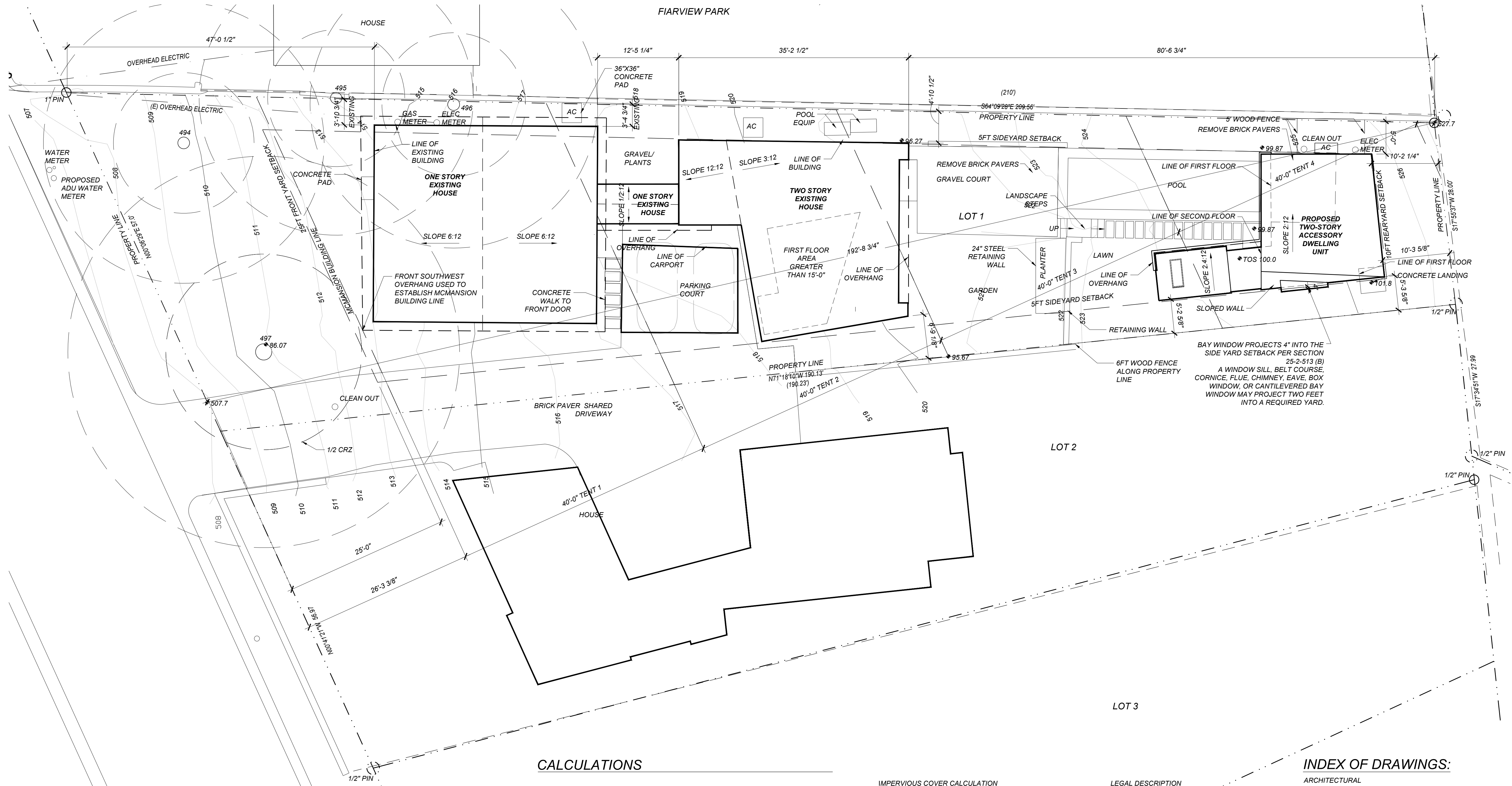
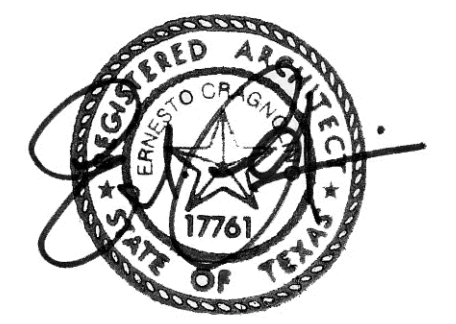




hillside
guest house
1303 1/2 hillside ave
austin, texas 78704

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Austin, TX 78701
512.499.8007

site plan

SCALE 1/8" = 1'-0"
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A1.1

CALCULATIONS

LOT SIZE:	8,043 SQFT	
BUILDING COVERAGE CALCULATION		
	EXISTING	NEW / ADDITION
2nd FLOOR CONDITIONED AREA:	273 SQFT	0 SQFT
1st FLOOR CONDITIONED AREA:	1,894 SQFT	0 SQFT
1st FLOOR UNCONDITIONED ACCESSORY DWELLING UNIT		
2nd FLOOR CONDITIONED AREA:	0 SQFT	361 SQFT
1st FLOOR CONDITIONED AREA:	0 SQFT	439 SQFT
ATTACHED STORAGE:	0 SQFT	0 SQFT
GARAGE / CARPORT:	0 SQFT	0 SQFT
ATTACHED:	234 SQFT	0 SQFT
DETACHED:	0 SQFT	0 SQFT
WOOD DECK(S) - count at 100%:	0 SQFT	0 SQFT
BREEZEWAY(S):	0 SQFT	0 SQFT
COVERED PATIO(S):	0 SQFT	0 SQFT
COVERED PORCH(ES):	0 SQFT	0 SQFT
BALCONY(IES):	0 SQFT	0 SQFT
SWIMMING POOL(S):	352 SQFT	0SQFT
TOTAL BUILDING AREA:	2,128 SQFT	439 SQFT
TOTAL BUILDING COVERAGE ON LOT: (subtract pool, 2nd floor of existing house and second floor under first floor footprint in ADU.)	2,567 SQFT	31.92 %

VISITABILITY SITE EXEMPTION:

527.7' - 507.7' = 20'
20'/192.729' = 10.4% > 10% - EXEMPT

IMPERVIOUS COVER CALCULATION

TOTAL BUILDING COVERAGE ON LOT:	2,567 SQFT
DRIVEWAY AREA:	552 SQFT
SIDEWALK / WALKWAYS:	98 SQFT
UNCOVERED PATIO(S):	72 SQFT
UNCOVERED WOOD DECK(S) - count at 50%:	0 SQFT
AIR CONDITIONER PAD(S):	23 SQFT
CONCRETE DECK(S):	0 SQFT
OTHER(pool coping, retaining walls)	279 SQFT
TOTAL IMPERVIOUS COVER:	3,591 SQFT
	44.65 %
BUILDING FAR CALCULATION	
2ND FLOOR GROSS AREA:	273 SQFT
1ST FLOOR GROSS AREA:	1,894 SQFT
1ST FLOOR AREA WITH CEILING >15FT:	186 SQFT
BASEMENT:	0 SQFT
GARAGE:	0 SQFT
ADU 2ND FLOOR GROSS AREA:	361 SQFT
ADU 1ST FLOOR GROSS AREA:	439 SQFT
TOTAL:	3,153 SQFT
GROSS AREA OF LOT:	8,043 SQFT
FLOOR AREA RATIO:	.392
MAXIMUM ALLOWABLE FLOOR AREA (at .4 FAR):	3212 SQFT

BUILDING FAR CALCULATION- ACCESSORY DWELLING UNIT

2ND FLOOR GROSS AREA:	361 SQFT
1ST FLOOR GROSS AREA:	439 SQFT
TOTAL:	800 SQFT
GROSS AREA OF LOT:	8,043 SQFT
FLOOR AREA RATIO:	.1

LOT 3

LEGAL DESCRIPTION

LOT 1, BLOCK 14, L.T. ECK'S RESUBDIVISION
OF BLOCK 14, FAIRVIEW PARK, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT OF RECORD IN VOLUME 3,
PAGE 13, PLAT RECORDS OF TRAVIS COUNTY,
TEXAS

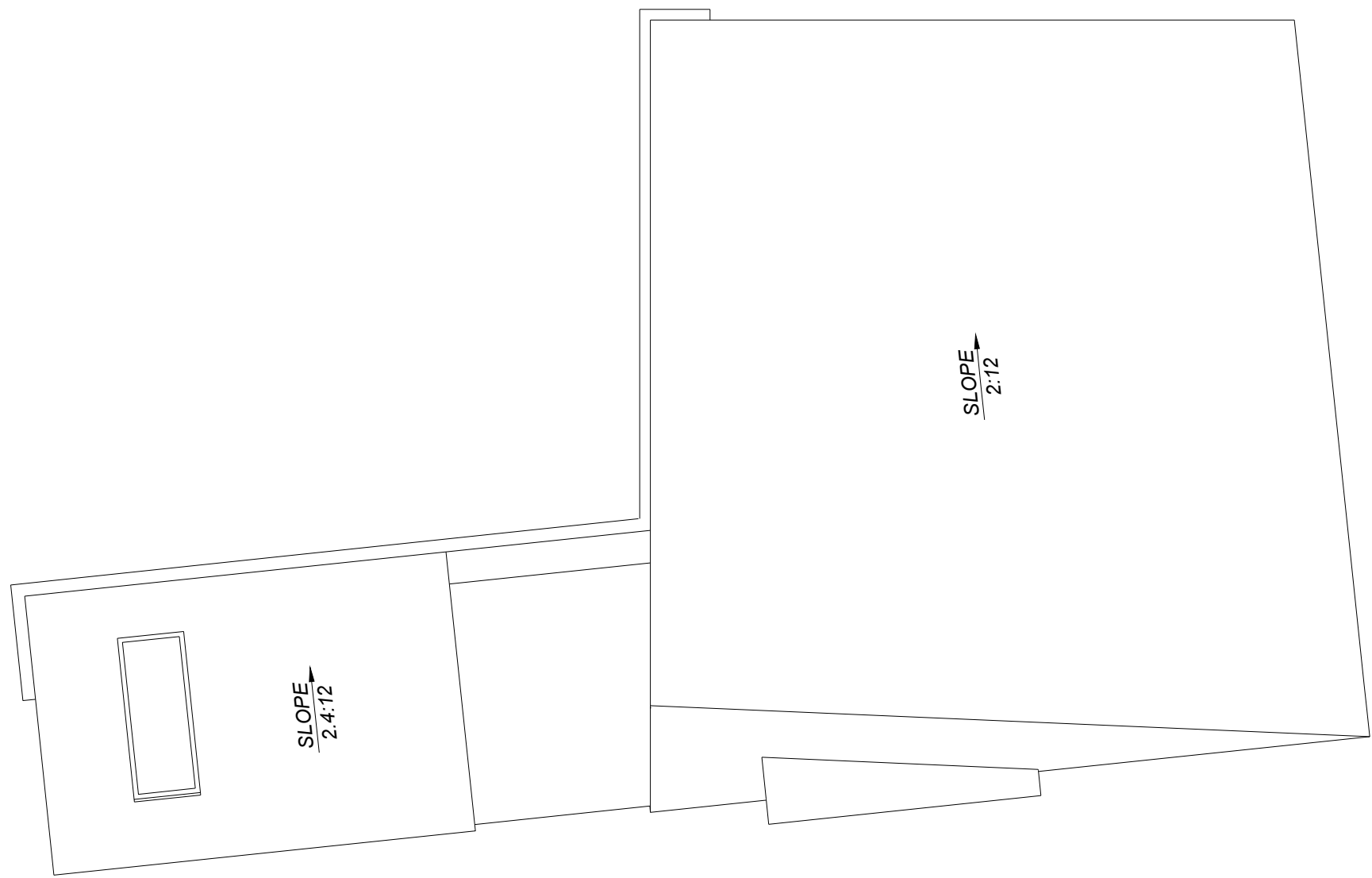
DRAWING PRODUCED BY:
ERNESTO CRAGNOLINO, AIA
TEXAS REGISTRATION # 17761
FROM A SURVEY PRODUCED BY:
ANNE THAYER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5850
HOLT CARSON, INCORPORATED
1904 FORTVIEW ROAD
AUSTIN, TX 78704
THE SURVEY WAS DATED:
JANUARY 20, 2023

TREE LIST

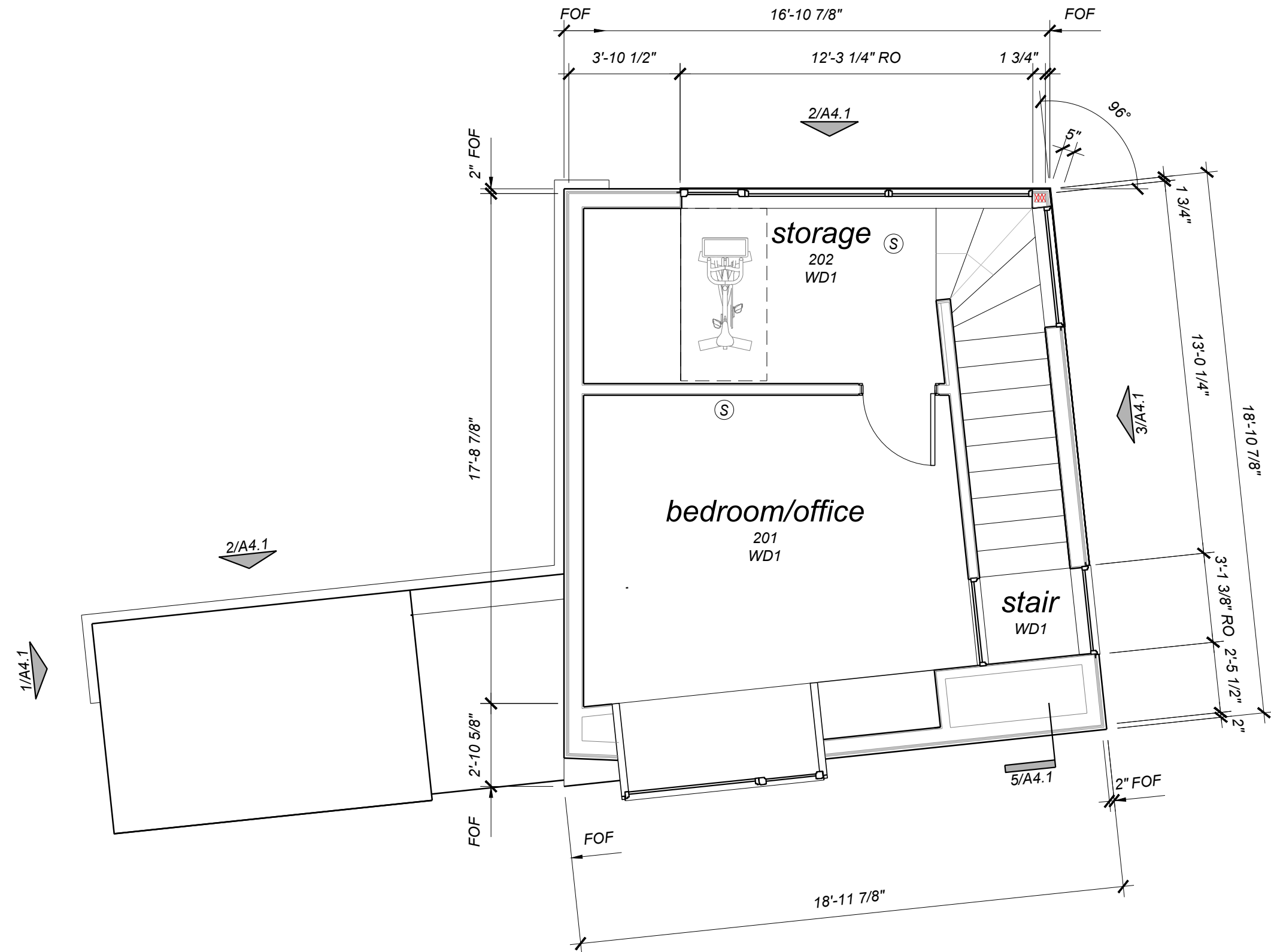
493	28" LIVE OAK
494	21.5" LIVE OAK
495	21" LIVE OAK
496	22" LIVE OAK
497	30" LIVE OAK

INDEX OF DRAWINGS:

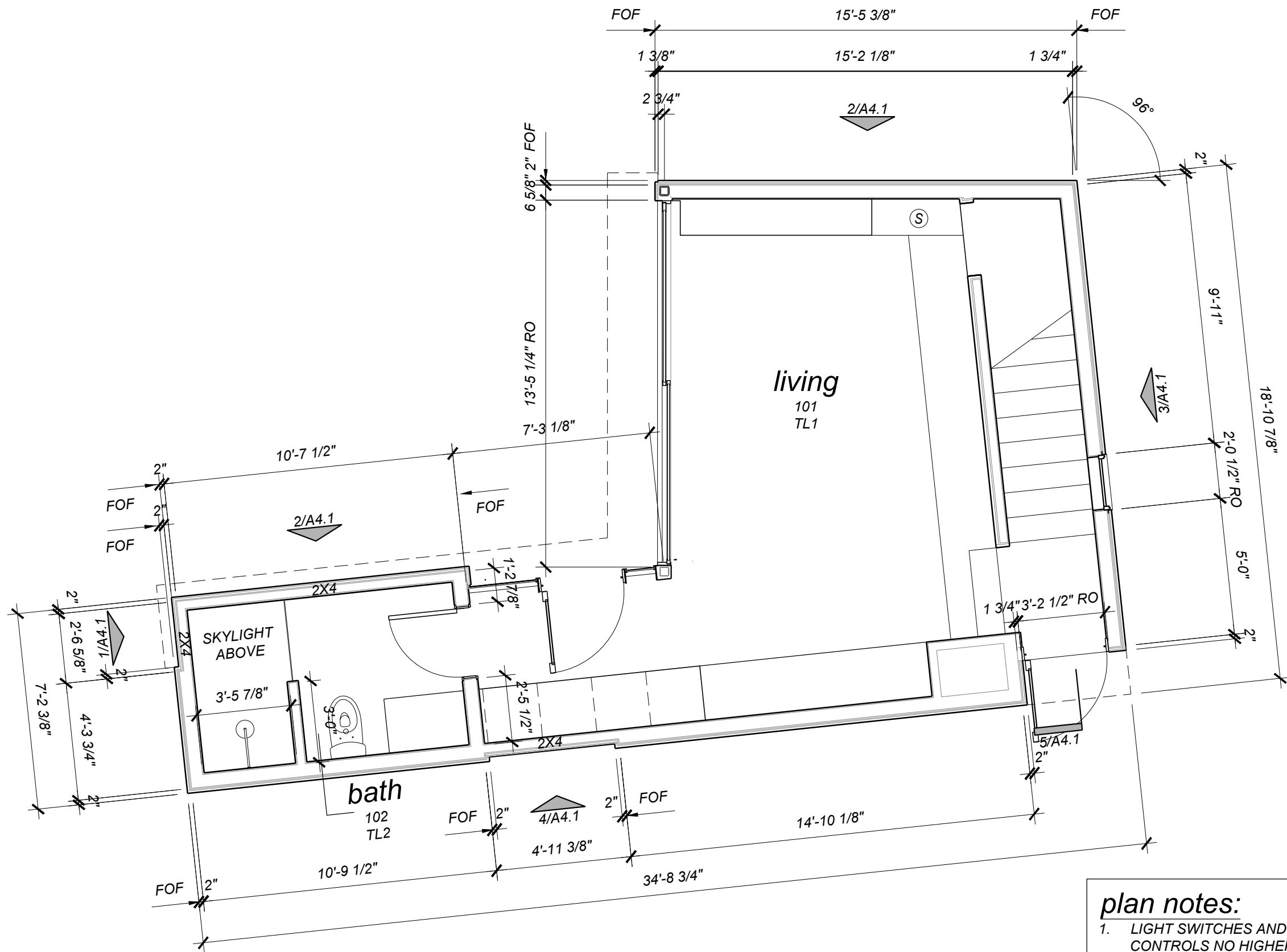
ARCHITECTURAL	
A1.1	SITE AND ROOF PLAN - COVER SHEET
A2.1	FLOOR PLANS
A4.1	EXTERIOR ELEVATIONS & TENTS
STRUCTURAL	
S0.01	STRUCTURAL GENERAL NOTES
S0.03	ABBREVIATIONS AND LEGENDS
S1.01	AXONOMETRIC VIEWS
S2.01	FOUNDATION PLAN
S2.02	LEVEL 2 FRAMING PLAN
S2.03	ROOF FRAMING PLAN
S3.01	LATERAL BRACING
S3.02	LATERAL BRACING
S4.01	TYPICAL FOUNDATION DETAILS
S4.02	TYPICAL FOUNDATION DETAILS
S4.02	TYPICAL FOUNDATION DETAILS
S4.10	FOUNDATION DETAILS
S8.01	TYPICAL WOOD DETAILS
S8.02	TYPICAL WOOD DETAILS
S8.03	TYPICAL WOOD DETAILS
S8.04	TYPICAL WOOD SHEAR WALL DETAILS
S8.05	TYPICAL WOOD SHEAR WALL DETAILS
S8.10	WOOD FRAMING DETAILS
S8.21	ROOF FRAMING DETAILS



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



2 floor plan - level 2
1/4" = 1'-0"



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

plan notes:

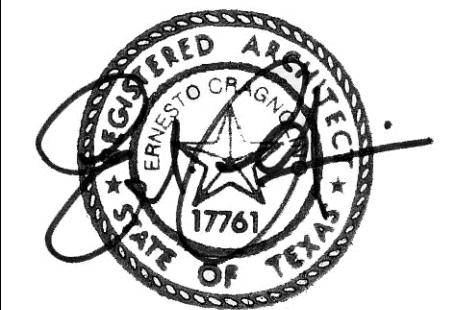
1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS NO HIGHER THAN 48" ABOVE THE INTERIOR FLOOR LEVEL
2. OUTLETS AND RECEPTACLES MINIMUM 15" ABOVE INTERIOR FLOOR LEVEL AT FIRST FLOOR EXCEPT FOR FLOOR OUTLETS

FIRST FLOOR CEILING HEIGHT = 9'-0"
SECOND FLOOR CLG HEIGHT = 9'-6"

(S) INSTALL HARDWIRED AND INTERCONNECTED COMBINATION CARBON MONOXIDE + SMOKE DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENT AS GENERALLY INDICATED ON THE DRAWINGS

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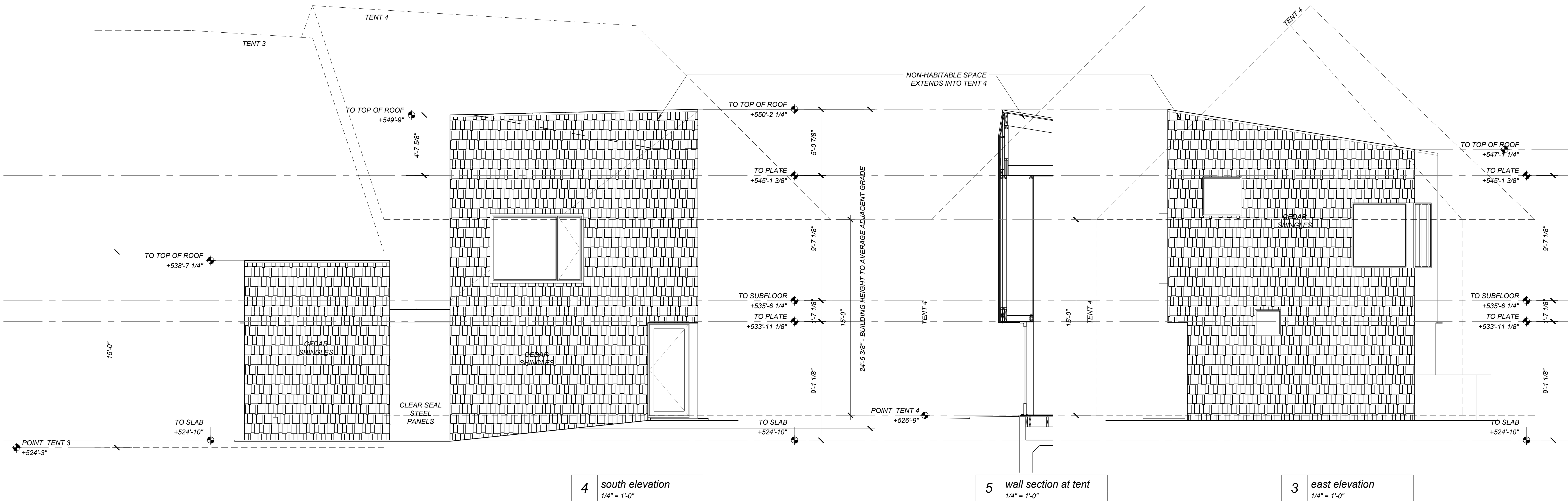
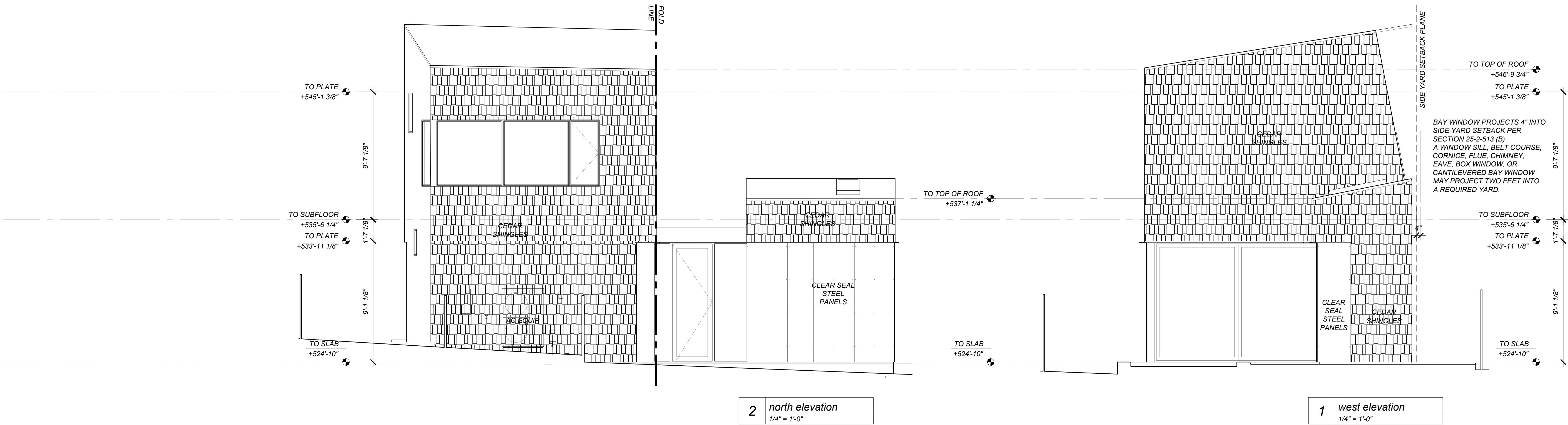


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floor plan

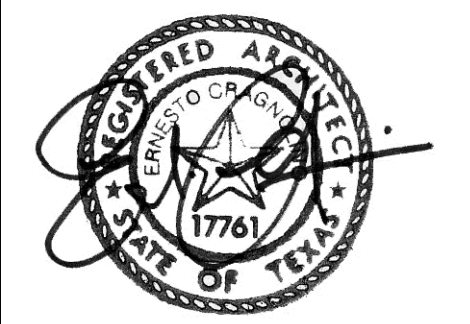
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A2.1



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03.22.2023

exterior
elevations

SCALE AS NOTED
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A4.1

GENERAL

- Dimensions refer to rough surfaces. The contractor must verify all dimensions and elevations prior to start of construction. The engineer shall be notified of any discrepancies or inconsistencies.
- All drawings are considered part of the contract documents. The contractor shall be responsible for review and coordination of all drawings and specifications prior to start of construction. Any discrepancies that occur shall be brought to the attention of the engineer prior to the start of construction so that clarifications can be issued. Any work in conflict with contract documents or any code requirements shall be corrected by the contractor at his own expense and at no expense to the owner or structural engineer.
- All work shall conform to the minimum standards of the building code as well as any other regulating authority over any portion of the work including those additional codes and standards listed in the structural notes and specifications.
- The engineer shall not control and shall not be responsible for construction means, methods, techniques, sequences, or procedures; for safety precautions and programs in connection with the work, for the acts or omissions of the contractor, subcontractor, or for any persons performing the work, or for the failure of any of them to carry out the work in accordance with the contract documents.
- Site observations by field representatives of the engineer are solely for the purpose of determining if the work of the contractor is proceeding in accordance with the structural contract drawings. This limited site observation should not be construed as exhaustive or continuous to check the quality of the work, but rather an effort to guard the owner against defects or deficiencies in the work of the contractor.
- All structures require periodic maintenance to extend life span and to ensure structural integrity from exposure to the environment. A planned program of maintenance shall be established by the building owner. This program shall include items such as painting of structural steel, protective coating for concrete, sealants, caulked joints, expansion joints, control joints, spalls, and cracks in concrete.
- Refer to Architectural, Mechanical, Electrical and Plumbing drawings for additional information not shown in the structural drawings. Notify engineer of any discrepancies.
- The contractor shall coordinate the requirements for building equipment supported on or from the structure. Submittals identify all equipment supported on or from the structure. Submittals identify all equipment including size, dimensions, clearances, accessibility, weights, and reactions. Any deviations from specified equipment shall be noted on the submittals.
- Shop drawings shall be prepared for all structural items and submitted for review by the Engineer. Contractor 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 noted.
- The details designated as "Typical Details" apply generally to the Drawings in all areas where conditions are similar to those described in the details.
- The design and provision of all temporary supports required for the execution of the contract such as guys, braces, shores, reshores, falsework, supports and anchors are not included in these drawings and shall be the responsibility of the Contractor. Temporary supports shall not result in the overstress or damage to the structure.

REQUIRED SUBMITTALS

- CONCRETE REBAR SHOP DRAWINGS
- STEEL STRUCTURAL EMBEDS
- STEEL STRUCTURAL SHOP DRAWINGS
- PRE-ENGINEERED WOOD TRUSS SHOP DRAWINGS

REQUIRED OBSERVATIONS BY ENGINEER OF RECORD

The structural engineer of record, or his designate, shall provide structural observation of the structural system for general conformance to the approved plans and specifications at significant construction stages:

- PREPOUR OF FOUNDATION
- STEEL FRAMING
- WOOD FRAMING, PRIOR TO BUILDING WRAP

The structural observation is an integral component of the oversight of the construction of the project. If the observations are not performed due to negligence of the owner or contractor, or the contractor does not address the issues raised by the engineer of record at the structural observation, the engineer of record is released of any claims regarding the structural design.

SUBSTITUTIONS

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.

BEYOND SCOPE OF STRUCTURAL ENGINEER

The following items are beyond the scope of the structural engineer and are therefore the responsibility of others. The client is responsible for arranging for the design of these systems. Any mention of these items on these drawings is for information purposes only and does not relieve the client of these responsibilities.

- Drainage systems including surface drainage, any area inlets, grate drains, french drains, and subgrade drain pipes.
- Waterproofing systems including vapor barriers, roofing, flashing, waterproofing, and drip edges.
- Ventilation of crawlspace and attic
- Glazing design and attachment

CODES

All work shall be performed in accordance with applicable sections of the 2021 edition of the International Residential Code (IRC 2021), all local amendments to the Code per City of Austin, and all referenced codes, specifications, and standards listed below.

- Structural Concrete: ACI 318-19 "Building Code Requirements for Reinforced Concrete"; American Concrete Institute
- Structural Steel: ANSI/AISC 360-16" Specification for Structural Steel Buildings"; as published in the Manual of Steel Construction 15th edition; American Institute of Steel Construction.
- Wood Framing: ANSI/AWC NDS-2018 "National Design Specification for Wood Construction with 2018 Supplement"; American Forest and Paper Association
- Brick and Concrete Masonry: TMS 402-2016 "Building Code Requirements for Masonry Structures"; Masonry Standards Joint Committee.

LOADS

- Wind Loads – Main Wind Force Resisting System:

Wind Load Design Variables	Value
Basic Wind Speed (3 second gust, mph)	108
Exposure Category	B
Internal Pressure Coefficient, C _{pi}	+/- 0.18
Topographic Factor, K _{zt}	1.0

- Earthquake Loads – Seismic design lateral Loads on structural frames are based on the following:
 - Seismic Importance Factor..... 1.0
 - Mapped Spectral Response Accelerations
 - S/S..... 0.053g
 - S/1..... 0.030g
 - Site Class..... D
 - Spectral Response Coefficients
 - S/DS..... 0.056
 - S/D1..... 0.049
 - Seismic Design Category..... A

- Live Loads – Single Family

Location/Element	Live Load (psf)	Remarks & Footnotes (c)
Residential	40	
Stairs & Exits – one + two family dwellings only	40 psf or 300 lb	Stair treads per note (b)
Roofs	20 psf or 300 lb	Area load is reducible. Point load per note (b). See below for Snow Load

- (a) Top rail shall be designed to resist 50 PLF line load or 200 lb point load applied in any direction at any point. Intermediate rails (all those except the handrail, balusters and panel fillers) shall be designed to withstand a horizontally applied normal load of 50 LB on an area not to exceed 1 ft square. These three loads are to be considered separately with worst case used for design.
- (b) Place 300 lb concentrated load over 2'x2' area at any point to produce maximum stress. Area load and concentrated load are to be considered separately with worst case used for design.
- (c) Unless otherwise noted, point loads to be distributed over a 2.5ft x 2.5ft area and located to produce maximum load effects on structural members.

- Dead Loads:

Location/Element	Dead Load (psf)	Remarks
Roofing (TPO)	8	
Roofing (Metal)	5	
Wood Soffit	10	
Floor Dead (Finish)	25	

- Snow Loads:

Snow Load Design Variables	Value
Flat Roof Snow Load, psf	20
Ground Snow Load, psf	5
Snow Importance Factor	1.0

BUILDING PAD

- Prior to excavating for building pads or placing any fill soils, all organic materials, existing pavements, and otherwise unsuitable materials shall be removed from planned building areas to a depth of 6" below grade. Site stripping shall include the limits of any proposed building and abutting sidewalks or flatwork, plus a horizontal distance of 3 feet beyond.
- Bottom of exterior grade beams shall be founded on 30" BELOW GRADE.
- Bottom of grade beams shall have a slope less than or equal to 1 in 10. Under no circumstances shall concrete beams be placed on sloping grade greater than 1 in 10. Bottom of grade beams shall be free of loose deleterious fill material including topsoil, loose rocks, crushed rock, base material, water, or moist soil.
- Place imported select fill in approximately 8-inch loose lifts, watered as required and compacted to 95 percent of maximum dry density (as defined in ASTM D 698) at a moisture content within -3 to +3 percent of optimum moisture content. Compacted thickness of each lift should not exceed 6 inches.
- Grade adjustments within the building limits shall be accomplished with select fill soils meeting TxDOT standard specifications item 247, Type A, Grade 4 (Crushed Limestone Base Material). All structural fill shall be placed on prepared surfaces in lifts not to exceed eight inches loose measure with compacted thickness not to exceed six inches. The fill shall be compacted to at least 95 percent of the ASTM 698 maximum dry density at a moisture content ranging between -2 and +3 percent of optimum moisture content.
- Structural fill shall be hard durable particles of gravel or crushed stone, with no organic material.
- Where not covered by concrete flatwork or pavements, provide 2-foot-thick clay caps at overbuild areas along the perimeters of slabs-on-grade over building pads, to protect from moisture intrusion. Caps shall slope away from buildings.
- Provide a 10-mil vapor barrier placed according to manufacturer's recommendations between the bottom of slab and the top of the select fill. Moisture barrier shall not be draped continuous across the bottom of grade beams.
- Foundation slab concrete should be placed within 2 weeks of the completion of trench excavations and the moisture barrier should be installed before any notable rainfall event. If the bearing soils are softened by surface water intrusion or disturbance, the softened soils must be removed from the foundation excavation bottom prior to concrete placement. Exposure to the environment may weaken the soils at the grade beam bearing level if the foundation excavations remain open for an extended duration.

CAST IN PLACE CONCRETE

- Comply with the provisions of the following latest codes, specifications, and standards, except as otherwise shown or specified:
 - ACI 301 "Specifications for Structural Concrete for Buildings".
 - ACI 311 "Recommended Practice for Concrete Inspection".
 - ACI 318 "Building Code Requirements for Reinforced Concrete".
 - ACI 347 "Recommended Practice for Concrete Formwork".
 - ACI 304 "Recommended Practice for Measuring, Mixing, Transporting and Placing Concrete".
 - Concrete Reinforcing Steel Institute, "Manual of Standard Practice".
- Cast in place concrete shall meet the following requirements:

Use/Location	Strength f _c (psi)	Testing Age (days)	Max Aggregate Size	Exposure Class	Type	Slump
Slabs on Grade	3000	28	1"	A	C33	3'-5"
Basement Walls	3000	28	1"	A	C33	3'-5"
Site Retaining Walls	3000	28	1"	A	C33	3'-5"

- Provide 3 percent plus or minus 1½ percent of entrained air in concrete permanently exposed to the weather. Contractor shall develop and submit a hot weather concreting plan for approval. Follow ACI 305 recommendations in developing hot weather concreting plan.
- Proper consolidation shall be achieved through externally vibrating the forms, vibrating the wet concrete or by other appropriate means. Exposure to the environment may weaken the soils at the grade beam bearing level if the foundation excavations remain open for an extended duration.
- Embedded conduits, pipes, and sleeves shall meet the requirements of ACI 318-19, Section 6.3, including the following:
 - Conduits and pipes embedded within a slab, wall, or beam (other than those passing through) shall not be larger in outside dimension than 1/3 the overall thickness of the slab, wall, or beam in which they are embedded.
 - Conduits, pipes, and sleeves shall not be spaced closer than three diameters on center.
- Concrete pours shall not exceed 8000 square feet or 100 linear feet on each side without prior approval by the architect for each pour or noted on plans.
- Submittal: Submit proposed mix designs in accordance with ACI 301, chapter 3.9. Each proposed mix design shall be accompanied by a record of past performance based on at least 30 consecutive strength tests, or by three laboratory trial mixtures with confirmation tests.
- Contractor shall coordinate all exposed concrete with architectural finish and specifications. Contractor shall submit concrete curing procedure for all architecturally exposed concrete.
- The contractor is responsible for correction of concrete work which does not conform to the specified requirements, including strength, tolerances, and finishes. Correct deficient concrete as directed by the architect.

