HISTORIC AND DESIGN REVIEW COMMISSION

July 21, 2021

HDRC CASE NO:	**2021-324**
ADDRESS:	909 N HACKBERRY ST
LEGAL DESCRIPTION:	NCB 529 BLK 2 LOT N 92.5 FT OF 13 & 14
ZONING:	IDZ-1, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Michael Garansuay/GARANSUAY MICHAEL S & TERESA P
OWNER:	Michael Garansuay/GARANSUAY MICHAEL S & TERESA P
TYPE OF WORK:	New construction of two, 2-story residential structures and two, 1-story residential structures
APPLICATION RECEIVED:	June 30, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct two, 2-story residential structures and two, 1-story residential structures on the vacant lot at 909 N Hackberry, located within the Dignowity Hill Historic District.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION
i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS
i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. Transitions—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM
i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential

building types are more typically flat and screened by an ornamental parapet wall.
ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE
i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS
i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL
i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER
v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING
i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and

other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING
i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS
i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS
i. Historic Gardens— Maintain front yard gardens when appropriate within a specific historic district.
ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE
i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES
i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS
i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS
i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION
i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN
i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding

historic district when new parking structures are necessary.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- GENERAL: Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness for approval to construct two, 2-story residential structures and two, 1-story residential structures on the vacant lot at 909 N Hackberry, located within the Dignowity Hill Historic District.

b. CONCEPTUAL APPROVAL – The applicant received conceptual approval from the Historic and Design Review Commission hearing on November 18, 2020, to construct two, 2-story residential structures and two, 1-story residential structures on the vacant lot at 909 N Hackberry, with the following stipulations:
   i. That the setbacks of both primary structures on N Hackberry be increased to be greater than the setback on N Hackberry of the structure at 527 Hays. **This stipulation has not been met.**
   ii. That the applicant incorporate a foundation height that is consistent with the Guidelines. **Per the submitted construction documents, the applicant has proposed foundation heights that appear consistent with the Guidelines; however, staff finds that foundation heights should be annotated on construction documents.**
   iii. That the applicant confirm consistency with the Guidelines in regards to lot coverage. **The applicant has not noted lot coverage calculations.**
   iv. That standing seam metal roofs feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam or a low profile ridge cap. If a ridge cap is used, it must be reviewed and approved prior to installation. Board and batten siding should feature a smooth finish, boards that are 12 inches wide and battens that are approximately 2 inches in width. Columns should be six inches square and feature capital and base trim as well as chamfered corners.
   v. That both driveways not exceed ten (10) feet in width, per the Guidelines, and that curb cuts be consistent with those found historically within the district. Staff recommends that the curb cut and driveway on Fayn Way be separated through the use of landscaping elements to maintain a ten (10) foot width. **The applicant has not noted curb cut and driveway widths.**
   vi. That the proposed windows adhere to staff's standards for windows in new construction as noted in findings, and as noted in the applicable citations. **The applicant has submitted a window product that generally meets staff's standards for windows in new construction.**

c. CONTEXT & DEVELOPMENT PATTERN – This block on N Hackberry features a commercial structure constructed circa 1960 and one story historic structures. On the west side of N Hackberry, there are currently no residential structures that address N Hackberry.

d. CURRENT LOT – The current lot is void of any structures, and is bounded to the east by N Hackberry and to the north by Fayn Way, which is used as an alley.
e. SETBACKS & ORITENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. Staff finds that the proposed new construction should feature a setback that is greater than the side setback of the structure to the immediate south, which addresses Hays (527 Hays). Staff finds the proposed orientation to be appropriate and consistent with the Guidelines.
f. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. Per the submitted documents, the entrance of each primary structure will face N Hackberry. This is consistent with the Guidelines.
g. SCALE, MASS & HEIGHT – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. As noted in finding c, this block features one story structures; however, there are 2-story historic structure in the vicinity, specifically one block to the north. The applicant has noted an overall height of approximately twenty-eight (28) feet in height. Additionally, the applicant has proposed widths that are consistent with those found historically within the district. Generally, staff finds the proposed massing to be appropriate.
h. FOUNDATION & FLOOR HEIGHTS – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. Per the submitted construction documents, the applicant has proposed foundation heights that appear consistent with the Guidelines; however, staff finds that foundation heights should be annotated on construction documents.
i. ROOF FORMS – The applicant has proposed for the new construction to feature front facing gabled roofs. Generally, staff finds the proposed primary roof forms to be consistent with the Guidelines.
j. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Generally, staff finds the proposed window openings to be atypical in size with those found historically within the district. Staff finds that window groupings, heights, and widths should be modified to be consistent with those found historically within the district. As proposed, windows appear to feature widths and overall heights that are smaller in size as those found historically within the district. Additionally, staff finds that façade locations that are void of fenestration should be modified to feature window openings, specifically the south elevation of building A.
k. PORCHES – The applicant has proposed for both primary structures to feature both front and rear porches that are integral to the massing of both structures. Generally, staff finds the proposed porch depth and massing to be appropriate, as well as porch roof forms.
l. LOT COVERAGE – Per the submitted site plan, it appears that lot coverage is less than fifty (50) square feet; however, staff finds that the applicant should confirm consistency with the Guidelines.
m. BUILDING SPACING – The applicant has proposed approximately sixteen (16) feet between the primary structures and approximately thirty-three (33) feet between the primary and rear structures. Generally, staff finds the proposed building spacing to be appropriate; however, an increase in spacing between both primary structures would be appropriate.
n. MATERIALS – The applicant has proposed materials that include shingle roofs, board and batten siding, and wood columns. Board and batten siding should feature a smooth finish, boards that are 12 inches wide and battens that are approximately 2 inches in width. Columns should be six inches square and feature capital and base trim as well as chamfered corners.
o. WINDOW MATERIALS – The applicant has proposed Jeldwen aluminum clad wood windows. Generally, staff finds the proposed windows to be appropriate and consistent with staff's standards for windows in new construction.
p. ARCHITECTURAL DETAILS – Staff finds the proposed architectural details in regards to overall massing and porch forms to be appropriate; however, as noted in finding j, staff finds that window and door openings should be modified to be consistent with those found historically within the district. Additionally, staff finds that additional fenestration should be added to facades that are void of fenestration and that window groupings should be centered under the front facing gables.

q. PARKING – The applicant has proposed for parking to be located at the rear of each primary structure, with entrances on both N Hackberry and Fayn Way. Generally, staff finds the proposed parking to be appropriate.
r. DRIVEWAY – The applicant has proposed two driveways, one on N Hackberry and one on Fayn Way. Staff finds that both driveways should not exceed ten (10) feet in width, per the Guidelines, and that curb cuts should be consistent with those found historically within the district. Staff finds that the curb cut and driveway on Fayn Way should be separated through the use of landscaping elements to maintain a ten (10) foot width.
s. LANDSCAPING – The applicant has submitted a detailed landscaping plan that notes the installation of site pavers and decomposed granite throughout the site. Generally, staff finds the use of decomposed granite and site pavers to be appropriate; however, staff finds that front yards should feature fifty (50) landscaping ground cover.
t. FENCING – The applicant has proposed site fencing to include front, side and rear yard fencing. Staff finds the installation of fencing to be appropriate; however, front yard fencing should not exceed four (4) feet in height. Privacy fencing should not exceed six (6) feet in height. In the side yard, adjacent to Fayn Way, staff finds that fencing should not exceed six (6) feet in front of the primary façade of the two story structures. Driveway gates, if proposed, should be set behind the front façade of the two story structures.
u. MECHANICAL EQUIPMENT – The applicant has noted the location of mechanical equipment. The applicant is responsible from screening all mechanical equipment from view from the public right of way.
v. REAR ACCESSORY STRUCTURES – The applicant has proposed to construct two, 1-story residential structures on the west side of the lot at the rear of the two, 2-story primary structures. The proposed structures are to feature approximately 625 square feet each. The Guidelines for New Construction 5.A. notes that accessory structures should be designed to be visually subordinate to the principal structures in terms of their height, massing and form; should be no larger in plan than forty (40) percent of the primary structure's footprint; should feature complementary materials and simplified architectural details; and should feature similar window and door openings. Generally, staff finds the proposed rear structures to be consistent with the Guidelines.
w. ACCESSORY STRUCTURES – The Guidelines for New Construction 5.B. notes that new accessory structures should match the predominant orientation of accessory structures found along the block, and should follow historic setback patterns of similar structures along the streetscape or within the district. The applicant has proposed to locate the accessory structures at the rear of the lot, a location that is generally appropriate for the Dignowity Hill Historic District.
x. MATERIALS (Accessory Structures) – The applicant has proposed materials that include shingle roofs and board and batten siding. Board and batten siding should feature a smooth finish, boards that are 12 inches wide and battens that are approximately 2 inches in width.
y. WINDOW MATERIALS (Accessory Structures) – The applicant has noted the installation of aluminum clad wood windows. Staff finds this to be appropriate; however, the proposed windows should adhere to staff standards for windows in new construction, as noted in the applicable citations.
z. ARCHITECTURAL DETAILS (Accessory Structures) – Staff finds the proposed architectural details in regards to overall massing and porch forms to be appropriate; however, staff finds that window and door openings should be modified to be consistent with those found historically within the district. Additionally, staff finds that additional fenestration should be added to facades that are void of fenestration.

RECOMMENDATION:

Staff recommends approval based on findings a through z with the following stipulations:

i. That the setbacks of both primary structures on N Hackberry be increased to be greater than the setback on N Hackberry of the structure at 527 Hays, as noted in finding e.
ii. That the applicant confirm that foundation heights are consistent with the Guidelines, as noted in finding h.
iii. That the applicant confirm consistency with the Guidelines in regards to lot coverage, as noted in finding l.
iv. That board and batten siding feature a smooth finish, boards that are 12 inches wide and battens that are approximately 2 inches in width, and that the proposed aluminum clad wood windows adhere to staff's standard specifications for windows in new construction, as noted in the applicable citations.

v. That both driveways not exceed ten (10) feet in width, per the Guidelines, and that curb cuts be consistent with those found historically within the district. Staff recommends that the curb cut and driveway on Fayn Way be separated through the use of landscaping elements to maintain a ten (10) foot width.

vi. That the front yard feature at least fifty (50) percent ground cover, that front yard fencing not exceed four (4) feet in height, that privacy fencing not extend past the front facades of the two story structures, and that driveway gates be setback behind the front façade of the two story structures.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

City of San Antonio One Stop

July 12, 2021

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

MIKE GARANSUAY
909 N HACKBERRY
CONSTRUCTION DOCUMENTS HISTORICAL BOARD REVIEW

NOTE: PERSPECTIVE RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND NOT INTENDED FOR REFERENCE DURING CONSTRUCTION.

PROJECT INFORMATION

PROJECT DATA

PROJECT ADDRESS: 909 N HACKBERRY, SAN ANTONIO, TX 78202
OWNER: MICHAEL GARANSUAY
ZONING: IDZ-1
AREA & IMPERVIOUS COVER CALCULATIONS:
LOT AREA: 10,934 SF
GROSS BUILDING FOOTPRINTS (IMPERVIOUS): 3,630.15 GSF TOTAL
BUILDING A: 1,199 GSF BUILDING B: 1,197.75 GSF
ADU 1: 616.7 GSF ADU2: 616.7 GSF

GROSS HEATED SF: 5,148.75 GSF TOTAL
BUILDING A: 2,044.25 1ST FLOOR: 986 GSF 2ND FLOOR: 1,058.25 GSF
BUILDING B: 1,987.5 GSF 1ST FLOOR: 985 GSF 2ND FLOOR: 1,002.5 GSF
ADU 1: 558.5 GSF ADU2: 558.5 GSF

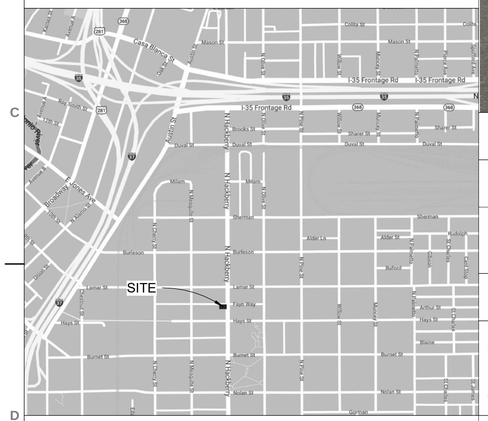
TOTAL IMPERVIOUS COVER: 5096.78 SF
IMPERVIOUS COVERAGE AS PERCENTAGE OF LOT AREA: 46.6%
ADU/PRIMARY BUILDING FOOTPRINT RATIO: 51.4%

BUILDING STORIES: 2 STORY MAX
CONSTRUCTION TYPE: VB
FIRE SPRINKLERS: NO
OCCUPANCY: RESIDENTIAL SINGLE-FAMILY

PROJECT SCOPE

THE PROJECT INCLUDES TWO NEW 3 BED/2 BATH SINGLE FAMILY RESIDENCES, AND TWO NEW 1 BED/1BATH ACCESORY DWELLING UNITS FOR AN UNIMPROVED LOT IN SAN ANTONIO'S DIGNOWITY HILL NEIGHBORHOOD.

VICINITY MAP



LOCATION MAP

DRAWING SHEET INDEX

GENERAL

CIVIL

LIQUE DESIGN STUDIO
816 CAMARON STREET, SUITE 123
SAN ANTONIO, TX 78212
DAMAIN ESQUIVEL
210-549-4207
DAMIAN@LIQUE.US

LANDSCAPE

HORIZON DESIGN AND DEVELOPMENT
14607 SAN PEDRO AVE., SUITE 200
SAN ANTONIO, TX 78232
JON ROBINSON
210-831-8564
J.ROBINSON@HORIZONDESIGN-SA.COM

STRUCTURAL

SPB ENGINEERING, LLC
14439 N.W. MILITARY HWY., STE. 108-417
SAN ANTONIO, TEXAS 78231
STEVE P. BOURASSA, P.E.
SENIOR ENGINEER/PARTNER
210-273-5293, 210-355-0559

ARCHITECTURAL

LIQUE DESIGN STUDIO
816 CAMARON STREET, SUITE 123
SAN ANTONIO, TX 78212
BRIAN SOWELL
512-417-3062
BRIAN@LIQUE.US

CONSTRUCTION OBSERVATION REQUIRED

GENERAL CONTRACTOR IS REQUIRED TO SCHEDULE & COORDINATE THE FOLLOWING MANDATORY CONSTRUCTION OBSERVATION SITE VISITS WITH ARCHITECT PRESENT. PROVIDE NOTICE TO ARCHITECT AT LEAST 48 HOURS PRIOR TO SUCH VISITS. PRIOR TO BEGINNING WORK, PROVIDE ARCHITECT & OWNER WITH A CRITICAL PATH SCHEDULE SHOWING THE FOLLOWING CONSTRUCTION MILESTONES:

INITIALS	REQ'D	SITE VISIT / MILESTONE
_____	☒	PRE-CONSTRUCTION SITE MEETING
_____	☒	CONCRETE FORMWORK, PRIOR TO POURING
_____	☒	CONCRETE, PRIOR TO FRAMING & MASONRY
_____	☒	ROUGH MASONRY/FRAMING
_____	☒	ROUGH ELEC., MOUNTED BOXES PRIOR TO PULLING WIRE
_____	☒	DRY-IN PRIOR TO INSTALLING CLADDING
_____	☒	PUNCH LIST REVIEW
_____	☒	SUBSTANTIAL COMPLETION PRIOR TO C.O.

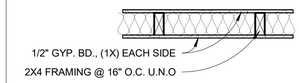
ARCHITECT'S INITIALS ARE REQUIRED TO THE LEFT OF EACH SITE VISIT LISTED PRIOR TO PROCEEDING WITH SUBSEQUENT WORK, AND INDICATE ONLY THAT ARCHITECT WAS PRESENT & PROVIDED WITH THE OPPORTUNITY TO OBSERVE CONSTRUCTION AT THAT PHASE.

TYPICAL WALL TYPES

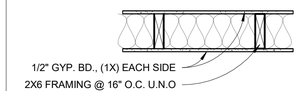
NOTES

- CONSTRUCT ALL WALLS AS LABELED ON FLOOR PLAN(S)
- PLAN GRAPHICS FOR VISUAL REFERENCE ONLY
- PROVIDE INSULATION AT ALL EXTERIOR WALLS PER SPECIFICATIONS.
- PROVIDE INSULATION IN ALL INTERIOR BATHROOM WALLS.

INTERIOR 2X4



INTERIOR 2X6



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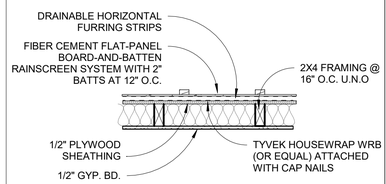

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#	DESCRIPTION	DATE
1	ISSUED FOR HISTORICAL BOARD REVIEW	2021.06.29
A	INTERMEDIATE CONSTRUCTION DOCUMENTS	2021.02.12

SCHEDULE OF REVISIONS

CONSTRUCTION DOCUMENTS HISTORICAL BOARD REVIEW

PROJECT NUMBER: 2020132
PROJECT DATE: 2021.06.29
PROJECT MANAGER: B. SOWELL
PROJECT TEAM: S. JURADO, E. SOWELL

COVER SHEET

G-001

NOTICE:
DO NOT SCALE DRAWINGS, USE DIMENSIONS SHOWN.

GENERAL NOTES

GENERAL

1. THIS CONSTRUCTION SET IS PRESENTED ON 22X34 SHEETS.
2. ELECTRICAL AND PLUMBING LINES SHALL RUN CONCEALED AND FRAMING SHALL BE OF ADEQUATE DIMENSIONS TO ACCOMPLISH THIS RESULT WITHOUT CHANGES IN THE WALL PLANE OR CEILING PLANE
3. WHEN REFERENCE IS MADE TO A MATERIAL SYSTEM, ALL PARTS AND MATERIALS PERTINENT TO THE MANUFACTURER'S SYSTEM SHALL BE FURNISHED AND INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
4. ALL INFORMATION ON EXISTING CONDITIONS WAS SUPPLIED TO THE ARCHITECT BY THE OWNER. CONTRACTOR IS REQUESTED TO VERIFY, ON-SITE, ALL DIMENSIONS & CONDITIONS BEFORE STARTING CONSTRUCTION. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.
5. FINISHES AND TEXTURES ARE TO BE SELECTED BY OWNER.
6. REPAIR ANY DAMAGED AREAS PRIOR TO APPLYING FINISHES
7. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. ALL CONTRACT DOCUMENTS AND ENGINEERING DRAWINGS ARE TO BE USED TOGETHER. GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO REVIEW COMPLETE SETS OF DOCUMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
8. CONTRACTOR SHALL MAINTAIN A NEAT PREMISE AND SHALL THOUROUGHLY CLEAN ALL FINISHED SURFACES INSIDE AND OUTSIDE OF THE PROJECT.
9. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR A COMPLETE JOB WITHIN THEIR DISCIPLINES AND SHALL NOTIFY THE CONTRACTOR AND THE OWNER OR HIS AUTHORIZED AGENT OF ANY NORMALLY REQUIRED ITEMS NOT SPECIFICALLY IDENTIFIED IN THE DRAWINGS
10. USE NUMERICAL DIMENSIONS SHOWN, DO NOT SCALE THE DRAWINGS.
11. ALL WORK AND MATERIALS ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY, AND STATE CODES, LOCAL REGULATIONS AND THE DIRECTION OF THE BUILDING INSPECTOR FOR SUCH BUILDING LAWS. REGULATIONS AND DIRECTIONS ARE TO BE CONSIDERED AS PART OF THESE PLANS.
12. FOR ANY ITEM IDENTIFIED IN THE CONTRACT DOCUMENTS THAT IS REASONABLY INFERABLE AS A COMPONENT IN A SYSTEM AND REQUIRED FOR THE PERFORMANCE OF THAT SYSTEM, THE GENERAL CONTRACTOR SHALL INCLUDE ALL OTHER COMPONENTS IN THE WORK WHICH ARE NECESSARY FOR THE COMPLETION AND FULL OPERATIONAL PERFORMANCE OF THAT SYSTEM.
13. THE CONTRACTX DOCUMENTS INDICATE THE GENERAL DESIGN INTENT, BUT DO NOT NECESSARILY DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION. THE CONTRACTOR SHALL PROVIDE ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
14. THE GENERAL CONTRACTOR SHALL VERIFY IN THE FIELD AND COORDINATE BETWEEN THE TRADES, ALL CONDITIONS BOTH NEW AND EXISTING WHICH AFFECT WORK TO BE DONE OR RELEVANT THERETO, INCLUDING BUT NOT LIMITED TO, PROPERTY LINE DIMENSIONS, SETBACKS, EASEMENTS, RESTRICTIONS, EXACT LOCATIONS OF ALL CONSTRUCTION, EXISTING AND NEW, EXISTENCE AND LOCATIONS OF ASBESTOS OR OTHER UNKNOWN TOXIC MATERIALS, DRIVEWAYS, WALKS, APRONS, UTILITIES, GRADES, AND DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCOVERY OF ASBESTOS AND OTHER REGULATED TOXIC MATERIALS AND SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR CONFORMANCE TO FEDERAL, STATE, AND LOCAL JURISDICTIONAL REQUIREMENTS REGARDING THE DISPOSITION OF HAZARDOUS MATERIALS.
15. SHOULD ANY QUESTIONS ARISE OR DISCREPANCIES ON THE DRAWINGS BE NOTED PRIOR TO BEGINNING OF CONSTRUCTION OR DURING ANY PHASE OF CONSTRUCTION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK OR ANY PART RELATED THERETO.
16. CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK AND WITHIN SCOPE OF THE CONTRACT DOCUMENTS INCLUDING BUT NOT LIMITED TO: BUILDING PERMIT FEES, MEP FEES, WATER FEES, SEWER FEES, DRIVEWAY FEES, AND SIDEWALK FEES. THE LOCATION OF UTILITIES SHOWN ON THE SITE PLANS ARE BASED ON INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.
17. DESIGN AND CONSTRUCTION PROCESSES TO COMPLY WITH HOA, LOCAL AND STATE REISDENTIAL BUILDING CODE REQUIREMENTS.
18. CONTRACTOR SHALL REPORT IMMEDIATELY, TO THE ARCHITECT (IN WRITING) ANY EXISTING CONDITIONS THAT MAY AFFECT PERFORMANCE OF THE EXISTING AND NEW STRUCTURES.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE EXECUTION OF THE PROJECT IN A COMPLETE AND WORKMAN LIKE MANNER, CONFORMING TO THE BEST STANDARDS OF PRACTICE IN VARIOUS TRADES.
20. NO VEHICLE IS PERMITTED ON ADJACENT PROPERTY AND ANY DAMAGE DONE TO EXISTING DRIVES AND WALKS OR OTHER STRUCTURES WILL BE REPAIRED OR REPLACED AND CHARGED TO THE PERSON OR COMPANY RESPONSIBLE.
21. TRADE NAMES AND BRANDS NOTED ON THE CONTRACT DOCUMENTS ARE FOR QUALITY STANDARDS ONLY. SUBSTITUTIONS OF "EQUAL" PRODUCTS MAY BE MADE WITH THE OWNER'S PERMISSION.

FOUNDATIONS & CONCRETE SLABS

1. SLOPE DRAINAGE 6" WITHIN THE FIRST 10 FT. FROM THE FOUNDATION WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10 FT. DISTANCE, A 2-5 PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES SHALL ALSO BE SLOPED A MINIMUM OF 2 PERCENT FOR 10 FT. AWAY FROM STRUCTURES TO AN APPROVED DRAINAGE WAY.

TREATMENT FOR WOOD FRAMING

1. WEATHER EXPOSED GLU-LAM, BEAMS AND POSTS SHALL BE PRESSURE TREATED OR SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY.
2. ALL WOOD FRAMING CONTACTING THE GROUND OR CONCRETE TO BE TREATED.
3. ALL WOOD BLOCKING TO BE FIRE RETARDANT.

OPENINGS

1. THE FOLLOWING WINDOWS SHOULD BE FULLY TEMPERED:
   - SLIDING/SWINGING GLASS DOORS
   - GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE THE GLAZING IS LEES THAN 60 INCHES ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE.
   - GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR. SAFETY GLAZING REQUIRED ON A WALL **LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR** IN A CLOSED POSITION AND WITHIN 24" OF HINGE SIDE OF AN IN-SWING DOOR.
   - GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 9 SQFT., BOTTOM IS LESS THAN 18 IN. AND AT LEAST 36 IN. ABOVE THE FLOOR, AND ADJACENT TO A WALKING SURFACE.
   - WITHIN 60 IN. OF THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 36 IN. ABOVE THE LANDING.
   - GLAZING IN GUARDS AND RAILINGS
   - GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36 IN. HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36 IN. ABOVE THE WALKING SURFACE.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQFT. THE NET CLEAR OPENING DIMENSIONS REQUIERED SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WITH SHALL BE NOT LESS THAN 20 INCHES. WHERE A WINDOW IS PROVIDED AS AN EMERCENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.

WALLS

1. POSITIVE CONNECTION SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT.
2. ALL FASTENERS USED FOR ATTACHMENT OF SIDING & INTO PRESSURE TREATED LIMBER SHALL BE OF A CORROSION RESISTANT TYPE.
3. FIRE-BLOCK IN CONCEALED SPACES OF STUD WALLS/PARTITIONS, VERTICALLY AT CEILING/FLOOR LEVELS, & HORIZONTALLY AT 10 FT. INTERVALS. FIRE-BLOCK AT SOFFITS, DROP CEILINGS/SIMILAR LOCATIONS & IN CONCEALED SPACES AT THE TOP/BOTTOM OF STAIR STRINGERS.

STAIRWAYS AND RAMPS

1. RISE SHALL BE MAXIMUM 7.75"; RUN SHALL BE 10" MINIMUM; HEADROOM 6'-8" MINIMUM; WIDTH 36" MINIMUM, 31.5" BETWEEN A HANDRAIL ON ONE SIDE AND 27" WITH HANDRAILS ON TWO SIDES. VARIATION BETWEEN RISER HEIGHTS 3/8" MAXIMUM. A NOSING NOT LESS THAN .75 INCHES BUT NO MORE THAN 1.25 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES. THE LEADING EDGE OF TREADS SHALL PROJECT NO MORE THAN 1.25 INCHES BEYOND THE READ BELOW. OPEN RISERS ARE PERMITTED, PROVIDE THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" SPHERE. (OPENINGS ARE NOT LIMITED WHEN THE STAIR HAS A RISE OF 30" OR LESS)
2. STAIRWAYS WITH 4 OR MORE RISERS SHALL HAVE A HANDRAIL ON ONE SIDE 34" TO 38" ABOVE THE TREAD NOSING. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF 1.25"-2". A MINIMUM CLEARANCE OF 1.5" SHALL BE MAINTAINED FROM THE WALL OR OTHER SURFACE.
3. GUARDS SHALL BE 42" MINIMUM HEIGHT (UNLESS ACTING AS A HANDRAIL/GUARD FOR A STAIRWAY; THE GUARD HEIGHT MAU BE 34"-38" IN HEIGHT), WITH OPENINGS LESS THAN 4" CLEAR (GUARDS ON THE OPEN SIDES OF STAIRS MAY HAVE 4 3/8" OPENINGS)
4. USABLE SPACES UNDERNEATH ENCLOSED/UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY A MINIMUM OF 1/2" GYPSUM BOARD.

GARAGE AND CARPORT

1. GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT & ATTIC AREA BY 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD. STRUCTURE SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR REQUIRED SEPARATIONS SHALL HAVE 1/2" GYPSUM BOARD INSTALLED MINIMUM. DOOR OPENINGS FROM THE GARAGE TO THE DWELLING SHALL BE SOLID WOOD/STEEL DOORS OR HONEYCOMB STEEL DOORS NO LESS THAN A 3/8" THICK OR A 20-MINUTE RATED FIRE DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING.
2. DUCTS PENETRATING THE GARAGE TO DWELLING SEPARATION SHALL BE A MINIMUM OF 26 GAUGE WITH NO OPNINGS INTO THE GARAGE.
3. PENETRATIONS THROUGH THE GARAGE TO DWELLING SEPARATION WALL (OTHER THAN DUCTS AS LISTED ABOVE) SHALL BE FIRE-BLOCKED.
4. GARAGE AND CARPORT FLOOR SURFACES SHALL BE NON-COMBUSTIBLE MATERIAL AND SLOPE TO DRAIN TOWARDS THE GARAGE DOOR OPENING.
5. APPLIANCES AND RECEPTACLES INSTALLED IN GARAGE GENERATING A GLOW, SPARK OR FLAME SHALL BE LOCATED 18" ABOVE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. PROVIDE PROTECTIVE POST OR OTHER IMPACT BARRIER FROM VEHICLES.

ELECTRICAL

1. NO ELECTRICAL PANELS IN CLOSETS OF BATHROOMS. MAINTAIN A CLEARANCE OF 36" IN FRONT OF PANELS, 30" WIDE OR WIDTH OF EQUIPMENT AND 6'-6" HIGH FOR HEADROOM.
2. **PROVIDE A MINIMUM 3 LUG INTERSYSTEM BONDING BUSBAR AT THE MAIN ELECTRICAL SERVICE.**
3. A CONCRETE-ENCASED ELECTRODE (UFER) CONSISTING OF 20' OF REBAR OR #4 COPPER WIRE PLACED IN THE BOTTOM OF A FOOTING IS REQUIRED FOR ALL NEW CONSTRUCTION. BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCESSIBLE AND OF AN APPROVED TYPE.
4. ALL 15/20 AMPERE RECEPTACLES INSTALLED SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
5. ALL BRANCH CIRCUITS SUPPLYING 15/20 AMPERE OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOMS OR SOMILAR ROOMS/AREAS SHALL BE PROTECTED BY A LISTED COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER.
6. PROVIDE A MINIMUM OF ONE 20A CIRCUIT TO BE USED FOR THE LAUNDRY RECEPTACLE. PROVIDE A MINIMUM OF ONE 20A CIRCUIT FOR BATHROOM RECEPTACLE OUTLETS.
7. PROVIDE AT LEAST 1 OUTLET IN BASEMENT, GARAGES, LAUNDRY ROOMS, DECKS, BALCONIES, PORCHES AND WITHIN 3' OF THE OUTSIDE OF EACH BATHROOM BASIN.
8. ALL DWELLINGS MUST HAVE ONE EXTERIOR OUTLET AT THE FRONT AND THE BACK OF THE DWELLING.
9. GARAGE RECEPTACLES SHALL NOT SERVE OUTLETS OUTSIDE THE GARAGE. **EXCEPTION: GARAGE CIRCUIT MAY SERVE READILY ACCESSIBLE OUTDOOR RECEPTACLE OUTLETS.** A MINIMUM OF 1 RECEPTACLE SHALL BE PROVIDED FOR EACH CAR SPACE.
10. KITCHENS, DINING ROOMS, PANTRIES, BREAKFASTNOOKS, AND SIMILAR AREAS MUST HAVE A MINIMUM OF TWO 20A CIRCUITS. KITCHEN, PANTRY, BREAKFAST NOOKS, DINING ROOMS, WORK SURFACES AND SIMILAR AREAS COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" OR WIDER, NOT GREATER THAN 20" ABOVE COUNTER. ISLAND COUNTER SPACES SHALL HAVE AT LEAST 1 RECEPTACLE OUTLET UNLESS A RANGE TOP OR SINK IS INSTALLED THEN 2 RECEPTACLES MAY BE REQUIRED. 1 RECEPTACLE IS REQUIRED FOR PENINSULAR COUNTER SPACES. RECEPTACLES SHALL BE LOCATED BEHIND KITCHEN SINKS IF THE COUNTER AREA DEPTH BEHING THE SINK IS MORE THAN 12" FOR STRAIGHT COUNTERS AND 18" FOR CORNER INSTALLATIONS.
11. RECEPTACLES SHALL BE INSTALLED AT 12" O.C. MAXIMUM IN WALLS STARTING 6' MAXIMUM FROM THE WALL END. WALLS LONGER THAN TWO FEET SHALL HAVE A RECEPTACLE. HALLWAY WALLS NO LONGER THAN 10' SHALL HAVE A RECEPTACLE IN HALLWAY.
12. ALL LIGHTING/FAN FIXTURES LOCATED IN WET OR DAMP LOCATIONS SHALL BE RATED FOR THE APPLICATION.
13. GFCI OUTLETS ARE REQUIRED: FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, DISHWASHERS, BATHROOMS, IN UNDER-FLOOR SPACES OR BELOW GRADE LEVEL, IN UNFINISHED BASEMENTS, CRAWL SPACE LIGHTING OUTLETS, IN EXTERIOR OUTLETS, WITHIN 6' OF A LAUNDRY/UTILITY/WET BAR SINKS, LAUNDRY AREAS, AND IN ALL GARAGE OUTLETS INCLUDING OUTLETS DEDICATED TO A SINGLE DEVICE OR GARAGE DOOR OPENER.
14. CARBON-MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH FUEL-BURNING APPLIANCES OR WITH ATTACHED GARAGES:
    A. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS
    B. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS
    C. ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLAS (MAY BE BATTERY OPERATED)
15. SMOKE ALARMS SHALL BE INSTALLED:
    A. IN EACH ROOM USED FOR SLEEPING PURPOSES
    B. OUTSIDEOF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS
    C. IN EACH STORY, INCLUDING BASEMENTS.
16. SHALL NOT BE INSTALLED WITHIN 20FT HORIZONTALLY OF COOKING APPLIANCES AND NO CLOSER THAN 3FT TO MECHANICAL REGISTERS, CEILING FANS AND BATHROOM DOORS WITH A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE DETECTOR.
17. ALL SMOKE AND CARBON-MONOXIDE ALARMS SHALL BE HARDWIRE WITH A BATTERY BACKUP (SMOKE ALARMS SHALL HAVE A 10-YR SEALED BATTERY)
18. **SMOKE DETECTORS WITHIN 10 FEET TO 20 FEET OF THE STOVE SHALL BE IONIZATION TYPE WITH ALARM SILENCING SWITCH.**
19. ALL 15/20 AMPERE RECEPTACLES IN WET LOCATIONS SHALL HAVE IN-USE (BUBBLE) COVERS INSTALLED. ALL RECEPTACLES IN WET LOCATIONS SHALL ALSO BE LISTED WEATHER-RESISTANT TYPE.

PLUMBING

1. UNDERFLOOR CLEANOUTS SHALL NOT BE MORE THAN 5' FROM AN UNDERFLOOR ACCESS, ACCESS DOOR OR TRAP DOOR.
2. ABS PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SUNTHETIC LATEX PAINTS.
3. PVC PIPING SHALL NOT BE EXXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINT, .04" THICK WRAP OR OTHERWISE PROTECTED FROM UV DEGRADATION.
4. UNDERGROUND WATER SUPPLY LINES SHALL HAVE A **14 AWG** BLUE TRACER WIRE.
5. THE ADJACENT SPACE NEXT TO SHOWERS WITHOUT THRESHOLDS SHALL BE CONSIDERED A "WET LOCATION" WHEN USING THE CRC, CBC AND THE CEC.
6. DOMESTIC HOT WATER LINES SHALL BE INSULATED. INSULATION SHALL BE THE THICKNESS OF THE PIPE DIAMETER UP TO 2" IN SIZE AND MINIMUM 2" THICKNESS FOR PIPES LARGER THAN 2" IN DIAMETER.
7. PROVIDE ANTI-SIPHON VALVES ON ALL HOSE BIBS.
8. FLOOR DRAINS SHALL BE PROVIDED WITH A TRAP PRIMER.
9. PROVIDE BACKFLOW PREVENTION DEVICE ON WATER SUPPLY LINE COMPLYING WITH 2018 IRC AND OTHER REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION

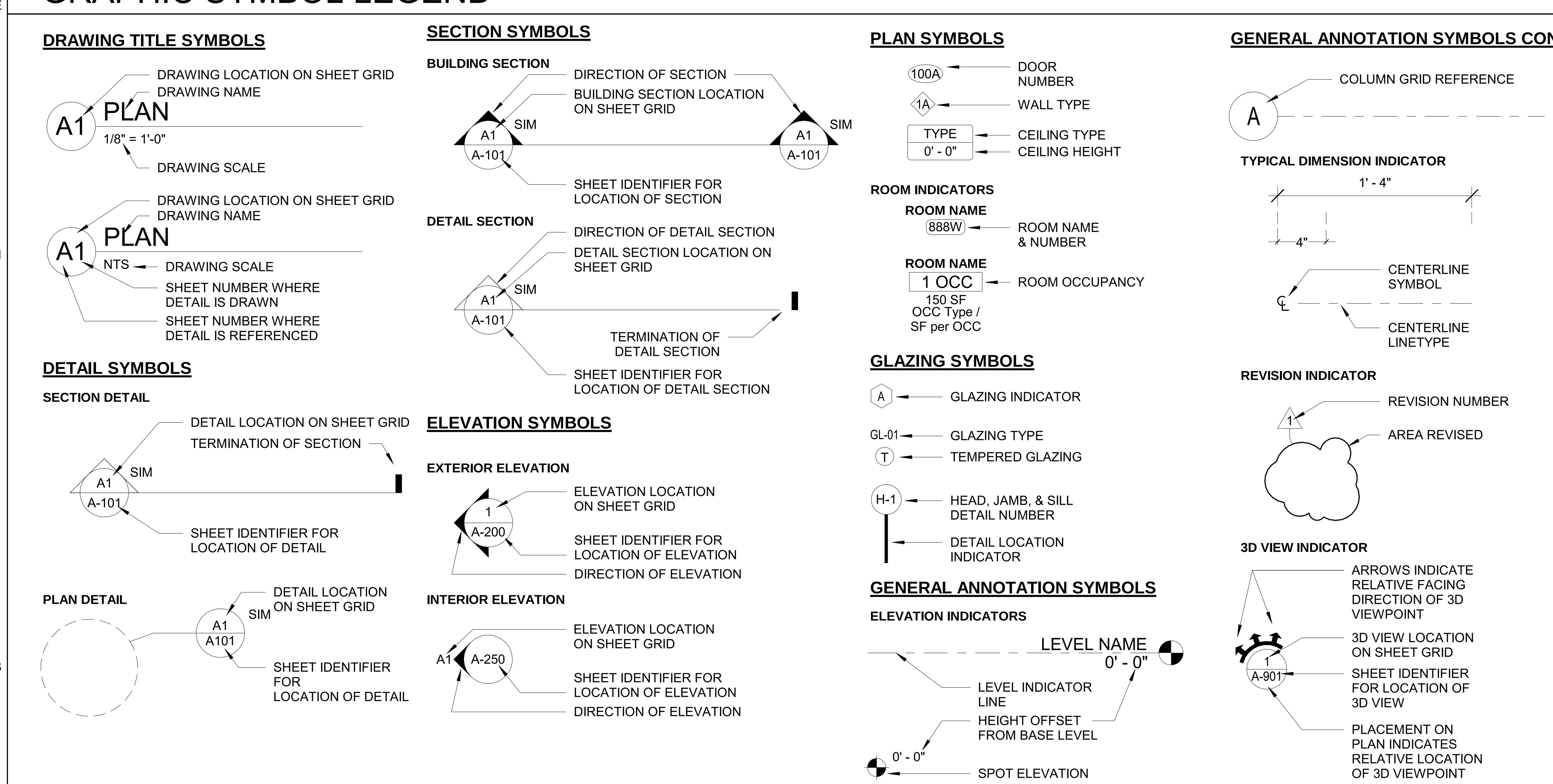
MECHANICAL

1. VENT DRYER TO OUTSIDE OF BUILDING (NOT TO UNDER-FLOOR AREA). VENT LENGTH SHALL BE 14 FT. MAXIMUM. SHALL TERMINATE A MINIMUM OF 3' FROM THE PROPERTY LINE AND ANY OPENING INTO THE BUILDING.

ABBREVIATIONS

A/C	AIR CONDITIONING
ADMIN	ADMINISTRATION
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIOVISUAL
AWP	ACOUSTICAL WRAPPED PANEL
BITUM	BITUMINOUS
BLDG	BUILDING
BOS	BOTTOM OF STEEL
BOT	BOTTOM
CAB	CABINET
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR(ANCE)
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONT	CONTINUE. CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CU FT	CUBIC FOOT
CU YD	CUBIC YARD
CWT	CERAMIC WALL TILE
DEMO	DEMOLISH
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIV	DIVISION
DS	DOWNSPOUT
E	EAST
EA	EACH
EIFS	EXTERIOR INSULATION & FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
ENCL	ENCLOSE(D)
EOS	EDGE OF SLAB
EP	EXTERIOR PAINT
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EXIST	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF EL	FINISH FLOOR ELEVATION
FHC	FIRE HOSE CABINET
FIN FLR	FINISHED FLOOR
FLR	FLOOR, FILLER
FOC	FACE OF CURB
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF SLAB
FOW	FACE OF WALL
FT	FOOT, FEET
FTG	FOOTING
FURN	FURNISH, FURNITURE
GA	GAGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GT	GROUT
GWB	GYPSUM WALL BOARD
GYP BD	GYPSUM BOARD
GYP PLAS	GYPSUM PLASTER
HC	HANDICAP
HD	HEAVY DUTY
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATION & AIR CONDITIONING
INCL	INCLUDE(D), (ING)
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR CLOSET
KIT	KITCHEN
KO	KNOCKOUT
LAB	LABORATORY
LAM	LAMINATE
LAU	LAUNDRY
LAV	LAVATORY
LF	LINEAR FEET
LIN	LINOLEUM
LM	LAMINATING METAL
LVR	LOUVER
LVT	LUXURY VINYL TILE
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEZZ	MEZZANINE
MFG	MANUFACTURING
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
OPT	OPTION(AL)
P	PAINT
PC	POLISHED CONCRETE
PCF	POUNDS PER CUBIC FEET
PL	PAINT LINE
PLAM	PLASTIC LAMINATE
PLF	POUNDS PER LINEAR FEET
PLYWD	PLYWOOD
PNL	PANEL
PR	PAIR
PREFAB	PREFABRICATED
PREFIN	PREFINISH
PRKG	PARKING
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT, POST-TENSIONED, PRE-TREATED
PT	PORCELAIN TILE
PVC	POLYVINYL CHLORIDE (PLASTIC)
PWB	PORCELAIN WALL BASE
PWT	PORCELAIN WALL TILE
QC	QUARTZ COUNTERTOP
QTR	QUARTER
QTY	QUANTITY
R	RADIUS, RISER
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR, REFERENCE
REQD	REQUIRED
RM	ROOM
RN	RUBBER NOSING
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RSTR	RUBBER STAIR TREAD/RISER
S	SOUTH
SAT	SUSPENDED ACOUSTICAL TILE
SD	STORM DRAIN
SECT	SECTION
SF	SQUARE FEET
SIM	SIMILAR
SLC	SEALED CONCRETE
SNC	STAINED CONCRETE
SPEC	SPECIFICATION
SPKR	SPEAKER
SQ	SQUARE
SS	STAINLESS STEEL
SSC	SOLID SURFACE
STD	STANDARD
STOR	STORAGE
SUSP	SUSPENDED
SYS	SYSTEM
TBD	TO BE DETERMINED
TEL	TELEPHONE
TEMP	TEMPORARY
TFF	TOP OF FINISH FLOOR
THK	THICKNESS
THRU	THROUGH
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE, CURB
TOF	TOP OF FOOTING
TOJ	TOP OF JOIST
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET
TOS	TOP OF SLAB
TOW	TOP OF WALL
TR	TRANSITION STRIP
TRTD	TREATED
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VP	VINYL PLANK FLOORING
W	WEST, WIDE
W	ACOUSTICAL CEILING TILE
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WC	WALLCOVERING
WD	WOOD
WDM	WOOD DOOR MATERIAL
WDP	WOOD PANEL
WF	WINDOW FILM
WP	WORKING POINT, WATERPROOFING
WR	WATER REPELLENT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD

GRAPHIC SYMBOL LEGEND



LIQUE DESIGN STUDIO

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LIQUE DESIGN STUDIO, LLC
TEXAS REGISTRATION NUMBER: BR 3647
816 CAMARON ST., SUITE #123, SAN ANTONIO, TX 78212

MIKE GARANSUAY

909 N HACKBERRY

909 N HACKBERRY
SAN ANTONIO, TX 78202

#	DESCRIPTION	DATE
1	ISSUED FOR HISTORICAL BOARD REVIEW	2021.06.29
A	INTERMEDIATE CONSTRUCTION DOCUMENTS	2021.02.12

SCHEDULE OF REVISIONS

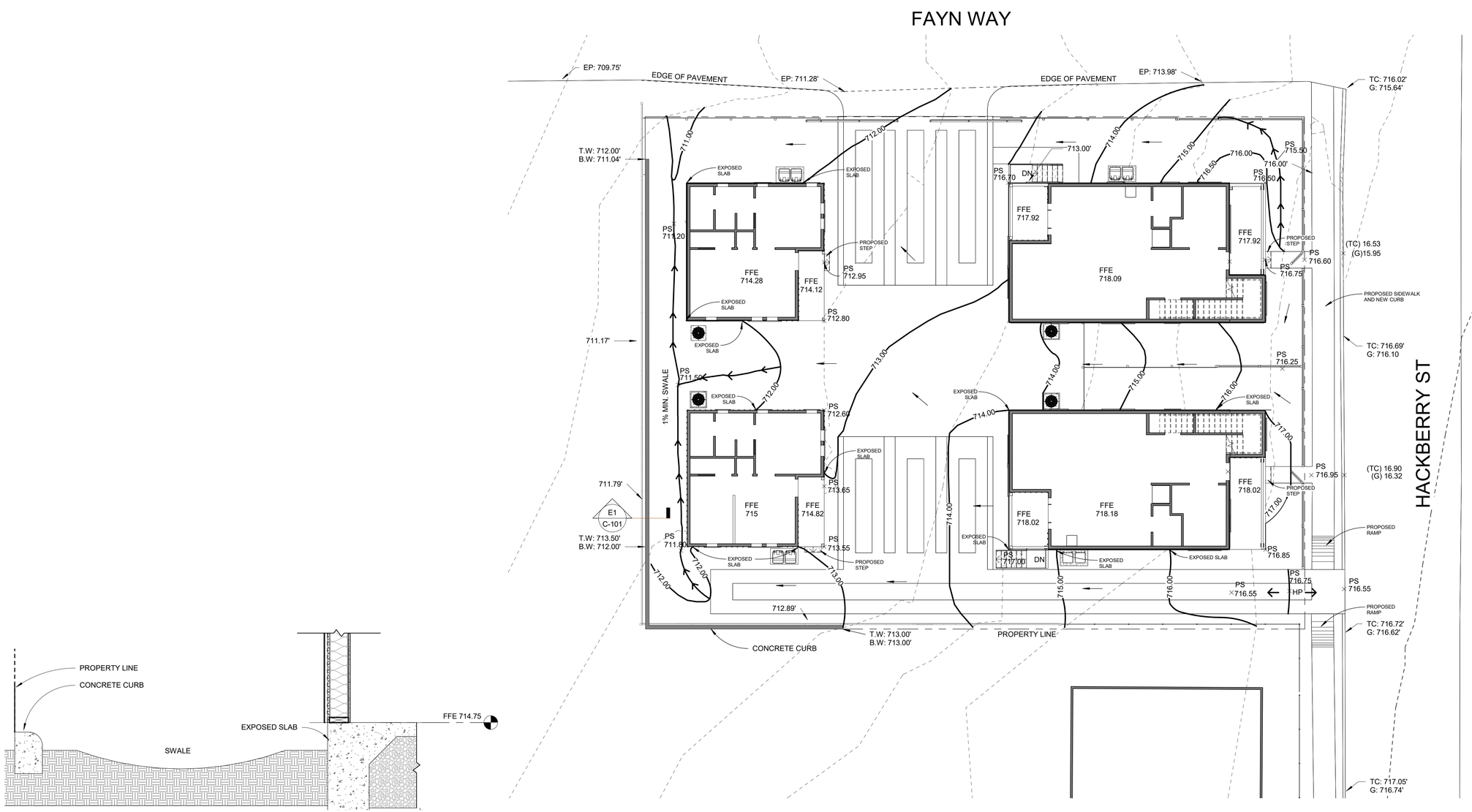
CONSTRUCTION DOCUMENTS HISTORICAL BOARD REVIEW

PROJECT NUMBER: 2020132
PROJECT DATE: 2021.06.29
PROJECT MANAGER: B. SOWELL
PROJECT TEAM: S. JURADO, E. SOWELL

PROJECT STANDARDS & LEGENDS

G-002

(FOR REVIEW ONLY)



CROSS SECTION A-011

E3 GRADING PLAN
1" = 10'-0"

NOTICE:
DO NOT SCALE DRAWINGS, USE DIMENSIONS SHOWN.

