



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

**Architectural Review Board Meeting**  
**April 16, 2024 – 5:30 P.M.**

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, April 16, 2024 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. 926F – 525 Argo Ave**

Request of David Hernandez of Bexar General Contractors LLC, applicant, representing Stephanie Hagee, owner, for the compatibility review of the proposed design located at 525 Argo Ave in order to construct a new two-story 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 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. Floorplans will not be available online. You may contact Michelle Ramos, Planner, at 210-882-1505 ([mramos@alamoheightstx.gov](mailto:mramos@alamoheightstx.gov)) Dakotah Procell, Planner at 210-832-2239 ([dprocell@alamoheightstx.gov](mailto:dprocell@alamoheightstx.gov)) or Lety Hernandez, Director, at 210-832-2250 ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)), or our office at (210) 826-0516 for additional information regarding this case.



# City of Alamo Heights Residential Permit Application\*

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT  
6116 Broadway, Alamo Heights, Texas 78209  
CDS Dept. v: (210) 826-0516 f: (210) 832-2299  
Fire Dept. v: (210) 824-1281 f: (210) 828-3006

<b>General Permit Information [Please print legibly]</b>			<b>Permit # (assigned by Staff):</b>		
<b>Project Address:</b> 525 Argo Ave, Alamo Heights TX 78209			<b>Application Date:</b> 12/3/2023		
<b>Project Type – Please check all that apply:</b>					
<input checked="" type="checkbox"/> New construction <u>957</u> sq. ft. <input type="checkbox"/> Addition _____ sq. ft. <input type="checkbox"/> Remodel/Alterations _____ sq. ft. <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Pool/Spa <input type="checkbox"/> Fence <input type="checkbox"/> Retaining Wall <input checked="" type="checkbox"/> Mechanical <input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Irrigation <input type="checkbox"/> Landscape <input type="checkbox"/> Tree Pruning/Removal <input type="checkbox"/> Other _____					
<b>Materials (if applicable):</b> Roof <u>Asphalt Shingle</u> Exterior Walls <u>Cement Fiber</u> Foundation <u>Slab on Grade</u> Flatwork <u>Concrete</u>					
Is the property in the 100-Year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Does this project involve any removal of trees? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Estimated cost of construction (includes material &amp; labor):</b> \$ 185,000			<b>Total square footage of project:</b> 1st floor = 597 2nd floor = 378		
<b>Estimated cost of demolition (if applicable):</b> \$ 5000			Total 957		
Applicant: Bexar GC		Phone:	Email:	Address:	
Property Owner: Stephanie Hagee		Phone:	Email:	Address:	
Check One: <input type="checkbox"/> Architect/Engineer <input checked="" type="checkbox"/> Registered Contractor <input type="checkbox"/> Home/Property Owner*					
<b>Scope of Work</b> (This section must be filled out. If more space is needed, another sheet may be attached.) _____ <u>Removing existing shed and replacing with a 2 story garage with a single bedroom and bath on the 2nd level.</u>					
Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)	Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	7500	7500	Footprint of all structures	2696	2978
Main house: 1st floor*	2201	2201	Driveway/Parking Pad	328	1250
Main house: 2nd floor			Walkways		
Front porch*	180	180	Swimming Pool/Spa		
Side porch*	0	0	Other impervious cover: _____		
Rear porch*	0	0	<b>Total Impervious Cover:</b>	3024	4228
Garage/Carport: 1st floor*	0	597	<b>Stormwater Development Fee:</b>		
Garage: 2nd floor	0	378	<b>Impervious Cover within Front Yard Setback Area</b>	Existing (in sq. ft.)	Proposed (in sq. ft.)
Shed* (DEMO)	315	0	Front yard setback area		
Breezeway*	0	0	Footprint of any structure(s)		
Covered patio structure*	0	0	Driveway/Parking Pad		
Other accessory structures*	0	0	Walkways		
<b>Total Square Footage:</b>			Other impervious cover: _____		
<b>Total Lot Coverage*:</b>	2696	2978	<b>Total Impervious Cover within Front Yard Setback:</b>		
<b>Total FAR:</b>	36%	39.7%			
Max. 40% lot coverage for SF-A and SF-B Districts			Max. 30% impervious cover within front yard setback for SF-A and SF-B Districts Max. 65% impervious coverage for 2F-C Districts		

\*Failure to provide any information required on or along with this application will result in refusal to accept submission of this application and associated plan documents until all information required is provided.

\*\*Projects undertaken by the home/property owner which reflect typical contractor related work such as grading, excavation, and demolition, or which utilizes equipment atypical to a home/property owners work shall be limited by the authorized hours of construction as would a typical general contractor.

