

## Jerald Ducay

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**From:** Holmes, Kevin <kevin.holmes@evrealstate.com>  
**Sent:** Friday, September 13, 2019 4:46 PM  
**To:** Jerald Ducay  
**Subject:** Re: Updated Drawing

### Personal Narrative:

We are looking to build the accessory building to have a garage for classic cars that we are restoring and plan on having car lifts for space/storage hence the taller walls.. Also to have a wood-working workshop with a storage loft as well.

The carport currently on the southwest corner of the property. We are planning to move it to be located and attached to the south end of the existing slabbed cinder block building that has been there since the 1970's. Therefore becoming one structure. We do not plan to remove the cinder block building since a lot of neighbors have asked us not to demolish this building. Since our property was the original Community pool area for Melody Estates & has sentimental value to the neighbors. Also the distance to the new structure would be greater than the 10' minimum.

The accessory building will be placed in the middle of the south property line. We believe that this structure being placed in the same envelope as the main structure would not be visible from the Melody Lane. It will be placed at rear of the property at the 15' set back per guidelines. And not within the west easement. The one garage door will be 10' tall and 16 wide on the west facing side, not visible from the road..

Color scheme is still being decided, but the main color ranges of the metal roof and siding would be a gray/slate roof with possibly white or cream sides. We do plan on possibly adding some Cedar accents at the eaves and or doors to soften the look & match our back patio.

With the metal structure, size, height and usage, we are asking for four variances..

On Fri, Sep 13, 2019 at 4:33 PM Jerald Ducay <[jducay@cityofkeller.com](mailto:jducay@cityofkeller.com)> wrote:

Kevin,

Thanks for getting this over to me. Just as a reminder, the following items still need to be submitted:

- 1) Personal narrative detailing what it is you are proposing... what the building will be used for... color scheme ... what is going to be done with the existing accessory structures... and identify any SUP / Variance requests.
  - a. 2,100 sq ft.
  - b. Exceeds 50% of the main structure.
  - c. Exceed maximum height requirement.

August 26, 2019

Kevin Holmes  
1120 Melody  
Keller, TX 76262

Re: 1120 Melody Lane / Keller, TX  
Lot 7-R-1 Block 4  
Plan Addition

To Whom It May Concern:

This letter authorizes the following plan, designed by Childress Engineering Services, in accordance with the "Design and Construction of Post-Tension Slabs-on-Grade" having been designed to meet or exceed the specifications stated in the 2015 International Building Code, the 2015 International Residential Code, the Current Advisory Boards (BRAB) Report No. 33, and currently recognized engineering practices to be utilized at the project listed above.

Calculations for the above plan were performed based on the following:

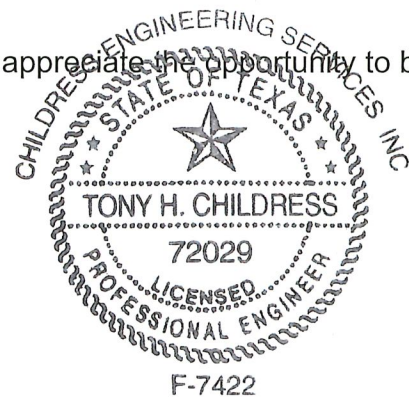
Subdivision: Melody Hills Estates  
City: Keller, TX  
Soils Lab: Barnett - Herron Engineering, INC  
Soils Report: 090227  
PI: 14  
Qu: 2000

