



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

Architectural Review Board Meeting
June 21, 2022 – 5:30 P.M.

Take notice that a Regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, June 21, 2022 at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it. **Per Governor's Order GQ-36, attendees are not required to wear facial covering (mask) but they are encouraged. The City will continue to practice social distancing, and seating will be limited to capacity limits.**

INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 and entering access number 868 0184 5240#. If you would like to speak on a particular item, when the item is considered, press *9 to "raise your hand". Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

Case No. 884 F – 119 Grant

Request of Collin Stone of CR Stone Construction LLC, applicant, representing Navami Designs LLC, owner, for the compatibility review of the proposed design located at 119 Grant in order to construct a new single-family residence with detached accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).

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

Plans are available for public viewing on the City's website, with the exception of floor plans, (<http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/>) and at the Community Development Services Department located at 6116 Broadway St, 2nd floor. You may also email Eron Spencer, Planner, at espencer@alamoheightstx.gov or Lety Hernandez, Director, at lhernandez@alamoheightstx.gov, or call our office at (210) 826-0516 for additional information regarding this case.

CR Stone Construction, LLC
205 E. Hildebrand Ave
San Antonio, Texas 78212
210 421-4302
collinstone.frame@yahoo.com

March 10, 2022

Cover Letter

119 Grant Ave Proposed New Single Family Residence with Detached Garage

Architectural Review Board:

CR Stone Construction, LLC proposes to build a new, single -family residence at 119 Grant Ave. There are no structures on the lot. The gable and flat roof combination is a contemporary design combination that exists throughout the neighborhood. The design goal is to preserve and enhance the large Live Oaks and steep grade that make this lot **unique. I believe only one main branch from the central 30" Live Oak is going to be removed to make room for second floor.** The steep grade and heavy tree canopy of the lot allow for natural transitions between exterior finishes.

The proposed front elevation is a single-story gable main with a flat roof patio covering around the 23" Live Oak located in the central Southeast portion of the buildable lot. This will serve as a balcony to the master bedroom at the front of the house. The side main entry is on the West elevation on a deck surrounding the 2 large oaks centered on the lot. The detached garage is in the Northwest corner to leave a significant portion of the back yard available for a pool and landscaping. The secondary bedrooms are located on the second floor at the rear of the house. No Variances requested.

Thank you for your consideration,

Collin Stone

Property Address: <u>119 Grant</u>
Original Architect: <u>Exquisite Design</u>

Architecture Type: <u>Residential</u>
Year Built: <u>new</u>

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
Lot Coverage*	Applicant	Staff	Applicant	Staff
Lot area			7500	
Main house footprint			2126	
Front porch			107	
Side porch 1			309	
Side porch 2				
Rear porch			21	
Garage footprint			426	
Carport footprint				
Shed footprint				
Breezeways				
Covered patio structure <i>included above</i>				
Other accessory structures				
Total (total lot coverage/lot area):			2998	
Total Lot Coverage:			39.97 %	
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area			7500	
Main house: 1st floor			2126	
Main house: 2nd floor			935	
Garage: 1st floor			426	
Garage: 2nd floor				
Other structures (unless exempted - see below)				
Total (total FAR/lot area):			3487	
Total FAR:			.46	
Height of Main Structure:				

*Lot coverage is defined as the percentage of the total lot area covered by a roof, floor or other buildings excepting eaves. Carports, sheds, porches, covered pedestrian walkways, breezeways, arbors, gazebos and covered patios are included in lot coverage calculations (Exception: The maximum lot coverage shall exclude free-standing entryway arbors with open-air lattice framework under fifty (50) square feet in area and eight (8) feet in height, and other free-standing open-air lattice/trellis structures located within a side or rear yard up to twelve (12) feet in height, totaling three hundred (300) square feet or less and subject to other standards governing accessory structures.

**Floor area ratio (FAR) is defined as the ratio of the total above ground gross floor area of all structures on a site to the total square footage of a lot (for example, a FAR of .53 for a seven thousand five hundred (7,500) square foot lot is three thousand nine hundred seventy-five (3,975) gross square feet (.53 X 7,500) of floor area). The following areas shall be included when computing the gross floor area:

- (1) Exterior walls: The thickness of the wall shall be included in the calculation;
- (2) Above grade floor area: Any room that has a wall surface that extends more than three (3) feet above grade;
- (3) Laundry rooms, mechanical rooms, storage rooms, built-in cabinets and media niches;
- (4) Mezzanines and lofts;
- (5) Floor area used by stairways, elevators, escalators and similar features. The floor area of each run of stairs shall be counted once;
- (6) Vaulted ceilings: the floor area shall be counted at the actual floor area only and not in the air spaces;
- (7) Usable spaces (generally defined as having a five (5) foot minimum height) such as rooms, closets and cabinets under a run of stairs;
- (8) Exterior structures and additions with a solid roof and enclosed on more than two (2) sides in whole or part with permanent solid walls or windows such as porches, balconies, patios and breezeways;
- (9) Attached and detached garages and carports; and
- (10) Accessory buildings such as sheds, pool houses, guest houses, bonus rooms and second units.

The following areas shall not be included when computing the gross floor area:

- (1) Below grade floor area: any area that has a wall surface that extends less than three (3) feet above grade;
- (2) Porches, balconies, patios, breezeways, decks, overhangs, eaves, cantilevers and awnings with solid roof-like cover, but not enclosed on more than two (2) sides;
- (3) Porches, balconies, patios, breezeways and decks that do not have a solid roof-like cover; and
- (4) Attic space that is not habitable. If made habitable in the future, shall be included in floor area ratio.

