



## Historic Review Application

For Office Use Only

Date of Submission: \_\_\_\_\_

Plan Review #: \_\_\_\_\_

Property Address: 3904 AVENUE G AUSTIN, TX 78751

Historic Landmark ☐

Local Historic District ☒

National Register Historic District ☒

Historic Landmark Name or

Historic District Name: HYDE PARK

Applicant Name: David Sosa and Gina Shishim Phone #:                      Email:                     

Applicant Address: 3900 Avenue G City: AUSTIN State: TX Zip: 78751

*Please describe all proposed exterior changes with location and materials. If you need more space, attach an additional sheet.*

PROPOSED CHANGE(S)	LOCATION OF PROPOSED CHANGE(S)	PROPOSED MATERIAL(S)
1) Construction of a new 987 Sq Ft Single Story Accessory Dwelling Unit, One bedroom, one bath SF-3-NCCD-NP zoning.	ADU to be located in the rear of the lot. No changes to the existing house in front.	Vertical wood siding throughout.
2) _____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____
3) _____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____

### Submittal Requirements

1. One set of dimensioned building plans. Plans must: a) specify materials and finishes to be used, and b) show existing *and* proposed conditions for alterations and additions.

Site Plan ☒ Elevations ☒ Floor Plan ☒ Roof Plan ☒

2. Color photographs of building and site:

Elevation(s) proposed to be modified ☒ Detailed view of each area proposed to be modified ☒

Applicant Signature: David Sosa Gina Shishima

Date: 8/2/2023





# Design Standards and Guidelines for Historic Properties

Adopted December 2012

## **Design Standards and Guidelines for Historic Properties**

### *Landmarks and National Register historic district properties*

If you are making changes to a historic landmark, the project *must* comply with these standards to receive a Certificate of Appropriateness. If you are making changes to a contributing property or constructing a new building within a National Register historic district, consider the standards below as advisory guidelines:

1. Use a property for its historic purpose or place it in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. Retain and preserve the historic character of a property shall be retained and preserved. Avoid the removal of historic materials or alteration of features and spaces that characterize a property.
3. Recognize each property as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### *Local historic district properties*

If you are making changes to a contributing property or constructing a new building in a local historic district, the project *must* comply with the design standards established for that district to receive a Certificate of Appropriateness. Visit the Historic Preservation Office website to view your district's design standards: <http://www.austintexas.gov/departments/historic-preservation>.

## **What Type of Work Requires a Certificate of Appropriateness?**

Certificates of Appropriateness (COAs) are required for exterior changes or additions to historic landmarks, any property pending designation as a landmark, and contributing buildings in local historic districts; or if you are constructing a new building in a local historic district. Work requiring a COA includes:

1. Additions
2. Construction of new buildings, including outbuildings
3. Window and door replacement
4. Exterior siding replacement
5. Replacement of roof materials with a different material
6. Site changes such as a pool, deck, fence, or back porch enclosure

Ordinary repair and maintenance projects do *not* require a Certificate of Appropriateness. For more information, see the historic review process charts on the [Historic Preservation Office website](#).



Document f0xIHXGGw4dSVFV4rEZqnWHzz5V1jZzZKQ\_DDPISM2Q was completed with Countersign on August 3, 2023.

[Document Verification](#) is available. Compare the content of this PDF against a known cryptographic checksum to verify that the PDF has not been altered.

SENT BY

William Jackson  


COMPLETED BY

David Sosa  
Gina Shishima  
CC  


Signed

August 3, 2023  
10:57 PDTGina Shishima  
London, ENG, United Kingdom  


Signed

August 2, 2023  
09:28 PDTDavid Sosa  
London, ENG, United Kingdom  


Sent

August 2, 2023  
08:17 PDTWilliam Jackson  
South Bend, IN, USA  






EAST ELEVATION





NORTH ELEVATION





SOUTH ELEVATION





WEST ELEVATION

© 2022 Google

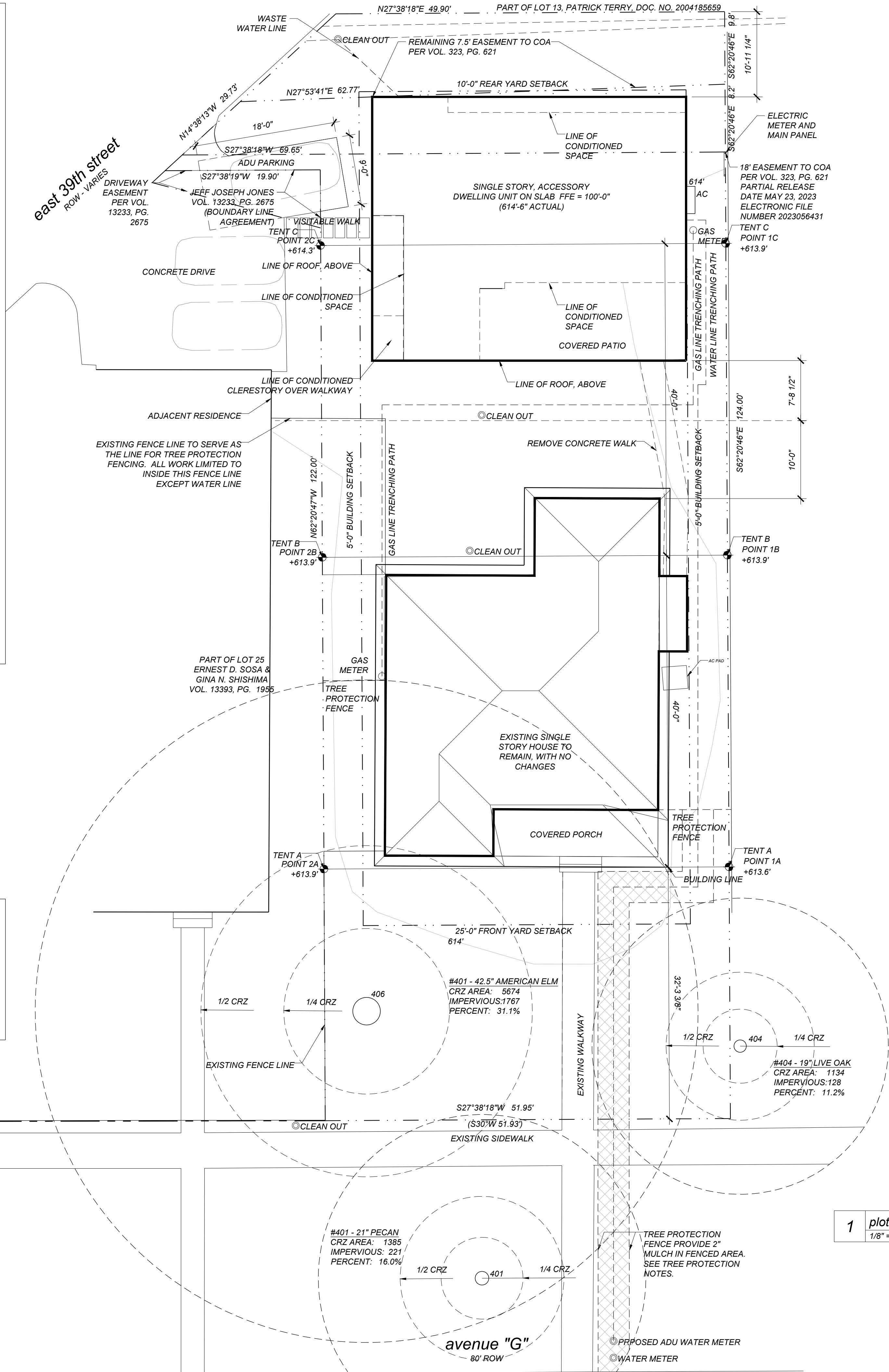


TREE PROTECTION NOTES

- TREE PROTECTION - THESE REQUIREMENTS APPLY ONLY TO PROTECTED TREES AS LISTED ON THE TREE LIST OR AS NOTED ELSEWHERE ON THE DRAWINGS. THESE RECOMMENDATIONS ARE SUPERSEDED IN THE CASE THAT AN ARBORIST HAS PROVIDED SPECIFIC RECOMMENDATIONS.
- CRZ (CRITICAL ROOT ZONE) IS DEFINED AS A ZONE THAT EXTENDS ONE FOOT OF RADIUS PER CALIPER INCH OF TRUNK DIAMETER (A TREE WITH A 20" TRUNK DIAMETER HAS A 20' RADIUS CRZ).
  - DO NOT DISTURB MORE THAN 50% OF THE CRZ AREA
  - INSIDE THE 1/2 CRZ THERE ARE TO BE NO ROOT CUTS LARGER THAN 1" AND NO MORE THAN 4" OF GRADE CHANGE. PIERS AND FENCE POSTS ARE ALLOWED WITHIN THIS ZONE AS LONG AS THERE IS NO CUTTING OF LARGE ROOTS
  - NO UNDERGROUND UTILITY TRENCHES ARE PERMITTED IN 1/2 CRZ OR WITHIN 12' OF THE TRUNK WHICHEVER DISTANCE IS GREATER. IF UTILITY TRENCHING WITHIN 1/2 CRZ OF A PROTECTED TREE CANNOT BE AVOIDED, TRENCHING IS TO BE AIR-SPADE BY A CERTIFIED ARBORIST TO 30" TO AVOID CUTTING ROOTS 1 1/2" DIAMETER OR LARGER.
  - INSIDE THE 1/4 CRZ NO DISTURBANCE IS ALLOWED.
  - NO PIERS OR FENCE POSTS WITHIN 5' OR 1/4CRZ OF TREE TRUNKS, WHICHEVER DISTANCE IS GREATER..
  - INSTALL TREE PROTECTION PER LOCAL TREE ORDINANCES OR PER THE FOLLOWING REQUIREMENTS, WHICH EVER IS STRICTER. WHEREVER POSSIBLE INSTALL TREE FENCING USING 1-3/4"X3-1/2"X5' GREEN STEEL T-POST W/ 5' CHAIN LINK FENCE. INSTALL FENCING AS INDICATED ON THE DRAWINGS OR IF NOT INDICATED, INSTALL FENCING AT MINIMUM OF 1/2 CRZ AND AS MUCH OF THE ENTIRE CRZ AS IS PRACTICAL.
  - APPLY 2" OF MULCH AT CRZ OF ALL TREES WITHIN THE TREE PROTECTION FENCING. OUTSIDE THE TREE PROTECTION FENCING APPLY 6" LAYER OF MULCH TO PREVENT COMPACTION. AREAS OF HIGH TRAFFIC SHOULD HAVE A 10" LAYER OF MULCH OR TEMPORARY BRIDGING OR ROADWAY MADE OF DOUBLE LAYER OF PLYWOOD OR ALTURNAMATS. REMOVE THICKER LAYERS OF MULCH AND TEMPORARY BRIDGING ONCE CONSTRUCTION ACTIVITIES THAT MY CAUSE SOIL COMPACTION HAVE CEASED.
  - WHERE ACCESS IS REQUIRED AND FENCING CANNOT BE INSTALLED WRAP TREE TRUNK AND ROOT FLARES WITH PROPERLY SECURED 2X4 LUMBER PLANKING. ANY AREA WITHIN THE 1/2 CRZ OF A PROTECTED TREE THAT CANNOT BE PRACTICALLY FENCED OFF IS TO HAVE AN 8" LAYER OF MULCH FOR DURATION OF DISTURBANCE.
  - PROVIDE AND MAINTAIN AN EROSION CONTROL SYSTEM WITH APPROPRIATE DEVICES PER STATUTORY REQUIREMENTS.
  - ALL ROOT CUTS TO BE CLEAN (NO FRAIED EDGES).
  - FERTILIZE TREE ROOTS AND PROVIDE IRRIGATION DURING CONSTRUCTION.
  - NO ACCESS, PARKING, SPOILS PLACEMENT, OR MATERIAL STORAGE WITHIN LIMITS OF TREE PROTECTION FENCE OR 1/2 CRZ.
  - PAINT WASHOUT, CEMENT WASHOUT, AND PORTABLE TOILET ARE NOT PERMITTED WITHIN THE FULL CRITICAL ROOT ZONE OF ANY PROTECTED TREE
  - COORDINATE AREAS FOR MATERIAL STORAGE AND DELIVERY WITH ARCHITECT AND PREPARE SUCH AREAS SO THAT THEY CAN BE EFFECTIVELY USED FOR DELIVERIES AND DO NOT CONFLICT WITH TREE PROTECTION REQUIREMENTS
  - MINIMIZE DISTURBANCE OF EXISTING GRADE AND LANDSCAPE WHEREVER POSSIBLE, WHILE PROVIDING POSITIVE DRAINAGE AWAY FROM HOUSE
  - AFTER CONSTRUCTION, AIRSPADE ALL TREES WHERE CONSTRUCTION ACTIVITIES HAVE COMPACTED SOIL WITHIN CRITICAL ROOT ZONE
  - CONTRACTOR WILL NOT BEGIN WORK UNTIL THE SILT FENCE AND TREE PROTECTION HAVE BEEN INSTALLED

VISITABILITY NOTES

- VISITABILITY EXTERIOR ROUTE.  
POINT OF ORIGIN: DRIVEWAY SPOT ELEVATION 614' ± 23". 32" WALKWAY LENGTH 15' TO ENTRANCE. SPOT ELEVATION OF ENTRY FINISH FLOOR 614' ± 3/4". SLOPE OF ROUTE .016%.
- FRONT ENTRANCE 36" WIDE DOOR EXCEEDING 32" MINIMUM CLEAR OPENING WITH BEVELED THRESHOLD 1/8" MAX.
- SEE FLOOR PLAN FOR INTERIOR VISITABILITY DIAGRAM.



SITE DEVELOPMENT INFORMATION			
AREA DESCRIPTION	EXISTING		NEW/ADDITION
	AREA	AREA	
		(SF)	(SF)
LOT SIZE:		7554.8	
EXISTING HOUSE BUILDING COVERAGE			
a) 1ST FLOOR CONDITIONED AREA:		1295	
b) 2ND FLOOR CONDITIONED AREA:			
c) 3RD FLOOR CONDITIONED AREA:			
d) BASEMENT			
e) COVERED PARKING (GARAGE OR CARPORT):			
f) COVERED PATIO, DECK, PORCH, BALCONY AREA:		161	
g) OTHER COVERED AREA:			
h) UNCOVERED WOOD DECKS:			
ACCESSORY DWELLING UNIT			
a) 1ST FLOOR CONDITIONED AREA:		987	
b) 2ND FLOOR CONDITIONED AREA:			
c) 3RD FLOOR CONDITIONED AREA:			
d) BASEMENT			
e) COVERED PARKING (GARAGE OR CARPORT):			
f) COVERED PATIO, DECK, PORCH, BALCONY AREA:		262	
g) OTHER COVERED AREA:		51	
h) UNCOVERED WOOD DECKS:			
TOTAL BUILDING COVERAGE		1456	1300
TOTAL SITE COVERAGE		2756	2756
i) POOL:			
j) SPA:			
k) DRIVEWAY:		82	
l) SIDEWALKS:		263	-108
m) UNCOVERED PATIO:			
n) UNCOVERED WOOD DECK:			
o) AC PADS:		9	5
p) OTHER (pool coping, retaining walls):		11	
TOTAL SITE COVERAGE		365	-103
BUILDING COVERAGE			262
PROPOSED BUILDING COVERAGE:		2756	
PERCENT OF LOT SIZE:		36.5%	
IMPERVIOUS COVERAGE			
PROPOSED IMPERVIOUS COVERAGE:		3018	
PERCENT OF LOT SIZE:		39.9%	

GROSS FLOOR AREA - SUBCHAPTER F			
LOT SIZE		7554.8	
AREA DESCRIPTION	AREA	EXEMPTION	TOTAL (SF)
1ST FLOOR:			2282
2ND FLOOR:			
3RD FLOOR:			
CEILINGS OVER 15 FT:			
BASEMENT:			
ATTIC:			
GROUND FLOOR PORCH:	423	423	0
GARAGE ATTACHED:			
GARAGE DETACHED:			
CARPORT ATTACHED:			
CARPORT DETACHED:			
ACCESSORY BUILDING:			
TOTAL GROSS FLOOR AREA:			2282
TOTAL FLOOR-AREA RATIO (FAR):			.302
MAXIMUM ALLOWABLE FLOOR AREA (at .4 FAR):			3022
ADU TOTAL FLOOR-AREA RATIO (FAR):			
ADU AREA		987	0.13

TREE LIST			
NO	DIA	SPECIES	NOTES
401	21"	PECAN	PROTECT-COA ROW
404	19"	LIVE OAK	PROTECT-NEIGHBORING LOT
406	42.5"	AMERICAN ELM	PROTECT

sheet index:

ARCHITECTURAL  
A1.0 - PLOT PLAN, SETBACK PLANE  
& IMPERVIOUS COVER  
A2.1 - FLOOR PLANS  
A4.1 - EXTERIOR ELEVATIONS & TENTS

STRUCTURAL  
S3.00 - NOTES  
S1.00 - FOUNDATION PLAN  
S1.01 - BRACED WALL PLAN  
S1.02 - ROOF FRAMING PLAN  
S3.00 - ELEVATIONS  
S5.00 - FOUNDATION DETAILS  
S5.10 - TYPICAL WOOD SECTIONS AND DETAILS  
S5.30 - FRAMING DETAILS

ADDITIONAL  
SEALED ORIGINAL SURVEY

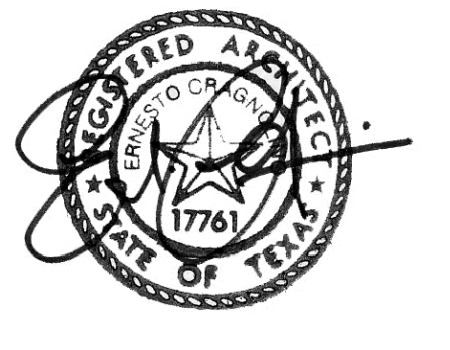
LOT LEGAL DESCRIPTION

THAT PORTION OF LOT 25, SHADOW LAWN, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 71 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, WHICH WAS CONVEYED TO BEVERLY TRUDGEN-TOPPINS BY DEED RECORDED IN VOLUME 10234 PAGE 159 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED AT 3904 AVENUE G.

