



City of Alamo Heights Architectural Review Board Meeting
Tuesday, January 17, 2012 – 5:30 P.M.
6120 Broadway – City Council Chambers

NOTICE OF SIGNIFICANCE & COMPATIBILITY REVIEW
HEARING – 271 E. Oakview Pl. – Case No. 398 F

Request of Armando Toral, Cohen Investments LLC, for the significance review of the existing structure and compatibility review of the proposed replacement structure located at 271 E Oakview Pl under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing structure's roof.

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 January 17, 2012, ARB meeting to confirm any future meeting dates.*

Plans may be viewed online* (www.alamoheightstx.gov/publicnotices), at the Planning and Development Services Department (6116 Broadway), or you may contact Nathan Lester (nlester@alamoheightstx.gov), Teresa Forsberg (tforsberg@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.

271 E. Oakview Pl., City of Alamo Heights 78209

Proposed project detailed description

One story two bedroom residence to be remodeled to a four bedroom two story residence.

The kitchen will be relocated, a utility room will be added in the kitchen's previous space, a master suite with bathroom and walk in closet will be added to the rear of the house, a bedroom, closet, bathroom and game room will be added as a second floor.

The front of the house will be improved by adding a 24' porch with stone and wood columns. The existing front wood deck will be removed.

An existing gable roof will be raised.

Existing rear wood deck will be removed and a new wood deck will be built as outdoor living area.

The existing garage and carport will be demolished due to fire damaged and a new two car open carport will be built on the same location.

A new stone fireplace will beautify the front and side elevations.

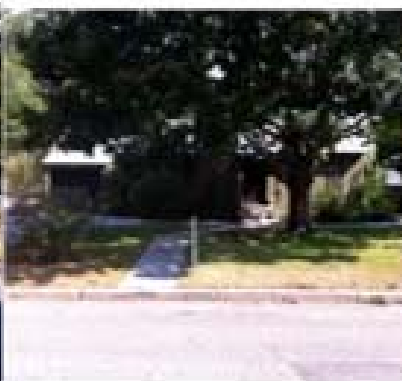
Compatibility
271 E. Oakview Pl.
Harmony with existing neighborhood description.

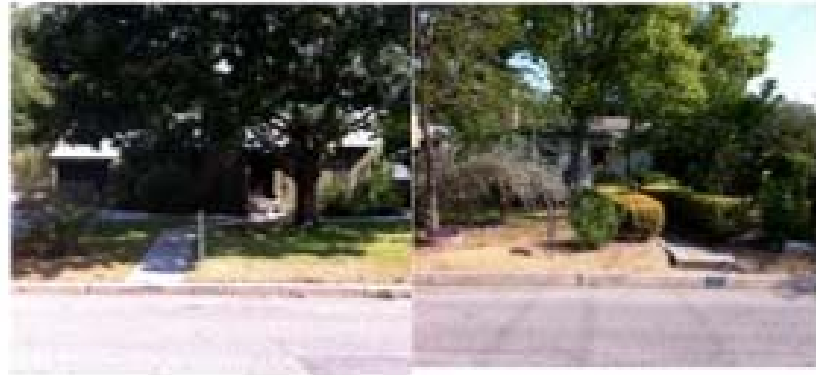
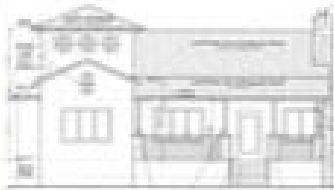
The proposed project is at the 200 Block of Oakview Pl. and it is consistent with the area because most of the homes have a traditional style except for a very modern style home in the same block, our project will have all the exterior features of a traditional home in that area of Alamo Heights like front porch, fireplace, low roof pitch (5/12), we have respected the neighborhood setbacks of 30' on the front and the carport on the back will have a setback of 5', being a 2000 sqft home it is consistent with the neighborhood massing and construction to lot ratio. There is no 300 block as Oakview Pl. ends at the intersection with New Braunfels.

Claywell Dr. is the adjacent street to the north and Edgewood Pl. is the adjacent street to the south, both streets existing homes are mostly traditional style.

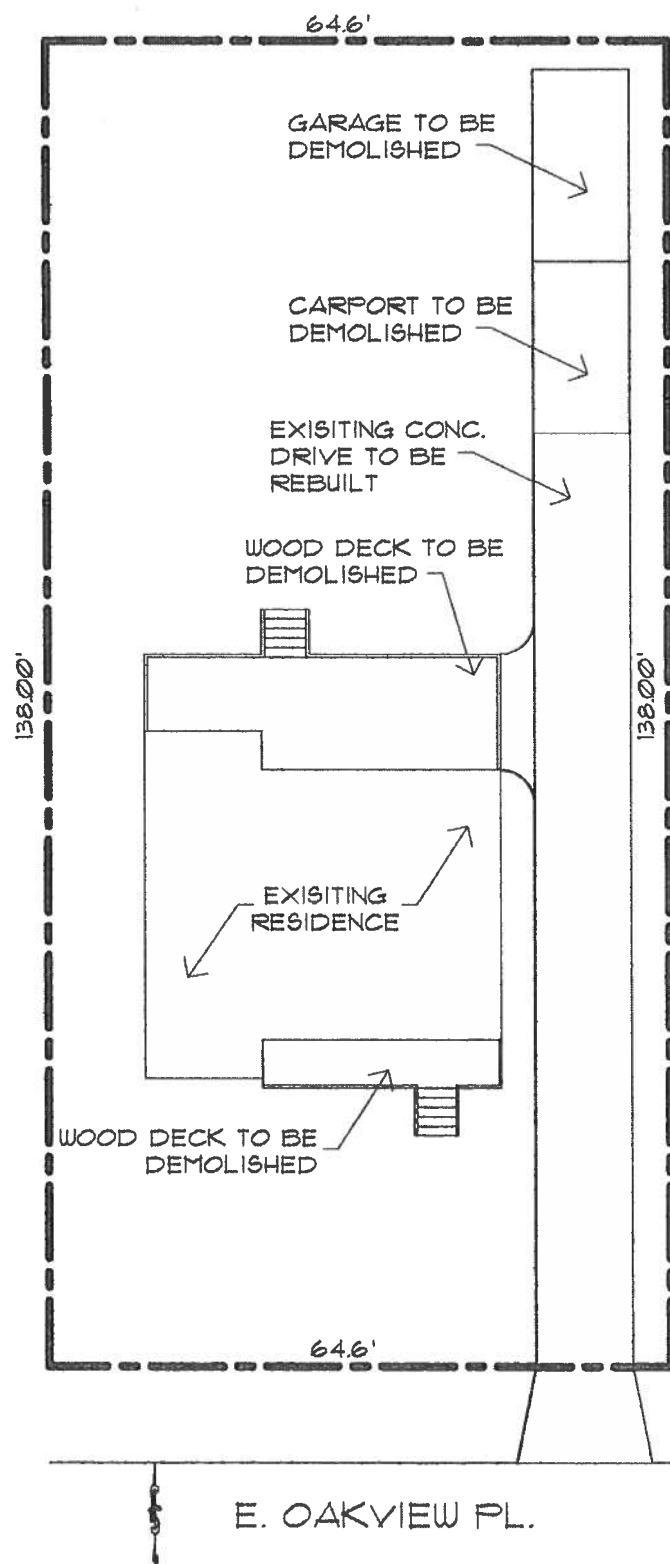
Our project is definitely in harmony with the neighborhood development patterns, after several revisions and adding a front porch we strongly believe the front elevation visually fits with the neighborhood charm.