Definitions as listed per City of Alamo Heights "Code of Ordinances" can be found at www.municode.com (Ch. 3 "Zoning," Sec. 3-2 "Definitions")

Property Address: 119 Grant Ave # 49313

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			2998	
Driveway/Parking Pad				
Walkways				
Swimming Pool/Spa				
Other impervious cover: _____				
Total impervious surface cover (in this project):			2998	
Total impervious surface cover <u>removed/existing</u> (in this project):				
Total impervious surface cover <u>sq. ft.</u> (proposed minus removed = net figure for this project)*				
Stormwater Development Fee*				

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area			0	
Footprint of any structure(s)				
Driveway/Parking Pad				
Walkways				
Other impervious cover: _____				
Impervious surface cover within front yard setback in this project				
Impervious surface cover <u>removed/existing</u> within front yard setback in this project				
Impervious surface cover net proposed <u>sq. ft.</u> within front yard setback				
Impervious surface cover proposed within front yard setback Maximum 30% allowed for SF-A and SF-B Districts			B / A	B / A

*The stormwater development fee shall be equivalent to the net additional square footage of total impervious surface area (excluding public sidewalks) of the property multiplied by \$0.40.

Exemptions. The following real property, only, shall be exempt from the provisions of this section:

- (1) Property owned by the City of Alamo Heights and/or dedicated to right-of-way for public streets and/or to provide drainage service; and
- (2) Property with proper construction and maintenance of a privately owned drainage or stormwater system wholly sufficient to provide all the drainage or stormwater service for that property.

**Depending on property's zoning district, the maximum impervious surface allowed within the front yard setback area is 30% (per Sec. 3-18) and 40% (per Sec. 3-50; please refer to Code for other regulations).

Impervious cover. Ground surfaces including concrete or paved driveways, sidewalks, parking lots, building and other improvements that resist the infiltration of water, thereby resulting in water runoff. Impervious cover includes any surface material or surface treatment or surface condition which sheds fifty (50) percent or more of rainfall, or water, which falls on it.

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

NOTES:

1. THE RECORDED PLAT DOES NOT PROVIDE ANY BEARING SYSTEM, THEREFORE, BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATES, SOUTH COUTH ZONE 4204, NAD83 (2011 ADJUSTMENT)
2. THE BENCHMARK AND ELEVATIONS SHOWN ARE BASED UPON NAVD 88 DATUM.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE BUILDING SETBACKS, RESTRICTIONS, OR EASEMENTS THAT MAY AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON. OWNER/BUILDER/ARCHITECT SHALL VERIFY ALL OF THE ABOVE PRIOR TO CONSTRUCTION.

LEGEND:

- CALCULATED POINT (NO MONUMENT SET)
- FOUND 1/2" STEEL REBAR (UNLESS OTHERWISE NOTED)
- C.M. CONTROLLING MONUMENT
- ⊗ POWER POLE
- WOOD FENCE
- CHAINLINK FENCE
- ⊕ BENCHMARK

SCALE 1"=20'

ADDRESS: 119 GRANT AVE

LOT h, BLOCK 22, C.B. 4024, SITUATED IN THE CITY OF ALAMO HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 368, PAGE 202, DEED AND PLAT RECORDS, BEXAR COUNTY COUNTY, TEXAS

DYE ENTERPRISES
ENGINEERS • SURVEYORS • PLANNERS
TBPE, FIRM REGISTRATION #F-2257
TBPLS, FIRM REGISTRATION #10087900
4047 STAHL ROAD, SUITE #3
SAN ANTONIO, TEXAS 78217
TEL. (210) 599-4123
FAX (210) 599-4191

DRAWN BY: D.S.D. / J.R.C. / B.A.D.

JOB NO: 190016-00

FIELD WORK COMP: 03-25-19



STATE OF TEXAS
COUNTY OF BEXAR

THE ABOVE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. MUNICIPAL RECORDS NOT RESEARCHED

THIS 25th DAY OF MARCH 2019, A.D.

