CITY OF ALAMO HEIGHTS

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

Architectural Review Board Meeting
Tuesday, September 20, 2016 – 5:30 P.M.
6116 Broadway St – City Council Chambers

Case No. 644 F – 630 Lamont

Request of Richard Garison, Shelly Home Company, applicant, representing Robert & Catherine Jones, owners, for the compatibility review of the proposed replacement structure located at 630 Lamont under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a new single-family residence with detached accessory structure.

Chapter 5 of Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Any recommendation will be forwarded to the City Council for final review. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.

Plans may be viewed online* (http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/), at the Community Development Services Department (6116 Broadway St), or you may contact Lety Hernandez (lhernandez@alamoheightstx.gov), Eli J Briseno (ebriseno@alamoheightstx.gov), Jason B Lutz (jlutz@alamoheightstx.gov), 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.**

JONES RESIDENCE 630 LAMONT

Robert and Catherine Jones recently purchased this vacant lot with the intent of constructing their family home within the Alamo Heights community. The traditional 2 story, 5,286 square foot house features a full width covered porch at both the front and rear of the house. Horizontal hardiboard siding with numerous large expanses of windows and french doors represent the exterior walls. A detached two car garage is located at the rear of the property. The homeowners will contribute to the tree mitigation fund in order to remove the heritage Oak tree located within the buildings footprint. All requirements of the Residential Design Guidelines have been met and no variances have been requested.

