

MANOR COMMONS

REVISION FOR ADDED PYLONS

COMPREHENSIVE SIGN PLAN 4.10.2024
Project Address

10212 METRIC BLVD
AUSTIN, TX 78758

BOB STROBECK
PH: 512.494.0002 X19141
CELL: 512.940.5725
BOB.STROBECK@FSGI.COM



MANOR COMMONS SOUTH WEST
COORDINATED SIGN PLAN ADMENDMENT

PLEASE FIND INCLUDED FOR REVIEW:

- COMPREHENSIVE SIGN PLAN DATED 8.1.14
-
- COMPREHENSIVE SIGN PLAN DATED APRIL 6,2020
-
- REQUESTED ADDITIONAL PYLON SIGNS. THIS SIGN TYPE TO BE ALLOWABLE FOR THE THREE PAD SITES ON FM973. SEE SITE PLAN EXHIBIT
-
- PYLON SIGN ART EXHIBIT FROM CSP PREVIOUSLY APPROVED FOR THE CENTER
-
- SITE PLAN EXHIBIT. THIS EXHIBIT SHOW THE BLUE SHADED OVERALL CENTER DEVELOPMENT. THE CENTER PLANS TO ALLOW THE RETAIL USERS ON THE EAST SIDE OF THE RING ROAD TO PLACE TENANT PANELS ON THE MAIN CENTER SIGN
- DEPICTD AT THE CORNER OF. HWY 290 AND FM973
-
- SUMMARY.
-
- THE CENTER OWNER HAS REQUESTED THE C ITY OF MANOR TO APPROVE THE THREE (3) NEW PAD USE PYLON SIGNS AND THE USE OF THE CENTER MAIN SIGN ON THE CORNER OF 290 AND FM973 FOR THE LARGER RETAIL TENANTS.

A COMMERCIAL SIGN PERMIT APPLICATION IS ALSO ATTACHED.

THANK YOU.

BOB STROBECK
FSG SIGNS
BOB.STROBECK@FSGI.COM
512 940-5725 CELL

-

MANOR COMMONS

Highway 290 Manor, TX

COMPREHENSIVE SIGN PLAN - Phase II

April 6, 2020

10212 METRIC BLVD
AUSTIN, TX 78758

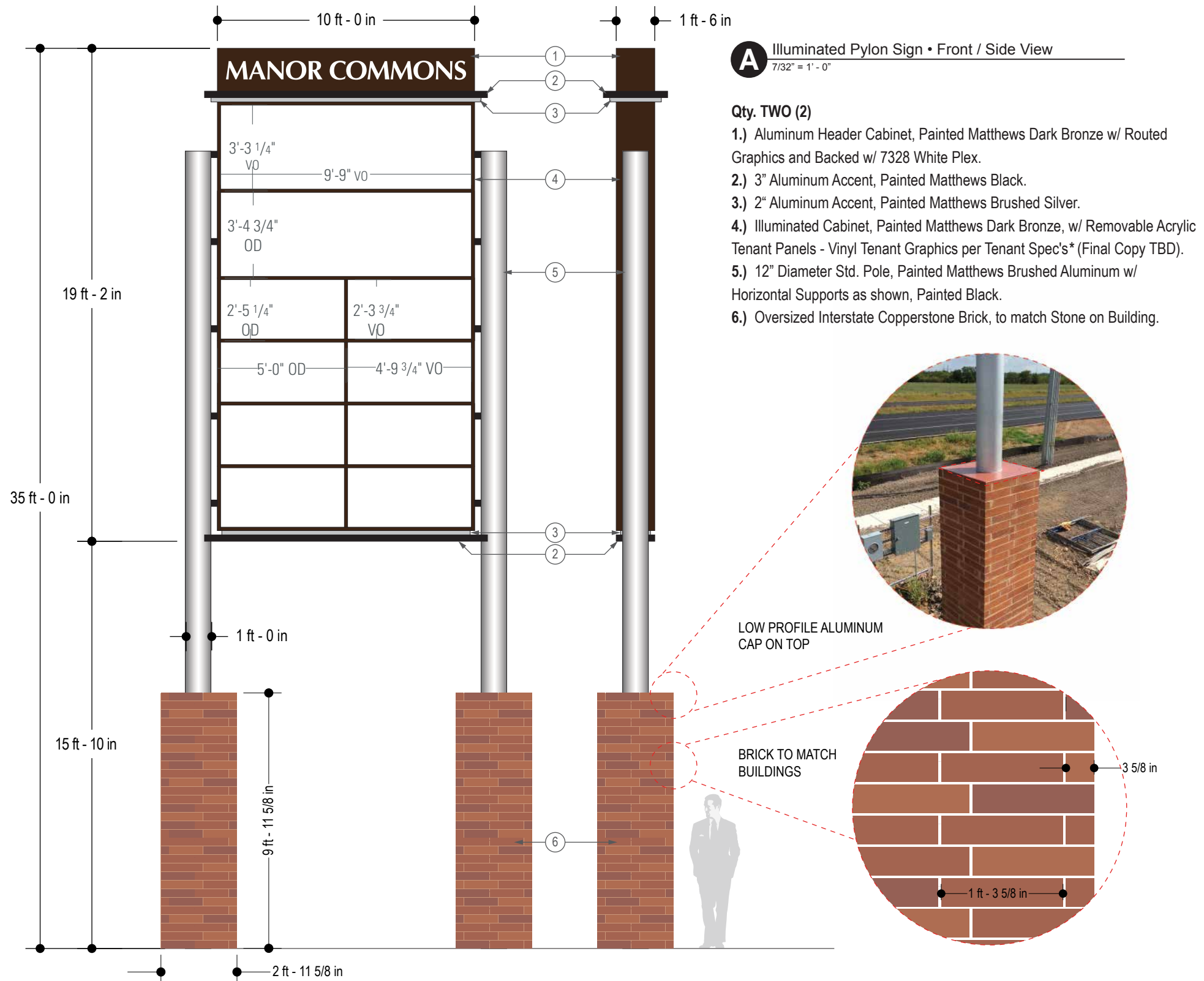
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FACILITY SOLUTIONS GROUP

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A Illuminated Pylon Sign • Front / Side View
7/32" = 1' - 0"

- Qty. TWO (2)**
- 1.) Aluminum Header Cabinet, Painted Matthews Dark Bronze w/ Routed Graphics and Backed w/ 7328 White Plex.
 - 2.) 3" Aluminum Accent, Painted Matthews Black.
 - 3.) 2" Aluminum Accent, Painted Matthews Brushed Silver.
 - 4.) Illuminated Cabinet, Painted Matthews Dark Bronze, w/ Removable Acrylic Tenant Panels - Vinyl Tenant Graphics per Tenant Spec's* (Final Copy TBD).
 - 5.) 12" Diameter Std. Pole, Painted Matthews Brushed Aluminum w/ Horizontal Supports as shown, Painted Black.
 - 6.) Oversized Interstate Copperstone Brick, to match Stone on Building.



