



TOWN OF SHADY SHORES
ZONING BOARD OF ADJUSTMENTS
REGULAR SESSION
APRIL 28, 2020; 7:00 PM
VIRTUAL MEETING
SHADY SHORES, TX 76208

AGENDA

The Community Center will be closed Participants are invited to join by phone or computer with the information below:

Join Zoom Meeting

<https://us02web.zoom.us/j/88949182919?pwd=cktJOXIZQytIcDV5VnNVRIJHZHFBQT09>

To Join by phone you must use the meeting ID and password highlighted below

Meeting ID: 889 4918 2919

Password: 2qJeFf

One tap mobile

+13462487799,,88949182919#,,#.020374# US (Houston)

+16699006833,,88949182919#,,#.020374# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 301 715 8592 US

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 253 215 8782 US

Find your local number: <https://us02web.zoom.us/j/88949182919?pwd=cktJOXIZQytIcDV5VnNVRIJHZHFBQT09>

1. CALL TO ORDER
2. ROLL CALL
Establish a quorum
3. MINUTES:
 1. Consider and act on approval of the minutes of the March 9, 2020 Zoning Board of Adjustments meeting.
4. REGULAR AGENDA
 1. 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.
5. 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



**SHADY SHORES ZONING BOARD OF ADJUSTMENTS
MARCH 9, 2020; 6:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

MINUTES

Cindy Aughinbaugh	Mayor	Present
Charles Grimes	Councilmember	Present
Matthew Haines	Councilmember	Absent
Jack Nelson	Councilmember	Present
Tom Newell	Councilmember	Present
Mike Nowels	Councilmember	Absent

Also Present: Wendy Withers, Town Administrator; Jim Shepherd, Town Attorney

1. CALL TO ORDER

Mayor Aughinbaugh called the meeting to order at 6:15 pm.

2. ROLL CALL

Establish a quorum- Mayor Aughinbaugh called the roll and a quorum was established for the record.

3. MINUTES:

1. Consider and act on approval of the minutes of the June 10, 2019 Zoning Board of Adjustment Meeting.

Jack Nelson made a motion to approve the minutes of the June 10, 2019 Zoning Board of Adjustments meeting. Charles Grimes seconded the motion.

Discussion: None

Ayes: Grimes, Nelson, Aughinbaugh, Newell

Nays: None

The motion passed unanimously.

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 – Mayor Aughinbaugh opened the public hearing at 6:20 pm.
 - B. Applicant- Abraham Achar spoke for the applicant. Mr. Achar stated that he was unaware that the 25' property line that would keep him from building and accessory structure on the rear of the property. This particular property backs up to the Corps of Engineer Property
 - C. Those in Favor- No one spoke in favor of the request.
 - D. Those Opposed- No one spoke in opposition to the request
 - E. Rebuttal
 - F. Close Public Hearing- Mayor Aughinbaugh closed the public hearing at 6:24 pm.

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.

Councilmembers expressed concern that the proposed structure would violate Corps of Engineer rules as well as rules for construction in the floodplain. This item was tabled for further review and pending approval from the Corps of Engineers.

6. ADJOURN

The meeting was adjourned at 6:29 pm.

Passed and approved this the _____ day of _____, 2020.

Approved:

Cindy Aughinbaugh, Mayor

ATTEST:

Wendy Withers, Town Administrator



AGENDA MEMORANDUM

DATE: April 28, 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:

The property owner has requested a variance from the 25' rear setback requirement. There is an existing structure located on the property that is located 7' from the rear property line and the owner is requesting permission to build an addition to the home.

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. 132CieloLane
2. s34F0V_236826_survey_r1
3. SEED PLAN-1st_F-TAREF-COE-Site
4. Variance-20Handout
5. Building Permit Application 132 Cielo 03.04.2020
6. Building Plans 132 Cielo Lane 03.04.2020

REVIEWED BY:



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
FORT WORTH DISTRICT, CORPS OF ENGINEERS
TRINITY REGIONAL PROJECT
LEWISVILLE LAKE OFFICE
1801 NORTH MILL STREET
LEWISVILLE, TEXAS 75057

April 15, 2020

Lewisville Lake Office

Mr. David Pollock & Ms. Jill Studley
132 Cielo Lane
Shady Shores, Texas 75065

Dear Mr. David Pollock & Ms. Jill Studley

This letter is in reference to the private property survey which was recently submitted on your behalf, by CBG Surveying Texas LLC, to the Lewisville Lake Office, regarding the proposed reconstruction of a residence at 132 Cielo Lane, Lots 5 & 6, Shady Shores, Texas adjacent to flowage easement tract O-1320E-2, on Lewisville Lake.

Your property appears to have flowage easement located within its boundary as shown on your submitted survey dated April 10, 2020, provided by CBG Surveying Texas LLC. It appears that the survey line marked on the provided survey map, and identified as the "Flowage Easement Vol. 432, Pf. 269 Per 537'", is identified as the upper limits of the Government's flowage easement on the property for Tract O-1320E-2. The U.S. Army Corps of Engineers only has jurisdiction on those areas at, or below the 537' contour on this tract. As long as all construction occurs above the 537.00' contour, no consent or permit is required from the Corps of Engineers.

In addition, please be advised that no grading, placement of fill, or structures may be placed below the 537.00' contour without prior approval from this office.

If you have any questions please contact my office and speak with Ranger Nicholas Wilson at 469-645-9083.

Sincerely,

A handwritten signature in blue ink, reading "Nicholas Wilson".

FOR

Rob Jordan
Lake Manager
Lewisville & Ray Roberts Lakes

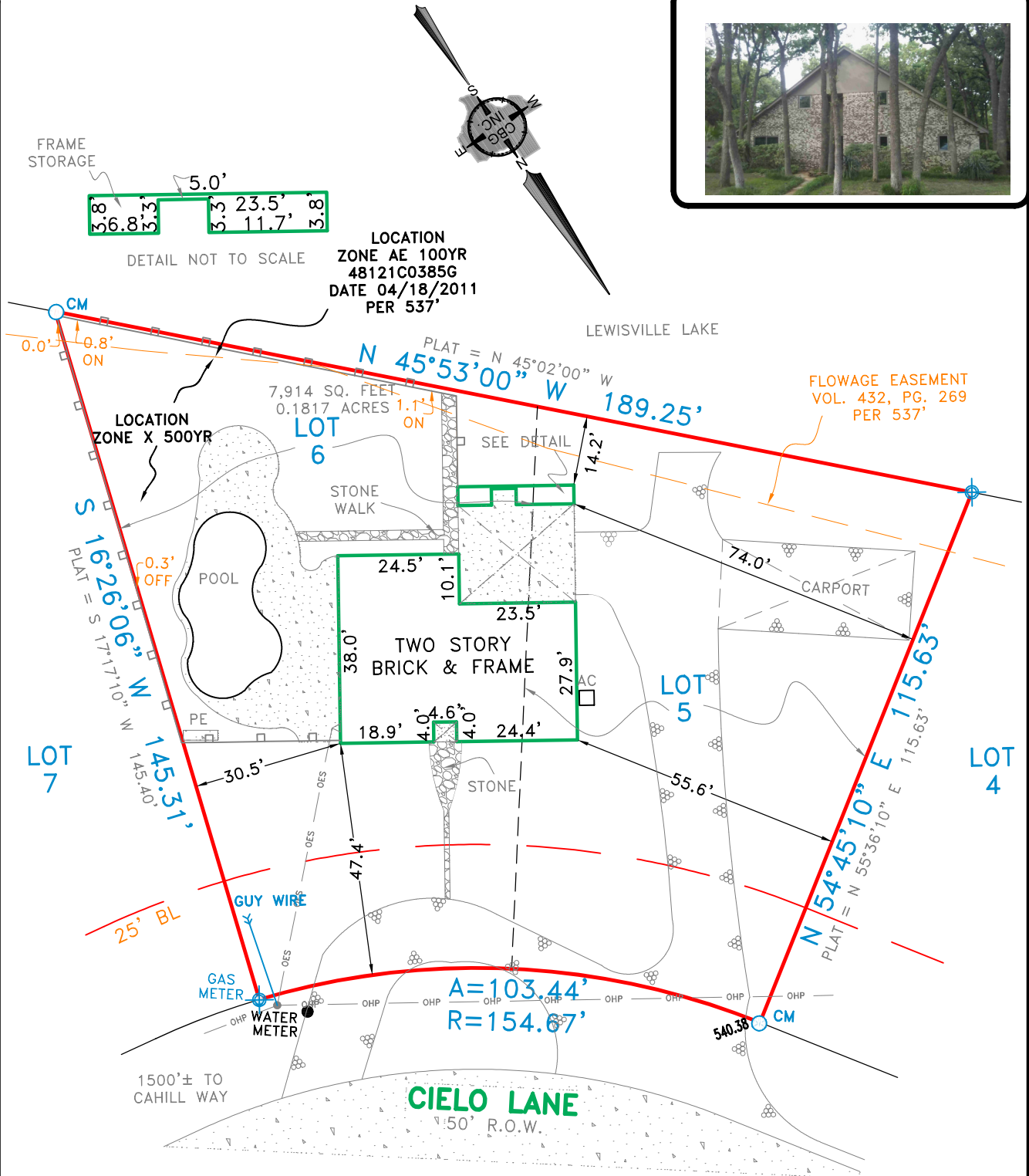


132 Cielo Lane

Being Lot 5, of Edgewater Beach Subdivision, an Addition to the Town of Shady Shores, Denton County, Texas, according to the Plat thereof recorded in Volume 3, Page 8, of the Plat Records of Denton County, Texas.

LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 3/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- //— EDGE OF ASPHALT
- ▲— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 495, PG. 410

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 277, PG. 164, VOL. 296, PG. 191, VOL. 460, PG. 410, VOL. 504, PG. 164, VOL. 495, PG. 410, VOL. DERIVED FROM PRIOR TITLE WORK

FLOWAGE EASEMENT
VOL. 432, PG. 269
BASED OFF
OF THE 537 CONTOUR
ELEVATIONS DERIVED FROM WATER SURFACE
LEVEL OF LEWISVILLE LAKE

BEARINGS BASED OFF OF NORTH CENTRAL
TEXAS NAD 83

Accepted by: _____
Purchaser

Date: _____

Purchaser

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48121C0395G, this property does lie in Zone AE and DOES lie within the 100 year flood zone except as shown.

This survey is made in conjunction with the information provided by Home Corp. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: EAN

Scale: 1" = 20'

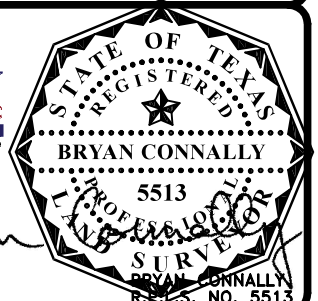
Date: 04/01/2020

GF No.: 1010-251818-RTT

Job No. 1810282-01



12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com



1. VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
2. PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 1:12 MIN.)
3. REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE.
4. FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVAL.
5. PROTECT REMAINING TREES WITH APPROVED BARRIER DURING CONSTRUCTION.
6. GENERAL CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL ZONING AND SUBDIVISION CONDITIONS.
7. CULVERT SIZE ON SITE PLAN AS 18" PER ACC REQMENTS.
8. HEADWALLS ON SITE PLAN AT APPROACH PER ACC REQMENTS.
9. HEADWALLS AND 18" CULVERT AT SIDEWALK PER ACC REQMENTS.
10. MAILBOX LOCATION ON SITE PLAN PER ACC REQMENTS. MUST BE LOCATED ON "HARVEST OAK LANDING"

P.O. BOX 1489
ADDISON TX 75001
Phone: (469)-441-0609

FRAKTALIS

DESIGN SERVICES
ALL RIGHTS RESERVED 2020

HOME CORP
132 CIELO LANE

152 CILLO LANE
SHADY SHORES
TEXAS

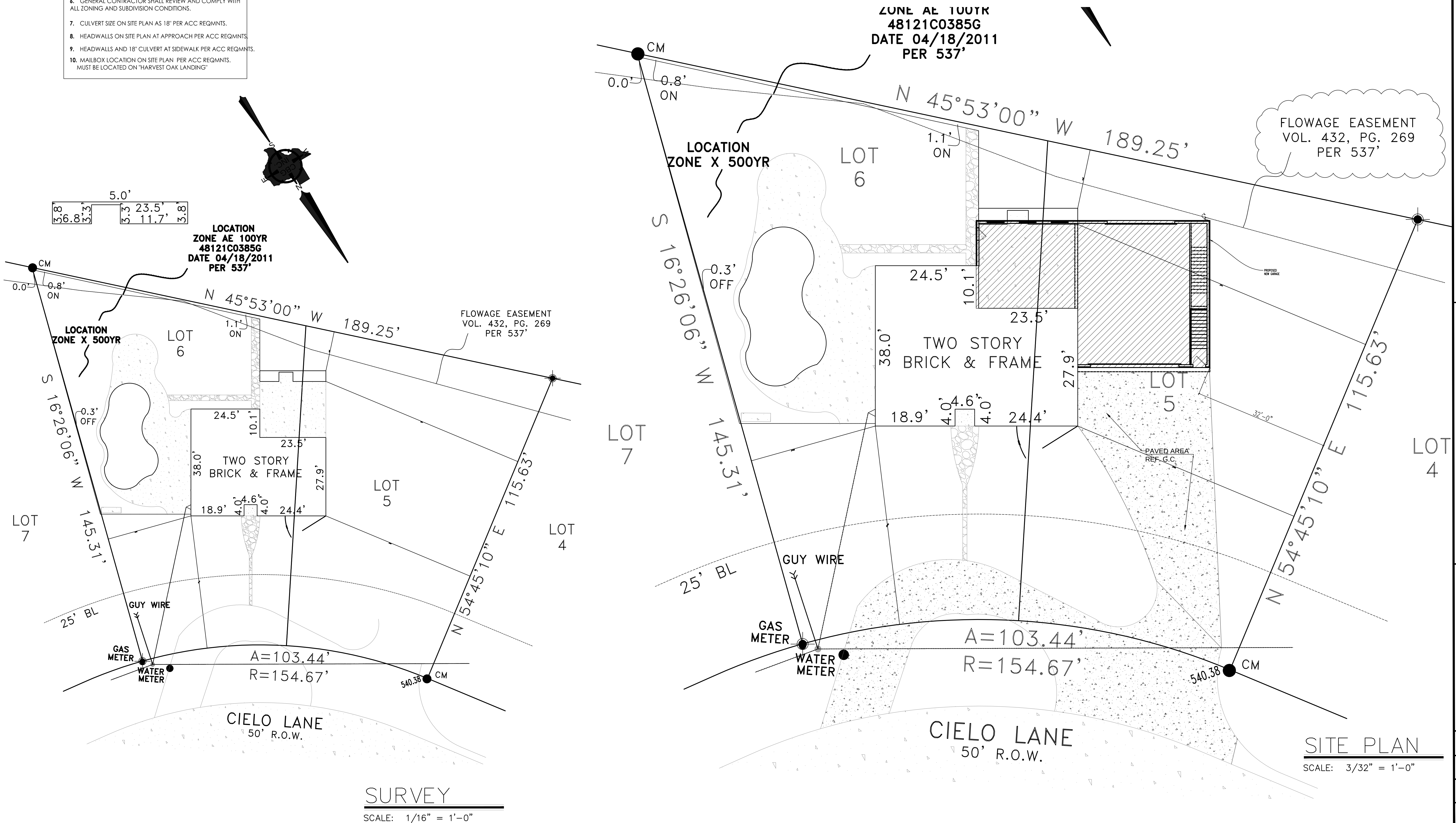
THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. THE FIELD ENGINEER WILL VERIFY THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION.

DO NOT SCALE THESE DRAWINGS.

BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED. LOCAL CODES, ORDINANCES AND RESTRICTIONS MUST FULLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.

LIMIT OF DESIGNERS LIABILITY NOT TO EXCEED PRICE PAID FOR PLANS.