[Signature]
D. SCOTT DYE, R.P.L.S. NO. 5315

REV. 04-02-19







119 Grant Ave
Alamo Heights, TX 78209

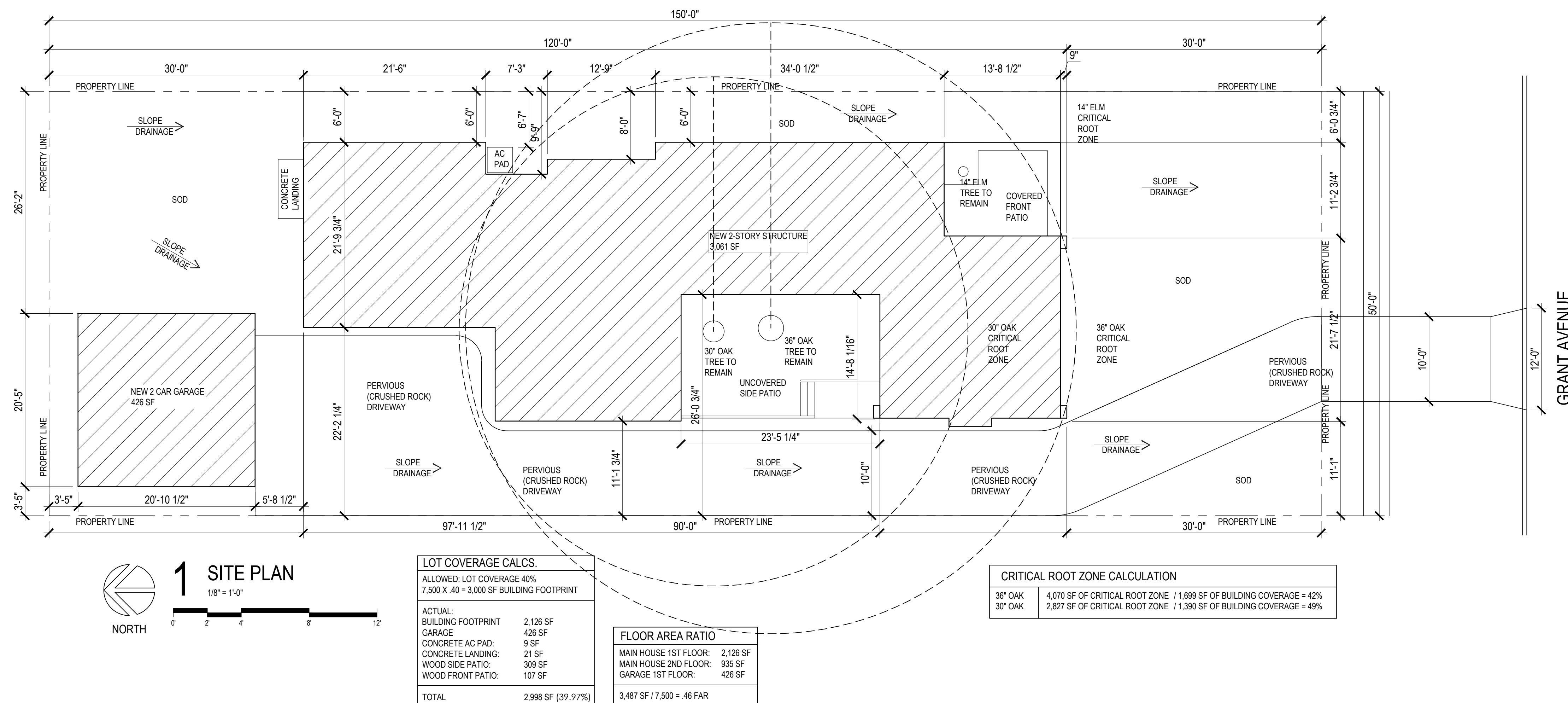
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Alamo Heights, TX 78209

