

DATE: 4/19/17

APPLICATION TYPE
 REGULAR EXPRESS

PERMIT APPLICATION

PLEASE TYPE OR PRINT CLEARLY

JOB NO: (OFFICE USE ONLY)
164932721

PERMIT NO: (OFFICE USE ONLY)
1704191067



City of Dallas

STREET ADDRESS OF PROPOSED PROJECT <u>3534 Espanola Drive</u>		SUITE/BLDG/FLOOR NO	USE OF PROPERTY <u>residential</u>	
APPLICANT [REDACTED]	ADDRESS [REDACTED]	CITY <u>Dallas</u>	STATE <u>Tx</u>	ZIP CODE <u>75210</u>
DBA (IF APPLICABLE)		PHONE NO [REDACTED]	E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)	
CONTRACTOR-INDIVIDUAL <u>Guadalupe Alvarez</u>		CONTRACTOR NUMBER <u>BU123378</u>	COMPANY NAME <u>Alvarez Foundation Repair</u>	
CURRENT HOME REPAIR LICENSE ON FILE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	IF YES, LIST NUMBER <u>1216420</u>	PHONE NO [REDACTED]	E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)	
PROPERTY OWNER (INDIVIDUAL CONTACT) [REDACTED]	ADDRESS [REDACTED]	CITY <u>Dallas</u>	STATE <u>Tx</u>	ZIP CODE <u>75220</u>
PROPERTY OWNER (COMPANY NAME)		PHONE NO	E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)	

DESCRIPTION OF PROPOSED PROJECT <u>Foundation Repair</u>	NEW CONST	NEW CONST
	MFD OTHER	MFD OTHER
	REMODEL	REMODEL
	TOTAL VALUATION <u>1,200</u>	CONST AREA (sq ft) <u>100 LF</u>

PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX

BUILDING
 PLUMBING
 FENCE
 DRIVE APPROACH
 BACKFLOW
 BARRICADE
 ENERGY
 ELECTRICAL
 FIRE SPRKLR
 SIGN
 SWIMMING POOL
 CUSTOMER SVC
 GREEN
 PAVING/GRADING
 MECHANICAL
 FIRE ALARM
 LANDSCAPE
 LAWN SPRINKLER
 FLAMMABLE LIQUID
 OTHER: Foundation

All food service establishments require a grease interceptor to be installed on site. Is there a grease interceptor on site?
 YES
 NO

The following is applicable to all applications for building permits that are accepted and routed for any reviews. As required by Texas Local Government Code Section 214.904, the City of Dallas will grant (Approve) or deny your building permit application to erect or improve a building or other structure no later than the 45th day after the application is submitted. Denial of a permit application due to time constraints may be avoided by agreeing to allow the City the following additional time to review the application:

I hereby agree to a deadline of 14 days to grant or deny the permit after the date of the approval of all of the following reviews, as applicable, where the applicant has provided the plans examiners the requested corrections, plans and actions; and, the contractor has been named on the permit:

Zoning, Building Code, Electrical Code, Plumbing/Mechanical Code, Green Building Code, Health, Historical/Conservation District, Engineering/Flood Plain, Water Utilities, Fire Code, Landscaping and Aviation.

If the permit is granted (Approved) within this deadline the City will retain and/or assess all fees. If the permit is denied within this deadline, the City will retain all plan review fees and 20 percent of the permit fees. If the permit application is not granted or denied within the agreed additional time of review, the City will refund any permit fees that have been collected and the City may not collect any permit fees associated with the application.

I AGREE.
 I DO NOT AGREE.

I UNDERSTAND THAT THIS PERMIT APPLICATION WILL EXPIRE IN 180 DAYS FROM THE APPLICATION DATE. I MAY REQUEST IN WRITING AN ADDITIONAL 180 DAY EXTENSION OF THE PERMIT APPLICATION PRIOR TO THE APPLICATION EXPIRATION. IF THE APPLICATION IS ALLOWED TO EXPIRE, IT MAY ONLY BE REACTIVATED BY THE FILING OF A NEW APPLICATION INCLUDING APPLICABLE PLANS AND FEES

I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.

