

CODES AND DESIGN SPECIFICATIONS:

- BUILDING CODE: 2015 EDITION OF THE INTERNATIONAL BUILDING CODE AS AMENDED BY THE CITY OF SAN ANTONIO
- SUPPLEMENTAL CODES AND REFERENCES TO BE USED FOR DESIGN, DETAILING AND CONSTRUCTION ARE:
 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-14).
 - "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301-14).
 - "STEEL CONSTRUCTION MANUAL" (AISC, FOURTEENTH EDITION).

DESIGN LOADING:

LIVE:	
A. FLAT ROOFS	20 PSF
B. RESIDENTIAL	40 PSF
C. BALCONIES (LESS THAN 100 SQ.FT)	60 PSF
D. BALCONIES (GREATER THAN 100 SQ.FT)	100 PSF
E. ROOF-TOP AMENITY	100 PSF
F. STAIRS	100 PSF
G. PRIVATE RESIDENTIAL CORRIDORS	40 PSF
H. COMMERCIAL	60 PSF
SUPERIMPOSED DEAD LOAD:	
A. ROOF-TOP AMENITY	50 PSF
WIND:	
A. BASIC WIND SPEED	110 MPH
B. IMPORTANCE FACTOR	1.0
C. EXPOSURE	B
D. Gcpi	+/- 0.18
E. COMPONENTS & CLADDING	RE: TABLE THIS SHEET
EARTHQUAKE:	
A. IMPORTANCE FACTOR	1.0
B. Ss, S1	0.081, 0.033
C. SITE CLASS	C
D. Sds, Sd1	0.065, 0.037
E. SEISMIC DESIGN CATEGORY	A
F. DESIGN BASE SHEAR	6500 KIPS
G. Cs	0.022
H. R	3.0
I. ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE

BUILDING PAD PREPARATION:

- STABILIZE SUB-GRADE PER GEOTECHNICAL REQUIREMENTS TO ACHIEVE A PERMANENT REDUCTION IN POTENTIAL VERTICAL MOVEMENT TO 1" OR LESS.

SPOT FOOTING NOTES:

- SPOT FOOTINGS HAVE BEEN DESIGNED USING AN ALLOWABLE BEARING VALUE OF 2500 PSF AS INDICATED IN THE FINAL GEOTECH REPORT FROM ECS SOUTHWEST LLP, THEIR PROJECT NO. 20.1030, DATED JUNE 21, 2016.
- THE BOTTOM OF FOOTING EXCAVATIONS SHALL BE FIRM AND FREE OF DELTERIOUS MATERIAL PRIOR TO STEEL PLACEMENT.

CONCRETE MIX DESIGNS:

- PROVIDE MINIMUM WEIGHT CONCRETE HAVING THE FOLLOWING MINIMUM 28 DAY COMPRESSIVE STRENGTHS AND GENERAL CHARACTERISTICS:

GRADE SLABS	3000 PSI
GRADE BEAMS	3000 PSI
FOOTINGS	3000 PSI
ALL OTHER	3000 PSI
- MINIMUM CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE BASED ON HISTORICAL PERFORMANCE DATA FROM THE SELECTED TRANSIT MIX CONCRETE SUPPLIER AND APPROVED BY THE ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE CONCRETE SUPPLIER TO SELECT THE PROPER TYPE OF PORTLAND CEMENT (INCLUDING QUANTITIES), AGGREGATES (INCLUDING QUANTITIES) AND WATER CEMENT RATIO TO PRODUCE THE REQUIRED MINIMUM 28 DAY COMPRESSIVE STRENGTHS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONCRETE SUPPLIER TO RECOMMEND ANY ENHANCING AGENTS OR ADMIXTURES TO PROVIDE A WORKABLE AND DURABLE PRODUCT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONCRETE SUPPLIER TO COORDINATE WITH THE GENERAL CONTRACTOR FOR ANY ADJUSTMENTS WHICH MAY BE NECESSARY TO PROVIDE FOR HIGH EARLY STRENGTHS TO FACILITATE AND ELIMINATE DELAYS IN CONSTRUCTION.
- WHERE GROUT IS CALLED FOR, USE A NON-SHRINK, NON-STAINING PREMIXED GROUT.

CAST-IN-PLACE CONCRETE:

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE A.C.I. STANDARD "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (A.C.I. 318-11).
- SHEAR KEYS IN HORIZONTAL CONSTRUCTION JOINTS IN BEAMS AND WALLS SHALL BE DISCONTINUOUS, FORMED OF 2"x4"x1'-0" KEYWAYS SPACED AT 2'-0" ON CENTER.
- SEE ARCHITECTURAL AND MECHANICAL PLANS FOR VERIFICATION AND LOCATION OF CAST-IN-PLACE BOLTS, INSERTS, ANCHORS, ETC., AND FOR SLAB LEAVE-OUTS, SLOPES, DEPRESSIONS, ETC.

LINTEL SCHEDULE SUPPORTING LESS THAN 3'-0" OF BRICK ABOVE	
SPAN/ OPENING	SIZE
UP TO 6'-0"	L4x4x1/4
UP TO 9'-0"	L6x4x5/16 (L.L.V.)
UP TO 12'-0"	L7x4x3/8 (L.L.V.)
NOTE: PROVIDE BEARINGS @ EACH END OF ROUGH OPENINGS: 8" FOR SPANS LESS THAN 9' 16" FOR SPANS GREATER THAN 9'	

LINTEL SCHEDULE SUPPORTING 3'-0" TO 5'-0" OF BRICK ABOVE	
SPAN/ OPENING	SIZE
UP TO 6'-0"	L4x4x5/16
UP TO 9'-0"	L6x4x3/8 (L.L.V.)
UP TO 10'-6"	L7x4x3/8 (L.L.V.)
UP TO 13'-6"	L8x4x7/16 (L.L.V.)
NOTE: PROVIDE BEARING @ EACH END OF ROUGH OPENINGS: 8" FOR SPANS LESS THAN 9' 16" FOR SPANS GREATER THAN 9'	

RESIDENTIAL SLAB-ON-GRADE NOTES:

- RESIDENTIAL SLAB ON GRADE IS 4" THICK REINFORCED WITH POST-TENSIONING AND CAST OVER A VAPOR BARRIER (REFERENCE ARCHITECT FOR VAPOR BARRIER SPECIFICATION). FOR AREAS WHERE POST-TENSION WILL NOT FIT (15'-0" OR LESS) PROVIDE #4 @ 12" O.C. TOP AND BOTTOM AS REQUIRED.
- A MAXIMUM 2" THICKNESS OF GRADING SAND MAY BE INSTALLED TO CONTROL SLAB THICKNESS. GRADING SAND MUST BE COMPACTED. DO NOT INSTALL GRADING SAND LOOSE.
- PLACE POST TENSIONING CABLES @ 2'-0" MAX. ON CENTER EACH WAY CENTERED IN SLAB ONLY. INSTALL FIRST CABLE 6" INBOARD FROM PERIMETER OF GRADE BEAM, BALANCE @ 2'-0" MAX ON CENTER.
- INTERMEDIATE STRESSING LOCATIONS MUST BE PROVIDED SUCH THAT MAXIMUM TENDON STRESSING LENGTH IS LIMITED TO < 125' FOR TENDONS STRESSED AT BOTH ENDS AND < 80' FOR TENDONS STRESSED FROM ONE END ONLY.
- POST TENSIONING MATERIAL SUPPLIER SHALL PREPARE AND SUBMIT LAYOUT DRAWINGS FOR THE PLACEMENT OF THE POST TENSIONING CABLES. LABEL EACH CABLE WITH A MARK.
- POST TENSIONING SUPPLIER SHALL CALCULATE AND PUBLISH A STRESSING TABLE FOR EACH POST TENSIONING CABLE OF DIFFERENT LENGTH. THE STRESSING TABLE SHALL CONTAIN A COLUMN OR ROW FOR THE REQUIRED ELONGATION OF EACH POST TENSIONING CABLE.
- POST TENSIONING SUPPLIER SHALL INDICATE STRESSING END AND ANCHOR END OF CABLES ON SHOP DRAWINGS.
- POST TENSIONING SUPPLIER SHOP DRAWINGS FOR THE ABOVE SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO THE FABRICATION OF POST TENSIONING CABLES.
- WARP SLAB TO FINISH SLAB ELEVATIONS AT DOOR ENTRIES ALONG CROSS SLOPE BREEZEWAYS. NOT REQUIRED AT STRAIGHT SLOPE BREEZEWAYS.

CONCRETE REINFORCING:

- REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO A.S.T.M. A-615, GRADE 60.
- REINFORCING BARS SHALL BE DETAILED IN ACCORDANCE WITH THE A.C.I. DETAILING MANUAL. PROVIDE BAR SUPPORTS AND SPACERS AS REQUIRED.
- PROVIDE CORNER BARS AT ALL INTERSECTING REINFORCING MEMBERS IN WALLS AND BEAMS. CORNER BARS SHALL BE THE SAME SIZE AS THE LARGER INTERSECTING BAR AND SHALL PROVIDE A MINIMUM LAP OF 30 BAR DIAMETERS.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

A. CONCRETE SLABS-ON-GRADE	1 1/2" CLEAR TOP
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- DETAILING OF REINFORCING BARS IN GRADE SLABS, GRADE BEAMS SHALL BE AS FOLLOWS:

A. TOP AND BOTTOM BARS TO BE CONTINUOUS BETWEEN SUPPORTS.
B. TOP BARS AT THE ENDS OF BEAMS TO HAVE STANDARD 90 DEGREE HOOKS.
C. SPLICE TOP BARS AT THE MIDSPAN BETWEEN SUPPORTS. (U.N.O.)
D. SPLICE BOTTOM BARS DIRECTLY OVER SUPPORTS. (U.N.O.)
E. ALTERNATE SPLICES IN MIDDLE BARS BETWEEN SUPPORTS AND MIDSPANS WITH NO MORE THAN 1/2 OF THE BARS SPLICED AT ANY ONE LOCATION.
F. ALL BAR SPLICES SHALL BE 30 BAR DIAMETERS MINIMUM.

SLAB-ON-GRADE NOTES:

- RETAIL SLAB OF BUILDING AT GROUND LEVEL SLABS SHALL BE 5" THICK REINFORCED WITH #3 BARS AT 12" ON CENTER EACH WAY PLACED 1'-12" CLEAR FROM THE TOP OF THE SLAB.
- REFER TO ARCH. DRAWINGS FOR SUB-CONCRETE SLAB VAPOR BARRIER SPECIFICATIONS.
- THE CONCRETE SLAB SHALL BE SAW CUT PRIOR TO THE FORMATION OF SHRINKAGE CRACKS. SAWING SHALL COMMENCE JUST AFTER CONCRETE HAS ATTAINED ENOUGH SET TO PREVENT DISLODGING OF COARSE AGGREGATE. SAW CUT 1/4" WIDE X 1" DEEP AT CENTER LINES OF ALL COLUMNS IN EACH DIRECTION, NOT EXCEEDING 25' ON CENTER EACH WAY MAXIMUM SPACING.

SHOP DRAWINGS AND SUBMITTALS:

- SHOP DRAWINGS AND SUBMITTALS PERTINENT TO STRUCTURAL MEMBERS AND SYSTEMS DESIGNED BY THE STRUCTURAL ENGINEER OF RECORD WILL BE REVIEWED FOR GENERAL CONFORMANCE TO THE FOR CONSTRUCTION STRUCTURAL DRAWINGS PRODUCED BY THE ENGINEER OF RECORD.
- ALL SHOP DRAWINGS PERTINENT TO STRUCTURAL SHALL INDICATE THE DATE OF THE CORRESPONDING STRUCTURAL DRAWINGS FROM WHICH THEY WERE PRODUCED. ALL SHOP DRAWINGS SHALL REFERENCE THE STRUCTURAL PLANS, SECTIONS OR DETAILS FROM WHICH THEY WERE PRODUCED.
- FABRICATION OF STRUCTURAL COMPONENTS DETAILED IN SHOP DRAWINGS AND SUBMITTALS SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER, ARCHITECT AND CONTRACTOR.
- STRUCTURAL ELEMENTS AND SYSTEMS SHALL BE CONSTRUCTED UTILIZING THE FOR CONSTRUCTION STRUCTURAL DRAWINGS IN CONJUNCTION WITH APPROVED SHOP DRAWINGS. ANY DISCREPANCIES BETWEEN STRUCTURAL DRAWINGS, OTHER CONSULTANT DRAWINGS AND APPROVED SHOP DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER PRIOR TO COMMENCING FABRICATION OR CONSTRUCTION.

DEFERRED SUBMITTALS:

- DEFERRED SUBMITTAL ITEMS

- WOOD FLOOR TRUSSES
- CANOPIES
- MECHANICAL COMPONENT SUPPORT
- HANDRAIL ASSEMBLIES
- STEEL STAIRS
- SLAB POST-TENSIONING

- ALL DRAWINGS AND CALCULATIONS FOR THE ABOVE LISTED ITEMS SHALL BE SEALED BY AN ENGINEER REGISTERED IN THE STATE OF TEXAS AND SUBMITTED FOR APPROVAL TO THE ENGINEER OF RECORD PRIOR TO SUBMITTING TO THE CITY.

POST-TENSIONING STEEL:

- POST-TENSIONING STEEL SHALL BE SEVEN WIRE STRESS RELIEVED OR LOW RELAXATION STRAND FOR POST-TENSIONED CONCRETE MANUFACTURED IN ACCORDANCE WITH ASTM A-416 AND FREE FROM CORROSION HAVING A GUARANTEED MINIMUM ULTIMATE TENSILE STRENGTH OF 270 KSI.

NOMINAL DIAMETER	= 0.5"
AREA	= 0.153 SQ. IN.
MODULUS OF ELASTICITY	= 28,500 KSI
ULTIMATE STRENGTH	= 41.3 KIPS
MAX. TEMPORARY FORCE	= 33.0 KIPS
ANCHORING FORCE	= 28.7 KIPS
- POST-TENSIONING STRAND SHALL BE COATED WITH A RUST PREVENTIVE MASTIC AND ENCLOSED IN AN EXTRUDED PLASTIC SLIPPAGE SHEATHING. TORN OR DAMAGED SHEATHING SHALL BE PATCHED BEFORE CONCRETE POURING. SMALL TEARS OR SHEATH FREE SECTIONS OF CABLE LESS THAN 6 INCHES IN LENGTH NEED NOT BE PATCHED.
- ALL ANCHORING HARDWARE SHALL MEET THE MINIMUM REQUIREMENTS SET FORTH IN A.C.I. STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (A.C.I. 318-02 CHAPTER 18) OR PRESTRESSED CONCRETE INSTITUTE "PCI STANDARD BUILDING CODE FOR PRESTRESSED CONCRETE."
- ANCHOR CASTINGS WITH REUSABLE RUBBER OR DISPOSABLE PLASTIC GROMMETS SHALL BE USED AT ALL STRESSING ENDS WHERE ANCHORAGE MUST BE RECESSED IN CONCRETE IN ORDER TO RECEIVE REQUIRED CONCRETE COVER.
- ANCHOR CASTINGS WITH SHOP PRE-SEATED WEDGES SHALL BE USED FOR ALL FIXED-END ANCHORAGES.
- TENDONS SHALL BE FABRICATED WITH SUFFICIENT LENGTH BEYOND EDGE FORM TO ALLOW STRESSING. A MINIMUM LENGTH OF (12") TWELVE INCHES AT EACH STRESSING END IS REQUIRED.
- TENDONS THAT ARE STRESSED FROM ONE END ONLY SHALL HAVE FIXED-END ANCHORAGES ATTACHED TO ONE END PRIOR TO SHIPMENT.
- TENDONS SHALL BE CLEARLY IDENTIFIED BY CODE AND CALLED FOR ON PLACING DRAWINGS TO FACILITATE PLACEMENT.
- SUFFICIENT SUPPORT BARS AND CHAIRS SHALL BE PROVIDED TO MAINTAIN PROPER DRAPE PROFILE THROUGHOUT THE CONCRETE PLACEMENT. ALL CHAIRS TO BE STAPLED TO FORM WITH GALVANIZED STAPLES IMMEDIATELY AFTER PLACEMENT.
- ALL POST-TENSIONING STEEL SHALL BE SATISFACTORILY PROTECTED AT THE JOBSITE FROM EXCESSIVE RUST OR OTHER CORROSION PRIOR TO PLACEMENT. SUFFICIENT PROTECTION SHALL ALSO BE PROVIDED FOR EXPOSED POST-TENSIONING STEEL AT THE ENDS OF MEMBERS TO PREVENT DETEIORATION BY RUST OR CORROSION.
- THE TENDON PROFILE SHOWN ON PLANS INDICATES DIMENSIONS AT ALL SUPPORTS AND AT MID-SPAN BETWEEN SUPPORTS. THESE DIMENSIONS LOCATE THE CENTER OF TENDON RELATIVE TO THE SOFFIT OF THE BEAM OR SLAB.
- CONCRETE SHALL BE PLACED IN SUCH A MANNER AS TO INSURE THAT ALIGNMENT OF POST-TENSIONING TENDONS REMAINS UNCHANGED. SPECIAL PROVISION SHALL BE MADE TO INSURE PROPER VIBRATION OF CONCRETE AROUND ANCHORAGES.
- INSTALL WEDGES SIDE BY SIDE, NOT ONE UNDER, ONE OVER.
- ALL STRESSING WILL BE PERFORMED UNDER THE SUPERVISION OF QUALIFIED PERSONNEL.
- THE STRESSING OPERATION SHALL NOT COMMENCE UNTIL CONCRETE TEST CYLINDERS, CURED UNDER JOBSITE CONDITIONS, HAVE BEEN TESTED AND INDICATE THAT CONCRETE IN THE SLAB HAS ATTAINED A MINIMUM COMPRESSIVE STRENGTH OF 3,200 PSI.
- ALL POST-TENSIONING STEEL SHALL BE STRESSED BY MEANS OF HYDRAULIC JACKS, EQUIPPED WITH ACCURATE READING, CALIBRATED HYDRAULIC PRESSURE GAUGES. A CALIBRATION CHART WILL ACCOMPANY EACH JACK. MEASURED ELONGATION AND JACK GAUGE READING AGREEMENT OF WITHIN 10% SHALL BE SATISFACTORY.
- THE MAXIMUM JACKING FORCE TO OVERCOME FRICTION SHALL NOT EXCEED 80% OF THE ULTIMATE FORCE OF THE TENDON (41.3x.80 = 33.0 KIPS). TENDONS SHALL BE ANCHORED AT A FORCE NOT TO EXCEED 70% OF THE ULTIMATE FORCE OF THE TENDON (41.3x.70 = 28.9 KIPS).
- AFTER STRESSING IS COMPLETED AND WITH FINAL APPROVAL FROM THE STRUCTURAL ENGINEER, TENDONS SHALL BE CUT OR BURNED OFF TO WITHIN 1" FROM THE FACE OF CONCRETE.
- STRESSING POCKETS SHALL BE FILLED FLUSH WITH A NON-SHRINK GROUT WITHIN 7 DAYS AFTER STRESSING.
- VERTICAL PLACEMENT TOLERANCES IN TENDONS SHALL BE LIMITED TO +1/4".
- HORIZONTAL PLACEMENT TOLERANCES IN SLAB TENDONS SHALL BE LIMITED TO +1". WHEN IT IS NECESSARY TO DEFLECT TENDONS HORIZONTALLY TO AVOID PLUMBING STACKS OR OTHER OBSTRUCTIONS, THE DEFLECTION SHALL BE ACCOMPLISHED BY LARGE RADIUS SMOOTH CURVATURES FROM END TO END OF THE TENDON RATHER THAN WITHIN THE IMMEDIATE AREA OF THE OBSTRUCTION.
- THE MINIMUM RADIUS CURVATURE TO ACHIEVE A VERTICAL OR HORIZONTAL TRANSITION IN TENDON ALIGNMENT SHALL BE 60'.
- UNLESS NOTED OTHERWISE ON DRAWINGS, PROVIDE 1-#4 TOP AND BOTTOM CONTINUOUS LOCATED IMMEDIATELY BEHIND THE ANCHORAGE ASSEMBLY OF ALL SLAB TENDONS.

BUILDING COMPONENT AND CLADDING DESIGN WIND PRESSURES (+) AND SUCTION (-) (PSF)									
EFFECTIVE AREA (SQ FT)	10	20	50	100	200				
ZONE 1	-24.3	-	-23.0	-	-21.2	-	-19.8	-	-18.4
ZONE 2	-38.2	-	-36.3	-	-33.8	-	-31.8	-	-29.9
ZONE 3	-52.1	-	-49.6	-	-46.4	-	-43.9	-	-41.4
ZONE 4	-16.6	+16.6	-16.6	+16.6	-15.8	+15.3	-15.1	+14.3	-14.4
ZONE 5	-30.5	+16.6	-30.5	+16.6	-27.0	+15.3	-24.3	+14.3	-21.7

PARAPET COMPONENT AND CLADDING DESIGN WIND PRESSURES (+) AND SUCTION (-) (PSF)									
EFFECTIVE AREA (SQ FT)	10	20	50	100	200				
ZONE 4	+49.3	-27.7	+47.4	-27.7	+43.5	-25.5	+40.6	-23.9	+37.7
ZONE 5	+63.1	-41.6	+60.7	-41.6	+56.1	-36.8	+52.7	-33.1	+49.2

COMPONENT AND CLADDING WIND PRESSURE DIAGRAM NOTES:

- REFER TO GENERAL NOTES FOR WIND LOAD DESIGN CRITERIA.
- POSITIVE LOADS ACT IN A PERPENDICULAR DIRECTION TOWARDS THE SURFACE. NEGATIVE LOADS ACT IN A PERPENDICULAR DIRECTION AWAY FROM THE SURFACE.
- WIND LOADS CALCULATED ARE BASED ON THE PROVISIONS OF ASCE 7-05. VALUES SHOWN ARE DETERMINED ASSUMING AN ENCLOSED BUILDING WITH AN INTERNAL PRESSURE COEFFICIENT = +0.18 AND A Kd FACTOR = 0.85.
- LINEAR INTERPOLATION IS PERMITTED FOR TRIBUTARY AREAS BETWEEN VALUES GIVEN.
- 1" SHALL BE THE LESSER OF 10 PERCENT OF THE LEAST HORIZONTAL DIMENSION OR 0.4x"IN", BUT NOT LESS THAN 4 PERCENT OF THE LEAST HORIZONTAL DIMENSION OR 3 FT.
- FIGURES SHOWN ARE ILLUSTRATIVE ONLY AND ARE NOT INTENDED TO DEPICT THE ACTUAL STRUCTURE DIMENSIONS.
- ALL DESIGNERS USING THIS WIND LOAD DIAGRAM MUST INDEPENDENTLY VERIFY THE DESIGN PRESSURES BASED ON THE APPLICABLE CODES.
- ROOF PRESSURES ARE FOR FLAT ROOF ONLY. WIND LOADS FOR THE DESIGN OF SLOPED ROOFS (WITH ANGLES GREATER THAN 10 DEGREES) SHALL BE OBTAINED USING THE PROVISIONS OF ASCE 7-05.
- PARAPETS SHALL BE DESIGNED FOR COMPONENTS AND CLADDING LOADS PER ASCE 7-05 SECTION 6.5.12.4.4. IF A PARAPET 3'-0" OR HIGHER OCCURS AROUND THE PERIMETER OF THE ROOF, ZONE 3 MAY BE TREATED AS ZONE 2 FOR ROOF PRESSURE AND SUCTION.

STRUCTURAL MASONRY:

- HOLLOW LOAD BEARING MASONRY UNITS SHALL CONFORM TO A.S.T.M. C-90, LIGHT WEIGHT, TYPE N1, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 P.S.I. ON THE NET AREA OF THE BLOCK.
- MORTAR SHALL CONFORM TO A.S.T.M. C-476, TYPE S.
- COARSE GROUT SHALL CONFORM TO A.S.T.M. 476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8", AND A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I.
- THE FIRST TWO CELLS AT CORNERS AND ENDS OF ALL CMU WALLS SHALL BE REINFORCED WITH 1-#5 AND GROUTED. 1-#4 EXTENDING 2' BEYOND CORNERS SHALL BE PLACED EACH SIDE OF WALL OPENINGS.
- VERTICAL BARS SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 8'-0" WITH A MINIMUM CLEARANCE OF 3/4" FROM THE MASONRY, AND NOT LESS THAN ONE BAR DIAMETER BETWEEN BARS.
- REINFORCING BARS SHALL BE STRAIGHT EXCEPT FOR BENDS AROUND CORNERS AND WHERE BENDS OR HOOKS ARE DETAILED ON THE PLANS.
- HORIZONTAL WALL REINFORCING IN WALLS WHICH ARE FULLY GROUTED SHALL BE DUR-C-WALL TRUSS TYPE HORIZONTAL REINFORCING AT 8" O.C.
- WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AT SPLICES AND SHALL CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT IN THE LAPPED DISTANCE.
- PROVIDE 8" (U.N.O.) BOND BEAMS AT TOP OF ALL CMU WALLS WHICH ARE NOT FULLY GROUTED. BOND BEAMS SHALL BE REINFORCED WITH 2-#5 CONTINUOUS. ALL BOND BEAMS SHALL CONSIST OF U-SHAPED BLOCKS.
- ALL CELLS WHICH ARE REQUIRED TO BE GROUTED AND ALL BOND BEAMS SHALL BE GROUTED WITH COARSE GROUT, NOT MASONRY MORTAR.
- UNLESS NOTED OTHERWISE BY THE ARCHITECT, 3 HOUR FIRE RATED CMU WALLS SHALL CONSIST OF FULLY GROUTED 8" STANDARD CMU BLOCK.

STRUCTURAL STEEL:

- STRUCTURAL STEEL SHALL CONFORM TO THE A.I.S.C. "STEEL CONSTRUCTION MANUAL", THIRTEENTH EDITION.
- WELDED CONNECTIONS SHALL CONFORM TO THE LATEST REVISED CODE OF THE AMERICAN WELDING SOCIETY. WELDING ELECTRODES SHALL CONFORM TO AWS A5.1 OR A5.5 FOR SERIES #E70 ELECTRODES.
- BOLTS AND BOLTED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATIONS" FOR STRUCTURAL JOINTS USING A.S.T.M. A-325 BOLTS OR A490 BOLTS, AS APPROVED BY THE RESEARCH COUNCIL ON RIVETED AND BOLTED JOINTS USING ASTM A-325 BOLTS. USE BEARING TYPE BOLTS WITH THREADS EXCLUDED FROM THE SHEAR PLANE.
- IN GENERAL, IT IS THE INTENT OF THESE PLANS AND SPECIFICATIONS THAT ALL SHOP CONNECTIONS ARE TO BE WELDED OR BOLTED AND ALL FIELD CONNECTIONS ARE TO BE BOLTED EXCEPT WHERE NOTED ON THE DRAWINGS OTHERWISE.
- STRUCTURAL STEEL SHAPES, PLATES, ETC., SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS:

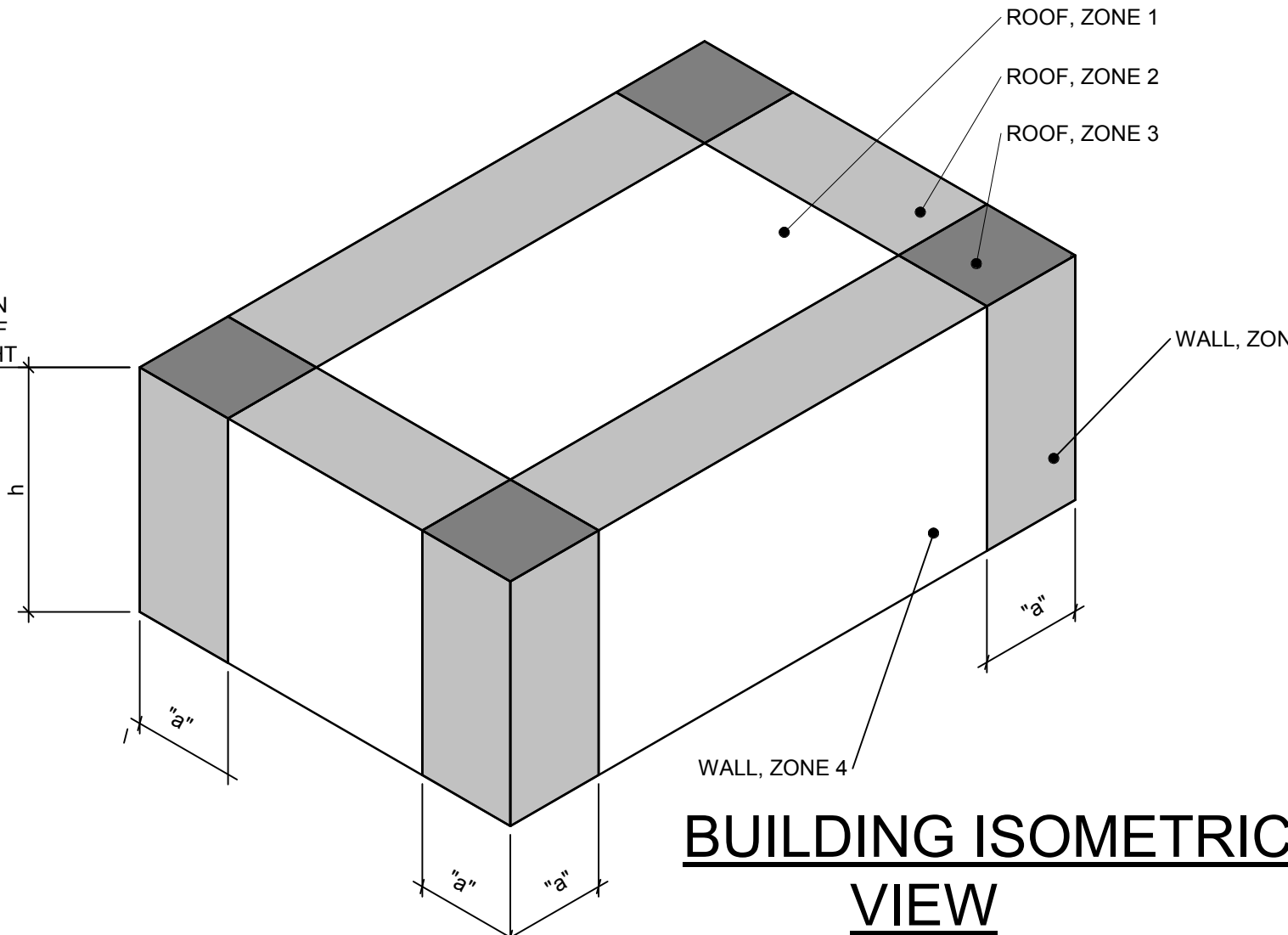
A. W SHAPE	ASTM A992, Fy = 50ksi
B. RECTANGULAR HSS	ASTM A500 Gr.B, Fy = 48ksi
C. ROUND HSS	ASTM A500 Gr.B, Fy = 42ksi
D. PIPE	ASTM A53 Gr.B, Fy = 38ksi
E. M.S.C.M.C.L	ASTM A36, Fy = 38ksi
F. HP	ASTM A572 Gr. 50, Fy = 50ksi
G. PLATES & BARS	ASTM A572 Gr. 50, Fy = 50ksi
- ALL BEAM CONNECTIONS SHALL BE STANDARD DOUBLE ANGLE TYPE UNLESS DETAILED OTHERWISE. PLATE SIZES, NUMBER AND SIZE OF BOLTS FOR FIELD CONNECTIONS SHALL BE DESIGNED BY THE FABRICATOR. DESIGN STANDARD CONNECTIONS USING 55% OF THE TOTAL LOAD CAPACITY SHOWN IN THE BEAM TABLES, PART 3, THIRTEENTH EDITION OF THE A.I.S.C. CODE FOR GIVEN BEAM SPAN IF THE SHEAR IS NOT GIVEN. IN NO CASE SHALL THE MINIMUM NUMBER OF BOLTS BE LESS THAN 2 ROWS FOR W12 & SMALLER, 3 ROWS FOR W14, W16, & W18, 4 ROWS FOR W21 AND W24, 5 ROWS FOR W27 & W30 AND 6 ROWS FOR W33 AND W36.
- PROVIDE A PRIME COAT OF RED OXIDE PAINT TO ALL STRUCTURAL STEEL PRIOR TO SHIPMENT.
- ALL SCARRED, MARRED, OR OTHERWISE DAMAGED PAINT SHALL BE TOUCHED UP AFTER COMPLETION OF CONSTRUCTION.
- PROVIDE WEB STIFFENERS TO ALL BEAMS AT SUPPORT LOCATIONS. WELD STIFFENERS TO EACH SIDE OF BEAM CENTERED DIRECTLY ABOVE SUPPORT. MIN. PLATE THICKNESS IS 1/2".
- ALL HEADED STUDS SHALL BE DRAWN ARC WELDED.

3 HOUR CMU FIRE WALLS:

- 3 HOUR RATED CMU FIRE WALLS SHALL CONSIST OF FULLY-GROUTED 8" CONCRETE MASONRY UNITS CONFORMING TO ASTM TYPE C-90.
- REFERENCE ARCHITECT FOR LOCATIONS AND EXTENTS OF FIRE WALLS.
- REFERENCE SECTIONS AND DETAILS FOR REINFORCING.

HANDRAILS:

- HANDRAILS AND GUARD SHALL BE DESIGNED IN COMPLIANCE WITH IBC1607.7.1. TO RESIST A 50 PLF LIVE LOAD ALONG ITS TOP EDGE AND A NON-CONCURRENT 200# CONCENTRATED LOAD, APPLIED IN ANY DIRECTION. HANDRAIL ASSEMBLIES ARE PART OF DEFERRED SUBMITTAL BY OTHERS.



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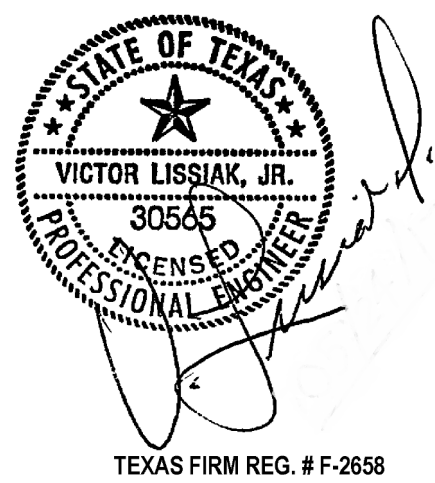
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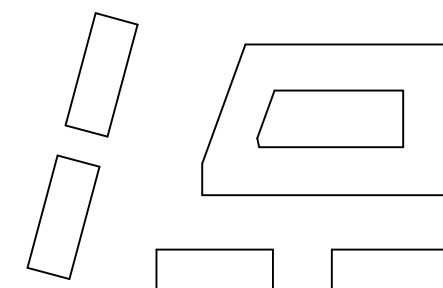
ISSUANCES		
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS		
Revision Schedule		
Revision Number	Revision Description	Revision Date



TEXAS FIRM REG. # F-2658

a multifamily project for
NRP Group



West Cevallos
San Antonio, Texas

General Notes

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL
S101	

MATERIAL PROPERTIES FOR WOOD FRAMING:

1. ALL WOOD FRAMING SHALL BE USED AT 19% MAXIMUM MOISTURE CONTENT AND SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS (ALLOWABLE STRESSES ARE UNFACTORED AND ARE BASED ON THE 2005 NATIONAL DESIGN SPECIFICATION (NDS) PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION):
- | MEMBERS: | MATERIAL | ALLOWABLE STRESSES: |
|---|-------------|---|
| BEAMS, HEADERS, JOISTS | #2 S.Y.P. | F _b = 1,100 psi
F _c = 1,450 psi
E = 1,400,000 psi |
| TOP PLATES & SILL PLATES OF LOAD BEARING WALL | #3 S.Y.P. | F _b = 650 psi
F _c = 850 psi
E = 1,300,000 psi |
| WOOD COLUMNS | PSL | F _b = 2,400 psi
F _c = 2,500 psi
E = 1,800,000 psi |
| WALL STUDS | STUD D.F.L. | F _b = 700 psi
F _c = 850 psi
E = 1,400,000 psi |
| GLU-LAM BEAMS | S.Y.P. | F _b = 3,000 psi
F _v = 300 psi
E = 2,100,000 psi |
2. SILL PLATES AND OTHER MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE MASONRY SHALL BE PRESSURE TREATED FOR MOISTURE RESISTANCE.
3. ALL WOOD FRAMING IN EXTERIOR WALLS TO BE FIRE RETARDANT TREATED WOOD FOR ALL FIVE LEVEL WOOD STRUCTURES

PREFABRICATED WOOD TRUSSES:

1. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
2. TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED, WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 15%, TO WITHSTAND THE FOLLOWING LOADS:
- | A. FLOOR LOADING: | TOP CHORD | BOTTOM CHORD | TOP CHORD: |
|-------------------|--|---|---------------------------|
| | DL = 25 PSF
LL = 40 PSF (APARTMENTS)
LL = 100 PSF (CORRIDORS)
LL = 60 PSF (BALCONIES)
LL = 100 PSF (BALCONIES > 100 SQ.FT. AREA) | DL = 10 PSF
LL = 15 PSF
LL = (REFER TO DESIGN LIVE LOADING) | DL = 15 PSF
LL = 5 PSF |
- B. ROOF LOADING: BOTTOM CHORD: DL = 5 PSF
3. TRUSS MANUFACTURER SHALL DESIGN FLOOR TRUSSES SUPPORTING LOAD BEARING WALLS TO CARRY THE LOAD IMPOSED BY THE BEARING WALL IN ADDITION TO THE SPECIFIED LOADING.
4. TRUSS MANUFACTURER SHALL DESIGN ALL FLOOR AND ROOF TRUSSES FOR ALL GRAVITY, SHEAR AND WIND LOADS.
5. TRUSSES ARE DESIGNED FOR IN SERVICE CONDITIONS ONLY. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROPERLY BRACE TRUSSES DURING LIFTING AND ERECTION.
6. THE TRUSS MANUFACTURER SHALL SUBMIT THE FOLLOWING CERTIFICATIONS, SEALED BY THE ENGINEER RESPONSIBLE FOR DESIGN, FOR THE ARCHITECT'S APPROVAL PRIOR TO FABRICATION OF ANY MATERIALS:
- A. CERTIFICATION OF THE RATED LOAD CAPACITY OF THE CONNECTORS USED TO SECURE THE MEMBERS BY AN INDEPENDENT AGENCY.
- B. CERTIFICATION THAT THE MANUFACTURER IS LICENSED TO FABRICATE TRUSSES UTILIZING THE CONNECTOR SYSTEM PROPOSED.
- C. CERTIFICATION THAT THE TRUSSES ARE DESIGNED TO MEET THE LOAD CRITERIA SPECIFIED HEREIN.
- D. FABRICATION AND INSTALLATION DRAWINGS SHALL BE SUBMITTED TO THE CONTRACTOR FOR APPROVAL OF SIZE, SHAPE AND LAYOUT PRIOR TO FABRICATION OF MATERIALS.
- E. CERTIFICATION THAT THE TRUSSES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CRITERIA SET FORTH IN TPI 1-2007
7. TRUSS LENGTHS AND PROFILES SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS PRIOR TO FABRICATION. CONFIGURATION AND SIZE OF WEB CHORD MEMBERS SHALL BE DETERMINED BY TRUSS MANUFACTURER.
8. CONTRACTOR SHALL KEEP TRUSSES Laterally Braced During Erection, Until All Diaphragms Are Installed.
9. THE MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19% NOR BE LESS THAN 7% AT THE TIME OF FABRICATION.
10. TRUSS MANUFACTURER SHALL RECOMMEND FOR INSTALLATION BY THE GENERAL CONTRACTOR, THE MINIMUM BRIDGING REQUIRED FOR OPEN WEB WOOD FLOOR AND ROOF TRUSSES.
11. TRUSS MANUFACTURER (DESIGNER) SHALL PUBLISH THE MAXIMUM NET UPLIFT FORCE REQUIRED FOR ANCHORAGE OF THE ROOF TRUSSES.
12. MAXIMUM LIVE LOAD DEFLECTION SHALL BE SPAN/240 FOR ROOF TRUSS AND SPAN/360 FOR FLOOR, BALCONY AND BREEZEWAY/CORRIDOR TRUSSES.
13. TRUSS MANUFACTURERS SHALL RECOMMEND MINIMUM ADEQUATE LATERAL BRACING AS NEEDED FOR GABLE END TRUSSES.
14. TRUSS MANUFACTURER SHALL DESIGN ROOF TRUSSES TO SUPPORT ROOF TOP MECHANICAL UNITS. COORDINATE LOCATION AND DESIGN WEIGHTS WITH MECHANICAL.

WOOD FLOOR & ROOF FRAMING:

1. NOTCHES ON THE ENDS OF JOISTS SHALL NOT EXCEED ONE FOURTH THE JOIST DEPTH. HOLES BORED IN JOISTS SHALL NOT BE WITHIN 2" OF THE TOP AND BOTTOM CHORD OF THE JOIST, AND THE DIAMETER OF ANY HOLE SHALL NOT EXCEED ONE THIRD THE DEPTH OF THE JOIST. NOTCHES IN THE TOP OR BOTTOM CHORDS OF JOISTS SHALL NOT EXCEED ONE SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. THE GENERAL CONTRACTOR SHALL COORDINATE THESE GUIDELINES WITH OTHER TRADES.
2. HOLES AND NOTCHES IN BEAMS AND HEADERS ARE NOT PERMITTED UNLESS VERIFIED IN WRITING BY THE ENGINEER OF RECORD.
3. BEAMS COMPRISED OF 2 OR MORE MEMBERS SHALL BE GLUED AND NAILED TOGETHER WITH A MINIMUM OF TWO (2) ROWS OF 16d NAILS AT 12" ON CENTER. BEAMS COMPRISED OF THREE OR MORE MEMBERS SUPPORTING LOAD THROUGH SIDE HANGERS SHALL HAVE ADDITIONAL 1/2" DIAMETER THRU BOLTS AT 18" ON CENTER STAGGERED TOP AND BOTTOM.
4. SPLICING OF MEMBERS SHALL NOT BE PERMITTED UNLESS SHOWN ON THE PLANS OR VERIFIED IN WRITING BY THE ENGINEER.
5. INSTALL MEMBERS TRUE, PLUMB AND LEVEL AND PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING UNTIL FINAL CONNECTIONS ARE MADE.
6. DURING CONSTRUCTION, STOCK PILES OF GYPSUM SHEATHING STORED ON ANY LEVEL ABOVE THE FOUNDATION SHALL NOT EXCEED 16 SHEETS (10 INCHES).

WOOD CONNECTORS:

1. NAILS, SPIKES, STAPLES, BOLTS, NUTS, WASHERS, ETC. SHALL BE GALVANIZED FOR EXTERIOR OR TREATED WOOD LOCATIONS; PLAIN FINISH FOR INTERIOR LOCATIONS.
2. FRAMING CONNECTORS SHALL BE SIMPSON "STRONG-TIE" OR APPROVED EQUAL AND SHALL BE BUILDING CODE APPROVED FOR THE TYPE OF INSTALLATION INDICATED.
3. BOLT HOLES THROUGH WOOD SHALL BE DRILLED 1/16" MAXIMUM LARGER THAN THE DIAMETER OF THE BOLTS TO BE INSTALLED.
4. BOLTS THOUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS AT HEAD AND NUT ENDS.
5. BOLTS SHALL CONFORM TO ANSII/ASME STANDARD B18.2.1-1981

PLYWOOD OR ORIENTED STRAND BOARD:

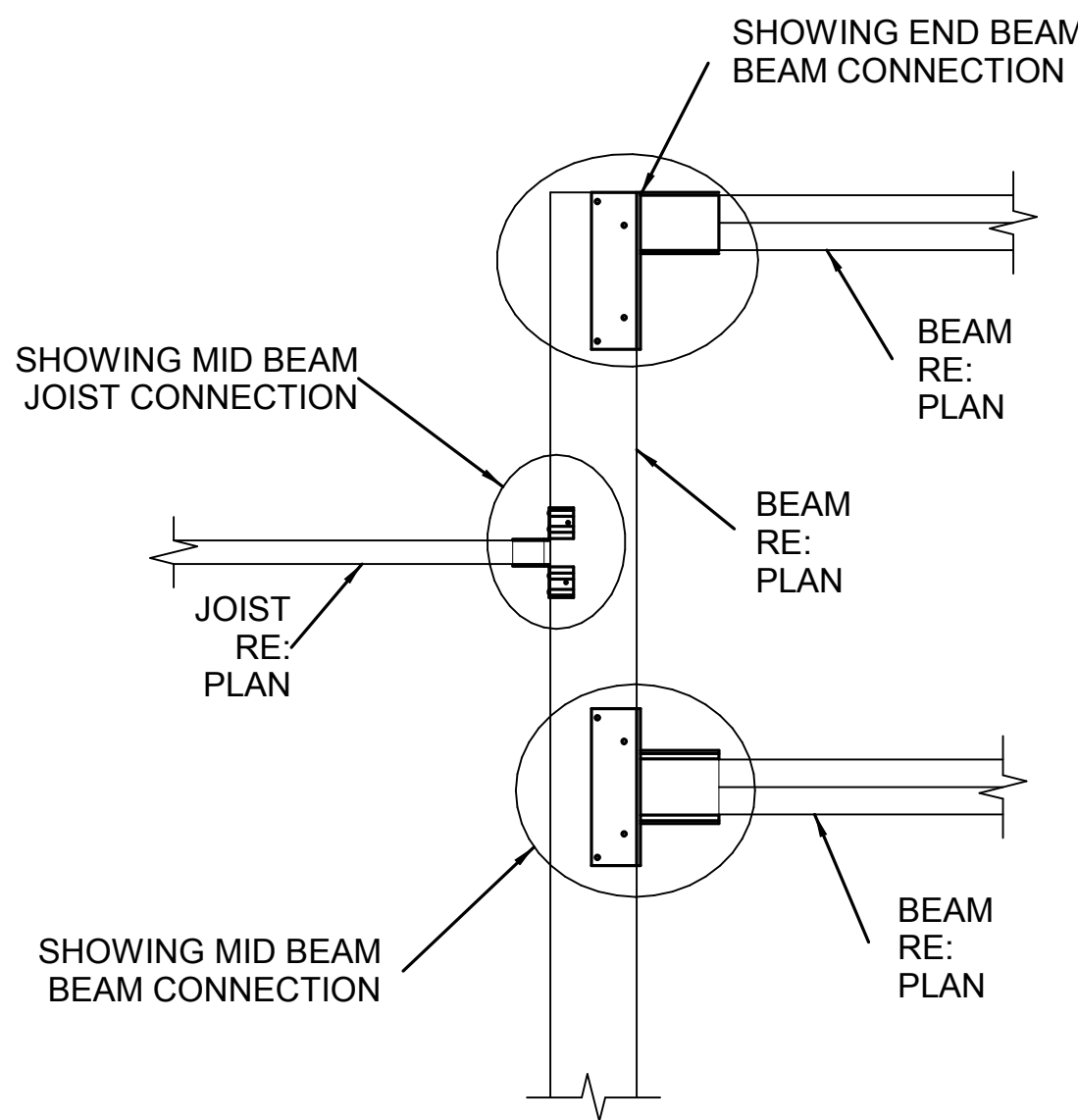
1. PLYWOOD OR ORIENTED STRAND BOARD SHALL BE APA-RATED SHEATHING FOR FLOORS, ROOFS AND WALLS. ZIP BOARD SHEATHING IS TO BE USED FOR ALL EXTERIOR WALL SHEATHING.
2. PLYWOOD OR ORIENTED STRAND BOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST APA RECOMMENDATIONS FOR FLOOR, ROOF AND WALL CONSTRUCTION.
3. PROVIDE A MINIMUM 1/8" SPACE BETWEEN PLYWOOD OR ORIENTED STRAND BOARD PANELS ALONG ALL PANEL EDGES UNLESS NOTED OTHERWISE BY PANEL MANUFACTURER.
4. LONG PANEL DIMENSION OF PLYWOOD OR ORIENTED STRAND BOARD SHALL BE PLACED PERPENDICULAR TO SUPPORTS AND SHALL BE CONTINUOUS OVER TWO OR MORE SPANS.
5. PROVIDE PANEL CLIP OR TONGUE AND GROOVE EDGES AS APPLICABLE IN ACCORDANCE WITH APA RECOMMENDATIONS.
6. UNLESS OTHERWISE NOTED ON STRUCTURAL DETAILS, NAIL SHEATHING W/8d COMMON NAILS AT 6" ON CENTER ALONG PANEL EDGES AND W/8d COMMON NAILS @ 12" ON CENTER ALONG INTERMEDIATE FRAMING MEMBERS.
7. ADHESIVES USED TO ATTACH FLOOR SHEATHING TO FRAMING MEMBERS SHALL CONFORM WITH CONFORMANCE SPECIFICATION AFG-01 OF THE APA FOR GLUED FLOOR SYSTEMS.
8. PLYWOOD DECK SHALL CONFORM TO THE MINIMUM THICKNESS INDICATED ON THE DRAWINGS AND SHALL BE MANUFACTURED IN ACCORDANCE WITH SPECIFICATIONS OF THE AMERICAN PLYWOOD ASSOCIATION.
9. PLYWOOD DECK FOR FLOOR AND ROOF DIAPHRAGMS SHALL BE FASTENED TO SUPPORTING MEMBERS USING THE NAIL SIZE AND SPACING AS SHOWN ON THE DRAWINGS.

WOOD WALL FRAMING:

1. REFER TO HEADER AND COLUMN SCHEDULE FOR EXACT NUMBER OF 2x STUDS TO BE INSTALLED DIRECTLY BENEATH HEADER, UNLESS NOTED OTHERWISE. PROVIDE AN EQUAL NUMBER OF 2x STUDS AT EACH END OF BUILT-UP BEAMS AS THE NUMBER OF MEMBERS IN THE BEAM.
2. PROVIDE DOUBLE STUDS AT ALL ANGLES, CORNERS, AND OPENINGS
3. PROVIDE DOUBLE TOP PLATES AT THE TOP OF ALL STUD WALLS.
4. DOUBLE PLATES SHALL LAP A MINIMUM OF FOUR (4) FEET. SPLICES SHALL OCCUR AT CENTER OF SUPPORTING STUD.
5. REFERENCE SHEARWALL NAILING AND SHEATHING NOTES AND ARCHITECTURAL PLANS FOR WALL SHEATHING TYPE AND NAILING REQUIREMENTS.
6. BUILT-UP COLUMNS (AND SHEAR WALL CHORDS) SUPPORTING BEAMS, HEADERS AND TRUSS GIRDERS SHALL BE CAPABLE OF TRANSFERRING LOAD THRU EACH FLOOR SYSTEM UN-INTERRUPTED TO THE FOUNDATION. PROVIDE STUB COLUMNS AT LOCATIONS WHERE FLOOR TRUSSES ARE NOT EXACTLY BENEATH THE COLUMN BASE. UNLESS NOTED OTHERWISE STUB COLUMNS SHALL BE MULTI-PLY EQUAL TO THAT OF THE BUILT-UP COLUMN, AND OF THE SAME MATERIAL AS THE WALL STUDS.
7. BUILT UP COLUMNS SHALL BE LAMINATED IN STRICT COMPLIANCE WITH RECOMMENDATIONS SET FORTH IN THE MOST CURRENT EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
8. INSTALL CORNER BRACING IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS AT OR ADJACENT TO EVERY EXTERIOR CORNER.
9. SILL PLATES AT THE BUILDING EXTERIOR SHALL BE FASTENED TO THE CONCRETE SUPPORT STRUCTURE WITH 1/2" DIAMETER ANCHOR BOLTS @ 48" ON CENTER OR PER SHEARWALL NAILING AND SHEATHING NOTES AT SHEARWALLS (MINIMUM 2 BOLTS PER PLATE TYP.). INTERIOR SILL PLATE SHALL BE ANCHORED WITH "HILT" X-CP 72 POWER DRIVEN PINS @ 18" ON CENTER OR PER SHEARWALL NAILING AND SHEATHING NOTES AT SHEARWALLS (MINIMUM 4 PINS PER PLATE TYP.).
10. LOAD BEARING WALLS, INCLUDING SHEARWALLS, CONSTRUCTED FROM FINGER JOINTED STUDS SHALL BE SHEATHED ON AT LEAST ONE FACE OR BRACED W/1x4 HORIZONTAL (CONT.) AT MID-HEIGHT OF WALL PRIOR TO LOADING THEM WITH FLOOR CONSTRUCTION.
11. FINGER JOINTED STUDS SHALL EXCEED THE MATERIAL PROPERTIES AND ALLOWABLE STRESSES FOR SOLID LUMBER AS SPECIFIED FOR STUD GRADE CONSTRUCTION.
12. SILL PLATES AT FIRST FLOOR GROUND BEARING FOUNDATION SHALL BE NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD IN ACCORDANCE WITH IBC CODE REQUIREMENTS.
13. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO ANY CONSTRUCTION.

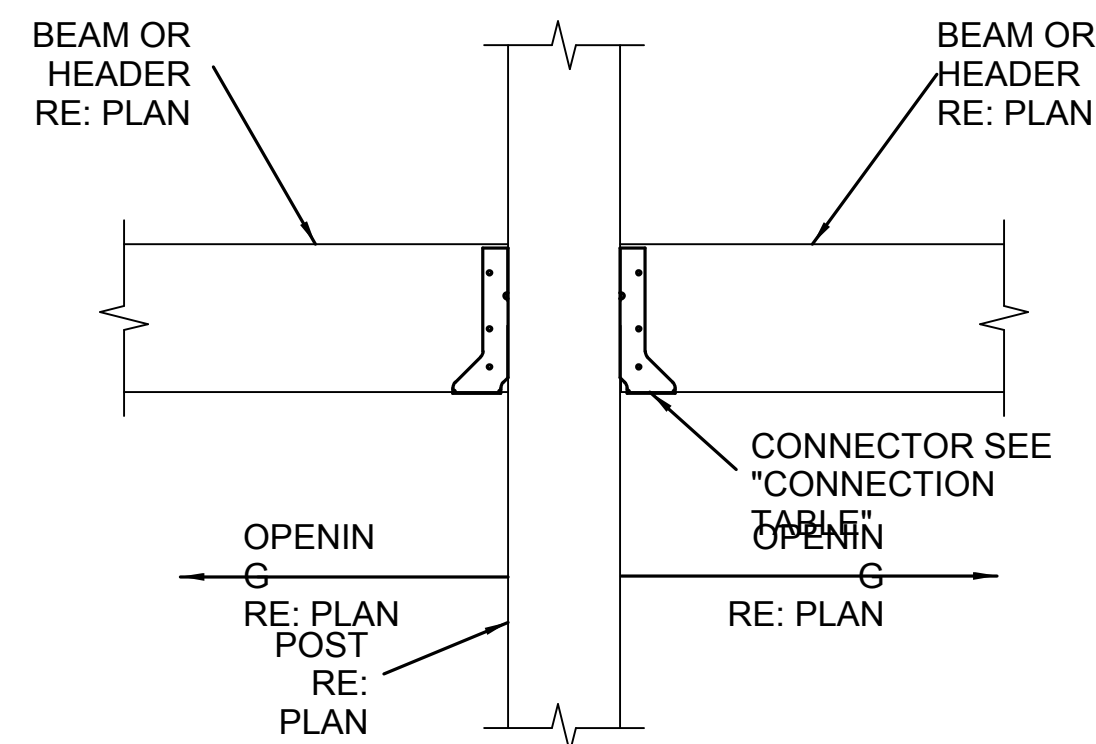
WOOD FRAMING TOLERANCES FOR SHRINKAGE:

1. THE CONSTRUCTION OF A MULTI-STORY, TYPE 3 OR 5 WOOD FRAME REQUIRES AN UNDERSTANDING OF FRAMING TOLERANCES, SHRINKAGE, AND INTERACTION WITH DISSIMILAR MATERIALS. CONTRACTOR SHOULD DEVELOP A PROACTIVE QUALITY CONTROL PROCEDURE AND REVIEW WITH ARCHITECT AND ENGINEER
2. THE SHRINKAGE IN A CONVENTIONAL 5-STORY 2x WOOD FRAME IS EXPECTED TO BE BETWEEN 1" AND 1-1/4". THE SHRINKAGE IN A CONVENTIONAL 4-STORY 2x WOOD FRAME IS EXPECTED TO BE BETWEEN 7/8" AND 1-1/8". THE SHRINKAGE IN A CONVENTIONAL 3-STORY 2x WOOD FRAME IS EXPECTED TO BE BETWEEN 5/8" AND 1"
3. ROUGH OPENINGS IN EXTERIOR WALLS SHALL BE IPSIZED APPROXIMATELY 1/2" TO ACCOMMODATE SHRINKAGE
4. PROVIDE A 1/8" WIDE JOINT IN WOOD PANEL SHEATHING AT TOP AND BOTTOM OF THE FLOOR CAVITY AT EACH LEVEL IN EXTERIOR WALL FRAMING.
5. REFER TO SPECIAL BORED HOLE REQUIREMENTS FOR PLUMBING PASSING THROUGH STUDS



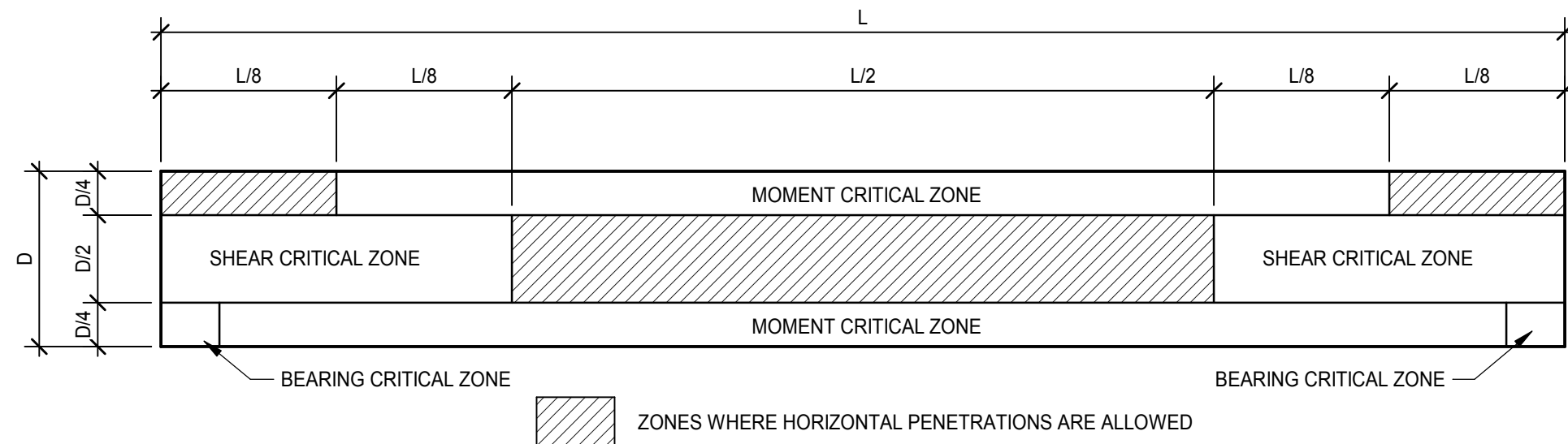
TYP. JOIST/BEAM HANGER PLAN VIEW

N.T.S.



TYP. CONTINUOUS COLUMN TO BEAM CONNECTION ELEVATION

N.T.S.



ALLOWABLE LOCATIONS FOR BEAM PENETRATIONS

3/4" = 1'-0"

JOIST AND BEAM HANGER SCHEDULE				HANGER CAPACITIES (DOWNWARD/UPLIFT)			POST CAP SCHEDULE
JOIST/BEAM SIZE	END BEAM	MID BEAM	COLUMN *	END BEAM	MID BEAM	COLUMN	
2x6	-	LUS26	LUS26	-	865/1,165	865/1,165	N/A
2x8	-	LUS28	LUS28	-	1,005/875	1005/875	N/A
2x10	-	LUS210	LUS210	-	1,165/1,165	1165/1165	N/A
2x12	-	LUS210	LUS210	-	1,165/1,165	1165/1165	N/A
2-2x8	HUSC28-2	HUSC28-2	HUSC28-2	1,310/1,315	2,085/1,135	1,310/1,315	N/A
2-2x10	HUSC28-2	HUSC28-2	HUSC28-2	2,125/3,290	2,125/3,290	2,125/3,290	N/A
2-2x12	HUCQ210-2-SDS	HUS212-2TF	HUCQ210-2-SDS	4,680/2,510	4,940/2,000	4,680/2,510	N/A
3-2x8	HUC26-3 MAX	HU26-3 MAX	HUC26-3 MAX	1,785/1,135	1,785/1,135	1,785/1,135	N/A
3-2x10	HUCQ210-3-SDS	HU210-3TF	HUCQ210-3-SDS	4,680/2,510	4,585/1,425	4,680/2,510	N/A
3-2x12	HUCQ210-3-SDS	HUS212-3TF	HUCQ210-3-SDS	4,680/2,510	1,325/4,550	4,680/2,510	N/A
3.5x9.25" M.W.	HUCQ410-SDS	HGUS48 W/16d NAILS	HUCQ410-SDS	4,680/2,510	7,460/3235	4,680/2,510	N/A
3.5x11.25" M.W.	HUCQ412-SDS	HGUS48 W/16d NAILS	HUCQ412-SDS	5,460/2,510	7,460/3235	5,460/2,510	N/A
3.5x14" M.W.	HUCQ412-SDS	HWU3.56/14	-	5,460/2,510	6,335/1135	-	TYPE CCQ OR ECCQ
3.5x16" M.W.	HUCQ412-SDS	HWU3.56/16	-	5,460/2,510	6,335/1135	-	TYPE CCQ OR ECCQ
3.5x18" M.W.	HUCQ412-SDS	HGU3.63-SDS H = 18	-	5,460/2,510	14,145/9895	-	TYPE CCQ OR ECCQ
5.25x9.25" M.W.	MGU5.50-SDS WITH CONCEALED FLANGE H = 9.25	MGU5.50-SDS H = 9.25	-	7,088/5,545	9,450/7,260	-	TYPE CCQ OR ECCQ
5.25x11.25" M.W.	HGU5.50-SDS WITH CONCEALED FLANGE H = 11.25	HGU5.50-SDS H = 11.25	-	10,609/7,421	14,145/9,895	-	TYPE CCQ OR ECCQ
5.25x14" M.W.	HGU5.50-SDS WITH CONCEALED FLANGE H = 14	HGU5.50-SDS H = 14	-	10,609/7,421	14,145/9,895	-	TYPE CCQ OR ECCQ
5.25x16" M.W.	HGU5.50-SDS WITH CONCEALED FLANGE H = 16	HGU5.50-SDS H = 16	-	10,609/7,421	14,145/9,895	-	TYPE CCQ OR ECCQ
5.25x18" M.W.	HHGU5.50-SDS WITH CONCEALED FLANGE H = 18	HHGU5.50-SDS H = 18	-	13,384/10,913	17,845/14,550	-	TYPE CCQ OR ECCQ
7x16" M.W.	HHGU7.25-SDS WITH CONCEALED FLANGE H = 16	HHGU7.25-SDS H = 16	-	13,384/10,913	17,845/14,550	-	TYPE CCQ OR ECCQ
7x18" M.W.	HHGU7.25-SDS WITH CONCEALED FLANGE H = 18	HHGU7.25-SDS H = 18	-	13,384/10,913	17,845/14,550	-	TYPE CCQ OR ECCQ
8.5x18" M.W.	HHGU8.75-SDS WITH CONCEALED FLANGE H = 18	HHGU8.75-SDS H = 18	-	13,384/10,913	17,845/14,550	-	TYPE CCQ OR ECCQ
5.5x23 3/8" M.W.	HHGU5.62-SDS WITH CONCEALED FLANGE H = 23 3/8"	HHGU5.62-SDS H = 23 3/8"	-	13,384/10,913	17,845/14,550	-	TYPE CCQ OR ECCQ
7x23 3/8" M.W.	HHGU7.25-SDS WITH CONCEALED FLANGE H = 23 3/8"	HHGU7.25-SDS H = 23 3/8"	-	13,384/10,913	17,845/14,550	-	TYPE CCQ OR ECCQ

* HEADERS CONNECTED TO COLUMNS THAT SUPPORT FLOOR BEAMS ABOVE SHALL BE CONNECTED TO THE COLUMN WITH A FACE MOUNT CONNECTOR UNLESS NOTED OTHERWISE.

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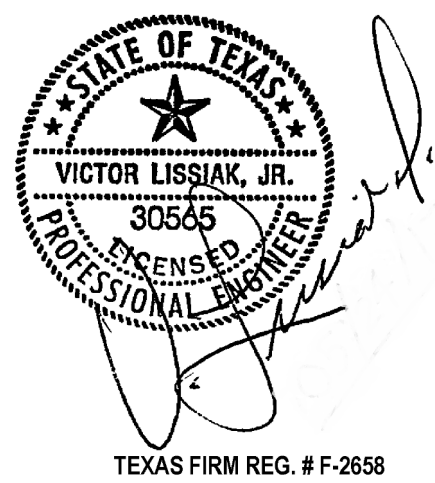
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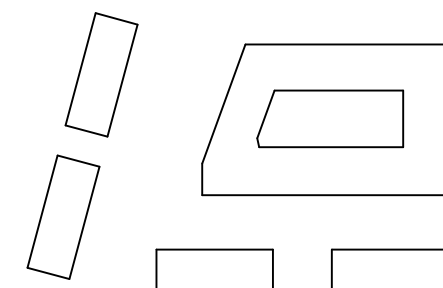
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ISSUANCES		
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

Revisions		
Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group



West Cevallos
San Antonio, Texas

Wood Framing Notes

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL
S102	

3 STORY LOAD BEARING WALL STUD SCHEDULE					
LEVEL	MAX PLATE HEIGHT	EXTERIOR	PARTY WALL	CORRIDOR WALL	INTERIOR WALL
3RD LEVEL	9'-1 1/8"	2x4 @ 16"	2x4 @ 16"	2x4 @ 12" STG.	2x4 @ 16"
2ND LEVEL	9'-1 1/8"	2x4 @ 12"	2x4 @ 16"	2x4 @ 12" STG.	2x4 @ 16"
1ST LEVEL	9'-1 1/8"	(2) 2x4 @ 16"	2x4 @ 12"	2x4 @ 8" STG.	2x4 @ 12"

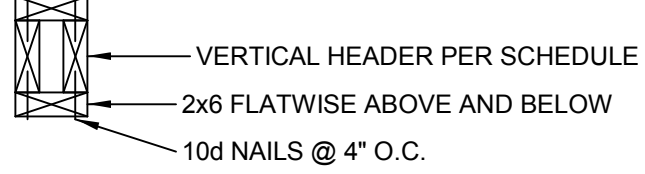
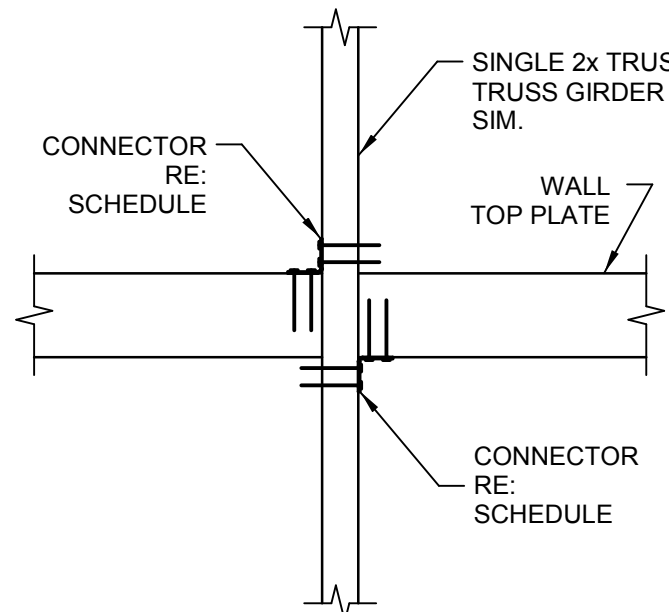
4 STORY LOAD BEARING WALL STUD SCHEDULE					
LEVEL	MAX PLATE HEIGHT	EXTERIOR	PARTY WALL	CORRIDOR WALL	INTERIOR WALL
4TH LEVEL	9'-1 1/8"	2x6 @ 16"	2x4 @ 16"	2x4 @ 12" STG.	2x4 @ 16"
3RD LEVEL	9'-1 1/8"	2x6 @ 16"	2x4 @ 16"	2x4 @ 12" STG.	2x4 @ 16"
2ND LEVEL	9'-1 1/8"	2x6 @ 16"	2x4 @ 12"	2x4 @ 8" STG.	2x4 @ 12"
1ST LEVEL	9'-1 1/8"	2x6 @ 16"	(2) 2x4 @ 12"	2x4 @ 8" STG.	(2) 2x4 @ 12"

INTERIOR NON-LOAD BEARING WALL HEADER SCHEDULE			
SPAN	HEADER	COLUMN (EA. BM. END) **	CONTINUOUS STUD (ALL LEVELS)
0'-3'	2-2x4	1-2x4 LAMINATED	1-2x4 LAMINATED
3'-6"	2-2x6	1-2x4 LAMINATED	1-2x4 LAMINATED
6'-8"	2-2x8	2-2x4 LAMINATED	2-2x4 LAMINATED
8'-10'	2-2x10	2-2x4 LAMINATED	2-2x4 LAMINATED

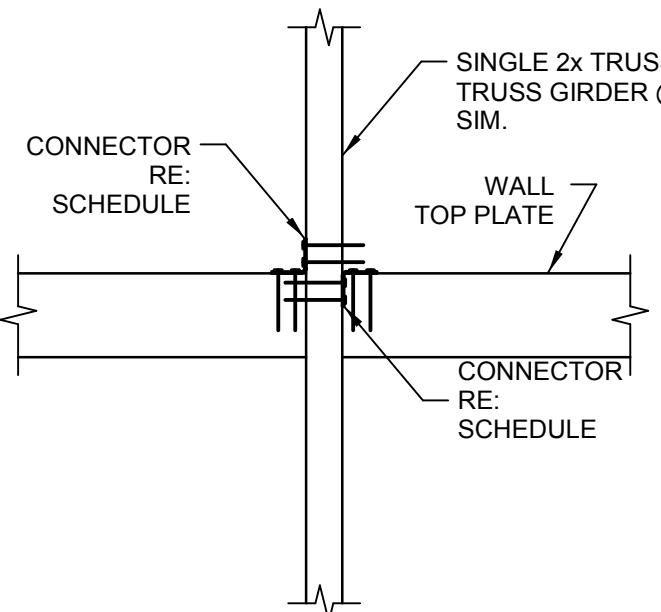
NOTES: LAMINATED COLUMNS ARE DESIGNED FOR STUD GRADE U.N.O.
 * DENOTES THAT COLUMN MUST BE GRADE #2 OR BETTER
 ** HEADERS IN 2x6 WALLS SHALL BE 3-PLIES OF THE MEMBERS LISTED ABOVE. HEADER COLUMNS IN 2x6 WALLS SHALL BE 2x6 STUDS OF THE QUANTITY LISTED ABOVE

EXTERIOR NON-LOAD BEARING WALL HEADER SCHEDULE			
SPAN	HEADER	COLUMN (EA. BM. END) **	CONTINUOUS STUD (ALL LEVELS)
0'-3'	2-2x4 (2)	1-2x6 LAMINATED	1-2x6 LAMINATED
3'-6"	2-2x6 (2)	1-2x6 LAMINATED	2-2x6 LAMINATED
6'-8"	2-2x8 (2)	2-2x6 LAMINATED	2-2x6 LAMINATED
8'-10'	2-2x10 (2)	2-2x6 LAMINATED	3-2x6 LAMINATED

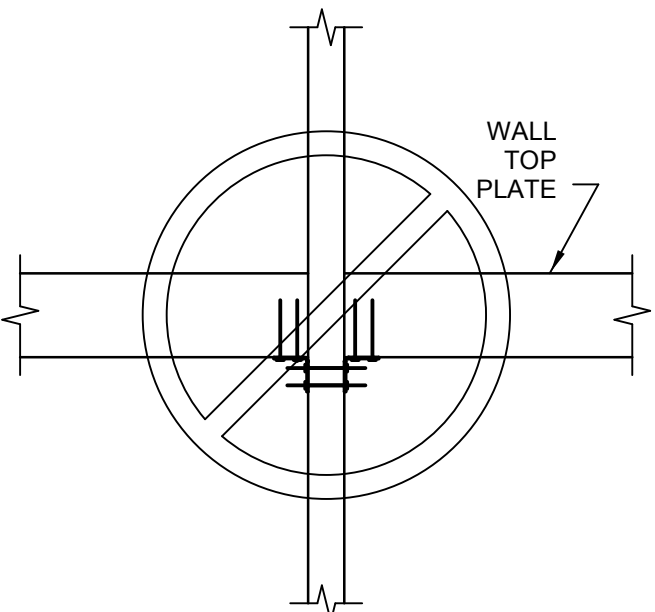
NOTES: LAMINATED COLUMNS ARE DESIGNED FOR STUD GRADE U.N.O.
 (1) DENOTES THAT COLUMN MUST BE GRADE #2 OR BETTER
 (2) HEADER ASSEMBLIES IN EXTERIOR WALLS CONSIST OF VERTICAL MEMBERS PER SCHEDULE AND A 2x6 FLATWISE ABOVE AND BELOW. THE WALL TOP PLATE CAN QUALIFY AS A 2x6 FLATWISE ABOVE

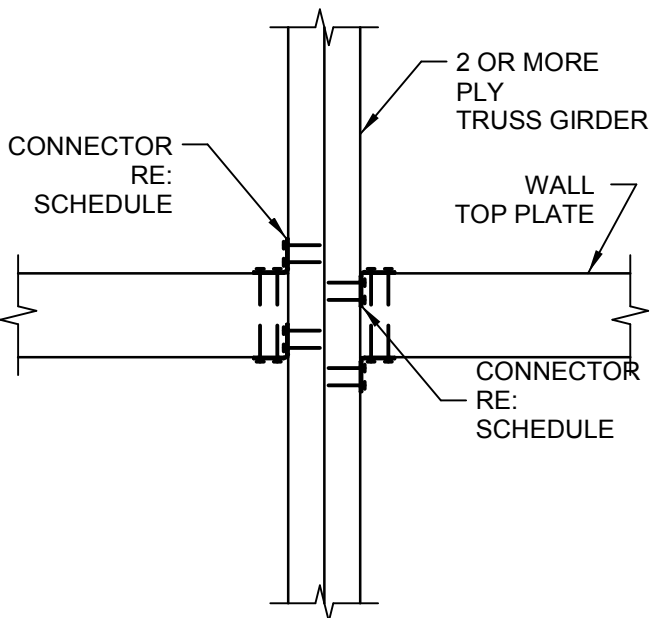
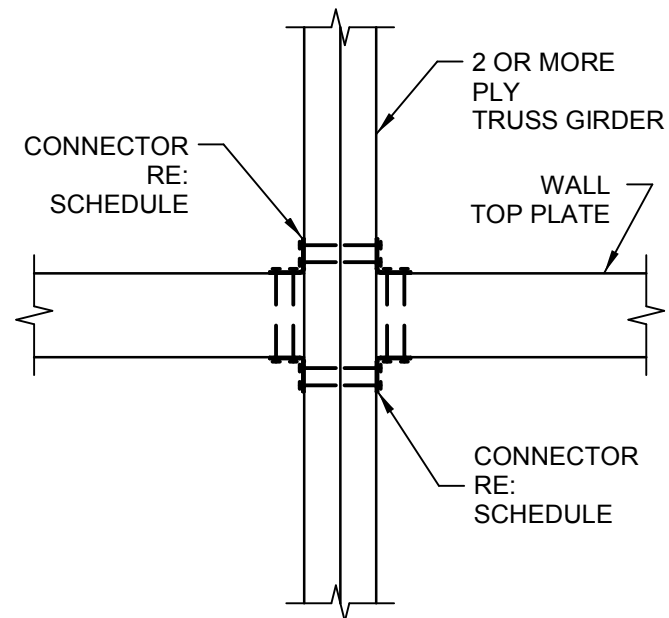
INSTALL DIAGONALLY ACROSS FROM EACH OTHER FOR MINIMUM 2x TRUSS.



PRODUCTS CAN BE ON THE SAME SIDE OF WALL PROVIDED THEY ARE CONFIGURED AS SHOWN.



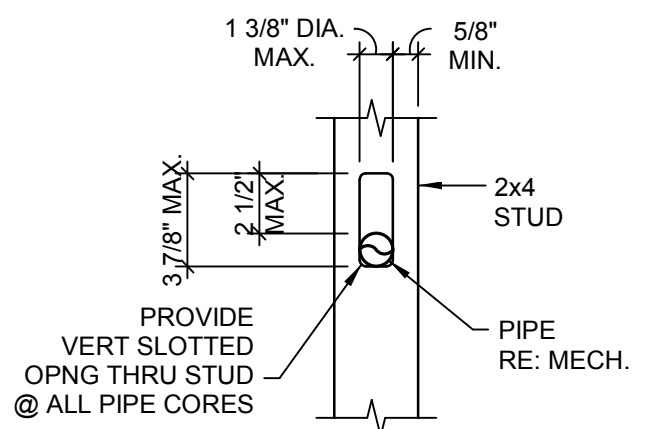
NAILING INTO BOTH SIDES OF A SINGLE PLY TRUSS MAY CAUSE THE WOOD TO SPLIT.



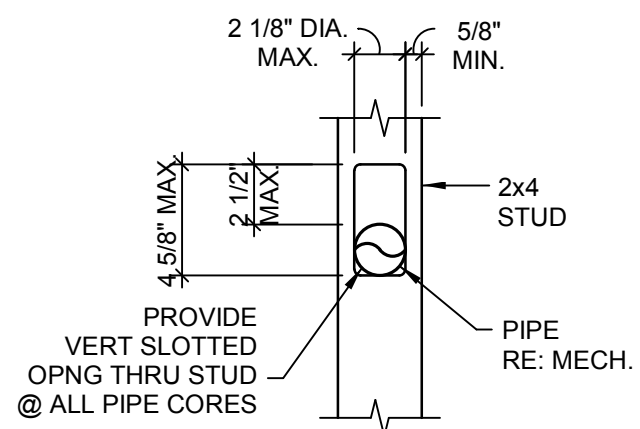
NOTE: ALL CONNECTORS SHALL BE SAME MODEL.

01 HURRICANE TIE INSTALLATIONS TO ACHIEVE ADDITIONAL LOAD (TOP VIEW)

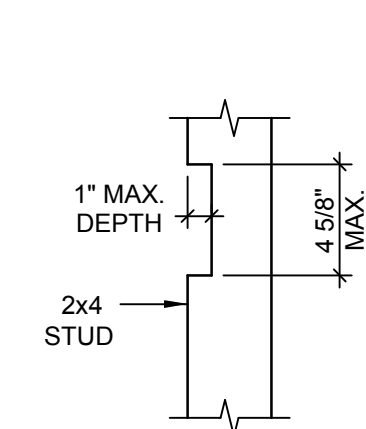
SCALE: NONE



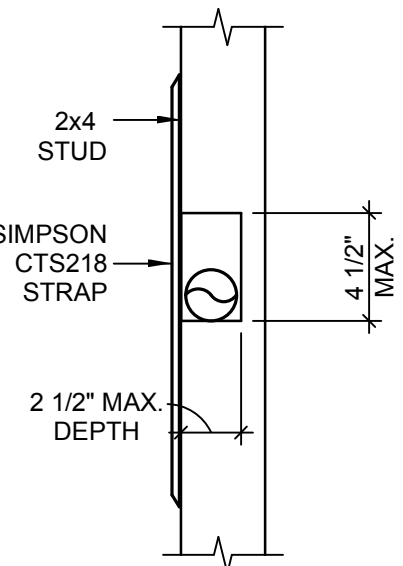
LOAD BEARING 2x4 WALL



NON-LOAD BEARING 2x4 WALL



LOAD BEARING 2x4 WALL UN-REINFORCED

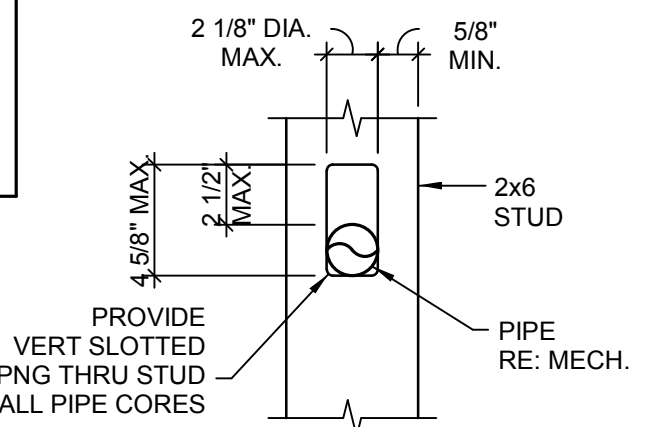


LOAD BEARING 2x4 WALL REINFORCED

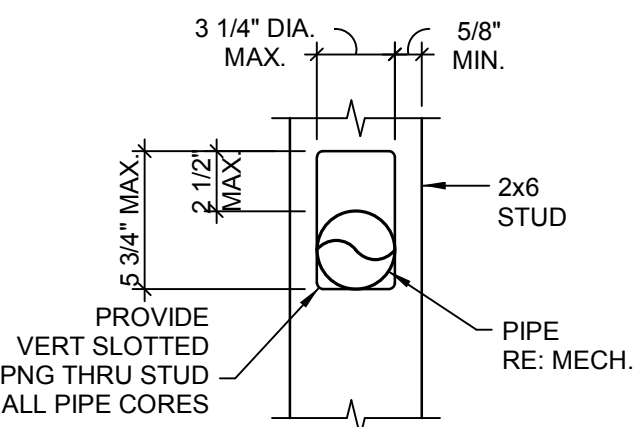
BORED HOLES IN 2x4 STUDS SHALL NOT EXCEED 1 3/8" FOR LOAD-BEARING WALLS AND 2 1/8" IN NON-LOAD BEARING WALLS.

BORED HOLES IN 2x6 STUDS SHALL NOT EXCEED 2 1/8" FOR LOAD-BEARING WALLS AND 3 1/4" FOR NON-LOAD-BEARING WALLS.

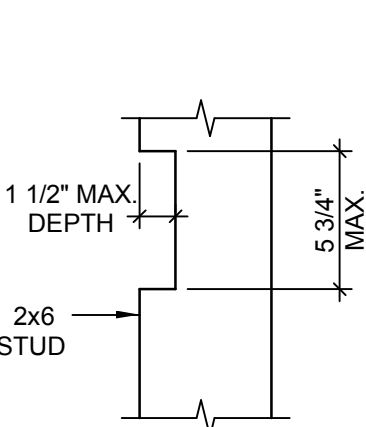
IN NO CASE SHALL THE EDGE OF THE BORED HOLE TO BE NEARER THAN 5/8" TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT CUTS OR NOTCHES IN THE STUD.



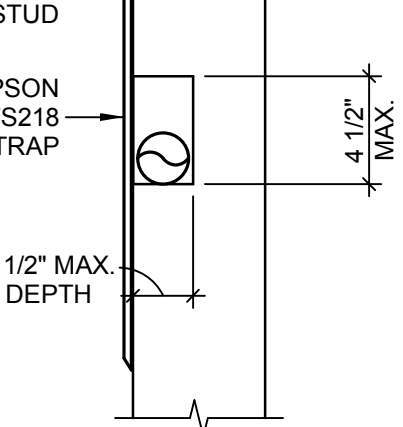
LOAD BEARING 2x6 WALL



NON-LOAD BEARING 2x6 WALL



LOAD BEARING 2x6 WALL UN-REINFORCED



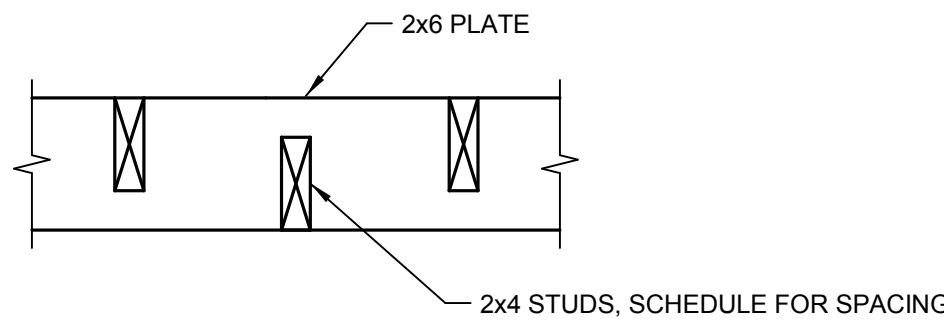
LOAD BEARING 2x6 WALL REINFORCED

02 TYP. DETAILS FOR NOTCHED AND BORED LOAD BEARING AND NON-LOAD BEARING WALLS

SCALE: NONE

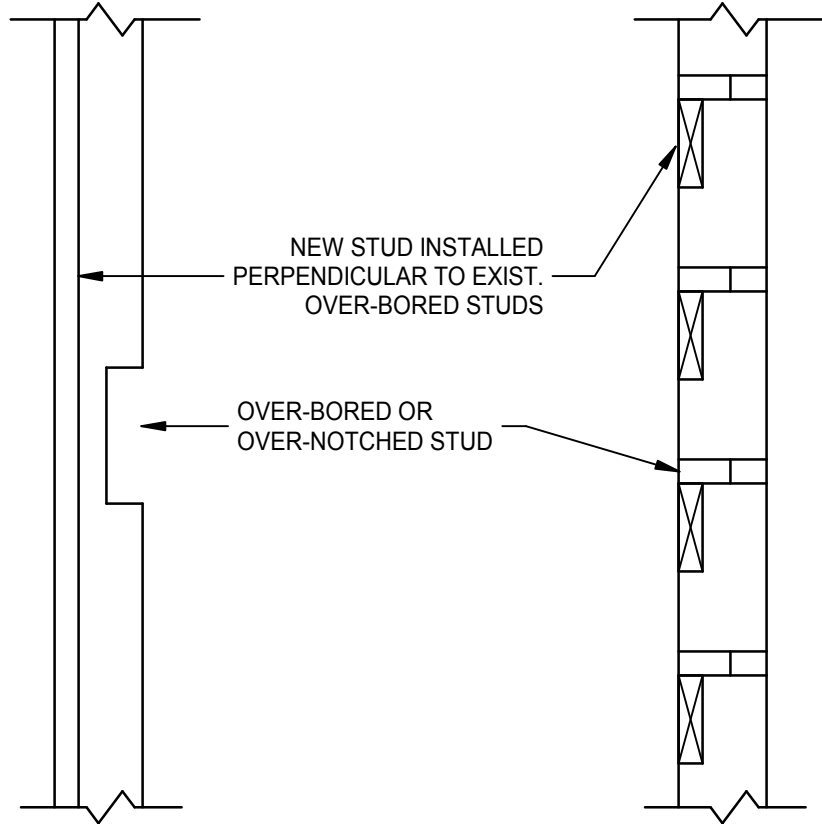
ROOF ANCHORAGE CLIP SCHEDULE		
UPLIFT LOAD	SIMPSON ANCHOR	
	TRUSS	2 OR MORE-PLY TRUSS GIRDER
Less than 600 lbs	H2.5A WITH 8d NAILS	2-H2.5A * WITH 8d NAILS
Less than 1200 lbs	2-H2.5A * WITH 8d NAILS	2-H2.5A * WITH 8d NAILS
Less than 1470 lbs	H16 WITH 10d x 1 1/2" NAILS	H16-2 WITH 8d NAILS
Less than 1920 lbs	-	4-H2.5A WITH 8d x 1 1/2 Nails **

Notes:
 AT THE ROOF ALL TRUSSES SHALL BE ANCHORED TO THE DOUBLE TOP PLATE AT ALL INTERSECTION POINTS. AT A MINIMUM A SIMPSON H2.5A HURRICANE TIE SHALL BE USED. TRUSS UPLIFT LOADS SHALL BE READ FROM THE TRUSS CUT SHEET SUPPLIED BY THE TRUSS MANUFACTURER AND CORRESPONDING ANCHORAGE IN THIS TABLE SHALL BE USED.
 *SEE DETAIL FOR CORRECT HURRICANE TIE INSTALLATION OF 2 CONNECTORS TO ONE TRUSS OR ON A TRUSS GIRDER.
 **SEE DETAIL FOR CORRECT HURRICANE TIE INSTALLATION OF 4 CONNECTORS TO A TWO OR MORE PLY TRUSS GIRDER.



03 TYP. CORRIDOR STAGGERED STUD DETAIL

SCALE: NONE



ELEVATION VIEW

PLAN VIEW

04 OVER-BORED HOLE REPAIR

1" = 1'-0"

TYP. NAILING SCHEDULE			
MEMBERS	CONNECTION	COMMON NAILS	ALTERNATE COLLATED NAILING
1. JOIST TO SILL OR GIRDER	TOENAIL	3-8d	3- 2 1/2" x .131" OR 3- 3" x .131"
2. BRIDGING TO JOIST	TOENAIL EACH END	2-8d	2- 2 1/2" x .131" OR 2- 3" x .131"
3. SOLE PLATE TO JOIST OR BLOCKING	FACE NAIL	16d @ 16" O.C.	3 1/2" x .162" @ 16" O.C.
4. TOP PLATE TO STUD	END NAIL	2-16d	3- 3" x .131"
5. STUD TO SOLE PLATE	TOENAIL END NAIL	4-8d 2-16d	4- 3" x .131" OR 3- 3" x .131"
6. DOUBLE STUDS	FACE NAIL	16d @ 24" O.C.	3 1/2" x .162" @ 24" O.C. OR 3" x .131" @ 8" O.C.
7. DOUBLED TOP PLATES	FACE NAIL	16d @ 16" O.C.	3 1/2" x .162" @ 16" O.C. OR 3" x .131" @ 12" O.C.
8. DOUBLE TOP PLATES, LAP SPLICE	FACE NAIL	8-16d	8- 3 1/2" x .162" OR 12- 3" x .131"
9. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	TOENAIL	3-8d	3- 2 1/2" x .131" OR 3- 3" x .131"
10. RIM JOIST TO TOP PLATE	TOENAIL	8d @ 6" O.C.	2 1/2" x .131" @ 6" O.C. OR 3" x .131" @ 6" O.C.
11. TOP PLATES, LAPS & INTERSECTIONS	FACE NAIL	2-16d	2- 3 1/2" x .162" OR 3- 3" x .131"
12. CONTINUOUS HEADER, TWO PIECES	FACE NAIL ALONG EDGES BOTH FACES	16d @ 16" O.C.	3 1/2" x .162" @ 16" O.C. OR 3" x .131" @ 12" O.C.
13. CEILING JOISTS TO PLATE	TOENAIL	3-8d	3- 2 1/2" x .131" OR 3- 3" x .131"
14. CONTINUOUS HEADER TO STUD	TOENAIL	4-8d	4- 2 1/2" x .131" OR 4- 3" x .131"
15. CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL	3-16d	3- 3 1/2" x .162" OR 4- 3" x .131"
16. CEILING JOISTS TO PARALLEL RAFTERS	FACE NAIL	3-16d	3- 3 1/2" x .162" OR 4- 3" x .131"
17. RAFTER TO PLATE	TOENAIL	3-8d	3- 2 1/2" x .131" OR 3- 3" x .131"
18. BUILT-UP CORNER STUDS	FACE NAIL	16d @ 24" O.C.	3 1/2" x .162" @ 24" O.C. OR 3" x .131" @ 16" O.C.
19. ROOF SHEATHING 5/8" OR LESS	FACE NAIL	8d @ 6" O.C. AROUND PERIMETER	2 1/2" x .131" @ 6" O.C. OR 2 3/8" x .113" @ 4" O.C.
20. WALL SHEATHING 5/8" OR LESS	FACE NAIL	8d @ 12" O.C. ALONG INTERMEDIATE SUPPORTS	2 1/2" x .131" @ 12" O.C. OR 2 3/8" x .113" @ 8" O.C.
	FACE NAIL	8d @ 6" O.C. AROUND PERIMETER	2 1/2" x .131" @ 6" O.C. OR 2 3/8" x .113" @ 4" O.C.
21. FLOOR SHEATHING 7/8" TO 1 1/4"	FACE NAIL	10d @ 8" O.C. AROUND PERIMETER	3" x .148" @ 8" O.C. OR 2 1/2" x .131" SCREW SHANK @ 6" O.C.
	FACE NAIL	10d @ 12" O.C. ALONG INTERMEDIATE SUPPORTS	3" x .148" @ 12" O.C. OR 2 1/2" x .131" SCREW SHANK @ 12" O.C.

BEAM HANGER SCHEDULE	
BEAM SIZE	SIMPSON HANGER
2-2x8	HUS28
2-2x10	HUS210
2-2x12	HUS212-2
3-2x12	HU212-3
3 1/2"x9 1/4" M.W.	HWU3.56/9.25
3 1/2"x11 1/4" M.W.	HWU3.56/11.25
3 1/2"x14" M.W.	HWU3.56/14
3 1/2"x16" M.W.	GLTV3.516
3 1/2"x18" M.W.	GLTV3.518
5 1/4"x14" M.W.	GLTV5.514
5 1/4"x16" M.W.	HGLTV5.516

M.W. = MANUFACTURED WOOD

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 David Allen
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Landscape Architect:

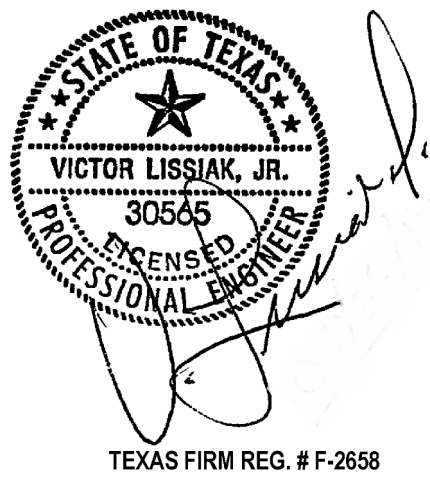
LEE & Associates, Inc.
 9020 N Capital of Texas Hwy, Austin, TX. 78759
 Amber Rothwell
 512.345.8477

Interior Designer:

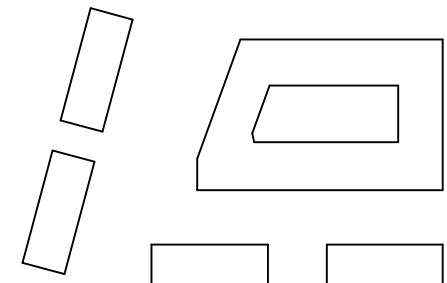
SJL Design Group
 921 N. Riverfront Blvd. Suite 100, Dallas, TX 75207
 Cassie Farley
 214.443.9090

ISSUANCES		
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

Revisions		
Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group



West Cevallos
 San Antonio, Texas

Wood Framing notes

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S103

STATEMENT OF SPECIAL INSPECTIONS PER 2015 IBC SECTION 1704

1. INFORMATION ON THIS SHEET IS BEING SUBMITTED IN ACCORDANCE WITH THE SPECIAL INSPECTIONS PROVISIONS OF THE 2015 INTERNATIONAL BUILDING CODE. THIS INFORMATION CONSTITUTES THE SCHEDULE OF SPECIAL INSPECTION (SSI) REQUIRED FOR THIS PROJECT.
2. THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED HEREIN. THE GENERAL CONTRACTOR SHALL NOT EMPLOY THE SPECIAL INSPECTORS.
3. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
4. THE SPECIAL INSPECTOR SHALL FULFILL THE FOLLOWING REPORT REQUIREMENTS:
- a. SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS.
- b. SPECIAL INSPECTORS SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE OWNER, THE GENERAL CONTRACTOR, THE STRUCTURAL ENGINEER AND THE ARCHITECT. REPORTS RELATED TO GEOTECHNICAL ISSUES SHALL BE DISTRIBUTED TO THE GEOTECHNICAL ENGINEER. REPORTS SHALL BE SUBMITTED WITHIN 10 BUSINESS DAYS OF THE EVENT DOCUMENTED.
- c. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS PERFORMED IN CONFORMANCE WITH APPROVED CONSTRUCTION DOCUMENTS.
- d. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.
- e. IF THE DISCREPANCIES ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK.
- f. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED BY THE SPECIAL INSPECTOR ON A SCHEDULE AGREED UPON BY THE PERMIT APPLICANT AND THE BUILDING OFFICIAL PRIOR TO THE START OF WORK.
5. THE INSPECTIONS LISTED HEREIN ARE IN ADDITION TO THE INSPECTIONS TO BE PERFORMED BY THE BUILDING OFFICIAL AND LISTED IN SECTION 110 OF THE IBC.
6. THE SPECIAL INSPECTIONS PROGRAM OUTLINED HEREIN DOES NOT RELIEVE THE CONTRACTOR OR ANY OTHER ENTITY OF ANY CONTRACTUAL DUTIES INCLUDING QUALITY CONTROL, QUALITY ASSURANCE OR SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY.
7. ALL SPECIAL INSPECTIONS SHALL BE PERFORMED BY A FIRM OR SPECIAL INSPECTOR UNDER SUPERVISION OF A PROFESSIONAL REGISTRANT.

