STAFF REPORT

Case No. 20BD1002
INFOR No.

Concurrent Beach/Dune Committee Hearing Date: March 17, 2021

Applicant & Legal Description	**Owner:** Emmons Investments LLC **Applicant:** Emmons Investments LLC and Craig Thompson, Hanson, Inc. **Location Address:** 106 Beach View Drive **Legal Description:** A property located at 106 Beachview Estates Road and described as Lot 16, Block 1, Beach View Estates, located along the eastside of State Highway 361, and west of the Gulf of Mexico.
ADP, Map & Violations	**Area Development Plan**: The subject property is located within the boundaries of the Padre/Mustang Island Area Development Plan and is planned for a Planned Development. **Map No.**: 021038 **Council District:** 4 **Zoning Violations**: None

Request: Requesting a Beachfront Construction Certificate from City for construction of a single-family dwelling located seaward of the 350' erosion setback line, and 310' feet landward from the line of vegetation.

Staff Summary:

Development Plan: The subject property is a total of .8792 acres in size. The proposed development consists of construction of a single-family home with amenities, including a pool, and associated driveway. Due to the home encroaching 40' within the erosion setback line, further development requirements were recommended by the General Land Office. Initially the applicant had applied for construction of a dune walkover. After dialogue with General Land Office (GLO) and the City, the application was amended to remove the dune walkover.

In a letter dated December 16, 2020 the Beach View Estates (BVE) Home Owner's Association (HOA)/ACC requested a similar location and orientation of the existing homes (deep front setbacks and alignment with the seaward setback) in this subdivision to maintain community character.

Existing Land Uses & Zoning: The subject property is currently zoned "RM-AT" Multifamily AT District and consists of vacant property. The property has remained vacant since annexation in 2001.

Flood Hazard Area: Effective Flood Zone is A12 with a BFE of 9'

Plat Status: The property is platted.

Beachfront Construction Certificate: The purpose of the Beachfront Construction Certificate, as cited in Municode Section 10-11: is to authorize activities affecting dunes seaward of the dune protection line, and affecting public use of the public beach or affecting public access to and from the public beach, and affecting the preservation, restoration, or enhancement of critical sand dunes that provide natural storm protection. A dune protection permit application is required if the site is located seaward of the dune protection line and a beachfront construction certificate is required if the site is located seaward of the beachfront construction line, and an erosion response permit is required if the site is located seaward of the erosion setback line.

Erosion Response Plan: The applicant has provided with his Beachfront Certificate Application an erosion response plan (mitigation plan). As shown in Exhibit E – Mitigation, mitigation will include removal of the topsoil and native vegetation at the construction site and reconstructing a dune seaward using the source material. The Erosion Response plan is administratively reviewed, and a permit is issued with the Beachfront Construction Certificate issuance.

Nueces County Dune Protection Permit:

Previously approved Exemption from a Dune Protection Permit, but currently under review since the dune walkover has been removed.

Texas General Land Office (GLO) Review:

An exception to prohibition of construction seaward of the Erosion Response Line is required per the Joint Erosion Response Plan for Nueces County and City of Corpus Christi Section III.E. Per GLO an exception may be granted provided the criteria below are met:

- To qualify for an exemption, the applicant must demonstrate to the satisfaction of the City and the County that no practicable alternatives to construction seaward of the Building Setback Line exist.

- In this instance, practicable means available and capable of being done after taking into consideration existing building practices, site alternatives, and the footprint of the structure in relation to the area of the buildable portion of the lot, and considering the overall development scheme for the property.

- If the City allows an exemption from the prohibition on building a structure seaward of the Building Setback Line, the lowest habitable floor of the structure must be constructed at a minimum of two-foot freeboard above FEMA's BFE and any enclosures below BFE may not exceed 300 square feet.

- The City must ensure that all construction is located as far landward as practicable.

- The City must ensure that every attempt has been made to minimize the use of impervious surfaces in the area between 350 and 200 feet landward of the line of vegetation.

- The City must ensure that construction is designed so as to minimize impacts on natural hydrology. Construction shall not cause erosion to adjacent properties, critical dune areas, or the pubic beach.

- The City must ensure that the construction complies with the FEMA-approved local ordinance or county commissioners' court order.

- If a material change has occurred on site since the applicant applied for a Dune Protection Permit from Nueces County, the applicant must obtain a new or amended Dune Protection Permit from the County before construction commences.

The applicant has agreed to the following criteria for an exemption to the prohibition of construction within the Erosion Response Line:

1. Sealed – Plans for the structure, sealed by a P.E.
    a. Freeboard – A minimum of 2' freeboard above the FEMA's BFE to the finished floor elevation;
    b. Enclosures – No enclosure exceeding 300 sq. ft. below the BFE;
    c. Design Standards – Consistent with ASCE 24-05 (Flood Resistant Design and Construction);
    d. Hydrology – Construction shall be designed to minimize impacts to the existing hydrology

2. Location of Construction – Location of all construction should be landward of the landward toe of the foredune ridge and as far landward as practicable.
    a. The proposed development and all proposed structures shall not be farther seaward than the adjacent existing home within the Beach View Estates Subdivision.

The Director of Development Services has granted the exemption per UDC Section 3.14.A.2, after finding that the application met all criteria.

Required Findings for Beach/Dune Committee:
As per Section 10-36 of the City Code, before issuing a certificate authorizing proposed construction, the Beach/Dune Committee must find that the construction does not:

1. Reduce the size of the public beach in any manner, except for man-made vegetated mounds and dune walkovers constructed in compliance with the requirements of these regulations

2. Close any existing public beach access or public parking area, unless equivalent or better public access or public parking is established as required in Section 10-37 of this article (dedication of equivalent or better access)

3. Cumulatively, directly, or indirectly impair or adversely affect public use of or access to and from a public beach (including failure to comply with any requirements of Article VI of the Public Beach Management regulations) unless equivalent or better public access or parking is established as required in Section

10-37 of this article (dedication of equivalent or better access)

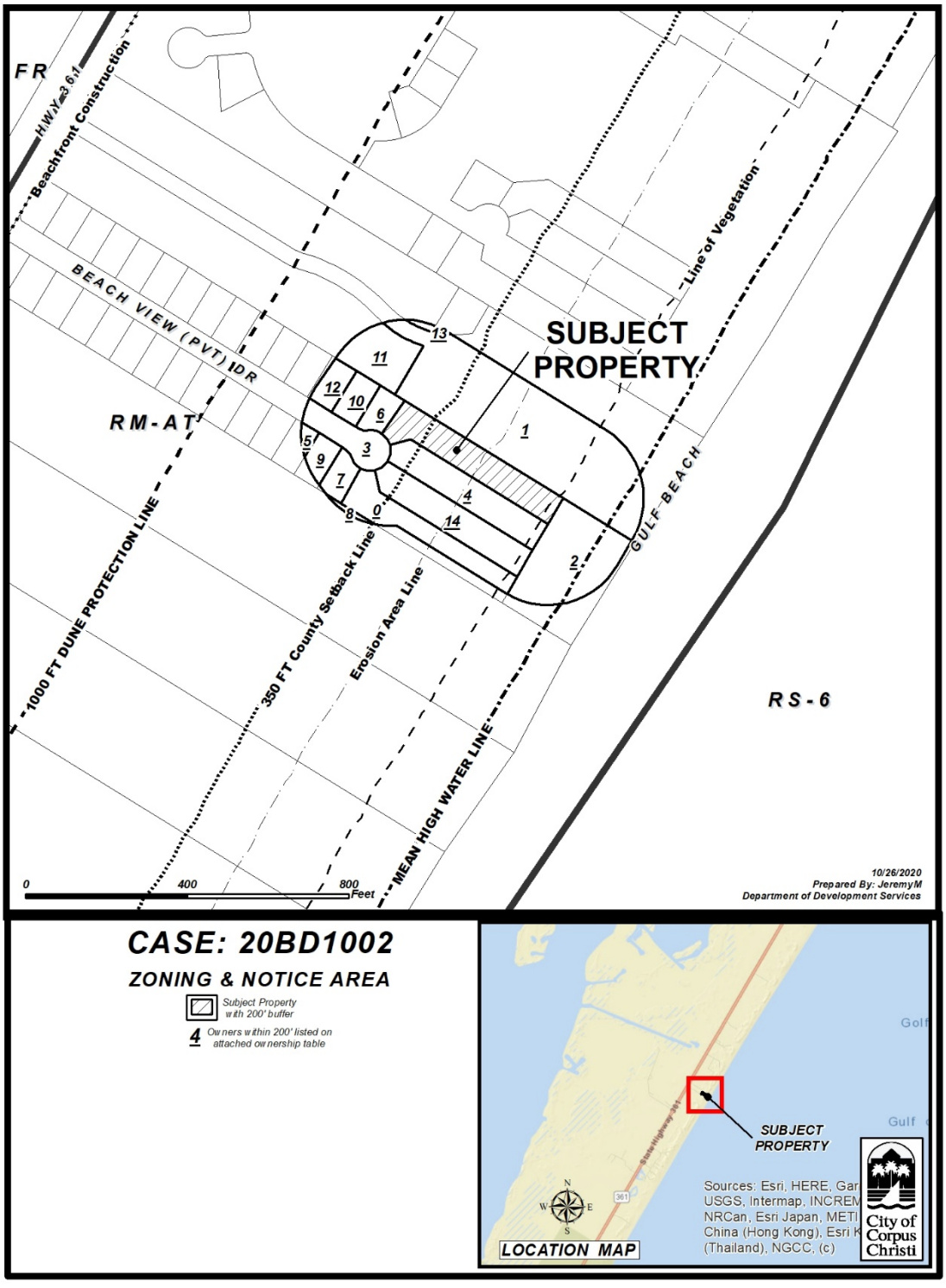
4. Fail to comply with any requirements of Article III of these regulations (requirements for dune protection permits) or Article V of these regulations (concurrent requirements for dune protection permits and beachfront construction certificates)

5. Functionally support or depend on or otherwise related to proposed or existing structures that encroach on the public beach, regardless of whether the encroaching structure is on land that was previously landward of the public beach. This provision shall not be construed to prevent construction or reconstruction of structures or facilities landward of the concrete seawall, nor those structures or facilities that are functionally dependent on the concrete seawall or are associated with the concrete seawall, nor shall this provision be construed to prevent repair or maintenance of the concrete seawall.

Staff Recommendation:
Staff recommends approval of the Beachfront Construction Certificate for construction of a single-family dwelling located seaward of the 350' Erosion Response Line (Building Setback Line) and 310' feet landward from the line of vegetation. Staff finds that the proposed development is consistent with Chapter 10 Beachfront Management and Construction of the City Code and the requirements in UDC Section 3.14.3.

Public Notification	Number of Notices Mailed – 58 within 200-foot notification area 0 outside notification area ***As of March 9, 2021:*** In Favor – 0 inside notification area – 0 outside notification area In Opposition – 0 inside notification area – 0 outside notification area Totaling 0.00% of the land within the 200-foot notification area* in opposition. *Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

Attachments:
A. Impact and Mitigation
B. Site Plan
C. Location Map and Notice Area
D. Response from the General Land Office
E. Department Recommendation of Exemption


FR
HWY 361
Beachfront Construction
BEACH VIEW (PVT) DR
RM-AT
SUBJECT PROPERTY
Line of Vegetation
GULF BEACH
1000 FT DUNE PROTECTION LINE
350 FT County Setback Line
Erosion Area Line
MEAN HIGH WATER LINE
RS-6
0
400
800
Feet
10/26/2020
Prepared By: JeremyM
Department of Development Services
CASE: 20BD1002
ZONING & NOTICE AREA
Subject Property with 200' buffer
4 Owners within 200' listed on attached ownership table
SUBJECT PROPERTY
LOCATION MAP
Sources: Esri, HERE, Gar
USGS, Intermap, INCREM
NRCan, Esri Japan, METI
China (Hong Kong), Esri K
(Thailand), NGCC, (c)
City of Corpus Christi

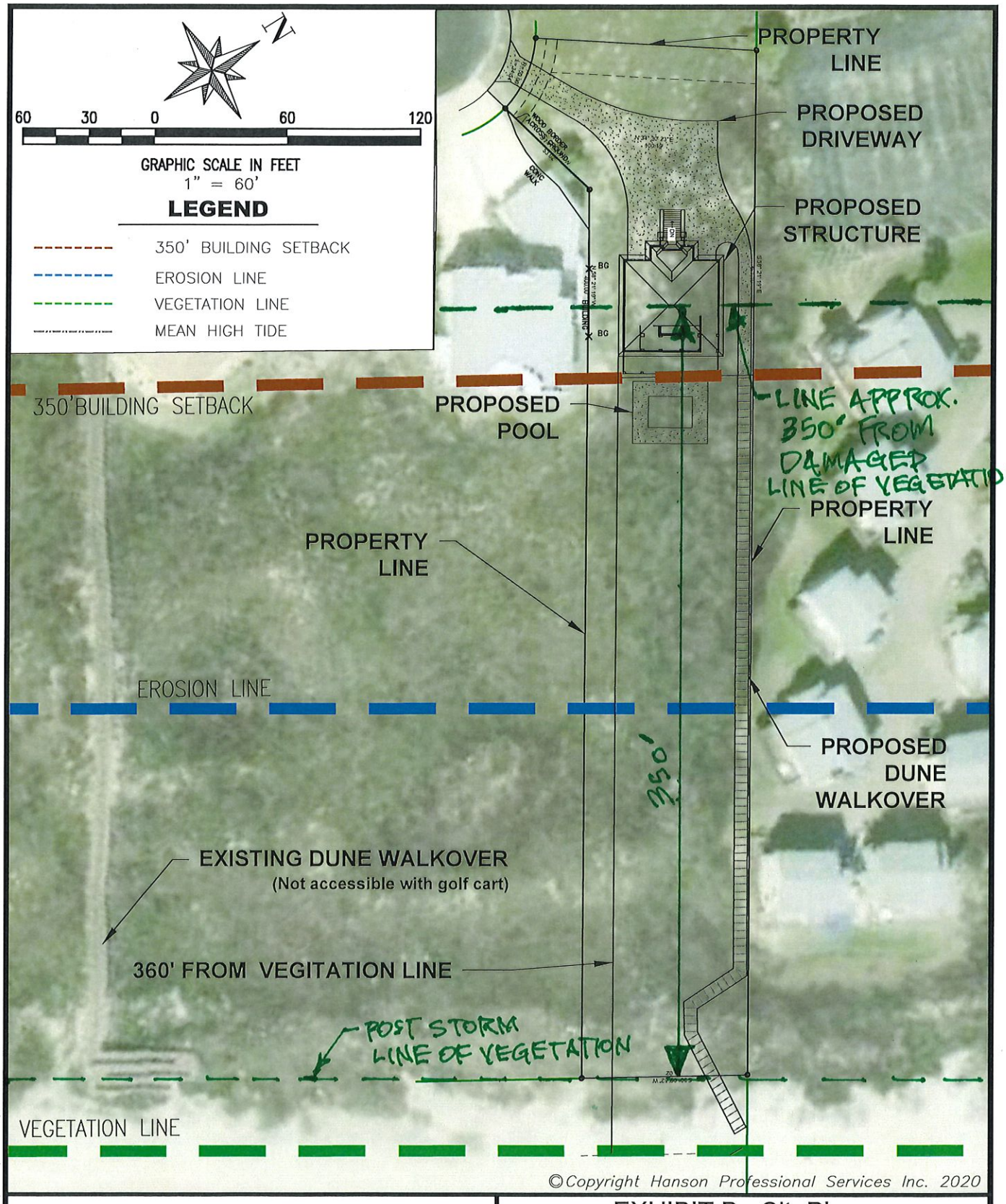


EXHIBIT B - SitePlan

BEACH VIEW ESTATES LOT 16 BLOCK 1
106 Beach View Estates
Corpus Christi, Texas

HANSON NO. 19I0175 FIGURE NO. 2

HANSON
Hanson Professional Services Inc.
TBPE F-417 / TBPLS F-10039500
TBAE F-BR 2458 / TBPG F-50556