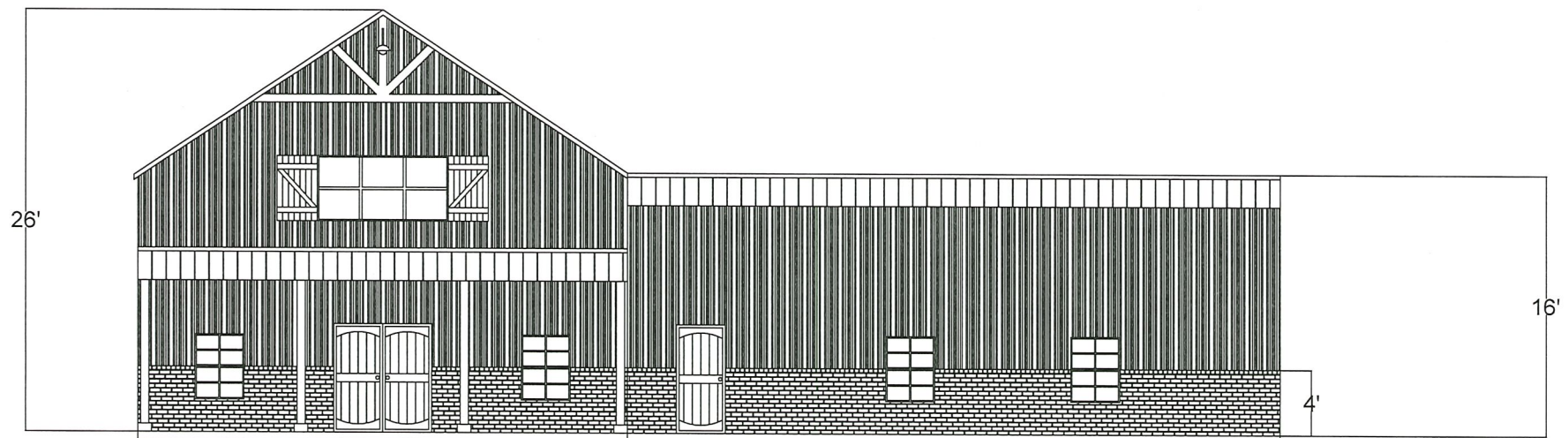
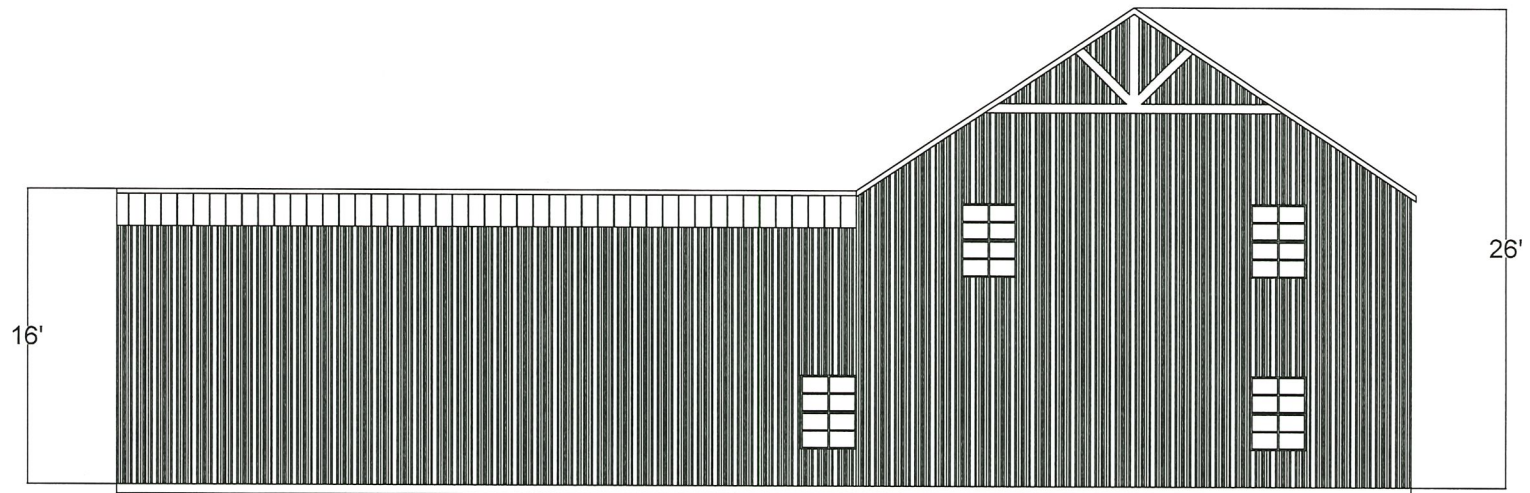
If we can be of further assistance, please give us a call. We appreciate the opportunity to be of service.

