NOTICE OF SPECIAL MEETING
CITY OF SOUTH PADRE ISLAND
BOARD OF ADJUSTMENTS & APPEALS (BUILDING)

NOTE: ***One or more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.***

NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENTS & APPEALS (BUILDING) OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A SPECIAL MEETING ON:

MONDAY, MARCH 27, 2017
9:00 A.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

1. Call to Order.
2. Pledge of Allegiance.
3. Discussion and action regarding a request by Phillip Hayes, owner of 112 East Palm, for a variance from Section 4-27, Standards for Construction (A) from the City of South Padre Island Code of Ordinance, and the addition of a swimming pool slide. Applicant is requesting to add a third story to the existing single family home at 112 East Palm, without the installation of additional pilings as required by local code. *(112 East Palm; Lot 12 Block 5 Padre Beach Subdivision)*
4. Adjourn

DATED THIS THE 24TH DAY OF MARCH 2017

Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF SPECIAL MEETING OF THE BOARD OF ADJUSTMENTS & APPEALS (BUILDING) OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRECT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON **MARCH 24, 2017** AT/OR BEFORE **8:45 AM** AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

CITY OF SOUTH PADRE ISLAND

Susan Hill, City Secretary

THIS FACILITY IS WHEELCHAIR ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT BUILDING OFFICIAL DAVID TRAVIS; ADA DESIGNATED RESPONSIBLE PARTY AT (956) 761-8103.

BOARD OF ADJUSTMENTS AND APPEALS (BUILDING)
AGENDA REQUEST FORM

MEETING DATE: March 7, 2017 **ITEM:** 7

SPONSOR / ORIGINATOR: Phillip Hayes, Property Owner

ITEM DESCRIPTION:

Discussion and action regarding a request by Phillip Hayes, owner of 112 East Palm, for a variance from Section 4-27, Standards for Construction (A) from the City of South Padre Island Code of Ordinance, and the addition of a swimming pool slide. Applicant is requesting to add a third story to the existing single family home at 112 East Palm, without the installation of additional pilings as required by local code. *(112 East Palm; Lot 12 Block 5 Padre Beach Subdivision)*

DISCUSSION:

Phillip Hayes, owner of 112 East Palm, is requesting a variance from the use of either 20 foot reinforced concrete pilings or 30 foot treated timber pilings for an 805 square feet third story addition to the single family home at 112 East Palm. The two story single family home has 24 reinforced concrete pilings at a depth of 17 feet. In order to comply with Section 4-27 (A), the 805 square feet third story addition would require one piling per 100 square feet of building of either 20 foot reinforced concrete pilings or 30 foot treated timber. Section 4-27 Standards for Construction is attached.

Mr. Hayes has retracted the variance request for the swimming pool slide. Swimming pool slides are allowed under City of South Padre Island Code of Ordinance Section 20-13 Setback area – Special regulations and uses.

STAFF RECOMMENDATIONS/COMMENTS:

In evaluating a Building Code Variance, the finding of a "hardship" is not required as with zoning variances. The standard adopted by the Building Board of Adjustment has been if the proposed alternative provides an "equal or better" protection than the normal code requirement.

BOARD ACTION:

MOTION: _____

BY: _____ **SECOND BY:** _____

Bolstad	Fedigan	Huffman	Pace	Teniente		
Yes	Yes	Yes	Yes	Yes	Yes	Yes
No	No	No	No	No	No	No
Abstain	Abstain	Abstain	Abstain	Abstain	Abstain	Abstain

Sec.4-27 Standards for construction.

The hereinafter enumerated standards shall be required in the construction of all buildings, to-wit:

(A) All structures erected within the corporate limits of the City shall be supported by continuous connection of pilings to base flood level or first living level whichever is greater.
Pilings shall be treated timber or concrete [Note: Windstorm Code has no provision for concrete pilings] as per the following schedule:

Number of Stories Supported by Pilings	Size of Piling	Type of Pilings	Depth of Piling Below Grade	Spacing Pilings
1	Min. 12" Butt Min. 8" Top	Treated Timber	15'	Min 1 piling per 100 sq. ft. Bldg.
1	11 1/2 x 11 1/2	Reinforced Concrete	12' 12'	Min. 1 piling per 100 sq. ft. Bldg.
2	Min. 12" Butt Min. 8" Top	Treated Timber	25'	Min. 1 piling per 100 sq. ft. Bldg.
2	11 1/2 x 11 1/2	Reinforced Concrete	17'	Min. 1 piling per 100 sq. ft. Bldg.
3	Min. 12" Butt Min. 8" Top	Treated Timber	30'	Min. 1 piling per 100 sq. ft. Bldg.
3	11 1/2 x 11 1/2	Reinforced Concrete	20'	Min. 1 piling per 100 sq. ft. Bldg.

(B) Concrete pilings shall be reinforced concrete with minimum compressive strength of 4,000 P.S.I. twenty-eight day test, five sack mix and minimum four #6 Grade 60 Deformed steel bars throughout full length of piling and extending eighteen inches into the beam. There shall be a continuous tie with concrete pilings to at least the base flood level, or first floor living level. This continuation shall be with concrete columns or concrete block with four #6 rebar and concrete.

(C) Wood pilings shall be minimum 12" butt diameter minimum 8" top timber pilings. Piling shall be creosoted of C.C.A. treated to resist deterioration, and shall be in accordance with American Wood Preservers Association Standard C-3.

(D) Pilings must be tied to building structure by suitable connections bolted with not less than two 3/4" galvanized bolts at wood to wood, wood to concrete connections.

Rebar shall be extended from pilings into adjacent member in concrete to concrete connections.

(E) Concrete grade beams to be a minimum size of 12" x 24" [three (3) story structures must be minimum of 16" x 24"] with four #5 rebar and four corner bars with #3 stirrups at twenty-four inch spacing. A moisture barrier (Visquene) to be used under slab. Slab to be minimum four inches thick with #3 bars at 12" O.C. or 6/6 - 6/6 welded wire fabric or equivalent, continuous. Minimum eight inch reinforced concrete beam or "U" block tie beam to be used to tie masonry structure at floor levels. This beam to have two #5 rebar. Concrete block walls shall have one #5 rebar on each side of all openings and at four foot intervals in horizontal wall, and at all corners. All cells where this occurs, shall be filled with five sack grout. All concrete to be of minimum five (5) sack mix.

(F) All structures or piling from grade level to base flood level, or first floor living level, whichever is greater, shall be masonry construction which may include brick veneer, or other masonry veneer and stucco.

(G) All stringers, girder to be minimum of two 2" x 12" material, one on each side of notched piling.

(H) Sills on concrete to be womanized lumber and anchored with 5/8" galvanized bolts with washers and nuts embedded in concrete minimum 8" at all corners with 4 foot intermediate spacing. Roof plates to be anchored with 5/8" galvanized bolts with washers and nuts embedded in concrete beam or U-block 8" at two foot intervals. [Note: three (3) story structures have greater requirements per windstorm code]

(I) Wall studs on all exterior walls shall be on 16" centers. Walls over two stories in height require at least 2" x 6" studs, at lower level.

(J) Roof Construction:

(1) All ceiling joists and roof spans shall meet code requirements and each one shall be anchored to wall plates by approved metal anchors.

(2) All roof joists to be of 2" x 6" material or heavier or of an engineered truss type construction.

(3) Roof decking shall be a minimum of 5/8" plywood CDX grade with exterior glue. Plywood to be nailed 5" apart at the joint, and 7" on the rest of the sheet. Galvanized nails #8 to be used.

(4) Wood shingles may be applied to roofs with solid or spaced sheathing. The spaced sheathing shall be spaced not to exceed four inches clear, nor more than the width of the sheathing board. Spaced sheathing shall be not less than one inch by three inches nominal dimensions.

(5) Class "A" or "B" minimum roof covering allowed in fire district.

(K) Supports for roofs or porches, carports, etc. must be of nominal 4" x 4" material or larger, notched and bolted with a tie-down at base.

(L) All wood exterior walls shall have one hour fire protection, one layer 5/8" fire code "X" gypsum board on the interior, with minimum 5/8" plywood exterior (5/8" texture 1-

(2) Any additions or improvements shall not increase the original non - conforming use (being the size of the structure(s) at the time it became a non-conforming use) by more than 100%.

(3) All property owners within 200 feet of any application to expand a non-conforming use shall be notified of the hearing before the Board of Adjustment at least 15 days prior to the date of the hearing.

(4) Before the 15th day before the date of the hearing, notice of the time and place of the hearing must be published in the City's official newspaper.

(5) The Applicant hereunder shall be responsible for all costs incurred for the hearing and permit process along with a $100 fee.

(6) The Applicant must demonstrate to the Board of Adjustment that the proposed addition or improvements will have no or minimal negative impact upon surrounding properties or upon the character of the neighborhood or the application will be denied.

Sec.20-13 Setback area -- Special regulations and uses.

(A) Setbacks--Area Not To Be Used. No vertical structures or manufacture of any kind, temporary or permanent, or any types of goods, wares or merchandise of any kind, nor other property of any kind, will be placed within the setback requirements required by this code, except for fences, signs, trash pads, walks, linen cabinets as detailed in Section 20-13(E) below and retaining walls and the sideyard setback may have placed in it swimming pool equipment, trash pads, walks, shower pads and air conditioning equipment not to exceed first floor level. The rear yard setback may have placed in it a swimming pool and pool accessories that are limited to a hot tub, a spa, a pool slide, pool railings, water features, water pumps, swimming pool equipment and shower pads, provided those accessories are to be used solely by occupants of the dwelling(s) and their guests and shall not exceed 6.5 feet in height when located within 10 feet of a property line. The setback area shall be that portion of the property between a public right-of-way or lot line and the permissible building line for that piece of property. [Ord 98-03; Jan 1998]

(B) Determining Setback Requirements. When determining the setback requirements for this Chapter, the setback lines for a structure will vary for different portions of that structure as it increases in height, thereby allowing stair stepping in determining the setback requirements. Each time a building reaches a height that requires an additional setback, only that portion of the building at that height must meet the additional setback, and the lower portions must only comply with the setback as applied to it. ~~(C)~~ [Repealed Ord 09-12, Nov 2009]

(D) Beach Lots--Rear Yard. All buildings located East of Gulf Blvd. are not required to maintain a rear yard regardless of any provision in this Chapter to the contrary and may build the rear of their structure to the building line as established by the Attorney General of the State of Texas.

(E) Linen Cabinets: Linen cabinets may be placed in the side and rear-yard setback areas with an approved Building Permit for such installation, under the following conditions:

a. Only within the "C", "C-2", "D" and "D-1" zoning districts.
b. A minimum of a five (5') foot separation must exist between the linen cabinet and any structure, excluding fences.
c. The receptacle must be anchored at or above the six (6') foot elevation and must be built and anchored to meet FEMA and windstorm standards for permanent structures.

INSPECTION REPORT

TOWN OF SOUTH PADRE ISLAND PUBLIC WORKS DEPARTMENT
4405 PADRE BOULEVARD
(956) 761-1025

DATE: 5-14-03

PERMIT TYPE / NO.:
- ☒ Building # 4452 Lot 12 BK5
- ☐ Electrical
- ☐ Plumbing
- ☐ Mechanical "Pilings"
- ☐ Other

Name: Sergio Mendez Phone #: 739-3641

Address / Location: 112 E. Palm

Building	Electrical	Plumbing	Mechanical	Other
☒ Piling	☐ T-Pole	☐ Underground	☐ Underground	☐
☐ Foundation	☐ Underground	☐ Rough-In	☐ Rough-In	☐
☐ Framing	☐ Rough-In	☐ Final	☐ Final	☐
☐ Final	☐ Final	☐ Other	☐ Other	☐
☐ Other	☐ Other			

APPROVED: _____ **NOT APPROVED:** _____ Received By:

TIME OF INSPECTION: _____ A.M. OR P.M.

