



BOARD OF ADJUSTMENT APPLICATION

APPEAL

☐

SPECIAL EXCEPTION

☐

VARIANCE

☒

TODAY'S DATE: 10-30-2018

CONTACT INFORMATION

PROPERTY LOCATION*: 513 W. Louisiana Street
(Street address)

Subdivision: Victorian Place Lot: 1 Block: A

*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

~ Property Owner: Dr. Eric Havemann 513 W. Louisiana St. McKinney, Texas 75069
(Name) (Address) (City, State, & Zip Code)
dr.kuvasz@gmail.com (Phone)
(Email)

Property Owner is giving Lucas Henry authority to represent him/her at meeting.
(Applicant Name)

Property Owner Printed Name: Eric Havemann Property Owner Signature: Eric Havemann

Applicant: Lucas Henry 1700 Redbud Blvd., Suite 300 McKinney, Texas 75069
(Name) (Address) (City, State, & Zip Code)
LHenry@abernathy-law.com 214-544-4006
(Email) (Phone)

REQUEST

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side at Corner	<u>25'</u>	<u>5'</u>	<u>20'</u>
Front Yard	<u>25 Foot Setback</u>	<u>5 Foot Setback</u>	<u>Setback Requirements</u>
Rear Yard			
Driveway			
Other			

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU MAY ATTACH ADDITIONAL INFORMATION TO SUPPORT YOUR REQUEST.

APPEAL -

SPECIAL EXCEPTION

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Please see the attached letter. Thank you for your time, consideration, and service to McKinney.

Items Submitted: Completed application and fee ☒ Plot/Site Plan or Survey drawn to scale ☒

I hereby certify that the above statements are true and correct to the best of my knowledge.

Eric R. [Signature]

Property Owner Signature (If different from Applicant)

[Signature]

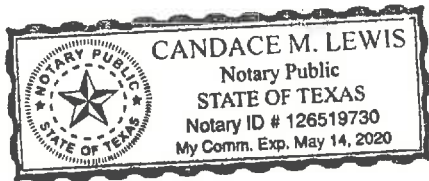
Applicant's Signature

STATE OF TEXAS | Page

COUNTY OF CollinSubscribed and sworn to before me this 29th day of October, 2018Candace Lewis

Notary Public

(seal)

My Commission expires: May 14, 2020

NOTICE:

This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-547-2694 (Voice) or email contact-adacompliance@mckinneytexas.org Please allow at least 48 hours for your request to be processed.

OFFICE USE ONLY

Seeking an appeal from Chapter 41, McKinney Zoning Ordinance, Section No:

BOA Number:

TOTAL FEE DUE: \$50.00 (non- refundable)

Received by:

Signature:

Date:



Rick Herzberger, Chief Building Official
221 North Tennessee Street
McKinney, Texas 75069

RE: 513 West Louisiana Request by Dr. Eric and Dr. Dara Havemann, Concerning
the Desire to Construct a Carport at 513 West Louisiana
Street.

Dear Mr. Herzberger:

This letter shall serve as notice that my review of the plans for the proposed construction of a carport located at 513 West Louisiana Street would not have any significant impact on the historic house located at 513 West Louisiana. My review only concerns itself with an architectural review of the project to determine the appropriateness of proposed changes to properties located within the City of McKinney Historic Districts. Assuming no changes have been made to the original submittal for the carport I do not see any issue with recommending approval of the Certificate of Appropriateness for the property located at 513 West Louisiana once the COA Application has been filed. This approval letter is one of the requirements used to obtain a permit from the Building Permits/Inspections Department. The approval is conditioned as follows:

1. The applicant shall build in strict compliance with the drawings and written documentation once the Historic Preservation Officer receives and reviews the final carport plans which includes the COA Application, Letter of Intent, and elevations.
2. The applicant will be responsible for meeting all applicable City ordinances and obtaining all necessary building permits. This may require the applicant to submit further documentation to Building Inspections/Permits for the proposed new construction.

If you have any questions about the approval of this item, please contact me at 972-547-7416.

Sincerely,
Guy R. Giersch, Historic Preservation Officer
Guy R. Giersch
Historic Preservation Officer



ABERNATHY ROEDER
BOYD HULLETT

EST. 1876

Lucas Henry
lhenry@abernathy-law.com

1700 Redbud Boulevard, Suite 300 | McKinney, Texas 75069
Main: 214.544.4000 | Fax: 214.544.4044

October 30, 2018

Board of Adjustment
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75069

Re: Variance Request for 513 W. Louisiana St.

Dear Board of Adjustment:

Dr. Eric Havemann, along with his wife, Dr. Dara Havemann, and their three children live in one of McKinney's most unique properties. The Havemanns' home at 513 W. Louisiana Street is a recorded Texas landmark. Located at the corner of Louisiana and College streets, this Queen Anne style home was built in the 1880s. Its towering three stories and distinctive gingerbread detailing serve as a signpost to visitors to McKinney's historic district that they are drawing near to our city's commercial square.

The Havemanns have lovingly cared for their home since 2012, including repairing the foundation, replumbing the entire house with new copper piping, and replacing the roof with composition architectural shingles that are stylistically appropriate to the period of the house. However, since before the Havemanns moved in, a tattered, yellowing carport has stood on the west side of the lot. A picture of this carport is attached to this letter. This carport still stands.

While unsightly, the carport is necessary for the Havemanns. The Havemanns' lot is unique and difficult to negotiate—the front entry is off of a major thoroughfare (W. Louisiana St.), and the side entry is off another busy and narrow street (College St.) that is frequently blocked by parents picking up their children from Caldwell Elementary School, which is right next door. Additionally, one of the posts of the existing carport prohibits the Havemanns from using the carport to pull straight through between the driveway's two points of entry/exit. This restricts the Havemanns' ability to access their property—access that is necessary because both Eric and Dara are often on-call and must leave promptly when patients' needs arise.

