



Date: Friday, October 20, 2023

Patsy Graham  
Palomino Enterprises, LLC  
13410 Mussel Run  
ELGIN TX 78621  
patsy@paloent.com

Permit Number 2023-10756  
Job Address: 12906 Johnson Road, Manor 78653

Dear Patsy Graham,

Staff has completed its review of plans for the 12906 Johnson Road that is to be located at 12906 Johnson Road, Manor 78653. Comments from this review follow.

## **Building Official Review**

The following comments have been provided by Greg Eller. Should you have any questions or require additional information regarding any of these comments, please contact Greg Eller by telephone at (512) 272-5555 or by email at geller@manortx.gov.

Please respond to the following review comments:

- 1) Site plan and survey not legible.
- 2) Plans not legible and incomplete. See item # 19
- 3) Does not meet City architectural requirements. See # 19
- 4) Engineer foundation plans required.
- 5) Engineer design for metal bldg. required.
- 6) Building orientation on site plan required.
- 7) Windshear compliance per IRC provide framing details. See # 19
- 8) Stairs? Provide 2nd story floor plan, floor joists etc.
- 9) Provide framing plans. See # 19
- 10) Provide a ResCheck or similar energy compliance calculation. See # 19
- 11) Bedroom egress. See # 19
- 12) No windows, min 8% SF of habitable rooms. See # 19
- 13) Porch not shown on foundation plan.
- 14) Minimum 2 space fully enclosed garage, attached or detached.
- 15) Travis County Health is responsible for your septic review and permit.
- 16) Application has 3888 SF, foundation is 4600 w/o porches and no garage. Enclose SF is 3456 SF. Will garage be attached or detached? Horse stalls 1152 SF (same classification as covered patio) Entire roof coverage needs to be listed.
- 17) No electric plans or service size.
- 18) Missing water service meter size and waterline to structure size.
- 19) Plans submitted must provide sufficient details to verify code compliance The city cannot design plans. The acquisition of a design professional ( architect ) is highly recommended.
- 20) Review stopped and incomplete due to lack of documentation for code and ordinance compliance.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 272-5555, or by e-mail at [geller@manortx.gov](mailto:geller@manortx.gov).

Thank you,



Greg Eller