

Wylie Zoning Board of Adjustments Regular Meeting

August 21, 2023 – 6:30 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Board regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Board requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Board is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

ELECTION OF CHAIR AND VICE-CHAIR

- A. Nominate and Motion for Chair
- B. Nominate and Motion for Vice-Chair

WORK SESSION

[WS1.](#) Hold a work session to discuss the Zoning Board of Adjustments Rules and Procedures

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Board and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- [A.](#) Consider and Act upon Zoning Board of Adjustment Regular Meeting Minutes from June 12, 2023.

REGULAR AGENDA

- [1.](#) Hold a Public Hearing to consider and act upon a request by Jeffrey Basch for a variance to Section 2.5.C of the Zoning Ordinance to allow for 1' side setbacks in lieu of the required side setback of 20' and 1' residential proximity requirement in lieu of 5'. Property located at 100 N Westgate Way. ZBA 2023-04
- [2.](#) Hold a Public Hearing to consider and act upon a request by Susan Cranford for a variance to Section 4.2 of Planned Development 2005-24 to allow for 5' rear setbacks in lieu of the required rear setback of 18'. Property located at 1213 Shadow Hills Drive. ZBA 2023-05
- [3.](#) Hold a Public Hearing to consider and act upon a request by Timothy Wren for a variance to Section 3.2.B of the Zoning Ordinance to allow for 3' rear setbacks in lieu of the required rear setback of 25'. Property located at 306 Harvest Bend. ZBA 2023-06

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on August 18, 2023 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Board should determine that a closed or executive meeting or session of the Board or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Board at the date, hour and place given in this notice as the Board may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.



Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning

Item Number: WS

Prepared By: Jasen Haskins, AICP

Subject

Hold a work session to discuss the Zoning Board of Adjustments Rules, procedures, and responsibilities.

Recommendation

N/A

Discussion

Staff will make a presentation to the Board members regarding the rules, procedures, and responsibilities of the Zoning Board of Adjustment.

Board members can discuss the item and ask questions of staff.

Welcome to the Zoning Board of Adjustments (ZBA)

Overall Authority to protect the Health, Safety, and Welfare of the City and Citizens

Municipal Planning Authority



Allowance

- Zoning Board of Adjustment is allowed by Sec 211.008 of the State of Texas Local Government Code

General Decision Responsibilities

- Appeals to administrative decisions
- Variance requests from Zoning Ordinance
- Special Exceptions to the Zoning Ordinance
- Make recommendation to Zoning Ordinance based on variances

Appeals to Administrative Decisions

- Hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by an administrative official
- The board may reverse or affirm, in whole or in part, or modify the administrative official's order
- The concurring vote of 75 percent of the members of the board is necessary

Special Exceptions

- Only when required by the Zoning Ordinance
- Wylie does not currently use this provision

Ordinance Amendments

- Covers only Zoning Ordinance
- Board gives direction to staff, usually as a result of favorable vote for applicant
- P&Z makes recommendation to City Council

ZBA Operates by Adopted Rules and Procedures

- Written by Board Members
- Approved by City Council
- Updated March 2020

General Meeting Format

- Chairman calls meeting to order
- Citizen Comments on Non-Agenda Items
- Executive or Work Session (as needed)
- Consent Items (minutes)
- Public Hearings
- General Business
- Adjournment

Texting during a meeting may and can constitute as Public Information, please refrain from using personal devices during meetings.

General Item Format

- Chairman Introduction
- Staff Report
- Applicant Remarks
- Public Hearing
 - Citizen Comment
 - Applicant Rebuttal
- Board Discussion
- Motion (approve, approve with conditions, disapprove)

Other Considerations

- Packet Delivery
- Attendance
- Quorums/Open Meetings
- Pre-Meeting Questions
- Open Records
- Conflict of Interest

Planning Staff

Jasen Haskins
Director of Community Services
jasen.haskins@wylietexas.gov
(972) 516-6324

Kevin Molina
Senior Planner
kevin.molina@wylietexas.gov
(972) 516-6323

Lillian Baker
Administrative Assistant II
lillian.baker@wylietexas.gov
(972) 516- 6321



Zoning Board of Adjustment

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Lillian Baker

Subject

Consider, and act upon, Minutes from the June 12, 2023 Regular Meeting.

Recommendation

Motion to approve Item A as presented.

Discussion

The minutes are attached for your consideration

Wylie Zoning Board of Adjustment Regular Meeting

June 12, 2023 – 6:30 PM

300 Country Club Road #100 - Executive Conference Room #106, Wylie, Texas 75098



CALL TO ORDER

Chair Byron Betler called the meeting to order at 6:30 p.m. Present were Board Member Aaron Lovelace (arrived at 6:35 p.m.), Board Member Richard Covington, Chair Byron Betler, Vice Chair Harold Smith, Alternate Board Member Jennifer Grieser, Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, and Secretary Lillian Baker. Absent were Alternate Board Member John Perdomo.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address the Board regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Board requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, the Board is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

None approached the Board

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Board and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

A. Consider and act upon Minutes from the April 17, 2023 Regular Meeting.

Board Action on Consent Agenda

A motion was made by Vice Chair Smith and seconded by Alt Board Member Grieser to approve the Consent Agenda as presented. A vote was taken and passed 4-0

REGULAR AGENDA

1. Hold a Public Hearing to consider and act upon a request by Barrett Smith for a variance to Section 4.2 of Planned Development 2005-24 to allow for 10' rear setbacks in lieu of the required rear setback of 20' and 4' side setback in lieu of 11' side setback. Property located at 1209 Cedar Point. ZBA 2023-02.

Staff Comments and Public Hearing on Regular Agenda

Senior Planner Molina presented and provided an overview of the request for variance to allow for an additional residence. He stated that the applicant did receive approval from his HOA. Staff sent out fifteen notices and received two returns in favor.

Chair Betler opened a Public Hearing. Applicant Barrett Smith was present and addressed the Board and stated that the addition was for care of a family member and that the variance is being requested, so that Americans with Disabilities Act (ADA) requirements can be met. Chair Betler closed the Public Hearing.

Board Action on Regular Agenda Item

A motion was made by Alt Board Member Jennifer Grieser and seconded by Board Member Covington to approve the Regular Agenda Item as presented. A vote was taken and passed 5-0.

ADJOURNMENT

A motion was made by Board Member Lovelace and seconded by Vice Chair Smith to adjourn. A vote was taken and carried 5 – 0. The meeting was adjourned at 6:37 p.m.

ATTEST

Byron Betler - Chair

Lillian Baker - Secretary



Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Hold a Public Hearing to consider and act upon a request by Jeffrey Basch for a variance to Section 2.5.C of the Zoning Ordinance to allow for 1' side setbacks in lieu of the required side setback of 20' and 1' residential proximity requirement in lieu of 5'. Property located at 100 N Westgate Way. **ZBA 2023-04**

Recommendation

Motion to approve, deny.

Discussion

OWNER: Jeffrey Basch

APPLICANT: Jeffrey Basch

The applicant is requesting a variance to Section 2.5.C of the Zoning Ordinance to allow for 1' side setback in lieu of the required side setback of 20' and 1' residential proximity setback in lieu of 5' for the permitting of an already commenced detached patio cover that measures 352 sq.ft.. The property is located at 100 N Westgate Way. The purpose of the addition is to allow for backyard coverage.

The applicant believes the variance request has merit for the following reasons:

- The patio cover has a minimal impact on visibility concerns due to it being unenclosed.

Public comment forms were mailed to twenty-seven (27) property owners within 200 feet of this request, as required by State Law. At the time of posting three comment forms were returned in favor and none in opposition of the request.

The Board shall not grant a variance to the development code which:

- (1) Permits a land use not allowed in the zoning district in which the property is located; or
- (2) Is in the public right-of-way or on public property; or
- (3) Alters any definition of the development code; or
- (4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or
- (5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or
- (6) Is based exclusively on findings of personal or financial hardship.

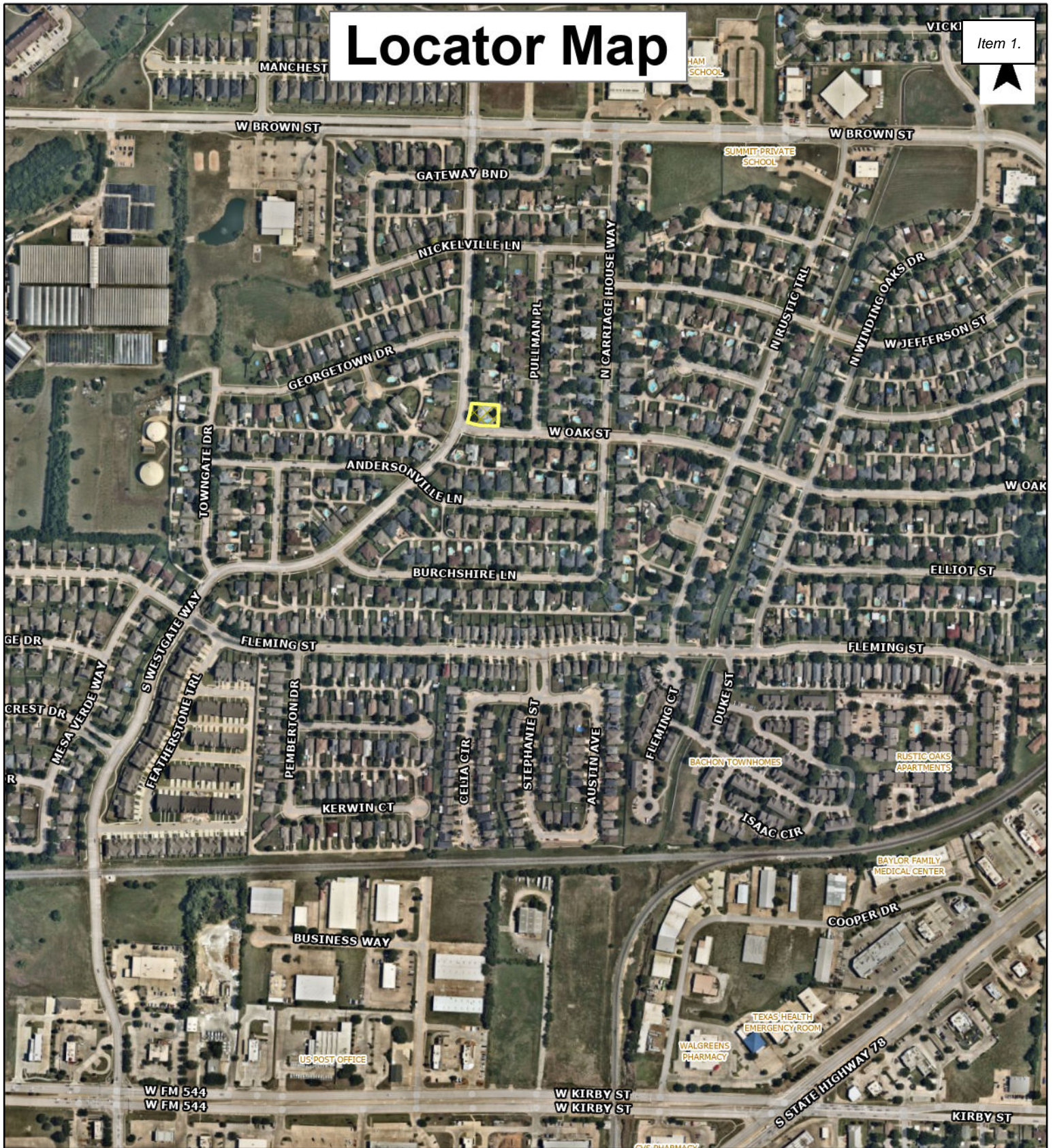
In order to grant a variance to the development code the Board shall find that all the following have been satisfied:

- (1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;
- (2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;
- (3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;
- (4) That the demonstrable hardship is not self-imposed;

- (5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;
- (6) That the variance, if granted will not change the character of the zoning district in which the property is located;
- (7) That the variance, if granted is in keeping with the intent of the development code; and
- (8) That the variance, if granted, will not adversely affect the health, safety or welfare of the citizens of Wylie.