There used to be a bit of a reprieve from the Havemanns. Until recently, there was a third point of entry along the back of the property that allowed the Havemanns to pull straight through from College to Louisiana. But, the new owners of 507 W. Louisiana constructed a fence that borders the back end of the Havemanns' property, cutting off the third entry point. With the new fence in

place, the Havemanns are forced to do a multi-point turn in their drive (or to not park under the carport—which resulted in substantial hail damage to their vehicle last year) if they want to be able to leave out the entrances to their property. A picture of the obstructed entrance is attached to this letter.

The Havemanns researched ways they could improve or replace the carport to match the historic character of their home and neighborhood while accommodating two cars and the ability to enter and leave their drive with safety and ease. They worked with a designer to design a new carport that would match the Victorian style of their home. However, when the Havemanns' contractor applied for a permit, the permit was denied. The Havemanns sought clarification of this denial from the City, and were given a letter stating they would need to re-plat their property. This turned out to be incorrect—an error by the City's inspections department. This error caused quite a bit of confusion and delay as the Havemanns tried to figure out how what was standing in the way of fixing their situation. As a result, Dr. Havemann sought my help as an attorney in this process.

Dr. Havemann presented me with all the information he had accumulated in dealing with contractors and the City, and I spent time talking to City inspectors about his situation. Michael Quint and Jeff Harris were very helpful in figuring out that there had been an error on the City's part, and helping us discover the real issue with the Havemanns' proposed carport. Jeff Harris even met me and Dr. Havemann at the property to physically look at the configuration of the lot and discuss options. After investigation, Mr. Harris was able to find out that the permit was denied because of set-back requirements—the Havemanns' property is considered to have two front yards—one off of Louisiana and one off of College Street—each requiring 25' of setback (the Havemanns' home is zoned RD-30). This meant that the proposed carport, which would only have 5' of setback and be placed on the side of the Havemanns' home, would require a variance to get approved.

The purpose of the Board of Adjustment is to permit exceptions to the general rules when a citizen has incurred a hardship. In this case, the Havemanns have incurred a hardship as a result of their irregular lot and the construction by their neighbor. One of their entrances/exits is to a major thoroughfare with significant traffic—it is most safely negotiated when the Havemanns can pull straight forward out of their drive. The other entry/exit point is to a street regularly congested with standstill carpool traffic, and that cannot be easily accessed because one of the poles of the existing carport stands in the way. And, to make matters more difficult, the new fence impedes their ability to pull straight through their drive and leave safely out the Louisiana exit. As such, the Havemanns have incurred hardship by no fault of their own.

They seek to overcome these obstacles by replacing an old, dingy, preexisting carport (which already does not conform with the setback requirements) with a new structure in the Queen Anne style. The proposed carport will not cause any danger to the public because it does not block any sight lines for traffic—in fact, it increases public safety by permitting the Havemanns to pull their vehicles straight in and out of their driveway. All surveys, designs and other necessary documents are enclosed with this letter.

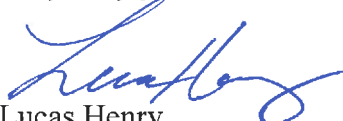
Another function of the Board of Adjustment is to consider the impact a variance could have on neighboring property and the neighborhood as a whole. To that end, attached are letters from

neighbors demonstrating their support for the Havemanns' request. Additionally, we have sought the advice of Guy Giersch of the McKinney Historic District, and have been advised that he will review this application for a certificate of appropriateness for the carport.

The Havemanns' ask this Board to grant a variance permitting the Havemanns to build the proposed carport with 5' of setback from College Street. This exception will ease the hardship created by the Havemanns' irregular lot and neighbor's new fence, while still allowing the property to retain a true front yard off of Louisiana. It is clear that this proposal will improve the Havemanns' use and enjoyment of their property while positively impacting their neighbors and the historic neighborhood.

Thank you for your time and careful consideration of the Havemanns' application. I look forward to meeting you and answering your questions at the Board meeting.

Very truly yours,



Lucas Henry

Enclosures

513 W Louisiana

LEGAL DESCRIPITON:

VICTORIAN PLACE ADDITION (CMC), BLK 1, LOT 1, 2 & 5

ZONING DISTRICT

RD-30 DUPLEX RESIDENCE DISTRICT



ZONING REGULATIONS

App. F, § F-1

APPENDIX F. SCHEDULES

Section F-1. Schedule of space limits.

