

Lot 53 SCHANBACHER  
HOUSE APPROVED PK 2/5/20

Hidden Shores

A T L A K E C I S C O

CHECKS AT  
HIDDEN SHORES  
OFFICE

### New Home Construction Application

Please complete the attached Architectural Application for New Home Construction. Please send all information with deposits and fees.

#### Requirements for submittal for new home construction:

Two sets of professionally drawn plans and specifications for all proposed construction (initial or alterations) to be on such Lot.

Engineer's certificate on foundation plan design.

Plot plans showing the location and elevation of the improvements on the Lot and dimensions of all proposed Walk ways, driveways and all other matters relevant to architectural approval.

I (agent or builder) **7N Design Build/Chris Nichols** request the issuance of a building permit to construct the improvements described in the attached plans and specifications. By signing this letter I certify that I have a copy of the **DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CCR'S)** for the Hidden Shores at Lake Cisco Property Owners Association and that I have read and familiarized myself with those Documents. Further, I certify that the house and site design has been developed with the full knowledge of and adherence to the CCR's and that construction and jobsite conduct will proceed accordingly.

As agent or builder, I authorize the designated personnel of the Hidden Shores at Lake Cisco Property Owners Association to inspect the above described property and improvements. As agent or principle, I indemnify and hold harmless the Property Owners Association and their designees against any and all claims or loss except that of willful misdeed or gross negligence. In the event that an item of construction does not satisfy the requirements of the Hidden Shores at Lake Cisco Property Owners Association. CCR's, repair, replacement and/or augmentation of that item will be performed until that item does satisfy the requirements of Hidden Shores at Lake Cisco, LLC.

Per each application of a new home construction, a fee of two hundred and fifty dollars, \$250.00 is required. Please make check payable to Hidden Shores at Lake Cisco Property Owners Association. All maintenance and inspection fees will be paid before a Statement of Completion will be issued. Issuance of a Statement of Completion does not release the builder from any of the liability normally associated with construction and does not limit in any way the implied or actual warranties or liabilities that the builder is normally obligated.

Plans Submitted: Yes( X ) No( ) Date Submitted: 1/20/20

Plot Plan Submitted: Yes( X ) No( ) Date Submitted: 1/20/20

**LOCATION:**

Lot: 53 Blk: Addition/Tract

Physical Address:

**CONTRACTOR/OWNER**

Owner Name: Mike & Connie Schanbacher Phone: 817-467-0353

Brokerage Company: First Financial Bank Phone: 254-629-6147

Brokerage Address: 201 E. Main St., Eastland, TX 76448

**Description of Home**

Style: Hybrid Barndominium

Number of Bedrooms: 3 Number of Baths: 3

Total Finished Area: 2617 Unfinished Area (SQ.FT. & Location)

Garage Area: 1020 Number of Garage Stalls 3

**PRICE RANGE**

Sales Price: \$385,820

**CONSTRUCTION SCHEDULE**

Proposed Construction Start Date: 2/20/20

Proposed Construction Completion Date: 7/30/20

**COLOR SELECTION:** Use this form for exterior color selection approval process. Please attach color swatch and deliver to our office.

Body: Light Stone SRI 62 Trim: Steel Gray SRI 12 Door: Knotty Alder Stained

Paint Manufacture: Sherwin Williams-Steel panels will be prefinished

**CERTIFICATION**


I (we) certify that the above information provided, constitutes a description of the proposed building, items of construction, location and site will be in accordance with the Hidden Shores at Lake Cisco Property Owners' Association DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS set forth in Hidden Shores at Lake Cisco Subdivision. I (we) further certify that the work will be completed in a timely, workmanlike manner and that the building site and adjacent areas will be free of litter and debris during construction.

