



CITY OF AUSTIN Development SERVICES DEPARTMENT

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

Residential New Construction and Addition Permit Application

Property Information

Project Address: 1311 Westover Austin TX 78703 Tax Parcel ID: 15655
Legal Description: E 20 FT OF Lot 14 W 30 FT OF Lot 15 BLK Pemberton Inter
Zoning District: SF-3-N Lot Area (sq ft): 6890 sec 3
Neighborhood Plan Area (if applicable): MP Historic District (if applicable):

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input checked="" type="radio"/> N <input type="radio"/> (If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)	Does project have a Green Building requirement? Y <input checked="" type="radio"/> N <input type="radio"/> (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y <input checked="" type="radio"/> N <input type="radio"/> (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input checked="" type="radio"/> N <input type="radio"/> (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? Y <input checked="" type="radio"/> N <input type="radio"/> Is this property within 200 feet of a hazardous pipeline? Y <input checked="" type="radio"/> N <input type="radio"/> (If yes, Fire review is required)	Does this site have a septic system? Y <input checked="" type="radio"/> N <input type="radio"/> (If yes, submit a copy of approved septic permit)
Is this site located within an Erosion Hazard Zone? Y <input checked="" type="radio"/> N <input type="radio"/> (If yes, EHZ review is required)	Is this property within 100 feet of the 100 year floodplain? Y <input checked="" type="radio"/> N <input type="radio"/> (Proximity to floodplain may require additional review time.)
Are there protected size trees onsite or on adjacent sites? Y <input checked="" type="radio"/> N <input type="radio"/> Was there a pre-development consultation for the Tree Review? Y <input checked="" type="radio"/> N <input type="radio"/> (If yes, click here for more information on the tree permit process.)	Proposed impacts to trees: (Circle all that apply) Root zone Canopy Removal None/Uncertain
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) Y <input checked="" type="radio"/> N <input type="radio"/>	
Does this site currently have: water availability? Y <input checked="" type="radio"/> N <input type="radio"/> wastewater availability? Y <input checked="" type="radio"/> N <input type="radio"/> (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 <input checked="" type="radio"/> N <input type="radio"/> (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 <input checked="" type="radio"/> N <input type="radio"/> (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	(If yes, submit approved auxiliary and potable plumbing plans.)
Does this site require a cut or fill in excess of four (4) feet? Y <input checked="" type="radio"/> N <input type="radio"/> (If yes, contact the Development Assistance Center for a Site Plan Exception)	
Is this site within the Waterfront Overlay? Y <input checked="" type="radio"/> N <input type="radio"/> (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input checked="" type="radio"/> N <input type="radio"/> (LDC 25-2-180, 25-2-647)
Does this site front a paved street? Y <input checked="" type="radio"/> N <input type="radio"/> (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? Y <input checked="" type="radio"/> N <input type="radio"/> (Public Works approval required to take access from a public alley.)
Does this site have a Board of Adjustment (BOA) variance? Y <input checked="" type="radio"/> N <input type="radio"/> Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input checked="" type="radio"/> N <input type="radio"/> (If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)	Case # _____ (if applicable)

Description of Work

Is Total New/Added Building Area > 5,000 Sq Ft? Y <input checked="" type="radio"/> N <input type="radio"/> (If yes, construction material recycling is required per LDC 25-11-39)	
Existing Use: vacant <input checked="" type="radio"/> single-family residential <input type="radio"/> duplex residential <input type="radio"/> two-family residential <input type="radio"/> other: _____	
Proposed Use: vacant <input checked="" type="radio"/> single-family residential <input type="radio"/> duplex residential <input type="radio"/> two-family residential <input type="radio"/> other: _____	
Project Type: new construction <input checked="" type="radio"/> addition <input type="radio"/> addition/remodel <input type="radio"/> other: _____	
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? Y <input checked="" type="radio"/> N <input type="radio"/> (Note: Removal of all or part of a structure requires a demolition permit application.)	
# existing bedrooms: <u>2</u> # bedrooms upon completion: <u>3</u> # baths existing: <u>1</u> # baths upon completion: <u>2</u>	
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) <u>Addition to existing single family residence to include family room, master bath, rear cover patio, carport, front porch</u>	
Trades Permits Required (Circle as applicable): <input checked="" type="radio"/> electric <input checked="" type="radio"/> plumbing <input checked="" type="radio"/> mechanical (HVAC) <input type="radio"/> concrete (R.O.W.)	

Job Valuation		
Total Job Valuation: \$ <u>115,000</u> 0 Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar.	Amount for Primary Structure: \$ <u>80,000</u> Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Total Remodeled Floor Area _____ 0 sq ft. (work within existing habitable square footage)
	Amount for Accessory Structure: \$ <u>35,000</u> Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	

Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the following calculations and to provide supplemental information for thorough review.

Site Development Information						
Area Description <small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 st Floor conditioned area	1075		697		1772	0
b) 2 nd Floor conditioned area					0	0
c) 3 rd Floor conditioned area					0	0
d) Basement					0	0
e) Covered parking (garage or carport)			236		236	0
f) Covered patio, deck, porch, and/or balcony area(s)	391.16		136.17		527.33	0
g) Other covered or roofed area					0	0
h) Uncovered wood decks					0	0
Total Building Area (total a through h)	0	0	0	0	0	0
i) Pool					0	0
j) Spa					0	0
k) Remodeled Floor Area, excluding Addition / New Construction					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 40% max of lot.