DRAWN BY: Abraham Achar
MVL
DATE: 04/10/20 REV.
DRAWING NO: A 3.01
DRAWING ID:
SITE PLAN
Scale : 1/16 " = 1'-0"
Scale : 3/32 " = 1'-0"



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 SD0085A

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

dave@pollockfamily.com 214-437-7726
E-MAIL ADDRESS 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	2144502449
-------	------------

Cell Phone	2144502449
------------	------------

Email Address	sandy.homecorp@gmail.com
---------------	--------------------------

(Section Break)

Contractor	Homecorp LLC
------------	--------------

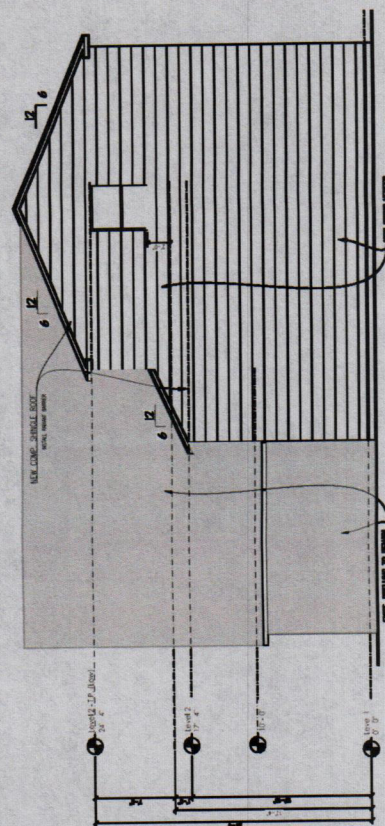
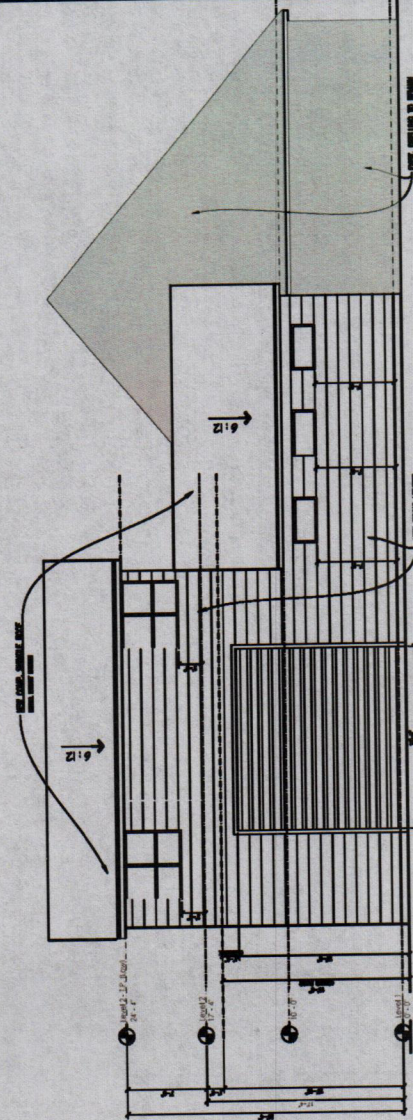
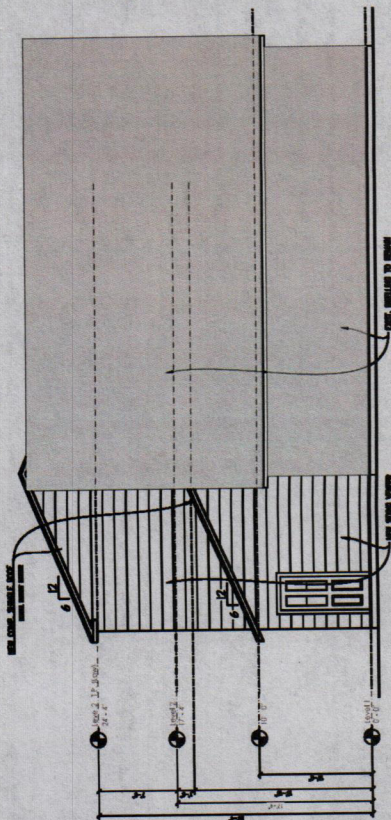
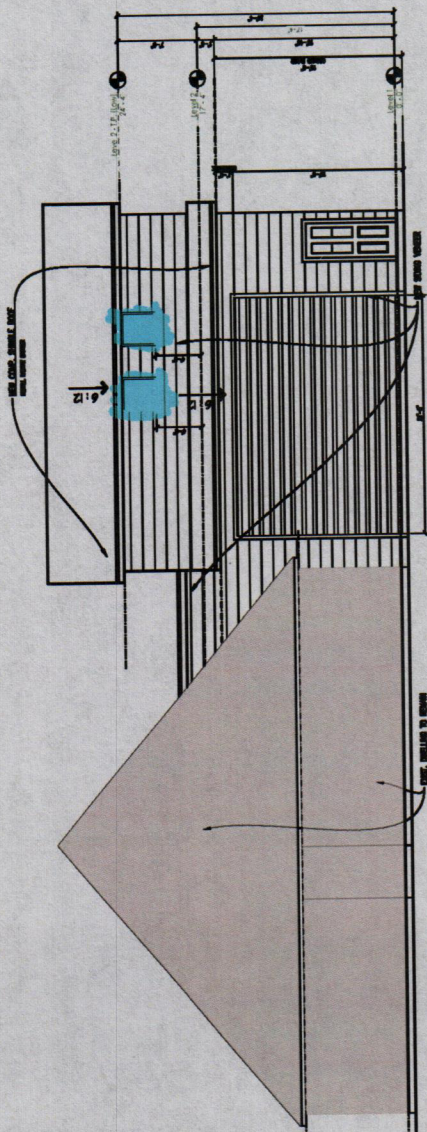
Type of Contractor	General
--------------------	---------

Address2	14330 midway road, set 125
----------	----------------------------

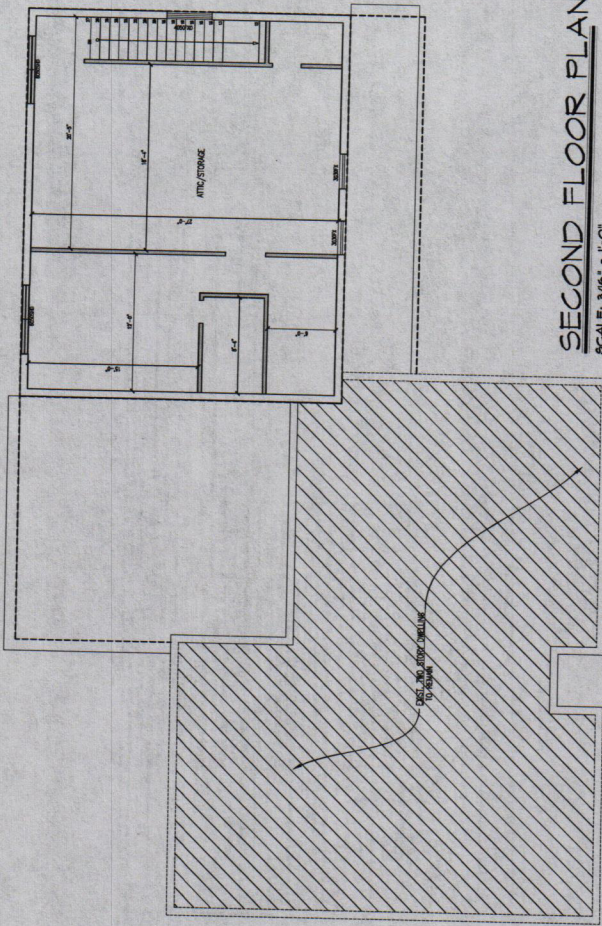
City	Farmers Branch
------	----------------

State	TX
Zip	75244
Phone	2144502449
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

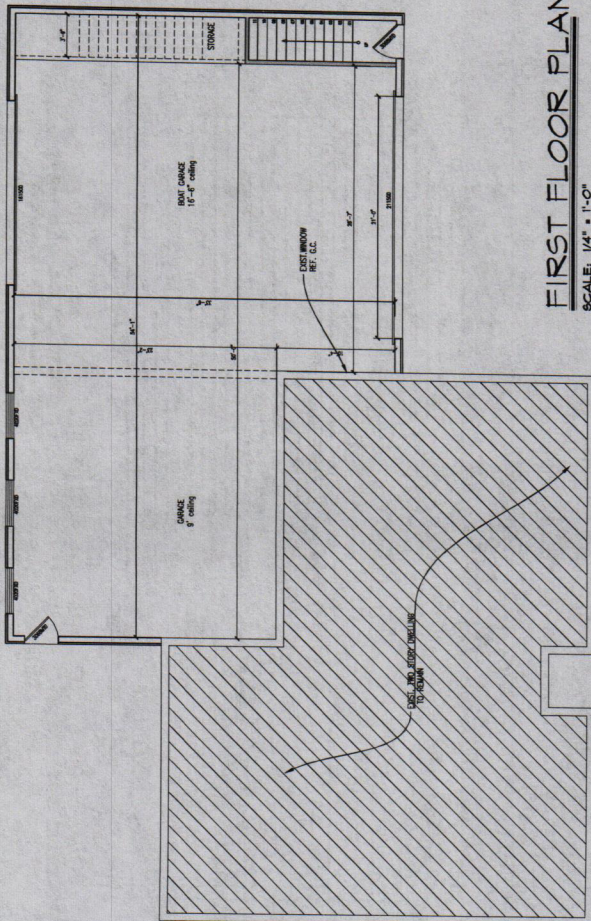
Email not displaying correctly? [View it in your browser.](#)