CONCRETE REINFORCEMENT

- Reinforcing steel shall be deformed new billet steel bars in accordance with ASTM A615 Grade 60.
- Detailing of reinforcing steel shall conform to the American Concrete Institute Detailing Manual.
- All hooks and bends in reinforcing bars shall conform to ACI detailing standards unless shown otherwise.
- Provide reinforcing bars in accordance with the bar bending diagram if bar types are specified. In unscheduled beams, slabs, columns, and walls detail reinforcing as follows:
 - Lap top reinforcing bars at mid span.
 - Lap bottom reinforcing bars at the supports.
 - Lap vertical bars in columns and walls only at floor lines, unless noted otherwise.
 - Refer to lap splice schedule for splice length requirement.
 - Reinforcement labeled as continuous shall be lap spliced 38 bar diameters as a minimum, unless otherwise noted.
 - Provide standard hooks in top bars at cantilever and discontinuous ends of beams, walls, and slabs.
 - Provide corner bars for all horizontal bars at the inside and outside faces of intersecting beams or walls. Corner bars are not required if top, bottom, or horizontal bars are hooked.
- Welding of reinforcing steel will not be permitted.
- Heat shall not be used in the fabrication or installation of reinforcement.
- Reinforcing steel clear cover shall be as follows:
 - Concrete cast against earth..... 3"
 - Concrete exposed to earth or weather..... 2"
 - Ties in columns and beams..... 1½"
 - Bars in slabs..... ¾"
 - Bars in walls..... ¾"
- Submittal: Submit shop drawings for fabrication, bending, and placement of concrete reinforcement. Comply with ACI 315 "Details and Detailing of Concrete Reinforcement". Do not reproduce the Contract Drawings for use as shop drawings.

STRUCTURAL STEEL

- Structural Steel shall conform to ASTM A992 or 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.
- Anchor bolts shall conform to ASTM F1554 grade 36 ksi.
- Column base plates shall be grouted with a non-shrink, high strength nonmetallic grout conforming to ASTM C827, and shall have a compressive strength at 28 days of 5000 psi. Pre-grouting of base plates will not be permitted.
- Studs shall be Nelson stud type S3L (Fu=65 ksi) or acceptable equal. Studs shall be made from cold drawn steel conforming to ASTM A108.
- Deformed bar anchors shall be Nelson D2L or KSM deformed bar anchors (or acceptable equal) and shall be made from cold drawn wire per STM A490 conforming to ASTM A108 with minimum yield strength of 70 ksi. Anchors shall be automatically welded with suitable welding equipment in the shop or in the field. Welding shall be in accordance with the recommendations of Nelson Stud Company or KSM Welding Company.
- Structural steel detailing, fabrication, and erection shall conform to the AISC "Specification for Steel Buildings" and the AISC "Code of Standard Practice for Steel Buildings and Bridges" except that paragraph 4.2.1 "The owner's acceptance of all responsibility for the design adequacy of any connections designed by the fabricator" is deleted. Typical connection details are indicated in the drawings. The fabricator shall prepare drawings based on these details. If alternate connection designs are used, the fabricator shall have a registered professional engineer prepare the connection designs. Such connection shall bear the engineer's seal and shall be submitted with shop drawings.

- tered professional engineer prepare the connection designs. Such connection shall bear the engineer's seal and shall be submitted with shop drawings.
- 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.
- All welds denoted as moment connection or full penetration weld shall be ultrasonically or x-ray certified by an independent testing agency.
- Contractor shall coordinate structural steel fireproofing requirements. All interior structural steel, including steel joists, scheduled, or indicated to receive spray applied fireproofing shall be delivered to the project site unprimed. Steel exposed to corrosive conditions after installation shall be primed with a protective coating which does not diminish the bond between the spray applied fireproofing, and the steel substrate. Any primer, and/or coating applied to structural steel shall be approved for use in the applicable UL Fire Resistance Assembly used on the project. Contractor shall protect any unprimed structural steel from detrimental effects of corrosion, as required, until the steel is enclosed and protected by the new construction.
- Shop painting: Paint structural steel with one coat of manufacturer's standard red oxide primer applied at a rate to provide a uniform dry film thickness of 2.5 mils. Ref. Arch for Finish Coat.
- 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.
- Contractor must fabricate and erect steel in accordance with OSHA Safety requirements, 29 CFR part 1926 Safety for Steel Erection, Final Rule.

STRUCTURAL STEEL CONNECTIONS

- Welding shall conform to ANSI/AWS D1.1, latest edition.
- Bolts conform to ASTM A325. Bolts shall be designed using values for bearing type bolts with thread allowed in the shear plane.
- 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.
- Moment connections indicated on Drawings as "MC" shall be welded to develop the full capacity of the member on both sides of the joint.
- Roof edges angles shall be continuous and shall be spliced only at supports. Splices shall be butt-welded to develop full capacity of the member.
- Fillet welds with no size specified shall be 3/16", or minimum size required by AISC, whichever is larger.

WOOD FRAMING

- All sawn lumber and pre-manufactured wood products shall be identified by the grade mark or a certificate of inspection issued by the certifying agency.
- Unless otherwise noted, all structural framing lumber shall be clearly marked No. 2 grade Southern Yellow Pine (SYP), except that non-loadbearing interior walls may be stud grade SYP, Douglas Fir-Larch (Dou Fir), or Spruce-Pine-Fir (SPF).
- All wood stud walls shall be full height without intermediate plate line. Exterior, load-bearing wood stud walls shall be 2x6 studs at 16 inches on center.
- Finger Jointed Studs are acceptable at interior, non-load bearing stud walls only.
- All load bearing walls greater than 10'-0" in height shall have solid 2x blocking at 4'-0" o.c. maximum vertically. End nail with 2-16d nails 2 side to side.
- Provide double studs at all wall corners and on each side of all openings, unless noted or detailed 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.
- Where shown, wood connectors shall be Simpson Strong-tie as specified in the latest catalog. Connectors by other manufacturers may be substituted provided such connectors have the current ICC approval for equal or greater load capacities and is submitted for approval by the Engineer of Record. Connectors shall be installed per the manufacturer's directions.
 - Where connectors are used in exposed or exterior applications, and when connectors are in contact with preservative treated wood, connectors are to be hot dipped galvanized (HDG), mechanically galvanized (ASTM B695, Class 40 or greater) stainless steel, or zinc galvanizing equal or greater to ZMAX Simpson finish.
- Fasteners shall conform to IRC 602 "Fastener Schedule" unless otherwise noted. Nail according to IRC. Nails shall be common. Alternate nails may be used upon review and approval by structural engineer of record. Staples for the nailing or rated sheathing is subject to review and approval by the structural engineer of record.
- Moisture content of all sawn lumber shall have a maximum of 19%, with the exception of pressure treated wood sill plates. Moisture content can be lower than 19%. Refer to architect's drawings and project specifications and with cladding installer for maximum recommended moisture content.
- Preservative Treated (PT) wood materials are to be used per IRC. "Decay and Termite Protection" shall conform to the appropriate standards of the American Wood Preservers Association (AWPA) for sawn lumber. Fasteners, anchors, and connectors touching treated wood shall be either stainless steel or hot-dipped galvanized.
- 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.

WOOD STRUCTURAL PANEL SHEATHING

- Floor sheathing: 1 1/8" APA-rated, tongue and groove plywood Stud-I-Floor sheathing with an Exposure 1 rating. Floor sheathing shall be glued to the wood support members with a wet use adhesive. In addition to being nailed to the supports per wood framing typical details. Stagger joints in sheathing.
- Roof sheathing: 5/8" APA rated sheathing with an exposure 1 rating. 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: All exterior wall framing shall be braced by 4'-0" wide x 1/2" thick panels of APA rated sheathing with an exposure 1 rating and nail from the top plate to the sill plate. Where walls is taller than 8'-0", provide multiple panels as required to extend from sill plate to top plate. Provide 2x blocking as required to support all panel edges. Nail with 10d common nails at 6" on center at supported edges and 12" on center at intermediate supports. REFER TO WALL BRACING PLAN FOR ADDITIONAL INFORMATION

COMPOSITE WOOD MEMBERS

- Engineered lumber shall have the following minimum design properties:

	F _y (psi)	E (psi)
Microlam (LVL)	2600	285
SYP GlueLam (24F-1.8)	2400	200
Parallam (PSL)	2900	290
- 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.
- 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 whole wood beams utilizing beams thicker than 13/4" shall be bolted together with 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 OR (4)-SDS25600 (1/4" x 6") Simpson screws @ 16" o.c.
- Where multiples of two 13/4" Microlam LVL beams are noted on the drawings, contractor may provide single 31/2" beams in lieu of double 13/4" beams.

PREFABRICATED METAL PLATE CONNECTED WOOD TRUSSES

- 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 1-95) and shall conform to IRC Section 502.11.
- Submittals: Submit product data and proof of ICB approval for framing members and fasteners that have been designed by others. Submit calculations prepared by an engineer licensed in the state of Texas for all members and connections designed by others along with their respective shop drawings. All necessary bridging, blocking, and blocking panels and web stiffeners shall be detailed and furnished by the supplier. Temporary and permanent bridging shall be installed in conformance to the manufacturer's installation requirements.
 - Metal plate connected roof truss shop drawings shall provide detailed description of shapes, bearing points, hips, and valleys as shown in the drawings. Provide special trusses such as jack-trusses, girder trusses and step-down trusses to match drawings. Provide all truss connection details and required connection materials. Provide all truss reactions on shop drawings.
 - Metal plate connected floor truss shop drawings shall provide detailed description of shapes, bearing points, and step downs. Provide all truss connection details and required connection materials. Provide all truss reactions on shop drawings.
- 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.
- Provide adequate erection bracing in accordance with Truss Plate Institute publication HIB-91.
- Truss Manufacturer shall provide permanent bracing as required by the design of the trusses. Erection bracing may remain in place during erection where it does not interfere with the architectural finishes.
- 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.
- 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.
 - Trusses shall be designed in accordance with the following requirements:
 - Top chords shall be designed to resist the local bending induced by the floor or roof uniform load on the top chord.
 - Limit live load deflection of floor trusses to L/480. Total load deflections shall be limited to L/360.
 - Truss members and connections shall be proportioned with a maximum allowable stress increase for duration of load as follows:
 - Roof Loads..... 25 percent
 - 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:

Floor Top Chord	25 psf
Floor Bottom Chord	5 psf
Roof Top Chord	10 psf
Roof Bottom Chord	5 psf
 - 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.

ADHESIVE ANCHORS

- Adhesive anchors shall only be used where specified on the drawings. The Contractor shall obtain approval from the engineer of record prior to using the anchors for missing or misplaced cast-in-place anchors. Unless otherwise noted, size and depth of the adhesive anchors specified on the drawings are based on HAS rods and the following epoxy systems:
 - CONCRETE EPOXY
 - Hilti HIT RE-500 V3
 - DeWalt PurePro 110+
 - Simpson Set-3G
 - MASONRY EPOXY
 - Hilti HIT-HY 270
- Substitution of expansion anchor products with similar capacities shall be submitted to the engineer of record for approval.
- Adhesive 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 recommended documents, the most stringent requirements shall govern.
- 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 inch from detailed locations to avoid conflicts, unless noted otherwise.
- 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. 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.
- All abandoned holes shall be filled with non-shrink grout.
- 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" x 3" plate washers sufficiently welded to the connection plate to transfer the specified load.
- Installation of adhesive anchors shall be continuously inspected by the testing agency to ensure that holes are of specified size, and that bolts are properly installed.

TESTING/LABORATORY SERVICES

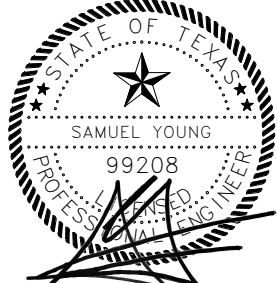
- Work specified herein shall be performed by a qualified independent Testing Laboratory, selected and paid by the Owner.
- Footing excavation: Inspect the excavations to determine that the proper bearing stratum is obtained and utilized for bearing and that excavations are thoroughly clean and dry before concrete is placed.
- Concrete inspection and testing:
 - Secure composite samples of concrete at the jobsite in accordance with ASTM C172.
 - 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 field curing.
 - Perform one strength test (three cylinders) for each pour.
- 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.
- Structural steel, Steel Joists and Joist Girders: Field inspection of proper erection of all members, visual examination of all field welding, visual inspection of all bolts, inspection of all shop fabricated members upon arrival at the jobsite for conformance with accepted fabrication and erection drawings, verification of welder's certificates.

EXISTING CONDITIONS

- Existing conditions of the existing structure are unknown, and the contractor is advised to verify all the existing structure including, but not limited to size and location of all existing foundation and framing elements and verify all dimensions. Notify engineer of any discrepancies or substandard construction. Contractor to repair and/or replace any damaged or substandard construction.
- In as much as the remodeling and/or rehabilitation of an existing structures requires that certain assumptions be made by the Engineer regarding existing conditions, and because some of these assumptions may not be verifiable without the Client's expending substantial sums of money or destroying otherwise adequate or serviceable portions of the structure, the Client has agreed to bear all costs, losses, and expenses, including the costs of Engineer's Additional Services, arising from the discovery of concealed or unknown conditions in the existing structure and foundation.
- Engineer did not design nor construct the existing structure, foundation, and framing, and therefore does not guarantee or warranty the existing construction and/or design. The existing structure should have no issue carrying the remodeled structure if the original structure is performing in accordance with the original design of the engineer of record. Future performance of the existing structure is expected to be similar to its current performance. Owner agrees to indemnify and hold harmless the Engineer from and against all actions, suits, liabilities, losses, costs, damages, settlements, judgments, and claims of every type arising out of the existing structural performance.

CITY OF AUSTIN - TREE IMPACT NOTES

- Contractor to review all City of Austin Arborist tree protection recommendations prior to construction.
- No impacts shall be allowed within the 1/4 critical root zone (CRZ).
- Within the 1/2 CRZ a maximum of 4" of cutting into existing grade or adding of uncompacted fill is allowed. No cutting/fill is permitted within the 1/4 CRZ.
- Exposed roots at protected trees shall be safeguarded per City of Austin Arborist recommendations during construction. The roots must not be severed during the excavation of foundation elements. The contractor must consult the designated tree inspector prior to the pouring of piers or slabs.
- Site stripping, grading, and drainage shall be performed in a manner which does not impact the 1/4 and 1/2 CRZ.
- All trees and natural areas shown on plans to be preserved shall be protected during construction with temporary fencing. Protective fences shall be erected according to City of Austin Standards for Tree Protection.
- A minimum of 50 percent of the critical root zone must be preserved at natural grade, with natural ground cover.



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ENG: J. González		
BIM PM: C. Lawrence		

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FORT STRUCTURES SHEET SERIES LEGEND	
SHEET SERIES	DESCRIPTION
S0	STRUCTURAL NOTES
S1	AXONOMETRIC VIEWS
S2	PLANS
S3	ELEVATIONS & BUILDING SECTIONS
S4	FOUNDATION DETAILS
S5	ELEVATED CONCRETE DETAILS
S6	CMU DETAILS/3D PRINTED DETAILS
S7	STEEL DETAILS
S8	WOOD DETAILS
S9	COLD-FORMED STEEL DETAILS

STRUCTURAL SHEET LIST (23007)	
SHEET NUMBER	SHEET NAME
S0.01	STRUCTURAL GENERAL NOTES
S0.03	ABBREVIATIONS & LEGENDS
S1.01	AXONOMETRIC VIEWS
S2.01	FOUNDATION PLAN
S2.02	LEVEL 2 FRAMING PLAN
S2.03	ROOF FRAMING PLAN
S3.01	LATERAL BRACING
S3.02	LATERAL BRACING
S4.01	TYPICAL FOUNDATION DETAILS
S4.02	TYPICAL FOUNDATION DETAILS
S4.10	FOUNDATION DETAILS
S8.01	TYPICAL WOOD DETAILS
S8.02	TYPICAL WOOD DETAILS
S8.03	TYPICAL WOOD DETAILS
S8.04	TYPICAL WOOD SHEAR WALL DETAILS
S8.05	TYPICAL WOOD SHEAR WALL DETAILS
S8.10	WOOD FRAMING DETAILS
S8.21	ROOF FRAMING DETAILS
Sheet Total: 18	

FORT STRUCTURES DRAWING LEGEND			
TAG	DESCRIPTION	SYMBOL	DESCRIPTION
GB1.0	GRADE BEAM (REFER TO GRADE BEAM SCHEDULE)		POST-TENSIONED LIVE END
F2.0	FOOTING (REFER TO FOOTING SCHEDULE)		POST-TENSIONED DRAPE
SF2.0	STRIP FOOTING (REFER TO FOOTING SCHEDULE)		POST-TENSIONED DEAD END
P24	DRILLED STRAIGHT SHAFT PIER (REFER TO SCHEDULE)		MATCHLINE
P24/UR48	DRILLED STRAIGHT SHAFT PIER WITH UNDERREAM (REFER TO SCHEDULE)		SHORING INDICATION
SDP6	STEEL DRIVEN PILE (REFER TO PLANS & DETAILS)	[A]	ABOVE INDICATION
	PIER/PILE CAP (REFER TO SCHEDULE)	@	*"AT" SYMBOL WHEN INDICATING A SPACING
	FOOTING/GRADE BEAM STEP		CENTERLINE INDICATION
BT-XX	POST-TENSIONED GRADE BEAM W/ TENDON LENGTH (REFER TO SCHEDULE)	∅	DIAMETER INDICATION
ST-XX	POST-TENSIONED SLAB ON GRADE W/ TENDON LENGTH (REFER TO SCHEDULE)	[E]	EXISTING INDICATION
CS-WSP	CONTINUOUSLY SHEATHED-WOOD STRUCTURAL PANEL (REFER TO SCHEDULE)		MOMENT CONNECTION
	SHEAR WALL POINTS TO NAILING PATTERN SIDE (REFER TO SCHEDULE)	±	PLUS OR MINUS INDICATION
	STEEL/CONCRETE COLUMN (REFER TO SCHEDULE)		FLUSH FLOOR INDICATION
BP-X	BASEPLATE (REFER TO DETAIL SCHEDULE)		SLOPE/RAMP DOWN INDICATION
SP-X	SADDLE PLATE (REFER TO DETAIL SCHEDULE)		SLOPE/RAMP UP INDICATION
	STUD RAIL (REFER TO DETAILS)		STEP DOWN INDICATION
1TB	REINFORCEMENT TYPE (REFER TO SCHEDULE)		ROOF RIDGE INDICATION
	METAL DECK SPAN DIRECTION (REFER TO SCHEDULE)		ROOF VALLEY INDICATION
RT-X	RIM TRACK (REFER TO SCHEDULE)		
T/XXX = X'-X"	TOP ELEVATION OF ELEMENT		
B/XXX = X'-X"	BOTTOM ELEVATION OF ELEMENT		
	SECTION VIEW (DETAIL NUMBER/SHEET NUMBER)		
	CALLOUT VIEW (DETAIL NUMBER/SHEET NUMBER)		
	ELEVATION VIEW (DETAIL NUMBER/SHEET NUMBER)		
	REVISION DELTA (REFER TO REVISION SCHEDULE)		

FORT STRUCTURES MATERIAL PATTERN LEGEND					
	ADDITIONAL LOADING (PLANS)		GRADING (PLANS/DETAILS)		PLYWOOD (DETAILS)
	CFS BEARING WALL (PLANS)		GRADING UNDISTURBED (PLANS/DETAILS)		POUR STRIP (PLANS)
	CFS NON-BEARING WALL (PLANS)		GRATING (PLANS)		PRECAST CONCRETE (PLANS/DETAILS)
	CMU BEARING (PLANS/DETAILS)		GRAVEL (DETAILS)		ROCK (DETAILS)
	CMU NON-BEARING (PLANS/DETAILS)		GROUT (DETAILS)		STEEL (DETAILS)
	CAST-IN-PLACE CONCRETE BEARING (PLANS/DETAILS)		3D PRINTED BEARING WALL (PLANS/DETAILS)		WOOD BEARING WALL (PLANS)
	CAST-IN-PLACE CONCRETE NON-BEARING (PLANS/DETAILS)		3D PRINTED CORE (PLANS)		WOOD NON-BEARING WALL (PLANS)
	CRITICAL ROOT ZONE FOR NO IMPACTS (PLANS)		MASONRY BEARING (PLANS/DETAILS)		
	EXISTING (PLANS/DETAILS)		MASONRY NON-BEARING (PLANS/DETAILS)		
	FILL (DETAILS)		OVER-FRAMING (PLANS)		

FORT STRUCTURES ABBREVIATIONS		
AB _____ ANCHOR BOLT	GA _____ GAGE	R _____ RADIUS
ADDL _____ ADDITIONAL	GALV _____ GALVANIZED(D)	RCP _____ REINFORCED CONCRETE PIPE
ADH _____ ADHESIVE	GC _____ GENERAL CONTRACTOR	RD _____ ROOF DRAIN
ADJ _____ ADJACENT	GEN _____ GENERAL	RECT _____ RECTANGULAR
ALT _____ ALTERNATE	GEOTECH _____ GEOTECHNICAL	REF _____ REFER/REFERENCE
APPROX _____ APPROXIMATE(LY)	GL _____ GLUE LAMINATED TIMBER	REINF _____ REINFORCE(ING)(ED)(MENT)
AR _____ ANCHOR ROD	GR _____ GRADE	REM _____ REMAINDER
ARCH _____ ARCHITECT(URAL)	GR BEAM _____ GRADE BEAM	REQ _____ REQUIRE(D)
	GYP _____ GYPSUM BOARD	RET _____ RETAINING
B or BOT _____ BOTTOM		RF _____ ROOF
B/ _____ BOTTOM OF	HD _____ HOLD-DOWN	RND _____ ROUND
BCB _____ BOTTOM CHORD BEARING	HDR _____ HEADER	RO _____ ROUGH OPENING
BF _____ BACK FACE	HGR _____ HANGER	RT _____ RIM TRACK
BFM _____ BRACE FRAME	HI _____ HIGH	
BL _____ BUILDING LINE	HK _____ HOOK(S)	SCHED _____ SCHEDULE(D)
BLDG _____ BUILDING	HORIZ _____ HORIZONTAL	SDP _____ STEEL DRIVEN PILE
BLKG _____ BLOCKING	HP _____ HIGH POINT	SF _____ SQUARE FOOT
BO _____ BLOCK-OUT	HSS _____ HOLLOW STRUCTURAL SECTION	SHTHG _____ SHEATHING
BP _____ BASE PLATE	HT _____ HEIGHT	SIM _____ SIMILAR
BRDG _____ BRIDGING	HTD _____ HOT DIP(PED)	SLBB _____ SHORT LEG BACK TO BACK
BRG _____ BEARING		SMF _____ SPECIAL MOMENT FRAME
BRL _____ BRICK LEDGE	IBC _____ INTERNATIONAL BUILDING CODE	SOG _____ SLAB ON GRADE
BTW _____ BETWEEN	ID _____ INSIDE DIAMETER	SP _____ SADDLE PLATE
BWL _____ BRACE WALL LINE	IE _____ INVERT ELEVATION	SPA _____ SPACE(S)(D)(ING)
	I/F _____ INSIDE FACE	SPEC _____ SPECIFICATION(S)
	INT _____ INTERIOR	SPECDC _____ SPECIFIED
	INTERM _____ INTERMEDIATE	SPINE _____ SOUTHERN PINE
		SQ _____ SQUARE
	JT _____ JOINT	SR _____ STUDRAIL
	k _____ KIPS	SS _____ STAINLESS STEEL
		STAGG _____ STAGGERED
	L _____ ANGLE	STD _____ STANDARD
	LF _____ LINEAL FOOT	STIFF _____ STIFFENER
	LL _____ LIVE LOAD	STR _____ STIRRUPS
	LLBB _____ LONG LEG BACK-TO-BACK	STL _____ STEEL
	LLH _____ LONG LEG HORIZONTAL	STR _____ STRAIGHT
	LLV _____ LONG LEG VERTICAL	STRUCT _____ STRUCTURE(AL)
	LOC _____ LOCATION	SUPT _____ SUPPORT(S)
	LONGIT _____ LONGITUDINAL	
	LP _____ LOW POINT	T _____ TOP
	LSH _____ LONG SIDE HORIZONTAL	T/ _____ TOP OF
	LSL _____ LAMINATED STRAND LUMBER	T&B or TB _____ TOP AND BOTTOM
	LSV _____ LONG SIDE VERTICAL	TC AX LD _____ TOP CHORD AXIAL LOAD
	LVL _____ LAMINATED VENEER LUMBER	TCB _____ TOP CHORD BEARING
	LWT _____ LIGHTWEIGHT	TCX _____ TOP CHORD EXTENSION
		TDS _____ TIE DOWN SYSTEM
		T&G _____ TONGUE AND GROOVE
		THK _____ THICK(NESS)
	M _____ MOMENT	THRD _____ THREADED
	MATL _____ MATERIAL	TPG _____ TOPPING
	MAX _____ MAXIMUM	TRANSV _____ TRANSVERSE
	mc _____ MOMENT CONNECTION(S)	TYP _____ TYPICAL
	MECH _____ MECHANICAL	
	MEZZ _____ MEZZANINE	UBC _____ UNIFORM BUILDING CODE
	MFR _____ MANUFACTURE(R)	UMU _____ UNREINFORCED MASONRY UNIT
	MID _____ MIDDLE	UNO _____ UNLESS NOTED OTHERWISE
	MIN _____ MINIMUM	UR _____ UNDER-REAM
	MISC _____ MISCELLANEOUS	
	MTL _____ METAL	
		V _____ SHEAR FORCE
	NF _____ NEAR FACE	VERT _____ VERTICAL
	NIC _____ NOT IN CONTRACT	VIF _____ VERIFY IN FIELD
	NLT _____ NAIL LAMINATED TIMBER	VOL _____ VOLUME
	No _____ NUMBER	
	NOM _____ NOMINAL	W _____ WIDE
	NS _____ NON-SHRINK	W/ _____ WITH
	NTS _____ NOT TO SCALE	WB _____ WIND BRACE
	NW _____ NORMAL WEIGHT	WHS _____ WELDED HEADED STUD
		WL _____ WIND LOAD
		W/O _____ WITHOUT
	OC _____ ON CENTER	WP _____ WORK POINT
	OD _____ OUTSIDE DIAMETER	WPR _____ WATER PROOFING
	O/F _____ OUTSIDE FACE	WS _____ WATER STOP
	OH _____ OPPOSITE HAND	WWF _____ WELDED WIRE FABRIC
	OPNG _____ OPENING(S)	
	OPP _____ OPPOSITE	XS _____ EXTRA STRONG
	OSB _____ ORIENTED STRAND BOARD	XXS _____ EXTRA EXTRA STRONG
	OVHG _____ OVERHANG	
	OWSJ _____ OPEN WEB STEEL JOIST	
	OWWJ _____ OPEN WEB WOOD JOIST	
	P _____ AXIAL LOAD	
	PAF _____ POWDER ACTUATED FASTENER	
	PC _____ PIER/PILE CAP	
	P/C _____ PRECAST CONCRETE	
	PCF _____ POUNDS PER CUBIC FOOT	
	PCY _____ POUNDS PER CUBIC YARD	
	PEN _____ PENETRATION	
	PERF _____ PERFORATED	
	PERP _____ PERPENDICULAR	
	PJP _____ PARTIAL JOINT PENETRATION	
	PL _____ PLATE	
	PLF _____ POUNDS PER LINEAR FOOT	
	PLYWD _____ PLYWOOD	
	PREFAB _____ PREFABRICATED	
	PRELIM _____ PRELIMINARY	
	PSF _____ POUNDS PER SQUARE FOOT	
	PSI _____ POUNDS PER SQUARE INCH	
	PSL _____ PARALLEL STRAND LUMBER	
	PT _____ PRESSURE TREATED	
	P-T _____ POST-TENSION(ED)	

FONT
STRUCTURES

FIRM REGISTRATION NO. 18034
WWW.FORTSTRUCTURES.COM

PROJECT NO: 23007

05.31.2023

SEAL

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ARCHITECT

HILLSIDE ADU

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ABBREVIATIONS &
LEGENDS

SHEET TITLE

SO.03

SHEET NUMBER

AXONOMETRIC VIEWS
Axonometric views are for REFERENCE ONLY and are provided solely as a VISUAL AID. All structural information shall ONLY be obtained from the plans and details.



SEAL

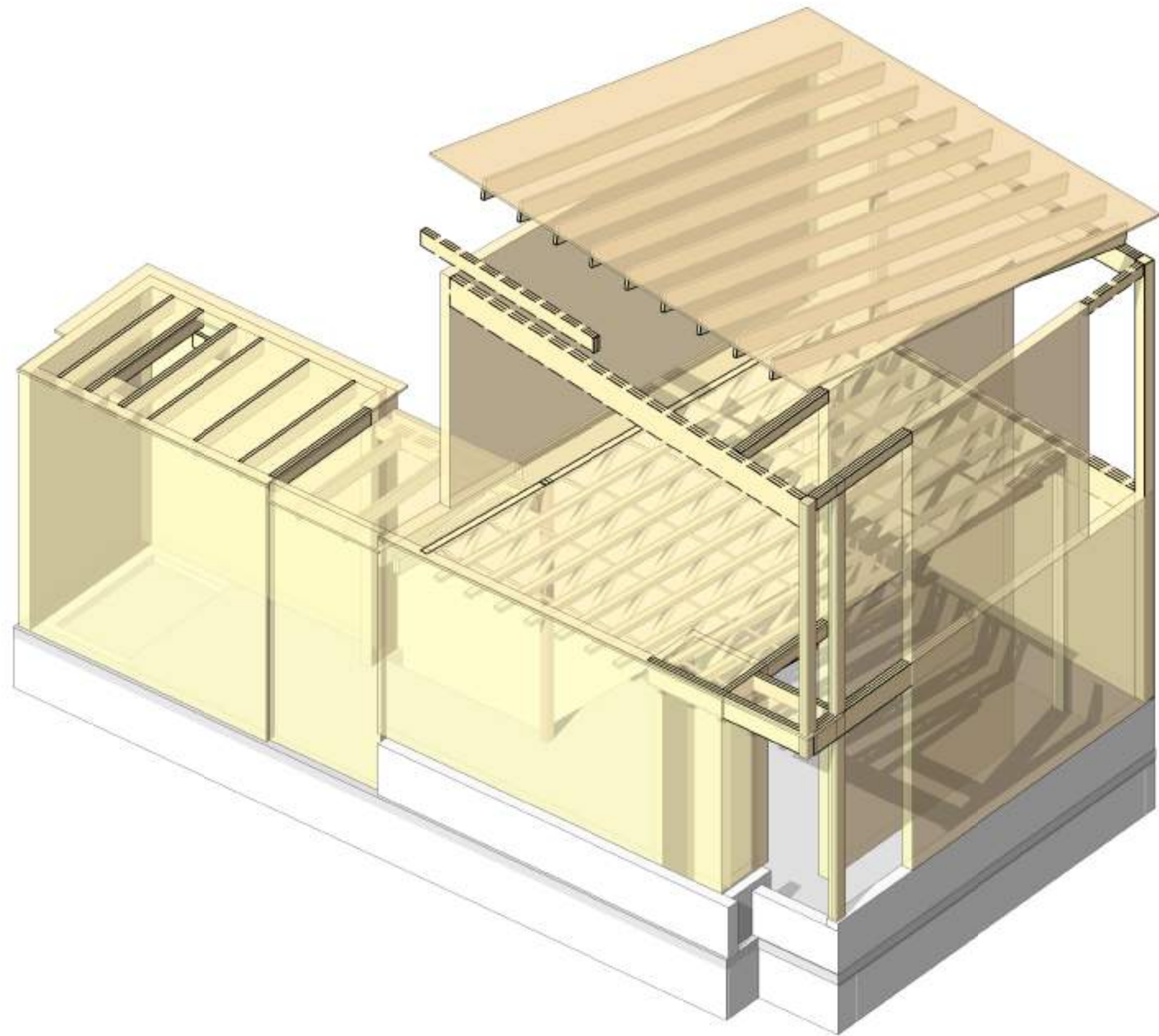
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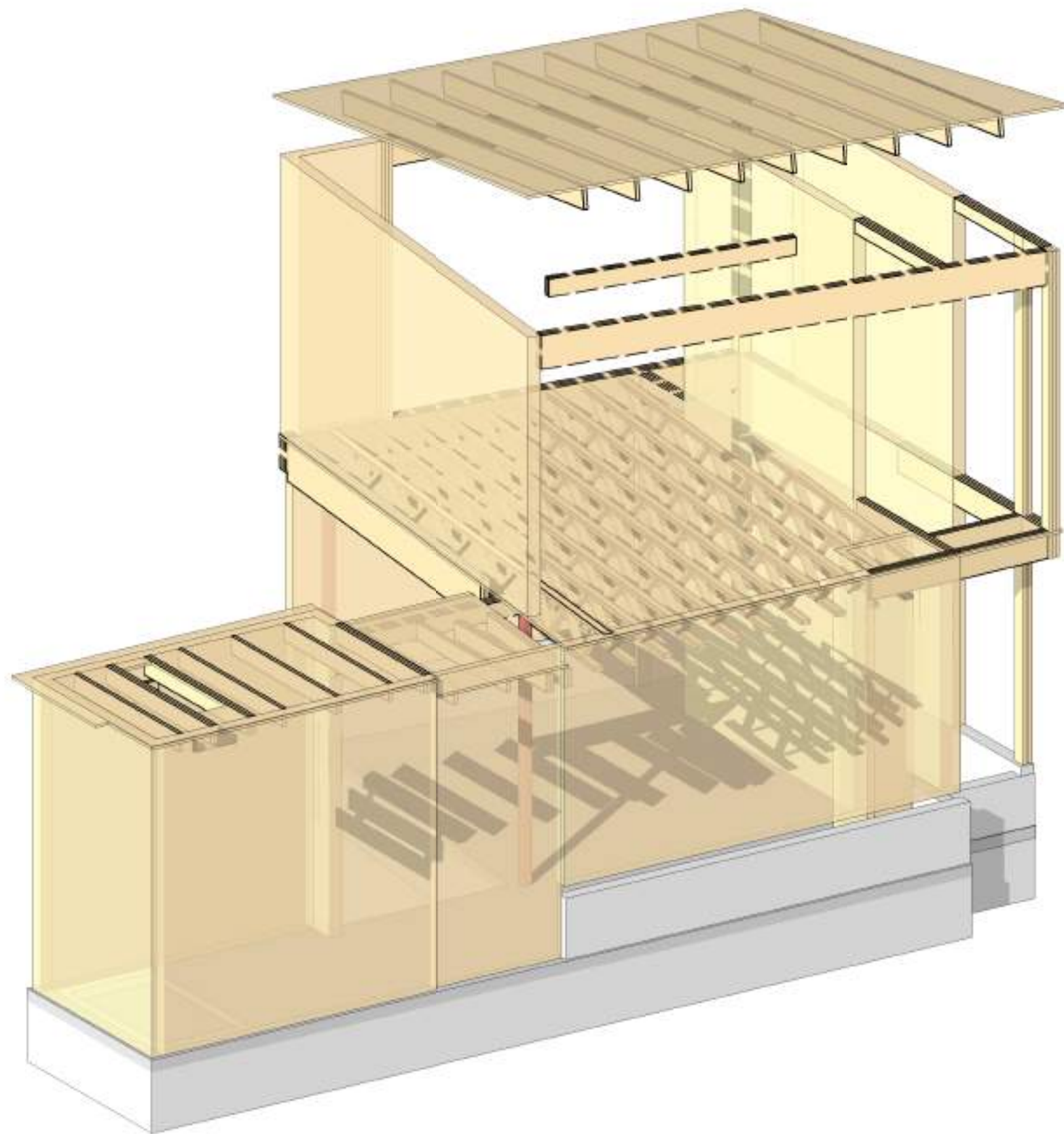
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AXONOMETRIC 01
SCALE : NTS



AXONOMETRIC 02
SCALE : NTS

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AXONOMETRIC VIEWS
SHEET TITLE

S1.01

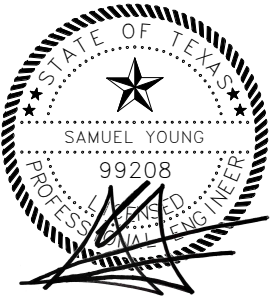
SHEET NUMBER

COMMON PLAN NOTES

- STRUCTURAL GENERAL NOTES, ABBREVIATIONS, AND LEGEND PER S1 SHEET SERIES.
- VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH SURFACES, SLOPES, DRAINS, DEPRESSIONS, CURBS, PENETRATIONS, ETC. WITH ARCHITECTURAL AND OTHER CONSULTANT DRAWINGS PRIOR TO CONSTRUCTION.
- ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS.

SLAB ON GRADE FOUNDATION PLAN NOTES

- REFERENCE TOP OF SLAB (T/SLAB) ELEVATION = 0'-0", FOR ACTUAL T/SLAB ELEVATION REFER TO CIVIL AND ARCHITECTURAL DRAWINGS.
- SUBGRADE PREPARATION, STRUCTURAL FILL, DRAINAGE SYSTEM, BEARING AND OTHER REQUIREMENTS PER GEOTECH REPORT AS NOTED IN THE STRUCTURAL GENERAL NOTES AND FOUNDATION DETAILS.