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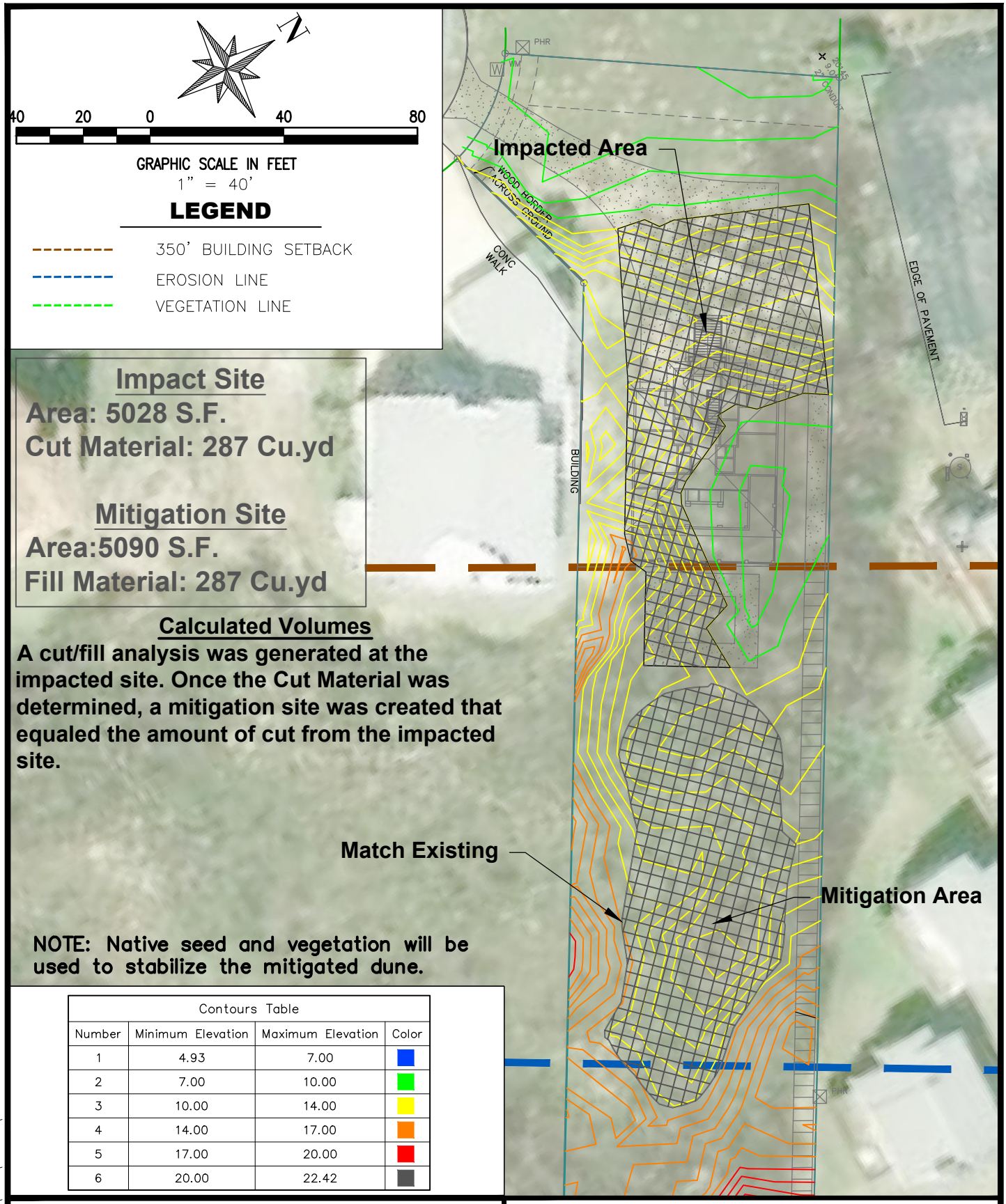

Impact Site

Area: 5028 S.F.
Cut Material: 287 Cu.yd

Mitigation Site

Area:5090 S.F.
Fill Material: 287 Cu.yd

Calculated Volumes

A cut/fill analysis was generated at the impacted site. Once the Cut Material was determined, a mitigation site was created that equaled the amount of cut from the impacted site.

NOTE: Native seed and vegetation will be used to stabilize the mitigated dune.

Contours Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	4.93	7.00	
2	7.00	10.00	
3	10.00	14.00	
4	14.00	17.00	
5	17.00	20.00	
6	20.00	22.42	

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Hanson Professional Services Inc.
TBPE F-417 / TBPLS F-10039500
TBAE F-BR 2458 / TBPG F-50556

EXHIBIT D - Impacts

BEACH VIEW ESTATES LOT 16 BLOCK 1
106 Beach View Estates
Corpus Christi, Texas

HANSON NO. 19I0175 FIGURE NO. 4

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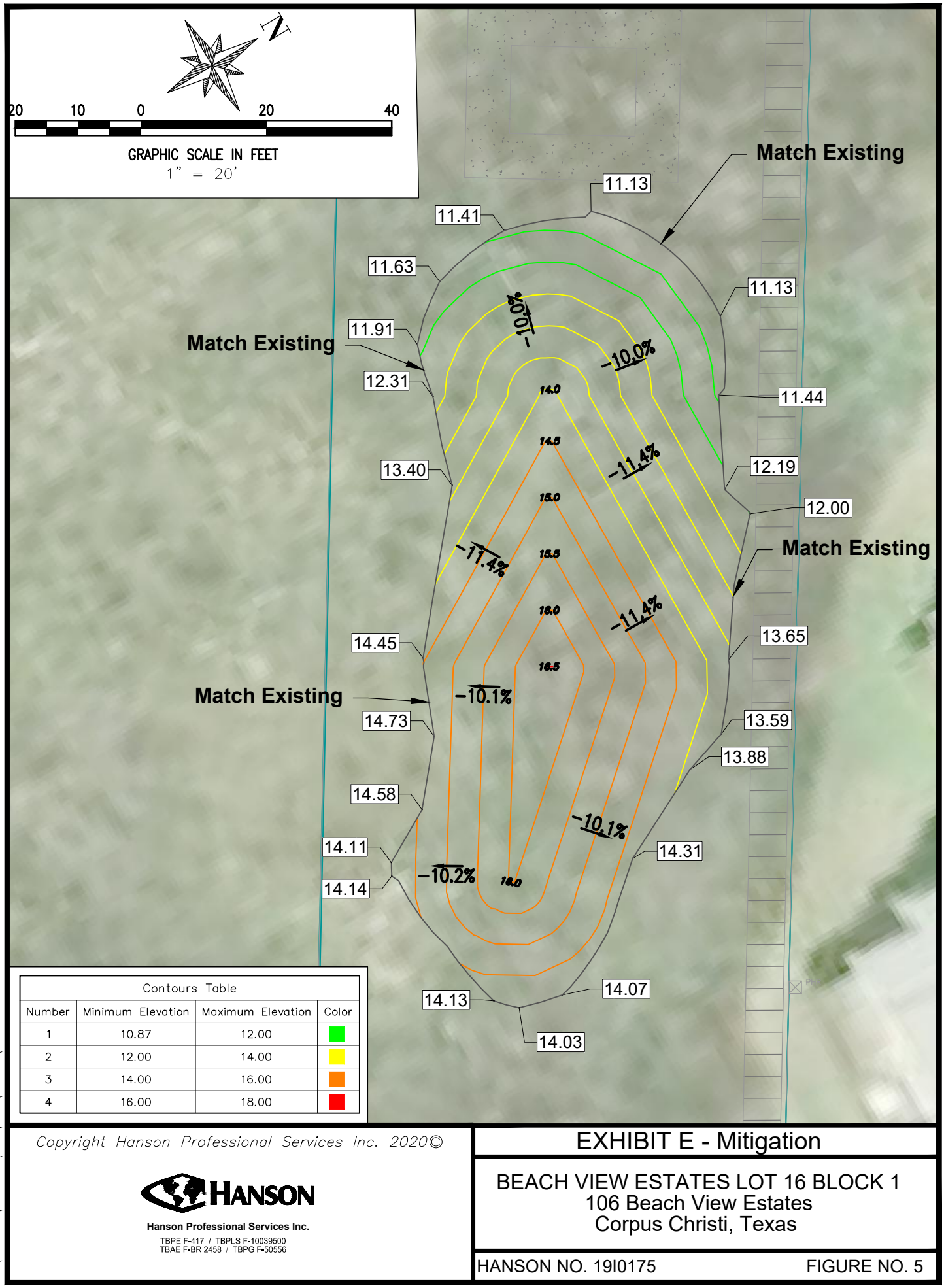

Contours Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	10.87	12.00	
2	12.00	14.00	
3	14.00	16.00	
4	16.00	18.00	

HANSON

Hanson Professional Services Inc.

TBPE F-417 / TBPLS F-10039500
TBAE F-BR 2458 / TBPG F-50556

EXHIBIT E - Mitigation

BEACH VIEW ESTATES LOT 16 BLOCK 1
106 Beach View Estates
Corpus Christi, Texas

HANSON NO. 19I0175 FIGURE NO. 5

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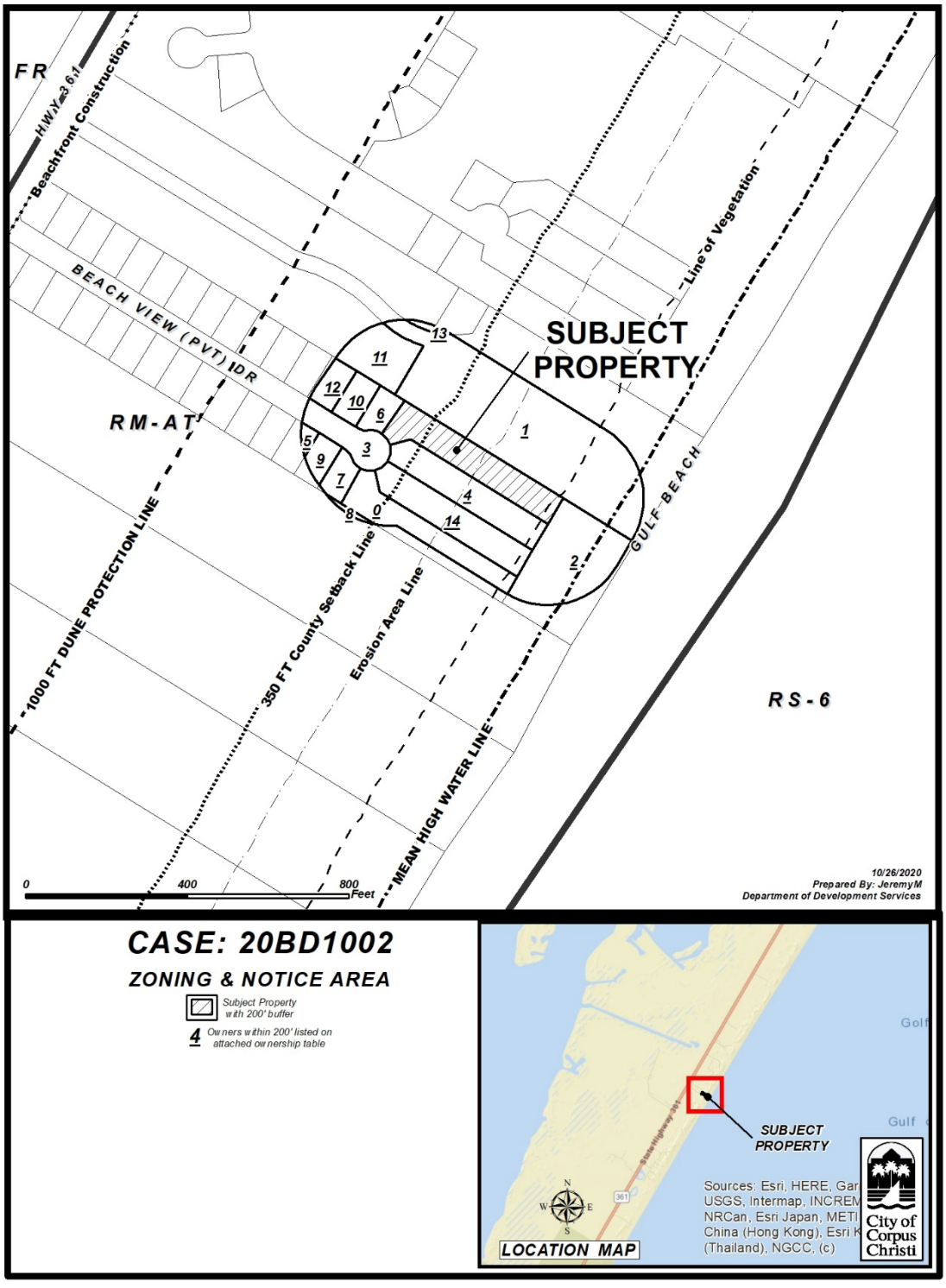
FR
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BEACH VIEW (PVT) DR
RM-AT
SUBJECT PROPERTY
Line of Vegetation
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1000 FT DUNE PROTECTION LINE
350 FT County Setback Line
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MEAN HIGH WATER LINE
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Prepared By: JeremyM
Department of Development Services
CASE: 20BD1002
ZONING & NOTICE AREA
Subject Property with 200' buffer
4 Owners within 200' listed on attached ownership table
SUBJECT PROPERTY
LOCATION MAP
Sources: Esri, HERE, Gar
USGS, Intermap, INCREM
NRCan, Esri Japan, METI
China (Hong Kong), Esri K
(Thailand), NGCC, (c)
City of Corpus Christi

TEXAS GENERAL LAND OFFICE
GEORGE P. BUSH, COMMISSIONER

November 16, 2020

Via Electronic Mail

Craig Garrison
Planning Technician
City of Corpus Christi – Development Services
2406 Leopard Street
Corpus Christi, Texas 78408

Beachfront Construction Certificate in the City of Corpus Christi
Site Location: 106 Beach View Estates, Corpus Christi
Legal Description: Beach View Estates, Lot 16, Block 1, access easement, and Mustang Island Section 2, 1.4158 acres out of Lot 51, Block 1
Lot Applicant: Emmons Investments LLC c/o Craig Thompson
City Case No.: BCC20BD1002
GLO ID No.: BDCC-20-0289

Dear Ms. Dodd-Wallace:

The General Land Office has reviewed the application materials for a beachfront construction certificate for the above-referenced location. The applicant proposes to construct a single-family residence with a swimming pool and a 6-foot-wide dune walkover for golf cart access. The applicant also proposes to adversely impact approximately 5,028 square feet of dune vegetation and 287 cubic yards of dunes and to mitigate for those impacts with 5,090 square feet of dune vegetation and 287 cubic yards of dunes that will be placed seaward of the 350-foot Building Setback Line. The proposed single-family residence is located partially seaward of the 350-foot Building Setback Line and the proposed swimming pool is located seaward of the Building Setback Lane. According to the Bureau of Economic Geology, the area is eroding at a rate of four to five feet per year.