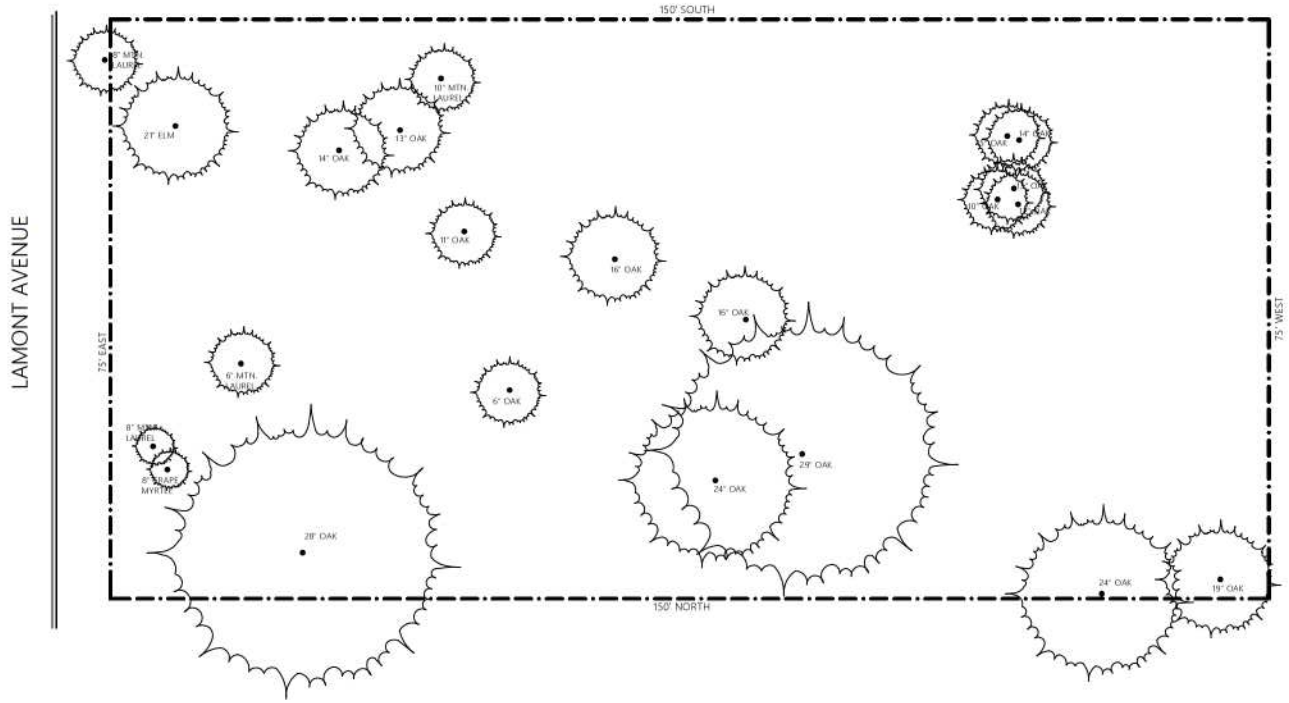
CORKER DESIGNS

SITE VIEW LOOKING SOUTH

CORKER DESIGNS

SITE VIEW LOOKING NORTH

CORKER DESIGNS

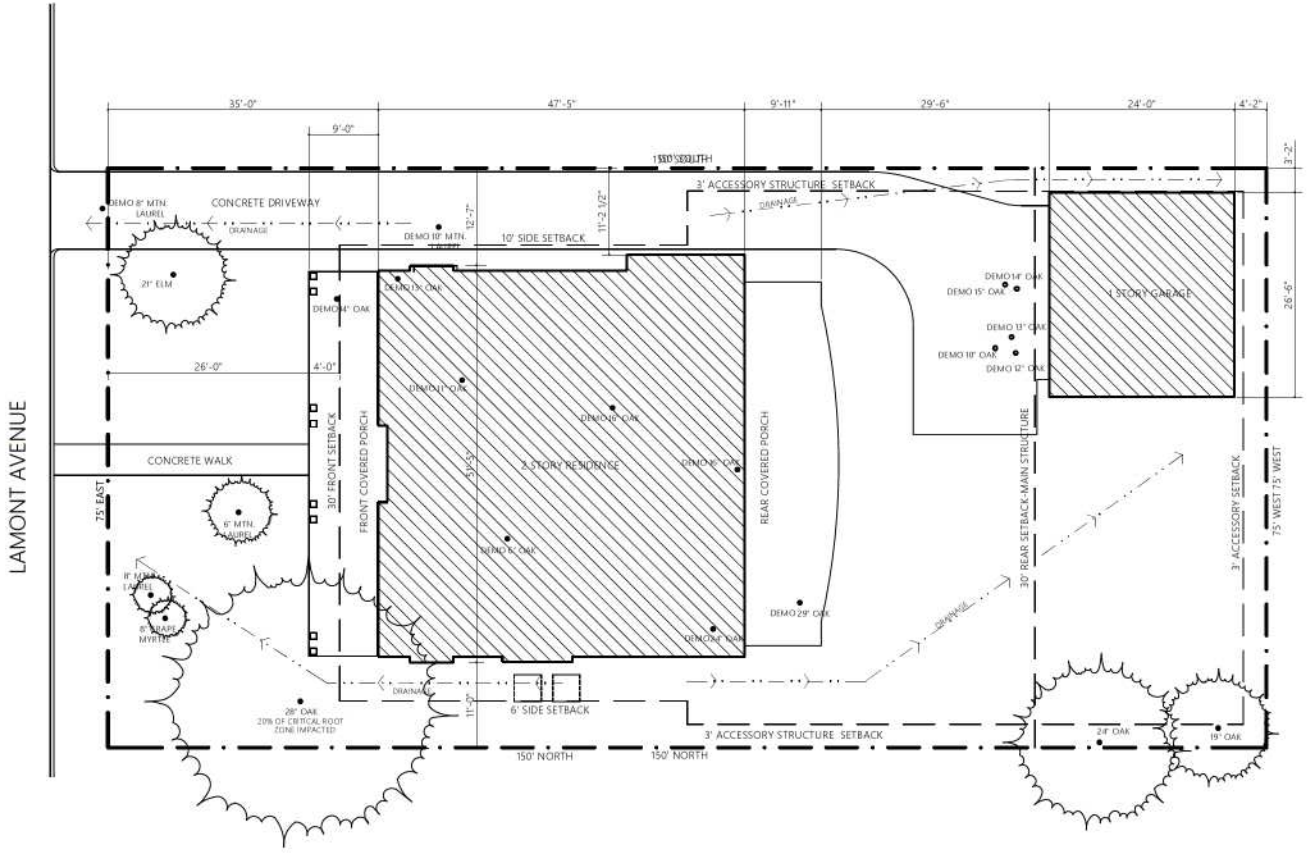


NORTH

EXISTING SITE PLAN

0 5 10 15 20

CORKER DESIGNS



NORTH

PROPOSED SITE PLAN

0 5 10 15 20

CORKER DESIGNS

FRONT ELEVATION

0' 5' 10' 15' 20'

CORKER DESIGNS

REAR ELEVATION

0′ 5′ 10′ 15′ 20′

CORKER DESIGNS

LEFT SIDE ELEVATION

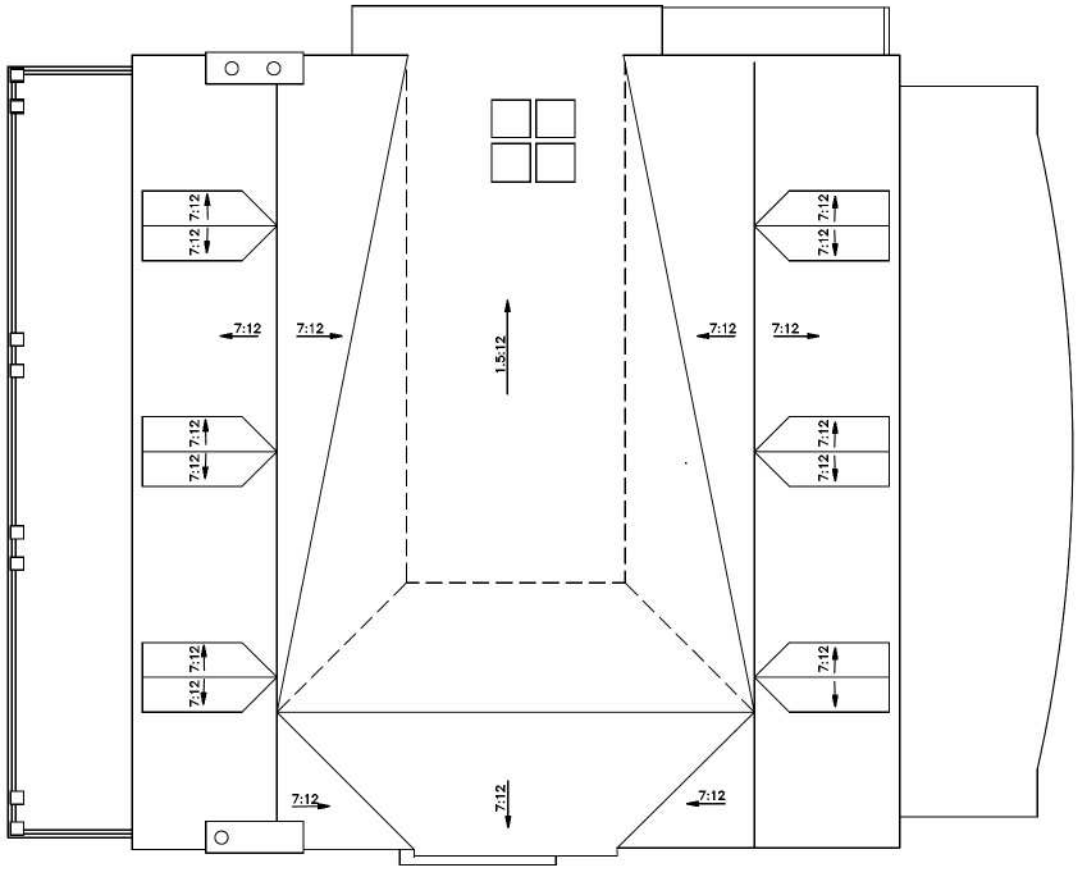
0' 5' 10' 15' 20'

CORKER DESIGNS

RIGHT SIDE ELEVATION

0' 5' 10' 15' 20'