Owner: Mike Schanbacher

Builder: 7N Design Build/Chris Nichols

Date: 1/20/20

**Hidden Shores at Lake Cisco Architectural Review Board Signatures:**

 Date: 2-5-20

\_\_\_\_\_ Date: \_\_\_\_\_

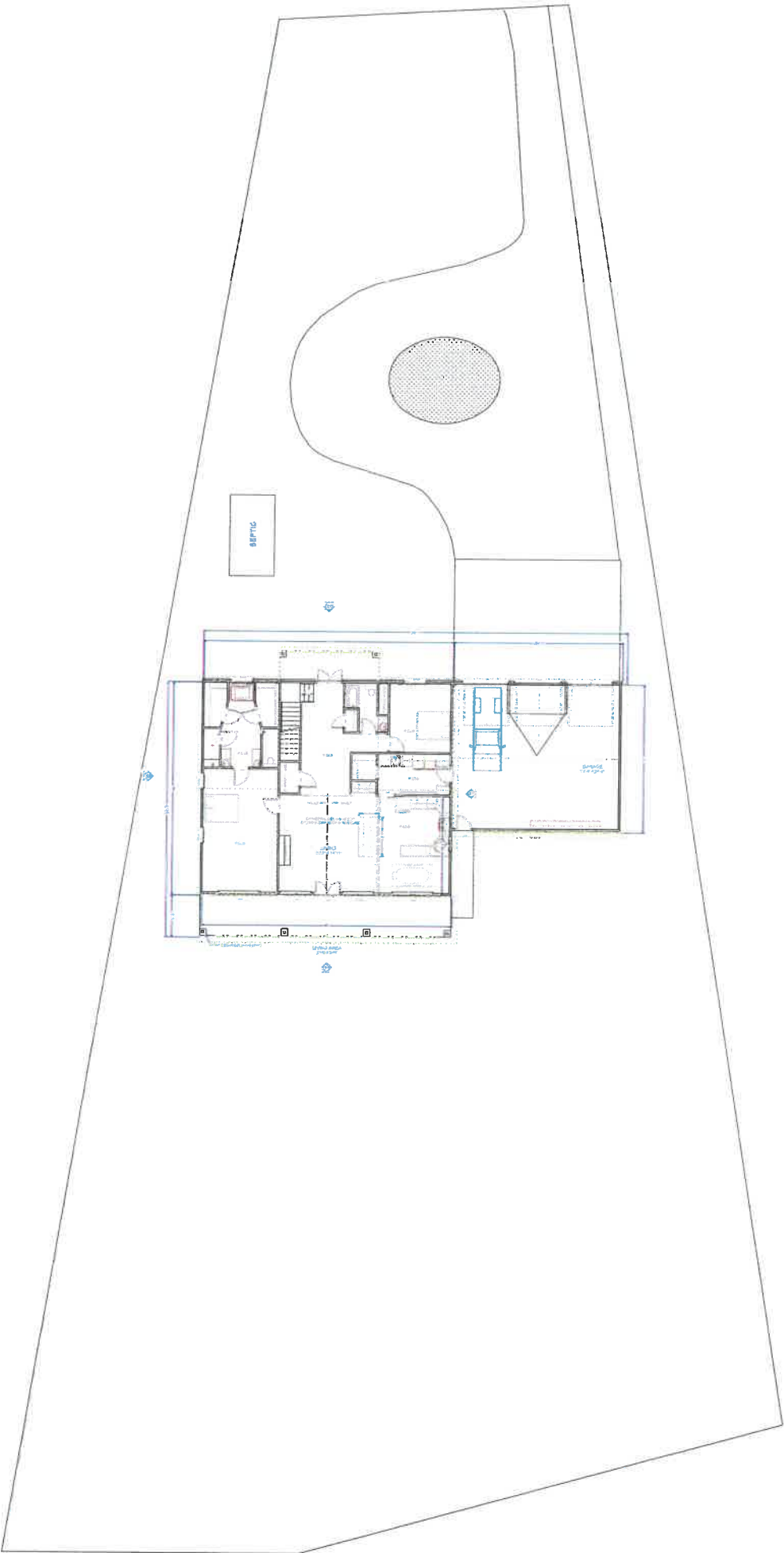
\_\_\_\_\_ Date: \_\_\_\_\_

**Approved/Approved as noted: Date:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Rejected as noted: Date:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_







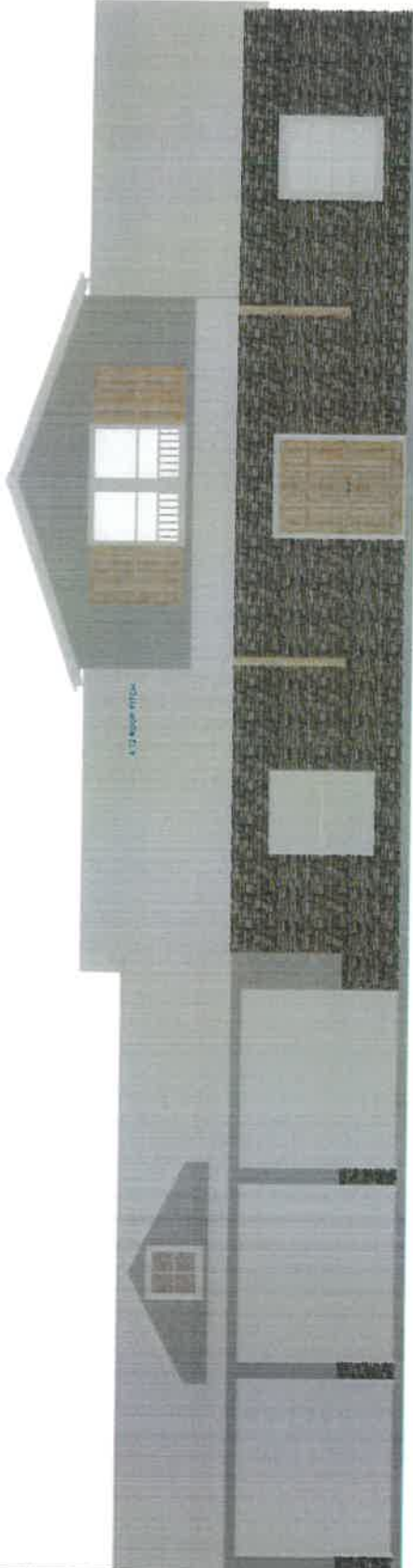
REVISION MADE	DATE	BY

**DESIGN BUILD**

SCHANBACHER PROJECT

BRANDS PROVIDED BY:

DATE: 11/17/20  
 SCALE:  
 SHEET:



FRONT VIEW



RIGHT SIDE VIEW



REVISION NO.	DATE	DESCRIPTION



SCHANBACHER PROJECT

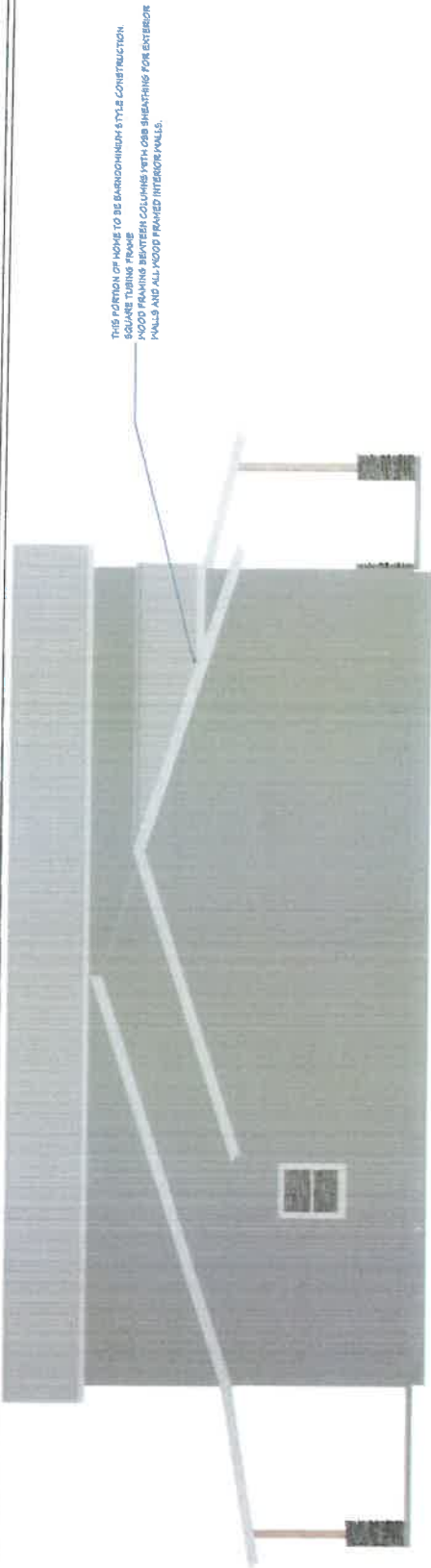
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DATE:

4/17/20

SCALE:

SHEET:



RIGHT SIDE ELEVATION

THIS PORTION OF THE HOME TO BE ALL WOOD FRAMED INCLUDING WOOD RAFTERS AND ROOF BECKING



REAR ELEVATION



REVISION TABLE	DATE	REVISION BY	DESCRIPTION



SCHANBACHER PROJECT

DRAWINGS PROVIDED BY:

DATE:	1/17/20
SCALE:	
SHEET:	

DOOR NOTES:  
 1. ALL EXTERIOR DOORS TO BE HOLLOW CORE PANEL DESIGN.  
 2. FINGER JOINT JAMBS.  
 3. STANDARD JAMB WIDTHS.

DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION
D01	2668	1	2	2668 L IN	30"	80"	HINGED-DOOR P04
D02	2668	1	2	2668 R	30"	80"	POCKET-DOOR P04
D03	3068	2	1	3068 L	36"	80"	POCKET-DOOR P04
D04	3068	3	1	3068 R IN	36"	80"	HINGED-DOOR P04
D05	3068	1	1	3068 L IN	36"	80"	HINGED-SC02 GLASS DOOR
D06	3068	1	1	3068 R EX	36"	80"	EXT. HINGED-DOOR P04
D07	3068	1	1	3068 L EX	36"	80"	EXT. HINGED-SLAB
D08	3068	2	1	3068 L IN	36"	80"	HINGED-DOOR P04
D09	4068	1	1	4068 L/R IN	48"	80"	DOUBLE HINGED-DOOR P04
D10	5068	1	1	5068 L/R EX	60"	80"	EXT. DOUBLE HINGED-DOOR P04
D11	5068	1	1	5068 L/R EX	60"	80"	EXT. DOUBLE HINGED-GLASS PANEL
D12	9080	3	1	9080	108"	96"	GARAGE-SARAGE DOOR CHD21
D13	2668	1	1	2668 L IN	30"	80"	HINGED-DOOR P04

WINDOW NOTES:  
 1. ALL WINDOWS TO BE WHITE VINYL  
 2. DOUBLE PANE LOW E GLASS  
 3. TEMPERED WHERE NECESSARY  
 4. MILK GLASS ON WINDOW OVER MASTER BATH TUB  
 5. NOTE DOUBLE MULLED WINDOWS AT REAR ELEVATION  
 6. ALL WINDOWS FULL LITE

WINDOW SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	COMMENTS
W01	2834DH	1	1	2834DH	52"	40"	33"x41"		DOUBLE HUNG	
W02	3050SH	2	1	3050SH	56"	60"	31"x61"		SINGLE HUNG	
W03	4050SH	1	1	4050SH	48"	60"	49"x61"		SINGLE HUNG	
W04	4050SH	1	1	4050SH	48"	60"	49"x61"		SINGLE HUNG	MILK GLASS
W05	4060FX	2	2	4060FX	48"	72"	49"x73"		FIXED GLASS	
W06	6160MU	2	1	6160	75 3/8"	72"	74 3/8"x73"		MULLED UNIT	
W07	6450MU	1	2	6450	76 1/2"	60"	77 1/2"x61"		MULLED UNIT	
W08	8060FX	1	2	8060FX	66"	72"	67"x73"		FIXED GLASS	
W09	8160MU	2	1	8160	66 15/16"	72"	67 15/16"x73"		MULLED UNIT	
W10	28210FX	1	2	28210FX	92"	94"	93"x93"		FIXED GLASS	