05.31.2023

SEAL

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ARCHITECT

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FOUNDATION PLAN

SHEET TITLE

S2.01

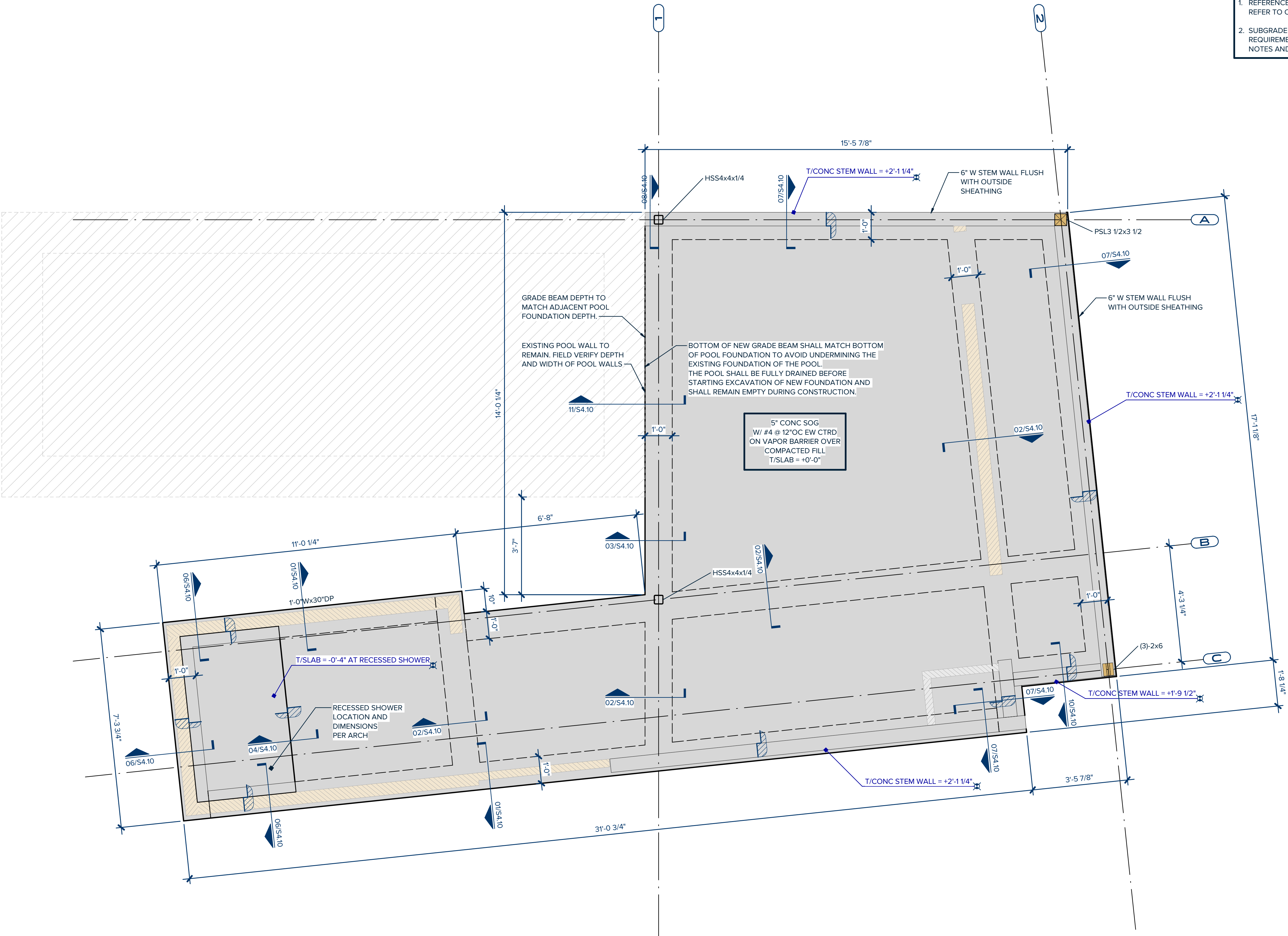
SHEET NUMBER

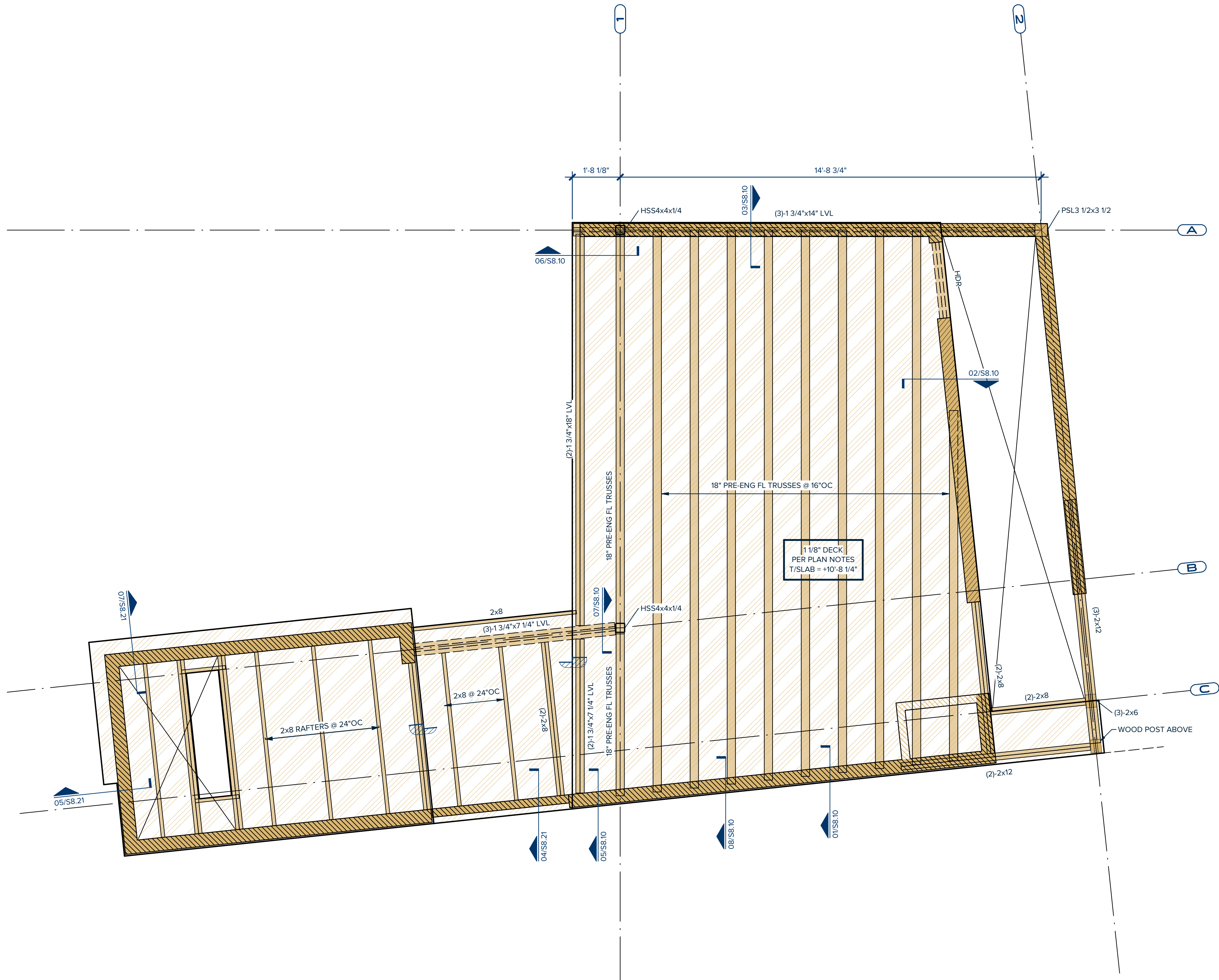
FOUNDATION PLAN

SCALE : 1/2" = 1'-0"



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WOOD FRAMING PLAN NOTES

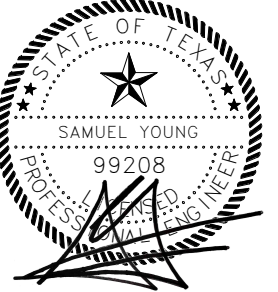
- PRE-ENGINEERED TRUSSES TO BE DESIGNED BY TRUSS MANUFACTURER AND SHALL COORDINATE TRUSS DESIGN AND PROFILES WITH HVAC UNIT SIZES AND LOCATIONS. SUBMITTAL INFORMATION, DESIGN CRITERIA, RIM JOIST AND BLOCKING REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
- DECK AND ATTACHMENT PER PLAN AND STRUCTURAL GENERAL NOTES.
- ALL WOOD EXPOSED TO CONCRETE, WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
- REFERENCE TYPICAL WOOD DETAILS FOR HANGER SCHEDULE.
- BRACING WALL, SHEAR WALL, STRAPS AND HOLD-DOWN REQUIREMENTS PER BRACING PLAN ON FLOOR BELOW.

STEEL FRAMING PLAN NOTES

- TOP OF STEEL (T/STL) ELEVATION [AT JOISTS] (T/STL = B/DECK) UNO. [AT GIRDERS SUPPORTING OPEN WEB STEEL JOISTS (T/STL) = [-2 1/2"][-5"] FOR BEARING SEAT DEPTH]. STEEL JOISTS SHALL BE EQUALLY SPACED, TYPICAL UNO. [JOIST GIRDERS SHALL HAVE [7 1/2"] DEEP BEARING SEATS UNO]. [FOR BEARING SEAT DEPTH PROVIDE 5" SEATS FOR K-JOISTS TO MATCH LH-JOISTS].
- METAL DECK PER PLAN AND STRUCTURAL GENERAL NOTES. [DECK ATTACHMENT REQUIREMENTS PER STRUCTURAL GENERAL NOTES.] [DECK GAGE AND ATTACHMENT PER DIAPHRAGM KEY PLAN.]
- TYPICAL ROOF DECK OVERHANG TO BE 6" FROM CENTERLINE OF BEAM, UNO.
- [NUMBERS INDICATED ON PLAN ADJACENT TO JOIST CALLOUT SHOWN THUS: (400/200) INDICATES TOTAL LOAD AND LIVE LOAD (IN PLF) FOR WHICH JOISTS ARE TO BE DESIGNED BY OTHERS.]
- [NO NET UPLIFT IS REQUIRED FOR THE OWSJ DESIGN.] [ROOF JOISTS TO BE DESIGNED FOR A NET UPLIFT LOAD OF [XX]PSF.]
- ROOF JOISTS [AND GIRDER TRUSSES] ARE TO BE REVIEWED FOR ADDITIONAL LOADS FROM MECHANICAL UNITS AND PIPING. [ADDITIONAL LOADING REQUIREMENTS PER PLAN.] CONTRACTOR TO PROVIDE THE TRUSS/JOIST SUPPLIER WITH A DRAWING SHOWING THE LOCATION AND SUPPORT CONDITIONS FOR ALL MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER LOADS. [SPECIAL TRUSS SHAPES AND OPENING REQUIREMENTS ARE AS DESIGNATED ON PLAN.] ROOF TRUSS/JOIST SUPPLIER IS RESPONSIBLE FOR ADDITIONAL FRAMING REQUIRED TO SUPPORT MECHANICAL EQUIPMENT, DUCTS, ELECTRICAL EQUIPMENT, PLUMBING AND FIRE PROTECTION.
- [LEDGER ANGLES ARE REQUIRED WHERE METAL DECKING INTERFACES WITH [CONCRETE] [CMU] WALLS. REQUIREMENTS PER PLAN.]
- STEEL STAIRS SHALL BE BIDDER-DESIGNED, UNO. APPLICABLE DESIGN REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
- CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.
- [ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.]

LEVEL 2 FRAMING PLAN

SCALE: 1/2" = 1'-0"



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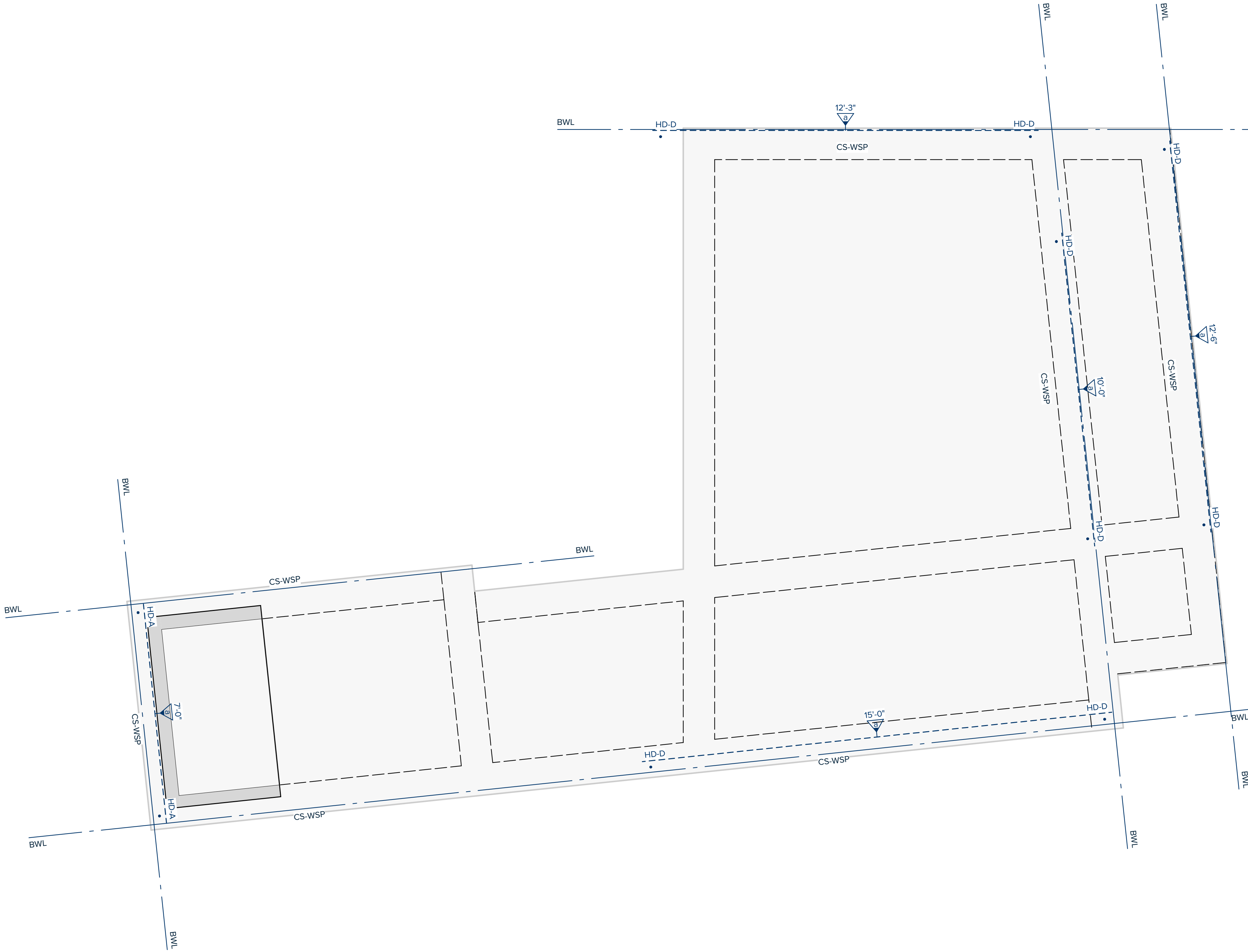
LEVEL 2 FRAMING PLAN

SHEET TITLE

S2.02

SHEET NUMBER

10. [ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.]



SHEAR WALL SCHEDULE				
TYPE MARK	SHEATHING ①	EDGE NAILING (PEN) ②	SILL PLATE NAILING (2)-ROWS ③	ANCHOR BOLTS W/ WASHERS ④
CS-WSP (TYP @ EXT)	15/32" APA RATED CDX	8d @ 6"OC	16d @ 6"OC	1/2"Øx8" @ 48"OC
LIB ⁹	1x4 OR 1 1/4"x18 GA	(2)-8d @ EA STUD	(2)-8d @ EA STUD	1/2"Øx8" @ 48"OC
▽	15/32" APA RATED CDX	8d @ 6"OC	16d @ 6"OC	1/2"Øx8" @ 48"OC
▽	15/32" APA RATED CDX	8d @ 4"OC	16d @ 6"OC	1/2"Øx8" @ 36"OC

- NOTES**
- PRIOR TO CONSTRUCTION OF SHEAR WALLS, REVIEW LATEST ARCHITECTURAL DRAWINGS AND NOTIFY STRUCTURAL ENGINEER OF ANY LOCATIONS WHERE MINIMUM SHEAR WALL LENGTHS ARE NOT MET. MINIMUM LENGTHS BASED ON OUTSIDE FACE TO OUTSIDE FACE OF TIEDOWN POSTS.
 - FIELD NAILING TO BE 8d @ 12"OC AT SHEAR WALL PLYWOOD PANELS, TYPICAL.
 - SEE PLANS FOR SHEAR WALL TIEDOWNS, SIZES AND LOCATIONS.
 - PLACE SHEATHING ON SIDE OF WALL WHERE SHEAR WALL SYMBOL OCCURS.
 - HORIZONTAL PLYWOOD SPLICES TO OCCUR AT RIBBON BAND. WHERE WALL HEIGHT DICTATES HORIZONTAL SPLICE AT WALL, PROVIDE 2x BLOCKING. DO NOT SPLICE AT DOUBLE 2x TOP PLATE.
 - USE 2x STUDS, DOUBLE TOP PLATE AND SINGLE SILL PLATE, UNO.
 - INSTALL (2)-2x STUDS OR 3x STUD AT EDGE OF PLYWOOD PANELS WHERE EDGE NAILING IS LESS THAN 6"OC.
 - LET-IN-BRACE (LIB) WALLS MUST HAVE 1/2" GYPSUM WALL BOARD INSTALLED ON SIDE OF WALL OPPOSITE THE BRACING MATERIAL. INSTALL STRAPPING AT 45° TO 60° PER DETAIL 03/S8.03.

HOLD-DOWN SCHEDULE - FRAMING TO CONCRETE			
TYPE MARK	HOLD-DOWN TYPE	HOLD-DOWN ANCHOR BOLT	END POST
HD-A	SIMPSON HDU-5	5/8"Ø F1553 GR 35 ANCHOR BOLTS W/ 12" EMBED	(2)-2x6
HD-B BUTT	SIMPSON HDU-8	7/8"Ø F1553 GR 35 ANCHOR BOLTS W/ 12" EMBED	(3)-2x6
HD-C	SIMPSON HDU-11	1"Ø F1553 GR 35 ANCHOR BOLTS W/ 12" EMBED	(4)-2x6

HOLD-DOWN SCHEDULE - FRAMING TO WOOD			
TYPE MARK	HOLD-DOWN TYPE	HOLD-DOWN ANCHOR BOLT	END POST
HD-D	SIMPSON LSTA36	18 GA x 1 1/4" x 36" STRAP, FSTN W/ (24)-10d SINKER NAILS	(2)-2x6
HD-E	SIMPSON MSTC52	16 GA x 3" x 52 1/4" STRAP, FSTN W/ (62)-16d SINKER NAILS	(2)-2x6
HD-F	(2)-SIMPSON MSTC52	(2)-16 GA x 3" x 52 1/4" STRAP, FSTN W/ (62)-16d SINKER NAILS	(4)-2x6
HD-G	SIMPSON MSTC48B3	14 GA x 3" x 45" STRAP W/ 3" SEAT WRAPPED UNDER BM, FSTN W/ (38)-10d SINKER NAILS	(4)-2x6

- NOTES**
- SCHEDULED HOLD-DOWNS ARE PRE-DRILLED STEEL HOLD-DOWN ANCHORS BY "SIMPSON STRONG-TIE". INSTALL ACCORDING TO MANUFACTURER'S RECOMENDATIONS.

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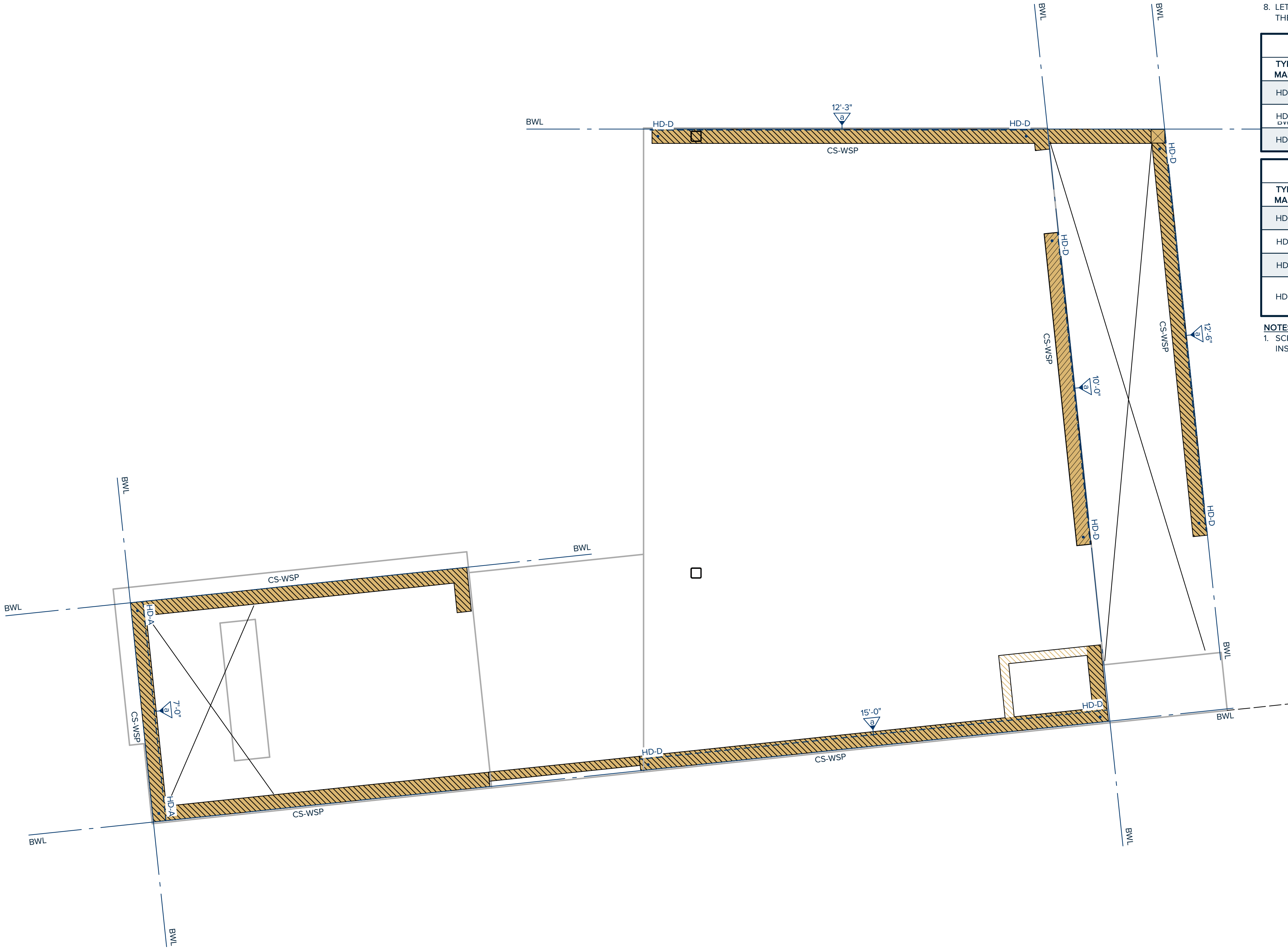
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LATERAL BRACING
SHEET TITLE

S3.01
SHEET NUMBER



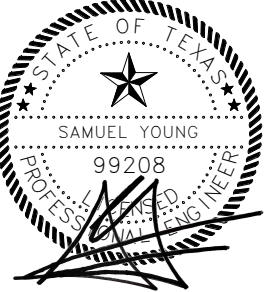
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HD-C	SIMPSON HDU-11	1"Ø F1553 GR 35 ANCHOR BOLTS W/ 12" EMBED	(4)-2x6

HOLD-DOWN SCHEDULE - FRAMING TO WOOD			
TYPE MARK	HOLD-DOWN TYPE	HOLD-DOWN ANCHOR BOLT	END POST
HD-D	SIMPSON LSTA36	18 GA x 1 1/4" x 36" STRAP, FSTN W/ (24)-10d SINKER NAILS	(2)-2x6
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LATERAL BRACING

SHEET TITLE

LEVEL 02 LATERAL FRAMING PLAN

SCALE: 1/2" = 1'-0"

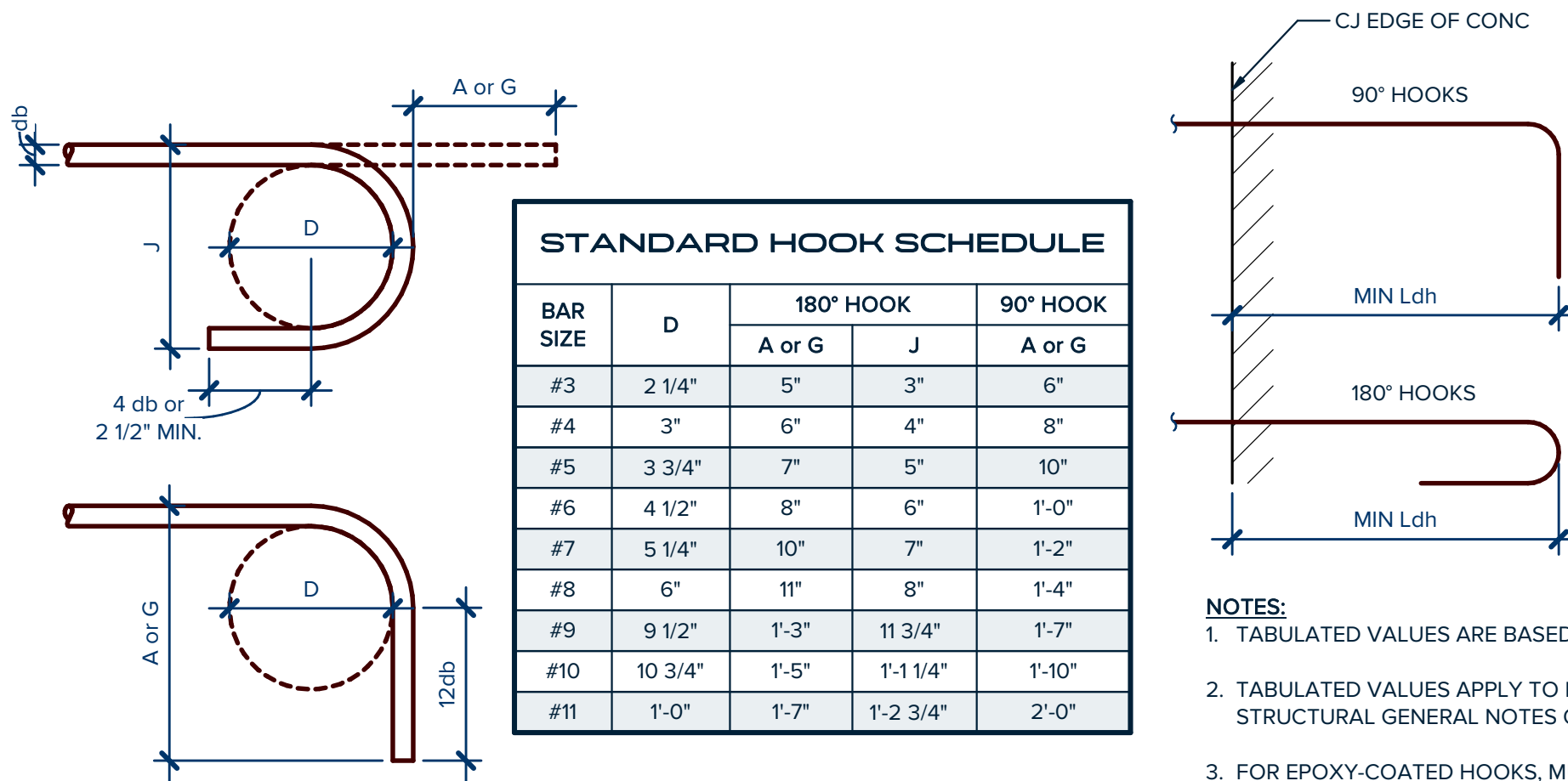


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SHEET NUMBER

REINFORCEMENT SPLICE LENGTH SCHEDULE												
CLASS BAR SIZE	f'c=3000 PSI		f'c=4000 PSI		f'c=5000 PSI		f'c=6000 PSI		f'c=7000 PSI		f'c=8000 PSI	
	"A"	"B"	"A"	"B"	"A"	"B"	"A"	"B"	"A"	"B"	"A"	"B"
#3	1'-5"	1'-10"	1'-3"	1'-7"	1'-1"	1'-5"	1'-0"	1'-4"	1'-0"	1'-4"	1'-0"	1'-4"
#4	1'-10"	2'-5"	1'-7"	2'-1"	1'-5"	1'-10"	1'-4"	1'-8"	1'-3"	1'-7"	1'-2"	1'-6"
#5	2'-4"	3'-0"	2'-0"	2'-7"	1'-10"	2'-4"	1'-8"	2'-1"	1'-6"	2'-0"	1'-5"	1'-10"
#6	2'-9"	3'-7"	2'-5"	3'-1"	2'-2"	2'-9"	2'-0"	2'-7"	1'-10"	2'-4"	1'-8"	2'-2"
#7	4'-0"	5'-3"	3'-6"	4'-6"	3'-1"	4'-1"	2'-10"	3'-8"	2'-8"	3'-5"	2'-6"	3'-2"
#8	4'-7"	6'-0"	4'-0"	5'-2"	3'-7"	4'-7"	3'-3"	4'-3"	3'-0"	3'-11"	2'-10"	3'-8"
#9	5'-2"	6'-10"	4'-6"	5'-10"	4'-0"	5'-3"	3'-8"	4'-9"	3'-5"	4'-5"	3'-2"	4'-1"
#10	5'-10"	7'-8"	5'-1"	6'-7"	4'-6"	5'-10"	4'-1"	5'-4"	3'-10"	4'-11"	3'-7"	4'-8"
#11	6'-6"	8'-6"	5'-7"	7'-3"	5'-0"	6'-6"	4'-7"	5'-11"	4'-3"	5'-6"	4'-0"	5'-2"

- NOTES:**
- WHERE SPLICE TYPE IS NOT INDICATED, USE CLASS "B" SPLICE.
 - LAP LENGTHS LISTED ABOVE APPLY UNDER THE FOLLOWING CONDITIONS:
 - BEAM AND COLUMN BARS ARE SPACED AT LEAST 1 BAR DIAMETER ON CENTER WITH CLEAR COVER NOT LESS THAN 1 BAR DIAMETER.
 - WALL AND SLAB BARS ARE SPACED AT LEAST 2 BAR DIAMETERS ON CENTER.
 - FOR UNCOATED AND ZINC-COATED (GALVANIZED) REINFORCEMENT.
 - FOR REINFORCEMENT THAT CONFORMS DEFORMED NEW BILLET STEEL BARS IN ACCORDANCE WITH ASTM A615 GRADE 60.
 - WHERE CLEAR COVER OR CLEAR SPACING FOR MASONRY REINFORCEMENT IS LESS THAN 5 BAR DIAMETERS, INCREASE SPLICE LENGTHS SHOWN BY MULTIPLYING LENGTHS BY MAXIMUM RATIO OF 5 BAR DIAMETERS TO CLEAR COVER OR SPACING.
 - FOR LIGHTWEIGHT CONCRETE, MULTIPLY TABULATIONS BY 1.3.
 - FOR HORIZONTAL TOP BARS WITH 12 INCHES OF CONCRETE CAST BELOW, MULTIPLY TABULATIONS BY 1.3.
 - WHERE A LARGER BAR LAPS A SMALLER BAR, THE SMALLER SCHEDULED LAP LENGTH APPLIES.
 - REFER TO "CONCRETE REINFORCEMENT" SECTION OF THE STRUCTURAL GENERAL NOTES FOR FURTHER INFORMATION.
 - FOR CMU REINFORCEMENT SPLICE LENGTH SCHEDULE, SEE CMU DETAILS.



HOOK DEVELOPMENT LENGTH SCHEDULE, LDH						
BAR SIZE	3000 PSI	4000 PSI	5000 PSI	6000 PSI	7000 PSI	8000 PSI
#3	9"	8"	7"	6"	6"	6"
#4	11"	10"	9"	8"	8"	7"
#5	1'-2"	1'-0"	11"	10"	9"	9"
#6	1'-5"	1'-3"	1'-1"	1'-0"	11"	11"
#7	1'-8"	1'-5"	1'-3"	1'-2"	1'-1"	1'-0"
#8	1'-10"	1'-7"	1'-5"	1'-4"	1'-3"	1'-2"
#9	2'-1"	1'-10"	1'-8"	1'-6"	1'-5"	1'-4"
#10	2'-4"	2'-0"	1'-10"	1'-8"	1'-7"	1'-6"
#11	2'-7"	2'-3"	2'-0"	1'-10"	1'-9"	1'-7"

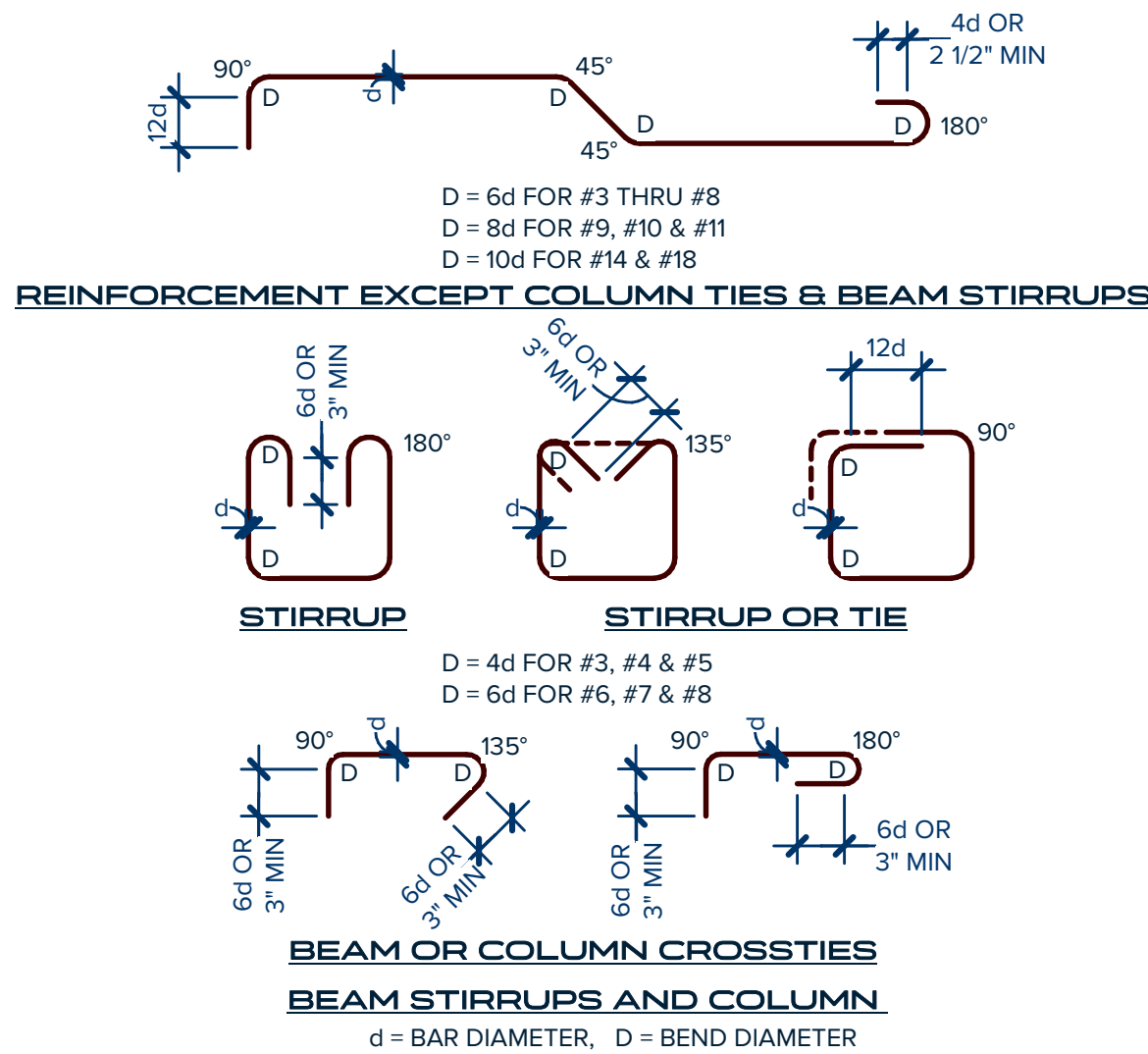
- NOTES:**
- TABULATED VALUES ARE BASED ON GRADE 60 REINFORCEMENT BARS AND NORMAL WEIGHT CONCRETE.
 - TABULATED VALUES APPLY TO REINFORCEMENT BARS MEETING MINIMUM CONCRETE COVER PER STRUCTURAL GENERAL NOTES ONLY.
 - FOR EPOXY-COATED HOOKS, MULTIPLY THE TABULATED VALUES BY 1.2.
 - FOR LIGHTWEIGHT CONCRETE, MULTIPLY THE TABULATED VALUES BY 1.3.