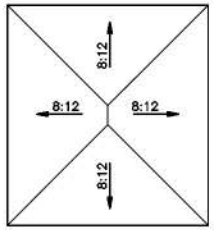
CORKER DESIGNS



NORTH

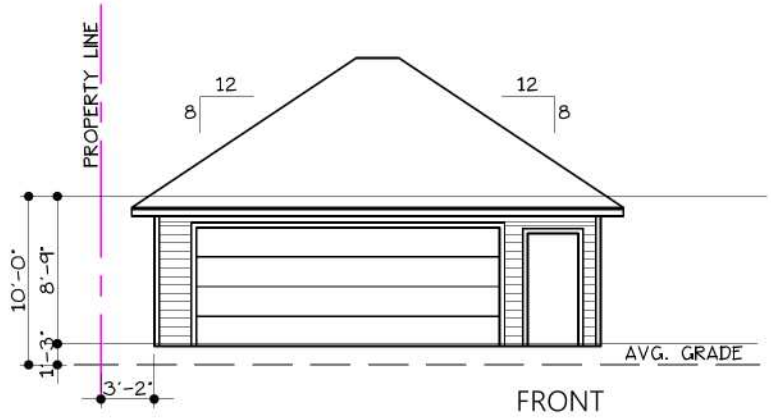
PROPOSED ROOF PLAN

0 5 10 15 20

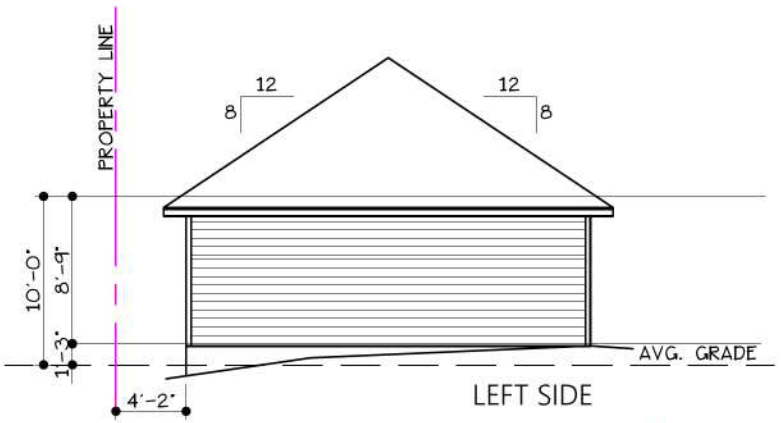


GARAGE ROOF PLAN

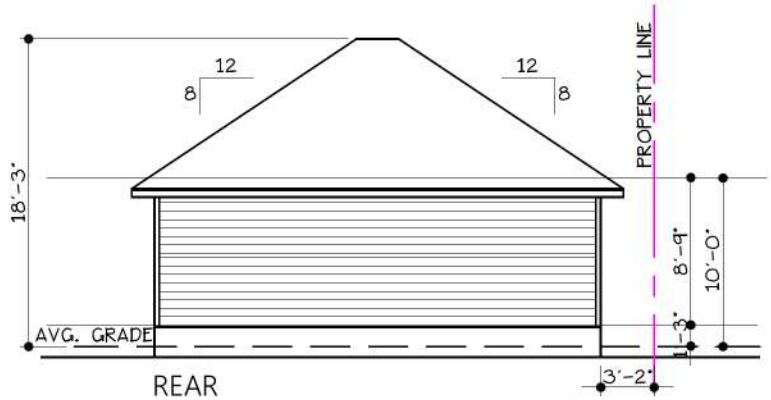
CORKER DESIGNS



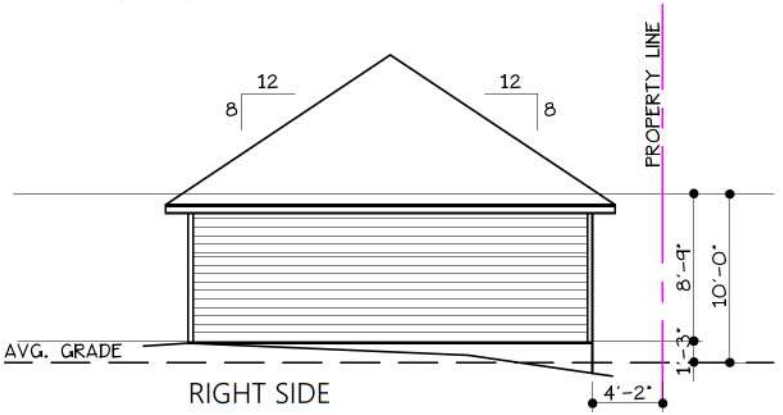
FRONT



LEFT SIDE



REAR



RIGHT SIDE

GARAGE ELEVATIONS

0' 5' 10' 15' 20'

CORKER DESIGNS

Lot Coverage and FAR Calculation Worksheet

Property Address 630 Lamont

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
LOT COVERAGE*	**Applicant**	**Staff**	**Applicant**	**Staff**
Lot area	11,250		11,250	
Main house footprint			2,314	
Front porch (unless exempted - see definition below)			exempted	
Side porch 1				
Side porch 2				
Rear porch			528	
Garage footprint			636	
Carport footprint				
Shed footprint				
Breezeways				
Covered patio structure				
Other accessory structures				
Total (total lot coverage/lot area):	/	/	3,478 / 11,250	/
Total Lot Coverage:	0 %	%	31 %	%
FLOOR AREA RATIO (FAR)**				
Lot area			11,250	
Main house: 1st floor			2,314	
Main house: 2nd floor			2,336	
Garage: 1st floor			636	
Garage: 2nd floor				
Other structures (unless exempted - see definition below)				
Total (total FAR/lot area):	/	/	5,286 / 11,250	/
Total FAR:	0. 000	0.	0. 469	0.

CORKER DESIGNS

GENERAL NOTES

1. CONTRACTOR TO CONFORM TO ALL APPLICABLE BUILDING CODES, APPLY FOR ALL PERMITS AND INSPECTIONS TO COMPLETE WORK AS PER CITY AND UNIFORM BUILDING CODES.
2. CONTRACTOR/OWNER/CLIENT ALTERATIONS OR SUBSTITUTIONS TO THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER/CLIENT TO COORDINATE WITH THE RELEASED DOCUMENTS.
3. CONTRACTOR TO SCHEDULE MEETINGS WITH CORKER DESIGNS:
   1. SITE LAYOUT PRE-START TO FOUNDATION.
   2. FOUNDATION COMPLETION, PRE-FRAMING START.
   3. FRAMING COMPLETION, PLUMBING START, ALSO MEET WITH ELECTRICIAN.
   4. CABINETRY/TRIM START.
   5. ELECTRICAL & PLUMBING TRIM OUT COMPLETE-FINAL PUNCH LIST.
4. PLAN DIMENSIONS ARE TO FACE OF STUD OR EXTERIOR FACE OF BRICK/FOUDATION.
5. INTERIOR DIMENSIONS ARE TO FACE OF 6YP BOARD.
6. FOUNDATION SHALL ADHERE TO DESIGN PROVIDED BY STRUCTURAL ENGINEER. SHEET S-1 INDICATES THE DIMENSIONAL GUIDELINES TO LAYOUT THE FOUNDATION.
7. DECK FOOTINGS, POST AND FRAMING SHALL BE TO BUILDER'S STANDARD PRACTICE. FRAMING SIZING AND SPACING SHALL BE CONFIRMED WITH CORKER DESIGNS.
8. WINDOWS NOTED ON PLANS NEED TO BE VERIFIED BY FRAMER BEFORE FRAMING TO MAKE SURE WINDOWS ORDERED, AND CURRENT MANUFACTURERS DIMENSIONS ARE ACCURATELY NOTED.
9. WINDOWS SPECIFIED NEED TO BE CHECKED BY INSTALLED TO BE SURE CURRENT MANUFACTURING DIMENSIONS MEET EGRESS REQUIREMENTS IN SLEEPING ROOMS.
10. METAL, VINYL OR ADHESIVE FLASHING SHALL BE INSTALLED AT ALL HORIZONTAL WOOD TRIM, OPENINGS AND TERMINATION'S OF SIDING. EXPOSED FLASHING SHALL BE PAINTED TO MATCH ADJACENT TRIM.
11. SITE CONCRETE/PAVING SHALL BE LAID OUT AS DIMENSIONED. FINAL LAYOUT SHALL BE APPROVED BY BUILDER BEFORE FINAL POUR.
12. HEATING AND COOLING SYSTEM SHALL BE DESIGNED BY INSTALLER. SUPPLY AND RETURN VENTS SHALL ALIGN WITH LIGHT OR CENTER ON WALLS AND CEILING AREAS. THERMOSTATS SHALL BE LOCATED CENTRALLY 10' FROM JAMB OF ADJACENT DOOR TO AVOID CONFLICT WITH FURNISHINGS & TRIM.
13. ELECTRICAL INSTALLER SHALL LOCATED ROUGH IN BOXES AS INDICATED ON PLANS, WALK THE PROJECT WITH BUILDER/OWNER BEFORE PULLING WIRE FOR FINAL APPROVAL OF LOCATIONS.
14. ELECTRICAL OUTLET, SWITCHES SHALL BE DECORA STYLE, WHITE. DIMMERS SHALL BE DECORA SWITCHES AND