Locator Map

Item 1.



ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2023-04 100 N Westgate Way

 SUBJECT property

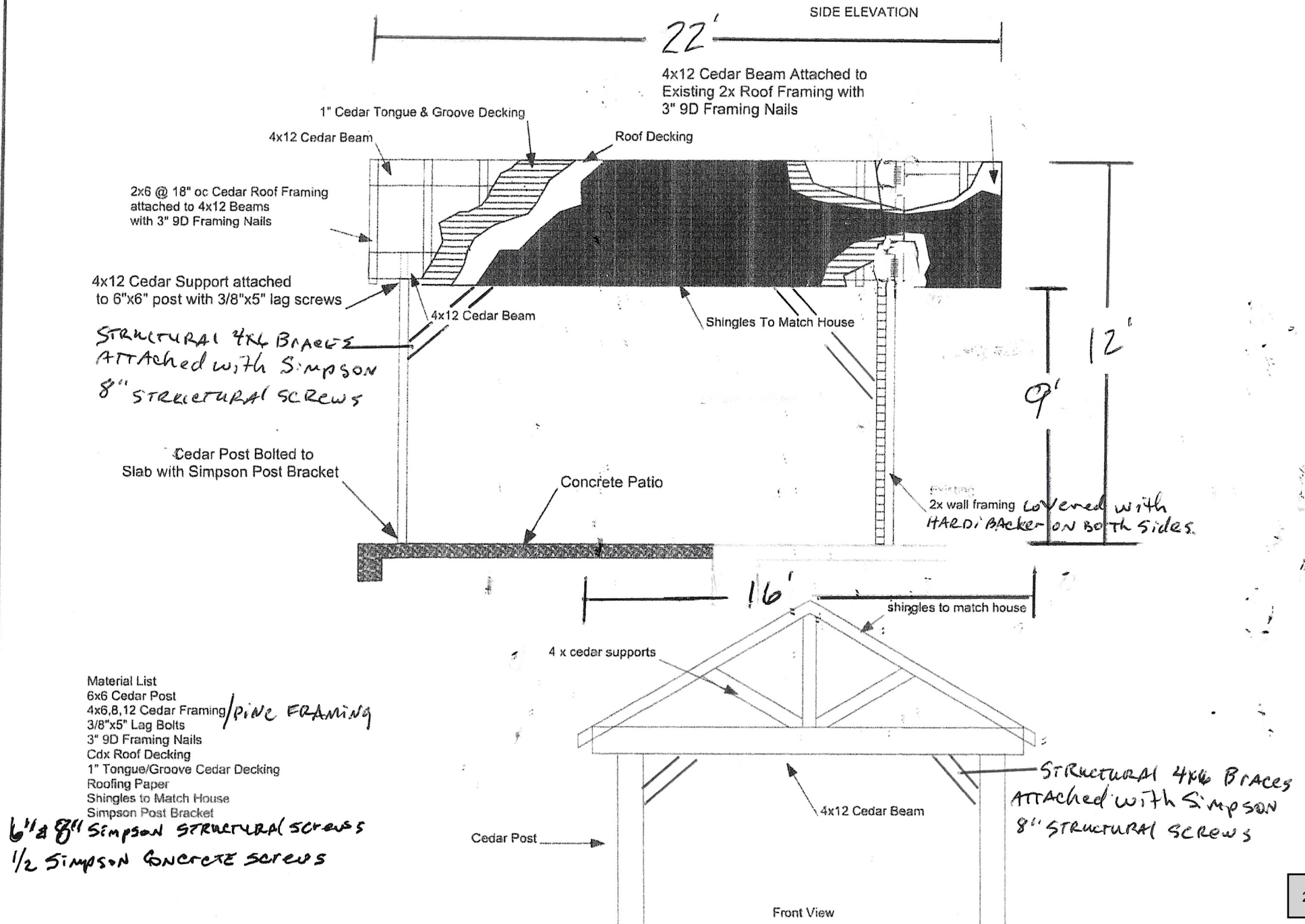
0 0.1 0.2 0.3 Miles



Date: 7/26/2023



Gable Patio Cover Details





100 N. Westgate Way

Being Lot 8, in Block 13, of Westgate Phase 1, an addition to the City of Wylie, Collin County, Texas, according to the Map or Plat thereof recorded in/under Cabnetal F. Slide 793, Map/Plat Records, Collin County, Texas.

stewart title

Real partners. Real possibilities.™

Item 1.

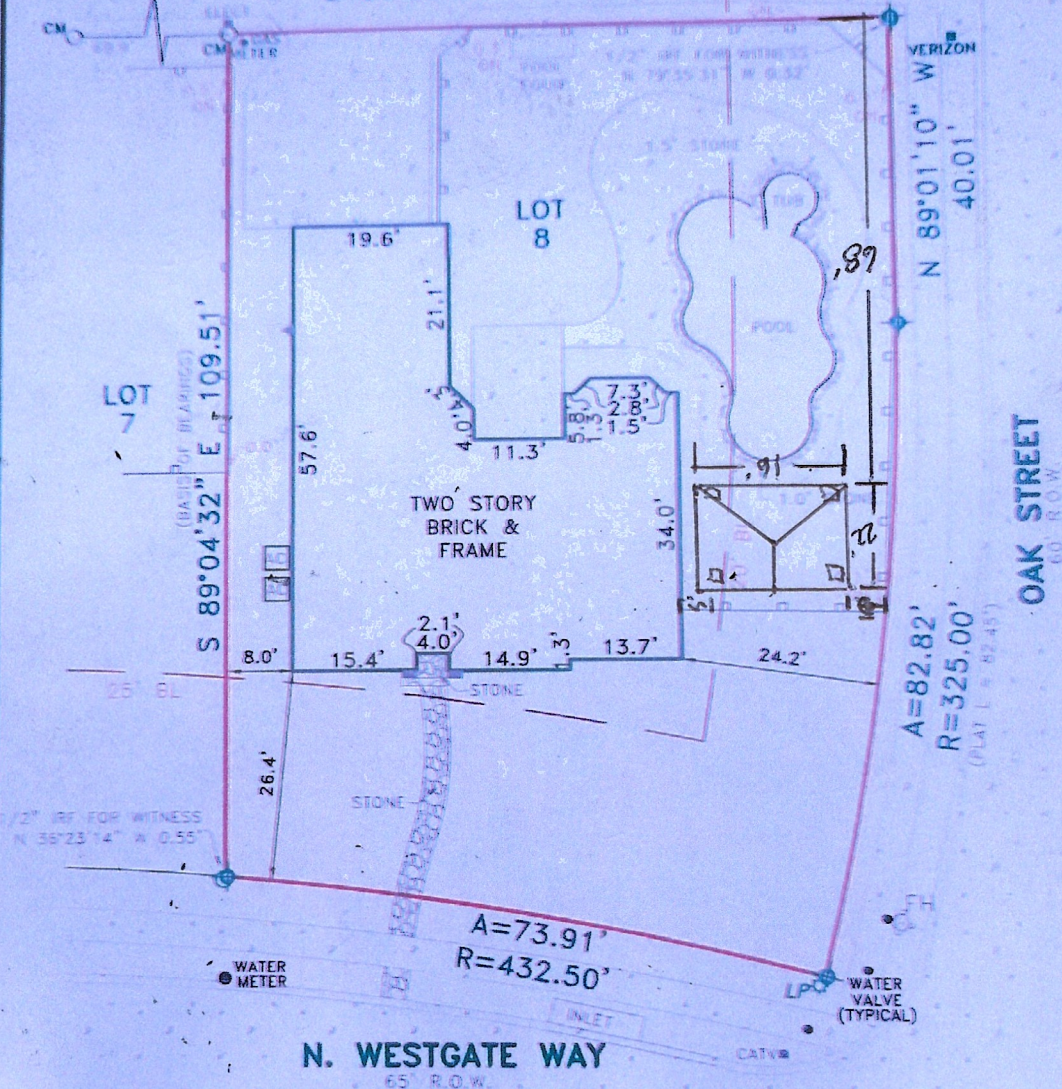


LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- 1" PIPE FOUND
- 1" X FOUND/SET
- 2/8" 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
- O—P OVERHEAD ELECTRIC POWER
- S—P OVERHEAD ELECTRIC SERVICE
- O— CHAIN LINK
- W— WOOD FENCE 0.5' WIDE TYPICAL
- I— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- A— EDGE OF ASPHALT
- G— EDGE OF GRAVEL
- C— CONCRETE
- D— COVERED AREA



15' ALLEY
S 00°55'28" W 83.33'



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 2838, PG. 37, CAB. F, SLIDE. 793

NOTES:

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

FLOOD NOTE: According to the F.I.R.M. No. 48085C0420J, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Stewart Title. 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: CM

Scale: 1" = 20'

Date: 03-14-18

GF No.: 01128-60718

Job No. 1804831

Accepted by:

Purchaser

Date:

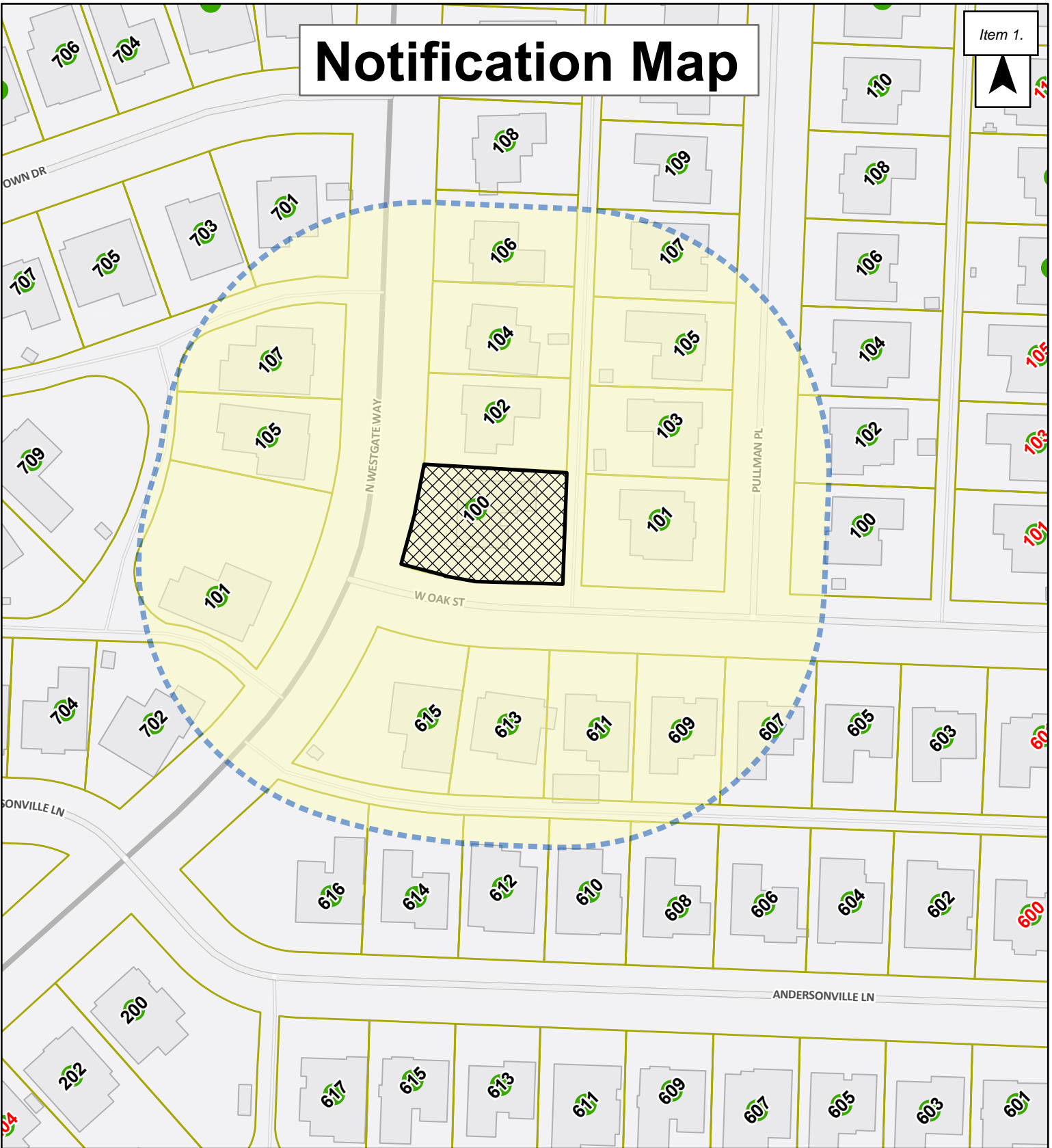
Purchaser



CBG
SURVEYING INC.