Impervious Cover Information

Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)

Total Impervious Cover (sq ft): 3097 % of lot size: 44.9 45% max of lot.

Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) ☒ Y ☐ N

Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) ☒ Y ☐ N

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) ☒ Y ☐ N

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Building Height: 16 ft 11 in Number of Floors: 1

Parking (LDC 25-6 Appendix A & 25-6-478)

of spaces required: 2 # of spaces provided: 2

Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC 25-6-353) ☒ Y ☐ N

*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 be installed, relocated, removed or repaired as part of this project? ☒ Y ☐ N

Width of approach (measured at property line): _____ ft Distance from intersection (for corner 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 Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1 st Floor	1075	697			
2 nd Floor					0
3 rd Floor					0
Area w/ ceilings > 15'	1075	697	Must follow article 3.3.5		0
Ground Floor Porch* (check article utilized)			<input type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)		0
Basement			Must follow article 3.3.3B, see note below		0
Attic			Must follow article 3.3.3C, see note below		0
Garage** (check article utilized)	Attached	329	<input type="checkbox"/> 200 sq ft (3.3.2 B 1)		0
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a / 2b)		0
Carport** (check article utilized)	Attached	236	<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input checked="" type="checkbox"/> 200 sq ft (3.3.2 B 1)***	200	36
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0
Accessory Building(s) (detached)					0
Totals	0	2008			0

(Total Gross Floor Area ÷ Lot Area) x 100 = 29 TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 0.00 Floor-To-Area Ratio (FAR)

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 length per article 2.7.1)

Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? Y N
(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)

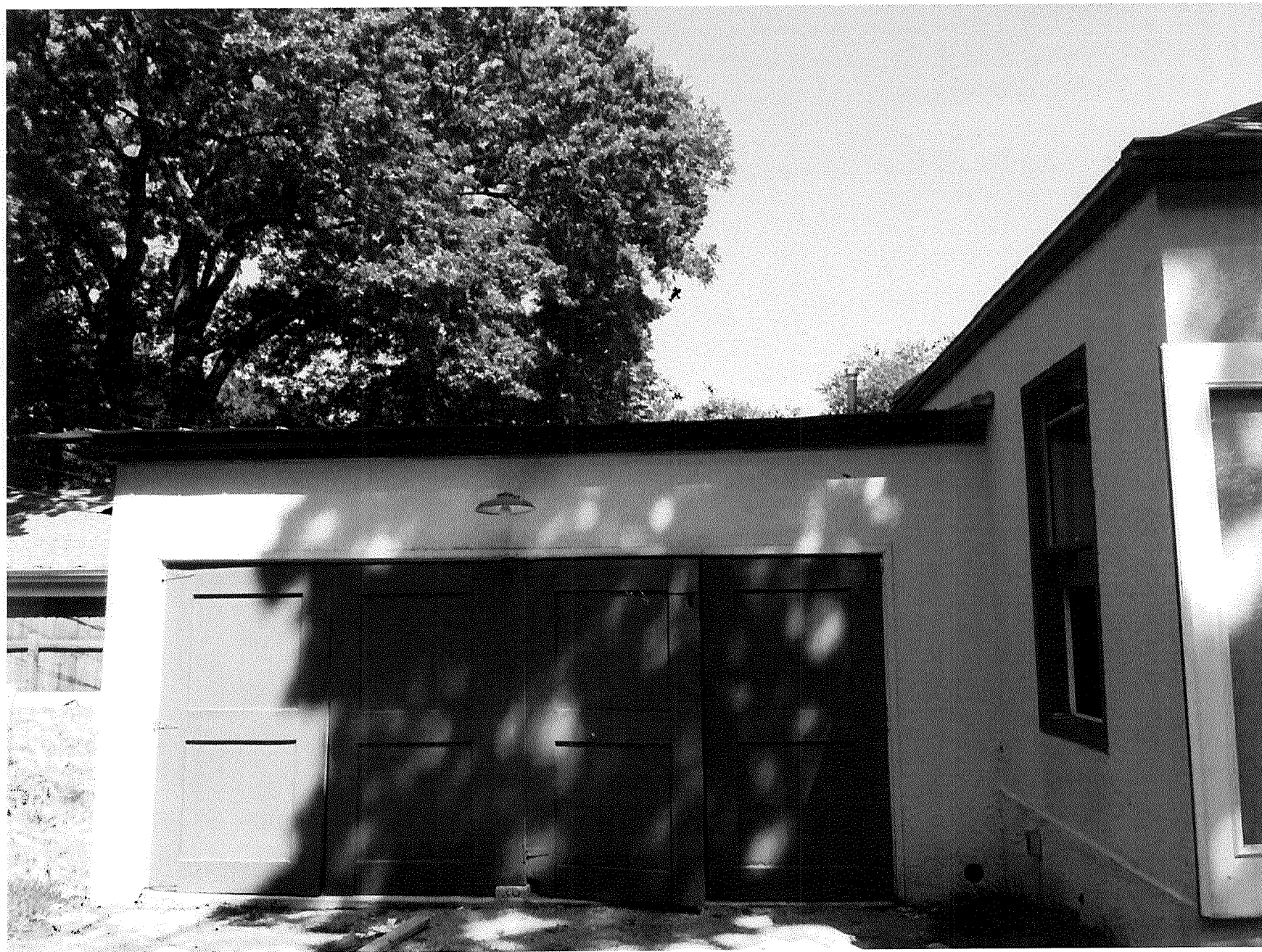
*Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

