



## Residential New Construction and Addition Permit Application

### Property Information

Project Address:	Tax Parcel ID:
Legal Description:	
Zoning District:	Lot Area (sq ft):
Neighborhood Plan Area (if applicable):	Historic District (if applicable):

### Required Reviews

Is project participating in S.M.A.R.T. Housing? Y N (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 N (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y N (If yes, approval through Aviation is required)	Does this site have a septic system? Y N (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? Y N (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? Y N (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y N (If yes, EHZ review is required)	Is this property within 100 feet of the 100 year floodplain? Y N (Proximity to floodplain may require additional review time.)
Are there protected size trees onsite or on adjacent sites? Y N (If yes, <a href="#">click here</a> for more information on the tree permit process.)	Was there a pre-development consultation for the Tree Review? Y N 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 N	
Does this site currently have: water availability? Y N wastewater availability? Y 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 N (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 (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 (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y N (LDC 25-2-180, 25-2-647)
Does this site front a paved street? Y N (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? Y N (Public Works approval required to take access from a public alley.)
Does this site have a Board of Adjustment (BOA) variance? Y N Case # _____ (if applicable)	
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:	# bedrooms upon completion:
# baths existing:	# baths upon completion:

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)

Trades Permits Required (Circle as applicable): electric plumbing mechanical (HVAC) concrete (R.O.W.)

Job Valuation		
Total Job Valuation: \$ _____ 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: \$ _____ Elec: <input type="checkbox"/> Y <input type="checkbox"/> N   Plmbg: <input type="checkbox"/> Y <input type="checkbox"/> N   Mech: <input type="checkbox"/> Y <input type="checkbox"/> N	Total Remodeled Floor Area _____ sq ft. (work within existing habitable square footage)
	Amount for Accessory Structure: \$ _____ Elec: <input type="checkbox"/> Y <input type="checkbox"/> N   Plmbg: <input type="checkbox"/> Y <input type="checkbox"/> N   Mech: <input 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 Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 <sup>st</sup> Floor conditioned area						
b) 2 <sup>nd</sup> Floor conditioned area						
c) 3 <sup>rd</sup> Floor conditioned area						
d) Basement						
e) Covered parking (garage or carport)						
f) Covered patio, deck, porch, and/or balcony area(s)						
g) Other covered or roofed area						
h) Uncovered wood decks						
<b>Total Building Area</b> (total a through h)						
i) Pool						
j) Spa						
k) Remodeled Floor Area, excluding Addition / New Construction						

<b>Building Coverage Information</b> 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): _____ % of lot size: _____
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<b>Impervious Cover Information</b> 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): _____ % of lot size: _____
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<b>Setbacks</b> 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
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<b>Height Information</b> (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Building Height: _____ ft ____ in Number of Floors: _____	<b>Parking</b> (LDC 25-6 Appendix A & 25-6-478) # of spaces required: _____ # of spaces provided: _____
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<b>Right-of-Way Information</b> 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)
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## 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 <sup>st</sup> Floor						
2 <sup>nd</sup> Floor						
3 <sup>rd</sup> Floor						
Area w/ ceilings > 15'				Must follow article 3.3.5		
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)		
Basement				Must follow article 3.3.3B, see note below		
Attic				Must follow article 3.3.3C, see note below		
Garage**: (check article utilized)	Attached			<input type="checkbox"/> 200 sq ft (3.3.2 B 1)		
	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)		
Carport**: (check article utilized)	Attached			<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***		
	Detached			<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		
Accessory Building(s) (detached)						
Totals						

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) \_\_\_\_\_

(Total Gross Floor Area ÷ Lot Area) x 100 = \_\_\_\_\_ 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.

## Additional Information, Continued

### Design Professionals –

For any project exceeding 20 feet in height or more than one-story within the Subchapter F boundaries, all permit exhibits must be sealed and signed by a Texas-registered architect or certified building designer (National Council of Building Designers or Texas Institute of Building Design)

### Localized flooding –

If there is a storm drain inlet or pipe, drainage ditch, or drainage easement on or near the property or the property is at the low point of a roadway, there may be a chance of flooding from the local drainage system. The proposed development cannot cause additional flooding on other property nor have an adverse impact on the existing local drainage system. Contact the Development Assistance Center for more information.

### Tree Survey –

Provide a tree survey per [ECM 3.3.2](#) that labels the ¼, ½ and full Critical Root Zones and provides the diameter and species of each protected tree (a Tree Legend is recommended). Depict proposed access routes and material staging. Show all proposed and existing utilities. Show specific locations of tree protection fencing and mulching per requirements of [ECM 3.5.2](#).

## Calculation Aid

Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
a) 1 <sup>st</sup> floor conditioned area			
b) 2 <sup>nd</sup> floor conditioned area			
c) 3 <sup>rd</sup> floor conditioned area			
d) Basement			
e) Attached Covered Parking (garage or carport)			
f) Detached Covered Parking (garage or carport)			
g) Covered Wood Decks (counted at 100%)			
h) Covered Patio			
i) Covered Porch			
j) Balcony			
k) Other – Specify:			
<b>Total Building Area (TBA)</b> (add: a through k)			
<b>Total Building Coverage (TBC)</b> (from TBA subtract, if applicable: b, c, d, and j)	(A)		(B)
l) Driveway			
m) Sidewalks			
n) Uncovered Patio			
o) Uncovered Wood Decks (counted at 50%)			
p) AC pads and other concrete flatwork			
q) Other (Pool Coping, Retaining Walls)			
<b>Total Site Impervious Coverage</b> (add: TBC and l through q)	(C)		(D)
r) Pool			
s) Spa			

### 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)

**Lot Area** (sq ft): \_\_\_\_\_

**Existing Building Coverage** (see above A, sq ft): \_\_\_\_\_

Existing Coverage % of lot (A ÷ **Lot Area**) x 100 : \_\_\_\_\_ %

**Final Building Coverage** (see above B, sq ft): \_\_\_\_\_

Final Coverage % of lot (B ÷ **Lot Area**) x 100 : \_\_\_\_\_ %

### 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. (LDC 25-1-23)

**Existing Impervious Coverage** (see above C, sq ft): \_\_\_\_\_

Existing coverage % of lot (C ÷ **Lot Area**) x 100 : \_\_\_\_\_ %

**Final Impervious Coverage** (see above D, sq ft): \_\_\_\_\_

Final coverage % of lot (D ÷ **Lot Area**) x 100 : \_\_\_\_\_ %



GENERAL NOTES

1. ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
4. STRUCTURAL, MECHANICAL AND/OR ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL AND ELECTRICAL WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEER'S DRAWINGS THAT WOULD CAUSE AN ANKWARD INSTALLATION, IT SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO THE INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR ARCHITECT.
5. STRUCTURAL DRAWINGS GOVERN SIZES, SPACING AND CONNECTIONS OF ALL STRUCTURAL MATERIALS AND MEMBERS. IN CASE OF DISCREPANCIES, CONSULT WITH THE ARCHITECT BEFORE COMMENCEMENT OF WORK.
6. FINAL LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PANEL, BOARDS, METERS, FIXTURES, FLUES, VENTS, ETC., SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
7. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS SHOWN ON FLOOR PLANS ARE TO FACE OF STUD WALL UNLESS OTHERWISE NOTED OR INDICATED.
8. EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE BY THE CONTRACTOR WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL, AT SUCH TIME, ASCERTAIN AND CHECK LOCATION OF EXISTING STRUCTURES OR EQUIPMENT WHICH MAY AFFECT HIS WORK. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE IN HIS BEHALF FOR ANY EXPENSE TO WHICH HE MAY BE PUT INTO DUE TO FAILURE OR NEGLIGENCE ON HIS PART TO MAKE SUCH AN EXAMINATION. ANY CONFLICTS OR OMISSIONS, ETC., SHOULD BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED DUE TO VARIATION BETWEEN ACTUAL MEASUREMENT AND DIMENSIONS INDICATED ON THE DRAWINGS.
9. THE CONTRACTOR IS CAUTIONED THAT HIS WORK INCLUDES ALTERATION TO EXISTING FACILITIES. WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED TO PROVIDE A COMPLETELY OPERABLE INSTALLATION WITHIN THE SCOPE OF WORK, BUT WHICH IS NOT SPECIFICALLY INCLUDED ON THE PLANS, SHALL BE PERFORMED BY HIM AND INCLUDED ON HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
10. ITEMS OF WORK INDICATED ON THE DRAWINGS AS N.C. (NOT IN CONTRACT) SHALL BE PERFORMED, FURNISHED, OR LED UNDER SEPARATE CONTRACT BY THE OWNER. THE CONTRACTOR SHALL COORDINATE HIS WORK ACCORDINGLY AS REQUIRED FOR A SMOOTH WORK SCHEDULE.
11. IT SHALL BE CONSTRUED THAT EACH SUBCONTRACT IS AN INTEGRAL PART OF THE GENERAL CONTRACT AND THE CONTRACTOR SHALL PROVIDE AND MAINTAIN FULL OPERATION AT ALL TIMES DURING THE PERFORMANCE OF THE CONTRACT A SUFFICIENT CREW OF LABORERS, MECHANICS AND FOREMAN TO PROSECUTE THE WORK WITH DISPATCH.
12. THE CONTRACTOR SHALL ARRANGE FOR THE PREMISES TO BE MAINTAINED IN AN ORDERLY MANNER THROUGHOUT THE COURSE OF THE JOB. HE SHALL MAINTAIN CLEANLINESS THROUGHOUT AND CONTROL ANY DUST CAUSED BY THE WORK, AS WELL AS, PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSE WALLS, ETC., AS REQUIRED TO PROTECT THE PUBLIC DURING THE PERIOD OF CONSTRUCTION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL LEFTOVER MATERIALS, DEBRIS, TOOLS AND EQUIPMENT INVOLVED IN HIS OPERATIONS AT THE CONCLUSION OF THE INSTALLATION. ALL FIXTURES AND REUSABLE MATERIALS TO BE REMOVED ARE TO BE STORED OR DISPOSED OF AS PER OWNER INSTRUCTIONS.
14. PROVIDE ALL INSURANCE PRIOR TO COMMENCEMENT OF ANY WORK, AS REQUIRED BY OWNER AND ALL INSURANCE TO CLEARLY AND COMPLETELY INDEMNIFY THE ARCHITECTS AND THE OWNERS FROM ALL CLAIMS WHICH ARISE FROM THE PERFORMANCE OF ALL WORK RELATED TO THIS CONTRACT.

