CITY OF ALAMO HEIGHTS

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

Architectural Review Board Meeting
January 19, 2021 – 5:30 P.M.

In accordance with order of the Office of the Governor issued March 16, 2020, where he temporary suspended certain provisions of the Texas Open Meetings Act, take notice that a regular meeting scheduled **at 5:30 p.m.** on **Tuesday, January 19, 2021** will be conducted by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing"), to slow the spread of the Coronavirus (COVID-19), to consider and act upon any lawful subjects which may come before it. **Citizens/Board members and staff will enter City Hall by the rear entrance adjacent to the parking lot to be screened prior to entrance. Attendees must wear a facial covering (mask), practice social distancing, and seating will be limited to capacity limits.**

INSTRUCTIONS FOR TELECONFERENCE: The public toll-free dial-in number to participate in the telephonic meeting is 346-248-7799 and enter access number 868 0184 5240#.

Case No. 829 F – 406 Kokomo

Request of Peter DeWitt, AIA, applicant, representing Elizabeth and John Diggs, owners, for the compatibility review of the proposed design located at 406 Kokomo in order to construct an addition to the rear and side of the existing single-family residence with attached garage 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. You may also contact Brenda Jimenez (bjimenez@alamoheightstx.gov), Lety Hernandez (lhernandez@alamoheightstx.gov), or Nina Shealey (nshealey@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case.

ADAPT Architecture & Construction
1826 McCullough Avenue
San Antonio, Texas 78212
210.395.4433

Written Description and Cover letter

12/30/2020

Project: 406 Kokomo Addition 78209

This project request is for a rear and side one story addition to an existing house with a garage, porch, and utility space below the addition. This corner lot is sloped greater than 10% to the rear and an existing single garage space is located under the current house. The addition is to be constructed in materials and colors to match the existing home. The height of the new addition is 6" taller than the existing roof ridge.

Peter DeWitt AIA TX#17008
Adapt Architecture and Construction
210-844-1687

Property Address: 406 Kokomo St., Alamo Heights, Tx 78209	**Architecture Type:**
Original Architect:	**Year Built:** 1940

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
Lot Coverage*	**Applicant**	**Staff**	**Applicant**	**Staff**
Lot area	7,200		7,200	
Main house footprint	1,196		1,253	
Front porch	20		35	
Side porch 1	0		0	
Side porch 2	0		0	
Rear porch	0		240	
Garage footprint	267		929	
Carport footprint	65		0	
Shed footprint	70		0	
Breezeways	0		0	
Covered patio structure	0		0	
Other accessory structures	0		0	
Total (total lot coverage/lot area):	.22		.34	
Total Lot Coverage:	1,618		2,457	
Floor Area Ratio (FAR)**	**Applicant**	**Staff**	**Applicant**	**Staff**
Lot area	7,200		7,200	
Main house: 1st floor	929		1,851	
Main house: 2nd floor	0		0	
Garage: 1st floor	267		929	
Garage: 2nd floor	0		0	
Other structures (unless exempted - see below)	0		0	
Total (total FAR/lot area):	.20		.39	
Total FAR:	1,463		2,780	
Height of Main Structure:	891.20		27'-6"	

***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 in 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: 406 Kokomo St., Alamo Heights, Tx 78209

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
Total Impervious Cover Sq. Ft. for Stormwater Development Fee*	**Applicant**	**Staff**	**Applicant**	**Staff**
Footprint of all structures	1,281		2,430	
Driveway/Parking Pad	408		1,264	
Walkways	216		439	
Swimming Pool/Spa	0		0	
Other impervious cover: _____	0		0	
Total impervious surface cover (in this project):	1,905		4,133	
Total impervious surface cover *removed/existing* (in this project):			1,905	
Total impervious surface cover sq. ft. (proposed minus removed = net figure for this project)*			2,228	
Stormwater Development Fee*			891.20	

Impervious Surface Cover within front yard setback**	**Applicant**	**Staff**	**Applicant**	**Staff**	
Front yard setback area	2,117		2,117		A
Footprint of any structure(s)	355		367		
Driveway/Parking Pad	0		0		
Walkways	73		70		
Other impervious cover: _____	0		0		
Impervious surface cover within front yard setback in this project	428		450		B
Impervious surface cover *removed/existing* within front yard setback in this project			0		
Impervious surface cover net proposed sq. ft. within front yard setback			450		
Impervious surface cover proposed within front yard setback			**B / A**	**B / A**	
Maximum 30% allowed for SF-A and SF-B Districts			.21		