01 TYPICAL LAP SPLICE SCHEDULE

SCALE: NTS

DOWEL SCHEDULE				
MARK	A		B	
	SIZE	A	SIZE	B
DWL A	#4	8"	#4	3'-0"
DWL B	#4	2'-6"	#4	3'-0"
DWL C	#4	-	#4	4'-0"
DWL D	#4	8"	#4	6'-0"
DWL E	#4	-	#4	6'-0"

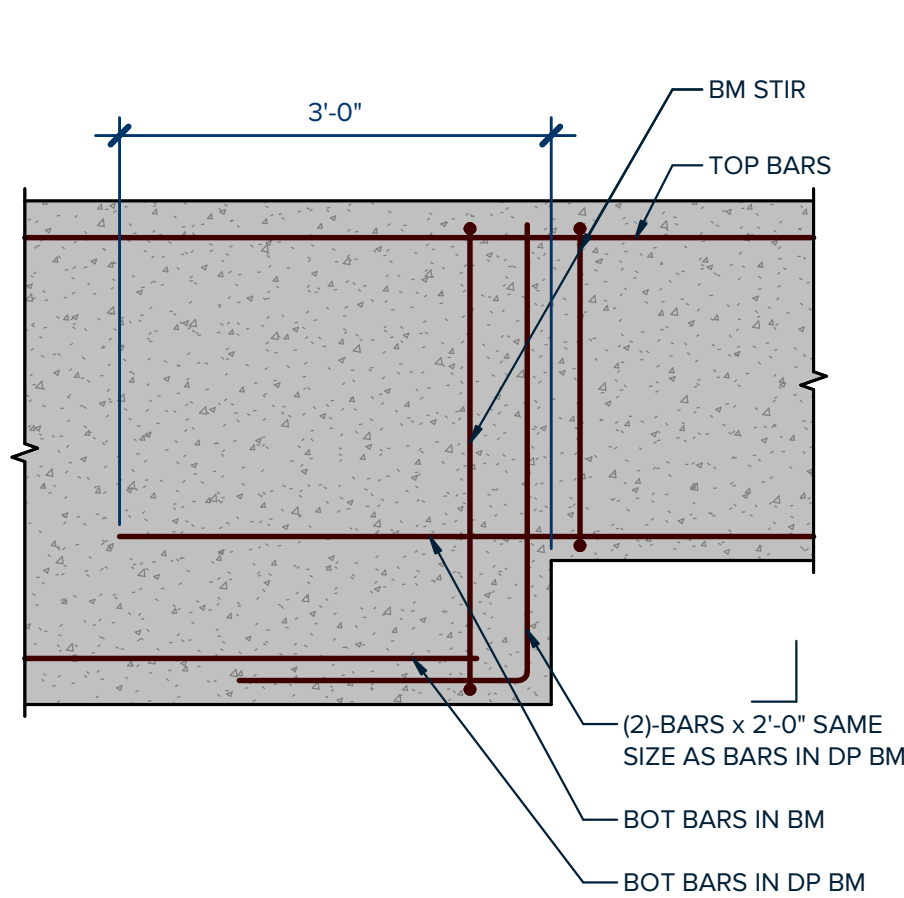
- NOTES:**
- SCHEDULED DOWELS ARE MARKED "DWL" ON SECTIONS AND DETAILS.
 - DOWEL SPACING TO MATCH SLAB OR WALL REINFORCEMENT UNLESS NOTED OTHERWISE.



- NOTES:**
- TIES AND CROSSTIES FOR SHEAR WALL BOUNDARY ELEMENTS SHALL BE DETAILED AS COLUMN TIES/CROSSTIES.

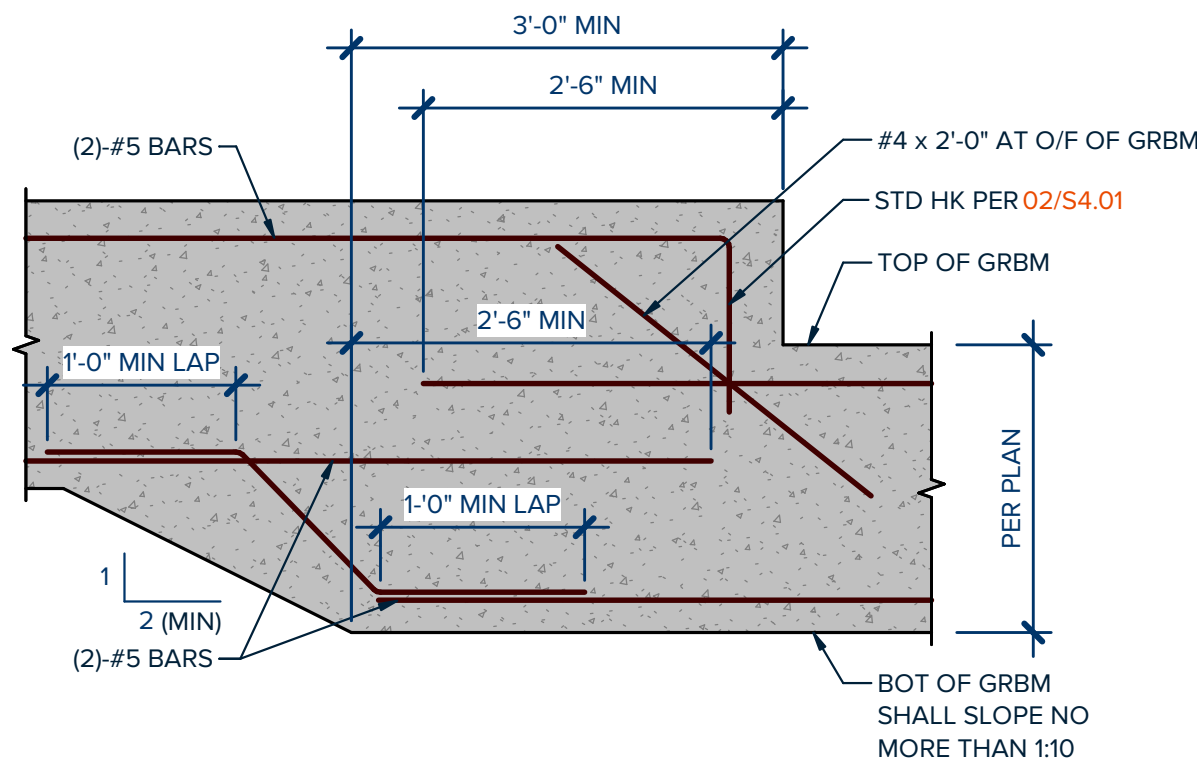
03 TYPICAL STANDARD DOWEL SCHEDULE

SCALE: NTS



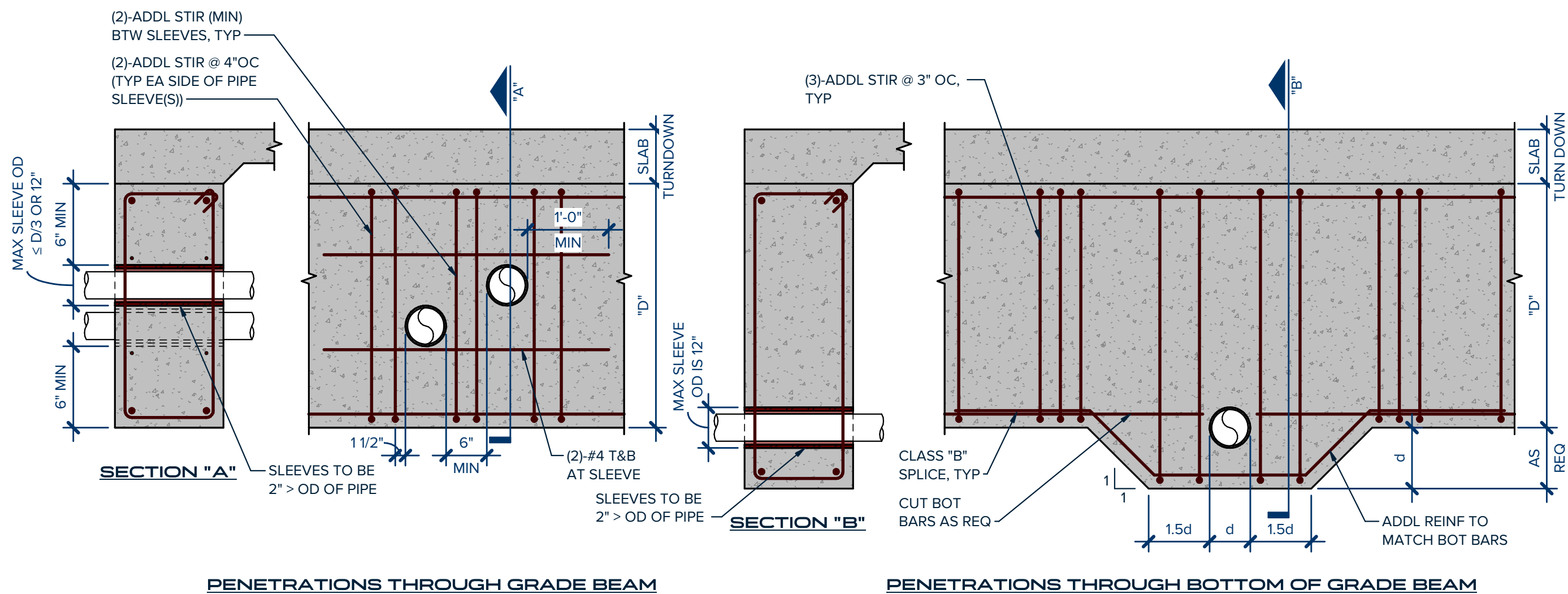
04 STANDARD HOOKS AND BENDS

SCALE: NTS



05 TYPICAL WALL OR GRADE BEAM REINFORCEMENT

SCALE: NTS



06 TYPICAL STEP IN BOTTOM GRADE BEAM

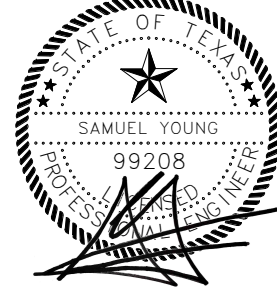
SCALE: NTS

07 TYPICAL GRADE BEAM STEP

SCALE: NTS

08 TYPICAL HORIZONTAL PIPE PENETRATIONS

SCALE: NTS



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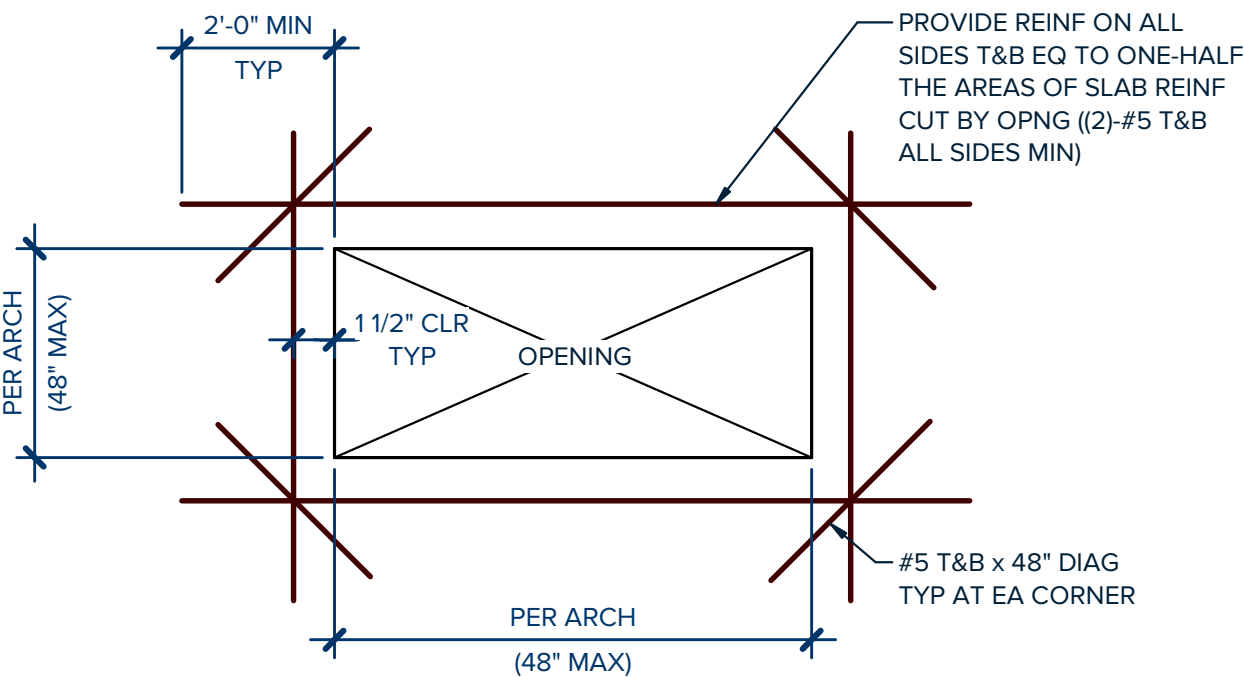
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TYPICAL FOUNDATION
DETAILS

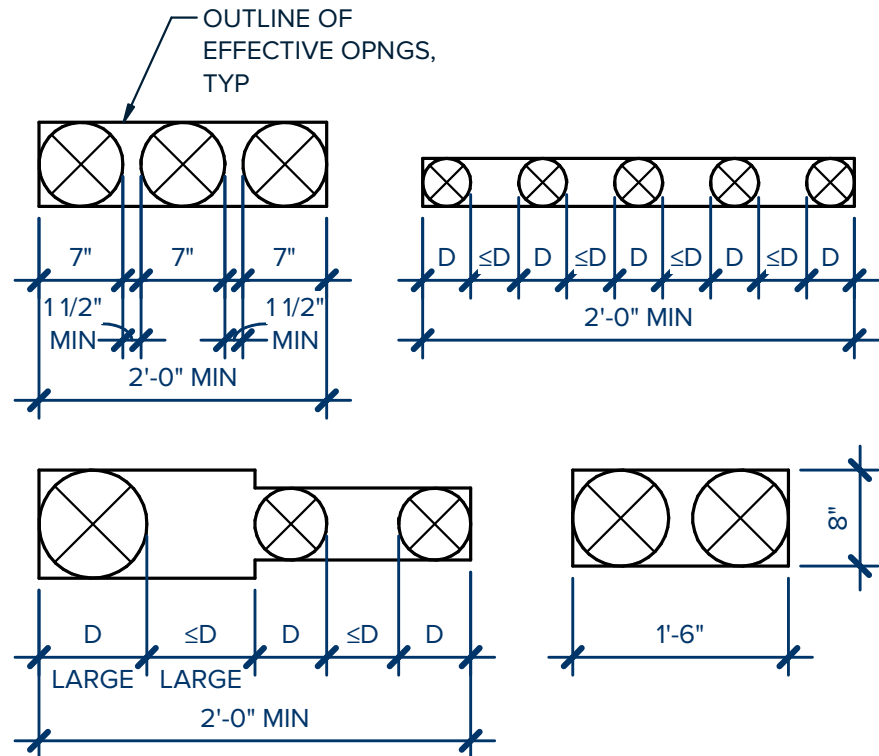
SHEET TITLE

S4.01

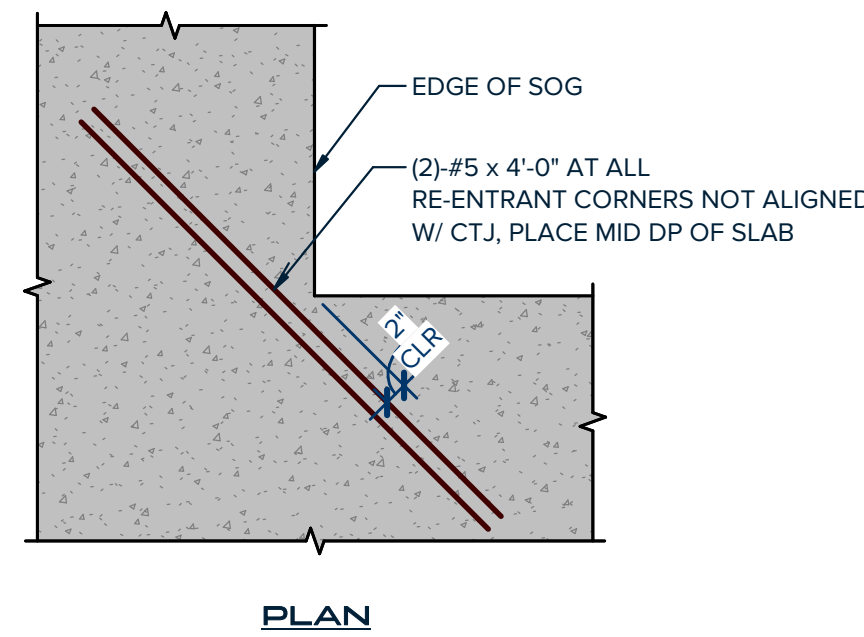
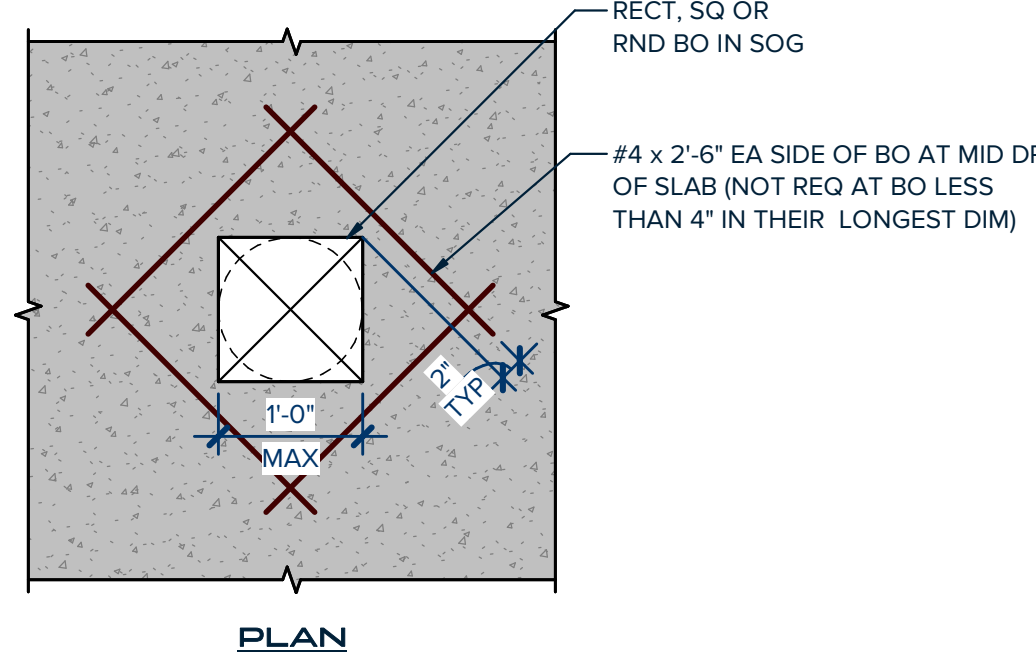
SHEET NUMBER



- NOTES:
- ALL OPENINGS WITH A DIMENSION OF 12" OR GREATER SHALL BE TRIMMED WITH REINFORCEMENT.
 - REINFORCEMENT IS IN ADDITION TO ANY REINFORCEMENT INDICATED ON PLANS.
 - WHERE AN ADJACENT OPENING IS CLOSER THAN THE SMALLER OPENING DIMENSION, EXTEND TRIM REINFORCEMENT TO 24" MINIMUM PAST ADJACENT OPENINGS.
 - HOOK REINFORCEMENT AT SLAB EDGE AS REQUIRED.



- NOTES:
- ALL CONDITIONS NEED (1)-#4 TRIM BAR ALL AROUND EFFECTIVE OPENING WITH 1'-0" EXTENSION BEYOND OPENING EDGE.
 - DIAGONAL BARS ARE NOT REQUIRED AT THESE CONDITIONS.



01 TYPICAL SLAB OPENING REINFORCEMENT AT REINFORCED SLAB

SCALE : NTS

02 TYPICAL MULTIPLE SLAB OPENING

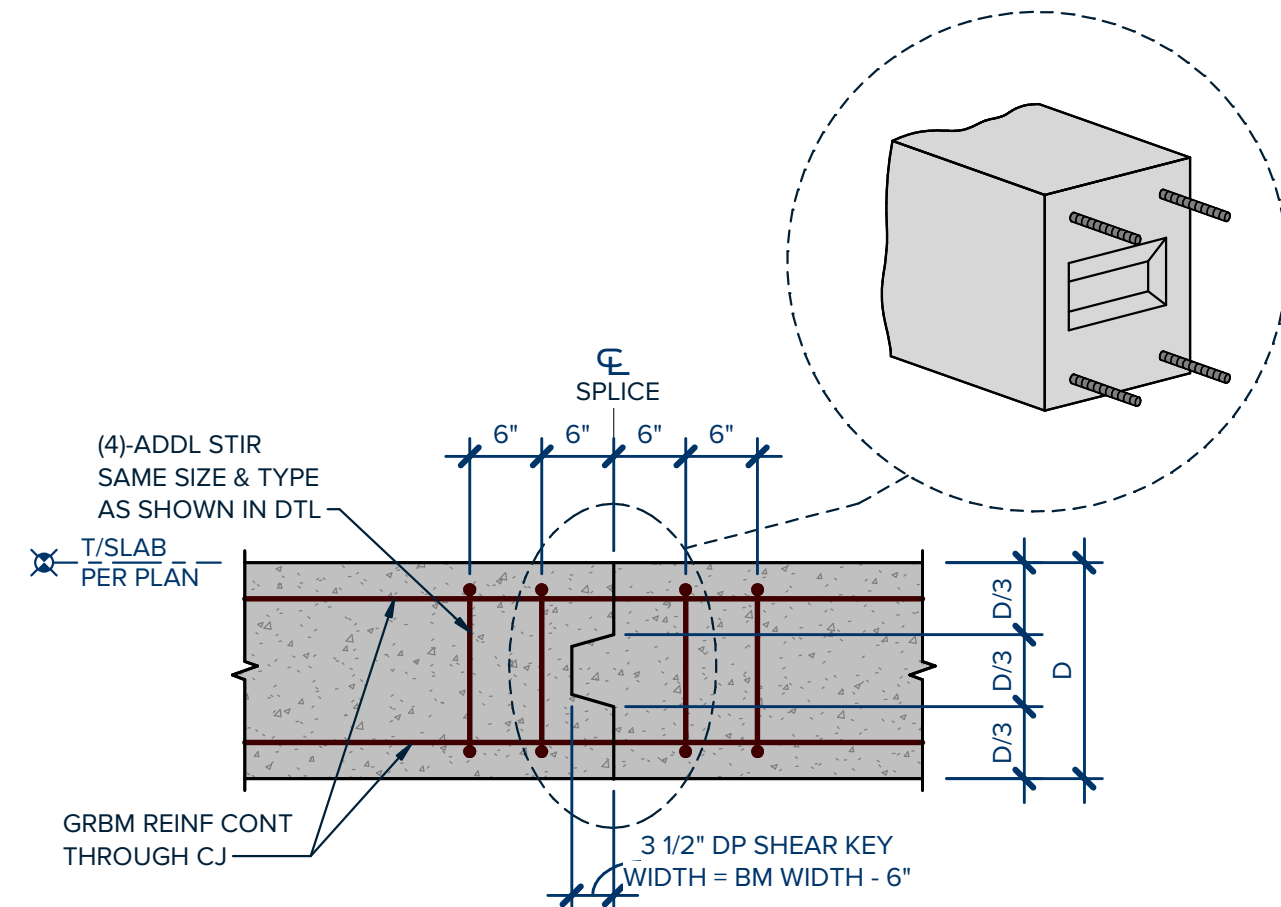
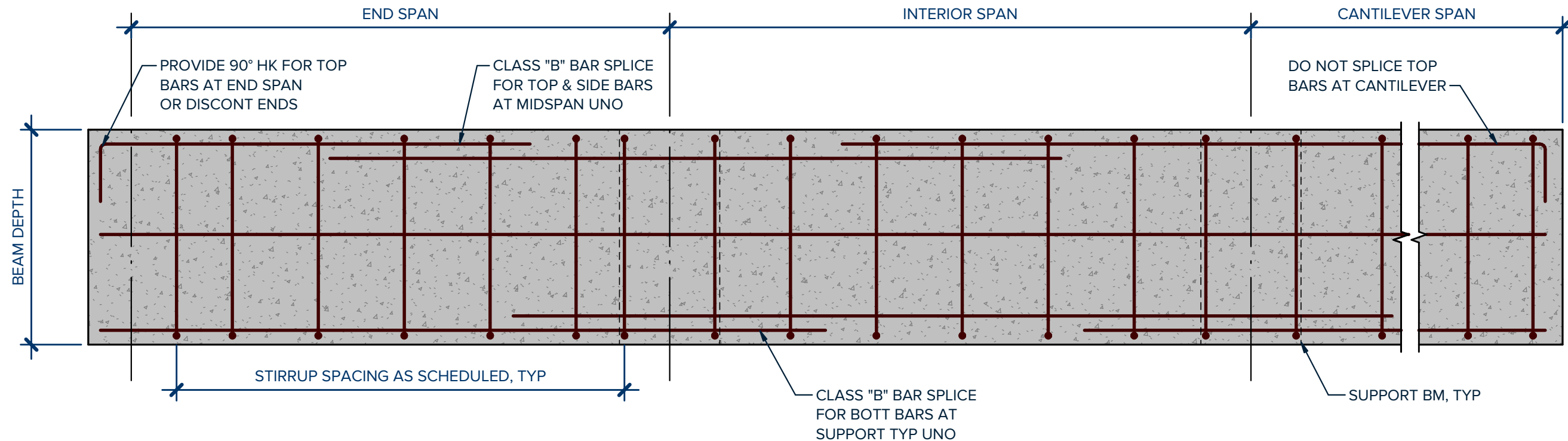
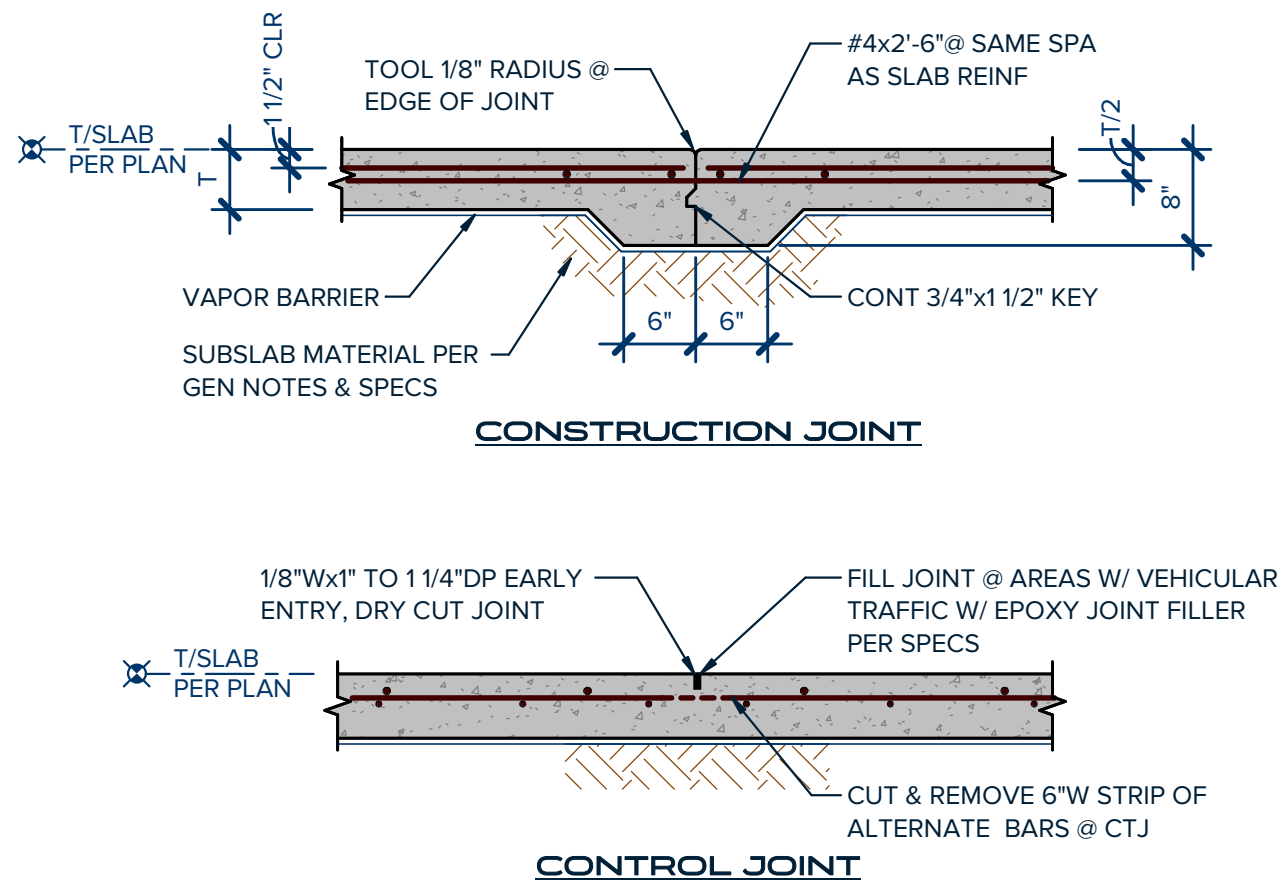
SCALE : NTS

03 TYPICAL ADDITIONAL REINFORCEMENT AT BLOCKOUT IN SLAB-ON-GRADE

SCALE : NTS

04 TYPICAL SLAB-ON-GRADE RE-ENTRANT CORNER REINFORCEMENT

SCALE : NTS



05 TYPICAL SLAB CONSTRUCTION & CONTROL JOINT

SCALE : 3/4" = 1'-0"

06 TYPICAL GRADE BEAM REINFORCEMENT

SCALE : NTS

07 TYPICAL GRADE BEAM CONSTRUCTION JOINT

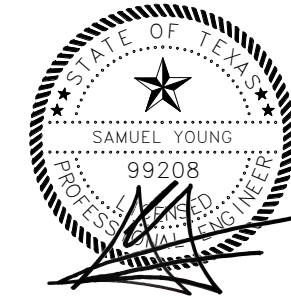
SCALE : NTS

TYPICAL ANCHOR BOLT SCHEDULE			
INSTALLATION TYPE	CAST-IN-PLACE (PRE-AUTHORIZED) [2]		POST-INSTALLED OPTIONS [2]
BOLT TYPE	STANDARD J-BOLT	THRD ROD ANCHOR	EPOXY ANCHOR SCREW ANCHOR
MINIMUM EMBEDMENT UNO ON PLAN	6"	1/4"x2"x2" WASHER PL HEAVY HEX NUT, TYP	NOTE [3] NOT ALLOWED AT P-T SLAB
SIZE	1/2"Ø	PER HD MFR	COORD W/ EOR

- NOTES:
- CONTRACTOR SHALL DETERMINE THE REQUIRED THREAD PROJECTION SUITABLE FOR THE THICKNESS OF MATERIAL BEING FASTENED PLUS GROUT ALLOWANCE, IF ANY, AND CONSTRUCTION TOLERANCES, UNO.
 - POST-INSTALLED OPTIONS ARE NOT APPROPRIATE AT ALL CONDITIONS. COORD W/ EOR IF POST-INSTALLED IS PREFERRED.
 - EMBEDMENT OF POST-INSTALLED ANCHORS SHALL BE PER EOR. EMBEDMENT SHALL BE (9)-NINE TIMES FOR NOMINAL ANCHOR DIAMETER, UNO.
 - AT PRESSURE TREATED SILLS, PROVIDE HOT-DIPPED GALVANIZED OR STAINLESS STEEL ANCHORS.

08 TYPICAL ANCHOR BOLT SCHEDULE

SCALE : 1" = 1'-0"



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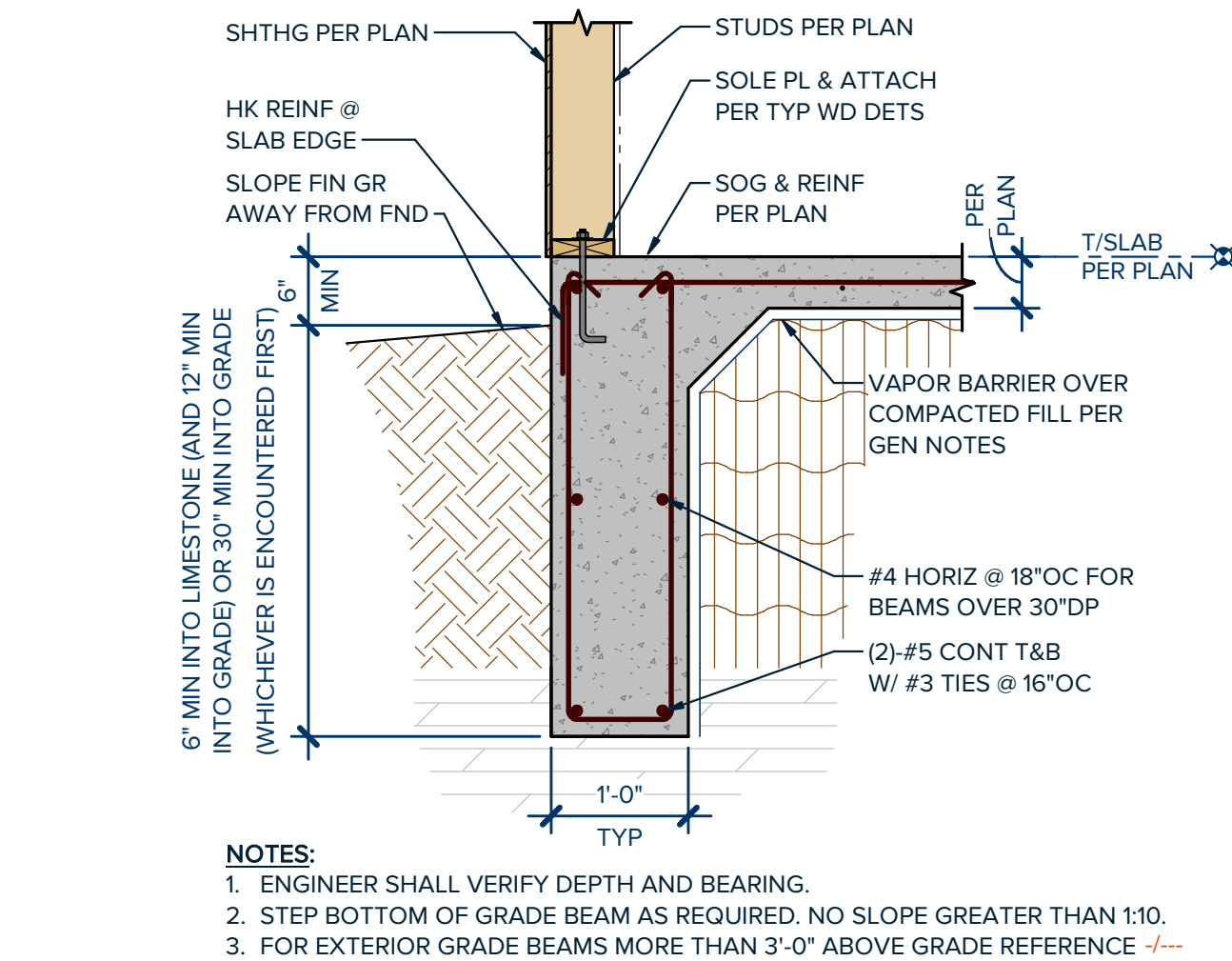
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TYPICAL FOUNDATION
DETAILS