FRAMING NOTES

1. ALL EXTERIOR WALLS TO BE 2x6's @ 16" OC.
2. ALL EXTERIOR WALLS SHALL BE SET OFF FACE OF GRADE BEAM 1/2" TO ALLOW FACE OF EXTERIOR SHEATHING TO FLUSH OUT W/ FACE OF GRADE BEAM.
3. EXTERIOR SHEATHING TO 7/16" OSB, EITHER "ZIP"WALL SYSTEM AND JOINT TAPE OR STANDARD 7/16" OSB W/ HOUSE WRAP. ALL SEAMS TAPED.
4. ALL HORIZONTAL JOINTS IN SHETHING SHALL BE TAPED.
5. INTERIOR WALLS TO BE 2x4's @ 16" OC UNLESS WALL DIMENSIONED AS 2x6.
6. ALL HEADERS ABOVE OPENINGS UP TO 5'-0" TO BE MIN. DOUBLE 2x10's, OPENING GREATER THAN 5'-0" TO BE MIN. TRIPLE 2x10'S OR DOUBLE 2x12's. OPENINGS/SPANS GREATER THAN 8' SHALL BE MIN. DOUBLE 11 1/2"x1 3/4" LVL.
7. ALL HEADERS AND BEAMS TO BEAR A MIN. OF 3" ON WALL ON EACH SIDE OF HEADER.
8. ALL SILLS ON FOUNDATION GRADE BEAM TO BE TREATED 2x6'S FASTENED TO FOUNDATION W/ THREADED ½" ANCHOR BOLTS CAST IN PLACE.
9. FLOOR DECKING SHALL BE 1 1/8" T&G DECKING, ADHESIVE ATTACHMENT TO FLOOR JOISTS W/ MECH. FASTENING AT 8" OC.
10. ROOF JOISTS SHALL BE MIN. 2x8's @ 24" OC. BRACED BELOW TO MAX. SPAN OF 8', ALL ROOF FRAMING AT VAULTED CEILINGS SHALL BE 2x10's AT 16" OC.
11. ROOF DECKING SHALL BE 7/16" OSB, W/ 'H' CLIPS BETWEEN PANELS.
12. CONTRACTOR/OWNER/CLIENT ALTERATIONS OR SUBSTITUTIONS TO THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER/CLIENT TO COORDINATE WITH THE RELEASED DOCUMENTS.
13. PLAN DIMENSIONS ARE TO FACE OF STUD OR EXTERIOR FACE OF BRICK/FOUDATION.
14. INTERIOR ELEVATION DIMENSIONS ARE TO FACE OF 6YP BOARD.
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16. WINDOWS SPECIFIED NEED TO BE CHECKED BY INSTALLED TO BE SURE CURRENT MANUFACTURING DIMENSIONS MEET EGRESS REQUIREMENTS IN SLEEPING ROOMS.
17. METAL, VINYL OR ADHESIVE FLASHING SHALL BE INSTALLED AT ALL HORIZONTAL WOOD TRIM, OPENINGS AND TERMINATIONS OF SIDING. EXPOSED FLASHING SHALL BE PAINTED TO MATCH ADJACENT TRIM.

STANDARD ABBREVIATIONS

A/C	Air Conditioning	MAS	Masonry
AFF	Above Finished Floor	MAX	Maximum
AVE/AVEN	Avenue	MECH	Mechanical
BD	Board	MEMB	Membrane
BLDG	Building	MR	Moisture Resistant
CEIL	Ceiling	MTL	Metal
CL	Center Line	MFR	Manufacturer
CLOS	Closet	MIN	Minimum
COL	Column	NA	Not Applicable
CONC	Concretable	NTC	Not In Contract
CMU	Concrete Masonry Unit	NO	Number
CONT	Continuous	NOM	Nominal
CJ	Construction Joint	NTS	Not to Scale
CT FLSH	Counter Flashing	OC	On Center
DIM	Dimension	OPNG	Opening
DN	Down	PART	Partition
DWGS	Drawings	PLAS LAM	Plastic Laminate
EA	Each	PLAS	Plate
ELEC	Electrical	PLYD	Plywood
ELEV	Elevation	PTLD	Pillared
EJ	Expansion Joint	REINF	Reinforcement
EXP	Exposed	REFAB	Reforcated
FDN	Foundation	RD	Roof Drain
FH	Flat Head	REF	Reference
FWC	Electrical Water Cooler	REINFG	Reinforcing
FF	Finished Floor	REQ'D	Required
FD	Floor Drain	RGH	Rough
FE	Fire Extinguisher	RO	Rough Opening
FLSH	Flashing	SHTHG	Sheathing
FURR	Furring	SIM	Similar
GALV	Galvanized	SPECS	Specifications
GYP	Gypsum	STL	Steel
HDWE	Hardware	STRUCT	Structural
HORIZ	Horizontal	SUSP	Suspended
HT	Height	SYST	System
INSUL	Insulation	TEL	Telephone
JST	Joists	TYP	Typical
LAV	Lavatory	VERT	Vertical
		WP	Waterproofing

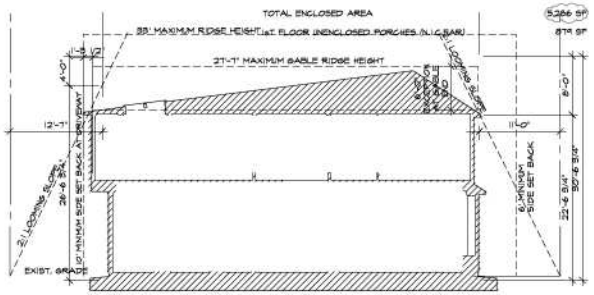
SITE ZONING-RESTRICTIONS

ZONING
CITY OF ALAMO HEIGHTS

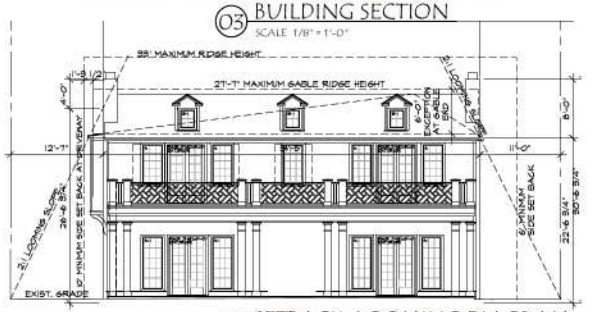
ZONING SF-A SINGLE FAMILY, LOT WIDTH GREATER THAN 65'	65'
MINIMUM FRONT YARD SETBACK 30'	30'
MAXIMUM FRONT YARD SETBACK 35'	35' (4)
FRONT PORCH ENCROACHMENT 6'	
MINIMUM SIDE YARD SETBACK TOTAL 13'	13'
MINIMUM SIDEYARD MAIN STRUCTURE NO DRIVEWAY 6'	6'
MINIMUM SIDEYARD MAIN STRUCTURE WITH DRIVEWAY 10'	10' (1)
--MINIMUM SIDE YARD FOR A/C EQUIPMENT	5'
MINIMUM REAR SETBACK MAIN STRUCTURE 1 STORY 30'	30'
MINIMUM SIDE YARD SETBACK DETACHED GARAGE 4'	5'
MINIMUM REAR YARD SETBACK DETACHED GARAGE	4'
MAXIMUM BUILDING HEIGHT -SLOPING ROOF TO RIDGE 35'	35'
CHIMNEYS MAY EXCEED HEIGHT LOOMING TO MAX OF 8'	
HEIGHT LOOMING STANDARD -MAX SIDE WALL PLATE HEIGHT AS RATIO OF SIDE SETBACK 2:1	2:1
MAXIMUM LOT COVERAGE	40%
MAXIMUM FLOOR AREA RATIO - ONE STORY GARAGE +.02 FAR	(4)