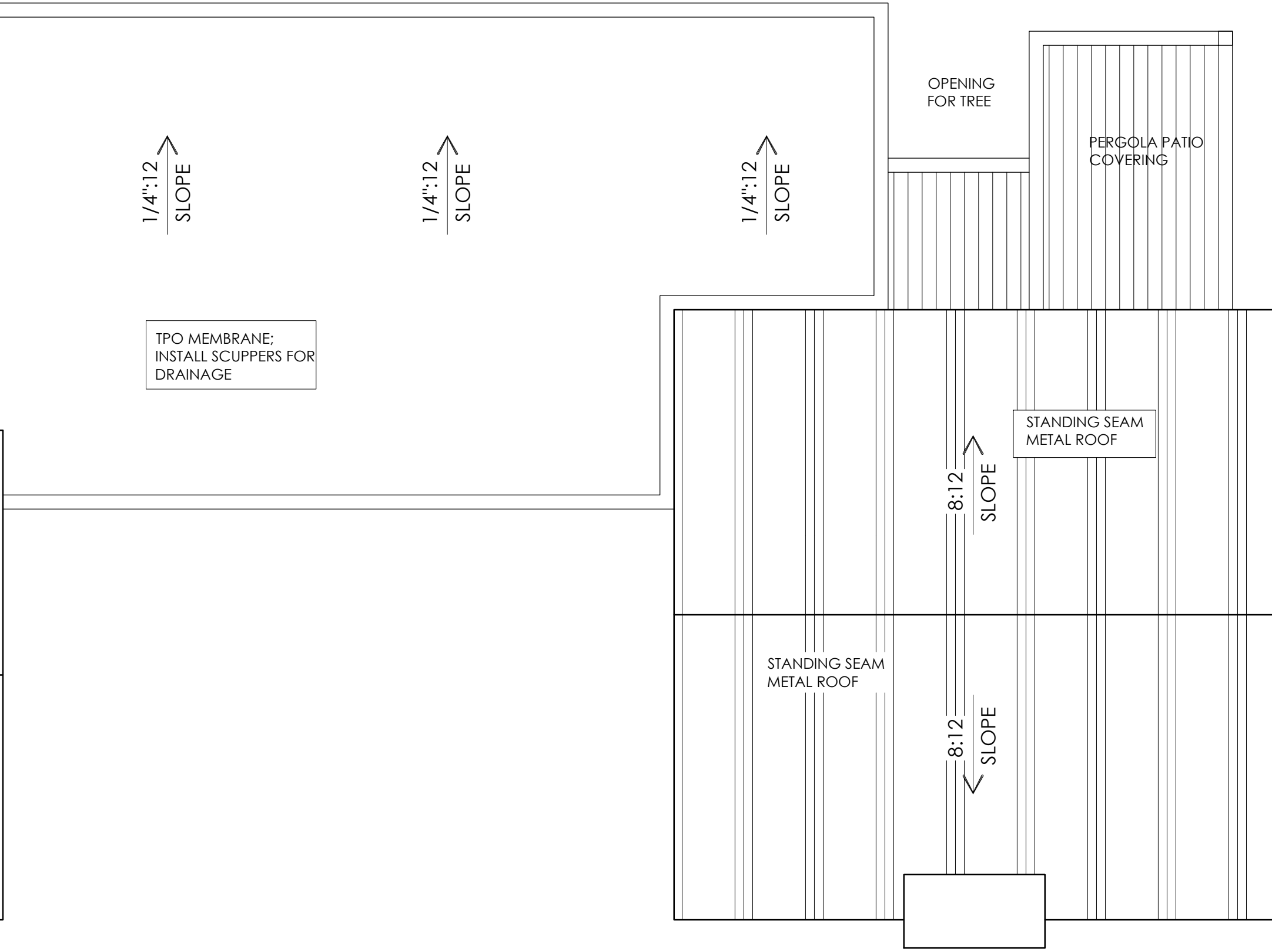
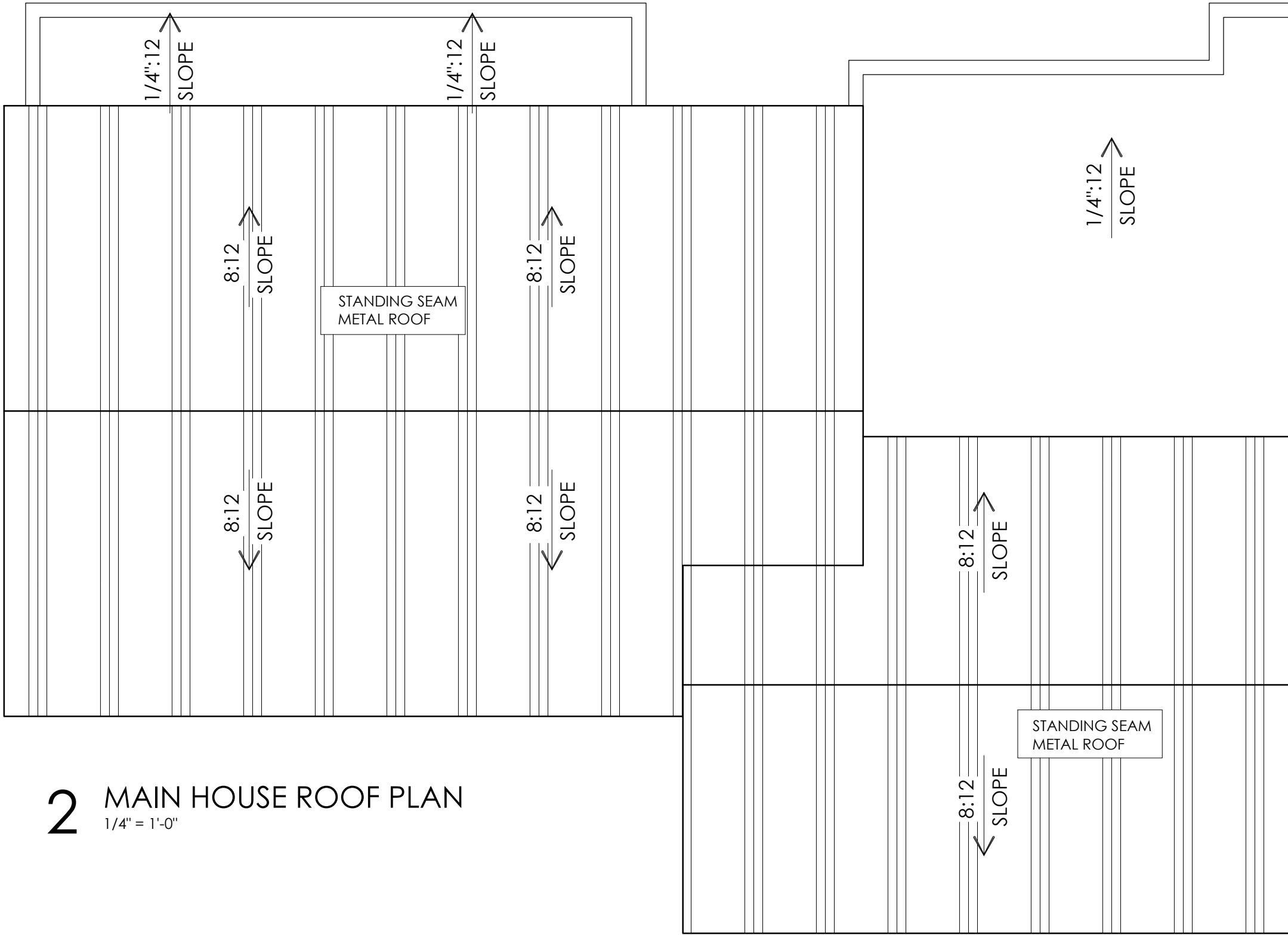
