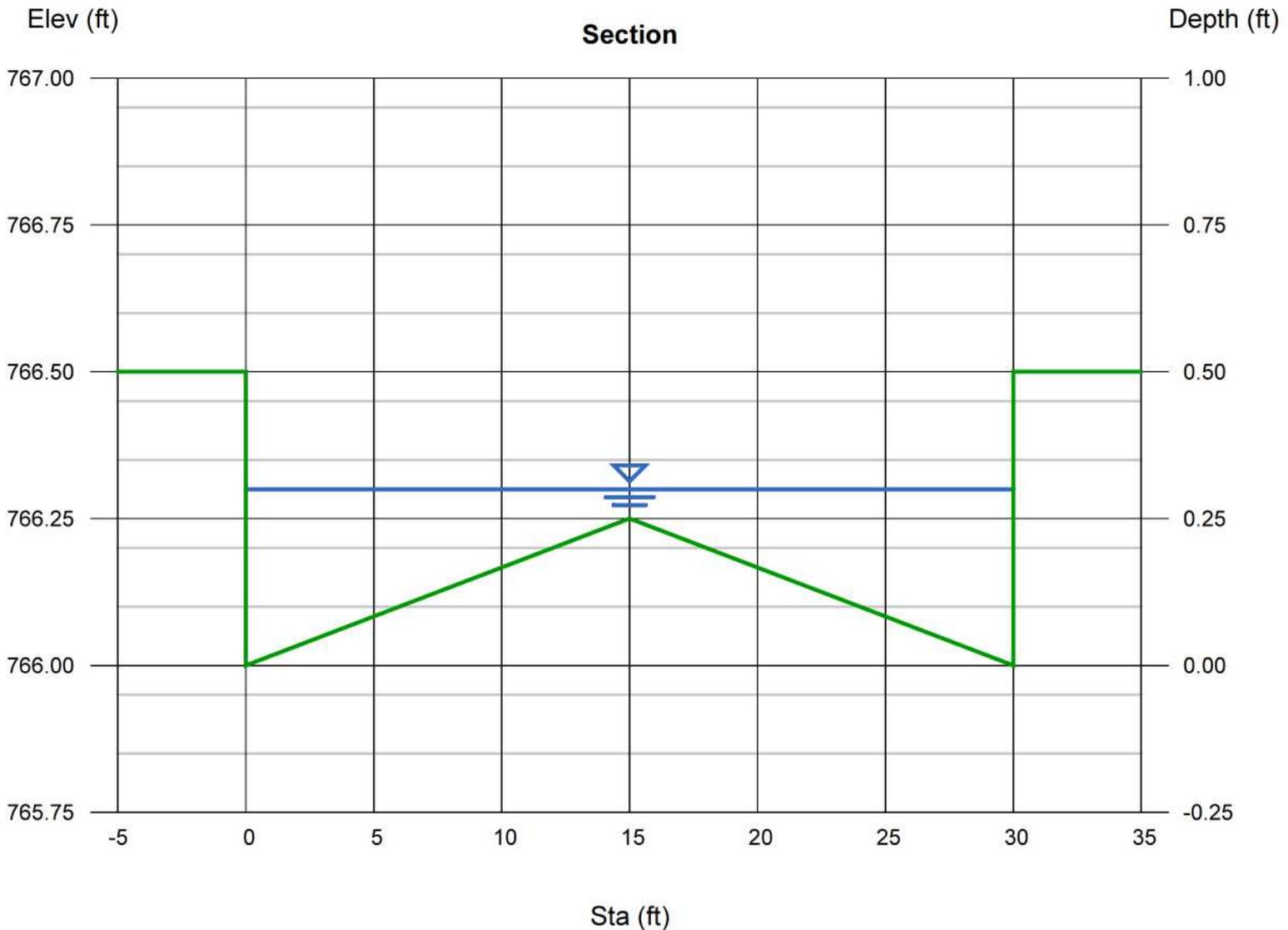
Compute by: Known Q  
Known Q (cfs) = 18.04

