ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0040 (New Lot)                     DISTRICT: 6

ADDRESS: 11833 Buckner Road

ZONING FROM: SF-3                     TO: GR

SITE AREA: 1.33 acres (57,934.8 sq. ft.)

PROPERTY OWNER: Ramin Zavareh

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:
Staff recommendation is to deny the applicant’s request for GR, Community Commercial District, zoning for this property.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
May 19, 2020

CITY COUNCIL ACTION:

ORDINANCE NUMBER:
ISSUES:

On March 10, 2020, an Environmental Code Violation was filed for this address due to a complaint of clearing without a permit on the property. The ECV Enterprise Violation is an active red tag and the outstanding issues/fees have not been resolved (please see Exhibit C).

CASE MANAGER COMMENTS:

The property in question is a 1.33 acre vacant tract of land that is located on Buckner Road, a 20 foot wide local roadway. The property to the north, across Buckner Road is undeveloped and zoned DR, Development Reserve. The tract to the south is zoned DR and contains a manufactured home and undeveloped land. The properties to the west, are also zoned DR and are developed with single family residences. The tract of land directly to the east is zoned SF-3 contains a single-family residence with outdoor storage. Further to the east, along Buckner Road, there is a lot zoned LO-CO (through case C14-2008-0199) that is developed with an office use (Time Warner Cable/Spectrum). In this request, the applicant is asking to rezone the site under consideration to the GR district to develop an automotive sales use at this location.

The staff recommends denial of the applicant’s request for GR, Community Commercial District, zoning. The property does not meet the intent of the GR district as it is not located on a major roadway. While the staff has supported some commercial uses/zoning on Buckner Road, these tracts of land were located near the intersection of Buckner Road and FM 620. This proposed GR commercial zoning request is located on a designated single-family tract near the end Buckner Road, a narrow 20-foot local roadway. The property in question abuts single-family residences to the east and west. Additionally, the subject tract is located in an environmentally sensitive area adjacent to a creek where automotive uses would not be appropriate. The existing SF-3 zoning provides for a transition from the commercial zoning at the intersection of FM 620 Road and Buckner Road, to the office zoning and the residential zoning located along Buckner Road as it nears a terminus to the west.

The applicant does not agree with the staff’s recommendation.

BASIS OF RECOMMENDATION:

1. The proposed zoning is not consistent with the purpose statement of the district sought.

   Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

   The existing SF-3 - Family residence district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots.
The property is located on a small 20-foot wide local collector roadway where there are developed single family homes. The current SF-3 zoning would be compatible with the existing land uses in the immediate vicinity.

2. *The proposed zoning should promote consistency and orderly planning.*

Buckner Road has a mixture of uses, from single-family, office, warehousing, storage automotive sales and automotive repair. However, the commercial uses are located at the intersection of FM 620 Road. The staff has consistently recommended GR commercial zoning to a depth of 500 feet along the western side of the FM 620 corridor to allow for commercial services along this major arterial roadway. Permitting GR zoning at this location will introduce commercial uses on a tract of land that is located in an environmentally sensitive area with low visibility on a small local roadway.

The staff recommends maintaining SF-3 zoning to provide for a transition down in the intensity of uses permitted along Buckner Road to the west. SF-3 zoning will allow for housing options at this location.

3. *The proposed zoning should allow for a reasonable use of the property.*

Given the mixed character of the area, the staff believes that SF-3 zoning allows for a fair and reasonable use of the site. The properties to the north, west and east are zoned DR and SF-3 respectively, which permit residential uses. There are established single family residential homes (verified by TCAD property records) to the east and west on Buckner Road as it nears a terminus to the west.

EXISTING ZONING AND LAND USES:

<table>
<thead>
<tr>
<th>Site</th>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>SF-3</td>
<td>Undeveloped Tract</td>
</tr>
<tr>
<td>North</td>
<td>DR</td>
<td>Undeveloped Area</td>
</tr>
<tr>
<td>South</td>
<td>DR, County</td>
<td>Manufactured Home, Undeveloped</td>
</tr>
<tr>
<td>East</td>
<td>SF-3</td>
<td>Single-Family Residence</td>
</tr>
<tr>
<td>West</td>
<td>DR</td>
<td>Single Family Residences</td>
</tr>
</tbody>
</table>

NEIGHBORHOOD PLANNING AREA: N/A

TIA: Deferred to Site Plan

WATERSHED: Lake Travis
NEIGHBORHOOD ORGANIZATIONS:

Bike Austin
Friends of Austin Neighborhoods
Leander ISD Population and Survey Analysts
Sierra Club, Austin Regional Group
TNR BCP – Travis County Natural Resources
The Parke HOA
Volente Neighborhood Association

AREA CASE HISTORIES:

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>REQUEST</th>
<th>COMMISSION</th>
<th>CITY COUNCIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-2018-0092</td>
<td>GR-MU-CO, SF-6-CO to GR-MU-CO, LO-MU-CO</td>
<td>11/20/18: Approved staff’s recommendation of GR-MU-CO zoning for Tract 1 and LO-MU-CO zoning for Tract 2, with NTA conditions, by consent (8-0; D. Breithaupt, J. Kiolbasa and A. Tatkow-absent); B. Evans-1st, D. King-2nd.</td>
<td>12/13/18: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20181213-075 for GR-MU-CO zoning for Tract 1 and LO-MU-CO zoning for Tract 2, with conditions was approved on Council Member Alter’s motion, Council Member Casar’s second on a 9-0 vote. Mayor Adler was off the dais. Council Member Renteria was absent.</td>
</tr>
<tr>
<td>C14-2018-0076</td>
<td>SF-2, GR to GR</td>
<td>8/07/18: Approved the staff’s recommendation for GR zoning by consent (8-0, D. Breithaupt-arrived late, B. Evans-absent); S. Lavani-1st, A. Denkler-2nd.</td>
<td>8/30/18: Approved GR zoning on all 3 readings by consent (11-0); L. Pool-1st, P. Renteria-2nd.</td>
</tr>
<tr>
<td>C14-2017-0041</td>
<td>SF-2 to GR</td>
<td>6/06/17: Approved staff’s recommendation of GR zoning on consent (10-0, D. Breithaupt-absent); Aguirre-1st, S. Lavani-2nd.</td>
<td>8/03/17: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20170803-106 for community commercial (GR) district zoning was approved on Council Member Garza’s motion, Council Member Casar’s second on an 11-0 vote.</td>
</tr>
<tr>
<td>C14-2014-0082</td>
<td>Tract 1: SF-2 to GR-MU and Tract 2: DR to SF-6</td>
<td>7/15/14: Approved staff’s recommendation of GR-MU-CO zoning for Tract 1 and SF-6-CO zoning for Tract 2, with a CO to limit the entire site to less than 2,000 vehicle trips per day and a street deed to dedicate 25 feet of right-of-way from the existing centerline of Buckner Road,</td>
<td>8/07/14: Approved CS-CO zoning by consent on 1st reading only (7-0); B. Spelman-1st, M. Martinez-2nd.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>10/16/14: Approved GR-MU-CO zoning for Tract 1 and SF-6-CO zoning for Tract 2 on consent on Mayor Pro Tem Cole’s motion,</td>
</tr>
<tr>
<td>Case Number</td>
<td>Description</td>
<td>Approval Dates</td>
<td>Details</td>
</tr>
<tr>
<td>-------------</td>
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</tr>
<tr>
<td>C14-2010-0152</td>
<td>M&amp;S Project #2: 10601 N. FM 620 Road</td>
<td>LR-CO to CS-1 10/05/10</td>
<td>Approved the CS-1-CO zoning with the following conditions: 1) Limit the property to 2,000 vehicle trips per day per Ordinance No. 010125-14; 2) Prohibit Cocktail Lounge, Exterminating Services, Pawn Shop Services, Hotel-Motel, Indoor Sports and Recreation, and Auto Related Uses and 3) Limit the site to all other GR permitted uses (7-0); S. Baldridge-1st, P. Seeger-2nd. 10/28/10: Approved CS-1-CO zoning on consent on 2nd/3rd readings (7-0); B. Spelman-1st, L. Morrison-2nd.</td>
</tr>
<tr>
<td>C14-2008-0199</td>
<td>(Time Warner 620 HUB: 11827 Buckner Road)</td>
<td>DR to LO-CO 10/31/08</td>
<td>Approved staff rec. of LO-CO zoning by consent (4-0) 12/02/08: Approved LO-CO zoning (6-0); all 3 readings</td>
</tr>
<tr>
<td>C14-04-0207</td>
<td>(ECO Resources: 9511 North FM 620 Road)</td>
<td>I-RR to Tract 1: P and Tract 2: GO 2/01/05</td>
<td>Approved staff’s recommendation on consent for P-CO for Tract 1, GO-CO for Tract 2, with additional conditions to: 1) Prohibit access to Savannah Ridge Drive (other than for emergency vehicles), 2) Create a Tract 3 designated as RR-CO district zoning for a distance of 300-feet from the eastern most property line that is adjacent to SF-2 zoning, Vote: (9-0); J. Martinez-1st, J. Gohil-2nd. 3/03/05: Approved P-CO for Tract 1, GO-CO for Tract 2, and RR-CO for Tract 3(7-0); all 3 readings</td>
</tr>
<tr>
<td>C14-04-0197</td>
<td>(Buckner: 11833 Buckner Road)</td>
<td>DR to CS* 3/29/05</td>
<td>Approved staff rec. of SF-3 zoning by consent (7-0) 5/12/05: Approved SF-3 zoning (7-0); 1st reading 6/23/05: Approved SF-3 zoning; 2nd/3rd readings</td>
</tr>
<tr>
<td>C14-04-0137</td>
<td>(Estates at Canyon Creek: 9501 North FM 620 Road)</td>
<td>I-RR to MF-1 9/21/04</td>
<td>Approved staff’s recommendation of MF-1-CO zoning by consent (7-0, K. Jackson-off dais, J. Gohil-absent) 10/21/04: Approved ZAP recommendation of MF-1-CO by consent (7-0); 1st reading</td>
</tr>
<tr>
<td>Zoning Request</td>
<td>IRR/RR to SF-6</td>
<td>IRR, I-SF-2 to SF-2</td>
<td>I-SF-2, I-RR to SF-2</td>
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<tr>
<td><strong>C14-04-0035</strong> (Eppright 12-Acre Tract: 9300-9800 Block of North FM 620 Road)</td>
<td>5/18/04: Approved staff’s rec. for SF-6-CO zoning, with the addition of the conditions listed in the Letter of Agreement between the applicant and the neighborhood, by consent (8-0)</td>
<td>2/3/04: Approved staff’s recommendation of SF-2 zoning, by consent (9-0)</td>
<td>2/3/04: Approved staff’s recommendation of SF-2 zoning, by consent (9-0)</td>
</tr>
<tr>
<td><strong>C14-04-0003</strong> (Canyon Creek West Section Three: 9800-9920 Block of Savannah Ridge Drive)</td>
<td>8/12/04: Granted SF-6-CO on all 3 readings (5-1, B. McCracken – No, J. Goodman – off the dais)</td>
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</tr>
<tr>
<td><strong>C14-04-0002</strong> (Canyon Creek West Section One: 10012-10129 Brabrook Drive)</td>
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<tr>
<td><strong>C14-02-0154</strong> (McDougal 620 Property: Windy Ridge Road at North FM 620 Road)</td>
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<tr>
<td><strong>C14-00-2122</strong> (M &amp; S Corner: North FM 620 Road)</td>
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<tr>
<td></td>
<td><strong>11/4/04: Approved MF-1-CO (7-0); 2nd/3rd readings</strong></td>
<td><strong>3/4/04: Granted SF-2 zoning (6-0, McCracken-absent); all 3 readings</strong></td>
<td><strong>3/4/04: Granted SF-2 zoning (6-0, McCracken-absent); all 3 readings</strong></td>
</tr>
<tr>
<td></td>
<td><strong>8/12/04: Granted SF-6-CO on all 3 readings (5-1, B. McCracken – No, J. Goodman – off the dais)</strong></td>
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<td></td>
</tr>
</tbody>
</table>
2) Limit vehicle trips to 2,000 per day for Tracts 1&2;  
3) Limit vehicle trips to 3,223 per day for Tract 3; 4) Prohibit the following uses on Tract 1: Adult Businesses, Automotive Rental, Automotive Repair Services, Automotive Sales, Automotive Washing, Agricultural Sales and Services, Art and Craft Studio (General), Building Maintenance Services, Business or Trade School, Business Support Services, Campground, Cocktail Lounge, Commercial Blood Plasma Center, Commercial Off-Street Parking, Communication Services, Construction Sales and Services, Convenience Storage, Drop-Off Recycling Collection Facility, Electronic Prototype Assembly, Equipment Repair Services, Equipment Sales, Exterminating Services, Funeral Services, General Retail Sales, Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Kennels, Laundry Services, Monument Retail Sales, Outdoor Sports and Recreation, Pawn Shop Services, Personal Improvement Services, Research Services, Restaurant (General), Theater, Vehicle Storage, Veterinary Services, Custom Manufacturing, Limited Warehousing and Distribution, Maintenance and Service Facilities (7-0); 3rd reading

RELATED CASES:
C14-04-0197- Previous Rezoning Case  
2020-056323 - PR Plan Review (Application on April 7, 2020 for new 1-story single-family residence with one bedroom and 1 bathroom and a detached four car garage)
EXISTING STREET CHARACTERISTICS:

<table>
<thead>
<tr>
<th>Name</th>
<th>Existing ROW</th>
<th>ASMP Required ROW</th>
<th>Pavement Classification</th>
<th>Sidewalks</th>
<th>Bicycle Route</th>
<th>Capital Metro (within ¼ mile)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buckner Road</td>
<td>~44’</td>
<td>Existing</td>
<td>20’</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

OTHER STAFF COMMENTS:

Comprehensive Planning

This zoning case is located on the south side of Buckner Road. The property is 1.33 acres in size, undeveloped and is not located within the boundaries of an existing neighborhood planning area. Surrounding land uses includes vacant land and single-family housing to the north; to the south is vacant land; to the west is single family housing and vacant land; and to the east is vacant land, single family housing and commercial uses. The proposed use is auto sales and service.

Connectivity

There are no public sidewalks or a Cap Metro transit stop located along this portion of Buckner Road or along the adjacent FM 620. The mobility and connectivity options in this area are below average.

Imagine Austin

The property is not situated along an Activity Corridor or by an Activity Center but it is adjacent to a creek buffer/waterway setback and erosion hazard zone review buffer zone, which is an environmentally sensitive feature.

The following Imagine Austin policy is applicable to this case:

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that include designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P22.** Protect Austin’s natural resources and environmental systems by limiting land use and transportation development in sensitive environmental areas and preserving areas of open space.
- **HN P11.** Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

Although previous zoning cases have introduced commercial uses along Buckner Road, these were largely located closer to intersection of Buckner Road and FM 620. The proposed zone change is located at the end of a narrow road and adjacent to an enclave of single-family houses and appears to be a case of commercial encroachment. Additionally, the subject tract
is located in an environmentally sensitive area, next to a creek. Spills and runoff associated with automobile sales and repair could inadvertently contribute to increased ground water pollution. Based upon adjacent residential uses, which represents commercial encroachment, and the property being in an environmentally sensitive area, this proposed commercial project does not support the policies of the Imagine Austin Comprehensive Plan.

Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Lake Travis Watershed of the Colorado River Basin, which is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<table>
<thead>
<tr>
<th>Development Classification</th>
<th>% of Net Site Area</th>
<th>% NSA with Transfers</th>
<th>Allowable Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>One or Two Family Residential</td>
<td>n/a</td>
<td>n/a</td>
<td>1 unit/2 acres net site area</td>
</tr>
<tr>
<td>Multifamily Residential</td>
<td>20%</td>
<td>25%</td>
<td>n/a</td>
</tr>
<tr>
<td>Commercial</td>
<td>20%</td>
<td>25%</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain.

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Water Quality Transition Zone / Critical Water Quality Zone exist within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.
Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards. Along the east, west, and southern property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of property zoned SF-5 or more restrictive.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Height compatibility standards are triggered along the northern property line:

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of property zoned SF-5 or more restrictive.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.
Transportation

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, identifies existing right-of-way appears as sufficient, but will be reviewed at the time of site plan. A traffic impact analysis should be deferred until the time of site plan when final land uses and intensities are known.

Water Utility

City of Austin water and wastewater service is not available to serve this tract. Individual private wells and On-Site Sewage Facilities may be utilized, or Service Extension Requests must be submitted to obtain City service.
For more information pertaining to the private well and On-Site Sewage Facilities process and submittal requirements contact the AW OSSF team at OSSF@austintexas.gov or call 512-972-0050.

For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0211.

INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map
B. Aerial Map
C. ECV Enterprise Violation Information
D. Plan Review Residential Construction Permit
E. Information Provided by the Applicant
F. Correspondence from Interested Parties
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
NEW LOT

ZONING CASE#: C14-2020-0040
LOCATION: 11833 BUCKNER RD.
SUBJECT AREA: 1.33 ACRES
GRID: D37
MANAGER: Sherri Sirwaitis

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
Sherri,

The site still has an active Stop Work Order for development (clearing of vegetation) that was done without a permit. The owner has installed erosion controls and is going through the site plan process to obtain a permit for the development that has occurred and for future plans. The Zoning case is the first step towards obtaining compliance on the property. I hope this helps. Please let me know if there is anything else I can help with.