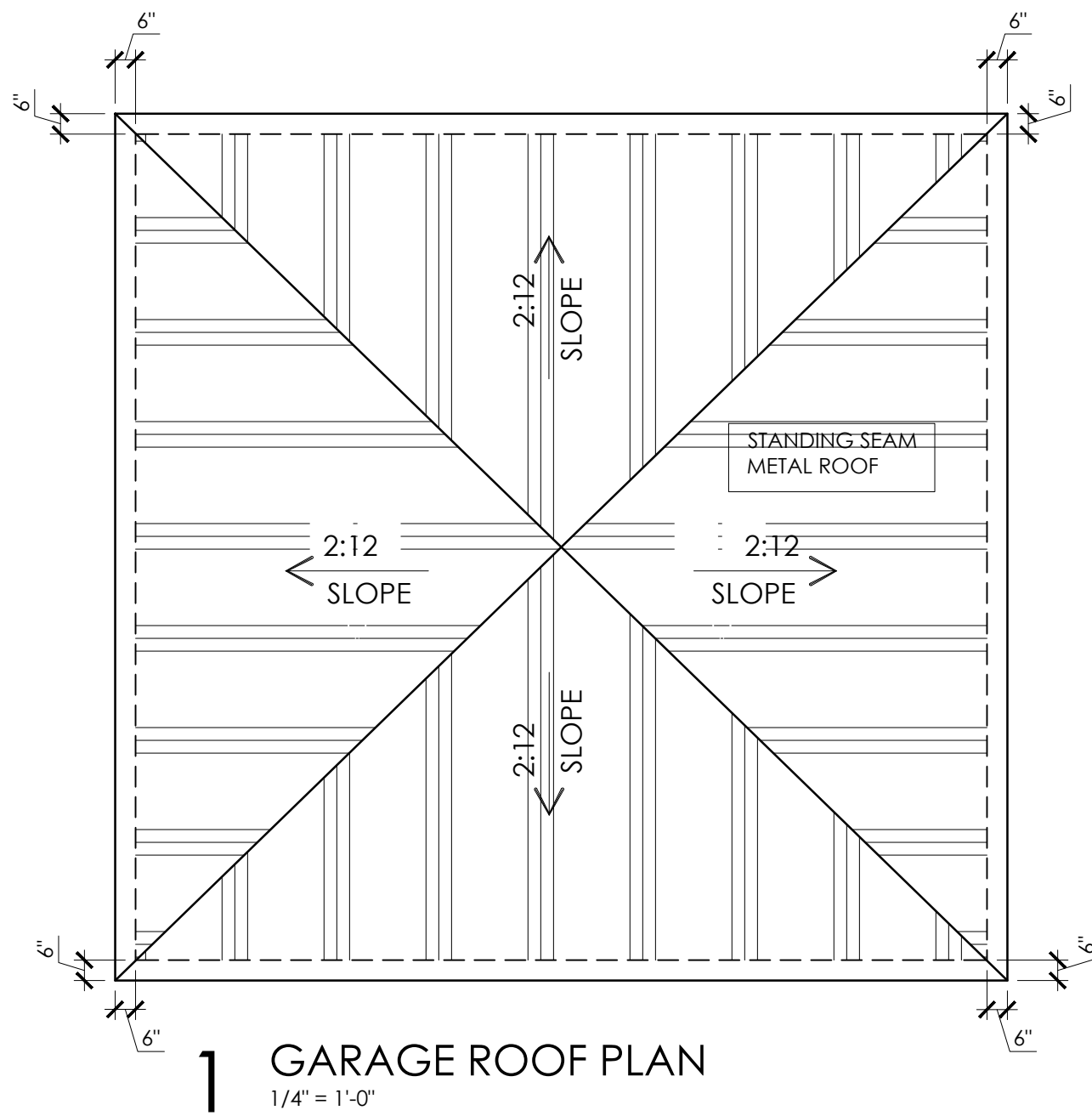
DESIGN DEVELOPMENT