**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."

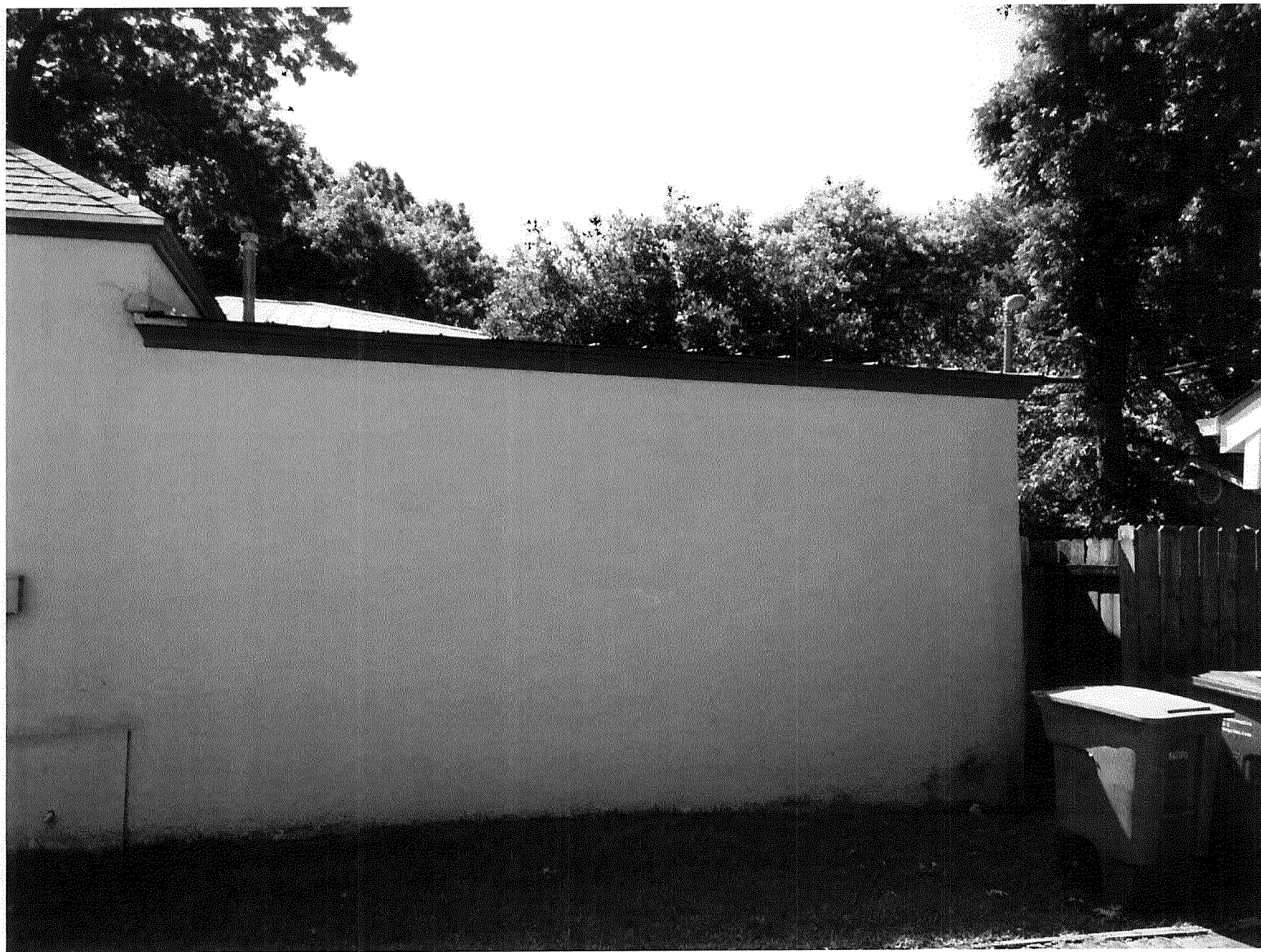
***Ordinance article 3.3.2 B 1 is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken.

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 portion of the building, or a section of the building, and adds no additional mass to the structure; and 6) Fifty percent or more of the area has a ceiling height of seven feet or less.





