

NOTIFICATIONS

CASE#: C16-2018-0005
LOCATION: 8601 RR 2222



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 417'

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 the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Board of Adjustment Sign Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, click here to Save the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. All information is required (if applicable).

For Office Use Only

Handwritten case information: Case # C16-2018-0005, ROW # 159079, Tax # 0142270332, and number 11962464.

Section 1: Applicant Statement

Street Address: 8601 RR 2222, Austin, TX 78730

Subdivision Legal Description: 32.412 acres in the William Swain Survey No. 810, Abstract No. 127 in Travis County

Lot(s): 1 Block(s): A

Outlot: Division:

Zoning District: G0

Sign District: Scenic - 2222

I/We Stephanie Knapp on behalf of myself/ourselves as authorized agent for KBS affirm that on Month June, Day 8, Year 2018, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below): Erect Attach Complete Remodel Maintain Other: Type of Sign: Logo / Artwork Monument

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

Scenic code allows only one freestanding monument sign per property. We are seeking a variance allowing us to erect a second monument sign. We are demolishing the old monument sign and building a new one in a different location. Where the existing sign currently stands, we are seeking to erect a "logo / art piece" monument structure.

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. In order to grant your request for a variance, the Board must first make one or more of the findings described under 1, 2, and 3 below; the Board must then make the finding described in item 4 below. If the Board cannot make the required findings, it cannot approve a sign variance.

Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of the site such as dimensions, landscaping, or topography, because:

Size of Property--Park Centre is over 32 acres, has over 2,000 linear feet of street frontage, and 6 structures. Traffic--Traffic is traveling at high speeds, and stopping suddenly to enter property is a safety issue. Visibility--Visibility is an issue because the property has a lot of natural foliage and buildings, which are green, are all located downhill from 2222.

—OR—

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

SECTION 1 ABOVE CONTINUED: Park Centre is a Class A Property that is lacking in tenants partially due to companies not knowing where the property is and it's lacking landmarks to direct visiting clients.

—OR—

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because:

Park Centre is much larger than most commercial properties in the scenic district. In a normal commercial sign district a much smaller property would be allowed two free standing signs. The additional sign we are proposing contains no text or advertisement. It is rather a sculpture. We have designed this feature to comply with the maximum sign size allowed by scenic code.

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: [Signature] Date: 6/10/18

Applicant Name (typed or printed): Matt Park

Applicant Mailing Address: 1200 E. Third St. Studio One

City: Austin State: TX Zip: 78702

Phone (will be public information): (512) 494-1466

Email (optional – will be public information): matt@buildingimagegroup.com

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: [Signature] Date: 06/08/2018

Owner Name (typed or printed): Jeff Rader

Owner Mailing Address: 800 Newport Center Drive, Suite 700

City: Newport Beach State: CA Zip: 92660

Phone (will be public information): (949) 797-0309

Email (optional – will be public information): jrader@kbs.com

Section 5: Agent Information

Agent Name: Stephanie Knapp

Agent Mailing Address: 8911 N Capital of Tx Hwy, Suite 1100

City: Austin State: TX Zip: 78759

Phone (will be public information): (512) 314-3996

Email (optional – will be public information): stephanie.knapp@transwestern.com

SAVE



**Professional Land Surveying, Inc.
Surveying and Mapping**

B01/5

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

32.412 ACRES

**WILLIAM SWAIN SURVEY NO. 810, ABSTRACT NO. 727
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 32.412 ACRES OF LAND IN THE WILLIAM SWAIN SURVEY NO. 810, ABSTRACT NO. 727 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, PARK 22 - PHASE B, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF AND RECORDED IN VOLUME 86, PAGES 64C-64D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF A 32.412 ACRE TRACT CONVEYED TO TPG-PARK 22 LLC, IN A SPECIAL WARRANTY DEED EXECUTED JUNE 1, 2007 AND RECORDED IN DOCUMENT NO. 2007110238 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 32.412 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the south right-of-way line of R.M. 2222 (240' right-of-way width) as described in Volume 11634, Page 2376 of the Real Property Records of Travis County, Texas, at highway station 144+22.16, 120.00' right, being the northwest corner of the said 32.412 acre tract, being also the northeast corner of a 467.5 acre tract of land described in Volume 11848, Page 1718 of the Real Property Records of Travis County, Texas, from which a TxDOT type II disk found in the south right-of-way line of R.M. 2222 at highway station 143+66.41, 120.00' right, bears with a curve to the right with a delta angle of 02°13'47", an arc length of 60.41 feet, having a radius of 1552.39 feet and a chord which bears North 52°58'16" West, a distance of 60.41 feet;

THENCE with the south right-of-way line of R.M. 2222 and the north line of the said 32.412 acre tract, the following three (3) courses and distances:

1. With a curve to the left with a delta angle of 36°54'11", an arc length of 999.86 feet, having a radius of 1552.39 feet and a chord which bears South 72°32'15" East, a distance of 982.67 feet to a TxDOT type II disk found at highway station 153+44.68, 120.00' right;
2. North 88°58'41" East, a distance of 306.28 feet to a TxDOT type II disk found at highway station 156+51.22, 120.00' right;
3. With a curve to the right with a delta angle of 18°52'48", an arc length of 715.65 feet, having a radius of 2171.83 feet and a chord which bears South 81°33'26" East, a distance of 712.42 feet to a calculated point for the northeast corner of the said 32.412 acre tract, being the northwest corner of a 19.744 acre tract of

land described in Volume 13107, Page 467 of the Real Property Records of Travis County, Texas, from which a 1/2" rebar found, bears South 69°02'17" East, a distance of 1.47 feet and a TxDOT type II disk found in the south right-of-way line of R.M. 2222 at highway station 166+54.98, 120.00' right, bears with a curve to the right with a delta angle of 06°13'07", an arc length of 235.72 feet, having a radius of 2171.83 feet and a chord which bears South 69°00'28" East, a distance of 235.61 feet;