Based on the information provided to our office for review, we have the following comments:

- The applicant proposes to locate a portion of the single-family residence seaward of the 350-foot Building Setback Line, which is prohibited without an exemption from the City of Corpus Christi and Nueces County.[1] To qualify for an exemption, the applicant must demonstrate to the satisfaction of the City and the County that no practicable alternatives to construction seaward of the Building Setback Line exist.[2] In this instance, practicable means available and capable of being done after taking into consideration existing building practices, site alternatives, and the

[1] Joint Erosion Response Plan for Nueces County and City of Corpus Christi § III.
[2] Joint Erosion Response Plan for Nueces County and City of Corpus Christi § III.D.1.

footprint of the structure in relation to the area of the buildable portion of the lot, and considering the overall development scheme for the property.[3]

- The seaward terminus of the proposed dune walkover must be restricted to the most landward point of the public beach and must not interfere with or otherwise restrict public use of the beach at normal high tide.[4] Based on the photographs included in Exhibit F of the application materials, the dune walkover does not appear to comply with this requirement. The seaward terminus of the dune walkover must be located further landward to end at or closer to the line of vegetation.

- The City shall require the applicant to relocate the walkovers to follow any landward migration of the public beach or seaward migration of the dunes.[5] After a major storm or any other event, the City shall require permittees to shorten any dune walkovers to the appropriate length. This requirement shall be contained as a condition in any permit and certificate issued authorizing construction of walkovers.[6]

- If the City allows an exemption from the prohibition on building a structure seaward of the Building Setback Line, the lowest habitable floor of the structure must be constructed at a minimum of two-foot freeboard above FEMA's BEF and any enclosures below BFE may not exceed 300 square feet.[7]

- The City must ensure that all construction is located as far landward as practicable.[8]

- The City must ensure that every attempt has been made to minimize the use of impervious surfaces in the area between 350 and 200 feet landward of the line of vegetation.[9]

- The City must ensure that construction is designed so as to minimize impacts on natural hydrology. Construction shall not cause erosion to adjacent properties, critical dune areas, or the pubic beach.[10]

- The City must ensure that the construction complies with the FEMA-approved local ordinance or county commissioners' court order. [11]

- If a material change has occurred on site since the applicant applied for a Dune Protection Permit from Nueces County, the applicant must obtain a new or amended Dune Protection Permit from the County before construction commences.[12]

If you have any questions, please contact me at (512) 463-5232 or at michelle.culver@glo.texas.gov.

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[3] Joint Erosion Response Plan for Nueces County and City of Corpus Christi § III.D.1.
[4] COCC Beach Access Plan § 10-63(a)(1-2) & 31 Tex. Admin. Code § 15.7(g)(1-2).
[5] COCC Beach Access Plan § 10-63(b) & 31 Tex. Admin. Code § 15.7(g)(4).
[6] COCC Beach Access Plan § 10-63(b)(1) & 31 Tex. Admin. Code § 15.7(g)(4)(A).
[7] Joint Erosion Response Plan for Nueces County and City of Corpus Christi § III.E.
[8] Joint Erosion Response Plan for Nueces County and City of Corpus Christi § III.E.2.
[9] Joint Erosion Response Plan for Nueces County and City of Corpus Christi § III.B.
[10] COCC Beach Access Plan § 10-42(2).
[11] 31 Tex. Admin. Code § 15.6(e)(3).
[12] 31 Tex. Admin. Code § 15.2(46) & § 15.3(t)(4).

Sincerely,

Michelle Culver
Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

cc: Yvette Dodd, City of Corpus Christi
Juan Pimentel, Nueces County
Scott Cross, Nueces County

February 8, 2021

DEVELOPMENT SERVICES

2406 Leopard
First Floor
Corpus Christi
Texas 78408
Phone 361-826-3240
www.cctexas.com

Administration
Fax 361-826-3006

Land Development
Fax 361-826-3571

Project Management
Fax 361-826-3006

Building Permits
Fax 361-826-4375

Craig B. Thompson
Project Engineer
Hanson Professional Services, Inc
4501 Gollihar Road
Corpus Christi, Texas 78411
Via Email: cthompson@hanson-inc.com

Application for Beachfront Construction Certificate (BCC) for Large-Scale Project
Applicant: Emmons Investments LLC and Craig Thompson, Hanson Inc.
Case No.: BCC20BD1002
Site Address: 106 Beach View Estates, Port Aransas, TX 78373
Legal Description: Beach View Estates, Lot 16, Block 1, access easement, and Mustang Island Section 2, 1.4158 acres out of Lot 51, Block 1.

Good Afternoon Craig Thompson,

Regarding your request for a Beachfront Construction Certificate (BCC) at 106 Beach View Estates, Port Aransas, Texas 78373 it is a requirement as per Section 3.14.3 of the Unified Development Code (UDC) to submit the request to the City of Corpus Christi Beach/ Dune Committee. Prior to submittal to the Beach/Dune Committee the property is reviewed by City Staff and the General Land Office (GLO). GLO's comments have resulted in further review and revisions to your permit. The revisions to your previous submittal are necessary because the development's site has had a landward move of our Line of Vegetation by 40' resulting in a landward migration of our 350' Building line by 40' as well.

The proposed placement of the home is now approximately 40 feet within our erosion response line. The Joint Erosion Response Plan (JERP) requests that the applicant or developer explore all practicable alternatives to the proposed placement of the home. In this case, you and your applicant have requested an exemption to our implied "prohibition" of development landward of the 350' erosion response line. Under Section (III.E.) of the Erosion Response Plan, City Staff is recommending exemption from the prohibition of building seaward of the 350' Building line if the following are met:

The applicant is agreeing to the following criteria for an exemption:

A. Sealed – Plans for the structure, sealed by a P.E.
    a. Freeboard – A minimum of 2' freeboard above the FEMA's BFE to the finished floor elevation;
    b. Enclosures – No enclosure exceeding 300 sq. ft. below the BFE;
    c. Design Standards – Consistent with ASCE 24-05;

d. Hydrology – Construction shall be designed to minimize impacts to the existing hydrology

B. Location of Construction – Location of all construction should be landward of the landward toe of the foredune ridge and as far landward as practicable.
   a. The proposed development and all proposed structures shall not be farther seaward than the adjacent existing home within the Beach View Estates Subdivision.

Sincerely,

2.9.21

Al Raymond Date:
Director, Development Services

Enclosures
1. BCC Application
2. Exempted Property Request
3. Response from the General Land Office

HANSON
Engineering | Planning | Allied Services

Hanson Professional Services Inc.
4501 Gollihar Road
Corpus Christi, TX 78411
(361) 814-9900
Fax: (361) 814-4401
www.hanson-inc.com

January 28,2021

Craig Garrison, Planning Technician
Zoning | Development Services
2406 Leopard Street
Corpus Christi, TX 78408

Re: Exempted Property Application – No Practicable Alternative
106 Beachview Estates

Mr. Garrison,

As we have previously discussed and as allowed within the Joint Erosion Response Plan (JERP), this letter is to request that the City recognize 106 Beachview Estates as an exempted property. Recent erosive events from Hurricane Hanna have caused a major shift on the vegetation line, and thus 350' building line, nearly 40' landward and reduced the practicable building area to an almost unusable size and configuration, especially with regard to adjacent lots. **Section III.D.1 Properties Where There is No Practicable Alternative** of the JERP states "*practicable means available and capable of being done after taking into consideration existing building practices, site alternatives, and the footprint of the structure in relation to the area of the buildable portion of the lot and considering the overall development scheme for the property.*"

Lot **106 Beachview Estates** appears to be an appropriate property for this exemption. The existing platted lot dimensions and configuration limits placement of habitable structures to the general location as identified in the original permit application. Additionally, the HOA has written a letter indicating it's desire to see this lot developed with a similar pattern as the other three beachfront lots within the subdivision.

Section III.E Construction Requirement for Exempt Properties of the JERP indicates that where an allowance is made for placing habitable structures seaward of the building line the City will require the following conditions of construction or a reasoned justification for a variance:

1. **Sealed Plans** – Plans for the structure, sealed by a P.E., providing evidence of the following:
    i. **Freeboard** – A minimum of 2' freeboard above the FEMA's BFE to the finished floor elevation;
    ii. **Enclosures –** No enclosure exceeding 300 sq. ft. below the BFE;
    iii. **Design Standards** – Consistent with ASCE 24-05;
    iv. **Relocatable Structures** – It was discussed that the City would be willing to consider a variance for this provision;
    v. **Hydrology** – Construction shall be designed to minimize impacts to the existing hydrology.
2. **Location of Construction** – Location of all construction should be landward of the landward toe of the foredune ridge and as far landward as practicable.

HANSON
Engineering | Planning | Allied Services

Hanson Professional Services Inc.
4501 Gollihar Road
Corpus Christi, TX 78411
(361) 814-9900
Fax: (361) 814-4401
www.hanson-inc.com

The Owners of the property has indicated their willingness to comply with the requirements within Section III.E, except the Relocatable Structure provision. I have included several attachments to support the argument for an approval and exempted property:

A. **Site Plan** – I have attached a site plan indicating the limited space for a habitable structure, existing building lines for adjacent lots, and overall development scheme for the subdivision.
B. **HOA Letter** – I have attached a copy of the letter the HOA sent requesting the location of structure be consistent with the overall development scheme of the subdivision and other supporting arguments.
C. **Line of Vegetation Pictures** – recent pictures of the line of vegetation after Hurricane Hanna.
D. **Elevation Certificate (Construction)** – This indicates an effective BFE of 9' with a proposed finished floor of 12.5'.
E. **Additional Windstorm and other Design documents** – Documents provided by Ronald Voss, PE to support the requirements. These items have been previously forwarded to Development Services.

If you have any questions or need additional information, please do not hesitate to contact me or the Owner.

Sincerely,
HANSON PROFESSIONAL SERVICES, INC.

Craig B. Thompson, P.E.
Project Engineer

APPROXIMATE POST-STORM 350' B.L.

EXEMPTION REQUEST IS TO RECOGNIZE THIS LINE AS THE REAR B.L. FOR THE HABITABLE STRUCTURE

ALL FLATWORK, POOL, ELEVATED WALK BY OTHERS

MUSTANG ISLAND SECTION -2 VOL 43, PG 66 MRNCT

CONCRETE PATH

ELEVATED WOOD PATH

POST-STORM 350' BUILDING LINE

RESIDENTIAL STRUCTURES PERMITTED

RECREATIONAL AMENITIES ALLOWED (POOLS, PICNIC) MINIMIZE IMPERVIOUS SURFACES IN THIS ZONE

S 58° 21' 19" E
461.19'

63'-9 23/32"

74'-4 9/16"

150'-0"

173'-0"

27'-0"

15' UE PROVIDED EXCLUSIVELY FOR WATER UTILITIES

40'-0"

12'-3 3/4"

10'-0"

6'-0"

1.5'

28'-0"

40'-1 1/2"

74'-11 15/16"

N 34° 30' 23" E
100.19'

T.O.SLAB = 12.0'

14' x 20' POOL

7' WIDE SIDEWALK, TYP.

34'-0"

LOT 15

LOT 16
BLOCK 1
0.836 ACRES

200' RESTRICTED DEVELOPMENT SETBACK

LOT 16, BLOCK 1
0.84 acres

S 90° 00' 00" W
76.02'

VEGETATION LINE

REMAINING 1.4158 ACRE OF LOT 51 PUBLIC BEACH AREA SUBJECT TO STATE CLAIM

N 58° 21' 19" W
400.00'

10' UE
5' DE

12'-0"

S 74° 55' 17" W
53.02'

R=50.00'
L=34.54'

LOT 15

LOT 17

BEACH VIEW ESTATES
VOL 63, PG 104
MRNCT

BEACH VIEW DRIVE

BEACH VIEW ESTATES
VOL. 63, PG. 104
MRNCT

LOT 17

APPROXIMATE LOCATION OF REAR P.L. FOR ADJACENT LOTS

VIEW DR
(ATE ROW)

1 SITE PLAN
1" = 20'-0"

No.	Revisions and/or Comments	By	Date
1.	Revisions per City Comments		01/14/2021
2.	Site - Moves 8' Landward		05/26/2020

Project Title:
BEACH HOUSE
PORT ARANSAS, TEXAS

Drawing Title:
SITE PLAN

Drawn By: CNC
Checked By: RS
Scale: 1" = 20'-0"
Date: 04/09/2020

REGISTERED ARCHITECT TANYA L. MIKESKA STATE OF TEXAS
4.9.2020

MRB group
Engineering, Architecture & Surveying
5250 South 31st Street, Temple, Texas 76502 Phone: 254.771.2854
Corporate Office: The Culver Bread Armory, 145 Culver Road, Suite 160, Rochester, New York 14620
Phone: 585.381.9250
7straightlines.com | mrbgroup.com

Sheet No.
A000
of

Project No.
3132.19002

1/14/2021 4:16:38 PM

December 16, 2020
Mike Emmons
Lot 16, Beach View Estates

Dear Mike,

Thanks for the call last night and the update on your permit status. With regard to our feedback as to perhaps moving your house significantly further away from the ocean, the Beach View Estates (BVE) HOA/ACC believe such a change would not be consistent with the intended use of Lot 16 and would negatively impact the appearance, enjoyment, and property values of the BVE community as a whole. We will support your efforts in any way we can to continue forward with your existing construction plans that the HOA/ACC has already thoroughly reviewed and approved.

