



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

Architectural Review Board Meeting
February 18, 2025 – 5:30 P.M.

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, February 18, 2025 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.

INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 Meeting ID 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. 969F – 211 Kennedy Ave

Request of Jack Dabney, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 211 Kennedy Ave in order to demolish 100% of the existing main structure and construct a new single-family residence with detached 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.

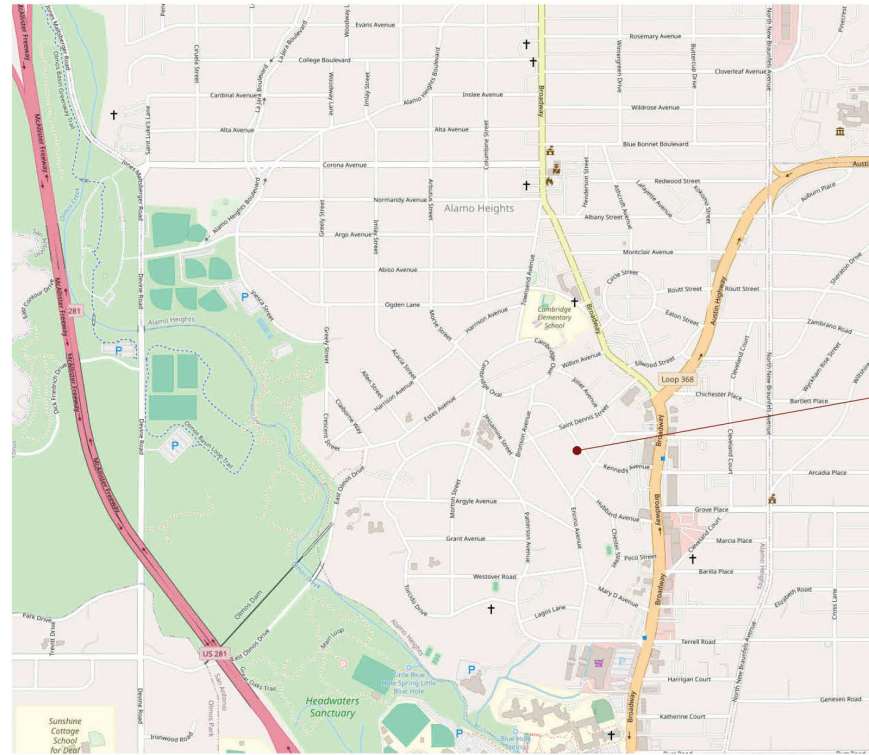
Plans may be viewed online at <http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/> and at the Community Development Services Department located at 6116 Broadway St. You may contact **Dakotah Procell, Planner** at 210-832-2239 (dprocell@alamoheightstx.gov) or **Lety Hernandez, Director**, at 210-832-2250 (lhernandez@alamoheightstx.gov), or our office at (210) 826-0516 for additional information regarding this case.

NEW RESIDENCE

211 KENNEDY AVE. ALAMO HEIGHTS, TEXAS 78209

DATE: 1.26.25

PROJECT LOCATION



PROJECT LOCATION
ALAMO HEIGHTS
211 KENNEDY

BUILDING RENDERING



DIRECTORY

DESIGN STUDIO:
BAMStudios Inc.
8118 Broadway
San Antonio Tx. 78209
210.416.6469

PROJECT CONSTRUCTION MANAGER:
Dabney Home & Remodeling
100 Cardinal Ave
San Antonio, TX 78209
512.426.4400

INTERIOR DESIGNER:
DyLynn Decor
5007 McCullough Ave
San Antonio Tx 78212
210-971-7812

STRUCTURAL ENGINEER:
UNIVERSAL STRUCTURAL ENGINEERS, LLC
4414 CENTERVIEW DR.
SAN ANTONIO, TX 78228

LANDSCAPE ARCHITECT:
I.B.D.

