

Residential Review – One Texas Center 505 Barton Springs Road, Austin, TX 78704; (512) 978-4000

Residential New Construction and Addition Permit Application

505 Barton Springs Road, Austin, 1X 78/04; (512) 978-4000
Property Information
Project Address: 1311 (1) PS TO UP (1) AUStin Tx 78708 Tax Parcel ID: 15685
Legal Description: [30 Ft OF of 14 (U30 Ft Or (of 15 15 LK combection) tel
Zoning District: SF-3-N Lot Area (sq ft): 6890 Section
Neighborhood Plan Area (if applicable): Historic District (if applicable):
Required Reviews
Is project participating in S.M.A.R.T. Housing? Y N Does project have a Green Building requirement? Y N
(If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building) (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y N Does this site have a septic system? Y N
(If yes, approval through Aviation is required) (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? Y (If yes, Fire review is required)
Is this property within 200 feet of a hazardous pipeline? Y (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y Is this property within 100 feet of the 100 year floodplain? Y Y (N) (Proximity to floodplain may require additional review time.)
Are there protected size trees onsite or on adjacent sites? Y (If yes, EHZ review is required) Y (Proximity to floodplain may require additional review time.) (If yes, click here for more information on the tree permit process.)
Proposed impacts to trees: (Civale all that apply)
Root zone Canopy Removal None Incertain
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F)
Does this site currently have: water availability? Wastewater availability? N (If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)
Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? Y
(If yes, contact Austin Water Utility Pipeline Engineering for review and approval)
Does this site have or will it have an auxiliary water source? Y (N) (If yes, submit approved auxiliary and potable plumbing plans.) (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)
Does this site require a cut or fill in excess of four (4) feet? Y (N) (If yes, contact the Development Assistance Center for a Site Plan Exemption)
Is this site within the Waterfront Overlay? Y (N) Is this site within the Lake Austin Overlay? Y (N)
(LDC 25-2 Subchapter C Article 3) (LDC 25-2-180, 25-2-647) Does this site front a paved street? (Y) N Is this site adjacent to a paved alley? Y (N)
(If no, contact Development Assistance Center for Site Plan requirements.) (Public Works approval required to take access from a public affey.)
Does this site have a Board of Adjustment (BOA) variance? Y (N) Case #
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y N
(If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.) Description of Work
Is Total New/Added Building Area > 5,000 Sq Ft? Y (N) (If yes, construction material recycling is required per LDC 25-11-39)
Existing Use: vacant single-family residential duplex residential two-family residential other:
Proposed Use: vacant single-family residential duplex residential two-family residential other:
Project Type: new construction addition addition/remodel other:
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? (Y) N
(Note: Removal of all or part of a structure requires a demolition permit application.) # existing bedrooms:
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)
Addition to existing Sigle family regidence to include
Family room, Mastercal bath, read cover portio, corpor Frontfor
Trades Permits Required (Circle as applicable): electric plumbing (mechanical (HVAC) concrete (R.O.W.)

City of Austin | Residential New Construction and Addition Permit Application

700000	Job Valuation								
	Total Job Valuation: \$	Amount for Primary Structure: \$ \$0,000 Total Remodeled Floor Area				i			
	Note: The total job valuation should be the sum total of all valuations noted to	Amount for Accessory S					$\frac{0}{1}$ sq ft.		
	the right. Labor and materials only, rounded to nearest dollar.	Elec: ZY 🗆 N Plmb	g: 🛭 Ý	N	Mech:	ZY DN	(work within ex	cisting habitable s	quare footage)
	Please utilize the Calculation								nplete the
- Contraction	following calculations and to provide supplemental information for thorough review. Site Development Information								
35	Area Description		Еx	isting	Sq Ft	New/Add	led Sq Ft	Total	Sq Ft
	Note: Provide a separate calculation for ea additional sheets as necessary. Measurement		Bldg	o rego	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
4	of the exterior wall. a) 1 st Floor conditioned area	3	Tra	F	2.45	7-67.1	21.08	17770	0
	b) 2 nd Floor conditioned area		1, ~			-0 ,		0	0
I	c) 3 rd Floor conditioned area							0	.0
	d) Basement			d.cortinateleitiood			and the second reconstruction of	0	0
	e) Covered parking (garage or ca	CR. Andrews Textus and Structure of the provinces whereas he and the rest provinces and a series	- 7	1.1		1311 1311	,	$f \in \mathcal{F}(0)$	0
	f) Covered patio, deck, porch,g) Other covered or roofed are		ے کے	11	0	KPGT II		0	0
-	h) Uncovered wood decks				,			0	0
-	Total Building Area (total a	through h)		0	Ō	0	0	0	0
	i) Pool	1						0	Ö
	j) Spa k) Remodeled Floor Area, exc	Juding Addition /						0	0
	New Construction	ridding Addition?						0	0
Building Coverage Information									
•	Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground-level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)								
	Total Building Coverage (sq ft): 2478 % of lot size: 435.9 \\widetilde{\pi} \widetilde{\pi} \w								
	Impervious Cover Information								
	Note: Impervious cover is the total horizogravel placed over pervious surfaces that				•	•			
	boards and that is located over a pervious Total Impervious Cover (sq ft):		zontal are f lot siz		C	led in the measu	rement of imper	vious cover. (LD0	C 25-1-23)
	<u> </u>	3097 700	1 101 S12	e	791			$N \cdot \cdot C $	101 of 101.
	Setbacks Are any existing structures on the	is site a non-compliant et	nichire	hased	on a vard s	ethack requir	ement? /I DC	25-2-492)	Q N
	Does any structure (or an elemen	nt of a structure) extend or	ver or b	eyond	l a required	yard? (LDC 25	5-2-513)	(y) N	1.
	Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778)								
	Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Parking (LDC 25-6 Appendix A & 25-6-478)					7			
	Building Height: # of spaces required: # of spaces provided:						<u>a</u>		
	Right-of-Way Information	anaged construction? (ID)	775 6 25	2)	$\langle \widehat{\nabla} \rangle$		1 bee 1	MITCH	たし
	Is a sidewalk required for the proposed construction? (LDC 25-6-353) *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.								
	Will a Type I driveway approach	n be installed, relocated, r	emoveo	l or re	paired as pa	art of this pro	ject?	Y (D)	
	Width of approach (measured at	property line):	ft	Ι	Distance fro	m intersection	n (for comer	lots only):	ft
	Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y N (If yes, drainage review is required)								

Subchapter F

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

		Existing Sq Ft	New/Added	Proposed Exemption	Applied	T-4-10 T
1st Floor		INTE	Sq Ft	(check article utilized)	Exemption Sq Ft	Total Sq Ft
2 nd Floor		10/2	641			
3 rd Floor				1975 1986 1986 1986 1986 1986 1986 1986 1986		
Area w/ cei	lings > 15;	1015	101			
Ground Flo	n= D = 1 *	NI	091	Must follow article 3.3.5		
check article	or Porch* utilized)			☐ Full Porch sq ft (3.3.3 A)		
Basement		, ,		☐ 200 sq ft (3.3.3 A 2)	,	.*
				Must follow article 3.3.3B,		
Attic			_	see note below Must follow article 3.3.3C,		
Jarage**:		7004		see note below		
check rticle	Attached	529	()	☐ 200 sq ft (3.3.2 B 1)		
tilized)	Detached			☐ 450 sq ft (3.3.2 A 1 / 2a)		
	Detached			3		
arport**:	A ++ 0 = 1 = 1		-	\square 200 sq ft (3.3.2 B 2a / 2b) \square 450 sq ft (3.3.2 A 3)		
ticle	Attached		236	1 = (5.5.2 115)	200	1.0
ilized)	Detached	-	0.70	7 -120 (3:3:2 13 1)	900	う 6 1
ccessory Breached)	uilding(s)	-		450 sq ft (3.3.2 A 1)		
otals		0	2008 0			
		<u> </u>	a 000 0 0			