COMMENTS: Ready @ 11:00Am

24 pilings @ 17' / Steel O/C

May Pour

Inspector's Signature

Google Maps Gulf Blvd

Image capture: Apr 2011 © 2017 Google

South Padre Island, Texas

Street View - Apr 2011

AGH
Engineering & Surveying
P.O. BOX 4180 Brownsville, Texas 78523-4180 6305 Paredes Line Road 78526
Tel. (956) 574-8300 TBPE Firm No. 5197 TBPLS #100840-00 Fax. (956) 574-8305

March 16, 2017

Mr. David Travis
Building official
4405 Padre Boulevard
South Padre Island TX 78597

Re: Letter of Competence
112 East palm Street
AGH Job No. W2017-0023

Dear Mr. Travis:

As requested I am providing you this correspondence stipulating the following.

I, Alfredo G. Hernandez am duly licensed to practice as a professional engineer in Texas and my professional engineer's license number is 70958. I have been continuously licensed in the states of Texas and Colorado for over twenty-six years. My practice areas in engineering include general civil engineering and structural engineering. I am also registered with the Texas Department of Insurance as an appointed engineer under the Windstorm Program.

My experience includes the successful planning, design and inspection of over one-thousand structures or portions thereof. These projects range from small scale repairs to complete design of multi-level structures under both the International Residential and Building Code. I have also prepared design drawings and performed windstorm inspections for the City of South Padre Island.

Please let me know if you have any additional questions or comments with respect to my professional capabilities.

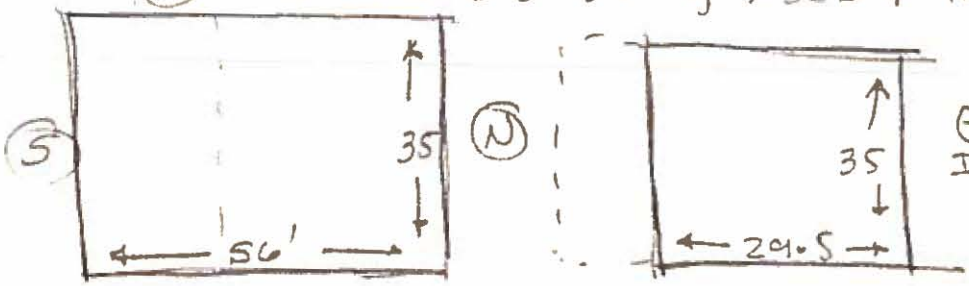
Very truly yours,

Alfredo G. Hernandez, PE

XC: File

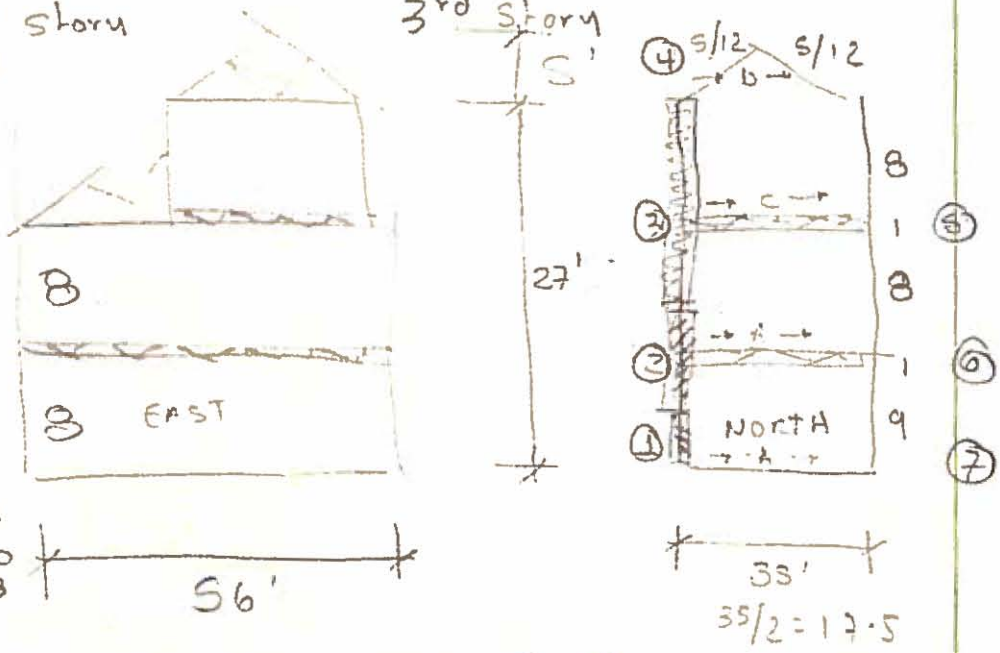
112 E Palm St W2017-0023 (1)

(W) Wind Analisis Using ASCE 7-10



Using 150mph
Exposure C
Imp. fact category II

(E)



Wind factor

0.6 q_z

1 = 27.17 x 0.6 = 16.30
2 = -59.13 x 0.6 = -35.47
3 = -39.51 x .6 = -23.70
4 = -36.47 x 0.6 = -21.88

Using ASD ASCE 7-10

Wind East to West as worst case

① 5 x 16.30 = 81.5 plf
② 9.5 x 16.30 = 154.85 plf
③ 13.5 x 16.30 = 220.05 plf
} Windward

④ 5/12 x [-35.47 x 17.5] + [-23.7 x 17.5] = -431.44 plf

⑤ 13.5 x (-21.88) = -295.38 plf
⑥ 9.5 x (-21.88) = -207.86 plf
⑦ 5 x (-21.88) = -109.4 plf
} Leeward

A = 81.5 + 109.4 = 190.9 plf x 56/2 = 5.34 kips
B = 154.85 + 207.86 = = 10.15 kips
C = = 14.43 kips
D = = 12.08 kips

A = 5.34 kips (4)/35 Lf = 600 lbs
B = 10.15 kips (9.5)/35 Lf = 2.75 kips
C = 14.43 kips (13.5)/35 Lf = 5.56 kips
D = 12.08 kips (2.5)/35 Lf = 0.86 kips
9.77 kips

Up Lift capacity & Compression capacity
area 17.5 Lf x 28 Lf = 490 sf

9.77 kips / 490 sf = 0.019 kips
= 19.93 lbs / sf

existing capacity 29,160 lbs piling
x 24 piles = 699.8 kips

699.8 kips / (56 x 35) = 357 lbs / sf

357 lbs/sf (existing) > 19.93 lbs/sf (required Wind Loads) ∴ OK

Note Design is conservative
Because values were not reduced as allowed by ASCE 7-10.

STATE OF TEXAS
ALFREDO G HERNANDEZ
70958
REGISTERED PROFESSIONAL ENGINEER

3/15/13

AGH
Engineering & Surveying

PROJECT : 112 E Palm St SPI
CLIENT :
JOB NO. : w2017-0023
DATE : 03/15/17

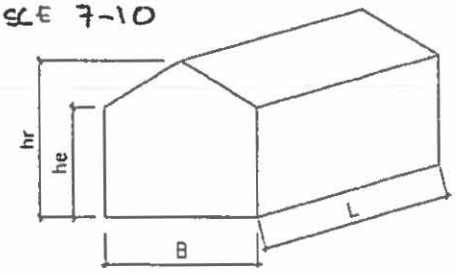
PAGE :
DESIGN BY : ts
REVIEW BY : FH

Wind Analysis for Low-rise Building, Based on ASCE 7-05 / IBC 2006 / CBC 2007 use 0.6 factor to comply

ASCE 7-10

INPUT DATA

Exposure category (B, C or D)		C	
Importance factor, pg 77, (0.87, 1.0 or 1.15)	I =	1.00	Category II
Basic wind speed (IBC Tab 1609.3.1 V_{3S})	V =	150	mph
Topographic factor (Sec.6.5.7.2, pg 26 & 45)	K_{zt} =	1	Flat
Building height to eave	h_e =	27	ft
Building height to ridge	h_r =	32	ft
Building length	L =	56	ft
Building width	B =	35	ft
Effective area of components	A =	10	ft^2



DESIGN SUMMARY

Max horizontal force normal to building length, L, face	=	64.59 kips
Max horizontal force normal to building length, B, face	=	37.32 kips
Max total horizontal torsional load	=	450.49 ft-kips
Max total upward force	=	73.63 kips

ANALYSIS

Velocity pressure

$q_h = 0.00256\ K_h K_{zt} K_d V^2 I$ = 47.78 psf

where: q_h = velocity pressure at mean roof height, h. (Eq. 6-15, page 27)

K_h = velocity pressure exposure coefficient evaluated at height, h, (Tab. 6-3, Case 1,pg 79) = 0.98

K_d = wind directionality factor. (Tab. 6-4, for building, page 80) = 0.85

h = mean roof height = 29.50 ft
< 60 ft, [Satisfactory]

Design pressures for MWFRS

$p = q_h [(G C_{pf}) - (G C_{pi})]$

where: p = pressure in appropriate zone. (Eq. 6-18, page 28).

$G C_{pf}$ = product of gust effect factor and external pressure coefficient, see table below. (Fig. 6-10, page 53 & 54)

$G C_{pi}$ = product of gust effect factor and internal pressure coefficient.(Fig. 6-5, Enclosed Building, page 47)
= 0.18 or -0.18

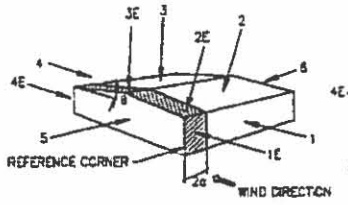
a = width of edge strips, Fig 6-10, note 9, page 54, MAX[MIN(0.1B, 0.4h), 0.04B,3] = 3.50 ft

Net Pressures (psf), Basic Load Cases

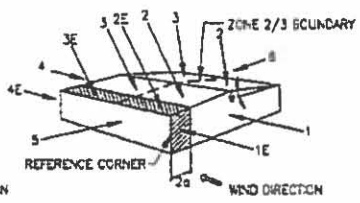
Surface	Roof angle θ = 15.95			Roof angle θ = 0.00		
	$G C_{pf}$	Net Pressure with		$G C_{pf}$	Net Pressure with	
		$(+GC_{pi})$	$(-GC_{pi})$		$(+GC_{pi})$	$(-GC_{pi})$
1	0.49	15.05	32.25	0.40	10.51	27.72
2	-0.69	-41.57	-24.37	-0.69	-41.57	-24.37
3	-0.45	-30.12	-12.91	-0.37	-26.28	-9.08
4	-0.39	-27.34	-10.14	-0.29	-22.46	-5.26
1E	0.75	27.17	44.38	0.61	20.55	37.75
2E	-1.07	-59.73	-42.53	-1.07	-59.73	-42.53
3E	-0.65	-39.51	-22.30	-0.53	-33.93	-16.72
4E	-0.58	-36.47	-19.27	-0.43	-29.15	-11.95
5	-0.45	-30.10	-12.90	-0.45	-30.10	-12.90
6	-0.45	-30.10	-12.90	-0.45	-30.10	-12.90

Net Pressures (psf), Torsional Load Cases

Surface	Roof angle θ = 15.95		
	$G C_{pf}$	Net Pressure with	
		$(+GC_{pi})$	$(-GC_{pi})$
1T	0.49	3.76	8.06
2T	-0.69	-10.39	-6.09
3T	-0.45	-7.53	-3.23
4T	-0.39	-6.84	-2.53
Surface	Roof angle θ = 0.00		
	$G C_{pf}$	Net Pressure with	
		$(+GC_{pi})$	$(-GC_{pi})$
1T	0.40	2.63	6.93
2T	-0.69	-10.39	-6.09
3T	-0.37	-6.57	-2.27
4T	-0.29	-5.61	-1.31

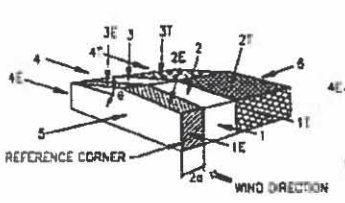


Transverse Direction

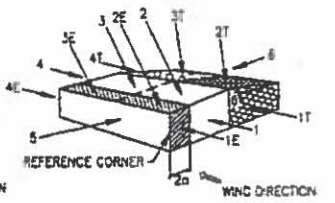


Longitudinal Direction

Basic Load Cases



Transverse Direction



Longitudinal Direction

Torsional Load Cases

Basic Load Cases in Transverse Direction

Surface	Area (ft^2)	Pressure (k) with ($+GC_{pi}$)	Pressure (k) with ($-GC_{pi}$)
1	1323	19.91	42.66
2	892	-37.08	-21.73
3	892	-26.86	-11.52
4	1323	-36.17	-13.41
1E	189	5.14	8.39
2E	127	-7.61	-5.42
3E	127	-5.03	-2.84
4E	189	-6.89	-3.64
Σ	Horiz.	64.59	64.59
	Vert.	-73.63	-39.91
10 psf min. Sec. 6.1.4.1	Horiz.	17.92	17.92
	Vert.	-19.60	-19.60