Zoning District	Space Limits										
	Minimum lot area	Minimum lot width	Minimum lot depth	Minimum front yard setback	Minimum rear yard setback	Minimum side yard setback of interior lots	Minimum side yard setback of corner lots	Maximum height of structure	Maximum lot coverage	Maximum Floor Area Ratio	Maximum density (dwelling units per gross acre)
AG	10 acre	150'	n/a	35'	35'	20'	25'	35'	n/a	n/a	n/a
RED-1	1 acre	150'	150'	35'	35'	20'	35'	35'	n/a	n/a	1.0
RED-2	2 acre	200'	200'	50'	50'	30'	50'	35'	n/a	n/a	0.5
RS 120	12,000 sq. ft.	80'	120'	30'	25'	10'	15'	35'	n/a	n/a	3.5
RS 84	8,400 sq. ft.	70'	110'	25'	25'	10'	15'	35'	n/a	n/a	5.0
RS 72	7,200 sq. ft.	60'	100'	25'	25'	6'	15'	35'	n/a	n/a	6.0
RS 60	6,000 sq. ft.	50'	100'	25'	25'	5'	15'	35'	n/a	n/a	7.0
RS 45	4,500 sq. ft.	40'	100'	20'	20'	(1)	15'	35'	n/a	n/a	8.0
RD 30	(1)	50'	100'	25'	25'	7'	15'	35'	n/a	n/a	14.5
RG 27	2,700 sq. ft.	25'	100'	20'	20'	(1)	15'	35'	n/a	n/a	14.5
RG 25	(1)	50'	100'	25'	25'	7'	25'	35'	n/a	n/a	17.0
RG 15 (18)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	50%	(1)	(1)
MF-1	3,600 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	12.0
MF-2	2,700 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	16.0
MF-3	2,100 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	20.0
MP	(1)	(1)	(1)	(1)	(1)	(1)	(1)	35'	n/a	n/a	8.0
NC	7,000 sq. ft.	60'	100'	25'	(1)	(1)	25'	35'	40%	0.4 : 1.0	n/a
BN	7,500 sq. ft.	50'	(1)	25'	20'	(1)	(1)	35'	70%	0.6 : 1.0	n/a
BG	(1)	(1)	(1)	(1)	10'	(1)	15'	45'	95%	2.0 : 1.0	n/a
C	0'	0'	0'	25'	(1)	(1)	15'	55'	50%	1.0 : 1.25	n/a
O-1	7,000 sq. ft.	60'	100'	25'	(1)	(1)	25'	35'	50%	0.5 : 1.0	n/a
O	0'	0'	0'	50'	(1)	(1)	(1)	(1)	50%	1.0 : 1.0	n/a
BC	10,000 sq. ft.	80'	100'	25'	(1)	(1)	25'	45'	70%	1.0 : 1.0	n/a
ML	(1)	50'	0'	25'	0'	0'	20'	(1)	75%	1.0 : 1.0	n/a
MH	(1)	50'	0'	20'	0'	0'	10'	(1)	50%	1.0 : 1.0	n/a
AP	0'	0'	0'	25'	(1)	(1)	15'	45'	n/a	n/a	n/a
GC	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	12.0 : 1.0	(1)
PD	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)
MTC	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
SF12	12,000 sq. ft.	80'	120'	25' (3)	20'	10'	20'	35'	n/a	n/a	3.2 (5)
SF10	10,000 sq. ft.	70'	110'	25' (3)	20'	10'	20'	35'	n/a	n/a	3.2 (5)
SF8	8,000 sq. ft.	60'	100'	20' (3)	15' (7)	7'	15' (7)	35'	n/a	n/a	3.2 (5)
SF7.2	7,200 sq. ft.	50'	90'	20' (3)	15' (7)	5'	15' (7)	35'	n/a	n/a	3.2 (5)
SF5	5,000 sq. ft. (4)	40' (6)	80'	20' (3)	15' (7)	0' (10)	15' (7)	35'	n/a	n/a	3.2 (5)
DR (9)	6,000 sq. ft.	40' (6)	80'	20'	15' (7)	5'	15' (7)	35'	n/a	n/a	6.4
TH (9)	2,700 sq. ft.	25' (6)	80'	20'	15' (7)	10' between buildings	15' (7)	35'	n/a	n/a	8.0 (1)
SO	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	35'	70%	n/a	n/a

Zoning District	Space Limits										
	Minimum lot area	Minimum lot width	Minimum lot depth	Minimum front yard setback	Minimum rear yard setback	Minimum side yard setback of interior lots	Minimum side yard setback of corner lots	Maximum height of structure	Maximum lot coverage	Maximum Floor Area Ratio	Maximum density (dwelling units per gross acre)
R0	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	55' (8)	90%	n/a	n/a
C1	7,500 sq. ft.	50'	50'	20'	0'	0'	n/a	35'	50%	n/a	n/a
C2	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	45'	70%	n/a	n/a
C3	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	55' (8)	90%	n/a	n/a
EJ	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	45' (8)	70%	n/a	n/a
HI	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	55' (8)	90%	n/a	n/a

Notes:

- (1) See district regulations.
 - (2) Established by ordinance.
 - (3) A ten-foot encroachment zone shall be permitted between the building setback and the property line within which porches, patios, and similar structures may be constructed. For the purposes of this section, porches and patios shall mean covered, open air recreation spaces which may or may not feature railings and/or low walls (approximately 30 to 40 in height as measured from the finished floor level of the space) to create a sense of enclosure. Covered, open air spaces that feature floor to ceiling walls with or without windows or other openings (example: sun rooms, sun porch, solarium, greenhouse) shall not constitute a porch or patio. The placement of sidewalks and/or steps leading to a porch, patio or similar structure shall not be regulated by this section.
 - (4) The mean and median lot size for the neighborhood shall be a minimum of 7,200 square feet.
 - (5) The density may be increased to 3.4 dwelling units per acre if the design for density criteria outlined in the city's comprehensive plan are satisfied.
 - (6) Garages that are accessed from the front of a lot with a width of less than 50 feet shall not be permitted. Garages for these lots (< 50' wide) shall be accessed via alleys adjacent to the rear of the lot. A driveway with a minimum depth of 20 feet shall be provided in front of the rear-entry garage door.
 - (7) Rear or corner side-entry garages shall adhere to a 20' building setback in order to accommodate a 20' driveway between the garage door and the alley or street right-of-way.
 - (8) The maximum building height may be increased to a maximum height of 75 feet if each building setback is increased by two feet for every foot of increased building height. The maximum building height may be increased to a maximum height of 180 feet if each building setback is increased by two feet for every foot of increased building height and a property zoned or used for residential purposes is not located within 1,000 feet of the subject property.
 - (9) If detached single family residential uses are constructed within this zoning district, said uses shall adhere to the space limits governing the SF5 - Single Family Residential district.
 - (10) A minimum building separation of ten feet shall be maintained between dwelling units. If a zero-lot line product is to be constructed, the desired zero lot line side of each lot indented to accommodate such a residential product shall be indicated on an approved record plat, minor plat, minor replat, or amending plat which shall be filed for record with the Collin county clerk's office.
- The following is a legend for interpreting the applicability of the various zoning districts:

These zoning districts were created on March 4, 2014. Properties zoned/rezoned after March 4, 2014 may be zoned to these districts.
These zoning districts were established prior to March 4, 2014. Properties zoned/rezoned after March 4, 2014 may be zoned to these districts.
These zoning districts were established prior to March 4, 2014. No properties may be zoned/rezoned to these districts after July 1, 2014.

- For a listing of a specific PD - Planned Development District's applicable space limits, please contact the City of McKinney's Planning Department.

(Ord. No. 1270, app. A, 12-15-1981; Ord. No. 1810, pt. III, § 1, 9-20-1988; Ord. No. 93-11-39, § 1, 11-2-1993; Ord. No. 94-08-26, § 3(D), 8-16-1994; Ord. No. 97-11-61, § 1, 11-18-1997; Ord. No. 2000-01-03, § 1V, 1-4-2000; Ord. No. 2000-05-028, § 1E, 5-2-2000; Ord. No. 2000-08-59, § 1B, 8-15-2000; Ord. No. 2002-08-084, § 1.75, 8-20-2002; Ord. No. 2004-12-124, § I, 12-15-2004; Ord. No. 2006-10-121, § IX, 10-17-2006; Ord. No. 2010-12-053, § 32, 12-7-2010; Ord. No. 2012-11-056, § 45, 11-5-2012; Ord. No. 2013-04-033, § 4, 4-2-2013; Ord. No. 2013-04-044, § 21, 4-22-2013; Ord. No. 2014-03-018, § 21, 3-4-2014)

Sec. 146-75. - RD 30 - Duplex Residence district.

- (a) *Purpose.* The "RD 30" - Duplex Residence zone is designed to provide suitable family life for one- and two-family dwelling areas on lots of moderate size. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) *Permitted uses.* The following uses are permitted in the "RD 30" - Duplex Residence zone:
- (1) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation; and
 - (2) Other uses indicated as being permitted in the "RD 30" - Duplex Residence zone in the Schedule of Uses shall be allowed.
- (c) *Permitted accessory uses.* The following accessory uses are permitted in the "RD 30" - Duplex Residence zone:
- (1) Signs not to exceed two square feet in area identifying the premises and occupant, but not including advertising matter;
 - (2) The keeping of dogs, cats and other household pets, but limited to two animals over six months old;
 - (3) Rental of sleeping rooms to two individuals not members of the family of the occupant of the dwelling. No signs advertising the availability of such rooms shall be displayed;
 - (4) The parking of one unoccupied trailer designed for recreational use and not to exceed 24 feet in length shall be permitted in the rear yard;
 - (5) The storage of one pleasure boat shall be permitted within a building, or in the open within the rear yard; and
 - (6) Real estate lease or sale signs relating to the property on which the sign is located.
- (d) *Space limits.*
- (1) Minimum lot area: 5,000 square feet for one unit; 6,000 square feet for a duplex; and
 - (2) The space limits identified in Appendix F of the Zoning Ordinance as being applicable to the "RD 30" - Duplex Residence zone shall apply.
- (e) *Miscellaneous provisions.* Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein.

(Code 1982, § 41-70; Ord. No. 1270, § 3.08, 12-15-1981; Ord. No. 1612, § 1, 12-17-1985; Ord. No. 94-08-26, § 3(C), 8-16-1994; Ord. No. 2002-08-084, § 1.24, 8-20-2002; Ord. No. 2004-12-124, § 1, 12-15-2004; Ord. No. 2008-07-066, § 1, 7-14-2008; Ord. No. 2011-04-026, § 4, 4-19-2011; Ord. No. 2012-11-056, § 28, 11-5-2012; Ord. No. 2013-04-033, § 3, 4-2-2013; Ord. No. 2014-03-018, § 7, 3-4-2014)