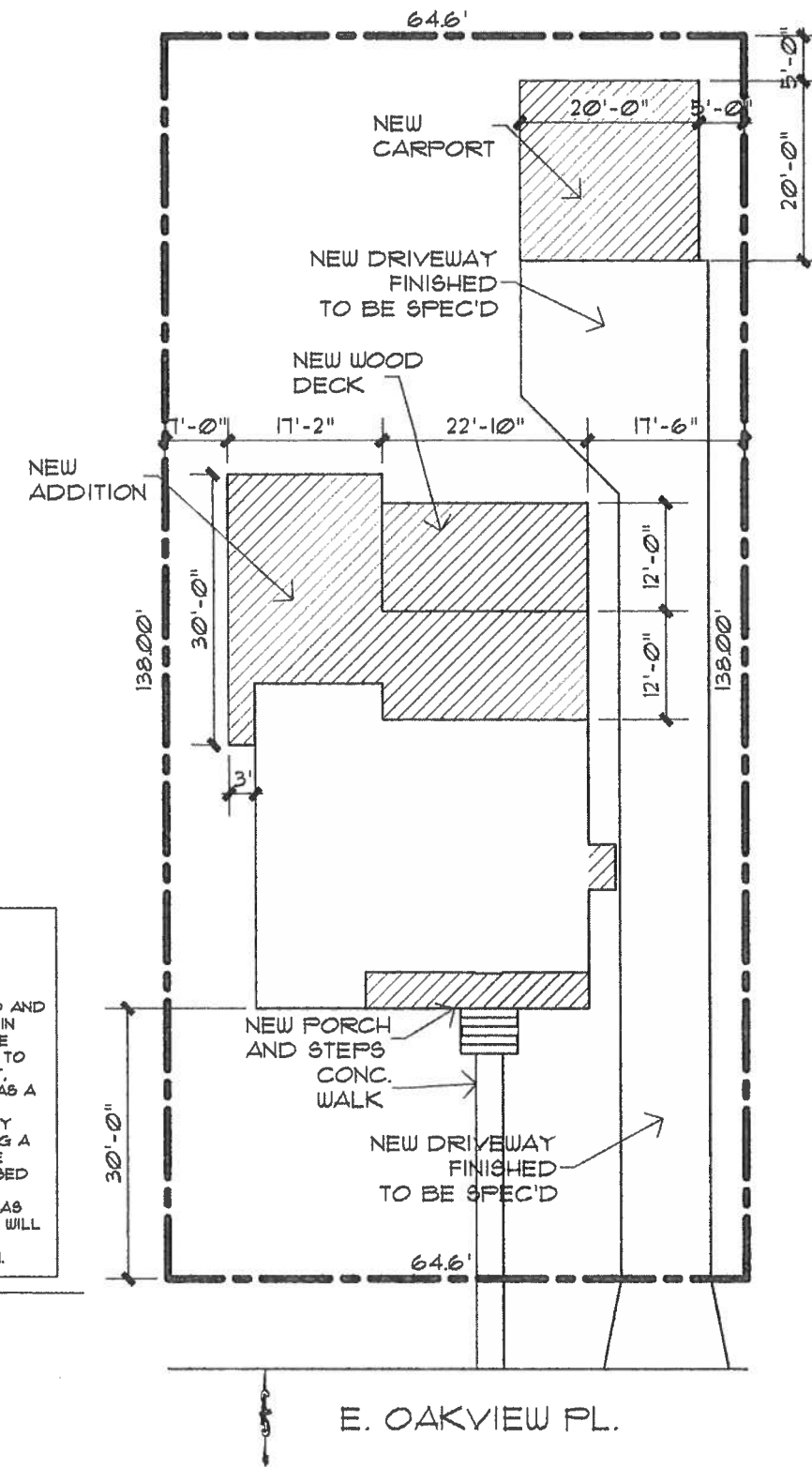


LOT 26, BLOCK 20. CB 5811
271 E. OAKVIEW PL.
CITY OF ALAMO HEIGHTS, TEXAS

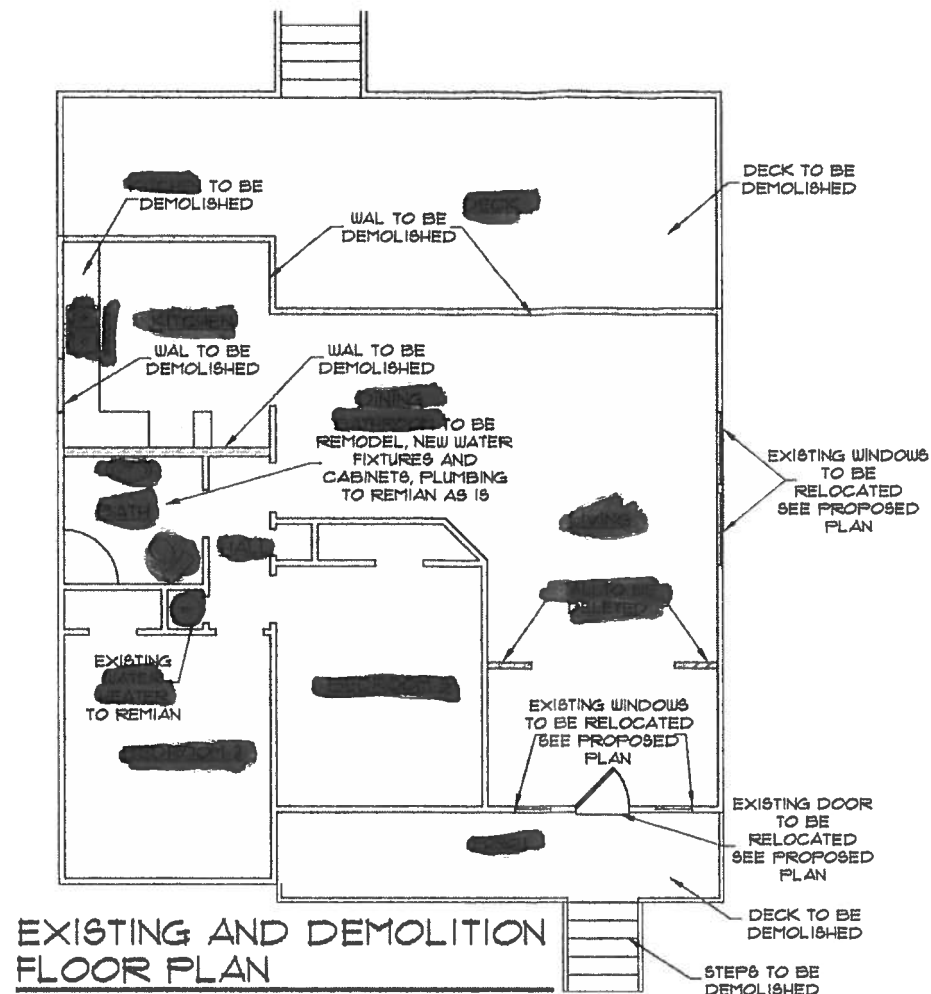


EXISTING SITE PLAN
SCALE: 1" = 20'

LOT 26, BLOCK 20. CB 5811
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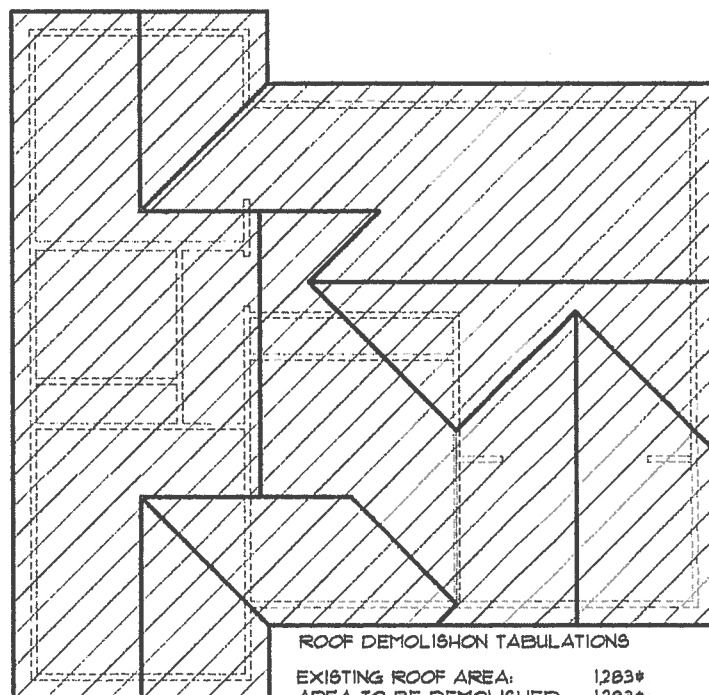


PROPOSED SITE PLAN
SCALE: 1" = 20'



EXISTING AND DEMOLITION FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND
 WALLS TO REMAIN: [Solid line]
 WALLS TO BE DELETED: [Dashed line]
 EXTERIOR WALL TO BE DEMOLISHED: [Hatched area]
 DEMOLITION CALCULATION: 328*



EXISTING ROOF PLAN
SCALE: 3/32" = 1'-0"

SCOPE OF WORK:
 ONE STORY TWO BEDROOM RESIDENCE TO BE REMODEL TO A 4 BEDROOM TWO STORY RESIDENCE. THE KITCHEN WILL BE DEMOLISHED AND RELOCATED, A UTILITY ROOM WILL BE ADDED IN THE KITCHEN PREVIOUS SPACE. A MASTER SUITE WITH BATHROOM AND WALK IN CLOSET ADDED TO THE REAR OF THE HOUSE. A BEDROOM, CLOSET, BATHROOM AND GAMEROOM WILL BE ADDED AS A SECOND FLOOR.