THIS SITE PLAN PRODUCED USING INFORMATION FROM A SITE SURVEY DATED DECEMBER 12, 2022  
JOB NUMBER 1121116  
PRODUCED BY ANNE THAYER OF  
HOLT CARSON  
R.P.L.S. 5850  
HOLT CARSON, INC.  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
512-442-0990

sosa tt  
pavilion  
3904 avenue g.  
austin, texas 78751



alterstudio  
architects LLP

1403 rio grande  
austin, tx 78701  
512.499.8007  
fax 512.499.8049

PERMIT SET 7.31.2023


scale  
HALF OF NOTED SCALE WHEN PRINTED ON 12X18

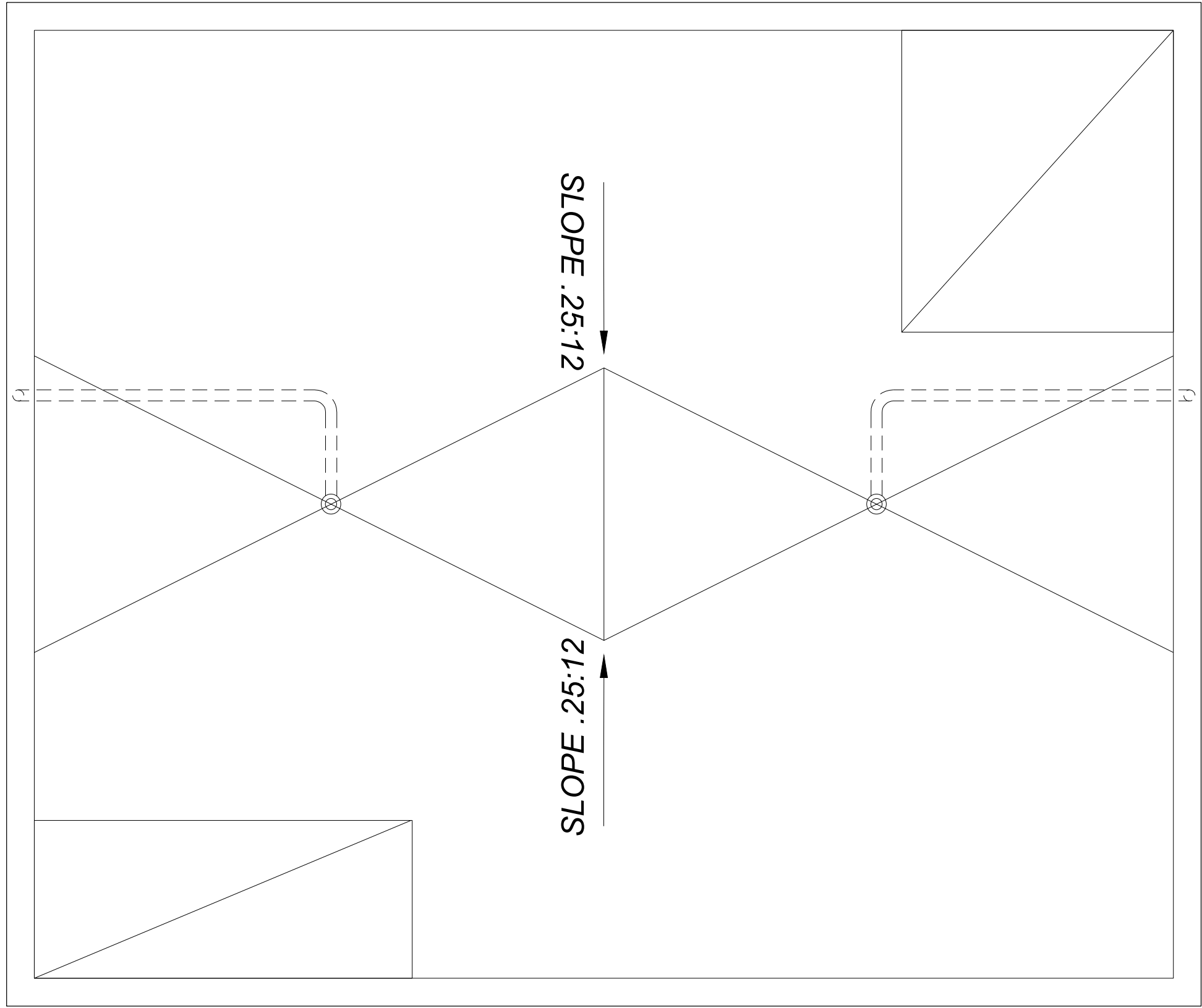
date 7.31.2023

site plan

AS NOTED

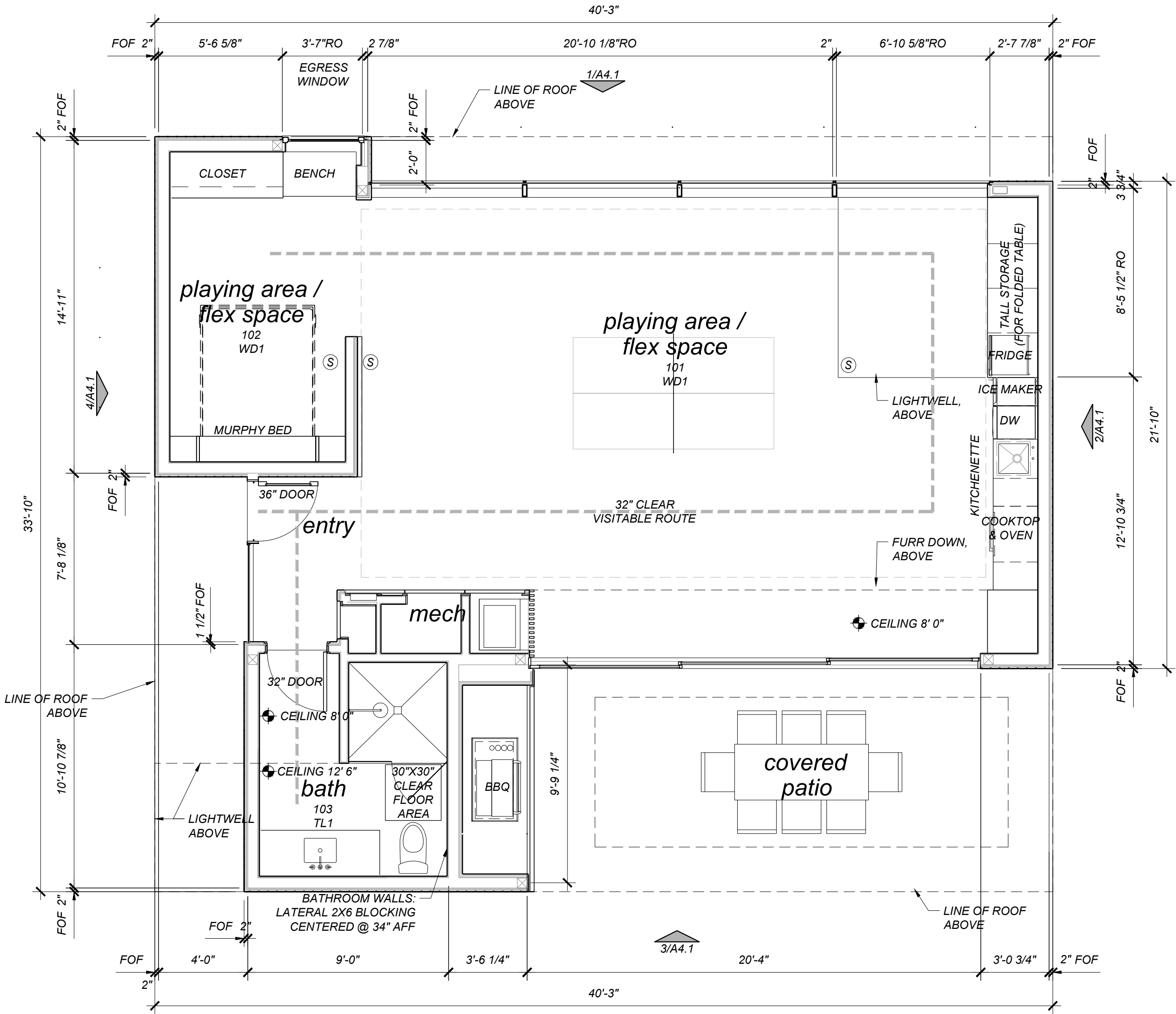
A1.0





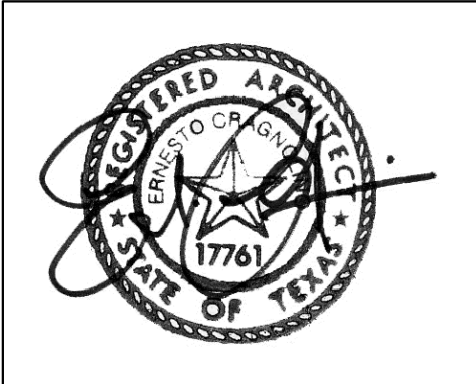
2 roof plan  
1/4" = 1'-0"

- plan notes:**
1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS NO HIGHER THAN 48" ABOVE THE INTERIOR FLOOR LEVEL.
  2. OUTLETS AND RECEPTACLES MINIMUM 15" ABOVE INTERIOR FLOOR LEVEL AT FIRST FLOOR EXCEPT FOR FLOOR OUTLETS
- CEILING HEIGHT = 10'-0" UNO
- (S) INSTALL HARDWIRED AND INTERCONNECTED COMBINATION CARBON MONOXIDE + SMOKE DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENT AS GENERALLY INDICATED ON THE DRAWINGS



1 plan  
1/4" = 1'-0"

**sosa tt pavilion**  
3904 avenue g.  
austin, texas 78751



**alterstudio architects LLP**  
1403 rio grande  
austin, tx 78701  
512.499.8007  
fax 512.499.8049

PERMIT SET 7.31.2023

scale  
HALF OF NOTED SCALE WHEN PRINTED ON 12X18

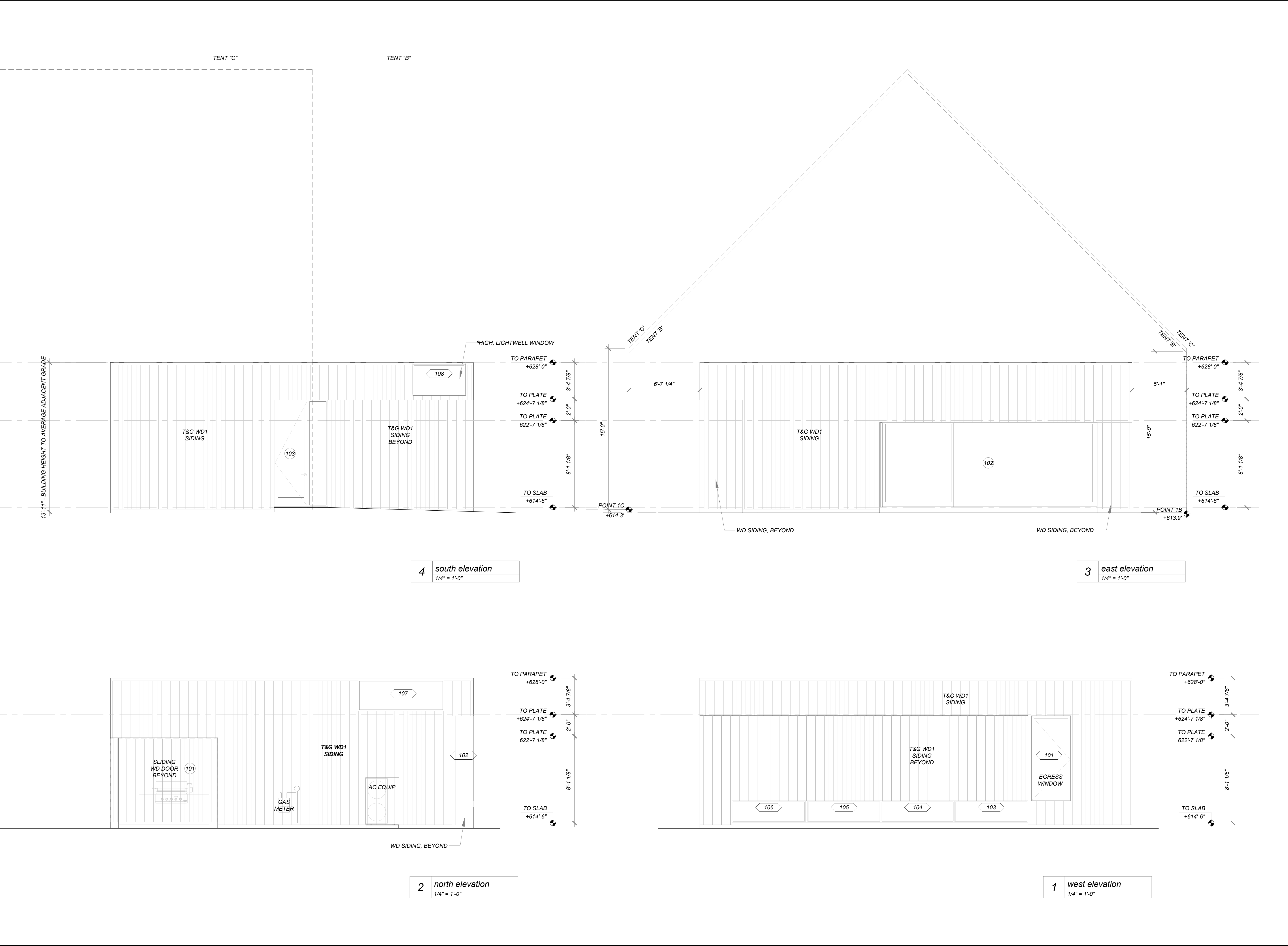
date 7.31.2023

floor plan

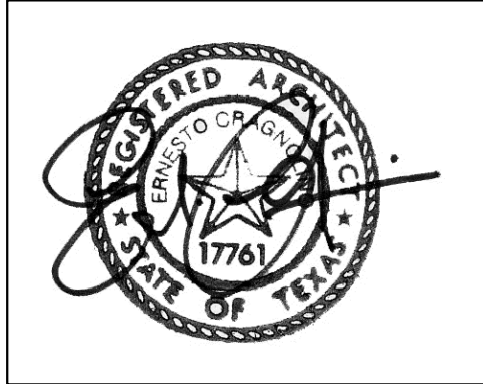
1/4" = 1'-0"

A2.1





**sosa tt pavilion**  
3904 avenue g,  
austin, texas 78751



**alterstudio architects LLP**  
1403 rio grande  
austin, tx 78701  
512.499.8007  
fax 512.499.8049

PERMIT SET 7.31.2023

scale  
HALF OF NOTED SCALE WHEN PRINTED ON 12X18  
date 7.31.2023

**exterior elevations**

AS NOTED

**A4.1**



1. Only large openings in structural framing members are shown on the structural drawings. However, all sleeves, embeds, inserts, openings and frames that are necessary for the work shall be provided. The Contractor shall coordinate with all trades sizes, locations and placement. All openings and embedded items which have an effect on the structure shall be submitted to the Engineer for review.
2. Refer to Architectural, Mechanical, Electrical, and Plumbing drawings for floor elevations, location of depressed or elevated floor areas, slopes, and drains.
3. Submittals identify all equipment including size, dimensions, clearances, accessibility, weights and reactions. Any deviations from specified equipment shall be noted on the submittals.
4. The details designated as "Typical Details" apply generally to the Drawings in all areas where conditions are similar to those described in the details.
5. Notes on structural indicating that bracing or shoring is required are intended to assist the contractor to identify instances where work required by these drawings is likely to cause failure unless shored. However, the design and provision of all temporary supports, whether identified or not, required for the execution of the contract such as gyps, braces, shores, reshores, falsework, supports and anchors are not included in these drawings and shall be the responsibility of the Contractor. The Contractor shall make the determination of where such supports are required. Temporary supports shall not result in the overstress or damage to the structure

1. All requests for substitutions of materials or details shown in the contract documents shall be submitted for approval during the bidding period. Once bids are accepted, proposed substitutions will be considered only when they are officially submitted with an identified savings to be deducted from the contract.

1. Building Code: 2021 International Residential Code and 2021 International Building Code with City of Austin amendments.
2. Structural Concrete: Building Code Requirements for Reinforced Concrete, American Concrete Institute, ACI 318-19.
3. Structural Steel: Manual of Steel Construction, American Institute of Steel Construction, Fourteenth Edition.
4. Wood Framing: National Design Specifications For Wood Construction with Supplement, National Forest and Paper Products Association, 2012 Edition.
5. Structural Plywood: Plywood Design Specification, American Plywood Association, Latest Edition.
6. Prefabricated Metal Plate Connected Wood Trusses: Design Standard for Metal Plate Connected Wood Truss Construction, ANSI/TPI 1-07.

1. Dead Loads include the self weight of the structural elements and the following superimposed loads:

a.	Ceiling and Mechanical at roof	10 psf
b.	Roofing and insulation	15 psf
2. Floor Live Load		
a.	Single Family Residential	
i.	Typical U.N.O.	40 psf
ii.	Sleeping Areas	30 psf
iii.	Attic Space	10 psf
3. Roof Live Loads		
a.	Slope <= 4:12	20 psf
4. Snow Loads		
a.	Ground snow load, Pg	5 psf
5. Wind Design Data		
a.	Basic Wind Speed (3-second gust)	110 mph
b.	Wind Importance Factor, Iw	1.0
c.	Building Category	II
d.	Exposure	B
e.	Internal Pressure Coefficient	±0.18
f.	Components and Cladding	See table this sheet
6. Earthquake Design Data		
a.	Seismic Importance Factor, IE	1.0
b.	Seismic Use Group	I
c.	Mapped Spectral Response Accelerations:	
i.	SS	0.053g
ii.	SI	0.031g
d.	Site Class	C
e.	Spectral Response Coefficients:	
i.	SDS	0.046g
ii.	SD1	0.031g
f.	Seismic Design Category	A
g.	Basic Seismic-Force-Resisting System:	
i.	Light frame (wood) walls with wood structural panels rated for shear	
h.	Design Base Shear	0.5 kips
i.	Seismic Response Coefficient(s), CS	0.010
j.	Response Modification Coefficient(s), R	6.5
k.	Analysis Procedure	General Structural Integrity
7. Loading for mechanical rooms and kitchens are based on the weights of equipment and concrete pads as indicated on the contract documents. Any revisions in equipment type, size, or quantity shall be reported to the Architect immediately for verification of the structural design.		

1. The building movements specified herein are anticipated to occur and shall be taken into account by the Contractor in the design, detailing, and installation of the building elements.
2. Spandrel beam deflections: Provisions shall be made in the building cladding for relative floor to floor vertical deflections of 3/8" typically, but limited to 3/16" of operable glazing/partitions.
3. Interior floor/roof deflections: Provisions shall be made in interior partitions and other elements supported by or attached to the floors or roofs for relative floor to floor vertical deflections of 1".
4. Lateral building drift: Provisions shall be made in building cladding and other architectural finishes for relative floor to floor lateral deflections of story height/400.

- Shop drawings shall be prepared for all structural items and submitted for review by the Engineer. Contract Drawings shall not be reproduced and used as shop drawings. All items deviating from the Contract Drawings or from previously submitted shop drawings shall be clouded.
- The contractor shall review shop drawings for compliance with the contract documents and shall certify that he has done so by a stamp indicating that the drawings have been "Approved" and which bears the signature (or initials) of an authorized representative of the contractor and the date. Submittals which do not reflect the contractor's approval, signature and date will be returned without review.
- The contractor shall be responsible for delays caused by rejection of inadequate shop drawings.
- Where review and return of shop drawings is required or requested, the engineer will review each submittal and, where possible, return within two weeks of receipt.
- Corrections or comments on shop drawings or manufacturer's data sheets do not relieve the contractor from compliance with requirements of the plans and specifications. The engineer's review is for general conformance with the requirements of the contract documents. The contractor is responsible for confirming and correcting all quantities and dimensions, selecting fabrication processes and techniques of construction and coordinating his work with that of all other contractors.
- Refer to individual sections for specific submittal requirements.