DEMOLITION NOTES

1. ALL PREPARATION, DEMOLITION, REMOVAL, AND DISPOSAL IS TO BE PERFORMED IN ACCORDANCE WITH REQUIREMENTS OF THE APPLICABLE BUILDING CODES AND THE AUTHORITIES HAVING JURISDICTION.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST SAFETY PRACTICES. USE ONLY LABORERS EXPERIENCED IN THIS WORK. ALL REMOVALS AND CAPPING OF EXISTING UTILITY SERVICES (ELECTRICAL, PLUMBING, GAS, ETC.) TO BE DONE BY LICENSED TRADESMAN. THE HIGHEST DEGREE OF CARE AND PRECAUTION SHALL BE EXERCISED FOR ALL WORK RELATED TO THIS CONTRACT TO PREVENT PERSONAL INJURIES, DAMAGES TO PROPERTY AND DAMAGES TO EXISTING ACTIVE UTILITY SERVICES.
3. DEMOLITION PLAN IS TO BE USED IN CONJUNCTION WITH ALL ARCHITECTURAL AND ENGINEER'S DRAWINGS. ALL WORK IS TO BE COORDINATED WITH THE RESPECTIVE TRADES.
4. THE CONTRACTOR SHALL CAREFULLY INSPECT ALL EXISTING CONDITIONS PRIOR TO BIDDING AND INCLUDE ALL REMOVALS AS NECESSARY TO ACCOMPLISH THE NEW CONSTRUCTION. THE PLAN IS TO DESIGNATE THE GENERAL SCOPE OF REMOVALS.
5. THE CONTRACTOR SHALL ISOLATE WORK AREAS, SO AS TO PROVIDE A DUST-FREE ENVIRONMENT IN OCCUPIED AREAS. ALL FURNITURE AND FIXTURES IN THE IMMEDIATE VICINITY OF WORK ARE TO BE PROPERLY PROTECTED PRIOR TO THE COMMENCEMENT OF ANY WORK. CONTRACTOR TO PROVIDE AND MAINTAIN NECESSARY COVERINGS THROUGHOUT COURSE OF WORK, AND REMOVE AND DISPOSE OF THESE UPON COMPLETION OF EACH PHASE OF CONSTRUCTION. WHEREIN THE SITE SHALL BE LEFT ORDERLY AND BROOM SWEEP. ANY DAMAGE RESULTING FROM CONTRACTOR'S IMPROPER PROTECTION OF EXISTING OR NEW CONSTRUCTION, FIXTURES OR FURNITURE IS TO BE REPAIRED OR REPLACED (AS REQUIRED) BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
6. ALL DEBRIS RESULTING FROM THE OPERATION UNDER THIS CONTRACT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL NOT BE STORED OR PERMITTED TO ACCUMULATE ON THE SITE.
7. THROUGHOUT THE COURSE OF DEMOLITION AND CONSTRUCTION, ALL AREAS OF NEW CONSTRUCTION, AS WELL AS THE PATH OF ACCESS, SHALL BE KEPT CLEAN AND FREE OF DEBRIS, UNUSED EQUIPMENT, DISCARDED MATERIALS, AND GARBAGE.
8. REPAIR ALL SURFACES AT POINTS OF REMOVAL, DEMOLITION OR NEW CONSTRUCTION, INCLUDING FLOORING, BASE, PAINT, ETC. WHERE IT IS POSSIBLE TO MATCH THE EXISTING FINISH TO THE SATISFACTION OF THE ARCHITECT. THE CONTRACTOR SHALL PROVIDE A NEW FINISH IN DESIGNATED AREAS.
9. ALL MEASUREMENTS ARE TO BE VERIFIED IN FIELD AND ANY DISCREPANCIES THEREOF BROUGHT TO THE ATTENTION OF THE ARCHITECT.

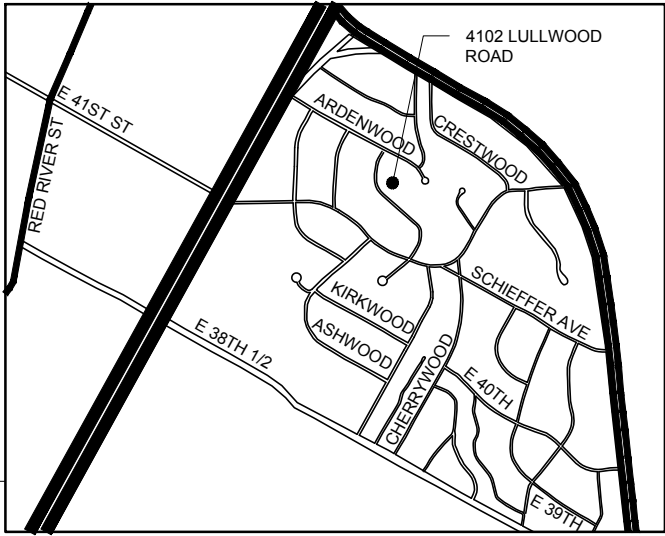
ABBREVIATIONS

ABV	ABOVE	AT	LINEAR
AC	AIR CONDITIONING	L.P.	LOW POINT
ADJ	ADJUSTABLE	LT	LIGHT
ADDN	ADDITIONAL	MAS	MASONRY
A.H.U.	AIR HANDLING UNIT	MATL	MATERIAL
ALUM	ALUMINUM	MAX	MAXIMUM
APPROX	APPROXIMATE	MECH	MECHANICAL
ARCH	ARCHITECT OR ARCHITECTURAL	MFR	MANUFACTURER
BD	BOARD	MIN	MINIMUM
B.L.	BUILDING LINE	MISC	MISCELLANEOUS
BLDG	BUILDING	MTO	MOUNTED
BLK	BLOCK	MTL	METAL
BLKS	BLOCKING	(N)	NEW
BLW	BELOW	N	NORTH
BM	BEAM	N.I.C.	NOT IN CONTRACT
B.O.	BOTTOM OF	NOM	NOMINAL
BWG	BEARING	NOMR	NOMINAL
BTM	BOTTOM	NOMR	NOMINAL
BTWN	BETWEEN	N.T.S.	NOT TO SCALE
B.U.R.	BUILT UP ROOF	O.C.	ON CENTER
CAB	CABINET	O.E.	OVERHEAD
CANT	CANTILEVER	O.H.	OVERHEAD ELECTRICAL
CNG	CONTROL JOINT	OPER	OPERABLE
C.L.	CENTER LINE	OPEN	OPENING
C.L.G.	CLEAR	OPP	OPPOSITE
CLR	CONCRETE MASONRY UNIT	OPP.H.	OPPOSITE HAND
C.M.U.	COLUMN	PL	PLATE
COL	CONDITION	P.LAM	PLASTIC LAMINATE
COND	CONCRETE	PLGB	PLUMBING
CONC	CONCRETE	P.W.O.	PLYWOOD
CONST	CONSTRUCTION	PLG	PANELING
CONTR	CONTRACTOR	PLNT	PAINT
COORD	COORDINATE	POL	POLISHED
C.R.Z.	CRITICAL ROOT ZONE	P.P.	POWER POLE
CTR	CENTER	PROJ	PROJECT
D	DRYER	PROT	PROTECTION
DBL	DOUBLE	P.T	PRESSURE TREATED
DIA	DIAMETER	PT	PAINTED
DIAG	DIAGONAL	QTY	QUANTITY
DIM	DIMENSION LINE	R	RADIUS
DIM	DIMENSION	R.C.P.	REFLECTED CEILING PLAN
DISP	DISPENSER	REF	REFER
DN	DOWN	REC	RECESSED
DS	DOWNSPOUT	REF	REFRIGERATOR
DTL	DETAIL	REFR	REFINISH
DISH	DISH WASHER	REIN	REINFORCEMENT
D.W.	DRAWING	REQD	REQUIRED
DWG	DRAWING	RESIL	RESILIENT
(E)	EXISTING	RETN	RETAINING
EA	EACH	REV	REVISION
E.J.	EXPANSION JOINT	RM	ROOM
ELEC	ELECTRICAL	R.O.	ROUGH OPENING
ELEV	ELEVATION	S	SOUTH
ENCL	ENCLOSURE	SC	SCALE
EQIP	EQUAL	SCHED	SCHEDULE
EXH	EXHAUST FAN	S.D.	SMOKE DETECTOR
EXIST	EXISTING	SECT	SECTION
EXP	EXPANSION	S.F.	SQUARE FEET
EXT.	EXTERIOR	SHFT	SHED
F.F.	FINISH FLOOR	SHWR	SHOWER
F.N.	FINISH	SM	SIMILAR
FXTR	FIXTURE	SPRC	SPECIFICATIONS
FLR	FLOOR	S.S.	STAINLESS STEEL
FLUOR	FLUORESCENT	STD	STANDARD
F.O.C.	FACE OF CONCRETE	STL	STEEL
F.O.F.	FACE OF FINISH	STRN	STONE
F.O.M.	FACE OF MASONRY	STRUC	STRUCTURAL
F.O.S.	FACE OF STUD	SVM	SYMMETRICAL
FRZ	FREEZER	SVS	SYSTEM
FT	FOOT OR FEET	THK	THICK
FTG	FOOTING	THLD	THRESHOLD
FUR	FURRING	TL	TILE
GA	GAUGE	T.O.C.	TOP OF CONCRETE
GALV	GALVANIZED	T.O.S.	TOP OF SLAB
G.C.	GENERAL CONTRACTOR	T.O.W.	TOP OF WALL
GEN	GENERAL	T.P.	TOILET PAPER
GL	GLASS OR GLAZED	TR	TREAD
GYP/WB	GYP/SUM WALL BOARD	TRD	TYPICAL
H.B.	HOSE BIB	UC	UNDER COUNTER
HDWD	HARDWOOD	UCAB	UNDER CABINET
HWY	HARDWARE	U.N.	UNLESS OTHERWISE NOTED
HORIZ	HORIZONTAL	VEN	veneer
H.P.	HIGH POINT	VERT	VERTICAL
H.R.	HAND RAIL	VEST	VESTIBULE
HT	HEIGHT	V.I.F.	VERIFY IN FIELD
H.V.A.C.	HEATING, VENTING, AIR COND.	W	WEST
INCL	INCLUDE	W	WITH
INFO	INFORMATION	W.C.	WATER CLOSET
INSUL	INSULATE OR INSULATION	WD	WOOD
INT	INTERIOR	WDW	WINDOW
JT	JOINT	W.H.	WATER HEATER
KIT	KITCHEN	W/O	WITHOUT
LAV	LAVATORY	WP	WATERPROOF
L.F.	LINEAR FEET		

VICINITY MAP



LOCATION MAP



DETAIL MAP

PROJECT INFORMATION

OWNER: JOHN BEAVERS & JANICE LTA  
ADDRESS: 4201 LULLWOOD ROAD  
AUSTIN, TEXAS 78722  
ZONING: SF-3-NP  
UPPER BOGGY CREEK NEIGHBORHOOD PLANNING AREA  
RESIDENTIAL DESIGN STANDARDS

LEGAL DESCRIPTION:  
LOT 9 BLK 4 WILSHIRE WOOD SEC 3

MAX BLDG COVER: 40%  
MAX IMPERVIOUS COVER: 45%  
MAX BLDG HEIGHT: 35'  
FRONT YARD SETBACK: 25'  
SIDE YARD SETBACK: 5'  
REAR YARD SETBACK: 10'

DESCRIPTION:  
RENOVATION OF AN EXISTING ONE-STORY RESIDENCE.