 THE FRONT OF THE HOUSE WILL BE REMODEL BY REMOLISHING AN EXISTING WOOD DECK, ADDING A STONE PORCH WITH A SIDE ENTRY TO HIDE THE STEPS, AN EXISTING GABLE ROOF WILL BE RAISED AND STONE WILL BE ADDED UNDER THE SAME GABLE. A REAR WOOD DECK WILL BE ADDED AS OUTDOOR LIVING AREA, THE EXISTING GARAGE WILL BE DEMOLISHED DUE TO FIRE DAMAGE AND A OPEN CARPORT BUILT ON THE SAME LOCATION.

AREAS	
EXISTING LIVING:	1,133*
1st FLOOR ADDITION:	701*
2nd FLOOR:	458*
TOTAL NEW LIVING:	2,292*
PORCH:	99*
CARPORT:	400*
TOTAL COVERED AREA:	2,791*
DECK:	274*
LOT AREA:	8,901*
COVERED AREA %	31%

A REMODEL AND ADDITION AT:
271 E. OAKVIEW
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[Signature]
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REVISIONS
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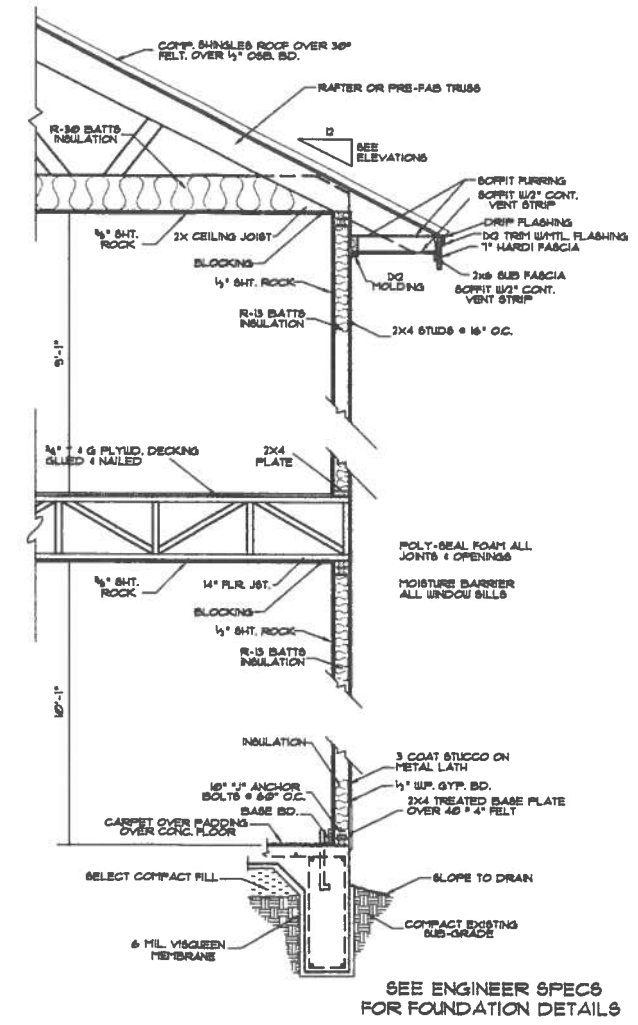
GENERAL NOTES:

- APPLICABLE CODES:**
 2009 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL CITY AMENDMENTS
 UNIFIED DEVELOPMENT CODE
 2009 UNIFORM MECHANICAL CODE WITH LOCAL CITY AMENDMENTS
 2009 NATIONAL ELECTRICAL CODE
 CITY CODE CHAPTER 10 (ELECTRICAL)
 2009 UNIFORM PLUMBING CODE WITH LOCAL CITY AMENDMENTS
 2009 INTERNATIONAL ENERGY CONSERVATION CODE
1. ATTIC ACCESS - MINIMUM 22"x30" IRC SECTION 1505.1
 2. BEDROOM WINDOWS - EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF 5.7 SQUARE FEET (MINIMUM DIMENSIONAL REQUIREMENTS WIDTH 20", HEIGHT 24"). MAXIMUM HEIGHT OF SILL TO FLOOR 44". IRC SECTION 310.4
 3. DWELLING GARAGE SEPARATION - REQUIRES 1 HOUR FIRE-RESISTIVE CONSTRUCTION WALL(S) AND/OR CEILING AND A SOLID CORE WOOD DOOR WITH CLOSER. DWELLING OVER GARAGE REQUIRES ON HOUR FIRE-RESISTIVE CONSTRUCTION ON LOAD-BEARING WALLS. IRC SECTION 302.4, EXCEPTION 3.
 4. ELECTRICAL - TO COMPLY WITH NATIONAL ELECTRICAL CODE(NEC)/ CITY CODE 2009. GROUND FAULT INTERRUPTERS REQUIRED ON EXTERIOR FRONT/REAR OUTLETS. ALSO, IN BATHROOM LAVATORIES, GARAGES AND ALL ELECTRICAL PLUGS INTENDED TO SERVE SMALL APPLIANCES AT KITCHEN COUNTER TOPS, INCLUSIVE OF ISLAND COUNTERS. ELECTRICAL CONVENIENCE OUTLETS SERVING KITCHEN COUNTERS SHALL COMPLY WITH THE SPACING REQUIREMENTS OF ARTICLE 210-52(c) OF THE 2009 NEC. ACCESS DOORS SHALL BE PROVIDED FOR HYDRO MASSAGE TUB MOTORS. NEC 430-14.
 5. FRAMING - ALL FRAMING MEMBERS TO COMPLY WITH IRC CHAPTER 23 FOR SPANS AND MATERIALS, ALSO FOR LOADS AND WEIGHTS. BRICK LINTELS, HEADER BEAMS OVER GARAGES, AND ROOF AND FLOOR TRUSSES TO BE ENGINEERED. STRUCTURE SPANS EXCEEDING 24' REQUIRE ENGINEERING OF SUCH MEMBERS AND ALL SUPPORTING MEMBERS. AT THE TIME OF FRAMING INSPECTION, PROVIDE A COMPLETE SET OF ENGINEERED TRUSS LOADING DESIGN PLANS AND TRUSS LAYOUT PLANS FOR ALL TRUSS APPLICATIONS.
 6. GARAGE VENTS - PRIVATE GARAGES WHICH ARE CONSTRUCTED IN CONJUNCTION WITH ANY GROUP R DIVISION 1 AND 2 OCCUPANCY AND WHICH HAVE OPENINGS INTO SUCH BUILDINGS SHALL BE EQUIPPED WITH FIXED LOUVERS OF SCREENED OPENINGS OR EXHAUST VENTILATION TO THE OUTSIDE WITH EXHAUST OPENINGS LOCATED WITHIN 6" OF THE FLOOR. THE CLEAR AREA OF THE LOUVER OPENING OR OF THE OPENINGS INTO THE EXHAUST DUCTS SHALL BE NOT LESS THAN 60 SQUARE INCHES PER CAR STORED IN SUCH PRIVATE GARAGE. IRC AMENDMENTS SECTION 312.4
 7. GLASS - SAFETY GLAZING REQUIRED IN INGRESS AND EGRESS DOORS, SLIDING DOORS, STORM DOORS, AND DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOM, BATH ROOMS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET. GLAZING FIXED OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4. GLAZING IN WALLS ENCLOSED A STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4.10
 8. GUARDRAILS - 36" MINIMUM HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OF AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIRWAYS, LANDINGS AND RAMPS, BALCONIES OR PORCHES WHICH ARE MORE THAN 30" ABOVE GRADE OR FLOOR LEVEL SHALL BE PROTECTED BY A GUARDRAIL. IRC SECTION 503.
 9. MASONRY TIES - TIES IN ALTERNATE COURSED SHALL BE STAGGERED, THE MAXIMUM VERTICAL DISTANCE BETWEEN TIES SHALL NOT EXCEED 24", AND THE MAXIMUM HORIZONTAL DISTANCE SHALL NOT EXCEED 36". IRC SECTION 2109.13
 10. MASONRY WALL WITH STUDS - NOT TO EXCEED 16" ON CENTER. IRC SECTION 1403.4.6.2

