



## **CITY OF ALAMO HEIGHTS**

**COMMUNITY DEVELOPMENT SERVICES DEPARTMENT**

**6116 BROADWAY**

**SAN ANTONIO, TX 78209**

**210-826-0516**

### **Architectural Review Board Meeting**

**Tuesday, December 17, 2019 – 5:30 P.M.**

**6116 Broadway St – City Council Chambers**

#### **Case No. 782 F – 201 Patterson**

**Request of Nicolas Melde, architect, representing Alice Palmer, owner, for the compatibility review of the main structure under construction located at 201 Patterson in order to request a revision to previously approved design to add a new front terrace, entry walkway, and parking pad 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 may be viewed online\* (<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 Brenda Jimenez ([bjimenez@alamoheightstx.gov](mailto:bjimenez@alamoheightstx.gov)), Lety Hernandez ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)) or Nina Shealey ([nshealey@alamoheightstx.gov](mailto:nshealey@alamoheightstx.gov)) by email or our office at (210) 826-0516 for additional information regarding this case. Please note that plans will not be available online for all case types and floor plans will not be available online.**



October 22, 2019

### **201 Patterson - Zoning Variance Request**

A variance for the construction of a tiered landscape terrace and driveway in the front setback is requested for the property at 201 Patterson where a new home is currently under construction. The home is being constructed in a floodplain where the elevation of the first floor must be a minimum of four feet above existing grade, which represents the hardship in question. In order to traverse this significant grade change and create an appealing view from the street that compliments the home's New Traditional French style, we designed a tiered approach from the parking area that incorporates retaining walls, planting beds, and concrete steps.

An increase in width of the front driveway is requested due to a hardship of site constraints on the corner lot. There are two power poles with 4 guy-wires at the northwest corner of the intersection of Encino and Patterson, in addition to a road sign, a stop sign, and a protected pecan tree, which limit our options for a circular or L-shaped drive where we could maintain the 14' maximum width. Therefore, we are proposing a single curb-cut and a modest parking area for two cars.

Documentation is attached to support this variance request.

<b>Property Address:</b> 201 Patterson Ave	<b>Architecture Type:</b> New Traditional French
<b>Original Architect:</b> Nicholas Melde, AIA	<b>Year Built:</b> 2019

	<b>EXISTING Calculations (in sq. ft.)</b>		<b>PROPOSED Calculations (in sq. ft.)</b>	
<b>Lot Coverage*</b>	<b>Applicant</b>	<b>Staff</b>	<b>Applicant</b>	<b>Staff</b>
Lot area	8,535		8,535	
Main house footprint	2,435		2,435	
Front porch	13		123	
Side porch 1				
Side porch 2				
Rear porch	261		261	
Garage footprint	568		568	
Carport footprint				
Shed footprint				
Breezeways	52		52	
Covered patio structure				
Other accessory structures				
<b>Total (total lot coverage/lot area):</b>	<b>3,329</b>		<b>3,439</b>	
<b>Total Lot Coverage:</b>	<b>39.00%</b>		<b>40.29</b>	
<b>Floor Area Ratio (FAR)**</b>	<b>Applicant</b>	<b>Staff</b>	<b>Applicant</b>	<b>Staff</b>
Lot area	8,535			
Main house: 1st floor	2,435			
Main house: 2nd floor	988			
Garage: 1st floor	568			
Garage: 2nd floor				
Other structures (unless exempted - see below)				
<b>Total (total FAR/lot area):</b>	<b>3,991</b>			
<b>Total FAR:</b>	<b>46.7%</b>			
<b>Height of Main Structure:</b>	<b>31'-6"</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, 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](http://www.municode.com) (Ch. 3 "Zoning," Sec. 3-2 "Definitions")

Property Address: 201 Patterson Ave

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	3,329		3,329	
Driveway/Parking Pad	167		224	
Walkways	131		278	
Swimming Pool/Spa				
Other impervious cover: <u>cap of retaining wall</u>			74	
Total impervious surface cover (in this project):	3,627		3,905	
Total impervious surface cover <u>removed/existing</u> (in this project):			3,627	
Total impervious surface cover <u>sq. ft. (proposed minus removed = net figure for this project)*</u>			+278	
Stormwater Development Fee*				

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area	2,461		2,461	A
Footprint of any structure(s)	0		0	
Driveway/Parking Pad	0		59	
Walkways	131		278	
Other impervious cover: <u>cap of retaining wall</u>	0		74	
Impervious surface cover within front yard setback in this project			407	B
Impervious surface cover <u>removed/existing</u> within front yard setback in this project			131	
Impervious surface cover <u>net proposed sq. ft.</u> within front yard setback			276	
Impervious surface cover proposed within front yard setback			B / A	B / A
Maximum 30% allowed for SF-A and SF-B Districts			16.5	

\*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").





