

# 916 CONGRESS 916 HOLDINGS

916 CONGRESS AVE.  
AUSTIN, TX 78701

09/26/14

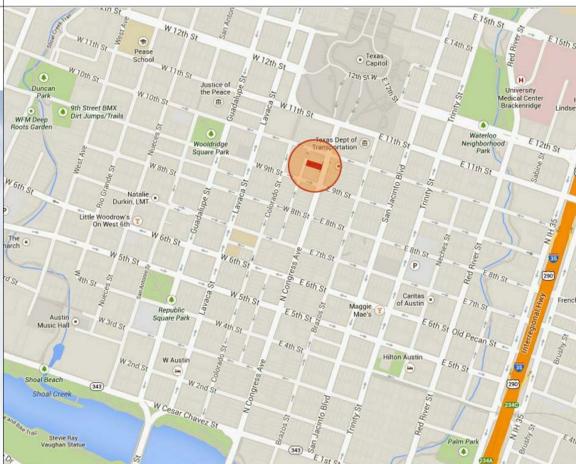
## ISSUE FOR CONSTRUCTION

BUILDING RENDERING

LOCATION MAP

N.T.S.

CONTACT DIRECTORY



### OWNER

#### W CAPITAL PARTNERS

515 CONGRESS AVE.  
SUITE 1400  
AUSTIN, TEXAS 78701  
P: (512) 330-9723

CONTACT: TREY WATSON

### ARCHITECT

#### SIXTHRIVER ARCHITECTS

3601 S. CONGRESS AVE  
AUSTIN, TEXAS 78704  
P: (512) 306-9928  
F: (512) 306-7928  
E: tboes@sixthriver.com

CONTACT: THOMAS BOES

### STRUCTURAL ENGINEER

#### CARDNO HAYNES WHALEY

5113 SOUTHWEST PARKWAY  
SUITE 295  
AUSTIN, TEXAS 78735  
P: (512) 306-9669  
F: (512) 306-9779

CONTACT: BRIAN SAYRE, P.E.

### MEP ENGINEER

#### BAY AND ASSOCIATES

8217 SHOAL CREEK  
SUITE 100  
AUSTIN, TX 78757  
P: (512) 407-9011  
F: (512) 407-8287

CONTACT: CHAD BLACK

### CONTRACTOR

#### BURT WATTS

2111 KRAMER LN.  
SUITE 100  
AUSTIN, TX 78758  
P: (512) 275-0881  
F: (512) 925-6031

CONTACT: JERRY DOLLAR

### CODE REQUIREMENTS

**JURISDICTION:** AUSTIN, TEXAS  
TRAVIS COUNTY

2012 INTERNATIONAL BUILDING CODE  
TX ACCESSIBILITY STANDARDS  
2012 UNIFORM PLUMBING CODE  
2011 NATIONAL ELECTRIC CODE  
2012 INTERNATIONAL MECHANICAL CODE  
2012 INTERNATIONAL FIRE CODE  
2012 INTERNATIONAL ENERGY CONSERVATION CODE

OCCUPANCY CLASSIFICATION: A2 TYPE 1B  
FULLY - SPRINKLED  
NEW CONSTRUCTION OF EXTERIOR SHELL & CORE  
16,077 SF OF NEW BUILDING

