



City of La Vernia
ZONING BOARD OF ADJUSTMENT
102 E. Chihuahua St., La Vernia, Texas 78121
August 22, 2024
6:30 PM

AGENDA

1. **Call to Order**
2. **Invocation, Pledge of Allegiance and Texas Pledge**
3. **Consent Agenda**
(All consent agenda items are considered routine by the Zoning Board of Adjustments and will be enacted by one motion. There will be no separate discussion of these items unless a Board member requests an item be removed and considered separately.)
 - A. Meeting minutes from the December 07, 2023 ZBOA meeting
4. **Discussion & Action**
 - A. Discuss and consider action on a pool variance request - 157 W Magnolia
 - B. Discuss and consider action on a pool variance request- 120 Woodbridge Court
5. **Items Specific to Future Line Items on the Agenda**
6. **Adjourn**

DECORUM REQUIRED

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order to the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

The City Council for the City of La Vernia reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.087 (Economic Development), and any other provisions under Texas law that permits a governmental body to discuss a matter in closed executive session.

The City of La Vernia Council meetings are available to all persons regardless of disability. The facility is wheelchair accessible parking spaces are available. Request for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email Lboyd@lavernia-tx.gov.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above-named La Vernia Zoning Board of Adjustment is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin boards of the City

Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **Aug 19, 2024, at 5:00 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

Lindsey Wheeler, City Secretary

Date Received _____

Payment _____

Section 4, Item A.

**PETITION FOR VARIANCE
La Vernia Zoning Board of Adjustment**

Date 7/22/24

I (we) the undersigned, having an interest in property located at 157 W. Magnolia Circle
La Vernia, TX 78121 Zoning _____

Subdivision Woodbridge Farms Lot 1 Block 7 Prop ID No. _____

Property Owner Name Brent & Joanna Kinzel

Phone 925-482-4223 Cell 925-482-4223

Mailing Address 157 W Magnolia Cir State TX Zip 78121

respectfully request that I (we) be granted the following variance(s) to the regulations established by the Zoning Ordinance of the City of La Vernia, Texas (Mark "X" where applicable):

- () Permit a change of occupancy from one non-conforming use to another non-conforming use permitted in the same or higher (more restricted) zoning classification as the original non-conforming use. NOTE: Prior to application or relief by the Board, there shall be in force a valid "Certificate of Occupancy and Compliance."
- () Permit the reconstruction, extension, or enlargement of a building occupied by a non-conforming use on the lot or tract occupied by such building, subject to such building modification not preventing the return of the subject property to a conforming use. Refer to above "NOTE".
- (X) Permit the modification of the () height, () yard, () area, () coverage and/or () parking regulations as are necessary to secure appropriate development of the subject parcel.

The variance requested being more particularly the Board's consideration for relief from

Ordinance No. _____, Article _____, Section _____, _____; to permit
Construction of a swimming pool within the 8' building setback

(Will not breach the 5' easement setback)

The petitioner will provide a building plan, sketch, plat and/or survey for the purpose of clearly and accurately depicting the type and extent of relief being sought.

Explain how the hardship is not contrary to the public interest and due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and that the spirit of the ordinance is observed and substantial justice is done: Without the variance our ability to put a standard size pool in our non standard lot would be severely hampered. This variance has been granted multiple times within our development to other similar homeowners.

Brent Kinzel

Signature of Petitioner

Property Owner(s) of Record or Authorized Agent



WOODBIDGE FARMS ARCHITECTURAL REVIEW APPLICATION

Please submit to: Ger2302@att.net Gerry Yost, Association Manager
Phone 210-492-7264

Name of Builder Custom Pools by Reynolds Lot: 1 Blk: 7
 Owner Name: Brent Kinzel Date: 7/19/24
 Property Address: 157 W. Magnolia Cir City: La Verne
 Phone: 925 482 4223 Email: JRKBEK7E@sbcglobal.net
 Briefly describe the improvement purpose: Swimming Pool
 Type of Improvement: Please check off with improvement applies to your request.

- Permanent Basketball Goal
- Temporary Basketball Goal
- Fencing/Extend Fencing
- Paint Exterior (Samples Required)
- Porch Railing
- Play Structure
- Permanent Gazebo
- Wall Art/ Outside Décor
- Exterior Landscape Lighting
- Deck
- Replacing Roof
- Other: _____

- Pool
- Spa/ Hot Tub
- Gutters
- Room Addition (Elevation Drawings)
- Landscaping
- Replacing Doors
- Solar Screens/ Window Treatments
- Patio/ Patio Cover/Extending Patio
- Arbor/ Trellis
- Carport/ Shop

Plan Submittal Requirements

Site Plan (Survey): Issued in closing papers showing the building setback lines.

Materials: List all materials used in the project (ex: Brick/ Hardie/ Roofing Material)

Color Examples: Provide brand and color name for the paint, stain and brick colors to be used on the exterior of the home.

Photos/Elevation Drawings/Brochures: Any elevation photos showing materials.

Dimensions: For all improvements such as outbuildings, play structures, decks, arbors, patios, pools

Other Information Needed:

Pool Equipment- Locate on Site Plan

Landscape Plans- Type of Sod and Irrigation

Fencing Requests- Show gate locations and fencing selections on site plan.



The overall objective of this document is to serve as a uniform guide to submitting an application for construction in a specific and carefully designed community. This process outlines the standards for which an application will be held to and considered for approval by the Architectural Review Board. The purpose of design controls is to assure the developer, builders, homeowners and residents that the standards of design quality will be maintained. This, in turn, protects property values and enhances the community's overall environment. The authority for maintaining the quality of design in a community is found in the Declaration of Covenants, Conditions and Restrictions and Association By-Laws, which are a part of the deed to every property.

ACKNOWLEDGEMENTS (Initials below):

DC I acknowledge receipt of the Architectural Design Guidelines and have read and agree to abide with them in regards to the modification/ addition as proposed.

DC I hereby agree not to begin any improvements or changes until the Architectural Committee or Reviewer notifies me of their approval.

DC I understand that I am responsible for maintaining a clean construction site.

DC I understand that plans and specification submitted for review are not being reviewed for structural integrity; compliance with zoning and building ordinances or any other applicable statutes, ordinances or governmental rules or regulations, compliance with the requirements of any public utility, easement or other agreements or preservation of any view.

SPECIAL NOTE-CITY APPROVALS. It is the builder's responsibility to obtain all required approvals and permits. Proper authorities should be contacted prior to beginning any work in order to verify what procedures must be followed and obtain required city permits. City or County approval does not preclude the need for architectural approval and vice versa.

I hereby acknowledge that I have read the architectural process and procedures and understand the information that has been provided to me regarding the process.

Signature of Homeowner: Date

Signature of Builder: Date

Brent K 7/19/24

Bobby Reynolds 7-19-2024

Approved

Denied

Comments

As a reminder you must get approval from the city, also.

Signatures of Architectural Control Committee Members

Jeanine Schoenert
via email

Date 7-19-24

Craig Vacek
via email

Date 7-19-2024

Justin Keck 7-19-2024
via email



City of La Vernia

Section 4, Item A.