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



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

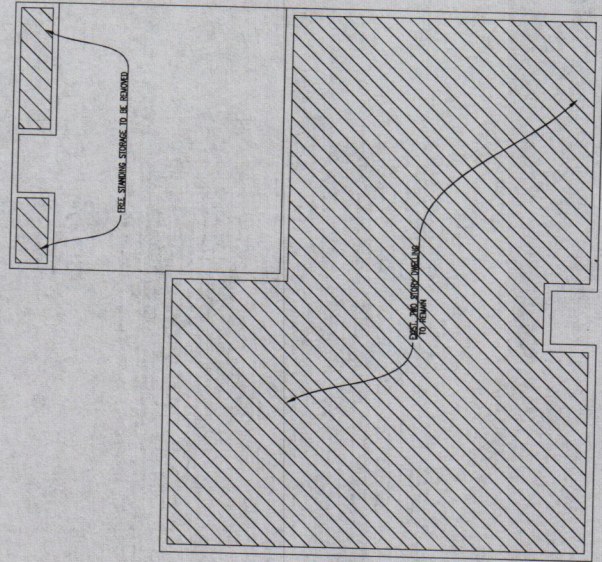


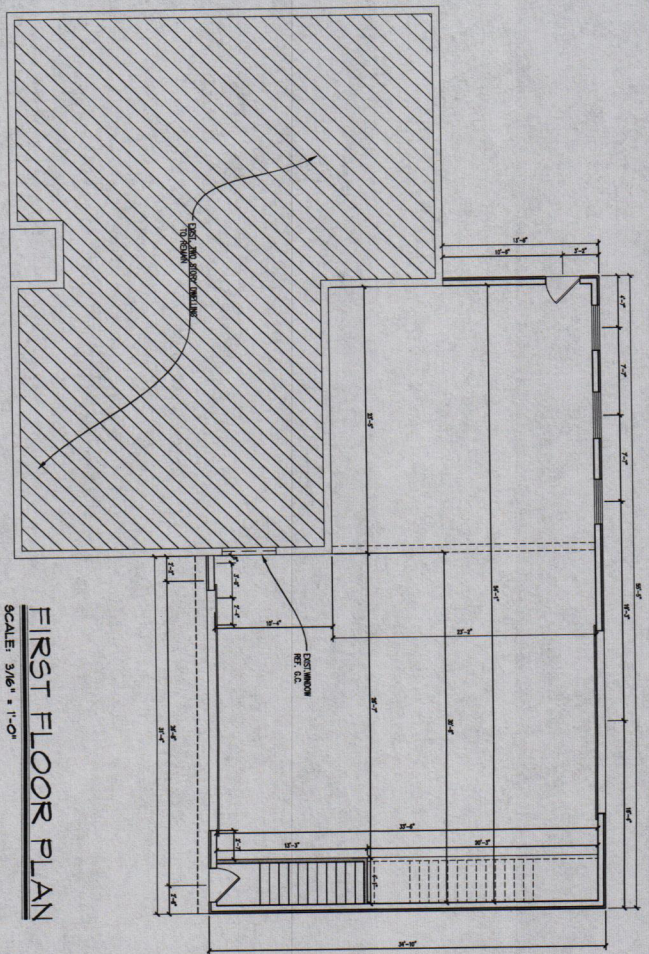
NEW FIRST FLOOR =	1,507 S.F.
NEW SECOND FLOOR A/C =	883 S.F.
TOTAL =	2,390 S.F.

1. VERIFY AVAILABILITY OF WINDOW TYPES AND SIZES PRIOR TO CONSTRUCTION.
 2. ALL WINDOWS ARE DIMENSIONED TO THE CENTERLINE OF WINDOW. CONTRACTOR TO COORDINATE EXISTING EXTERIOR FINISHES WITH WINDOW MANUFACTURER.
 3. VERIFY DOOR OPENINGS AND LOCATIONS.
 4. ALL WINDOW OPENINGS TO HAVE FINISHED OPTIMUM ROUNDO RELYING ON INTERIOR FINISHES NOTED OTHERWISE, SEE INTERIORS.
 5. WINDOWS LOCATED ABOVE 77" ABOVE FINISHED GRADE AND LESS THAN 34" ABOVE THE FINISHED FLOOR TO THE ROOM IN WHICH THE WINDOW IS LOCATED SHALL HAVE OPENING FINISHES IN ACCORDANCE WITH IRC R312.2.
 6. WINDOWS LOCATED IN SLEEPING ROOMS SHALL ACT AS EMERGENCY ESCAPE AND RESCUE OPENINGS PER IRC R310.1.
 7. WINDOW PENETRATION SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF IRC AND DALLAS DISTRICT BUILDING CODE.
 8. EXTERIOR GLAZING SHALL HAVE A MIN. U-FACTOR OF 0.33 AND A MAX. IRGC OF 0.25.
- ① INDICATES GLAZING WHERE REQUIRED BY IRC.

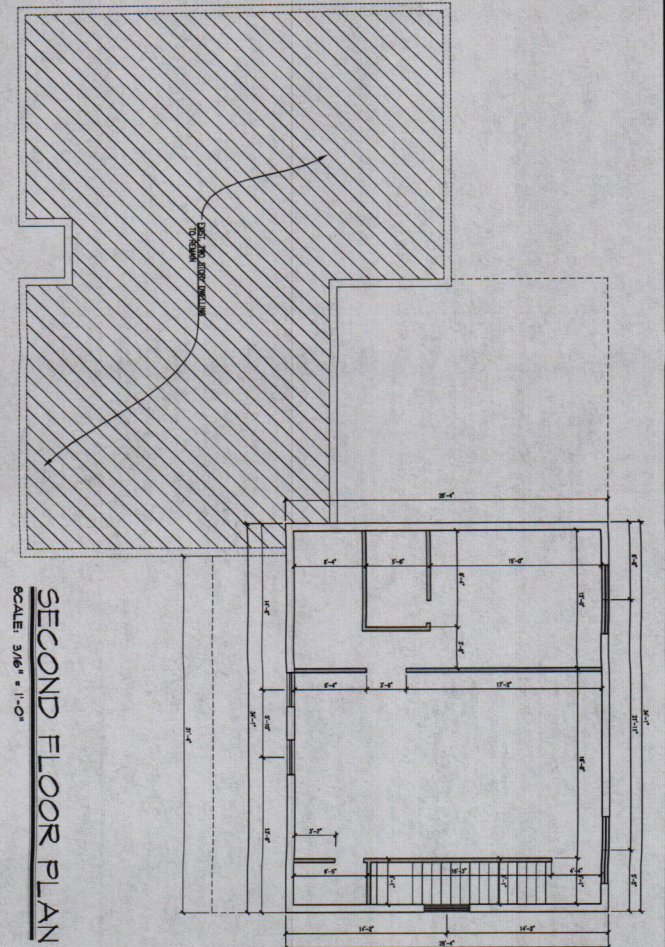
[illegible]

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





FIRST FLOOR PLAN



SECOND FLOOR PLAN

NOTES: STRUCTURAL AND FRAMING

NOTES: ROOF PLAN

G.C. IN CASE OF ANY DISCREPANCY, CHANGE OR ADJUSTMENT, G.D. G.C. SHALL REVIEW, ADJUST AND MODIFY THE ROOF PLAN ON SITE

GENERAL NOTES

- AIR FILTERS MUST BE MERV 8 OR GREATER
- AIR HANDLING MUST BE SIZED TO MAINTAIN AIR PRESSURE & AIR FLOW
- AIR FILTER HOUSING MUST BE AIRTIGHT

1000 • J.

CEILING INSULATION: R-38

WOOD FRAME WALL = R-20 ON 13" x 6d (2" IS CONTINUOUS INSULATION)
PLEASE SELECT ONE.