### INDEX OF DRAWINGS

SHEET INDEX		ISSUE FOR CONSTRUCTION	PERMIT COMMENT RESPONSE	PERMIT COMMENT RESPONSE
Sheet Number	Sheet Name	9/26/2014	3/26/2015	6/02/2015
A-COV	COVER SHEET	•	•	•
CIVIL SHEETS				
Sheet Number	Sheet Name			
01	CIVIL COVER SHEET	•		
02	CIVIL GENERAL NOTES	•		
03	EXISTING SITE & DEMOLITION PLAN	•		
04	SITE PLAN	•		
05	EROSION CONTROL PLAN	•		
06	GRADING & DRAINAGE PLAN	•		
07	UTILITY PLAN	•		
ARCHITECTURAL SHEETS				
Sheet Number	Sheet Name			
A0.01	GENERAL NOTES	•	•	
A0.02	T&S NOTES	•		
A0.03	U.L. PENETRATION DETAILS	•		
A1.01	SITE PLAN	•		
A2.01	1ST & 2ND LEVEL FLOOR PLANS	•	•	
A2.02	3RD & 4TH LEVEL FLOOR PLANS	•	•	
A2.03	5TH & 6TH LEVEL FLOOR PLANS	•	•	
A2.04	WINDOW TYPES	•		
A2.05	DOOR & FRAME TYPES	•		
A2.06	WALL TYPES	•		
A3.01	ENLARGED PLANS	•		
A4.01	ROOF LEVEL PLAN	•		
A5.01	BUILDING ELEVATIONS	•		
A5.02	BUILDING ELEVATIONS	•		
A6.01	BUILDING SECTIONS	•		
A6.02	BUILDING SECTIONS	•		
A6.03	WALL SECTIONS	•		
A6.04	WALL SECTIONS	•		
A6.05	ENLARGED ELEVATIONS / WALL SECTIONS	•		
A6.06	ENLARGED ELEVATIONS / WALL SECTIONS	•		
A6.07	SECTION DETAILS	•		
A6.08	SECTION DETAILS	•		
A6.09	SECTION DETAILS	•		
A6.10	SECTION DETAILS	•		
A6.11	SECTION DETAILS	•		
A7.01	PLAN DETAILS	•		
A7.02	PLAN DETAILS	•		
A8.01	STAIR, PLAN, AND SECTIONS	•		
A8.02	STAIR, PLAN, AND SECTIONS	•		
A9.01	REFLECTED CEILING PLAN & DETAILS	•		
A9.02	REFLECTED CEILING PLAN & DETAILS	•		
A10.01	FINISH PLANS	•		
A10.02	FINISH PLANS	•		
A11.01	INTERIOR ELEVATIONS - RESTROOMS	•		
A11.02	INTERIOR ELEVATIONS - RESTROOMS	•		
A11.03	INTERIOR ELEVATIONS - LOBBIES	•		
STRUCTURAL SHEETS				
SHEET NUMBER	SHEET NAME			
S0.01	EXISTING WALL BRACING PLANS & DETAILS	•		
S1.01	STRUCTURAL NOTES	•		
S1.02	SPECIAL INSPECTIONS	•		
S2.01	FOUNDATION & 2ND FLOOR FRAMING PLANS	•		
S2.02	3RD & 4TH FLOOR FRAMING PLANS	•		
S2.03	5TH & 6TH FLOOR FRAMING PLANS	•		
S2.04	ROOF FRAMING PLAN	•		
S3.01	FOUNDATION DETAILS	•		
S3.02	FOUNDATION DETAILS	•		
S4.01	FRAMING DETAILS	•		
S4.02	FRAMING DETAILS	•		
S4.10	FRAMING DETAILS	•		
MECHANICAL SHEETS				
SHEET NUMBER	SHEET NAME			
M0.0	M0.0 - MECHANICAL COVER SHEET	•		
M2.1	1ST & 2ND LEVELS MECHANICAL PLAN	•		
M2.2	3RD & 4TH LEVELS MECHANICAL PLAN	•		
M2.3	5TH & 6TH LEVELS & ROOF MECHANICAL PLAN	•		
M3.1	MECHANICAL SCHEDULES	•		
M3.2	MECHANICAL PIPE SCHEMATIC	•		
M4.1	MECHANICAL DETAILS	•		
M4.2	MECHANICAL DETAILS	•		
ELECTRICAL SHEETS				
SHEET NUMBER	SHEET NAME			
E0.0	ELECTRICAL COVER SHEET	•		
E2.1	1ST & 2ND LEVEL ELECTRICAL PLAN	•		
E2.2	3RD & 4TH LEVEL ELECTRICAL PLAN	•		
E2.3	5TH & 6TH LEVEL & ROOF ELECTRICAL PLAN	•		
E4.1	ELECTRICAL RISER DIAGRAM	•		
E4.2	PANEL SCHEDULES	•		
PLUMBING SHEETS				
SHEET NUMBER	SHEET NAME			
P0.0	PLUMBING COVER SHEET	•		
P2.1	1ST & 2ND LEVEL PLUMBING PLANS	•		
P2.2	3RD & 4TH LEVEL PLUMBING PLANS	•		
P2.3	5TH & 6TH LEVEL PLUMBING PLANS	•		
P2.4	ROOF LEVEL PLUMBING PLAN	•		
P3.1	PLUMBING RISER DIAGRAM	•		
P3.2	PLUMBING RISER DIAGRAM	•		
P4.1	PLUMBING SCHEDULES AND DETAILS	•		