102 E. Chihuahua Street, La Vernia, Texas 78121
Phone: (830)779-4541 • Fax: (830) 253-1198

Residential Permit Application

Building Permit Number: 2024-0050 Valuation: 64,900.00
Project Address: 157 W Magnolia Cir La Vernia Tx 78121 Zoning District:
Lot: 1 Block: 7 Subdivision: Woodbridge Farms
Project Description: NEW SFR, PLUMBING, ACCESSORY BUILDING, SFR REMODEL/ADDITION, MECHANICAL, LAWN IRRIGATION, SPECIFY OTHER: ELECTRICAL, SWIMMING POOL, DEMO, FENCE
Description of Work: Build in-ground residential swimming pool
Area Square Feet: Living, Garage, Covered, Porch, Total, Number of stories:
IS THIS PROPERTY IN A FLOODPLAIN: Yes No

Owner Information: Kinzel, Brent & Joanna
Name: Custom Pools by Reynolds Contact Person: Bobby Reynolds
Address: 157 W Magnolia Cir La Vernia Tx 78121
Phone Number: Fax Number: Mobile Number: 210-286-2192

Table with 4 columns: Contractor Name, Contact Person, Phone Number, Contractor License Number. Rows include General Contractor (Custom Pools by Reynolds), Mechanical Contractor, Electrical Contractor (Silco Electrical LLC), Plumber/Irrigator, and TPO Energy Provider.

A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All permits require final inspection.

A Certificate of Occupancy must be issued before any building is occupied

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant: Bobby Reynolds Date: 7-10-2024

OFFICE USE ONLY:

Approved by: Date approved: Building Permit Fee: \$550.00 Total Permit Fees: \$550.00
Water Impact Fee: Sewer Impact Fee: Water Meter Fee: Sewer Tap Fee: Received By: Date: BV Project #:



Respectfully prepared for:

Kinzel Residence

157 W Magnolia Ct
La Vernia Tx

Section 4, Item A.

Swimming Pool Specifications (Rev 1)
Price: \$69,900.00 **Date: 7-3-2024**

Swimming Pool Vessel

Straight-line 30x15

Water surface area: 450 sft, Perimeter: 90'

Gallons: approx 13,300 , Depth: 3.5'x 6'

Sun Shelf, Bench, Swim-out

Pre-grade site as needed

Haul off un-used excavated material

= R&R needed fence sections by Homeowner or TBD

= HOA permission for access/egress over curb/sidewalk
TBD**Decking 440 sft**

Rebar reinforced concrete deck formed & poured

8" turn down beams on deck perimeter

Deck drain as noted

Finishes

Pool finish: Marbelite Plaster (white)

Deck finish: Textured deck spray

Tile: 6" pool tile (standard allowance)

Coping: Travertine (Ivory - standard allowance)

Equipment

1 Hayward Tristar 900 2hp variable speed pump *

1 Hayward S244T 300lb sand filter*

1 Hayward Sharkvac XL robotic pool vacuum*

1 In-line Chlorinator

3 year warranty on primary pool equipment *

Vessel Construction 100% Gunit

12" bond beam, 9" walls, 10" floors

#4 1/2" rebar 8" centers

Lifetime limited warranty

Plumbing

32" channel drain commercial grade (2" plumbed)

1 Skimmer (2" plumbed)

4 pool return inlets (2" plumb fully looped)

Automatic Water Leveler w/ check valve

Homeowner responsible for check valve inspection

All under vessel plumbing sched80 PVC

Electrical

1 Hayward CrystaLogic 12v LED pool light (white)*

Intermatic 100w LV transformer

1 110v GFCI Convenience Outlet

Vessel & pool deck bonded

*Assumes adequate electrical service at pool equipment location***Maintenance**

Pool pole, leaf rake, brush, backwash hose, thermometer, and test kit

Post Completion

- Clean-up and immediate pool construction area grading
- Pool School
- One year warranty on workmanship and material
- Homeowner responsible for initial water balance

Optional Upgrades:

___ **Two (2) conduit stub-ups & 18" finished concrete bases with 100ft wire for Owner provided post lights for area lighting: \$1,100**

___ **Texture & color/seal existing patio/steps: \$790**

Top coat only. Does not include turn down beams

___ **Upgrade plaster color Kona Blue: \$780 ^**

___ **Upgrade Mariner Blue Quartz interior finish: \$4,100 ^**

^Includes modifier to help mitigate scaling & calcium hydroxide dust

Final Design – Homeowner Approval	
X <u>Bk</u>	Date: 7/2/2024

^{DS}
Bk Note 1: Unless noted otherwise all un-used excavated spoils will be removed from the site. If additional or more suitable soil and back-fill is needed additional cost will apply.

^{DS}
Bk Note 2: Homeowner required to call 811 prior to start for all utility locations (electrical, water, sewer, cable, internet).

This custom swimming pool construction quote includes all necessary materials (except where noted), equipment, and workmanship for the above referenced swimming pool per the Swimming Pool Specifications and diagram(s) shown on the attached Swimming Pool Site Plan. No other changes are valid unless agreed upon in writing by both parties. This quote does ___; does not X include the costs for applicable municipal building permits and inspections.

Custom Pools by Reynolds will endeavor to complete the pool within 90-120 days from the date of initial excavation barring weather delays or other unforeseen delays beyond the control of Custom Pools by Reynolds. Contractor reserves the right to adjust and reflect any cost changes prior to the start of the work performed and during the construction interval only on an as needed basis.

This quote assumes normal excavation of the pool site unless noted otherwise in the Specifications above. In the event unusual substrate or rock is encountered additional costs will apply. Unusual groundwater encounters or cave-ins resulting from unstable soil conditions during excavation that results in additional costs will be addressed and resolved in an agreed upon manner between Contractor and Buyer.

All construction to be performed to meet or exceed ANSI and PHTA construction standards for in-ground residential swimming pools