(Total Gross Floor Area ÷ Lot Area) x 100 = TOTAL GROSS FLOOR AREA (add Total So	q Ft col	umn) <u>0.00</u>	
Is a sidewall articulation required for this project? Y N (Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in 1	[40%. max	
Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? (If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)	Y	N	

*Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

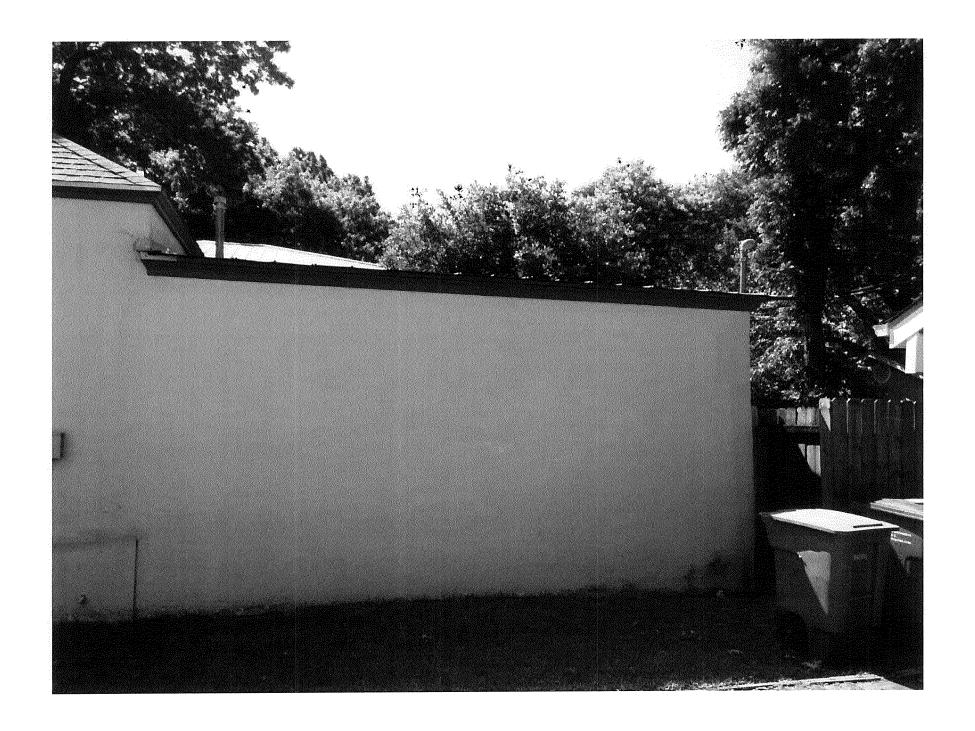
Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1) The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2) It is fully contained within the roof structure; 3) It has only one floor; 4) It does not extend beyond the footprint of the floors below; 5) It is the highest habitable feet or less.

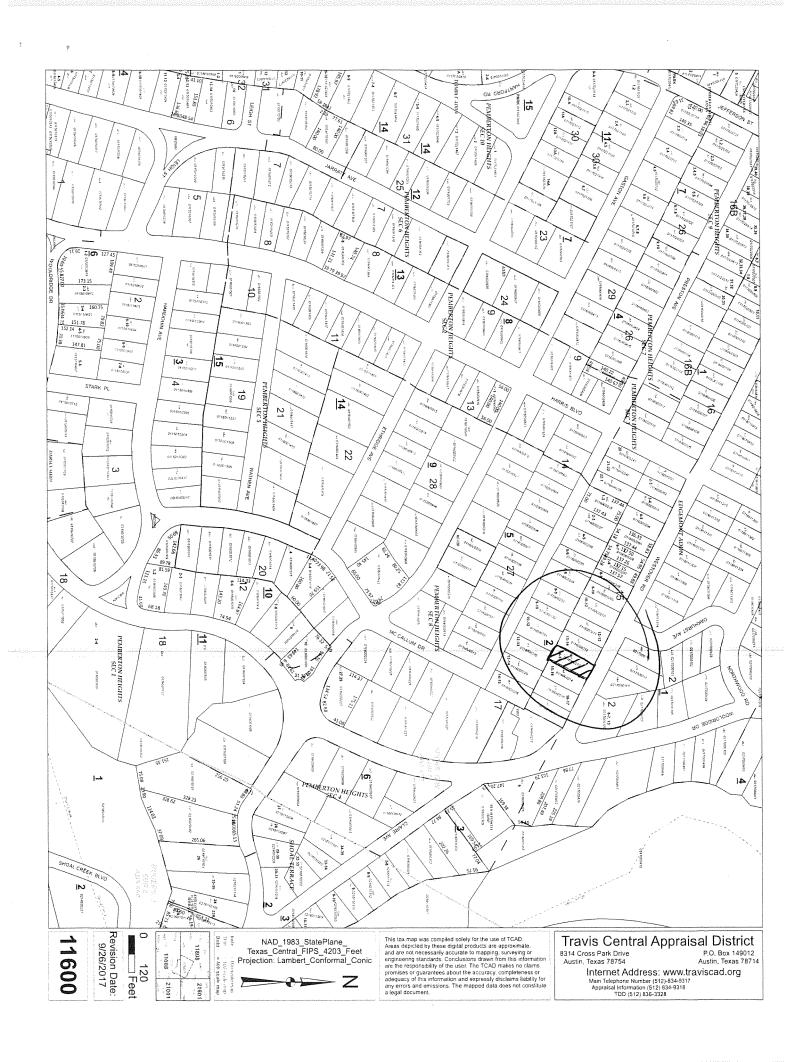
^{**}Garage and carport exemptions (in relation to primary structure): Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements."

^{***}Ordinance article 3.3.2 B 1 is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken.

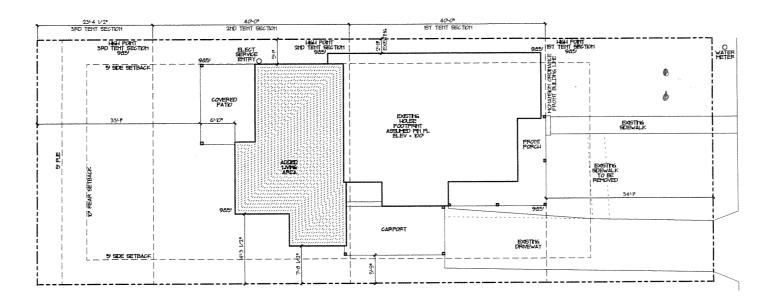








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All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.

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FLOOR AREA RATIO

SITE AREA ALLOWED FLOOR AREA (40%) 6,890 SQ FT 2,756 SQ FT

EXISTING LIVING AREA ADDED LIVING AREA TOTAL LIVING AREA 1,075 SQ FT 697 SQ FT 1,772 SQ FT

CARPORT = 236 SQ FT LESS 450 SQ FT EXEMPTED PER SUBCHAPTER F 3.3.2 A 0 SQ FT FRONT PORCH = 76 SQ FT EXEMPTED PER SUBCHAPTER F 3.3.3 A 0 SQ FT

COVERED PATIO = 184 SQ FT EXEMPTED PER SUBCHAPTER F 3.3.3 A 0 SQ FT

TOTAL FLOOR AREA

1.772 SQ FT 25.7% FAR

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EXISTING IMPERVIOUS COVER

SITE AREA

MPERVIOUS COVER ALLOWED =	3,100 SQ FT
EXISTING LIVING FOOTPRINT EXISTING GARAGE FOOTPRINT	1,075 50 FT 329 50 FT
FRONT PORCH	76 SQ FT
DRIVEWAY	577 SQ FT
PATIO .	39 SQ FT
A/C PAD	10 SQ FT
SIDEWALK	177 SQ FT
TOTAL MPERVIOUS AREA:	2,283 SQ FT
TOTAL MPERVIOUS COVER:	33.74