I hereby acknowledge that I have read and completed this application and know the same to be true and correct. This project as submitted complies with the International Code series and NEC, as currently adopted by the City of Alamo Heights, and with the Code of Ordinances of the City of Alamo Heights. I hereby acknowledge that no work has or will commence on the proposed project until an approved permit is received. All provisions of laws and ordinances governing the proposed work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any federal, state or local ordinances regulating construction, the performance of construction or the use of any land or buildings.

Signature of Property Owner (if applicable) \_\_\_\_\_ Date: \_\_\_\_\_

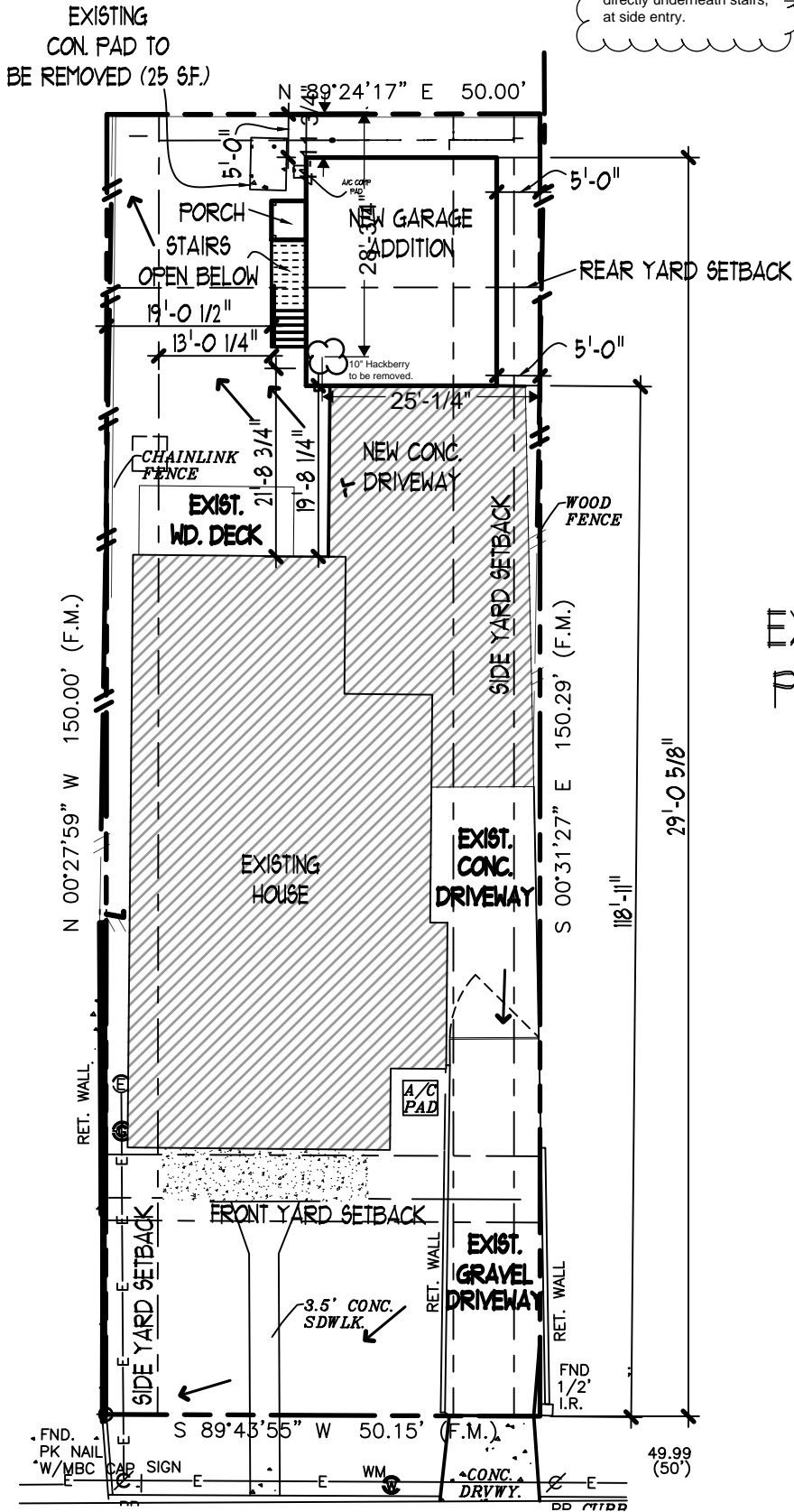
Signature of Permit Applicant \_\_\_\_\_ Date: \_\_\_\_\_  
Permit Applicant is  Architect/Engineer,  Registered Contractor, or  Authorized Agent

2nd floor area on the application.