 **SITE PLAN**  
SCALE: 1/8" = 1'-0"

**PROJECT SUMMARY**

CONSTRUCTION OF NEW TWO-STORY SINGLE-FAMILY RESIDENCE AND DETACHED GARAGE

AREA CALCULATIONS (GROSS):

1. CONDITIONED SPACE
  - FIRST FLOOR: 2,435 SF
  - SECOND FLOOR: 988 SF
2. NON-CONDITIONED
  - GARAGE + DOG ROOM: 568 SF
  - FRONT PORCH: 17 SF
  - BACK PATIO: 296 SF
  - BREEZWAY: 54 SF
3. LOT SIZE: 8,480 SF

**APPLICABLE CODES**

- LOCAL: CITY OF **ALAMO HEIGHTS** UNIFIED DEVELOPMENT CODE  
ZONING: RESIDENTIAL, SF-A
- NATIONAL: 2015 INTERNATIONAL RESIDENTIAL CODE  
2015 INTERNATIONAL MECHANICAL CODE  
2015 INTERNATIONAL PLUMBING CODE  
2015 INTERNATIONAL EXISTING BUILDING CODE  
2015 INTERNATIONAL FUEL GAS CODE  
2015 INTERNATIONAL FIRE CODE  
2015 INTERNATIONAL ENERGY CONSERVATION CODE  
2014 NATIONAL ELECTRIC CODE

**CONSTRUCTION GENERAL NOTES**

1. CONTRACTOR TO EXAMINE ALL ELEMENTS OF THE DRAWINGS AND THE EXISTING CONDITIONS OF THE BUILDING AND SITE, AND SHALL NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES AND/OR DEVIATIONS.
2. ALL DIMENSIONS ARE TO THE FACE OF FRAMING, EXCEPT FOR CABINET DIMENSIONS.
3. DIMENSIONS AND LOCATIONS ARE APPROXIMATE. MINOR DEVIATIONS SUBJECT TO CONSTRUCTION REQUIREMENTS CAN BE EXPECTED. EXACT LOCATIONS, DIMENSIONS, AND CONDITIONS MUST BE FIELD VERIFIED BY THE CONTRACTOR.
4. DO NOT SCALE DRAWINGS. IF A DIMENSIONS OR RELATIONSHIP IS IN QUESTION, CONTACT THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
5. TRADITIONAL 2X WOOD FRAMING ON A CONCRETE SLAB FOUNDATION IS THE ASSUMED CONSTRUCTION METHOD FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE NECESSARY PLAN AND DETAIL ADJUSTMENTS PER THE CONSTRUCTION METHOD IMPLEMENTED.

