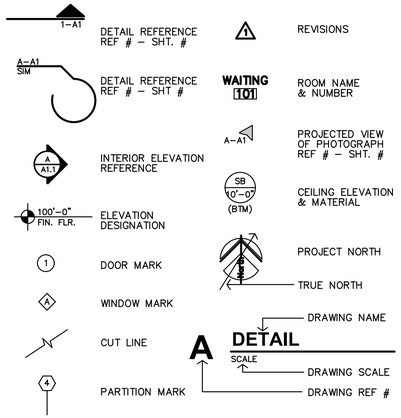
# THE RESIDENCES AT GREEN MEADOW

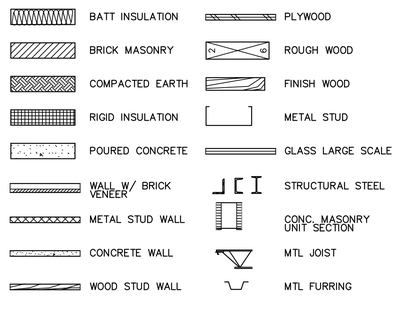
## SENIOR - LIVING FACILITY

## SAN ANGELO, 24-3395 TEXAS

## REFERENCE LEGEND




## MATERIAL LEGEND




## PROJECT ADDRESS

XXXXXXXXXXXXXXXXXXX

JonesGillamRenz

730 N. Ninth St.
Salina, KS 67401
785.827.0386

1881 Main St, Ste 301
Kansas City, MO 64108
jgr@jgrarchitects.com

### CITY ADOPTED CODES

2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRIC CODE
2006 INTERNATIONAL ENERGY CODE

TEXAS DEPARTMENT OF LICENSING AND REGULATION ARCHITECTURAL BARRIERS PROJECT REGISTRATION NUMBER
TABS2024XX

## ABBREVIATIONS

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| & | AND | Cntr. | Counter | Exp. | Expansion | Hr. | Hour | N. | North | Reinf. | Reinforced | Temp. | Tempered |
| ∠ | Angle | Col. | Column | Ext. | Exterior | Hgt. | Height | N.I.C. | Not In Contract | Req'd | Required | T.&G. | Tongue & Groove |
| @ | At | Conc. | Conc. Concrete | | | | | No. or # | Number | Resil. | Resilient | Thk. | Thick |
| ℄ | Centerline | C.T. | Ceramic Tile | F.A. | Fire Alarm | I.D. | Inside Diameter | Nom. | Nominal | Rm. | Room | T.O.M. | Top Of Masonry |
| ø | Diameter or Round | CMU | Concrete Masonry Unit | F.D. | Floor Drain | Insul. | Insulation | N.T.S. | Not To Scale | R.O. | Rough Opening | T.O.S. | Top Of Steel |
| # | Pound or Number | Ctr. | Center | Fdn. | Foundation | Int. | Interior | | | | | T.P. | Top Of Pavement |
| | | | | F.E. | Fire Extinguisher | | | O/ | On or Over | S. | South | T.P.D. | Toilet Paper Dispenser |
| Acous. | Acoustical | Dbl. | Double | F.E.C. | F.E. Cabinet | Jan | Janitor | Obs. | Obscure | S.B. | Splash Block | T.V. | Television |
| Adj. | Adjustable | Det. | Detail | Fin. | Finish | Jt. | Joint | O.C. | On Center | S.C. | Solid Core | T.W. | Tackwall |
| A.F.F. | Above Finished Floor | D.F. | Drinking Fountain | Fl. | Floor | | | O.D. | Diameter | Sched. | Schedule | Typ. | Typical |
| Aggr. | Aggregate | Dia. | Diameter | Flash. | Flashing | Kit. | Kitchen | Off. | Office | S.D. | Soap Dispenser | Trd. | Tread |
| Al. | Aluminum | Dim. | Dimension | ℄ | Flow line | | | Opng. | Opening | Sect. | Section | | |
| Approx. | Approximate | Dn. | Down | Ft. | Foot or feet | Lab. | Laboratory | Opp. | Opposite | Shr. | Shower | U.O.N. | Unless Otherwise Noted |
| Arch. | Architect or Architectural | Dr. | Door | Ftg. | Footing | Lam. | Laminate | | | Sht. | Sheet | Ur. | Urinal |
| Asb. | Asbestos | Ds. | Downspout | Furr. | Furring | Lav. | Lavatory | P. | Paint | Slm. | Similar | | |
| Asph. | Asphalt | Dwg. | Drawing | Fut. | Future | Lkr. | Locker | Pl. | Plate | S.N.D. | Sanitary Napkin Disp. | V.C.T. | Vinyl Composition Tile |
| A.V. | Audio Visual | Dwr. | Drawer | | | Lt. | Light | P.Lam. | Plastic Laminate | S.N.R. | Sanitary Napkin Recep. | V.T. | Vinyl Tile |
| | | | | Ga. | Gauge | | | Plas. | Plaster | Spec. | Specification | V.B. | Vapor Barrier |
| Bd. | Board | (E) | Existing | Galv. | Galvanized | Mas. | Masonry | Plywd. | Plywood | Sq. | Square | Vert. | Vertical |
| Bitum. | Bituminous | E. | East or Existing | G.B. | Grab Bar | Max. | Maximum | Pr. | Pair | SST. | Stainless Steel | Vest. | Vestibule |
| Bldg. | Building | Ea. | Each | Gl. | Glass | M.C. | Medicine Cabinet | Pt. | Point | Std. | Standard | Vyl. | Vinyl |
| Blk. | Block | E.J. | Expansion Joint | Gnd. | Ground | Mech. | Mechanical | P.T.D. | Paper Towel Dispenser | Stl. | Steel | | |
| Blk'g. | Blocking | El. | Elevation | Gr. | Grade | Memb. | Membrane | Ptn. | Partition | Stor. | Storage | W. | West |
| Bm. | Beam | Elec. | Electrical | Gyp. | Gypsum | Met. | Metal | P.T.R. | Paper Towel Receptacle | Strl. | Structural | w/ | With |
| Bot. | Bottom | Elev. | Elevator | | | Mfr. | Manufacturer | | | Susp. | Suspended | w/o | Without |
| BO | BY OWNER | Eq. | Equal | H.B. | Hose Bibb | Mh. | Manhole | Q.T. | Quarry Tile | S.V. | Sheet Vinyl | W.C. | Wall Covering |
| Brg. | Bearing | Equip. | Equipment | H.C. | Hollow Core | Min. | Minimum | | | Sym. | Symmetrical | Wd. | Wood |
| Brk. | Brick | E.W. | Each Way | Hdwd. | Hardwood | Mir. | Mirror | R. | Riser | | | Wp. | Waterproof |
| | | E.W.C. | Elec. Water Cooler | Hdwr. | Hardware | Misc. | Miscellaneous | Rad. | Radius | Tex. | Texture | Wdw. | Window |
| Cab. | Cabinet | Exist. | Existing | H.M. | Hollow Metal | M.O. | Masonry Opening | R.D. | Roof Drain | T.B. | Towel Bar | Wsct. | Wainscot |
| Clg. | Ceiling | Expo. | Exposed | Horiz. | Horizontal | Mtd. | Mounted | Ref. | Reference | T.Bd. | Tack Board | Wt. | Weight |

## SHEET INDEX



## CONSULTANTS

**Civil Engineer ;**

**S M Engineering**

**S M Civil Engineering**
5507 High Meadow Circle
Manhattan, Kansas 66503
(785)314-9747 smcivilengr@gmail.com
www.msengr.com

**Structural Engineer ;**

McCLURE™

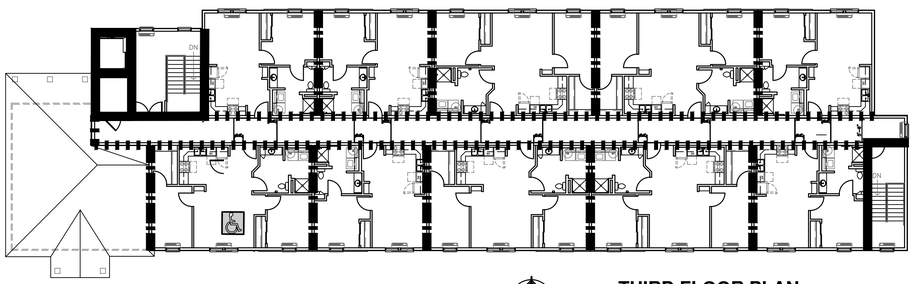
2001 W Broadway,
Columbia, MO 65203
(573) 234-2658
jbarnes@mcclurevision.com

**Mechanical & Electrical Engineer ;**

**LST Consulting Engineers, PA**
4809 Vue Du Lac Place, Suite 301
MANHATTAN, KS. 66503
ph. (785) 587-8042
fax (785) 587-8039
mail@LSTengineers.com

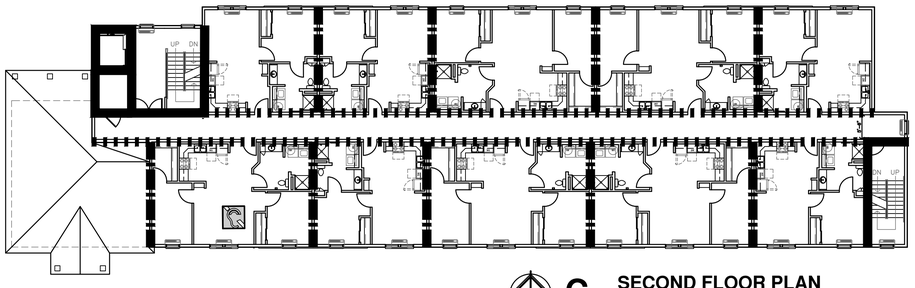
10-3-2024

PROGRESS SET

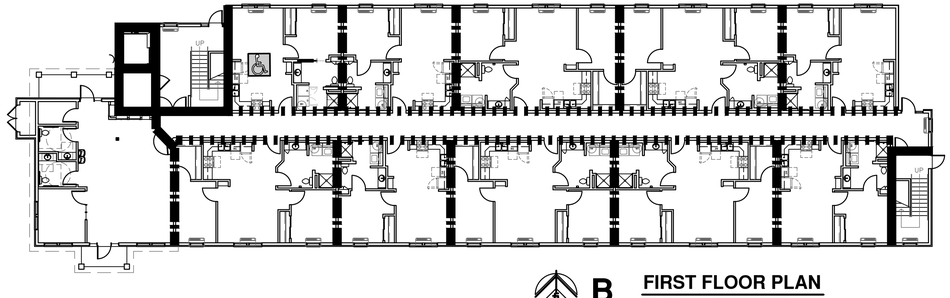



D **THIRD FLOOR PLAN**

0 8' 16' 32'




C **SECOND FLOOR PLAN**




B **FIRST FLOOR PLAN**

0 8' 16' 32'

## CODE INFORMATION

OCCUPANCY OVERALL: MIXED OCCUPANCY

OCCUPANCY GROUPS:
B OFFICE
R-2 APARTMENTS

CONSTRUCTION TYPE: V-A

BASIC ALLOWABLE AREA:
B 18,000 SF
R-2 12,000 SF

ALLOWABLE AREA INCREASE: *(NON-SEPARATED USES, PER IBC SEC. 302.3.2)*

| | R-2 |
|---|---|
| BASE ALLOWABLE | 12,000 SF |
| AREA INCREASE (20.83%) | 2,500 SF |
| FIRE SPRINKLER INCREASE (NONE) | |
| SUB-TOTAL ALLOWABLE (PER FLOOR) | 14,500 SF |
| 3 FLOORS | x3 |
| TOTAL BUILDING ALLOWABLE AREA | 43,500 SF |

ACTUAL BUILDING AREA:

| | |
|---|---|
| FIRST FLOOR | 10,116 SF |
| SECOND FLOOR | 9,207 SF |
| THIRD FLOOR | 9,207 SF |
| TOTAL BLDG AREA | 28,530 SF |

| | |
|---|---|
| BASIC ALLOWABLE STORIES: | 3 |
| STORIES INCREASE *(PER IBC SEC. 504.2)* | 1 |
| TOTAL ALLOWABLE STORIES | 4 |

| | |
|---|---|
| BASIC ALLOWABLE HEIGHT: | 50' |
| HEIGHT INCREASE *(PER IBC SEC. 504.2)* | 20' |
| TOTAL ALLOWABLE HEIGHT | 60' |

ACTUAL STORIES: 3

ACTUAL HEIGHT: 42'

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: V-A

| | | |
|---|---|---|
| EXTERIOR BEARING WALLS: | 1 HOUR | *(INTERIOR RATING ONLY, PER IBC SEC. 705.5, FS>10')* |
| STRUCTURAL FRAME: | 1 HOUR | |
| INTERIOR BEARING WALLS: | 1 HOUR | |
| INTERIOR NON-BEARING WALLS: | 0 HOUR | |
| SHAFT ENCLOSURES: | 1 HOUR | (Less than 4 stories) |
| FLOOR/CEILING ASSEMBLY: | 1 HOUR | |
| CEILING/ROOF ASSEMBLY: | 1 HOUR | |
| CORRIDOR/DWELLING UNITS: | 1/2 HOUR | *(Table 1020.1)* |

OCCUPANCY SEPARATIONS:
*(NON-SEPARATED USES, PER IBC SEC. 302.3.2)*
ALLOWABLE AREA & HEIGHT CALCULATIONS ARE BASED ON THE MOST RESTRICTIVE USE. DIFFERENT USES ARE NOT SEPARATED BY FIRE BARRIERS.
R2 TO R2 SEPARATION OF DWELLING UNITS = 1HR, 45 MIN. OPNGS

ROOF COVERINGS *CLASS B OR BETTER*

INCIDENTAL SEPARATIONS: *(PER IBC TABLE 508.2.5)*
STORAGE ROOMS OVER 100 SF - SPRINKLER SYSTEM (SMOKE BARRIER)
DWELLING UNITS -1 HR FIRE PARTITIONS

SPECIAL CONDITIONS:
EXIT & EMERGENCY LIGHTING, PORTABLE FIRE EXTINGUISHERS, MANUAL FIRE ALARM
EGRESS - NO STEPS EXISTING OR PROPOSED AT REQUIRED EXITS
RATED STAIR ENCLOSURES

FIRE ALARM REQUIREMENTS:
REQUIRED, PROVIDED - MANUAL & AUTOMATIC FIRE ALARM SYSTEM PER NFPA 72
SIGNALING SYSTEM IS AUDIBLE/VISUAL PER NFPA 72 & ADA INSTALLED THROUGHOUT
INITIATING DEVICES: PULL STATIONS; SMOKE DETECTION @ SLEEPING & COMMON AREAS, SPRINKLER SYSTEM FLOW AND TAMPER SWITCHES MONITORED.

SMOKE ALARM REQUIREMENTS:
REQUIRED, PROVIDED - SLEEPING ROOMS & AT EACH FLOOR

AUTOMATIC FIRE SUPPRESSION SYSTEM:
REQUIRED, PROVIDED PER NFPA 13R

EMERGENCY POWER SOURCE:
EXIT SIGNS, EXIT ILLUMINATION & EMERGENCY LIGHTING IS BY BATTERY BACK-UP

HAZARDOUS MATERIALS: *(PER IBC TABLE 307.1(1))*
NO HAZARDOUS MATERIALS ARE TO BE STORED

| SMOKE CONTROL: | SMOKE PARTITIONS: | STANDPIPES: |
|---|---|---|
| NOT REQUIRED | NOT REQUIRED | NOT REQUIRED |

ASSEMBLY
SIGNS TO BE MOUNTED IN ASSEMBLY AREAS OF MAXIMUM OCCUPANT LOAD

TOTAL OCCUPANT LOAD: 1st-187, 2nd-93, 3rd-101 =381

EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS:

| OCCUPANCY | USE | LOAD FACTOR | MAX. OCC LD=1 EXIT |
|---|---|---|---|
| B | LOBBY | 15 sf/OCCUPANT | 49 |
| B | OFFICE | 150 sf/OCCUPANT | 49 |
| B | MECH/ELEC | 300 sf/OCCUPANT | 49 |
| R-2 | APARTMENT | 200 sf/OCCUPANT | 10 |

## PROJECT INFORMATION

| | |
|---|---|
| TYPE OF CONSTRUCTION | NEW SENIOR LIVING UNITS |
| FACILITY NAME | THE RESIDENCE at GREEN MEADOW |
| FACILITY ADDRESS | 3800 GREEN MEADOW DR<br>SAN ANGELO, TX |
| OWNER NAME | OPG RIDGEHILL PARTNERS, LLC |
| OWNER ADDRESS | 227 N SANTA FE, STE 310<br>SALINA, KS 67401<br>ph: 913-396-6310<br>fax: 913-396-6312 |
| REASON FOR SUBMITTAL | NEW CONSTRUCTION |
| COUNTY | TOM GREEN |
| FIRE DEPARTMENT | SAN ANGELO |
| WATER SUPPLY | SAN ANGELO |
| BUILDING INSPECTION DEPT | SAN ANGELO |
| AUTHORITY HAVING JURISDICTION | SAN ANGELO |
| ARCHITECT | JONES GILLAM RENZ ARCHITECTS, INC.<br>730 N. NINTH ST.<br>SALINA, KS 67401<br>ph: 785-827-0386<br>fax: 785-827-0392 |
| CODES/REGULATIONS | 2021 INTERNATIONAL BUILDING CODE<br>2021 INTERNATIONAL MECHANICAL CODE<br>2021 INTERNATIONAL PLUMBING CODE<br>2020 NATIONAL ELECTRICAL CODE<br>2021 INTERNATIONAL FIRE CODE<br>2021 INTERNATIONAL ENERGY CONSERVATION CODE<br>FAIR HOUSING ACT DESIGN MANUAL<br>2010 ADA STANDARDS for ACCESSIBLE DESIGN<br>2009 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS and FACILITIES |

## LEGEND

DESIGNATED EMERGENCY EXIT — 68"/24.4" ← EXIT WIDTH (ACTUAL/REQUIRED); 122/340 ← OCCUPANT LOAD (ACTUAL/ALLOWED)