Here are a few key points regarding the existing approval by the HOA/ACC of your previously submitted house plans that you might take into consideration…

1. You approached the HOA, and the ACC specifically, in 2019 many months before you actually purchased the lot – you had Lot 16 under a purchase contract option for quite some time to ensure you had sufficient time to perform your due diligence to make sure you could build what you wanted. The HOA/ACC answered questions and clarified details to assist you in that process.
2. You purchased Lot 16 in early May 2020 and notified the HOA of your status as the new Owner. You then submitted your house construction plans to the ACC in the following weeks with various back-and-forth iterations and several changes to address ACC feedback on our requirements.
3. On June 11 the ACC granted Initial Approval for the construction of your home, with final approval waiting on 1) details of exterior colors, and 2) a copy of the building permit issued by the city of CC.
4. At your request, all 3 members of the ACC met with you on-site on the morning of June 16, 2020 to walk the property together and discuss your plans face-to-face to make sure everyone had a shared understanding of the placement of your home, driveway, elevations, and golf cart dune walkover (along with the required easement grant to the HOA for the new dune walkover).
5. The oceanfront lots in BVE are flagship “anchor” properties for our subdivision. They are, by far, the most expensive Lots in BVE and as such their appearance and use/relationship to and for the community is very important because their use impacts the value of all properties in BVE. As such, these Lots, in particular, require very careful consideration by the HOA/ACC. The placement, appearance and use of a home on Lot 16 is important - not only from the perspective of its placement and appearance with regard to our private road and the direct views of the dunes/beach frontage from the other homes within the subdivision, but also from the perspective of its placement and appearance with regard to our private boardwalk(s) and from the beach frontage itself (which the HOA also owns) and the ocean looking back at the community.
6. Half of oceanfront Lots in BVE already have homes built that are placed in a very similar location and orientation in a consistent manner. The intended use of Lot 16 is to essentially be a mirror image of the existing home on Lot 19 in terms of placement and orientation.

In summary, the ACC would likely not approve house plans that involve a significant change in placement and/or orientation from your previously submitted plans that the HOA/ACC has already reviewed in detail and approved. The ACC is charged with maintaining uniformity and consistency in the appearance and intended use of all homes in BVE in order to maximize enjoyment and protect the property value/investments of all BVE Owners. The ACC would not be supportive of a home on Lot 16 that is inconsistent with its intended use and inconsistent in placement and orientation with the other existing oceanfront homes in our subdivision.

Best regards,
On behalf of the BVE HOA/ACC committee,

Ron Wolfe
Secretary and Treasurer

HANSON
Engineering | Planning | Allied Services

Hanson Professional Services Inc.
4501 Gollihar Road
Corpus Christi, TX 78411
(361) 814-9900
Fax: (361) 814-4401

www.hanson-inc.com

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www.hanson-inc.com

Job No: 20-6560

DEPARTMENT OF HOMELAND SECURITY

Federal Emergency Management Agency

ELEVATION CERTIFICATE

IMPORTANT: FOLLOW THE INSTRUCTIONS ON PAGES 9-16

OMB Control Number: 1660-0008
Expiration: 11/30/2018

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION

FORM INSURANCE COMPANY USE

A1. Building Owner's Name

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

106 Beach View Drive

Company NAIC Number:

City Port Aransas | State TX | Zip Code 78373

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)

Lot 16, Block 1, Beach View Estates

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. _____ Long. _____ Horizontal Datum: ○ NAD 1927 ● NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 6

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) N/A sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A8.b N/A sq in

d) Engineered flood openings? ○ Yes ○ No

A9. For a building with an attached garage:

a) Square footage of attached garage 759 sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A9.b N/A sq in

d) Engineered flood openings? ○ Yes ○ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
CITY OF CORPUS CHRISTI - 485464	NUECES	TX

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth
485464-0335	D	06/17/1970	09/17/1992	A-12	9'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:

○ FIS Profile ● FIRM ○ Community Determined ○ Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: ● NGVD 1929 ○ NAVD 1988 ○ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ○ Yes ● No

Designation Date: ○ CBRS ○ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ● Construction Drawings* ○ Building Under Construction* ○ Finished Construction

C2. Elevations - Zones A1 - A30, AE, AH, A (with BFE), VE, V1 - V30, V (with BFE), AR, AR/A, AR/AE, AR/A1 - A30, AR/AH, AR/AO. Complete Items C2.a -h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

* A new Elevation Certificate will be required when construction of the building is complete.

Benchmark Utilized: 8.12' Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below. ● NGVD 1929 ○ NAVD 1988

○ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.			Check the measurement used.
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	12.5	-	● feet ○ meters
b) Top of the next higher floor	21.5	-	● feet ○ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	-	● feet ○ meters
d) Attached garage (top of slab)	12.0	-	● feet ○ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	11.0	- A/C UNIT	● feet ○ meters
f) Lowest adjacent (finished) grade next to building (LAG)	10.5	-	● feet ○ meters
g) Highest adjacent (finished) grade next to building (HAG)	11.0	-	● feet ○ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	-	● feet ○ meters

ELEVATION CERTIFICATE

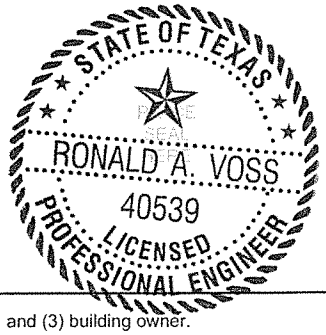
OMB Control Number: 1660-0008
Expiration: 11/30/2018

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor?
◉ Yes ○ No



Certifier's Name	License Number
Ronald A. Voss, P.E.	40539

Title	Company Name		
Engineer	Voss Engineering, Inc - Firm No.:F-166		
Address	City	State	Zip Code
6838 Greenwood Dr	Corpus Christi	TX	78415
Signature	Date	Telephone	
	05/27/2020	361-854-6202	

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location , per C2(e), if applicable)"
C2E: A/C UNIT

VOSS: 20-6560
106 Beach View Drive,
Lot 16, Block 1, Beach View Estates
Port Aransas, Nueces County, Texas 78373

Signature _____ Date 05/27/2020

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1 -E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1 -E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ - _____ ○ feet ○ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ - _____ ○ feet ○ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6 -9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8 -9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ - _____ ○ feet ○ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ - _____ ○ feet ○ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and /or equipment servicing the building is _____ - _____ ○ feet ○ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ○ Yes ○ No ○ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name:

Address	City	State	ZIP Code

Signature	Date	Telephone

Comments

☐ Check here if attachments.

PC350(WPI-1) | 0908

TEXAS DEPARTMENT OF INSURANCE

Regulatory Policy Division - Windstorm Inspections Program (104-WS)
333 Guadalupe, Austin, Texas 78701 ★ PO Box 149104, Austin, Texas 78714-9104
(800) 248-6032 | F: (512) 490-1051 | TDI.texas.gov | @TexasTDI

Application for Certificate of Compliance
Form WPI-1

App ID:2184891

Physical Address of Structure to be Inspected

106 Beach View Dr

Tract/Addition: Beach View Estates
Lot: 16
Block: 1

City: Port Aransas ZIP: 78373 County: Nueces

City Limits: Inside City Limits

Structure is located in: Seaward

Is the structure located in a Coastal Barrier Resource Zone (CBRA): No

Owner

Name: Mike Emmons Phone: (254) 290-1748 Fax:
Mailing Address: 6405 Springwood Ct City: Temple ZIP: 76502

Contractor

Name: Phone: Fax:
Mailing Address: City: ZIP:

Engineer

Name: RONALD A. VOSS Phone: (361) 854-6202 Fax:
Mailing Address: 6838 Greenwood Dr City: Corpus Christi ZIP: 784159760
Email: Texas Registration No.: 40539

Commencement of Construction Date	Date of Application	Type of Building
03-31-2020	04-01-2020	House

Inspections

1. **New, New (Entire Building) -**
2.
3.

Comments

Submitter

Name: Amanda Smart Phone: (361) 854-6202 Date: 04-01-2020

Submitter Type: Engineer Staff

FOR TEXAS DEPARTMENT OF INSURANCE INSPECTIONS: MAIL OR FAX TO YOUR LOCAL FIELD OFFICE FOR INSPECTIONS BY ENGINEERS: MAIL OR FAX TO AUSTIN OFFICE: (512) 490-1051

Job No: 20-6560

DEPARTMENT OF HOMELAND SECURITY

Federal Emergency Management Agency

ELEVATION CERTIFICATE

IMPORTANT: FOLLOW THE INSTRUCTIONS ON PAGES 9-16

OMB Control Number: 1660-0008
Expiration: 11/30/2018

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION

FORM INSURANCE COMPANY USE

A1. Building Owner's Name

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
106 Beach View Drive

Company NAIC Number:

City: Port Aransas | State: TX | Zip Code: 78373

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Lot 16, Block 1, Beach View Estates

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. _____ Long. _____ Horizontal Datum: ○ NAD 1927 ◉ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 6

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) N/A sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A8.b N/A sq in

d) Engineered flood openings? ○ Yes ○ No

A9. For a building with an attached garage:

a) Square footage of attached garage 759 sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A9.b N/A sq in

d) Engineered flood openings? ○ Yes ○ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
CITY OF CORPUS CHRISTI - 485464	NUECES	TX

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth
485464-0335	D	06/17/1970	09/17/1992	A-12	9'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
○ FIS Profile ◉ FIRM ○ Community Determined ○ Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: ◉ NGVD 1929 ○ NAVD 1988 ○ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ○ Yes ◉ No

Designation Date: ○ CBRS ○ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ◉ Construction Drawings* ○ Building Under Construction* ○ Finished Construction

C2. Elevations - Zones A1 - A30, AE, AH, A (with BFE), VE, V1 - V30, V (with BFE), AR, AR/A, AR/AE, AR/A1 - A30, AR/AH, AR/AO. Complete Items C2.a -h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

* A new Elevation Certificate will be required when construction of the building is complete.

Benchmark Utilized: 8.12' Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below. ◉ NGVD 1929 ○ NAVD 1988

○ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

			Check the measurement used.
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	9.7	-	◉ feet ○ meters
b) Top of the next higher floor	19.0	-	◉ feet ○ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	-	◉ feet ○ meters
d) Attached garage (top of slab)	9.2	-	◉ feet ○ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	9.0	- A/C UNIT	◉ feet ○ meters
f) Lowest adjacent (finished) grade next to building (LAG)	7.7	-	◉ feet ○ meters
g) Highest adjacent (finished) grade next to building (HAG)	8.2	-	◉ feet ○ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	-	◉ feet ○ meters

ELEVATION CERTIFICATE

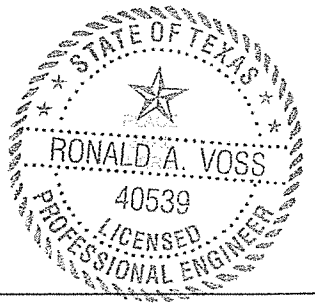
OMB Control Number: 1660-0008
Expiration: 11/30/2018

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor? ◉ Yes ○ No



Certifier's Name	License Number
Ronald A. Voss, P.E.	40539

Title	Company Name		
Engineer	Voss Engineering, Inc - Firm No.:F-166		
Address	**City**	**State**	**Zip Code**
6838 Greenwood Dr	Corpus Christi	TX	78415
Signature	**Date**	**Telephone**	
	04/01/2020	361-854-6202	

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location . per C2(e), if applicable)"
C2E: A/C UNIT

VOSS: 20-6560
106 Beach View Drive,
Lot 16, Block 1, Beach View Estates
Port Aransas, Nueces County, Texas 78373

Signature _____ Date 04/01/2020

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1 -E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1 -E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ - _____ ○ feet ○ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ - _____ ○ feet ○ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6 -9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8 -9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ - _____ ○ feet ○ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ - _____ ○ feet ○ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and /or equipment servicing the building is _____ - _____ ○ feet ○ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ○ Yes ○ No ○ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name:

Address	City	State	ZIP Code

Signature	Date	Telephone

Comments

☐ Check here if attachments.

GENERAL NOTES FOR REBAR SLAB CONSTRUCTION

1. Building contractor must verify depth and location of all slopes, off-sets, brick ledges, blockouts and all dimensions with Architectural floor plans.

2. Place a minimum 6 mil vapor barrier of polyethylene under all concrete slabs and remove any materials or water deplored to concrete or to the vapor barrier before pouring concrete.

3. During periods of hotter temperatures, provide extra curing time to prevent shrinkage cracks from occurring.

4. All beams are to penetrate a minimum of 18" into undisturbed soil with a PI=15, and 12" into undisturbed soil with PI=15. If conditions exist, Engineer approved fill will be acceptable.

5. Slab shall have a minimum of 6" of pervious sand or granular material for cushion layer. The material shall have a PI<12. If the PI exceeds 12 for the existing subgrade, but does not exceed a PI of 20, then no cushion layer is required.

6. The subgrade layer or fill approved by the Engineer placed beneath the beams should be at moisture not less than 90% of maximum density at optimum moisture content as per A.S.T.M. Density Test no. D-698, method "A" or the standard Proctor Test. The moisture content may vary +3% to -1% of optimum. If fill material is needed, it is to be placed in 6" lifts or less. Prior to placement of fill, notify Engineer before removal of existing soil along with any organic substance.

7. For protection of the slab, no large trees or shrubbery shall be planted within 15' from the slabs edge, and proper drainage away from the slab shall be provided.

8. Any changes or variations of the above shall be approved by the Engineer.

9. Concrete shall be made with aggregate conforming to A.S.T.M. C-33 and have a minimum compressive strength of 3000 psi at 28 days (unless approved otherwise.)

10. Concrete shall be air entrained (A.S.T.M. C-260) and have a slump not less than 3 1/2" and not more that 5 1/2". All other admixtures shall be approved by the Engineer.

11. All reinforcing steel bars shall conform to A.S.T.M. A-615, grade 60; however, stirrups may be grade 40 welded wire fabric and shall conform to A.S.T.M. A-185.

12. Steel embedments shall conform to A.S.T.M. A-36. headed anchor studs shall conform to A.S.T.M. A-108 with galvanized bolts seaward of Intercostal Canal.