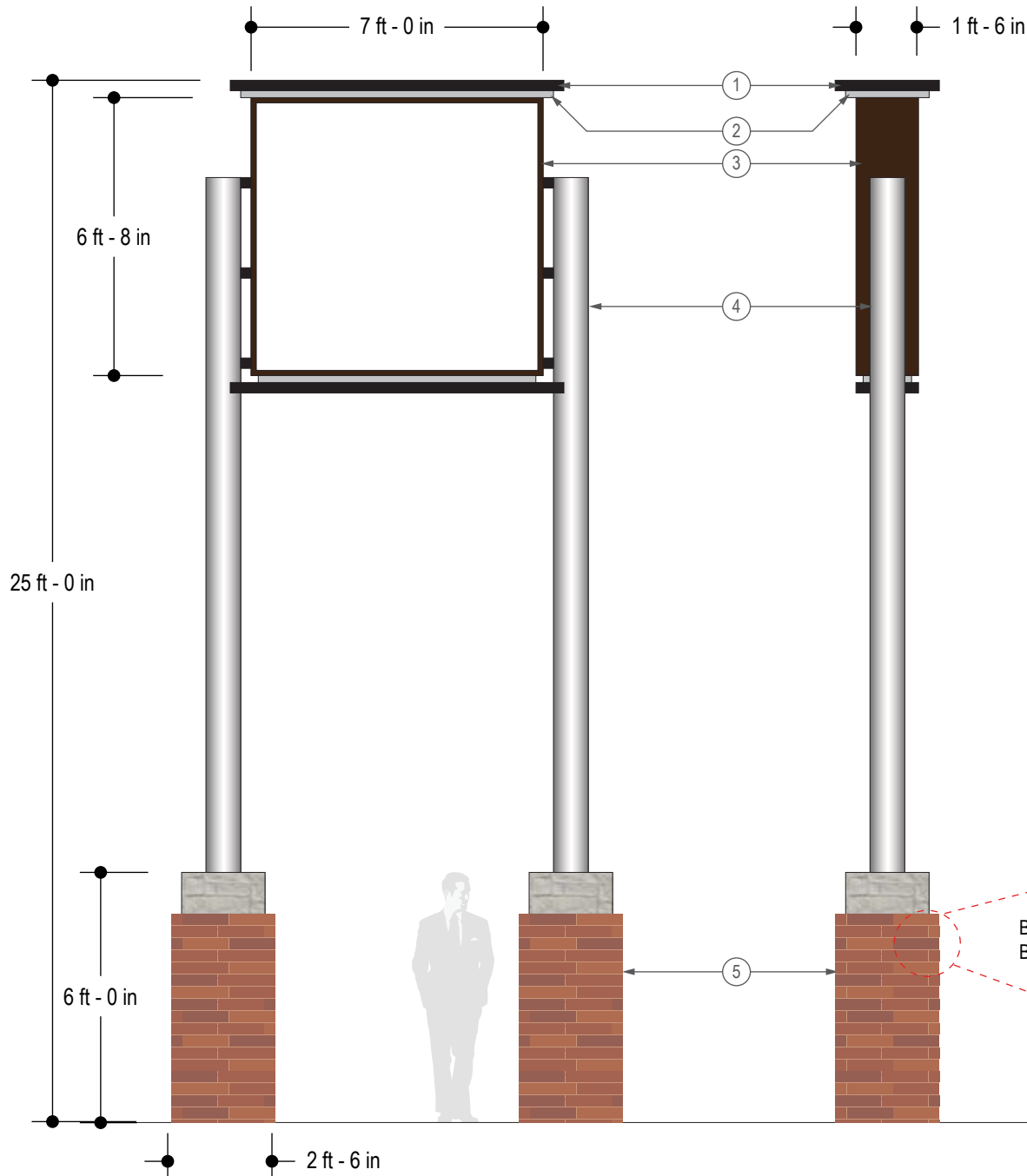
***No white or light colored panel backgrounds can be internally illuminated. White/light backgrounds need to be opaque - refer to section 3.11.008(p) of the code.**



<p>Manor Commons corner 973 and Old Hwy 290</p>	<p>Start Date: 9.16.19 Last Revision: 4/6/20 AWA Job#92J10599 Dwg. #92J10599AV3S1</p>	<p>Design Rep. Ky Williams / Al Morales (Rev.) Sales: Bob Strobeck</p>	<p>CLIENT APPROVAL _____ APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.</p> <p>[IF REQUIRED:] LANDLORD APPROVAL _____ APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.</p>	<p>MEMBER INTERNATIONAL SIGN ASSOCIATION</p> <p>UL LISTED</p> <p>UL INSTALLATION REQUIREMENTS: THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.</p> <p>© COPYRIGHT 2018 / ALL RIGHTS RESERVED</p>
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C Illuminated Pylon Sign • Front / Side View
1/4" = 1' - 0"