Basic Load Cases in Longitudinal Direction

Surface	Area (ft^2)	Pressure (k) with ($+GC_{pi}$)	Pressure (k) with ($-GC_{pi}$)
1	837	8.79	23.18
2	815	-33.90	-19.87
3	815	-21.43	-7.40
4	837	-18.79	-4.40
1E	196	4.03	7.40
2E	204	-12.18	-8.67
3E	204	-6.92	-3.41
4E	196	-5.71	-2.34
Σ	Horiz.	37.32	37.32
	Vert.	-71.56	-37.84
10 psf min. Sec. 6.1.4.1	Horiz.	10.33	10.33
	Vert.	-19.60	-19.60

Torsional Load Cases in Transverse Direction

Surface	Area (ft^2)	Pressure (k) with ($+GC_{pi}$)	Pressure (k) with ($-GC_{pi}$)	Torsion (ft-k) ($+GC_{pi}$)	Torsion (ft-k) ($-GC_{pi}$)
1	567	8.53	18.28	105	224
2	382	-15.89	-9.31	-53	-31
3	382	-11.51	-4.94	39	17
4	567	-15.50	-5.75	190	70
1E	189	5.14	8.39	126	205
2E	127	-7.61	-5.42	-51	-36
3E	127	-5.03	-2.84	34	19
4E	189	-6.89	-3.64	169	89
1T	756	2.84	6.09	-40	-85
2T	510	-5.30	-3.10	20	12
3T	510	-3.84	-1.65	-15	-6
4T	756	-5.17	-1.92	-72	-27
Total Horiz. Torsional Load, M_T				450	450

Torsional Load Cases in Longitudinal Direction

Surface	Area (ft^2)	Pressure (k) with ($+GC_{pi}$)	Pressure (k) with ($-GC_{pi}$)	Torsion (ft-k) ($+GC_{pi}$)	Torsion (ft-k) ($-GC_{pi}$)
1	320	3.37	8.88	17	46
2	612	-25.42	-14.90	98	57
3	612	-16.07	-5.55	-62	-21
4	320	-7.19	-1.68	37	9
1E	196	4.03	7.40	56	103
2E	204	-12.18	-8.67	47	33
3E	204	-6.92	-3.41	-27	-13
4E	196	-5.71	-2.34	80	33
1T	516	1.36	3.58	-12	-30
2T	815	-8.47	-4.97	-65	-38
3T	815	-5.36	-1.85	41	14
4T	516	-2.90	-0.68	-25	-6
Total Horiz. Torsional Load, M_T				186.5	186.5

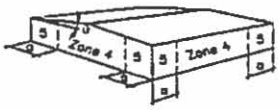
Design pressures for components and cladding

$p = q_h[(G C_p) - (G C_{pi})]$

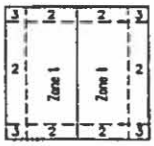
where: p = pressure on component. (Eq. 6-22, pg 28)

p_{min} = 10 psf (Sec. 6.1.4.2, pg 21)

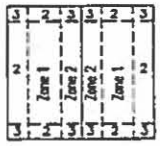
$G C_p$ = external pressure coefficient.
see table below. (Fig. 6-11, page 55~58)



Walls



Roof



Roof

	Effective Area (ft^2)	Zone 1 GC_p	Zone 1 $-GC_p$	Zone 2 GC_p	Zone 2 $-GC_p$	Zone 3 GC_p	Zone 3 $-GC_p$	Zone 4 GC_p	Zone 4 $-GC_p$	Zone 5 GC_p	Zone 5 $-GC_p$
Comp.	10	0.50	-0.90	0.50	-1.70	0.50	-2.60	1.00	-1.10	1.00	-1.40

Comp. & Cladding Pressure (psf)	Zone 1 Positive	Zone 1 Negative	Zone 2 Positive	Zone 2 Negative	Zone 3 Positive	Zone 3 Negative	Zone 4 Positive	Zone 4 Negative	Zone 5 Positive	Zone 5 Negative
	32.49	-51.61	32.49	-89.84	32.49	-132.84	56.39	-61.16	56.39	-75.50

South Padre ISLAND

CITY OF SOUTH PADRE ISLAND
BOARD OF ADJUSTMENT & APPEALS APPLICATION

☐ $250 variance ☐ Special Exception Use (Sec. 20-16.1)
☐ Administrative Appeal

APPLICANT INFORMATION

Name: Phillip Hayes
Mailing Address: 1401 Oakcrest Drive
City, State, Zip: Providence Village, TX 76227
Phone number: 214-621-5109
Fax number: 940-365-4701
E-mail Address: pjhmanhayes@yahoo.com

OWNER INFORMATION as of 2/28/17

Name: Chubby Hut LLC
Mailing address: 1401 Oakcrest Drive
City, State, Zip: Providence Village, TX 76227
Phone number: 214-621-5109
Fax number: 940-365-4701
E-mail Address: phayes@u-stormidstates.com

SITE LOCATION FOR REQUEST:

Physical Address (Street Name & Number): 112 E. Palm St.

Legal Description (Lot / Block / Subdivision): Lot 12, Block 5, Padre Beach Subdivision

I hereby request the following from the Board of Adjustment and Appeals: Addition of a 3rd Story on the house approximately 805 sq. ft. living space and 187 sq. ft. of Balcony area. Also would like approval for installation of a spiral pool slide.

In addition, the application requires the submission of the following:
- ◊ $250 application fee per variance, special exception, and appeal request.
- ◊ Stamped/Sealed & dated survey of Improvements of the Subject Property.
- ◊ Copy of Floor Plan of structure proposed to be constructed or expanded.
- ◊ Current/recent photographs of the site.
- ◊ And any additional information to more clearly understand the request.

For Internal use only:
Amount Paid: _____
Paid Cash or Check No. _____
Date Received: _____

Note: Applicants are required to fully disclose in the application all information that is necessary for the various bodies to make their determination prior to issuance of any permit. At a minimum, an application for a variance or Special Exception shall contain ten (10) copies of the information outlined above. All information must be submitted no later than twenty (20) days prior to the meeting date. All fees must be paid prior to the Board reviewing the application.
If Staff determines that the application is incorrect, incomplete, illegible, or in any way inadequate to insure the complete understanding of the variance or special exception, staff shall return the application to the applicant.

Applicant's Name (Please Print): Phillip Hayes
Applicant's Signature: Phillip J. Hayes
Date: 2/10/17

Owner's Name (Please Print): Phillip J. Hayes
Owner's Signature: Phillip J. Hayes
Date: 2/10/17

February 10, 2017

City of South Padre Island

Board of Adjustments Meeting

RE: 3rd Floor Expansion

We, Phillip and Melissa Hayes, are proposing an expansion of the property at 112 E. Palm St. This expansion would include an addition of a third story being built on the existing 2 story house. The 3rd story would include a tower, a living area, a room that would house bunk beds, and a balcony. The total square footage to be added onto the house would be approximately 805 living square ft and an addition 187 sq. ft. of balcony space. Working with an engineer, we would secure the foundation of the house to meet or beat the current piling requirements of 20 feet for 3 story houses. We would also build the 3rd story to comply with all of the state and local building code with the windstorm requirements. The 3rd story would add a much needed facelift on this house and improve the look of the Gulf Blvd. corridor. The exterior balcony area would basically mirror the 2nd story balcony area that is already existing. This new balcony would make great gulf views without impeding the view of the neighboring houses.

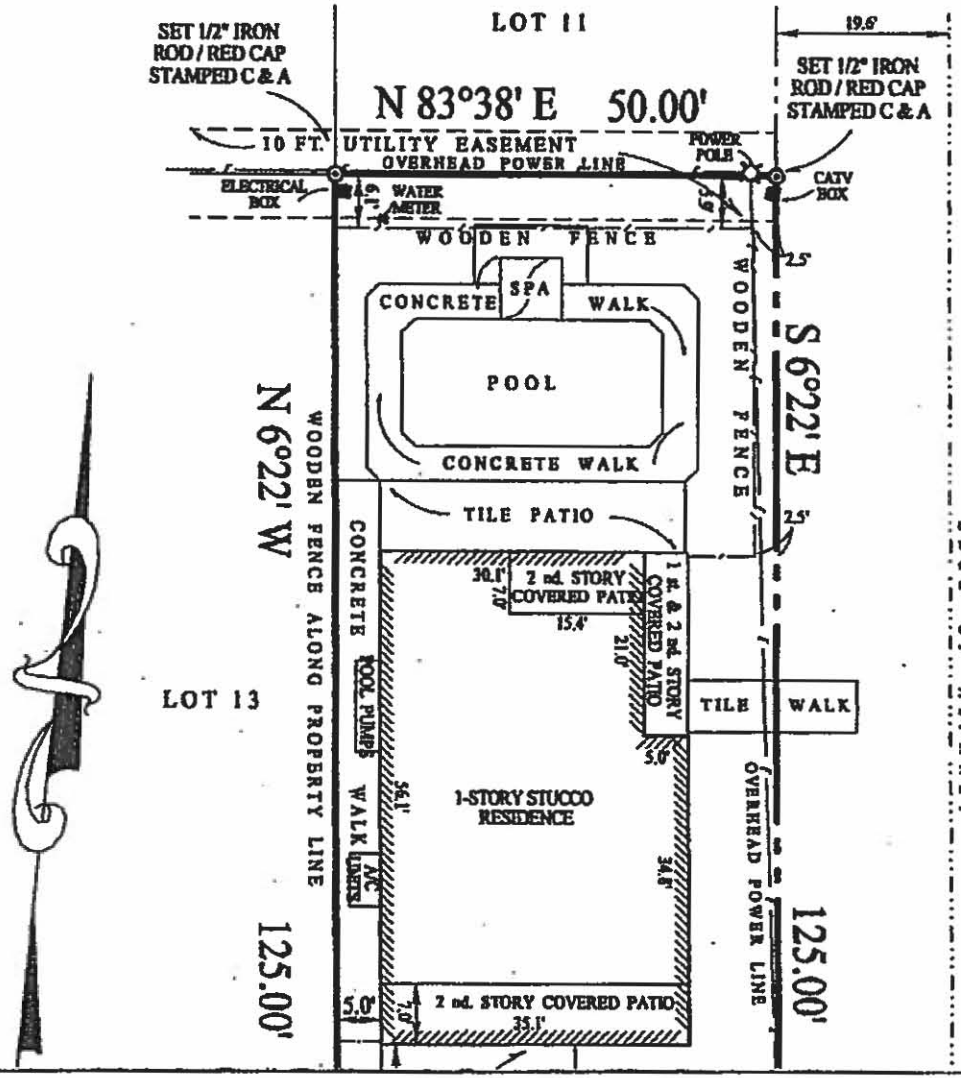
The interior of the addition would comprise of a new tower area where the stairs are currently. A partial set of stairs would come up to seating area in the tower where there would be a lookout through the tower windows to the gulf. The front living area would have windstorm rated French doors that head out onto the balcony along with some additional wind rating full length windows that would let in sunlight and give great views to the gulf. In the rear of the addition would be a room that would have built in bunk beds for our kids and our guests children. The balcony would consist of a railing that meets all safety requirements.

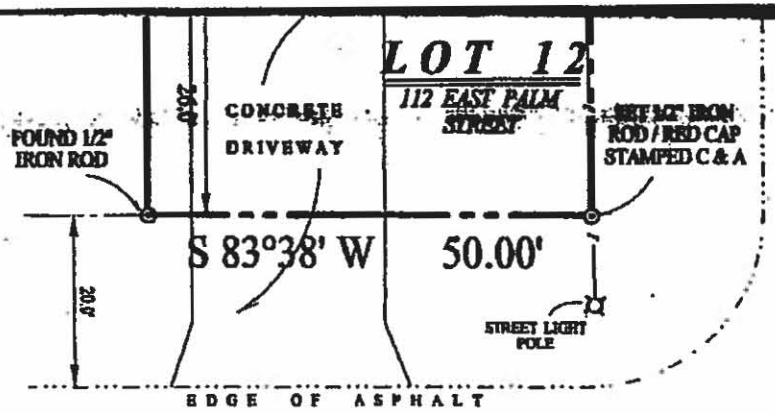
Lastly, we would also like to install a spiral slide that goes into the pool. The height of the spiral slide would be approximately 6' in height and have a foot print of around 8'6" x 7'2". This slide would be located on the north side of the pool and would empty into the pool where the depth is 4'.