SHEET INDEX

NUMBER	NAME
A.00	COVER
A.01	GENERAL NOTES
A.02	SITE PLAN
A.03	SLAB PLAN
A.04	FLOOR PLAN 1
A.07	ELEVATIONS
A.08	ELEVATIONS
A.09	CONTEXT PHOTOS
A.15	ELECTRICAL PLAN - LEVEL 1
A.16	SPECIFICATIONS
A.40	WALL SECTIONS/DETAILS
x2.0	DEMOLITION PLAN
X.01	PERSPECTIVES
X.09	SECTIONS
X.10	SECTIONS
X.13	WALL SECTIONS

PROJECT INFORMATION

MAX "U"	SHGC	CEILING R-VALUE	WALL R-VALUE	FLOOR R-VALUE	BASEMENT R-VALUE
0.40	0.25	R-38	R-24 + R-3 CI	R-21	0

- IF SPRAY FOAM INSULATION IS UTILIZED THE MINIMUM THICKNESS OF OPEN CELL FOAM IS R-25 (CATHEDRAL CLG. MIN 2X8 CONSTRUCTION)
- NO SLAB PERIMETER INSULATION IS REQUIRED IN THIS CLIMATE ZONE.
- R-3 PIPE INSULATION FOR ALL HOT WATER PIPING
- ALL HOT WATER RECIRCULATING SYSTEMS MUST BE HAVE OCCUPANT SENSOR & MANUAL CONTROL
- ATTIC VENTILATION IS PROHIBITED IF IT WERE TO INTRODUCE UNCONDITIONED AIR INTO LOCATIONS WITHIN THE THERMAL ENVELOPE.

CI = CONTINUOUS INSULATION

HOUSE ATTIC IS PART OF THE BUILDING ENVELOPE - CI PROVIDED

IECC ENERGY CODE NOTES

THIS RESIDENCE IS DESIGNED IN COMPLIANCE WITH THE 2015 IECC. THE INFORMATION PROVIDED HERE IS A SUMMARY THE BUILDER IS RESPONSIBLE FOR ASSURING COMPLIANCE WITH ALL APPLICABLE LOCAL STATE AND FEDERAL REQUIREMENTS.

HVAC MINIMUM REQUIREMENTS

- 9.6 HSPF / 17 SEER / 12 EER AIR-SOURCE HEAT PUMP ENERGY STAR CERTIFIED WITH ELECTRIC BACKUP IF REQUIRED AND SIZED PER MANUAL J
- MECHANICAL FRESH AIR VENTILATION IS REQUIRED
- R-8 DUCT INSULATION IS REQUIRED IF OUTSIDE THE THERMAL ENVELOPE.
- DUCT SEALINGS MUST BE DONE IN ACCORDANCE WITH THE MECHANICAL CODE (IMC)- ALL SEAMS JOINTS BOOTS START COLLARS & ALL CONNECTIONS. ONLY MASTIC AND UL-181A OR B TAPES ARE ALLOWED FOR SEALING.
- HVAC CONTRACTOR TO PROVIDE A COPY OF THE MANUAL J & MANUAL D TO THE BUILDER THE ARCHITECT AND THE OWNER.
- ALL HVAC UNIT(S) TO BE TESTED BY CERTIFIED THIRD PARTY CONTRACTORS. TEST REPORT WILL BECOME PART OF FINAL MECHANICAL DOCUMENTATION. (IRC N1102.4.1)
- ENVELOPE TESTING (BLOWER DOOR) 6 ACH50 IN Czs 1&2 AND 5 ACH50 IN Czs 3&4 PER ENERGY STAR GUIDELINES.
- TOTAL DUCT LEAKAGE SHALL BE ≤ 8 CFM25 PER 100 SQ. FT. OF CONDITIONED FLOOR AREA (CFA) AND DUCK LEAKAGE TO OUTDOORS SHALL BE ≤ 4 CFM25 PER 100 SQ. FT. CFA PER ENERGY STAR GUIDELINES.
- SUPPLIES BALANCED TO WITHIN 20% OF DESIGN
- NO MORE THAN 5 PASCAL PRESSURE DIFFERENCE BETWEEN ROOM AND OPEN AREA(S)
- HVAC SYSTEM STATIC PRESSURES LESS THAN 0.8" WC FOR GAS FURNACE 0.6" FOR HEAT PUMPS.
- SYSTEM FILTERS - MERV 6 RATING MINIMUM. (1" PLEATED FILTERS MEET THIS REQUIREMENT.)
- AFP BASED PROGRAMMABLE THERMOSTAT SHALL BE INSTALLED UNLESS THERMOSTAT CONTROLS A ZONE WITH ELECTRIC RADIANT HEAT FOR WHICH MANUAL THERMOSTAT IS ALLOWED.