Existing Carport



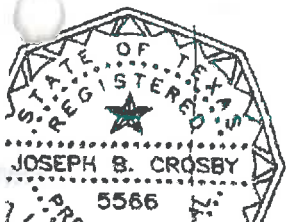
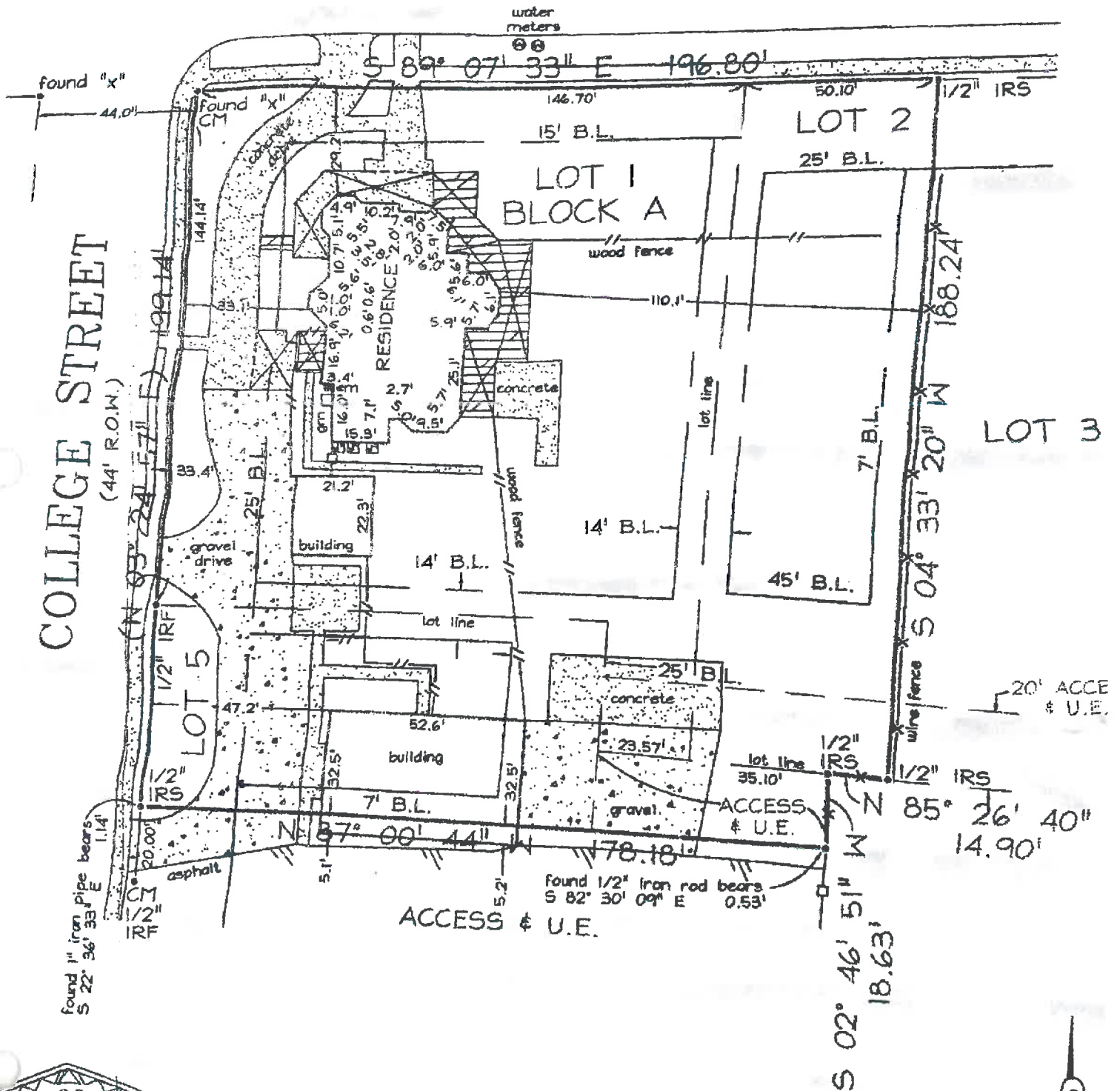
**Copy of Survey
Drawn to Scale
513 W. Louisiana St.**

LEGEND OF ABBREVIATIONS AND SYMBOLS

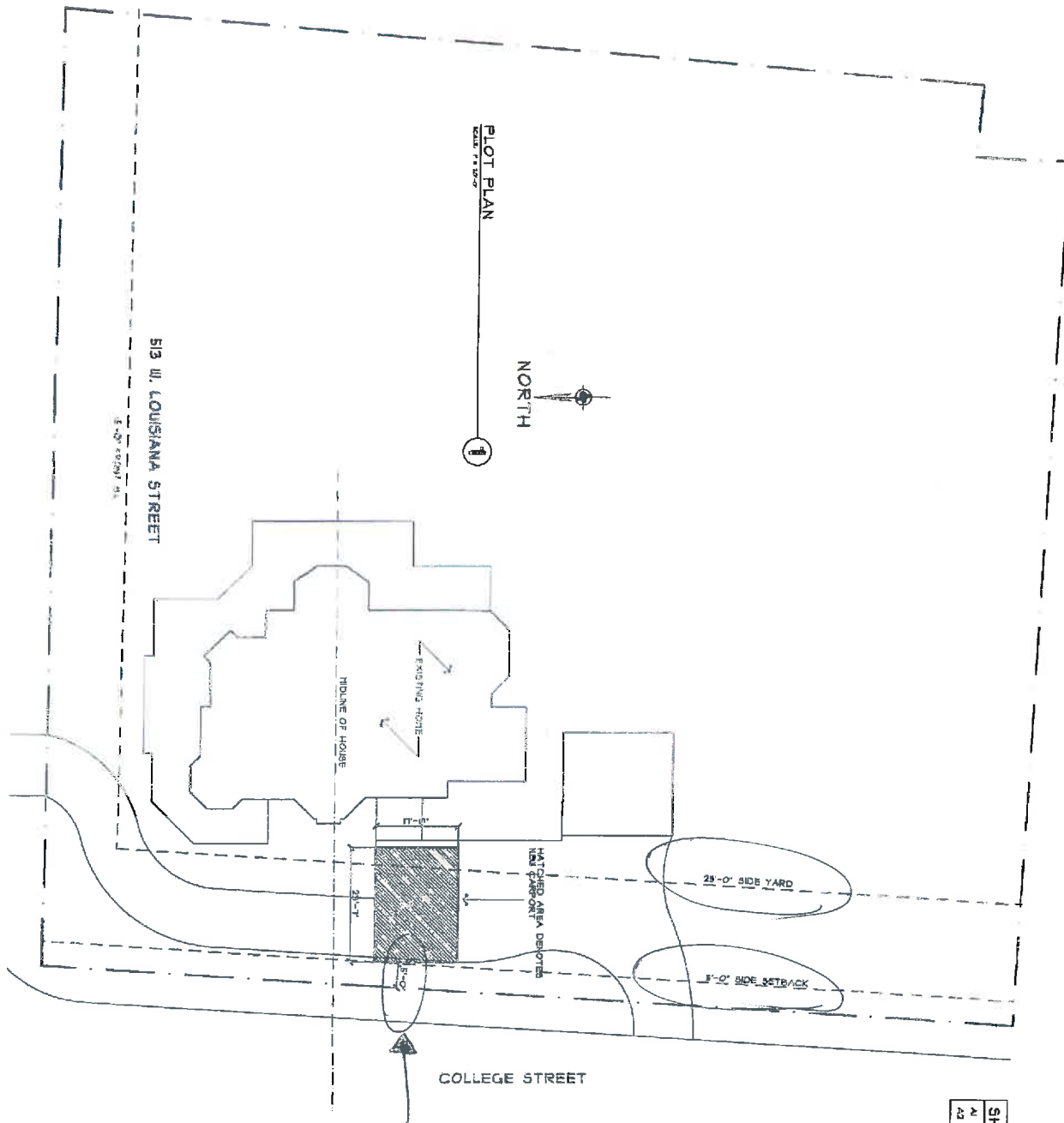
B.L.	Building Line	I.P.F.	Iron Pipe Found	P.A.E.	Public Access Easement	S.E.	Sewer Easement
C.M.	Control Monument	I.R.F.	Iron Rod Found	P.O.S.E.	Public Open Space Easement	U.E.	Utility Easement
D.E.	Drainage Easement	I.R.S.	Iron Rod Set	R.O.W.	Right of Way	X.T.R.W.	Railroad Tie Retaining Wall
D.U.	Drainage & Utility Easement	M.E.	Maintenance Easement	R.W.	Retaining Wall	O.H.E.	Overhead Electric
E.T.	Electric Transformer	()	Record Data				
F.P.	Fence Post	()	Bearing Basis				