APPLICANT'S SIGNATURE [REDACTED]	DATE OF APPLICATION SUBMISSION <u>4/19/17</u>
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PAL Engineering Services, Inc.
CONSULTING ENGINEERS. STRUCTURAL, MECHANICAL
[REDACTED] Waxahachie, Texas, 75165
Tel: [REDACTED] Fax: [REDACTED]
Registration # F-8132

Foundation Inspection
Alvarez Foundation Repair
Mr. Guadalupe Alvarez
Tel: [REDACTED]
Email: [REDACTED]

April 19, 2017

Referenced Residence:

Re: Structural foundation inspection of the house at 3534 Espanola Drive, Dallas, Texas 75220.

Per your request, my representative or I have made a visual inspection of the referenced property. The purpose of this inspection was to verify the structural integrity of the structure foundation of the referenced structure. The following are my on-site observations:

ON-SITE OBSERVATIONS: The subject structure is a **one-story, vinyl siding, single family residence**, with a **pier and beam** foundation. The foundation of the residence has experienced a significant amount of differential settlement and lateral movement, evidenced by: cracking in the exterior concrete, veneer and major slope in the floor. This can be repaired with the installation of exterior **pressed concrete piers** and interior **concrete pads and blocks** where needed and required below the foundation to level throughout. Perimeter of the foundation beam and interior floor area is to be stabilized to the best possible elevation. Use steel shims for re-leveling. Install termite shields on top of all piers. Remove and replace all rotting wood. Also, improve drainage around perimeter. All work to meet or exceed the intent of the **2015 IRC building codes**.

After all repairs are completed, I recommend the homeowner have the plumbing and drains checked by a licensed/bonded plumber and have the results forwarded to the engineer. If the homeowner would like the floors to be closer to level, thin floor decking or tapered carpet padding can be used for fine leveling. Repair all interior and exterior cracks so they do not get worse.

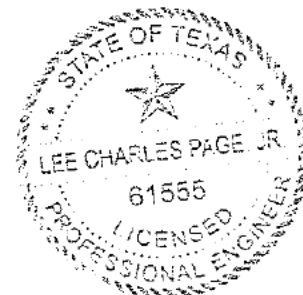
I recommend the homeowner follow the enclosed Foundation Maintenance Program.

