

**1500-1501 East Austin, LLC**

July 16, 2024  
Historic Landmark Commission  
City of Austin  
301 W. 2nd Street Austin, TX 78701

**Ownership Letter of Opposition to Staff Recommendation 1500 E. 12th St. – #2024-064274 PR**

Dear Historic Landmark Commissioners,

As the owner of the property located at 1500 E 12<sup>th</sup> Street, I hereby object to the Staff recommendation to initiate Historic Designation, Zoning or otherwise require a Documentation Package before releasing the demolition permit for case #2024-064274 PR.

Sincerely,

A handwritten signature in blue ink, appearing to read 'RC', is positioned below the word 'Sincerely,'.

Rene Campos  
Managing Member  
1500-1501 East Austin, LLC

July 1, 2024

Historic Landmark Commission  
City of Austin  
301 W. 2<sup>nd</sup> Street  
Austin, TX 78701

**Ownership Letter of Opposition to Staff Recommendation  
1500 E. 12th St. – #2024-064274 PR**

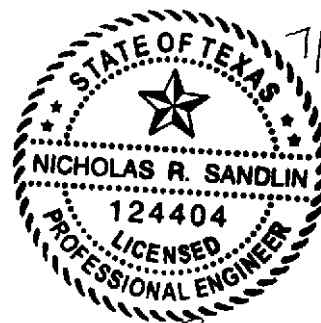
Dear Historic Landmark Commissioners,

As the Authorized Agent for the Owner, we hereby object to the Staff recommendation to initiate Historic Designation, Zoning or otherwise require a Documentation Package before releasing the demolition permit for the site located at 1500 E. 12<sup>th</sup> St for case #2024-064274 PR.

Sincerely,



Nick Sandlin, P.E.  
President & Principal  
TBPELS Firm# 21356





Sandlin Services, LLC  
P: (806)679-7303  
TBPELS Firm # 21356

July 1, 2024

Historic Landmark Commission  
City of Austin  
301 W. 2<sup>nd</sup> Street  
Austin, TX 78701

**Engineer's Letter of Support for Demolition Permit  
1500 E. 12<sup>th</sup> St. – #2024-064274 PR**

Dear Historic Landmark Commissioners,

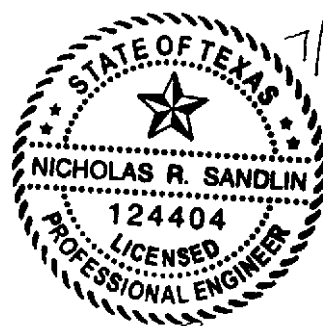
As the Professional Engineer, we object to the staff recommendation to initiate Historic Zoning or otherwise require a Documentation Package before releasing the demolition permit. As you will see, the public benefits afforded by demolition of the structure far outweigh the marginal benefits of allowing it to remain, and my justification is based on the following facts:

1. This structure type is not conducive nor available for relocation. Anything other than demolition is a safety hazard to the community.
2. Various Civil Engineering Infrastructure items built around the structure are non-compliant with modern safety driven setbacks.
3. Structure proximity to the adjacent major power infrastructure per National Electric Code as also used by the City of Austin is non-compliant. This is a disaster waiting to happen and the structure cannot remain.
4. The structure's location related to public Right-Of-Way proves compliant sidewalks and sight distance unfeasible, endangering the safety, health and welfare of the members of the public amongst other conflicts.

Due to the considerable risk to the health, safety and welfare of the public, it is our professional duty to inform you of the importance that this demolition plan be approved. Should you have any questions or need anything further at this time, please contact me at (806) 679-7303.

Sincerely,

Nick Sandlin, P.E.  
President & Principal  
TBPELS Firm# 21356



7/1/2024

August 6, 2024

Historic Landmark Commission  
City of Austin  
301 W. 2nd Street  
Austin, TX 78701

**Engineer's Letter of Support for Demolition Permit 1500 E. 12th St. – #2024-064274 PR**

Dear Historic Landmark Commissioners,

As the Professional Engineer, we continue to object to the staff recommendation to initiate Historic Zoning or otherwise require a Documentation Package before releasing the demolition permit.

As a Professional Engineer (P.E.) with over 12 years of experience in civil engineering in Austin, I have developed extensive expertise in urban redevelopment, infrastructure planning, walkability improvements, etc.

I also want to share that not only am I a Professional Engineer who takes his duties seriously, I'm an Austin resident, born here in the 1980s. Based on the previous commissions meeting repeated statements, I heard no concerns related to public safety or most importantly based on the history of structure. The staff's short presentation was not the focus of the commission. I heard only denial of any safety issues, emotionally based opinions, and attacks on the landowner. This appeared to be based on a single speaker, who focused solely on concerns about the landowner.

It was evident to me as a resident, the Historic Landmark Commission aims to block any development of the owner's property leaving the City of Austin citizens to forever deal with the hazard at this intersection.

After performing additional research and listening to at the last hearing, we even *more* strongly advise that the building presents too many safety hazards to remain. Furthermore, it is undeniable that far more public benefits would be gained by enabling demolition of this structure to advance without delay. Here are facts to further support this recommendation:

1. As the building sits today, presents an unsafe situation. Various Civil Engineering Infrastructure items built around the structure are non-compliant with modern safety driven setbacks.
  - a. We reached out to Austin Energy, which stated the following: "... it does not meet our current standard clearances. We would not permit a new building to be built in that same location. A new building would have to be set back further from our facilities." That is a direct quote from an email from Austin Energy's Power System Managing Engineer.
  - b. The structure's location related to public right-of-way proves compliant sidewalks and sight distance unfeasible, endangering the safety, health and welfare of the members of the public amongst other conflicts.
  - c. These setbacks exist for good reason and need to be brought in accordance with current requirements, both from an electrical point of view and transportation/sidewalk/right of way perspective. The structure is simply too close to a busy corner that is much busier than when it was built to overcome present and future safety concerns.

2. This was a building built utilitarian purposes of day and time that long ago passed. Structures are typically built with lifetime spans in mind, and this structure has clearly exceeded it. That is also why moving the structure is completely unfeasible. It wasn't built or intended to last 100+ years and it's long past the point of being able to withstand the stress of being moved.
3. At the prior meeting, we heard allegations of concerns over building neglect being of concern. However, the present-day safety challenges well pre-date current ownership and can only truly be resolved by removal of the current structure. This is not currently a historic structure, thus it is unreasonable to have expected any owner to maintain it as such.

Again, we stress this structure is a disaster waiting to happen and since becoming aware of the situation, it is my professional assessment that the structure cannot remain. Due to the considerable risk to the health, safety and welfare of the public, it is our professional duty to inform you of the importance that this demolition plan be approved.

Sincerely,

Nick Sandlin, P.E.  
President & Principal  
TBPELS Firm# 21356

**PROJECT CONTACTS**

<b>OWNER:</b> EUREKA HOLDINGS, INC 1108 LAVACA STREET, STE 110-348 AUSTIN, TX 78701 WCAMPOS@EUREKAHOLDINGS.COM CONTACT: WILL CAMPOS	<b>ENGINEER:</b> SANDLIN SERVICES, LLC 9111 JOLLYVILLE RD, STE 212 AUSTIN, TEXAS 78759 808-679-7303 CONTACT: NICHOLAS SANDLIN, P.E.	<b>LAND SURVEYOR:</b> TRIAD SURVEYING, INC 528 COUNTY ROAD 325 ROCKDALE, TX 76567 BRAD@TRIADSURVEYING.COM
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**SURVEY AND BENCHMARK**

BEARINGS ARE BASED ON THE TEXAS STATE PLAN COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE (NAD 83)

**LEGAL DESCRIPTION**

1500 E 12TH ST: 106 X 148FT OF BLK 1 OLT 36 DIVISION B

**ZONING AND USE**

JURISDICTION:	CITY OF AUSTIN (FULL PURPOSE)
ZONING:	1500 E 12TH ST: CS-MU-NCCD-NP
EXISTING LAND USE:	COMMERCIAL
PROPOSED LAND USE:	COMMERCIAL

**WATERSHED**

WATERSHED: BOGGY CREEK (URBAN)

**EDWARDS AQUIFER**

THIS PROJECT DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS DEFINED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

**FLOODPLAIN NOTE**

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF THE STUDY OF THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL #48453C0465K, AND INCORPORATED AREAS EFFECTIVE DATE 1/22/2020 FOR TRAVIS COUNTY, TEXAS.

**PROJECT DESCRIPTION**

THIS DEMOLITION PLAN SUBMITTED TO THE CITY OF AUSTIN DELIVERS DEMOLITION OF AN OCCUPIED STRUCTURE THAT IS NOT CURRENTLY COMPLIANT WITH MUNICIPAL REGULATIONS. THIS STRUCTURE ENROACHES ON THE CITY RIGHT OF WAY AND POSES A SAFETY RISK DUE TO ITS PROXIMITY TO POWER LINES, NON-STANDARD CONSTRUCTION, ETC. THE PURPOSE OF THIS DEMOLITION IS TO ELIMINATE PUBLIC SAFETY HAZARDS, COMPLY WITH NEIGHBORHOOD PLANS, AND PREPARE THE SITE FOR POTENTIAL FUTURE DEVELOPMENT THAT MAY ADHERE TO CITY STANDARDS. OPTIONS TO AVOID DEMOLITION WERE EXPLORED AND ARE NOT AVAILABLE DUE TO STRUCTURAL FAILURE, PROXIMITY TO PUBLIC UTILITIES, AND A NON-COMPLIANT LOCATION.

**NOTES:**

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- THIS SITE IS LOCATED WITHIN THE CITY OF AUSTIN IN TRAVIS COUNTY AND SHALL CONFORM TO THE CURRENT STANDARDS, SPECIFICATIONS AND GENERAL CONDITIONS OF THE CITY.
- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 48453C0465K, DATED 1/22/2020, NO PORTION OF THIS TRACT LIES WITHIN FEMA FLOODPLAIN.
- ANY STREET CLOSURE REQUIRES PRIOR APPROVAL FROM CITY OF AUSTIN TRANSPORTATION DEPARTMENT.

**TRAFFIC CONTROL PLAN NOTE:**

THIS NOTE IS BEING PLACED ON THE PLAN SET IN THE ABSENCE OF A TEMPORARY TRAFFIC CONTROL PLAN (TCP) WITH THE FULL UNDERSTANDING THAT AN ENGINEERED TCP SHALL BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. FURTHERMORE, A TCP SHALL BE SUBMITTED TO TCPREVIEW@AUSTINTEXAS.GOV FOR REVIEW A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT/PROJECT REPRESENTATIVE FURTHER RECOGNIZES THAT A TCP REVIEW FEE IS REQUIRED FOR THE INITIAL REVIEW AND ALL RE-REVIEWS, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE.

- THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION:
- REFER TO THE 'MOBILITY GUIDELINES' FOR DEVELOPING TRAFFIC CONTROL STRATEGIES [HTTP://WWW.AUSTINTEXAS.GOV/PAGE/MOBILITY-GUIDELINES](http://WWW.AUSTINTEXAS.GOV/PAGE/MOBILITY-GUIDELINES)
  - TCPs SHALL NOT BE APPROVED WITHOUT AN APPROVED SITE PLAN, SITE PLAN EXEMPTION, OR GENERAL PERMIT
  - A TRAFFIC CONTROL PLAN IS NOT A PERMIT

**PROTECTED STREETS**

THE ENGINEER OF RECORD ACKNOWLEDGES AND CONFIRMS THE PROTECTED STREET STATUS AS DETERMINED BY THE STREET AND BRIDGE DIVISION AS OF THE DATE OF THE ENGINEER OF RECORD'S RESPONSIBILITY TO CONFIRM THE STREET STATUS PRIOR TO CONSTRUCTION AS PROTECTED STREET STATUS WILL DIRECTLY IMPACT THE CONSTRUCTION COSTS. IF PROTECTED STREETS ARE PROPOSED TO BE DISTURBED, APPROVAL OF THE STREET AND BRIDGE DIVISION IS REQUIRED.

**UST NOTE**

IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT BRUCE CALDER AT (512) 974-2922 OR BRUCE.CALDER@AUSTINTEXAS.GOV IF YOU HAVE ANY QUESTIONS. [COA TITLE 6]

**CORRECTIONS RECORD**

NO.	DESCRIPTION	REVISE (R) ADD (D) VOID (V) SHEET NO.'s	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq.ft.)	TOTAL SITE IMP. COVER (sq.ft.)/%	APPROVAL/ DATE	DATE IMAGED

# 12TH & COMAL

## SITE PLAN EXEMPTION AND DEMOLITION PLAN

ADDRESS: 1500 E. 12TH, AUSTIN, TX 78702

SDPXXXX-XXX

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_

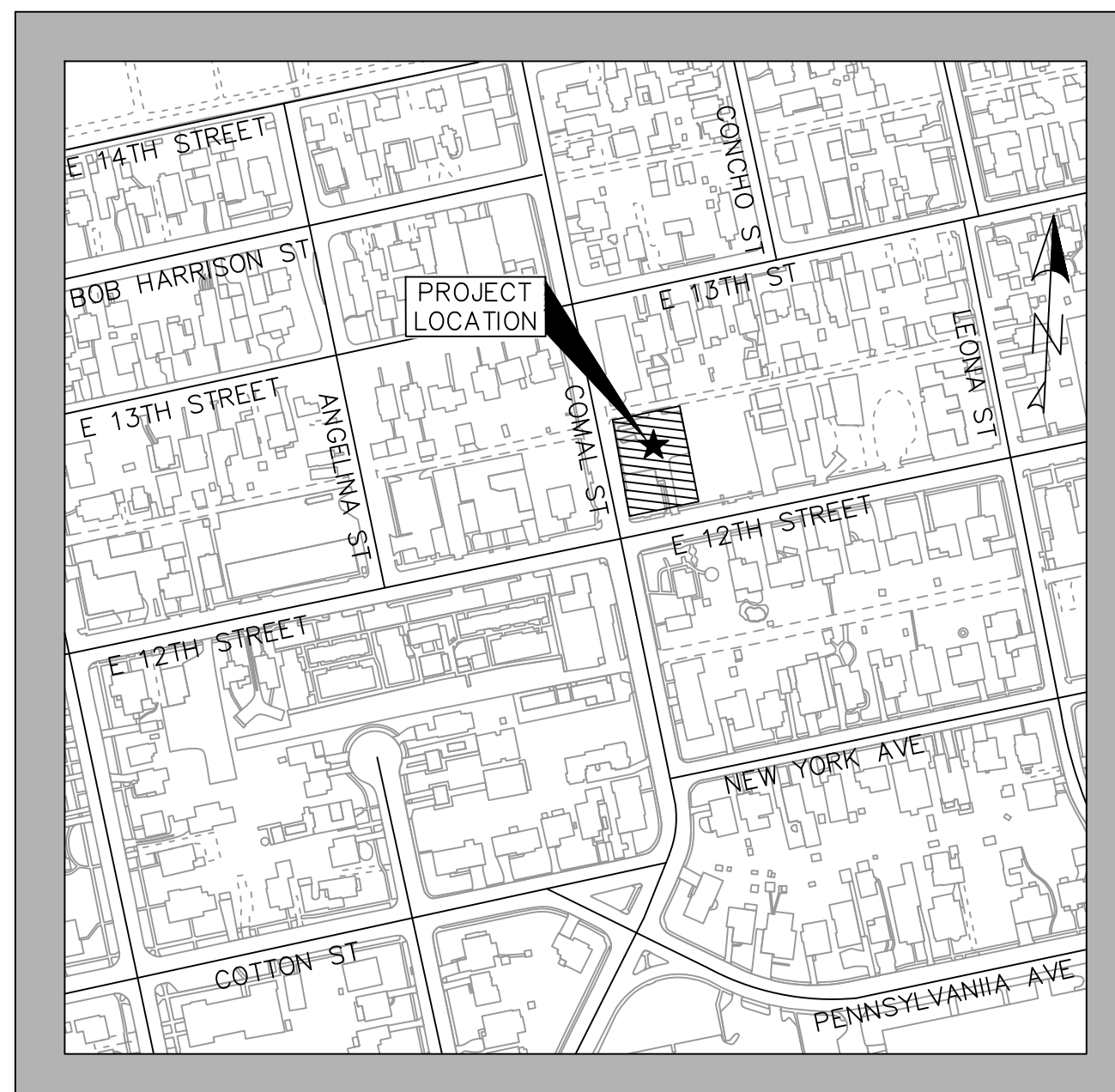
CITY OF AUSTIN \_\_\_\_\_

DEMOLITION PERMIT NUMBER \_\_\_\_\_

APPROVED PER PERMIT #2024-049122 DA ON 5/9/2024

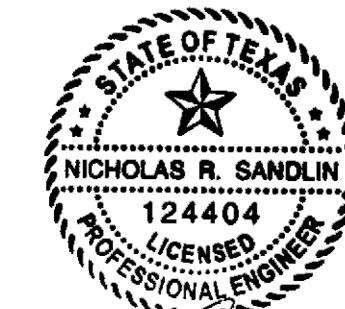
SITE PLAN EXEMPTION PERMIT NUMBER \_\_\_\_\_

SHEET LIST	
NUMBER	TITLE
1	COVER PAGE
2	GENERAL NOTES (1 OF 2)
3	GENERAL NOTES (2 OF 2)
4	EXISTING CONDITIONS
5	EROSION CONTROL PLAN
6	DEMOLITION PLAN
7	CONSTRUCTION DETAILS (1 OF 2)
8	CONSTRUCTION DETAILS (2 OF 2)



MAPSCO PAGE NO. 585U  
GRID NO. K22  
PROJECT LOCATION MAP  
SCALE: 1" = 250'

THIS PROPOSED DEVELOPMENT WILL NOT RESULT IN ANY IDENTIFIABLE ADVERSE IMPACT TO OTHER PROPERTIES. SEE DRAINAGE AREA MAPS AND CALCULATIONS FOR DETAILED ANALYSIS.

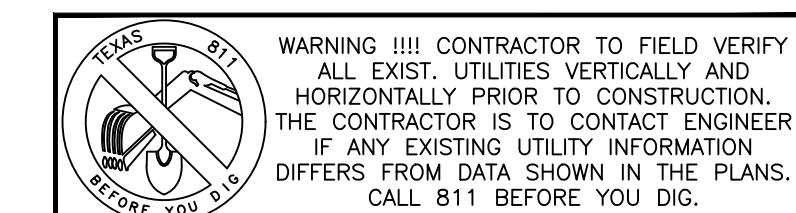


*N. Sandlin*

THIS PLAN SET FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

**CONTRACTOR NOTES:**

- THE CONTRACTOR SHALL OBTAIN A NOTICE OF PROPOSED INSTALLATION OF UTILITY LINE PERMIT FROM THE COUNTY FOR ANY WORK PERFORMED IN THE EXISTING COUNTY RIGHT-OF-WAY (DRIVEWAY APRON, WATER MAIN TIE-IN, ETC.) THIS PERMIT APPLICATION WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND, IF NECESSARY, A TRAFFIC CONTROL PLAN, AN INSPECTION FEE, AND A PRE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER, AND MUST ALSO BE APPROVED BY THE COUNTY COMMISSIONERS COURT IF ANY ROAD CLOSURE IS INVOLVED.
- BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE, HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM 1-800-245-4545, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.
- ENVIRONMENTAL INSPECTION HAS THE AUTHORITY TO MODIFY/CHANGE EROSION AND SEDIMENTATION CONTROLS TO KEEP THE PROJECT IN COMPLIANCE.
- THE CONTRACTOR OR SURVEYOR WILL OBTAIN A DIGITAL COPY OF THE CAD FILES THAT REPRESENT THESE IMPROVEMENTS; SANDLIN SERVICES, LLC AND ITS ASSOCIATES TAKE NO RESPONSIBILITY FOR THE LOCATION OF THESE IMPROVEMENTS IN ANY COORDINATE SYSTEM. DIGITAL FILES USED TO PRODUCE THESE PLANS WERE PARTIALLY CREATED BY PARTIES OTHER THAN SANDLIN SERVICES, LLC AND ARE NOT INTENDED FOR USE IN CONSTRUCTION STAKING. VERTICAL AND HORIZONTAL DATA SHALL BE INDEPENDENTLY VERIFIED BY CONTRACTOR'S R.P.L.S.
- SANDLIN SERVICES, LLC HAS ENDEAVORED TO DESIGN THESE PLANS COMPLIANT WITH ADA/TDLR AND OTHER ACCESSIBILITY REQUIREMENTS. HOWEVER, THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY RESPONSIBILITY FOR CONSTRUCTING THESE IMPROVEMENTS COMPLIANT WITH ALL APPLICABLE ACCESSIBILITY STANDARDS. IF THE CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THESE PLANS AND ACCESSIBILITY LAWS/RULES, HE IS TO STOP WORK IN THE AREA OF CONFLICT AND NOTIFY THE ENGINEER IMMEDIATELY FOR A RESOLUTION AND/OR REVISION TO THESE PLANS. SANDLIN SERVICES, LLC SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTING THIS SITE COMPLIANT WITH ACCESSIBILITY LAWS/RULES REGARDLESS OF WHAT IS SHOWN IN THESE PLANS.



THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

**SANDLIN**  
SERVICES, LLC

TBPELS FIRM #21356  
4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727

COVER PAGE

PROJECT CASE: XXXXXXX

12TH & COMAL

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
				1
				OF
				8

GENERAL NOTES:

- 1. THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT TYPE AND LOCATION OF ALL UTILITIES AFFECTED BY THE CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES. THE CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES, AND b) PAY FOR SAME AT NO EXTRA COST TO THE OWNER.
2. CONTRACTOR SHALL TELEPHONE "ONE-CALL" SYSTEM @ 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS BEFORE BEGINNING CONSTRUCTION.
3. BEFORE BEGINNING ACTUAL EXCAVATION AND CONSTRUCTION OPERATION THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING FACILITIES IN THE AREA SO THESE COMPANIES CAN DETERMINE IF THE PROPOSED CONSTRUCTION WILL CONFLICT WITH THEIR FACILITIES. CONTRACTOR SHALL CONTACT THE FOLLOWING UTILITIES AT A MINIMUM:
1. CITY OF AUSTIN WATER AND WASTEWATER UTILITY
2. CITY OF AUSTIN ELECTRIC UTILITY
3. AUSTIN GAS COMPANY
4. AT&T TELEPHONE COMPANY
4. ALL EXCAVATION FOR THIS PROJECT SHALL BE UNCLASSIFIED.
5. THE BIDDER (CONTRACTOR AFTER AWARD) SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY UNREPORTED OBSTACLES OR DISCREPANCIES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THIS PROJECT.
6. THE CONTRACTOR SHALL MAINTAIN CLEAR PASSAGE FOR LOCAL TRAFFIC AT ALL TIMES DURING THE CONSTRUCTION OF THIS PROJECT.
7. ALL WORK AND MATERIAL MUST MEET THE APPLICABLE CITY OF AUSTIN STANDARD SPECIFICATIONS AND CITY OF AUSTIN STANDARDS, LATEST REVISIONS.
8. CONTRACTOR/REPAIR CREW MUST NOTIFY CITY INSPECTOR AT LEAST TWENTYFOUR (24) HOURS PRIOR TO BEGINNING PERMANENT BACK FILL OPERATIONS.
9. BACK FILL DENSITY SHALL BE AS SPECIFIED IN ITEM 510 OF THE STANDARD SPECIFICATIONS. TEST METHODS SHALL BE AS SPECIFIED IN THE CITY STANDARD SPECIFICATIONS UNLESS INDICATED OTHERWISE IN WRITING BY THE ENGINEER.
10. HOT MIX ASPHALTIC CONCRETE (H.M.A.C.), WHEN REQUIRED, SHALL BE FURNISHED AND PLACED IN ACCORDANCE WITH ITEM 340 OF THE STANDARD SPECIFICATIONS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS FOR CUTS IN PUBLIC RIGHT OF WAY.
11. FLEXIBLE BASE SHALL BE FURNISHED AND INSTALLED IN COMPLIANCE WITH ITEM 210 OF THE STANDARD SPECIFICATIONS AND IN COMPLIANCE WITH THE CITY OF AUSTIN STANDARDS AND STANDARD SPECIFICATIONS FOR CUTS IN PUBLIC RIGHT OF WAY.
12. CONTRACTOR SHALL NOT ALLOW TRAFFIC ON NEWLY PLACED CONCRETE FOR AT LEAST 72 HOURS UNLESS OTHERWISE APPROVED IN ADVANCE BY THE ENGINEER.
13. CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ROADWAY FACILITIES AT ALL TIMES.
14. WHERE REMOVAL OF BASE AND PAVEMENT IS NECESSARY FOR THIS PROJECT ALL BASE AND PAVEMENT SHALL BE REPLACED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, CITY'S STANDARD SPECIFICATIONS AND STANDARD SPECIFICATIONS FOR CUTS IN PUBLIC RIGHT OF WAY. ALL PAVEMENT CUTS SHALL BE SAW CUT PRIOR TO PLACEMENT OF H.M.A.C.
15. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS, UTILITY CHANGES AND UTILITY RELOCATIONS MUST BE IN ACCORDANCE TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
16. CONTRACTOR SHALL PROVIDE TEMPORARY DRIVEWAY ACCESS FOR ALL PROPERTY OWNERS ADJACENT TO CONSTRUCTION AREAS EXCEPT DURING PERIODS WHEN CONSTRUCTION IN THE AREA WOULD MAKE ACCESS UNSAFE. EMERGENCY ACCESS SHALL BE IMMEDIATELY PROVIDED TO DRIVEWAYS DURING CONSTRUCTION ON AN AS-NEEDED BASIS.
17. SLOPES OF ROADWAY CUTS AND EMBANKMENTS DAMAGED BY ANY OPERATION OF THE CONTRACTOR DURING THE EXECUTION OF THIS PROJECT SHALL BE REPAIRED AND RESTORED TO THE ORIGINAL PRE-CONSTRUCTION CONDITION IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE STANDARD SPECIFICATIONS. BACK FILL AND FILL PLACED DURING REMEDIAL GRADING SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE ENGINEER AND GOVERNING AUTHORITIES.
18. NO EXPLOSIVES SHALL BE USED FOR THIS PROJECT WITHOUT A BLASTING PERMIT FROM THE CITY OF AUSTIN.
19. CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A SAFE, NEAT AND WORKMANLIKE MANNER AT ALL TIMES. JOB SITE SAFETY SHALL NOT BE COMPROMISED, ANY UNATTRACTIVE NUISANCE SHALL BE REMOVED OR CAMOUFLAGED BY CONTRACTOR WHEN DIRECTED BY THE OWNER OR ENGINEER.
20. CONTRACTOR SHALL NOTIFY CONSTRUCTION INSPECTION DIVISION OF THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION AT 974-7180 TO A) ARRANGE A PRE-CONSTRUCTION MEETING NOT LESS THAN FOURTEEN (14) DAYS PRIOR TO BEGINNING CONSTRUCTION, B) NOTIFY INSPECTOR FORTY-EIGHT (48) HOURS IN ADVANCE OF BEGINNING ANY CONSTRUCTION IN THE R.O.W. OR IN EASEMENTS, C) NOTIFY INSPECTOR TWENTY-FOUR (24) HOURS IN ADVANCE OF MAKING ANY SUPPLEMENTARY CONNECTION OR CLOSING OFF ANY WATER AND WASTEWATER SERVICES TO PROPERTY OWNER.
21. BEFORE DISCONNECTING ANY WATER LINE OR GAS LINE, CONTRACTOR MUST PROVIDE TWENTY-FOUR (24) HOUR NOTICE TO THE OWNER EXCEPT IN THE CASE OF A BONA FIDE EMERGENCY.
22. ALL TRAFFIC CONTROL DEVICES, SIGNS, BARRICADES, WARNING SIGNS, AND FLAG MEN OPERATIONS SHALL BE PLACED, CONSTRUCTED, EXECUTED AND MAINTAINED IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUDCT), THE CITY OF AUSTIN STANDARD SPECIFICATION SERIES 800, AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL. IF A CONFLICT ARISES, THEN THE STRONGER SPECIFICATIONS SHALL CONTROL UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER.
23. WHERE PORTABLE SIGNS REQUIRE THE USE OF WEIGHTS, SANDBAGS SHALL BE USED. THE USE OF SOLID OBJECTS SUCH AS CONCRETE, ROCKS, IRON, ETC. SHALL NOT BE PERMITTED.
24. INSTALLATION OF CONSTRUCTION BARRICADING AND SIGNING SHALL BE COORDINATED THROUGH THE TRANSPORTATION ENGINEERING AND SIGNALS DIVISION OF THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION AT 974-7024.
25. ALL TRAFFIC CONTROL SIGNS SHALL REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS. IF SIGNS REQUIRE RELOCATION, CONTRACTOR SHALL CONTACT THE TRANSPORTATION ENGINEERING AND SIGNALS DIVISION OF THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION AT 974-7024.
26. CONTRACTOR MUST RESTORE ALL PAVEMENT MARKINGS DISTURBED DURING CONSTRUCTION. CONTRACTOR SHALL OBSERVE ALL APPLICABLE MATERIALS, SPECIFICATIONS, AND INSTALLATION REQUIREMENTS INCLUDING SPECIAL ATTENTION TO MAINTAINING PROPER DIMENSIONS AND ALIGNMENT.
27. ALL HOLES, TRENCHES, AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS, AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.
28. CONTRACTOR SHALL NOTIFY PRINCIPLES OF EACH OF THE FOLLOWING ENTITIES OF THE CONSTRUCTION SCHEDULE AT LEAST TWO WEEKS IN ADVANCE OF PROPOSED CONSTRUCTION OPERATIONS.
A. AUSTIN FIRE DEPARTMENT
B. AUSTIN POLICE DEPARTMENT
C. AUSTIN INDEPENDENT SCHOOL DISTRICT
D. CAPITAL METRO TRANSPORTATION
E. U.S. POSTAL SERVICE
29. REMOVAL OF EXCAVATED MATERIALS AND DAILY CLEANUP OPERATIONS SHALL BE PERFORMED TO THE SPECIFICATIONS AND TO THE SATISFACTION OF THE OWNER AND ENGINEER.
30. UNATTENDED TRENCHES MUST BE COVERED WITH STEEL PLATES CAPABLE OF SUPPORTING VEHICULAR TRAFFIC. THESE STEEL PLATES MUST BE ADEQUATELY ANCHORED TO PREVENT THEM FROM BECOMING DISLODGED.
31. ALL CONSTRUCTION AND TRENCHING OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE.
32. CONTRACTOR SHALL MAINTAIN A SUPERINTENDENT UPON THE PROJECT AT ALL TIMES WORK IS IN PROGRESS.
33. CONTRACTOR SHALL COMPLY WITH CONSTRUCTION SEQUENCING WHICH IS SPECIFIED ELSEWHERE IN THE PLANS.
34. FOR CONSTRUCTION IN THE RIGHT OF WAY, A CONCRETE PERMIT IS REQUIRED.

STANDARD SITE PLAN NOTES

- COMPATIBILITY
1. HIGHLY REFLECTIVE MATERIALS WILL NOT BE USED. MATERIALS MAY NOT EXCEED 20% REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COPPER OR PAINTED METAL ROOFS. THIS REQUIREMENT SHALL NOT APPLY TO MECHANICAL EQUIPMENT WILL NOT EXCEED TO D.B.A. AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
2. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED TO D.B.A. AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
3. ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL USES.
4. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED WHEN ADJACENT TO RESIDENTIAL PROPERTY.
5. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE.

FIRE DEPARTMENT

- 1. THE AUSTIN FIRE DEPARTMENT REQUIRES FINAL ASPHALT OR CONCRETE PAVEMENT ON REQUIRED ACCESS ROADS PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION. ANY OTHER METHOD OF PROVIDING ALL-WEATHER DRIVING CAPABILITIES SHALL BE DOCUMENTED AND APPROVED AS AN ALTERNATE METHOD OF CONSTRUCTION IN ACCORDANCE WITH APPLICABLE RULES FOR TEMPORARY ROADS OUTLINED IN THE CITY OF AUSTIN FIRE PROTECTION CRITERIA MANUAL.
2. FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE FOUR (4) INCH OPENING (STEAMER) LOCATED AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE STEAMER OPENING OF FIRE HYDRANTS SHALL FACE THE APPROVED FIRE ACCESS DRIVEWAY OR PUBLIC STREET AND SET BACK FROM THE CURB LINE(S) AN APPROVED DISTANCE, TYPICALLY THREE (3) TO SIX (6) FEET. THE AREA WITHIN THREE (3) FEET IN ALL DIRECTIONS FROM ANY FIRE HYDRANT SHALL BE FREE OF OBSTRUCTIONS, AND THE AREA BETWEEN THE STEAMER OPENING AND THE STREET OR DRIVEWAY GIVING EMERGENCY VEHICLE ACCESS SHALL BE FREE OF OBSTRUCTIONS.
3. TIMING OF INSTALLATIONS: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE CONTRACTOR, SUCH FACILITIES SHALL INCLUDE SURFACE ACCESS ROADS, EMERGENCY ACCESS ROADS OR DRIVES SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHEN THE FIRE DEPARTMENT APPROVES AN ALTERNATE METHOD OF PROTECTION, THIS REQUIREMENT MAY BE MODIFIED AS DOCUMENTED IN THE APPROVAL OF THE ALTERNATE METHOD.
4. ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PERVIOUS/DECORATIVE PAVING, SHALL BE ENGINEERED AND INSTALLED AS REQUIRED TO SUPPORT THE AXLE LOADS OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR HS-20 LOADING (16KIPS/WHEEL) AND A TOTAL VEHICLE LIVE LOAD OF 80,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT.
5. FIRE LANES DESIGNATED ON SITE PLANS SHALL BE REGISTERED WITH THE CITY OF AUSTIN FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL.
6. THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLES ACCESS ROADS OR DRIVES IS 14 FEET FOR THE FULL WIDTH OF THE ROADWAY OR DRIVEWAY.

AMERICANS WITH DISABILITIES ACT
THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

TRENCH SAFETY NOTES:

- 1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED.
2. IN ACCORDANCE WITH THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN EMPLOYEES ARE REQUIRED TO BE IN TRENCHES 4 FOOT DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.
3. IF FOUND DURING CONSTRUCTION THAT TRENCHES ARE IN FACT GREATER THAN 5 FEET IN DEPTH, THE CONTRACTOR SHALL FOLLOW THE TRENCH SAFETY PLANS DESIGNED BY A PROFESSIONAL ENGINEER IN ACCORDANCE WITH U.S. OSHA REGULATIONS.

GENERAL CONSTRUCTION NOTES

- 1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN - SITE & SUBDIVISION DIVISION TO SUBMIT REQUIRED DOCUMENTATION, PAY CONSTRUCTION INSPECTION FEES, AND TO SCHEDULE THE REQUIRED SITE AND SUBDIVISION PRE-CONSTRUCTION MEETING. THIS MEETING MUST BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE R.O.W. OR PUBLIC EASEMENTS. PLEASE VISIT HTTP://AUSTINTEXAS.GOV/PAGE/COMMERCIAL-SITE-AND-SUBDIVISION-INSPECTIONS FOR A LIST OF SUBMITTAL REQUIREMENTS, INFORMATION CONCERNING FEES, AND CONTACT INFORMATION.
4. FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING: "ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION." (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN TEXAS.)
5. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
6. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE FOLLOWING, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS:
RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEVELOPMENT SERVICES DEPARTMENT (INSIDE THE CITY LIMITS); OR
INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MILE ET.)

SPECIAL CONSTRUCTION TECHNIQUES ECM 3.5.4(D)

- IN CONJUNCTION WITH REMEDIAL CARE, MITIGATION FOR TREES REMOVED MAY INCLUDE SPECIAL CONSTRUCTION TECHNIQUES NOT NORMALLY REQUIRED IN STANDARD SPECIFICATIONS. SOME OF THESE TECHNIQUES INCLUDE THE FOLLOWING:
- PRIOR TO EXCAVATION WITHIN TREE DRIPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 820B, SHOULD BE PLACED UNDER THE MULCH TO PREVENT EXCESSIVE MIXING OF THE SOIL AND MULCH. ADDITIONALLY, MATERIAL SUCH AS PLYWOOD AND METAL SHEETS, COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT. ONCE THE PROJECT IS COMPLETED, ALL MATERIALS SHOULD BE REMOVED, AND THE MULCH SHOULD BE REDUCED TO A DEPTH OF 3 INCHES.
- PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
- WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BETWEEN THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

AUSTIN ENERGY NOTES:

- 1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. THE CITY ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
5. ANY RELOCATION OF ELECTRIC FACILITIES WILL BE AT THE OWNERS/DEVELOPERS EXPENSE

SEQUENCE OF CONSTRUCTION:

- 1. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE SITE PLAN OR APPROVED SUBDIVISION CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION AND INITIATE TREE MITIGATION MEASURES.
2. THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR MUST CONTACT THE WATERSHED PROTECTION DEPARTMENT, ENVIRONMENTAL INSPECTION, AT 512-974-2278, 72 HOURS PRIOR TO THE SCHEDULED DATE OF THE REQUIRED ON-SITE PRECONSTRUCTION MEETING.
3. THE ENVIRONMENTAL PROJECT MANAGER, AND/OR SITE SUPERVISOR, AND/OR DESIGNATED RESPONSIBLE PARTY, AND THE GENERAL CONTRACTOR WILL FOLLOW THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE REVISED, IF NEEDED, TO COMPLY WITH CITY INSPECTORS' DIRECTIVES, AND REVISED CONSTRUCTION SCHEDULE RELATIVE TO THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN.
4. ROUGH GRADE THE POND(S) AT 100% PROPOSED CAPACITY. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A SUMP PIT OUTLET AND AN EMERGENCY SPILLWAY MEETING THE REQUIREMENTS OF THE DRAINAGE CRITERIA MANUAL AND/OR THE ENVIRONMENTAL CRITERIA MANUAL, AS REQUIRED. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT WATER QUALITY POND(S).
5. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.
6. BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES.
7. IN THE BARTON SPRINGS ZONE, THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR WILL SCHEDULE A MID-CONSTRUCTION CONFERENCE TO COORDINATE CHANGES IN THE CONSTRUCTION SCHEDULE AND EVALUATE EFFECTIVENESS OF THE EROSION CONTROL PLAN AFTER POSSIBLE CONSTRUCTION ALTERATIONS TO THE SITE. PARTICIPANTS SHALL INCLUDE THE CITY INSPECTOR, PROJECT ENGINEER, GENERAL CONTRACTOR AND ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR. THE ANTICIPATED COMPLETION DATE AND FINAL CONSTRUCTION SEQUENCE AND INSPECTION SCHEDULE WILL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR.
8. PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO CONCURRENTLY WITH REVEGETATION OF SITE.
9. COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.
10. UPON COMPLETION OF THE SITE CONSTRUCTION AND REVEGETATION OF A PROJECT SITE, THE DESIGN ENGINEER SHALL SUBMIT AN ENGINEER'S LETTER OF CONCURRENCE TO THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT INDICATING THAT CONSTRUCTION, INCLUDING REVEGETATION, IS COMPLETE AND IN SUBSTANTIAL CONFORMITY WITH THE APPROPRIATE CITY INSPECTOR.
11. UPON COMPLETION OF LANDSCAPE INSTALLATION OF A PROJECT SITE, THE LANDSCAPE ARCHITECT SHALL SUBMIT A LETTER OF CONCURRENCE TO THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT INDICATING THAT THE REQUIRED LANDSCAPING IS COMPLETE AND IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.
12. AFTER A FINAL INSPECTION HAS BEEN CONDUCTED BY THE CITY INSPECTOR AND WITH APPROVAL FROM THE CITY INSPECTOR, REMOVE THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND COMPLETE ANY NECESSARY FINAL REVEGETATION RESULTING FROM REMOVAL OF THE CONTROLS. CONDUCT ANY MAINTENANCE AND REHABILITATION OF THE WATER QUALITY PONDS OR CONTROLS.

DUST CONTROL:

- 1. DESCRIPTION. CONTROLLING DUST MOVEMENT ON CONSTRUCTION-SITES AND ROADS.
2. PURPOSE. TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON AND OFF-SITE DAMAGE, HEALTH HAZARDS AND IMPROVE TRAFFIC SAFETY.
3. CONDITIONS WHERE PRACTICE APPLIES. THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.
4. PROCEDURES. TEMPORARY METHODS:
- MULCHES - SEE SECTION 1.4.4. CHEMICAL MULCH BINDERS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL. BINDERS SUCH AS CURASOL OR TERRA TACK SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- VEGETATIVE COVER - SEE SECTION 1.4.4.
- SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

TABLE 1-5
SPRAY-ON ADHESIVES
WATER TYPE OF APPLY- DILUTION NOZZLE GALLONS/ACRE
ANIONIC ASPHALT EMULSION 7:1 FINE SPRAY
LATEX EMULSION 12% :1 FINE SPRAY
RESIN-IN-WATER EMULSION 4:1 FINE SPRAY
SOURCE: CITY OF SAN MARCOS

- TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART. SPRING-TOOTHED PLOWS AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED.
- BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIALS CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO FLOWING CURRENTS. INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.

- PERMANENT METHODS:
- PERMANENT VEGETATION - SEE SECTION 1.4.3 AND SECTION 1.4.4 E. TREES OR GRASSES MAY AFFORD VALUABLE PROTECTION LEFT IN PLACE.
- TOPSOILING - COVERING WITH LESS EROSION SOIL MATERIAL. SEE 1.4.5 B.
- STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

CONSTRUCTION SEQUENCE NOTES

INSTALL CONSTRUCTION ENTRANCE, SILT FENCE, AND OTHER BMP'S AS SHOWN ON THE PLANS. CONTACT THE DESIGN ENGINEER FOR A PRE-CONSTRUCTION MEETING. PEDERNALES ELECTRIC COOPERATIVE (PEC) AND ATMOS ENERGY (GAS COMPANY) ARE NOTIFIED BY THE TEXAS EXCAVATION SYSTEM (1-800-344-8377).

A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND THE CITY OF LEANDER REPRESENTATIVES AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTION MEASURES AND PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT AT LEAST THREE (3) DAYS PRIOR TO THE MEETING DATE.

CONTACT TEXAS EXCAVATION SYSTEM FOR EXISTING UTILITY LOCATIONS.
CLEAR SITE OF ANY EXISTING MATERIALS, DEBRIS AND VEGETATION ALONG CONSTRUCTION ROUTES.

BEGIN CONSTRUCTION OF PROJECT AS FOLLOWS:

- A) SET UP CONTRACTOR TRAILER/OFFICE AND TEMPORARY UTILITIES
B) ROUGH GRADE POND FOR DRAINAGE CONTROL
C) BEGIN EXCAVATION (COMPLY WITH OSHA AND CODES, ETC.)
D) INSTALL INFRASTRUCTURE MATERIALS (PIPE, FITTINGS, AND BEDDING MATERIAL, ETC.)
E) BEGIN BUILDING PAD/SLAB CONSTRUCTION
F) COMPLETE PIPE LAYING AND TESTING (COMPLY WITH SPECIFICATIONS)
G) COMPLETE BACKFILL (COMPLY WITH SPECIFICATIONS)
H) INSTALL CURB AND GUTTER
I) FINALIZE BUILDING CONSTRUCTION
J) FINALIZE PAVEMENT INSTALLATION

TEST STREET AND DRAINAGE CONSTRUCTION AS SPECIFIED.
REVEGETATE DISTURBED AREAS AS REQUIRED.

UPON ACCEPTANCE OF FINAL CONSTRUCTION AND PROPER REVEGETATION PER SPECIFICATIONS; REMOVE TEMPORARY EROSION CONTROLS.
MAINTAIN, REPAIR, OR REPLACE INTEGRITY OF EXISTING FENCES, PROPERTY CORNERS, AND LANDSCAPING AS REQUIRED.

National Flood Hazard Layer FIRMette



Legend
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
Without Base Flood Elevation (BFE)
Special Flood Hazard Areas
0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile
Other Areas of Flood Hazard
Area of Minimal Flood Hazard
Effective OMB
Area of Undetermined Flood Hazard
General Structures
Cross Sections with 1% Annual Chance
Water Surface Elevation
Coastal Tract
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Tract Baseline
Profile Baseline
Hydrographic Feature
Digital Data Available
No Digital Data Available
Unmapped
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.
This map complies with FEMA's standards for the use of digital flood maps (DFM) as well as described in the basemap shown complies with FEMA's basemap accuracy standards.
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/6/2024 at 2:05 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.
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STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
THIS PLAN SET FOR REVIEW ONLY
NOT FOR CONSTRUCTION

WARNING !!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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SANDLIN SERVICES, LLC
TPEL'S FIRM #21356
4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727

GENERAL NOTES (1 OF 2)
PROJECT CASE: XXXXXXX
12TH & COMAL

Table with 5 columns: #, REVISION DESCRIPTION, SIGNATURE, DATE, SHEET. Row 1: #, , , , 2. Row 2: #, , , , OF. Row 3: #, , , , 8.

ABBREVIATIONS AND DEFINITIONS	
A	AREA
ADA	AMERICANS WITH DISABILITIES ACT
AWMA	AMERICAN WATER WORKS ASSOCIATION
B-B	BACK TO BACK
BC	BEGIN CURVE
BC	BACK OF CURB
BCR	BEGIN CURB RETURN
BMP	BEST MANAGEMENT PRACTICE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL
CF5	CUBIC FEET PER SECOND
CITY	CITY, TOWN, OR OTHER LOCAL APPLICABLE JURISDICTION
CL	CENTERLINE
CONC	CONCRETE
CY	CUBIC YARD
DDMO	DEMOLITION
DG	DECOMPOSED GRANITE
EA	EACH
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GROUND/GRADE
EL	ELEVATION
ELEC	ELECTRICAL/ELECTRICITY
EPA	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
ESMT	EASEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
F-F	FACE TO FACE
FG	FINISHED GRADE/GROUND
FH	FIRE HYDRANT
FL	FLOWLINE
FL	FACE OF CURB
FT	FEET
HLL	HYDRAULIC GRADE LINE
LF	LINEAR FEET
LT	LEFT
MH	MANHOLE
MN	MINUTE/MINIMUM
NOI	NOTICE OF INTENT, REF. TC60 GENERAL PERMIT
NOT	NOTICE OF TERMINATION, REF. TC60 GENERAL PERMIT
NTS	NOT TO SCALE
OC	ON CENTER
OFF	OFFSET
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE/POINT OF COMPOUND CURVATURE
PG	PROPOSED GRADE
PI	POINT OF INFLECTION
PMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
RT	RIGHT
SF	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SY	SQUARE YARD
TAS	ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS
TC	TOP OF CURB
TC60	TEXAS COMMISSION OF ENVIRONMENTAL QUALITY
TEMP	TEMPORARY
TMDOT	TEXAS DEPARTMENT OF TRANSPORTATION
TXMUTCD	TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
TW	TOP OF WALL
TYP	TYPICAL
VC	VERTICAL CURVE
WTR	WATER
WW	WASTEWATER

SAFETY	
1.	CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL, AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
2.	EXISTING FIRE ZONES AS SHOWN ON SITE BY PAINTING CURBS, RED, STENCIL THE WORDS, "FIRE ZONE/TOR AWAY ZONE" IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AND AT INTERVALS NOT TO EXCEED 35 FEET.
3.	WARNING ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
4.	ALL FOC'S TO BE TWO 2 1/2 INCH SIAMSESE CONNECTIONS.
5.	THE CONTRACTOR SHALL FURNISH ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES, EXCAVATIONS, TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.