PROJECT TEAM

ARCHITECT:  
JOBE CORRAL ARCHITECTS  
ADA CORRAL, AIA  
505 W. 38TH STREET, STE 1A  
AUSTIN, TX 78705  
512-489-1591

STRUCTURAL ENGINEER:  
JM STRUCTURAL ENGINEERING  
JAVIER MARTIN  
2400 E. CESAR CHAVES ST SUITE 302  
AUSTIN, TX 78702  
(512) 505-8533

LANDSCAPE DESIGNER:  
SEED & STONE LANDSCAPE ARCHITECTURE  
FLOURNOY  
4622 BURNET ROAD  
AUSTIN, TEXAS 78756  
512-451-8060 X25

AREA CALCULATIONS

Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
1st floor	2905.0	20.0	2925.0
2nd floor	0.0	0.0	0.0
3rd floor	0.0	0.0	0.0
Basement	0.0	0.0	0.0
Covered parking	0.0	0.0	0.0
Covered deck	0.0	0.0	0.0
Covered porch	114.0	0.0	114.0
Covered patio	333.0	0.0	333.0
Balcony	0.0	0.0	0.0
Other roofed areas	0.0	0.0	0.0
Total Building Area	3352.0	20.0	3372.0
Total Building Coverage	3352.0	20.0	3372.0
Driveway	815.0	0.0	815.0
Sidewalks	329.0	0.0	329.0
Uncovered patio	618.0	0.0	618.0
Uncovered deck (50%)	0.0	0.0	0.0
Other below (pool coping, retaining walls, etc.)	0.0	0.0	0.0
Total Impervious Coverage	4914.0	20.0	4934.0
Pool (surface area)	0.0	0.0	0.0
Spa (surface area)	0.0	0.0	0.0

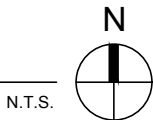
LOT SIZE: 14841

Existing Building Coverage % 23%  
Total Building Coverage % 23%  
Existing Impervious Coverage % 33%  
Total Impervious Coverage % 33%

\*excluded from building and impervious coverage calculations

Area Description	Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (list article utilized)	Applied Exempt Sq Ft	Total Sq Ft
1st floor	2905.0	20.0			2925.0
2nd floor	0.0	0.0			0.0
3rd floor	0.0	0.0			0.0
Area w/ ceilings > 15'	0.0	0.0	Most follow article 3.3.5	0.00	0.0
Ground Floor Porch	114.0	0.0	Full porch (3.3.3 A) or 200 sq ft	114.00	0.0
Basement	0.0	0.0	Most follow article 3.3.3 B	0.00	0.0
Attic	0.0	0.0	Most follow article 3.3.1 C	0.00	0.0
Garage - Attached	0.0	0.0	200 sq ft (3.3.2 B 2B) or 450 sq ft (3.3.2 A 1) or 200	0.00	0.0
Garage - Detached	0.0	0.0	sq ft (3.3.2 B 2B) or 450 sq ft (3.3.2 A 1) or 200 sq ft	0.00	0.0
Carport - Attached	0.0	0.0	33.2 B 1) or 450 sq ft (3.3.2 A 1)	0.00	0.0
Carport - Detached	0.0	0.0	450 sq ft (3.3.2 A 1) or 200 sq ft	0.00	0.0
Accessory Buildings (detached)	0.0	0.0		0.00	0.0
TOTALS	3019.0	20.0			2925.0

LOT SIZE: 14841  
TOTAL GROSS FLOOR AREA: 20%



DRAWING INDEX

SHEET #	TITLE	PERMIT SET 07.24.2018
0.00	TITLE SHEET & GENERAL NOTES	●
A1.00	SITE PLAN	●
A2.00	KEY PLAN	●
D2.10	DEMOLITION FLOOR PLAN	●
A2.10	FLOOR PLAN	●
A2.11	ROOF PLAN	●
A3.00	EXTERIOR ELEVATIONS	●
A3.00	EXTERIOR ELEVATIONS	●
A6.00	DOOR AND WINDOW SCHEDULES	●
STRUCTURAL		
S0.0	GENERAL NOTES	●
S1.0	DECK FRAMING PLAN	●
S1.1	CEILING FRAMING PLAN	●
S1.2	ROOF FRAMING PLAN	●
S1.3	BRACING PLAN	●
S2.0	FOUNDATION DETAILS	●
S3.0	FRAMING DETAILS	●
S3.1	FRAMING DETAILS	●
LANDSCAPE		
L01	TREE PROTECTION AND MITIGATION	●

Jobe Corral Architects



1713 LULLWOOD RESIDENCE

ARCHITECT:  
JOBE CORRAL ARCHITECTS  
ADA CORRAL, AIA  
505 W. 38TH STREET, SUITE 1A  
AUSTIN, TX 78705  
512-489-1591

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(512) 505-8533

CONTRACTOR:  
TEXAS CONSTRUCTION COMPANY ROYCE H.  
4622 BURNET ROAD  
AUSTIN, TEXAS 78756  
512-451-8050 X25

LANDSCAPE DESIGNER:  
SEED & STONE LANDSCAPE ARCHITECTURE  
SUSAN GRANTHAM  
2013 BRENTWOOD STREET  
AUSTIN, TX 78707  
512-779-5049

NOTES:

LEGEND:

ISSUE:	PROGRESS PRINT
02.05.2018	PROGRESS PRINT
04.03.2018	PRICING SET
07.24.2018	PERMIT SET



PROJECT:  
LULLWOOD RESIDENCE  
4201 LULLWOOD ROAD  
AUSTIN, TX 78722

PROJECT NUMBER:  
1713

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NORTH:

SCALE:  
NTS

TITLE SHEET & GENERAL NOTES

A0.00

PERMIT SET 07.25.2018





1713 LULLWOOD RESIDENCE

ARCHITECT:  
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ADA CORRAL, AIA  
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SUSAN GRANTHAM  
2013 BRENTWOOD STREET  
AUSTIN, TX 78707  
512-779-5049

- NOTES:
- LEGAL DESCRIPTION: LOT 9 BLK 4 WILSHIRE WOOD SEC 3
  - TREE PROTECTION FENCING AND MULCH SHALL BE INSTALLED AT APPLICABLE TREES WITHIN THE LIMITS OF CONSTRUCTION AS NOTED. FENCING SHALL PROTECT THE ENTIRE CRITICAL ROOT ZONE (CRZ) AREA WHERE POSSIBLE. FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF 3 FT. AND 6 IN. LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE.
  - MULTI-TRUNK TREES ARE DISPLAYED USING THE FORMULA: SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.
  - CONTRACTOR TO REVIEW PLAN FOR SITE ACCESS AND TREE PROTECTION WITH ARCHITECT PRIOR TO STARTING CONSTRUCTION.

- LEGEND:
- EXISTING TREE TO BE REMOVED.
  - EXISTING TREE TO REMAIN

ISSUE:	
02.05.2018	PROGRESS PRINT
04.03.2018	PRICING SET
07.24.2018	PERMIT SET



PROJECT:  
LULLWOOD RESIDENCE  
4201 LULLWOOD ROAD  
AUSTIN, TX 78722

PROJECT NUMBER:  
1713

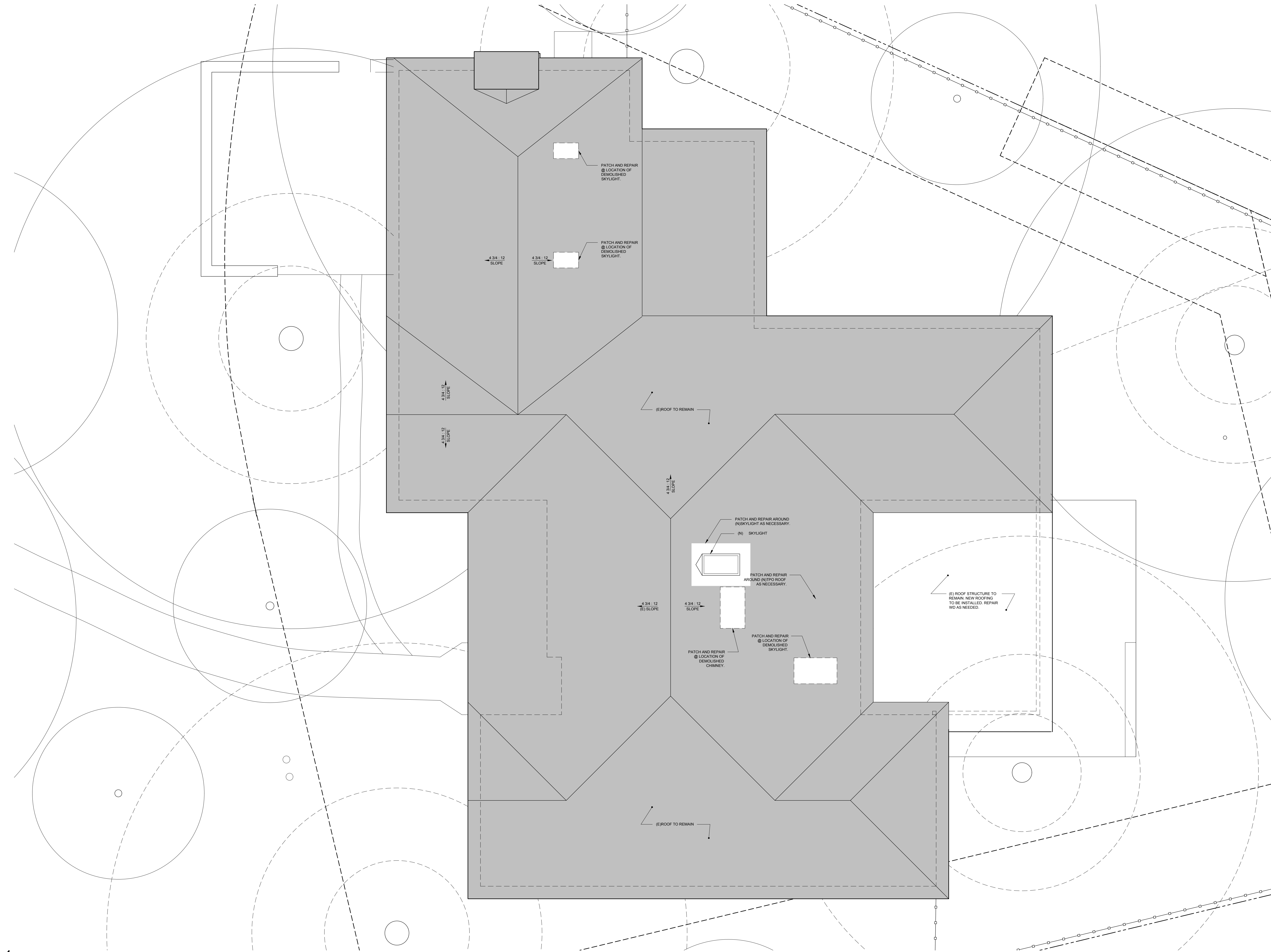
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NORTH:  
SCALE:  
1/8"=1'-0"