TABULATIONS

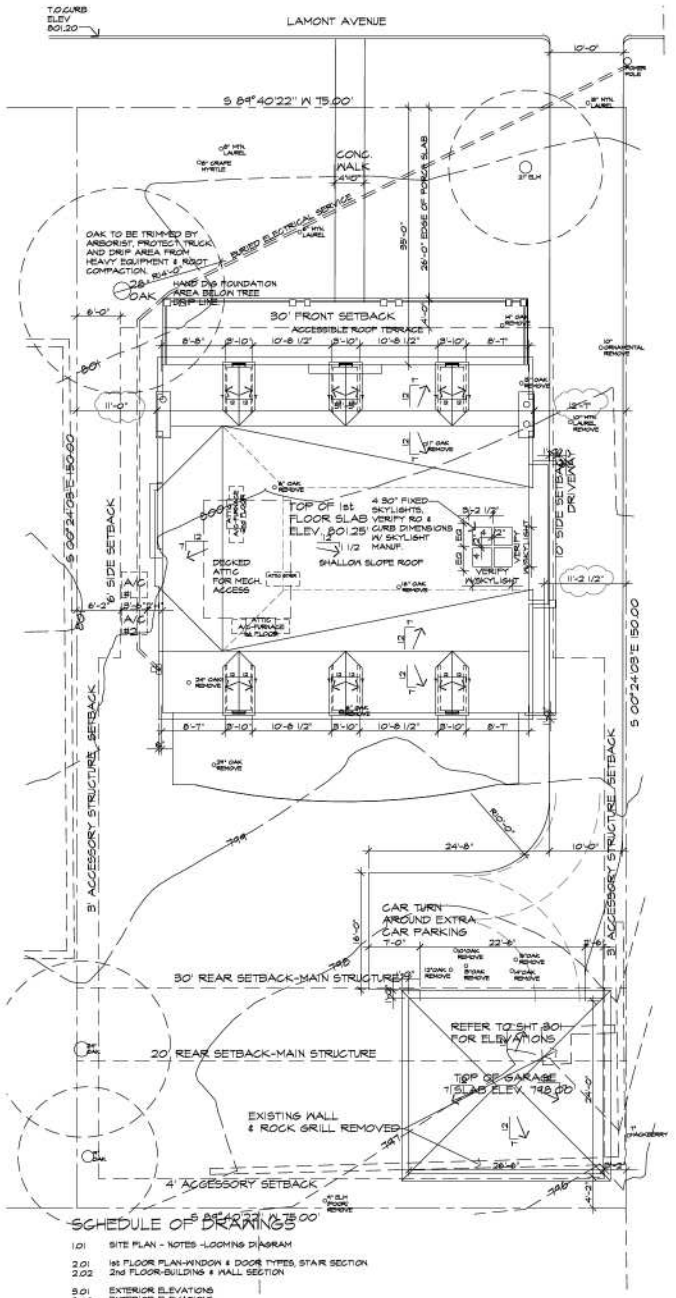
SITE AREA	11,250.0 SF
SITE WIDTH	75'
MAX ALLOWABLE ENCLOSED FLOOR AREA .47/1	5,287.5 SF
FLOOR AREAS	
1st FLOOR ENCLOSED AREA	2,314 SF
2nd FLOOR ENCLOSED AREA	2,336 SF
GARAGE ENCLOSED AREA	836 SF
TOTAL ENCLOSED AREA	5,286 SF



03 BUILDING SECTION
SCALE 1/8" = 1'-0"



02 SETBACK-LOOMING DIAGRAM
SCALE 1/8" = 1'-0"



01 SITE PLAN-ROOF PLAN
SCALE 1/8" = 1'-0"

TRUE NORTH
PLAN NORTH

SCHEDULE OF DRAWINGS

1.01	SITE PLAN - NOTES -LOOMING DIAGRAM
2.01	1st FLOOR PLAN-WINDOW & DOOR TYPES, STAIR SECTION
2.02	2nd FLOOR-BUILDING & WALL SECTION
3.01	EXTERIOR ELEVATIONS
3.02	EXTERIOR ELEVATIONS
4.01	1st & 2nd CEILING ELECTRIC PLANS
6.01	INTERIOR ELEVATIONS
6.02	INTERIOR ELEVATIONS
5.01	FOUNDATION DIMENSION PLAN

CORKER DESIGNS

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RELEASE DATE:
AUGUST 3, 2016
PERMIT & CONSTRUCTION
REVISION:
AUGUST 4, 2016
WEST ARTICULATION BOXES
AUGUST 14, 2016
SF REDUCTION-PLAN
AUGUST 29, 2016
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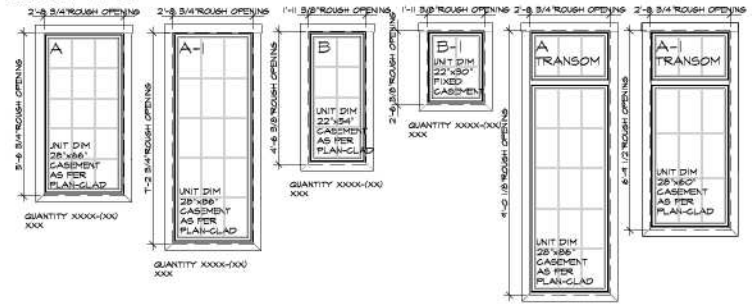
JONES RESIDENCE
630 Lamont Avenue
Alamo Heights, Texas

