

**Notice of Planning and Zoning Commission Meeting
AGENDA**

January 03, 2023 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery Planning and Zoning Commission Meeting will be held on **Tuesday, January 03, 2023** at **6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public may view the meeting live and download the agenda and packet information on the City's website under Agenda/Minutes and then select Live Stream Page (located at the top of the page). The meeting will be recorded and uploaded to the City's website.

CALL TO ORDER

VISITOR/CITIZENS FORUM:

Any citizen with business not scheduled on the agenda may speak to the Commission. Prior to speaking, each speaker must be recognized by the Chairman. The Commission may not discuss or take any action on an item but may place the issue on a future agenda. The number of speakers along with the time allowed per speaker may be limited.

CONSIDERATION AND POSSIBLE ACTION:

- 1.** Consideration and possible action on a recommendation to City Council for a building line encroachment for Montgomery Summit Business Park Reserve B.
- 2.** Consideration and possible action on a recommendation to City Council on demolition of the existing house and approval of a proposed new home and garage at 704 Caroline Street in the Historic Preservation District.
- 3.** Consideration and possible action on a recommendation to City Council for a building line encroachment at 704 Caroline Street in the Historic Preservation District.

COMMISSION INQUIRY:

Pursuant to Texas Government Code Sect. 551.042 the Planning & Zoning Commission may inquire about a subject not specifically listed on this Agenda. Responses are limited to recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place on the agenda of a future meeting.

ADJOURNMENT

/s/Nici Browe

Nici Browe, TRMC City Secretary

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on December 30, 2022 at 3:00 p.m.

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary's office at 936-597-6434 for further information or for special accommodations.

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 01/03/2023	Budgeted Amount: N/A
Department: Administration	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on a recommendation to City Council for a building line encroachment for Montgomery Summit Business Park Reserve B.

Recommendation

Motion to recommend approval of the variance request to City Council.

Discussion

The applicant’s letter detailing the request is attached. The request is to permit a 6-inch encroachment of the existing building foundations into the side and rear yard setbacks. The request will be decided by the City Council (who also serves as the Zoning Board of Adjustment). The P&Z Commission’s role is to provide a recommendation on the request.

Approved By

Interim City Administrator	Dave McCorquodale	Date: 12/28/2022



December 29, 2022

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Building Line Encroachment/Variance Request
Montgomery Summit Business Park
City of Montgomery

Dear Commission:

Montgomery Summit Business Park (“the Developer”) is proceeding with construction of additional buildings on Reserve B. As stated in the enclosed letter, the Developer found a discrepancy in the survey which led to the buildings being located within the building line setback on the west and north sides of the property by approximately 6 inches.


The developer request approval to leave the buildings in the location they are encroaching the existing building lines and request a variance to allow the plat to be amended to reduce the building lines accordingly.

We offer no objection to this request.

Approval of the requested variance does not constitute plat approval and only allows the Developer to further refine the proposed plat, which will require the full review and approval of the City

If you have any questions or comments, please do not hesitate to contact me or Chris Roznovsky.

Sincerely,


Chris Roznovsky, PE
Engineer for the City

KMV/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2022.12.27 MEMO to P&Z RE Montgomery Business Park Variance Request.docx

Enclosures: Variance Request

Cc (via email): Mr. Dave McCorquodale– City of Montgomery, Interim City Administrator & Director of Planning and Development
Ms. Nicola Browe – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



L SQUARED ENGINEERING

MUNICIPAL COMMERCIAL RESIDENTIAL

3307 W Davis St., Suite 100
 Conroe, TX 77304
 P: 936-647-0420 F: 936-647-2366
 www.L2Engineering.com

November 21, 2022

City of Montgomery
 C/o Dave McCorquodale
 101 Old Plantersville Road
 Montgomery, TX 77316

RE: Variance request for Montgomery Summit Business Park regarding requirements for lot setback

The subject tract is a 2.262-acre property along Summit Park Drive and FM 1097 being Reserve B within Montgomery Summit Business Park Subdivision, Montgomery County, Texas. According to Section 98 of the City of Montgomery Code of Ordinances, commercial lots are required to have a 25' setback when adjoin R-1 district boundaries. The original development plans were provided to the City and approved in 2015, which included the 25' building line (BL) and vegetative buffer (VB). A 10' BL was included on the final recorded plat on the sides of this reserve.