SITE PLAN

A1.00





1713 LULLWOOD RESIDENCE

ARCHITECT:  
JOBE CORRAL ARCHITECTS  
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LANDSCAPE DESIGNER:  
SEED & STONE LANDSCAPE ARCHITECTURE  
SUSAN GRANTHAM  
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512-779-5049

NOTES:

LEGEND:

ISSUE:	
02.05.2018	PROGRESS PRINT
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07.24.2018	PERMIT SET



PROJECT:  
LULLWOOD RESIDENCE  
4201 LULLWOOD ROAD  
AUSTIN, TX 78722

PROJECT NUMBER:  
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NORTH:

SCALE:  
1/4"=1'-0"

ROOF PLAN





1713 LULLWOOD RESIDENCE

ARCHITECT:  
JOBE CORRAL ARCHITECTS  
ADA CORRAL, AIA  
505 W. 38TH STREET, SUITE 1A  
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STRUCTURAL ENGINEER:  
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CONTRACTOR:  
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LANDSCAPE DESIGNER:  
SEED & STONE LANDSCAPE ARCHITECTURE  
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2013 BRENTWOOD STREET  
AUSTIN, TX 78707  
512-779-5049

NOTES:

LEGEND:

ISSUE:	
02.05.2018	PROGRESS PRINT
04.03.2018	PRICING SET
07.24.2018	PERMIT SET



PROJECT:  
LULLWOOD RESIDENCE  
4201 LULLWOOD ROAD  
AUSTIN, TX 78722

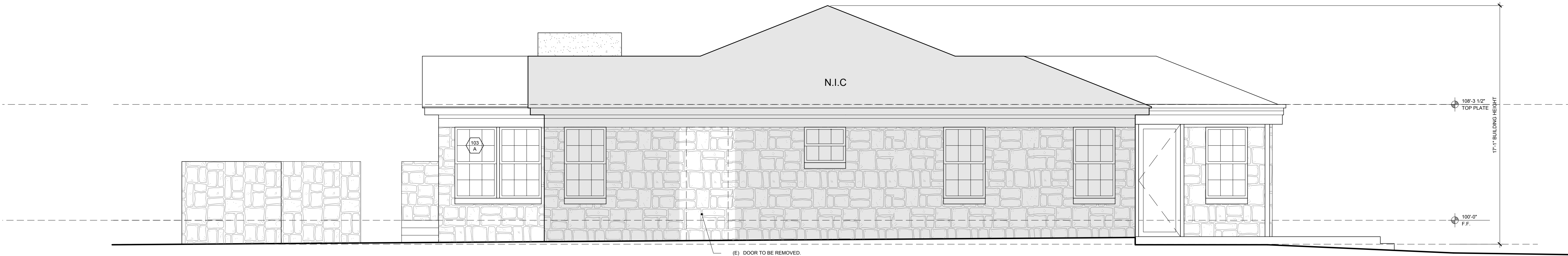
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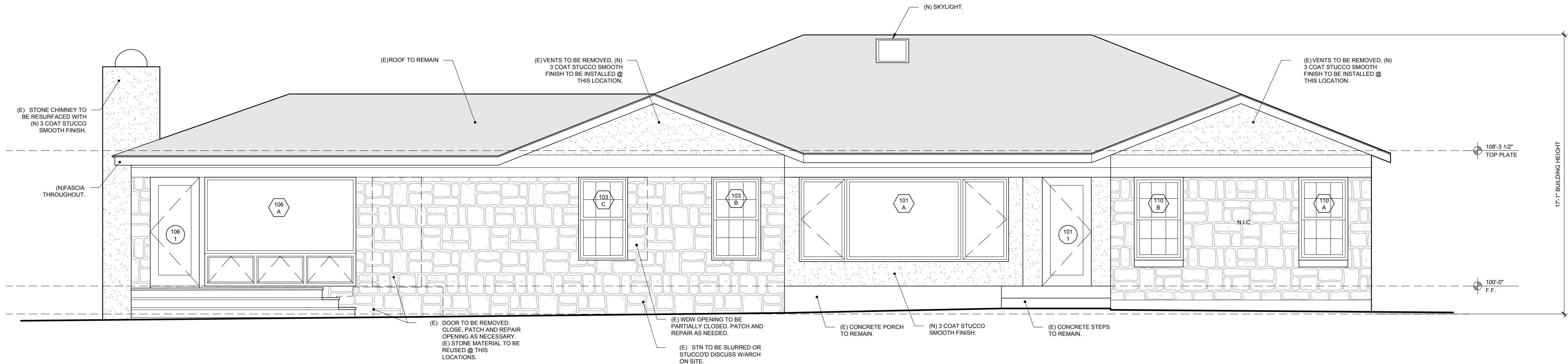
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EXTERIOR ELEVATIONS

A3.00



2 EXTERIOR ELEVATION : SOUTH



1 EXTERIOR ELEVATION : WEST



1713 LULLWOOD RESIDENCE

ARCHITECT:  
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ADA CORRAL, AIA  
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AUSTIN, TX 78705  
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LANDSCAPE DESIGNER:  
SEED & STONE LANDSCAPE ARCHITECTURE  
FLORINOVY  
2013 BRENTWOOD STREET  
AUSTIN, TX 78707  
512-779-5049

NOTES:

LEGEND:

ISSUE:	
02.05.2018	PROGRESS PRINT
04.03.2018	PRICING SET
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PROJECT:  
LULLWOOD RESIDENCE  
4201 LULLWOOD ROAD  
AUSTIN, TX 78722

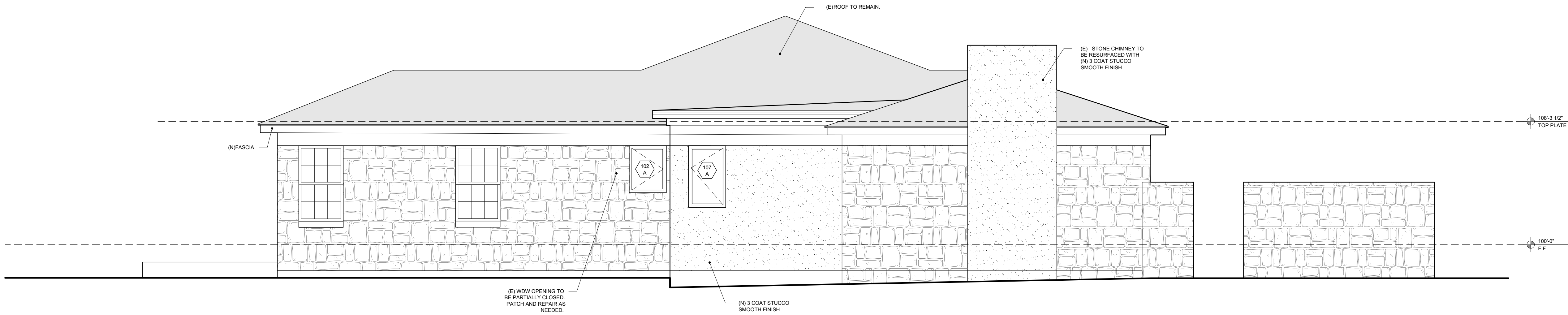
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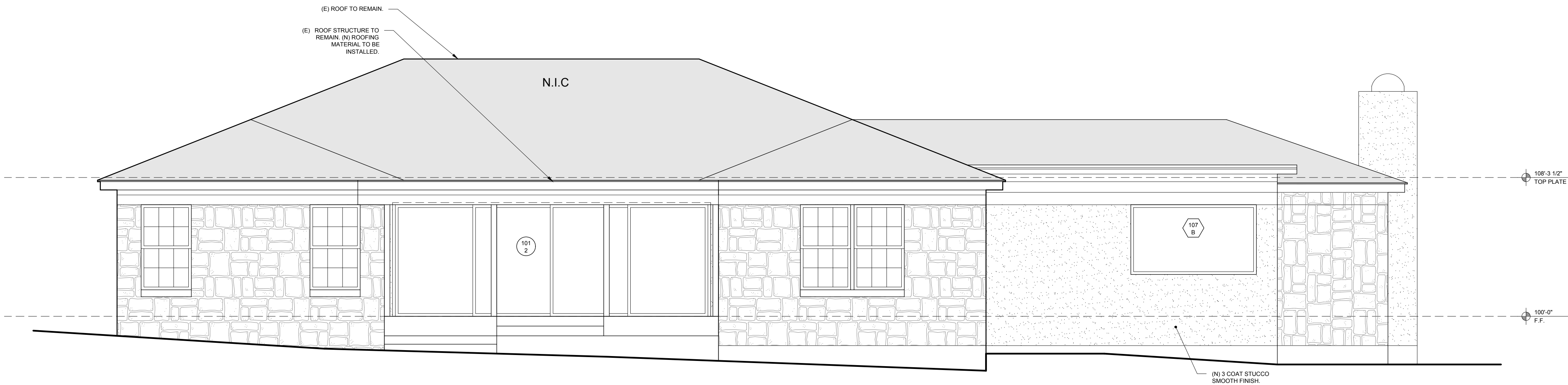
NORTH: SCALE: 1/4"=1'-0"