**sixthriverarchitects**  
1601 s. mopac expressway  
barton skyway two, suite 100-d  
austin, texas 78746  
512.306.9328  
www.sixthriver.com



916 CONGRESS  
916 CONGRESS AVE.  
AUSTIN, TX 78701

ISSUES:

DATE	ISSUE FOR CONSTRUCTION
09/26/14	ISSUE FOR CONSTRUCTION

Revisions

Date	#	Description
03/26/15	1	Permit Comment Response
06/02/15	2	Permit Comment Response

PROJECT NUMBER:  
**13231**  
DRAWING DATE:  
6/3/2015 8:03:07 AM  
DRAWN BY: JBL  
JDL JBL

COVER SHEET

**A-COV**

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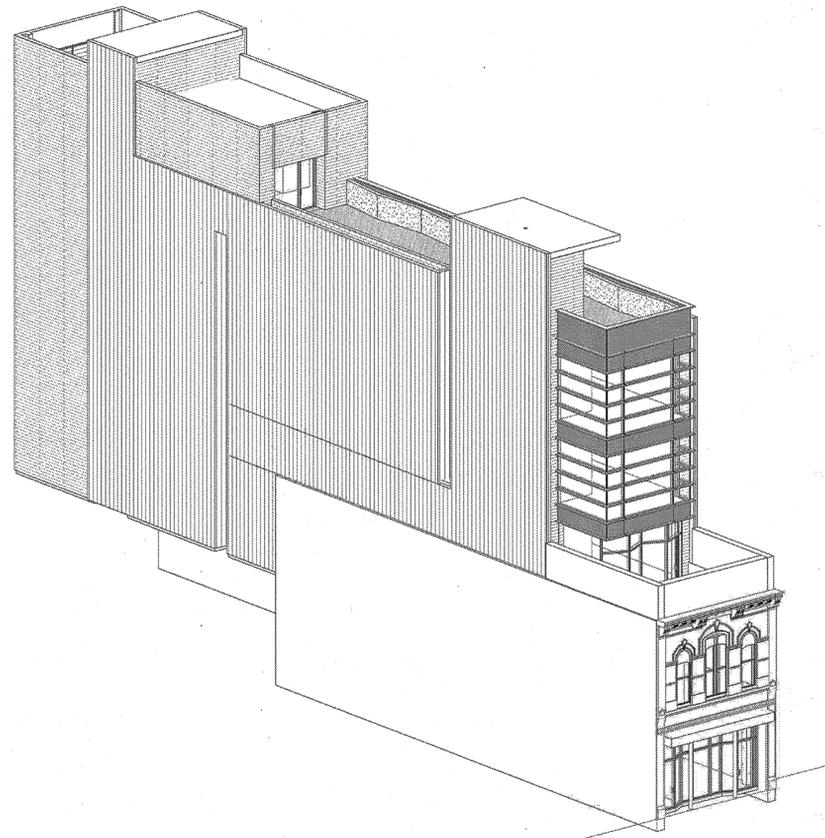