Respectfully,



Tony H. Childress, P.E.





## FRONT - WORKSHOP/LOFT (WOOD STORAGE ETC)

35% Brick Veneer  
White Siding  
Gray Roof  
Cedar Wood Accents

1"=5' 10' 20'

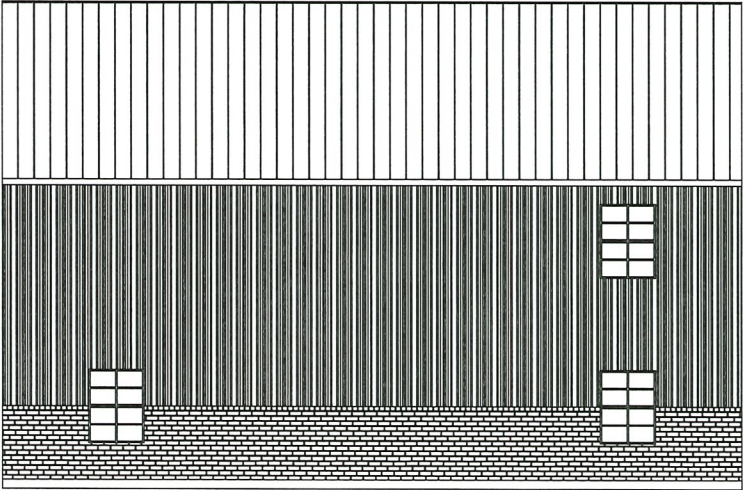
ALL DIMENSIONS IN (') FEET AND (") INCHES



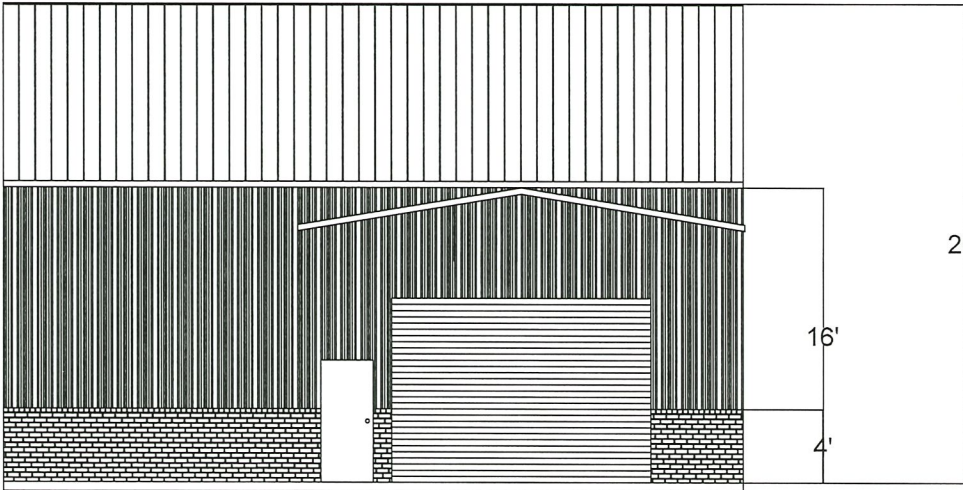
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| Gateway Builders                   |                                  | KEVIN_HOLMES_               |                    |                |  |
| Decatur, Texas, 76234 940-395-8854 |                                  | DWG.NO.:1                   | Revision<br>1      | Sheet<br>1/1   |  |