ACCESSIBLE PARKING NOTE:	
1.	BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER ADA) EXIST TO AND FROM DESIGNATED DOORS. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
2.	ALL ACCESSIBLE SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE CITY REQUIREMENTS.
3.	PARKING SPACES AND ACCESSIBLE SPACES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS. CURB RAMP COMPLIING WITH TAS SHALL BE PROVIDED AT ALL PASSENGER LOADING ZONES.
4.	EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A VERTICALLY MOUNTED OR SUSPENDED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY PER TAS. SPACES COMPLIING WITH TAS SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY WHEN REQUIRED.
(A)	CHARACTERS AND SYMBOLS ON SUCH SIGNS SHALL BE LOCATED 60" MINIMUM ABOVE THE GROUND, FLOOR, OR PAVING SURFACE SO THEY CANNOT BE OBTURED BY A VEHICLE PARKED IN THE SPACE.
(B)	SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL COMPLY WITH TAS.
(C)	CHARACTERS AND SYMBOLS ON OVERHEAD SIGNS SHALL COMPLY WITH TAS.
5.	SLOPES OF CURB RAMP SHALL COMPLY WITH TAS. TRANSITIONS FROM RAMP TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE ADJACENT TO GUTTERS AND ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
6.	SURFACES OF CURB RAMP SHALL COMPLY WITH TAS.
(A)	TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
(B)	FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMP SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
7.	EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL NOT BE OBTURED BY A VEHICLE PARKED THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC AND ANSI.
8.	SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
9.	THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
10.	ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:30.
11.	GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.

TRAFFIC CONTROL NOTES:	
1.	ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
2.	ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14' VERTICAL CLEARANCE.
3.	ALL PARKING SPACES SHALL HAVE A MINIMUM 7'-0" VERTICAL CLEARANCE.
4.	ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM.
5.	ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM.
6.	EACH COMPACT PARKING SPACE/ISLE WILL BE SIGNED SMALL CAR ONLY.
7.	PRIOR TO PERFORMING ANY WORK IN OR ON THE RIGHT OF WAY OF ANY CITY OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE CITY/STATE TRAFFIC ENGINEER'S OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC. THE SIGNING AND BARRICADEING SHALL CONFORM TO THE APPROPRIATE APPLICATIONS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE CITY/STATE TRAFFIC ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUPPLY THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL WIDTH LANE CLOSURES, PARTIAL LANE CLOSURES, OR CONSTRUCTION ADJACENT TO PAVEMENT, SHALL BE IDENTIFIED, SIGNED, AND BARRICADES ERECTED IN CONFORMANCE WITH THE APPLICABLE ARTICLES OF THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY'S REQUIREMENTS. ALL TRAFFIC PROTECTION, BOTH ONSITE AND OFFSITE SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

EARTHWORK NOTES AND REQUIREMENTS:	
1.	CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
2.	ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
3.	IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORKMANSHIP MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
4.	DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO THE GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
5.	THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS.
6.	A RETAINING WALL OVER 4 FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT.
7.	CONTRACTOR SHALL REMOVE EARTHEN MATERIAL, EXISTING SURFACES, AND STRUCTURES AS REQUIRED, ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.
8.	ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY MAXIMUM DRY DENSITY WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT.

**NOTE: ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE ENGINEER OR RECORDING OFFICE OF THE TEXAS ENGINEERING PRACTICES ACT**

**TRENCH EXCAVATION NOTES:**

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA, FOR ALL TRENCHES. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM JUNK, DEBRIS, AND OTHER HAZARDOUS MATERIALS.
- CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS, AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS, AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS; SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
- BRACING OF UTILITY POLES MAY BE REQUIRED WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.

**STORM WATER DISCHARGE AUTHORIZATION**

THE CONTRACTOR AND WHERE APPLICABLE SUBCONTRACTORS ARE RESPONSIBLE FOR:

- COMPLIANCE WITH ALL TC60 AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
- ENSURING THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TC60 AT LEAST 7 DAYS PRIOR TO CONSTRUCTION. AND THEY PROVIDE A COPY OF ALL SIGNED NOI'S TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.
- IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF IT APPLIES, IE. POST SITE NOTICE, INSPECTIONS, DOCUMENTATION AND SUBMISSION OF ANY INFORMATION, SUCH AS SWPPP, TO THE CITY AND EPA.
- SIGNING THE REQUIRED CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS STATED IN THE SWPPP IF PROVIDING SERVICES RELATED TO SWPPP.
- SUBMITTING TO THE CITY, AND RETAINING ON SITE DURING CONSTRUCTION, A COPY OF THE SWPPP INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATION, AND ANY REVISIONS.
- PRIMARY OPERATOR IS RESPONSIBLE FOR SUBMITTING A NOTICE OF TERMINATION (NOT) TO TC60 WITH 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND A VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREA AND ALL AREAS NOT COVERED BY STRUCTURES. A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED AND THE OPERATOR HAS AN ALTERNATIVE AUTHORITY UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

**CONSTRUCTION MEANS, METHODS, & SAFETY PROTECTION NOTES:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS, INCLUDING OSHA STANDARDS AND WITH ANY OTHER APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. THE CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS, SAFETY DEVICES, AND PROTECTIVE EQUIPMENT AND SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS UTILIZED BY THE CONTRACTOR AND HIS SUB-CONTRACTORS IN THE PERFORMANCE OF THEIR WORK AND SHALL TAKE ANY OTHER ACTIONS NECESSARY TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES ON THE JOB AND THE SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES, EQUIPMENT, AND FOR SAFETY PRECAUTIONS OR PROGRAMS, UNLESS SUCH MEANS, METHODS, TECHNIQUES OR PROCEDURES, EQUIPMENT, AND FOR SAFETY PRECAUTIONS OR PROGRAMS ARE SPECIFICALLY IDENTIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH SECTION 108.06 LABOR, METHODS, AND EQUIPMENT OF THE "STANDARD SPECIFICATIONS".

**INDEMNIFICATION**

THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE CITY, AND SANDLIN SERVICES, LLC, FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE CONTRACTOR'S WORK, IN ANY AND ALL CLAIMS AGAINST THE OWNER OR SANDLIN SERVICES, LLC, BY ANY EMPLOYEE OF THE CONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR OR ANYONE FOR WHOM THE CONTRACTOR MAY BE LIABLE. THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OF DAMAGES, COMPENSATION, OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR UNDER WORKER'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

**GENERAL NOTES AND REQUIREMENTS:**

- ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN, AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS/TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC.... TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
- ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY, GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
- THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
- THE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
- SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
- CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
- RIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
- TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
- THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN.
- THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITION AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF A DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS, AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THEIR OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.
- THE CONTRACTOR SHALL COMPLY WITH JURISDICTIONAL "GENERAL NOTES" FOR CONSTRUCTION, JURISDICTIONAL NOTES SHALL SUPERCEDE ANY CONFLICT WITH THE SANDLIN SERVICES, LLC. NOTES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITH OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE IS NEAR PUBLIC AND PRIVATE UTILITIES.
- CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION.
- THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
- THE IMPLIED PREFERENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF AREAS THAT MAY OR MAY NOT EXIST WITHIN THE BUILDING AND ABOVE GROUND UTILITY LOCATIONS. THE IDENTIFICATION AND SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVE GROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS.
- THE CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES, THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES.
- ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
- CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
- CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEE.
- ALL SYMBOLS SHOWN ON THESE PLANS ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
- COMPLIANCE WITH COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES WITH 100 OR MORE EMPLOYEES.
- CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER.
- THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWINGS FOR UTILITIES AND DETENTION AREAS TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL OF MINIMUM OF 4 WEEKS PRIOR TO ORDERING.
- REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR, OR ANY SUBCONTRACTOR, OR ANY SUPPLIER. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALIFIED OWNER'S REPRESENTATIVE BOTH DURING THE COURSE OF CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. THE INSPECTOR SHALL HAVE AUTHORITY OVER MATERIALS OF CONSTRUCTION, METHODS OF CONSTRUCTION, AND WORKMANSHIP, TO ENSURE COMPLIANCE WITH WORKING DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FOR REASONABLE TESTS AND PROOF OF QUALITY OF MATERIALS AS REQUESTED BY THE INSPECTOR. UPON DUE DILIGENCE, WHICH SHALL INCLUDE WEATHER CONDITION OR NON-ADHERENCE TO THE APPROVED PLANS AND SPECIFICATIONS, THE INSPECTOR SHALL HAVE THE AUTHORITY TO STOP CONSTRUCTION.
- WHERE SECTION, SUB-SECTION, SUBDIVISION, OR PROPERTY MONUMENTS ARE ENCOUNTERED, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL PROPERTY MARKERS UNTIL AN OWNER OR AUTHORIZED SURVEYOR HAS WITNESSED OR REFERENCED THEIR LOCATION.
- CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 48 HOURS PRIOR TO CONNECTING TO OR INSTALLING ANY PUBLIC SEWER OR WATER MAINS.

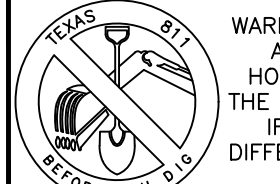
**BUILDING COORDINATION & CONSTRUCTION NOTES:**

- THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5- FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5- FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
- THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO SANDLIN SERVICES, LLC, BY THE PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN IS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE ABOVE STATED ARCHITECTURAL AND STRUCTURAL FOOTPRINTS AND THEREFORE A PRELIMINARY PORTION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC....) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. ANY DIFFERENCES FOUND SHALL BE REPORTED TO SANDLIN SERVICES, LLC, IMMEDIATELY.
- THE CONTRACTOR SHALL FURNISH LOCAL JURISDICTION STANDARD MATERIALS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT, AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE SPECIFIC AND DETAILED SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH ALL APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.
- THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR, AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS THE EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY.
- ALL CONSTRUCTION SURVEYING AND STAKING SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS, PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITION AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF A DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS, AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THEIR OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.
- THE CONTRACTOR SHALL REVIEW ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
- NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHOULD BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, OWNER, AND IF APPLICABLE THE CITY.
- THE CONTRACTOR SHALL AS THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS, PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY OWNER/ENGINEER OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT ALL TIMES A COPY OF THE CONSTRUCTION PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP, AND INSPECTION REPORTS.
- THE CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.
- THE CONTRACTOR TO COORDINATE WITH PROJECT ARBORIST TO TRIM TREES TO ENSURE VISIBILITY NEAR PARKING AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII TO BE 2' UNLESS OTHERWISE NOTED.
- ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED.
- SIDEWALKS CITY PARK ROAD ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE.
- WHEN CONCRETE IS PLACED ABUTTING STRUCTURES, FOUNDATIONS OR EXISTING SIDEWALKS, A BOND BREAKER CONSISTING OF 1" PUF AND ELASTOMERIC SEALANT SHALL BE USED FULL DEPTH UNTIL OTHERWISE NOTED.
- SIDEWALK RAMP FOR ADA SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
- CONSTRUCTION STAKING, LAYOUT, AND GRADING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR USING THE BASIC TOPOGRAPHIC SURVEY CONTROLS. THE CONTRACTOR SHALL VERIFY SURVEY CONTROLS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN THE SURVEY CONTROLS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY CONTROLS REQUIRED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ANY SIDEWALKS, FENCES, AND OTHER ITEMS NOT SHOWN TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.




THIS PLAN SET FOR REVIEW ONLY  
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#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
3				3
				OF
				8



WARNING !!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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SERVICES, LLC

TPBELS FIRM #21356  
4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727

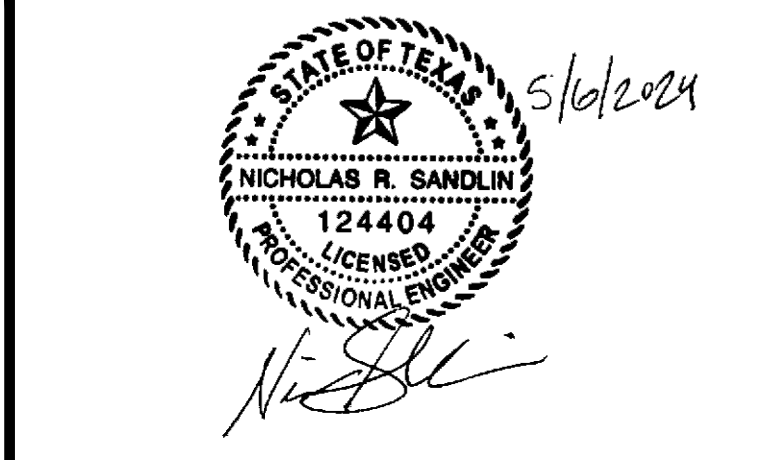
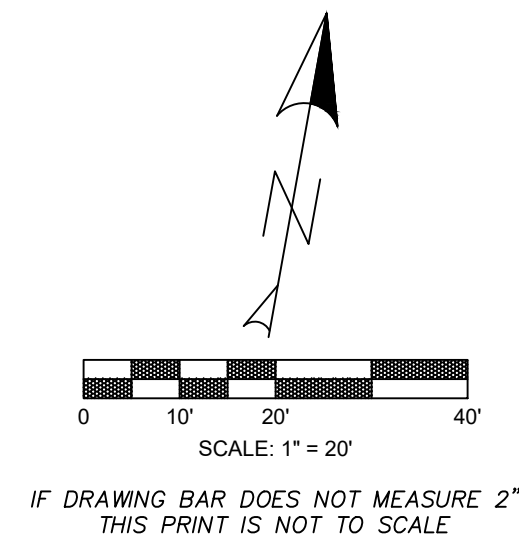
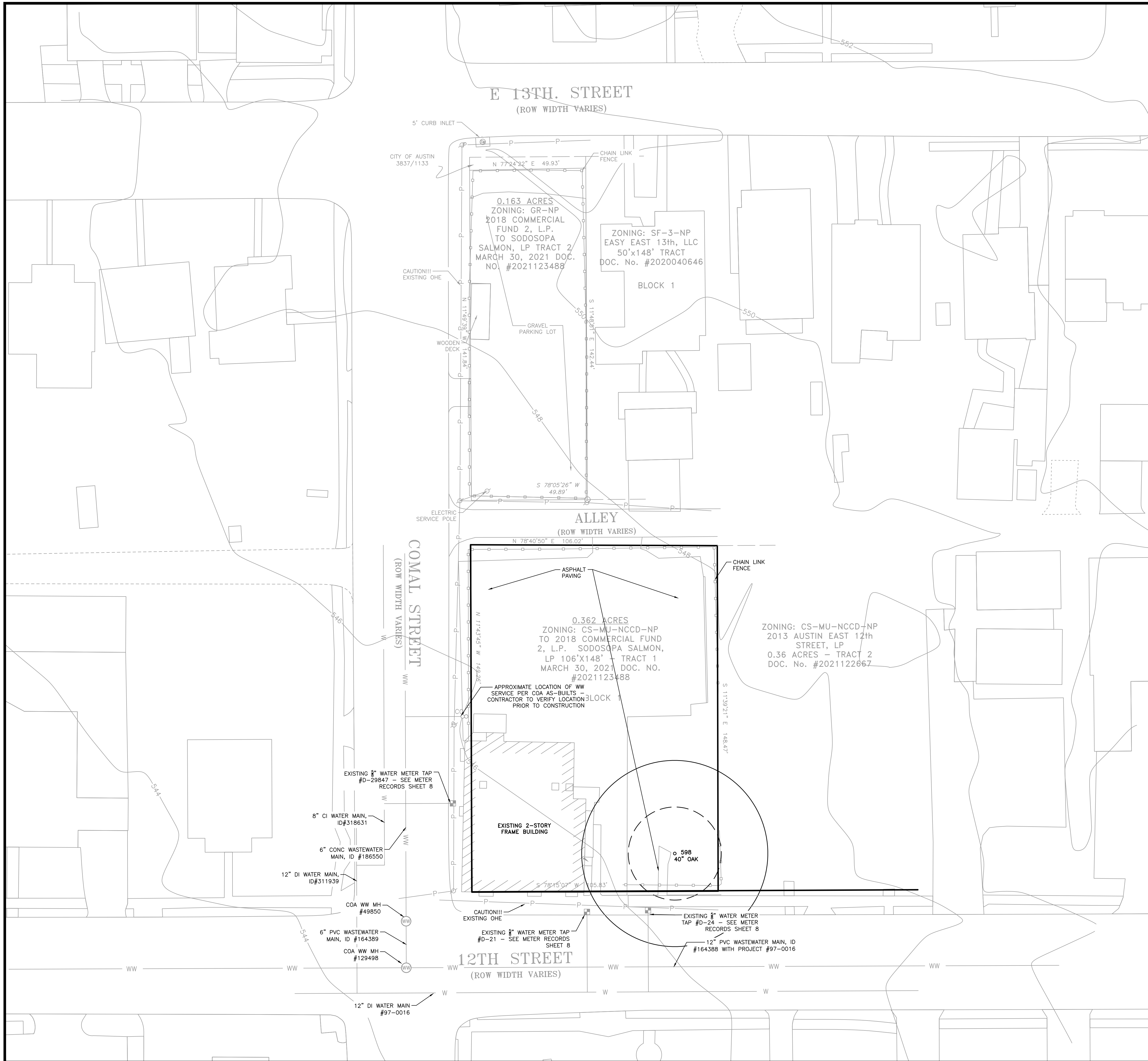
GENERAL NOTES (2 OF 2)

PROJECT CASE: XXXXXXX

12TH & COMAL



G:\Shared drives\Sandlin Services LLC\Sandlin Services Projects\Real Estate Division\03-0048-003 12th & Comal Demo Plan\CAD\Demo Plan Sheets\12 EXISTING EXISTING CONDITIONS Plotted May 10, 2024 at 9:25am by Engineer | Last Saved by Engineer



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EXISTING CONDITIONS AND DEMOLITION PLAN LEGEND	
	PROPOSED PROPERTY / PROJECT BOUNDARY LINE
	EXISTING R.O.W./PROPERTY LINE
	EXISTING EASEMENT LINE
	FIRE LANE
	STREET CENTERLINE
	FENCE
	EXISTING CONCRETE SIDEWALK
	EXISTING TRANSFORMER PAD
	EX. WATER LINE
	EX. WASTEWATER
	EX. STORM SEWER LINE
	EX. FIRE HYDRANT
	EX. WATER METER
	EX. WASTEWATER MANHOLE
	EX. CLEAN OUT
	FITTINGS AS NOTED
	GATE VALVE AS NOTED
	BACK FLOW PREVENTER
	EXISTING TREE (TO REMAIN)
	EXISTING TREE (TO BE REMOVED)
	EXISTING CONTOURS
	FLOW ARROW

SITE DATA - 1500 E 12TH	
PROPOSED	
TOTAL SITE AREA	0.36 AC / 15,768 SF
EXISTING ZONING	CS-MU-NCCD-NP
EXISTING IMPERVIOUS COVER	0.27 AC / 11,903 SF = 75.5%

WARNING !!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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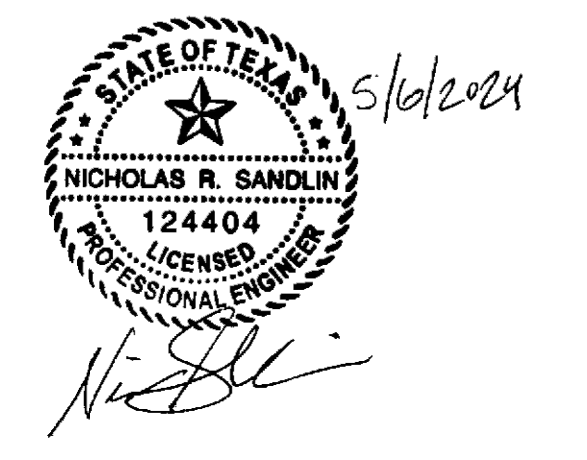
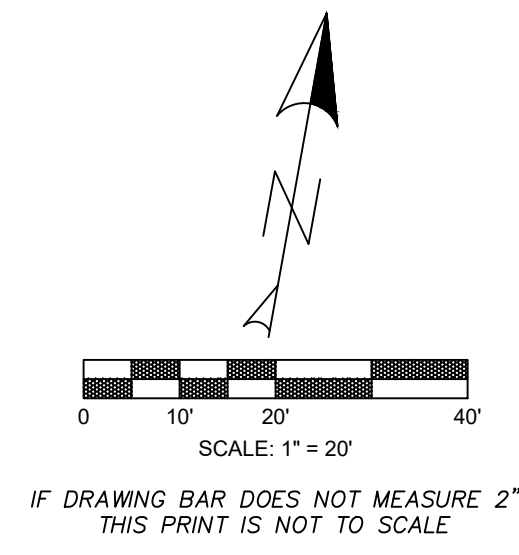
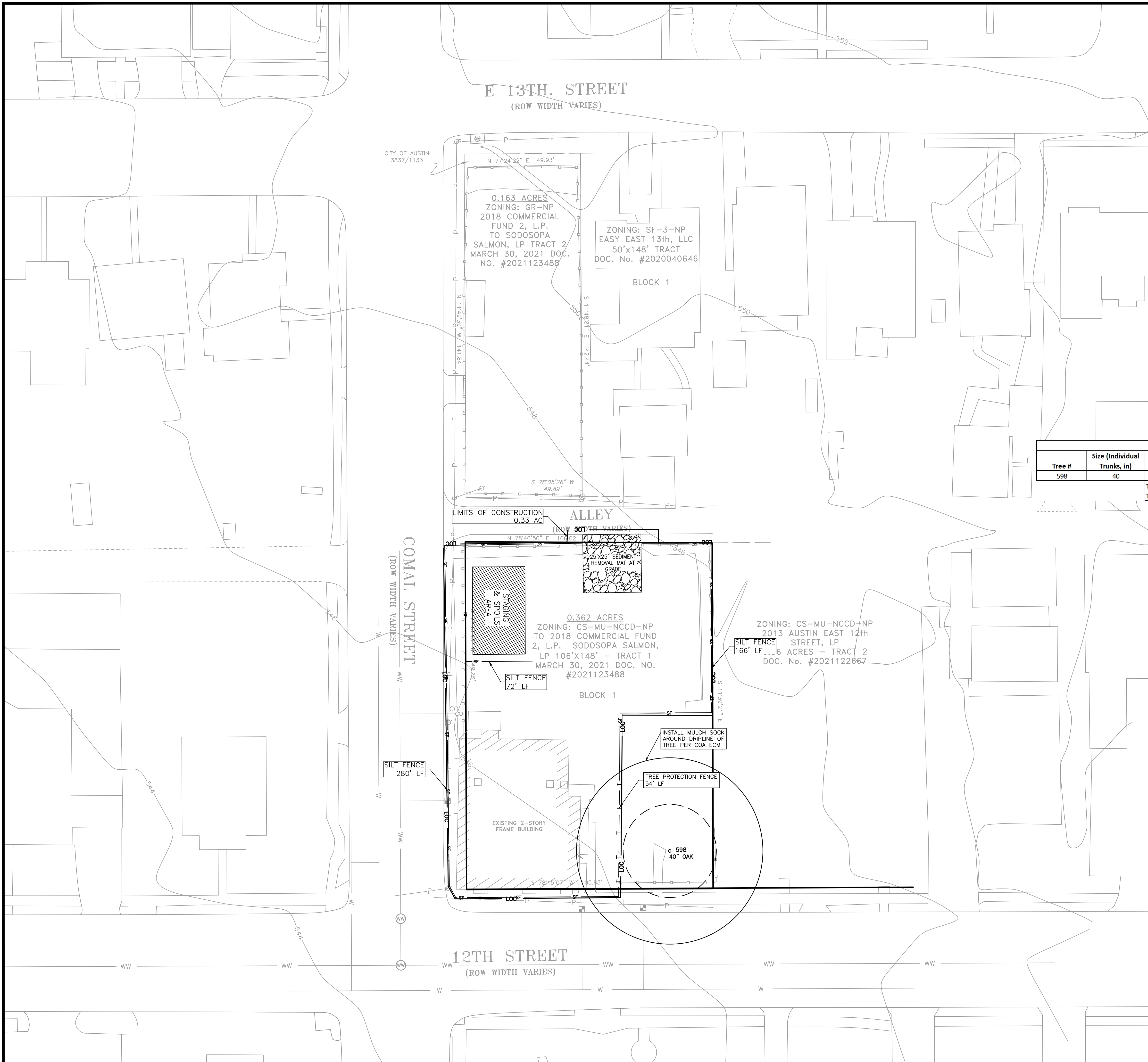
EXISTING CONDITIONS