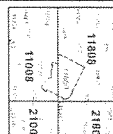




11600

Revision Date:
9/26/2017

0 120 Feet



NAD 1983, StatePlane,
Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

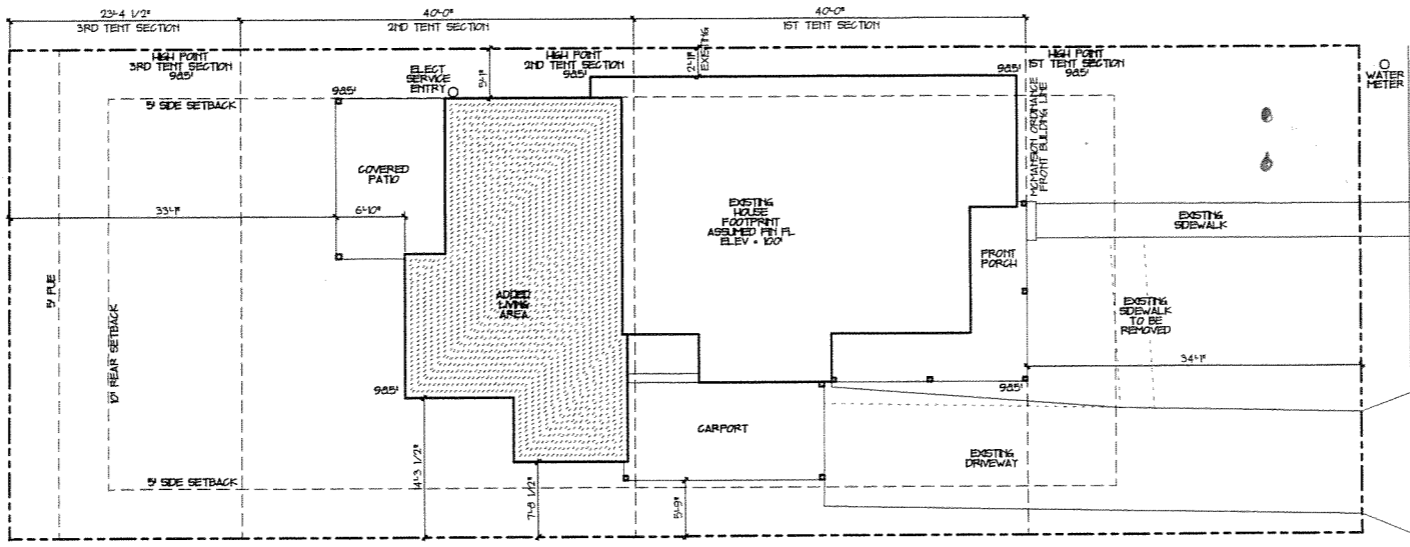
This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

Travis Central Appraisal District
8314 Cross Park Drive
Austin, Texas 78754
P.O. Box 149012
Austin, Texas 78714
Internet Address: www.traviscad.org
Main Telephone Number (512) 834-9317
Appraisal Information (512) 834-9318
TDD (512) 836-3328

CHUCK KRUEGER
ARCHITECT

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.

AE APPROVED
JUN 06 2018
157-233
JGM



FLOOR AREA RATIO	
SITE AREA	6,890 SQ FT
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 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

EXISTING IMPERVIOUS COVER

SITE AREA	6,890 SQ FT
IMPERVIOUS COVER ALLOWED =	3,100 SQ FT

EXISTING LIVING FOOTPRINT	1,075 SQ FT
EXISTING GARAGE FOOTPRINT	329 SQ 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 IMPERVIOUS AREA:	2,283 SQ FT
TOTAL IMPERVIOUS COVER:	33.3%

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 SQ FT
SIDEWALK	120 SQ FT
A/C PAD	10 SQ FT
TOTAL IMPERVIOUS AREA:	3,097 SQ FT
TOTAL IMPERVIOUS COVER:	44.9%

SITE PLAN

LEGAL DESCRIPTION
LOT 66 AND THE NORTH 1/2 OF LOT 65, TARRANT TOWN 4
A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP
OR PLAT RECORDED IN VOLUME 4, PAGE 52, PLAT RECORDS OF TRAVIS COUNTY, TX