1 HOUR CONSTRUCTION (LD BRG WALLS)

1/2 HOUR FIRE PARTITION; CORRIDOR *(PER IBC TABLE 1018.1)* W/ 20 MIN OPENINGS *(PER IBC TABLE 716.5)*

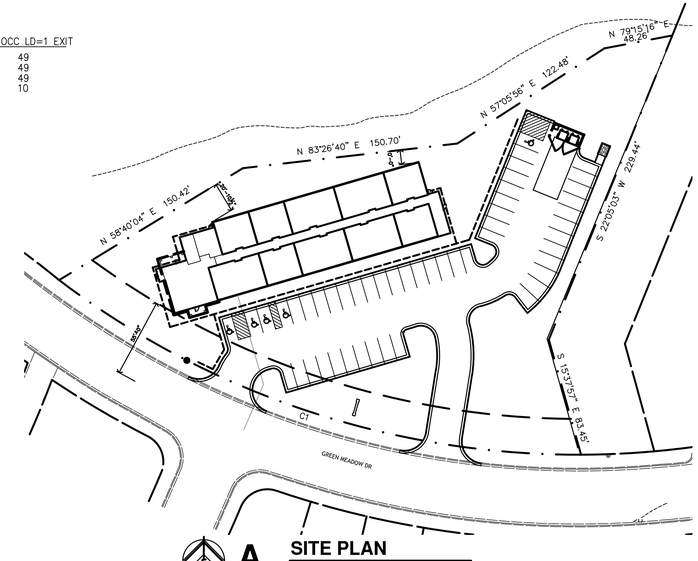
1 HOUR FIRE PARTITION; BETWEEN DWELLING, SLEEPING UNITS W/ 45 MIN OPENINGS *(PER IBC 709.3 & 715.4)*

1 HOUR CONSTRUCTION; EXIT ENCLOSURE, SHAFT WALLS, W/ 60 MIN OPENINGS *(PER IBC TABLE 716.5)*

EXIT LIGHT
EMERGENCY LIGHT
EXIT/EMERGENCY LIGHT
FIRE EXTINGUISHER — FE
FIRE HYDRANT — FH
FIRE ALARM REMOTE ANNUNCIATOR PANEL — FAAP
FIRE ALARM CONTROL PANEL — FACP

EXAMPLE:

| | A-1 | |
|---|---|---|
| OCCUPANCY GROUP (AU - ACCESSORY USE) | ASSEMBLY HALL | |
| OCCUPANCY USE | 5,550 | 15 |
| ROOM SQUARE FOOTAGE/OCCUPANT LOAD FACTOR | 370 | 2 |
| OCCUPANT LOAD/REQUIRED NUMBER OF EXITS | | |




A **SITE PLAN**

0 25' 50' 100'
1"=50'-0"

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
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Kansas City, MO 64108
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785.827.0386

**THE RESIDENCE AT GREEN MEADOW**
NEW SENIOR-LIVING FACILITY
SAN ANGELO, TEXAS

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

REVISION:

DATE: 10-3-2024
JOB: 24-3395
SHEET NO.:

**CFP**

**CODE FOOT PRINT & INFORMATION**

## PARKING SUMMARY

| | | |
|---|---|---|
| ACCESSIBLE PARKING STALLS | ACCESSIBLE | 3 |
| | VAN | 2 |
| STANDARD PARKING STALLS | | 45 |
| TOTAL PARKING STALLS | | 50 |
| PARKING RATIO (STALLS/UNITS) | | 1.66 |

PARKING MEETS ZONING REQ'S. 30 OCC x 1.66 = 50

## ACCESSIBLE UNIT SYMBOLS

(2) UNITS SHALL BE HANDICAP ACCESSIBLE
(1) 1-bedroom
(1) 2-bedroom

(1) UNITS SHALL BE HEARING & VISION IMPAIRED ACCESSIBLE
(1) 2-bedroom

LINE INDICATES ACCESSIBLE ROUTE

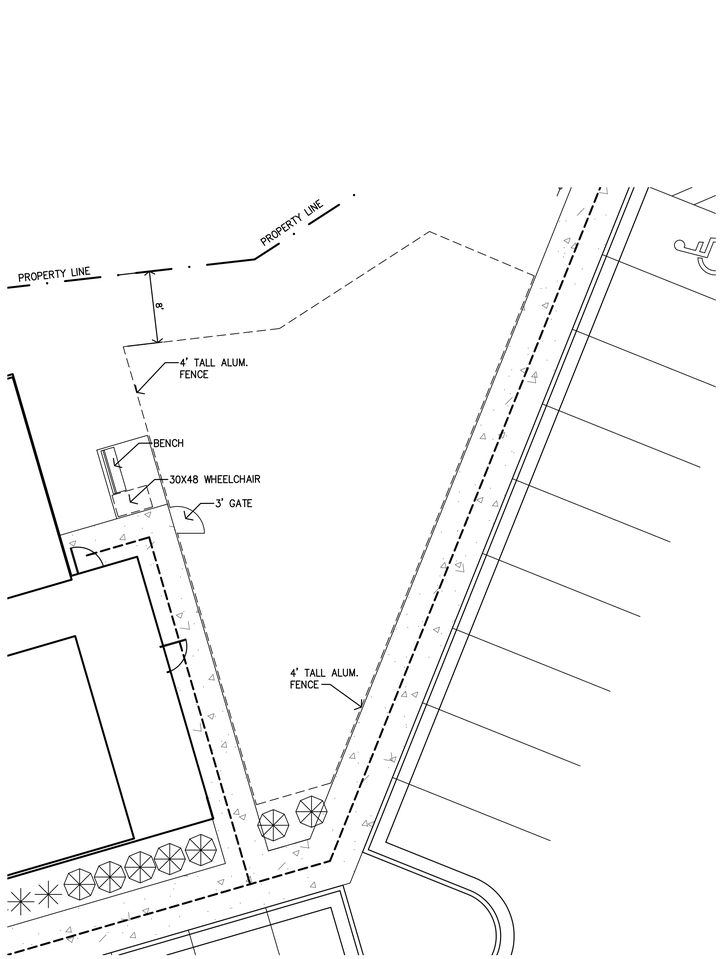
## PROJECT UNIT SUMMARY

| BUILDING LABEL | FLOORS | UNITS # | | NRA SF | COMMON SF | TOTAL SF |
|---|---|---|---|---|---|---|
| | | 1 BD | 2 BD | | | |
| APT BLDG | 3 | 15 | 15 | 21,750 | 6,780 | 28,530 |
| TOTALS | | 15 | 15 | | | |
| | | 30 | | | | |

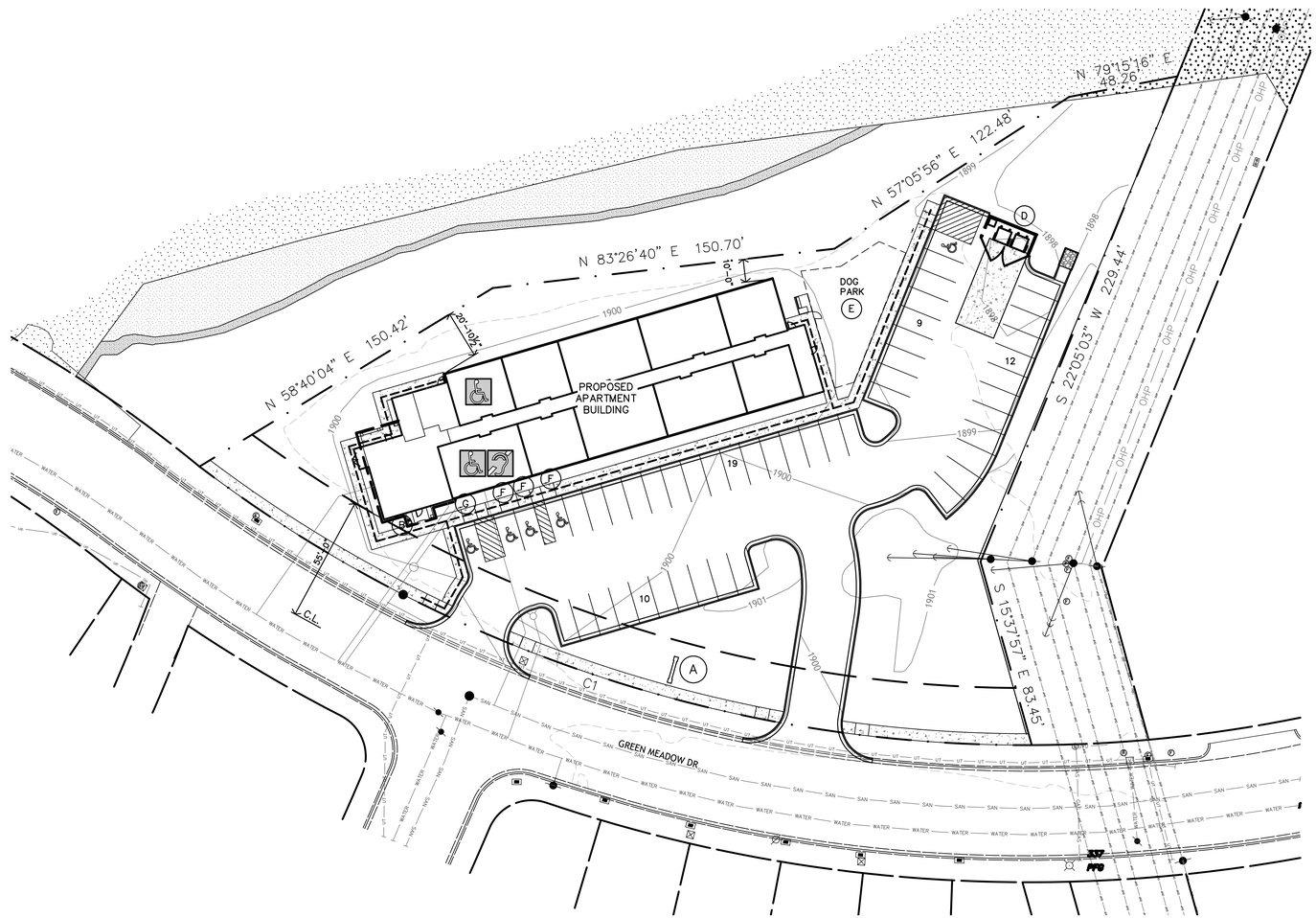
## SITE PLAN KEY NOTES

| | |
|---|---|
| A | MONUMENT SIGN, BASE BID REF. SHEET A1.2 |
| B | KNOX BOX COORD. W/ FIRE DEPT. (TYP) |
| C | MECH. CLOSET REF. & COORDINATE W/ M/E DRAWINGS (TYP) |
| D | HC TRASH ENCLOSURE REF. SHEET A1.2 |
| E | DOG PARK, 4' TALL ALUM. FENCE, GATE, CONCRETE PAD, BENCHES, AS INDICATED, REF ENLARGED PLAN C-A1.1 |
| F | NEW POLE MOUNTED H.C. PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP) |
| G | NEW POLE MOUNTED H.C. "VAN" PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP) |
| H | DASHED LINE INDICATES ACCESSIBLE PATH |
| J | |
| K | |

NOTE:
CONC. SLABS @ SITE AMENITIES SHALL BE 4"th. 3,500 PSI W/ 6x6-W1.2xW1.2 WWF. SLOPE ACROSS SLAB NO MORE THAN 2% (1/8" PER 12") OVER 4"th. GRANULAR FILL (MIN.) COMPACTED OVER SUBGRADE, PREP PER SOILS REPORT.




C DOG PARK
1/8"=1'-0"




A SITE PLAN
1"=30'-0"

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# THE RESIDENCE AT GREEN MEADOW

NEW SENIOR-LIVING FACILITY

SAN ANGELO, TEXAS

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

REVISION:

DATE: 10-3-2024
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A1.1

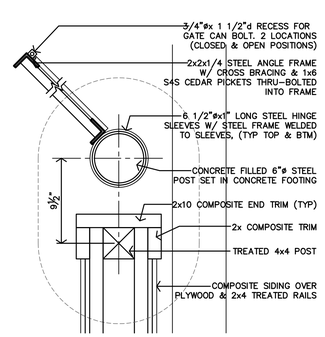

**O** **BENCH DETAILS**
NO SCALE

BELSON OUTDOORS (800-323-5664), HEAVY DUTY CHALLENGER WAVE BIKE RACK – 3 LOOP/5 BIKE MODEL #H36-5-P-SF, COLOR BLACK

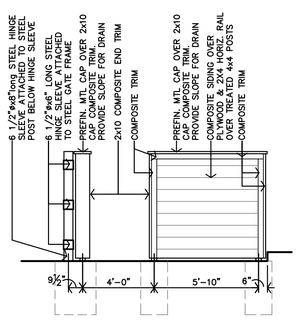
**M** **BIKE RACK**
NO SCALE

EVEREST SERIES 8'-0" HEAVY DUTY ADA SINGLE SIDED PICNIC TABLE
(www.theparkcatalog.com) (item no.398-6007)

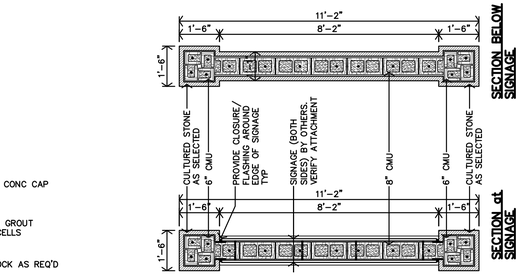
**N** **PICNIC TABLE**
NO SCALE



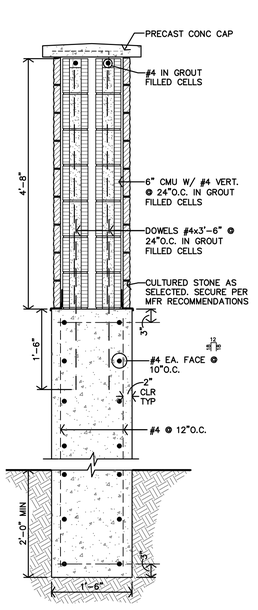

**D** **DETAIL**
1 1/2"=1'-0"



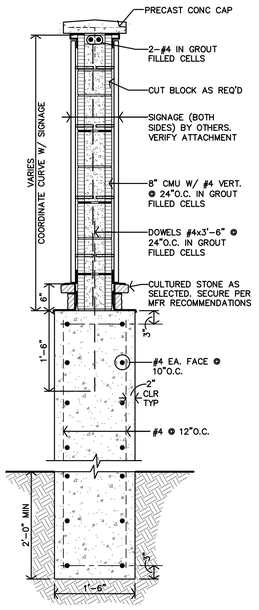

**C** **TRASH ENCLOSURE SIDE ELEVATION**
1/4"=1'-0"



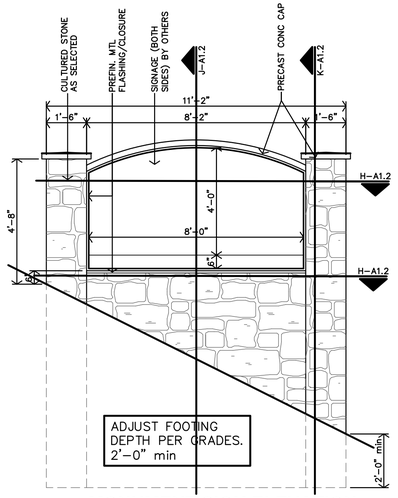

**H** **MONUMENT SIGN SECTION**
3/8"=1'-0"



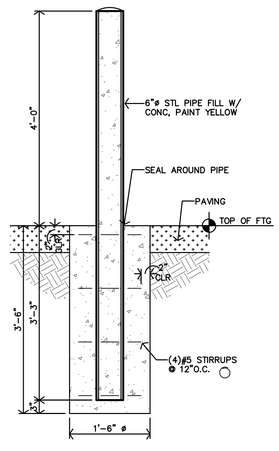

**K** **MONUMENT SIGN SECTION**
3/8"=1'-0"



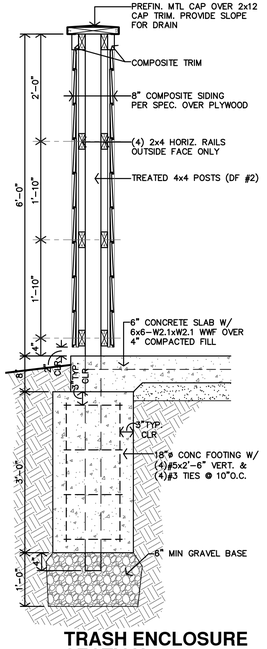

**J** **MONUMENT SIGN SECTION**
3/8"=1'-0"



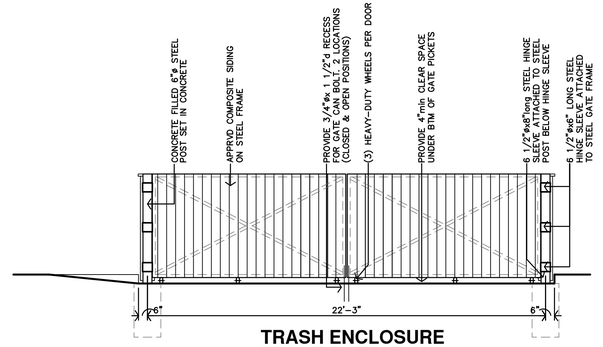

**G** **MONUMENT SIGN ELEVATION**
3/8"=1'-0"




**F** **BOLLARD DETAIL**
3/4"=1'-0"

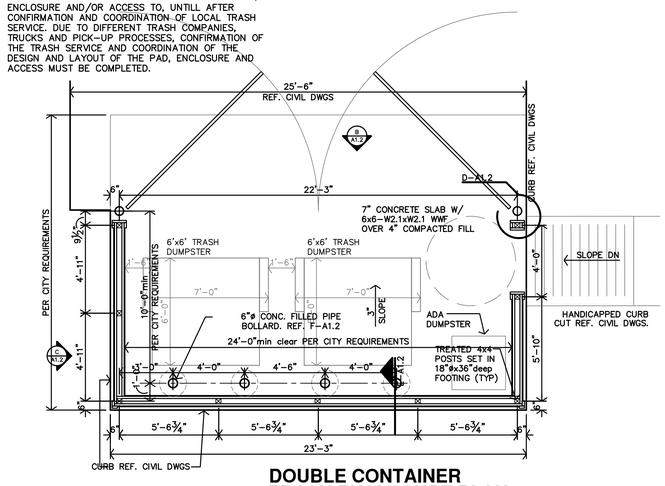



**E** **TRASH ENCLOSURE SECTION**
3/4"=1'-0"




**B** **TRASH ENCLOSURE FRONT ELEVATION**
1/4"=1'-0"

DO NOT CONSTRUCT ANY PART OF THE TRASH PAD, ENCLOSURE AND/OR ACCESS TO, UNTILL AFTER CONFIRMATION AND COORDINATION OF LOCAL TRASH SERVICE. DUE TO DIFFERENT TRASH COMPANIES, TRUCKS AND PICK-UP PROCESSES, CONFIRMATION OF THE TRASH SERVICE AND COORDINATION OF THE DESIGN AND LAYOUT OF THE PAD, ENCLOSURE AND ACCESS MUST BE COMPLETED.