We would appreciate your consideration in these matters and would ask for approval on both of these items.

Phillip & Melissa Hayes

NOTE: This Tract Lies in Zone " X " Areas of 500-year flood as per the F.I. A. Flood Insurance Rate Map of Community No. 480115, Panel No. 0001 D, Effective March 9, 1999.





SURVEY OF

Lot Number 12, Block Number 5, PADRE BEACH SUBDIVISION, SECTION 1, Town of South Padre Island, Cameron County, Texas, according to map of said Subdivision, recorded in Volume 14, Page 12, Map Records, Cameron County, Texas.

SURVEYED FOR:

SAMY BAUM
AND
PILAR BAUM

Samy Baum
Pilar Baum

The undersigned hereby certifies that the survey described hereon was made on the ground on August 04, 2004 ; that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlapping, apparent conflicts, or visible easements, except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4731

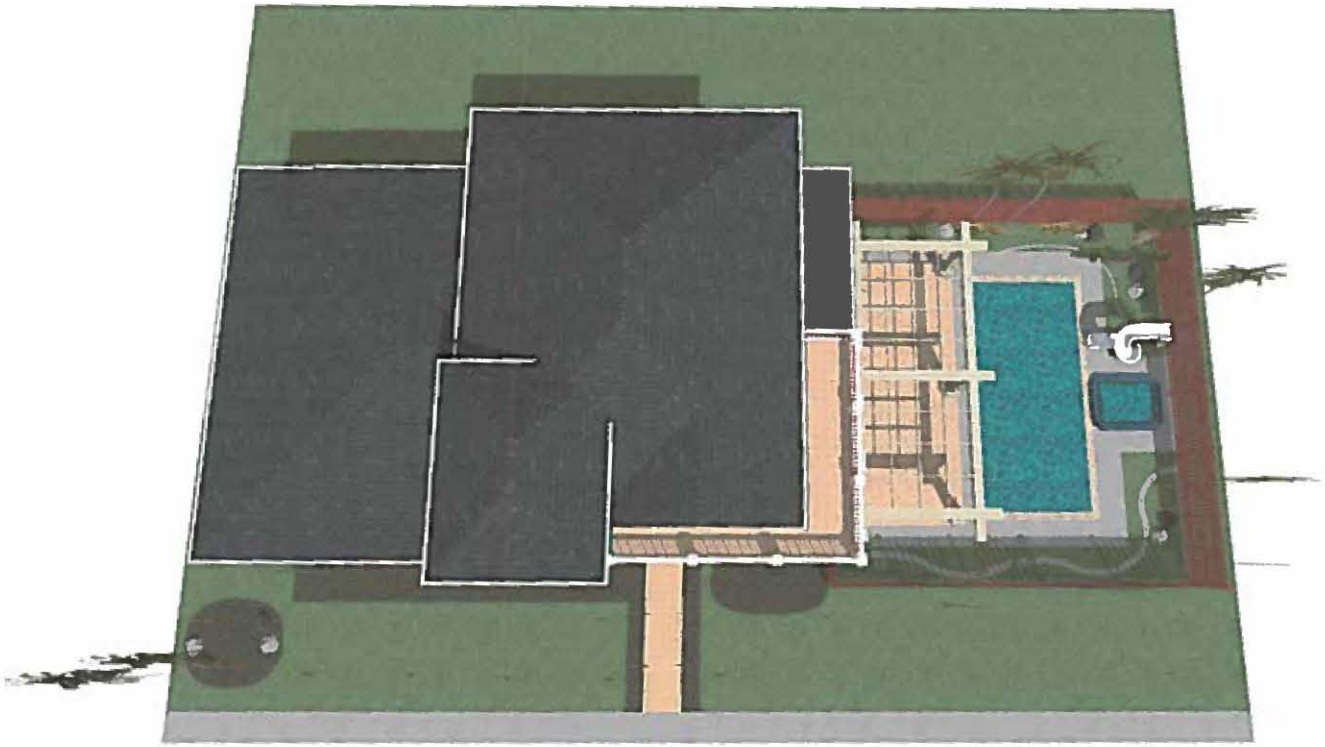
STATE OF TEXAS
REGISTERED
CARLOS CASTILLO
4731
PROFESSIONAL
LAND SURVEYOR

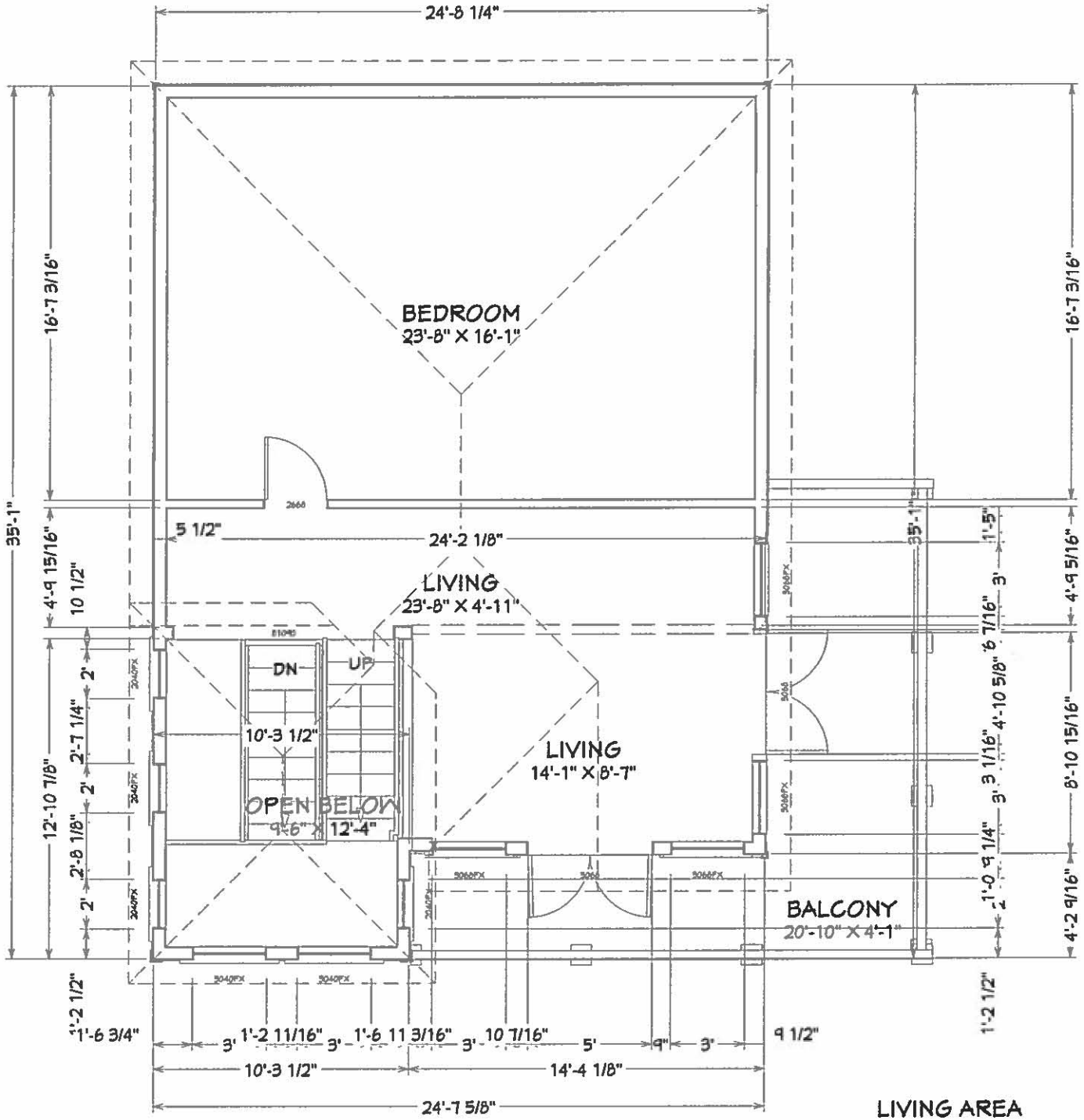
CASTILLO AND ASSOCIATES
LAND SURVEYORS

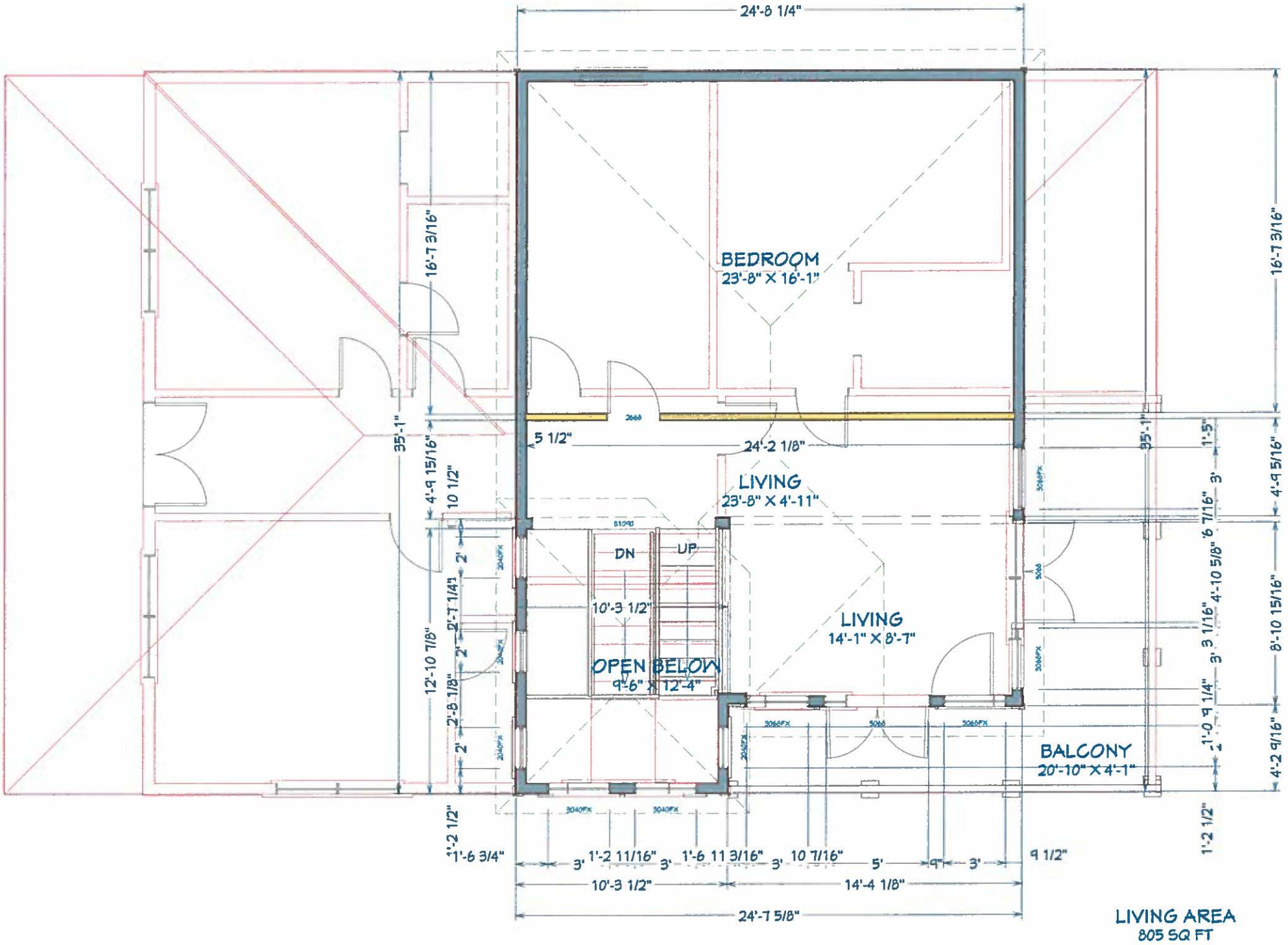
347 North Street
Brownsville, Texas 78521-2345

