



**TOWN OF SHADY SHORES
ZONING BOARD OF ADJUSTMENTS
REGULAR SESSION
MARCH 9, 2020; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

AGENDA

1. CALL TO ORDER
2. ROLL CALL
 Establish a quorum
3. MINUTES:
 1. Consider and act on approval of the minutes of the June 10, 2020 Zoning Board of Adjustment Meeting.
4. PUBLIC HEARINGS
 1. PUBLIC HEARING – Conduct a public hearing relative to a request made by David Pollock for a variance to the 25' rear setback line on the property known as 132 Cielo Lane.
 - A. Open Public Hearing
 - B. Applicant
 - C. Those in Favor
 - D. Those Opposed
 - E. Rebuttal
 - F. Close Public Hearing
5. REGULAR AGENDA
 1. Action Regarding Public Hearing- Consider and act on approval of a request made by David Pollock for a variance to the 25' rear set back line for the property known as 132 Cielo Lane.
6. ADJOURN

I, _____, _____ of the Town of Shady Shores do hereby certify that the above notice of the Zoning Board of Adjustments was posted on the bulletin board at the Community Center, 101 S. Shady Shores Road, Shady Shores, Texas on _____ Day of _____, _____, at _____ .M.

Wendy Withers, Town Secretary



AGENDA MEMORANDUM

DATE: March 9, 2020
TO: Zoning Board of Adjustment
FROM: Wendy Withers, Town Administrator
SUBJECT: Action Regarding Public Hearing- Consider and act on approval of a request made by David Pollock for a variance to the 25' rear set back line for the property known as 132 Cielo Lane.

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. Variance-20Handout
2. Building Permit Application 132 Cielo 03.04.2020
3. Building Plans 132 Cielo Lane 03.04.2020

REVIEWED BY:

TOWN OF SHADY SHORES

ZONING VARIANCE REQUEST PACKET

(UPDATED APRIL 29, 2014)



Application Checklist

- ☐ Application
- ☒ \$500 Application Fee
- ☐ Cost for Property Owner Mailings (\$1/Property – Minimum \$25)
- ☐ Property Detail from Denton Central Appraisal District Website
- ☐ Aerial Photograph or Plat
- ☐ Development Plans (if applicable)
- ☐ Received a minimum of 30-days prior to Board meeting

Variance Request Summary

- ☐ Main Structure Setback: _____
- ☒ Accessory Structure Setback: _____
- ☐ Lot Size: _____
- ☐ Residential Structure Size: _____
- ☐ Other: _____

ZONING VARIANCE APPLICATION

TO THE HONORABLE ZONING BOARD OF ADJUSTMENTS OF THE
TOWN OF SHADY SHORES, TEXAS:

I/WE, the undersigned owner(s) (Print) David Pollock
of all property within described do hereby file this, my/our Application for a Zoning Variance under
the provisions of the Zoning Ordinance of the Town of Shady Shores, Texas on said property, so
there may be permitted on said property the following Zoning Variance:

We request allowance to build a garage extension within 25' setback
taking into consideration that existing structure is within those setbacks.
And we are not encroaching on our engineers building line

The said property is located at: (Address) 132 Gato Lane, Shady Shores

Legal description: Survey Edgewater Beach Abstract SD 0085A

Lot 5, 6 Block _____ Total Acreage 0.4091

Said property is currently zoned: Residential

Proposed development plans are/are not submitted herewith, explanation if any.

Have been submitted

Explanation of hardship:

We need to follow current
property outline to create a proper extension

I/We REPRESENT AND CERTIFY that I/We own said property and have full authority to make
and file this application. I/We have read in full the attached Zoning Variance Request Packet and
acknowledge that the variance application fee is non-refundable.

David Pollock 2/10/20
SIGNATURE(S) DATE

[REDACTED] [REDACTED]
PHONE NUMBER

OFFICE USE ONLY BELOW

- ☐ Letters sent to property owners within 200-foot of subject property 10-days prior to meeting but no more than 20-days prior
- ☐ Legal notice published in official newspaper 10-days prior to meeting but no more than 20-days prior

Date Received: _____

Receipt #: _____

Check #: _____

Received by: _____

What is a zoning variance?

A zoning variance is permission granted by the Board of Adjustment to waive or alter a requirement of the zoning ordinance. The Board of Adjustment can adjust the standards of the zoning ordinance where exceptional and extraordinary circumstances apply to a property. This exceptional and extraordinary circumstance is known as a *hardship*. The Board can vary the strict application of height, area, setback, yard, parking, or density requirements of the zoning ordinance.

When could a variance be granted?

A variance is granted when a hardship associated with a property is preventing the property from meeting the requirements of the zoning ordinance. Zoning regulations are intended to preserve and protect property uses and values, and to promote health and general welfare. Therefore, provisions of the zoning ordinance should be universally applied. However, sometimes there are extraordinary conditions at a particular property. Due to this peculiar circumstance, carrying out the strict letter of the zoning ordinance would render the property useless. A variance can be granted after an analysis focused on particular conditions and circumstances of a specific property.

What is a hardship?

There are special conditions attached to the property that do not generally apply to other properties in the area. Special conditions can involve the size, shape, topography or general location. There is a physical constraint which is unique to a property. Special circumstances are not interpreted to be something intangible, such as lack of knowledge of the code or misinformation at the time of purchase or construction. A hardship is a characteristic of the property, not the person.

A literal enforcement of the provisions of the zoning ordinance will result in an unnecessary hardship. For example, it must be demonstrated that a strict enforcement of the ordinance would prohibit the development of the property or no reasonable use of the property can be made. It is not sufficient that the requirement would make the property less profitable or marketable.

The variance request is necessary for the preservation of a property right of the applicant that is substantially the same as that possessed by owners of other property in the same zoning district. For example, it must be demonstrated to the Board that you are seeking a property right that is generally enjoyed by other property owners in the same zoning district, not some additional privilege not generally enjoyed by others in the area.

The spirit of the zoning ordinance is observed and substantial justice is done. For example, variances cannot be granted which would be contrary to the public interest or that would pose a threat to the public health and safety such as fire safety, structural stability, clearance, preservation of air, light or open space, and visual or aesthetic concerns.

What is not a hardship?

Economic hardships. For example, adding more units to a building than allowed can generate more income and make the project more economically feasible.

Self-Created hardships. Conditions that are created as a result of action by the applicant or owner and not as a result of the land.

Personal hardships. Conditions personal to the owner of the land (ie. person's health, age, family conditions, desires, or other personal needs), not conditions especially affecting the lot in question.

ZONING VARIANCE PROCESS FLOWCHART

(process in its entirety can be found in Zoning Ordinance 256, Article 3.7 Board of Adjustment)

Following a decision of the Zoning Board of Adjustment, the applicant has 180 days in which to apply for and receive a building permit for the development plans for which a variance was granted.

An applicant may not submit a request for the same variance for a minimum period of 6-months, unless the conditions of the property substantially change within that 6-month period.