INSPECTION OF FABRICATORS

1. WHERE FABRICATION OF STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES IS BEING PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP, SPECIAL INSPECTION OF THE FABRICATED ITEMS IS REQUIRED.
2. THE SPECIAL INSPECTOR SHALL VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION, CONTROL OF THE WORKMANSHIP, AND THE FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR COMPLETENESS AND ADEQUACY RELATIVE TO THE CODE REQUIREMENTS FOR THE FABRICATOR'S SCOPE OF WORK.
3. SPECIAL INSPECTIONS REQUIRED BY THIS CODE ARE NOT REQUIRED WHEN THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURES, MANUALS AND QUALITY CONTROL, MANUALS AND PERIODIC AUDITING OF FABRICATION PRACTICES BY AN APPROVED SPECIAL INSPECTION AGENCY. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.

REQUIRED VERIFICATION AND INSPECTION OF SOILS

PRIOR TO PLACEMENT OF THE PREPARED FILL, THE SPECIAL INSPECTOR SHALL DETERMINE THAT THE SITE HAS BEEN PREPARED IN ACCORDANCE WITH THE APPROVED SOILS REPORT. DURING PLACEMENT AND COMPACTION OF THE FILL MATERIAL, THE SPECIAL INSPECTOR SHALL DETERMINE THAT THE MATERIAL BEING USED AND THE MAXIMUM LIFT THICKNESS COMPLY WITH THE APPROVED REPORT.

THE SPECIAL INSPECTOR SHALL DETERMINE, AT THE APPROVED FREQUENCY, THAT THE IN-PLACE DRY DENSITY OF THE COMPACTED FILL COMPLIES WITH THE APPROVED REPORT.

SPECIAL INSPECTIONS ARE NOT REQUIRED DURING PLACEMENT OF FILL LESS THAN 12 INCHES.

IBC TABLE 1705.6
REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	NOT APPLICABLE
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.		X	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		X	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.		X	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X		
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		X	

IBC 1704.7
REQUIRED VERIFICATION AND INSPECTION OF THE UNDERSLAB DRAINAGE COURSE

1. VERIFICATION OF SOILS AND SPECIAL INSPECTIONS FOR THE UNDERSLAB DRAINAGE COURSE SHALL BE AS REQUIRED IN THE FOLLOWING TABLE.
2. THE GEOTECHNICAL ENGINEERING REPORT NOTED IN THE CONSTRUCTION DOCUMENTS SHALL BE USED TO DETERMINE COMPLIANCE.
3. REFER TO PROJECT SPECIFICATIONS FOR QUANTITY AND FREQUENCY OF INSPECTIONS AND TESTS.

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	NOT APPLICABLE	REFERENCE STANDARD	IBC REFERENCE	PROJECT SPECIFICATION SECTION
1. SITE PREPARATION: PRIOR TO PLACEMENT OF THE DRAINAGE COURSE, THE SPECIAL INSPECTOR SHALL DETERMINE THAT THE SUBGRADE HAS BEEN PREPARED IN ACCORDANCE WITH THE APPROVED SOILS REPORT.		X		GEOTECHNICAL ENGINEERING REPORT	1704.7.1	02210, PART 3, FIELD QUALITY CONTROL
2. DURING DRAINAGE COURSE PLACEMENT: DURING PLACEMENT AND COMPACTION OF THE DRAINAGE COURSE MATERIAL, THE SPECIAL INSPECTOR SHALL DETERMINE THAT THE MATERIAL BEING USED, THE MAXIMUM LIFT THICKNESS, THE OVERALL DEPTH OF MATERIAL AND THE USE OF FILTER FABRICS COMPLY WITH THE APPROVED GEOTECHNICAL REPORT.		X		GEOTECHNICAL ENGINEERING REPORT	1704.7.2	02210, PART 3, FIELD QUALITY CONTROL
3. DURING INSTALLATION OF FILTER FABRICS, DRAINAGE MATS AND OTHER GEOTEXTILE FABRICS, THE SPECIAL INSPECTOR SHALL CONFIRM THAT THE MATERIALS AND METHOD OF INSTALLATION COMPLY WITH THE APPROVED GEOTECHNICAL REPORT AND CONSTRUCTION DOCUMENTS.		X		GEOTECHNICAL ENGINEERING REPORT		02210, PART 3, FIELD QUALITY CONTROL
4. EVALUATION OF IN-PLACE DENSITY: THE SPECIAL INSPECTOR SHALL DETERMINE, AT THE APPROVED FREQUENCY, THAT THE IN-PLACE DRY DENSITY OF THE COMPACTED MATERIAL COMPLIES WITH THE APPROVED REPORT.		X		GEOTECHNICAL ENGINEERING REPORT	1704.7.3	02210, PART 3, FIELD QUALITY CONTROL

IBC TABLE 1705.3
REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	NOT APPLICABLE	REFERENCED STANDARD (SEE NOTE A)	IBC REFERENCE
1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT.		X		ACI 318: 3.5, 7.1-7.7	1910.4
2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1705.2.2, ITEM 2B.			X	AWS D1.4 ACI 318: 3.5.2	
3. INSPECTION OF ANCHORS CAST IN CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED.		X		ACI 318: 8.1.3, 21.2.8	1908.5, 1909.1
4. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS (SEE NOTE B).		X		ACI 318: 3.8.6, 8.1.3, 21.2.8	1909.1
5. VERIFYING USE OF REQUIRED DESIGN MIX.		X		ACI 318: Ch. 4, 5.2-5.4	1904.2, 1910.2, 1910.3
6. AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.		X		ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8	1910.1
7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X			ACI 318: 5.9, 5.10	1910.6, 1910.7, 1910.8
8. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.		X		ACI 318: 5.11-5.13	1910.9
9. INSPECTION OF PRESTRESSED CONCRETE:					
A. APPLICATION OF PRESTRESSING FORCES.		X		ACI 318: 18.20 ACI 318: 18.18.4	
B. GROUTING OF BONDED PRESTRESSING TENDONS IN THE SEISMIC FORCE-RESISTING SYSTEM.		X			
10. ERECTION OF PRECAST CONCRETE MEMBERS.		X		ACI 318: Ch. 16	
11. VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.		X		ACI 318: 6.2	
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.		X		ACI 318: 6.1.1	

- A. WHERE APPLICABLE, SEE ALSO SECTION 1705.11, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.
- B. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH ACI 355.2 OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF THE WORK.

REQUIRED VERIFICATION AND INSPECTION OF CMU CONSTRUCTION

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	NOT APPLICABLE
1. AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:			
a. PROPORTIONS OF SITE MORTAR		X	
b. CONSTRUCTION OF MORTAR JOINTS.		X	
b. LOCATION OF REINFORCEMENT AND CONNECTORS.		X	
2. THE INSPECTION PROGRAM SHALL VERIFY:			
a. SIZE AND LOCATION OF STRUCTURAL ELEMENTS		X	
b. TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION.		X	
c. SPECIFIED SIZE, GRADE AND TYPE OF REINFORCEMENT.		X	
d. PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 400 F) OR HOT WEATHER (TEMPERATURE ABOVE 900 F).		X	
3. PRIOR TO GROUTING, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:			
a. GROUT SPACE IS CLEAN		X	
b. PLACEMENT OF REINFORCEMENT AND CONNECTORS.		X	
c. PROPORTIONS OF SITE-PREPARED GROUT.		X	
d. CONSTRUCTION OF MORTAR JOINTS.		X	

REQUIRED VERIFICATION AND INSPECTION OF WOOD CONSTRUCTION

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	NOT APPLICABLE
1. SPECIAL INSPECTIONS OF THE FABRICATION PROCESS OF PREFABRICATED WOOD STRUCTURAL ELEMENTS AND SHEAR WALLS, FLOOR DIAPHRAGMS, AND ROOF DIAPHRAGMS:		X	
a. THE SPECIAL INSPECTOR SHALL INSPECT THE WOOD OR GYPSUM PANEL SHEATHING TO ASCERTAIN WHETHER IT IS OF THE GRADE AND THICKNESS SHOWN ON THE APPROVED SPECIFICATIONS.		X	
b. THE SPECIAL INSPECTOR SHALL VERIFY THE NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES, THE NAIL OR STAPLE DIAMETER AND LENGTH, THE NUMBER OF FASTENER LINES AND THAT SPACING BETWEEN FASTENERS.		X	
3. THE SPECIAL INSPECTOR SHALL VERIFY THE BEAM AND POST SPECIES, GRADE AND ORIENTATION.		X	

IBC 1704.7

REQUIRED VERIFICATION AND INSPECTION OF PERIMETER GRADE BEAM BACKFILL

1. VERIFICATION AND SPECIAL INSPECTIONS OF BACKFILL FOR PERIMETER GRADE BEAMS SHALL BE AS REQUIRED IN THE FOLLOWING TABLE.
2. THE GEOTECHNICAL ENGINEERING REPORT NOTED IN THE CONSTRUCTION DOCUMENTS SHALL BE USED TO DETERMINE COMPLIANCE WITH SOILS REQUIREMENTS.
3. REFER TO PROJECT SPECIFICATIONS FOR QUANTITY AND FREQUENCY OF INSPECTIONS AND TESTS.

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	NOT APPLICABLE	REFERENCE STANDARD	IBC REFERENCE	PROJECT SPECIFICATION SECTION
1. DURING FILL PLACEMENT: DURING PLACEMENT AND COMPACTION OF THE FILL MATERIAL, THE SPECIAL INSPECTOR SHALL DETERMINE THAT THE MATERIAL BEING USED, THE MAXIMUM LIFT THICKNESS, AND THE OVERALL DEPTH OF FILL COMPLY WITH THE APPROVED GEOTECHNICAL REPORT.		X		GEOTECHNICAL ENGINEERING REPORT	1704.7.2	02210, PART 3, FIELD QUALITY CONTROL
a. WHERE UTILITY TRENCHES INTERSECT THE PERIMETER WALL, THE SPECIAL INSPECTOR SHALL DETERMINE THAT MATERIALS AND TECHNIQUES USED TO PROVIDE A POSITIVE CUT-OFF TO PREVENT WATER MIGRATION, ARE IN COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS.		X		GEOTECHNICAL ENGINEERING REPORT	1704.7.2	02210, PART 3, FIELD QUALITY CONTROL
b. AT BUILDING ENTRANCES, THE SPECIAL INSPECTOR SHALL DETERMINE THAT MATERIALS USED ARE IN COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS AND THAT THEY ARE EXTENDED FROM THE FACE OF BUILDING AS INDICATED IN THE CONSTRUCTION DOCUMENTS.		X		GEOTECHNICAL ENGINEERING REPORT	1704.7.2	02210, PART 3, FIELD QUALITY CONTROL
2. EVALUATION OF IN-PLACE DENSITY: THE SPECIAL INSPECTOR SHALL DETERMINE, AT THE APPROVED FREQUENCY, THAT THE MOISTURE CONTENT OF THE SOIL AND THE IN-PLACE DRY DENSITY OF THE COMPACTED FILL COMPLIES WITH THE APPROVED REPORT.		X		GEOTECHNICAL ENGINEERING REPORT	1704.7.3	02210, PART 3, FIELD QUALITY CONTROL

REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	NOT APPLICABLE
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS:			
a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.		X	
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.		X	
2. INSPECTION OF HIGH-STRENGTH BOLTING:			
a. BEARING-TYPE CONNECTIONS.		X	
b. SLIP-CRITICAL CONNECTIONS.		X	
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL:			
a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.		X	
b. MANUFACTURER'S CERTIFIED MILL TEST REPORTS.		X	
4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:			
a. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS.		X	
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.		X	
5. INSPECTION OF WELDING:			
a. STRUCTURAL STEEL:			
1) COMPLETE AND PARTIAL PENETRATION GROOVE WELDS.		X	
2) MULTI-PASS FILLET WELDS.		X	
3) SINGLE-PASS FILLET WELDS > 5/16"		X	
4) SINGLE-PASS FILLET WELDS < 5/16"			X
5) FLOOR AND DECK WELDS.			X
b. REINFORCING STEEL:			
1) VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A706.		X	
2) REINFORCING STEEL-RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL REINFORCED CONCRETE SHEAR WALLS AND SHEAR REINFORCEMENT.		X	
3) SHEAR REINFORCEMENT.		X	
4) OTHER REINFORCING STEEL		X	
6. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS:			
a. DETAILS SUCH AS BRACING AND STIFFENING.		X	
b. MEMBER LOCATIONS.		X	
c. APPLICATION OF JOINT DETAILS AT EACH CONNECTION.		X	
7. INSPECTION OF WELDED STUD SHEAR CONNECTORS.			X



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Landscape Architect:

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Interior Designer:

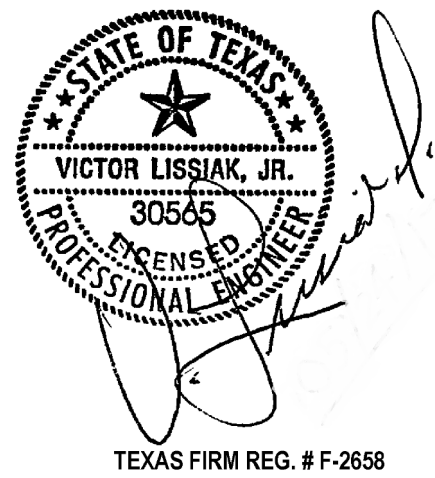
SJL Design Group
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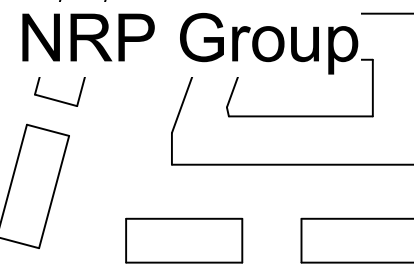
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS

Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for



West Cevallos
San Antonio, Texas

Special Inspections

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S104

Structural Engineer:

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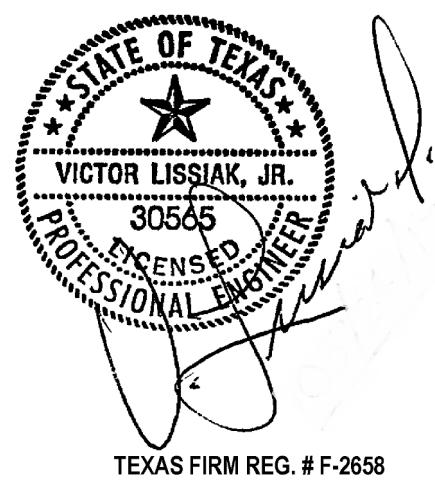
LEE & Associates, Inc.
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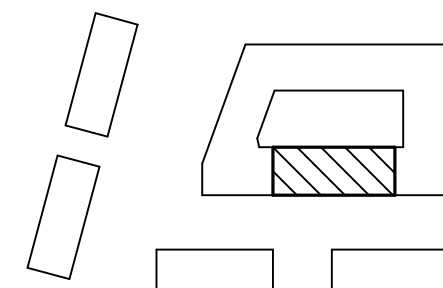
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a multifamily project for
NRP Group

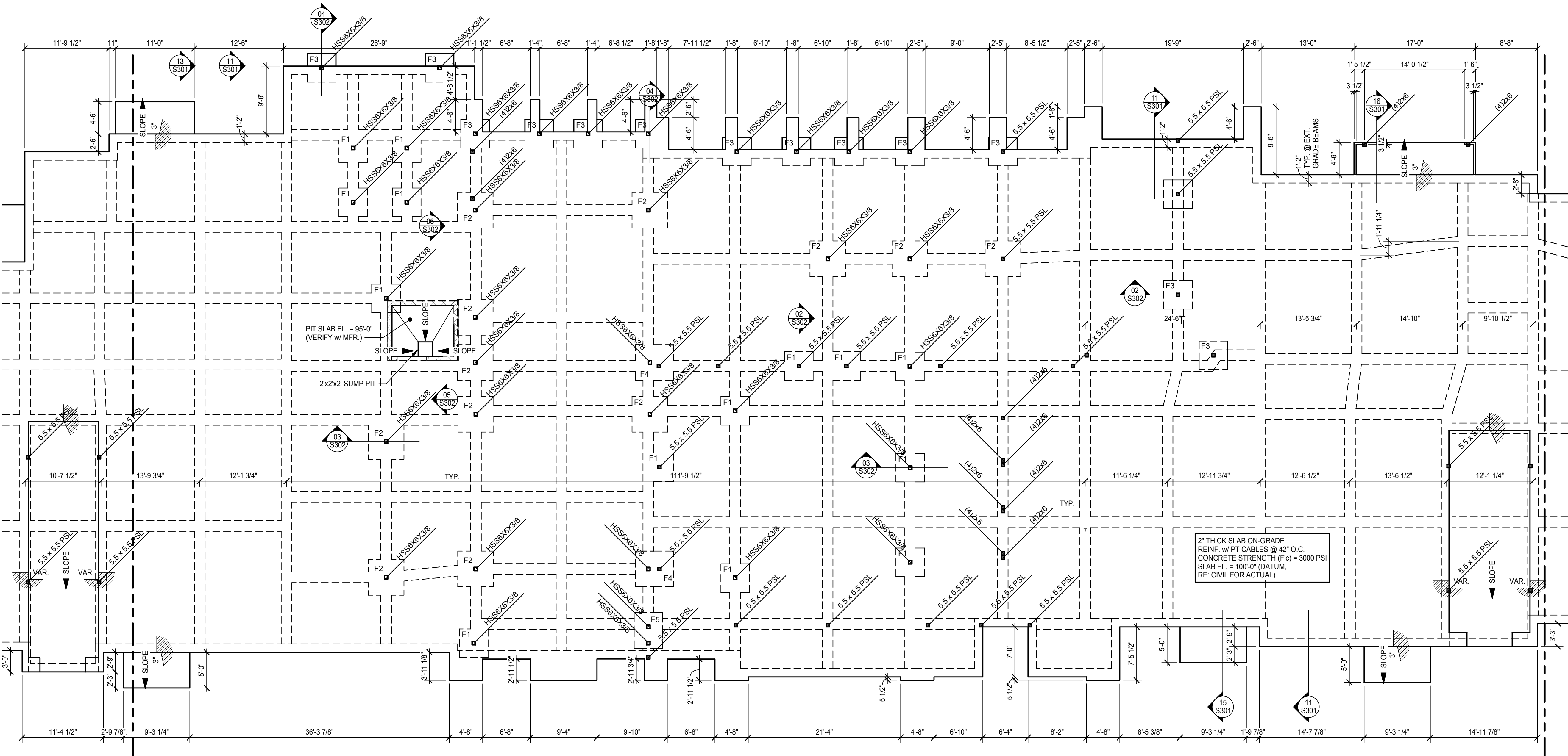


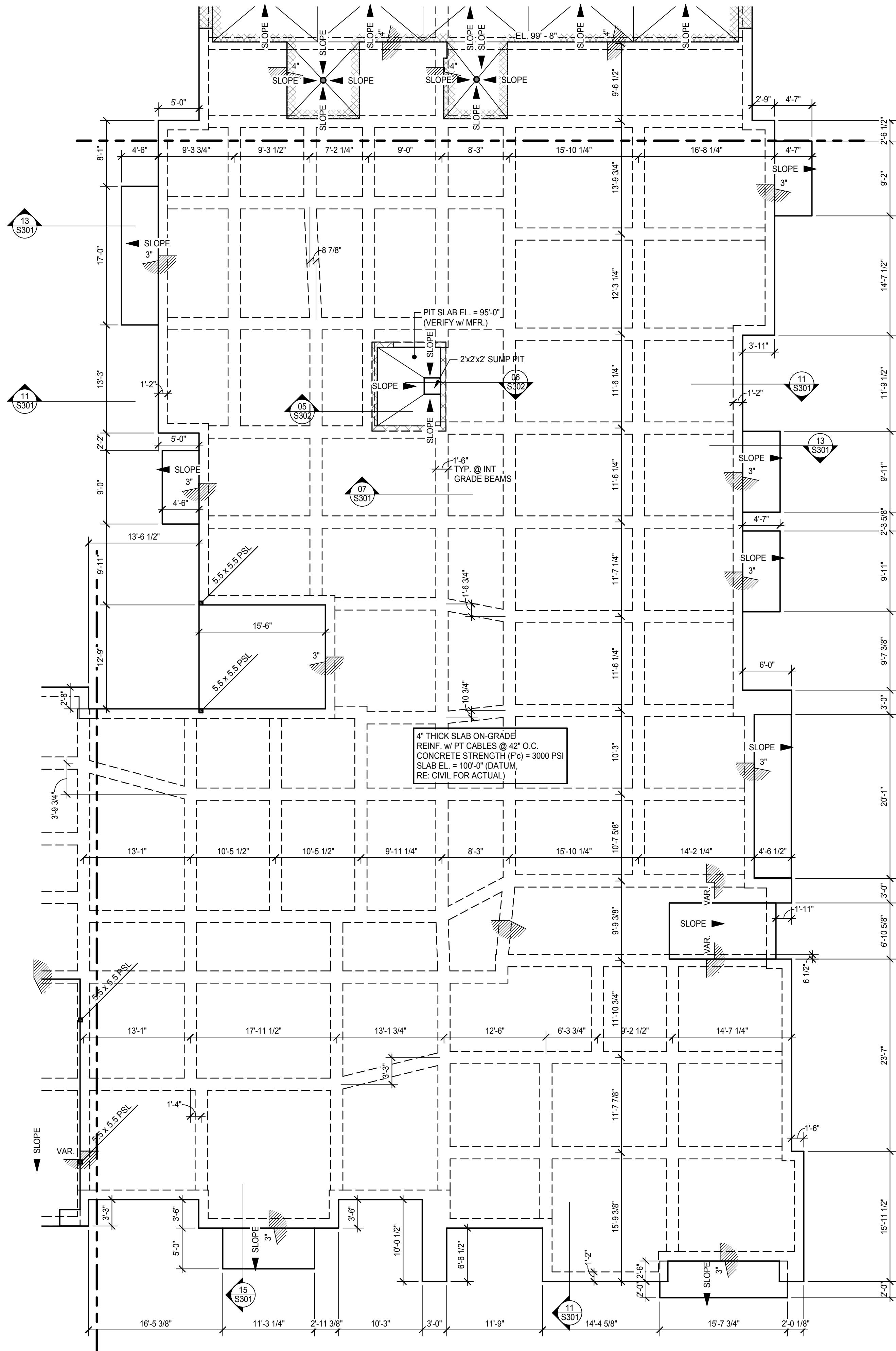
West Cevallos
San Antonio, Texas

Building 1 Foundation -
Area A

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
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S201.1A





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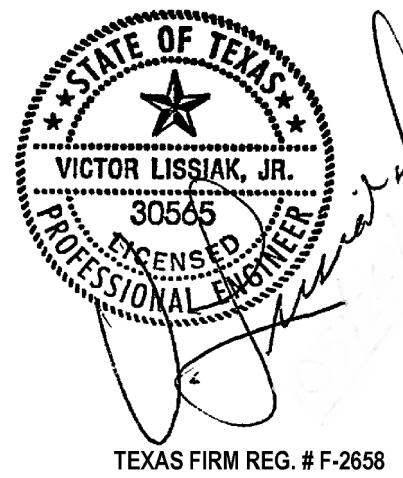
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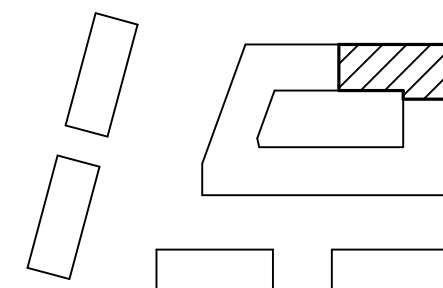
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a multifamily project for
NRP Group

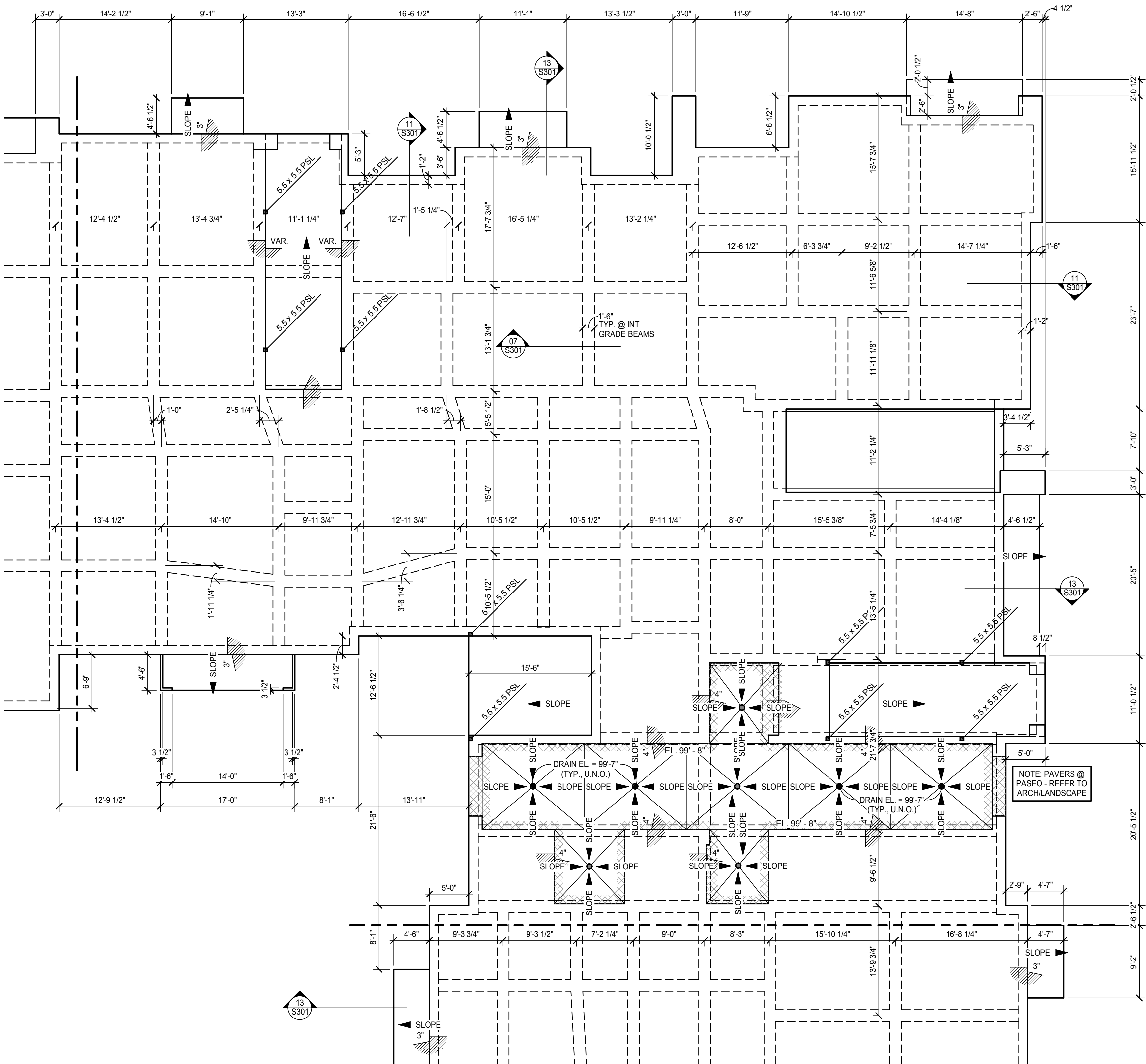


West Cevallos
San Antonio, Texas

Building 1 Foundation -
Area C

Project Number	2018.230
Date	01.28.2019
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S201.1C



Structural Engineer:

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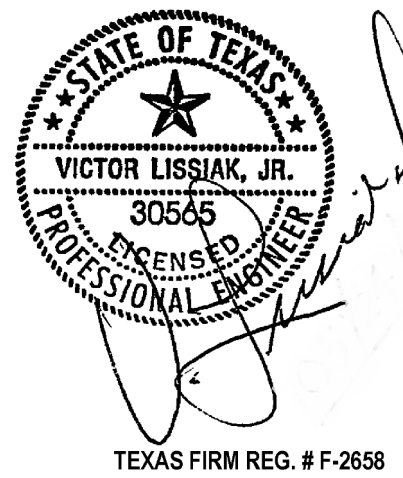
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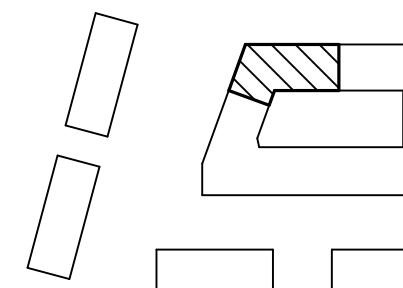
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NRP Group

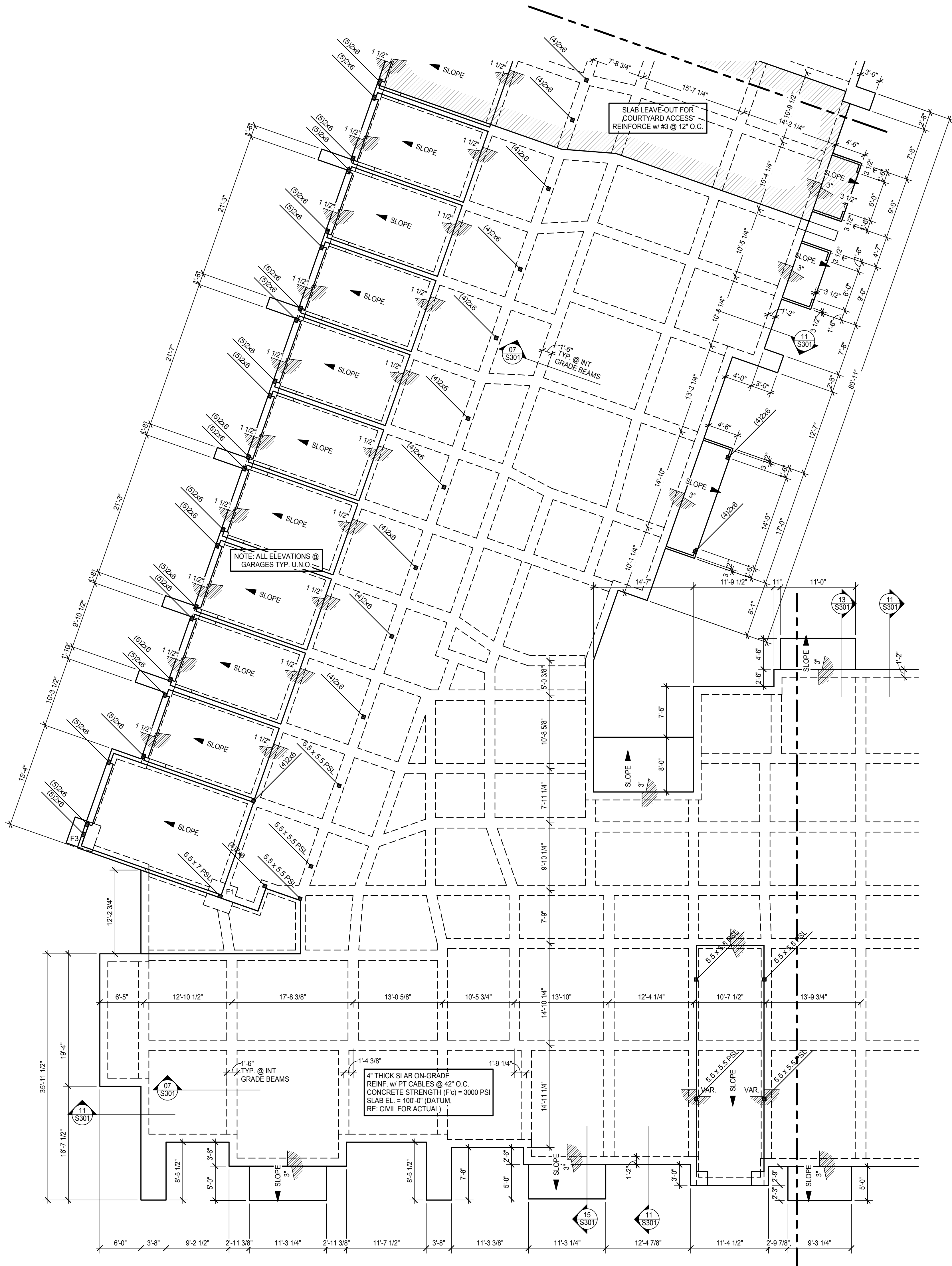


West Cevallos
San Antonio, Texas

Building 1 Foundation -
Area D

Project Number	2018.230
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S201.1D



Structural Engineer:

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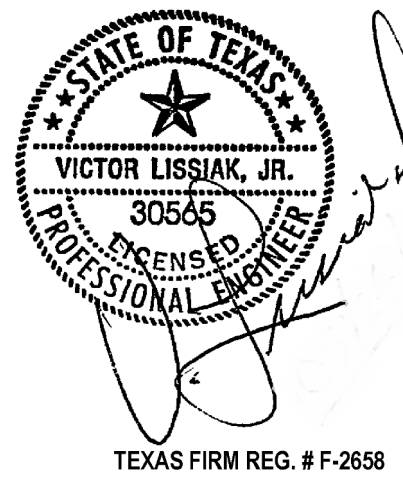
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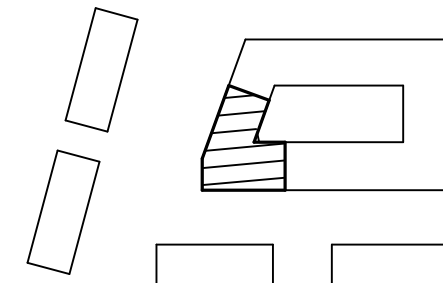
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a multifamily project for
NRP Group



West Cevallos
San Antonio, Texas

Building 1 Foundation -
Area E

Project Number	2018.230
Date	01.28.2019
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S201.1E

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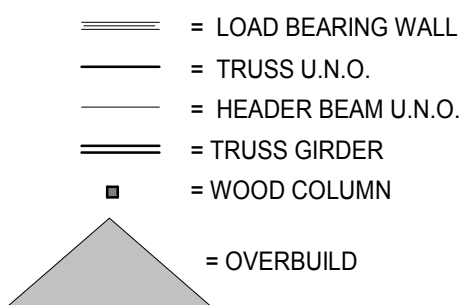
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HEADER & COLUMN SCHEDULE					
MARK	HEADER	LAMINATED COLUMN (EA. BM. END)			FULL HEIGHT STUDS (EA. END)
		1ST & 2ND LEVEL	3RD & 4TH LEVEL	5TH LEVEL	INTERIOR WALL** EXTERIOR WALL**
1	2-2x8	4-2x4 LAMINATED	3-2x4 LAMINATED	2-2x4 LAMINATED	1-2x4 2-2x4
2	2-2x10	4-2x4 LAMINATED	3-2x4 LAMINATED	2-2x4 LAMINATED	2-2x4 2-2x4
3	2-2x12	5-2x4 LAMINATED	3-2x4 LAMINATED	2-2x4 LAMINATED	2-2x4 3-2x4
4	2-13/4x11 1/4 LVL	6-2x4 LAMINATED*	4-2x4 LAMINATED	3-2x4 LAMINATED	2-2x4 3-2x4

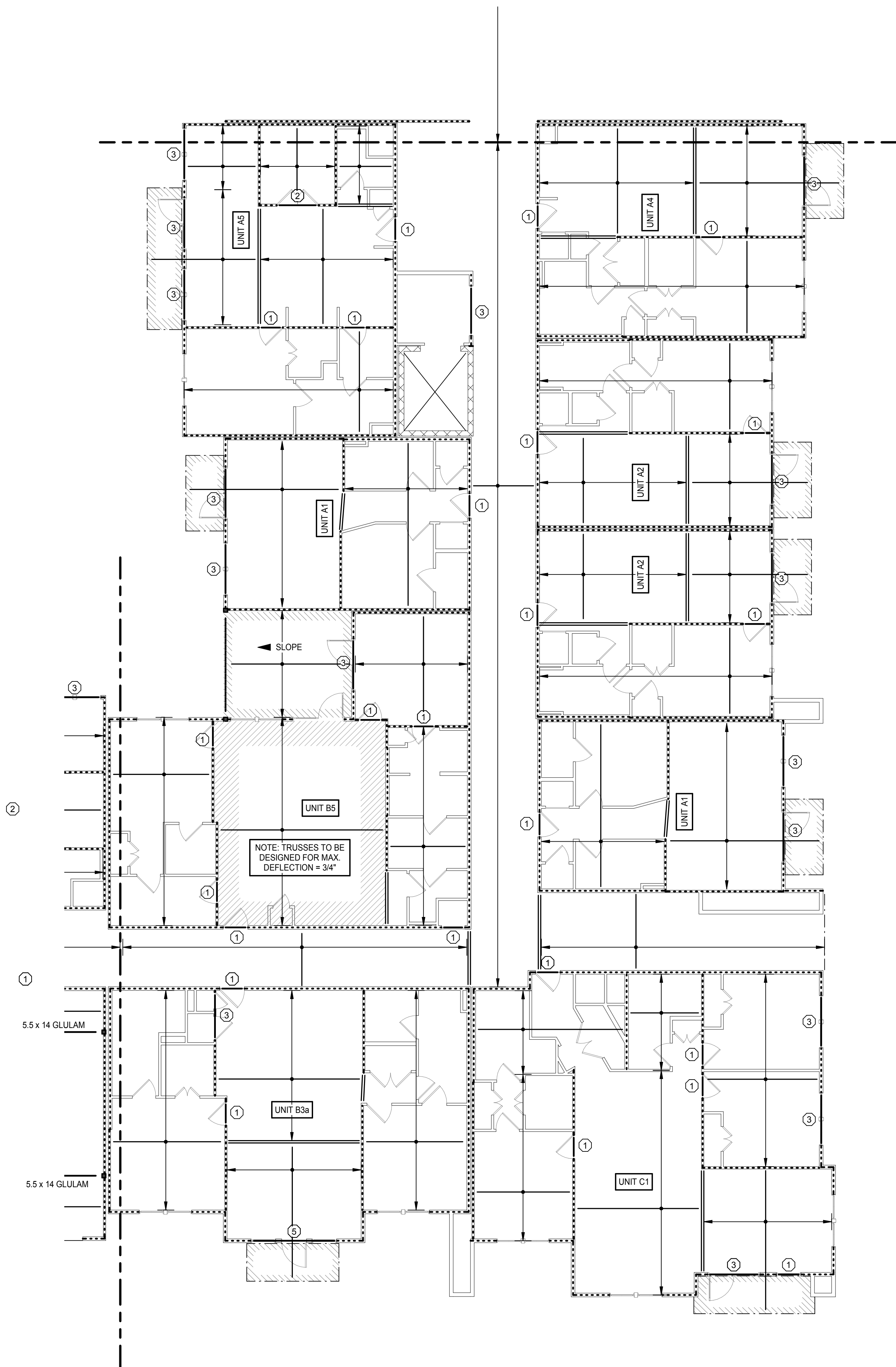
NOTES:
1. HEADER COLUMNS ARE STUD GRADE LUMBER U.N.O.
2. HEADERS IN 2x6 WALLS ARE 3 PLYS OF MEMBERS LISTED ABOVE. HEADER COLUMNS IN 2x6 WALLS SHALL BE 2x6 STUDS OF THE QUANTITY LISTED ABOVE.
3. WHERE HEADER DEPTH DOES NOT PERMIT INSTALLATION AS A DROP HEADER BELOW WALL PLATE, INSTALL HEADER FLUSH IN TRUSS SPACE.
* DENOTES THAT THAT COLUMN MUST BE GRADE #2 OR BETTER
** FOR PLATE HEIGHTS GREATER THAN 10'-1 1/8", STUDS SHALL BE 2x6.

WOOD PLAN LEGEND:



PLAN NOTES:

- SPACE TRUSSES AND NOMINAL FRAMING AT 2'-0" ON CENTER, MAXIMUM U.N.O. FLOOR TRUSS DEPTH VARIES. SEE PLANS. STAIR LANDING FRAMING SHALL BE 2x12@16" O.C. MAX. BALCONY TRUSSES SHALL BE 1" UNLESS NOTED OTHERWISE.
- REFER TO HEADER AND COLUMN SCHEDULE FOR HEADER AND COLUMN SIZE U.N.O. ON PLAN.
- REFER TO GENERAL NOTES FOR TYPICAL TRUSS LOADING, MATERIAL PROPERTIES OF WOOD MEMBERS AND WALL STUD SCHEDULES.
- AT EACH END OF FLOOR TRUSS GIRDERS PROVIDE 3-2x4 (LAMINATED) AT LEVELS 5 AND 4, 4-2x4 (LAMINATED) AT LEVEL 3, AND 6-2x4 (LAMINATED) AT LEVEL 2. AT EACH END OF ROOF TRUSS GIRDERS, PROVIDE 3-2x4 (LAMINATED) AT ALL LEVELS. GIRDER COLUMNS SHALL BE CONTINUOUS TO THE FOUNDATION.
- ROOF DECK SHALL BE 3/4" THICK (NOMINAL) EXTERIOR GRADE OSB OR PLYWOOD AT FLAT ROOFS WITH CLIPS CONFORMING TO REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION.
- FLOOR DECK SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD OR OSB.
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- ROOF TRUSSES SHALL BE ATTACHED TO SUPPORT MEMBERS AT ALL SUPPORT POINTS TO RESIST DESIGN UPLIFT FORCES (REFERENCE TABLE ON S102 FOR CLIP SCHEDULE).
- WOOD COLUMNS SUPPORTING ENGINEERED WOOD BEAMS INDICATED ON PLAN SHALL BE 5-2x6 UNLESS NOTED OTHERWISE.
- REFER TO S102 FOR LOAD BEARING WALL STUD SCHEDULE.
- REFER TO S102 FOR ROOF TRUSS UPLIFT ANCHORAGE SCHEDULE.
- REFER TO S103 FOR BEAM HANGER SCHEDULE.



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Interior Designer:

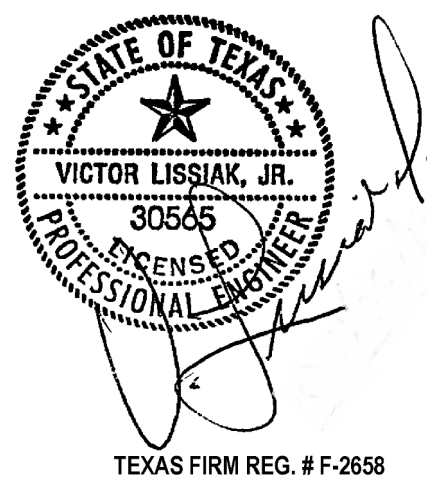
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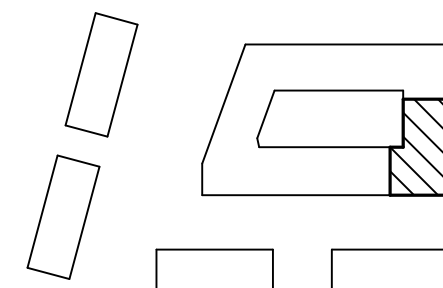
01	DESIGN DEVELOPMENT	11.09.2018
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REVISIONS

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Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group



West Cevallos
San Antonio, Texas

Building 1 Level 2
Framing - Area B

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S201.2B

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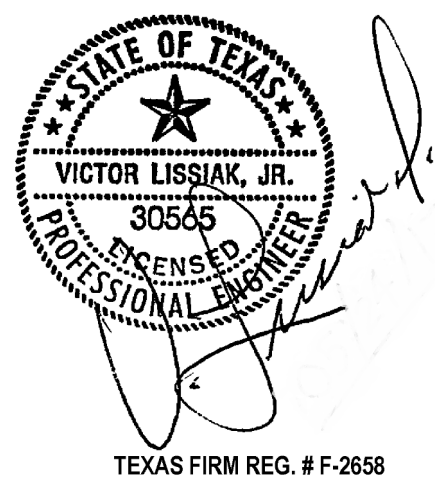
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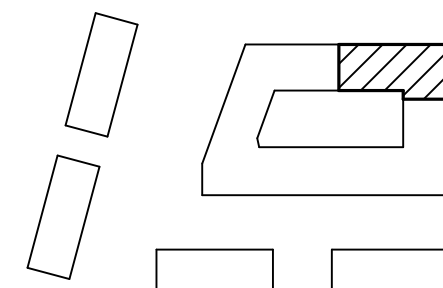
REVISIONS

Revision Schedule

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a multifamily project for
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West Cevallos
San Antonio, Texas

Building 1 Level 2
Framing - Area C

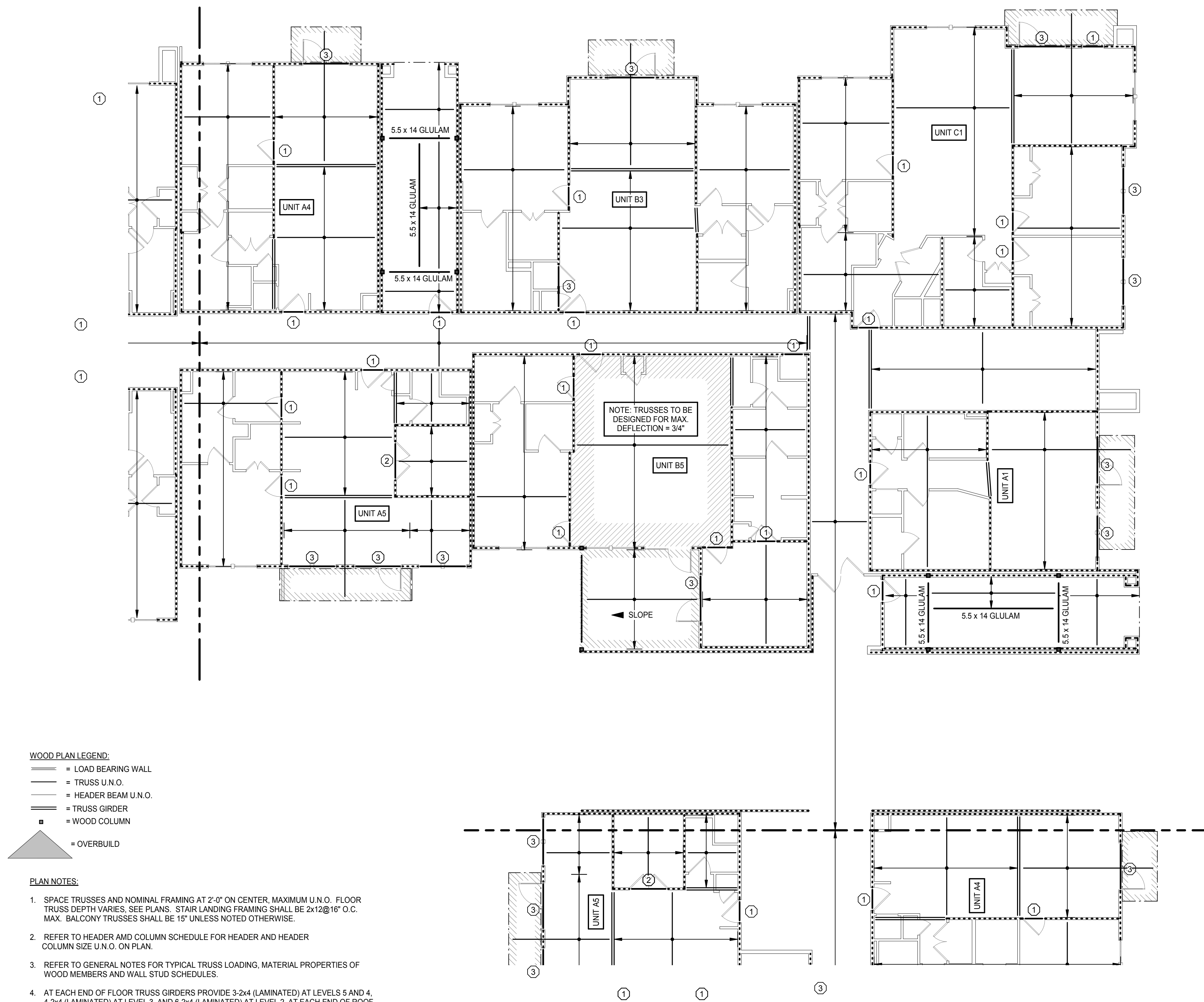
Project Number 2018.230

Date 01.28.2019

Drawn By CCW

Checked By VL

S201.2C



WOOD PLAN LEGEND:

- = LOAD BEARING WALL
- = TRUSS U.N.O.
- = HEADER BEAM U.N.O.
- = TRUSS GIRDER
- = WOOD COLUMN
- ▲ = OVERBUILD

PLAN NOTES:

- SPACE TRUSSES AND NOMINAL FRAMING AT 2'-0" ON CENTER, MAXIMUM U.N.O. FLOOR TRUSS DEPTH VARIES, SEE PLANS. STAIR LANDING FRAMING SHALL BE 2x12@16" O.C. MAX. BALCONY TRUSSES SHALL BE 15" UNLESS NOTED OTHERWISE.
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HEADER & COLUMN SCHEDULE						
MARK	HEADER	LAMINATED COLUMN (EA. BM. END)			FULL HEIGHT STUDS (EA. END)	
		1ST & 2ND LEVEL	3RD & 4TH LEVEL	5TH LEVEL	INTERIOR WALL**	EXTERIOR WALL**
1	2- 2x8	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	1- 2x4	2- 2x4
2	2- 2x10	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	2- 2x4
3	2- 2x12	5- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	3- 2x4
4	2- 134x11 1/4 LVL	6- 2x4 LAMINATED*	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4	3- 2x4

NOTES:
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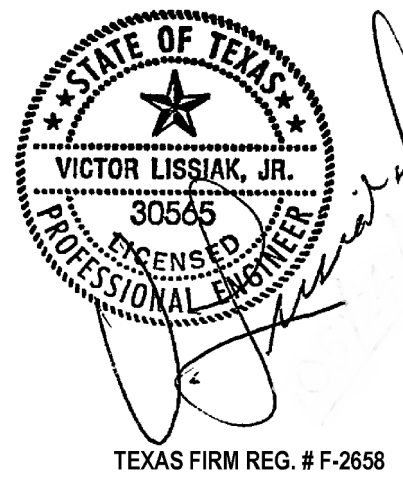
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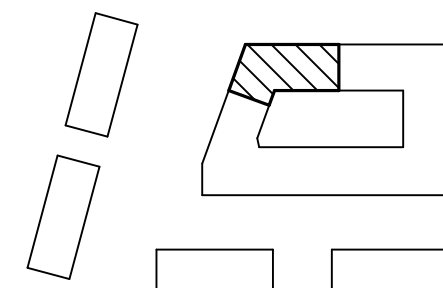
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a multifamily project for
NRP Group

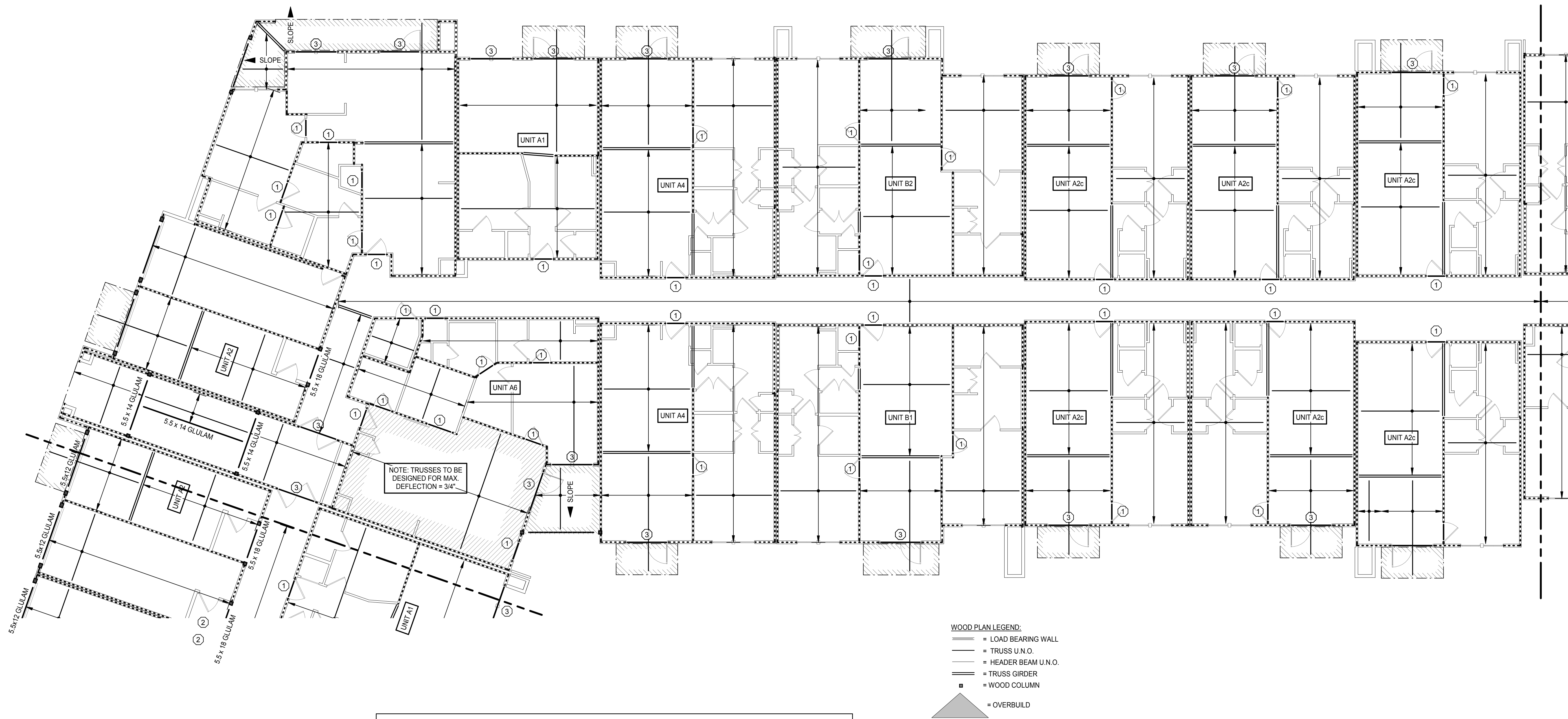


West Cevallos
San Antonio, Texas

Building 1 Level 2
Framing - Area D

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S201.2D



HEADER & COLUMN SCHEDULE						
MARK	HEADER	LAMINATED COLUMN (EA. BM. END)			FULL HEIGHT STUDS (EA. END)	
		1ST & 2ND LEVEL	3RD & 4TH LEVEL	5TH LEVEL	INTERIOR WALL**	EXTERIOR WALL**
①	2- 2x8	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	1- 2x4	2- 2x4
②	2- 2x10	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	2- 2x4
③	2- 2x12	5- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	3- 2x4
④	2- 1 3/4x11 1/4 LVL	6- 2x4 LAMINATED*	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4	3- 2x4

NOTES:
1. HEADER COLUMNS ARE STUD GRADE LUMBER U.N.O.
2. HEADERS IN 2x6 WALLS ARE 3 PILES OF MEMBERS LISTED ABOVE. HEADER COLUMNS IN 2x6 WALLS SHALL BE 2x6 STUDS OF THE QUANTITY LISTED ABOVE.
3. WHERE HEADER DEPTH DOES NOT PERMIT INSTALLATION AS A DROP HEADER BELOW WALL PLATE, INSTALL HEADER FLUSH IN TRUSS SPACE.
* DENOTES THAT THAT COLUMN MUST BE GRADE #2 OR BETTER.
** FOR PLATE HEIGHTS GREATER THAN 10'-1 1/8", STUDS SHALL BE 2x6.

WOOD PLAN LEGEND:
= LOAD BEARING WALL
= TRUSS U.N.O.
= HEADER BEAM U.N.O.
= TRUSS GIRDER
= WOOD COLUMN
= OVERBUILD

PLAN NOTES:

- SPACE TRUSSES AND NOMINAL FRAMING AT 2'-0" ON CENTER, MAXIMUM U.N.O. FLOOR TRUSS DEPTH VARIES, SEE PLANS. STAIR LANDING FRAMING SHALL BE 2x12@16" O.C. MAX. BALCONY TRUSSES SHALL BE 15' UNLESS NOTED OTHERWISE.
- REFER TO HEADER AND COLUMN SCHEDULE FOR HEADER AND COLUMN SIZE U.N.O. ON PLAN.
- REFER TO GENERAL NOTES FOR TYPICAL TRUSS LOADING, MATERIAL PROPERTIES OF WOOD MEMBERS AND WALL STUD SCHEDULES.
- AT EACH END OF FLOOR TRUSS GIRDERS PROVIDE 3-2x4 (LAMINATED) AT LEVELS 5 AND 4, 4-2x4 (LAMINATED) AT LEVEL 3, AND 6-2x4 (LAMINATED) AT LEVEL 2. AT EACH END OF ROOF TRUSS GIRDERS, PROVIDE 3-2x4 (LAMINATED) AT ALL LEVELS. GIRDER COLUMNS SHALL BE CONTINUOUS TO THE FOUNDATION.
- ROOF DECK SHALL BE 3/4" THICK (NOMINAL) EXTERIOR GRADE OSB OR PLYWOOD AT FLAT ROOFS WITH CLIPS CONFORMING TO REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION.
- FLOOR DECK SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD OR OSB.
- LAMINATED 2x COLUMNS, LUMBER AND TIMBER POSTS INDICATED ON PLAN SHALL BE #2 DFL. ALL OTHER SCHEDULED LAMINATED 2x COLUMNS SHALL BE STUD GRADE DFL.
- ROOF TRUSSES SHALL BE ATTACHED TO SUPPORT MEMBERS AT ALL SUPPORT POINTS TO RESIST DESIGN UPLIFT FORCES (REFERENCE TABLE ON S102 FOR CLIP SCHEDULE).
- WOOD COLUMNS SUPPORTING ENGINEERED WOOD BEAMS INDICATED ON PLAN SHALL BE 5-2x6 UNLESS NOTED OTHERWISE.
- REFER TO S102 FOR LOAD BEARING WALL STUD SCHEDULE.
- REFER TO S102 FOR ROOF TRUSS UPLIFT ANCHORAGE SCHEDULE.
- REFER TO S103 FOR BEAM HANGER SCHEDULE.

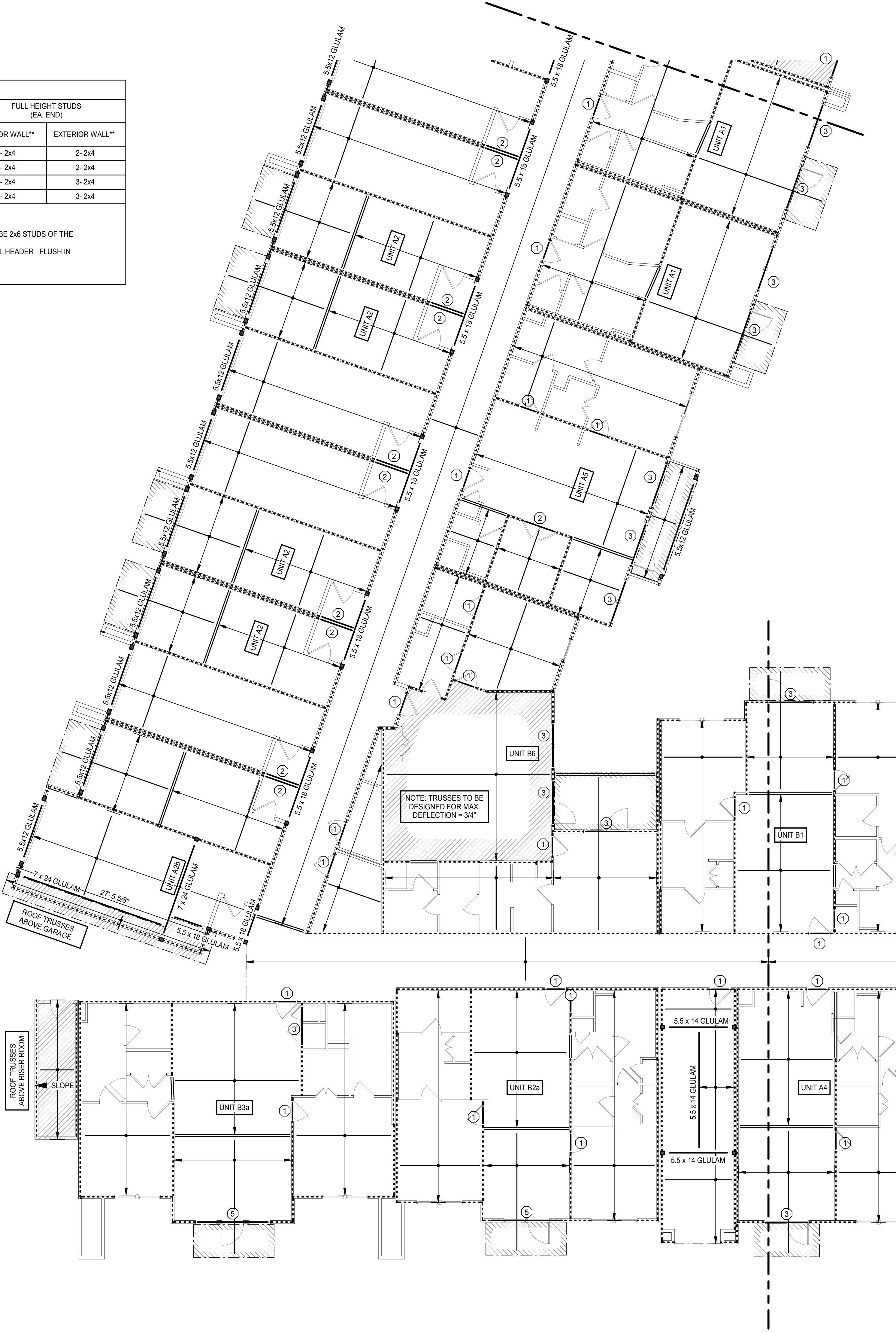
HEADER & COLUMN SCHEDULE						
MARK	HEADER	LAMINATED COLUMN (EA. BM. END)			FULL HEIGHT STUDS (EA. END)	
		1ST & 2ND LEVEL	3RD & 4TH LEVEL	5TH LEVEL	INTERIOR WALL**	EXTERIOR WALL**
①	2- 2x8	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	1- 2x4	2- 2x4
②	2- 2x10	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	2- 2x4
③	2- 2x12	5- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	3- 2x4
④	2- 1 3/4x11 1/4 LVL	6- 2x4 LAMINATED*	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4	3- 2x4

NOTES:
1. HEADER COLUMNS ARE STUD GRADE LUMBER U.N.O.
2. HEADERS IN 2x6 WALLS ARE 3 PILES OF MEMBERS LISTED ABOVE. HEADER COLUMNS IN 2x6 WALLS SHALL BE 2x6 STUDS OF THE QUANTITY LISTED ABOVE.
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WOOD PLAN LEGEND:	
	= LOAD BEARING WALL
	= TRUSS U.N.O.
	= HEADER BEAM U.N.O.
	= TRUSS GIRDER
	= WOOD COLUMN
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PLAN NOTES:

- SPACE TRUSSES AND NOMINAL FRAMING AT 2'-0" ON CENTER, MAXIMUM U.N.O. FLOOR TRUSS DEPTH VARIES, SEE PLANS. STAIR LANDING FRAMING SHALL BE 2x12@16" O.C. MAX. BALCONY TRUSSES SHALL BE 15" UNLESS NOTED OTHERWISE.
- REFER TO HEADER AND COLUMN SCHEDULE FOR HEADER AND HEADER COLUMN SIZE U.N.O. ON PLAN.
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- ROOF DECK SHALL BE 3/4" THICK (NOMINAL) EXTERIOR GRADE OSB OR PLYWOOD AT FLAT ROOFS WITH CLIPS CONFORMING TO REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION.
- FLOOR DECK SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD OR OSB.
- LAMINATED 2x COLUMNS, LUMBER AND TIMBER POSTS INDICATED ON PLAN SHALL BE #2 DFL. ALL OTHER SCHEDULED LAMINATED 2x COLUMNS SHALL BE STUD GRADE DFL.
- ROOF TRUSSES SHALL BE ATTACHED TO SUPPORT MEMBERS AT ALL SUPPORT POINTS TO RESIST DESIGN UPLIFT FORCES (REFERENCE TABLE ON S102 FOR CLIP SCHEDULE).
- WOOD COLUMNS SUPPORTING ENGINEERED WOOD BEAMS INDICATED ON PLAN SHALL BE 5-2x6 UNLESS NOTED OTHERWISE.
- REFER TO S102 FOR LOAD BEARING WALL STUD SCHEDULE.
- REFER TO S102 FOR ROOF TRUSS UPLIFT ANCHORAGE SCHEDULE.
- REFER TO S103 FOR BEAM HANGER SCHEDULE.



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Interior Designer:

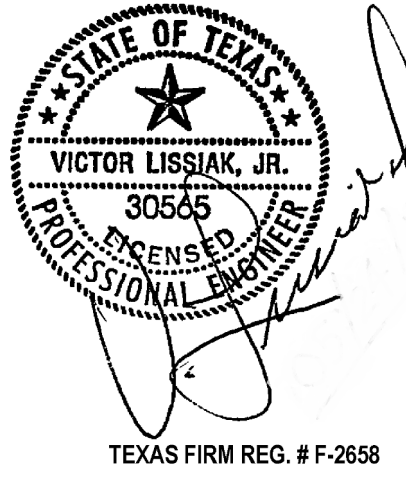
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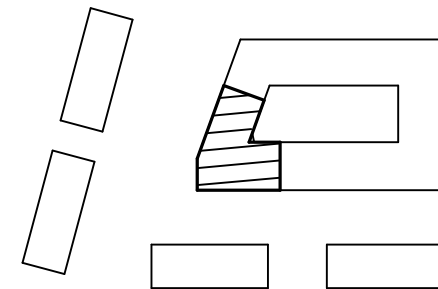
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS

Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group



West Cevallos
San Antonio, Texas

Building 1 Level 2
Framing - Area E

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S201.2E

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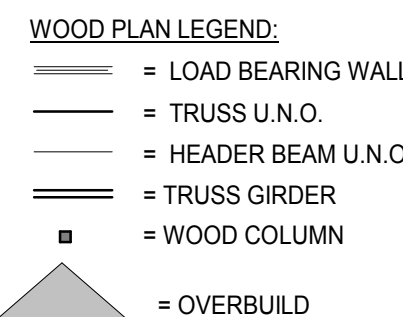
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01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

Revision Schedule		
Revision Number	Revision Description	Revision Date

Building 1 Level 3
Framing - Area A

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL



HEADLINE DESIGN SCHEDULE						
MARK	HEADER	LAMINATED COLUMN (EA BM END)			FULL HEIGHT STUDS (EA END)	
		1ST & 2ND LEVEL	3RD & 4TH LEVEL	5TH LEVEL	INTERIOR WALL**	EXTERIOR WALL**
①	2- 2x8	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	1- 2x4	2- 2x4
②	2- 2x10	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	2- 2x4
③	2- 2x12	5- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	3- 2x4
④	2- 1 3/4x11 1/4 LVL	6- 2x4 LAMINATED*	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4	3- 2x4

- NOTES:
1. HEADER COLUMNS ARE STUD GRADE LUMBER U.N.O.
2. HEADERS IN 2x6 WALLS ARE 3 PLYS OF MEMBERS LISTED ABOVE. HEADER COLUMNS IN 2x6 WALLS SHALL BE 2x6 STUDS OF THE QUANTITY LISTED ABOVE.
3. WHERE HEADER DEPTH DOES NOT PERMIT INSTALLATION AS A DROP HEADER BELOW WALL PLATE, INSTALL HEADER FLUSH IN TRUSS SPACE.
* DENOTES THAT THAT COLUMN MUST BE GRADE #2 OR BETTER
** FOR PLATE HEIGHTS GREATER THAN 10'-1 1/8", STUDS SHALL BE 2x6.

1. SPACE TRUSSES AND MEMBER FRAMING AT 2'-0" ON CENTER. MAXIMUM U.O.F. FLOOR TRUSS DEAD VARIES. SEE PLANS. STAIR LAMINATED FRAMING SHALL BE 2x12@16" O.C. MAX. BALCONY TRUSSES SHALL BE 16" UNLESS NOTED OTHERWISE.
2. REFER TO HEADER AND COLUMN SCHEDULE FOR HEADER AND HEADER COLUMN SIZE U.O.F. ON PLAN.
3. REFER TO GENERAL NOTES FOR TYPICAL TRUSS LOADING, MATERIAL PROPERTIES OF WOOD MEMBERS AND WALL STUD SCHEDULES.
4. AT EACH END OF FLOOR TRUSS GIRDERS PROVIDE 3-2x4 (LAMINATED) AT LEVELS 5 AND 4, 4-2x4 (LAMINATED) AT LEVEL 3, AND 6-2x4 (LAMINATED) AT LEVEL 2. AT EACH END OF ROOF TRUSS GIRDERS, PROVIDE 3-2x4 (LAMINATED) AT ALL LEVELS. GIRDER COLUMNS SHALL BE CONTINUOUS TO THE FOUNDATION.
5. ROOF DECK SHALL BE 3/4" THICK (MINIMUM) EXTERIOR GRADE OSB OR PLYWOOD AT FLAT ROOFS WITH CLIPS CONFORMING TO REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION.
6. FLOOR DECK SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD OR OSB.
7. LAMINATED 2x COLUMNS. LUMBER AND TIMBER POSTS INDICATED ON PLAN SHALL BE #2 DFL. ALL OTHER SCHEDULED LAMINATED 2x COLUMNS SHALL BE STUD GRADE DFL.
8. ROOF TRUSSES SHALL BE ATTACHED TO SUPPORT MEMBERS AT ALL SUPPORT POINTS TO RESIST DESIGN UPLIFT FORCES (REFERENCE TABLE ON S102 FOR CLIP SCHEDULE).
9. WOOD COLUMNS SUPPORTING ENGINEERED WOOD BEAMS OR GIRDER INDICATED ON PLAN SHALL BE 5-2x6 UNLESS NOTED OTHERWISE.
10. REFER TO S102 FOR LOAD BEARING WALL STUD SCHEDULE.
11. REFER TO S102 FOR ROOF TRUSS UPLIFT ANCHORAGE SCHEDULE.
12. REFER TO S102 FOR BEAM HANGER SCHEDULE.

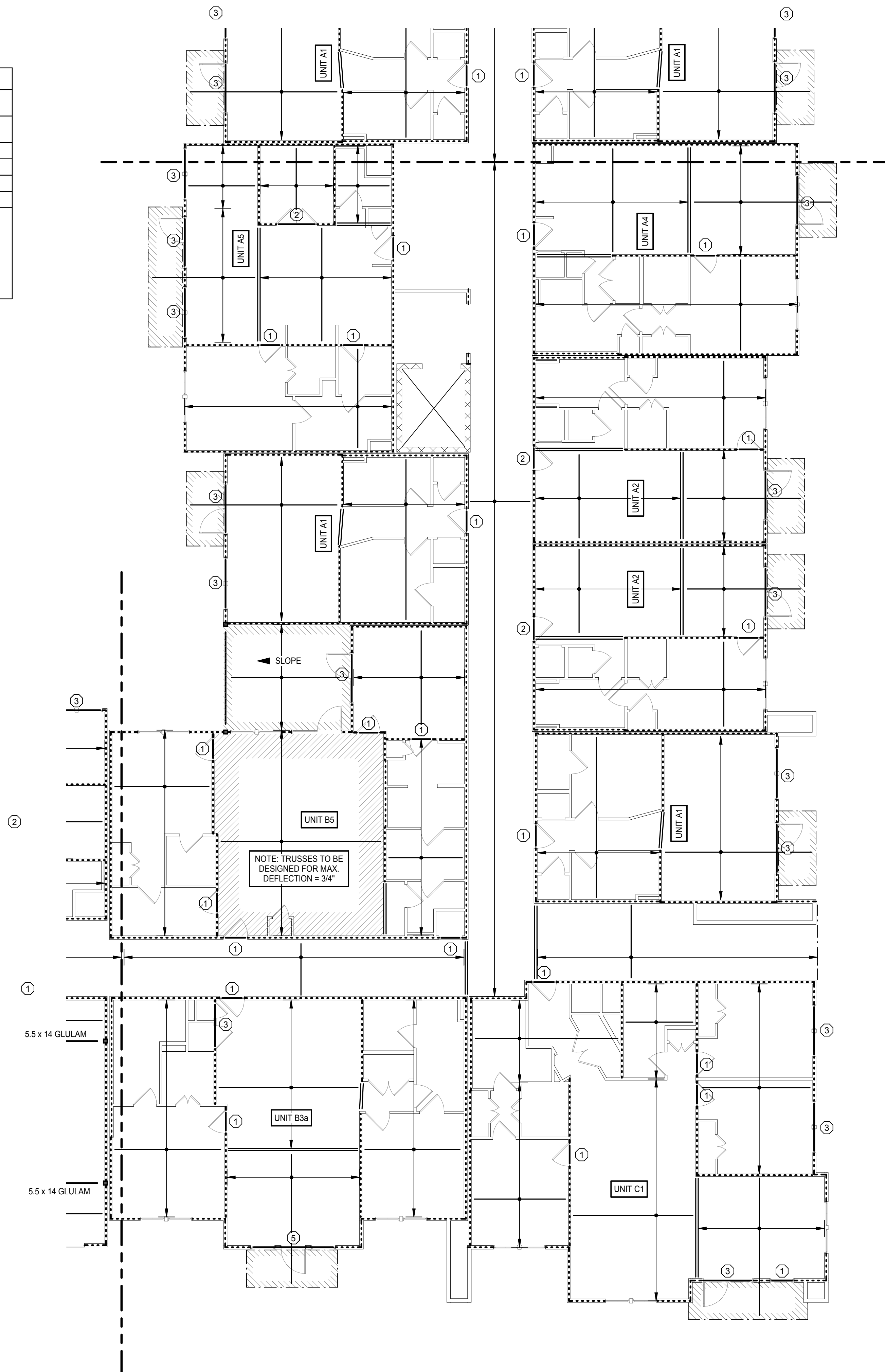
HEADER & COLUMN SCHEDULE						
MARK	HEADER	LAMINATED COLUMN (EA. BM. END)			FULL HEIGHT STUDS (EA. END)	
		1ST & 2ND LEVEL	3RD & 4TH LEVEL	5TH LEVEL	INTERIOR WALL**	EXTERIOR WALL**
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②	2- 2x10	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	2- 2x4
③	2- 2x12	5- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	3- 2x4
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NOTES:
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WOOD PLAN LEGEND:
= LOAD BEARING WALL
= TRUSS U.N.O.
= HEADER BEAM U.N.O.
= TRUSS GIRDER
= WOOD COLUMN
= OVERBUILD

PLAN NOTES:

- SPACE TRUSSES AND NOMINAL FRAMING AT 2'-0" ON CENTER, MAXIMUM U.N.O. FLOOR TRUSS DEPTH VARIES, SEE PLANS. STAIR LANDING FRAMING SHALL BE 2x12@16" O.C. MAX. BALCONY TRUSSES SHALL BE 1" UNLESS NOTED OTHERWISE.
- REFER TO HEADER AND COLUMN SCHEDULE FOR HEADER AND COLUMN SIZE U.N.O. ON PLAN.
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- ROOF DECK SHALL BE 3/4" THICK (NOMINAL) EXTERIOR GRADE OSB OR PLYWOOD AT FLAT ROOFS WITH CLIPS CONFORMING TO REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION.
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- WOOD COLUMNS SUPPORTING ENGINEERED WOOD BEAMS INDICATED ON PLAN SHALL BE 5-2x6 UNLESS NOTED OTHERWISE.
- REFER TO S102 FOR LOAD BEARING WALL STUD SCHEDULE.
- REFER TO S102 FOR ROOF TRUSS UPLIFT ANCHORAGE SCHEDULE.
- REFER TO S103 FOR BEAM HANGER SCHEDULE.



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Landscape Architect:

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Interior Designer:

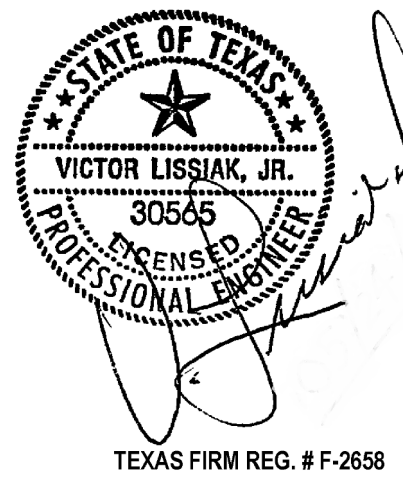
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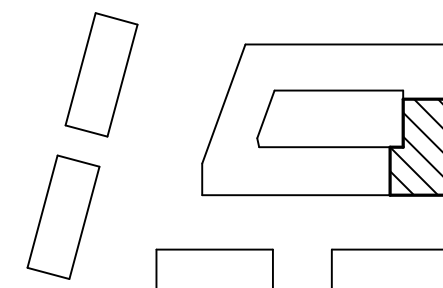
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS

Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group



West Cevallos
San Antonio, Texas

Building 1 Level 3
Framing - Area B

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S201.3B

Structural Engineer:

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Interior Designer:

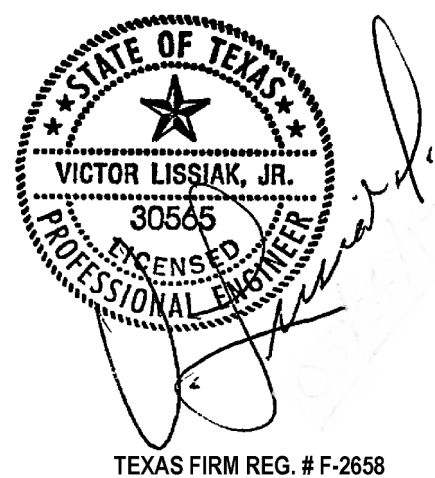
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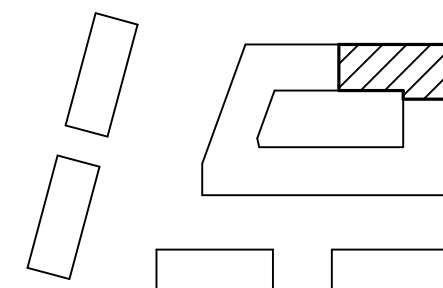
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS

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a multifamily project for
NRP Group

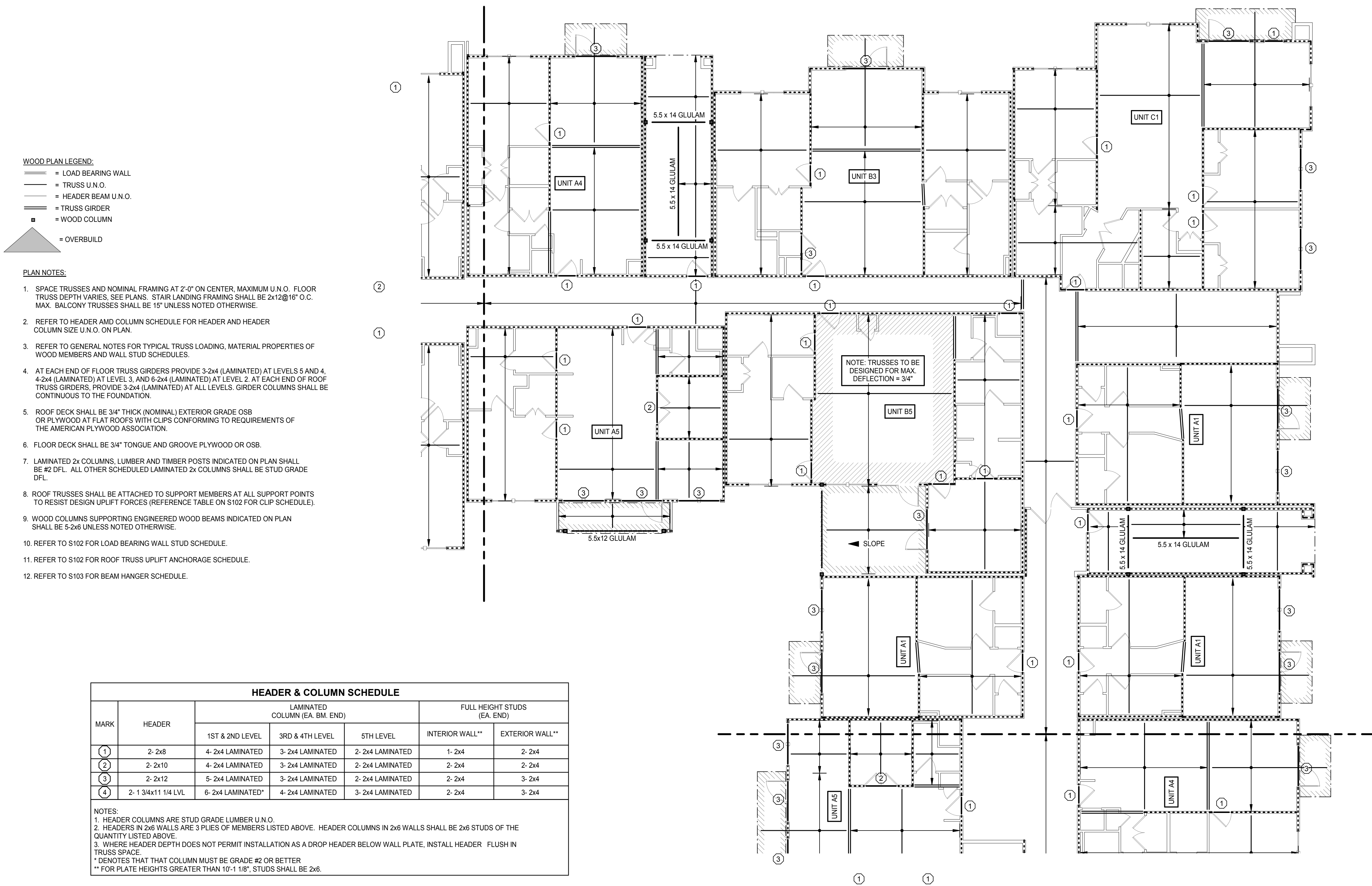


West Cevallos
San Antonio, Texas

Building 1 Level 3
Framing - Area C

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S201.3C



Structural Engineer:

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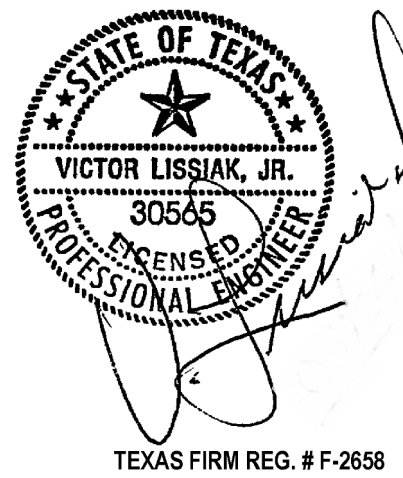
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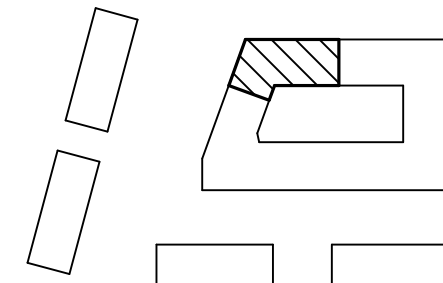
01	DESIGN DEVELOPMENT	11.09.2018
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REVISIONS

Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group



West Cevallos
San Antonio, Texas

Building 1 Level 3
Framing - Area D

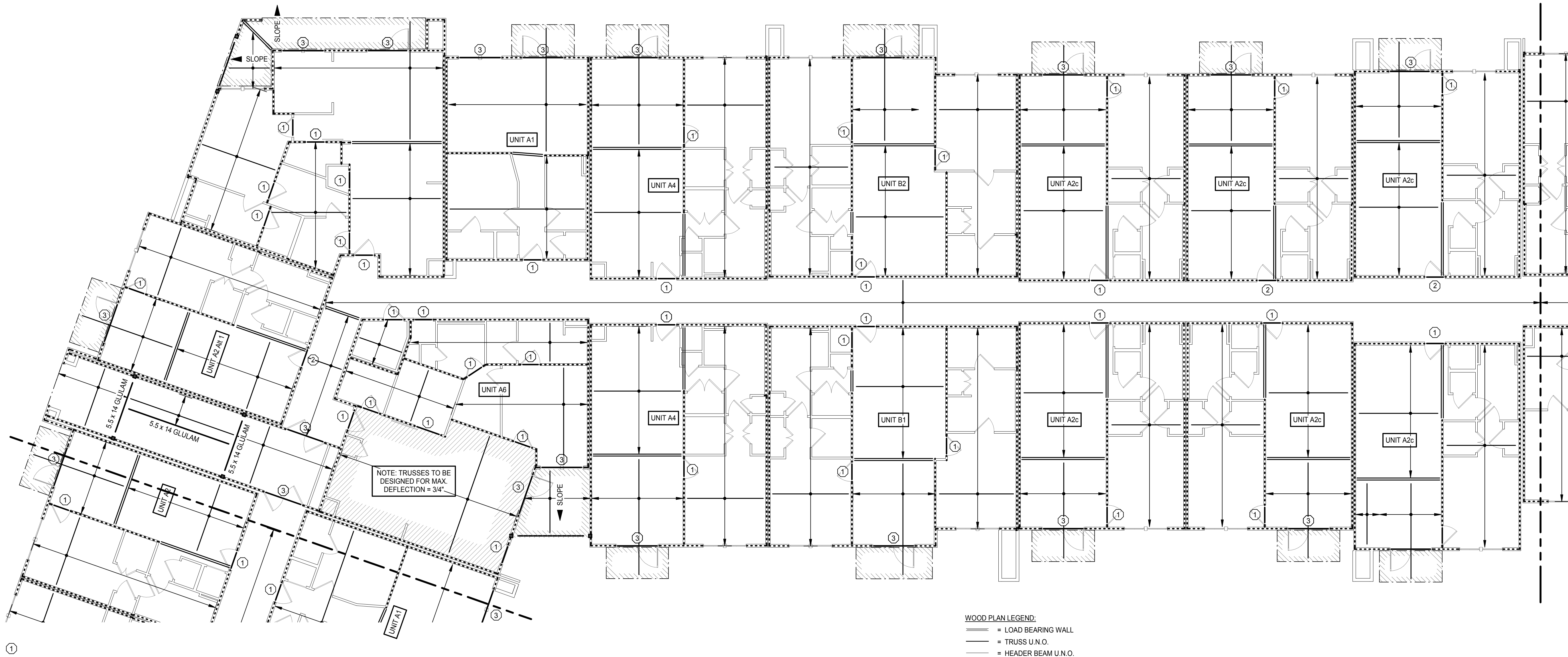
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Date 01.28.2019

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Checked By VL

S201.3D



WOOD PLAN LEGEND:

- LOAD BEARING WALL
- TRUSS U.N.O.
- HEADER BEAM U.N.O.
- TRUSS GIRDER
- WOOD COLUMN
- OVERBUILD

PLAN NOTES:

- SPACE TRUSSES AND NOMINAL FRAMING AT 2'-0" ON CENTER, MAXIMUM U.N.O. FLOOR TRUSS DEPTH VARIES. SEE PLANS. STAIR LANDING FRAMING SHALL BE 2x12@16" O.C. MAX. BALCONY TRUSSES SHALL BE 15" UNLESS NOTED OTHERWISE.
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- WOOD COLUMNS SUPPORTING ENGINEERED WOOD BEAMS INDICATED ON PLAN SHALL BE 5-2x6 UNLESS NOTED OTHERWISE.
- REFER TO S102 FOR LOAD BEARING WALL STUD SCHEDULE.
- REFER TO S102 FOR ROOF TRUSS UPLIFT ANCHORAGE SCHEDULE.
- REFER TO S103 FOR BEAM HANGER SCHEDULE.

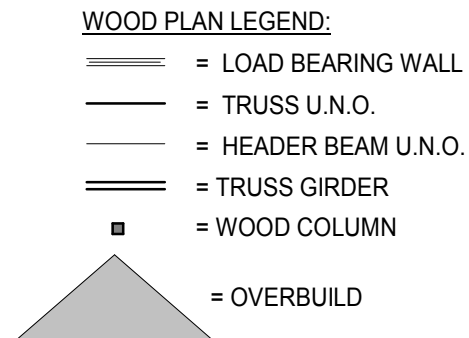
HEADER & COLUMN SCHEDULE

MARK	HEADER	LAMINATED COLUMN (EA. BM. END)			FULL HEIGHT STUDS (EA. END)	
		1ST & 2ND LEVEL	3RD & 4TH LEVEL	5TH LEVEL	INTERIOR WALL**	EXTERIOR WALL**
1	2- 2x8	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	1- 2x4	2- 2x4
2	2- 2x10	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	2- 2x4
3	2- 2x12	5- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	3- 2x4
4	2- 1 3/4x11 1/4 LVL	6- 2x4 LAMINATED*	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4	3- 2x4

NOTES:
1. HEADER COLUMNS ARE STUD GRADE LUMBER U.N.O.
2. HEADERS IN 2x6 WALLS ARE 3 PILES OF MEMBERS LISTED ABOVE. HEADER COLUMNS IN 2x6 WALLS SHALL BE 2x6 STUDS OF THE QUANTITY LISTED ABOVE.
3. WHERE HEADER DEPTH DOES NOT PERMIT INSTALLATION AS A DROP HEADER BELOW WALL PLATE, INSTALL HEADER FLUSH IN TRUSS SPACE.
* DENOTES THAT THAT COLUMN MUST BE GRADE #2 OR BETTER
** FOR PLATE HEIGHTS GREATER THAN 10'-1 1/8", STUDS SHALL BE 2x6.

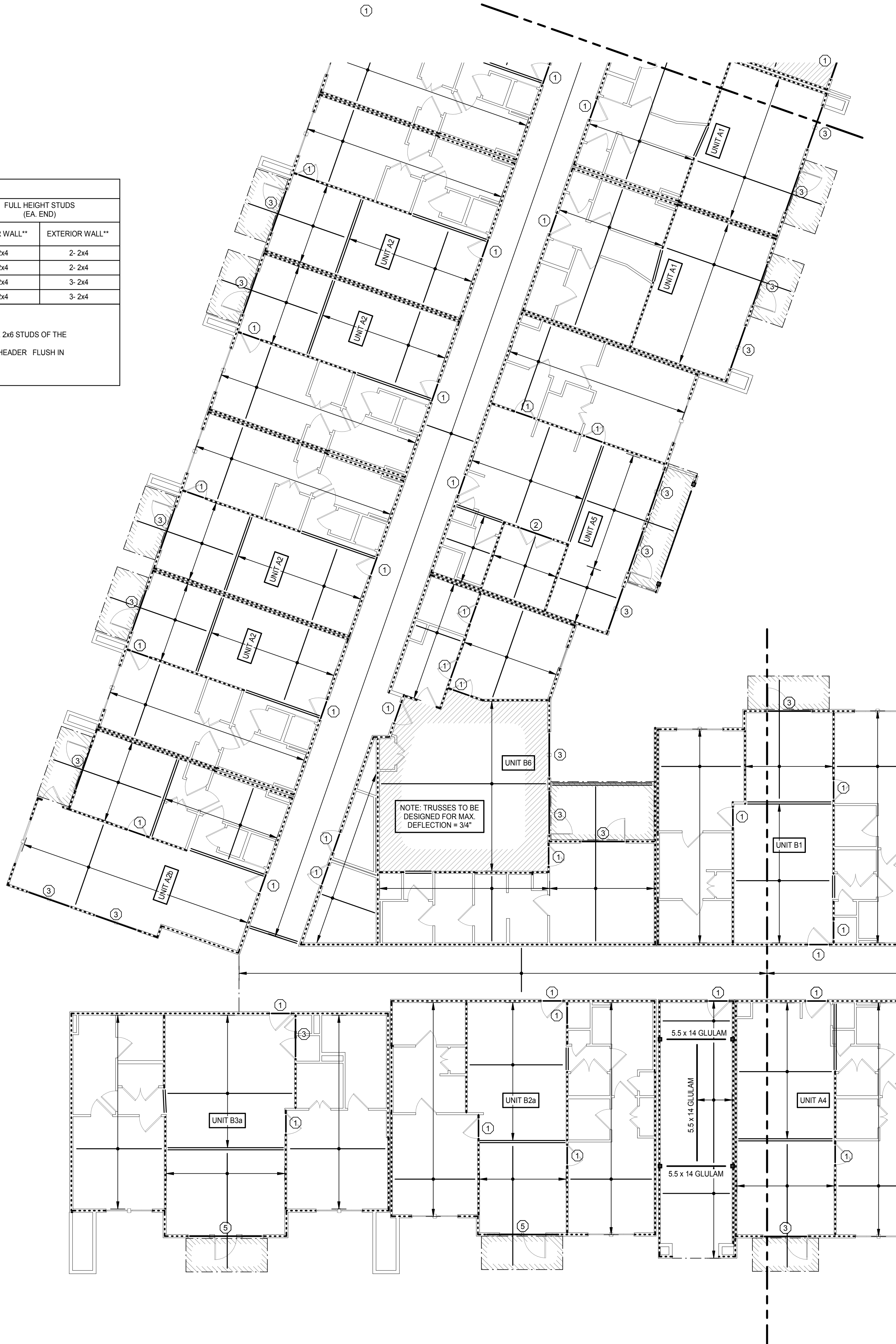
HEADER & COLUMN SCHEDULE						
MARK	HEADER	LAMINATED COLUMN (EA. BM. END)			FULL HEIGHT STUDS (EA. END)	
		1ST & 2ND LEVEL	3RD & 4TH LEVEL	5TH LEVEL	INTERIOR WALL**	EXTERIOR WALL**
①	2- 2x8	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	1- 2x4	2- 2x4
②	2- 2x10	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	2- 2x4
③	2- 2x12	5- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	3- 2x4
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PLAN NOTES:

- SPACE TRUSSES AND NOMINAL FRAMING AT 2'-0" ON CENTER, MAXIMUM U.N.O. FLOOR TRUSS DEPTH VARIES, SEE PLANS. STAIR LANDING FRAMING SHALL BE 2x12@16" O.C. MAX. BALCONY TRUSSES SHALL BE 15" UNLESS NOTED OTHERWISE.
- REFER TO HEADER AND COLUMN SCHEDULE FOR HEADER AND HEADER COLUMN SIZE U.N.O. ON PLAN.
- REFER TO GENERAL NOTES FOR TYPICAL TRUSS LOADING, MATERIAL PROPERTIES OF WOOD MEMBERS AND WALL STUD SCHEDULES.
- AT EACH END OF FLOOR TRUSS GIRDERS PROVIDE 3-2x4 (LAMINATED) AT LEVELS 5 AND 4, 4-2x4 (LAMINATED) AT LEVEL 3, AND 5-2x4 (LAMINATED) AT LEVEL 2. AT EACH END OF ROOF TRUSS GIRDERS, PROVIDE 3-2x4 (LAMINATED) AT ALL LEVELS. GIRDER COLUMNS SHALL BE CONTINUOUS TO THE FOUNDATION.
- ROOF DECK SHALL BE 3/4" THICK (NOMINAL) EXTERIOR GRADE OSB OR PLYWOOD AT FLAT ROOFS WITH CLIPS CONFORMING TO REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION.
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- REFER TO S102 FOR ROOF TRUSS UPLIFT ANCHORAGE SCHEDULE.
- REFER TO S103 FOR BEAM HANGER SCHEDULE.