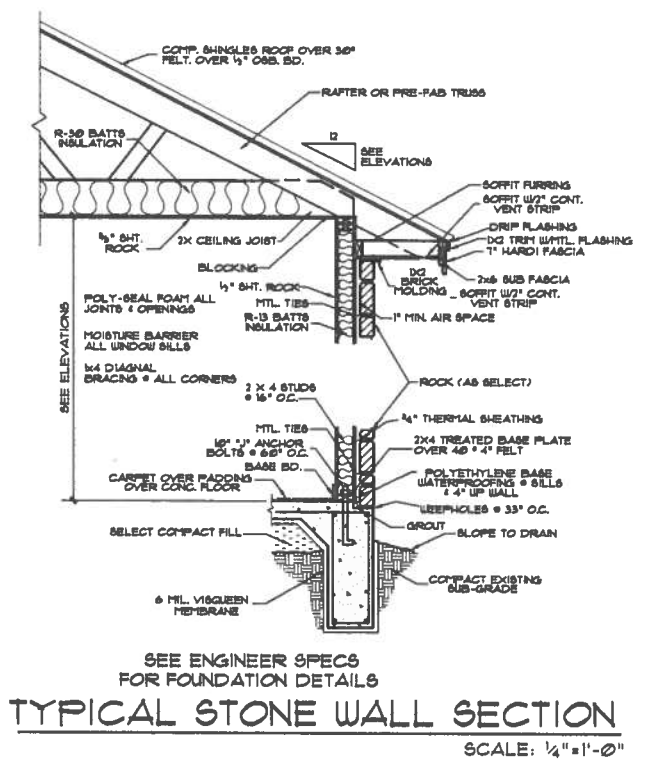
11. PLUMBING, GAS AND SEWER - TO COMPLY WITH THE 2009 UNIFORM PLUMBING CODE AND LOCAL AMENDMENTS. WATER SAVING FIXTURES SHALL BE USED. NO WATER HEATER REGARDLESS OF THE HEAT SOURCE SHALL BE INSTALLED UNDER ANY STAIRWAY OR LANDING. AMENDMENTS SECTION 509. WATER HEATERS GENERATING A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE INSTALLED IN A GARAGE PROVIDED THE PILOTS, BURNERS, OR HEATING ELEMENTS AND SWITCHES ARE AT LEAST 18" ABOVE THE FINISH FLOOR. UPC SECTION 510.2
12. SMOKE DETECTORS - DWELLING UNITS SHALL BE PROVIDED WITH A SMOKE DETECTOR IN ALL SLEEPING AREAS AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. IRC SECTION 310.91 AND AMENDMENTS
13. STAIRS - STAIR RISERS 8" MAXIMUM, RUN 9" MINIMUM, HANDRAILS(34"-38") AND LANDINGS TO COMPLY WITH IRC SECTION SECTION 1006.3
14. BATHTUBS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALL SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE. IRC SECTION R 307.2

CONTRACTOR NOTES:
 WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND DETAILS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS, DETAILS AND DRAWINGS ARE BUILDER'S TYPE AND THE DESIGNER OF THIS SET OF PLANS, HEREBY NOTIFIED BOTH OWNER AND CONTRACTOR, THAT HE, THE DESIGNER, RELIEVES HIMSELF OF LIABILITIES TO SAID WORKING DRAWINGS.
 ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS AND DETAILED PLANS CONTAIN HEREIN REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF RICARDO McCULLOUGH, WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE CONSTRUCTION OF THIS PLANS IN WHOLE OR IN PART TO HIS SOLE DISCRETION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.

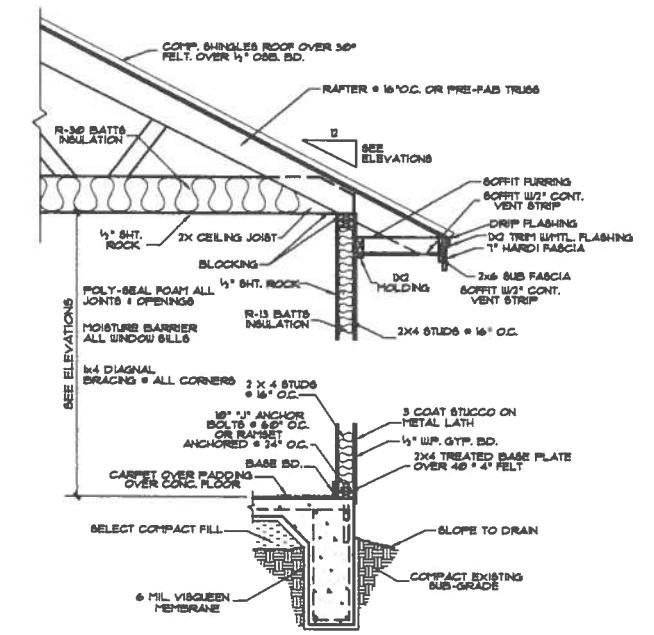
NOTES:
 1. HVAC UNIT IN ATTIC TO REMAIN BUT TO BE RELOCATED VERIFY WITH MECH. CONTRACTOR
 2. 1st FLOOR AND 2nd FLOOR WINDOWS HDR AT 6'-8" UNLESS OTHERWISE NOTED.
 3. STUCCO BANDING AT DOORS AND WINDOWS ON FRONT ELEVATION ONLY.



TWO STORY STUCCO WALL SECTION
 SCALE: 1/4"=1'-0"



TYPICAL STONE WALL SECTION
 SCALE: 1/4"=1'-0"



TYPICAL STUCCO WALL SECTION
 SCALE: 1/4"=1'-0"