THENCE South 07°18'06" West with the east line of the said 32.412 acre tract and the west line of the said 19.744 acre tract, passing a 1/2" rebar with cap stamped "CA" found at a distance of 0.32 feet and continuing for a total distance of 682.56 feet to a 1/2" rebar found for the southeast corner of the said 32.412 acre tract, being the northeast corner of Lot 7, Park 22 Phase A, a subdivision recorded in Volume 84, Page 180C of the Plat Records of Travis County, Texas;

THENCE North 86°49'39" West with the south line of the said 32.412 acre tract and the north line of said Lot 7, passing a 1/2" rebar found for the northwest corner of said Lot 7, being the northeast corner of Lot 6, of said Park 22 Phase A, at a distance of 232.91 feet and continuing with the south line of the said 32.412 acre tract and the north line of said Lot 6, a distance of 196.15 feet, for a total distance of 429.07 feet to a 1/2" rebar found for the northwest corner of said Lot 6, being the northeast corner of Lot 5, of said Park 22 Phase A;

THENCE North 78°26'04" West with the south line of the said 32.412 acre tract and the north line of said Lot 5, a distance of 358.02 feet to a 1/2" rebar found for the northwest corner of said Lot 5, being the northeast corner of Lot 4, of said Park 22 Phase A;

THENCE North 69°50'28" West with the south line of the said 32.412 acre tract and the north line of said Lot 4, passing a 1/2" rebar found for the northwest corner of said Lot 4, being the northeast corner of Lot 3, of said Park 22 Phase A, at a distance of 167.97 feet and 0.42 feet right and continuing with the south line of the said 32.412 acre tract and the north line of said Lot 3, a distance of 331.89 feet, for a total distance of 499.86 feet to a 1/2" rebar found;

THENCE South 52°03'34" West with the south line of the said 32.412 acre tract and the north line of said Lot 3, passing a 1/2" rebar found for the northwest corner of said Lot 3, being the northeast corner of Lot 2, of said Park 22 Phase A, at a distance of 22.49 feet and continuing with the south line of the said 32.412 acre tract and the north line of said Lot 2, a distance of 437.45 feet, for a total distance of 459.94 feet to a 1/2" rebar found;

THENCE North 86°25'27" West with the south line of the said 32.412 acre tract and the north line of said Lot 2, a distance of 276.83 feet to a 1/2" rebar found for the southwest corner of the said 32.412 acre tract, being the northwest corner of said Lot 2, being also in the east line of the said 467.5 acre tract;

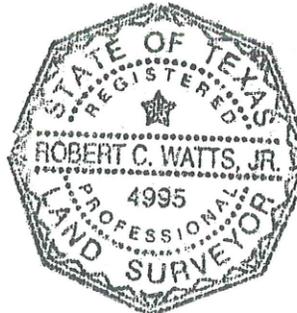
THENCE with the west line of the said 32.412 acre tract and the east line of the said 467.5 acre tract, the following four (4) courses and distances:

1. North 01°14'30" East, a distance of 382.49 feet to a 1/2" rebar found;
2. North 00°24'41" East, a distance of 347.80 feet to a 1/2" rebar found;
3. North 01°50'34" East, a distance of 140.55 feet to a 1/2" rebar found;
4. North 03°02'55" East, a distance of 198.39 feet to the **POINT OF BEGINNING**, containing 32.412 acres of land, more or less.