***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:

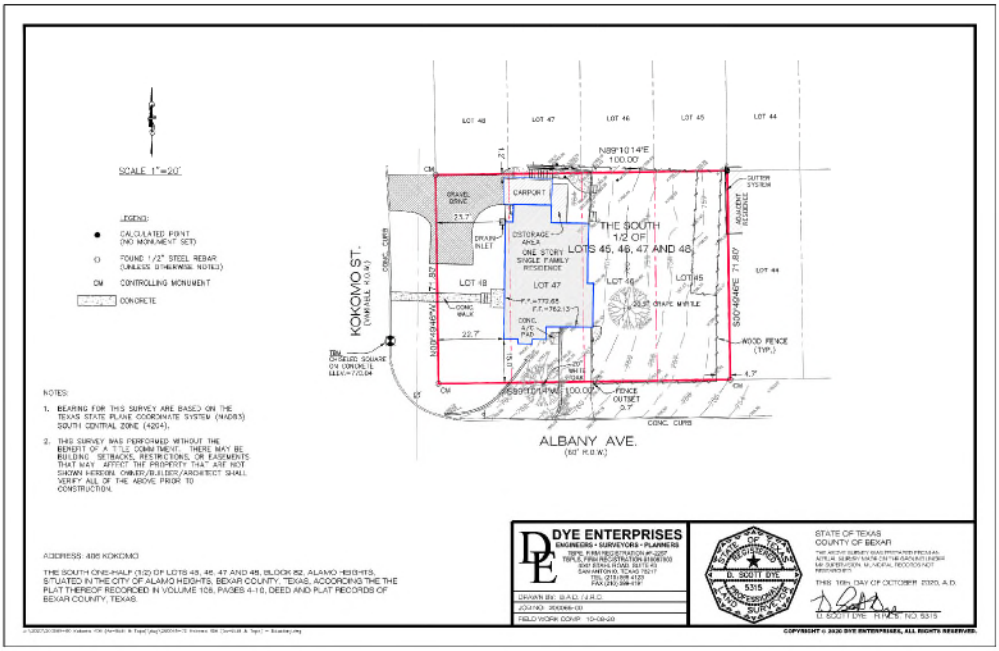
(1) Property owned by the City of Alamo Heights and/or dedicated to right-of-way for public streets and/or to provide drainage service; and

(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. BEARING FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH CENTRAL ZONE (4204).
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE BUILDING SETBACKS, RESTRICTIONS, OR EASMENTS THAT MAY AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON. OWNER/BUILDER/ARCHITECT SHALL VERIFY ALL OF THE ABOVE PRIOR TO CONSTRUCTION.

ADDRESS: 406 KOKOMO

THE SOUTH ONE-HALF (1/2) OF LOTS 45, 46, 47 AND 48, BLOCK 62, ALAMO HEIGHTS, SITUATED IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING THE THE PLAT THEREOF RECORDED IN VOLUME 108, PAGES 4-10, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

DYE ENTERPRISES
ENGINEERS • SURVEYORS • PLANNERS
TBPE FIRM REGISTRATION #F-2087
TBPLS FIRM REGISTRATION #10067800
5242 HIGHWAY 16 NORTH
BANDERA, TEXAS 78003
TEL (210) 896-4129
FAX (830) 796-4197

DRAWN BY: B.A.D. / J.R.C.
JOB NO: 200066-00
FIELD WORK COMP: 10-09-20

STATE OF TEXAS
COUNTY OF BEXAR

THE ABOVE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AS PER ALL RECORDS NOT REFERENCED.

THIS 16th DAY OF OCTOBER 2020, A.D.

D. SCOTT DYE R.P.L.S. NO. 5315

COPYRIGHT © 2020 DYE ENTERPRISES, ALL RIGHTS RESERVED.

1 SURVEY/EXISTING SITE PLAN
SCALE: 1"=20'

adapt
ARCHITECTURE + CONSTRUCTION
ADAPT
Architecture + Construction
1625 McCullough Ave.
San Antonio, TX 78212
210.544.1627
210.267.7767
www.adaptx.com

DIGGS RESIDENCE

406 Kokomo St,
Alamo Heights, TX
78209

DATE 12/28/20 EXP. 2/28/21

© 2020 ADAPT ARCHITECTURE + CONSTRUCTION LLC (AAC) All Rights Reserved. This drawing and its reproductions are the property of AAC. It may not be reproduced, published, or used in any way without the written permission of AAC.