### Highlighted

Depth (ft) = 0.30  
Q (cfs) = 18.04  
Area (sqft) = 5.25  
Velocity (ft/s) = 3.44  
Wetted Perim (ft) = 30.60  
Crit Depth, Yc (ft) = 0.35  
Top Width (ft) = 30.00  
EGL (ft) = 0.48

### (Sta, El, n)-(Sta, El, n)...

(0.00, 766.50)-(15.00, 766.25, 0.018)-(30.00, 766.00, 0.018)-(30.00, 766.50, 0.018)



# Channel Report

## Evans Ave. Q 25 yr PR/ULT

### User-defined

Invert Elev (ft) = 766.00  
Slope (%) = 2.00  
N-Value = 0.018

### Calculations

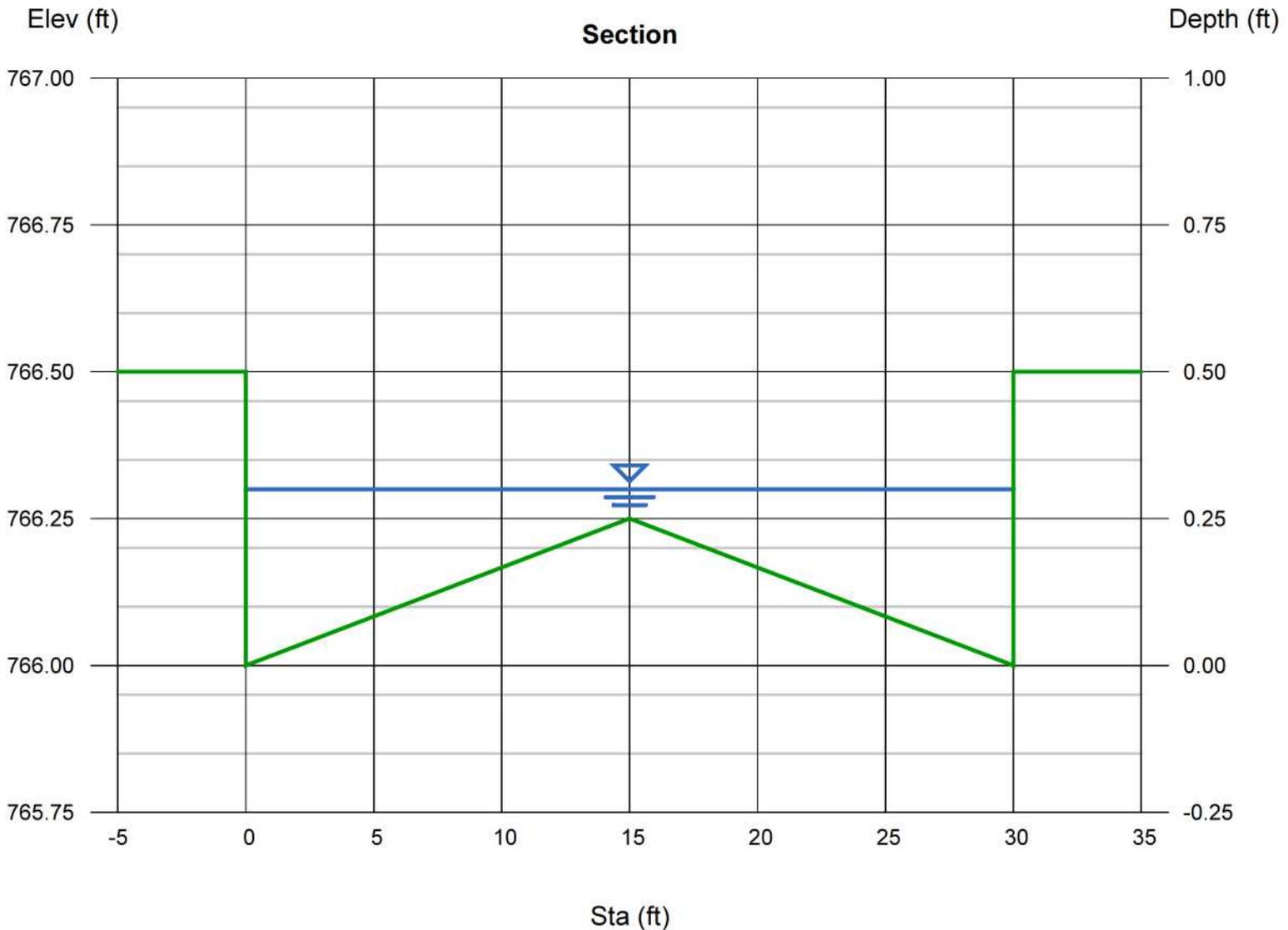
Compute by: Known Q  
Known Q (cfs) = 18.10