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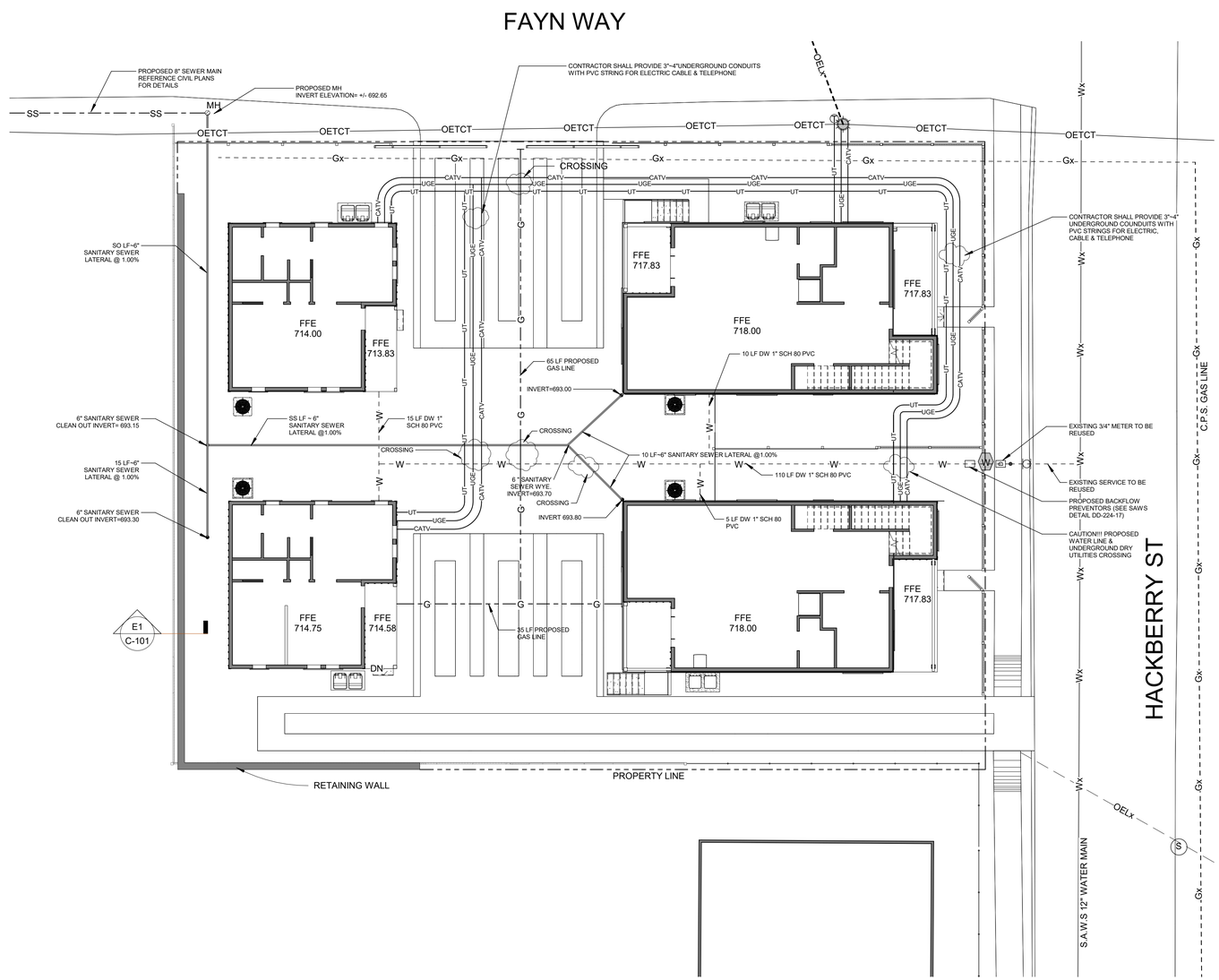
PROJECT TEAM: S. JURADO, E. SOWELL

GRADING PLAN

C-101



E2 UTILITY PLAN

1" = 10'-0"

LEGEND

- EXISTING WATER MAIN — Wx — Wx —
- EXISTING GAS LINE - - Gx - - - - - - - Gx - - -
- EXISTING OVERHEAD ELECTRIC TELEPHONE CABLE TV — OETCT — OETCT —
- OVERHEAD ELECTRIC - - OELx - - - - - - -
- EXISTING UTILITY POLE W/ ELECTRIC TRANSFORMER (T)
- EXISTING LIGHT POLE
- EXISTING SANITARY SEWER MANHOLE (S)
- EXISTING WATER METER (W)
- PROPOSED UNDERGROUND TELEPHONE — UT — UT —
- PROPOSED UNDERGROUND ELECTRIC — UGE — UGE —
- PROPOSED UNDERGROUND CABLE T.V — CATV — CATV —
- PROPOSED UNDERGROUND WATER LINE - - W - - - - W - - -
- PROPOSED SANITARY SEWER MAIN — SS — — SS —
- PROPOSED SANITARY SEWER AND CLEAN OUT
- PROPOSED GAS LINE — G - - — — — G —
- PROPOSED MAN HOLE MH

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SCHEDULE OF REVISIONS

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UTILITY PLAN

C-102

NOTICE:
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(FOR REVIEW ONLY)

EXISTING PROTECTED TREE INVENTORY

June 7, 2021

			LARGE SPECIES						SMALL SPECIES					
TAG #	SPECIES	SIZE	SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED (3:1)	HERITAGE REMOVED (1:1)	SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED	PROTECTED CAL. INCHES EXEMPT	COMMENTS
1191	Walnut	14										14	Off-Site; Preserved
1192	Anaqua	9		9									
1193	Chinese Tallow	11										11	Invasive; Removed
1194	Chinese Tallow	12										12	Invasive; Removed
1195	Chinese Tallow	13										13	Invasive; Removed
1196	Mulberry	14										14	Invasive; Removed
1197	Anaqua	14		14									
1198	Mulberry	14										14	Invasive; Removed
1199	Hackberry	13		13									
1200	Hackberry	12		12									
TOTALS		**126**	**0**	**48**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**78**	

TREE PRESERVATION SUMMARY	
TOTAL CAL. INCHES ON-SITE:	126
SIGNIFICANT CAL. INCHES ON-SITE:	48
Significant Cal. Inches Preserved:	0
Significant Cal. Inches Exempt:	78
Significant Class Preservation Ratio:	0.00%
Required Significant Preservation Ratio:	40%
Significant Class Excess / (Mitigation):	**(19.2)**
HERITAGE CAL. INCHES ON-SITE:	0
Heritage Cal. Inches Removed (Oak):	0
Heritage Cal. Inches Removed (Mesquite):	0
Heritage Class Mitigation Ratio (Oaks):	3:1
Heritage Class Mitigation Ratio (Mesquite):	1:1
Heritage Class Excess / (Mitigation), 3:1	**0.0**
Heritage Class Excess / (Mitigation), 1:1	**0.0**
Significant Class Excess / Mitigation:	(19.2)
TOTAL EXCESS / (MITIGATION)	**(19)**

EXISTING TREE PRESERVATION AND REMOVAL NOTES:

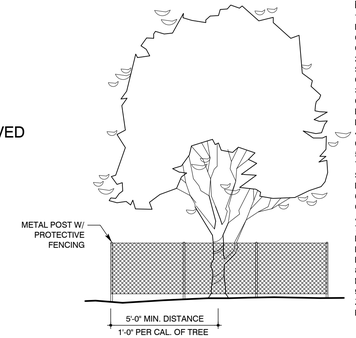
1. UNLESS OTHERWISE SPECIFICALLY INDICATED, THIS DOCUMENT SHOWS ONLY EXISTING PROTECTED-SIZE TREES AS DEFINED BY THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE (THE "UDC") IN EFFECT ON THE DATE HEREOF.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSPECTING THE PROJECT SITE AND DETERMINING FOR HIMSELF IF OTHER EXISTING TREES, SHRUBS, OR VEGETATION ARE PRESENT WHICH MUST BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY.
3. BY ACT OF SUBMITTING A BID TO REMOVE THE EXISTING TREES SHOWN ON THIS PLAN, CONTRACTOR WARRANTS THAT HE (A) HAS PERSONALLY VISITED THE PROJECT SITE, (B) HAS INVESTIGATED THE EXISTING CONDITIONS SUFFICIENTLY TO DETERMINE WHAT, IF ANY, ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION MUST BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY, AND (C) HAS A CLEAR UNDERSTANDING OF THE TERMS "PROTECTED TREE, SIGNIFICANT TREE, HERITAGE TREE, AND FLOOD PLAIN, AND OF ANY OTHER CITY GUIDELINES, STANDARDS, AND REQUIREMENTS WHICH MAY IMPACT REMOVAL OF THE EXISTING TREES DEPICTED ON THIS PLAN.
4. IN THE EVENT CONTRACTOR ENCOUNTERS ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION NOT SHOWN ON THIS PLAN, BUT WHICH MUST REASONABLY BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY, CONTRACTOR SHALL REMOVE THE ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION AT NO ADDITIONAL COST TO THE OWNER, SUBJECT TO ANY APPLICABLE REQUIREMENTS, GUIDELINES, STIPULATIONS, OR APPROVALS ENFORCED BY THE CITY OF SAN ANTONIO.

EXISTING TREE LEGEND

007 = EXISTING PROTECTED TREE TO BE REMOVED

007 = EXISTING EXEMPT TREE TO BE REMOVED

007 = EXISTING OFF-SITE TREE

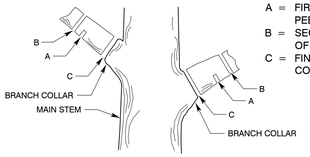


TREE PROTECTION DETAIL

NOT TO SCALE

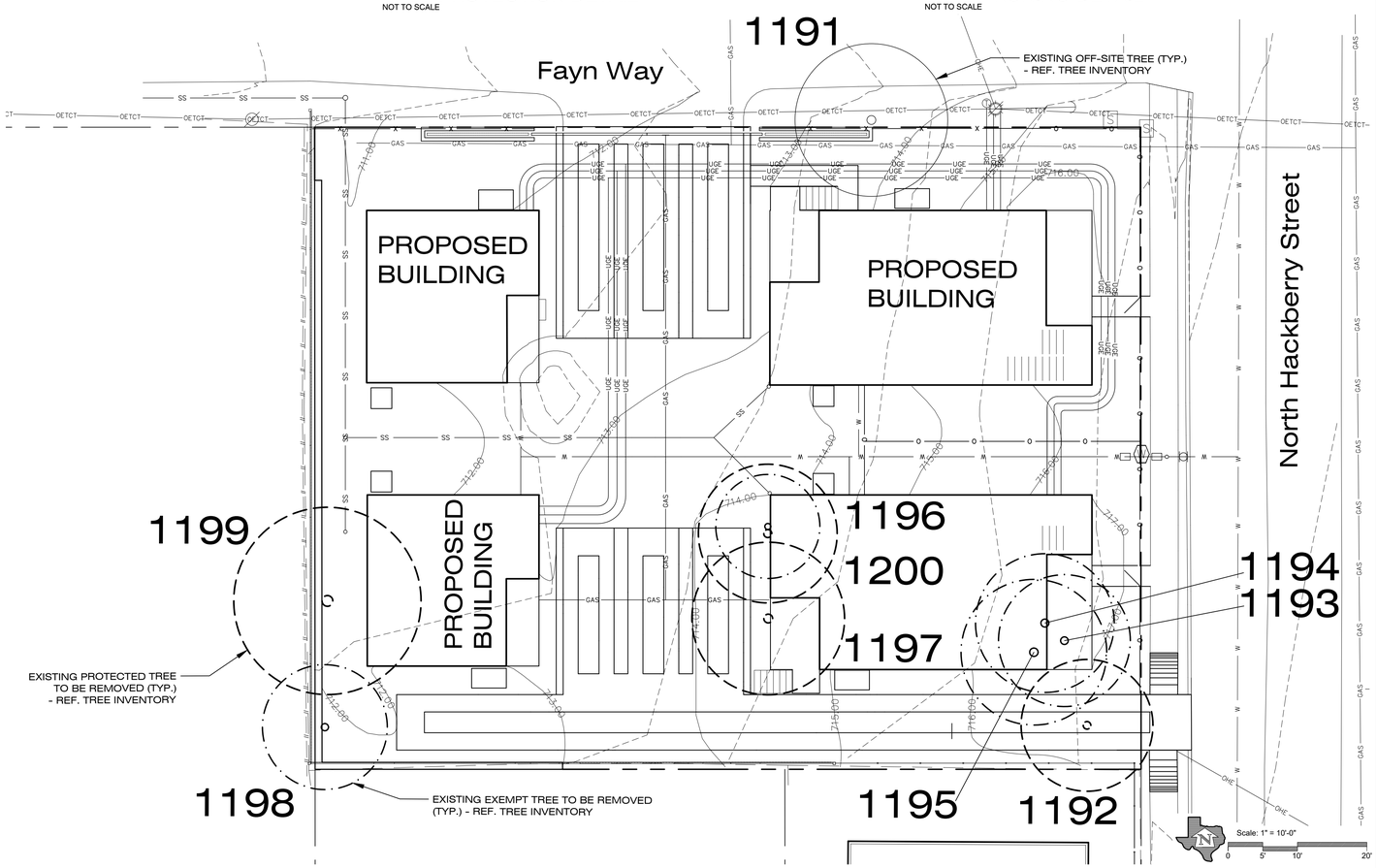
NOTES:
1. LANDSCAPE SUBCONTRACTOR TO PROVIDE PRUNING AND FERTILIZATION FOR ALL EXISTING TREES TO BE PRESERVED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED AND I.S.A. CERTIFIED ARBORIST.
2. APPLY APPROVED SLOW-RELEASE FERTILIZER INJECTED INTO SOIL BEFORE CONSTRUCTION COMMENCES AND AGAIN AFTER CONSTRUCTION IS COMPLETE.
3. ALL PRUNING OF EXISTING TREES MUST COMPLY WITH THE CITY OF SAN ANTONIO'S APPROVED PRUNING DETAIL AND IS TO BE DONE UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
4. PROTECTIVE FENCING MUST BE IN PLACE BEFORE ANY CONSTRUCTION ACTIVITIES MAY COMMENCE.
5. PROTECTIVE FENCING TO BE A MIN. 4'-0" HT. EXTENDING FROM TRUNK 12" PER CALIPER INCH OF TREE (MINIMUM 5'-0" ON ONE SIDE ONLY). THE OPTIMUM DISTANCE IS TO INSTALL FENCE DIRECTLY BENEATH DRIPLINE OF TREE AS SHOWN.
6. PROTECTIVE FENCING TO BE STAKED IN FIELD BY CONTRACTOR AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
7. DURING CONSTRUCTION, NO EXCESS SOIL, FILL MATERIAL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE FENCING, NOR SHALL ANY SOIL BE REMOVED FROM WITHIN THE FENCING.
8. APPLY COARSE GROUND OR SHREDDED ORGANIC BARK MULCH TO 6" DEPTH @ ALL EXISTING TREES TO BE PRESERVED.
9. THE PROPOSED FINISH GRADE WITHIN THE ROOT PROTECTION ZONE ("RPZ") OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THEN THREE (3) INCHES.

PRUNING NOTES:
1. ALL PRUNING IS TO BE DONE BY A LICENSED ARBORIST UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
2. WHERE FEASIBLE, PRUNE TREES BEFORE COMMENCEMENT OF CONSTRUCTION.
3. PAINT ALL WOUNDS ON OAK TREES WITHIN 30 MINUTES OF PRUNING.



TREE PRUNING DETAIL

NOT TO SCALE



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This document is intended for interim review purposes only and is not to be used for bidding, permitting, or construction.

OWNER
The Retail Connection

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PROJECT
909 North Hackberry Multifamily

909 North Hackberry
San Antonio, TX 78202

REVISIONS

PROJECT NUMBER
2021-098

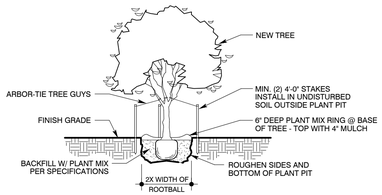
Drawn By: mc

Checked By: jr

Sheet Title:
TREE PRESERVATION PLAN

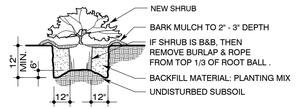
Sheet Number:
TP1.0

Issue Date:
June 15, 2021



TREE PLANTING DETAIL

NEW TREES
1/8" = 1'-0"



SHRUB PLANTING DETAIL

NEW SHRUBS
1/8" = 1'-0"

PLANT SCHEDULE

SIZE = CALIPER OR SPREAD

SYM.	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION	REMARKS
TREES						
QL	Quercus laceyi	LACY OAK	-	2" CAL.	B and B	DECIDUOUS / SINGLE STEM
SS	Sophora secundiflora	MOUNTAIN LAUREL	-	2" CAL.	B and B	EVERGREEN / MULTI-TRUNKED
SHRUBS						
LMY	Lantana montevidensis 'New Gold'	'NEW GOLD' LANTANA	-	1 GAL.		PERENNIAL / PLANT AT 30" O.C.
MCR	Muhlenbergia capillaris 'Regal Mist'	'REGAL MIST' MUHLY	-	1 GAL.		ACCENT / PLANT AS SHOWN
ROP	Rosmarinus officianallis 'Prostrata'	PROSTRATE ROSEMARY	-	1 GAL.		EVERGREEN / PLANT @ 24" O.C.
RRZ	Rosa 'Radrazz'	'RADRAZZ' KNOCK-OUT ROSE	-	5 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
SG	Salvia greggii	RED SALVIA	-	3 GAL.		EVERGREEN / PLANT AT 30" O.C.
TS	Tecoma stans	ESPERANZA	-	5 GAL.		ACCENT / PLANT AS SHOWN
GROUNDCOVERS AND GRASSES						
	Cynodon dactylon '419'	'419' HYBRID BERMUDAGRASS	-		SOLID SOD	SEE SPECIFICATIONS
		DECOMPOSED GRANITE	-			APPLY TO 3" COMPACTED DEPTH OVER SUBGRADE W/ GEO-TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE. FILL UNDER ADJACENT SHRUBS.
		3" - 4" 'TEXAS BLEND' RIVER ROCK	-			APPLY TO 4" DEPTH OVER COMPACTED SUBGRADE W/ GEO-TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE. FILL UNDER ADJACENT SHRUBS.

LANDSCAPE ORDINANCE COMPLIANCE
25 POINT MINIMUM - IDZ ZONING

1. PARKING LOT SHADING — **20 POINTS**
TOTAL PARKING AREA = 1750 SF x 25% = 437.5 SF SHADING REQUIRED
50% CREDIT NEW TREES:
(2) LACY OAKS @ 550 SF X 50%: 550 SF
(1) BUR OAKS @ 275 SF X 50%: 137.5 SF
TOTAL PARKING LOT SHADING PROVIDED: **687.5 SF (39.3%)**

TOTAL: **25 POINTS**

TREE CANOPY ORDINANCE COMPLIANCE
PROJECT SITE AREA = 11,016 SF x 15% (PER IDZ ZOINING) = 1653 SF TREE CANOPY REQUIRED
90% CREDIT NEW TREES
(3) LACY OAKS @ 550 SF x 90%: 1485 SF
(1) REDBUDS @ 275 SF x 90%: 247.5 SF
TOTAL TREE CANOPY PROVIDED: 1732.5 SF (15.7%)

TREE MITIGATION SUMMARY
MITIGATION REQUIRED PER TREE INVENTORY: 19 Cal. Inches
MITIGATION PROVIDED:
PARTIAL CREDIT NEW TREES (Less 1.5 Cal. Inches):
(2) 2" LACY OAKS: 1 Cal. Inches
(1) 2" MOUNTAIN LAUREL: 0.5 Cal. Inches
FULL CREDIT NEW TREES:
(1) 2" LACY OAK: 2 Cal. Inches
TOTAL MITIGATION PROVIDED: 3.5 Cal. Inches
TOTAL MITIGATION REMAINING: 15.5 Cal. Inches
TIMES x $200 PER CAL. INCH= PAYMENT DUE TO CITY TREE FUND: $3,100

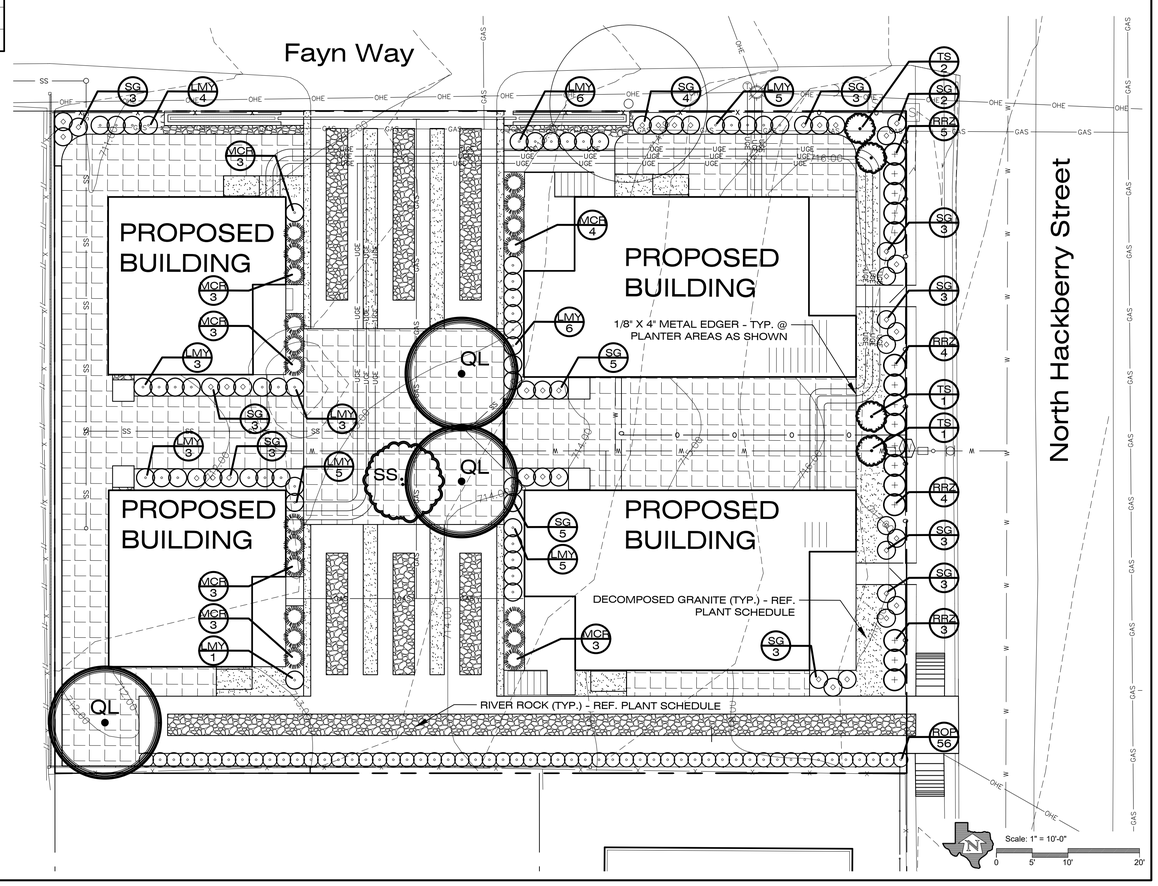
TREE PRESERVATION ORDINANCE COMPLIANCE
REFERENCE TP1.0

BUFFER ORDINANCE COMPLIANCE
PROPERTY IS ZONED IDZ, NO BUFFER REQUIRED.

GENERAL NOTES:
1. REFER TO SPECIFICATIONS FOR ALL CONTRACT PLANTING.
2. INSTALL APPROVED IMPORTED PLANTING MIX TO MIN. DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
3. INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION AND MUST REPORT ANY DEVIATION IN SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
5. WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REF. CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
6. VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTITILIES PRIOR TO ANY EXCAVATION. IN THE EVENT POTENTIAL CONFLICT(S) OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT(S) TO THE OWNER'S REPRESENTATIVE, AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.

URBAN DEER NOTES:
1. AT THE TIME THESE DOCUMENTS WERE PREPARED THE LANDSCAPE ARCHITECT WAS NOT AWARE OF A LOCAL URBAN DEER POPULATION.
2. IN THE EVENT AN URBAN DEER POPULATION IS DISCOVERED, CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING ALL NEWLY-INSTALLED PLANTS THROUGH THE 30-DAY MAINTENANCE PERIOD.
3. APPLY "LIQUID FENCE" (OR APPROVED EQUAL) TO ALL PLANTS AS NEEDED TO DISCOURAGE BROWSING BY DEER.
4. ANY NEWLY-INSTALLED PLANTS EATEN OR BROWSED BY DEER PRIOR TO THE EXPIRATION OF THE 30-DAY MAINTENANCE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

OVERHEAD ELECTRIC NOTES:
1. ALL PROPOSED LARGE SPECIES TREES (AS DEFINED BY THE UNIFIED DEVELOPMENT CODE IN EFFECT HEREOF) SHALL BE PLANTED NO CLOSER THAN 20' TO ALL OVERHEAD ELECTRIC UTILITY LINES.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL OVERHEAD ELECTRIC UTILITY LINES AND ENSURING THAT NO LARGE SPECIES TREES ARE PLANTED WITHIN 20' OF ANY OVERHEAD ELECTRIC UTILITY LINES.
3. WHERE CITY INSPECTORS FIND ANY PROPOSED LARGE SPECIES TREES TO BE IN VIOLATION OF PROXIMITY TO OVERHEAD ELECTRIC UTILITY LINES, THE CONTRACTOR SHALL RELOCATE TREES AT NO ADDITIONAL COST TO THE OWNER.



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PROJECT NUMBER
2021-098

Drawn By: ab

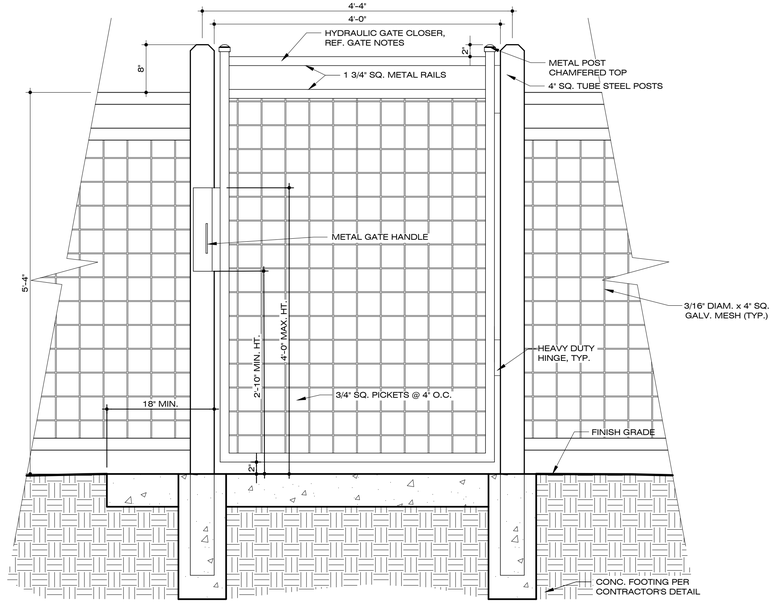
Checked By: jr

Sheet Title:
LANDSCAPE PLANTING PLAN

Sheet Number:
L1.0

Issue Date:
June 15, 2021

POOL GATE NOTES:
1. PEDESTRIAN GATE TO BE CONSTRUCTED OF PAINTED TUBE STEEL MEMBERS, COLOR TO BE BROWN.
2. PRIOR TO ORDERING OR DELIVERING MATERIALS TO THE PROJECT SITE, GATE CONTRACTOR TO SUBMIT FOR OWNER'S REVIEW AND APPROVAL SHOP DRAWINGS OF THE FOLLOWING:
A. SCALED, DIMENSION CUT SHEETS FROM GATE SUPPLIER INDICATING HT., COLOR, AND SECTIONS.
B. LAYOUT PLAN SHOWING PROPOSED GATE ALIGNMENT AND SECTION BREAKS (IF ANY)
C. MFG'S CUT SHEETS FOR PROPOSED LOCK.
D. PROPOSED MEANS OF ATTACHMENT FOR ALL STEEL MEMBERS.
E. PROPOSED POST FOOTING DETAILS SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS.
4. ON ADA ACCESSIBLE ROUTES, PROVIDE 18" FROM EDGE OF GATE DOOR TO SIDEWALK ON THE LATCH SIDE.
5. ON NON-ACCESSIBLE ROUTES, CENTER GATE ON WALKWAY.
6. CONTRACTOR TO INSTALL GATES, POSTS, JAMBS, HINGES, AND LOCKING HANDLES WITH CARD READERS PER GATE MANUFACTURER'S AND SUPPLIER'S SPECIFICATIONS.
7. PEDESTRIAN GATES TO COMPLY WITH CURRENT NATIONAL SAFETY STANDARDS AND LOCAL ORDINANCES.
8. REFER TO SHEET L1.0 FOR GATE LAYOUT INFORMATION.

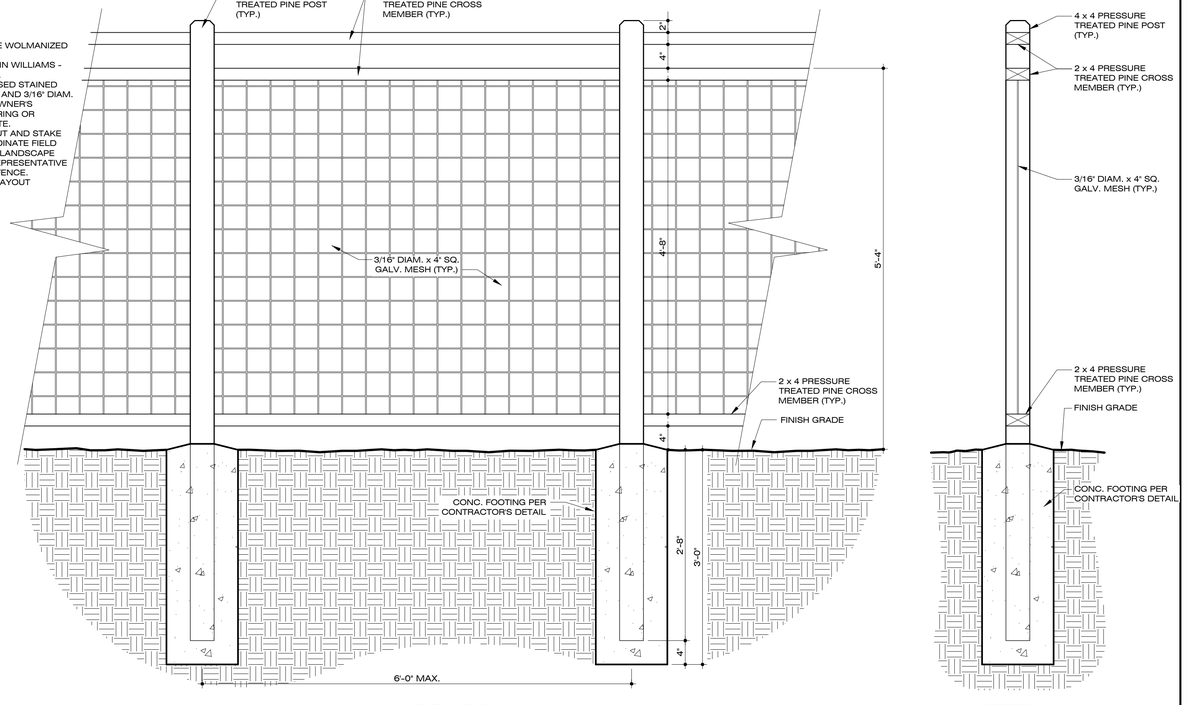


ENTRY GATE - ELEVATION

SCALE: 1" = 1'-0"

2

GENERAL FENCE NOTES:
1. ALL WOOD MEMBERS TO BE WOLMANIZED SOUTHERN YELLOW PINE.
2. WOOD STAIN TO BE SHERWIN WILLIAMS - SW3129 ARMOIRE HICKORY.
3. SUBMIT SAMPLE OF PROPOSED STAINED POST ALL WOOD MEMBERS AND 3/16" DIAM. x 4" SQ. GALV. MESH FOR OWNER'S APPROVAL PRIOR TO ORDERING OR DELIVERING TO PROJECT SITE.
5. CONTRACTOR SHALL LAYOUT AND STAKE FENCE IN FIELD AND COORDINATE FIELD REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTING FENCE.
6. REFER TO SHEET L1.0 FOR LAYOUT INFORMATION.



ELEVATION

SECTION

5'-4" HT. RUSTIC FENCE

SCALE: 1" = 1'-0"

1

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PROJECT NUMBER
2021-098

Drawn By: ab

Checked By: jr

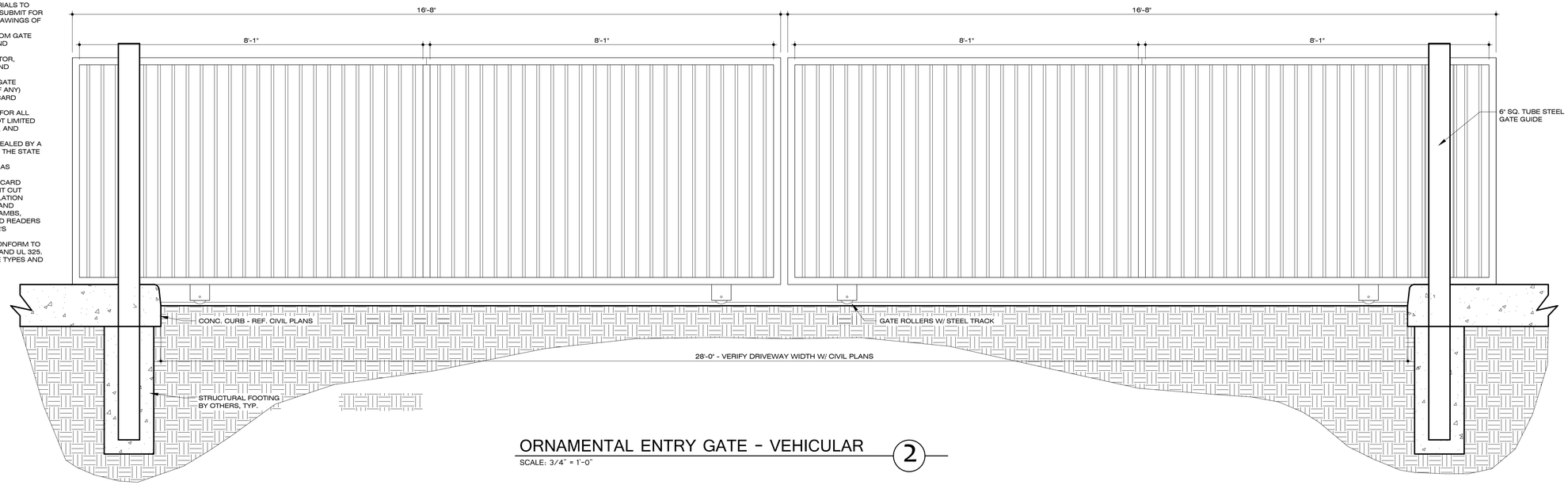
Sheet Title:
LANDSCAPE CONSTRUCTION DETAILS

Sheet Number:
L2.0

Issue Date:
June 15, 2021

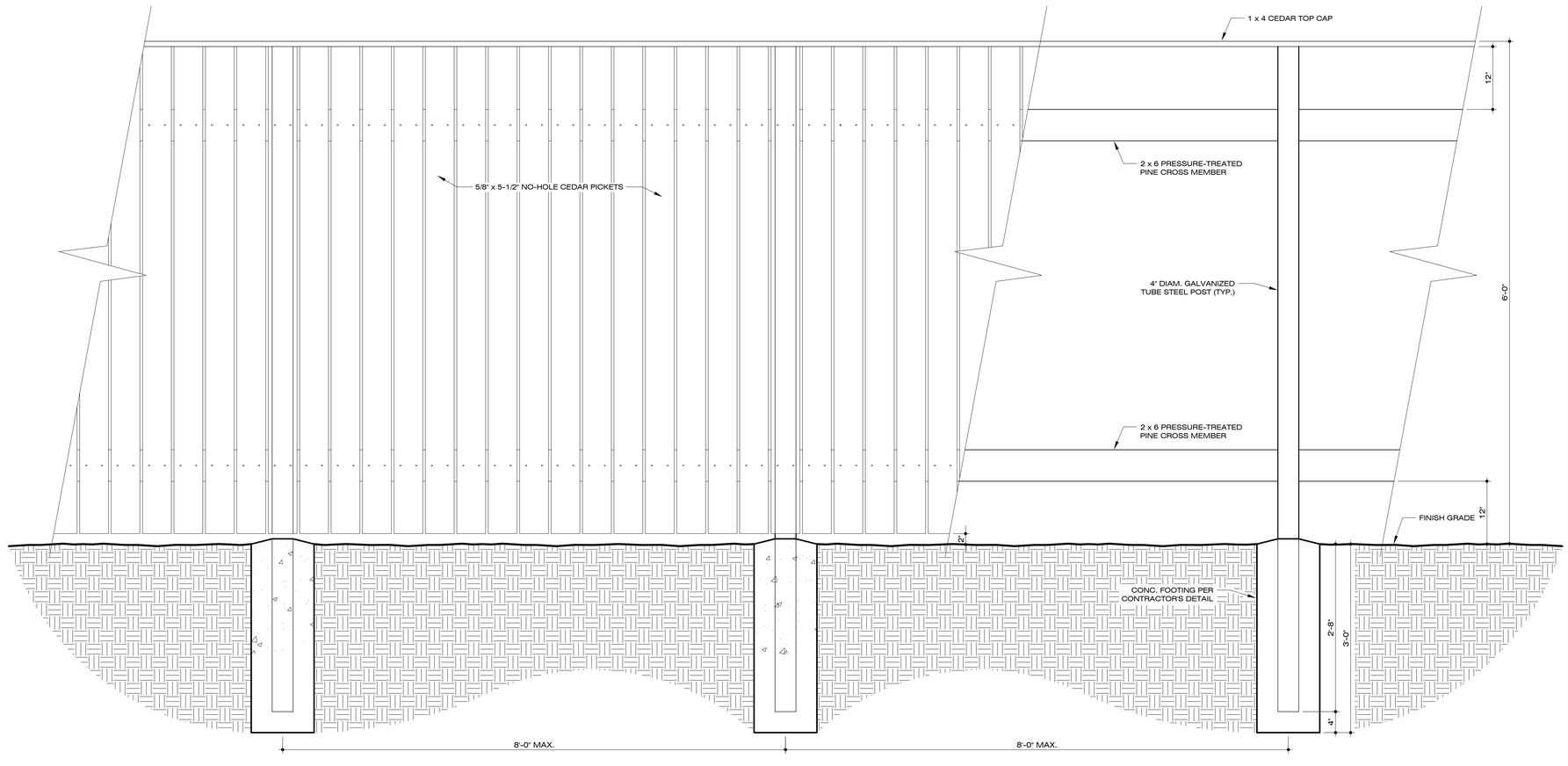
VEHICULAR GATE NOTES:

1. VEHICULAR GATE TO BE CONSTRUCTED OF WOOD TO MATCH FENCE
2. PRIOR TO ORDERING OR DELIVERING MATERIALS TO THE PROJECT SITE, GATE CONTRACTOR TO SUBMIT FOR OWNER'S REVIEW AND APPROVAL SHOP DRAWINGS OF THE FOLLOWING:
   - A. SCALED, DIMENSION CUT SHEETS FROM GATE SUPPLIER INDICATING HT., COLOR, AND SECTIONS.
   - B. PROPOSED AUTOMATIC GATE OPERATOR, INCLUDING MOTOR SPECIFICATION AND MECHANICAL / ELECTRICAL PLAN,
   - C. LAYOUT PLAN SHOWING PROPOSED GATE ALIGNMENT AND SECTION BREAKS (IF ANY)
   - D. MFG'S CUT SHEETS FOR PROPOSED CARD READER.
   - E. PROPOSED MEANS OF ATTACHMENT FOR ALL STEEL MEMBERS INCLUDING, BUT NOT LIMITED TO, POSTS, FRAMES, JAMBS, HINGES, AND LOCKING MECHANISMS.
   - F. PROPOSED POST FOOTING DETAILS SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS.
3. GATE TO INCLUDE, CARD READER ACCESS, AS SPECIFIED FROM CONTRACTOR.
   - A. PRIOR TO ORDERING OR DELIVERING CARD READER , CONTRACTOR TO TO SUBMIT CUT SHEET, SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR OWNER REVIEW AND
4. CONTRACTOR TO INSTALL GATES, POSTS, JAMBS, HINGES, AND LOCKING HANDLES WITH CARD READERS PER GATE MANUFACTURER'S AND SUPPLIERS SPECIFICATIONS.
5. VEHICULAR GATE CONSTRUCTION SHALL CONFORM TO REQUIREMENTS SET FORTH IN ASTM F2200 AND UL 325.
6. REFER TO SHEETS L1.3 THRU L1.6 FOR GATE TYPES AND LOCATIONS.



ORNAMENTAL ENTRY GATE - VEHICULAR (2)

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



6'-0" HT. CEDAR FENCE (1)

SCALE: 1" = 1'-0"

HORIZON
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REVISIONS

PROJECT NUMBER
2021-098

Drawn By: ab

Checked By: jr

Sheet Title:
LANDSCAPE CONSTRUCTION DETAILS

Sheet Number:
L2.1

Issue Date:
June 15, 2021

STRUCTURAL NOTES

GENERAL:

THE FOLLOWING GENERAL NOTES CONSTITUTE A MAJOR PART OF THE PLANS AND SPECIFICATIONS. STRICT COMPLIANCE WITH THESE NOTES IS ESSENTIAL TO THE PROPER CONSTRUCTION OF THIS BUILDING.

G-1 BUILDING CODE: IRC 2018 EDITION WITH CITY OF SAN ANTONIO AMENDMENT.

G-2 THE DETAILS DESIGNATED AS "TYPICAL DETAILS", APPLY GENERALLY TO THE DRAWINGS IN ALL AREAS WHERE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN DETAILS.

G-3 THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE REQUIREMENTS OF OTHER TRADES (ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ETC.) WITH THE STRUCTURAL DOCUMENTS PRIOR TO FABRICATION OR INSTALLATION OF ANY STRUCTURAL MEMBERS.

G-4 THE CONTRACTOR AND FABRICATOR SHALL VERIFY ALL QUANTITIES, DIMENSIONS AND CONDITIONS THOROUGHLY WITH THE CONTRACT DOCUMENTS AND THEN NOTIFY THE ARCHITECT / ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE SUBMITTING SHOP DRAWINGS AND PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS FOR DIMENSIONS.

G-5 COMPLETED SHOP DRAWINGS SHALL BE PROVIDED, AS SPECIFIED, FOR ALL FABRICATED ITEMS AND SHALL BE REVIEWED BY THE GENERAL CONTRACTOR PRIOR TO FABRICATION. STRUCTURAL DRAWINGS SHALL NOT BE REPRODUCED FOR SHOP DRAWINGS. USE OF STRUCTURAL DRAWINGS WITHOUT PERMISSION IS GROUNDS FOR REJECTION OF SHOP DRAWINGS. THE STRUCTURAL ENGINEER WILL REVIEW SHOP DRAWINGS FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS. THEREFORE, ALL CLOUDED DIMENSIONS, INDICATED ON ANY SHOP DRAWINGS, THAT ARE RELATIVE TO EXISTING STRUCTURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND FABRICATOR. AS A MINIMUM, THE FOLLOWING SHOP DRAWINGS SHALL BE SUBMITTED AS WELL AS SHOP DRAWINGS LISTED IN THE DEFERRED SUBMITTAL SECTION OF THESE NOTES:

A. CONCRETE MIX DESIGN FOR EACH TYPE OF CONCRETE TO BE USED.
B. CONCRETE REINFORCING STEEL SHOP DRAWINGS INCLUDING PLACEMENT DRAWINGS AND CUT SHEETS.
C. PREFABRICATED WOOD FLOOR AND ROOF TRUSSES. (GENERAL CONTRACTOR SHALL SUBMIT TO THE CITY PRIOR TO CERTIFICATE OF OCCUPANCY)
D. LAMINATED VENEER LUMBER (LVL) SHOP DRAWINGS AND PRODUCT DATA.

G-6 SHOP DRAWINGS NOT PREVIOUSLY REVIEWED BY THE GENERAL CONTRACTOR SHALL BE RETURNED WITHOUT REVIEW BY THE STRUCTURAL ENGINEER. THE STRUCTURAL ENGINEER DOES NOT BEAR ANY RESPONSIBILITY TO THE STRUCTURAL MEMBERS BUILT WITHOUT APPROVED SHOP DRAWINGS.

G-7 THE GENERAL CONTRACTOR SHALL INSPECT JOB FOR COMPLETION BEFORE SCHEDULING ANY OBSERVATION BY THE ENGINEER.

G-8 SEE THE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATIONS AND SIZES OF SLAB OPENINGS, SLEEVES, INSERTS, ANCHORS AND BOLTS REQUIRED BY VARIOUS TRADES.

G-9 ALL PLUMBING CONDUITS AT FOUNDATION SHOULD HAVE FLEXIBLE CONNECTIONS TO SUSTAIN A MAXIMUM DIFFERENTIAL MOVEMENT OF 1 INCH.

G-10 THE STRUCTURE HAS BEEN DESIGNED TO RESIST DESIGN LOADS ONLY AS A COMPLETED STRUCTURE. THE CONTRACTOR SHALL CONSIDER ALL CONSTRUCTION LOADS APPLIED TO THE PARTIALLY COMPLETED STRUCTURE UNTIL ALL PERMANENT CONNECTIONS ARE MADE, AND ENCLOSED PERMANENTLY AS PER CONSTRUCTION DOCUMENTS. TEMPORARY BRACING SHALL BE PROVIDED BY THE CONTRACTOR IN ALL DIRECTIONS. WHEN REQUIRED, BY THE CONSTRUCTION DOCUMENTS OR THE STRUCTURAL ENGINEER, THE CONTRACTOR SHALL PROVIDE CALCULATIONS SEALED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS WHICH VERIFY THE MEANS OF STRUCTURALLY MAINTAINING THE INTEGRITY OF THE COMPLETED PORTION OF THE STRUCTURE.

G-11 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE ADEQUACY OF THE STRUCTURE TO SUPPORT ALL CONSTRUCTION LOADS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE TO DESIGN OR CHECK THE STRUCTURE FOR CONSTRUCTION ACTIVITIES.

G-12 ALL EXPOSED MISCELLANEOUS STEEL AND LINTEL ANGLES SHALL BE CLEANED AND GALVANIZED. APPLY ZINC COATING BY THE HOT-DIP PROCESS AND ACCORDING TO A.S.T.M. A123. WHEN APPLICABLE FIELD WELDS, BOLTED CONNECTIONS AND ABRADED AREAS SHALL BE CLEANED AND "TOUCHED UP" WITH GALVANIZING REPAIR PAINT IN ACCORDANCE WITH A.S.T.M. A780. THE GALVANIZING REPAIR PAINT SHALL HAVE A HIGH ZINC-DUST CONTENT WITH DRY FILM CONTAINING NO LESS THAN 95% ZINC-DUST BY WEIGHT, AND COMPLYING WITH THE DOD-P-21035A OR SSPC-PAINT 20.

G-13 THE ENGINEER SHALL NOT HAVE CONTROL OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

G-14 PERIODIC SITE OBSERVATIONS BY FIELD REPRESENTATIVES OF SPB ENGINEERING, LLC ARE SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS. THESE LIMITED SITE OBSERVATIONS ARE NOT INTENDED TO BE A CHECK OF THE QUALITY OR QUANTITY OF THE WORK, BUT RATHER PERIODIC IN AN EFFORT TO INFORM THE OWNER OF DEFECTS AND DEFICIENCIES IN THE WORK OF THE CONTRACTOR.

G-15 ASSUMPTIONS HAVE BEEN MADE BY THIS OFFICE REGARDING EXISTING SITE CONDITIONS. THE ACTUAL CONDITIONS MAY VARY FROM THOSE ASSUMED. FIELD VERIFICATION OF EXISTING CONDITIONS MAY BE REQUIRED TO PROVIDE ADEQUATE SHOP DRAWINGS. THE CONTRACTOR IS TO COORDINATE EFFORTS AS REQUIRED AND IS TO REPORT ANY DISCREPANCIES REGARDING THE EXISTING CONDITIONS TO THE ENGINEER FOR POSSIBLE MODIFICATIONS NEEDED TO THE CONTRACT DRAWINGS.

G-16 PROTECT ALL REMAINING EXISTING STRUCTURES. ANY DAMAGE TO AN EXISTING STRUCTURE SHALL BE REPAIRED TO EQUIVALENT OR BETTER CONDITION.

G-17 PROVIDE CONTROL JOINTS AT 12'-0" ON CENTER MAXIMUM FOR ALL BRITTLE FINISHES, UNLESS NOTED OTHERWISE BY THE ARCHITECT.

G-18 IF CONFLICT EXISTS BETWEEN DRAWINGS AND NOTES, THE STRICTEST REQUIREMENTS SHALL GOVERN.

BUILDING PAD PREPARATION:

A SUBSURFACE SOIL STUDY WAS PREPARED BY ROCK ENGINEERING & TESTING LABORATORY, INC. (RETL0. THEIR PROJECT NUMBER FOR THIS SITE IS 221091 AND WAS COMPLETED ONFEBRUARY 24, 2021. THIS GEOTECHNICAL REPORT AND ITS SUPPLEMENTS WERE USED IN THE DESIGN OF THE STRUCTURAL FOUNDATIONS FOR THIS PROJECT. THE GENERAL CONTRACTOR SHALL OBTAIN A COPY OF THIS REPORT PRIOR TO THE BEGINNING OF ANY FOUNDATION WORK.

UF-1 PROVIDE TEMPORARY PROVISIONS FOR DRAINAGE OF THE BUILDING PAD AREA DURING CONSTRUCTION AND PERMANENT DRAINAGE AWAY FROM THE BUILDING AFTER CONSTRUCTION.

UF-2 AT THE ENTIRE AREA OCCUPIED BY THE BUILDING (AND FOR A DISTANCE OF 5.0 FT. OUTSIDE OF THE BUILDING), REMOVE ALL ORGANIC AND OTHER DELETERIOUS MATERIALS. DO NOT USE FOR UNDERFLOOR FILL. REMOVE ADDITIONAL SOILS PER GEOTECHNICAL REPORT TO ACHIEVE THE PVR MENTIONED IN UF-10. THE EXPOSED SUBGRADE SHALL BE RELATIVELY LEVEL.

UF-3 THE EXPOSED SUBGRADE SHALL BE SCARIFIED AND COMPACTED PER THE GEOTECHNICAL REPORT MENTIONED ABOVE.

UF-4 BRING THE BUILDING PAD TO UNDERSIDE OF SLAB WITH SELECT STRUCTURAL FILL MATERIAL AS SPECIFIED PER THE GEOTECHNICAL REPORT TO ACHIEVE A MAX. PVR LISTED IN UF-10.

UF-5 PERFORM ALL EARTHWORK DESCRIBED ABOVE BEFORE TRENCHING FOR GRADE BEAMS, MEP ITEMS, OR UTILITY LINES.

UF-6 EXCAVATE BEAM TRENCHES TO MEET PLANNED DIMENSIONS. PRIOR TO PLACEMENT OF CONCRETE, HAND COMPACT BOTTOM OF BEAM TRENCHES PER THE GEOTECHNICAL REPORT STANDING WATER SHOULD NOT BE PERMITTED IN THE BEAM TRENCHES AFTER FINAL COMPACTION AND BEFORE PLACEMENT OF CONCRETE. REMOVE ALL LOOSE MATERIALS AND UNSUITABLE SOILS DUE TO RAINFALL OR BY DESICCATION.