OVER-SIZED 2-CAR GARAGE, FRONT & SIDE VIEW



36% Brick  
Veneer



52% Brick  
Veneer

1"=5' 10' 20'

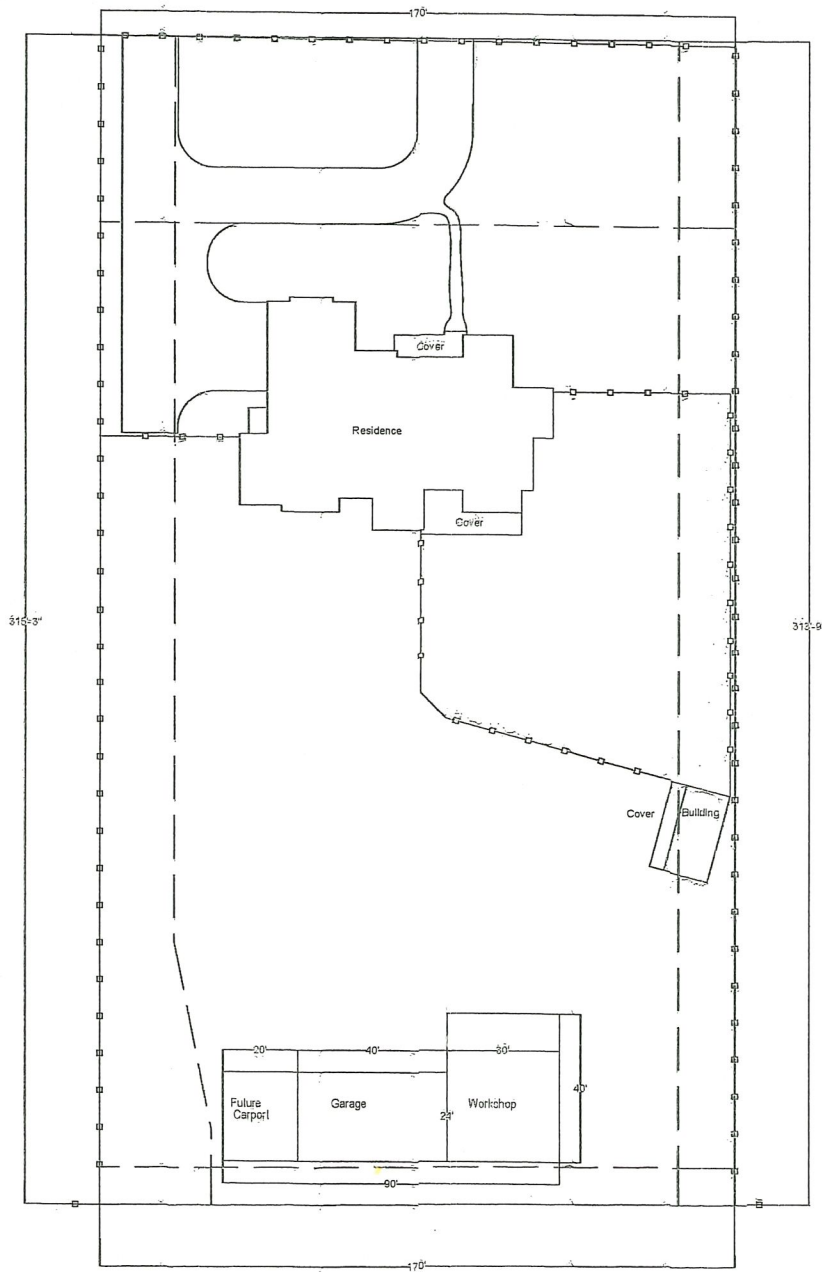
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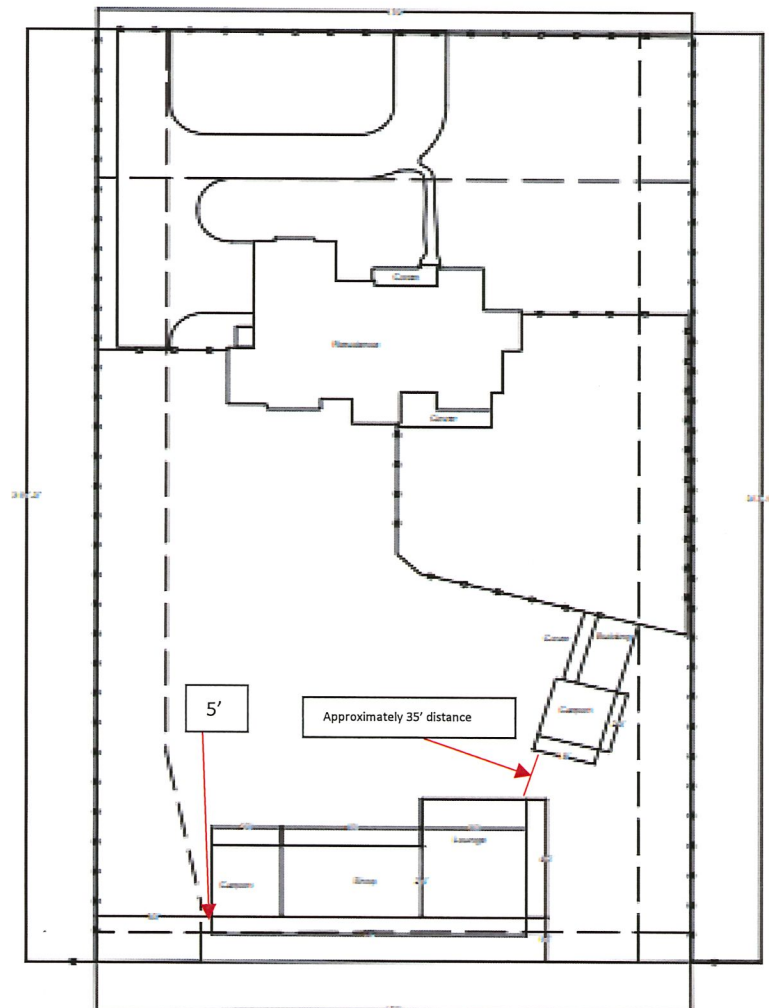
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| Decatur, Texas, 76234 940-395-8854 |                                  | DWG.NO.:1                   | Revision<br>1 Insert <a href="#">here</a> | Sheet<br>1 of 1 |  |