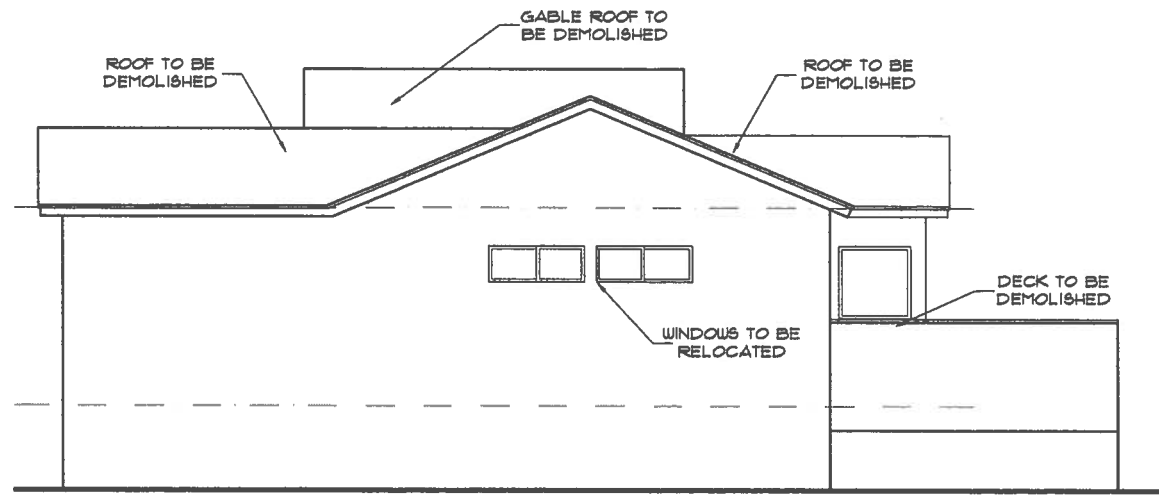
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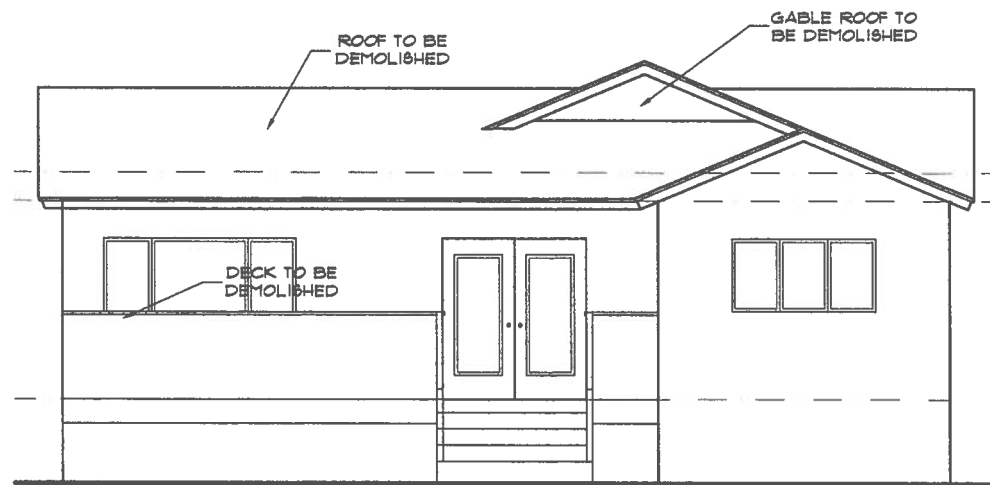
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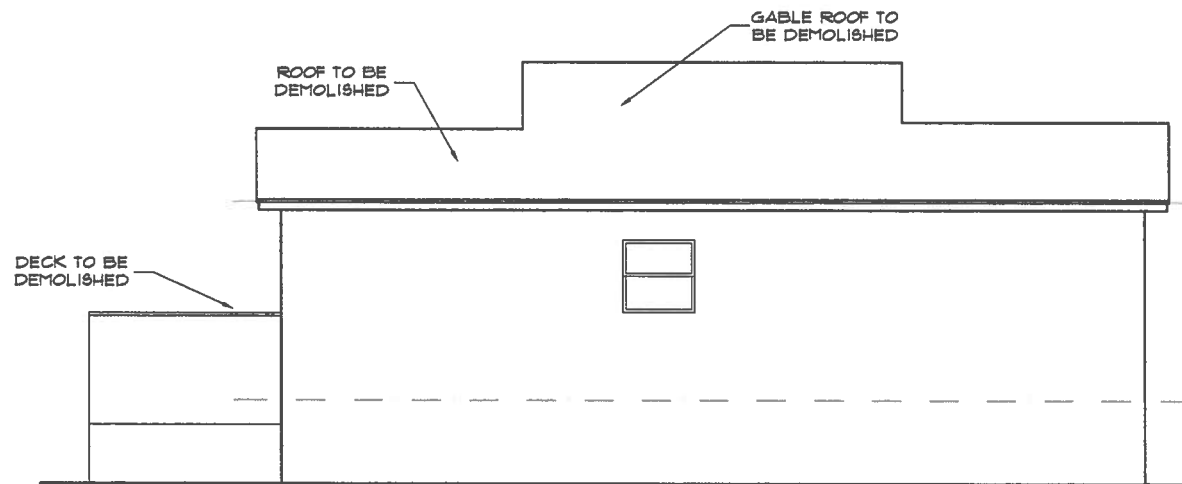
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EXISTING LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