1. Work specified herein shall be performed by a qualified independent Testing Laboratory, selected and paid by the Owner.
2. Pier drilling operation: Make continuous inspections to determine that the proper bearing stratum is obtained and utilized for bearing and that the shafts are clean and dry before pouring concrete.
3. Filling and Backfilling operation:
  - a. Analyze backfill samples delivered by the contractor to determine compliance with gradation and quality requirements of the geotechnical report.
  - b. Make in place placement tests for moisture content, moisture density relationship, and density of materials in place. Perform test once for each lift.
  - c. Filling excavation: Inspect the excavations to determine that the proper bearing stratum is obtained and utilized for bearing and that excavations are properly clean and dry before concrete is placed.
4. Concrete inspection and testing:
  - a. Secure composite samples of concrete at the jobsite in accordance with ASTM C172.
  - b. Mold and cure three specimens from each sample in accordance with ASTM C31. Test specimens in accordance with ASTM C39. Two specimens shall be tested at 28 days for acceptance and one shall be tested at seven days for information.
  - c. Perform one strength test (three cylinders) for each pour.
  - d. Make one slump test for each set of set offings following the procedural requirements of ASTM C143 and C172.
5. Concrete Reinforcement: Inspect all concrete reinforcing steel and embedded metal assemblies prior to placement of concrete for compliance with Contract Documents and shop drawings. All instances of non-compliance shall be immediately brought to the attention of the contractor for correction, and if uncorrected, reported to the engineer.
6. Expansion Anchors: Provide continuous inspection of expansion bolt installation to ensure that holes are of the specified size, and that bolts are properly installed including application of minimum installation torques.

1. Provide structural or general fill below all concrete slab areas as needed to achieve required grades and profiles.
2. Fill material shall be general fill material with no specifications. Fill material shall be free of organics or other contaminants.
3. Prior to placing fill material, remove all organic and other deleterious material from the existing subgrade for a distance of 3'-0" beyond building line. All exposed surfaces shall then be scarified to a depth of 6", watered as required and recompacted to minimal standards sufficient for a working surface. There are no density or moisture requirements since the slab is structurally supported over void cartons.
4. Install 6" deep void cartons under all slab and beam areas. Install soil retainers between each interface of void cartons against soils.
5. Provide a vapor barrier meeting the requirements of ASTM E174, class B such as one of the products listed below. Place vapor barrier in accordance with manufacturer's recommendation on top of void cartons.
  - A. Barrier-Bac VBC-351 31 mil Composite Vapor Retarder
  - B. FLOPRUFUE 120 21 mil Integrally bonded vapor protection for slabs on grade

1. Pier design is based on an allowable loading of 25,000 psi in end bearing and varying side friction values of 5.0 ksf below 5 feet of drilling, 1,750 psi within 1 foot of bearing stratum and 2,500 psi below 1 foot of bearing stratum. Design values are in accordance with the geotechnical report #22-0087 provided by Capital Geotechnical Services, PLLC dated September 20, 2022.
2. Bearing stratum shown on the pier details is Stratum "C" limestone chalk rock.
3. Piers not specifically located on the plan shall be located on centerline of column above. Where no column occurs, locate on centerline of wall or beam.
4. Provide dowels from piers into concrete above using same bar size and number as shown for pilaster above. Where no pilaster occurs, use dowels of same size and number as pier reinforcing steel. Extend dowels 30 bar diameters into pier and beam, wall, plate or column U.O.
5. Elevation of top of piers, unless noted otherwise on the drawings is at the bottom of the deepest intersecting beam or wall supported by the pier.
6. Reinforcing cage shall be held securely away from earth at sides and bottom by sets of 3 spacers at a maximum spacing of 8 feet along the length of the cage and 1'-0" from the bottom.
7. Pier reinforcing and concrete shall be placed immediately after drilling operations are complete; in no case shall a pier be drilled that cannot be poured by the end of the workday.
8. See plans for pier sizes, reinforcing and depth.
9. The contractor shall verify depths of piers before pier steel is cut. Pier steel may be delivered to the jobsite in standard lengths and cut as required. Provide 64 bar diameter laps in all vertical pier reinforcing.
10. Reinforcing steel shop drawings, if provided, shall include placing drawings for templates to set dowels in piers.
11. Top of pier shall be of the specified diameter. Form top of pier if required to maintain the specified diameter. Any concrete extending beyond the specified diameter shall be removed.
12. Temporary steel casing may be required during pier drilling operations. Prior to the placement of concrete, any seepage water shall be removed from the pier holes. Special construction procedures in accordance with ACI 336.1 and ACI 336.3R and specifications shall be followed during extraction of the casing and during concrete placement.
13. Contractor shall include in bid documents, unit costs for casing if required and unit cost for greater and lesser depth of drilling for each pier size.
14. All piers shall be inspected by a representative of the Special Inspector in order to ensure that the proposed bearing material has been reached in accordance with the recommendations given in the geotechnical report.
15. The contractor shall make and maintain accurate records of the drilled pier depths, bearing stratum, depth of penetration into bearing stratum, diameter and location (including off center eccentricities), and shall submit this information to the Engineer.

1. Expansion anchors shall be one of the following:
  - a. HDA Undercut Anchor, Hilti Fastening Systems.
  - b. Tubofit, Rammed Fastening Systems
  - c. Rawl-Stud, The Rawlplug Company
2. Expansion anchors of the size and embedment shown on the Drawings shall be installed in accordance with the Contract Documents, the manufacturer's recommendations, and the manufacturer's current ICBO report for the anchor. If conflicts exist between these referenced documents, the most stringent requirements shall govern.
3. The Contractor shall locate all existing reinforcing steel and other embedded items contained in the concrete using non-destructive methods and shall position anchor locations to avoid conflicts with existing embedded items. Anchor locations can be adjusted by a maximum of 1/12" from detailed locations to avoid conflicts, unless noted otherwise.
4. Based on field verified locations of reinforcing steel and embedded items, the Contractor shall create templates for each anchor group. Submit template dimensions for review prior to fabrication of connection plates.
5. Holes for anchors shall be drilled in a continuous operation using the bit type and size recommended by the anchor manufacturer. Holes shall be drilled perpendicular to the concrete surface and shall not be enlarged or redirected at any point along its length. All debris shall be blown out of the holes with compressed air after drilling.
6. All abandoned holes shall be filled with non-shrink grout.
7. Holes in connection plates shall be no more than 1/16" larger than the anchor diameter. If larger holes are required for erection purposes, Contractor shall provide 1/4" x 3/8" x 3" plate washers sufficiently welded to the connection plate to transfer the specified load.
8. Installation of expansion anchors shall be continuously inspected by the testing agency to ensure that holes are of specified size, and that bolts are properly installed including application of minimum installation torques

1. Structural Steel shall conform to ASTM A572, grade 50 except where A36 is noted on plan, except that miscellaneous plates, angles, and channels may be A572, grade 50 or A36. Steel pipe shall conform to ASTM Specification A 501 or ASTM A 53, Type E or S, Grade B. Steel tube shall conform to ASTM Specification A 500, Grade B, Fy 46 ksi.
2. Column base plates shall be grouted with a non-shrink, high strength nonmetallic grout.
3. Splicing of structural steel members is prohibited without prior approval of the Engineer as to location and type of splice to be made. Any member having splice not shown and detailed on shop drawings will be rejected.
4. All welds denoted as moment connection or full penetration weld shall be ultrasonically or x-ray certified by an independent testing agency.
5. Shop painting: Paint structural steel with one coat of manufacturer's standard red oxide primer, or other primer as required for compatibility with paint specified by architect, applied at a rate to provide a uniform dry film thickness of 2.5 mils.
6. Submittal: Provide drawings showing details for fabrication and shop assembly of members, erection plans and details. Include details of connections, camber, weld profiles and sizes and spacing. Shop and erection drawings shall not be made using reproductions of the contract drawings.

1. Welding shall conform to ANSI/AWS D1.1, latest edition.
2. Bolts shall conform to ASTM A325. Bolts shall be designed using values for bearing type bolts with thread allowed in the shear plane.
3. Beam connections shall be designed and detailed as follows, unless noted otherwise on the Drawings:
  - a. Bolts shall be "smug tight," U.O.C.
  - b. Short slotted holes shall be permitted provided washers are installed in accordance with AISC requirements. Washers shall be hardened where A325 bolts are utilized.
4. For connections not specifically addressed by these notes or the Drawings, provide fillet welds at all contact surfaces sufficient to develop the tensile strength of the smaller member at the joint.
5. Fillet welds with no size specified shall be 3/16", or minimum size required by AISC, whichever is larger.

1. Trusses shall be designed by the Contractor in accordance with the Truss Plate Institute "Design Standard for Metal Plate Connected Wood Truss Construction" (ANSI/TPI 1).
2. Truss members shall be clamped in a mechanical or hydraulic jig with sufficient pressure to bring members into reasonable contact at all joints during application of connector plates.
3. Provide adequate erection bracing in accordance with Truss Plate Institute publication HIB-91.
4. Truss Manufacturer shall provide permanent bracing as required by the design of the trusses. Erection bracing may remain in place as permanent bracing where it does not interfere with the architectural finishes.
5. All timber truss members shall be Southern Yellow Pine with a maximum moisture content of 19%. Chord members shall be no. 2 or better and web members shall be no. 3 or better.
6. Connection plates shall be manufactured by a WTCA member plate manufacturer. Plates shall be 20 gauge minimum, ASTM A446 grade A steel, with a G60 galvanized coating.

- b. Limit live load deflection of floor trusses to L/360. Total load deflections shall be limited to L/240.
- c. Truss members and connections shall be proportioned with a maximum allowable stress increase for duration of load as follows:

Roof Loads	25 percent
Wind Loads	33 percent
Seismic Loads	33 percent

d. Trusses shall be designed for the superimposed dead and live loads as noted in the Structural Notes and as indicated on the drawings. Dead loads shall not be less than the following:

Roof	15 psf
------	--------

- e. Trusses shall be designed for the superimposed wind loads in accordance with the specified building code and the specified basic wind speed, exposure, and importance factor. Increase member sizes or provide additional bridging as required to resist uplift forces.
- f. Connect roof trusses to bearing wall or beam support at each end with a type H2.5 framing anchor as manufactured by the Simpson Company or approved equal.
- g. Submit: Provide drawings showing plans and truss detail elevations indicating design loads, support conditions, dimensions, assembly of members, connections, bracing, member sizes and wood grade and species. Drawings shall be signed and sealed by an engineer licensed in Texas. Shop and erection drawings shall not be made using reproductions of the contract drawings.

- Unless otherwise noted, all structural framing lumber shall be clearly marked No. 2 Southern Pine or Douglas Fir-Larch, except that non-loading interior walls may be Stud grade Southern Pine, Douglas Fir-Larch, or Spruce-Pine-Fir. Studs in perimeter walls shall be 2x6's at 16" on center, typical, U.N.O. Studs in interior walls shall be 2x4's at 16" on center, typical, U.N.O.
- All wood headers, beams, and top plates shall be No. 2 Southern Pine or Douglas Fir-Larch.
- All wood wall studs shall be full height without intermediate plate line unless detailed otherwise.
- All load bearing walls shall have solid 2x6 blocking at 4'-0" O.C. maximum vertically. End nail with two (2) 16d nails or side toe nail with two (2) 16d nails.
- Provide double studs at all wall corners and on each side of all openings, unless noted or detailed otherwise.
- Roof sheathing: 1/2" APA RATED SHEATHING with an exposure 1 rating or 1/2" grade C-D plywood with exterior glue. Panels shall be continuous over two or more spans with the long dimension oriented perpendicular to the framing members. Nail with 8d common nails at 6" on center at supported edges and 12" on center at intermediate supports. Stagger joints in sheathing.
- Wall Sheathing: Wall framing shall be braced by 4'-0" wide x 1/2" panel of APA RATED SHEATHING with an exposure 1 rating extending from the top plate to the sill plate. Where the wall is taller than 8'-0", provide multiple panels as required to extend from sill plate to top plate. Provide 2x6 blocking at supported and all panel edges. Nail with 8d common nails at 6" on center at supported edges and 12" on center at intermediate supports. Additional wall sheathing requirements are indicated in the brace wall typical details and tables in the drawings.
- Solid 2x blocking or boardwalk shall be provided at supports and cantilever ends of all wood joists, and between supports in rows not exceeding 8'-0" apart.
- All framing members framing into the side of a header shall be attached using metal joist hangers of type "L" as manufactured by the Simpson Company or equal. The hanger shall be sized and installed in accordance with the manufacturers recommendations for the size of joist supported.
- Nailing and attachment of all framing members sheathing shall be as specified in the International Residential Code Fastener Schedule (table R602.3(1)) unless noted otherwise in the drawings. Common wire nails or spikes, or galvanized box nails shall be used for all framing unless noted otherwise.
- Place a single plate at the bottom and a double plate at the top of all stud walls. Exterior sill plates shall be bolted to the foundation with 1/2" anchor bolts with a minimum embedment of 8" spaced at 4'-0" on center. Provide a minimum of two bolts per plate segment. Sill plates in contact with concrete or masonry shall be pressure treated with a preservative.
- As an alternate, plates may be attached to concrete foundation elements with power actuated fasteners. Provide washers at least 0.08 inches thick, and 1.1 inches square or 1.425 inches in diameter at each fastener. Fasteners shall be 3" long and shall have a minimum shank diameter of 0.145 inches. Provide two fasteners located 6" and 10 inches from the end of each sill plate piece, and then at a maximum spacing of 18 inches on center maximum at exterior walls and at interior party walls. At interior non-load bearing partitions, fasteners may be spaced at 36" on center, maximum. Fasteners shall be Hilti X-DNI T2P8S36 pins or equal. Submit manufacturer's information on fastener to be used prior to start of construction.
- All bolts and lag screws shall have standard washers. All anchor and expansion bolts used in wood to concrete connections in crawlspace areas shall be hot dip galvanized or stainless steel.
- Refer to the architectural drawings for additional wood framing members. Provide additional wood framing members shown on the architectural drawings even though they may not be shown on the structural drawings.

1. Where noted on the drawings, joists shall be "TJI" SPS series engineered wood joists, and beams shall be "Micro-Lam" (LVL) or "Parallam" (PSL) beams as manufactured by the Trus Joist Macmillan Corporation.
2. Do not notch joists or beams. Drill holes through webs of engineered wood members for mechanical, electrical or plumbing services in accordance with the recommendations of the engineered wood product manufacturer.
3. Multiple wood beams up to three members thick shall be nailed together with three rows of 16d nails at 12" on center. Four or more multiple wood beams and any multiple wood beams utilizing beams thicker than 1 3/4" shall be bolted together with 1 1/2" diameter bolts top and bottom at supports and ends of the beam, then at 24" on center, staggered top and bottom for the full length of the beam.
4. Where multiples of two 1 3/4" Micro-Lam beams are noted on the drawings, contractor may provide single 3 1/2" beams in lieu of double 1 3/4" beams. LVL beams are noted by total width (eg. 3 1/2" represents 2 pieces of 1 3/4").
5. Provide web stiffeners where required by the manufacturer for the specified support condition.
6. Engineered wood members used in exterior applications shall be treated with Copper Azole (CA-B) or a Light Organic Solvent Preservative (LOSP).

AB.	ANCHOR BOLT	M.	MOMENT
ADJ.	ADJACENT	MAS.	MASONRY
AGGR.	AGGREGATE	MAT.	MATERIAL
AHU	AIR HANDLING UNIT	MC	MOMENT CONNECTION(S)
ALT.	ALTERNATE	MECH.	MECHANICAL
ARCH.	ARCHITECT OR ARCHITECTURAL	MEZZ.	MEZZANINE
		MID.	MIDDLE
B.F.	BACK FACE		
BLDG.	BUILDING	(N)	NEW
BM.	BEAM	N.F.	NEAR FACE
BOT.	BOTTOM	N.I.C.	NOT IN CONTACT
BR.L	BRICK LEDGE	N.S.	NON-SHRINK
BRDG.	BRIDGING	N.T.S.	NOT TO SCALE
BRG.	BEARING	NOM.	NOMINAL
B/W	BETWEEN		
C OR COMP.	COMPRESSION	O.C.	ON CENTER
C.I.P.	CAST-IN-PLACE	O.D.	OUTSIDE DIAMETER
C.J.	CONSTRUCTION JOINT	O.F.	OUTSIDE FACE
C.L.	CENTER LINE	O.H.	OPPOSITE HAND
C.M.U.	CONCRETE MASONRY UNIT	OPP.	OPPOSITE
COL.	CONCRETE	P	POINT OR AXIAL LOAD
CONN(S)	CONNECTIONS	P/C	PRECAST CONCRETE
CONST.	CONSTRUCTION	PERP.	PERPENDICULAR
CONT.	CONTINUOUS	PL.	PLATE
CONTR.	CONTRACTOR	PREFAB.	PREFABRICATED
CONTR. JT.	CONTROL JOINT	PRELIM.	PRELIMINARY
COV. PL.	COVER PLATE	PT.	POINT
		P-T	POST-TENSION
D.L.	DEAD LOAD		
DBL.	DOUBLE	R.	RADIUS
DET.	DETAIL	R.D.	ROOF DRAIN
DIA.	DIAMETER	REINF.	REINFORCE(ING)(ED)(MENT)
DIAG.	DIAGONAL	REM.	REMAINDER
DIM(S).	DIMENSION(S)	REQ.	REQUIRED
DWL(S).	DOWEL(S)	REQ'D	REQUIRED
		RND.	ROUND
(E)	EXISTING		
E.F.	EACH FACE	S.S.	STAINLESS STEEL
E.J.	EXPANSION JOINT	SCHED.	SCHEDULE(D)
E.W.	EACH WAY	SECT.	SECTION
EL.	ELEVATION	SH.T.	SHEET
ELEV.	ELEVATOR	SIM.	SIMILAR
ENGR.	ENGINEER	SP.	SPACE
EQUIP.	EQUIPMENT	STD.	STANDARD
EXIST.	EXISTING	STIFF	STIFFENER
EXP.	EXPANSION	STIR	STIRRUPS
EXT.	EXTERIOR	STL.	STEEL
		STRUCT.	STRUCTURE OR STRUCTURAL
F. TO F.	FACE TO FACE	T	TENSION
F.D.	FLOOR DRAIN	T&B	TOP AND BOTTOM
F.F.	FINISHED FLOOR	T&G	TONGUE AND GROOVE
F.SIDE	FAR SIDE	T.O.B.	TOP OF BEAM
FABR.	FABRICATOR	T.O.F.	TOP OF FOOTING
FDN.	FOUNDATION	T.O.P.	TOP OF PIER
FIN(D)	FINISH(ED)	T.O.P.C.	TOP OF PIER CAP
FL.	FLOOR	T.O.S.	TOP OF STEEL
		T.O.S.C.	TOP OF STRUCTURAL CONCRETE
GALV.	GALVANIZED	T.O.W.	TOP OF WALL
GL.	GLULAM	TYP.	TYPICAL
GR.BM.	GRADE BEAM		
H.S.	HEADED STUDS	U.N.O.	UNLESS NOTED OTHERWISE
HORIZ.	HORIZONTAL		
HSS	HOLLOW STRUCTURAL SECTION	V	SHEAR
HT.	HEIGHT	VERT.	VERTICAL
I.D.	INSIDE DIAMETER	W/	WITH
I.F.	INSIDE FACE	W.L.	WIND LOAD
INT.	INTERIOR	W/O	WITHOUT
INTERM.	INTERMEDIATE	W.P.	WORK POINT
		W.W.M.	WELDED WIRE MESH
JST(S)	JOIST(S)	WB	WIND BRACE
JT.	JOINT	WS.	WATER STOP
L.L.	LIVE LOAD	XS	EXTRA STRONG
LLH.	LONG LEG HORIZONTAL	XXS	DOUBLE EXTRA STRONG
LLV.	LONG LEG VERTICAL		
LONG.	LONGITUDINAL		
LW. CONC.	LIGHT WEIGHT CONCRETE		

	EXISTING CONSTRUCTION		ROCK
	CONCRETE (PLAN)		WOOD SHEATHING
	WOOD/METAL (PLAN)		CMU (SECTION)
	MECHANICAL UNIT OR ZONE		BRICK (SECTION)
	GROUT/SAND		MECHANICAL UNIT (SECTION)
	COMPACTED FILL		STRUCTURAL STEEL (SECTION )
	UNDISTURBED EARTH		

S0.00	STRUCTURAL NOTES
S1.00	FOUNDATION PLAN
S1.01	BRACED WALL PLAN
S1.02	ROOF FRAMING PLAN
S3.00	ELEVATIONS
S5.10	TYPICAL WOOD SECTIONS & DETAILS
S5.30	FRAMING DETAILS

C&C DESIGN WIND PRESSURES (PSF)									
AREA		ROOF PRESSURE ZONES SLOPE 0° TO 7°				WALL ZONES		ROOF OVERHANG	
(FEET)	1,2,3	1	2	3	4,5	4	5	2	3
10	10	-29	-38	-51	18	-20	-23	-39	-61
20	10	-27	-35	-47	17	-19	-23	-43	-57
50	10	-25	-32	-40	16	-18	-21	-42	-50
100	10	-23	-30	-35	16	-17	-19	-40	-45
500		-			16	-17	-19	-	

1. Reference building code for zone locations and other requirements.
2. Loads may be interpolated for areas between those listed above, otherwise use load listed for lower area.
3. Loads shown above are provided for design of performance specified and manufactured items such as curtain wall systems and steel and wood trusses. Loads listed in table above may be used, alternatively, loads may be calculated in accordance with requirements of the building code.