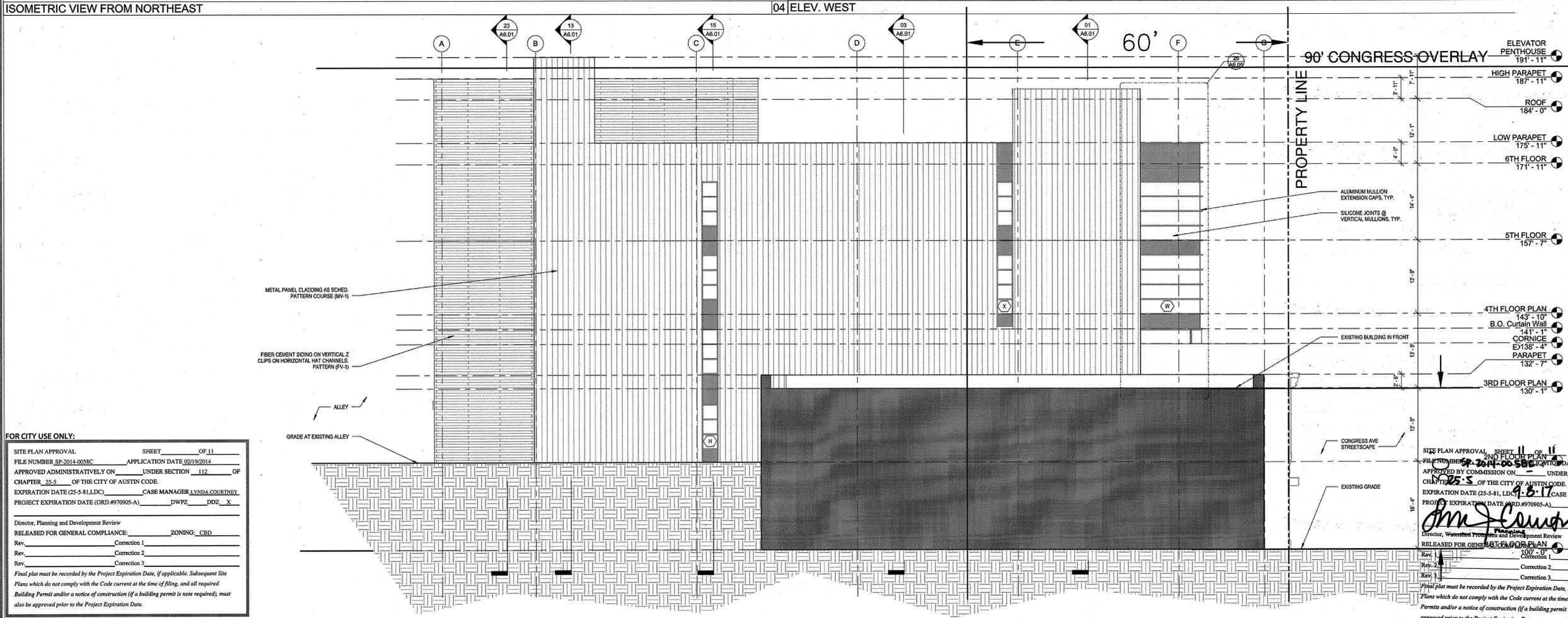
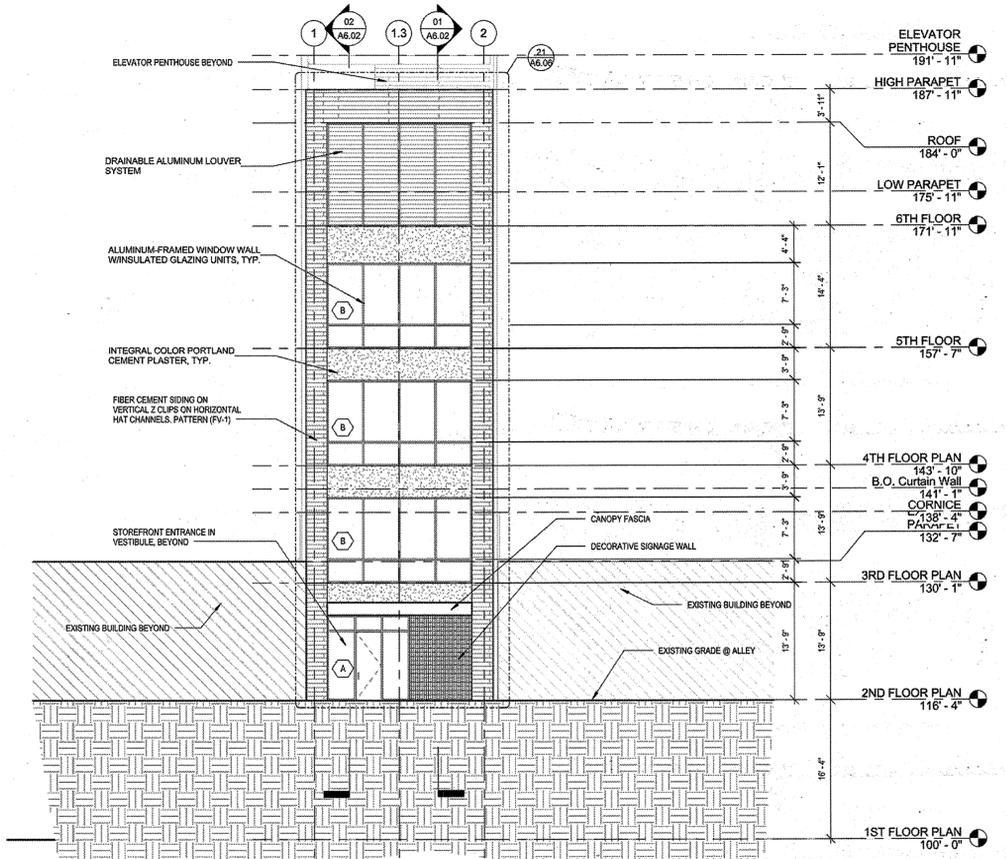