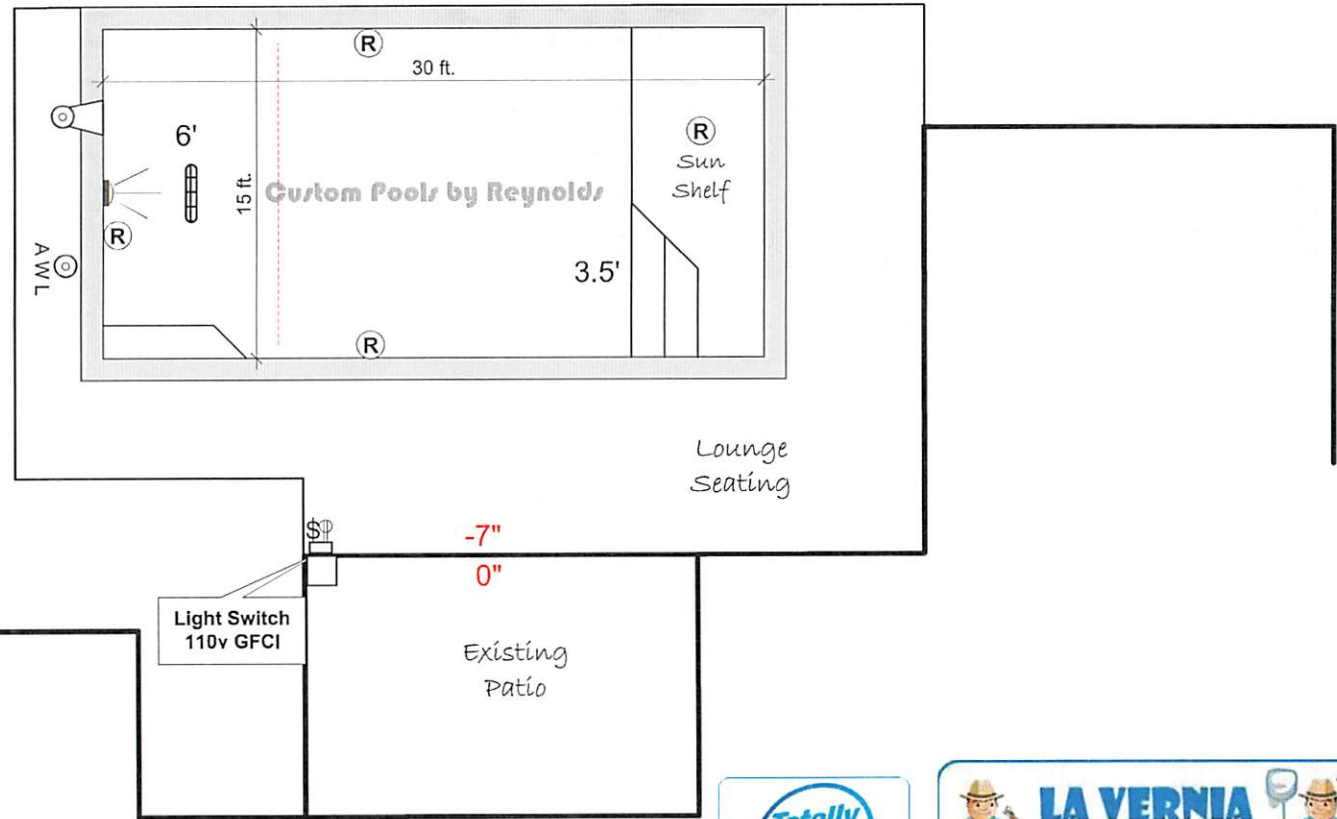
“Thank You for allowing us to provide you this quote. We want to be your pool builder. We will work hard to earn and maintain your trust and confidence.” - Bobby Reynolds

Kinzel Residence
Site Plan Rev1
7-2-2024
Scale: 1/8" = 1'

Final Design - Homeowner Approval:
X ^{DS} Bk Date: 7/2/2024

General Specifications

Pool: 450 sft
Perimeter: 90'
Pool decking: 440 sft



CUSTOM POOLS
by Reynolds

Do not duplicate - This drawing is the property of Custom Pools by Reynolds. No duplication allowed.



PAYMENT DETAIL

REPORT CREATED: 07/11/2024 12:47:58 PM

9243624 // City of La Vernia, TX Misc Gov WEB

Payment Detail		Credit Card Payment	
Payment ID	100301854104	Card Type	Master Card
Date/Time	7/11/2024 7:05:18 AM	Auth Response	211374
Amount	\$550.00	Origination	Internet
Conv. Fee	\$12.93	Outcome	Complete
Flow	Payment	Card Number (last 4)	2102
Billing Information		Payor Information	
First Name	Robert	Payment Type	Building Permits
Middle Name		Account, Permit, or Citation Number	2024-0050
Last Name	Reynolds	First Name	Robert
Name Suffix		Middle Name	
Address	101 S Parkway Dr	Last Name	Reynolds
		Name Suffix	
City	LA VERNIA	Address	101 S Parkway Dr
State	TX		
Postal Code	78121	City	LA VERNIA
Country	US	State	TX
Telephone	2102862192	Postal Code	78121
Email Address	bobby@reynoldspools.com	Country	US
		Telephone	2102862192
		Comments	KInzel permit

Copyright © 2024 Accelerated Card Company, LLC, d/b/a Certified Payments. All rights reserved. Accelerated Card Company, LLC is a registered ISO of Fifth Third Bank, National Association, Cincinnati, OH.

v23.10.03

Date Received _____

Payment _____

PETITION FOR VARIANCE
La Vernia Zoning Board of Adjustment

Date 7-22-24

I (we) the undersigned, having an interest in property located at _____
120 Woodbridge Court Zoning _____

Subdivision Woodbridge Farms Lot 6 Block Z Prop ID No. _____

Property Owner Name Adrian + Amy Blythe

Phone 210-422-1865 Cell same

Mailing Address 9000 Kirkner Rd State TX Zip 78263

respectfully request that I (we) be granted the following variance(s) to the regulations established by the Zoning Ordinance of the City of La Vernia, Texas (Mark "X" where applicable):

- () Permit a change of occupancy from one non-conforming use to another non-conforming use permitted in the same or higher (more restricted) zoning classification as the original non-conforming use. NOTE: Prior to application or relief by the Board, there shall be in force a valid "Certificate of Occupancy and Compliance."
- () Permit the reconstruction, extension, or enlargement of a building occupied by a non-conforming use on the lot or tract occupied by such building, subject to such building modification not preventing the return of the subject property to a conforming use. Refer to above "NOTE".
- () Permit the modification of the () height, () yard, () area, () coverage and/or () parking regulations as are necessary to secure appropriate development of the subject parcel.

The variance requested being more particularly the Board's consideration for relief from Ordinance No. _____, Article _____, Section _____, _____; to permit

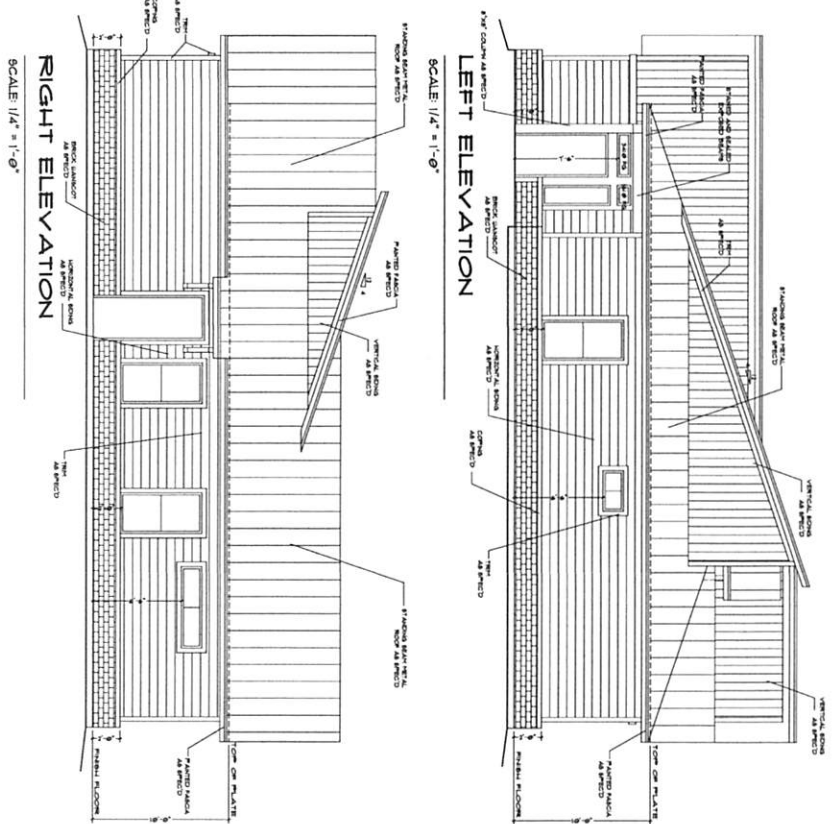
The petitioner will provide a building plan, sketch, plat and/or survey for the purpose of clearly and accurately depicting the type and extent of relief being sought.