Fax No.: (956) 541-9010
Telephone No.: (956) 541-3777

G.F. No.: 2044364
Job No.: C-241632




24'-8 1/4"
BEDROOM
23'-8" X 16'-1"
LIVING
23'-8" X 4'-11"
LIVING
14'-1" X 8'-7"
OPEN BELOW
9'-6" X 12'-4"
DN
UP
BALCONY
20'-10" X 4'-1"
24'-2 1/8"
5 1/2"
35'-1"
16'-7 3/16"
4'-9 15/16"
10 1/2"
12'-10 7/8"
2'-7 1/4"
2'-8 1/8"
10'-3 1/2"
14'-4 1/8"
24'-7 5/8"
1'-6 3/4"
1'-2 11/16"
1'-6 11 3/16"
10 7/16"
9 1/2"
4'-9 5/16"
8'-10 15/16"
4'-2 9/16"
6 7/16"
4'-10 5/8"
3 1/16"
2'-0 9 1/4"
1'-2 1/2"
LIVING AREA
805 SQ FT


24'-8 1/4"
BEDROOM
23'-8" X 16'-1"
LIVING
23'-8" X 4'-11"
LIVING
14'-1" X 8'-7"
OPEN BELOW
9'-6" X 12'-4"
BALCONY
20'-10" X 4'-1"
DN
UP
10'-3 1/2"
24'-2 1/8"
5 1/2"
16'-7 3/16"
35'-1"
4'-9 15/16"
10 1/2"
12'-10 7/8"
2'-7 1/4"
2'-8 1/8"
1'-2 1/2"
1'-6 3/4"
3' 1'-2 11/16" 3' 1'-6 11 3/16" 3' 10 7/16" 5' 9" 3'
9 1/2"
10'-3 1/2"
14'-4 1/8"
24'-7 5/8"
1'-5"
3'
6 7/16"
4'-10 5/8"
3 1/16"
3'
1'-0 9 1/4"
4'-2 9/16"
8'-10 15/16"
4'-9 5/16"
16'-7 3/16"
LIVING AREA
805 SQ FT

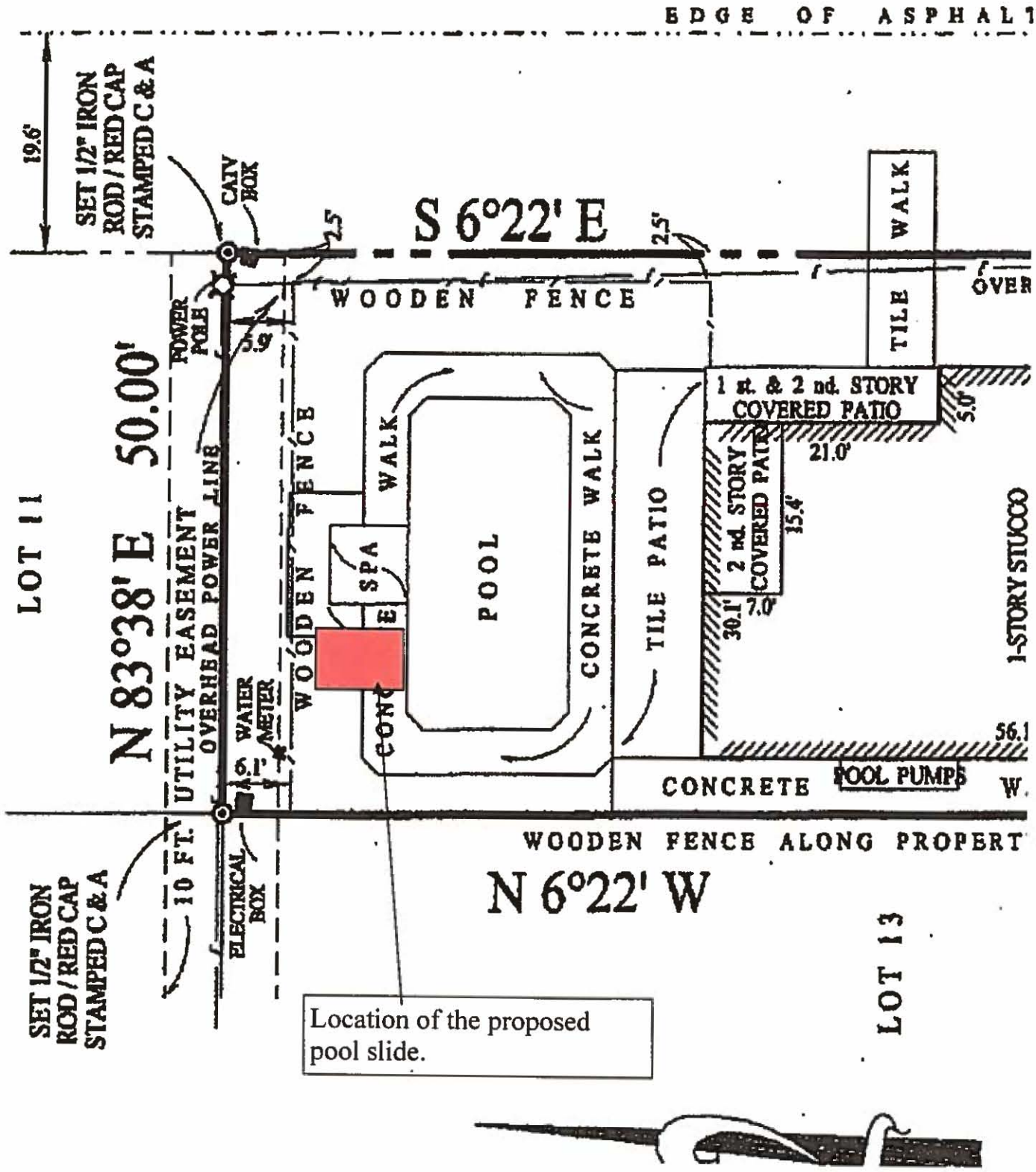
Full Description

G-Force 2 Pool Slide Features:

- Innovative 360° Design
- Extremely durable, Impact Resistant, Space Age Plastic Construction
- Grip-Around handrail for Safe Climbing
- Safe, Slip Resistant Treads Prevent "Slip Throughs"
- Deep Flame Runway
- Fantastic Water Delivery System Outperforms Everything Else
- 15 to 25 Gallons Per Minute Recommended
- 6' (72.5") High at Seating Area
- Fully Molded Treads Provide Safe Access to Slide Flume
- Weight Limit: 250 Pounds
- Color: Summit Gray
- Easy Assembly and Installation

Minimum Recommended Deck Space:

- 8' 6" x 7' 2".


EDGE OF ASPHALT
19.6'
SET 1/2" IRON ROD / RED CAP STAMPED C&A
CATV BOX
S 6°22' E
2.5'
2.5'
WOODEN FENCE
WALK
TILE
OVER
POWER POLE
5.9'
N 83°38' E 50.00'
LOT 11
UTILITY EASEMENT OVERHEAD POWER LINE
WOODEN FENCE
WALK
SPA
POOL
CONCRETE WALK
TILE PATIO
1 st. & 2 nd. STORY COVERED PATIO
5.0'
21.0'
2 nd. STORY COVERED PATIO
15.4'
30.1'
7.0'
1-STORY STUCCO
56.1
WATER METER
CONCRETE
POOL PUMPS
W.
WOODEN FENCE ALONG PROPERT
N 6°22' W
10 FT.
ELECTRICAL BOX
SET 1/2" IRON ROD / RED CAP STAMPED C&A
LOT 13
Location of the proposed pool slide.

LEGEND

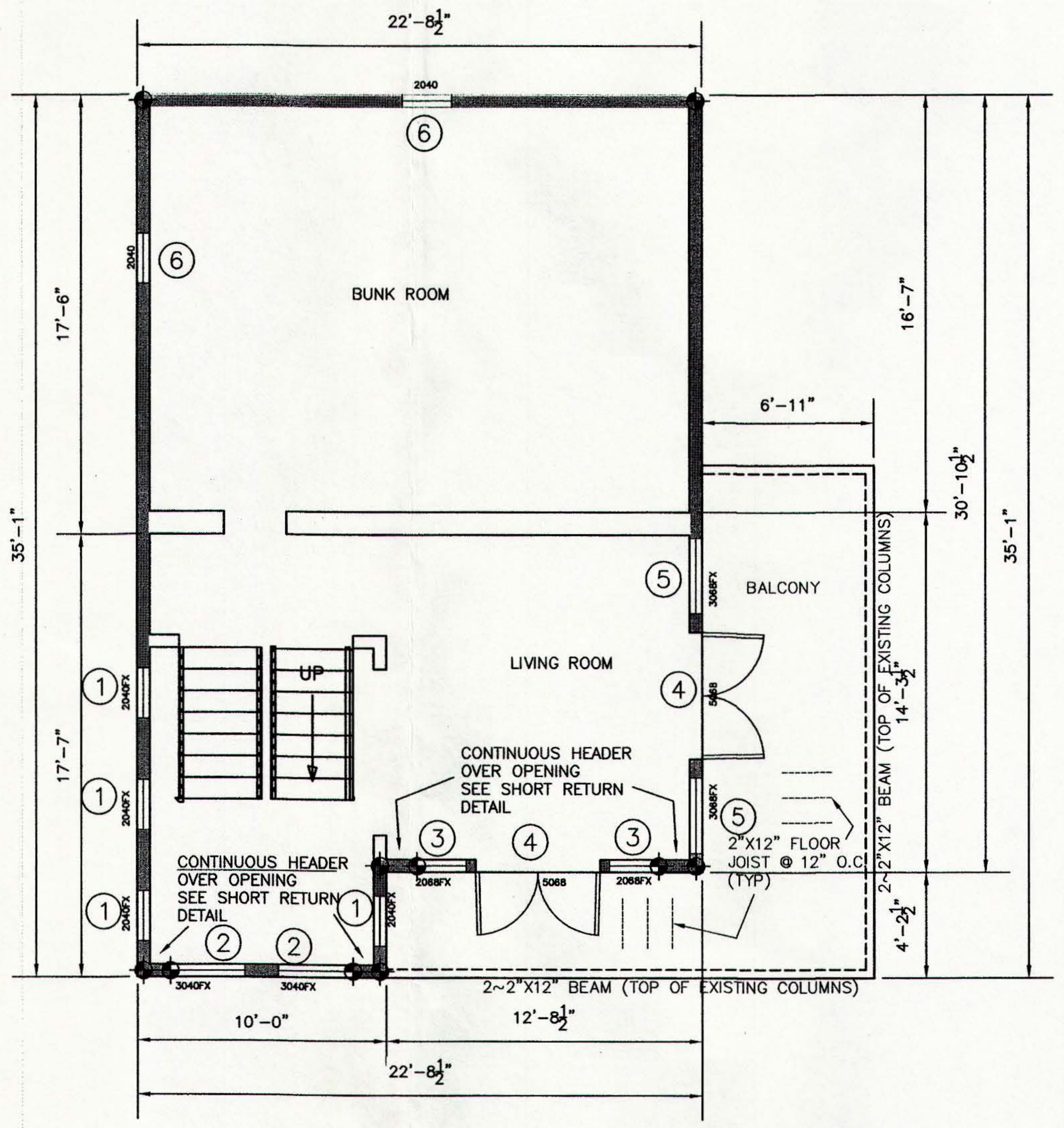
STANDARD SHEARWALL :
EXTERIOR: 5/8" WOOD STRUCTURAL PANEL (W.S.P) WITH 4"/8" NAIL PATTERN, UNLESS OTHERWISE SHOWN.
INTERIOR: 5/8" GYPSUM WALL BOARD (G.W.B.) TYPE "X" WITH 7"/12" NAIL PATTERN, UNLESS OTHERWISE SHOWN.