Amanda Wyrick  
*Environmental Compliance Specialist Senior*  
*City of Austin Development Services Department*  
5202 E. Ben White Blvd, Bldg 2, Suite 300  
*Work Cell: 512-999-4535*

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**PER CITY ORDINANCE:** All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: [DSD Visitor Log](#). Please note that all information provided is subject to public disclosure via DSD’s open data portal. For more information please visit: [City of Austin Ordinance 2016-0922-005](#) | [City Clerk’s website](#) | [City Clerk’s FAQ’s](#)

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Hi Amanda,

I see that there is an ECV Enterprise Violation/ red tag for clearing on the property at 11833 Buckner Road. Can you tell me if this violation has been cleared or is the red tag still active?

I have a rezoning request for this property from SF-3 zoning to GR zoning that is scheduled to be heard by the Zoning and Platting Commission next Tuesday night (5/19/20). I am working to compile the backup material for the meeting and I want to make sure that I have all of the current information regarding the property.

Thank you,
Residential New Construction and Addition Permit Application

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### Property Information

<table>
<thead>
<tr>
<th>Project Address: 11833 Buckner RD</th>
<th>Tax Parcel ID: 0170280103</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legal Description: abs 478 sur 455 Livingston A E ACR 1,33</td>
<td></td>
</tr>
<tr>
<td>Zoning District: 20050623-133</td>
<td>Lot Area (sq ft): 57935</td>
</tr>
<tr>
<td>Neighborhood Plan Area (if applicable):</td>
<td>Historic District (if applicable):</td>
</tr>
</tbody>
</table>

### Required Reviews

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is project participating in S.M.A.R.T. Housing?</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>(If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is this site within an Airport Overlay Zone?</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>(If yes, approval through Aviation is required)</td>
<td></td>
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<tr>
<td>Does the structure exceed 3,600 square feet total under roof?</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>Is this property located within 200 feet of a hazardous pipeline?</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>(If yes, Fire review is required)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is this site located within an Erosion Hazard Zone?</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>(If yes, EHZ review is required)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is this property within 100 feet of the 100-year floodplain?</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>(Proximity to floodplain may require additional review time.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Are there trees 19” or greater in diameter on/adjacent to the property?</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>If yes, how many? __________ (Provide plans with a tree survey, tree review required.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Was there a pre-development consultation for the Tree Review?</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>Proposed impacts to trees: (Check all that apply)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Root zone</td>
<td>Canopy</td>
<td>Removal</td>
</tr>
<tr>
<td>Does this site in the Capital View Corridor?</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>(If yes, a preliminary review through land use is needed to determine if full view corridor review is required.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does this site currently have: water availability?</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>(If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does this site have or will it have an auxiliary water source?</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>(Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does this site require a cut or fill in excess of four (4) feet?</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>(If yes, contact the Development Assistance Center for Site Plan Exemption)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is this site within the Waterfront Overlay?</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>(LDC 25-2 Subchapter C Article 3)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does this site front a paved street?</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>(If no, contact Development Assistance Center for Site Plan requirements.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does this site have a Board of Adjustment (BOA) variance?</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>Case # _________________________ (if applicable)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does this site require construction material recycling per LDC 25-11-39?</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>Existing Use: vacant single-family residential duplex residential two-family residential other:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proposed Use: vacant single-family residential duplex residential two-family residential other:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Type: new construction addition addition/renovation other:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Will all or part of an existing exterior wall, structure, or roof be removed as part of the project?</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>(Notes: Removal of all or part of a structure requires a Demolition Permit Application per LDC 25-11-37. A demo permit is not required for the removal of all or part of an interior wall, floor or ceiling)</td>
<td></td>
<td></td>
</tr>
<tr>
<td># existing bedrooms: 0 # bedrooms upon completion: 1 # baths existing: 0 # baths upon completion: 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

To build 2 concrete pads and have one house 1 bedroom and 1 bathroom house made of metal built on site and have 4 car garage built later after the house is built

---

City of Austin | Residential New Construction and Addition Permit Application 10/4/2019 | Page 1 of 7
Total Remodeled Floor Area (if applicable)

0 sq ft. (work within existing habitable square footage)

Job Valuation – For Properties in a Floodplain Only

Total Job Valuation: $36000.00

Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar.

<table>
<thead>
<tr>
<th>Amount for Primary Structure: $</th>
<th>11000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elec: Y</td>
<td>N</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Amount for Accessory Structure: $</th>
<th>25000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elec: Y</td>
<td>N</td>
</tr>
</tbody>
</table>

Site Development Information

Area Description

<table>
<thead>
<tr>
<th>Area Description</th>
<th>Existing sq. ft. to Remain</th>
<th>New/Added sq. ft.</th>
<th>Total sq. ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Bldg. 1</td>
<td>Bldg. 2</td>
<td>Bldg. 1</td>
</tr>
<tr>
<td>a) 1st Floor conditioned area</td>
<td>1080</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>b) 2nd Floor conditioned area</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>c) 3rd Floor conditioned area</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>d) Basement</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>e) Covered parking (garage or carport)</td>
<td>1530</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>f) Covered patio, deck, porch, and/or balcony area(s)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>g) Other covered or roofed area</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>h) Uncovered wood decks</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>i) Pool</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>j) Spa</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>k) Remodeled Floor Area, excluding Addition / New Construction</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

The Calculation Aid on page 7 is to be used to complete the following calculations and to provide additional information.

Building Coverage Information

Total Building Coverage (sq ft): 2610 % of lot size: 4.50

Impervious Cover Information

Total Impervious Cover (sq ft): 5000 % of lot size: 8.63

Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) Y N

Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y N

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) Y N

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Building Height: 14 ft 0 in Number of Floors: 1

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Parking (LDC 25-6 Appendix A & 25-6-478)

Building Height: 14 ft 0 in Number of Floors: 1 # of spaces required: 7 # of spaces provided: 7

Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC 25-6-353) Y N

*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building’s gross floor area by 50 % or more.

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y N

*Width of approach (measured at property line): __________ ft Distance from intersection (for corner lots only): __________ ft

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y N

*If driveway is located within 10 feet of driveway, Drainage review is required
### Subchapter F

#### Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

<table>
<thead>
<tr>
<th>Floor Type</th>
<th>Existing sq. ft. to remain</th>
<th>New/Add sq. ft.</th>
<th>Proposed Exemption (check article utilized)</th>
<th>Applied Exemption sq. ft.</th>
<th>Total sq. ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Floor</td>
<td>0</td>
<td>1080</td>
<td></td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>3rd Floor</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Area w/ ceilings &gt; 15’</td>
<td>0</td>
<td>0</td>
<td>Must follow article 3.3.5</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Ground Floor Porch(^1) (check article utilized)</td>
<td>0</td>
<td>0</td>
<td>Full Porch sq. ft. (3.3.3.A)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Basement(^4)</td>
<td>0</td>
<td>0</td>
<td>Must follow article 3.3.3B, see note below</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Attic(^5)</td>
<td>0</td>
<td>0</td>
<td>Must follow article 3.3.3C, see note below</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Garage(^2) (check article utilized)</td>
<td>Attached</td>
<td>0</td>
<td>200 sq. ft. (3.3.2 B 1)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Detached</td>
<td>0</td>
<td>450 sq. ft. (3.3.2 A 1 / 2a)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>0</td>
<td>200 sq. ft. (3.3.2 B 2a / 2b)</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Carport(^2): (check article utilized)</td>
<td>Attached</td>
<td>0</td>
<td>450 sq. ft. (3.3.2 A 3)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Detached</td>
<td>0</td>
<td>200 sq. ft. (3.3.2 B 1)(^3)</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Accessory Building(s) (detached)</td>
<td>0</td>
<td>450 sq. ft. (3.3.2 A 1)</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Totals</td>
<td>0</td>
<td>2610.0</td>
<td></td>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>

(Total Gross Floor Area ÷ Lot Area) x 100 = \(\text{Floor-To-Area Ratio (FAR)}\) = 4.50

Is a sidewall articulation required for this project? Y □ N

(Yes, if: a wall, 15’ tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)

Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka “tent”)? Y □ N

(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)

---

\(^1\) **Ground Floor Porch** exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway, and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

\(^2\) **Garage and carport exemptions (in relation to primary structure):** Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, “An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements.”