**alterstudio**  
architecture LLP  
1403 Rio Grande  
austin, TX 78701  
512.499.8007  
fax 512.499.8049

## STRUCTURAL NOTES

scale

HALF OF NOTED SCALE WHEN PRINTED ON 12X18  
DO NOT SCALE DRAWINGS  
CONTACT ENGINEER IN CASE OF DISCREPENCIES  
THIS SHEET IS ONLY ONE COMPONENT OF THE  
TOTAL DOCUMENT PACKAGE WHICH CONSISTS OF  
ALL DRAWINGS AND SPECIFICATIONS

**\$0.00**



1. Cast in place concrete shall meet the following requirements:

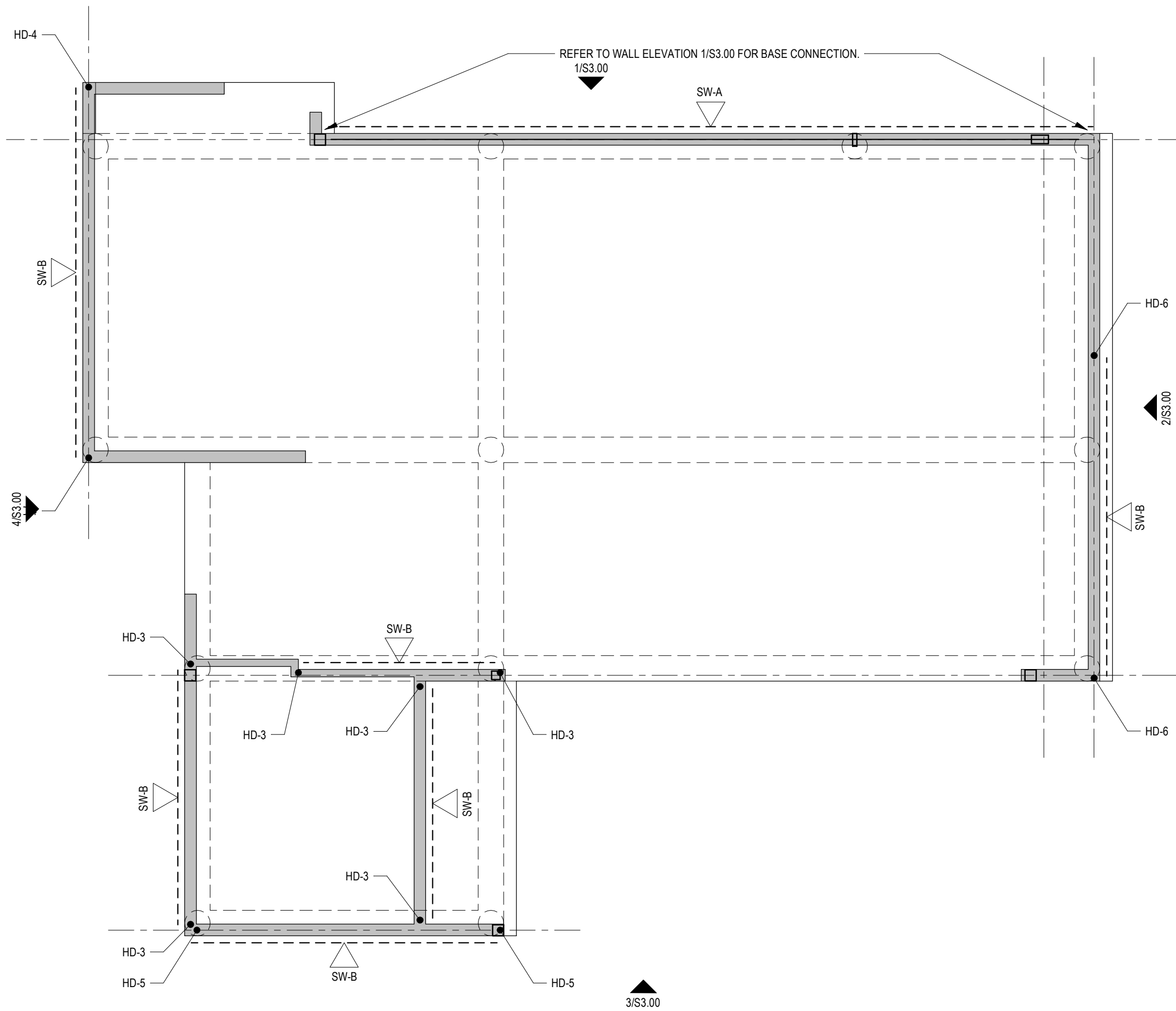
a. A high-range water reducing admixture shall be added to increase the slump to 5'- 7". The noted slump applies before the addition of the admixture.

- ## CONCRETE REINFORCING

- # 1 FOUNDATION PLAN

***S1.00***





**1** FOUNDATION BRACED WALL PLAN  
WF-112  
PLAN NOTES:  
1. ASSUMED ELEVATION 100'-0" EQUALS ACTUAL ELEVATION 614'-6". REF. ARCH. AND CIVIL.



**MJ STRUCTURES**  
812 SAN ANTONIO ST. STE. 406  
AUSTIN, TEXAS 78701  
512.693.9500 FAX 603.9502  
WWW.MJSTRUCTURES.COM  
PROJECT NUMBER: 22012  
FIRM REGISTRATION #F-7796  
COPYRIGHT 2018 MJ STRUCTURES, PLLC

**sosa tt pavilion**

3904 avenue g.  
austin, texas 78751





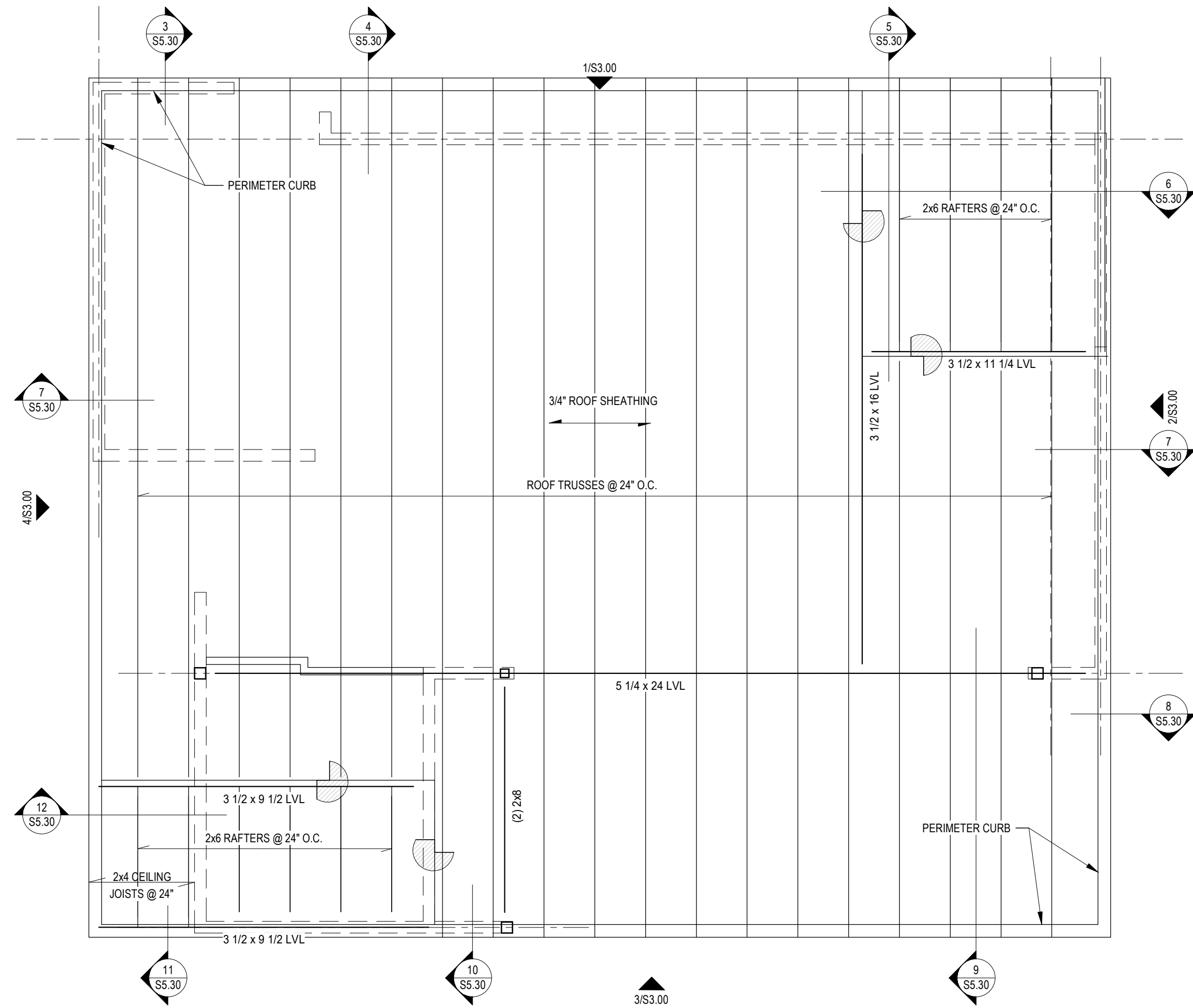
**alterstudio**  
architecture LLP

1403 Rio Grande  
austin, TX 78701  
512.499.8007  
fax 512.499.8049

PERMIT SET	7.31.2023
<b>BRACED WALL PLAN</b>	
scale	
HALF OF NOTED SCALE WHEN PRINTED ON 12X18 DO NOT SCALE DRAWINGS CONTACT ENGINEER IN CASE OF DISCREPANCIES THIS SHEET IS ONLY ONE COMPONENT OF THE TOTAL DOCUMENT PACKAGE WHICH CONSISTS OF ALL DRAWINGS AND SPECIFICATIONS	

**S1.01**





1 ROOF FRAMING PLAN

PLAN NOTES:  
1. ASSUMED ELEVATION 100'-0" EQUALS ACTUAL ELEVATION 614'-6". REF. ARCH. AND CIVIL.



**MJ STRUCTURES**  
812 SAN ANTONIO ST. STE. 406  
AUSTIN, TEXAS 78701  
512.693.9500 FAX 512.693.9502  
WWW.MJSTRUCTURES.COM  
PROJECT NUMBER: 22012

FIRM REGISTRATION #F-7796  
COPYRIGHT 2018 MJ STRUCTURES, PLLC

**sosa tt pavilion**

3904 avenue g.  
austin, texas 78751



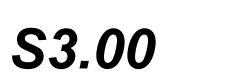


**alterstudio**  
architecture LLP

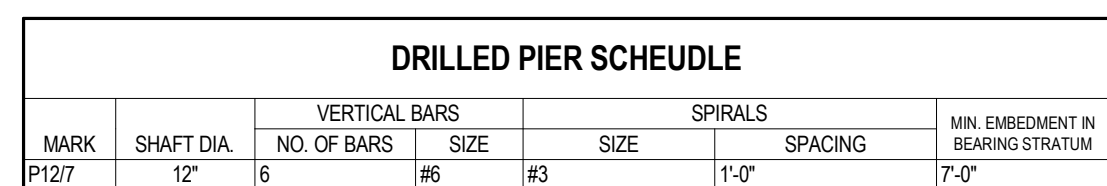
1403 Rio Grande  
austin, TX 78701  
512.499.8007  
fax 512.499.8049

PERMIT SET	7.31.2023
<b>ROOF FRAMING PLAN</b>	
scale	
HALF OF NOTED SCALE WHEN PRINTED ON 12X18 DO NOT SCALE DRAWINGS CONTACT ENGINEER IN CASE OF DISCREPANCIES THIS SHEET IS ONLY ONE COMPONENT OF THE TOTAL DOCUMENT PACKAGE WHICH CONSISTS OF ALL DRAWINGS AND SPECIFICATIONS	









SEE PLAN FOR COLUMN

(2) 3/4" x 10" H.C.A.

3/4" EMBED PL. DIMENSIONS TO BE 1" LARGER THAN COLUMN DIMENSIONS IN EACH DIRECTION

1/4"

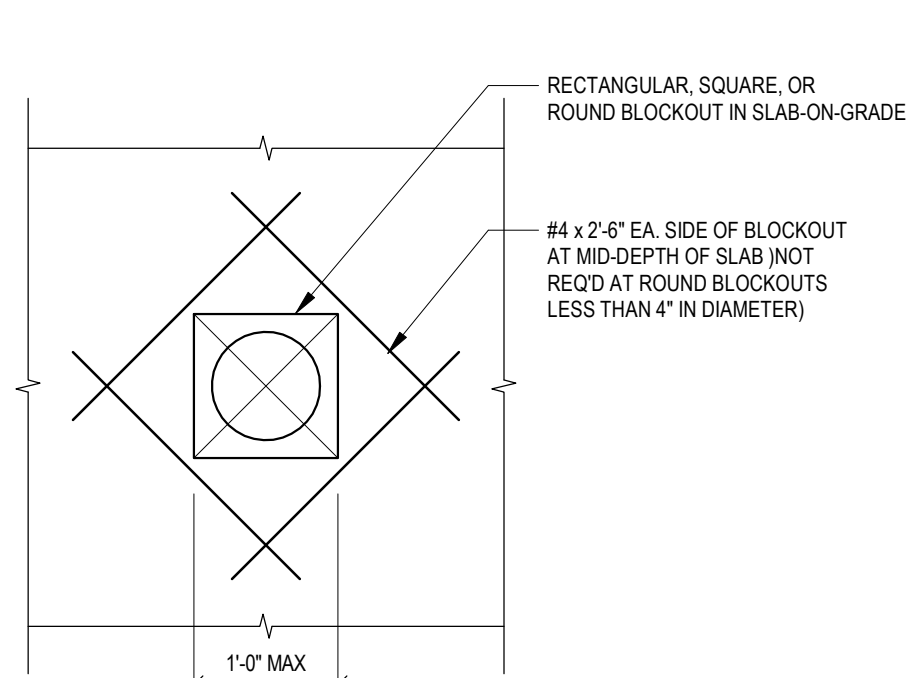
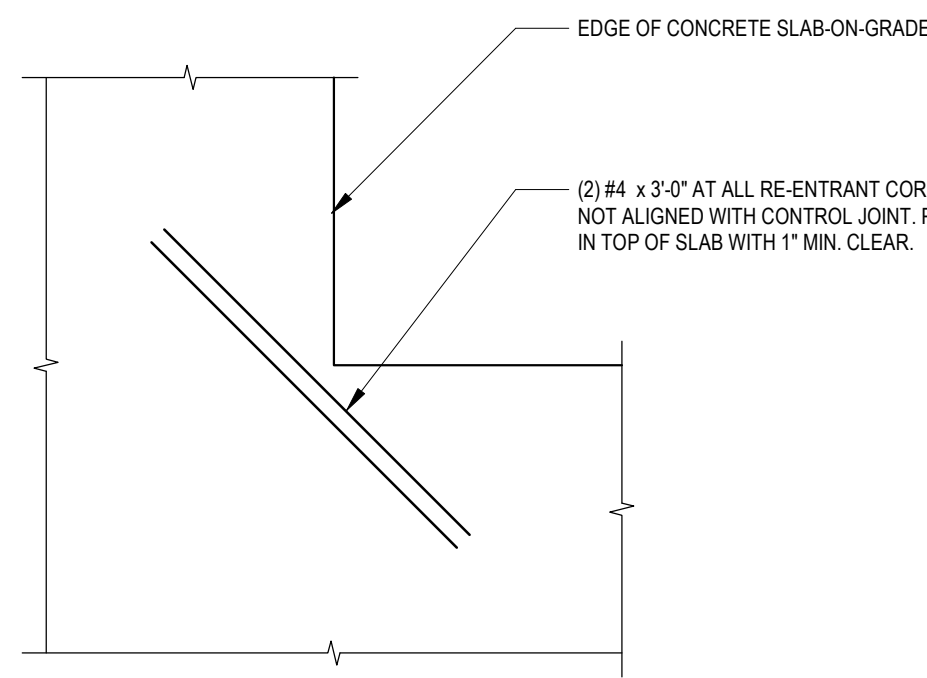
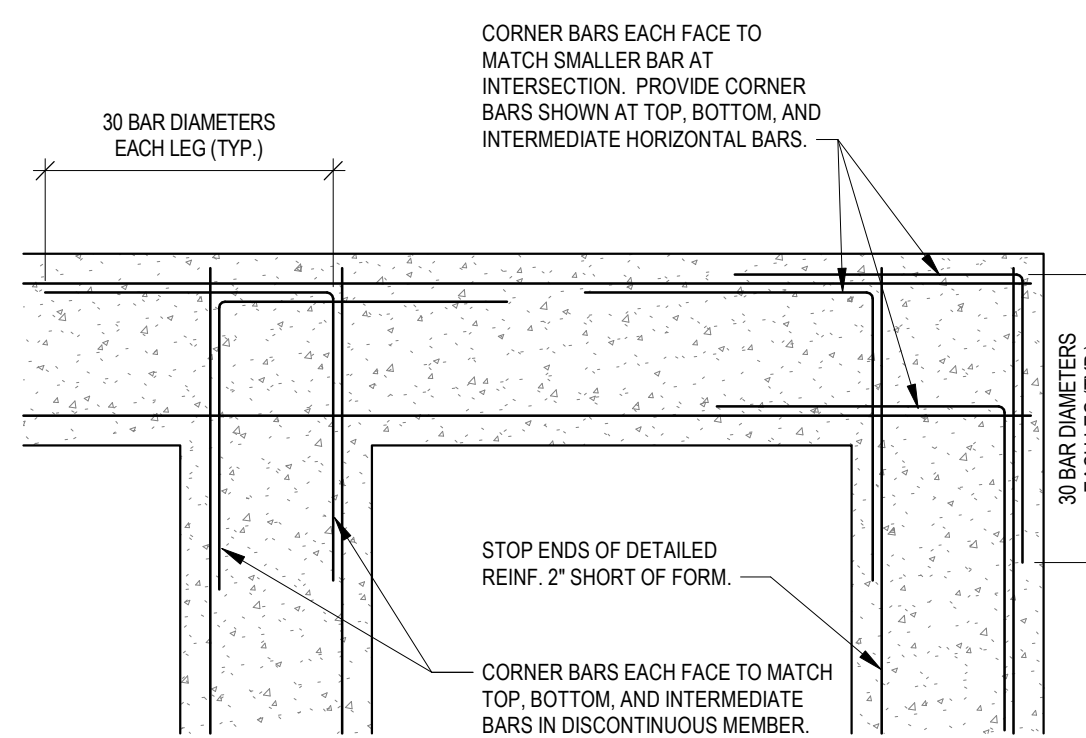


Diagram illustrating the cross-section detail of a beam and slab at a wall connection. The diagram shows the beam and slab structure, including the beam reinforcement (B.E.M. REIN.) and the slab reinforcement (S.L.B. REIN.). The beam is shown with a width of 1'-0" and a height of 2'-0". The slab is shown with a thickness of 6" and a width of 6" MIN. The beam is supported by a wall, and the slab is supported by the wall and the beam. The diagram also shows the finished grade, void forms, and the soil retainer.