ALL DIMENSIONS IN (') FEET AND (") INCHES



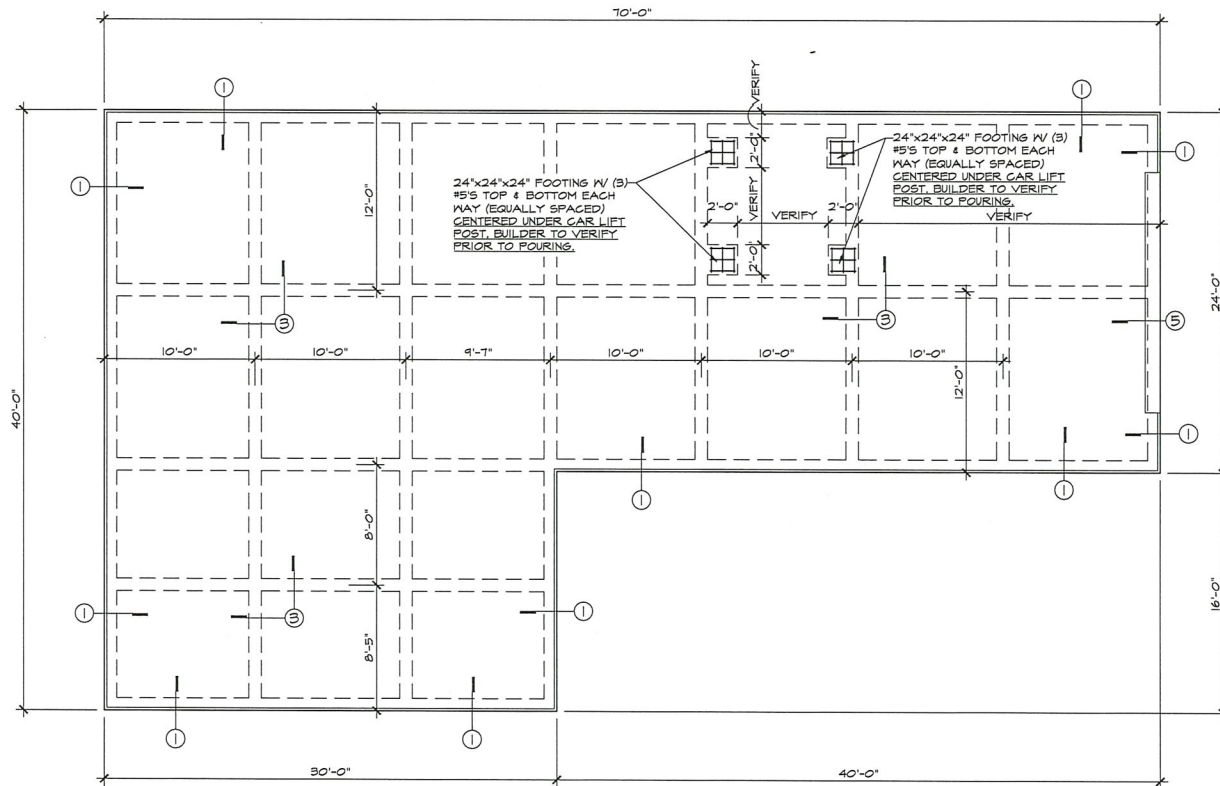
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| Gateway Builders                   |                                 | KEVIN HOLMES SIGHTPLAN      |                   |                 |  |
| Decatur, Texas, 76224 940-395-8854 |                                 | DWG NO. 1                   | Revision<br>1     | Sheet<br>1/1    |  |



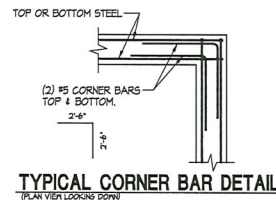
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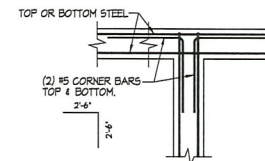
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TOTAL SQUARE FOOTAGE OF  
SLAB = 2160 SQ. FT.



TYPICAL CORNER BAR DETAIL  
(PLAN VIEW LOOKING DOWN)



TYPICAL INTERSECTION BAR DETAIL  
(PLAN VIEW LOOKING DOWN)