PROJECT CASE: XXXXXXXX

**12TH & COMAL**

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
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				OF
				8

G:\Shared drives\Sandlin Services LLC\Sandlin Services Projects\Real Estate Division\03-0048-003 12th & Comal Demo Plan\CAD\Demo Plan Sheets\5 12 EROSION CONTROL PLAN Plotted May 10, 2024 at 9:26am by Engineer | Last Saved by Engineer



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**EROSION CONTROL LEGEND**

- PROPOSED PROPERTY / PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- LIMITS OF CONSTRUCTION
- SILT FENCE
- TREE PROTECTION FENCE
- STAGING & TEMPORARY SPOILS AREA
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- TEMPORARY ROCK BERM
- AREA INLET PROTECTION
- CURB INLET PROTECTION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREE (TO REMAIN)
- EXISTING TREE (TO BE REMOVED)

**NOTE:** ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.

**TREE Table From 2-8-24**

Tree #	Size (Individual Trunks, in)	1/2 Critical Root Zone (ft)	Species	Save/Remove
598	40	20.00	Oak	Save
<b>Total Tree DBH To Remain (in)</b>				40
<b>Total Tree DBH To Be Removed (in)</b>				40

- EROSION CONTROL NOTES:**
- LIMITS OF CONSTRUCTION 0.33 AC
  - ALL STAGING & STORAGE SHALL OCCUR WITHIN THE BOUNDARIES OF THE PROPERTY AND LIMITS OF CONSTRUCTION.
  - INSTALL EROSION CONTROLS PER PLAN, WITH THE APPROVAL OF THE ENVIRONMENTAL INSPECTOR, ADJUST AS NEEDED DURING CONSTRUCTION.
  - CONTRACTOR SHALL REMOVE ALL SILT AND DEBRIS FROM ALL EXISTING OR NEWLY PAVED SURFACES AT THE END OF CONSTRUCTION.
  - TEMPORARY STAGING & STORAGE AREA/TEMPORARY SPOILS AREA IS TO BE USED DURING NORMAL WORK HOURS (7 A.M. TO 7 P.M.). ONCE CONSTRUCTION IS COMPLETE, CONTRACTOR SHALL REMOVE ALL SILT AND DEBRIS FROM AREA AND RESTORE TO ORIGINAL CONDITION OR BETTER.
  - ALL INLETS SHALL HAVE INLET PROTECTION IN PLACE UNTIL THE COMPLETION OF GRADING AND REVEGETATION.
  - IN AREAS WHERE SILT FENCE IS TO BE INSTALLED CROSSING CONTOURS, J-HOOKS SHALL BE ADDED TO THE SILT FENCE EVERY 100 FEET.
  - STABILIZATION OF ALL SLOPES 3:1 OR GREATER, SUITABLE MATING (TYPE I) WILL BE UTILIZED IN CONJUNCTION WITH REVEGETATIVE EFFORTS ONSITE. CHANNEL STABILIZATION WILL USE TYPE II.

**WARNING !!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.**

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**EROSION CONTROL PLAN**

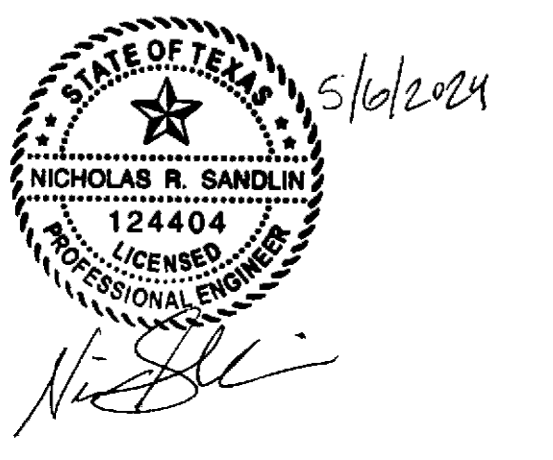
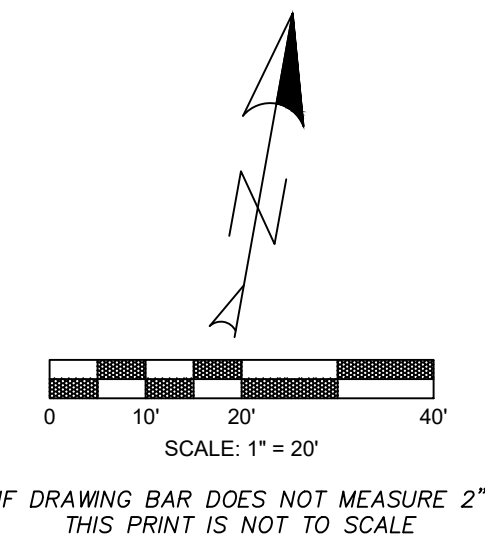
PROJECT CASE: XXXXXXXX

**12TH & COMAL**

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
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### E 13TH. STREET (ROW WIDTH VARIES)

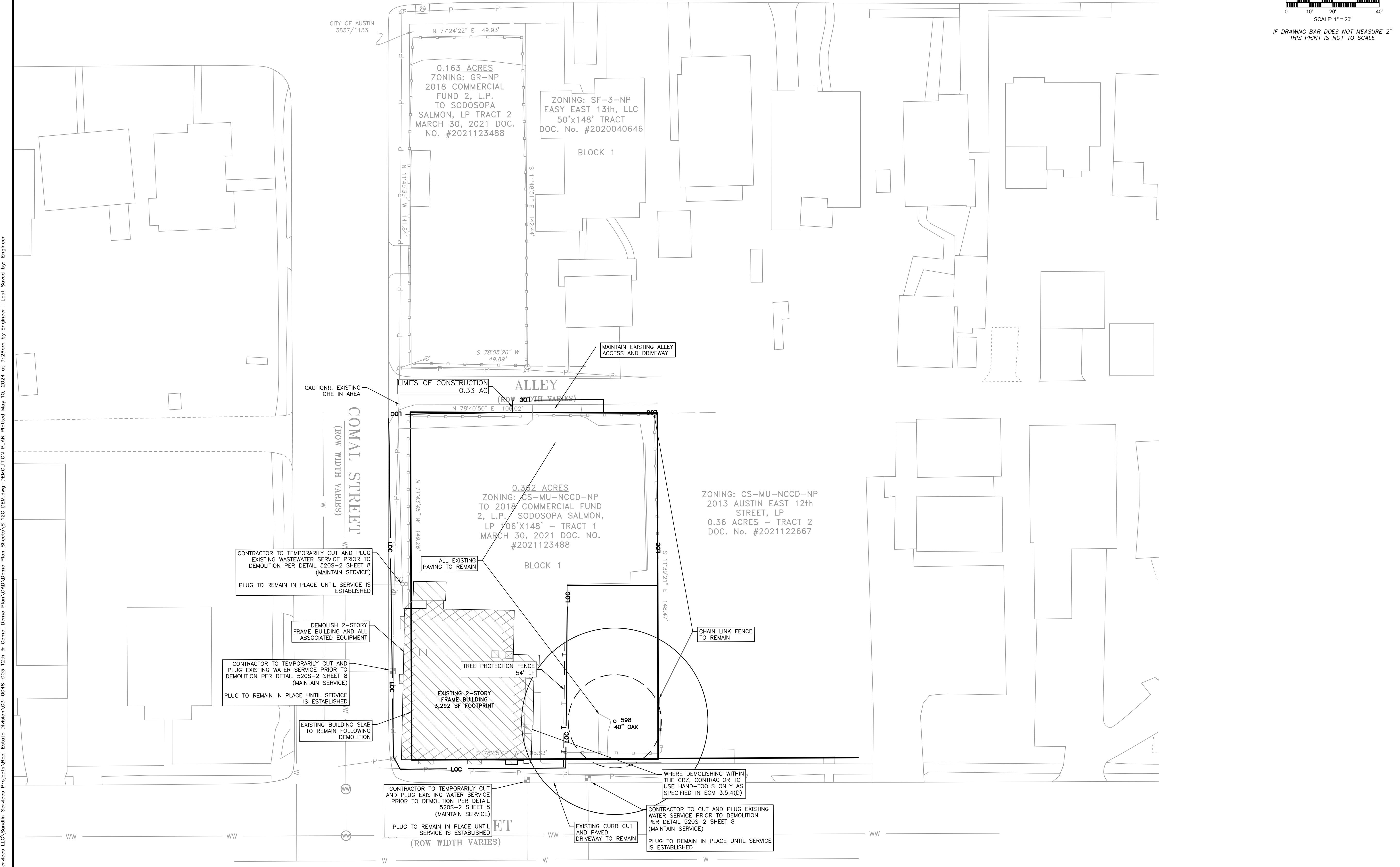


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EXISTING CONDITIONS AND DEMOLITION PLAN LEGEND			
	PROPOSED PROPERTY / PROJECT BOUNDARY LINE		
	EXISTING R.O.W./PROPERTY LINE		
	EXISTING EASEMENT LINE		
	FIRE LANE		
	STREET CENTERLINE		
	FENCE		
	EXISTING CONCRETE SIDEWALK		
	EXISTING TRANSFORMER PAD		
	EX. WATER LINE		EX. FIRE HYDRANT
	EX. WASTEWATER		EX. WATER METER
	EX. STORM SEWER LINE		EX. WASTEWATER MANHOLE
	FITTINGS AS NOTED		WW CLEAN OUT
	GATE VALVE AS NOTED		UTILITY POLE
	BACK FLOW PREVENTER		EXISTING TREE (TO REMAIN)
	EXISTING TREE (TO BE REMOVED)		EXISTING TREE (TO BE REMOVED)
	EXISTING CONTOURS		FLOW ARROW

- NOTES:
- A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
  - TREE PROTECTION FENCING IS REQUIRED FOR ALL TREES WITHIN THE LIMITS OF DESTRUCTION ON SITE BEFORE DEMOLITION OCCURS. WHERE FENCING CANNOT BE PLACED TO PROTECT THE EXTENT OF THE CRZ WITH NATURAL GROUND COVER, PROVIDE AN 8" LAYER OF ORGANIC HARDWOOD MULCH OUTSIDE OF THE FENCING.
  - STRAPPING 2X4 OR THICKER LUMBER (TO MATCH HEIGHT OF BUILDING) SECURELY AROUND TREE TRUNK, BUTTRESS ROOTS, AND ROOT FLARE, IS REQUIRED IF FENCING CANNOT GO AROUND THE ENTIRE HALF CRZ.
  - IF PRUNING IS NECESSARY DURING DEMOLITION, IT SHOULD TAKE PLACE PRIOR TO THE START OF THE DEMOLITION PROCESS. IT MUST BE PERFORMED BY A QUALIFIED ARBORIST AND NO MORE THAN 25% IS PERMITTED.
  - CONTRACTOR TO CAP AND PLUG WATER/WASTEWATER SERVICES PER THE PLUMBING CODE AND DETAIL 5205-2 SHEET 8 ON PRIVATE PROPERTY WITHIN 5' OF THE PROPERTY LINE.

- METER RETURN NOTE:
- COORDINATE WITH CITY OF AUSTIN INSPECTOR FOR METER RETURN(S) TO AUSTIN WATER.



**WARNING !!!** CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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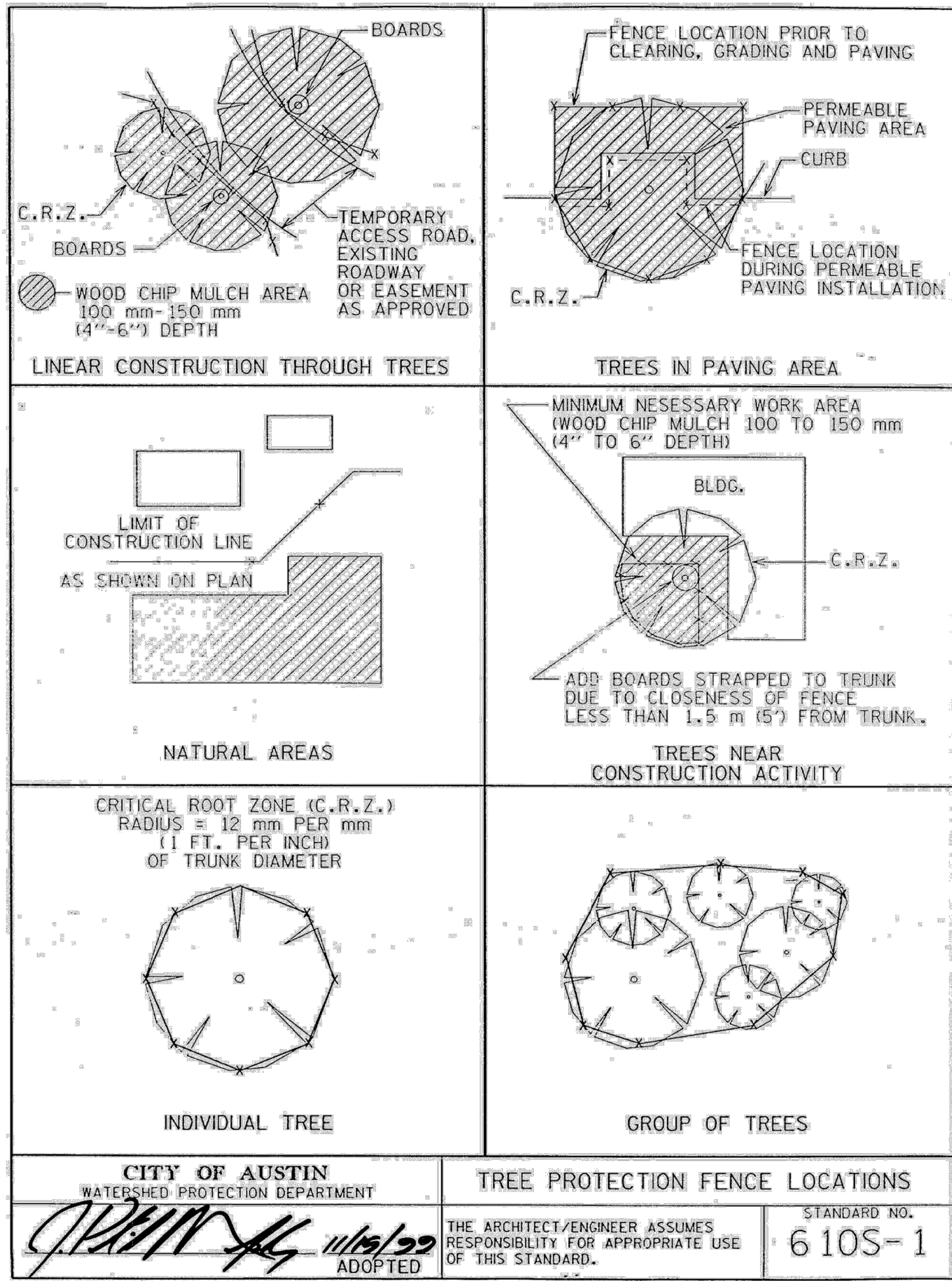
TBPELS FIRM #21356  
4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727

## DEMOLITION PLAN

PROJECT CASE: XXXXXXXX  
**12TH & COMAL**

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
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				OF
				8





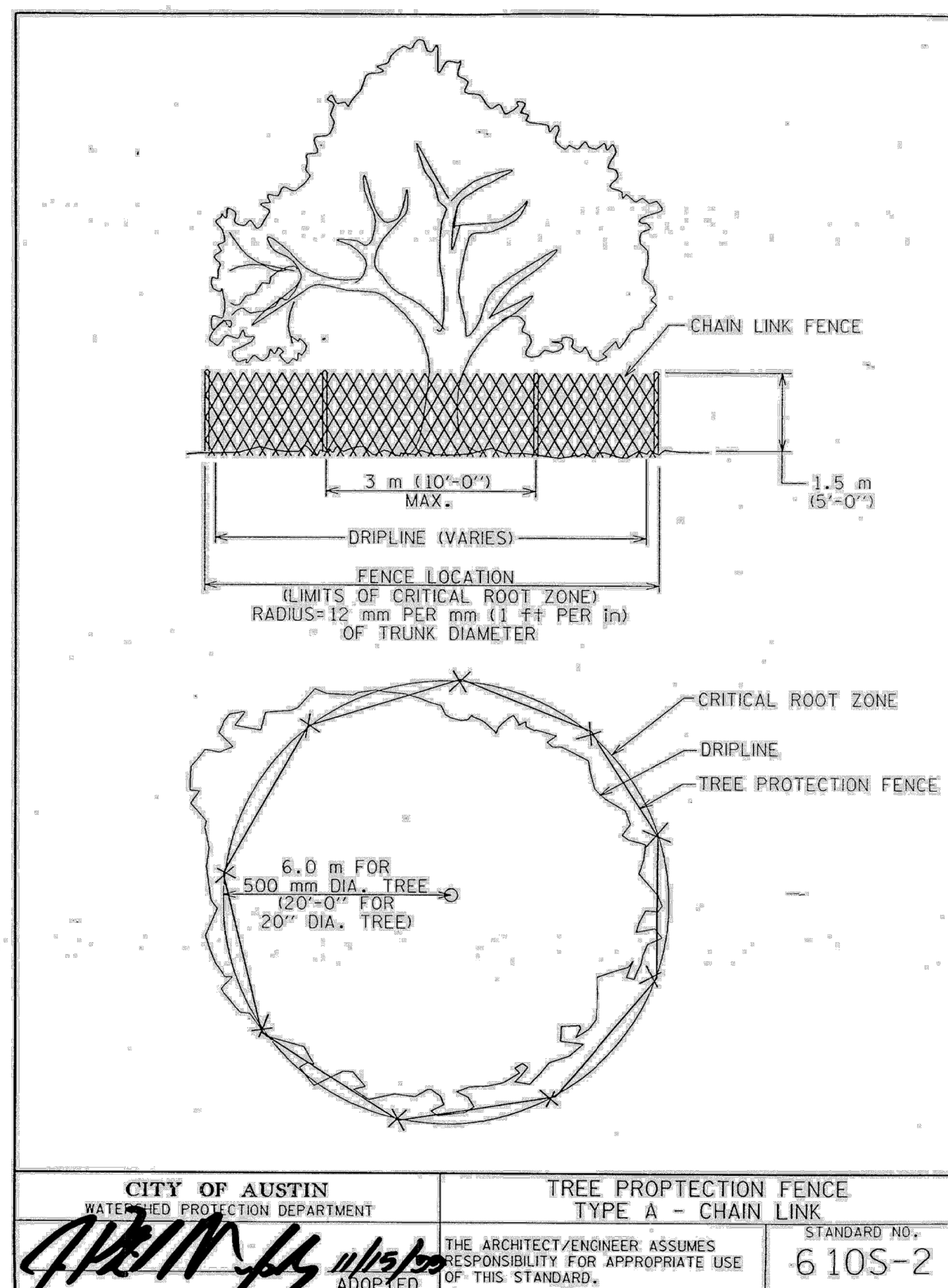
**CITY OF AUSTIN**  
WATERSHED PROTECTION DEPARTMENT

**TREE PROTECTION FENCE LOCATIONS**

STANDARD NO. 610S-1

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

APPROVED 11/15/20



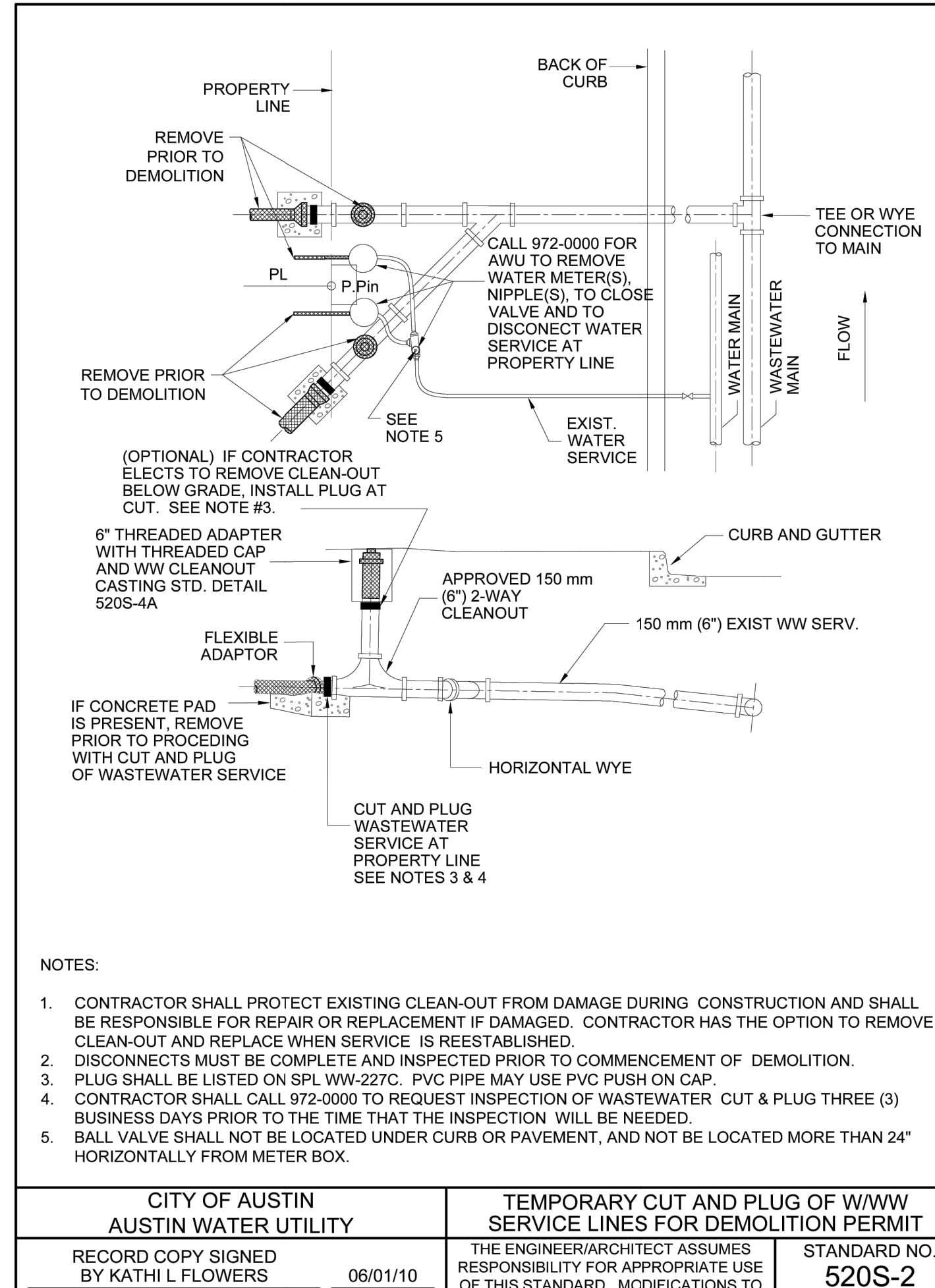
**CITY OF AUSTIN**  
WATERSHED PROTECTION DEPARTMENT

**TREE PROTECTION FENCE TYPE A - CHAIN LINK**

STANDARD NO. 610S-2

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

APPROVED 11/15/20



**CITY OF AUSTIN**  
AUSTIN WATER UTILITY

**TEMPORARY CUT AND PLUG OF WWW SERVICE LINES FOR DEMOLITION PERMIT**

RECORD COPY SIGNED BY KATHI L FLOWERS 06/01/10 ADOPTED

THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.