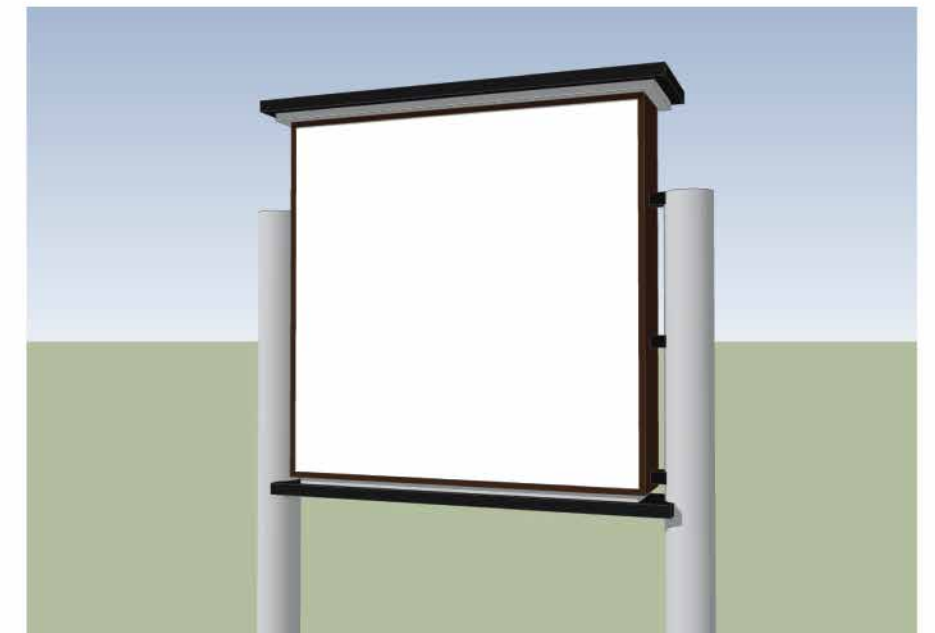
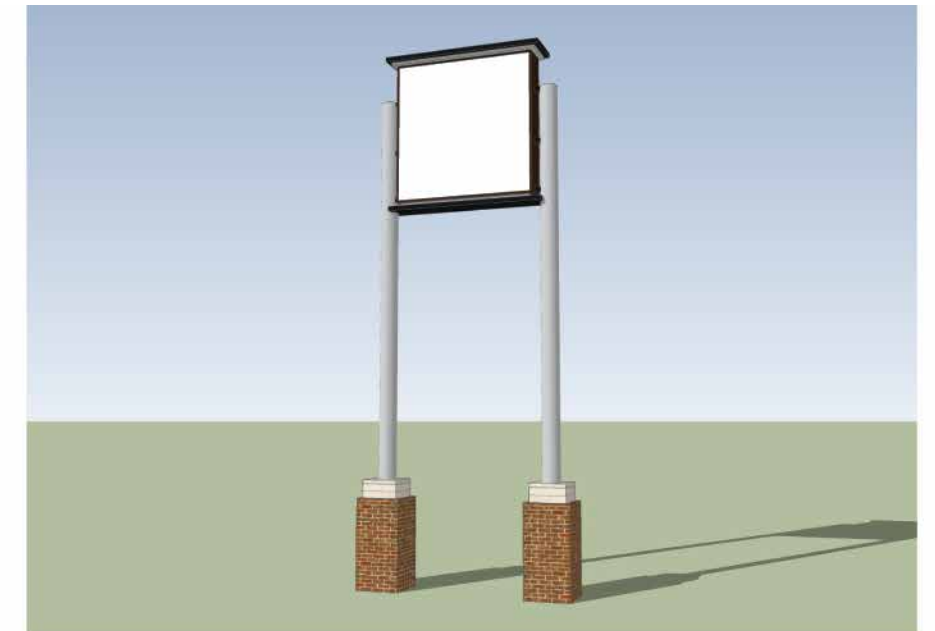
Qty. ELEVEN (11)

- 1.) 3" Aluminum Accent, Painted Matthews Black.
- 2.) 2" Aluminum Accent, Painted Matthews Brushed Silver.
- 3.) Illuminated Cabinet, Painted Matthews Dark Bronze, w/ Flex Faces Overlaid w/ Vinyl per Tenant Spec's* (Final Copy TBD).
Total Sign Area = 46.669 Sq. Ft.
- 4.) 10" Diameter Std. Pole, Painted Matthews Brushed Aluminum w/ Horizontal Supports as shown, Painted Black.
- 5.) Oversized Interstate Copperstone Brick, to match Stone on Building.

NOTES:

- Individual pad site users to follow City of Manor sign code for building sign regulations and allowances.
- All building sign area allowed on pad site uses on Highway 290 is not to be decreased by Illuminated Pad Use Pylon Sign.
- Pad user Freestanding Sign Design to follow Developer Design Guidelines with a maximum 48sf sign area allowed and 25' OAH.
- Center Owner Approved Sign Supplier:

FSG Signs - Austin, TX
Attn: Bob Strobeck
512 940-5725
bob.strobeck@fsg.com

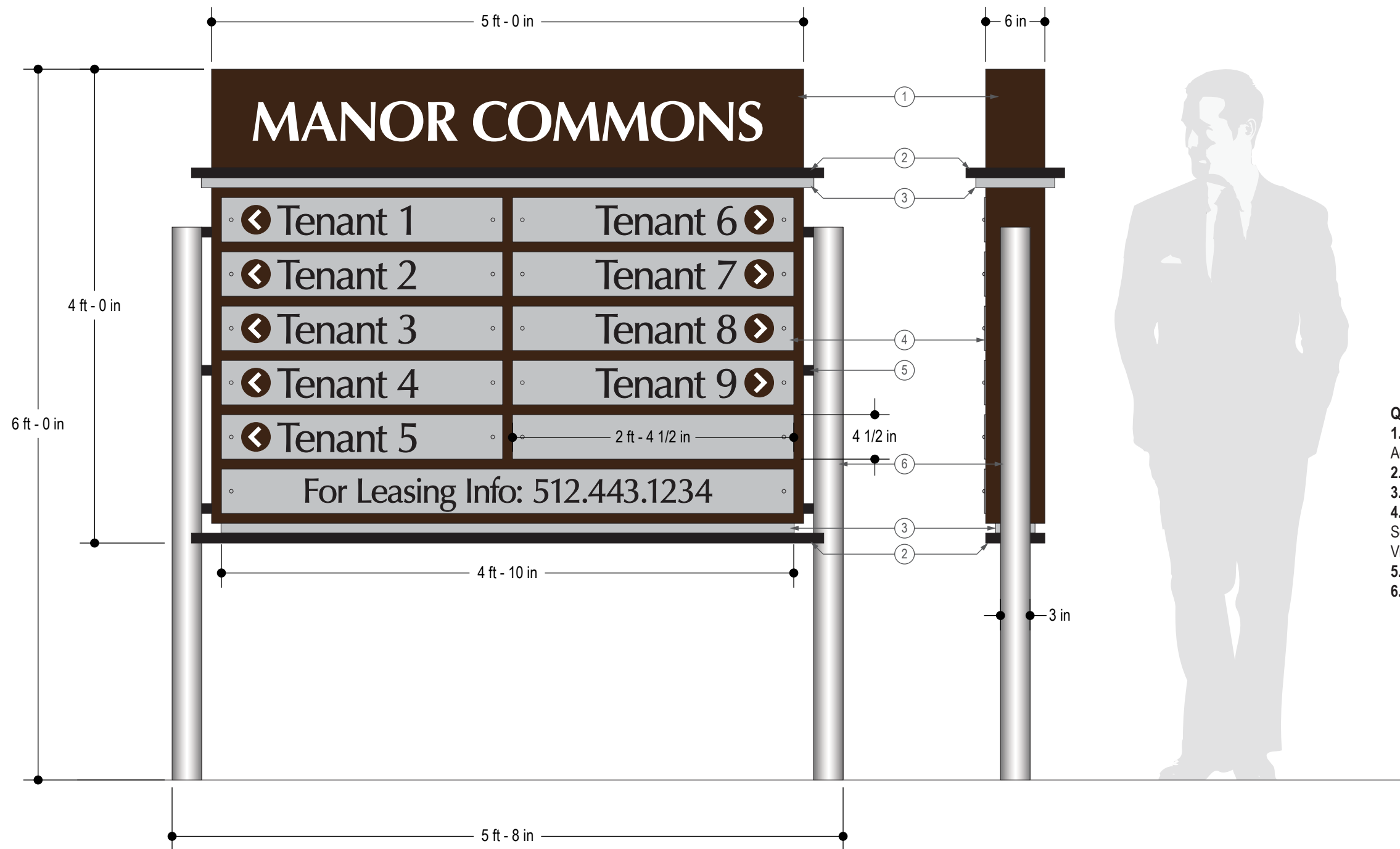


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C Illuminated Pylon Sign • Front / Side View
1/4" = 1' - 0"





<p>Manor Commons corner 973 and Old Hwy 290</p>	<p>Start Date: 9.16.19 Last Revision: 4/6/20 AWA Job#92J10599 Dwg. #92J10599CV3S1</p>	<p>Design Rep. Ky Williams / Al Morales (Rev.) Sales: Bob Strobeck</p>	<p>CLIENT APPROVAL _____ APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.</p> <p>[IF REQUIRED:] _____</p> <p>LANDLORD APPROVAL _____ APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.</p>	<p>MEMBER ISA INTERNATIONAL SIGN ASSOCIATION</p> <p>UL LISTED</p> <p>UL INSTALLATION REQUIREMENTS: THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.</p> <p>© COPYRIGHT 2018 / ALL RIGHTS RESERVED</p>
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- Qty. TWO (2)**
- 1.) Aluminum Header Cabinet, Painted Matthews Dark Bronze w/ 1/4" White Acrylic Letters.
 - 2.) 1" Aluminum Accent, Painted Matthews Black.
 - 3.) 1" Aluminum Accent, Painted Matthews Brushed Silver.
 - 4.) 1/8" Aluminum Panel, Painted Matthews Brushed Silver, w/ Counter-Sunk Screws, 7725-12 Black, 7725-19 Deep Mahogany Brown & 7725-10 White Vinyl Graphics. Names and Directional Info TBD.
 - 5.) 1" Aluminum Cabinet Supports, Painted Black.
 - 6.) 3" Round Support Pipes.

E Single-Sided, Non-Illuminated Directional Sign • Front / Side View
1" = 1'-0"