NO.	DATE	ISSUED FOR
1	11/16/20	PERMIT
2	12/28/20	REVISION
3		
4		

EXISTING SURVEY/SITE PLAN

A1.00
OF –

1 WEST (FRONT) PHOTO
SCALE:

2 SOUTH (SIDE) PHOTO
SCALE:

3 EAST (REAR) PHOTO
SCALE:

4 CARPORT WEST (FRONT) PHOTO
SCALE:

5 NORTH (SIDE) PHOTO
SCALE:

adapt
ARCHITECTURE+
CONSTRUCTION

ADAPT
Architecture + Construction
1628 McCullough Ave.
San Antonio, TX 78212
210.544.1687
210.267.7787
www.adaptx.com

DIGGS
RESIDENCE

406 Kokomo St,
Alamo Heights, TX
78209

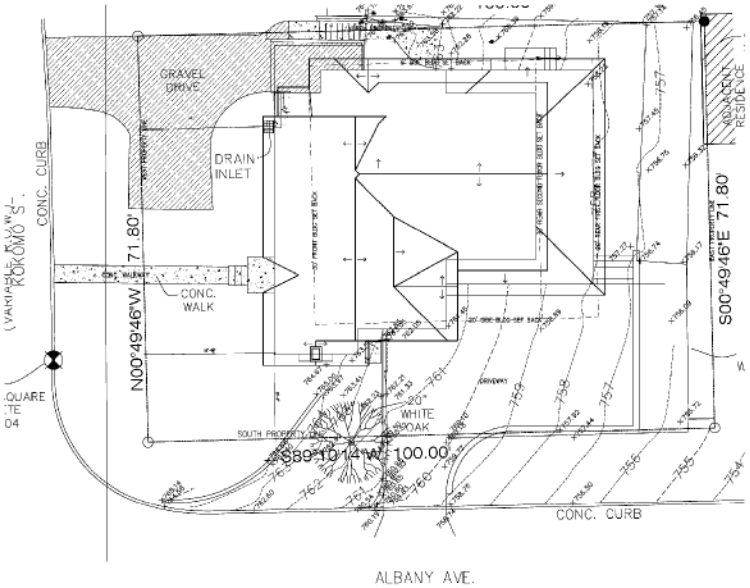
STATE OF TEXAS
DATE: 12/28/20
EXP. 2/28/21

© 2020 ADAPT ARCHITECTURE & CONSTRUCTION LLC (AAC) All Rights Reserved. This drawing and its reproductions are the property of AAC. It may not be reproduced, published or used in any way without the written permission of AAC.

NO.	DATE	ISSUED FOR
1	11/18/20	PERMIT
2	12/28/20	REVISION
3		
4		

SITE PHOTOS

A1.20
OF –



1 PROPOSED ROOF PLAN
SCALE: 1/8"=1'-0"

PLAN NORTH

TRUE NORTH

adapt
ARCHITECTURE + CONSTRUCTION

ADAPT
Architecture + Construction
1625 McCullough Ave.
San Antonio, TX 78212
210.544.1587
210.267.7767
www.adaptx.com