6,890 SQ FT

NEW IMPERVIOUS COVER

SITE AREA	6,890 SQ F1
MPERVIOUS COVER ALLOWED =	3,100 SQ FT
DOCTOR LABOR FOOTBOAT	1 <i>07</i> 5 SQ FT
EXISTING LIVING FOOTPRINT	697 SQ FT
ADDED LIMING	
FRONT PORCH	176 SQ FT
EXISTING DRIVEWAY	577 SQ FT
ADDED DRIVEWAY	27 SQ FT
COVERED PATIO	179 SQ FT
CARPORT	236 SQ FT
SDEWALK	120 SQ FT
A/C PAD	10 50 FT
TOTAL MPERVIOUS AREA:	3,097 SQ FT
TOTAL IMPERVIOUS COVER:	44.9%



1/16"=1-0"

LEGAL DESCRIPTION

LEGT 66 AND THE HORTH IN OF LOT 63 TARRY-TOWN 4

SECONDARY TO THE HORTH IN OF LOT 63 TARRY-TOWN 4

A SECONDARY TO THE HORTH IN OF SECONDARY TO THE MAP

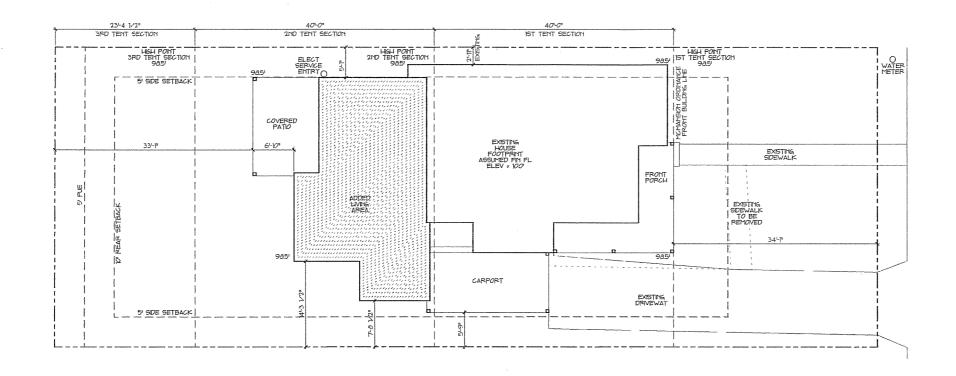
OR PLAT RECORDED IN OLUMIN 4, PAGE 28 PLAT RECORDS OF TRANS COUNTY, TX



A RENOVATION OF THE FARMER RESIDENCE
1311 WESTOVER
AUSTIN TEXAS

PEVENTS		DATE 04/23/18
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FLOOR AREA RATIO

6,890 SQ FT SITE AREA ALLOWED FLOOR AREA (40%) 2,756 SQ FT

EXISTING LIVING AREA 1,075 SQ FT

ADDED LIVING AREA 697 SQ FT TOTAL LIVING AREA 1,772 5Q FT

CARPORT = 236 SQ FT LESS 450 SQ FT EXEMPTED PER SUBCHAPTER F 3.3.2 A 0 SQ FT

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TOTAL FLOOR AREA

25.7% FAR

1,772 SQ FT

EXISTING IMPERVIOUS COVER

SITE AREA

MPERVIOUS COVER ALLOWED =	3,100 SQ FT
EXISTING LIVING FOOTPRINT EXISTING GARAGE FOOTPRINT	1,075 SQ FT 329 SQ FT
FRONT PORCH	76 SQ FT
DRIVEWAY	577 SQ FT
ΡΔΤΙΩ	39 S0 FT

6,890 SQ FT

A/C PAD SIDEWALK 10 50 FT 177 50 FT TOTAL IMPERVIOUS AREA: 2,283 SQ FT TOTAL IMPERVIOUS COVER: 33.1%

NEW IMPERVIOUS COVER

SITE AREA	6,890 SQ FT
IMPERVIOUS COVER ALLOWED =	3,100 SQ FT
EXISTING LIVING FOOTPRINT	1.075 SQ FT
ADDED LIVING	697 SQ FT
FRONT PORCH	176 SQ FT
EXISTING DRIVEWAY	577 SQ FT
ADDED DRIVEWAY	27 SQ FT
COVERED PATIO	179 SQ FT
CARPORT	236 5Q FT
SIDEWALK	120 SQ FT
A/C PAD	10 SQ FT
TOTAL IMPERVIOUS AREA:	3,097 SQ FT
TOTAL IMPERVIOUS COVER:	44.9%



LOT 66 AND THE NORTH IT OF LOT 65, TARRY-TOWN 4
A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP
OR PLAT RECORDED IN VOLUMN 4, PAGE 36, PLAT RECORDS OF TRAVIS COUNTY, TX

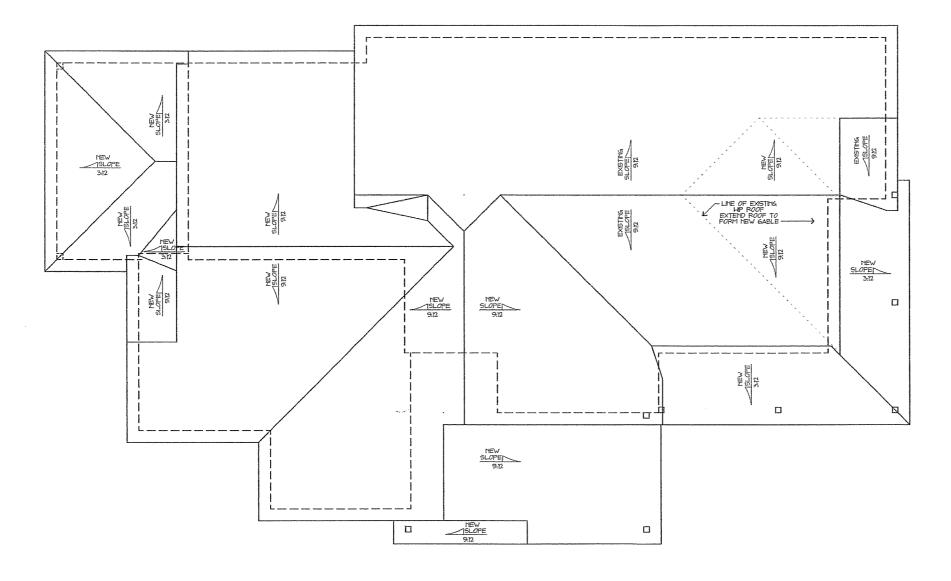


04/23/18

CHUCK@CHUCKKRUEGER.COM 6603 CANDLE RIDGE COVE AUSTIN, TEXAS 78731 (512) 327-5306

A RENOVATION OF THE FARMER RESIDENCE 1311 WESTOVER AUSTIN, TEXAS

REVISIONS	DATE 04/23/18
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PROPOSED ROOF PLAN

SCALE 1/8"-1-0"