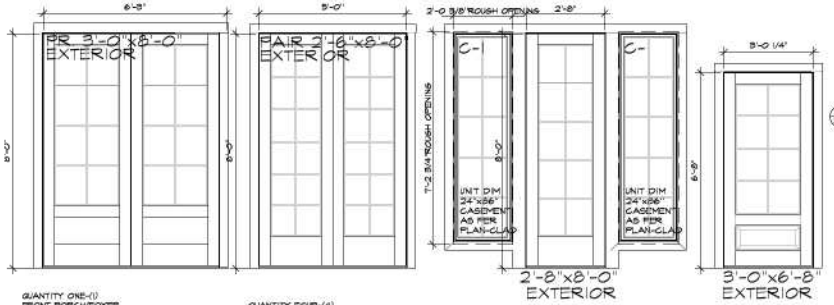
SHEET NUMBER
1.01
SITE PLAN - NOTES

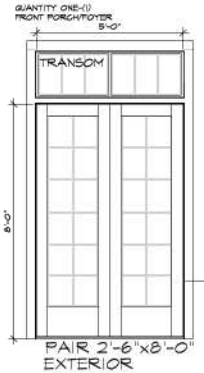
AUGUST 3, 2016-PERMIT & CONSTRUCTION

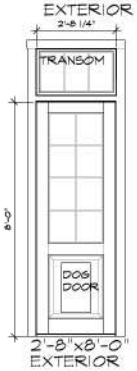
WINDOW TYPES

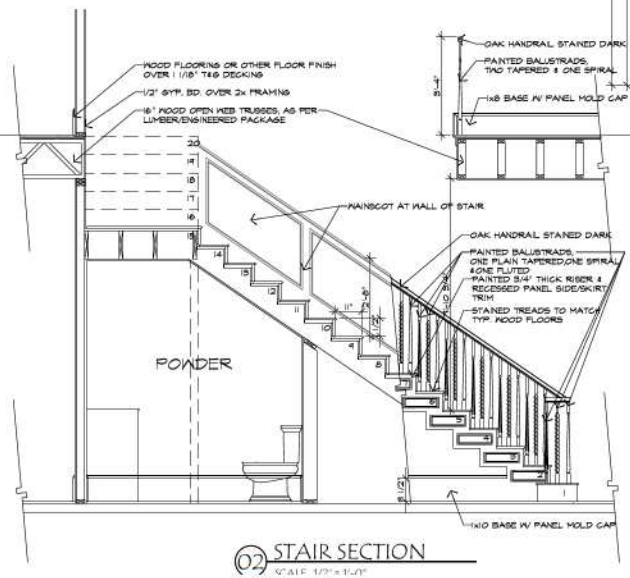


DOOR TYPES

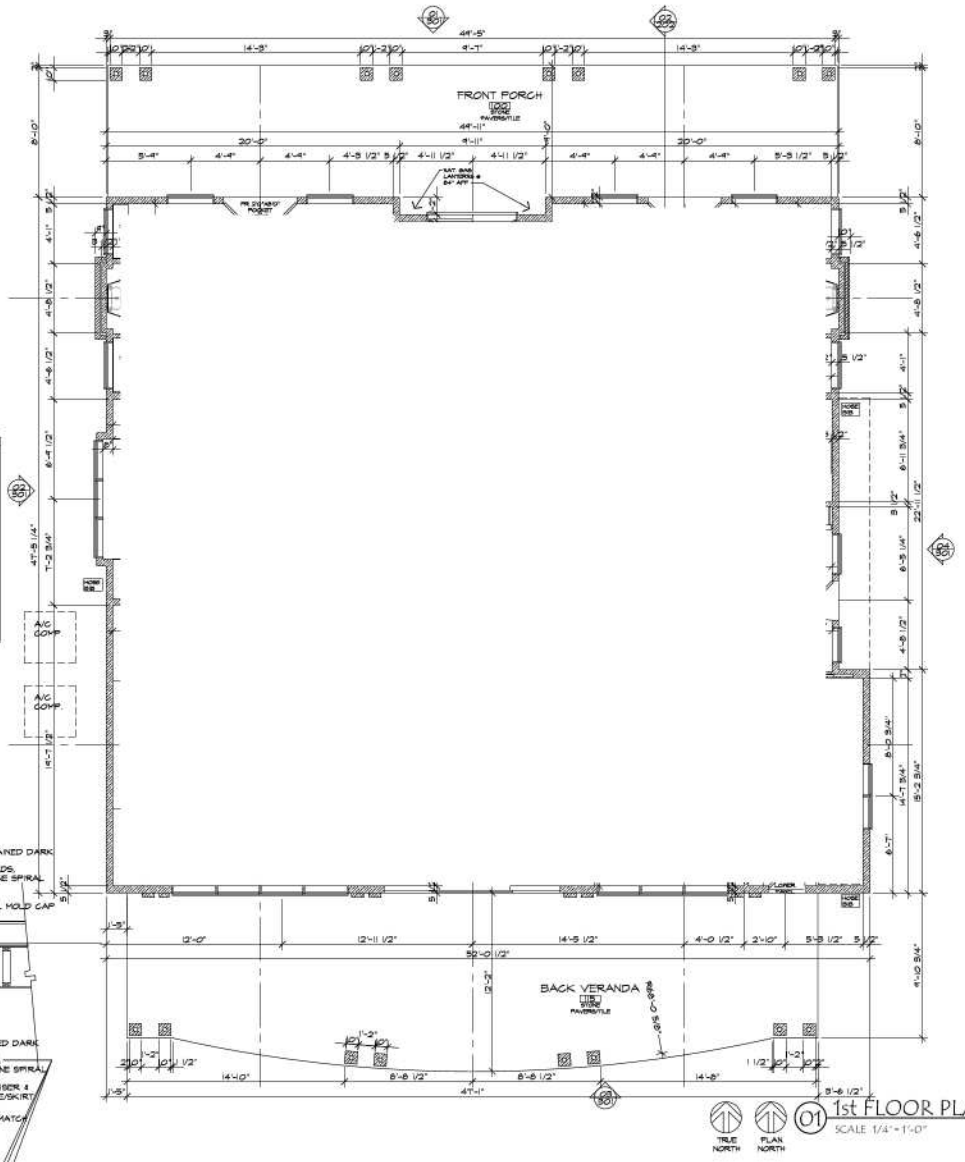








02 STAIR SECTION
SCALE 1/2"=1'-0"



01 1st FLOOR PLAN
SCALE 1/4"=1'-0"

TRUE NORTH
PLAN NORTH

ROOM NAME
ROOM NUMBER REFER TO ROOM FINISH SCHEDULE SHT. 2.01
CEILING HEIGHT
WINDOW TYPE REFER TO WINDOW TYPES, SHEET 2.01 FOR SIZE, TYPE, HARDWARE
ELEVATION SYMBOL DRAWING NUMBER
SHEET NUMBER (DRAWING LOCATION)