PROJECT NO.	
PROJECT NAME	
PROJECT ADDRESS	
PROJECT CITY	
PROJECT STATE	
PROJECT ZIP	



SCHANBACHER PROJECT

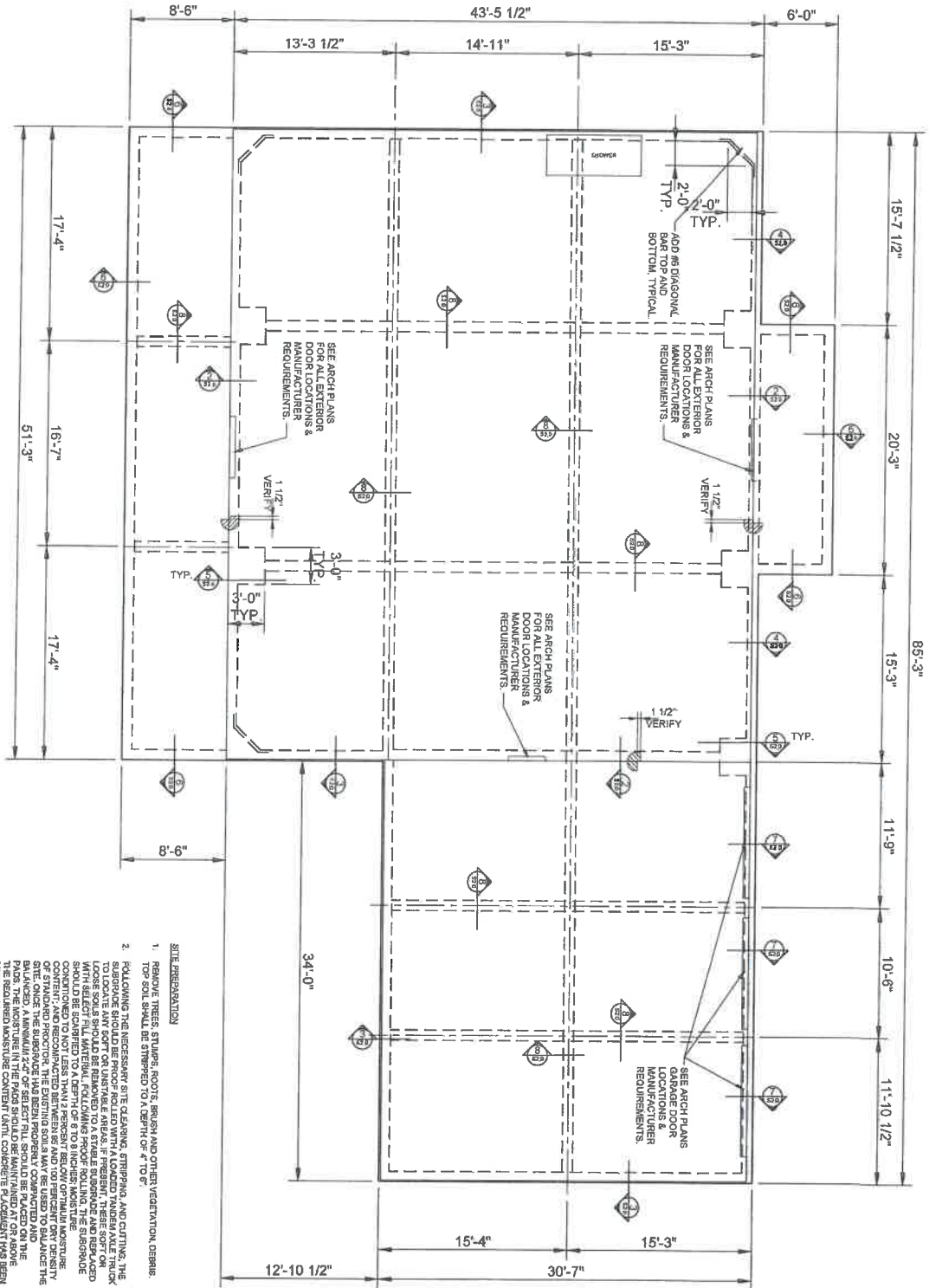
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DATE: 1/17/20  
SCALE:  
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**CABINET SCHEDULE**

NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION
C01	SDB1621	2	1	15 3/4"	21"	36"	BASE CABINET
C02	B12L	2	1	12"	24"	36"	BASE CABINET
C03	B15L	1	1	15"	24"	36"	BASE CABINET
C04	B241042	1	1	24"	18"	42"	BASE CABINET
C05	B241042L	7	1	24"	18"	42"	BASE CABINET
C06	B2421R	2	1	24"	21"	36"	BASE CABINET
C07	B24L	1	1	29 15/16"	24"	36"	BASE CABINET
C08	B24L	12	1	24"	24"	36"	BASE CABINET
C09	B2521	1	1	27 1/2"	21"	36"	BASE CABINET
C10	B256	1	1	36"	24"	36"	BASE CABINET
C11	BC1J511240	1	1	51 1/4"	12"	90"	UTILITY CABINET
C12	BC1J541240	1	1	54"	12"	90"	UTILITY CABINET
C13	DCB34L	1	1	34"	34"	36"	CORNER BASE CABINET
C14	DCB40	1	1	40"	40"	36"	CORNER BASE CABINET
C15	DCNB436	1	1	34"	34"	36"	CORNER WALL CABINET
C16	SB2421L	2	1	24"	21"	36"	BASE CABINET
C17	S235	1	1	35"	24"	36"	BASE CABINET
C18	S236	1	1	36"	24"	36"	BASE CABINET
C19	M1236L	2	1	12"	12"	36"	WALL CABINET
C20	M1236L	1	1	15 1/16"	12"	36"	WALL CABINET
C21	M1636L	2	1	15 3/4"	12"	36"	WALL CABINET
C22	M2436L	4	1	24"	12"	36"	WALL CABINET
C23	M2436R	1	1	24"	12"	36"	WALL CABINET
C24	M2336	1	2	27"	12"	36"	WALL CABINET
C25	M2336	1	1	27 1/2"	12"	36"	WALL CABINET
C26	M2336	1	1	28"	12"	36"	WALL CABINET
C27	M3036	1	1	30"	12"	36"	WALL CABINET
C28	M3036	1	1	30 1/16"	12"	36"	WALL CABINET
C29	M3512	1	1	32 3/4"	12"	36"	WALL CABINET
C30	M3536	1	1	36"	12"	36"	WALL CABINET
C31	M31427	1	1	38"	27"	18 1/2"	WALL CABINET
C32	M3436	1	1	38 1/2"	12"	36"	WALL CABINET

- CABINET NOTES:**
1. ALL CABINETS TO BE PAINT GRADE
  2. DOORS IN KITCHEN TO RECEIVE SOFT CLOSE HINGES
  3. DRAMERS IN KITCHEN TO RECEIVE SOFT CLOSE GUIDES
  4. ASSUME SHAKER STYLE DOORS FOR BIDDING PURPOSES.
  5. ALL LOWER BATHROOM CABINETS TO BE 21" DEEP.
  6. CABINETS SHOWN IN GARAGE ARE FOR REPRESENTATIVE PURPOSES ONLY.