Explain how the hardship is not contrary to the public interest and due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and that the spirit of the ordinance is observed and substantial justice is done: Asking for permission for Partial Pool + Pool sidewalk to be in the Back set Back.

5' Back setback encroachment to be 3' → No Back Neighbors

Adrian Blythe
Amy Blythe
Signature of Petitioner

Jane Schoenert
Property Owner(s) of Record or Authorized Agent

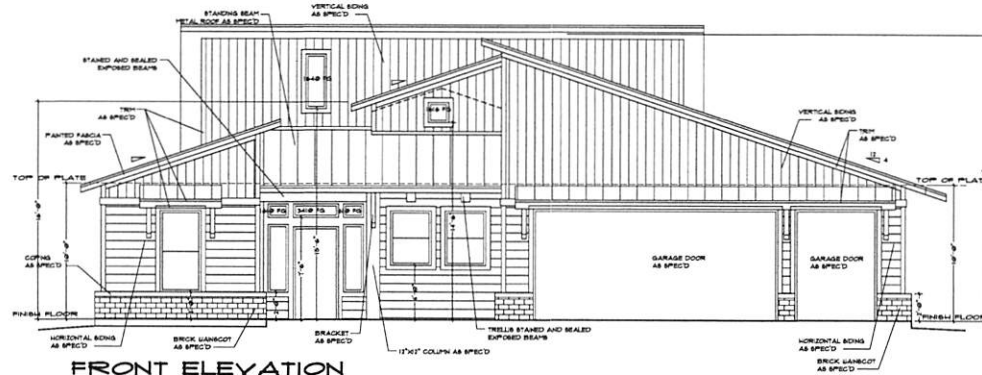


NOT TO SCALE
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
 ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS
 ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL ENERGY CODE BOOK (IECC)
 ALL ELECTRICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC)
 ALL MECHANICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE (IMC)
 ALL PLUMBING WORK IS TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE (IPC)
 ALL CONCRETE WORK IS TO BE DONE IN ACCORDANCE WITH THE ACI 308.1R-08 CONCRETE MANUAL
 ALL WOODWORK IS TO BE DONE IN ACCORDANCE WITH THE NDS 2005 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
 ALL METAL WORK IS TO BE DONE IN ACCORDANCE WITH THE AISC 360-10 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS
 ALL GLASS WORK IS TO BE DONE IN ACCORDANCE WITH THE IBC 2006 INTERNATIONAL BUILDING CODE
 ALL PAINTS AND FINISHES ARE TO BE DONE IN ACCORDANCE WITH THE AIAA 2600-2004 STANDARD SPECIFICATION FOR PAINTS AND FINISHES
 ALL ROOFING WORK IS TO BE DONE IN ACCORDANCE WITH THE IBC 2006 INTERNATIONAL BUILDING CODE
 ALL EXTERIOR FINISHES ARE TO BE DONE IN ACCORDANCE WITH THE IBC 2006 INTERNATIONAL BUILDING CODE
 ALL INTERIOR FINISHES ARE TO BE DONE IN ACCORDANCE WITH THE IBC 2006 INTERNATIONAL BUILDING CODE
 ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL ENERGY CODE BOOK (IECC)

<p>DATE: 11/11/24 DRAWN BY: [Name] CHECKED BY: [Name]</p>		<p>BLYTHE RESIDENCE</p>	<p>SQUARE FOOTAGE CALCULATIONS</p> <p>TOTAL LIVING S.F. - 1360 S.F. DECK PORCH - 174 S.F. FRONT PORCH - 200 S.F. GARAGE - 450 S.F.</p> <p>TOTAL LAB - 2810 S.F.</p>	<p>ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL ENERGY CODE BOOK (IECC) ALL ELECTRICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) ALL MECHANICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE (IMC) ALL PLUMBING WORK IS TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE (IPC) ALL CONCRETE WORK IS TO BE DONE IN ACCORDANCE WITH THE ACI 308.1R-08 CONCRETE MANUAL ALL WOODWORK IS TO BE DONE IN ACCORDANCE WITH THE NDS 2005 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION ALL METAL WORK IS TO BE DONE IN ACCORDANCE WITH THE AISC 360-10 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS ALL GLASS WORK IS TO BE DONE IN ACCORDANCE WITH THE IBC 2006 INTERNATIONAL BUILDING CODE ALL PAINTS AND FINISHES ARE TO BE DONE IN ACCORDANCE WITH THE AIAA 2600-2004 STANDARD SPECIFICATION FOR PAINTS AND FINISHES ALL ROOFING WORK IS TO BE DONE IN ACCORDANCE WITH THE IBC 2006 INTERNATIONAL BUILDING CODE ALL EXTERIOR FINISHES ARE TO BE DONE IN ACCORDANCE WITH THE IBC 2006 INTERNATIONAL BUILDING CODE ALL INTERIOR FINISHES ARE TO BE DONE IN ACCORDANCE WITH THE IBC 2006 INTERNATIONAL BUILDING CODE ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL ENERGY CODE BOOK (IECC)</p>
			<p>DATE: 11/11/24 DRAWN BY: [Name] CHECKED BY: [Name]</p>	

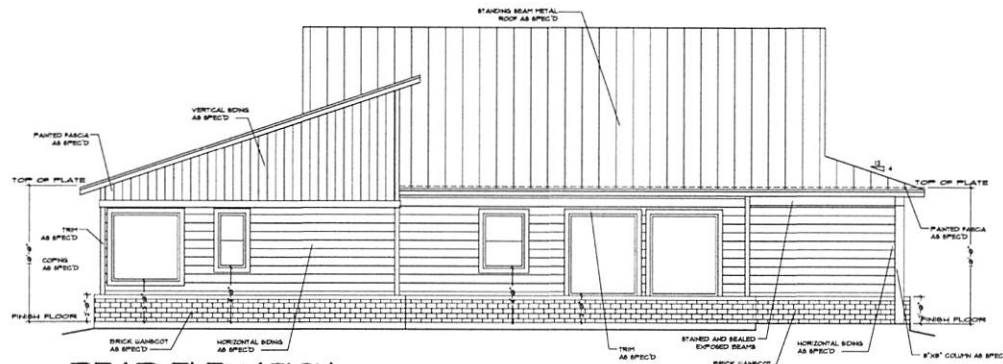
A-4

BY ACCEPTING THIS CONTRACT, CLIENT AGREES TO PROVIDE ALL NECESSARY INFORMATION AND TO MAINTAIN THE SAME UP TO DATE THROUGHOUT THE PROJECT. CLIENT'S OBLIGATION IS TO PROVIDE ALL INFORMATION IN A TIMELY MANNER AND TO MAINTAIN THE SAME UP TO DATE THROUGHOUT THE PROJECT. CLIENT'S OBLIGATION IS TO PROVIDE ALL INFORMATION IN A TIMELY MANNER AND TO MAINTAIN THE SAME UP TO DATE THROUGHOUT THE PROJECT.



