



BUILDING SERVICES

309 Cindy Ct., **Permit #MISC18-0340**
Park Addition, Block 7, Lot 28

Detached Covered Patio Review

Reviewed by: Payne Randell

Date: August 23, 2018

Zoning: SF-8.4

Lot Coverage

- **UDC:** 35% Main Structure/ 50% Total Lot Coverage
- **Lot Size:** 8,400 sf
- **Main Allowed:** 2,940 sf
- **Main:** ? sf
- **Lot Coverage Allowed:** 4,200 sf
- **Total Lot Coverage=** ? sf (Main: ? sf + Driveway: ? sf + Proposed Patio Cover: 360 sf)

Setbacks per UDC for SF-8.4

- **Front:** 25'
- **Rear:** 15'
- **Side :** 7'

Comments:

1. Provide individual square foot measurements for the house footprint, accessory buildings, and the driveway/parking area.
2. Verify that the roofing will match the existing house.

Notice:

- Plans are void without notes attached.
- Permits shall conform to City of Keller Building Code and Zoning Requirements
- Separate Permits are required for Accessory Structures, Fencing, Irrigation, Etc.

2015 International Code Council Codes (ICC)

All construction is subject to the requirements to City of Keller ICC Adopted Codes.

1. Specifications for all engineered products must be rendered to inspector.
2. Attachment shall be positively anchored to the main structure. Attachment to eaves, soffits, fascia, or rafter tails is prohibited.

Order of Inspection and Inspection Code:

- 1) Foundation #103
- 2) All Seconds (Framing, Electrical, Mechanical, & Plumbing) #104
- 3) Final #109



RESIDENTIAL ACCESSORY BUILDING PERMIT APPLICATION

BUILDING SERVICES

FORM# 1403

DATE 8/6/2018

PERMIT NO. M15418-0340

LEGAL DESCRIPTION OF PROPERTY

STREET ADDRESS 309 Cindy Ct

LOT 28 BLOCK 7 SUBDIVISION _____ PHASE _____

DESCRIPTION OF PROJECT

24' X 15' non attached covered patio, R panel metal roof with a 3/2 pitch. 16" OC 2x8 rafters.

CONSTRUCTION VALUE \$ 8000

TOTAL SQUARE FEET 360

SUBCONTRACTORS

REQUIRED TO BE REGISTERED WITH CITY PRIOR TO ISSUANCE OF PERMIT

ELECTRIC UTILITY PROVIDER

- ☐ Electrical Contractor: _____
☐ Plumbing Contractor: _____
☐ Mechanical Contractor: _____

Oncor Electric

Tri-County Electric

PERMIT APPLICANT INFORMATION

Contractor / Homeowner T&G Outdoor Living LLC,

E-Mail Address tgoutdoorliving@yahoo.com

Address 8629 Kensington LN

Phone # 817 637-0906

City/State/Zip North Richland Hills, TX 76248

Fax #: _____

Greg Hewitt
Signature of Permit Applicant

Greg Hewitt
Please Print Name

Building Permit Fee \$ 53.25

Electrical Fee \$ _____

Plan Review Fee \$ _____

Mechanical Fee \$ _____

Contractor Registration \$ _____

Plumbing Fee \$ _____

Released for Construction _____

Date _____

1100 Bear Creek Pkwy.
KELLER TEXAS 76248

P. O. Box 770
KELLER TEXAS 76244

buildingservices@cityofkeller.com
TELEPHONE: 817-743-4110

www.cityofkeller.com
FAX: 817-743-4123

Revised 7.31.17

REC'D AUG 09 2018



RESIDENTIAL ACCESSORY BUILDING PERMIT APPLICATION

BUILDING SERVICES

FORM# 1403

SUBMITTAL CHECKLIST

The City has in effect the Unified Development Codes, the 2015 International Residential Code, and the 2015 International Energy Conservation Code. Please refer to these documents for preparation of your plans.

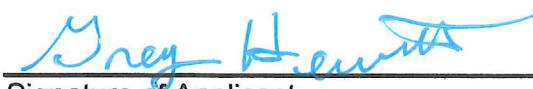
***SUBMIT (2) COPIES OF THE FOLLOWING:**

- ☐ **Building Plans** Size: 11" X 17"
 - Elevations- showing proposed material
 - Floor plan
 - Roof Plan- showing proposed material
 - Electrical Plan
- ☐ **Site Plan** Size: 11" X 17"
 - Must show individual square foot measurements for the footprint of the house, footprint of accessory buildings, and driveways/ parking areas.
 - Must show location of building on property and measurement to property lines from building.
- ☐ **Grading Plan** Required for Additions 500 sf or larger Size: 8.5" X 11"
 - Must match the master grading plan on file for the subdivision (if applicable) or be prepared by a licensed professional engineer.
- ☐ **Keller Residential Energy Compliance Path Form** Required for Conditioned Space Size: 8.5" X 11"
 - Accompanied with chosen path documents
- ☐ **Engineered Foundation Letter** Required for Additions 400 sf or larger Size: 8.5" X 11"
 - Must state the foundation was designed to the 2015 International Residential Code and the specific soil conditions.
 - Sealed and signed by a professional engineer.
- ☐ **Engineered Foundation Plan** Required for Additions 400 sf or larger Size: 11" X 17"
 - Sealed and signed by same professional engineer as letter.