EXTERIOR ELEVATIONS

A3.01



2 EXTERIOR ELEVATION : NORTH



1 EXTERIOR ELEVATION : EAST





1713 LULLWOOD RESIDENCE

ARCHITECT:  
JOBE CORRAL ARCHITECTS  
ADA CORRAL, AIA  
505 W. 30TH STREET, SUITE 1A  
AUSTIN, TX 78705  
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STRUCTURAL ENGINEER:  
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CONTRACTOR:  
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AUSTIN, TEXAS 78756  
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LANDSCAPE DESIGNER:  
SEED & STONE LANDSCAPE ARCHITECTURE  
SUSAN GRANTHAM  
2013 BRENTWOOD STREET  
AUSTIN, TX 78757  
512-779-5049

NOTES:

LEGEND:

★ TEMPERED GLASS

ISSUE:	
02.05.2018	PROGRESS PRINT
04.03.2018	PRICING SET
07.24.2018	PERMIT SET



PROJECT:  
LULLWOOD RESIDENCE  
4201 LULLWOOD ROAD  
AUSTIN, TX 78722

PROJECT NUMBER:  
1713

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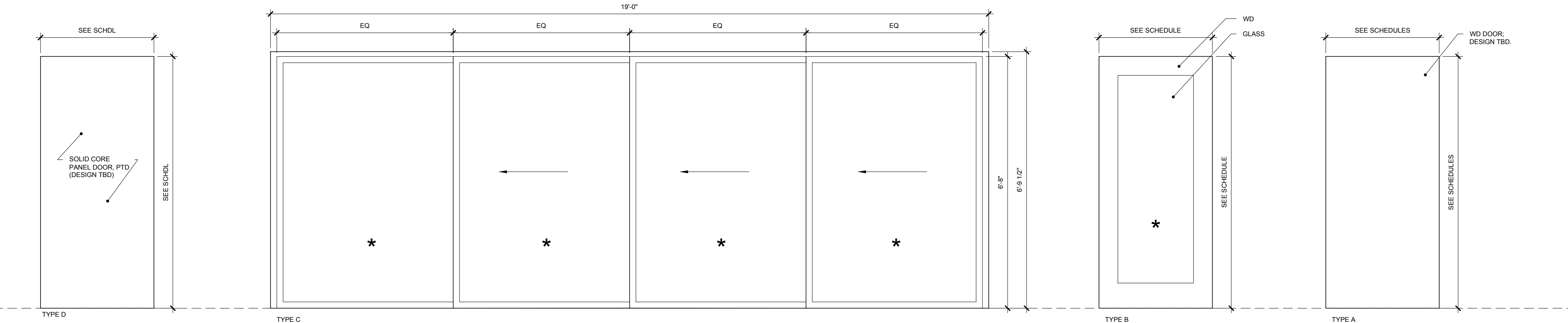
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SCALE:  
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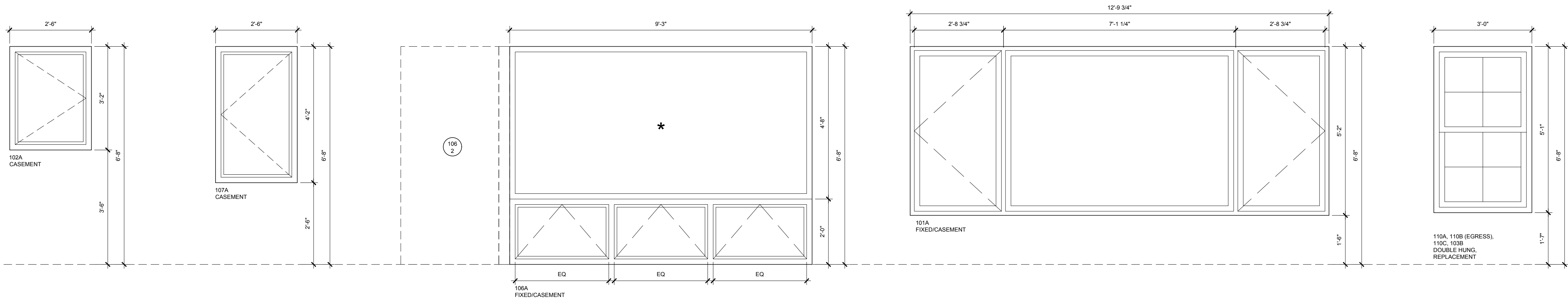
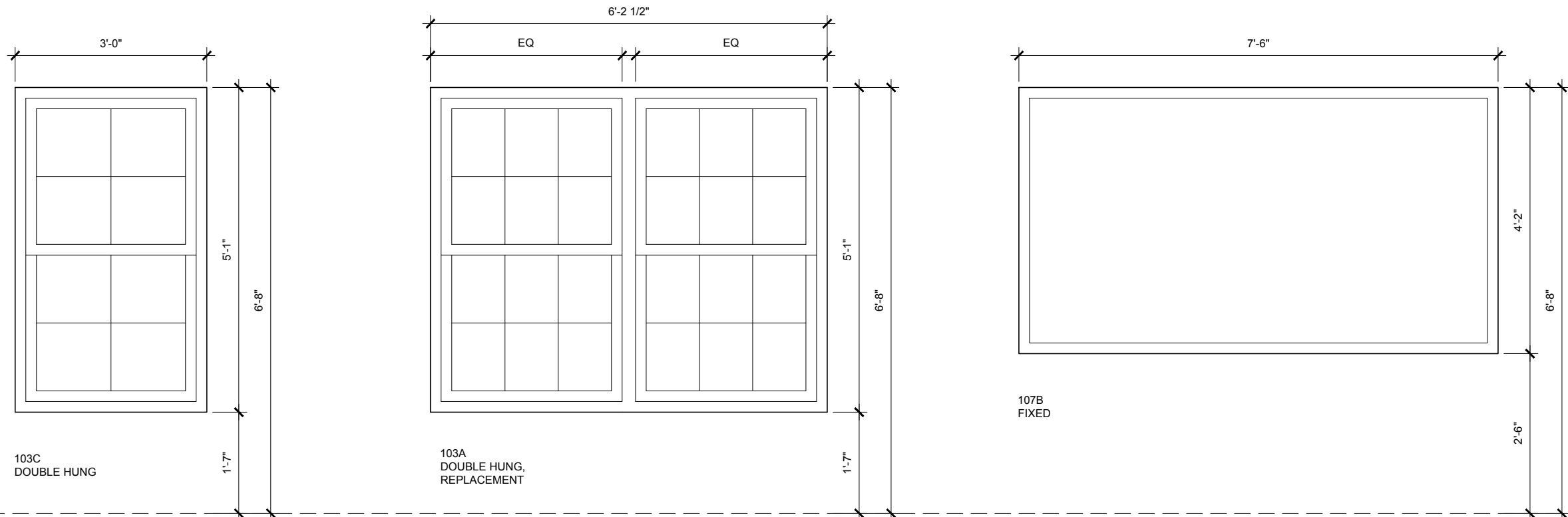
SCHEDULES

A6.00

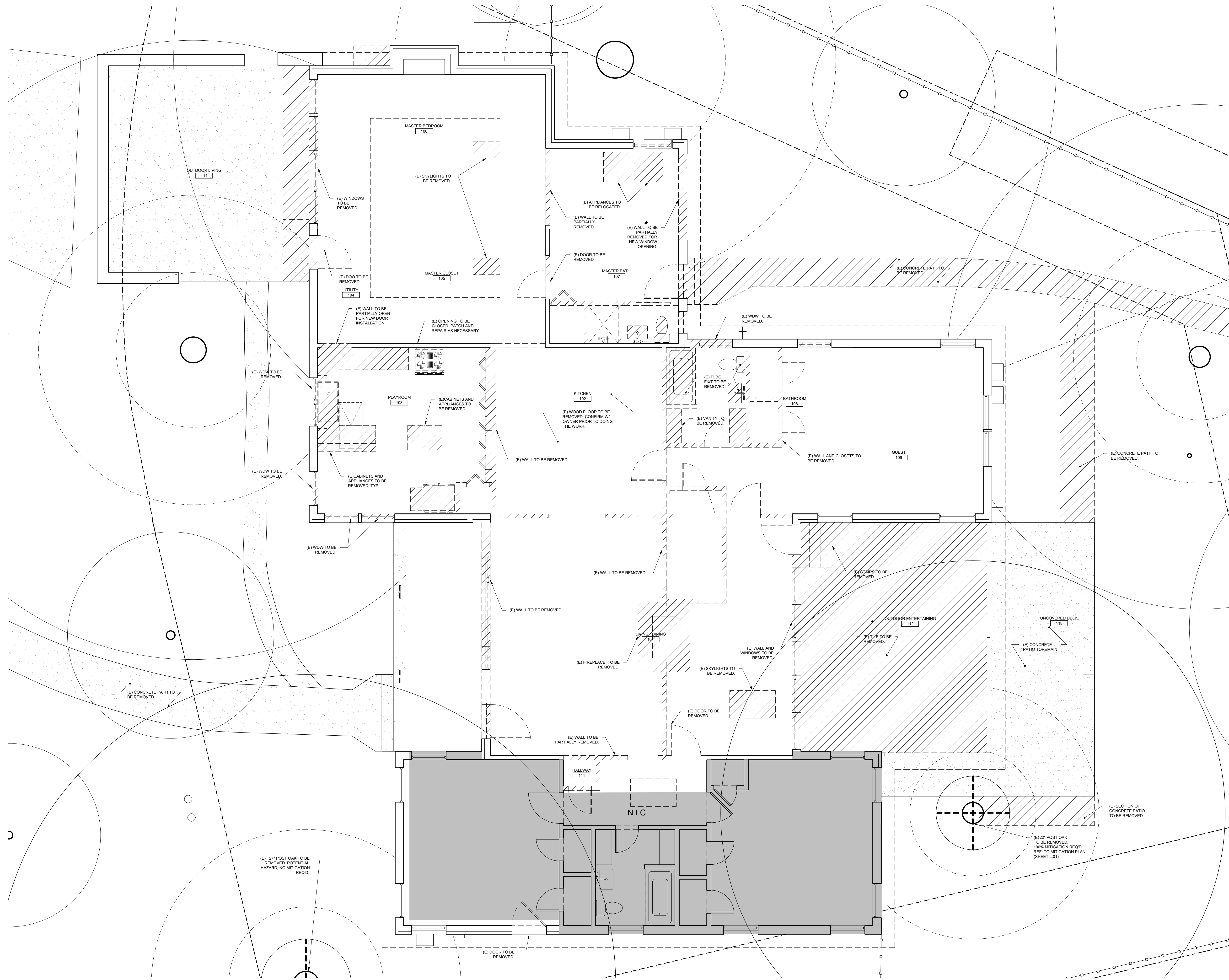
DOOR SCHEDULE								
NUMBER	TYPE	MFR	LEAF WIDTH	LEAF HEIGHT	INT/EXT	OPERATION	FINISH	NOTES
101.1	A		3'-0"	6'-8"	EXT	SWING	WD	
101.2	C		19'-0"	6'-8"	EXT	SLIDE	ALUM/GLASS	CONFIRM FINAL SELECTION WITH OWNER.
104.1	D		2'-8"	6'-8"	INT	SWING	PTD	
105.1	D		2'-8"	6'-8"	INT	SWING	PTD	
106.1	D		2'-8"	6'-8"	INT	SWING	PTD	
106.2	B		3'-0"	6'-8"	EXT	SWING	WD/GLASS	PART OF WINDOW SYSTEM.
107.1	D		2'-8"	6'-8"	INT	SWING	PTD	
107.2	E		2'-6"	6'-8"	INT	SWING	PTD WD/GLASS	
108.1	D		2'-8"	6'-8"	INT	SWING	PTD	
109.1	D		2'-6"	6'-8"	INT	SWING	PTD	
109.2	D		2'-6"	6'-8"	INT	SWING	PTD	