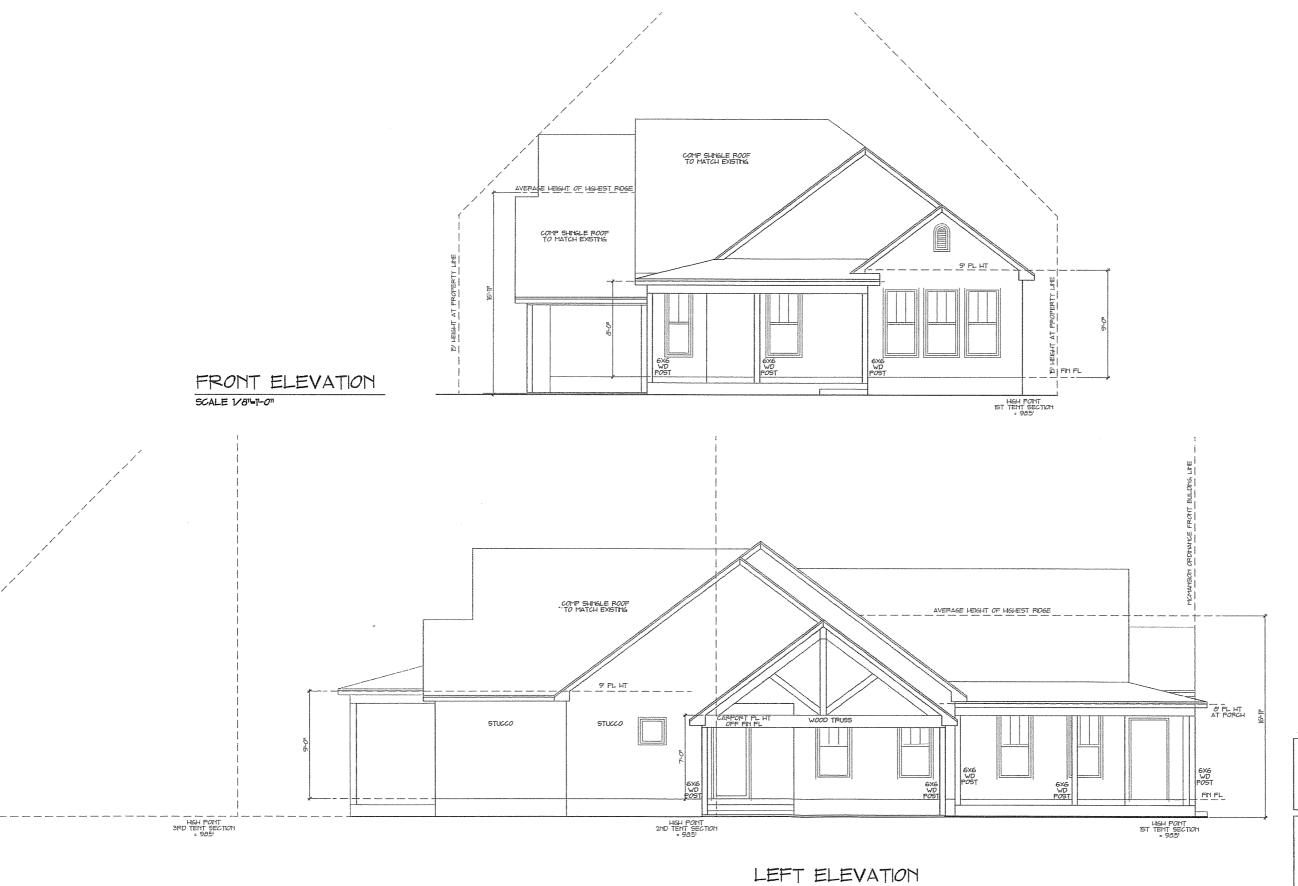


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A RENOVATION OF THE FARMER RESIDENCE 1311 WESTOVER AUSTIN, TEXAS

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CHUCK KRUEGER ARCHITECT



LEFT ELEVATION

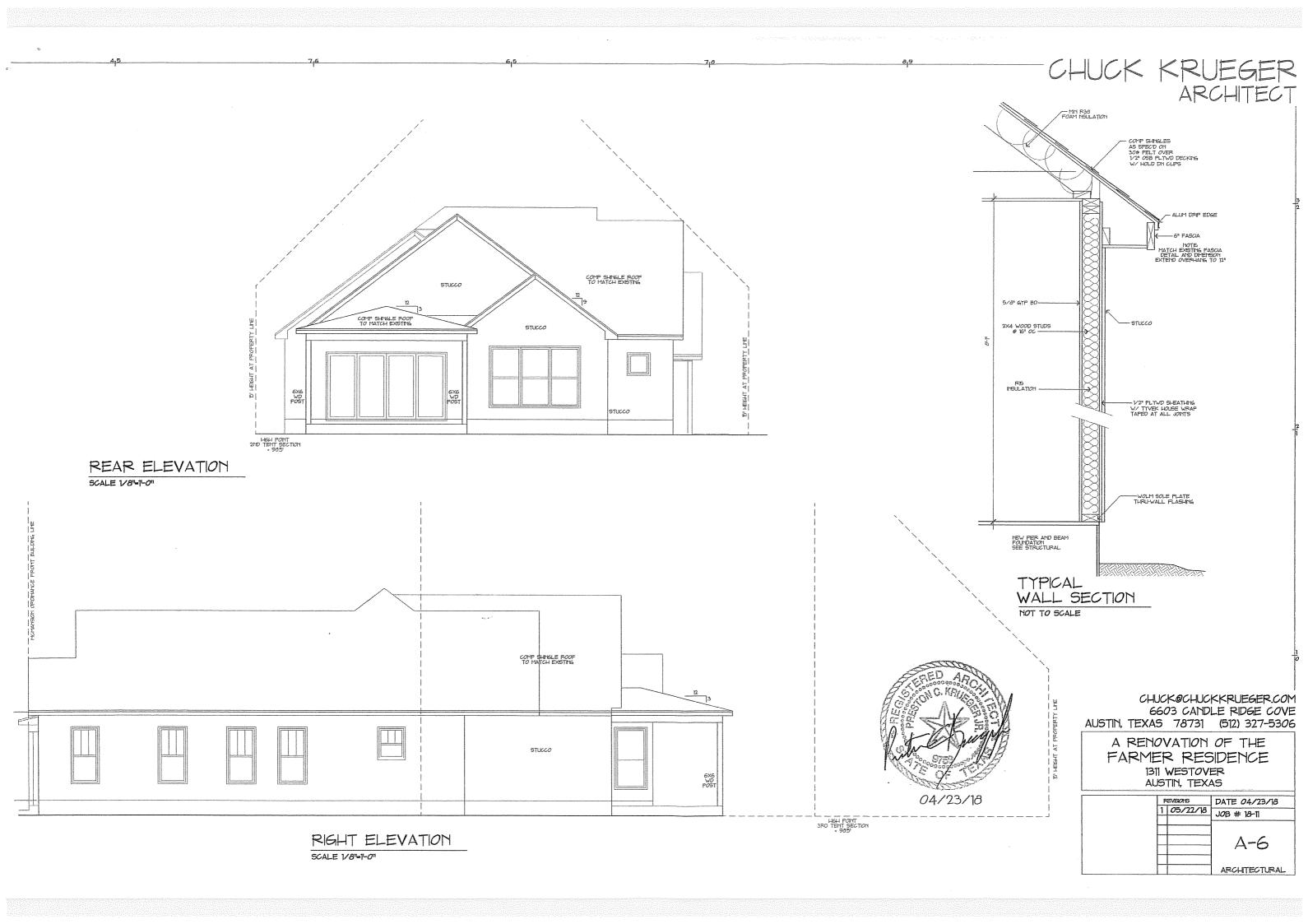
SCALE 1/8"-11-0"



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A RENOVATION OF THE FARMER RESIDENCE 1311 WESTOVER AUSTIN, TEXAS

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	1 05/22/18	JOB # 18-11			
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- A. GENERAL
- THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2012 EDITION, WITH LOCAL AMENDMENTS.
- 2. THE DESIGN GRAVITY LOADS ARE AS FOLLOWS:

SUPERIMPOSED DEAD LOADS				
MECHANICAL AND CEILING EXCEPT AS N	OTE		10	PS
ROOF			5	PS
FINISHES		. AS	REQU	RE
LIVE LOADS				
LIVE LOADS ROOF	20	PSF		
ROOF				