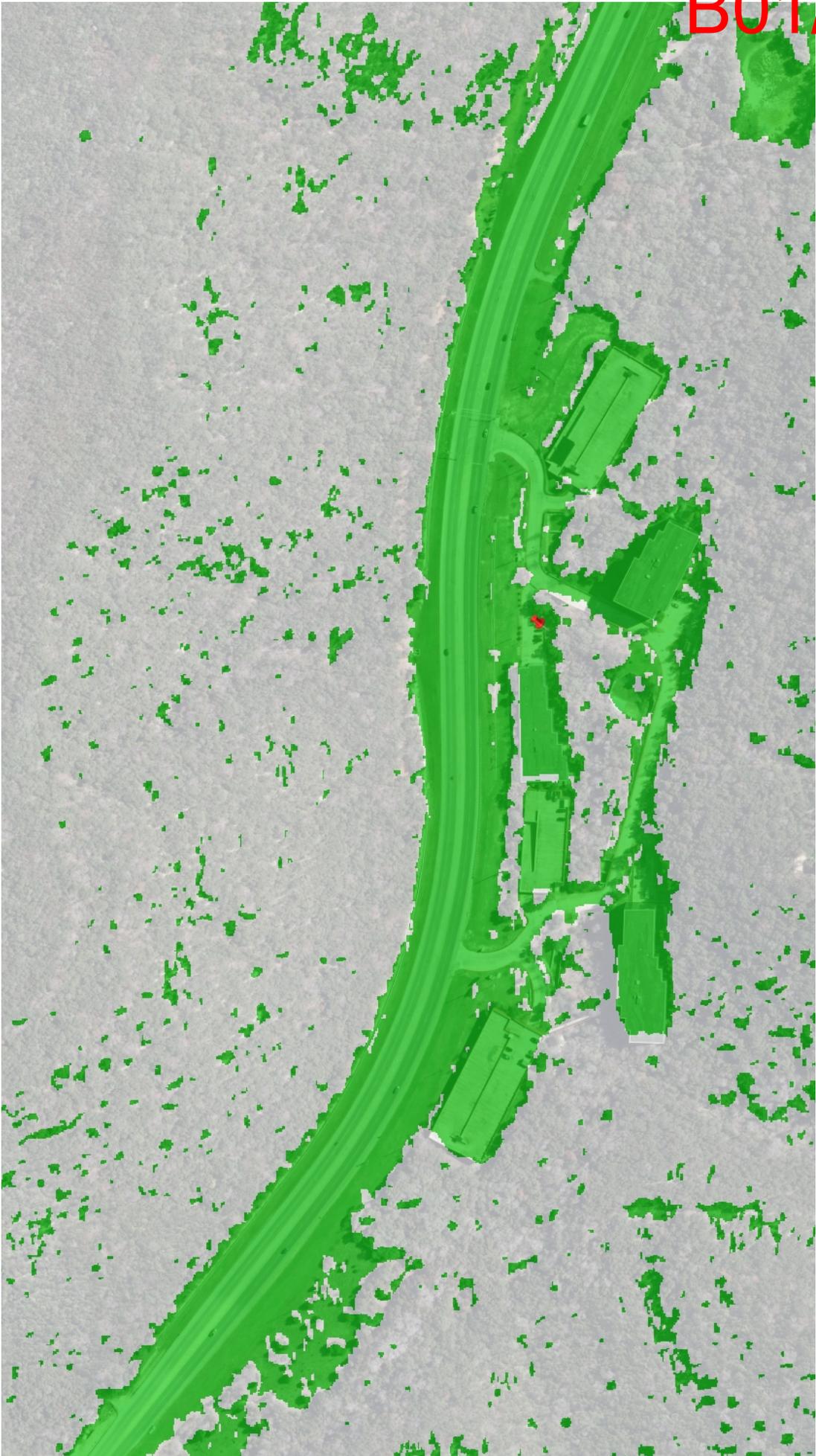
Surveyed on the ground on April 25, 2007, updated March 13, 2013. Bearing Basis: Grid Azimuth for Texas Central Zone State Plane Coordinates, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS). Attachments: Survey Drawing 557-001-BD1. Caps placed on set rebars are plastic, stamped "Chaparral 4995".

Robert C. Watts, Jr.