**A** **DOUBLE CONTAINER TRASH ENCLOSURE PLAN**
1/4"=1'-0"

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# THE RESIDENCE AT GREEN MEADOW

NEW SENIOR-LIVING FACILITY

SAN ANGELO, TEXAS

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

REVISION:

DATE: 10-3-2024
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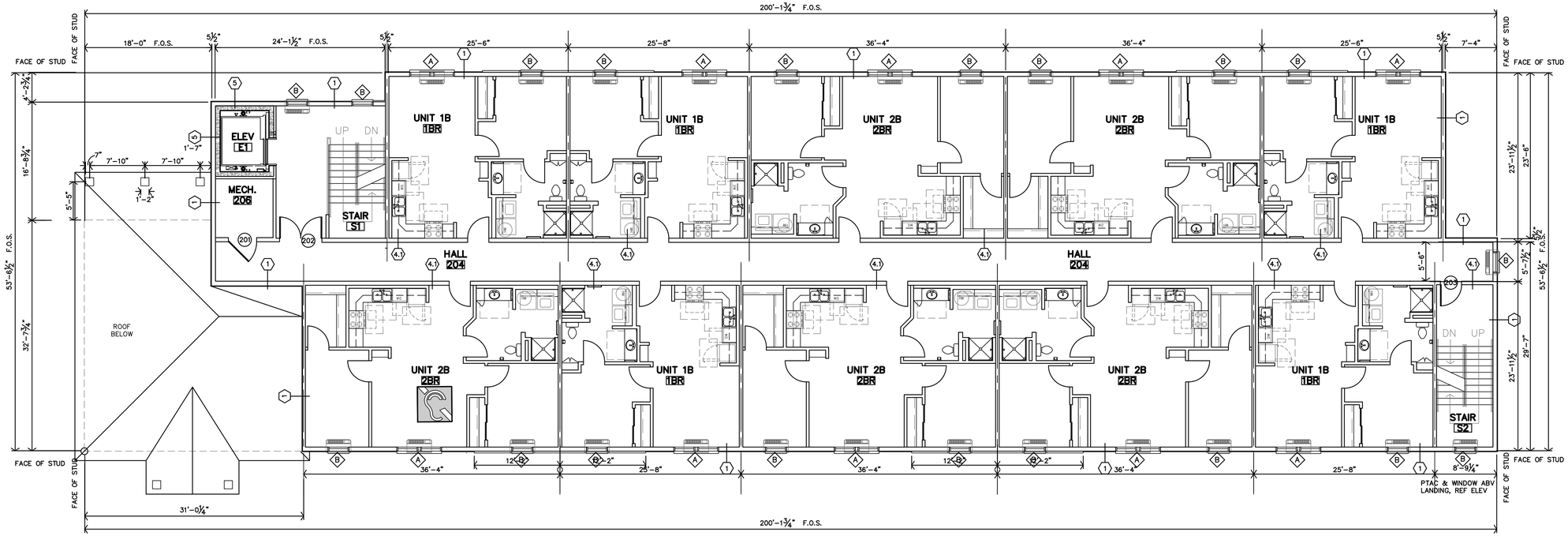
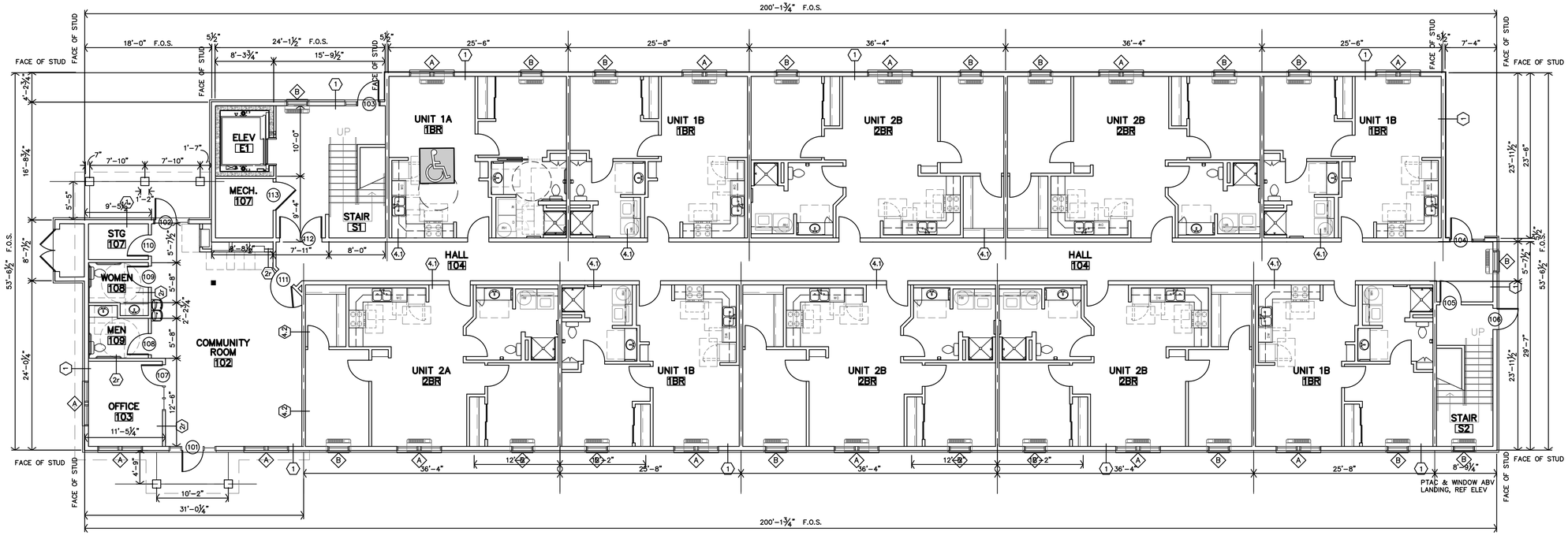
SHEET NO.:

**A1.2**




**B** SECOND FLOOR PLAN
1/8" = 1'-0" 9,207 SF




**A** FIRST FLOOR PLAN
1/8" = 1'-0" 10,116 Sf

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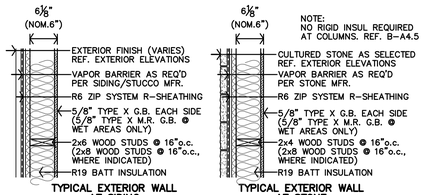
**A2.1**

## EXTERIOR PARTITION SCHEDULE

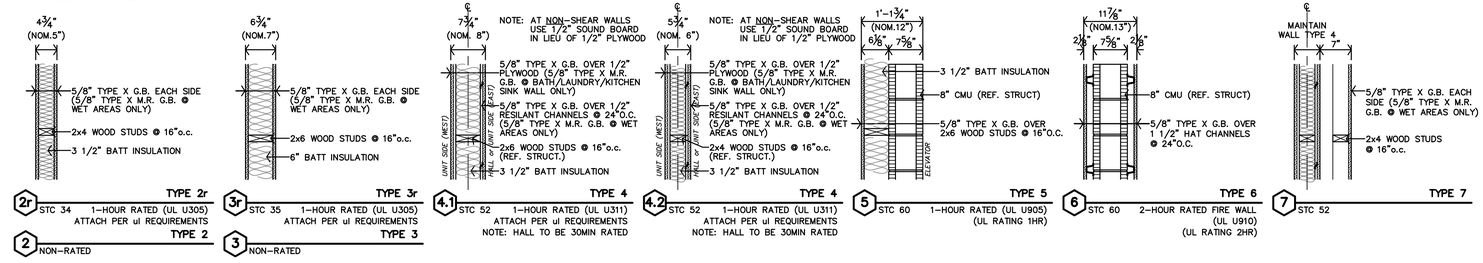
- REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION




1 TYPE 1

## INTERIOR PARTITION SCHEDULE

- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION




2r STC 34 1-HOUR RATED (UL U305) ATTACH PER ul REQUIREMENTS
2 NON-RATED
TYPE 2

3r STC 35 1-HOUR RATED (UL U305) ATTACH PER ul REQUIREMENTS
3 NON-RATED
TYPE 3

4.1 STC 52 1-HOUR RATED (UL U311) ATTACH PER ul REQUIREMENTS NOTE: HALL TO BE 30MIN RATED
TYPE 4

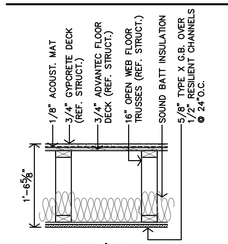
4.2 STC 52 1-HOUR RATED (UL U311) ATTACH PER ul REQUIREMENTS NOTE: HALL TO BE 30MIN RATED
TYPE 4

5 STC 60 1-HOUR RATED (UL U905) (UL RATING 1HR)
TYPE 5

6 STC 60 2-HOUR RATED FIRE WALL (UL U910) (UL RATING 2HR)
TYPE 6

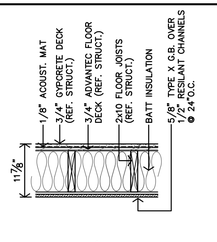
7 STC 52
TYPE 7

## ASSEMBLIES



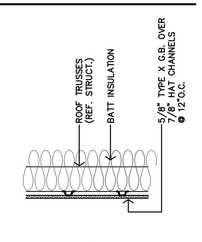

FLOOR/CEILING A
1-HOUR RATED (UL L528)
ATTACH PER ul REQUIREMENTS

NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2015 IBC SEC. 718.3.2, EXCEPTION #1.
2. FIRE BLOCKING REQUIRED PER 2015 IBC SEC. 718.2. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU

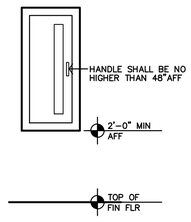



FLOOR/CEILING B
1-HOUR RATED (UL L501)
ATTACH PER ul REQUIREMENTS

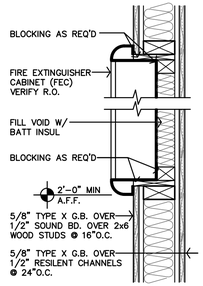
NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2015 IBC SEC. 718.3.2, EXCEPTION #1.
2. FIRE BLOCKING REQUIRED PER 2015 IBC SEC. 718.2. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU




ROOF/CEILING
1-HOUR RATED (UL R522)
ATTACH PER ul REQUIREMENTS




C TYPICAL FEC MOUNTING HGT
3/4"=1'-0"




B FIRE EXTINGUISHER CABINET DTL @ 1HR WALL
1 1/2"=1'-0"

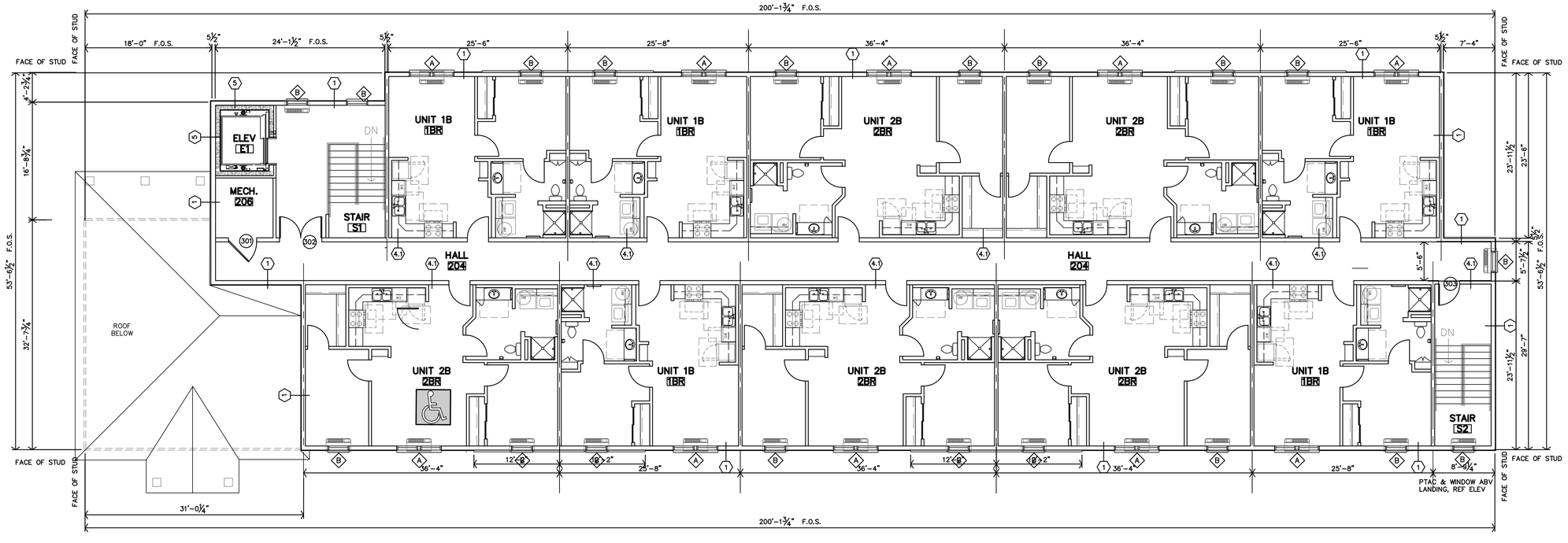
## ARCHITECTURAL GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
3. ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
4. ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REFERENCE ADA FOR TYPICAL MINIMUM CLEARANCE REQ.
5. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
6. DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.
7. FEC – INDICATES LOCATION OF RECESSED FIRE EXTINGUISHER CABINET. REF SPECS. AND DETAILS B/C-A2.1
8. MHO – INDICATES DOOR WITH MAGNETIC HOLD OPEN.
9. F.O.S. – DIMENSIONS TO THE EXTERIOR WALLS ARE TO THE FACE OF STUD U.N.O.
10. FURNITURE SHOWN IS BY OWNER.
11. REFERENCE SHEET A2.1 FOR PARTITION SCHEDULES AND ASSEMBLIES

## LEGEND

| | |
|---|---|
| A | RADON PIPE THROUGH ROOF. REF. T-A4.7 & MECH. DWGS. |
| | SYMBOL INDICATES ACCESSIBLE UNIT UNITS: 1B, 2B |
| | SYMBOL INDICATES HEARING IMPAIRED UNITS UNITS: 2B |
| | ALL OTHER UNITS TO BE ADAPTABLE |

UNIT NUMBERS SHOWN ARE FOR CONSTRUCTION PURPOSES ONLY AND DO NOT REFLECT FINAL UNIT NUMBERING/LETTERING.




A THIRD FLOOR PLAN
1/8" = 1'-0" 9,207 SF

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PRELIMINARY DRAWING NOT FOR CONSTRUCTION

REVISION:

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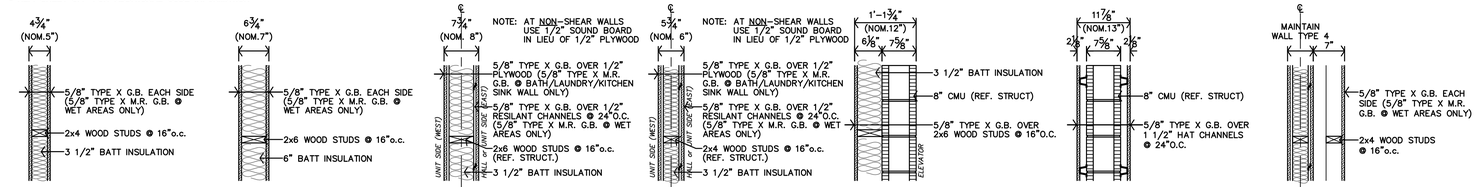
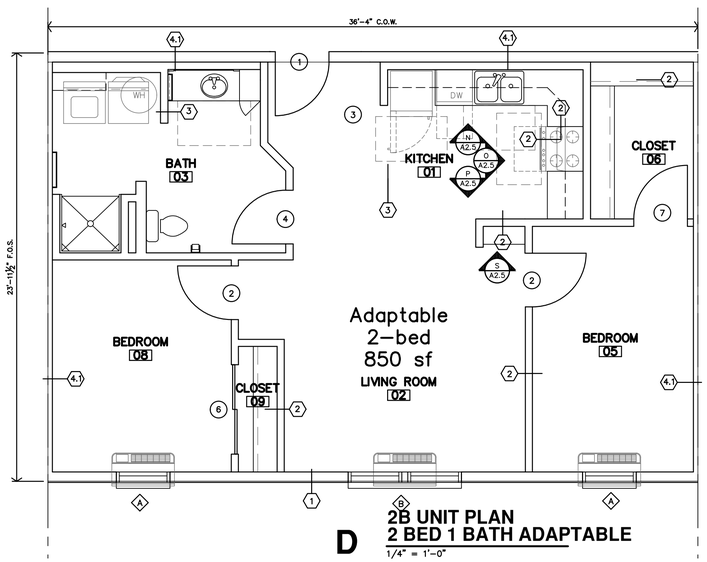
SHEET NO.:

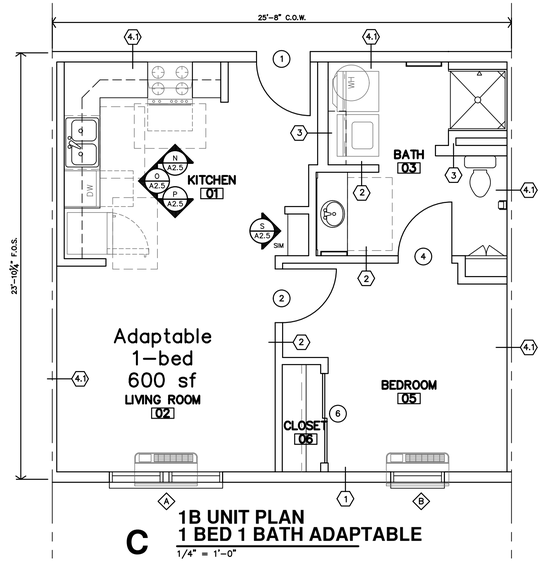
A2.2

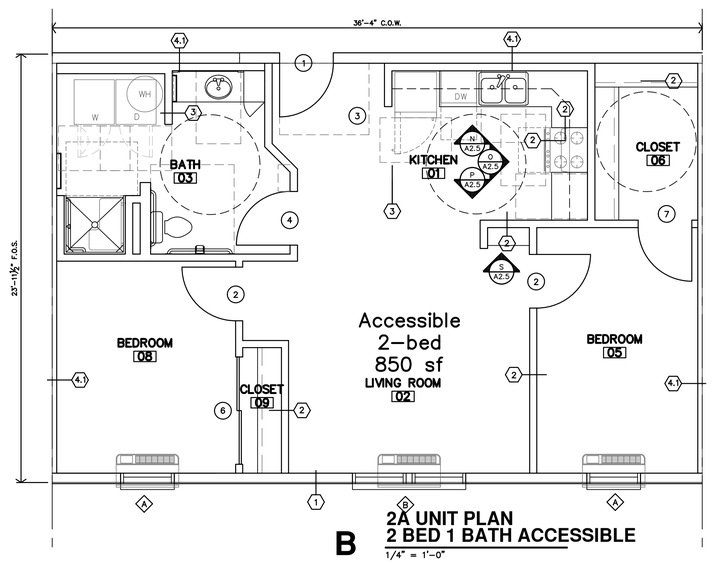
# INTERIOR PARTITION SCHEDULE

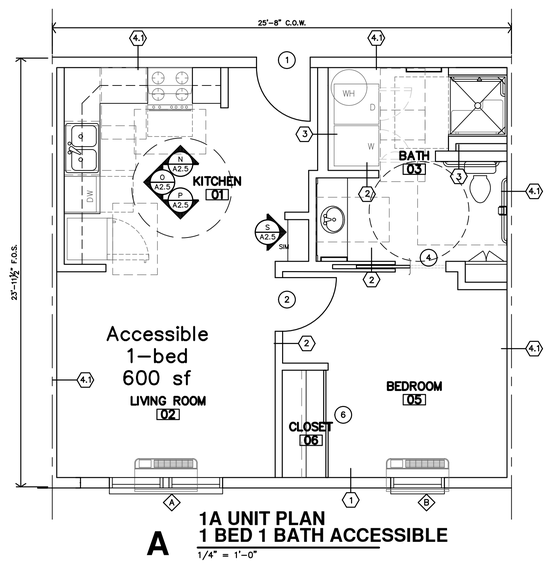
- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION

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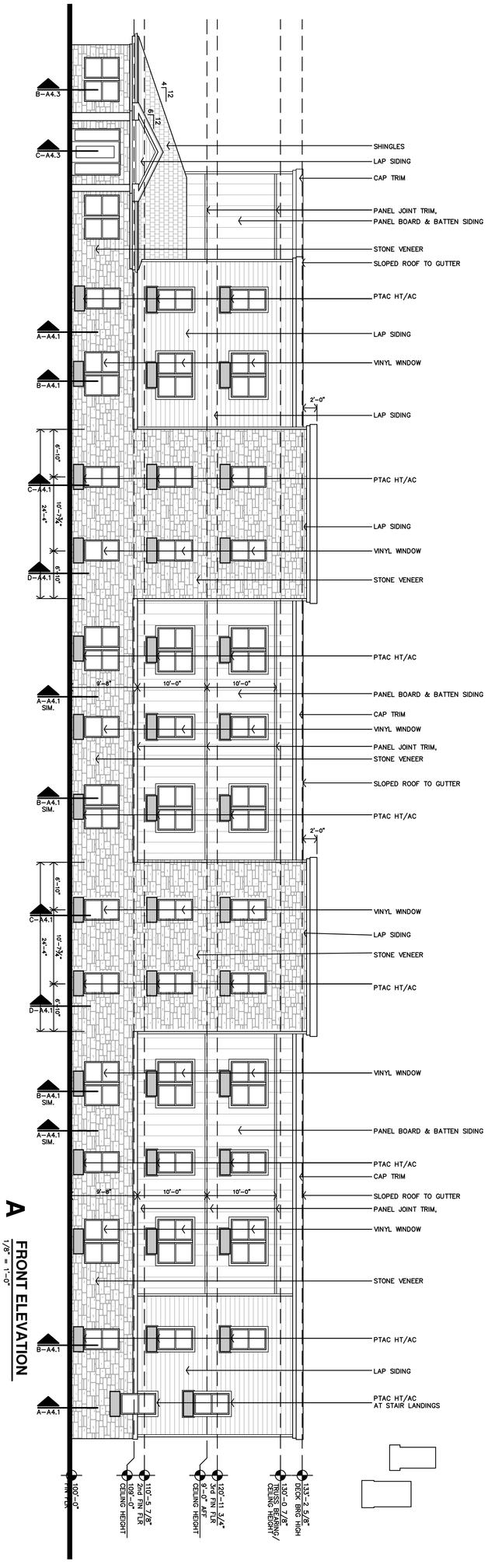
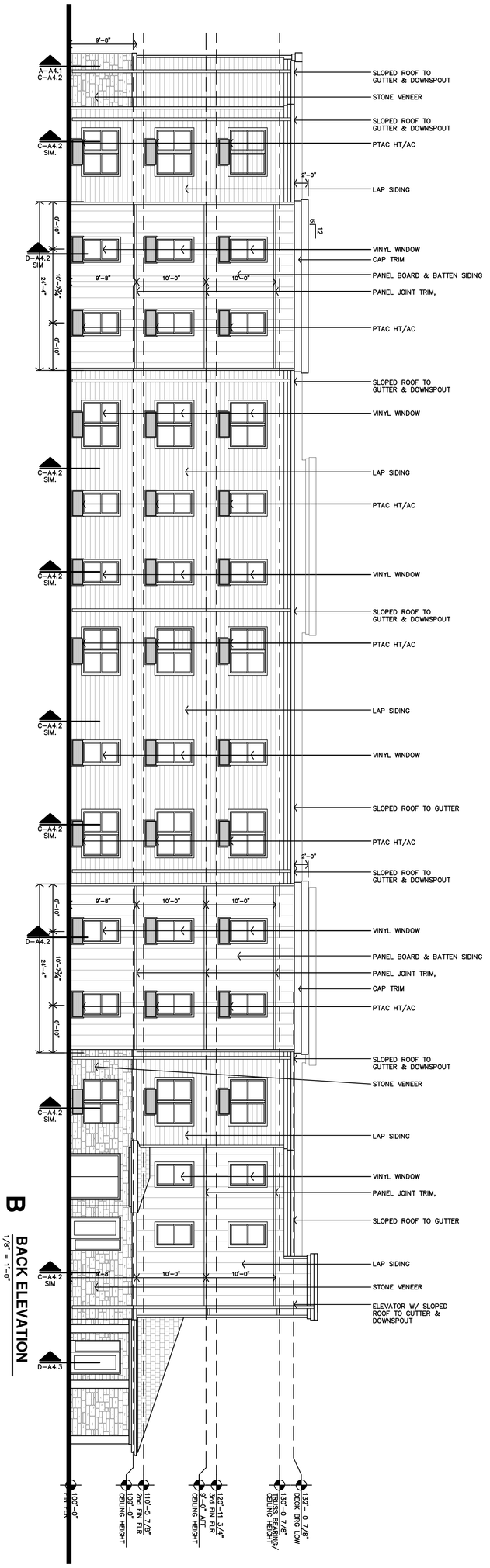
**A2.3**




A FRONT ELEVATION
1/8" = 1'-0"




B BACK ELEVATION
1/8" = 1'-0"

A3.1

DATE: 10-3-2024
JOB: 24-3395
SHEET NO.:

REVISION:

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# THE RESIDENCE AT GREEN MEADOW

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**B** NORTH
1/8" = 1'-0"




**A** SOUTH ELEVATION
1/8" = 1'-0"

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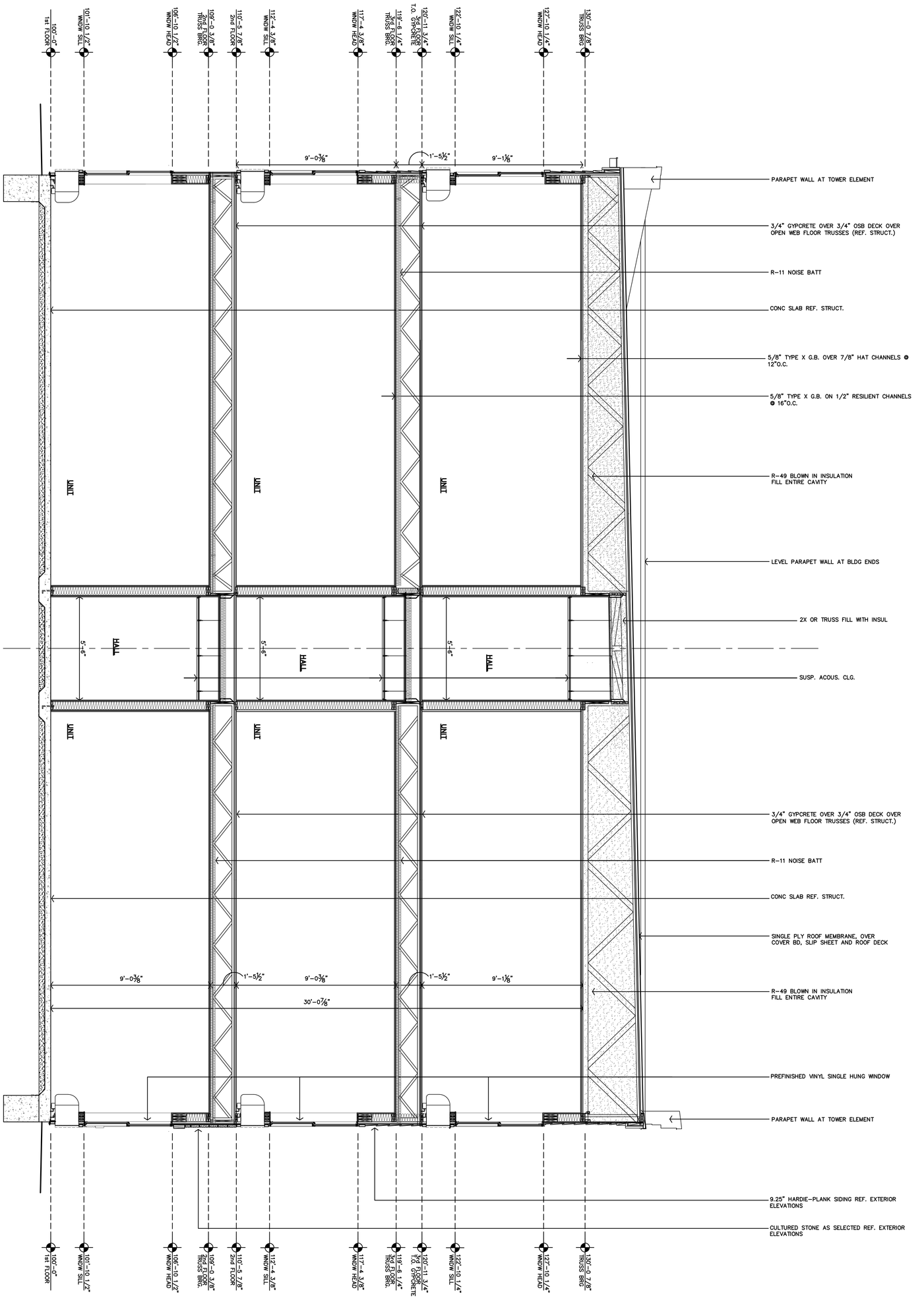
**A3.2**




**A** BUILDING SECTION
3/16"=1'-0"

**A3.3**

DATE: 10-3-2024
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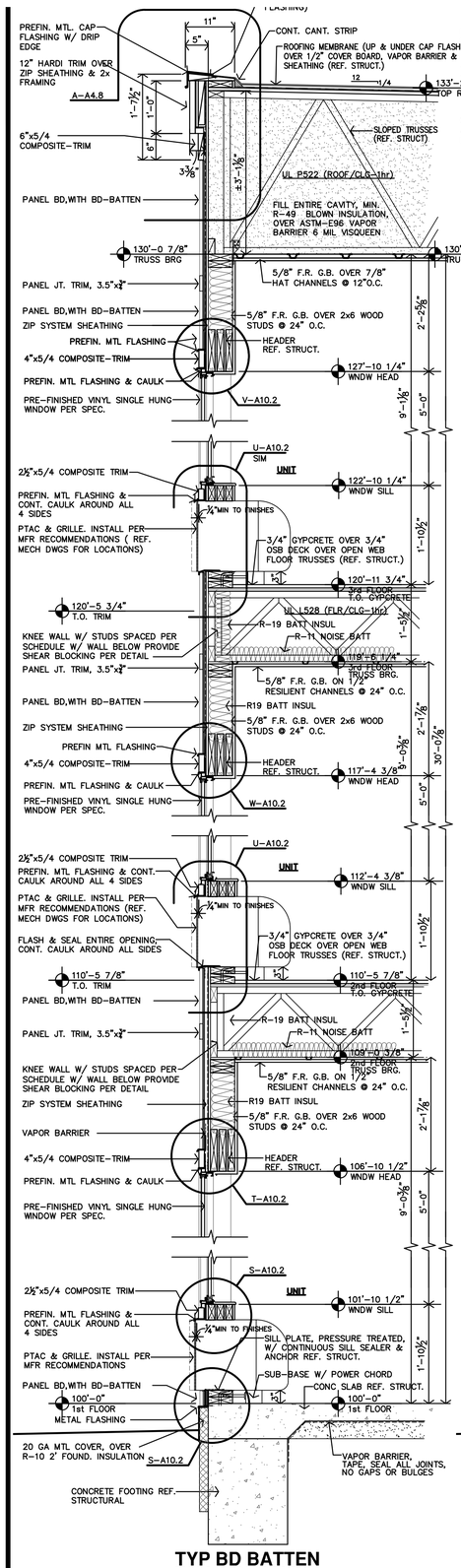
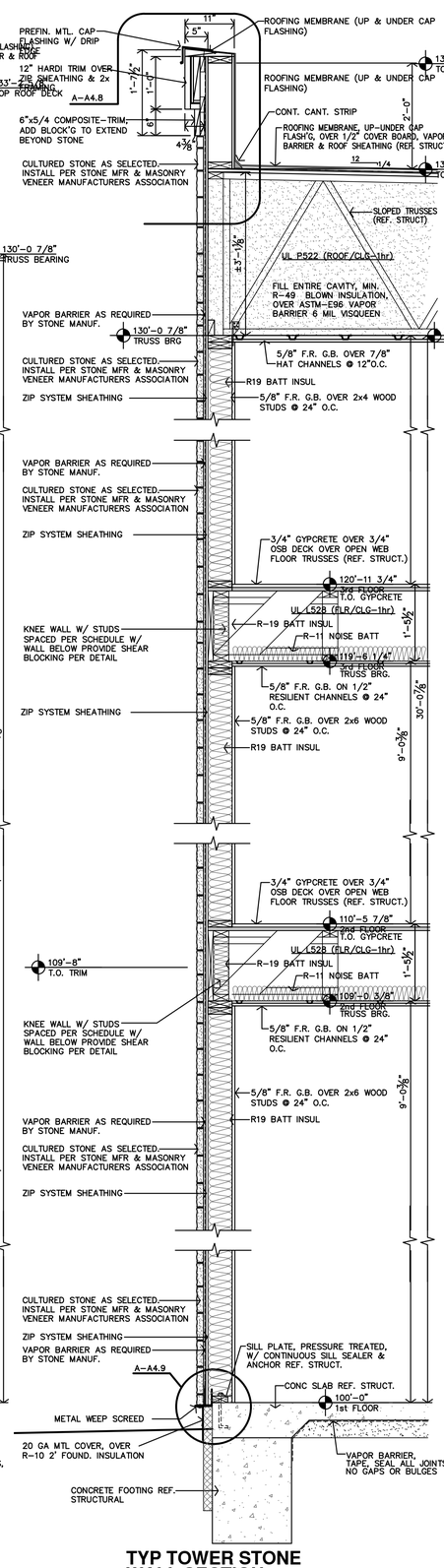
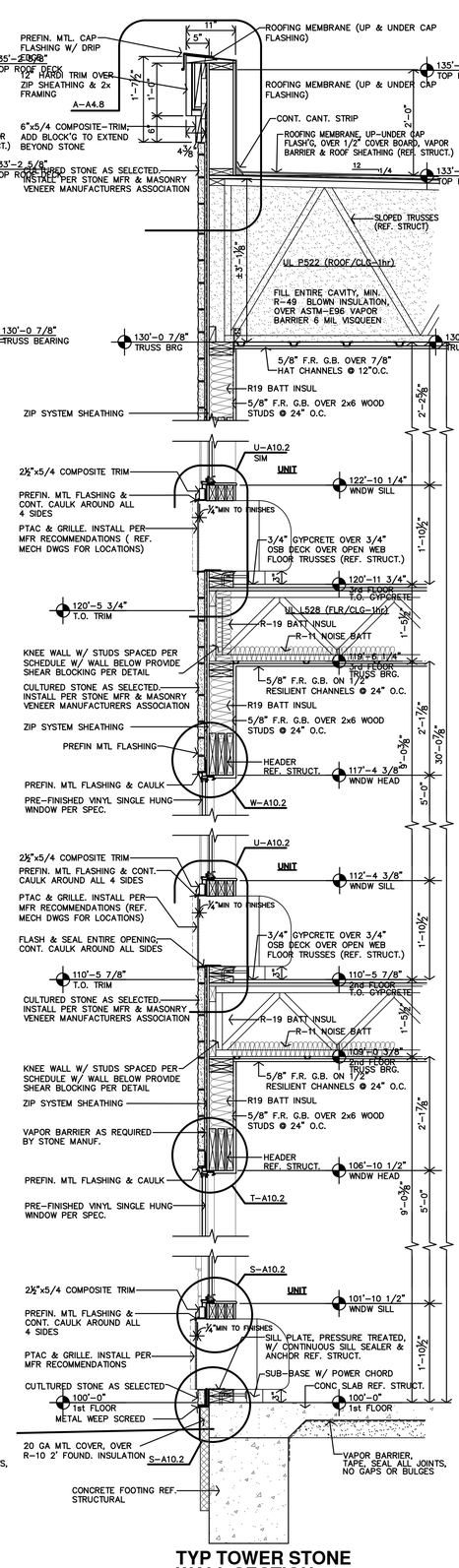