DIGGS RESIDENCE

406 Kokomo St,
Alamo Heights, TX
78209

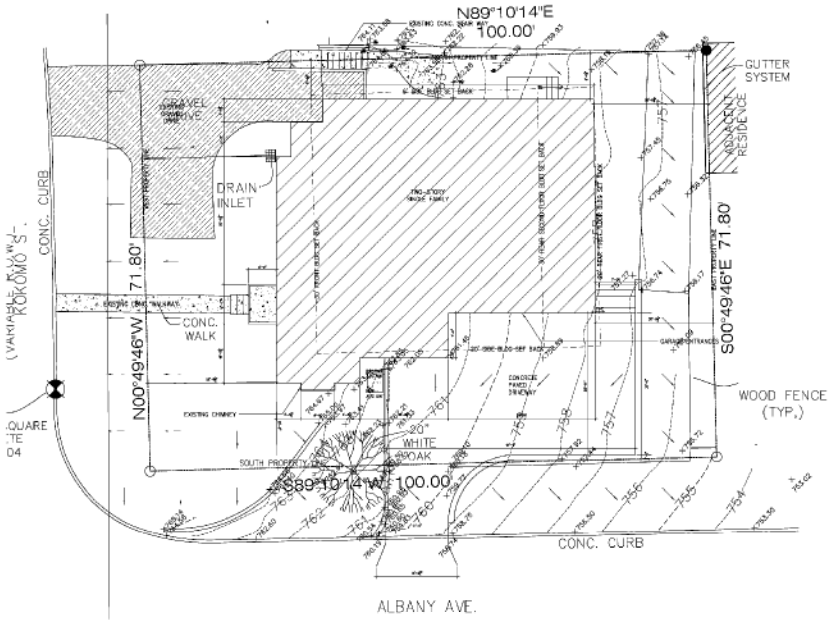
DATE 12/28/20 EXP. 2/28/21

© 2020 ADAPT ARCHITECTURE + CONSTRUCTION LLC (AAC) All Rights Reserved. This drawing and its reproductions are the property of AAC. It may not be reproduced, published, or used in any way without the written permission of AAC.

NO.	DATE	ISSUED FOR
1	11/16/20	PERMIT
2	12/28/20	REVISION
3		
4		

PROPOSED ROOF PLAN

A1.00
OF –



1 PROPOSED SITE/WATER DRAINAGE PLAN

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

PLAN NORTH

TRUE NORTH

adapt

ARCHITECTURE + CONSTRUCTION

ADAPT
Architecture + Construction
1625 McCullough Ave.
San Antonio, TX 78212
210.544.1587
210.267.7767
www.adaptx.com

DIGGS RESIDENCE

406 Kokomo St,
Alamo Heights, TX
78209

DATE: 12/28/20 EXP. 2/28/21

© 2020 ADAPT ARCHITECTURE AND CONSTRUCTION LLC (AAC) All Rights Reserved. This drawing and its reproductions are the property of AAC. It may not be reproduced, published, or used in any way without the written permission of AAC.

NO.	DATE	ISSUED FOR
1	11/18/20	PERMIT
2	12/28/20	REVISION
3		
4		

PROPOSED SITE/ ROOF PLAN

A1.00

OF –

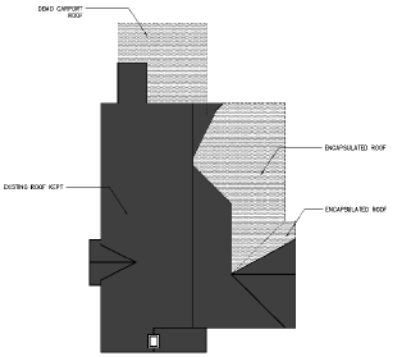
SHUT OFF ELEC, WATER AND GAS BEFORE COMMENCING ANY WORK

ROOF SF CALCULATIONS:

EXISTING ROOF:	1,638 SF
EXISTING ROOF KEPT:	1,074 SF
ROOF DEMO/ENCAPSULATION:	564 SF
PERCENTAGE OF ROOF DEMO:	34.4%
ROOF ADDITION:	1,795 SF

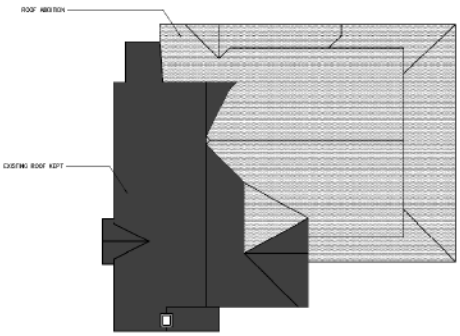
ELEVATION DEMO SF CALCULATIONS:

EXISTING WEST ELEVATION:	455 SF	
WEST ELEVATION DEMO:	70 SF	15%
EXISTING SOUTH ELEVATION:	640 SF	
SOUTH ELEVATION DEMO:	0 SF	0%
EXISTING EAST ELEVATION:	1,044 SF	
EAST ELEVATION DEMO/ENCAPS.:	655 SF	62%
EXISTING NORTH ELEVATION:	515 SF	
NORTH ELEVATION DEMO/ENCAPS.:	432 SF	84%