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



3-22-13

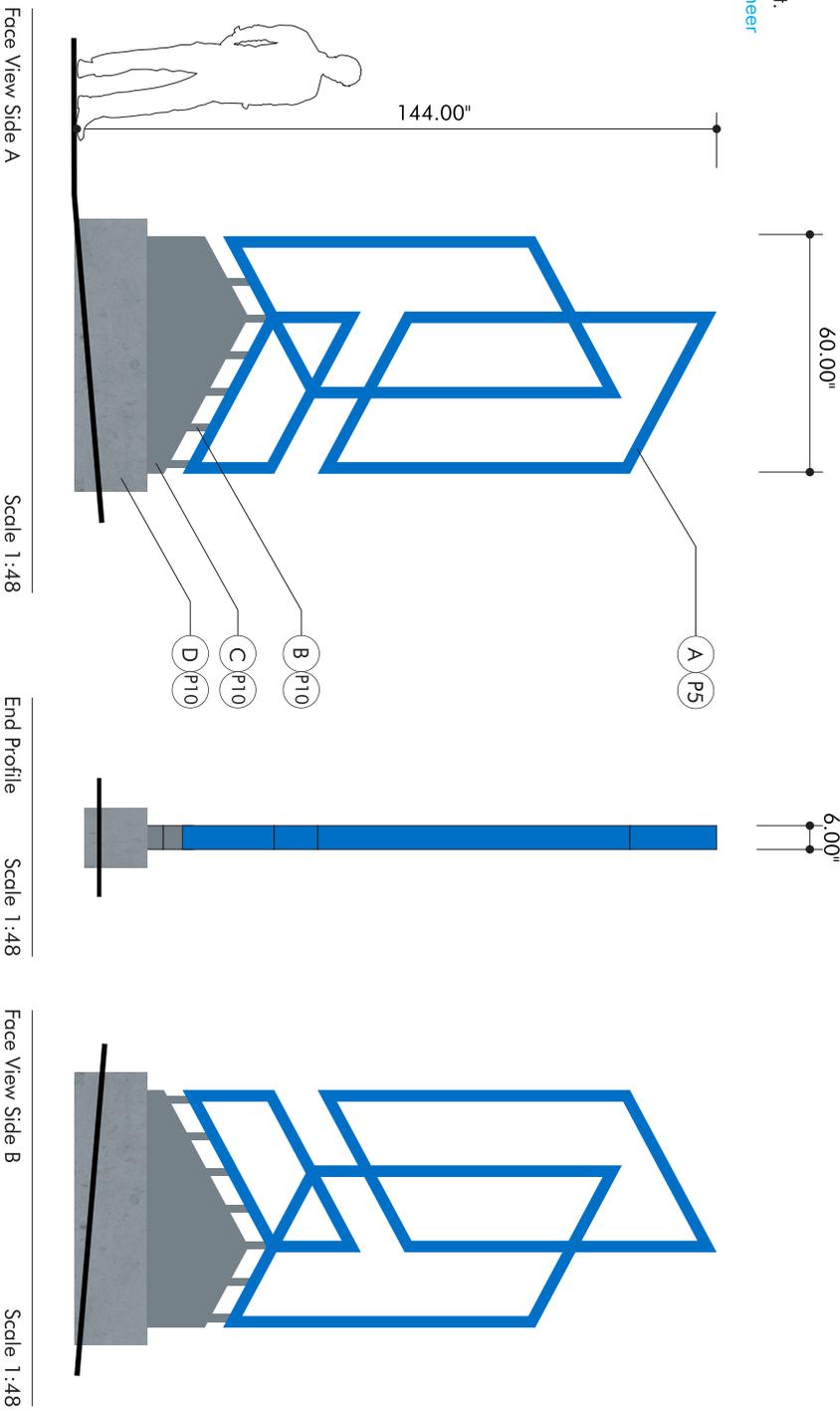


NOTES

Remove and dispose of existing concrete pad and foundation. Provide and install new sign, concrete pad and foundation.

- A. 6.00" deep painted, fabricated aluminum logo sculpture. Per engineer review.
 - B. 2.00" wide x 6.00" deep painted, structural aluminum spacial support beams. Per engineer review.
 - C. .125" thick painted aluminum support cover secured directly to spacial support beams.
 - D. Existing concrete base painted with concrete paint.
- Existing pad and foundation to be reviewed by engineer prior to fabrication.

B01/10



Finish Schedule

- P1: White
- P2: Pantone PMS 546 C
- P3: Pantone PMS 7732 C
- P4: Pantone PMS 7737 C
- P5: Pantone PMS 300 C
- P6: Pantone PMS 2915 C
- P7: Pantone PMS 138 C
- P8: Pantone PMS 123 C
- P9: Pantone PMS 427 C
- P10: Pantone PMS 430 C

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 www.buildingimagegroup.com

Building Image Group, Inc.
 1200 E. Third St. | Studio One
 Austin, TX 78702
 TESC 18350

PROPOSAL # P7383
 DATE 5.09.2018
 DRAWN BY LH / RPH

PROJECT
Park Centre
 Complete Rebranding Package
INTELLECTUAL PROPERTY OF BUILDING IMAGE GROUP

Qty. 1 each
E.25
 APPROVED BY: _____

B01/11



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 DATE 5.09.2018
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Qty. 1 each
 Park Centre Sculpture

E.25



Permit information for the
currently permitted
freestanding sign at the site

B01/13



Watershed Protection and Development Review Department

APPLICATION FOR SIGN PERMIT

(PLEASE PRINT)

ONLY COMPLETE APPLICATIONS WITH ALL REQUIRED DOCUMENTS WILL BE ACCEPTED

APPLICATION DATE:

CASE NUMBER:

ADDRESS OF SIGN: 8601 RR 2222		LEGAL DESCRIPTION TAX PARCEL I.D.#:	LOT	BLOCK
SIGN OWNER: Park Centre		SUBDIVISION:		
SIGN COMPANY: BLG	CONTACT: Lisa Hunter	PHONE: 512-592-4731	FAX: 512-474-1403	
SIGN COMPANY'S ADDRESS (ADDRESS/CITY/ST/ZIP): 1200 E. Third St. Austin, TX 78704		EMAIL: lisa@buildingimagegroup.com		
PROPOSED ADVERTISEMENT: Park Centre Monument		ELEVATION (CIRCLE ONE): NORTH SOUTH EAST WEST		

DESCRIPTION OF WORK TO BE DONE: **Fabricate, install concrete pad & monument signage**

***** WALL SIGN (BUILDING, CANOPY, AWNING) *****

SIGN FACE DIMENSIONS:	TOTAL SIGN FACE AREA OF THIS PERMIT:	TOTAL AREA OF EXISTING SIGNS ON FAÇADE:
DIMENSIONS OF BUILDING FAÇADE (WIDTH X HEIGHT):	ELECTRIC SIGN: YES/NO	(NOTE: IF YES, ELECTRIC PERMIT IS REQUIRED BEFORE ISSUANCE OF SIGN INSTALLATION PERMIT)

***** FREESTANDING SIGN, ROOF SIGN, PROJECTING SIGN *****

SIGN FACE DIMENSIONS: 5.5 FT X 11.5 FT	TOTAL SIGN FACE AREA OF THIS PERMIT: 44 sq ft	TOTAL HEIGHT OF SIGN: 12 FT
SETBACK OF SIGN? (DISTANCE FROM SIGN TO PROPERTY LINE): 12 FEET	CLEARANCE ABOVE GRADE: 0	LINEAR FEET OF STREET FRONTAGE: 2,000+
IS THIS A PAD SITE? NO	ROOF SIGN? YES/NO: NO	ELEC? YES/NO: NO
REGISTERED BILLBOARD (OFF-PREMISE) SIGN? YES/NO: NO	ELECTRIC SIGN: YES/NO: NO	(NOTE: IF YES, ELECTRIC PERMIT IS REQUIRED BEFORE ISSUANCE OF SIGN INSTALLATION PERMIT)

WILL PROPOSED SIGN BE LOCATED WITHIN A P.U.E.? YES/NO IF YES, THE HOLDER OF THE PUBLIC EASEMENT MUST BE CONTACTED FOR CLEARANCE

NOTE: SIGNS MUST MAINTAIN HORIZONTAL AND VERTICAL CLEARANCE OF ALL OVERHEAD ELECTRICAL CONDUCTORS IN ACCORDANCE WITH SPECIFICATIONS OF THE NATIONAL ELECTRICAL CODE, LOCAL CODE AMENDMENTS, AND ALL OTHER APPLICABLE LAWS