W. LOUISIANA STREET

(60' R.O.W.)



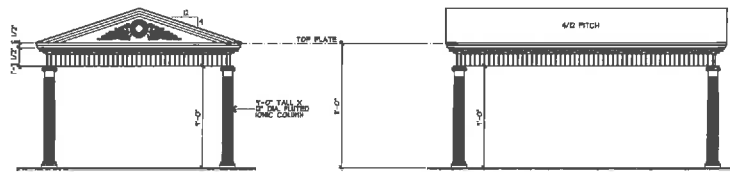
Design Documents
McReynolds Design



Proposed

SHEET INDEX	
A1	COVER SHEET/ARTE PLAN
A2	PLAN/ELEVATIONS

A1	A Permit For: The Havemann Residence Location: 513 W. Louisiana St McKinney, TX	COVER SHEET/ PLOT PLAN	Designer: 	McREYNOLDS DESIGNS NEW HOMES • REMODELS • RENOVATIONS 214-551-5014 mark@mc Reynoldsdsgns.com
	DATE: 7-18-07 DRAWN BY:			

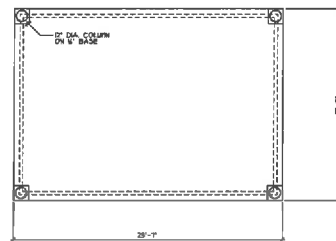


WEST/COLLEGE ST. ELEV.
SCALE: VP = 1/8" = 1' PAPER, VU = 1/4" = 1' PAPER

3

NORTH/SOUTH ELEVATION
SCALE: VP = 1/8" = 1' PAPER, VU = 1/4" = 1' PAPER

2



CARPORT PLAN
SCALE: VP = 1/8" = 1' PAPER, VU = 1/4" = 1' PAPER

1

MCREYNOLDS DESIGNS
NEW HOMES • RENOVATIONS
214-551-5014 mrd@mcreynoldsdesigns.com

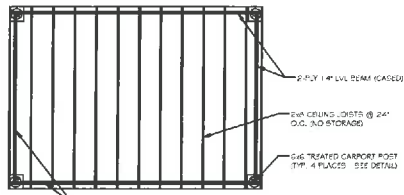
Revision:

MAIN LEVEL
PLAN

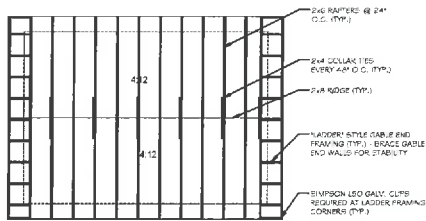
Date: 04-14-11
Drawn: MPR

A. Carport For:
The Heverman Residence
Location: Lanesville St.
McKinney, TX

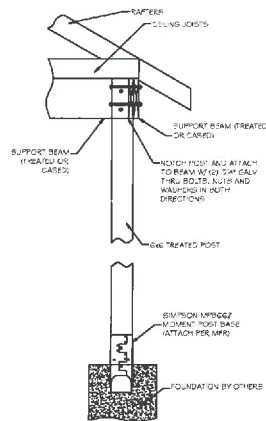
A2



CEILING PLAN



ROOF PLAN



CARPORT POST DETAIL
SCALE NTS

FRAMING - CEILING/ROOF PLANS AND CONSTRUCTION DETAILS



PROJECT:
INTEGRITY CUSTOM
PROPERTY ADDRESS:
513 W. LOUISIANA STREET
MCINNEY, TX 79089



Montemorey, J.
2018.01.18
0008-16-14-06
J. MARTIN MONTEMOREY
REGISTERED PROFESSIONAL
ENGINEER STATE OF TEXAS-NO. 90427
ACS ENTERPRISES, LP - 8-2021