PROJECT INFORMATION

JURISDICTION
CITY OF ALAMO HEIGHTS BEXAR COUNTY TEXAS
DEVELOPMENT AREA SF-A

FIRE PROTECTION

VFY. FIRE SPRINKLING WITH OWNER AS WELL AS CITY AND COUNTY REGS.

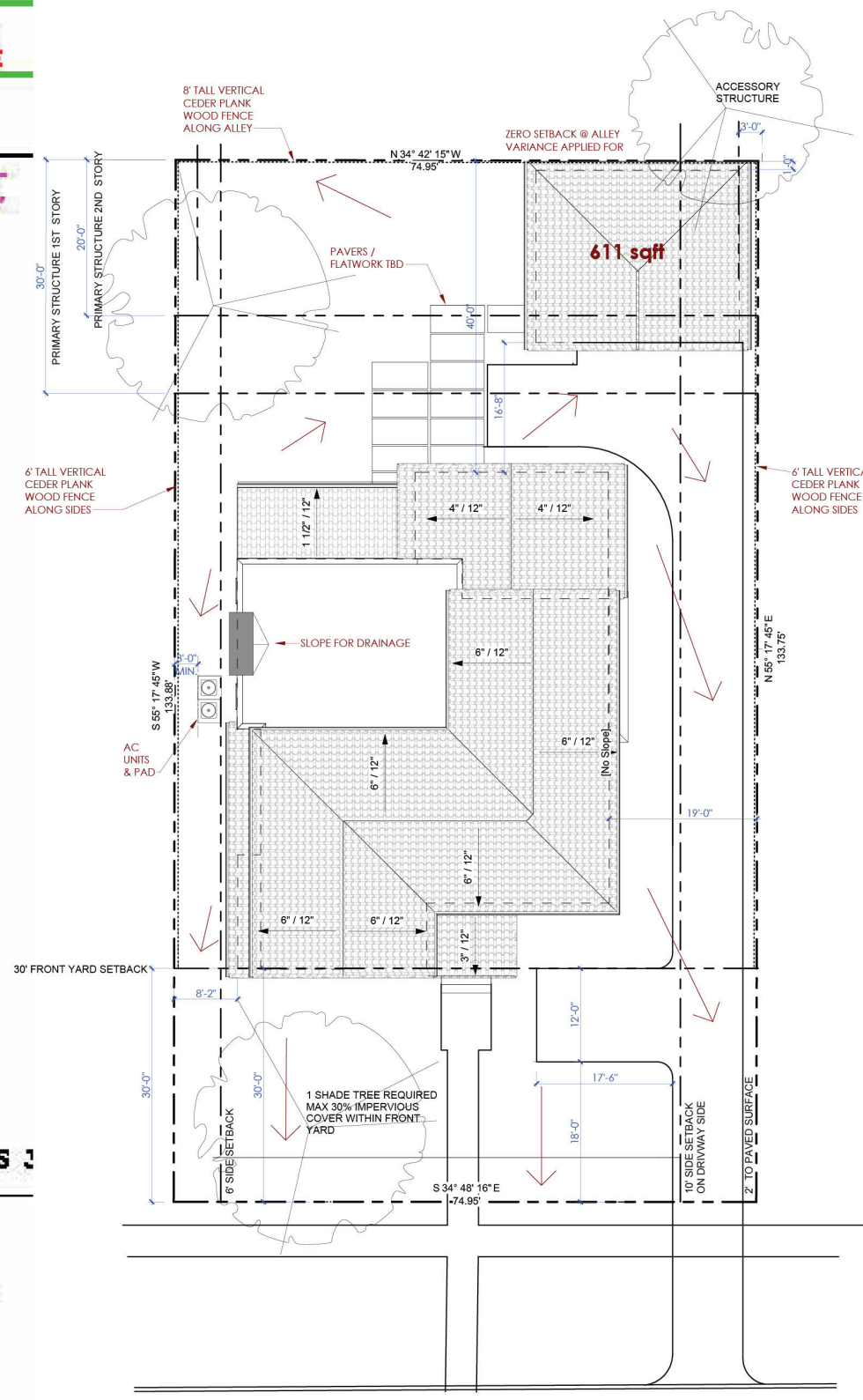
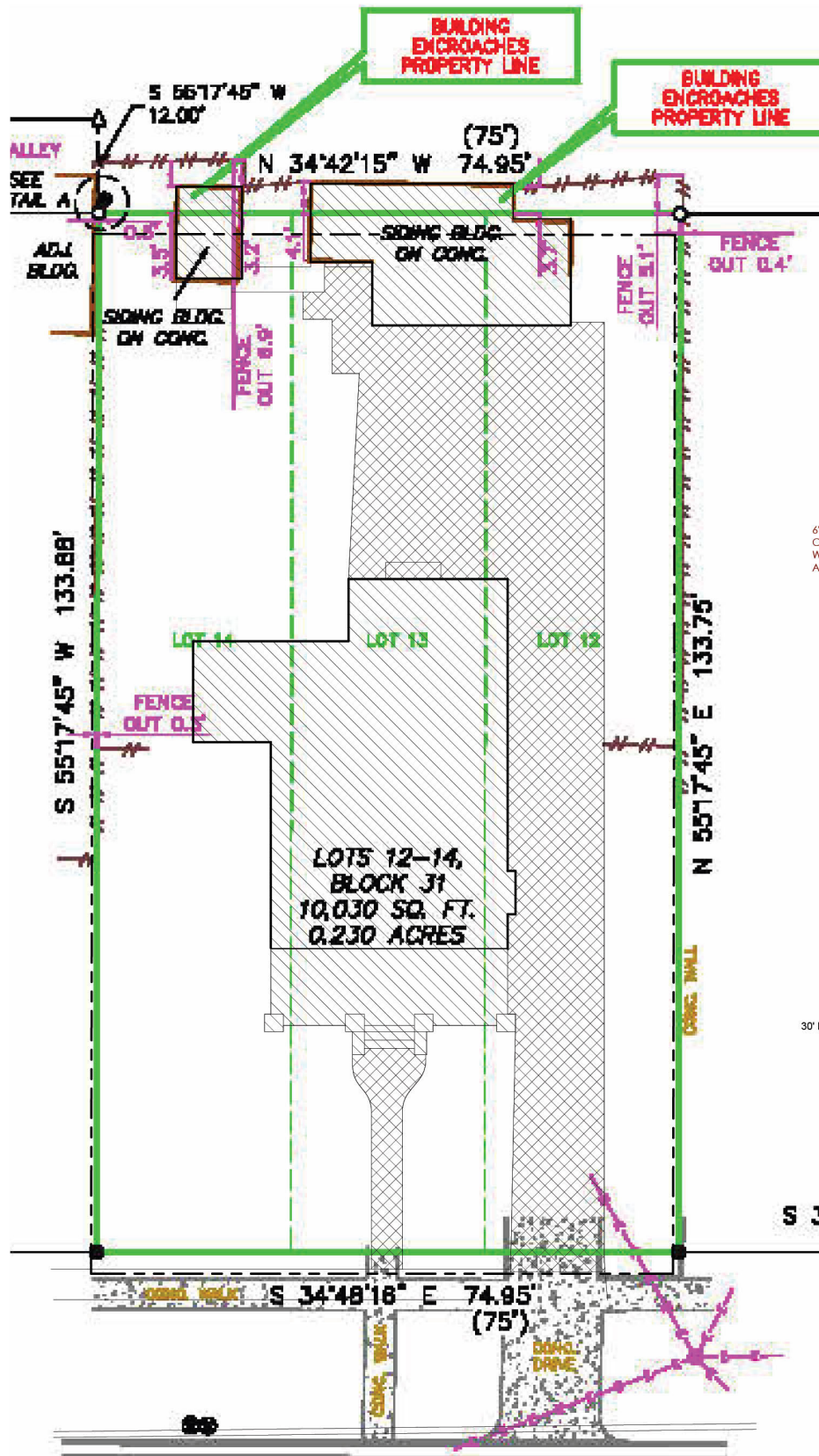
APPLICABLE CODES