### Highlighted

Depth (ft) = 0.30  
Q (cfs) = 18.10  
Area (sqft) = 5.25  
Velocity (ft/s) = 3.45  
Wetted Perim (ft) = 30.60  
Crit Depth, Yc (ft) = 0.35  
Top Width (ft) = 30.00  
EGL (ft) = 0.48

### (Sta, El, n)-(Sta, El, n)...

(0.00, 766.50)-(15.00, 766.25, 0.018)-(30.00, 766.00, 0.018)-(30.00, 766.50, 0.018)



# Channel Report

## Evans Ave. Q 100 yr EX

### User-defined

Invert Elev (ft) = 766.00  
Slope (%) = 2.00  
N-Value = 0.018

### Calculations

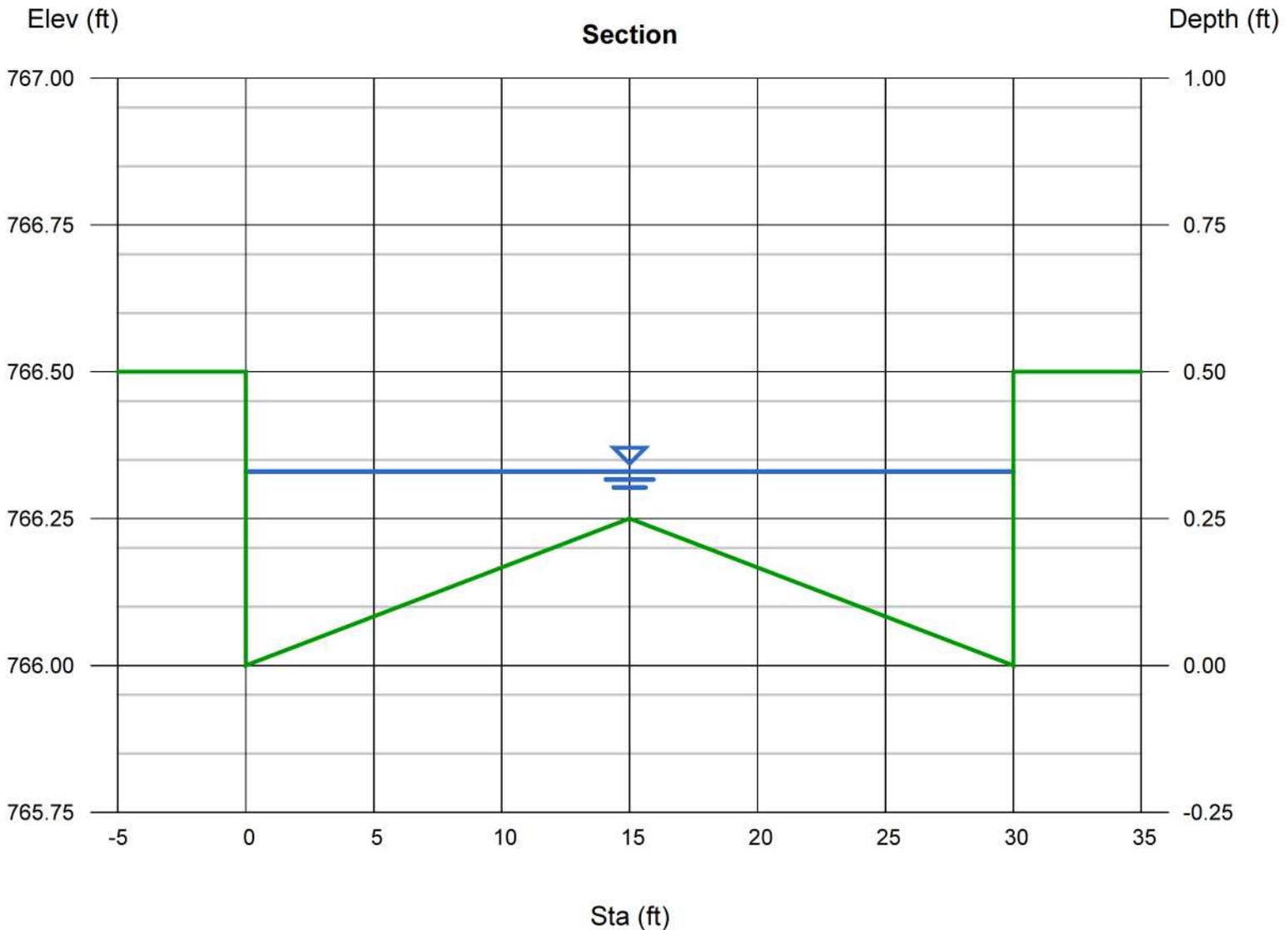
Compute by: Known Q  
Known Q (cfs) = 23.97