## FOUNDATION PLAN

### GENERAL NOTES:

1. CONCRETE
  - A) LOCATIONS - ALL
  - B) 35 DAY STRENGTH - 3000 P.S.I.
  - C) ADMIXTURE - 10% AIR
  - D) SLUMP - 10" ± 1"
2. CONCRETE SPECIFICATIONS SHALL BE AS FOLLOWS:
  - A) LOCATIONS - ALL
  - B) 35 DAY STRENGTH - 3000 P.S.I.
  - C) ADMIXTURE - 10% AIR
  - D) SLUMP - 10" ± 1"
3. CONCRETE SPECIFICATIONS SHALL BE AS FOLLOWS:
  - A) LOCATIONS - ALL
  - B) 35 DAY STRENGTH - 3000 P.S.I.
  - C) ADMIXTURE - 10% AIR
  - D) SLUMP - 10" ± 1"
4. ALL CONCRETE EXPOSED TO THE WEATHER SHALL HAVE A MINIMUM OF 1% AIR ENTRAINMENT.
5. CONSTRUCTION JOINTS, WHEN NECESSARY, SHALL BE LOCATED AT THE MIDDLE OF THE SPAN UNLESS A DESIGN INTERFERES. THE JOINT SHALL BE OFFSET A DISTANCE EQUAL TO THREE TIMES THE WIDTH OF THE BEAM. THE ENGINEER SHALL APPROVE THE LOCATION OF THE JOINTS FOR BEAR AND OTHER FORCES THROUGH THE JOINT.
6. REINFORCEMENT SHALL CONFORM TO ASTM A-63 GRADE 60.
7. REINFORCING STEEL SHALL BE DESIGNED, DETAILING, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST ALL HANDBOOK OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 318) AND THE LATEST REINFORCING PRACTICE FOR PLACING REINFORCING BARS (LATEST EDITION).
8. SPACES IN REINFORCEMENT SHALL OCCUR AT POINTS OF MAXIMUM STRESS AND NOT IN A SOLID SECTION THROUGH THE JOINTS.
9. HUMAN CONCRETE COVER FOR REINFORCEMENT SHALL BE AS FOLLOWS:
 

|                 |                       |
|-----------------|-----------------------|
| SLAB DEPTH      | COVER                 |
| 12" FROM BOTTOM | 3" FROM TOP AND SIDES |
| 12" FROM TOP    | 3" FROM TOP AND SIDES |
10. PROVIDE CORNER BARS AT ALL CORNERS AND INTERSECTIONS SAME SIZE AND SPACING AS LARGER REINFORCING BARS.
11. SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION OF MATERIALS. REVIEW.

### FOUNDATION

1. THIS FOUNDATION HAS BEEN DESIGNED BASED ON THE INFORMATION CONTAINED IN A SOIL REPORT. THIS REPORT SHALL BECOME A PART OF THESE CONSTRUCTION DOCUMENTS.

### DESIGN:

1. 1/2" THICK 3000 PSI CONCRETE SLAB.
2. ALL PERIMETER BEAMS SHALL BE 12" X 24" D. MINIMUM (OR MATCH EXISTING) WITH (3) #5 TOP & BOTTOM.
3. ALL INTERIOR BEAMS SHALL BE 12" X 24" D. MINIMUM (OR MATCH EXISTING) WITH (3) #5 TOP & BOTTOM.
4. REINFORCE SLAB WITH #4 @ 12" O.C.E.

### NOTES:

1. EXISTING BEAMS SHALL BE 12" MINIMUM INTO UNDISTURBED SOIL OR COMPACTED FILL.
2. IF FIRM ROCK IS ENCOUNTERED DURING TRENCHING FOR BEAMS, BEAM DEPTH MAY BE REDUCED. BEAMS NEED TO PENETRATE ROCK ONLY TO ACHIEVE A MINIMUM BEAM DEPTH OF 12" WITH A MINIMUM ROCK EMBEDMENT OF 2". BEAM WIDTH MAY BE REDUCED TO 8" IF MINIMUM PENETRATION OF ROCK IS ACHIEVED & VERIFIED.
3. THIS FOUNDATION DESIGN IS CONSIDERED INVALID UNLESS ACCOMPANIED BY A LETTER FROM CHILDRESS ENGINEERING SERVICES, INC. AUTHORIZING ITS USE ON A SPECIFIC LOT AND BLOCK OR ADDRESS.
4. PLANS CAN BE REVISED ON LOT AT BUILDER'S DISCRETION.
5. PLANS ARE FOR BEAM PLACEMENT ONLY. SET POINTS AND LOCATE DROPS IN SLAB PER ARCHITECTURAL FLOOR PLAN.
6. IN CASE OF ANY DIMENSION DISCREPANCIES BETWEEN FOUNDATION AND ARCHITECTURAL PLANS, THE ARCHITECTURAL PLANS SHALL CONTROL.
7. BUILDER TO VERIFY ALL DROPS IN SLAB PRIOR TO POURING CONCRETE. ANY DROPS THAT EXCEED 12" DEEP THAT WERE NOT ON THE ORIGINAL PLAN, THE ENGINEER MUST BE NOTIFIED AND THE PLANS MUST BE REVISED.