2 DOOR TYPES



1 WINDOW SCHEDULE



1713 LULLWOOD RESIDENCE

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CONTRACTOR:  
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LANDSCAPE DESIGNER:  
SEED & STONE LANDSCAPE ARCHITECTURE  
SUSAN GRANTHAM  
2013 BRENTWOOD STREET  
AUSTIN, TX 78707  
512-779-5049

NOTES:

LEGEND:  
— (E) WALL TO REMAIN  
--- (E) WALL TO BE DEMOLISHED

ISSUE:  
02.05.2018 PROGRESS PRINT  
04.03.2018 PRICING SET  
07.24.2018 PERMIT SET

PROJECT:  
LULLWOOD RESIDENCE  
4201 LULLWOOD ROAD  
AUSTIN, TX 78722

PROJECT NUMBER:  
1713

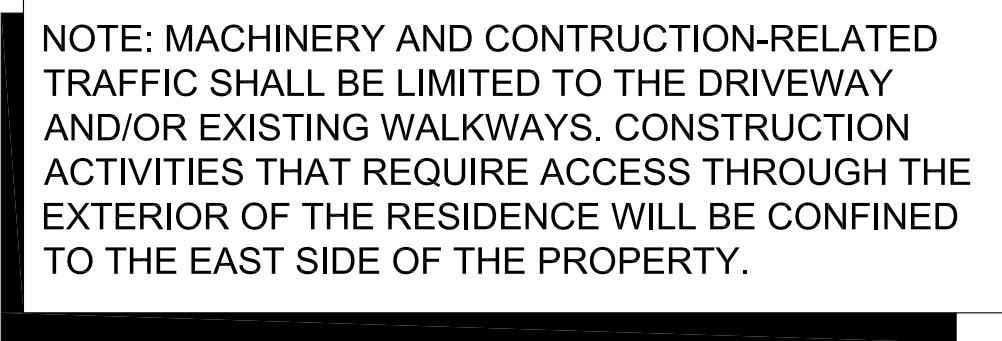
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NORTH:  
SCALE:  
1/4"=1'-0"

DEMOLITION FLOOR PLAN

D2.10





Scale: NTS

**2013 BRENTWOOD ST | AUSTIN, TX**  
**5 1 2 - 7 7 9 - 5 0 4 9**

CONSULTANTS:

ARCHITECT:  
JOBE CORRAL ARCHITECTS  
ADA CORRAL, AIA  
505 W. 38TH STREET, SUITE 1A  
AUSTIN, TX 78705  
512.499.1591

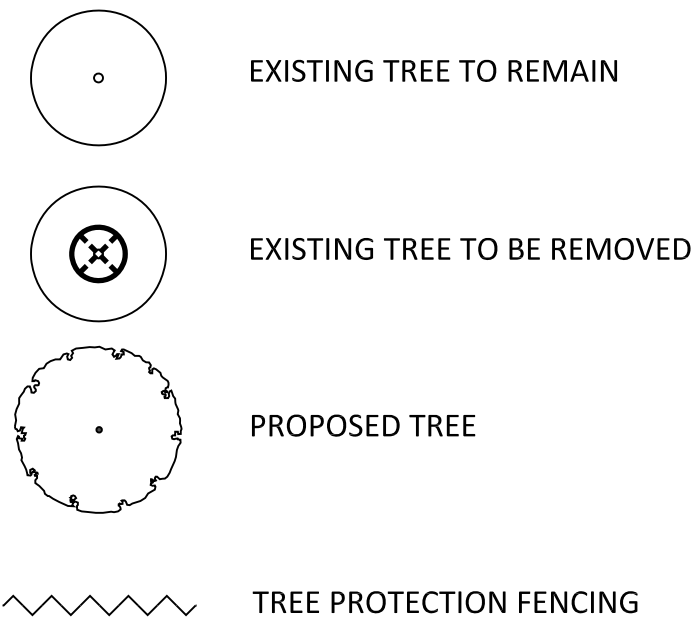
CONTRACTOR:  
TEXAS CONSTRUCTION COMPANY ROYCE H. FLOURNOY  
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AUSTIN, TEXAS 78756  
512-451-8050 X25

STRUCTURAL ENGINEER:  
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LANDSCAPE ARCHITECT:  
SEED & STONE LANDSCAPE ARCHITECTURE, LLC  
SUSAN GRANTHAM, RLA #2675  
2013 BRENTWOOD ST  
AUSTIN, TX 78757  
512.779.5049



### LEGEND + NOTES



PROJECT

**4201 LULLWOOD ROAD**  
AUSTIN, TX 78722

## DRAWING

## TREE PROTECTION & MITIGATION

SHEET:

# L.01

DATE:

JULY 18 2018

DRAWN BY:

SEG

**REQUIRED MITIGATION: 22 CALIPER INCHES**  
**PROPOSED MITIGATION: 22.5 CALIPER INCHES**



## TREE PROTECTION & MITIGATION PLAN

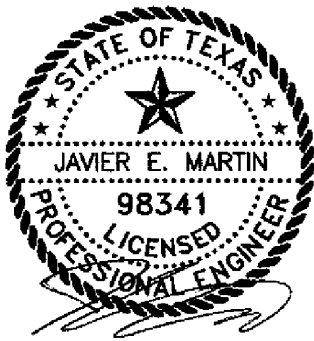
$$\frac{1}{8}'' = 1'-0''$$

# A





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Firm #9879  
2400 E. Cesar Chavez - Suite 302  
Austin, Texas 78702  
O: ( 5 1 2 ) 5 0 5 - 8 5 3 3



7/25/18

4201 Lullwood Road

Austin, TX 78722

# STRUCTURAL SPECIFICATIONS

## A. General

THESE STRUCTURAL SPECIFICATION SHALL APPLY UNLESS SPECIFICALLY NOTED ON THE PLANS AND DETAILS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL COORDINATE ALL STRUCTURAL PLANS AND DETAILS WITH THE ARCHITECTURAL. DRAWINGS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DESIGN, CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE 2015 EDITION.

THE STRUCTURAL SYSTEM OF THIS BUILDING IS DESIGNED TO PERFORM AS A COMPLETED UNIT. PRIOR TO COMPLETION OF THE STRUCTURE, STRUCTURAL COMPONENTS MAY BE UNSTABLE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TEMPORARY SHORING AND/OR BRACING AS REQUIRED FOR THE STABILITY OF THE INCOMPLETE STRUCTURE AND FOR THE SAFETY OF ALL ON-SITE PERSONNEL. THE DESIGN OF TEMPORARY IS NOT CONSIDERED TO BE WITHIN THE SCOPE OF WORK OF THE STRUCTURAL ENGINEER.

## B. Design Criteria

1. Building Code:	International Residential Code, 2015 Edition
2. Importance Factor:	1.0
3. Gravity Loads:	
A. Dead Load	
1) Roof	15 psf
B. Live Loads	
1) Roof/ Construction	20 psf
2) Floor	40 psf
C. Snow Loads	
1) Ground Snow Load, Pg	5 psf
4. Lateral Loads:	
A. Wind Loads	
1) Wind Speed	90 mph
2) Exposure	"C"
B. Design Wind Preassure MWFRS	
0-15 ft.	17.6 psf
15-20 ft.	18.2 psf
20-25 ft.	18.7 psf
25-30 ft.	19.2 psf
C. Design Wind Preassure Components and Cladding	
1) Walls	19.2 psf
2) Roof net uplift Beams	0 psf
D. Seismic Loads	
1) Seismic Design Category	A
2) Site Class	D

## C. Foundation

- REMOVE AT LEAST 12" OF TOP SOIL, VEGETATION (TREE STUMPS AND MAJOR ROOT SYSTEMS SHOULD BE COMPLETELY REMOVED), DEBRIS, ETC., AND ANY ADDITIONAL AMOUNT REQUIRED TO ENSURE THAT FINAL GRADING WILL PROVIDE A MINIMUM OF 12" OF SELECT FILL BELOW BOTTOM OF THE SLAB. REMOVAL OF SURFICIAL SOIL CAN BE STOPPED IF LIMESTONE IS ENCOUNTERED.
- REWORK AND COMPACT THE TOP 6" OF THE EXPOSED SUBGRADE TO 95% OF MAXIMUM DENSITY AT 2% TO 3% ABOVE OPTIMUM MOISTURE CONTENT, IN ACCORDANCE WITH ASTM METHOD D 698 USING A COMPACTIVE EFFORT OF 7.16 FT-LB./CU.IN.. DO NOT ALLOW THE EXPOSED SUBGRADE TO DRY OUT PRIOR TO PLACING THE STRUCTURAL FILL.
- FILL BACK TO REQUIRED GRADE WITH MATERIAL SELECTED AND COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS BELOW. FILL SHOULD EXTEND AT LEAST 3'-0" BEYOND THE FOUNDATION PERIMETER AND SLOPE DOWN AT NOT MORE THAN ONE TO TWO SLOPE TO NATURAL SOIL EXCEPT AT DEEP BEAM CONDITIONS.
- SELECT FILL, WHEN PROPERLY SLAKED AND TESTED BY STANDARD LABORATORY METHODS, SHALL MEET THE FOLLOWING REQUIREMENTS:

RETAINED ON 1-3/4" SCREEN	0%	- 15%
RETAINED ON 1-1/2" SCREEN	0%	- 25%
RETAINED ON 3/4" SCREEN	25%	- 55%
RETAINED ON NO. 4 MESH SIEVE	30%	- 75%
RETAINED ON NO. 40 MESH SIEVE	60%	- 90%

MATERIAL PASSING THE NO. 40 SIEVE SHALL MEET THE FOLLOWING PLASTICITY REQUIREMENTS:

PASSING NO. 40 SIEVE	MAXIMUM PLASTICITY INDEX	MINIMUM PLASTICITY INDEX
a. 25% - 40%	15	3
b. 10% - 25%	20	4
MAXIMUM LIQUID LIMIT	35%	

NOTE: SANDY LOAM IS NOT ACCEPTABLE SELECT FILL MATERIAL OR ANY MATERIAL CONTAINING ANY ORGANIC MATTER

- SELECT FILL SHALL BE COMPACTED IN THE FIELD IN LOOSE LIFTS NOT TO EXCEED 8" TO A MINIMUM OF 95% OF MAXIMUM LABORATORY DENSITY (FILL SHALL BE WITHIN 2% OF OPTIMUM MOISTURE CONTENT DURING COMPACTION) AS DETERMINED BY ASTM METHOD D 698 USING A COMPACTIVE EFFORT OF 7.16 FT-LB./CU.IN.. FIELD DENSITIES SHALL BE CHECKED IN ACCORDANCE WITH ASTM D-2922.
- BEAM TRENCHES SHALL BE CUT DIRECTLY INTO COMPACTED FILL TO PLAN DIMENSIONS AND SACKING OF TRENCHES WILL BE PERMITTED FOR INSIDE OF PERIMETER BEAMS. IN CASE SACKING IS USED, DENSITY TESTING WILL NOT BE PERFORMED CLOSER THAN 4'-0" FROM THE INSIDE OF THE PERIMETER BEAM FACE.
- ALL FOUNDATION EXCAVATIONS SHALL BE EXTENDED TO FINAL GRADE AND THE FOOTINGS CONSTRUCTED AND POURED AS SOON AS POSSIBLE TO MINIMIZE POTENTIAL DAMAGE (DUE TO WETTING AND/OR DRYING) TO BEARING SOILS. FOUNDATION CONCRETE SHOULD NOT BE PLACED ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL OR SEEPAGE.

## D. Reinforced Concrete

- ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE SPECIFICATION, A.C.I. #301-05 AND THE BUILDING CODE REQUIREMENTS, A.C.I. #318-05.
- ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS, UNLESS OTHERWISE NOTED, MUST FOLLOW THE A.C.I. "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE", A.C.I. #315, LATEST EDITION.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS FOLLOWS:

ALL CONCRETE.....	3,000 PSI
MINIMUM CEMENT CONTENT.....	4.5 SACKS/CY
MAXIMUM WATER/CEMENT RATIO.....	0.50
SUMP RANGE.....	2" MIN.-5" MAX.

FURNISH MIX DESIGNS FOR ALL CLASSES OF CONCRETE. RETAIN A QUALIFIED TESTING LABORATORY TO MAKE CONCRETE CYLINDERS AND PERFORM COMPRESSIVE TESTS. A MINIMUM OF THREE CYLINDERS SHALL BE TAKEN PER 50 CUBIC YARDS OF CONCRETE, WITH ONE TEST AT 7 DAYS AND TWO AT 28 DAYS.
- REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60.
- STANDARD PROTECTIVE COVER OF REINFORCING BARS UNLESS OTHERWISE NOTED SHALL BE:

SLABS ON GRADE (TOP).....	2 IN.
GRADE BEAMS AND PIERS TOPS.....	1 1/2 IN.
SIDES.....	3 IN.
BOTTOMS.....	3 IN.
OTHER.....	1 1/2 IN.
- AT CORNERS AND "T" INTERSECTIONS OF ALL BEAMS EXTEND 4 CORNER BARS EQUAL TO THE SCHEDULED STEEL IN THE ADJACENT BEAMS 2'-0" EACH WAY, 2 BARS TOP AND 2 BARS BOTTOM. PROVIDE CORNER BARS AT ALL INTERMEDIATE REINFORCING BARS IN WALLS AND DEEP BEAMS.
- ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH THE A.C.I. "MANUAL OF STRUCTURAL AND PLACING DRAWINGS FOR REINFORCED CONCRETE", ACI #315-99 AND ACI 315R-04. PROVIDE CONCRETE BRICK CHAIRS AT ALL BEAMS AND SLABS TO SUPPORT REINFORCING STEEL AT A SPACING NOT TO EXCEED 4'-0" O.C. IN ANY DIRECTION.
- VERTICAL JOINTS IN FLOOR SLABS ARE TO BE AS SHOWN ON PLANS. NO HORIZONTAL JOINTS WILL BE PERMITTED IN SLABS OR BEAMS UNLESS NOTED OTHERWISE.
- INCLUDE AN ALLOWANCE FOR .5 TONS OF REINFORCING STEEL (ANY SIZE) TO BE USED AS DIRECTED IN THE FIELD FOR SPECIAL CONDITIONS (LABOR PLACING THE SAME TO BE INCLUDED). UPON COMPLETION OF THE PROJECT REBATE ANY AMOUNT REMAINING TO THE OWNER.
- LAP LENGTHS FOR BARS SCHEDULED AND DETAILED "CONT." SHALL BE:

FOR 3000 P.S.I. CONCRETE	
#3 BARS - 18 INCHES	
#4 BARS - 24 INCHES	
#5 BARS - 28 INCHES	
#6 BARS - 33 INCHES	
- CONCRETE PLACED BY PUMPING SHALL MEET THE FOLLOWING REQUIREMENTS:
  - COARSE AGGREGATE SHALL BE GRADED FROM A MAXIMUM OF 1" DOWN
  - MAXIMUM ALLOWABLE INCREASE IN CEMENT FACTOR SHALL BE 1/2 SACK PER CUBIC YARD OVER NORMAL MIX DESIGN.

- MAXIMUM WATER CEMENT RATIO SHALL CONFORM TO NOTE 3 OF THIS SECTION. IF MORE WORKABILITY IS REQUIRED, AN ADMIXTURE MAY BE USED.
  - MAXIMUM WEIGHT RATIO OF FINE AGGREGATES TO COARSE AGGREGATES SHALL NOT EXCEED 2/3.
  - REFER TO A.C.I. #301-05, SECTION 800, FOR OTHER OTHER PUMPING REQUIREMENTS.
- WELDING OR HEAT BENDING OF REINFORCING BARS SHALL NOT BE PERMITTED, UNLESS APPROVED BY THE ENGINEER.
  - DURING PLACEMENT OF CONCRETE, USE A TREMIE OR OTHER MEANS TO LIMIT FREE FALL OF CONCRETE TO 5'-0".
  - PROVIDE 1/2" DIAMETER X 10" LONG HOT DIPPED GALVANIZED ANCHOR BOLTS AT 4'-0" O.C. IN THE FOUNDATION AT THE LOCATIONS OF ALL EXTERIOR WOOD FRAMED WALLS.
  - EXTEND ALL GRADE BEAMS A MINIMUM OF 2'-0" BELOW EXISTING GRADE.
  - CONCRETE SHALL BE CONTINUOUSLY CURED FOR A PERIOD OF 7 DAYS FOLLOWING PLACEMENT BY ANY OF THE FOLLOWING METHODS:
    - FOGGING WITH WATER
    - APPLYING AN APPROVED SPRAY ON CONCRETE CURING COMPOUND
    - COVERING WITH A POLY MEMBRANE
  - PROVIDE STEGO WRAP 10 MIL. VAPOR BARRIER OR APPROVED EQUAL UNDER ALL CONCRETE SLABS AND GRADE BEAMS. VAPOR BARRIER SHALL CONFORM TO ASTM E 1745 CLASS A REQUIREMENTS. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND ASTM E 1643-98.
  - HOT WEATHER CONCRETE:

THE TEMPERATURE OF CONCRETE AS PLACED SHALL NOT EXCEED 90°F UNLESS OTHERWISE SPECIFIED OR PERMITTED. LOSS OF SLUMP, FLASH SET, OR COLD JOINTS DUE TO TEMPERATURE OF CONCRETE AS PLACED WILL NOT BE ACCEPTABLE. WHEN TEMPERATURE OF CONCRETE EXCEEDS 90°F, OBTAIN ACCEPTANCE, WHEN REQUIRED, OF PROPOSED PRECAUTIONARY MEASURES. WHEN TEMPERATURE OF STEEL REINFORCEMENT IS GREATER THAN 120°F, FOG STEEL REINFORCEMENT, EMBEDMENTS, SUBGRADE AND FORMS WITH WATER IMMEDIATELY BEFORE PLACING CONCRETE. REMOVE STANDING WATER BEFORE PLACING CONCRETE. REDUCE TIME BETWEEN PLACING AND START OF CURING BY AVOIDING DELAYS DURING CONSTRUCTION. IN THE EVENT OF ANY DELAY DURING CONSTRUCTION PROTECT CONCRETE WITH TEMPORARY COVERINGS, SUCH AS POLYETHYLENE SHEETING OR SPRAY APPLY AN EVAPORATION RETARDER IMMEDIATELY AFTER SCREEDING BEFORE FINAL FINISHING AND CURING COMMENCE. PROTECT CONCRETE IMMEDIATELY AFTER FINAL FINISHING TO MINIMIZE EVAPORATION. APPLY A SUITABLE CURING MATERIAL SUCH AS A CURING COMPOUND, WET BURLAP, OR CURING PAPER.