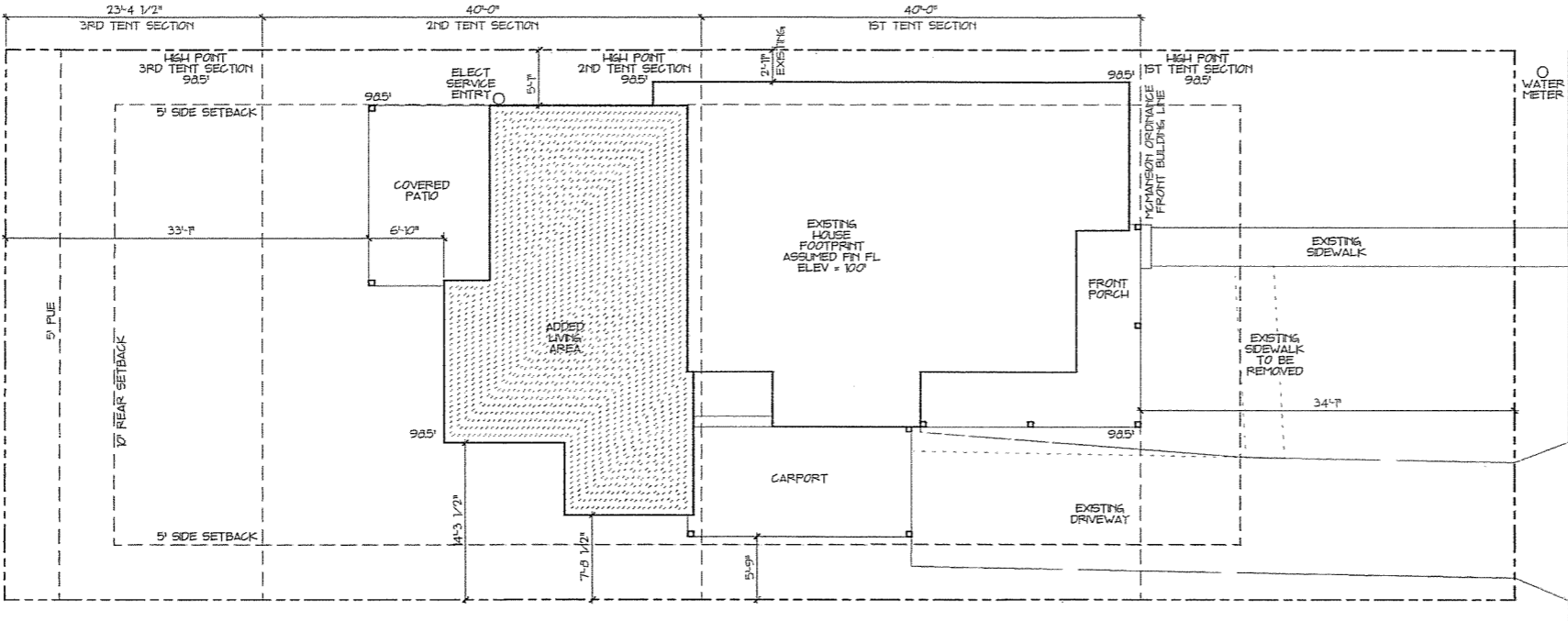


04/23/18

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
	JOB # 18-11
	A-1
	ARCHITECTURAL




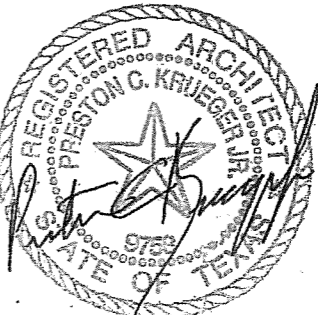
FLOOR AREA RATIO	
SITE AREA	6,890 SQ FT
ALLOWED FLOOR AREA (40%)	2,756 SQ FT
EXISTING LIVING AREA	1,075 SQ FT
ADDED LIVING AREA	697 SQ FT
TOTAL LIVING AREA	1,772 SQ FT

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

EXISTING IMPERVIOUS COVER	
SITE AREA	6,890 SQ FT
IMPERVIOUS COVER ALLOWED =	3,100 SQ FT
EXISTING LIVING FOOTPRINT	1,075 SQ FT
EXISTING GARAGE FOOTPRINT	329 SQ 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 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 SQ FT
SIDEWALK	120 SQ FT
A/C PAD	10 SQ FT
TOTAL IMPERVIOUS AREA:	3,097 SQ FT
TOTAL IMPERVIOUS COVER:	44.9%

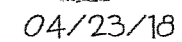
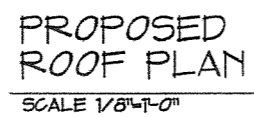
 **SITE PLAN**
1/16"=1'-0"
LEGAL DESCRIPTION:
LOT 66 AND THE NORTH 1/2 OF LOT 65, TARRY-TOWN 4
A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP
OR PLAT RECORDED IN VOLUME 4, PAGE 30, PLAT RECORDS OF TRAVIS COUNTY, TX



04/23/18

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

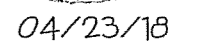
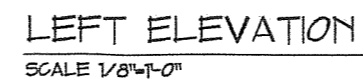
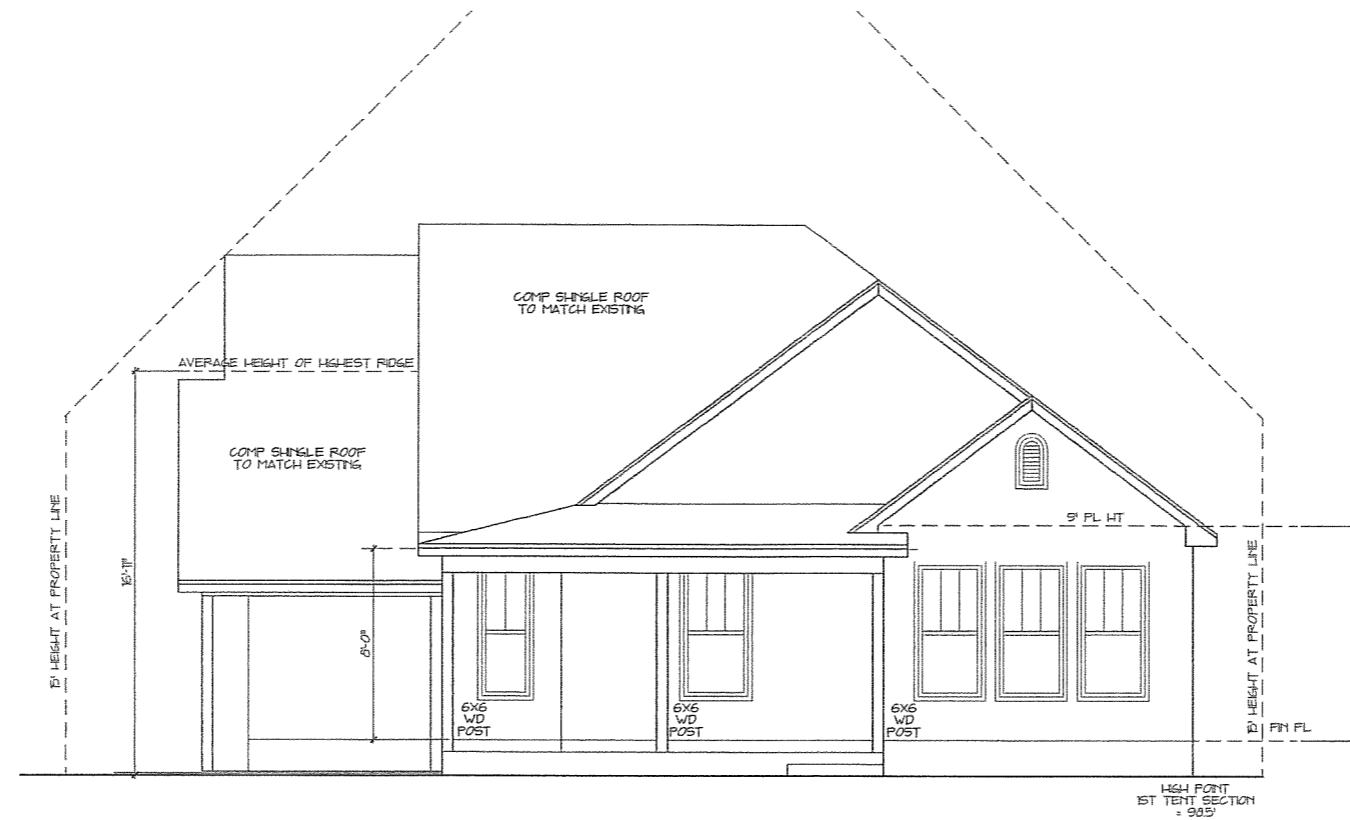
A RENOVATION OF THE FARMER RESIDENCE 1311 WESTOVER AUSTIN, TEXAS		
	REVISIONS	DATE 04/23/18
		JOB # 18-11
		A-1
		ARCHITECTURAL