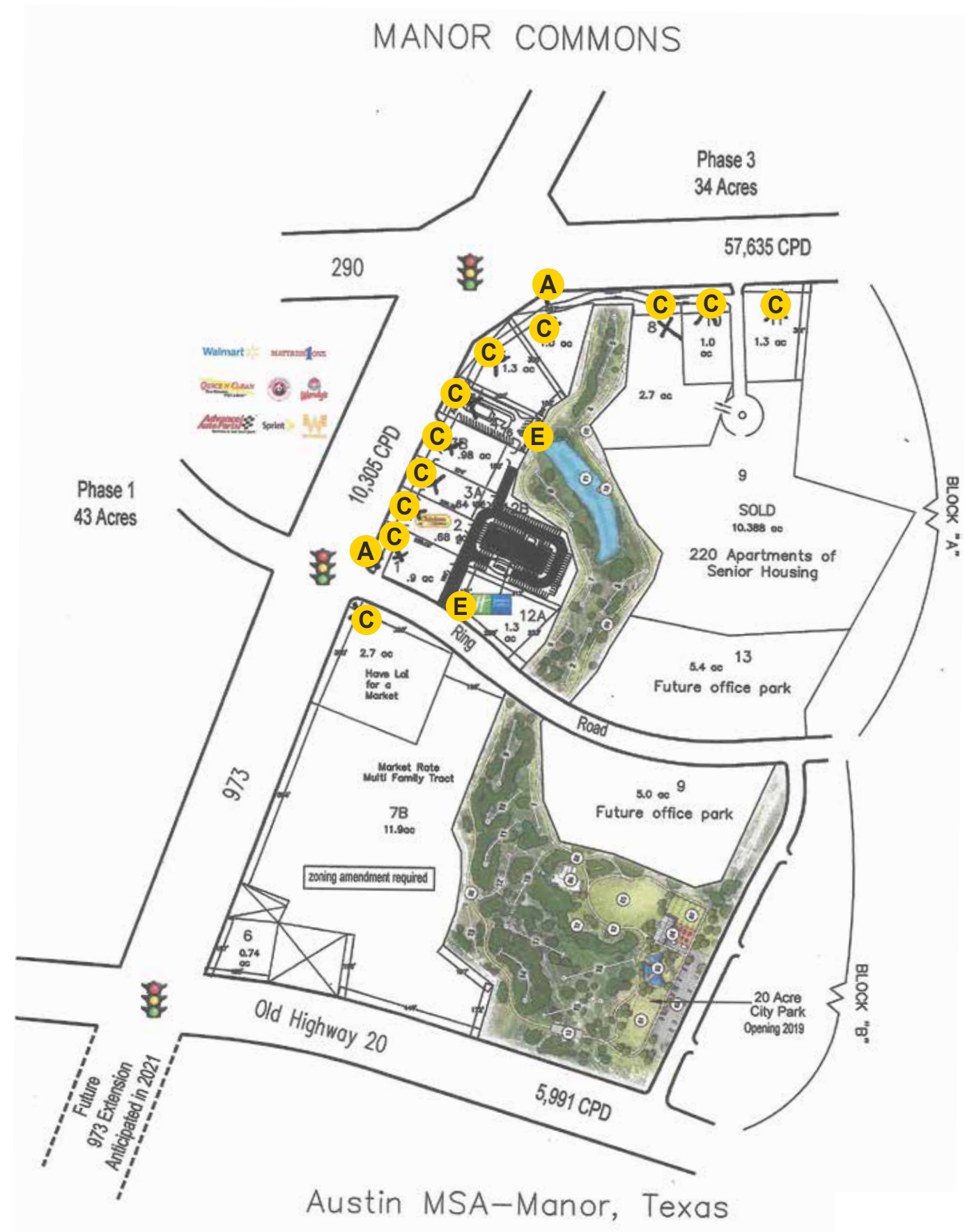


Manor Commons corner 973 and Old Hwy 290	Start Date: 9.16.19 Last Revision: Job#92J10599 Dwg. #92J10599EV1S1	Design Rep. Ky Williams / Al Morales (Rev.) Sales: Bob Strobeck	CLIENT APPROVAL _____ APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation. [IF REQUIRED:] LANDLORD APPROVAL _____ APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.	MEMBER  INTERNATIONAL SIGN ASSOCIATION © COPYRIGHT 2018 / ALL RIGHTS RESERVED UL LISTED  LISTED UL INSTALLATION REQUIREMENTS: THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
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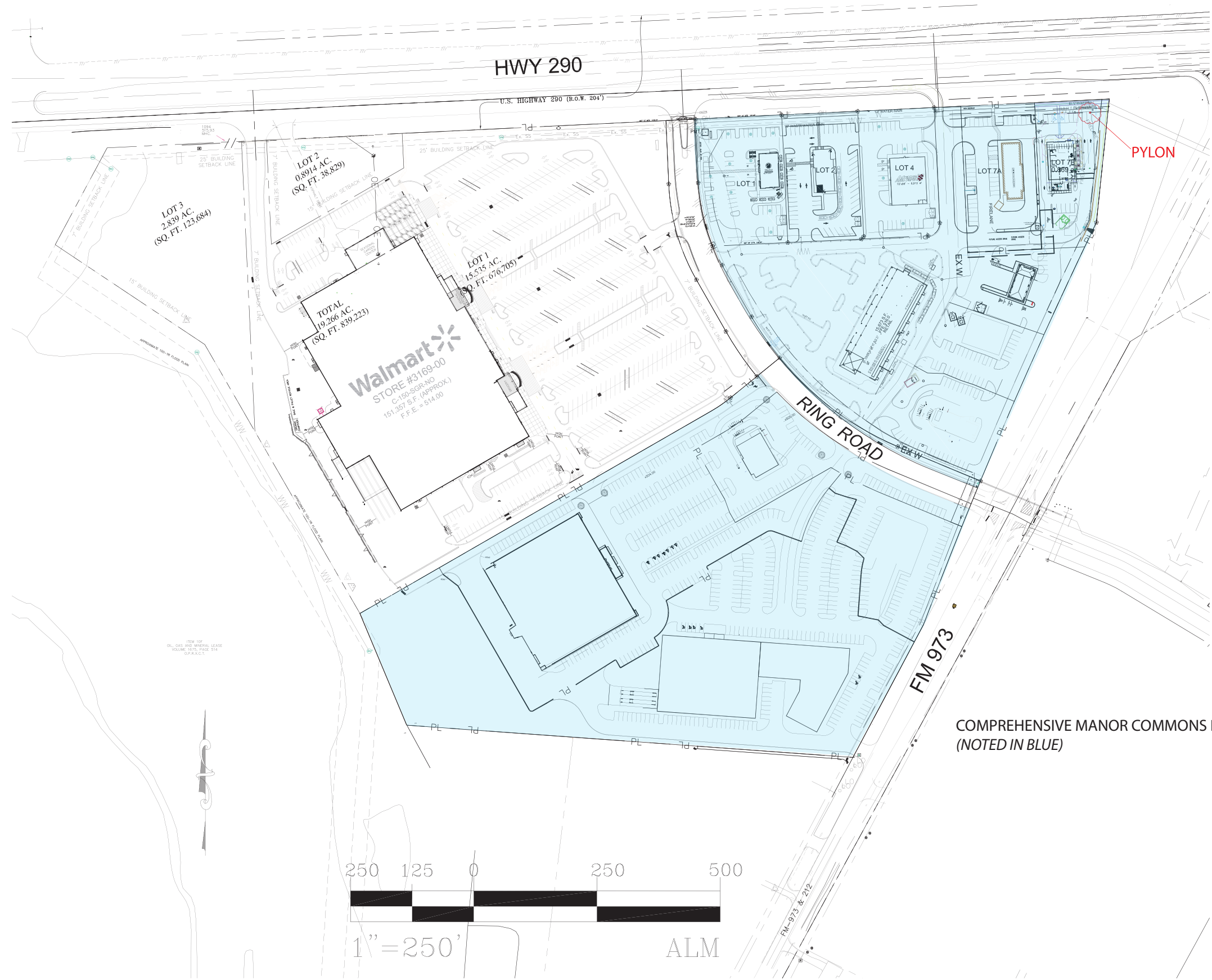
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E 1.00

- A** ILLUMINATED PYLON SIGN Qty TWO (2)
- C** TENANT PYLON Qty ELEVEN (11)
- E** DIRECTIONAL Qty TWO (2)



Manor Commons corner 973 and Old Hwy 290	Start Date: 9.16.19 Last Revision: 4/6/20 AWA Job#92J10599 Dwg. #92J10599SLP1S1	Design Rep. Ky Williams / Al Morales (Rev.) Sales: Bob Strobeck
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COMPREHENSIVE MANOR COMMONS PROJECT
(NOTED IN BLUE)