**FOOTAGES:**

TOTAL LIVING	378
PORCH	18
PATIO	
GARAGE	579
OTHER	
<b>TOTAL COVERED</b>	<b>975</b>

Porch to be located directly underneath stairs, at side entry.



EXISTING DRIVEWAY: 328 SF.  
 PROPOSED DRIVEWAY: 922  
 TOTAL DRIVEWAY: 1250

525 ARGO AVE,



# REMODEL HOME

## PLOT PLAN

SCALE: 1" = 20'-0"

SUBDIVISION: -  
 LOT: -  
 BLOCK: -  
 NCB: -  
 PLAN: HAGEE RESIDENCE  
 DATE: 11-01-23  
 REVISED: 02-07-24

**Jim Cox**  
**DESIGNS**  
 EXPERIENCE | QUALITY | VISION

13333 BLANCO ROAD, SUITE 301, SAN ANTONIO, TEXAS 78216  
 PH: (210) 493-0774 FAX: 493-0775  
 EMAIL: JIM@JIMCOXDESIGNS.COM WWW.JIMCOXDESIGNS.COM

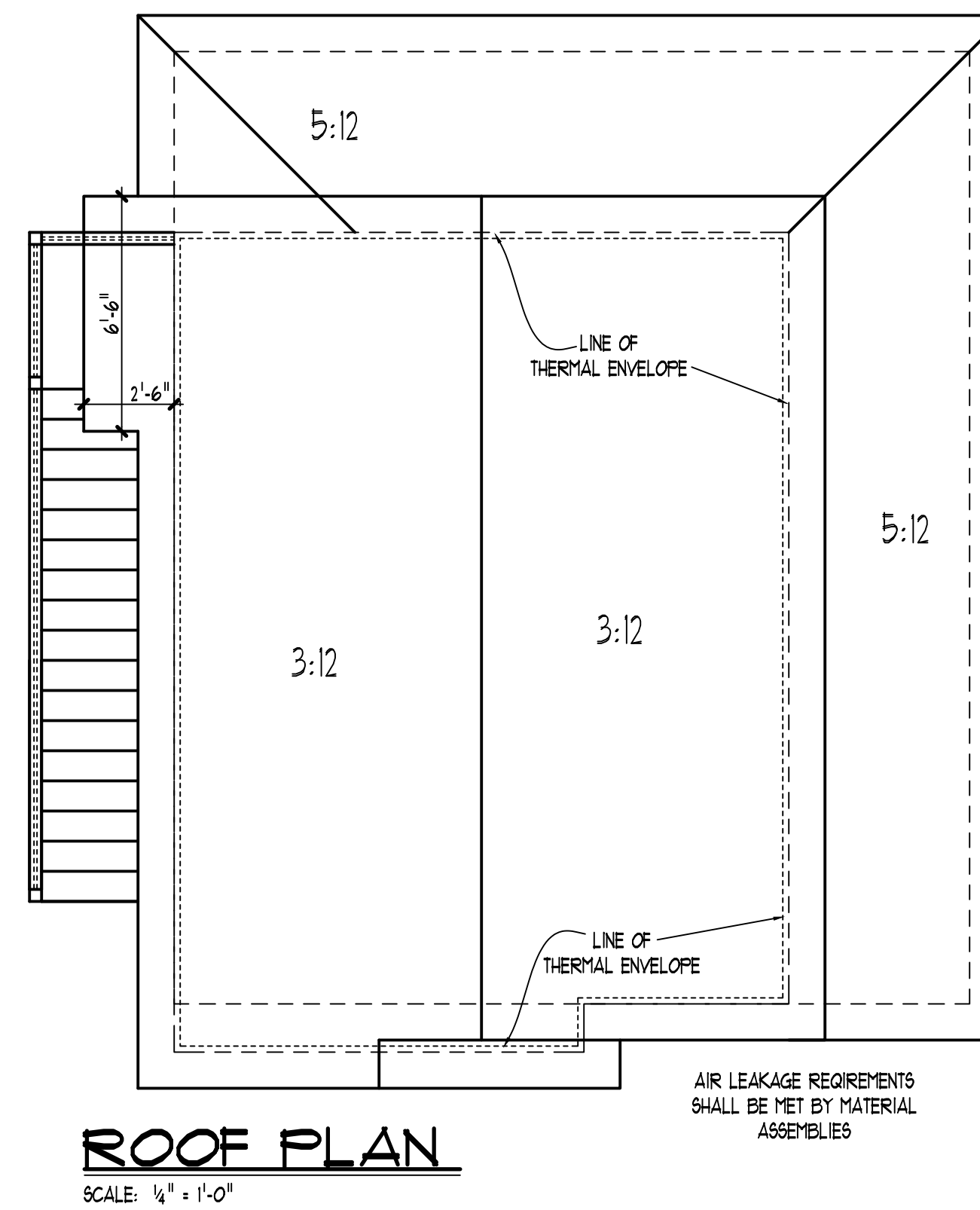
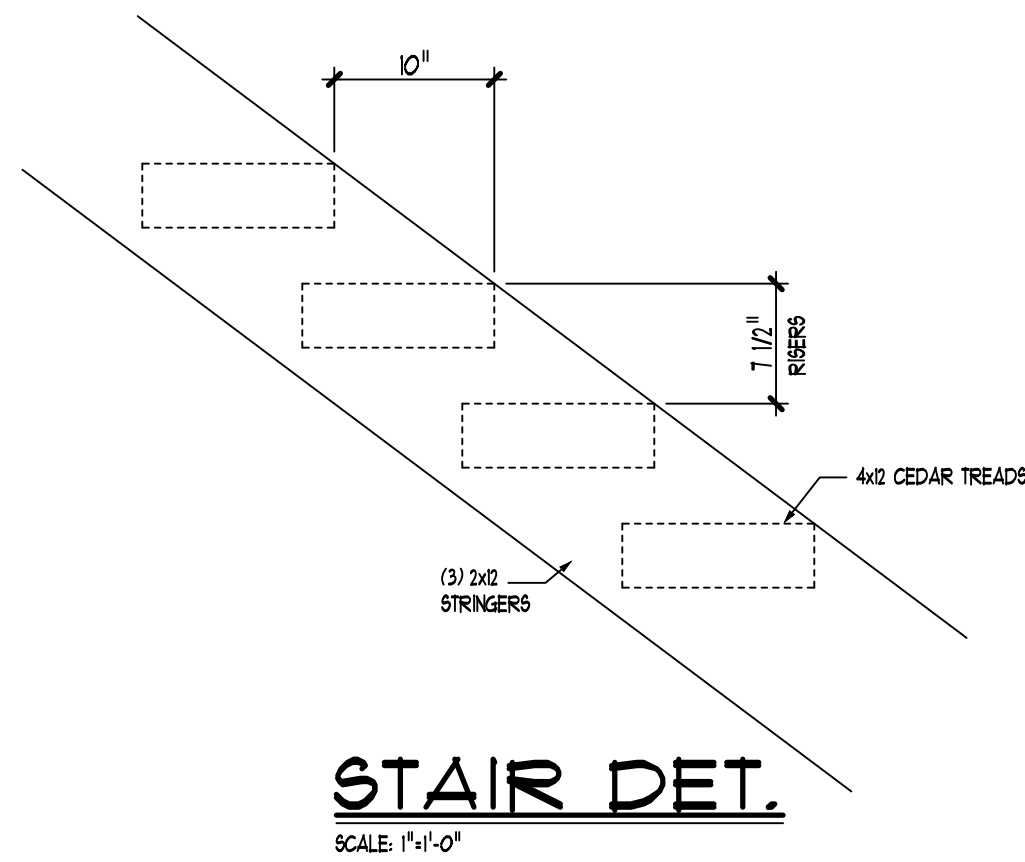