12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgsurvey.com





ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2023-04 100 N Westgate Way

 SUBJECT property  200 foot Notification Buffer

0 50 100 150 200 Feet



Date: 7/26/2023





PUBLIC COMMENT FORM

***Submissions can now be made on-line at <https://records.wylietexas.gov/Forms/PublicComment>
or by scanning the QR code in the upper right hand corner.
(If completing the form below, please type or use black ink)***

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

☒ I am **FOR** the requested zoning as explained on the attached public notice for ZBA Case #2023-04.
☐ I am **AGAINST** the requested zoning as explained on the attached public notice for ZBA Case #2023-04.
 Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Zoning Board of Adjustment
meeting:

Monday, August, 21, 2023 6:30 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: SANDRA JENNINGS
(please print)
 Address: 104 N. WESTGATE WAY
WYLIE TX 75098
 Signature: Sandra Jennings
 Date: 8-8-2023

COMMENTS:

IT'S HIS PROPERTY, LET HIM DO WHAT HE WANTS.



Public Comment Form

Item 1.

First Name *

Vernon

Middle Name

J

Last Name *

James

Address *

Street Address

105 Pullman Pl

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZBA Case #2023-04 100 N Westgate Way

Response *

☒ I am FOR the requested zoning as explained on the public notice

☐ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

8/14/2023



Public Comment Form

Item 1.

First Name *

Jamie

Middle Name

Last Name *

Duerksen

Address *

Street Address

615 W. Oak St

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZBA Case #2023-04 100 N Westgate Way

Response *

- ☒ I am FOR the requested zoning as explained on the public notice
☐ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

8/14/2023



Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Hold a Public Hearing to consider and act upon a request by Susan Cranford for a variance to Section 4.2 of Planned Development 2005-24 to allow for 5' rear setbacks in lieu of the required rear setback of 18'. Property located at 1213 Shadow Hills Drive. **ZBA 2023-05**

Recommendation

Motion to approve, deny.

Discussion

OWNER: Susan Cranford

APPLICANT: Susan Cranford

The applicant is requesting a variance to Section 4.2 of the Braddock Place Estates Planned Development (PD 2005-24) to allow for 5' rear setbacks in lieu of the required rear setback of 18' for the construction of a 600 sq.ft. detached garage. The property is located at 1213 Shadow Hills Drive.

The applicant believes the variance request has merit for the following reasons:

- The Planned Development design standards of Braddock Place Estates has a rear setback of 10% of the lot depth. The lot is 180' in depth. 10% of 180' is 18'. The applicant is requesting for a 5' rear setback being 2' more than what the Zoning Ordinance allows for detached garages.
- The Braddock Place Estates Architectural Committee has approved previous comparable variance requests contingent on city approvals.

Public comment forms were mailed to nineteen (19) property owners within 200 feet of this request, as required by State Law. At the time of posting two comment forms were returned in favor and none in opposition of the request.

The Board shall not grant a variance to the development code which:

- (1) Permits a land use not allowed in the zoning district in which the property is located; or
- (2) Is in the public right-of-way or on public property; or
- (3) Alters any definition of the development code; or
- (4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or
- (5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or
- (6) Is based exclusively on findings of personal or financial hardship.

In order to grant a variance to the development code the Board shall find that all the following have been satisfied:

- (1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;
- (2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;

- (3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;
- (4) That the demonstrable hardship is not self-imposed;
- (5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;
- (6) That the variance, if granted will not change the character of the zoning district in which the property is located;
- (7) That the variance, if granted is in keeping with the intent of the development code; and
- (8) That the variance, if granted, will not adversely affect the health, safety or welfare of the citizens of Wylie.

Locator Map

Item 2.



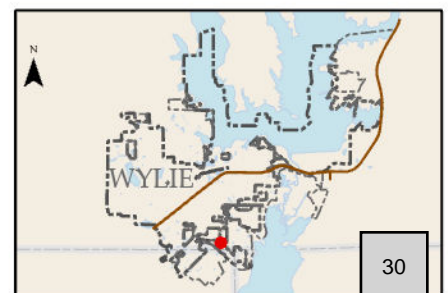
ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2023-05 1213 Shadow Hills Dr.

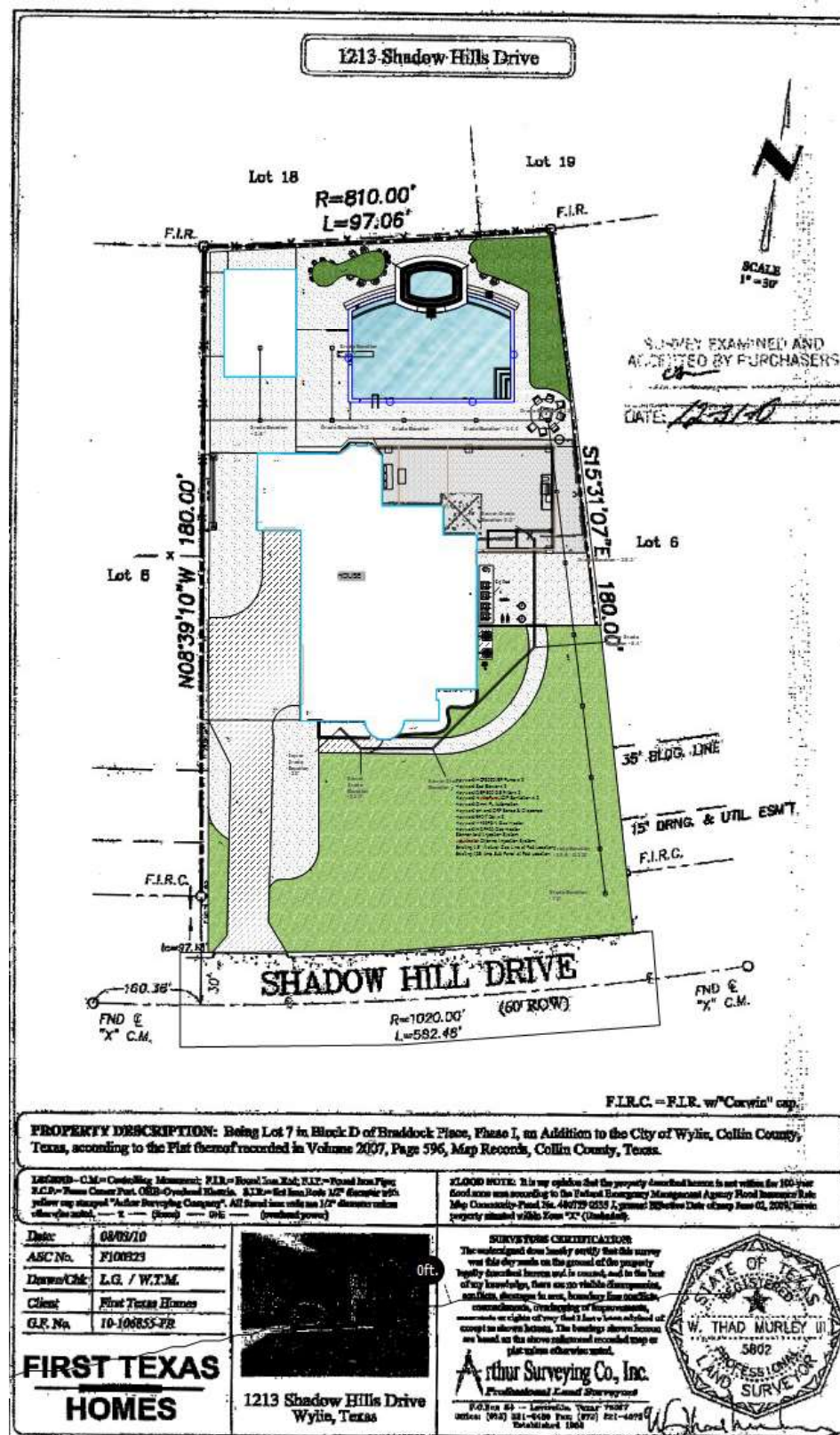
 SUBJECT property

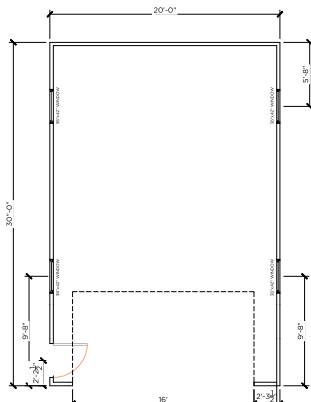
0 0.1 0.2 0.3 Miles



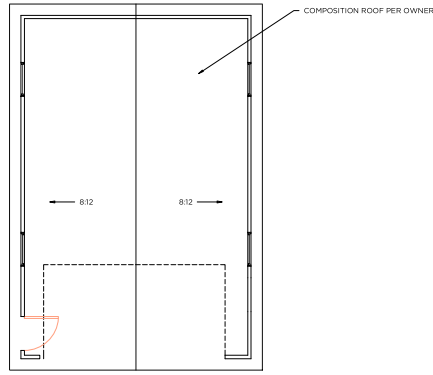
Date: 7/27/2023





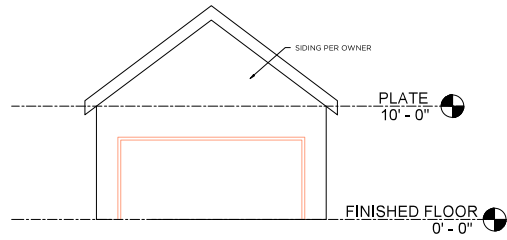


1 FLOOR PLAN
SCALE: 1/8"=1'-0"

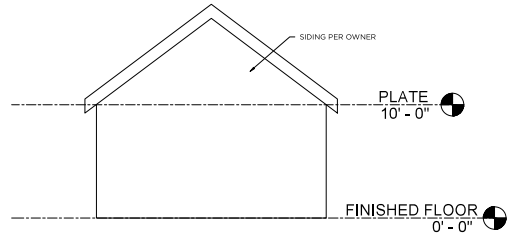


2 ROOF PLAN
SCALE: 1/8"=1'-0"

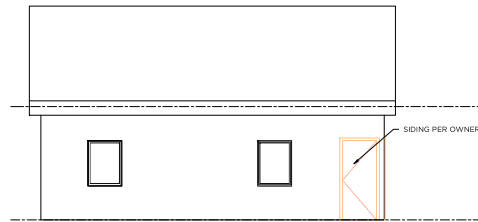
NOTES:
1. ALL CONSTRUCTION SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE, AS ADOPTED BY THE CITY.