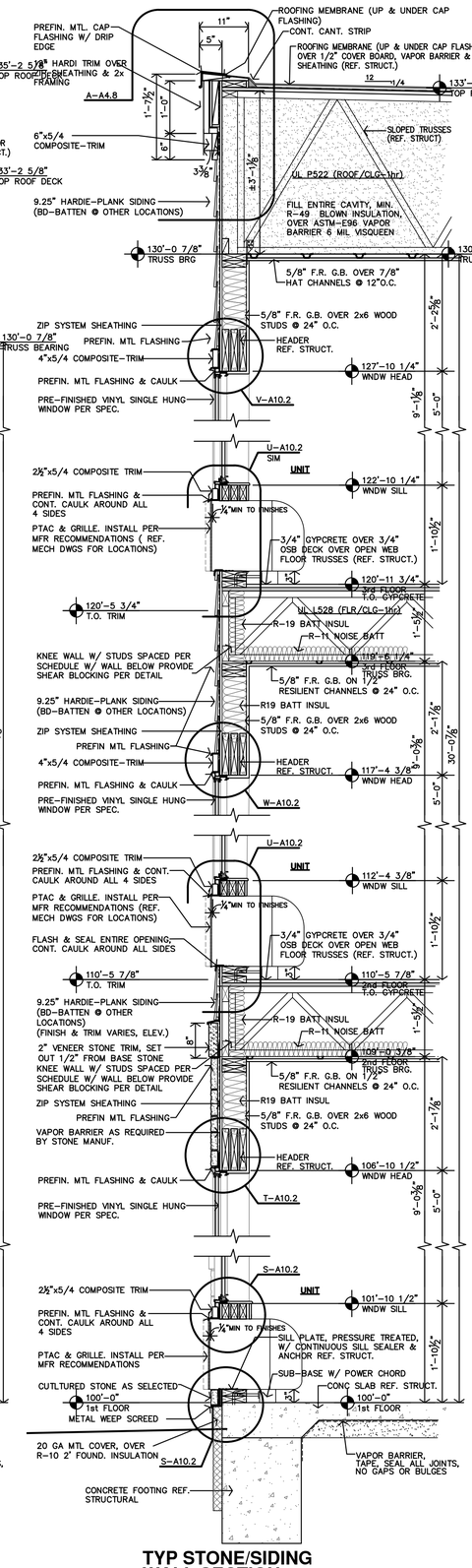

**E** TYP BD BATTEN WALL SECTION
3/4"=1'-0"



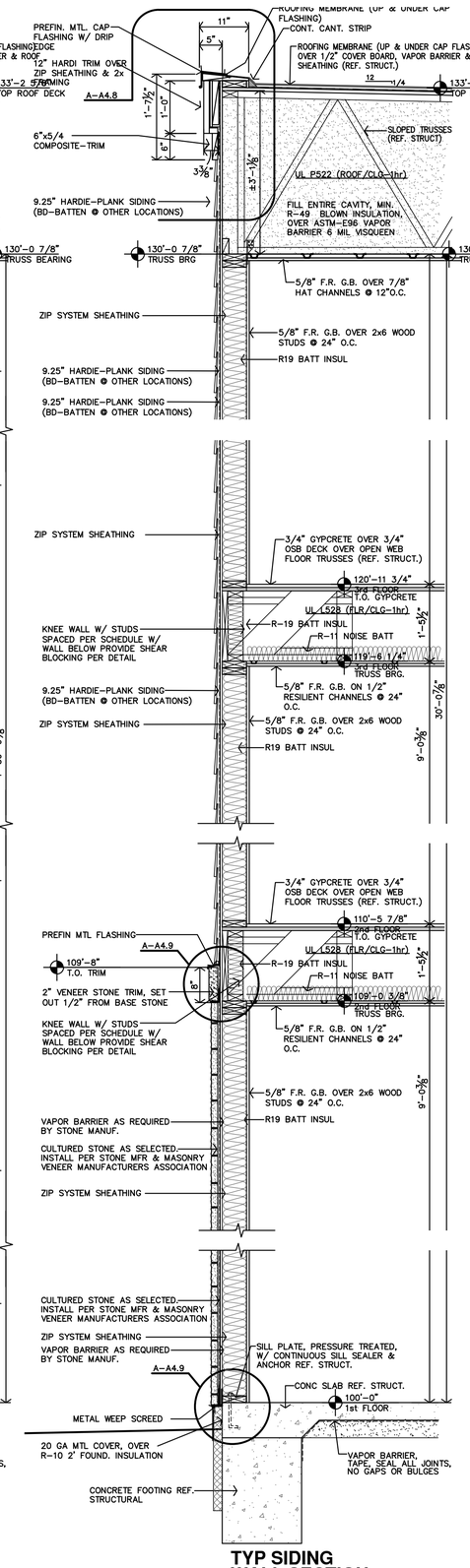

**D** TYP TOWER STONE WALL SECTION
3/4"=1'-0"




**C** TYP TOWER STONE WALL SECTION
3/4"=1'-0"




**B** TYP STONE/SIDING WALL SECTION
3/4"=1'-0"




**A** TYP SIDING WALL SECTION
3/4"=1'-0"

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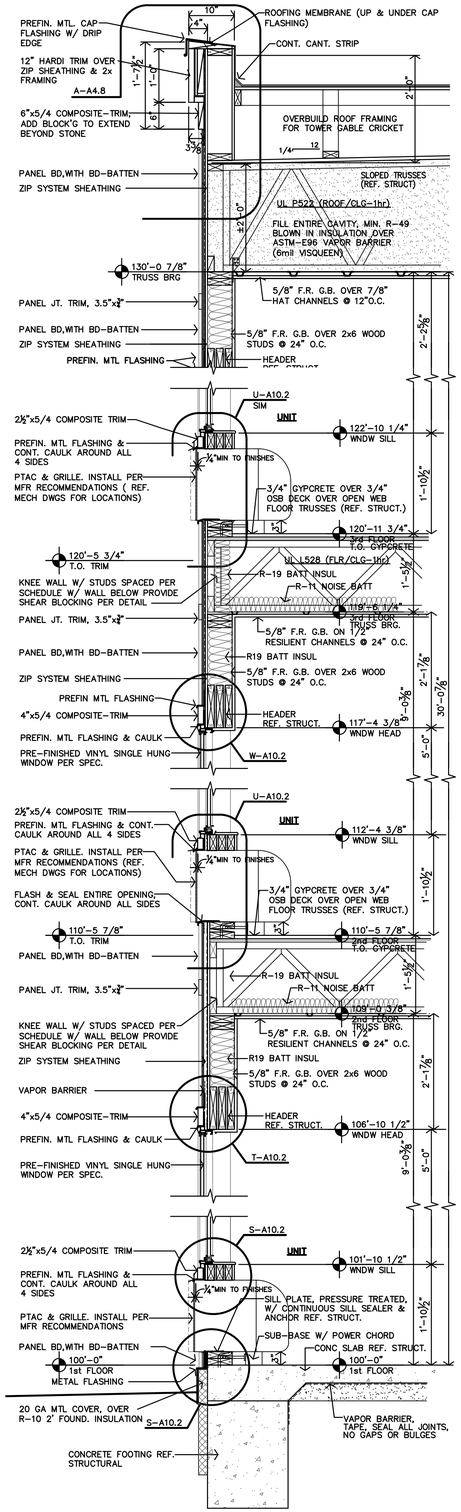
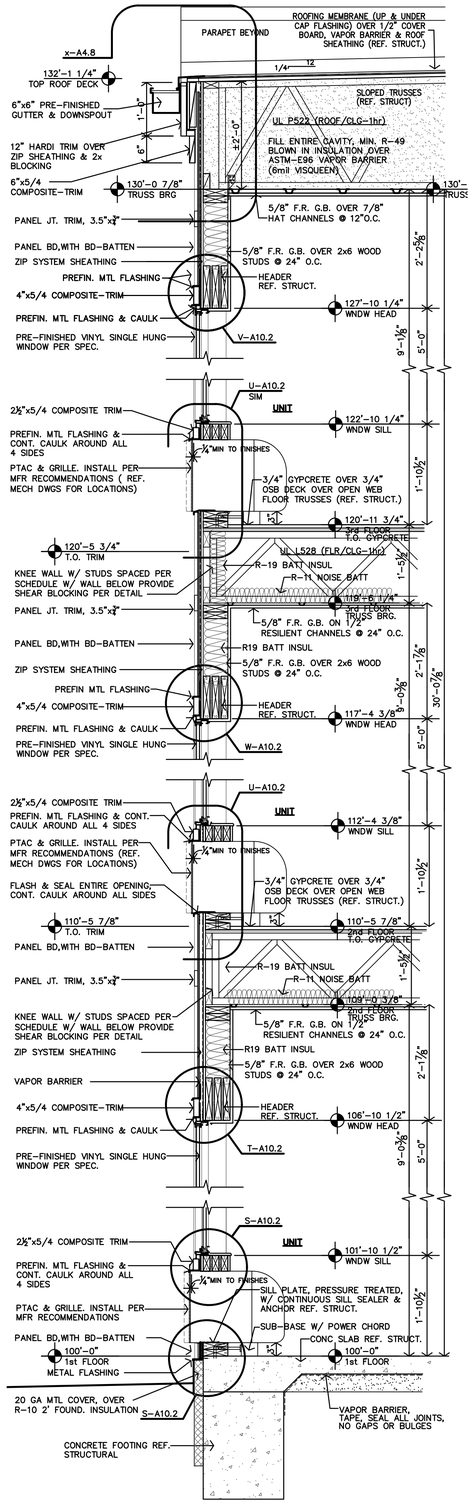
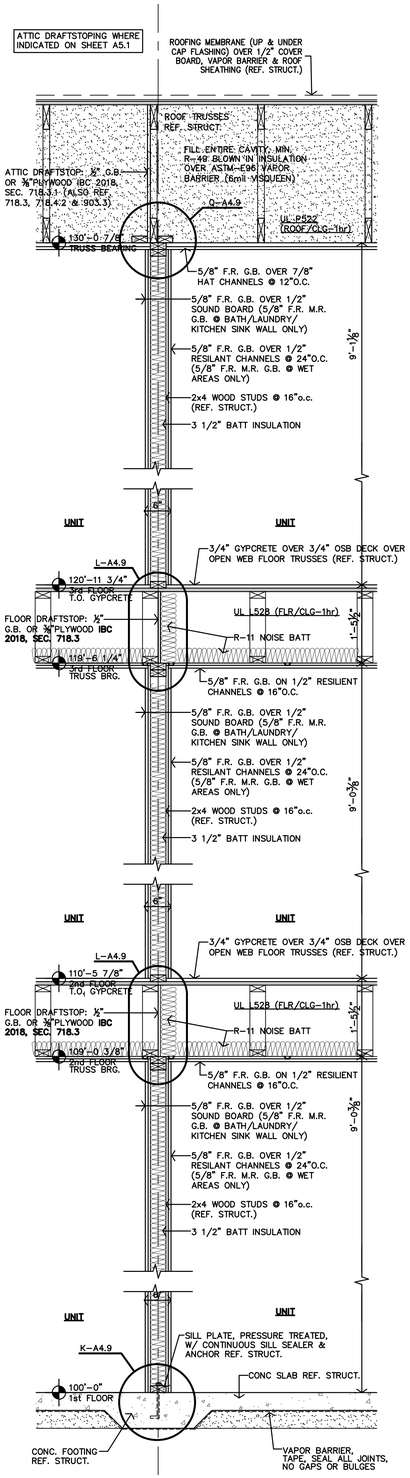
**A4.1**



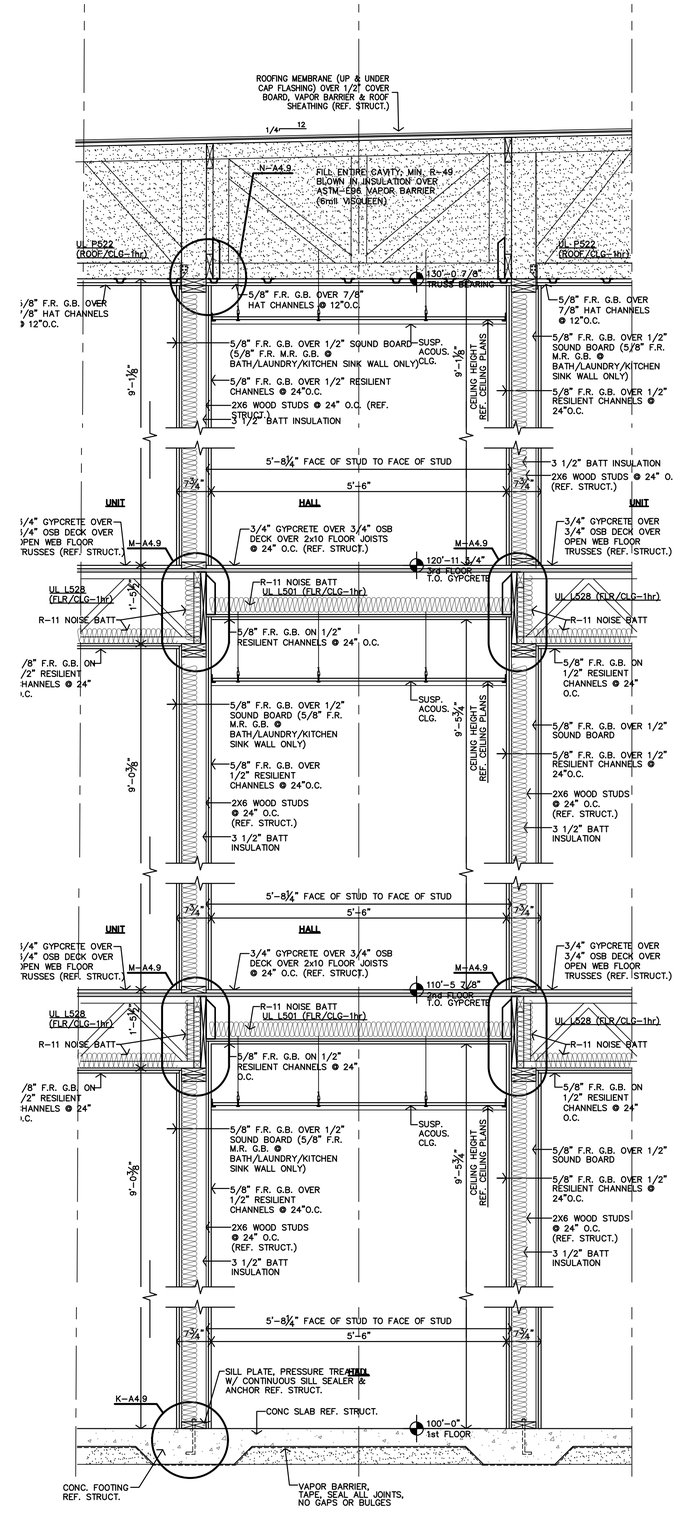

**D** TOWER & CRICKET REAR WALL SECT.
3/4"=1'-0"




**C** TYP 3-STORY REAR WALL SECT.
3/4"=1'-0"




**B** TYP UNIT/UNIT WALL SECTION
3/4"=1'-0"




**A** TYPICAL HALL WALL SECTION
3/4"=1'-0"

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PRELIMINARY DRAWING NOT FOR CONSTRUCTION

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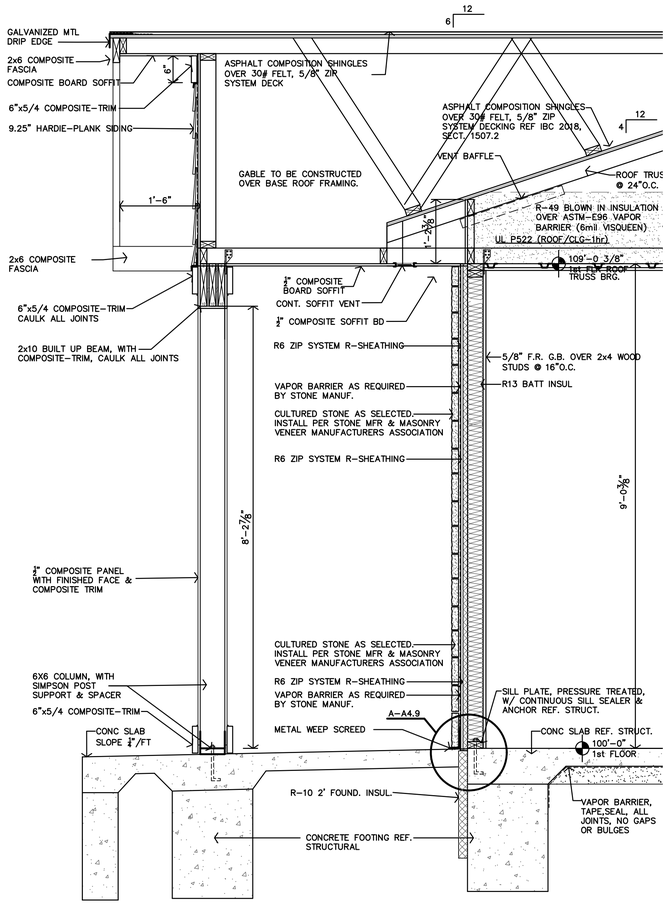
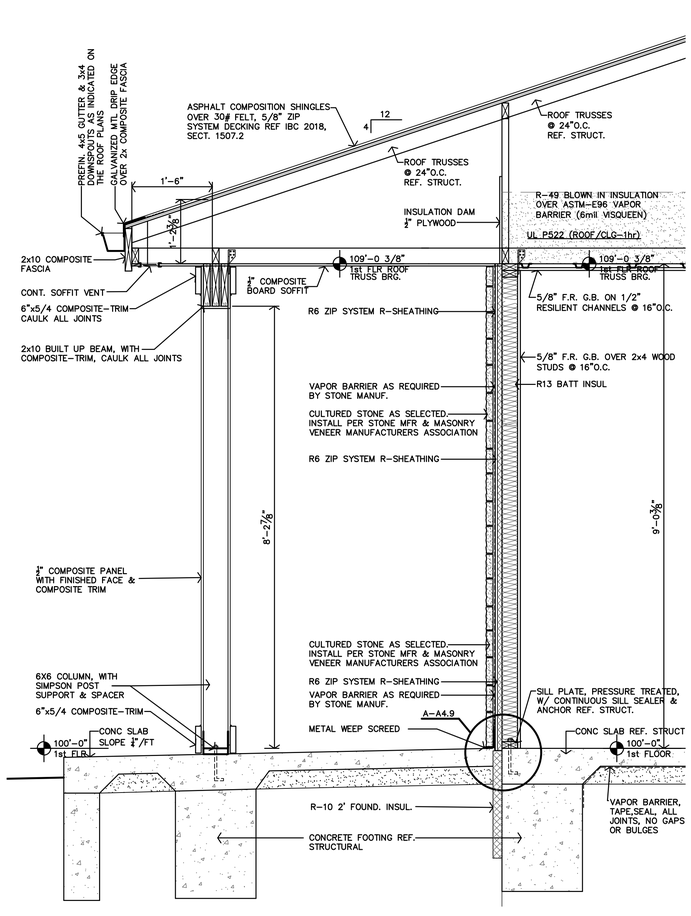
| |
| |
| |
| |
| |
| DATE: 10-3-2024 |
| JOB: 24-3395 |
| SHEET NO.: |