## E. Timber and Lumber

- UNLESS OTHERWISE NOTED, ALL STRUCTURAL FRAMING LUMBER SHALL BE CLEARLY MARKED NO. 2 K.D. PINE BY THE SPIB WITH A MINIMUM Fb= 1000 PSI. ALL WALL STUDS SHALL BE S-P-F LUMBER, NO. 2 OR BETTER. ALL STUDS SHALL BE CONTINUOUS-NO FINGER JOINTED STUDS WILL BE PERMITTED.
- SOLID 2" BLOCKING SHALL BE PROVIDED AT THE ENDS AND POINTS OF SUPPORT OF ALL WOOD JOISTS, RAFTERS, AND PURLINS, AND SHALL BE PLACED BETWEEN SUPPORTS IN ROWS NOT EXCEEDING 8'-0" APART. ALL WALLS SHALL HAVE SOLID 2" BLOCKING AT 8'-0" O.C. MAX. VERTICALLY. END NAIL WITH 2-16d NAILS OR SIDE TOE NAIL WITH 2-16d NAILS. ALL BLOCKING SHALL BE SAME DEPTH AS MEMBERS BEING BLOCKED.
- ALL CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE FASTENING SCHEDULE (TABLE 2304.9.1).
- ALL WOOD STUD WALLS SHALL BE FULL HEIGHT WITHOUT INTERMEDIATE PLATE LINE UNLESS DETAILED OTHERWISE.
- DECKING:

PLYWOOD DECKING - 5/8" ROOFS, 15/32" FOR EXTERIOR SHEATHING, GRADE C-D, WITH EXTERIOR GLUE, USE 10d COMMON NAILS AT 6" O.C. AT ALL SUPPORTED EDGES, 10d AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS. ALL JOINTS IN PLYWOOD DECKING SHALL BE STAGGERED. PROVIDE SOLID 2" BLOCKING AT ALL JOINTS IN PLYWOOD SHEAR WALLS.

1 3/4" 16 GAGE STAPLES CAN BE USED IN LIEU OF NAILS FOR EXTERIOR SHEATHING. SPACE STAPLES AT 4" O.C. AT ALL SUPPORTED EDGES AND 8" O.C. AT ALL INTERMEDIATE SUPPORTS.

ORIENTED STRAND BOARD CAN BE USED IN LIEU OF PLYWOOD AT CONTRACTOR'S OPTION.
- ALL MEMBERS FRAMING INTO THE SIDE OF A HEADER, STEEL BEAM, HIP, VALLEY, RIDGE, TRUSS, GLUE LAMINATED BEAM, OR ANY OTHER BEAMS SHALL BE ATTACHED USING METAL JOIST HANGERS (SIMPSON OR EQUAL).
- INCLUDE AN ALLOWANCE FOR 200 BOARD FEET OF LUMBER TO BE USED AS DIRECTED IN THE FIELD FOR SPECIAL CONDITIONS NOT COVERED BY NOTE OR DRAWING (LABOR FOR ERECTING SAME TO BE INCLUDED). UPON COMPLETION OF PROJECT REBATE TO OWNER ANY AMOUNT REMAINING.
- PROVIDE TRIPLE STUDS (OR CRIPPLES) AT EACH END OF ANY HEADER, BEAM, RIDGE, VALLEY, OR HIP SPANNING OVER 10'-0" UNLESS NOTED OTHERWISE. PROVIDE DOUBLE STUDS (OR CRIPPLES) AT EACH END OF ANY HEADER, BEAM, RIDGE, VALLEY, OR HIP SPANNING 5'-0" TO 10'-0" UNLESS NOTED OTHERWISE. FOR STUD COLUMNS SUPPORTING LVL BEAMS USE ONE MORE MEMBER IN THE STUD COLUMN THAN THE NUMBER OF MEMBERS IN THE BEAM UNLESS NOTED OTHERWISE.

- THE NEW GENERATION OF PRESSURE TREATED LUMBER PRODUCTS ARE HIGHLY CORROSIVE TO METAL CONNECTORS AND FASTENERS. ALL FASTENERS AND METAL CONNECTORS USED IN CONJUNCTION WITH THE NEW GENERATION OF PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED (MIN. G185 COATING) OR TYPE 304 OR 316 STAINLESS STEEL. THESE LOCATIONS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- ANCHOR BOLTS AT SOLE PLATE TO FOUNDATION
- MUD SILL ANCHORS AT SOLE PLATE TO FOUNDATION
- NAILS FROM SOLE PLATE TO WALL STUDS
- NAILS AT EXTERIOR PLYWOOD SHEATHING TO SOLE PLATE
- BOLTS AT LEDGER TO CONCRETE
- JOIST TO TREATED LEDGER CONNECTIONS
- ALL HANGERS ON TREATED JOISTS
- PLYWOOD DECKING TO TREATED JOISTS
- WOOD POSTS TO CONCRETE
- NAILS AT FLOOR JOISTS AND RIM JOISTS TO SOLE PLATE
- DECK BOARDS TO TREATED JOISTS

- IF PRE-FABRICATED TRUSSES ARE USED IN LIEU OF THE FRAMING SYSTEM SHOWN IN THESE DRAWINGS, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS INCLUDING TRUSS LAYOUTS AND TRUSS DESIGN CALCULATIONS WITH SEAL OF REGISTERED ENGINEER IN STATE OF TEXAS FOR REVIEW. SHOP DRAWINGS SHALL ALSO INCLUDE SIZE AND LOCATION OF ALL REQUIRED BRACING MEMBERS (TEMPORARY AND PERMANENT) AND DETAILS OF ALL TRUSSES TO TRUSS CONNECTIONS (EXAMPLE: HIP JACK TRUSS TO GIRDER TRUSS AND COMMON JACK TRUSSES TO GIRDER TRUSS). A REVIEW OF THE MODIFIED LOADING CONDITIONS ON THE FRAMING SYSTEM WILL BE REQUIRED. THIS REVIEW WILL BE CONSIDERED ADDITIONAL SERVICES AND WILL BE BILLED TO THE OWNER ON AN HOURLY BASIS.

## F. Structural Steel

- ALL STRUCTURAL STEEL SHALL CONFORM TO THE ASTM SPECIFICATION A992 (Fy = 50 KSI) UNLESS OTHERWISE SHOWN OR NOTED.
- ALL STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM SPECIFICATION A-500 GRADE B (Fy = 46 KSI). ALL STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A53 GRADE B (Fy = 35 KSI).
- ALL STRUCTURAL STEEL SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
- ALL STRUCTURAL BOLTS SHALL CONFORM TO ASTM A-325 UNLESS OTHERWISE SHOWN OR NOTED. FURNISH HARDENED WASHERS AT ALL BOLTED CONNECTIONS, INCLUDING ANCHOR BOLTS.
- REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR VERIFICATION OF ALL BOLTS, BLOCKING ANCHORS, ETC., FOR THE ANCHORAGE OF THEIR RESPECTIVE ITEMS.
- ALL BEAMS AND COLUMNS SHALL BE FULL LENGTH WITHOUT SPLICES UNLESS OTHERWISE INDICATED ON PLANS.
- ALL SHOP AND FIELD WELDS SHALL BE MADE BY WELDERS WHO HAVE BEEN QUALIFIED AND CERTIFIED TO MAKE THE REQUIRED WELDS IN ACCORDANCE WITH THE LATEST AMERICAN WELDING SOCIETY SPECIFICATIONS A.W.S. D1.1. ELECTRODES WHICH PRODUCE A MINIMUM 70 KSI TENSILE STRENGTH WELD SHALL BE USED.
- LINTELS OVER OPENINGS IN EXTERIOR WALLS UP TO 10'-0", NOT OTHERWISE COVERED SHALL BE ONE 6 X 4 X 3/8 ANGLE FOR EACH 4" OF MASONRY.
- ERECTION CONNECTORS SHALL BE PROVIDED IN ORDER TO PROPERLY ALIGN AND BE TRUE AND PLUMB WHEN WELDS ARE MADE.
- INCLUDE AN ALLOWANCE FOR 500 LBS. OF STRUCTURAL STEEL TO BE USED AS DIRECTED IN THE FIELD FOR SPECIAL CONDITIONS NOT COVERED BY NOTE OR DRAWING (LABOR FOR ERECTING SAME TO BE INCLUDED). UPON COMPLETION OF THE PROJECT, REBATE OWNER ANY AMOUNT OF ALLOWANCE REMAINING.

## G. Pre-fabricated Wood Trusses

- FOR SIZE AND LOCATION OF MECHANICAL UNITS AND/OR OPENINGS REQUIRED IN TRUSS WEBS FOR DUCTS OR MECHANICAL UNITS SEE MECHANICAL DRAWINGS.
- ALL FLOOR TRUSSES SHALL BE DESIGNED FOR A LIVE LOAD ACCORDING TO THE DESIGN CRITERIA OR TO THE LOADING DIAGRAMS SHOWN.
- TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS, AND CALCULATIONS, WITH SEAL OF REGISTERED ENGINEER IN THE STATE OF TEXAS, FOR REVIEW. SHOP DRAWINGS SHALL INCLUDE SIZE AND LOCATION OF ALL REQUIRED BRACING MEMBERS (TEMPORARY AND PERMANENT) AND DETAILS OF ALL TRUSS TO TRUSS CONNECTIONS (EXAMPLE: HIP JACK TRUSS TO GIRDER TRUSS AND COMMON JACK TRUSSES TO GIRDER TRUSSES).
- TRUSS MANUFACTURER SHALL PROVIDE A COPY OF BCSI GUIDE FOR HANDLING, INSTALLING, AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES TO TRUSS ERECTOR.

## H. Laminated Veneer Lumber

- ALL LVL'S SHALL BE FABRICATED TO STANDARDS SET FORTH IN THE NATIONAL EVALUATION SERVICE (NES) REPORT NO. NER-481 AND SHALL PROVIDE MINIMUM ALLOWABLE DESIGN VALUES OF 2600 PSI IN BENDING, 285 PSI IN HORIZONTAL SHEAR PERPENDICULAR TO THE GLUE LINE AND 1,900,000 PSI IN MODULUS OF ELASTICITY.
- ALL LVL MEMBERS WITH MORE THAN THREE MEMBERS MUST BE BOLTED TOGETHER WITH (2) 1/2" DIA. THROUGH BOLTS EVERY 16" O.C. STAGGERED AT THE TOP AND BOTTOM THIRD OF THE BEAM.

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General Notes

S0.0