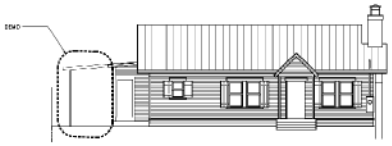
1 ROOF DEMO PLAN
SCALE: 1/8"=1'-0"

PLAN NORTH TRUE NORTH



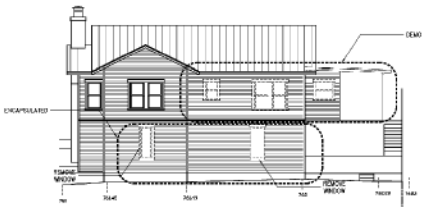
2 PROPOSED ROOF PLAN
SCALE: 1/8"=1'-0"

PLAN NORTH TRUE NORTH

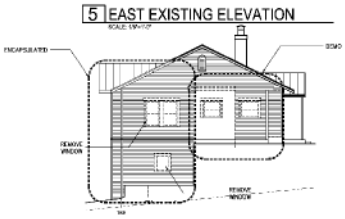


3 WEST EXISTING ELEVATION
SCALE: 1/8"=1'-0"

4 SOUTH EXISTING ELEVATION
SCALE: 1/8"=1'-0"



5 EAST EXISTING ELEVATION
SCALE: 1/8"=1'-0"



6 NORTH EXISTING ELEVATION
SCALE: 1/8"=1'-0"

adapt
ARCHITECTURE + CONSTRUCTION

ADAPT
Architecture + Construction
1625 McCullough Ave.
San Antonio, TX 78212
210.644.1627
210.267.7767
www.adaptx.com

DIGGS RESIDENCE

406 Kokomo St.
Alamo Heights, TX
78209

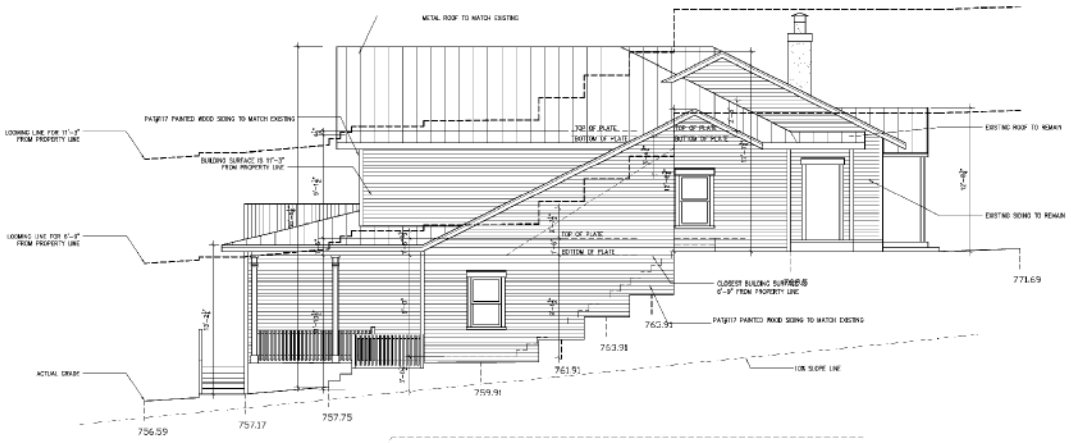
DATE: 12/28/20 EXP. 2/28/21

© 2020 ADAPT ARCHITECTURE + CONSTRUCTION LLC (AAC) All Rights Reserved. This drawing and its reproductions are the property of AAC. It may not be reproduced, published, or used in any way without the written permission of AAC.