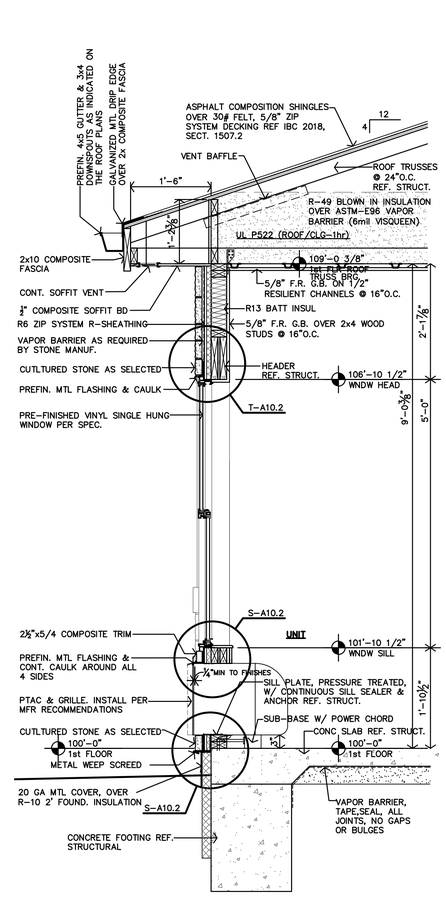
**A4.2**



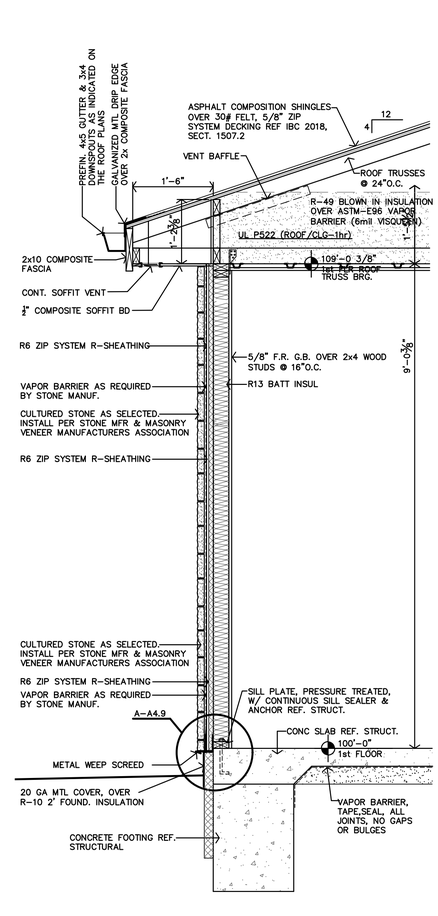

**D** COMMUNITY ENTRY WALL SECTION
3/4"=1'-0"




**C** OFFICE ENTRANCE WALL SECTION
3/4"=1'-0"




**B** TYP 1 STORY WALL SECTION
3/4"=1'-0"




**A** TYP 1-STORY WALL SECTION
3/4"=1'-0"

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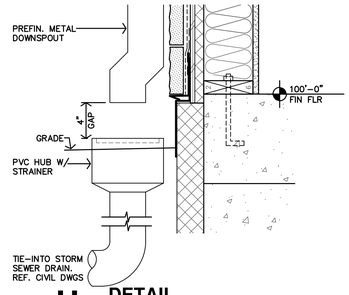
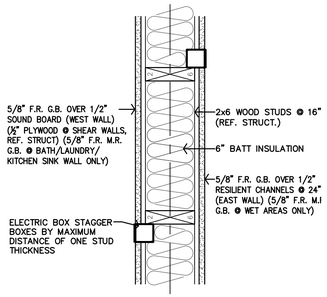
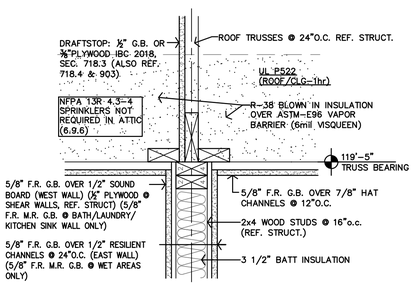


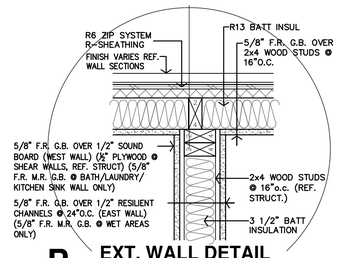

**U DETAIL**
1 1/2"=1'-0"



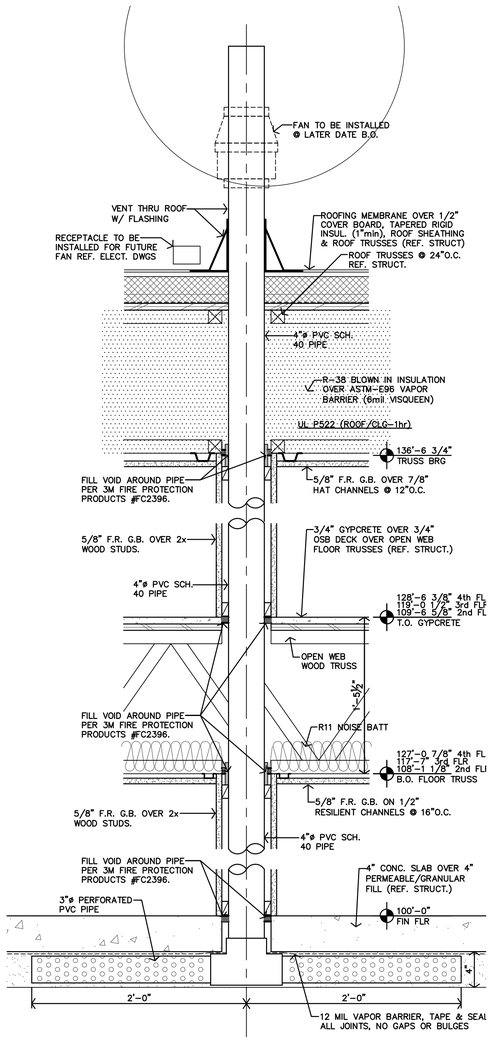

**S FIRE BLOCKING @ J-BOX**
1 1/2"=1'-0"



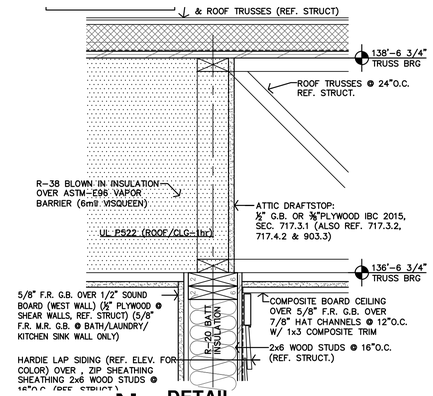

**Q PARTY WALL DRAFTSTOP**
1 1/2"=1'-0"



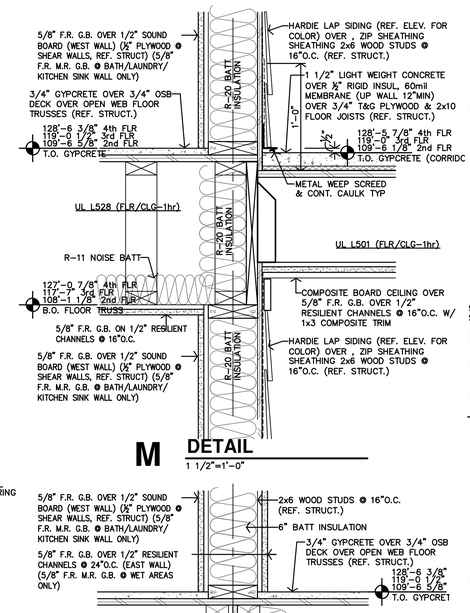

**P EXT. WALL DETAIL**
1 1/2"=1'-0"



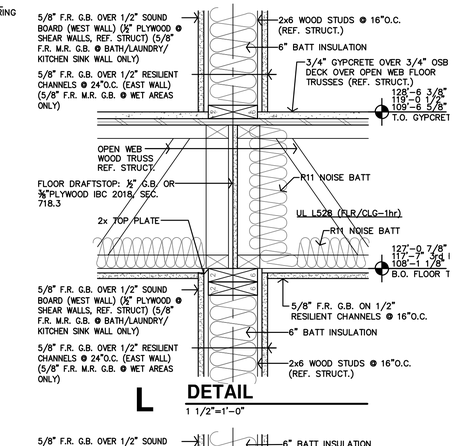

**T RADON PIPE DETAIL**
1 1/2"=1'-0"



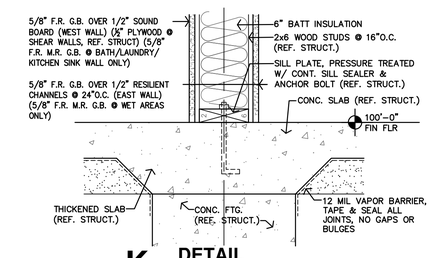

**N DETAIL**
1 1/2"=1'-0"



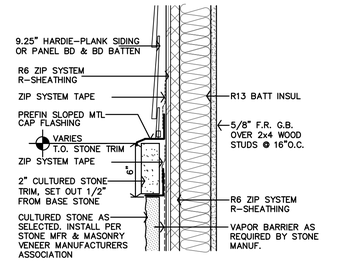

**M DETAIL**
1 1/2"=1'-0"

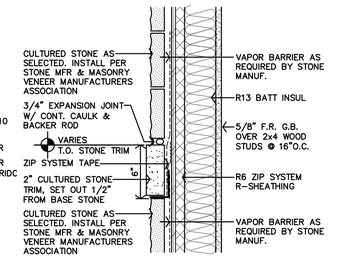


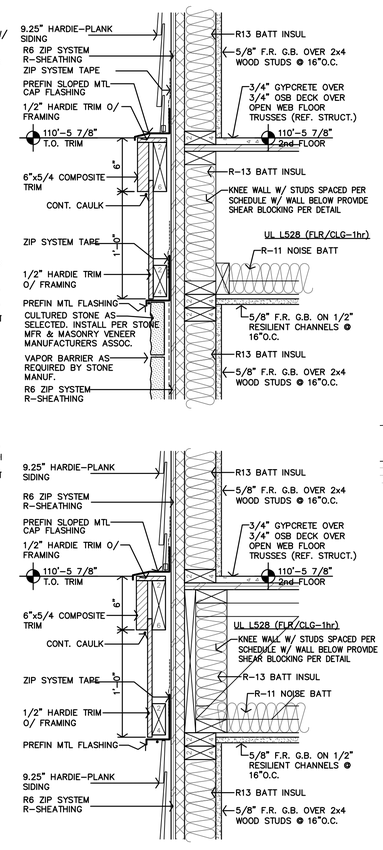

**L DETAIL**
1 1/2"=1'-0"



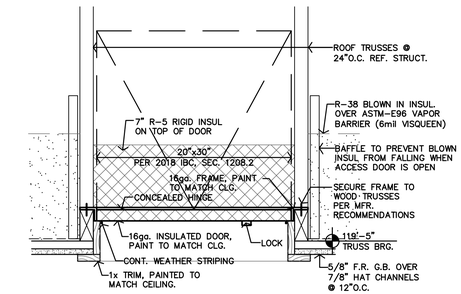

**K DETAIL**
1 1/2"=1'-0"



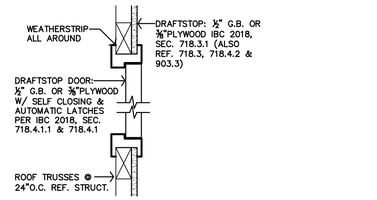




**F TRIM DETAIL**
1 1/2"=1'-0"

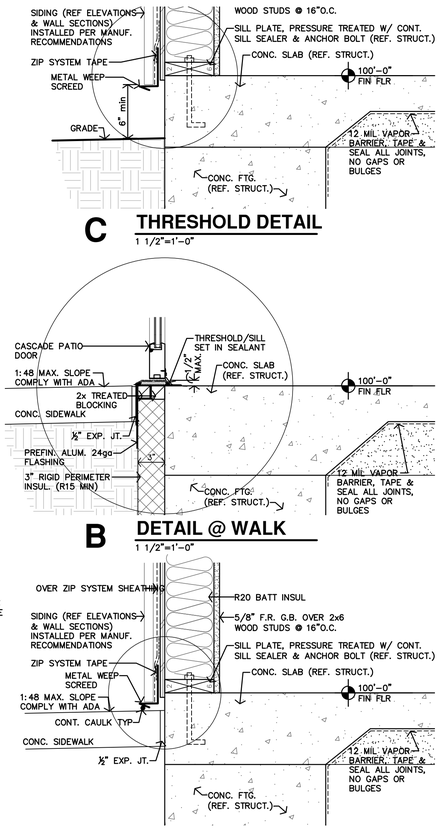



NOTES:
1. PROVIDE & INSTALL UL RATED 1hr ASSEMBLY ATTIC ACCESS. ATTIC ACCESS SHALL MAINTAIN 1hr ROOF/CEILING RATING
2. DOOR & RIGID INSUL TO MEET 2015 IECC
3. INSTALL DOOR AS REQ'D W/ RIGID INSUL TO CLEAR BLK'G & FRAMING

**E ATTIC ACCESS DETAIL**
1 1/2"=1'-0"




**D DRAFTSTOP ACCESS DETAIL**
1 1/2"=1'-0"




**C THRESHOLD DETAIL**
1 1/2"=1'-0"




**B DETAIL @ WALK**
1 1/2"=1'-0"




**A DETAIL**
1 1/2"=1'-0"

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SAN ANGELO, TEXAS

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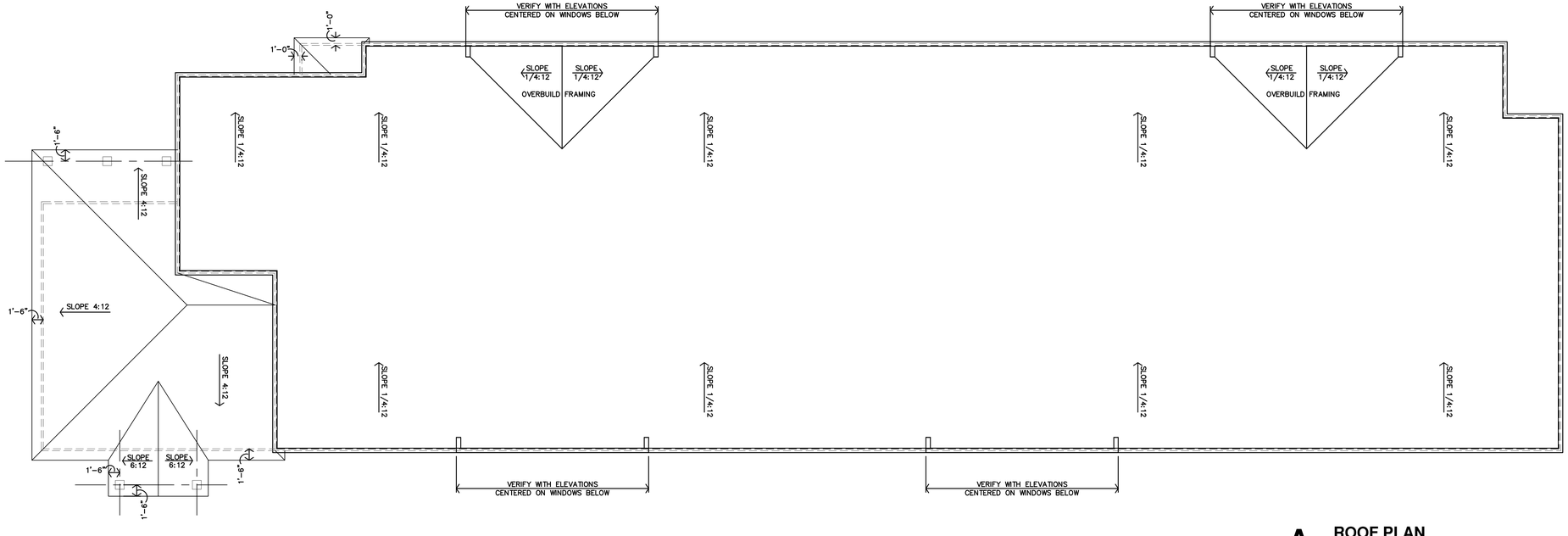
FLAT OF GABLE ??




**A** **ROOF PLAN**
1/8" = 1'-0"

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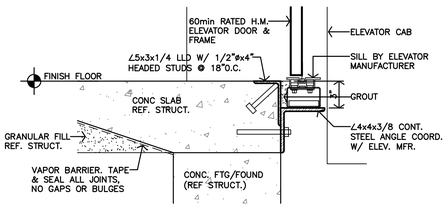
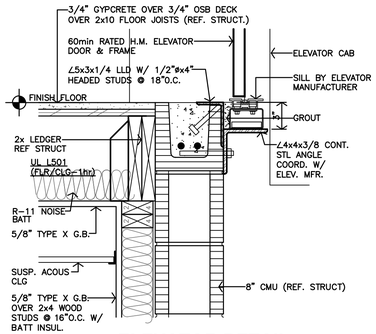
SHEET NO.:

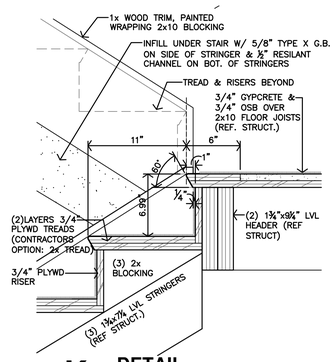
**A5.1**



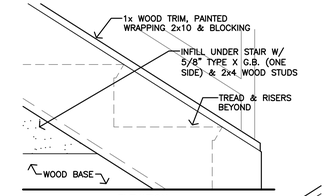

**M** ELEVATOR DETAIL
1 1/2"=1'-0"

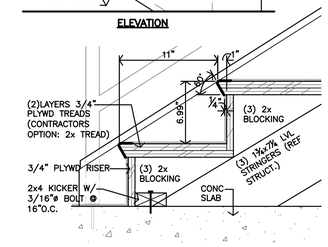



**L** ELEVATOR DETAIL
1 1/2"=1'-0"

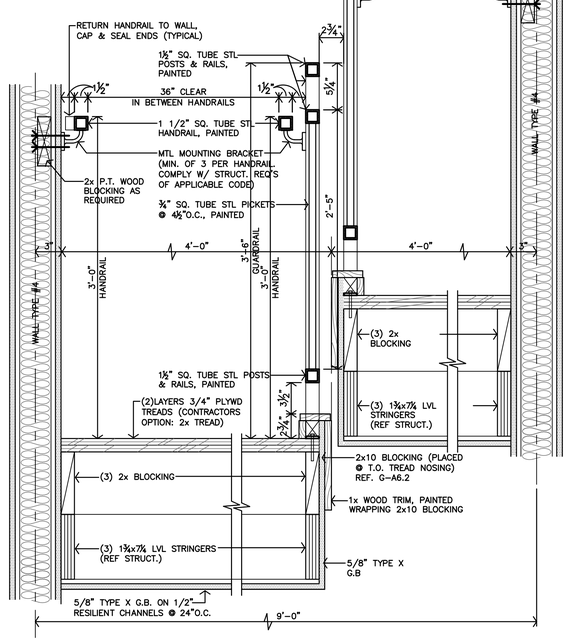



**K** DETAIL
1 1/2"=1'-0"

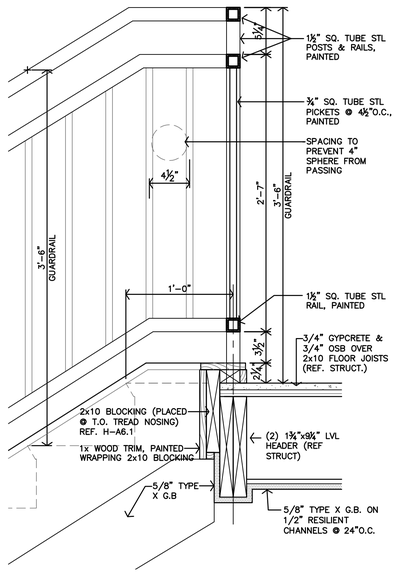



**J** DETAIL
1 1/2"=1'-0"



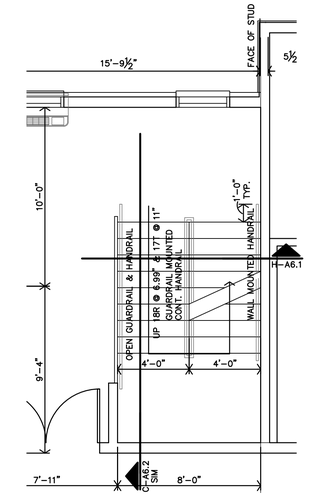

**H** DETAIL
1 1/2"=1'-0"



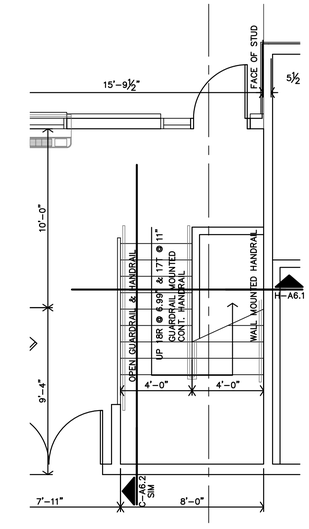

**G** STAIR RAILING DETAIL
1 1/2"=1'-0"

**F** NOT USED

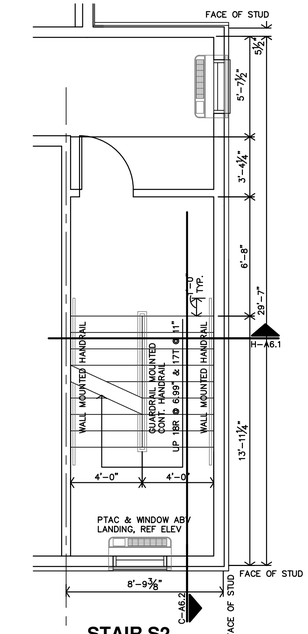
**C** NOT USED



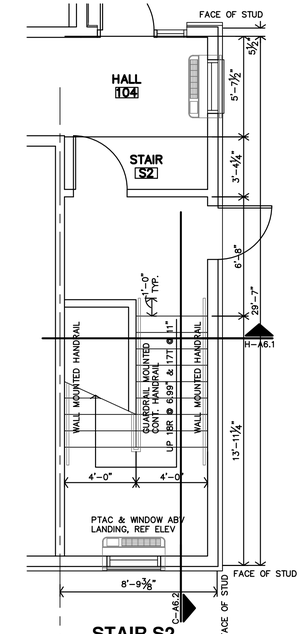

**E** STAIR S1
2ND FLOOR PLAN
1/4"=1'-0" 3RD FLOOR SIM




**D** STAIR S1
1ST FLOOR PLAN
1/4"=1'-0"




**B** STAIR S2
2ND FLOOR PLAN
1/4"=1'-0" 3RD FLOOR SIM




**A** STAIR S2
FIRST FLOOR PLAN
1/4"=1'-0"

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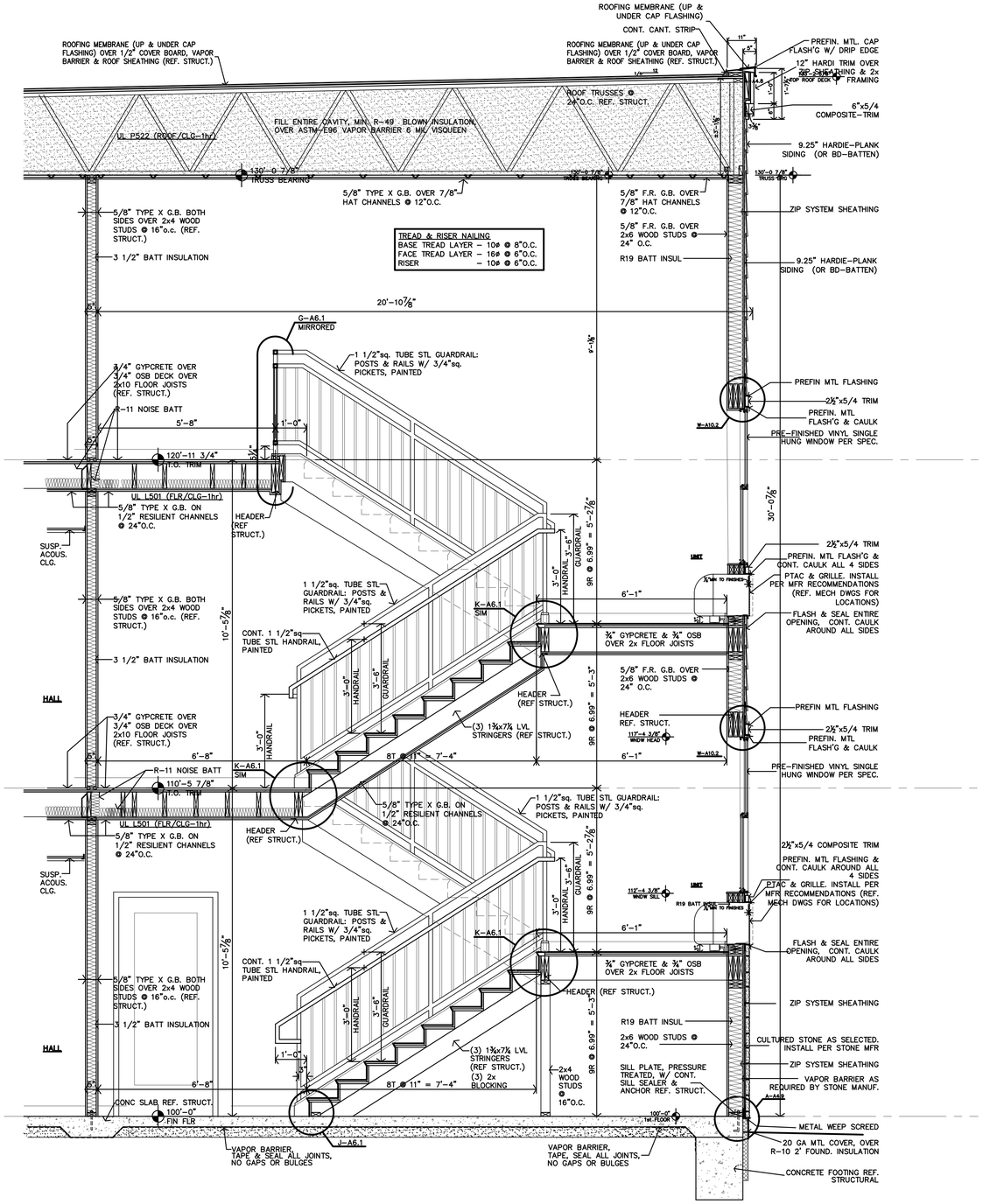
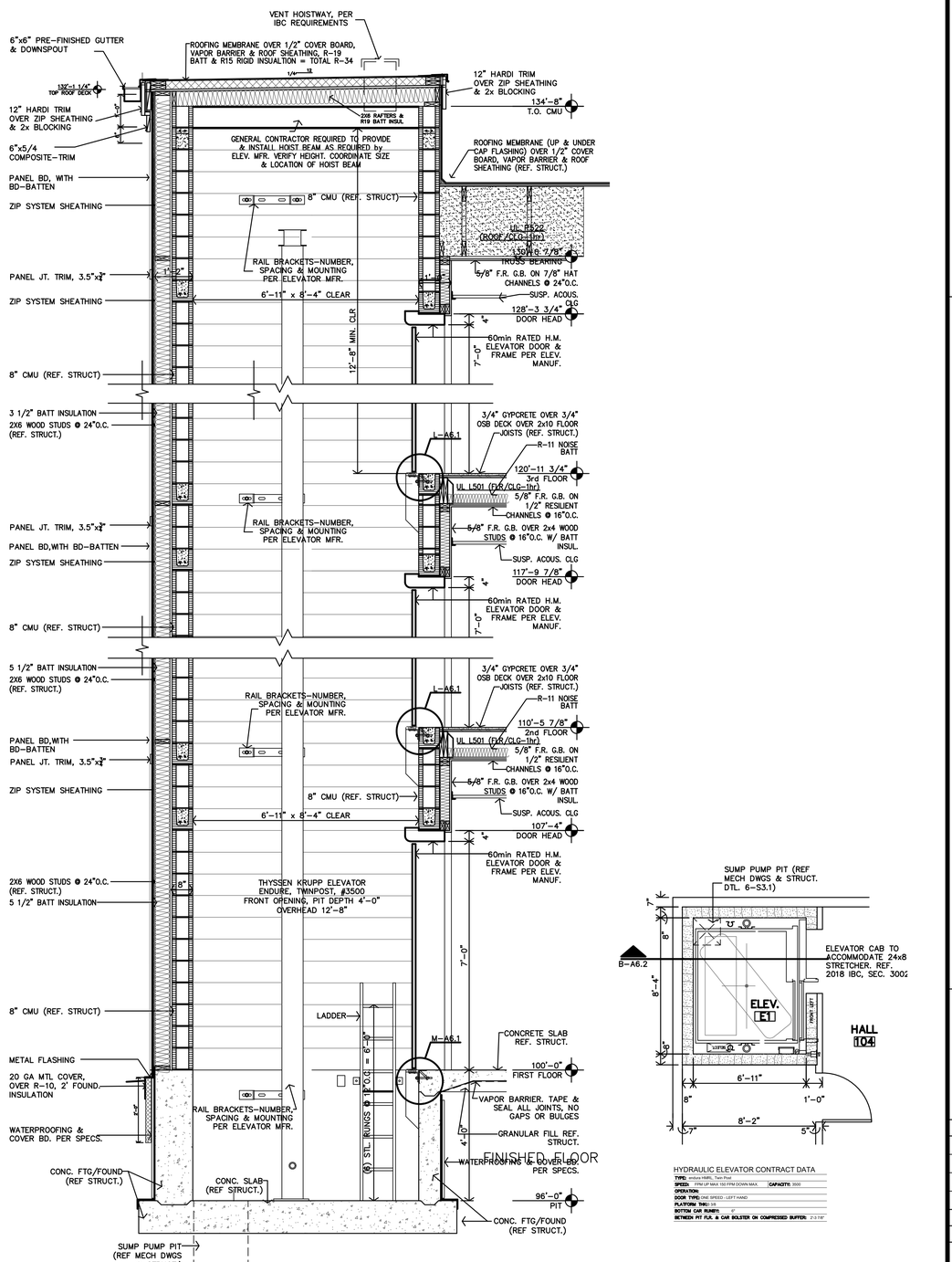
**A6.1**




## C STAIR S1 SECTION

1/2"=1'-0"




## B ELEVATOR SECTION

1/2"=1'-0"




HYDRAULIC ELEVATOR CONTRACT DATA

TYPE: enduro HMRL, Twin Post
SPEED: 175ft UP MAX 150 FPM DOWN MAX. CAPACITY: 3500
OPERATION:
DOOR TYPE: ONE SPEED - LEFT HAND
PLATFORM SIZE: 96
BOTTOM CAR RUNBY: 0"
BETWEEN PIT FLR. & CAR SOLSTER ON COMPRESSED BUFFER: 2'-3 7/8"

## A ELEVATOR 1st, 2nd & 3rd FLOORS

1/4"=1'-0"

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**A6.2**

**B** **REFLECTED CLG SECOND FLOOR PLAN**
1/8" = 1'-0" 9,207 SF




**A** **REFLECTED CLG FIRST FLOOR PLAN**
1/8" = 1'-0" 10,116 Sf

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**A7.1**

**D** CEILING DETAIL
1 1/2"=1'-0"

**C** CEILING DETAIL
1 1/2"=1'-0"

**B** CEILING DETAIL
1 1/2"=1'-0"

## REFLECTED CEILING PLAN NOTES

1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
2. MECHANICAL/ELECTRICAL FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
4. WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING GRID AND/OR TILE OR G.B. PENETRATIONS SHALL BE NEAT AND CLEANLY CUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL AT G.B.

NON-RATED WALLS
– EXTEND TO BOTTOM OF FLOOR TRUSSES
1 HOUR LOAD BEARING WALLS
– EXTEND TO DECK

1/2 HOUR FIRE PARTITION; CORRIDOR

1 HOUR CONSTRUCTION; SHAFT WALLS

1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

SEAL VOIDS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. LISTED FIRE BATT INSULATION, PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.

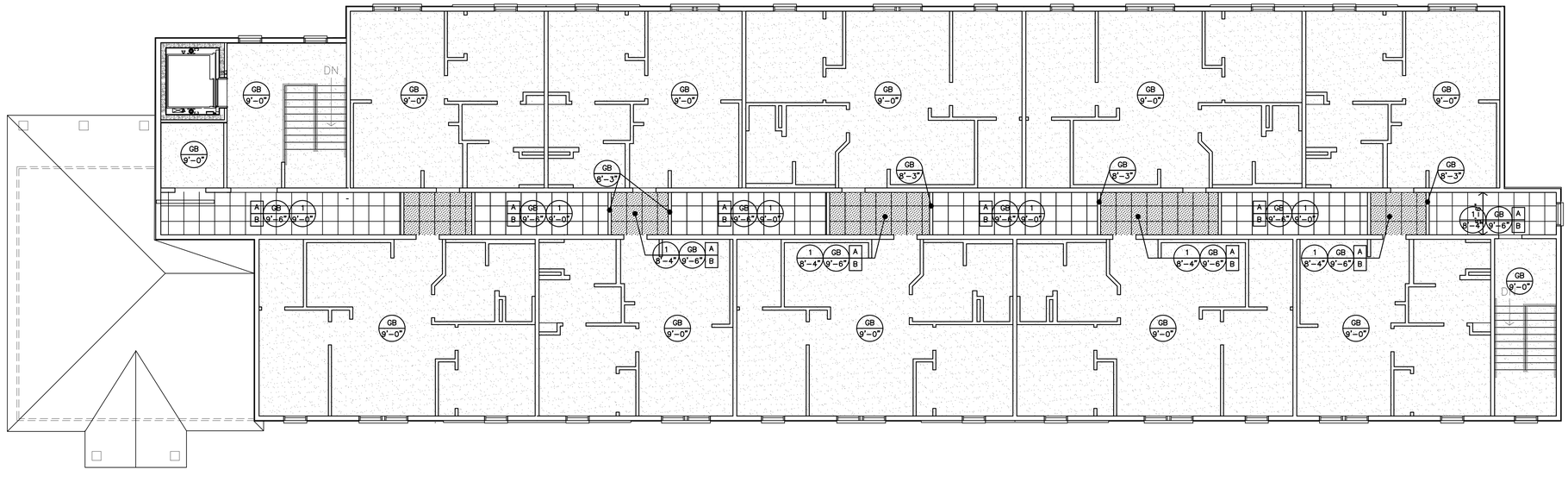
### KEY NOTES

| | |
|---|---|
| A | FIRE RATED G.B. CEILING at BOT. OF FRAMING TO BE CONTINUOUS |
| B | VALVES TO INSTALLED ABOVE SUSPENDED CEILING |
| C | 12x12 GLUE-UP ACOUS. TILE & EDGE MOLDING |

### CEILING TYPES
REFER SPECIFICATIONS

| | |
|---|---|
| 1 | 2x2 NON-RATED |
| 2 | 2x2 NON-RATED, WASHABLE |
| ST | EXPOSED STRUCTURE, |
| GB | GYP BD (PAINTED) |

1 / 9'-5" — CLG. TYPE / CLG. HEIGHT




**A** REFLECTED CLG
THIRD FLOOR PLAN
1/8" = 1'-0" 9,207 SF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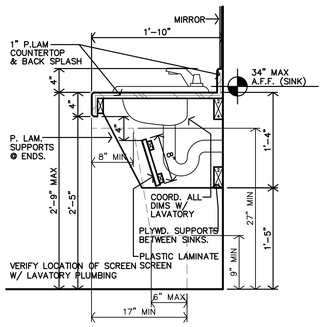
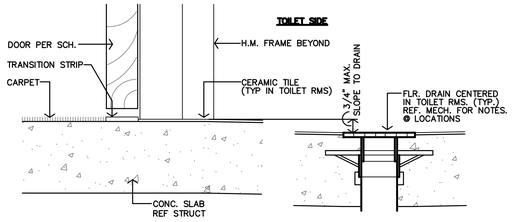
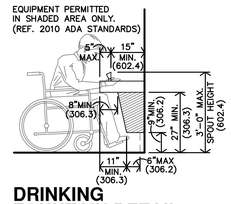
**A7.2**