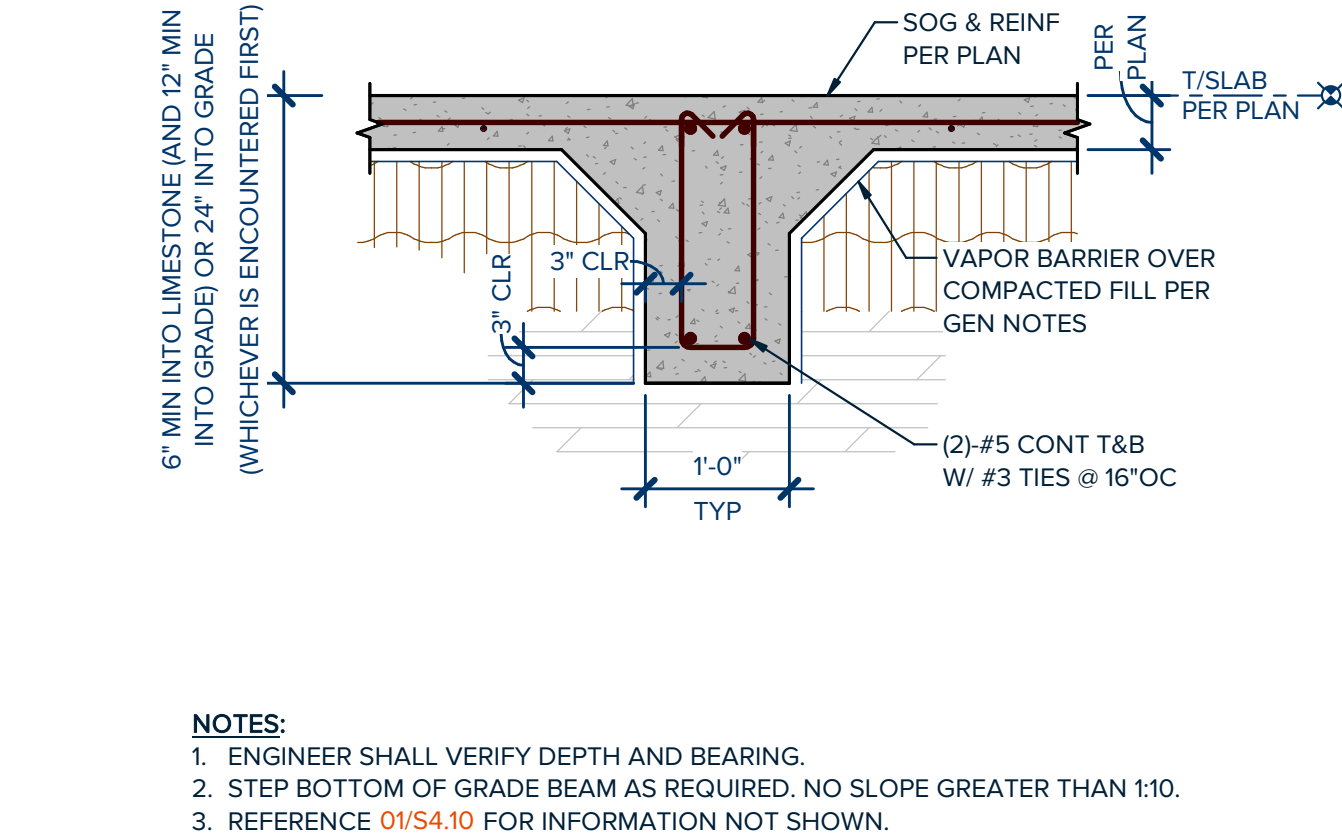
SHEET TITLE

S4.02

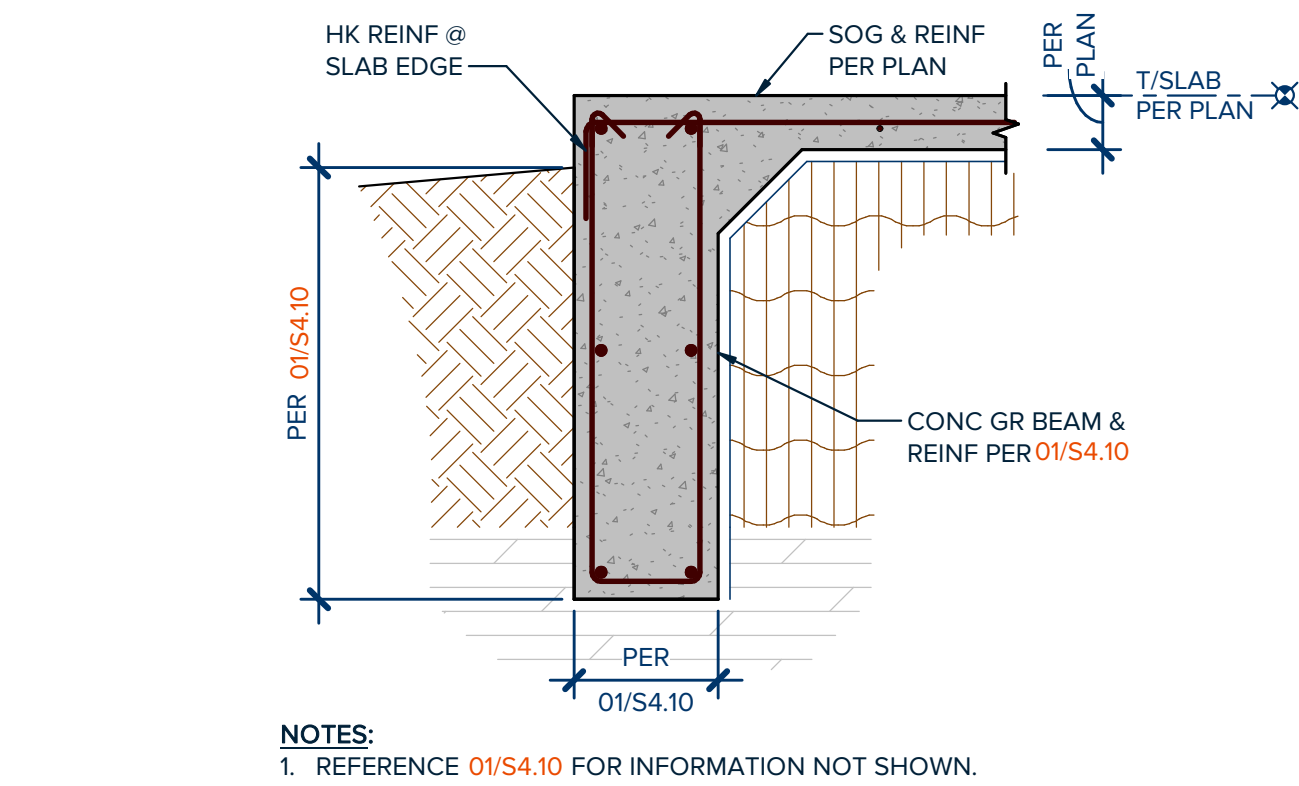
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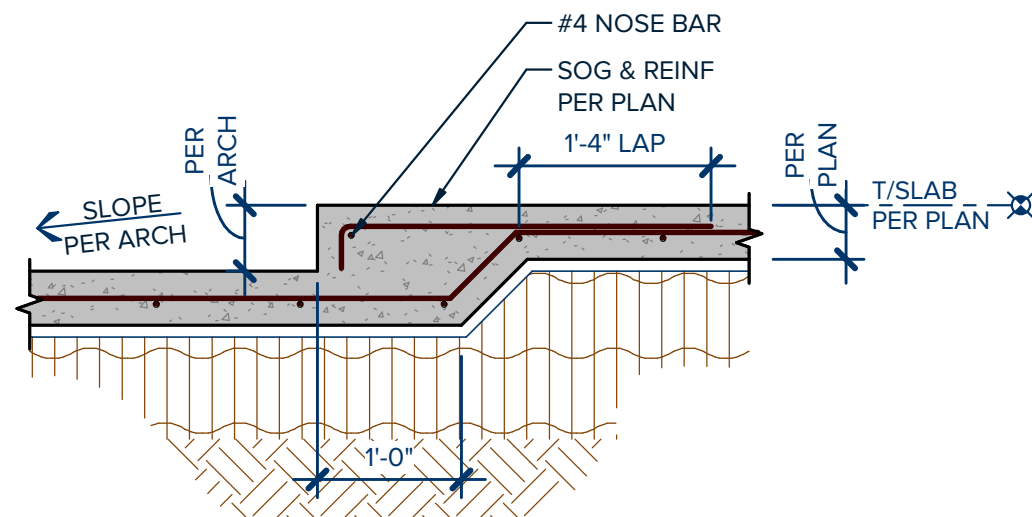
01 TYPICAL EXTERIOR GRADE BEAM
SCALE : 3/4" = 1'-0"



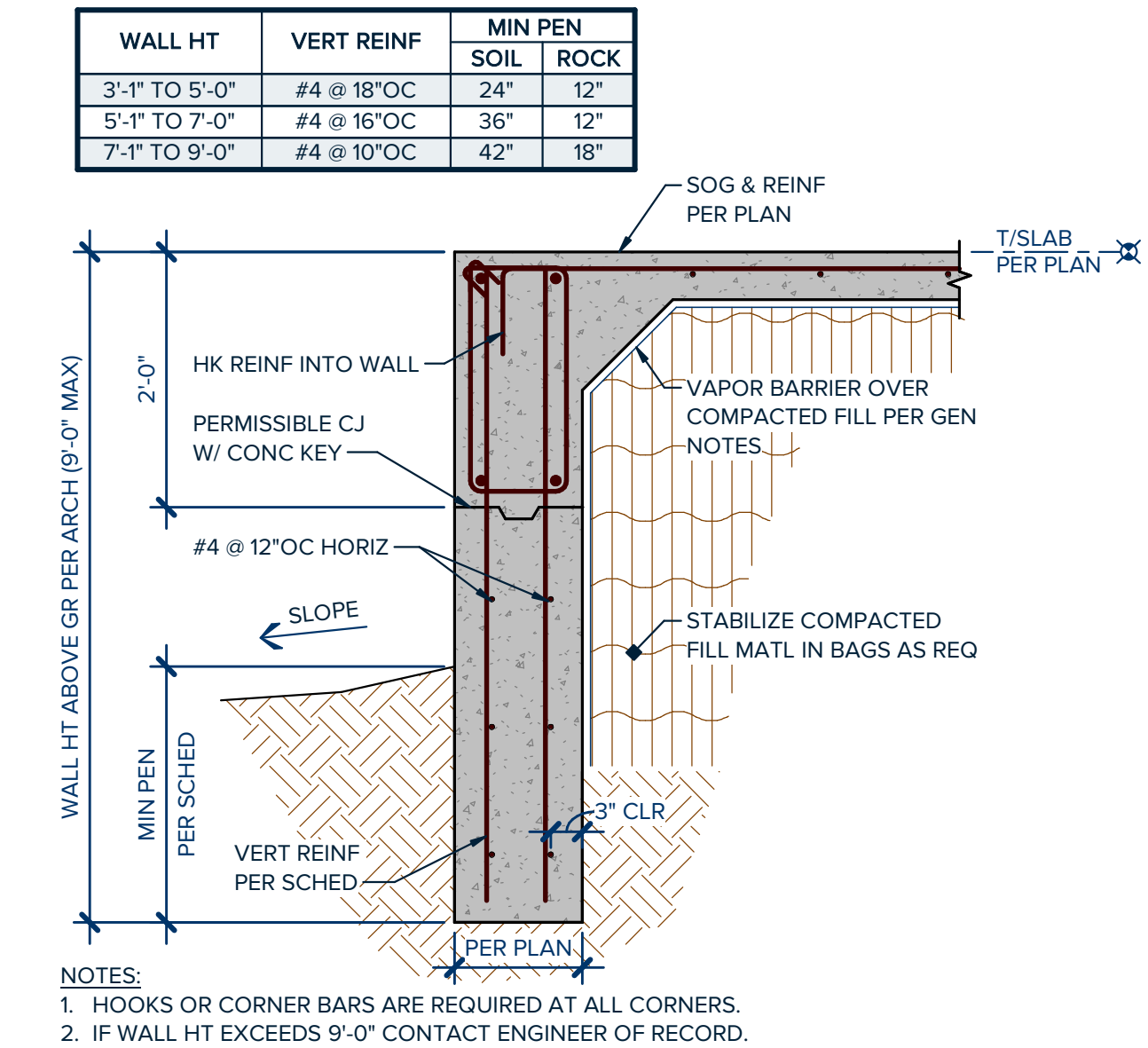
02 TYPICAL INTERIOR GRADE BEAM
SCALE : 3/4" = 1'-0"



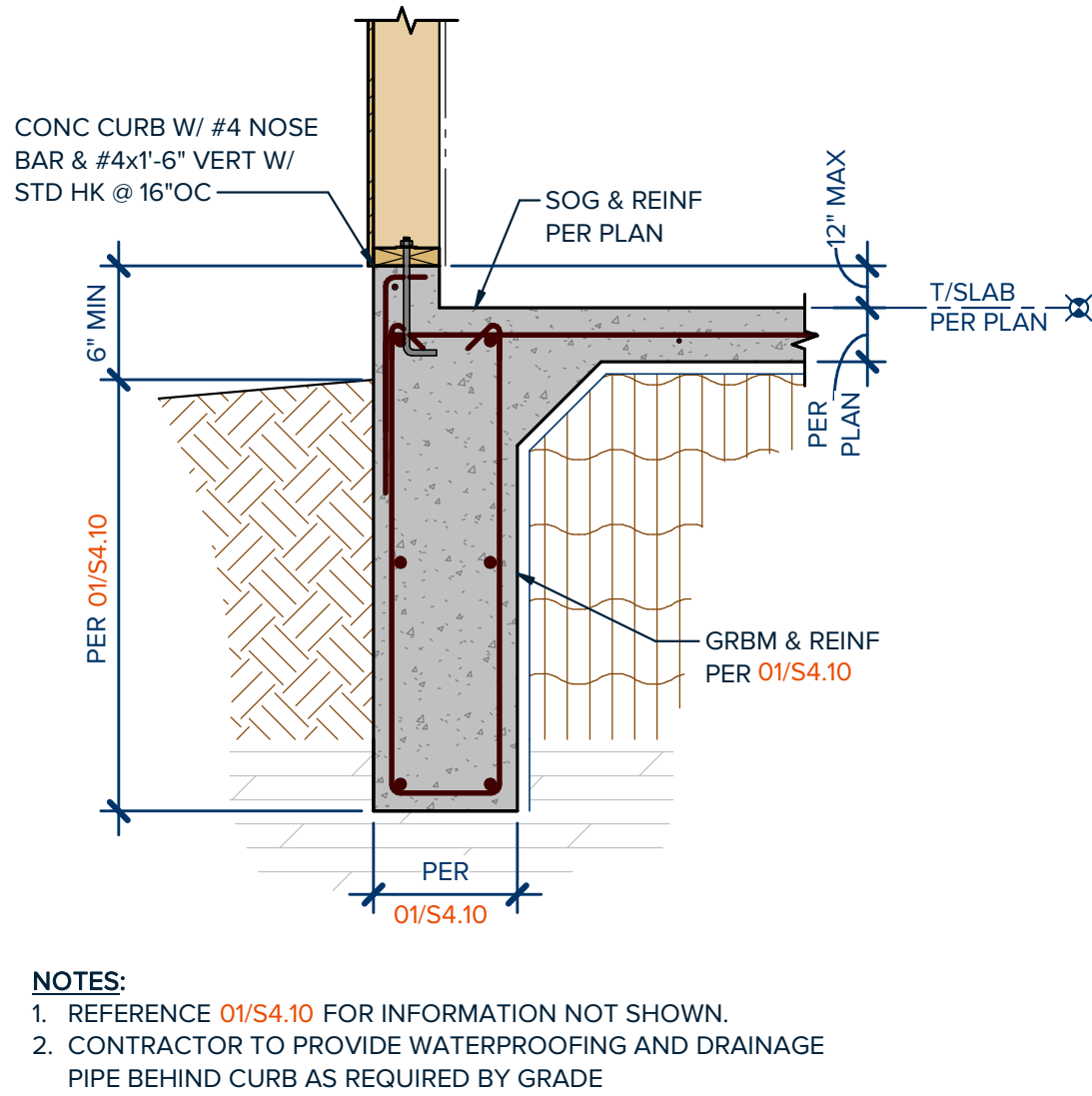
03 EXTERIOR GRADE BEAM AT SLOPE
SCALE : 3/4" = 1'-0"



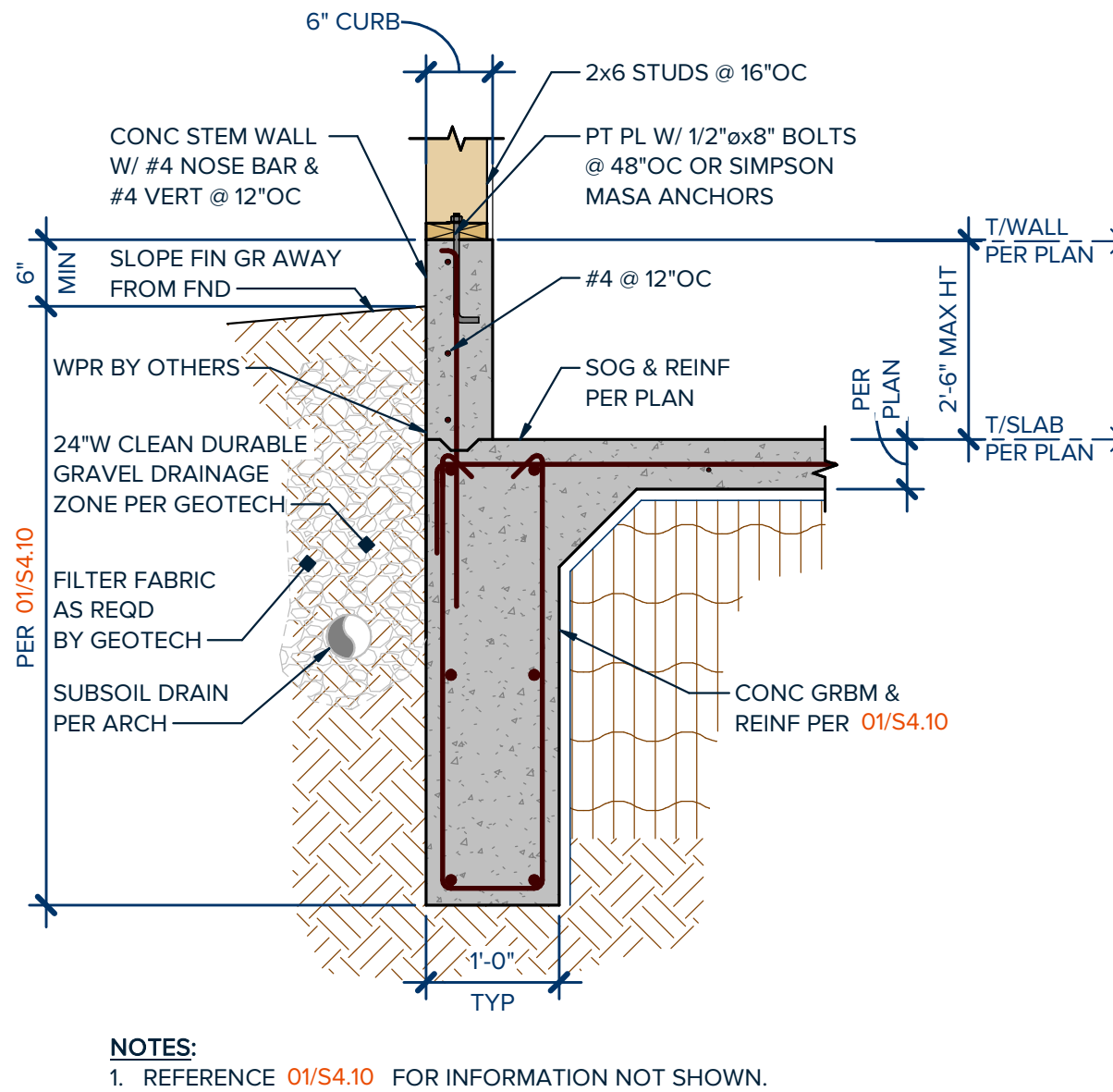
04 TYPICAL SLAB STEP
SCALE : 3/4" = 1'-0"



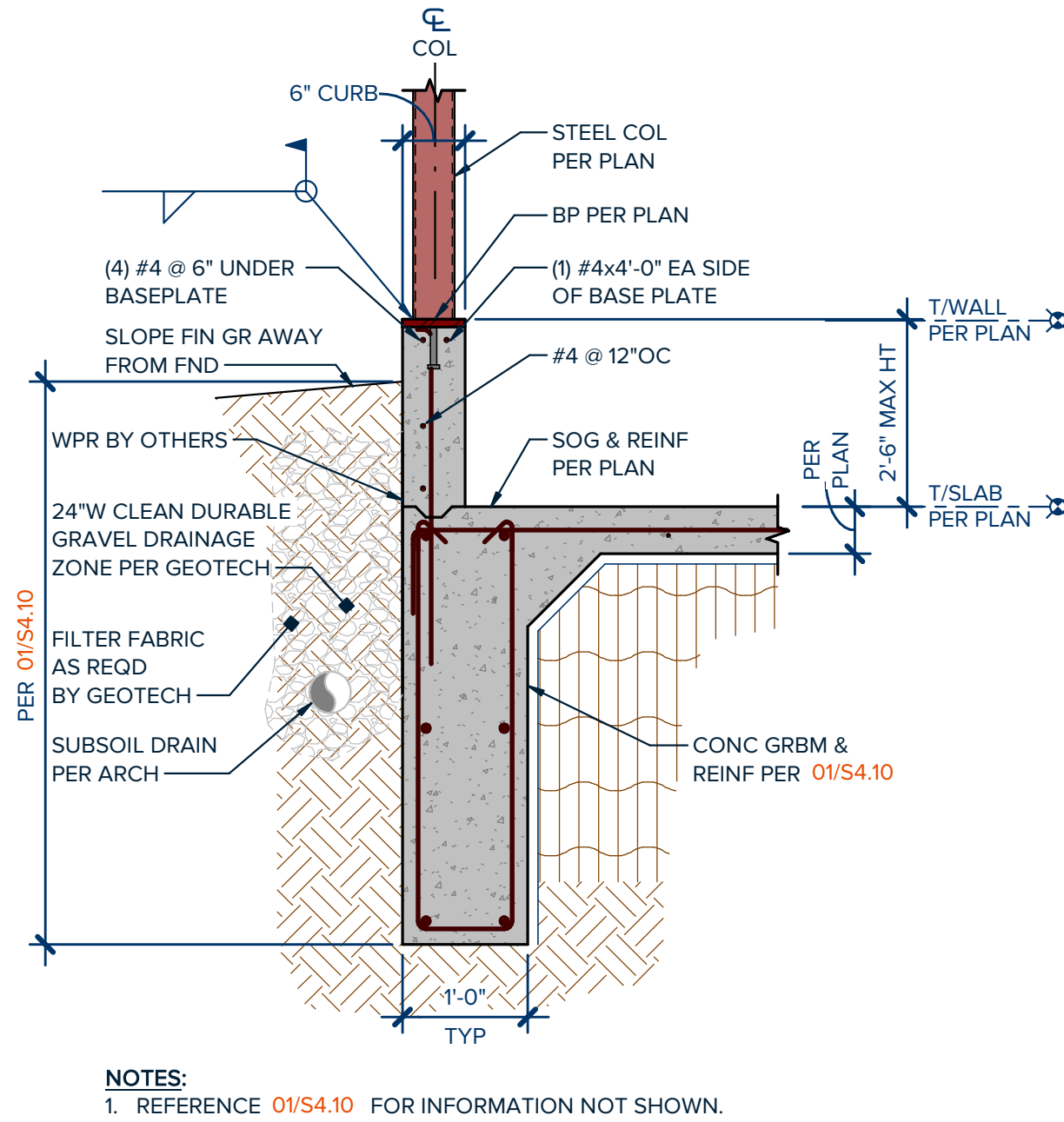
05 TYPICAL DEEP EXTERIOR GRADE BEAM/WALL
SCALE : 3/4" = 1'-0"



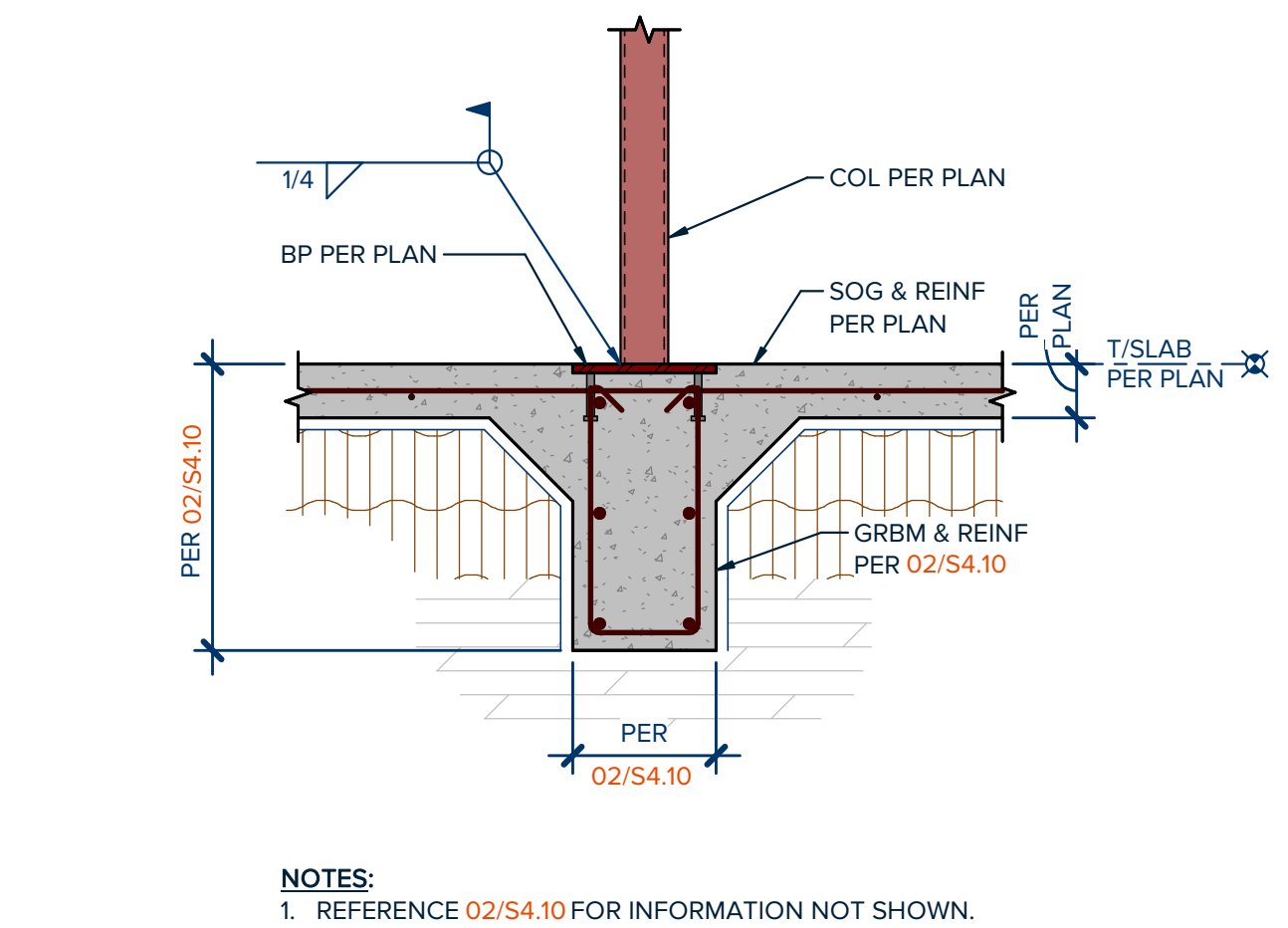
06 TYPICAL EXTERIOR GRADE BEAM WITH CURB
SCALE : 3/4" = 1'-0"



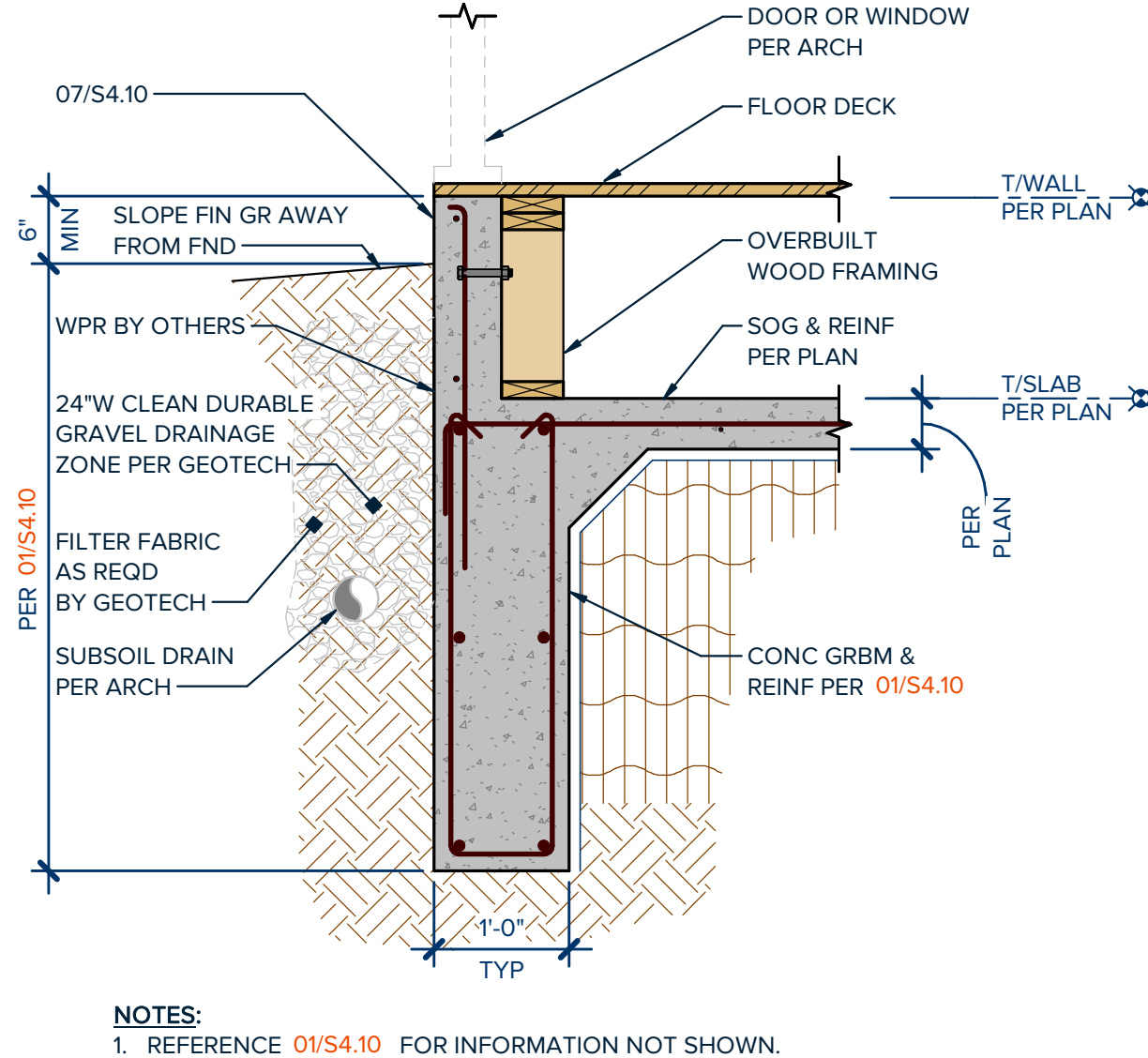
07 TYPICAL EXTERIOR GRADE BEAM WITH CURB
SCALE : 3/4" = 1'-0"



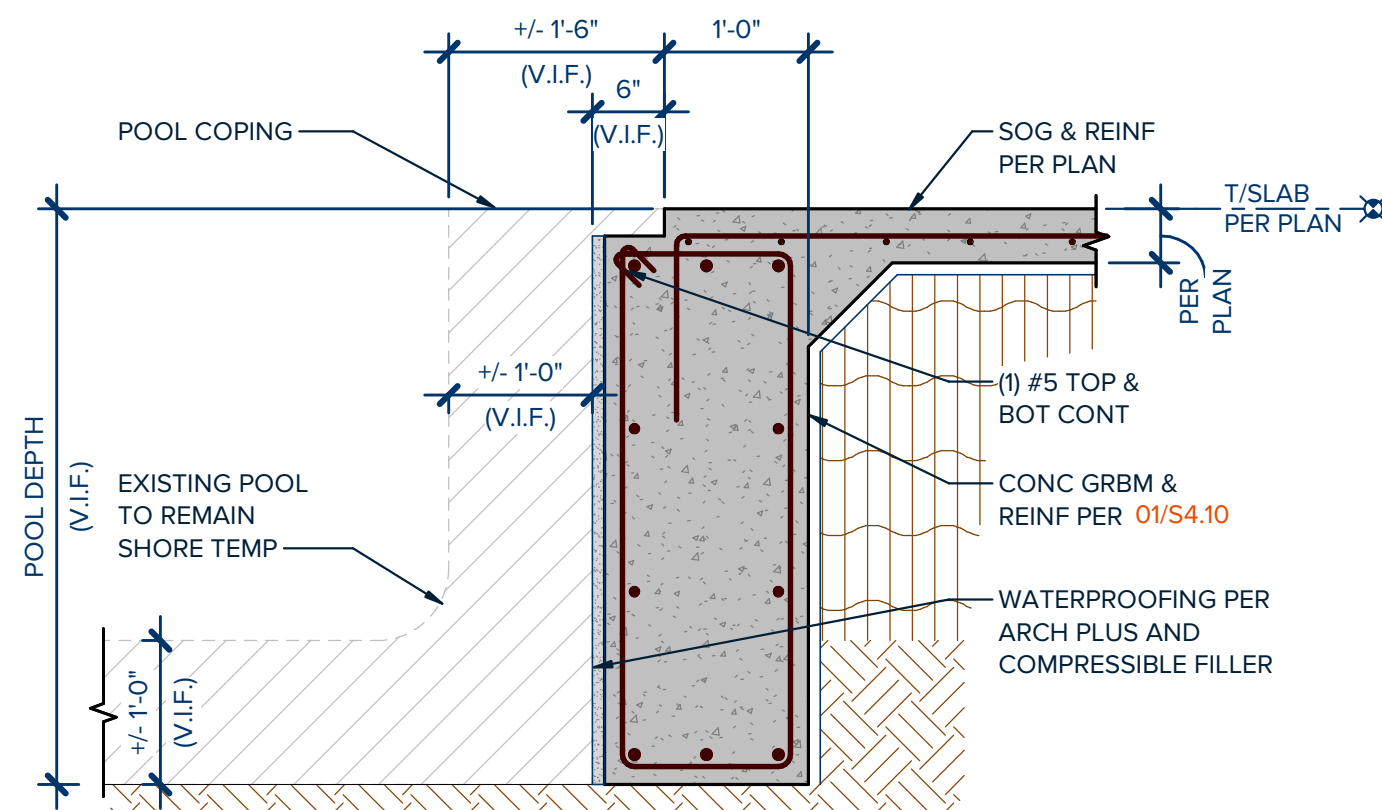
08 TYPICAL EXTERIOR GRADE BEAM WITH CURB
SCALE : 3/4" = 1'-0"



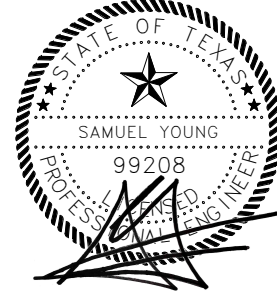
09 INTERIOR GRADE BEAM WITH STEEL COLUMN
SCALE : 3/4" = 1'-0"



10 TYPICAL EXTERIOR GRADE BEAM WITH CURB
SCALE : 3/4" = 1'-0"



11 RENAME DETAIL
SCALE : 3/4" = 1'-0"



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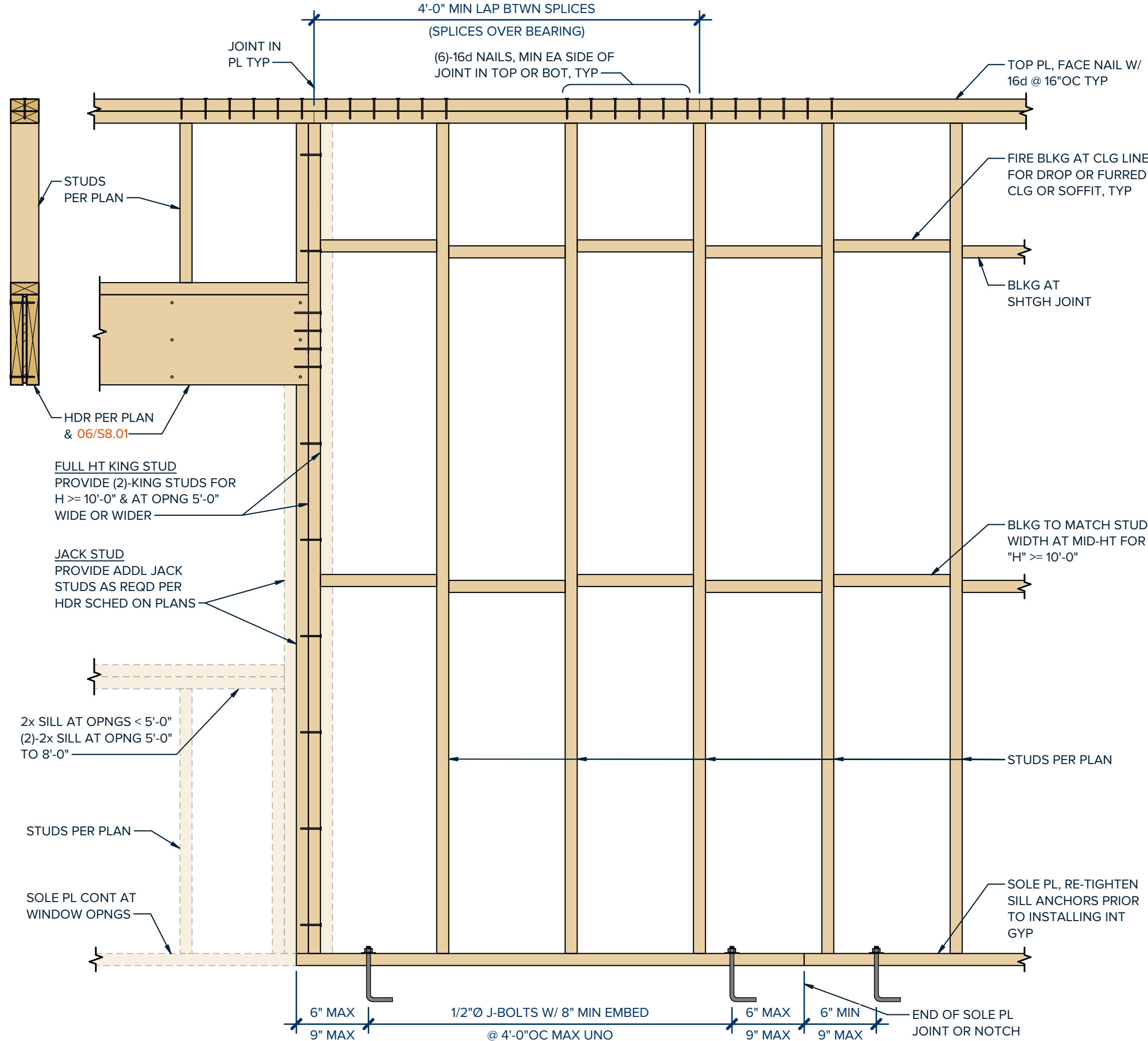
FOUNDATION DETAILS
SHEET TITLE

S4.10

SHEET NUMBER

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS			
ROOF			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
1	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	(3)-8d (2-1/2"x0.113") / (3)-3"x0.131" ⁽¹⁾	—
2	CEILING JOISTS TO PLATE, TOE NAIL	(3)-8d (2-1/2"x0.113") / (3)-3"x0.131" ⁽¹⁾	—
3	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, FACE NAIL	(3)-10d / (4)-3"x0.131" ⁽¹⁾	—
4	COLLAR TIE TO RAFTER, FACE NAIL OR 1/4"x20 GAGE RIDGE STRAP	(3)-10d (3"x0.128") / (4)-3"x0.131" ⁽¹⁾	—
5	RAFTER OR ROOF TRUSS TO PLATE, TOE NAIL	(3)-16d BOX NAILS (3 1/2"x0.135") or (3)-10d COMMON NAILS (3"x0.148") (3)-3"x0.131" ⁽¹⁾	(2)-TOE NAILS ON ONE SIDE & (1)-TOE NAIL ON OPP SIDE OF EA RAFTER OR TRUSS
6	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS: TOE NAIL FACE NAIL	(4)-16d (3 1/2"x0.135") / (4)-3"x0.131" ⁽¹⁾ (3)-16d (3 1/2"x0.135") / (3)-3"x0.131" ⁽¹⁾	TOE NAIL END NAIL
WALL			
7	BUILT-UP STUDS-FACE NAIL	10d (3"x0.128") / 3"x0.131" ⁽¹⁾	24"OC / 16"OC
8	ABUTTING STUDS AT INTERSECTING WALL CORNERS, FACE NAIL	16d (3 1/2"x0.135") / 3"x0.131" ⁽¹⁾	12"OC
9	BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d (3 1/2"x0.135")	16"OC ALONG EA EDGE
10	CONTINUED HEADER, TWO PIECES	16d (3 1/2"x0.135")	16"OC ALONG EA EDGE
11	CONTINUOUS HEADER TO STUD, TOE NAIL	(4)-8d (2 1/2"x0.113")	—
12	DOUBLE STUDS, FACE NAIL	10d (3"x0.128")	24"OC
13	DOUBLE TOP PLATES, FACE NAIL	16d (3"x0.128") / 3"x0.131" ⁽¹⁾	16"OC
14	DOUBLE TOP PLATES, MINIMUM 24-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	(8)-16d (3 1/2"x0.135") (12)-3"x0.131" ⁽¹⁾	—
15	SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3 1/2"x0.135") / 3"x0.131" ⁽¹⁾	16"OC / 12"OC
16	SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	(3)-16d (3 1/2"x0.135") / (4)-3"x0.131" ⁽¹⁾	(3)-EA @ 16"OC / (4)-EA @ 12"OC
17	STUD TO SOLE PLATE, TOE NAIL	(3)-8d (2 1/2"x0.113") or (2)-16d (3 1/2"x0.135") or (4)-3"x0.131" ⁽¹⁾	—
18	TOP OR SOLE PLATE TO STUD, END NAIL	(2)-16d (3 1/2"x0.135") / (3)-3"x0.131" ⁽¹⁾	—
19	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	(2)-10d (3"x0.128") / (3)-3"x0.131" ⁽¹⁾	—
20	1" BRACE TO EACH STUD AND PLATE, FACE NAIL	(2)-8d (2 1/2"x0.113") (2)-STAPLES 1 3/4"	—
21	1"x6" SHEATHING TO EACH BEARING, FACE NAIL	(2)-8d (2 1/2"x0.113") (2)-STAPLES 1 3/4"	—
22	1"x8" SHEATHING TO EACH BEARING, FACE NAIL	(2)-8d (2 1/2"x0.113") (3)-STAPLES 1 3/4"	—
23	WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	(3)-8d (2 1/2"x0.113") (4)-STAPLES 1 3/4"	—
FLOOR			
24	JOIST TO SILL OR GIRDER, TOE NAIL	(3)-8d (2 1/2"x0.113") / (3)-3"x0.131" ⁽¹⁾	—
25	RIM JOIST TO TOP PLATE, TOE NAIL (ROOF APPLICATIONS ALSO)	8d (2 1/2"x0.113") / 3"x0.131" ⁽¹⁾	4"OC / 6"OC
26	RIM JOIST OR BLOCKING TO SILL PLATE, TOE NAIL	8d (2 1/2"x0.113") / 3"x0.131" ⁽¹⁾	4"OC / 6"OC
27	1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	(2)-8d (2 1/2"x0.113") (2)-STAPLES 1 3/4"	—
28	2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	(2)-16d (3 1/2"x0.135")	—
29	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	(2)-16d (3 1/2"x0.135")	AT EA BEARING
30	BAND OR RIM JOIST TO JOIST, END NAIL	(3)-10d (3"x0.128") / (4)-3"x0.131" ⁽¹⁾	—
31	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d (3"x0.128") / (3)-3"x0.131" ⁽¹⁾	NAIL EA LAYER AS FOLLOWS: 24"OC @ T&B AND STAGG ON OPP SIDES, (2)-NAILS @ ENDS & @ EA SPLICE.
32	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	(3)-16d (3 1/2"x0.135")	AT EA JOIST OR RAFTER

NOTES:
1. 3"x0.131" COLLATED FASTENERS ARE APPROPRIATE FOR USE WITH PNEUMATIC NAILERS.