UF-7 PLACE 15 MIL "STEGO WRAP" OR REVIEWED EQUIVALENT ON TOP OF SELECT FILL. SMOOTH SUBGRADE TO PREVENT PROTRUSIONS THAT MAY CAUSE DAMAGE OR RUPTURE FILM. LAY FILM ON SUBGRADE INCLUDING BEAM AND FOOTING SOFFITS AND SIDES OF BEAMS AND FOOTINGS USING WIDEST PRACTICAL WIDTHS. LAP EDGES OF FILM 6" WITH TOP LAP PLACED IN DIRECTION OF CONCRETE FLOW AND TAPE ALL JOINTS. CUT FILM AROUND PIPES AND ROUGH-INS AND SEAL CUTS WITH PRESSURE SENSITIVE TAPE.

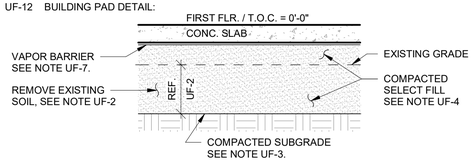
UF-8 AT AREAS OUTSIDE THE BUILDING LINE, SLOPE THE TOP SURFACE OF FILL A MIN. 5% FOR A DISTANCE OF 10 FEET TO MATCH FINISH GRADE SLOPE AND HOLD DOWN A MINIMUM OF 10 INCHES BELOW FINISH FLOOR LINE, GUTTER DOWNSPOUTS EXTEND AT LEAST THREE (3) FEET PAST THE EDGE OF BUILDING, UNLESS NOTED OTHERWISE ON THE CIVIL ENGINEERS CONSTRUCTION DOCUMENTS.

UF-9 THE OWNER SHALL EMPLOY AN INDEPENDENT TESTING LABORATORY TO DETERMINE IF THE SOIL CONDITIONS AT THE ACTUAL ADDITION LOCATION ARE CONSISTENT WITH THE BORINGS IN THE SUBSURFACE SOIL STUDY AND TO TAKE DENSITY TESTS FOR SUBGRADE AND EACH LIFT OF SELECT FILL.

UF-10 THE FOLLOWING DESIGN PARAMETERS WHERE USED TO DESIGN THE FOUNDATION
- o ALLOWABLE SOIL BEARING PRESSURE: 2,000 PSF
- o MAXIMUM PVR FOR SLAB ON GROUND IS TO BE 2"

UF-11 IF UTILITY TRENCHES ARE REQUIRED, WE RECOMMEND THAT MEASURES BE TAKEN TO PROHIBIT TRANSMITTING WATER UNDER THE BUILDING PAD. REFER TO THE GEOTECHNICAL ENGINEERING STUDY OR CONTACT GEOTECHNICAL ENGINEER FOR BACKFILL REQUIREMENTS.

UF-12 BUILDING PAD DETAIL:



SCHEDULE OF SITE OBSERVATIONS BY THE STRUCTURAL ENGINEER:

SO-1 ALL STRUCTURAL ELEMENTS OF THE BUILDING SHALL BE OBSERVED BY THE STRUCTURAL ENGINEER'S REPRESENTATIVE DURING THE CONSTRUCTION PHASE, SO THAT A FINAL LETTER OF COMPLIANCE CAN BE PROVIDED TO THE OWNER AND / OR BUILDING AUTHORITY.

SO-2 PRIOR TO THE BEGINNING OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL ARRANGE A MEETING WITH THE STRUCTURAL ENGINEER TO SET UP A SCHEDULE FOR THE FOLLOWING OBSERVATIONS:

A. CONCRETE: FOR EACH CONCRETE POUR UNLESS NOTED OTHERWISE BY THE ENGINEER. SEE CONCRETE AND CONCRETE REINFORCEMENT C-5.

B. TIMBER FRAMING: AFTER ALL WOOD FRAMING AND CONNECTIONS ARE MADE BUT BEFORE APPLYING SHEATHING.

C. NOTIFY THE ARCHITECT AT LEAST 24 HOURS BEFORE EACH SITE OBSERVATION IS REQUIRED TO ALLOW TIME FOR ARRANGEMENTS TO BE MADE WITH ENGINEER FOR SITE OBSERVATION.

SO-3 THESE STRUCTURAL OBSERVATIONS ARE THE REQUIREMENTS OF THE STRUCTURAL ENGINEER AND DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR OTHER INSPECTIONS REQUIRED IN ACCORDANCE WITH THE IRC OR THE CITY OF SAN ANTONIO.

DEFERRED DESIGN SUBMITTAL:

DD-1 SUBMITTALS LISTED IN DD-2 ARE TO BE DESIGNED, DETAILED, SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS. SEE PLANS AND SPECIFICATIONS FOR DESIGN REQUIREMENTS OF THESE ELEMENTS.

DD-2

ITEM	RESPONSIBLE FOR SHOP DRAWING REVIEW	RESPONSIBLE FOR INSPECTION
o WOOD FLOOR & ROOF TRUSSES	STRUCTURAL ENGINEER AND BUILDING INSPECTOR (COSA)	BUILDING INSPECTOR

CONCRETE AND CONCRETE REINFORCEMENT:

C-1 STRUCTURAL CONCRETE SHALL BE IN ACCORDANCE WITH THE CODE APPLICABLE EDITION OF "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318)", THE AMERICAN CONCRETE INSTITUTE.

C-2 ALL CONCRETE REINFORCEMENT SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL, CONFORMING TO ASTM A 615, GRADE 60, EXCEPT WELDABLE REBARS ASTM A706, GR. 60, WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185, GRADE 70"

C-3 DETAIL REINFORCING BARS AND PROVIDE BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH ACI 315.

C-4 ALL REINFORCING SHALL BE PROPERLY CHAIRED AND TIED PER ACI 315 (SP66) AND CRSI (PLACING REINFORCING BARS) PRIOR TO PLACING CONCRETE.

C-5 PLACEMENT OF ALL REINFORCING STEEL SHALL BE OBSERVED BY THE ENGINEER PRIOR TO CONCRETE PLACEMENT UNLESS APPROVED OTHERWISE.

C-6 ALL CONCRETE SHALL BE NORMAL WEIGHT STONE AGGREGATE CONCRETE UNLESS NOTED OTHERWISE. AGGREGATE SHALL MEET ASTM C33 REQUIREMENTS, AND SHALL BE 3/4" TO 1 1/2" NOMINAL AGGREGATE SIZE. CONCRETE ON METAL DECK IS TO UTILIZE 3/4" MAXIMUM AGGREGATE. PROVIDE ADMIXTURES AS REQUIRED TO IMPROVE WORKABILITY. THE GENERAL CONTRACTOR SHALL COORDINATE THE CONCRETE SLUMP WITH PLACEMENT REQUIREMENTS UNLESS NOTED OTHERWISE IN STRUCTURAL DOCUMENTS. PLASTIC CONCRETE TEMPERATURE SHALL NOT EXCEED 90 DEGREES PRIOR TO PLACEMENT. ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS USING MOIST CURING PROCEDURES OR CURING COMPOUNDS WHICH WILL NOT INTERFERE WITH THE BONDING OF FINISH TILE FLOORS. NO FLY ASH SHALL BE USED AT ARCHITECTURALLY EXPOSED CONCRETE WITHOUT PRIOR APPROVAL FROM ARCHITECT. THE FLYASH CONTENT SHALL NOT EXCEED THE PERCENTAGE OF CEMENTITIOUS MATERIALS SHOWN BELOW. IN ADDITION TO ABOVE, THE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:

DESCRIPTION OF USE	f'c	MAX W/C	FLYASH CONTENT
SLAB-ON-GRADE	3,000 PSI	N/A	25% MAX
FOOTINGS	3,000 PSI	N/A	25% MAX

C-7 PROVIDE A SET OF CYLINDERS IN ACCORDANCE WITH ASTM C 31 TO BE TAKEN BY AN INDEPENDENT TESTING LAB AT THE FREQUENCY SPECIFIED IN ACI 318 AND THE GOVERNING BUILDING CODE WITH LOCAL AMENDMENTS. COMPRESSION TEST RESULTS SHALL BE REPORTED TO THE ENGINEER WITHIN 24 HOURS.

C-8 NO SUBSEQUENT CONSTRUCTION WILL BE ALLOWED UNTIL CONCRETE HAS REACHED 75% OF DESIGN STRENGTH.

C-9 PORTLAND CEMENT SHALL CONFORM TO ASTM - C150, TYPE I/II.

C-10 NO WELDING OF REINFORCING BARS OR TORCHING TO BEND REINFORCING BARS SHALL BE ALLOWED WITHOUT THE SPECIFIC APPROVAL OF THE STRUCTURAL ENGINEER.

C-11 CONCRETE COVER SHOULD BE AS FOLLOWS:

A. FOOTINGS AND OTHER PRINCIPAL STRUCTURAL MEMBERS IN WHICH CONCRETE IS CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH - 3 INCHES.

B. WHERE CONCRETE SURFACES, AFTER REMOVAL OF FORMS, ARE EXPOSED TO WEATHER OR EARTH:

- o BARS 3/4" AND LARGER IN DIAMETER ..... 2 INCHES
- o BARS SMALLER THAN 5/8" IN DIAMETER ..... 1 1/2 INCHES

C. WHERE SURFACES ARE NOT DIRECTLY EXPOSED TO WEATHER OR EARTH:

- o SLAB ON GRADE (FROM TOP OF SLAB) ..... 1 1/2 INCHES
- o SLABS, WALLS, JOISTS
  - No. 14 AND No. 18 BARS ..... 1 1/2 INCHES
  - No. 11 BARS AND SMALLER ..... 3/4 INCHES
- o BEAMS, COLUMNS
  - PRIMARY REINF., TIES, STIRRUPS, SPIRALS ..... 1 1/2 INCHES

C-12 MECHANICAL AND ELECTRICAL CONDUIT CAN NOT BE PLACED IN BEAMS PARALLEL TO BEAM REINFORCING. PROVIDE A MINIMUM OF 1 1/2" CLEAR BETWEEN CONDUIT AND PARALLEL REINFORCING. DO NOT "BUNDLE" CONDUITS. CONDUITS SHALL BE PLACED IN THE MIDDLE ONE THIRD OF THE SLAB THICKNESS OR BEAM DEPTH.

C-13 SET AND BUILD INTO FORM WORK ANCHORAGE DEVICES AND OTHER EMBEDDED ITEMS REQUIRED FOR OTHER WORK THAT IS ATTACHED TO OR SUPPORTED BY CAST-IN-PLACE CONCRETE. REBAR PROJECTING FROM CONCRETE SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE.

C-14 IF NOT SHOWN ON PLAN, THE CONTRACTOR SHALL SUBMIT A PROPOSED CONSTRUCTION JOINT LAYOUT FOR REVIEW. MAXIMUM SQUARE FOOTAGE SHALL NOT EXCEED 15,000 UNLESS APPROVED BY ENGINEER.

LAMINATED VENEER LUMBER:

LV-1 LAMINATED VENEER LUMBER (LVL) SHALL BE PERFORMANCE RATED LVL. LVL'S SHALL BE FURNISHED AND INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE SPECIFICATIONS OF THE LVL MANUFACTURER.

LV-2 THE CONTRACTOR SHALL USE APPROVED HARDWARE AND CONNECTIONS AS SPECIFIED ON THE PLANS AND IN ACCORDANCE WITH THE SPECIFICATIONS OF THE LVL MANUFACTURER.

LV-3 PRODUCT QUALITY SHALL CONFORM TO THE MANUFACTURER'S APPROVED QUALITY CONTROL MANUAL, WITH CERTIFICATION SERVICES PROVIDED BY APA EWS IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS AND THE APPLICABLE CODE EVALUATION REPORT.

LV-4 LVL'S SHALL BE MARKED WITH THE APA EWS TRADEMARK, INDICATING CONFORMANCE WITH THE MANUFACTURER'S EVALUATION REPORT.

LV-5 LVL'S SHALL BE PROTECTED FROM DIRECT EXPOSURE TO WEATHER PRIOR TO INSTALLATION.

LV-6 STRUCTURAL PROPERTIES OF THE LVL'S SHALL BE EVALUATED USING METHODS SPECIFIED IN ASTM D5456 FOR STRUCTURAL COMPOSITE LUMBER.

LV-7 DESIGN PROPERTIES FOR APA EWS PERFORMANCE RATED LVL'S SHALL MEET OR EXCEED THE FOLLOWING STRESS VALUES:

Fb . . . . . 2,400 PSI
Fv . . . . . 285 PSI
E . . . . . 1,800,000 PSI

DESIGN LOADS:

DL-1 DEAD LOADS INCLUDE THE WEIGHT OF CONSTRUCTION MATERIALS INCORPORATED INTO THE BUILDING, INCLUDING BUT NOT LIMITED TO WALLS, FLOORS, ROOFS, CEILINGS, STAIRWAYS, BUILT-IN PARTITIONS, FINISHES, CLADDING AND OTHER SIMILARLY ARCHITECTURAL AND STRUCTURAL ITEMS AND FIXED SERVICE EQUIPMENT. ALL DEAD LOADS ARE CONSIDERED PERMANENT LOADS. MINIMUM ROOF DEAD LOAD IS 20 PSF OR ACTUAL LOAD WHICHEVER IS LARGER.

DL-2 DEAD LOADS FOR MECHANICAL UNITS ARE BASED ON THE WEIGHTS OF EQUIPMENT AS INDICATED ON THE STRUCTURAL DRAWINGS (INCLUDING THE WEIGHT OF CONCRETE PADS, WHERE INDICATED). ANY CHANGES IN TYPE, SIZE, WEIGHT, LOCATION OR NUMBER OF PIECES OF EQUIPMENT SHOULD BE REPORTED TO THE ARCHITECT FOR VERIFICATION OF THE ADEQUACY OF SUPPORTING MEMBERS PRIOR TO THE PLACEMENT OF SUCH EQUIPMENT.

DL-3 UNIFORM DESIGN LIVE LOADING IS AS FOLLOWS:
- o ROOFS (STEEPER THAN 4" / FT) ..... 16 PSF
- o UNINHABITABLE ATTICS WITHOUT STORAGE ..... 10 PSF
- o UNINHABITABLE ATTICS WITH LIMITED STORAGE ..... 20 PSF
- o BATHROOMS ..... 50 PSF
- o PRIVATE ROOMS & CORRIDORS SERVING THEM ..... 40 PSF
- o PUBLIC ROOMS & CORRIDORS SERVING THEM ..... 100 PSF
- o ALL OTHER AREAS ..... 40 PSF
- o STAIRS ..... 40 PSF

DL-4 ROOF LIVE LOADS MAY BE REDUCED.

DL-5 SNOW LOAD:
- o GROUND SNOW LOAD, Pg ..... 5 PSF

DL-6 WIND LOADS:
- o RISK CATEGORY II
- o ULTIMATE DESIGN WIND SPEED, Vult ..... 115 MPH
- o ALLOWABLE DESIGN WIND SPEED, Vasd ..... 89 MPH
- o EXPOSURE CATEGORY ..... "B"
- o INTERNAL PRESSURE COEFFICIENT ..... +/- 0.18
- o FOR COMPONENTS AND CLADDING GROSS WIND PRESSURE, USE APPLICABLE EXTERIOR PRESSURE COEFFICIENTS.

DL-7 EARTHQUAKE DESIGN DATA:
- o SEISMIC IMPORTANCE FACTOR Ie 1.0
- o RISK CATEGORY II
- o MAPPED SPECTRAL RESPONSE ACCELERATIONS:
  - Ss 0.051g
  - S1 ..... 0.023g
- o SITE CLASS "D"
- o SPECTRAL RESPONSE COEFFICIENTS
  - Sds 0.054g
  - Sd1 ..... 0.036g
- o SEISMIC DESIGN CATEGORY "A"
- o BASIC SEISMIC FORCE RESISTING SYSTEM - STRUCTURAL CONCRETE AND WOOD FRAMING SYSTEM NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE
- o DESIGN BASE SHEAR, V = N/A
- o SEISMIC RESPONSE COEFFICIENT, Cs = N/A
- o RESPONSE MODIFICATION COEFFICIENT, R = N/A
- o ANALYSIS PROCEDURE - N/A

DL-8 UNLESS SPECIFICALLY NOTED, THERE ARE NO PROVISIONS FOR FUTURE FLOORS, ROOFS OR OTHER LOADS.

ABBREVIATIONS

&	- AND	I.D.	- INSIDE DIAMETER
@	- AT	IN.	- INCH
C	- CENTERLINE	INT.	- INTERIOR
X°	- DEGREE	JST.	- JOIST
Ø	- DIAMETER	JT.	- JOINT
A.B.	- ANCHOR BOLT	L	- ANGLE
APPROX.	- APPROXIMATE	LBS.	- POUND
ARCH.	- ARCHITECT/ARCHITECTURAL	LF	- LINEAR FOOT
ALT.	- ALTERNATE	LLH	- LONG LEG HORIZONTAL
B.L.	- BUILDING LINE	LLV	- LONG LEG VERTICAL
BM.	- BEAM	MAX.	- MAXIMUM
B.W.	- BOTH WAYS	MECH.	- MECHANICAL
B.O.B.	- BOTTOM OF BEAM	MFR.	- MANUFACTURER
BOT.	- BOTTOM	MID.	- MIDDLE
BLDG.	- BUILDING	MIN.	- MINIMUM
BSMT.	- BASEMENT	MISC.	- MISCELLANEOUS
BRG.	- BEARING	MAS.	- MASONRY
BTWN.	- BETWEEN	NS	- NEAR SIDE
CANT.	- CANTILEVER	N.T.S.	- NOT TO SCALE
C.I.P	- CAST-IN-PLACE	o.c.	- ON CENTER
CLG.	- CEILING	O.D.	- OUTSIDE DIAMETER
CLR.	- CLEAR	O.H.	- OPPOSITE HAND
CMU	- CONCRETE MASONRY UNITS	OPNG.	- OPENING
COL.	- COLUMN	OPP.	- OPPOSITE
CONC.	- CONCRETE	PREFAB.	- PREFABRICATED
CONTR.	- CONTRACTOR	PSF	- POUND PER SQUARE FOOT
C.J.	- CONSTRUCTION JOINT	PSI	- POUND PER SQUARE INCH
CONN.	- CONNECTION	PL.	- PLATE
CONST.	- CONSTRUCTION	RAD.	- RADIUS
CONT.	- CONTINUOUS	REF.	- REFERENCE
D.	- DEEP	REINF.	- REINFORCING/REINFORCED
DEMO.	- DEMOLITION	REQ'D	- REQUIRED
DIA.	- DIAMETER	SPAC.	- SPACES/SPACING
DIAG.	- DIAGONAL	SCHED.	- SCHEDULE
DIM.	- DIMENSION	SECT.	- SECTION
D.L.	- DEAD LOAD	SHT.	- SHEET/SHEATHING
DBL.	- DOUBLE	SIM.	- SIMILAR
DN.	- DOWN	SPEC.	- SPECIFICATION
DWL.	- DOWEL	SL.	- SLOPE
DWG.	- DRAWING	SSS	- STANDARD STRUCTURAL STEEL
EA.	- EACH	STIFF.	- STIFFENERS
E.F.	- EACH FACE	STIR.	- STIRRUPS
E.J.	- EXPANSION JOINT	SQ.	- SQUARE
ELEV.	- ELEVATION	STD.	- STANDARD
EQ.	- EQUAL	STL.	- STEEL
EQUIP.	- EQUIPMENT	STR.	- STAIR
E.W.	- EACH WAY	STRUCT.	- STRUCTURE/STRUCTURAL
EXIST.	- EXISTING	SYM.	- SYMMETRICAL
EXP.	- EXPANSION	T.	- TREAD
EXT.	- EXTERIOR	T&B	- TOP AND BOTTOM
FDN.	- FOUNDATION	THK.	- THICK / THICKNESS
F.D.	- FLOOR DRAIN	T.O.C.	- TOP OF CONCRETE
F.S.	- FAR SIDE	T.O.J.	- TOP OF JOIST
FIN.	- FINISH	T.O.S.	- TOP OF STEEL
FLD.	- FIELD	T.O.W.	- TOP OF WALL
FLR.	- FLOOR	TYP.	- TYPICAL
FT.	- FOOT OR FEET	UNO.	- UNLESS NOTED OTHERWISE
FTG.	- FOOTING	VERT.	- VERTICAL
GALV.	- GALVANIZED	W/	- WITH
HORIZ.	- HORIZONTAL	W.P.	- WORK POINT
HCA	- HEADED CONCRETE ANCHOR	W.W.F.	- WELDED WIRE FABRIC

NOTICE:
DO NOT SCALE DRAWINGS, USE DIMENSIONS SHOWN.

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#	DESCRIPTION	DATE
SCHEDULE OF REVISIONS		

INTERMEDIATE REVIEW

PROJECT NUMBER: 210117
PROJECT DATE: 2021.06.01
PROJECT MANAGER: SPB
PROJECT TEAM: SPB, DLB

STRUCTURAL NOTES

S-101

STRUCTURAL NOTES (CONT.)

POST-INSTALLED CONCRETE / MASONRY ANCHORS:

PI-1 POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. IF ADHESIVE / MECHANICAL ANCHOR IS GENERICALLY CALLED OUT ON THE CONSTRUCTION DOCUMENTS, ANY ANCHOR MENTIONED BELOW IS ACCEPTABLE. IF SPECIFIC ANCHOR IS CALLED FOR, SUBSTITUTION MUST BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD FOR EACH CASE.

PI-2 ANCHOR CAPACITY USED IN DESIGN SHALL BE BASED ON THE TECHNICAL DATA PUBLISHED BY THE ANCHOR MANUFACTURER OR SUCH OTHER METHOD AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. ANCHOR CAPACITY IS DEPENDANT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.

PI-3 CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. INSTALL ANCHORS PER THE MANUFACTURER INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING. OVERHEAD ADHESIVE ANCHORS MUST BE INSTALLED IN ACCORDANCE WITH THE ANCHOR MANUFACTURER'S RECOMMENDATIONS. EXISTING REINFORCING BARS IN THE CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. UNLESS NOTED ON THE DRAWINGS THAT THE BARS CAN BE CUT, THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE TO LOCATE THE POSITION OF THE REINFORCING BARS AT THE LOCATIONS OF THE CONCRETE ANCHORS, BY FERROSCAN, GPR, X-RAY OR OTHER MEANS ACCEPTABLE TO THE STRUCTURAL ENGINEER-OF-RECORD.

PI-4 SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE STRUCTURAL ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND / OR STANDARD(S) AS REQUIRED BY THE BUILDING CODE. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. SUBSTITUTIONS WILL ALSO BE EVALUATED BY THEIR HAVING AN ICC ESR SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE AND INSTALLATION TEMPERATURE.

PI-5 THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.

PI-6 THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER–OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS.

PI-7 MECHANICAL ANCHORS FOR CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193 FOR CRACKED CONCRETE RECOGNITION.

PI-8 PRE-APPROVED MECHANICAL ANCHORS FOR CONCRETE INCLUDE:
- A) SIMPSON STRONG-TIE "TITEN-HD" AND "TITEN-HD ROD HANGER"
- B) SIMPSON STRONG-TIE "STRONG-BOLT" AND "STRONG-BOLT 2"
- C) SIMPSON STRONG-TIE "TORQ-CUT"
- D) HILTI "KWIK HUS-EZ" OR "KWIK HUS-EZ-1" SCREW ANCHORS
- E) HILTI "KWIK BOLT TZ" EXPANSION ANCHOR
- F) HILTI "HDA" UNDERCUT ANCHOR
- G) HILTI "HSL-3" EXPANSION ANCHOR
- H) DEWALT "POWER BOLT"
- I) DEWALT "POWER-STUD +SD1"
- J) DEWALT "SCREW BOLT"

PI-9 ADHESIVE ANCHORS FOR CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED CONCRETE RECOGNITION.

PI-10 PRE-APPROVED ADHESIVE ANCHORS FOR CONCRETE INCLUDE:
- A) SIMPSON STRONG-TIE "SET-XP" AND AT-XP"
- B) HILTI "HIT-RE 500-SD" ADHESIVE
- C) HILTI "HIT-HY 200" SAFE SET SYSTEM WITH HILTI "HIT-Z" ROD.
  - a. NO CLEANING IS REQUIRED FOR HIT-Z ANCHORS FOR TEMPERATURES ABOVE 41°F.
  - b. FOR TEMPERATURE BELOW 41°F FOR HIT-Z ANCHOR INSTALLATIONS, USE HILTI TE-CD OR TE-YD HOLLOW DRILL BITS WITH VC 20/40 VACUUM SYSTEM.
  - c. FOR ALL TEMPERATURES FOR REBAR INSTALLATIONS, USE HILTI TE-CD OR TE-YD HOLLOW DRILL BITS WITH VC 20/40 VACUUM SYSTEM.
- D) HILTI "HIT-HY 200" SAFE SET SYSTEM WITH HILTI HOLLOW DRILL BIT SYSTEM
- E) DEWALT PURE 110+ ADHESIVE
- F) DEWALT AC200+ ADHESIVE
- G) DEWALT PURE 110+ DUST X SYSTEM

PI-11 MECHANICAL ANCHORS FOR SOLID-GROUTED CONCRETE MASONRY SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC01 OR AC106.

PI-12 PRE-APPROVED MECHANICAL ANCHORS FOR SOLID-GROUTED CONCRETE MASONRY INCLUDE:
- A) SIMPSON STRONG-TIE "STRONG-BOLT 2", "WEDGE-ALL" AND TITEN HD"
- B) HILTI "KWIK HUS EZ" SCREW ANCHOR
- C) HILTI "KWIK BOLT 3" EXPANSION ANCHOR
- D) DEWALT "POWER-STUD +SD1"
- E) DEWALT "SCREW BOLT"

PI-13 ADHESIVE ANCHORS FOR SOLID-GROUTED CONCRETE MASONRY SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC58.

PI-14 PRE-APPROVED ADHESIVE ANCHORS FOR SOLID-GROUTED CONCRETE MASONRY INCLUDE:
- A) SIMPSON STRONG-TIE "SET" AND "SET-XP"
- B) HILTI "HIT-HY 210" MASONRY ADHESIVE ANCHORING SYSTEM (UNGROUTED CMU CELLS ONLY)
- C) DEWALT AC100+ ADHESIVE ANCHORING SYSTEM

PI-15 ADHESIVE ANCHORS FOR HOLLOW CONCRETE MASONRY/UNREINFORCED CLAY BRICK MASONRY WITH SCREEN TUBES SHALL BE TESTED AND QUALIFIED IN ACCORDANCE WITH ICC-ES AC58 OR AC60, AS APPROPRIATE. THE APPROPRIATE SCREEN TUBE SHALL BE USED AS RECOMMENDED BY THE ADHESIVE MANUFACTURER.

TIMBER FRAMING:

T-1 TIMBER FRAMING AND PLYWOOD SHEATHING SHALL CONFORM TO THE CODE APPLICABLE EDITIONS OF THE AMERICAN PLYWOOD ASSOCIATION (APA) PLYWOOD DESIGN SPECIFICATION, AND THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH THE N.F.P.A. SUPPLEMENT.

T-2 STUDS SHALL BE DOUBLED AT ALL ANGLES, INTERSECTING WALLS, CORNERS, BEAM SUPPORTS AND AROUND ALL OPENINGS. REFER DETAIL 1 / S-501.

T-3 BEAMS MADE UP OF SEVERAL 2X PIECES SHALL HAVE NO SPLICES EXCEPT OVER SUPPORTS. NAIL BOARDS TOGETHER PER DETAIL 2 / S-501.

T-4 ALL SILL PLATES SHALL BE #2 TREATED SOUTHERN PINE AND SHALL BE ATTACHED TO THE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS WITH A MINIMUM OF 7" EMBEDMENT INTO THE CONCRETE. SPACE ANCHOR BOLTS AT 4'-0"o.c MAXIMUM. THERE SHALL BE A MINIMUM OF 2 BOLTS PER SILL PIECE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH SILL PIECE UNLESS NOTED OTHERWISE ON THE FRAMING PLANS OR DETAILS.

T-5 PLACE SINGLE PLATE AT BOTTOM OF ALL STUD WALLS.

T-6 NAILING AND THE ATTACHMENT OF ALL FRAMING MEMBERS SHALL BE AS SPECIFIED ON THE FASTENING SCHEDULE. COMMON WIRE NAILS OR SPIKES OR GALVANIZED BOX NAILS SHALL BE USED FOR ALL FRAMING UNLESS NOTED OR SCHEDULED OTHERWISE.

T-7 ALL EXTERIOR WALLS AT CORNERS AND MAIN CROSS STUD PARTITIONS SHALL BE BRACED AT LEAST EVERY 25 FEET AND AT EACH END WITH 4'-0" WIDE x 1/2" THICK PLYWOOD DIAPHRAGM FROM THE TOP PLATE TO THE BOTTOM PLATE. FASTEN TO STUDS W/ 10d NAILS AT 6"o.c. MAX. AND AT 12"o.c. TO BLOCKING.

T-8 ALL TIMBER FRAMING (EXCEPT WALL STUDS) MEMBERS SHALL BE NO. 2 SOUTHERN YELLOW PINE WITH 15% MAXIMUM MOISTURE UNLESS NOTED OTHERWISE. STUDS SHALL BE S-P-F (SPRUCE-PINE-FIR) GRADE 2 OR BETTER. COLUMNS SHALL BE NO. 2 DOUGLAS FIR-LARCH WITH 15% MAX. MOISTURE.

T-9 ALL HEADERS AND BEAMS INCLUDING PARALLAM BEAMS SHALL BE LATERALLY SUPPORTED ON THEIR COMPRESSION EDGE AT INTERVALS OF 24"o.c. OR CLOSER.

T-10 ALL STUD WALLS SHALL BE A MINIMUM OF 2x6 SPACED AT 16"o.c. FOR HEIGHT NOT EXCEEDING 13 FEET, UNLESS NOTED OTHERWISE ON FRAMING PLAN OR ARCHITECTURAL DRAWINGS. USE 2x8 SPACED AT 16"o.c. FOR HEIGHT NOT EXCEEDING 20 FEET. ALL STUD WALLS SHALL BE CONTINUOUS AND HAVE SOLID 2x WOOD BLOCKING AT MID-HEIGHT. SPACING OF BLOCKING SHALL NOT EXCEED 6'-0" VERTICALLY.

T-11 SOLID 2x WOOD BLOCKING / BRIDGING SHALL BE PROVIDED AT ENDS AND AT POINT OF SUPPORTS OF ALL WOOD JOISTS AND SHALL BE PLACED BETWEEN SUPPORTS IN ROWS NOT EXCEEDING 8'-0"o.c. MAXIMUM.

T-12 ROOF SHEATHING:
PLYWOOD ROOF SHEATHING SHALL BE 5/8" THICK APA STRUCTURAL 1 32/16 RATED EXTERIOR SHEATHING WITH EXTERIOR GLUE. PLYWOOD SHEATHING EXPOSED AT OVERHANGS OR OTHERWISE PERMANENTLY EXPOSED TO WEATHER SHALL BE C-C EXT. - DFPA GRADE OR BETTER. INSTALL WITH LONG DIMENSION OF PANEL ACROSS SUPPORTS. SPACE PANEL ENDS AND PANEL EDGES 1/8" UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER. SUITABLE EDGE SUPPORT SHALL BE PROVIDED IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION BY USE OF PLY CLIPS, TONGUE AND GROOVE PANELS, OR LUMBER BLOCKING BETWEEN JOIST. PANEL END JOINTS SHALL OCCUR OVER FRAMING. PLYWOOD ROOF SHEATHING SHALL BE ATTACHED TO SUPPORT FRAMING USING 8d NAILS. NAIL SPACING SHALL BE 6" ALONG PANEL EDGES AND 12" AT INTERMEDIATE SUPPORTS.

T-13 USE THE FOLLOWING MINIMUM MEMBERS UNLESS NOTED OTHERWISE.
2x8 ROOF RAFTERS AT 24"o.c.
2x6 CEILING JOISTS AT 16"o.c.

T-14 FLOOR SHEATHING:
PLYWOOD FLOOR SHEATHING SHALL BE 3/4" WHERE SHOWN ON PLANS 16"o.c. APA RATED STURD-1-FLOOR, EXPOSURE 1. GLUE PANELS AND FASTEN WITH 8d NAILS SPACED AT 12"o.c. ALONG ALL SUPPORTS. LEAVE 1/8" SPACE AT ALL PANEL EDGES. INSTALL PANELS CONTINUOUSLY OVER TWO OR MORE SPANS WITH THE LONG DIMENSION OR STRENGTH AXIS ACROSS SUPPORTS.

T-15 ALL WOOD IN CONTACT WITH STEEL, MASONRY CONCRETE, AND / OR GROUND SHALL BE PRESSURE PRESERVATIVE TREATED AND RATED FOR GROUND CONTACT.

T-16 UNLESS OTHERWISE SHOWN ON PLANS, WOOD LINTELS OVER OPENINGS SHALL BE DOUBLE 2x8 WITH 1/2" PLYWOOD HEADERS FOR SPANS UNDER 6'-0". FOR SPANS 6'-0" TO 8'-0", WOOD LINTELS SHALL BE DOUBLE 2x12 WITH 1/2" PLYWOOD HEADERS.

T-17 HEADERS, JOISTS, RAFTERS AND OTHER FRAMING MEMBER CONNECTIONS (OTHER THAN BEARING CONNECTIONS) SHALL USE METAL HANGERS PER THE MANUFACTURERS' RECOMMENDATIONS. SEE PLANS AND DETAILS FOR REQUIRED METAL HANGERS.

PREFABRICATED WOOD ROOF TRUSSES:

WT-1 PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER, LICENSED IN TEXAS, IN ACCORDANCE WITH THE DESIGN SPECIFICATION FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES, CODE APPLICABLE TPI EDITION FOR THE TRUSS PLATE INSTITUTE.

WT-2 TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED, WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25 PERCENT, TO WITHSTAND THE FOLLOWING SUPERIMPOSED LOADS. LOADS SHOWN DO NOT INCLUDE TRUSS SELF WEIGHT.

DEAD LOAD ..... 5 P.S.F. APPLIED TO TOP CHORD OF TRUSS (INCLUDING TRUSS OWN WEIGHT & METAL ROOF)
..... 10 P.S.F. APPLIED TO BOTTOM CHORD OF TRUSS

LIVE LOAD ..... 20 P.S.F. APPLIED TO TOP CHORD OF TRUSS
..... 10 P.S.F. APPLIED TO BOTTOM CHORD OF TRUSS (NOT ACTING SIMULTANEOUSLY WITH TOP CHORD LIVE LOADS)
..... 17 P.S.F. NET UPLIFT APPLIED TO TOP CHORD OF TRUSS

WT-3 THE TRUSS MANUFACTURER SHALL SUBMIT THE FOLLOWING CERTIFICATIONS, SEALED BY THE ENGINEER RESPONSIBLE FOR DESIGN, FOR THE ARCHITECTS APPROVAL PRIOR TO FABRICATION OF ANY MATERIALS:

A. CERTIFICATION THAT THE MANUFACTURER IS LICENSED TO FABRICATE TRUSSES UTILIZING THE CONNECTOR SYSTEM PROPOSED.

B. CERTIFICATION THAT THE TRUSSES ARE DESIGNED TO MEET THE LOAD CRITERIA SPECIFIED HEREIN.

WT-4 FABRICATION AND INSTALLATION DRAWINGS SHALL BE SUBMITTED TO THE CONTRACTOR AND DESIGN TEAM FOR REVIEW AND APPROVAL OF SIZE, SHAPE, TEMPORARY BRACING AND LAYOUT PRIOR TO FABRICATION OF MATERIALS.

WT-5 TOP CHORDS SHALL BE DESIGNED TO RESIST BENDING INDUCED BY THE ROOF DEAD LOAD AND LIVE LOAD.

WT-6 DEFLECTIONS DUE TO LIVE LOAD SHALL BE LIMITED TO L/360.

WT-7 CONNECT TRUSSES TO BEARING WALLS OR SUPPORT BEAMS AT EACH END WITH FRAMING ANCHOR TO BE SPECIFIED AFTER TRUSS SHOP DRAWING SUBMITTAL. CONTRACTOR SHOULD INCLUDE A MINIMUM $2,500.00 ALLOWANCE FOR MATERIALS AND INCLUDE ALL LABOR IN HIS BID.

WT-8 PROVIDE LONGITUDINAL AND DIAGONAL WOOD BRACES TO TRUSSED RAFTER RIDGES AT 20'-0" o.c. MAXIMUM. TRUSSED RAFTER CONNECTIONS SHALL HAVE A MINIMUM OF 2 - 16D NAILS UNTIL PERMANENT ROOF SHEATHING IS APPLIED. SEE DETAIL 1 / S-502.

WT-9 PROVIDE BOTTOM CHORD BRACING AS SHOWN ON DETAIL 2 / S-502 AS TRUSSES ARE SET IN PLACE. BOTTOM CHORD BRACING TO BE LEFT IN PLACE AFTER ERECTION IS COMPLETED EXCEPT SOLID SHEATHING IS ATTACHED DIRECTLY TO BOTTOM OF TRUSS TO ACT AS BRACING.

WT-10 CARE SHALL BE TAKEN DURING THE DELIVERY AND INSTALLATION OF THE TRUSSES TO PREVENT EXCESSIVE LATERAL BENDING AND POSSIBLE JOINT DAMAGE. TRUSSES SHALL BE HANDLED, INSTALLED, AND BRACED IN ACCORDANCE WITH TRUSS PLATE INSTITUTE HIB-91 COMMENTARY AND RECOMMENDATIONS FOR HANDLING INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES. DESIGN FOR TRUSS BRACING SHALL BE IN ACCORDANCE WITH TRUSS PLATE INSTITUTE DSB-89 RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES. ALL DAMAGED TRUSSES SHALL BE REPLACED. ONLY REPAIRS AUTHORIZED BY THE TRUSS MANUFACTURER'S ENGINEER WILL BE ALLOWED. REPAIR DETAILS BY THE TRUSS MANUFACTURER'S ENGINEER SHALL BE SUBMITTED TO THE DESIGN TEAM FOR REVIEW PRIOR TO MAKING REPAIRS.

WT-11 ALL TRUSSES SHALL BE INSTALLED PLUMB, SQUARE AND PROPERLY ALIGNED AT THE SPECIFIED SPACING. BRACING SHALL BE PROVIDED BOTH DURING ERECTION AND AFTER PERMANENT INSTALLATION HAS BEEN COMPLETED. GABLE END OR FIRST TRUSS BRACING, LATERAL BRACING, CROSS BRACING AND DIAGONAL BRACING CAN BE USED TO PROVIDE TEMPORARY AND / OR PERMANENT BRACING.

PREFABRICATED WOOD FLOOR TRUSSES:

FT-1 PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER, LICENSED IN TEXAS, IN ACCORDANCE WITH THE DESIGN SPECIFICATION FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES, CODE APPLICABLE TPI EDITION FOR THE TRUSS PLATE INSTITUTE.

FT-2 TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED, WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25 PERCENT, TO WITHSTAND THE FOLLOWING SUPERIMPOSED LOADS. LOADS SHOWN DO NOT INCLUDE TRUSS SELF WEIGHT.

DEAD LOAD ..... 20 P.S.F. APPLIED TO TOP CHORD OF TRUSS (INCLUDING TRUSS OWN WEIGHT & METAL ROOF)
..... 10 P.S.F. APPLIED TO BOTTOM CHORD OF TRUSS

LIVE LOAD ..... 40 P.S.F. APPLIED TO TOP CHORD OF TRUSS
..... 10 P.S.F. APPLIED TO BOTTOM CHORD OF TRUSS (NOT ACTING SIMULTANEOUSLY WITH TOP CHORD LIVE LOADS)

FT-3 ▨ ON PLANS DENOTES NON-LOAD-BEARING INTERIOR WALLS WEIGHING 120 PLF. WHERE SECOND FLOOR WALLS ARE SUPPORTED BY WOOD FLOOR TRUSSES, THE FLOOR TRUSS DESIGNER SHALL SHALL DESIGN THE FLOOR TRUSSES WITH ADDED DEAD LOADING FROM SECOND FLOOR WALLS.

FT-4 THE TRUSS MANUFACTURER SHALL SUBMIT THE FOLLOWING CERTIFICATIONS, SEALED BY THE ENGINEER RESPONSIBLE FOR DESIGN, FOR THE ARCHITECTS APPROVAL PRIOR TO FABRICATION OF ANY MATERIALS:

A. CERTIFICATION THAT THE MANUFACTURER IS LICENSED TO FABRICATE TRUSSES UTILIZING THE CONNECTOR SYSTEM PROPOSED.

B. CERTIFICATION THAT THE TRUSSES ARE DESIGNED TO MEET THE LOAD CRITERIA SPECIFIED HEREIN.

FT-5 FABRICATION AND INSTALLATION DRAWINGS SHALL BE SUBMITTED TO THE CONTRACTOR AND DESIGN TEAM FOR REVIEW AND APPROVAL OF SIZE, SHAPE, TEMPORARY BRACING AND LAYOUT PRIOR TO FABRICATION OF MATERIALS.

FT-6 TOP CHORDS SHALL BE DESIGNED TO RESIST BENDING INDUCED BY THE FLOOR DEAD LOAD AND LIVE LOAD.

FT-7 DEFLECTIONS DUE TO LIVE LOAD SHALL BE LIMITED TO L/480.

FT-8 CONNECT TRUSSES TO BEARING WALLS OR SUPPORT BEAMS AT EACH END WITH FRAMING ANCHOR TO BE SPECIFIED AFTER TRUSS SHOP DRAWING SUBMITTAL. CONTRACTOR SHOULD INCLUDE A MINIMUM $1,500.00 ALLOWANCE FOR MATERIALS AND INCLUDE ALL LABOR IN HIS BID.

FT-9 CARE SHALL BE TAKEN DURING THE DELIVERY AND INSTALLATION OF THE TRUSSES TO PREVENT EXCESSIVE LATERAL BENDING AND POSSIBLE JOINT DAMAGE. TRUSSES SHALL BE HANDLED, INSTALLED, AND BRACED IN ACCORDANCE WITH TRUSS PLATE INSTITUTE HIB-91 COMMENTARY AND RECOMMENDATIONS FOR HANDLING INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES. DESIGN FOR TRUSS BRACING SHALL BE IN ACCORDANCE WITH TRUSS PLATE INSTITUTE DSB-89 RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES. ALL DAMAGED TRUSSES SHALL BE REPLACED. ONLY REPAIRS AUTHORIZED BY THE TRUSS MANUFACTURER'S ENGINEER WILL BE ALLOWED. REPAIR DETAILS BY THE TRUSS MANUFACTURER'S ENGINEER SHALL BE SUBMITTED TO THE DESIGN TEAM FOR REVIEW PRIOR TO MAKING REPAIRS.

FT-10 ALL TRUSSES SHALL BE INSTALLED PLUMB, SQUARE AND PROPERLY ALIGNED AT THE SPECIFIED SPACING. BRACING SHALL BE PROVIDED BOTH DURING ERECTION AND AFTER PERMANENT INSTALLATION HAS BEEN COMPLETED. FIRST TRUSS BRACING, LATERAL BRACING, CROSS BRACING AND DIAGONAL BRACING CAN BE USED TO PROVIDE TEMPORARY AND / OR PERMANENT BRACING.

PRE-FILLED SACKED (BAGGED) SELECT FILL AND EPS NOTES:

(WHERE SPECIFICALLY NOTED AS BAGGED FILL ON SECTIONS OR DETAILS.)

PF-1 SACKS FOR SELECT FILL ARE TO BE MIN. 6" MIL. THICK HIGH DENSITY POLYPROPYLENE OR WAX IMPREGNATED PAPER BAG OR POLYETHYLENE FREE OF HOLES OR TEARS.

PF-2 COMPACT OVER SACK FILL AREAS WITH MINIMUM OF 2 PASSES OF HAND HELD PLATE COMPACTOR. DO NOT USE HEAVY DUTY ROLLER COMPACTOR.

PF-3 EXPANDED POLYSTYRENE (EPS19 OR GREATER), CONFORMING TO THE REQUIREMENTS OF ASTM D6817, CAN BE USED IN PLACE OF PRE-FILLED SACKED (BAGGED) SELECT FILL. SUBMIT EPS PRODUCT TO THE DESIGN TEAM FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

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#	DESCRIPTION	DATE
SCHEDULE OF REVISIONS		

INTERMEDIATE REVIEW

PROJECT NUMBER: 210117
PROJECT DATE: 2021.06.01
PROJECT MANAGER: SPB
PROJECT TEAM: SPB, DLB

STRUCTURAL NOTES

S-102

FASTENING SCHEDULE:

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b,c]	SPACING AND LOCATION
	ROOF		
1	Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3 - 8d common (2 1/2" x 0.131"); or 3 - 10d box (3" x 0.128"); or 3 - 3" x 0.131" nails; or 3 - 3" 14 gage staples, 7/16" crown	Each end, toe nail
	Blocking between rafters or truss not at the wall top plate, to rafter or truss	2 - 8d common (2 1/2" x 0.131"); or 2 - 3" x 0.131" nails; or 2 - 3" 14 gage staples, 7/16" crown	Each end, toe nail
		2 - 16d common (3 1/2" x 0.162"); or 3 - 3" x 0.131" nails; or 3 - 3" 14 gage staples, 7/16" crown	End nail
	Flat blocking to truss and web filler	16d common (3 1/2" x 0.162") @ 6" o.c.; or 3" x 0.131" nails @ 6" o.c.; or 3" 14 gage staples, 7/16" crown @ 6" o.c.	Face nail
2	Ceiling joists to top plate	3 - 8d common (2 1/2" x 0.131"); or 3 - 10d box (3" x 0.128"); or 3 - 3" x 0.131" nails; or 3 - 3" 14 gage staples, 7/16" crown	Each joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (no thrust)	3 - 16d common (3 1/2" x 0.162"); or 4 - 10d box (3" x 0.162"); or 4 - 3" x 0.131" nails; or 4 - 3" 14 gage staples, 7/16" crown	Face nail
4	Ceiling joist attached to parallel rafter (heel joint)	Refer to specific details on the drawings	Face nail
5	Collar tie to rafter, face nail or 1 1/4" x 20 ga. ridge strap to rafter	4 - 10d box (3" x 0.128"); or 3 - 10d common (3" x 0.148"); or 4 - 3" x 0.131" nails; or 4 - 3" 14 gage staples, 7/16" crown	Face nail each rafter
6	Rafter or roof truss to top plate	3 - 16d box (3 1/2" x 0.135"); or 3 - 10d common (3" x 0.148"); or 4 - 10d box (3" x 0.128"); or 4 - 3" x 0.131" nails; or 4 - 3" 14 gage staples, 7/16" crown	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[l]
7	Roof rafters to ridge, valley or hip rafters; or roof rafter to minimum 2-inch ridge beam	2 - 16d common (3 1/2" x 0.162"); or 3 - 10d box (3" x 0.128"); or 3 - 3" x 0.131" nails; or 3 - 3" 14 gage staples, 7/16" crown	End nail
		3 - 10d common (3" x 0.148"); or 3 - 16d box (3 1/2" x 0.135"); or 4 - 10d box (3" x 0.128"); or 4 - 3" x 0.131" nails; or 4 - 3" 14 gage staples, 7/16" crown	Toe nail
	WALL		
8	Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.162")	24" o.c. face nail
		10d box (3" x 0.128"); or 3" x 0.131" nails; or 3 - 3" 14 gage staples, 7/16" crown	16" o.c. face nail
9	Stud to stud and abbuting studs at intersecting wall corners (at braced wall panels)	16d common (3 1/2" x 0.162")	16" o.c. face nail
		16d box (3 1/2" x 0.135")	12" o.c. face nail
		3" x 0.131" nails; or 3 - 3" 14 gage staples, 7/16" crown	12" o.c. face nail
10	Built-up header (2" to 2" header) (unless detailed otherwise on the drawings)	16d common (3 1/2" x 0.162")	16" o.c. each edge, face nail
		16d box (3 1/2" x 0.135")	12" o.c. each face, face nail
11	Continuous header to stud	4 - 8d common (2 1/2" x 0.131"); or 4 - 10d box (3" x 0.128")	Toe nail
12	Top plate to top plate	16d common (3 1/2" x 0.162")	16" o.c. face nail
		10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
13	Top plate to top plate, at end joints	8 - 16d common (3 1/2" x 0.162"); or 12 - 10d box (3" x 0.128"); or 12 - 3" x 0.131" nails; or 12 - 3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" x 0.162")	16" o.c. face nail
		16d box (3 1/2" x 0.135"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2 - 16d common (3 1/2" x 0.162"); or 3 - 16d box (3 1/2" x 0.135"); or 4 - 3" x 0.131" nails; or 4 - 3" 14 gage staples, 7/16" crown	16" o.c. face nail
16	Stud to top or bottom plate	4 - 8d common (2 1/2" x 0.131"); or 4 - 10d box (3" x 0.128"); or 4 - 3" x 0.131" nails; or 4 - 3" 14 gage staples, 7/16" crown	Toe nail
		2 - 16d common (3 1/2" x 0.162"); or 3 - 10d box (3" x 0.128"); or 3 - 3" x 0.131" nails; or 3 - 3" 14 gage staples, 7/16" crown	End nail
17	Top or bottom plate to stud	2 - 16d common (3 1/2" x 0.162"); or 3 - 10d box (3" x 0.128"); or 3 - 3" x 0.131" nails; or 3 - 3" 14 gage staples, 7/16" crown	End nail
18	Top plates, laps at corners and intersection	2 - 16d common (3 1/2" x 0.162"); or 3 - 10d box (3" x 0.128"); or 3 - 3" x 0.131" nails; or 3 - 3" 14 gage staples, 7/16" crown	Face nail
19	1" brace to each stud and plate	2 - 8d common (2 1/2" x 0.131"); or 2 - 10d box (3" x 0.128"); or 2 - 3" x 0.131" nails; or 2 - 3" 14 gage staples, 7/16" crown	Face nail

FASTENING SCHEDULE (CONT):

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b,c]	SPACING AND LOCATION
	FLOOR		
22	Joist to sill, top plate, or girder	4 - 8d box (2 1/2" x 0.113:); or 3 - 8d common (2 1/2" x 0.131"); or 3 - 10d box (3" x 0.128"); or 3 - 3" x 0.131" nails	Toe nail
23	Rim joist, band joist, or blocking to top plate, sill or other framing below	8d box (2 1/2" x 0.113")	4" o.c. toe nail
		8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	6" o.c. toe nail
24	1" x 6" subfloor or less to each joist	3 - 8d box (2 1/2" x 0.113"); or 2 - 8d common (2 1/2" x 0.131"); or 3 - 10d box (3" x 0.128"); or 2 - 1 3/4" 16 gage staples, 1" crown	Face nail
25	2" subfloor to joist or girder	3 - 16d box (3 1/2" x 0.135"); or 2 - 16d common (3 1/2" x 0.162")	Blind and face nail
26	2" planks (plank & beam - floor & roof)	3 - 16d box (3 1/2" x 0.135"); or 2 - 16d common (3 1/2" x 0.162")	At each bearing, face nail
27	Built-up girders and beams, 2" lumber layers (unlessdetailed otherwise on the drawings)	20d common (4" x 0.192")	32" o.c., face nail at top and bottom staggered on opposite sides
		10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	24" o.c., face nail at top and bottom staggered on opposite sides
		And: 2 - 20d common (4" x 0.192:); or 3 - 10d box (3" x 0.128"); or 3 - 3" x 0.131" nails; or 3 - 3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail
28	Ledger strip supporting joists or rafters	3 - 16d common (3 1/2" x 0.162"); or 4 - 10d box (3" x 0.128"); or 4 - 3" x 0.131" nails; or 4 - 3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
29	Joist to band joist or rim joist	3 - 16d common (3 1/2" x 0.162"); or 4 - 10d box (3" x 0.128"); or 4 - 3" x 0.131" nails; or 4 - 3" 14 gage staples, 7/16" crown	End nail
30	Bridging or blocking to joist, rafter or truss	2 - 8d common (2 1/2" x 0.131"); or 2 - 10d box (3" x 0.128"); or 2 - 3" x 0.131" nails; or 2 - 3" 14 gage staples, 7/16" crown	Each end, toe nail
	WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING[j]		
			Edges (inches) / **Intermediate supports (inches)**
31	1/4"	4d casing (1 1/2" x 0.080"); or 4d finish (1 1/2" x 0.072")	6 / 12
32	3/8"	6d casing (2" x 0.099"); or 6d finish (Panel supports at 24 inches)	6 / 12
33	3/8" - 1/2"	6d common or deformed (2" x 0.113") (subfloor and wall)[i]	6 / 12[f]
		8d common (2 1/2" x 0.131") (roof)	6 / 12[f]
		RSRS-01 nails (2 3/8" x 0.113") (roof)[i]	6 / 12
		2 3/8" x 0.113" nails (subfloor and wall)	6 / 12
		1 3/4" 16 gage staples, 7/16" crown (subfloor and wall)	4 / 8
		2 3/8" x 0.113" nails (roof)	4 / 8
		1 3/4" 16 gage staples, 7/16" crown (roof)	3 / 6
34	19/32" - 3/4"	8d common (2 1/2" x 0.131"); or 6d deformed (2" x 0.113") (subfloor and wall)	6 / 12
		2 3/8" x 0.113" nails; or 2" 16 gage staples, 7/16" crown	4 / 8
35	7/8" - 1 1/4"	10d common (3" x 0.148"); or 8d deformed (2 1/2" x 0.131")	6 / 12
	OTHER EXTERIOR WALL SHEATHING		
36	1/2" fiberboard sheathing[k]	1 1/2" galvanized roof nails (7/16" head diameter); or 1 1/4" 16 gage staple, 7/16" or 1" crown	3 / 6
37	25/32" fiberboard sheathing[k]	1 3/4" galvanized roof nails (7/16" head diameter); or 1 1/2" 16 gage staple, 7/16" or 1" crown	3 / 6
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING		
38	3/4" and less	8d common (2 1/2" x 0.131"); or 6d deformed (2" x 0.113")	6 / 12
39	7/8" - 1"	8d common (2 1/2" x 0.131"); or 8d deformed (2 1/2" x 0.131")	6 / 12
40	1 1/8" - 1 1/4"	10d common (3" x 0.148"); or 8d deformed (2 1/2" x 0.131")	6 / 12
	PANEL SIDING TO FRAMING		
41	1/2" or less	6d corrocion-resistant siding (1 7/8" x 0.106"); or 6d corrosion-resistant casing (2" x 0.099")	6 / 12
42	5/8	8d corrocion-resistant siding (2 3/8" x 0.128"); or 8d corrosion-resistant casing (2 1/2" x 0.113")	6 / 12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8mm

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.177 inc, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.

e. Refer to specific details for spacing of fasteners not included in this table.

f. Where the ultimate design wind speed is 130 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. Where the ultimate design wind speed is greater than 130 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced at 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

g. Gypsum sheathing shall conform to ASTM C 1396 and shall be inaccordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

h. Spacing of fasteners on floor sheathing panel egdes applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel egdes applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need be provided unless detailed otherwise.

i. Where a rafter is fastened to an adjacent parallel ceiling joits in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

j. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls unless detailed otherwise on the drawings. Nails for wall sheathing are permitted to be common, box or casing.

k. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).

l. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

m. Nailing requirements indicated in the FASTENING SCHEDULE are required minimums unless otherwise detailed on the drawings.