(SIGNATURES IN THESE BLANKS INDICATE THAT THE PROPERTY OWNER IS AWARE OF THE APPLICATION FOR A SIGN PERMIT AND THAT ALL OF THE ABOVE INFORMATION IS TRUE AND CORRECT)

SIGNATURE OF SIGN COMPANY REPRESENTATIVE: *[Signature]*

SIGNATURE OF LICENSE ELECTRICIAN (REQUIRED FOR ELECTRICAL SIGNS) AUTHORIZATION FOR SIGN COMPANY TO PULL ELECTRIC PERMIT? YES/NO: *[Signature]* LIC 18350

DEPARTMENT USE ONLY

PERMIT FEE:	ELECTRIC PERMIT FEE:	PLAN REVIEW FEE:	DATE:	RECEIPT#:
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GRID:	ZONING:	ENGINEERING SEAL REQUIRED? YES/NO	SIGN DISTRICT:
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REMARKS:

<input type="checkbox"/> APPROVE <input type="checkbox"/> DISAPPROVE	ZONING REVIEW ANALYST:	DATE:
--	------------------------	-------

UPDATE SUBMITTAL DATE:	ZONING REVIEW ANALYST:	DATE:
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<input type="checkbox"/> APPROVE <input type="checkbox"/> DISAPPROVE		
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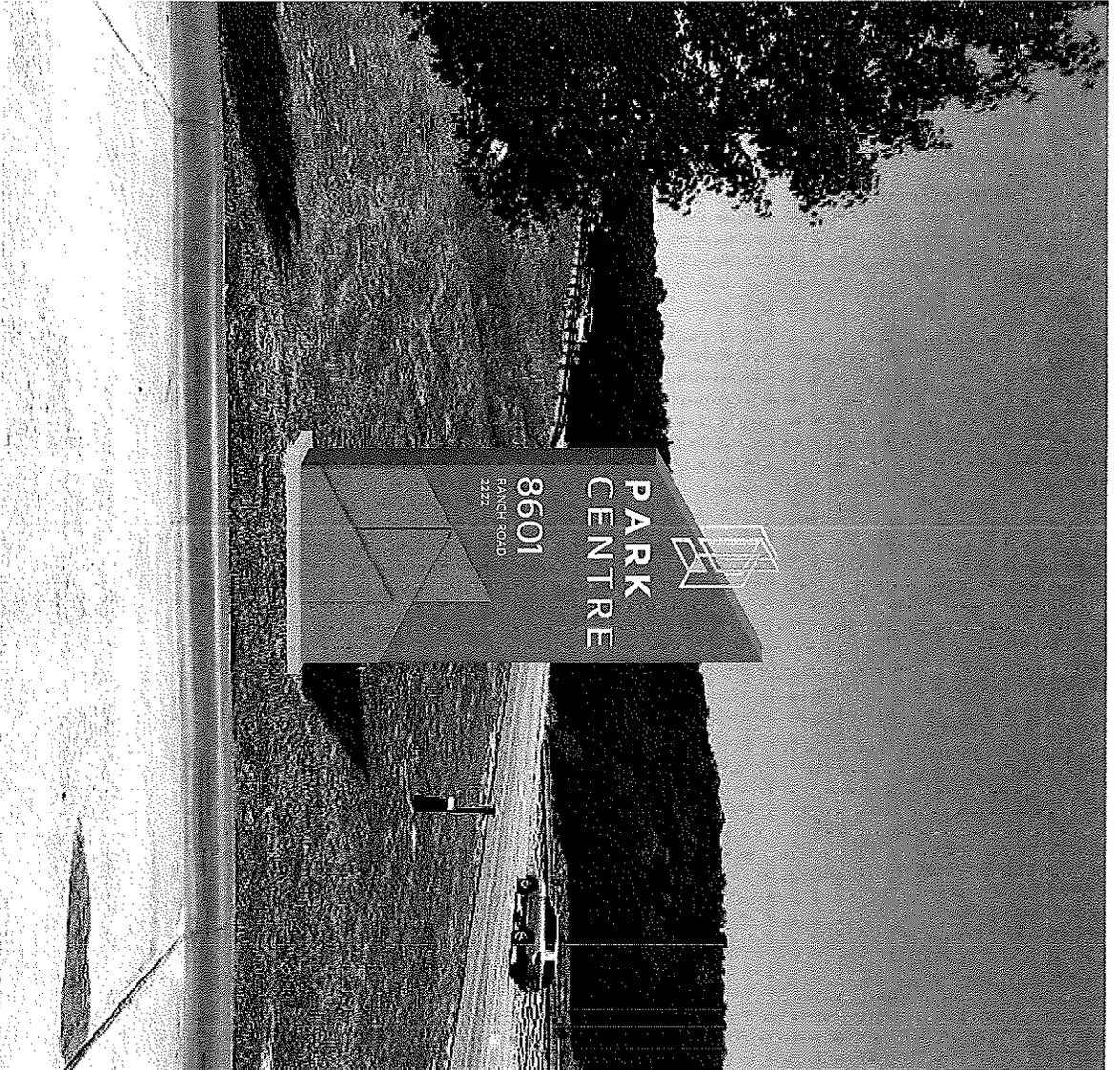


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PROPOSAL # P7383
 DATE 5/09/2018
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PROJECT
Park Centre
 Complete Rebranding Package
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PG 58
 Qty: 1 each
 Monument
E.24
 APPROVED BY: _____

NOTES

- A. 12.00" deep painted, fabricated aluminum cabinet with returns painted 2 colors.
- B. 1.00" deep painted, fabricated aluminum logo stud mounted directly to face.
- C. .50" thick painted acrylic letters and address numbers mounted directly to face.
- D. Vinyl applied to face.
- E. 1.00" thick clear acrylic with second surface painted.
- F. 66.00" wide x 24.00" concrete base painted with concrete paint.