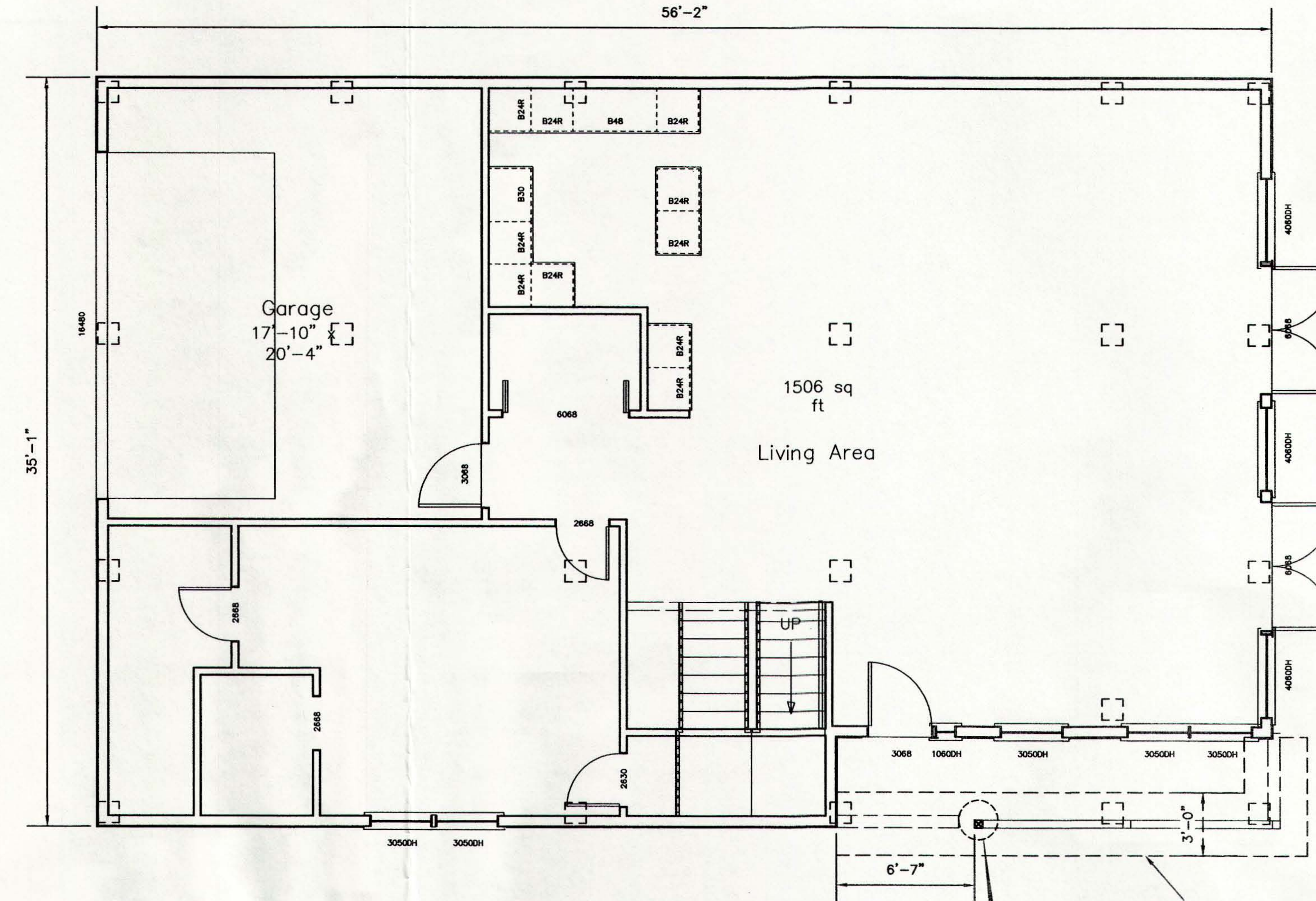
5/8" DIAMETER ANCHOR BOLTS AT 24" O.C,
x"/y" PATTERN — x" EDGE NAIL SPACING, y" FIELD NAIL SPACING

ACCEPTABLE ANCHOR

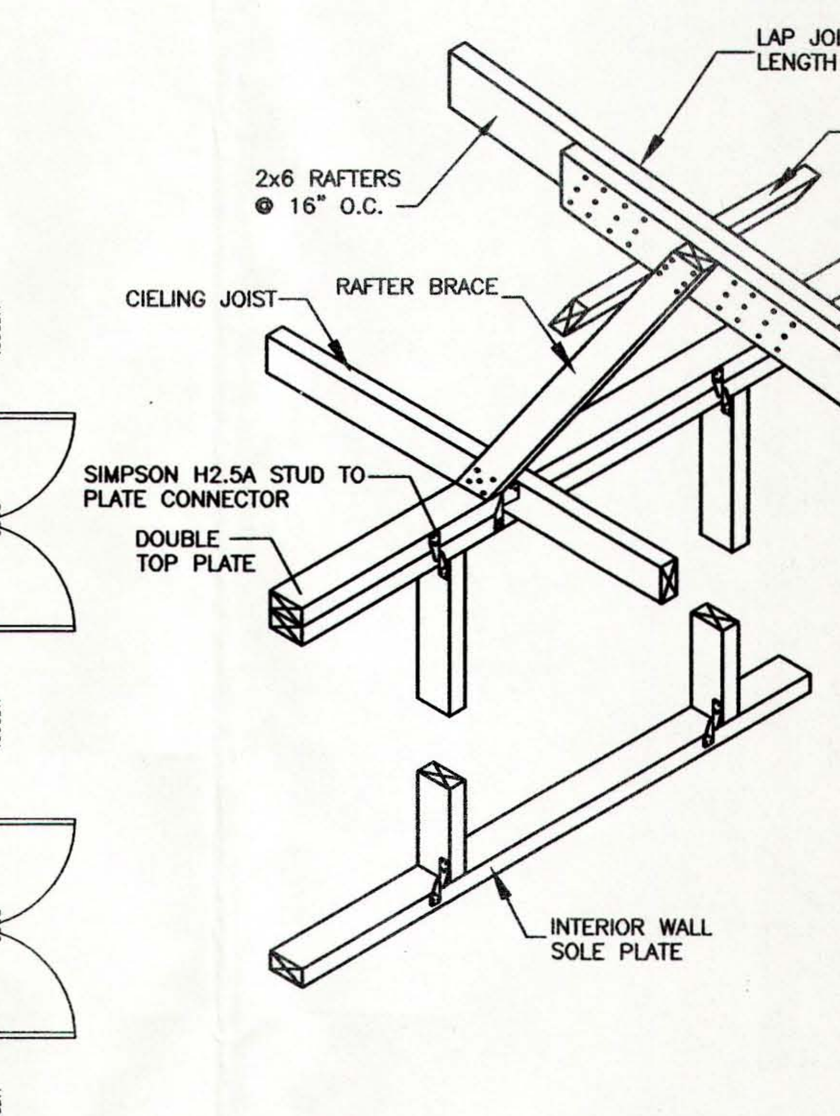
SIMPSON HTT5 OR USP (HTT5) SIMILAR 5/8" DIAMETER ANCHOR BOLT OR EQUAL.(4375 LBS ALLOWABLE TENSION LOAD)

THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE WITH THE TEXAS REVISIONS, FOR SEAWARD AREA. 140 MPH WIND SPEED EXPOSURE CATEGORY "C".





EXISTING 1st. STORY
SCALE: 3/16" = 1'-0"



NOTES:

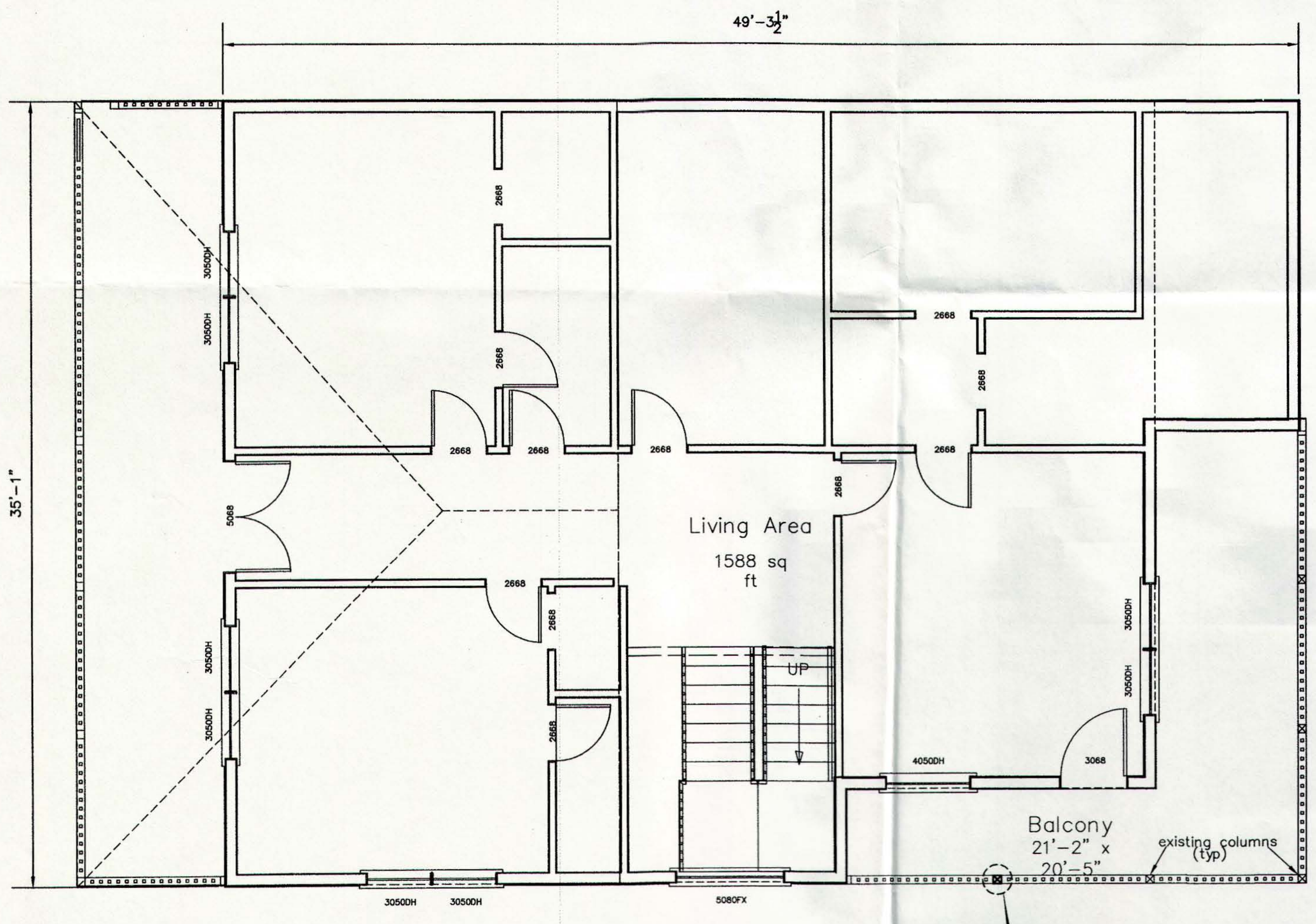
1. LAP JOINT SHALL BE FASTENED TOGETHER W/ A MINIMUM OF 21-16d COMMON NAILS (3 ROWS OF 7 NAILS) THE RAFTER SHALL BE BRACED DIRECTLY BELOW THE LAP JOINT.

2. ALTERNATELY 2 MEMBERS MAY BE SPLICED TOGETHER BY ATTACHING A ½" THICK MIN. 4'-0" IN LENGTH PIECE OF PLYWOOD TO EACH SIDE OF THE SPLICE. THE PLYWOOD SHALL BE ATTACHED W/ 11-16d COMMON NAILS (11 NAILS ON EACH SIDE OF SPLICE) THE RAFTER SHALL BE BRACED DIRECTLY BELOW THE SPLICE.

RAFTER CONNECTION WITH SPLICED RAFTER
N.T.S.