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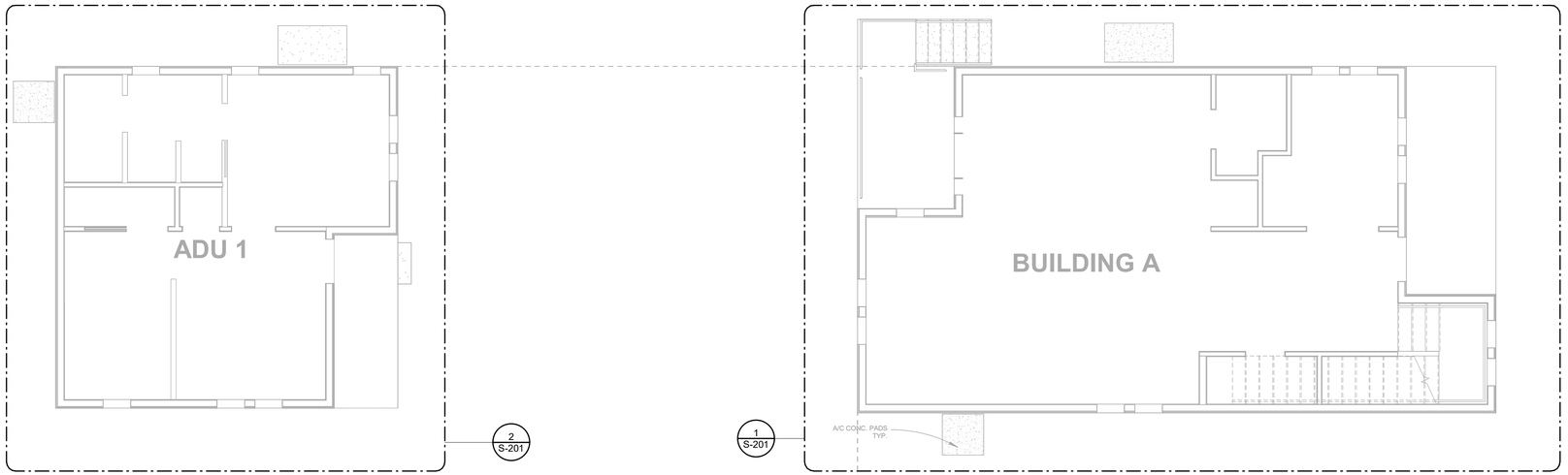
#	DESCRIPTION	DATE
	SCHEDULE OF REVISIONS	

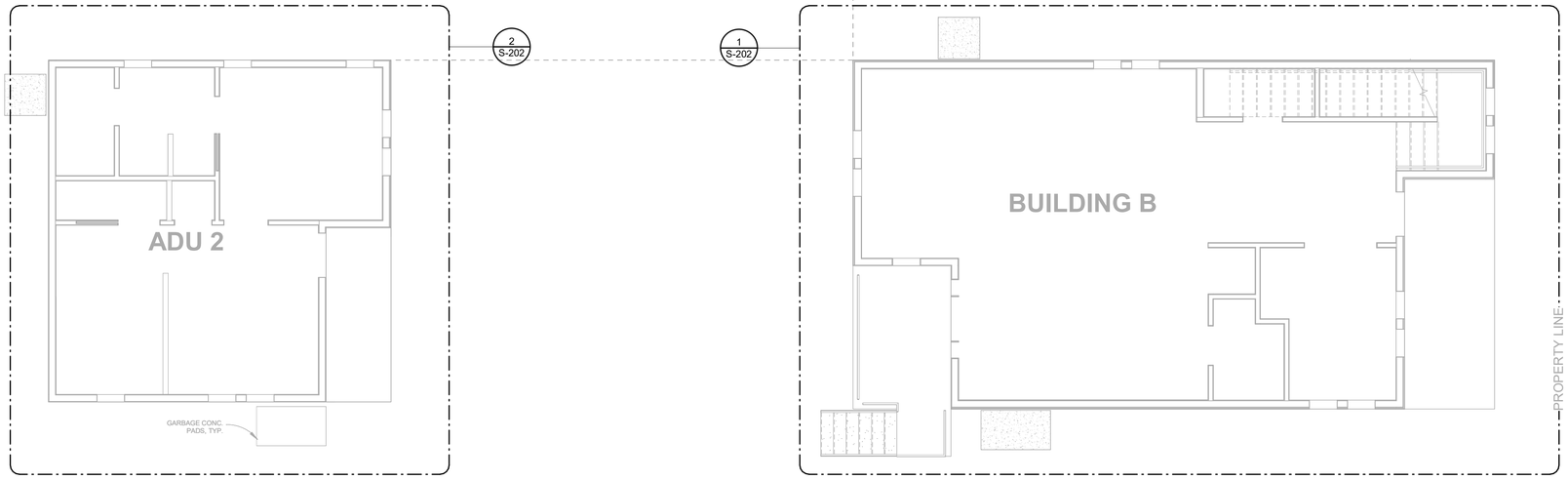
INTERMEDIATE REVIEW

PROJECT NUMBER: 210117
PROJECT DATE: 2021.06.01
PROJECT MANAGER: SPB
PROJECT TEAM: SPB, DLB

FASTENING SCHEDULE

S-103





FOUNDATION PLAN NOTES:

1. REF. ARCH'L / MEP FOR FLOOR DRAINS AND SLAB SLOPES TO DRAINS.
2. REF. ARCH'L FOR TOOLED JOINTS AT ALL EXTERIOR SLABS.
3. SEE SHEET S-200 FOR CONCRETE BEAM SCHEDULE.
4. SEE DETAIL 1/S-401 FOR TYPICAL CORNER BARS.
5. "SC" - DENOTES SAW CUT JOINT, SEE DETAIL 3/S-401 TYPICAL.
6. SEE DETAIL 5/S-401 FOR TYPICAL GRADE BEAM AND REINFORCING REQUIREMENTS AT PLUMBING PENETRATIONS THROUGH GRADE BEAMS.
7. - DENOTES SHEAR WALL. SEE DETAIL 3/S-501 FOR SCHEDULE. (A)
8. - DENOTES LOAD BEARING WALLS (2x6 STUDS AT 16"o.c., U.N.O.)
9. PROVIDE SIMPSON TYPE ABU STEEL STANDOFF POST BASES OR REVIEWED EQUAL AND MATCHING SIMPSON TYPE SSTB ANCHOR BOLTS OR REVIEWED EQUAL AT WOOD POSTS. SEE DETAIL 3/S-502.
10. REMOVE ALL TREES AND ROOT SYSTEMS WITHIN NEW FOUNDATION AREAS.
11. - DENOTES NON-LOAD-BEARING INTERIOR WALLS WITH 2x4 STUDS AT 16"o.c. UNLESS NOTED OR DETAILED OTHERWISE ON THE ARCHITECTURAL DRAWINGS.
12. T.O.C. - DENOTES TOP OF CONCRETE ELEVATION.
13. COORDINATE INTERIOR WALL LOCATIONS AND ALL DOOR AND WINDOW LOCATIONS AND SIZES WITH THE OWNER AND ARCHITECTURAL DRAWINGS.
14. HD - DENOTES SCHEDULED WOOD SHEAR WALL HOLDDOWN LOCATION. SEE DETAIL 3 / S-501 FOR WOOD SHEAR WALL SCHEDULE, DETAILS AND NOTES.
15. COORDINATE TOP OF CONCRETE ELEVATIONS AT EXTERIOR CONCRETE SLABS WITH THE ARCHITECTURAL AND CIVIL DRAWINGS AND EXISTING GRADES.
16. COORDINATE FINISH ON EXPOSED EXTERIOR CONCRETE SLABS WITH THE ARCHITECT AND OWNER.
17. COORDINATE T.O.C. ELEVATIONS WHERE NOTED ON PLAN WITH THE ARCHITECTURAL AND CIVIL DRAWINGS.
18. REFER TO THE ARCHITECTURAL AND CIVIL DRAWINGS FOR CONCRETE FLATWORK AT THE TRASH CONTAINER AND CONDENSING UNIT PADS.
19. COORDINATE SLAB RECESS AT SHOWERS WITH THE ARCHITECT AND OWNER. SEE DETAIL 8/S-401 AT SLAB DROPS.

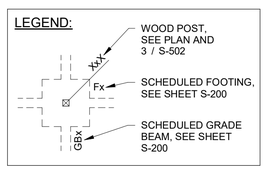
CONCRETE GRADE BEAM SCHEDULE

MK	"W"	"D" (MIN.)	REINFORCING	REMARKS
GB1	12"	36"	2 - #7 TOP AND BOTTOM , #3 STIRRUPS AT 18"o.c.	
GB2	12"	30"	2 - #6 TOP AND BOTTOM , #3 STIRRUPS AT 18"o.c.	
GB3	12"	48"	2 - #7 TOP AND BOTTOM , #3 STIRRUPS AT 18"o.c. AND #3 CONT. HORIZONTAL BARS AT 12"o.c. EACH FACE	
GB4	12"	60"	2 - #8 TOP AND BOTTOM , #3 STIRRUPS AT 18"o.c. AND #3 CONT. HORIZONTAL BARS AT 12"o.c. EACH FACE	
GB5	12"	72"	2 - #8 TOP AND BOTTOM , #3 STIRRUPS AT 18"o.c. AND #3 CONT. HORIZONTAL BARS AT 12"o.c. EACH FACE	

NOTES:

1. EXTERIOR SCHEDULED CONCRETE BEAM DEPTHS ARE MINIMUM. INCREASE EXTERIOR DEPTH TO MAINTAIN A MINIMUM OF 24" BELOW FINAL EXTERIOR GRADE.
2. ADD CONTINUOUS #3 AT 12"o.c. HORIZONTAL BARS AT EACH FACE AND #3 STIRRUPS AT 12"o.c. WHEN BEAM DEPTH BECOMES DEEPER THAN 36" DUE TO LOWER FINAL GRADE (TYPICAL).
3. PROVIDE 40 BAR DIAMETER LAPS AT ALL SPLICES IN CONTINUOUS TOP AND BOTTOM BARS AT GRADE BEAMS.

LEGEND:



PLAN NORTH

1 OVERALL FOUNDATION PLAN

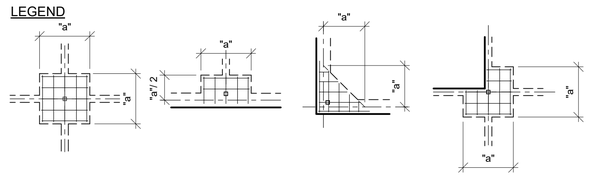
SCALE : 3/16" = 1'-0"

PROPERTY LINE

FOOTING SCHEDULE

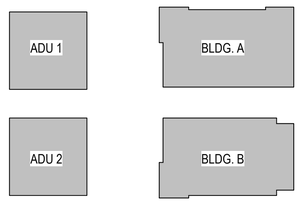
TYPE	" a "	REINFORCING
F1	3'-0"	4 - # 5 E.W.
F2	4'-0"	4 - # 5 E.W.
F3	5'-0"	5 - # 5 E.W.
F4	6'-0"	5 - # 5 E.W.
F5	6'-6"	6 - # 5 E.W.
F6	7'-0"	6 - # 5 E.W.
F7	7'-6"	7 - # 5 E.W.
F8	8'-0"	7 - # 5 E.W.
F9	8'-6"	7 - # 5 E.W.
F10	9'-0"	7 - # 5 E.W.

LEGEND



NOTES:

1. FOOTING DEPTH SHALL BE THE SAME DEPTH AS THE DEEPEST INTERSECTING GRADE BEAM.
2. PROVIDE BOTTOM MAT OF REINFORCING AS SCHEDULED WHERE FOOTINGS ARE POURED MONOLITHICALLY WITH THE BUILDING FOUNDATION GRADE BEAMS.
3. PROVIDE TOP AND BOTTOM MATS OF REINFORCING AS SCHEDULED WHERE FOOTINGS ARE ISOLATED.
4. THE FOOTING BEARING ELEVATION / SURFACE SHALL BE LEVEL.



KEY PLAN

N.T.S.

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PROJECT NUMBER: 210117
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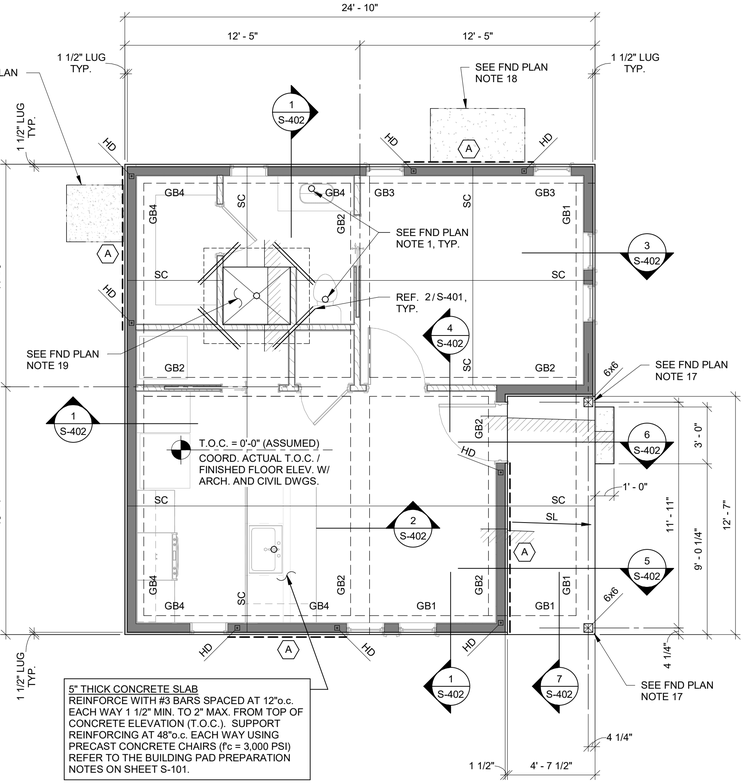
PROJECT MANAGER: SPB
PROJECT TEAM: SPB, DLB

OVERALL FOUNDATION PLAN

S-200

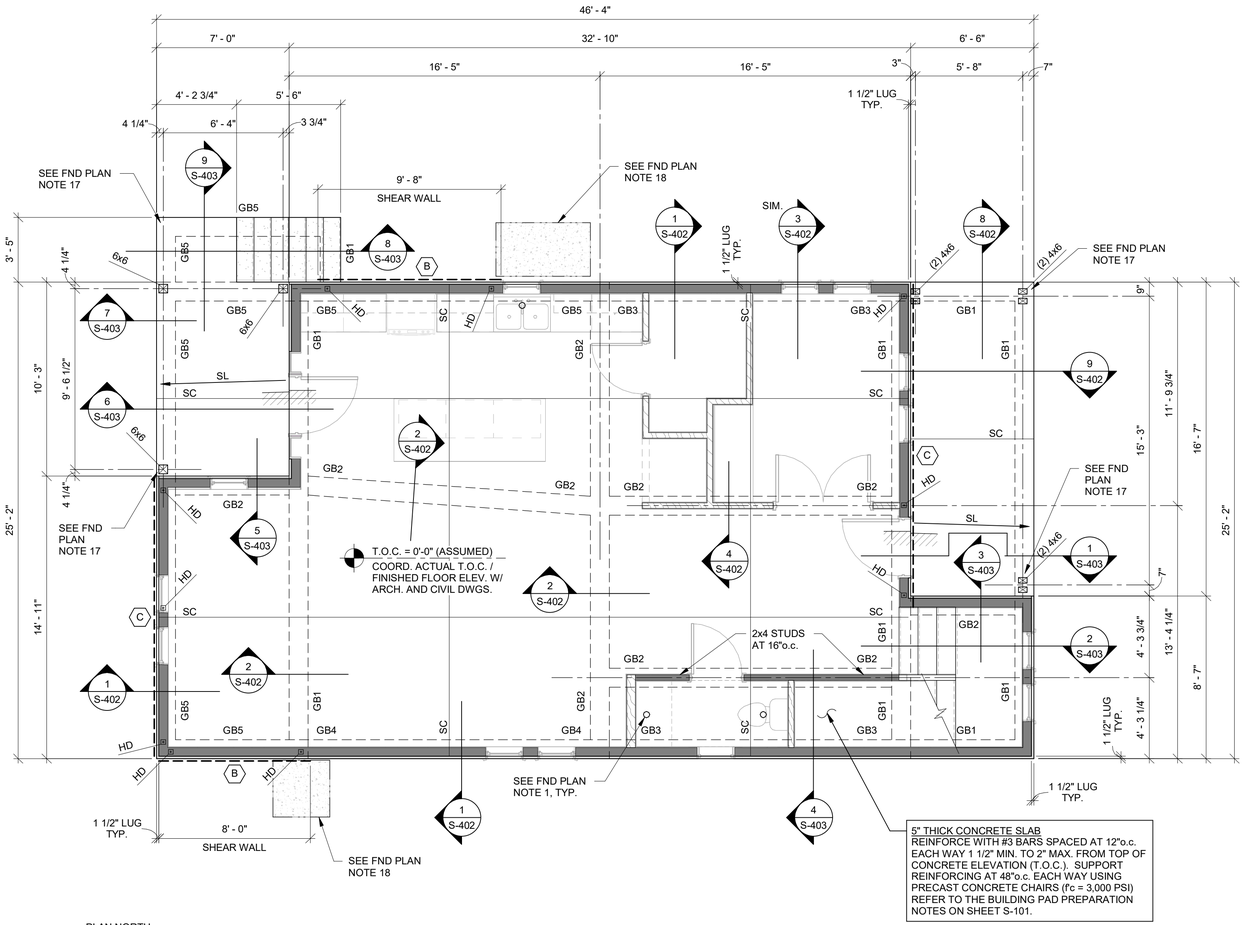


PLAN NORTH

2 FOUNDATION FRAMING PLAN - ADU 1

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

SEE SHEET S-200 FOR FOUNDATION PLAN NOTES, CONCRETE GRADE BEAM SCHEDULE, FOOTING SCHEDULE AND LEGEND.

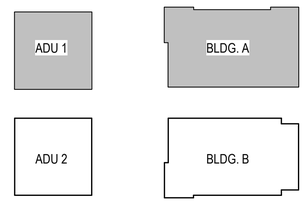


PLAN NORTH

1 FOUNDATION FRAMING PLAN - BUILDING A

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

SEE SHEET S-200 FOR FOUNDATION PLAN NOTES, CONCRETE GRADE BEAM SCHEDULE, FOOTING SCHEDULE AND LEGEND.



KEY PLAN
N.T.S.

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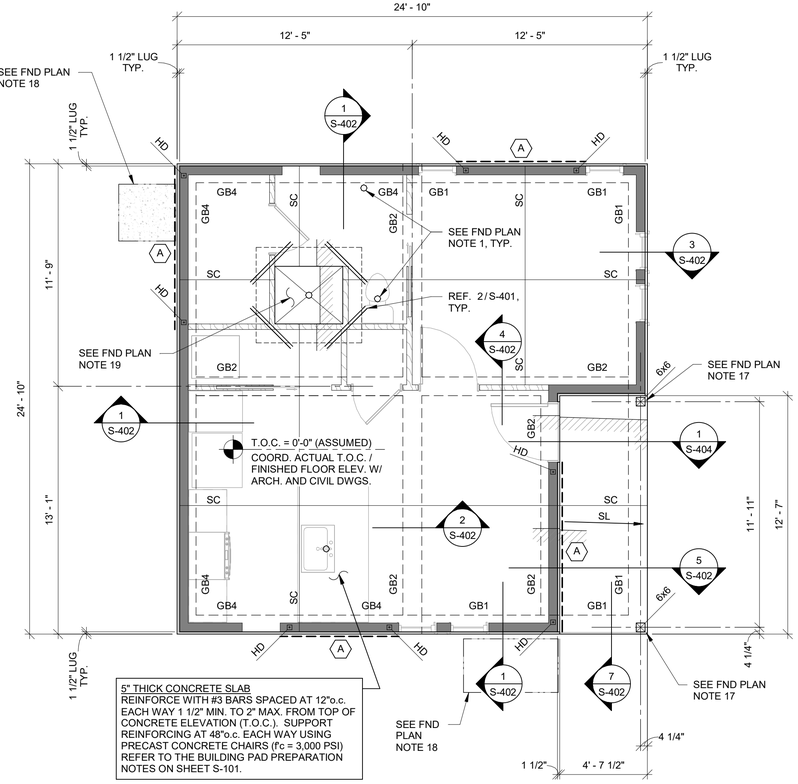
PROJECT TEAM: SPB, DLB

FOUNDATION FRAMING PLAN - BUILDING A AND ADU 1

S-201



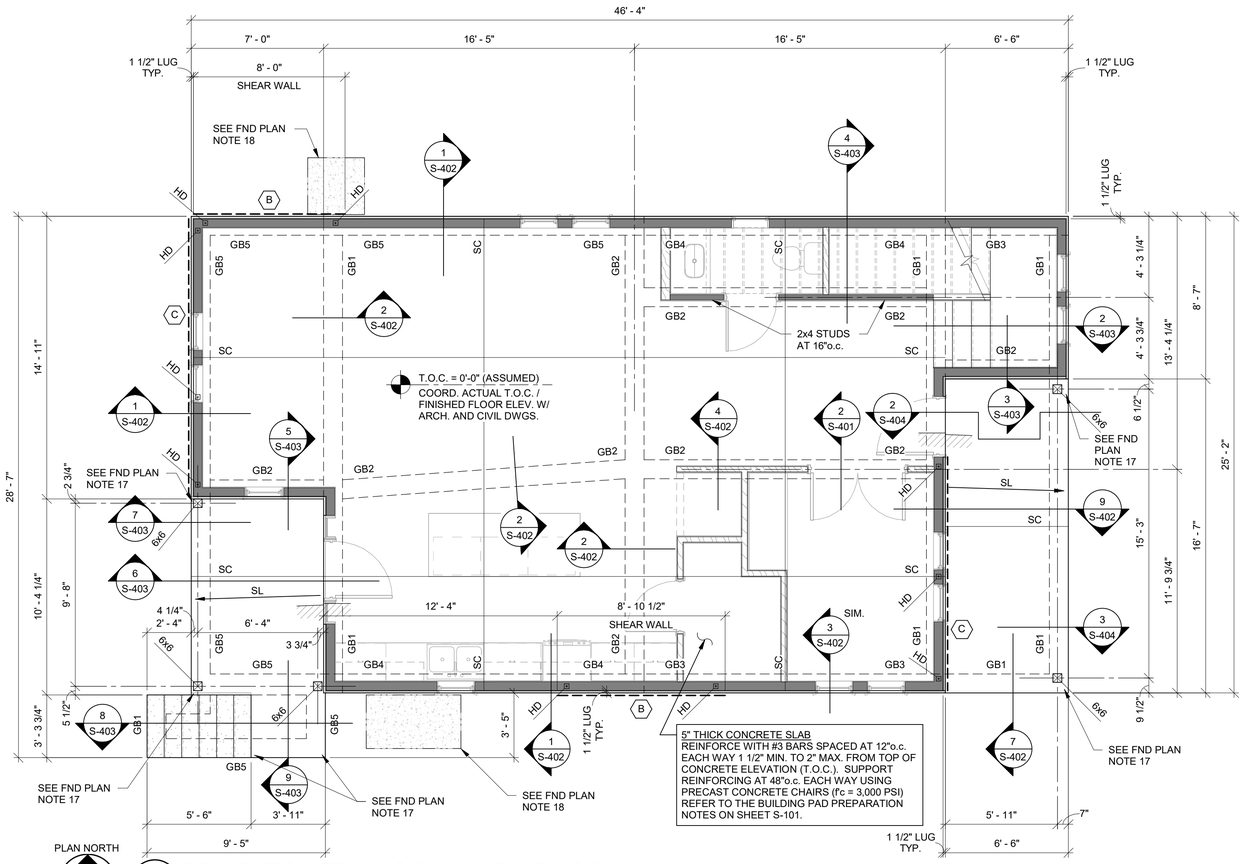
5" THICK CONCRETE SLAB
REINFORCE WITH #3 BARS SPACED AT 12"o.c. EACH WAY 1 1/2" MIN. TO 2" MAX. FROM TOP OF CONCRETE ELEVATION (T.O.C.). SUPPORT REINFORCING AT 48"o.c. EACH WAY USING PRECAST CONCRETE CHAIRS (f'c = 3,000 PSI) REFER TO THE BUILDING PAD PREPARATION NOTES ON SHEET S-101.

PLAN NORTH

2 FOUNDATION FRAMING PLAN - ADU 2

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

SEE SHEET S-200 FOR FOUNDATION PLAN NOTES, CONCRETE GRADE BEAM SCHEDULE, FOOTING SCHEDULE AND LEGEND.



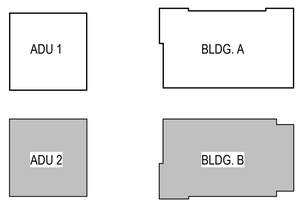
5" THICK CONCRETE SLAB
REINFORCE WITH #3 BARS SPACED AT 12"o.c. EACH WAY 1 1/2" MIN. TO 2" MAX. FROM TOP OF CONCRETE ELEVATION (T.O.C.). SUPPORT REINFORCING AT 48"o.c. EACH WAY USING PRECAST CONCRETE CHAIRS (f'c = 3,000 PSI) REFER TO THE BUILDING PAD PREPARATION NOTES ON SHEET S-101.

PLAN NORTH

1 FOUNDATION FRAMING PLAN - BUILDING B

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

SEE SHEET S-200 FOR FOUNDATION PLAN NOTES, CONCRETE GRADE BEAM SCHEDULE, FOOTING SCHEDULE AND LEGEND.



KEY PLAN
N.T.S.

NOTICE:
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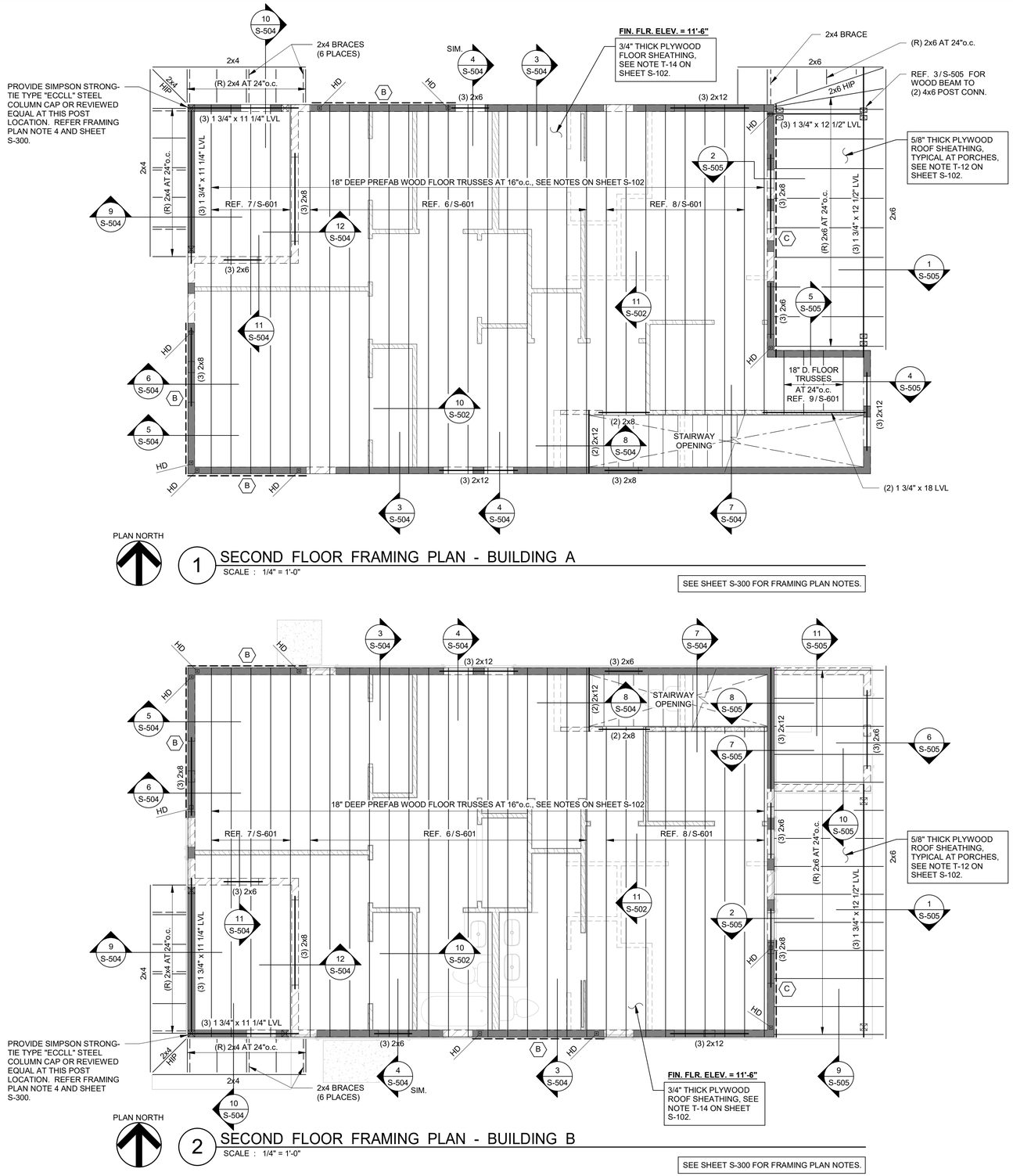
PROJECT MANAGER: SPB
PROJECT TEAM: SPB, DLB

FOUNDATION FRAMING PLAN - BUILDING B AND ADU 2

S-202



1 SECOND FLOOR FRAMING PLAN - BUILDING A

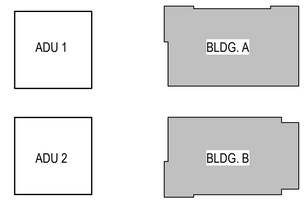
SCALE : 1/4" = 1'-0"

SEE SHEET S-300 FOR FRAMING PLAN NOTES.

2 SECOND FLOOR FRAMING PLAN - BUILDING B

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

SEE SHEET S-300 FOR FRAMING PLAN NOTES.



KEY PLAN

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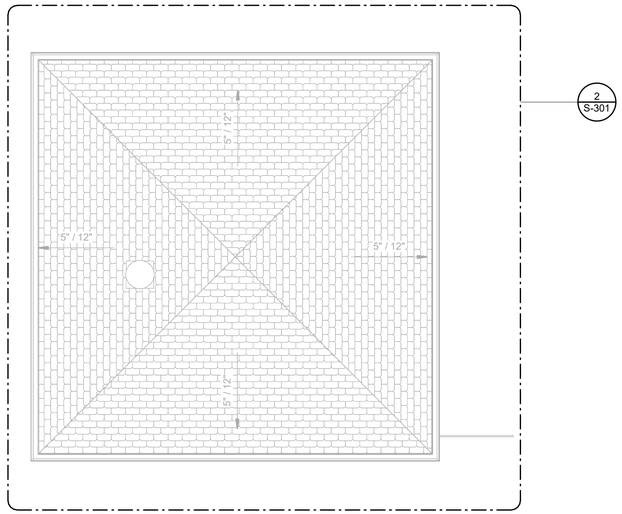
PROJECT TEAM: SPB, DLB

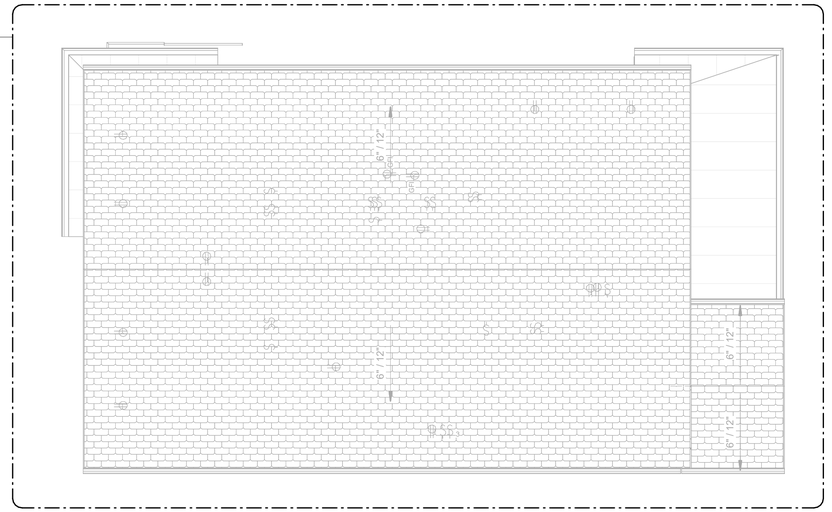
SECOND FLOOR FRAMING PLANS - BUILDING A AND BUILDING B

S-203



2
S-301

1
S-301



2
S-302

1
S-302

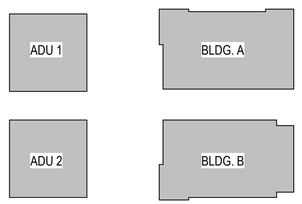
PLAN NORTH

1 OVERALL ROOF PLAN

SCALE : 3/16" = 1'-0"

ROOF PLAN NOTES:

1. T.O.P. - DENOTES TOP OF PLATE ELEVATION.
2. (R) - DENOTES WOOD RAFTER.
3. LVL - DENOTES LAMINATED VENEER LUMBER PER NOTES ON SHEET S-101.
4. PROVIDE SIMPSON TYPE "CC" STEEL COLUMN CAPS OR REVIEWED EQUAL AT THE TOP OF ALL WOOD POSTS UNLESS DETAILED OTHERWISE. SEE DETAIL 3/S-502.
5. - DENOTES LOAD BEARING WALL BELOW. SEE FOUNDATION FRAMING PLAN FOR STUD SIZE AND SPACING.
6. - DENOTES NON-LOAD BEARING WALL BELOW WITH 2x4 STUDS AT 16"o.c. UNLESS NOTED OR DETAILED OTHERWISE ON THE ARCHITECTURAL DRAWINGS.
7. ALSO REFER TO THE FOUNDATION PLAN NOTES ON SHEET S-200 FOR OTHER NOTES AND REQUIREMENTS.
8. (C) - DENOTES WOOD CEILING JOIST.
9. VERIFY AND COORDINATE ALL ROOF SLOPES WITH THE ARCHITECTURAL DRAWINGS.
10. PROVIDE 2x WOOD FRAMING AROUND ALL ROOF OPENINGS EQUAL TO OR LARGER THAN 10".



KEY PLAN

N.T.S.

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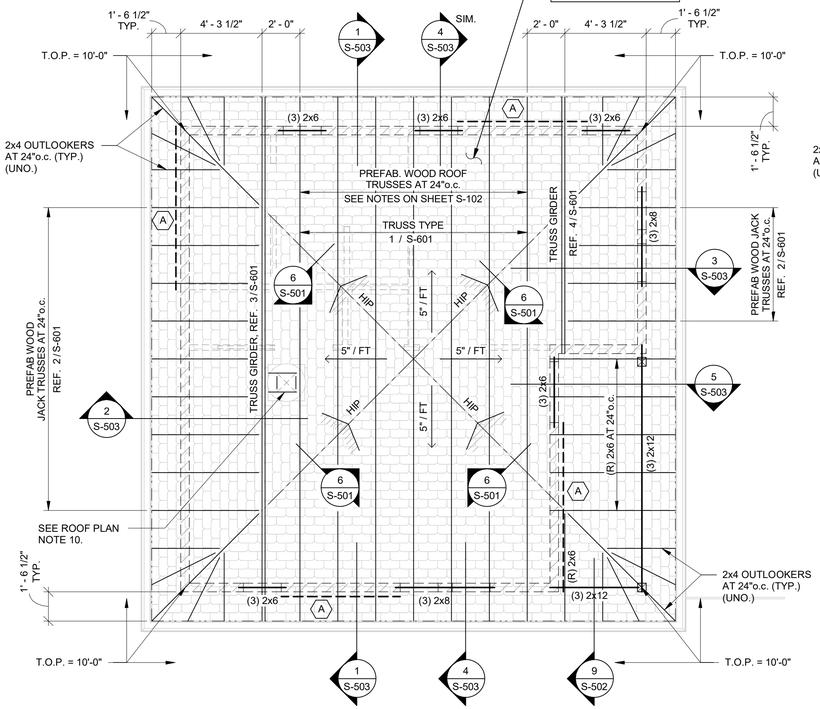
OVERALL ROOF PLAN

S-300

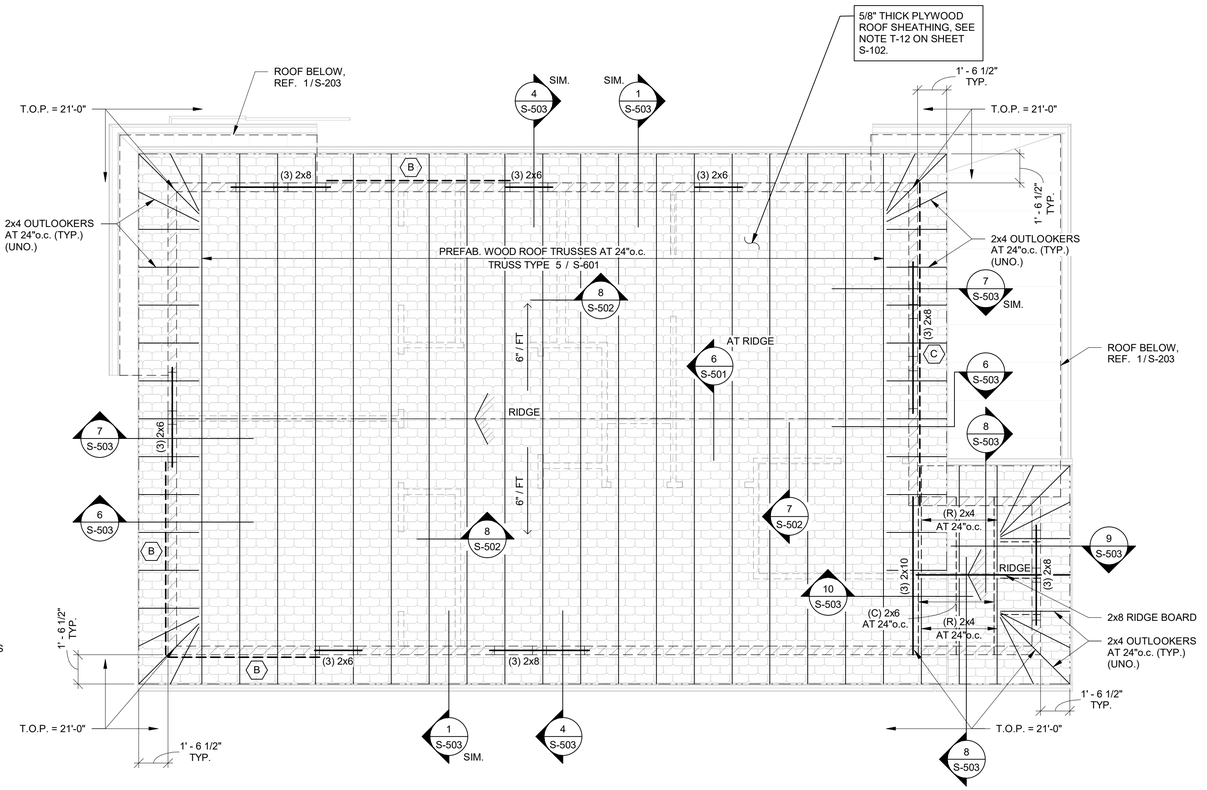


PLAN NORTH

2 ROOF FRAMING PLAN - ADU 1

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

SEE SHEET S-300 FOR ROOF PLAN NOTES.

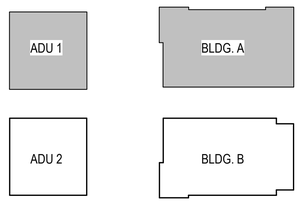


PLAN NORTH

1 ROOF FRAMING PLAN - BUILDING A

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

SEE SHEET S-300 FOR ROOF PLAN NOTES.



KEY PLAN

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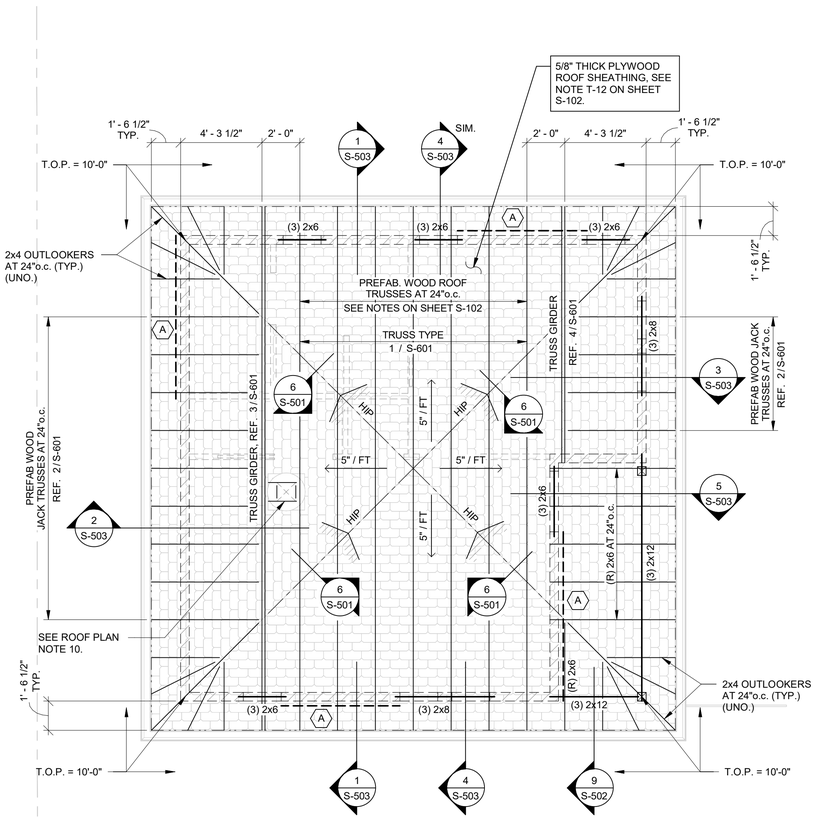
PROJECT TEAM: SPB, DLB

ROOF FRAMING PLANS - BUILDING A AND ADU 1

S-301

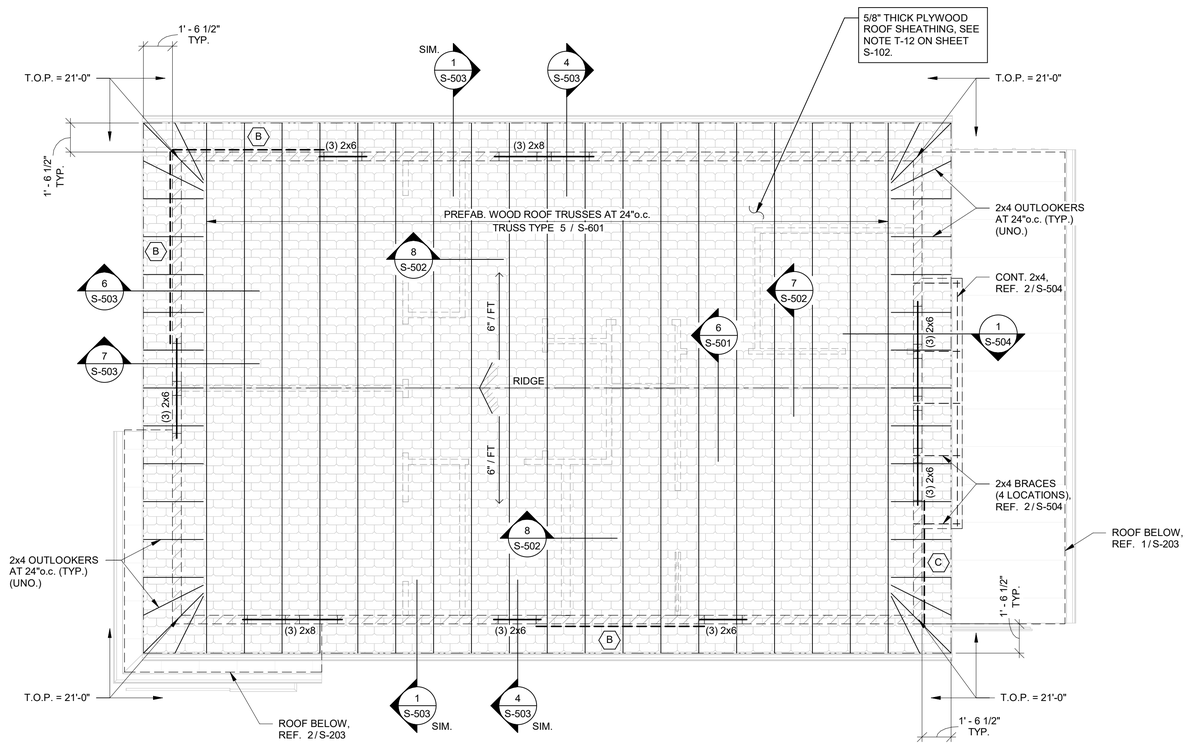


PLAN NORTH

2 ROOF FRAMING PLAN - ADU 2

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

SEE SHEET S-300 FOR ROOF PLAN NOTES.

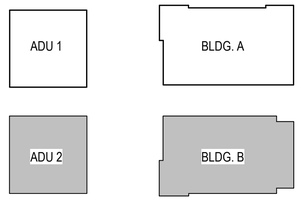


PLAN NORTH

1 ROOF FRAMING PLAN - BUILDING B

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

SEE SHEET S-300 FOR ROOF PLAN NOTES.