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO POURING. IF ANY DIMENSION DISCREPANCIES OCCUR BETWEEN ENGINEERED SLAB AND ARCHITECTURAL PLANS, THE ARCHITECTURAL PLANS SHALL CONTROL.

CONTRACTOR TO VERIFY ANY AND ALL SUBGRADE PREPARATION TO BE PREPERFORMED AS INDICATED IN THE GEOTECHNICAL REPORT FOR THIS PROJECT.

PLANS ARE 2015  
IRC COMPLIANT.

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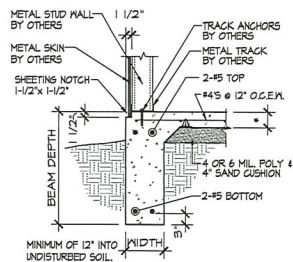
Childress Engineering Services  
1701 North Collins Blvd  
Suite 3000  
Richardson, Texas 75080  
Cell: 214-471-4631  
Fax: 214-471-4632  
Inspection: 214-471-4632  
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KEVIN HOLMES  
MELODY HILLS ESTATES  
1120 MELODY LANE, KELLER, TEXAS  
LOT: 7-R-1 BLOCK: 4  
PLAN: ADDITION

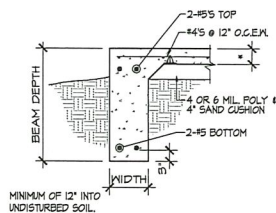
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S1

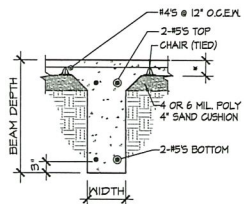




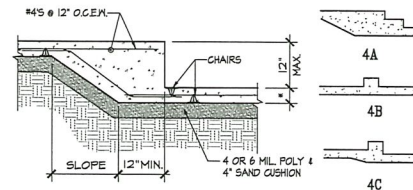
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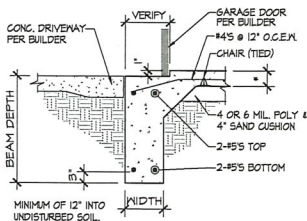
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**3 SECTION**  
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**4 SECTION**  
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**5 SECTION**  
NOT TO SCALE

**PLAN AND SECTION NOTES:**

- 1) NOT ALL SECTIONS SHOWN WILL BE APPLICABLE TO EACH PROJECT.
- 2) FOR "D" & "W" DIMENSIONS, SEE NOTES ON PLAN SHEET.
- 3)  $\Delta$  DENOTES STRAND SUPPORTED BY 2" CHAIR (4 FT. MINIMUM O.C.E.N.).
- 4) \* DENOTES DIMENSION TO BE VERIFIED.
- 5) A 4" MINIMUM SAND LAYER UNDER SLAB & COVER WITH 4 OR 6 MIL POLY WITH LAPPED JOINTS.

PLANS ARE 2015  
IRC COMPLIANT.

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Childress Engineering Services

1701 North Collins Blvd  
Suite 100  
Richardson, Texas 75080  
Office: 214-451-4630  
Fax: 214-451-4632  
Cell: 214-451-4632



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| DATE | BY | REVISION |
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**KEVIN HOLMES**  
MELODY HILLS ESTATES  
1120 MELODY LANE, KELLER, TEXAS  
LOT: 7-R-1 BLOCK: 4

JOB NUMBER: 19-433664  
DRAWN BY: RS  
DATE: 06/20/19  
SCALE: REFER TO DETAILS

SHEET NUMBER:  
**S2**