Upon construction of the most recent four office buildings, a post construction survey was produced and the foundations were poured slightly inside the 25' BL/VB and 10' BL. Upon investigation, it was determined there was an error in placing the property pins at some point in time. The original surveying company is no longer in business, so a new surveyor was used to pin the building locations. Once the new surveying company was asked to produce a post construction survey, there was a slight discrepancy between the original survey and his. Ultimately it was revealed there were multiple property pin locations that led to the misplacement of the building. The new surveyor ultimately had to go back to the parent tract to determine the correct location for the pins and has since fixed the discrepancy.

The request is for the City to acknowledge and accept the 0.5' encroachment into the 25' BL/VB and 10' BL. We would request that we be allowed to record an amendment BL/VB at the Montgomery County Clerk's Office if the City accepts the requested variance.

It is for the above-mentioned reasons that we feel the variance request should be considered and approved.

Thank you,

Jonathan White, PE
 936-647-0420
 Jwhite@L2engineering.com

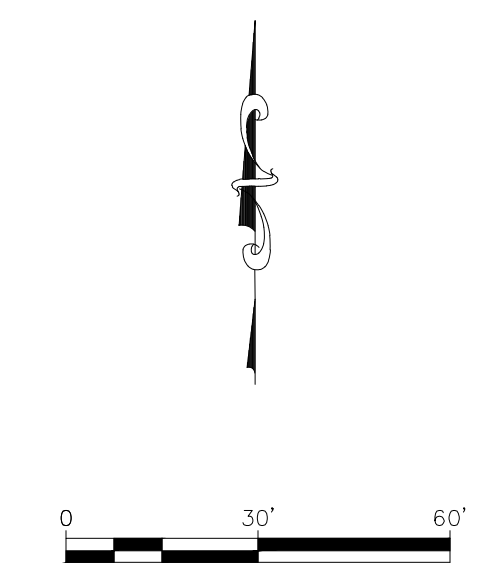
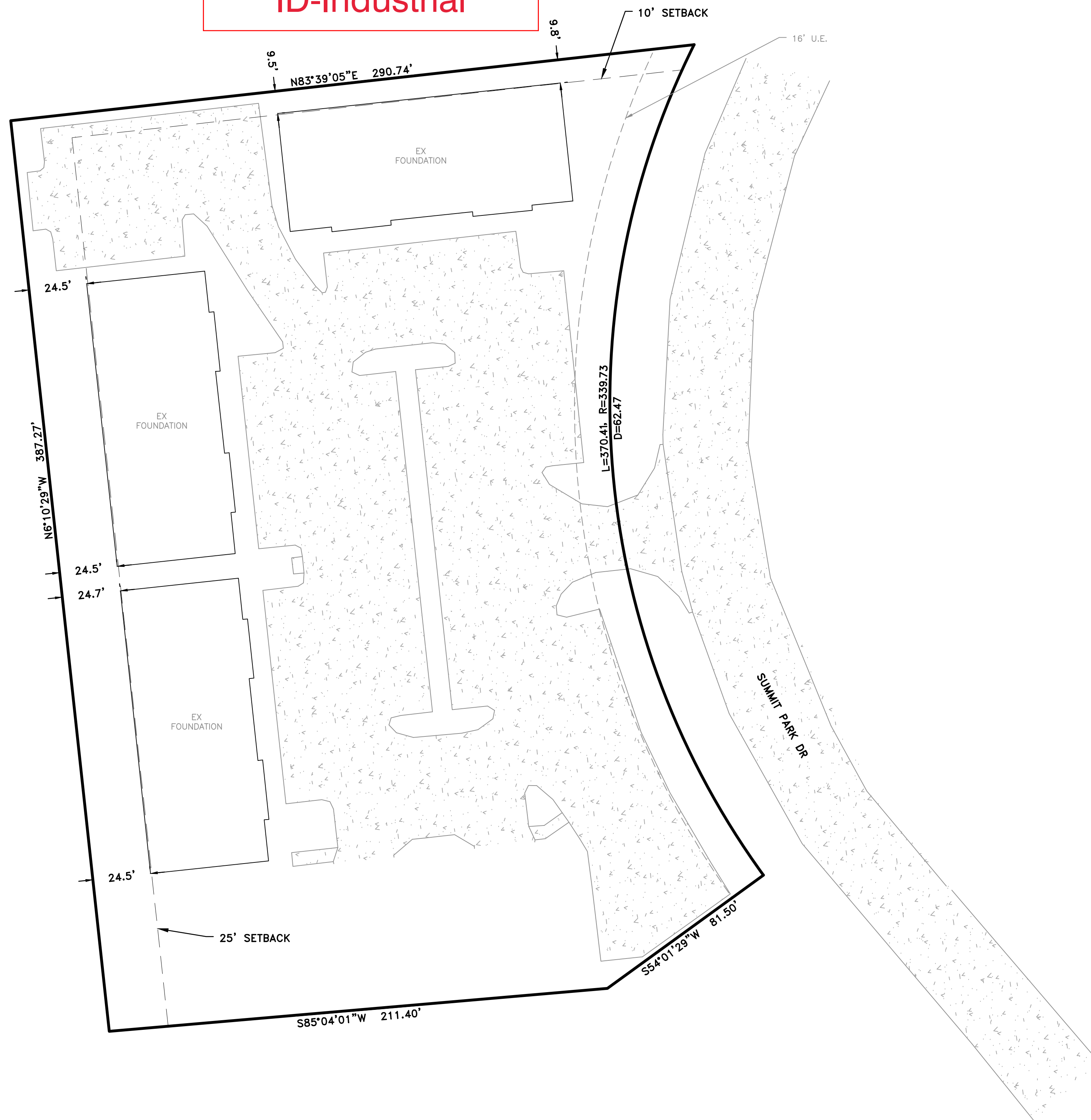
Attachments: Variance Request Application, Encroachment Exhibit, Recorded Plat