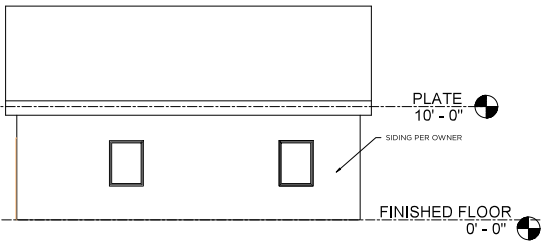
2 FRONT ELEVATION
SCALE: 1/8"=1'-0"



3 REAR ELEVATION
SCALE: 1/8"=1'-0"



4 LEFT ELEVATION
SCALE: 1/8"=1'-0"



5 RIGHT ELEVATION
SCALE: 1/8"=1'-0"



ARTEC
Engineering

ARTEC INTEGRATED LLC
17020 WINDROSE AVE
SUITE 6300
PLANO, TEXAS 75024
TBP ENGINEERING FIRM F-16272
www.artec-engineering.com
214.799.3500

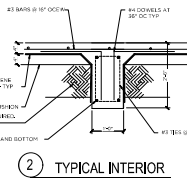
STRUCTURAL PLANS
DETACHED GARAGE
1311 SHADOW HILLS DRIVE
WYLLIE, TEXAS 75096

PROJECT #1601001

ARCHITECTURAL PLANS

DATE: 12/16/2019

A1



1. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS NOTED OTHERWISE.
2. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE ACI 301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, AND ACI 318 SPECIFICATIONS FOR STRUCTURAL CONCRETE.
3. ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4", UNLESS NOTED OTHERWISE.
4. CLEAR DISTANCES FROM CAST-IN-PLACE CONCRETE SURFACES TO REINFORCING SHALL BE NO LESS THAN THE FOLLOWING UNLESS NOTED OTHERWISE:

WALLS	3"
BEAMS AND COLUMNS:	1.5"
GRADE BEAMS:	2"
BOTTOM OF FOOTINGS:	3"
SLOTTED OR GRADE:	2" FROM TOP
SUPPORTED SLABS	1"

NOTE:
1) FOR TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 12'-0" PROVIDE 2X4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 12'-0" TO 17'-0", PROVIDE 2X6 CONTINUOUS STUDS @ 16" O.C.

PER IRC SECTION R602.10.8
HORIZONTAL JOINTS SHALL OCCUR OVER, AND BE
FASTENED TO COMMON BLOCKING OF A MINIMUM
1-1/2 INCH THICKNESS.

SHEAR WALL NOTES

1. AT CANTILEVERED FLOOR SUPPORTING A BRACED WALL LINE ABOVE ADD SOLID BLOCKING BETWEEN TRUSSES AND JOISTS AT BEARING WALL, AS AN ALTERNATE FOR CANTILEVERS LESS THAN OR EQUAL TO 10 FEET. PROVIDE AN ADDITIONAL JOIST OR TRUSS BEING ADDED AT THE END OF THE CANTILEVER IN LIEU OF THE SOLID BLOCKING.
2. ALL ENGINEER OR BRACED WALL PANEL SHEATHING SHALL EXTEND FROM PLATE TO PLATE.
3. IF THE BRACED WALL LINE SINGLE SIDED GYPSUM IS SPECIFIED ON PLAN, IT SHALL BE INSTALLED AS SHOWN ON THE PLAN AND USE FOR THE ENTIRE BRACED WALL LINE. (IE BRACING METHODS ON THIS SHEET.)
4. BRACED WALL PANELS LOCATED BELOW A PLATFORM FRAMED GABLE END WALL SHALL HAVE THE STRUCTURAL SHEATHING EXTENDED ABOVE THE TOP OF THE PLATFORM FRAMED GABLE END. IF LEAVING THE GABLE END OPEN, AN ADDITIONAL GABLE END WALL SHALL BE ALLOWED AND INSTALLED. AN ADDITIONAL GABLE END WALL SHALL BE INSTALLED AT THE SAME LOCATION ON THE GABLE END WALL.

FASTENING FOR STRUCTURAL SHEATHING		
MAXIMUM STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
16"	8d COMMON (2.5"x0.113")	6" EDGE, 12" FIELD

7/16" MIN. STRUCTURAL SHEATHING PER IRC TABLE R602.3(3).
STRUCTURAL SHEATHING INCLUDES RED AND BLUE THERMO P
(INSTALL PER MFR SPECIFICATIONS)

RAFTERS MAKE CEILING

Diagram illustrating a roof truss system. The rafters are shown as dashed lines forming a triangular structure. The ceiling is indicated by a solid line. A red curved arrow points to the rafters, and a red curved arrow points to the ceiling. The text "RAFTERS MAKE CEILING" is written above the rafters.

2 SHEAR WALL PLAN
SCALE: 1/4"=1'-0"

General Structural Notes

1.0 Applicable Design Codes and Loads

- 1.1 Codes and Standards: International Residential Code (IRC), latest edition, International Building Code (IBC), latest edition.
- 1.2 Design Loads
- | | | |
|--|----------|----------|
| Roof (Rafter) | 16 psf | 10 psf |
| Ceiling joists | 20 psf | 10 psf |
| Limited storage | 40 psf | 10 psf |
| No storage | 40 psf | 10 psf |
| Floors | 40 psf | 10 psf |
| Basement | 40 psf | 10 psf |
| 1.3 Wind Speed (3 sec gust) | 100 mph | Per Plan |
| 1.4 Ground Snow Load | 5 psf | B |
| 1.5 Seismic Design Category | 100 psf | B |
| 1.6 Special Loads | 300 psf | Insult |
| HVAC/Water heaters | 100 psf | Insult |
| Exterior/Interior Walls | 10.5 psf | 8.5 psf |
| Gyrocure | 12.5 psf | Insult |
| Lightweight Concrete | 10.5 psf | Insult |
| Normalweight Concrete | 12.5 psf | Insult |
| 1.7 Deflection Limits (based on live load, except rafter/s) | L/160 | Insult |
| Rafters greater than 3-12 | L/240 | Insult |
| Ceilings | L/360 | Insult |
| 1.8 References: IRC Chapter 3 or IRC Chapter 16 and ASCE 7. | | |
| 1.9 Masonry veneer | | |
| 2. For pitches less than 4:12 use 20 psf. | | |
| 3. Assumes composition shingles or equivalent, unless noted otherwise. | | |
| 4. Additional load may be required for heavier roof coverings. | | |
| 5. Trusses shall have tabulated DL distributed on top chord and an additional 5 psf on bottom chord. | | |
| 6. Assumes nominal floor covering (such as wood flooring, carpet, or tile) (see), unless noted otherwise. Additional load may be required for heavier floor coverings. | | |
| 7. Snowload to be applied nonconcurrently with live load, unless noted otherwise. | | |

2.0 General Conditions

- 2.1 The Engineer's basic responsibility is for member size and strength, not dimension control or fit and finish. Special conditions or loads must be brought to the attention of the Architect and/or Engineer.
- 2.2 These structural plans are based on information provided to this office. The Engineer shall be entitled to rely on the accuracy and completeness of this information in the preparation of the construction documents.
- 2.3 These plans, notes, and details are based on the minimum code requirements and accepted standard of care for typical single family construction practices. More stringent information may be required by a local jurisdiction or increased performance expectations. All special or non-standard conditions should be brought to the attention of the Architect and/or Engineer. Where applicable, installation shall comply with all Texas Department of Insurance requirements.
- 2.4 The contractor and all subcontractors are responsible for reviewing the entire set of plans and specifications, to include dimensions and sections. Any discrepancies must be reported to the Architect and/or Engineer prior to fabrication or installation of structural members.
- 2.5 The contractor is responsible for all temporary bracing and/or supports that may be required as the result of the contractor's construction methods or sequences.
- 2.6 The contractor shall comply with all applicable safety requirements.
- 2.7 The contractor is responsible for the timely scheduling of all required product submittals, inspections, and any other construction documentation.
- 2.8 Notes, details, and schedules herein are typical and may apply to similar conditions unless otherwise noted or shown. Not all sections, schedules or notes may apply to each project.
- 2.9 Information on the structural plans may supersede general notes and details.

3.0 Materials

- 3.1 Wood
1. Dimensional Lumber shall conform to the National Design Specification (NDS), latest edition.
2. All lumber shall be Spruce-Pine-Fir (SPF), Southern Yellow Pine (SYP), or Douglas Fir-Larch (DF-L), UNOC. Refer to plans for grade and species of structural members.
3. All wood framing members to have 10% or less moisture content.
4. All sill on concrete slabs shall be treated lumber.
5. All wood framing in direct contact with concrete, masonry, or exposed to weather shall be treated lumber or otherwise protected.
6. Finger-jointed lumber may be used for studs (same grade and species) except for balloon framing. All other finger jointed lumber shall be rated for horizontal use.
7. Dimensional Lumber shall conform to the following minimum design values. Values are for nominal 12" depth. Refer to manufacturer for conversions to alternate grades and sizes.
- | | #2 | #3 | #2 | #2 |
|--|------|------|------|------|
| Bending (psi) | 875 | 450 | 750 | 850 |
| Compression parallel to grain (psi) | 1150 | 725 | 1250 | 1350 |
| Tension parallel to grain (psi) | 450 | 250 | 450 | 575 |
| Horizontal shear (psi) | 130 | 175 | 175 | 180 |
| Compression perpendicular to grain (psi) | 125 | 55 | 125 | 125 |
| Modulus of Elasticity (E) (psi) | 1.4 | 1.3 | 1.4 | 1.6 |
| Specific Gravity | 0.42 | 0.35 | 0.35 | 0.50 |
8. Manufactured wood products (including, but not limited to, structural wood beams and joists) shall be fabricated, handled, and installed in accordance with the manufacturer's instructions.
9. Plywood, Oriented Strand Board (OSB), or waterproof shall comply with US Department of Commerce Voluntary Product Standard (PS2).
10. All wood products shall be grade marked for identification.
11. Alternate materials are acceptable if they have equivalent structural capacity and performance, as established by applicable code evaluation reports.

3.2 Steel

1. Structural steel components shall comply with the following specifications and standards:
2. General American Institute of Steel Construction (AISC) Manual of Steel Construction
3. American National Standards Institute (ANSI) A588-99
4. Structural Steel Rolled Shapes (Wide Flange) ASTM A992
5. Structural Steel Tubes ASTM A500 Grade B
6. Steel Pipe ASTM A53, Schedule 40
7. Other Structural Steel ASTM A36
8. High Strength Bolts ASTM A325
9. Anchor bolts ASTM A307
- 3.3 Connections
1. All nails, lag screws, and bolts shall comply with NDS, Chapters 10 and 11.
2. All nails shall be common nails, UNOC. Pneumatic fasteners are permitted, provided they have the same length and shank diameter, or otherwise have equivalent structural capacity.
3. Specified hot-dip galvanized, hangers, straps, etc., are by Simpson Strong-Tie UNOC. Products by other manufacturers may be used, provided they have equivalent structural capacity and have a valid ICC report. All products shall be installed per the manufacturer's instructions.
4. All connections exposed to weather or used in conjunction with fire-retardant lumber shall be galvanized or otherwise protected from corrosion.