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

A RENOVATION OF THE
FARMER RESIDENCE
1311 WESTOVER
AUSTIN, TEXAS

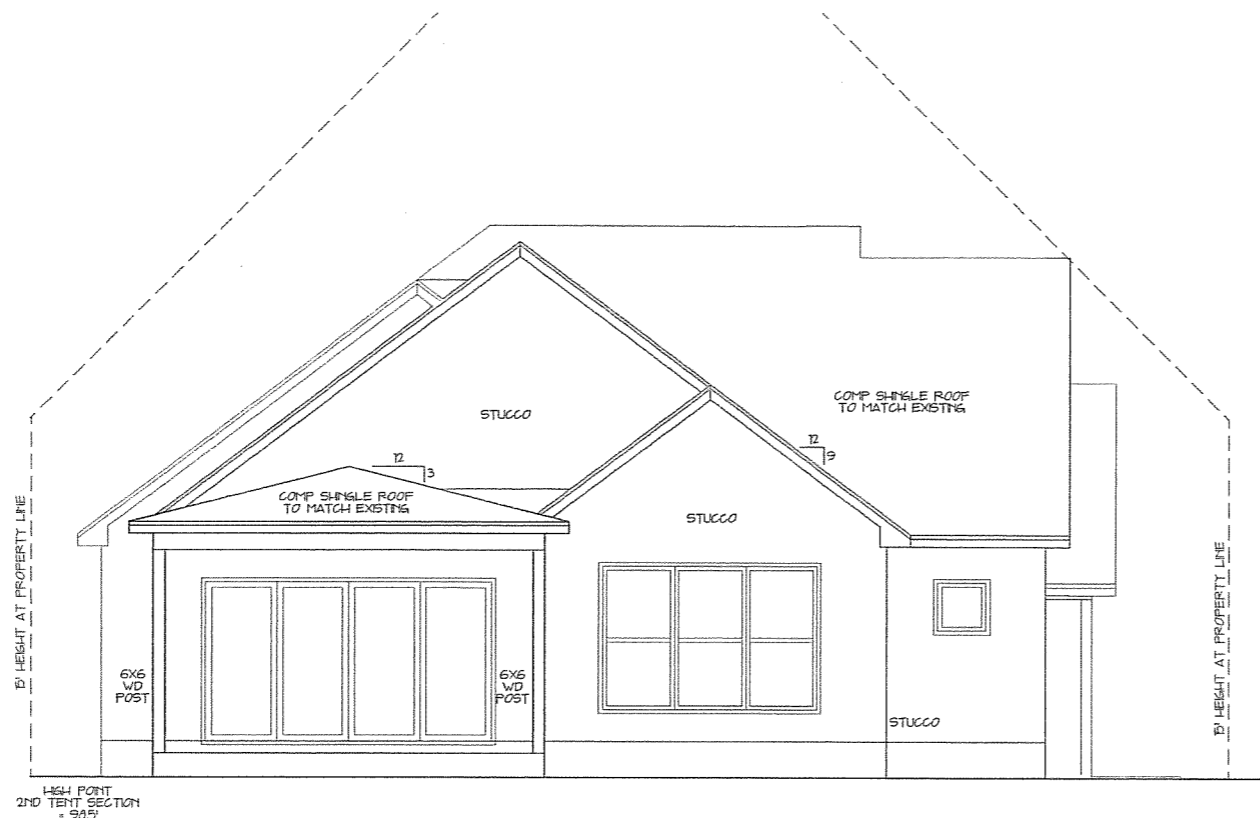
	REVISIONS	DATE 04/23/18
	1 05/22/18	JOB # 18-11
		<div style="text-align: center; font-size: 2em;">A-4</div> <div style="text-align: center;">ARCHITECTURAL</div>