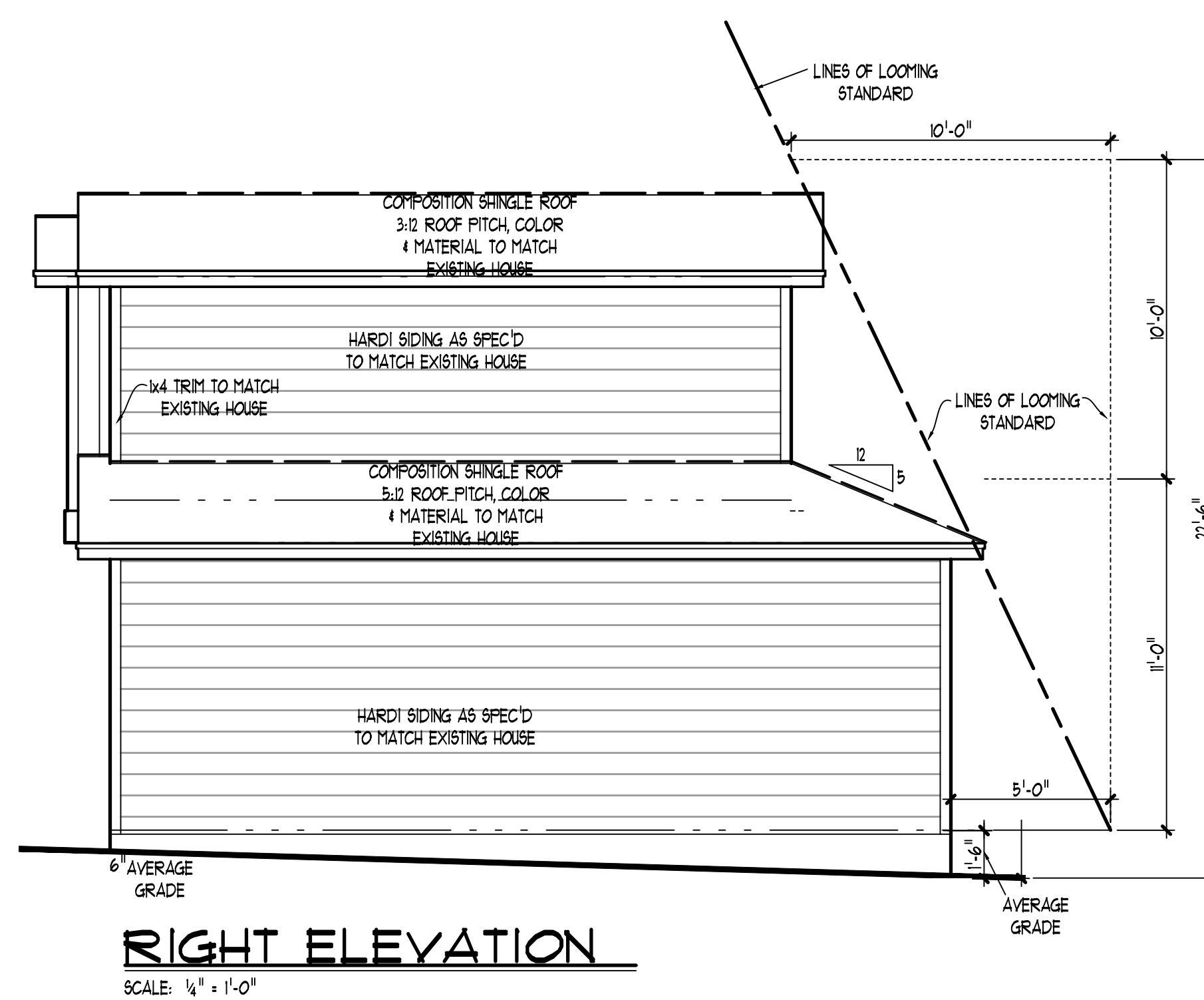
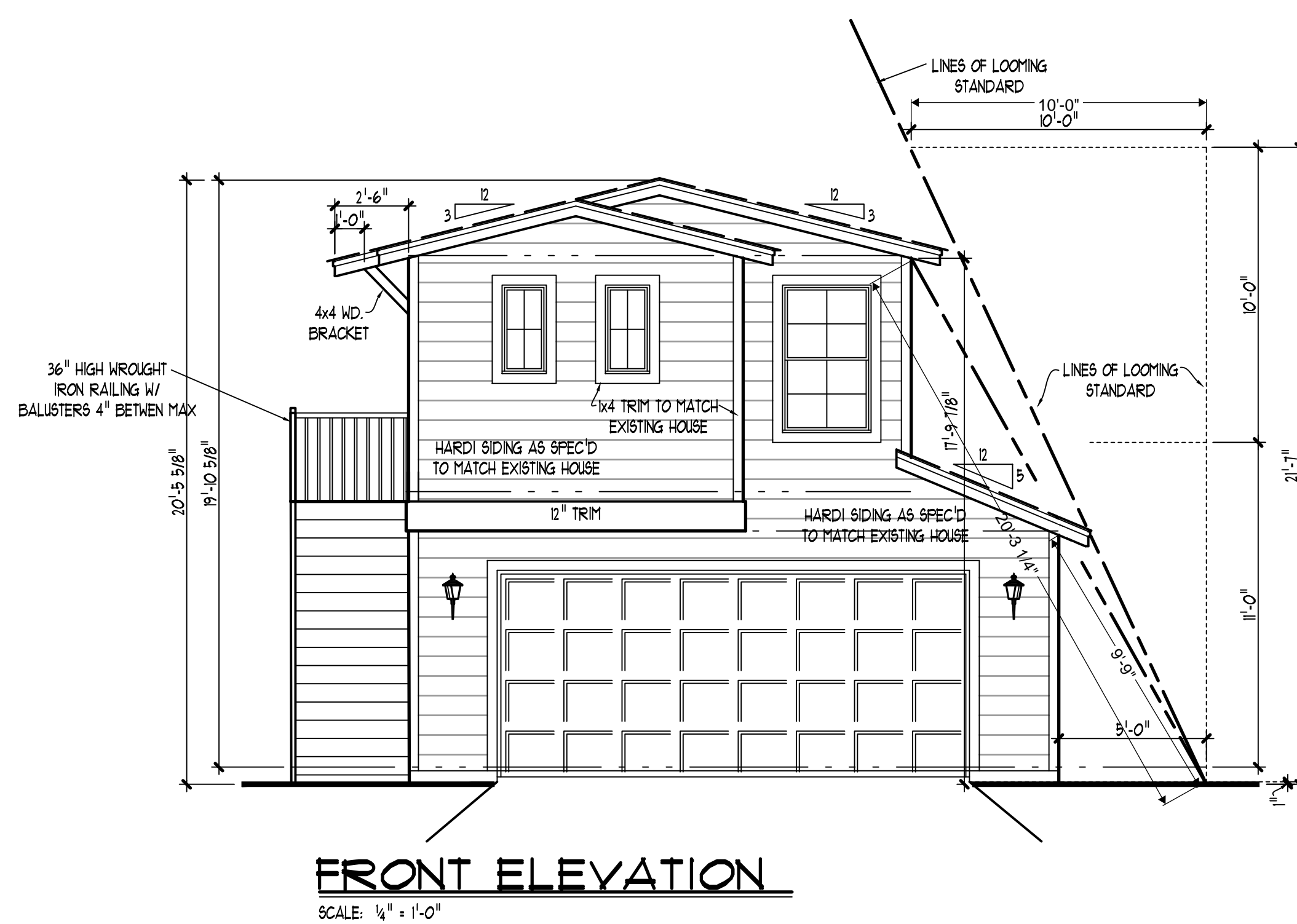
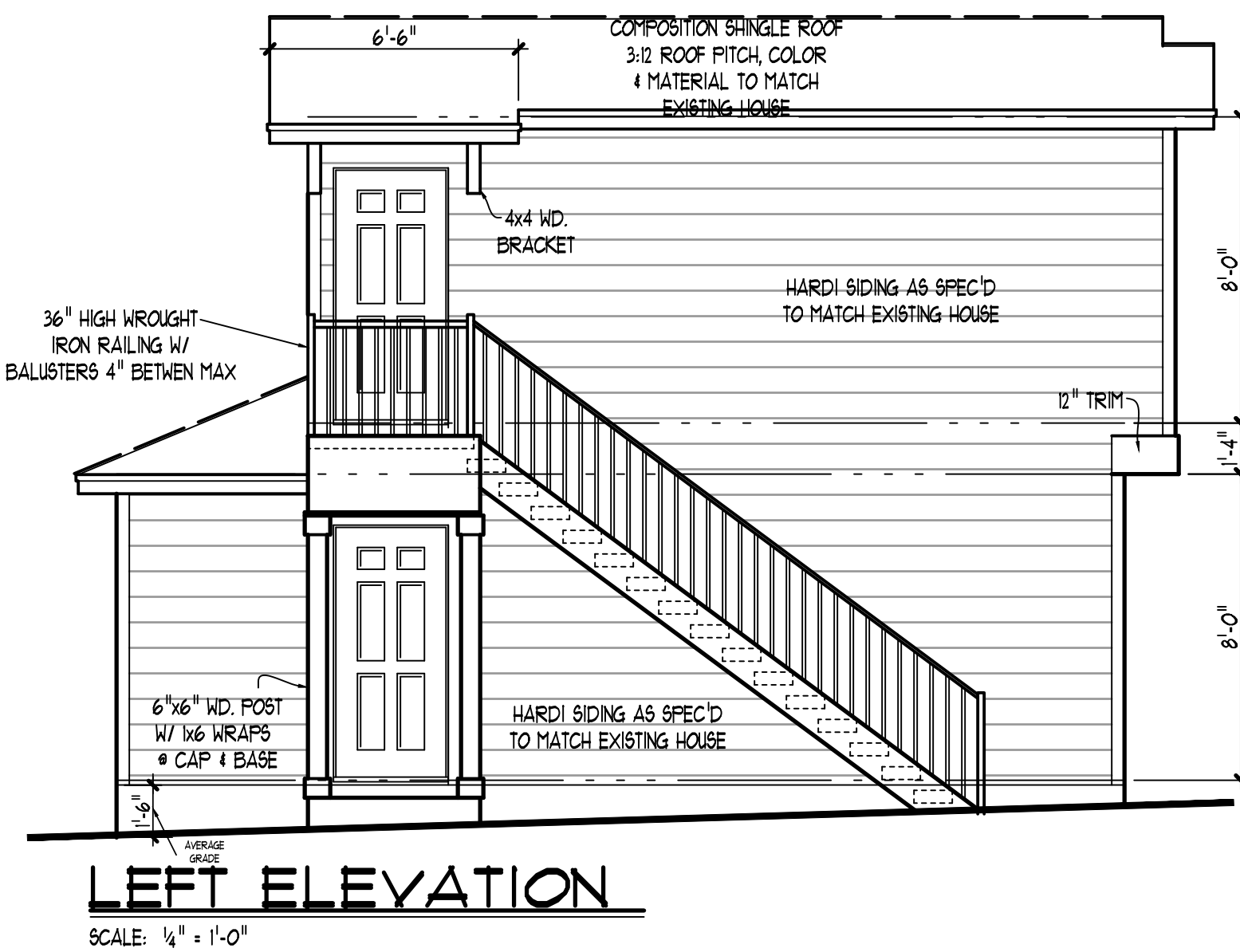
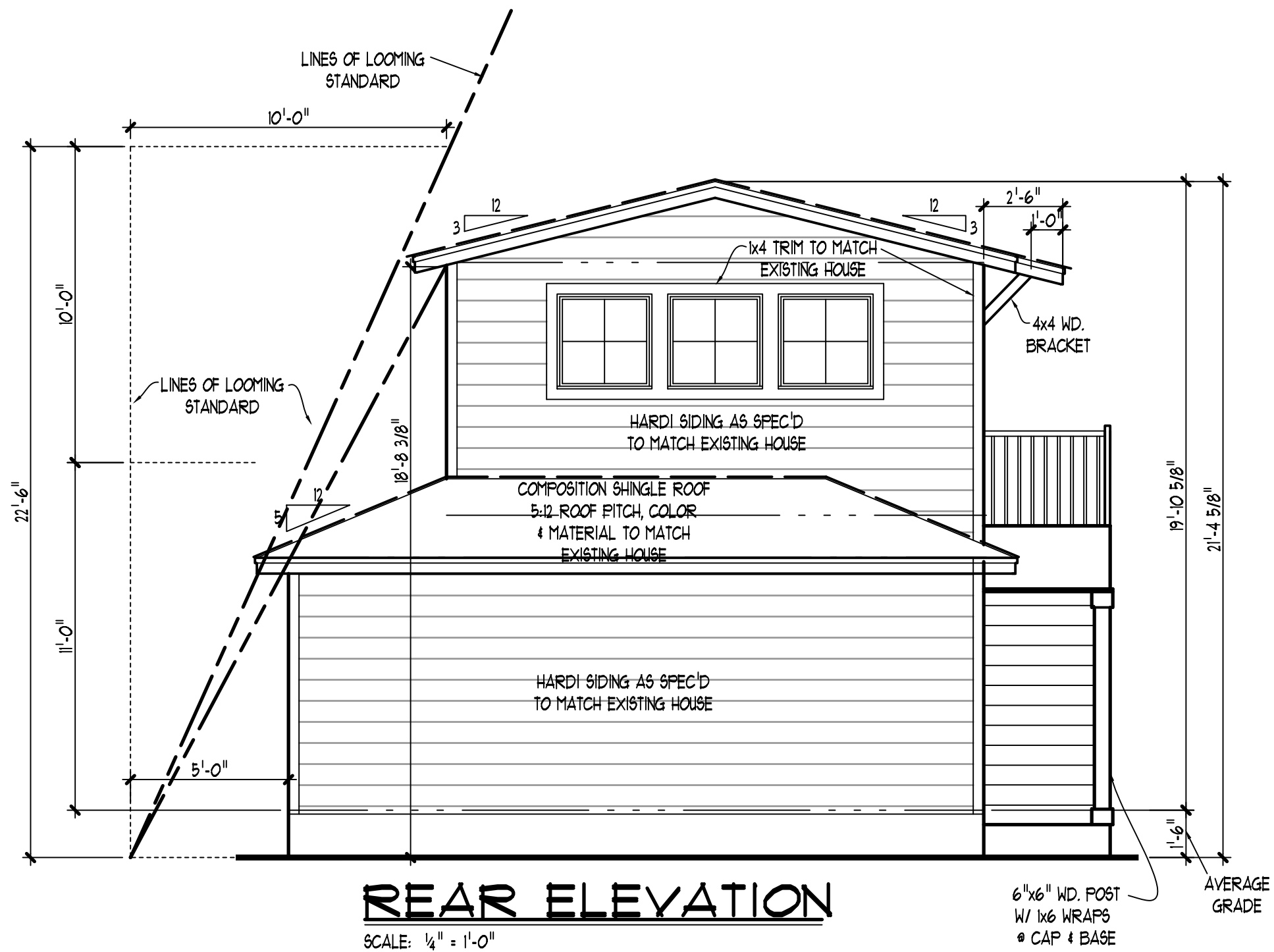
  