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Interior Designer:

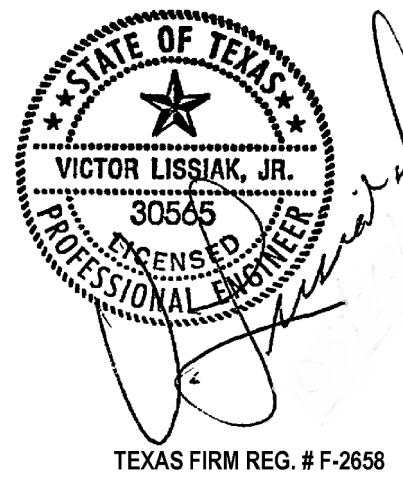
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Cassie Farley
214.443.9090

ISSUANCES

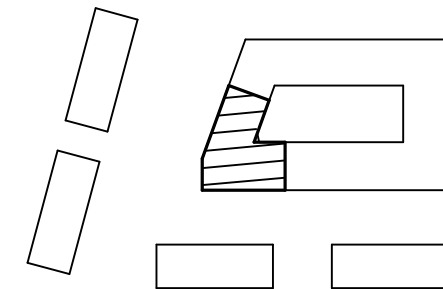
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS

Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group



West Cevallos
San Antonio, Texas

Building 1 Level 3
Framing - Area E

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S201.3E

Structural Engineer:

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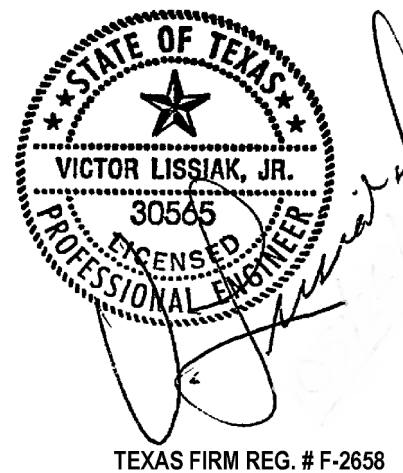
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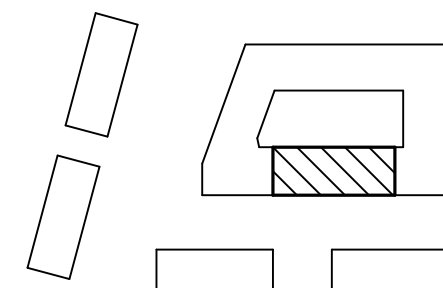
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS

Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group

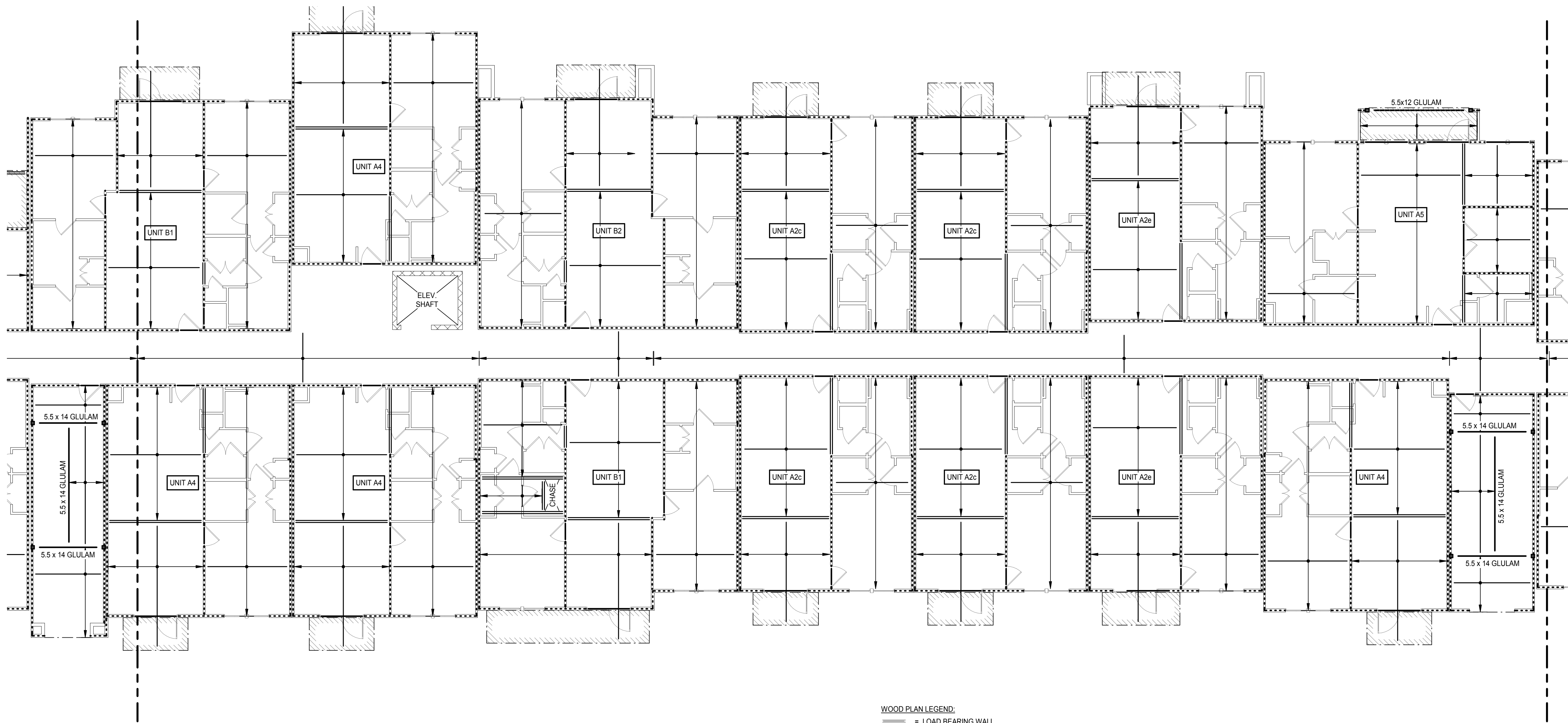


West Cevallos
San Antonio, Texas

Building 1 Level 4
Framing - Area A

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S201.4A



HEADER & COLUMN SCHEDULE						
MARK	HEADER	LAMINATED COLUMN (EA. BM. END)			FULL HEIGHT STUDS (EA. END)	
		1ST & 2ND LEVEL	3RD & 4TH LEVEL	5TH LEVEL	INTERIOR WALL**	EXTERIOR WALL**
①	2- 2x8	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	1- 2x4	2- 2x4
②	2- 2x10	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	2- 2x4
③	2- 2x12	5- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	3- 2x4
④	2- 1 3/4x11 1/4 LVL	6- 2x4 LAMINATED*	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4	3- 2x4
NOTES: 1. HEADER COLUMNS ARE STUD GRADE LUMBER U.N.O. 2. HEADERS IN 2x6 WALLS ARE 3 PLIES OF MEMBERS LISTED ABOVE. HEADER COLUMNS IN 2x6 WALLS SHALL BE 2x6 STUDS OF THE QUANTITY LISTED ABOVE. 3. WHERE HEADER DEPTH DOES NOT PERMIT INSTALLATION AS A DROP HEADER BELOW WALL PLATE, INSTALL HEADER FLUSH IN TRUSS SPACE. * DENOTES THAT THAT COLUMN MUST BE GRADE #2 OR BETTER ** FOR PLATE HEIGHTS GREATER THAN 10'-1 1/8", STUDS SHALL BE 2x6.						

WOOD PLAN LEGEND:	
	= LOAD BEARING WALL
	= TRUSS U.N.O.
	= HEADER BEAM U.N.O.
	= TRUSS GIRDER
	= WOOD COLUMN
	= OVERBUILD

PLAN NOTES:

- SPACE TRUSSES AND NOMINAL FRAMING AT 2'-0" ON CENTER, MAXIMUM U.N.O. FLOOR TRUSS DEPTH VARIES. SEE PLANS. STAIR LANDING FRAMING SHALL BE 2x12@16" O.C. MAX. BALCONY TRUSSES SHALL BE 15" UNLESS NOTED OTHERWISE.
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MARK	HEADER	LAMINATED COLUMN (EA. BM. END)			FULL HEIGHT STUDS (EA. END)	
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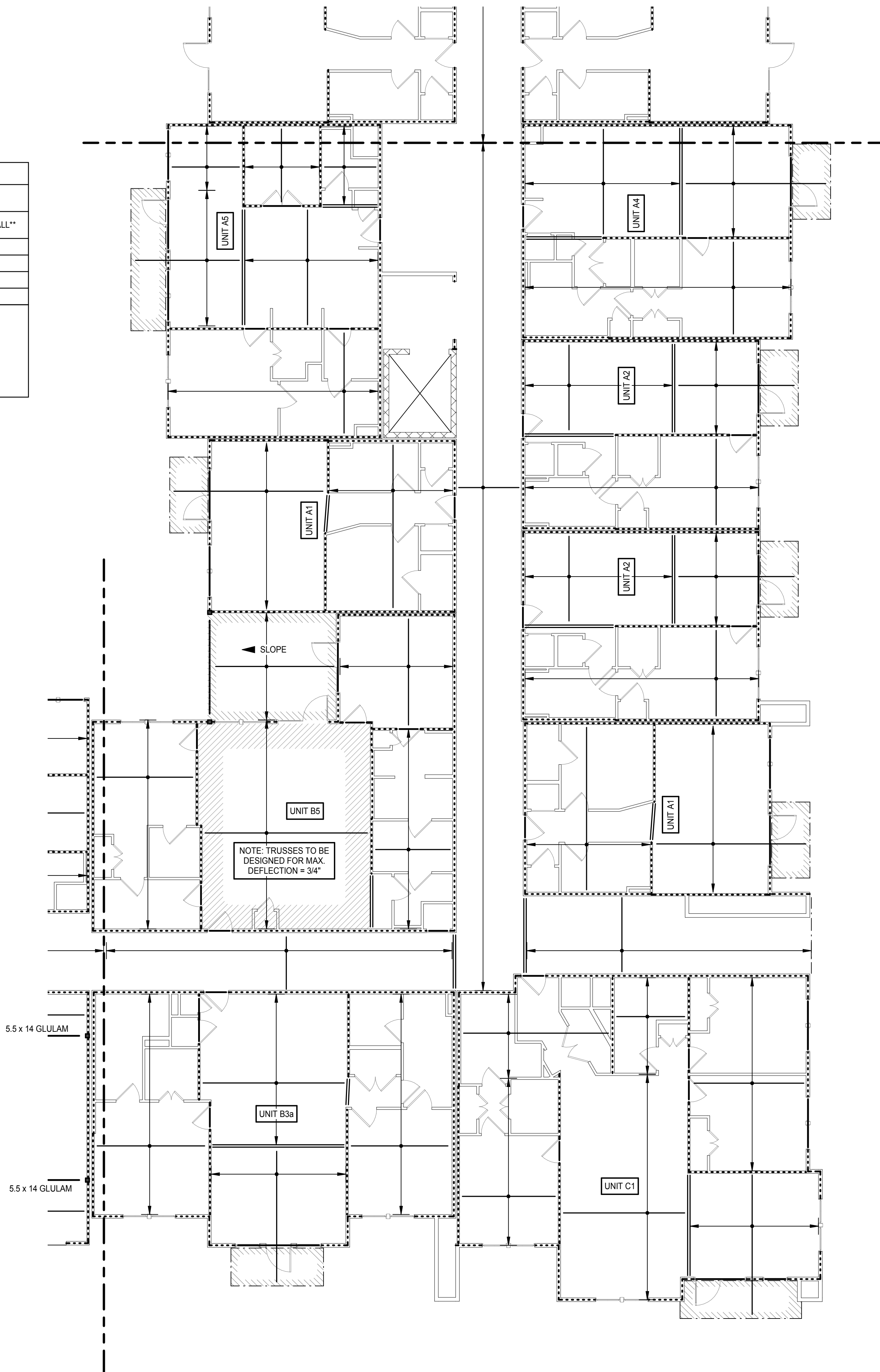
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Landscape Architect:

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Interior Designer:

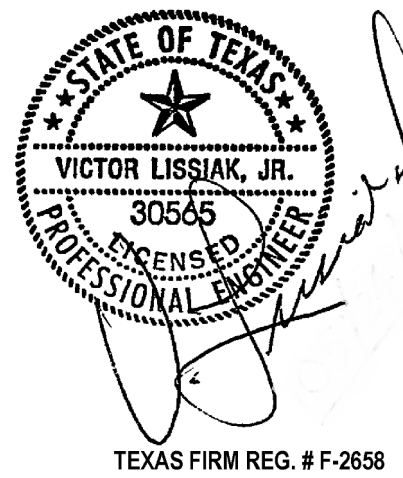
SJL Design Group
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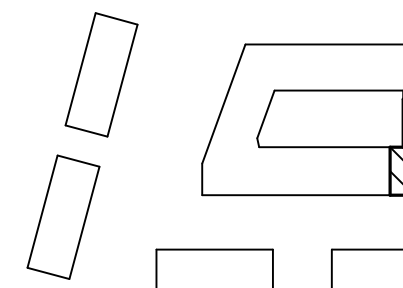
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS

Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group



West Cevallos
San Antonio, Texas

Building 1 Level 4
Framing - Area B

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S201.4B

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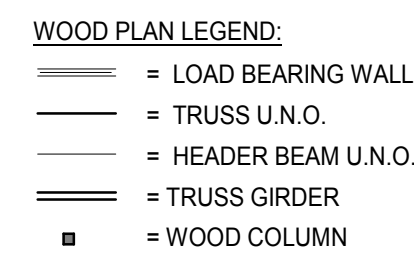
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01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

Revision Schedule		
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PLAN NOTES

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4. AT EACH END OF FLOOR TRUSS GIRDERS PROVIDE 3-2x4 (LAMINATED) AT LEVELS 5 AND 4, 4-2x4 (LAMINATED) AT LEVELS 3, 2 AND 1-2x4 (LAMINATED) AT LEVEL 2. AT EACH END OF ROOF TRUSS GIRDERS, PROVIDE 3-2x4 (LAMINATED) AT ALL LEVELS. GIRDER COLUMNS SHALL BE CONTINUOUS TO THE FOUNDATION.
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HEADER & COLUMN SCHEDULE						
MARK	HEADER	LAMINATED COLUMN (EA, BM, END)			FULL HEIGHT STUDS (EA, END)	
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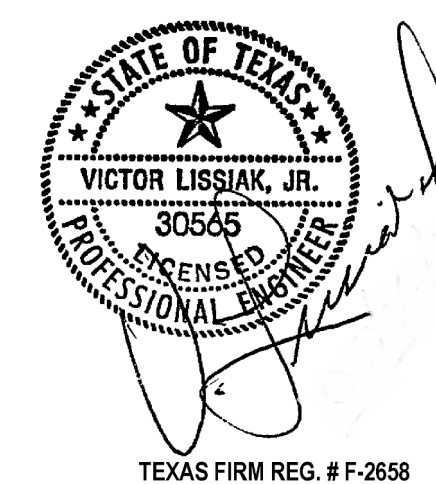
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01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS		
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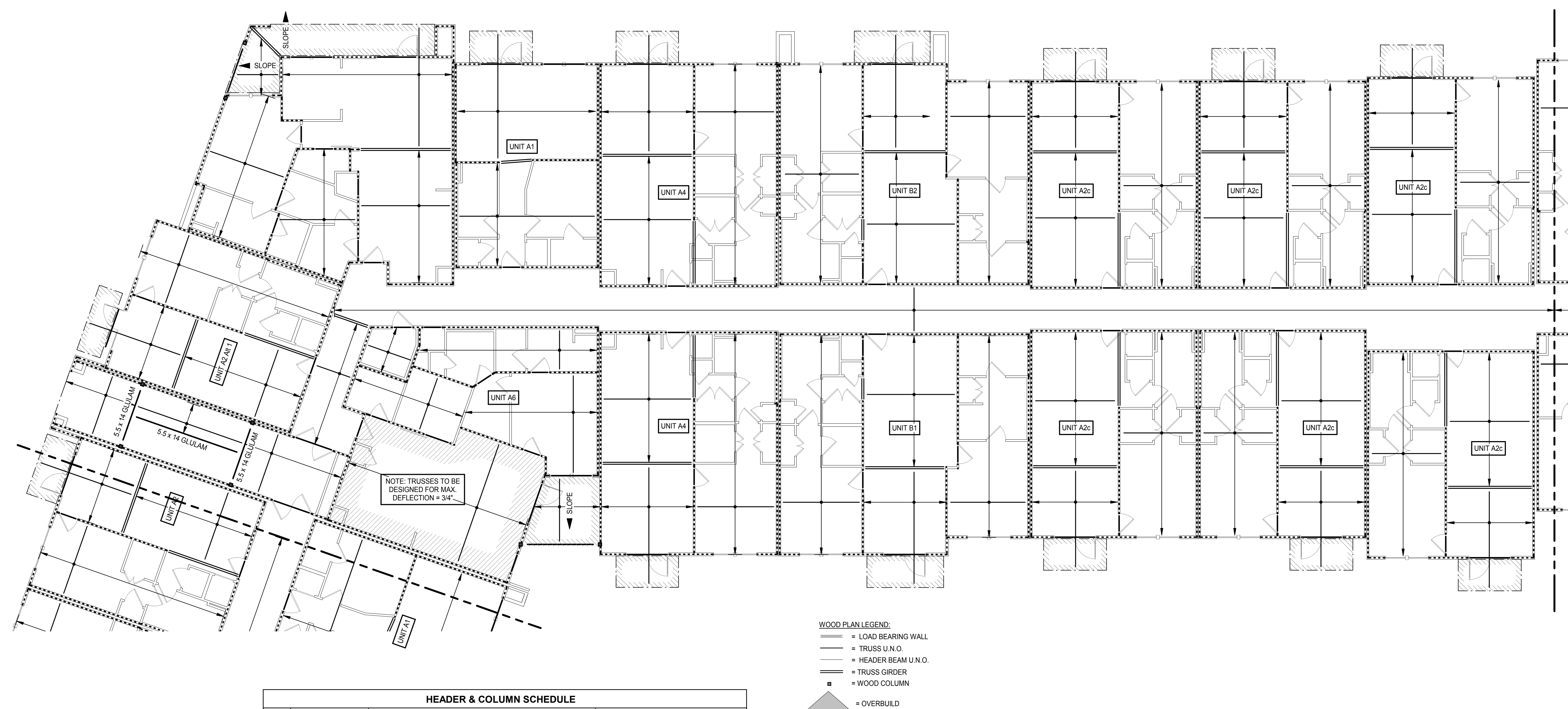
West Cevallos

San Antonio, Texas

Building 1 Level 4
Framing - Area D

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S201.4D








HEADER & COLUMN SCHEDULE						
MARK	HEADER	LAMINATED COLUMN (EA. BM. END)			FULL HEIGHT STUDS (EA. END)	
		1ST & 2ND LEVEL	3RD & 4TH LEVEL	5TH LEVEL	INTERIOR WALL**	EXTERIOR WALL**
①	2- 2x8	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	1- 2x4	2- 2x4
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③	2- 2x12	5- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	3- 2x4
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2. HEADERS IN 2x6 WALLS ARE 3 PILES OF MEMBERS LISTED ABOVE. HEADER COLUMNS IN 2x6 WALLS SHALL BE 2x6 STUDS OF THE QUANTITY LISTED ABOVE.
3. WHERE HEADER DEPTH DOES NOT PERMIT INSTALLATION AS A DROP HEADER BELOW WALL PLATE, INSTALL HEADER FLUSH IN TRUSS SPACE.

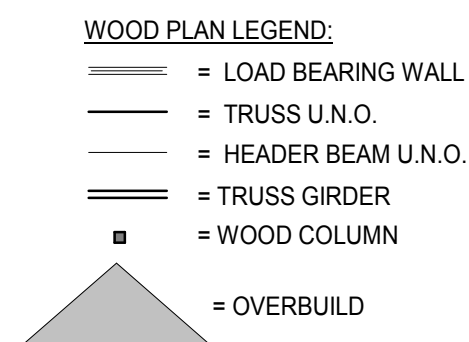
* DENOTES THAT THAT COLUMN MUST BE GRADE NO. 2 OR BETTER
 ** FOR PLATE HEIGHTS GREATER THAN 10'-0", STUDS SHALL BE 2x6

- WOOD PLAN LEGEND:**
-  = LOAD BEARING WALL
 -  = TRUSS U.N.O.
 -  = HEADER BEAM U.N.O.
 - = TRUSS GIRDER
 -  = WOOD COLUMN
 -  = OVERBUILD

1. SPACE TRUSSES AND NOMINAL FRAMING AT 2' 0" ON CENTER, MAXIMUM U.O. FLOOR TRUSS DEPTH VARIES. SEE PLANS. STAIR LANDING FRAMING SHALL BE 2x12@16" O.C. MAX. BALCONY TRUSSES SHALL BE 15" UNLESS NOTED OTHERWISE.
2. REFER TO HEADER AND COLUMN SCHEDULE FOR HEADER AND HEADER COLUMN SIZE U.O. ON PLAN.
3. REFER TO GENERAL NOTES FOR TYPICAL TRUSS LOADING, MATERIAL PROPERTIES OF WOOD MEMBERS AND WALL STUD SCHEDULES.
4. AT EACH END OF FLOOR TRUSS GIRDERS PROVIDE 3-2x4 (LAMINATED) AT LEVELS 5 AND 4, 4-2x4 (LAMINATED) AT LEVEL 3, AND 6-2x4 LAMINATED AT LEVEL 2. AT EACH END OF ROOF TRUSS GIRDERS, PROVIDE 3-2x4 LAMINATED AT ALL LEVELS. GIRDER COLUMNS SHALL BE CONTINUOUS TO THE FOUNDATION.
5. ROOF DECK SHALL BE 3/4" THICK (NOMINAL) EXTERIOR GRADE OSB OR PLYWOOD AT FLAT ROOFS WITH CLIPS CONFORMING TO REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION.
6. FLOOR DECK SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD OR OSB.
7. LAMINATED 2x4 COLUMNS, LUMBER AND TIMBER POSTS INDICATED ON PLAN SHALL BE #2 DFL. ALL OTHER COLUMNS LAMINATED 2x6 POSTS INDICATED ON PLAN SHALL BE #2 DFL.
8. ROOF TRUSSES SHALL BE ATTACHED TO SUPPORT MEMBERS AT ALL SUPPORT POINTS. THE FIRST CONNECTION UP TO THE ROOF SHALL BE TO THE FIRST COLUMN (SCHEDULE).
9. WOOD COLUMNS SUPPORTING ENGINEERED WOOD BEAMS INDICATED ON PLAN SHALL BE 5-2x6 UNLESS NOTED OTHERWISE.
10. REFER TO S102 FOR LOAD BEARING WALL STUD SCHEDULE.
11. REFER TO S102 FOR ROOF TRUSS UPLIFT ANCHORAGE SCHEDULE.
12. REFER TO S103 FOR BEAM HANGER SCHEDULE.

HEADER & COLUMN SCHEDULE						
MARK	HEADER	LAMINATED COLUMN (EA. BM. END)			FULL HEIGHT STUDS (EA. END)	
		1ST & 2ND LEVEL	3RD & 4TH LEVEL	5TH LEVEL	INTERIOR WALL**	EXTERIOR WALL**
①	2-2x8	4-2x4 LAMINATED	3-2x4 LAMINATED	2-2x4 LAMINATED	1-2x4	2-2x4
②	2-2x10	4-2x4 LAMINATED	3-2x4 LAMINATED	2-2x4 LAMINATED	2-2x4	2-2x4
③	2-2x12	5-2x4 LAMINATED	3-2x4 LAMINATED	2-2x4 LAMINATED	2-2x4	3-2x4
④	2-134x11 1/4 LVL	6-2x4 LAMINATED*	4-2x4 LAMINATED	3-2x4 LAMINATED	2-2x4	3-2x4

NOTES:
1. HEADER COLUMNS ARE STUD GRADE LUMBER U.N.O.
2. HEADERS IN 2x6 WALLS ARE 3 PLYS OF MEMBERS LISTED ABOVE. HEADER COLUMNS IN 2x6 WALLS SHALL BE 2x6 STUDS OF THE QUANTITY LISTED ABOVE.
3. WHERE HEADER DEPTH DOES NOT PERMIT INSTALLATION AS A DROP HEADER BELOW WALL PLATE, INSTALL HEADER FLUSH IN TRUSS SPACE.
* DENOTES THAT THAT COLUMN MUST BE GRADE #2 OR BETTER
** FOR PLATE HEIGHTS GREATER THAN 10'-1 1/8", STUDS SHALL BE 2x6.



PLAN NOTES:

- SPACE TRUSSES AND NOMINAL FRAMING AT 2'-0" ON CENTER, MAXIMUM U.N.O. FLOOR TRUSS DEPTH VARIES. SEE PLANS. STAIR LANDING FRAMING SHALL BE 2x12@16" O.C. MAX. BALCONY TRUSSES SHALL BE 15" UNLESS NOTED OTHERWISE.
- REFER TO HEADER AND COLUMN SCHEDULE FOR HEADER AND HEADER COLUMN SIZE U.N.O. ON PLAN.
- REFER TO GENERAL NOTES FOR TYPICAL TRUSS LOADING, MATERIAL PROPERTIES OF WOOD MEMBERS AND WALL STUD SCHEDULES.
- AT EACH END OF FLOOR TRUSS GIRDERS PROVIDE 3-2x4 (LAMINATED) AT LEVELS 5 AND 4, 4-2x4 (LAMINATED) AT LEVEL 3, AND 6-2x4 (LAMINATED) AT LEVEL 2. AT EACH END OF ROOF TRUSS GIRDERS, PROVIDE 3-2x4 (LAMINATED) AT ALL LEVELS. GIRDER COLUMNS SHALL BE CONTINUOUS TO THE FOUNDATION.
- ROOF DECK SHALL BE 3/4" THICK (NOMINAL) EXTERIOR GRADE OSB OR PLYWOOD AT FLAT ROOFS WITH CLIPS CONFORMING TO REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION.
- FLOOR DECK SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD OR OSB.
- LAMINATED 2x COLUMNS, LUMBER AND TIMBER POSTS INDICATED ON PLAN SHALL BE #2 DFL. ALL OTHER SCHEDULED LAMINATED 2x COLUMNS SHALL BE STUD GRADE DFL.
- ROOF TRUSSES SHALL BE ATTACHED TO SUPPORT MEMBERS AT ALL SUPPORT POINTS TO RESIST DESIGN UPLIFT FORCES (REFERENCE TABLE ON S102 FOR CLIP SCHEDULE).
- WOOD COLUMNS SUPPORTING ENGINEERED WOOD BEAMS INDICATED ON PLAN SHALL BE 5-2x6 UNLESS NOTED OTHERWISE.
- REFER TO S102 FOR LOAD BEARING WALL STUD SCHEDULE.
- REFER TO S102 FOR ROOF TRUSS UPLIFT ANCHORAGE SCHEDULE.
- REFER TO S103 FOR BEAM HANGER SCHEDULE.



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Landscape Architect:

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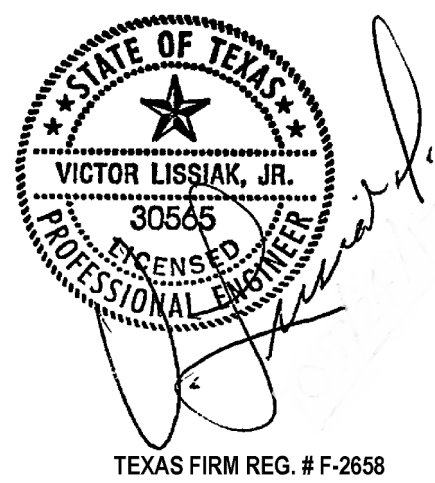
SJL Design Group
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Cassie Farley
214.443.9090

ISSUANCES

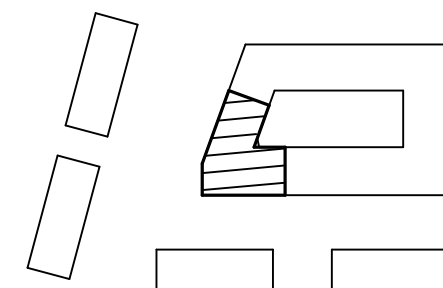
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS

Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group



West Cevallos
San Antonio, Texas

Building 1 Level 4
Framing - Area E

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S201.4E

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Interior Designer:

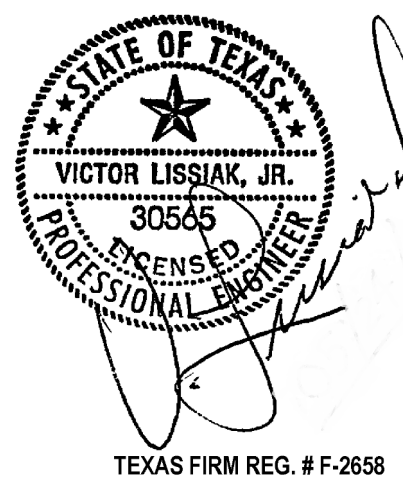
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ISSUANCES

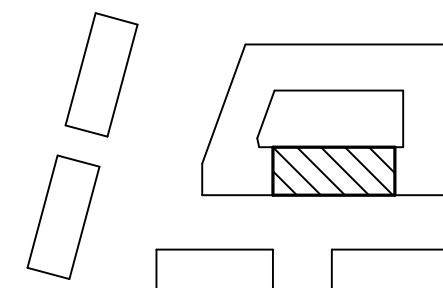
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS

Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group

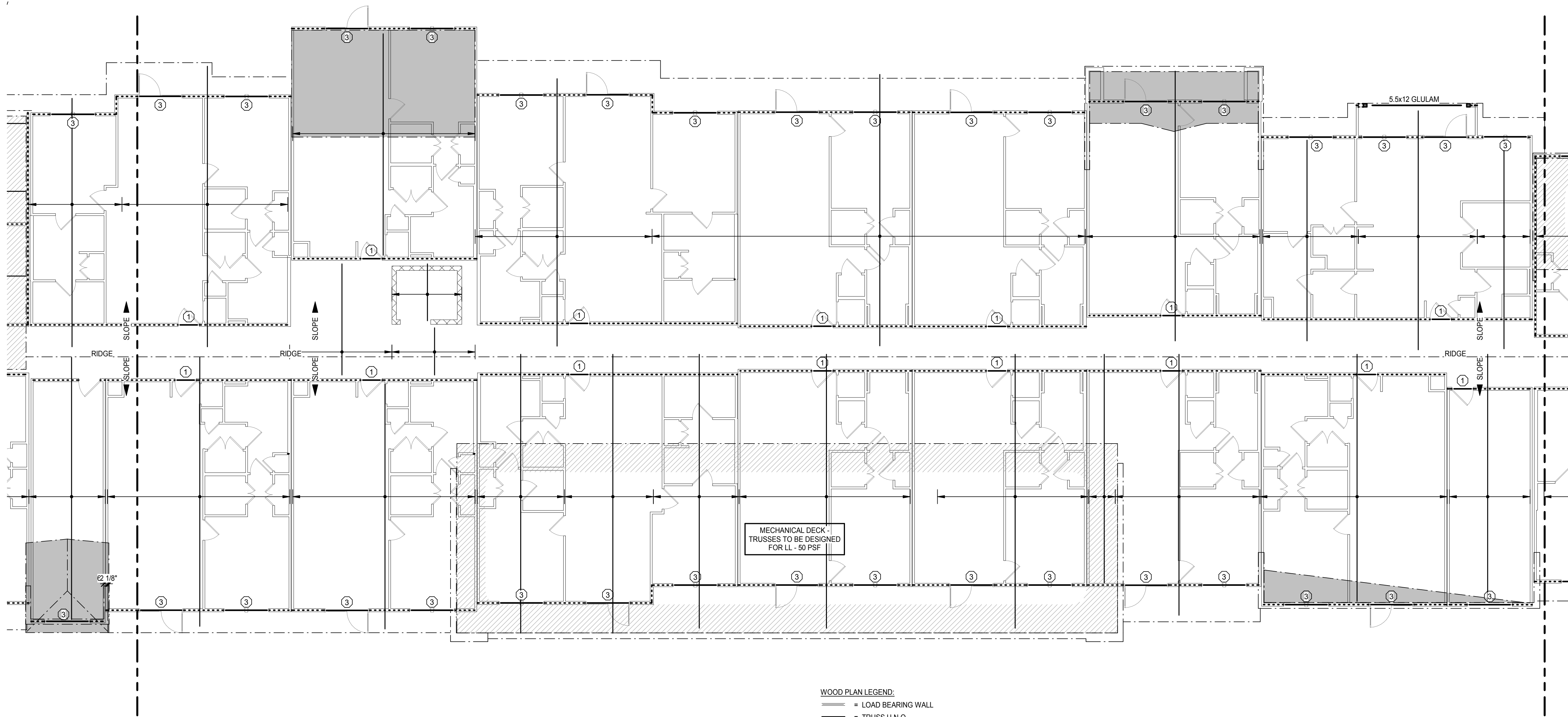


West Cevallos
San Antonio, Texas

Building 1 Roof Framing
- Area A

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S201.5A



WOOD PLAN LEGEND:

- = LOAD BEARING WALL
- = TRUSS U.N.O.
- = HEADER BEAM U.N.O.
- = TRUSS GIRDER
- = WOOD COLUMN
- ▲ = OVERBUILD

PLAN NOTES:

- SPACE TRUSSES AND NOMINAL FRAMING AT 2'-0" ON CENTER, MAXIMUM U.N.O. FLOOR TRUSS DEPTH VARIES, SEE PLANS. STAIR LANDING FRAMING SHALL BE 2x12@16" O.C. MAX. BALCONY TRUSSES SHALL BE 15" UNLESS NOTED OTHERWISE.
- REFER TO HEADER AND COLUMN SCHEDULE FOR HEADER AND HEADER COLUMN SIZE U.N.O. ON PLAN.
- REFER TO GENERAL NOTES FOR TYPICAL TRUSS LOADING, MATERIAL PROPERTIES OF WOOD MEMBERS AND WALL STUD SCHEDULES.
- AT EACH END OF FLOOR TRUSS GIRDERS PROVIDE 3-2x4 (LAMINATED) AT LEVELS 5 AND 4, 4-2x4 (LAMINATED) AT LEVEL 3, AND 6-2x4 (LAMINATED) AT LEVEL 2. AT EACH END OF ROOF TRUSS GIRDERS, PROVIDE 3-2x4 (LAMINATED) AT ALL LEVELS. GIRDER COLUMNS SHALL BE CONTINUOUS TO THE FOUNDATION.
- ROOF DECK SHALL BE 3/4" THICK (NOMINAL) EXTERIOR GRADE OSB OR PLYWOOD AT FLAT ROOFS WITH CLIPS CONFORMING TO REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION.
- FLOOR DECK SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD OR OSB.
- LAMINATED 2x COLUMNS, LUMBER AND TIMBER POSTS INDICATED ON PLAN SHALL BE #2 DFL. ALL OTHER SCHEDULED LAMINATED 2x COLUMNS SHALL BE STUD GRADE DFL.
- ROOF TRUSSES SHALL BE ATTACHED TO SUPPORT MEMBERS AT ALL SUPPORT POINTS TO RESIST DESIGN UPLIFT FORCES (REFERENCE TABLE ON S102 FOR CLIP SCHEDULE).
- WOOD COLUMNS SUPPORTING ENGINEERED WOOD BEAMS INDICATED ON PLAN SHALL BE 5-2x6 UNLESS NOTED OTHERWISE.
- REFER TO S102 FOR LOAD BEARING WALL STUD SCHEDULE.
- REFER TO S102 FOR ROOF TRUSS UPLIFT ANCHORAGE SCHEDULE.
- REFER TO S103 FOR BEAM HANGER SCHEDULE.

HEADER & COLUMN SCHEDULE						
MARK	HEADER	LAMINATED COLUMN (EA. BM. END)			FULL HEIGHT STUDS (EA. END)	
		1ST & 2ND LEVEL	3RD & 4TH LEVEL	5TH LEVEL	INTERIOR WALL**	EXTERIOR WALL**
①	2- 2x8	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	1- 2x4	2- 2x4
②	2- 2x10	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	2- 2x4
③	2- 2x12	5- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	3- 2x4
④	2- 1 3/4x1 1/4 LVL	6- 2x4 LAMINATED*	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4	3- 2x4

NOTES:
1. HEADER COLUMNS ARE STUD GRADE LUMBER U.N.O.
2. HEADERS IN 2x6 WALLS ARE 3 PLIES OF MEMBERS LISTED ABOVE. HEADER COLUMNS IN 2x6 WALLS SHALL BE 2x6 STUDS OF THE QUANTITY LISTED ABOVE.
3. WHERE HEADER DEPTH DOES NOT PERMIT INSTALLATION AS A DROP HEADER BELOW WALL PLATE, INSTALL HEADER FLUSH IN TRUSS SPACE.
* DENOTES THAT THAT COLUMN MUST BE GRADE #2 OR BETTER
** FOR PLATE HEIGHTS GREATER THAN 10'-1 1/8", STUDS SHALL BE 2x6.

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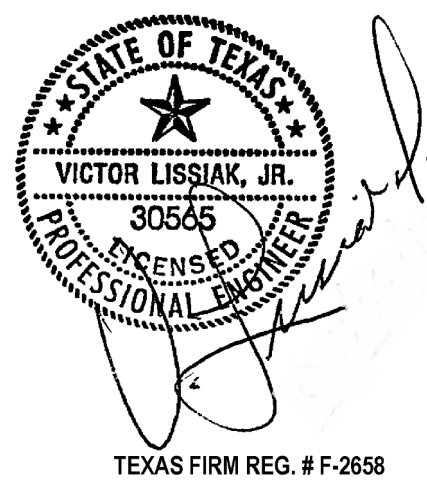
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ISSUANCES

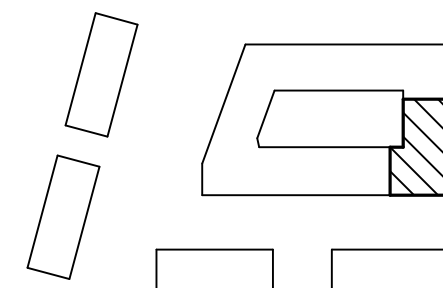
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS

Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group



West Cevallos
San Antonio, Texas

Building 1 Roof Framing
- Area B

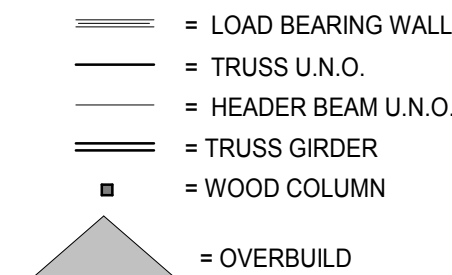
Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S201.5B

HEADER & COLUMN SCHEDULE						
MARK	HEADER	LAMINATED COLUMN (EA. BM. END)			FULL HEIGHT STUDS (EA. END)	
		1ST & 2ND LEVEL	3RD & 4TH LEVEL	5TH LEVEL	INTERIOR WALL**	EXTERIOR WALL**
①	2- 2x8	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	1- 2x4	2- 2x4
②	2- 2x10	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	2- 2x4
③	2- 2x12	5- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	3- 2x4
④	2- 1 3/4x11 1/4 LVL	6- 2x4 LAMINATED*	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4	3- 2x4

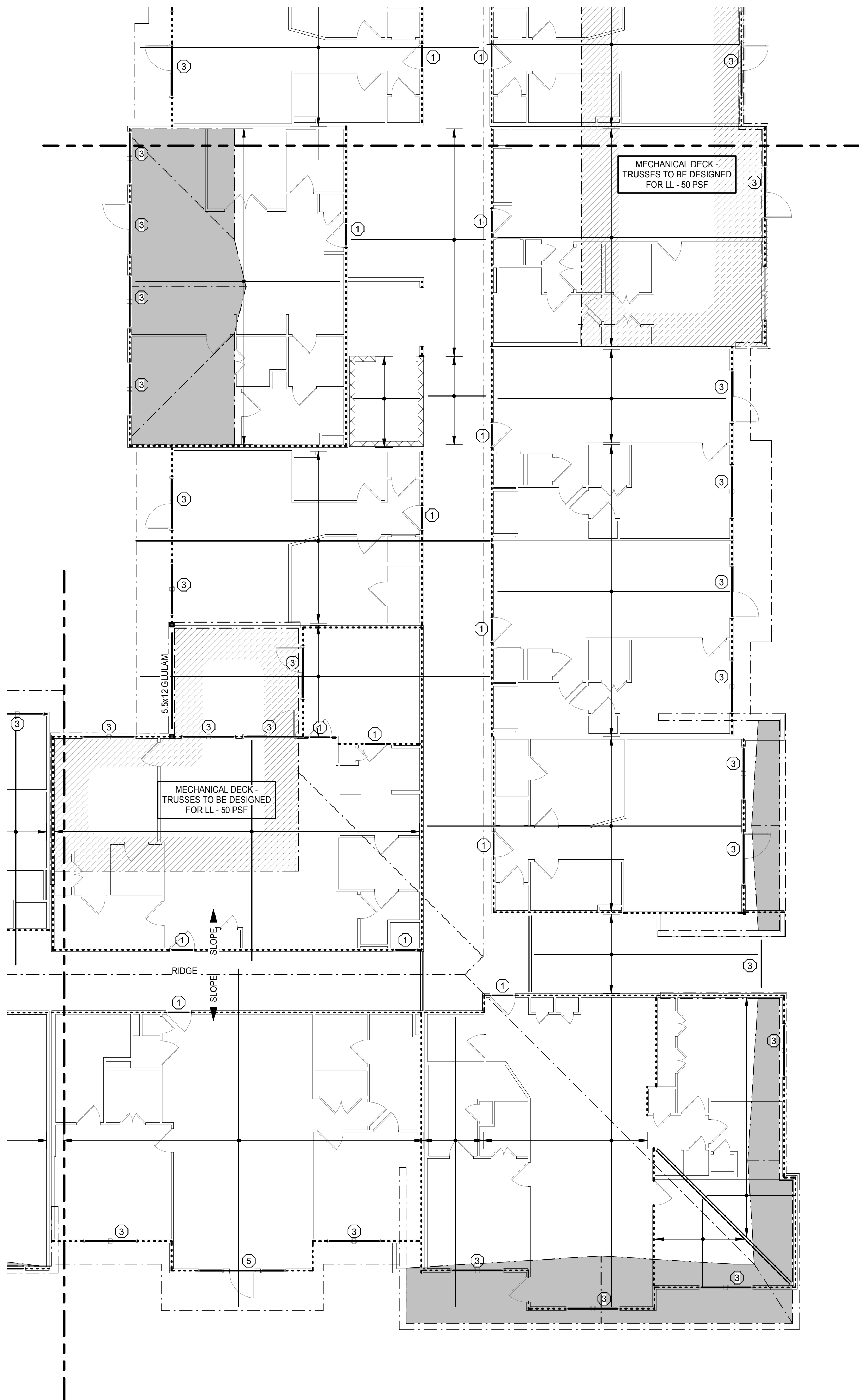
NOTES:
1. HEADER COLUMNS ARE STUD GRADE LUMBER U.N.O.
2. HEADERS IN 2x6 WALLS ARE 3 PLYS OF MEMBERS LISTED ABOVE. HEADER COLUMNS IN 2x6 WALLS SHALL BE 2x6 STUDS OF THE QUANTITY LISTED ABOVE.
3. WHERE HEADER DEPTH DOES NOT PERMIT INSTALLATION AS A DROP HEADER BELOW WALL PLATE, INSTALL HEADER FLUSH IN TRUSS SPACE.
* DENOTES THAT THAT COLUMN MUST BE GRADE #2 OR BETTER
** FOR PLATE HEIGHTS GREATER THAN 10'-1 1/8", STUDS SHALL BE 2x6.

WOOD PLAN LEGEND:



PLAN NOTES:

- SPACE TRUSSES AND NOMINAL FRAMING AT 2'-0" ON CENTER, MAXIMUM U.N.O. FLOOR TRUSS DEPTH VARIES, SEE PLANS. STAIR LANDING FRAMING SHALL BE 2x12@16" O.C. MAX. BALCONY TRUSSES SHALL BE 15" UNLESS NOTED OTHERWISE.
- REFER TO HEADER AND COLUMN SCHEDULE FOR HEADER AND HEADER COLUMN SIZE U.N.O. ON PLAN.
- REFER TO GENERAL NOTES FOR TYPICAL TRUSS LOADING, MATERIAL PROPERTIES OF WOOD MEMBERS AND WALL STUD SCHEDULES.
- AT EACH END OF FLOOR TRUSS GIRDERS PROVIDE 3-2x4 (LAMINATED) AT LEVELS 5 AND 4, 4-2x4 (LAMINATED) AT LEVEL 3, AND 6-2x4 (LAMINATED) AT LEVEL 2. AT EACH END OF ROOF TRUSS GIRDERS, PROVIDE 3-2x4 (LAMINATED) AT ALL LEVELS. GIRDER COLUMNS SHALL BE CONTINUOUS TO THE FOUNDATION.
- ROOF DECK SHALL BE 3/4" THICK (NOMINAL) EXTERIOR GRADE OSB OR PLYWOOD AT FLAT ROOFS WITH CLIPS CONFORMING TO REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION.
- FLOOR DECK SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD OR OSB.
- LAMINATED 2x COLUMNS, LUMBER AND TIMBER POSTS INDICATED ON PLAN SHALL BE #2 DFL. ALL OTHER SCHEDULED LAMINATED 2x COLUMNS SHALL BE STUD GRADE DFL.
- ROOF TRUSSES SHALL BE ATTACHED TO SUPPORT MEMBERS AT ALL SUPPORT POINTS TO RESIST DESIGN UPLIFT FORCES (REFERENCE TABLE ON S102 FOR CLIP SCHEDULE).
- WOOD COLUMNS SUPPORTING ENGINEERED WOOD BEAMS INDICATED ON PLAN SHALL BE 5-2x6 UNLESS NOTED OTHERWISE.
- REFER TO S102 FOR LOAD BEARING WALL STUD SCHEDULE.
- REFER TO S102 FOR ROOF TRUSS UPLIFT ANCHORAGE SCHEDULE.
- REFER TO S103 FOR BEAM HANGER SCHEDULE.



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Interior Designer:

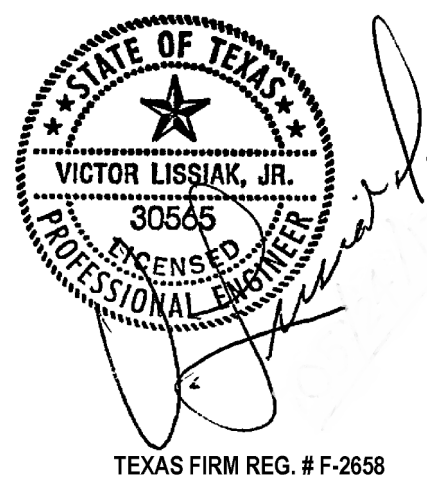
S.J.L Design Group
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Cassie Farley
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ISSUANCES

01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

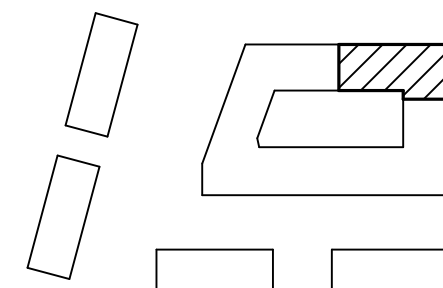
REVISIONS

Revision Schedule		
Revision Number	Revision Description	Revision Date



TEXAS FIRM REG. # F-2658

a multifamily project for
NRP Group

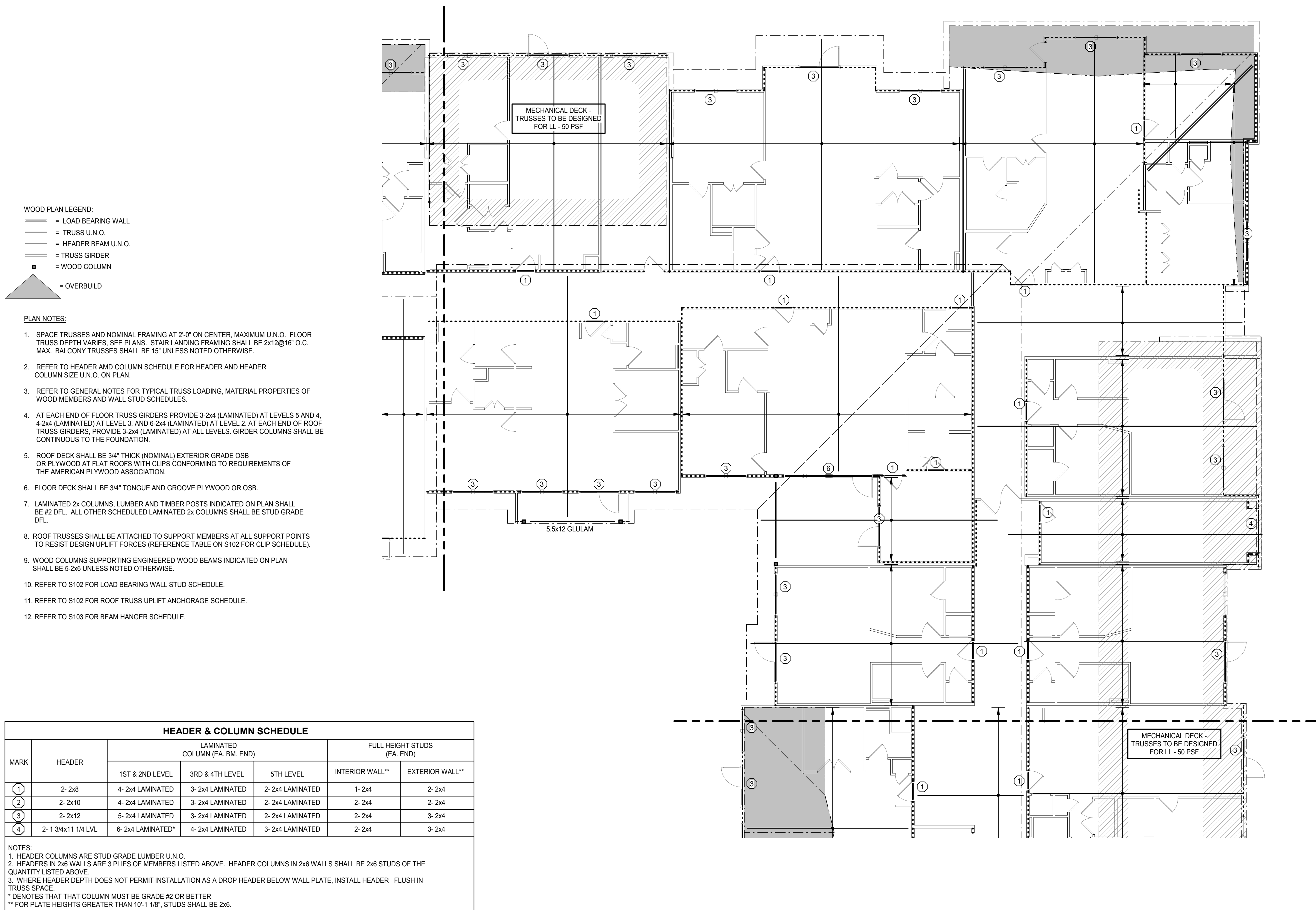


West Cevallos
San Antonio, Texas

**Building 1 Roof Framing
- Area C**

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S201.5C



Structural Engineer:

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Landscape Architect:

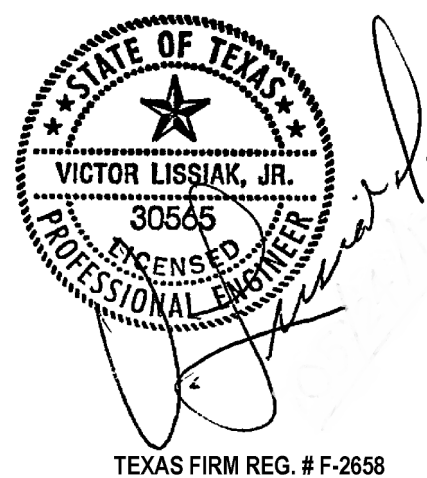
LEE & Associates, Inc.
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Amber Rothwell
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Interior Designer:

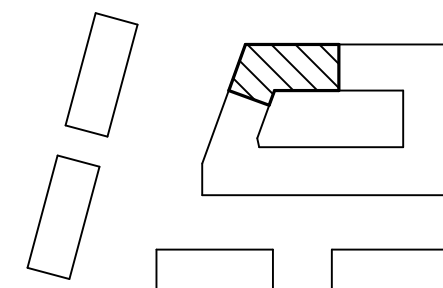
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ISSUANCES		
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS		
Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group

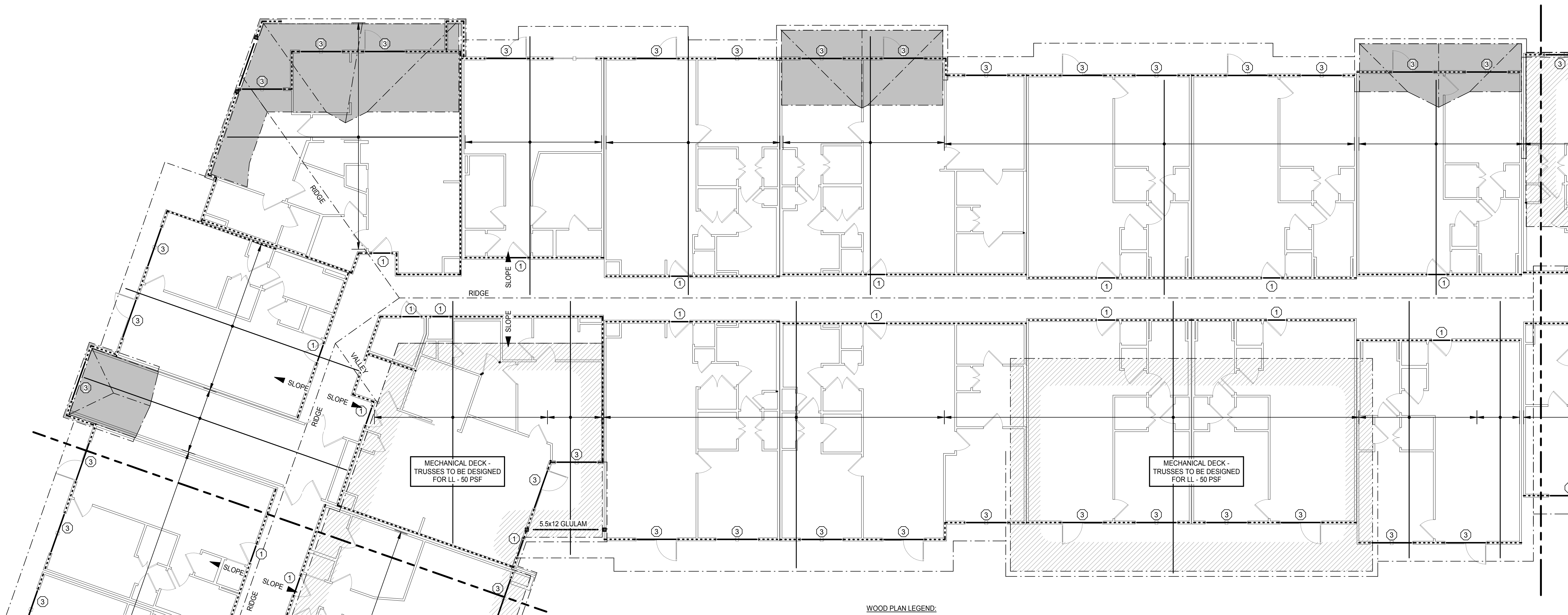


West Cevallos
San Antonio, Texas

Building 1 Roof Framing
- Area D

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S201.5D



WOOD PLAN LEGEND:	
	= LOAD BEARING WALL
	= TRUSS U.N.O.
	= HEADER BEAM U.N.O.
	= TRUSS GIRDER
	= WOOD COLUMN
	= OVERBUILD

PLAN NOTES:

- SPACE TRUSSES AND NOMINAL FRAMING AT 2'-0" ON CENTER, MAXIMUM U.N.O. FLOOR TRUSS DEPTH VARIES. SEE PLANS. STAIR LANDING FRAMING SHALL BE 2x12@16" O.C. MAX. BALCONY TRUSSES SHALL BE 16" UNLESS NOTED OTHERWISE.
- REFER TO HEADER AND COLUMN SCHEDULE FOR HEADER AND HEADER COLUMN SIZE U.N.O. ON PLAN.
- REFER TO GENERAL NOTES FOR TYPICAL TRUSS LOADING, MATERIAL PROPERTIES OF WOOD MEMBERS AND WALL STUD SCHEDULES.
- AT EACH END OF FLOOR TRUSS GIRDERS PROVIDE 3-2x4 (LAMINATED) AT LEVELS 5 AND 4. 4-2x4 (LAMINATED) AT LEVEL 3, AND 6-2x4 (LAMINATED) AT LEVEL 2. AT EACH END OF ROOF TRUSS GIRDERS, PROVIDE 3-2x4 (LAMINATED) AT ALL LEVELS. GIRDER COLUMNS SHALL BE CONTINUOUS TO THE FOUNDATION.
- ROOF DECK SHALL BE 3/4" THICK (NOMINAL) EXTERIOR GRADE OSB OR PLYWOOD AT FLAT ROOFS WITH CLIPS CONFORMING TO REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION.
- FLOOR DECK SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD OR OSB.
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HEADER & COLUMN SCHEDULE						
MARK	HEADER	LAMINATED COLUMN (EA. BM. END)			FULL HEIGHT STUDS (EA. END)	
		1ST & 2ND LEVEL	3RD & 4TH LEVEL	5TH LEVEL	INTERIOR WALL**	EXTERIOR WALL**
1	2- 2x8	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	1- 2x4	2- 2x4
2	2- 2x10	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	2- 2x4
3	2- 2x12	5- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	3- 2x4
4	2- 1 3/4x11 1/4 LVL	6- 2x4 LAMINATED*	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4	3- 2x4

NOTES:
1. HEADER COLUMNS ARE STUD GRADE LUMBER U.N.O.
2. HEADERS IN 2x6 WALLS ARE 3 PLIES OF MEMBERS LISTED ABOVE. HEADER COLUMNS IN 2x6 WALLS SHALL BE 2x6 STUDS OF THE QUANTITY LISTED ABOVE.
3. WHERE HEADER DEPTH DOES NOT PERMIT INSTALLATION AS A DROP HEADER BELOW WALL PLATE, INSTALL HEADER FLUSH IN TRUSS SPACE.
* DENOTES THAT THAT COLUMN MUST BE GRADE #2 OR BETTER
** FOR PLATE HEIGHTS GREATER THAN 10'-1 1/8", STUDS SHALL BE 2x6.

HEADER & COLUMN SCHEDULE						
MARK	HEADER	LAMINATED COLUMN (EA. BM. END)			FULL HEIGHT STUDS (EA. END)	
		1ST & 2ND LEVEL	3RD & 4TH LEVEL	5TH LEVEL	INTERIOR WALL**	EXTERIOR WALL**
1	2-2x8	4-2x4 LAMINATED	3-2x4 LAMINATED	2-2x4 LAMINATED	1-2x4	2-2x4
2	2-2x10	4-2x4 LAMINATED	3-2x4 LAMINATED	2-2x4 LAMINATED	2-2x4	2-2x4
3	2-2x12	5-2x4 LAMINATED	3-2x4 LAMINATED	2-2x4 LAMINATED	2-2x4	3-2x4
4	2-134x11 1/4 LVL	6-2x4 LAMINATED*	4-2x4 LAMINATED	3-2x4 LAMINATED	2-2x4	3-2x4

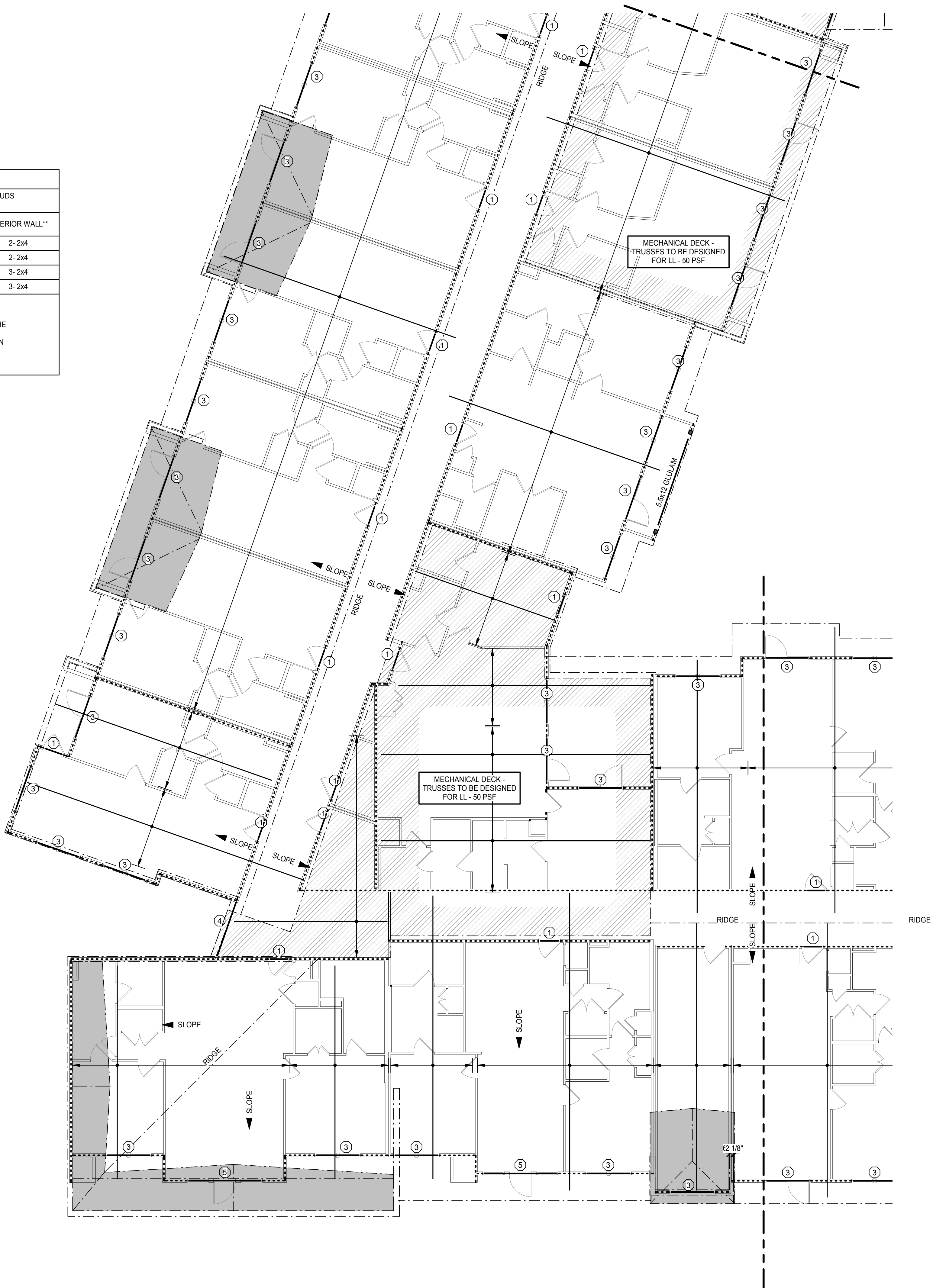
NOTES:
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2. HEADERS IN 2x6 WALLS ARE 3 PLIES OF MEMBERS LISTED ABOVE. HEADER COLUMNS IN 2x6 WALLS SHALL BE 2x6 STUDS OF THE QUANTITY LISTED ABOVE.
3. WHERE HEADER DEPTH DOES NOT PERMIT INSTALLATION AS A DROP HEADER BELOW WALL PLATE, INSTALL HEADER FLUSH IN TRUSS SPACE.
* DENOTES THAT THAT COLUMN MUST BE GRADE #2 OR BETTER
** FOR PLATE HEIGHTS GREATER THAN 10'-1 1/8", STUDS SHALL BE 2x6.

WOOD PLAN LEGEND:

- LOAD BEARING WALL
- TRUSS U.N.O.
- HEADER BEAM U.N.O.
- TRUSS GIRDER
- WOOD COLUMN
- OVERBUILD

PLAN NOTES:

- SPACE TRUSSES AND NOMINAL FRAMING AT 2'-0" ON CENTER, MAXIMUM U.N.O. FLOOR TRUSS DEPTH VARIES, SEE PLANS. STAIR LANDING FRAMING SHALL BE 2x12@16" O.C. MAX. BALCONY TRUSSES SHALL BE 15" UNLESS NOTED OTHERWISE.
- REFER TO HEADER AND COLUMN SCHEDULE FOR HEADER AND COLUMN SIZE U.N.O. ON PLAN.
- REFER TO GENERAL NOTES FOR TYPICAL TRUSS LOADING, MATERIAL PROPERTIES OF WOOD MEMBERS AND WALL STUD SCHEDULES.
- AT EACH END OF FLOOR TRUSS GIRDERS PROVIDE 3-2x4 (LAMINATED) AT LEVELS 5 AND 4, 4-2x4 (LAMINATED) AT LEVEL 3, AND 6-2x4 (LAMINATED) AT LEVEL 2. AT EACH END OF ROOF TRUSS GIRDERS, PROVIDE 3-2x4 (LAMINATED) AT ALL LEVELS. GIRDER COLUMNS SHALL BE CONTINUOUS TO THE FOUNDATION.
- ROOF DECK SHALL BE 3/4" THICK (NOMINAL) EXTERIOR GRADE OSB OR PLYWOOD AT FLAT ROOFS WITH CLIPS CONFORMING TO REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION.
- FLOOR DECK SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD OR OSB.
- LAMINATED 2x COLUMNS, LUMBER AND TIMBER POSTS INDICATED ON PLAN SHALL BE #2 DFL. ALL OTHER SCHEDULED LAMINATED 2x COLUMNS SHALL BE STUD GRADE DFL.
- ROOF TRUSSES SHALL BE ATTACHED TO SUPPORT MEMBERS AT ALL SUPPORT POINTS TO RESIST DESIGN UPLIFT FORCES (REFERENCE TABLE ON S102 FOR CLIP SCHEDULE).
- WOOD COLUMNS SUPPORTING ENGINEERED WOOD BEAMS INDICATED ON PLAN SHALL BE 5-2x6 UNLESS NOTED OTHERWISE.
- REFER TO S102 FOR LOAD BEARING WALL STUD SCHEDULE.
- REFER TO S102 FOR ROOF TRUSS UPLIFT ANCHORAGE SCHEDULE.
- REFER TO S103 FOR BEAM HANGER SCHEDULE.



Structural Engineer:

VIEWTECH INC.
4205 Beltway Dr. Addison, TX 75001
Victor Lissiak III
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MEP Engineer:

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Civil Engineer:

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David Allen
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Landscape Architect:

LEE & Associates, Inc.
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Amber Rothwell
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Interior Designer:

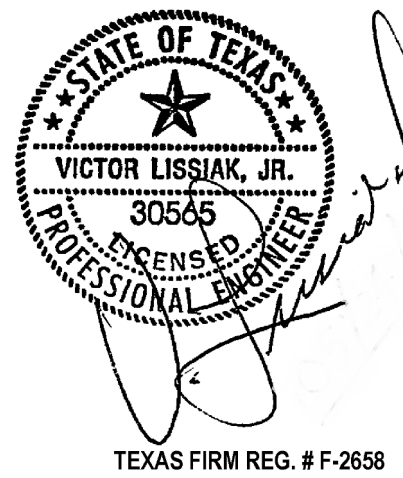
SJL Design Group
921 N. Riverfront Blvd. Suite 100, Dallas, TX 75207
Cassie Farley
214.443.9090

ISSUANCES

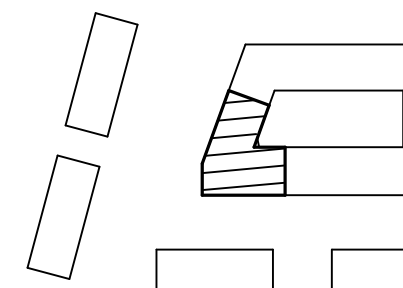
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS

Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group



West Cevallos
San Antonio, Texas

Building 1 Roof Framing
- Area E

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S201.5E

Structural Engineer:

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Landscape Architect:

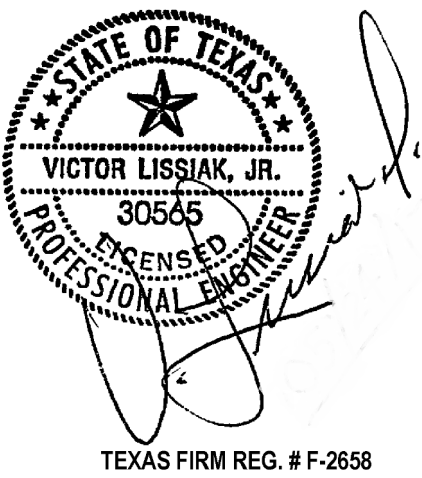
LEE & Associates, Inc.
9020 N Capital of Texas Hwy, Austin, TX. 78759
Amber Rothwell
512.345.8477

Interior Designer:

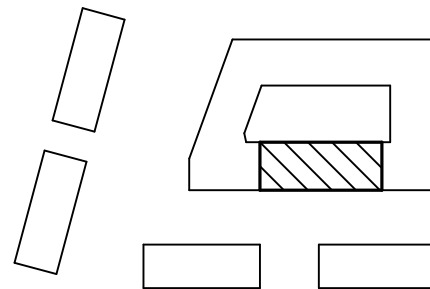
S.J.L Design Group
921 N. Riverfront Blvd. Suite 100, Dallas, TX 75207
Cassie Farley
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ISSUANCES		
01	DESIGN DEVELOPMENT	11.09.2018
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Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group

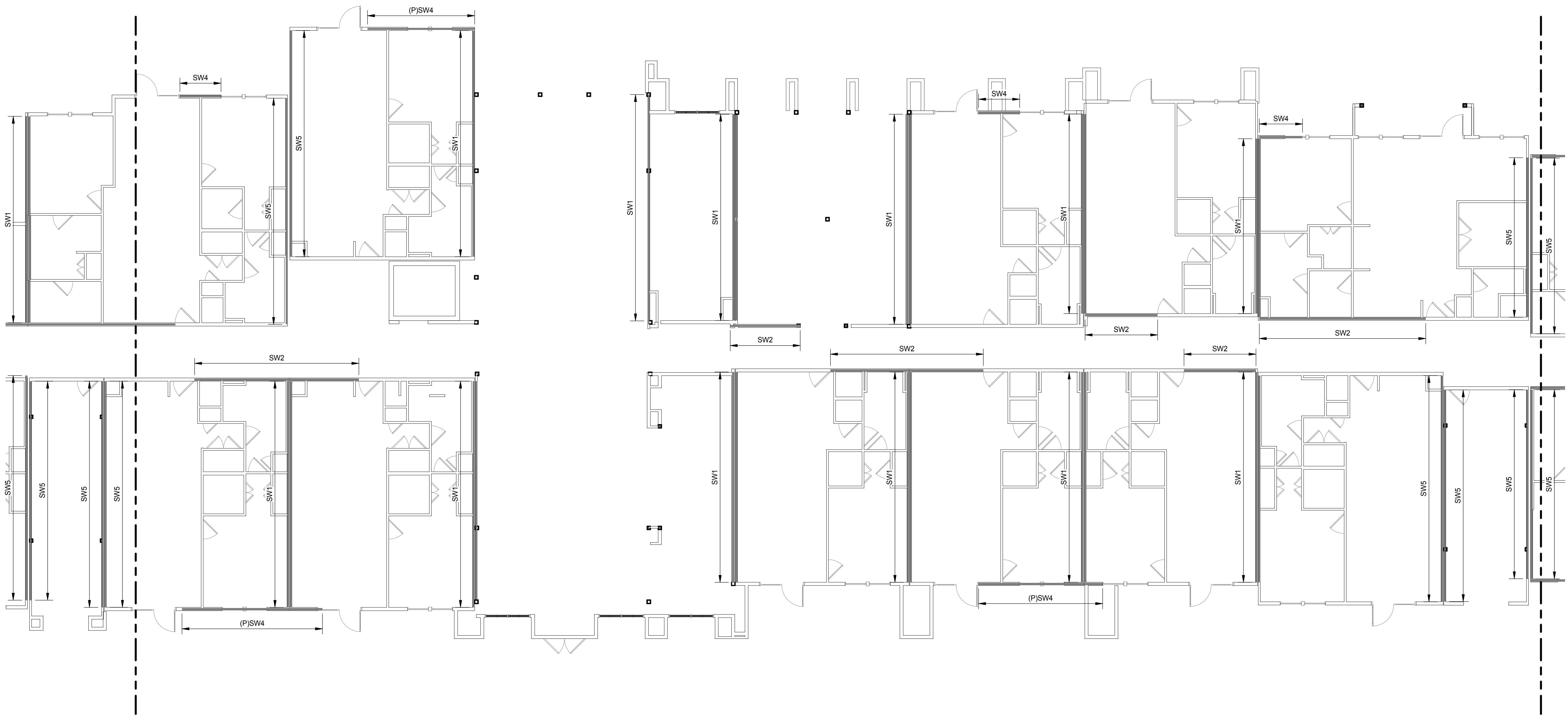


West Cevallos
San Antonio, Texas

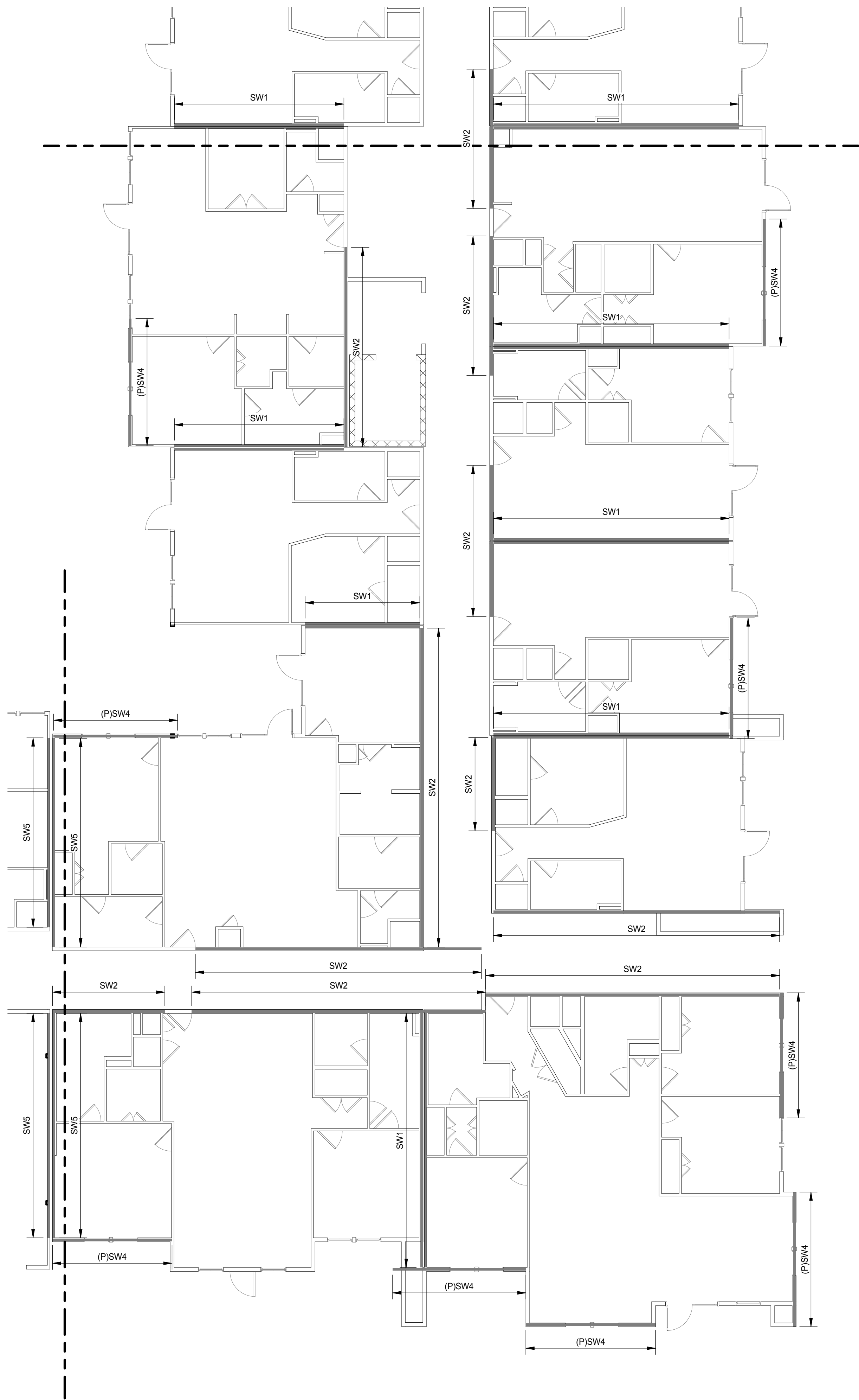
Building 1 Shear Wall
Plan - Area A

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S201.6A



1 Building 1 Shear Wall Plan - Area A
1/8" = 1'-0"



1 Building 1 Shear Wall Plan - Area B
1/8" = 1'-0"

Structural Engineer:

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Interior Designer:

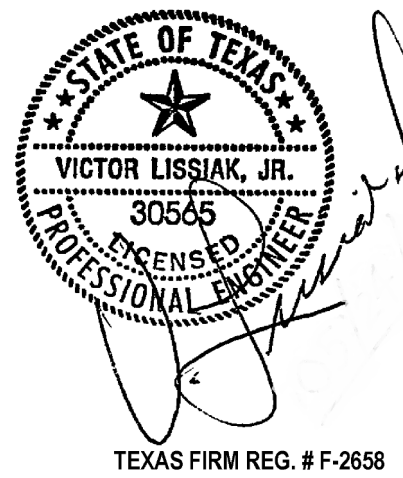
S.J.L Design Group
921 N. Riverfront Blvd. Suite 100, Dallas, TX 75207
Cassie Farley
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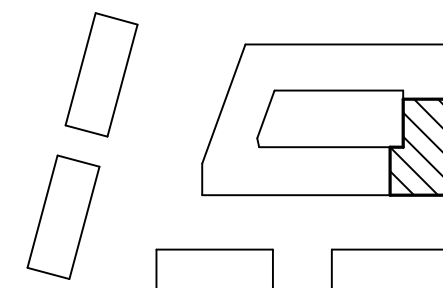
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS

Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group



West Cevallos
San Antonio, Texas

Building 1 Shear Wall
Plan - Area B

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S201.6B

Structural Engineer:

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Interior Designer:

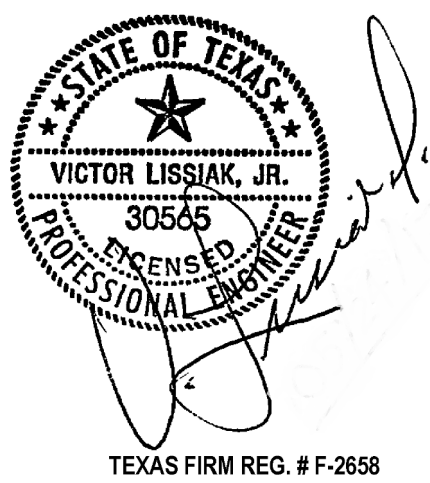
SJL Design Group
921 N. Riverfront Blvd. Suite 100, Dallas, TX 75207
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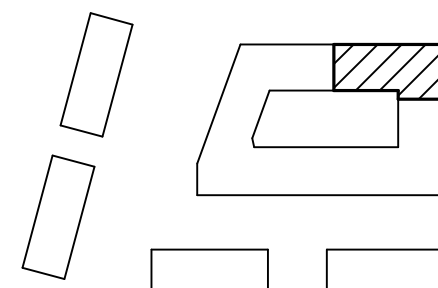
01	DESIGN DEVELOPMENT	11.09.2018
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Revision Schedule		
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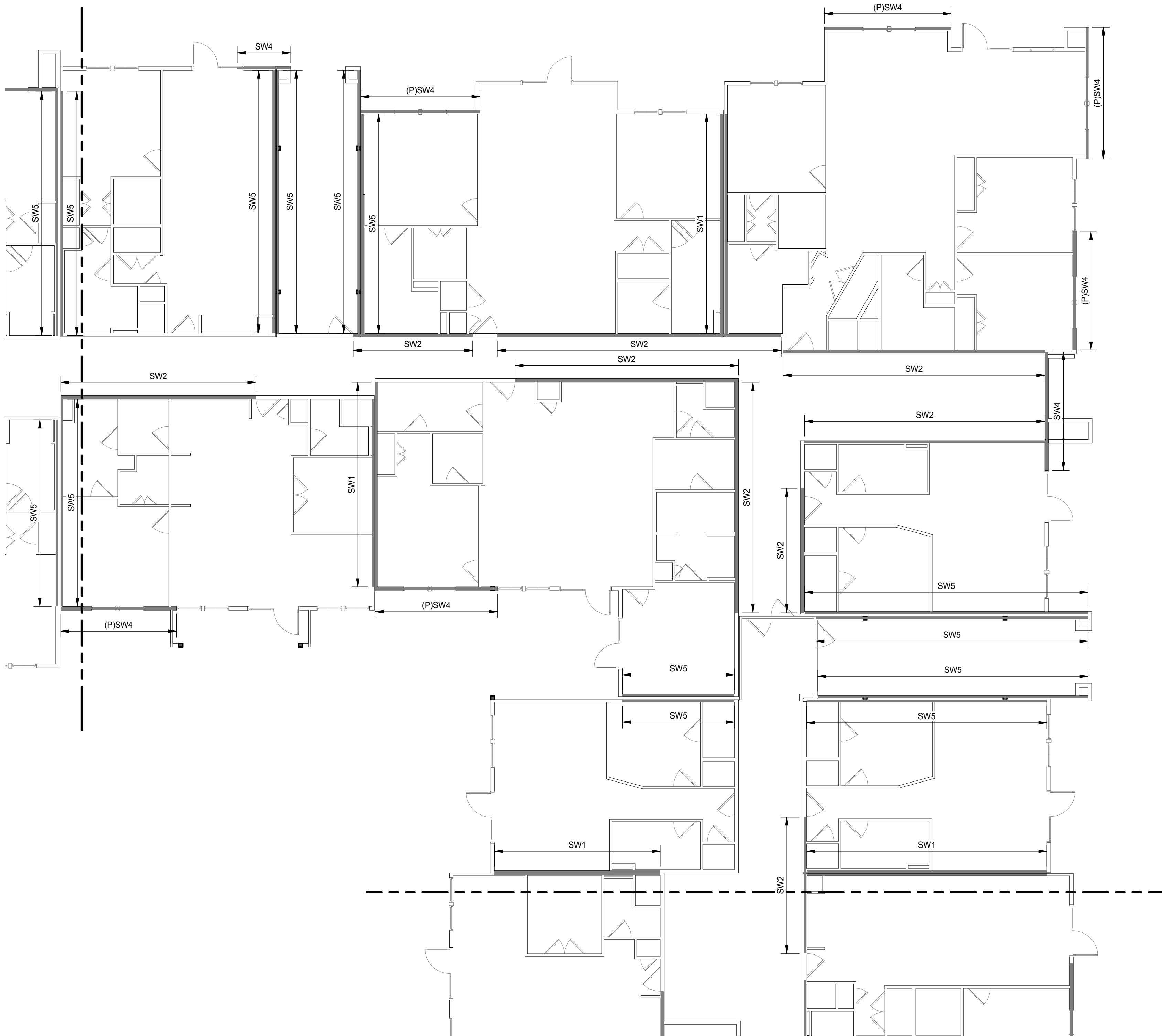


West Cevallos
San Antonio, Texas

Building 1 Shear Wall
Plan - Area C

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S201.6C



1 Building 1 Shear Wall Plan - Area C
1/8" = 1'-0"

Structural Engineer:

VIEWTECH INC.
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Landscape Architect:

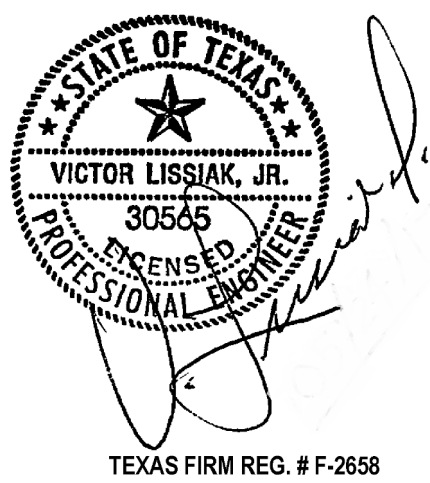
LEE & Associates, Inc.
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Amber Rothwell
512.345.8477

Interior Designer:

SJL Design Group
921 N. Riverfront Blvd. Suite 100, Dallas, TX 75207
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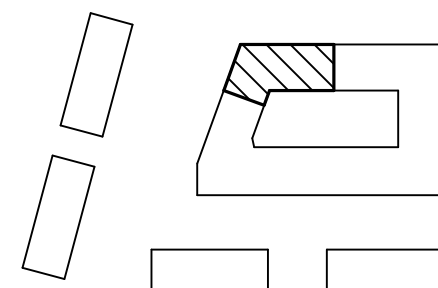
ISSUANCES		
01	DESIGN DEVELOPMENT	11.09.2018
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Revision Number	Revision Description	Revision Date



TEXAS FIRM REG. # F-2658

a multifamily project for
NRP Group



West Cevallos
San Antonio, Texas

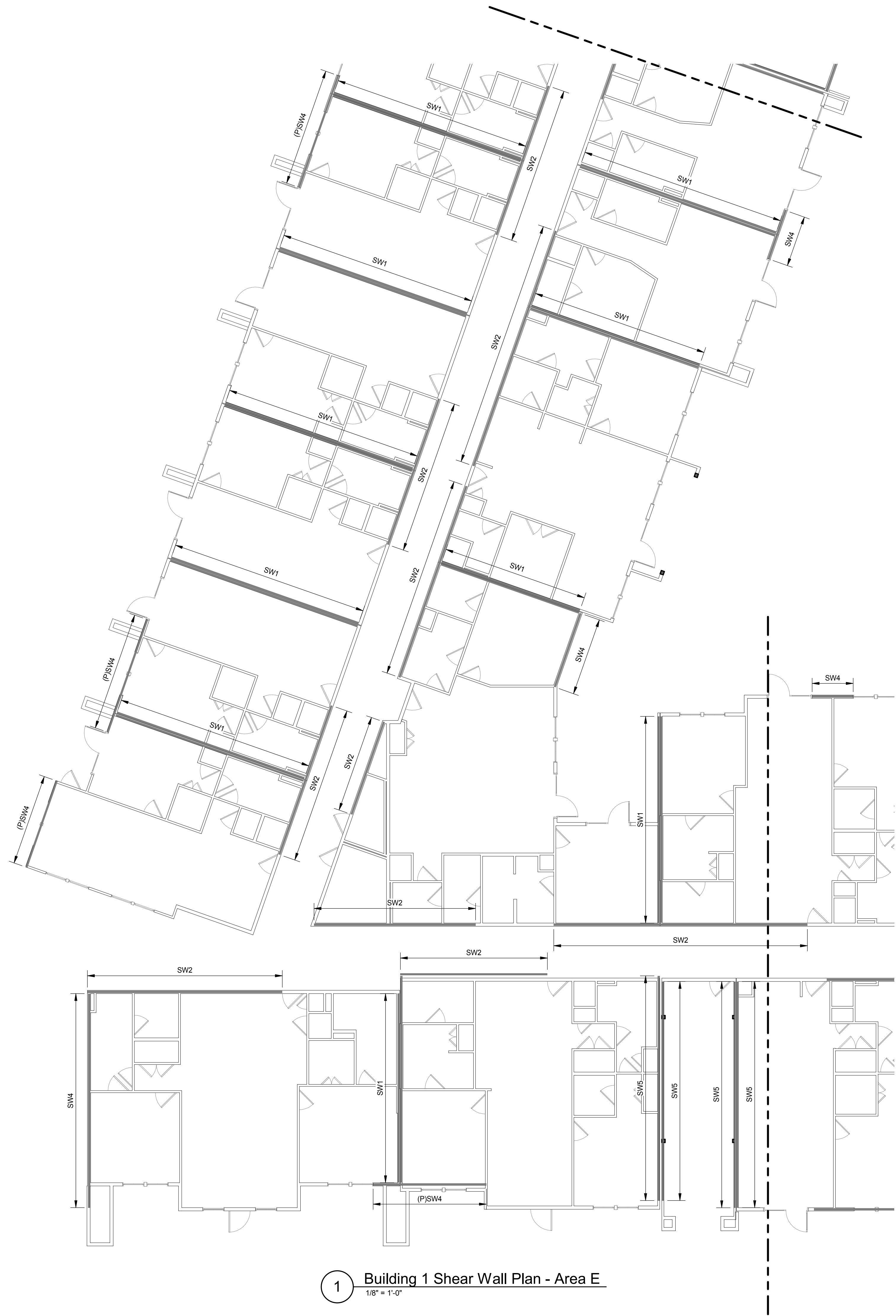
Building 1 Shear Wall
Plan - Area D

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S201.6D



1 Building 1 Shear Wall Plan - Area D
1/8" = 1'-0"



1 Building 1 Shear Wall Plan - Area E
1/8" = 1'-0"

Structural Engineer:

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Civil Engineer:

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David Allen
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Landscape Architect:

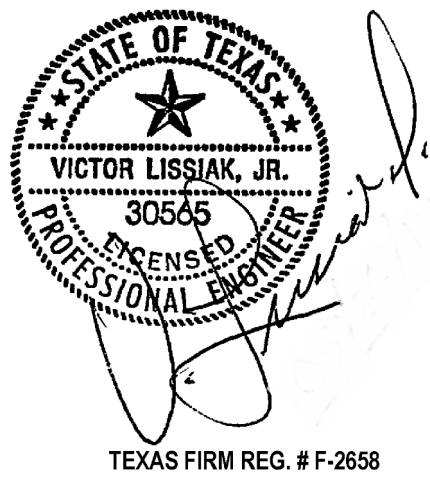
LEE & Associates, Inc.
9020 N Capital of Texas Hwy, Austin, TX. 78759
Amber Rothwell
512.345.8477

Interior Designer:

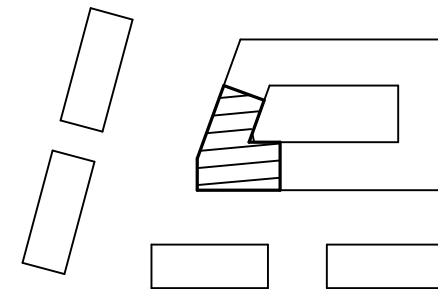
SJL Design Group
921 N. Riverfront Blvd. Suite 100, Dallas, TX 75207
Cassie Farley
214.443.9090

ISSUANCES		
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

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Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group



West Cevallos
San Antonio, Texas

**Building 1 Shear Wall
Plan - Area E**

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S201.6E

Structural Engineer:

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Civil Engineer:

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1035 Central Pkwy N, San Antonio, TX 78732
David Allen
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Landscape Architect:

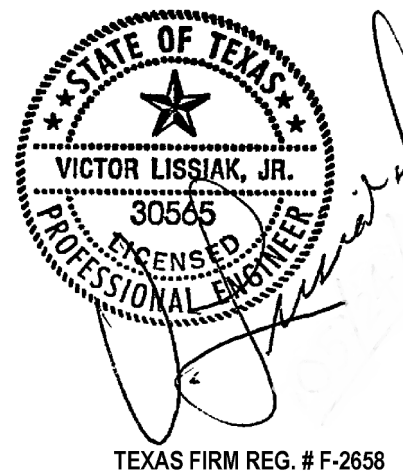
LEE & Associates, Inc.
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Amber Rothwell
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Interior Designer:

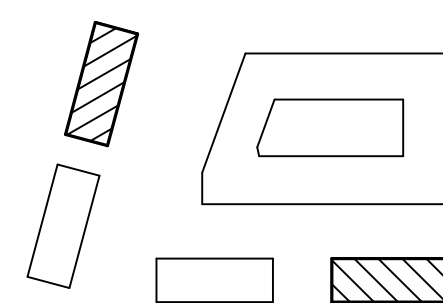
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a multifamily project for
NRP Group

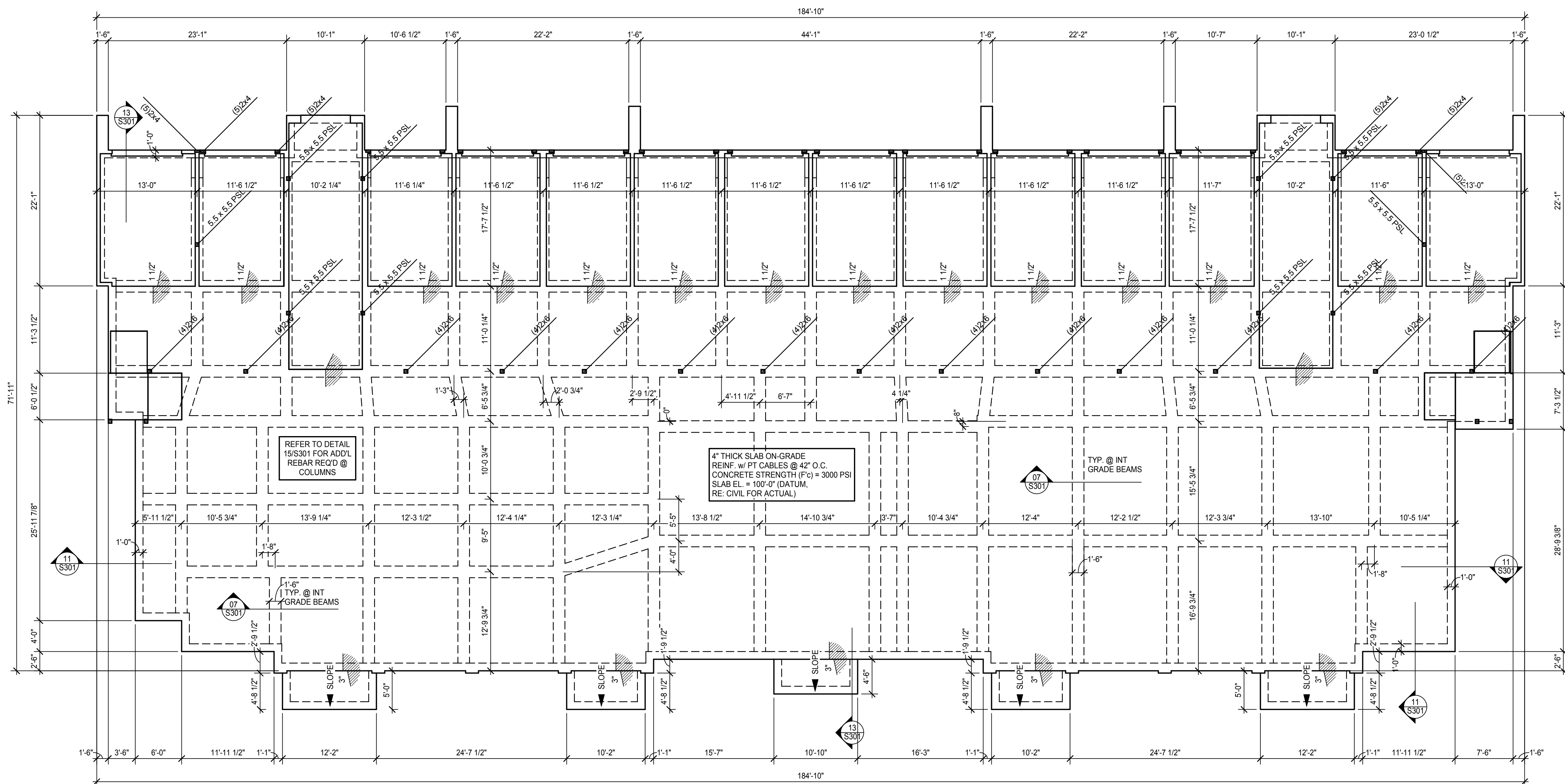


West Cevallos
San Antonio, Texas

Building 2 & 5 Plans

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S202.1



1 Building 2 & 5 Foundation
1/8" = 1'-0"

WOOD PLAN LEGEND:

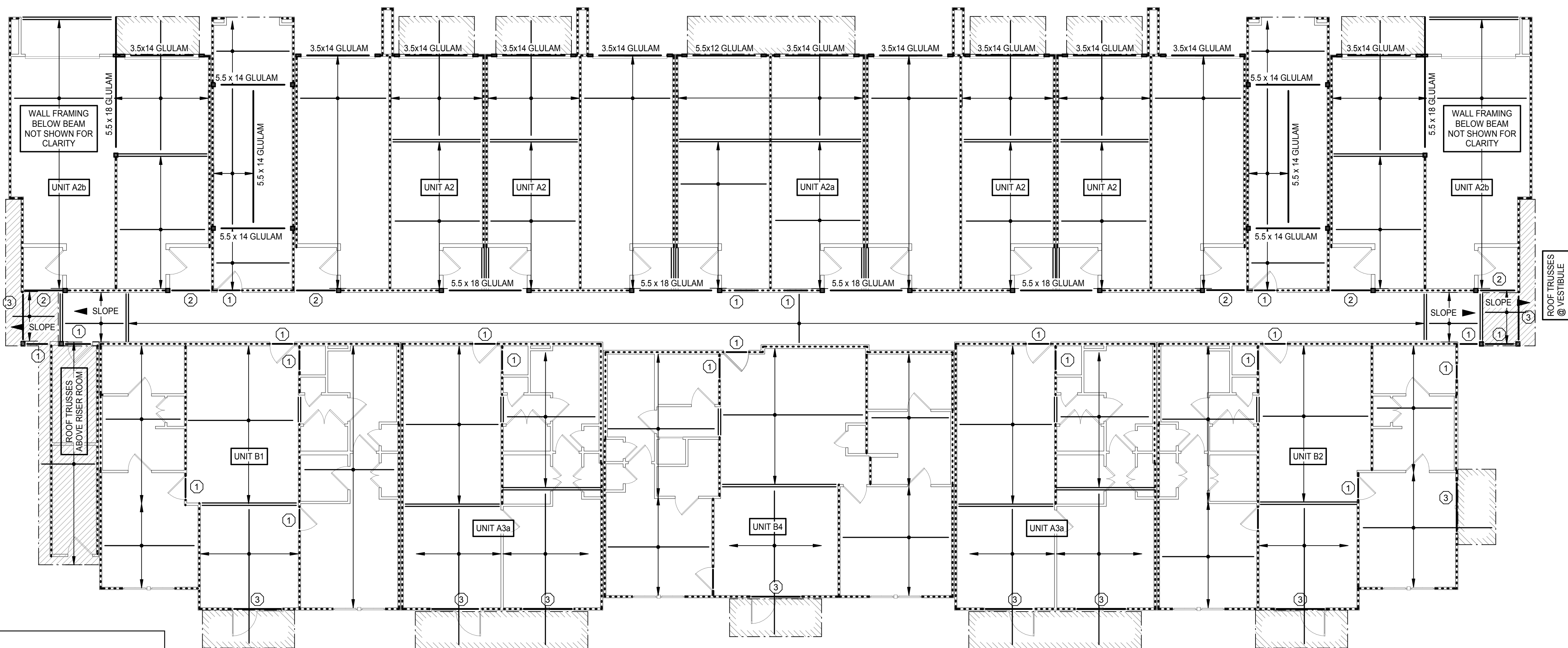
- = LOAD BEARING WALL
- = TRUSS U.N.O.
- = HEADER BEAM U.N.O.
- = TRUSS GIRDER
- = WOOD COLUMN
- ▲ = OVERBUILD

PLAN NOTES:

- SPACE TRUSSES AND NOMINAL FRAMING AT 2'-0" ON CENTER, MAXIMUM U.N.O. FLOOR TRUSS DEPTH VARIES. SEE PLANS. STAIR LANDING FRAMING SHALL BE 2x12@16" O.C. MAX. BALCONY TRUSSES SHALL BE 15" UNLESS NOTED OTHERWISE.
- REFER TO HEADER AND COLUMN SCHEDULE FOR HEADER AND HEADER COLUMN SIZE U.N.O. ON PLAN.
- REFER TO GENERAL NOTES FOR TYPICAL TRUSS LOADING, MATERIAL PROPERTIES OF WOOD MEMBERS AND WALL STUD SCHEDULES.
- AT EACH END OF FLOOR TRUSS GIRDERS PROVIDE 3-2x4 (LAMINATED) AT LEVELS 5 AND 4, 4-2x4 (LAMINATED) AT LEVEL 3, AND 5-2x4 (LAMINATED) AT LEVEL 2 AT EACH END OF ROOF TRUSS GIRDERS, PROVIDE 3-2x4 (LAMINATED) AT ALL LEVELS. GIRDER COLUMNS SHALL BE CONTINUOUS TO THE FOUNDATION.
- ROOF DECK SHALL BE 3/4" THICK (NOMINAL) EXTERIOR GRADE OSB OR PLYWOOD AT FLAT ROOFS WITH CLIPS CONFORMING TO REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION.
- FLOOR DECK SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD OR OSB.
- LAMINATED 2x COLUMNS, LUMBER AND TIMBER POSTS INDICATED ON PLAN SHALL BE #2 DFL. ALL OTHER SCHEDULED LAMINATED 2x COLUMNS SHALL BE STUD GRADE DFL.
- ROOF TRUSSES SHALL BE ATTACHED TO SUPPORT MEMBERS AT ALL SUPPORT POINTS TO RESIST DESIGN UPLIFT FORCES (REFERENCE TABLE ON S102 FOR CLIP SCHEDULE).
- WOOD COLUMNS SUPPORTING ENGINEERED WOOD BEAMS INDICATED ON PLAN SHALL BE 5-2x6 UNLESS NOTED OTHERWISE.
- REFER TO S102 FOR LOAD BEARING WALL STUD SCHEDULE.
- REFER TO S102 FOR ROOF TRUSS UPLIFT ANCHORAGE SCHEDULE.
- REFER TO S103 FOR BEAM HANGER SCHEDULE.