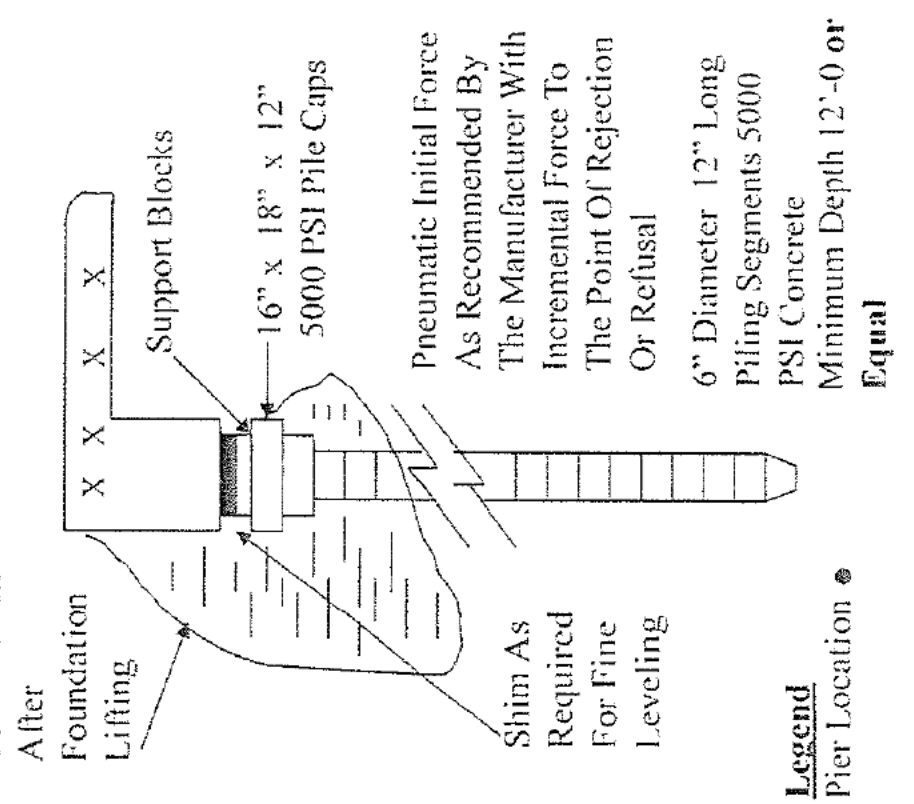
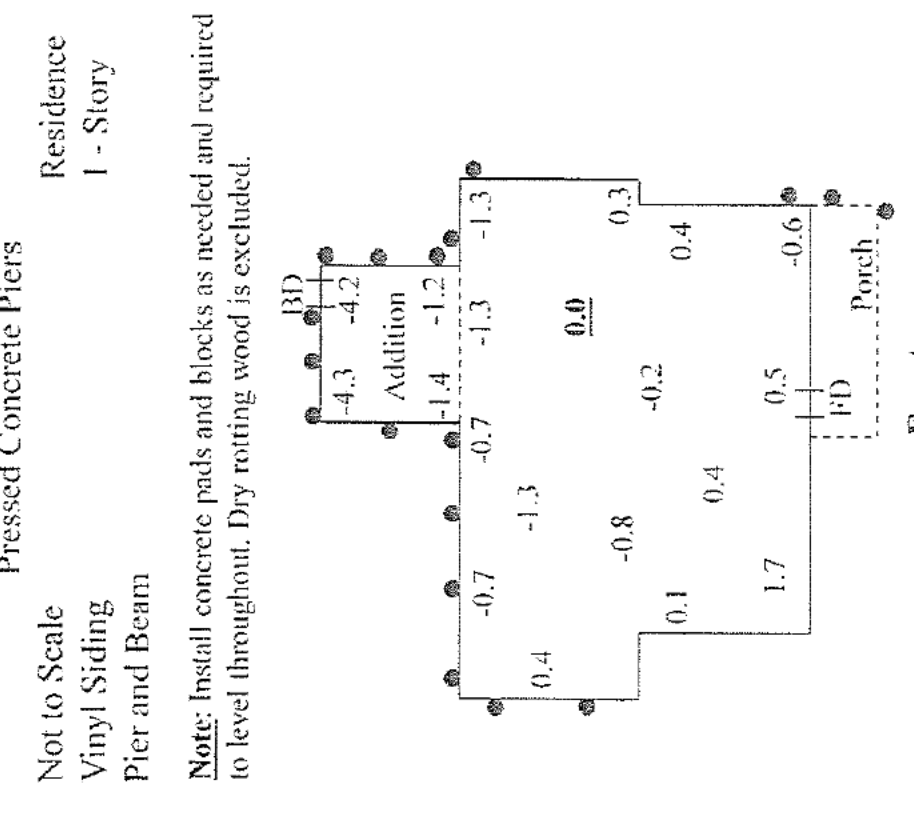
Disclaimer: This inspection consisted of visual observations only. The inspection excluded electrical, architectural, framing, mechanical, termites, dry rotting wood, wood destroying insects, sidewalk, driveway, front porch, and detached structures. No performance warranty of any kind is expressed or implied. Due to the soil type in the area, the foundation may experience movement/settlement in the future. The structure is in the condition consistent with a residential building of its age and one that has been subject to a significant amount of foundation damage. If the local, city, county, state, federal, or any applicable code is more stringent than this report and sketch, then the code requirement overrules and takes precedent.

Limit of liability shall be the fee paid for this report.

Sincerely,

Lee Charles Page, P.E. #61555
PAL Engineering Services, Inc. # F-8132



<p>Soil Backfill After Foundation Lifting</p>	<p>Typical Pile Detail</p>  <p>Support Blocks</p> <p>16" x 18" x 12" 5000 PSI Pile Caps</p> <p>Pneumatic Initial Force As Recommended By The Manufacturer With Incremental Force To The Point Of Rejection Or Refusal</p> <p>6" Diameter 12" Long Piling Segments 5000 PSI Concrete Minimum Depth 12'-0 or Equal</p> <p>Shim As Required For Fine Leveling</p> <p>Legend Pier Location ●</p>	<p>PAL Engineering Services, Inc. 315 Farrar Road Waxahachie, Texas 75165 Registration # F-8132</p> <p>Alvarez Foundation Repair Mr. Guadalupe Alvarez Tel: [REDACTED]</p> <p>Date 04-19-2017</p> <p>SK-1</p>
<p>Foundation Repair Plan</p> <p>Pressed Concrete Piers</p> <p>Not to Scale</p> <p>Vinyl Siding Pier and Beam</p>	<p>Residence 1 - Story</p> <p>Note: Install concrete pads and blocks as needed and required to level throughout. Dry rotting wood is excluded.</p>  <p>Front View</p>	<p>Plan View 3534 Espanola Drive Dallas, Texas 75220</p> <p>STATE OF TEXAS LEE CHARLES PAGE, JR. 61555 LICENSED PROFESSIONAL ENGINEER</p>