Labels and dimensions include:

- FINISHED GRADE
- 6" MIN.
- VOID
- 6"
- SOIL RETAINER
- VOID FORMS UNDER & SLAB BEAM
- 1'-0"
- 2'-0"
- 6"
- VOID
- 6"
- C.J. (OPTIONAL)
- SEE PLAN FOR SLAB REIN.
- T.O.S.C. EL.
- B.E.M. REIN.
- (3) #8 CONT. TOP & BOT.
- #3 STIR. @ 10" O.C.

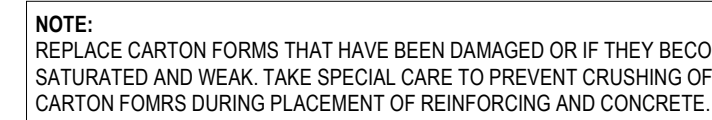
[illegible]

Left Diagram (Pier):

- Top Slab: 3'-0" wide, 4x reinforcement, 12" O.C. E.W. reinforcement.
- Beam Reinforcement: (3) #6 CONT. TOP & BOT., #3 STR. @ 10" O.C. (TYP.), #3 STR. @ 6" O.C. FROM PIER TO BEAM (@ 11A ONLY).
- Dimensions: 6" VOID, 2'-0" height, 6" VOID.
- Labels: SEE PLAN FOR SLAB REINF., T.O.S.C. EL., VOID FORMS UNDER SLAB & BEAM.

Right Diagram (Abutment):

- Top Slab: 3'-0" wide, 4x reinforcement, 12" O.C. E.W. reinforcement.
- Beam Reinforcement: (3) #6 CONT. TOP & BOT., #3 STR. @ 10" O.C.
- Dimensions: 6" VOID, 2'-0" height, 6" VOID, 1'-0" base width.
- Labels: SEE PLAN FOR SLAB REINF., T.O.S.C. EL., VOID FORMS UNDER SLAB & BEAM, SOIL RETAINER.



BEAM REINFORCING CONTINUOUS THRU CONSTRUCTION JOINT

CONSTRUCTION JOINT WITHIN 2'-0" OF C/S PAIR

4 ADD'L STIRRUPS

6" 6" 6" 6"

10/3" 10/3" 10/3" 10" DEPTH OF BEAM

KEY WIDTH	
GRADE BEAM WIDTH "T"	W
≤ 12"	3 1/2"
12" TO 16"	5 1/2"
16" TO 20"	7 1/4"
20" TO 24"	9 1/4"
24" TO 30"	11 1/4"

ELEVATION

FIRM REGISTRATION #F-7796  
 COPYRIGHT 2018 M.J. STRUCTURES, PLLC

# sosa tt pavilion

3904 avenue g.  
 austin, texas 78751

7/26/23

1403 Rio Grande  
austin, TX 78701  
512.499.8007  
fax 512.499.8049

PERMIT SET 7.31.202

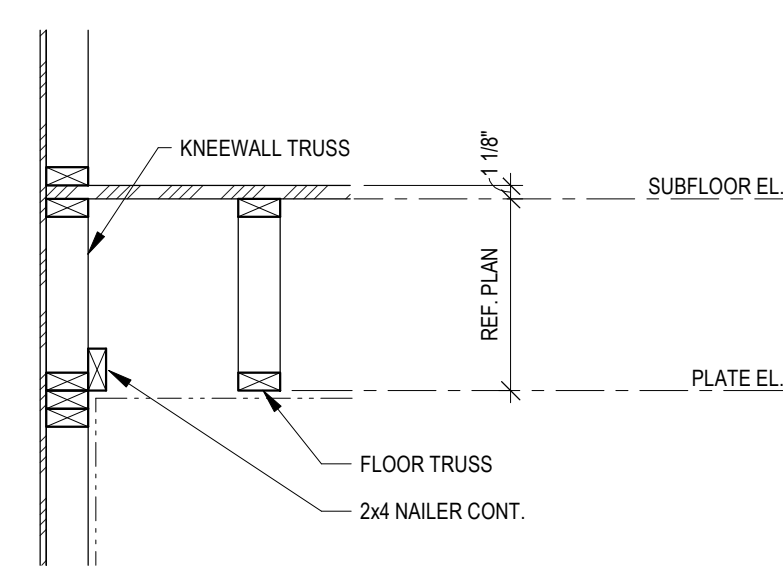
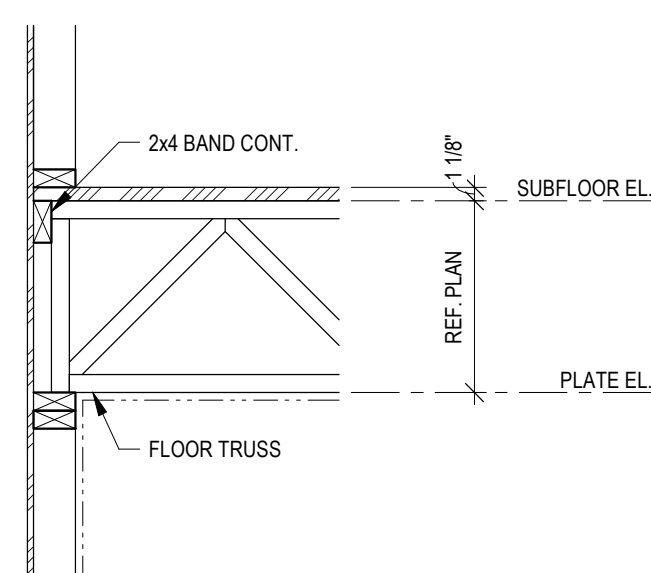
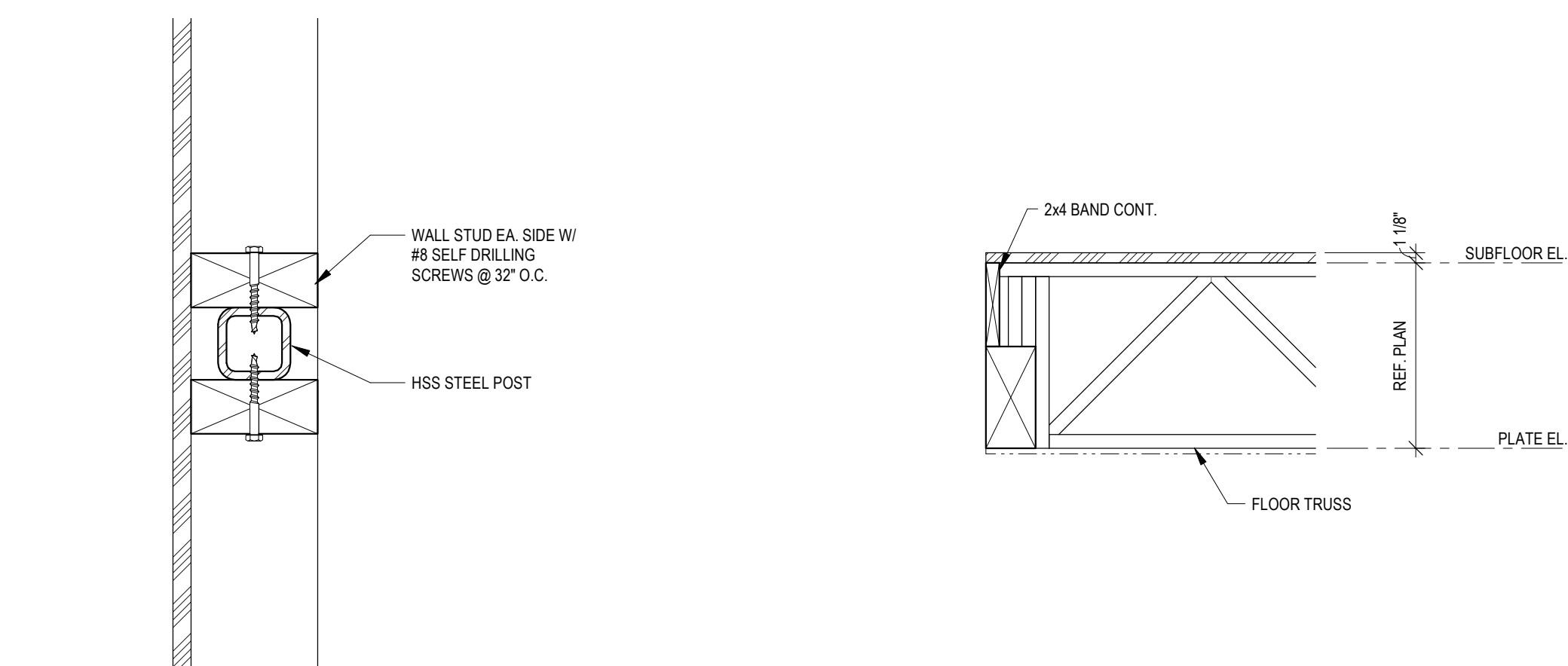
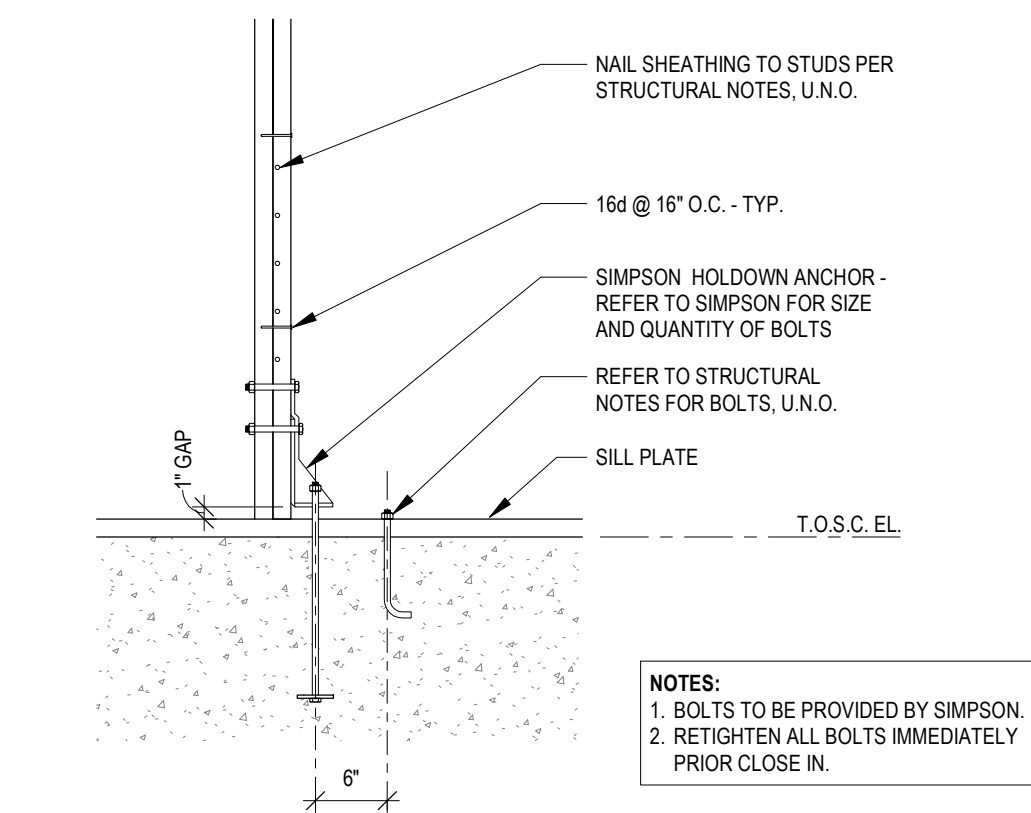
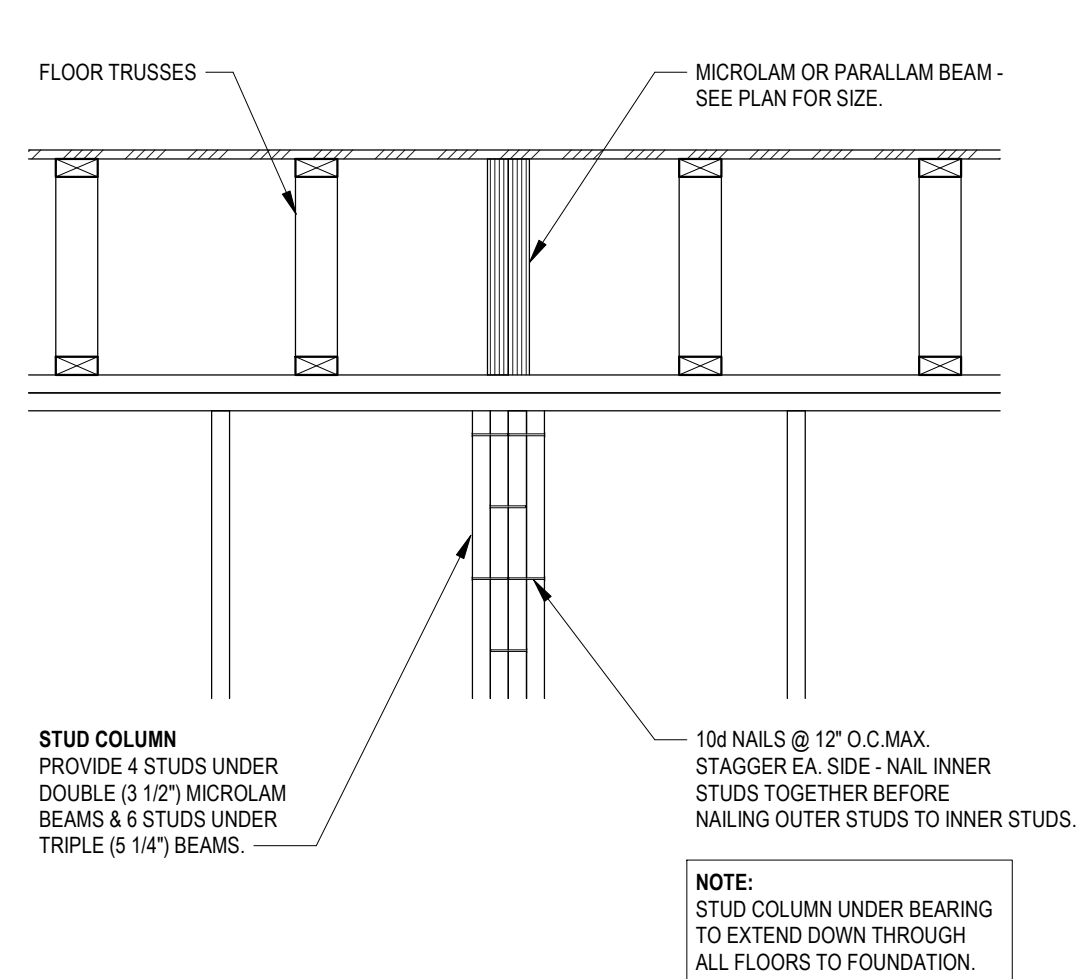
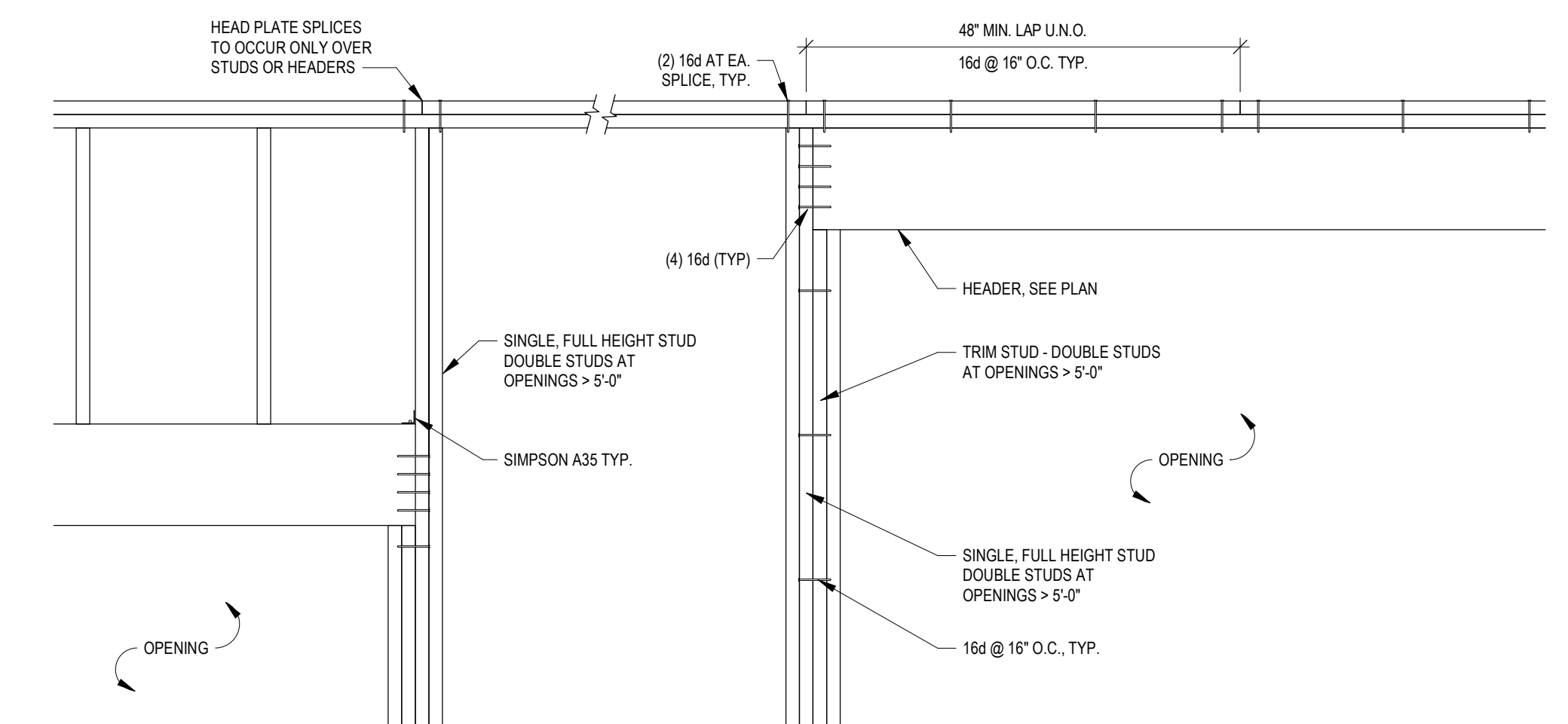
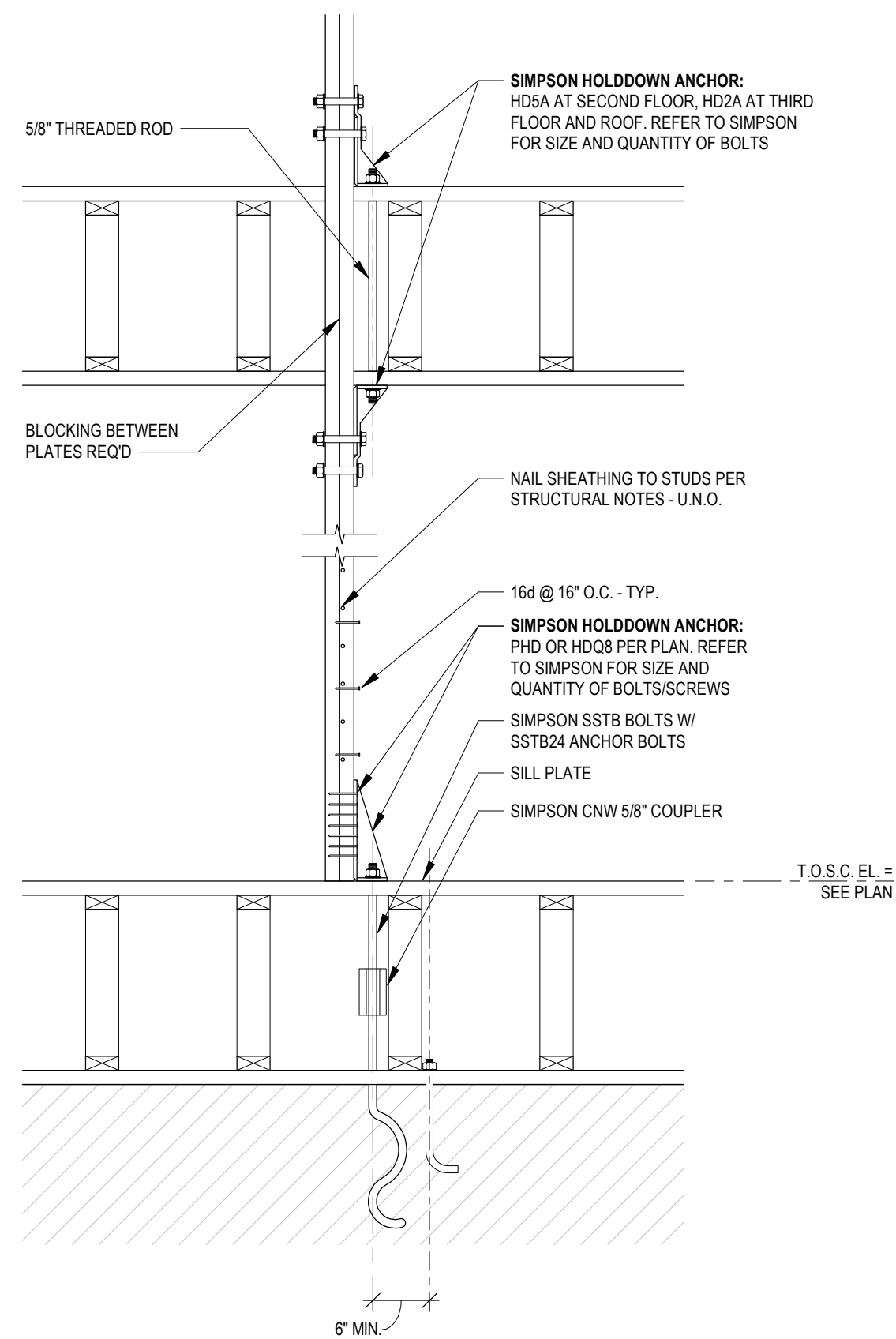
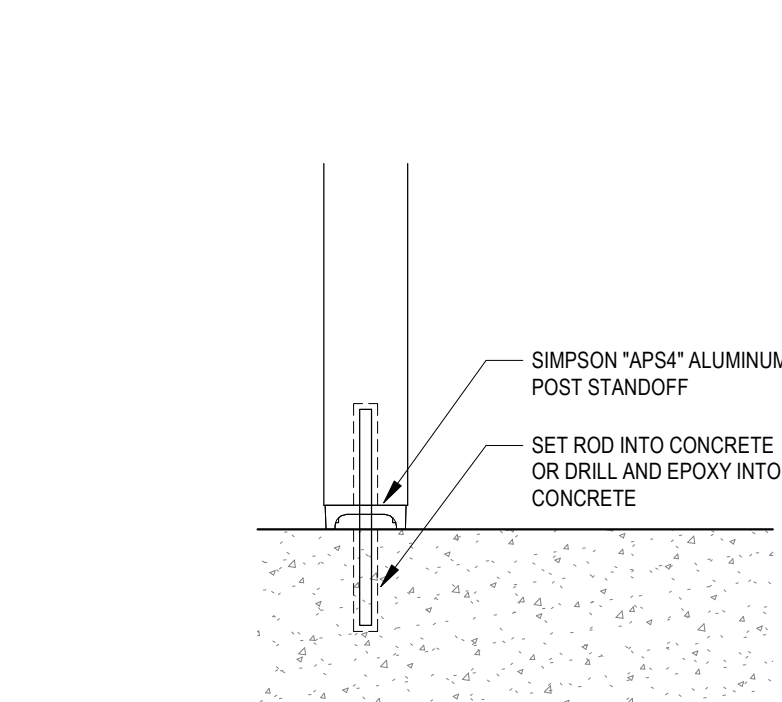
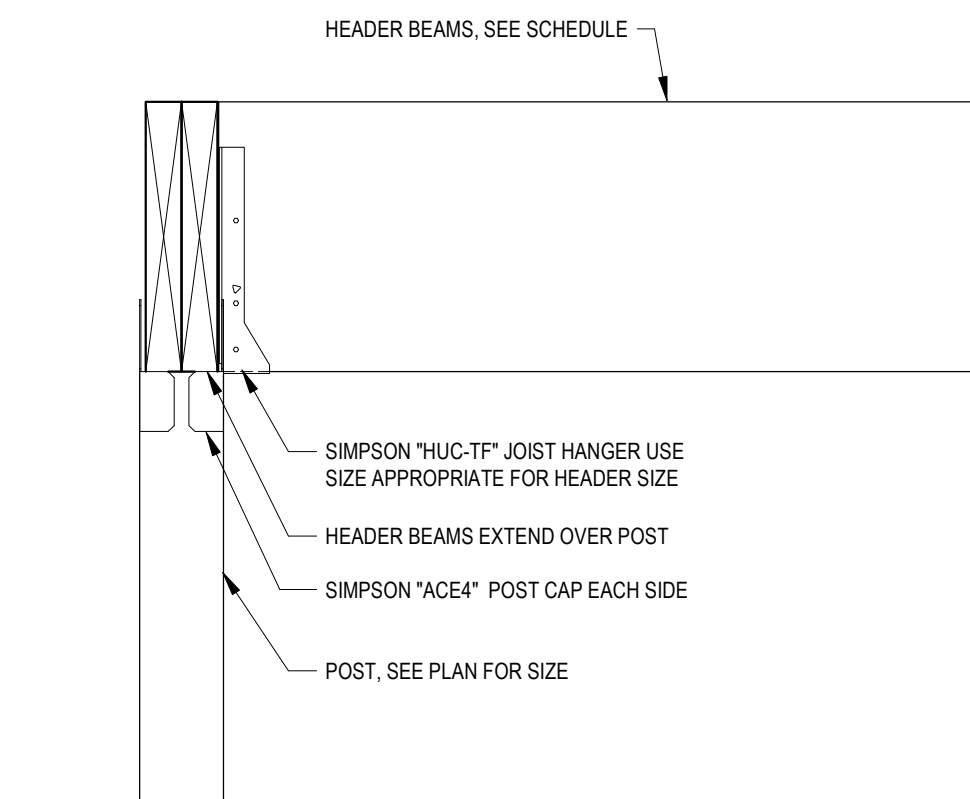
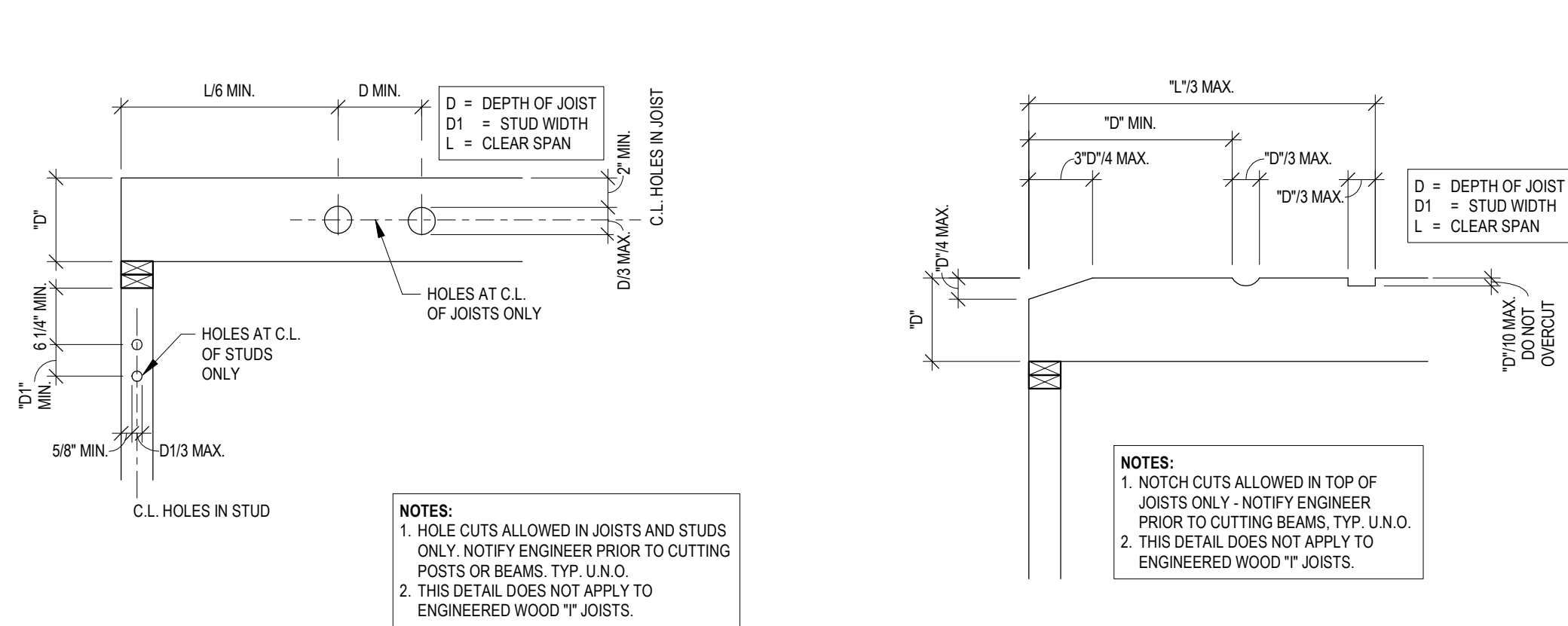
## FOUNDATION DETAILS