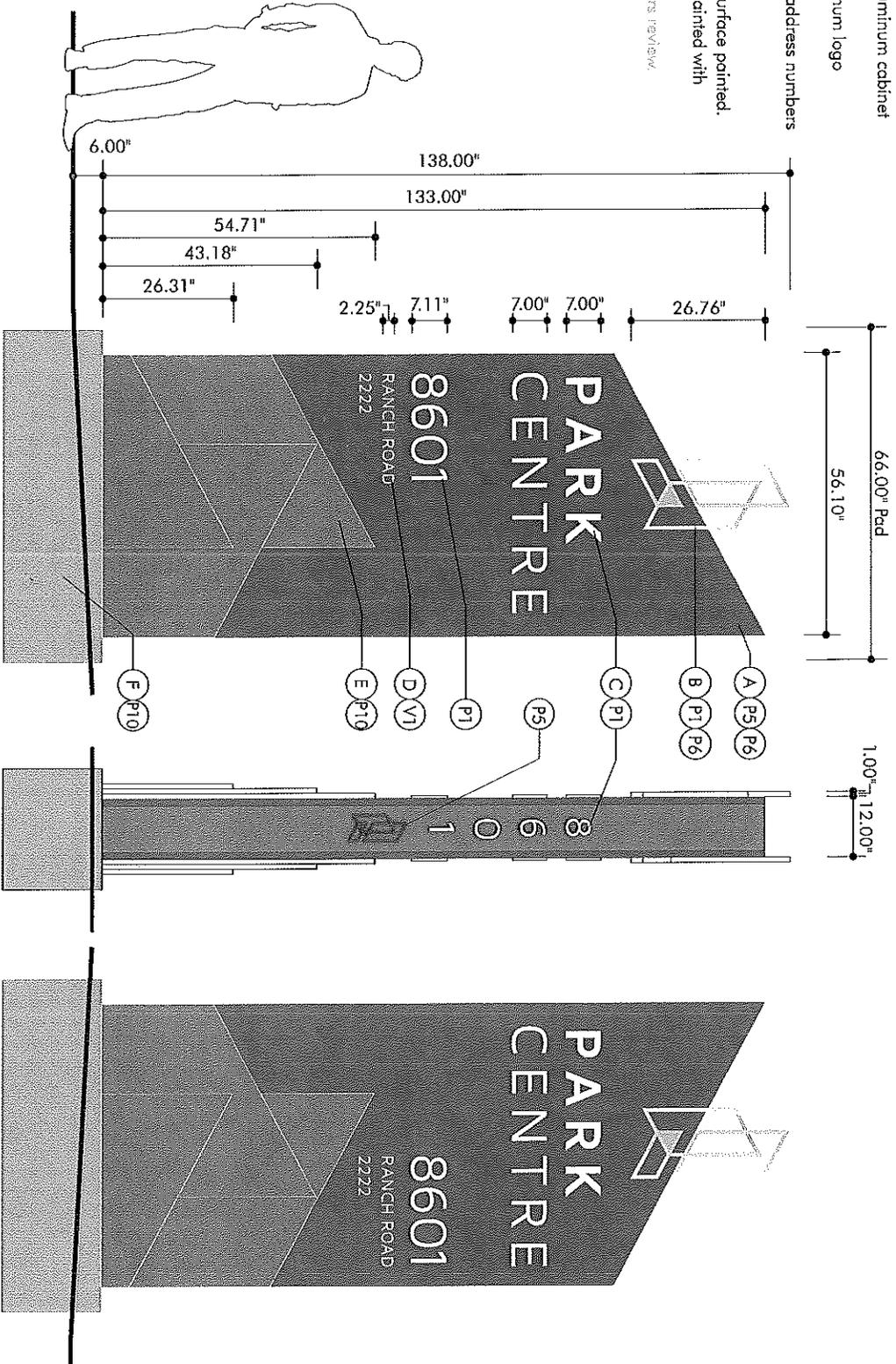
Support and foundation per engineers review.

Finish Schedule

<input type="checkbox"/>	P1 : White
<input type="checkbox"/>	P2: Pantone PMS 546 C
<input type="checkbox"/>	P3: Pantone PMS 7732 C
<input type="checkbox"/>	P4: Pantone PMS 7737 C
<input type="checkbox"/>	P5: Pantone PMS 300 C
<input type="checkbox"/>	P6: Pantone PMS 2915 C
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<input type="checkbox"/>	P8: Pantone PMS 123 C
<input type="checkbox"/>	P9: Pantone PMS 427 C
<input type="checkbox"/>	P10: Pantone PMS 430 C

Vinyl Schedule

<input type="checkbox"/>	V1: High Performance White
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PROSOSA #
 F7383