HEADER & COLUMN SCHEDULE						
MARK	HEADER	LAMINATED COLUMN (EA. BM. END)			FULL HEIGHT STUDS (EA. END)	
		1ST & 2ND LEVEL	3RD & 4TH LEVEL	5TH LEVEL	INTERIOR WALL**	EXTERIOR WALL**
①	2- 2x8	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	1- 2x4	2- 2x4
②	2- 2x10	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	2- 2x4
③	2- 2x12	5- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	3- 2x4
④	2- 1 3/4x11 1/4 LVL	6- 2x4 LAMINATED*	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4	3- 2x4

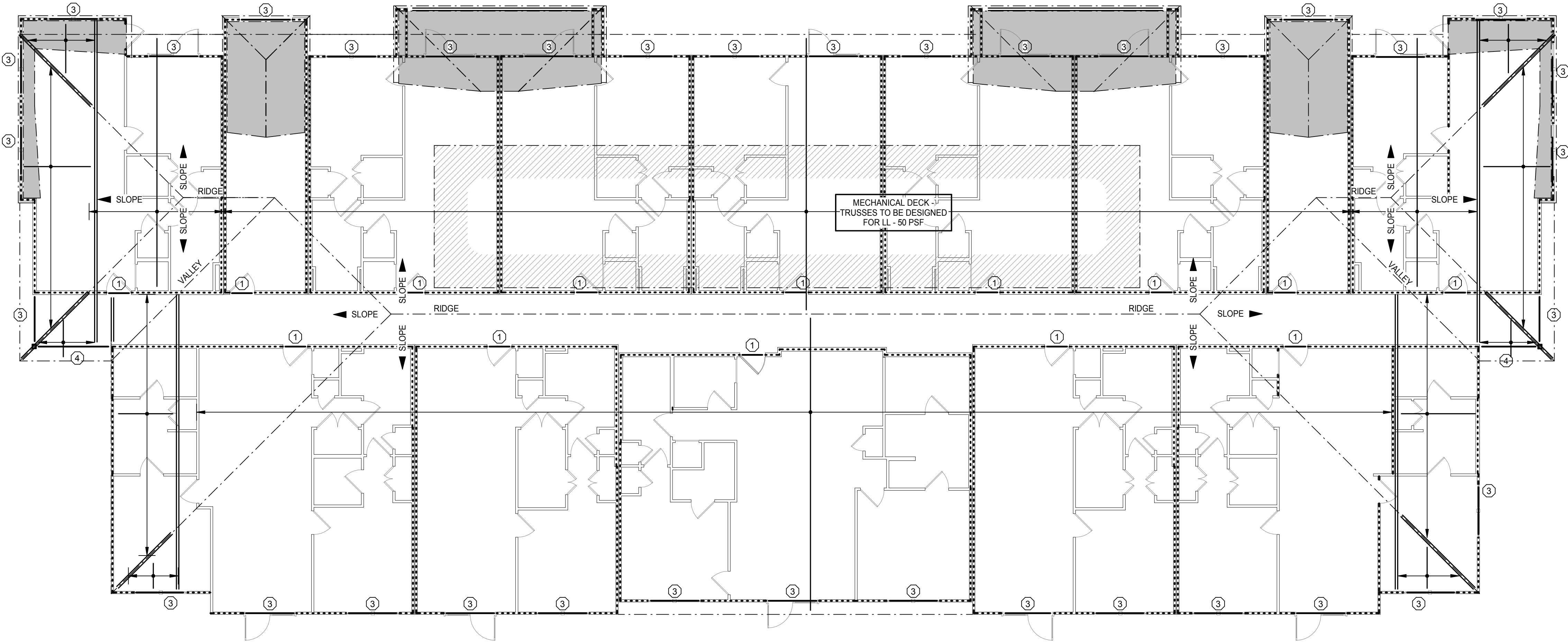
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* DENOTES THAT THAT COLUMN MUST BE GRADE #2 OR BETTER
** FOR PLATE HEIGHTS GREATER THAN 10'-1 1/8", STUDS SHALL BE 2x6.



2 Level 2 Framing - Building 2 & 5
1/8" = 1'-0"



1 Level 3 Framing - Building 2 & 5
1/8" = 1'-0"



2 Roof Framing - Building 2 & 5
1/8" = 1'-0"

Structural Engineer:

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972.661.8187

MEP Engineer:

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Landscape Architect:

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Interior Designer:

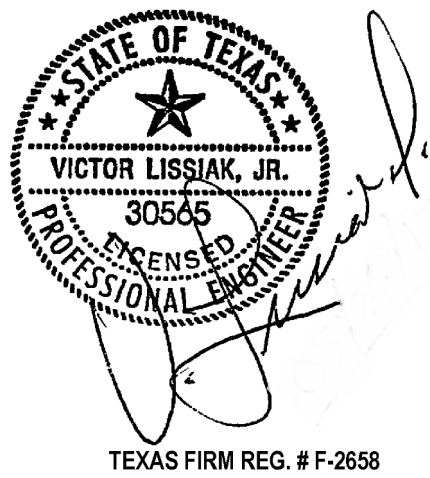
SJL Design Group
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ISSUANCES

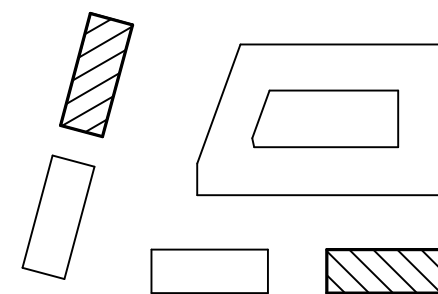
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03	PERMIT SET	01.28.2019

REVISIONS

Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group

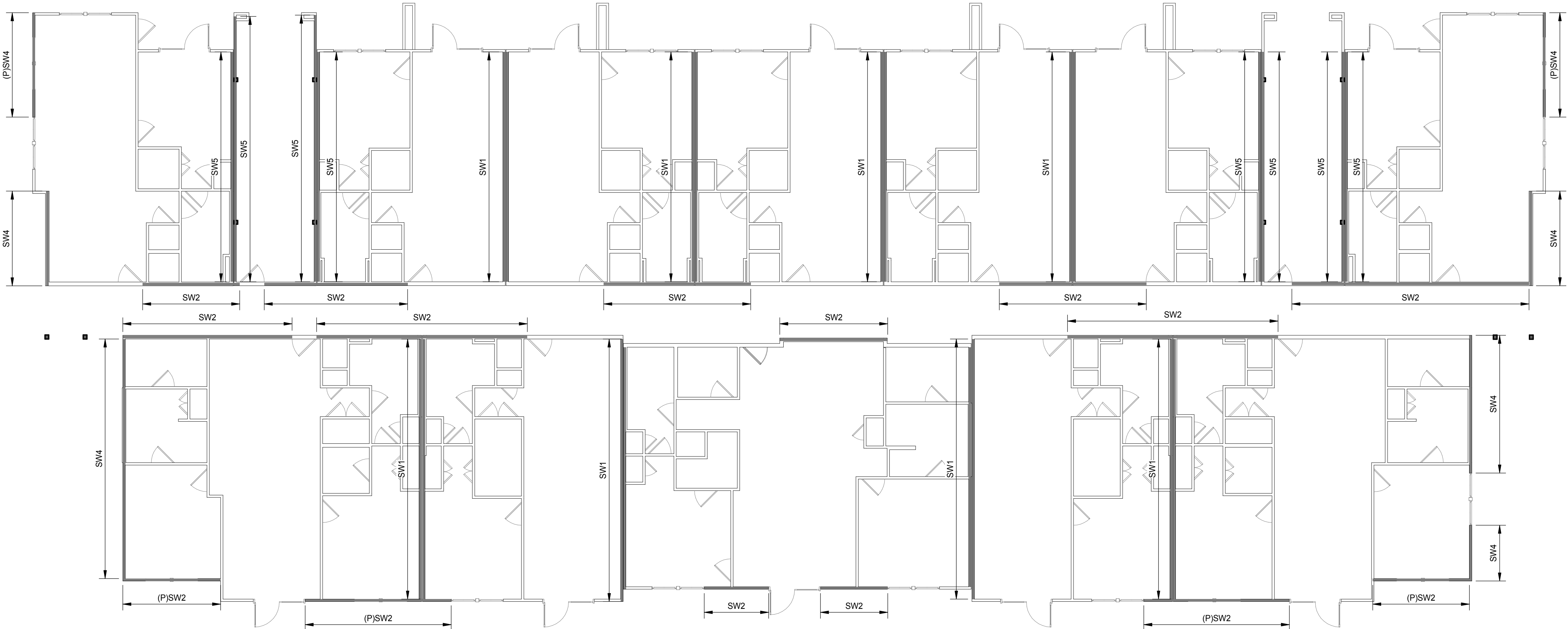


West Cevallos
San Antonio, Texas

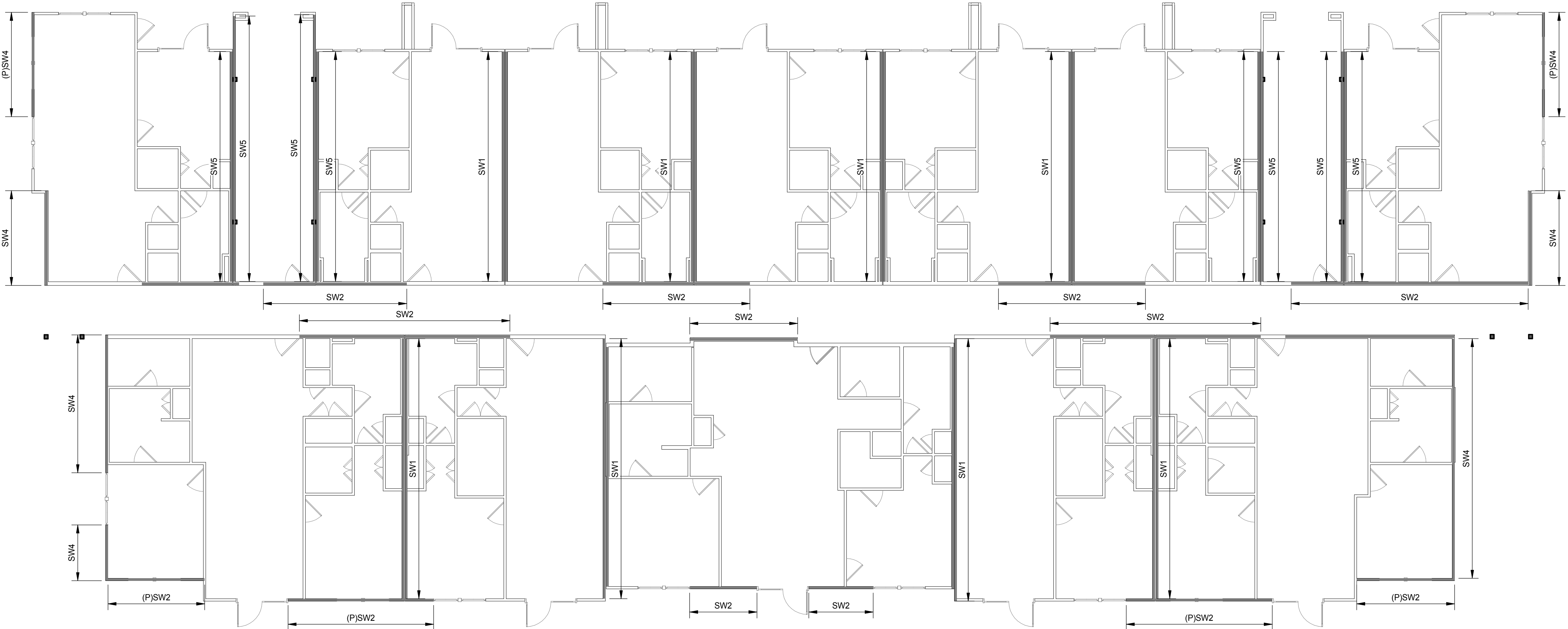
Building 2 & 5 Plans

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S202.2



1 Building 2, 4, & 5
1/8" = 1'-0"



2 Building 3
1/8" = 1'-0"

Structural Engineer:

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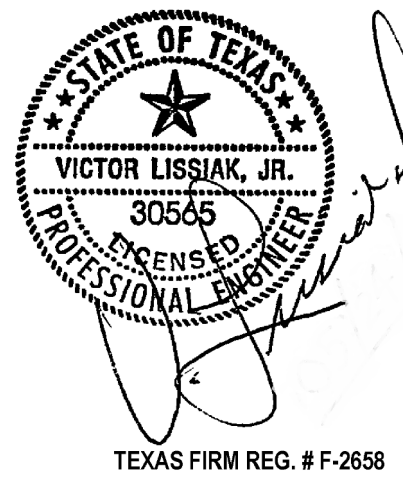
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214.443.9090

ISSUANCES

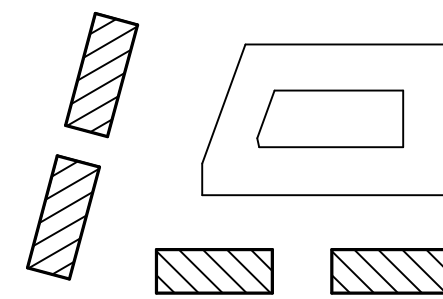
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS

Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group



West Cevallos
San Antonio, Texas

**Building 2 - 5 Shear Wall
Plans**

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S202.3

Structural Engineer:

VIEWTECH INC.
4205 Bellway Dr. Addison, TX 75001
Victor Lissiak III
972.661.8187

MEP Engineer:

ENCOTECH
8500 Bluffstone Cove, Austin, TX. 78759
Tessa Roberts
512.338.1101

Civil Engineer:

MBC & Associates, Inc
1035 Central Pkwy N, San Antonio, TX 78732
David Allen
210.545.1122

Landscape Architect:

LEE & Associates, Inc.
9020 N Capital of Texas Hwy, Austin, TX. 78759
Amber Rothwell
512.435.8477

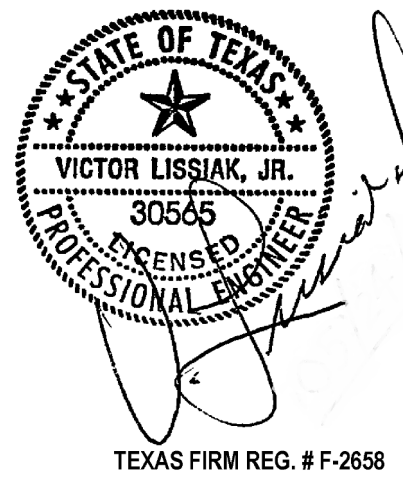
Interior Designer:

SJL Design Group
921 N. Riverfront Blvd. Suite 100, Dallas, TX 75207
Cassie Farley
214.443.9090

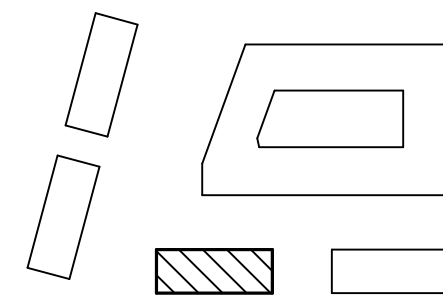
ISSUANCES		
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS

Revision Schedule		
Revision Number	Revision Description	Revision Date



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NRP Group

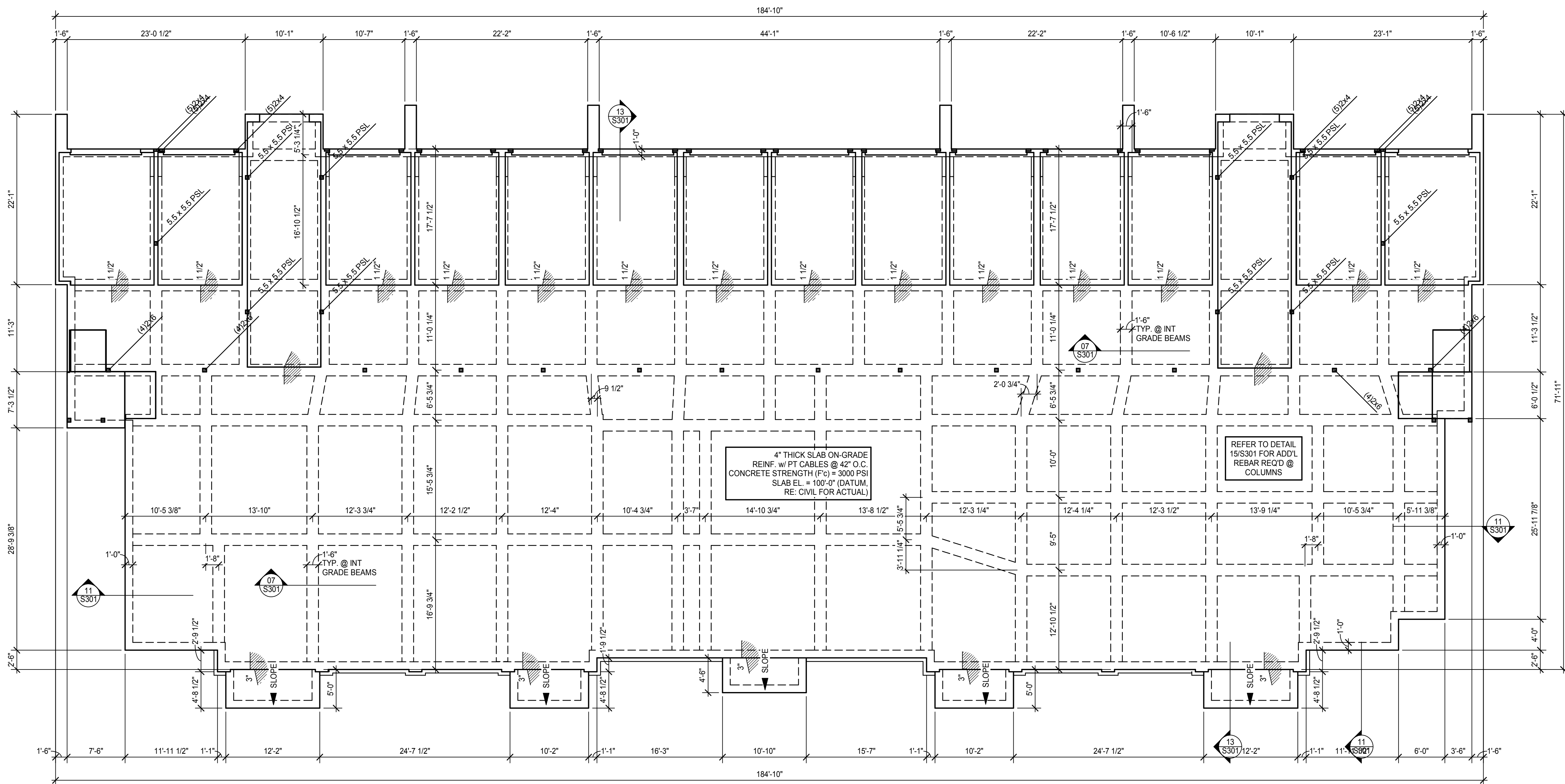


West Cevallos
San Antonio, Texas

Building 3 Plans

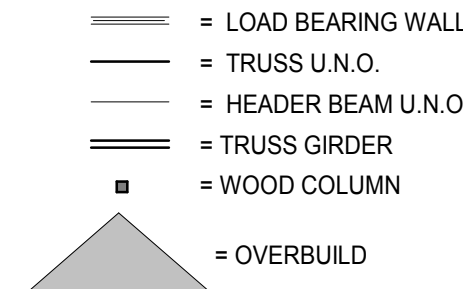
Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S203.1



1 Building 3 Foundation
1/8" = 1'-0"

WOOD PLAN LEGEND:

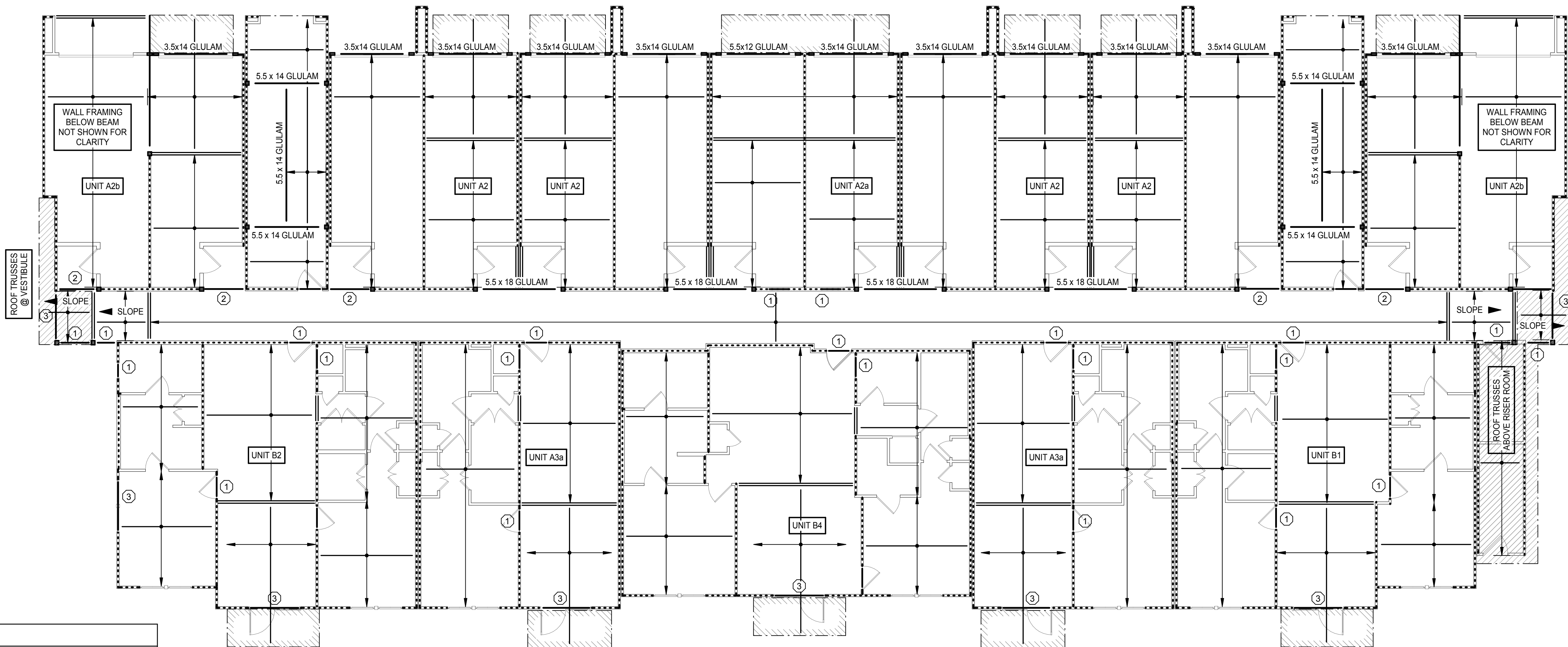


PLAN NOTES:

- SPACE TRUSSES AND NOMINAL FRAMING PROVIDE 3-2x4 (LAMINATED) AT LEVELS 5 AND 4. 4-2x4 (LAMINATED) AT LEVEL 3, AND 6-2x4 (LAMINATED) AT LEVEL 2. AT EACH END OF ROOF TRUSS GIRDERS, PROVIDE 3-2x4 (LAMINATED) AT ALL LEVELS. GIRDER COLUMNS SHALL BE CONTINUOUS TO THE FOUNDATION.
- REFER TO HEADER AND COLUMN SCHEDULE FOR HEADER AND COLUMN SIZE U.N.O. ON PLAN.
- REFER TO GENERAL NOTES FOR TYPICAL TRUSS LOADING, MATERIAL PROPERTIES OF WOOD MEMBERS AND WALL STUD SCHEDULES.
- AT EACH END OF FLOOR TRUSS GIRDERS PROVIDE 3-2x4 (LAMINATED) AT LEVELS 5 AND 4. 4-2x4 (LAMINATED) AT LEVEL 3, AND 6-2x4 (LAMINATED) AT LEVEL 2. AT EACH END OF ROOF TRUSS GIRDERS, PROVIDE 3-2x4 (LAMINATED) AT ALL LEVELS. GIRDER COLUMNS SHALL BE CONTINUOUS TO THE FOUNDATION.
- ROOF DECK SHALL BE 3/4" THICK (NOMINAL) EXTERIOR GRADE OSB OR PLYWOOD AT FLAT ROOFS WITH CLIPS CONFORMING TO REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION.
- FLOOR DECK SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD OR OSB.
- LAMINATED 2x COLUMNS, LUMBER AND TIMBER POSTS INDICATED ON PLAN SHALL BE #2 DFL. ALL OTHER SCHEDULED LAMINATED 2x COLUMNS SHALL BE STUD GRADE DFL.
- ROOF TRUSSES SHALL BE ATTACHED TO SUPPORT TABLES AT ALL SUPPORT POINTS TO RESIST DESIGN UPLIFT FORCES (REFERENCE TABLE ON S102 FOR CLIP SCHEDULE).
- WOOD COLUMNS SUPPORTING ENGINEERED WOOD BEAMS INDICATED ON PLAN SHALL BE 5-2x6 UNLESS NOTED OTHERWISE.
- REFER TO S102 FOR LOAD BEARING WALL STUD SCHEDULE.
- REFER TO S102 FOR ROOF TRUSS UPLIFT ANCHORAGE SCHEDULE.
- REFER TO S103 FOR BEAM HANGER SCHEDULE.

HEADER & COLUMN SCHEDULE						
MARK	HEADER	LAMINATED COLUMN (EA. BM. END)			FULL HEIGHT STUDS (EA. END)	
		1ST & 2ND LEVEL	3RD & 4TH LEVEL	5TH LEVEL	INTERIOR WALL**	EXTERIOR WALL**
①	2- 2x8	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	1- 2x4	2- 2x4
②	2- 2x10	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	2- 2x4
③	2- 2x12	5- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	3- 2x4
④	2- 1 3/4x11 1/4 LVL	6- 2x4 LAMINATED*	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4	3- 2x4

- NOTES:
- HEADER COLUMNS ARE STUD GRADE LUMBER U.N.O.
 - HEADERS IN 2x6 WALLS ARE 3 PLIES OF MEMBERS LISTED ABOVE. HEADER COLUMNS IN 2x6 WALLS SHALL BE 2x6 STUDS OF THE QUANTITY LISTED ABOVE.
 - WHERE HEADER DEPTH DOES NOT PERMIT INSTALLATION AS A DROP HEADER BELOW WALL PLATE, INSTALL HEADER FLUSH IN TRUSS SPACE.
 - * DENOTES THAT THAT COLUMN MUST BE GRADE #2 OR BETTER
 - ** FOR PLATE HEIGHTS GREATER THAN 10'-1 1/8", STUDS SHALL BE 2x6.



2 Level 2 Framing - Building 3
1/8" = 1'-0"

Structural Engineer:

VIEWTECH INC.
4205 Bellway Dr. Addison, TX 75001
Victor Lissiak III
972.661.8187

MEP Engineer:

ENCOTECH
8500 Bluffstone Cove, Austin, TX. 78759
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Civil Engineer:

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1035 Central Pkwy N, San Antonio, TX 78732
David Allen
210.545.1122

Landscape Architect:

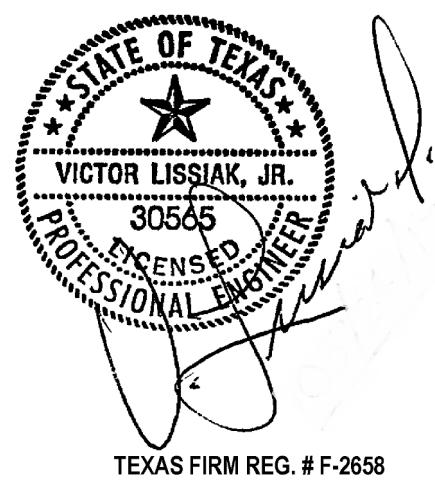
LEE & Associates, Inc.
9020 N Capital of Texas Hwy, Austin, TX. 78759
Amber Rothwell
512.345.8477

Interior Designer:

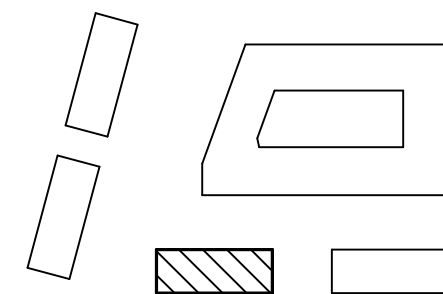
S.J.L Design Group
921 N. Riverfront Blvd. Suite 100, Dallas, TX 75207
Cassie Farley
214.443.9090

ISSUANCES		
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS		
Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group

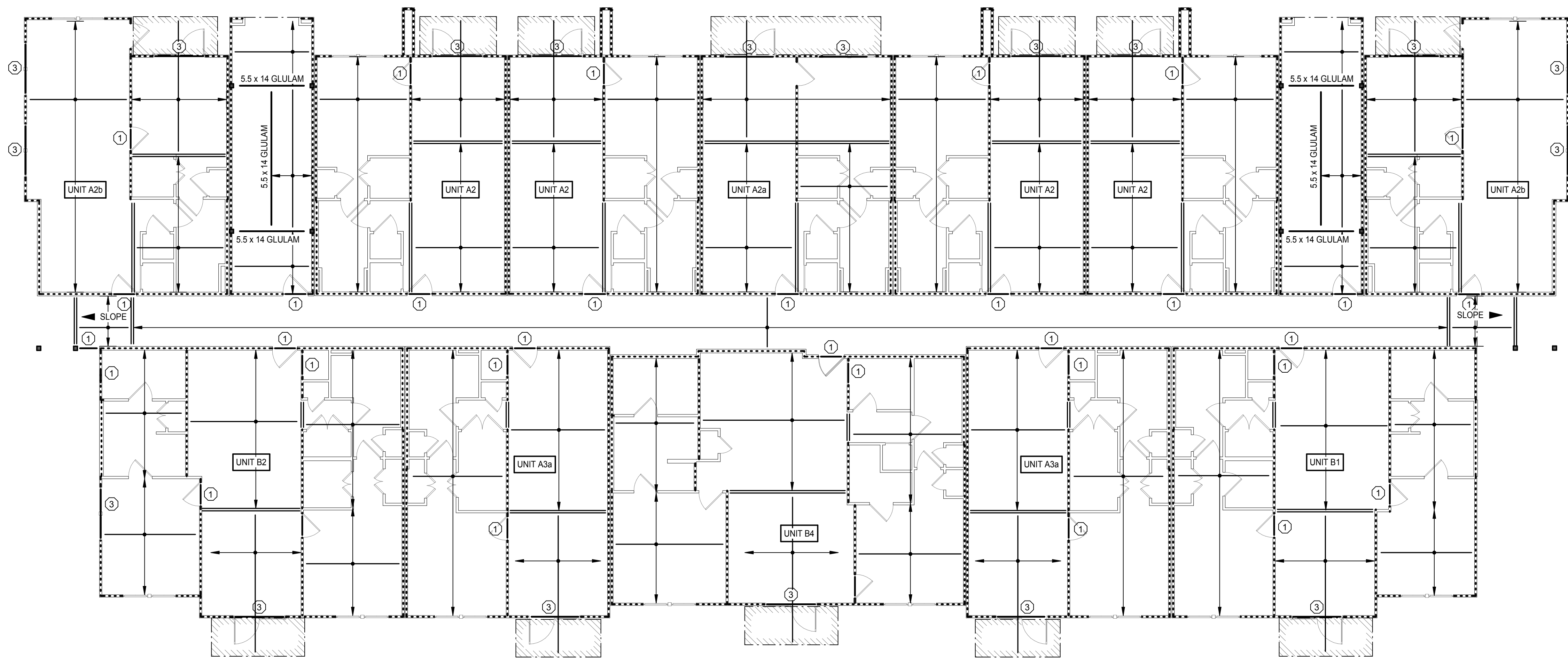


West Cevallos
San Antonio, Texas

Building 3 Plans

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S203.2



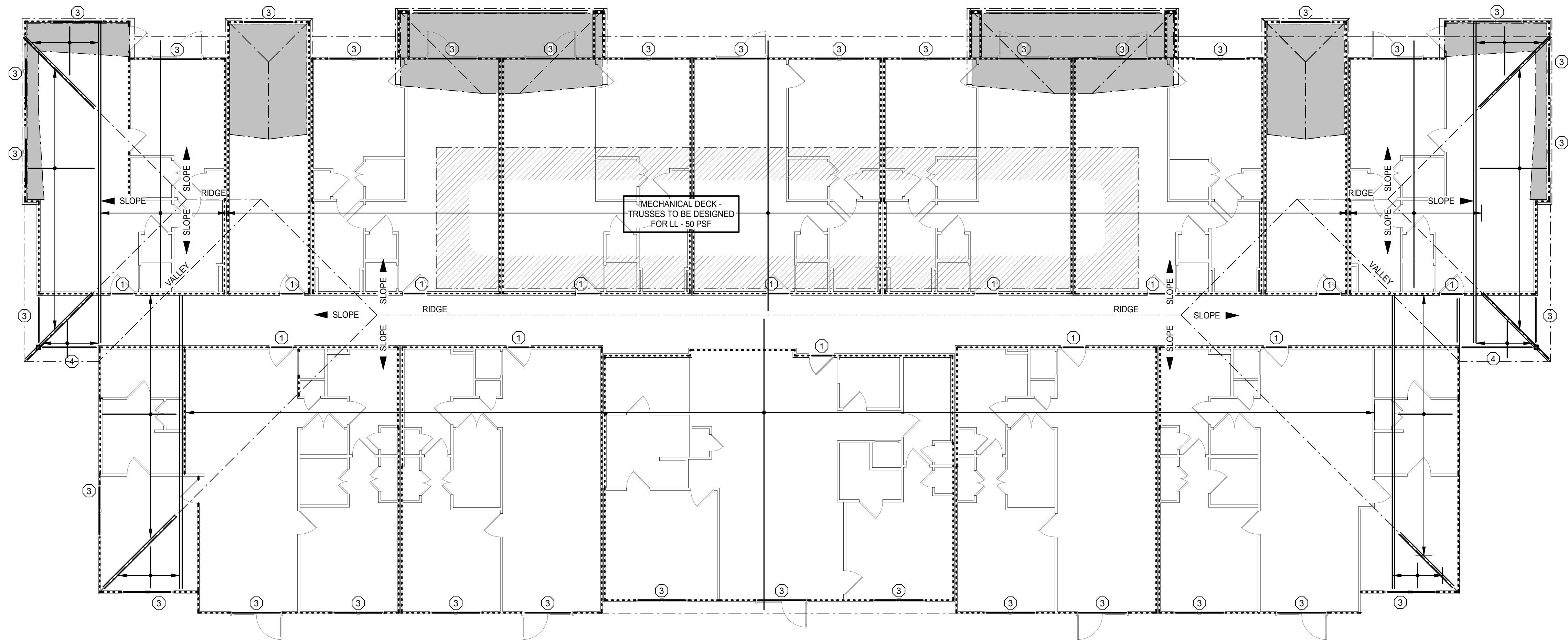
1 Level 3 Framing - Building 3
1/8" = 1'-0"

WOOD PLAN LEGEND:

- = LOAD BEARING WALL
- = TRUSS U.N.O.
- = HEADER BEAM U.N.O.
- = TRUSS GIRDER
- = WOOD COLUMN
- ▲ = OVERBUILD

PLAN NOTES:

- SPACE TRUSSES AND NOMINAL FRAMING AT 2'-0" ON CENTER, MAXIMUM U.N.O. FLOOR TRUSS DEPTH VARIES, SEE PLANS. STAIR LANDING FRAMING SHALL BE 2x12@16" O.C. MAX. BALCONY TRUSSES SHALL BE 1" UNLESS NOTED OTHERWISE.
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- REFER TO S103 FOR BEAM HANGER SCHEDULE.



2 Roof Framing - Building 3
1/8" = 1'-0"

HEADER & COLUMN SCHEDULE						
MARK	HEADER	LAMINATED COLUMN (EA. BM. END)			FULL HEIGHT STUDS (EA. END)	
		1ST & 2ND LEVEL	3RD & 4TH LEVEL	5TH LEVEL	INTERIOR WALL**	EXTERIOR WALL**
1	2- 2x8	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	1- 2x4	2- 2x4
2	2- 2x10	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	2- 2x4
3	2- 2x12	5- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	3- 2x4
4	2- 1 3/4x1 1/4 LVL	6- 2x4 LAMINATED*	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4	3- 2x4

NOTES:
1. HEADER COLUMNS ARE STUD GRADE LUMBER U.N.O.
2. HEADERS IN 2x6 WALLS ARE 3 PLIES OF MEMBERS LISTED ABOVE. HEADER COLUMNS IN 2x6 WALLS SHALL BE 2x6 STUDS OF THE QUANTITY LISTED ABOVE.
3. WHERE HEADER DEPTH DOES NOT PERMIT INSTALLATION AS A DROP HEADER BELOW WALL PLATE, INSTALL HEADER FLUSH IN TRUSS SPACE.
* DENOTES THAT THAT COLUMN MUST BE GRADE #2 OR BETTER
** FOR PLATE HEIGHTS GREATER THAN 10'-1 1/8", STUDS SHALL BE 2x6.

Structural Engineer:

VIEWTECH INC.
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MEP Engineer:

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David Allen
210.545.1122

Landscape Architect:

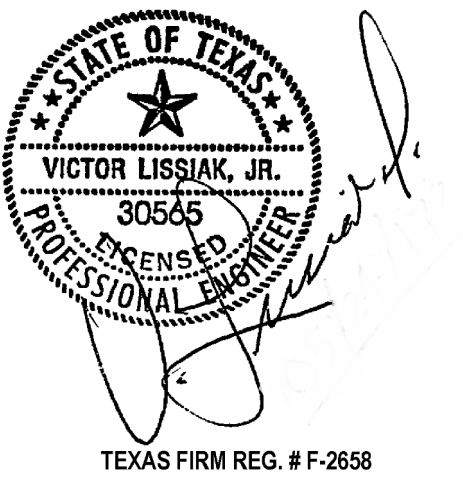
LEE & Associates, Inc.
9020 N Capital of Texas Hwy, Austin, TX. 78759
Amber Rothwell
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Interior Designer:

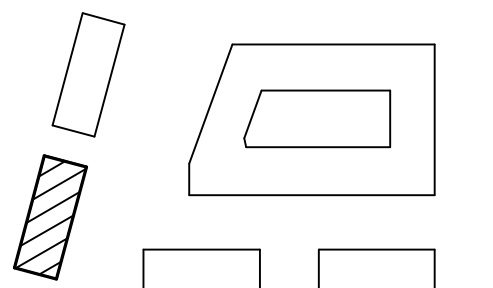
SJL Design Group
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Cassie Farley
214.443.9090

ISSUANCES		
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS		
Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group

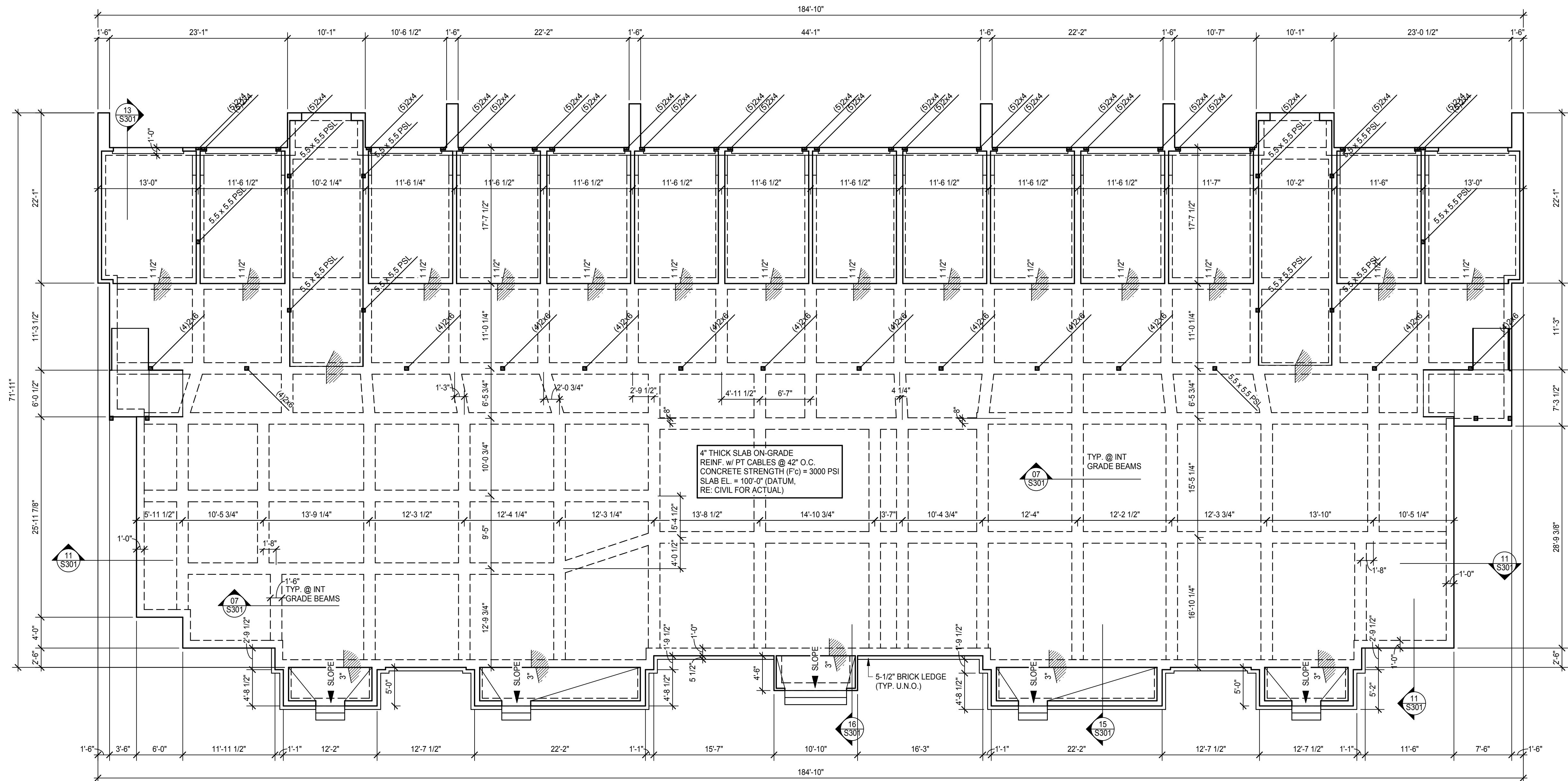


West Cevallos
San Antonio, Texas

Building 4 Plans

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S204.1



Structural Engineer:

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MEP Engineer:

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512.338.1101

Civil Engineer:

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David Allen
210.545.1122

Landscape Architect:

LEE & Associates, Inc.
9020 N Capital of Texas Hwy, Austin, TX. 78759
Amber Rothwell
512.345.8477

Interior Designer:

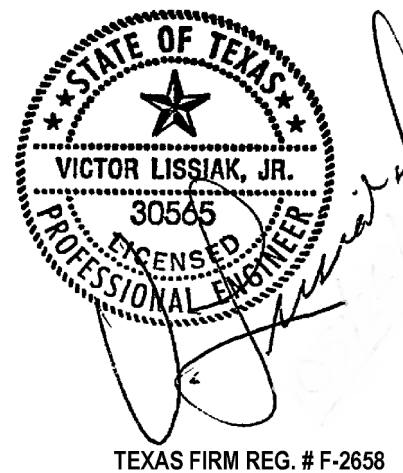
S.J.L Design Group
921 N. Riverfront Blvd. Suite 100, Dallas, TX 75207
Cassie Farley
214.443.9090

ISSUANCES

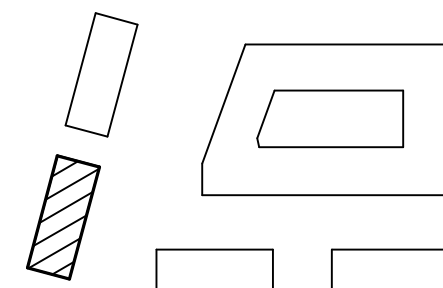
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS

Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group



West Cevallos
San Antonio, Texas

Building 4 Plans

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S204.2



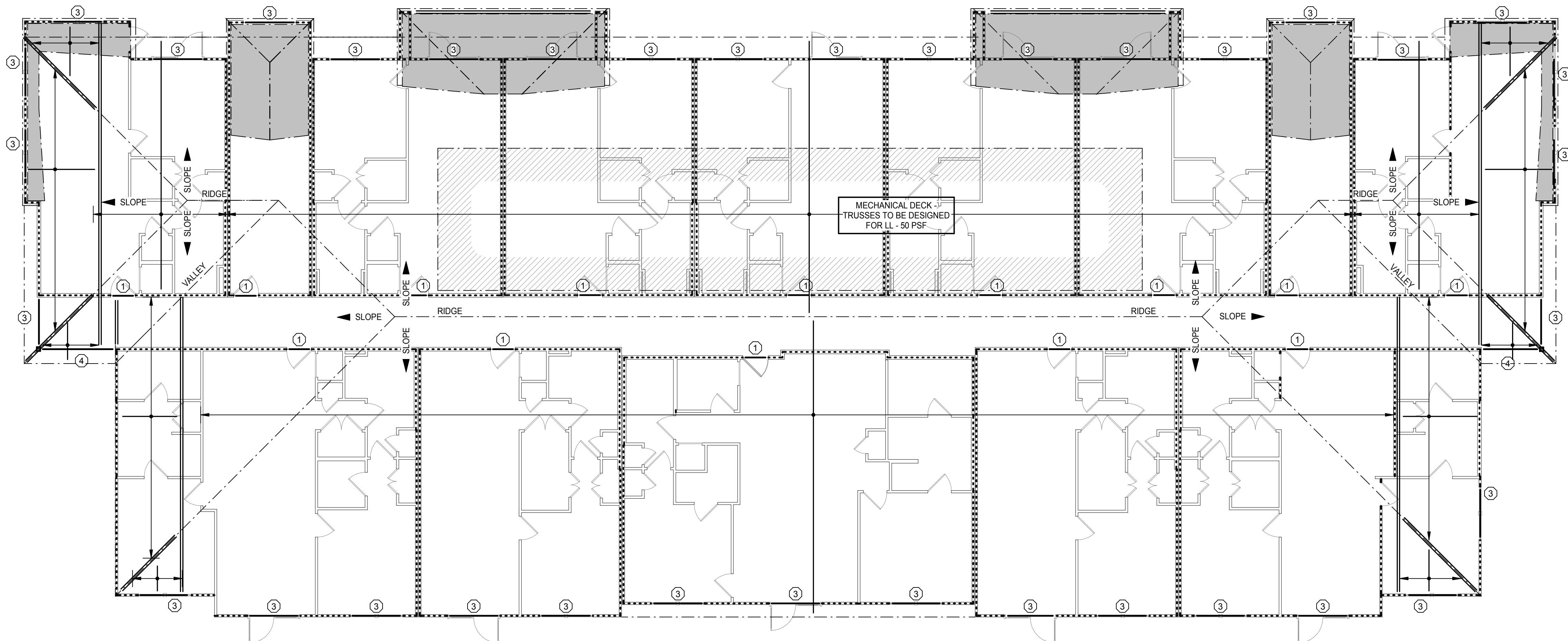
1 Level 3 Framing - Building 4
1/8" = 1'-0"

WOOD PLAN LEGEND:

- = LOAD BEARING WALL
- = TRUSS U.N.O.
- = HEADER BEAM U.N.O.
- = TRUSS GIRDER
- = WOOD COLUMN
- ▲ = OVERBUILD

PLAN NOTES:

- SPACE TRUSSES AND NOMINAL FRAMING AT 2'-0" ON CENTER. MAXIMUM U.N.O. FLOOR TRUSS DEPTH VARIES. SEE PLANS. STAIR LANDING FRAMING SHALL BE 2x12@16" O.C. MAX. BALCONY TRUSSES SHALL BE 15" UNLESS NOTED OTHERWISE.
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- REFER TO S102 FOR LOAD BEARING WALL STUD SCHEDULE.
- REFER TO S102 FOR ROOF TRUSS UPLIFT ANCHORAGE SCHEDULE.
- REFER TO S103 FOR BEAM HANGER SCHEDULE.

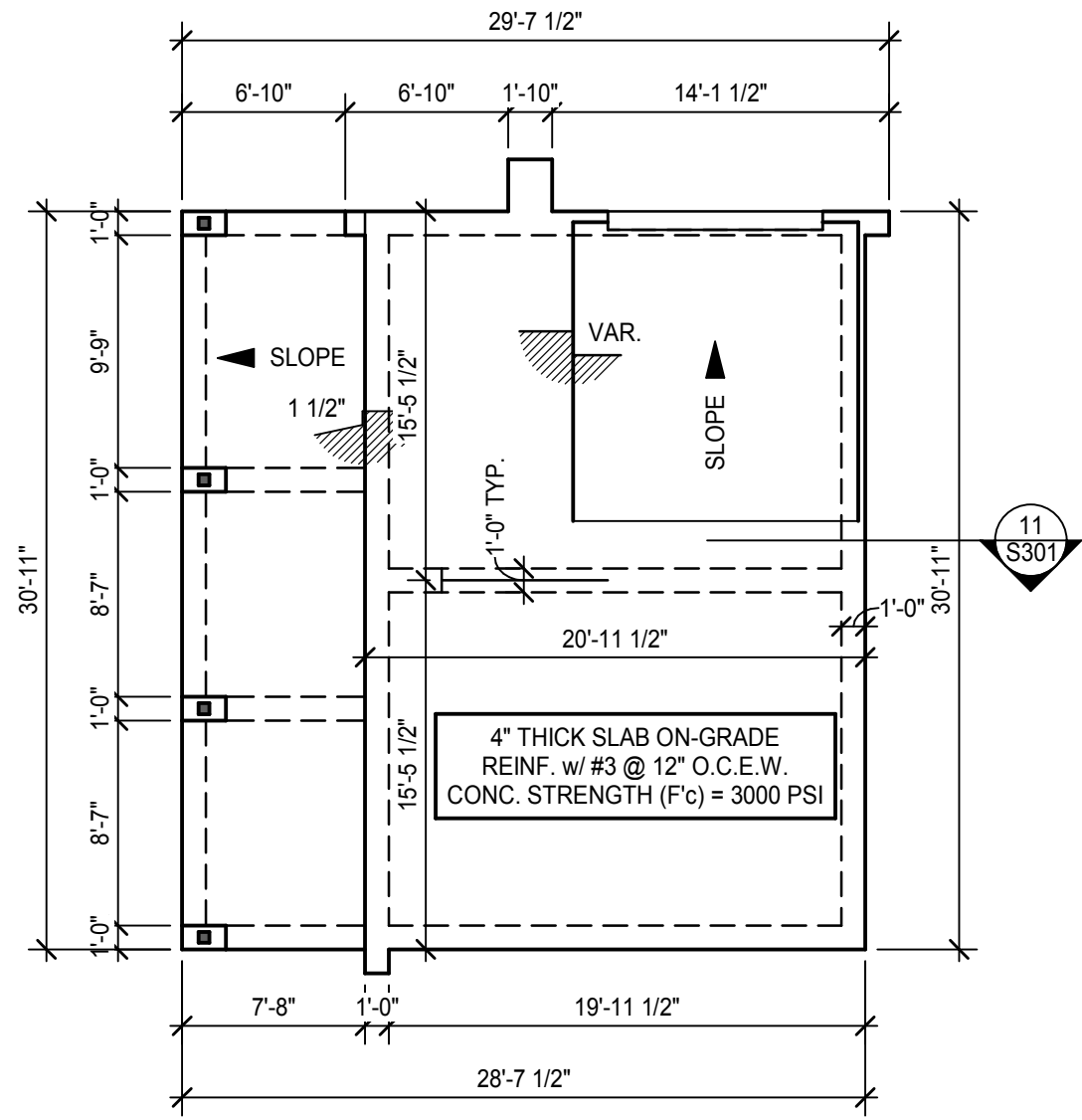


2 Roof Framing - Building 4
1/8" = 1'-0"

HEADER & COLUMN SCHEDULE

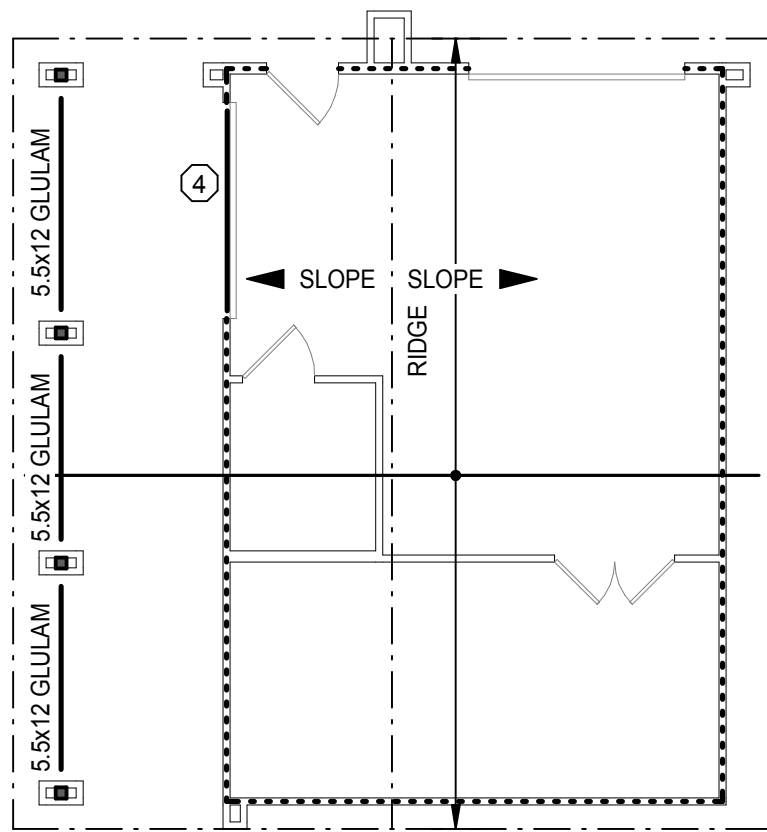
MARK	HEADER	LAMINATED COLUMN (EA. BM. END)			FULL HEIGHT STUDS (EA. END)	
		1ST & 2ND LEVEL	3RD & 4TH LEVEL	5TH LEVEL	INTERIOR WALL**	EXTERIOR WALL**
1	2- 2x6	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	1- 2x4	2- 2x4
2	2- 2x10	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	2- 2x4
3	2- 2x12	5- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	3- 2x4
4	2- 1 3/4x11 1/4 LVL	6- 2x4 LAMINATED*	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4	3- 2x4

- NOTES:
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 - HEADERS IN 2x6 WALLS ARE 3 PLIES OF MEMBERS LISTED ABOVE. HEADER COLUMNS IN 2x6 WALLS SHALL BE 2x6 STUDS OF THE QUANTITY LISTED ABOVE.
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 - * DENOTES THAT THAT COLUMN MUST BE GRADE #2 OR BETTER
 - ** FOR PLATE HEIGHTS GREATER THAN 10'-1 1/8", STUDS SHALL BE 2x6.



01 Maintenance Building Foundation

1/8" = 1'-0"



02 Roof Framing - Maintenance Building

1/8" = 1'-0"

WOOD PLAN LEGEND:

	= LOAD BEARING WALL
	= TRUSS U.N.O.
	= HEADER BEAM U.N.O.
	= TRUSS GIRDER
	= WOOD COLUMN
	= OVERBUILD

PLAN NOTES:

- SPACE TRUSSES AND NOMINAL FRAMING AT 2'-0" ON CENTER, MAXIMUM U.N.O. FLOOR TRUSS DEPTH VARIES, SEE PLANS. STAIR LANDING FRAMING SHALL BE 2x12@16" O.C. MAX. BALCONY TRUSSES SHALL BE 15" UNLESS NOTED OTHERWISE.
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HEADER & COLUMN SCHEDULE						
MARK	HEADER	LAMINATED COLUMN (EA. BM. END)			FULL HEIGHT STUDS (EA. END)	
		1ST & 2ND LEVEL	3RD & 4TH LEVEL	5TH LEVEL	INTERIOR WALL**	EXTERIOR WALL**
1	2- 2x8	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	1- 2x4	2- 2x4
2	2- 2x10	4- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	2- 2x4
3	2- 2x12	5- 2x4 LAMINATED	3- 2x4 LAMINATED	2- 2x4 LAMINATED	2- 2x4	3- 2x4
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Structural Engineer:

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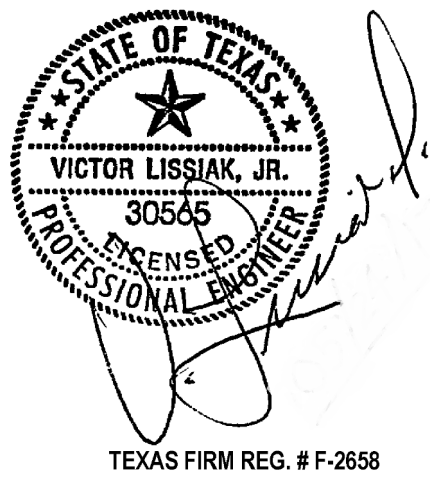
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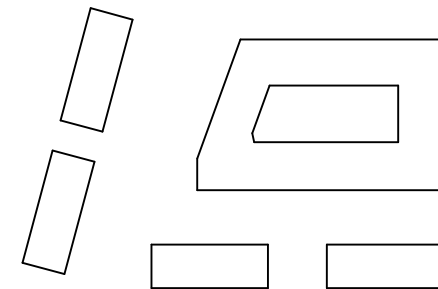
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

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Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group

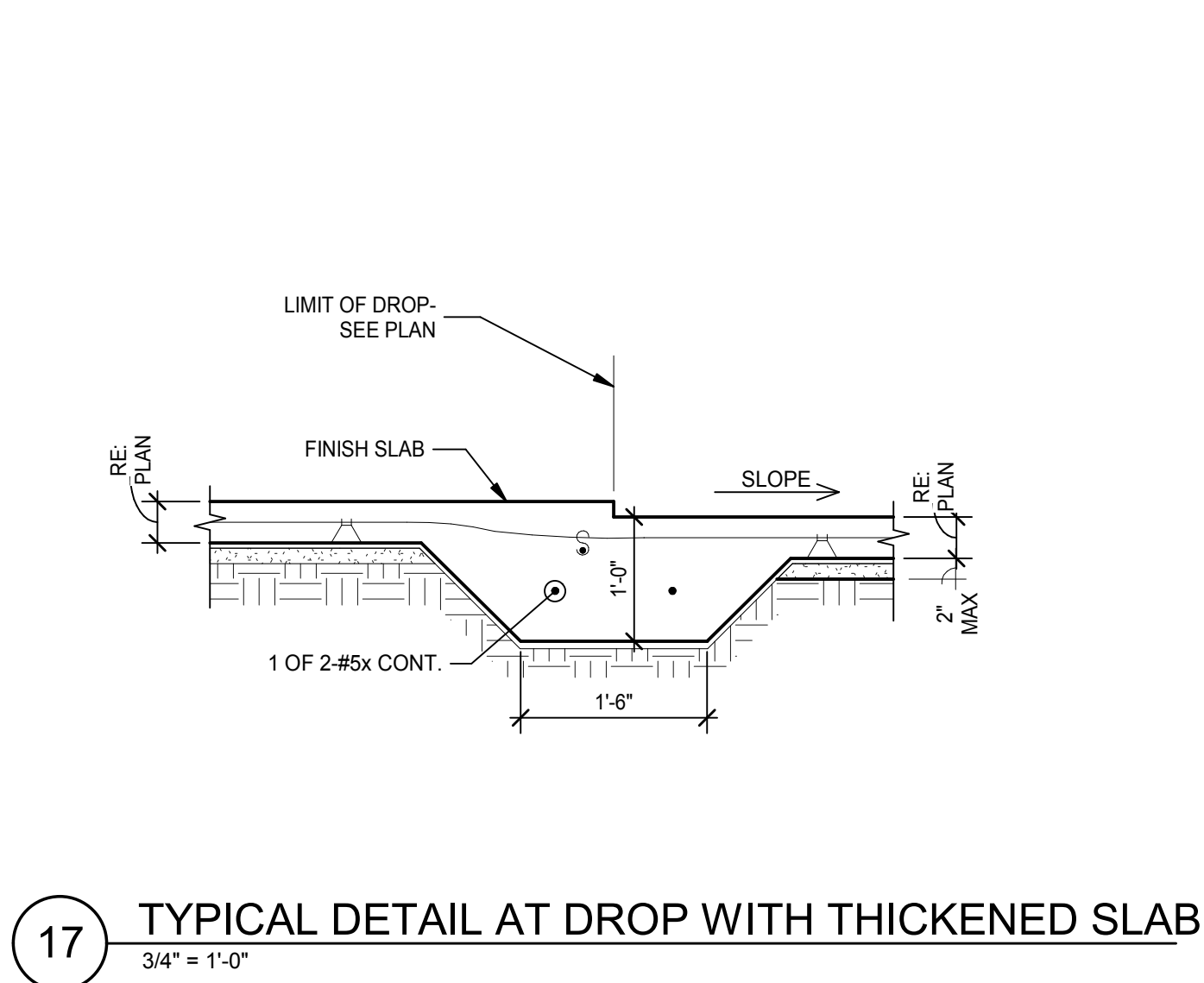
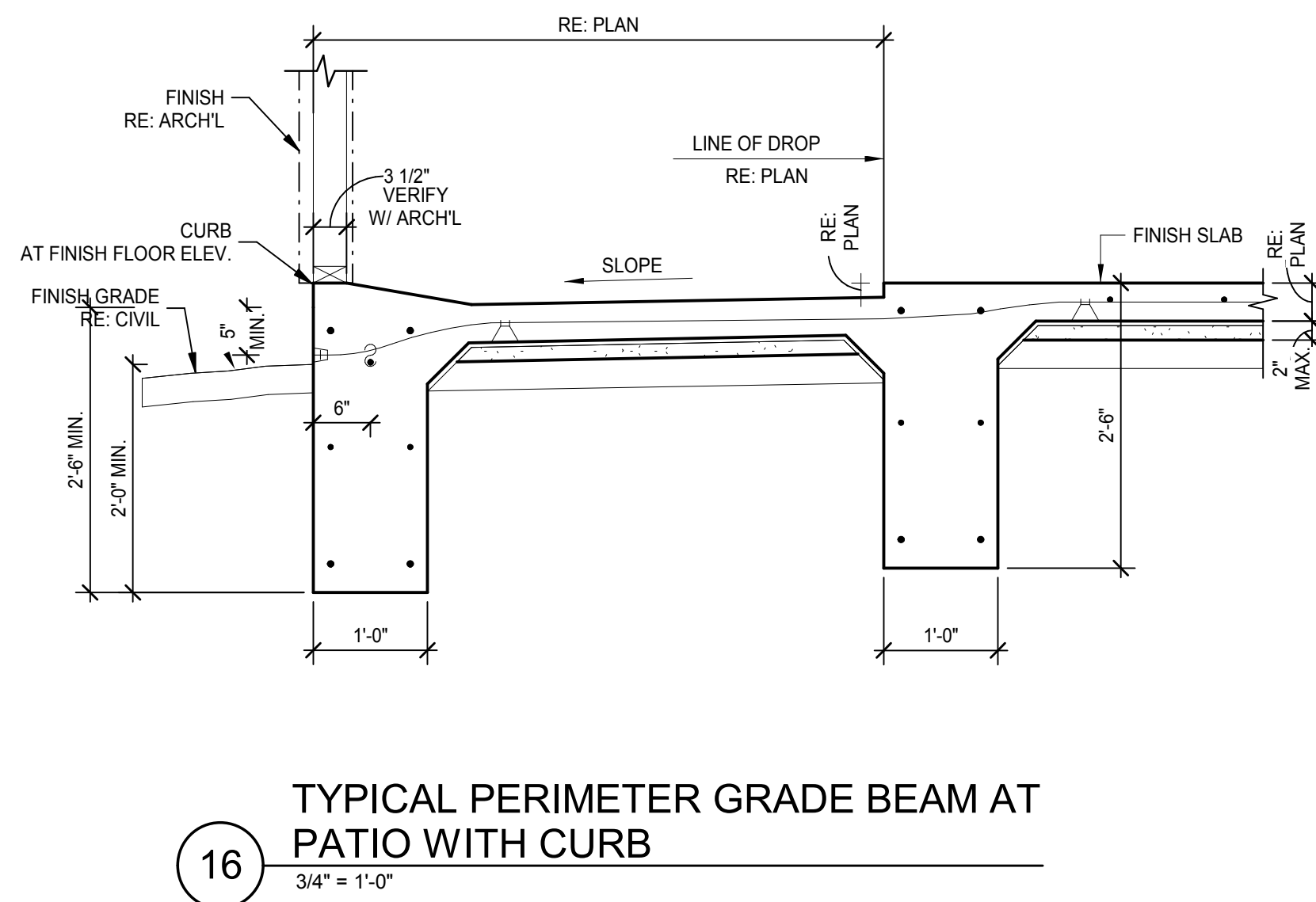
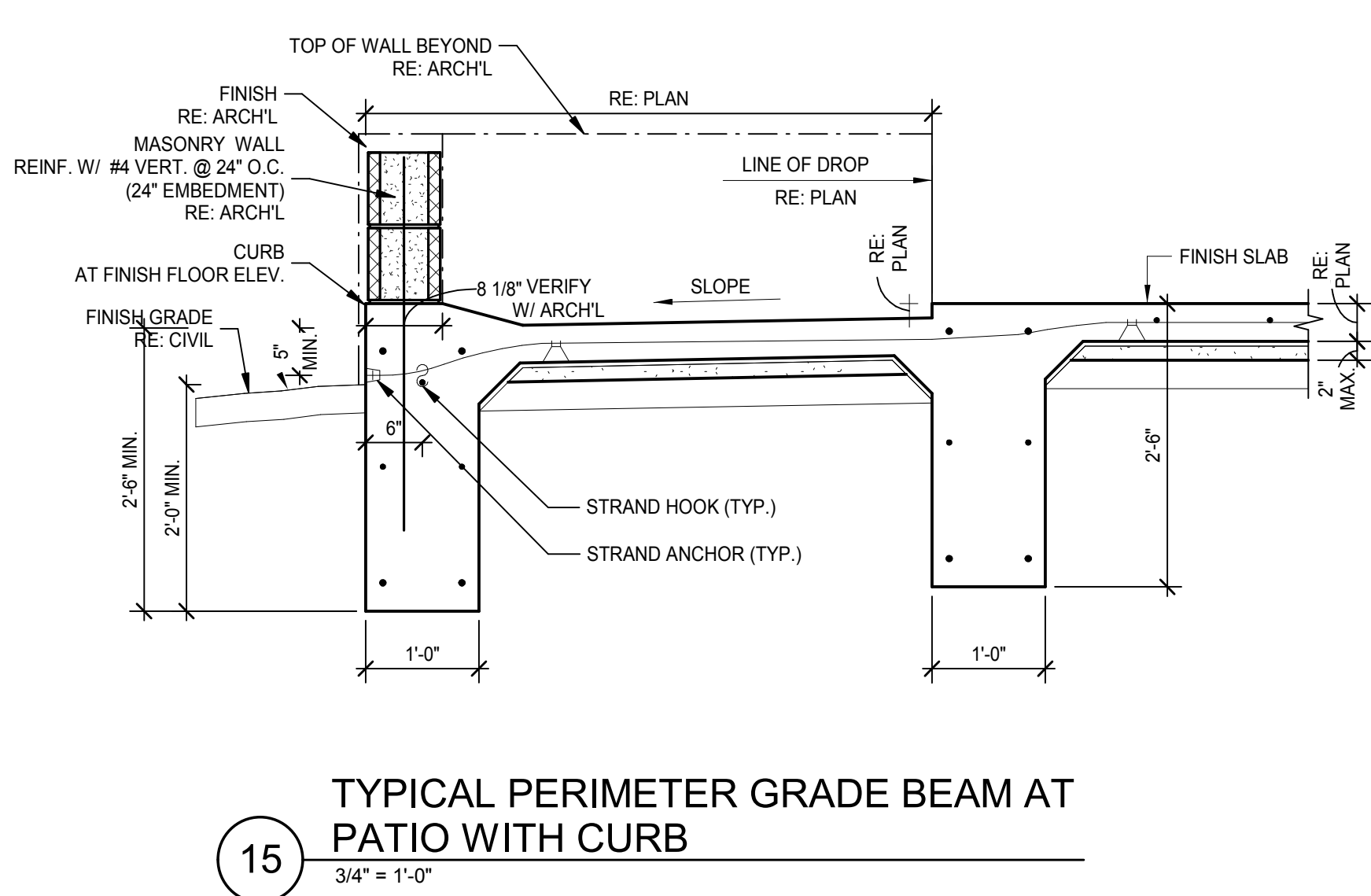
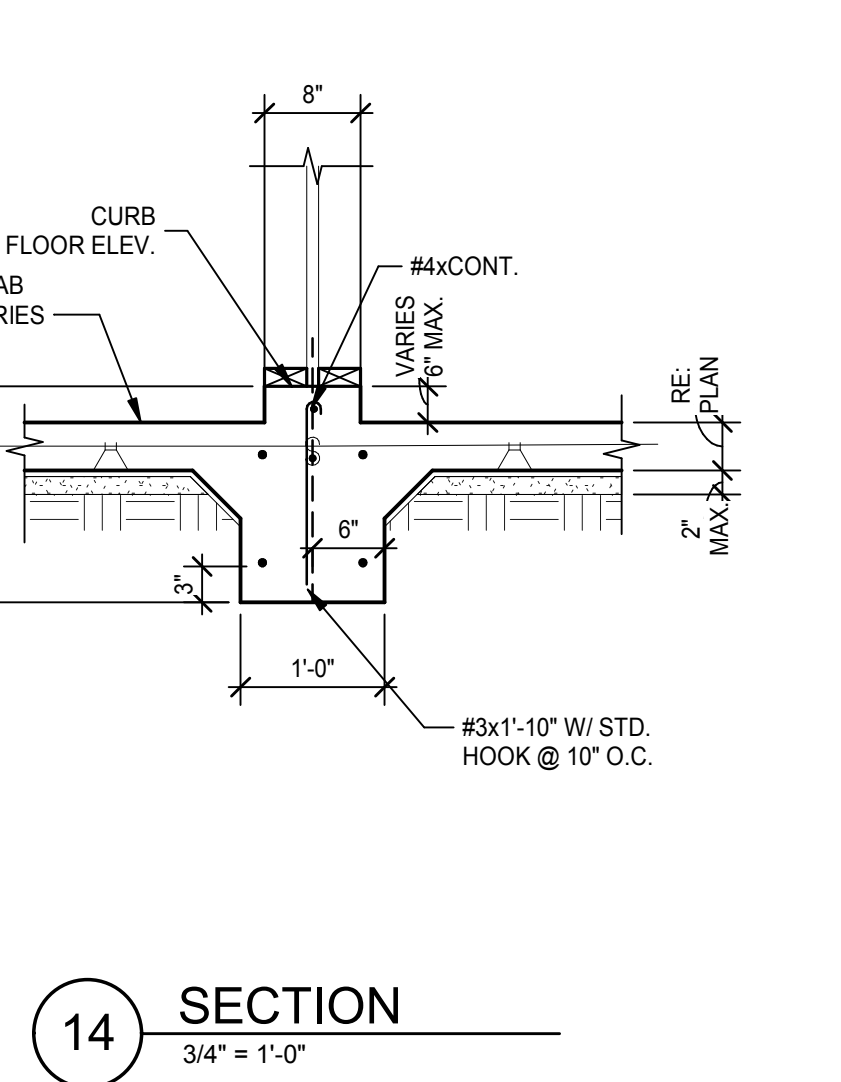
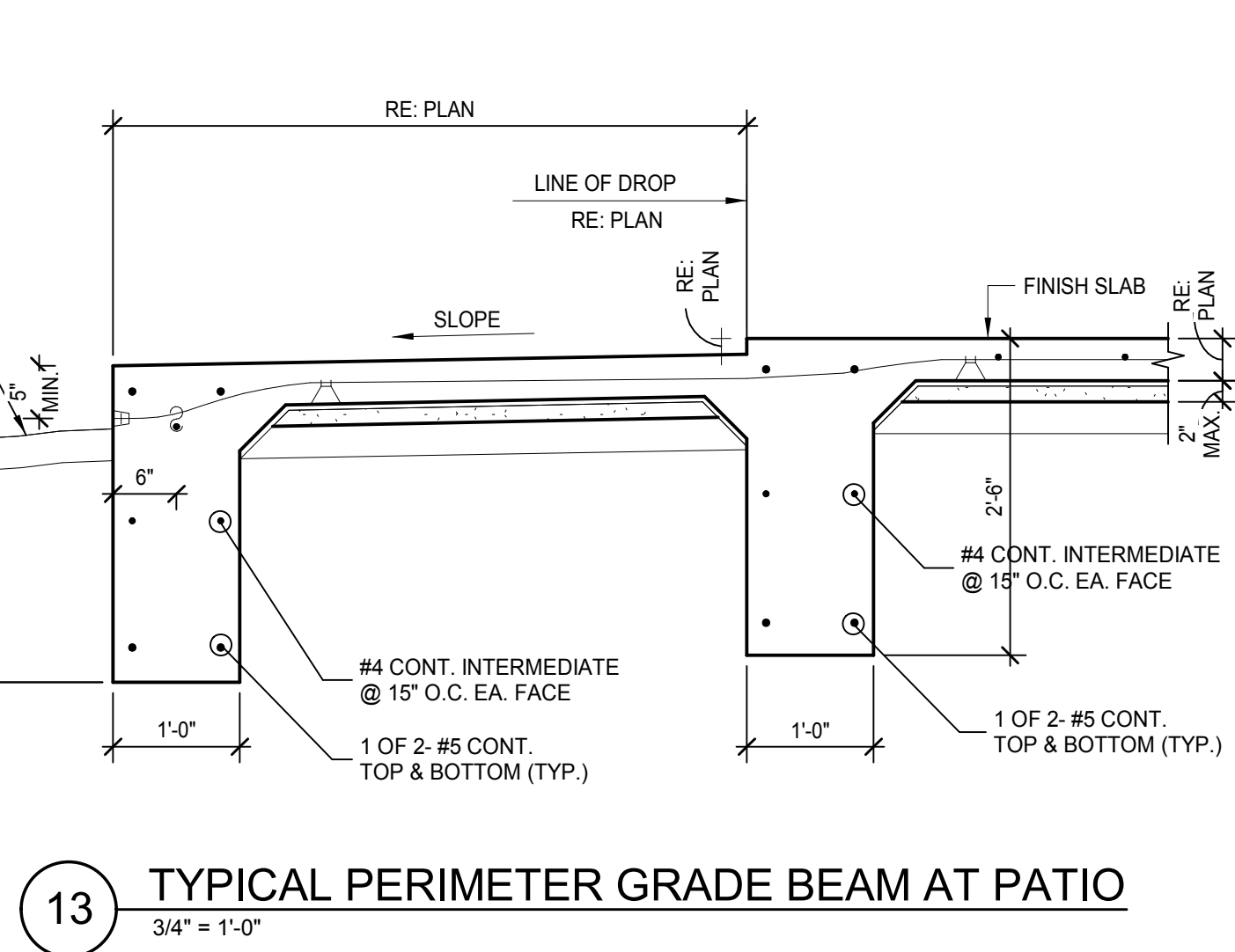
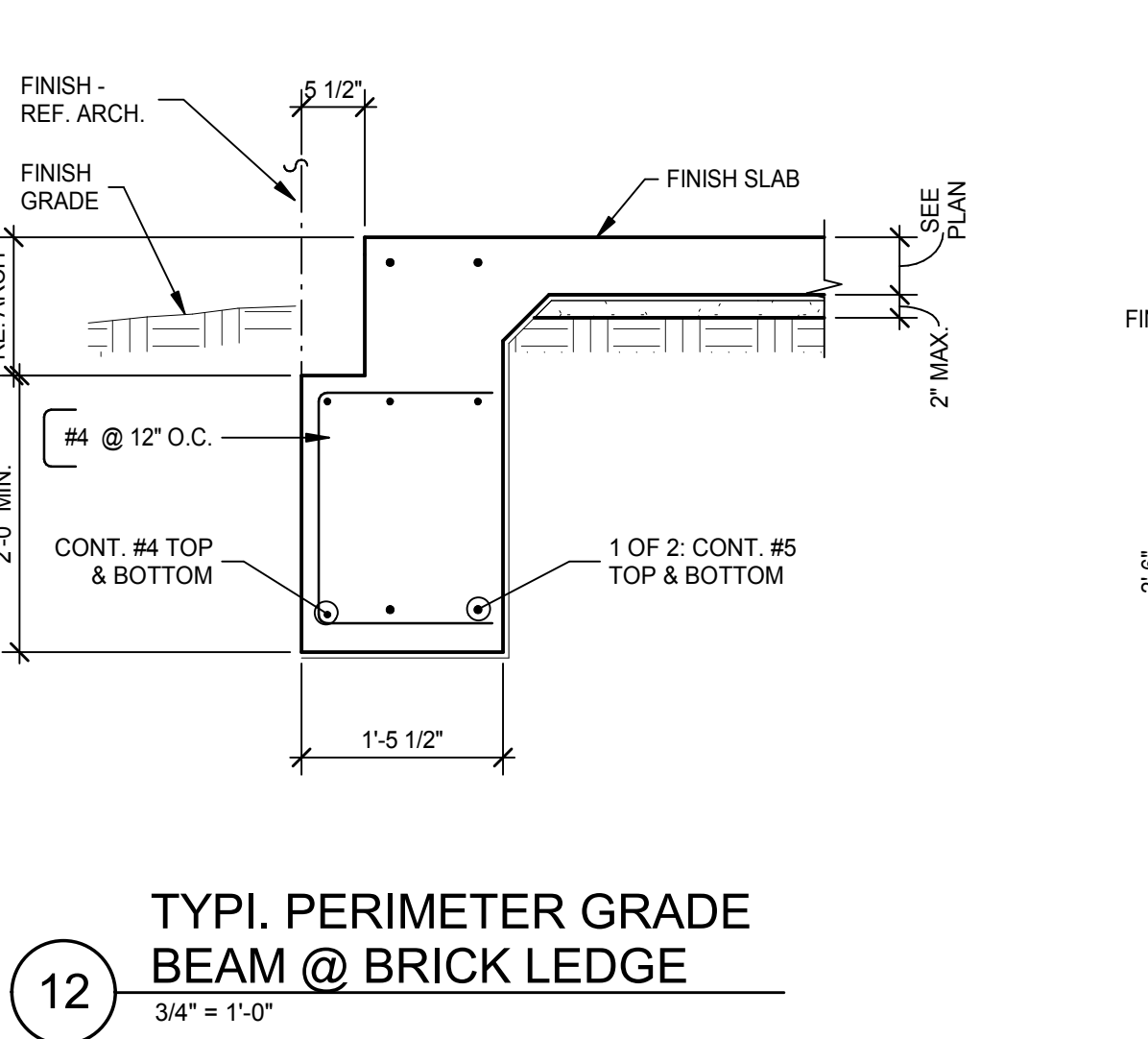
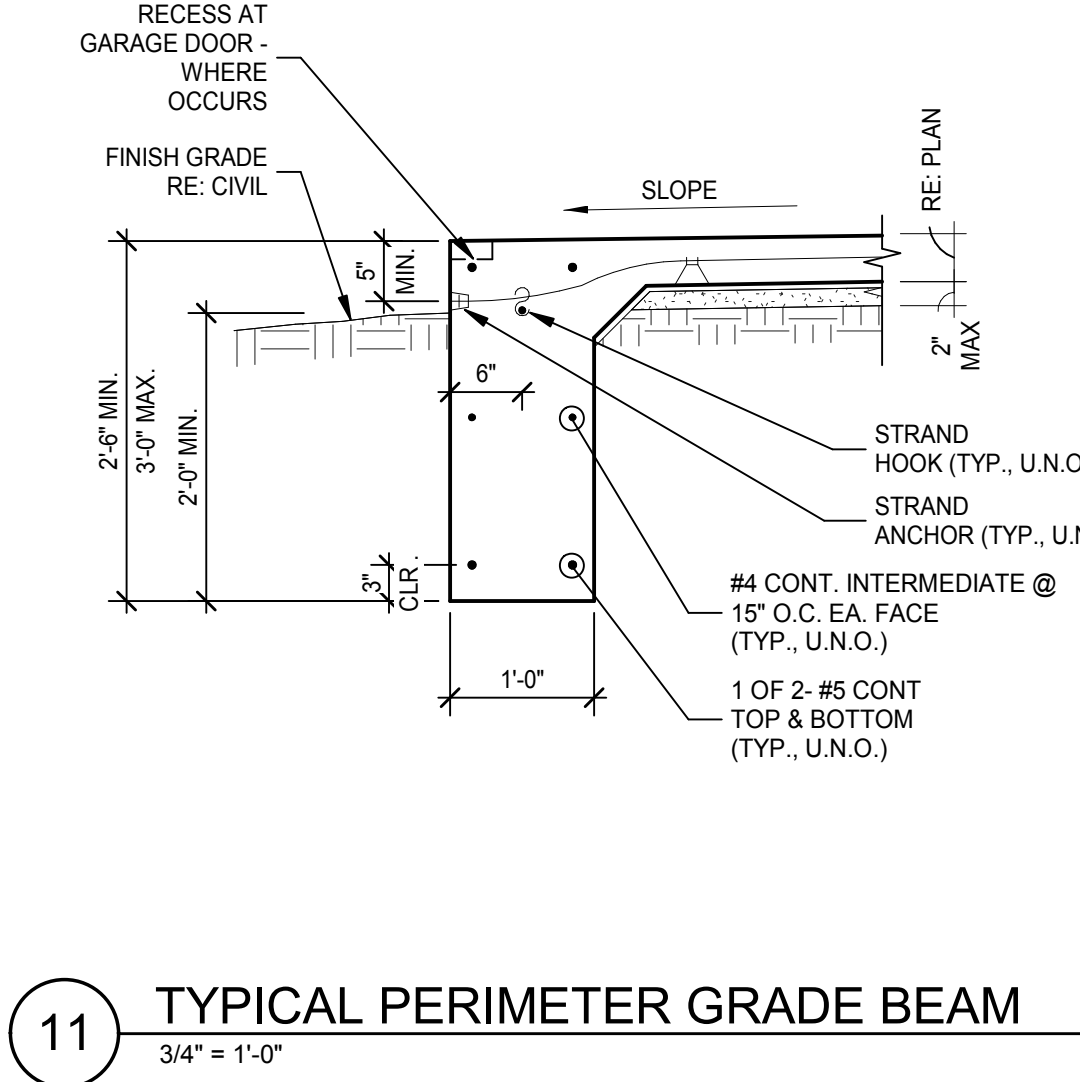
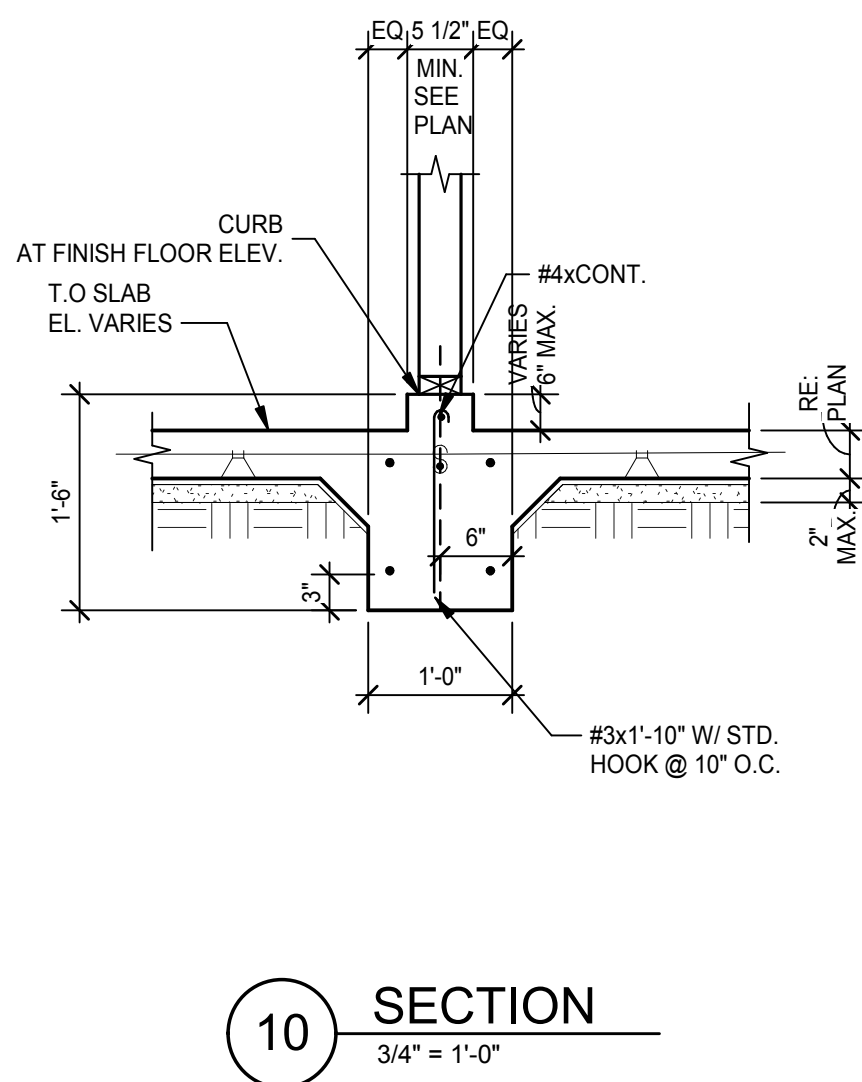
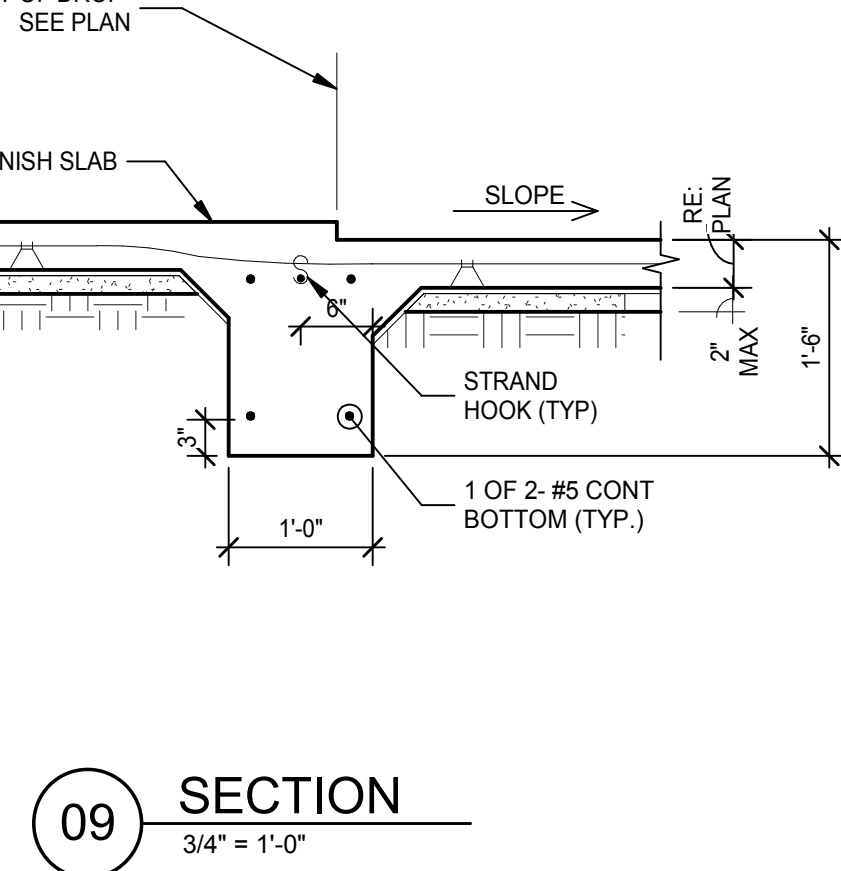
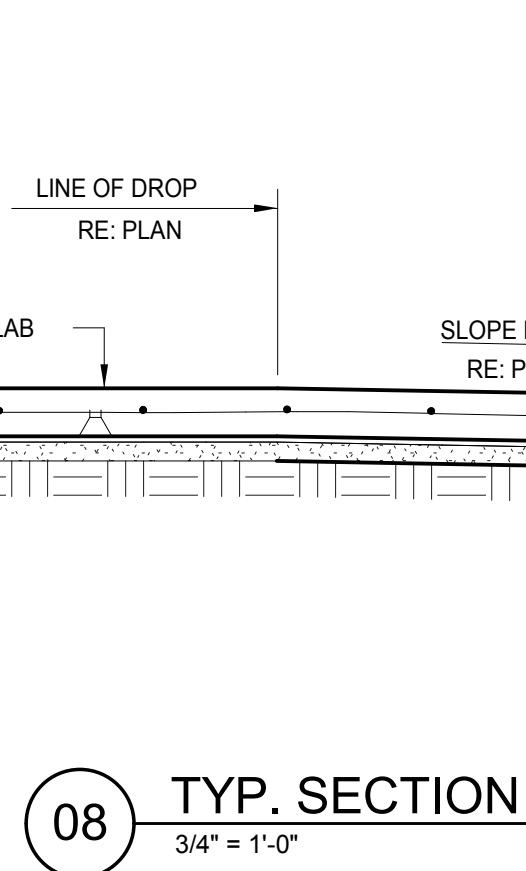
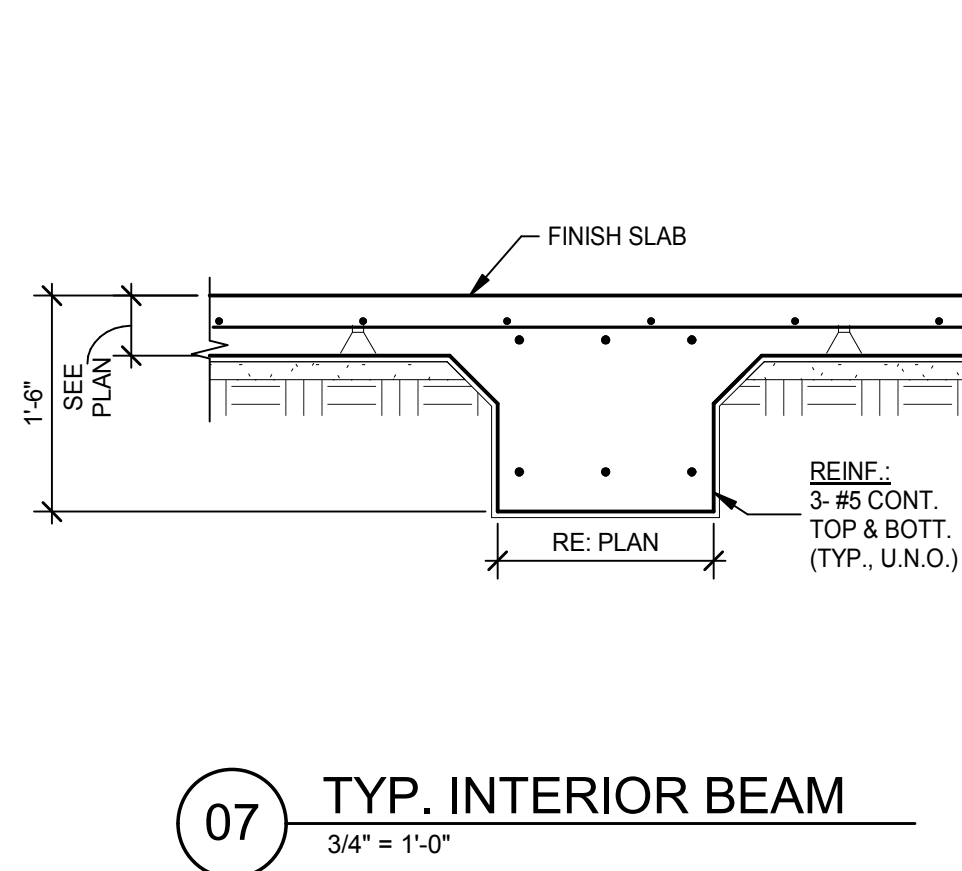
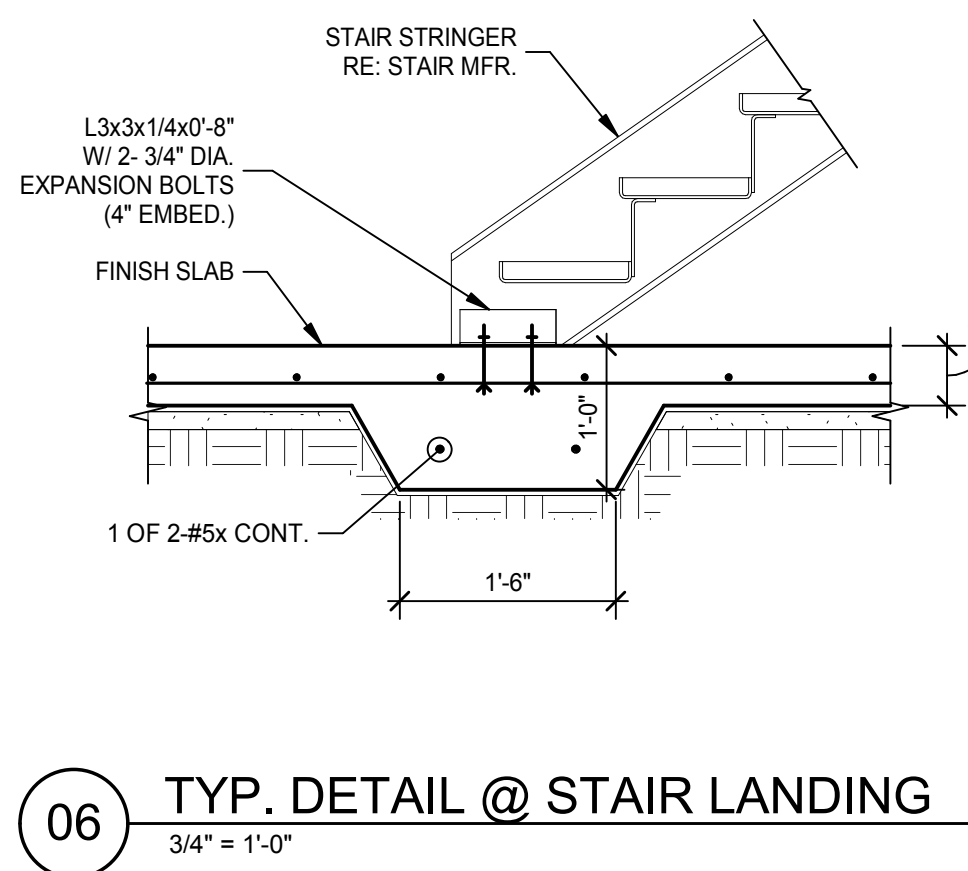
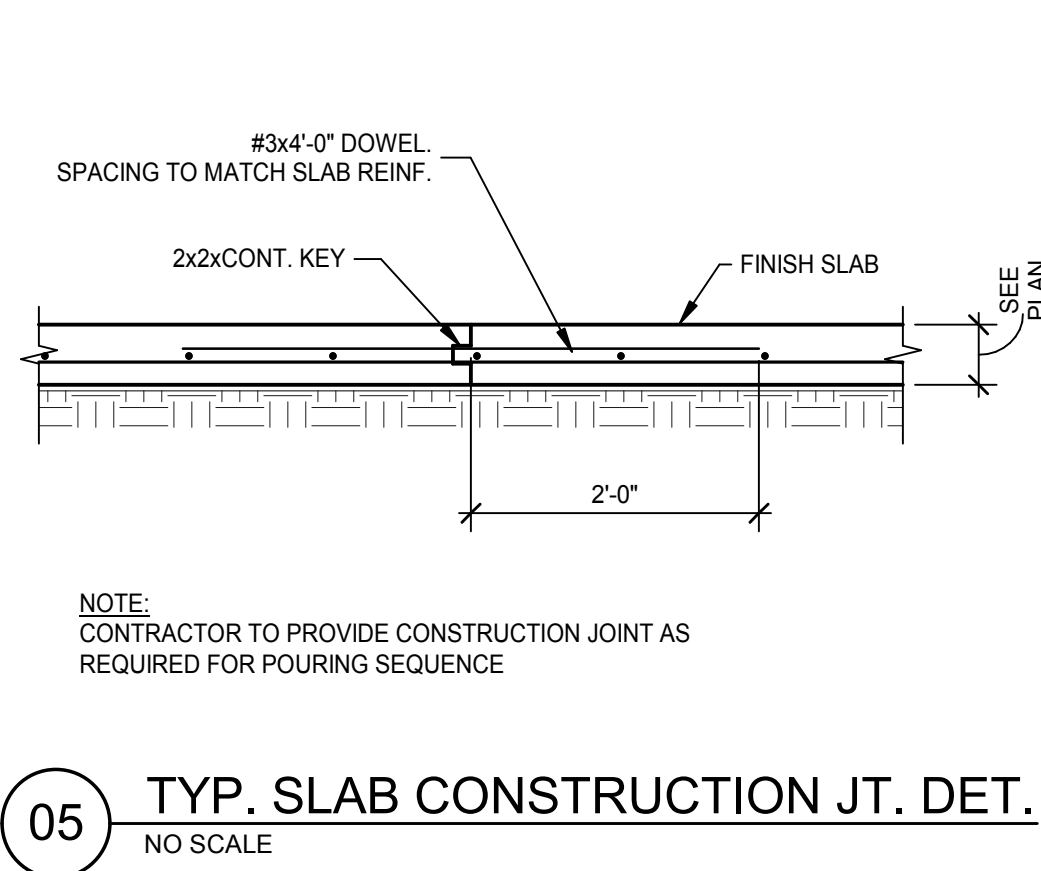
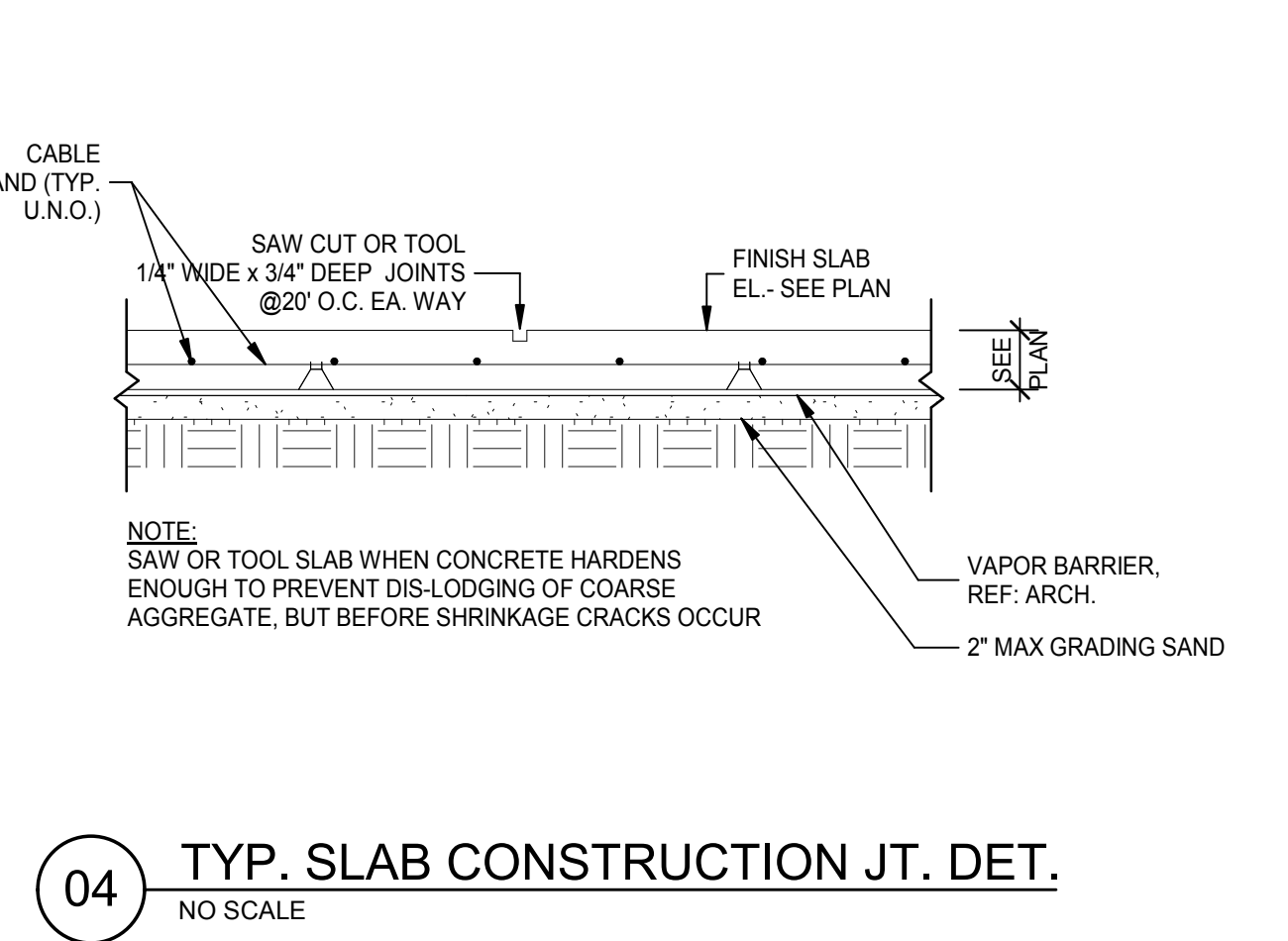
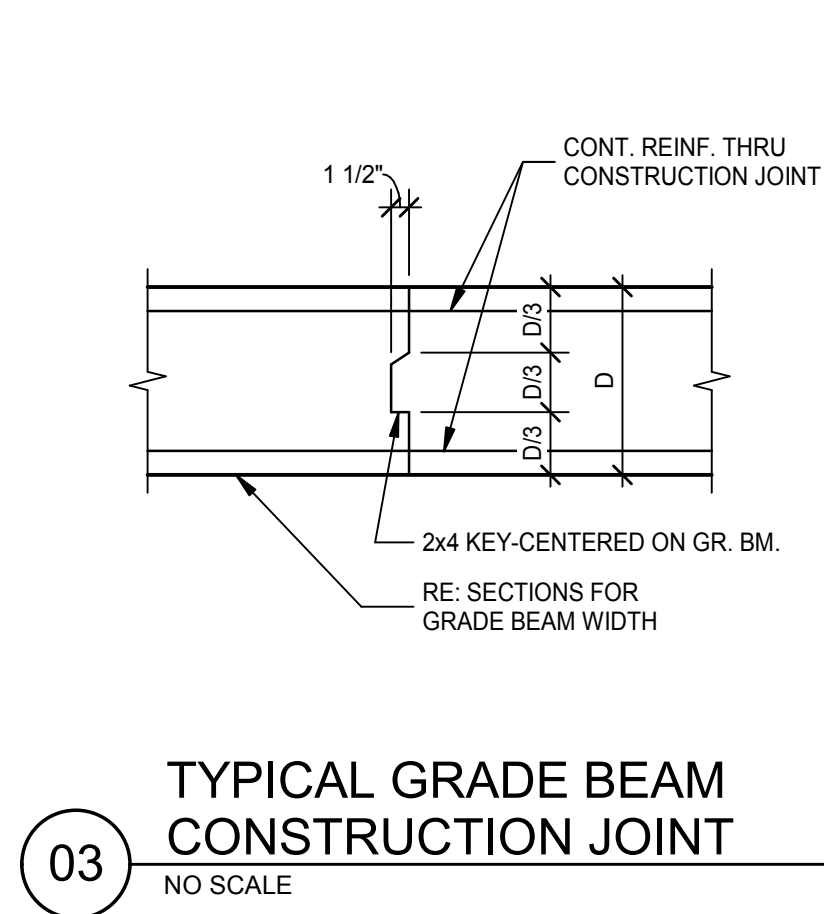
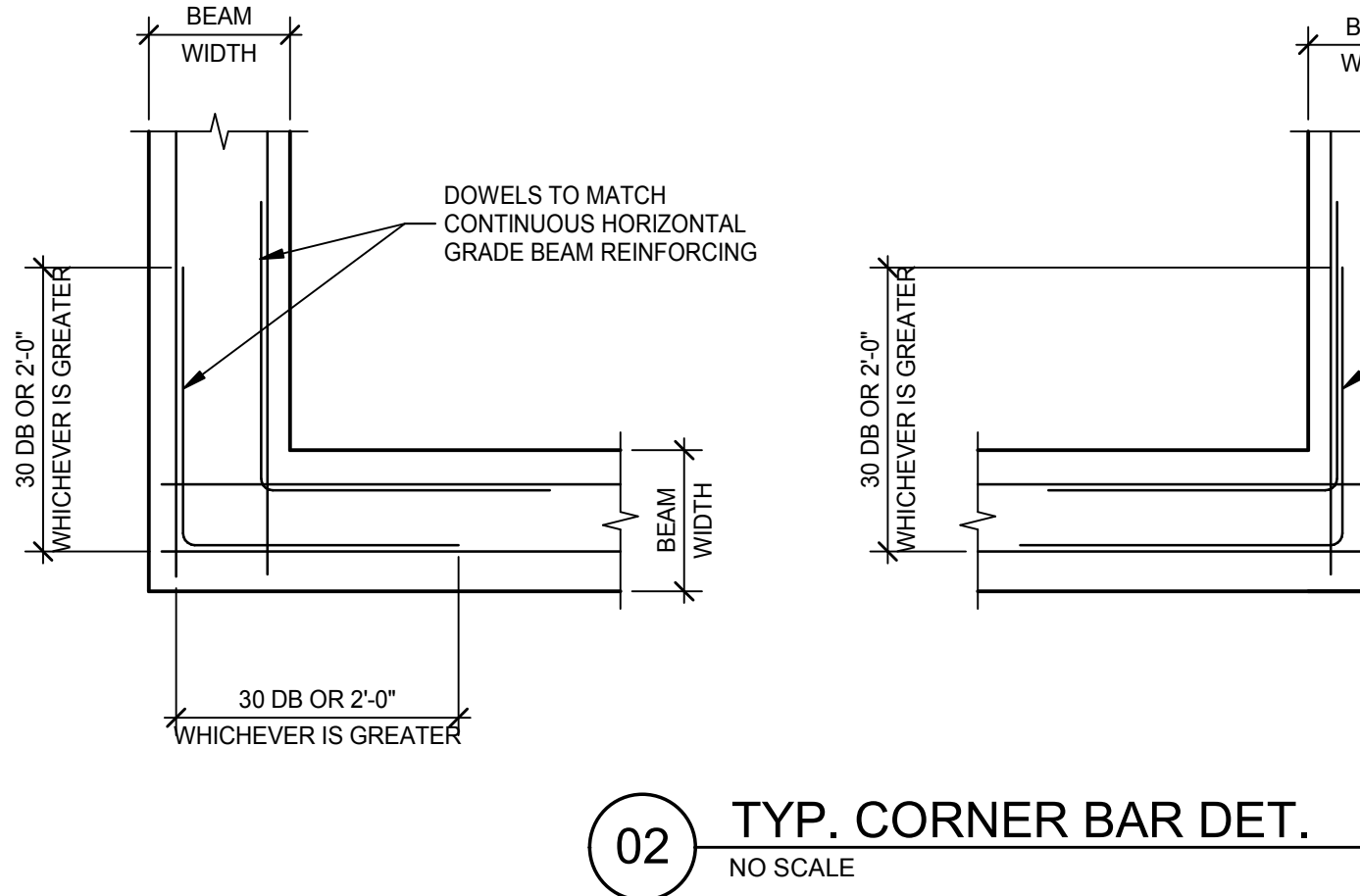
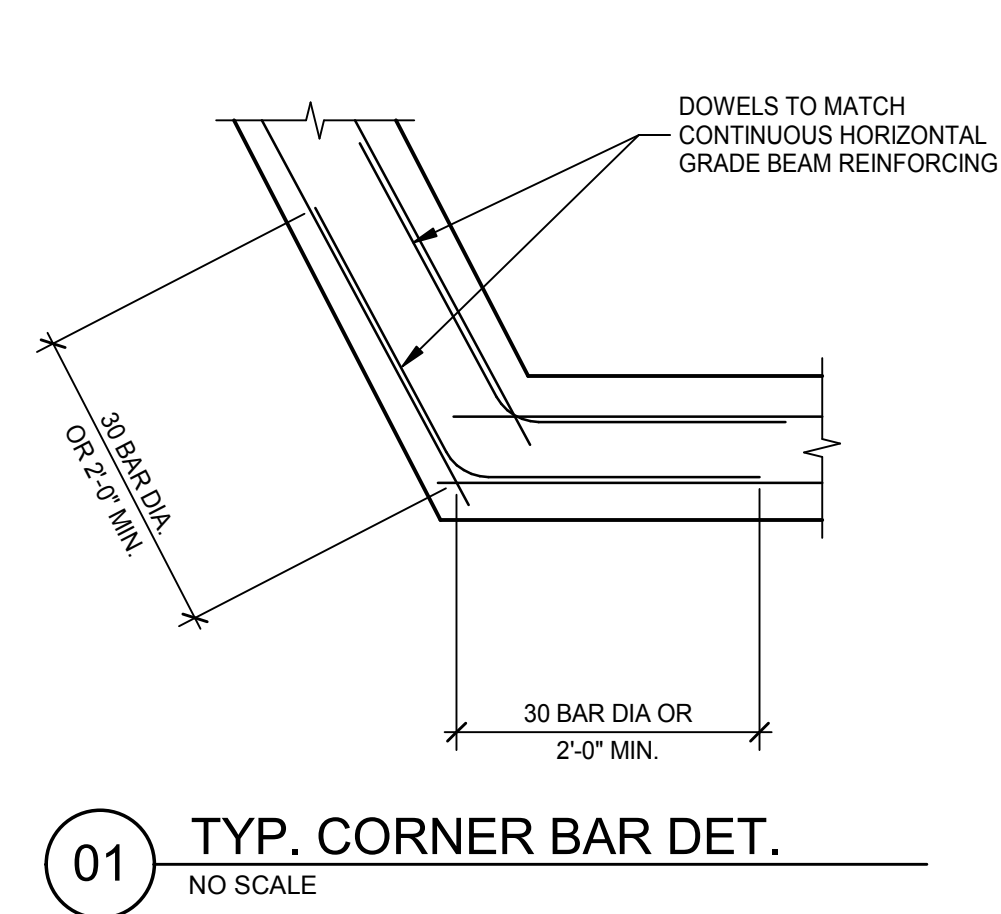