STUD PACK SCHEDULE AT HEADERS			
NUMBER OF STUDS	KING STUDS	BEARING STUDS	OPENING WIDTH
(2)-2x	1	1	-
(3)-2x	1	2	-
(4)-2x	2	2	-
(5)-2x	2	3	-

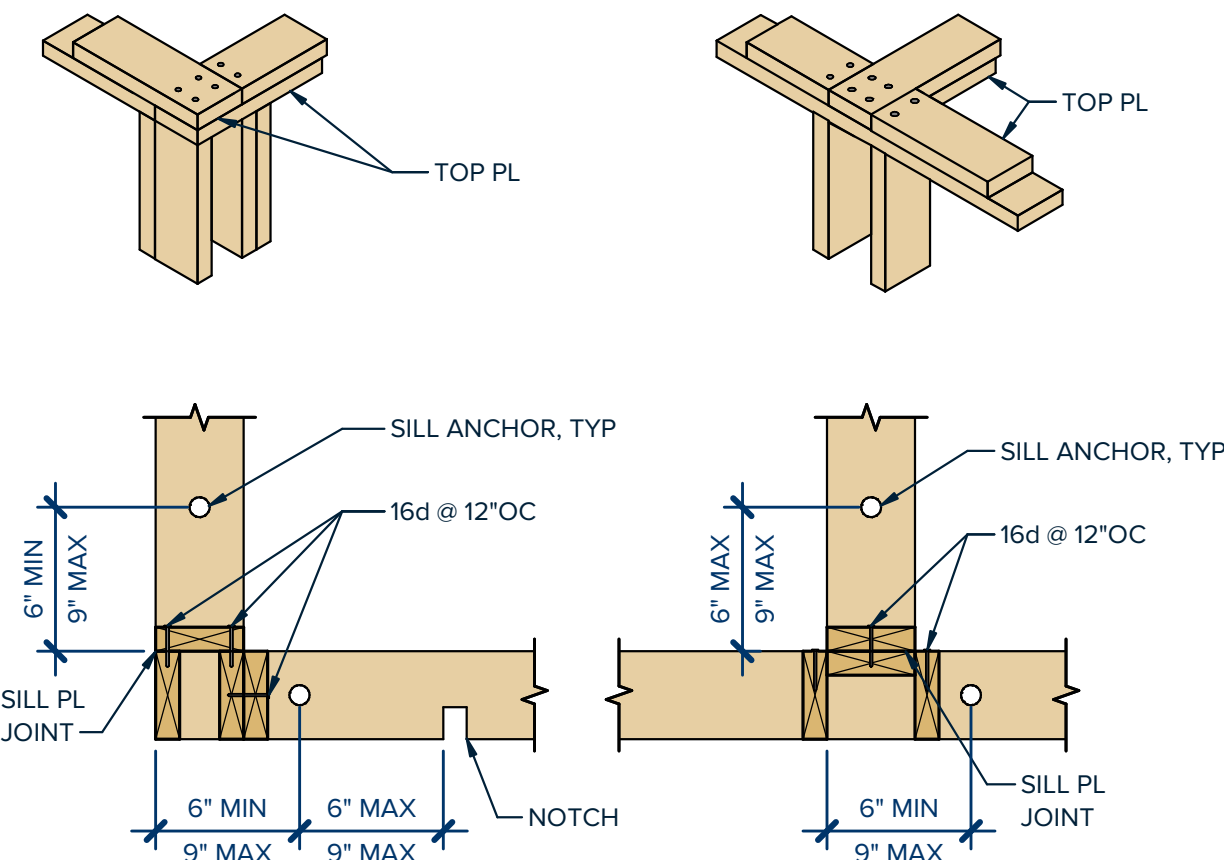
NOTES:
1. SOLE PLATES FOR INTERIOR WALLS MAY BE ANCHORED BY USE OF 0.145"Ø POWDER-ACTUATED FASTENERS AT 32" ON CENTER MAXIMUM WITH 1 1/2" MINIMUM PENETRATION AT CONTRACTOR'S OPTION.
2. OPTIONAL ANCHORS SHALL NOT BE USED IN CURBS, ADJACENT TO DERESSED SLABS, IN EXTERIOR WALLS, OR IN SHEAR WALLS.
3. EACH SOLE PLATE PIECE SHALL HAVE (2)-BOLTS MINIMUM. HOLD-DOWN ANCHORS ARE NOT TO BE CONSIDERED AN ANCHOR BOLT.
4. DO NOT DRILL OVERSIZE HOLES THRU SILL PLATE.
5. CONTACT ENGINEER-OF-RECORD FOR POST-INSTALLED ANCHOR OPTIONS.

01 TYPICAL FASTENER SCHEDULE FOR WOOD STRUCTURAL MEMBERS

SCALE : NTS

LUMBER HANGER SCHEDULE			
MEMBER SIZE	FACE MOUNT HANGER	MEMBER SIZE	FACE MOUNT HANGER
2x8	LUS 28	1 3/4"x11 1/4" LVL	LUS 210
(2)-2x8	LUS 28-2	(2)-1 3/4"x11 1/4" LVL	HU 412
(3)-2x8	LUS 28-3	(3)-1 3/4"x11 1/4" LVL	HU 612
2x10	LUS 210	(2)-1 3/4"x14" LVL	HGUS 4110
(2)-2x10	LUS 210-2	(3)-1 3/4"x14" LVL	HHUS 5.5/10
(3)-2x10	HU 210-3	(2)-1 3/4"x16" LVL	HGUS 412
2x12	LUS 212	(3)-1 3/4"x16" LVL	HHUS 5.5/10
(2)-2x12	HUS 212-2	(2)-1 3/4"x18" LVL	HGUS 412
(3)-2x12	HU 212-3	(3)-1 3/4"x18" LVL	HGUS 5.5/14

NOTES:
1. HANGERS LISTED ABOVE ARE MANUFACTURED BY SIMPSON STRONG-TIE.
2. INSTALL HANGERS ACCORDING TO MANUFACTURER'S GUIDELINES.
3. USE HANGERS AS SCHEDULED ABOVE UNLESS OTHERWISE NOTED ON PLANS OR DETAILS.



NOTES:
1. SEE SHEAR WALL TYPICAL DETAILS FOR HOLD-DOWN ANCHORS AT CORNERS AND SILL ANCHOR SPACING.

03 TYPICAL HANGER SCHEDULE FOR WOOD STRUCTURAL MEMBERS

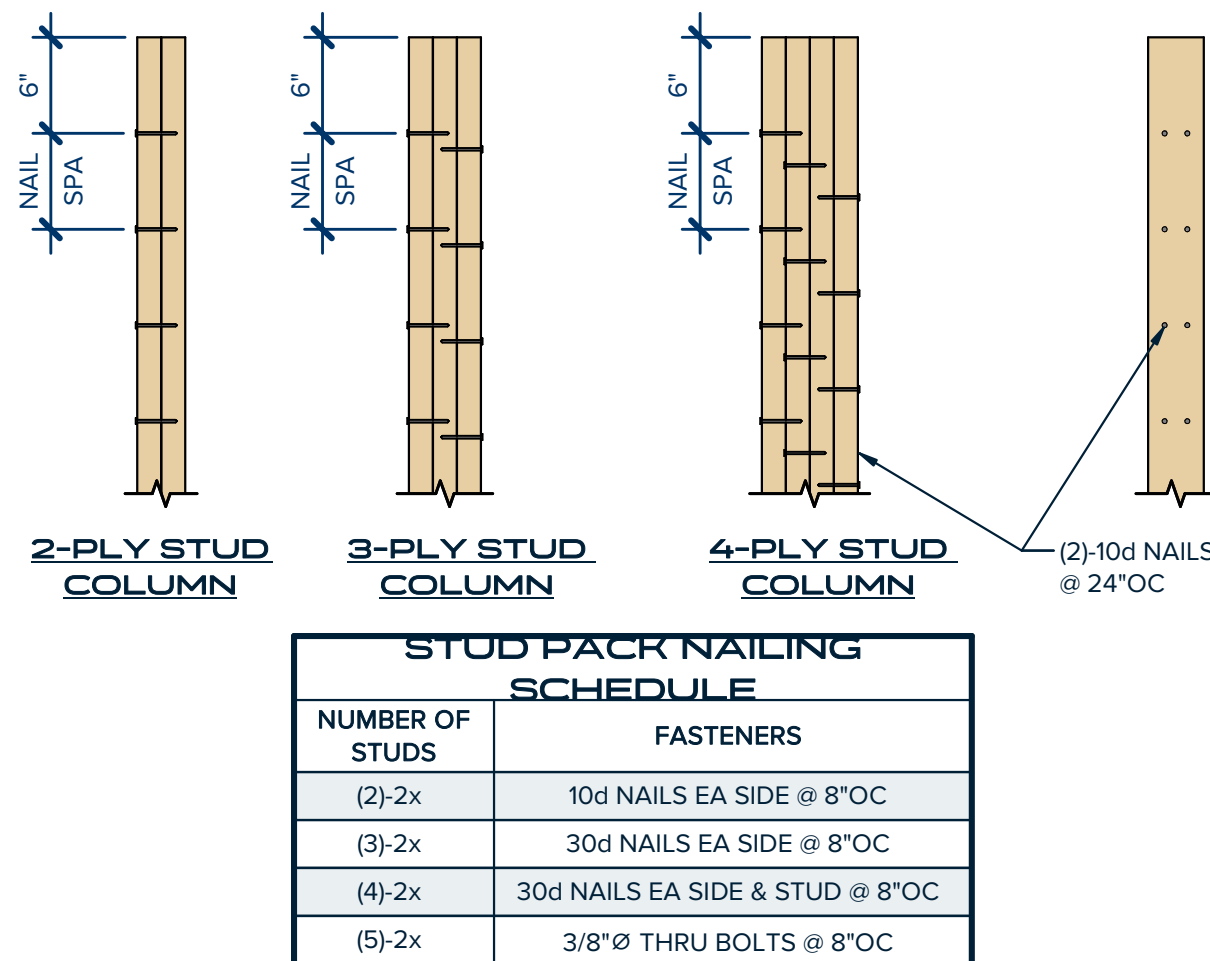
SCALE : NTS

04 TYPICAL CORNERS & INTERSECTIONS AT 2X WOOD STUD WALLS

SCALE : NTS

02 TYPICAL WALL FRAMING ELEVATION

SCALE : NTS

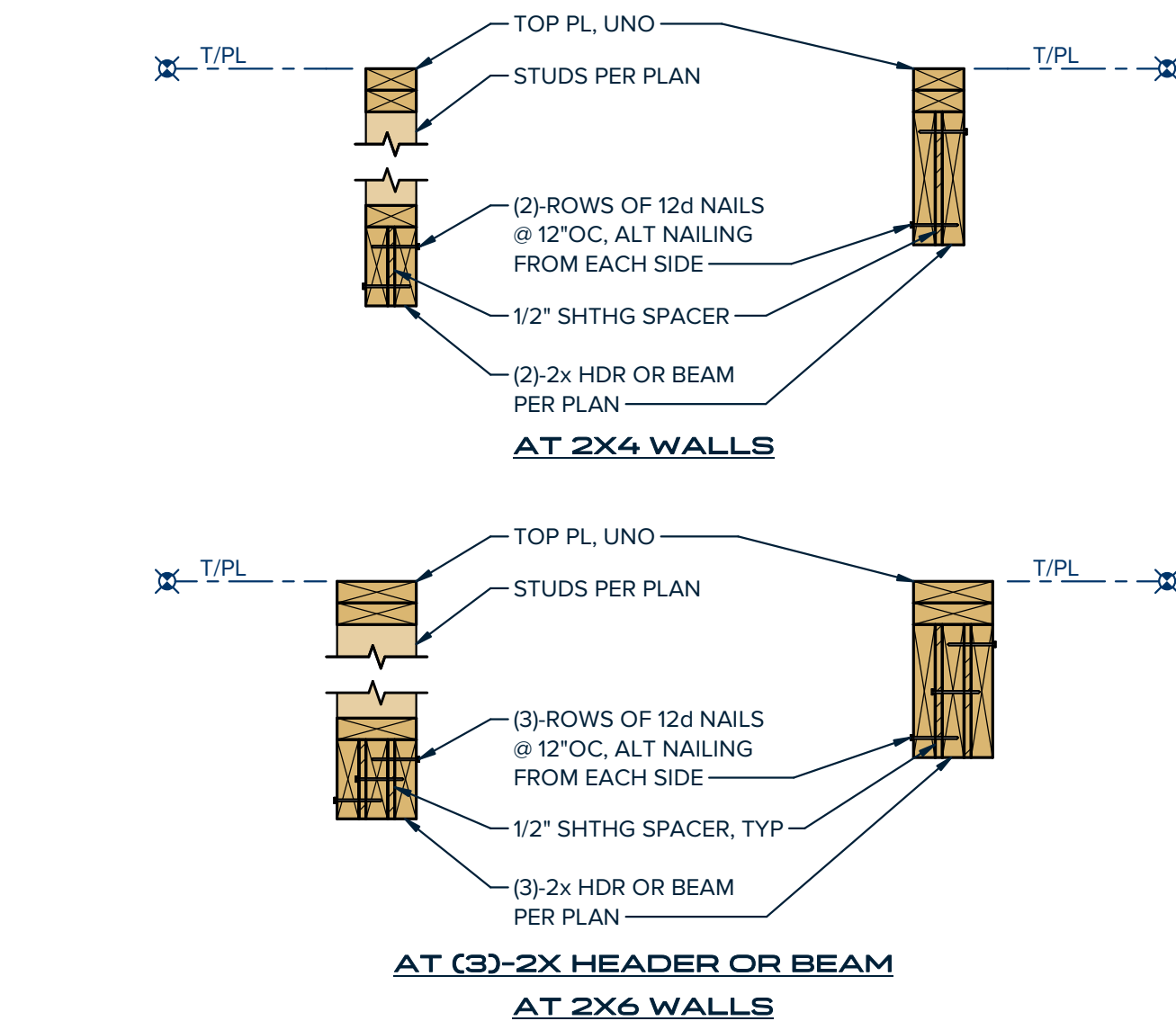


STUD PACK NAILING SCHEDULE	
NUMBER OF STUDS	FASTENERS
(2)-2x	10d NAILS EA SIDE @ 8"OC
(3)-2x	30d NAILS EA SIDE @ 8"OC
(4)-2x	30d NAILS EA SIDE & STUD @ 8"OC
(5)-2x	3/8"Ø THRU BOLTS @ 8"OC

NOTES:
1. CONNECT CENTER TWO STUDS FIRST.

05 TYPICAL BUILT-UP WOOD STUD COLUMNS

SCALE : NTS



06 TYPICAL BUILT-UP 2X HEADER OR BEAM

SCALE : NTS



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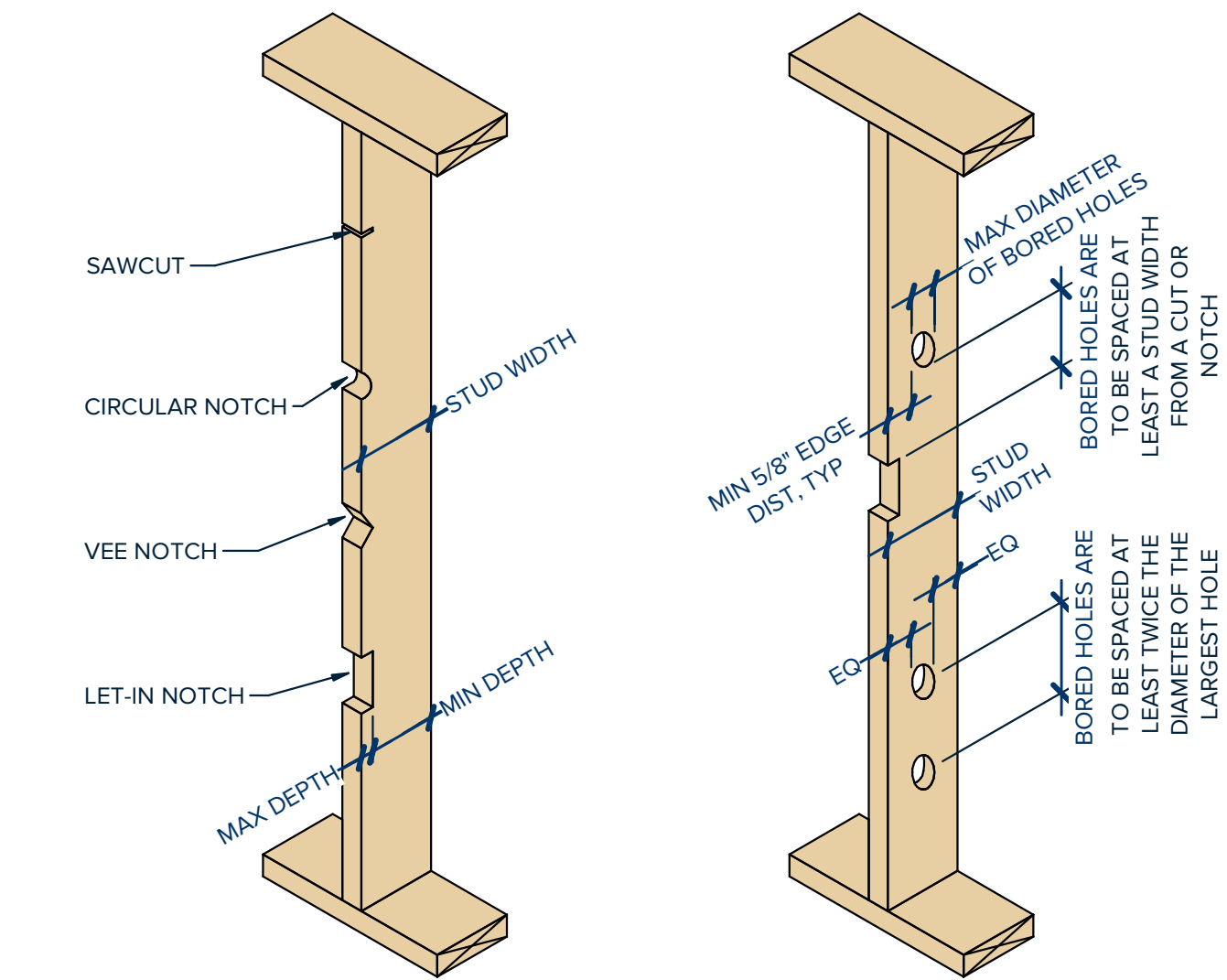
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TYPICAL WOOD DETAILS
SHEET TITLE

S8.01

SHEET NUMBER



CUTTING AND NOTCHING WOOD STUDS

BEARING WALL STUDS		
STUD SIZE	MAX DEPTH OF EDGE CUT OR NOTCH	MIN DEPTH REMAINING AFTER CUT OR NOTCH
2x4	7/8"	2 5/8"
2x6	1 3/8"	4 1/8"

NON-BEARING WALL STUDS		
STUD SIZE	MAX DEPTH OF EDGE CUT OR NOTCH	MIN DEPTH REMAINING AFTER CUT OR NOTCH
2x4	1 3/8"	2 1/8"
2x6	2 3/16"	3 3/8"

NOTES:
1. DO NOT NOTCH MORE THAN THREE ADJACENT STUDS WITHOUT REVIEW BY ENGINEER.

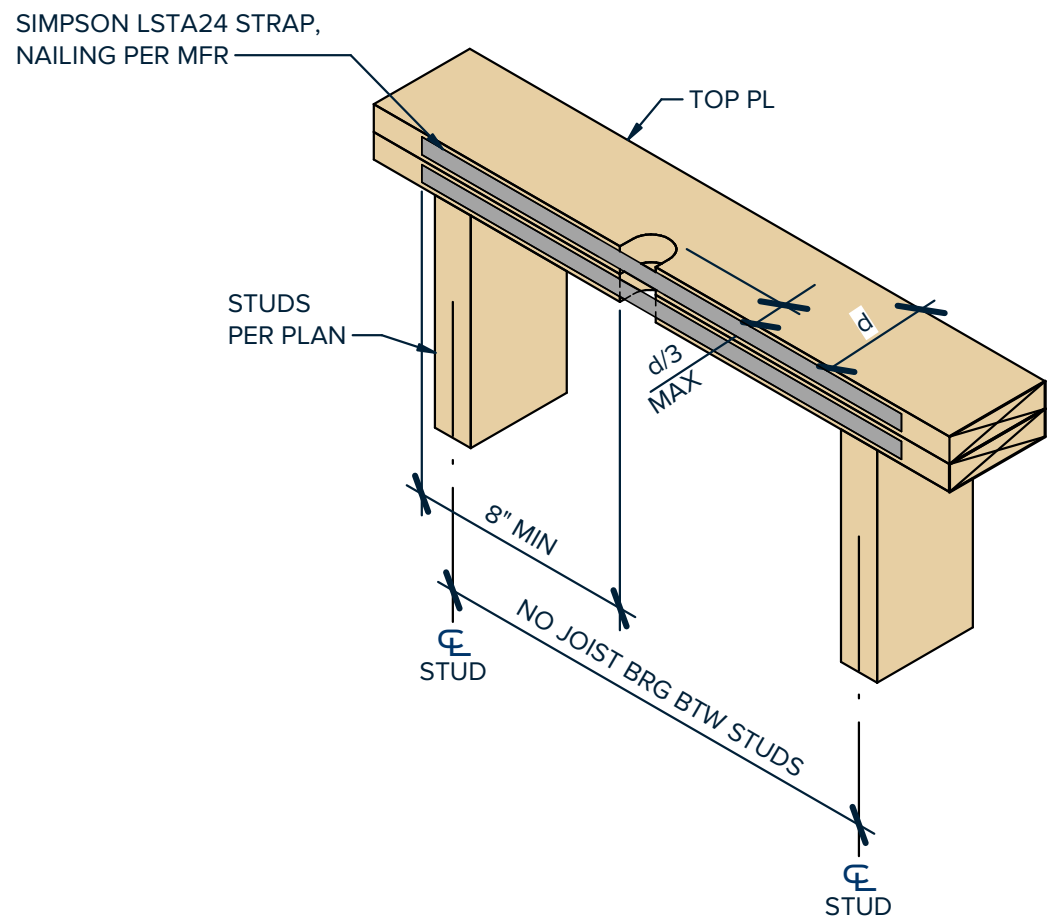
BORED HOLES IN WOOD STUDS

BEARING WALL STUDS		
STUD SIZE	MAX DIAMETER OF BORED HOLE	MIN DEPTH REMAINING AFTER BORED HOLE
2x4	1 3/8"	5/8" EA SIDE OF HOLE
2x6	2 3/16"	5/8" EA SIDE OF HOLE

NOTES:
1. STUDS MAY NOT BE BORED IN EXCESS OF 40% OF THE STUD. IF STUDS ARE DOUBLED, BORINGS MAY BE INCREASED TO 60% OF STUD WIDTH PROVIDED NOT MORE THAN (2)-SUCCESSIVE STUDS ARE BORED. BORINGS SHALL NOT BE MADE AT THE SAME SECTION WHERE CUT OR NOTCH HAS BEEN MADE.

NON-BEARING WALL STUDS		
STUD SIZE	MAX DIAMETER OF BORED HOLE	MIN DEPTH REMAINING AFTER BORED HOLE
2x4	2 1/16"	5/8" EA SIDE OF HOLE
2x6	3 1/4"	5/8" EA SIDE OF HOLE

NOTES:
1. BORED HOLE NOT PERMITTED IN MORE THAN THREE ADJACENT STUDS WITHOUT REVIEW BY ENGINEER.
2. STUDS MAY NOT BE BORED IN EXCESS OF 60% OF THE STUD. BORINGS SHALL NOT BE MADE AT THE SAME SECTION WHERE CUT OR NOTCH HAS BEEN MADE.



NOTES:
1. TYPICAL HOLES AND NOTCHES IN WOOD STUDS PER 01/S8.02.

02 TYPICAL NOTCHES AT TOP PLATES

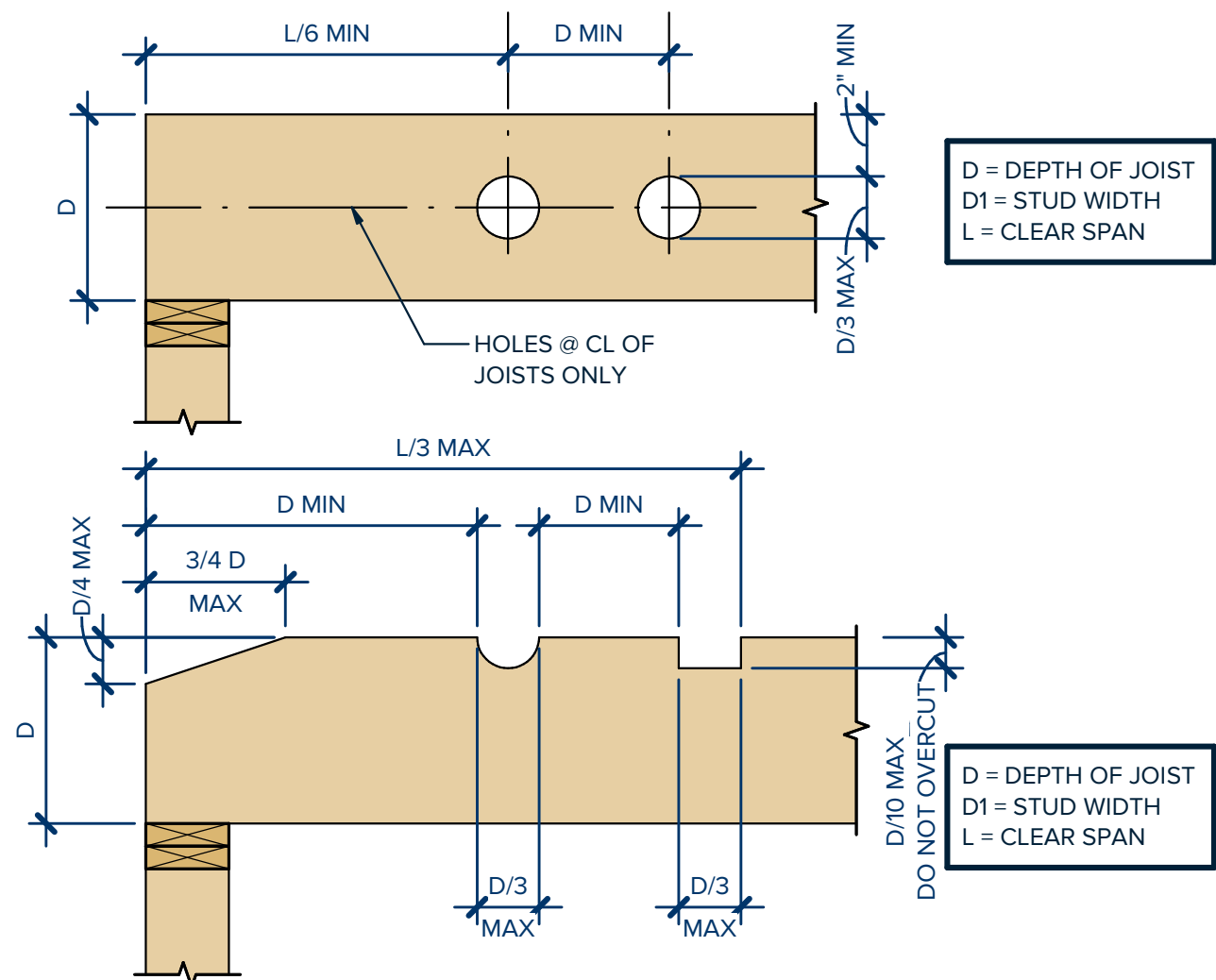
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03 FLUSH HEADER DETAIL

SCALE: NTS

04 TYPICAL BEAM TO TOP PLATE SPLICE

SCALE: NTS



NOTES:
1. DETAIL APPLIES TO JOISTS ONLY. NOTIFY ENGINEER OF RECORD PRIOR TO MODIFYING BEAMS.

05 ALLOWABLE TYPICAL MODIFICATIONS TO WOOD JOISTS

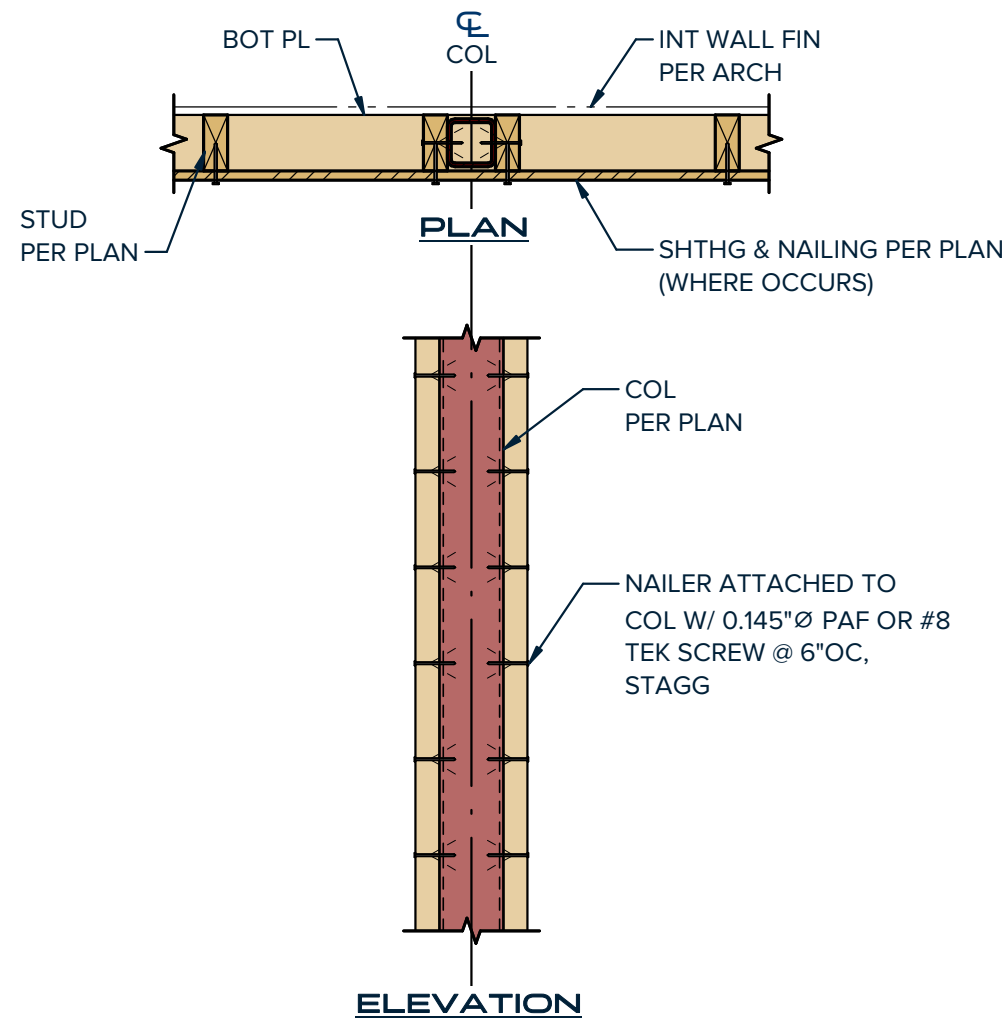
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06 TYPICAL CHANGE IN PLATE HEIGHT

SCALE: NTS

07 FRAMING DETAIL AT CANTILEVER BACK SPAN

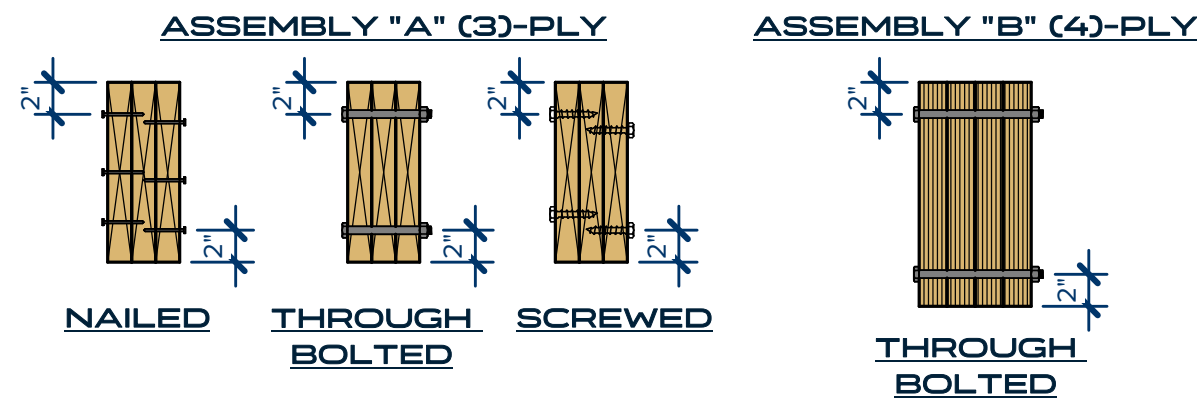
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08 TYPICAL NAILER ATTACHMENT TO STEEL COLUMN

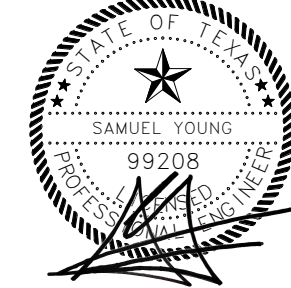
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SIDE-LOADED MULTIPLE MEMBER CONNECTION SCHEDULE			
ASSEMBLY TYPE	NAILED CONNECTION	THROUGH BOLTED CONNECTION	STRUCTURAL WOOD SCREW CONNECTION
ASSEMBLY "A"	(3)-ROWS 12d COMMON WIRE NAILS @ 12"OC	(2)-ROWS 1/4" Ø A325 BOLTS W/ WASHERS @ 12"OC	(2)-ROWS 1/4" Ø x3 1/2" LONG SCREWS @ 12"OC
ASSEMBLY "B"	N/A	(2)-ROWS 1/4" Ø A325 BOLTS W/ WASHERS @ 12"OC	N/A