STANDARD NO. 520S-2 1 OF 1

**NOTES:**

- CONTRACTOR SHALL PROTECT EXISTING CLEAN-OUT FROM DAMAGE DURING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT IF DAMAGED. CONTRACTOR HAS THE OPTION TO REMOVE CLEAN-OUT AND REPLACE WHEN SERVICE IS REESTABLISHED.
- DISCONNECTS MUST BE COMPLETE AND INSPECTED PRIOR TO COMMENCEMENT OF DEMOLITION.
- PLUG SHALL BE LISTED ON SPL WW-227C. PVC PIPE MAY USE PVC PUSH ON CAP.
- CONTRACTOR SHALL CALL 972-0000 TO REQUEST INSPECTION OF WASTEWATER CUT & PLUG THREE (3) BUSINESS DAYS PRIOR TO THE TIME THAT THE INSPECTION WILL BE NEEDED.
- BALL VALVE SHALL NOT BE LOCATED UNDER CURB OR PAVEMENT, AND NOT BE LOCATED MORE THAN 24" HORIZONTALLY FROM METER BOX.

STATE OF TEXAS  
NICHOLAS R. SANDLIN  
124404  
LICENSED PROFESSIONAL ENGINEER

5/16/2024

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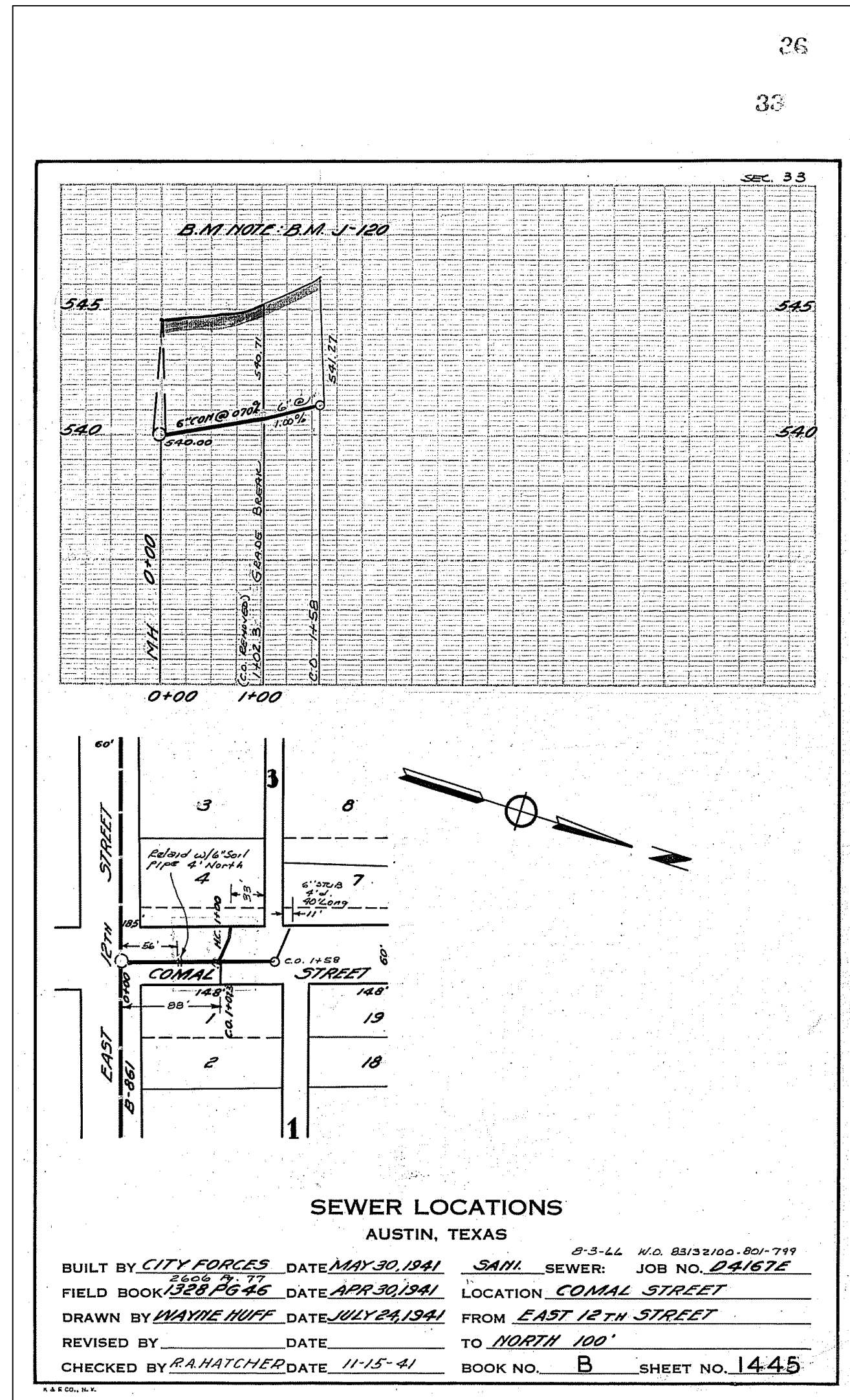
COA TAP RECORD INFORMATION FOR REFERENCE

**SERVICE RECORD**

**EAST 12th STREET 1500 BLOCK**

ST. NO.	TAP NO.	ST. NO.	TAP NO.	ST. NO.	TAP NO.	ST. NO.	TAP NO.
1500-1502	D-21	1522	D-28	1501-1503	D-30		
1502	E-25847			1503	D-316		
1506	D-24			1507	D-31		
				1509	D-322		
1510	D-25 2170			1511	D-32 C-3889		
1514	D-26			1515	D-317 14071		
1518	D-27 5475						

WASTEWATER PROFILE FOR REFERENCE



WARNING !!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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CONSTRUCTION DETAILS  
(2 OF 2)

PROJECT CASE: XXXXXXXX  
12TH & COMAL

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
				8
				OF
				8

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**City of Austin  
Development Services Department  
Land Status Determination  
1995 Rule Platting Exception**

**February 22, 2022**

File Number: **C8I-2022-0054**

Address: **1500 E 12TH ST**

Tax Parcel I.D.# **0208090119**

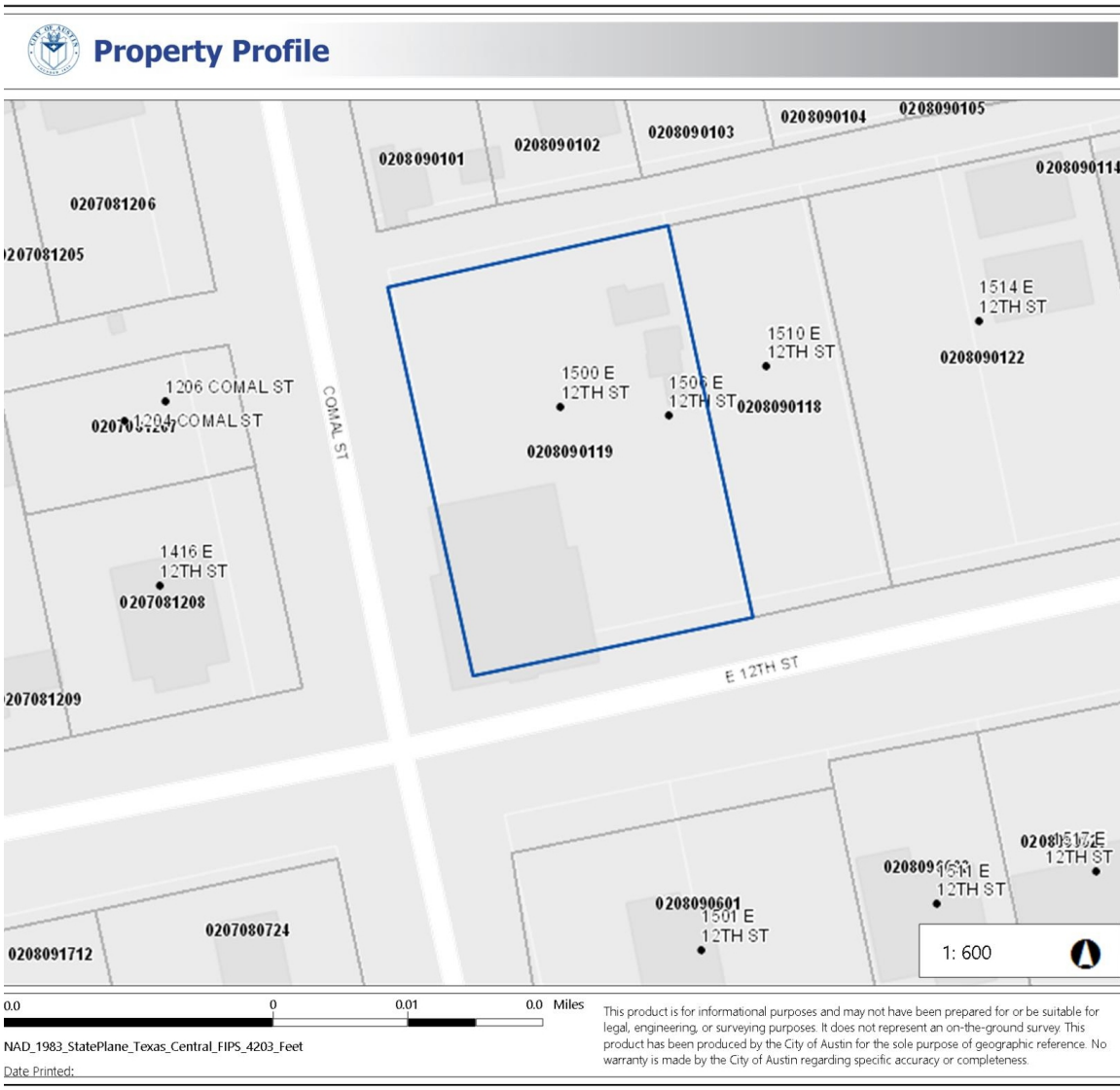
Tax Map Date: **02/22/2022**

The Development Services Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being **Tract 1: 106 feet by 148 feet, Block 1 of CR John's & CO Subdivision of Outlot 36, Division B** in the current deed, recorded on **June 02, 2021**, in **Document #2021123488, Travis County Deed Records**. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **March 26, 1992**, in Volume **11651, Page 0579, Travis County Deed Records**. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water** service on May 11, 1950. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: Amy Combs  
Representative of the Director  
**Development Services Department**





# LEAD COMMERCIAL

## 1500 E. 12<sup>TH</sup> STREET · AUSTIN, TEXAS 78702 Mixed-Use For Lease



**ADDRESS** 1500 E. 12th Street, Austin, TX 78702

**SUBMARKET** East Austin

**LOT SIZE** 15,688 SF

**BUILDING SIZE** 4,913 SF

**ZONING** CS-MU-NCCD-NP

**PROPERTY TYPE/USE** Mixed-use

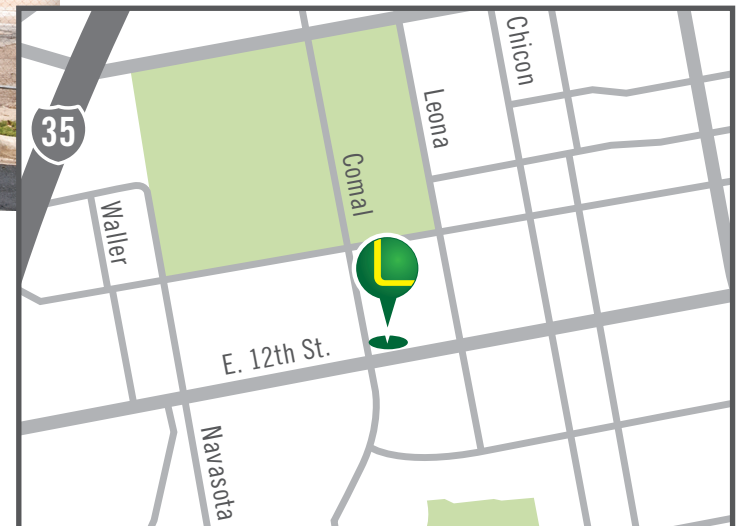
**RATE** Negotiable

**Perry Horton**  
m. 512-415-4565

**Julie Jumonville**  
m. 512-431-8526

[www.leadcommercial.com](http://www.leadcommercial.com)  
2007 S. 1st Street, Suite 102  
Austin, TX, 78704  
t. 512-467-2222

- Potential for countless uses
- Creative opportunity
- Single tenant opportunity
- Large lot / great parking
- Easy access to major thoroughfares
- External signage available
- Walk-able to many east side amenities
- .50 miles to IH-35



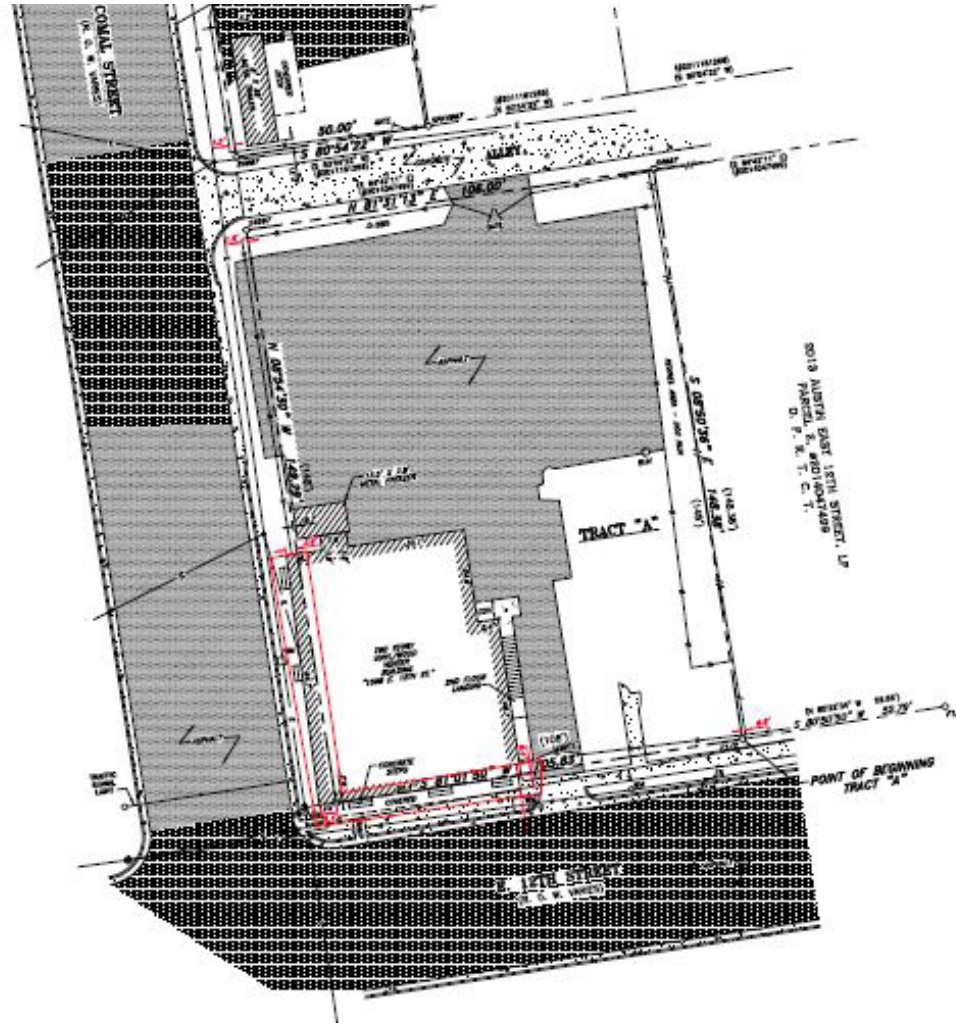




# LEAD COMMERCIAL

## SURVEY

1500 E. 12<sup>TH</sup> STREET · AUSTIN, TEXAS 78702 Mixed-Use For Lease



CAUSE NO. \_\_\_\_\_

STATE OF TEXAS	§	IN THE MUNICIPAL COURT
	§	
VS	§	CITY OF AUSTIN
	§	
SODOSOPA SALMON LP	§	IN TRAVIS COUNTY, TEXAS

**AFFIDAVIT FOR WARRANT OF ARREST AND DETENTION**

The undersigned Affiant, **Inspector Willis Adams #13067**, who after being duly sworn by me, on oath, makes the following statement:

Inspector Willis Adams has good reason to believe and does believe that on or about **September 21, 2023**, **Sodosopa Salmon LP** did commit the offense of violating Austin City Code, § 25-11-32, fail to obtain Building Permit. Municipal Court #65113.

The forgoing statement is based upon information observed by **Inspector Willis Adams**, a credible person working for the City of Austin Development Services Department-Code Compliance, who personally observed such offense: **THIS INCIDENT OCCURRED IN TRAVIS COUNTY, TEXAS, WITHIN THE TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN.** To wit: Being the owner of the property at **1500 E. 12<sup>th</sup> Street Bldg. B, Sodosopa Salmon LP** failed to obtain a building permit for work conducted in the interior of the permanent structure.

On August 3, 2020, the City of Austin Development Services Department-Code Compliance received a code complaint regarding the property located at 1500 E. 12<sup>th</sup>. Street Bldg. B Austin TX. 78702. On August 7, 2020, Inspector Willis Adams conducted an inspection of said location and observed a commercial property structure, with structural damage, and what appeared to be work occurring inside of the structure. Inspector Adams observed two, twenty foot roll away dumpsters, full of debris, staged in the parking lot. Inspector Adams documented his findings with case notes and photographs. Inspector Adams sent a code violation notice to the property owner. Inspector Adams could not locate any building permits for the property. Inspector Adams researched the Travis Central Appraisal Records and found that **Sodasopa Salmon LP**, with a mailing address of 1108 Lavaca St. STE 110-348 Austin TX. 78701-2172, is the owner of the property at 1500 E. 12<sup>th</sup>. Street Bldg. B. Inspector Adams continued to conduct follow up inspections at 1500 E. 12<sup>th</sup>. Street Bldg. B.


On May 23, 2023, Inspector Willis Adams conducted a follow up inspection at 1500 E. 12<sup>th</sup> Street Bldg. B. Inspector Adams observed repairs and additions to the vacant structure. Inspector Adams searched the Amanda Database and did not find a build permit on file for the work performed. Inspector Adams observed the property in continued violation, work without permit. On May 24, 2023, Inspector Adams sent by certified mail a notice of violation addressing the violation and providing a remedy time frame of 30 days to comply. The notice of code violation's certified mail green card was returned executed on May 31, 2023, thus meeting the notification requirements of the Austin Development Services Department-Code Compliance.

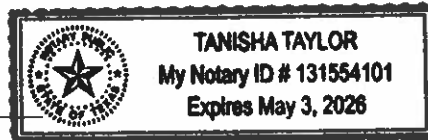
On September 21, 2023, Inspector Willis Adams visited the property at 1500 E. 12<sup>th</sup>. Street Bldg. B to conduct a follow-up inspection. Inspector Adams observed the property in continued violation, work without building permit. Inspector Adams researched the Amanda Database and did not find a build permit on file for the work performed.

Pursuant to Department policy and official duties as an inspector for the City of Austin, Inspector Willis Adams documented the violation on September 21, 2023, by taking digital photographs, a copy of which photographs are attached to this affidavit and incorporated by reference herein as evidence in support of this affidavit.

  
\_\_\_\_\_  
Affiant Signature

SWORN TO AND SUBSCRIBED before me by said Affiant on this the 20<sup>th</sup> day of  
October, 2023.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas  
My commission expires:



**OR**

\_\_\_\_\_  
Deputy Court Clerk  
Municipal Court, City of Austin, Texas

---

**JUDICIAL REVIEW**

On this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I hereby acknowledge I have examined the forgoing affidavit and have determined that probable cause exists for the issuance of an arrest warrant for the individual accused therein.

---

**Judge of the Municipal Court, Austin Texas**

---

**Do not write below this line - For Court use only if needed.**

Sent to Prosecutor by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_ (Prosecutor)

File Charge(s): yes/no \_\_\_\_\_

Offense(s) # Charged: \_\_\_\_\_

---

**CASE INFORMATION**

**Date of Offense: September 21, 2023**

**Offense: 25-11-32 Commercial**

**Work Without Permit**

**Municipal Court Number: 65113**

**Where Offense Occurred: 1500 E. 12st St Austin Tx. 78702**

**Name of Person of whom complaint is being filed on SODOSOPA SALMON LP**

**ADDRESS: 1108 Lavaca St. #110-348 Austin Tx. 78701**

**Telephone Number:**

**Race:            Sex:            Date of Birth:**

**Name of Witness: Willis Adams #13067**

**Code Inspector contact information:**

- [Willis.Adams@austintexas.gov](mailto:Willis.Adams@austintexas.gov)
- 512-599-1593

**Has same offense occurred within the last calendar year?**

**If so, when?**

**Were charges filed?**

**Disposition:**

**DSD CODE : CV# 2020-117536 / CL 2024-071812**









# Location Map



Subject Property



Parcels

**Austin Code Department**  
**City of Austin**

CASE #

LOCATION: 1500 E 12th St



**AUSTIN CODE**  
**DEPARTMENT**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative location of property boundaries. This product has been produced by the Austin Code Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness. Produced by STOKES & the Austin Code Department - 04/12/2021

# Road Map



Subject Property

**Austin Code Department**  
**City of Austin**

CASE #:

LOCATION: 1500 E 12Th St






**AUSTIN CODE**  
**DEPARTMENT**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative location of property boundaries. This product was produced by the Austin Code Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness. Produced by STOKES/ the Austin Code Department - 04/12/2021

# Structures Map



-  Structures
-  Parcels
-  Subject Property

**Austin Code Department**  
**City of Austin**

CASE #.