ISOMETRIC VIEW FROM NORTHEAST



**FOR CITY USE ONLY:**

SITE PLAN APPROVAL SHEET 11 OF 11  
FILE NUMBER SP-2014-0058C APPLICATION DATE 02/19/2014  
APPROVED ADMINISTRATIVELY ON UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER LYNDA COURTNEY  
PROJECT EXPIRATION DATE (ORD #970905-A) DWPZ DDZ X

Director, Planning and Development Review  
RELEASED FOR GENERAL COMPLIANCE: ZONING: CBD  
Rev. Correction 1  
Rev. Correction 2  
Rev. Correction 3

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

SITE PLAN APPROVAL SHEET 11 OF 11  
FILE NUMBER SP-2014-0058C APPLICATION DATE 2-19-14  
APPROVED BY COMMISSION ON UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.  
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916 HOLDINGS LLC  
515 CONGRESS AVENUE,  
SUITE 1400  
AUSTIN, TEXAS 78701  
CONTACT: TREV WATSON

**klbge**  
KIMBELL | BRUEHL | GARCIA | ESTES  
105 West Riverside Drive, Ste 110, Austin, Texas 78704  
T (512) 439-0400 www.kbge-eng.com  
TBPE No. F-12802

**916 CONGRESS  
SITE DEVELOPMENT PLANS**

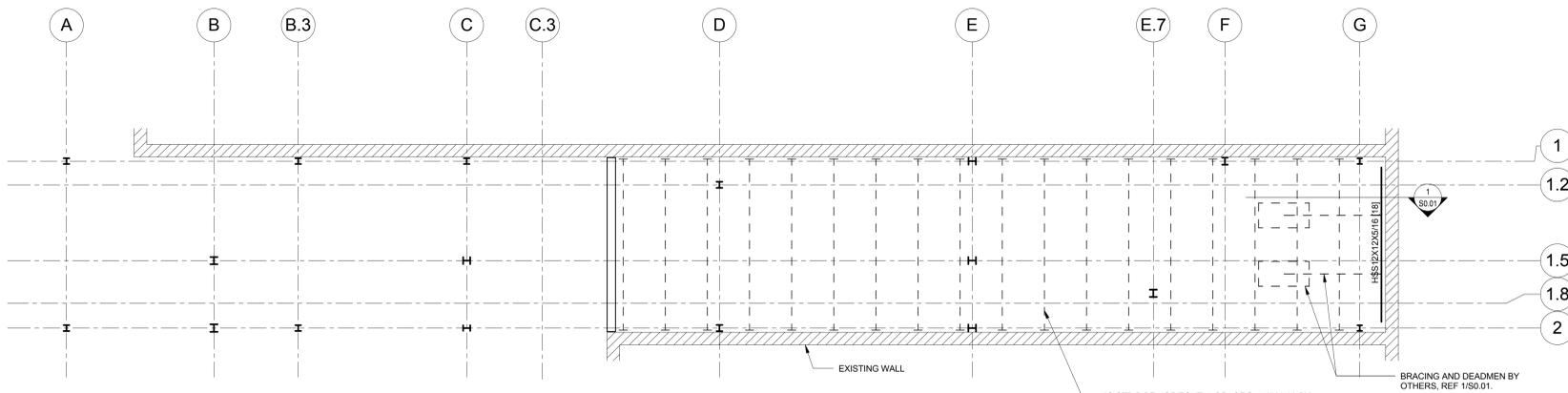
916 CONGRESS AVENUE

**ARCHITECTURAL ELEVATIONS: WEST & SOUTH**

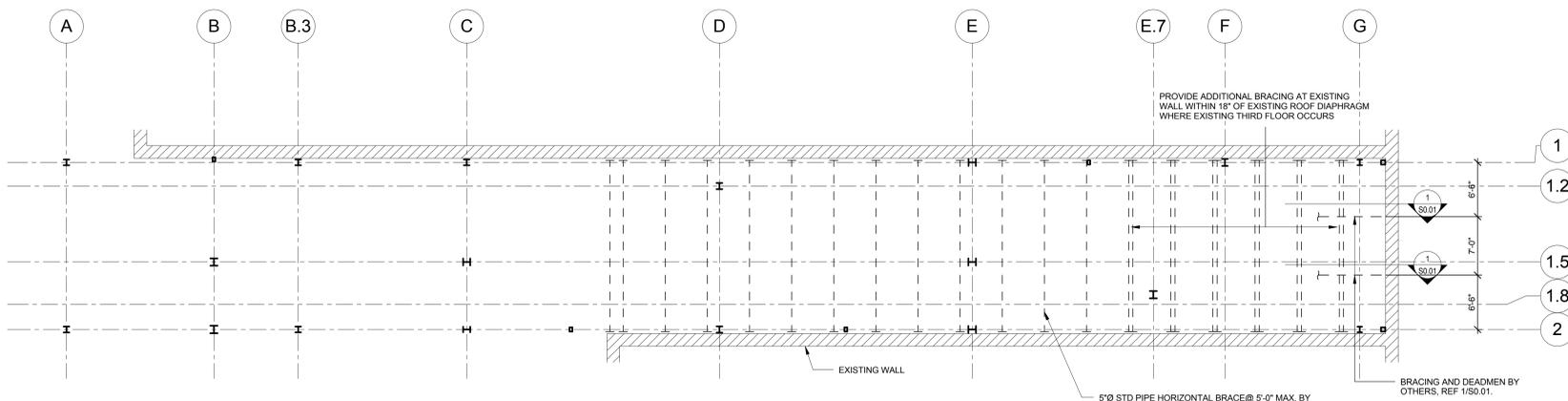
August 11, 2014

CHECKED BY:  
CHAD KIMBELL, PE  
JOB NUMBER: 221-001 ISSUE DATE: 02/19/2014  
SHEET:  
**11 OF 11**  
SP-2014-0058C

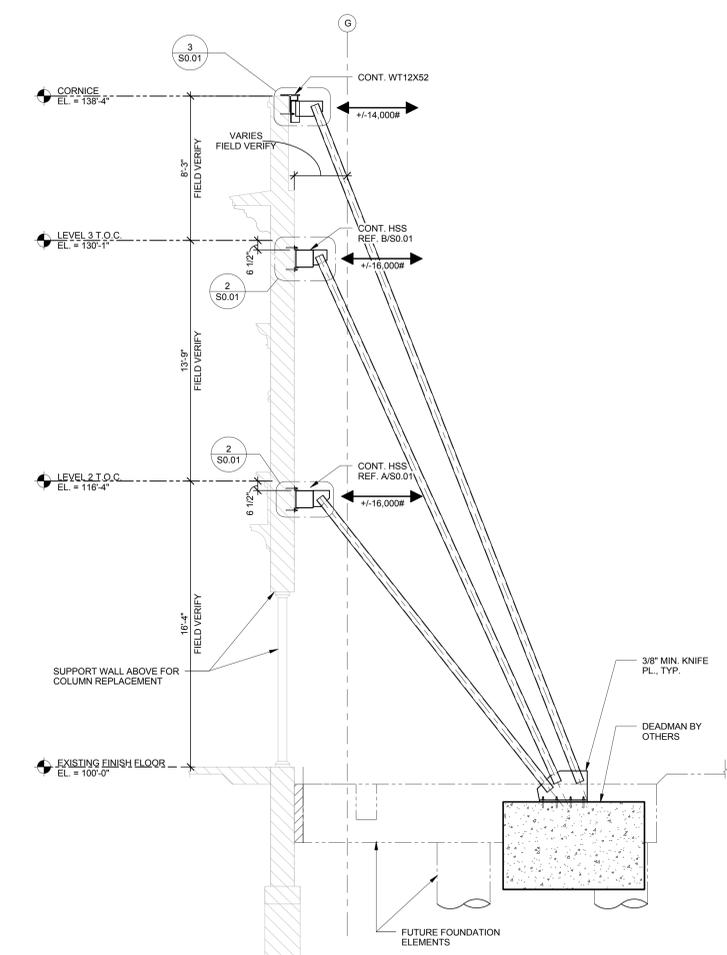
FILE: K:\PROJECTS\221 - SIXTH RIVER\001 - 916 CONGRESS\CAD\PLANS\11 ARCH ELEV 2.DWG PLOTTED BY: BRYANT PLOTTED ON: 08/11/14 11:14:39 AM