DATE
 5.09.2018

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 LH / RPH

INTELLECTUAL PROPERTY OF BUILDING IMAGE GROUP

PG 56

Qty: 1 each
 Monument
E.24

APPROVED BY: _____



10815 Rancho Bernardo RD., SD, CA 92127
 projectmanager@sullawayeng.com
 Phone: 858-312-5150 Fax: 858-777-3534

PROJECT: PARK CENTER
 PROJ. NO.: 17696
 CLIENT: BUILDING IMAGE GROUP INC

DATE: 4/17/18
 ENGINEER: MF

V4.1 building code; IBC 2015

units; pounds, feet unless noted otherwise

Applied Wind Loads; from ASCE 7-10

$F = q_z * G * C_f * A_f$ with $q_z = 0.00256 K_z K_{zt} K_d V^2$ (29.3.2 & 29.4)
 $C_f = 1.646$ (Fig. 29.4-1) max. height = 14.0
 $K_{zt} = 1.0$ (26.8.2) (=1.0 unless unusual landscape)
 $K_z =$ from table 28.3-1 Exposure = c
 $K_d = 0.85$ for signs (table 26.6-1)
 $V = 115$ mph
 $G = 0.85$ (26.9) weight = 0.710 kips
 $s/h = 0.857$ $M_{DL} = 0.00$ k-ft
 $B/s = 0.42$

Pole Loads	structure component	height at section c.g.	pressure K_z	q_z	$q_z * G * C_f$	A_f	shear	Wind Moment M_w	
	1	1	0.85	24.5	34.23	11.0	377	377	
	2	8	0.85	24.5	34.23	60.0	2054	16430	
sums:							71.0	2430	16.81 (M_w) k-ft arm = 6.9
			$P_u = 0.85$ kip			$M = 16.81$ k-ft	$M = M_{DL} + M_w$		
			$M_u = 1.2M_{DL} + 1.0M_w = 16.81$ k-ft						

Pole Design section; pipe

$M_u \leq \phi M_n$ with $M_n = f_y Z$ $f_y = 35$ ksi $\phi = 0.9$

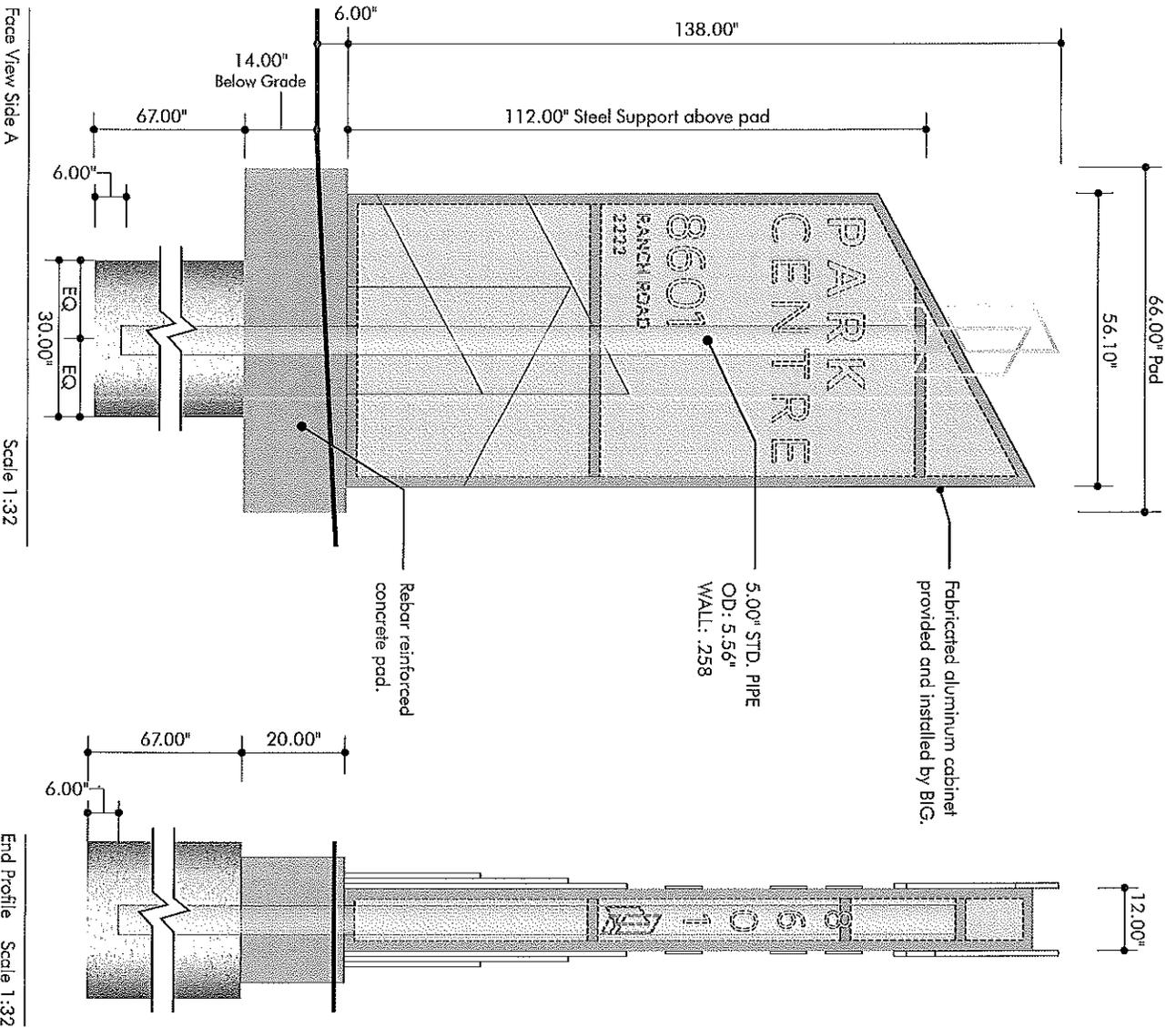
H	M_u (k-ft)	Z req'd. (in)	Size(in)	t (in)	Z	USE
at grade	16.81	6.40	5	0.258	6.8	5" STD. PIPE, $\phi M_n = 17.9$ k-ft

