

## Residential Application Requirements For New, Remodel and Additions

- A complete and accurate address is required
- Plot plan of the lot and details
- Must indicate the location of the building on the lot with set-back dimensions, and all easements affecting the lot
- Proposed parking and drainage details
- ResCheck Form (Energy Conservation Code)
- Engineered foundation plan and details
- Floor plan and details. Please include all NET square footages, this includes all square footage under roof including porches, garages and covered patios.
- Wall construction plan or cross section details/framing details
- Roof plan and framing detail or truss specifications
- Other pertinent structure details
- Elevations
- Electrical plan and details
- Plumbing plan and details
- Mechanical plan and details
- Meter size calculations when Applicable (see explanation below)
- Power, Lighting, and Equipment Layout.
- Locate GFCI receptacles
- Electrical Notes on plans to substantiate items.
- Locate smoke detectors (Game rooms and Media rooms with a closing door require a smoke detector)
- All documentation shall be submitted as integral part of the plans. All additional and revised documentation shall be submitted as an integral part of the plans and must also show Engineer's stamp, must be submitted on the same size and type of material as the original plans. (No papers to be stapled, taped, glued, clipped, etc., to the plans as documentation)
- Show Plumbing Layout
- HVAC Locations
- Indicate Gas or Electric
- Masonry Requirement Agreement (provided below)
- Plot plan of the lot and details, plots larger than 60' wide will need a topographic map. Please also be aware if your home is larger than 6,000 square feet (living space and garage) or you have a long steep drive a topographic map will also need to be submitted.

## **STONE, STUCCO, MASONRY REQUIREMENTS**

For international builders, building in multiple areas, please include a letter stating you will be meeting all requirements for the ordinance:

85% stone, stucco, masonry for the 1<sup>st</sup> level and 50% stone, stucco, masonry for the 2<sup>nd</sup> level.

The letter to comply will meet requirements so your plans do not have to be adjusted to our ordinance. All homes will be inspected for compliance.

The city now requires the below Masonry Requirement Agreement to be submitted with the application.

## **METER SIZE CALCULATIONS**

Homes with 4 1/2 baths will require a 3/4" water meter, 5 or more baths will require a 1" water meter to be installed, unless the builder submits written calculations from their plumber stating that a smaller meter is acceptable for the homes usage.

Homes over 6,000 square feet (NET square footage of living and garage) will be required to have a fire sprinkler system, which will require a 1" meter.

**Depending upon the project additional data may be required (i.e, details, computations, stress diagrams, soil analysis, handicap requirements, engineer seals, architect seals, surveyor seals, electrical riser, diagrams, calculations, analysis, etc.).**

**\*\*Flood Zone – Must comply with City and Federal Regulations, if applicable\*\***

Apply

Customer Portal

# MASONRY REQUIREMENT AGREEMENT

TO: City of Leander, Tx

DATE: \_\_\_\_\_

RE: MASONRY REQUIREMENT IN THE CITY OF LEANDER

This Agreement is in addition to and considered an integral part of the permit in connection with the dwelling to be built at (Address)\_\_\_\_\_ and serves as acknowledgement that the builder understands the requirements for Masonry as outlined in the ordinance within the City of Leander.

The builder, \_\_\_\_\_, agrees to comply with the Masonry Requirements outlined in the City of Leander Composite Zoning Ordinance. The builders' plans may or may not reflect the proper requirements, however, the builder is held responsible for delivering a finished product that complies with all City Ordinances within the City of Leander.

Type A zones as required by the city ordinance will be required to have at least 85% stone, stucco or un-painted masonry.

Type B zones as required by the city ordinance will be required to have at least 85% stone, stucco or un-painted masonry for the first level and 50% stone, stucco or un-painted masonry for the second level.

Benbrook/Savanna Ranch requirements are as stated: 75% stone, stucco or un-painted masonry for all levels of the dwelling. The minimum 75% masonry must include 100% masonry on the front and both sides of such dwelling.

In the event that the masonry requirements differ from those stated in the ordinance the PUD development agreement will be required to be submitted with the application.

The builder must also be aware that this agreement is solely for the Masonry Requirements and all other zoning requirements must be reviewed by the builder within the City of Leander Composite Zoning Ordinance.

X \_\_\_\_\_

BUILDER'S SIGNATURE

X \_\_\_\_\_

GENERAL CONTRACTOR'S SIGNATURE