FLOOR INSULATION = R-19

DUCT INSULATION = R-8 IF IN UNCONDITIONED SPACE

LAVATORY FAUCET WILL BE 2.0 GPM OR LESS.

TOILET WILL BE 1.3 GALLONS PER FLUSH

OR DUAL FLUSH

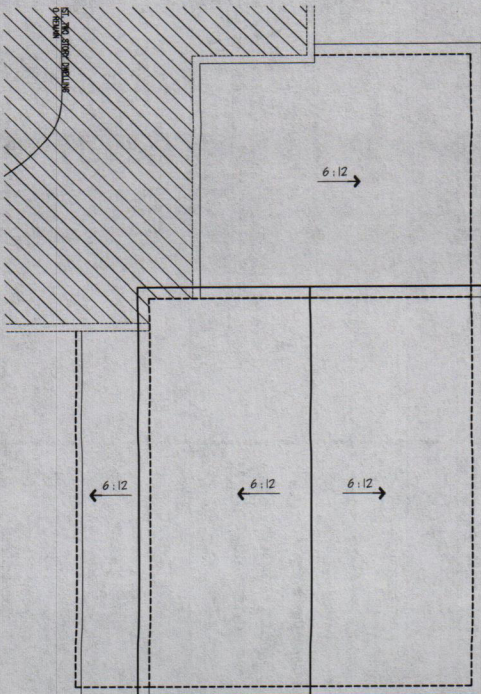
100

NOTES: ROOF PLAN

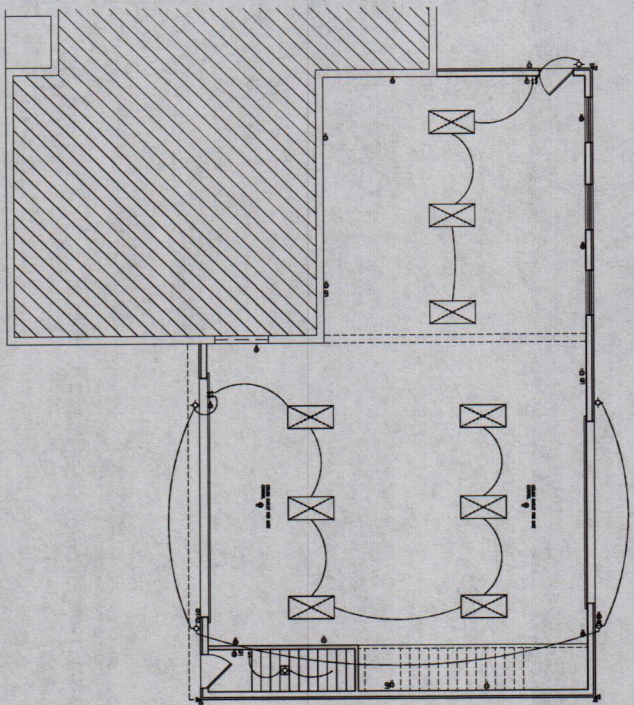
- [illegible]

NOTES: HVAC ATTIC INSTALLATION

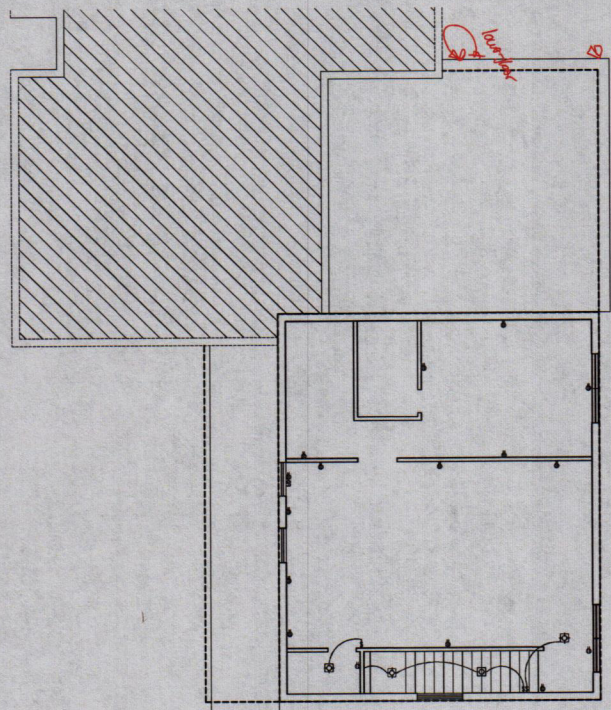
1. MECHANICAL ASKS TO COORDINATE MECHANICAL EQUIPMENT (E.G., DUCTS, DUCTWORK, AND REFRIGERATE LOCATIONS WITH OWNER.
2. POWER ABOVE THE EQUIPMENT SHALL BE PROVIDED TO EQUIPMENT FOR SERVICE AND ACCESS TO INTERNATIONAL REFRIGERATE COIL REEQUIPMENT.
3. MECHANICAL ASKS THAT LOCATION WITH OWNER PRIOR TO INSTALLATION.
4. PROVIDE AIR LOCATIONS AND POWER RECEIVED FOR INTERNATIONAL REFRIGERATE COIL REEQUIPMENT.
5. MECHANICAL, INFORMATION TO VERIFY EXISTING AND SERVICE AREA REQUIREMENTS FOR MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.
6. PROVIDE FRESH AIR AND DUCTWORK PRIOR TO HVAC UNIT AS LOCATED BY INTERNATIONAL REFRIGERATE COIL AND EQUIPMENT MANUFACTURER.



ROOF FLOOR PLAN



FIRST FLOOR PLAN-ELEC.



SECOND FLOOR PLAN-ELEC.

- NOTES: MECHANICAL / ELECTRICAL

- [illegible]

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.

- NOTES: LOW VOLTAGE

1. LOCATE IN HOME, INTERIOR, AND OUTDOOR (EITHER LOCATION TO MECHANICAL, IN ROOM)
2. IMPROVE HOME SECURITY, AND DATA BOUNDED IN MECHANICAL, IN ROOM
3. IMPROVE CONCEPT OF STRUCTURED CABLE TO ROOM ROOM FOR MULTIPLE ROOM WIRE OR CABLE
4. COORDINATE HOME LINE WITH ROOMS (FITTERS REQUIREMENTS)
5. COORDINATE CABLE / DATA / CIPHER / HOME COMPUTER CONTROL, RELOCATION WITH OWNER
6. COORDINATE HOME AUTOMATION / MECHANICAL CONTROL INTERFACES, AS REQUIRED
7. COORDINATE SOUND SYSTEM, HOME AUTOMATION, AND ALL OTHER LOW VOLTAGE SYSTEMS WITH OWNERS REQUIREMENTS