CONNECTOR SCHEDULE		
DESC.	LOCATION	PROPOSED CONNECTOR
STUD TO BOTTOM PLATE*	AT BOTTOM PLATE	SIMPSON H2.5A / USP RT7
STUD TO TOP PLATE	AT TOP PLATE	SIMPSON H2.5A / USP RT7
STUD TO TOP PLATE TO RAFTER	AT TOP PLATE	SIMPSON H7 / USP RT20
RAFTER TO DOUBLE TOP PLATE	AT TOP PLATE	SIMPSON H2.5A / USP RT7
RAFTER TO RIDGE BOARD	ACROSS RIDGE BOARD	SIMPSON LSTA24 / USP LSTA24
RAFTER TO DOUBLE TOP PLATE	AT TOP PLATE	SIMPSON H1

*NOTE: ALL CONNECTORS FASTENED TO TREATED SOLE PLATES SHALL BE TRIPLE ZINC COATED AND NAILED WITH STAINLESS STEEL NAILS.



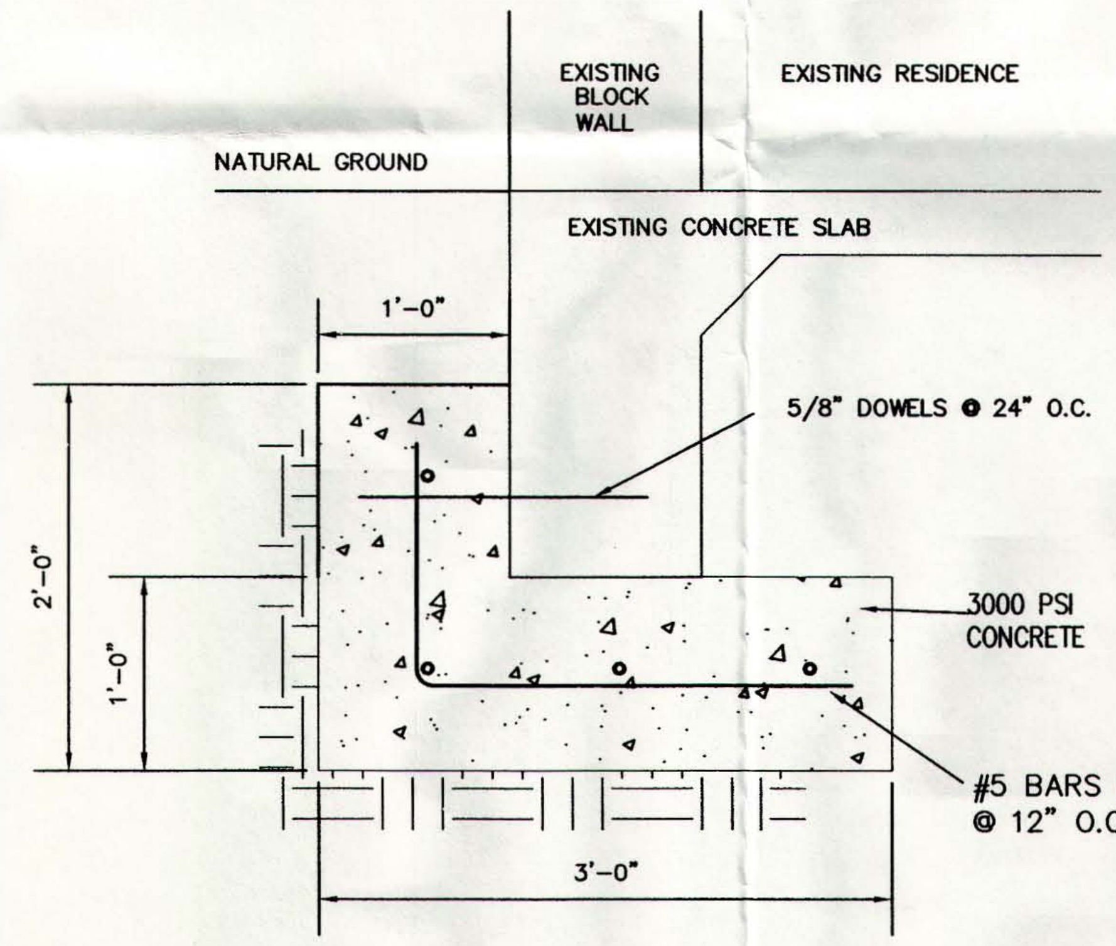
EXISTING 2nd. STORY
SCALE: 3/16" = 1'-0"

PROP. WOOD COLUMN 4"X4" TREATED STUCCO MATCHING EXISTING

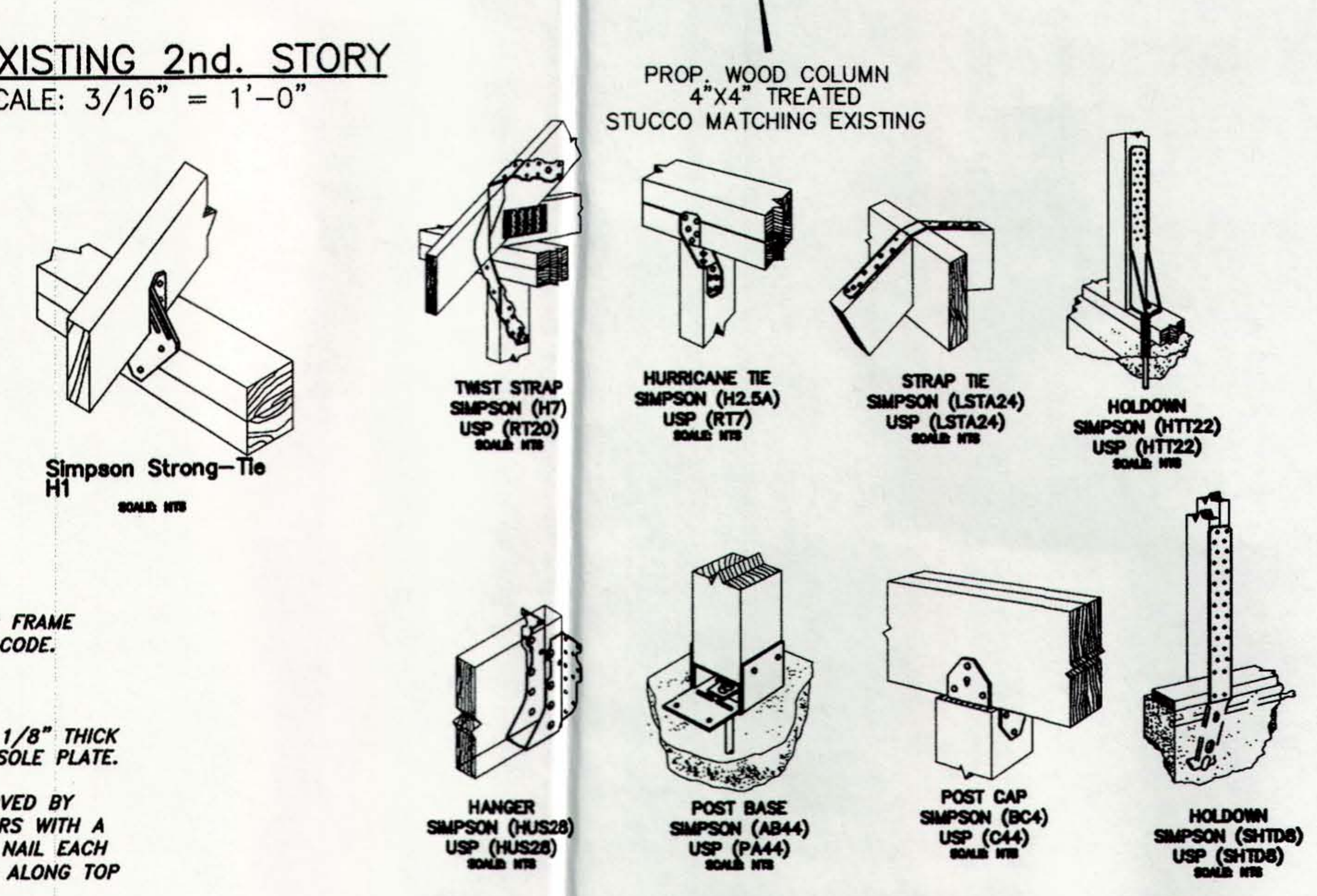
NOTES.

FIELD VERIFY ALL DIMENSIONS, (MATCH EXISTING OUT TO OUT)
PLYWOOD DECK AT BALCONY AREA 3/4" MIN. TREATED
CONTRACTOR TO PROPERLY SLOPE FINISH FLOOR AT BALCONY AREA (1/4 TO 12)
NEW HAND RAILS TO MACH EXISTING
MIN. DISTANCE BETWEEN BALUSTERS 4"

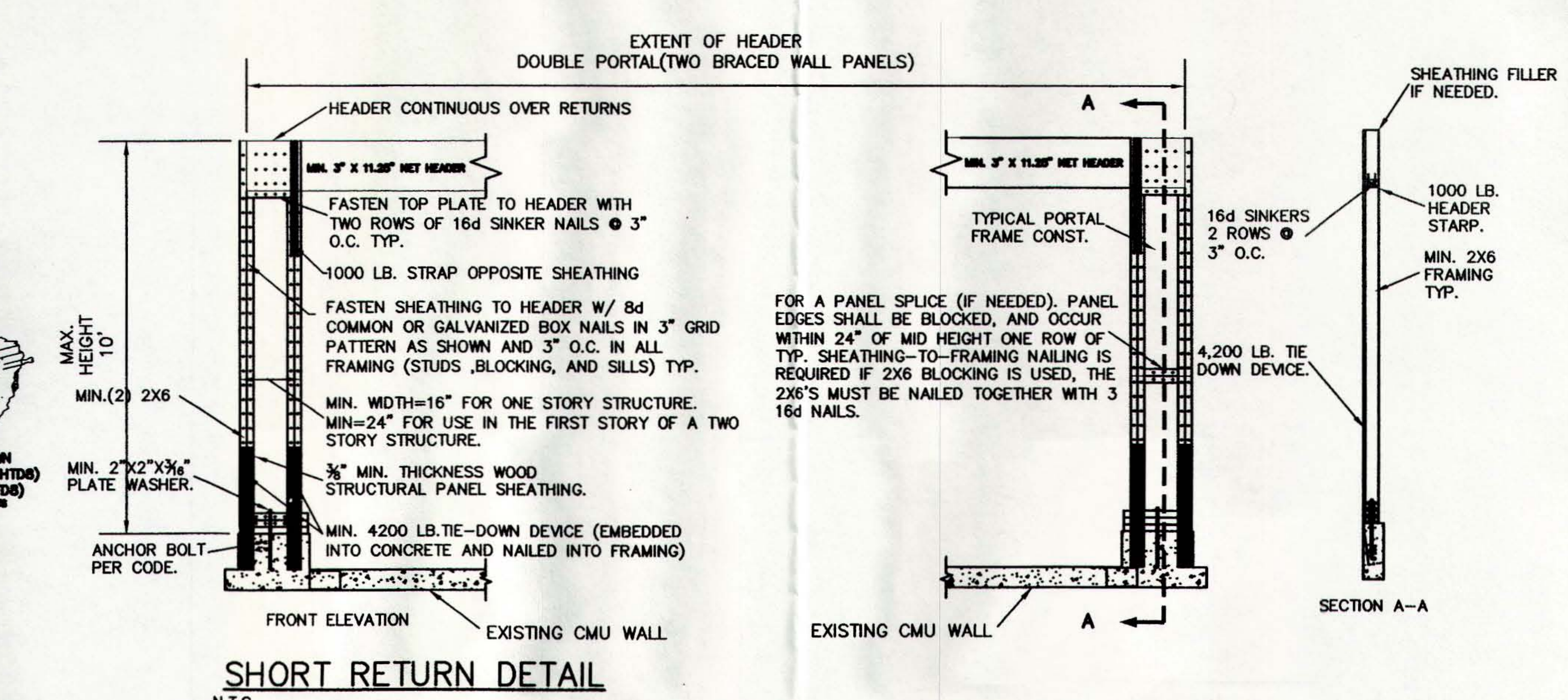
From Table R301.2(2)										
Project Name	112 E PALM STREET									
Project #	W2017-0023									
Location and Wind speed		140mph								
Dimension				Req Design Pressure						
Type	Zone	W (ft)	H (ft)	Eff. A (SF)	(+)	(-)	# of Units	Comment	Location	No. Schem
WINDOW	5	2	4	8.00	35.0	-46.6	4		STAIRS	1
WINDOW	5	3	4	12.00	35.0	-46.6	2		STAIRS	2
WINDOW	5	2	6.66	13.32	34.8	-46.1	2		LIVING	3
DOOR	4	5	6.66	33.30	32.8	-35.8	2		LIVING	4
WINDOW	5	3	6.6	19.80	33.7	-44.1	2		LIVING	5
WINDOW	4	2	4	8.00	35.0	-37.9	2		BUNK ROOM	6