- 3. THE STRUCTURE HAS BEEN DESIGNED TO WITHSTAND THE WIND PRESSURES SPECIFED IN SECTION 1603.1.4 OF THE INTERNATIONAL BUILDING CODE, USING A BASIC WIND SPEC OF 90 MLES PER HOUR AT A REFERENCE ELEVATION OF 30 FEET ABOVE THE GROUND. USING EXPOSURE CATEGORY C.
- 4. METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECALIFIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.
- 5. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL DETERMINE THE SCOPE OF THE STRUCTURAL WORK FROM THE CONTRACT DOCUMENTS TAKEN AS A WHOLE. OF THE STRUCTURES, WIND FROM THE CORTRACT DOCUMENTS TAKEN AS A WHOLE STRUCTURE DRAWNINGS SHALL NOT SE CONSIDERED STRAKETLY FIND FOR THE STRUCTURE, WORK, DUE CONSIDERATION SHALL BE OVER 100 HERE STRUCTURE, WORK, DUE CONSIDERATION SHALL BE OVER 100 HERE STRUCTURE, WORK OF WORK RELIED 10 THE STRUCTURE, INCLIDING NECESSARY COROMATION DESCRIBED OR IMPLED BY THE ARCHITECTURE, AND MECHANICAL DRAWNINGS.
- 6. WRITTEN PERMISSION MUST BE OBTAINED FROM MARTIN & WALLIN, LLC. PRIOR TO THE REPRODUCTIVE USE OF THE STRUCTURAL CONTRACT DOCUMENTS IN ANY FASHION, INCLUDING STRUCTURAL SHOP DRAWING DOCUMENTS.
- SCALES NOTED ON THE DRAWINGS ARE FOR GENERAL INFORMATION ONLY. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED BY DIRECT SCALING OF THE DRAWINGS.
- 8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL RESULTING REVISIONS TO THE STRUCTURAL SYSTEM AS A RESULT OF ACCEPTANCE OF CONTRACTOR PROPOSED ALTERNATIVES OR SUBSTITUTIONS.
- REVIEW ALL ARCHITECTURAL DETAILS PRIOR TO BEGINNING STRUCTURAL WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- B EURNUATION AND SLAB ON CRADE
- FOUNDATION DESIGN IS BASED ON EXTERIOR FOOTINGS BEARING DIRECTLY ON CONSISTENT ROCK. THE CONTRACTOR SHALL PERFORM EXCAVATIONS AND CONFIRM IN WRITING THAT ALL PREMIETE PRODUCTS ARE SKATED IN A MUNIMUM OF 3" INTO COMPETENT ROCK. IF CONDITIONS ARE ENCOUNTERED WHICH PREVENT DIRECT BEARING ON ROCK NOTIFY ENGNEET INMEDIATLY. SURGRADE SHALL BE CLEARED OF ORGANIC MATERIAL. FIL SHALL BE WELL DRAWING PREPARED AND COMPACIED PER BIG SECTION 1070.
- THE FOUNDATION FOR THE STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING DESIGN PARAMETERS:

SELECT FILL THICKNESS	24 INCHES MAXIMUM
ALLOWABLE BEARING PRESSURE IBC TBL. 1804.2)	
LATERAL BEARING (IBC T. 1804.2)	400 PSF/FT
COEFFICIENT OF FRICTION (IBC T. 1804.2)	0.35

- EXCAVATIONS FOR SPEAD FOOTINGS, COMBRED FOOTINGS, CONTINUOUS FOOTINGS AND/OR MAI FOUNDATIONS SHALL BE CLEED AND HARD TAMPED TO A UNFOWN SURFACE. FOOTING EXCAVATIONS SHALL HAVE THE SIDES AND BOTTOMS TEMPORAPILY LINED WITH 6 IM. REQUEST F.P.L.P.CENTET OF CONTINUE. NOT OCCUR WITHIN 12 HOURS OF THE EXCAVATION OF THE FOOTING.
- 4. FOUNDATION CONDITIONS NOTED DURING CONSTRUCTION, WHICH DIFFER FROM THOSE DESCRIBED ABOVE SHALL BE REPORTED TO THE ARCHITECT, STRUCTURAL EXORIGER AND CONSTRUCTION MANAGER BEFORE FURTHER CONSTRUCTION IS ATTEMPTED.
- GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER 48 HOURS PRIOR TO PLACEMENT OF CONCRETE IN THE FOOTINGS.
- 6. WALLS RETAINING BACKFILL HAVE BEEN DESCRED FOR IN SERVICE LOADS ONLY. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORNED DURING CONSTRUCTION. THE SHORNED SHALL NOT BE REMOVED UNIT, THE SUPPORTING ELEMENTS HAS ATTAINED PLACE, THE CONCRETE IN THE WALLS AND SUPPORTING ELEMENTS HAS ATTAINED THE SPECIFIED 28 DAY COMPESSIVE STRENGTH (FC') AND COMPACTION OF THE BACKFILL HAS BEEN COMPLETED.
- 7. SLAB ON GRADE SHALL BE UNDERLAID BY SELECT FILL AND THE FLOOR SUBGRADE SHALL BE PROPERLY COMPACTED, PROOFROLLED, FREE OF STANDING WATER, MIJD AND TROZEN SOL BEFORE FLACEMENT OF THE CONCERTE, A LAYER OF TO MIL FOLY WAPOR BARRIER SHALL BE PLACED ON TOP OF THE PREPARED SUB-GRADE.

- CONCRETE SHALL HAVE NATURAL SAND FINE AGGREGATE AND NORMAL HEIGHT COARSE AGGREGATES CONFORMING TO ASTM C33, TIPE I PORTLAND CREWIT CONFORMING TO ASTM C150, AND SHALL HAVE A COMPRESSIVE STRENGTH (FC*) OF 3000 PSI AT 28 DAYS.
- GROUT FOR BASE PLATES IF REQUIRED SHALL BE NON-SHRINKABLE, NON-METALLIC CONFORMING TO ASTM G277, AND SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH AT 27 DAYS OF 5000 PSI. PRE-GROUTING OF BASE PLATES WILL NOT BE PERMITTED.
- 3. DETAILING OF CONCRETE REINFORCEMENT BARS AND ACCESSORIES SHALL CONFORM TO THE RECOMMENDINGS OF ACT 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT AND ACT 59-66" DETAILING MANUAL". PLACING FROM TO THE RECOMMENDATIONS OF ACT 3158 "MANUAL OF EXCINEENING AND PLACING DRAINESS FOR REINFORCED CONCRETE STRUCTURES" AND CRS "MANUAL OF STANDARD PRACTICE".
- 4. MIXING, TRANSPORTING, AND PLACING OF CONCRETE SHALL CONFORM TO ACI
- 5. MINIMUM CONCRETE COVER PROTECTION FOR REINFORCEMENT BARS SHALL BE AS FOLLOWS: (SEE ACI 318 SECTION 7.7 FOR CONDITIONS NOT NOTED)

FOOTINGS 3 INCHES
TOP 1-1/2 INCHES
BOARD FORMED SIDES 2 INCHES
EARTH FORMED SIDES 3 INCHES
BOTTOM 3 INCHES
SLABS ON GRADE 2 INCHES (TOP)
PILASTERS & PLINTHS 2 INCHES
WALLS BELOW GRADE (BACKFILLED SIDE) 2 INCHES
WALLS BELOW GRADE (NO BACKFILL)

PROVIDE STANDARD BAR CHAIRS AND SPACERS AS REQUIRED TO MAINTAIN CONCRETE PROTECTION SPECIFIED.