scale

HALF OF NOTED SCALE WHEN PRINTED ON 12X18  
DO NOT SCALE DRAWINGS  
CONTACT ENGINEER IN CASE OF DISCREPANCIES  
THIS SHEET IS ONLY ONE COMPONENT OF THE  
TOTAL DOCUMENT PACKAGE WHICH CONSISTS OF  
ALL DRAWINGS AND SPECIFICATIONS

**\$5.00**





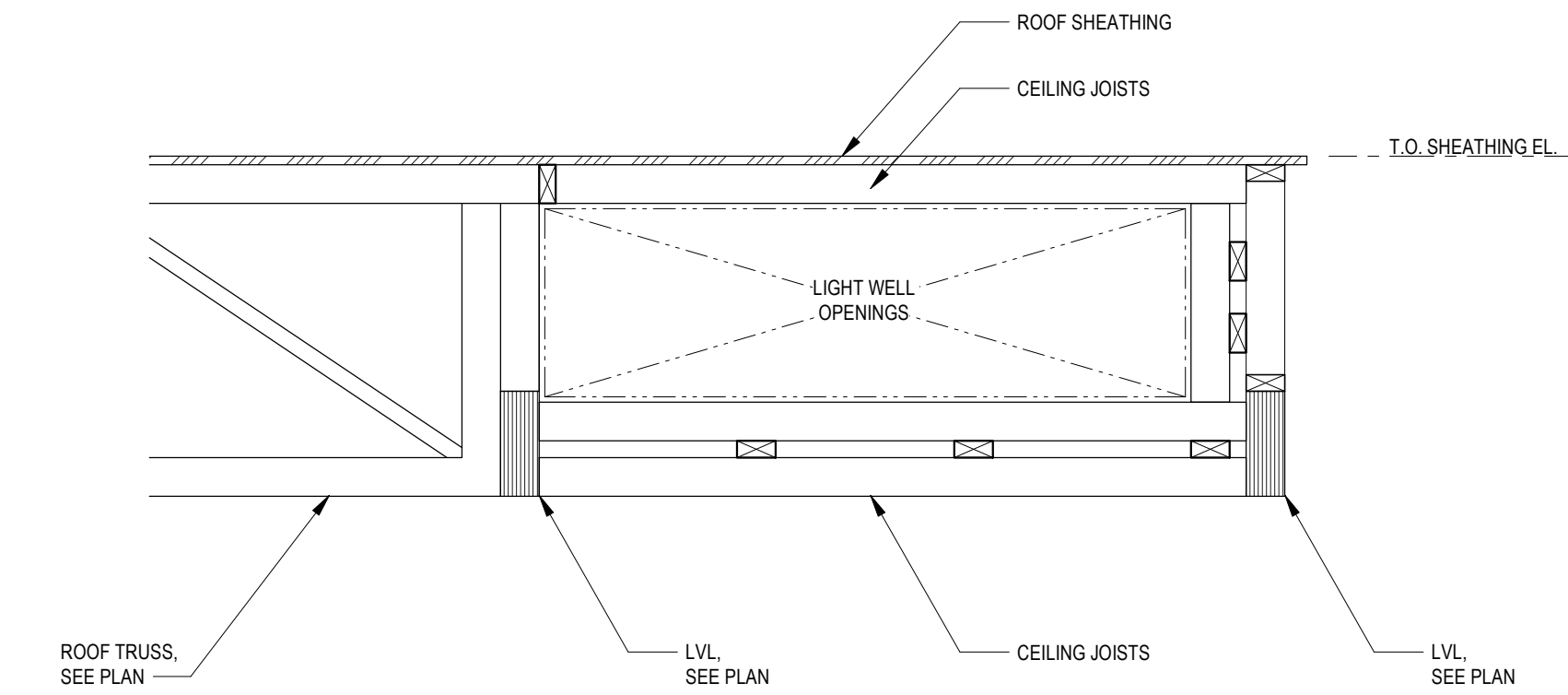
NAILING SCHEDULE	
CONNECTION	NAILING
FLOOR JOIST TO BAND JOIST, FACE NAIL	3-16d
FLOOR JOIST TO SILL PLATE OR GIRDER, TOE NAIL	3-8d
BRIDGING TO JOISTS, TOE NAIL OR END NAIL EACH END	2-8d
SILL PLATE TO BAND JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SILL PLATE	4-8d TOE NAIL OR 2-16d EACH END
DOUBLE STUDS, FACE NAIL	16d AT 24" O.C. MAX.
DOUBLE TOP PLATES, FACE NAIL	16d AT 16" O.C.
TOP PLATES AND INTERSECTIONS, FACE NAIL	2-16d OR 3-10d
TOP PLATES AND LAPS, FACE NAIL	8-16d
CONTINUOUS HEADER-TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOE NAIL	3-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, TOE NAIL	3-8d
3/4" LET-IN BRACE TO EACH STUD AND PLATES, FACE NAIL	2-8d
BUILT-UP CORNER STUDS	16d AT 24" O.C.
BUILT-UP GIRDER AND BEAMS, THREE MEMBERS	20d @ 32" O.C. T & B (STAGGERED) 2-20d AT ENDS