V:\1 COMPLETED PROJECTS\10193 - MSBP OFFICES, RESERVE B\DESIGN SET\EXHIBITS\ENCROACHMENT EXHIBIT.DWG Nov. 4, 2022-3:30 PM HUNTER M.

Adjacent tract zoned R1-SF Resid.

Adjacent tract zoned ID-Industrial



L SQUARED ENGINEERING
 MUNICIPAL COMMERCIAL RESIDENTIAL
 WWW.L2ENGINEERING.COM
 3307 W. DAVIS STREET #100
 CONROE, TEXAS 77384
 OFFICE 936-667-0400

MSBP - SECTION 1 - RESERVE B OFFICES
ENCROACHMENT EXHIBIT

11/4/2022

DRAWING INFORMATION			
PROJECT	10193	TDLR	**
DRAWN	RHM	CHECKED	JW
SCALE	SHEET		
1" = 30' (24x36)			
1" = 60' (11x17)			

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:

E. LEVI LOVE, PE #99340
 OR
 JONATHAN WHITE, PE #127058

FOR REVIEW PURPOSES ONLY
 NOT FOR CONSTRUCTION



Variance Request Application

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

Contact Information

Property Developer(s): Summit Universal LP

Address: 15349 Summit Park Dr, St. 101, Montgomery, TX Zip Code: 77356

Email Address: michael@summituniversal.com Phone: 936-701-1977

Applicants: L Squared Engineering

Address: 3307 W Davis Street, Suite 100 Conroe, TX 77304

Email Address: jwhite@l2engineering.com Phone: 936-647-0420

Parcel Information

Property Identification Number (MCAD R#): R508869

Legal Description: 89.129 acres in the Owen Shannon Survey A-36

Street Address or Location: 15349 Summit Park Drive Montgomery Texas 77356

Acreage: 2.262 Present Zoning: Commercial Present Land Use: Commercial

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 98-181 (a)(3) - 2022 Section(s): 98-181

Ordinance wording as stated in Section (98-181):

(3)

Rear yard. A rear vard of 25 feet is required on all lots abutting an R-1 district or abutting any lot located in the District B that is being used for an R district purpose. No storage or similar use shall be allowed in any required rear yard adjoining or abutting an R district.

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

Signatures

Owner(s) of record for the above described parcel:

Signature: Bridgewell Industrial Portfolio, LLC - Summit Series Date: 11/21/22

Signature: By: Brad Egan, Manager Date: _____

Signature: _____ Date: _____

Note: Signatures are required for all owners of record for the property proposed for variance. Attach additional signatures on a separate sheet of paper.

Additional Information

The following information must also be submitted:

Cover letter on company letterhead stating what is being asked.

A site plan.

All applicable fees and payments.

The application form must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the variance request shall be submitted.

Date Received

Office Use

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 01/03/2023	Budgeted Amount: N/A
Department: Administration	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on a recommendation to City Council on demolition of the existing house and approval of a proposed new home and garage at 704 Caroline Street in the Historic Preservation District.