Online Form Submittal: Town of Shady Shores Building Permit (Short Form)

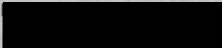
noreply@civicplus.com <noreply@civicplus.com>

Fri 2/7/2020 12:25 PM

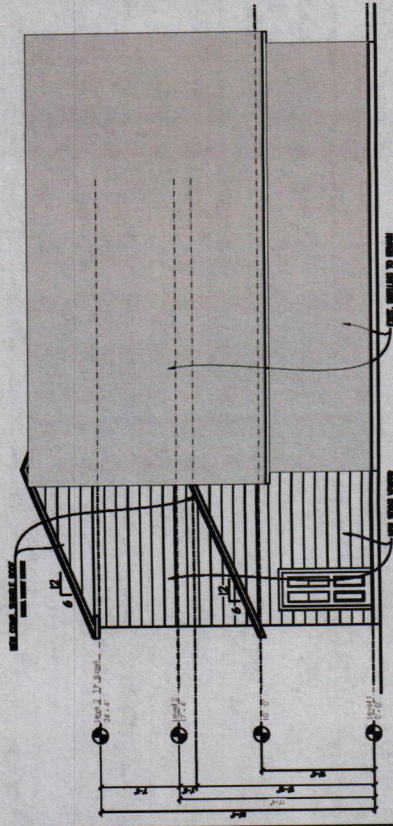
To: Wendy Withers <wendy.withers@shady-shores.com>; Amber Schuler <municipal.court@shady-shores.com>;
Joan Davis <joan.davis@shady-shores.com>

Town of Shady Shores Building Permit (Short Form)**TOWN OF SHADY SHORES
BUILDING PERMIT APPLICATION**

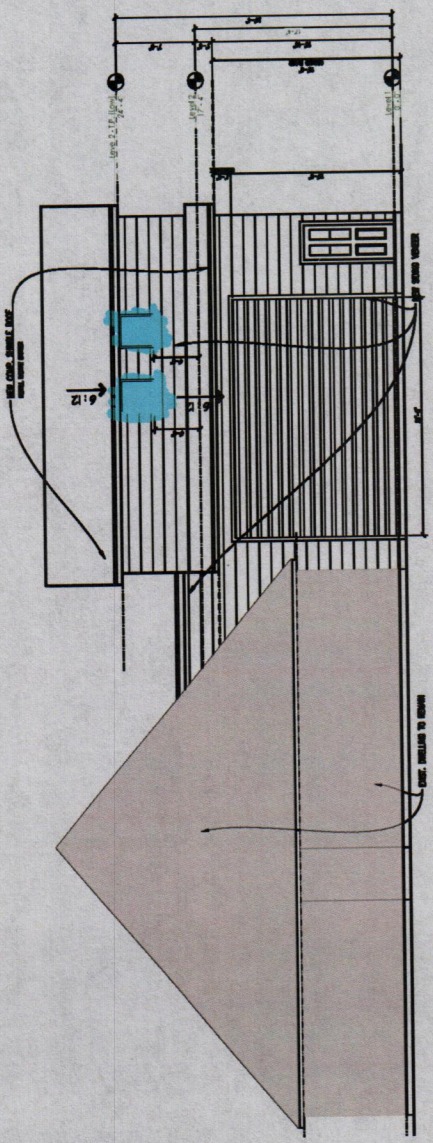
Enter the Date and Time	2/7/2020 12:15 PM
(Section Break)	
Permit Requested	Field not completed.
Please describe the work:	Garage addition
Address	132 Cielo Lane, Shady Shores
Total Evaluation of Work	75000
(Section Break)	
Owner Name	David Pollock
Address2	132 cielo lane
City	Shady shores
State	Tx
Zip	76208
Phone	[REDACTED]
Cell Phone	[REDACTED]
Email Address	sandy.homecorp@gmail.com
(Section Break)	
Contractor	Homecorp LLC
Type of Contractor	General
Address2	14330 midway road, set 125
City	Farmers Branch

State	TX
Zip	75244
Phone	
Cell Phone	<i>Field not completed.</i>
Email Address	sandy.homecorp@gmail.com
Phone	2144502449
Cell Phone	<i>Field not completed.</i>
Email Address	<i>Field not completed.</i>
License #	<i>Field not completed.</i>
Submit License and Identification	<i>Field not completed.</i>
Submit Plans	plan 21' door.pdf

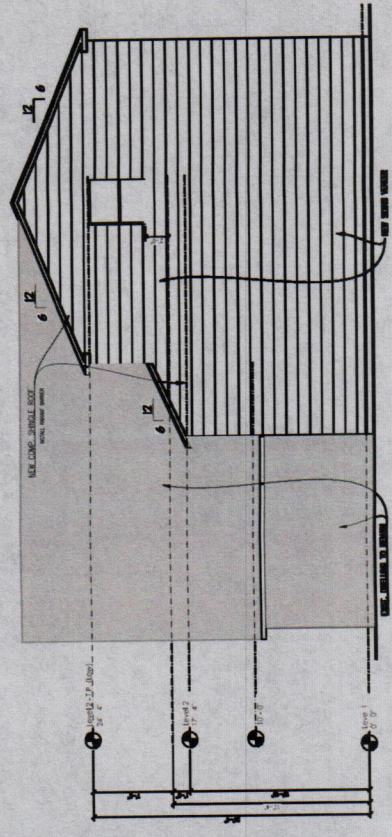
Email not displaying correctly? [View it in your browser.](#)



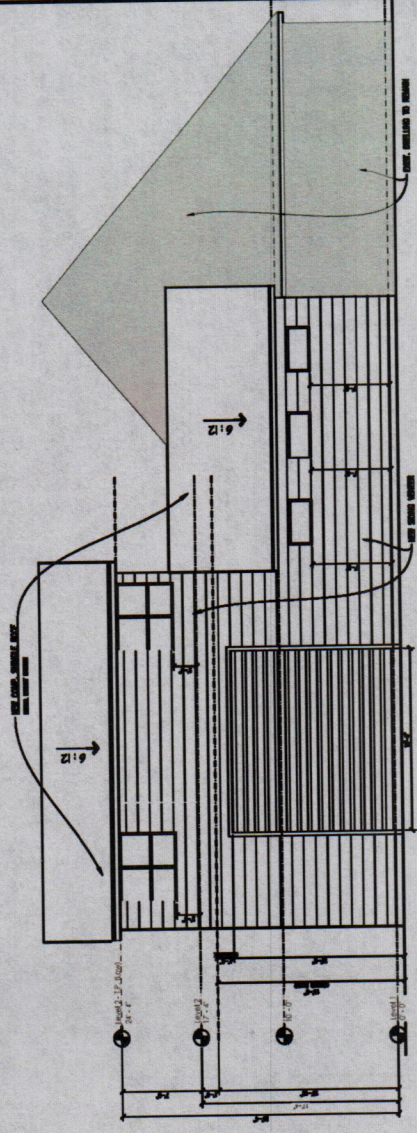
RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



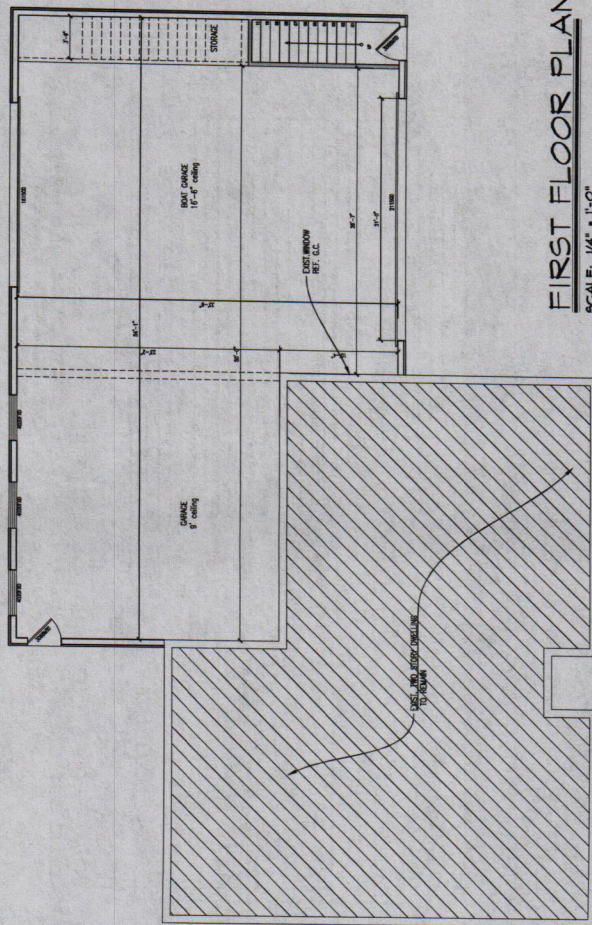
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