NO.	DATE	REVISION HISTORY	
		DESCRIPTION	

ISSUE DATE: 01/18/16

DRAWN BY: JBA

SCALE: 1/8"=1'-0" 1x17

SCALE: 1/4"=1'-0" 2x35

SHEET NUMBER:

S1.1

1. WIND SPEED: 115 MPH, 3-SEC. GUST PER ASCE 7-10; EXP. C
RESIDUAL DESIGN CATEGORY: A
2. DESIGN CODE REQUIREMENTS: 2012 IBC.
3. WALL FRAMING
A) ALL FRAMING LUMBER TO BE #2 SYP OR BETTER
4. FLOOR FRAMING
A) ALL FRAMING LUMBER TO BE #2 SYP OR BETTER
B) DESIGN LOAD: 30 PSF LIVE LOAD (SLEEPING AREAS); 40 PSF LIVE LOAD (LIVING AREAS)

1. GRADE MARKS ON ALL LUMBER SHALL BE VISIBLE AT TIME OF INSPECTION
2. DO NOT USE END JOINTED LUMBER FOR HORIZONTAL FRAMING MEMBERS.
3. ALL CONNECTIONS TO BE FASTENED PER FRAMING DETAILS IN THE IBC
4. ALL FRAMING CREATED CONCENTRATED LOADS TO BE INSTALLED EXACTLY IN THE LOCATIONS SHOWN ON PLAN AND/OR PROVIDE A CONTINUOUS LOAD TRANSFER PATH TO FOUNDATION BELOW.
5. THESE PLANS ARE COPYRIGHT © GE ENTERPRISES, L.P. OF THE YEAR DATED.

1. BEARING - AT END OF EACH JOIST BEAR A MINIMUM LENGTH OF 1-1/2" WHERE JOISTS FRAME FROM OPPOSITE SIDES OVER A BEARING SUPPORT. LAP MINIMUM 3" AND FASTEN WHERE JOISTS FRAME INTO THE SIDE OF A GIRDER. USE JOIST HANGER IN ACCORDANCE WITH THE SCHEDULE.

2. LATERAL RESTRAINT SUPPORTS - LATERALLY SUPPORT JOISTS AT THE ENDS BY FULL DEPTH SOLID BLOCKING ATTACHMENT TO A HEADER, BAND OR RIM JOIST, OR TO AN ADJOINING STUD.

1. ALL JOISTS SHALL BE SUPPLIED BY A MANUFACTURER APPROVED BY R.C.S. ENTERPRISES, L.P.
2. JOISTS SHALL BE INSTALLED WITH PROPER BRACING DURING CONSTRUCTION TO PREVENT TOLLING BRACING BEFORE PLACING AND CONCENTRATED LOADS AT JOIST. THE INSTALLATION OF TEMPORARY RESPONSIBILITY OF THE CONTRACTOR.
3. NOTCHING OR CUTTING OF JOIST FLANGES IS PROHIBITED.
4. HOLES MAY BE CUT IN JOIST WEBS AS PER MANUFACTURER'S RECOMMENDATIONS.
5. TO REDUCE FLOOR VIBRATION, A 2X4 FLAT STRAPPING AT FOOT ON CENTER ALONG BOTTOM CHORD NOT DIRECTLY APPLIED TO BOTTOM FLANGE OF JOIST ATTACH WITH (2) 20 NAILS AT EACH JOIST.

[illegible]

CAPACITY
 1. ALL 30-40 MM DIAMETER BEAMS/RAFTERS/SLABES OR PLANS **NOT** OF GREATER TO BE OF 120 TONS PER LINEAL METRE.
 2. ALL STRUCTURAL COMPONENTS MUST BE IN COMPLIANCE WITH THE FOLLOWING MINIMUM CAPACITIES:

- PER SQUARE METRE (100 = 2000 PSI)
- MODULES OF ELASTICITY (60 = 40000 PSI)
- SHEAR STRENGTH (40 = 250 PSI)
- COMPRESSION STRENGTH (PER SQUARE INCH) = 170 PSI

SUPPORT / JOINT BEAMS/RAFTERS 30-40 MM DIAMETERS THERE SHALL BE THE SAME NUMBER OF STUDS LOCATED DIRECTLY UNDER THE BEAMS/RAFTERS. THE STUDS SHALL BE LOCATED AT THE FOLLOWING DISTANCES:

- ELEVATION - BEAMS/JOINT PLANS ARE DRILLED BEAMS OR RAFTERS UNDER NOTED OR OLD (EXISTING) ON FLAT
- SLAB - BEAMS/JOINT PLANS ARE DRILLED BEAMS OR RAFTERS UNDER NOTED OR OLD (EXISTING) ON FLAT

FLYING BEAMS, PLATING BEAMS SHALL HAVE A MINIMUM CLEARANCE OF 1-1/2" FROM BOTTOM OF BEAM

LATERAL RETENTION: ALL BEAMS SHALL BE LATERALLY SUPPORTED BY BRACED OR SHORING AT 10' MAXIMUM SPACING.

BEAM CONNECTIONS: ALL JOINTS SHOULD BE REINFORCED AT AN ANGLE BETWEEN 45° AND 90° HORIZONTAL

DETAILS/TOLERANCES: CONTRACTORS ENIT PRICES IF BEAM CONNECTIONS ARE REQUIRED TO BE REINFORCED.