- SITE PREPARATION**
- REMOVE TREES, STUMPS, ROOTS, BRUSH AND OTHER VEGETATION, DEBRIS. TOP SOIL SHALL BE STRIPPED TO A DEPTH OF 4" TO 6".
  - FOLLOWING THE NECESSARY SITE CLEARING, STRIPPING AND CUTTING, THE SURFACE SHOULD BE PROOF ROLLED WITH A LOADED TANDEN AXLE TRUCK TO LOCATE ANY SOFT OR UNSTABLE AREAS. IF PRESENT, THESE SOFT OR UNSTABLE AREAS SHOULD BE REPAIRED AND REPROOFED WITH SELECT FILL MATERIAL. FOLLOWING PROOF ROLLING, THE SURFACE SHOULD BE SCURRIED TO A DEPTH OF 8 TO 8 INCHES. MOISTURE CONTENT SHOULD NOT EXCEED 12 PERCENT. THE SURFACE SHOULD BE PROOF ROLLED TO A MINIMUM OF 2 PERCENT BELOW THE FINISHED GRADE. THE EXISTING SOILS MAY BE USED TO BALANCE THE SITE. ONCE THE SURFACE HAS BEEN PROPERLY COMPACTED AND PROOF ROLLED, THE EXISTING SOILS SHOULD BE PLACED ON THE PADS. THE MOISTURE IN THE PADS SHOULD BE BALANCED TO THE REQUIRED MOISTURE CONTENT UNTIL CONCRETE PLACEMENT HAS BEEN PERFORMED.
  - A MINIMUM 2'-0" OF SELECT FILL SHOULD BE PLACED BENEATH THE SLABS. THE SELECT FILL SHOULD CONSIST OF NON-GRAVIMETRIC COARSE SANDS, A MAXIMUM 10% OF 20 TO 40 MESH SANDS, MATERIALS SHOULD HAVE AND HAVE A MAXIMUM PARTICLE SIZE OF 3 INCHES. THE SELECT FILL SHOULD BE PROOF ROLLED TO A DEPTH OF 8 TO 8 INCHES. MOISTURE CONTENT SHOULD NOT EXCEED 12 PERCENT. THE SURFACE SHOULD BE PROOF ROLLED TO A MINIMUM OF 2 PERCENT BELOW THE FINISHED GRADE. THE EXISTING SOILS MAY BE USED TO BALANCE THE SITE. ONCE THE SURFACE HAS BEEN PROPERLY COMPACTED AND PROOF ROLLED, THE EXISTING SOILS SHOULD BE PLACED ON THE PADS. THE MOISTURE IN THE PADS SHOULD BE BALANCED TO THE REQUIRED MOISTURE CONTENT UNTIL CONCRETE PLACEMENT HAS BEEN PERFORMED.

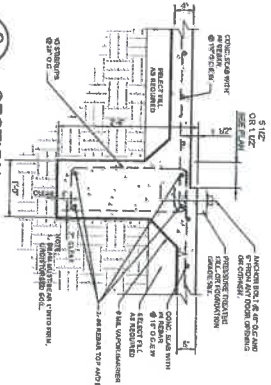
Foundation Plan & Notes  
53 Hidden Shores Drive  
Cisco, Texas 76437

Rosenbaum Engineering, PLLC  
2526 Vynnychan Ct. 325.628.2315  
Arlene, Texas 75020 109C Registration #19-19243  
Civil Rosenbaum, P.E. | cire@rosenbaump.com

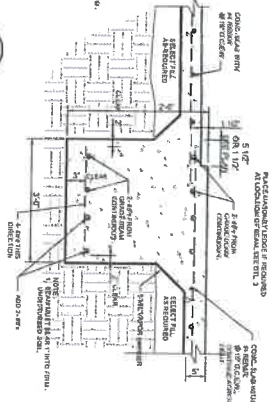


DESIGNED	CDR	REV	DATE	BY	DESCRIPTION
DRAWN	BFT	0	02/2020	CDR	ISSUED FOR CONSTRUCTION
CHECKED	CDR				
APPROVED	CDR				
DATE	01/2020				

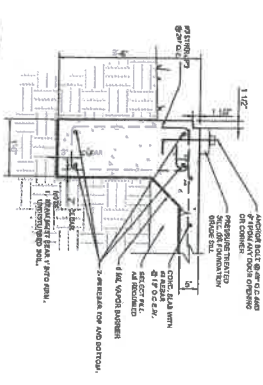
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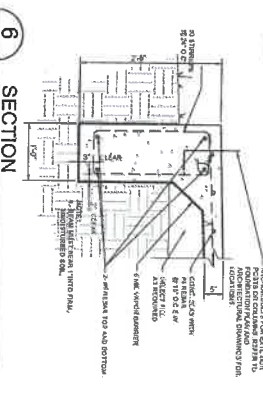
2 SECTION  
TYPICAL EXTERIOR WALL WITH CONCRETE EXTERIOR



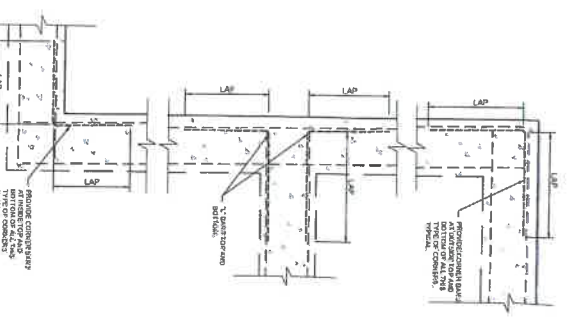
5 SECTION  
TYPICAL INTERIOR WALL WITH FORMWORK



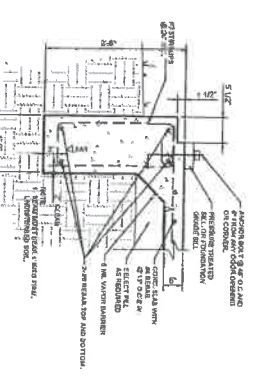
3 SECTION  
TYPICAL INTERIOR WALL WITH CONCRETE EXTERIOR



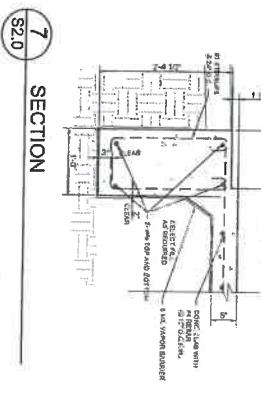
6 SECTION  
TYPICAL INTERIOR PARTITION LOCATION