LOCATION: 1500 E 12Th St



**AUSTIN CODE**  
**DEPARTMENT**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative location of property boundaries. This product has been produced by the Austin Code Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness. Produced by STOKES, the Austin Code Department - 04/12/2021

CC697

## OWNER VERIFICATION FORM

**Date:** April 20, 2021

**Parcel Number:** 208090119

**Plant Current Through:** April 6, 2021

**Property Address:** 1500 E. 12<sup>th</sup> St.

### Legal Description

106 feet by 148 feet, of C. R. John's & Co., of Outlot 36, Division B, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 1, Page 3, of the Plat Records of Travis County, Texas and being that same property as Tract 1 conveyed in Doc. No. 2019000545

### Current Owner Information

2018 Commercial Fund 2, LP  
603 W. 8<sup>th</sup> St.  
Austin, TX 78701

### Lienholder & Real Property Record Ref. (Vol./Page)

1. 2019000548 (2019000549, 2020099406) Guaranty Bank & Trust, N.A., 7004 Bee Caves Rd., Building 3, Suite 315, Austin, TX 78746

### Involuntary Liens, Claimants

None of Record

### Other Encumbrances Affecting This Property

Prepared by Dave Merritt  
Stewart Title of Austin, LLC

(This certificate is issued for the use of and shall inure solely to the benefit of the City of Austin) Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart Title of Austin, LLC assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS STEWART TITLE OF AUSTIN, LLC BECAUSE OF ANY NEGLIGENCE BY STEWART TITLE OF AUSTIN, LLC (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT.** This report is not title insurance.

# PID 197269 | 1500 E 12 ST

## GENERAL INFO

### ACCOUNT

Property ID: 197269  
 Geographic ID: 0208090119  
 Type: R  
 Zoning: CS  
 Agent: PROPER TAX PROTEST LLC  
 Legal Description: 106 X 148FT OF BLK 1 OLT 36 DIVISION B  
 Property Use: 59

### OWNER

Name: SODOSOPA SALMON LP  
 Secondary Name:  
 Mailing Address: 1108 LAVACA ST STE 110-348 AUSTIN TX 78701-2172  
 Owner ID: 1891459  
 % Ownership: 100.00  
 Exemptions:

### LOCATION

Address: 1500 E 12 ST, TX 78702

Market Area:  
 Market Area CD: EAS-SML OFC  
 Map ID: 020201

### PROTEST

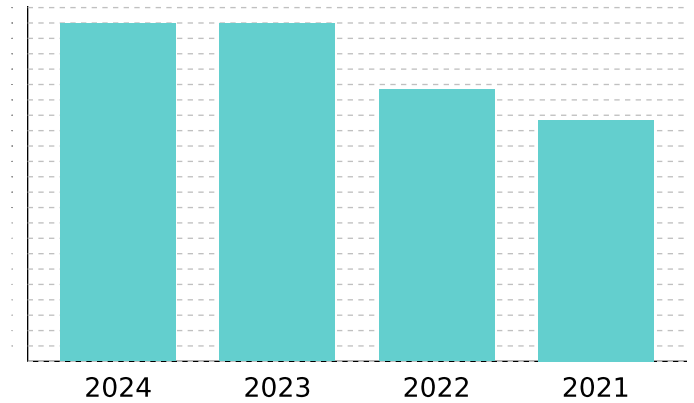
Protest Status:  
 Informal Date:  
 Formal Date:

## VALUES

### CURRENT VALUES

Land Homesite: \$0  
 Land Non-Homesite: \$2,196,320  
 Special Use Land Market: \$0  
 Total Land: \$2,196,320  
 Improvement Homesite: \$0  
 Improvement Non-Homesite: \$0  
 Total Improvement: \$0  
 Market: \$2,196,320  
 Special Use Exclusion (-): \$0  
 Appraised: \$2,196,320  
 Value Limitation Adjustment (-): \$0  
 Net Appraised: \$2,196,320

### VALUE HISTORY



### VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$2,196,320	\$0	\$0	\$2,196,320	\$0	\$2,196,320
2023	\$2,196,320	\$0	\$0	\$2,196,320	\$0	\$2,196,320
2022	\$1,255,040	\$512,060	\$0	\$1,767,100	\$0	\$1,767,100
2021	\$1,098,160	\$470,848	\$0	\$1,569,008	\$0	\$1,569,008

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.859500	\$2,196,320	\$2,196,320
02	CITY OF AUSTIN	0.445800	\$2,196,320	\$2,196,320
03	TRAVIS COUNTY	0.304655	\$2,196,320	\$2,196,320
0A	TRAVIS CENTRAL APP DIST	0.000000	\$2,196,320	\$2,196,320
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.100692	\$2,196,320	\$2,196,320
68	AUSTIN COMM COLL DIST	0.098600	\$2,196,320	\$2,196,320
HPR1	HOMESTEAD PRESERVATION REINVESTMENT	0.000000	\$2,196,320	\$2,196,320

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

Improvement #1: **OFF/RETAIL (SFR)** Improvement Value: **N/A** Main Area: **4,913**  
 State Code: **F5** Description: **OFF/RETAIL (SFR)** Gross Building Area: **17,214**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	WS		0	1915	1915	2,684
2ND	2nd Floor	WS		0	1915	1915	2,229
551	PAVED AREA	AI		1	1915	1915	7,200
095	HVAC RESIDENTIAL	WS		0	1915	1915	4,913
581C	STORAGE ATT COMM	WS		0	1915	1915	120
152	COMMODE AVG	AVG		1	1915	1915	5
132	PLBG 5-FIXT AVG	AVG		1	1915	1915	1
413	STAIRWAY EXT	A		1	1915	1915	1
012C	PORCH OPEN 2 COMM	WS		0	1915	1915	54
162	LAVATORY AVG	AVG		1	1915	1915	5
192	WATER HTR AVG	AVG		1	1915	1915	1
212	URINAL AVG	AVG		1	1915	1915	1

### Improvement Features

1ST Floor Factor: 1ST, Grade Factor: F, Shape Factor: I  
 2ND Grade Factor: F, Floor Factor: 2ND, Shape Factor: I

## LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.3601	15,688	\$140.00	N/A	N/A

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
3/30/21	WD	WARRANTY DEED	2018 COMMERCIAL	SODOSOPA SALMON LP				2021123488
1/2/19	WD	WARRANTY DEED	SODOSOPA SALMON LP	2018 COMMERCIAL FUND 2 LP				2019000545
1/15/16	WD	WARRANTY DEED	MINISTRY OF CHALLENGE,	SODOSOPA SALMON LP				2016007404-05

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
10/5/95	WD	WARRANTY DEED	EARLS WILLIAM C	MINISTRY OF CHALLENGE		12537	02466	
6/16/95	WD	WARRANTY DEED	JEFFERSON GILLIS & GRACE	EARLS WILLIAM C		12461	01754	
9/7/93	ST	SUBSTITUTE TRUSTEE	FRANKLIN JAMES	JEFFERSON GILLIS & GRACE		12019	00022	
8/1/90	WD	WARRANTY DEED	JEFFERSON GILLIS C	FRANKLIN JAMES		11651	00579	
11/28/61	WD	WARRANTY DEED		JEFFERSON GILLIS C		02401	00533	

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Jun 02, 2021 03:15 PM Fee: \$46.00

**2021123488**

\*Electronically Recorded\*

Unofficial Draft Document

**FILING COVER SHEET**

**GENERAL WARRANTY DEED**



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**GENERAL WARRANTY DEED**

THE STATE OF TEXAS           §  
  §           KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF TRAVIS           §

THAT, 2018 COMMERCIAL FUND 2, LP, a Texas limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash in hand paid by SODOSOPA SALMON, LP, a Texas limited partnership ("Grantee"), whose address is 1108 Lavaca Street, Suite 110-348, Austin, Texas 78701, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee, that certain tract of real property situated in Travis County, Texas, and described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including any and all improvements and fixtures currently attached to and located thereon (the "Property").

The conveyance of the Property is being made by Grantor and accepted by Grantee subject to all easements, restrictions, covenants, conditions, mineral and royalty reservations, if any, which are of record and applicable to the Property and any other matters which would be disclosed by a survey ("Permitted Exceptions"), to the extent, but only to the extent, the same are valid and subsisting and affect the Property.

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, legal representatives, successors, and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, subject however, to the Permitted Exceptions.

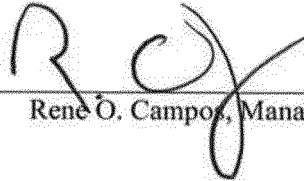
*[The remainder of this page is intentionally blank.]*

EXECUTED to be effective the 30 day of March, 2021.

**GRANTOR:**

2018 COMMERCIAL FUND 2, LP,  
a Texas limited partnership

By: 2018 COMMERCIAL FUND 2 GP, LLC,  
a Texas limited liability, its general partner

By:   
Rene O. Campos, Manager

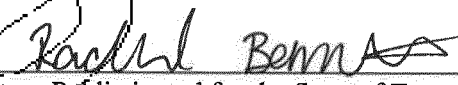
STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 30 day of March, 2021 by Rene O. Campos, Manager of 2018 Commercial Fund 2 GP, LLC, a Texas limited liability company, as general partner of 2018 Commercial Fund 2, LP, a Texas limited partnership, on behalf of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30 day of March, 2021.



  
Notary Public in and for the State of Texas  
My Commission Expires: 12-13-2023

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Tract 1:

Being 106 feet by 148 feet, Block 1, of C.R. JOHN'S & CO. SUBDIVISION OF OUTLOT 36, DIVISION B, a Subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Book 1, Page 3, of the Plat Records of Travis County, Texas, and being all that same property called Tract 1 in the deed from Ministry of Challenge to Sodosopa Salmon, LP, dated January 15, 2016, recorded in Document No. 2016007404, of the Official Public Records of Travis County, Texas; said tract being more particularly described by metes & bounds in Exhibit "A-6", attached hereto and made a part hereof.

Tract 2:

Being a portion of, Block 1, of C.R. JOHN'S & CO. SUBDIVISION OF OUTLOT 36, DIVISION B, a Subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Book 1, Page 3, of the Plat Records of Travis County, Texas, and being all that same property called Tract 2 in the deed from Ministry of Challenge to Sodosopa Salmon, LP, dated January 15, 2016, recorded in Document No. 2016007404, of the Official Public Records of Travis County, Texas; said tract being more particularly described by metes & bounds in Exhibit "A-7", attached hereto and made a part hereof.

**EXHIBIT "A-6"**

Part of Block No. 1, in the subdivision of Outlot No. 36, in Division "B", in the City of Austin, Travis County, Texas, described by metes and bounds as follows:

**BEGINNING** at the Southwest corner of said Block No. 1;

**THENCE** in an Easterly direction with the South boundary line of said Block No. 1, 106 feet to a corner of the tract hereby conveyed;

**THENCE** in a Northerly direction and parallel with the West boundary line of said Block No. 1, 148 feet to a corner in the South margin of a 19-foot alley;

**THENCE** in a Westery direction and parallel with the South boundary line of said Block No. 1, 106 feet to a corner in the West boundary line of said Block No. 1, at the intersection of said West Boundary line with the South margin of said 19-foot alley; and,

**THENCE** in a Southealy direction with said West boundary line of Block 1, 148 feet to the PLACE OF BEGINNING, and being the same property conveyed to Mrs. E. M. Barton by Louisa Eisenbeler, et al., by deed dated August 15, 1950, recorded in Book 1079, Page 216, Deed Records of Travis County, Texas, and to which said deed and its record reference is here made for a full description of the property hereby conveyed.

Exhibit A-6  
Page 1 of 1

**EXHIBIT "A-7"**

50 feet by 148 1/3 feet out of Block No. One (1) and strip adjoining said Block in the Subdivision of Outlot No. Thirty-six (36) in Division "B", in the City of Austin, Travis County, Texas, according to the map or plat of said subdivision of record in Book 1, Page 3, of the Travis County Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a point at the intersection of East 13th Street and Comal Street;

THENCE in a southerly direction along the east line of Comal Street, 148 1/3 feet to a stake for corner on the north line of a 19 foot alley;

THENCE in an easterly direction along the north margin of said alley, 50 feet to a stake for corner;

THENCE in a northerly direction parallel with the west line of said Block, 148 1/3 feet to a stake for corner in the south line of said 13th Street;

THENCE in a westerly direction along said south line of said 13th Street, 50 feet to the place of beginning,

SAVE & EXCEPT, however, 250 square feet of land out of the above described land, sold for street purposes by James M. Howard and wife, Grace M. Howard to the City of Austin on February 28, 1970, of record in Vol. 3837, Page 1133, Deed Records of Travis County, Texas.

EXHIBIT A-7

Page 1 of 1



# City of Austin

P.O. Box 1088, Austin, TX, 78767

## **NOTICE OF VIOLATION**

**Case Number: CV-2024-087824**  
via Certified Mail #7019 1640 0001 2753 9427

July 16, 2024

SODOSOPA SALMON LP  
% 2001 AGENCY CORPORATION  
14160 DALLAS PKWY STE 800  
DALLAS, TX 75254

RE: 1500 E 12TH ST AUSTIN TX 78702  
Locally known as 1500 E 12TH ST AUSTIN TX 78702  
Legally described as 106 X 148FT OF BLK 1 OLT 36 DIVISION B  
Zoned as CS-MU-NCCD-NP  
Parcel Number 0208090119

Dear SODOSOPA SALMON LP % 2001 AGENCY CORPORATION:

The City of Austin Development Services Department investigated the property described above. Austin City Code violations were found that require your immediate attention. A description of the violation(s) and compliance timeframe(s) are provided in the attached violation report.

After receipt of this Notice, and until compliance is attained, the Austin City Code prohibits the sale, lease, or transfer of this property unless:

- You provide the buyer, lessee, or other transferee a copy of this Notice of Violation; and
- You provide the name and address of the buyer, lessee, or other transferee to the Code Official.

For additional information, I can be reached at (512) 974-1958 or [Andres.DeLaVera@austintexas.gov](mailto:Andres.DeLaVera@austintexas.gov). Please reference **case number** CV-2024-087824. Hours of operation are Monday – Friday, 7:30 a.m. - 4:00 p.m. If I am unavailable, contact DSD Code Connect line at (512) 974-CODE (2633) or [DSDCodeConnect@austintexas.gov](mailto:DSDCodeConnect@austintexas.gov).

Para obtener más información, llame al (512) 974-1958 o enviar un correo electrónico a [Andres.DeLaVera@austintexas.gov](mailto:Andres.DeLaVera@austintexas.gov). Por favor, consulte **caso número** CV-2024-087824. El horario de atención es: lunes a viernes, 7:30 a.m. - 4:00 p.m. Si no estoy disponible, comuníquese con DSD Code Connect marcando al (512) 974-CODE (2633) o por correo electrónico [DSDCodeConnect@austintexas.gov](mailto:DSDCodeConnect@austintexas.gov).

Sincerely,

Andres De La Vera, Code Inspector C  
City of Austin Development Services Department



**For assistance, contact:**  
**512-974-CODE (2633)**  
[DSDCodeConnect@austintexas.gov](mailto:DSDCodeConnect@austintexas.gov)

## VIOLATION REPORT

**Date of Notice:** July 16, 2024

**Code Officer:** Andres De La Vera  
**Case Number:** CV-2024-087824  
**Property Address:** 1500 E 12TH ST AUSTIN TX 78702  
Locally known as 1500 E 12TH ST AUSTIN TX 78702  
Zoned as CS-MU-NCCD-NP

The items listed below are violations of the Austin City Code, and require your immediate attention. If the violations are not brought into compliance within the timeframes listed in this report, enforcement action may be taken. Timeframes start from the Date of Notice.

### Violation Type: **STRUCTURE MAINTENANCE**

Austin City Code Section: Vacant structures and land (§301.3)

Description of Violation: All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure, and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Date Observed: 07/16/2024

Timeframe to Comply: 30 Day(s)

Recommended Resolution: Please ensure the structure is repaired and maintained, and the premises are cleared of all trash and debris to prevent the property from becoming a blighting issue and to avoid infestation by rodents, insects, and other vermin.

Austin City Code Section: Window, Skylight and Door Frames (§304.13)

Description of Violation: Every window, skylight, door, and frame shall be kept in sound condition, good repair, and weather tight.

Date Observed: 07/16/2024

Timeframe to Comply: 30 Day(s)

Recommended Resolution: Please repair all damaged and deteriorated windows, doors, frames, and window screens.

Austin City Code Section: Exterior Walls (§304.6)

Description of Violation: All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Date Observed: 07/16/2024

Timeframe to Comply: 30 Day(s)

Recommended Resolution: Please repair all areas of the exterior walls with exposed holes, cracks, damage, and any areas with damaged or deteriorating wall siding.

**Notes:** If the corrective action requires a permit the permit is issued by the Development Services Department. For resources and contact information, please visit [www.austintexas.gov/dsd](http://www.austintexas.gov/dsd) or call 311.

**An inspection on any required permits will need to be conducted before the above code violation(s) can be closed. Please visit [www.austintexas.gov/page/building-inspections](http://www.austintexas.gov/page/building-inspections) or call 311 for information on how to schedule an inspection.**

**Appeal:** Any structure maintenance issue indicated in this report may be appealed to the Building and Standards Commission. The appeal must be filed no later than **20 days** after the date of this notice and contain **all** the following information:

- a brief statement as to why the violation is being appealed
- any facts that support the appeal
- a description of the relief sought
- the reasons why the appealed notice or action should be reversed, changed, or set aside
- the name and address of the appellant

An appeal may be delivered in person to our office located at City of Austin Permitting and Development Center, 6310 Wilhelmina Delco Dr, Austin, TX 78752 or mailed to: **Building and Standards Commission, c/o Development Services Department Code Compliance, P.O. Box 1088 Austin, Texas 78767.**

**Violation Type: PROPERTY ABATEMENT**

Austin City Code Section: Litter Removal Required (§10-5-43)

Description of Violation: Upon inspection I observed a small sofa and various other items of trash and debris dumped directly in the adjacent alleyway at the rear of the property.

A property owner, tenant, resident, or person in charge of a property is responsible to remove trash, rubbish, or miscellaneous waste from the half of a street or alleyway adjacent to his property.

Date Observed: 07/16/2024

Timeframe to Comply: 7 Day(s)

Recommended Resolution: Please remove all trash and debris from the adjacent alleyway located at the back of the property.

Austin City Code Section: Duty to Maintain Property in Sanitary Condition (§10-5-21)

Description of Violation: During my inspection from the alleyway and sidewalk, I noticed a significant accumulation of trash and debris visible through the chain-link fence. There were piles of tires, removed siding, and various building materials and miscellaneous items scattered across the back of the premises.

An owner, tenant, resident, or person in charge of any property within the City of Austin must maintain said property free of grass and weeds over 12 inches tall, brush, garbage, rubbish, trash, debris, standing water or other objectionable, unsightly, or unsanitary matter.

Date Observed: 07/16/2024

Timeframe to Comply: 7 Day(s)

Recommended Resolution: Please remove all trash, debris, rubbish, and other miscellaneous items that are unsightly, unsanitary, and objectionable as stipulated in city code 10-5-21.

**Notes:** Failure to correct this condition by the above deadline may result in City action to clean the property at your expense. **Should another violation occur within one year of the date of this notice, the City may take action to clean the property without further notice to you and at your expense.**

**Appeal:** An owner may appeal a notice of violation issued under this article by filing a written statement with the director of the designated department not later than the seventh day after the notice is given. An owner may only appeal on the following grounds:

- (1) The notice was not properly served; or
- (2) A violation did not exist on the property on the date the notice was issued.

An appeal may be delivered in person to the Development Services Department Code Compliance located at City of Austin Permitting and Development Center, 6310 Wilhelmina Delco Dr, Austin, TX 78752 or mailed to: **City of Austin Development Services Department, ATTN: Code Official, P.O. Box 1088, Austin, Texas 78767.**



## **IMPORTANT INFORMATION**

### **Failure to Correct**

If the violations are not brought into compliance within the timeframes listed in the violation report, enforcement action may include:

- Criminal charges in the City of Austin Municipal Court subjecting you to fines of up to \$2,000 per violation, per day.
- Civil penalties in an Administrative Hearing subjecting you to fines of up to \$1,000 per violation, per day, along with additional fees.
- Suspension or cancellation of existing site plan, permit or certificate of occupancy. If the site plan, permit or certificate of occupancy is suspended or revoked, the utility service to this property may be disconnected.
- Civil injunctions or penalties in State court.
- For dangerous or substandard buildings, the City of Austin may also take action with the Building and Standards Commission (BSC) to order the vacation, relocation of occupants, securing, repair, removal, or demolition of a building, and civil penalties.

### **Ownership Information**

According to the records of the County, you own the property described in this notice. If this property has other owners, please provide me with this information. If you no longer own this property, you must execute an affidavit form provided by our office. This form should state that you no longer own the property, the name of the new owner, and their last known address. The affidavit must be delivered in person or by certified mail, with return receipt requested, to the Development Services Department office no later than 20 days after you receive this notice. If you do not submit an affidavit, it will be presumed that you own the property described in this notice.

An affidavit form is available at [www.austintexas.gov/code-resources](http://www.austintexas.gov/code-resources), or at the office at City of Austin Permitting and Development Center, 6310 Wilhelmina Delco Dr, Austin, TX 78752. The completed affidavit should be mailed to: **City of Austin Development Services Department, P.O. Box 1088, Austin, Texas 78767.**

### **Complaints**

You may file a written complaint or commendation regarding a Development Services Department Code Compliance Officer no later than 3 days after you receive this notice. Please reference your case number. The complaint or commendation should be mailed to: **City of Austin Development Services Department, ATTN: Code Official, P.O. Box 1088, Austin, Texas 78767.**

**Language Access**

Free language assistance services are available to you. Call 1-512-974-2633.

<p><b>Español</b> (Spanish)</p>	<p>ATENCIÓN: si habla español, tiene a su disposición servicios gratuitos de asistencia lingüística. Llame al 1-512-974-2633.</p>
<p><b>한국어</b> (Korean)</p>	<p>주의: 한국어를 사용하시는 경우, 언어 지원 서비스를 무료로 이용하실 수 있습니다. 1-512-974-2633 번으로 전화해 주십시오.</p>
<p><b>中文</b> (Chinese)</p>	<p>注意：如果您使用繁體中文，您可以免費獲得語言援助服務。請致電 1-512-974-2633。</p>
<p><b>中文</b> (Simplified Chinese)</p>	<p>注意：如果您讲中文，则可以免费使用语言帮助服务。拨打1-512-974-2633。</p>
<p><b>Tiếng Việt</b> (Vietnamese)</p>	<p>CHÚ Ý: Nếu bạn nói Tiếng Việt, có các dịch vụ hỗ trợ ngôn ngữ miễn phí dành cho bạn. Gọi số 1-512-974-2633.</p>
<p><b>اردو</b> (Urdu)</p>	<p>خبردار: اگر آپ اردو بولتے ہیں، تو آپ کو زبان کی مدد کی خدمات مفت میں دستیاب ہیں۔ 1-512-974-2633. کال کریں</p>
<p><b>العربية</b> (Arabic)</p>	<p>ملحوظة: إذا كنت تتحدث اذكر اللغة، فإن خدمات المساعدة اللغوية تتوافر لك بالمجان. اتصل برقم 1-512-974-2633</p>
<p><b>မြန်မာ</b> (Burmese)</p>	<p>သတိပြုရန် - အကယုၣ် သံသယုၣ်မနုၣ်မာစကား ကို ရုၣ်ဟပါက၊ ဘာသာစကား အကူအညီ၊ အခမဲ့၊ သံသယုၣ် အတုၣ် စီစဉ်ဆောင်ရွက်ပေးပါမည့်။ ဖုန်းနံပါတ် 1-512-974-2633 သို့မူ ခေ့ဆိုပါ။</p>
<p><b>Français</b> (French)</p>	<p>ATTENTION : Si vous parlez français, des services d'aide linguistique vous sont proposés gratuitement. Appelez le 1-512-974-2633.</p>
<p><b>हिंदी</b> (Hindi)</p>	<p>ध्यान दें: यदि आप हिंदी बोलते हैं तो आपके लिए मुफ्त में भाषा सहायता सेवाएं उपलब्ध हैं। 1-512-974-2633 पर कॉल करें।</p>

## Community Resources | Recursos Comunitarios

The Development Services Department Code Compliance aims to bring our communities to a safe standard for Austin residents and visitors. The following resources are available to help Austin residents resolve potential hazards.