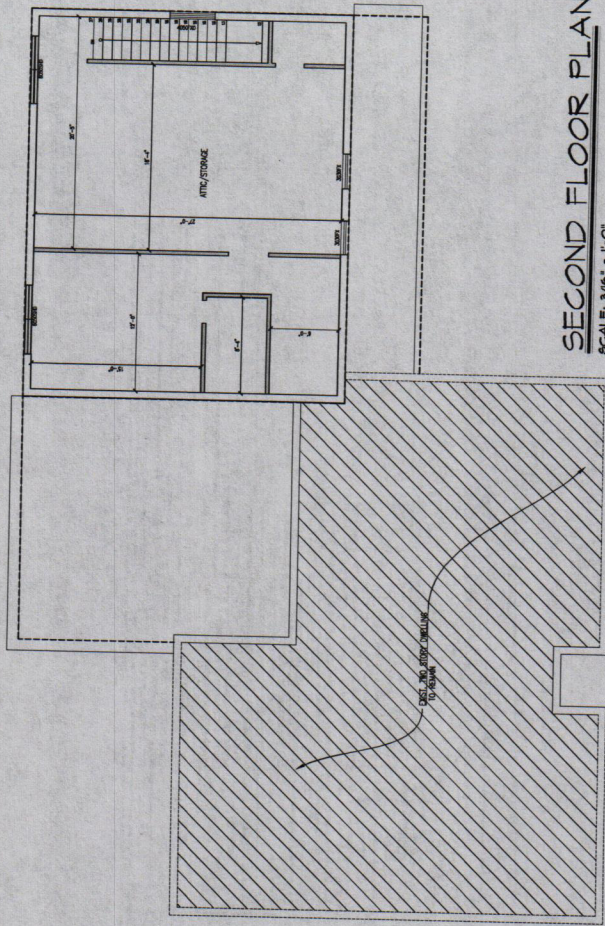
LEFT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

AREA CALCULATIONS	
NEW FIRST FLOOR =	1,507 S.F.
NEW SECOND FLOOR AC =	883 S.F.
TOTAL =	2,390 S.F.

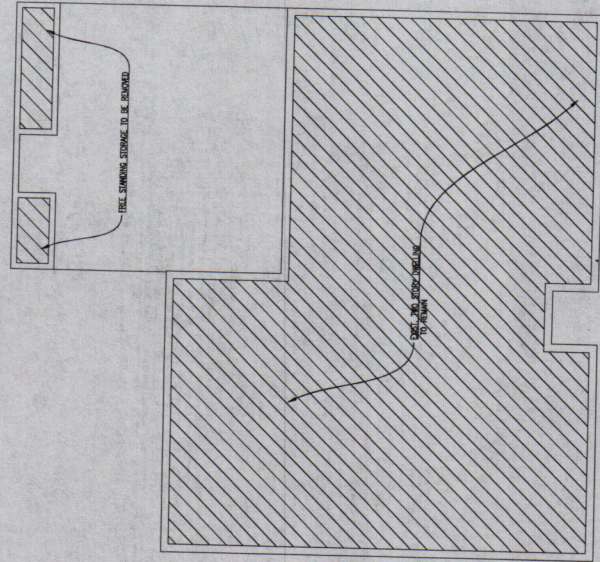
NOTES: WINDOW

1. VERIFY AVAILABILITY OF WINDOW TYPES AND SPECIFIC TO CONSTRUCTION.
2. ALL WINDOWS ARE DIMENSIONED TO THE CENTRELINE OF WINDOW. CONTRACTOR TO COORDINATE ACTUAL REQUIRED ROUGH OPENING WITH WINDOW MANUFACTURER.
3. VERIFY DOOR ROUGH OPENING AND LOCATION.
4. ALL WINDOW OPENINGS TO HAVE PAINTED OPTIMUM BOUND BURLING ON INTERIOR SIDE UNLESS NOTED OTHERWISE. SEE INTERIORS.
5. WINDOWS LOCATED ABOVE 20' TO 24' ABOVE FINISHED GRADE AND USE SHALL BE AS ABOVE THE FINISHED FLOOR TO THE ROOM IN WHICH THE WINDOW IS LOCATED. SHALL HAVE OPENING CONTROL DEVICES IN ACCORDANCE WITH IBC 703.2.2.
6. WINDOWS LOCATED IN SLEEPING ROOMS SHALL ACT AS EMERGENCY EGRESS AND BECOME OPENINGS PER IBC 703.2.1.
7. GLAZED ENTRY FROM HALL CORP. WITH BE IN ACCORDANCE WITH IBC 703.2.1 AND SHALL BE GLAZED WITH GLASS BELONGING TO THE SAME TYPE AND COLOR AS THE GLAZING IN THE HALL.
8. INDICATES SAFETY GLAZING WHERE REQUIRED BY IBC.

NOTES: FLOOR PLAN

1. DRAWINGS ARE NOT TO BE SCALED. LARGEST SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALED PLANS.
2. ALL EXTERIOR AND INTERIOR DIMENSIONS ARE FROM EDGE OF CONCRETE FACE OF SLAB OR STRUCTURAL GRID LINE OR CENTERLINE (I.L.O.).
3. ALL WINDOWS ARE DIMENSIONED TO THE CENTRELINE OF WINDOW. CONTRACTOR TO COORDINATE ACTUAL REQUIRED ROUGH OPENING WITH WINDOW MANUFACTURER.
4. VERIFY DOOR ROUGH OPENING AND LOCATION.
5. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
6. PROVIDE SOUND CONTROL MAT BELOW ALL TIE OR HANGERS. PROVIDE SOUND CONTROL MAT BELOW ALL TIE OR HANGERS. PROVIDE SOUND CONTROL MAT BELOW ALL TIE OR HANGERS. PROVIDE SOUND CONTROL MAT BELOW ALL TIE OR HANGERS.
7. ALL INTERIOR OPTIMUM BOUND TO BE 1/2" TALL. USE WATER-RESISTANT OPTIMUM BOARD AT ALL WET WALL LOCATIONS.
8. PROVIDE BLOCKING FOR ALL WOOD SHELVING, WIRE SHELVING, & GRAB BARS. PROVIDE FIRE RETARDANT TREATED BLOCKING IN RATED WALLS OR METAL STUD BLOCKING WHERE REQUIRED BY CODE.
9. PROVIDE BLOCKING FOR WOOD BARS. IF BLOCKING IS REQUIRED FOR BLOCKING, USE BLOCKING TO BE ATTACHED THROUGH TO WALL FRAMING STUDS.
10. PROVIDE (INDIRECT) STREET LIGHTING UNDERSTAIR UPPER CLOSET AS INDICATED.
11. PROVIDE PAINTED WOOD CASING AROUND ALL DOOR FRAMES AND PAINTED WOOD BASE AT ALL WALLS, THROPEL AND COLOR (SEE).
12. COORDINATE MILLWORK WITH INTERIOR DESIGN DRAWINGS.