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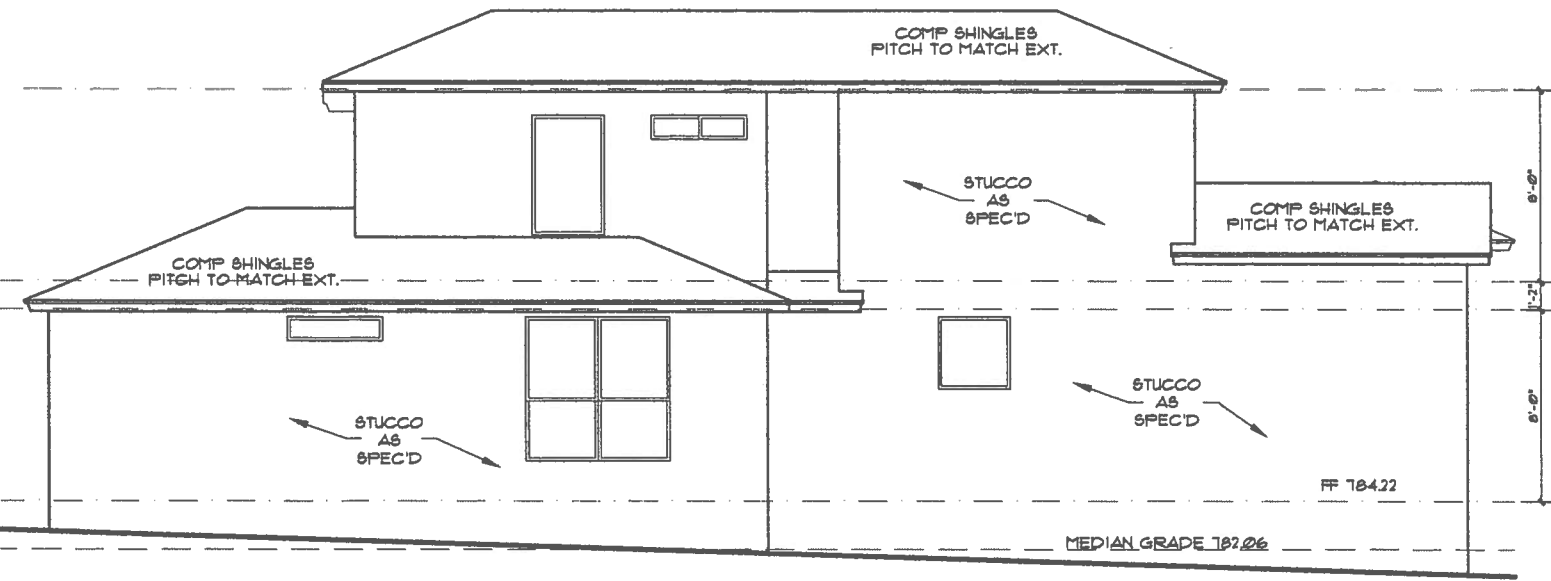
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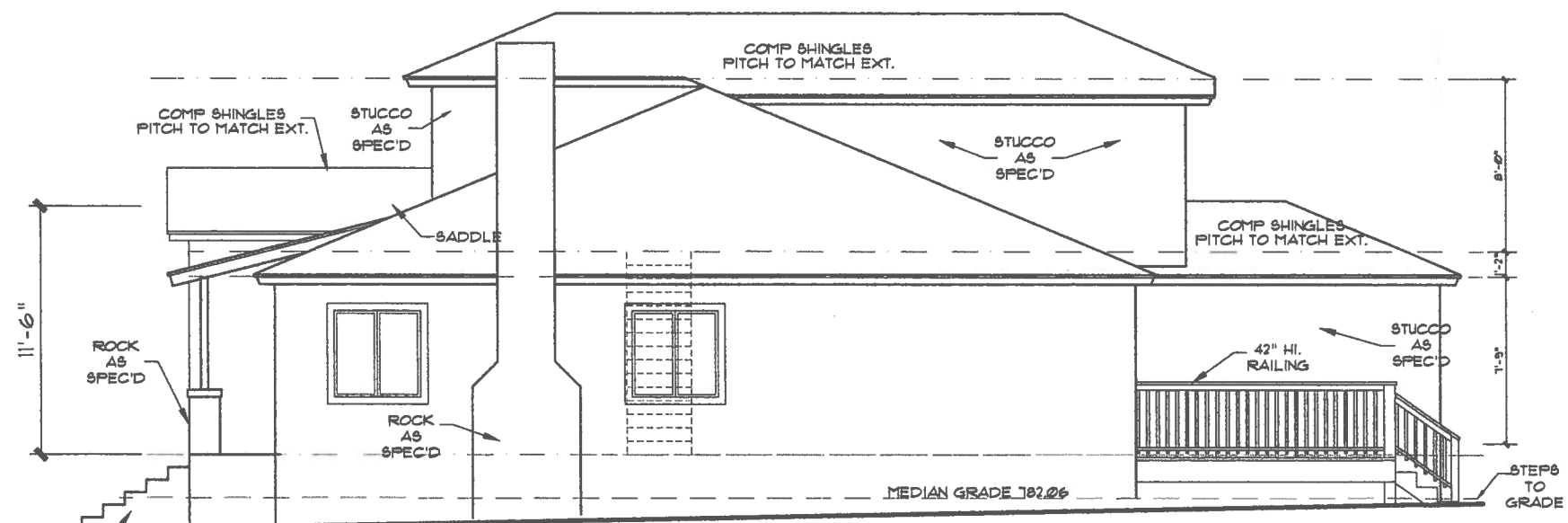
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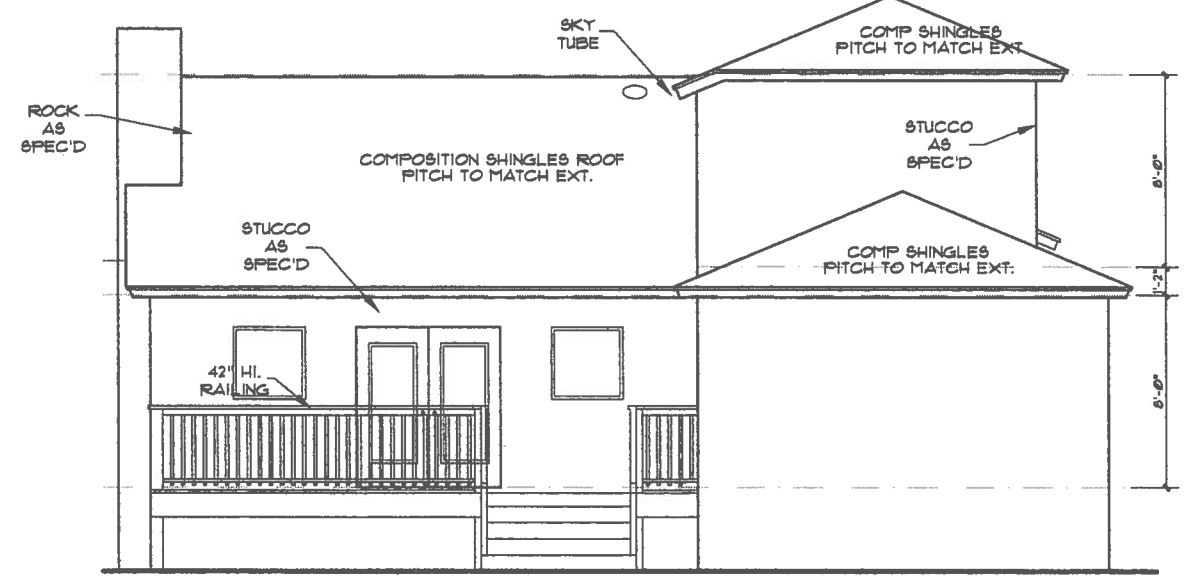
PROPOSED LEFT ELEVATION
SCALE: 1/8" = 1'-0"