Please allow minimum of (10) working days for review.

The permit becomes null and void if work or construction authorized is not commenced within 180 days or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION 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. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR PERFORMANCE OF CONSTRUCTION.



Signature of Applicant

8/6/18

Date

1100 Bear Creek Pkwy.
KELLER TEXAS 76248

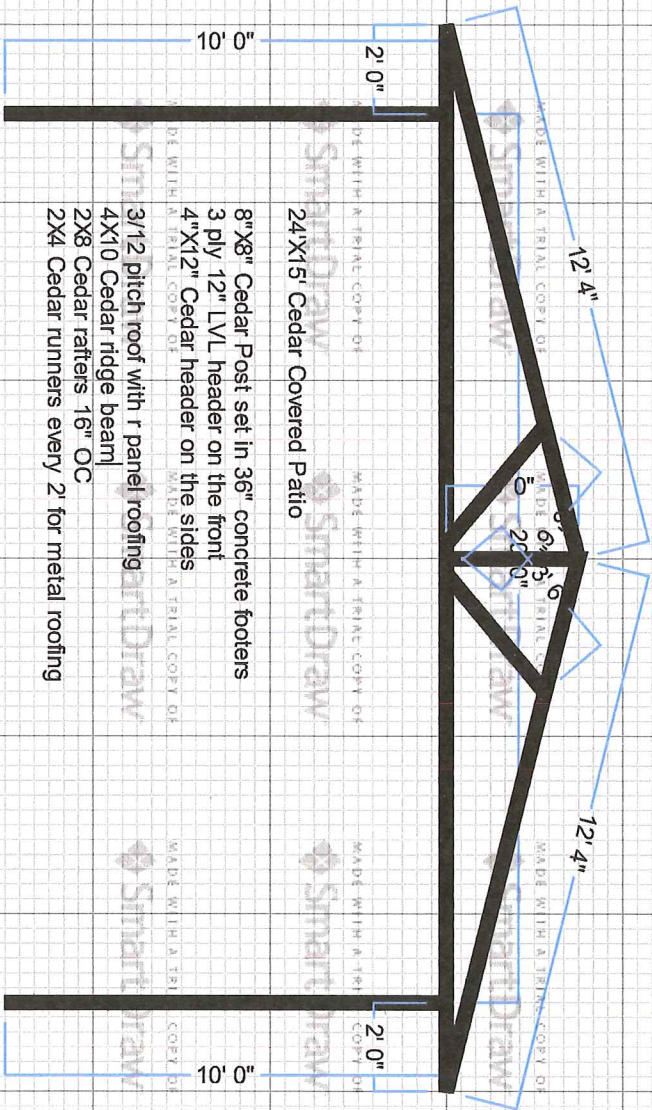
P. O. Box 770
KELLER TEXAS 76244

buildingervices@cityofkeller.com
TELEPHONE: 817-743-4110

www.cityofkeller.com
FAX: 817-743-4123

Johnny Delathouder
Amie Mcelroy
309 Cindy Ct, Keller
TX 76248

Front View



30' 0"

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SmartDraw

Johnny Delathouder
Annie Mcelroy
309 Cindy Ct, Keller
TX 76248

Side View

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15' 0"

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11' 0"

2' 0"

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24'X15' Cedar Covered Patio

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8"X8" Cedar Post set in 36" concrete footers
3 ply 12" LVL header on the front
4"X12" Cedar header on the sides
3/12 pitch roof with 1" panel roofing
4X10 Cedar ridge beam
2X8 Cedar rafters 16" OC
2X4 Cedar runners every 2' for metal roofing

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Johnny Delathouder
Amie Mcelroy
309 Cindy Ct, Keller
TX 76248

Side View

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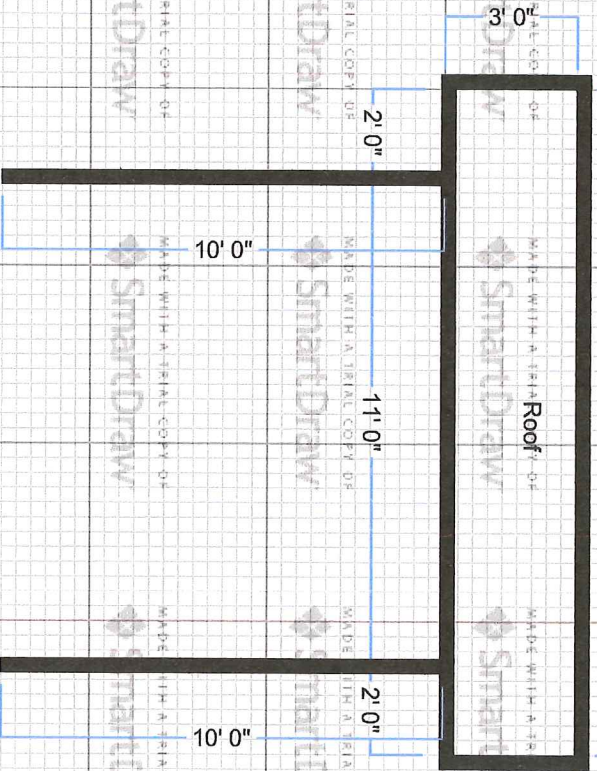
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8"X8" Cedar Post set in 36" concrete footers
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