Recommendation

While only needing one motion, include **both** a recommendation to City Council on the demolition and action on the proposed home and garage.

Discussion

The applicant’s supporting information is attached. The request involves two parts:

- Demolition of the existing home. P&Z makes a recommendation to City Council on this.
- New home and garage. P&Z approves or denies the exterior of the new structures.

The city currently requires a 10-foot side yard setback and the proposed home and garage would encroach into these by 5 feet, effectively leaving a 5-foot side yard. In reviewing the request, P&Z should provide guidance on whether you would recommend to City Council approval of the 5-foot encroachment. In other words, if you prefer to see the 10-foot side yard then do not approve the proposed plans as presented (and direct the applicant to revise the plans). If you are agreeable to the proposed encroachment, the exterior modifications can be approved by P&Z and the next agenda item is a recommendation to City Council on the encroachment.

Approved By

Interim City Administrator	Dave McCorquodale	Date: 12/30/2022

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL APPLICABLE EASEMENTS AND JOB SETBACKS PRIOR TO BEGINNING ANY CONSTRUCTION.
- ALL STAIRS AND ROOFS SHALL BE REMOVED TO A MINIMUM DEPTH OF 12 INCHES BELOW THE SURFACE WITHIN BUILDING FOOTPRINT AREA.
- ROOF GUTTERS AND DRAINAGE SHALL BE LOCATED TO NEAR ROOF SLOPE AND PAINTED TO MATCH SHINGLE COLOR.
- WATER SERVICE PIPING SHALL BE PROTECTED FROM FREEZING BY A MINIMUM OF 14" OF EXTERIOR COVERING.
- WATER SERVICE SHALL BE INSTALLED 1" BELOW GRADE AT A LOCATION INSIDE THE FOUNDATION FOOTPRINTS, EQUIPPED WITH A STOP AND CHECK VALVE AND TESTED WITH A WRENCH THAT IS EASILY ACCESSIBLE.
- ALL WATER PIPING SHALL BE GRADED TO DRAIN.
- WATERLINE TO BE INSPECTED BEFORE COVERING.

IMPORTANT GENERAL NOTES

THESE ARE ALL PROVISIONS FOR GENERAL DESIGN & CONSTRUCTION PURPOSES ONLY. THE ARCHITECT/DESIGNER DOES NOT WARRANT ANY MATERIAL, DESIGN DETAIL, CONSTRUCTION METHOD, EQUIPMENT, MATERIALS, ETC., WHETHER SPECIFIED OR EXPLICITLY NOTED ON THE DRAWINGS.

NO INFORMATION CONTAINED IN THIS PLAN IS INTENDED TO BE USED AS A BASIS FOR ANY DESIGN, ANALYSIS, OR ASSESSMENT. IF BY THE GENERAL CONTRACTOR'S NEGLIGENCE TO USE STANDARD INDUSTRY APPROVED CONSTRUCTION PRACTICES THIS WILL BE AT HIS OWN RISK. STRUCTURAL DESIGN IS REFERENCED HERE.

ALL CONSTRUCTION TO FOLLOW THE CURRENTLY ADOPTED INTERNATIONAL RESIDENTIAL CODE. THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE AND ANY CITY AMENDMENTS TO THESE CODES. ALL CODES SHALL HAVE PRECEDENCE OVER ANYTHING SHOWN, LOCATED, OR SPECIFIED ON THIS PLAN WHERE CONFLICTS AT HAND.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY HERRIDGE & ASSOC., INC. OF ANY VARIATIONS FROM THE SPECIFICATIONS OR CONDITIONS SHOWN ON THE DRAWINGS REGISTERED HEREIN.