\(^3\) Ordinance article 3.3.2 B 1 is 200 sq. ft. exemption may be combined with a 450 sq. ft. exemption. Otherwise only one 450 exemption or one 200 sq. ft. exemption may be taken.

\(^4\) **Basement** exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower, and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

\(^5\) **Habitable Attic** exemption: A habitable portion of an attic may be exempted if: 1) The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2) It is fully contained within the roof structure; 3) It has only one floor; 4) It does not extend beyond the footprint of the floors below; 5) It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6) Fifty percent or more of the area over 5 feet has a ceiling height of seven feet or less.
<table>
<thead>
<tr>
<th>Contact Information</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>Ramin Zavareh</td>
</tr>
<tr>
<td>Mailing Address</td>
<td>1507 Terrace view drive cedar pa</td>
</tr>
<tr>
<td>Phone</td>
<td>512 294 6337</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:Raminbz@gmail.com">Raminbz@gmail.com</a></td>
</tr>
<tr>
<td>General Contractor</td>
<td></td>
</tr>
<tr>
<td>Mailing Address</td>
<td></td>
</tr>
<tr>
<td>Phone</td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Authorization</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>✓</td>
<td>I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.</td>
</tr>
<tr>
<td>✓</td>
<td>I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction. Water services, meters, and wastewater cleanouts are not permitted within or beneath driveways or sidewalks. Private plumbing appurtenances will not be located in public right-of-way or public easements. Private plumbing lines will not cross lot lines.</td>
</tr>
<tr>
<td>✓</td>
<td>I agree that this application is good for twelve (12) months after the date it is filed, and will expire if not approved for compliance within that time frame. If the application expires, a new submittal will be required and compliance with current code may be required.</td>
</tr>
<tr>
<td>✓</td>
<td>I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate. I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.</td>
</tr>
<tr>
<td>✓</td>
<td>As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted. I understand that without consent the review process may be delayed.</td>
</tr>
<tr>
<td>✓</td>
<td>I also understand that if there is a septic system located on the property, I am required to complete an On-site Sewage Facility (a.k.a. an OSSF or septic system) application by contacting Austin Water at (512) 972-0050 or <a href="mailto:ossf@austintexas.gov">ossf@austintexas.gov</a>. This initiates the septic system permitting requirement needed to proceed with the development review process.</td>
</tr>
<tr>
<td>✓</td>
<td>Erosion and Sedimentation Controls are required per Section 25-8-181 of the LDC. Failure to comply with this requirement may result in a Stop Work Order and/or legal action by the City of Austin including criminal charges and fines of up to $2,000.00 per day.</td>
</tr>
<tr>
<td>✓</td>
<td>I am the record owner of this property and authorize the agent/applicant listed above to apply for and acquire a permit on my behalf.</td>
</tr>
<tr>
<td>✓</td>
<td>I have checked for any property-specific information that may affect the review and/or construction of this project, including but not limited to: any subdivision notes, deed restrictions, restrictive covenants, zoning conditional overlays, and/or other requirements specific to proposed development on this property (collectively, the “Property Information”), located at: ____________________________</td>
</tr>
<tr>
<td>✓</td>
<td>I understand that the review of this project by the City of Austin will not include a review of any private restrictive covenants or deed restrictions that may apply to this property.</td>
</tr>
<tr>
<td>✓</td>
<td>I am responsible for any conflicts between the Property Information and the request submitted to the City of Austin. I further acknowledge that I understand the implications of use and/or development restrictions that are a result of the Property Information. Additionally, I understand that the issuance of a City permit for this project does not affect the enforceability of any private restrictive covenants applicable to the property.</td>
</tr>
<tr>
<td>✓</td>
<td>I understand that if requested I must provide copies of any and all of the Property Information that may apply to this property.</td>
</tr>
</tbody>
</table>

Owner’s signature: Ramin Zavareh  Date: 03/27/2020
Applicant’s signature:  Date: 
Design Professional’s signature:  Date: 
General Contractor’s signature:  Date: 
Application Process

Please submit all documents single-sided.

Submission requirements:
- Completed application
- 2 large-format sets of permit exhibits (11”x17”, 12”x18”, 18”x24”, or 24”x36”)
- 1 small-format set of permit exhibits (11”x17”, 8.5”x14”, or 8.5”x11”)
- Austin Energy Building Service Plan Application (BSPA)
  Note: The BSPA and the small-format plot plan must be stamped by AE in the Development Assistance Center on the first (1st) floor of the One Texas Center prior to submittal
- Austin Water Utility W&WW Service Plan Verification, if water demand is to increase or a dwelling is added. (e.g. addition of a bath)
  Note: The AWU form and the small-format plot plan must be stamped by AWU in the Development Assistance Center on the first (1st) floor of the One Texas Center prior to submittal
- Completed Demolition application with all required documentation, if any portion of an exterior wall is to be removed or modified. If submitting for a total demolition for new construction, demolition application must be submitted separately.

All drawings must be to a City of Austin verifiable scale, see Building Criteria Manual for additional details and a list of acceptable scales.

Check for expired permits: https://abc.austintexas.gov/web/permit/public-search-other?reset=true If there are expired permits associated with this property, they must be resolved. This can be done in the following ways:
- Submit an Acknowledgement of Expired Permits form with this application if the work is not related to the work being permitted. OR
- Include it in the description of work on this application and reference expired permits to be resolved
If the Acknowledgement of Expired Permits form is used for this project, information about what will be required to resolve the expired permit(s) can be obtained during Residential Review General Information Walk-in hours.

Submit application package during Intake hours. For hours and additional information go to our website at http://www.austintexas.gov/department/residential-building-review

About the Review Disciplines

Technical Review – Any permit exhibits not sealed and signed by a Texas-registered architect or certified building designer will be subject to a limited technical review. The technical review is not intended to be exhaustive of all possible building code requirements.

Erosion Hazard – There is a review of structural design if a property is located in the Erosion Hazard Zone, as defined by the boundaries located on the City of Austin GIS map. These zones align with locations where water flow and watershed could lead to erosion damage of the surrounding land features (e.g. creeks, stream beds, …).

Fire Review – There is additional review of a project if the square footage of a structure exceeds 3,600 square feet in area. The 3,600 sq. ft. includes the total gross building area: all first, second, and additional floor areas; attached covered porches, patios, decks, and balconies; attached garages; and any other attached roofed areas. The review ensures adequate proximity to fire hydrants and sufficient water supply to the hydrants based on the total gross area of the structure. Properties within 200 feet of a hazardous pipeline may also require additional review.

Floodplain Review – Any work requiring a permit on property located within 100 feet of the 100-Year floodplain will require additional review. If review is anticipated, include supporting information such as FEMA elevation certificate form 086-0-033 and/or topographic surveys referencing NAVD88. To check your property for proximity to a flood plain visit www.ATXFloodPro.com or the City’s Floodplain Development Information website.

Historic Review – There is additional review of exterior changes if property is a City Landmark or located in a Local Historic District, National Register Historic District, H or HD zoned district, or partial demolition of exterior features on property over 45 years old.

Tree Review – All design proposals must abide by the Tree Preservation Criteria set forth in Section 3.5.2 of the City of Austin’s Environmental Criteria Manual. Cut and fill is limited to 4” within ½ Critical Root Zones (foundations cannot adhere to this), canopy removal is limited to 25% or less per tree, and 50% or more of the full Critical Root Zone must be kept at natural grade with natural ground cover. If proposing to remove a tree that is dead, diseased or an imminent hazard, please provide a Tree Risk Assessment from a Certified Arborist and/or photographic evidence.
**Documentation Explanations and Definitions**

### Permit Exhibits:

**Plot Plan** – Plot Plans must be drawn to a standard scale and are to include but are not limited to the following items: property address and legal description, north arrow, drawing scale, trees within the ROW or trees equal to or greater than 19 inches in diameter located on the property and immediately adjacent to the property, property lines, building lines for both existing and proposed improvements, easements, required zoning setbacks and roof overhangs, water meter and wastewater cleanout locations, underground and overheader utility lines and appurtenances, and water and/or wastewater line size and material.

**Floorplan(s)** – Floorplans must be drawn to a standard scale and are to include (but are not limited to) the following items: drawing scale, room labels, new wall measurements, new ceiling heights, new door and window schedule, smoke detector* and carbon monoxide detector** specifications and locations, dimensioned locations of new plumbing fixtures, handrail/guardrail locations and room square footages. Please provide Existing and Proposed Floor plan if part of the improvements includes removing or adding any wall, window, door, plumbing fixtures, etc. Clearly differentiate between existing, demolished, and new items.