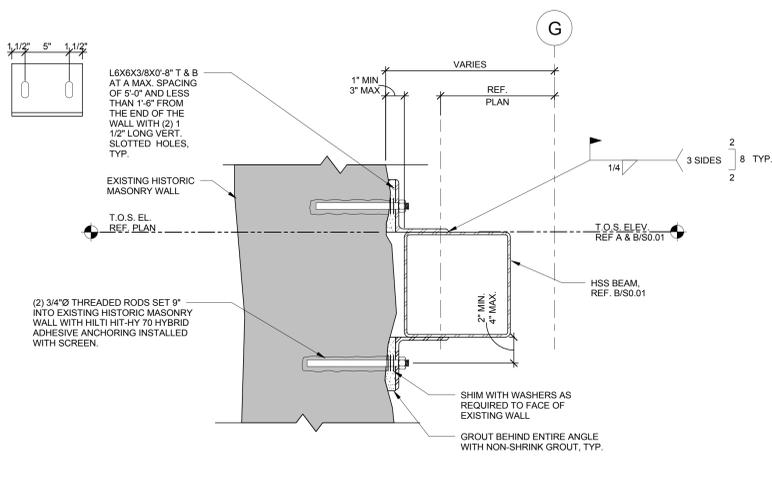
**A LEVEL 2 EXISTING WALL BRACING PLAN**  
SCALE: 1/8" = 1'-0"



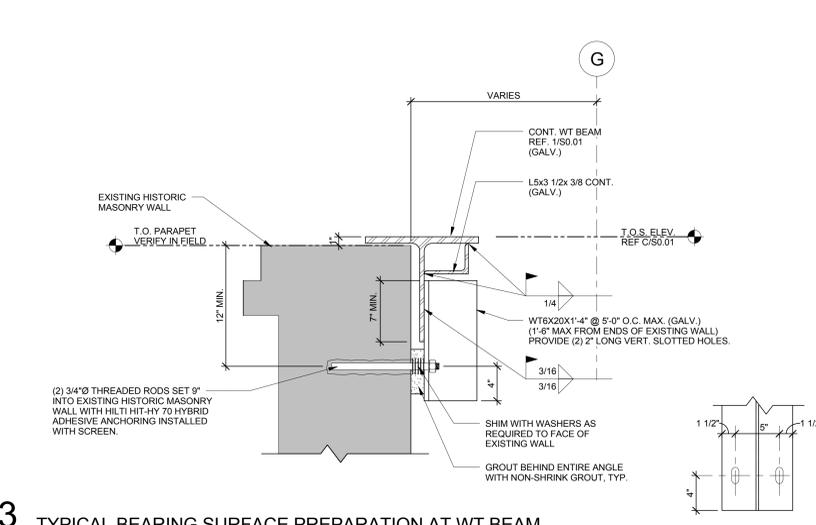
**B LEVEL 3 EXISTING WALL BRACING PLAN**  
SCALE: 1/8" = 1'-0"