West Cevallos
San Antonio, Texas

Maintenance Building
Plans

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S206.1



Structural Engineer:

VIEWTECH INC.
4205 Bellway Dr. Addison, TX 75001
Victor Lissiak III
972.661.8187

MEP Engineer:

ENCOTECH
8500 Bluffstone Cove, Austin, TX. 78759
Tessa Roberts
512.338.1101

Civil Engineer:

MBC & Associates, Inc
1035 Central Pkwy N, San Antonio, TX 78732
David Allen
210.545.1122

Landscape Architect:

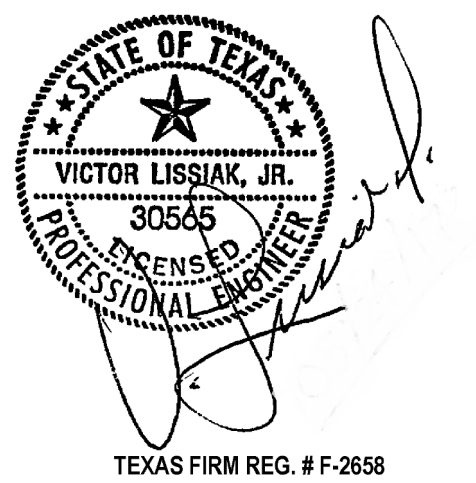
LEE & Associates, Inc.
9020 N Capital of Texas Hwy, Austin, TX. 78759
Amber Rothwell
512.345.8477

Interior Designer:

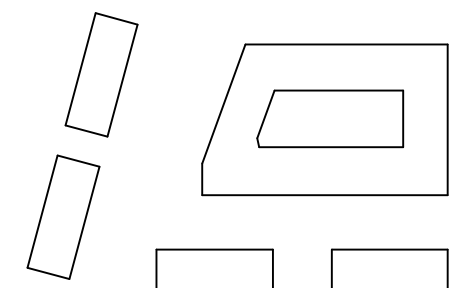
SJL Design Group
921 N. Riverfront Blvd. Suite 100, Dallas, TX 75207
Cassie Farley
214.443.9090

ISSUANCES		
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS		
Revision Schedule		
Revision Number	Revision Description	Revision Date



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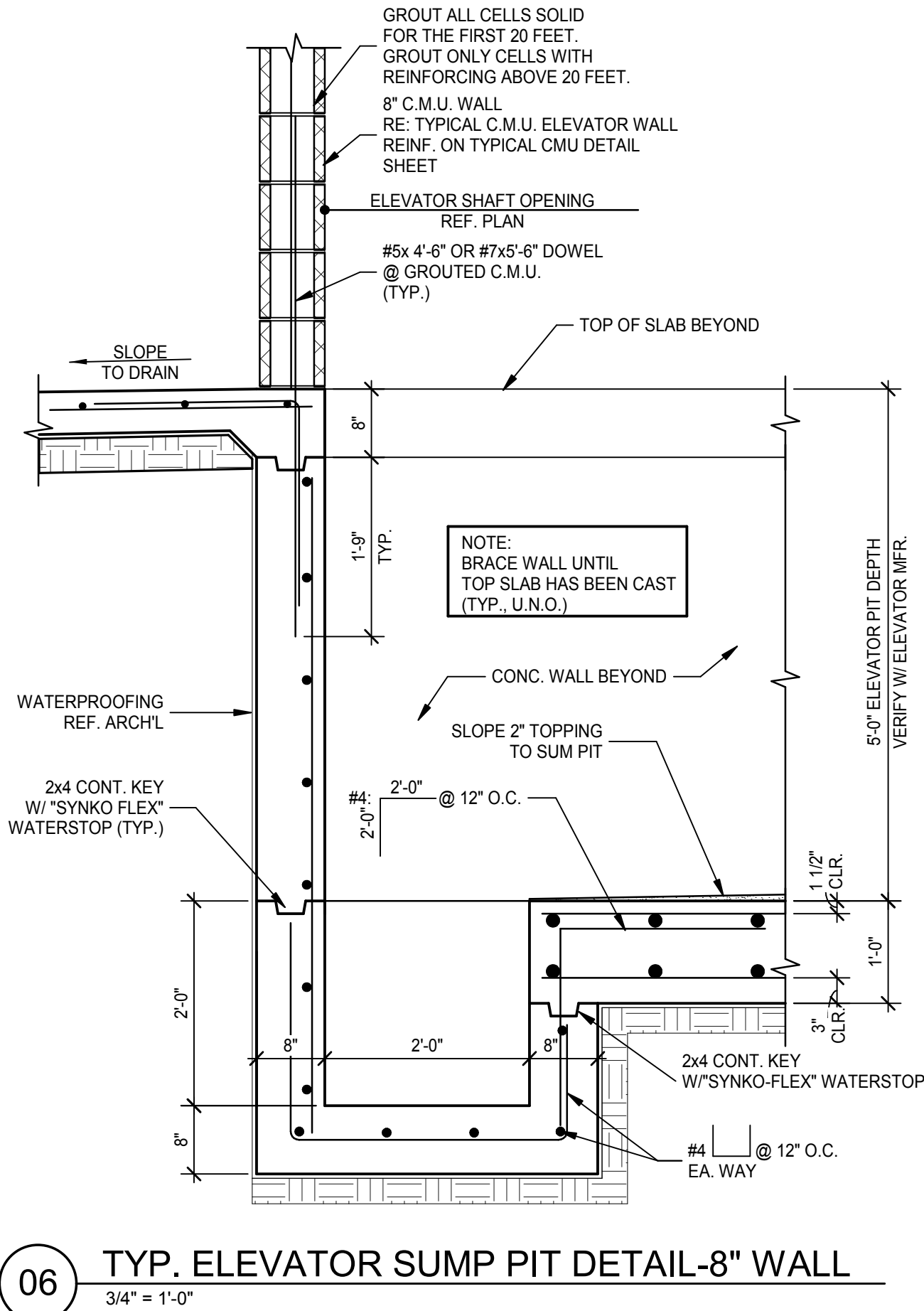
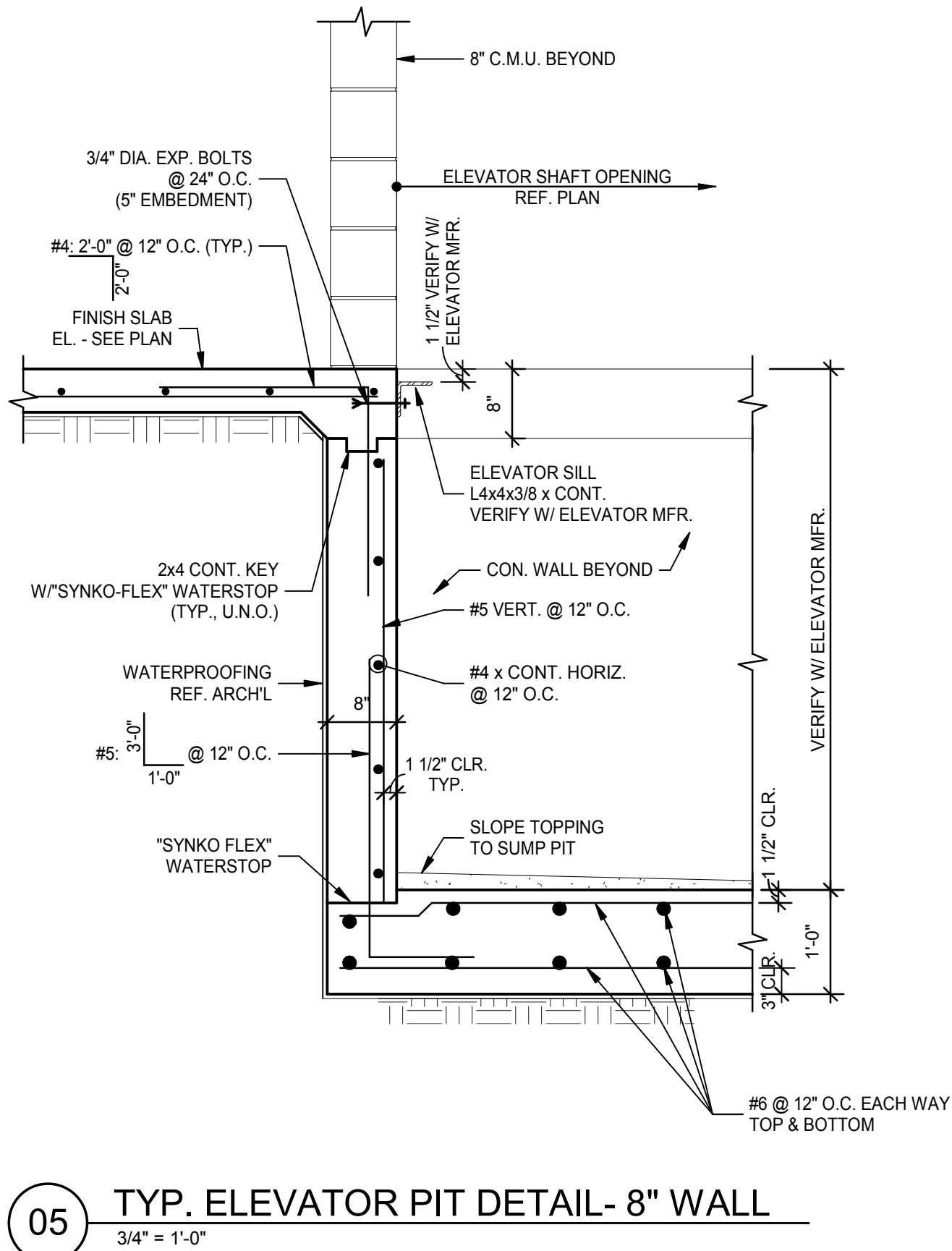
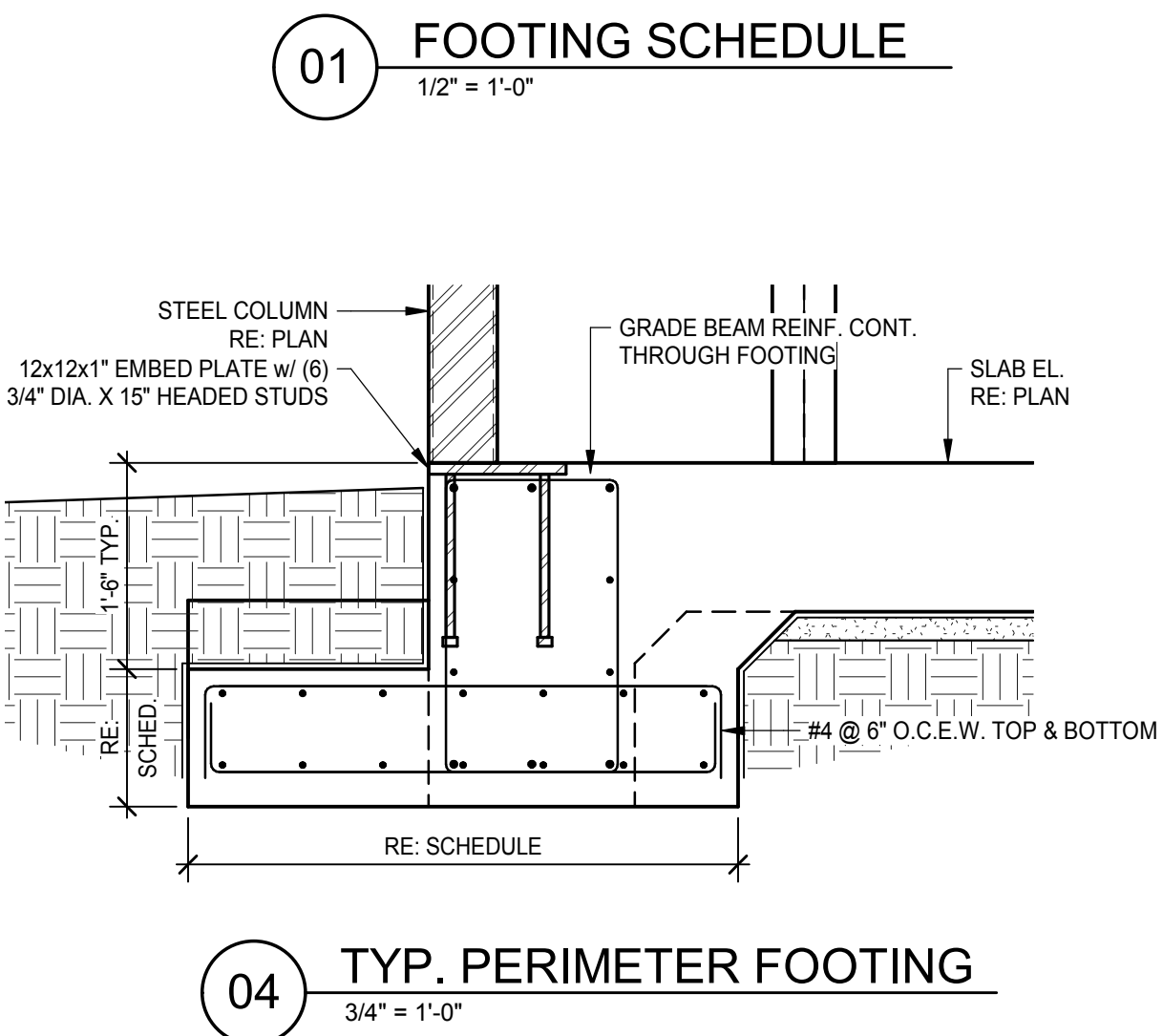
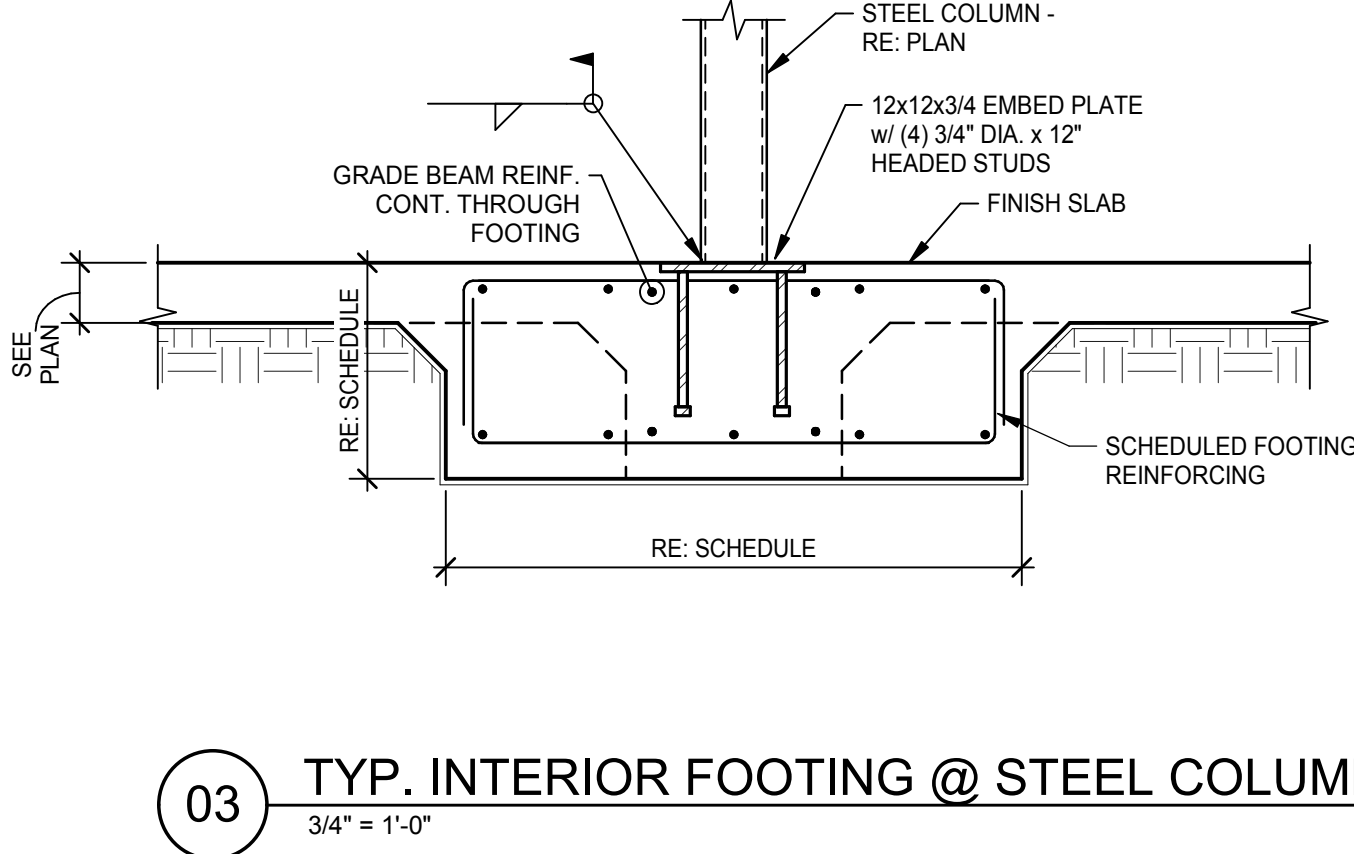
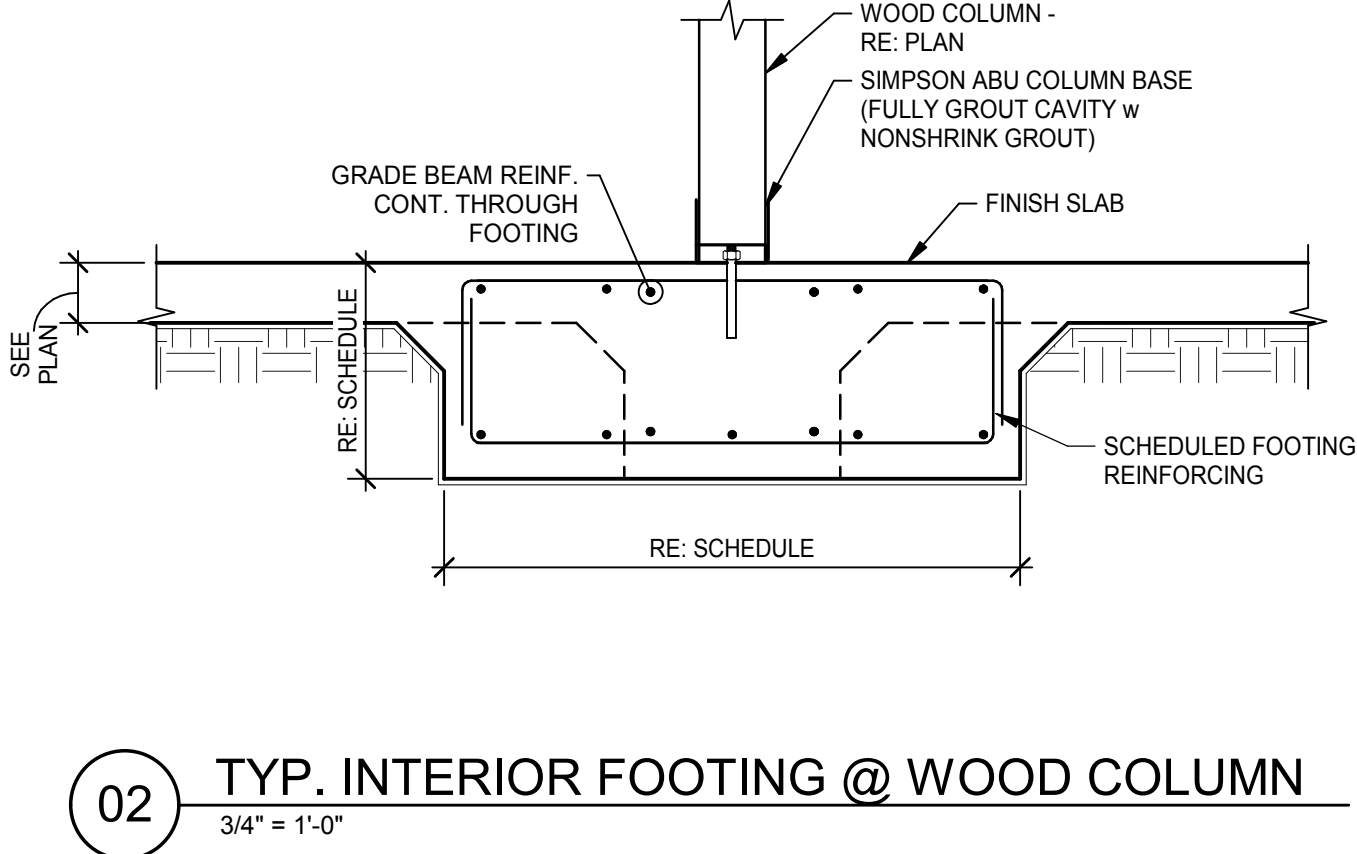
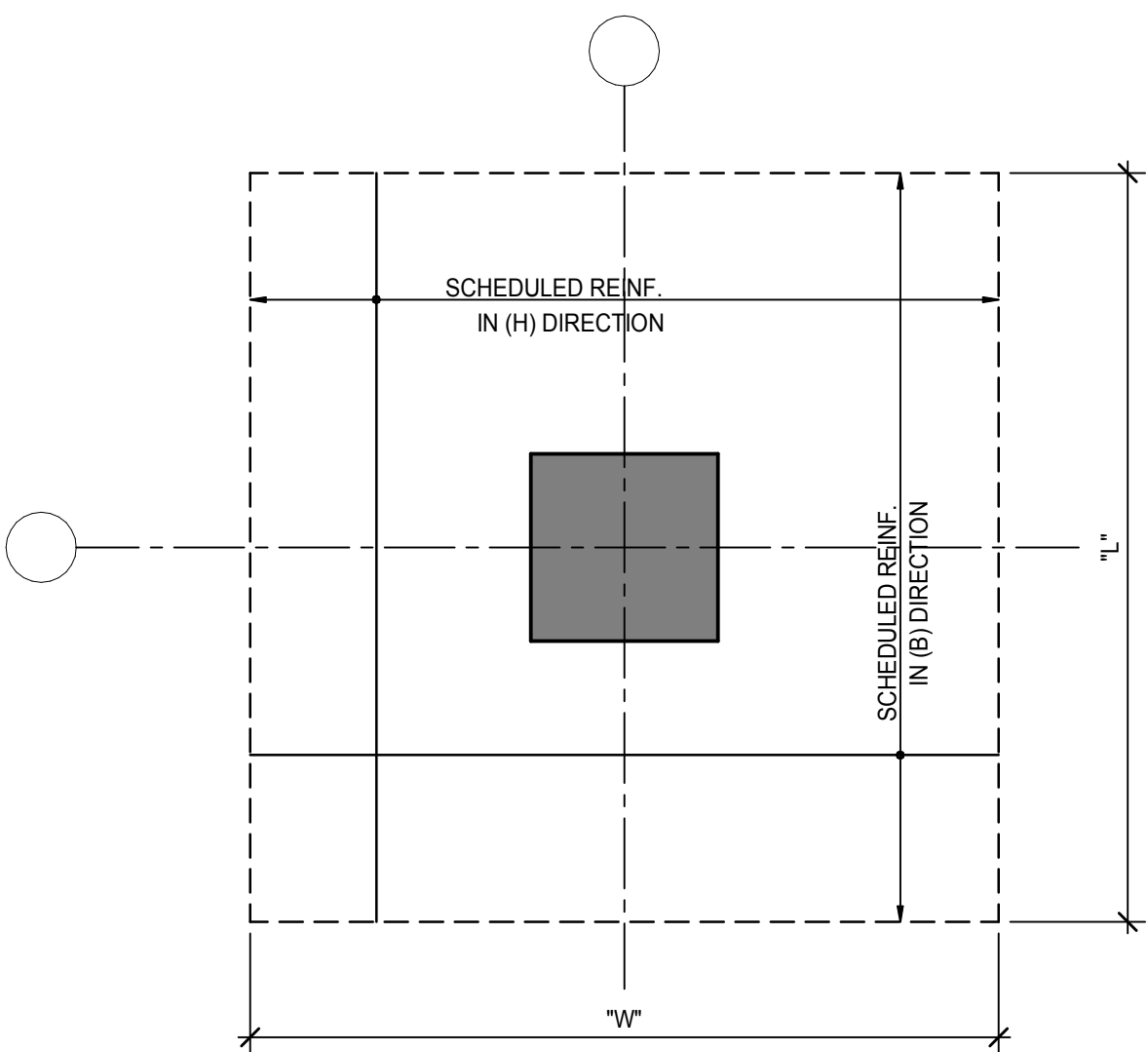
West Cevallos
San Antonio, Texas

**Typical Foundation
Details**

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S301

FOOTING SCHEDULE							
MARK	DIMENSION			SHORT REINFORCING		LONG REINFORCING	
	W(ft)	L(ft)	D(inch)	TOP	BOTTOM	TOP	BOTTOM
F1	4'-0"	4'-0"	18"	6- #5	6- #5	6- #5	6- #5
F2	5'-0"	5'-0"	18"	6- #5	6- #5	6- #5	6- #5
F3	4'-0"	4'-0"	12"	6- #5	6- #5	6- #5	6- #5
F4	5'-0"	5'-4"	18"	7- #5	7- #5	6- #5	6- #5
F5	4'-0"	5'-0"	18"	6- #5	6- #5	6- #5	6- #5
Fc= 3000 PSI							



Structural Engineer:

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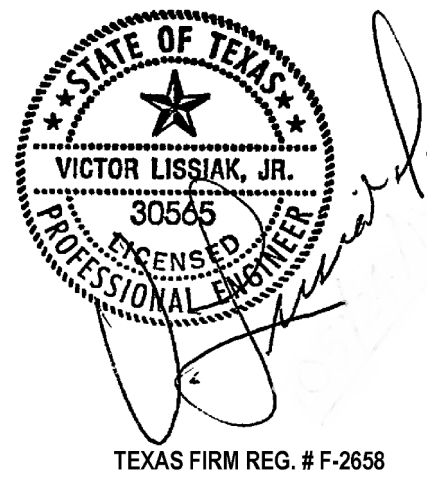
SJL Design Group
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Cassie Farley
214.443.9090

ISSUANCES

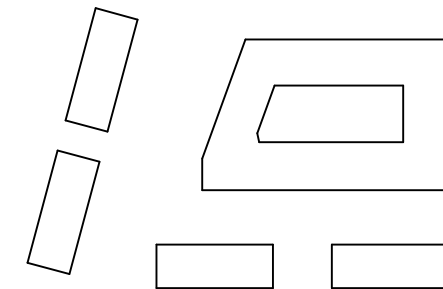
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS

Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group

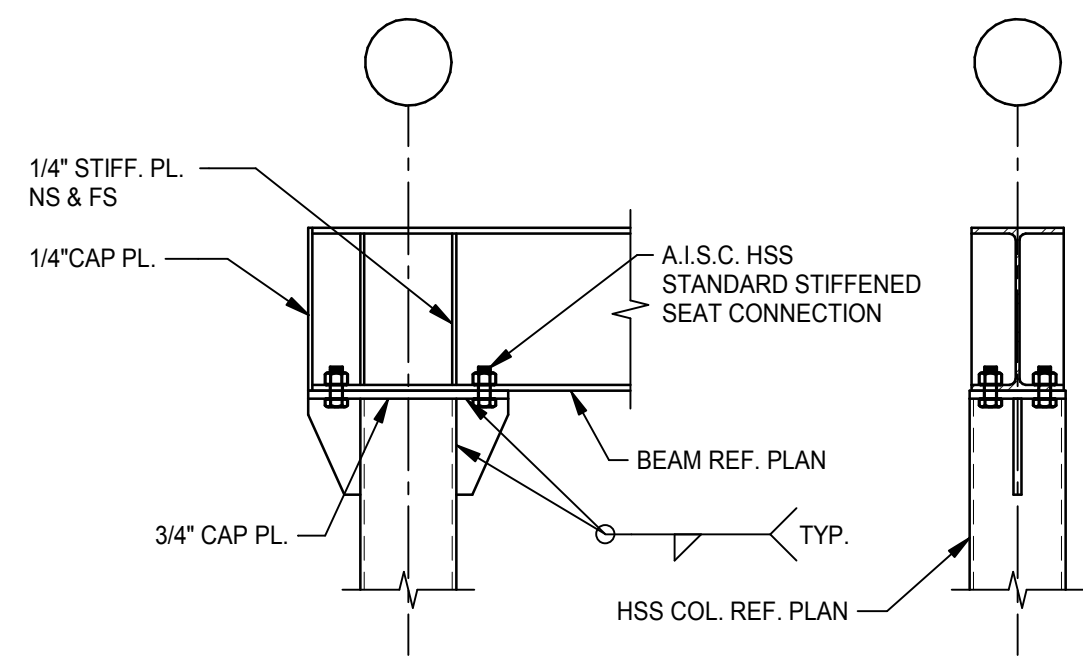


West Cevallos
San Antonio, Texas

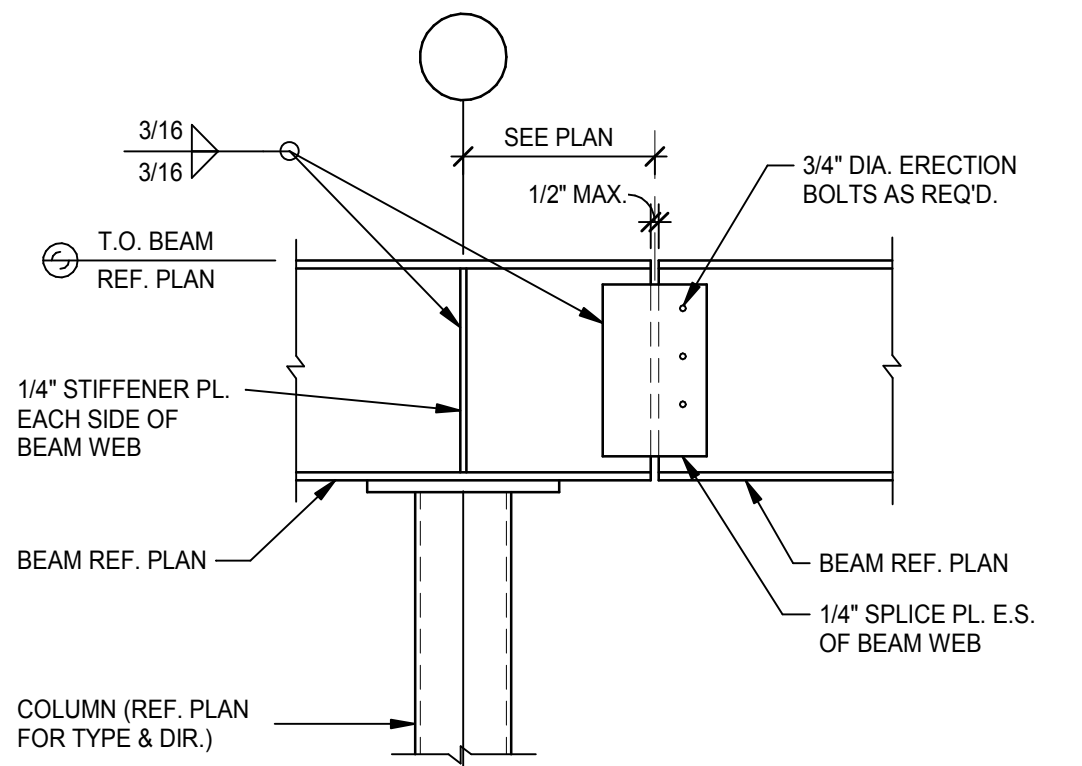
Typical Foundation
Details

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

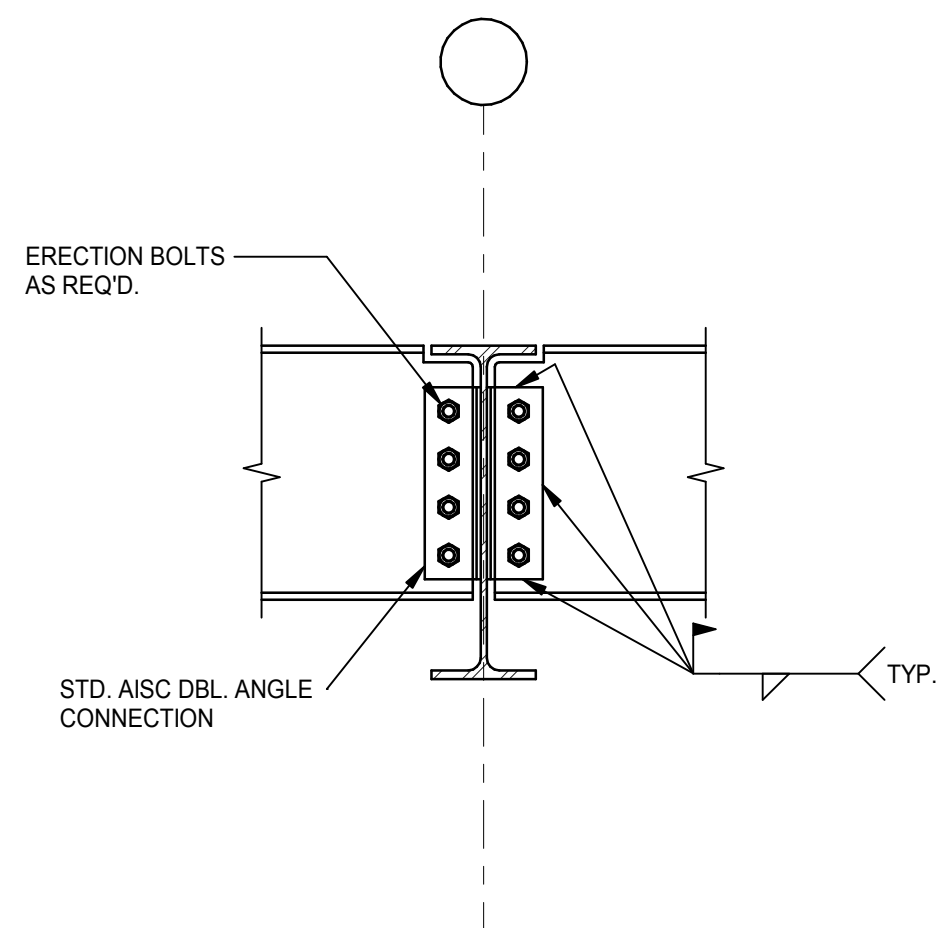
S302



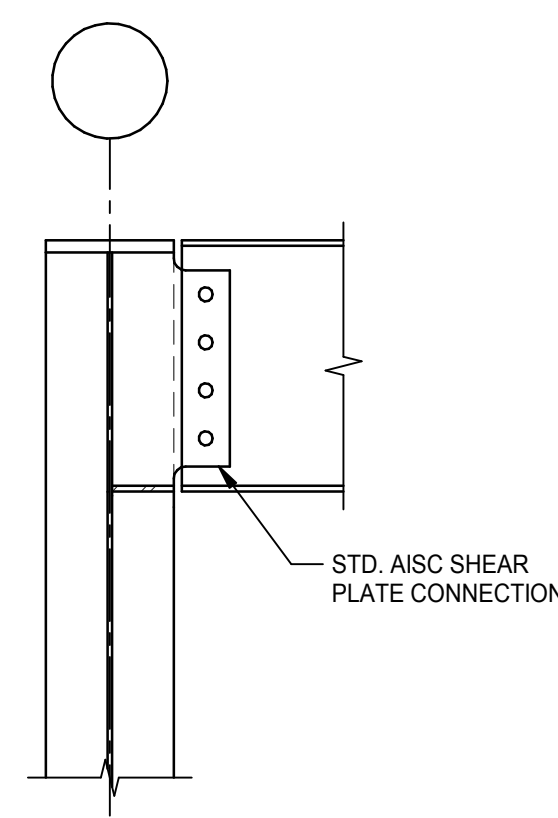
01 TYP. BEAM OVER HSS COL. CONN.
1" = 1'-0"



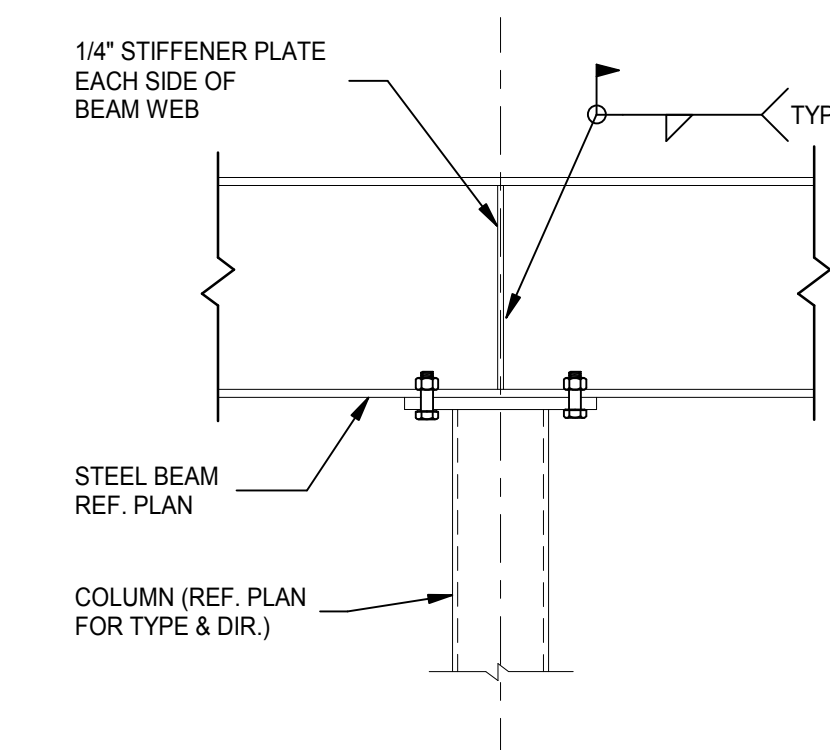
02 TYP. BEAM SPLICE CONNX. DETAIL
1" = 1'-0"



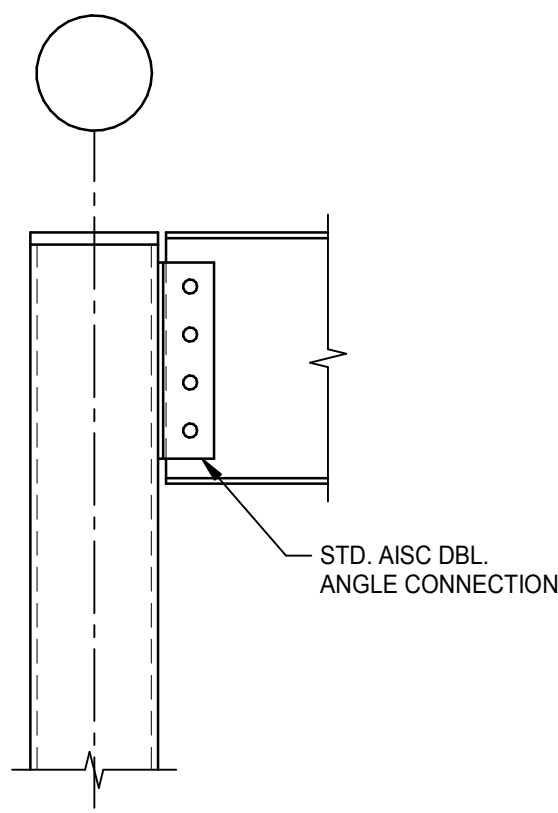
03 TYP. BEAM TO BEAM CONNECTION
1" = 1'-0"



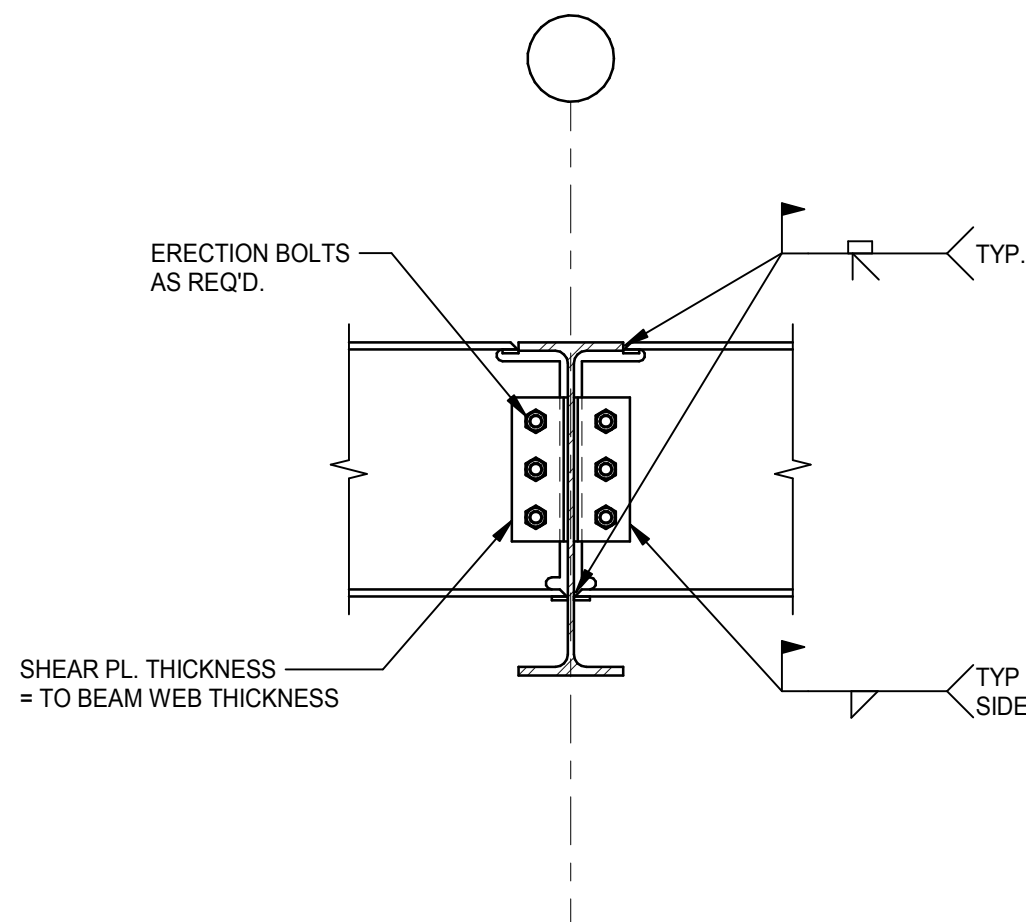
04 WEB CONNECTION DETAIL
TYP. BEAM TO COLUMN
1" = 1'-0"



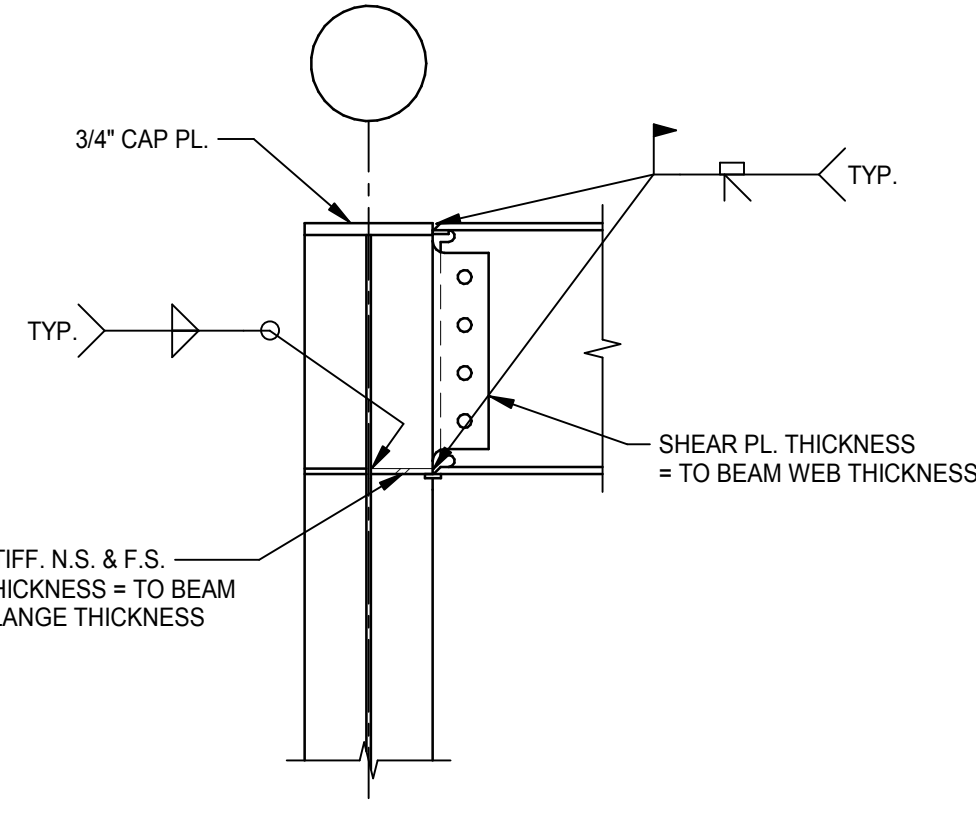
05 TYP. BEAM TO TOP OF COL CONN.
1" = 1'-0"



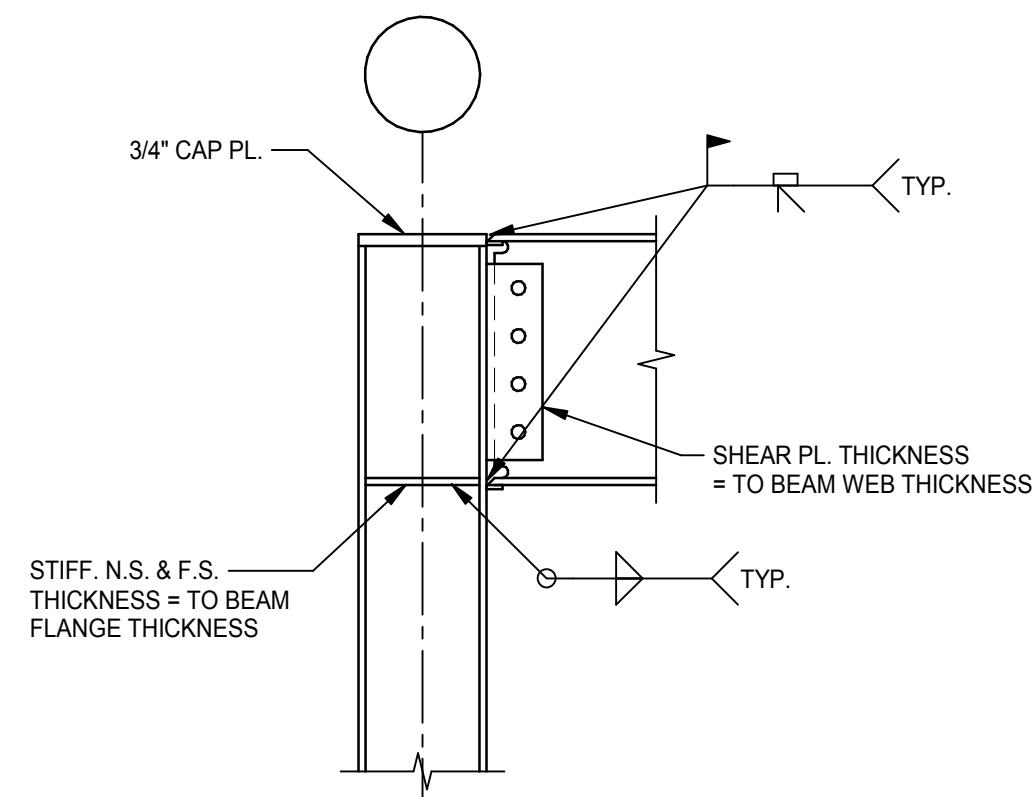
06 FLANGE CONNECTION DETAIL TYP.
BEAM TO COLUMN
1" = 1'-0"



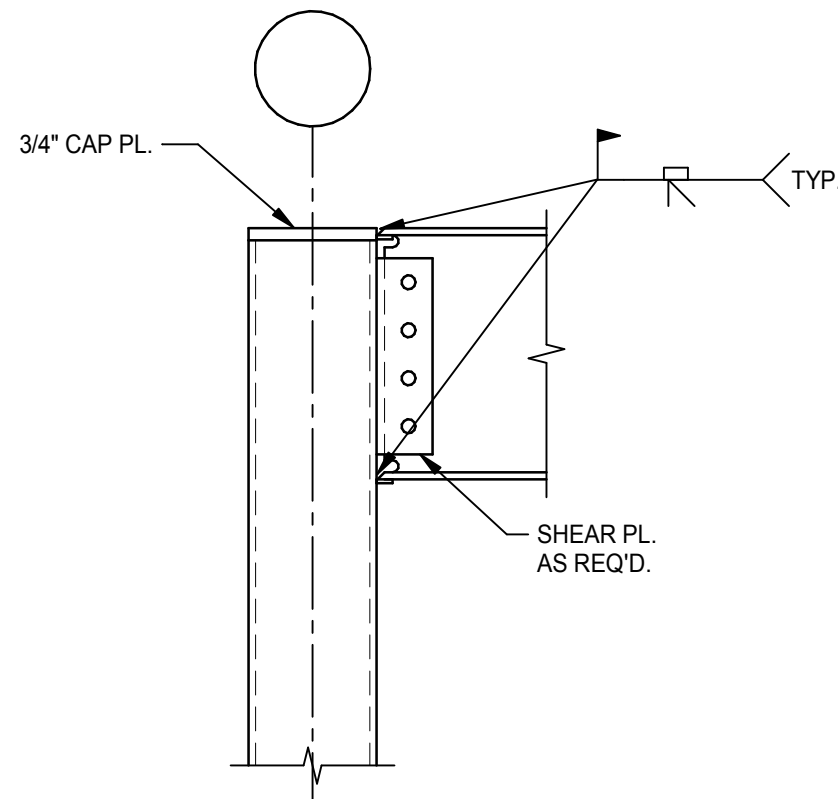
07 MOMENT CONNECTION TYP. BEAM TO BEAM
1" = 1'-0"



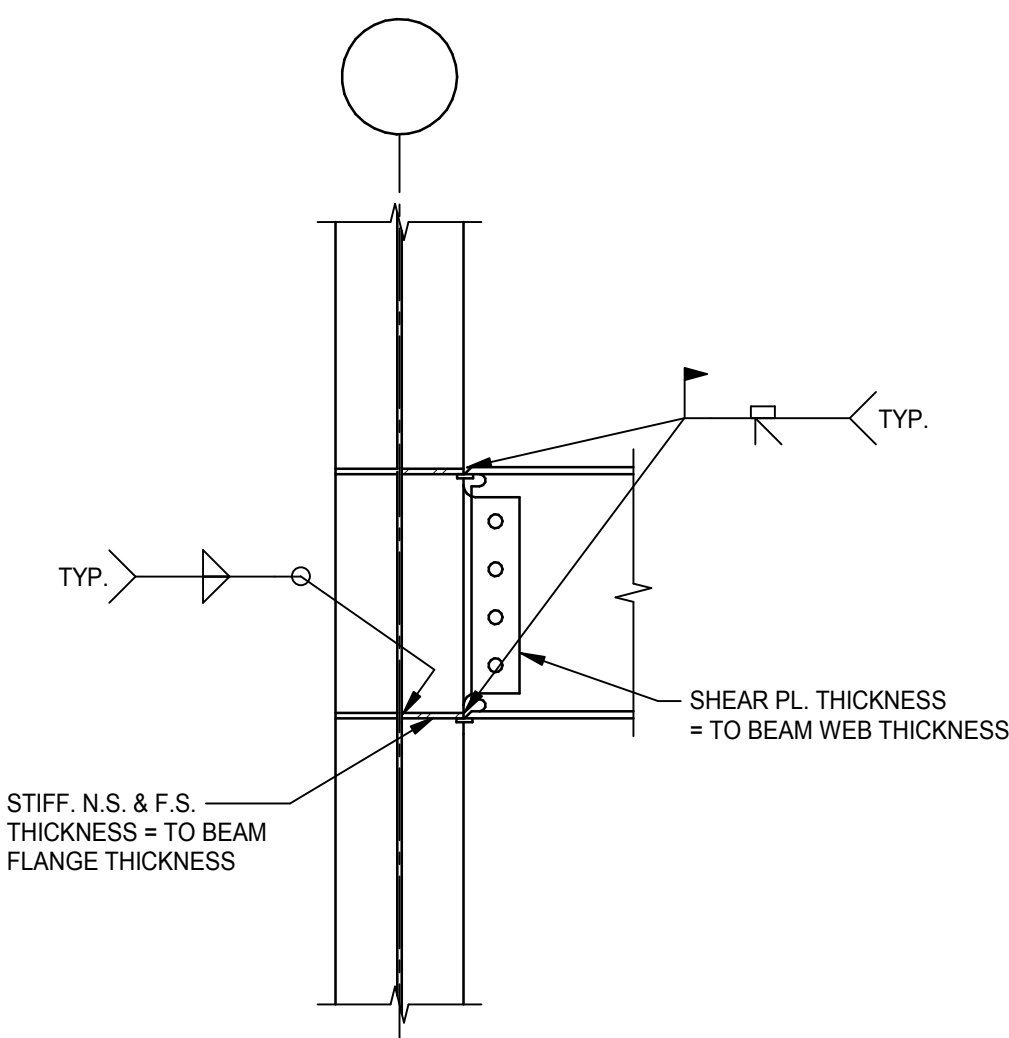
08 MOMENT CONNECTION DETAIL TYP.
BEAM TO COLUMN WEB
1" = 1'-0"



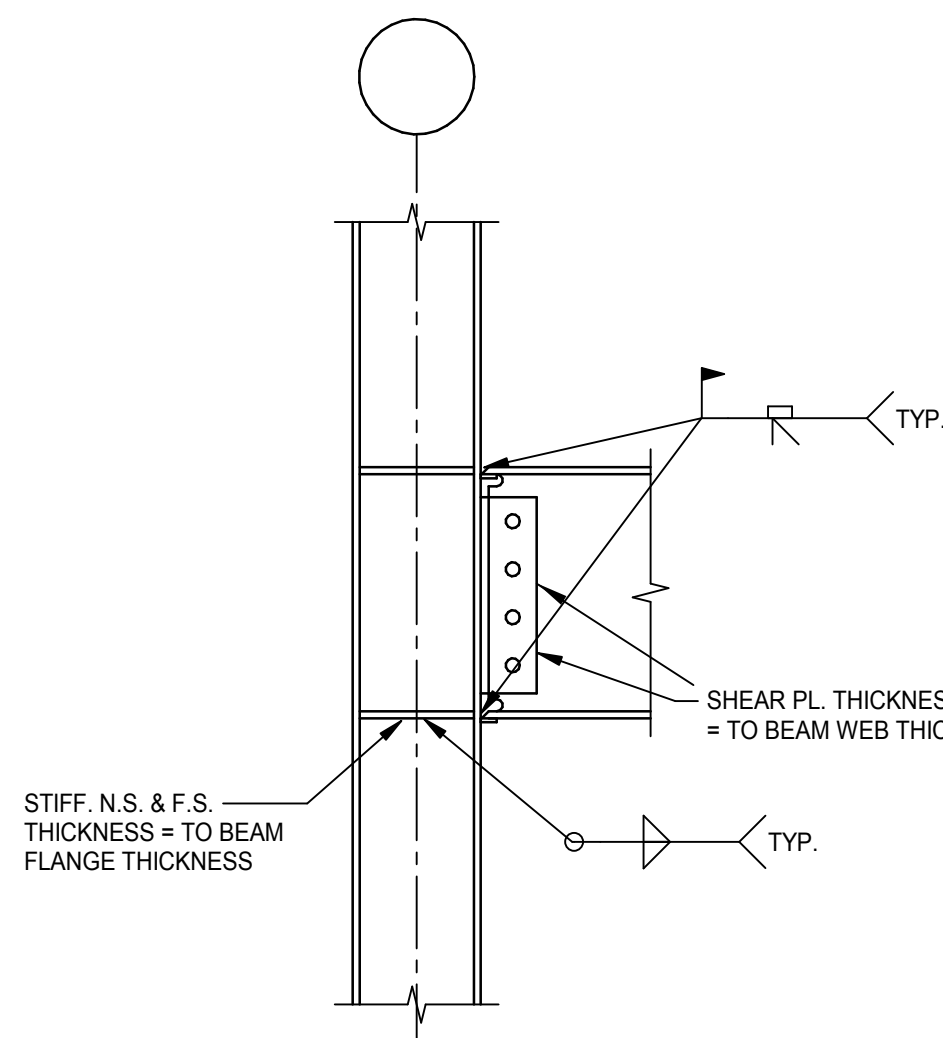
09 MOMENT CONNECTION DETAIL TYP.
BEAM TO COLUMN FLANGE
1" = 1'-0"



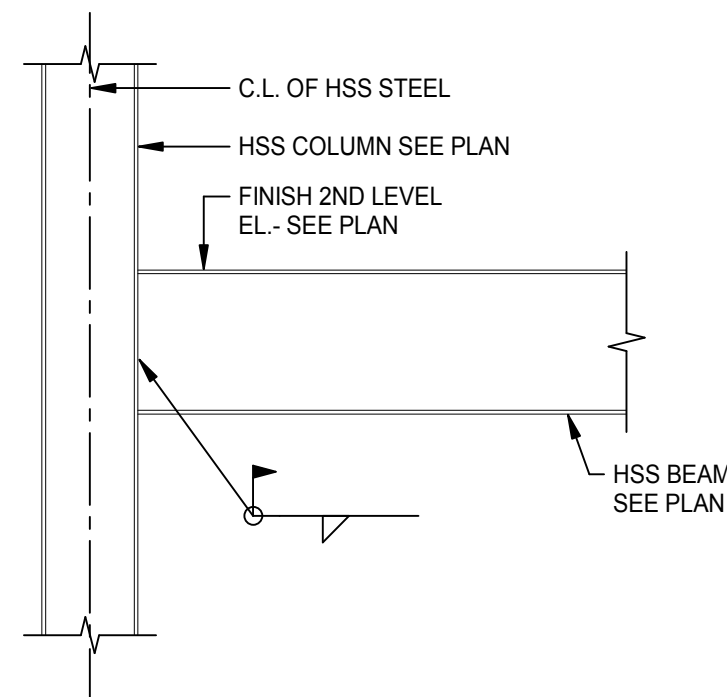
10 MOMENT CONNECTION DETAIL TYP.
BEAM TO HSS COLUMN
1" = 1'-0"



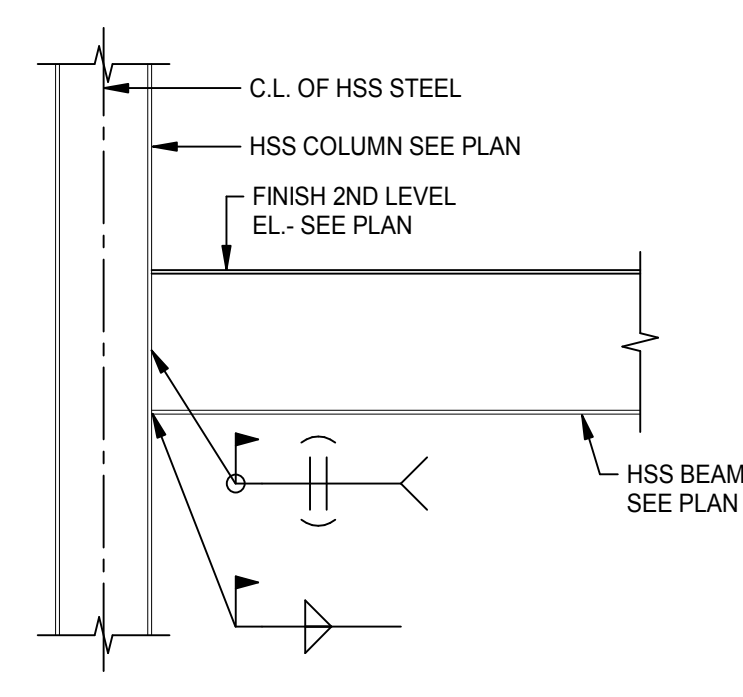
11 MOMENT CONNECTION DETAIL TYP.
BEAM TO COLUMN WEB
1" = 1'-0"



12 MOMENT CONNECTION DETAIL TYP.
BEAM TO COLUMN FLANGE
1" = 1'-0"



13 TYP. TUBE COLUMN TO TUBE BEAM CONN. DETAIL
3/4" = 1'-0"



Structural Engineer:

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4205 Beltway Dr. Addison, TX 75001
Victor Lisiak III
972.661.8187

MEP Engineer:

ENCOTECH
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Tessa Roberts
512.338.1101

Civil Engineer:

MBC & Associates, Inc
1035 Central Pkwy N, San Antonio, TX 78732
David Allen
210.545.1122

Landscape Architect:

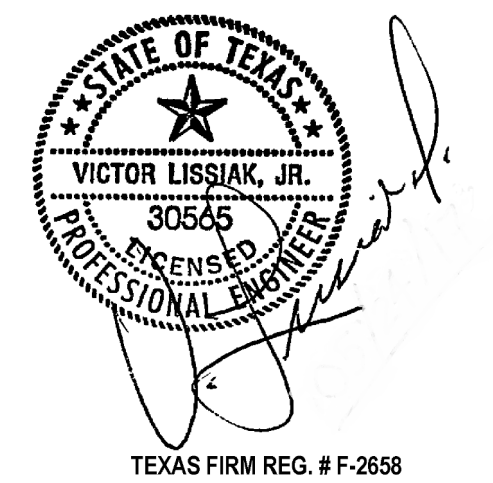
LEE & Associates, Inc.
9020 N Capital of Texas Hwy, Austin, TX. 78759
Amber Rothwell
512.345.8477

Interior Designer:

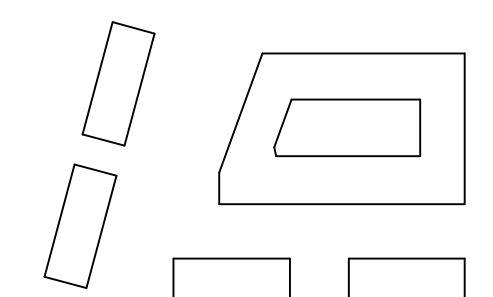
SJL Design Group
921 N. Riverfront Blvd. Suite 100, Dallas, TX 75207
Cassie Farley
214.443.9090

ISSUANCES		
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS		
Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group

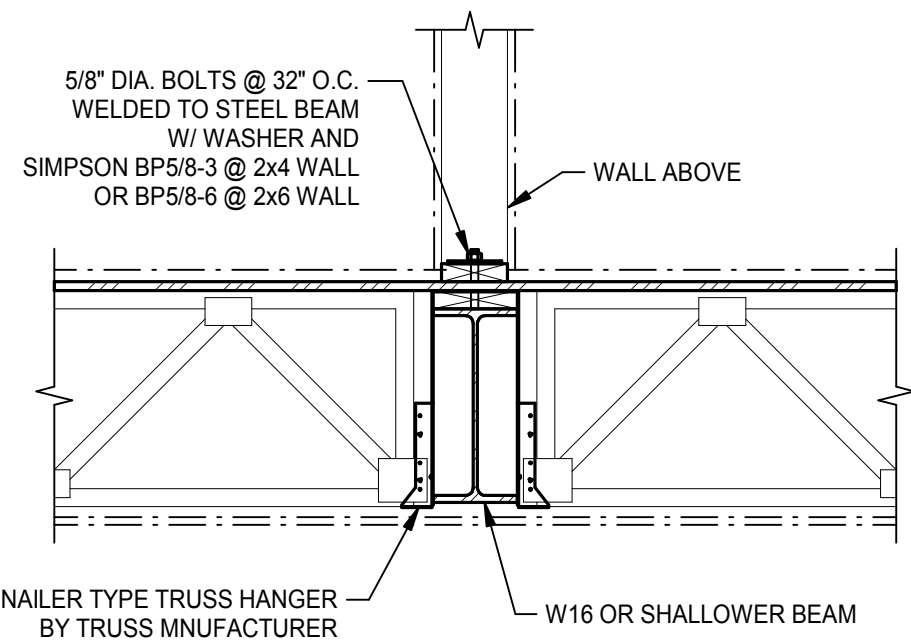


West Cevallos
San Antonio, Texas

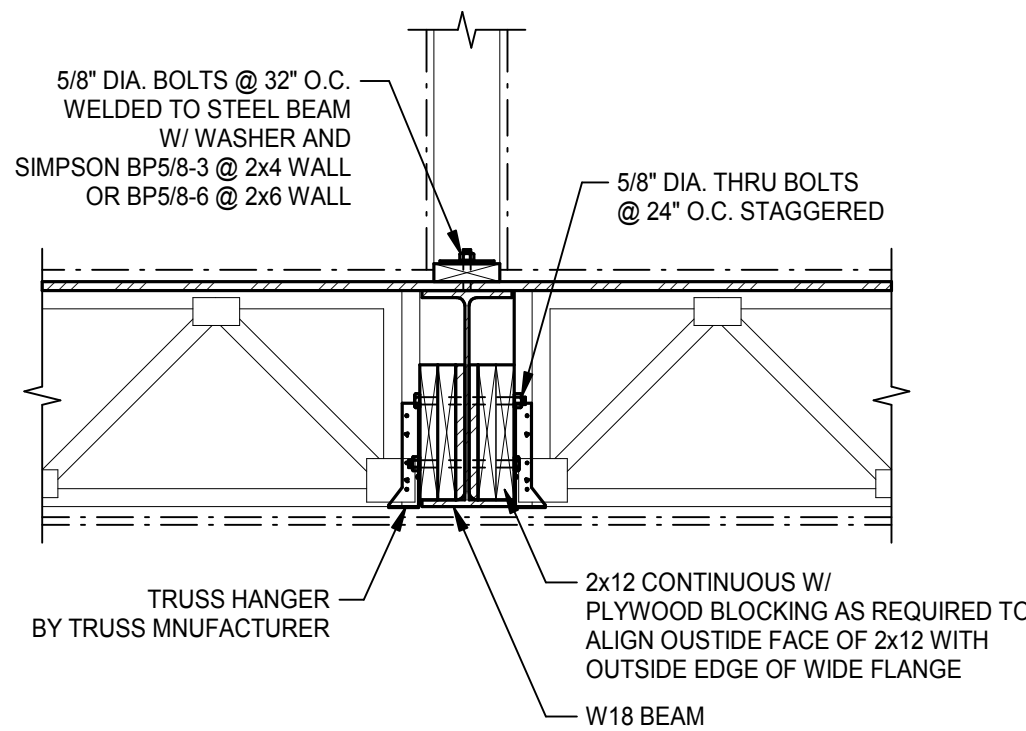
Typical Steel Details

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

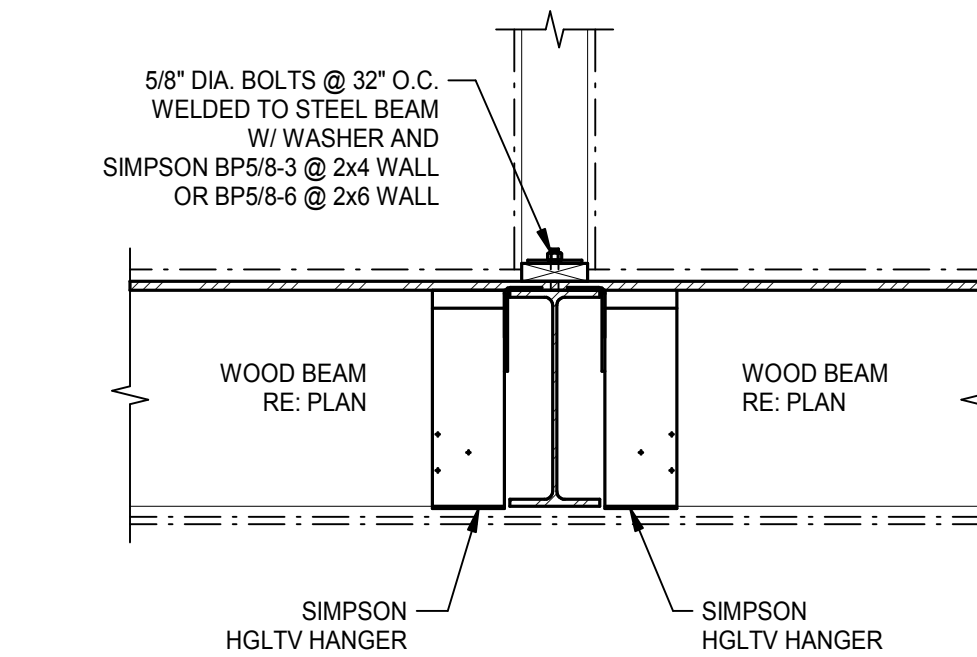
S501



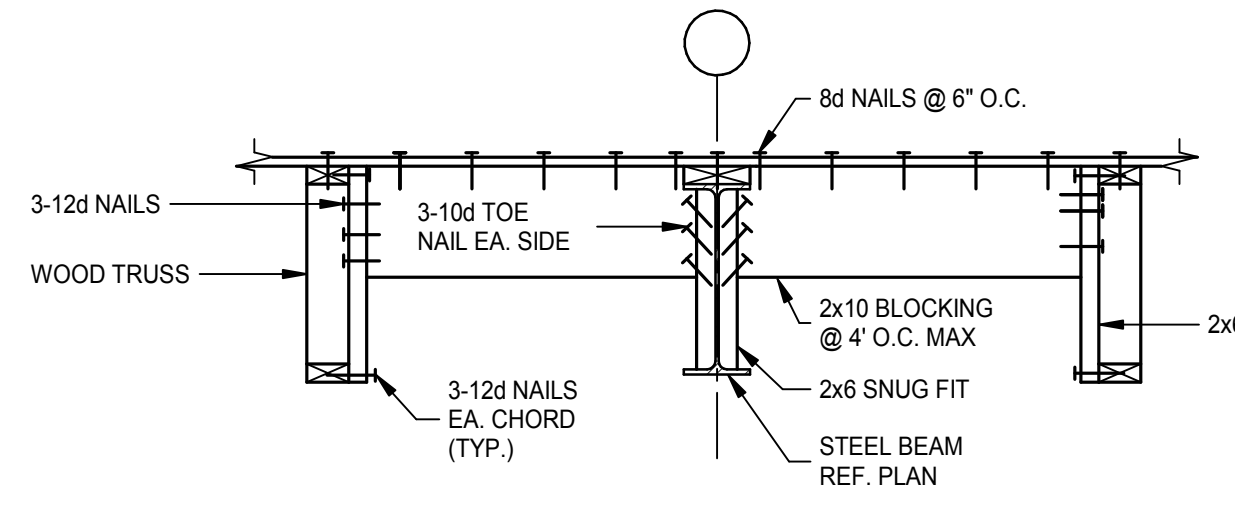
AT W16 OR SHALLOWER BEAMS
WITH SINGLE WALL ABOVE



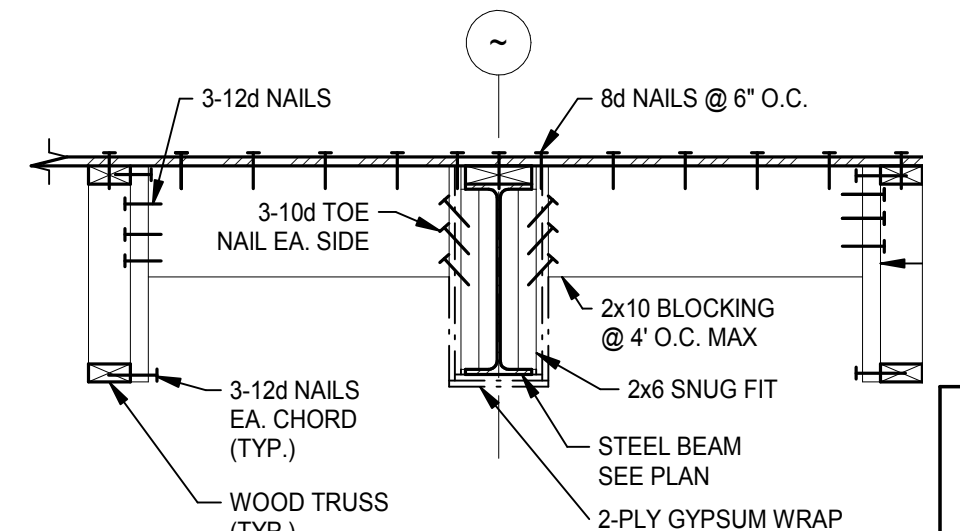
AT W18 OR DEEPER BEAMS
WITH SINGLE WALL ABOVE



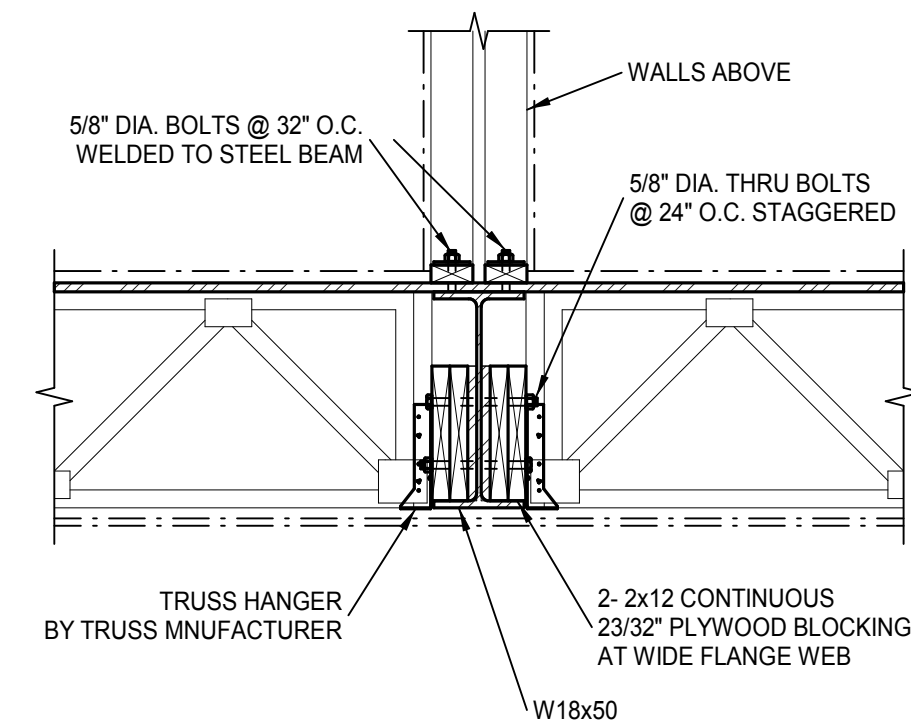
TYP WIDE FLANGE BEAM TO WOOD BEAM
WELDABLE CONNX
3/4" = 1'-0"



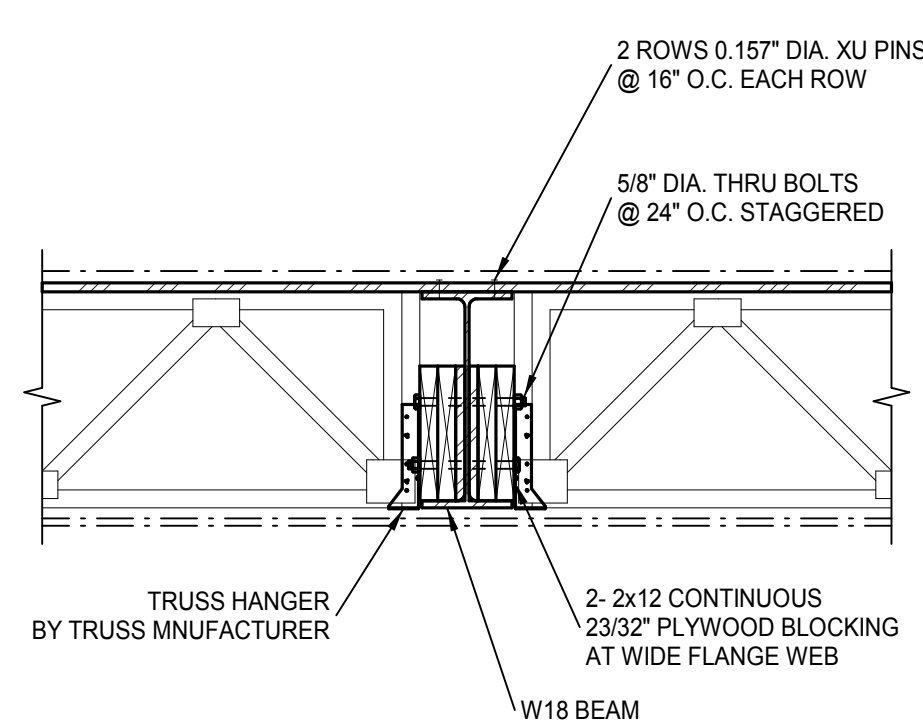
TYPICAL STEEL BEAM BRACING DETAIL
3/4" = 1'-0"



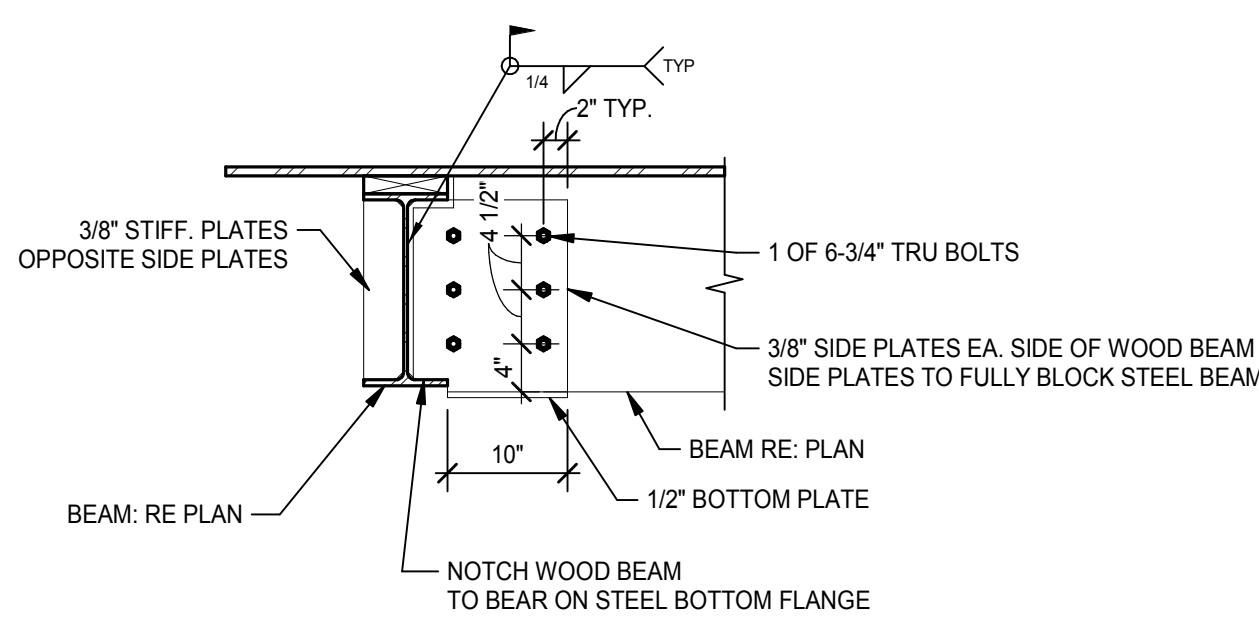
BRACING DETAIL TYPICAL STEEL BEAM
GYPSUM WRAP
3/4" = 1'-0"