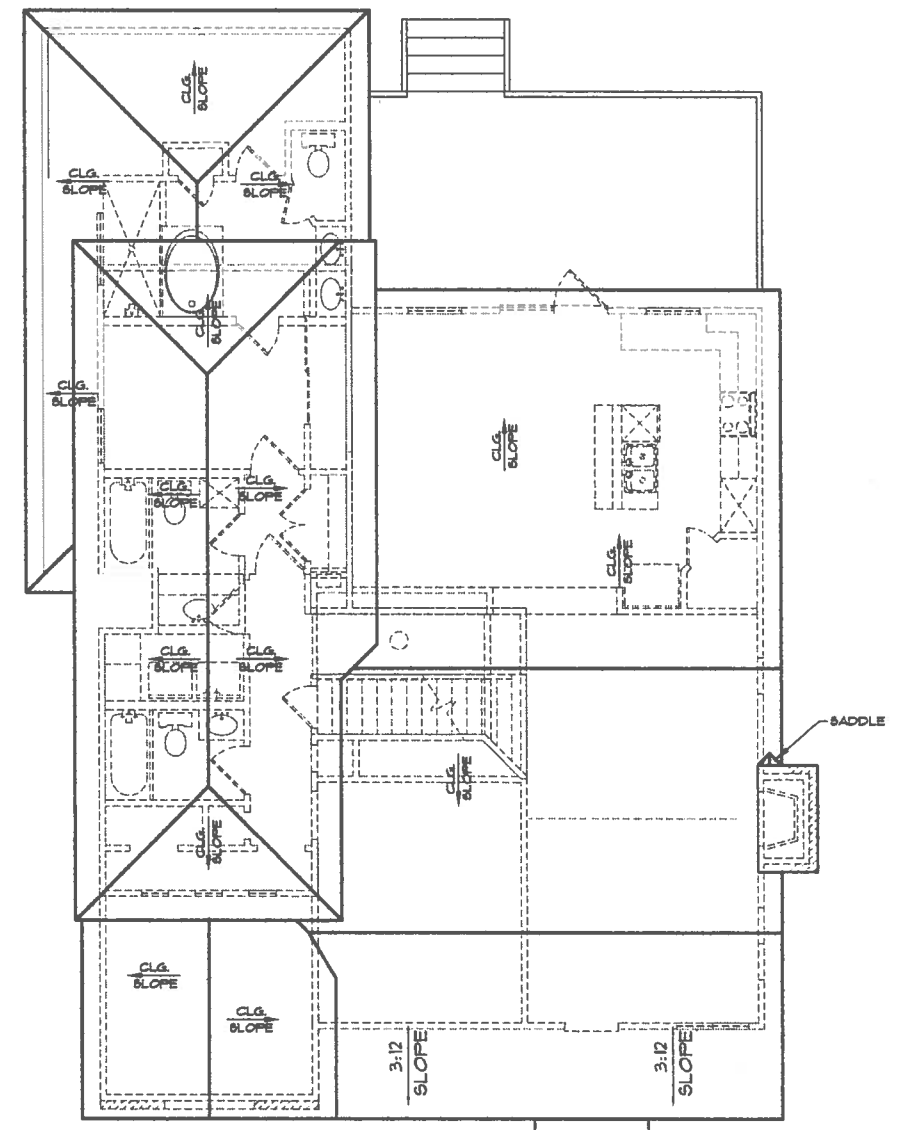
PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 3/32" = 1'-0"

NOTE: ALL ROOF OVERHANGS 16" FROM FRAME, UNLESS NOTED OTHERWISE

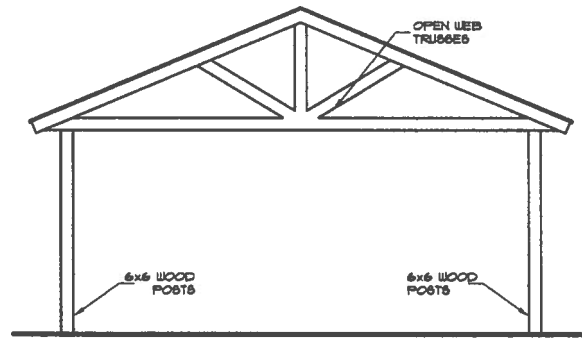
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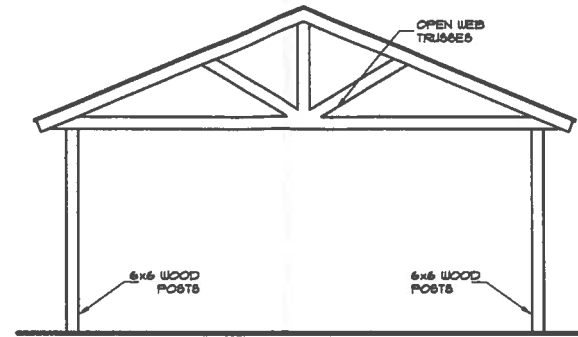
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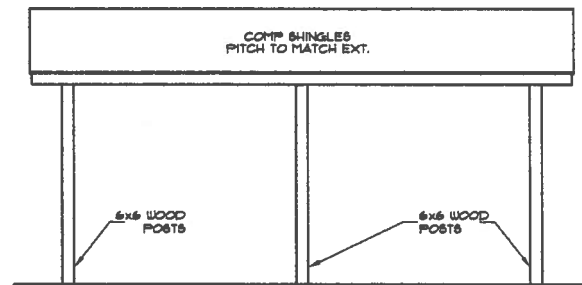
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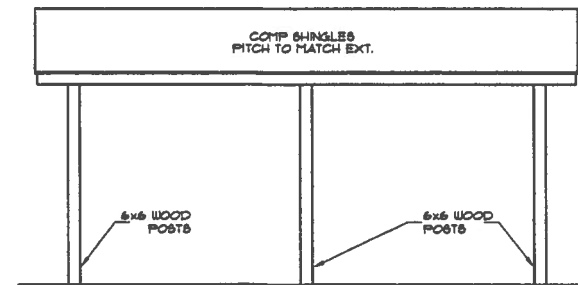
CARPORT REAR
SCALE: 1/8" = 1'-0"



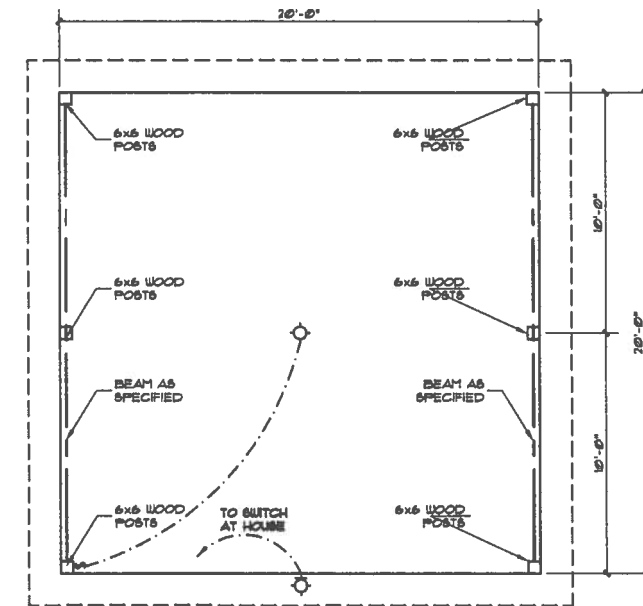
CARPORT FRONT
SCALE: 1/8" = 1'-0"



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



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



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

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