### Highlighted

Depth (ft) = 0.33  
Q (cfs) = 23.97  
Area (sqft) = 6.15  
Velocity (ft/s) = 3.90  
Wetted Perim (ft) = 30.66  
Crit Depth, Yc (ft) = 0.40  
Top Width (ft) = 30.00  
EGL (ft) = 0.57

### (Sta, El, n)-(Sta, El, n)...

(0.00, 766.50)-(15.00, 766.25, 0.018)-(30.00, 766.00, 0.018)-(30.00, 766.50, 0.018)



# Channel Report

## Evans Ave. Q 100 yr PR/ULT

### User-defined

Invert Elev (ft) = 766.00  
Slope (%) = 2.00  
N-Value = 0.018

### Calculations

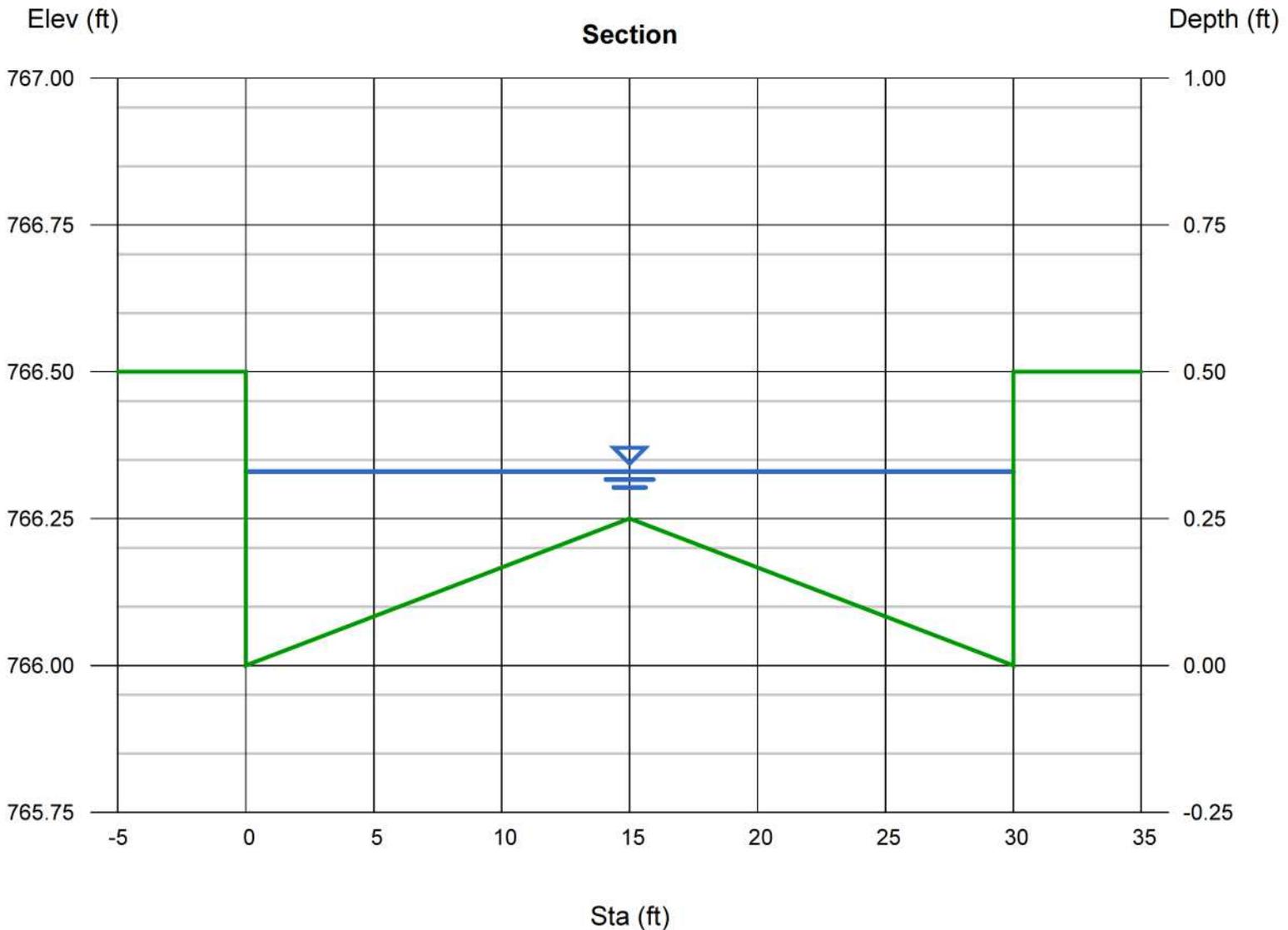
Compute by: Known Q  
Known Q (cfs) = 24.04

### Highlighted

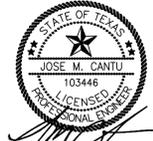
Depth (ft) = 0.33  
Q (cfs) = 24.04  
Area (sqft) = 6.15  
Velocity (ft/s) = 3.91  
Wetted Perim (ft) = 30.66  
Crit Depth, Yc (ft) = 0.40  
Top Width (ft) = 30.00  
EGL (ft) = 0.57

### (Sta, El, n)-(Sta, El, n)...

(0.00, 766.50)-(15.00, 766.25, 0.018)-(30.00, 766.00, 0.018)-(30.00, 766.50, 0.018)