**BUILDING ENVELOPE GENERAL NOTES**

1. COMPLY WITH 2015 IRC AND 2015 IECC
2. EXTERIOR SHEATHING TO BE SPECIFIED BY STRUCTURAL ENGINEER.
3. INSTALL SPRAY FOAM INSULATION WITHIN WALL CAVITY TO THICKNESS NEEDED TO ACHIEVE A MINIMUM OF R-13 IN THE WALLS AND R-30 IN THE ROOF.
4. INSTALL AIR-VAPOR BARRIER ON EXTERIOR SHEATHING AND ROOF DECKING, LAP EDGES MINIMUM OF 6" AND SEAL WITH SELF-ADHESIVE FLASHING.
5. INSTALL 3-COAT STUCCO OVER PAPER-BACKED LATH. FINISH COAT OF STUCCO TO HAVE A SMOOTH, PLASTER-LIKE APPEARANCE.
6. INSTALL CAST STONE ON MASONRY ANCHORS FASTENED TO BLOCKING IN WALL CAVITY. INSTALL SEALANT WHERE ANCHORS PENETRATE THE AIR-VAPOR BARRIER AND STUCCO TO PROTECT FROM MOISTURE INFILTRATION.
7. INSTALL ALUMINUM CLAD WOOD WINDOWS AND DOORS WITH NAILING FIN, EXCEPT AT FRONT DOOR WHICH WILL BE A CUSTOM STEEL DOOR. DOOR AND WINDOW SIZES ARE INDICATED ON THE FLOOR PLANS, HOWEVER, FINAL DOOR AND WINDOW FINISHES AND STYLES WILL BE MADE BY THE OWNER.
8. INSTALL ROOFING SHINGLES WHERE INDICATED ON PLANS TO MIMIC A SLATE ROOF, EITHER COMPOSITION SHINGLES OR A RUBBER SHINGLE SUCH AS EUROSIELD HERITAGE SLATE.
9. INSTALL COPPER FLAT SEAM ROOF WHERE INDICATED ON PLAN. ALWAYS INSTALL A COMPATIBLE METAL GUTTER UNDER COPPER ROOF TO PREVENT CORROSION AND STAINING.
10. INSTALL PREFINISHED METAL GUTTERS AT ALL ROOF EDGES. PLACE DOWNSPOUTS CLEAR OF BUILDING EDGES, WINDOWS, DOORS, AND BALCONIES.
11. INSTALL PREFINISHED, FLAT SEAM METAL ROOF ATOP EACH MANSARD ROOF WHERE INDICATED ON THE ROOF PLAN.

**HVAC GENERAL NOTES**

1. INSTALL NEW 2-ZONE SPLIT AIR CONDITIONING SYSTEM WITH HUMIDITY CONTROL.
  - ONE ZONE FOR THE FIRST FLOOR AND ONE ZONE FOR THE SECOND FLOOR.
  - HEATER TO BE FUELED BY NATURAL GAS
2. SYSTEM TO BE SIZED BY A LICENSED MECHANICAL ENGINEER OR INSTALLER.
3. INSTALL NEW VENT HOOD CENTERED OVER RANGE, INTEGRATED INTO CABINETRY.
4. INSTALL FRESH AIR INTAKE AND RETURN AIR AS REQUIRED BY CODE.
5. INSTALL MINI-SPLIT AIR CONDITIONER IN DOG ROOM.
6. INSTALL EXHAUST FAN IN BATHROOMS, TOILET ROOM, LAUNDRY ROOM, AND EXERCISE ROOM.

**ELECTRICAL GENERAL NOTES**

1. COORDINATE LOCATION OF ELECTRICAL PANEL(S) WITH OWNER AND ELECTRICIAN.
2. REFER TO REFLECTED CEILING PLAN FOR LIGHTING LAYOUT AND SWITCH DIAGRAM.
3. COORDINATE ELECTRICAL AND LIGHTING FIXTURE SELECTIONS WITH OWNER
3. REFER TO ELECTRICAL PLAN FOR ELECTRICAL OUTLET LOCATIONS.
4. INSTALL ELECTRICAL PANEL FOR FUTURE FINISH-OUT OF SECOND FLOOR AND FOR FUTURE POOL AND OUTDOOR KITCHEN. COORDINATE WITH OWNER.
5. INSTALL GFCI OUTLETS UNDER EAVE OF 4 CORNERS OF EXTERIOR WALLS AT 2-STORY PORTION OF HOUSE.
6. COORDINATE CABINET LIGHTING WITH OWNER

**PLUMBING GENERAL NOTES**

1. INSTALL WHOLE HOUSE GAS TANKLESS WATER HEATER(S). COORDINATE LOCATION WITH PLUMBER AND OWNER.
2. INSTALL NEW WHOLE HOUSE WATER SYSTEM IN GARAGE.
3. SEE FLOOR PLAN FOR PLUMBING FIXTURE LOCATIONS. COORDINATE PLUMBING FIXTURE SELECTIONS WITH OWNER.
4. INSTALL DIRECT VENT GAS FIREPLACES WHERE INDICATED ON FLOOR PLAN. USE NAPOLEON ASCENT SERIES OR SIMILAR WITH WOOD-LOOK BURNER AND BRICK INTERIOR PANEL.
5. INSTALL AND CAP PLUMBING FOR FUTURE FINISH-OUT OF SECOND FLOOR AND FOR FUTURE POOL AND OUTDOOR KITCHEN. COORDINATE WITH OWNER.
6. INSTALL DISPOSAL AT NEW APRON-FRONT KITCHEN SINK