*provide smoke detector system (hardwired, interconnected, battery back-up) at each sleeping room and vicinity in accordance with IRC R314

**provide carbon monoxide detector in immediate vicinity of sleeping rooms in accordance with IRC R315.

**Exterior Elevations** – Elevation plans must be drawn to a standard scale and are to include front, rear, and sides of the structure. For additions, elevations are required of all sides of the new portion of the structure. Height dimensions are required on all elevations. If building height exceeds 20’ or building is multi-story include dimensions of high, low, and average elevations at grade.

**Setback Plane Compliance Plan** – If subject to Subchapter F – A separate exhibit must be submitted showing topographic elevations on 1-foot intervals on the property, including the top of foundation spot elevation and intersections of the property boundary with the building line segments per Subchapter F, Section 2.6. All topographic information must be prepared and sealed by a Texas-registered professional land surveyor.

**Structural Drawing(s)** –

*Foundation plan* of sufficient detail to show conformance to the provisions of the currently adopted IRC including but not limited to:

1) size, spacing and strength of reinforcing steel 2) foundation requirements for braced wall panels required in braced wall plan.

*Wall and floor/ceiling/roof sections* and details, framing plans and/or framing design information as follows:

- General – lumber size, grade, species and spacing of all wood elements.
- Wood framed floors – spans and intermediate girders
- Wood framed walls – wall type (e.g. 2x4’s @ 16 in. o.c.), wall height, headers.
- Wood framed roofs – roof framing plan to include rafters and girders as a minimum.

*Brace wall plan* showing compliance with the currently adopted IRC. The plan shall clearly indicate the braced wall lines and the braced wall method use for compliance to expedite review.

**Additional Requirements:**

**Non-complying Structures** (applicable to all work types) –
A separate exhibit must be submitted showing the existing building footprint location in relation to the property boundaries and required setbacks. Exterior walls and supporting structural elements must be clearly labeled and dimensioned showing walls to be removed per Land Development Code Section 25-2-963.

**Setback Averaging** –
If using setback averaging, one copy of the Contextual Site Plan showing four adjacent properties with location of existing buildings and existing front yard setbacks identified for front yard setback averaging per the provisions of Subchapter F, Residential Design and Compatibility Standards, Section 2.3.
Surveys must be provided by a Texas-registered professional land surveyor showing existing buildings and their distance from the front lot line.

**Design Professionals** –
For any project exceeding 20 feet in height or more than one-story within the Subchapter F boundaries, all permit exhibits must be sealed and signed by a Texas-registered architect or certified building designer (National Council of Building Designers or Texas Institute of Building Design)

**Localized flooding** –
If there is a storm drain inlet or pipe, drainage ditch, or drainage easement on or near the property or the property is at the low point of a roadway, there may be a chance of flooding from the local drainage system. The proposed development cannot cause additional flooding on other property nor have an adverse impact on the existing local drainage system. Contact the Development Assistance Center for more information

**Tree Survey** –
Provide a tree survey per ECM 3.3.2 that labels the ¼, ½ and full Critical Root Zones and provides the diameter and species of each protected tree (a Tree Legend is recommended). Depict proposed access routes and material staging. Show all proposed and existing utilities. Show specific locations of tree protection fencing and mulching per requirements of ECM 3.5.2.
### Calculation Aid

<table>
<thead>
<tr>
<th>Area Description</th>
<th>Existing Sq Ft</th>
<th>New/Added Sq Ft</th>
<th>Total Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) 1st floor conditioned area</td>
<td></td>
<td>1080</td>
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</tr>
<tr>
<td>b) 2nd floor conditioned area</td>
<td></td>
<td>0</td>
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<tr>
<td>c) 3rd floor conditioned area</td>
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</tr>
<tr>
<td>d) Basement</td>
<td></td>
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<td>0</td>
</tr>
<tr>
<td>e) Attached Covered Parking (garage or carport)</td>
<td></td>
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<td>0</td>
</tr>
<tr>
<td>f) Detached Covered Parking (garage or carport)</td>
<td>1530</td>
<td>1530</td>
<td>0</td>
</tr>
<tr>
<td>g) Covered Wood Decks (counted at 100%)</td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>h) Covered Patio</td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>i) Covered Porch</td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>j) Balcony</td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>k) Other – Specify:</td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Building Area (TBA)</strong> (add: a through k)</td>
<td>0</td>
<td>2610</td>
<td>2610</td>
</tr>
<tr>
<td><strong>Total Building Coverage (TBC)</strong> (from TBA subtract, if applicable: b, c, d, and j)</td>
<td>(A) 0</td>
<td>2610</td>
<td>0</td>
</tr>
<tr>
<td>l) Driveway</td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>m) Sidewalks</td>
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<td>0</td>
<td>0</td>
</tr>
<tr>
<td>n) Uncovered Patio</td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>o) Uncovered Wood Decks (counted at 50%)</td>
<td></td>
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<td>0</td>
</tr>
<tr>
<td>p) AC pads and other concrete flatwork</td>
<td>600</td>
<td>600</td>
<td>0</td>
</tr>
<tr>
<td>q) Other (Pool Coping, Retaining Walls)</td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Site Impervious Coverage</strong> (add: TBC and l through q)</td>
<td>(C) 0</td>
<td>3210</td>
<td>0</td>
</tr>
<tr>
<td>r) Pool</td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>s) Spa</td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Building Coverage Information

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

**Lot Area** (sq. ft.): **57935**

**Existing Building Coverage** (see above A, sq. ft.): **0.00**

Existing Coverage % of lot \((A \div Lot\ Area) \times 100\) : **0** %

**Final Building Coverage** (see above B, sq. ft.): **0.00** 1080

Final Coverage % of lot \((B \div Lot\ Area) \times 100\) : **4.5** %

### Impervious Cover Information

Note: Impervious cover is the total horizontal area of covered spaces including all building coverage, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

**Existing Impervious Coverage** (see above C, sq. ft.): **0.00**

Existing coverage % of lot \((C \div Lot\ Area) \times 100\) : **0** %

**Final Impervious Coverage** (see above D, sq. ft.): **0.00** 3210

Final coverage % of lot \((D \div Lot\ Area) \times 100\) : **5.5** %
Water & Wastewater Service Plan Verification (WWWSPV)

Service Address: 11833 buckner road Austin TX 78726

Lot: ___________ Block: ___________ Subdivision: ___________

Dwelling Units demolished? Y N New Dwelling Units to be built? Y N
Multiple Dwelling Units on same Lot? Y N Corner Lot? Y N
Land Status/Re-subdivision? Y N

Original Address: ____________________________
Existing Use: residential ____________________________

Proposed Use: ☒ Single-Family Res. 1080 sq. ft. ☐ Two-Family Residential (includes ADU)
☐ Duplex ☐ Other:

Existing # Baths: 0 Additional # Baths: 0 Total # bathrooms the meter(s) will serve: 1
First Meter: ________ Second Meter: ________

Water meters & wastewater clean-outs are not permitted in sidewalks or driveways

Relocation of services from proposed sidewalks or driveways shall be performed at the applicant’s expense.

Taking this form verifies that the information provided is deemed accurate and complete based on available records. The customer is responsible to confirm the location and suitability of existing water and wastewater services. The customer may be responsible for costs associated to corrections due to invalid information provided.

Ramin zavareh ____________________________ 04/03/2020 512-294-6337

Applicant Name & Signature Date Phone

City of Austin Office Use Only - ATTACH ALL DOCUMENTATION USED TO DETERMINE SERVICES

Water main size: _________ Service stub size: _________ Service stub change required: Y N

Shared Service? Y N If Yes, meter #, size & address:

Existing meter #: ____________________________
Existing meter size: ____________________________

Existing water service line/meter location:
Upgrade required? Y N New meter(s) size: ____________________________

Existing water or wastewater main located on the property? Y N

WW main size: _________ WW Service line/clean-out location:
Secondary address needed at property? Y N Is the lot legally platted? Y N

Utility Plan Required? Y N

WWSPV form is not required - Not COA water or wastewater

Comments:

AW Engineer ____________________________ By Jennifer Longoria 2:35 pm, Apr 03, 2020 Phone

Jennifer Longoria 4/3/2020

AW Taps ____________________________ Date ____________ Phone ____________

A stamp in this box indicates AW-Taps approves for Plan Review

Austin Water – Water & Wastewater Service Plan Verification (WWWSPV) | 05/28/2019 | Page 1 of 2
Instructions:

The intent of the W/WWSPV form is to ensure that prior to beginning a residential project, adequate water and wastewater services can be provided to the site and is planned for as part of the overall project and to ensure the applicant is aware of the potential costs and lead times associated with any requirement of relocation, new installation, or upgrade of services to the site.