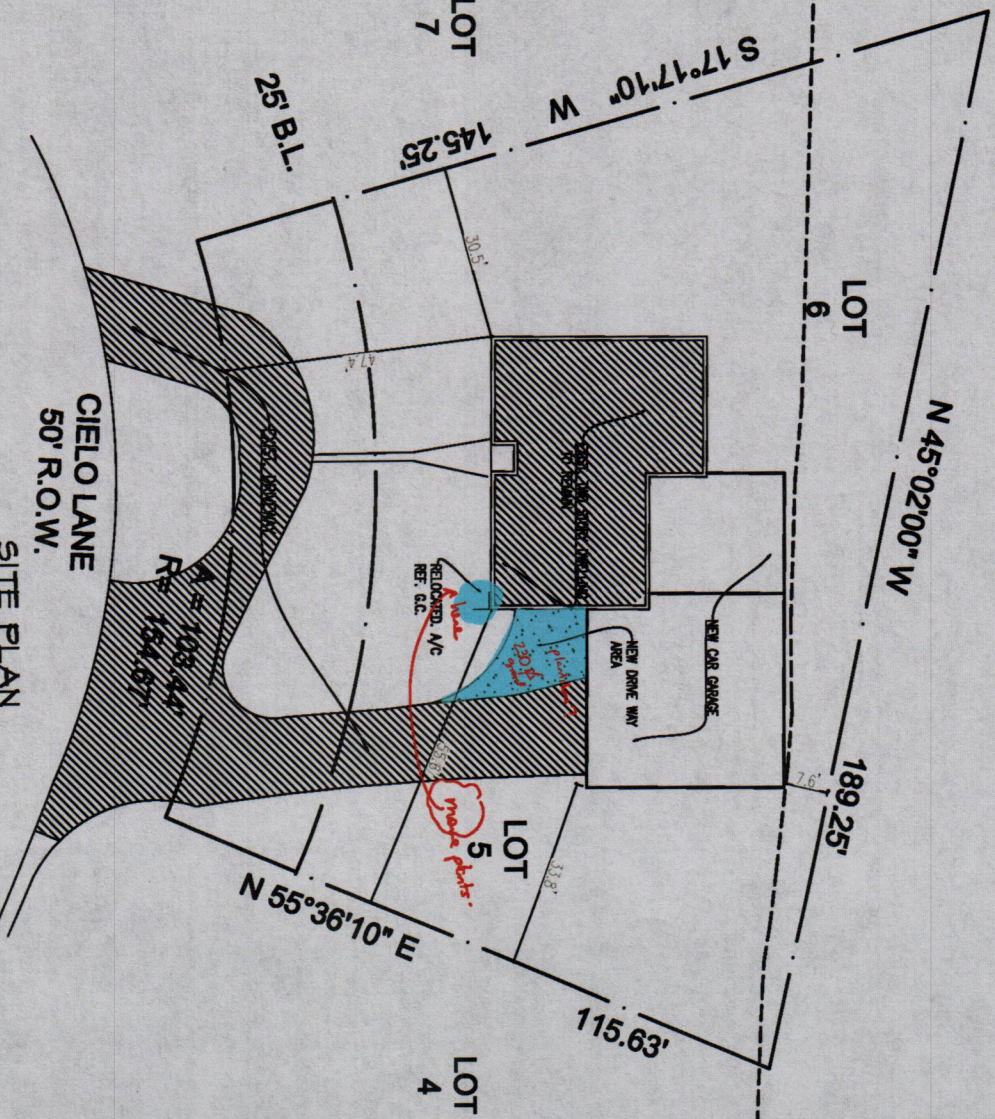
- NOTES: HOME AUTOMATION

- NOTES: WINDOW SHADES

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

- ## LEGEND

- | | |
|---|-----------------------------------|
|  | HOSE BIB |
|  | SINGLE SWITCH |
|  | THREE-WAY SWITCH |
|  | FOUR-WAY SWITCH |
|  | DUPLEX RECEPTACLE |
|  | DUPLEX RECEPTACLE |
|  | GROUND FAULT INTERRUPTER |
|  | DUPLEX RECEPTACLE SPLIT WIRE |
|  | CABLE TV OUTLET |
|  | PHONE OUTLET |
|  | JUNCTION BOX |
|  | 220 VOLT OUTLET |
|  | CEILING LIGHT |
|  | RECESSED CEILING LIGHT |
|  | RECESSED EXHAUST FAN |
|  | RECESSED EXHAUST FAN W/ HEAT LAMP |
|  | PAINTED LIGHT |
|  | UNDER-CABINET FLOURESCENT LIGHT |
|  | FLOURESCENT LIGHT |
|  | TRACK LIGHT |
|  | CEILING FAN W/ LIGHT |
|  | SPOT |
|  | SMOKE DETECTOR |
|  | SECURITY ALARM |
|  | NOTE: INTERIOR SMOKE DETECTORS |
|  | WALL EMBEDDED LIGHT FIXTURE |
|  | CANDELER |
|  | NIGHT ELEC. EYE* |

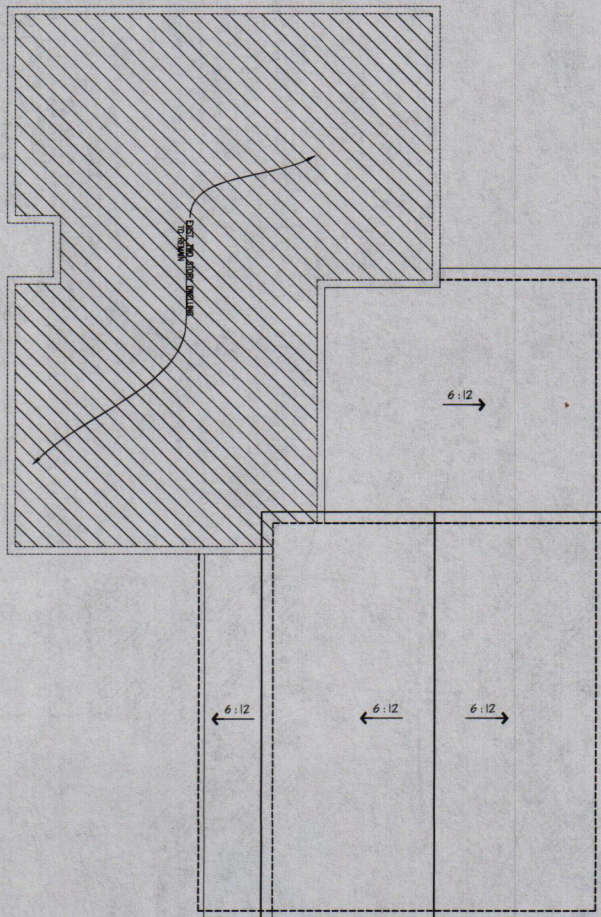
[illegible]

NOTES: ROOF PLAN

1. COORDINATE INSTALLATION OF MECHANICAL EQUIPMENT WITH OTHER TRADES. REPORT ANY CONFLICTS WITH OTHER TRADES TO OTHER TRADES TO RESOLVE.
2. ALL ROOF CURBS FOR NEW ROOFTOP EXHAUST FANS, HVAC UNITS, AND COMMERCIAL UNITS SHALL HAVE CURB HEIGHTS THAT WILL ALLOW FOR A MINIMUM OF 18" ROOF FLOORING HEIGHT FOR THE ROOF FLOOR.
3. ALL TUBING VENTS SHALL BE MINIMUM 1/2" ABOVE THE FINISHED SURFACE OF THE ROOF. ALL TUBING VENTS SHALL BE MINIMUM 1/2" ABOVE THE FINISHED SURFACE OF THE ROOF. ALL TUBING VENTS SHALL BE MINIMUM 1/2" ABOVE THE FINISHED SURFACE OF THE ROOF.
4. ALL EXHAUST FANS SHALL BE MINIMUM 1/2" ABOVE THE FINISHED SURFACE OF THE ROOF. ALL EXHAUST FANS SHALL BE MINIMUM 1/2" ABOVE THE FINISHED SURFACE OF THE ROOF.
5. CURBS: ALL CURBS TO BE FINISHED 1/4" SL. PROVIDE FINISHED GALT SL. 18" PLATE BRACKETS AND LOCATE GALT SL. SPACERS @ 30" O.C. PROVIDE FINISHED GALT SL. 1/2" PLATE BRACKETS AND LOCATE GALT SL. SPACERS @ 30" O.C. PROVIDE FINISHED GALT SL. 1/2" PLATE BRACKETS AND LOCATE GALT SL. SPACERS @ 30" O.C. PROVIDE FINISHED GALT SL. 1/2" PLATE BRACKETS AND LOCATE GALT SL. SPACERS @ 30" O.C.
6. ALL DOWNSPUTS TO BE FINISHED 1/4" GALT SL. PROVIDE FINISHED GALT SL. 1/2" PLATE BRACKETS AND LOCATE GALT SL. SPACERS @ 30" O.C. PROVIDE FINISHED GALT SL. 1/2" PLATE BRACKETS AND LOCATE GALT SL. SPACERS @ 30" O.C.