Footing Design footprint: round

$\omega = 1.3$ (IBC 1605.3.2) IBC Table 1806.2, sections 1806.3.4, 1807.3.2 $S = (1.3 \times 2x)$
 $P = 1.90$ kip $S_1 = S \times d / 3$ $A = 2.34 \times P / (S_1 \times b)$ $S = 400$
 $S_1 = 745$ $d = 0.5 \times A (1 + (1 + 4.36 \times h/A)^{.5})$ IBC 1807.3.2.1
 $A = 2.38$

footing: **2' - 6" dia.**
5' - 7" deep

- GENERAL NOTES**
1. DESIGN CODE: IBC 2015
 2. DESIGN LOADS: ASCE 7-10
 3. WIND VELOCITY: 115 MPH EXPOSURE C
 4. PIPE STEEL ASTM A53 GR. B, Fy = 35 KSI MIN.
 5. CONCRETE 2500 PSI MIN.
 6. PROVIDE 3" MIN. CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE
 7. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
 8. LATERAL SOIL BEARING PER IBC CLASS 4 (150 PSF/FT)



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TSC: 18350

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PROPOSAL #
P7383

DATE
5/09/2018

DRAWN BY
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INTELLECTUAL PROPERTY OF BUILDING IMAGE GROUP

PG 57

Qty. 1 each
Monument

E.24

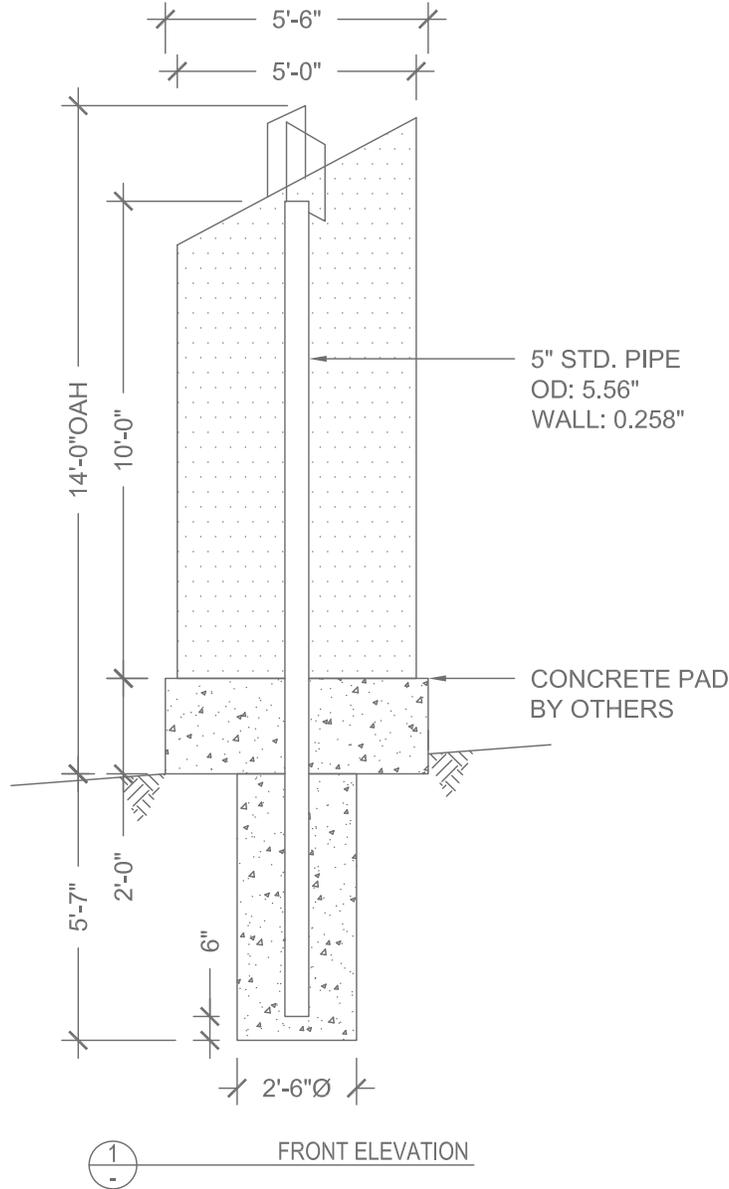
APPROVED BY: _____



10815 RANCHO BERNARDO RD., SUITE 260
 SAN DIEGO, CA 92198
 PROJECTMANAGER@SULLAWAYENG.COM
 PHONE: 1-858-312-5150 FAX: 1-858-777-3534

PROJECT: PARK CENTER, 8601 RANCH ROAD 2222, AUSTIN, TX 78730
 PROJECT #: 17696
 CLIENT: BUILDING IMAGE GROUP INC

DATE: 4/17/18
 ENGINEER: MF
 LAST REVISED:



GENERAL NOTES

1. DESIGN CODE: IBC 2015
2. DESIGN LOADS: ASCE 7-10
3. WIND VELOCITY 115 MPH EXPOSURE C
4. PIPE STEEL ASTM A53 GR. B, Fy = 35 KSI MIN.
5. CONCRETE 2500 PSI MIN.
6. PROVIDE 3" MIN. CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE
7. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
8. LATERAL SOIL BEARING PER IBC CLASS 4 (150 PSF/FT)