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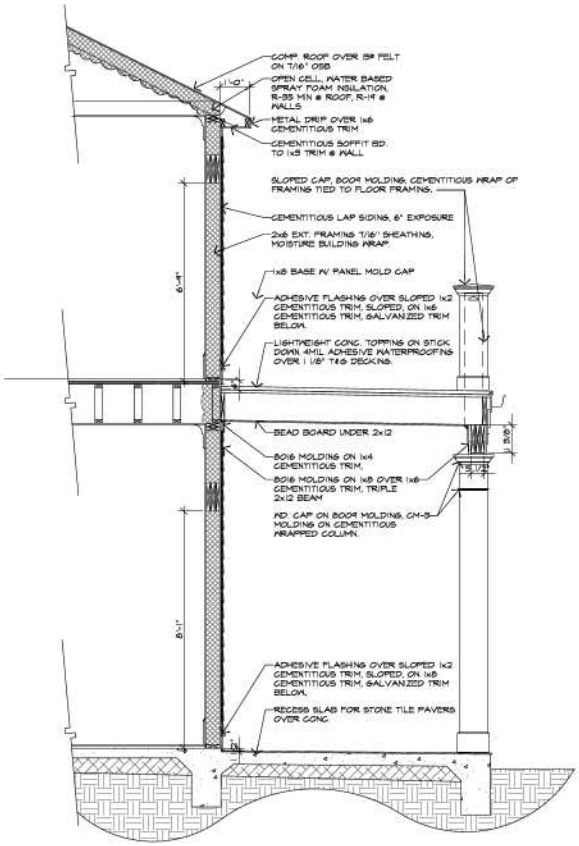
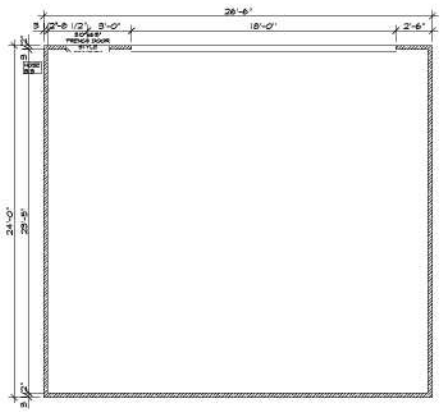
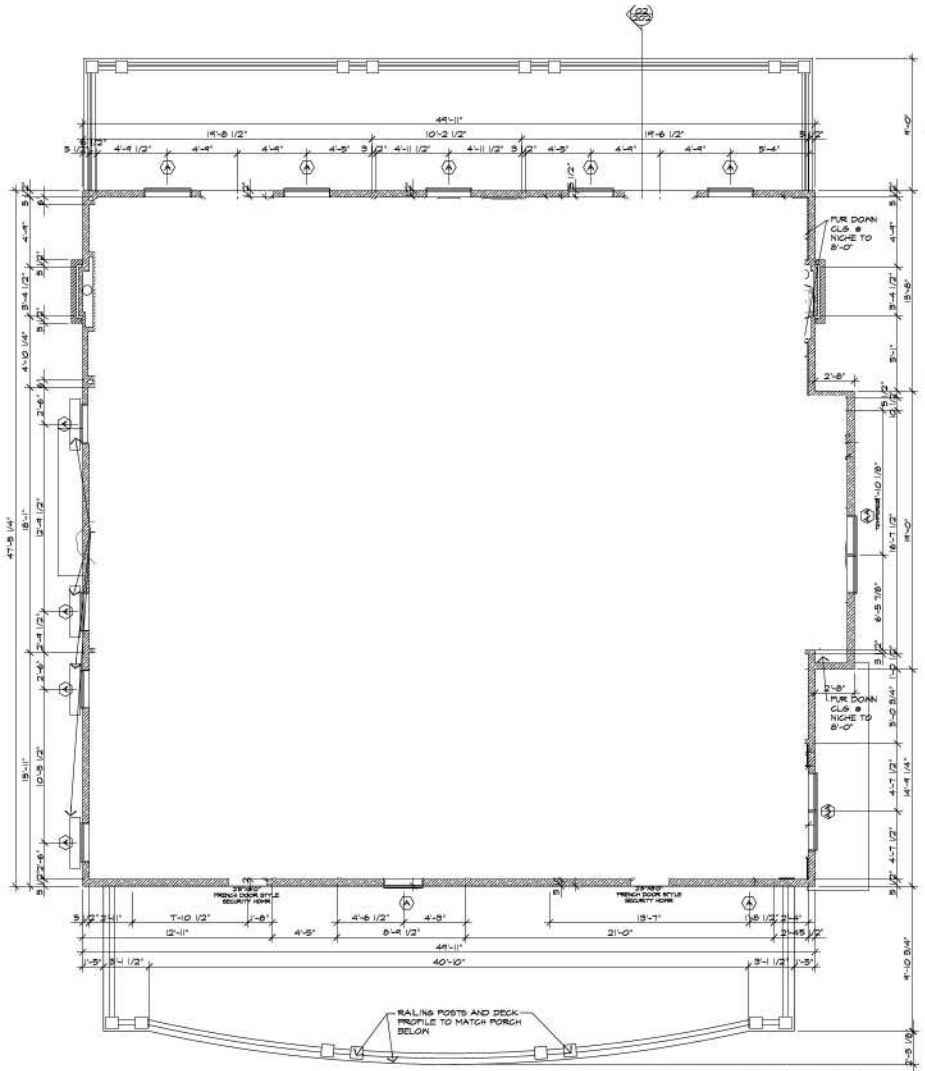
SHEET NUMBER
2.01
FLOOR PLANS-SCHEDULES



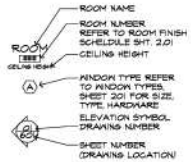
02 WALL-BALCONY SECTION
SCALE 1/2" = 1'-0"



02 GARAGE FLOOR PLAN
SCALE 1/4" = 1'-0"



01 2nd FLOOR PLAN
SCALE 1/4" = 1'-0"



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AUGUST 207, 2016
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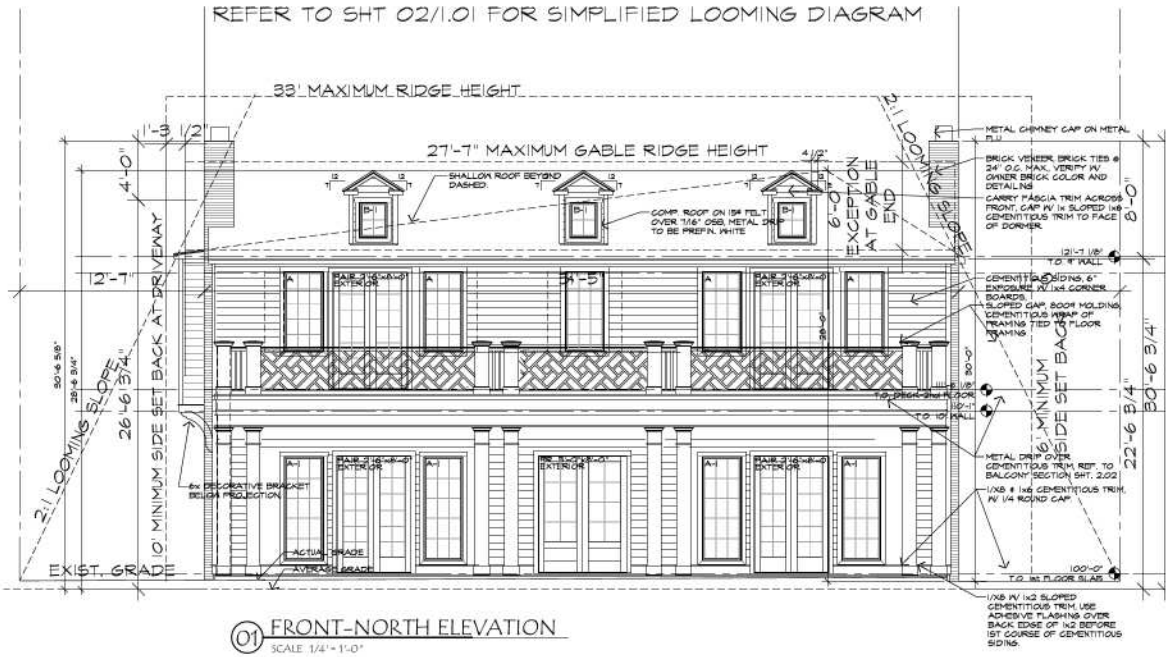
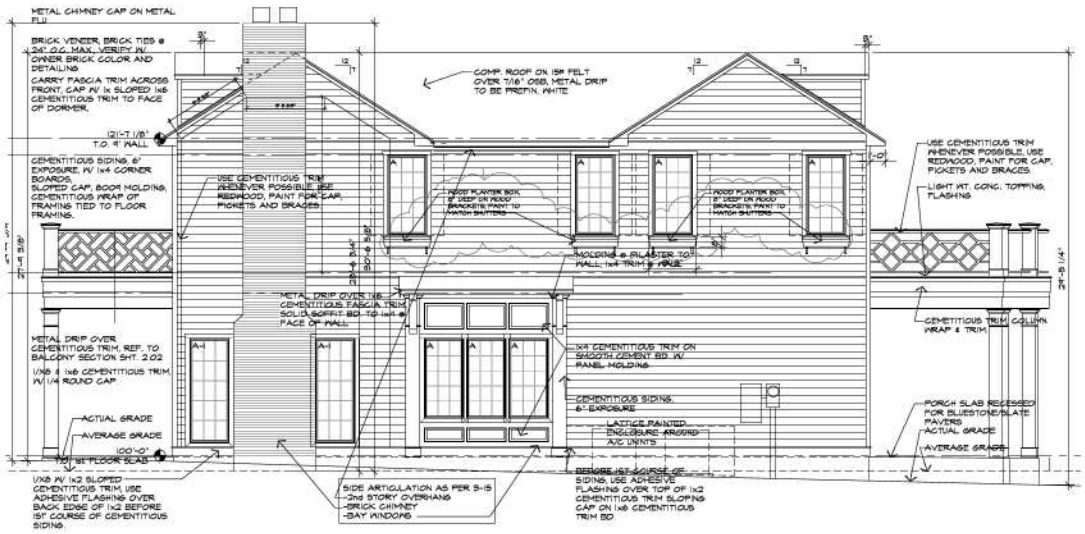
JONES RESIDENCE
630 Lamont Avenue
Alamo Heights, Texas