NOTES: HVAC ATTIC INSTALLATION

1. MECHANICAL AIR TO COORDINATE MECHANICAL EQUIPMENT WITH OTHER TRADES. REPORT ANY CONFLICTS WITH OTHER TRADES TO OTHER TRADES TO RESOLVE.
2. ALL ROOF CURBS FOR NEW ROOFTOP EXHAUST FANS, HVAC UNITS, AND COMMERCIAL UNITS SHALL HAVE CURB HEIGHTS THAT WILL ALLOW FOR A MINIMUM OF 18" ROOF FLOORING HEIGHT FOR THE ROOF FLOOR.
3. ALL TUBING VENTS SHALL BE MINIMUM 1/2" ABOVE THE FINISHED SURFACE OF THE ROOF. ALL TUBING VENTS SHALL BE MINIMUM 1/2" ABOVE THE FINISHED SURFACE OF THE ROOF. ALL TUBING VENTS SHALL BE MINIMUM 1/2" ABOVE THE FINISHED SURFACE OF THE ROOF.
4. ALL EXHAUST FANS SHALL BE MINIMUM 1/2" ABOVE THE FINISHED SURFACE OF THE ROOF. ALL EXHAUST FANS SHALL BE MINIMUM 1/2" ABOVE THE FINISHED SURFACE OF THE ROOF.
5. CURBS: ALL CURBS TO BE FINISHED 1/4" SL. PROVIDE FINISHED GALT SL. 18" PLATE BRACKETS AND LOCATE GALT SL. SPACERS @ 30" O.C. PROVIDE FINISHED GALT SL. 1/2" PLATE BRACKETS AND LOCATE GALT SL. SPACERS @ 30" O.C. PROVIDE FINISHED GALT SL. 1/2" PLATE BRACKETS AND LOCATE GALT SL. SPACERS @ 30" O.C.
6. ALL DOWNSPUTS TO BE FINISHED 1/4" GALT SL. PROVIDE FINISHED GALT SL. 1/2" PLATE BRACKETS AND LOCATE GALT SL. SPACERS @ 30" O.C. PROVIDE FINISHED GALT SL. 1/2" PLATE BRACKETS AND LOCATE GALT SL. SPACERS @ 30" O.C.



ROOF PLAN
SCALE: 3/8" = 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

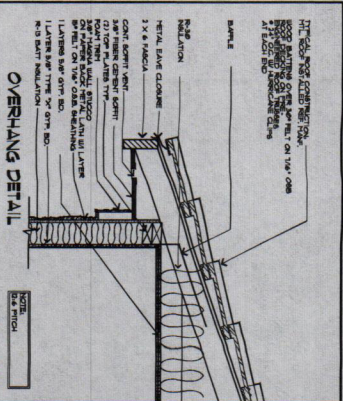
Job Id: 19-146062

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 R401.4.1 "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,

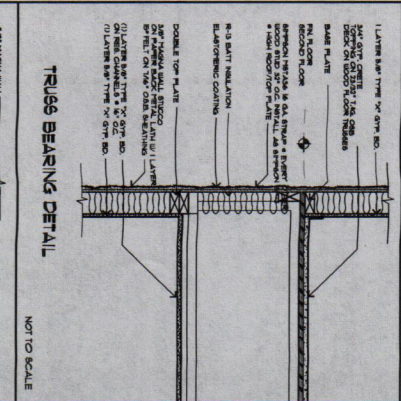
Igor I. Tepitskiy, P.E.