KEY PLAN

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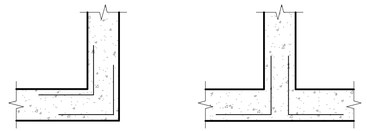
PROJECT TEAM: SPB, DLB

ROOF FRAMING PLANS - BUILDING B AND ADU 2

S-302

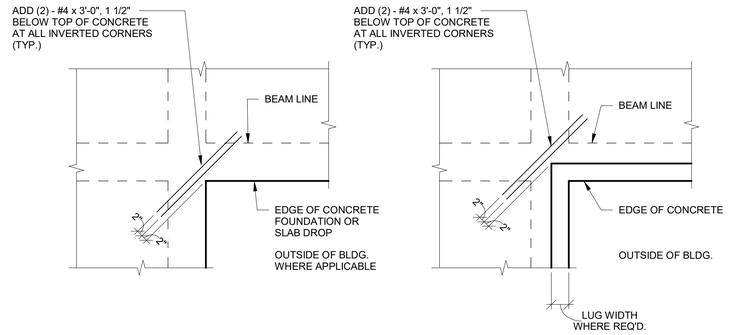


CORNERS " T " INTERSECTIONS

NOTE:
PROVIDE CORNER BARS AT ALL EXTERIOR CORNERS OF GRADE SUPPORTED BEAMS AND AT ENDS OF ALL INTERIOR GRADE BEAMS. BARS SHALL BE SAME SIZE AND QUANTITY AS SCHEDULED BEAM REINFORCING AND SHALL LAP 40 BAR DIAMETERS WITH BEAM REINFORCING. GRADE BEAM AND SLAB REINFORCEMENT SHALL BE CONTINUOUS WITH 40 BAR DIAMETER (NOT LESS THAN 18 INCHES) LAP AT ALL SPLICES. THIS DETAIL IS APPLICABLE TO GRADE BEAM TOP, BOTTOM AND FACE REINFORCING BARS AS WELL AS HORIZONTAL WALL REINFORCING BARS.

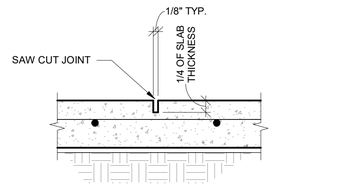
1 TYPICAL CORNER BAR DETAIL AT GRADE SUPPORTED FOUNDATION

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



2 TYPICAL REINFORCING DETAIL AT INVERTED CORNER

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

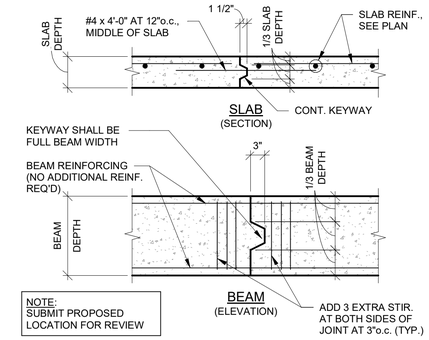


NOTES:

1. SAW CUT JOINTS SHALL BE MADE WITHIN 12 HOURS OF CONCRETE PLACEMENT. (U.N.O.) FILL SAW CUT JOINTS WITH EUCO QWIKJOINT 200 BY EUCLID CHEMICAL COMPANY OR EQUIVALENT FOR ALL EXPOSED CONCRETE WHEN CONCRETE IS AT LEAST 28 DAYS OLD
2. 1/2" DEEP PLASTIC JOINT FORM OR TOOLED JOINT MAY BE USED AS AN ALTERNATIVE TO SAW CUT JOINTS.

3 TYPICAL SAW CUT JOINT DETAIL

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



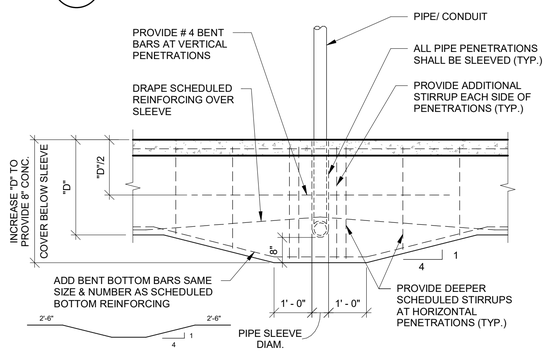
NOTE:
SUBMIT PROPOSED LOCATION FOR REVIEW

4 TYPICAL VERTICAL CONSTRUCTION JOINT DETAIL

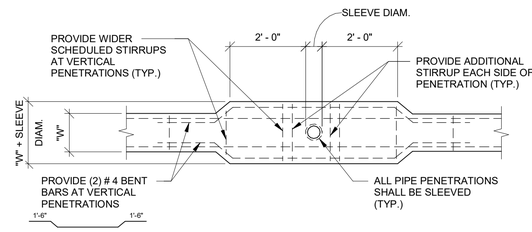
SCALE : 3/4" = 1'-0"

NOTES:

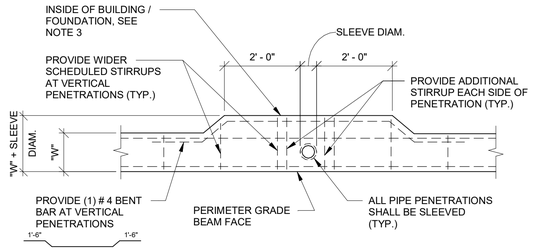
1. THIS DETAIL IS APPLICABLE FOR SLEEVES LARGER THAN 4" O.D. SLEEVE MATERIAL SHALL BE PVC UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD.
2. ADJACENT SLEEVED PENETRATIONS SHALL HAVE A MINIMUM CLEARANCE OF THE LARGER SLEEVE DIAMETER BETWEEN THEM.
3. AT EXTERIOR BEAM LOCATIONS, THE BEAM WIDTH SHALL BE WIDENED TO THE INSIDE OF THE BUILDING / FOUNDATION.



TYPICAL HORIZONTAL PENETRATION
(ELEVATION)



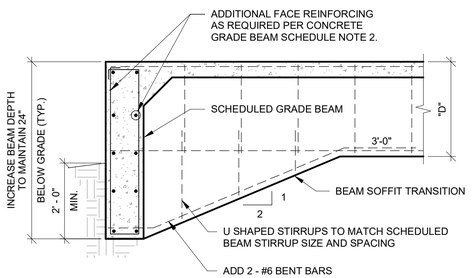
TYPICAL VERTICAL PENETRATION
(PLAN VIEW INTERIOR GRADE BEAM)



TYPICAL VERTICAL PENETRATION
(PLAN VIEW PERIMETER GRADE BEAM)

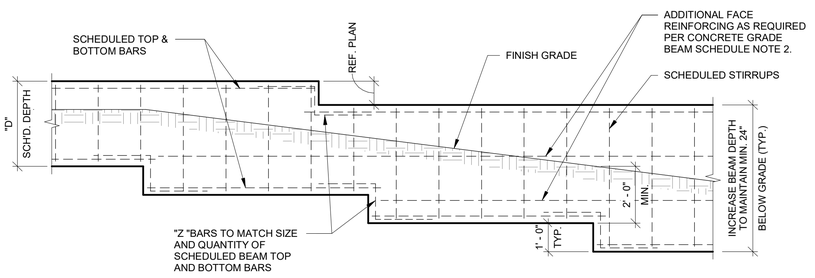
5 TYPICAL BEAM PENETRATION DETAIL

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



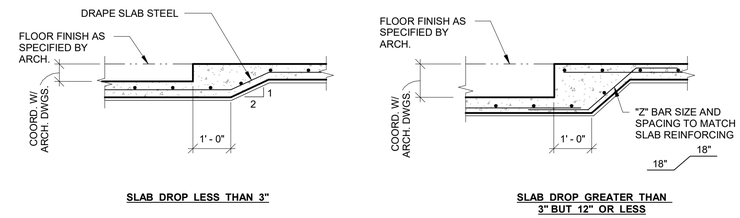
6 TYPICAL GRADE BEAM TRANSITION DETAIL

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



7 TYPICAL GRADE BEAM SOFFIT TRANSITION

SCALE : 3/8" = 1'-0"



8 TYPICAL SLAB DROP DETAIL

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

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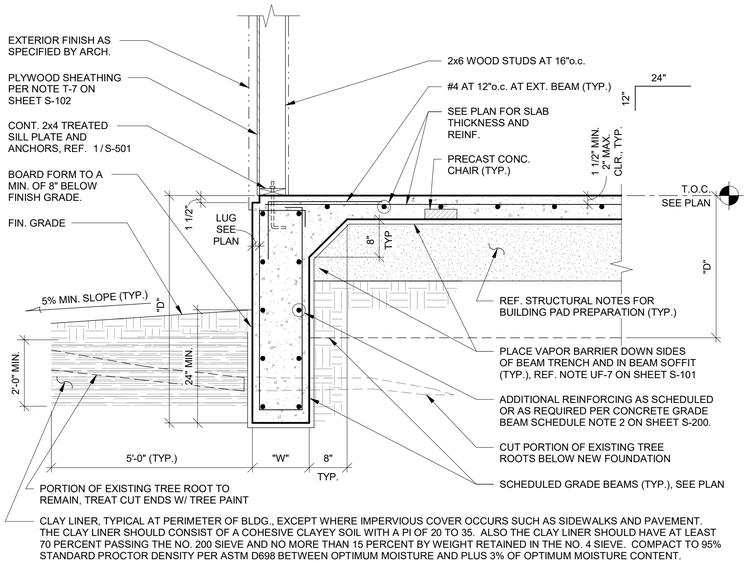
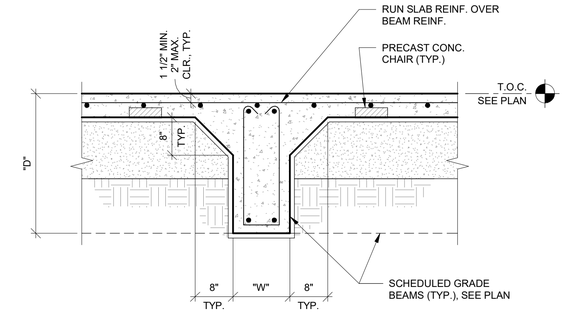
PROJECT TEAM: SPB, DLB

TYPICAL FOUNDATION DETAILS

S-401

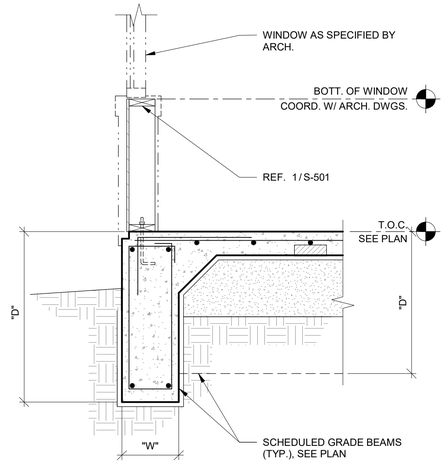


1 TYPICAL EXTERIOR GRADE BEAM SECTION
SCALE : 3/4" = 1'-0"



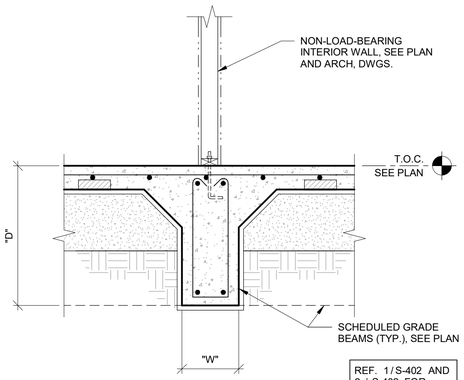
REF. 1/S-402 FOR TYPICAL NOTES.

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



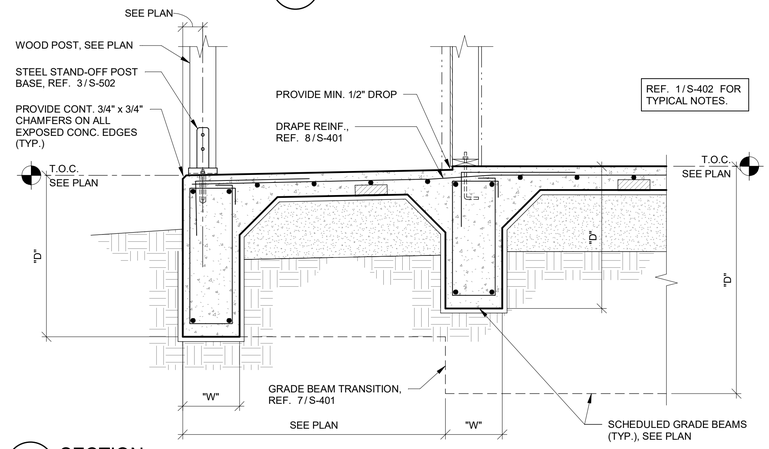
REF. 1/S-402 FOR TYPICAL NOTES.

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



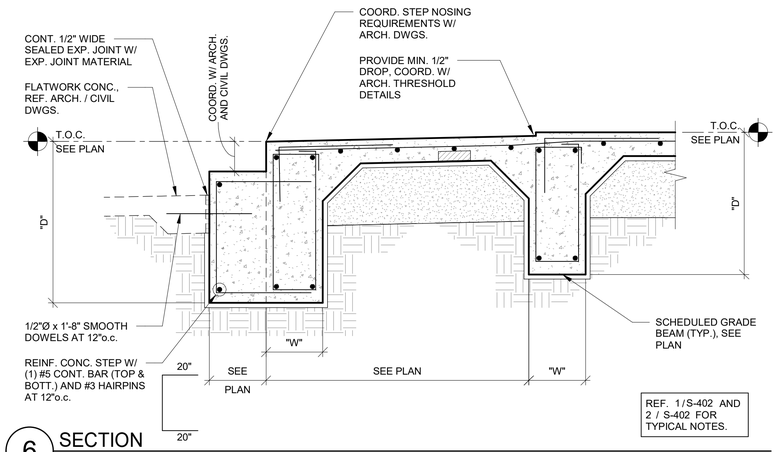
REF. 1/S-402 AND 2/S-402 FOR TYPICAL NOTES.

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



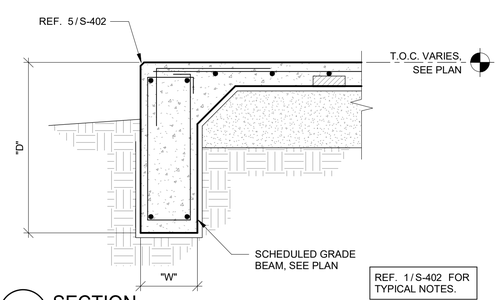
REF. 1/S-402 FOR TYPICAL NOTES.

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



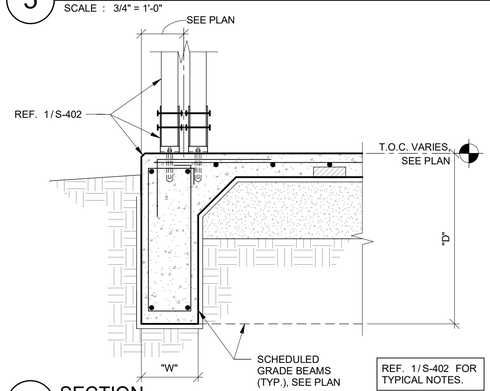
REF. 1/S-402 AND 2/S-402 FOR TYPICAL NOTES.

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



REF. 1/S-402 FOR TYPICAL NOTES.

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



REF. 1/S-402 FOR TYPICAL NOTES.

8 SECTION
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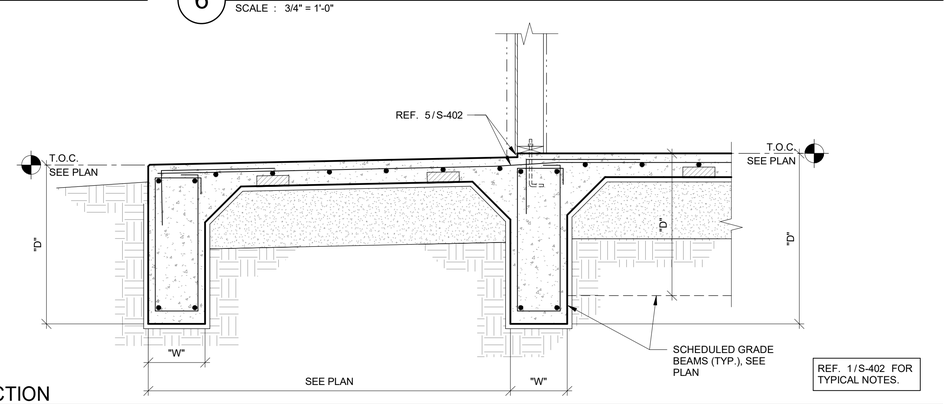

REF. 1/S-402 FOR TYPICAL NOTES.

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

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	SCHEDULE OF REVISIONS	

INTERMEDIATE REVIEW

PROJECT NUMBER: 210117
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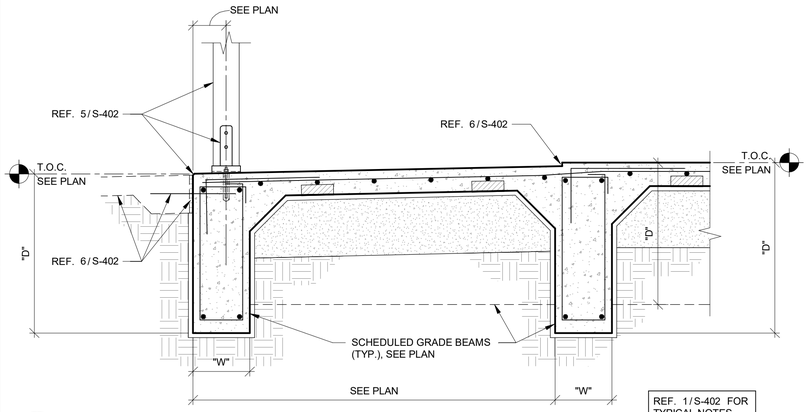
PROJECT MANAGER: SPB
PROJECT TEAM: SPB, DLB

FOUNDATION SECTIONS AND DETAILS

S-402



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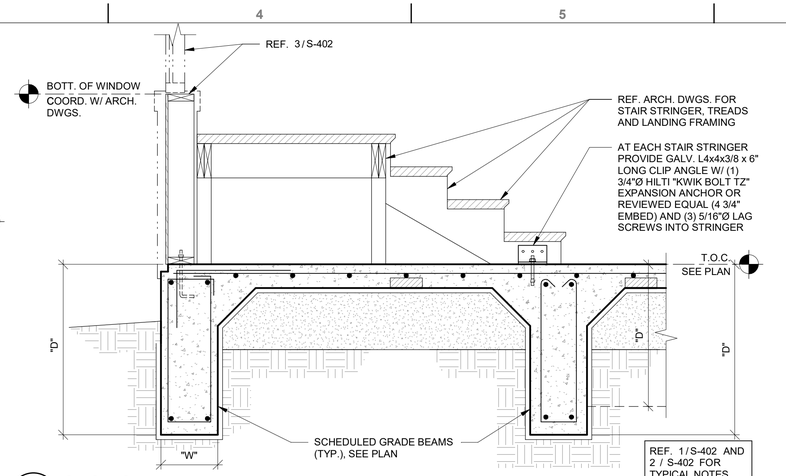

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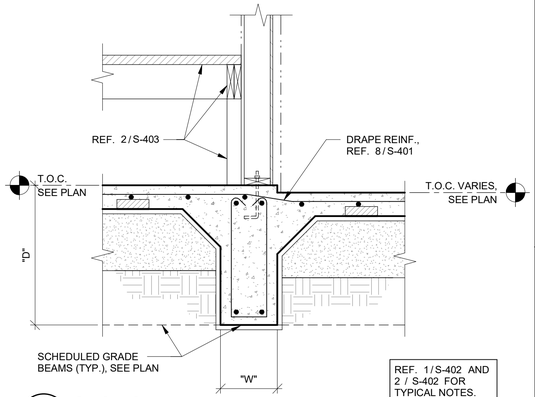

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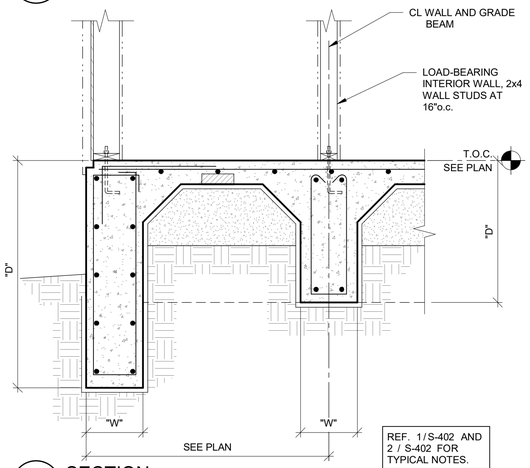

4 SECTION
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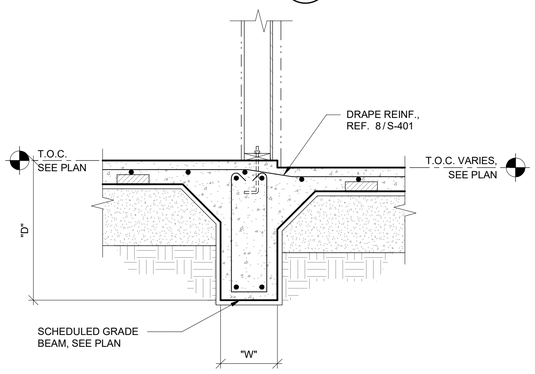
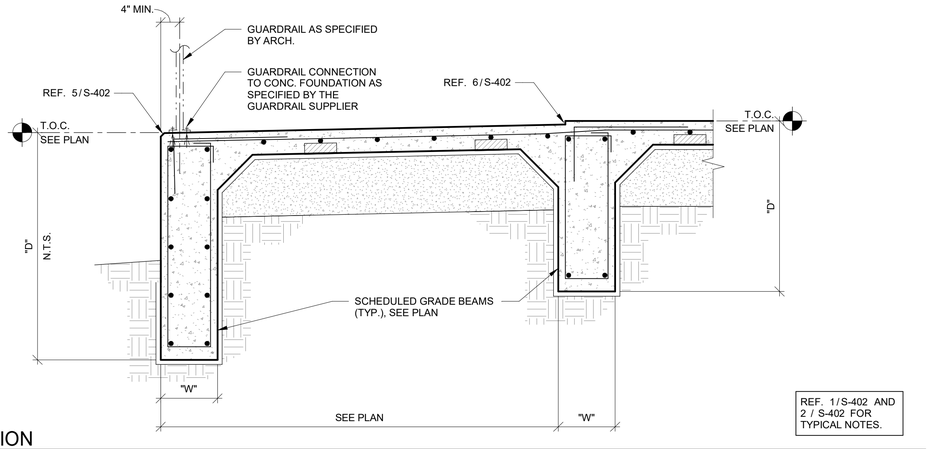
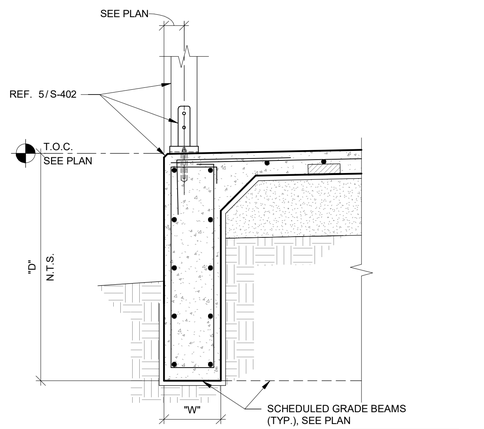


5 SECTION
SCALE : 3/4" = 1'-0"



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



7 SECTION
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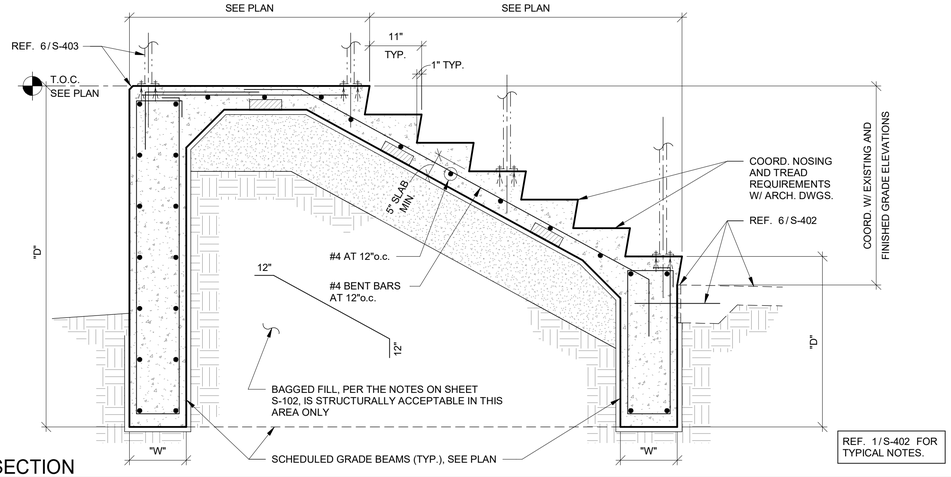
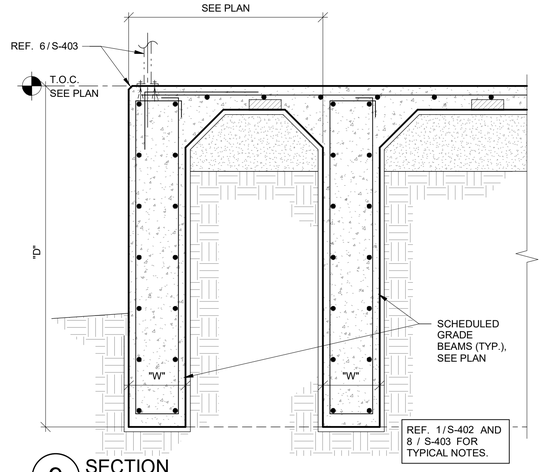


8 SECTION
SCALE : 3/4" = 1'-0"



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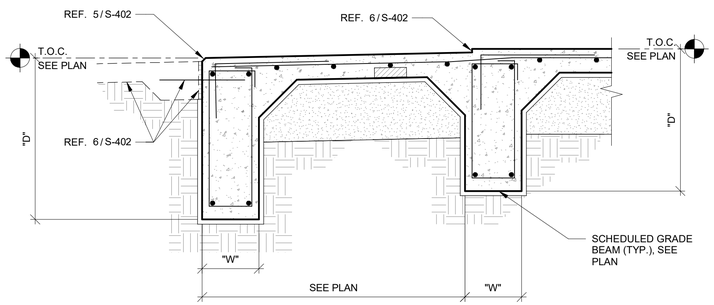
S-403



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1 SECTION
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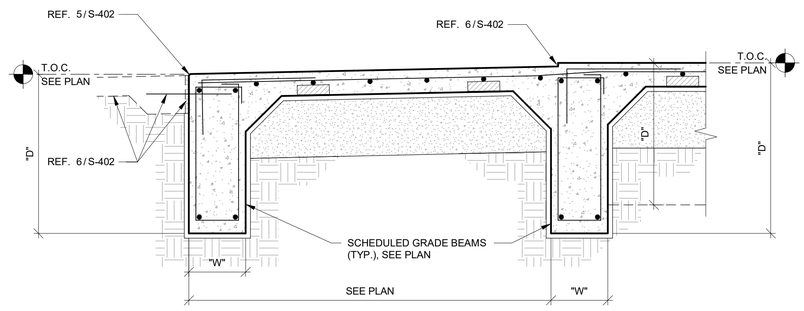

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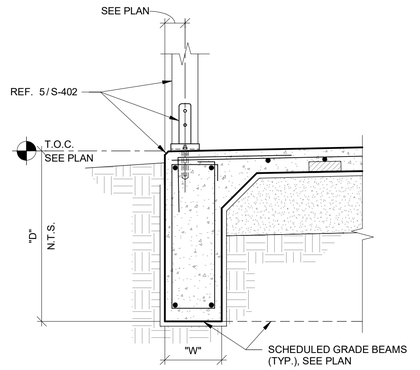
2 SECTION
SCALE : 3/4" = 1'-0"



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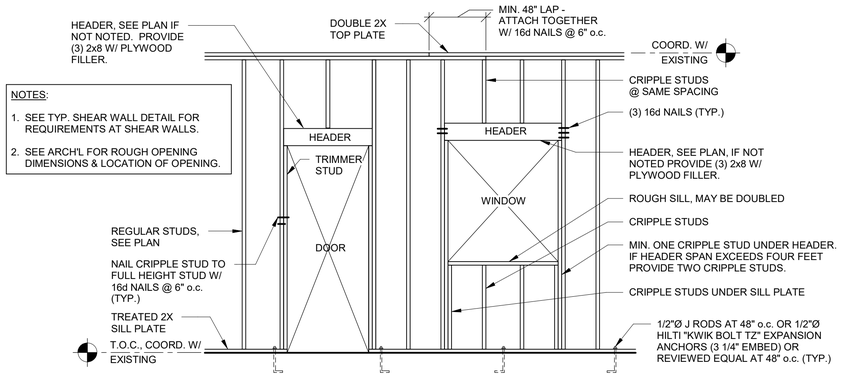
S-404

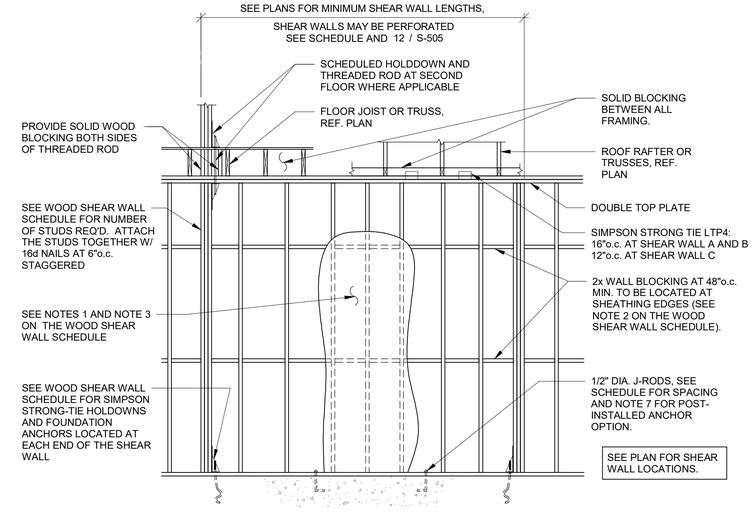


NOTES:

1. SEE TYP. SHEAR WALL DETAIL FOR REQUIREMENTS AT SHEAR WALLS.
2. SEE ARCH'L FOR ROUGH OPENING DIMENSIONS & LOCATION OF OPENING.

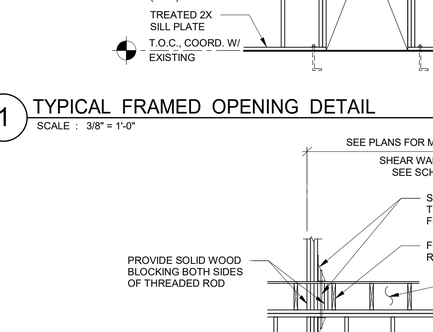
1 TYPICAL FRAMED OPENING DETAIL

SCALE : 3/8" = 1'-0"



3 TYPICAL WOOD SHEAR WALL DETAIL, SCHEDULE AND NOTES

SCALE : 3/8" = 1'-0"

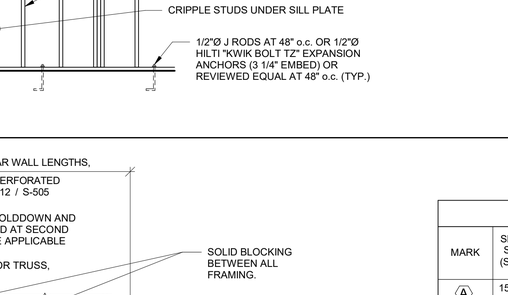


NOTES:

1. HOLE SHALL BE DRILLED SO AS TO NOT TO SPLINTER THE STUD.
2. W - DENOTES WIDTH OF MEMBER.

4 HOLE OR NOTCH THRU STUDS

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



PLAN-SILL PLATE

FOR "D" GREATER THAN 1/3W PROVIDE ANCHOR BOLTS AT 12" MAXIMUM AT EACH SIDE OF THE HOLE.

5 HOLE OR NOTCH THRU PLATES

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

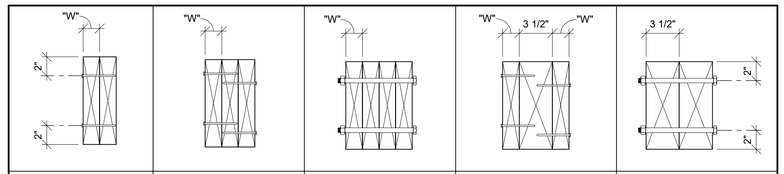
PLAN-DBL. TOP PLATE

FOR "D" GREATER THAN 1/3W PROVIDE STRIP AT EACH SIDE AS SHOWN - 2D/3 MAX.

NOTCH ON PLATE

2 TYPICAL MULTI-MEMBER BEAM ASSEMBLY DETAIL

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



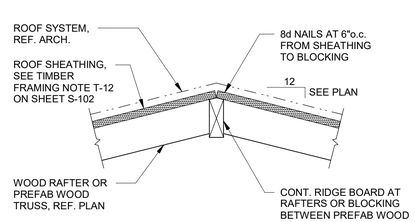
ASSEMBLY A	ASSEMBLY B	ASSEMBLY C	ASSEMBLY D	ASSEMBLY E
"W" = 1 1/2" OR 1 3/4" (2 PCS)	"W" = 1 1/2" OR 1 3/4" (3 PCS)	"W" = 1 1/2" OR 1 3/4" (4 PCS)	"W" = 1 1/2" OR 1 3/4" (4 PCS) AND 3 1/2" OR 2 11/16" (1 PCS)	3 1/2" (1 PCS)
2 ROWS OF 16d @ 12" o.c.	(2) - 2 ROWS OF 16d @ 12" o.c.	2 ROWS OF 1/2" DIA. @ 12" o.c.	(2) - 2 ROWS OF 16d @ 12" o.c.	2 ROWS OF 1/2" DIA. @ 12" o.c.

WOOD SHEAR WALL SCHEDULE

MARK	SHEAR WALL SHEATHING (SEE NOTE 1)	NAILING SIZE & SPACING (SEE NOTE 3)	SILL PLATE RODS AND SPACING (SEE NOTE 7)	HOLDDOWNS EA. END (SEE NOTE 4 & NOTE 5)	NUMBER OF STUDS EA. END	FOUNDATION ANCHORS		SEE DETAIL
						CAST-IN-PLACE (SEE NOTE 6)	OPTIONAL DRILL & EPOXY (SEE NOTE 6)	
Ⓐ	15/32" PLYWD. ONE SIDE	10d COMMON AT 6"o.c.	1/2" DIA. x 7" J-RODS AT 24"o.c.	HTT4	2	5/8" DIA. ROD SSTB16	5/8" DIA. W/ 8" MIN. EMBED. AND SET USING SIMPSON SET-XP EPOXY	
Ⓑ	15/32" PLYWD. ONE SIDE	10d COMMON AT 6"o.c.	1/2" DIA. x 7" J-RODS AT 16"o.c.	HTT5	2	5/8" DIA. ROD SSTB20	5/8" DIA. W/ 10" MIN. EMBED. AND SET USING SIMPSON SET-XP EPOXY	
Ⓒ	15/32" PLYWD. ONE SIDE	10d COMMON AT 2"o.c.	1/2" DIA. x 7" J-RODS AT 16"o.c.	HTT5KT	3	5/8" DIA. ROD SSTB24	5/8" DIA. W/ 12" MIN. EMBED. AND SET USING SIMPSON SET-XP EPOXY	12 / S-505 FOR STRAPS

NOTES:

1. ALL SHEATHING SHALL BE APA RATED STRUCTURAL I SHEATHING. IF SHEATHING IS TO BE APPLIED TO THE OUTSIDE OF AN EXTERIOR WALL, THE SHEATHING SHALL BE STRUCTURAL SHEATHING, EXTERIOR EXPOSURE 1 GRADE PLYWOOD.
2. ALL SHEATHING EDGES SHALL BE SUPPORTED BY 2 INCH NOMINAL OR WIDER BLOCKING, SEE DETAIL FOR BLOCKING LOCATIONS.
3. SCHEDULED NAIL SIZE AND SPACING TO BE PROVIDED AT ALL EDGES OF PLYWOOD SHEATHING INCLUDING THE TOP AND SILL PLATES. ATTACH THE SHEATHING TO ALL OTHER MEMBERS (IN FIELD) WITH SCHEDULED NAILS AT 12" o.c.
4. HOLDDOWNS TO BE MANUFACTURED BY "SIMPSON STRONG TIE" OR A REVIEWED EQUIVALENT.
5. FASTEN HOLDDOWNS TO THE NUMBER OF STUDS SHOWN IN THE SCHEDULE AND PER MANUFACTURER'S RECOMMENDATIONS. WHERE SHEAR WALL ENDS ABUT WOOD POSTS, ATTACH SCHEDULED SIMPSON STRONG-TIE HOLDDOWN TO WOOD POST.
6. FOUNDATION ANCHORS TO BE MANUFACTURED BY "SIMPSON STRONG TIE" OR A REVIEWED EQUIVALENT (CAST-IN-PLACE AND DRILLED AND EPOXY ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS). AS AN ALTERNATIVE, ANCHORS CAN BE INSTALLED AFTER THE CONCRETE HAS BEEN POURED. SEE SCHEDULE FOR THE DRILL AND EPOXY ALTERNATIVE.
7. SILL PLATE POST-INSTALLED ANCHOR OPTION: 1/2" DIA. WITH 6" MIN. EMBEDMENT AND SET USING SIMPSON SET-XP EPOXY. SPACING AS INDICATED IN SCHEDULE ABOVE.

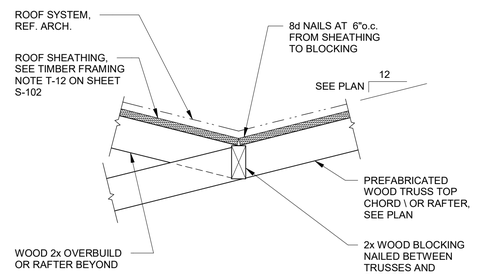


NOTE:

SIMILAR AT HIP CONDITION.

6 TYPICAL SECTION AT RIDGE

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



7 TYPICAL SECTION AT VALLEY

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

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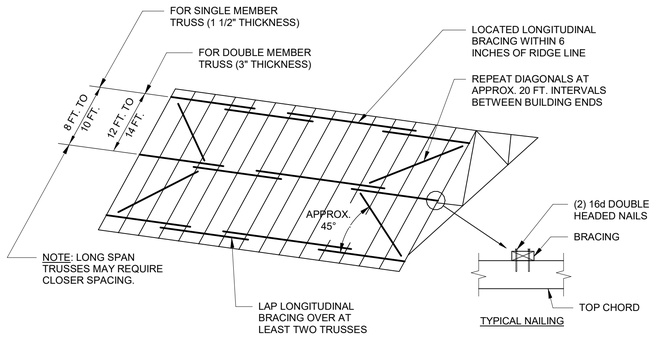
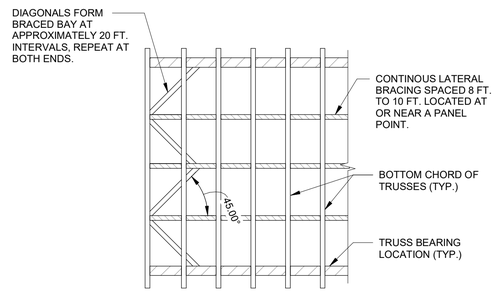
TYPICAL WOOD FRAMING DETAILS

S-501



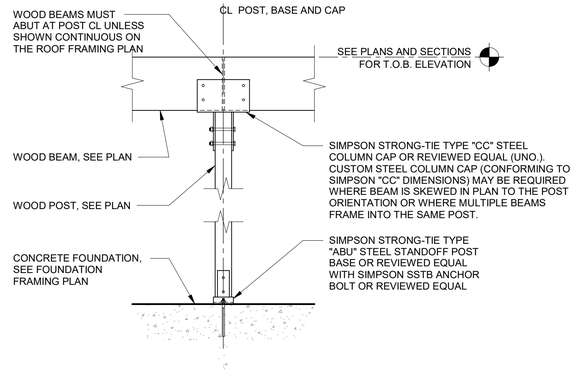
1 TYPICAL TEMPORARY TRUSS DIAGONAL BRACING SYSTEM FOR COMPRESSION CHORDS

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



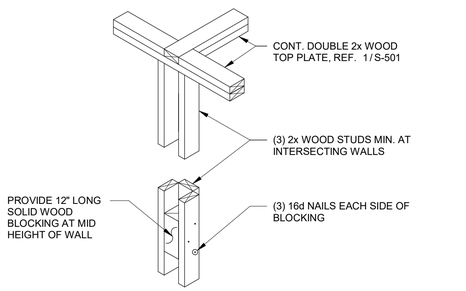
2 TYPICAL BOTTOM CHORD ERECTION BRACING DETAIL

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



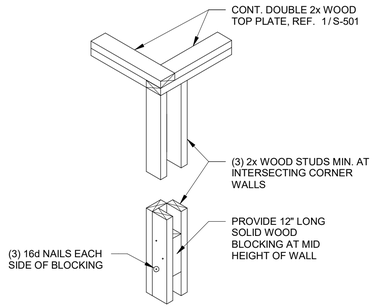
3 TYPICAL WOOD POST DETAIL

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



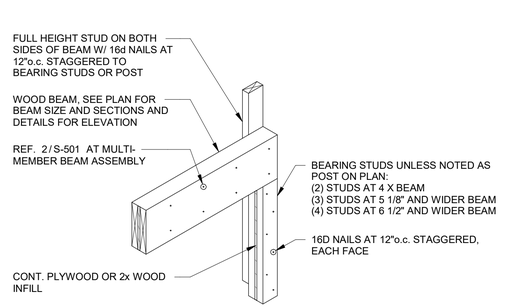
4 TYPICAL DETAIL

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



5 TYPICAL DETAIL

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



6 TYPICAL DETAIL

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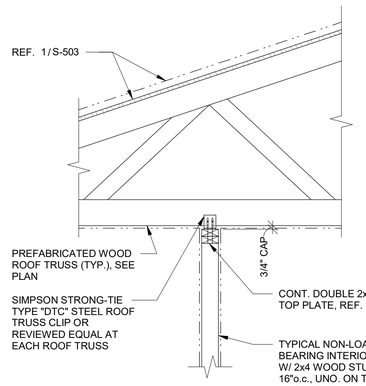
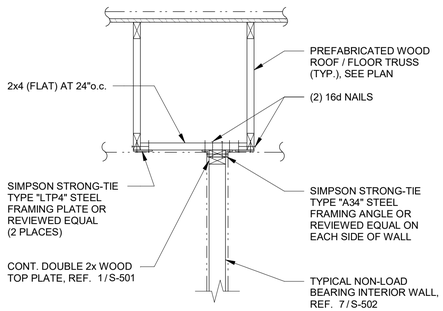


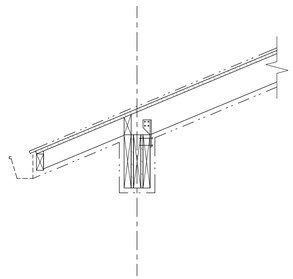
7 TYPICAL DETAIL

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



8 TYPICAL DETAIL

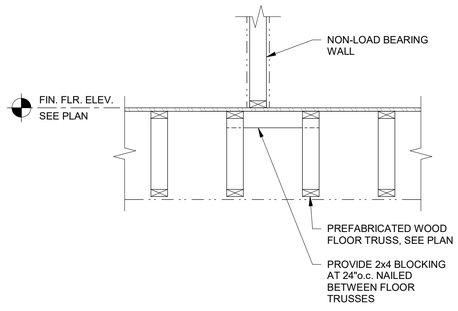
SCALE : 3/4" = 1'-0"



REF. 1/S-503 AND 5/S-503 FOR TYPICAL NOTES

9 SECTION

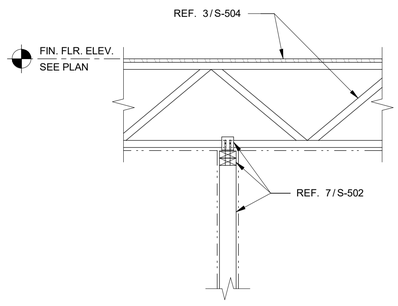
SCALE : 3/4" = 1'-0"



REF. 3/S-504 FOR TYPICAL NOTES

10 TYPICAL DETAIL

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



11 TYPICAL DETAIL

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

NOTICE:
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2021.06.01

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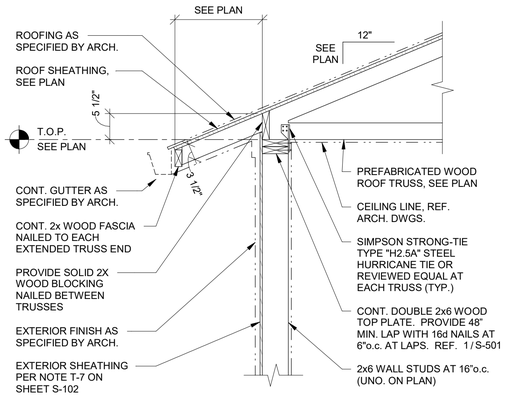
#	DESCRIPTION	DATE
SCHEDULE OF REVISIONS		

INTERMEDIATE REVIEW

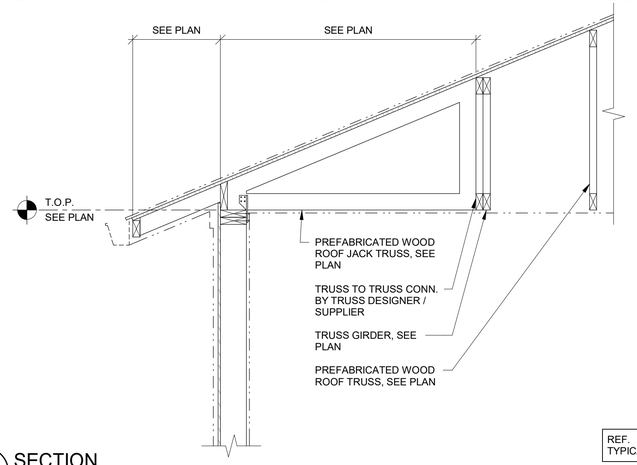
PROJECT NUMBER: 210117
PROJECT DATE: 2021.06.01
PROJECT MANAGER: SPB
PROJECT TEAM: SPB, DLB

TYPICAL WOOD FRAMING DETAILS

S-502

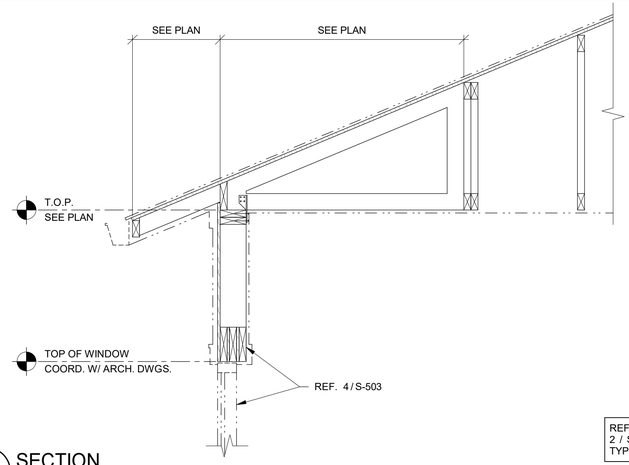


1 SECTION
SCALE : 3/4" = 1'-0"



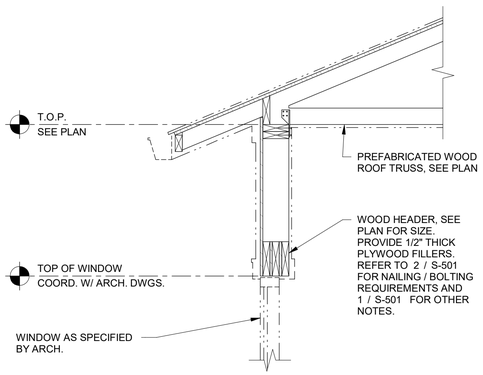
REF. 1 / S-503 FOR TYPICAL NOTES

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



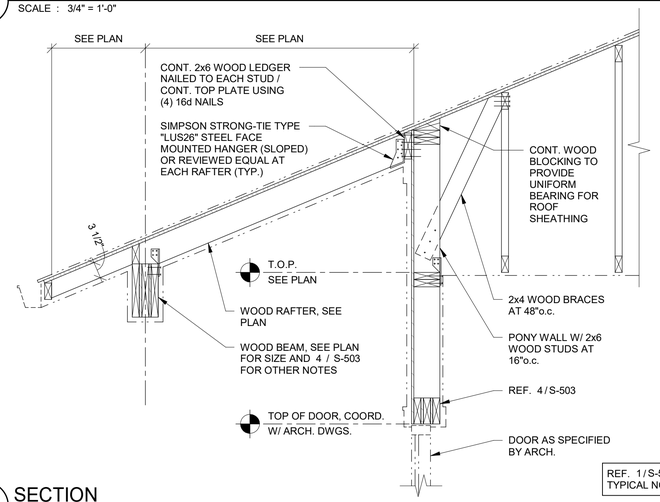
REF. 1 / S-503 AND 2 / S-503 FOR TYPICAL NOTES