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

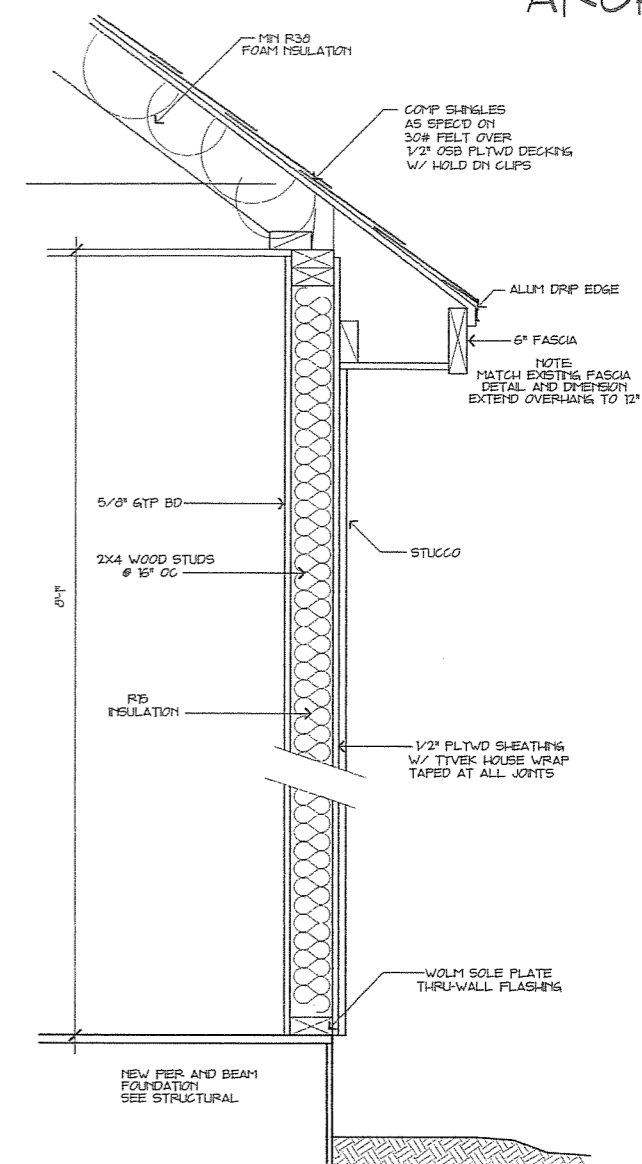
A RENOVATION OF THE
FARMER RESIDENCE
1311 WESTOVER
AUSTIN, TEXAS

	REVISIONS	DATE 04/23/18
	1 05/22/18	JOB # 18-11
		A-5 ARCHITECTURAL



REAR ELEVATION

SCALE 1/8"=1'-0"

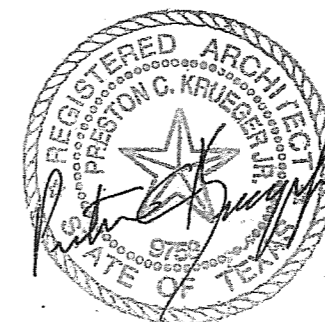


TYPICAL
WALL SECTION
NOT TO SCALE



RIGHT ELEVATION

SCALE 1/8"=1'-0"



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
1	05/22/18	JOB #	18-11
		A-6	
		ARCHITECTURAL	



Structural Engineering
13785 Research Blvd., Ste 125
Austin, Texas 78750
512-368-4088
martinwallin.com