13. Construct the foundation structure within the recommendations of A.C.I. 318.

14. All reinforcing bars shall be supported by chairs or bolsters and tied at every other intersection.

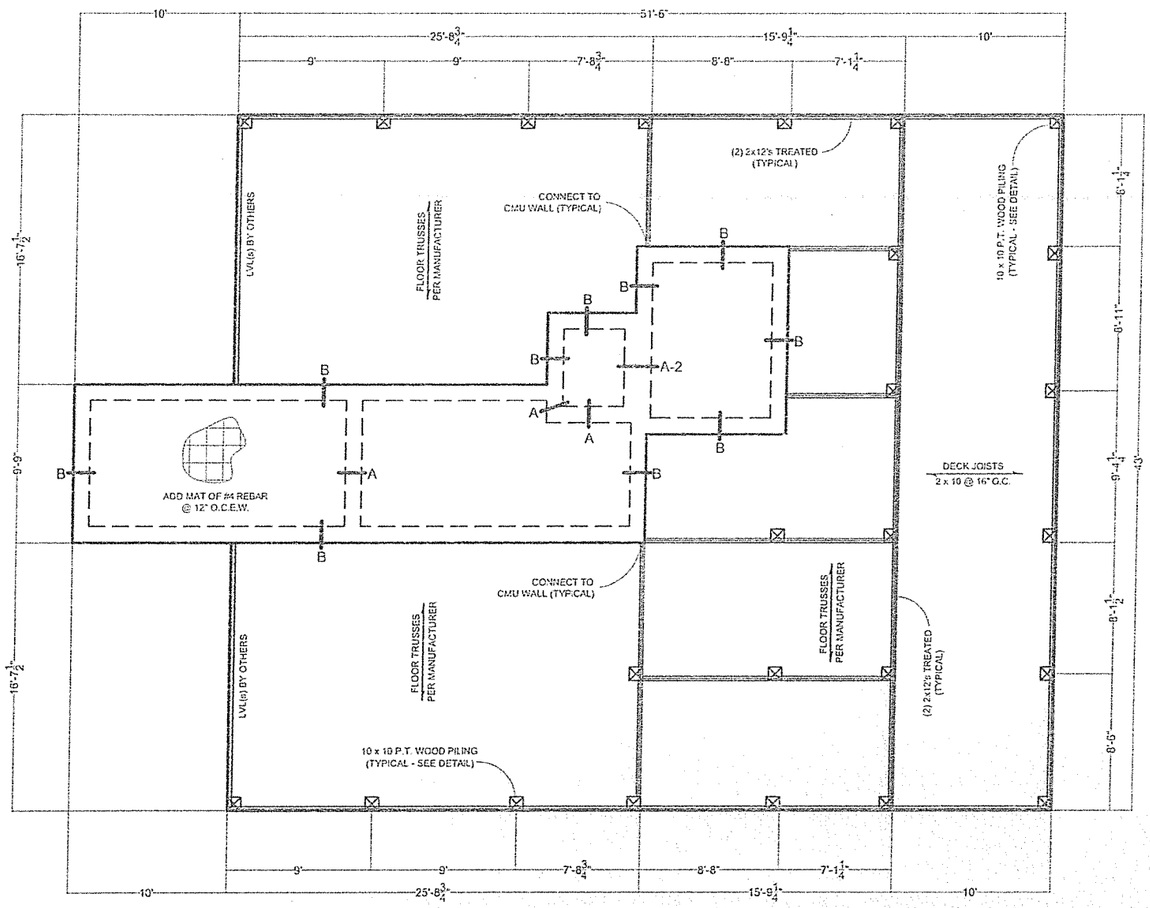
15. All reinforcing lap splices shall not be less that 30 bar diameters of larger diameter bar.

16. If the rebars in the beam are not continuous at all corners of beams and intersections, minimum #4 corner rebar shall be provided.

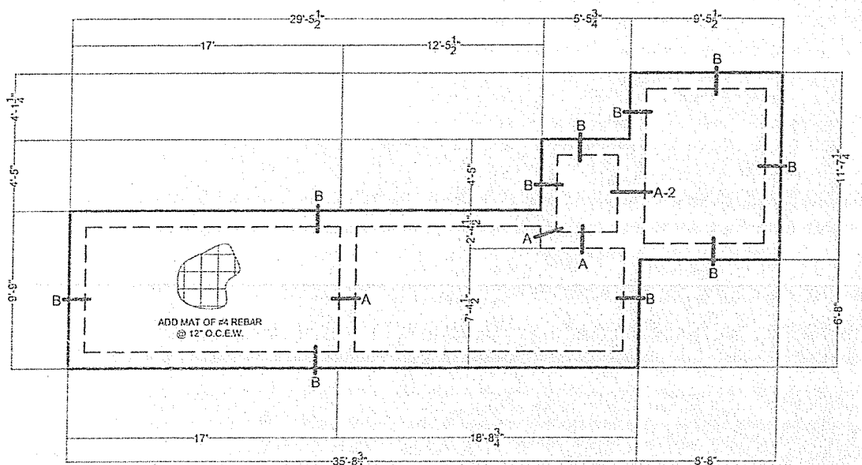
17. All reinforcing shall be designed and detailed in accordance with the latest edition of the A.C.I. "Manual of Standard Practices For Detailing Concrete Structures" (A.C.I. 315).

18. All reinforcement shall be placed to have adequate concrete cover, beams cast against the ground shall have at least 3" cover, formed and finished surfaces shall have at least 1 1/2" cover. Slabs cast against the ground shall have at least 1 1/2" cover.

19. The Engineer shall be notified at least one day prior to inspections for concrete pours.



* REFER TO PLAN WINDSTORM REVIEW FOR CORNER HOLDDOWN VALUES. ALL INTERIOR CONNECTIONS NEED TO BE 1,000#.



WOOD NOTES

1. Beams shall be framed into the top of piers. The beams shall consist of a minimum of two 2 x 12's with a minimum grade of No. 2 wood.

2. The beams shall be pressure treated with a wood preservative.

3. Splices in beams shall occur over pile.

4. Notching beams is permitted.

5. A holddown connector shall be installed in accordance with IRC 2015. The holddown connector shall be anchored to the beam.

6. Size, spacing, and maximum span of the floor joist shall be in accordance with IRC 2015.

7. If the bottom of the floor joists are located closer than 18 inches to the exposed ground, then the floor joist shall be pressure treated with a wood preservative.

8. Floor joist shall be fastened to beams in accordance with IRC 2015.

9. If the floor joists frame directly into the beams, a joist hanger or minimum 2x2 inch ledger strip shall be provided. The ledger strip shall be fastened to the beam in accordance with IRC 2015.

10. If uplift loads are transferred from wall to the floor via band joist, the floor or band joist shall be anchored to the beam against uplift. Otherwise, the uplift loads from the wall shall be transferred directly to the beam at the floor joist are set on top of the beams, they shall be anchored to the beams with either an approved framing anchor capable of carrying the anchorage, or a wood block. If a wood block is used, then the block shall be anchored to the joist and to the beam in accordance with IRC 2015.

11. If the floor joist frame together to form a lap connection over a beam, then the lap shall be fastened together. The floor joist connection shall be anchored against uplift with either an approved framing anchor capable of resisting the uplift loads or a wood block fastened in accordance with IRC 2015.

PILINGS

1. Pilings shall be notched and beams shall fully bear on piling. No more than one half the thickness of the piling shall be notched.

2. Beams or stringers shall be bolted to pilings with either two 3/4 inch bolts, three 5/8 inch bolts, or four 1/2 inch bolts. The spacing between bolts shall be a minimum of 3 1/2 inches, except where splices occur.

3. Bolts, nuts, and washers shall be galvanized.

4. Where beams are spliced, the splice shall occur over a pile. Each beam end shall be fastened to the pile with two 1/2 inch bolts. Bolts shall be spaced a minimum of 2 1/4 inches apart, and shall be located a minimum of 2 inches from the ends and edges of each beam.

5. The distance between the bolts and the ends and edges of the beams shall be a minimum of four times the bolt diameter.

6. Knee braces shall be provided for all pilings, extending in every available position.

7. Knee braces shall be pressure treated with a wood preservative, or wood of natural decay resistance.

8. Knee braces shall extend at a 45 degree angle from the the floor framing member down to a point on the piling which is one-forth the height of the piling down from the floor framing member.

9. For knee braces up to 5 feet in length, the minimum size shall be 2x6 or 4x4 lumber.

10. Knee braces shall be bolted (over the lag) to the floor framing and the piling.

11. Pilings which extend above grade less than 4 feet will not require knee braces.

12. Bolts shall be spaced a minimum of 3 1/2 inches apart and shall be located a minimum of 2 inches from the beam edge except where splices occur.

13. Where beams are spliced, the splice shall occur over a pile. Each beam end shall be fastened to the pile with 2 bolts. These bolts shall be 5/8 inches in diameter for a two-story structure having piles spaced farther than 6 feet apart. Two-story structures with piles spaced 6 feet or closer and all one-story structures shall use 1/2 inch bolts in each side of the splice. Bolts shall be spaced a minimum of 2 1/4 inches apart and shall be located a minimum of 2 inches from the edges and end of each beam.

We, Voss Engineering, Inc., certify this foundation slab has been designed in accordance with recognized Engineering Practices.

SOIL CLASSIFICATION: SAND — CLIMACTIC RATING: 17

PLASTICITY INDEX: < 15 — BUILDER: MIKE EMMONS

THE DESIGN PARAMETERS WERE BASED ON THE CONDITION OF THE SOIL IN THE IMMEDIATE AREA. NO GEOTECHNICAL INFORMARIGN WAS GATHERED ON THE SUBJECT PROPERTY.

Licensed Professional Engineer
Voss Engineering, Inc.

03-26-2020
DATE:

STATE OF TEXAS
RONALD A. VOSS
40539
LICENSED PROFESSIONAL ENGINEER

SEE SHEET 2 OF 2 FOR
FOR CONSTRUCTION DETAILS

VOSS ENGINEERING, INC.
Firm F-166
ENGINEERING AND LAND SURVEYING
6838 GREENWOOD DRIVE,
CORPUS CHRISTI, TEXAS 78415
361.854.6202 FAX: 361.853.4095

LEGAL: LOTS 16, BLOCK 1
BEACH VIEW ESTATES
PORT ARANSAS
NUECES COUNTY, TEXAS

FOUNDATION PLAN		SHEET 1 OF 2
SCALE: 1/4" : 1'-0"	APPROVED BY: RV	DRAWN BY: CEW
DATE: 03-26-2020		JOB NO.
108 BEACH VIEW DRIVE		DRAWING NUMBER: 20-6560

GENERAL NOTES FOR REBAR SLAB CONSTRUCTION

1. Building contractor must verify depth and location of all drops, offsets, brick ledges, block outs and all dimensions with Architectural floor plans.

2. Place a minimum 6 mil vapor barrier of polyethylene under all concrete slabs and remove any materials or water detriment to concrete or to the vapor barrier before pouring concrete.

3. During periods of hotter temperatures, provide extra curing time to prevent shrinkage cracks from occurring.

4. All beams are to penetrate a minimum of 18" into undisturbed soil with a PI<15, and 12" into undisturbed soil with PI<15. If conditions exist, Engineer approved fill will be acceptable.

5. Slab shall have a minimum of 6" of pervious sand or granular material for cushion layer. The material shall have a PI<12. If the PI exceeds 12 for the existing subgrade, but does not exceed a PI of 20, then no cushion layer is required.

6. The subgrade layer or fill approved by the Engineer placed beneath the beams should be at not less than 90% of maximum density at optimum moisture content as per A.S.T.M. Density Tests no. D-698, method "A" or the standard Proctor Test. The moisture content may vary +3% to -1% of optimum. If fill material is needed, it is to be placed in 6" lifts or less. Prior to placement of fill, notify Engineer before removal of existing soil along with any organic substance.

7. For protection of the slab, no large trees or shrubbery, shall be planted within 15" from the slabs edge, and proper drainage away from the slab shall be provided.

8. Any changes or variations of the above shall be approved by the Engineer.

9. Concrete shall be made with aggregate conforming to A.S.T.M. C-33 and have a minimum compressive strength of 3000 psi at 28 days (unless approved otherwise.)

10. Concrete shall be air entrained (A.S.T.M. C-260) and have a slump not less than 3 1/2" and not more that 5 1/2". All other admixtures shall be approved by the Engineer.

11. All reinforcing steel bars shall conform to A.S.T.M. A-615, grade 60, however, stirrups may be grade 40 welded wire fabric and shall conform to A.S.T.M. A-185.

12. Steel embedments shall conform to A.S.T.M. A-36. Headed anchor studs shall conform to A.S.T.M. A-108 with galvanized bolts seaward of Intercoastal Canal.

13. Construct the foundation structure within the recommendations of A.C.I. 318.

14. All reinforcing bars shall be supported by chairs or bolsters and tied at every other intersection.

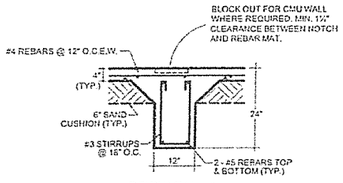
15. All reinforcing lap splices shall not be less that 50 bar diameters of larger diameter bar.

16. If the rebars in the beam are not continuous at all corners of beams and intersections, minimum #5 corner rebar shall be provided.

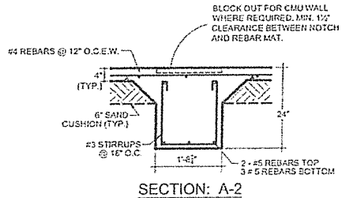
17. All reinforcing shall be designed and detailed in accordance with the latest edition of the A.C.I. "Manual of Standard Practices For Detailing Concrete Structures" (A.C.I. 315).

18. All reinforcement shall be placed to have adequate concrete cover, beams cast against the ground shall have at least 3" cover, formed and finished surfaces shall have at least 1 1/2" cover. Slabs cast against the ground shall have at least 1 1/2" cover.

19. The Engineer shall be notified at least one day prior to inspections for concrete pours.



SECTION: A



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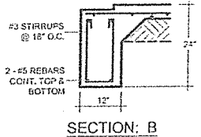

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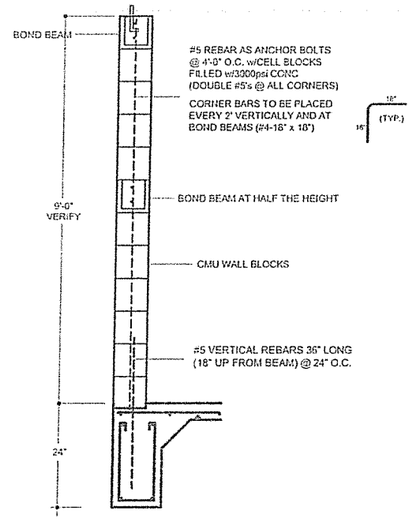
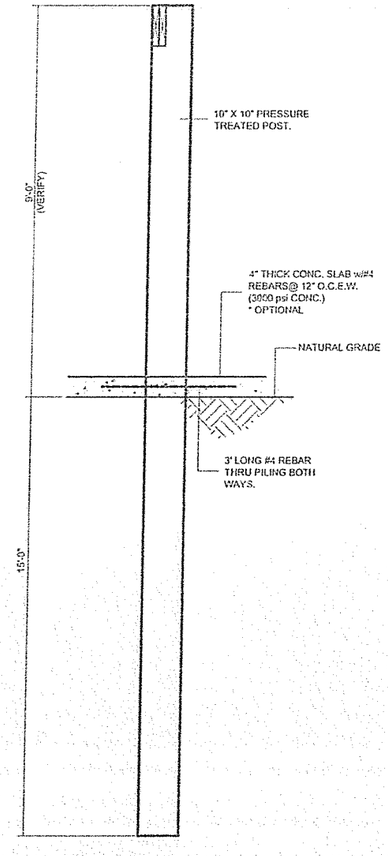


CMU WALL SECTION



PILING DETAIL

N.T.S.

