

SEPTIC REVIEW	NEW RESIDENTIAL CONSTRUCTION	RESIDENTIAL REMODEL/ADDITION	COMMERCIAL TENANT FINISH	NEW COMMERCIAL	PLAN REVIEW RESPONSE
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Property Address: \_\_\_\_\_  
 Builder: \_\_\_\_\_  
 Phone #: \_\_\_\_\_  
 Email Address: \_\_\_\_\_



<b>REQUIRED DOCUMENTATION FOR SUBMITTALS</b>	<b>ORDINANCE SECTION</b>
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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Presubmittal Meeting with City Planner and City Inspectors	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Detailed Narrative of ALL RELATED WORK or REVISIONS	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Plans in PDF Format	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Completed and signed Permit Application	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pictures of Site	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Four (4) Complete Sets of plans signed and sealed by an architect or engineer on all sheets, (5) Sets for Commercial	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copy of General Contractor's driver's license, plus all sub contractor's driver's license and state license	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$10,000 Surety Bond or \$4,000 Check	22.03.130
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proof of Liability Insurance with JOBSITE location listed.	22.03.131
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	J Load for HVAC and RESCHECK or COMMCHECK for Energy Code	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Service Approval from WD#10 (512-327-2230) or City of Austin (512-974-2000)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Current Survey with Plat Notes	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If variance is required, include letter of approval	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical survey including drainage plan	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Complete lot tree survey	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	AC Location / Screening Required	22.03.171 & 22.03.251
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locations of ALL Cut and Fill	22.03.170 & 22.03.210
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Driveway Slope indicated on plans: undeveloped 25%, developed 20% after construction; DIFFERENT FOR COMMERCIAL	22.03.175
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Driveway Reqs: Width: 12' Min. / 20' Max; Setbacks 10' side property line, 20' from street ROW; DIFFERENT FOR COMMERCIAL	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway Turn Around	22.03.175
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior Lighting	24.03.001 & 24.03.002
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PLANS: Foundation, Framing, Electrical, Mechanical, Retaining Walls, Fence, ETC	22.03.122
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Height Calculation, 30' from average natural ground grade. Plans to natural grade projected up 30 feet on all elevation views.	22.03.279
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Impervious Cover Calculation	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show breakdown by item including SF & percentage of impervious.	22.03.281
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mailbox Detail	22.03.484 & 22.03.303
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof Type - sample to be submitted to the City Planner for review	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sedimentation and Erosion Control plan (Silt Fence location and detail, signed by an engineer or professional)	22.03.392, 22.03.397 & 22.03.400
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Setbacks. Must be shown on Survey & Site Plans	22.03.281
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Side View Elevation with line from Natural Ground Grade to Ridge	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Utility Hook Ups. Show location if new or changed	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wall Detail (typical wall)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copy of Form Survey submitted to City Inspector	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Preconstruction meeting with City Inspectors	
<b>SEPTIC/WASTEWATER PLANS TO BE SUBMITTED AND APPROVED BEFORE BUILDING PERMIT IS ISSUED</b>							
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Grinder Pump shown on plans (if connected to wastewater) and proposed location if to be moved	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Plan - Show location of tanks and field on site plan	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2 Sets with completed Septic Application and Check for Fees	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completed OSSF submittal checklist, located on the City's website	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic Certification Letter from a Sanitarian or Engineer if the septic system meets code	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tree Count / Oak Wilt Inspection by an Arborist approved by the State of Texas	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Oak Wilt Inspection	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tree Replacement Plan	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tree Protection Plan	

<input checked="" type="checkbox"/>	REQUIRED
<input type="checkbox"/>	IF APPLICABLE



**City of West Lake Hills**  
**Commercial Building Permit Application**  
 911 Westlake Drive,  
 West Lake Hills, TX 78746  
 (512) 327-3628

Date Submitted: \_\_\_\_\_

**PERMIT NUMBER:** \_\_\_\_\_

**Property Information**

Project Address:	Tax Parcel ID:
Legal Description:	
Zoning District:	Lot Area (SF):
	Lot Area (Acreage):

**Contact Information**

<b>Owner/Applicant</b>		<b>Architect</b>	
Mailing Address		Mailing Address	
Phone		Phone	
Email		Email	
<b>General Contractor</b>		<b>Engineer</b>	
Mailing Address		Mailing Address	
Phone		Phone	
Email		Email	
<b>Mechanical Contractor</b>		<b>Electrical Contractor</b>	
Mailing Address		Mailing Address	
Phone		Phone	
Email		Email	
License Number(s)		License Number(s)	
<b>Plumbing Contractor</b>			
Mailing Address			
Phone			
Email			
License Number(s)			