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



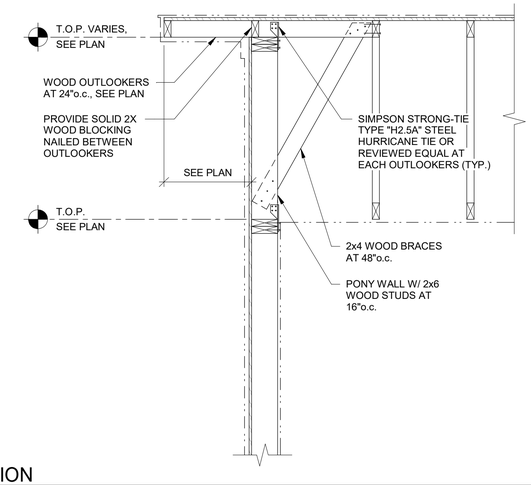
REF. 1 / S-503 FOR TYPICAL NOTES

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



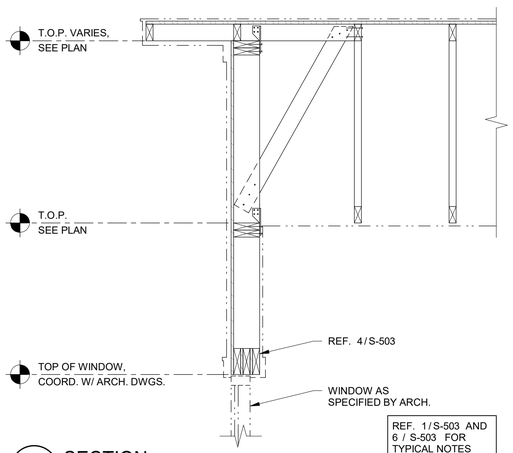
REF. 1 / S-503 FOR TYPICAL NOTES

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



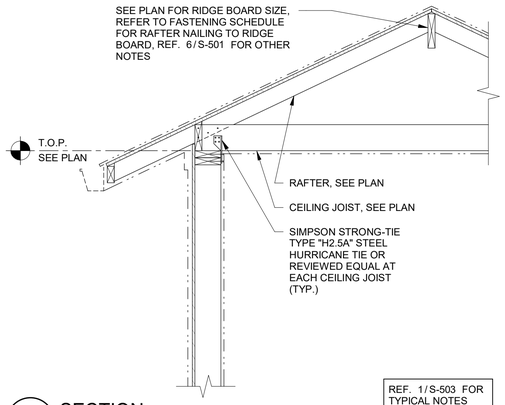
REF. 1 / S-503 AND 2 / S-503 FOR TYPICAL NOTES

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



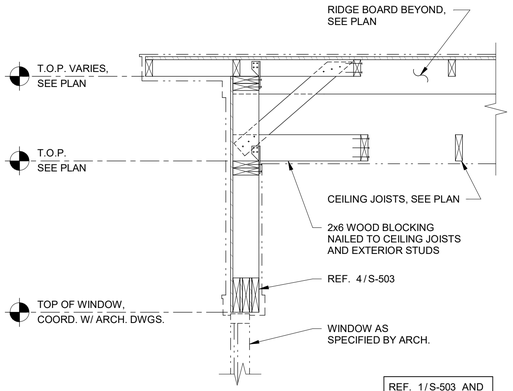
REF. 1 / S-503 AND 6 / S-503 FOR TYPICAL NOTES

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



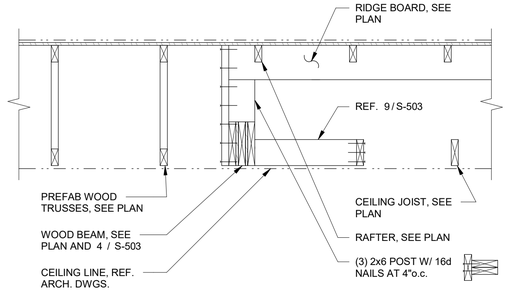
REF. 1 / S-503 FOR TYPICAL NOTES

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



REF. 1 / S-503 AND 6 / S-503 FOR TYPICAL NOTES

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



REF. 1 / S-503 FOR TYPICAL NOTES

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

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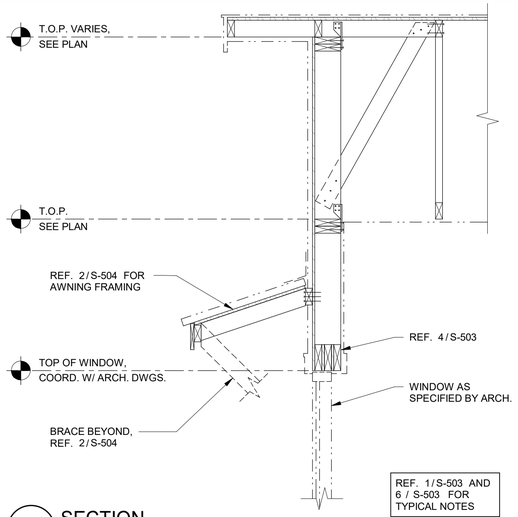
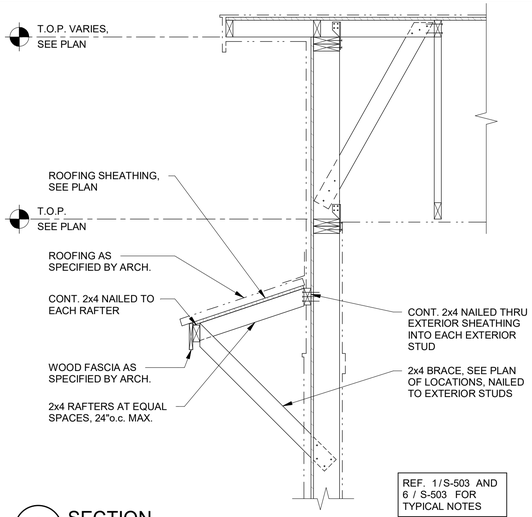
PROJECT TEAM: SPB, DLB

WOOD FRAMING SECTIONS AND DETAILS

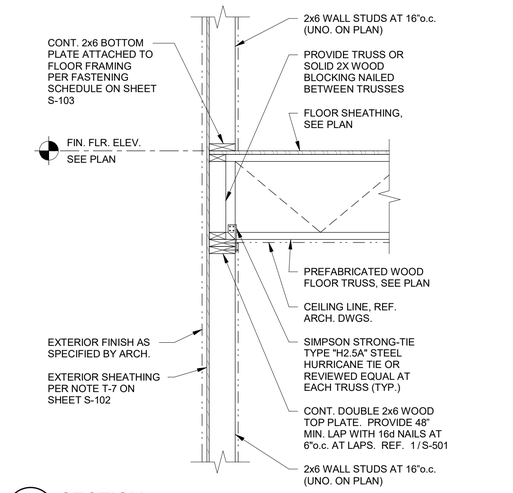
S-503



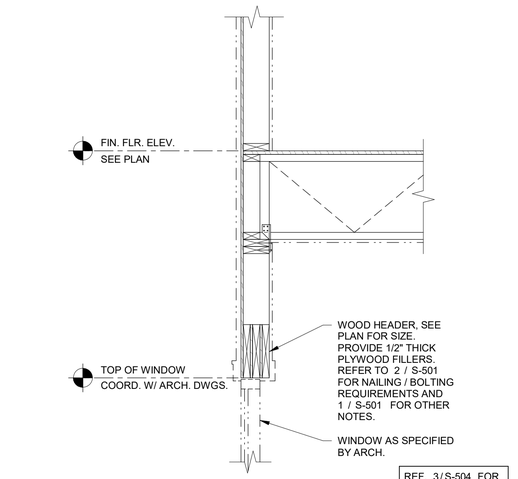
1 SECTION
SCALE : 3/4" = 1'-0"



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



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



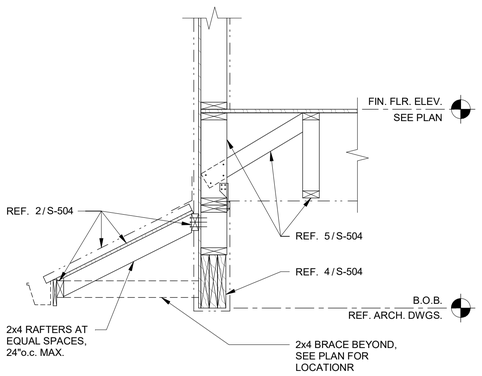
4 SECTION
SCALE : 3/4" = 1'-0"

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

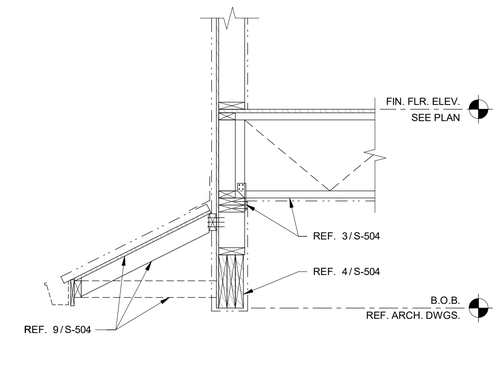
6 SECTION
SCALE : 3/4" = 1'-0"

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

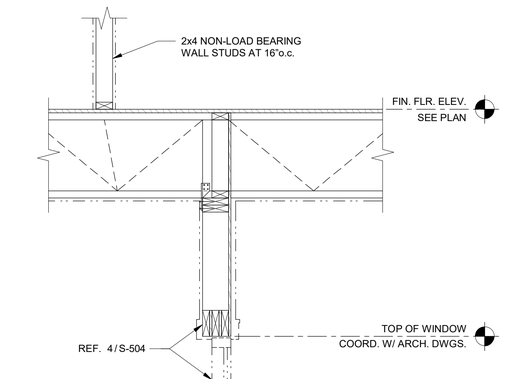
8 SECTION
SCALE : 3/4" = 1'-0"



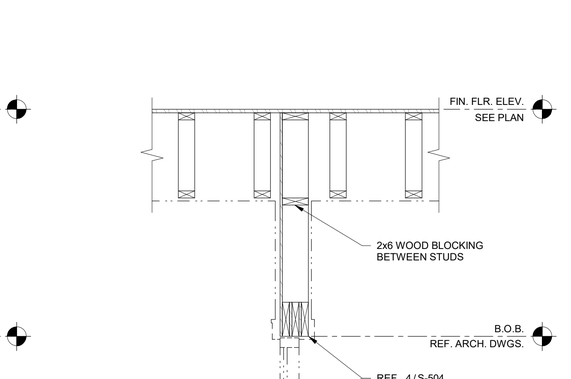
9 SECTION
SCALE : 3/4" = 1'-0"



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



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



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

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INTERMEDIATE REVIEW

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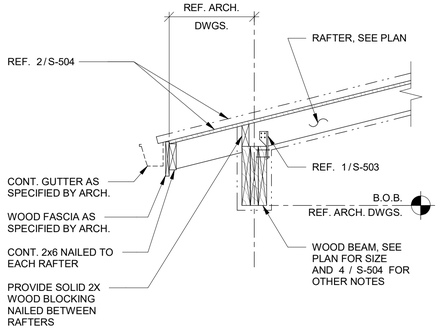
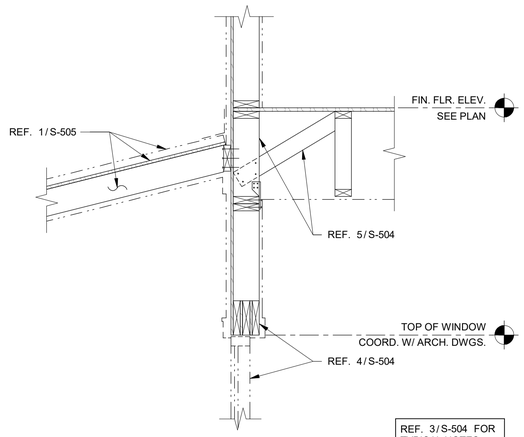
PROJECT DATE: 2021.06.01
PROJECT MANAGER: SPB
PROJECT TEAM: SPB, DLB

WOOD FRAMING SECTIONS AND DETAILS

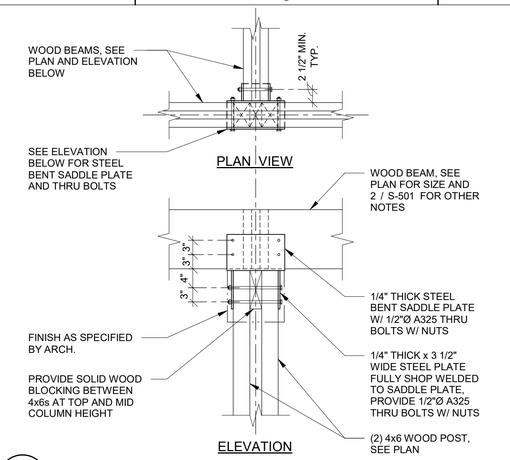
S-504



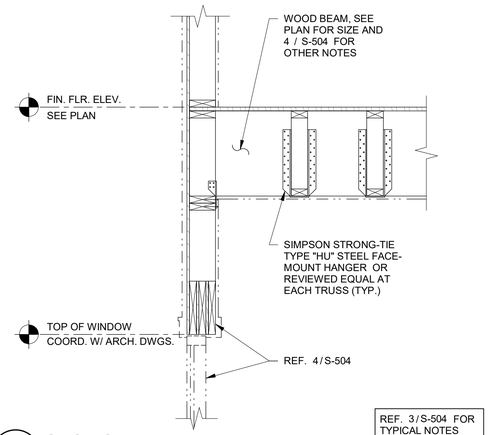
1 SECTION
SCALE : 3/4" = 1'-0"



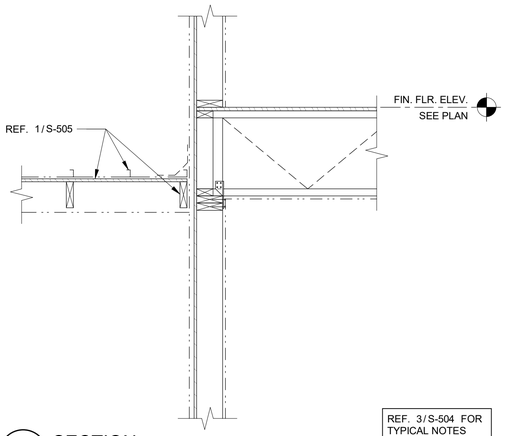
2 SECTION
SCALE : 3/4" = 1'-0"



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

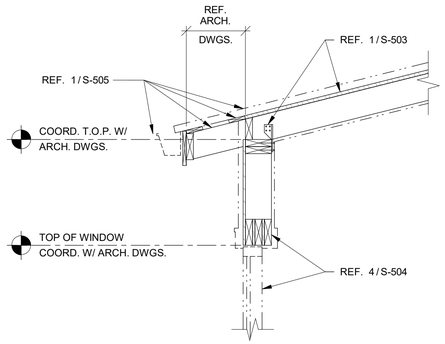


4 SECTION
SCALE : 3/4" = 1'-0"



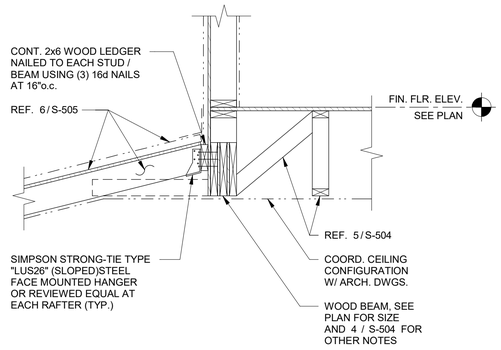
5 SECTION
SCALE : 3/4" = 1'-0"

REF. 3 / S-504 FOR TYPICAL NOTES



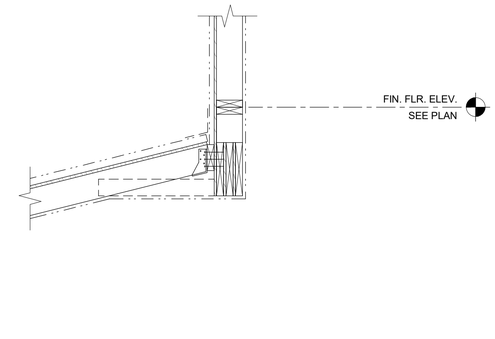
6 SECTION
SCALE : 3/4" = 1'-0"

REF. 1 / S-503 FOR TYPICAL NOTES



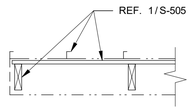
7 SECTION
SCALE : 3/4" = 1'-0"

REF. 3 / S-504 FOR TYPICAL NOTES

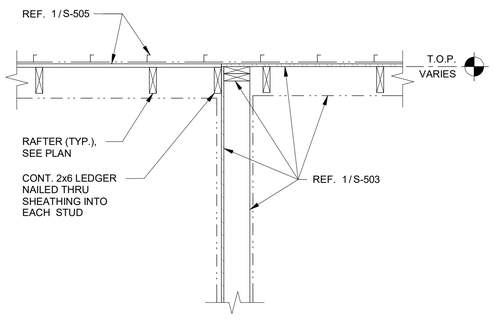


8 SECTION
SCALE : 3/4" = 1'-0"

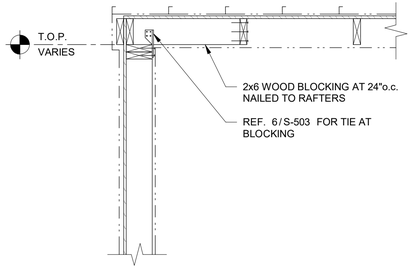
REF. 7 / S-505 FOR TYPICAL NOTES



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



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

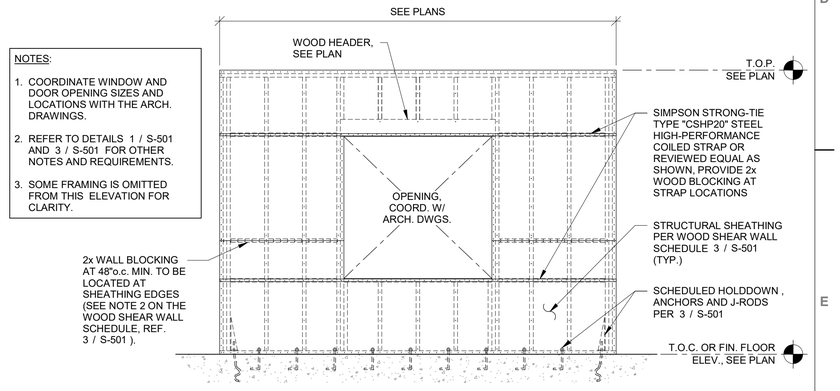


11 SECTION
SCALE : 3/4" = 1'-0"

REF.10 / S-505 FOR TYPICAL NOTES

NOTES:

1. COORDINATE WINDOW AND DOOR OPENING SIZES AND LOCATIONS WITH THE ARCH. DRAWINGS.
2. REFER TO DETAILS 1 / S-501 AND 3 / S-501 FOR OTHER NOTES AND REQUIREMENTS.
3. SOME FRAMING IS OMITTED FROM THIS ELEVATION FOR CLARITY.



12 TYPICAL PERFORATED SHEAR WALL DETAIL
SCALE : 3/8" = 1'-0"

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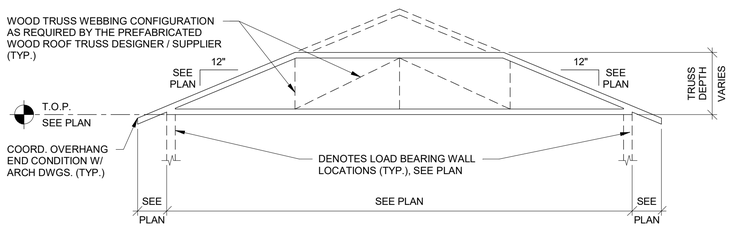
PROJECT TEAM: SPB, DLB

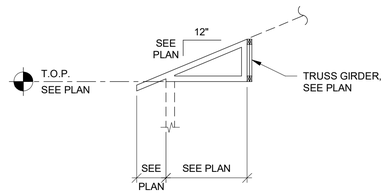
WOOD FRAMING SECTIONS AND DETAILS

S-505



1 ROOF TRUSS ELEVATION

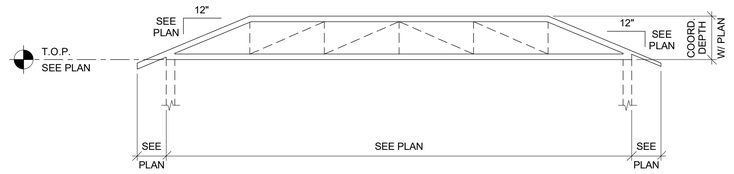
SCALE : 1/4" = 1'-0"



REF. 1 / S-601 FOR TYPICAL NOTES

2 ROOF JACK TRUSS ELEVATION

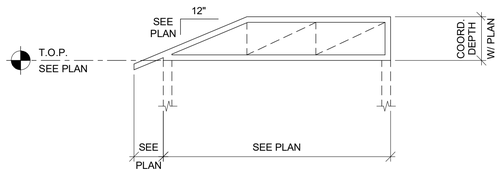
SCALE : 1/4" = 1'-0"



REF. 1 / S-601 FOR TYPICAL NOTES

3 ROOF GIRDER TRUSS ELEVATION

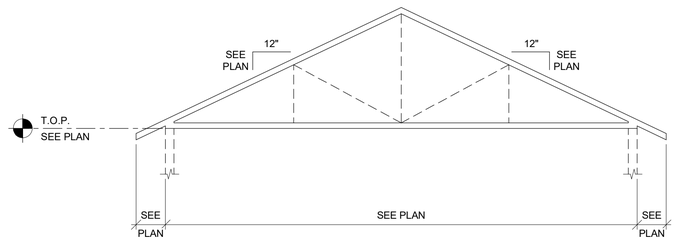
SCALE : 1/4" = 1'-0"



REF. 1 / S-601 FOR TYPICAL NOTES

4 ROOF GIRDER TRUSS ELEVATION

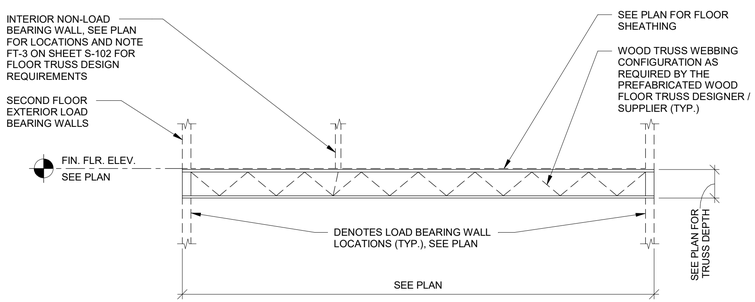
SCALE : 1/4" = 1'-0"



REF. 1 / S-601 FOR TYPICAL NOTES

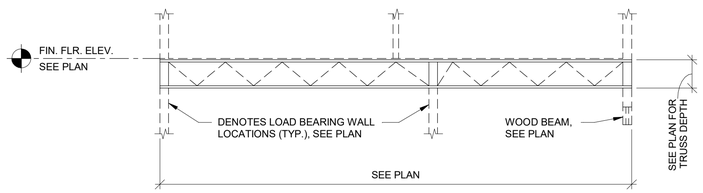
5 ROOF TRUSS ELEVATION

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



6 FLOOR TRUSS ELEVATION

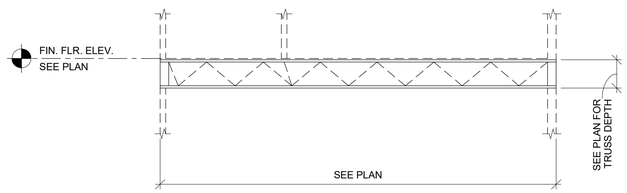
SCALE : 1/4" = 1'-0"



REF. 6 / S-601 FOR TYPICAL NOTES

7 FLOOR TRUSS ELEVATION

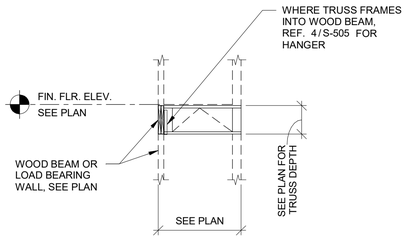
SCALE : 1/4" = 1'-0"



REF. 6 / S-601 FOR TYPICAL NOTES

8 FLOOR TRUSS ELEVATION

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



REF. 6 / S-601 FOR TYPICAL NOTES

9 FLOOR TRUSS ELEVATION

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

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SPB ENGINEERING, LLC F-8020

INTERIM REVIEW ONLY
DOCUMENT INCOMPLETE:
NOT INTENDED FOR PERMIT, BIDDING OR CONSTRUCTION.
STEPHEN P. BOURASSA, P.E.
TEXAS LIC. NO. 92624

2021.06.01

MIKE GARANSUAY

909 N HACKBERRY

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SAN ANTONIO, TX 78202

SPB ENGINEERING, LLC
Structural Consultants
Texas Firm Registration Number: F-8020
Mailing Address: 14439 N.W. Military Hwy., Suite 108 - 417
San Antonio, Texas 78231
Tel: (210) 273-5293 or (210) 355-0559
www.spb-engineering.com

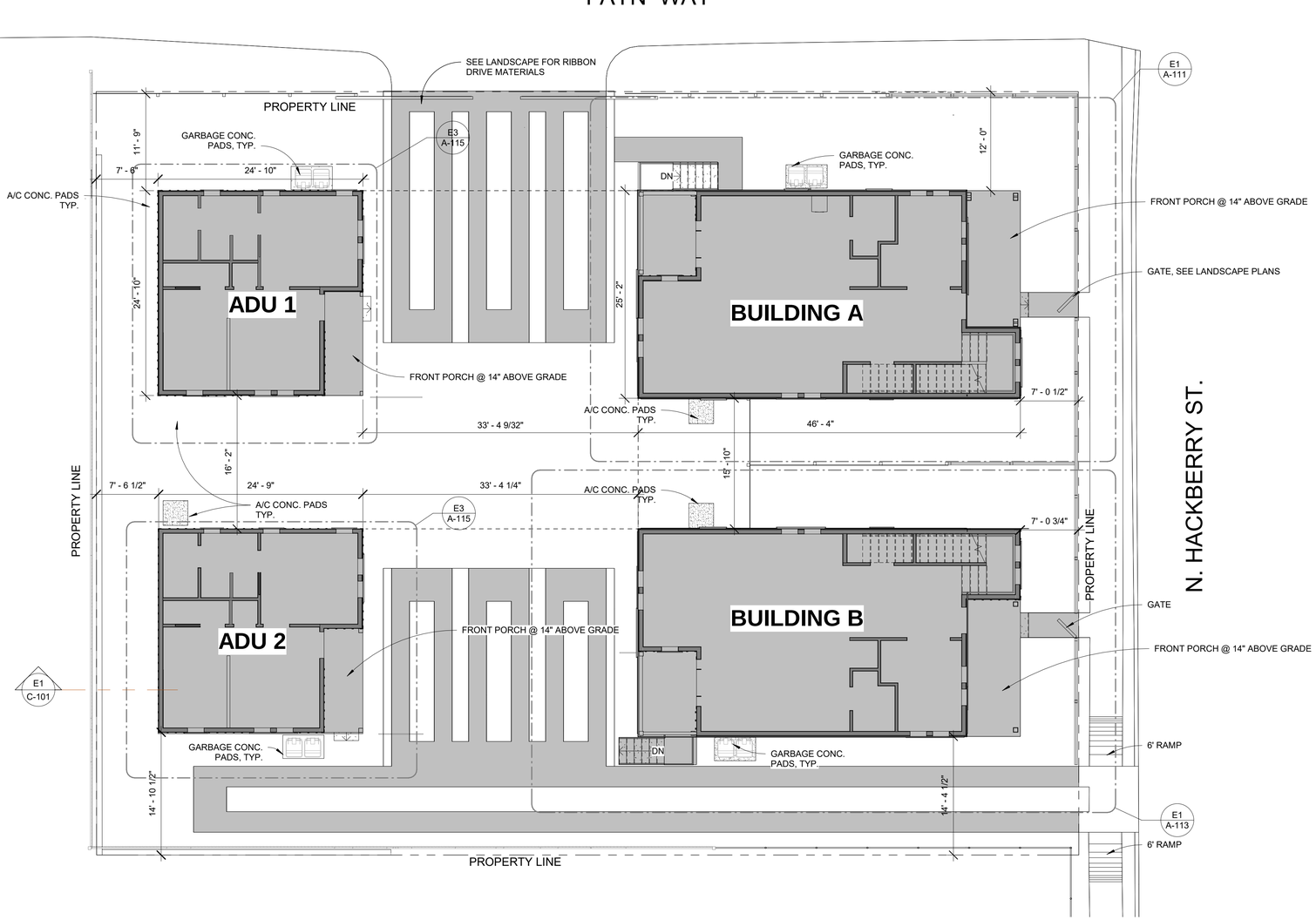
#	DESCRIPTION	DATE
	SCHEDULE OF REVISIONS	

INTERMEDIATE REVIEW

PROJECT NUMBER: 210117
PROJECT DATE: 2021.06.01
PROJECT MANAGER: SPB
PROJECT TEAM: SPB, DLB

PREFAB WOOD TRUSS ELEVATIONS

S-601



E3 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

NOTE: SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL SITE REQUIREMENTS

PROJECT NORTH N

TRUE NORTH N

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MIKE GARANSUAY

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#	DESCRIPTION	DATE
1	ISSUED FOR HISTORICAL BOARD REVIEW	2021.06.29
A	INTERMEDIATE CONSTRUCTION DOCUMENTS	2021.02.12

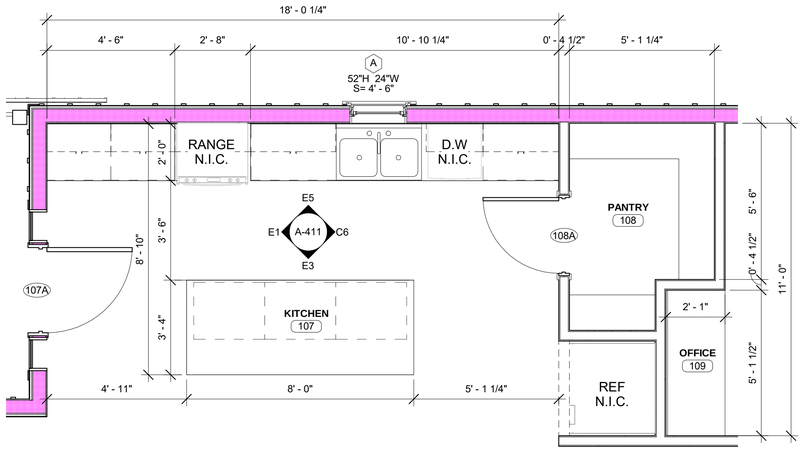
SCHEDULE OF REVISIONS

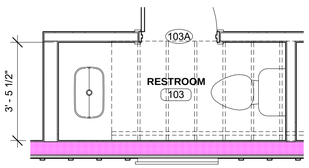
CONSTRUCTION DOCUMENTS HISTORICAL BOARD REVIEW

PROJECT NUMBER: 2020132
PROJECT DATE: 2021.06.29
PROJECT MANAGER: B. SOWELL
PROJECT TEAM: S. JURADO, E. SOWELL

ARCHITECTURAL SITE PLAN

A-051



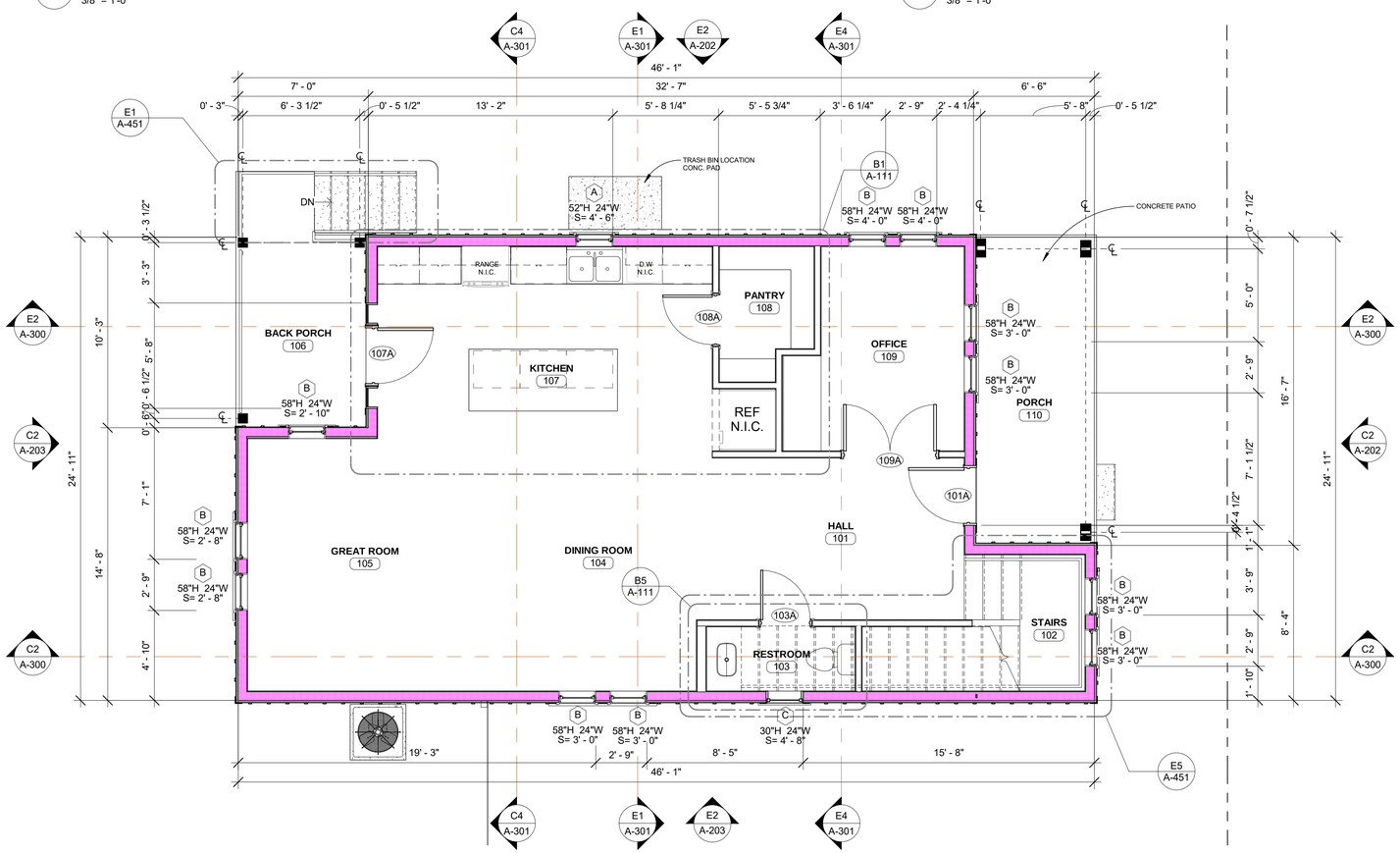


B1 ENLARGED PLAN

3/8" = 1'-0"

B5 RESTROOM CASEWORK

3/8" = 1'-0"



E1 FIRST FLOOR PLAN

1/4" = 1'-0"

PROJECT NORTH N

TRUE NORTH N

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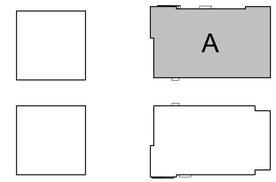
KEY PLAN



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SCHEDULE OF REVISIONS

CONSTRUCTION DOCUMENTS HISTORICAL BOARD REVIEW

PROJECT NUMBER: 2020132
PROJECT DATE: 2021.06.29
PROJECT MANAGER: B. SOWELL
PROJECT TEAM: S. JURADO, E. SOWELL

FIRST FLOOR - BUILDING A

A-111

NOTICE:
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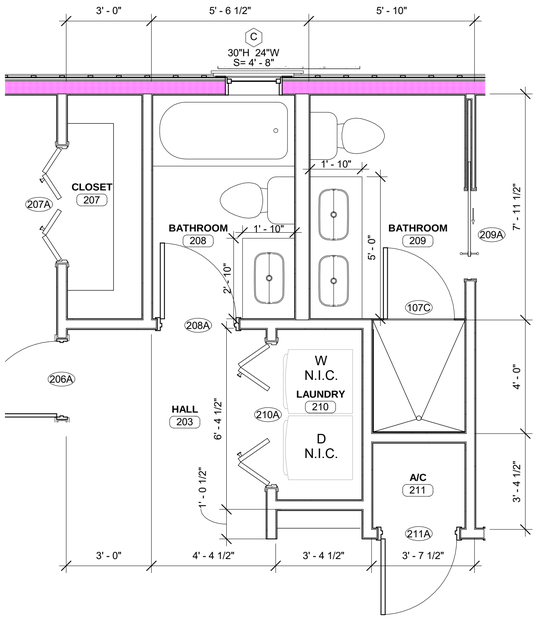
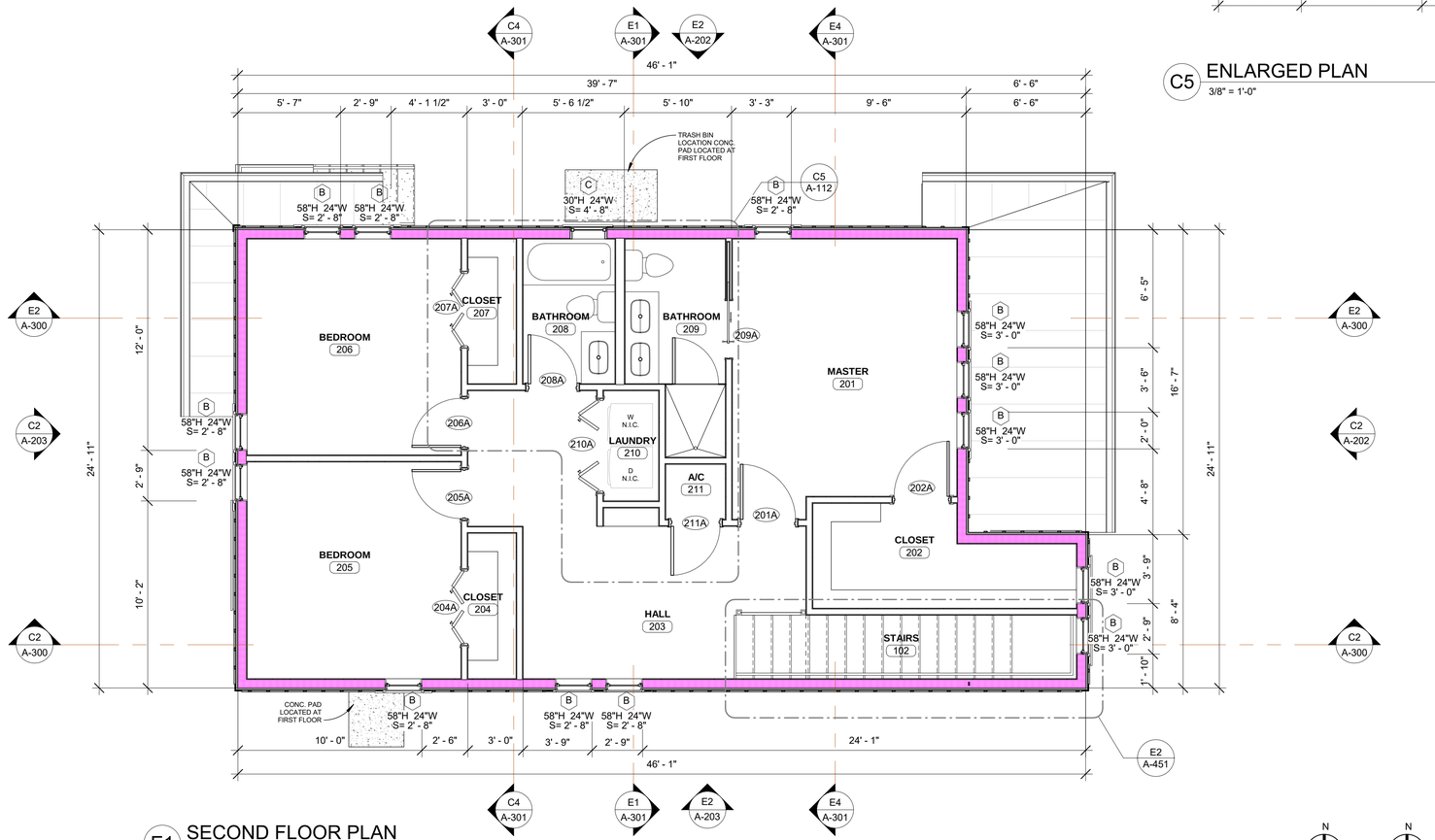
(FOR REVIEW ONLY)



C5 ENLARGED PLAN

3/8" = 1'-0"



E1 SECOND FLOOR PLAN

1/4" = 1'-0"

PROJECT NORTH

TRUE NORTH

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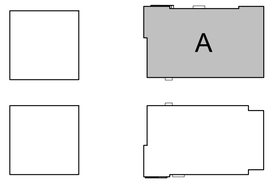

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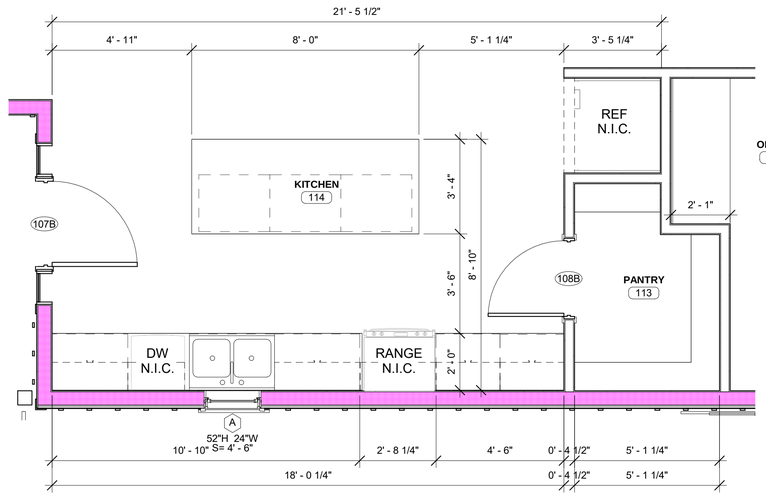
SCHEDULE OF REVISIONS

CONSTRUCTION DOCUMENTS HISTORICAL BOARD REVIEW

PROJECT NUMBER: 2020132
PROJECT DATE: 2021.06.29
PROJECT MANAGER: B. SOWELL
PROJECT TEAM: S. JURADO, E. SOWELL

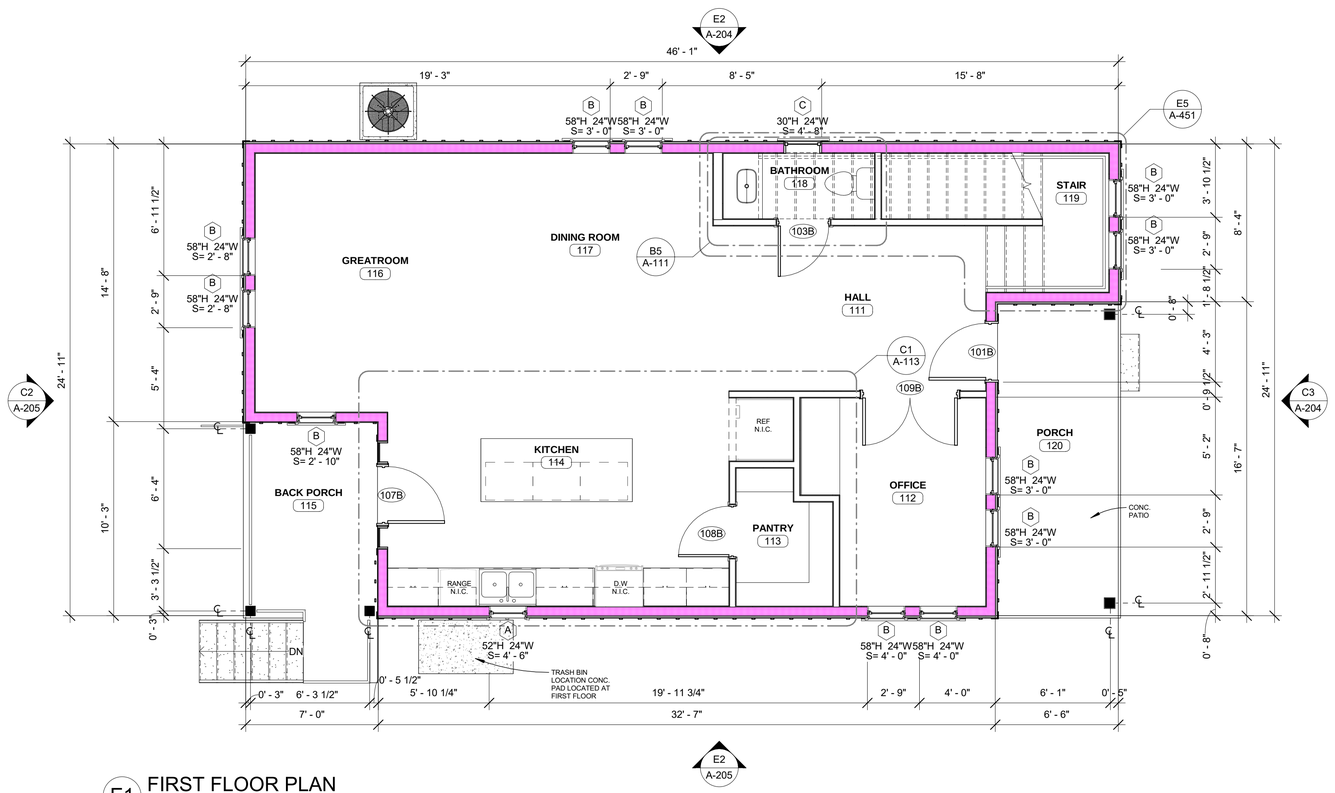
SECOND FLOOR - BUILDING A

A-112



C1 ENLARGED PLAN

3/8" = 1'-0"



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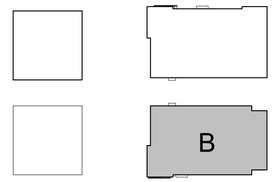

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SCHEDULE OF REVISIONS

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PROJECT NUMBER: 2020132
PROJECT DATE: 2021.06.29
PROJECT MANAGER: B. SOWELL
PROJECT TEAM: S. JURADO, E. SOWELL

FIRST FLOOR - BUILDING B

A-113

(FOR REVIEW ONLY)

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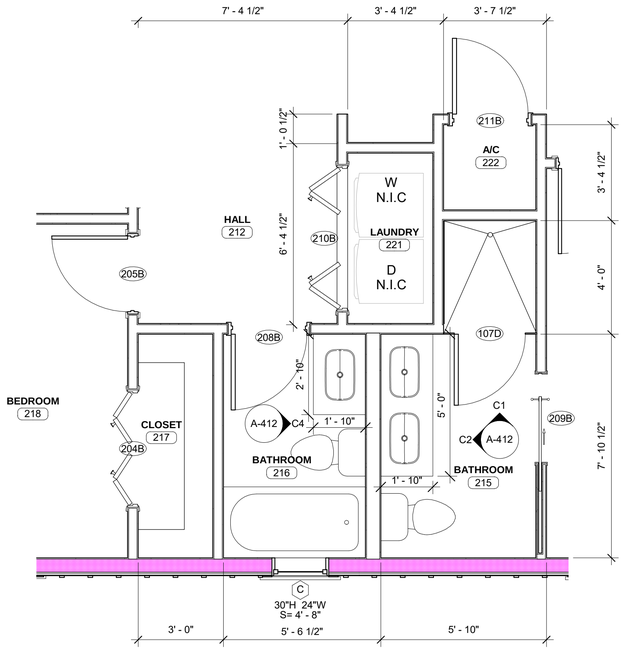

C2 ENLARGED PLAN

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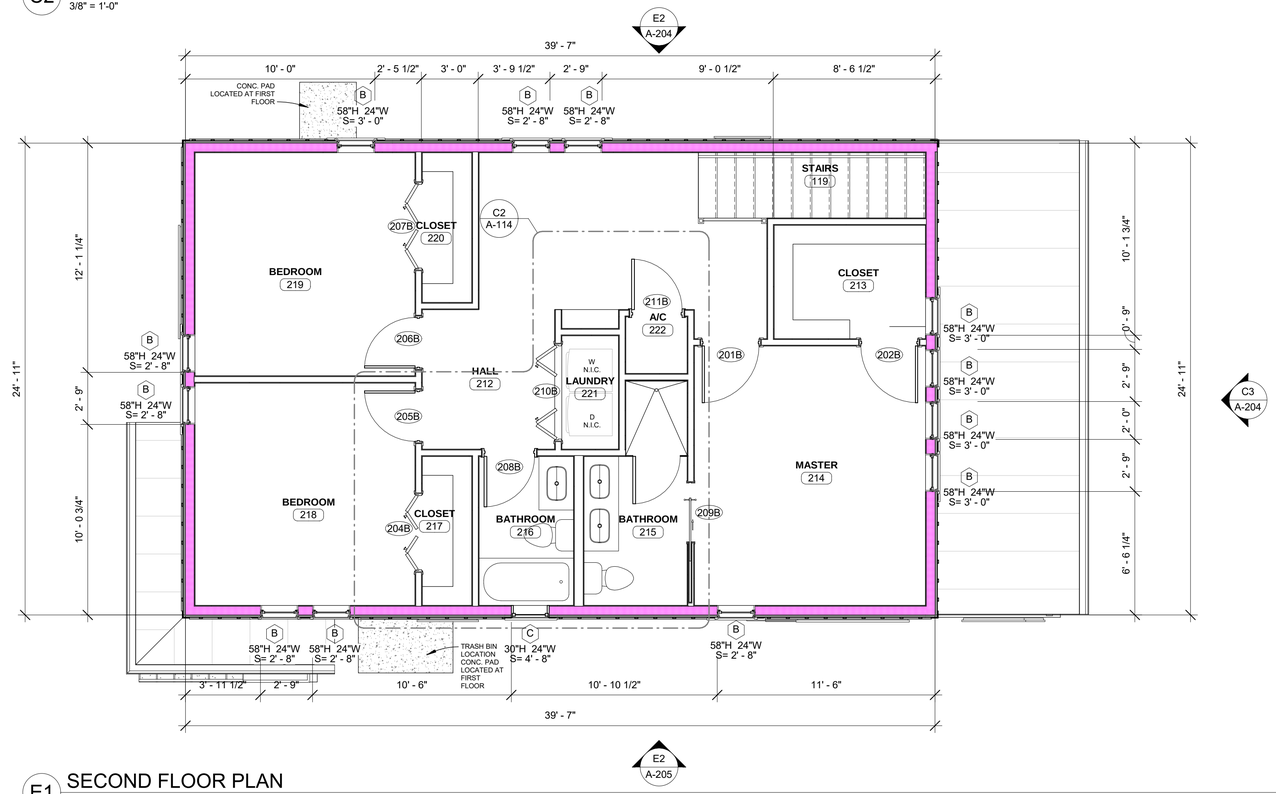