- 6. CONORETE REINFORCEMENT BARS SHALL CONFORM TO ASTM ARIS, GRADE 60. NO. 3 BARS MAY CONFORM TO ASTM ARIS, GRADE 40, UNESS NOTED OTHERMISE. REINFORCEMENT BARS SHALL NOT BE TACK WELLED, KATELD OR CUIT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OF REVIEWED BY THE STRUCTURAL DONNER.
- Welding of reinforcement bars, when accepted by the structural engineer, shall conform to the american Welding Society Standard D1.4, Electrodes for shop and Feld Welding of reinforcement bars shall conform to astm A233, class esdox.
- 8. RENFORCEMENT DESIGNATED AS "CONTINUOUS" SHALL LAP 36 BAR DIAMETERS AT SPLICES UNLESS NOTED OTHERMISE. REINFORCEMENT BAR SPLICES IN GENERAL BEAMS SHALL BE LIDCARED AT THE EXHIBITIES OF SUPPORTS FOR BOTTOM BARS AND AT MIDSPAN FOR TOP BARS. PROVINCE STANDARD AD HOMES FOR TOP AND BOTTOM BARS AT DISCONTINUOUS FIRST OF A GRAZE ELAMS.
- HORIZONTAL FOOTING AND HORIZONTAL WALL REINFORCEMENT SHALL BE CONTRIBUTES AND SHALL HAVE 90-DEGREE BENDS AND EXTENSIONS, OR CORNER BARS OF EQUIVALENT SIZE LAFFED 36 BAR DIAMETERS, AT CORNERS AND INTERSECTIONS.
- NORIZONTAL JOINTS WILL NOT BE PERMITTED IN CONCRETE CONSTRUCTION EXCEPT AS SHOWN ON THE CONTRACT DOCUMENTS. VERTICAL JOINTS SHALL OCCUR AT CENTER OF SPANS AT LOCATIONS REVIEWED BY THE STRUCTURAL ENGINEER.
- 11. CONSTRUCTION JOINTS BETWEEN PERS AND PER CAPS, FOOTINGS AND WALLS OR COLLIMAS, OR WALLS, COLLIMAS, BEAMS AND THE FLOOR SYSTEM THEY SUPPORT SHALL BE PREPARED BY ROUGHDING THE CONTACT SUPPERE TO A FULL AMPUTUDE OF APPROMATELY 1/4 INCH LEAVING THE CONTACT SURFACE CLEAN AND FREE OF JUSTANCE.
- 12. PROVIDE 1- NO. 4 REINFORCEMENT BAR X 4'-0' AT RE-ENTRANT CORNERS AND AROUND RECTANGUIAR HOLES IN SLABS UNLESS NOTED OTHERWISE. PLACE BAR DIAGONAL TO CORNER WITH 1' CLEARANCE FROM THE TOP AND THE SIDE OF THE SLAB AT THE CORNER.
- STRUCTURAL STEEL ROLLED SHAPES AND PLATES SHALL CONFORM TO ASTM A522
 GRADE 50 EXCEPT AS HOTED, OTHER STEEL SHAPES, PLATES, ANGLES
 AND CHANNELS SHALL COMFORM TO ASTM A35
- 2. STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500, GRADE B.
- 3. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 GRADE 36. UNLESS NOTED OTHERWISE.
- A NOTIFICE DULTS STRAIL CORFORM TO ASTM FISS-6 GRADE 36, UNLESS NOTED OTHERM:

 4. CONNECTION BOLTS FOR STRUCTURAL STEEL MEMBERS SHALL BE HIGH STRENGTH
 BOLTS WHICH MEET OR EXCELD THE REQUIREMENTS OF ASTM A325, TYPE N. X,
 OR F. BOLTS SHALL BE DESIGHED AS BEARING TYPE BOLTS, DUCEPT AS NOTED.
 BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE "SINCE TOTAL" CONTINUE
 A325 OR A490 BOLTS". BOLTS SHALL HAVE A HARDONED MASHER PLACED UNDER
 HE ELEMENT TO BE TOTHERDED. BOLTS IN BRACING CONNECTIONS, MOMENT
 CONNECTIONS OR OTHER CONNECTIONS NOTED ON THE DRAWNINGS SHALL BE
 CONSIDERED TO BE "SUP GOTIONAL" BOLTS, AND SHALL BE DESIGNED AS
 FRICTION TYPE BOLTS. FRICTION TYPE CONNECTIONS SHALL BE
 TOWNS OF THE TURN-OF-THE-HUT METHOD OR THE USE OF LOAD MODICATING
 TYPE BOLTS, INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS'
 RECOMMENDATIONS.
- 5. STRUCTURAL STELL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE AISC "SPECIFICATION FOR STRUCTURAL STELL BUILDINGS" AND THE ATOMOSE". FOR THIS PROJECT, FARBOARD PRACTICE FOR STELL BUILDINGS AND BRODES. FOR THIS PROJECT, PARAGRAPH A.2.1 OF THE AISC "CODE OF STRUMARD PRACTICE FOR STELL BUILDINGS AND BRODES IS HERED WOODER BY DELETION OF THE FOLLOWING SONTENCE: "THIS APPROVAL CONSTITUTES THE OWNERS' ACCEPTANCE OF ALL RESPONSIBILITY FOR THE DESIGN ADEQUACY OF ANY CONNECTIONS DESIGNED BY THE FABRICATOR AS PART OF HIS PREPARATION OF THESE SHOP DRAWMISS".

- 6. TYPICAL CONNECTION DETAILS ARE INDICATED ON THE DRAWNGS. THE FARRICATOR SHALL PREPARE THE SHOP DRAWNGS FOR THE PROJECT BASED ON THIS CONNECTION DESIGN INFORMATION. IF ALTERNATE CONNECTION DESIGNS ARE USED, THE FARRICATOR SHALL HAVE A REGISTERED PROFESSIONAL ENGINEER PREPARE THE CONNECTION DESIGNS. SUCH DESIGNS SHALL BE SUBMITTED WITH THE CHIP PRAWINGS AND SHALL BEAR THE SEAL OF THIS RESPONSIBLE FOR THE SALECTION, DESIGN AD DETAILED ENGINEERS. THE FARRICATOR IS RESPONSIBLE FOR THE SALECTION, DESIGN AND DETAILED ON THE CONTRACT DRAWNGS. CONNECTIONS SHALL BE DESIGNED AND DETAILED ON THE CONTRACT DRAWNGS. CONNECTIONS SHALL BE DESIGNED AND DETAILED ON THE CONTRACT DRAWNGS. CONNECTIONS SHALL BE DESIGNED AND DETAILED SHEED USED. THE DISTON. TABLE II AND TABLE II OF PART SHALL BE SHOULD BE USED. THE DISTON. TABLE II AND TABLE II OF PART SHALL BE SHOULD BE USED. THE DISTON. TABLE II AND TABLE II OF PART SHALL BE SHOULD BE USED. THE DISTON. TABLE II AND TABLE II OF PART SHALL BE SHOULD BE USED. THE DISTON. TABLE III AND TABLE II OF PART SHALL BE SHOULD BE USED. THE DISTON THE CONNECTED BEAUTH OF THE MEMBERS SHALL BE BED REACTION BE TAKEN AS LESS THAN 12.0 KUPS.
- WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD D1.1. ELECTRODES FOR SHOP AND FIELD WELDS SHALL CONFORM TO AWS A5.1 OR AWS A5.5, CLASS E70XX, LOW HYDROGEN.
- 8. SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS PROHIBITED WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER AS TO LOCATION, TYPE OF SPLICE AND CONNECTION TO BE MADE.
- THE CONTRACTOR SHALL NOTIFY MARTIN & WALLIN, LLC. OF ANY MISFABRICATED STRUCTURAL STEEL PRIOR TO ERECTION OF SAME.
- PENETRATIONS SHALL NOT BE CUT IN STRUCTURAL STEEL MEMBERS UNLESS SO INDICATED IN THE DRAWINGS OR AS REVIEWED BY THE ENGINEER.
- 11. HEADED CONCRETE ANCHORS SHALL BE NELSON OR KSM HEADED CONCRETE ANCHORS (OR ACCEPTABLE EQUIAL), AND SHALL CONFORM TO ASTM ATOR, GRADES C-1010 HEADOUGH C-1020, ANCHORS SHALL BE ALITOMATERALLY END WEIDED WITH SUITABLE STED WELDING EQUIPMENT IN THE SHOP OR IN THE FREID. WELDING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE NELSON STUD WELDING COMPANY OR THE KSM WELDING SYSTEMS COMPANY.
- 12. DEFORMED BAR ANCHORS (D.B.A.) SHALL BE NELSON OR KSM DEFORMED BAR ANCHORS (OR ACCEPTABLE EQUAL), AND SHALL BE MADE FROM COLD BRAWN WRE PER ASTM ASSE CONFORMING TO ASTM AND WITH A MINNIUM YELD STRENGTH OF 70 KSL. ANCHORS SHALL BE AUTOMATICALLY END WELDEN WITH SUITABLE WELDING COUPMENT IN THE SHOP OR IN THE FELLO. MELDING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE NELSON STUD WELDING COMPANY OR THE KSM MELDING STRING COMPANY.
- BEAMS SHALL BE CAMBERED UPWARD WHERE SHOWN ON THE CONTRACT DOCUMENTS. WHERE NO UPWARD CAMBER IS INDICATED, ANY WILL CAMBER SHALL BE DETAILED UPWARD IN THE BEAMS.
- 14. STEEL MEMBERS, FABRICATIONS AND ASSEMBLIES INDICATED ON THE DRAWNOS TO BE GALVANIZED SHALL BE GALVANIZED AFTER FABRICATION BY HOT DIP PROCESS IN ACCORDANCE WITH ASTM A123. MIGRIAT OF ZINC COATING TO COMPORT TO THE REQUIREMENTS SECRETED UNDER "MEIGHT OF COATING" IN ASTM A123 OR ASTM A136, SA SPPLICABLE.
- E WOOD