**INTERIOR FINISH GENERAL NOTES**

1. REFER TO FLOOR PLAN FOR GENERAL FINISH NOTES. FINAL MATERIAL SELECTIONS TO BE COORDINATED WITH THE OWNER.
2. INSTALL STAIN-GRADE WOOD TRIM. COORDINATE PROFILES WITH OWNER.
3. COORDINATE CABINET FRONTS AND CABINET ORGANIZATION WITH OWNER.
4. COORDINATE COUNTER TOP SELECTION WITH OWNER.



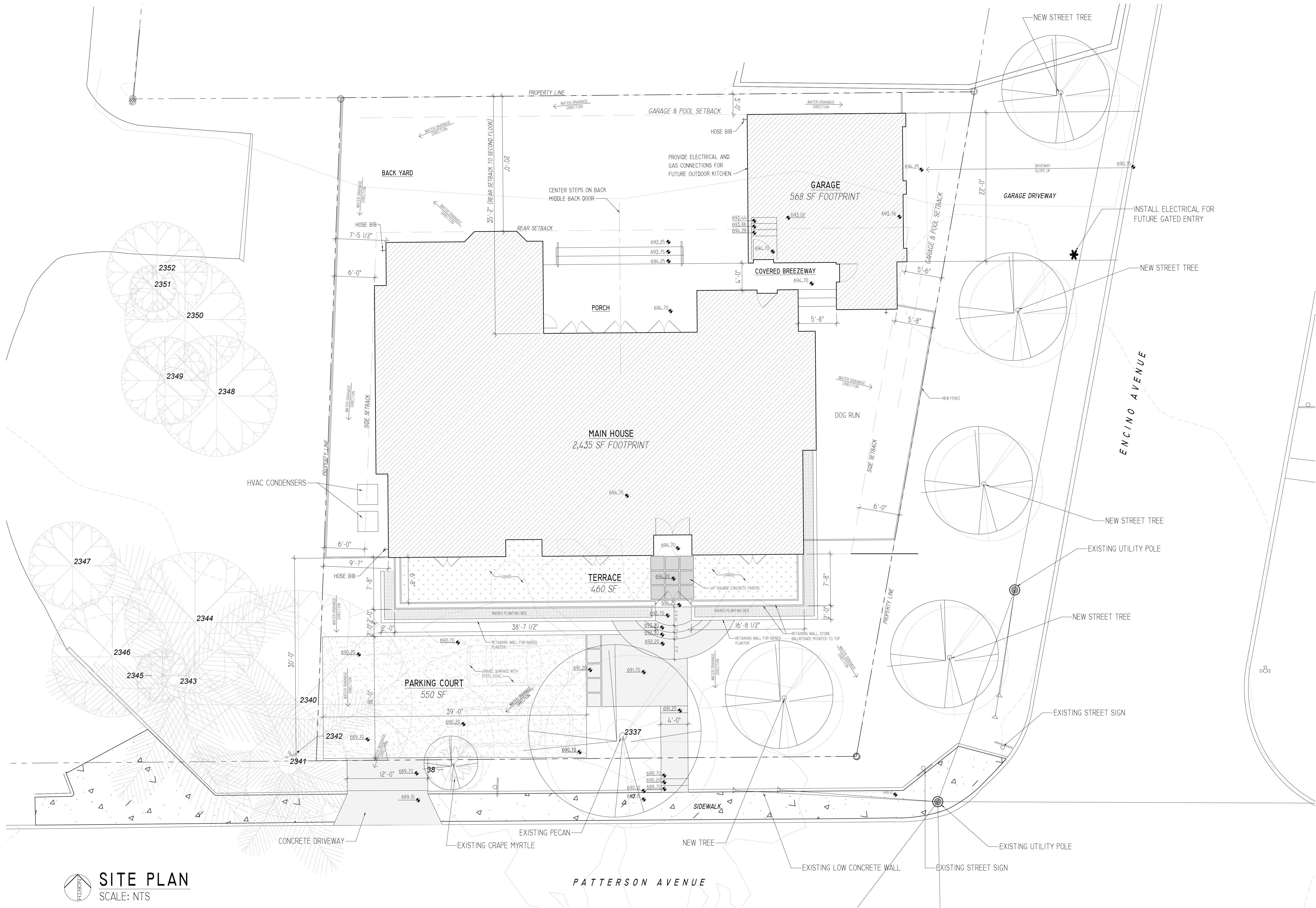
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CIVIL ENGINEER  
**KFW ENGINEERING**