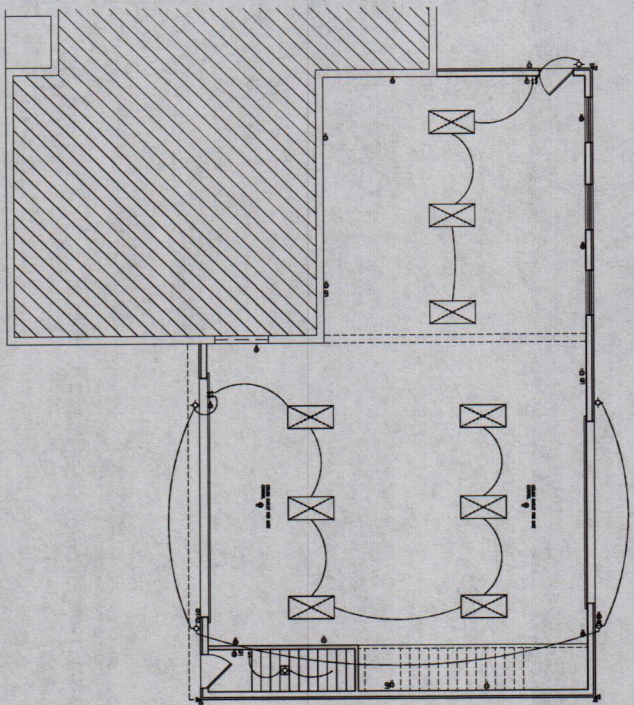
EXIST. FLOOR PLAN
SCALE: 3/16" = 1'-0"



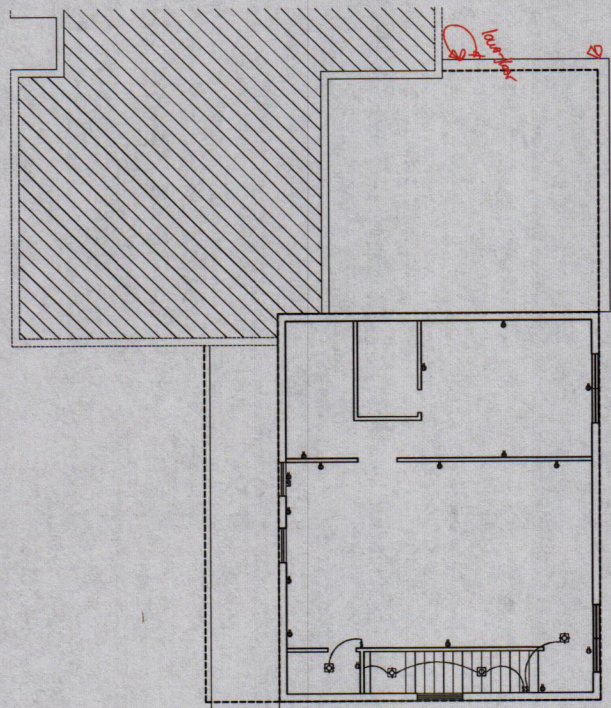
EXIST. 2ND STORY CHILLING TO REMAIN

HOME CORP

Scale
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000



FIRST FLOOR PLAN-ELEC.



SECOND FLOOR PLAN-ELEC.

- NOTES: MECHANICAL / ELECTRICAL

1. ALL ELECTRICAL AND ELECTRICAL WORK SHALL conform to the current NATIONAL ELECTRICAL CODE AND NATIONAL ELECTRICAL CODE ADDED WORK REQUIREMENTS.
2. MECHANICAL AND ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE MECHANICAL AND ELECTRICAL CODES AND THE MECHANICAL AND ELECTRICAL CODES ADDENDUMS. THE MECHANICAL AND ELECTRICAL CODES ADDENDUMS SHALL BE REFERENCED TO LOCAL BUILDING DEPARTMENT FOR INSTANCE OF PERMITS FOR CONSTRUCTION.
3. ALL MECHANICAL DRAWINGS AND PROJECT DATA FOR TO BE DESIGNED / OWNED BY THE CLIENT.
4. CONTRACTING SHALL VERIFY AND CONFORM TO PROJECT DATA FOR ALL REQUIREMENTS AND SHALL PROVIDE AN OVERALL BLOCKING WORK PLAN NECESSARY FOR INSTALLATION THE MANUFACTURING SPECIFICATIONS.
5. ALL ACCESSORIES BEING INSTALLED SHALL BE OF QUALITY SPACES MADE IN U.S. APPROVED FOR BEING IN THE LOCAL CODE.
6. DUCTS OR EXPOSED SHALL BE PLACED OR BE PLACED CHANGED IN OWNERS SPACE, VERIFY ALL PERMIT AND CLIENT COORDINATION WITH MANUFACTURER.
7. VERIFY ELECTRICAL PANEL AND EXCHANGE REQUIREMENT OF ELECTRICAL PANELS SHALL BE IN ACCORDANCE WITH THE ELECTRICAL CODE. IN ORDER TO OBSERVE, SHALL BE REQUIRED FOR OVERVIEW VALUE TO A OWNER, COORDINATE WITH CURRENT CONTRACTOR TO PROVIDE OTHER DATA, COORDINATE WITH CURRENT CONTRACTOR TO PROVIDE OTHER DATA, COORDINATE WITH CURRENT CONTRACTOR TO PROVIDE OTHER DATA.
8. PROJECTS TO BE IN ACCORDANCE WITH THE ELECTRICAL CODE AND THE ELECTRICAL CODE ADDENDUMS.
9. ALL MECHANICAL DRAWINGS SHALL HAVE PLANNING SPACE AND/OR REMARKS TO COMPLY WITH U.S. REBUILDING.
10. ALL INSTALLATION IN CHARGE AND SHALL BE IN CHARGE WITH APPROVED WORKING.
11. CHECK CODES AND STANDARDS SHALL BE IN ACCORDANCE WITH ALL MECHANICAL AND ELECTRICAL CODES. LOCAL BUILDING DEPARTMENT SHALL BE REFERENCED TO LOCAL BUILDING DEPARTMENT FOR INSTANCE OF PERMITS FOR CONSTRUCTION.
12. CONTRACTING SHALL VERIFY AND CONFORM TO PROJECT DATA FOR ALL REQUIREMENTS AND SHALL PROVIDE AN OVERALL BLOCKING WORK PLAN NECESSARY FOR INSTALLATION THE MANUFACTURING SPECIFICATIONS.
13. ALL ACCESSORIES BEING INSTALLED SHALL BE OF QUALITY SPACES MADE IN U.S. APPROVED FOR BEING IN THE LOCAL CODE.
14. DUCTS OR EXPOSED SHALL BE PLACED OR BE PLACED CHANGED IN OWNERS SPACE, VERIFY ALL PERMIT AND CLIENT COORDINATION WITH MANUFACTURER.
15. VERIFY ELECTRICAL PANEL AND EXCHANGE REQUIREMENT OF ELECTRICAL PANELS SHALL BE IN ACCORDANCE WITH THE ELECTRICAL CODE. IN ORDER TO OBSERVE, SHALL BE REQUIRED FOR OVERVIEW VALUE TO A OWNER, COORDINATE WITH CURRENT CONTRACTOR TO PROVIDE OTHER DATA, COORDINATE WITH CURRENT CONTRACTOR TO PROVIDE OTHER DATA, COORDINATE WITH CURRENT CONTRACTOR TO PROVIDE OTHER DATA.
16. PROJECTS TO BE IN ACCORDANCE WITH THE ELECTRICAL CODE AND THE ELECTRICAL CODE ADDENDUMS.
17. ALL MECHANICAL DRAWINGS SHALL HAVE PLANNING SPACE AND/OR REMARKS TO COMPLY WITH U.S. REBUILDING.
18. ALL INSTALLATION IN CHARGE AND SHALL BE IN CHARGE WITH APPROVED WORKING.