 NOOD FRAMING AT EXTERIOR AND INTERIOR LOCATIONS SHALL BE IN ACCORDANCE WITH THE PROVISIONS SPECIFIED IN INTERNATIONAL BUILDING CODE SECTION 2304 UNLESS SPECIFICALLY NOTED IN PROJECT PLANS AND OR SPECIFICATIONS.

 1. DESIGN AND DETAILING OF PARALLEL SITAMO LUMBER (PSL.) MEMBERS AND ROUGH SAWN THABER MEMBERS, CONNECTIONS AND ACCESSORES SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AIR "THISPER CONSTRUCTION MANUAL" AND THE NIFA "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION". (MOS)

BENNS		
TENSION PARALLEL TO GRAIN	2025	PSI
COMPRESSION PARALLEL TO GRAIN		
COMPRESSION PERPENDICULAR TO GRAIN	750	PSI
HORIZONTAL SHEAR	290	PSI
MODULUS OF FLASTICITY 2.0	00.000	29

- 4. SAWN TIMBERS SHALL BE NO.2, SOUTHERN YELLOW PINE. REFER TO NDS NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATION" (NDS) SUPPLEMENT FOR MANIMUM ALLOWABLE DESIGN VALUES. SAWN TIMBERS SHALL BE TREATED AND FINANED AS REQUIRED BY THE ARCHITECTURAL SPECIFICATIONS.
- 5. PLYMOOD FOR ROOF SHALL EE 5/8" THICK AND SHALL CONFORM TO APA PS 1
 RATED SHEATHING 32/16, EXTERIOR, 48" X 96" PLYMOOD SHALL EE TWO SPAN
 (AMBAUM) CONTINUOUS. FACE GRAIN SHALL BE PERPENDICULAR TO SUPPORTS
 (MTH A STAGGERE) LAY-UP. PROVIDE TWO PAVICE DIDGE CLIPS BETWEEN
 SUPPORTS. NALL PLYMOOD TO SUPPORTING MEMBERS WITH TOO HALLS AT 6" O.C.
 AT PAPEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. MARNUM MODULIS
- 6. WOOD TRUSSES SHALL BE DESIGNED TO CONFORM TO NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR STRESS GRADED LUMBER AND ITS FASTEMAGES" AND THE TRUSS PLATE INSTITUTE. DESIGN SPECIFICATIONS FOR LIGHT WEATH. PLATE CONNECTED WOOD TRUSSES". THE DESIGN CALCULATIONS AND DRAWNING SHALL BEAR THE SEAL OF THE BESPRONSIE REGISTERED PROFESSIONAL ENGINEER REGISTERED FIDE TO TEXAS. ALL CHORDS WIST BE CUIT FROM LUMBER BEARING THE PROPER GRADE WARK FOR THE MATERIAL SECTIONED. CHOOS ULMBER SHALL HAVE A COFFICIENT OF VARIATION FOR THE WOOLULS OF ELASTICITY OF 0.11 OR LESS. DESIGN DRAWNING SHALL BE SUBMITTED FOR ALL TRUSS INDICATING THE SPECIES, SZES, AND STRESS GRADES OF LUMBER AND CONNECTOR PLATE SIZES TO BE USED IN THE FABRICATION OF THE TRUSSES. HEARING, ANOHORAGE AND BRADING SHEADCASHOOTH OF TRUSSES THE ARRING, ANOHORAGE AND BRADING SHEADCASHOOTH OF TRUSSES. THE ARRING, ANOHORAGE AND BRADING SHEADCASHOOTH OF TRUSSES.

- NOTE: THE GENERAL CONTRACTOR SHALL PROVIDE ALL DRAWINGS (ARCHITECTURAL, STRUCTURAL, AND MEP) TO THE WOOD TRUSS AND PARALLEL STRAND LUMBER (PSL) MANUFACTURERS.
- 8. WOOD HEADERS OVER OPENINGS IN WALLS WHERE NOT INDICATED ON THE DRAWINGS SHALL BE AS FOLLOWS:

ULEN	к э	r mn										
0	_	3'0"							,			2-2X8
3'0°	-	6'0"				٠	,	à				2-2X10
6'0"	-	3,0,	۰		•			٠	٠	4	٠	2-2X12

- 9. LIVE LOAD DEFLECTION OF WOOD FLOOR TRUSSES SHALL BE LIMITED TO L/360.
- 10. EXTEROR WALL SHEATHING SHALL BE MIN 1/2" EXPOSURE I, STRUCTURAL I PLYWOOD. AFREY WITH ALL JOINTS STAGGARED AND LAY WITH FACE GRAIN PERFERDICULAR TO WALL STUDS. MINIMUM NAHING SHALL BE IGN MAILS AT 50 C.A. IT EDGES AND AT 12" OC. AT INTERMEDIATE SUPPORTS. 2x BLOCKNO REQUIRED AT ALL SUE JOINTS. SHEATHING SHALL EXTEND AGRESS TOP PLATES, THORP FRAMMING.
- 12. SECOND FLOOR DECKING SHALL BE 1 1/8 INCH THICK TONGLE AND GROOVE APA PSI RATED SHEATHING BO/48 EXTERIOR FACE GRAIN SHALL BE INSTALLED PERPENDICULAR TO THE SUPPORTS WITH A SECGREDE LAVEL P. MANIMUM MOOULLS OF ELASTICITY SHALL BE 1,800,000 PSP. PLYMOOD SHALL BE GLUED AT JOINTS AND GLUED AND SCREWED TO SUPPORTS WITH 109, WOOD SCREWES SPACED AT 6 INCHES ON CENTER AND AN APA APPROVED ADMEDIATE (BE GOODRICH PLHOO OR EQUAL).
- 13. UNLESS NOTED OTHERWSE ON SHEAR WALL SCHEDULE, ALL WOOD SOLE PLATES AT EXTERIOR WALLS AND INTERIOR BRACED WALLS SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED AT 6' ON CENTER MAX. BOLTS SHALL BE ASTM F1554 GRADE 36. UNLESS SPECIFIED OTHERWSE BOLTS SHALL BE A MINIMUM OF 7'' OF SHALL BE A MINIMUM OF 7'' OF SHALL BE A MINIMUM OF 7'' OF SHALL BE A MINIMUM OF TWO BOLTS SHALL BE A MINIMUM OF TWO BOLTS FER PLATE SECTION WITH A BOLT LOCATED NOT MORE THAN 12' FROM EACH END OF THE PLATE SECTION WITH A BOLT LOCATED NOT MORE THAN 12' FROM EACH END OF THE PLATE

MODEL	BEAM	NAILIN	MAX.	
NO.	SIZE	SUPPORT	BEAM	LOAD
LUS210 - 2	(2) 2 x 12	8 - 16d	6 ~ 16d	1.9k
U210 - 3	(3) 2 x 12	14 - 16d	6 - 16d	1.9k