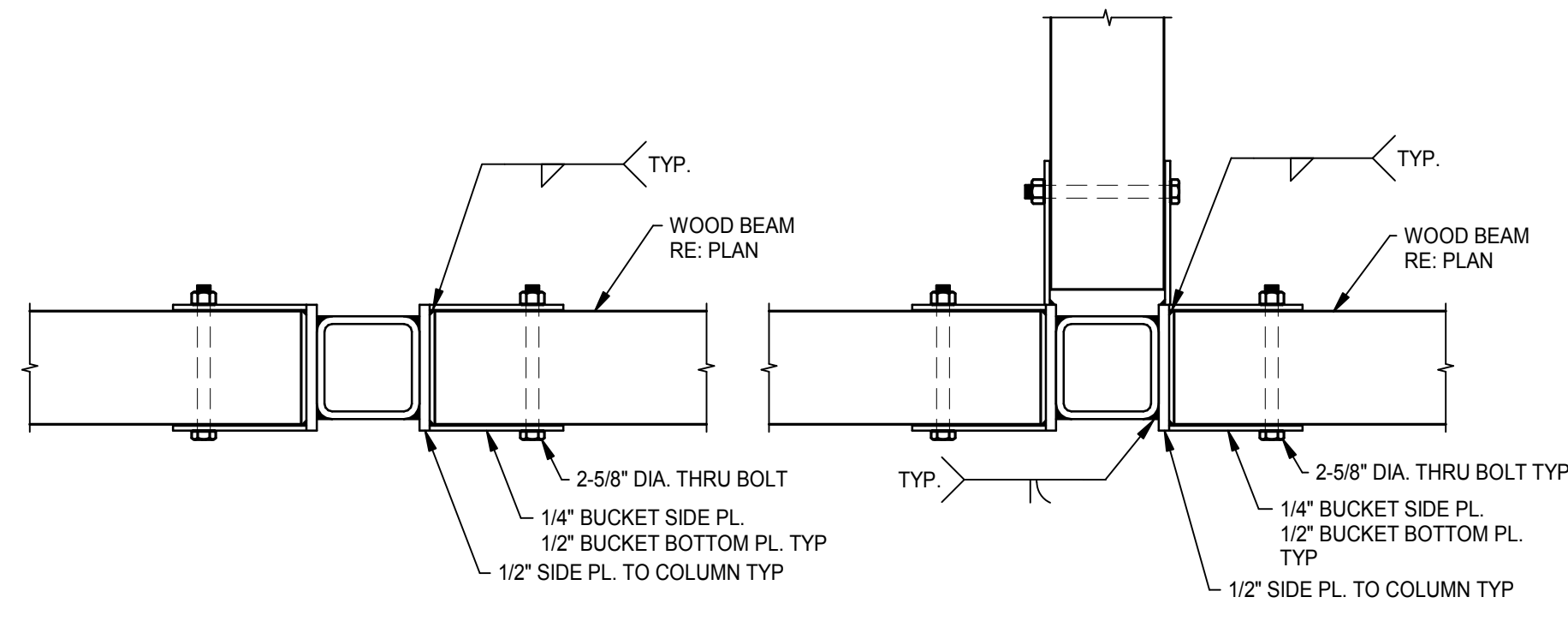
AT W18 OR DEEPER BEAMS
WITH DOUBLE WALL ABOVE



AT W18 OR DEEPER BEAMS
WITHOUT WALL ABOVE



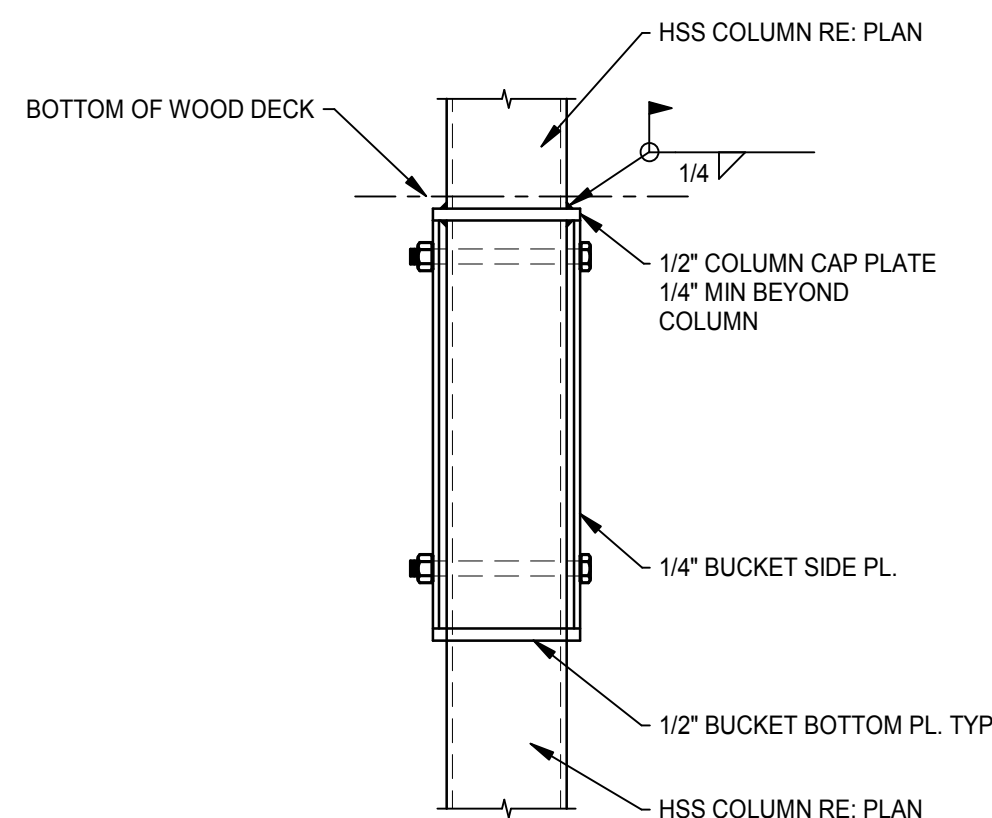
CONNECTION DETAIL -
ELEVATION VIEW WOOD BEAM TO WIDE FLANGE
3/4" = 1'-0"



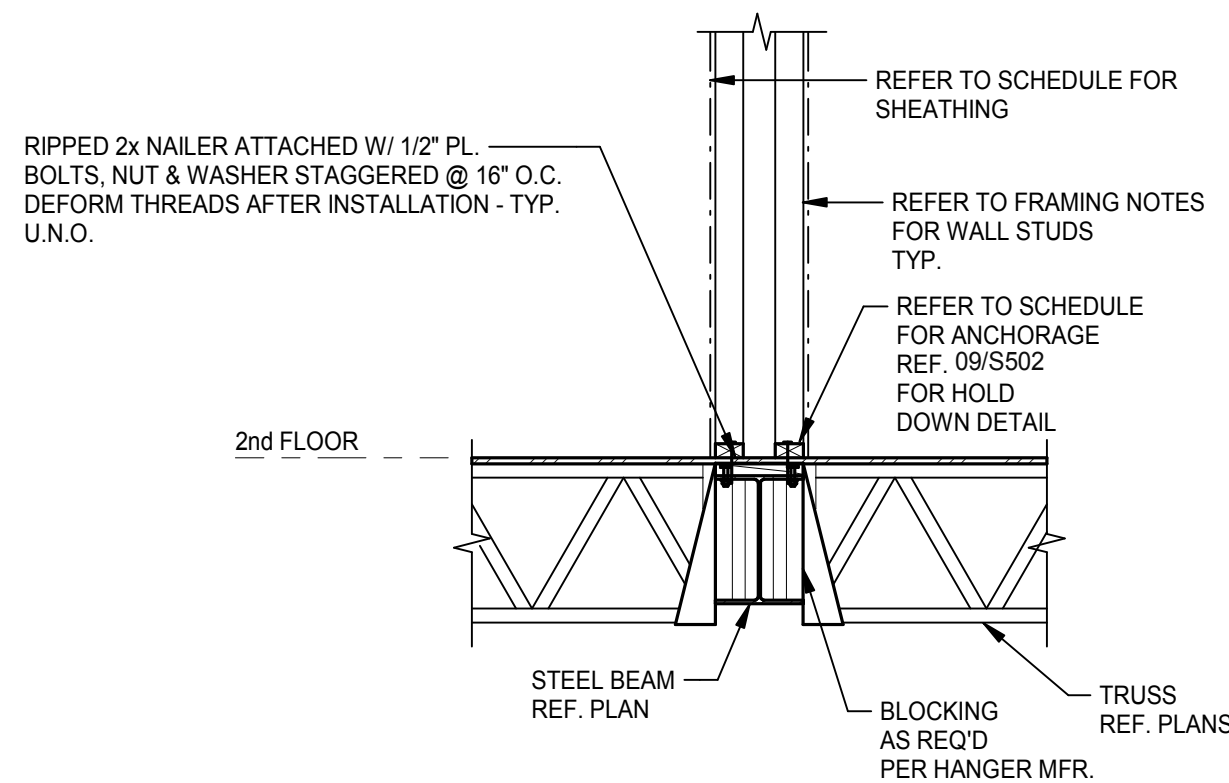
SHOWING DOUBLE BEAM

SHOWING TRIPLE BEAM

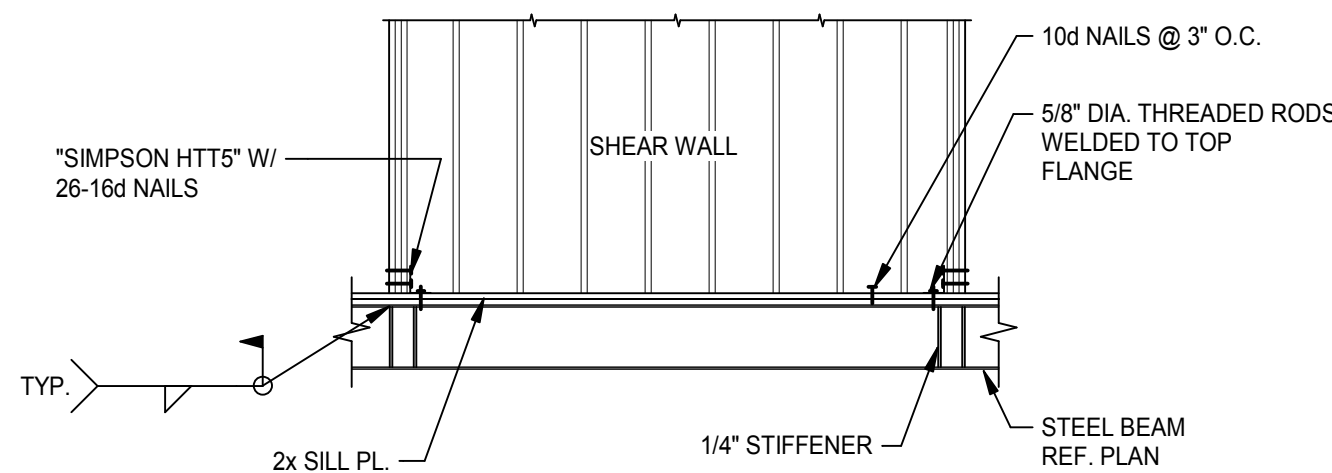
HSS COL. CONN. PLAN VIEW WOOD BEAM/HEADER TO
1 1/2" = 1'-0"



IN FLOOR SPACE HSS COLUMN SPLICE
1 1/2" = 1'-0"



TYP. SHEAR WALL TO STEEL BEAM
CONNX. DETAIL
1/2" = 1'-0"



TYP. HOLD DOWN DETAIL
1/4" = 1'-0"

Structural Engineer:

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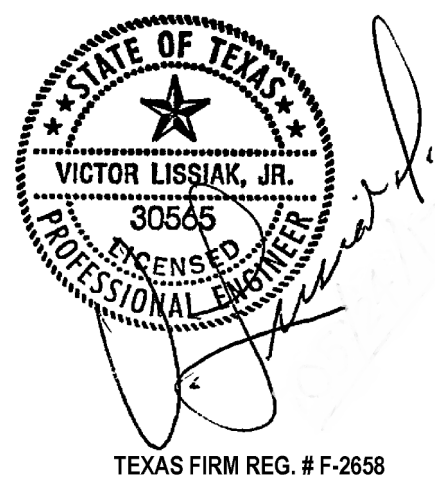
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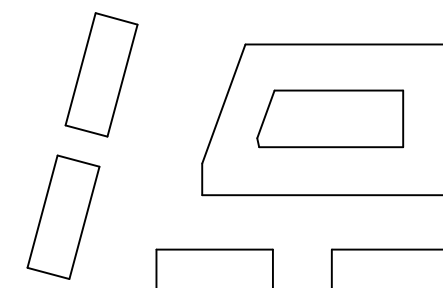
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NRP Group

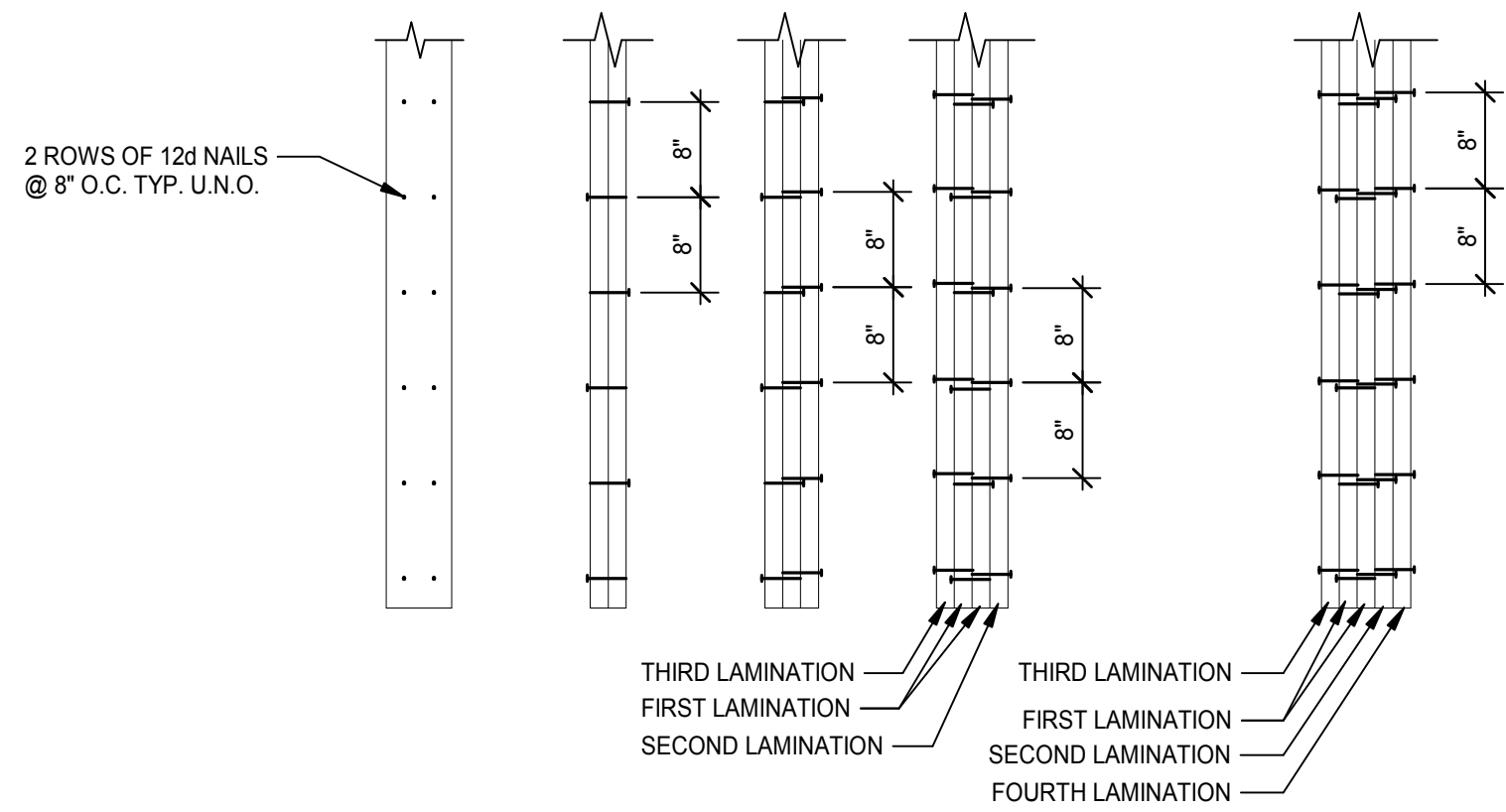


West Cevallos
San Antonio, Texas

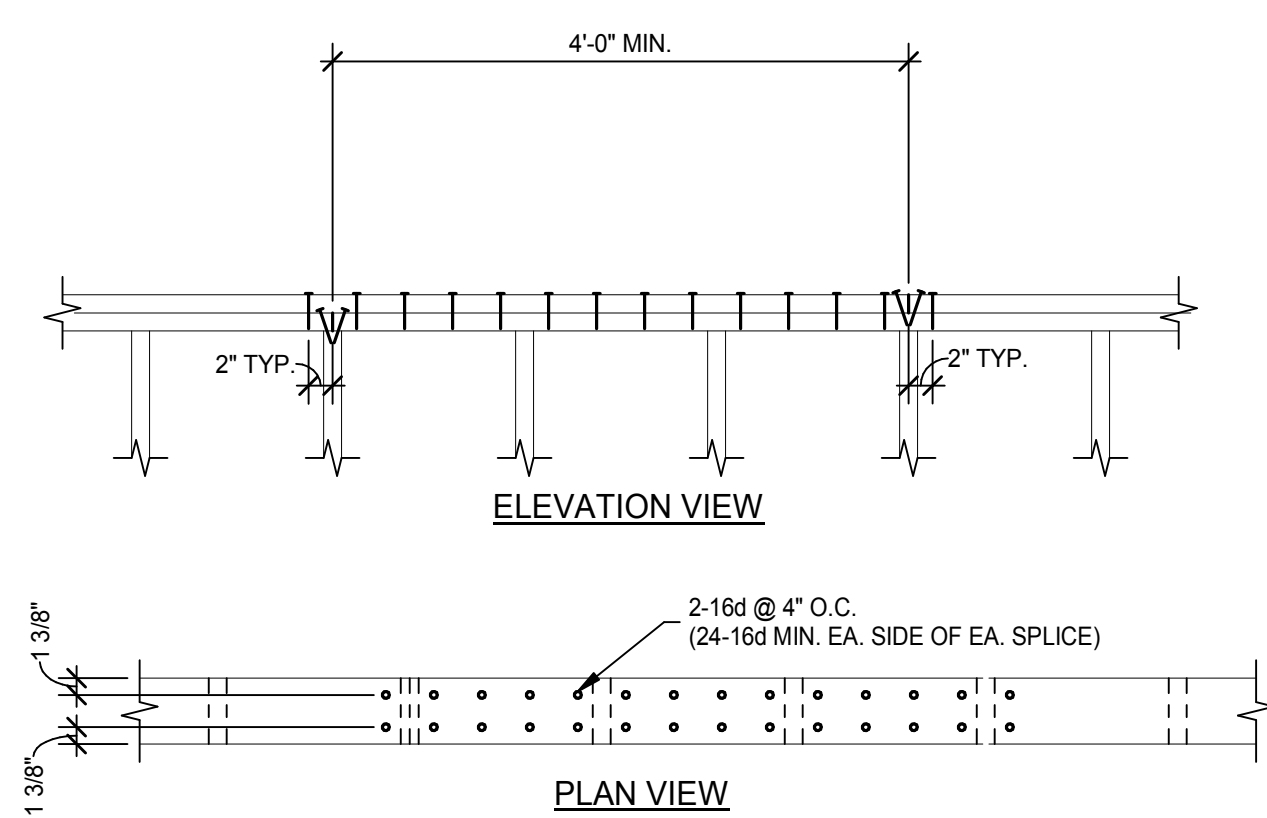
Typical Wood to Steel
Details

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

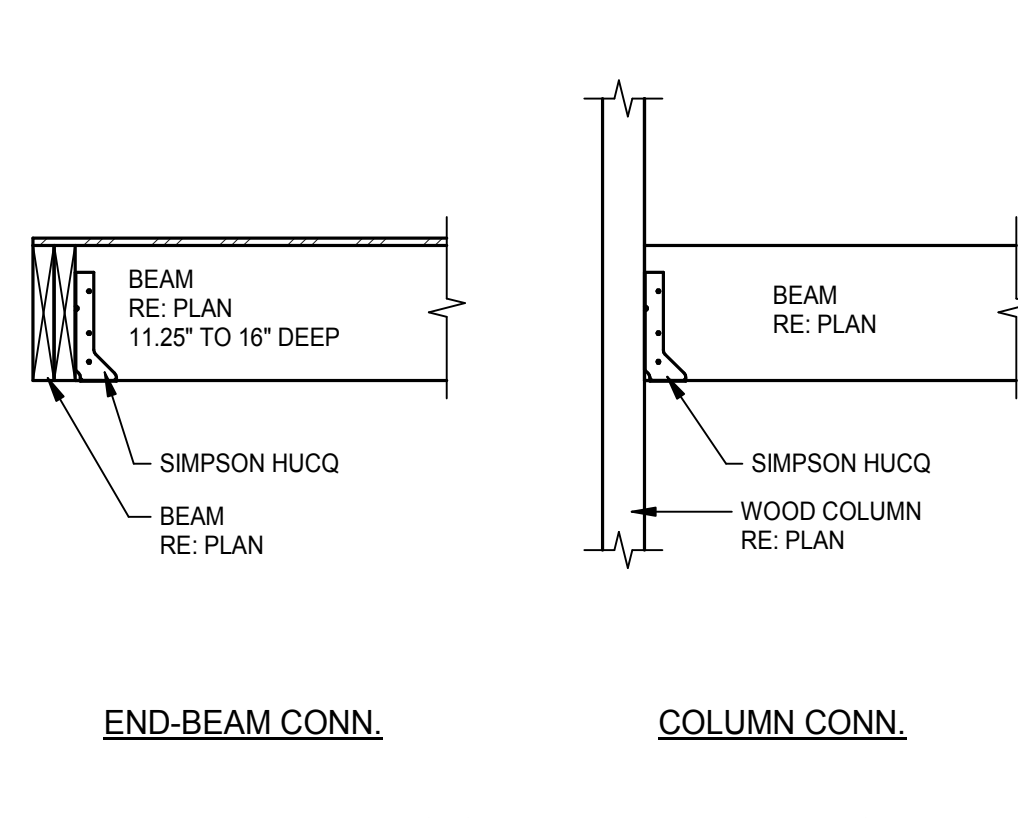
S502



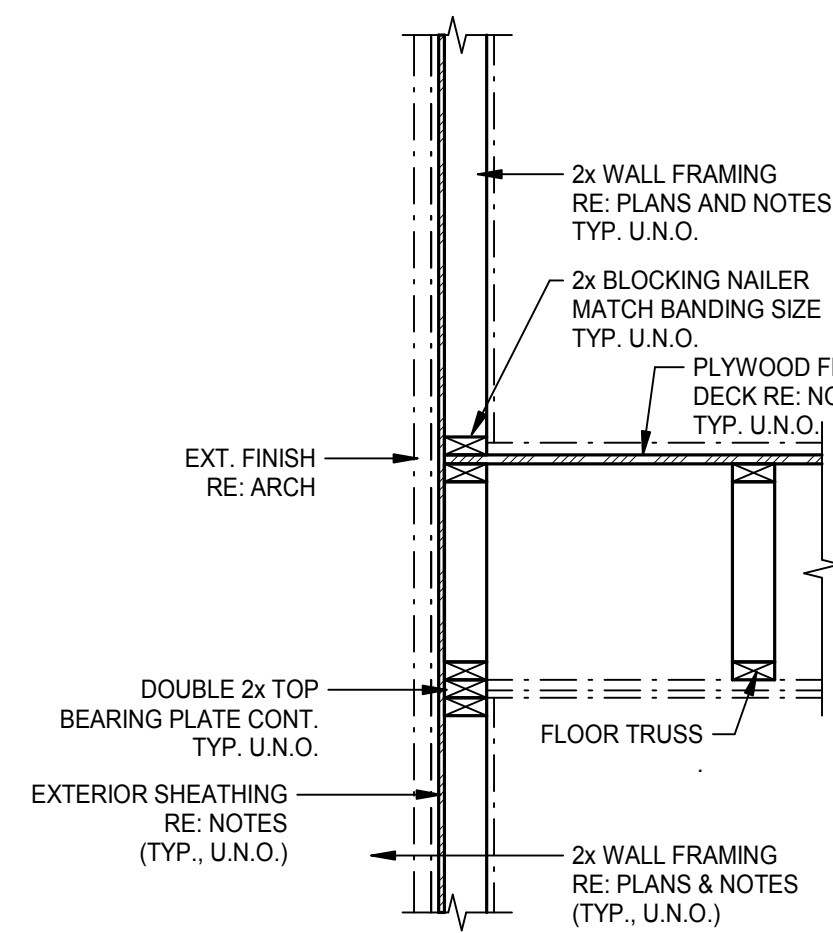
01 TYPICAL BUILT-UP COLUMN/STUD DETAIL
3/4" = 1'-0"



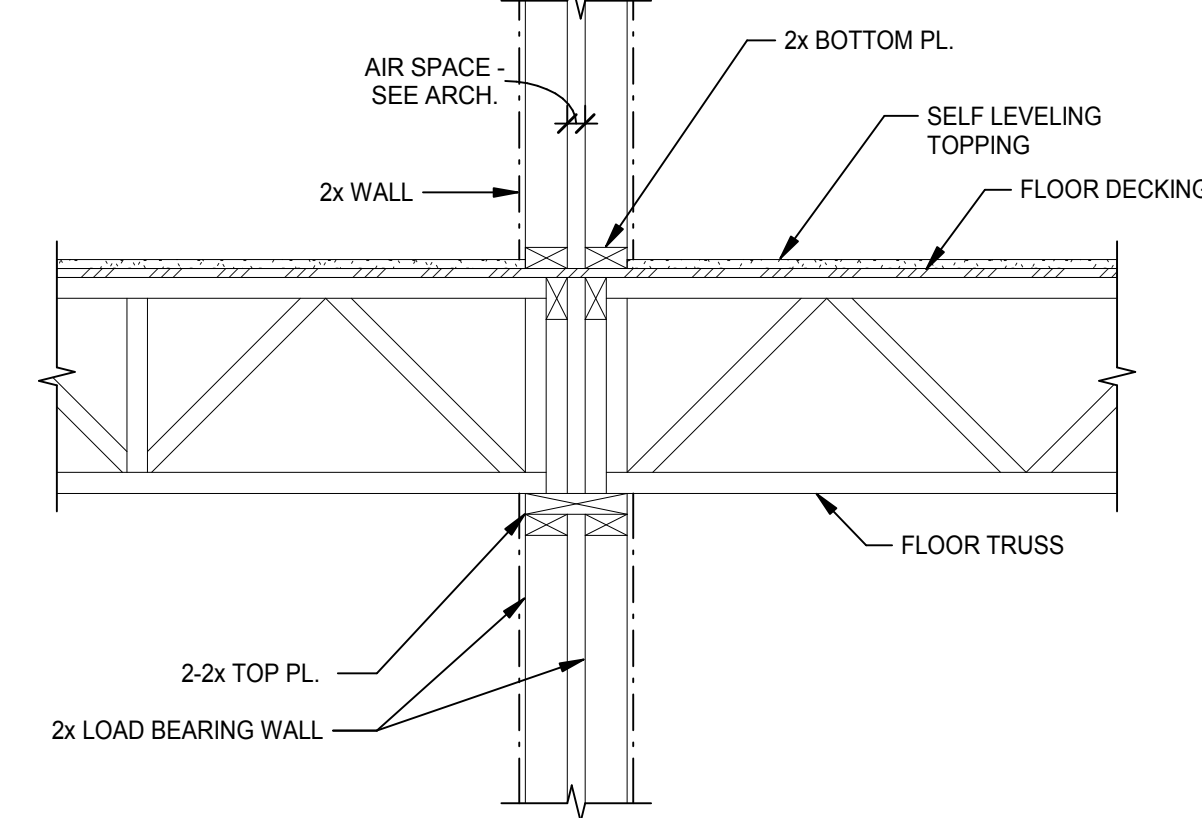
02 TOP PLATE SPLICE DETAIL
3/4" = 1'-0"



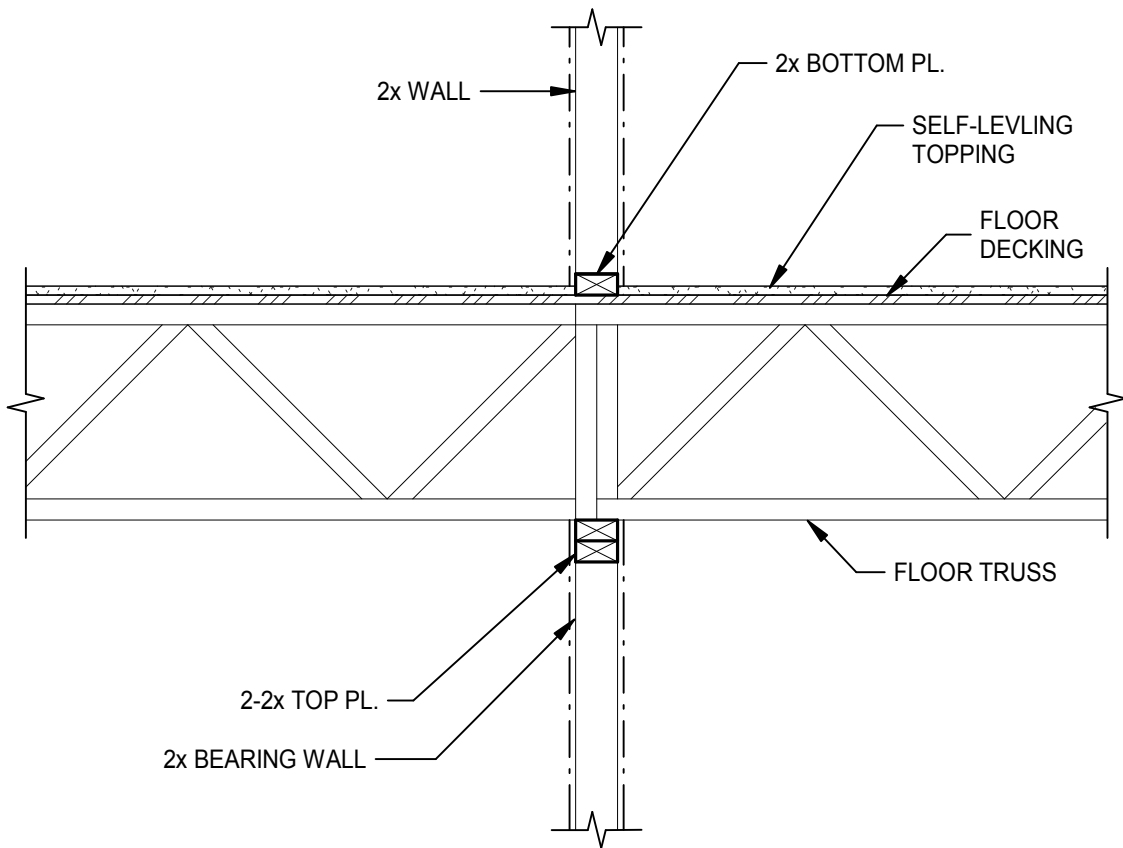
03 TYPICAL WOOD END BEAM TO BEAM AND BEAM TO COLUMN CONN.
3/4" = 1'-0"



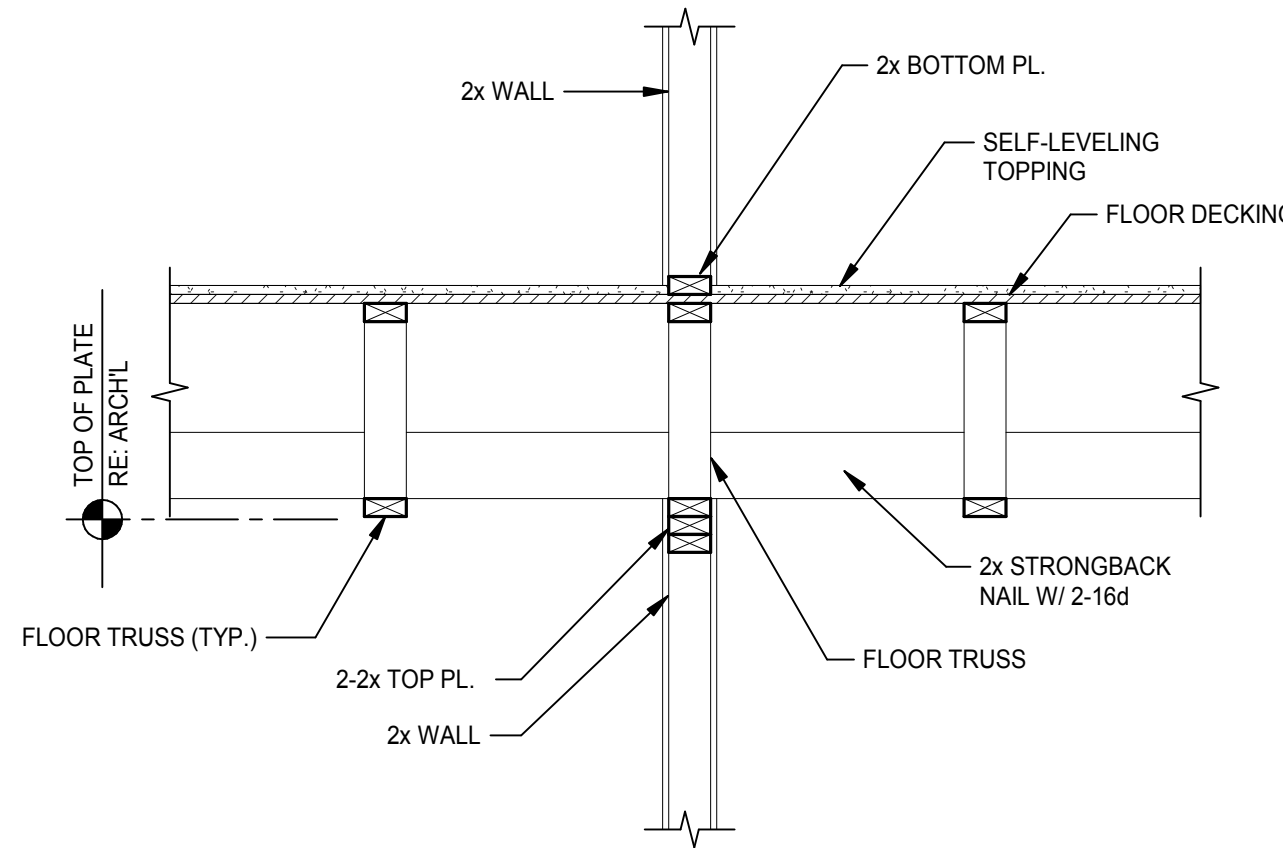
04 TYP. SECTION @ EXT. WALL
3/4" = 1'-0"



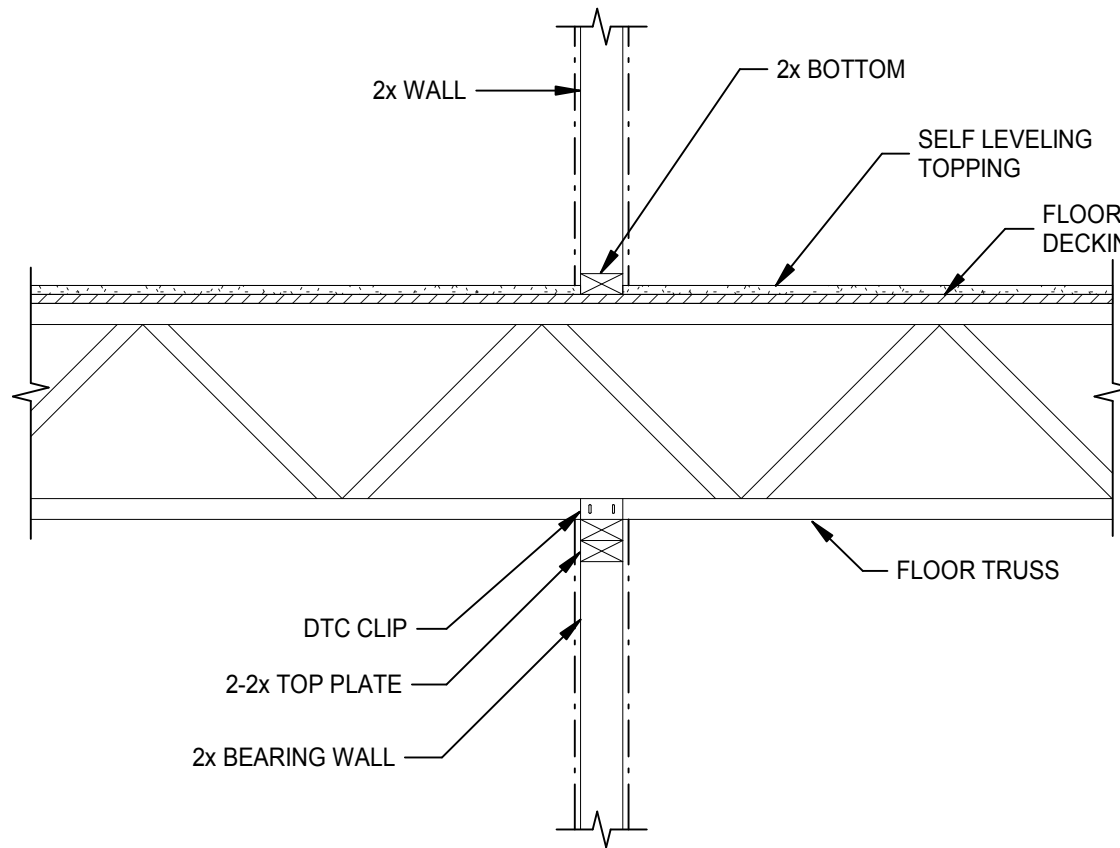
05 LOAD BEARING & PARTY WALL DETAIL
3/4" = 1'-0"



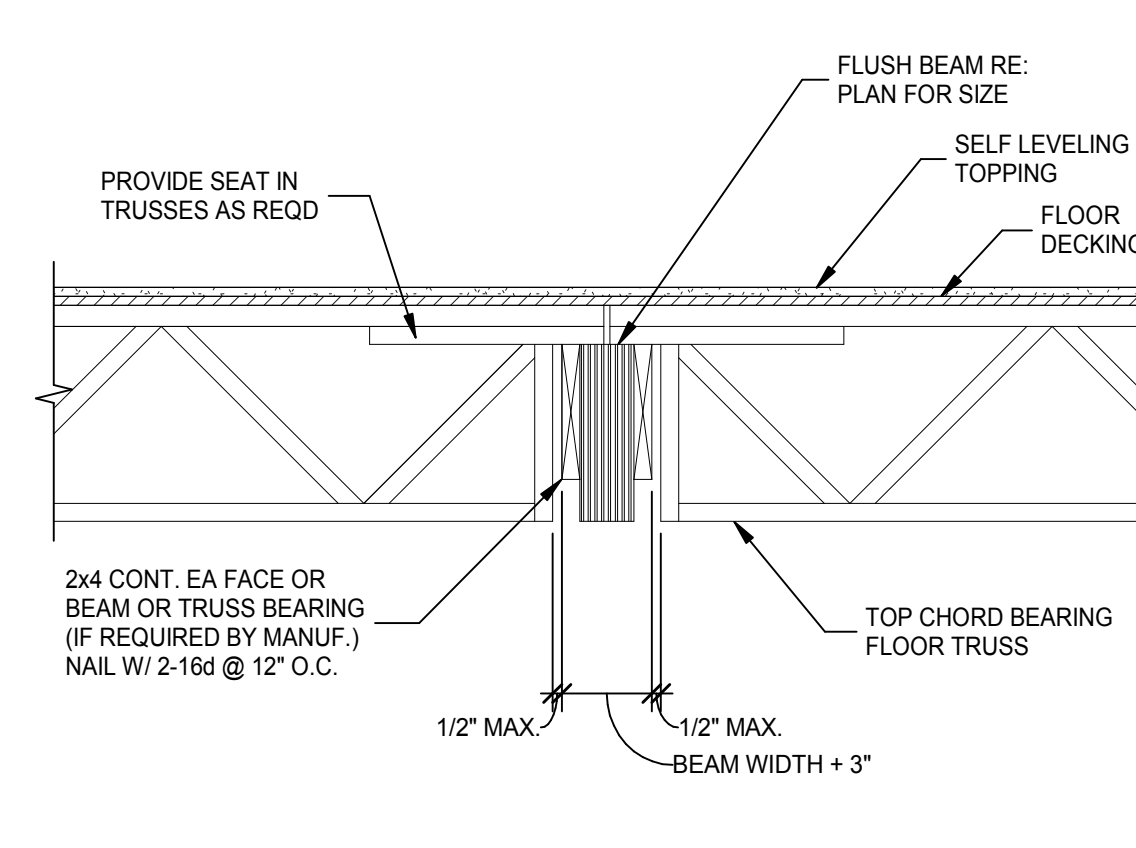
06 INTERIOR LOAD BEARING WALL
3/4" = 1'-0"



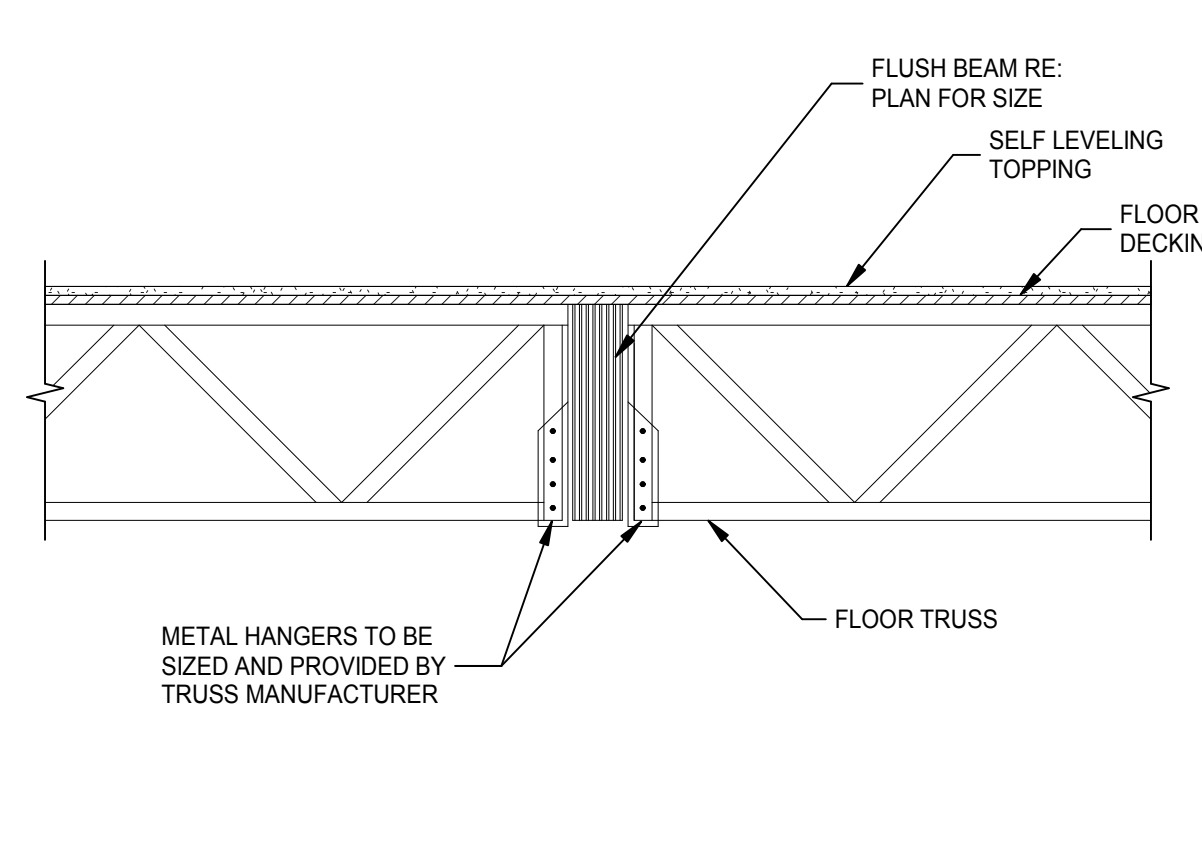
07 INTERIOR NON-LOAD BEARING WALL DETAIL
3/4" = 1'-0"



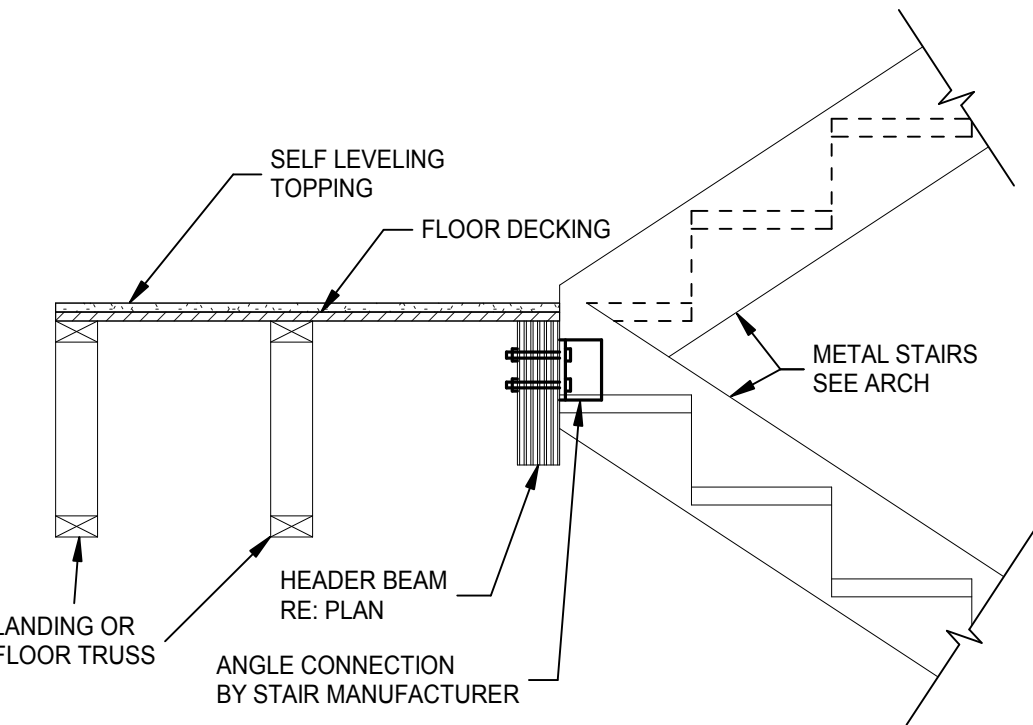
08 INTERIOR NON-LOAD BEARING WALL
3/4" = 1'-0"



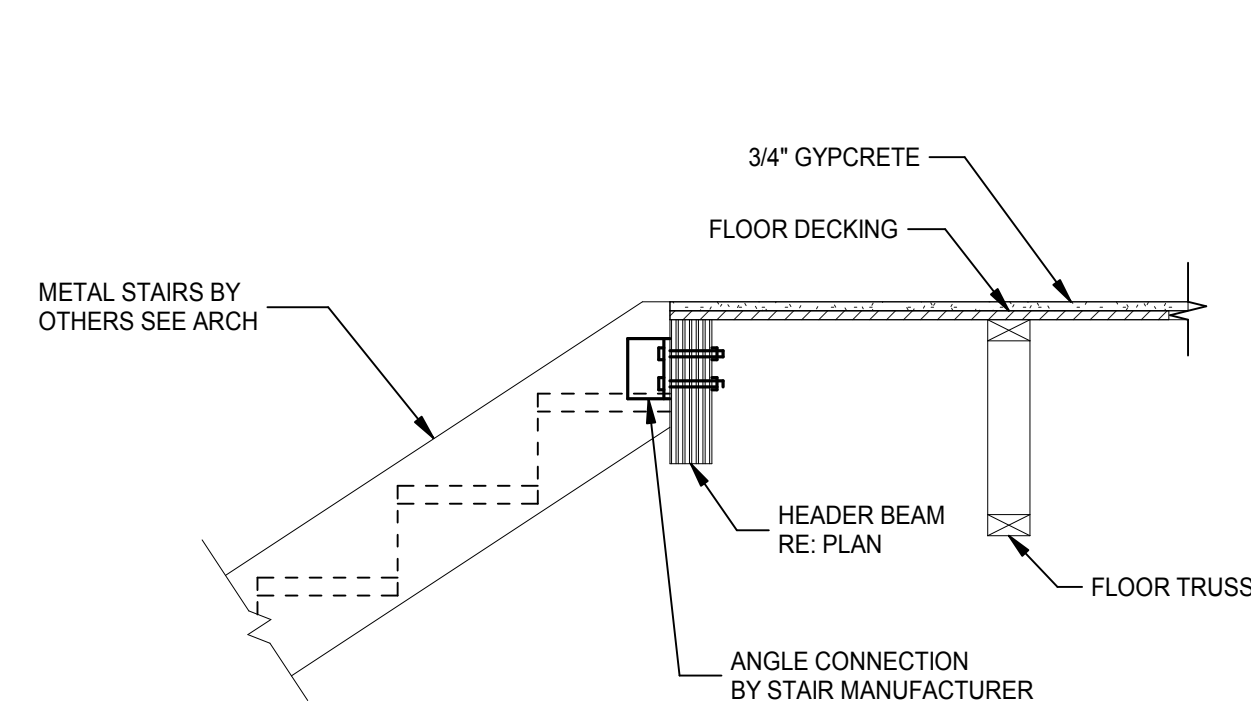
09 FLUSH BEAM DETAIL
3/4" = 1'-0"



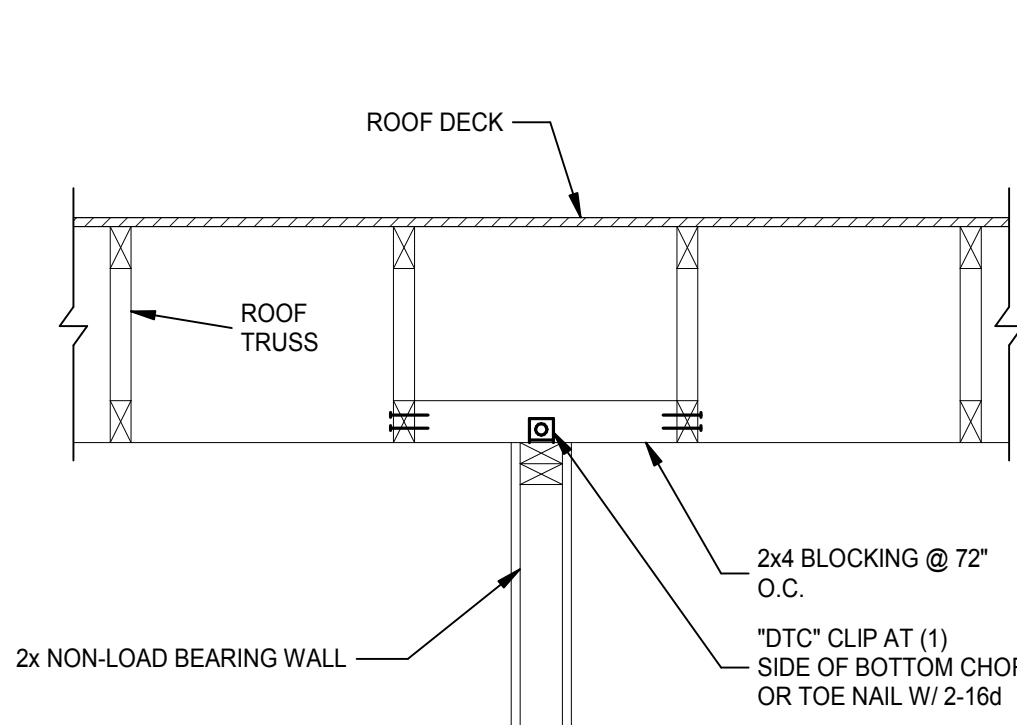
10 FLUSH BEAM DETAIL
3/4" = 1'-0"



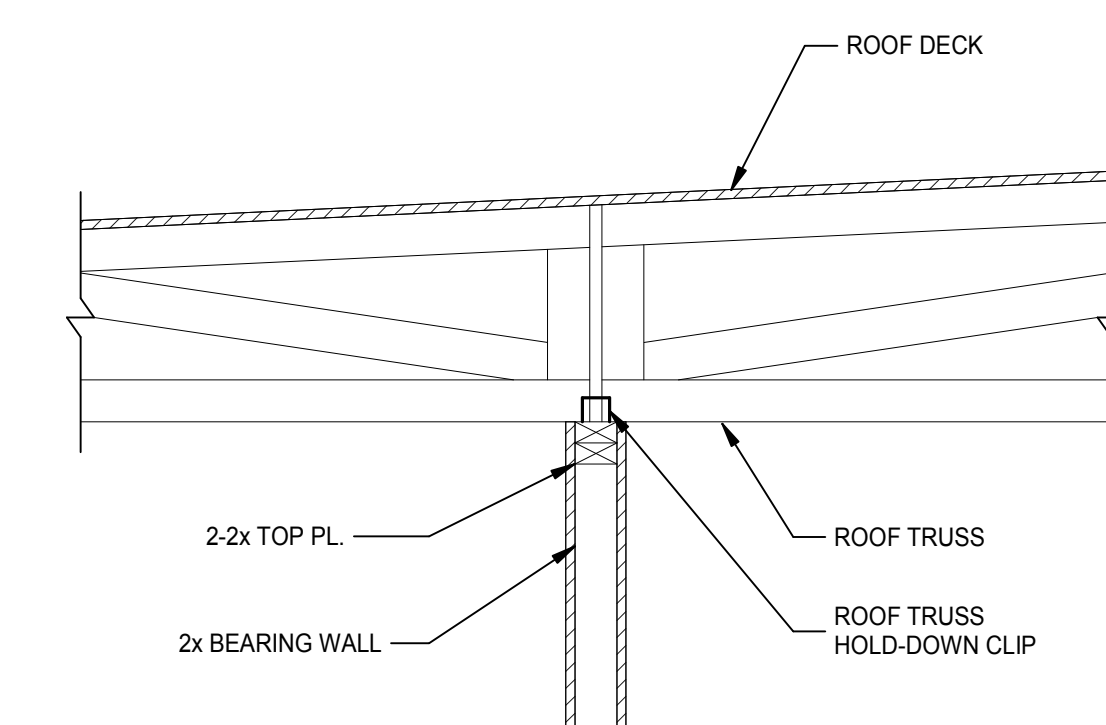
11 INTERMEDIATE LANDING DETAIL
3/4" = 1'-0"



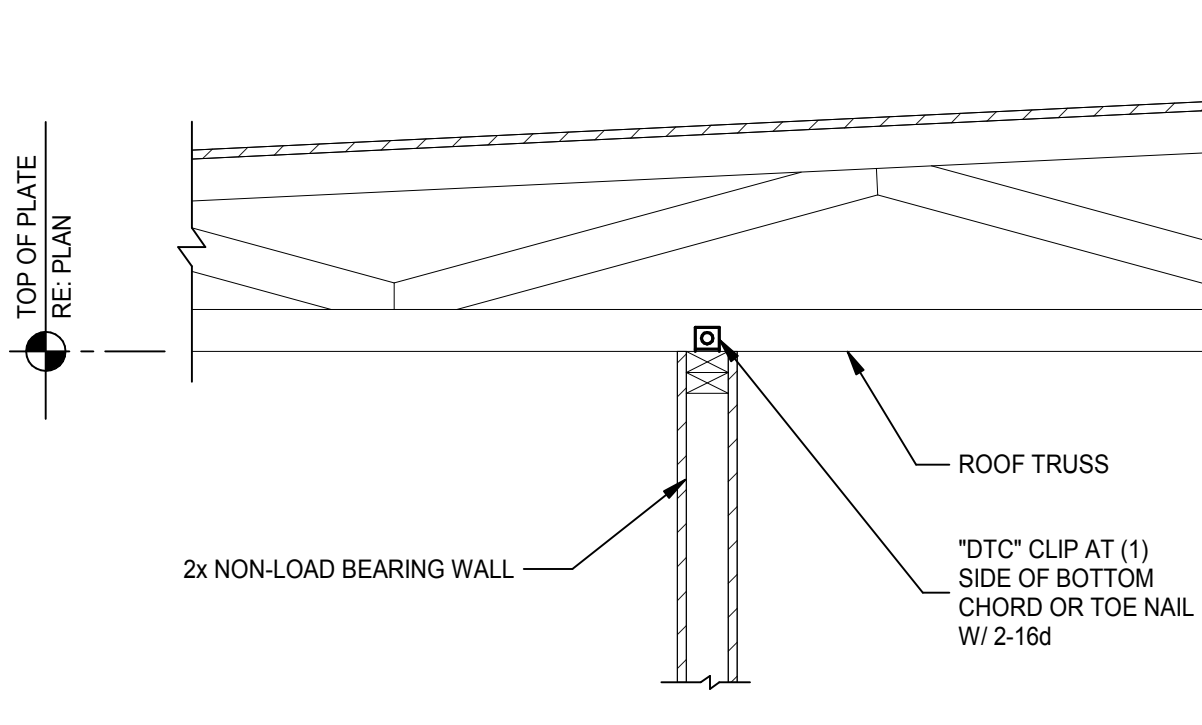
12 STAIR LANDING DETAIL
3/4" = 1'-0"



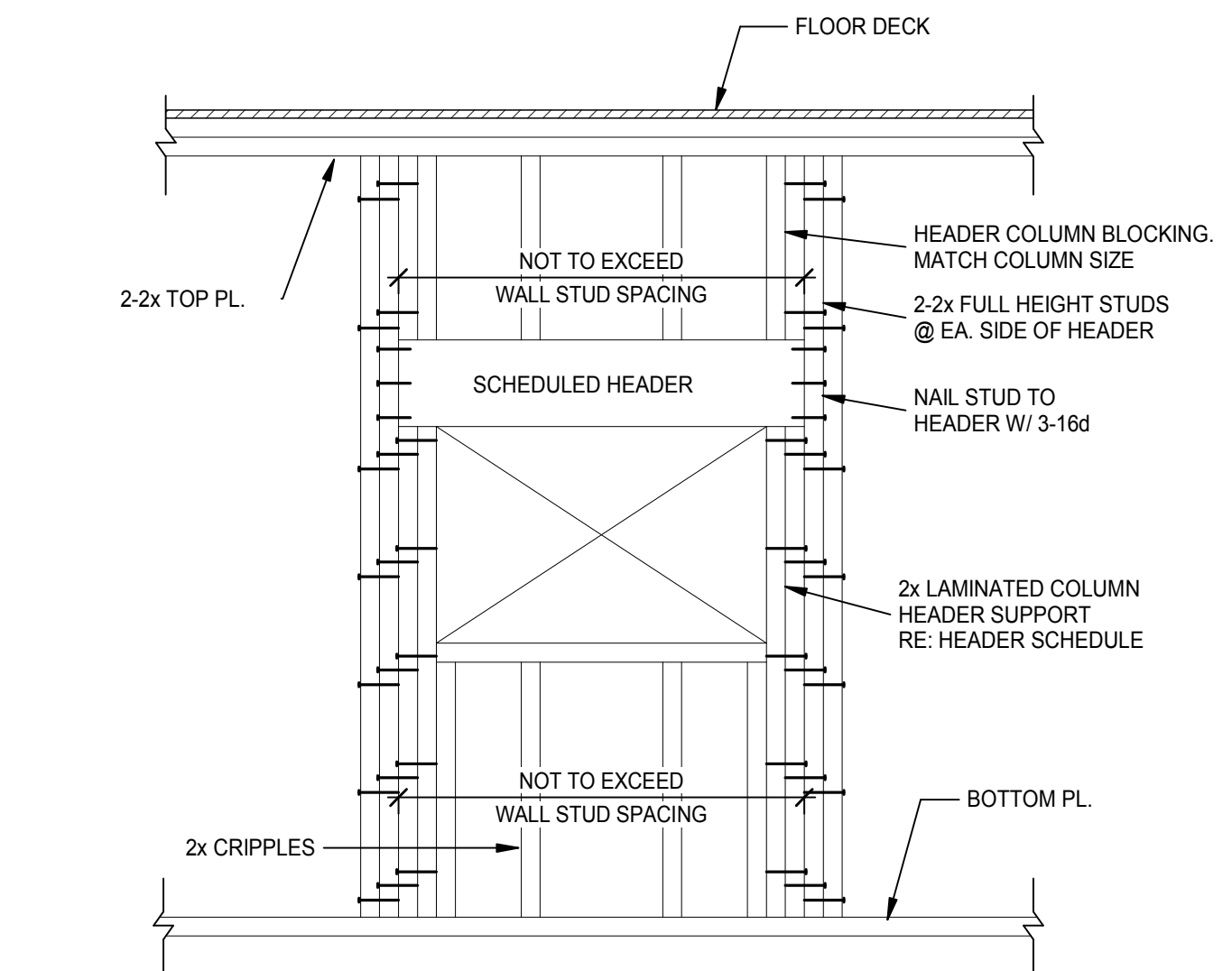
13 NON-LOAD BEARING WALL ROOF TRUSS PARALLEL
3/4" = 1'-0"



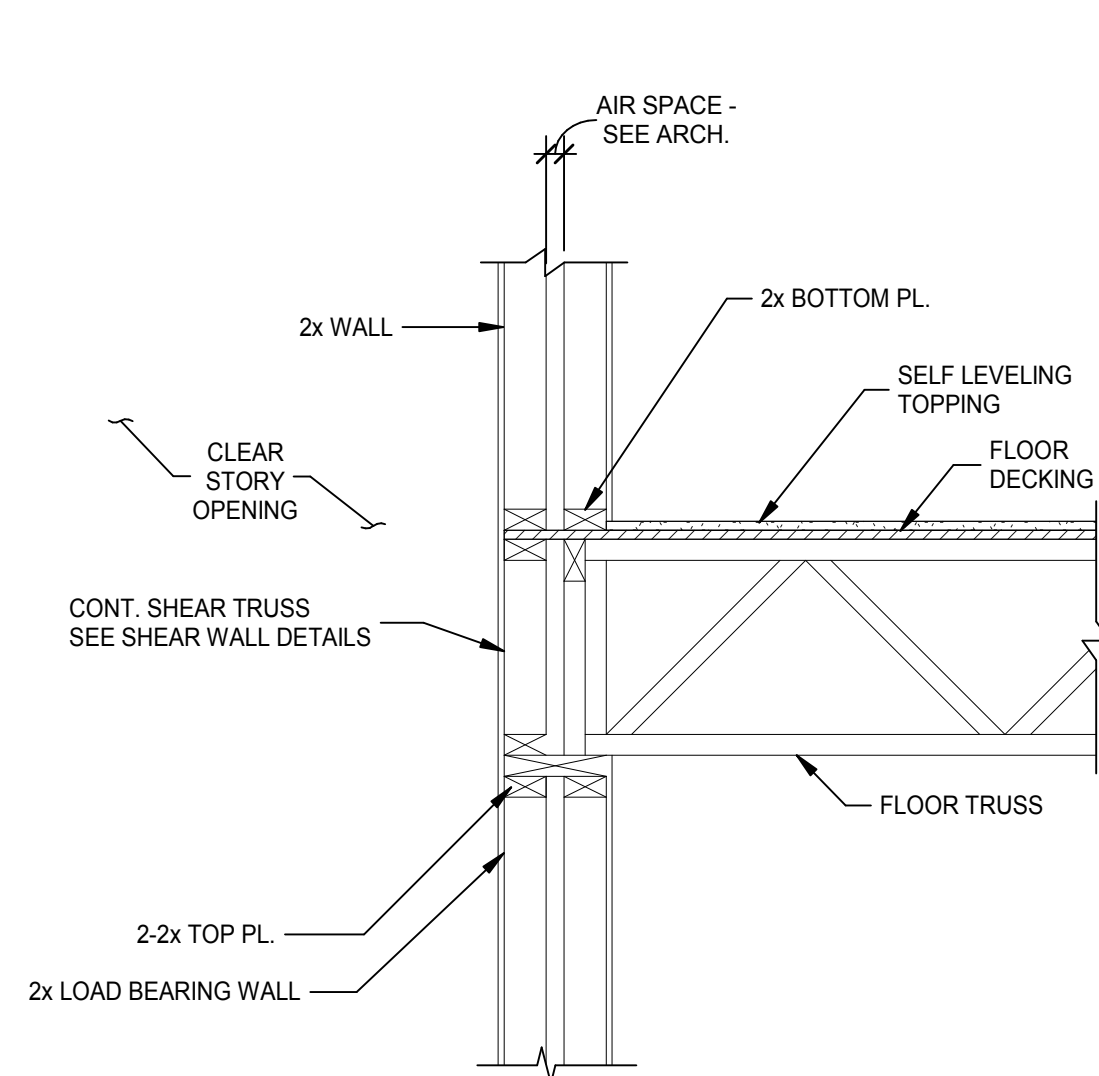
14 INTERIOR LOAD BEARING WALL ROOF TRUSS PERPENDICULAR
3/4" = 1'-0"



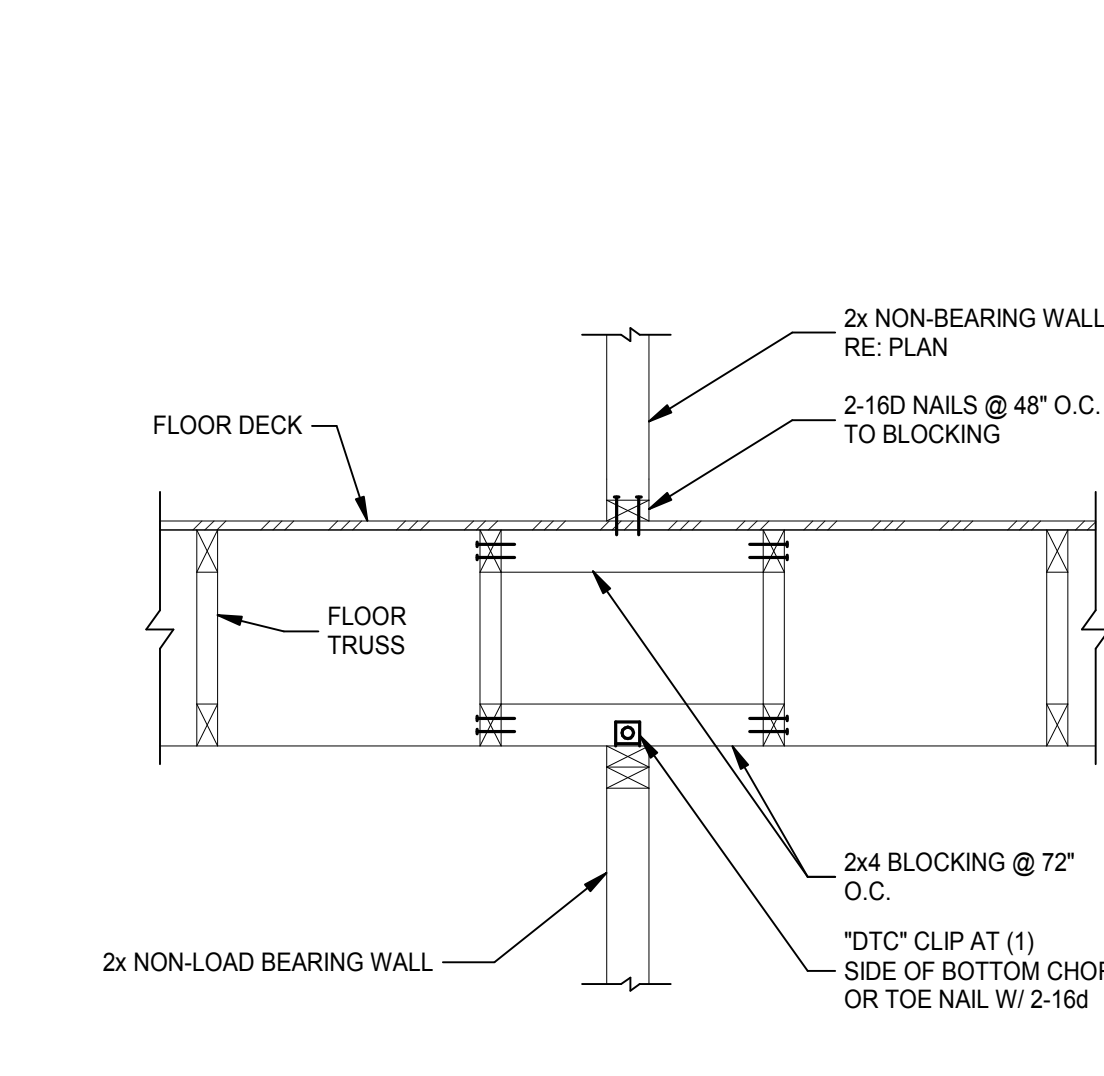
15 NON-LOAD BEARING WALL ROOF TRUSS PERPENDICULAR
3/4" = 1'-0"



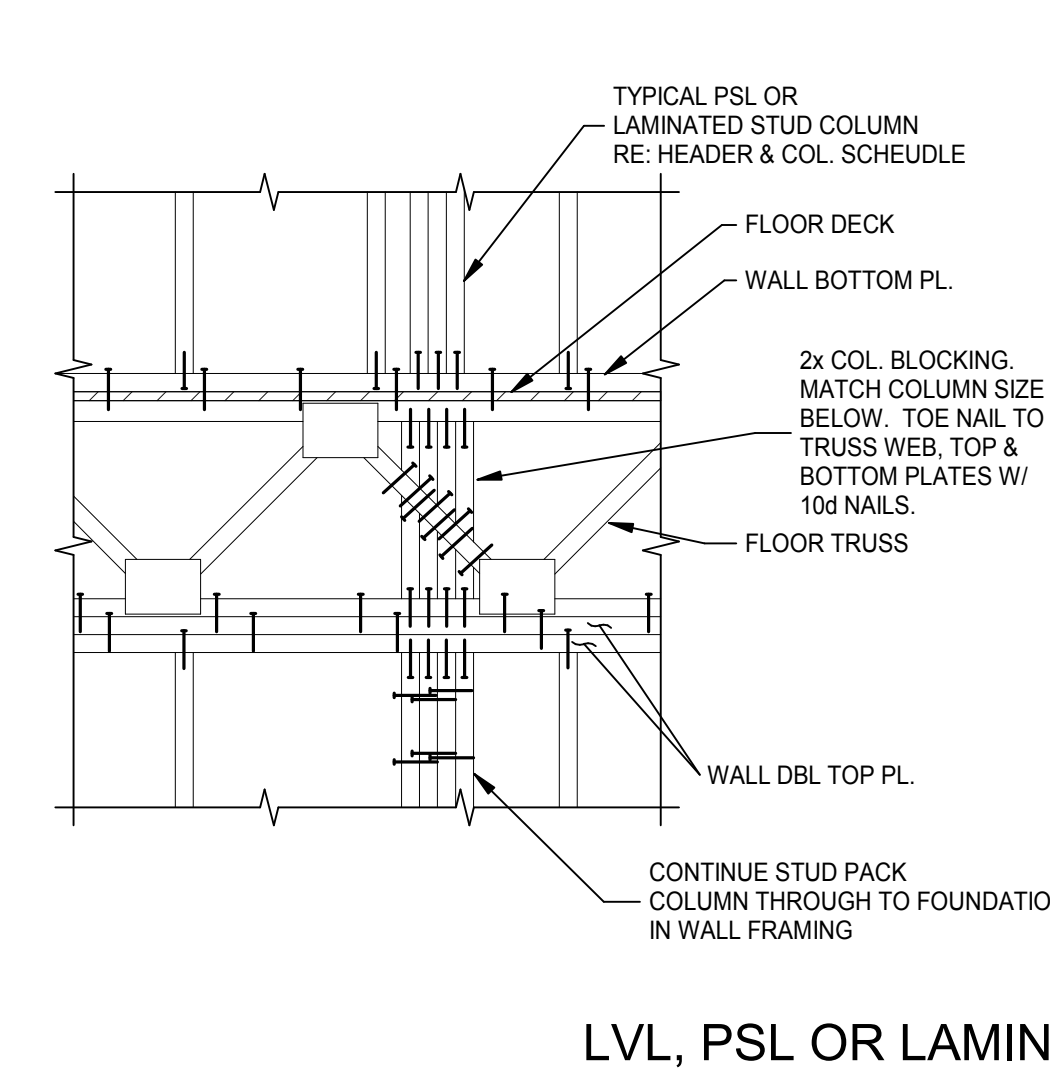
16 TYPICAL HEADER SUPPORT DETAIL AT OPENINGS
3/4" = 1'-0"



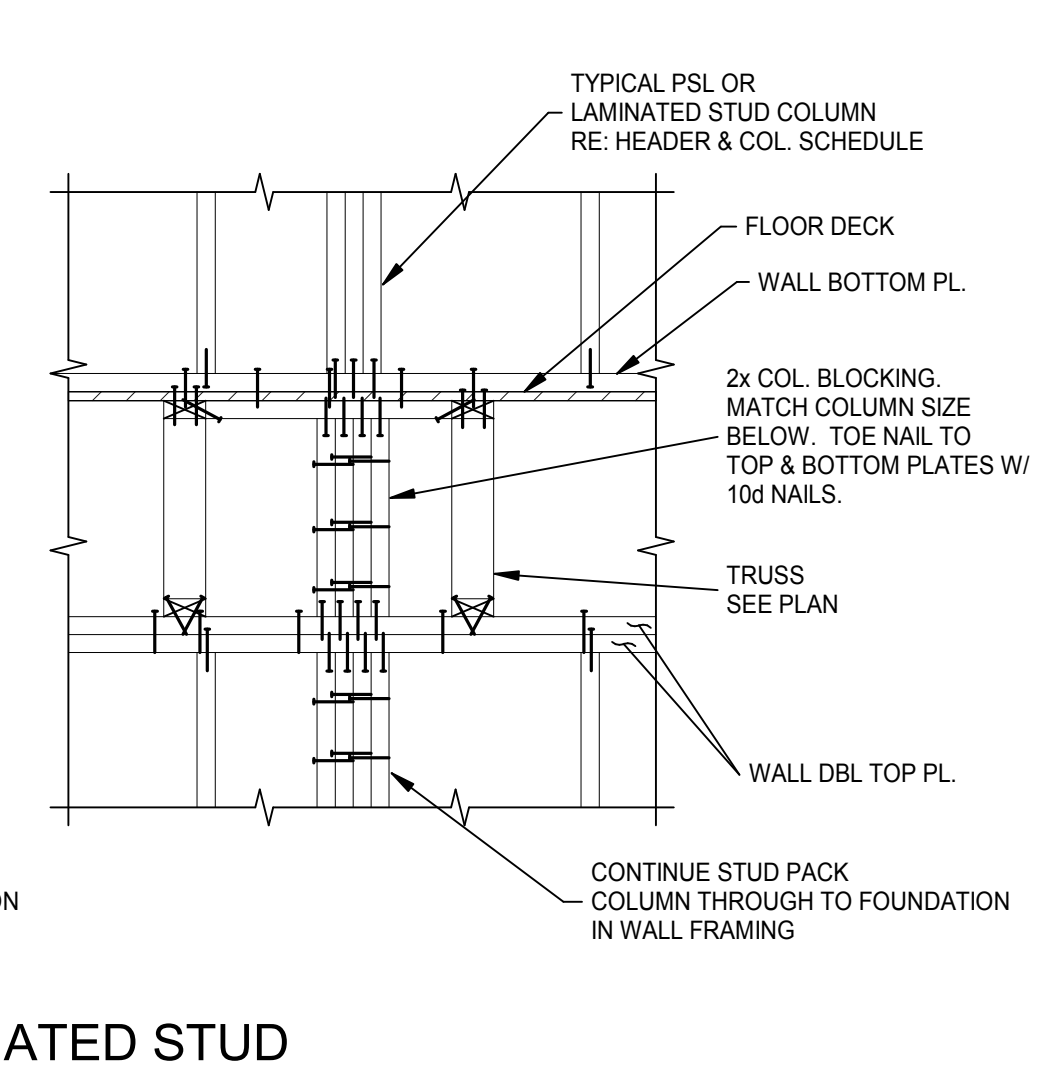
17 LOAD BEARING & PARTY WALL DETAIL
3/4" = 1'-0"



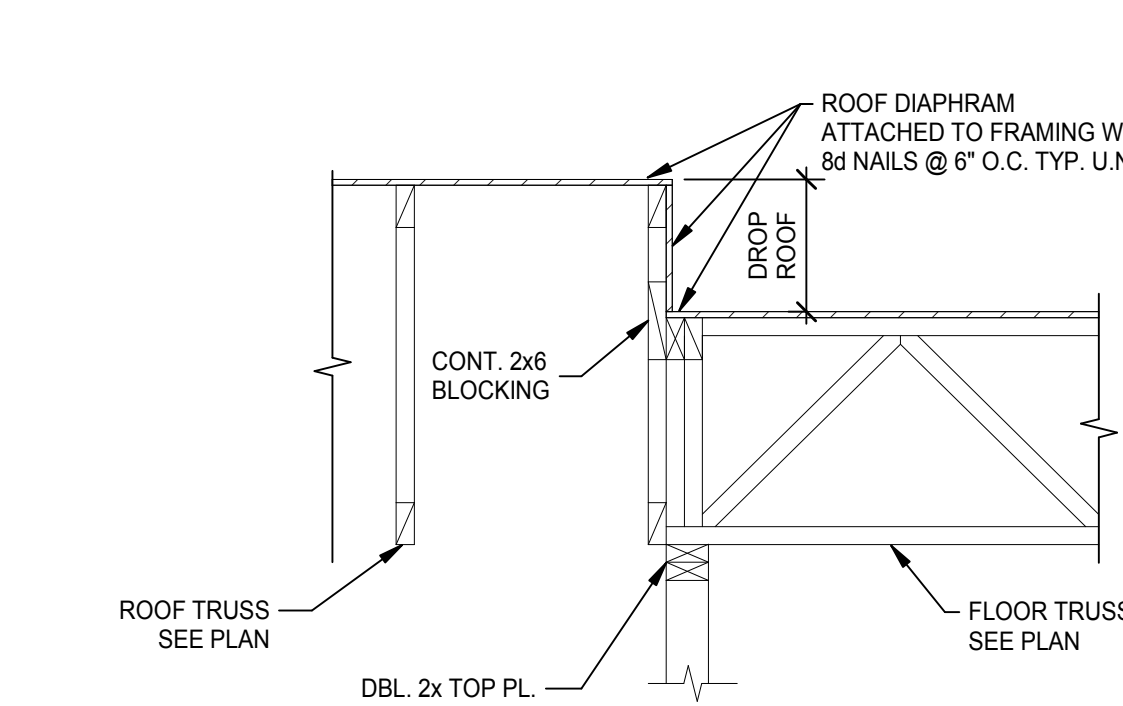
18 NON-LOAD BEARING WALL ROOF TRUSS PARALLEL
3/4" = 1'-0"



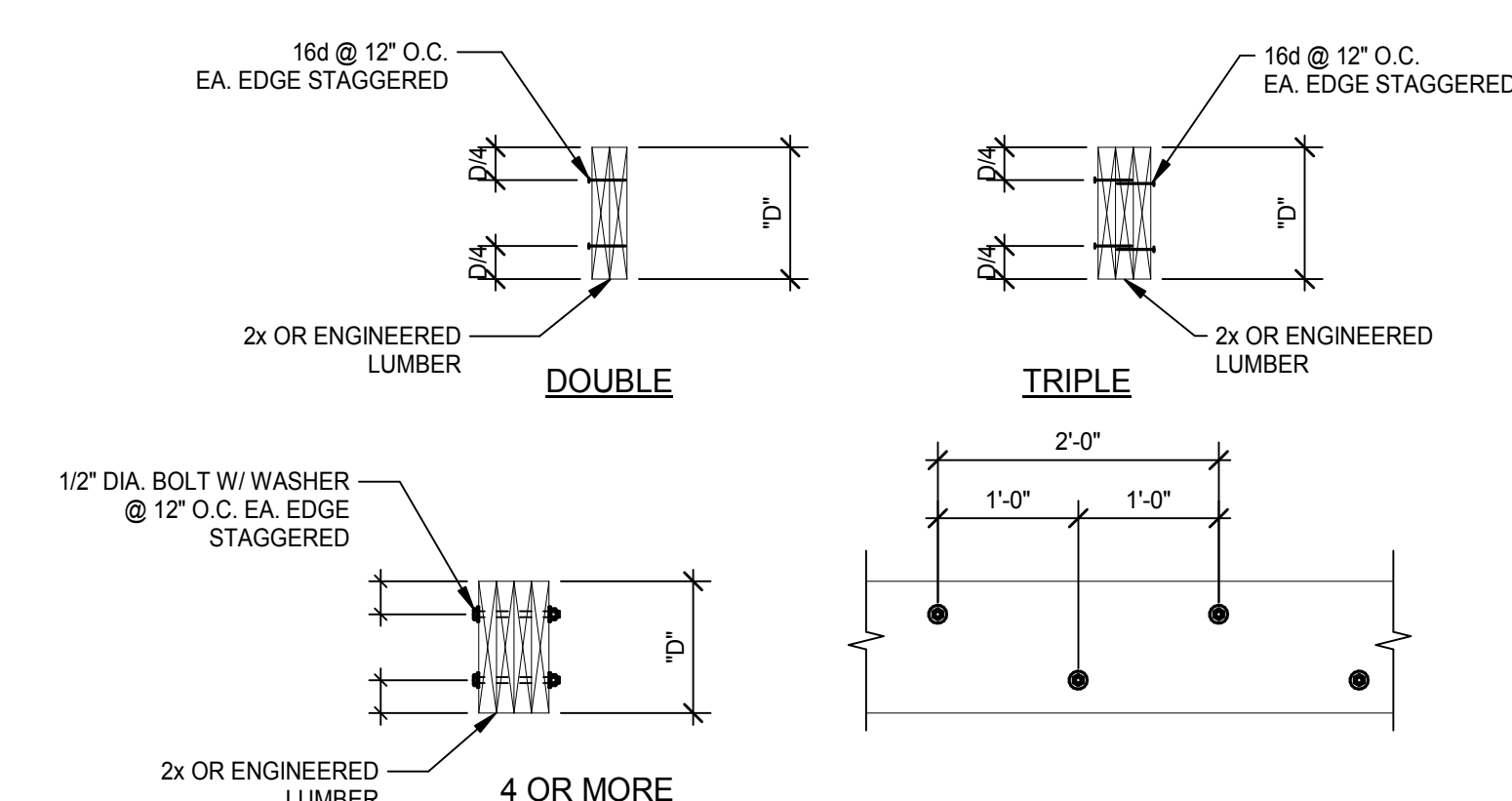
19 LVL, PSL OR LAMINATED STUD COLUMN TYPICAL FRAMING FLOOR CONNECTION
3/4" = 1'-0"



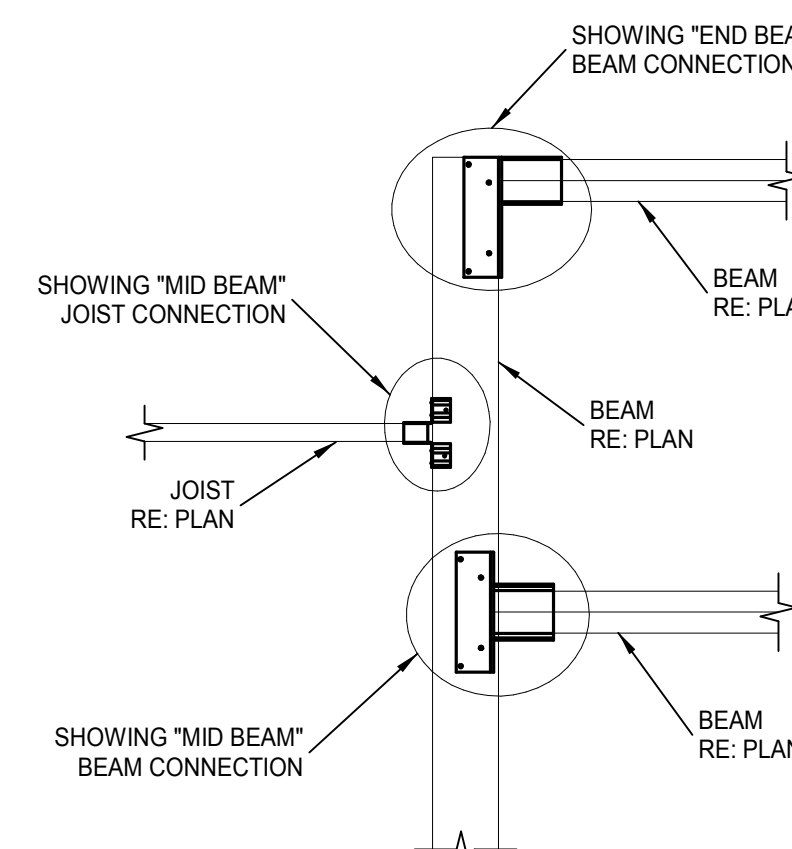
20 TYPICAL HEADER SUPPORT DETAIL AT OPENINGS
3/4" = 1'-0"



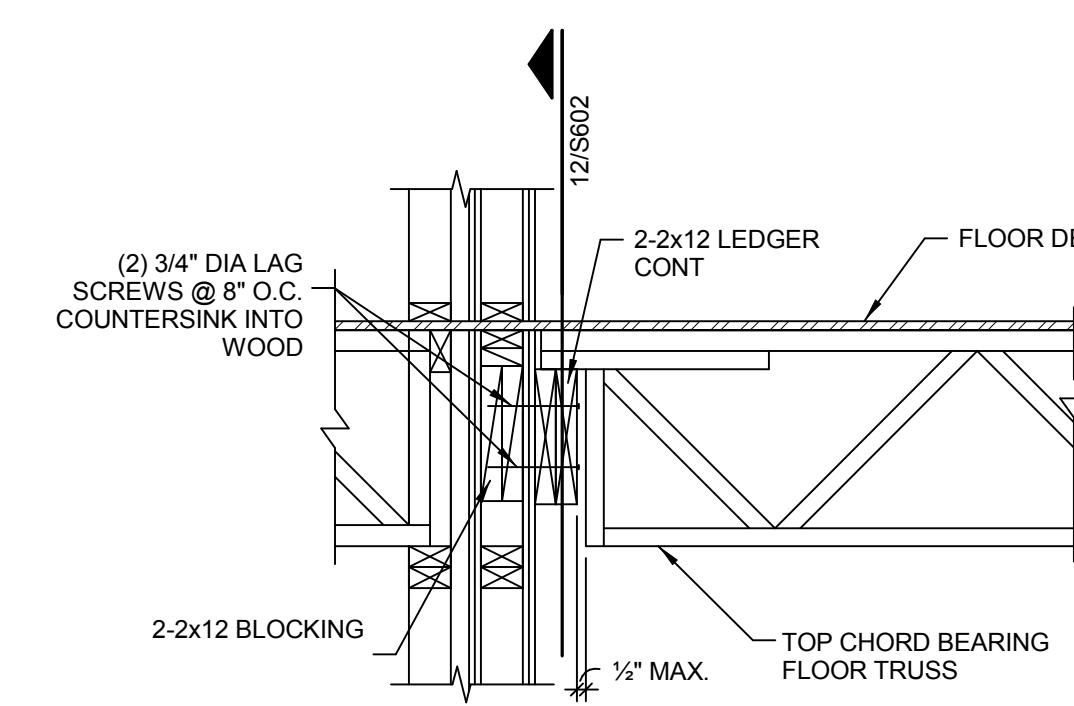
20 TYPICAL ROOF ELEVATION CHANGE DETAIL
3/4" = 1'-0"



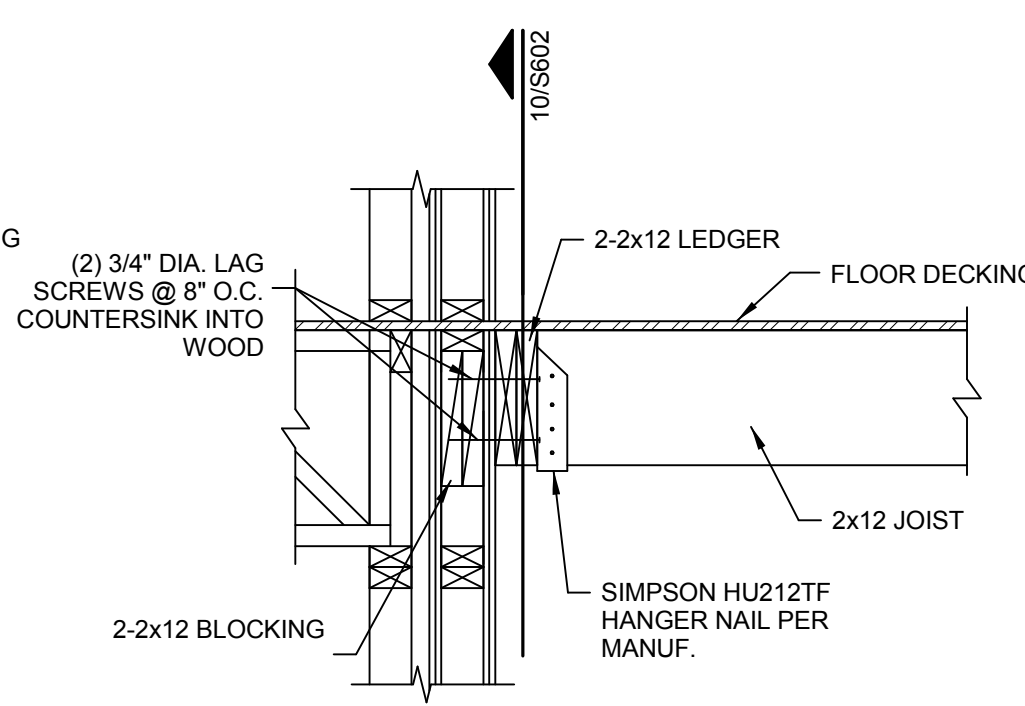
21 TYPICAL BUILT-UP BEAM DETAIL
3/4" = 1'-0"



22 TYPICAL JOIST/BEAM HANGER PLAN VIEW
3/4" = 1'-0"



23 TYPICAL STAIR LANDING CONN.
N.T.S. AT TRUSS LOCATIONS



24 TYPICAL STAIR LANDING CONN.
N.T.S. AT 2X12 JOIST LOCATIONS

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Landscape Architect:

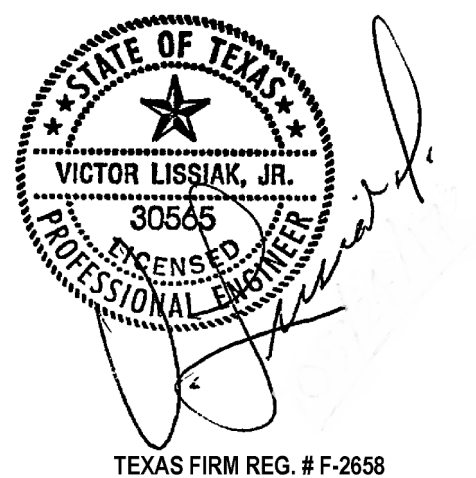
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Interior Designer:

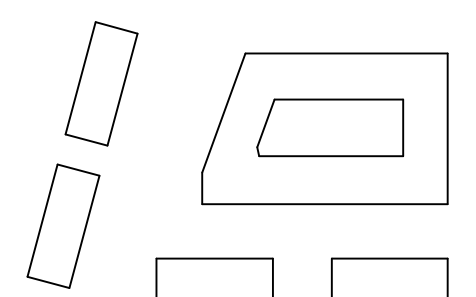
SJL Design Group
921 N. Riverfront Blvd. Suite 100, Dallas, TX 75207
Cassie Farley
214.443.9090

ISSUANCES		
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS		
Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
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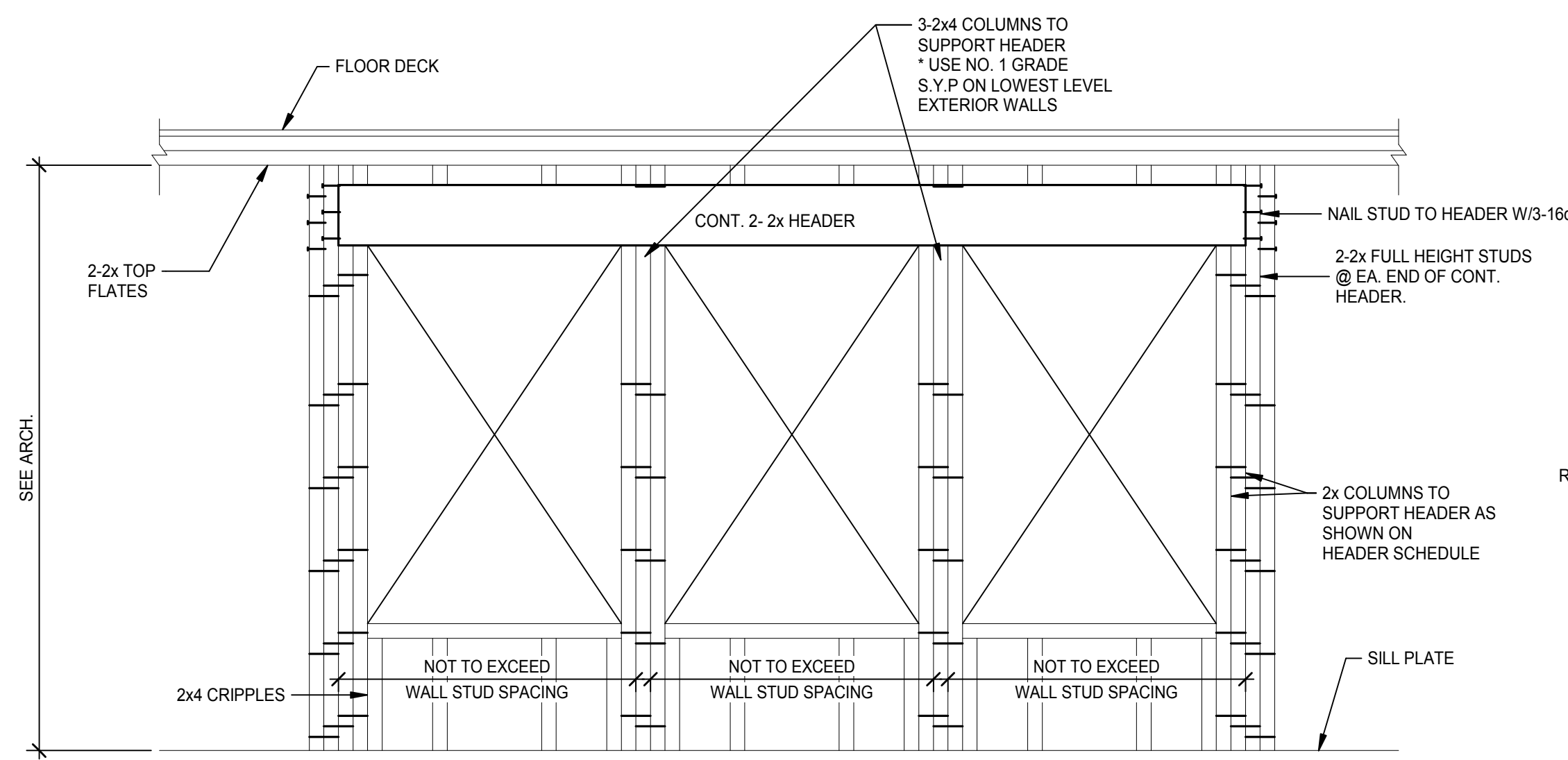