Foundation Maintenance Program

Highly plastic clay soils, as are typically found in the Dallas-Fort Worth area, exhibit a great amount of expansion and contraction caused by seasonal moisture changes and varying weather conditions. Clay soils that become too dry will shrink and not be able to maintain the physical elevation of a structure's foundation. High ambient temperatures and long periods of inadequate rainfall can cause moisture loss several feet below the surface and take a devastating toll on foundations. Conversely, clay soils that become overly saturated can lose their load bearing capacity.

Guidelines regarding residential foundations and soil moisture changes:

- ❑ The key to maintaining foundation elevations is proper drainage. Water should always run away from the house with no pooling of water near the foundation. Soil should be about 2" below the top of the perimeter grade beams, and slope about 1"-2" per foot for a minimum of 18" away from the perimeter. It is recommended to place fill dirt at perimeter grade beams, gutters, and splash blocks under downspouts. Only clay-like soils should be added around the perimeter, NOT porous or sandy soils.
- ❑ Keep an eye on the soil conditions around your house by looking at the "soil line," which is where the soil meets the concrete beam wall. If the soil line has pulled away from the foundation more than 1/8", it is time to water. Ideally, the soil should be snug against the wall. If you see that the soil has pulled away, it is recommended to not add water directly into the separation because it may settle under the beam and make the soil in that area too wet. Instead use a sprinkler or a soaker hose. The separation should close by itself in a few days.
- ❑ The moisture content of the soil at the perimeter of the foundation should be slowly increased and maintained during all seasons. Water the foundation in a uniform and systematic manner with an automatic system or soaker hoses placed 12"-18" from the perimeter beam wall. The key is to keep the soil moist, but not muddy. Watering every other day for about twenty minutes is usually sufficient, but should be increased during very hot, dry periods when drying cracks occur. During hotter seasons, the South and West sides of the house might require more watering because of more direct exposure to the sun than the North and East sides.
- ❑ It is recommended to not plant trees or shrubs next to the foundation because their roots sap moisture from the soil, both at the foundation and under the slab. This then lowers the moisture content of the active supporting soil at various places, which can cause differential settlement of the foundation. Trees, in particular, should be planted no closer than their expected growth height (i.e. if a tree is anticipated to grow 30' tall, it should be planted at least 30' away from the house). Also, certain fast growing bushes (like red-tipped Photinias) should be avoided completely, if possible, because they consume large amounts of water, hence fast-growing.

Most major foundation movements can be prevented if the active supporting soil is well maintained. The extent of distress will be lessened and the service life of the residence will be considerably increased.

Alvarez Foundation Repair

1033 Carolyn St. Dallas, TX 75216
Phone: (214) 489-0913

Client: _____

April 24, 2017.

1534 Espanola Dr.
Dallas, TX 75220

Type of Labor performed: FOUNDATION REPAIR

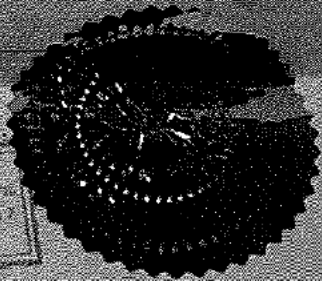
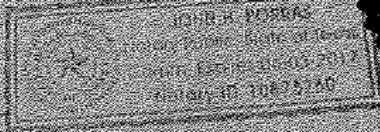
Materials to be included by the contractor.