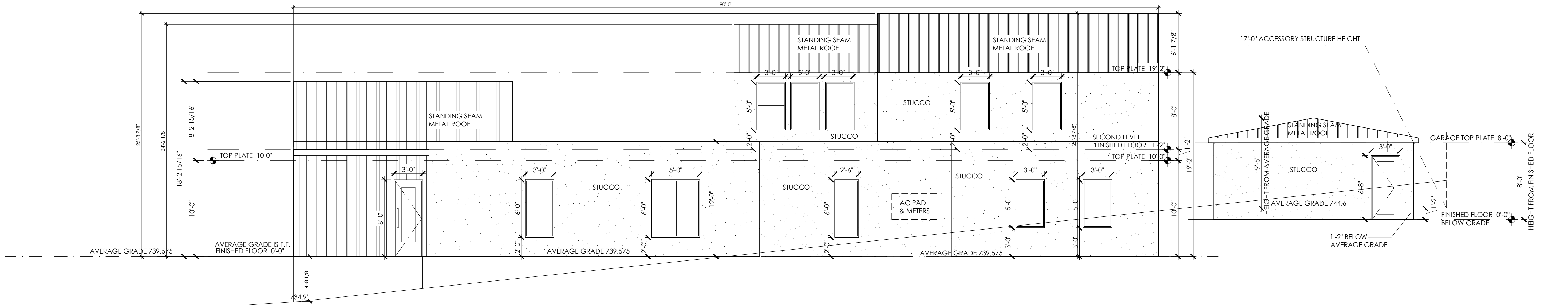
EXQUISITE DESIGN IS A DESIGN COMPANY, NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING, WINDBRACING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED TO CONSULT IMMEDIATELY REGARDING FRAMING, WINDBRACING AND THE FOUNDATION DESIGNS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, WINDBRACING AND FOUNDATION DESIGNS FOR THIS PROJECT. EXQUISITE DESIGN IS NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY MATTER OR FORM IF ANY ISSUES OR PROBLEMS ARISE