West Cevallos
San Antonio, Texas

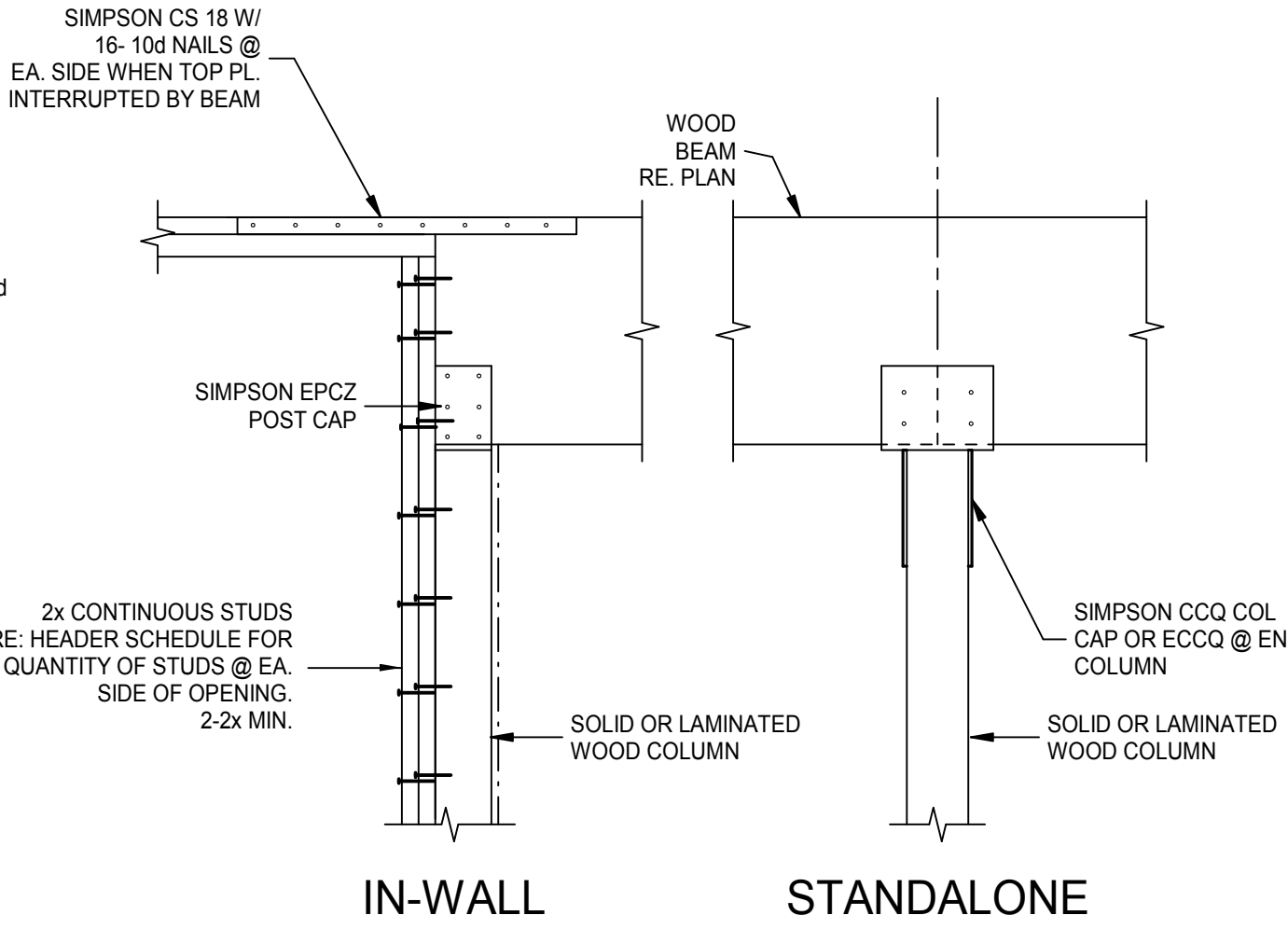
Typical Wood Framing Details

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

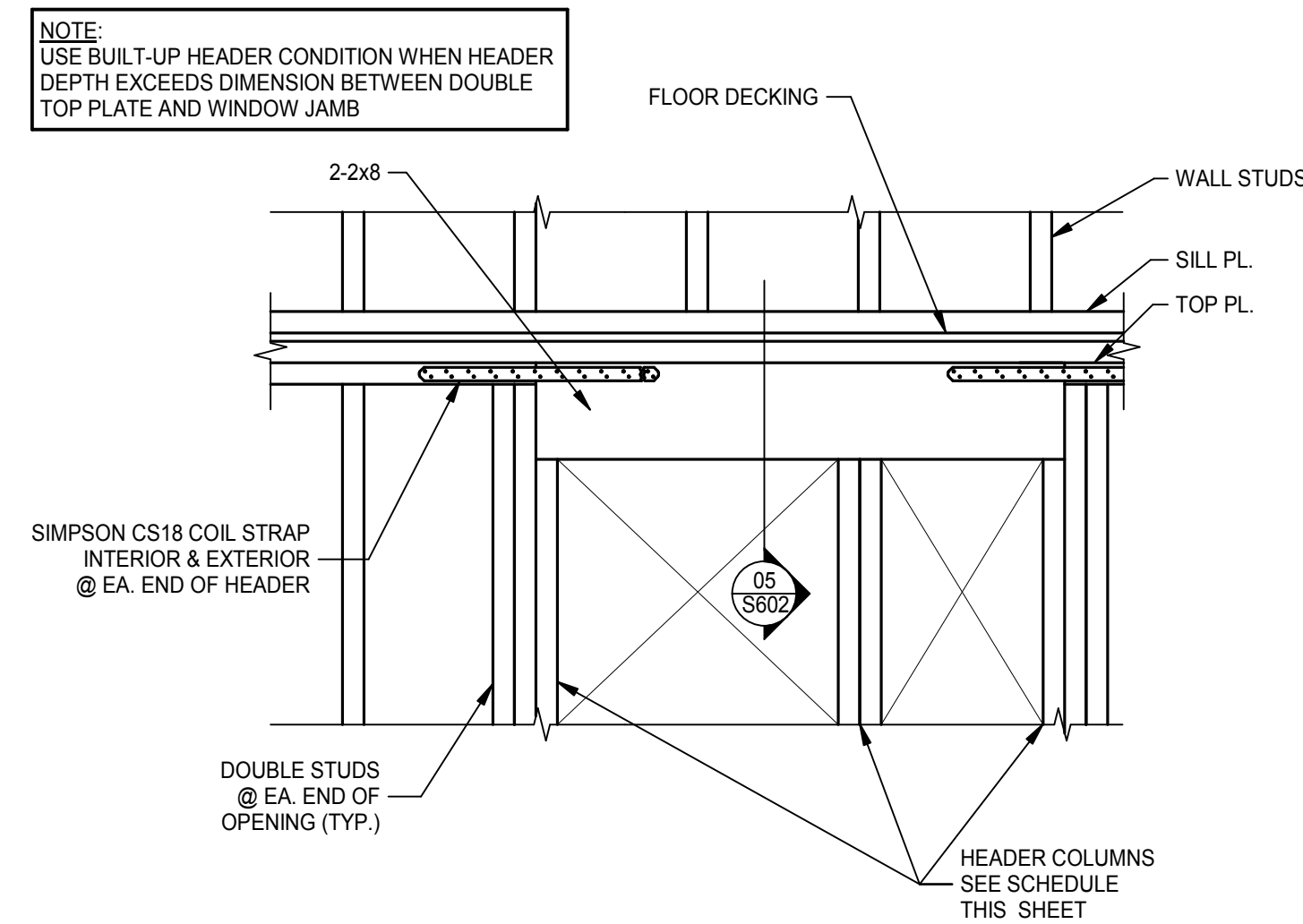
S601



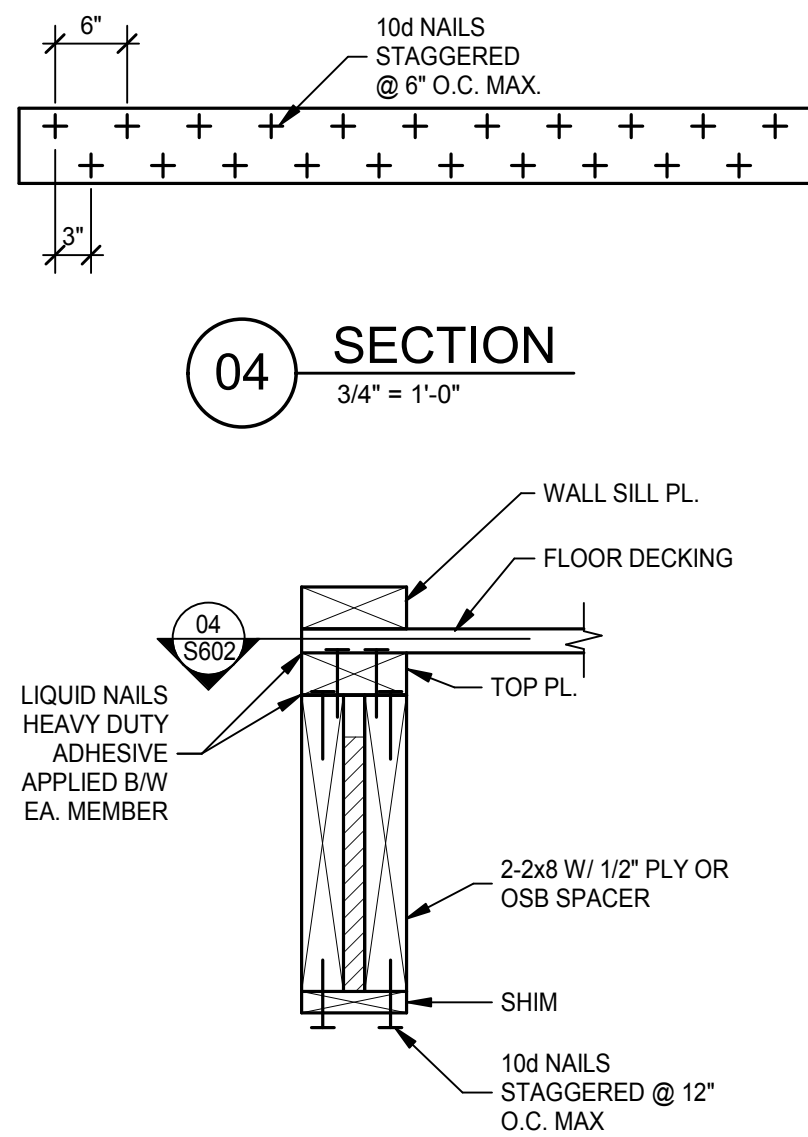
01 TYPICAL HEADER SUPPORT W/ CONT. 2- 2x HEADER DETAIL
3/4" = 1'-0"



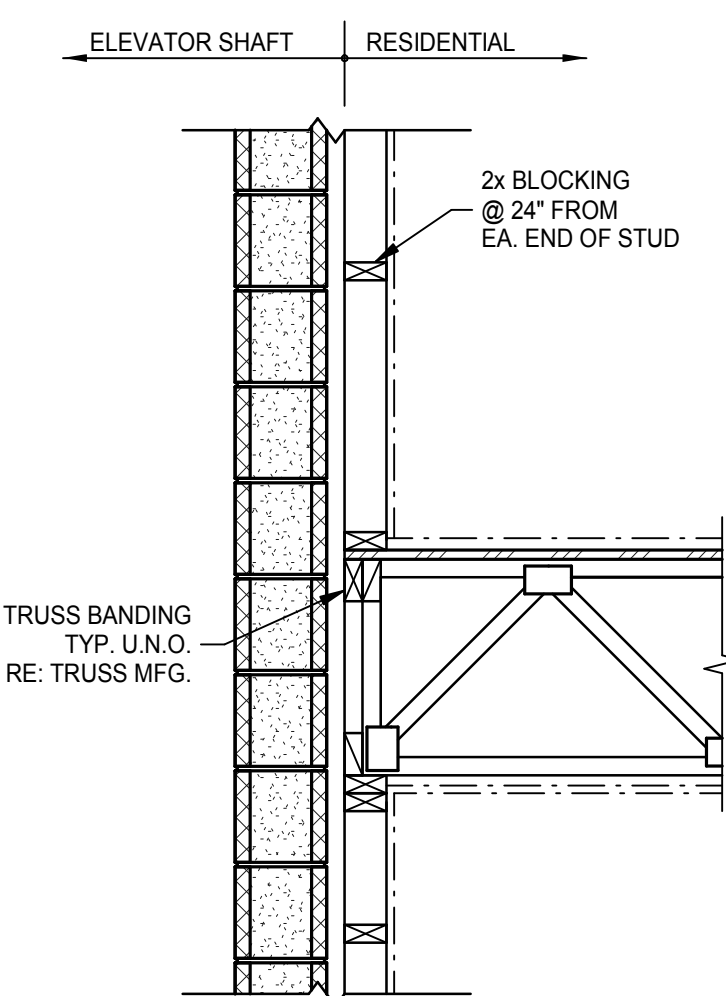
02 BEAM/HEADER TO COLUMN DETAIL
3/4" = 1'-0"



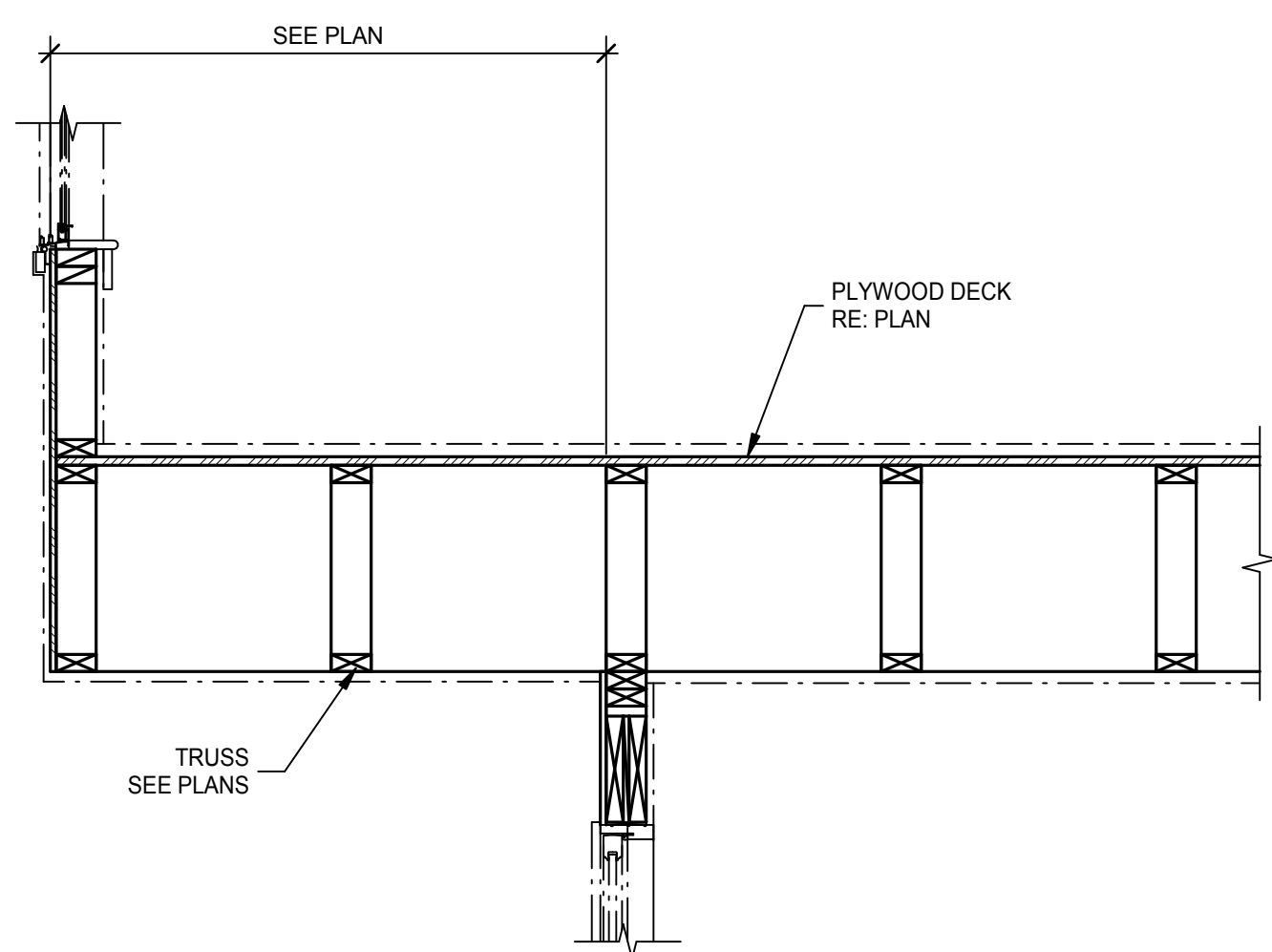
03 TYPICAL BUILT-UP HEADER
3/4" = 1'-0"



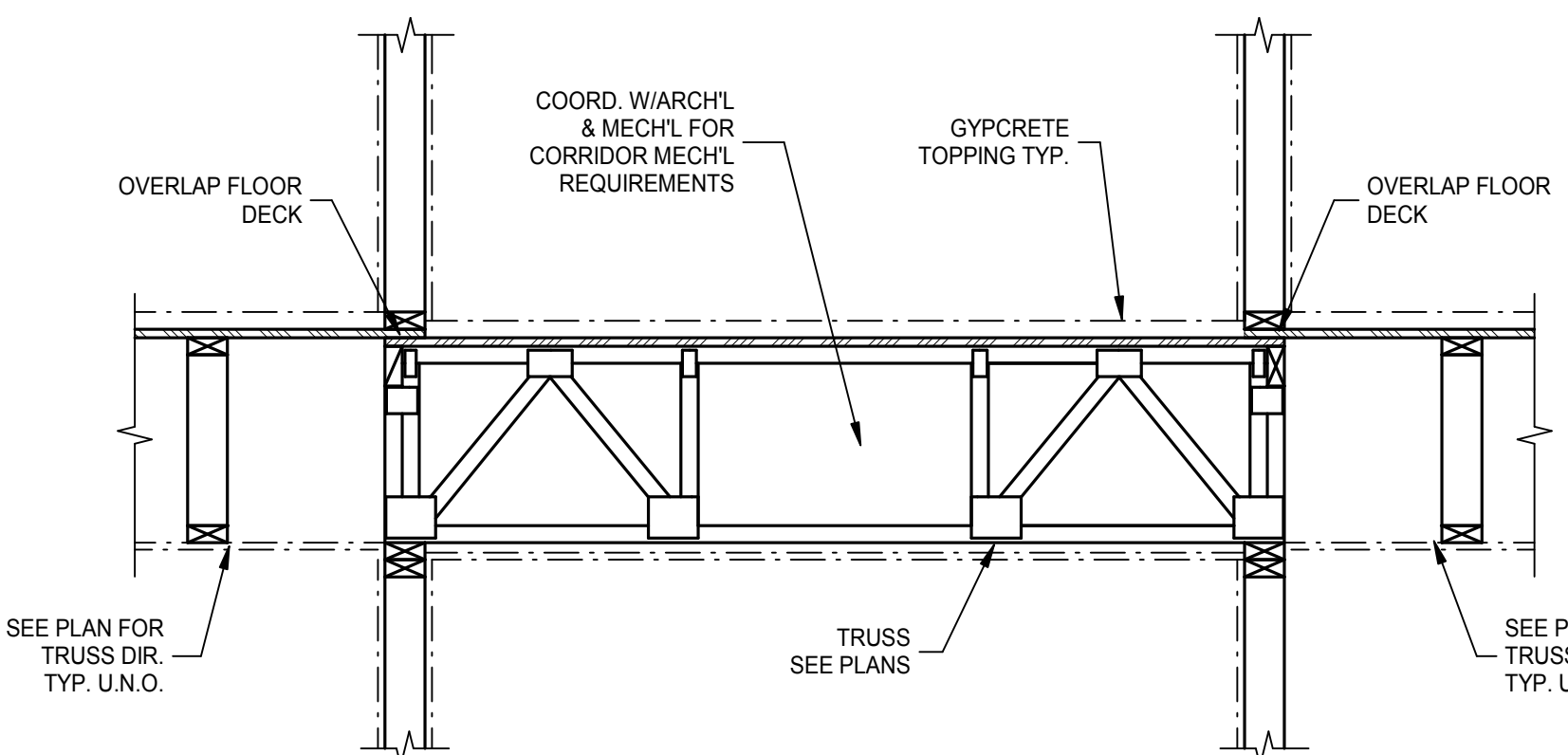
05 SECTION
3/4" = 1'-0"



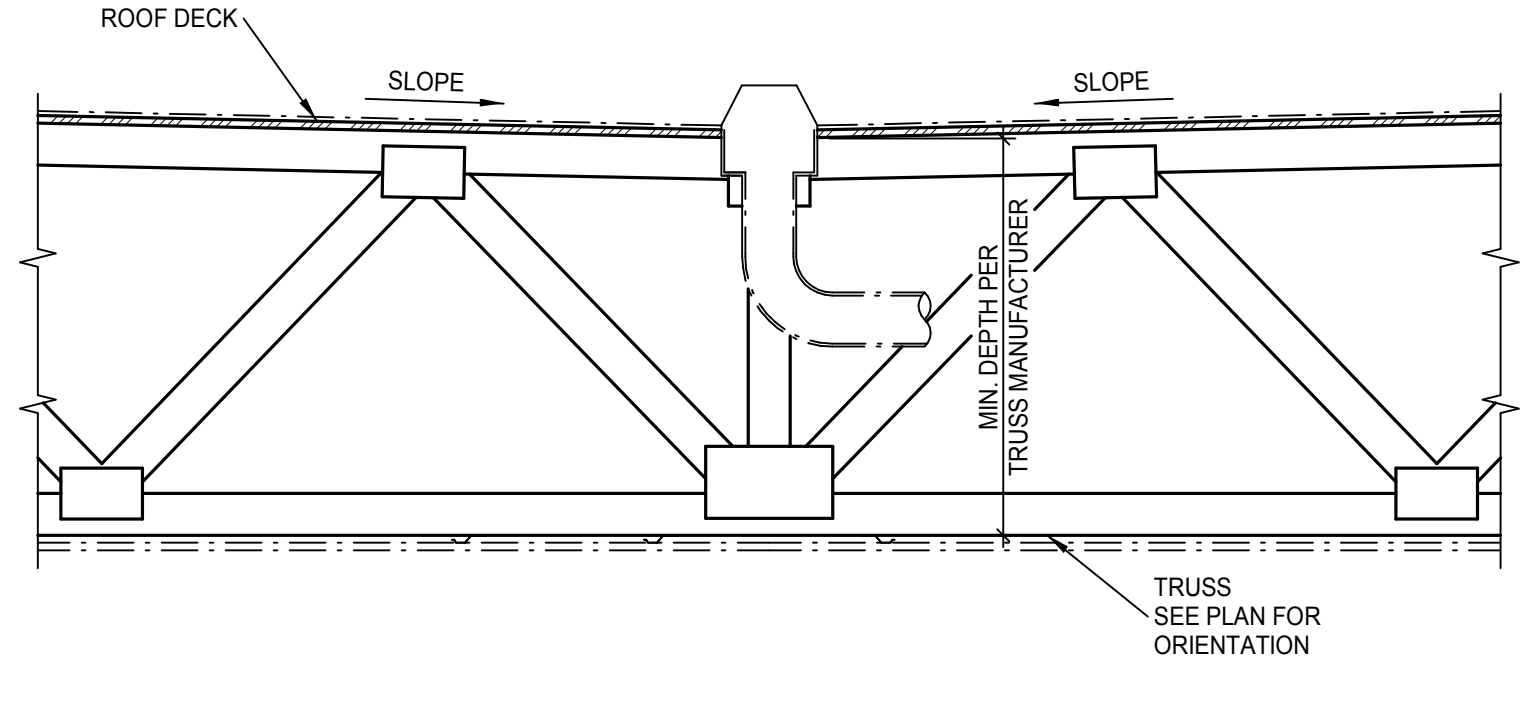
06 SECTION AT ELEVATOR SHAFT
3/4" = 1'-0"



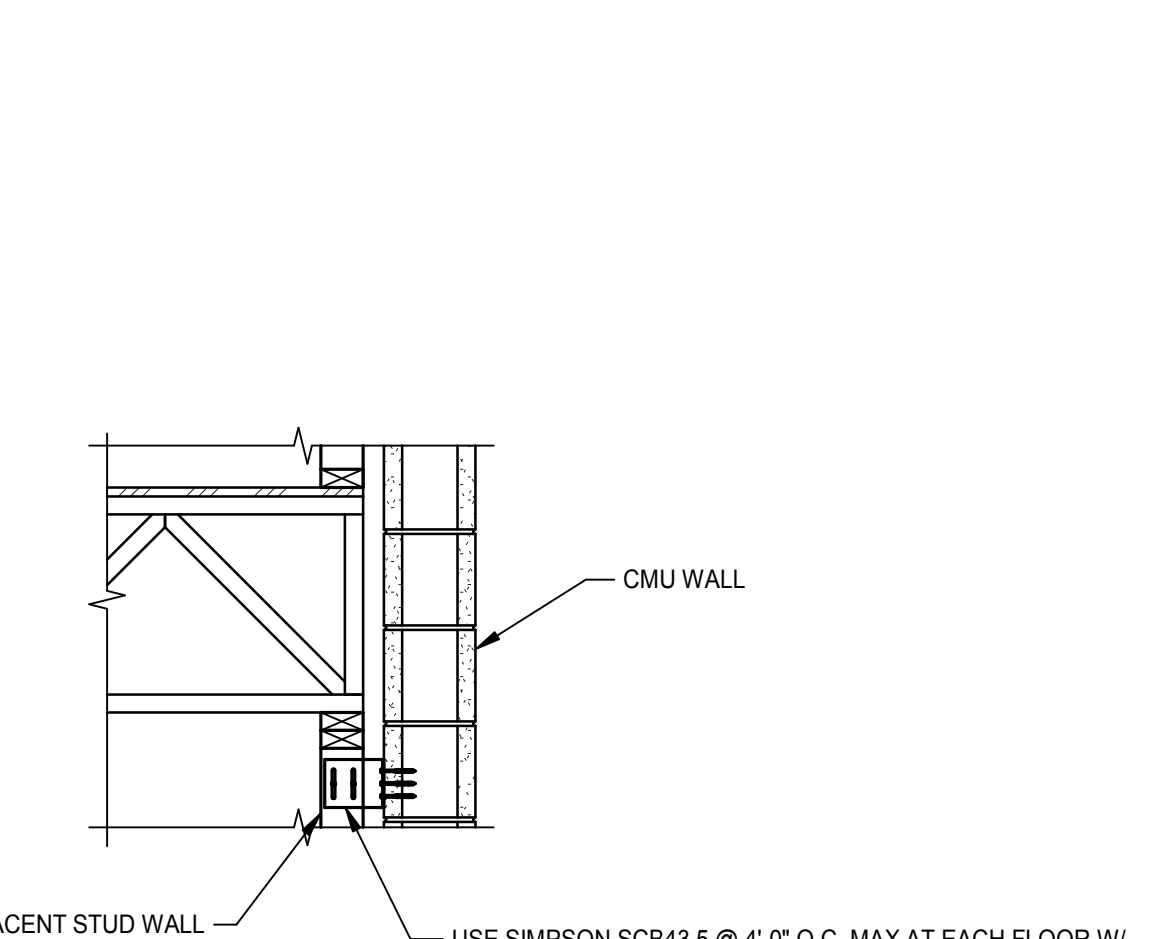
07 TYP. FRAMING @ CANTILVER
3/4" = 1'-0"



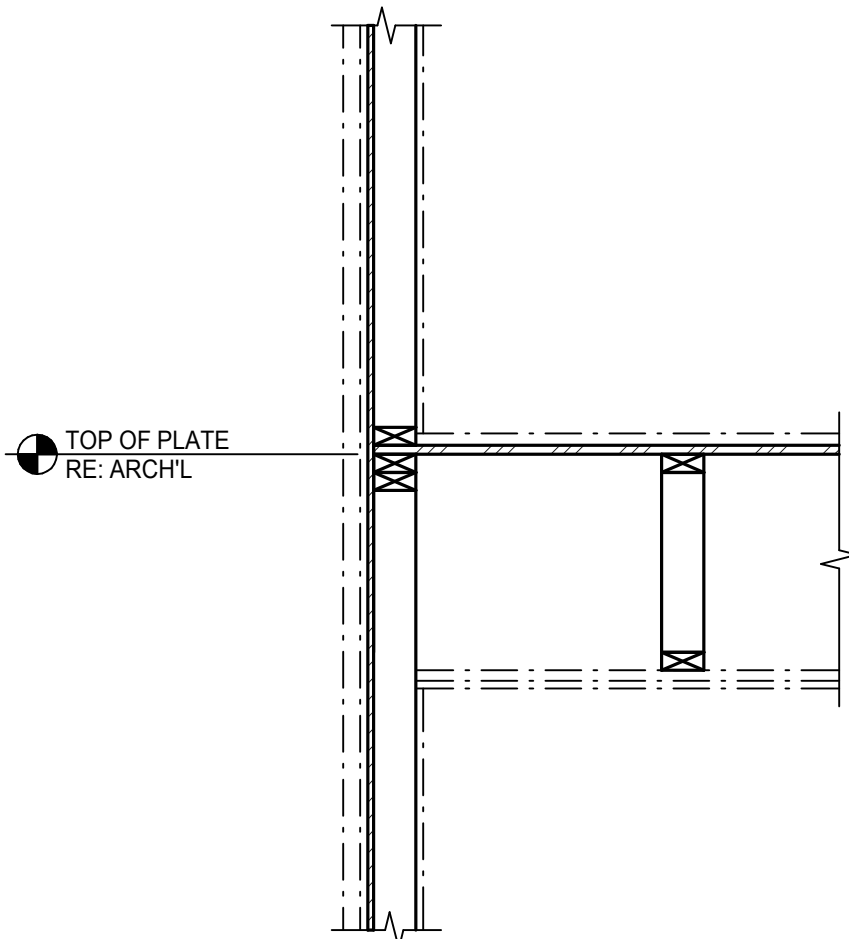
08 TYP. SECTION AT CORRIDOR
3/4" = 1'-0"



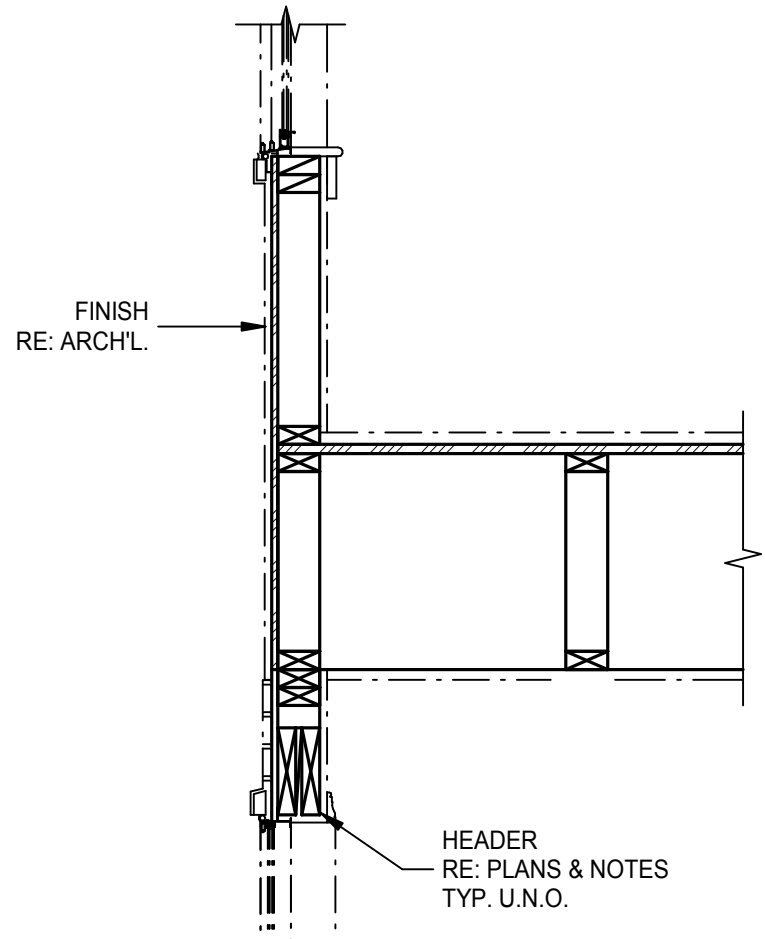
09 ROOF DRAIN DETAIL
3/4" = 1'-0"



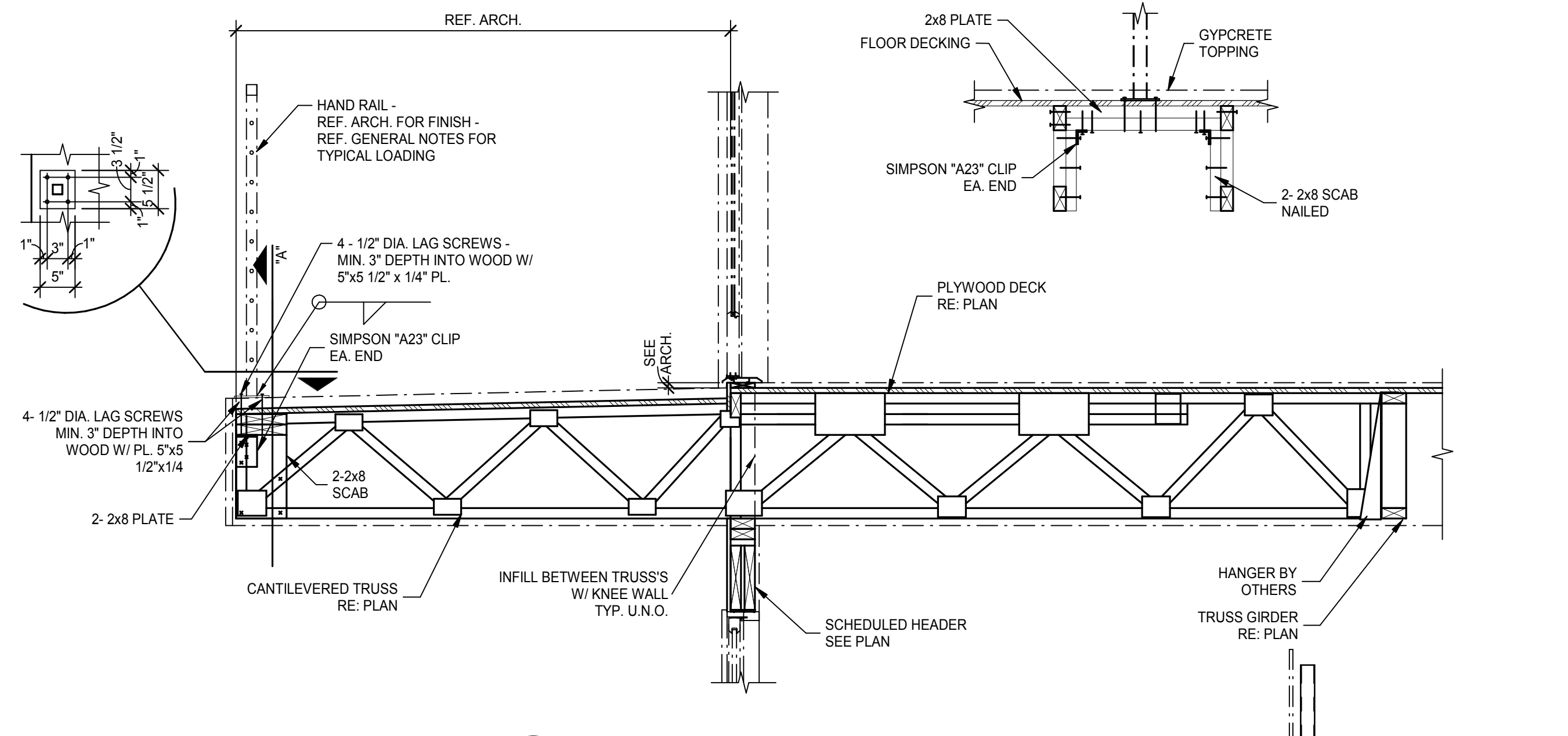
10 TYPICAL CMU WALL BRACING DETAIL
3/4" = 1'-0"



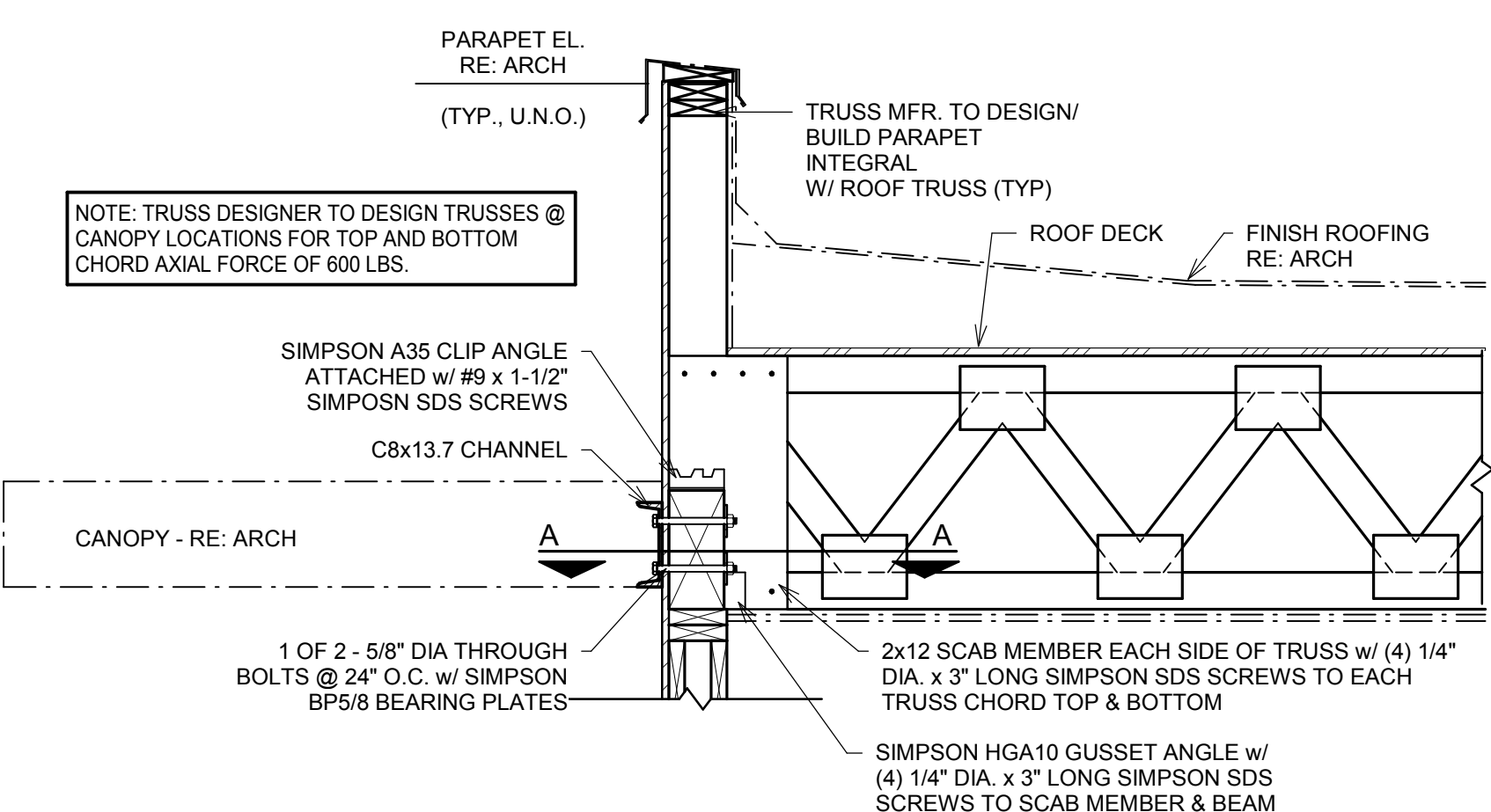
11 TYPICAL EXTERIOR NON-LOAD BEARING WALL
3/4" = 1'-0"



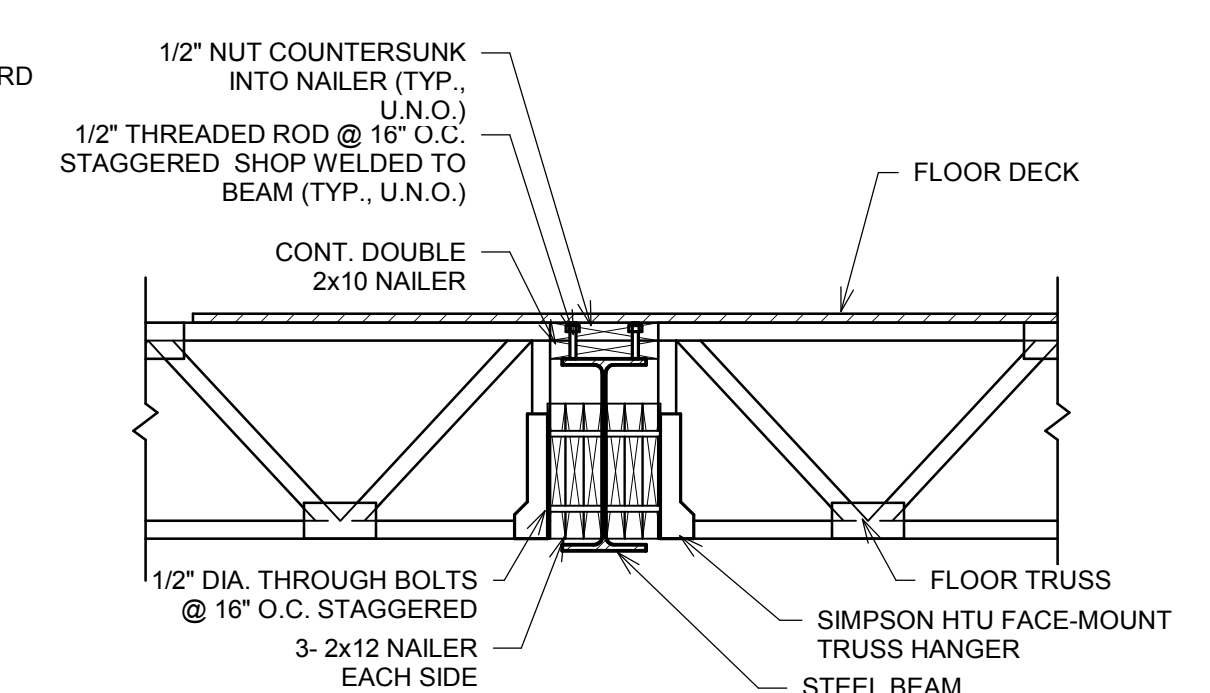
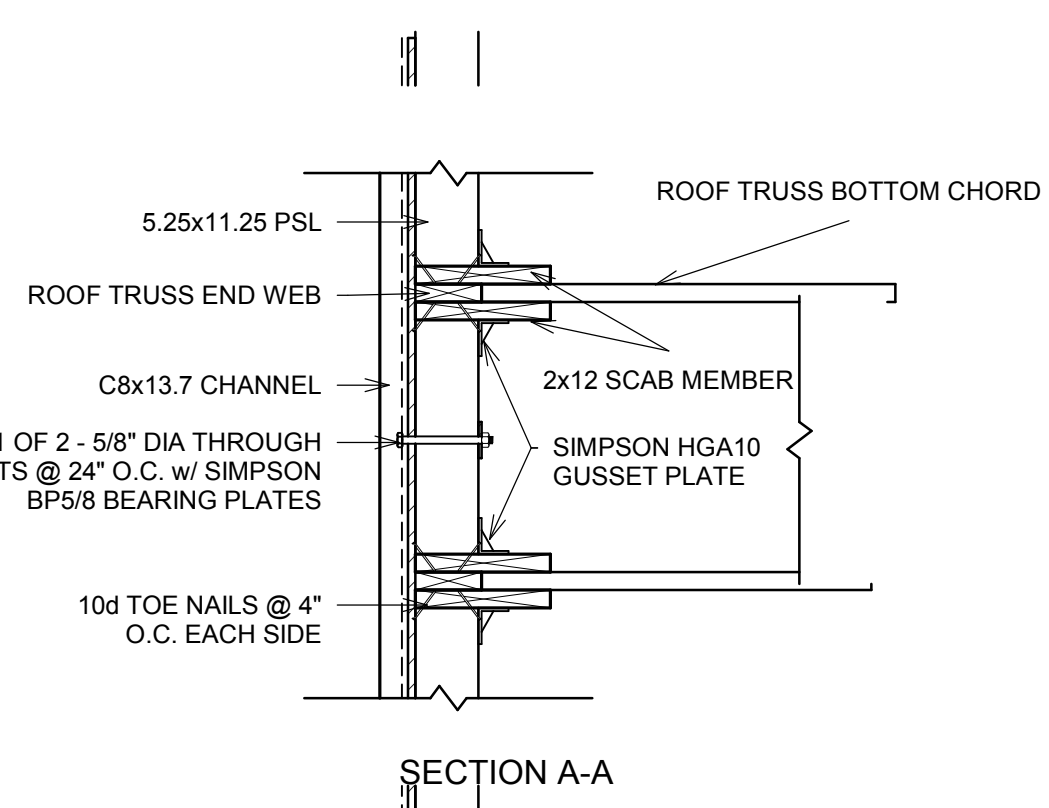
12 EXTERIOR WALL AT OPENING
3/4" = 1'-0"



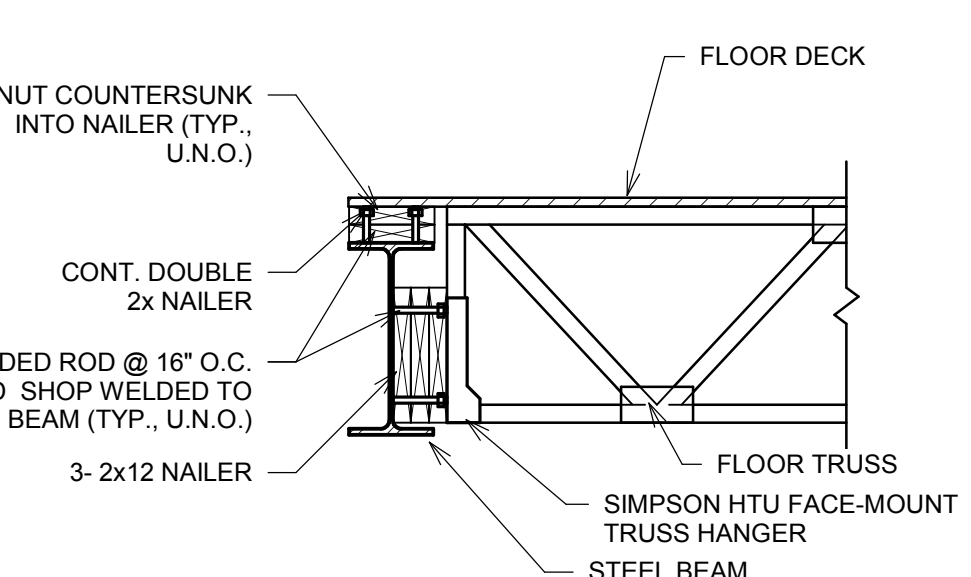
13 TYPICAL BALCONY SECTION
3/4" = 1'-0"



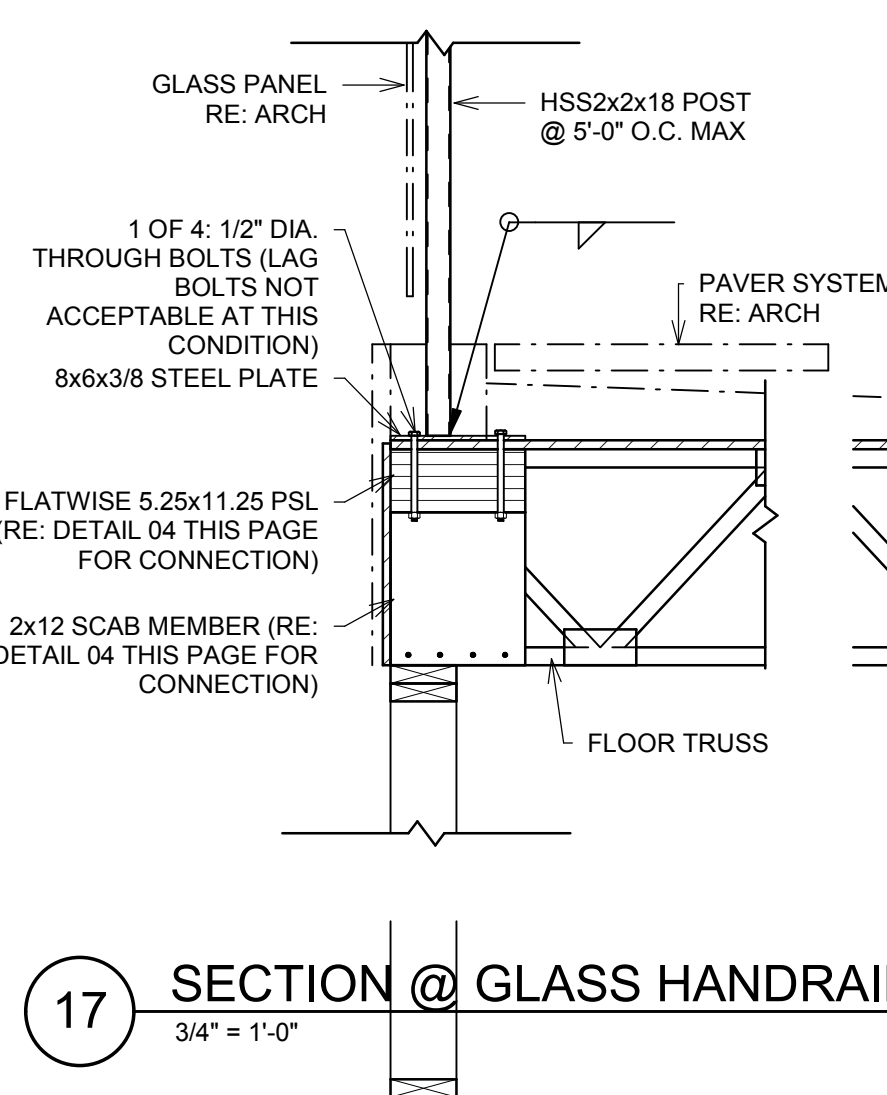
14 TYPICAL CANOPY CONNECTION
3/4" = 1'-0"



15 TYP. TRUSS TO STEEL BEAM CONNECTION
3/4" = 1'-0"



16 TRUSS TO STEEL BEAM CONNIX
3/4" = 1'-0"



17 SECTION @ GLASS HANDRAIL
3/4" = 1'-0"

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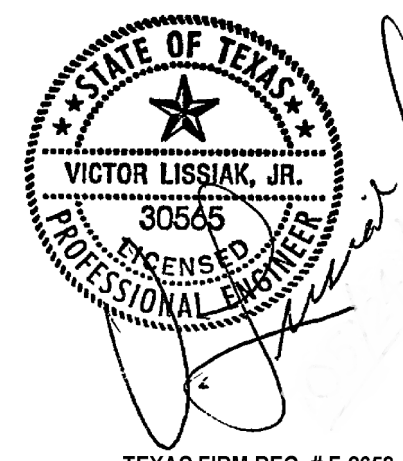
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ISSUANCES		
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

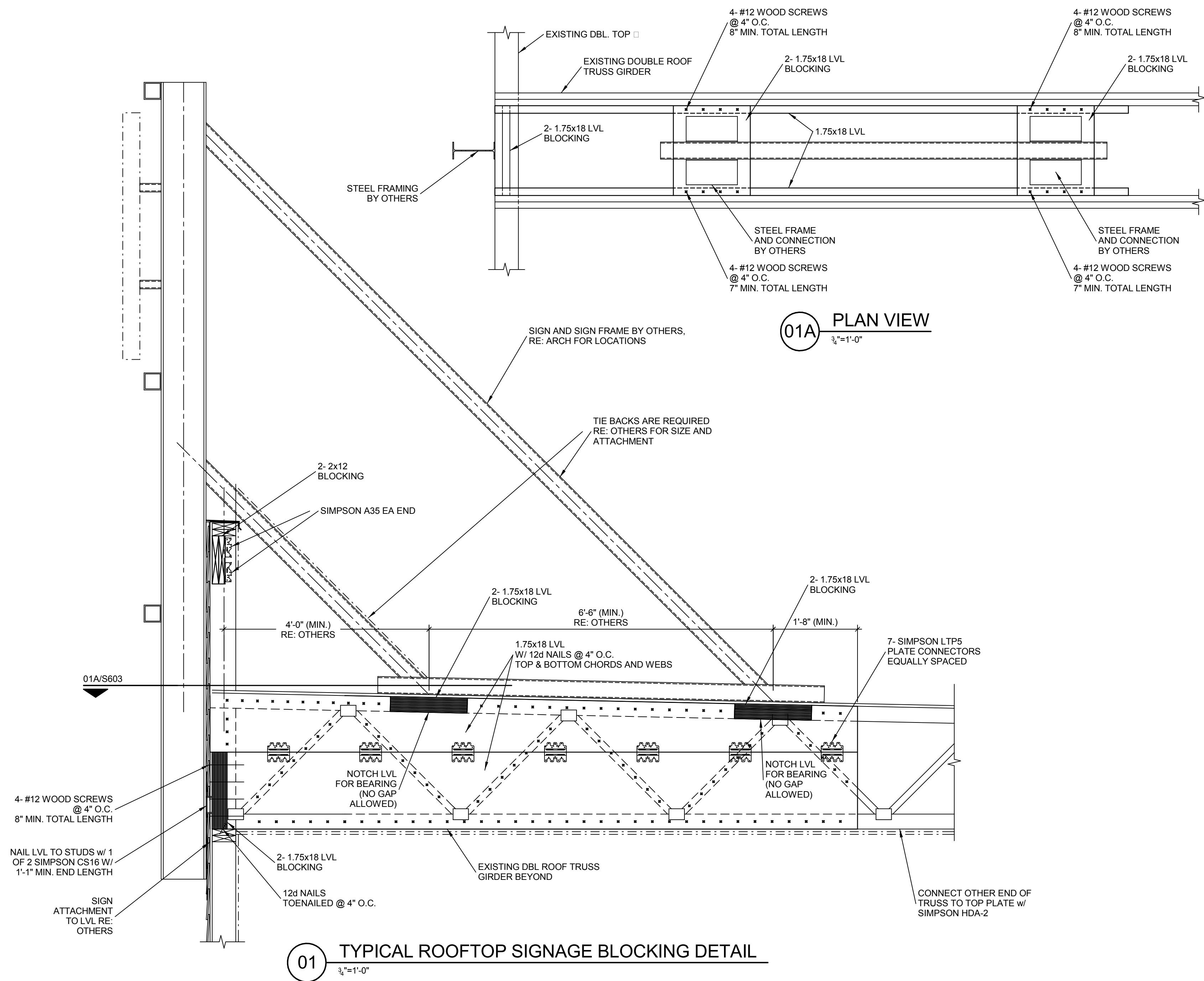
REVISIONS		
Revision Schedule		
Revision Number	Revision Description	Revision Date



a multifamily project for
NRP Group

West Cevallos
San Antonio, Texas

Typical Wood Framing Details	
Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL
S602	



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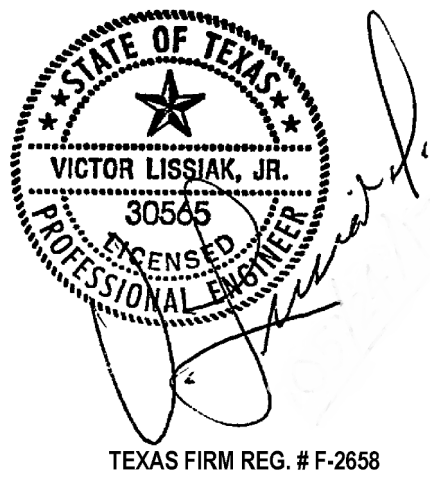
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ISSUANCES

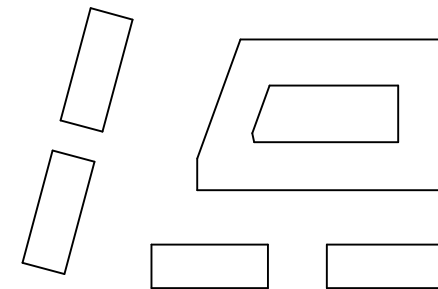
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS

Revision Schedule		
Revision Number	Revision Description	Revision Date



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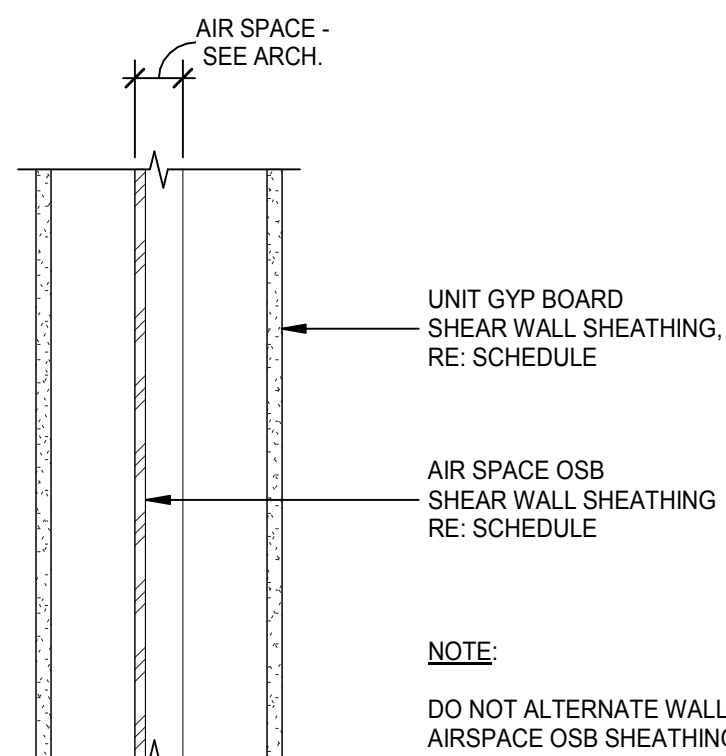


West Cevallos
San Antonio, Texas

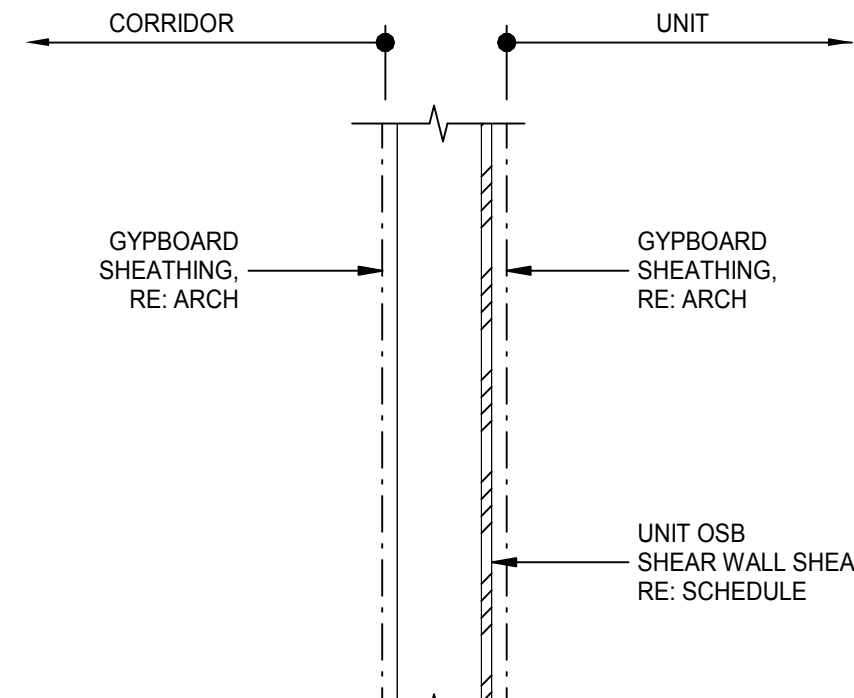
Wood Framing Details

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

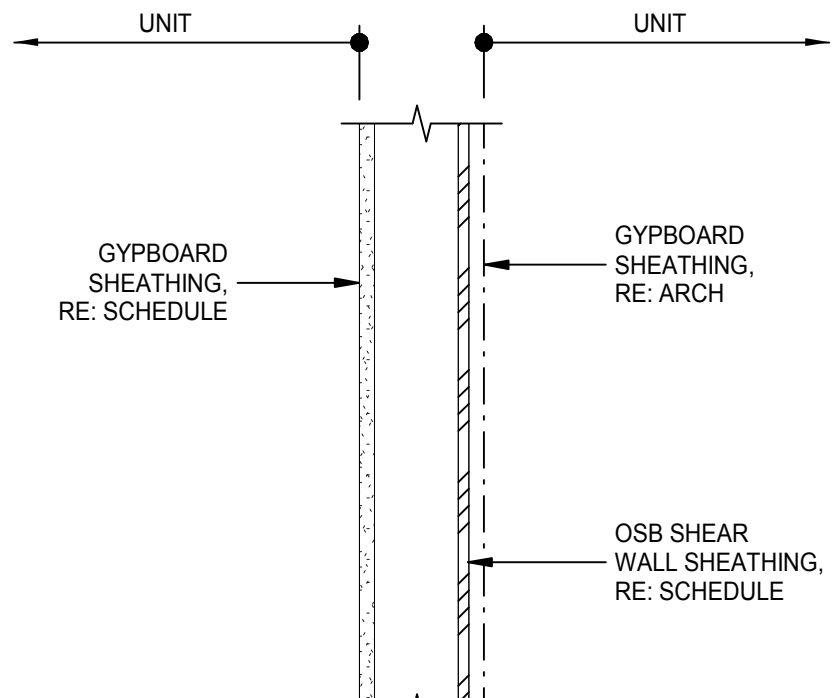
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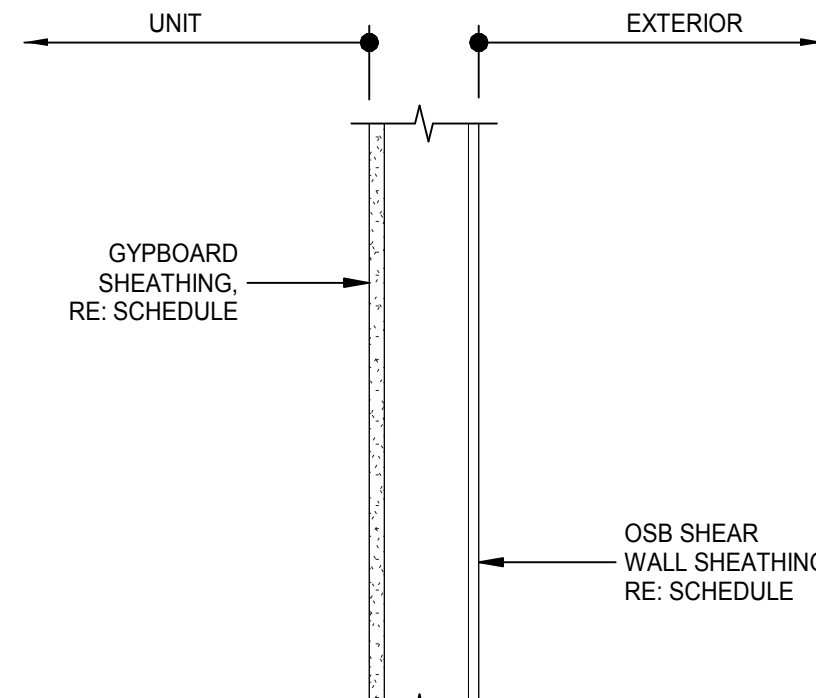
01 TYPICAL PARTY WALL (TYPE 1) SHEAR WALL SHEATHING DETAIL
1 1/2" = 1'-0"



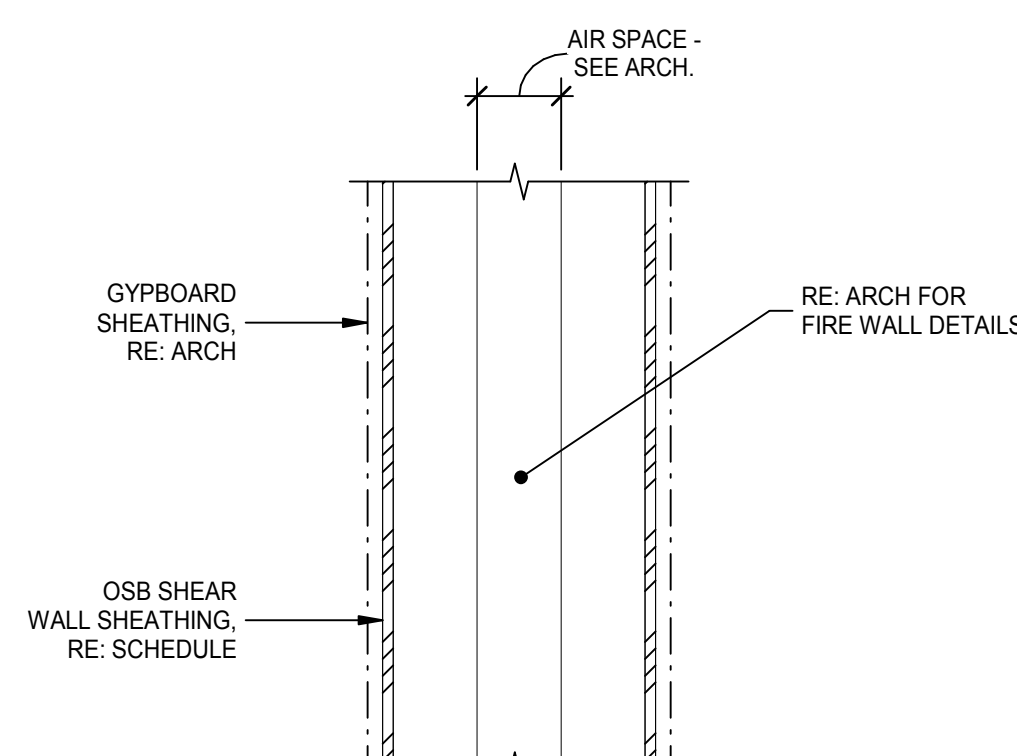
02 TYPICAL CORRIDOR (TYPE 2) SHEAR WALL SHEATHING DETAIL
1 1/2" = 1'-0"



03 TYPICAL UNIT (TYPE 3) SHEAR WALL SHEATHING DETAIL
1 1/2" = 1'-0"



04 TYPICAL EXTERIOR (TYPE 4) SHEAR WALL SHEATHING DETAIL
1 1/2" = 1'-0"

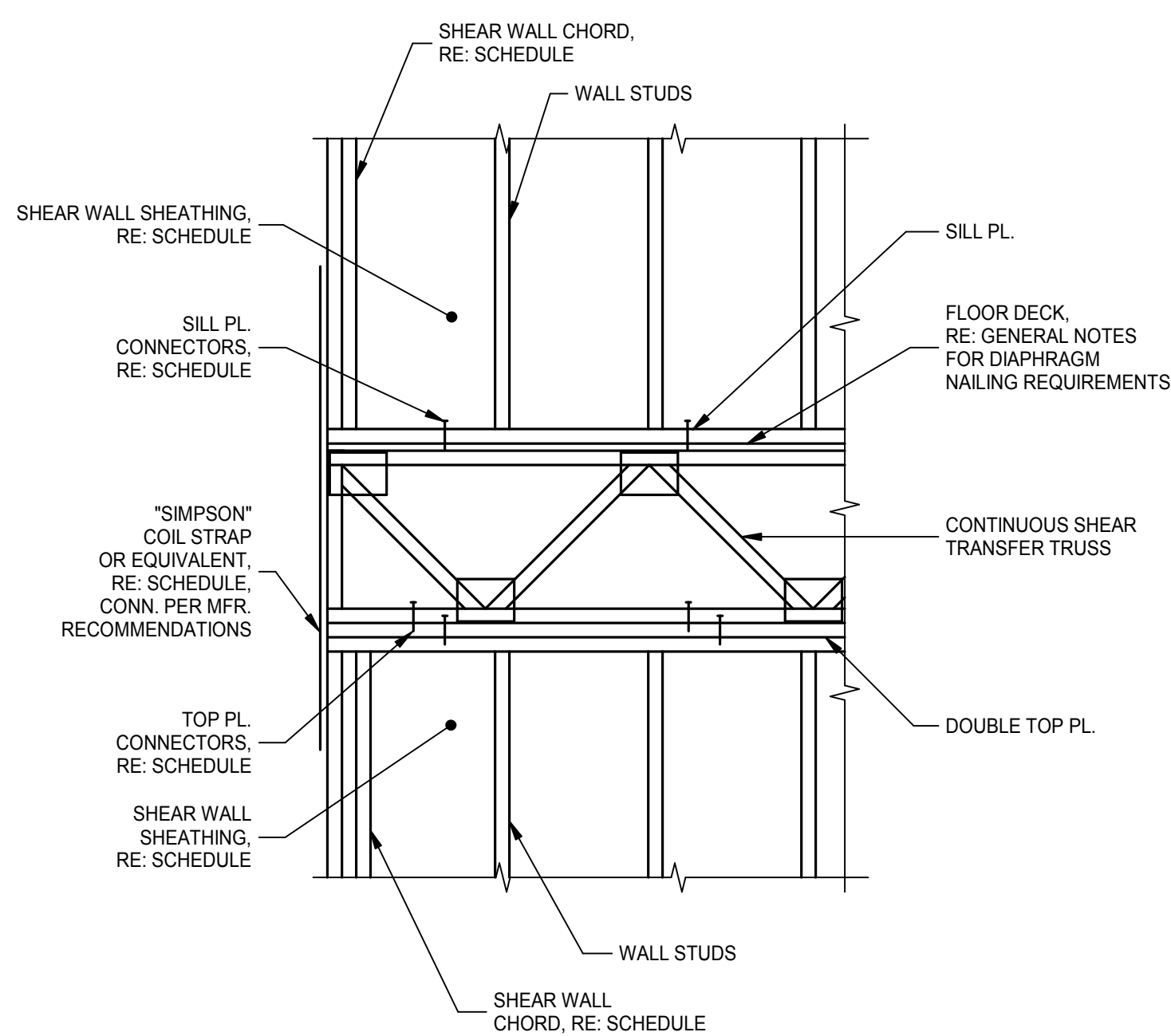


05 TYPICAL FIRE WALL (TYPE 5) SHEAR WALL SHEATHING DETAIL
1 1/2" = 1'-0"

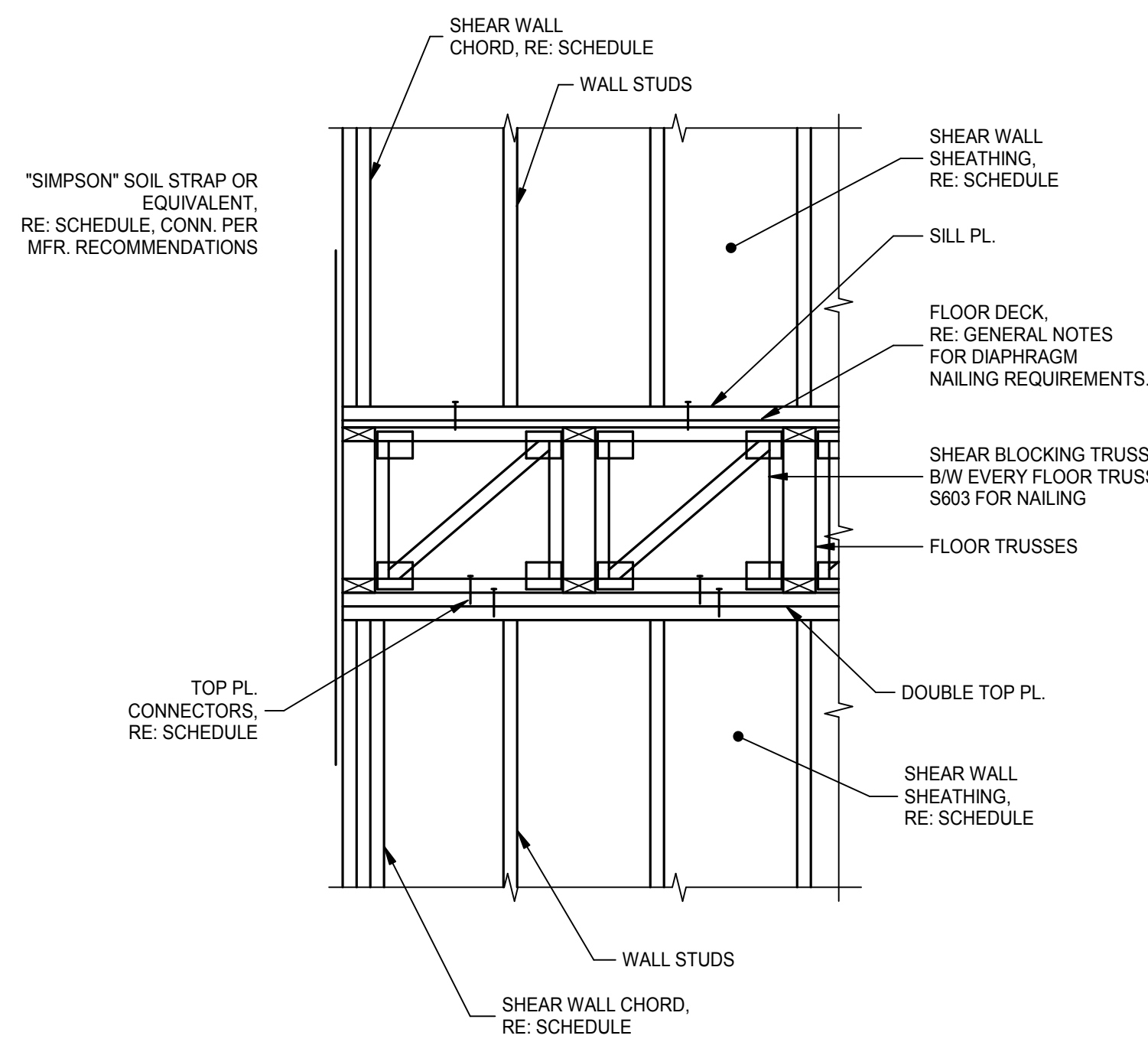
SHEARWALL CONNECTOR SCHEDULE

4 STORY WALL	CHORD SIZE	HOLD-DOWN @ FOUNDATION WHERE APPLICABLE	HOLD-DOWN FOUNDATION ANCHOR WHERE APPLICABLE	SILL PL. CONNECTORS TO CONCRETE BELOW	SILL PL. CONNECTORS TO WOOD BELOW	TOP PL. CONNECTORS	SIMPSON COIL STRAP	CONTINUOUS ROOF SHEAR TRUSS CLIPS	SHEATHING TYPE
SW 1-4 / LEVEL 1	3- 2x	SIMPSON HTT5 W/ 26-10d NAILS	5/8" DIA. THREADED ROD 8-1/2" EMBEDMENT	1/2" EXPANSION ANCHORS @ 36" O.C.	12d NAILS @ 6" O.C.	10d NAILS @ 6" O.C.	2-CS18 W/ 16-10d NAILS @ EA. END	-	(A) & (C)
SW 1-4 / LEVEL 2	2- 2x	SIMPSON HTT5 W/ 26-10d NAILS	5/8" DIA. THREADED ROD 8-1/2" EMBEDMENT	1/2" EXPANSION ANCHORS @ 36" O.C.	12d NAILS @ 6" O.C.	10d NAILS @ 6" O.C.	CS16 W/ 20-10d NAILS @ EA. END	-	(A) & (H)
SW 1-4 / LEVEL 3	2- 2x	-	-	-	12d NAILS @ 6" O.C.	10d NAILS @ 6" O.C.	CS16 W/ 20-10d NAILS @ EA. END	-	(A)
SW 1-4 / LEVEL 4	2- 2x	-	-	-	12d NAILS @ 12" O.C.	10d NAILS @ 12" O.C.	CS18 W/ 16-10d NAILS @ EA. END	SIMPSON A34 CLIPS @ 24" O.C.	(B)
SW 2-4 / LEVEL 1	3- 2x	SIMPSON HTT5 W/ 26-10d NAILS	5/8" DIA. THREADED ROD 8-1/2" EMBEDMENT	1/2" EXPANSION ANCHORS @ 36" O.C.	12d NAILS @ 6" O.C.	10d NAILS @ 6" O.C.	2-CS18 W/ 16-10d NAILS @ EA. END	-	(N)
SW 2-4 / LEVEL 2	2- 2x	SIMPSON HTT5 W/ 26-10d NAILS	5/8" DIA. THREADED ROD 8-1/2" EMBEDMENT	1/2" EXPANSION ANCHORS @ 36" O.C.	12d NAILS @ 6" O.C.	10d NAILS @ 6" O.C.	CS16 W/ 20-10d NAILS @ EA. END	-	(P)
SW 2-4 / LEVEL 3	2- 2x	-	-	-	12d NAILS @ 6" O.C.	10d NAILS @ 6" O.C.	CS16 W/ 20-10d NAILS @ EA. END	-	(A)
SW 2-4 / LEVEL 4	2- 2x	-	-	-	12d NAILS @ 12" O.C.	10d NAILS @ 12" O.C.	CS18 W/ 16-10d NAILS @ EA. END	SIMPSON A34 CLIPS @ 24" O.C.	(B)
SW 3-4 / LEVEL 1	3- 2x	SIMPSON HTT5 W/ 26-10d NAILS	5/8" DIA. THREADED ROD 8-1/2" EMBEDMENT	1/2" EXPANSION ANCHORS @ 36" O.C.	12d NAILS @ 6" O.C.	10d NAILS @ 6" O.C.	2-CS18 W/ 16-10d NAILS @ EA. END	-	(A) & (M)
SW 3-4 / LEVEL 2	2- 2x	SIMPSON HTT5 W/ 26-10d NAILS	5/8" DIA. THREADED ROD 8-1/2" EMBEDMENT	1/2" EXPANSION ANCHORS @ 36" O.C.	12d NAILS @ 6" O.C.	10d NAILS @ 6" O.C.	CS16 W/ 20-10d NAILS @ EA. END	-	(A) & (N)
SW 3-4 / LEVEL 3	2- 2x	-	-	-	12d NAILS @ 6" O.C.	10d NAILS @ 6" O.C.	CS16 W/ 20-10d NAILS @ EA. END	-	(A)
SW 3-4 / LEVEL 4	2- 2x	-	-	-	12d NAILS @ 12" O.C.	10d NAILS @ 12" O.C.	CS18 W/ 16-10d NAILS @ EA. END	SIMPSON A34 CLIPS @ 24" O.C.	(B)
SW 4-4 / LEVEL 1	3- 2x	SIMPSON HTT5 W/ 26-10d NAILS	5/8" DIA. THREADED ROD 8-1/2" EMBEDMENT	1/2" EXPANSION ANCHORS @ 36" O.C.	12d NAILS @ 6" O.C.	10d NAILS @ 6" O.C.	2-CS18 W/ 16-10d NAILS @ EA. END	-	(A) & (J)
SW 4-4 / LEVEL 2	2- 2x	SIMPSON HTT5 W/ 26-10d NAILS	5/8" DIA. THREADED ROD 8-1/2" EMBEDMENT	1/2" EXPANSION ANCHORS @ 36" O.C.	12d NAILS @ 6" O.C.	10d NAILS @ 6" O.C.	CS16 W/ 20-10d NAILS @ EA. END	-	(A) & (K)
SW 4-4 / LEVEL 3	2- 2x	-	-	-	12d NAILS @ 6" O.C.	10d NAILS @ 6" O.C.	CS16 W/ 20-10d NAILS @ EA. END	-	(A)
SW 4-4 / LEVEL 4	2- 2x	-	-	-	12d NAILS @ 12" O.C.	10d NAILS @ 12" O.C.	CS18 W/ 16-10d NAILS @ EA. END	SIMPSON A34 CLIPS @ 24" O.C.	(B)
SW 5-4 / LEVEL 1	3- 2x4	SIMPSON HTT5 W/ 26-10d NAILS	5/8" DIA. THREADED ROD 8-1/2" EMBEDMENT	1/2" EXPANSION ANCHORS @ 36" O.C.	12d NAILS @ 6" O.C.	10d NAILS @ 6" O.C.	2-CS18 W/ 16-10d NAILS @ EA. END	-	(M) & (M)
SW 5-4 / LEVEL 2	2- 2x	SIMPSON HTT5 W/ 26-10d NAILS	5/8" DIA. THREADED ROD 8-1/2" EMBEDMENT	1/2" EXPANSION ANCHORS @ 36" O.C.	12d NAILS @ 6" O.C.	10d NAILS @ 6" O.C.	CS16 W/ 20-10d NAILS @ EA. END	-	(N) & (N)
SW 5-4 / LEVEL 3	2- 2x	-	-	-	12d NAILS @ 6" O.C.	10d NAILS @ 6" O.C.	CS16 W/ 20-10d NAILS @ EA. END	-	(A) & (A)
SW 5-4 / LEVEL 4	2- 2x	-	-	-	12d NAILS @ 12" O.C.	10d NAILS @ 12" O.C.	CS18 W/ 16-10d NAILS @ EA. END	SIMPSON A34 CLIPS @ 24" O.C.	(B) & (B)

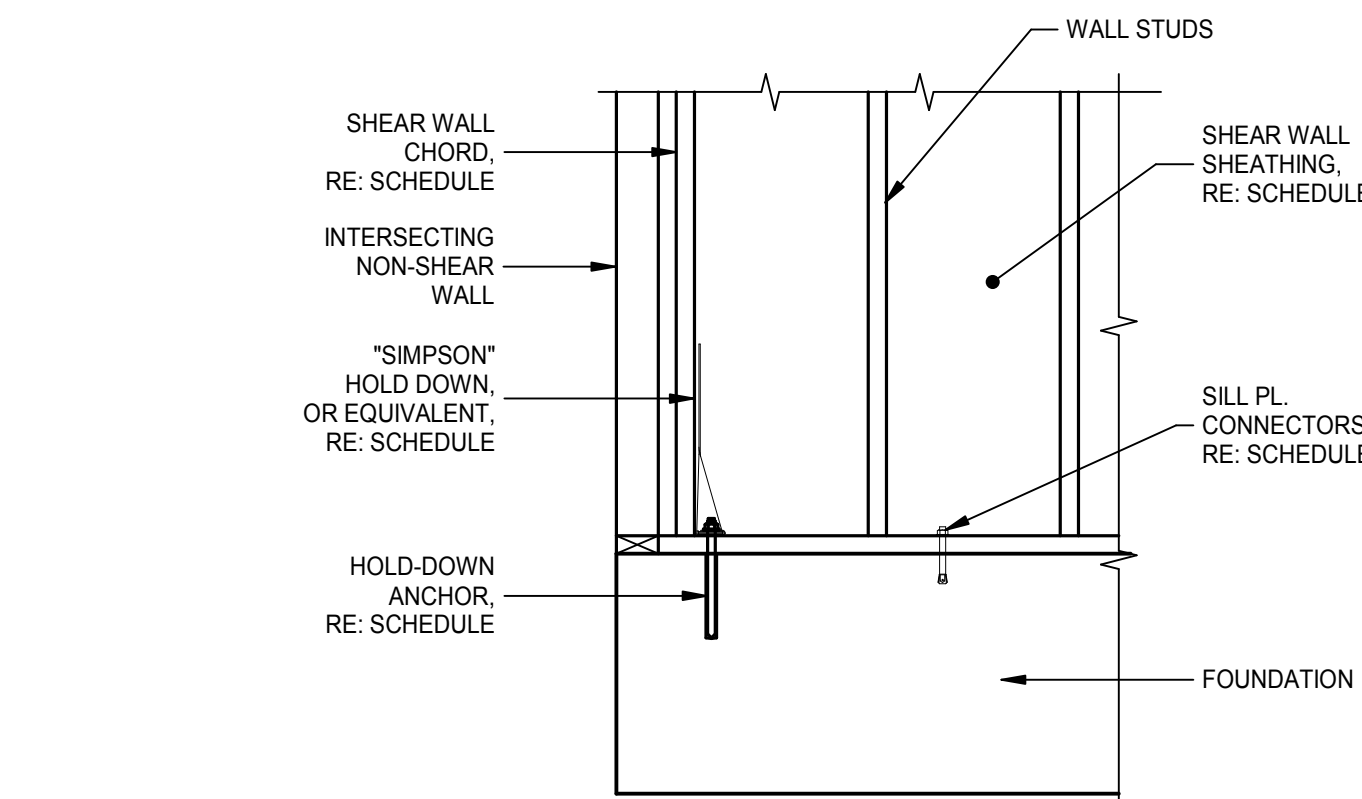
NOTES:
1. SHEAR WALL DETAILS SHOWN APPLY TO EACH END OF EACH SHEAR WALL AS SHOWN ON SHEAR WALL PLAN.