1. THERE WILL BE 15 SINGLE PIERS INSTALLED
2. THE PROPERTY TO BE LEVELLED ACCORDING TO WHAT THE LAND WILL PERMIT.
3. THE LANDSCAPE MAY BE AFFECTED. EVEN THOUGH WE WILL EXERCISE EXTREME CARE, WE ARE NOT BE RESPONSIBLE FOR FLOWERS OR PLANTS THAT MAY GET DAMAGED, AS THE FOUNDATION SHIFTS, THE LANDSCAPE MAY BE AFFECTED.
4. ANY UTILITY LINES THAT ARE IN THE RANGE OF DIGGING NEED TO BE MARKED, SO AS TO AVERT ANY DAMAGE TO SAME.
5. THERE HAVE BEEN THREE (3) BEAMS INSTALLED AS WELL AS RESHIM SERVICE.
6. WE OFFER A 15-YEAR TRANSFERABLE WARRANTY.
7. The price for this contract is \$6,000.00. There has been a down payment of \$3,000 paid, \$3,000 will be paid at completion of job, and the balance of \$3,000 will be paid in full.

Armando Alvarez (Contractor)

SWORN and SUBSCRIBED to and before me on this day: April 24, 2017,
my hand and seal of office.

John Porras, Notary Public



I ACCEPT THIS CONTRACT AS STATED

Owner: Jose A Fiscal Quinto

Maria Rogers

Permit # 1704191067

Issue Date: 04/19/2017

Sustainable Construction and Development | Building Inspection Division | 214/948-4480 | www.dallascityhall.com

Address: **3534 ESPANOLA DR 75220**

Land Use Description: SINGLE FAMILY DWELLING

Work Description: FOUNDATION REPAIR

Value Of Work: \$1,200.00

Owner Or Tenant: [REDACTED]
3534 ESPANOLA DR
DALLAS, TX 75220

Applicant: [REDACTED]
Contractor: ALVAREZ FOUNDATION REPAIR
Business Address: 4212 FRANK ST, DALLAS, TX 75210
Telephone: [REDACTED] Fax:

Lot: 8	Block: 12/614	Zoning: R-7.5(A)	PDD:	SUP:
Historic Dist:	Consrv Dist:	Pro Park:	Req Park:	Park Agrmt: N
Dwlg Units:	Stories:	New Area:	Lot Area: 8480	Total Area: 100
Type Const:	Sprinkler:	Occ Code:	Occ Load:	
Inches Of Removed Trees:				

ALL WORK SUBJECT TO FIELD INSPECTOR APPROVAL

This document is issued on the basis of information furnished in the application and is subject to the provisions of all governing ordinances, which must be complied with, whether or not herein specified.

THIS DOCUMENT SHALL BE POSTED AT WORK SITE AND IS SUBJECT TO CANCELLATION UPON NOTICE.

Contractor's Authorization

Trade Type: Building

Sustainable Development and Construction | Building Inspection Division | www.dallascityhall.com

District Office NW

Validation #: 1704191067101
Address: 3534 ESPANOLA DR 75220
Issue Date: 04/19/2017
Land Use Description: SINGLE FAMILY DWELLING
Work Description: 1005-FOUNDATION REPAIR

Authorized Date: 04/19/2017
Owner Or Tenant: [REDACTED]
3534 ESPANOLA DR
DALLAS, TX 75220
Applicant: [REDACTED]
Contractor: ALVAREZ FOUNDATION REPAIR
Business Address: 4212 FRANK ST,
Telephone: [REDACTED] Fax:

Lot:	8	Block:	12/6144	Zoning:	R-7.5(A)	PDD:	SUP:
Historic Dist:		Consrv Dist:		Pro Park:		Req Park:	Park Agrmt: N
Dwlg Units:		Stories:		New Area:		Lot Area: 8480	Total Area: 100
Type Const:		Sprinkler:		Occ Code:		Occ Load:	

For inspections call 214/670-5313, 24 hours. You will need your validation number 1704191067101 and one of the inspection types from the list below.

120 Pier, Foundation, Excavation	123 Floor Joists	127 Frame Walls
130 Frame All	132 Frame Other	140 Final

Your inspector is: Carlton King at [REDACTED]

Note: 7 AM cut-off for same day inspections!! Reinspection fees will be charged if the work is not ready or property is inaccessible. For partial inspection of area or additional assistance, call (214) 671-0720 from 8 AM to 4:30 PM Monday through Friday.