13. INSTALLATION OF ALL EQUIPMENT SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION SPECIFICATIONS AND RECOMMENDATIONS. CONTRACTOR SHALL INCLUDE ALL NECESSARY ACCESSORIES AND PILING FOR A COMPLETE AND OPERATIONAL SYSTEM.

LEGEND	
	HOSE BIB
	SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE W/ GROUND FAULT INTERRUPTER
	SPLIT WIRED
	CABLE TV OUTLET
	PHONE OUTLET
	JUNCTION BOX
	20 VOLT OUTLET
	CEILING LIGHT
	RECESSED CEILING LIGHT
	RECESSED EXHAUST FAN
	WALL MOUNTED LIGHT
	UNDER-CABINET FLUORESCENT LIGHT
	FLUORESCENT LIGHT
	TRACK LIGHT
	CEILING FAN W/ LIGHT
	SMOKE DETECTOR
	SECURITY ALARM
	NOTE: INTERIOR SMOKE DETECTORS
	WALL EMBEDDED LIGHT FIXTURE
	CHANDELIER
	NIGHT ELEC. ENTRY

- NOTES: LOW VOLTAGE

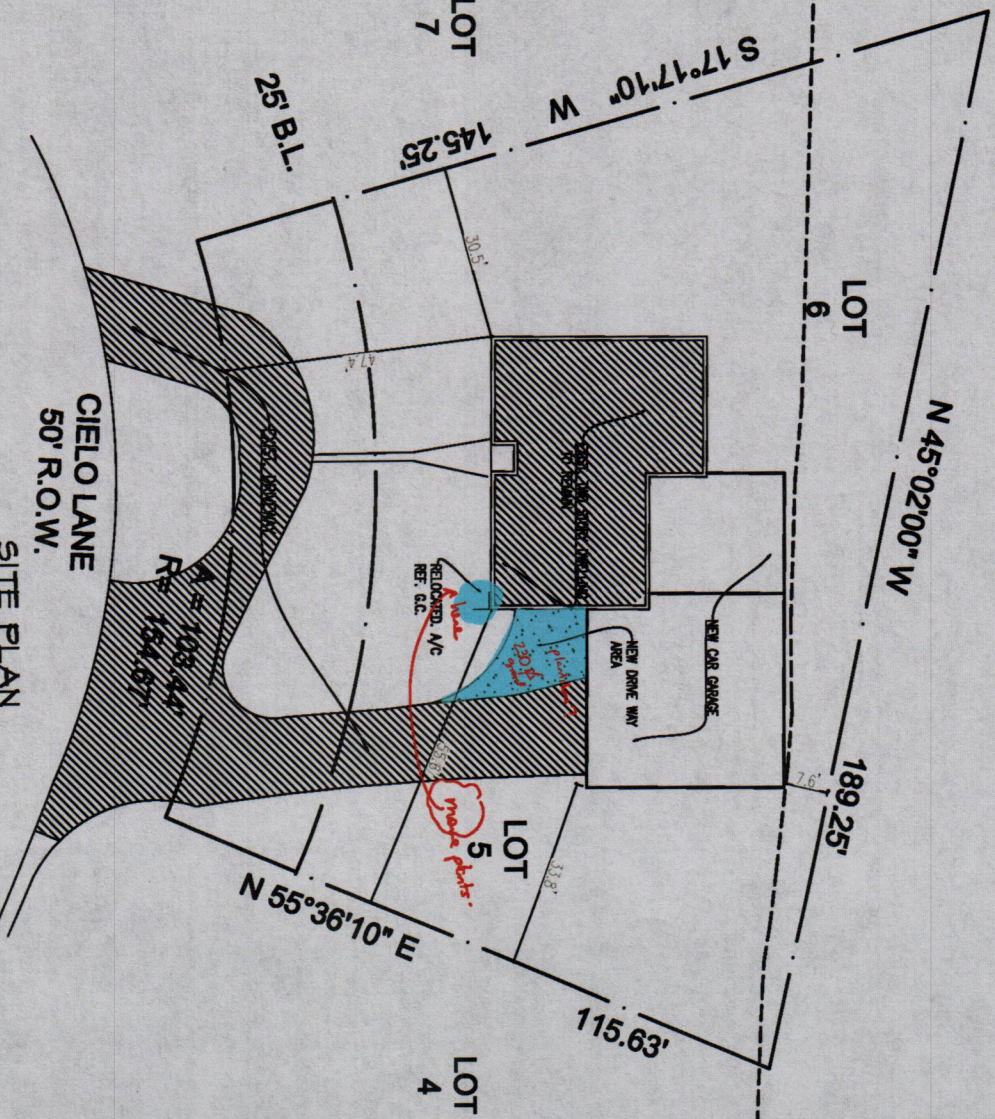
1. LOCATE THE INTERIOR AND EXTERIOR (ENTRY) LOCATION OF MECHANICAL / HVAC ROOM.
2. PROVIDE FLOOR SECURITY - AND DATA BOUNDED IN MECHANICAL / HVAC ROOM.
3. PROVIDE CONCEPT OR SPECIFICATION CALL TO DESIGN ROOM FOR MULTIPLE DATA WIRE OPTION.
4. COORDINATE FLOOR LINE WITH SECURITY SYSTEM REQUIREMENTS.
5. COORDINATE CABLE / DATA / WIRING / FLOOR CONCRETE CONTROL, REINFORCEMENT WITH OWNER.
6. COORDINATE HOME / AUTOMATION / MECHANICAL CONTROLS INTERFACES AS REQUIRED BY OWNER.
7. COORDINATE SOUND SYSTEM, HOME AUTOMATION AND ALL OTHER LOW VOLTAGE SYSTEMS WITH OWNER REQUIREMENTS.

- NOTES: HOME AUTOMATION

- NOTES: WINDOW SHADES**

- PROVIDE OPTION FOR MOTORIZED WINDOW SHADE SYSTEMS WHERE INDICATED ON ELECTRICAL PLANS. CONSULT SHADE LOCATION WITH OWNER PRIOR TO ELECTRICAL ROUGH-IN. COORDINATE WITH ELECTRICAL AND HVAC AUTOMATION WORK. ALL SHADES TO BE INSTALLED IN RECESSED WINDOW PODS WHERE REQUIRED.