BAR LENGTH ON
ORIGINAL DRAWING
EQUALS 1 INCH

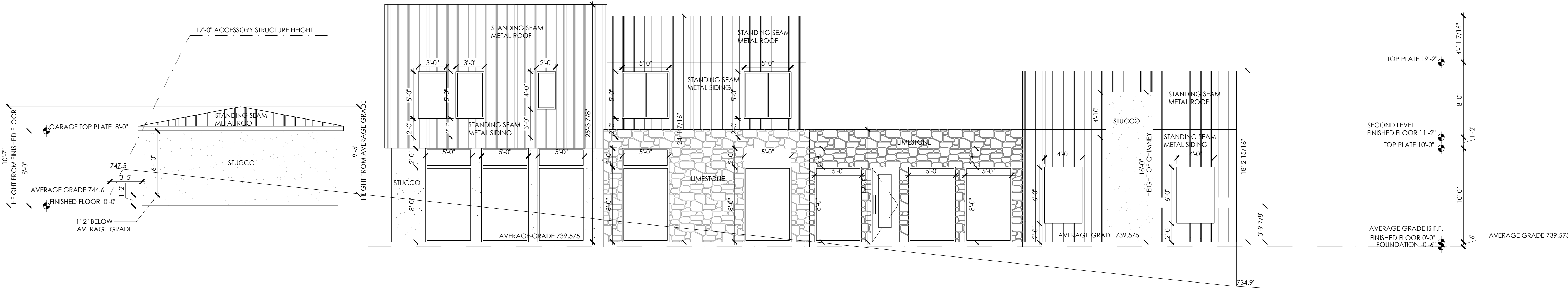
A1.01







E EXTERIOR ELEVATION
3/16" = 1'-0"



W EXTERIOR ELEVATION
3/16" = 1'-0"

Grant New
Construction
119 Grant Ave
Alamo Heights, TX 78209

OWNER

119 Grant Ave
Alamo Heights, TX 78209

PROJECT NUMBER
22-GRANT

DESIGN DEVELOPMENT

NO. DATE DESCRIPTION OF ISSUE

THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF EXQUISITE DESIGN AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT FROM EXQUISITE DESIGN.

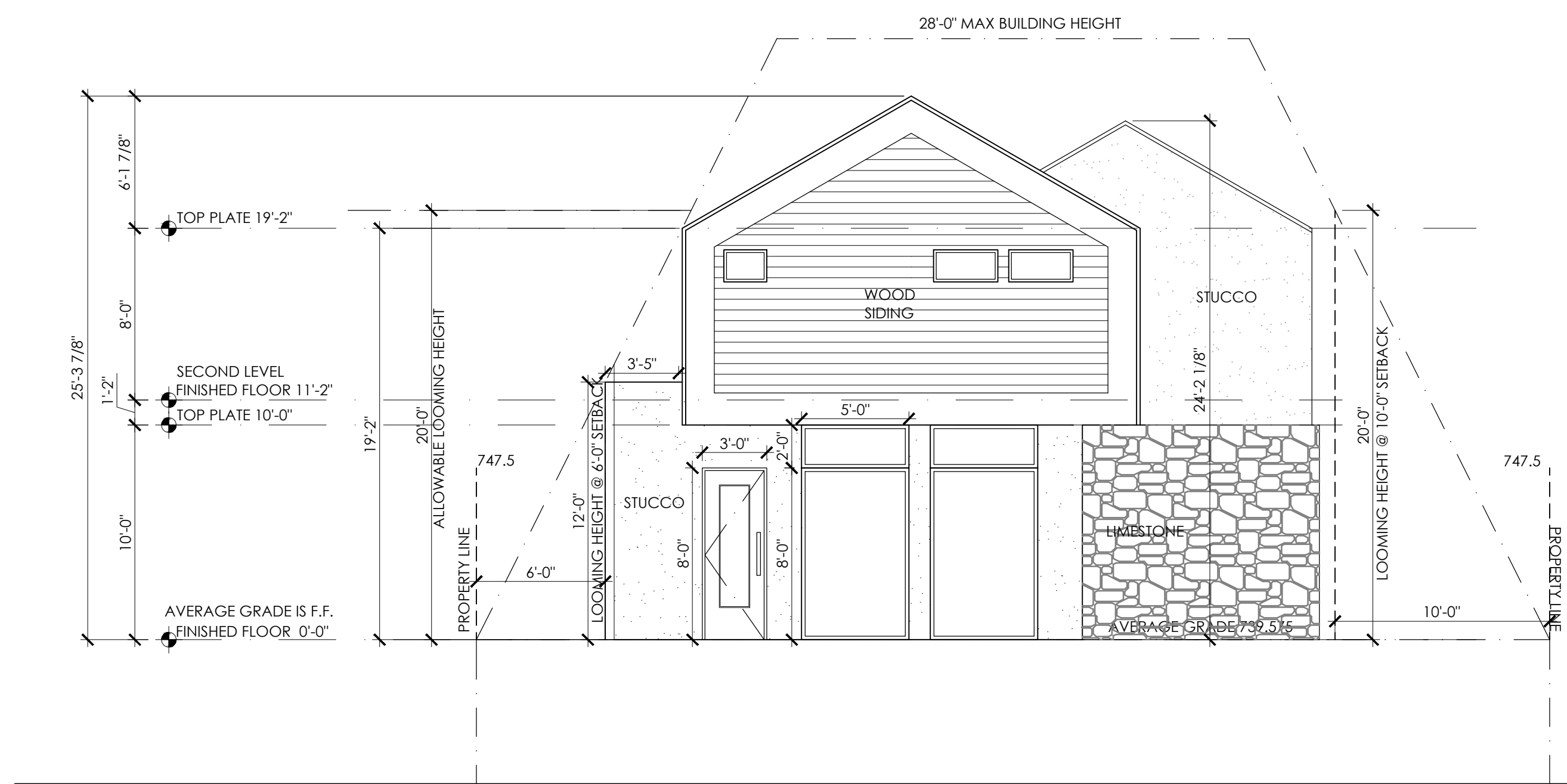
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SHEET TITLE
Exterior Elevations