**Job Edit with
Issue Date**

Master Permit

Job 104932921-002 (1704191067)

Building (BU) 1005-FOUNDATION REPAIR

Status: Complete

Created By: MNAVA

Date Created: Apr 19, 2017

Date Issued: Apr 19, 2017

Date Completed: Dec 19, 2017

Parent Job: 104932921-001 (20170419 - 0112)

Specific Location:

Details

Access Control
Activity (B) Alteration
Address Lookup 3534 ESPANOLA DR
AddressType1
AddressType2
Airport
Alcohol N
Applicant Name Lookup... [REDACTED]
DALLAS, TX 75210
[REDACTED]
Base Zoning R-7.5(A)
Bathrooms
Bedrooms
BI Flag N
BI Flag Comments
BI Flag Override N
Block 6144
Board of Adjustment N
CandoME N
CandoMR N
Conditions ALL WORK SUBJECT TO FIELD INSPECTOR APPROVAL
Construction Type
Consultant
Contractor Name... ALVAREZ FOUNDATION REPAIR - GUADALUPE ALVAREZ
4212 FRANK ST
DALLAS, TX 75210
[REDACTED]
Contractor Registration Number
Dance Floor N
Deed Restriction
Description of Proposed Project FOUNDATION REPAIR
Development Impact Review
DevImpactCharge N
District 1
District Office OCMC
Doing Business As
Double Permit Fee N
Dry N
Dwelling Units
Email Notify [REDACTED]
Escarpment N
Flood Plain N
Fraction
GIS Flagged Area
GIS NSOName
Health Application Fee Total
Health Fee to Use
Health Permit Charged
Health Permit Number
Health Review N
Historic
Homestead Exemption Y
Job Value \$1200.00
Land Use (1111) SINGLE FAMILY DWELLING
Lot 8

Job 104932921-002 (1704191067)

Lot Area	8,480
Lot Area	8480 SQUARE FEET
MD Overlay	
Moratorium Override	N
New Construction Cost	
New Square Feet	
No Trades Allowed	N
Notify Applicant	N
Notify Owner	N
Number of Unity Agreements	
Occupancy	
Occupancy Load	
OverBlock	12
Override CA Requirement	N
Override Early Release Requirement	N
Override PDD/SUP Surcharge	N
Owner Address Lookup	3534 ESPANOLA DR , DALLAS TEXAS 752203638 UNITED STATES OF AMERICA
Owner Address Override	3534 ESPANOLA DR DALLAS, TX 75220
Owner As Applicant	N
Owner As Contractor	N
Owner Code	PRIVATE
Owner EMail	
Owner Fax Number	
Owner Name Lookup	HALL E N
Owner Name Override	JOSE FISCAL
Owner Phone Number	
Parking Agreement	N
PDD	
Permit Type	Building (BU)
PIN/SSN	
Plan Review	N
Plan Review Fee	
Postage	N
Proposed Parking	
PWeb Is A Web Application	N
Reason CA Not Required	
Reason For Early Release Override	
Remodel Construction Cost	\$1200.00
Remodel Square Feet	100
Required Parking	
Selling Potentially Hazardous Foods	N
Sprinkler	
Stories	
Suite 1	
Suite 2	
SUP	
TaxParcelLegal5	6144 012 008 1006144 012
Temporary Address	
Total Square Feet	100
Work Code	1005-FOUNDATION REPAIR
Work Description	

Details

Contractor Registration (FIL): Business Building (BU) - ALVAREZ FOUNDATION REPAIR - BU123378



Contractor: ALVAREZ FOUNDATION REPAIR
4212 FRANK ST
DALLAS, TX 75219 (214) 511-0710



Applicant: [REDACTED]
4212 FRANK ST
DALLAS, TX 75219 (214) 511-0710



Parcel: 3534 ESPANOLA DR Mapsco:23-V
0000052309000000



Address: Tax Parcel
3534 ESPANOLA DR

Processes

Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
Enter Permit Application Details						
Maria Nava	Complete	Details Entered	Apr 19, 2017			Apr 19, 2017 11:45:36
Review Permit Application						
Maria Nava	Complete	Approved	Apr 19, 2017			Apr 19, 2017 11:45:46
System Fee Collection						
SICASHERINTERFACE	Complete	Collected				Apr 19, 2017 11:52:33
Auto generated System Fee Collection						
Produce Permit Document						
POSSE system power user	Complete	Saved	Apr 19, 2017			Apr 19, 2017 11:52:34
Request Inspection						
Carlton King	Complete	Requested	Dec 20, 2017			Dec 19, 2017 15:45:34
Perform Building Inspection						
Carlton King	Complete	Green Tag	Dec 20, 2017			Dec 19, 2017 15:45:50
140 Final (Final)						
System Decision						
Carlton King	Complete	Completed	Dec 19, 2017			Dec 19, 2017 15:46:01