A W/WWSPV form is required prior to submitting a residential plan review for the following project types:

- Construction of a new home, duplex, garage apartment, or secondary structure unless identified as a volume builder project
- Remodel of an existing structure that increases the number of total bathrooms to more than three
- Remodel of an existing structure to increase the number of residential units on the site (i.e. converting a single family home to a duplex)
- Remodel of an existing structure/site that causes change to driveway location, garage entry/approach that impacts water/wastewater service placement.

A W/WWSPV form is NOT required prior to submitting for a residential plan review for the following project types:

- Remodel of an existing structure that keeps the total bathroom count to three or less
- Construction of a swimming pool
- Additions to an existing residence, such as decks
- Projects that are part of a large commercial site project where utility plans must be reviewed by AW engineers

If a W/WWSPV form is required, complete the verification form and provide a copy of the plot plan for the site.

The plot plan should be to a standard scale and show all existing, included water meter and wastewater clean-out locations, in order to complete verification, as well as any proposed improvements.

Submit the verification form and planning materials to AW Taps for approval prior to submitting for a residential building permit.

If Residential Plan Review deems a different use for the proposed structure(s) than what was submitted in the review, this could trigger different meter requirements for the site. If this is the case, please contact the AW Taps Office, at either location below, for a new assessment:

**Austin Water – Waller Creek Center**
625 E. 10th St, Austin, TX 78701
Taps Office – Suite 200 - 512-972-0000
Utility Development Service Office – Suite 300 – 512-972-0220

**Development Assistance Center**
One Texas Center
505 Barton Springs Rd, Austin, TX 78704
512-976-4000

Applicant must contact AW Taps office at either location above to submit an application for a meter upgrade or a new service after plan review has been submitted and before issuance of the building permit. **If a Utility Plan is required, the tap plan must be approved by Austin Water Engineering before taps can be sold.**

If the existing water meter was pulled for non-billing account during demolition, contact Customer Care at 512-494-9400 to request account set-up and same size meter reinstalled within 120 days of meter removal (with an active building permit) to avoid city reconnect charges.

WWWSPV form is only valid for the life of the Plan Review permit.

**Utility Criteria Manual**

2.9.2 Water Meters shall be placed within the public right of way or in an easement. Water meter boxes are not allowed in sidewalks or driveways.

2.9.4 Services to lots without a water/wastewater easement will terminate at the property line with a clean-out; service to lots having a 5’ x 5’ water/wastewater easement will terminate within the easement. For details, see the City of Austin Standard Details. Wastewater cleanouts are not allowed in sidewalks or driveways.
Building Service Planning Application (BSPA)

This form to be used for review of Residential Building Permits only
For use in DAC only

Person Responsible for Request: Ramin Zavareh
Email: Raminbz@gmail.com
Project Address: 11833 buckner rd Austin TX 78726
Legal Description: ABS 478 SUR 455 Livingston A E ACR

Who is your electrical provider? □ AE  □ Other: PEC

☑ Overhead Service  ☐ Underground Service  ☐ Single-Phase (1Ø)  ☐ Three-Phase (3Ø)

Location of meter: near the interance of the lot within 20 ft of PEC power line per their instructions

Scope of work: need the application stamped so we can turn in for our single house build permit

Ramin Zavareh
BSPA Completed by (print name)

BSPA Completed by (signature)

(Any change to the above information requires review and re-approval)

AE Representative Use Only

NOT AE POWER

City of Austin | Austin Energy Building Service Planning Application (BSPA)  7/11/2019
T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: 12-5-19

GF No. ________________

Name of Affiant(s): SILVERMAN DEVELOPMENT LTD, CARLOS ALMAGUER

Address of Affiant: 2300 S. McCOLL RD. #A, McALLEN, TX, 78503

Description of Property: ABS 478 SUR 455 LIVINGSTON A & ACR 1.33

County TRAVIS, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon

the statements contained herein.

Before me, the undersigned notary for the State of TEXAS, personally appeared

Affiant(s) who after being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."): 

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since July 10, 2008 there have been no:
   a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
   b. changes in the location of boundary fences or boundary walls;
   c. construction projects on immediately adjoining property(ies) which encroach on the Property;
   d. conveyances, replatting, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): NONE

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

______________________
SILVERMAN DEVELOPMENT LTD

______________________
CARLOS ALMAGUER

______________________
SWORN AND SUBSCRIBED this 5th day of December, 2019

______________________
Notary Public

(TXR-1907) 02-01-2010

BRENNER HATHWAY REALTY, 1303 Northland Dr., Ste.130, Austin, TX 78753

Edward Adams
Produced with qpdf2txt by qpdf2txt 1.3270 Fifteen Mile Road, Fraser, Michigan 49411

1-810-277-2293
www.bhhs.com

84D18645-75C5-4440-843A-770CC6FE53A8

B-05 Part 1 28 of 60
SAFEGUARD
METAL BUILDINGS

STRUCTURAL DESIGN

ENCLOSED BUILDING

MAXIMUM 30'-0" WIDE X 20'-0" EAVE HEIGHT- BOX EAVE FRAME AND BOW FRAME

5 April 2019
Revision 2
M&A Project No. 16156S/18148S/19043S

Prepared for:

Safeguard Metal Buildings, Inc.
17036 N. I-35
Troy, TX 76715

Prepared by:

Moore and Associates Engineering and Consulting, Inc.
1009 East Avenue
North Augusta, SC 29841

401 S. Main Street
Mount Airy, NC 27030
<table>
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<tr>
<th>State</th>
<th>Name</th>
<th>License No.</th>
<th>Date</th>
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<td>ARKANSAS</td>
<td>WAYNE SHERIDAN MOORE</td>
<td>17214</td>
<td>4/5/19</td>
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<tr>
<td>LOUISIANA</td>
<td>WAYNE SHERIDAN MOORE</td>
<td>40931</td>
<td>4/5/19</td>
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<td>PE-2016030730</td>
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<td>120644</td>
<td>4/5/19</td>
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<tr>
<td>NEBRASKA</td>
<td>WAYNE SHERIDAN MOORE JR.</td>
<td>E-16765</td>
<td>4/5/19</td>
</tr>
</tbody>
</table>

**MOORE AND ASSOCIATES ENGINEERING AND CONSULTING, INC.**

**Drawn by:** LT  
**Checked by:** PDM

**Safeguard Metal Buildings, Inc.**  
17036 N. 1-35  
TROY, TX 76715

**30' x 30' x 20' Enclosed Structure**

**Project:** HGR/VSM  
**Date:** 4-5-19  
**Scale:** NTS  
**Job No.:** 161565/101465/190435

**Client:** SMB  
**Sheet:** 1  
**Drawing No.:** SK-3  
**Rev.:** 2

I have researched this chapter and the Louisiana State Uniform Construction Code and to the best of my knowledge and belief, these drawings are in compliance therewith. I take full responsibility for the contents of these plans.
DRAWING INDEX

SHEET 1 PE SEAL COVER SHEET
SHEET 2 DRAWING INDEX
SHEET 3 INSTALLATION NOTES AND SPECIFICATIONS
SHEET 4 TYPICAL SIDE AND END ELEVATIONS
SHEET 5A TYPICAL RAFTER/COLUMN END AND SIDE FRAMING SECTION
        (BOX EAVE RAFTER)
SHEET 5B TYPICAL RAFTER/COLUMN END AND SIDE FRAMING SECTION
        (BOX EAVE RAFTER)
SHEET 6A COLUMN CONNECTION DETAILS (BOX EAVE RAFTER)
SHEET 6B COLUMN CONNECTION DETAILS (BOX EAVE RAFTER)
SHEET 6C COLUMN CONNECTION DETAILS (BOX EAVE RAFTER)
SHEET 6D COLUMN CONNECTION DETAILS (BOX EAVE RAFTER)
SHEET 7 TYPICAL RAFTER/COLUMN END AND SIDE FRAMING SECTION
        (BOW RAFTER)
SHEET 8A COLUMN CONNECTION DETAILS (BOW RAFTER)
SHEET 8B COLUMN CONNECTION DETAILS (BOW RAFTER)
SHEET 9 BASE RAIL ANCHORAGE OPTIONS
SHEET 10 TYPICAL END WALL AND SIDE WALL FRAMING SECTIONS
SHEET 11 TYPICAL END WALL AND SIDE WALL FRAMING SECTIONS
SHEET 12 CONNECTION DETAILS
SHEET 13 CONNECTION DETAILS
SHEET 14 BOX EAVE RAFTER LEAN-TO OPTIONS
SHEET 15 BOW RAFTER LEAN-TO OPTIONS
SHEET 16 VERTICAL ROOF OPTION END AND SIDE ELEVATION AND SECTION
SHEET 17 OPTIONAL HEADER
SHEET 18 BASE RAIL ON GRADE APPLICATION
SHEET 19 OPTIONAL BASE RAIL ON TIMBER BEAM
SHEET 20 OPTIONAL BASE RAIL ON TIMBER BEAM WITH SOIL NAIL
SHEET 21 OPTIONAL CONCRETE STRIP FOOTING

MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-9"x20'-0" ENCLOSED STRUCTURE

DRAWN BY: LT
CHECKED BY: PDH

PROJECT MGR: VSM
DATE: 4-5-19
SCALE: NTS
JOB NO.
161566/181465/190435

CLIENT: SMB
SHR. 2
DWG. NO. SK-3
REV. 2
INSTALLATION NOTES AND SPECIFICATIONS

1. Design is for maximum 30'-0" wide x 20'-0" eave height enclosed structures.
2. Design was done in accordance with the 2006 International Building Code (IBC), 2009 IBC, 2012 IBC, 2015 IBC and 2018 IBC.
3. Design loads are as follows:
   a) Dead load = 1.5 PSF
   b) Live load = 12 PSF
   c) Ground snow load = 36 PSF (≤ 26'-0"), 35 PSF (26'-0" ≤ V ≤ 30'-0")
      NOTE: UNBALANCED SNOW LOAD DUE TO DRIFTING HAS NOT BEEN EVALUATED.
4. 3-second gust ultimate wind speed (V_{ux}) 105 to 120 MPH nominal wind speed 82 to 116 MPH.
5. Maximum rafter/column and end column spacing = 5'-0" (unless noted otherwise).
6. End wall columns (posts) are equivalent to side wall posts unless noted otherwise.
7. Risk category I.
8. Wind exposure category B/C.
9. Specifications applicable to 29 gauge metal panels fastened directly to 2 1/2"x2 1/2"-34 gauge tube steel (TS) framing members (unless noted otherwise).
10. Average fastener spacing on-centers along rafters or hat channels, and columns (interior or end) = 6 inches.
11. Fasteners consist of 1/4"x3/4" self-drilling fastener (SDF), use control seal washer with exterior fasteners. Specifications applicable only for mean roof height of 20 feet or less, and roof slopes of 14° (1:12 pitch) or less spacing requirements for other roof heights and/or slopes may vary.
12. Ground anchors shall be installed through base rail within 6" of each column.
13. Ground anchors consist of #4 rebar w/ welded nut x 36" long in suitable soil conditions. Optional anchorage may be used in suitable soils and must be used in unsuitable soils as noted.
14. Wind forces govern over seismic forces. Seismic parameters analyzed are:
   - Soil site class = B
   - Risk category 1/1/11
   - R = 3.25
   - V = 1.6
   - S_{hs} = 2.039 g
   - S_{h} = 1.238 g

MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-0"x20'-0" ENCLOSED STRUCTURE

PROJECT MANAGER: WSH
DATE: 4-5-19
SCALE: NTS
JOB NO. 161565/181485/198435
CLIENT: SMB
SHT. 3
Dwg. No: SK-3
REV: 2
TYPICAL RAFTER/COLUMN END FRAME SECTION

TYPICAL RAFTER/COLUMN END FRAME SECTION

TYPICAL RAFTER/COLUMN END FRAME SECTION

TYPICAL RAFTER/COLUMN END FRAME SECTION

TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION

MOORE AND ASSOCIATES ENGINEERING AND CONSULTING, INC.

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-0" X 20'-0" ENCLOSED STRUCTURE

DRAWN BY: LT
CHECKED BY: PDH
PROJECT MGR: VSM
DATE: 4-5-19
SCALE: NTS
JOB NO: 161565/191485/193143
CLIENT: SMB
SHT. 5A
DWG. NO: SK-3
REV: 2
TYPICAL RAFTER/COLUMN END FRAME SECTION

SCALE: NTS

TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION

SCALE: NTS

SEE NOTES CUBES 39 FOR MAXIMUM SPACING

LENGTH VARIES DEPENDING ON NUMBER AND SPACING OF RAFTERS
EXPOSURE B & C

BOX EAVE RAFTER/CORNER POST
CONNECTION DETAIL FOR
Heights 16'-0" < TO < 20'-0" (EXP. B)
Heights 14'-0" < TO < 20'-0" (EXP. C)

MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76718
30'-0" x 30'-0" ENCLOSED STRUCTURE

DRAWN BY: LT
CHECKED BY: PDH
PROJECT MGR: VSM
DATE: 4-5-19
SCALE: NTS
CLIENT: SMB
SHT: 6A
DWG. NO: SK-3
REV: 2

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EXPOSURE B & C

BOX EAVE RAFTER/CORNER POST
CONNECTION DETAIL FOR
HEIGHTS 16'-0" < TO < 20'-0" (EXP. B)
HEIGHTS 14'-0" < TO < 20'-0" (EXP. C)

MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-0"x20'-0" ENCLOSED STRUCTURE

38 of 60
EXPOSURE C

BOW RAFTER COLUMN CONNECTION DETAIL FOR HIGHTS 12'-0" TO 14'-0"
SCALE: NTS

MINIMUM B' LENG. MINIMUM 14 GA, CONNECTOR SLEEVE, SECURE ROOF RAFTER AND COLUMN TO CONNECTOR WITH 63 1/4" x 3/4" SS'S

TS DOUBLE COLUMN

1

SECURE WITH (4) 1/4" x 2 1/4" SS'S EACH END

18 GA U-CHANNEL FRAME FASTENED TO RAFTER AND COLUMN

MINIMUM B' LENG. MINIMUM 14 GA, CONNECTOR SLEEVE, SECURE ROOF RAFTER AND COLUMN TO CONNECTOR WITH 63 1/4" x 3/4" SS'S

TS COLUMN

1A

SECURE COLUMN TO COLUMN INSERT WITH 1/4" x 2/4" SS'S SPACED AT 4" O.C. MAXIMUM

TS 2 1/4" x 2 1/4" 1/8 GA COLUMN INSERT

BOW RAFTER COLUMN CONNECTION DETAIL FOR HIGHTS 8'-0" TO 12'-0"
SCALE: NTS

1B

MINIMUM B' LENG. MINIMUM 14 GA, CONNECTOR SLEEVE, SECURE ROOF RAFTER AND COLUMN TO CONNECTOR WITH 63 1/4" x 3/4" SS'S

TS COLUMN

SECURE WITH (4) 1/4" x 2 1/4" SS'S EACH END

BOW RAFTER/COLUMN CONNECTION DETAIL FOR HIGHTS < 8'-0"
SCALE: NTS

18 GA U-CHANNEL FRAME FASTENED TO THE COLUMN AND ROOF BEAM WITH (4) 1/4" x 2 1/4" SS'S AT EACH END (6 PER BRACE)

BRACE SECTION
SCALE: NTS
BASE RAIL ANCHORAGE OPTIONS

3A CONCRETE MONOLITHIC SLAB BASE RAIL ANCHORAGE

SCALE: NTS
MINIMUM ANCHOR EDGE DISTANCE IS 4".
COORDINATE WITH LOCAL BUILDING CODE AND/OR BUILDING OFFICIAL REGARDING REQUIRED FOOTING DEPTH.

MONOLITHIC CONCRETE FOOTING (3000 PSI MIN) REINFORCED WITH (2) #4's CONTINUOUS

MINIMUM 3 1/4' EMBEDMENT (TYP.)

VARIES

GRADE

VARIES

1'-0" WVF OR FIBERGLASS FIBERS

VARIES

1'-0"

GENERAL NOTES

NOTE: CONCRETE MONOLITHIC SLAB DESIGN BASED ON MINIMUM SOIL BEARING CAPACITY OF 1,500 PSF.

CONCRETE:
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMpressive STRENGTH OF 3,000 PSI AT 28 DAYS.

COVER OVER REINFORCING STEEL:
FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE PER ACI-318-34.
3" IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER, AND 1 1/2" ELSEWHERE.

REINFORCING STEEL:
The turnoids in reinforcing steel shall be ASTM A615 Grade 60. The slab reinforcement shall be welded wire fabric meeting ASTM A615 or fiberglass fiber reinforcement.

REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:
1. REINFORCEMENT IS BENT COLD
2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX-BAR DIAMETERS
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.