2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2020 NATIONAL ELECTRICAL CODE (WITH LOCAL AMENDMENTS)
and current adoption of the following as applicable
2021 INTERNATIONAL MECHANICAL CODE
INTERNATIONAL SWIMMING POOL & SPA CODE
2021 INTERNATIONAL PLUMBING CODE
INTERNATIONAL FIRE CODE
2021 INTERNATIONAL FUEL GAS CODE
INTERNATIONAL ENERGY CONSERVATION CODE
INTERNATIONAL PROPERTY MAINTENANCE CODE

ALL APPLICABLE CITY OF ALAMO HEIGHTS RESOLUTIONS AND AMENDMENTS AS APPLICABLE ALL OTHER APPLICABLE LEGAL COUNTY STATE & FEDERAL CODES LAWS AND REGULATIONS

IECC ENERGY CODE NOTES CONT'D

GENERAL CONTRACTOR (GC) IS RESPONSIBLE FOR COMPLIANCE OF ALL ENERGY CODE REQUIREMENTS: HVAC DESIGN MANUAL J (LOAD) MANUAL S (EQUIPMENT SELECTIONS) MANUAL D (DISTRIBUTION DESIGN) AND REQUIRED TESTING / INSPECTIONS. GC TO PROVIDE CODE COMPLIANCE DOCUMENTATION/ RESULTS TO THE OWNER.



LEGAL DESCRIPTION:
CB 4024 BLK 31 LOT 12 13 AND 14
LOT SIZE: 0.230 AC. (10030 SQFT)

SITE AREA 10030 SQFT

2535 FIRST FLOOR
1246 SECOND FLOOR
110 FRONT PORCH
183 REAR PORCH
572 GARAGE
4646 TOTAL

FLOOR AREA RATIO (FAR)
Standard .45
one story garage +.02
adjusted .47 = 4714 MAX

SITE TOTAL SQFT	10030
F.A.R.	.46

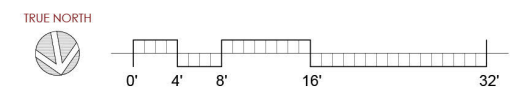
LOT COVERAGE ALLOWABLE 40%:	4012
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SITE COVERAGE	10030
BUILDING COVERAGE	3400
BUILDING COVERAGE	34%

GENERAL SITE NOTES

- BUILDER TO RESCULPTURE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
- FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
- EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 18" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
- THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
- UTILITY LINE LOCATIONS ARE APPROXIMATE-GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
- VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
- EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONFIRM ALL DRIVEWAY WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.
- PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES WALKS AND PATIOS.
- ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
- GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
- LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.
- ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
- LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
- NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
- ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
- CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

3 COVERAGE PLAN
1" = 20'-0"



REVISIONS:

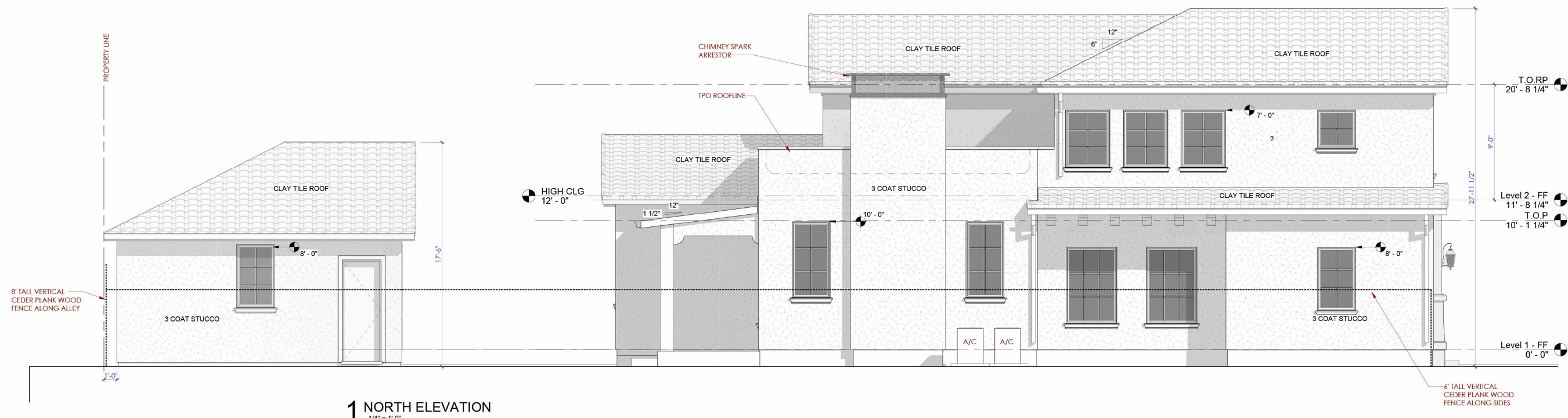
SITE PLAN
NEW RESIDENCE
211 KENNEDY
211 KENNEDY AVE. ALAMO HEIGHTS, TEXAS 78209