3. VISIT ALL NEIGHBORHOODS IN THE AREA OF THE INVESTIGATION AND CONDUCT A VISUAL SURVEILLANCE OF THE AREA. ALL FINDINGS TO BE RECORDED.
4. PROVIDE THE PROPERTY MANAGER OR SECURITY GUARD WITH A PHOTOGRAPH OF THE SUBJECT AND ADVISE HIM OF THE RISK.
5. GOING TO THE INVESTIGATION SITE FOR INVESTIGATION SHALL BE DONE AT ALL TIMES.
6. RIDE ALL THE WAY DOWN THE ROAD TO THE INVESTIGATION SITE.
7. PROVIDE MANAGER WITH THE FOLLOWING INFORMATION:
 - A. LOCATION OF THE SUBJECT AND CONTACT WITH THE SUBJECT.
 - B. LOCATION OF THE SUBJECT.
 - C. CONTACT INFORMATION OF THE ACCIDENT.
 - D. INFORMATION OF THE SUBJECT AND THE ACCIDENT.
 - E. INFORMATION OF THE SUBJECT AND THE ACCIDENT.
 - F. INFORMATION OF THE SUBJECT AND THE ACCIDENT.
 - G. INFORMATION OF THE SUBJECT AND THE ACCIDENT.
 - H. INFORMATION OF THE SUBJECT AND THE ACCIDENT.
 - I. INFORMATION OF THE SUBJECT AND THE ACCIDENT.
 - J. INFORMATION OF THE SUBJECT AND THE ACCIDENT.
 - K. INFORMATION OF THE SUBJECT AND THE ACCIDENT.
 - L. INFORMATION OF THE SUBJECT AND THE ACCIDENT.
 - M. INFORMATION OF THE SUBJECT AND THE ACCIDENT.
 - N. INFORMATION OF THE SUBJECT AND THE ACCIDENT.
 - O. INFORMATION OF THE SUBJECT AND THE ACCIDENT.
 - P. INFORMATION OF THE SUBJECT AND THE ACCIDENT.
 - Q. INFORMATION OF THE SUBJECT AND THE ACCIDENT.
 - R. INFORMATION OF THE SUBJECT AND THE ACCIDENT.
 - S. INFORMATION OF THE SUBJECT AND THE ACCIDENT.
 - T. INFORMATION OF THE SUBJECT AND THE ACCIDENT.
 - U. INFORMATION OF THE SUBJECT AND THE ACCIDENT.
 - V. INFORMATION OF THE SUBJECT AND THE ACCIDENT.
 - W. INFORMATION OF THE SUBJECT AND THE ACCIDENT.
 - X. INFORMATION OF THE SUBJECT AND THE ACCIDENT.
 - Y. INFORMATION OF THE SUBJECT AND THE ACCIDENT.
 - Z. INFORMATION OF THE SUBJECT AND THE ACCIDENT.

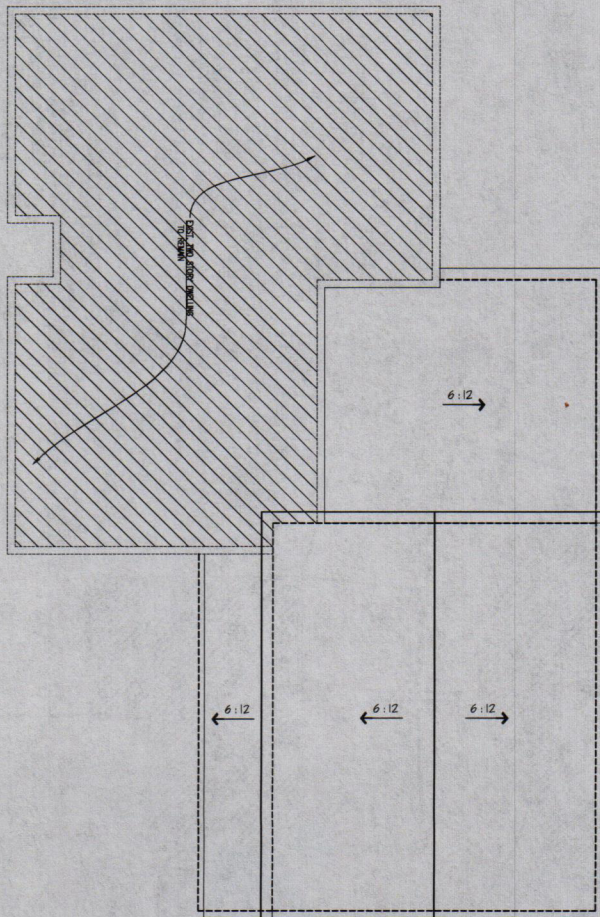


NOTES: ROOF PLAN

1. COORDINATE THE SCHEDULING OF THE PERSON WITH OTHER BUSY PEOPLE AND CONSIDER WHEN THEY WILL BE AVAILABLE FOR THEIR MEETING.
2. ALSO COORDINATE THE PERSON'S MEETING WITH ANY OTHER MEETINGS THAT THEY MAY HAVE.
3. IF THE PERSON'S TIME SCHEDULING IS NOT AVAILABLE, SUGGEST TO THE PERSON THAT THEY MAY BE ABLE TO FIND ANOTHER TIME TO MEET.
4. IF THE PERSON'S TIME SCHEDULING IS NOT AVAILABLE, SUGGEST TO THE PERSON THAT THEY MAY BE ABLE TO FIND ANOTHER TIME TO MEET.
5. IF THE PERSON'S TIME SCHEDULING IS NOT AVAILABLE, SUGGEST TO THE PERSON THAT THEY MAY BE ABLE TO FIND ANOTHER TIME TO MEET.
6. IF THE PERSON'S TIME SCHEDULING IS NOT AVAILABLE, SUGGEST TO THE PERSON THAT THEY MAY BE ABLE TO FIND ANOTHER TIME TO MEET.
7. IF THE PERSON'S TIME SCHEDULING IS NOT AVAILABLE, SUGGEST TO THE PERSON THAT THEY MAY BE ABLE TO FIND ANOTHER TIME TO MEET.
8. IF THE PERSON'S TIME SCHEDULING IS NOT AVAILABLE, SUGGEST TO THE PERSON THAT THEY MAY BE ABLE TO FIND ANOTHER TIME TO MEET.
9. IF THE PERSON'S TIME SCHEDULING IS NOT AVAILABLE, SUGGEST TO THE PERSON THAT THEY MAY BE ABLE TO FIND ANOTHER TIME TO MEET.
10. IF THE PERSON'S TIME SCHEDULING IS NOT AVAILABLE, SUGGEST TO THE PERSON THAT THEY MAY BE ABLE TO FIND ANOTHER TIME TO MEET.

NOTES: HVAC ATTIC INSTALLATION

1. MECHANICAL: SLO TO COORDINATE MECHANICAL EQUIPMENT (SLO, JOIST, DUCTWORK, AND ELECTRICAL EQUIPMENT WITH OTHER MECHANICAL EQUIPMENT)
2. POWER ACCESS TO EQUIPMENT SHALL BE PROVIDED TO EQUIPMENT FOR SERVICE AND REMOVAL OF MECHANICAL, ELECTRICAL, AND/OR REFRIGERANT, AND/OR FLUOROCARBON ACCESS PANEL LOCATION WITH OWNERS REPORT TO INSTALLATION
3. PROVIDE AIR DUCTING AND TONING RECEPTS FOR MECHANICAL, ELECTRICAL, AND/OR REFRIGERANT
4. MECHANICAL: SLO TO COORDINATE WITH CLEARANCE AND SERVICE AREA REQUIREMENTS FOR MECHANICAL EQUIPMENT TO INSTALLATION
5. PROVIDE FRESH AIR AND EXHAUST SYSTEM TO HVAC UNIT AS REQUIRED BY MECHANICAL, ELECTRICAL, AND/OR EQUIPMENT MANUFACTURER.