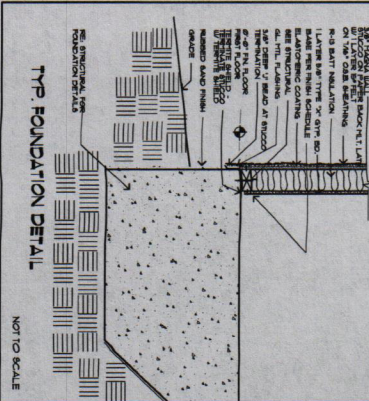
OVERHANG DETAIL

NOT TO SCALE



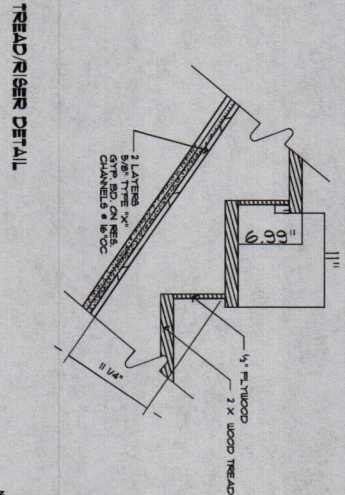
TRUSS BEARING DETAIL

NOT TO SCALE



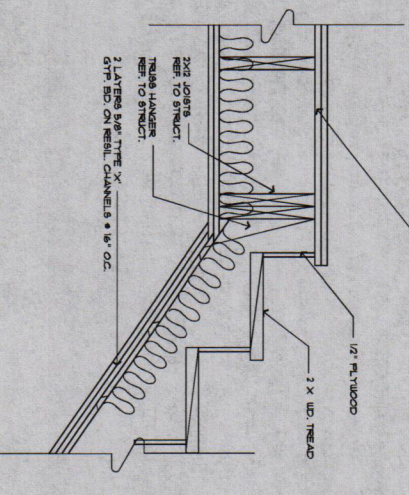
TYP. FOUNDATION DETAIL

NOT TO SCALE



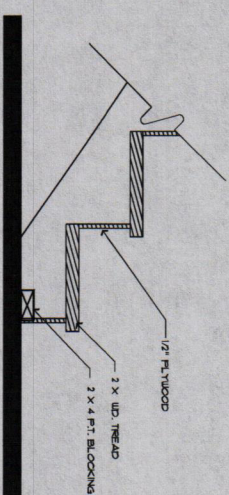
TREAD RISER DETAIL

NOT TO SCALE



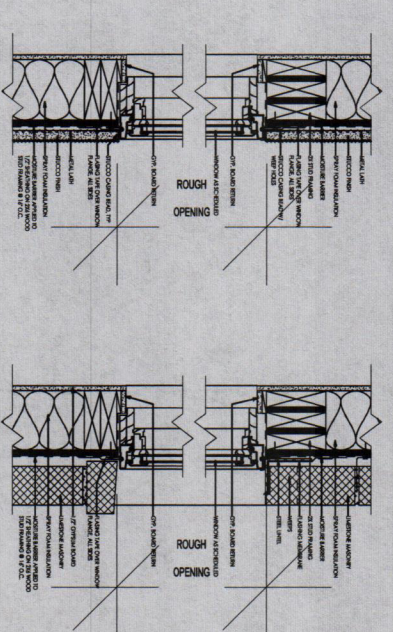
STAIR CONNECTION AT LANDING

NOT TO SCALE

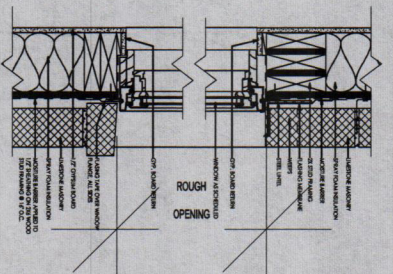


STAIR CONNECTION AT BOTTOM

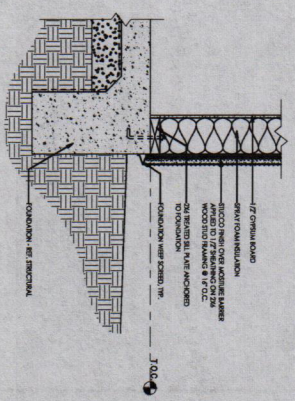
NOT TO SCALE



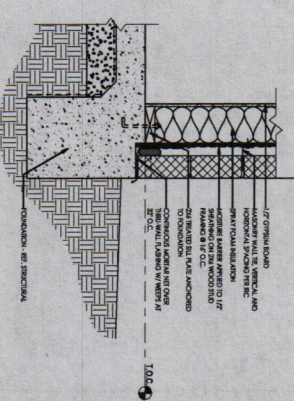
TYP. WINDOW DETAIL & STUCCO



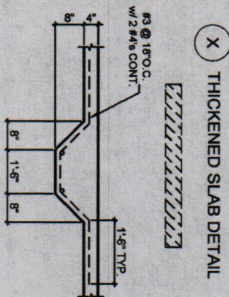
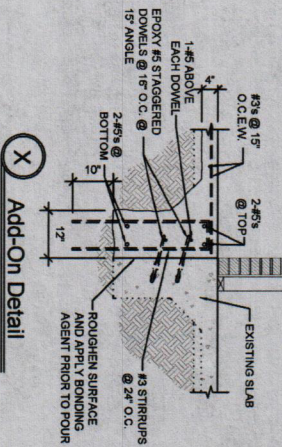
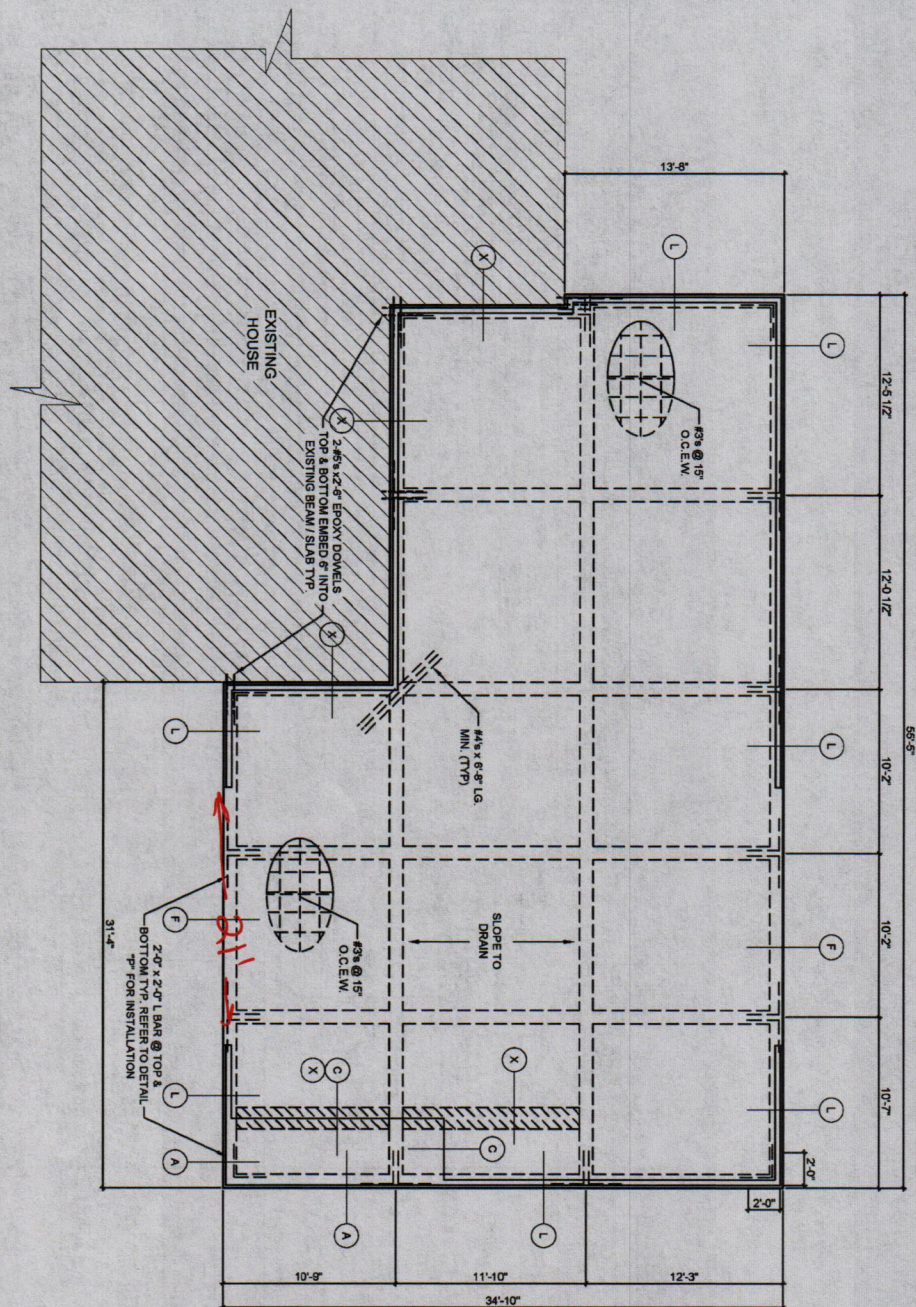
TYP. WINDOW DETAIL & STONE



FOUNDATION DETAIL & STUCCO



TYP. FOUNDATION DETAIL & STONE



SLAB & BEAM REINFORCEMENT SCHEDULE

- NOTE:
- (1) 4" THICK SLAB WITH #3 @ 15" O.C. E.W. IN SLAB
 - (2) #5 @ TOP & BOTTOM OF ALL BEAMS WITH #3 U-BARS @ 36" O.C.

SPECIAL FOUNDATION NOTES

- THIS DRAWING IS PRIMARILY FOR BEAM AND STEEL. THE CONTRACTOR IS REQUIRED TO COORDINATE THIS FOUNDATION PLAN WITH THE ARCHITECTURAL DRAWING FOR OFFSETS, DROPS, OPENINGS AND INSERTED ITEMS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS BEFORE CONSTRUCTION OF SLAB. NOTE: CANNOT BE HELD LIABLE FOR ANY CONTRACTOR OVERSIGHT IN THIS REGARD.
- BEAM DEPTH MINIMUM 24" OR MATCH EXISTING BEAM DEPTH.



TX FIRM REGISTRATION#: F-6417

HOMEORP, LLC
PLAN #: ADD-ON

NORTEX FOUNDATION DESIGNS, INC.
4416 KELLER HICKS ROAD

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

BEAM SCHEDULE
WIDTH DEPTH

JOB N
19-1

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:

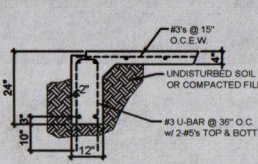
- Engineered prints must be present or obtainable on job site in order to provide a pre-pour inspection.
- Inspections should be scheduled 24 hours in advance. However, we will make every attempt to schedule same day inspections called in before 8:00 a.m. Inspections outside the metroplex require a 24 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"

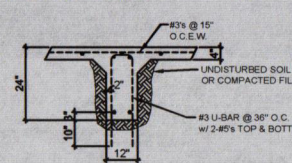
NOTE:

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.

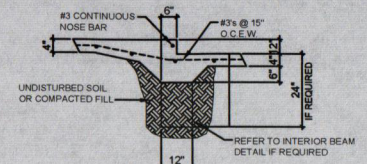
A-EXTERIOR BEAM SECTION



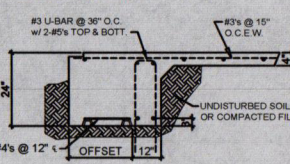
B-INTERIOR BEAM SECTION



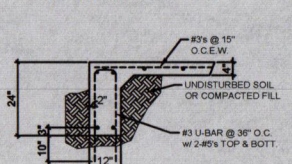
C-SLAB DROP DETAIL



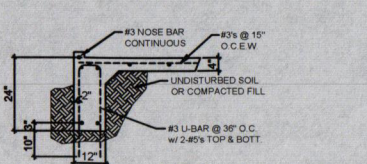
E- EXTERIOR FOOTING.



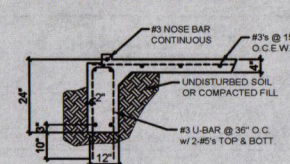
F-EXTERIOR BEAM SECTION



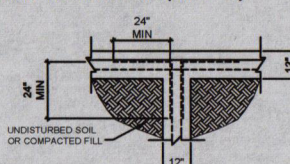
K-EXTERIOR BEAM SECTION @ GARAGE



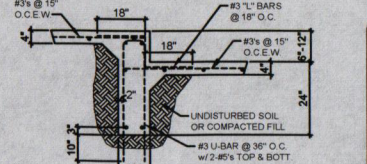
L-EXTERIOR BEAM SECTION @ GARAGE



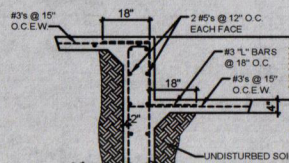
P-EXTERIOR BEAM INTERSECTION (TYPICAL ALL)



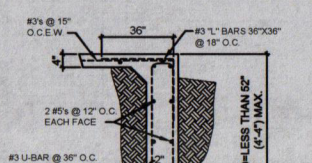
S-SLAB DROP DETAIL



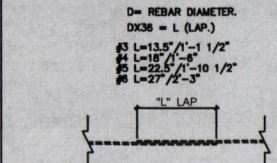
T-SLAB DROP DETAIL



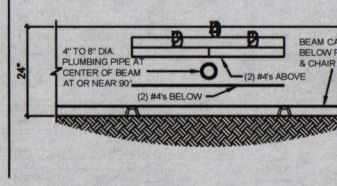
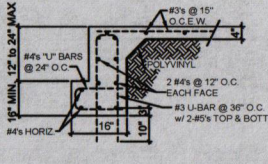
G-DEEP BEAM



REBAR LAP SCHEDULE.



DROPPED BRICK LEDGE DETAIL



TX FIRM REGISTRATION#: F-6417

NORTEX FOUNDATION DESIGNS, INC.
4416 KELLER HICKS ROAD

HOMECORP, LLC
PLAN #: ADD-ON

BEAM SCHEDULE
WORTH / HSPH

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

S:
2
JOB N
19-1