- OWNER'S RESPONSIBILITY:** PRIOR TO CONSTRUCTION THE OWNER WILL DETERMINE THAT THIS PLAN MEETS THE OWNER'S NEEDS AND DESIGN EXPECTATIONS - ANY DESIGN QUESTIONS SHOULD BE DIRECTED TO THE ARCHITECT/DESIGNER FOR CLARIFICATION OR CORRECTION.
- DIMENSIONS & ERRORS:** THE GENERAL CONTRACTOR AND OWNER WILL BECOME FAMILIAR WITH ALL DESIGN ASPECTS OF THESE PLANS. ANY QUESTIONS WILL BE COVERED BY THE ARCHITECT/DESIGNER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ERRORS NOT NOTICED. DO NOT SCALE DRAWINGS.
- MODIFICATIONS:** ANY CHANGES TO THE PLAN ARE TO BE MADE BY A QUALIFIED PROFESSIONAL ARCHITECT, ENGINEER, OR ARCHITECTURAL DESIGNER. THE ORIGINAL DESIGNER WILL NOT BE RESPONSIBLE FOR MODIFICATIONS MADE TO THESE PLANS.
- CHANGE ORDERS:** ALL CHANGES TO THE CONSTRUCTION AND DESIGN OF THIS PLAN WILL BE DONE WITH WRITTEN CHANGE ORDERS ISSUED BY THE OWNER AND GENERAL CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COSTS TO COMPLETE CHANGES MADE TO THE CONSTRUCTION THAT ARE NOT APPROVED BY A WRITTEN CHANGE ORDER.
- DETAILS:** ALL IMPORTANT DESIGN DETAILS SUCH AS CORNERS, CORNERS AND JOINTS, ETC. SHALL BE FOLLOWED AS SHOWN IN THE PLANS. ANY DESIGN CHANGES SHALL BE ACCOMPANIED WITH SUBMITTED DRAWINGS PROVIDED BY THE CONTRACTOR FOR THE OWNER'S APPROVAL. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL ERRORS TO AVOID UNAUTHORIZED CHANGES TO THE ORIGINAL DESIGN DETAILS.

FLOOR ELEVATIONS: PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR WILL STAKE OUT ON THE JOB - THE FINISH FLOOR, FINISH AND FOOT FLOOR AND FINISH FLOOR ELEVATIONS FOR THE FINISH APPOINTMENT. THIS WILL BE ACCOMPANIED WITH SITE PLAN APPROVED IN WRITING BY THE OWNER.

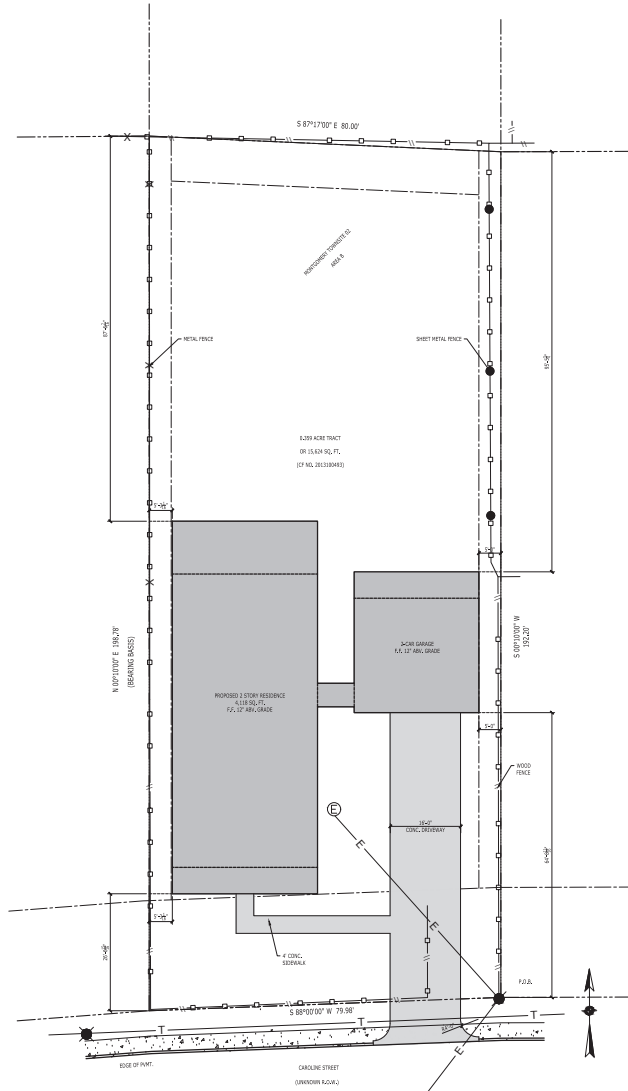
OWNER'S APPROVAL: ALL MATERIAL, FINISH AND COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION. FINISH FLOOR FINISHES, BRICK, STONE, STUCCO, STONE, ETC., AND FINISH SAMPLES SHALL BE PROVIDED TO THE OWNER FOR APPROVAL BEFORE ORDERING. VERIFY FINISHES, COLORS AND SPECIFICATIONS FROM SUCH AS SANITARY, ETC. BEFORE CONSTRUCTION.