UNDER NO CIRCUMSTANCE SHALL THE PILING BE NOTCHED MORE THAN 50% OF PILING WIDTH.

TABLE 301.2.3
Required Bolts for Beam to Piling Connection

Building Type	Spaced Beam Method		Double Beam Method	
	Connection with Splice	Connection without Splice	Connection with Splice	Connection without Splice
One-Story	2 bolts thru each beam & pile (4 total)	4 bolts thru beams & pile	2 bolts thru each beam & pile and 2 bolts thru plate & pile (6 total)	2 bolts thru beams & pile and 1 bolt thru plate & pile
Two-Story	3 bolts thru each beam & pile (6 total)	6 bolts thru beams & pile	2 bolts thru each beam & pile and 2 bolts thru plate & pile (8 total)	4 bolts thru beams & pile and 2 bolts thru plate & pile

WOOD NOTES

1. Beams shall be framed into the top of piers. The beams shall consist of a minimum of two 2 x 12's with a minimum grade of No. 2 wood.

2. The beams shall be pressure treated with a wood preservative.

3. Splices in beams shall occur over pile.

4. Notching beams is permitted.

5. A holddown connector shall be installed in accordance with IRC 2015. The holddown connector shall be anchored to the beam.

6. Size, spacing, and maximum span of the floor joist shall be in accordance with IRC 2015.

7. If the bottom of the floor joists are located closer than 18 inches to the exposed ground, then the floor joist shall be pressure treated with a wood preservative.

8. Floor joist shall be fastened to beams in accordance with IRC 2015.

9. If the floor joists frame directly into the beams, a joist hanger or minimum 2x2 inch ledger strip shall be provided. The ledger strip shall be fastened to the beam in accordance with IRC 2015.

10. If uplift loads are transferred from wall to the floor with band joist, the floor or band joist shall be anchored to the beam against uplift. Otherwise, the uplift loads from the wall shall be transferred directly to the beam. If the floor joist are set on top of the beams, they shall be anchored to the beams with either an approved framing anchor capable of resisting the anchorage, or a wood block. If a wood block is used, then the block shall be anchored to the joist and to the beam in accordance with IRC 2015.

11. If the floor joist frame together to form a lap connection over a beam, then the lap shall be fastened together. The floor joist connection shall be anchored against uplift with either an approved framing anchor capable of resisting the uplift loads or a wood block fastened in accordance with IRC 2015.

PILINGS

1. Pilings shall be notched and beams shall fully bear on piling. No more than one half the thickness of the piling shall be notched.

2. Beams or stringers shall be bolted to pilings with either two 3/4 inch bolts, three 5/8 inch bolts, or four 1/2 inch bolts. The spacing between bolts shall be a minimum of 3 1/2 inches, except where splices occur.

3. Bolts, nuts, and washers shall be galvanized.

4. Where beams are spliced, the splice shall occur over a pile. Each beam end shall be fastened to the pile with two 1/2 inch bolts. Bolts shall be spaced a minimum of 2 1/4 inches apart, and shall be located a minimum of 2 inches from the ends and edges of each beam.

5. The distance between the bolts and the ends and edges of the beams shall be a minimum of four times the bolt diameter.

6. Knee braces shall be provided for all pilings, extending in every available position.

7. Knee braces shall be pressure treated with a wood preservative, or wood of natural decay resistance.

8. Knee braces shall extend at a 45 degree angle from the the floor framing member down to a point on the piling which is one-forth the height of the piling down from the floor framing member.

9. For knee braces up to 5 feet in length, the minimum size shall be 2x6 or 4x4 lumber.

10. Knee braced shall be bolted (thru the lap) to the floor framing and the piling.

11. Pilings which extend above grade less than 4 feet will not require knee braces.

12. Bolts shall be spaced a minimum of 3 1/2 inches apart and shall be located a minimum of 2 inches from the beam edge except where splices occur.

13. Where beams are spliced, the splice shall occur over a pile. Each beam end shall be fastened to the pile with 2 bolts. These bolts shall be 5/8 inches in diameter for a two-story structure having piles spaced farther than 8 feet apart. Two-story structures with piles spaced 8 feet or closer and all one-story structures shall use 1/2 inch bolts in each side of the splice. Bolts shall be spaced a minimum of 2 1/4 inches apart and shall be located a minimum of 2 inches from the edges and end of each beam.

We, Voss Engineering, Inc., certify this foundation slab has been designed in accordance with recognized Engineering Practices.

SOIL CLASSIFICATION: SAND — CLIMACTIC RATING: 17

PLASTICITY INDEX: < 15 — BUILDER: MIKE EMMONS

THE DESIGN PARAMETERS WERE BASED ON THE CONDITION OF THE SOIL IN THE IMMEDIATE AREA. NO GEOTECHNICAL INFORMATION WAS GATHERED ON THE SUBJECT PROPERTY.

Licensed Professional Engineer
Voss Engineering, Inc.

03-26-2020
DATE:

STATE OF TEXAS
RONALD A. VOSS
40539
LICENSED
PROFESSIONAL ENGINEER

VOSS ENGINEERING, INC.
Firm F-166
ENGINEERING AND LAND SURVEYING
6838 GREENWOOD DRIVE,
CORPUS CHRISTI, TEXAS 78415
361.854.6202 FAX: 361.853.4606

LEGAL:
LOTS 16, BLOCK 1
BEACH VIEW ESTATES
PORT ARANSAS
NUECES COUNTY, TEXAS

CONSTRUCTION DETAILS		SHEET 2 OF 2
SCALE: 1/4" : 1'-0"	APPROVED: RV	DRAWN: CEW
DATE: 03-26-2020		REVISED:
106 BEACH VIEW DRIVE		DRAWING NUMBER: 20-6560

RAFTER TO PLATE:			STUD TO PLATE:		
Suggested Strap	Required Value	On Center Spacing	Suggested Strap	Required Value	On Center Spacing
(2)H-2.5A's	949	# @ 16"O.C.	SP4	869	# @ 16"O.C.
-	1424	# @ 24"O.C.	-	1304	# @ 24"O.C.

END OF HEADER CONNECTION

Suggested Strap	Required Value	Header length	Suggested Strap	Required Value	Header length	Suggested Strap	Required Value	Header length
						2		
LSTA 15	1068	# @ 3'	LSTA 36	1424	# @ 4'	LSTA 15's	2136	# @ 6'

MAXIMUM EXTERIOR STUD HEIGHT:

2"x4":	10'-4"	@ 12"O.C.	2"x4":	11'-6"	@ 16"O.C.	SOUTHERN PINE #2
2"x6":	17'-2"	@ 12"O.C.	2"x6":	15'-6"	@ 16"O.C.	SOUTHERN PINE #2

FIRST FLOOR MAXIMUM HEADER SPANS:

2- 2" x 4"	2'-3"	2- 2" x 6"	3'-4"	2- 2" x 8"	4'-2"
2- 2" x 10"	4'-9"	2- 2" x 12"	5'-3'	3- 2" x 12"	6'-1"

EDGE NAIL PATTERNS:

FRONT	6 " O.C.	REAR	6 " O.C.
LEFT	3 " O.C.	RIGHT	3d " O.C.

SECOND FLOOR MAXIMUM HEADER SPANS:

2- 2" x 4"	2'-9"	2- 2" x 6"	4'-1"	2- 2" x 8"	4'-11"
2- 2" x 10"	5'-6"	2- 2" x 12"	6'-0"	3- 2" x 12"	7'-0"

EDGE NAIL PATTERNS:

FRONT	6 " O.C.	REAR	6 " O.C.
LEFT	6 " O.C.	RIGHT	4 " O.C.

EXTERIOR SHEATHING: 7/16" PLYWOOD OR O.S.B. (WITH 8d COMMON NAILS @12"O.C. (FIELD)), 1/2" SHEET ROCK (WITH 5d COOLER NAILS @ 7" O.C.(FIELD & EDGES))

R325.1 Corrosion resistance. Metal connectors and fasteners shall be corrosion resistant in accordance with the following:

R325.1.1 Seaward areas.

R325.1.1.1 Open Areas. Metal connectors and fasteners located in open areas shall be either stainless steel and meet ASTM A167; hot-dip galvanized after fabrication and meet ASTM A123 or ASTM A153; or hot-dip galvannealed prior to fabrication and meet ASTM A653.

R325.1.2 Inland I areas.

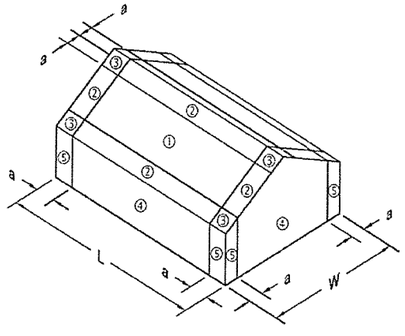
R325.1.2.1 Open Areas. Metal connectors and fasteners located in open areas shall be either stainless steel and meet ASTM A167; hot-dip galvanized after fabrication and meet ASTM A123 or ASTM A153; or hot-dip galvannealed prior to fabrication and meet ASTM A653. Hot dipped galvanized or electrogalvanized in accordance with ASTM A641; Mechanically deposited zinc coatings in accordance with ASTM B698; or electrodeposited zinc coatings in accordance with ASTM B633

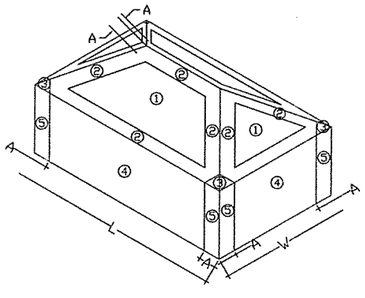
R325.1.3 Inland II areas.

R325.1.3.1 Open Areas. Metal connectors and fasteners located in open areas shall be either stainless steel and meet ASTM A167; hot-dip galvanized after fabrication and meet ASTM A123 or ASTM A153; or hot-dip galvannealed prior to fabrication and meet ASTM A653. Hot dipped galvanized or electrogalvanized in accordance with ASTM A641; Mechanically deposited zinc coatings in accordance with ASTM B698; or electrodeposited zinc coatings in accordance with ASTM B633

STATE OF TEXAS
RONALD A. VOSS
40539
LICENSED
PROFESSIONAL ENGINEER
04/15/2020

STANDARD/METHOD USED FOR STRUCTURAL DESIGN AND WINDFORCE COMPUTATION:	
X 2015 IRC (2015 WFCM, PRESCRIPTIVE DESIGN METHODS) City of Corpus Christi Requirements	
WIND FORCE DESIGN CRITERIA FOR **SEAWARD** (2006 IRC Texas Revisions for TDI/TWIA Regulations)	
V = 130 mph (3-second gust wind speed at 33 feet, 50-yr MRI)	
I = 1 Importance Factor	
Exposure Category = C	
Design Wind Elevation = 33	
A. COMPONENTS AND CLADDING	
• a = 4.5 feet	
• Zone ④(Interior):	-42 psf
• Zone ⑤(Corner):	-50 psf
Over Head Garage Door DP:	-20.84





ALL COMPONENT AND CLADDING, ROOFING SYSTEMS, WINDOWS, DOORS, GARAGE DOORS, MUST MEET THE MANUFACTURERS RECOMMENDED INSTALLATION FOR RESPECTED HIGH WIND CATASTROPHE AREA.

For detailed information regarding applicable building codes, refer to the 2015 International Residential Code (for city of Corpus Christi building requirements); the amended 2006 IRC(for Texas Department of insurance requirements); and the 2015 Wood Frame Construction Manual.

The homeowner and/or homeowners contractor shall be responsible for providing evidence of the windborne protection devices to the engineer of record prior to the engineer's final approval and issuance of the WPI–2 form.

Mike Emmons
Lot 16, Block 1,
Beach View Estates,
Port Aransas, Nueces
Job # 20-6560

DATE: 02-24-2020
REV:
DR BY: C. COMPTON
APPR. BY:

PREPARED BY:
VOSS ENGINEERING Inc.
Firm F-166

FRAMING NOTES

1. ALL BEAM AND HEADER MATERIAL SHALL BE #2 S.P.. ALL JOIST AND RAFTER MATERIAL SHALL BE #2 S.P..

2. ALL WALL STUDS ARE TO BE STUD GRADE AT 16' O.C., WITH BLOCKING AT MID SPAN WHEN GREATER THEN 9'. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH MINIMUM 7/16' WOOD STRUCTURAL PANELS ATTACHED WITH MINIMUM 8d COMMON NAILS, PER SHEER WALL DETAIL.

FIRST FLOOR:
- **FRONT** FACING WALLS: EDGE NAILING AT **6" O.C.**
- **REAR** FACING WALLS: EDGE NAILING AT **6" O.C.**
- **LEFT** FACING WALLS: EDGE NAILING AT **3" O.C.**
- **RIGHT** FACING WALLS: EDGE NAILING AT **3d" O.C.**

SECOND FLOOR:
- **FRONT** FACING WALLS: EDGE NAILING AT **6" O.C.**
- **REAR** FACING WALLS: EDGE NAILING AT **6" O.C.**
- **LEFT** FACING WALLS: EDGE NAILING AT **6" O.C.**
- **RIGHT** FACING WALLS: EDGE NAILING AT **4" O.C.**

3. ROOF FRAMING:

THE MAXIMUM UNSUPORTED SPAN FOR #2 S.P. 2'x6' RAFTERS WITH 20# LIVE AND 20# DEAD LOADS TO BE AS FOLLOWS:

24" O.C. = 9'-6"
19.2" O.C. = 10'-8"
16" O.C. = 11'-8"
12" O.C. = 13'-6"

PURLINS TO BE SIZED NO LESS THEN RAFTER. PURLINS MUST BE CONTINUOUS AND SUPPORTED BY 2'x4' STRUTS INSTALLED TO BEARING WALLS OR STRUCTURAL MEMBERS AT A SLOPE NOT LESS THEN 45° FROM HORIZONTAL AT 4' O.C.. PROVIDE BLOCKING OR ADEQUATE STRAPPING AT STRUT TO RAFTER CONNECTION LOCATIONS THEN CONTINUOS TO THE FOUNDATION.

5. ROOF LIVE LOAD = 20PSF

6. ROOF DECKING SHALL BE 1/2' STRUCTURAL RATED SHEATHING PANELS.

7. ALL JOIST FRAMING TO FLUSH BEAM SHALL BE SUPPORTED BY APPROVED METAL JOIST HANGERS.

8. ALL BEAMS FRAMING TO WALL ARE TO BE SUPPORTED BY A MINIMUM OF (2) 2x MEMBER STUDS (ACTUAL NUMBER OF STUDS TO EQUAL WIDTH OF BEAM).