1. HANGERS MUST BE INSTALLED USING THE SPECIFIC FASTENERS IN ALL HOLES INCLUDING TRIANGULAR HOLES AS PER MANUFACTURER'S SPECIFICATIONS.
2. ALL SPECIFIED FASTENERS MUST BE INSTALLED PRIOR TO LOADING THE CONNECTION.
3. TECO NAILS SHOULD BE ONLY POWER DRIVEN USING PNEUMATIC TOOLS CAPABLE OF SUPPORTING POSITIVE PLACEMENT MECHANISM TO ENSURE NAILS ARE DRIVEN INTO PERFORMED HANGER MAIL HOLES.
4. TECO NAILS MAY NOT BE SUBSTITUTED FOR COMMON NAILS IN DOUBLE SHEAR HANGERS (e.g. LUS, HUS, HHUS, HDUS).
5. JOIST MUST BEAR COMPLETELY ON CONNECTOR SEAT, AND THE GAP BETWEEN JOIST AND GRADER MUST NOT EXCEED 1/8"

JOIST			GIRDE JOIST - FACE MOUNT			JOIST			DOMINEX JOIST - FACE MOUNT		
DEPTH	T/I	HANGER	CAPACITY (LBS)	DEPTH	T/I	HANGER	CAPACITY (LBS)	DEPTH	T/I	HANGER	CAPACITY (LBS)
4-1/2"	110	KL3180B.5	958	4-1/2"	112	KL3280B	2218	4-1/2"	210	KL34260	2558
	210	KL32200.6	958		210	KL34260	2558				
	230	KL32300.5	958		230	KL34260	2558				
11-7/8"	110	KL3180B.5	975	11-7/8"	110	KL3280B	2218	11-7/8"	210	KL34260	2558
	210	KL32200.11.80	1070		210	KL34260	2558				
	230	KL32301.13	1320		230	KL34260	2558				
	350	KL32301.13	1440		380	KL34260	2558				
	600	KL32301.18.80	1550		600	KL34260	2558				
14"	110	KL3180B	975	14"	110	KL3280B	2218	14"	210	KL34260	2558
	210	KL32200.4	1070		210	KL34260	2558				
	230	KL32301.4	1320		230	KL34260	2558				
	350	KL32301.4	1440		380	KL34260	2558				
	600	KL32301.4	1550		600	KL34260	2558				
16"	110	KL3180B	975	16"	110	KL3280B	2218	16"	210	KL34260	2558
	210	KL32200.6	1070		210	KL34260	2558				
	230	KL32301.6	1320		230	KL34260	2558				
	350	KL32301.6	1440		380	KL34260	2558				
	600	KL32301.6	1550		600	KL34260	2558				

DATE MOUNT NUMBER SCHEDULE					
MEMBER	OWN PESH		LSP		CAPACITY
	PRODUCT NUMBER	DATE OF TOWN	DATE	TIME	
394	1224	930	124	548	
396.4	1229	990	120	616	
7911	1229	990	120	1306	
2917	1229	1300	120		
7294	1242	630	1042-42	630	
3-291 8	1262	8	1042-32	1300	
3-2911, 12	127-02	1800	1041-10-10	1900	
3-17911-15	1303-48	680	1040-10	670	
3-17514, 18	1304-04	680	1040-42	1065	
3-17518	1304-14	10015	1040-14	1110	
3-2911, 12	1271-02	1900	1041-10-10	1900	
3-17511, 15	1303-48	670	1040-10	660	
3-17514, 18	1304-04	680	1040-42	1065	
3-17518	1304-14	10015	1040-14	1110	
3-2911, 12	1271-02	1900	1041-10-10	1900	
3-17511, 15	1303-48	670	1040-10	660	
3-17514, 18	1304-04	680	1040-42	1065	
3-17518	1304-14	10015	1040-14	1110	
3-2911, 12	1271-02	1900	1041-10-10	1900	
3-17511, 15	1303-48	670	1040-10	660	
3-17514, 18	1304-04	680	1040-42	1065	
3-17518	1304-14	10015	1040-14	1110	
3-2911, 12	1271-02	1900	1041-10-10	1900	
3-17511, 15	1303-48	670	1040-10	660	
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3-17514, 18	1304-04	680	1040-42	1065	
3-17518	1304-14	10015	1040-14	1110	
3-2911, 12	1271-02	1900	1041-10-10</		

LINTEL SPAN	REQUIRED LINTEL BASED ON SUECK HEIGHT ABOVE OPENING		
	5' MAX ABOVE OPENING	10' MAX ABOVE OPENING	OVER 10' ABOVE OPENING
0'-0" TO 5'-0"	1.6x4x16	1.6x4x31	1.6x4x39
5'-1" TO 8'-0"	1.6x4x39	1.6x4x58	1.6x4x58
8'-1" TO 10'-0"	1.6x4x58	1.6x4x112	1.6x4x158

CEILING AND CEILING JOISTS

[illegible][illegible]

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AES Enterprises, LP Engineering & Inspection Services 4400 West Loop South, Suite 2025 Houston, Texas 77069 (281) 777-6622 / (281) 777-6623	
PROJECT:	
INTEGRITY CUSTOM PROPERTY ADDRESS: 53 W LOUISIANA STREET MOHAWY, TX 75069	
 STATE OF TEXAS J. MARVIN MONROE COMMISSIONER 80427 J. P. MORAN Secretary	
Monigomery 2019.01.18 TD/CB 14-142271 J. MARVIN MONROE REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS-NO. 8047 AES ENTERPRISES, LP F-231	
REVISION HISTORY	
DESCRIPTION	
DATE	
NO.	
ISSUE DATE DTG#18	
SCALE N T S	1x1=1
SCALE INT S	24/36
SHEET NUMBER:	
S1.2	

**FENCE OBSTRUCTING
REAR ACCESS**