4.0 Conventional Wood Framing

- 4.1 Framing shall conform with the IRC or the IBC and the Wood Frame Construction Manual (WFCM), published by the American Forest & Paper Association (AF&PA).
- 4.2 Framing shall be adequate to provide a continuous load path to transfer all vertical and lateral loads from the roof, wall, and floor systems to the foundation.
- 4.3 Roof-Ceiling Connection
1. Rafters shall be sized and spaced per the Rafter Span Schedule.
2. Provide full bearing on center to wall, header, or elevated beam below. The slope of studs shall not be less than 45 degrees from horizontal. Studs larger than 2x4 shall be 2x4 or 2x6. At wind speeds greater than 100 mph, use 2x4 or 2x6. Studs larger than 6 shall be 2x4 or 2x6.
3. Ridge brace or collar ties installed in the upper 1/4 of the attic space shall not be spaced more than 48 inches on center UNOC.
4. Hips, valleys, and ridges shall provide full end-clip bearing for supported rafters, not less than one dimensional size larger.
5. Roof sheathing shall be minimum 7/16" thickness sheathing with 24/16 span rating. For roof coverings weighing more than 1000 pounds per square foot (100 psf), roof framing spacing shall be limited to not more than 24 inches on center. Refer to Sheathing and Cladding Attachment Schedule for fastening requirements.
6. Ceiling joists shall be sized and spaced per the Ceiling Joist Span Schedule.
7. All ceilings are designed for limited attic storage unless noted otherwise, except for cathedral type ceilings where no attic storage is permitted. Ceilings are not designed for future rooms, unless noted otherwise.
8. Rafters and ceiling joists shall have minimum 1 1/2 inches of bearing and opposing ceiling joists shall be lapped a minimum of 3 inches at interior bearing walls. Rafters and joists shall be face nailed together and both shall be toe nailed to the plate. At vaulted ceilings, cripple rafters shall be added to achieve full bearing and toe nailing at the plate.
9. Where ceiling joists run perpendicular to rafters or where ceiling joists do not tie into rafters, rafter ties or some other method of resisting full thrust shall be installed. Refer to Typical Rafter Tie Detail. Cripple joists and rafters shall be added to allow full bearing and toe nailing at the top plate.
10. Rafter and ceiling joists with a depth thickness ratio greater than 5:1 shall have lateral bracing at bearing points to prevent rotation. Where solid sawn rafters and joists are parallel and face nailed together, the combined thickness may be used.
11. Rafters and ceiling joists with a depth thickness ratio greater than 6:1 shall have intermediate bracing at intervals not exceeding 9 feet.
12. Notches in sawn lumber rafters and joists shall not exceed one-sixth the depth of the member, shall not be longer than one-third the depth of the member, and shall not be located in the middle one-third of the span. Notches at the ends shall not exceed one-fourth the depth of the member. Holes in sawn lumber rafters and joists shall not exceed one-third the depth of the member and shall not be within 2 inches of the top or bottom edge of the member, a notch, or another hole.
- 4.4 Floors
1. Floor joists shall be sized and spaced per IRC Table R502.3.1(2) or IRC Table 2303.8.2(2). Manufactured floor systems (such as I-joists) shall be sized and spaced per the manufacturer's specifications. Manufactured floor trusses shall be designed for the applicable loads.
2. Floor joists or trusses shall be doubled under parallel walls or otherwise provide full bearing, unless noted otherwise. Joists or trusses under perpendicular walls shall be designed for the additional loads.
3. Floor joists or trusses shall have minimum 1 1/2 inches bearing and opposing members shall lap minimum 3 inches at interior bearing walls.
4. Floor joists or trusses shall be supported at the ends by full depth 2x blocking, full depth beam, band or rim joist. Blocking is also required for continuous floor joists or trusses at perpendicular load bearing walls above or below.
5. Floor joists or trusses with a depth thickness ratio greater than 6:1 shall have intermediate bracing or blocking at intervals not exceeding 9 feet.
6. Roof sheathing shall be minimum 23/32" thickness 15G sheathing with 48:24 span rating. Refer to Sheathing and Cladding Attachment Schedule for fastening requirements.
7. Allowances for notches and holes in sawn lumber floor joists are the same as for rafters and ceiling joists. For manufactured products, notches and holes are prohibited except where permitted by the manufacturer's installation guide or where the effects of the alterations are specifically considered in the design of the member by a registered engineer.
- 4.5 Wall Construction
1. Load bearing studs shall be sized and spaced per the Wall Stud Schedules, unless otherwise noted on the plans. Interior non-load bearing walls may be 2x4 @ 24 inches on center up to 14 feet height and 2x6 @ 24 inches on center up to 19 feet height.
2. Notching in any stud in a nonbearing wall shall not exceed 40 percent of its width. Notching in any stud in an exterior or load bearing wall shall not exceed 25 percent of its width.

3. Holes in any stud in a nonbearing wall shall not exceed 50 percent of its width. Holes in any stud in an exterior or load bearing wall shall not exceed 40 percent of its width. Hole diameter may be increased to 60 percent of the stud width if the studs are doubled and not more than two successive studs are so bored. Holes may not be located within 5/8 inch of the edge of the stud or in the same section as a notch. Approved stud shoes may also be used.
4. Load bearing walls shall have minimum one bottom plate and two top plates, having a width at least equal to the width of the studs. The double top plate shall overlap at corners and intersections of bearing walls. End joints and splices shall be offset at least 24 inches, unless noted otherwise.
5. The sill plate at exterior walls shall be anchored to the foundation with anchor bolts spaced per the Sill Plate Anchorage Schedule, with at least two bolts in each section of sill plate spaced not more than 12" or less than 7 bolt diameters from the end. Bolts shall be at least 1/2" diameter and shall extend at least 7 inches into the foundation. The sill plate at interior bearing walls shall be positively connected to the foundation with approved fasteners. Additional bolts may be required per the Sheathing Schedule or other connections. At wind speeds in excess of 100 mph in hurricane prone regions, all anchor bolts shall have a 2 x 4 x 1/2 thick plate washer or (2) 2 x 2 x 1/8 plate washers. At wind speeds less than or equal to 100 mph, all anchor bolts shall have a standard washer. Equivalent fasteners are permitted.
6. Single top plates may be used, except that 3" x 8" 20ga galvanized steel plates shall be used at corners, intersections, and joints. Rafters or joists shall be centered over studs with a tolerance of not more than 1 inch.
7. If drilling or notching of the top plate exceeds 50 percent of its width, a 1-1/2" x 1/8" galvanized metal tie shall be used across the opening.
8. Headers or beams at openings shall be per IRC Table R502.3.5 or IRC Tables 2303.8.5 and 2303.8.6 and WFCM Table 3.2.3, unless otherwise noted on the plans.
9. The ends of flash beams and girders bearing on the top plate shall be supported by a full-height stud jack. Dropped headers shall be supported by required studs with a tolerance of not more than 1 inch.
10. If drilling or notching of the top plate exceeds 50 percent of its width, a 1-1/2" x 1/8" galvanized metal tie shall be used across the opening.
11. Full bearing and toe nailing shall be required for all studs and joists up to 11 feet height. These are minimums - additional studs may be required based on actual loads. At upper floors, stud packs and jack studs 2" or more studs shall be continued at lower floors to the foundation, to include blocking through soffits as necessary.
12. At dropped headers, all jack studs shall have not less than one full-height king stud. Additional king studs may be required at exterior walls subject to wind loads. Refer to WFCM Tables 3.2.2 and 3.2.3. King studs may replace required jack studs if a mechanical connector is used to fasten the header to the king stud.
13. Wall bracing shall be per the IRC Section R602.10 or IRC Section 2303.3. Framing perpendicular to braced wall lines shall be blocked in the plane of the wall as required by the IRC/IBC. Framing parallel to braced wall lines shall have a structural member in the plane of the wall. All braced wall lines shall be anchored to the concrete foundation. These plans may contain a layout of braced wall lines and panels, including portions of the structure which have been designed per IRC Section R602.10.10 or IRC Section 2303.4. Refer to the Sheathing Schedule/Sheet Connection Schedule.

4.6 Coverings, Ceilings and Veneers

1. Wall coverings shall comply with IRC Chapter 7. Roof coverings shall comply with IRC Chapter 8. Coverings, windows and other openings shall be rated for the components and loading loads of IRC Table R307.2(2) or IRC Table 1609.6.2.1(2).
2. Windows and other openings in wind borne debris regions shall be protected per IRC Table R301.2.1.2 or IRC Table 1609.6.1.2, or per the TDI as applicable.
3. Masonry veneers shall not exceed 30" in height or 40" in weight. Unless noted otherwise on the plans, brick ties shall be minimum 20ga corrugated sheet metal, spaced not more than 24 inches on center horizontally and supporting not more than 2.07 square feet of masonry. In high wind areas where the basic wind speed is greater than or equal to 110 mph but does not exceed 130 mph, space anchors a maximum of 16" o.c. in either direction. Add additional anchors around perimeter of opening at a maximum of 24" o.c. and place anchors within 12" of opening. Flashing is required beneath the first course of masonry and at other points of support. Weepholes located immediately above the flashing shall be minimum 3/16 inch diameter, spaced not more than 33 inches on center.
4. Steel lintels supporting only dead load from masonry shall be per Schedule of plans. Lintels shall have bearing length not less than 4 inches and shall not be fastened to the wood framing, unless noted otherwise.
5. Brick veneer not exceeding 12"-8" in height may be supported on wood framing per IRC Section R301.7.2.
- 4.7 Connections
1. Connections and fasteners shall be per IRC Table R602.3 or IRC Table 2303.4.5.
2. Where joists or beams frame into a flush beam or girder, the connection shall consist of a metal hanger or other framing angle, except that single ceiling joists spanning not more than 6 feet may be connected with 3-8d common or 2-4 x 131" x 3" toe nails.
3. Framing members consisting of multiple plies of dimensional lumber shall be fastened together with 2 rows of 0.131" x 3" nails at 24 inches on center.
4. Framing members consisting of multiple plies of dimensional lumber shall be fastened together with 2 rows of 0.131" x 3" nails at 24 inches on center.
5. Framing members consisting of multiple plies of engineered wood products shall be fastened per the manufacturer's instructions. Solid members of the same nominal size and capacity may be used in lieu of built-up members.

5.0 Construction Documentation

- 5.1 Submittals: Review of submittals is for general conformance with the structural drawings and project specifications, not for dimension control. The Engineer shall be entitled to rely on the accuracy and completeness of information provided by the contractor, the Architect, or other third party. All materials and systems shall be installed in accordance with the structural plans, project specifications, and manufacturer's installation instructions.
- 5.2 Site visits: The purpose of site visits is to observe and become generally familiar with the quality and progress of the construction work. Site visits are not intended as detailed inspections. The Engineer makes no warranty or guarantee about work observed during a site visit. Site visits may be conducted by a registered engineer or by other qualified personnel.

5.0 Construction Documentation

- 5.1 Submittals: Review of submittals is for general conformance with the structural drawings and project specifications, not for dimension control. The Engineer shall be entitled to rely on the accuracy and completeness of information provided by the contractor, the Architect, or other third party. All materials and systems shall be installed in accordance with the structural plans, project specifications, and manufacturer's installation instructions.
- 5.2 Site visits: The purpose of site visits is to observe and become generally familiar with the quality and progress of the construction work. Site visits are not intended as detailed inspections. The Engineer makes no warranty or guarantee about work observed during a site visit. Site visits may be conducted by a registered engineer or by other qualified personnel.
- 5.3 Inspections: Inspections are generally conducted by qualified inspectors, representing either the Engineer or a third party. Inspectors are to verify materials installation is in substantial conformance with the structural plans and specifications or to verify equal field conditions as the basis for field changes or repairs. The inspection is meant to be representative of the construction and is not meant to ensure or imply complete compliance.
- 5.3.2 A copy of the inspection form will generally be left on site reflecting the items inspected and discrepancies noted, no other observations are to be implied or inferred. Inspectors do not relieve the contractor of the responsibility to comply with the plans, contract documents, or other applicable requirements.
- 5.4 Revisions, repairs and field changes are authorized only when in writing, signed and sealed by a professional engineer with this office. When so issued, they become incorporated into the plans and contract documents.
- 5.5 Special Documentation: It is the contractor's responsibility to identify any special documentation required by a local jurisdiction or a third party. This includes any program enrollment, including but not limited to a homebuilder warranty program and the Texas Department of Insurance (TDI). It is the contractor's responsibility to notify the Architect and Engineer of these special requirements in a timely manner.