SQUARE FOOTAGE CALCULATIONS: THE ACTUAL LIVING SQUARE FOOTAGE IS CALCULATED TO THE EXTERIOR OF FINISH WALLS IN THE FINISH INTERIOR SPACE. THIS DOES NOT INCLUDE FINISHES, UNFINISHED BASEMENTS OR UNFINISHED ATTIC SPACES. HALLS OR THROUGH SPACES SUCH AS GREAT ROOMS, PORCHES, AND STAIRS ARE CALCULATED ONLY ON THE FIRST FLOOR ONLY. THE NON-STRUCTURAL FINISH COMPONENT OF A WALL IS NOT INCLUDED IN THE LIVING SQUARE FOOTAGE. NET IS INCLUDED IN THE TOTAL SQUARE FOOTAGE.

TEMPERED GLASS: TEMPERED GLASS WILL BE INCLUDED AS PER CODE. CONTRACTOR WILL VERIFY TEMPERED GLASS REQUIREMENTS WITH LOCAL BUILDING AUTHORITIES PRIOR TO ORDERING AND INSTALLING WINDOWS.

FOOTAGE SYNOPSIS

FOUR FOUNDATION	3746
CONCRETE DRIVEWAY & SIDEWALK	1377
TOTAL HARD SURFACE	5123
LOT SIZE	15624
HARD SURFACE PERCENT	32.78%





REAR ELEVATION-OPTION B

EIF - 1'0"

3



REAR ELEVATION

EIF - 1'0"

2



FRONT ELEVATION

EIF - 1'0"

1

- ELEVATION GENERAL NOTES:**
GENERAL CONTRACTOR NOTES:
1. ALL CONSTRUCTION TO FOLLOW THE CURRENTLY ADOPTED INTERNATIONAL RESIDENTIAL CODE AND ANY CITY AMENDMENTS TO THESE CODES.
 2. 2019 IBCS: APPROVAL, WITHIN 10 BUSINESS DAYS OF THE DATE OF THE PERMITS, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE PERMITS AND ANY CITY AMENDMENTS TO THESE CODES.
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 21. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITS AND ANY CITY AMENDMENTS TO THESE CODES.
 22. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITS AND ANY CITY AMENDMENTS TO THESE CODES.

Item 2.

Stud Pack Builders

HERRIDGE & ASSOCIATES, INC.
 8000 WILSON BLVD. SUITE 100
 MONTGOMERY, TX 77115
 WWW.HERRIDGE.COM

INTERIM REVIEW DOCUMENTS
 NOT FOR CONSTRUCTION

SITE INFORMATION:
 LOT: 30, 31, 32, 33, 34, 35, 36
 BLOCK: 204
 CITY: Montgomery
 COUNTY: Montgomery

EXTERIOR ELEVATIONS

DATE: 11/11/2024
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]

A

12

704 Caroline St.

Here are some “before and afters” as we imagine them:

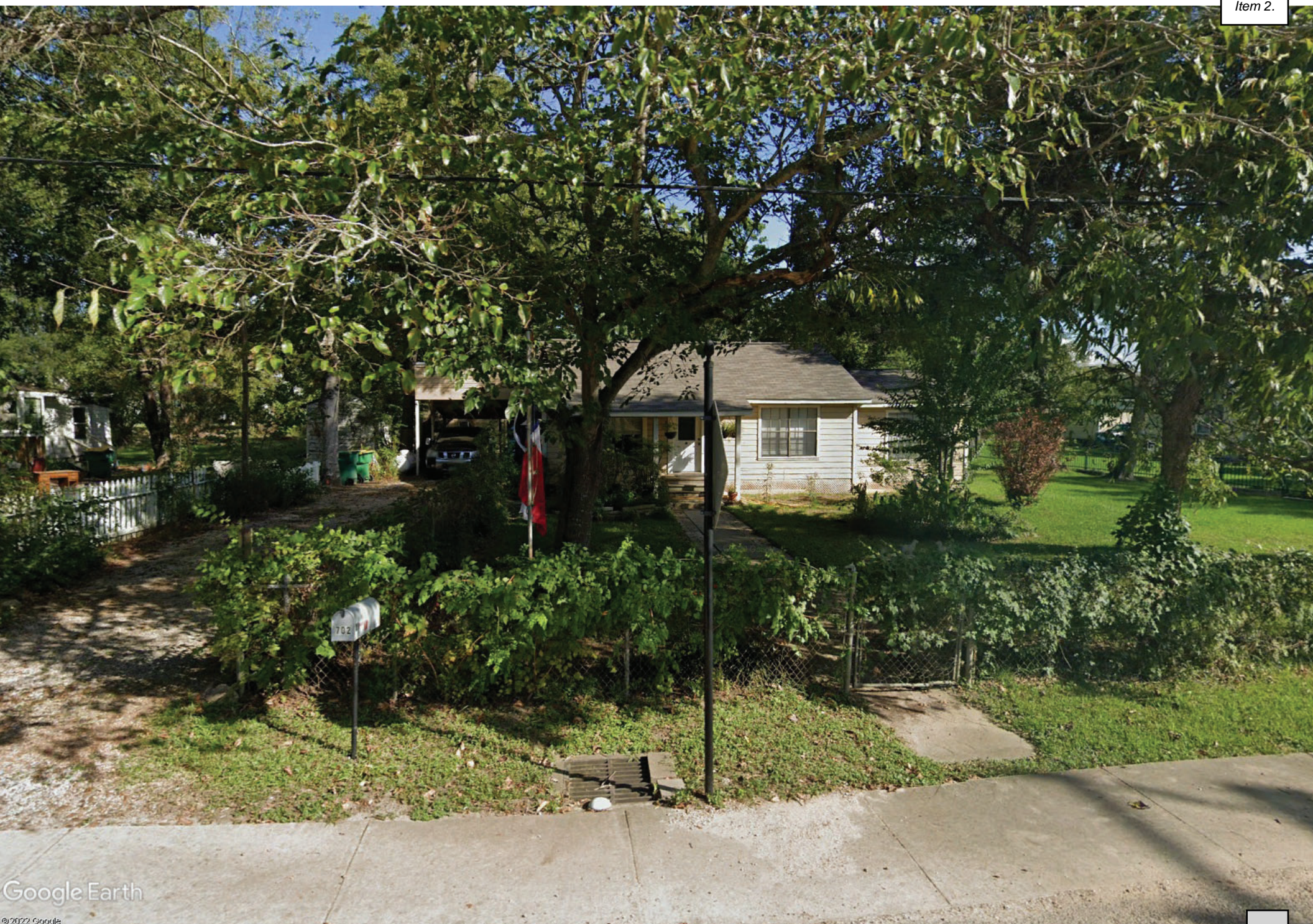




















Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 01/03/2023	Budgeted Amount: N/A
Department: Administration	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on a recommendation to City Council for a building line encroachment at 704 Caroline Street in the Historic Preservation District.

Recommendation

Motion to recommend approval or denial of the encroachment request to City Council.

Discussion

The applicant's request and proposed site plan are attached. The city engineer will provide a recommendation at the meeting. The city had a 5-foot side yard requirement for a number of years and many existing homes, as well as new neighborhoods, do have a 5-foot side yard. Current regulations require a 10-foot side yard. The applicant is asking for an encroachment into the side yard, effectively leaving a 5-foot side yard. Staff has no objections to the request.

Approved By

Interim City Administrator	Dave McCorquodale	Date: 12/30/2022



McCorquodale, Dave <dmccorquodale@ci.montgomery.tx.us>

704 Caroline St Encroachment Request

Liz Selleck <lizzyselleck@gmail.com>

Fri, Dec 30, 2022 at 11:16 AM

To: "McCorquodale, Dave" <dmccorquodale@ci.montgomery.tx.us>

Dear Sirs and Ladies,

My name is Jordan Selleck and I recently purchased the property at [704 Caroline Street](#) in Montgomery. After a detailed investigation of the interior of the existing home, it was apparent that the renovations needed due to years of deferred maintenance and DIY projects was not an option. Additionally, we realized it was not financially feasible to bring the home up to modern building and safety codes. In designing the new home, we have used a similar location to the existing home and an existing shed on the property. We do not believe the location of the proposed home and garage will have any adverse effects on the neighboring properties since the existing structures have not negatively affected the neighbors or the neighborhood. We request to be allowed to encroach into the required 10-foot side yards as shown on the proposed site plan. Thank you for your consideration.