SCALE: 3/16" = 1'-0"



Nortex Foundation Design, Inc.
"Excellence in Engineering"
Texas Firm Registration No: F-6417

November 25, 2019

Builder: HOMECORP, LLC

Reference: **Foundation Design**

132 CIELO LANE

SHADY SHORES, TX

Lot: - Block: -

Plan Number: ADD-ON

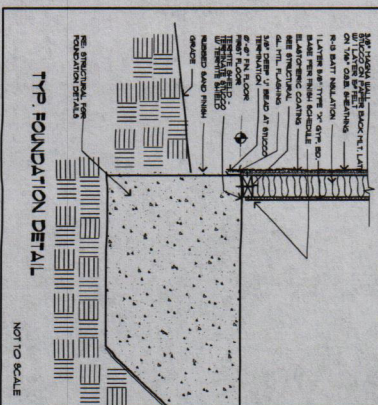
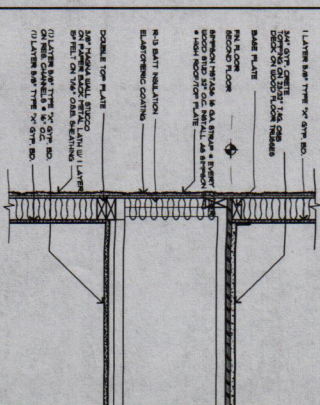
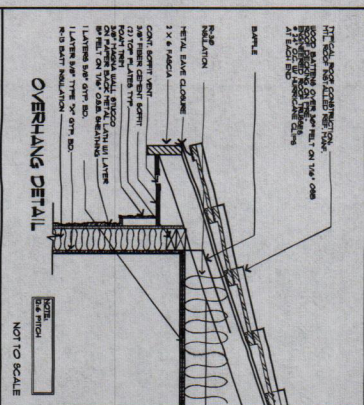
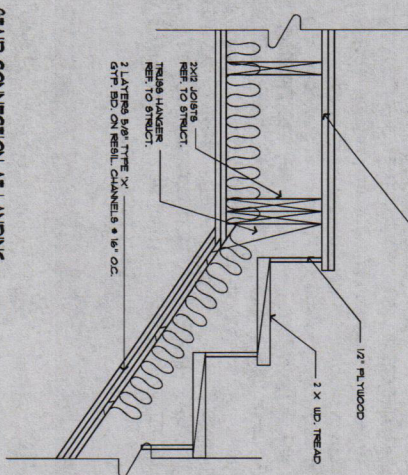
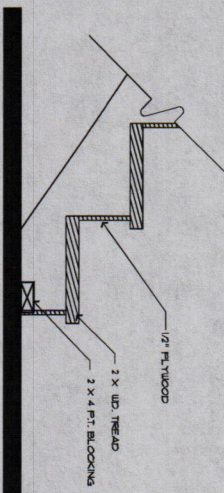
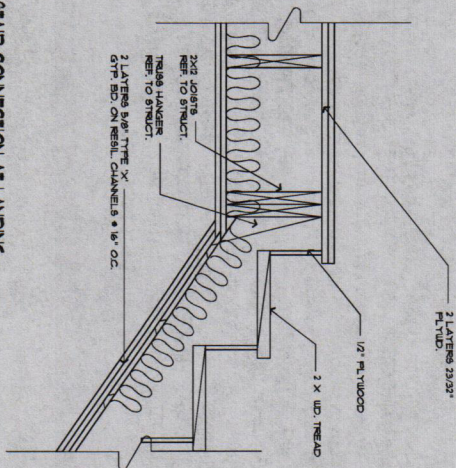
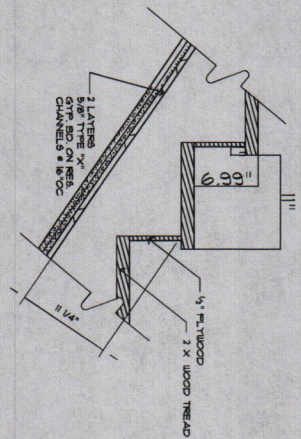
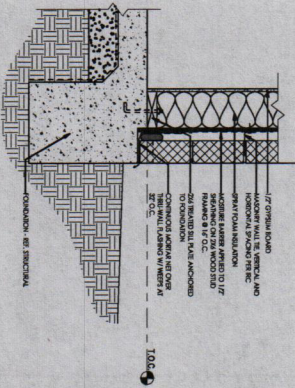
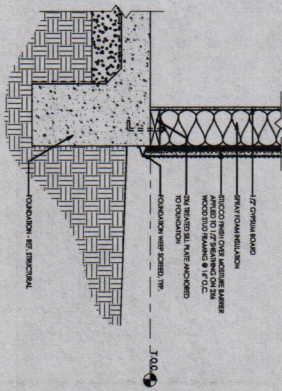
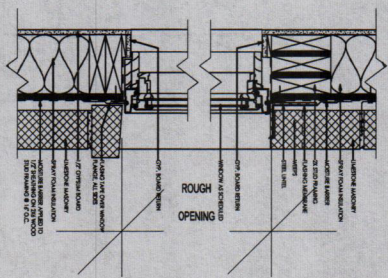
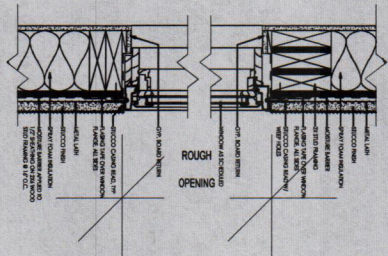
Job Id: 19-146062

The foundation plan for the above referenced location has been designed using acceptable engineering practices in accordance with the Criteria for Selection and Design of Residential Slabs-on-Ground: Brab No. 33: WRI TF 700-R-03 Update and the American Concrete Institute's Building Code Requirements for Reinforced Concrete (ACI-318) and, in addition, following recommendations of Post-Tensioning Institute's Design and Construction of Post-Tensioned Slabs-on-Ground. The above referenced foundation was also designed in accordance with 2009 International Residential Code. The geotechnical soil evaluation was not provided for this location. Therefore, Table RA01.4.1 "Presumptive Load-Bearing Values of Foundation Materials" from 2009 International Residential Code has been used for determining the bearing capacities of the soils. In addition, this design is based on the recommendations provided in the Post-Tensioning Institute's Construction and Maintenance Procedures Manual for Post-Tensioned Slab-on-Ground Construction regarding proper drainage and site preparation. These areas of work are beyond the scope of this contract.

Sincerely,

Igor I. Tepitskiy, P.E.





DESIGN

- The conventional steel reinforced design of this foundation structure has been evaluated using acceptable engineering practice in accordance with the latest recommendations as set forth by the International Codes Council and the American Concrete Institute.
- Designed beam sizes, beam spacing, steel qualities and spacings shown are minimum requirements needed to allow the structural system to adequately perform in conjunction with designed information listed in the above referenced publication. The intent is not to eliminate soil movement, but to limit foundation flexure during inevitable differential movement.
- This design does not allow for improper drainage, trees located closer than their mature height to the foundation, improper maintenance, or errors and neglect by the person/persons contracted to follow this design. (Improper maintenance is defined by - lack of uniform, systematic watering on all sides of the foundation. see construction note #4 and refer to maintenance schedule supplied with invoice)

MATERIALS

- All concrete shall have a minimum compressive strength of 3000 p.s.i. at 28 days.
- All conventional reinforcing shall be new billet steel conforming to A.S.T.M. A-615 grade 60. Reinforcement shall be free of rust and deleterious materials.
- admixtures should not contain any chemicals in quantity that may have a harmful effect on the steel or cement. chlorides, sulfites and nitrates should not be used.