9. RAFTERS TO ACCOMIDATE CEILING JOISTS IN THE CASE OF A MANSARD CEILING.

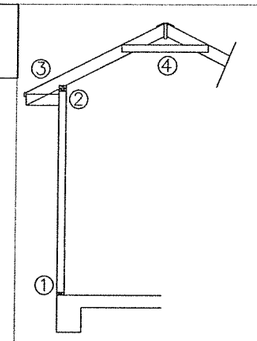
10. 5/8' DIAMETER ANCHOR BOLTS AT A MAXIMUM SPACING OF 36' O.C. AND AT EACH SIDE OF AN EXTERIOR OPENING SHALL BE USED UNLESS NOTED OTHERWISE BY ENGINEER OF RECORD. ALL ANCHOR BOLTS MUST BE EITHER WET SET WITH A MINIMUM OF 9' EMBEDMENT OR APPROVED 2 PART EPOXY AT A MINIMUM 6' EMBEDMENT. IF EPOXY IS USED, ENGINEER CAN PROVIDE INSTALLATION INSTRUCTIONS. ENGINEER REPRESENTATIVE TO FIELD VERIFY INSTALLATION.

11. ALL PILING TO BEAM CONNECTIONS MUST CONFORM TO 2015 IRC FIGURE R507.5.1 (1) AND R507.5.1 (2).

12. IF A ROD SYSTEM IS USED, ENGINEER OF RECORD SHALL PROVIDE A SEPARATE DESIGN FOR SUCH SYSTEM.

DETAIL #1: LOCATION OF 7/16' INTERIOR SHEATHING. NAILED AT 3' O.C. AT EDGES AND SEAMS AND 12' O.C. IN THE FIELD. SEAMS TO BE BLOCKED AND NAILED WHEN NOT OVER STUD.

DETAIL #3: INSTALL 5/8' DIAMETER ANCHOR BOLTS ALONG INTERIOR SHEAR WALL.



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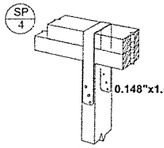

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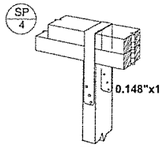

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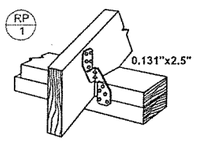

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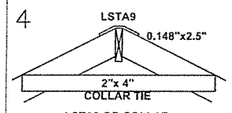
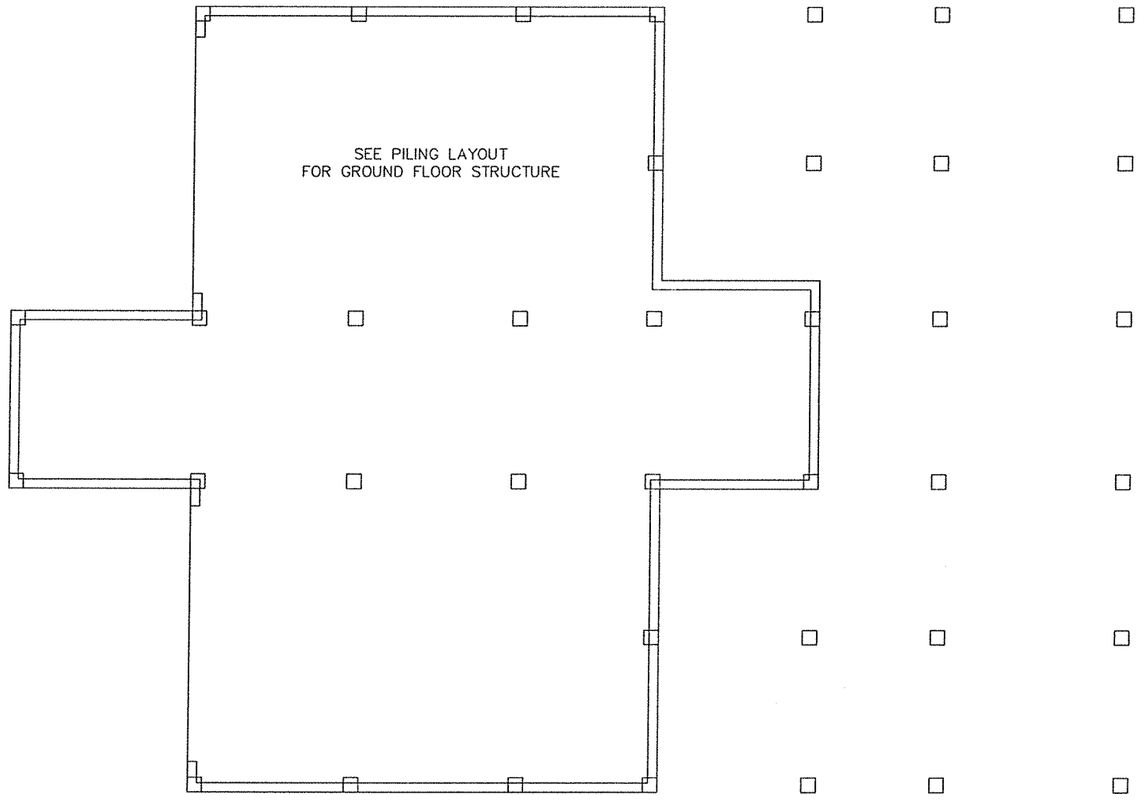


LSTA9 OR COLLAR TIE REQUIRED

WINDSTORM REVIEW
GROUND FLOOR

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



FRONT

STATE OF TEXAS
RONALD A. VOSS
40539
LICENSED
PROFESSIONAL ENGINEER
04/15/2020

Mike Emmons
Lot 16, Block 1,
Beach View Estates,
Port Aransas, Nueces
Job # 20-6560

DATE: 02-24-2020
REV:
DR BY: C. COMPTON
APPR. BY:

PREPARED BY:
VOSS ENGINEERING Inc.
Firm F-166

FRAMING NOTES

1. ALL BEAM AND HEADER MATERIAL SHALL BE #2 S.P.. ALL JOIST AND RAFTER MATERIAL SHALL BE #2 S.P..

2. ALL WALL STUDS ARE TO BE STUD GRADE AT 16' O.C., WITH BLOCKING AT MID SPAN WHEN GREATER THEN 9'. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH MINIMUM 7/16' WOOD STRUCTURAL PANELS ATTACHED WITH MINIMUM 8d COMMON NAILS, PER SHEER WALL DETAIL.

FIRST FLOOR:
- **FRONT** FACING WALLS: EDGE NAILING AT **6" O.C.**
- **REAR** FACING WALLS: EDGE NAILING AT **6" O.C.**
- **LEFT** FACING WALLS: EDGE NAILING AT **3" O.C.**
- **RIGHT** FACING WALLS: EDGE NAILING AT **3d" O.C.**

SECOND FLOOR:
- **FRONT** FACING WALLS: EDGE NAILING AT **6" O.C.**
- **REAR** FACING WALLS: EDGE NAILING AT **6" O.C.**
- **LEFT** FACING WALLS: EDGE NAILING AT **6" O.C.**
- **RIGHT** FACING WALLS: EDGE NAILING AT **4" O.C.**

3. ROOF FRAMING:

THE MAXIMUM UNSUPORTED SPAN FOR #2 S.P. 2'x6' RAFTERS WITH 20# LIVE AND 20# DEAD LOADS TO BE AS FOLLOWS:

24" O.C. = 9'-6"
19.2" O.C. = 10'-8"
16" O.C. = 11'-8"
12" O.C. = 13'-6"

PURLINS TO BE SIZED NO LESS THEN RAFTER. PURLINS MUST BE CONTINUOUS AND SUPPORTED BY 2'x4' STRUTS INSTALLED TO BEARING WALLS OR STRUCTURAL MEMBERS AT A SLOPE NOT LESS THEN 45° FROM HORIZONTAL AT 4' O.C.. PROVIDE BLOCKING OR ADEQUATE STRAPPING AT STRUT TO RAFTER CONNECTION LOCATIONS THEN CONTINUOS TO THE FOUNDATION.

5. ROOF LIVE LOAD = 20PSF

6. ROOF DECKING SHALL BE 1/2' STRUCTURAL RATED SHEATHING PANELS.

7. ALL JOIST FRAMING TO FLUSH BEAM SHALL BE SUPPORTED BY APPROVED METAL JOIST HANGERS.

8. ALL BEAMS FRAMING TO WALL ARE TO BE SUPPORTED BY A MINIMUM OF (2) 2x MEMBER STUDS (ACTUAL NUMBER OF STUDS TO EQUAL WIDTH OF BEAM).

9. RAFTERS TO ACCOMIDATE CEILING JOISTS IN THE CASE OF A MANSARD CEILING.

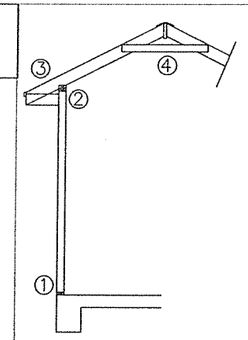
10. 5/8' DIAMETER ANCHOR BOLTS AT A MAXIMUM SPACING OF 36' O.C. AND AT EACH SIDE OF AN EXTERIOR OPENING SHALL BE USED UNLESS NOTED OTHERWISE BY ENGINEER OF RECORD. ALL ANCHOR BOLTS MUST BE EITHER WET SET WITH A MINIMUM OF 9' EMBEDMENT OR APPROVED 2 PART EPOXY AT A MINIMUM 6' EMBEDMENT. IF EPOXY IS USED, ENGINEER CAN PROVIDE INSTALLATION INSTRUCTIONS. ENGINEER REPRESENTATIVE TO FIELD VERIFY INSTALLATION.

11. ALL PILING TO BEAM CONNECTIONS MUST CONFORM TO 2015 IRC FIGURE R507.5.1 (1) AND R507.5.1 (2).

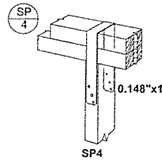
12. IF A ROD SYSTEM IS USED, ENGINEER OF RECORD SHALL PROVIDE A SEPARATE DESIGN FOR SUCH SYSTEM.

DETAIL #1: LOCATION OF 7/16' INTERIOR SHEATHING. NAILED AT 3" O.C. AT EDGES AND SEAMS AND 12" O.C. IN THE FIELD. SEAMS TO BE BLOCKED AND NAILED WHEN NOT OVER STUD.

DETAIL #3: INSTALL 5/8' DIAMETER ANCHOR BOLTS ALONG INTERIOR SHEAR WALL.

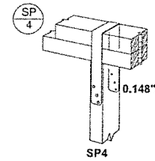


1 (SP 4)



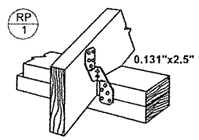
SP4

2 (SP 4)



SP4

3 (RP 1)



H2.5A

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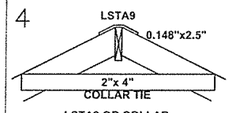
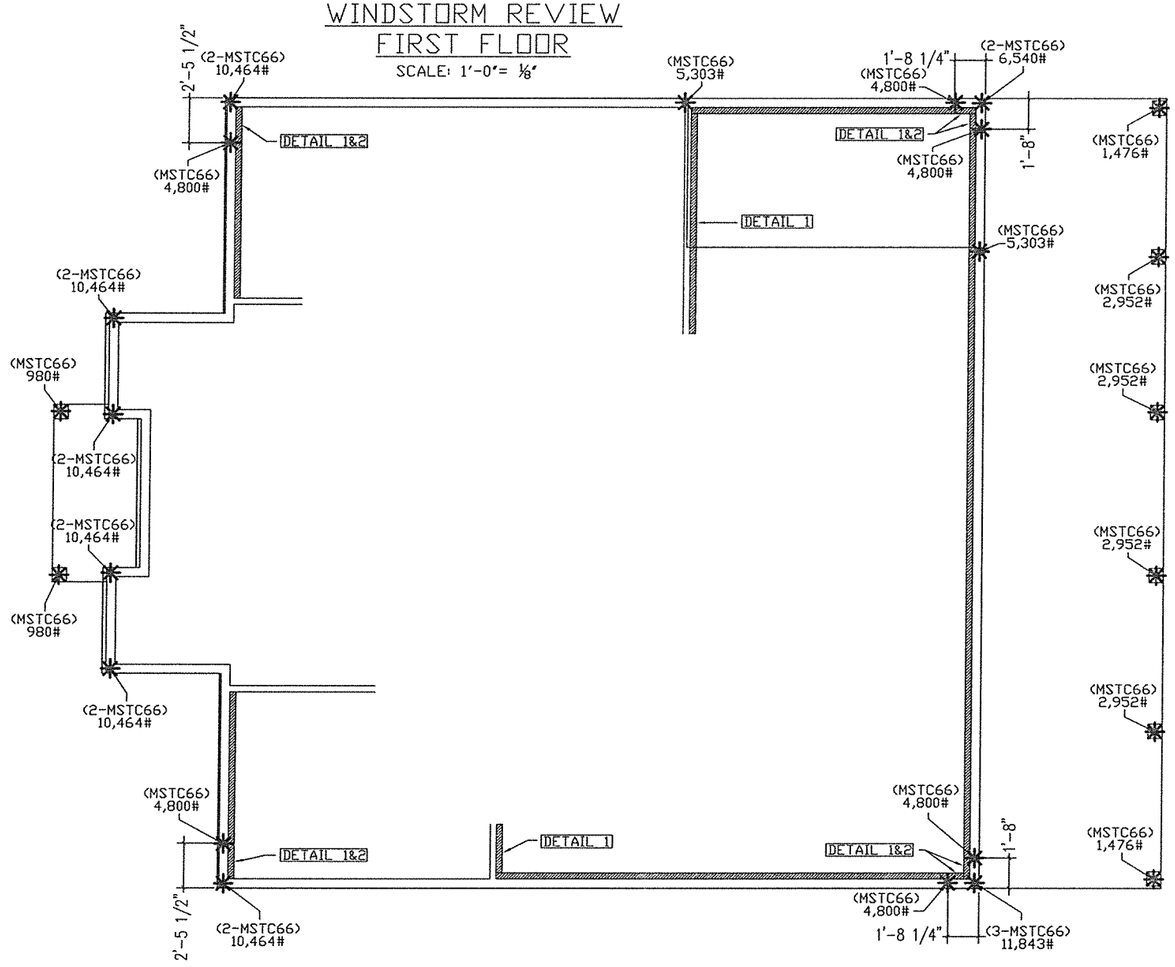


LSTA9 OR COLLAR TIE REQUIRED

WINDSTORM REVIEW
FIRST FLOOR

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



FRONT

STATE OF TEXAS
RONALD A. VOSS
40539
LICENSED
PROFESSIONAL ENGINEER
04/15/2020

Mike Emmons
Lot 16, Block 1,
Beach View Estates,
Port Aransas, Nueces
Job # 20-6560

DATE: 02-24-2020
REV:
DR BY: C. COMPTON
APPR. BY:

PREPARED BY:
VOSS ENGINEERING Inc.
Firm F-166

FRAMING NOTES

1. ALL BEAM AND HEADER MATERIAL SHALL BE #2 S.P.. ALL JOIST AND RAFTER MATERIAL SHALL BE #2 S.P..

2. ALL WALL STUDS ARE TO BE STUD GRADE AT 16' O.C., WITH BLOCKING AT MID SPAN WHEN GREATER THEN 9'. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH MINIMUM 7/16' WOOD STRUCTURAL PANELS ATTACHED WITH MINIMUM 8d COMMON NAILS, PER SHEER WALL DETAIL.