BAM STUDIOS

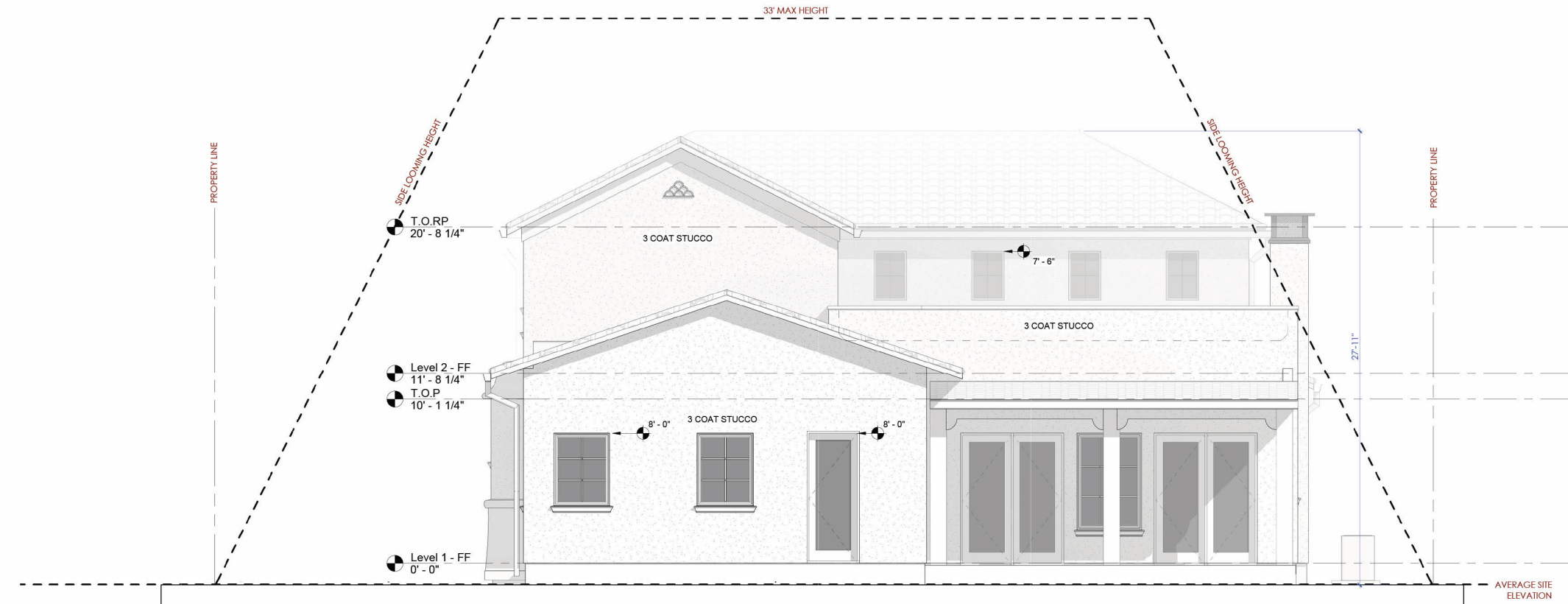
8118 BROADWAY
SAN ANTONIO, TX 78209
PH: 210-416-9496

DRAWN BY: SAB
DATE: 01/26/25
CHECK BY: SAB
PROJ. #: 241004
SCALE: As indicated
SHEET #:
A.02

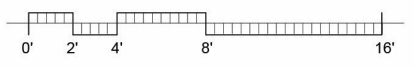
REVISIONS:



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

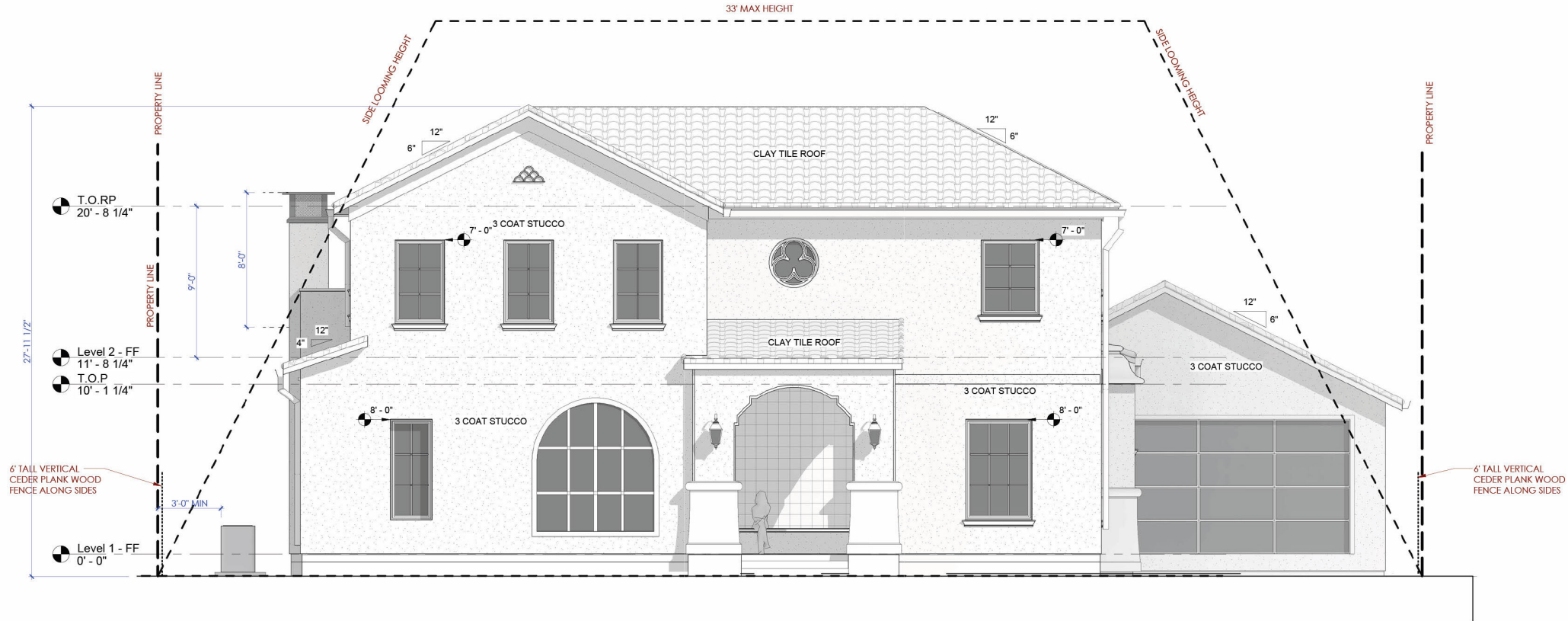


ELEVATIONS
 NEW RESIDENCE
211 KENNEDY
 211 KENNEDY AVE. ALAMO HEIGHTS, TEXAS 78209

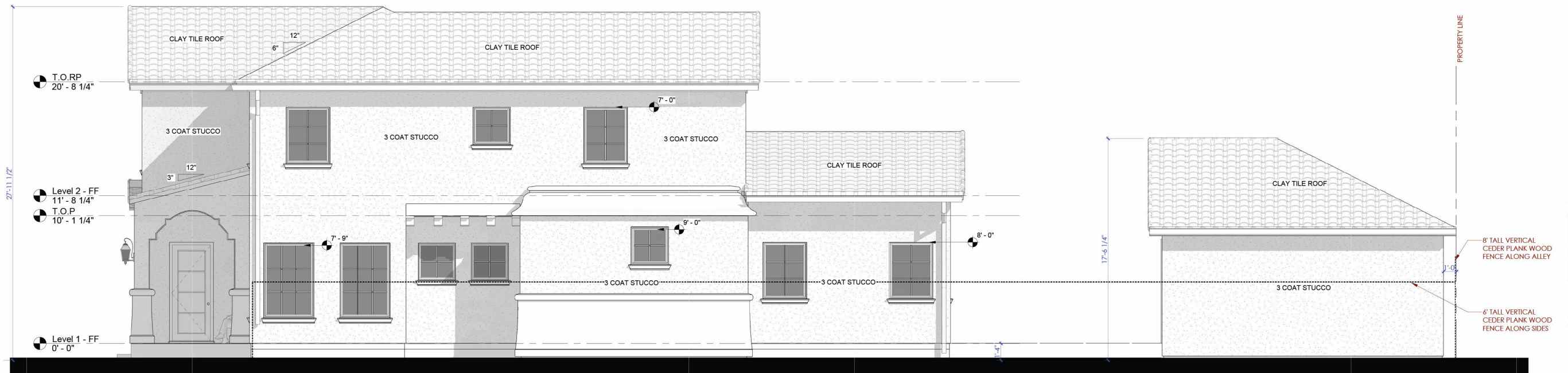


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 SCALE: 1/4" = 1'-0"
 SHEET #:
A.08

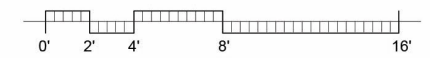
REVISIONS:	



2 WEST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



ELEVATIONS
 NEW RESIDENCE
211 KENNEDY
 211 KENNEDY AVE. ALAMO HEIGHTS, TEXAS 78209



8118 BROADWAY