ARTEC
Engineering

ARTEC INTEGRATED LLC
7700 WINDROSE AVE
SUITE G300
IRVING, TEXAS 75024
TBE ENGINEERING FIRM F-6272
www.artecengr.com
214-993-5200



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JORDAN H. BEYER, EIT 12767-2018

STRUCTURAL PLANS
DETACHED GARAGE
1213 SHADOW HILLS DRIVE
WYCK, TEXAS 75086

PROJECT NO.: 1213SH
DATE: 12/26/2019
BY: JHB
CHECKED BY: JHB
DATE: 12/26/2019
PROJECT NO.: 1213SH

FRAMING DETAILS

DATE: 12/26/2019
BY: JHB
CHECKED BY: JHB
DATE: 12/26/2019

DT-1



ARTEC
Engineering

ARTEC INTEGRATED LLC
17020 WINDROSE AVE.
SUITE G300
PLANO, TEXAS 75024
TBPB ENGINEERING FIRM F-16272
www.artecengr.com
214.799.5500



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JORDAN H. BEYER, REG. NO. 17221 ON 07/06/2019

STRUCTURAL PLANS
DETACHED GARAGE
1213 SHADOW HILLS DRIVE
WYLLIE, TEXAS 75086

PROJECT #10010003

ARCHITECT/OWNER
150620009

DATE 12/06/2019

FRAMING DETAILS

DATE: 12/06/2019

DT-2

COPYRIGHT ©2019 ARTEC INTEGRATED LLC. ALL RIGHTS RESERVED

Nailing Schedule

Fastening Location	IRC Table N903.3(1)
Joist to Sill or Under	1 - 8d (Toenail)
Bridging to Joist	2 - 10d (Toenail each end)
Sole Plate to Joist or Blocking	2 - 16d @ 16" oc (Facenail)
Top Plate to Stud	2 - 16d (Endnail)
Stud to Sole Plate	3 - 8d or 2 - 16d (Toenail)
Double Studs	10d @ 16" (Facenail)
Double Top Plates	10d @ 12" (Facenail)
Top Plates Laps & Intersections	2 - 10d (Facenail)
Continuous Header, Two Places	16d @ 16" oc along each edge
Ceiling Joist to Plate	2 - 8d (Toenail)
Continuous Header to Stud	3 - 10d (Facenail)
Ceiling Joist, Laps over Partitions	3 - 10d (Facenail)
Ceiling Joist to Parallel Rafter	3 - 10d (Facenail)
Built - Up Corner Studs	10d @ 16" oc
Built - Up Girders & Beams	10d @ 24" oc Top, Bot & Staggered - 2 nails @ ends & each splice
Built - up Wood Columns	16d @ 8" oc (2x4's); 2 rows 16d @ 8" oc for 2x6 or greater
Roof or Floor Truss to Plate	3 - 16d (Facenail)
Ledger Strip	3 - 8d (Toenail)
Blocking @ joists/rafters to Top Plate	8d @ 8" oc (Toenail)
Rafter to Plate	2 - 16d (Toenail)
Collar Tie to Rafter	3 - 10d (Facenail)
Jack Rafter to Hip	4 - 16d (Toenail) / 3 - 16d (Facenail)
Roof Rafter to 2x Ridge Bm	4 - 16d (Toenail) / 3 - 16d (Facenail)
Rafter Tie to Rafters	3 - 8d (Facenail)
Joist to Band Joist	3 - 16d (Facenail)

1. On shear walls and diaphragms, nails shall be placed not less than 3/8 inch from the panel edge.

Sheathing and Cladding Attachment Schedule

	Max Framing Spacing	Min Sheathing Thickness	APA Spec	Interior Zone (Edge/Field)
Roof Sheathing	16" O.C.	7/16"	2416	6/12
Cable Enclosing Plate	24" O.C.	7/16"	2416	6/12
Exterior Wall Sheathing	16" O.C.	7/16"	2416	6/12
Floor Sheathing	24" O.C.	23/32"	4824	6/12

- Perimeter Edge Zone shall be used at roofs within 4 feet of either the roof edge or roof peak. It shall also be used at walls within 4 feet of outside or re-entrant corners.
- Sheathing shall be OSB or APA Rated sheathing. Alternate sheathing materials may be used, provided they have code approval for suitability for the anticipated wind pressures.
- These are minimum requirements for cladding loads. Refer to notes and plans for wall bracing or shear wall requirements.
- Refer to WFCM Tables 3.10 through 3.14.
- Reduce spacing to 8" oc for framing members with specific gravity between 0.42 and 0.49.
- Reduce spacing to 4" oc for framing members with specific gravity between 0.42 and 0.49.
- Reduce spacing to 3" oc for framing members with specific gravity between 0.42 and 0.49.
- Reduce spacing to 2" oc for framing members with specific gravity between 0.42 and 0.49.
- Roof sheathing shall be fastened with 8d common nails or equivalent.
- Floor sheathing shall be fastened with 10d common nails or equivalent.

Wall Stud Schedules

Load Bearing Walls (Except IRC Table R602.3(5))			
Maximum Allowable Length & Spacing of Load Bearing Wall Studs			
Stud Height (feet)	Roof + Ceiling	Roof, Ceiling and one floor	Roof, Ceiling and two floors
<10	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.
10	2x4 @ 16" o.c.	2x6 @ 16" o.c.	2x6 @ 16" o.c.
12	2x4 @ 16" o.c.	2x6 @ 16" o.c.	2x6 @ 16" o.c.
14	2x6 @ 16" o.c.	2x6 @ 16" o.c.	2x6 @ 16" o.c.
16	2x6 @ 16" o.c.	2x6 @ 16" o.c.	2x6 @ 12" o.c.
18	2x6 @ 16" o.c.	2x6 @ 16" o.c.	2x6 @ 12" o.c.
20	2x6 @ 8" o.c.	2x6 @ 8" o.c.	2x6 @ 8" o.c.
22	2x6 @ 8" o.c.	2x6 @ 8" o.c.	See Engineer
24	2x6 @ 8" o.c.	2x6 @ 8" o.c.	See Engineer

Maximum Exterior Stud Length (for walls with wood structural sheathing) (Except from WFCM Table 3.20B)

Stud Height (feet)	10' O.C.	12' O.C.
2x4 Stud	14' 0"	14' 0"
2x6 Stud	14' 0"	14' 0"
2x8 Stud	14' 0"	14' 0"

This table assumes SPF or equivalent. For other material, size, or spacing combinations, refer to the WFCM.

- Assumes SPF stud grade or better.
- Balloon frames or tall walls (greater than 12' max) shall be #2 grade or better.
- For exterior walls exposed to wind, stud lengths shall be limited by the following.

Sill Plate Anchorage Schedule

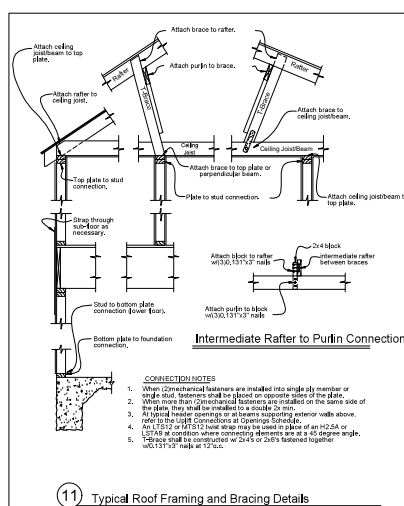
Anchorage Options	Shear Wall					
	A	B	C	D	E	F
1/2" Ø anchor bolts ⁵	28"	34"	72"	48"	72"	72"
MASA anchors ⁶	15"	18"	34"	24"	32"	32"
Hilti X-CP 72 (exterior walls) ⁷	5"	7"	48"	14"	48"	48"
Hilti X-CP 72 (interior walls) ⁷	4"	5"	12"	7"	12"	18"

- Refer to Note 5 in Section 4.5 of the General Notes on Sheet FR-0.1 for anchor bolt installation requirements.
- Hilti X-CP 72 "shots" or equivalent shall have a min. allowable shear value of 250 lbs. Begin spacing fasteners 2" from end studs of shear wall.
- Interior shear walls are assumed to have powder actuated sill anchorage. If 1/2" Ø bolts or other embedded connection will be used, either due to builder preference or local code, the builder shall contact this office prior to concrete placement. This is necessary to ensure minimum concrete coverage for required embedment depth of alternate anchorages.
- Hilti X-CP 72 "shots" at exterior shear walls are required in addition to 1/2" Ø anchor bolts or MASA specified for "non-shear" wall installation.
- Sill plate anchorage shall be the more restrictive of the applicable shear wall and non-shear wall requirements.
- For all plates anchored with MASA anchors, (2) Hilti X-CP 72 "shots" shall be placed for each 4'-0" braced wall panel specified on the plans.

Loose Lintels for Masonry Support

Masonry Weight/Width (WTE)	Opening Width	Height of Masonry Veneer				Arch Action
		12"	24"	36"	48"	
32 psf (2" Max Width)	< 6"	3 x 3 x 1/2"	3 x 3 x 1/2"	3 x 3 x 1/2"	3 x 3 x 1/2"	3 x 3 x 1/2"
	> 6" < 8'-3"	3 x 3 x 1/2"	3 x 3 x 1/2"	4 x 3 x 1/2"	4 x 3 x 1/2"	3 x 3 x 1/2"
	> 8'-3" < 12"	4 x 3 x 1/2"	5 x 3 x 1/2"	5 x 3 x 1/2"	6 x 4 x 3/8"	6 x 4 x 3/8"
	> 12" < 16'-2"	5 x 3 x 1/2"	6 x 4 x 3/8"	7 x 4 x 1/2"	7 x 4 x 1/2"	8 x 4 x 3/8"
40 psf (4" Max Width)	< 6"	3 x 3 x 1/2"	3 x 3 x 1/2"	3 x 3 x 1/2"	3 x 3 x 1/2"	3 x 3 x 1/2"
	> 6" < 8'-3"	3 x 3 x 1/2"	3 x 3 x 1/2"	4 x 3 x 1/2"	5 x 3 x 1/2"	4 x 3 x 1/2"
	> 8'-3" < 12"	4 x 3 x 1/2"	5 x 3 x 1/2"	6 x 4 x 3/8"	6 x 4 x 3/8"	6 x 4 x 3/8"
	> 12" < 16'-2"	5 x 3 x 1/2"	7 x 4 x 3/8"	7 x 4 x 3/8"	8 x 4 x 3/8"	8 x 4 x 3/8"
60 psf (4" Max Width)	< 6"	3 x 3 x 1/2"	3 x 3 x 1/2"	3 x 3 x 1/2"	4 x 3 x 1/2"	3 x 3 x 1/2"
	> 6" < 8'-3"	3 x 3 x 1/2"	4 x 3 x 1/2"	5 x 3 x 1/2"	5 x 3 x 1/2"	5 x 3 x 1/2"
	> 8'-3" < 12"	5 x 3 x 1/2"	6 x 4 x 3/8"	6 x 4 x 3/8"	7 x 4 x 3/8"	7 x 4 x 3/8"
	> 12" < 16'-2"	6 x 4 x 3/8"	7 x 4 x 3/8"	8 x 4 x 3/8"	8 x 4 x 3/8"	8 x 4 x 3/8"

- All lintels shall be A36 steel, oriented in the strong direction (longer leg vertical).
- All lintels shall extend at least 4 inches beyond each end of the opening.
- The arching action assumes that the weight of the masonry load is transferred around the opening at a 45 degree angle. This assumption is valid when there is sufficient masonry on both sides of the opening to carry the load from above and when no openings interrupt the arch action.
- Deflection is limited to L/600 or 0.30" whichever is less.
- Lintels are designed for supporting non-structural masonry veneer only. Other gravity loads shall be carried by other structural members. Lintels shall not be attached to header/beams U.L.C.
- Table based on typical sizes and weights. Builder to verify. Contact this office for alternate materials.
- Reference: Brick Industry Association and IRC R703.7.2.



**Covered Patio Post to Upright Connection
Table 2010**

Wind Speed/Exposure		<10R beams(s)		<12R beams(s)		<15R beams(s)	
		Corner Post	Center Post	Corner Post	Center Post	Corner Post	Center Post
115 mph	B	Beam to Post	(d) 0.311"x3" Tensile	C522 w/6" Lap	(d) 0.311"x3" Tensile	C522 w/6" Lap	C522 w/6" Lap
		Post to Foundation	(d) 0.311"x3" Tensile	EPB44T	(d) 0.311"x3" Tensile	EPB44T	EPB44T

Covered Patio Beam to Post Connection

Beam to Corner Post

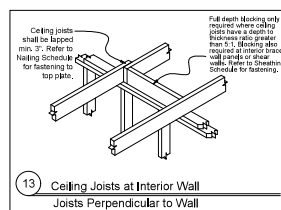
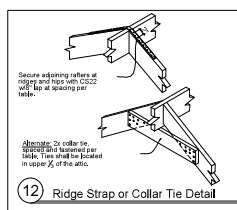
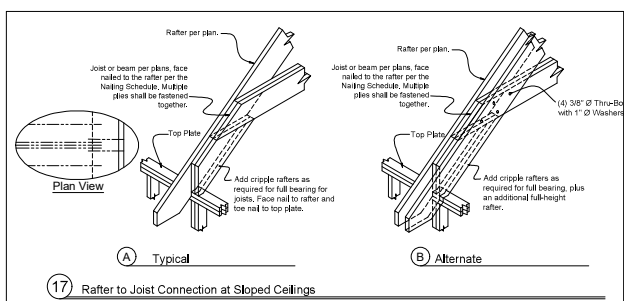
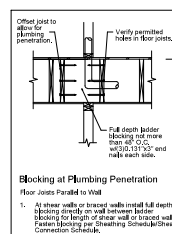
Beam to Center Post

If continuous beam is installed 2 straps required.