9 TYPICAL INTERSECTIONS



4 SECTION  
TYPICAL EXTERIOR WALL WITH FORMWORK



7 SECTION  
TYPICAL INTERIOR WALL WITH FORMWORK



8 SECTION  
TYPICAL INTERIOR WALL WITH FORMWORK

- FOUNDATION NOTES**
- THIS FOUNDATION HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING:
    - AMERICAN CONCRETE INSTITUTE, "MINIMUM CODE REQUIREMENTS FOR REINFORCED CONCRETE"
    - SEALED REPORT - CRITERIA FOR SELECTION AND DESIGN OF RESIDENTIAL FOUNDATION SHOULDER
    - DESIGN IN ACCORDANCE WITH THE GEOTECH REPORT DATE NOVEMBER 7, 2018 FROM ENGINEER: [REDACTED]
    - ALLOWABLE BEARING CAPACITY 1,500 P.S.F.
  - DESIGN LOADS: (1) D.L. (2) L.L. (3) WIND (4) SEISMIC (5) FLOOR (LIVE LOAD) (6) PER AND PER BUILDING USE
  - ALL CONCRETE AND REINFORCEMENT SHALL BE PLACED IN ACCORDANCE WITH 901.318 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL
  - CONCRETE SHALL BE OF A DESIGN MIX TO HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI
  - REINFORCING STEEL SHALL CONFORM TO ASTM A618 GRADE 60
  - REINFORCING BARS BE 1/2" FOR #3, 3/4" FOR #4, 5/8" FOR #5 AND 3/4" FOR #6
  - PROVIDE 8 MIL POLYETHYLENE VAPOUR BARRIER BETWEEN ALL SLABS AND HOUSES OF PLACEMENT.
  - EROSION PROTECTION SHALL BE MAINTAINED WITHIN 24 HOURS OF PLACEMENT.
  - CONTRACTOR SHALL COORDINATE FOUNDATION DRAWINGS WITH ARCHITECTURAL AND MEP DRAWINGS.

REVISIONS	DATE	BY	DESCRIPTION
DRAWN	2/20/20	CDR	ISSUED FOR CONSTRUCTION
CHECKED			
APPROVED			
DATE	1/20/20		

Rosenbaum Engineering, PLLC  
 2226 Wyncham Ct.  
 Abilene, Texas 79606  
 817-699-2219  
 TBPB Registration No. 12063  
 Chris Rosenbaum, P.E. | chris@rosenbaumeng.com

Foundation Details & Notes  
 53 Hidden Shores Drive  
 Cisco, Texas 76437

SHEET NO. S2.0  
 2 OF 2



NO. 1	DATE	DESCRIPTION



SCHANBACHER PROJECT

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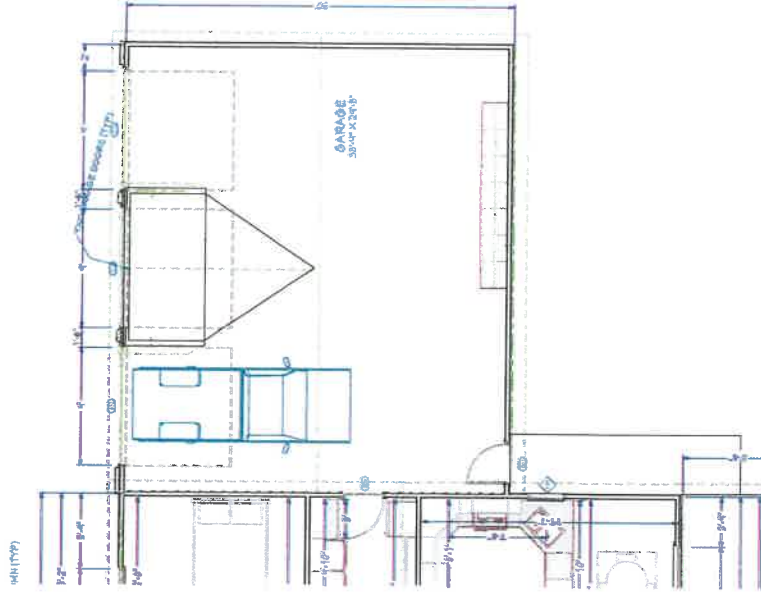
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SCALE:

SHEET:

- GARAGE NOTES:**
1. GARAGE TO BE CONSTRUCTED ONE OF TWO WAYS:
    - A. METAL BUILDING STRUCTURE
    - B. WOOD FRAME STRUCTURE
  2. GARAGE TO CONTAIN THE FOLLOWING DOORS:
    - A. (3) 9' X 8' GARAGE DOORS WITH OPENERS
    - B. (1) 3066 METAL ACCESS DOOR WITH THRESHOLD
  3. STANDARD ELECTRICAL WITH SUB-PANEL FOR FUTURE DOCK AND EXTERIOR POWER.
  4. CONCRETE FLOOR FINISH TO BE BRUSHED.
  5. WALLS OF INTERIOR OF GARAGE TO BE UNFINISHED WITH EXPOSED STUDS.