SHEET NUMBER
2.02
2nd FLOOR PLAN-ROOF PLAN

AUGUST 3, 2016-PERMIT & CONSTRUCTION



01 FRONT-NORTH ELEVATION
SCALE 1/4" = 1'-0"



02 RIGHT-WEST ELEVATION
SCALE 1/4" = 1'-0"

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SHEET NUMBER
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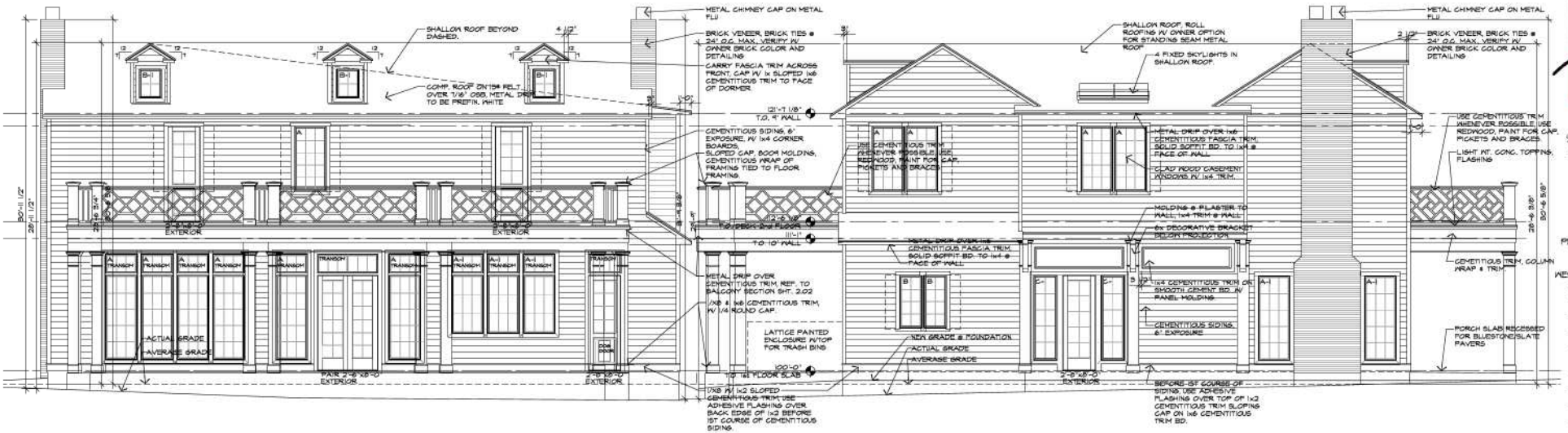
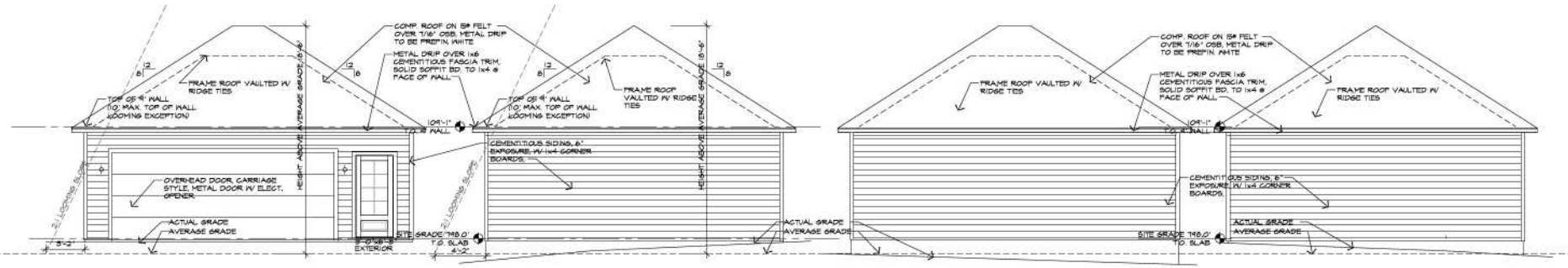
EXTERIOR ELEVATIONS

AUGUST 3, 2016-PERMIT & CONSTRUCTION



03 REAR-SOUTH ELEVATION
SCALE 1/4" = 1'-0"

04 LEFT-EAST ELEVATION
SCALE 1/4" = 1'-0"



05 GARAGE-NORTH
SCALE 1/4" = 1'-0"

06 GARAGE-EAST
SCALE 1/4" = 1'-0"

07 GARAGE-SOUTH
SCALE 1/4" = 1'-0"

08 GARAGE-WEST
SCALE 1/4" = 1'-0"

CORKER DESIGNS LLC
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RELEASE DATE:
AUGUST 3, 2016
PERMIT & CONSTRUCTION
REVISION:
AUGUST 4, 2016
WEST ARTICULATION BOXES
AUGUST 14, 2016
SF REDUCTION-PLAN
AUGUST 22, 2016
SUBMISSION REVNS

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JONES RESIDENCE
630 Lamont Avenue
Alamo Heights, Texas

SHEET NUMBER
3.02
EXTERIOR ELEVATIONS

AUGUST 3, 2016-PERMIT & CONSTRUCTION

624 LAMONT 630 LAMONT 636 LAMONT

EXISTING STREET PANORAMIC VIEW

CORKER DESIGNS

624 LAMONT

630 LAMONT

636 LAMONT

PROPOSED STREET PANORAMIC VIEW

CORKER DESIGNS

627 LAMONT

625 LAMONT

PROPERTIES ACROSS STREET

CORKER DESIGNS