



Genesis 1 Engineering Company

(T.B.P.E – Registered Firm # F-2565)

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A CONSULTING ENGINEERING COMPANY
COMMERCIAL PROJECTS • RESIDENTIAL PROJECTS

September 6, 2022

The Circle at Nelms, LLC
C/O Mr. Saeed Minhas
6305 Bluff Springs Road, Austin, TX 78746

RE: Engineering Stabilization Preliminary Concept Plan
Sebron G. Sneed House Historic Structure
6305 Bluff Spring Road, Austin Texas 78746

Dear Mr. Minhas:


As the civil and structural engineer for the proposed multi-family project at this location with the address given above, I offer the following preliminary recommendations:

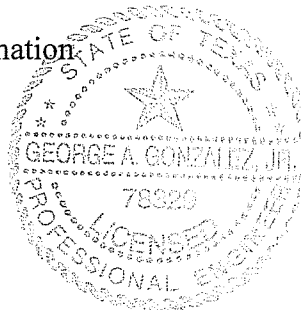
1. All recommended stabilization procedures shall meet the requirements of the City of Austin Land Development Code (LDC), the COA International Building Code (IBC 2021 edition), and the COA Historic Design Standards
2. Terrain surface should be regraded to create a positive (away from) grading to effectively drain away stormwater runoff from the foundation and wall bases of the house remnants. The grading should be design in such manner to drain away the stormwater runoff from a predicted 100-year storm event and incorporate the redirected stormwater into the proposed development proposed permanent stormwater detention pond controls
3. Tuck point any areas of the limestone masonry walls that need critical repair attention, per the COA Historic Design Standards
4. Where established by an investigative structural survey, install a system of steel columns and steel beams at designated discreet locations to stabilize individual free standing two-story walls and the installation be verified by a certified third-party inspections agency
5. Where needed, install subterranean concrete or steel piers to stabilize any remaining concrete or wood foundation

I am in the process of developing a comprehensive plan that will be presented to the Historic Landmark Commission for consideration

Please let me know if you need additional information.

Sincerely


George A. Gonzalez, Jr., PE
Genesis 1 Engineering
Austin, Texas




09/06/22