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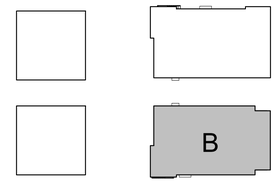

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816 CAMARON ST., SUITE #123, SAN ANTONIO, TX 78212

MIKE GARANSUAY

909 N HACKBERRY

909 N HACKBERRY
SAN ANTONIO, TX 78202

#	DESCRIPTION	DATE
1	ISSUED FOR HISTORICAL BOARD REVIEW	2021.06.29

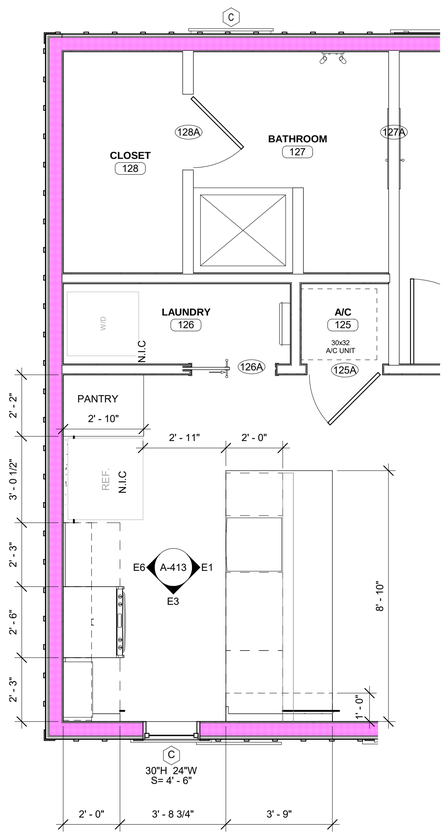
SCHEDULE OF REVISIONS

CONSTRUCTION DOCUMENTS HISTORICAL BOARD REVIEW

PROJECT NUMBER: 2020132
PROJECT DATE: 2021.06.29
PROJECT MANAGER: B. SOWELL
PROJECT TEAM: S. JURADO, E. SOWELL

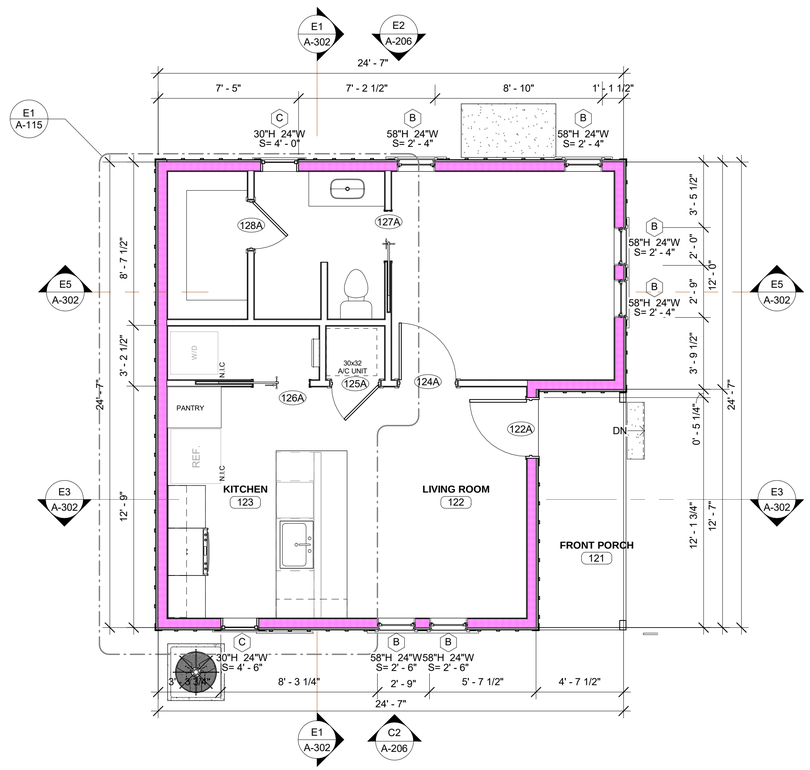
SECOND FLOOR - BUILDING B

A-114



E1 ENLARGED PLAN

3/8" = 1'-0"



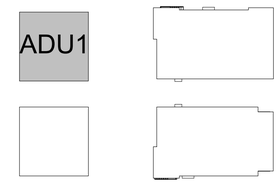
E3 ENLARGED FIRST FLOOR ADU PLAN

1/4" = 1'-0"

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO BE TO COLUMN CENTERLINE, FACE OF STUDS, OR OUTSIDE EDGE OF STOREFRONT OPENING.
2. ALL DOORS ARE TO BE 4" FROM FACE OF ADJACENT PERPENDICULAR STUD WALL TO EDGE OF DOOR (U.N.O.)
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND PLAN DIMENSIONS PRIOR TO BEGINNING ANY CONSTRUCTION OR FABRICATION AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO ENSURE PROPER FIT PRIOR TO MANUFACTURING MILLWORK OR ORDERING ANY SPECIALTY ITEMS OR EQUIPMENT.
5. ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE A MINIMUM 5.7 SQUARE FOOT CLEAR NET OPENING AND MINIMUM CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR.
6. ELECTRICAL CONTRACTOR TO LOCATE 110V GFI OUTLET WITHIN 25 FEET OF A/C COMPRESSOR(S)
7. INSTALL LIGHT SWITCHES, ELECTRIC PANEL AND ELECTRICAL CONTROLS AND THERMOSTATS NO HIGHER THAN 48" AND ELECTRICAL OUTLETS NO LOWER THAN 15" ABOVE FINISH FLOOR
8. COORDINATE THERMOSTAT LOCATION(S) WITH OWNER
9. EXTERIOR ELECTRICAL PANEL MUST BE MOUNTED BETWEEN 18" AND 42" ABOVE FINISHED GRADE AND SERVICED BY AN ACCESSIBLE ROUTE
10. PROVIDE ALL REQUIRED CONNECTIONS FOR A/C UNITS. PROVIDE LARGE DRIP PANS & ELECTRICAL CONNECTIONS, DRAIN LINES TO EXTERIOR (NOT OVER DOORS) PLYWOOD SUB FLOOR @ UNIT LOCATIONS, LIGHTING, ETC. REFER TO HVAC PLANS BY OTHERS FOR ADDITIONAL REQUIREMENTS.
11. ELECTRICAL TO COMPLY WITH NEC CODE. G.F.I. REQUIRED ON ALL EXTERIOR FRONT/REAR OUTLETS, LAVATORIES, GARAGES, KITCHEN COUNTERTOPS, LAUNDRY AREAS, AND PLUGS WITHIN 6 FEET OF SINKS OTHER THAN KITCHENS.
12. CONTRACTOR TO PROVIDE AND INSTALL SHELVING, BRAKETS AND CLOTHES ROADS.
13. ALL SHELVING AND CASEWORK MATERIAL AND DESIGN TO BE SELECTED BY OWNER.
14. VENT ALL GAS OUT
15. PROVIDE BLOCKING FOR CEILING FANS AT ALL LOCATIONS
16. PROVIDE BLOCKING AS REQUIRED BEHIND WALL-HUNG ITEMS TO SUPPORT ALL FASTENERS AND ANCHORING DEVICES. REFER TO PLANS FOR MILLWORK AND EQUIPMENT. COORDINATE BLOCKING LOCATIONS W/ OWNER FOR FUTURE WALL HUNG ELEMENTS.
17. ALL EXTERIOR DOORS TO BE FULLY GASKETED AND WEATHER STRIPPED TO PREVENT WATER DAMAGE.
18. VERIFY ALL DOOR OPERATIONS AND DIRECTIONS WITH OWNER PRIOR TO INSTALLATION
19. ALL EXTERIOR DOORS TO BE INSTALLED WITH 24 GA. STAINLESS STEEL SILL PAN TO PREVENT WATER DAMAGE UNLESS OTHERWISE DIRECTED BY MANUFACTURER. REFER TO DOOR MFR. FOR INSTALLATION SPECS.
20. CONTRACTOR AND ALL TRADE CONTRACTORS SHALL BE ADVISED THAT ALL PROPERTY AREAS OTHER THAN THE AREAS DESIGNATED FOR REQUIRING WORK SHALL BE "OFF LIMITS". THE CONTRACTOR SHALL COORDINATE THE PROVISION OF TOILET FACILITIES, ETC. FOR USE BY TRADE CONTRACTORS.

KEY PLAN



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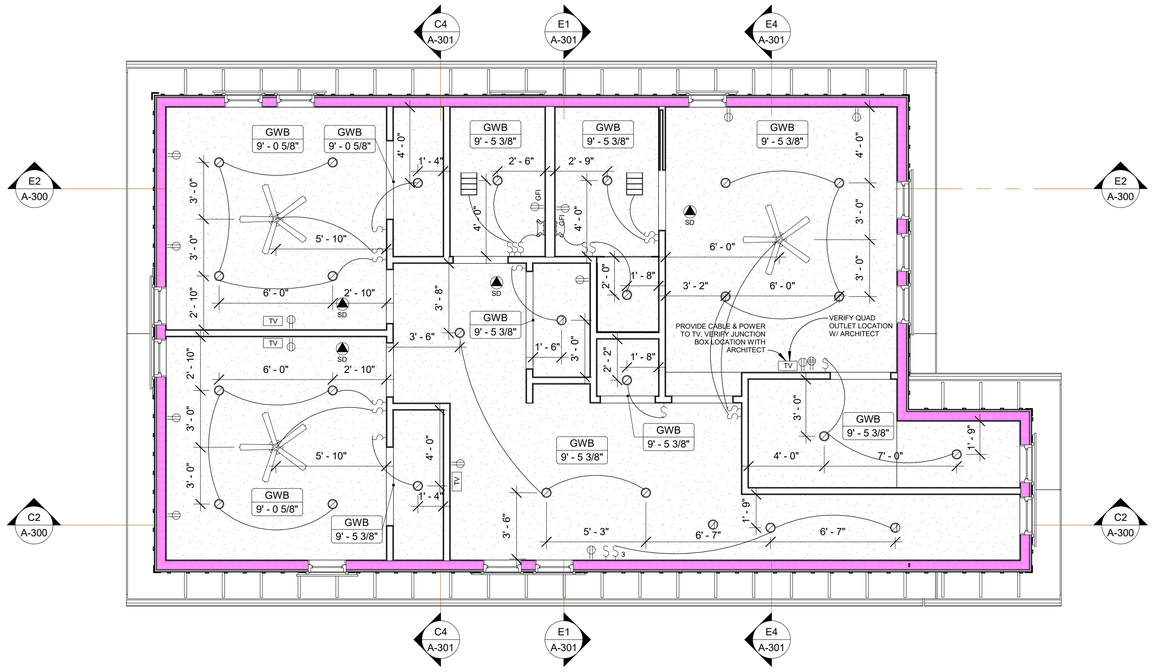
FLOOR PLAN - ADU

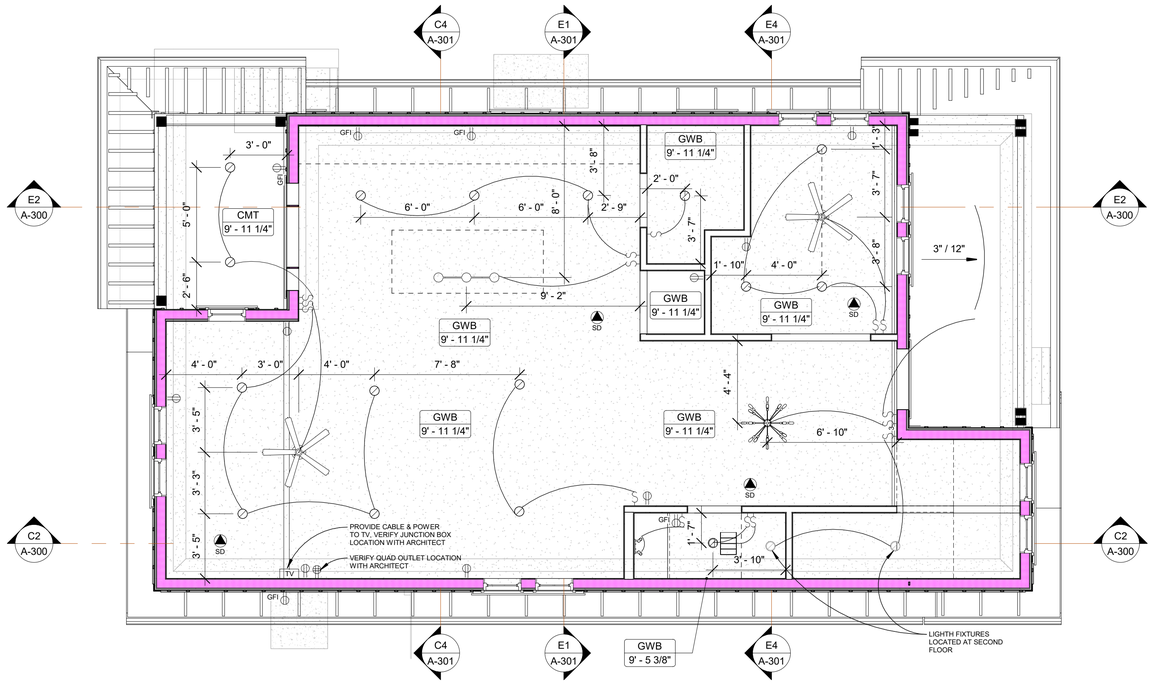
A-115

NOTICE:
DO NOT SCALE DRAWINGS, USE DIMENSIONS SHOWN.

(FOR REVIEW ONLY)



C2 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



E2 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

ELECT. & RCP LEGEND

- GYPSUM BOARD
- CHANDELIER
- TRIPLE LIGHT PENDANT - KITCHEN
- DOWNLIGHT RECESSED CAN
- EXTERIOR WALL SCONCE
- WALL VANITY LIGTH
- RESTROOM VENT
- TV — TELEVISION
- CEILING LIGHT/FAN
- S — SWITCH - SINGLE
- SD — SMOKE DETECTOR PER 2018 IRC R314
- 110 DUPLEX OUTLET
- 220 — 220 DUPLEX OUTLET
- GFI — GROUND FAULT INTERRUPT
- QUADRUPLEX OUTLET
- TV — TELEVISION OUTLET

CEILING TYPE
HEIGHT (FEET, INCHES) ABOVE FINISHED FLOOR

RCP NOTES

A. SEE FINISH PLANS FOR CEILING TYPES & MATERIALS IN EACH ROOM / AREA.
B. SEE ELECTRICAL, FIRE ALARM AND FIRE PROTECTION DRAWINGS FOR SPECIAL SYSTEMS, SMOKE DETECTORS, LIGHTING AND WALL MOUNTED FIXTURES NOT SHOWN ON THIS SHEET. COORDINATE LOCATIONS OF ALL FIXTURES NOT INDICATED WITH LAYOUT INDICATED ON THIS SHEET.
C. LIGHT FIXTURES AND MECHANICAL DIFFUSERS MAY BE SHOWN FOR POSITIONING IN FINISH CEILING SYSTEM. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES, MECHANICAL DIFFUSERS, WALL MOUNTED FIXTURES AND INSTALLATION OF FIXTURES IN SPACES WITHOUT CEILINGS. (LIGHTING AND HVAC DIFFUSERS ARE SHOWN FOR COORDINATION ONLY - SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION).
D. SEE MECHANICAL FLOOR PLANS FOR EXTENT OF EXPOSED DUCTWORK IN EXPOSED STRUCTURE AREAS WITHOUT CEILINGS.
E. EXTEND PERIMETER WALLS AND FINISH TO STRUCTURE ABOVE AT EXPOSED STRUCTURE AREAS. UNLESS NOTED OTHERWISE, PAINT ALL EXPOSED DUCTWORK, PIPING, HANGERS, ETC.
F. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR MOUNTING LOCATIONS OF ITEMS WHERE NO CEILING IS INDICATED.
G. CENTER LIGHTS, DIFFUSERS, EXIT SIGNS SMOKE DETECTORS, SPEAKERS, GENERAL ALARM SPEAKERS/STROBES & MISC DEVICES IN CEILING TILES WHERE THEY ARE LOCATED. ALIGN MULTIPLE ITEM CENTERS OR EDGES.
H. LOCATE MECHANICAL GRILLES AND DIFFUSERS SHOWN IN CORNERS OR NEAR WALL TO 12" OFF WALLS, UNO.
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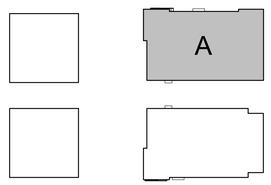
KEY PLAN



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PROJECT TEAM: S. JURADO, E. SOWELL

REFLECTED CEILING PLAN BUILDING A

A-121

NOTICE:
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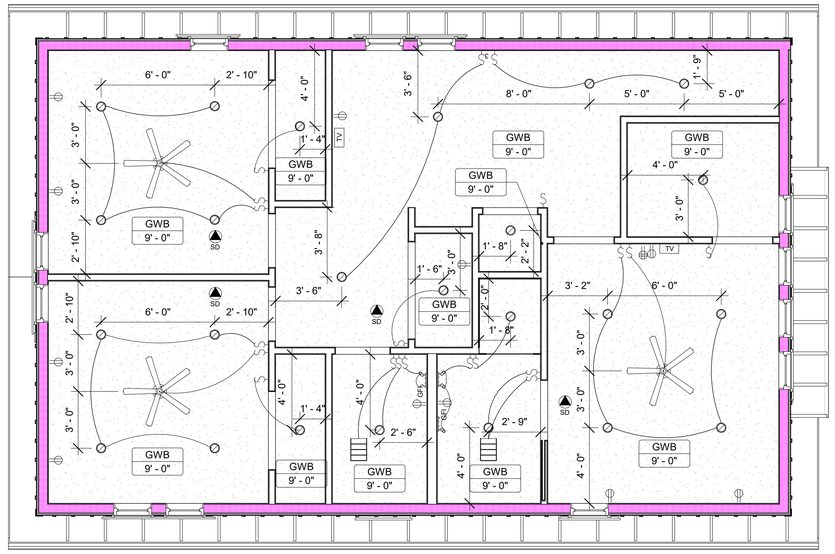
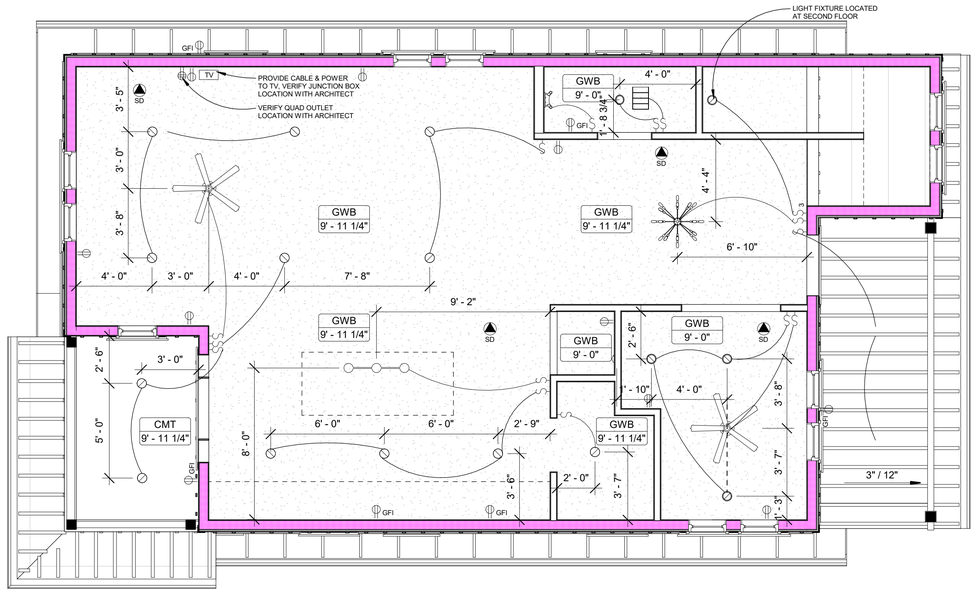


C2 SECOND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"



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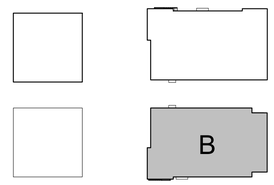

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REFLECTED CEILING PLAN BUILDING B

A-122

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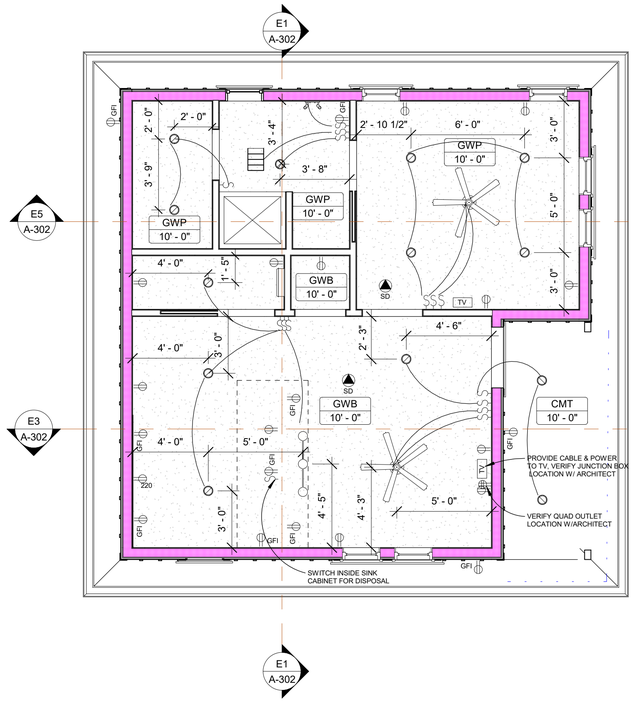

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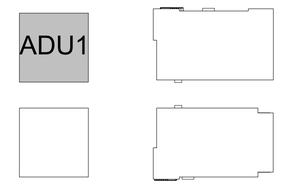

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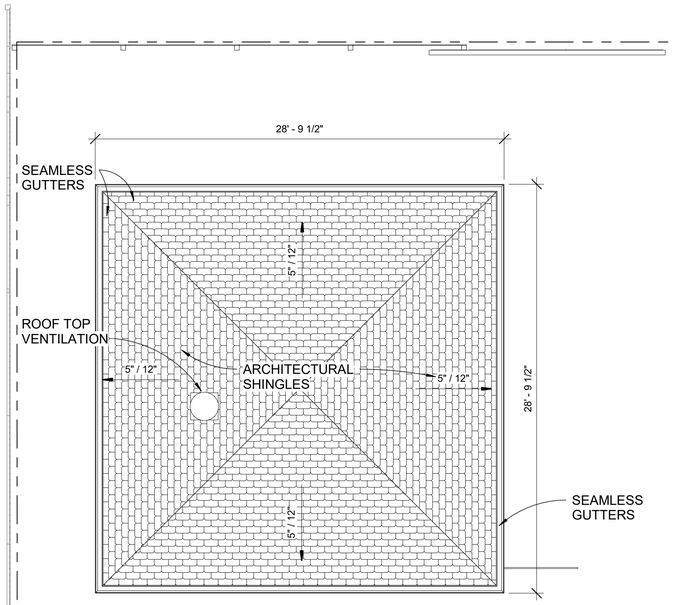

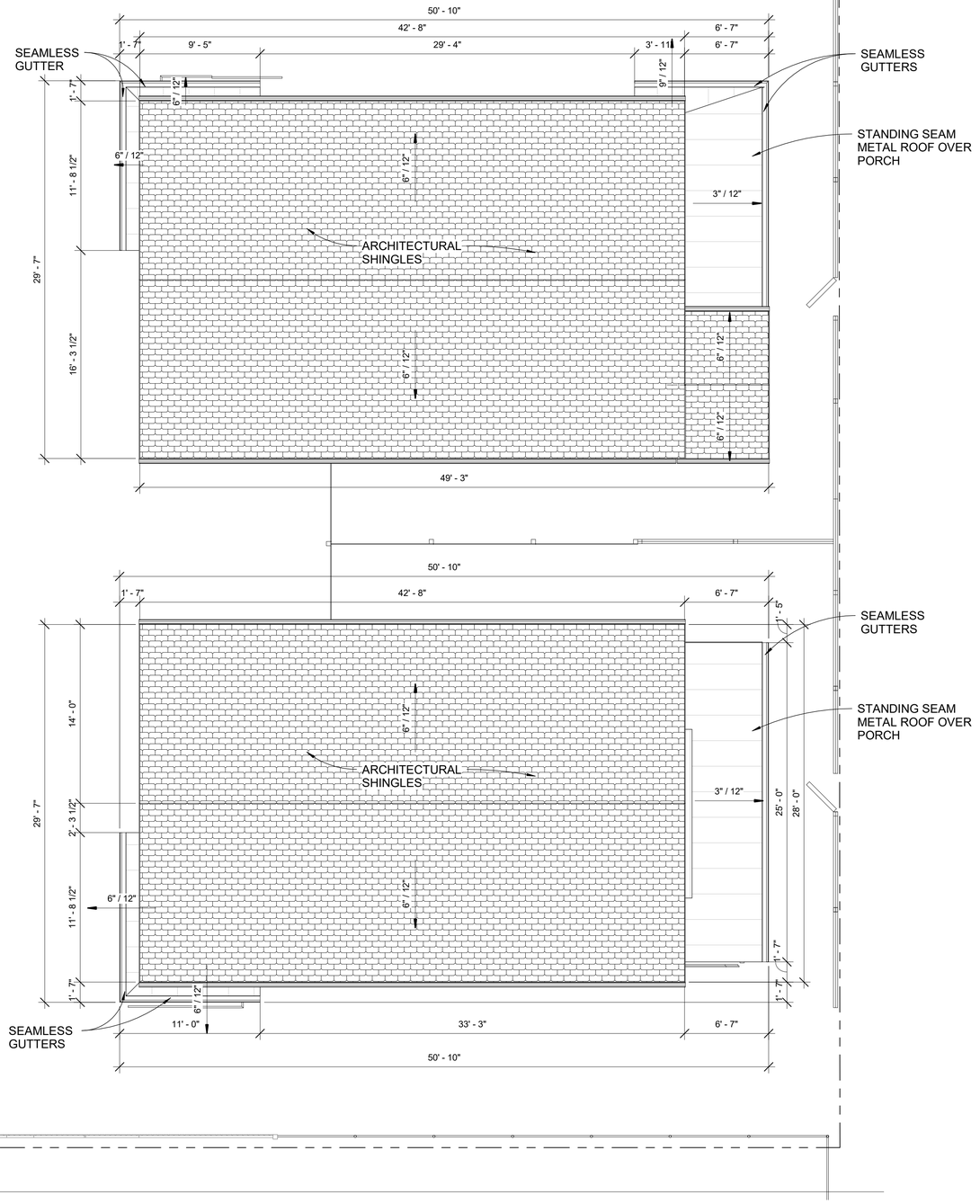

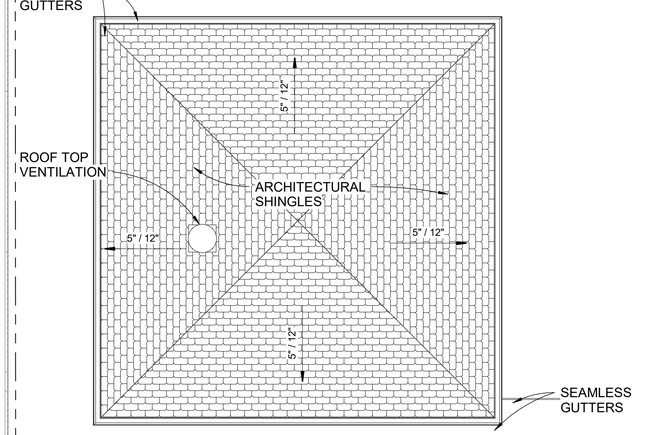

E1 ROOF PLAN
3/16" = 1'-0"

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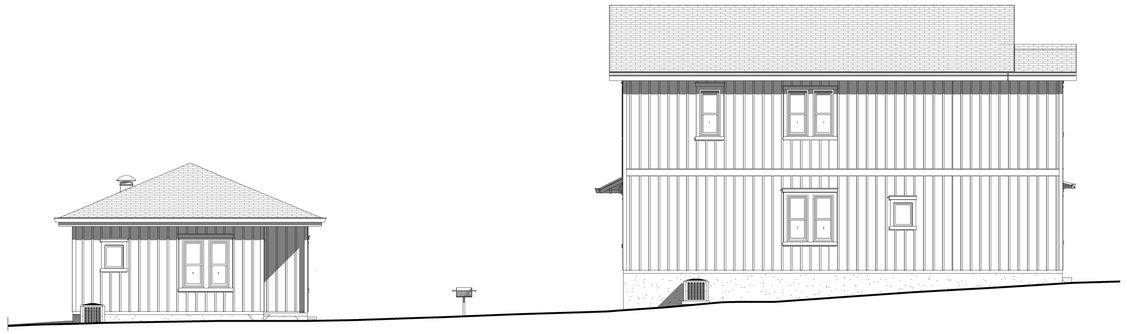
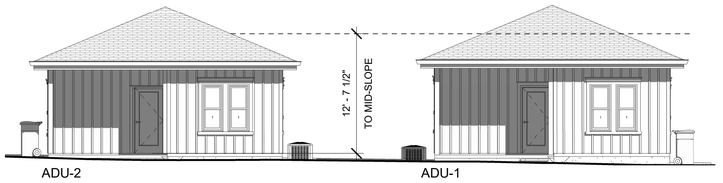
ROOF PLANS

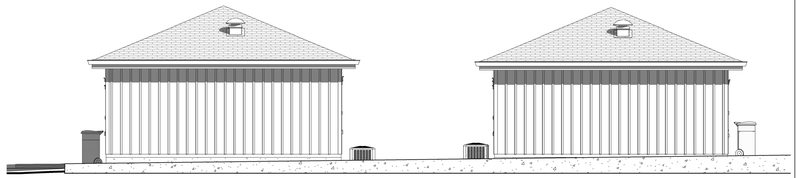
A-151



B1 SOUTH ELEVATION
1/8" = 1'-0"



A5 ACCESSORY HOUSES - EAST VIEW
1/8" = 1'-0"



B5 ACCESSORY HOUSES - WEST VIEW
1/8" = 1'-0"

D1 IN-BETWEEN HOMES VIEW
1/8" = 1'-0"

D5 WEST ELEVATION
1/8" = 1'-0"

E1 NORTH ELEVATION
1/8" = 1'-0"

E5 EAST ELEVATION
1/8" = 1'-0"

NOTICE:
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909 N HACKBERRY

909 N HACKBERRY
SAN ANTONIO, TX 78202

#	DESCRIPTION	DATE
1	ISSUED FOR HISTORICAL BOARD REVIEW	2021.06.29
A	INTERMEDIATE CONSTRUCTION DOCUMENTS	2021.02.12

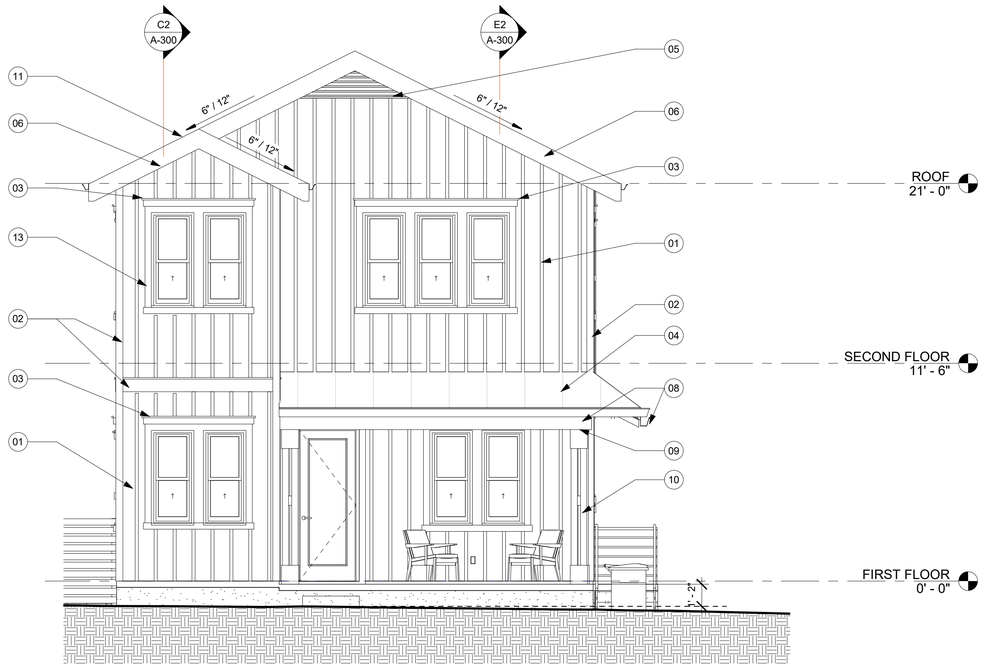
SCHEDULE OF REVISIONS

CONSTRUCTION DOCUMENTS HISTORICAL BOARD REVIEW

PROJECT NUMBER: 2020132
PROJECT DATE: 2021.06.29
PROJECT MANAGER: B. SOWELL
PROJECT TEAM: S. JURADO, E. SOWELL

OVERALL ELEVATIONS

A-201



C2 BUILDING A ELEVATION, EAST

1/4" = 1'-0"

E2 BUILDING A ELEVATION, NORTH

1/4" = 1'-0"

ELEVATION KEY NOTES

01 BOARD AND BATTEN SIDING WITH 2" WIDE BATS @ 12" O.C.
02 CEMENTITIOUS TRIM WITH Z-FLASHING
03 METAL DRIP CAP
04 STANDING SEAM METAL ROOF
05 ATTIC VENT
06 CEMENTITIOUS FASCIA
08 SEAMLESS GUTTER
09 BEAM, SEE STRUCTURAL
10 WOOD COLUMN, TREATED, SEE STRUCTURAL
11 ARCHITECTURAL SHINGLES
12 METAL RAILING
13 CEMENTITIOUS TRIM

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PROJECT TEAM: S. JURADO, E. SOWELL

EXTERIOR ELEVATIONS BUILDING A

A-202

NOTICE:
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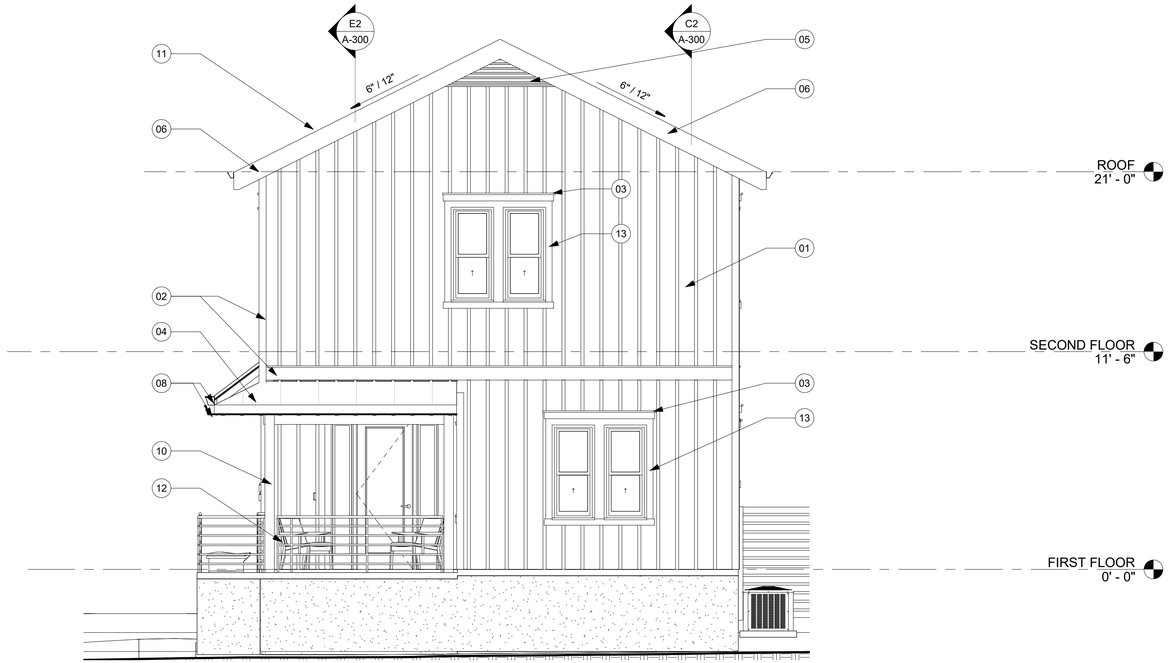
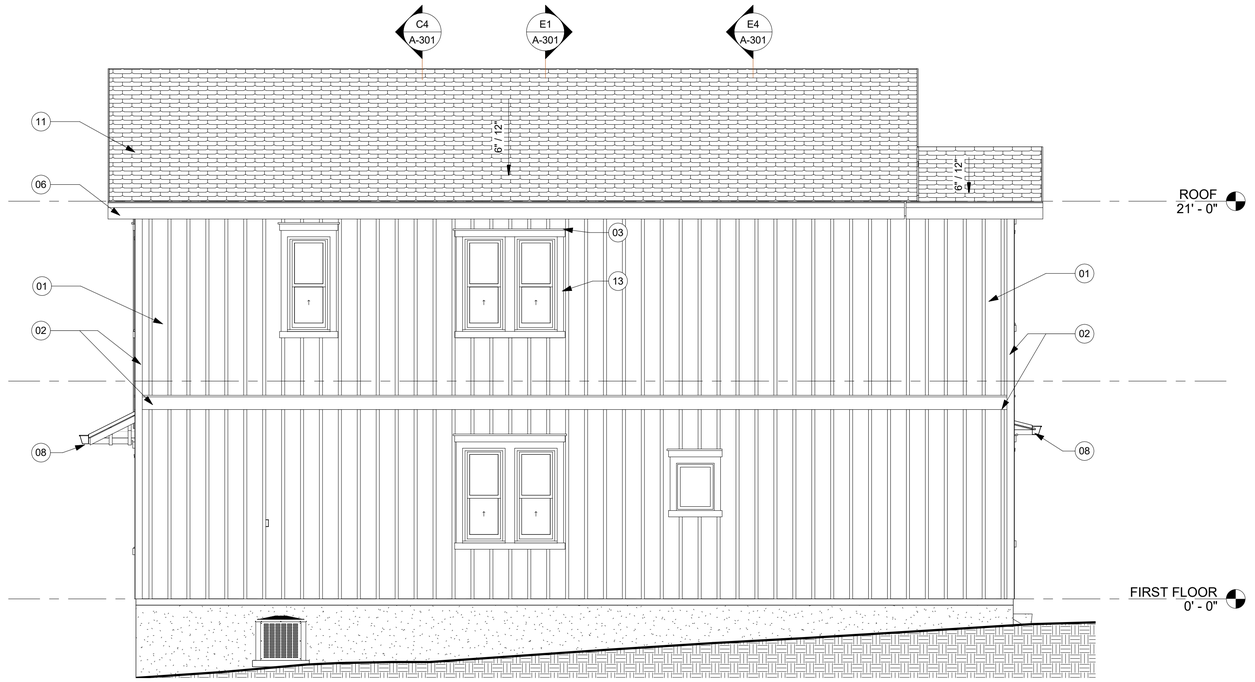


C2 BUILDING A ELEVATION, WEST

1/4" = 1'-0"



E2 BUILDING A ELEVATION,SOUTH

1/4" = 1'-0"

ELEVATION KEY NOTES

01 BOARD AND BATTEN SIDING WITH 2" WIDE BATS @ 12" O.C.
02 CEMENTITIOUS TRIM WITH Z-FLASHING
03 METAL DRIP CAP
04 STANDING SEAM METAL ROOF
05 ATTIC VENT
06 CEMENTITIOUS FASCIA
08 SEAMLESS GUTTER
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10 WOOD COLUMN, TREATED, SEE STRUCTURAL
11 ARCHITECTURAL SHINGLES
12 METAL RAILING
13 CEMENTITIOUS TRIM

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PROJECT TEAM: S. JURADO, E. SOWELL

EXTERIOR ELEVATIONS BUILDING A

A-203

NOTICE:
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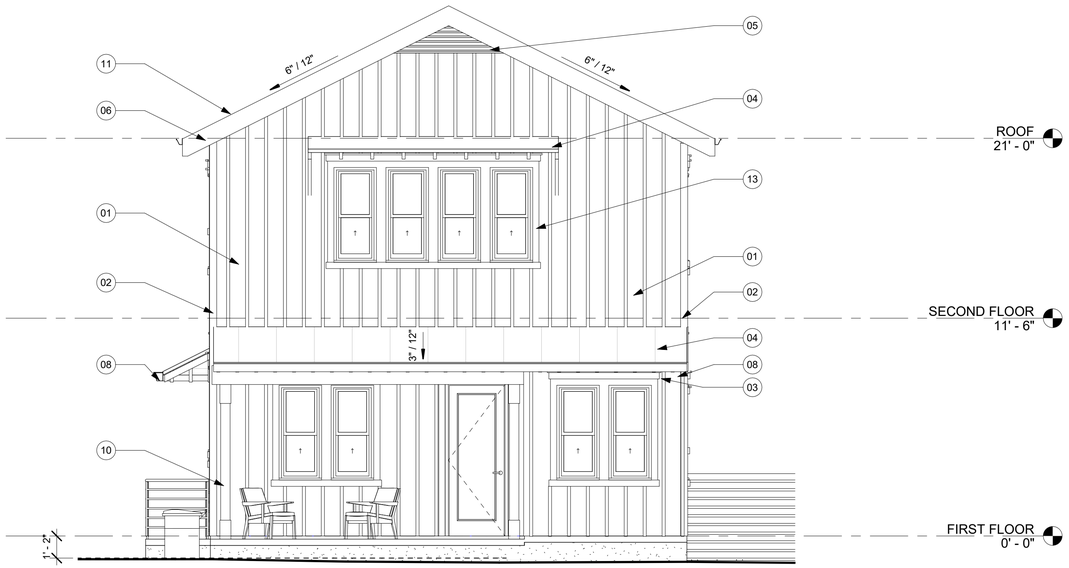
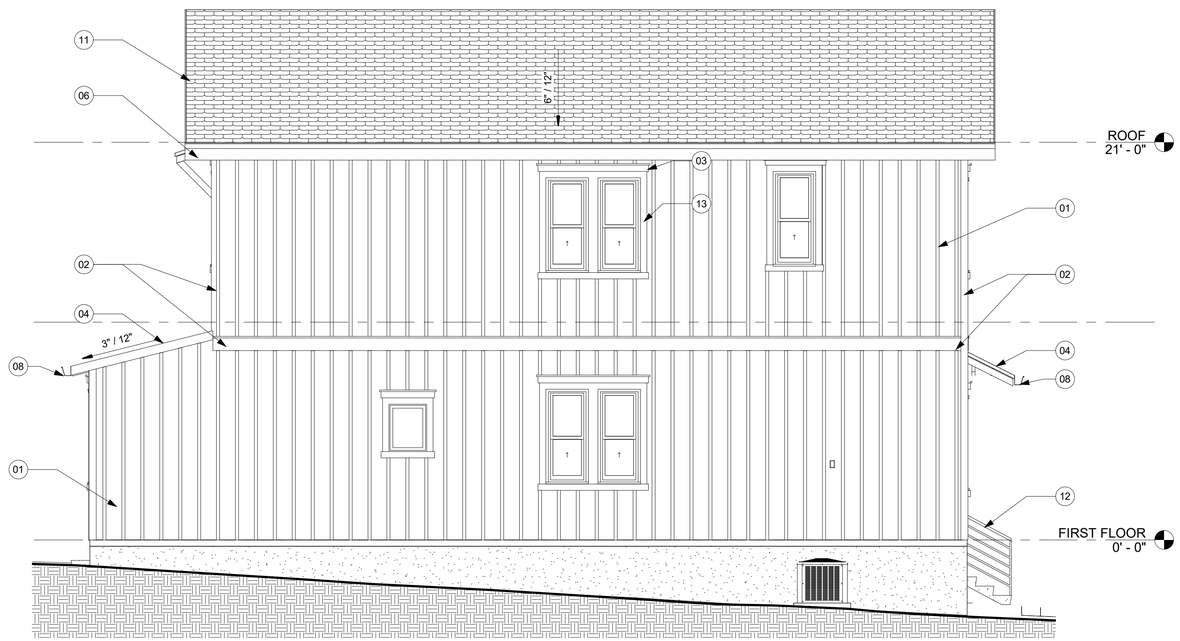
(FOR REVIEW ONLY)



C3 BUILDING B ELEVATION, EAST

1/4" = 1'-0"



E2 BUILDING B ELEVATION, NORTH

1/4" = 1'-0"

ELEVATION KEY NOTES

01 BOARD AND BATTEN SIDING WITH 2" WIDE BATS @ 12" O.C.
02 CEMENTITIOUS TRIM WITH Z-FLASHING
03 METAL DRIP CAP
04 STANDING SEAM METAL ROOF
05 ATTIC VENT
06 CEMENTITIOUS FASCIA
08 SEAMLESS GUTTER
09 BEAM, SEE STRUCTURAL
10 WOOD COLUMN, TREATED, SEE STRUCTURAL
11 ARCHITECTURAL SHINGLES
12 METAL RAILING
13 CEMENTITIOUS TRIM

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EXTERIOR ELEVATIONS BUILDING B

A-204

NOTICE:
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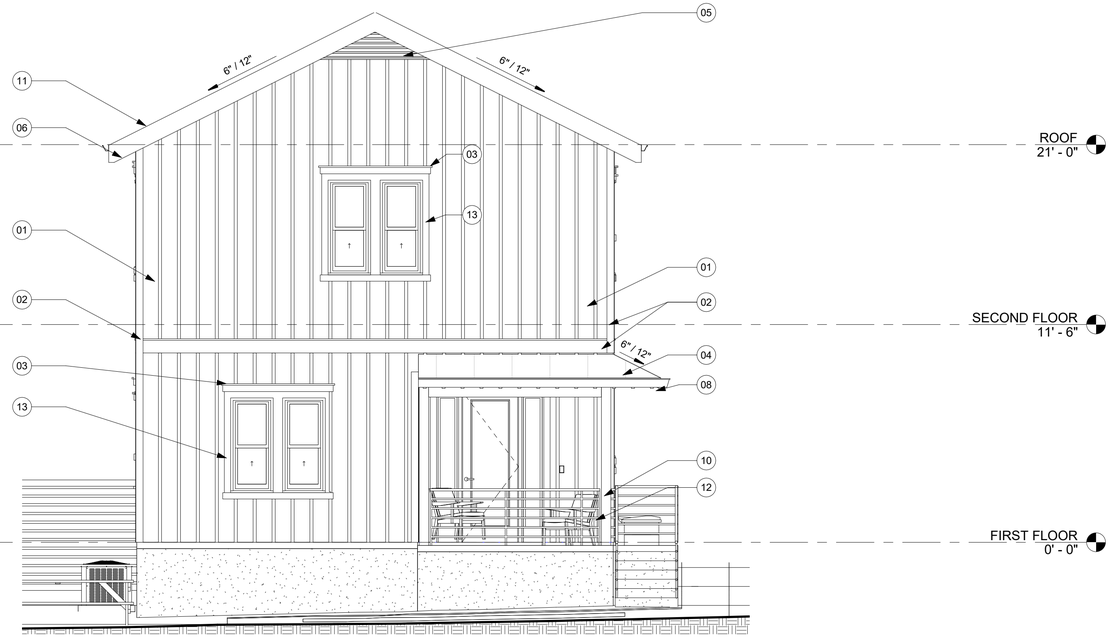
(FOR REVIEW ONLY)



C2 BUILDING B ELEVATION, WEST

1/4" = 1'-0"

E2 BUILDING B ELEVATION, SOUTH

1/4" = 1'-0"

ELEVATION KEY NOTES

01 BOARD AND BATTEN SIDING WITH 2" WIDE BATS @ 12" O.C.
02 CEMENTITIOUS TRIM WITH Z-FLASHING
03 METAL DRIP CAP
04 STANDING SEAM METAL ROOF
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EXTERIOR ELEVATIONS BUILDING B

A-205

NOTICE:
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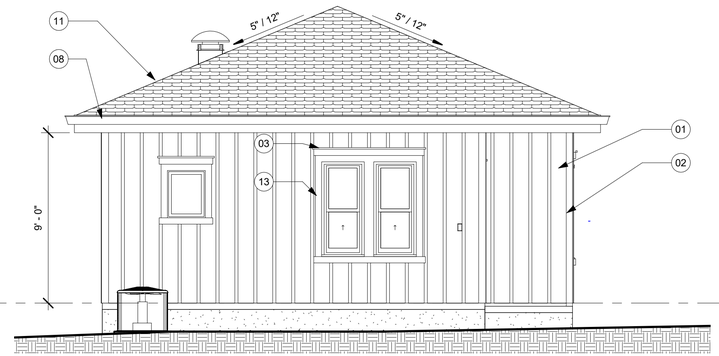
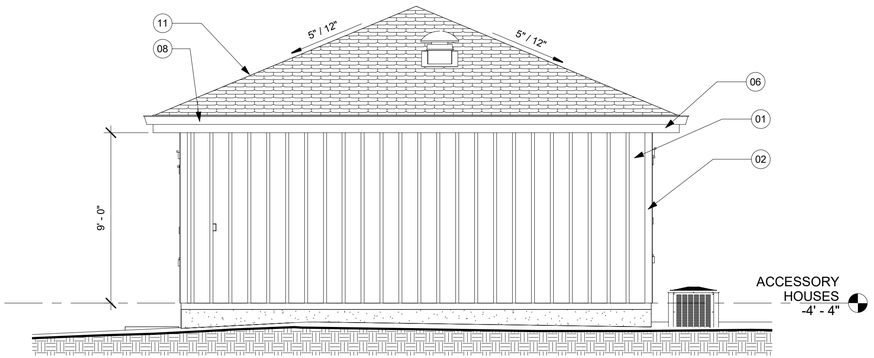
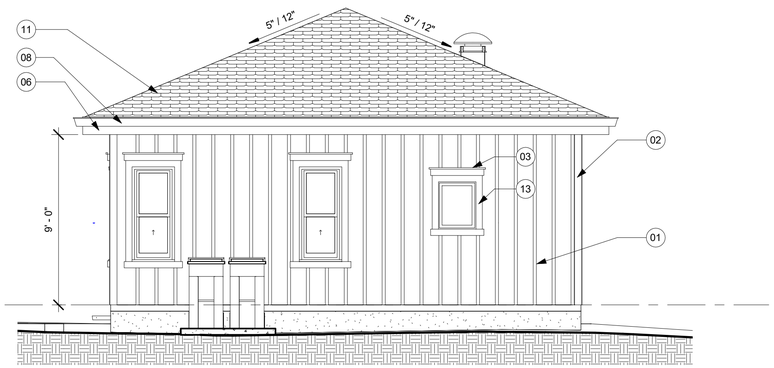