5 Site Plan
NTS



Manor Commons
Hwy 290
Manor, TX

Start Date: 4.4.14
Last Revision: 03.06.2024
Job#: 92J6060
Drawing #: 92J6060v5s2

Design Rep.
BA
Sales Rep.
Bob Strobeck

10212 METRIC BOULEVARD, AUSTIN, TEXAS 78758 ■ 1-800-327-1104 / 512-494-0002 / www.fsgji.com

Client Approval

Revisions:

- _____
- _____
- _____
- _____

Date:

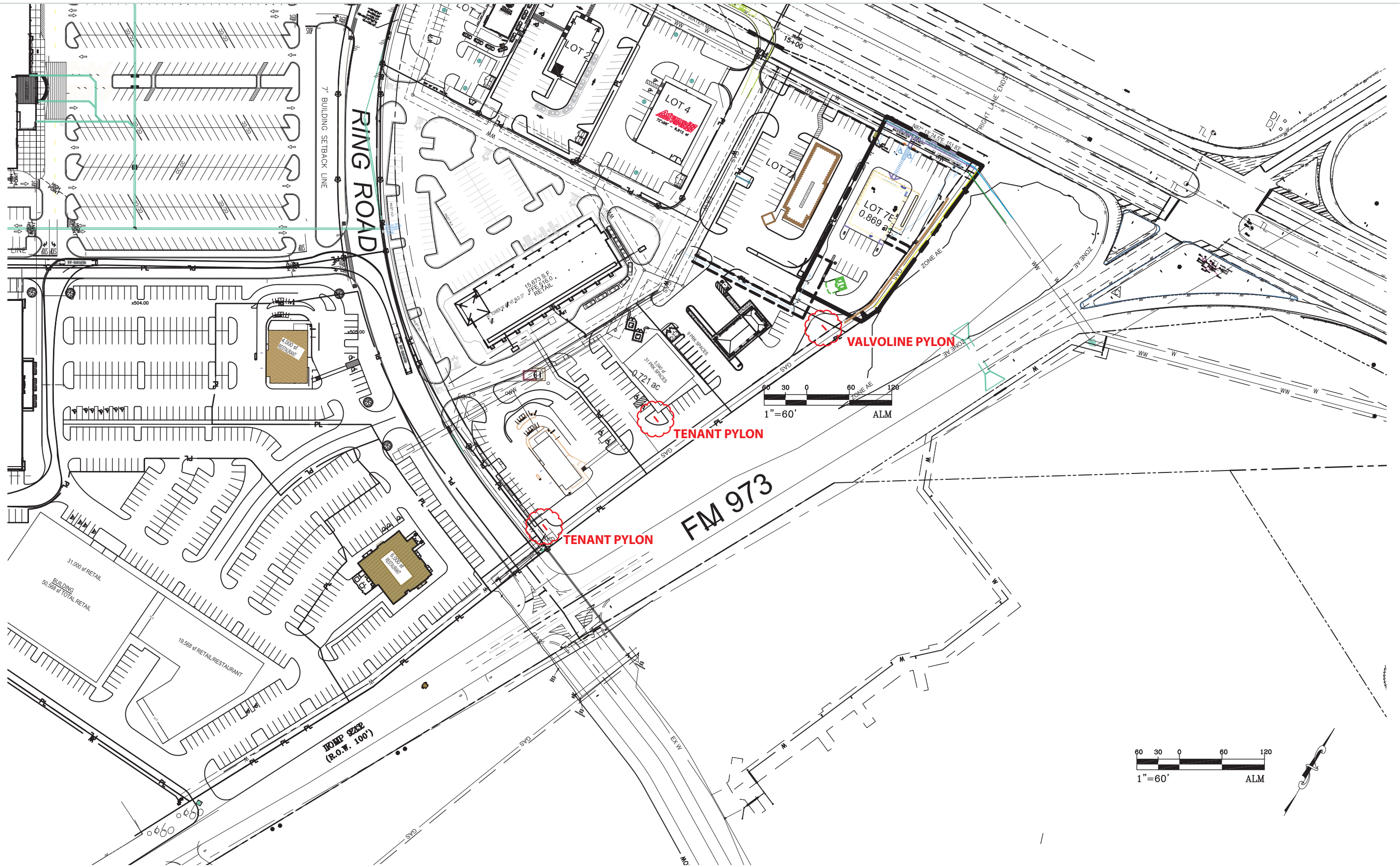
MEMBER
INTERNATIONAL SIGN ASSOCIATION

UL LISTED

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INTERTECH LISTED US



10212 METRIC B LVD.
 AUSTIN, TEXAS 78758
 877-293-6027 / 512-494-0002
 fsg.com

Valvoline,
 12003 E US Hwy 290 EB,
 (Hwy 290 & FM 973),
 Manor, TX

Start Date: 10/04/2023
 Last Revision: 02/07/2024
 Job# 92J13894
 Dwg. # 92J13894_SITEPLAN

Designer: BA
 Sales Rep: Bob Strobeck

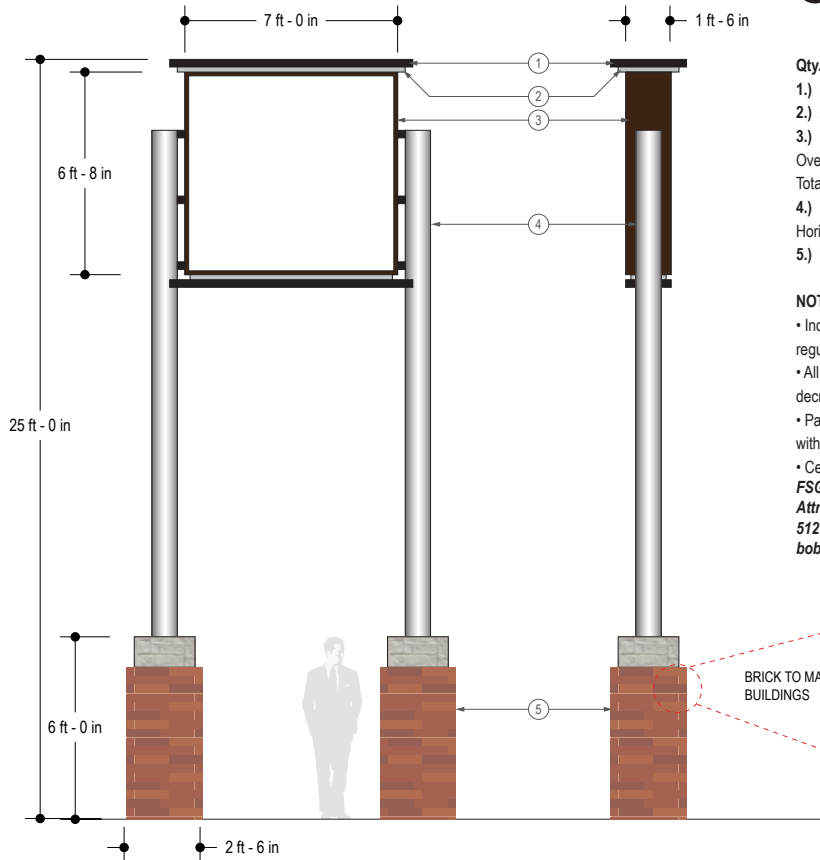
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⊗ FOR PRESENTATION
 ○ FOR PRODUCTION