Jordan Selleck

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL APPLICABLE EASEMENTS AND JOB SETBACKS PRIOR TO BEGINNING ANY CONSTRUCTION.
- ALL STAIRS AND ROOFS SHALL BE REMOVED TO A MINIMUM DEPTH OF 12 INCHES BELOW THE SURFACE WITHIN BUILDING FOOTPRINT AREA.
- ROOF GUTTERS AND DRAINAGE SHALL BE LOCATED TO REAR ROOF SLOPE AND PAINTED TO MATCH SHINGLE COLOR.
- WATER SERVICE PIPING SHALL BE PROTECTED FROM FREEZING BY A MINIMUM OF 14" OF EXTERIOR COVERING.
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- WATERLINE TO BE INSPECTED BEFORE COVERING.

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ALL CONSTRUCTION TO FOLLOW THE CURRENTLY ADOPTED INTERNATIONAL RESIDENTIAL CODE. THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE AND ANY CITY AMENDMENTS TO THESE CODES. ALL CODES SHALL HAVE PREFERENCE OVER ANYTHING SHOWN, LOCATED, OR SPECIFIED ON THIS PLAN UNLESS SPECIFIED AT VARIANCE.

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3. MODIFICATIONS: ANY CHANGES TO THE PLAN ARE TO BE MADE BY A QUALIFIED PROFESSIONAL ARCHITECT, ENGINEER, OR ARCHITECTURAL DESIGNER. THE ORIGINAL DESIGNER WILL NOT BE RESPONSIBLE FOR MODIFICATIONS MADE TO THE PLAN.

4. CHANGE ORDERS: ALL CHANGES TO THE CONSTRUCTION AND DESIGN OF THIS PLAN WILL BE DONE WITH WRITTEN CHANGE ORDERS ISSUED BY THE OWNER AND GENERAL CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COSTS TO COMPLETE CHANGES PRIOR TO THE CONSTRUCTION THAT ARE NOT APPROVED BY A WRITTEN CHANGE ORDER.

5. DETAILS: ALL IMPORTANT DESIGN DETAILS SUCH AS CORNERS, CORNERS AND JOINTS, ETC. SHALL BE FOLLOWED AS SHOWN IN THE PLANS. ANY DESIGN CHANGES SHALL BE ACCOMPANIED WITH SUBMITTED DRAWINGS PROVIDED BY THE CONTRACTOR FOR THE OWNER'S APPROVAL. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL ERRORS TO AVOID UNANTICIPATED CHANGES TO THE ORIGINAL DESIGN DETAILS.

6. FLOOR ELEVATIONS: PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR WILL STAKE OUT ON THE JOB - THE HOUSE, DRIVEWAY, AND FOOT CURE AND GARAGE FLOOR ELEVATIONS FOR THE OWNER'S APPROVAL. THIS WILL BE ACCOMPANIED WITH SITE PLAN APPROVED IN WRITING BY THE OWNER.

7. OWNER'S APPROVAL: ALL MATERIAL, FINISH AND COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION. FINISH SELECTIONS INCLUDE: BRICK, CERAMIC TILE, STONE, ETC. AND FINISH SAMPLES SHALL BE PROVIDED TO THE OWNER FOR APPROVAL BEFORE ORDERING. VERIFY FINISH SELECTIONS AND SPECIFICATIONS FROM SUCH AS SANITARY, ETC. BEFORE CONSTRUCTION.

8. SQUARE FOOTAGE CALCULATIONS: THE ACTUAL LIVING SQUARE FOOTAGE IS CALCULATED TO THE EXTERIOR OF FINISH WALLS IN THE FINISH INTERIOR FINISH. THIS DOES NOT INCLUDE: FINISHES, UNFINISHED BASEMENTS OR UNFINISHED SECOND FLOOR, HALLS OR TRAILER SPACES SUCH AS GARAGE, PORCHES, AND STAIRS ARE CALCULATED ONLY ON THE FIRST FLOOR ONLY. THE NON-STRUCTURAL MASONRY COMPONENT OF A WALL IS NOT INCLUDED IN THE LIVING SQUARE FOOTAGE. NET IS INCLUDED IN THE TOTAL SQUARE FOOTAGE.

9. TEMPERED GLASS: TEMPERED GLASS SHALL BE INSTALLED AS PER CODE. CONTRACTOR WILL VERIFY TEMPERED GLASS REQUIREMENTS WITH LOCAL BUILDING AUTHORITIES PRIOR TO ORDERING AND INSTALLING WINDOWS.

FOOTAGE SYNOPSIS

HOUSE FOUNDATION	3746
CONCRETE DRIVEWAY & SIDEWALK	1377
TOTAL HARD SURFACE	5123
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10' side yard setback as required