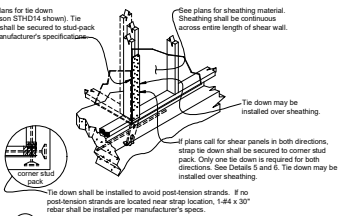
Covered Patio Post to Foundation Connection

Toenailed Connection

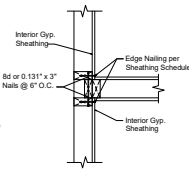
Post Base Connection



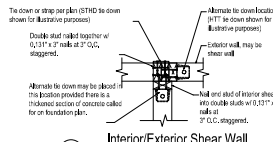
See plans for tie down (Simpson 5THD shown). Tie down shall be secured to stud-pack per manufacturer's specifications.



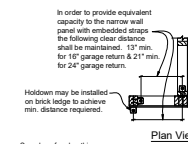
1 Tie Strap Shear Wall Anchor



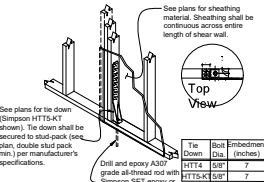
2 Continuity Blocking for Interior Shear Wall



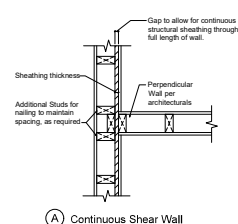
3 Interior/Exterior Shear Wall w/Shared Holddown



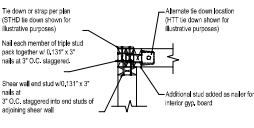
Alternate Drilled and Epoxied Tie Down Installation for Narrow Wall Bracing (Details 8 and 9)



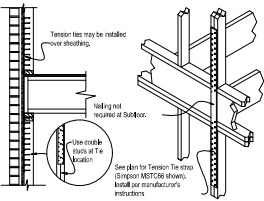
2 Bolted Tie Down Shear Wall Anchor



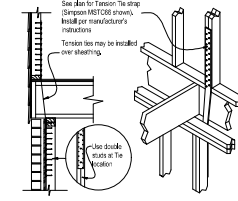
4 Sheathing at Perpendicular Wall



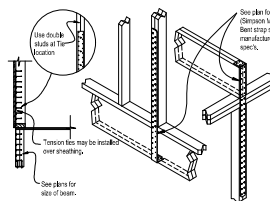
5 Shear Walls w/Shared Holddown at Corner



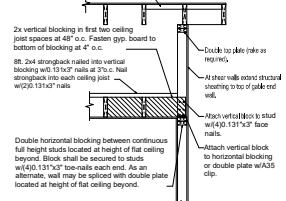
A Typical Shear Wall Strapping Detail



B Alternate Offset Shear Wall Strapping Detail



C Alternate Wall Strapping to Beam Detail

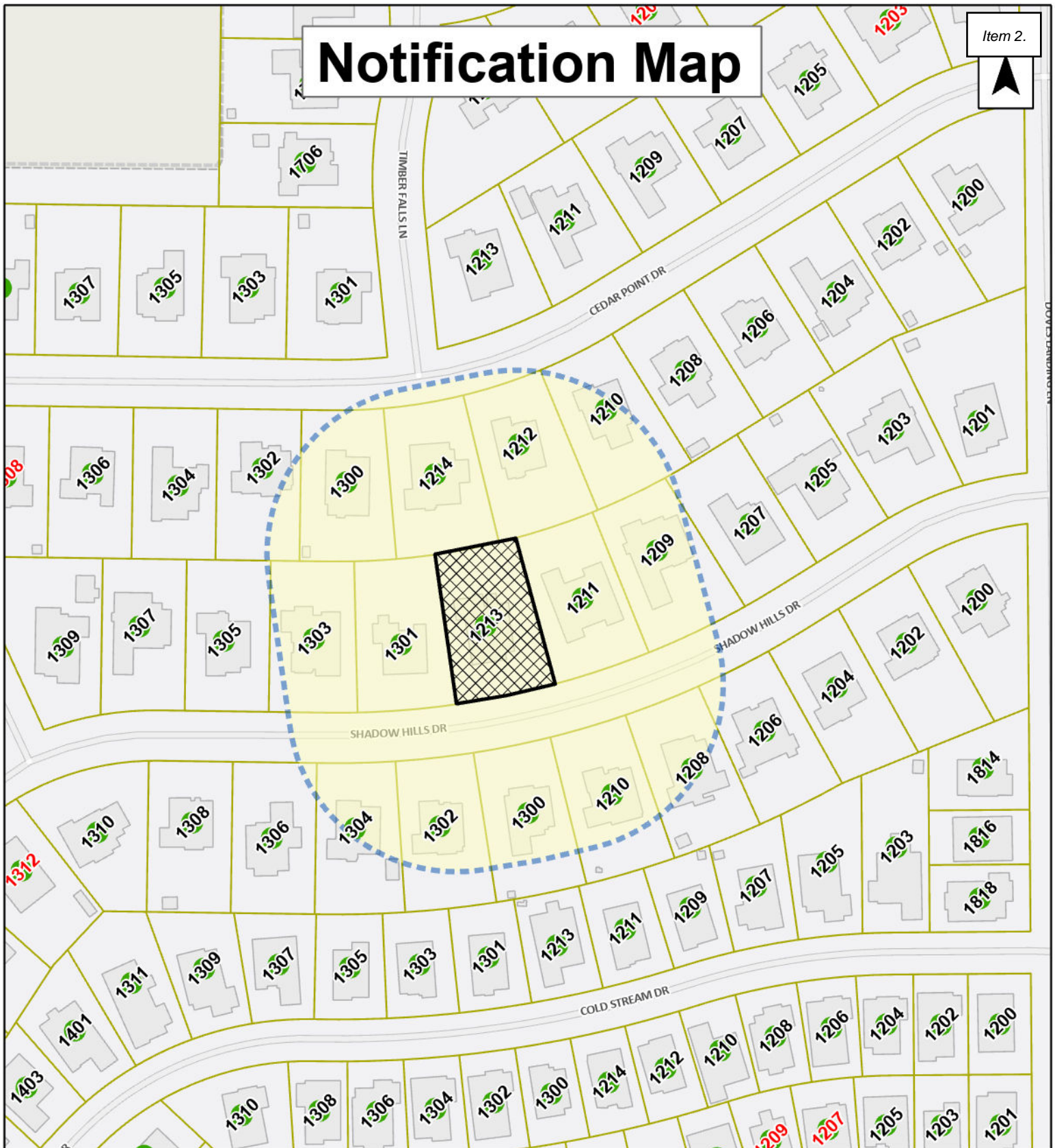


7 Gable End Framing

DT_N Shear Wall Strapping Detail

Notification Map

Item 2.



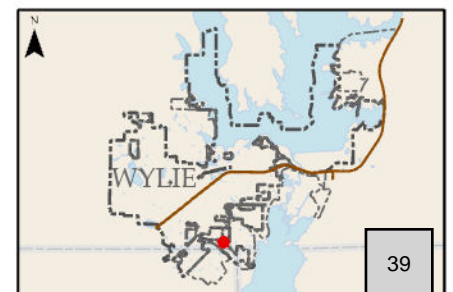
ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2023-05 1213 Shadow Hills Dr.



 SUBJECT property  200 foot Notification Buffer

0 100 200 300 400 Feet

Date: 7/27/2023





Public Comment Form

Item 2.

First Name *

KELLY

Middle Name

Last Name *

SCHAEFER

Address *

Street Address

1303 SHADOW HILLS DR

Address Line 2

City

WYLIE

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZBA Case #2023-05 1213 Shadow Hills

Response *

- ☒ I am FOR the requested zoning as explained on the public notice
☐ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

8/6/2023

First Name *

Lance

Middle Name

Eugene

Last Name *

Brittle

Address *

Street Address

1208 Shadow Hills Drive

Address Line 2

City

Wylie

Postal / Zip Code

75098

State / Province / Region

TX

Case # *

ZBA Case #2023-05 1213 Shadow Hills

Response *

- ☒ I am FOR the requested zoning as explained on the public notice
- ☐ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature ***Date of Signature**

8/14/2023



Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning

Item Number: 3

Prepared By: Kevin Molina

Subject

Hold a Public Hearing to consider and act upon a request by Timothy Wren for a variance to Section 3.2.B of the Zoning Ordinance to allow for 3' rear setbacks in lieu of the required rear setback of 25'. Property located at 306 Harvest Bend.
ZBA 2023-06

Recommendation

Motion to approve, deny.

Discussion

OWNER: Timothy Wren

APPLICANT: Timothy Wren

The applicant is requesting a variance to Section 3.2.B of the Zoning Ordinance to allow for 3' rear setbacks in lieu of the required rear setback of 25' for the construction of a 576 sq.ft. garage home addition. The property is located at 306 Harvest Bend. The purpose of the addition is to allow for the construction of an attached garage.

The applicant believes the variance request has merit for the following reasons:

- The proposed structure has a minimal impact on privacy for the adjacent properties as no windows are being installed.
- The proposed structure has a minimal impact to the adjacent property to the south due to the adjacent property being undeveloped.

Public comment forms were mailed to twenty (20) property owners within 200 feet of this request, as required by State Law. At the time of posting three comment forms were returned in favor and none in opposition of the request.

The Board shall not grant a variance to the development code which:

- (1) Permits a land use not allowed in the zoning district in which the property is located; or
- (2) Is in the public right-of-way or on public property; or
- (3) Alters any definition of the development code; or
- (4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or
- (5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or
- (6) Is based exclusively on findings of personal or financial hardship.

In order to grant a variance to the development code the Board shall find that all the following have been satisfied:

- (1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;
- (2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;
- (3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;

- (4) That the demonstrable hardship is not self-imposed;
- (5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;
- (6) That the variance, if granted will not change the character of the zoning district in which the property is located;
- (7) That the variance, if granted is in keeping with the intent of the development code; and
- (8) That the variance, if granted, will not adversely affect the health, safety or welfare of the citizens of Wylie.

Locator Map

Item 3.



ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2023-06 306 Harvest Bend Dr.