*La Unidad de Cumplimiento de Códigos del Departamento de Servicios de Desarrollo tiene como objetivo llevar a nuestras comunidades un estándar seguro para los que viven y visitan Austin. Los siguientes recursos están disponibles para ayudar a los residentes de Austin a resolver posibles peligros.*

General Information   Información General		
<b>Austin 3-1-1</b> ☎ 3-1-1   🌐 <a href="https://austintexas.gov/department/311">austintexas.gov/department/311</a>	A single point of contact for every City department 24 hours a day, 7 days a week	<i>Un punto de contacto para cada departamento de la ciudad disponible 24 horas del día, 7 días de la semana</i>
<b>Austin 2-1-1</b> ☎ 2-1-1   ☎ 877-541-7905   🌐 <a href="http://www.211texas.org">www.211texas.org</a>	Information from state and local health and human services programs, 24 hours a day 7 days a week.	<i>Información de programas estatales y locales de salud y servicios humanos, 24 horas del día los 7 días de la semana</i>
<b>United Way / Connect ATX</b> 🌐 <a href="http://www.unitedwayaustin.org/connectatx">www.unitedwayaustin.org/connectatx</a>	Free or reduced cost services like medical care, food, job training and more	<i>Servicios gratuitos o de costo reducido como atención médica, alimentos, capacitación laboral y más</i>
Housing   Vivienda		
<b>Housing Department Departamento de Vivienda</b> ☎ 512-974-3100 🌐 <a href="https://austintexas.gov/department/housing">austintexas.gov/department/housing</a>	Housing and community development services to eligible residents	<i>Servicios de vivienda y desarrollo comunitario a personas elegibles</i>
<b>Building and Strengthening Tenant Action (BASTA) Buscando Acción y Solidaridad que Transforme el Arrendamiento</b> ☎ 512-522-9984   🌐 <a href="http://bastaaustin.com/">bastaaustin.com/</a>	Helps renters work with neighbors to improve living conditions via tenant organizing	<i>Ayuda a los inquilinos a trabajar con los vecinos para mejorar las condiciones de vida a través de la organización de inquilinos</i>
<b>Texas RioGrande Legal Aid (TRLA)</b> ☎ 833-329-8752   🌐 <a href="http://trla.org">trla.org</a>  <b>Austin Tenants Council Project Proyecto del Consejo de Inquilinos de Austin</b> ☎ 512-474-6000   ☎ 512-474-1961 🌐 <a href="http://trla.org/atc">trla.org/atc</a>	TRLA: Free civil legal services for residents and migrant/seasonal workers. TRLA public defender programs represent low-income and indigent people in various areas of the law. Austin Tenants Council Project: Protects tenant's rights and educates the community on fair, decent housing.	<i>TRLA: Servicios legales civiles gratuitos a los residentes y a trabajadores migrantes/estacionales. Programas de defensa pública de TRLA representan a personas indigentes y de bajos ingresos en una variedad de áreas de la ley. El Proyecto del Consejo de Inquilinos de Austin: Protege los derechos de inquilinos y educa a la comunidad sobre la vivienda justa y decente.</i>



**Limited**

**Building Inspection Report for  
Asbestos-Containing Building Materials (ACBM)**



**Two (2) Story Structure  
1500 E. 12<sup>th</sup> Street  
Austin, Texas**

**Prepared for:  
12<sup>th</sup> Street Management  
Mr. Will Campos  
1108 Lavaca Street, #110  
Austin, Texas**

**PROJECT NO:  
AEA24-33**

**Prepared by:  
Austin Environmental, Inc.  
Environmental Consultants  
P.O. Box 14326  
Austin, Texas 78714  
(512) 587-8036**

**February 16, 2024**

**AUSTINENV.COM**

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**AUSTIN ENVIRONMENTAL, INC.  
P.O. Box 143263  
Austin, Texas 78714  
(979) 229-4385**

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February 16, 2024

12<sup>th</sup> Street Management  
Mr. Will Campos  
1108 Lavaca Street, #110  
Austin, Texas

**RE: Limited Asbestos Inspection for the Two Story Structure, 1500 E. 12<sup>th</sup> Street, Austin, Texas**

Mr. Campos:

On February 13th, 2023 at your request, Mr. Paul Dehlinger of Austin Environmental, Inc., properly licensed Texas Department of State Health Services (DSHS) asbestos consultant (#105523) conducted an asbestos inspection of the Two-Story Structure in Austin, Texas.

The purpose of the asbestos inspection was to determine the presence, condition and location of suspect friable and non-friable asbestos-containing building materials (ACBM) / asbestos-containing materials (ACM) prior to demolition activities.

**Friable** asbestos-containing material refers to material, which contains more than one (>1%) percent asbestos by weight and when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. **Non-friable** asbestos-containing material is any material containing more than one (>1%) percent asbestos by weight and when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure.

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The Federal National Emission Standard for Hazardous Air Pollutants (NESHAP) 40 Code of Federal Regulations (CFR) Part 61, subpart M, and the Texas Asbestos Health Protection Rules (TAHPR) requires that prior to any renovation or demolition of a commercial or public building that it must be inspected for the presence of suspect ACBM.

The scope of work and services provided include:

- ◆ Field investigation and visual observations
- ◆ Define homogeneous areas and sampling strategy
- ◆ Sampling of suspect asbestos-containing building materials-Surfacing (S), Thermal System Insulation (TSI) and Miscellaneous (M)
- ◆ Analysis of suspect asbestos-containing building materials
- ◆ Collect information on the friability of asbestos-containing building materials

Suspect ACBM/ACM was physically handled to determine friability and bulk samples were obtained for analysis. The inspection involved sampling of twenty-eight (28) suspect asbestos-containing building materials and analyzing under Polarized Light Microscopy with Dispersion Staining (PLM/DS) EPA Method 600 /R-93/ 116. The PLM results are attached to this report.

The suspect asbestos samples were submitted to Apex Precision Analytical Services Inc., (APASI) a licensed Texas Department of State Health Services (DSHS) asbestos laboratory (30-0312) with the PLM results attached to this report.

The asbestos inspection was conducted on a homogenous-area basis with the construction materials sampled and tested that are suspect to contain asbestos. A complete list of suspect asbestos containing-building materials that were sampled is provided in the enclosed PLM report and chain of custody forms.

February 16, 2024

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## **RESULTS**

**The following materials were confirmed to be asbestos-containing by laboratory analysis.**

### **Floor Tile (Multi-layers) – 1<sup>st</sup> floor**

The 12" X 12" floor tile located throughout the 1<sup>st</sup> floor was found to contain 2% Chrysotile asbestos in the floor tile. The floor tile was nonfriable and in good condition at the time of the inspection. Approximately 2,000 sq. ft., of floor tile exist.

### **Black Floor Tile Mastic-1<sup>st</sup> floor**

The 12" X 12" floor tile located throughout the 1<sup>st</sup> floor was found to contain 2% Chrysotile asbestos in the floor tile. The floor tile was nonfriable and in good condition at the time of the inspection. Approximately 2,000 sq. ft., of floor tile exist.

### **Drywall Texture/ Joint Compound-1<sup>st</sup> floor & 2<sup>nd</sup> floor**

The drywall texture and joint compound located throughout 1<sup>st</sup> & 2<sup>nd</sup> floor was found to contain 2% Chrysotile asbestos. The drywall texture / joint compound was nonfriable and in fair to good condition at the time of the inspection. Austin Environmental Inc., estimates approximately 9,736 square feet of asbestos drywall texture/ joint compound was observed. The drywall in the add-on was none detected for asbestos.

### **Cement Asbestos Panels –Interior/Exterior**

The interior/ exterior asbestos panels identified was identified to contain 30% chrysotile asbestos. The asbestos panels were nonfriable and in good condition at the time of the inspection. Approximately 5,200 sq., ft of asbestos panels exists.



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**The following building materials were confirmed not to contain asbestos or not suspect for ACBM.**

carpet mastic, cove base mastic, HVAC duct mastic, wall mastic, yellow floor mastic and ceiling tile

Building materials not suspect for asbestos include: fiberglass, metal, glass, brick, CMU and all other non-suspect materials.

#### **REQUIREMENTS**

- **The asbestos-containing floor tile/black floor tile mastic, drywall texture and cement asbestos panels should be removed by a licensed asbestos abatement contractor prior to disturbance, removal or activities that will disturb the material prior to demolition activities.**

**Removal of any asbestos-containing building materials must comply with the Texas Asbestos Health Protection Rules (TAHPR), 40 CFR Part 61, subpart M (Asbestos NESHAP) and the Occupational Safety and Health Administration (OSHA) 29 CFR 1926.1101.**

- **A ten (10) working day notification is required to be submitted to the Texas Department of State Health Services (DSHS) prior to removal or disturbance of ACBM during renovation or demolition activities.**
- **Properly trained and licensed individuals using engineering controls, respiratory protection and proper waste disposal must be hired during any asbestos abatement activities.**
- **An asbestos abatement project design and air monitoring will be required during the disturbance or removal of ACBM that exceed 160 square feet, 260 linear feet or 35 cubic feet of ACBM.**

February 16, 2023

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All materials detected/uncovered during present or future renovations or demolitions that are not listed, as being sampled on the Chain of Custody Form and will be disturbed, must be sampled and analyzed prior to disturbance. All additional samples and assessments are to be conducted by properly licensed individuals.

New building materials should be addressed to ensure that they do not contain asbestos. Manufactures labels or safety data sheets (SDS) should be reviewed and documented to ensure that any asbestos-containing building products are not used during future construction.

### **LIMITATIONS**

This report only applies to the scope of work described herein. This report describes existing conditions at the time of services. Conditions of asbestos-containing materials may change as a result of damage, deterioration or other disturbance and may increase the potential for elevated fiber levels.

This report applies only to accessible areas observed during our field services. Asbestos-containing materials may exist in concealed inaccessible enclosures, such as areas enclosed by permanent partitions, walls, chases, shafts, equipment etc. Material locations and quantities are estimates only and may vary.

Although a good-faith effort was made to locate asbestos-containing materials in the area within the scope of work, extensive destructive inspection and/or testing was not conducted due to the expense, potential exposure hazards and/or potential regulatory violations.

February 16, 2023

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All surfaces, paints, wire insulation, electrical panels, fire rated doors and panels, furnishings, ceramic tile, terrazzo tile, fiberglass insulation, Heating Ventilation and Air Conditioning (HVAC) Systems, fixtures and similar materials and equipment were not sampled and analyzed due to safety concerns and expense. Inspection and testing for mold, lead-based paint, polychlorinated biphenyl (PCB) containing light ballast and/or other hazardous and/or regulated materials was not included in Austin Environmental Inc.'s survey.

Per the DSHS TAHPR this document (asbestos survey report) may not be used as a design (specification) for asbestos abatement. Design and/or abatement air monitoring services were not included in Austin Environmental Inc.'s scope of work. Austin Environmental Inc. makes no warranty and assumes no liability for the inappropriate use or misuse of this document.

**Austin Environmental, Inc., would be pleased to provide you with our asbestos consulting and air monitoring services during any future asbestos abatement projects.**

Should you have any questions or require any further asbestos related services please contact us at 979-229-4385.

Sincerely,

**AUSTIN ENVIRONMENTAL, INC.**



*Paul B. Dehlinger*

Paul B. Dehlinger,

**Individual Asbestos Consultant License No. 10-5523**

---

AUSTIN ENVIRONMENTAL, INC. P.O. BOX 143263 Austin, TX 77805 (979) 778-2699

## ASBESTOS BULK ANALYSIS REPORT

Date: February 16, 2024

Austin Environmental, Inc.

Report: 3424-0575  
AEA24-33 / Vacant 2 Story Structure / 1500 E.  
12th St., Austin, TX

This document shall be considered a duly signed original report of the results obtained from the analysis(es) performed. All analyses are done within government guidelines and regulations.



---

Gary R. Simmons  
Laboratory Manager

Lab Comments on Project: N/A

# Apex Precision Analytical Services, Inc.



An Independent Laboratory Providing Reliable Analysis with Professionalism and Honesty

## PLM (Bulk) - Asbestos Analysis Report - Visual ID

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials and EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

**Austin Environmental, Inc.**  
P.O. Box 143263  
Austin, TX 78711  
979-778-2699  
Contact: Paul Dehlinger

**Report Number:** 3424-0575  
**Report Date:** February 16, 2024  
**Samples Collected:** February 13, 2024  
**Date Received:** February 14, 2024  
**Turn-around time:** 48 Hour

**Job ID / Site:** AEA24-33 / Vacant 2 Story Structure / 1500 E. 12th St., Austin, TX

Client Sample Number	Lab Sample Number (by layer)	Color / Description / Fibrous / NonFibrous / Homogeneity	Asbestos Content Type & %	Non-Asbestos Fibrous Type & %	Matrix
1A	3424-0575-01A	Tan / Texture / Fibrous / Homogeneous	Chrysotile 2%	None Detected	Binder
	3424-0575-01B	Brown,White / Drywall / Fibrous / Homogeneous	None Detected	Cellulose 10%	Binder
1B-1C	3424-0575-02-03	Positive Stop (2)			
2A	3424-0575-04A	White / Texture / NonFibrous / Homogeneous	None Detected	None Detected	Binder
	3424-0575-04B	Brown,White / Drywall / Fibrous / Homogeneous	None Detected	Cellulose 10% Fibrous Glass 2%	Binder
2B	3424-0575-05A	White / Texture / NonFibrous / Homogeneous	None Detected	None Detected	Binder
	3424-0575-05B	Off White / Joint Tape / Fibrous / Homogeneous	None Detected	Cellulose 95%	Binder
	3424-0575-05C	White / Joint Compound / NonFibrous / Homogeneous	None Detected	None Detected	Binder
	3424-0575-05D	Brown,White / Drywall / Fibrous / Homogeneous	None Detected	Cellulose 10% Fibrous Glass 2%	Binder
2C	3424-0575-06A	White / Texture / NonFibrous / Homogeneous	None Detected	None Detected	Binder

Analytical results and reports are generated by Apex Precision Analytical Services at the request of and for the exclusive use of the person or entity (client) named on such report. Result, reports or copies of same will not be released by Apex Precision Analytical Services to any third party without the written request from client. These results only represent the materials submitted. Supporting laboratory documentation is available upon request. This report cannot be used to represent conditions at any other location, date or time and does not imply that this space is free from these or any other contaminants. No responsibility or liability is assumed for the manner in which these results are used or interpreted. This must not be used to claim product endorsement by NVLAP or any government agency of the United States. Apex Precision Analytical Services reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

NVLAP Lab Code: 200633-0 PLM

TDSHS Asbestos License#: 30-0312 PLM/PCM

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2C	3424-0575-06B	Brown,White / Drywall / Fibrous / Homogeneous	None Detected	Cellulose 10% Fibrous Glass 2%	Binder
3A	3424-0575-07	White,Grey / Ceiling Tile / Fibrous / Homogeneous	None Detected	Cellulose 45% Fibrous Glass 10%	Binder
3B	3424-0575-08	White,Grey / Ceiling Tile / Fibrous / Homogeneous	None Detected	Cellulose 45% Fibrous Glass 10%	Binder
3C	3424-0575-09	White,Grey / Ceiling Tile / Fibrous / Homogeneous	None Detected	Cellulose 45% Fibrous Glass 10%	Binder
4A	3424-0575-10	White,Silver / Duct Mastic / NonFibrous / Homogeneous	None Detected	None Detected	Binder
4B	3424-0575-11	White,Silver / Duct Mastic / NonFibrous / Homogeneous	None Detected	None Detected	Binder
4C	3424-0575-12	White,Silver / Duct Mastic / NonFibrous / Homogeneous	None Detected	None Detected	Binder
5A	3424-0575-13A	White,Black / Self Stick Floor Tile / NonFibrous / Homogeneous	None Detected	None Detected	Binder
	3424-0575-13B	Off White / Floor Tile / Fibrous / Homogeneous	Chrysotile 2%	None Detected	Binder
	3424-0575-13C	Brown / Mastic / NonFibrous / Homogeneous	None Detected	None Detected	Binder

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5B-5C	3424-0575-14-15	Positive Stop (2)			
6A	3424-0575-16	Grey / Material / Fibrous / Homogeneous	Chrysotile 30%	None Detected	Binder
6B-6C	3424-0575-17-18	Positive Stop (2)			
7A	3424-0575-19A	Light Tan / Flooring / Fibrous / Homogeneous	None Detected	Cellulose 15% Fibrous Glass 2%	Binder
	3424-0575-19B	Yellow / Mastic / NonFibrous / Homogeneous	None Detected	None Detected	Binder
	3424-0575-19C	Tan / Floor Tile / NonFibrous / Homogeneous	None Detected	None Detected	Binder
	3424-0575-19D	Yellow / Mastic / NonFibrous / Homogeneous	None Detected	None Detected	Binder
7B	3424-0575-20A	Off White / Texture / Fibrous / Homogeneous	Chrysotile 2%	None Detected	Binder
	3424-0575-20B	Off White / Joint Tape / Fibrous / Homogeneous	None Detected	Cellulose 95%	Binder
	3424-0575-20C	Off White / Joint Compound / Fibrous / Homogeneous	Chrysotile 2%	None Detected	Binder

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7B	3424-0575-20D	Brown,White / Drywall / Fibrous / Homogeneous	None Detected	Cellulose 10%	Binder
	3424-0575-20E	Black / Floor Tile / NonFibrous / Homogeneous	None Detected	None Detected	Binder
	3424-0575-20F	Black / Mastic / Fibrous / Homogeneous	None Detected	Cellulose 2%	Binder
7C	3424-0575-21A	Green / Floor Tile / NonFibrous / Homogeneous	None Detected	None Detected	Binder
	3424-0575-21B	Black / Mastic,Material / Fibrous / Homogeneous	None Detected	Cellulose 3%	Binder
8A	3424-0575-22A	Tan / Texture / Fibrous / Homogeneous	Chrysotile 2%	None Detected	Binder
	3424-0575-22B	Brown,White / Drywall / Fibrous / Homogeneous	None Detected	Cellulose 10%	Binder
8B-8C	3424-0575-23-24	Positive Stop (2)			
9	3424-0575-25	White,Grey / Siding / Fibrous / Homogeneous	None Detected	Cellulose 40%	Binder
10	3424-0575-26	Red,Grey / Material / NonFibrous / Homogeneous	None Detected	None Detected	Binder

Analytical results and reports are generated by Apex Precision Analytical Services at the request of and for the exclusive use of the person or entity (client) named on such report. Result, reports or copies of same will not be released by Apex Precision Analytical Services to any third party without the written request from client. These results only represent the materials submitted. Supporting laboratory documentation is available upon request. This report cannot be used to represent conditions at any other location, date or time and does not imply that this space is free from these or any other contaminants. No responsibility or liability is assumed for the manner in which these results are used or interpreted. This must not be used to claim product endorsement by NVLAP or any government agency of the United States. Apex Precision Analytical Services reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

NVLAP Lab Code: 200633-0 PLM

TDSHS Asbestos License#: 30-0312 PLM/PCM

Page 5 of 6



# Apex Precision Analytical Services, Inc.



An Independent Laboratory Providing Reliable Analysis with Professionalism and Honesty

## PLM (Bulk) - Asbestos Analysis Report - Visual ID

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials and EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

**Austin Environmental, Inc.**  
P.O. Box 143263  
Austin, TX 78711  
979-778-2699  
Contact: Paul Dehlinger

**Report Number:** 3424-0575  
**Report Date:** February 16, 2024  
**Samples Collected:** February 13, 2024  
**Date Received:** February 14, 2024  
**Turn-around time:** 48 Hour

**Job ID / Site:** AEA24-33 / Vacant 2 Story Structure / 1500 E. 12th St., Austin, TX

Client Sample Number	Lab Sample Number (by layer)	Color / Description / Fibrous / NonFibrous / Homogeneity	Asbestos Content Type & %	Non-Asbestos Fibrous Type & %	Matrix
11	3424-0575-27A	Tan / Floor Tile / Fibrous / Homogeneous	Chrysotile 2%	None Detected	Binder
	3424-0575-27B	Black / Mastic / Fibrous / Homogeneous	Chrysotile 2%	None Detected	Binder
12	3424-0575-28	Black / Roofing Shingle / Fibrous / Homogeneous	None Detected	Fibrous Glass 10%	Binder

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# Apex Precison Analytical Services, Inc.