09 SIDE-LOADED MULTIPLE MEMBER CONNECTION SCHEDULE

SCALE: NTS



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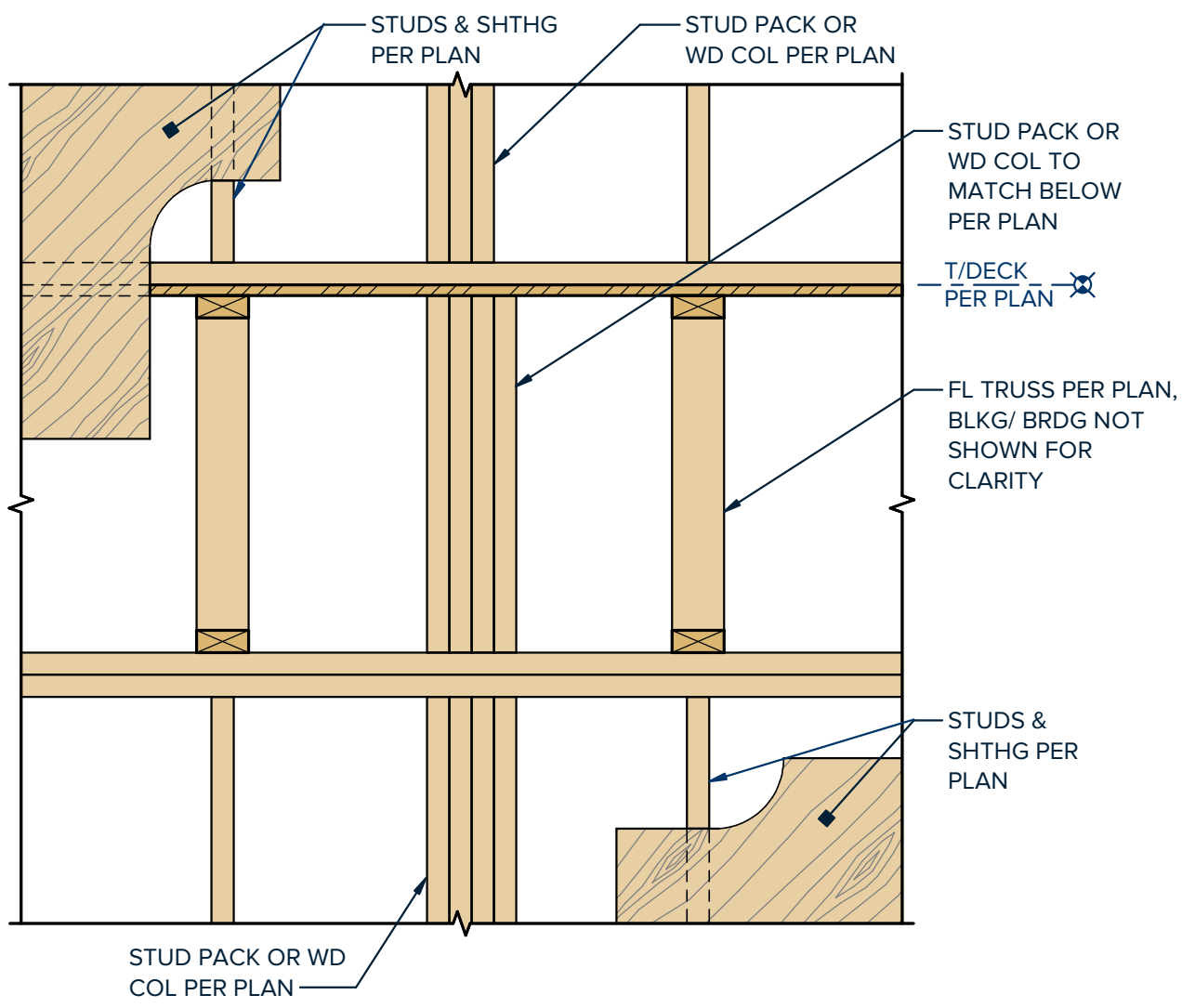
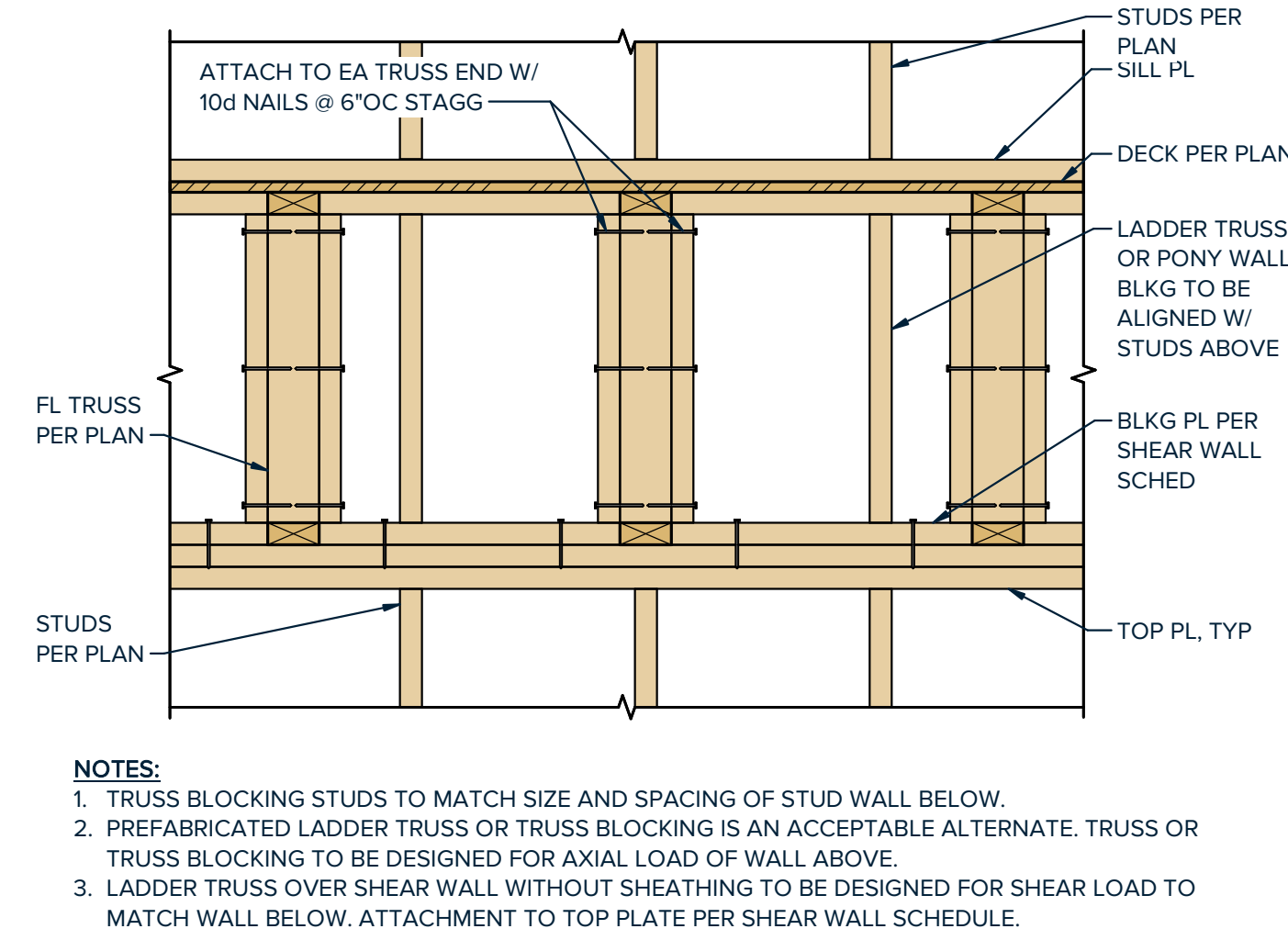
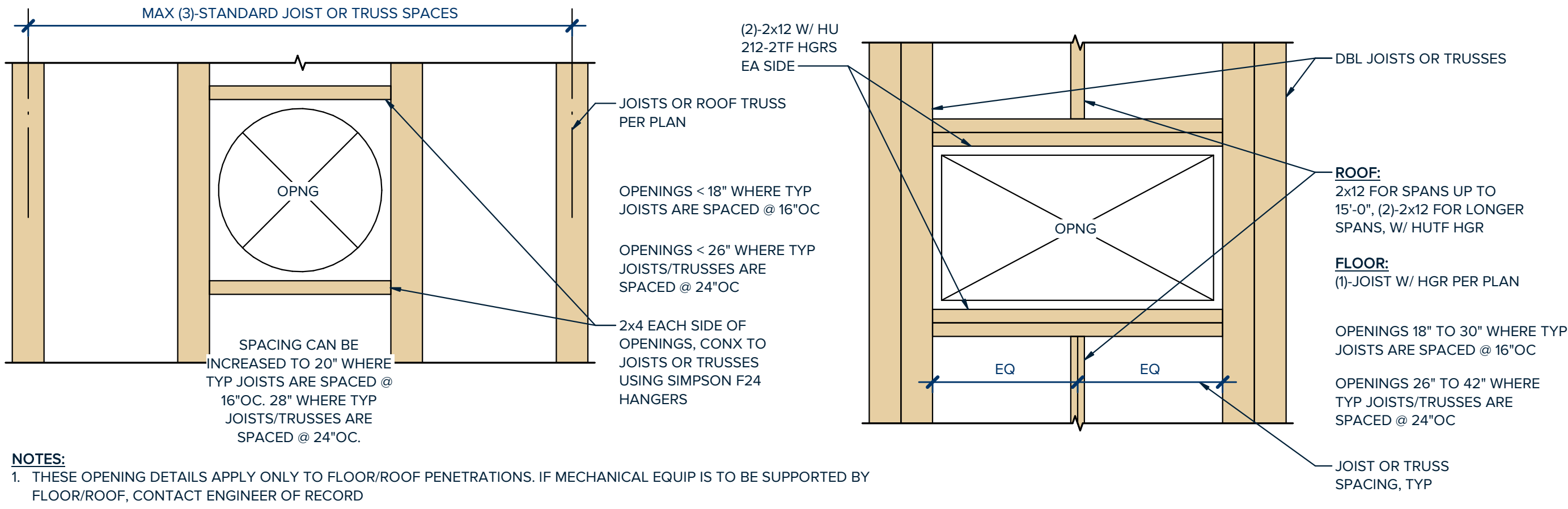
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TYPICAL WOOD DETAILS

SHEET TITLE

S8.02

SHEET NUMBER



01 TYPICAL FRAMING AT FLOOR/ROOF OPENINGS

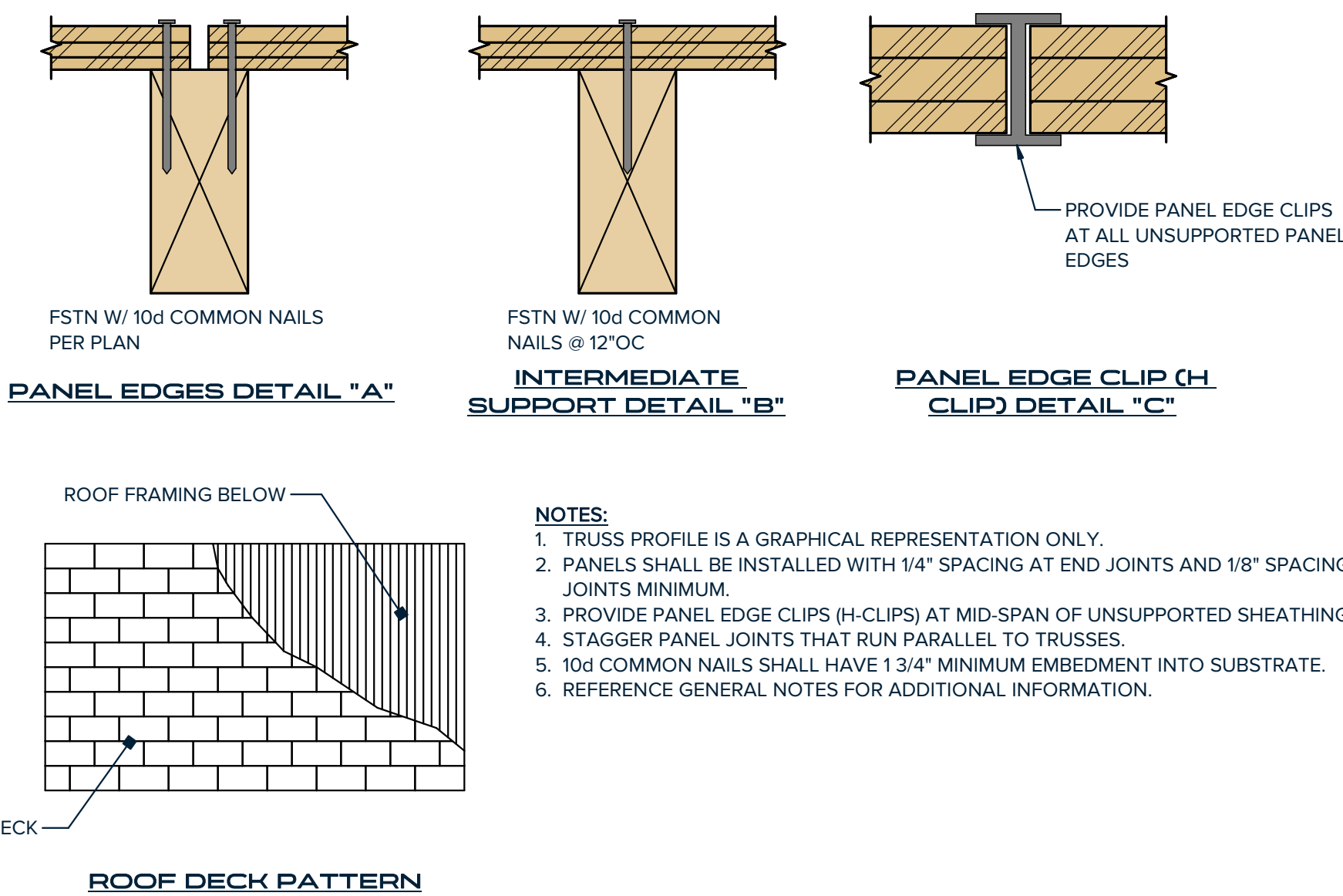
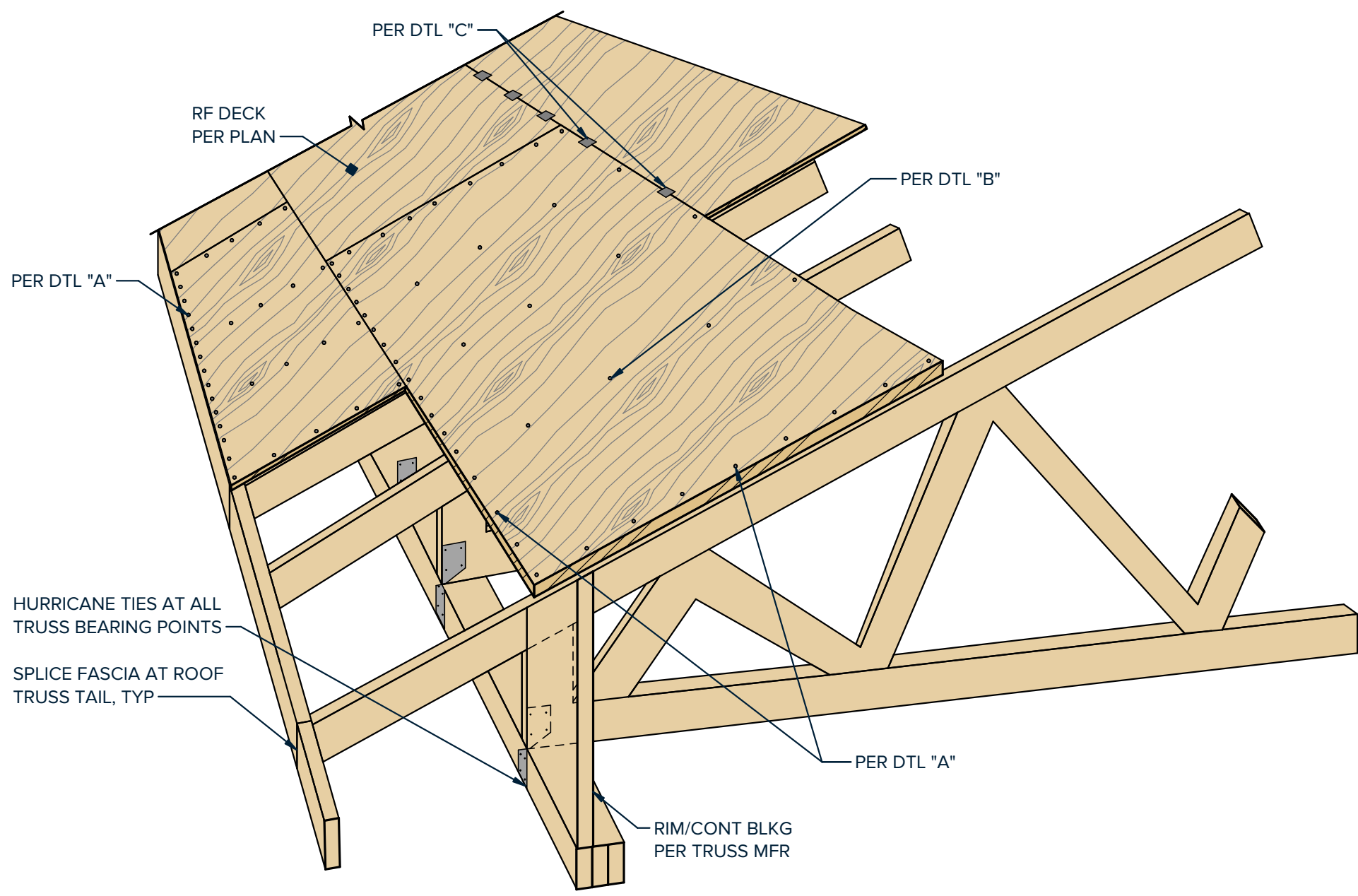
SCALE : NTS

02 TRUSS BLOCKING ELEVATION

SCALE : NTS

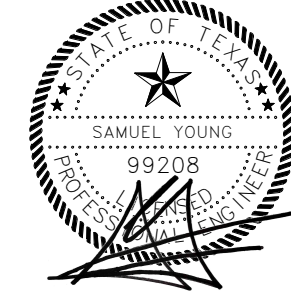
03 STUD PACK CONTINUOUS TO FOUNDATION

SCALE : NTS



04 TYPICAL SLOPED ROOF DIAGRAM

SCALE : NTS



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TYPICAL WOOD DETAILS

SHEET TITLE

S8.03

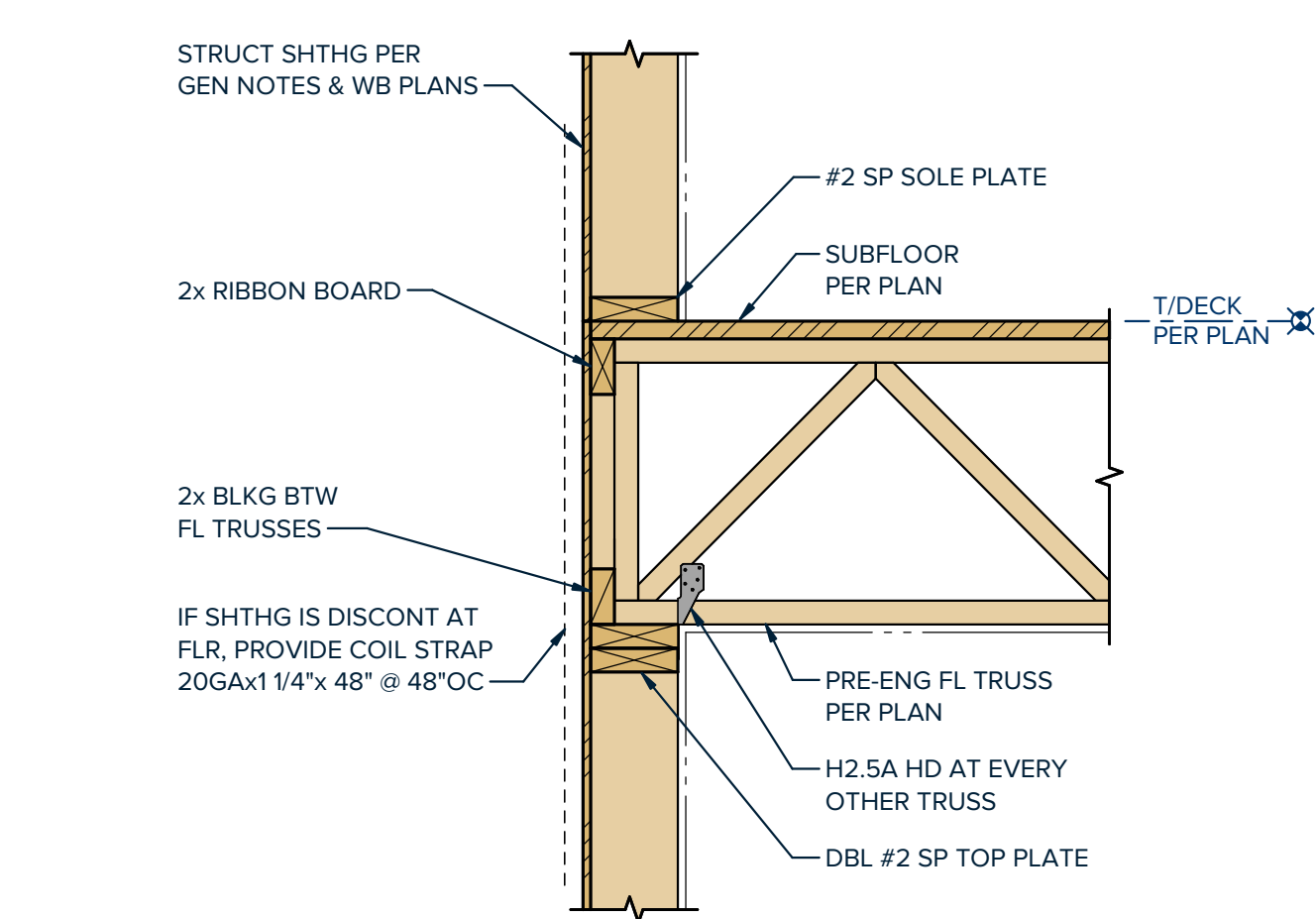
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02 PLATE STRAPPING AT SHEAR WALL PLUMBING PENETRATIONS

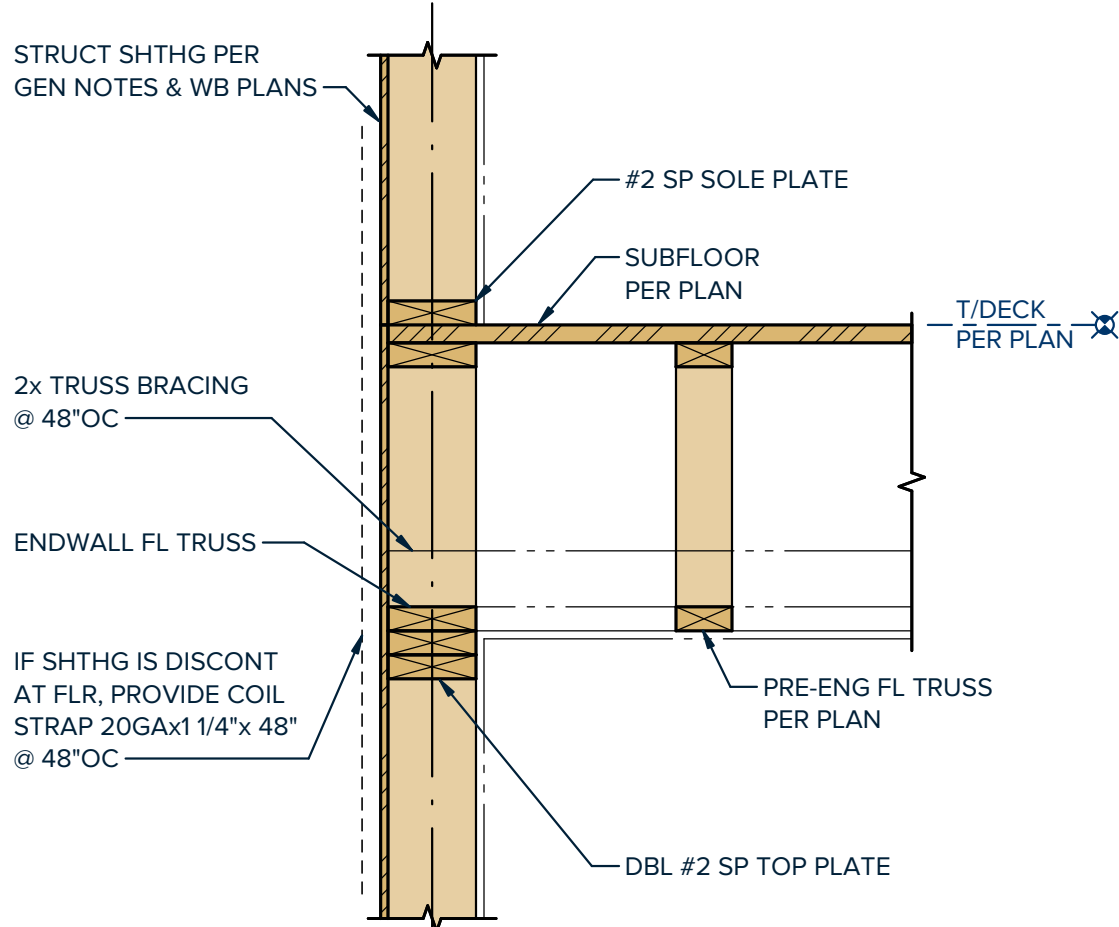
03 TYPICAL (2)-STORY EXTERIOR SHEAR WALL ELEVATION

SHEET NUMBER



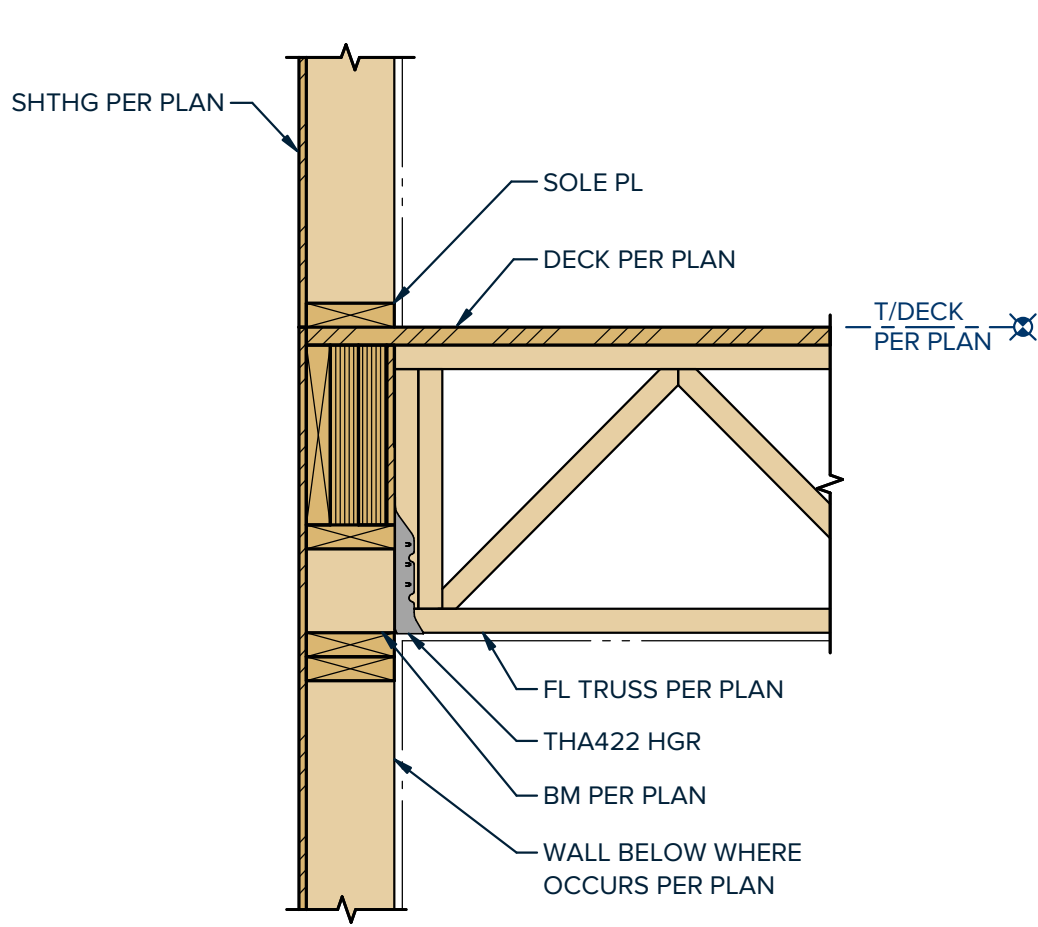
01 FLOOR TRUSS

SCALE: 1" = 1'-0"



02 FLOOR TRUSS

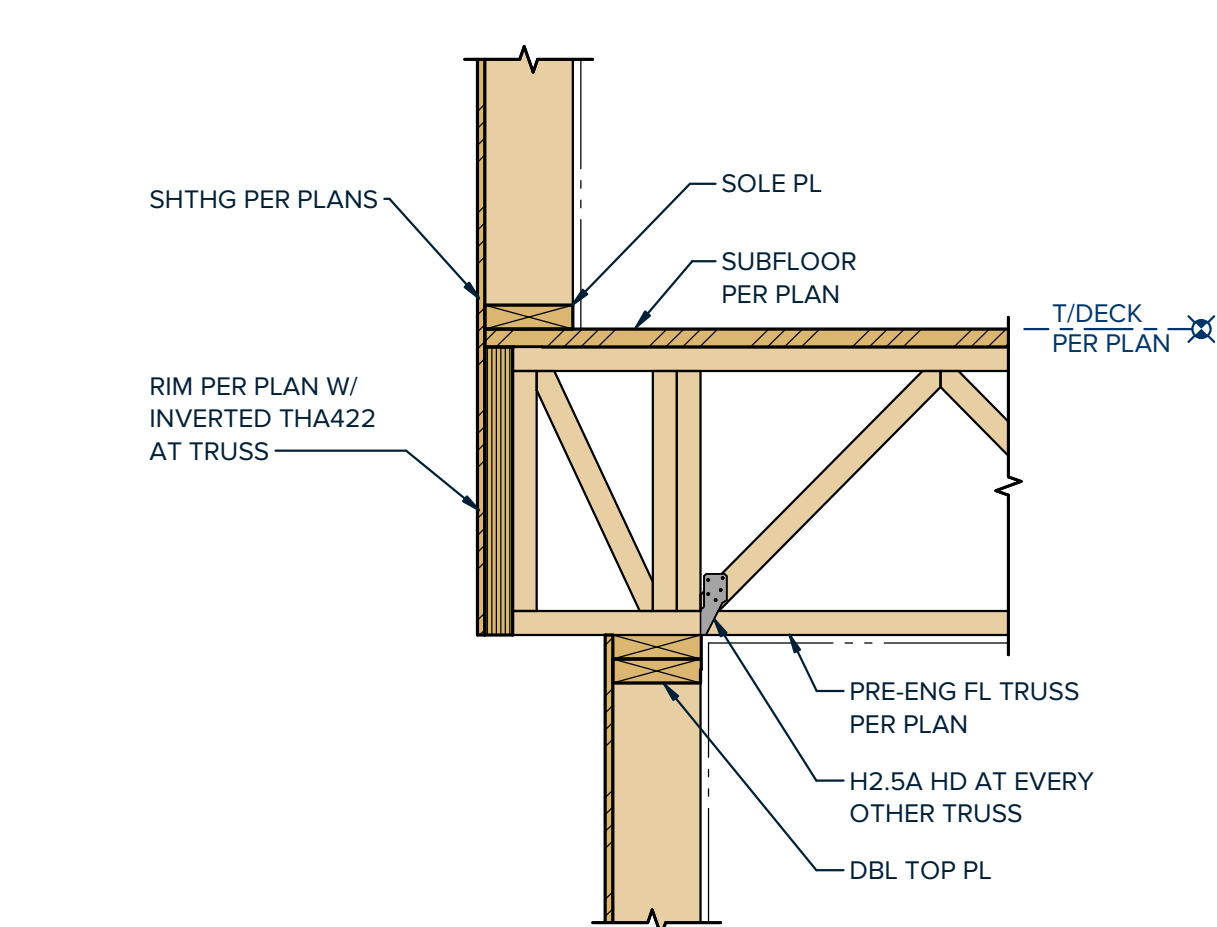
SCALE: 1" = 1'-0"



03 FLOOR TRUSS AT FLUSH BEAM

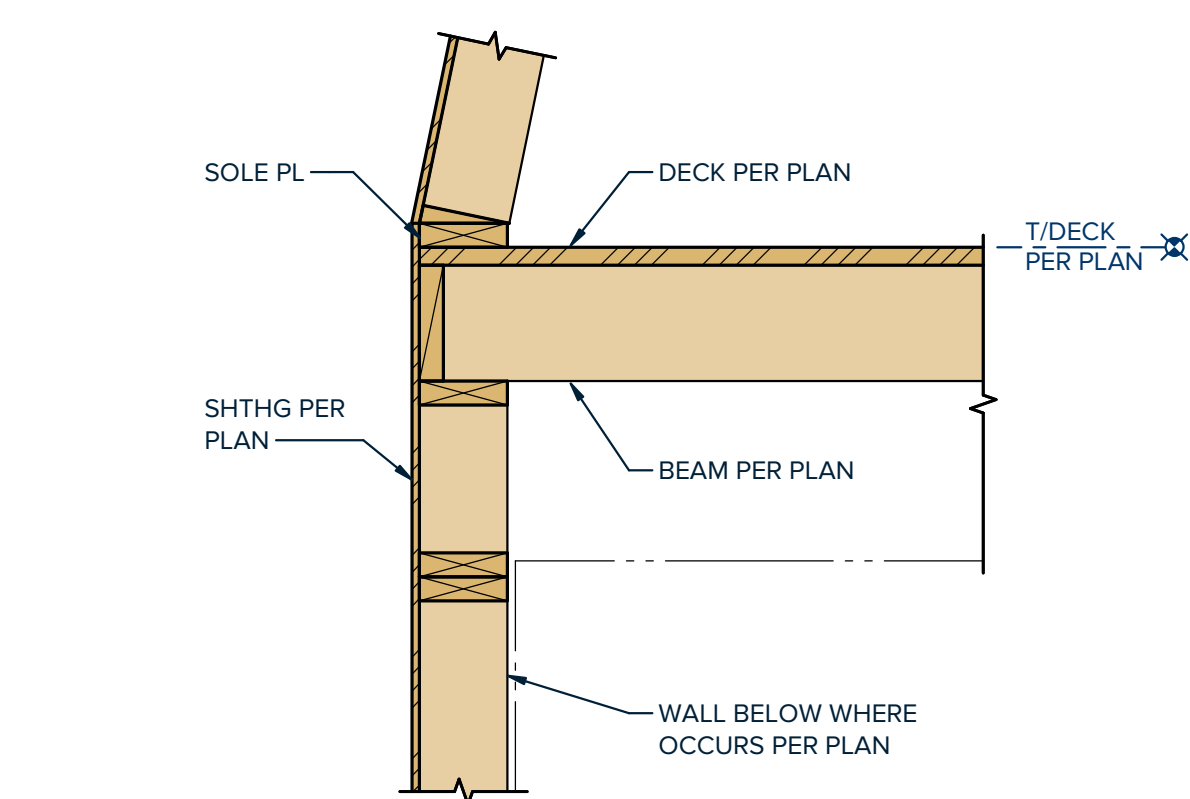
SCALE: 1" = 1'-0"

NOTES:
REFERENCE 01/S8.10 FOR ADDITIONAL INFORMATION.