AUSTIN • DENVER

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

Copyright Martin & Wallin, LLC., 2018

Issue Date: May 09, 2018

Revisions

No.	Date	Description

M&W Project Number: 180118

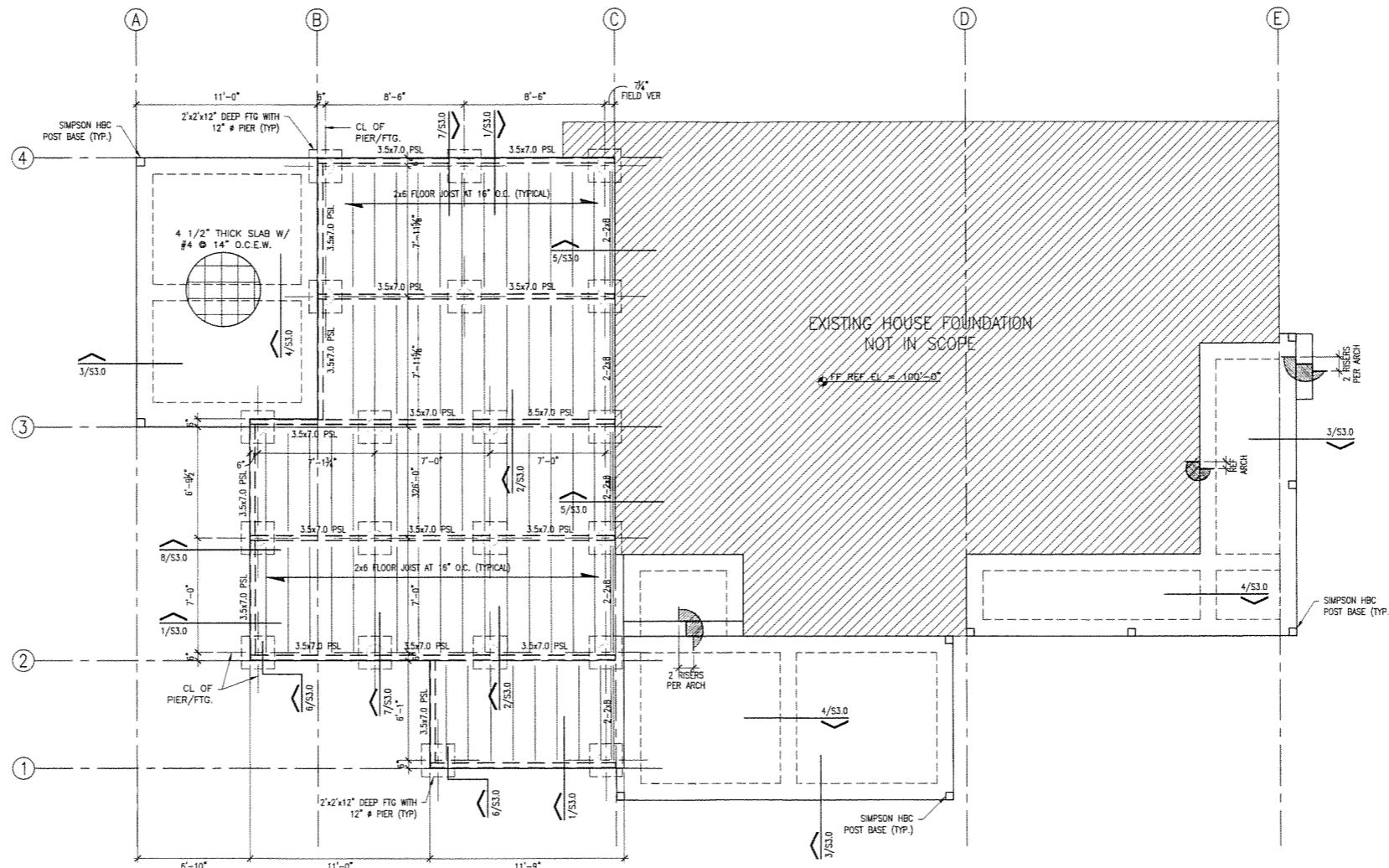
Designed By: Checked By:

Sheet Title:

FOUNDATION PLAN

Sheet No.:

S2.0

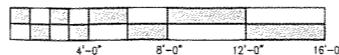


FOUNDATION PLAN NOTES:

1. FINISH FLOOR REFERENCE ELEV. = 100'-0" (ACTUAL ELEV. = REF SITE PLAN).
2. FLOOR PLAN INFORMATION SHOWN IS FOR REFERENCE ONLY. ARCHITECTURAL FLOOR PLAN SUPERCEDES FLOOR PLAN SHOWN.
3. ALL EXISTING FRAMING AND FOUNDATION ELEMENTS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO SUBMITTING BID. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND DESIGN TEAM IMMEDIATELY.
4. ALL ENGINEERED LUMBER DESIGNATED PSL SHALL BE TRUSS JOIST PARALAM 2.02 OR BETTER.
5. ALL WOOD SOLE PLATES SHALL BE ANCHORED TO THE FOUNDATION PER LATERAL BRACING SCHEDULE AND/OR GENERAL NOTES MOST STRINGENT SPECIFICATION SHALL GOVERN.
6. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE #2, ON APPROVED VAPOR BARRIER.
7. ALL SAWN WOOD SHALL BE SOUTHERN YELLOW PINE #2.
8. ALL WOOD MEMBERS EXPOSED TO EXTERIOR OR EXCESSIVE MOISTURE SHALL BE PRESSURE TREATED (INCLUDING NON MECHANICALLY VENTILATED CRAWL SPACE).
9. ALL JOIST AND BEAM HANGERS EXPOSED TO EXTERIOR OR EXCESSIVE MOISTURE SHALL BE GALVANIZED (INCLUDING NON MECHANICALLY VENTILATED CRAWL SPACE).
10. ALL DIMENSIONS SHOWN ON PLAN ARE FOR REFERENCE ONLY. ARCHITECTURAL DIMENSIONS SHALL GOVERN.
11. ALL CONCRETE PIERS SHALL BE FORMED WITH 12" INSIDE DIAMETER SMOKE-TUBE RECYCLED PAPER FORMS OR EQUIVALENT SUBJECT TO ENGINEER APPROVAL.
12. ABBREVIATION DEFINITIONS
BOB = BOTTOM OF DECK
BOT = BOTTOM
HDR = HEADER
LVL = LAMINATED VENEER LUMBER (AKA MICROLAM)
PSL = PARALLEL STRAND LUMBER (AKA PARALAM)

FOUNDATION PLAN

Scale: 1/2" = 1'-0" (FULL SCALE)
Scale: 1/8" = 1'-0" (HALF SIZE)



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY PAUL H. MARTIN II, P.E. 104704 ON 05/09/2018. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.