FRONT ELEVATION

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



REAR ELEVATION

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



SQUARE FOOTAGE CALCULATIONS
 TOTAL LIVING S.F. - 1,169 S.F.
 TOTAL GARAGE S.F. - 281 S.F.
 TOTAL S.F. - 1,450 S.F.

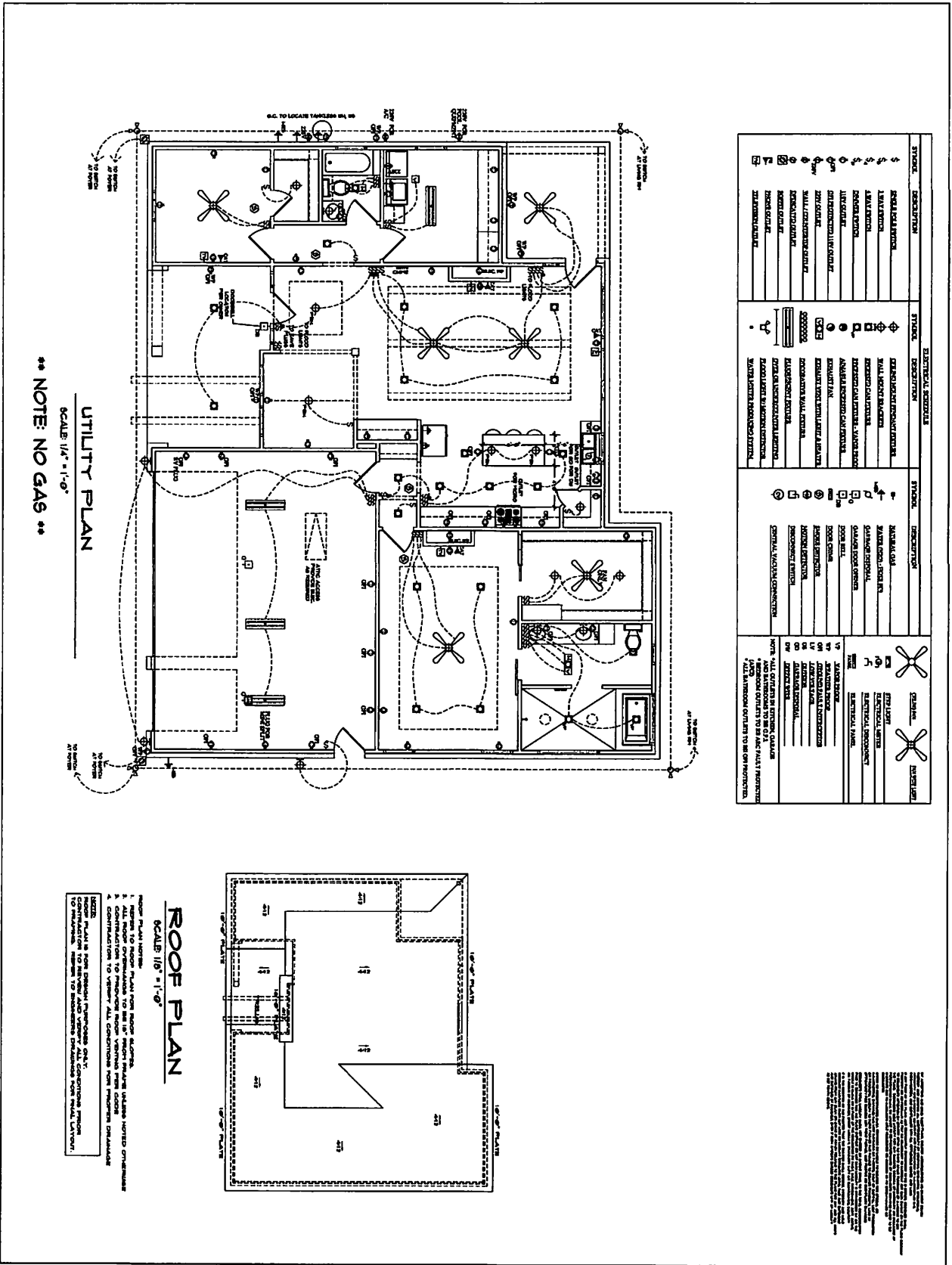
BLYTHE RESIDENCE



DATE: 1/23/24
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 ISSUED:

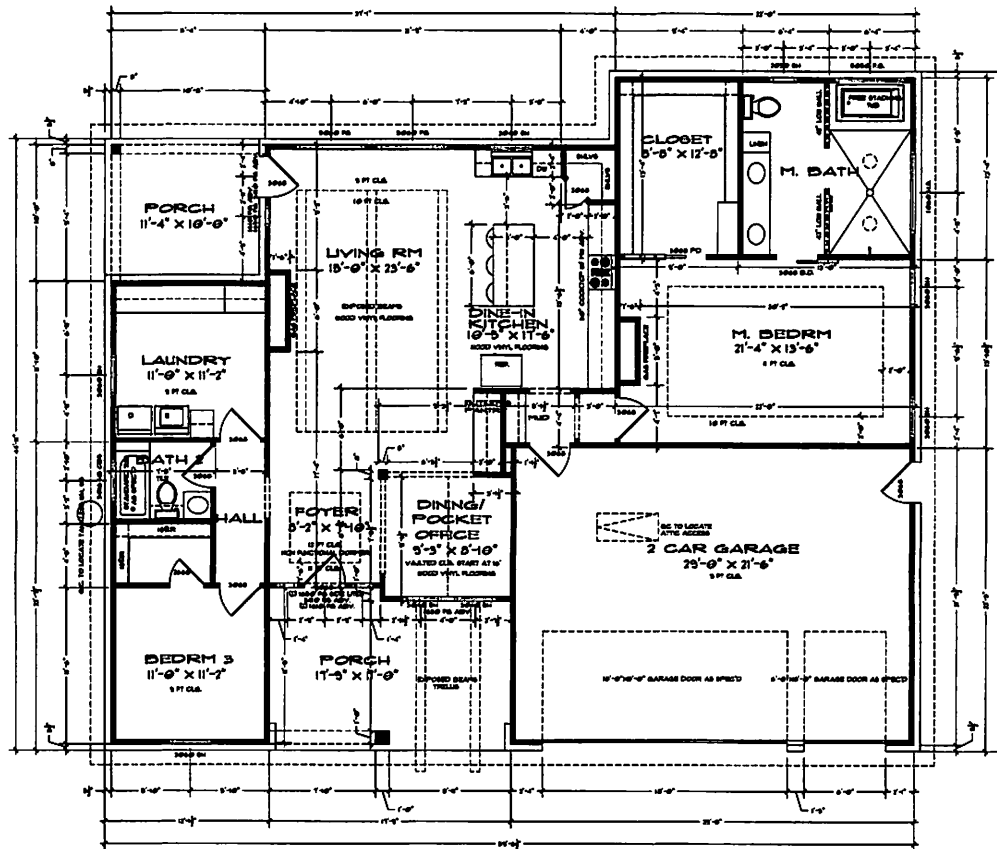
EXTERIOR ELEVATIONS

A-3



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	ROOF RISE	1	ROOF RISE	1	ROOF RISE	1	ROOF RISE
2	ROOF FALL	2	ROOF FALL	2	ROOF FALL	2	ROOF FALL
3	ROOF GUTTER	3	ROOF GUTTER	3	ROOF GUTTER	3	ROOF GUTTER
4	ROOF DRAIN	4	ROOF DRAIN	4	ROOF DRAIN	4	ROOF DRAIN
5	ROOF VENT	5	ROOF VENT	5	ROOF VENT	5	ROOF VENT
6	ROOF FLASHING	6	ROOF FLASHING	6	ROOF FLASHING	6	ROOF FLASHING
7	ROOF CHIMNEY	7	ROOF CHIMNEY	7	ROOF CHIMNEY	7	ROOF CHIMNEY
8	ROOF SKYLIGHT	8	ROOF SKYLIGHT	8	ROOF SKYLIGHT	8	ROOF SKYLIGHT
9	ROOF PARAPET	9	ROOF PARAPET	9	ROOF PARAPET	9	ROOF PARAPET
10	ROOF MECH. ROOM	10	ROOF MECH. ROOM	10	ROOF MECH. ROOM	10	ROOF MECH. ROOM
11	ROOF MECH. ROOM	11	ROOF MECH. ROOM	11	ROOF MECH. ROOM	11	ROOF MECH. ROOM
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20	ROOF MECH. ROOM	20	ROOF MECH. ROOM	20	ROOF MECH. ROOM	20	ROOF MECH. ROOM

	BLYTHE RESIDENCE	SQUARE FOOTAGE CALCULATIONS TOTAL AREA = 1,200 sq. ft. COVERED AREA = 800 sq. ft. UNCOVERED AREA = 400 sq. ft.	
		ARCHITECT PROJECT NO. DATE	



NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISHES ARE TO BE DETERMINED BY OWNER.
 3. SEE SPECIFICATIONS FOR MATERIALS AND METHODS.
 4. ALL WORK IS TO BE IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
 7. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
 8. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE.
 9. THE CONTRACTOR SHALL MAINTAIN PROPER VENTILATION.
 10. THE CONTRACTOR SHALL MAINTAIN PROPER LIGHTING.
 11. THE CONTRACTOR SHALL MAINTAIN PROPER SOUND ATTENUATION.
 12. THE CONTRACTOR SHALL MAINTAIN PROPER FIRE PROTECTION.
 13. THE CONTRACTOR SHALL MAINTAIN PROPER SAFETY.
 14. THE CONTRACTOR SHALL MAINTAIN PROPER QUALITY CONTROL.
 15. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS.



BLYPHE RESIDENCE
 2 CAR GARAGE
 75'-0" X 21'-6"