**NOTES:**  
1. PROVIDE NAILING CONNECTIONS INDICATED IN SCHEDULE UNLESS DETAILED OR NOTED OTHERWISE.

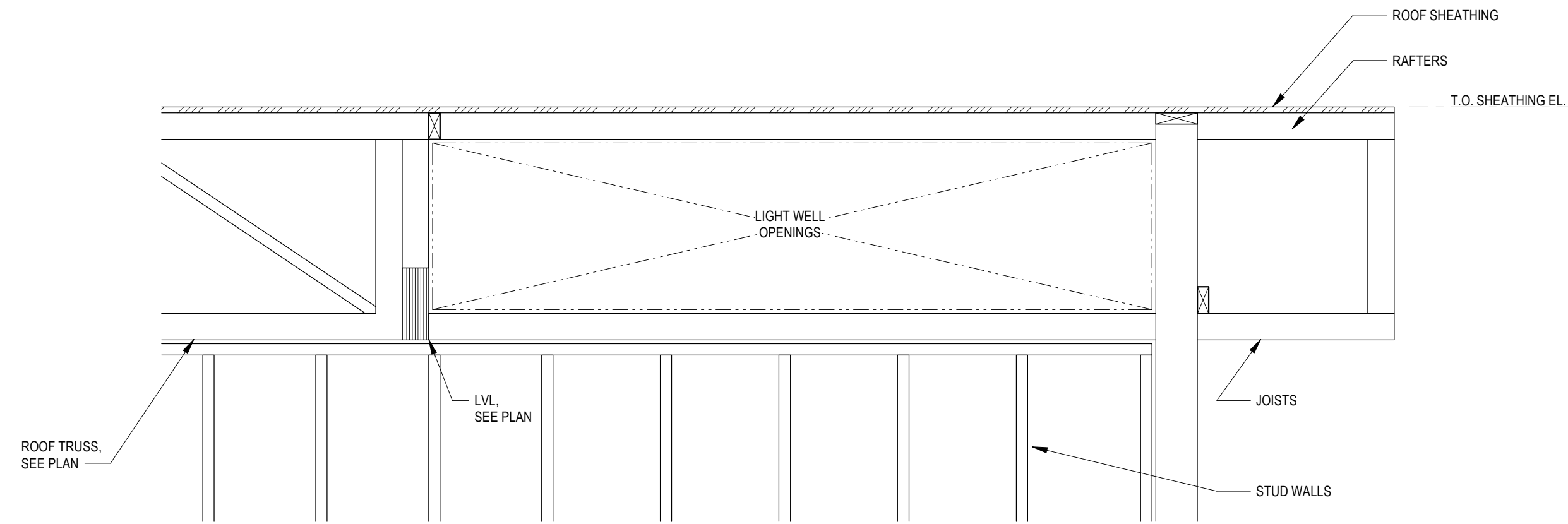
SHEAR WALL SCHEDULE (DOUG-FIR OR SOUTHERN PINE STUDS)								
MARK	WOOD STRUCTURAL PANEL SHEATHING (APA-RATED)	PLIES	WALL FRAMING	PANEL EDGE NAILING (0.148"Ø x 1 1/2" NAILS)	JOINT R/O OR BLOCKING CONN. TO TOP PL. BELOW	SOLE PLATE NAILING, 2 ROWS (0.148"Ø x 1 1/4" NAILS)	SILL PLATE ANCHOR BOLTS W/ WASHERS (5/8"Ø x 9" A.B.)	CAPACITY (PLF)
SW-A	7/16" THICK	ONE SIDE	2x STUDS, 2x SILL	6" O.C.	LTP4 OR A35 @ 16" O.C.	48" O.C.	48" O.C.	335
SW-B	7/16" THICK	ONE SIDE	2x STUDS, 2x SILL	4" O.C.	LTP4 OR A35 @ 14" O.C.	36" O.C.	48" O.C.	490
SW-C	7/16" THICK	ONE SIDE	3x STUDS, 3x SILL	3" O.C.	LTP4 OR A35 @ 14" O.C.	36" O.C.	48" O.C.	530
SW-D	7/16" THICK	ONE SIDE	3x STUDS, 3x SILL	2" O.C.	LTP4 OR A35 @ 8" O.C.	24" O.C.	48" O.C.	820
SW-E	7/16" THICK	TWO SIDES	3x STUDS, 3x SILL	4" O.C.	LTP4 OR A35 @ 8" O.C.	16" O.C.	48" O.C.	980

<h2 style="text-align: center;">HOLD-DOWN SCHEDULE</h2> <h3 style="text-align: center;">(DOUG-FIR OR SOUTHERN PINE STUDS)</h3>		
HOLD-DOWN TYPE	HOLD-DOWN ANCHOR ROD	POST
HD-1	1/2" x 9" THRD ANCHOR ROD W/ 12" EMBED MIN.	FOR 2x4 WALL, (2) 2x4
HD-2	5/8" x 9" THRD ANCHOR ROD W/ 12" EMBED MIN.	FOR 2x4 WALL, (2) 2x4
HD-3	5/8" x 9" THRD ANCHOR ROD W/ 12" EMBED MIN.	FOR 2x4 WALL, (2) 2x4
HD-4	5/8" x 9" THRD ANCHOR ROD W/ 18" EMBED MIN.	FOR 2x4 WALL, (2) 2x4
HD-5	7/8" x 9" THRD ANCHOR ROD W/ 18" EMBED MIN.	FOR 2x4 WALL, (2) 2x4
HD-6	1" x 9" THRD ANCHOR ROD W/ 18" EMBED MIN.	FOR 2x4 WALL, (2) 2x4

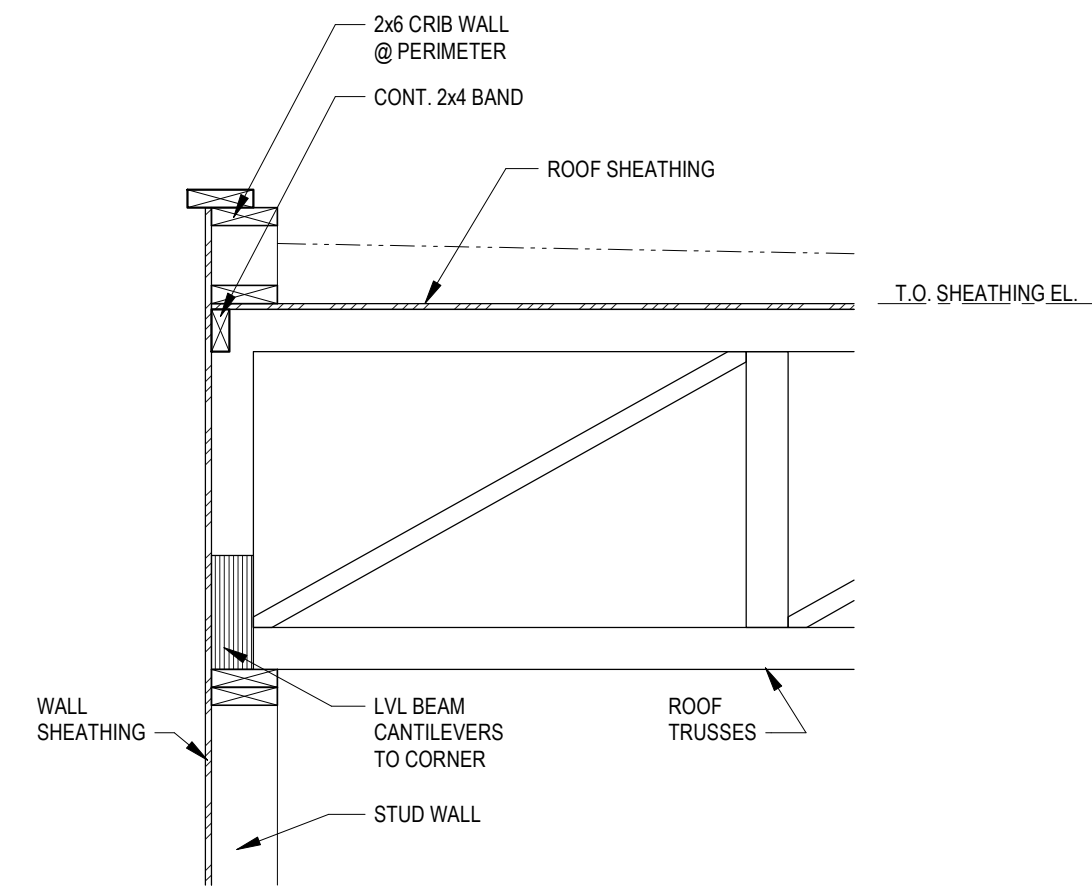




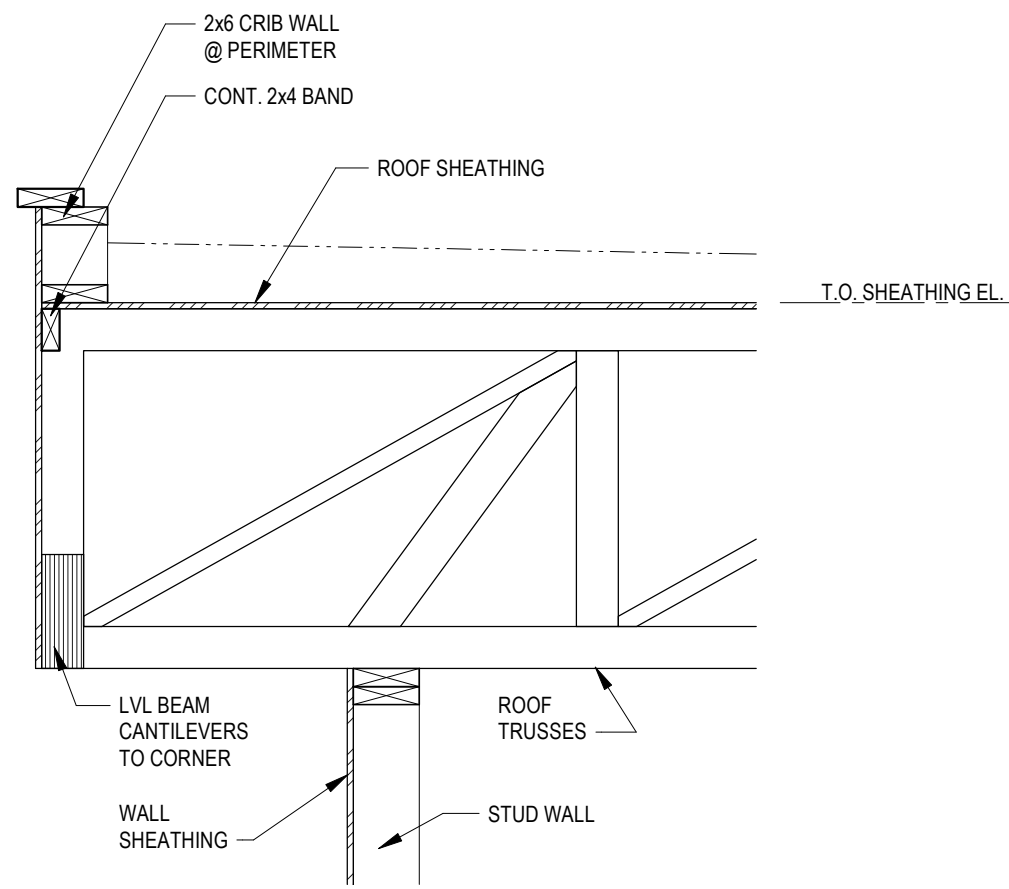
1 SECTION DETAIL  
SOUTHERN LIGHT WELL  
3/4" = 1'-0"



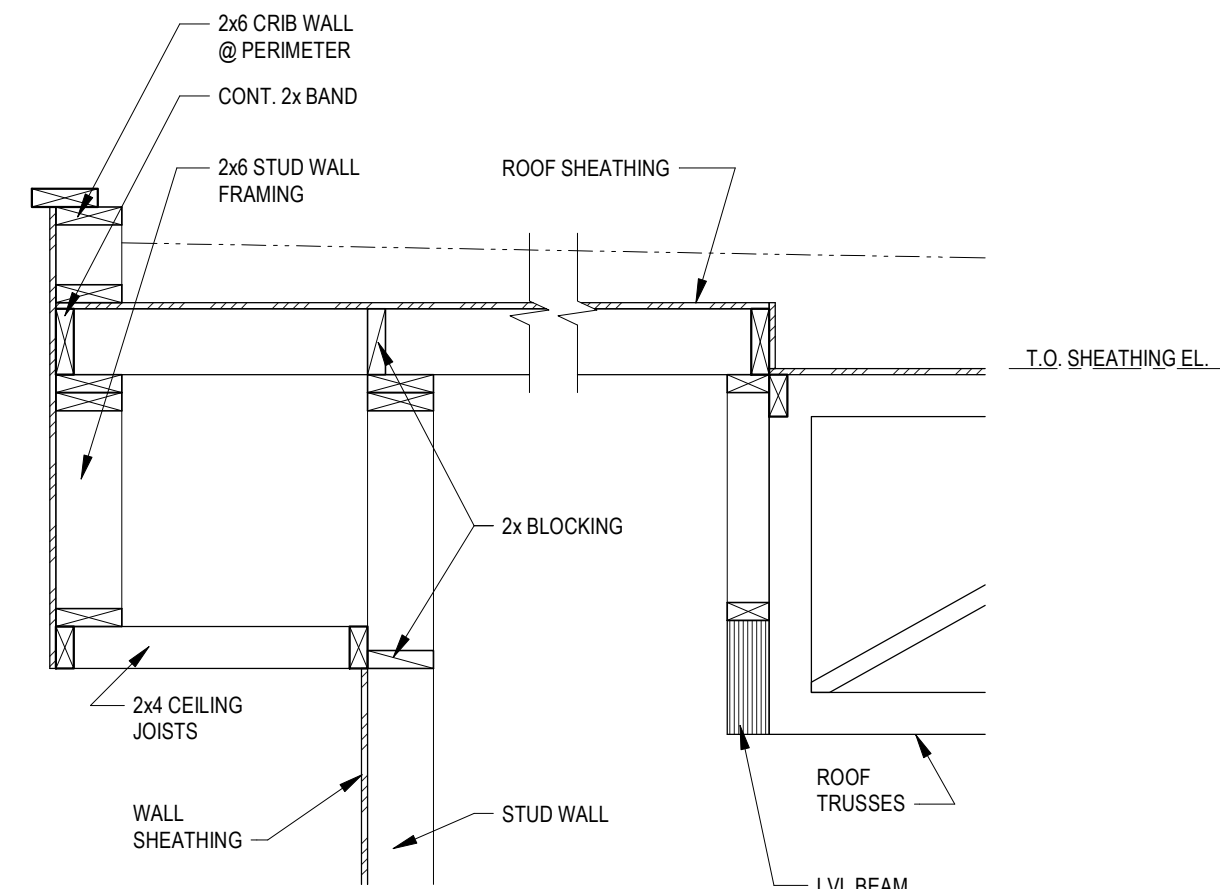
2 SECTION DETAIL  
NORTHERN LIGHT WELL  
3/4" = 1'-0"



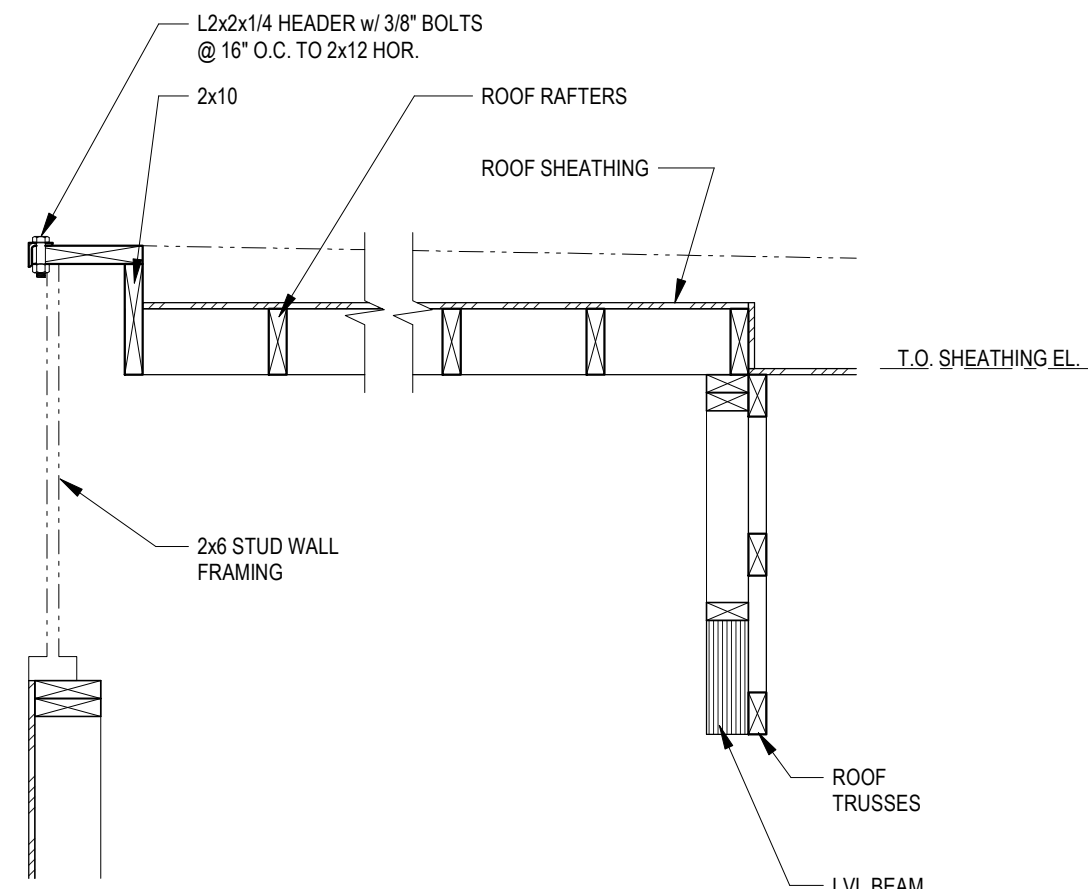
3 SECTION DETAIL  
3/4" = 1'-0"



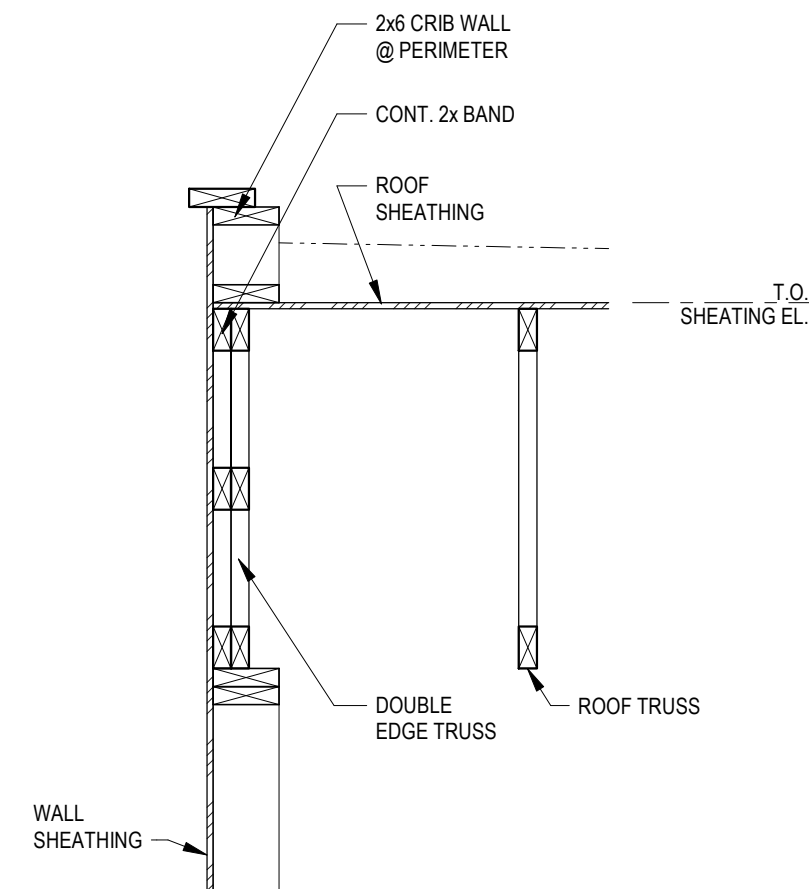
4 SECTION DETAIL  
3/4" = 1'-0"