**PALMER RESIDENCE**  
201 PATTERNSON AVENUE  
ALAMO HEIGHTS, TEXAS 78209

CONSTRUCTION DOCUMENTS  
7.30.2018

**A-1**



 **SITE PLAN**  
SCALE: NTS

**N**  
ARCHITECT  
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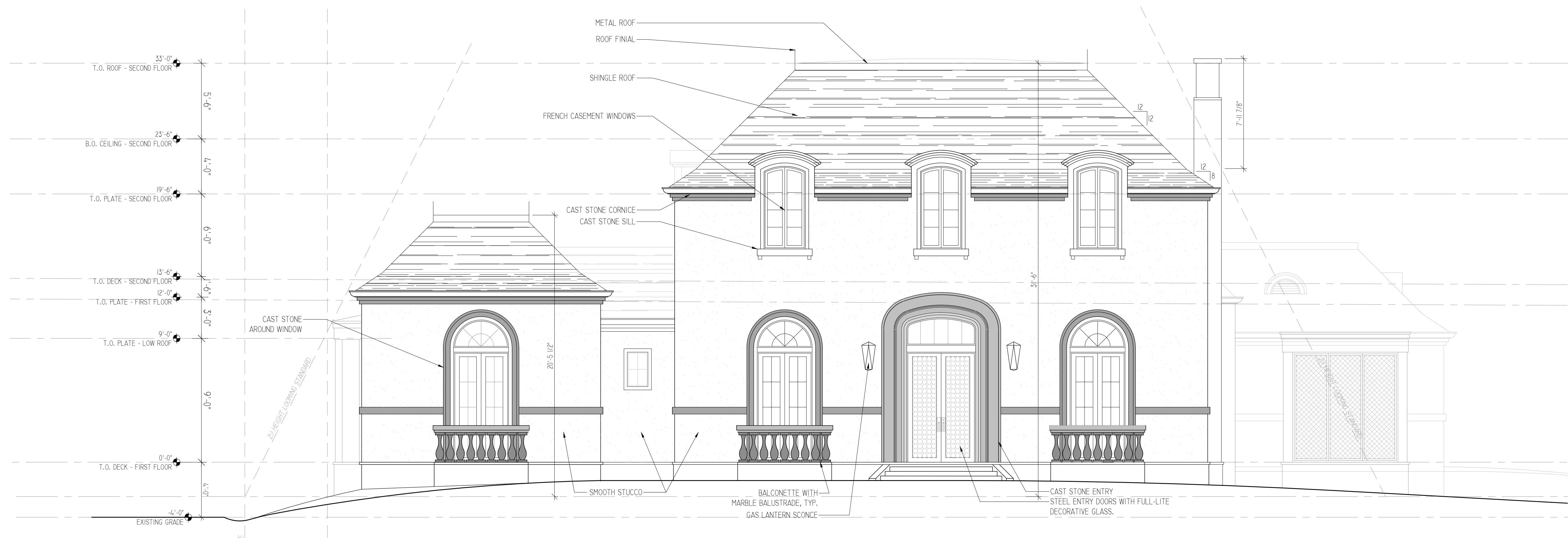
CIVIL ENGINEER  
**KFW ENGINEERING**