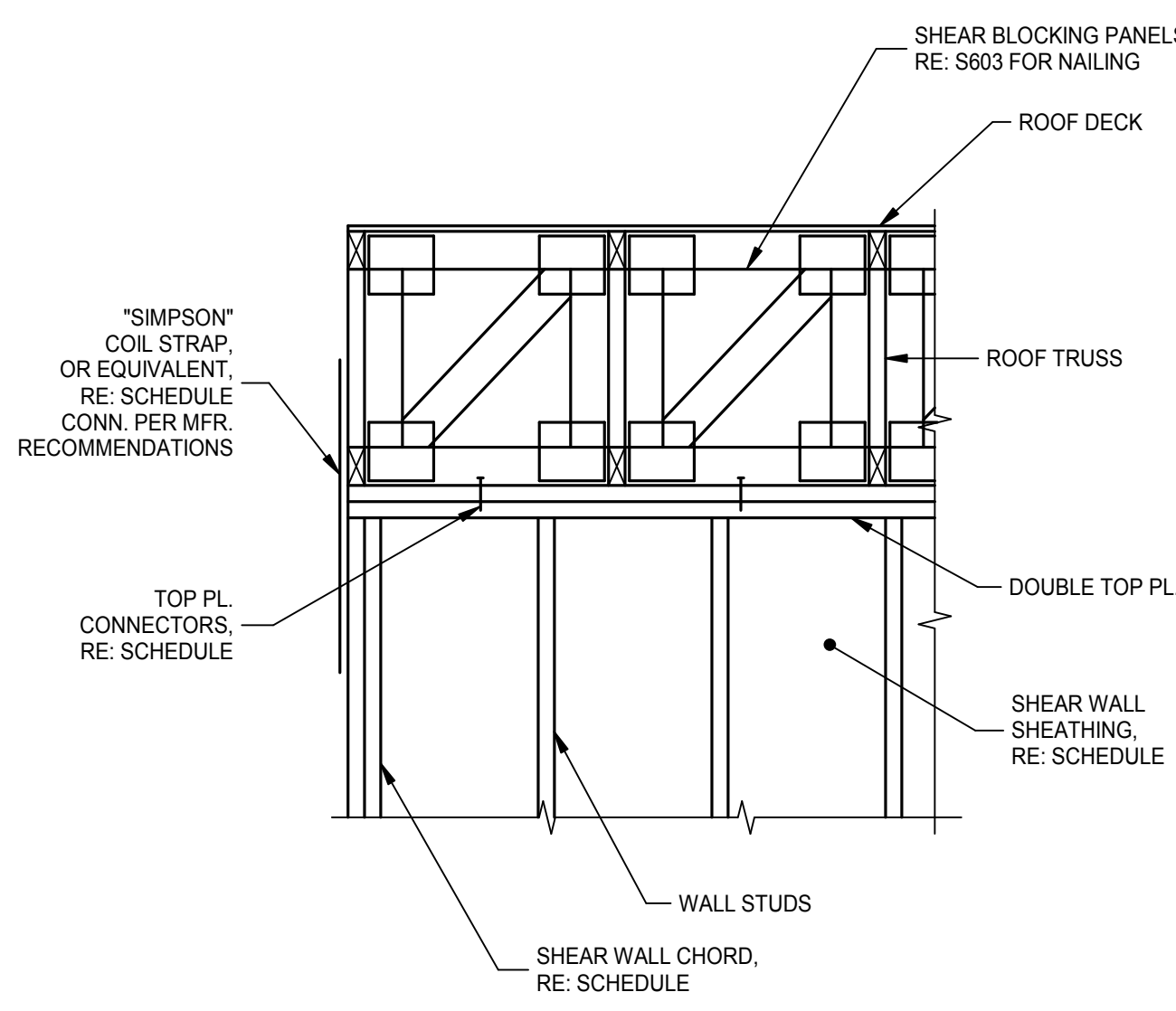
08 TYPICAL SHEAR WALL INTER-FLOOR CONNECTION DETAIL FLOOR TRUSSES PARALLEL TO WALL
3/4" = 1'-0"



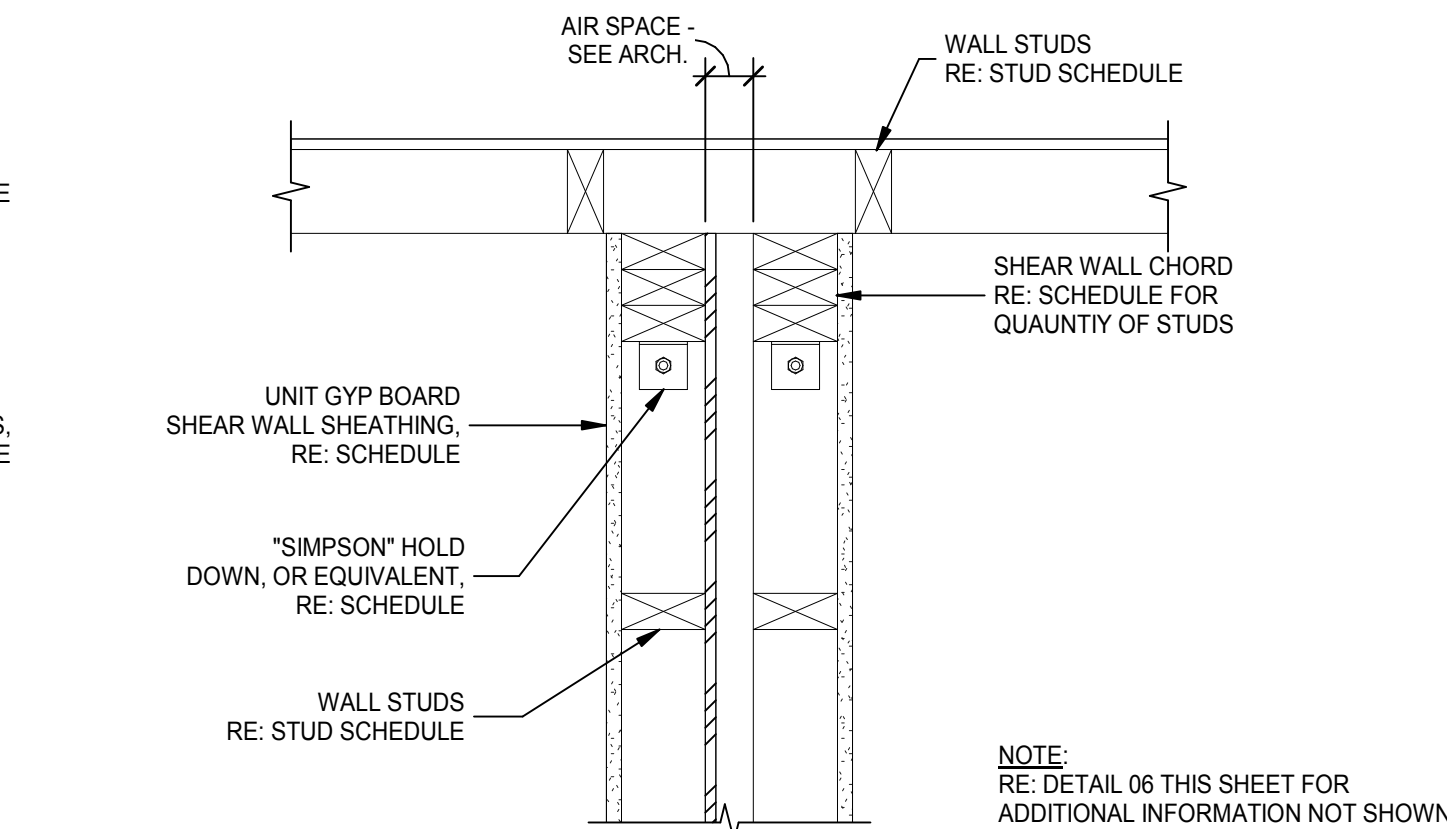
09 TYPICAL SHEAR WALL INTER-FLOOR CONNECTION DETAIL FLOOR TRUSSES PERPENDICULAR TO WALL
3/4" = 1'-0"



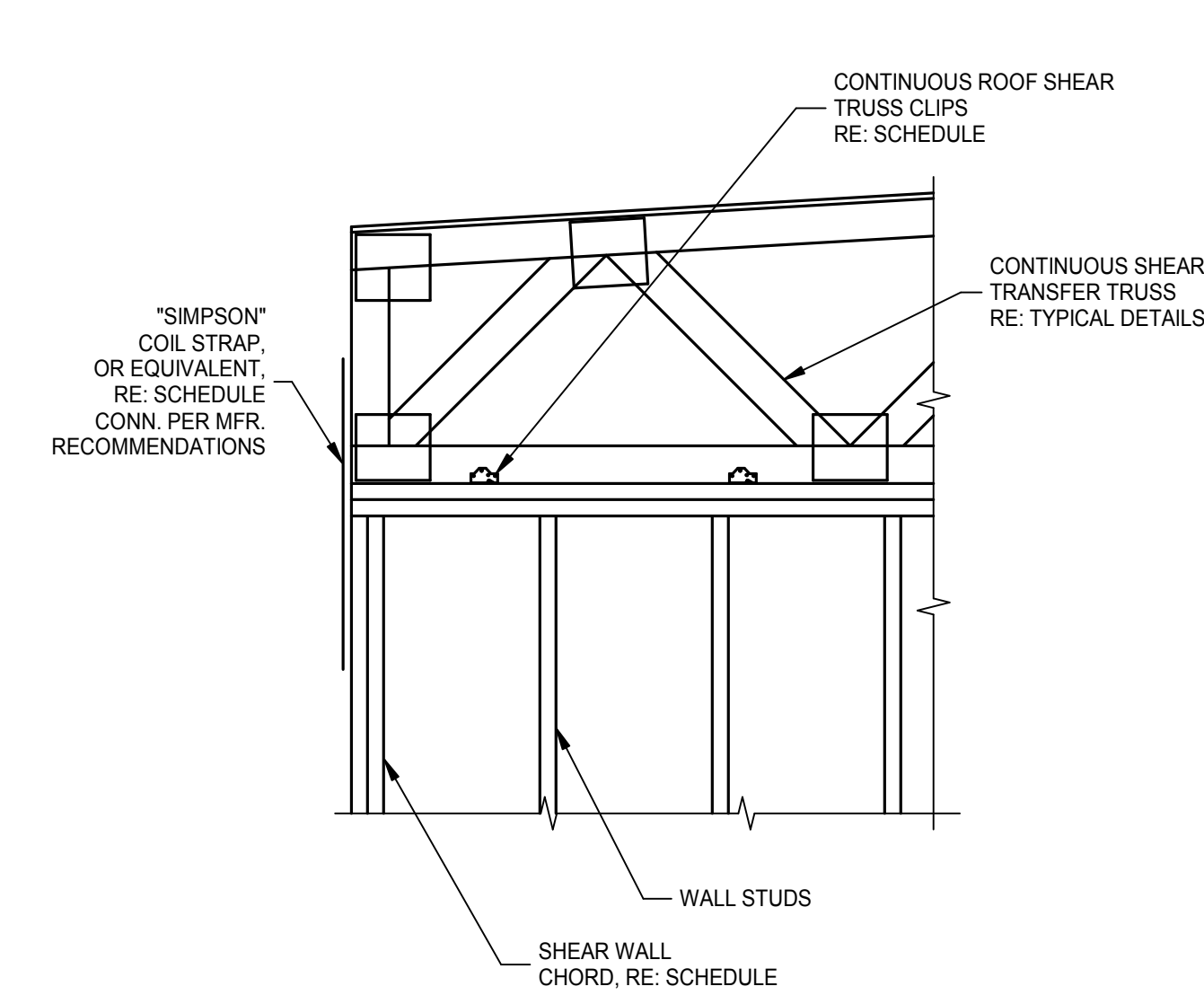
06 TYPICAL SHEAR WALL HOLD-DOWN ANCHOR DETAIL
3/4" = 1'-0"



10 TYPICAL SHEAR WALL ROOF CONNECTION DETAIL TRUSSES PERPENDICULAR TO WALL
3/4" = 1'-0"



07 PARTIAL PLAN - TYPICAL HOLD DOWN AT PARTY WALL SHEAR WALL
1 1/2" = 1'-0"



11 TYPICAL SHEAR WALL ROOF CONNECTION DETAIL TRUSSES PARALLEL TO WALL
3/4" = 1'-0"

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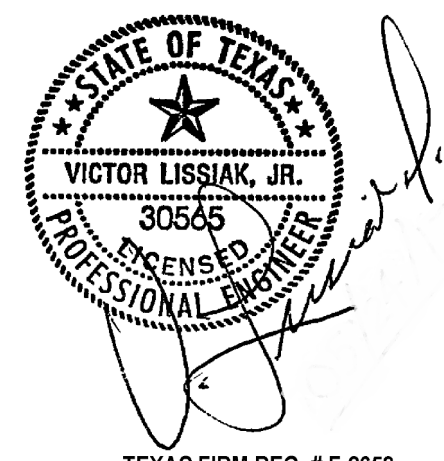
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ISSUANCES		
01	DESIGN DEVELOPMENT	11.09.2018
03	PERMIT SET	01.28.2019

REVISIONS		
Revision Schedule		
Revision Number	Revision Description	Revision Date



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West Cevallos
San Antonio, Texas

Shear Wall Schedule & Details

Project Number	2018.230
Date	01.28.2019
Drawn By	CCW
Checked By	VL

S611

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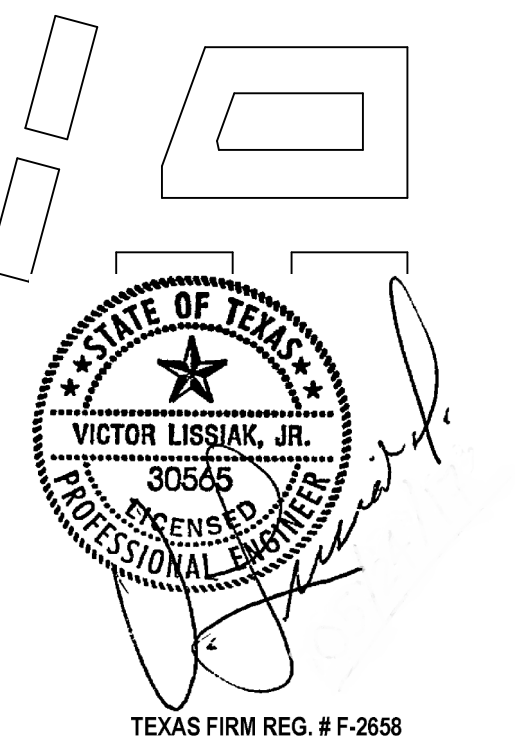
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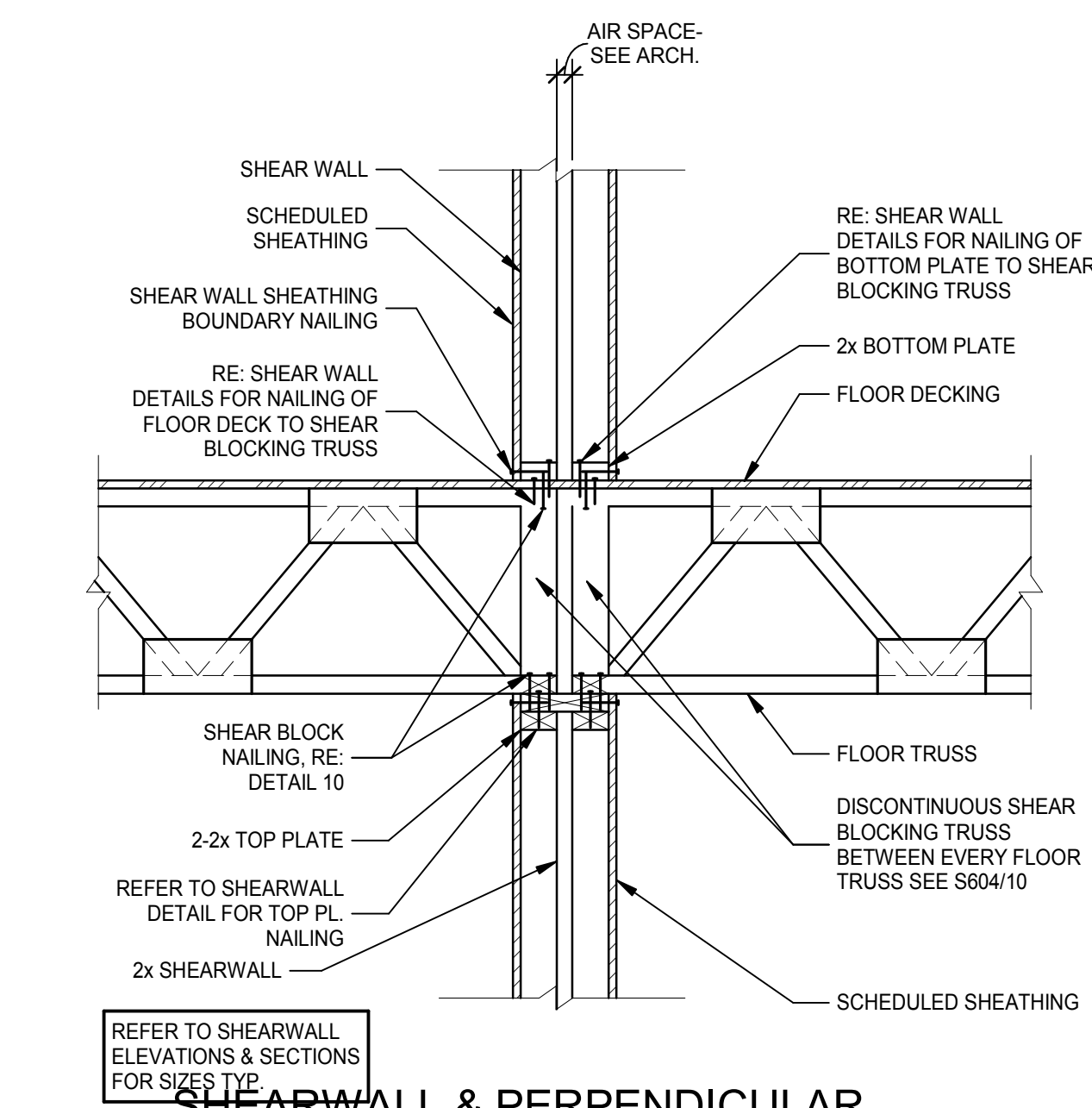
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San Antonio, Texas

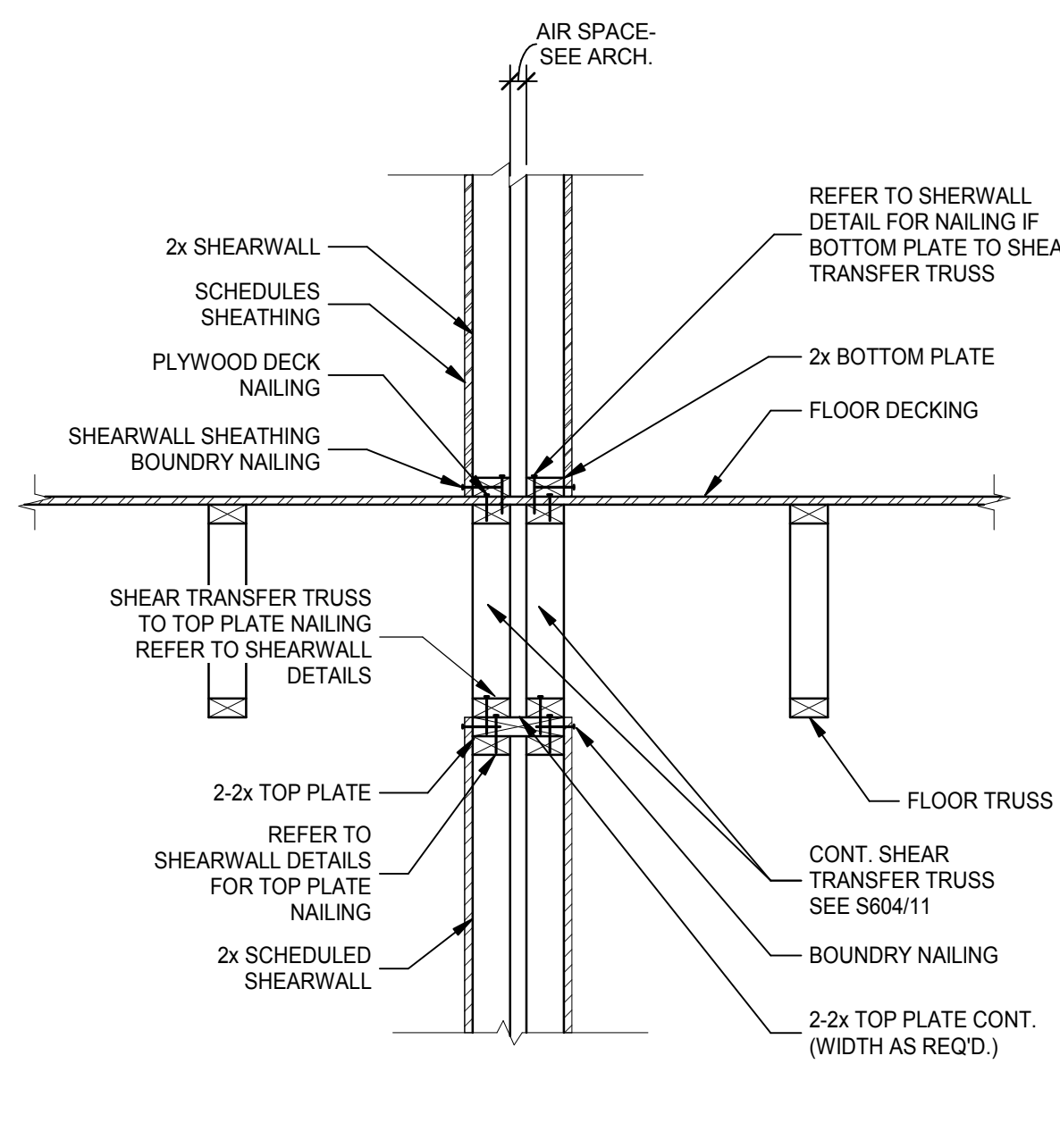
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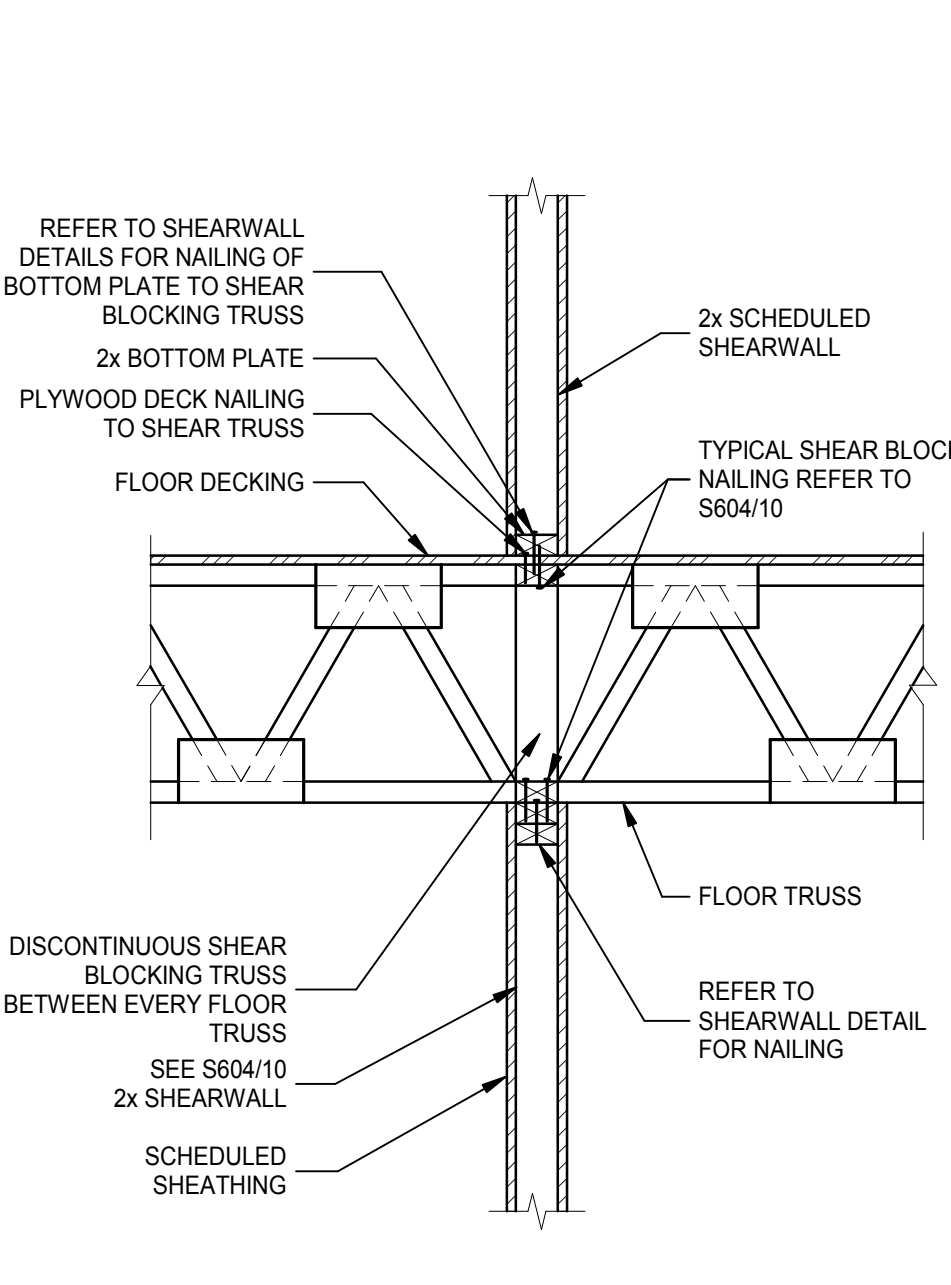
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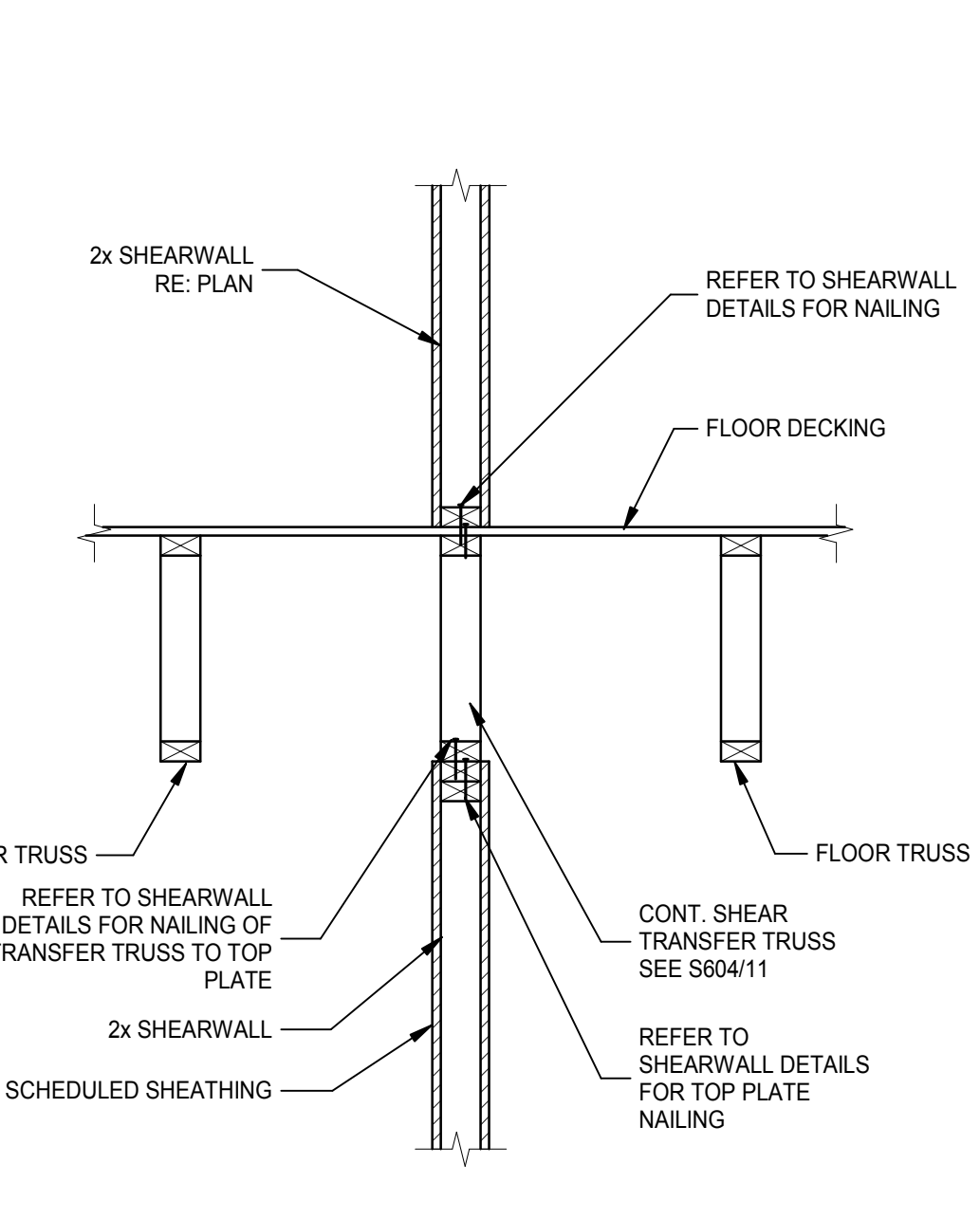
01 SHEARWALL & PERPENDICULAR FLOOR TRUSS DETAIL (AT PARTY WALL)
3/4" = 1'-0"



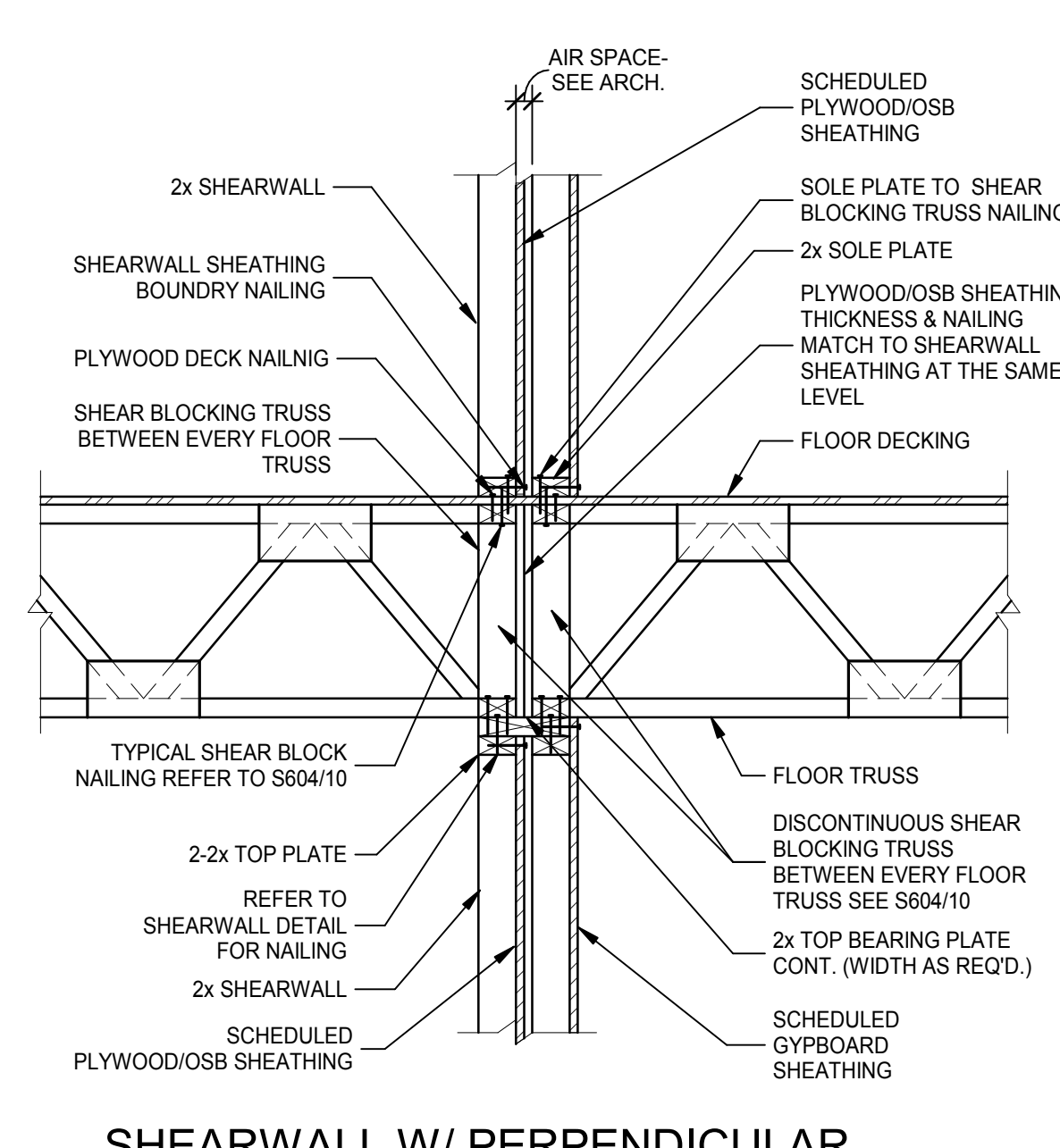
02 SHEARWALL & PARALLEL FLOOR TRUSS DETAIL (AT PARTY WALL)
3/4" = 1'-0"



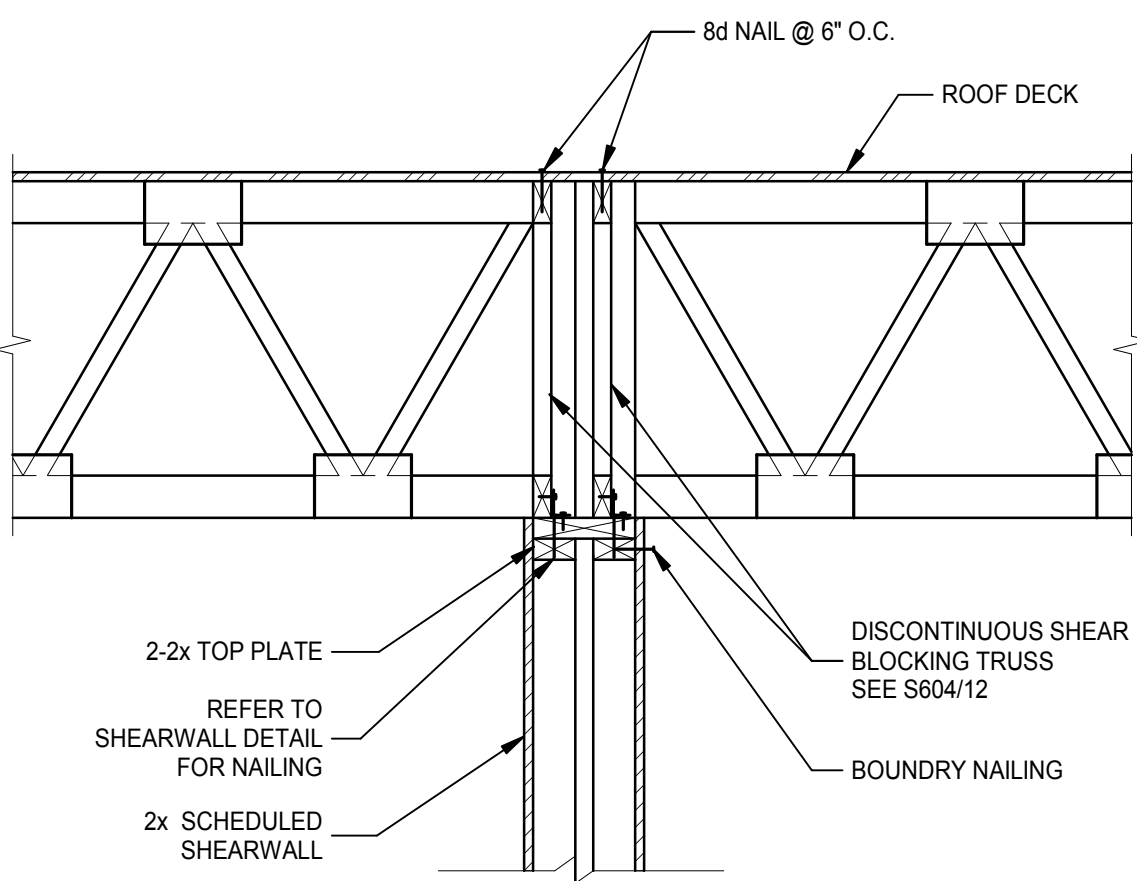
03 SHEARWALL & PERPENDICULAR FLOOR TRUSS DETAIL
3/4" = 1'-0"



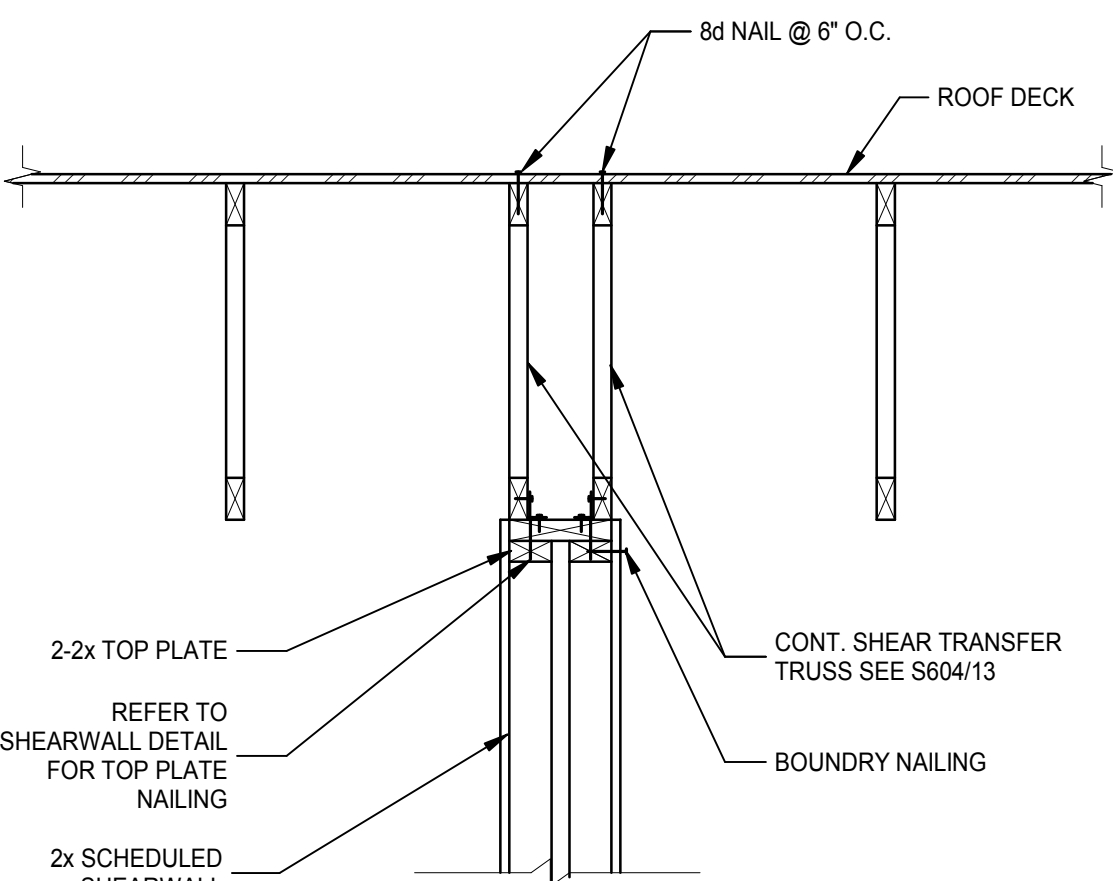
04 SHEARWALL & PARALLEL FLOOR TRUSS DETAIL
3/4" = 1'-0"



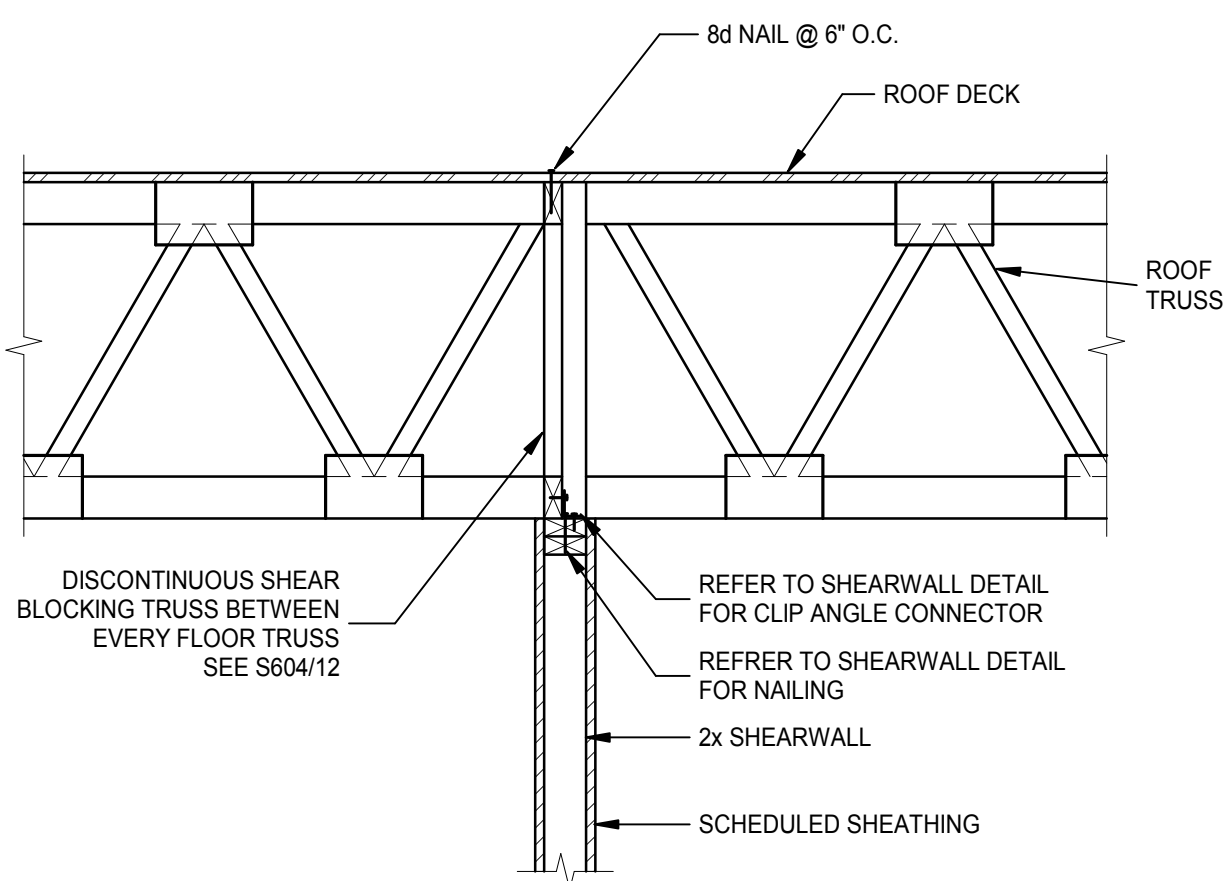
05 SHEARWALL W/ PERPENDICULAR FLOOR TRUSS DETAIL (W/ PLYWOOD OR OSB SHEATHING)
3/4" = 1'-0"



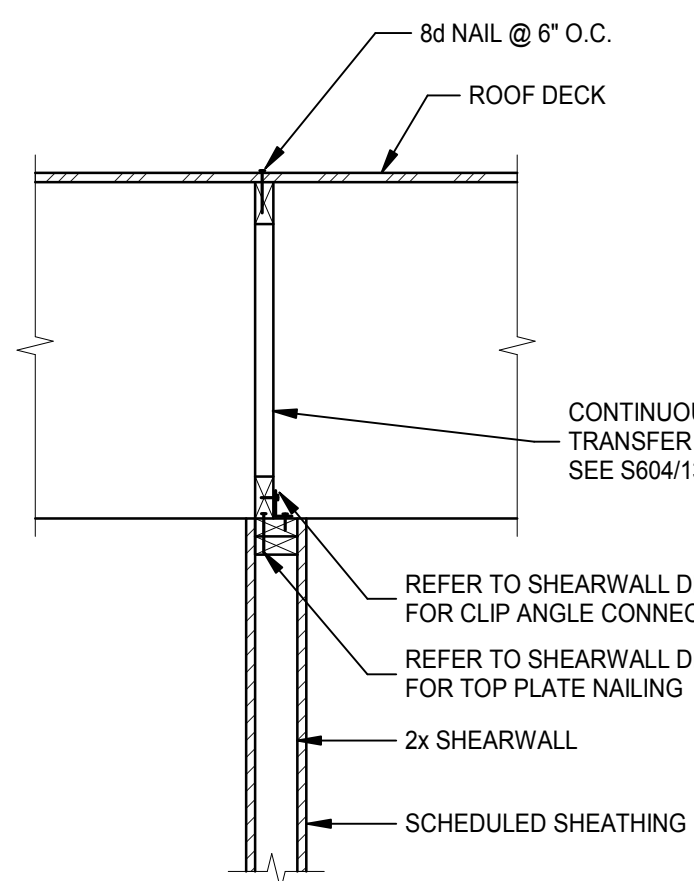
06 SHEARWALL & PERPENDICULAR ROOF TRUSS DETAIL (AT PARTY WALL)
3/4" = 1'-0"



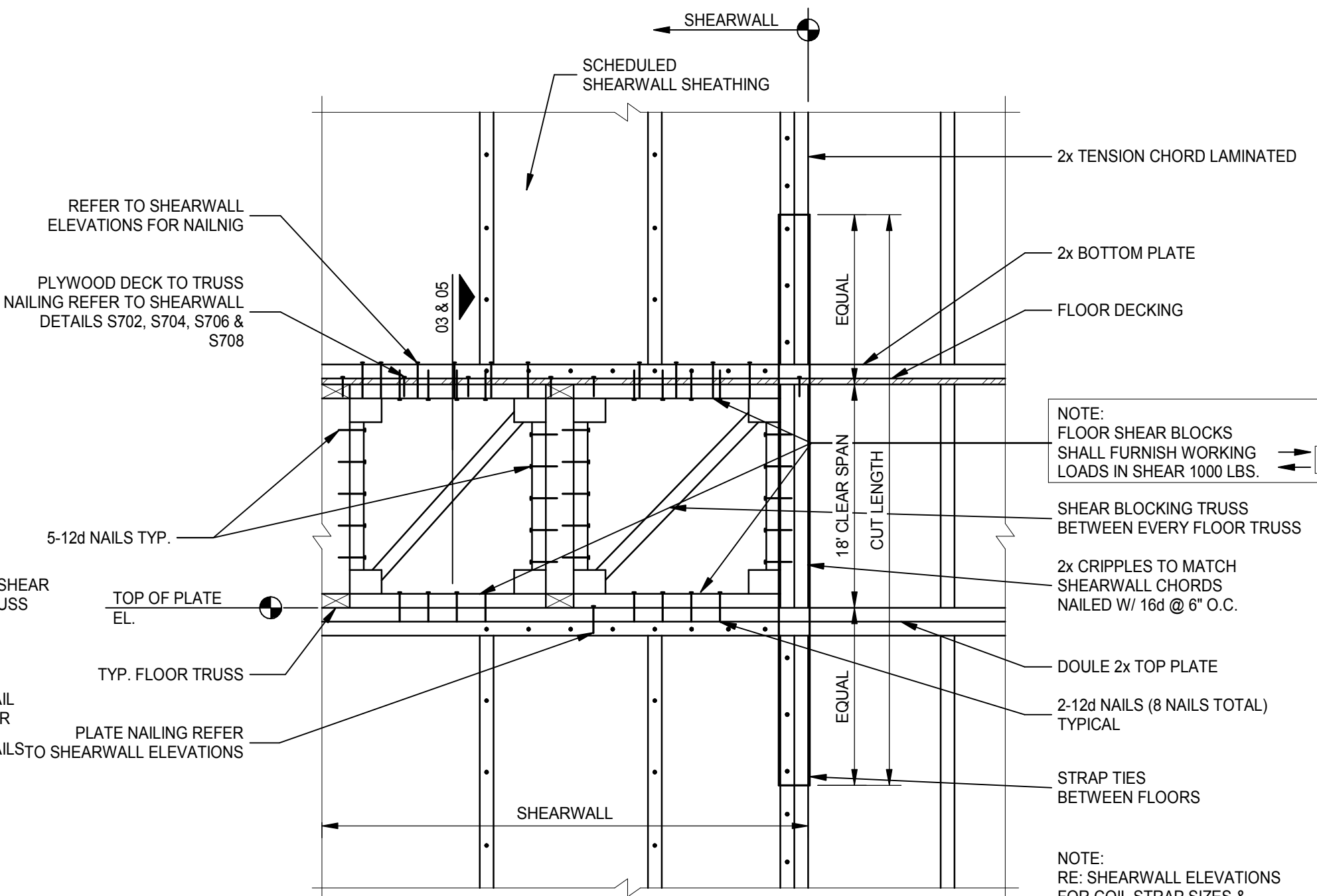
07 SHEARWALL & PARALLEL ROOF TRUSS DETAIL (AT PARTY WALL)
3/4" = 1'-0"



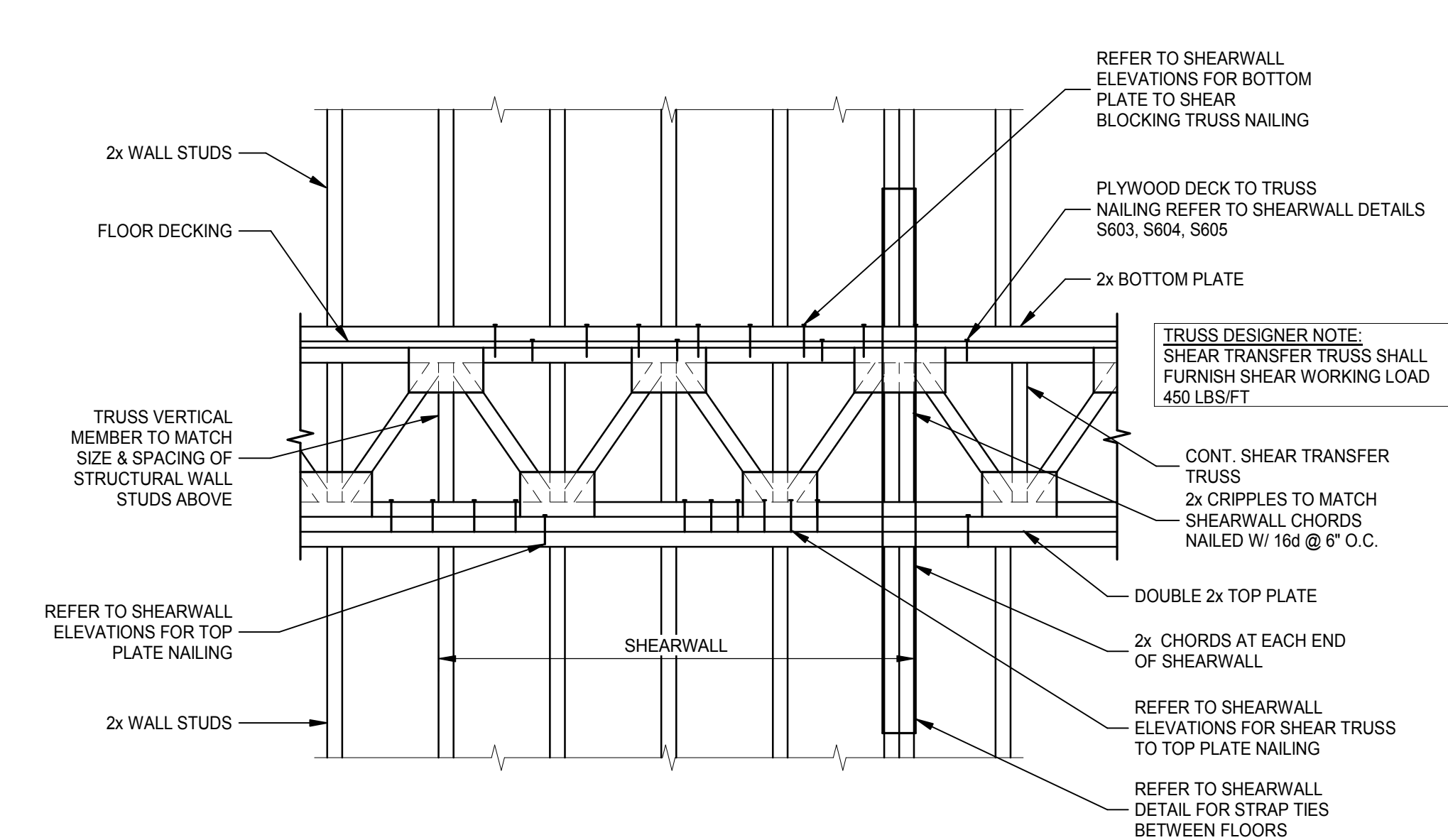
08 SHEARWALL & PERPENDICULAR ROOF TRUSS DETAIL
3/4" = 1'-0"



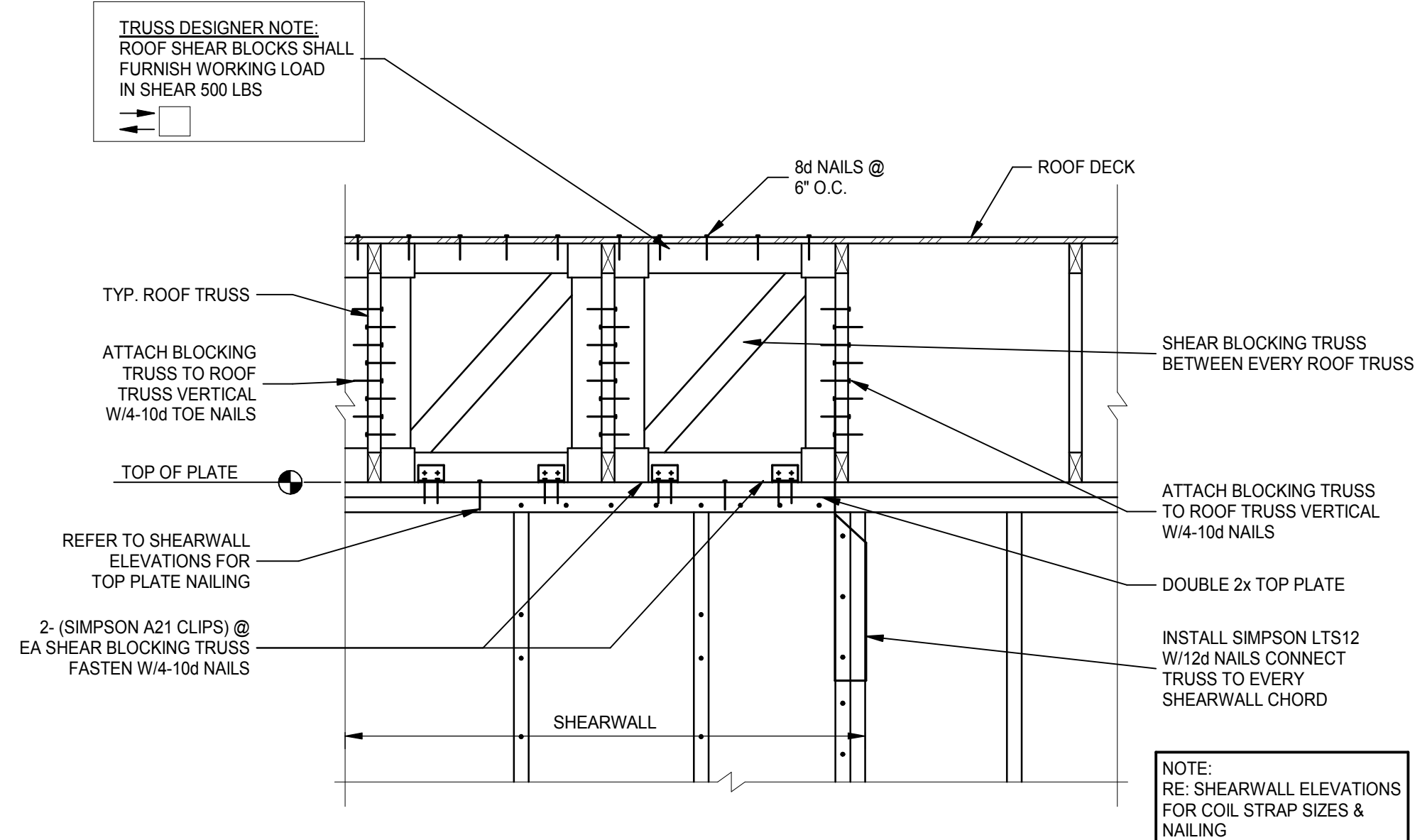
09 SHEARWALL & PARALLEL ROOF TRUSS DETAIL
3/4" = 1'-0"



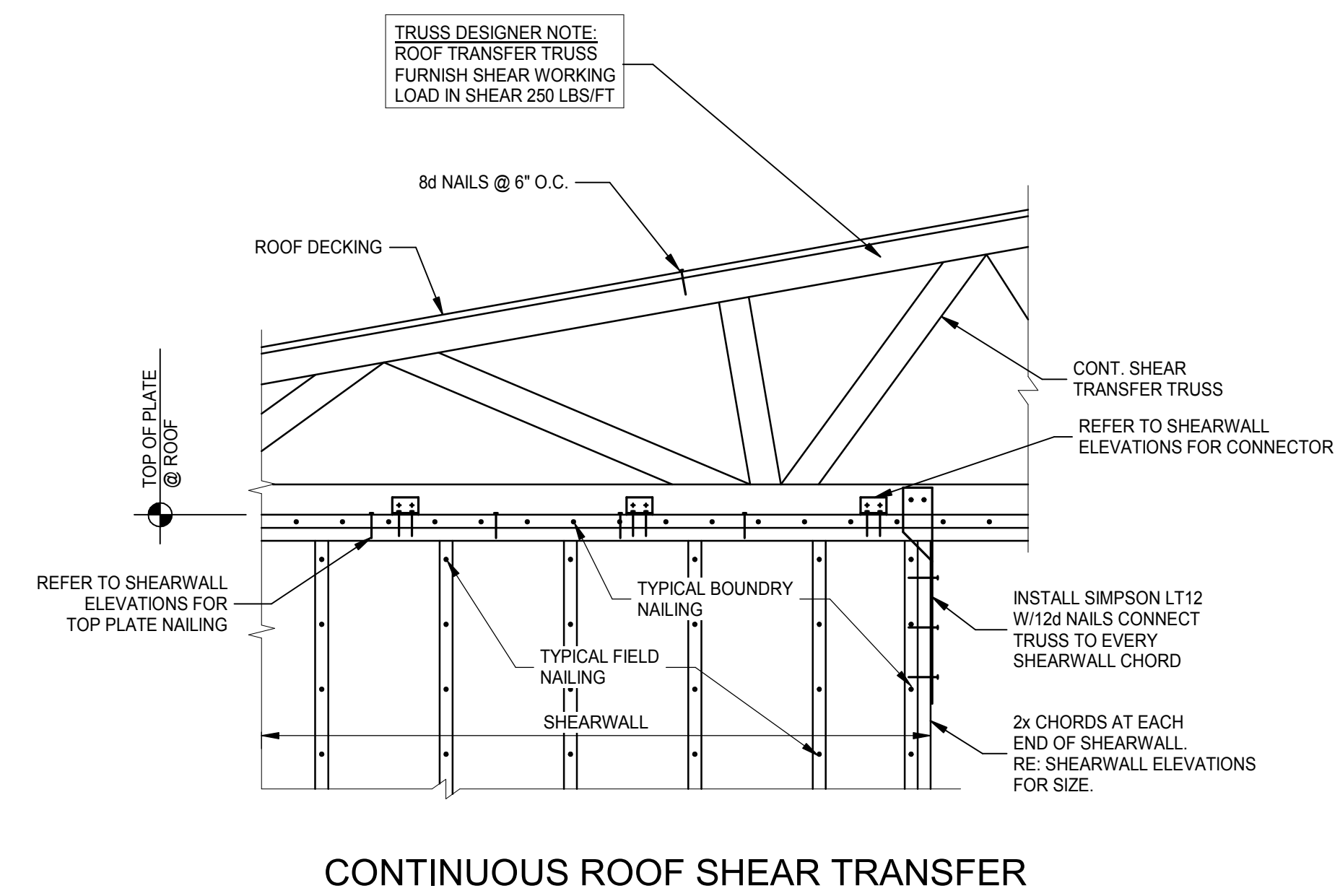
10 DISCONTINUOUS FLOOR SHEAR BLOCKING TRUSS DETAIL
3/4" = 1'-0"



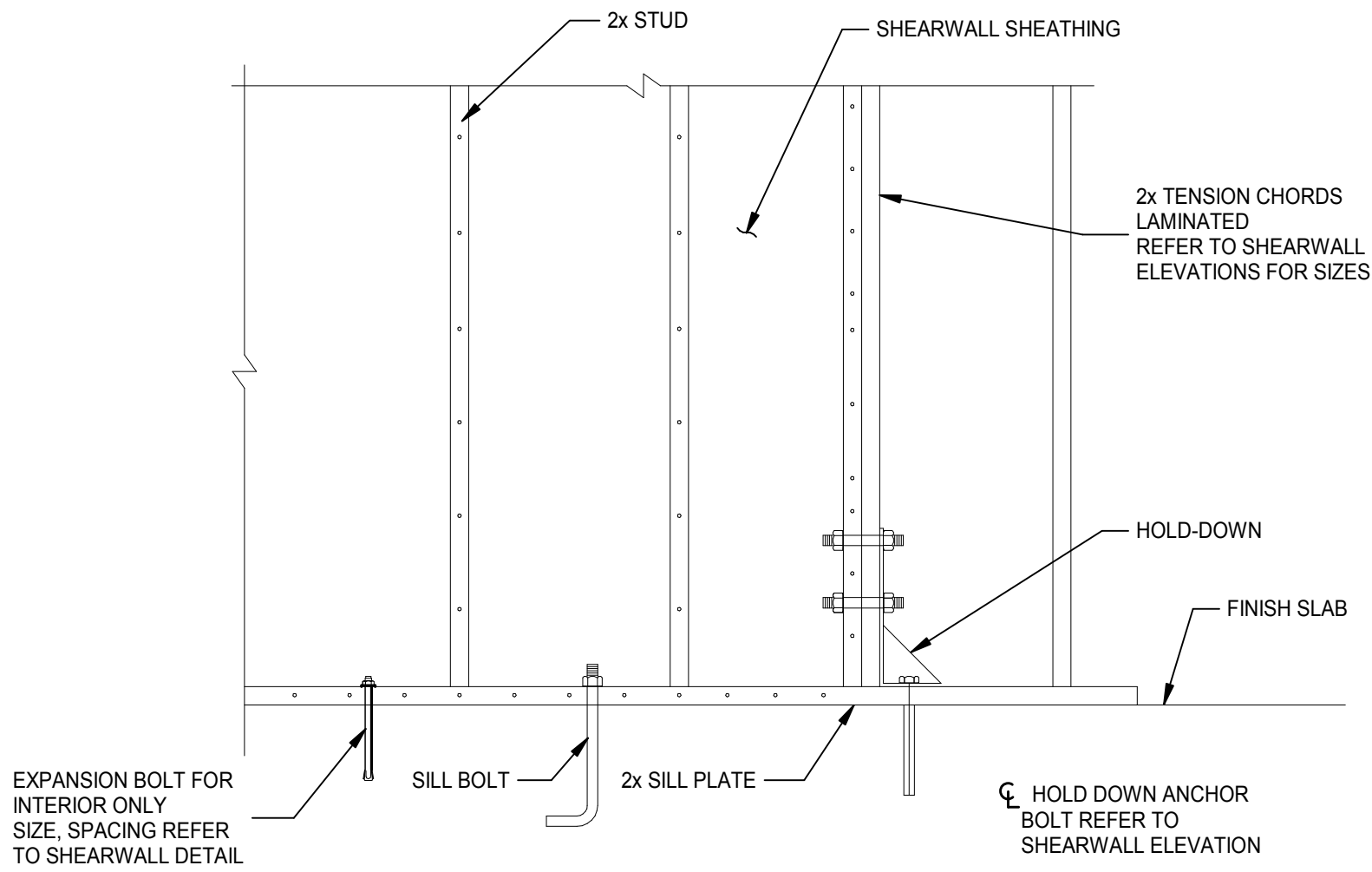
11 CONTINUOUS FLOOR SHEAR TRANSFER TRUSS DETAIL
3/4" = 1'-0"



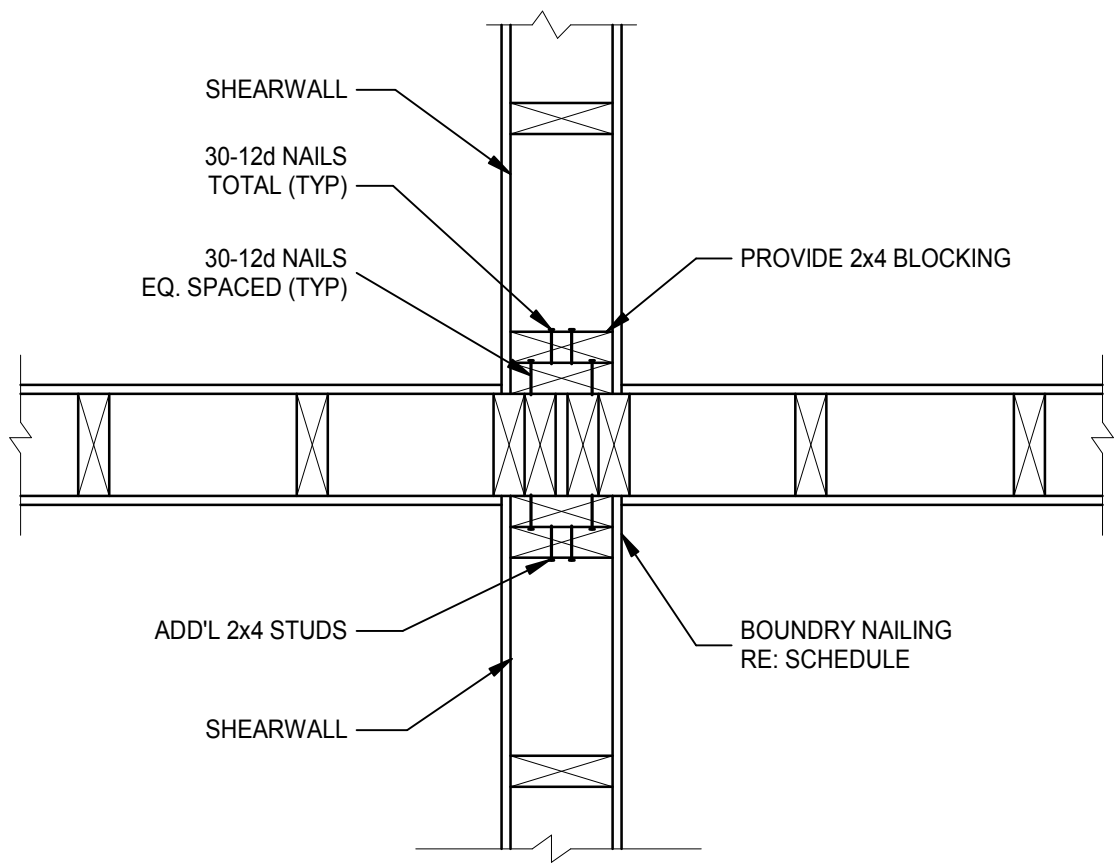
12 DISCONTINUOUS ROOF SHEAR BLOCKING TRUSS DETAIL
3/4" = 1'-0"



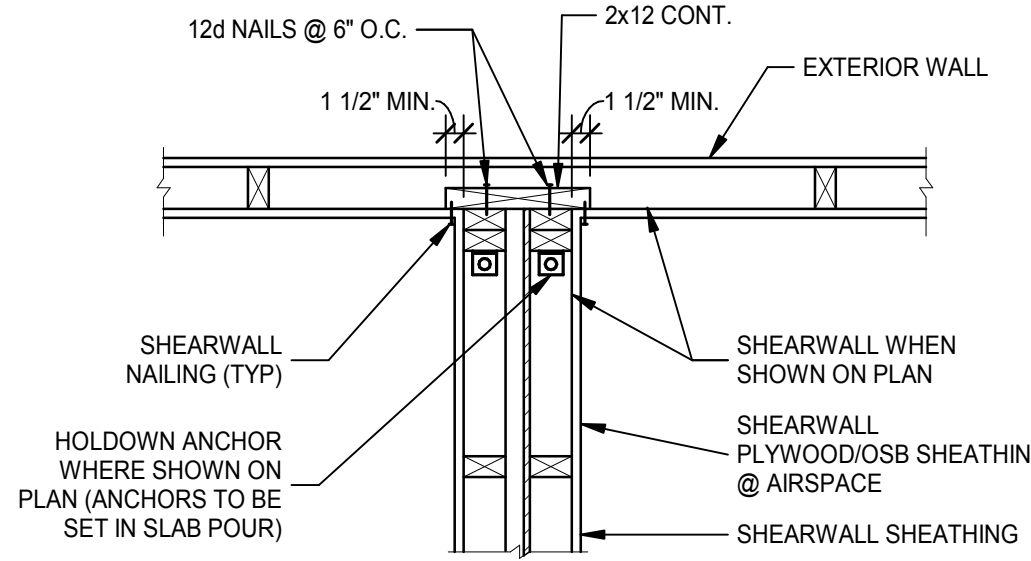
13 CONTINUOUS ROOF SHEAR TRANSFER TRUSS DETAIL (PARALLEL TO FLOOR FRAMING)
3/4" = 1'-0"



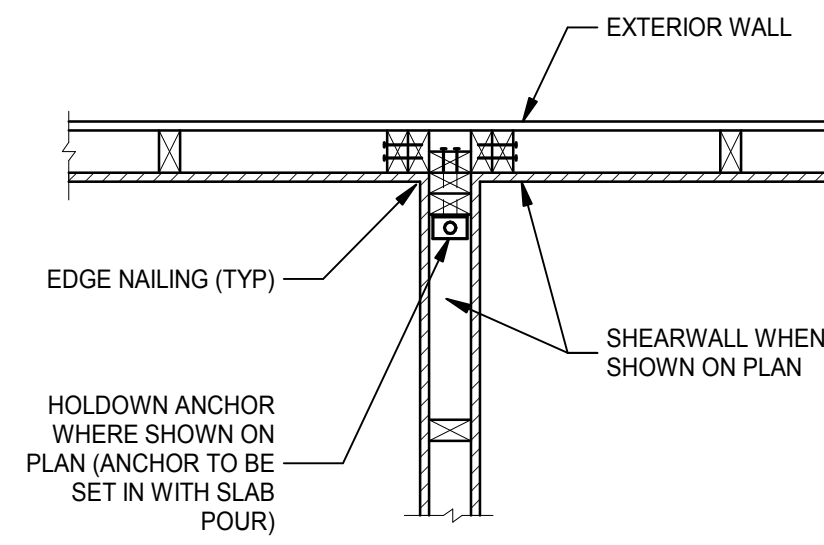
1 SHEARWALL HOLD-DOWN AND ANCHORS DETAIL
3/4" = 1'-0"



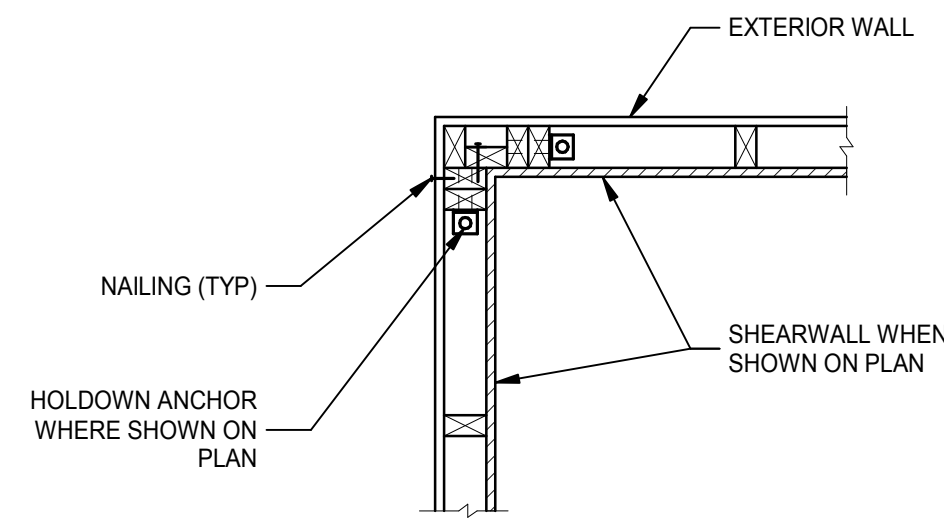
2 TYPICAL SHEARWALL & WALL INTERSECTION DETAIL
3/4" = 1'-0"



3 INTERSECTING SHEARWALL
3/4" = 1'-0"

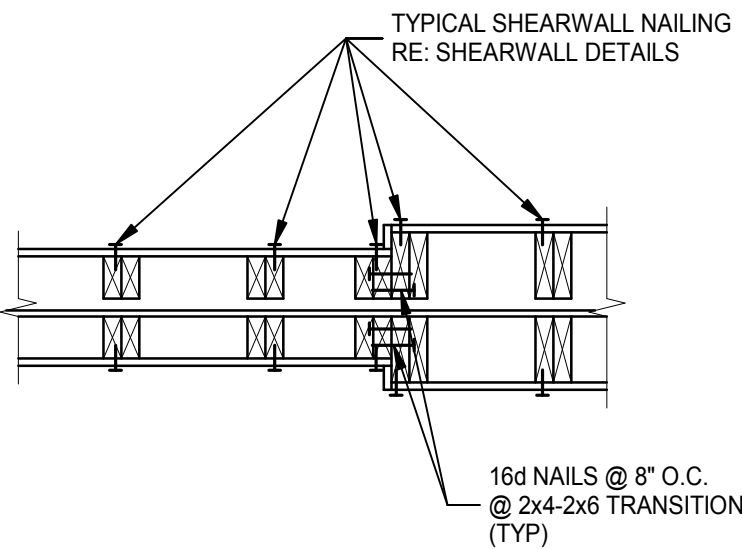


4 INTERSECTING SHEARWALL
3/4" = 1'-0"



5 CORNER SHEARWALL HOLD DOWN DETAIL
3/4" = 1'-0"

- NOTES:
1. FIELD NAILING @ 12" O.C. TYPICAL
 2. SEE SHEARWALL DETAIL FOR BOUNDRY AND EDGE NAILING INFORMATION



6 2x4 - 2x6 SHEARWALL TRANSITION DETAIL
3/4" = 1'-0"

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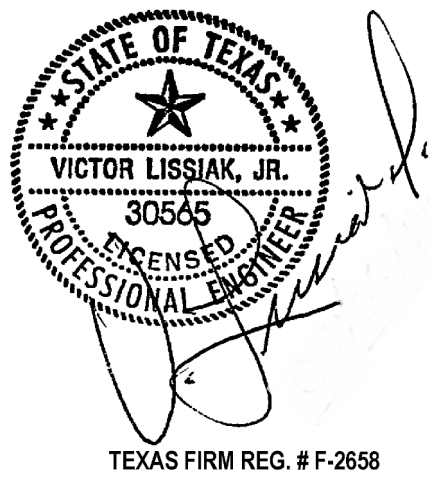
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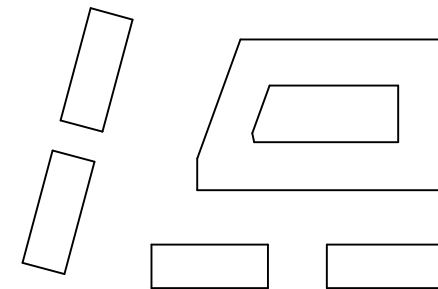
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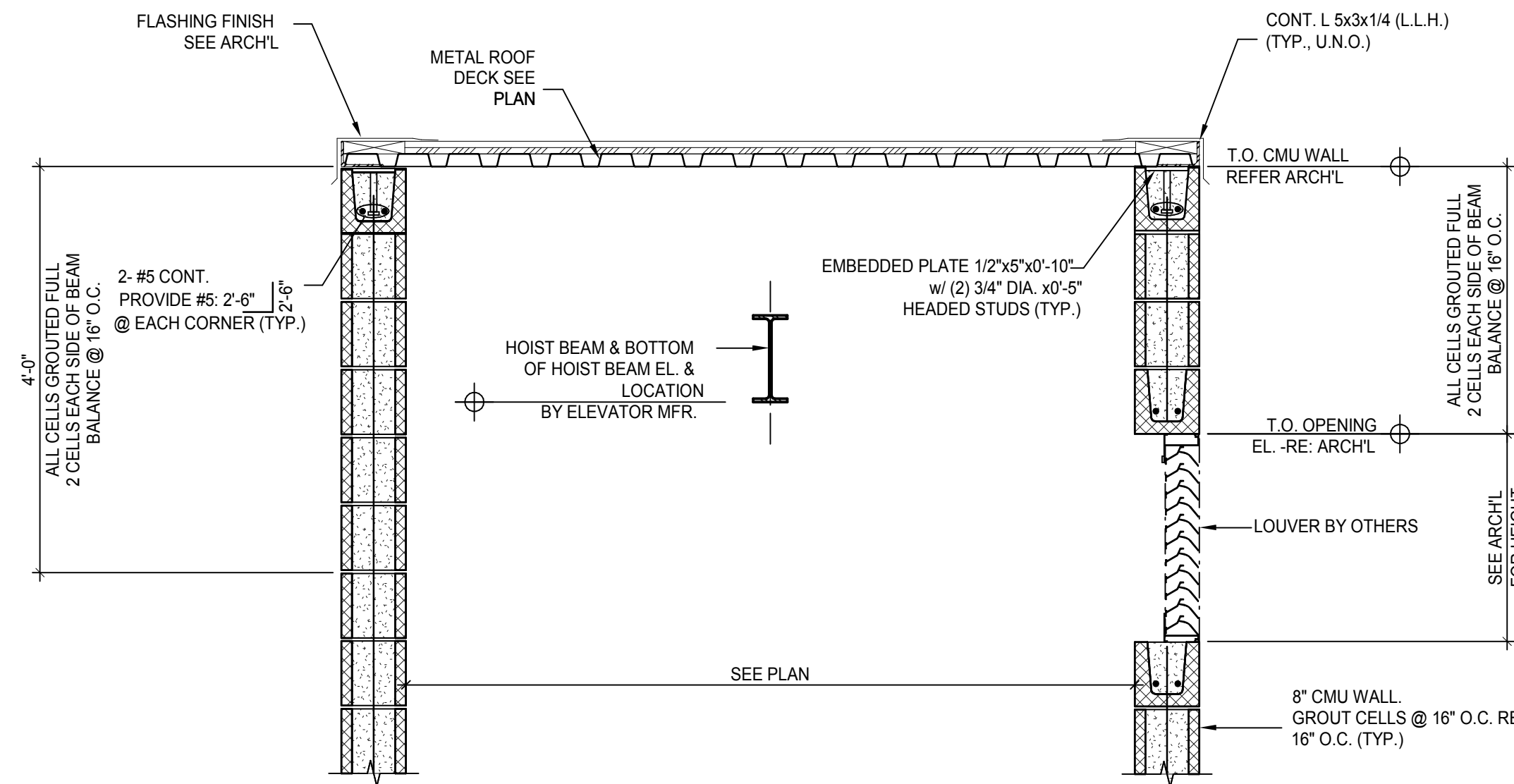


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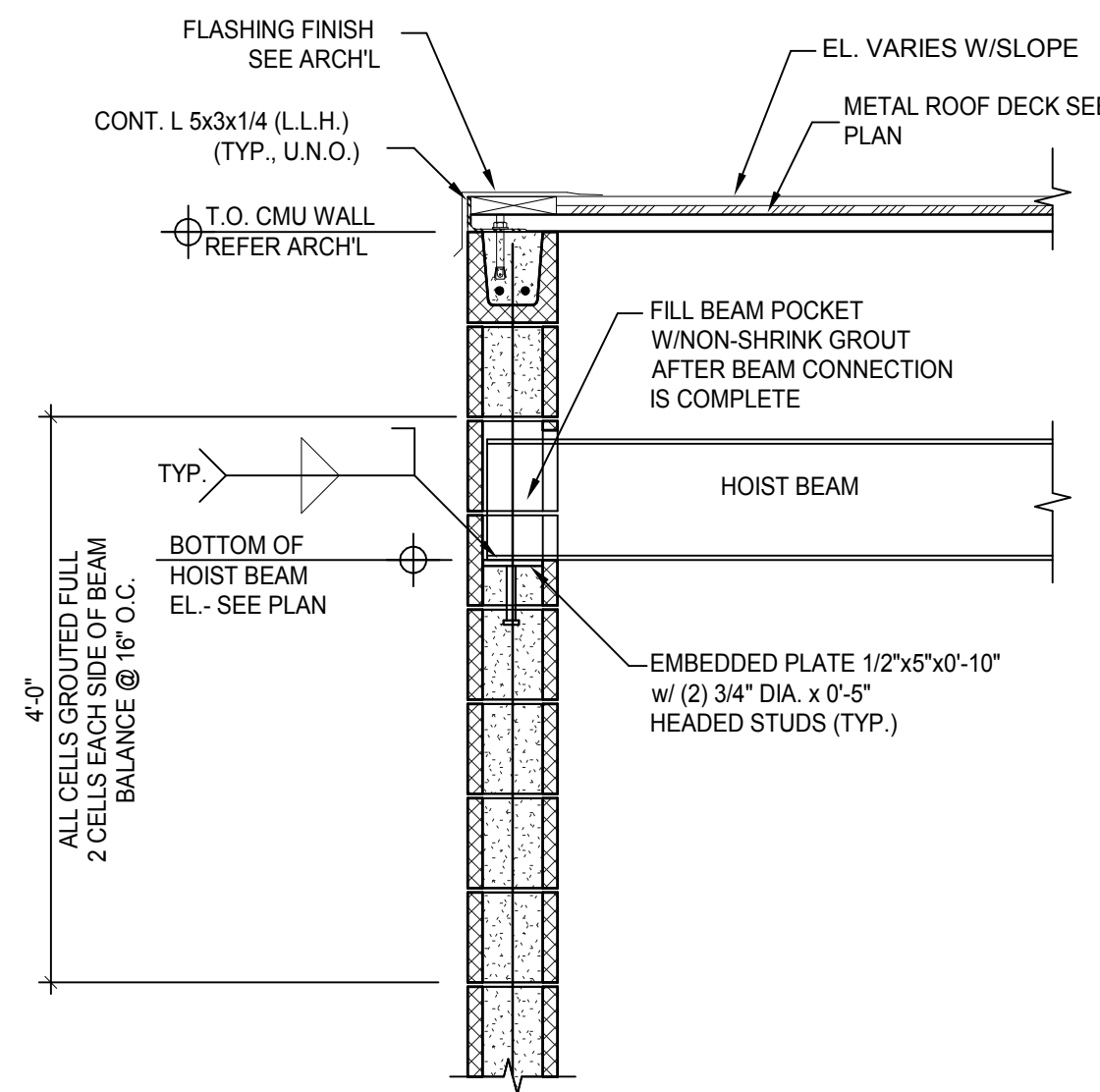
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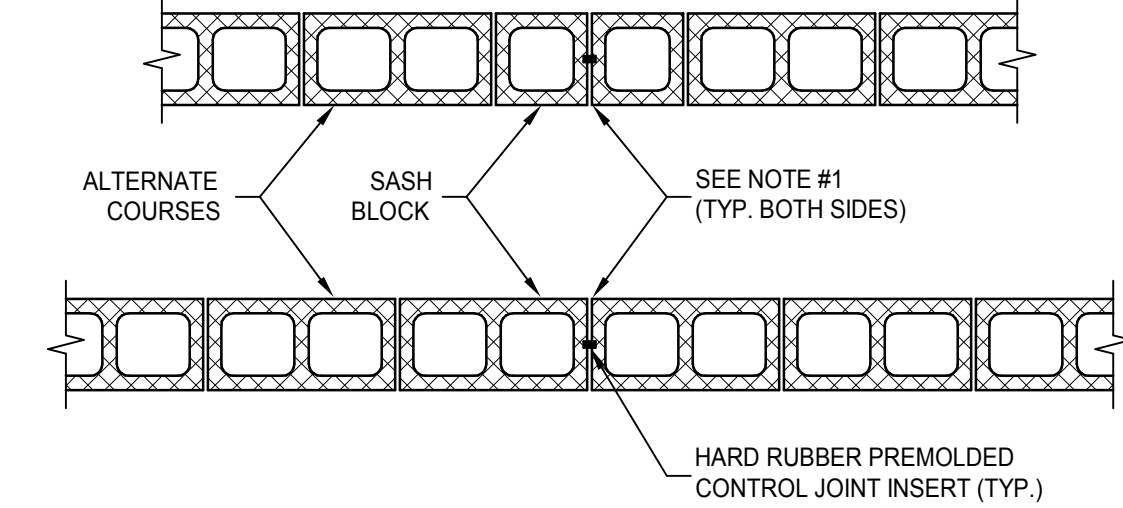
01 SECTION
3/4"=1'-0"



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

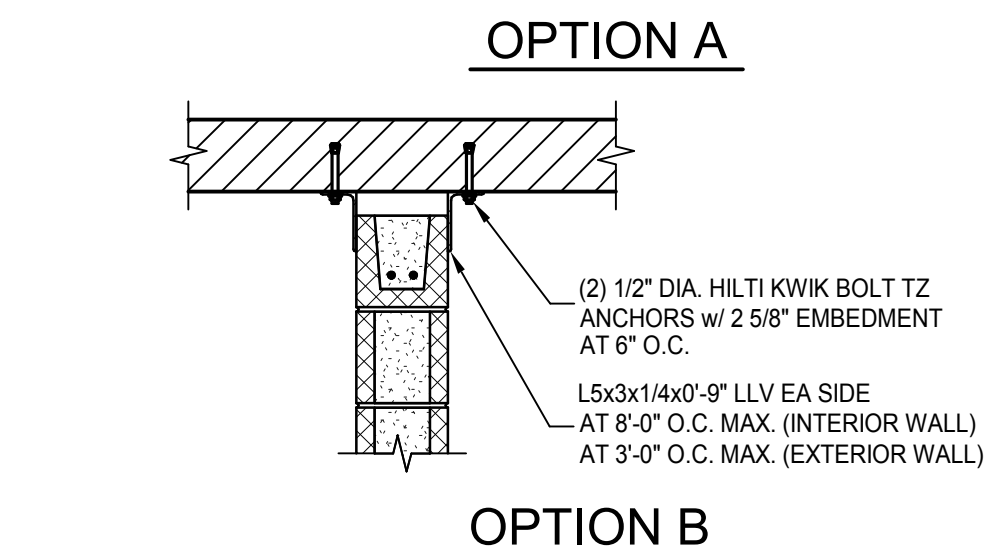
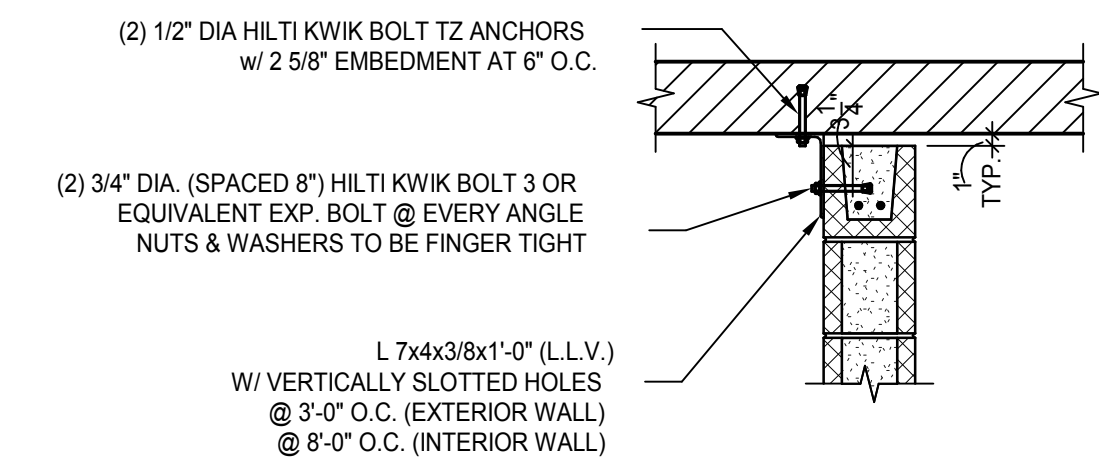
CMU LINTEL SCHEDULE			
MAX SPAN	h	REINF	
4'-0"	8"	2-#5	
10'-0"	16"	2-#5	
15'-0"	24"	2-#6	
19'-0"	32"	2-#6	

03 CMU LINTEL SCHEDULE
3/4"=1'-0"

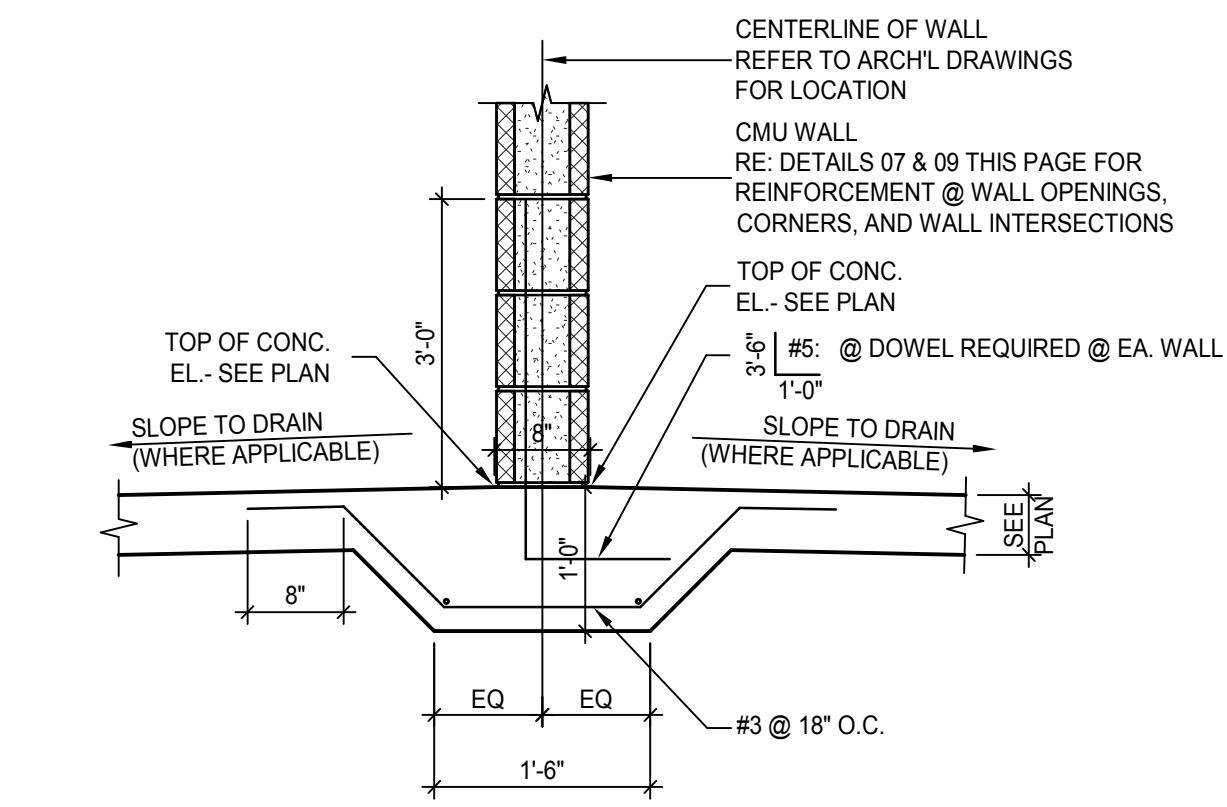


- NOTES:
- USE SEALANT BOTH SIDES FULL HEIGHT OF WALL.
 - MAXIMUM CONTROL JOINT SPACING IS 20'-0" O.C.
 - WHERE POSSIBLE, POSITION CMU WALL CONTROL JOINT TO COINCIDE WITH SLAB-ON-GRADE CONTROL/CONSTRUCTION JOINTS.
 - SUBMIT A CMU CONTROL JOINT PLAN TO ARCHITECT FOR REVIEW AND APPROVAL.
 - IN LIEU OF HARD RUBBER PREMOLOD CONTROL JOINT, INSERT AND SPECIAL SASH BLOCKS. A CONTROL JOINT INSERT SHEAR BAR (12" LONG x 1" WIDE x 1/4" THICK) MAY BE GROUTED INTO THE WALL AT THE CONTROL JOINT AT 16" O.C.

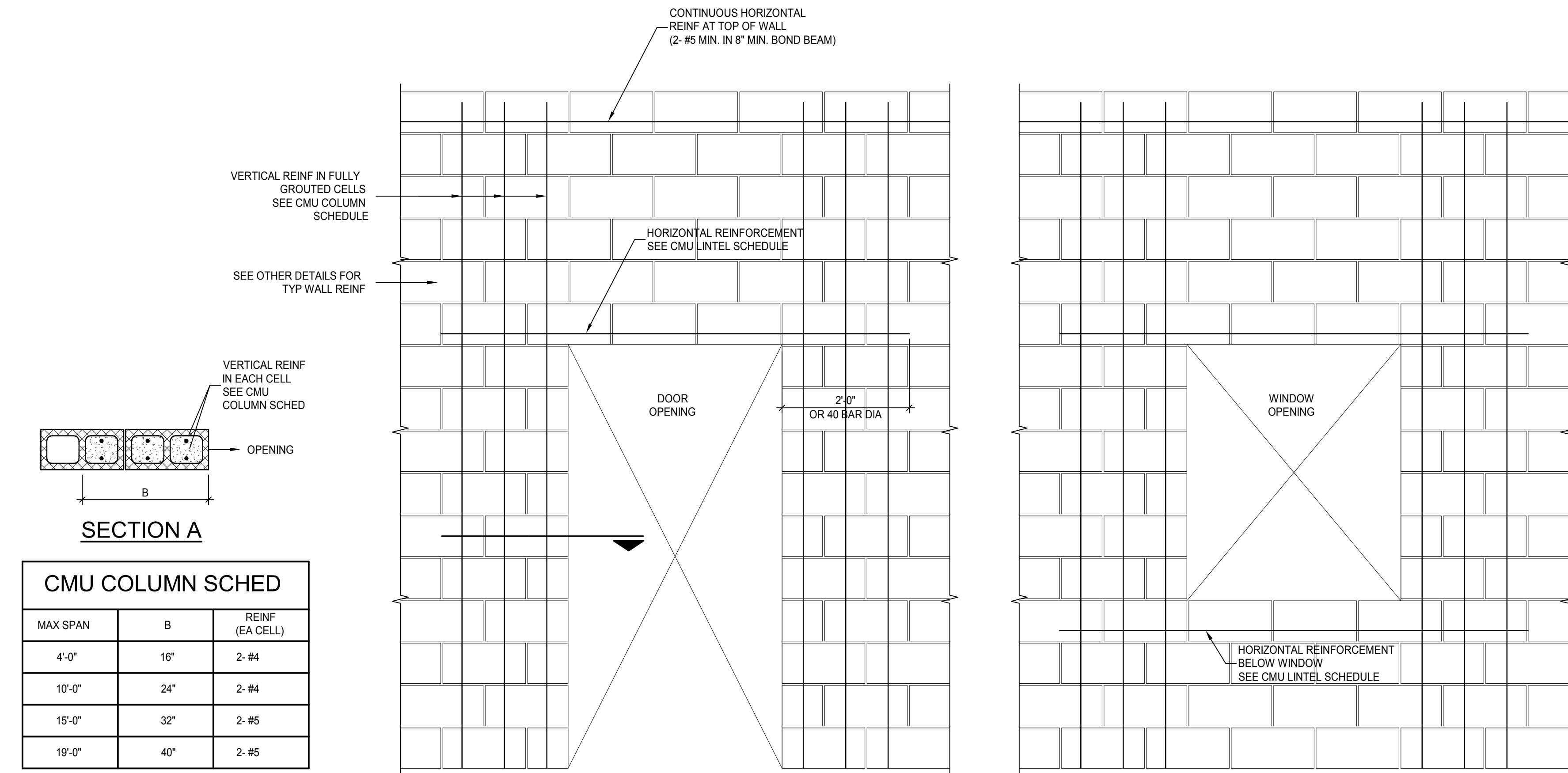
04 TYPICAL CMU WALL CONTROL JT DETAIL
N.T.S.



07 TYPICAL POST-INSTALLED CMU WALL BRACE SECTION
N.T.S.



08 TYPICAL SLAB-ON-GRADE CMU SUPPORT BEAM
3/4"=1'-0"



CMU COLUMN SCHED			
MAX SPAN	B	REINF (EA CELL)	
4'-0"	16"	2-#4	
10'-0"	24"	2-#4	
15'-0"	32"	2-#5	
19'-0"	40"	2-#5	

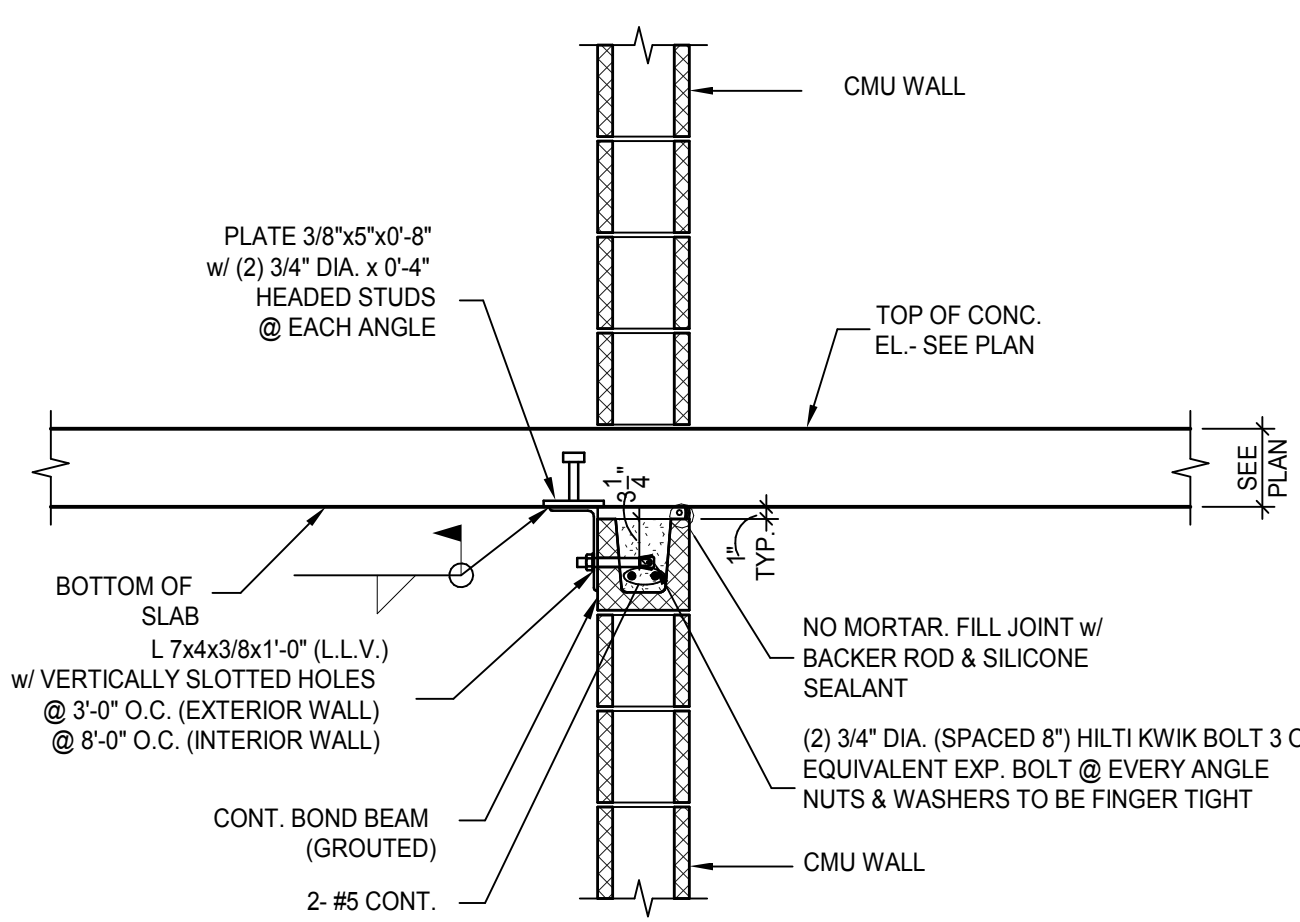
05 TYPICAL OPENING IN CMU WALL
N.T.S.

06 MASONRY REINF. LAP SPLICE SCHEDULE
N.T.S.

- NOTES:
- CLEAR COVER ASSUMED TO BE 2 1/2" FOR BAR SIZES OF #6 AND LESS.
 - CLEAR COVER ASSUMED TO BE 3" FOR #7 BARS AND 4" FOR #8 AND #9 BARS. WHERE CLEAR COVER OR CLEAR SPACING FOR MASONRY REINF. IS LESS, INCREASE SPLICE LENGTHS SHOWN BY MULTIPLYING LENGTHS BY MAX. RATIO OF ASSUMED CLEAR COVER TO ACTUAL CLEAR COVER.
 - LAP LENGTHS LISTED ABOVE APPLY UNDER THE FOLLOWING CONDITIONS:
 - REINFORCING BARS ARE GRADE 60 (F_y = 60,000 PSI)
 - MASONRY STRENGTH IS AT LEAST 1,500 PSI
 - WALL BARS ARE SPACED AT LEAST 5 BAR DIA. O.C.
 - WHERE A LARGER BAR LAPS A SMALLER BAR, THE SMALLER SCHEDULED LAP LENGTH APPLIES.
 - SEE CONCRETE TYPICAL DETAILS FOR DOWELS AND HOOK LENGTHS.

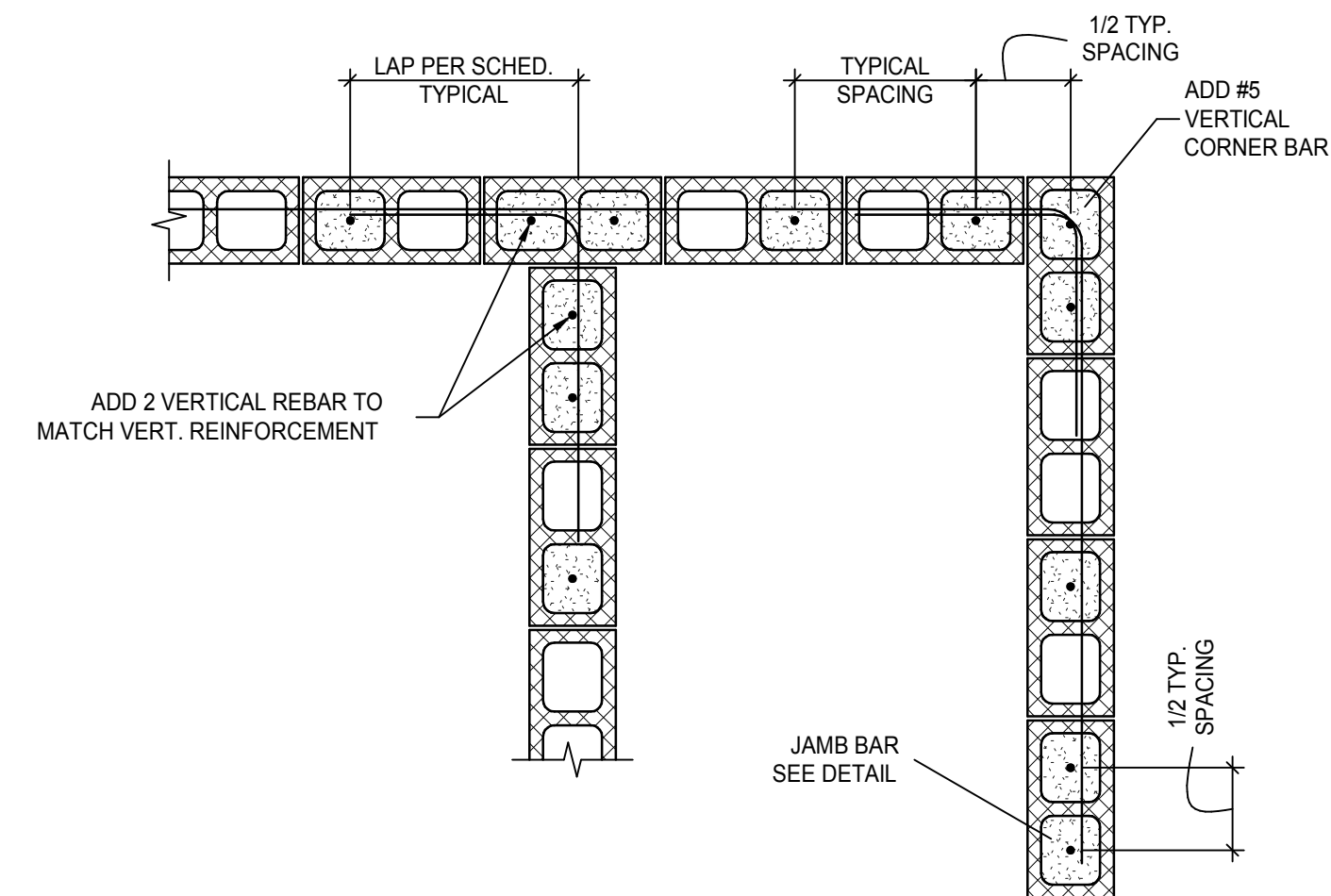
TYPICAL NON-LOAD BEARING CMU WALL SCHEDULE			
LOCATION	MAX WALL HEIGHT	MAX VERTICAL GROUT SPACING (3)	VERTICAL WALL REINFORCING (1) (2) (5)
INTERIOR WALLS	10'	N/A	N/A (1)
	22'	32"	#5 @ 32" O.C. (1)
EXTERIOR WALLS	16'	32"	#5 @ 32" O.C. (1)
	22'	8" (SOLID GROUTED)	#5 @ 16" O.C.

- NOTES:
- PARTIALLY REINFORCED WALLS REQUIRE A BOND BEAM AT THE TOP OF WALL.
 - ALL END OF WALLS AND OPENINGS IN CMU WALLS REQUIRE REINFORCEMENT. SEE TYPICAL DETAILS.
 - ADDITIONAL GROUTING CAN BE PLACE IN WALL AS REQUIRED PER ARCHITECTURAL FOR FIRE RATING. WHEN THIS HAPPENS, CONTRACTOR SHALL VERIFY THE ADDITIONAL WEIGHT WITH ENGINEER PRIOR TO CONCRETE SUPPORT BEING POURED.
 - ALL CMU WALLS REQUIRE HORIZONTAL LATTER TYPE REINFORCING AT 16" O.C. MAX FOR PARTIALLY GROUTED WALLS AND 8" O.C. MAX FOR SOLID GROUTED CMU WALLS.
 - WHERE VERTICAL REINFORCING IS REQUIRED, #5 DOWELS SHALL BE PROVIDED FROM THE CONCRETE TO THE CMU WALL AT THE BOTTOM OF CMU WALLS. THE SPACING OF THE DOWELS SHALL MATCH THE VERTICAL WALL REINFORCING. SEE DETAILS 06 & 11 FOR MORE INFORMATION.
 - SEE TYPICAL DETAILS FOR BRACING AT TOP OF CMU WALLS.



09 TYP. CMU WALL CONNECTION TO UNDERNEATH OF SLAB DETAIL
3/4"=1'-0"

10 TYP. CMU DOWEL TO CONCRETE BARRIER WALL
3/4"=1'-0"



11 INTERSECTIONS CORNERS & JAMBS
6", 8", OR 10" CMU
TYPICAL PLAN AT BOND BEAM CMU WALL REINF.
3/4"=1'-0"

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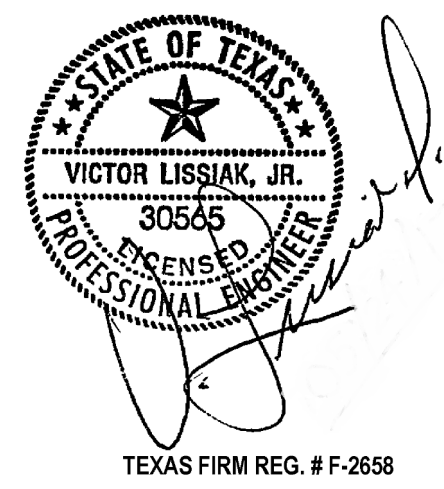
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