Inspections

Relationship:	Perform Building Inspection (EXT):
Completed	Dec 19, 2017
Inspection Comments	engineers letter on file
Inspection Type	140 Final (Final)
Inspector	CAKING
Result	Green Tag
Scheduled	Dec 20, 2017

Job 104932921-002 (1704191067)

Trades

Relationship: Primary Trade:
Contr. #
Contractor... ALVAREZ FOUNDATION REPAIR
Finaled Y
Last Update By Carlton King
PIN
Removed N
Type Building (BU)
Validation Number 1704191067101
Withdrawn N
Work Description 1005-FOUNDATION REPAIR

Fees

Description	Posted Date	Amount	Tax	Total	Balance
Remodel Building Permit Fee, Residential		\$100.00	\$0.00	\$100.00	\$0.00
Receipt Number: 351160 \$100.00		(\$100.00)	\$0.00	(\$100.00)	
					\$0.00

Hold

Document List

Relationship: Files:
Created By AUTHENTICATOR
Created Date Dec 19, 2017
Description
Last Update By PSERVERONBASE
Subject engineers letter
Type Document

Relationship: Files:
Created By MNAVA
Created Date Apr 19, 2017
Description FOUNDATION PERMIT
Last Update By MNAVA
Subject 3534 ESPANOLA DR
Type

Relationship: Report:
Created Date Apr 19, 2017
Description Master Permit and Contractor Authorization
Last Update By POSSESYS

Approved Plans

Project

Job	Type	Created	Issued	Completed	Status
104932921-001	Customer Log-In	Apr 19, 2017		Apr 19, 2017	Complete
	Time Registered: 11:27:27 am Time Served: 11:28:15 am Registration Type: Permit Center				
104932921-002	Master Permit	Apr 19, 2017	Apr 19, 2017	Dec 19, 2017	Complete
	Building (BU) 1005-FOUNDATION REPAIR				

GIS

Airport	
Base Zoning	R-7.5(A)
BI Flag	N
BI Flag Comments	
Block	12/6144
Board of Adjustment	N
Census Tract	0098.02
Council District	2
Deed Restriction	
Development Impact Review	
DevImpactCharge	N
District	1
Dry	N
Escarpment	N
Flood Plain	N
GIS Flagged Area	
GIS NSOName	
GISConsvDist	
Historic	
Homestead Exemption	Y
IsBuildingProject	N
Lot	8
Lot Area	8480 SQUARE FEET
Mapsco	23-V
Parking Agreement	N
ParkingAgreementAFIL	
ParkingAgreementBFIL	
PD/SUP/Deed Restriction Surcharge Fee	\$0.00
PDD	
SUP	
Zip Code	75220

Notes

Audit**Review**

Addressing	N
Building Comments	
Credit Development Fee	N
Development Meeting Fee	
DevelopmentDate	
Electrical Code Comments	
Engineering Drainage Comments	
Engineering Water Comments	
Expedited Plan Review	N
Express Charge Fee	N
Final Total No Credit	0
Final Total With Credit	0
Fire Protection	N
Fire Sprinkler Plan Review	N
Fire Sprinkler Plan Review Fee	
Formal Drainage	N
Green Comments	
Historic Comments	
IsDevelopmentMeeting	N
Landscaping Comments	
License Abandonment	N
Mechanical/Plumbing Comments	
Mitigation	N
Overtime Review	N
Parking	N
Partial Team Review	N
Plan Review	N
Platting/Early Release	N
Real Estate Comments	
Rezoning	N
Sanitarian Comments	
Subdivision Comments	
Substandard Water	N
TIF Comments	
Upload Allow	N
Upload Docs	Y
Zoning Comments	