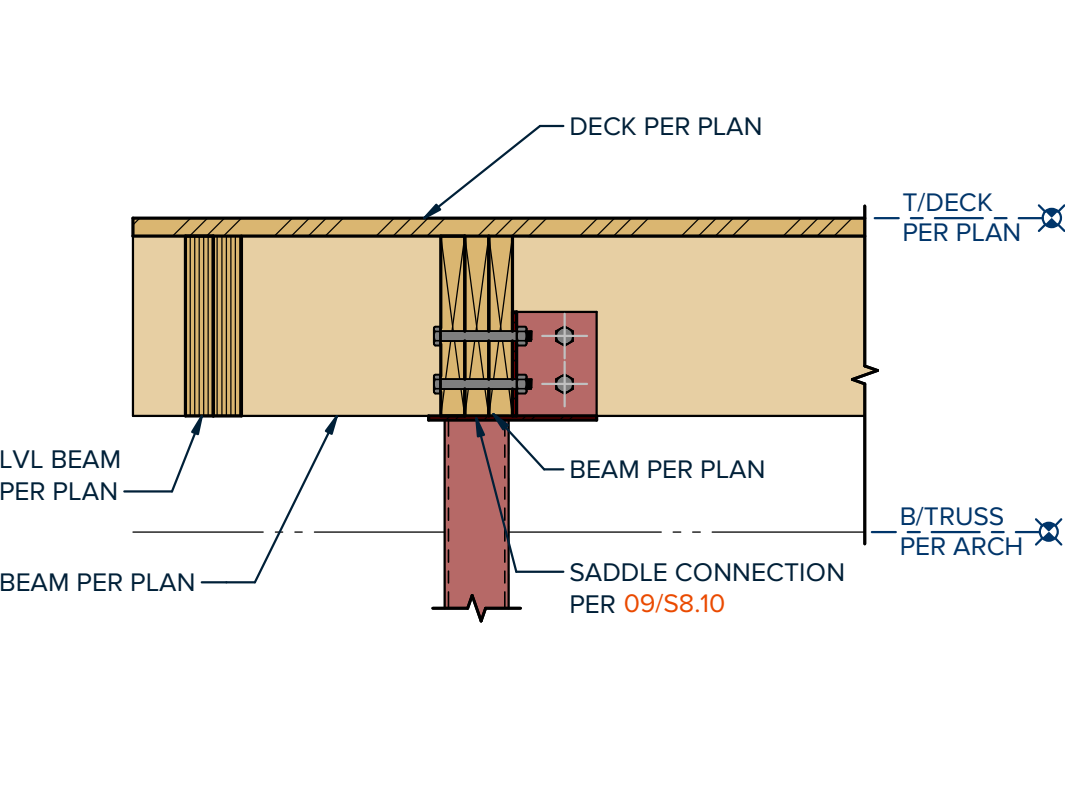
04 FLOOR TRUSS WITH SMALL CANTILEVER

SCALE: 1" = 1'-0"



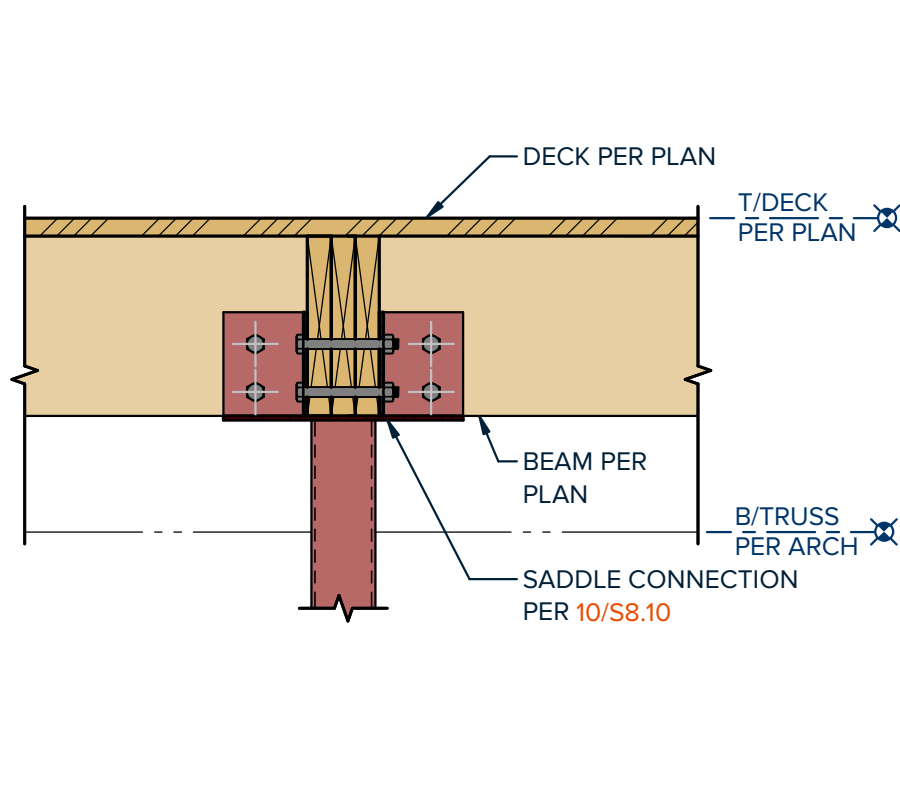
05 FLOOR FRAMING AT SLANTED WALL

SCALE: 1" = 1'-0"



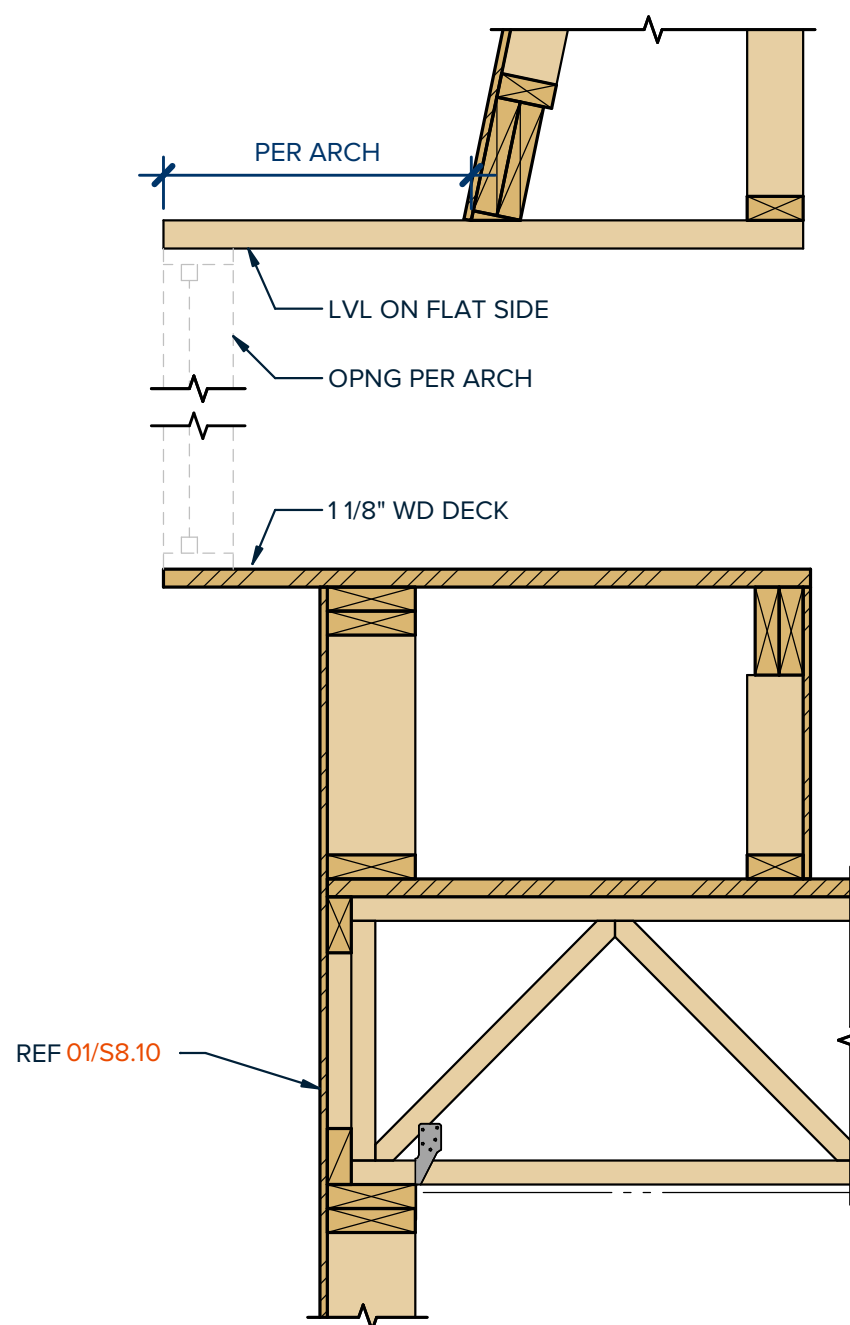
06 FLOOR BEAMS TO COLUMN CONNECTION

SCALE: 1" = 1'-0"



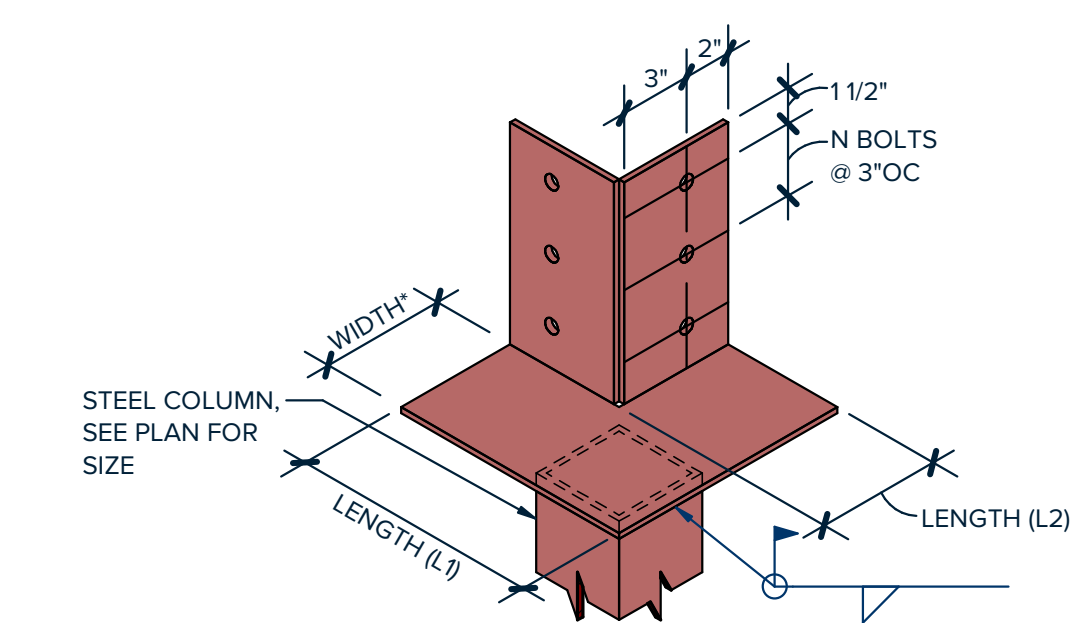
07 FLOOR BEAMS TO COLUMN CONNECTION

SCALE: 1" = 1'-0"



08 FRAMING DETAIL

SCALE: 1" = 1'-0"

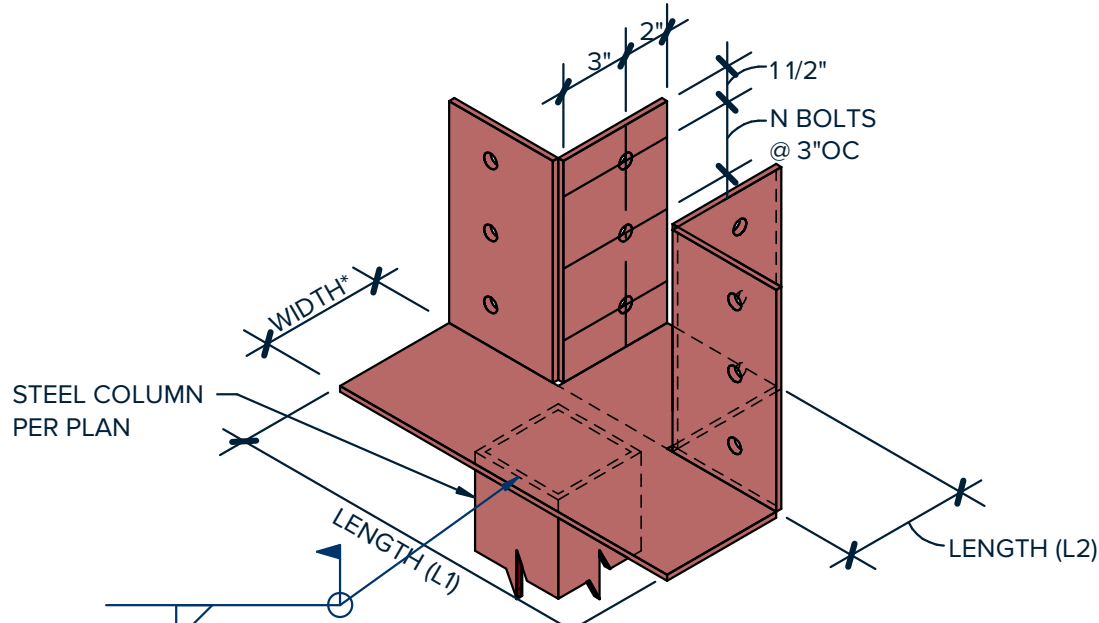


BEAM SIZE	SADDLE DIMENSIONS				BOLT SPECS
	HEIGHT	WIDTH*	L1	L2	
(2)-2x8 TO (2)-2x12	6 1/2"	3"	8 1/4"	5 1/4"	(4)-5/8"Ø THRU BOLTS
(3)-2x8 TO (3)-2x12	6 1/2"	4 1/2"	9 3/4"		(4)-5/8"Ø THRU BOLTS
(2)-5 1/2" LVL	4"	3 1/2"	8 3/4"		(2)-5/8"Ø THRU BOLTS
(3)-5 1/2" LVL	4"	5 1/4"	10 1/2"		(2)-5/8"Ø THRU BOLTS
(2)-7 1/4" LVL TO (2)-12" LVL	6 1/2"	3 1/2"	8 3/4"		(4)-5/8"Ø THRU BOLTS
(3)-7 1/4" LVL TO (3)-12" LVL	6 1/2"	5 1/4"	10 1/2"		(4)-5/8"Ø THRU BOLTS
(2)-14" LVL TO (2)-18" LVL	9 1/2"	3 1/2"	8 3/4"		(6)-5/8"Ø THRU BOLTS
(3)-14" LVL TO (3)-18" LVL	9 1/2"	5 1/4"	10 1/2"		(6)-5/8"Ø THRU BOLTS
(2)-20" LVL TO (2)-24" LVL	12 1/2"	3 1/2"	8 3/4"		(8)-5/8"Ø THRU BOLTS
(3)-20" LVL TO (3)-24" LVL	12 1/2"	5 1/4"	10 1/2"		(8)-5/8"Ø THRU BOLTS

NOTES:
1. WIDTH*, INSIDE FACE TO INSIDE FACE OF PLATE SADDLE SHALL BE 1/4" THICK PLATE UNO.

09 OPEN CORNER SADDLE OVER COLUMN

SCALE: 3/4" = 1'-0"

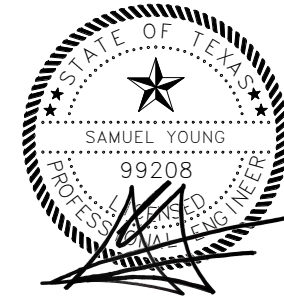


BEAM SIZE	SADDLE DIMENSIONS				BOLT SPECS
	HEIGHT	WIDTH*	L1	L2	
(2)-2x8 TO (2)-2x12	6 1/2"	3"	13 1/2"	5 1/4"	(4)-5/8"Ø THRU BOLTS
(3)-2x8 TO (3)-2x12	6 1/2"	4 1/2"	15"		(4)-5/8"Ø THRU BOLTS
(2)-5 1/2" LVL	4"	3 1/2"	14"		(2)-5/8"Ø THRU BOLTS
(3)-5 1/2" LVL	4"	5 1/4"	15 3/4"		(2)-5/8"Ø THRU BOLTS
(2)-7 1/4" LVL TO (2)-12" LVL	6 1/2"	3 1/2"	14"		(4)-5/8"Ø THRU BOLTS
(3)-7 1/4" LVL TO (3)-12" LVL	6 1/2"	5 1/4"	15 3/4"		(4)-5/8"Ø THRU BOLTS
(2)-14" LVL TO (2)-18" LVL	9 1/2"	3 1/2"	14"		(6)-5/8"Ø THRU BOLTS
(3)-14" LVL TO (3)-18" LVL	9 1/2"	5 1/4"	15 3/4"		(6)-5/8"Ø THRU BOLTS
(2)-20" LVL TO (2)-24" LVL	12 1/2"	3 1/2"	14"		(8)-5/8"Ø THRU BOLTS
(3)-20" LVL TO (3)-24" LVL	12 1/2"	5 1/4"	15 3/4"		(8)-5/8"Ø THRU BOLTS

NOTES:
1. WIDTH*, INSIDE FACE TO INSIDE FACE OF PLATE SADDLE SHALL BE 1/4" THICK PLATE UNO.

10 OPEN "T" INTERSECTION SADDLE OVER COLUMN

SCALE: 3/4" = 1'-0"



05.31.2023

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PERMIT SET
05.31.2023

NO	ISSUE	DATE
PM:	S. Young	
ENG:	J. González	
BIM PM:	C. Lawrence	

If printed on 22x34 or 24x36 sheet,
the scale is as indicated.
If printed on an 11x17 or 12x18
sheet, the scale is reduced by half.

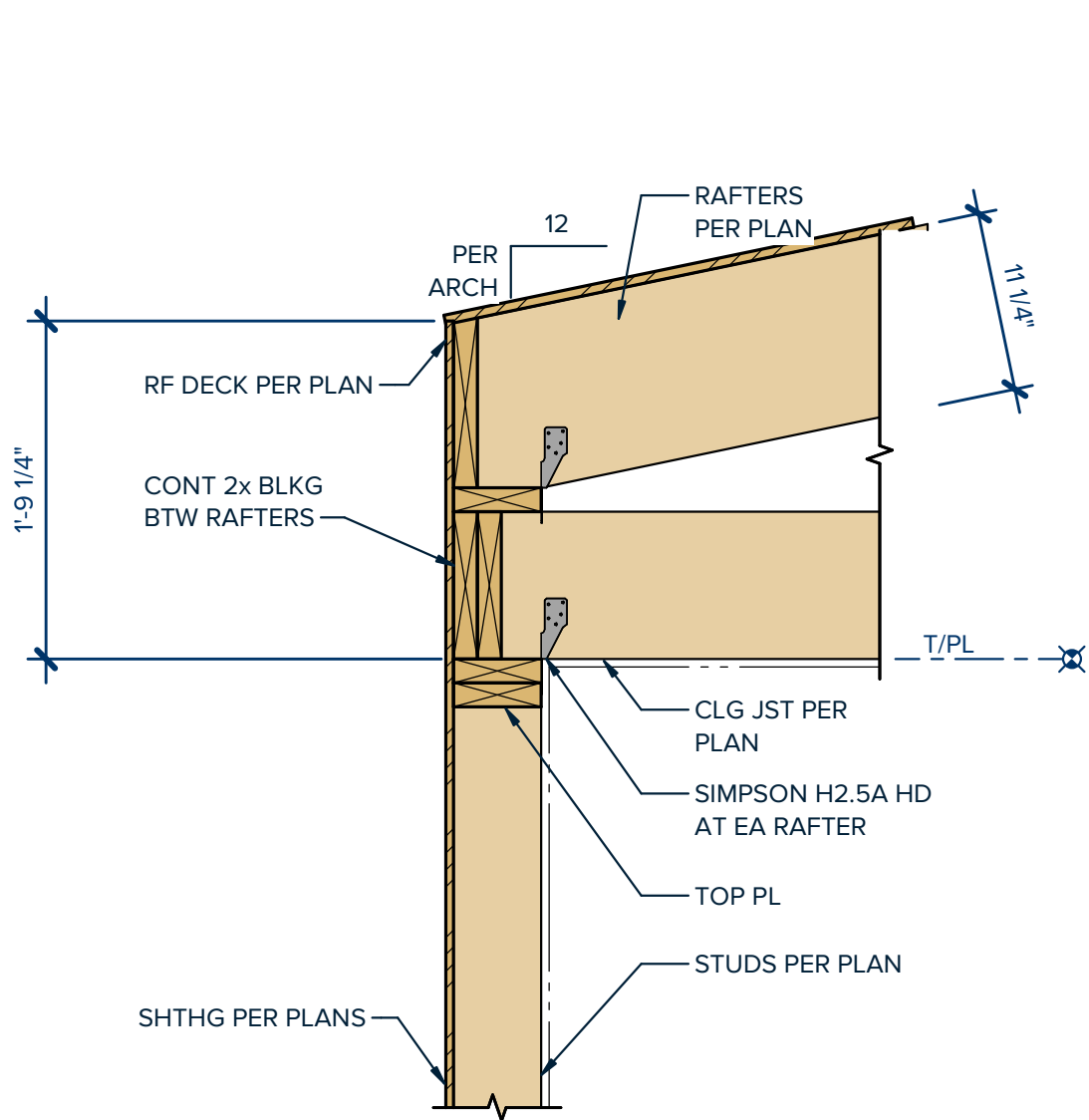
SCALE

WOOD FRAMING DETAILS

SHEET TITLE

S8.10

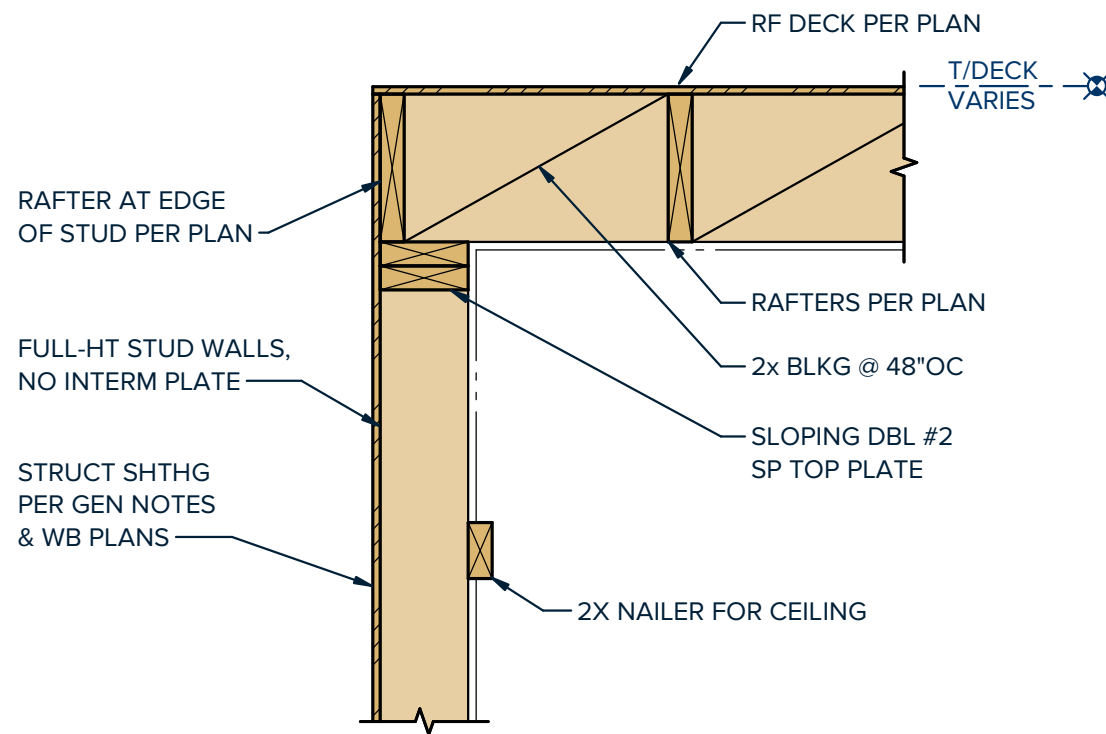
SHEET NUMBER



NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR SOFFIT AND EAVE DETAILS.

01 RAFTER - FLAT CEILING

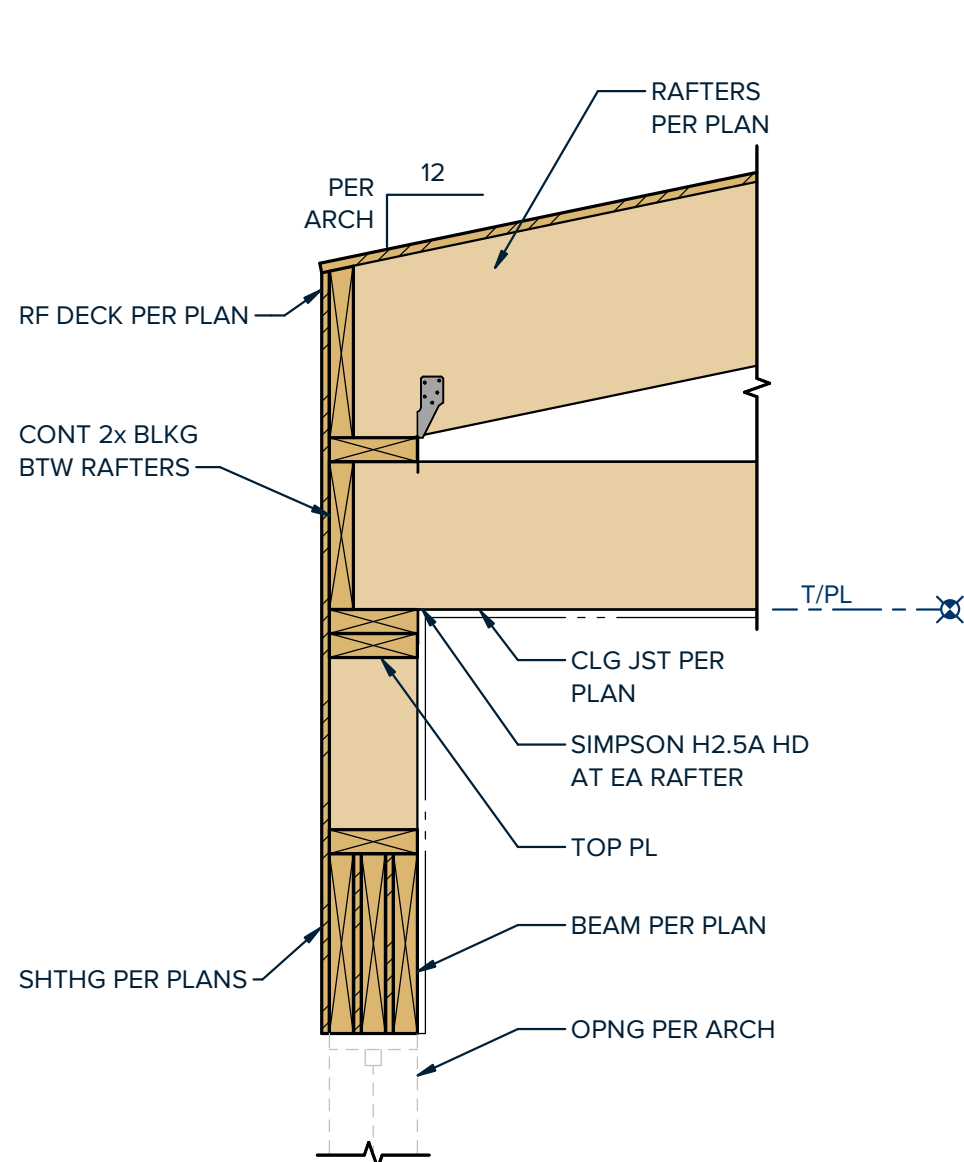
SCALE: 1" = 1'-0"



NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR SOFFIT AND EAVE DETAILS.
2. OVERHANG DIMENSIONS PER PLAN.

05 ROOF EDGE

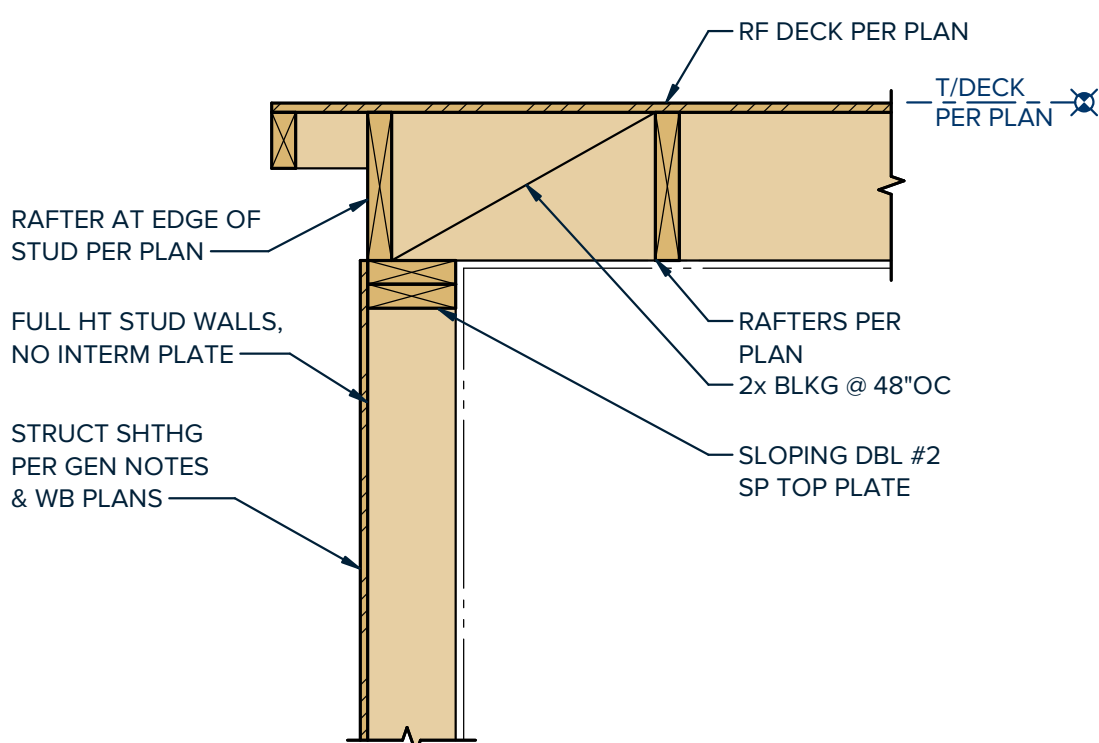
SCALE: 1" = 1'-0"



NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR SOFFIT AND EAVE DETAILS.

02 RAFTER - FLAT CEILING

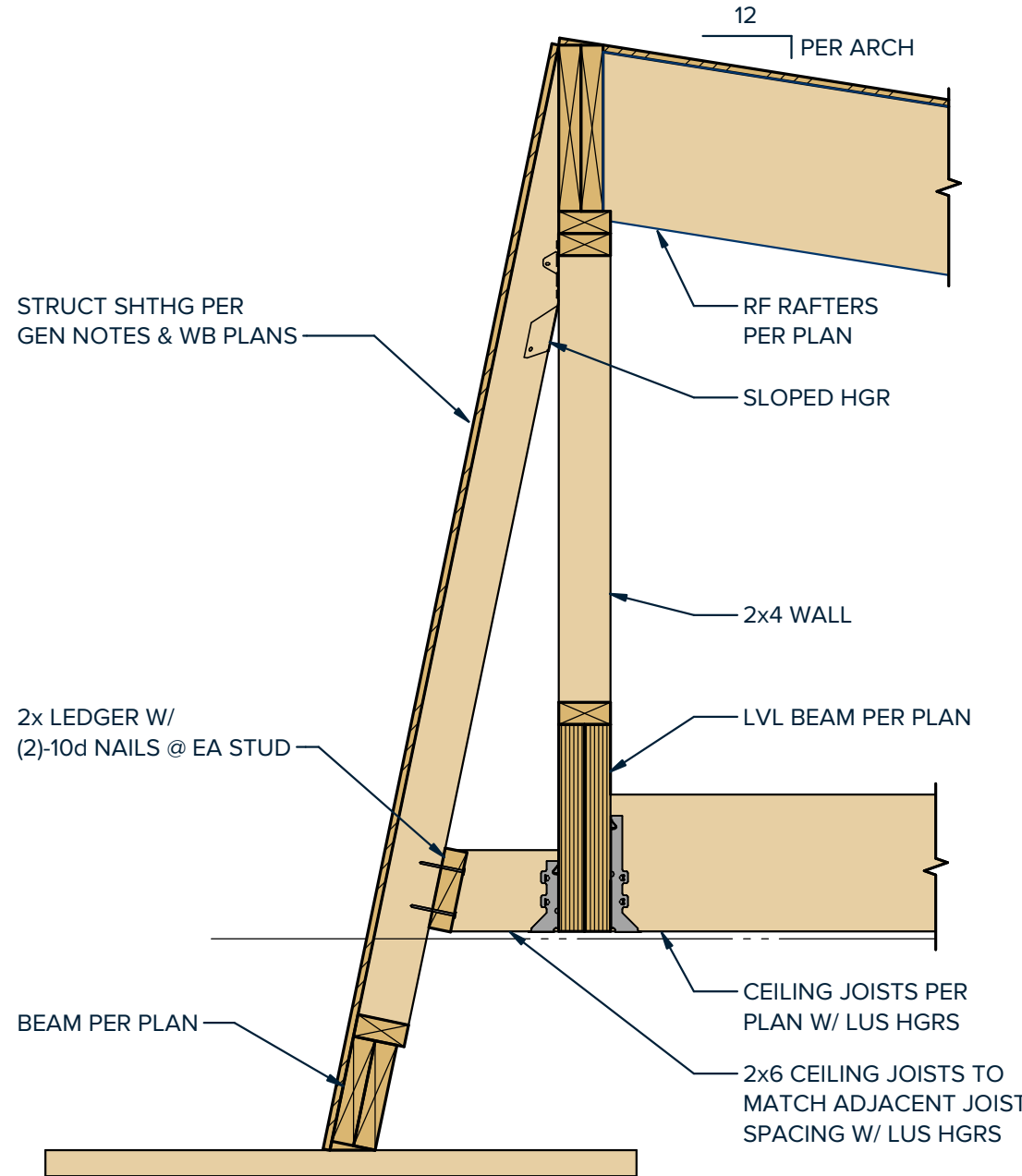
SCALE: 1" = 1'-0"



NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR SOFFIT AND EAVE DETAILS.
2. OVERHANG DIMENSIONS PER PLAN.

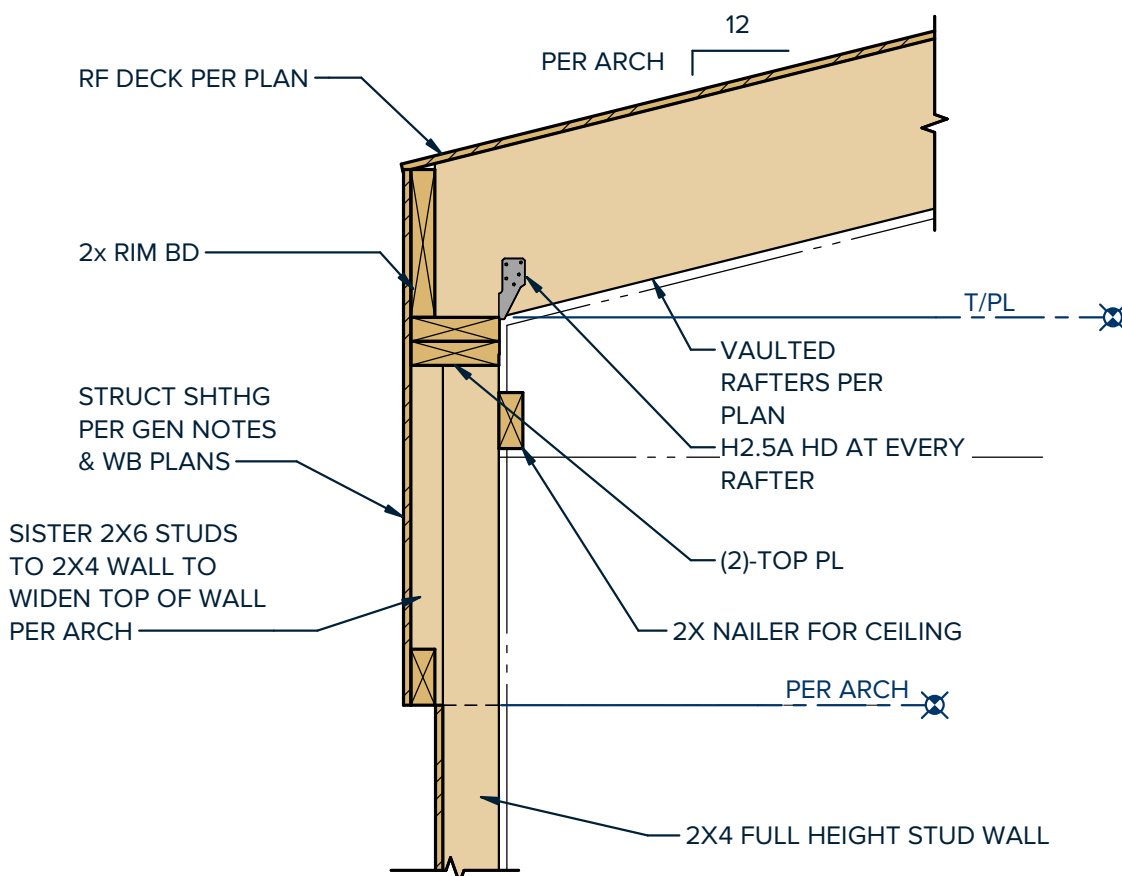
06 ROOF EDGE

SCALE: 1" = 1'-0"



03 ROOF FRAMING DETAIL

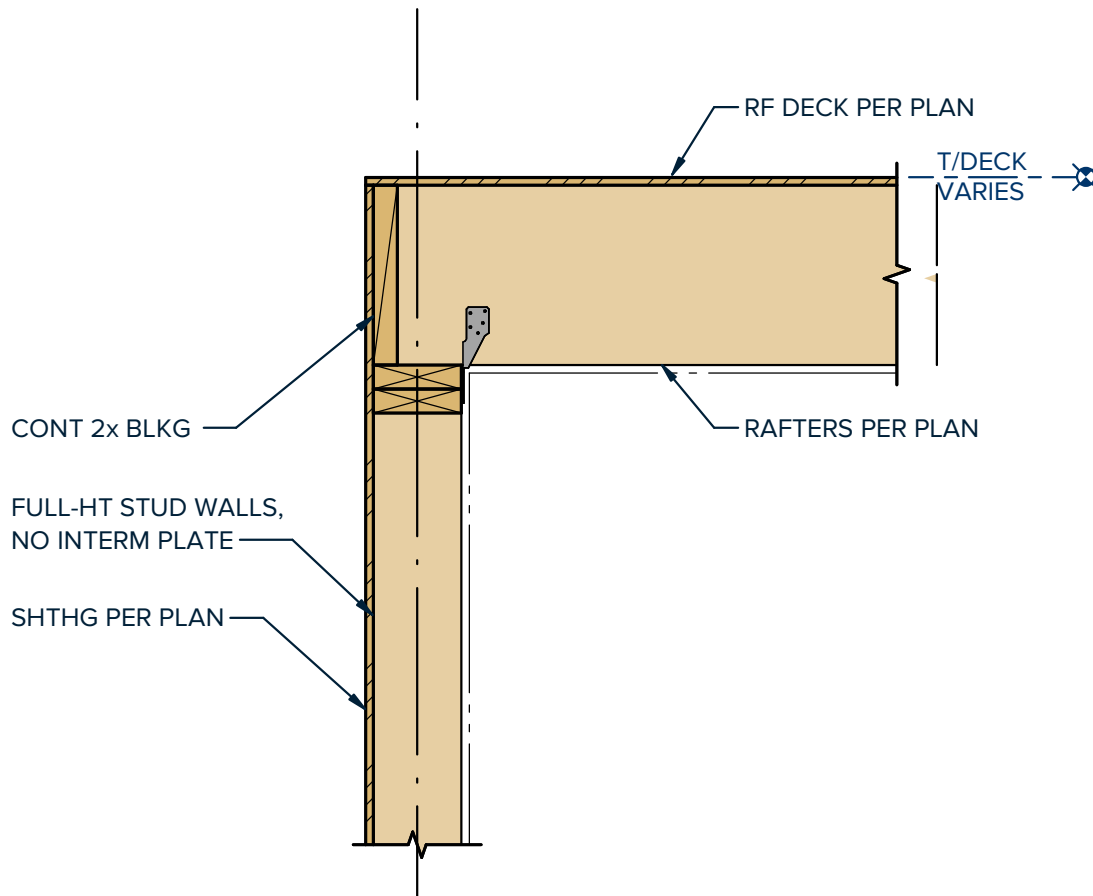
SCALE: 1" = 1'-0"



NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR SOFFIT AND EAVE DETAILS.
2. OVERHANG DIMENSIONS PER PLAN.

07 VAULTED RAFTER

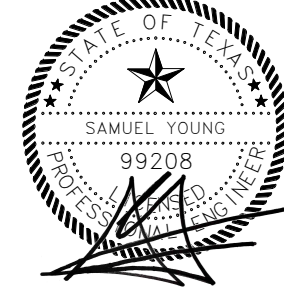
SCALE: 1" = 1'-0"



NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR SOFFIT AND EAVE DETAILS.
2. OVERHANG DIMENSIONS PER PLAN.

04 ROOF EDGE

SCALE: 1" = 1'-0"



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sheet, the scale is reduced by half. SCALE

ROOF FRAMING DETAILS

SHEET TITLE

S8.21

SHEET NUMBER