 P.B.D. No. TX 335



JIM COX DESIGNS 13333 BLANCO ROAD Ste. 301 S.A. Tx, 78216  
 Office: (210) 493-0774 Fax: (210) 493-0775  
 Email: JIM@JIMCOXDESIGNS.COM WWW.JIMCOXDESIGNS.COM

DRAWN BY: CHRIS FEVA  
 DATE: 10-20-23  
 PRELIM FILE NAME: HAGEE

PENDING ARB APPROVAL THE FOLLOWING ITEMS WILL BE SUBMITTED:  
 1) ENGINEER FRAMING, WIND BRACE, FOUNDATION  
 2) ResCHECK



- \* AIR BARRIER AND INSULATION INSTALLATION SHALL COMPLY WITH IECC TABLE R402.4.11
- \* BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE W/ WITH THE REQUIREMENTS OF SECTIONS IECC R402.4.1 THROUGH R402.4.4
- \* BUILDING THERMAL ENVELOPE SHALL BE INSTALLED AND COMPLY WITH IECC TABLE R103.2.1

**ATTIC VENT NOTES**

AREA TO BE VENTED:  
 591 # / 300 = 2.0 REQ'D. FREE AIR

PROVIDE MINIMUM: 40%-50% TO BE VENTED ABOVE SOFFIT  
 TURBINES TO ALLOW 1.0 # F.A.  
 28.0 L.F. PERFORATED HARDI SOFFIT  
 VENT @ 1.0 # PER 28'-0" = 1.0 # F.A.  
 TOTAL FREE AIR = 2.0 #

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
<b>General requirements</b>	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
<b>Ceiling/attic</b>	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
<b>Walls</b>	The junction of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
<b>Windows, skylights and doors</b>	The space between window/door jambs and framing and skylights and framing shall be sealed.	
<b>Rim joints</b>	Rim joints shall include the air barrier. The air barrier shall be installed at any exposed edge of insulation.	Rim Joists shall be insulated. Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
<b>Floors (including above-garage and cantilevered floors)</b>		
<b>Crawl Space walls</b>	Exposed earth in unvented crawl spaces shall be covered with a Class 1 vapor retarder with overlapping joints taped.	Where provided, instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
<b>Shafts, penetrations</b>	Duct shafts, utility penetrations, and the shafts opening to exterior or unconditioned space shall be sealed.	
<b>Narrow cavities</b>		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
<b>Garage separation</b>	Air sealing shall be provided between the garage and conditioned spaces.	
<b>Recessed lighting</b>	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
<b>Plumbing and wiring</b>		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
<b>Shower/tub on exterior wall</b>	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
<b>Electrical/phone box on exterior walls</b>	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.	
<b>HVAC register boots</b>	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
<b>Concealed sprinklers</b>	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

a. In addition, inspection of off walls shall be in accordance with the provisions of IECC-400.

REMODEL ADDITION  
 HAGEE RESIDENCE

13333 BLANCO ROAD  
 SUITE 301  
 SAN ANTONIO, TEXAS 78216

**Jim Cox**  
 DESIGNS  
 EXPERIENCE | QUALITY | VISION

P.B.D. No. TX 835

Check Set: 10-24-23  
 Final Set: 11-01-23  
 Revised Set: 02-07-24

PAGE No.:  
 2 OF 2

SUBDIVISION: 525 ARGO AVE,  
 ADDRESS: BLOCK:  
 LOT: NCB:

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NOTES:  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC).  
 2. THE CONTRACTOR SHALL VERIFY ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IRC AND IECC.  
 3. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN OR OMISSIONS FROM THE WORKING DRAWINGS.  
 4. THE CONTRACTOR SHALL VERIFY THE DESIGNER HAS NOTED ALL NECESSARY PERMITS AND APPROVALS.  
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