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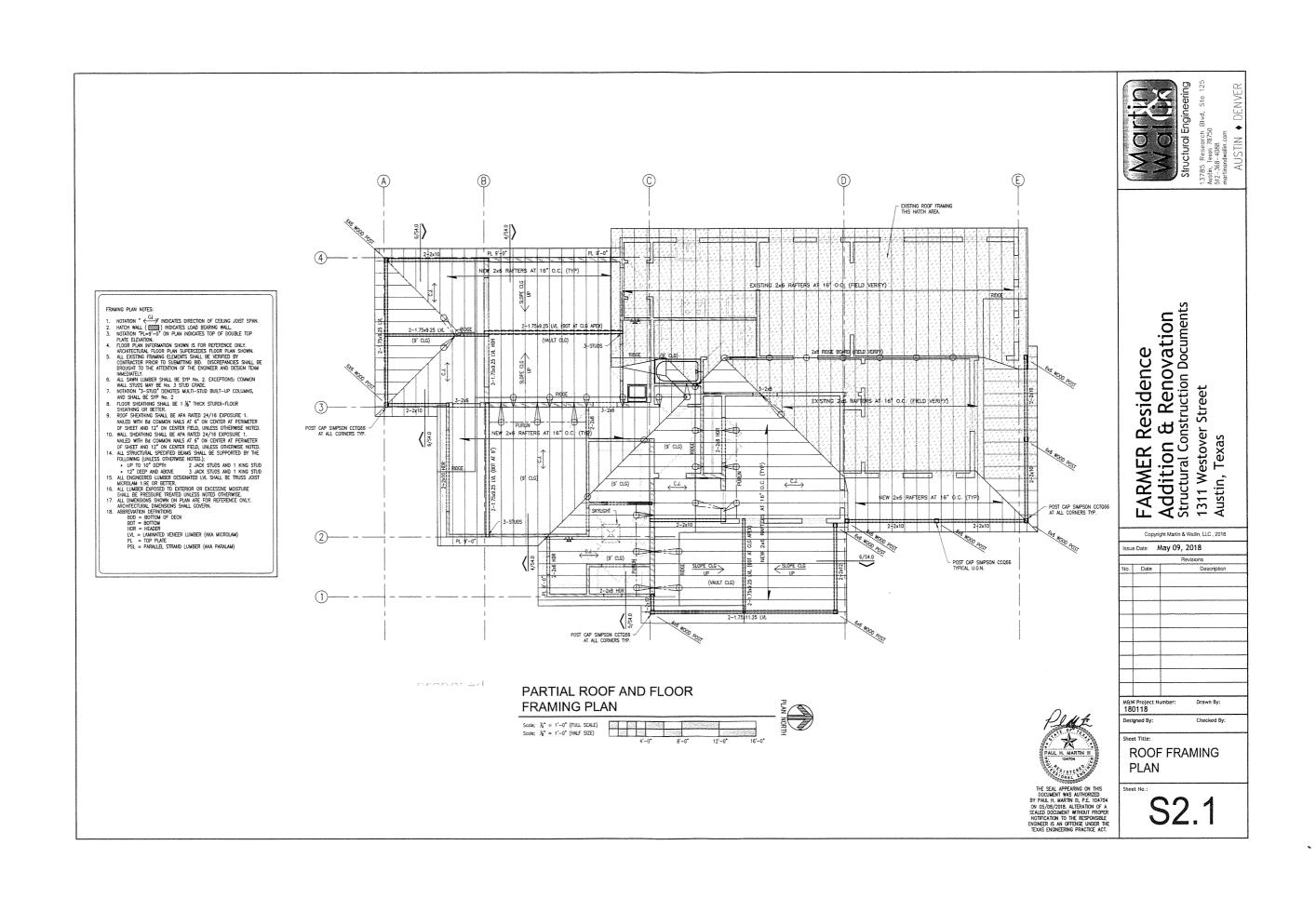
FARMER Residence
Addition & Renovation
Structural Construction Documents
1311 Westover Street
Austin, Texas

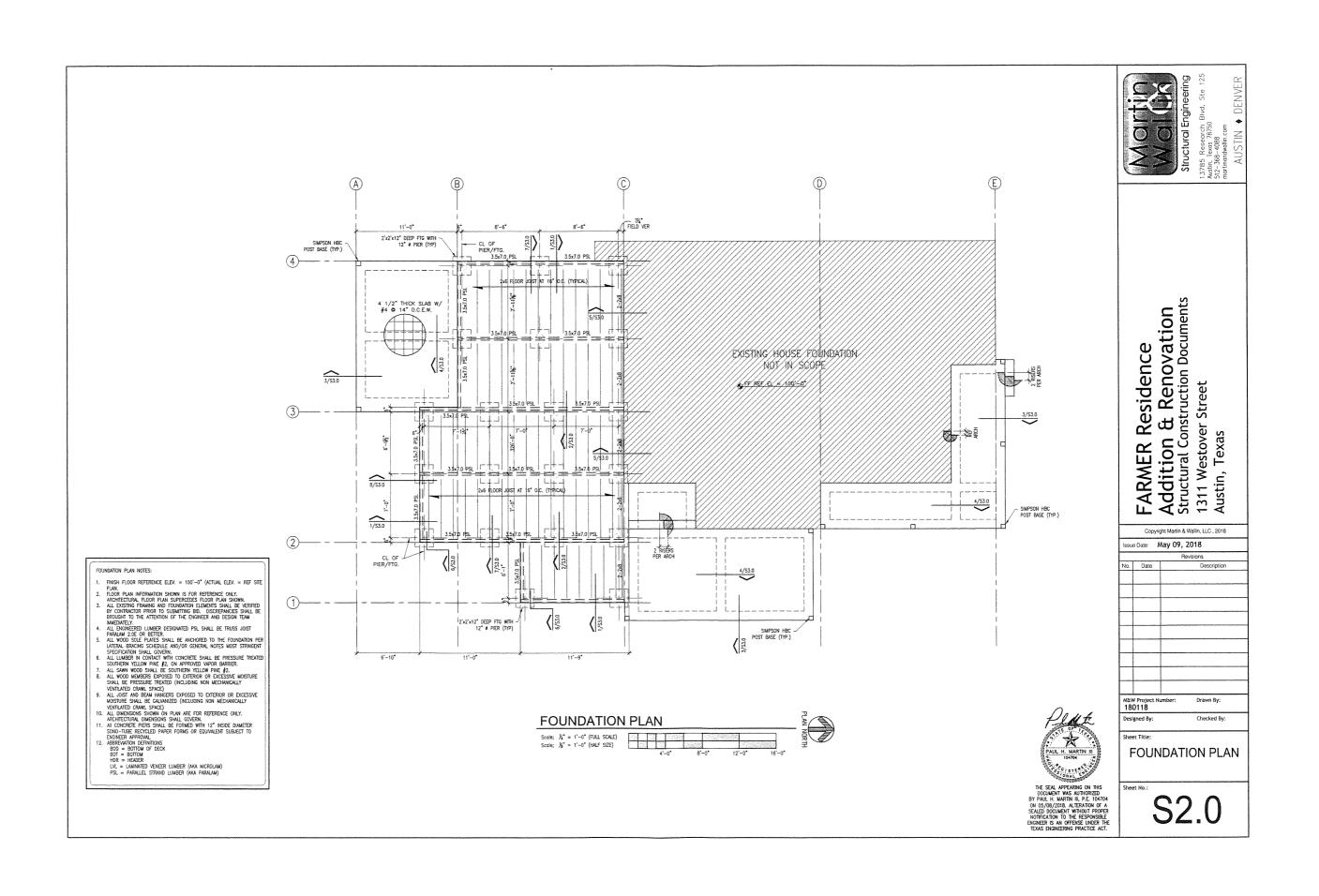
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GENERAL NOTES





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