An Independent Laboratory Providing Reliable Analysis with Professionalism and Honesty

## Chain of Custody

APASI#: 3424-0575  
for office use only

Date Collected: 2/13/24	Date Sent: 2/13/24
Contact: Paul Dehlinger	Special Instructions:
Company: Austin Environmental	Positive stop (R)
Address: P.O. Box 143263 Austin, TX	P.O. #:
Phone: 512-587-8036	E-Mail: Pdehlinger@austineuv.com
Turn Around Time: (Circle One)	Fax:
Urgent/ASAP	24 Hours
	<u>48Hours</u>
	72 Hours
	5 Days
Client Job Number/Name: AEA24-33 Vacant 2-story structure, 1500 E. 12th St., Austin	
<u>Mycology(Mold) Spore Trap-Air Samples</u> Fungal/Mold spore count by Air-O-Cell, Cyclex (d), BioCell, or other spore trap cassette/device	<u>Mycology(Mold) Bulk ID Samples</u> Fungal/Mold Identification – bulk sample, tape lift, swab
<u>Phase Contrast Microscopy(PCM)-Air Samples</u> Fiber Concentration by NIOSH Method 7400 Issue 2	<u>Polarized Light Microscopy(PLM)-Bulk Samples</u> <input checked="" type="checkbox"/> Asbestos Identification (Visual Estimation) by EPA 600/R-93/116 Method <input type="checkbox"/> Asbestos Identification (Point Count) by EPA 600/M4-82-020 Method <input type="checkbox"/> Asbestos Identification (Soil/Prep) by Gravimetric Reduction
<u>Industrial Hygiene-Air &amp; Bulk Samples</u> (RCF) Refractory Ceramic Fiber (Bulk) Identification (Visual Estimation) by Polarized Light Microscopy Total Nuisance Dust (Air) by NIOSH Method 0500 Total Respirable Dust (Air) by NIOSH Method 0600	

Sample #:	Location/Description:	Volume
1A	Dry wall texture - Old 1st Fl. Main Room	2%
1B	-	Restroom
1C	-	Restroom
2A	Newer Drywall texture - 1st Fl. Add on	
2B	-	kitchen
2C	-	Add on
3A	ceiling tile - Add on kitchen	
3B	-	
3C	-	
4A	HVAC Duct Mastic - Mechanical closet	
4B	-	
4C	-	

Relinquished by: *[Signature]* Received by: *[Signature]*  
 Date: 2/13/24 Time: 1700 Date: 2/14/24 Time: 1020

# Apex Precision Analytical Services, Inc.



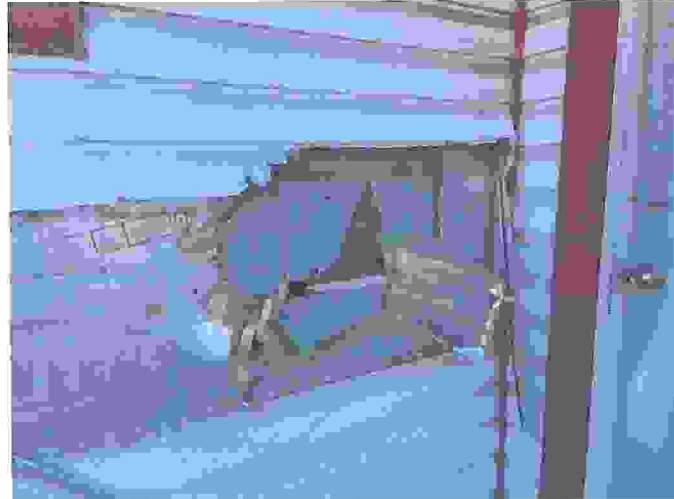
An Independent Laboratory Providing Reliable Analysis with Professionalism and Honesty

## Chain of Custody

Client Job Number/Name: 2-story 12th st, APASI#: 3424-0575  
for office use only

Sample #:	Location/Description:	Volume
5A.	Floor tile/black Mastic - 1st Floor Restroom	2%
5B.	↓ - Side Room	
5C.	↓ - Main Room	
6A.	✓ Cement Asbestos - Interior 30%	
6B.	↓ - Exterior	
6C.	↓ - Exterior	
7A.	Flooring Upstairs - Hallway	2% texture
7B.	↓ - Bedroom	
7C.	↓ - Restroom	
8A.	Drywall texture - Upstairs - Hallway	2%
8B.	↓ - UP stairs	
8C.	↓ - Bedroom	
9.	Hard Siding - Exterior	
10.	Plaster, Exterior	
11.	Floor tile - Sub Floor @ HVAC	2%
12.	Asphalt Shingle - Roof top	

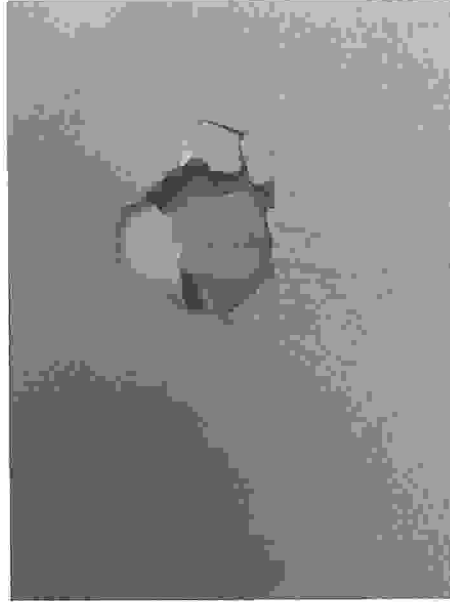
Relinquished by: \_\_\_\_\_ Received by: J. J. Jinnant  
Date: \_\_\_\_\_ Time: \_\_\_\_\_ Date: 02/14/24 Time: 1020



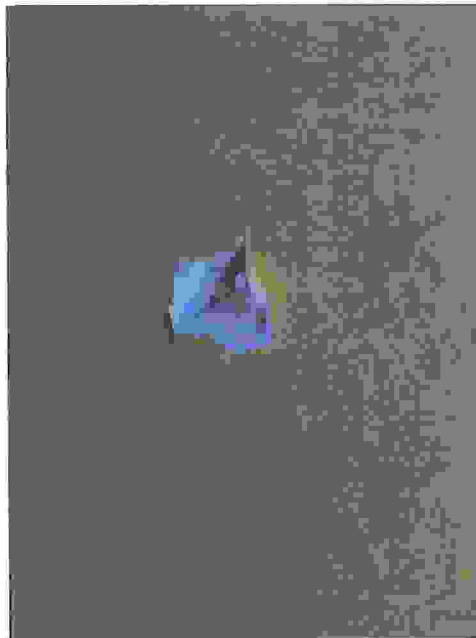
Asbestos Containing Cement Panels  
Exterior Soffit  
30% Chrysotile



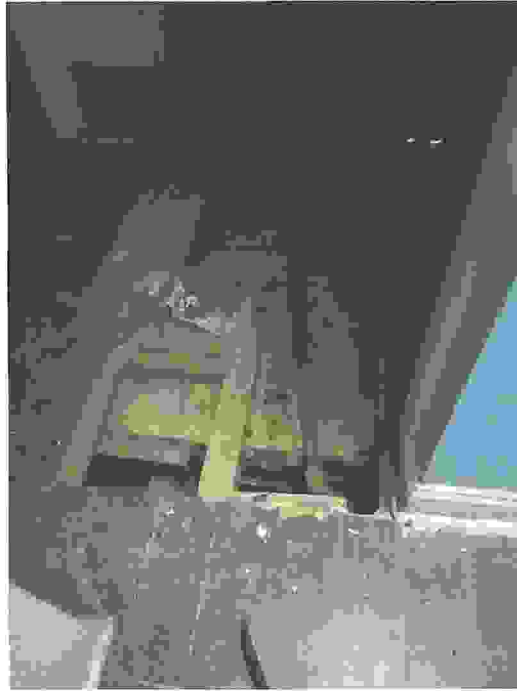
Asbestos Containing Floor Tile  
1<sup>st</sup> Floor Hallway  
2% Chrysotile Floor Tile  
None Detected-Mastic



**Asbestos Containing Drywall Texture/Joint Compound  
2% Chrysotile Asbestos  
2<sup>nd</sup> Floor Hallway**

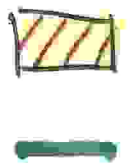
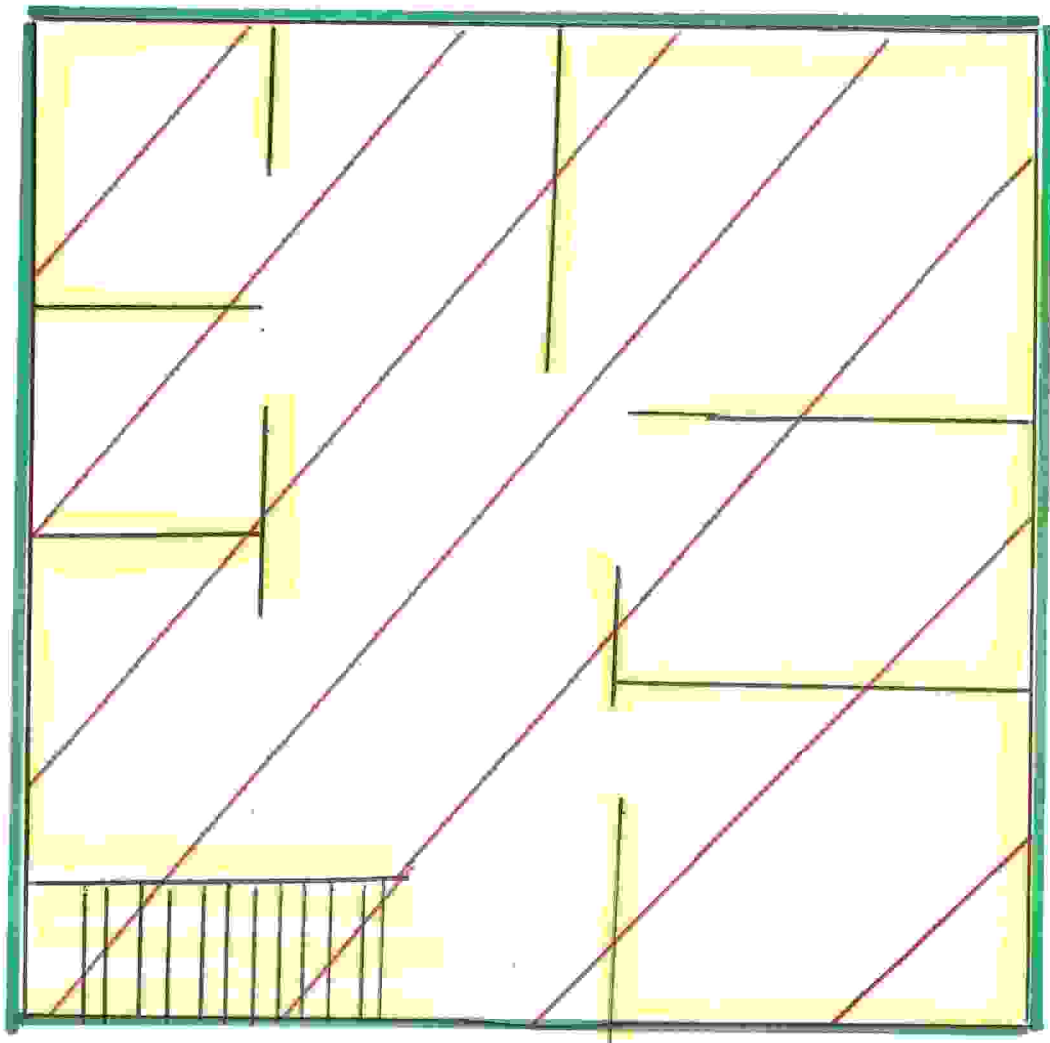


**Asbestos Containing Drywall Texture/Joint Compound  
2% Chrysotile Asbestos  
1<sup>st</sup> Floor Hallway**



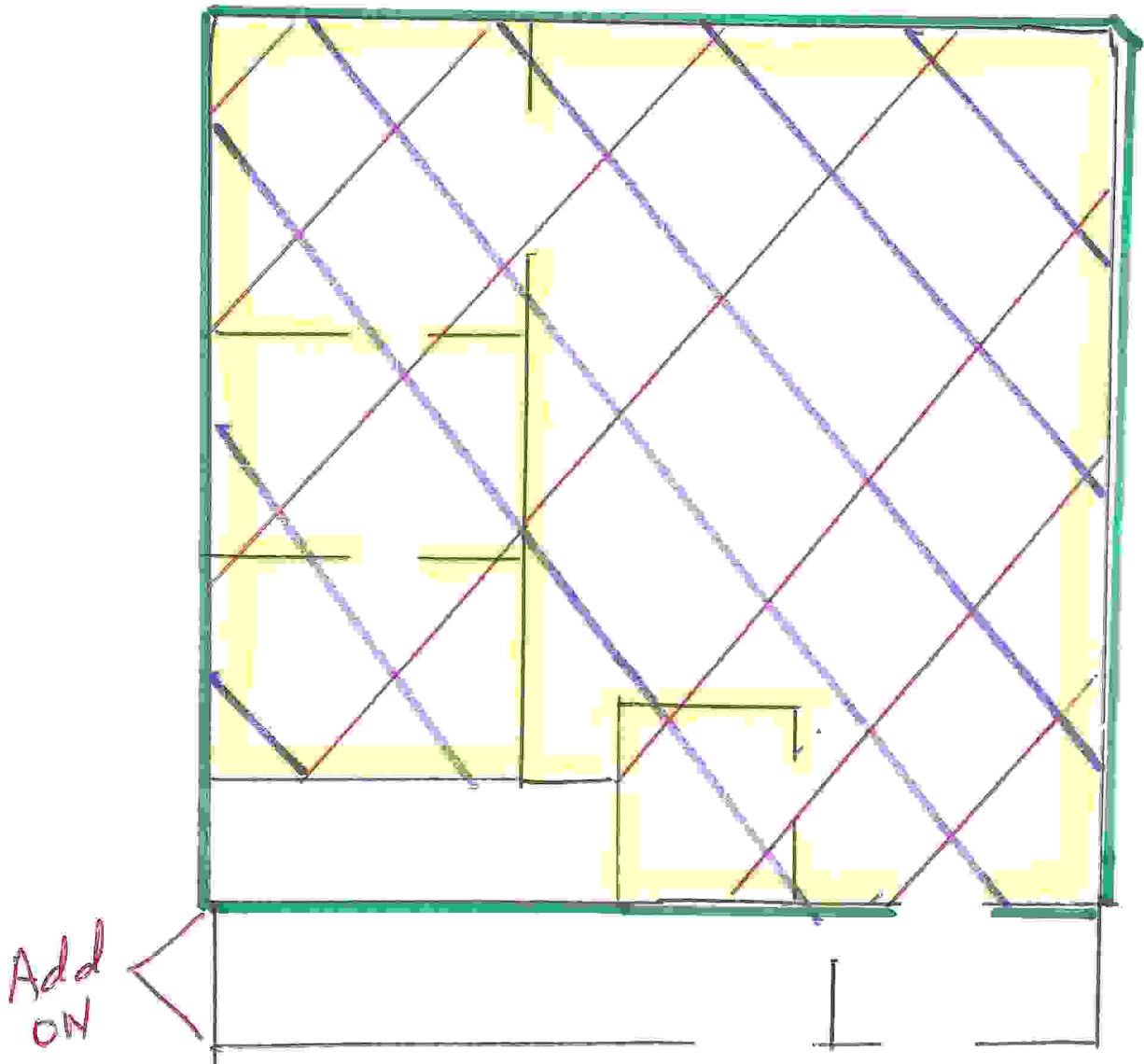
Asbestos Containing Floor Tile  
1<sup>st</sup> Floor Hallway  
2% Chrysotile Floor Tile  
2% Chrysotile-Mastic

# Top Story



Drywall Texture  
Walls + Ceilings / Insulation  
Cement Asbestos Shingles

Two Story Structure  
1500 E. 12th St,  
Austin, TX



— Cement Asbestos

/// Drywall texture / ceilings + walls

/// Floor tile under carpet, under layment, sub floor



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**Original Letter**

July 1, 2024

Historic Landmark Commission  
City of Austin  
301 W. 2nd Street  
Austin, TX 78701

**Engineer's Letter of Support for Demolition Permit  
1500 E. 12th St. – #2024-064274 PR**

Dear Historic Landmark Commissioners,

As the Professional Engineer, we object to the staff recommendation to initiate Historic Zoning or otherwise require a Documentation Package before releasing the demolition permit. As you will see, the public benefits afforded by demolition of the structure far outweigh the marginal benefits of allowing it to remain, and my justification is based on the following facts:

1. This structure type is not conducive nor available for relocation. Anything other than demolition is a safety hazard to the community.
2. Various Civil Engineering Infrastructure items built around the structure are non-compliant with modern safety driven setbacks.
3. Structure proximity to the adjacent major power infrastructure per National Electric Code as also used by the City of Austin is non-compliant. This is a disaster waiting to happen and the structure cannot remain.
4. The structure's location related to public Right-Of-Way proves compliant sidewalks and sight distance unfeasible, endangering the safety, health and welfare of the members of the public amongst other conflicts.

Due to the considerable risk to the health, safety and welfare of the public, it is our professional duty to inform you of the importance that this demolition plan be approved. Should you have any questions or need anything further at this time, please contact me at (806) 679-7303.

Sincerely,  
Nick Sandlin, P.E.  
President & Principal  
TBPELS Firm# 21356

# STRUCTURAL LETTER



Foundation Engineering & Inspection (FEI Engineering)  
6701 Rialto Blvd, Austin TX 78735  
(512) 956-1030  
FEInspectionLLC@gmail.com  
Texas Firm #: 22625

**Date:** July 31, 2024

**Subject:** **Structural Letter**

**Designation:** **Project Number:** 1397  
**Date of Inspection:** 07/30/2024

**Site Address:** *1500 E 12th St.  
Austin, TX*

To whom it may concern:

FEI is pleased to submit this “**Structural Letter**” to provide an engineering evaluation regarding the safety and adequacy of the structure at the above-mentioned location. The purpose of the site inspection was to take pictures and visually evaluate the structural members. Please note that the inspection was only performed in the area where it was mentioned above. Other areas of the structure were excluded from this inspection. Please note that all observations and recommendations are strictly my professional opinion and may differ from those of other professionals. This report may be revised if new information about the building becomes available.

#### **SITE DATA:**

According to the information obtained from online sources and the owner's representative the structure was built approximately on or about 1915. The structure is wood-framed with a combination of soil-supported pier and beam foundation as well as slab-on-grade concrete slab. The roof covering consisted of composite shingles and the exterior consisted of vinyl and wood siding. For the purpose of this report, FEI considers the front of the building as south.

#### **OBSERVATION:**

Upon the inspection of the exterior as well as the interior of the structure (the interior of the house was not fully accessible due to safety concerns) significant structural concerns were noticed which include but are not limited to; rotation of the west wall of the structure, severely deteriorated and compromised floor framing system, excessive deflection of the interior beams and second-floor framing, substandard/sunken/leaning footings, etc. Please note that due to the safety concerns mentioned previously, the second floor was not inspected.

#### **CONCLUSION:**

Based on the observations at the subject property and our subsequent engineering evaluation, it is FEI's professional opinion that:

- The existing structure is NOT adequate to support the anticipated loads.
- Due to the extent of the damage, significant improvements must be made to return the structure to adequacy, and based on the current condition of the building improvement may pose a risk to the individuals involved in the process therefore demolition and replacement is recommended.

#### **GENERAL NOTES:**

- We recommend performing the recommendations only according to structural plans that have been stamped and signed by a licensed professional engineer.
- Any discrepancies must be consulted with the engineer prior to proceeding.
- All work must be performed by a qualified contractor.
- Construction methods, erection procedures, and safety precautions are the responsibility of the contractor. contractor to provide temporary bracing for accurate plumbing and to resist all wind, soil backfill, and construction loads. engineered structural design for temporary bracing, formwork, soil retention, and shoring are to be provided by the contractor.
- All work is to be coordinated and inspected by the engineer of record if certification of proper completion is required. the engineer of record will not approve any completed work without prior consultation. Due to

construction constraints and only visual inspection of the house, changes and other repairs may be recommended if necessary.

- Please note that all the necessary warranties for the work may be provided by the contractor. FEI will not provide such warranties.
- Materials and workmanship to conform with the 2021 International Residential Code and 2021 International Existing Building Code with adopted amendments of the state of Texas and the city of Austin.
- All construction procedures shall conform to local codes and OSHA guidelines.
- If any excessive deformation of the ceiling was noticed in the process of removal, the work should be immediately stopped, and temporary bracing must be installed as a form of stabilization for further evaluation by a professional.

○

**IMPORTANT LIMITATIONS:** Please note that this evaluation was limited to a visual inspection of the exterior and a visual inspection of the interior and states the condition of load-bearing members of the structure at the time of the inquiry. Unless otherwise stated, FEI has had no access to the original foundation or framing documents. Because we did not witness the original construction of this house, we make no statements concerning the structural quality and make no predictions concerning future foundation or framing performance. Unless otherwise stated, no building plans were reviewed, no soil samples were taken, no soil tests were performed, and no destructive testing or invasive procedures were employed. No siding, wall coverings, landscaping, furniture, attic insulation, or any other items causing obstruction of visual observations were removed. This report does not guarantee the state of the structure in the future. All structural items may not be noted in the report, only those sufficient to describe the general structural condition of the house at the time of the inspection or those that are associated with the objective of this letter. This inspection does not cover wood rot, roof covering materials (shingles), sidings, painting, windows, and items that cannot be visually inspected. This property was not inspected for health-related molds, fungi, and environmental concerns. We are not qualified, authorized, or licensed to inspect for mold, fungi, and environmental concerns. Foundation Engineering & Inspection LLC and the engineer's total liability due to errors and omissions is limited and not to exceed the inspection fee. Please note that structural design drawings and details were not a requested part of this service. Please contact our office if such documents are needed.

Structural Letter Prepared by: Ashkan Ghaeezadeh, P.E.

Respectfully submitted by:



Ashkan Ghaeezadeh, P.E.

Structural Engineer



**Martin and Wallin LLC.**

P.O. Box 202043  
Austin, TX 78720  
512-368-4088 (T)

M&W Assessment No.  
241019

August 7, 2024



Re: 1500 E. 12th St.



As requested, we made a site visit to the above referenced property. The purpose of our visit was to review the general condition of structure with particular attention to apparent structural distress or deterioration and make general recommendations for repair procedures if necessary.

**Documents provided or obtained by M&W:**

Doc Name	Document Source	Doc Dated
Property Details	Zillow.com	8/2/24
Photographs	Martin & Wallin	7/23/24
Web Soil Survey	USGS Soil Database	7/29/24

For purposes of this report the house faces South. The structure is a mixed use development with a composite asphalt shingle, combination hip/gable style roof and wood siding exterior wall finish. The structural system is comprised of wood frame load-bearing walls. The roof structure is a site built roof frame. The foundation system appears to be a Timber driven pile system. The structure is located in a mixed residential and commercial neighborhood. The structure is reported to have been constructed in 1915.

**The Following Items were Observed On-Site:**

- We Observed excessive deflection of the roof ridges, hips and fascia indicating inadequate roof framing.
- We Observed missing, broken or leaking window and doors. This appears to be a contributing factor to the advanced decay of the structural walls and floor system around window and door locations.
- We Observed numerous breaks and joints in the exterior envelope that were actively leaking and contributing to the active decay of structural wall and floor systems. We also observed deflected lines indicating movement of the foundation system.
- We Observed inadequately installed roof top condensing units on decayed and failing wood pedestals with no protection from the outdoor elements. Advanced decay of the roof around the attachments to the roof was also observed.
- We Observed broken, missing and decay of the fascia/soffit finish materials in several areas around the building. This appears to be contributing to the advanced decay of the structural roof and wall systems.
- We Observed broken, missing and advanced decay of the structural floor system in several locations. We also observed inadequate repairs of the floor decking in several locations.
- We Observed notched, cracked, deflected and advanced decay of the floor joist system. The system appears to be undersized and unprotected from the numerous leaks noted above.
- We Observed advanced decay due to prolonged leaks in the bathroom floors, walls and subfloor framing.

- We Observed missing and broken structural members throughout the interior wall system. No insulation or moisture barrier of any kind was identified in the interior walls despite all of the finish materials removed.
- We Observed cracked, broken, and deflected floor tiles in the single story addition indicating excessive movement of the foundation system.
- We Observed large gaps around doors with no visible sign of weather stripping. Some door were missing or unable to close completely.
- We Observed numerous failed subfloor structural beams and joists. Inadequate repairs, notched and broken joist were also observed.

### General Comments

Based on our review, the structure generally appears to be un-stable and should be completely demolished and rebuilt.

We recommend the following repairs be implemented immediately:

- Roof framing - We recommend complete removal and replacement of the roof system designed by a TX P.E. Installation of a modern roof system and moisture barrier with flashing per licensed architect.
- Walls system - We recommend complete removal and replacement of the load bearing wall system designed by a TX P.E. Installation of a modern thermal & moisture barrier with flashing per licensed architect is also recommended.
- Floor system - We recommend complete removal and replacement of the sub-floor system designed by a TX P.E. Installation of a modern thermal & moisture barrier per licensed architect is also recommended.
- Foundation system - We recommend complete removal and replacement of the timber pile foundation system with a modern slab on grade or drilled pier system designed by a TX P.E.

We recommend the following repairs in the near future:

- None at this time. -

Items the owner may want to address in the near future to prevent pre-mature deterioration/decay of the structural system;

- None at this time. -

Our analysis and recommendations are based on the above information and standard structural engineering practice. This review is cursory in nature and is not intended to be comprehensive in scope. Conditions may exist that were not observed, reviewed or reported. The responsibility of our firm is limited to reporting field observed conditions and providing general recommendations. The condition and the performance of the structure is not guaranteed or warranted by our firm. This responsibility rests with the original designers of the building, the general contractors who constructed it, and designers and contractors performing any subsequent modifications.

We hope this information is beneficial. Please call if you have any questions or comments, or if we may be of further assistance.

Sincerely,



Paul H. Martin, P.E.  
Principal