# PAGE RESIDENCE

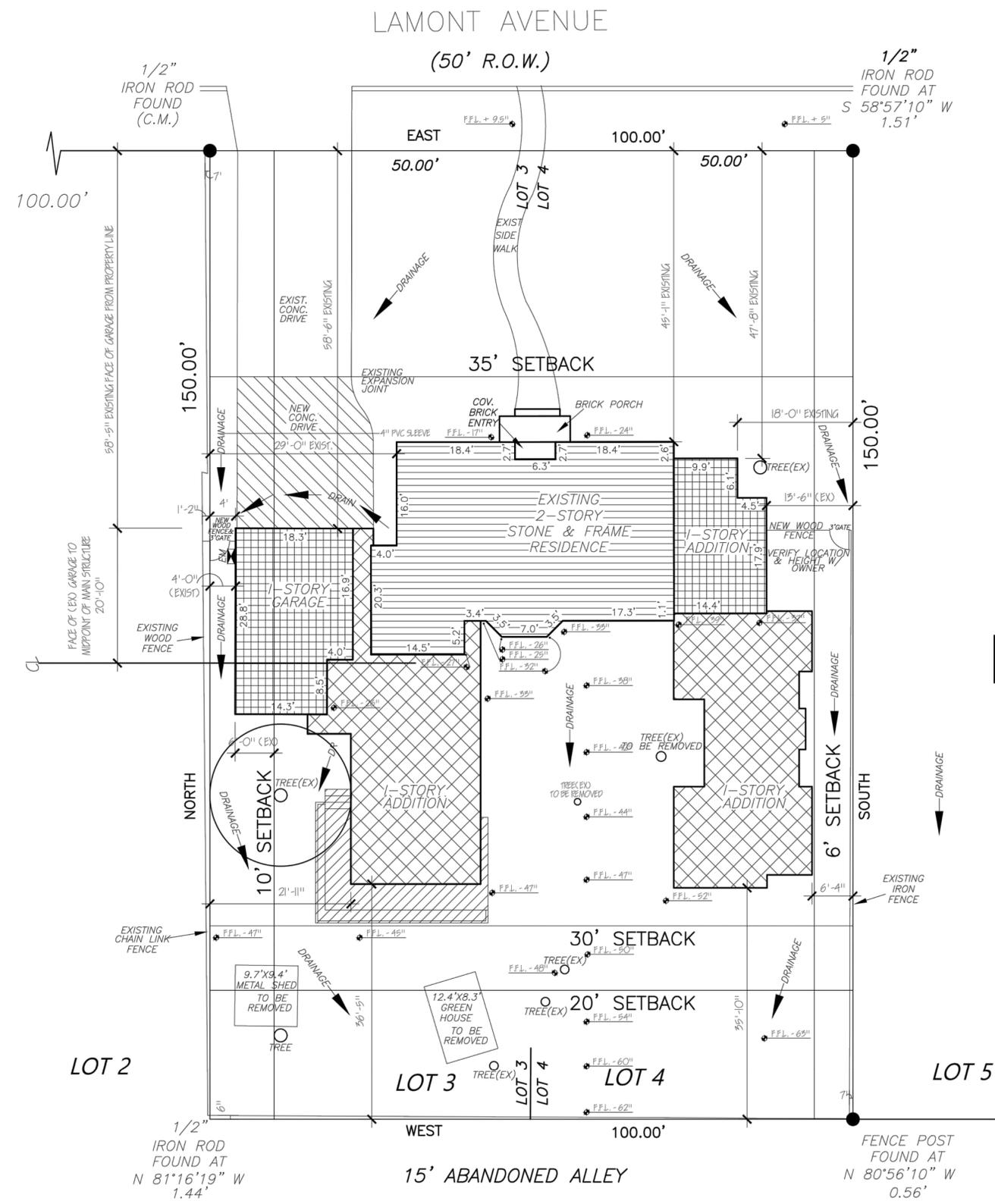


8/22/16

**Klove ENGINEERING**  
 Site Development Engineering Services  
 Firm No. 11042  
 22610 US Highway 281 N., Ste. 204, San Antonio, Texas 78238  
 (210) 485-5683  
 www.kloveengineering.com

**PT CUSTOM DESIGNS**

28991 IH10 WEST, STE 280 BOERNE, TX 78006 (210) 698-7806



- EXISTING LIVING - REFURBISHED AS IS
- NEW LIVING CONSTRUCTION
- REBUILT EXISTING - GUTTED & RE-POPOSED
- NEW DRIVEWAY
- NEW UNCOVERED TERRACE
- NEW POOL, POOL DECK & LANDSCAPING FEATURES BY OTHERS

THESE DRAWINGS ARE BASED ON IDEAS FROM THE CUSTOMER AND THE DESIGNER. ALL LOCATIONS AND DIMENSIONS ARE TO BE FIELD-VERIFIED BY THE CUSTOMER AND CONTRACTOR PRIOR TO START OF WORK.

**PAGE RESIDENCE**

SCALE: 1" = 10'-0"

CLIENT: CLAY AND LAURA PAGE  
 ADDRESS: 328 LAMONT AVE.  
 CITY/STATE: SAN ANTONIO, TX 78209

FILE: PAGE-7  
 DATE: 07 APR 2016  
 DRAWN BY: MJM  
 REVISIONS:

SHEET  
 OF  
 640