**1 SECTION AND NOTES AT EXISTING DEMISING WALL BRACING**  
SCALE: 1/4" = 1'-0"



**2 TYPICAL BEARING SURFACE PREPARATION AT HSS BEAMS**  
SCALE: 1 1/2" = 1'-0"



**3 TYPICAL BEARING SURFACE PREPARATION AT WT BEAM**  
SCALE: 1 1/2" = 1'-0"

- EXISTING DEMISING WALL AND CONCRESS AVE HISTORIC FAÇADE BRACING SEQUENCE:**
- DOCUMENT PRE-CONSTRUCTION CONDITION OF BOTH SIDES OF EXISTING DEMISING WALLS AND CONCRESS AVE HISTORIC FAÇADE. NOTE ANY VISIBLE CRACKS, LOOSE ROCKS, OR ANY OTHER VISIBLE DISTRESS IN THE WALL OR ADJACENT PROPERTY SLAB ON GRADE.
  - INSTALL NEW STEEL BRACING BEAMS AS SHOWN ON A & B/S0.01 AT CONGRESS AVE HISTORIC FAÇADE.
  - PROVIDE TEMPORARY FLOOR SUPPORT POST SHORES TO ALLOW REMOVAL OF EXISTING STUD WALLS.
  - AT CONGRESS AVENUE HISTORIC FAÇADE, PROVIDE TEMPORARY STEEL BRACING FROM HSS BRACING BEAMS TO DEADMAN AT SPACING INDICATED ON A/S0.01 AND B/S0.01. AT EXISTING DEMISING WALLS, INSTALL 5" STD PIPE HORIZ. BRACING @C.C."
  - PROVIDE WATER RESISTANT PROTECTION TO EXISTING WALLS (REF. ARCH.).
  - PERFORM SELECTIVE DEMOLITION OF EXISTING STRUCTURE. (DEMOLITION BY GENERAL CONTRACTOR)
  - INSTALL NEW FOUNDATIONS, COLUMNS, AND 2ND & 3RD FLOOR FRAMING. PROVIDE DECK LEAVE-OUTS AT BRACE LOCATIONS REQUIRED.
  - CONNECT STEEL BRACING MEMBERS TO NEW STRUCTURE AS INDICATED ON DETAILS CUT ON NEW CONSTRUCTION PLAN.
  - TEMPORARY BRACING MAY BE REMOVED AFTER ELEVATED COMPOSITE FLOORS AT 2ND & 3RD FLOORS HAS BEEN POURED AND CURED FOR A MINIMUM OF 7 DAYS.
  - CAST CONCRETE AT BRACE BLOCKOUTS IN COMPOSITE DECKS AS NEEDED.
- NOTES:**
- CRACKING OF MORTAR JOINTS AND LOOSENING OF RUBBLE MAY OCCUR DURING INSTALLATION OF ADHESIVE ANCHORS IN EXISTING RUBBLE WALL. THE CONTRACTOR SHALL ADD A BID CONTINGENCY TO REPOINT JOINTS ON BOTH SIDES OF THE EXISTING WALL WHERE EXPOSED IN FINAL CONDITION.
  - DRILLING OF HOLES OR THE EPOXY ANCHORS SHALL BE PERFORMED WITH A DIAMOND TIPPED DRILL BIT USING THE 'DRILL' SETTING. HAMMER DRILL FUNCTION SHALL NOT BE USED ON THE EXISTING RUBBLE WALL.
  - EPOXY ANCHORS SHALL NOT BE INSTALLED IN MORTAR JOINTS. ANCHORS MUST BE INSTALLED AT LEAST 1-INCH CLEAR OF ANY MORTAR JOINT. ALL ANCHOR LOCATIONS SHALL BE LAID OUT PRIOR TO INSTALLATION AND OBSERVED BY CARDNO HAYNES WHALEY (CHW). IT SHOULD BE ANTICIPATED THAT SOME CONNECTION ANGLE SIZES AND SLOTTED HOLE LOCATIONS WILL BE FIELD REVISED BASED ON THE ANCHOR LAYOUT.
  - DESIGN ANCHOR CAPACITY IS BASED ON FIELD TESTS PERFORMED BY HILT. CONTACT CHW FOR TEST RESULTS.
  - FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS INDICATED ON THIS SHEET. NOTIFY CHW OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.
  - CONTRACTOR SHALL SUBMIT BRACING SHOP DRAWINGS AND CALCULATIONS FOR BRACING MEMBERS, CONNECTIONS AND ASSEMBLY PREPARED AND SEALED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS FOR HWA REVIEW, PRIOR TO FABRICATION AND CONSTRUCTION.



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**916 CONGRESS**  
916 CONGRESS AVE.  
AUSTIN, TX 78701

Revisions	
Date	Description

09.26.14 CONSTRUCTION DOCUMENTS

PROJECT NUMBER:  
**2013-0269-00**

DRAWING DATE:  
9/29/2014 6:06:48 PM

DRAWN BY: PKR

Author: \_\_\_\_\_ Checker: \_\_\_\_\_

**Cardno Haynes Whaley**  
Shaping the Future  
Texas Firm Registration No. F-15712  
CHW Project No. 2013-0269-00

5113 Southwest Parkway, Suite 295  
Austin, Texas 78735  
512-306-9669  
Fax 512-306-9779

**EXISTING WALL BRACING PLANS AND DETAILS**

**S0.01**

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