GARAGE FLOOR PLAN



PROJECT NO.	
DATE	
SCALE	
SHEET	

DESIGN WILD

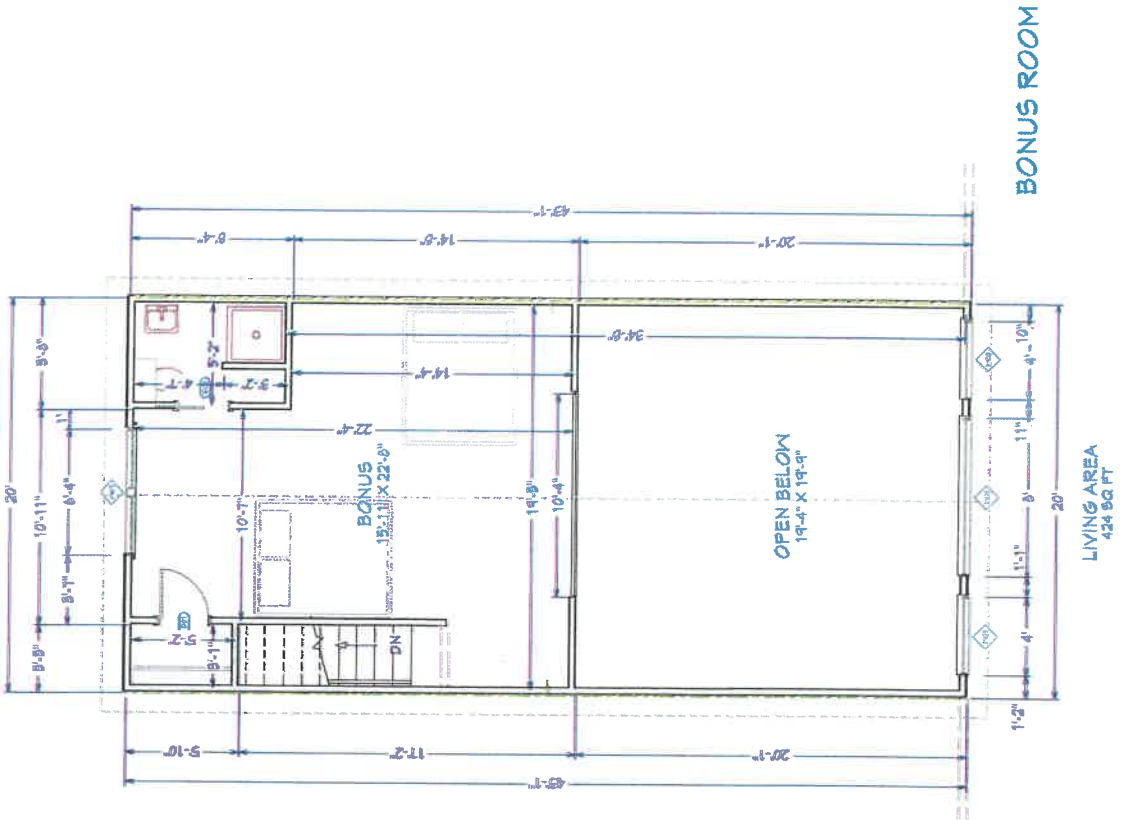
SCHANBACHER PROJECT

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DATE:  
11/17/20

SCALE:

SHEET:






DESIGN BUILD

SCHANBACHER PROJECT

DRAWINGS PROVIDED BY:

DATE:  
1/17/20

SCALE:

SHEET:

SCHANBACHER PROJECT  
LOT #53, HIDDEN SHORES @ LAKE CISCO  
CISCO, TX 76437



**GENERAL NOTES:**  
THIS SET OF PLANS, SPECIFICATIONS, AND NOTES IS TO BE CONSIDERED COMPLETE WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY CALLED OUT SHALL BE DONE TO THE SAME QUALITY AS THE WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND LOCAL CODES.  
NOTES ON REVISIONS AND SPECIAL NOTES SHALL BE IDENTIFIED BY OTHER CALLED OUT DIMENSIONS AND GENERAL NOTES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE STRUCTURE AND THE WORK SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS INCLUDING JOIST SPACING.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

**BUILDING PERFORMANCE:**

THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES FOR ENERGY EFFICIENCY. ALL ENERGY EFFICIENCY REQUIREMENTS, ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN PARAGRAPH. ALL EXHAUST FANS TO BE INSTALLED SHALL BE ENERGY EFFICIENT. ALL PROTECTIONS OF THE BUILDING ENVELOPE SHALL BE BUILT WITH CAULK OR FOAM.

STRUCTURAL ENGINEER:

Engineer's Information Here

DESIGNER:

BUILDER:

Builder's Information Here



REVISION	DATE	BY	DESCRIPTION

DESIGN BUILD



SCHANBACHER PROJECT

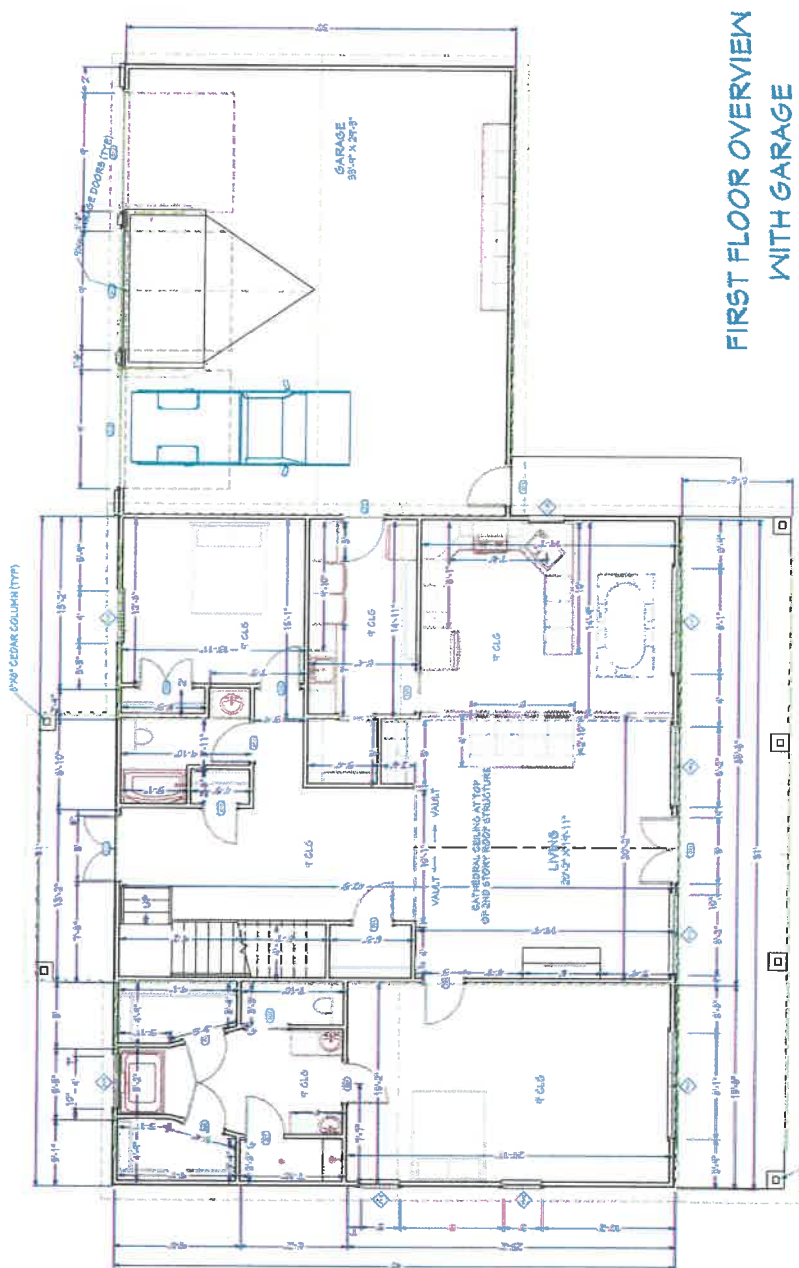
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1/17/20