CONSTRUCTION

- All beams should be excavated as follows unless specified otherwise by the geotechnical report
 - All beams must extend 12" into undisturbed (virgin) soil. beam depths may be sloped or increased as much as 24" without additional reinforcing. when beam depth exceeds 34", contact design engineer for additional reinforcing requirements.
 - All fill under slab must be compacted to 95% of standard proctor density A.S.T.M.-D698 and conform to FHA sheet 79G. All fill soil under slab shall be placed in accordance with the geotechnical report specifications. The soil engineer shall certify compaction of the fill soil.
- Partial piling of the foundation is prohibited. Piers may be used only if the are specifically shown in the design. Refer to pier schedule for diameter, depth, and reinforcing required. Piers may be terminated when solid rock (auger refusal) is encountered. Pier tops should be clean and exposed to the beam.
- Final grading shall be done using sand or a non-capillary material. Waterproofing is required in accordance with International Residential Code R406.2 for residential structures or International Building code 1807.3 for commercial structures unless local codes are more stringent. Minimum 6 - mil polyvinyl. Split poly at beams to avoid air pockets and prevent insulation of grounding electrode. No poly allowed in bottom of beams.
- Site grading and drainage around the foundation must be maintained at all times in such a manner the surface or ground water will not collect under, near or adjacent to the slab.
- The contractor is responsible to advise owner of proper foundation maintenance. Moisture content should be kept consistent annually with consideration to seasonal changes of temperature and moisture variations. Proper drainage away from slab is required to preserve the performance of the foundation. Refer to maintenance schedule supplied with invoice.
- Trenches for deep plumbing lines should not be located directly under beams. compaction of back fill at plumbing lines is required prior to final grading.
- Provide minimum 6 mil polyvinyl. poly shall not bridge over the bottom of the beams and shall be laid freely on the sides of the trenches and supported of the pads to avoid air pockets and prevent insulation of grounding electrode. No poly allowed in bottom of beams.

GENERAL

- This drawing is primarily for beam and steel placement. The contractor is required to coordinate this foundation plan with the architectural drawing for offsets, drops, openings and inserted items.
- Waterproofing of the foundation, including drops with associated vapor barriers, stem wall drains, perimeter drains, etc. is not included in this design and is the responsibility of others including the owner and builder.
- Care should be taken by the owner and builder to ensure that soils have proper moisture content before the foundation is poured. The presence of dry or wet soils when the foundation is poured, may contribute to excessive foundation movement when moisture is reintroduced or removed. These plans do not account for foundation movement that may result from dry or wet soil conditions that may exist at the time the foundation is poured.

** A PRE-POUR INSPECTION FOR THIS FOUNDATION **

Must be accomplished by the design engineer of record for the foundation, or a certified lab.

Notice: All post tension materials to be supplied by a post tension institute certified fabricator.

"DO NOT USE THIS PLAN TO SET FORM BOARDS"

INSPECTION NOTES:

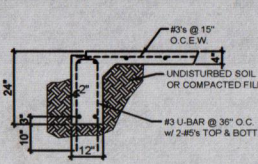
- Engineered prints must be present or obtainable on job site in order to provide a pre-pour inspection.
- Inspections should be scheduled 24 hours in advance. However, we will make every attempt to schedule same day inspections called in before 8:00 a.m. Inspections outside the metroplex require a 24 hour notice.
- Pre-pour inspections must be done after the installation is complete and at least 24 hours prior to pouring concrete foundation.
- Inspections are required for all Nortex foundation designs.

"NORTEX INSPECTIONS CAN BE ORDERED AT 817-379-0866"

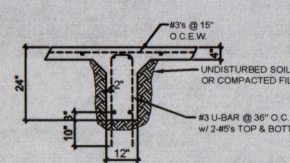
NOTE:

The use of these plans and specifications shall be restricted to the original site for which they were prepared. This document and any accompanying design document is null and void if not accompanied by an original design letter, signed and sealed by the engineer of record. Any reproduction or reuse, or disclosure by any method, in whole or in part, is prohibited. This plan and its specifications contain proprietary information and are the sole property of Nortex Foundation Design, Inc., Fort Worth, Texas.

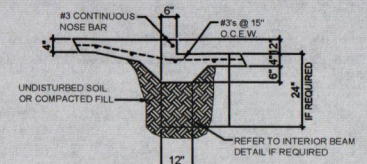
A-EXTERIOR BEAM SECTION



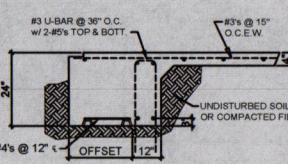
B-INTERIOR BEAM SECTION



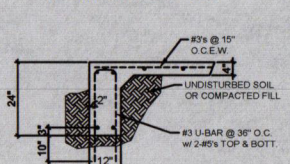
C-SLAB DROP DETAIL



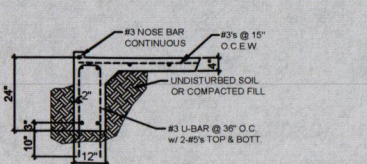
E- EXTERIOR FOOTING.



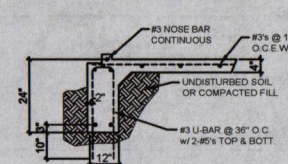
F-EXTERIOR BEAM SECTION



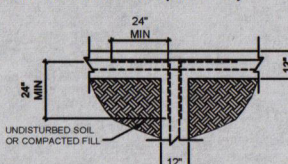
K-EXTERIOR BEAM SECTION @ GARAGE



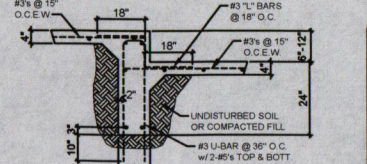
L-EXTERIOR BEAM SECTION @ GARAGE



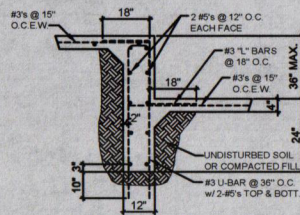
P-EXTERIOR BEAM INTERSECTION.(TYPICAL ALL)



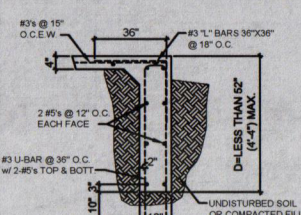
S-SLAB DROP DETAIL



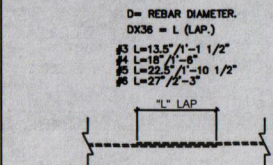
T-SLAB DROP DETAIL



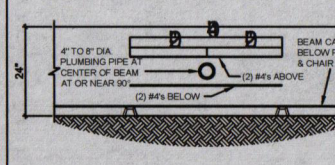
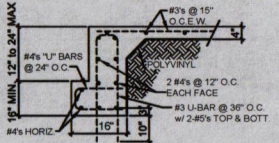
G-DEEP BEAM



REBAR LAP SCHEDULE.



DROPPED BRICK LEDGE DETAIL



TX FIRM REGISTRATION#: F-6417

NORTEX FOUNDATION DESIGNS, INC.
4416 KELLER HICKS ROAD

HOME CORP, LLC
PLAN #: ADD-ON

BEAM SCHEDULE
WTH: 1/8" x 1/8"

GEO-TECH ENGINEER: NA
GEO-TECH REPORT #: NA
GEO-TECH REPORT DATE: NA

SF: 2
JOB N: 19-1