CONTRACTOR  
**BROOKVIEW BUILDERS**

**PALMER RESIDENCE**  
201 PATTERNSON AVENUE  
ALAMO HEIGHTS, TEXAS 78209

TERRACE SUBMITTAL  
10.18.2019

**A-1**



**1 FRONT ELEVATION - PATTERSON AVE**

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



**2 SIDE ELEVATION - ENCINO AVE**

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

**PALMER RESIDENCE**  
201 PATTERNSON AVENUE  
ALAMO HEIGHTS, TEXAS 78209

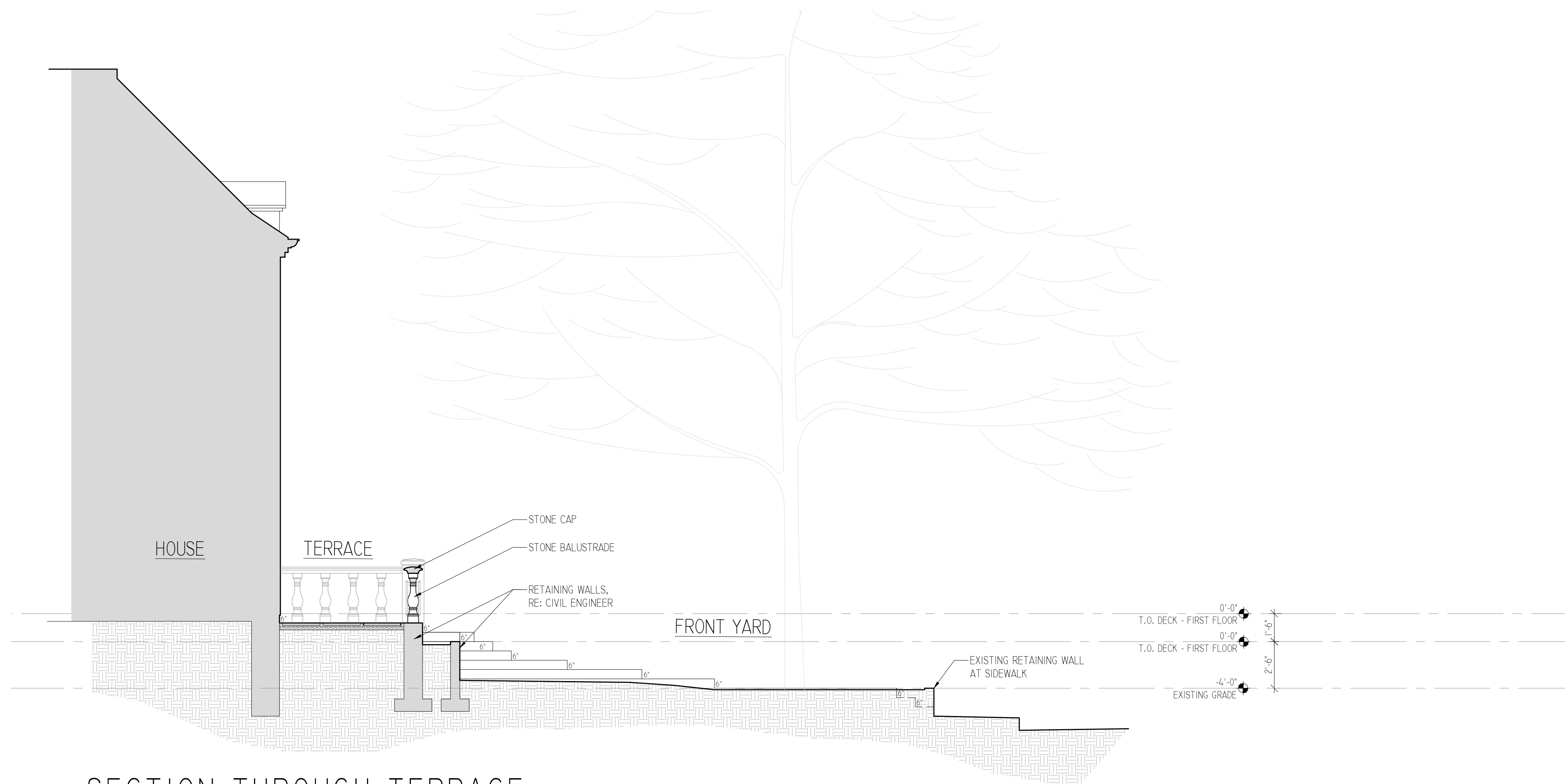
CONSTRUCTION DOCUMENTS  
7.30.2018

**A-10**





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## SECTION THROUGH TERRACE

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



## TERRACE ELEVATION

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

**PALMER RESIDENCE**  
201 PATTERNSON AVENUE  
ALAMO HEIGHTS, TEXAS 78209

TERRACE SUBMITTAL  
10.07.2019

**A-10**









BRICKVIEW  
210-372-3907

Harrison Ave