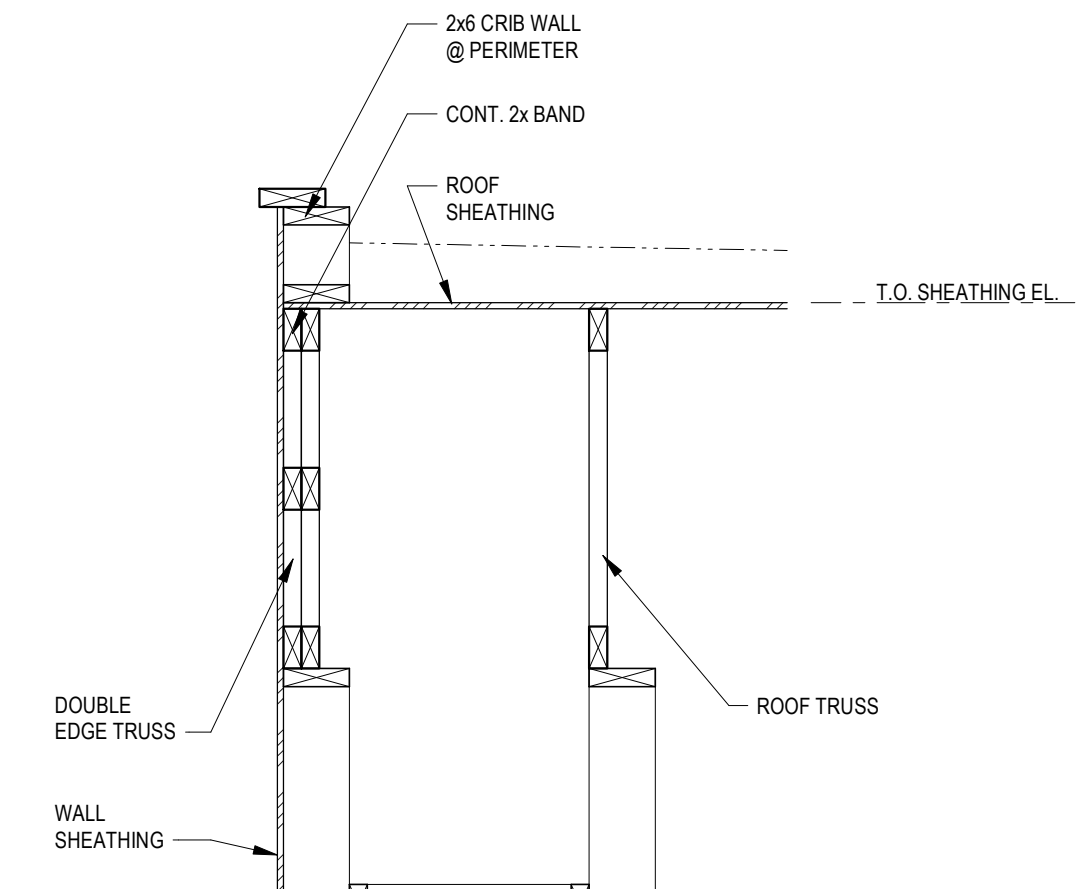
5 SECTION DETAIL  
3/4" = 1'-0"



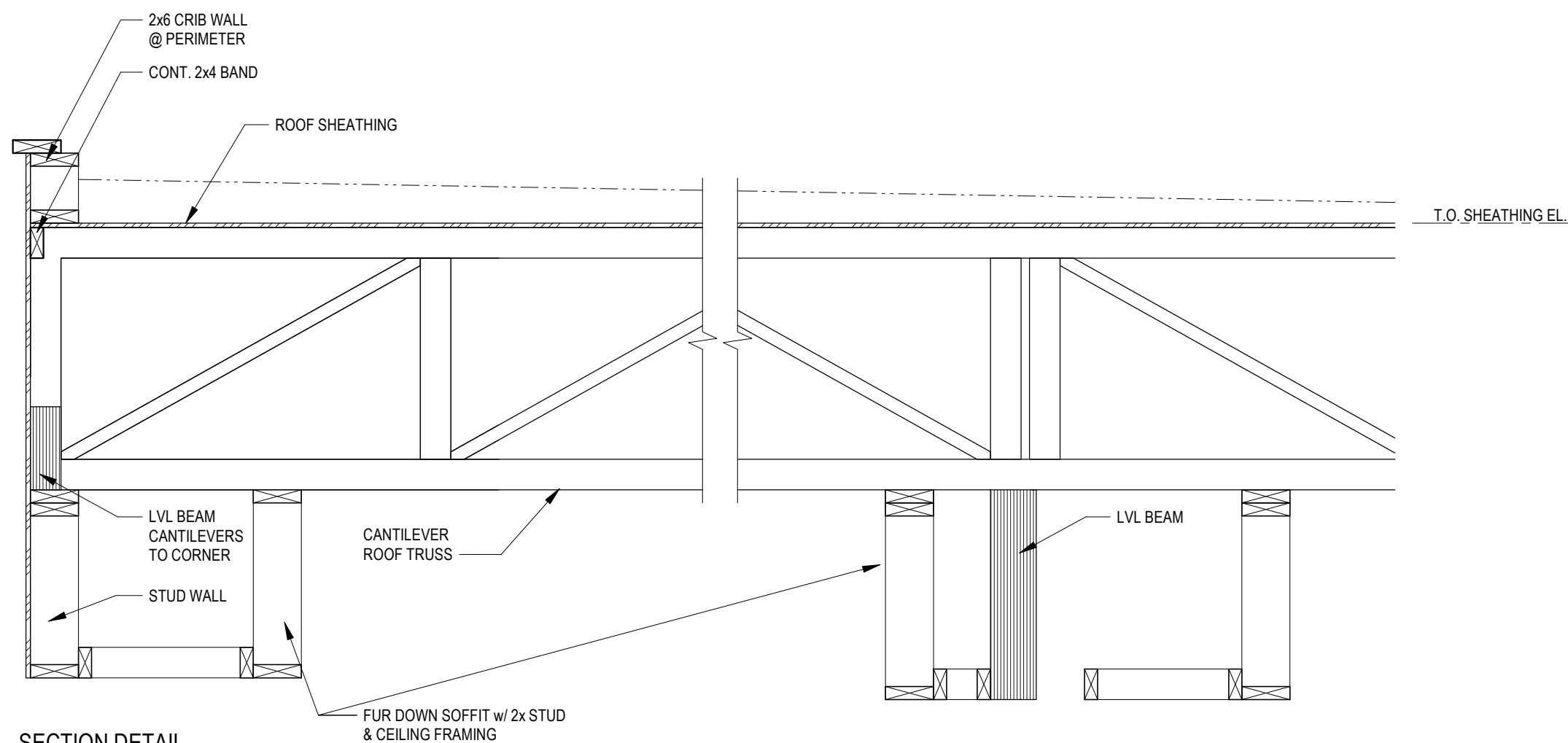
6 SECTION DETAIL  
3/4" = 1'-0"



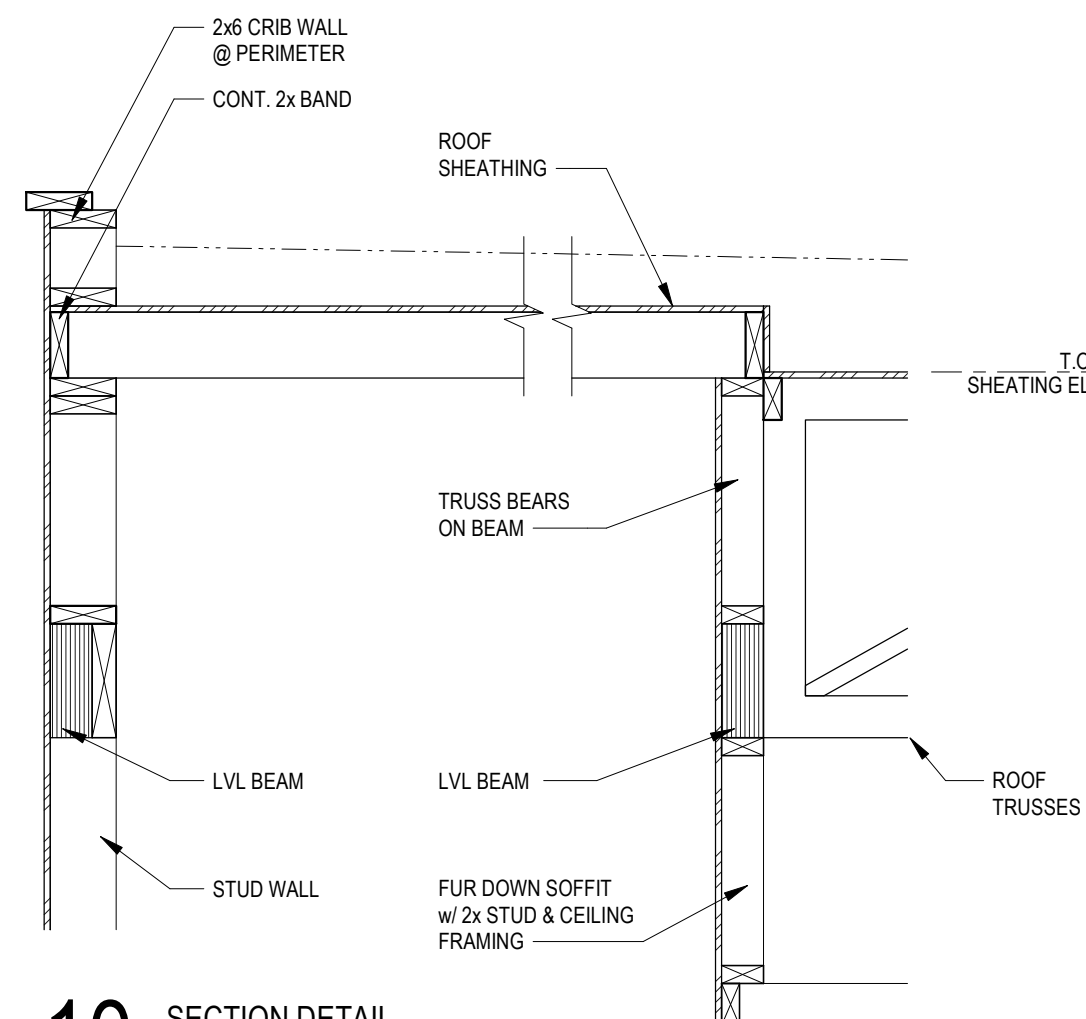
7 SECTION DETAIL  
3/4" = 1'-0"



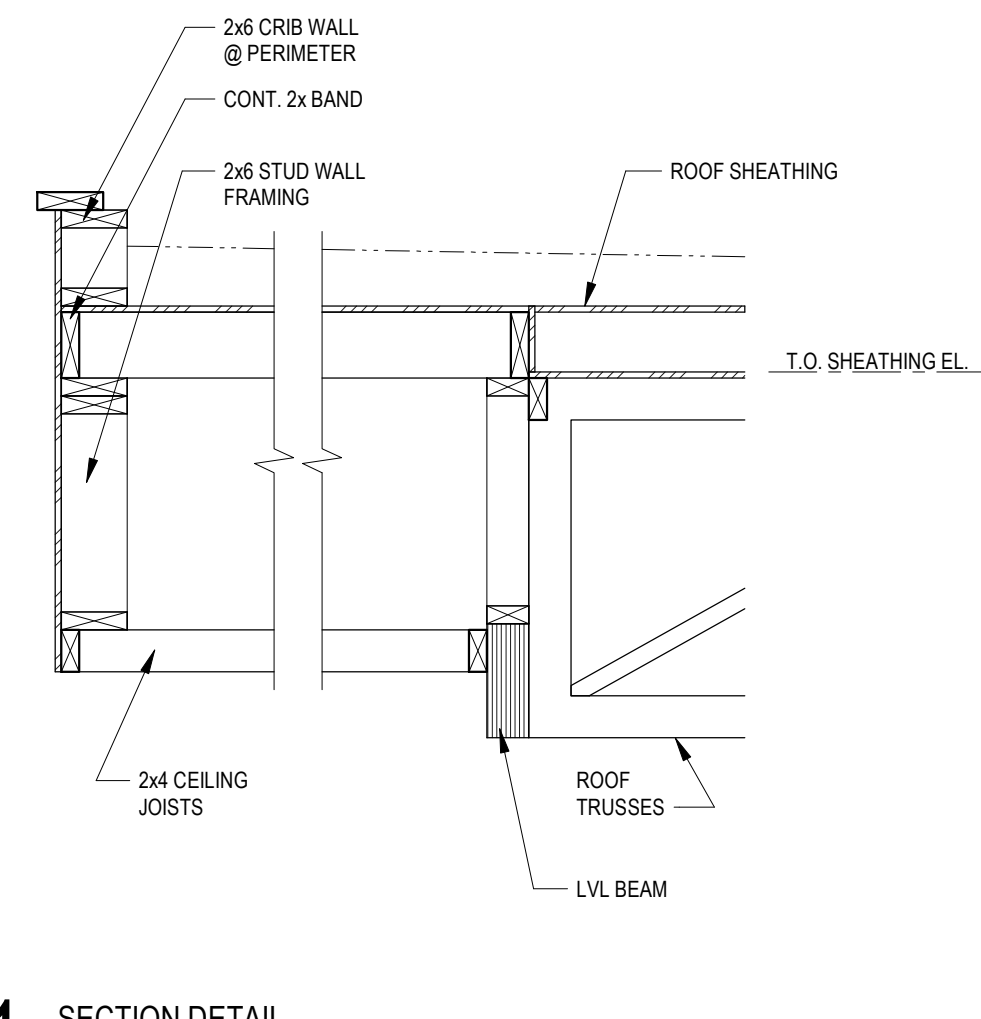
8 SECTION DETAIL  
3/4" = 1'-0"



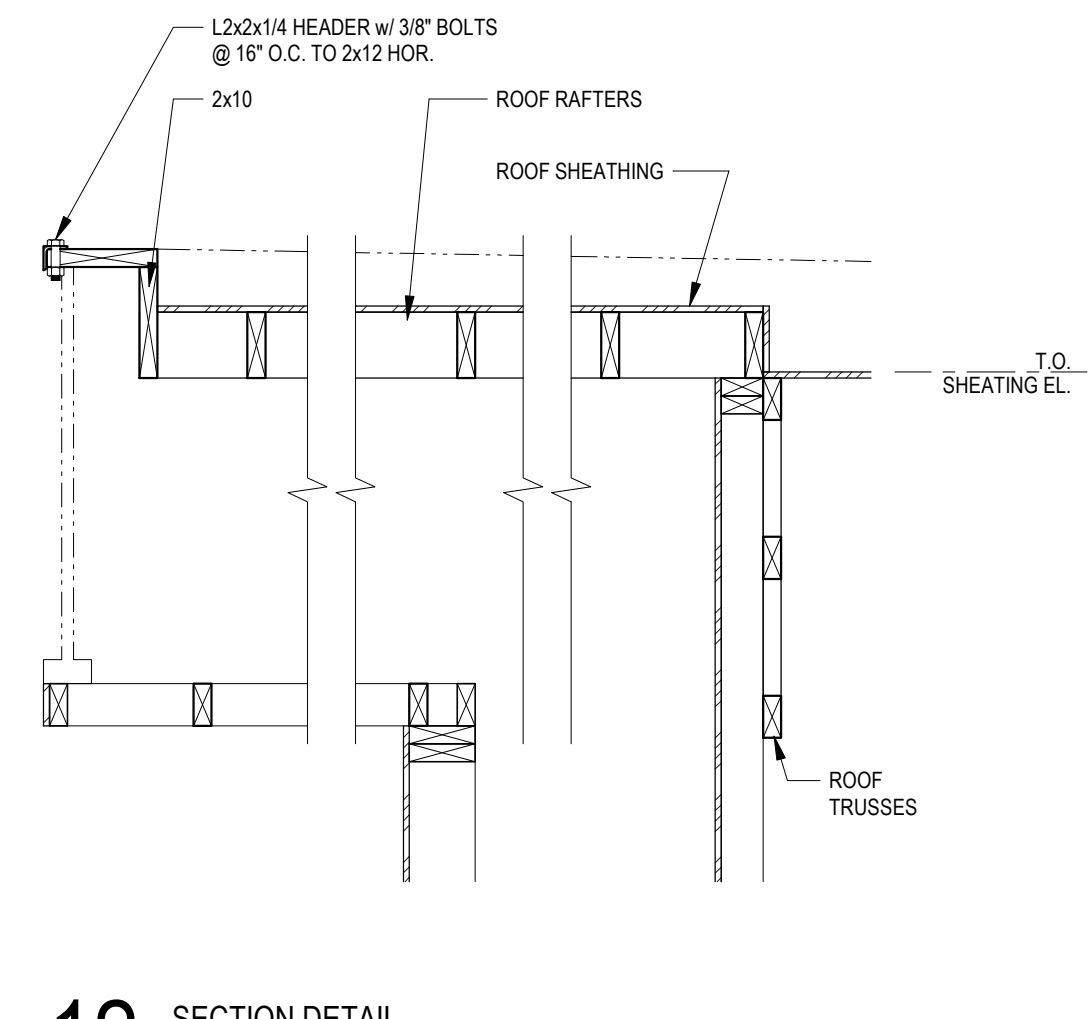
9 SECTION DETAIL  
3/4" = 1'-0"



10 SECTION DETAIL  
3/4" = 1'-0"



11 SECTION DETAIL  
3/4" = 1'-0"



12 SECTION DETAIL  
3/4" = 1'-0"

**MJ STRUCTURES**  
812 SAN ANTONIO ST. STE. 406  
AUSTIN, TEXAS 78701  
512.693.9500 FAX 512.693.9502  
WWW.MJSTRUCTURES.COM  
PROJECT NUMBER: 22012  
FIRM REGISTRATION # F-7796  
COPYRIGHT 2018 MJ STRUCTURES, PLLC

**sosa tt pavilion**

3904 avenue g.  
austin, texas 78751

**alterstudio**  
architecture LLP  
1403 Rio Grande  
austin, TX 78701  
512.499.8007  
fax 512.499.8049

PERMIT SET 7.31.2023

**FRAMING DETAILS**

scale  
HALF OF NOTED SCALE WHEN PRINTED ON 12X18  
DO NOT SCALE DRAWINGS  
CONTACT ENGINEER IN CASE OF DISCREPANCIES  
THIS SHEET IS ONLY ONE COMPONENT OF THE  
TOTAL DOCUMENT PACKAGE WHICH CONSISTS OF  
ALL DRAWINGS AND SPECIFICATIONS