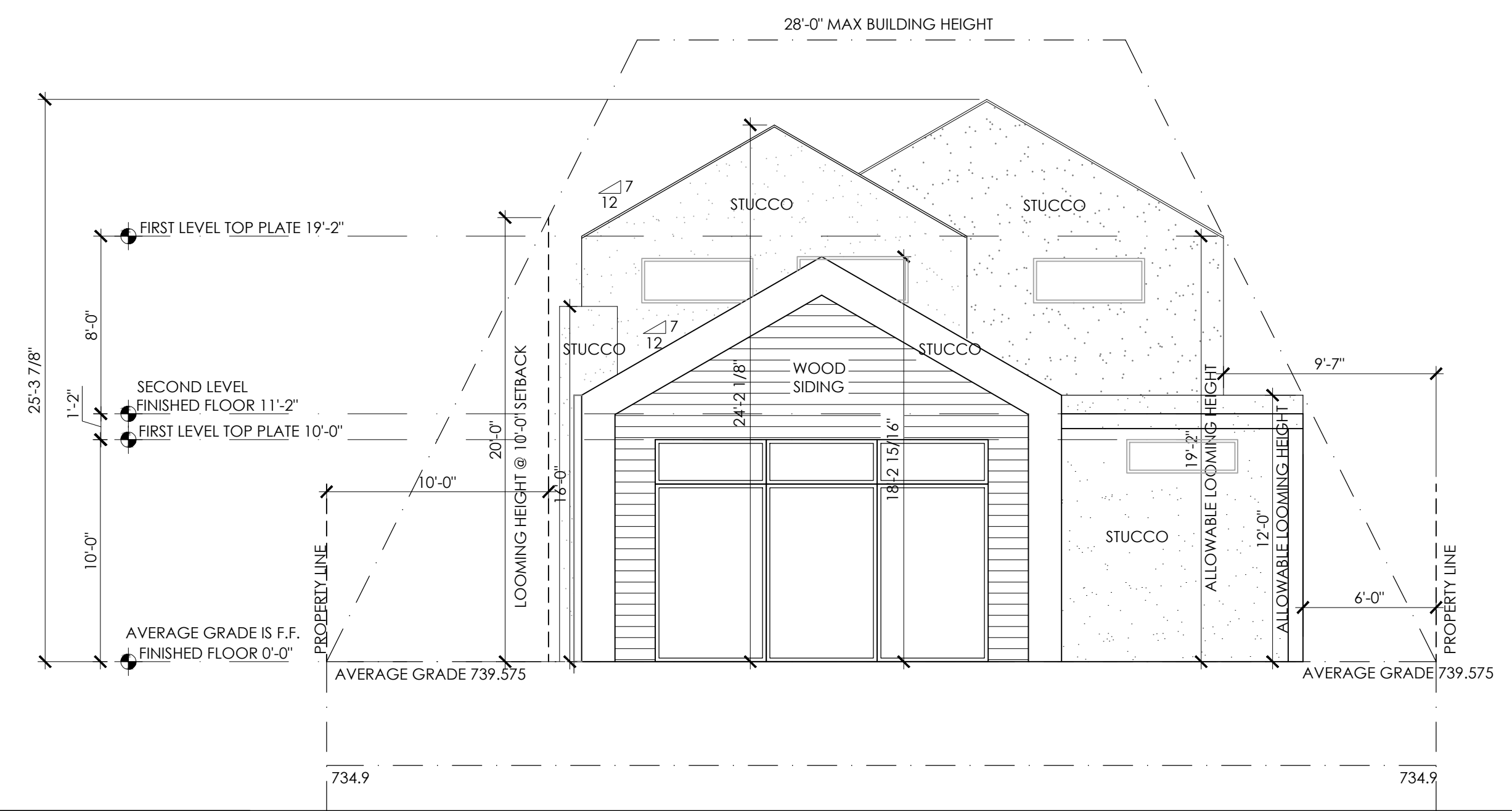
DATE
18 April 2022

SHEET NUMBER

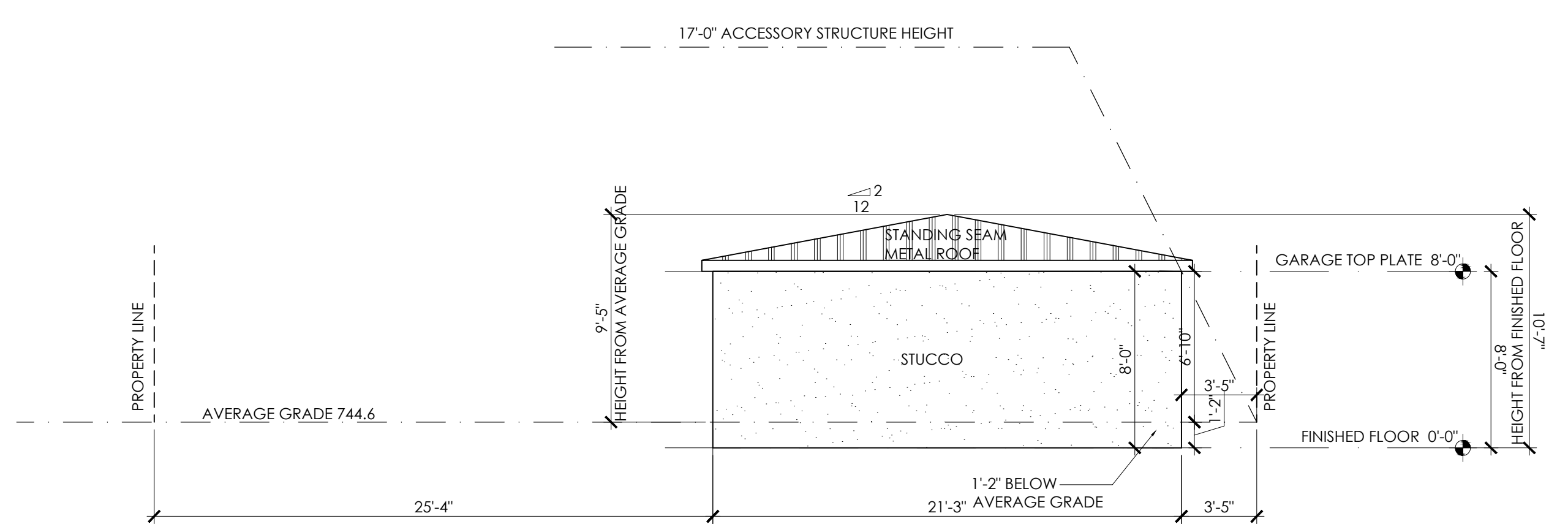
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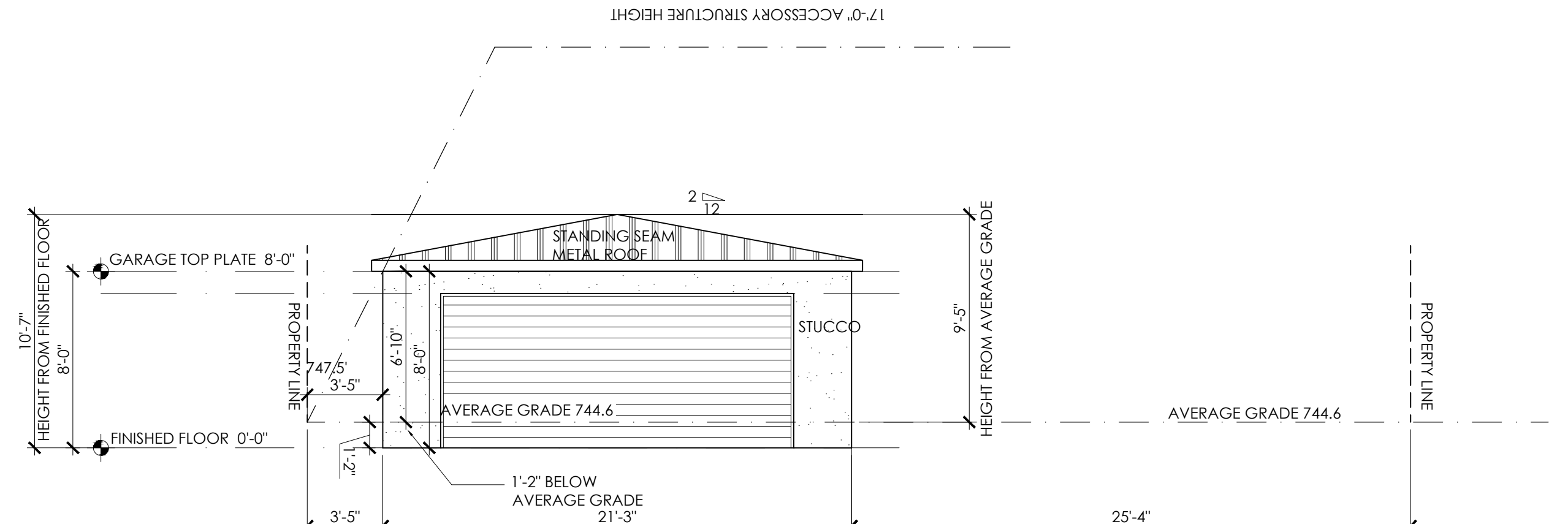
N EXTERIOR ELEVATION
3/16" = 1'-0"



S EXTERIOR ELEVATION
3/16" = 1'-0"



N EXTERIOR GARAGE ELEVATION
3/16" = 1'-0"



S EXTERIOR GARAGE ELEVATION
3/16" = 1'-0"