NO.	DATE	ISSUED FOR
1	11/18/20	PERMIT
2	12/28/20	REVISION
3		
4		

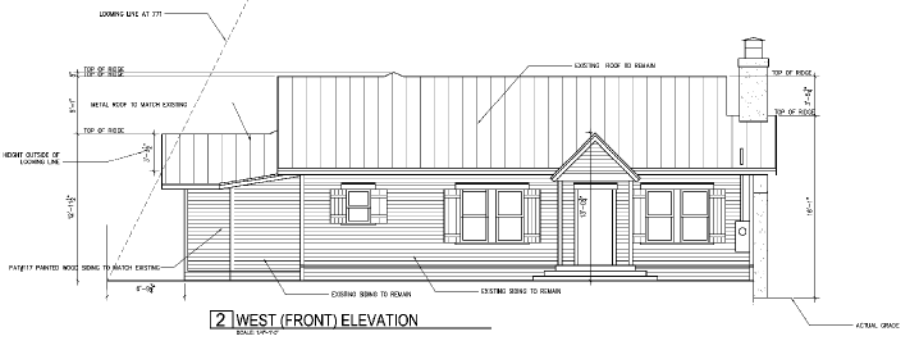
ROOF DEMO PLAN

A1.11
OF --



1 NORTH (SIDE) ELEVATION

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



2 WEST (FRONT) ELEVATION

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

adapt
ARCHITECTURE + CONSTRUCTION

ADAPT
Architecture + Construction
1526 McCullough Ave.
San Antonio, TX 78212
210.844.1687
210.267.7787
www.adaptdx.com

DIGGS RESIDENCE

406 Kokomo St,
Alamo Heights, TX
78209

DATE OF ISSUANCE 12/28/20 EXP. 2/28/21

©2020 ADAPT ARCHITECTURE AND CONSTRUCTION, LLC (AAC) All Rights Reserved. This drawing and its representations are the property of AAC. It may not be reproduced, published or used in any way without the written permission of AAC.

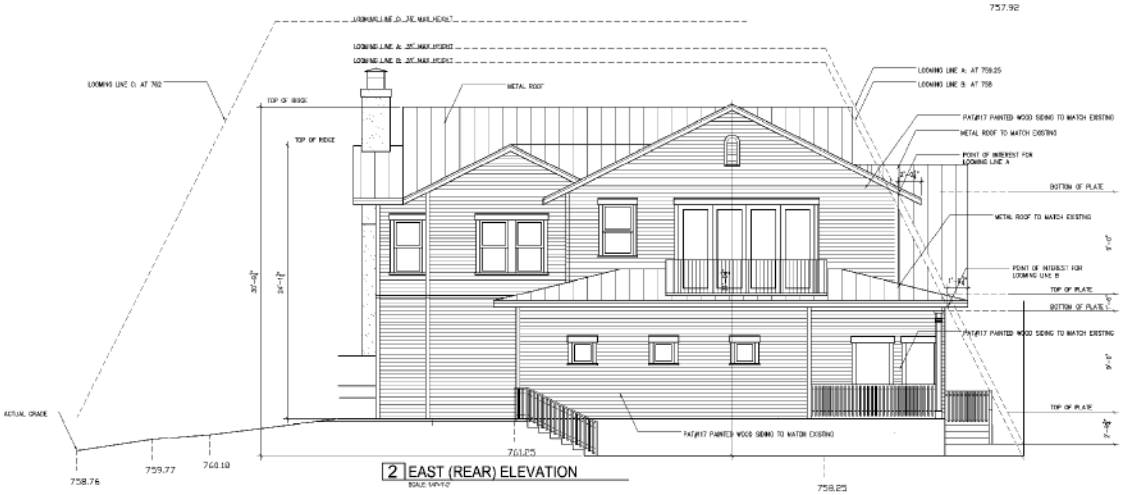
NO.	DATE	ISSUED FOR
1	11/16/20	PERMIT
2	12/28/20	REVISION
3		
4		

EXT ELEVATIONS

A3.40

OF --

1 SOUTH (SIDE) ELEVATION



2 EAST (REAR) ELEVATION

adapt
ARCHITECTURE + CONSTRUCTION

ADAPT
Architecture + Construction
1626 McCullough Ave.
San Antonio, TX 78212
210.844.1687
210.267.7787
www.adaptdx.com

DIGGS RESIDENCE

406 Kokomo St,
Alamo Heights, TX
78209

DATE OF ISSUANCE 12/28/20 EXP. 2/28/21

© 2020 ADAPT ARCHITECTURE AND CONSTRUCTION, LLC (AAC). All Rights Reserved. This drawing and its reproductions are the property of AAC. It may not be reproduced, published, or used in any way without the written permission of AAC.

NO.	DATE	ISSUED FOR
1	11/16/20	PERMIT
2	12/28/20	REVISION
3		
4		

EXT ELEVATIONS

A3.30

OF --

front view

front view with northern property

view nearest Albany intersection

rear view from Albany

view from corner property on south end Albany

view from across street, property on south corner of Kokomo

view directly across street from 406 Kokomo