SQUARE FOOTAGE CALCULATION

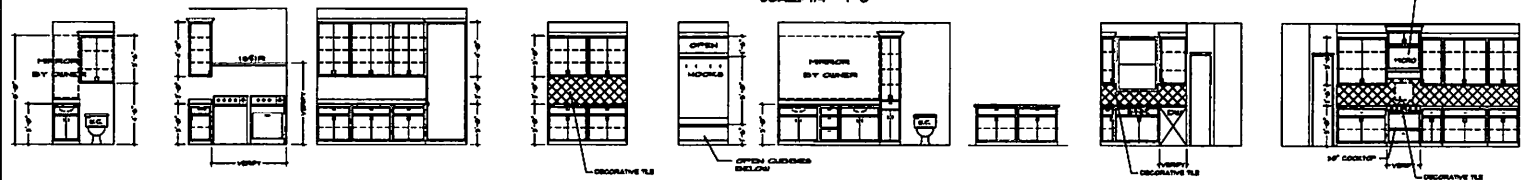
LAUNDRY	11'-0" X 11'-2"	123 SF
BATH	5'-0" X 7'-0"	35 SF
HALL	10'-0" X 10'-0"	100 SF
FOYER	5'-2" X 7'-0"	36 SF
DINING/POCKET OFFICE	5'-3" X 5'-10"	29 SF
2 CAR GARAGE	75'-0" X 21'-6"	1617 SF
M. BEDRM	21'-4" X 13'-6"	291 SF
M. BATH	5'-5" X 12'-5"	69 SF
CLOSET	5'-5" X 12'-5"	69 SF
LAUNDRY	11'-0" X 11'-2"	123 SF
BEDRM 3	11'-0" X 11'-2"	123 SF
PORCH	11'-4" X 10'-0"	114 SF
PORCH	11'-3" X 7'-0"	79 SF
LIVING RM	10'-0" X 25'-6"	256 SF
KITCHEN	10'-0" X 11'-6"	116 SF
DINING	10'-0" X 11'-6"	116 SF
POCKET	10'-0" X 11'-6"	116 SF
OFFICE	10'-0" X 11'-6"	116 SF
CL. 1	10'-0" X 11'-6"	116 SF
CL. 2	10'-0" X 11'-6"	116 SF
CL. 3	10'-0" X 11'-6"	116 SF
CL. 4	10'-0" X 11'-6"	116 SF
CL. 5	10'-0" X 11'-6"	116 SF
CL. 6	10'-0" X 11'-6"	116 SF
CL. 7	10'-0" X 11'-6"	116 SF
CL. 8	10'-0" X 11'-6"	116 SF
CL. 9	10'-0" X 11'-6"	116 SF
CL. 10	10'-0" X 11'-6"	116 SF
CL. 11	10'-0" X 11'-6"	116 SF
CL. 12	10'-0" X 11'-6"	116 SF
CL. 13	10'-0" X 11'-6"	116 SF
CL. 14	10'-0" X 11'-6"	116 SF
CL. 15	10'-0" X 11'-6"	116 SF
CL. 16	10'-0" X 11'-6"	116 SF
CL. 17	10'-0" X 11'-6"	116 SF
CL. 18	10'-0" X 11'-6"	116 SF
CL. 19	10'-0" X 11'-6"	116 SF
CL. 20	10'-0" X 11'-6"	116 SF
CL. 21	10'-0" X 11'-6"	116 SF
CL. 22	10'-0" X 11'-6"	116 SF
CL. 23	10'-0" X 11'-6"	116 SF
CL. 24	10'-0" X 11'-6"	116 SF
CL. 25	10'-0" X 11'-6"	116 SF
CL. 26	10'-0" X 11'-6"	116 SF
CL. 27	10'-0" X 11'-6"	116 SF
CL. 28	10'-0" X 11'-6"	116 SF
CL. 29	10'-0" X 11'-6"	116 SF
CL. 30	10'-0" X 11'-6"	116 SF
CL. 31	10'-0" X 11'-6"	116 SF
CL. 32	10'-0" X 11'-6"	116 SF
CL. 33	10'-0" X 11'-6"	116 SF
CL. 34	10'-0" X 11'-6"	116 SF
CL. 35	10'-0" X 11'-6"	116 SF
CL. 36	10'-0" X 11'-6"	116 SF
CL. 37	10'-0" X 11'-6"	116 SF
CL. 38	10'-0" X 11'-6"	116 SF
CL. 39	10'-0" X 11'-6"	116 SF
CL. 40	10'-0" X 11'-6"	116 SF
CL. 41	10'-0" X 11'-6"	116 SF
CL. 42	10'-0" X 11'-6"	116 SF
CL. 43	10'-0" X 11'-6"	116 SF
CL. 44	10'-0" X 11'-6"	116 SF
CL. 45	10'-0" X 11'-6"	116 SF
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CL. 50	10'-0" X 11'-6"	116 SF
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CL. 52	10'-0" X 11'-6"	116 SF
CL. 53	10'-0" X 11'-6"	116 SF
CL. 54	10'-0" X 11'-6"	116 SF
CL. 55	10'-0" X 11'-6"	116 SF
CL. 56	10'-0" X 11'-6"	116 SF
CL. 57	10'-0" X 11'-6"	116 SF
CL. 58	10'-0" X 11'-6"	116 SF
CL. 59	10'-0" X 11'-6"	116 SF
CL. 60	10'-0" X 11'-6"	116 SF
CL. 61	10'-0" X 11'-6"	116 SF
CL. 62	10'-0" X 11'-6"	116 SF
CL. 63	10'-0" X 11'-6"	116 SF
CL. 64	10'-0" X 11'-6"	116 SF
CL. 65	10'-0" X 11'-6"	116 SF
CL. 66	10'-0" X 11'-6"	116 SF
CL. 67	10'-0" X 11'-6"	116 SF
CL. 68	10'-0" X 11'-6"	116 SF
CL. 69	10'-0" X 11'-6"	116 SF
CL. 70	10'-0" X 11'-6"	116 SF
CL. 71	10'-0" X 11'-6"	116 SF
CL. 72	10'-0" X 11'-6"	116 SF
CL. 73	10'-0" X 11'-6"	116 SF
CL. 74	10'-0" X 11'-6"	116 SF
CL. 75	10'-0" X 11'-6"	116 SF
CL. 76	10'-0" X 11'-6"	116 SF
CL. 77	10'-0" X 11'-6"	116 SF
CL. 78	10'-0" X 11'-6"	116 SF
CL. 79	10'-0" X 11'-6"	116 SF
CL. 80	10'-0" X 11'-6"	116 SF
CL. 81	10'-0" X 11'-6"	116 SF
CL. 82	10'-0" X 11'-6"	116 SF
CL. 83	10'-0" X 11'-6"	116 SF
CL. 84	10'-0" X 11'-6"	116 SF
CL. 85	10'-0" X 11'-6"	116 SF
CL. 86	10'-0" X 11'-6"	116 SF
CL. 87	10'-0" X 11'-6"	116 SF
CL. 88	10'-0" X 11'-6"	116 SF
CL. 89	10'-0" X 11'-6"	116 SF
CL. 90	10'-0" X 11'-6"	116 SF
CL. 91	10'-0" X 11'-6"	116 SF
CL. 92	10'-0" X 11'-6"	116 SF
CL. 93	10'-0" X 11'-6"	116 SF
CL. 94	10'-0" X 11'-6"	116 SF
CL. 95	10'-0" X 11'-6"	116 SF
CL. 96	10'-0" X 11'-6"	116 SF
CL. 97	10'-0" X 11'-6"	116 SF
CL. 98	10'-0" X 11'-6"	116 SF
CL. 99	10'-0" X 11'-6"	116 SF
CL. 100	10'-0" X 11'-6"	116 SF
TOTAL		2912 SF