 SAN ANTONIO, TX 78209
 PH: 210-416-9496

DRAWN BY: SAB
 DATE: 01/26/25
 CHECK BY: Checker
 PROJ. #: 241004
 SCALE: 1/4" = 1'-0"
 SHEET #:
A.07

REVISIONS:

EXISTING



205 KENNEDY



211 KENNEDY



219 KENNEDY

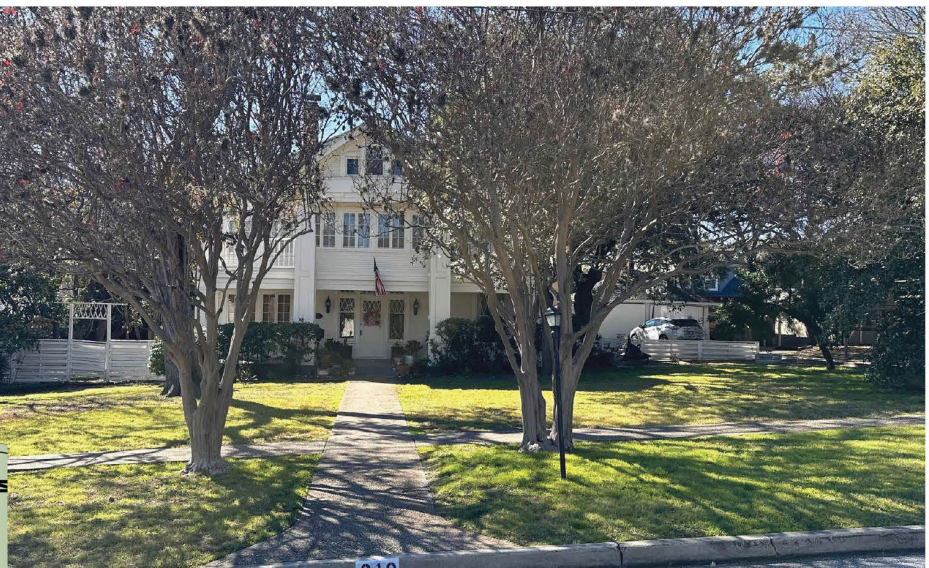
PROPOSED



205 KENNEDY



211 KENNEDY



219 KENNEDY



202 KENNEDY - OPPOSITE OF PROJECT LOCATION

CONTEXT PHOTOS
 NEW RESIDENCE
211 KENNEDY
 211 KENNEDY AVE. ALAMO HEIGHTS, TEXAS 78209



DRAWN BY: Author
 DATE: 01/26/25
 CHECK BY: Checker
 PROJ. #: 241004
 SCALE:
 SHEET #:
A.09