SITE PLAN

C Illuminated Pylon Sign • Front / Side View
1/4" = 1' - 0"

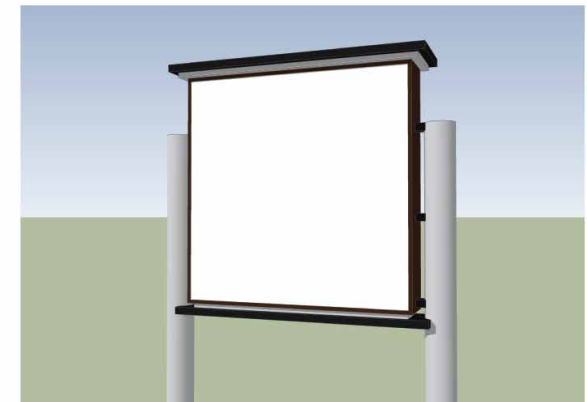
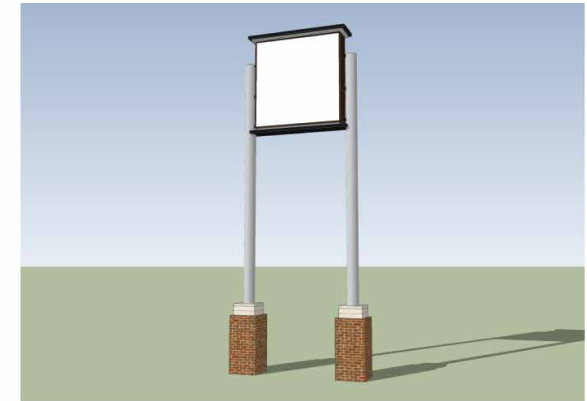


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C 1.00



COMMERCIAL SIGN PERMIT APPLICATION

***Items required**

***Project Information:**

Project Street Address SW corner 290 & FM 973 Suite # _____
City, State Manor, TX Zip _____
Business/Tenant Name _____
Mailing Address _____ City _____ State _____ Zip _____

***Owner Information:**

Property Owner: Greenview Manor (condo, duplex) / Estate of Gaddis + Timmerman Phone #: (512) 773-0498
Owner's Address: 501 Vale St. Email Address barth@greenviewdev.com
City/State: Austin, TX 78746 Zip: 78746
barth@greenviewdev.com

***Agent Information (if applicable):**

Agent: _____ Phone #: _____
Agent's Address: _____
City/State: _____ Zip: _____

*E-Mail address of person to notify of permit completion: _____
*Property Legal Description: Lot: Block: Subdivision: _____
*Zoning District: _____
Overlay District (if applicable): _____

***Application for:**

- Monument Sign Pole Sign Wall Sign(s) Temporary Sign(s)

*** Sign Contractor** _____ Phone #: _____
Address: _____ Insurance and/or License on File _____
City/State: _____ Zip: _____

***Electric Contractor** _____ Phone : _____
Address: _____ Insurance and/or License on File _____
City/State: _____ Zip: _____

Submittal of the information with a fully completed application is required in order to process the application for the Building Permit. Omission of any information will delay the review significantly while this information is obtained, and will be treated as a new application when re-submittal occurs. Omission of asterisked items, where applicable, or an incomplete application will result in automatic rejection.

Two (2) Complete sets of Working Drawings (preferably drawn to 1/4" or 1/8" scale), which must include the following information, as applicable to the project must be submitted.

NOTE: Foundation drawings must be under Seal of a Registered Architect and/or Professional Engineer pursuant to Texas Law. Generally, an engineer must be engaged for monument and pole signs.



COMMERCIAL SIGN PERMIT APPLICATION

REQUIRED REGISTRATION AND LICENSING:

Proof of TDLR Registration with the Texas Department of Licensing and Regulation Architectural Barriers Division, including project registration number (State Law) if project valuation exceeds \$50,000.00.

***Sign Square Footage Calculations (must be indicated on Sign Plan and match approved Uniform Sign Plan (USP) (if used):**

Zoning District	X=Factor
Residential Districts (R-1) (R-2) Subdivision Entry Signs	One (1) square foot per lot. One monument identification sign not exceeding 32 square feet located at each entrance to a subdivision and for each neighborhood identified within a subdivision.
Multi-family Residential (R-3) (R-4)	One monument identification sign not exceeding 32 square feet located at each entrance to the Multi-family development.
Manufactured Housing (MH)	One monument identification sign not exceeding 32 square feet located at each entrance to the manufactured housing development.
Neighborhood Business (NB)	.75 X Building Frontage
Commercial Light (C-1)	2.0 X Building Frontage
Commercial (C-2)	1.5 X Building Frontage
Commercial (C-3)	1.0 X Building Frontage
Downtown Business District (DBD)	2.0 X Building Frontage
Institutional District (I)	0.5 X Building Frontage
Industrial District (I-1)	1.0 X Building Frontage

***Estimated Construction Cost: \$** _____ If project valuation exceeds \$50,000 actual cost or as computed using the aforementioned schedule, YOU MUST PROVIDE PROOF OF REGISTRATION with the Texas Department of Licensing & Regulation Architectural Barriers Branch: TDLR Project Registration No. _____