 SUBJECT property

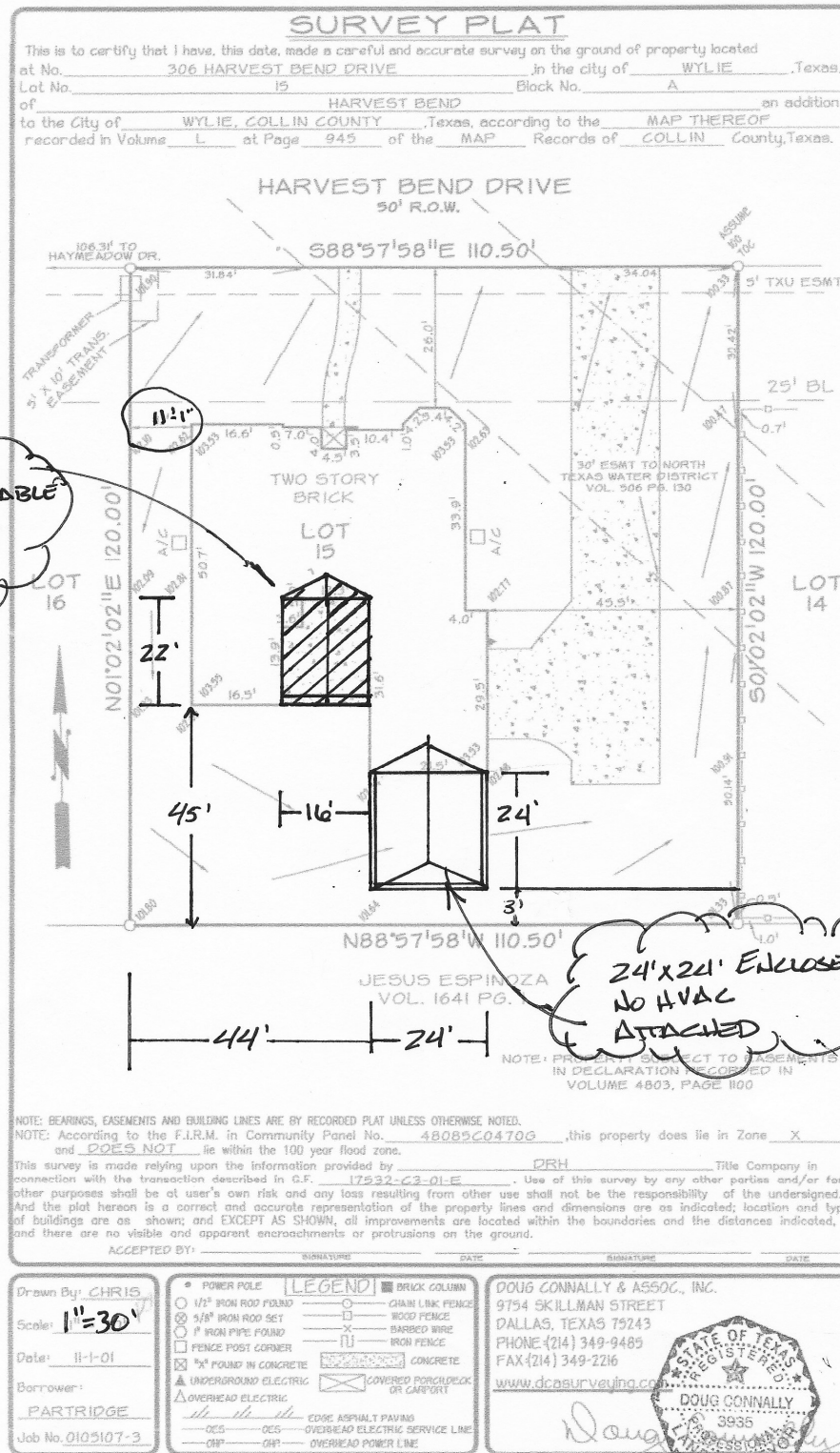
0 0.1 0.2 0.3 Miles



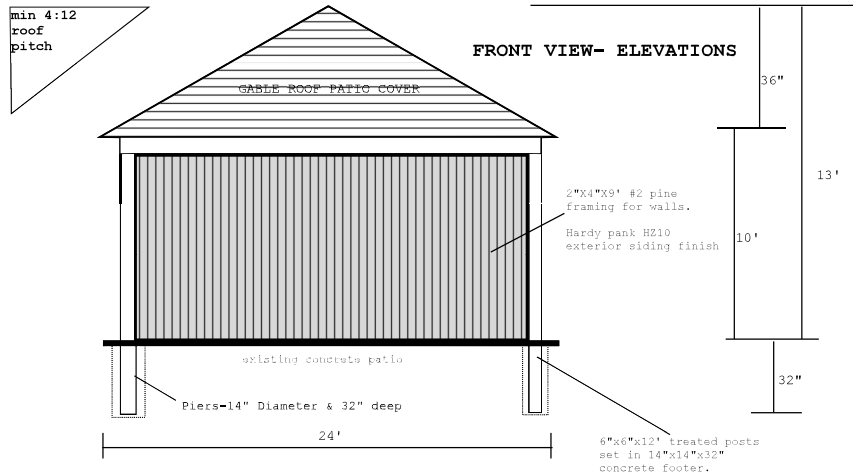
Date: 7/27/2023



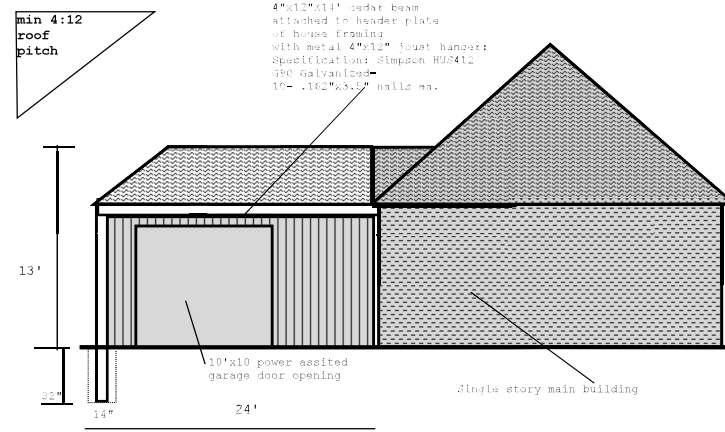
16x22 OPEN GABLE
PATIO COVER
OPEN AIR
ATTACHED







FRAMING DETAILS
 6"x6"x12' 6"x6"x12' treated posts 32" IN CONCRETE FOOTING-
 4"x12"x22'LVL front beam- saddle cut into new posts-
 4"x12"x22'LVL side beams with Steel joist hanger connecting to header plate of main building
 2"x6"x14' rough cedar rafters framing 24" on center- max span 12'
 4"x10"x26' LVL Ridge beam
 OSB roof decking with 30 yr composition shingles. Matching



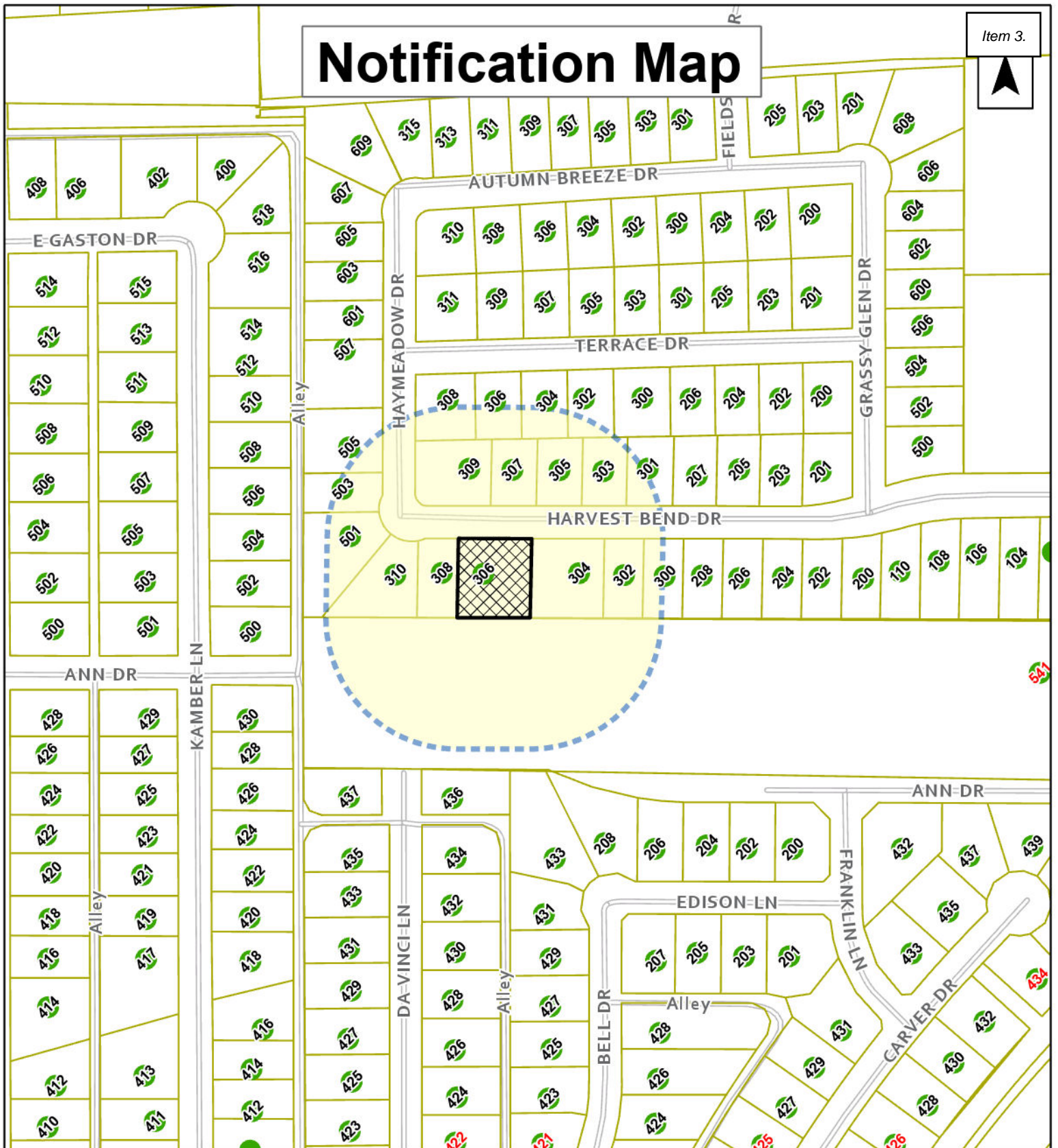
2.0E LVL Allowable Design Stresses
 Bending Fb = 3100 psi
 Horizontal Shear Fv= 230 psi
 Modulus of Elasticity E = 2.0
 Compression Perpendicular to Grain Fc = 750 psi
 Compression Parallel to Grain fc = 3,200 psi
 *Adjust Fb value by a factor of (12/d)0.18
 where d = depth

SIDE VIEW ELEVATIONS

Name:	PATIO COVER- HIP ROOF-ATTACHED OR FREE STANDING	Drawing:	12523	Project:	306 Harvest Bend Drive Nylie Texas. Lot 15 Block A Harvest Bend	Drawn:	Mark G.	Notes:		Texas Landscapes LLC 2201 George Bush Hwy. Suite 100 Plano Texas 75074
Cat:	CEDAR PATIO COVER	Scale:	1/4:1	Date:	5/30/2023	Rev:	1			

Notification Map

Item 3.



ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2023-06 306 Harvest Bend Dr.



 SUBJECT property  200 foot Notification Buffer

0 100 200 300 400 Feet

Date: 7/27/2023



First Name *

Michael

Middle Name

Last Name *

Ramos

Address *

Street Address

308 Harvest Bed Dr

Address Line 2

City

Wylie

Postal / Zip Code

75098

State / Province / Region

TX

Case # *

ZBA Case #2023-06 306 Harvest Bend


Response *

- ☒ I am FOR the requested zoning as explained on the public notice
- ☐ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *



Date of Signature

8/6/2023

First Name *

Sarah

Middle Name

Last Name *

Dixon

Address *

Street Address

306 Harvest Bend Dr.

Address Line 2

City

Wylie

Postal / Zip Code

75098

State / Province / Region

TX

Case # *

ZBA Case #2023-06 306 Harvest Bend

Response *

- ☒ I am FOR the requested zoning as explained on the public notice
- ☐ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *



Date of Signature

8/6/2023

First Name *

Dustin

Middle Name

Last Name *

Norris

Address *

Street Address

309 Harvest Bend Dr

Address Line 2

City

Wylie

Postal / Zip Code

75098

State / Province / Region

TX

Case # *

ZBA Case #2023-06 306 Harvest Bend

Response *

☒ I am FOR the requested zoning as explained on the public notice☐ I am AGAINST the requested zoning as explained on the public

Comments

The additional garage will be a nice add on!

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *



Date of Signature

8/16/2023