FIRST FLOOR:
- **FRONT** FACING WALLS: EDGE NAILING AT **6" O.C.**
- **REAR** FACING WALLS: EDGE NAILING AT **6" O.C.**
- **LEFT** FACING WALLS: EDGE NAILING AT **3" O.C.**
- **RIGHT** FACING WALLS: EDGE NAILING AT **3d" O.C.**

SECOND FLOOR:
- **FRONT** FACING WALLS: EDGE NAILING AT **6" O.C.**
- **REAR** FACING WALLS: EDGE NAILING AT **6" O.C.**
- **LEFT** FACING WALLS: EDGE NAILING AT **6" O.C.**
- **RIGHT** FACING WALLS: EDGE NAILING AT **4" O.C.**

3. ROOF FRAMING:

THE MAXIMUM UNSUPORTED SPAN FOR #2 S.P. 2'x6' RAFTERS WITH 20# LIVE AND 20# DEAD LOADS TO BE AS FOLLOWS:

24" O.C. = 9'-6"
19.2" O.C. = 10'-8"
16" O.C. = 11'-8"
12" O.C. = 13'-6"

PURLINS TO BE SIZED NO LESS THEN RAFTER. PURLINS MUST BE CONTINUOUS AND SUPPORTED BY 2'x4' STRUTS INSTALLED TO BEARING WALLS OR STRUCTURAL MEMBERS AT A SLOPE NOT LESS THEN 45° FROM HORIZONTAL AT 4' O.C.. PROVIDE BLOCKING OR ADEQUATE STRAPPING AT STRUT TO RAFTER CONNECTION LOCATIONS THEN CONTINUOS TO THE FOUNDATION.

5. ROOF LIVE LOAD = 20PSF

6. ROOF DECKING SHALL BE ½' STRUCTURAL RATED SHEATHING PANELS.

7. ALL JOIST FRAMING TO FLUSH BEAM SHALL BE SUPPORTED BY APPROVED METAL JOIST HANGERS.

8. ALL BEAMS FRAMING TO WALL ARE TO BE SUPPORTED BY A MINIMUM OF (2) 2x MEMBER STUDS (ACTUAL NUMBER OF STUDS TO EQUAL WIDTH OF BEAM).

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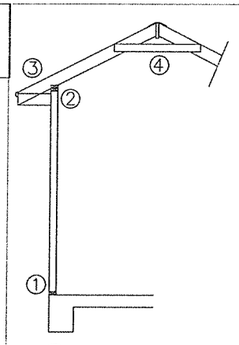
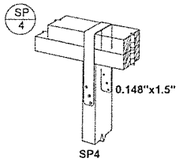
12. IF A ROD SYSTEM IS USED, ENGINEER OF RECORD SHALL PROVIDE A SEPARATE DESIGN FOR SUCH SYSTEM.

DETAIL #1: LOCATION OF 7/16" INTERIOR SHEATHING. NAILED AT 3" O.C. AT EDGES AND SEAMS AND 12" O.C. IN THE FIELD. SEAMS TO BE BLOCKED AND NAILED WHEN NOT OVER STUD.

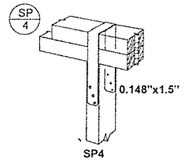
DETAIL #3: INSTALL 5/8" DIAMETER ANCHOR BOLTS ALONG INTERIOR SHEAR WALL.



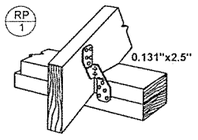
1 (SP 4)



2 (SP 4)



3 (RP 1)



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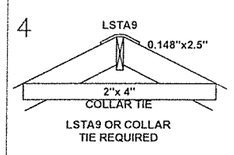
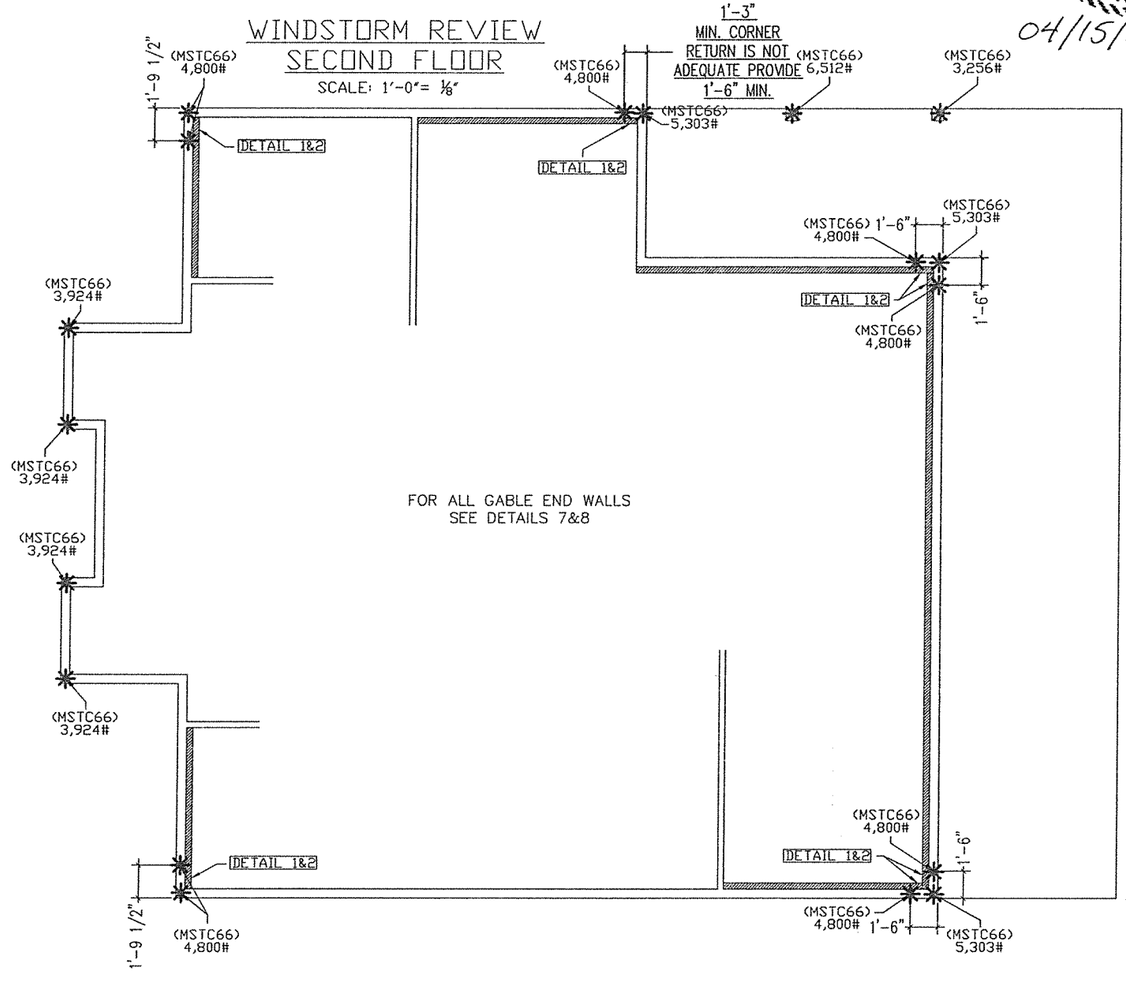


WINDSTORM REVIEW
SECOND FLOOR

SCALE: 1'-0"= ⅛"



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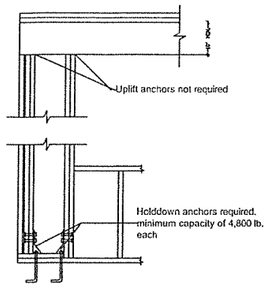
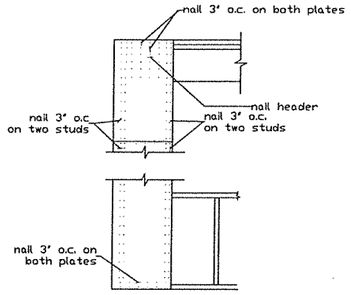
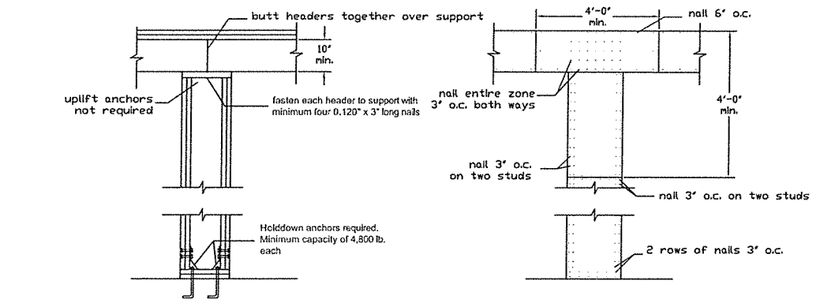
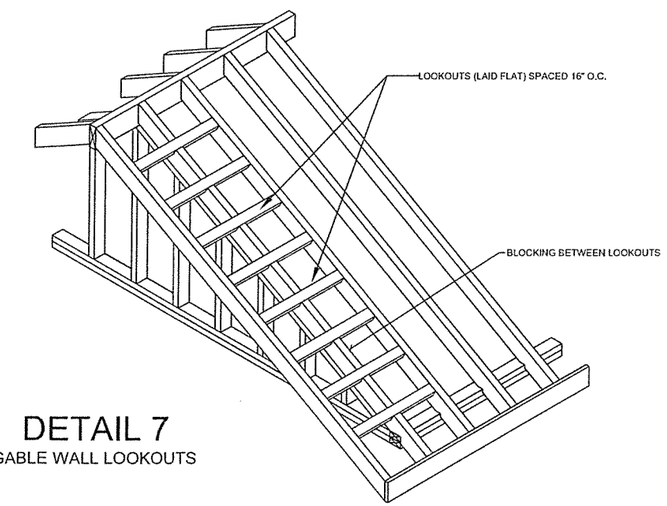




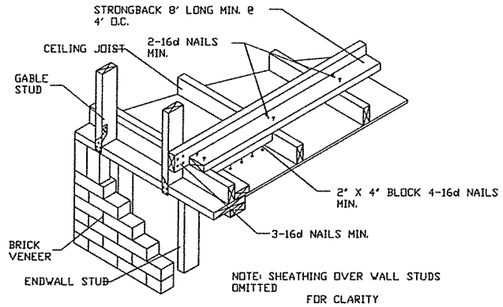
DETAIL 2
MINIMUM CORNER RETURN



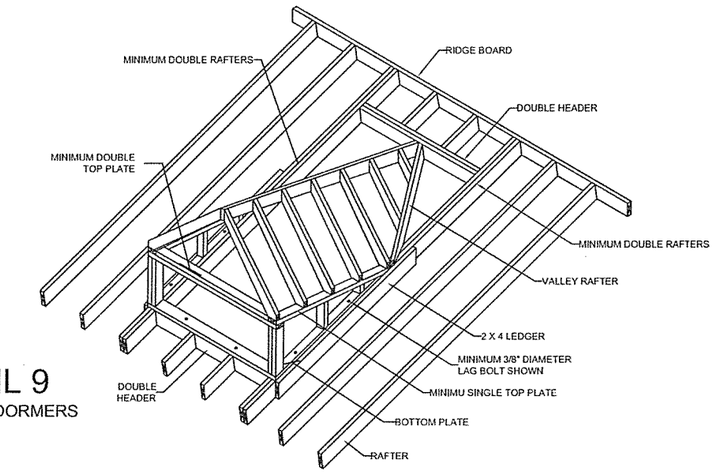
DETAIL 5
GARAGE CENTER SUPPORT



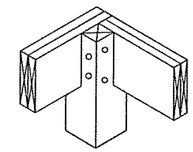
DETAIL 7
GABLE WALL LOOKOUTS



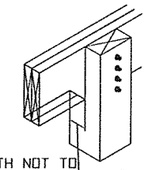
DETAIL 8
OFFSET GABLE ENDWALL DETAIL



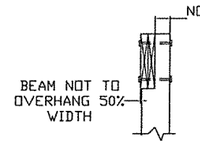
DETAIL 9
FRAMING FOR DORMERS



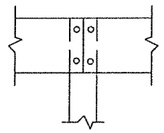
CORNER POST CONNECTION
SCALE:NTS



CENTER POST CONNECTION
SCALE:NTS



CENTER POST CONNECTION
SCALE:NTS



CENTER POST CONNECTION
SCALE:NTS

DETAIL #1: LOCATION OF $\frac{7}{16}$" INTERIOR SHEATHING. NAILED AT 3" O.C. AT EDGES AND SEAMS AND 12" O.C. IN THE FIELD. SEAMS TO BE BLOCKED AND NAILED WHEN NOT OVER STUD.

DETAIL #3: INSTALL $\frac{5}{8}$" DIAMETER ANCHOR BOLTS ALONG INTERIOR SHEAR WALL.

For structures located in the Inland II area as adopted by the Texas Department of Insurance, protection of exterior openings from windborne debris is not required. All commercial and residential buildings located in the Inland I area shall have glazed exterior openings protected from windborne debris. All commercial and residential buildings located in the seaward area shall have all exterior openings (exterior windows, exterior doors, garage doors, and skylights) protected from windborne debris. Exterior opening protection for windborne debris shall meet the requirements stipulated by the Texas Department of Insurance revisions to the 2015 International Residential Code, Chapter 3, Section R 301.2.1.2.

GENERAL NOTES:
1) POST CANNOT BE NOTCH MORE THAN 50% IT'S NOMINAL WIDTH
2) BEAM CANNOT OVERHANG MORE THAN 50% IT'S NOMINAL WIDTH
3) IF PREFERED NOT TO NOTCH POST, AN APPROVED POST CAP TO ACHIEVE CONTINUOUS LOAD PATH TO FOUNDATION MAY BE USED.
4) (3) 0.22"X6" SIMPSON-STRONG TIE SDWS TIMBER SCREWS MAY BE USED IN PLACE OF (1) 1/2" THUR BOLT.

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