SCALE:

SHEET:



FIRST FLOOR OVERVIEW  
WITH GARAGE

LIVING AREA  
2115.50 FT

8\"/>





REVISION	DATE	BY	DESCRIPTION

**DESIGN BUILD**

SCHANBACHER PROJECT

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DATE:

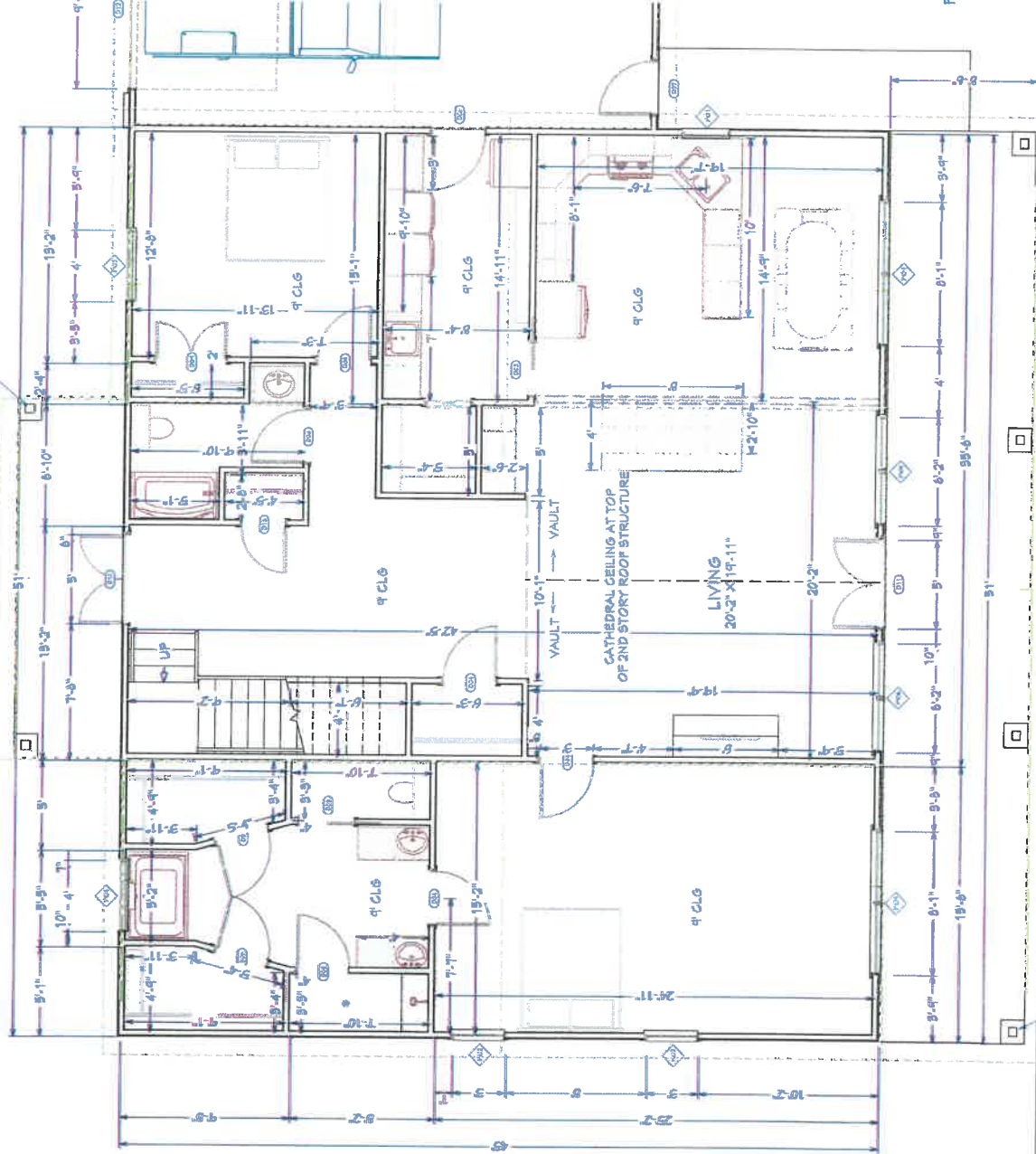
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SCALE:

SHEET:

- NOTES:
1. 9' COMMON CEILING HEIGHT THROUGHOUT
  2. VAULTED OPEN CEILING TO 2ND STORY ROOF DECK IN LIVING AREA.
  3. ALL WALLS TO BE 1/2" SHEETROCK UNLESS OTHERWISE NOTED
  4. ALL CEILINGS TO BE 5/8" SHEETROCK UNLESS OTHERWISE NOTED
  5. SPRAY FOAM INSULATION AROUND ENTIRE SHAFT.

3"x8" CEDAR COLUMN (TYP)



FIRST FLOOR PLAN



Cool White SRI 85 ■



Polar White SRI 62 ■



Ash Gray SRI 40 ■



Steel Gray SRI 12



Burnished Slate SRI 7



Black SRI 0



Burgundy SRI 12



Colonial Red SRI 32 ■



Patriot Red SRI 32 ■



TRIM

SIDING

Light Stone SRI 62 ■



Surfsand SRI 38 ■



Sahara Tan SRI 47 ■



Koko Brown SRI 9



Evergreen SRI 10



Fern Green SRI 26



Royal Blue SRI 9



Hawaiian Blue SRI 22



Siding = Light Stone  
Trim = Steel Gray  
Roof = Galvalume

**DO NOT USE THIS DIGITAL COLOR CHART FOR COLOR MATCHING.**

This digital color chart is intended to be viewed on computer monitors to show a wide range of colors available. Colors will vary depending on your computer monitor and monitor settings. Please ask for a physical color chart to view, and metal sample for color matching purposes.



■ = ENERGY STAR approved colors