**Description of Work**

Type of Work:		
Maximum Impervious Cover:	Existing:	Proposed:
Setbacks:	Front:	Side: Rear:
Height:	Sewer or Septic (circle one)	
Total Tree Inches Removed:	Total Tree Inches Owed Per Code:	Total Tree Inches Replaced:
Is this site located within the Edward's Aquifer Recharge Zone? Y or N	Existing Square Footage:	Proposed Square Footage:
Fire Flow Result:	Fire Flow Required:	Proposed Mitigation (if required):
The undersigned hereby does solemnly swear that to the best of their knowledge, the above statements concerning this application are true and correct and that all licenses have been checked by the general contractor and are determined to be currently active under state law. I have read and understand applicable portions of the West Lake Hills Code of Ordinances as amended. Print Name: _____		Estimated Construction Cost:
Signature: _____		Date:
Permit Fees:	Collected By:	Date:
Date Approved:	By:	

## PERMIT FEES FOR COMMERCIAL CONSTRUCTION

**NOTE: UNNUMBERED PERMIT – NO CHARGE**

DESCRIPTION OF CHARGES	NEW	ADDITION	REMODEL
PERMIT	\$6,300	\$2,900	\$2,180
PLUS 10 CENTS PER SQ. FT @ SF**			
PLUS 25 CENTS PER SQ. FT @ SF***			
OAK WILT INSPECTION	\$300	\$300	\$300
SEPTIC STATE SURCHARGE FEE	*	*	*
SEPTIC	*	*	*
PLUMBING FEES FOR INSPECTIONS. (IF RE-INSPECTION, EXTRA FEES NEEDED)	\$400 (\$80 EACH BILLED TO CITY BY ATS)	\$320 (\$80 EACH BILLED TO CITY BY ATS)	\$320 (\$80 EACH BILLED TO CITY BY ATS)
TOTAL			

**\*SEPTIC FEES PAID WITH SEPTIC APPLICATION**

**\*\* \$0.10 PER SQUARE FOOT FOR CONSTRUCTION UNDER 7,000 SF**

**\*\*\* \$0.25 PER SQUARE FOOT FOR CONSTRUCTION 7,000 SF OR GREATER**

**NOTE: ABOVE INFORMATION DOES NOT REFLECT ALL OF THE FEES PERTAINING TO THE CITY ORDINANCES.**

**OTHER FEES SUCH AS VARIANCES, STRUCTURE MOVEMENT, BLASTING, LAND USE, SPECIAL USE, ETC., ARE LISTED ON THE FEE SCHEDULE. A COPY OF FEE SCHEDULE IS AVAILABLE ON CITY'S WEBSITE.**

# West Lake Hills Construction Site Plan Submittal Cover Sheet

Property Address: \_\_\_\_\_ Date: \_\_\_\_\_

Project Name: \_\_\_\_\_

Applicants requesting review of submitted construction drawings and a building permit for construction in the City of West Lake Hills must read and acknowledge the following items relating to the City's Code of Ordinances. This cover sheet is intended to highlight the most common errors and omissions made during the approval process for new construction projects. All references to the City's Code of Ordinances can be found on the City's website at [www.westlakehills.org](http://www.westlakehills.org).

**Instructions:** All three parties are asked to confirm their understanding of the code requirements listed below where applicable. The Architect should initial in section A, the contractor/builder should initial in section B, and the property owner/client in Section C. If the item is not relevant to the proposed project, check "Not Applicable," and still initial. If your project is not compliant with the item and you intend to request a variance to that requirement, check "Requesting A Variance," and also initial. All three parties should print and sign their name at the bottom of the form.