HELIX ANCHOR NOTES:
1. FOR VERY DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL AND COBBLES, CLOTHES, PREFORMED SILTS AND CLAYS, USE MINIMUM (2) #4 HELICES WITH MINIMUM 30 DEG EMBEDMENT OR SINGLE 6' HELIX WITH MINIMUM 50 DEG EMBEDMENT.
2. FOR SAND USE MINIMUM (2) #4 HELICES WITH MINIMUM 30 DEG EMBEDMENT OR SINGLE 6' HELIX WITH MINIMUM 50 DEG EMBEDMENT.
3. FOR MEDIUM DENSE, COARSE SANDS, SANDY GRAVELS, VERY SOFT SILTS, AND CLAYS USE MINIMUM (2) #4 HELICES WITH MINIMUM 30 DEG EMBEDMENT OR SINGLE 6' HELIX WITH MINIMUM 50 DEG EMBEDMENT.
4. FOR LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS, ALLUVIAL FILL, USE MINIMUM (2) #6 HELICES WITH MINIMUM 50 DEG EMBEDMENT.
5. FOR VERY LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS, ALLUVIAL FILL, USE MINIMUM (2) #8 HELICES WITH MINIMUM 60 DEG EMBEDMENT.

3B CONCRETE SLAB BASE RAIL ANCHORAGE

SCALE: NTS
MINIMUM ANCHOR EDGE DISTANCE IS 4".
COORDINATE WITH LOCAL BUILDING CODE AND/OR BUILDING OFFICIAL REGARDING REQUIRED FOOTING DEPTH.

MONOLITHIC CONCRETE FOOTING (3000 PSI MIN) REINFORCED WITH (2) #4's CONTINUOUS

MINIMUM 3 1/4' EMBEDMENT (TYP.)

VARIES

GRADE

VARIES

1'-0" WVF OR FIBERGLASS FIBERS

VARIES

1'-0"

MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.

DRAWN BY: LT
CHECKED BY: PDH

SAFEGUARD METAL BUILDINGS, INC.
1703A N L35
TROY, TX 76715
30'-0"x20'-0" ENCLOSED STRUCTURE

PROJECT MGR: WSM
DATE: 4-5-19
SCALE: NTS
JOB NO.
161566/161465/190435

CLIENT: SMB
SHT. 9
DWG. NO: SK-3
REV: 2

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BOX EAVE RAFTER END WALL AND SIDE WALL OPENINGS

TYPICAL BOX EAVE RAFTER END WALL FRAMING SECTION

TYPICAL BOX EAVE RAFTER SIDE WALL OPENINGS FRAMING SECTION

* SEE SHEET 17 FOR MAXIMUM SPAN

MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-3" X 20'-0" ENCLOSED STRUCTURE

DRAWN BY: LT
CHECKED BY: PBH

PROJECT MGR: WSH
DATE: 4-5-19
SCALE: NTS
JOB NO. 161564/101485/190425

CLIENT: SMB
SH. 10
DWG. NO. SK-3
REV.: 2

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BOW RAFTER END WALL AND SIDE WALL OPENINGS

TYPICAL BOW RAFTER EN WALL FRAMING SECTION
SCALE: NTS

TYPICAL BOW RAFTER END WALL OPENINGS FRAMING SECTION
SCALE: NTS

TYPICAL BOW RAFTER SIDE WALL OPENINGS FRAMING SECTION
SCALE: NTS
* SEE SHEET 17 FOR MAXIMUM SPAN
BOX EAVE RAFTER LEAN-TO OPTIONS

TYPICAL BOX EAVE RAFTER LEAN-TO OPTIONS FRAMING SECTION (BOTH OPTIONS SHOWN)

SIDE EXTENSION RAFTER/COLUMN DETAIL

LEAN-TO RAFTER TO RAFTER COLUMN CONNECTION DETAIL FOR RAFTER SPAN < 12'-0"

LEAN-TO RAFTER TO RAFTER COLUMN CONNECTION DETAIL FOR RAFTER SPAN < 12'-0"

LEAN-TO RAFTER TO RAFTER COLUMN CONNECTION DETAIL FOR RAFTER SPAN 12'-0" < L < 16'-0"

MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.

SAFEGUARD METAL BUILDINGS, INC.

17036 N. L-35
TROY, TX 76715
30'-3" x 20'-0" ENCLOSED STRUCTURE

DRAWN BY: LT
CHECKED BY: PDM

PROJECT MGR: WSM
DATE: 4-5-19
SCALE: NTS
JOB NO. 160165/160165/198005
CLIENT: SMB
SH. 14
DWG NO: SK-3
REV: 2

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BOX EAVE RAFTER VERTICAL ROOF/SIDING OPTION

TYPICAL END ELEVATION
VERTICAL ROOF/SIDING
SCALE: NTS

TYPICAL SIDE ELEVATION
VERTICAL ROOF/SIDING
SCALE: NTS

125/18 GAUGE HAT CHANNEL SPACED AT 4'-0" ON CENTER, FASTENED TO EACH RAFTER WITH (3) 1/4"X2/4" DWFs.
TS WALL GIRT SPACED AT 4'-0" ON CENTER, FASTENED TO EACH COLUMN WITH (3) 1/4"X2/4" DWFs.

TYPICAL SECTION VERTICAL
ROOF/SIDING OPTION
SCALE: NTS

TYPICAL FRAMING SECTION
VERTICAL ROOF/SIDING OPTION
SCALE: NTS

125/18 GAUGE HAT CHANNEL.

ROOF PANEL ATTACHMENT
(ALTERNATE FOR VERTICAL ROOF PANELS)
SCALE: NTS
OPTIONAL HEADER

LACED HEADER DETAIL FOR
DOOR OPENINGS 12'-0" < TO ≤ 20'-0"
SCALE: NTS

DOUBLE HEADER DETAIL FOR
DOOR OPENINGS ≤ 12'-0"
SCALE: NTS
OPTIONAL BASE RAIL ON TIMBER BEAM

TIMBER FOOTING PLAN

SECTION

HELIX ANCHOR

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<tr>
<th>SIDE LENGTH</th>
<th>MAXIMUM SPACING</th>
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MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 77475
30'-0"x20'-0" ENCLOSED STRUCTURE

DRAWN BY: LT
CHECKED BY: PDM
PROJECT MGR: WSH
DATE: 4-5-19
SCALE: NTS
JOB NO. 161565/161455/190435
CLIENT: SMB
SHT. 19
DWG. NO. SK-3
REV. 2
OPTIONAL BASE RAIL ON TIMBER BEAM WITH SOIL NAIL

TIMBER FOOTING PLAN

SECTION 1

SECTION 2

HELIAR ANCHOR

SIDE LENGTH  MAXIMUM SPACING
VARIES  10'-0"
OPTIONAL CONCRETE STRIP FOOTING

CONCRETE STRIP FOOTING PLAN

SECTION 1

SCALE: NTS

MOORE AND ASSOCIATES ENGINEERING AND CONSULTING, INC.

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-0"x30'-0" ENCLOSED STRUCTURE

DRAWN BY: LT
CHECKED BY: PDM

PROJECT MGR: WSH
DATE: 4-3-19
SCALE: NTS
JOB NO. 16565/181435/198435

CLIENT: SMB
SHT. 21
DWG. NO. SK-3
REV. 2

* COORDINATE WITH LOCAL CODES/ORD.
Final Draft to be sent w order.
SC

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<tr>
<th>Dealer or Sales Rep</th>
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| Additional Comments            |                            |
|                                | Installation Surface: Cement |
|                                | Power Available: Yes        |
|                                | Site Ready: No              |
|                                | Jobsite Level: Yes          |

| Building Images                |                            |
|                                |                            |
Symbol Legend:

C1: 30W x 36H Windows
C2: Walk-In Door (36x80)
**Fwd: Your Steel Buildings & Structures Order (#1585107073449025)**

1 message

CFF's Freedom Buildings <cfffreedombuildings@gmail.com>  
To: zavarehjennifer@gmail.com  

Tue, Mar 24, 2020 at 10:34 PM

---

**Customer Details**

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<td>AUSTIN, TX, 78726</td>
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<tr>
<td>Secondary Phone Number</td>
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<td>Email</td>
<td><a href="mailto:cfffreedombuildings@gmail.com">cfffreedombuildings@gmail.com</a></td>
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<td>AUSTIN, TX, 78726</td>
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<tr>
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<tr>
<td>Dealer Phone</td>
<td>512-375-0810</td>
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<td>SHANNON</td>
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**Order Details**

| Reference Number:     | #1585107073449025       |
| Date:                 | Wed, Mar 25, 2020       |
| Design Link:          | https://carportview.steelandstructures.com/#bccc5d55ec79163d641e02270 |

**Additional Comments**

- Installation Surface: Cement
- Power Available: Yes
- Site Ready: No
- Jobsite Level: Yes

**Building Images**
Symbol Legend:

C1: Walk-In Door (36x80)
C2: 30W x 36H Windows
C3: 12'x12' Garage Door

https://mail.google.com/mail/u/0?ik=1e3bd44c27&view=pt&search=all&permthid=thread-f%3A1662105481682690147& simpl=msg-f%3A1662105481682690147...