BLYPHE RESIDENCE



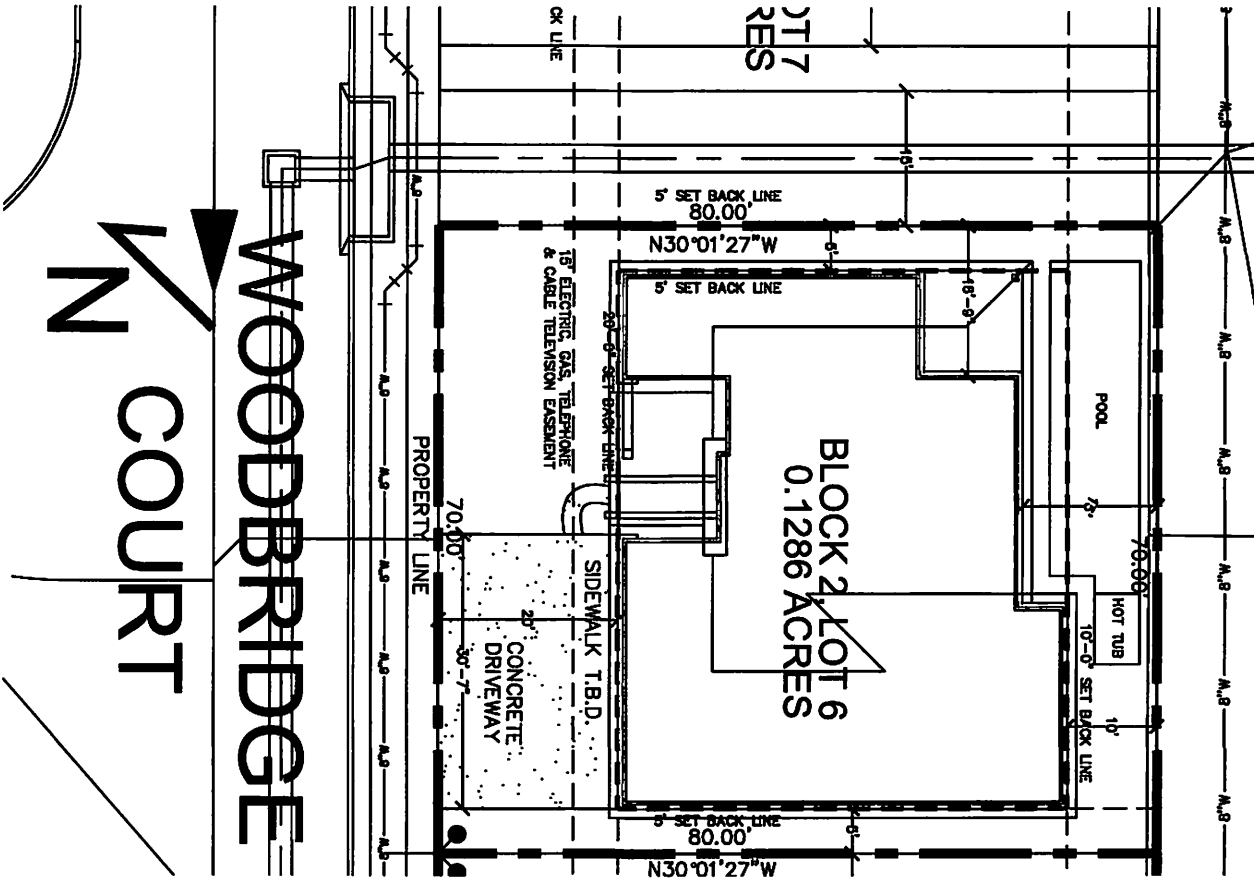
FLOOR PLAN

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

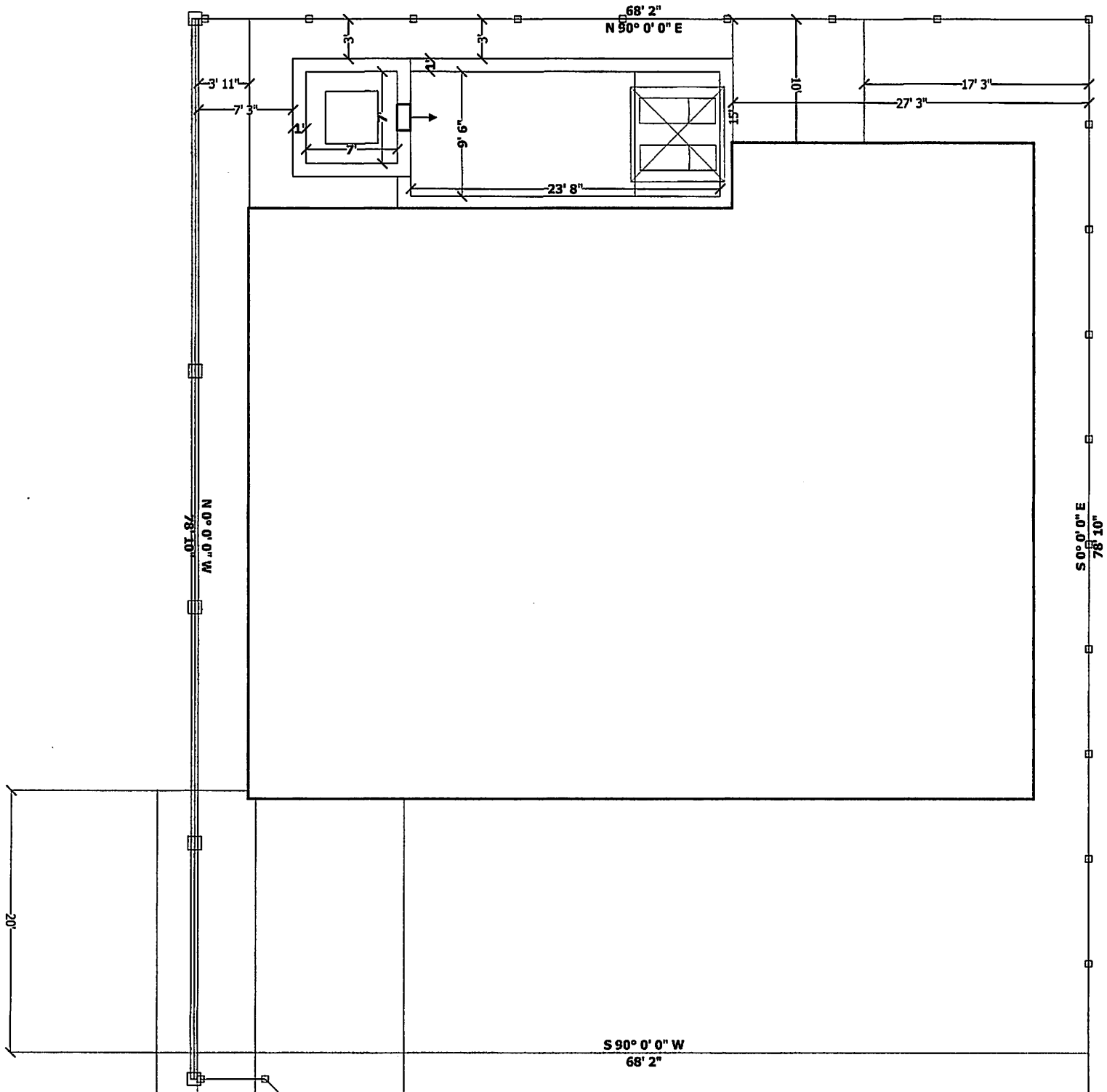



DATE: 1/25/24
 DRAWN BY: KAY
 ISSUED:

INTERIOR ELEVATIONS
 FLOOR PLAN



<p>SCALE: 1" = 20'-0"</p> <p>DATE: 1/23/24</p> <p>DRAWN: RMD</p> <p>ISSUES:</p> <p>SITE PLAN</p>	<p>BLYTHE</p> <p>BLOCK 2, LOT 6</p>	<p>WOODBRIDGE ESTATES</p> <p>(210) - 902 - 9320</p>	<p>SQUARE FOOTAGE</p> <p>TOTAL LIVING S.F. 1760 S.F.</p> <p>SIDE PORCH - 115 S.F.</p> <p>FRONT PORCH - 201 S.F.</p> <p>GARAGE - 643 S.F.</p> <p>MASONRY LUG - 81 S.F.</p> <p>TOTAL SLAB - 2810 S.F.</p>	
	<p>S-1</p>			



From: JEANINE SCHOENERT jschoe1047@aol.com 
Subject: Fwd: Blythe Pool Located
Date: July 24, 2024 at 1:00 PM
To: Lauren Oatman ddcustomhomes1@gmail.com

Please print this and put in my desk. Thank you
Sent from my iPhone

Begin forwarded message:

From: Casey Danahey <casey.danahey@bodepools.com>
Date: July 24, 2024 at 12:38:38PM CDT
To: jschoe1047@aol.com
Cc: Jason Bode <jason.bode@bodepools.com>, Amy Blythe <Amy.Blythe@cowboyharley.com>
Subject: Blythe Pool Located

Here is the proposed location of the Blythe pool located in regards to the property lines to the rear and the sides. I am attaching two different pdf's. The first is zoomed out so it shows the entire property. The second is zoomed in to concentrate on the rear set back. Let me know if you need anything else from me on this.

Thank you,

Casey Danahey
Designer
Bode Pools
210-262-5410