## 1. Impervious cover: (WLH Code Sections 22.03.001 and 22.03.281)

- a) Impervious cover varies with the lot size. For your project, have you correctly determined the allowable percentage of impervious cover?  
A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance
- b) Have you correctly determined what various materials/conditions constitute impervious cover: concrete, asphalt, pavers, swimming pools, crushed gravel and granite, decking materials, etc.?  
A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance

## 2. Setbacks: (WLH Code Sections 22.03.175 (Residential), 22.03.249 (Non-Residential), 22.03.275, 22.03.276, and 22.03.281)

- a) Setbacks are determined by the lot size. Have you correctly determined the setbacks for your project?  
A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance
- b) If your property fronts one or more streets, each setback along those streets must conform to front setback requirements. Have you checked your project for this condition?  
A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance
- c) Roof eaves and overhangs are not allowed in the building setbacks. Have you verified that the project's roof eaves and overhangs are not within the setbacks?  
A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance
- d) Have you insured that no building, accessory building, or structure is located within the setback? This requirement includes but is not limited to retaining walls, patios, fountains, air conditioning pads, pool equipment, pergolas and arbors.  
A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance
- e) Do your project's driveways meet the driveway setback requirements?  
A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance
- f) Do you understand that no site disturbance (cutting, filling, grading, etc.) is allowed in the setback?  
A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance

**3. Structure height:** (WLH Code Section 22.03.001 and 22.03.279)

- a) Has a current, topographic ground survey with 1-foot contour lines produced by a licensed surveyor been submitted? Your height calculations must be determined from this survey.  
A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance
- b) Has the correct methodology as defined in the code, been used to calculate the height of your project?  
A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance
- c) Do you understand that the height restriction includes all roof appurtenances and building materials?  
A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance

**4. Trees and vegetation:** (WLH Code Sections 22.03.301 to 22.03.305)

- a) Has a current and certified tree survey been submitted to the city inspector?  
A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance
- b) Do you understand that no site clearing, brush/undergrowth removal, or tree removal can be done until a tree permit and building permit have been issued by the City?  
A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance
- c) Do you understand that NO tree with a diameter greater than or equal to 14 inches can be removed without obtaining a variance from the City Council?  
A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance
- d) Do you understand that all tree replacement must be completed before a certificate of occupancy will be issued?  
A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance

**5. Additional considerations:**

- a) If required, have you reviewed the slope/grade restrictions for driveways? (WLH Code Sections 22.03.175 (Residential) and 22.03.241 (Non-Residential))  
A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance
- b) If required, has a septic system design been submitted to the city inspector for approval? (WLH Code Section 18.03.067)  
A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance
- c) Does your site plan show all of the structures, hardscape elements such as retaining walls and planters, patios, decks, sidewalks, driveways, water tanks, pool equipment and other items? Please note that such items are not allowed in the setbacks and may not be installed later without City approval. ? (WLH Code Section 22.03.276 and 22.03.281)  
A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance
- d) Do you understand that no work (including but not limited to mailbox construction or placement, planting, grading, landscaping, etc.) may be done in the City Right of Way without City approval? (WLH Code Sections 22.03.484 and 22.03.485)  
A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance
- e) Do you understand that a certification letter from a septic designer must be submitted if an existing septic system is being utilized? (WLH Code Section 18.03.067)  
A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance
- f) Do you understand that your project may require a tree permit in addition to a building permit? (WLH Code Sections 22.03.301 to 22.03.305)  
A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance

- g) Do you understand that if your project is in the Edward's Aquifer Recharge and/or Contributing Zone, you may be required to submit a Water Pollution Abatement Plan? (State requirement)  
 A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance
- h) Do you understand that a separate permit must be obtained for fence construction and that the requirements in WLH Code Section 22.03.173 must be followed? Do you understand that front yard fences (as defined in WLH Code Section 22.03.173) have special requirements?  
 A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance
- i) Do you understand that a separate permit must be obtained for a swimming pool and that the requirements in WLH Code Section 22.03.167 and 22.03.207 must be followed?  
 A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance
- j) Do you understand that if any professional services (attorneys, engineers, surveyors, etc.) are required to be used by the city that those fees will be passed-through and will be the responsibility of the applicant? (WLH Code Section A9.006).  
 A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance
- k) Do you understand and have correctly identified any and all nonconforming uses and structures? (38.04.061)  
 A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance
- l) Have you correctly verified if you project is located within the floodplain and obtained the necessary permits if it is?  
 A: \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_  Not Applicable  Requesting A Variance

I hereby acknowledge that I have read and understand the requirements listed above. I further understand that nothing in this document relieves me of my legal responsibility to comply with any and all relevant West Lake Hills Ordinances regarding this project including the requirements referenced in this document.

	<u>NAME</u>	<u>SIGNATURE</u>	<u>DATE</u>
A: Architect:	_____	_____	_____
B: Builder/Contractor:	_____	_____	_____
C: Property Owner/Client:	_____	_____	_____