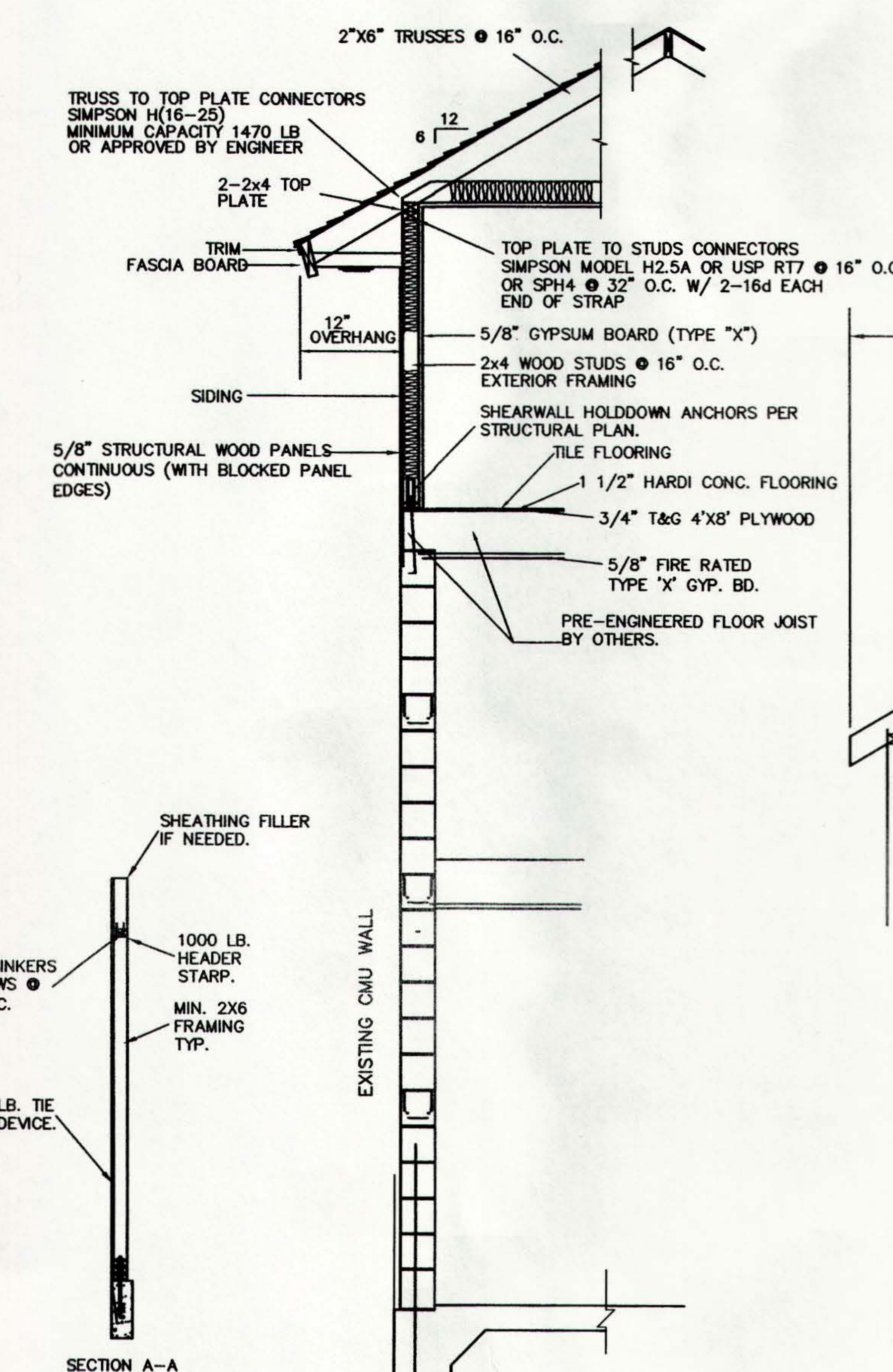
CONCRETE FOOTING DETAIL
NTS



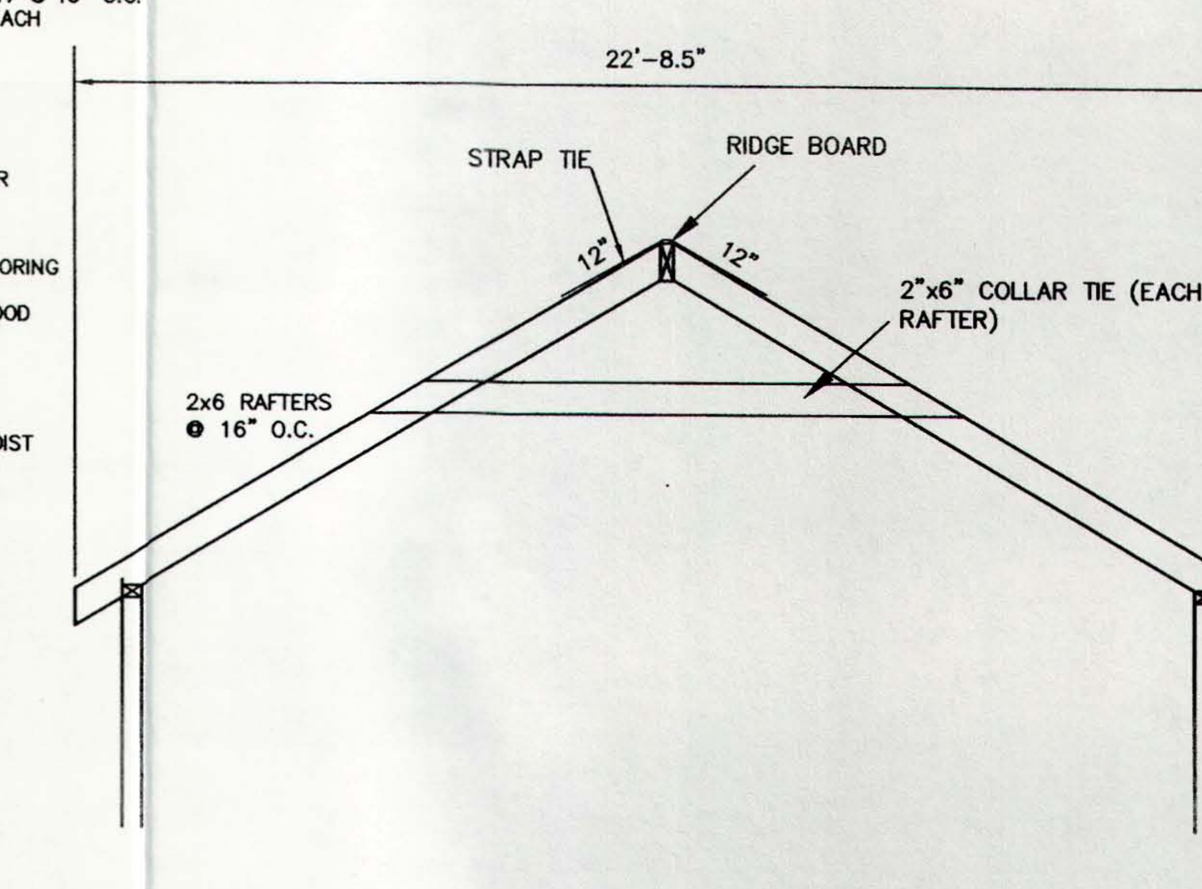
APPROVED CONNECTORS
N.T.S.



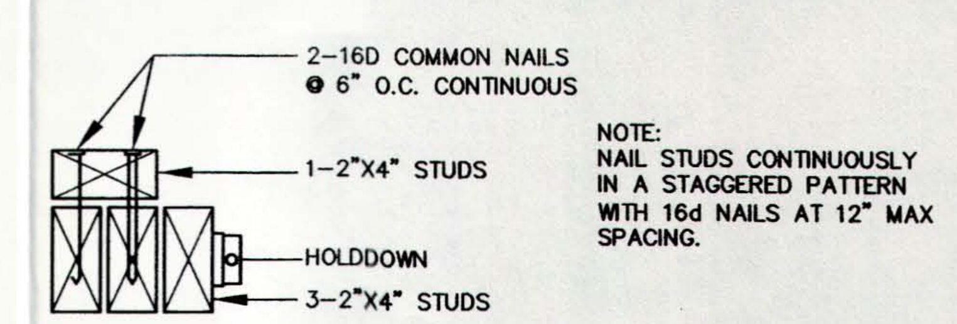
SHORT RETURN DETAIL
N.T.S.



WALL SECTION



BRACED RAFTER CONSTRUCTION
N.T.S.



NOTE:
NAIL STUDS CONTINUOUSLY IN A STAGGERED PATTERN WITH 16d NAILS AT 12" MAX SPACING.

TYPICAL CORNER STUD DETAIL
N.T.S.

WOOD CONSTRUCTION NOTES

1. ALL WOOD STRUCTURAL FRAMING WILL BE DONE IN ACCORDANCE WITH THE WOOD FRAME CONSTRUCTION MANUAL (2001 EDITION) AND THE 2012 INTERNATIONAL RESIDENTIAL CODE.

2. ALL EXTERIOR AND INTERIOR SOLE PLATES WILL BE PRESSURE TREATED.

3. ANCHOR BOLTS WILL BE GALVANIZED ⅝" DIAMETER AT 4' O.C. WITH 2" X 2" X 1/8" THICK WASHER. BEGIN ONE ANCHOR BOLT WITHIN 6-INCHES OF CORNER OR CUR END OF SOLE PLATE.

4. RAFTER ANCHORAGE WILL CONSIST OF SIMPSON (H7)/USP (RT 20) OR AS APPROVED BY ENGINEER. ALL RAFTERS AT RIDGE BEAM SHALL BE STRAPPED ACROSS BOTH RAFTERS WITH A SIMPSON (LSTA24) STRAP OR EQUIVALENT. IN ADDITION TO METAL CONNECTOR, TOE NAIL EACH RAFTER TO TOP PLATE W/ A MINIMUM OF 4 8D NAILS AND PROVIDE 2X4 BLOCKING ALONG TOP PLATE BETWEEN EACH RAFTER.

5. ROOF DECK WILL BE MINIMUM 5/8" PLYWOOD CDX GRADE WITH EXTERIOR GLUE ATTACHED WITH 8D GALV NAILS. SHALL BE NAILED AT A FOUR INCH SPACING THROUGHOUT.

6. ROOF COVERING MUST HAVE PRODUCT EVALUATION ACCEPTABLE TO TDI FOR SEAWARD CLASSIFICATION AND MUST BE INSTALLED PER PRODUCT EVALUATION PROVISIONS. ALL ROOF COVERINGS MUST BE CAPABLE OF WITHSTANDING A 130 MPH WIND SPEED.

7. ALL EXTERIOR WINDOWS, DOORS AND EXTERIOR ENCLOSURES MUST BE APPROVED BY ENGINEER PRIOR TO INSTALLATION AND MUST BE INSTALLED PER PRODUCT EVALUATION PROVISIONS.

Unit	Scale: Horz. N/A Vert. N/A	Date	FEBRUARY 2017
Designed AGH	Checked F.H.	Job No.	W2017-0023
Drawn AGH	Approved F.H.	Sheet 1	of 1

4		
3	3/2/17	CITY COMMENTS
2	3/1/17	floor plan changes
1	2/27/17	2"X6" FRAMING

STATE OF TEXAS — ALFREDO G. HERNANDEZ — 70958 — REGISTERED PROFESSIONAL ENGINEER
3/2/17

112 E. PALM STREET
SOUTH PADRE ISLAND , TEXAS

STRUCTURAL PLAN

AGH
ENGINEERING & SURVEYING
P.O. BOX 4180 Brownsville, Texas 78523-4180
6305 Paredes Line Road 78526
Tel. (956) 574-8300
FAX (956) 574-8305
FIRM No. F-5197