Utility Services Required: (new or upgrade only; if upgrade, also provide existing size)
Electrical Size: Amps Phase Electrical Provider: Bluebonnet

COMMERCIAL SIGN AND TRADE PERMIT FEES:

Permanent Signs	Permit Fee	Insp. Rate	Tech Fee
Wall or Pole Signs			
Up to 40 Sq Ft (all sides total)	\$50.00 + trade permit	\$80.00 Each	\$10.00
41 sq ft to 60 Sq Ft (all sides total)	\$75.00 + trade permit	\$80.00 Each	\$10.00
61 sq ft to larger	\$100.00 + trade permit + \$1.00 per sq ft over 61 sq ft.	\$80.00 Each	\$10.00
Monument Sign	Above rates + Foundation permit + trade permit	\$80.00 Each	\$10.00
Billboards	Above Rates (max of 672 sq ft per face) + trade permit	\$80.00 Each	\$50.00
Uniform Sign Plan	\$200.00	n/a	\$25.00
Uniform Sign Plan Amendment	\$200.00	n/a	\$25.00



COMMERCIAL SIGN PERMIT APPLICATION

Temporary Signs (16 sq. ft. or smaller)

Permit Fee - \$25.00

Tech Fee - \$10.00

Portable Signs/Special Event/Balloons/Floating Devices/Streamers or Searchlights. Any portable sign lawfully in existence upon the effective date of this ordinance shall be considered a non-conforming sign and will be allowed to continue for thirty (30) days, at the expiration of which time it must be removed. Any unauthorized portable sign in existence prior to the effective date of this ordinance shall be removed immediately. Where existing portable signs are electric signs, no electric extension cords shall be run across any sidewalk, street, or public right-of-way. No portable sign shall be placed or maintained on any sidewalk, street, or other public right-of-way. No portable sign shall have a luminance greater than 200 foot lamberts. All lawfully existing portable signs shall be anchored to withstand a minimum of thirty (30) mph winds.

Portable Signs, Temporary Special Event Signs, Floating Devices, Balloons, Streamers, Banners and/or Searchlights, are limited to a maximum time period of no more than seven (7) consecutive days, with a limit of two (2) events each calendar year, or a maximum time period of no more than thirty (30) consecutive days with a limit of one (1) event each calendar year. Portable and Temporary Special Event Signs shall not exceed sixteen (16) square feet in area on each side of the sign. The location of these signs and devices must be approved in writing by the Building Official for safety and setback purposes and, if the adjacent property owners have and make objections to the sign, the adjacent property owners may appeal any such application to the Board of Adjustments. All such signs must be removed immediately after and upon the expiration of the maximum time period allowed.

(City of Manor Ordinance 185-L; Sec. 7b)

Sign 1 Dimensions: _____ Sq. Ft. _____

Sign 2 Dimensions: _____ Sq. Ft. _____

Sign 3 Dimensions: _____ Sq. Ft. _____

Sign 4 Dimensions: _____ Sq. Ft. _____

Other Agency Fees. The City of Manor does not assess nor collect fees for reviews of Building Construction Plans by agencies having jurisdictional authority. All fees for other agencies are established and collected by each of the authorities conducting review.

By my signature below I certify that I am the owner or legally authorized agent of the owner for purposes of obtaining the permit requested and all subsequent communications and business related thereto. I further certify that all of the information included above and in accompanying documents is true and complete. I understand that application for a permit and payment of fees does not guarantee approval of a permit, and that if said permit is issued it does not constitute permission to violate any provision of the technical codes governing the work, whether identified pursuant to plan review or not. All re-inspection requests shall be made upon payment of re-inspection fees as authorized by City of Manor.

Burt [Signature] 3/22/24
Contractor or Owner Signature / Date

A REPUBLIC SERVICES DUMPSTER MUST BE LOCATED AT THE CONSTRUCTION SITE FOR ALL DEBRIS

COM: Dev: jlc 20160128



City of Manor Building Permit

THIS PERMIT MUST BE DISPLAYED ON THE JOB SITE

Permit # **2024-11539**

Issue Date:
Expiration Date:

Job Address 12003 E US Hwy 290 EB

Project Sign (C)

Subdivision

Building Use

Lot

Occupancy

Block

Type

Valuation \$50,000.00

Sq. Ft. 0.00

PERMIT HAS NOT BEEN ISSUED. NOT A VALID PERMIT

Zoning Medium Commercial (C-2)

Owner Facility Solutions Group - Sergio Rivera

Front Setback:

Rear Setback:

Contractor N/A

Side Setback:

Corner Setback:

Phone No Number Provided

Left Setback:

Right Setback:

Jurisdiction Notes:

Fees	Contractor	Amount
Uniform Sign Plan Amendments	N/A	\$200.00
Technology Fee (\$25)	N/A	\$25.00
Credit Card Processing Fee (\$3.00)	N/A	\$3.00
		Total
		\$228.00

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED. A WASTE CONNECTIONS DUMPSTER MUST BE LOCATED ON SITE FOR ALL CONSTRUCTION DEBRIS.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT- INCLUDING BUT NOT LIMITED TO 2015 INTERNATIONAL BUILDING CODE, 2015 INTERNATIONAL RESIDENTIAL CODE FOR 1-2 FAMILY DWELLINGS, 2015 INTERNATIONAL MECHANICAL CODE, 2015 EDITION OF THE INTERNATIONAL PLUMBING CODE, 2014 EDITION OF THE NATIONAL ELECTRICAL CODE, 2015 INTERNATIONAL FIRE CODE, 2015 EDITION OF THE INTERNATIONAL FUEL CODE, 2015 INTERNATIONAL ENERGY CONSERVATION CODE, 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE, CITY OF MANOR SUBDIVISION CODE, CITY OF MANOR ZONING ORDINANCE, CITY OF MANOR DESIGN GUIDELINES. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

BY SIGNING BELOW I ACKNOWLEDGE THAT INSPECTIONS SCHEDULED FOR WORK THAT ARE NOT READY OR DO NOT PASS ARE SUBJECT TO RE-INSPECTION FEES AS ESTABLISHED IN THE CITY OF MANOR FEE ORDINANCE

Greg Eller, Building Official

Date