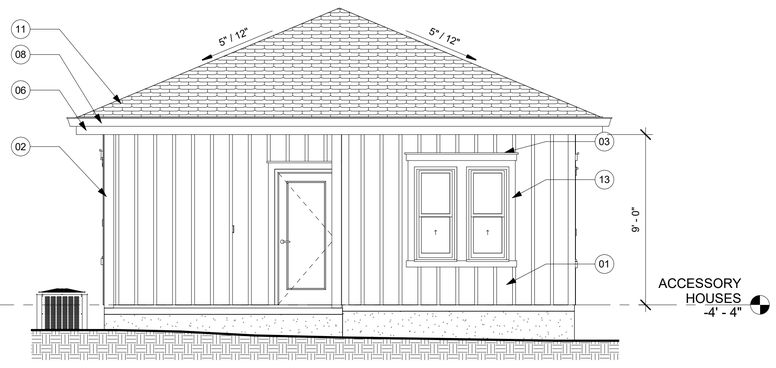
C2 ADU 1 ELEVATION, SOUTH
1/4" = 1'-0"



C5 ADU 1 ELEVATION, WEST
1/4" = 1'-0"



E2 ADU 1 ELEVATION, NORTH
1/4" = 1'-0"



E5 ADU 1 ELEVATION, EAST
1/4" = 1'-0"

ELEVATION KEY NOTES

01 BOARD AND BATTEN SIDING WITH 2" WIDE BATS @ 12" O.C.
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EXTERIOR ELEVATIONS - ADU

A-206

NOTICE:
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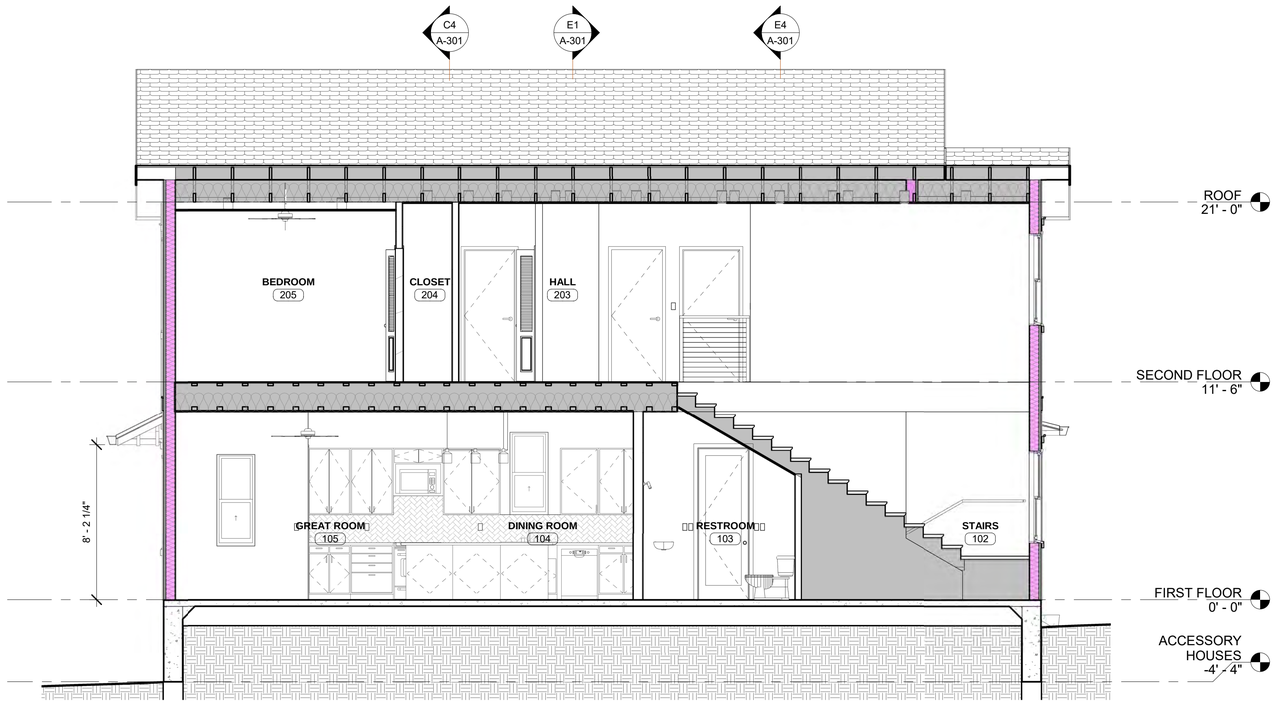
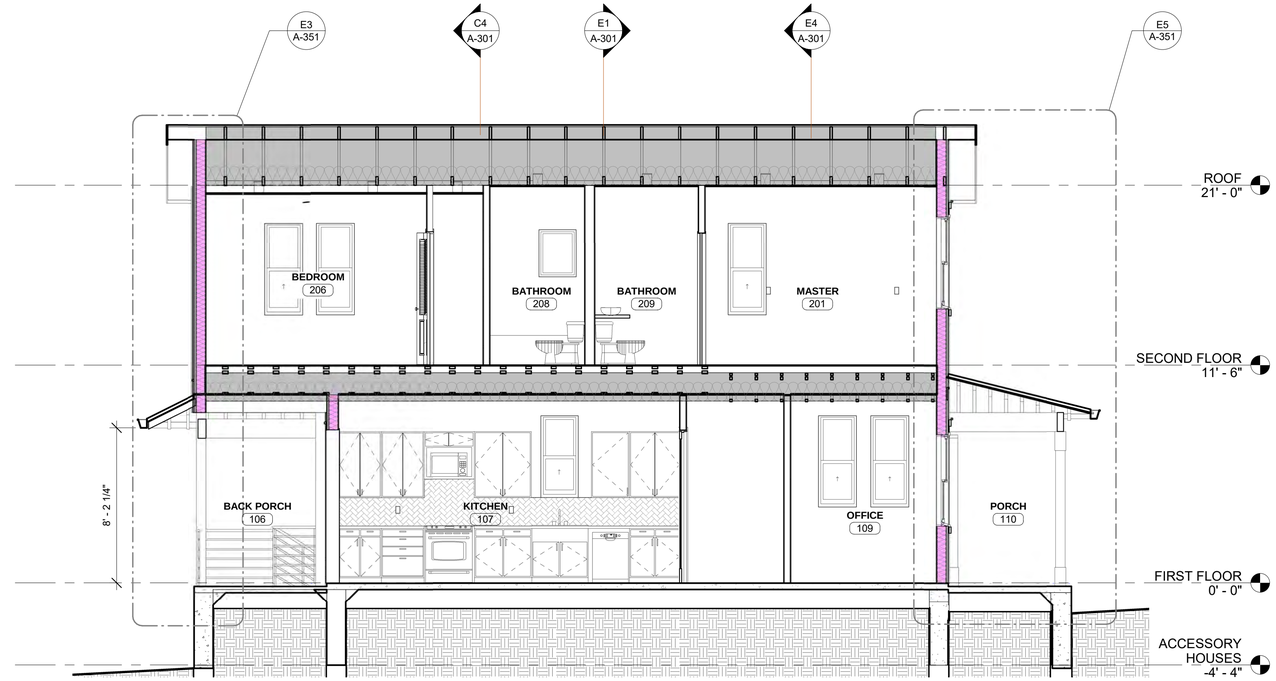


C2 BS-BUILDING SECTION

1/4" = 1'-0"



E2 BS-BUILDING SECTION

1/4" = 1'-0"

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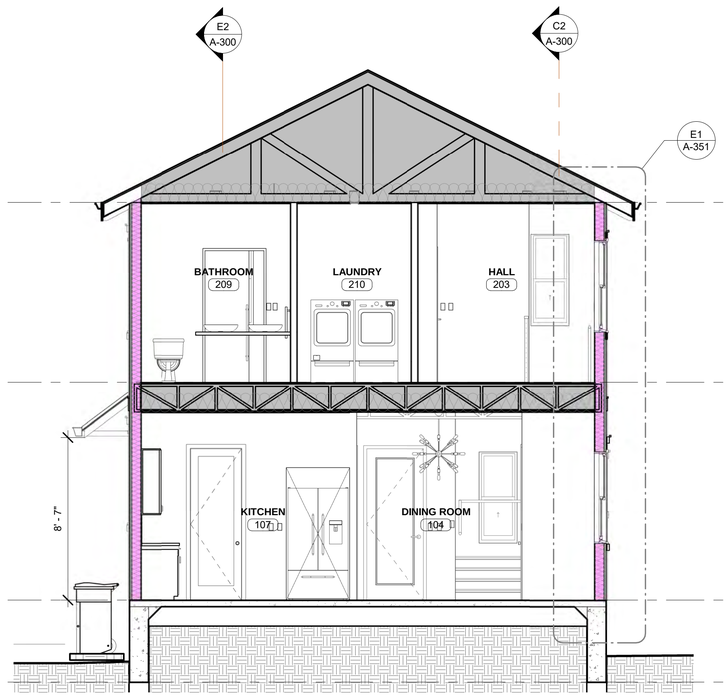
PROJECT TEAM: S. JURADO, E. SOWELL

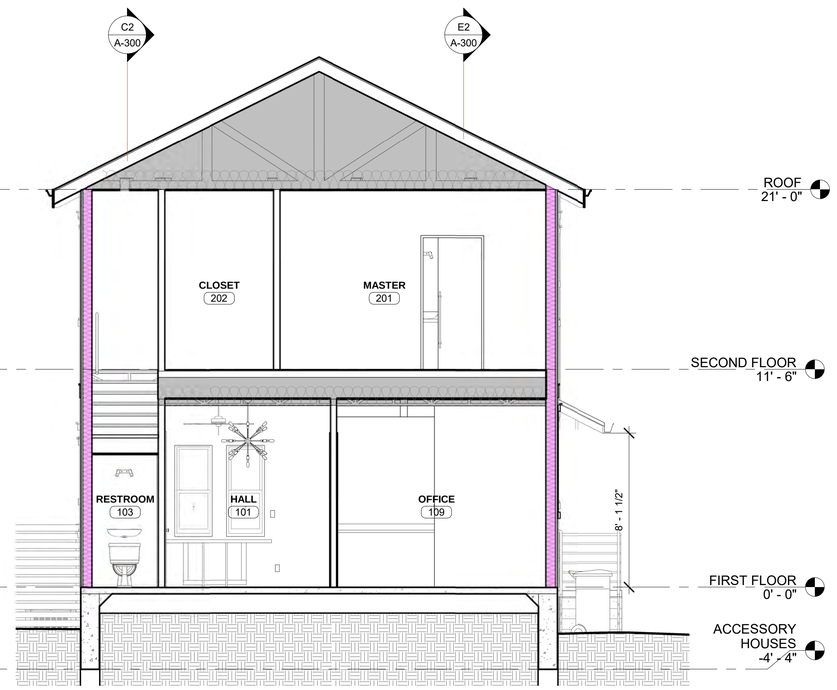
BUILDING SECTIONS BUILDING A

A-300

C4 BS-BUILDING SECTION
1/4" = 1'-0"



E1 BS-BUILDING SECTION
1/4" = 1'-0"



E4 BS-BUILDING SECTION
1/4" = 1'-0"

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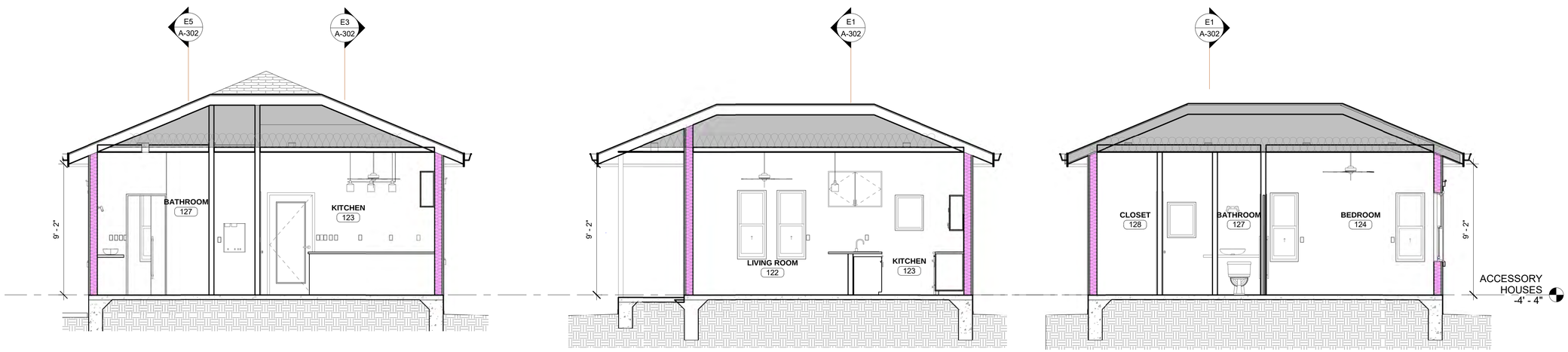
BUILDING SECTION BUILDING A

A-301



E1 BS-BUILDING SECTION
1/4" = 1'-0"

E3 BS-BUILDING SECTION
1/4" = 1'-0"

E5 BS-BUILDING SECTION
1/4" = 1'-0"

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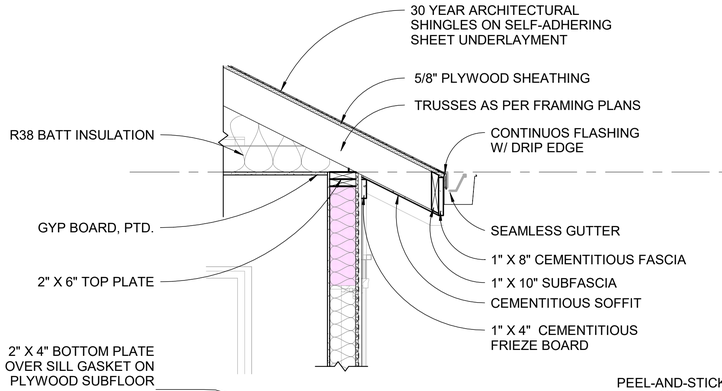
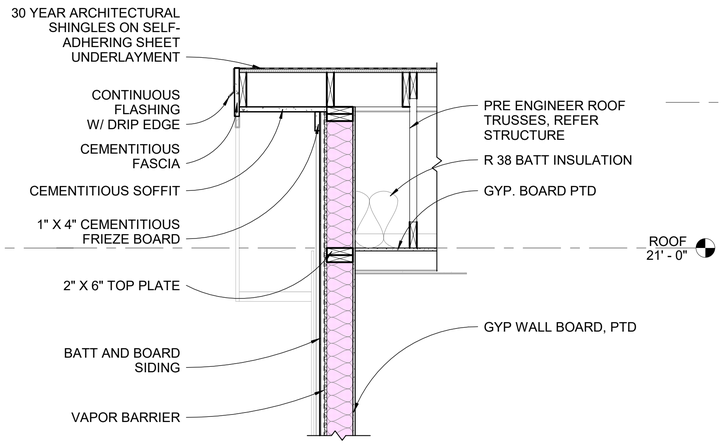
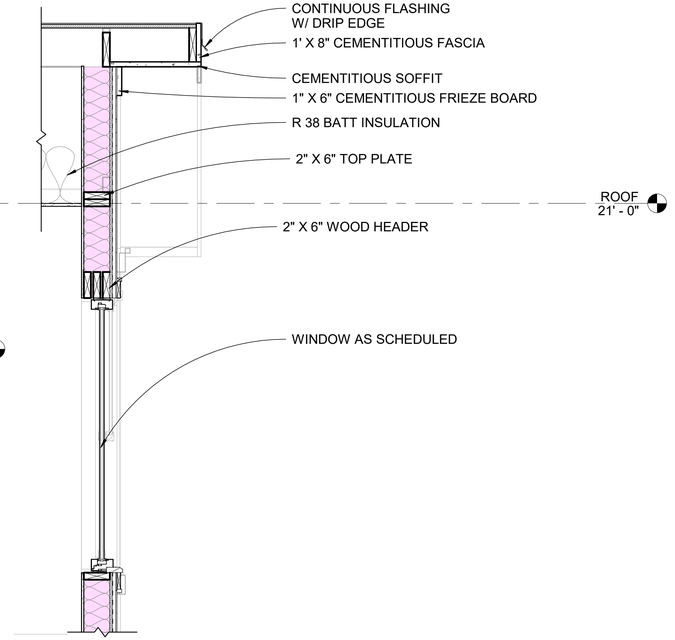
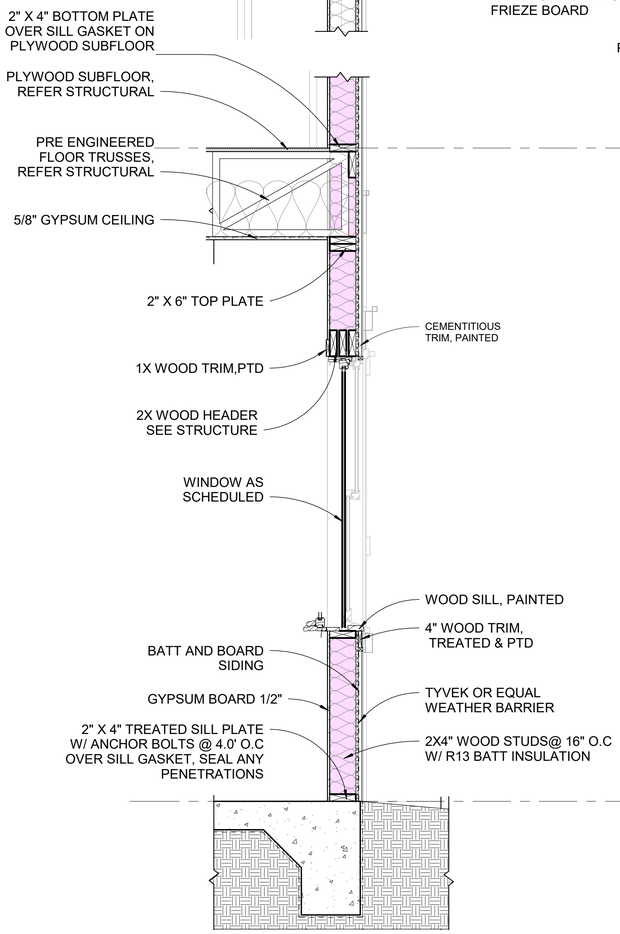
BUILDING SECTIONS - ADU

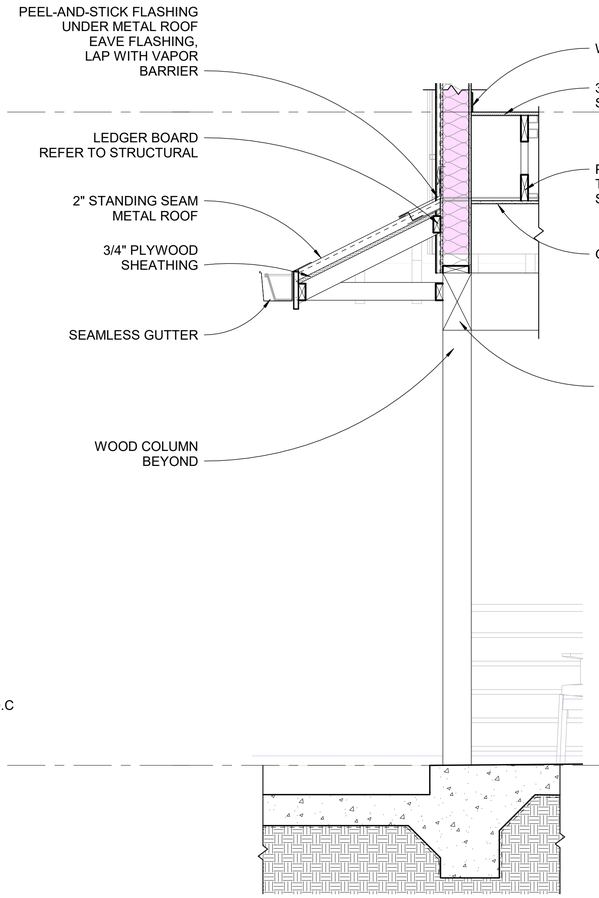
A-302

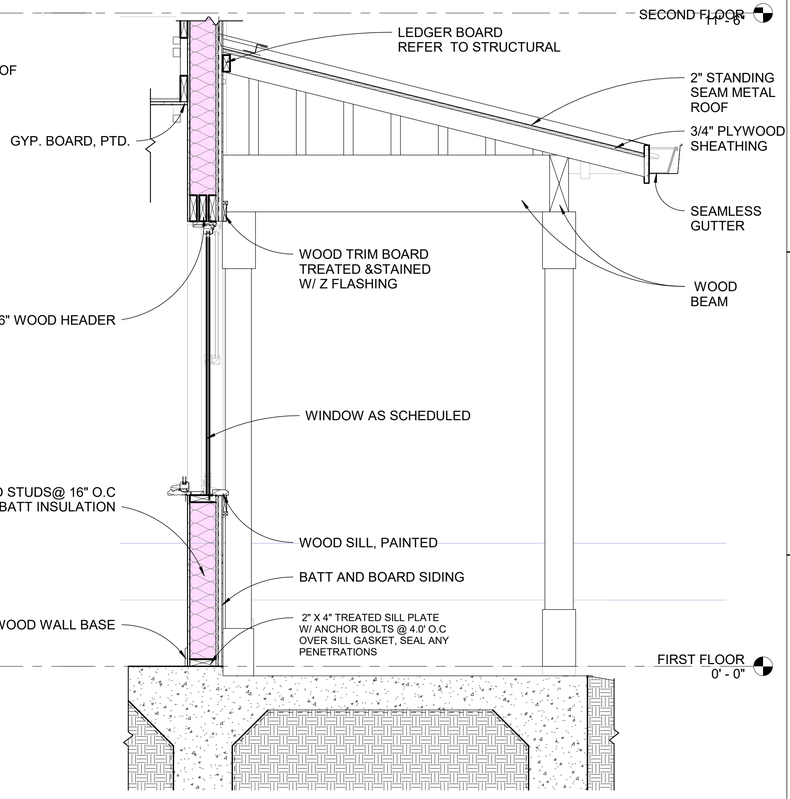












E1 WS-WALL SECTION
3/4" = 1'-0"

E3 WS-WALL SECTION
3/4" = 1'-0"

E5 WS-WALL SECTION
3/4" = 1'-0"

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(FOR REVIEW ONLY) PHASE 01

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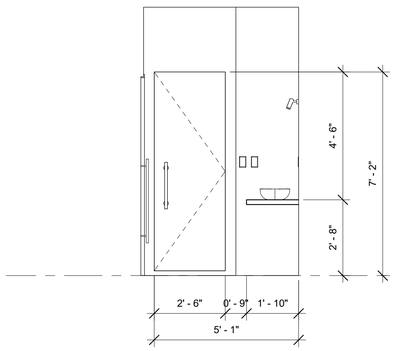
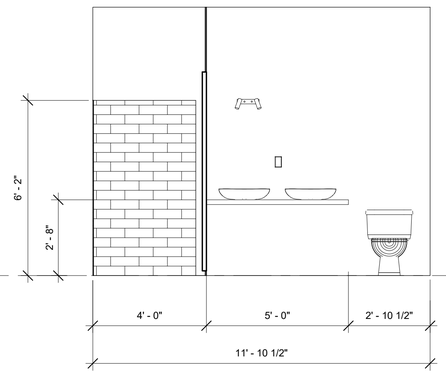
WALL SECTIONS

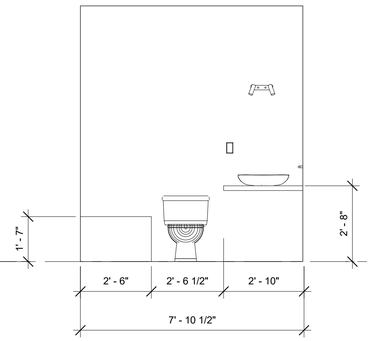
A-351



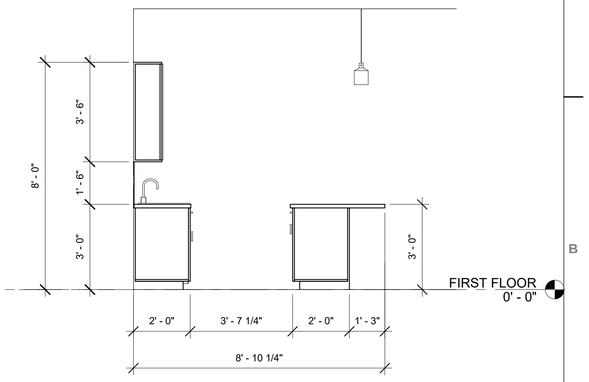
C1 BATHROOM CASEWORK ELEVATION
3/8" = 1'-0"



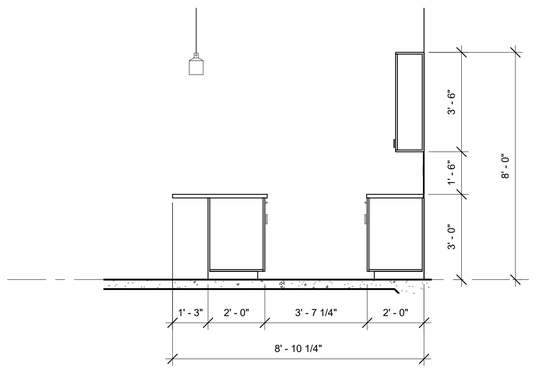
C2 BATHROOM CASEWORK ELEVATION
3/8" = 1'-0"



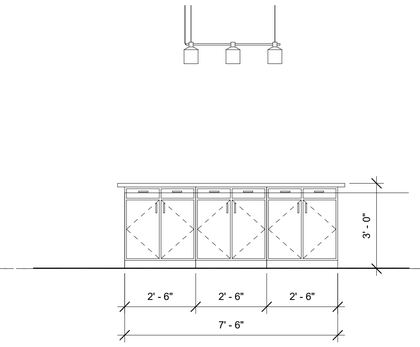
C4 BATHROOM CASEWORK ELEVATION
3/8" = 1'-0"



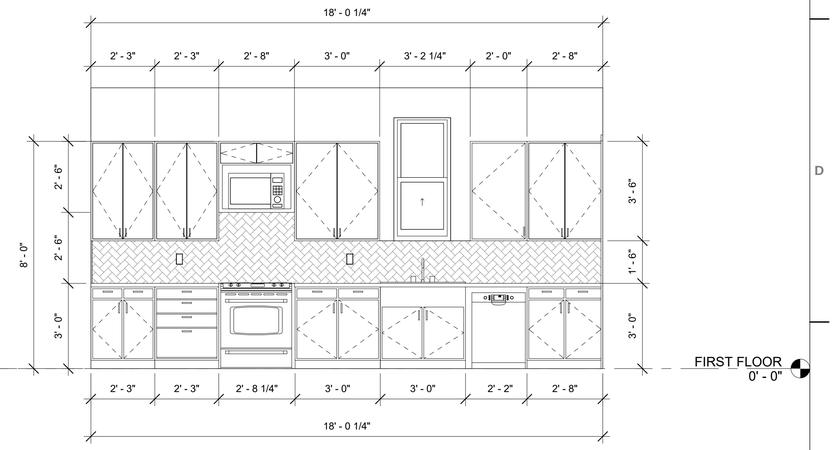
C6 KITCHEN CASEWORK ELEVATION
3/8" = 1'-0"



E1 KITCHEN CASEWORK ELEVATION
3/8" = 1'-0"



E3 KITCHEN ISLAND CASEWORK ELEVATION
3/8" = 1'-0"



E5 KITCHEN CASEWORK ELEVATION
3/8" = 1'-0"

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SAN ANTONIO, TX 78202

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1	ISSUED FOR HISTORICAL BOARD REVIEW	2021.06.29
A	INTERMEDIATE CONSTRUCTION DOCUMENTS	2021.02.12

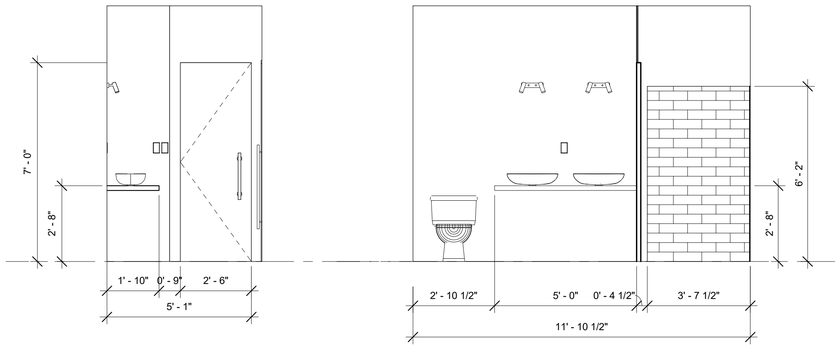
SCHEDULE OF REVISIONS

CONSTRUCTION DOCUMENTS HISTORICAL BOARD REVIEW

PROJECT NUMBER: 2020132
PROJECT DATE: 2021.06.29
PROJECT MANAGER: B. SOWELL
PROJECT TEAM: S. JURADO, E. SOWELL

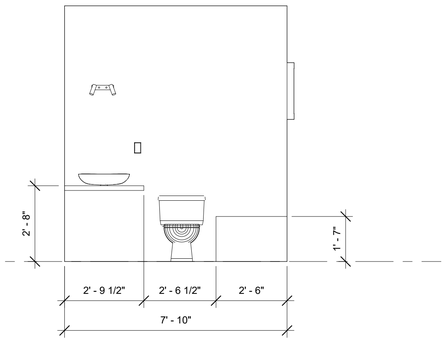
CASEWORK ELEVATIONS - BUILDING A

A-411



C1 BATHROOM CASEWORK ELEVATION
3/8" = 1'-0"

C2 BATHROOM CASEWORK ELEVATION
3/8" = 1'-0"



C4 BATHROOM CASEWORK ELEVATION
3/8" = 1'-0"

NOTICE:
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(FOR REVIEW ONLY)

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WWW.LIQUE.US | 210.549.4207
LIQUE DESIGN STUDIO, LLC
TEXAS REGISTRATION NUMBER: BR 3647
816 CAMARON ST., SUITE #123, SAN ANTONIO, TX 78212

MIKE GARANSUAY

909 N HACKBERRY

909 N HACKBERRY
SAN ANTONIO, TX 78202

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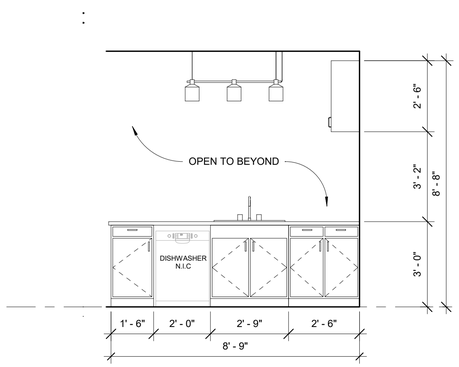
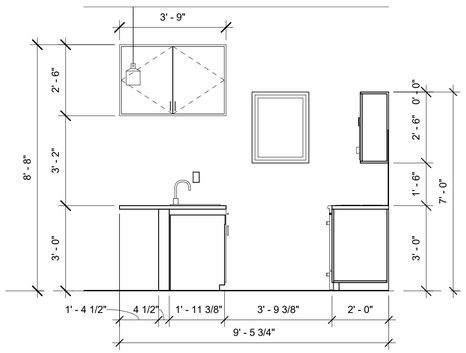
PROJECT TEAM: S. JURADO, E. SOWELL

CASEWORK ELEVATIONS - BUILDING B

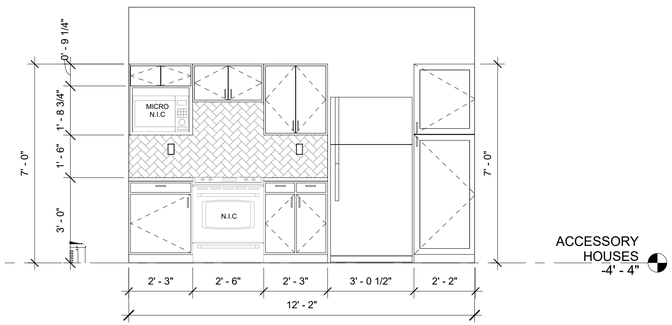
A-412



E1 CASEWORK ELEVATION
3/8" = 1'-0"



E3 CASEWORK ELEVATION
3/8" = 1'-0"



E6 CASEWORK ELEVATION
3/8" = 1'-0"

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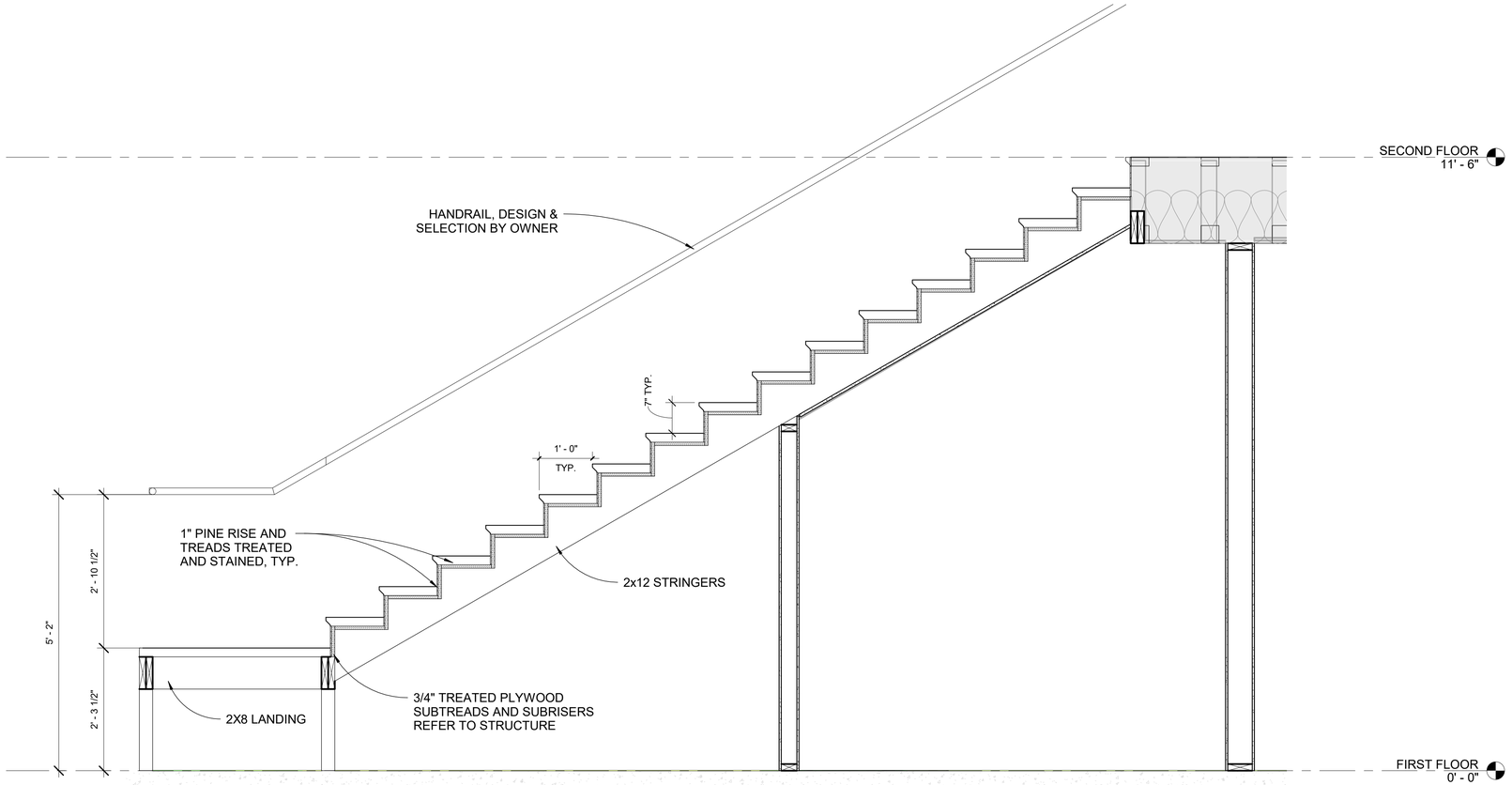
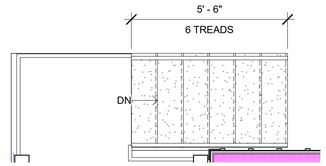
CASEWORK ELEVATIONS - ADU

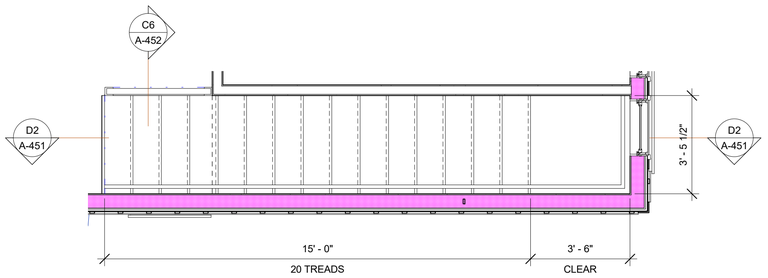
A-413



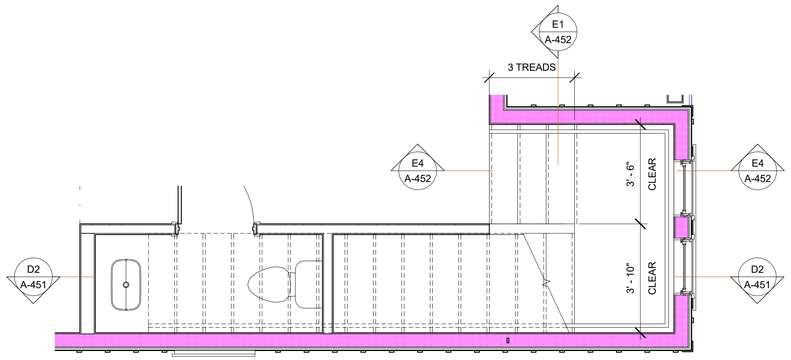
D2 LONG. STAIRS SECTION BLDG. A
3/4" = 1'-0"



E1 BACK PORCH BLDG. A
3/8" = 1'-0"



E2 SECOND FLOOR BLDG. A
3/8" = 1'-0"



E5 FIRST FLOOR BLDG. A
3/8" = 1'-0"

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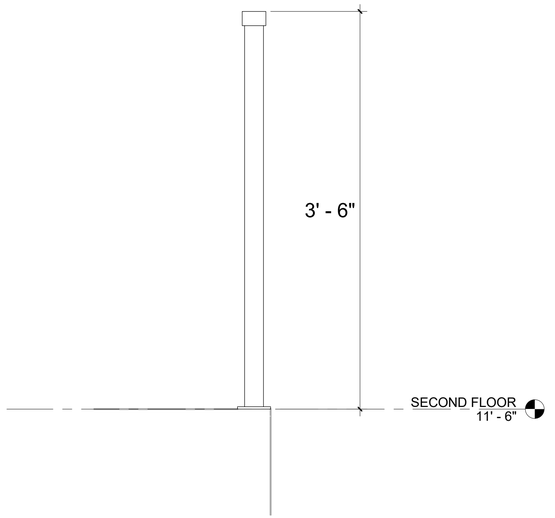
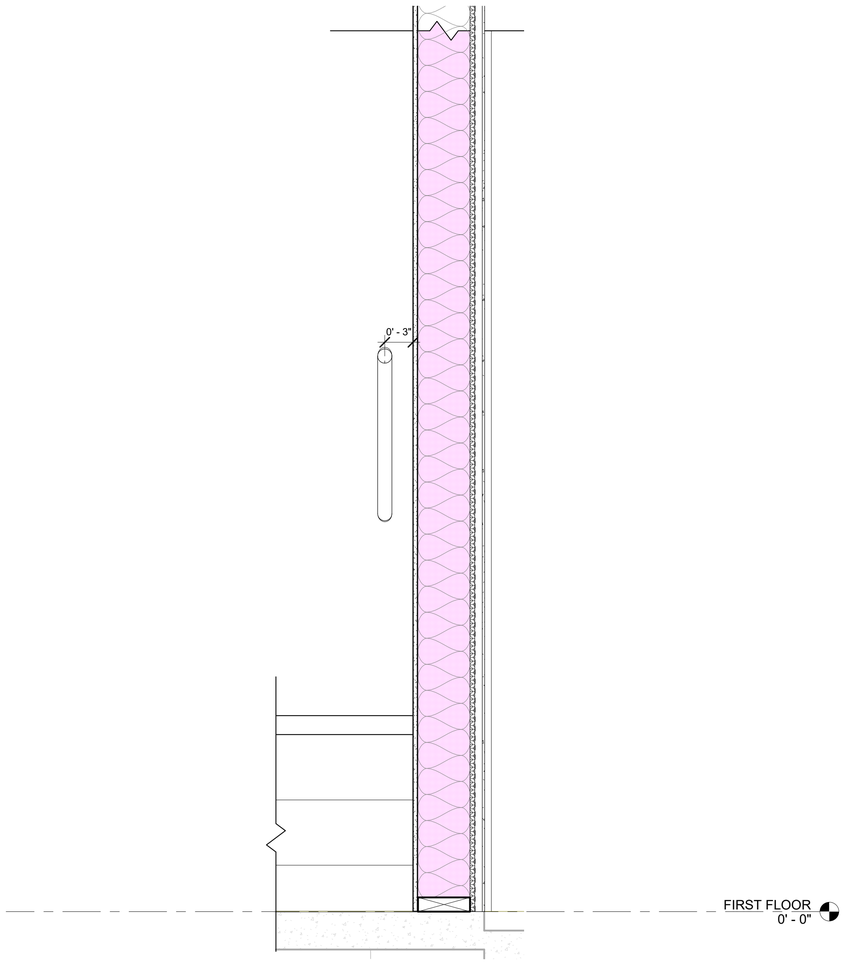
VERTICAL CIRCULATION

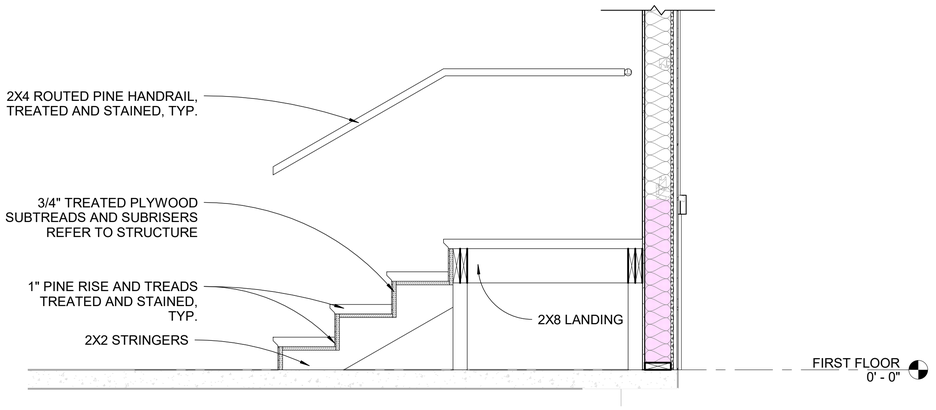
A-451



C6 GUARDRAIL SECTION BLDG. A
1 1/2" = 1'-0"



E1 HANDRAIL SECTION BLDG. A
1 1/2" = 1'-0"



E4 STAIRS SECTION BLDG. A
3/4" = 1'-0"

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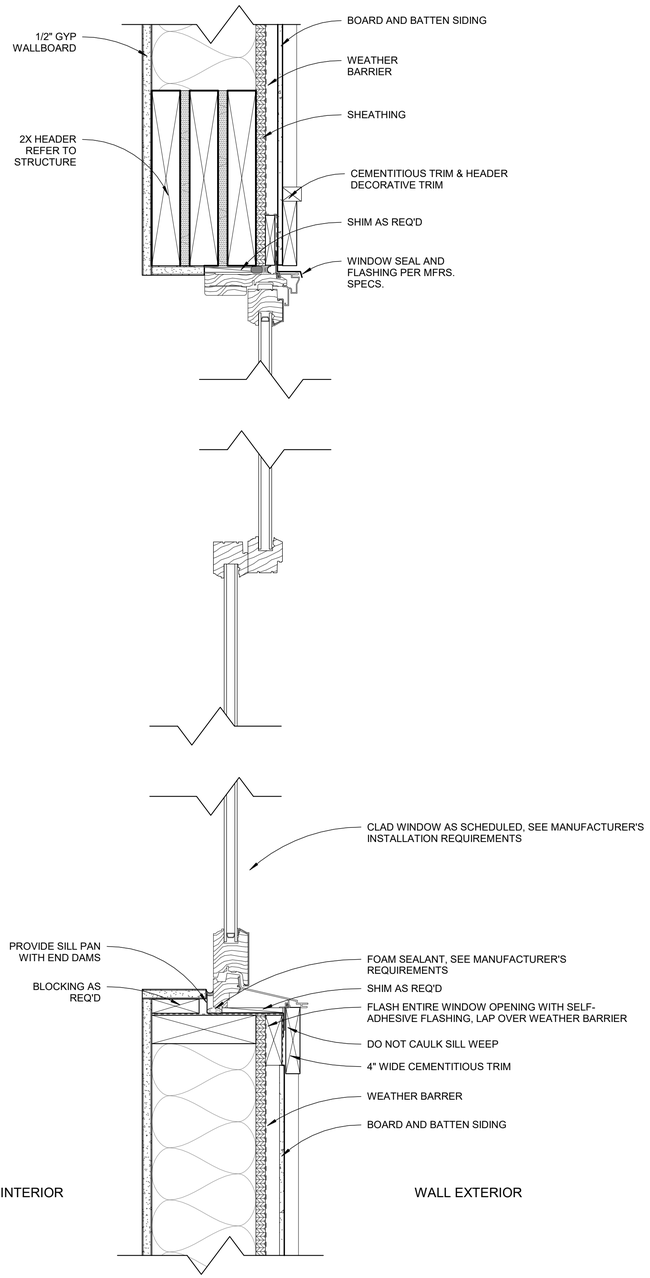
VERTICAL CIRCULATION

A-452



NOTE:

BASIS OF DESIGN: JELD-WEN "SITELINE" CLAD-WINDOW

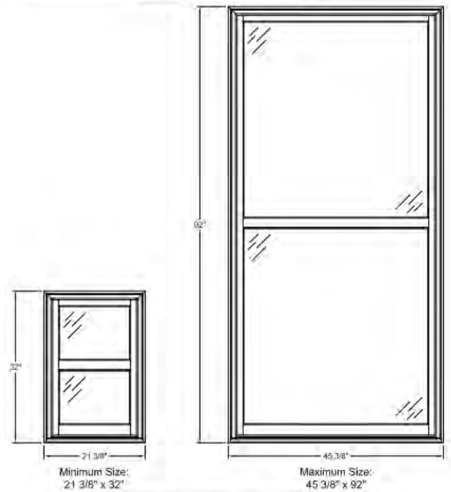
E1 ALUMINUM CLAD WINDOW SECTION, TYP.

3" = 1'-0"

JELD-WEN WINDOWS & DOORS

SITELINE®
CLAD-WOOD WINDOW
DOUBLE-HUNG

MIN-MAX STANDARD SIZING



Minimum Size: 21 3/8" x 32"

Maximum Size: 45 3/8" x 92"

Standard Operator Widths			
21 3/8"	25 3/8"	29 3/8"	33 3/8"
35 3/8"	37 3/8"	41 3/8"	45 3/8"

Standard Operator Heights			
32"	36"	40"	44"
48"	52"	56"	60"
64"	68"	72"	76"
80"	88"	92"	

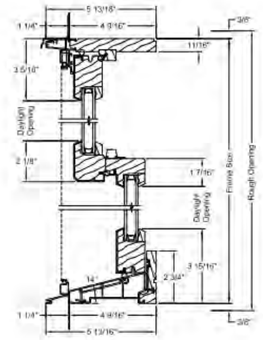
Standard sizes are shown. Smaller or larger sizes may be available as custom orders. Contact JELD-WEN Customer Service for more information.

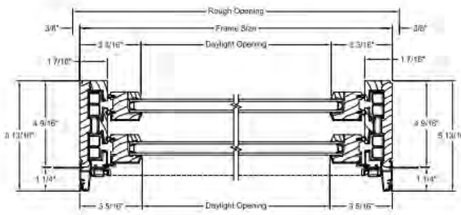
JELD-WEN WINDOWS & DOORS

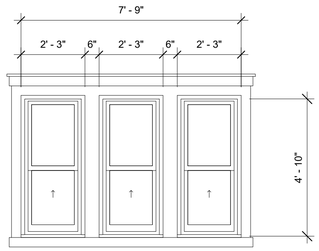
SITELINE®
CLAD-WOOD WINDOW
DOUBLE-HUNG

OPERATOR SECTIONS

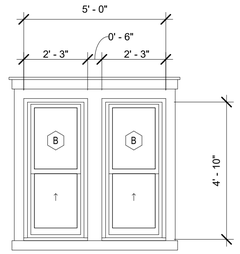
Not To Scale - Reference Only



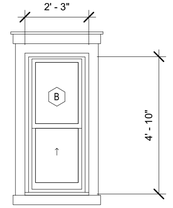




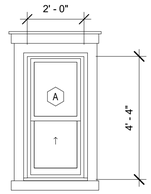
3-ROW 24X58
SCALE: 3/8" = 1'-0"



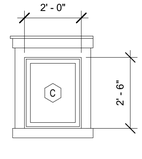
DOUBLE ROW, 24X58
SCALE: 3/8" = 1'-0"



SINGLE, 24X58
SCALE: 3/8" = 1'-0"



SINGLE, 24X52
SCALE: 3/8" = 1'-0"



SINGLE, 24X30
SCALE: 3/8" = 1'-0"

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GLAZING ELEVATIONS & DETAILS

A-611