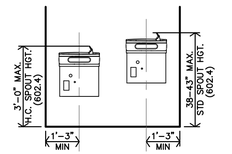

## N VANITY DETAIL
1"=1'-0"



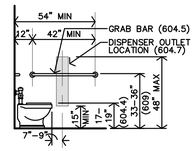

## M FLOOR DRAIN DETAIL
3"=1'-0"



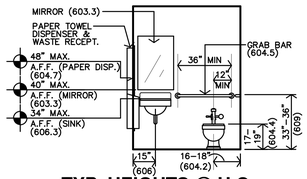

## L DRINKING FOUNTAIN DETAIL
3/8"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



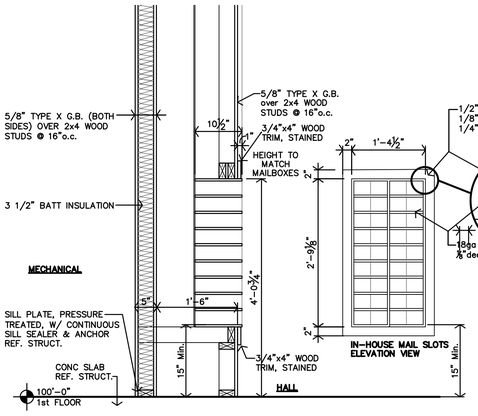

## K DRINKING FOUNTAIN ELEVATION
3/8"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



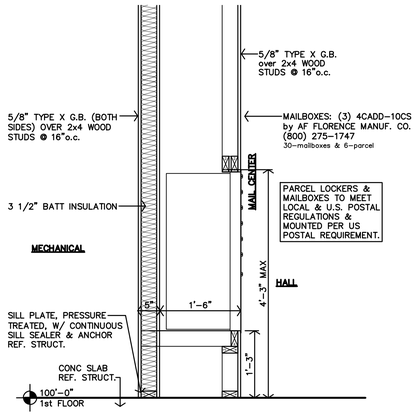

## J TYP. HEIGHTS @ H.C. TOILET SIDE WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



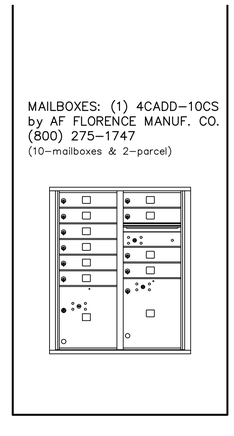

## H TYP. HEIGHTS @ H.C. TOILET BACK WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY

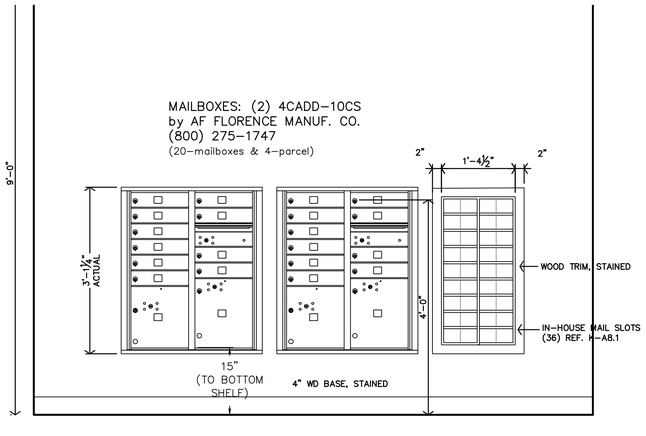



## K IN-HOUSE MAIL SLOTS SECTION
3/4"=1'-0"

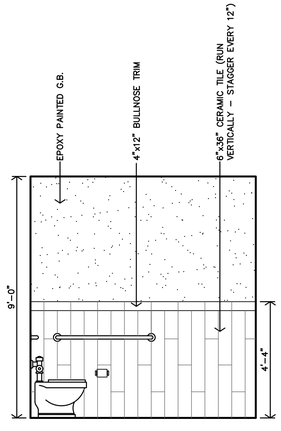



## J WALL SECTION @ MAIL CENTER
3/4"=1'-0"

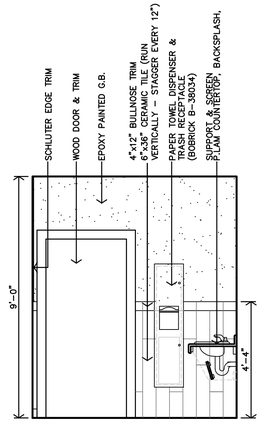


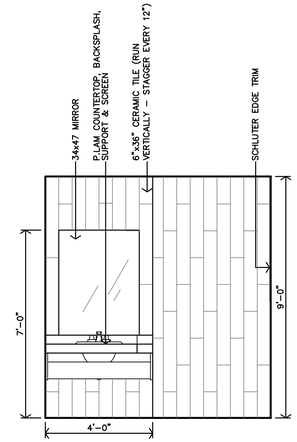

## H MAIL ELEVATIONS
3/8"=1'-0"



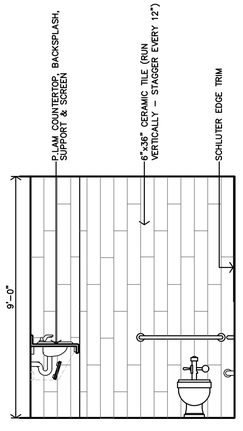

## G TOILET 108 INTERIOR ELEVATION
3/8"=1'-0" TOILET 109 SIM, MIR'D



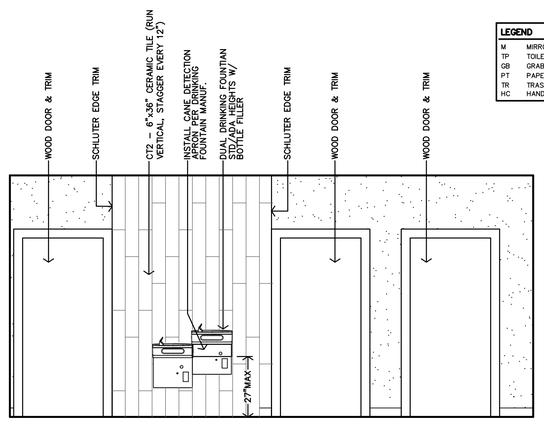

## F TOILET 108 INTERIOR ELEVATION
3/8"=1'-0" TOILET 109 SIM, MIR'D



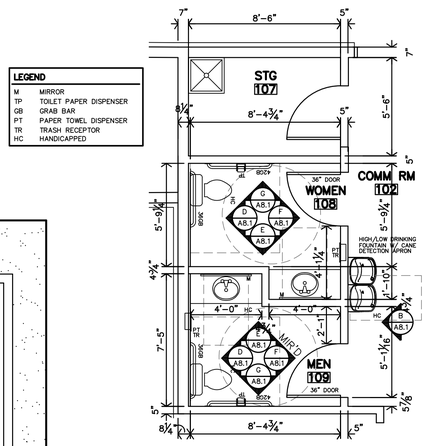

## E TOILET 108 INTERIOR ELEVATION
3/8"=1'-0" TOILET 109 SIM, MIR'D




## D TOILET 108 INTERIOR ELEVATION
3/8"=1'-0" TOILET 109 SIM, MIR'D




## B RESTRM 108, 109 & STG 107 INTERIOR ELEVATION
1/4"=1'-0"




## A RESTRM 108 & 109 ENLARGED PLANS
1/4"=1'-0"

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# THE RESIDENCE AT GREEN MEADOW
NEW SENIOR-LIVING FACILITY
SAN ANGELO, TEXAS

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

REVISION:

DATE: 10-3-2024
JOB: 24-3395
SHEET NO.:

**A8.1**

**E** **HALL #104 - MAILBOXES NTERIOR ELEVATION**
1/4"=1'-0"

**D** **HALLS 204 & 304 SOUTH INTERIOR ELEVATION**
1/8"=1'-0" HALLS #301 & #309 SIM.

**C** **HALLS 204 & 304 NORTH INTERIOR ELEVATION**
1/8"=1'-0" HALLS #301 & #309 SIM.

**B** **HALL #104, SOUTH INTERIOR ELEVATION**
1/8"=1'-0"

**A** **HALL #104, NORTH INTERIOR ELEVATION**
1/8"=1'-0"

NOTE:
1. G.B. CONTROL JOINT @ 30'-0"
2. C.J. = CONTROL JOINT

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# THE RESIDENCE AT GREEN MEADOW

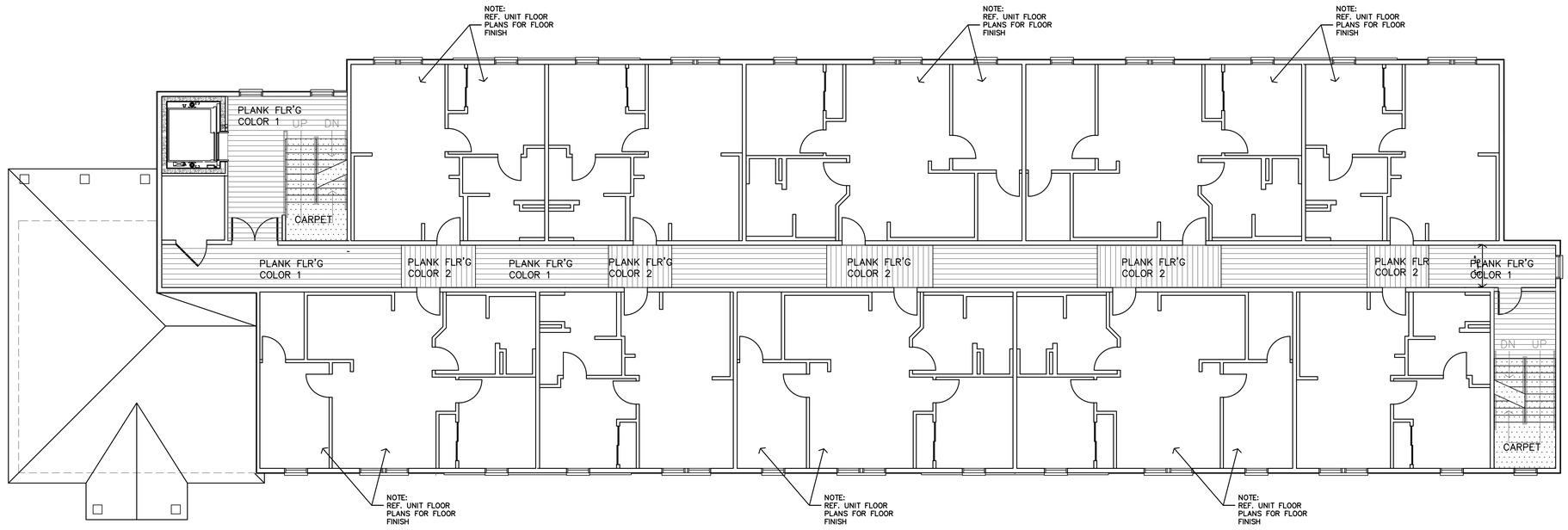
## NEW SENIOR-LIVING FACILITY

SAN ANGELO, TEXAS

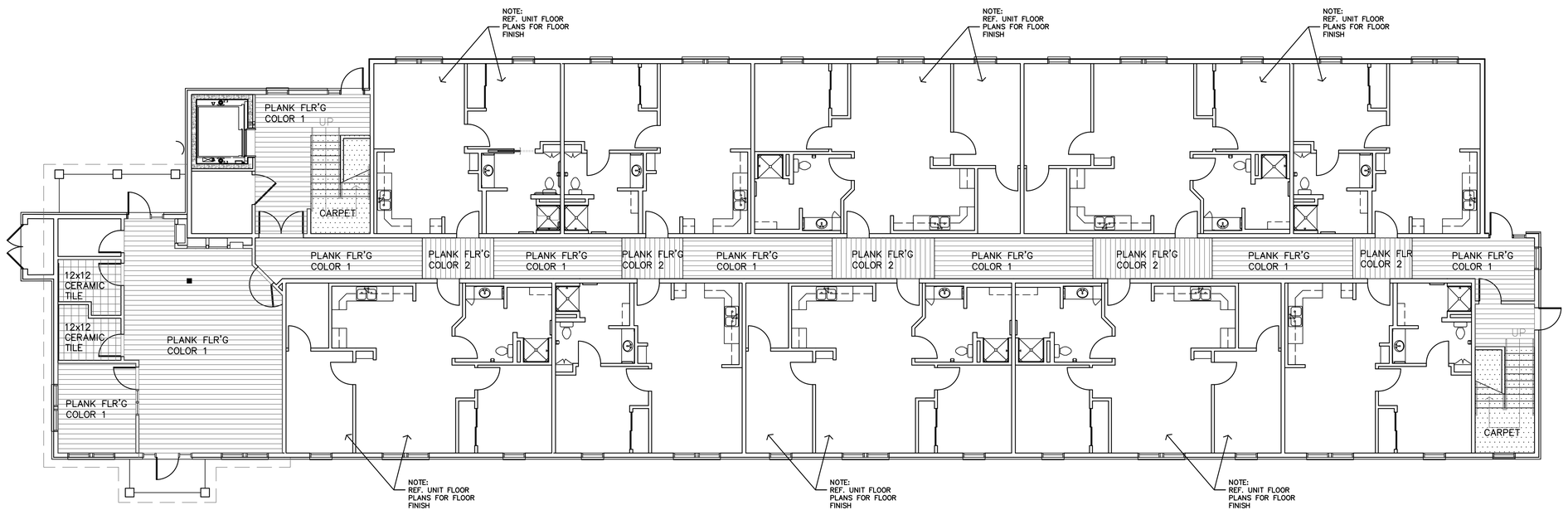
REVISION:

DATE: 9-19-2024
JOB: 24-3395
SHEET NO.:

**A9.3**




**B** **FINISHED SECOND FLOOR PLAN**
1/8" = 1'-0" 9,207 SF




**A** **FINISHED FIRST FLOOR PLAN**
1/8" = 1'-0" 10,116 Sf

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# THE RESIDENCE AT GREEN MEADOW

NEW SENIOR-LIVING FACILITY

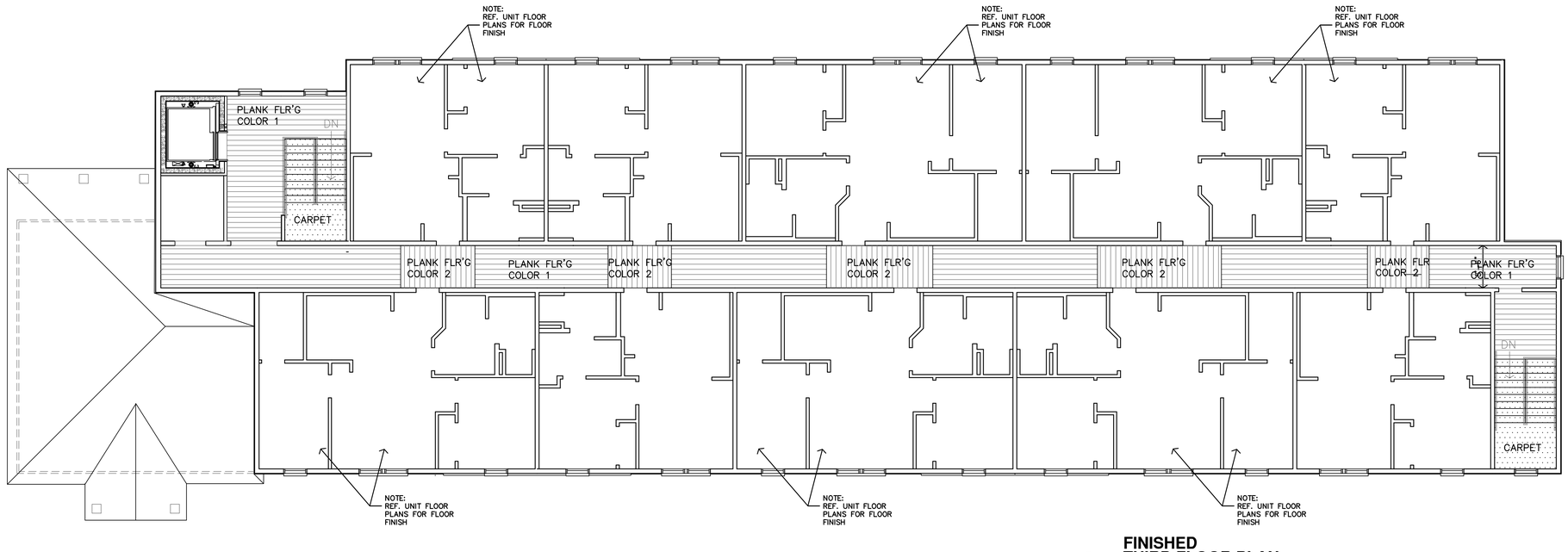
SAN ANGELO, TEXAS

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

REVISION:

DATE: 10-3-2024
JOB: 24-3395
SHEET NO.:

**A9.1**




**A** **FINISHED THIRD FLOOR PLAN**
1/8" = 1'-0" 9,207 SF

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# THE RESIDENCE AT GREEN MEADOW

## NEW SENIOR-LIVING FACILITY

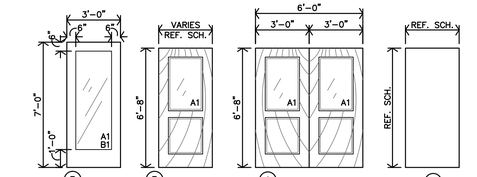
SAN ANGELO, TEXAS

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

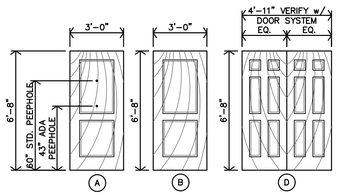
REVISION:

DATE: 10-3-2024
JOB: 24-3395
SHEET NO.:

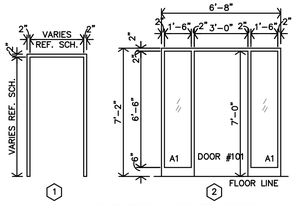
**A9.2**



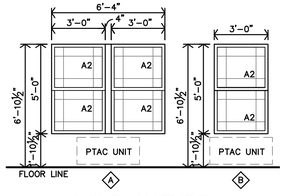

## A PUBLIC DOOR TYPES
1/4"=1'-0"




## B UNIT DOOR TYPES
1/4"=1'-0"




## C DOOR FRAME TYPES
1/4"=1'-0"




## D WINDOW TYPES
1/4"=1'-0"

## PUBLIC DOOR SCHEDULE

| MARK | DOOR SIZE W | DOOR SIZE H | DOOR SIZE T | DOOR MATERIAL ALUMINUM | DOOR MATERIAL HOLLOW METAL | DOOR MATERIAL S.C. WOOD | DOOR TYPE | DOOR FINISH PREFINISHED | DOOR FINISH PAINT | FRAME MATERIAL ALUMINUM | FRAME MATERIAL HOLLOW METAL | FRAME TYPE | FRAME FINISH PREFINISHED | FRAME FINISH PAINT | RATING | DETAILS | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **FIRST FLOOR** | | | | | | | | | | | | | | | | | |
| 101 | 3'-0" | 7'-0" | 1 3/4" | ● | | | E | ● | | ● | | 2 | ● | | | C/D/E/K/L/M-A10.2 | PANIC HARDWARE |
| 102 | 3'-0" | 7'-0" | 1 3/4" | ● | | | E | ● | | ● | | 3 | ● | | | C/D/E/K/L/M-A10.2 | PANIC HARDWARE |
| 103 | 3'-0" | 7'-0" | 1 3/4" | ● | | | E | ● | | ● | | 3 | ● | | | C/D/E/K/L/M-A10.2 | PANIC HARDWARE |
| 104 | 3'-0" | 7'-0" | 1 3/4" | ● | | | E | ● | | ● | | 3 | ● | | | C/D/E/K/L/M-A10.2 | PANIC HARDWARE |
| 105 | 3'-0" | 6'-8" | 1 3/4" | | ● | | F | | ● | | ● | 1 | | ● | 60min | P/Q/R-A10.2 | SMOKE GASKET |
| 106 | 3'-0" | 6'-8" | 1 3/4" | | ● | | F | | ● | | ● | 1 | | ● | | N/O/P-A10.2 | |
| 107 | 3'-0" | 6'-8" | 1 3/4" | | | ● | F | | ● | | ● | 1 | | ● | | Q/R-A10.2 | |
| 108 | 3'-0" | 6'-8" | 1 3/4" | | | ● | H | | ● | | ● | 1 | | ● | | Q/R-A10.2 | |
| 109 | 3'-0" | 6'-8" | 1 3/4" | | | ● | H | | ● | | ● | 1 | | ● | | Q/R-A10.2 | 24"x24" louver in door |
| 110 | 3'-0" | 6'-8" | 1 3/4" | ● | | | H | | ● | | ● | 1 | | ● | | Q/R-A10.2 | |
| 111 | 3'-0" | 6'-8: | 1 3/4" | | | ● | F | | ● | | ● | 1 | | ● | 45min | Q/R-A10.2 | MAGNETIC HOLD-OPEN |
| 112 | PR3'-0" | 6'-8" | 1 3/4" | | | ● | G | | ● | | ● | 1 | | ● | 60min | Q/R-A10.2 | SMOKE GASKEET |
| 113 | 3'-0" | 6'-8" | 1 3/4" | ● | | | H | | ● | | ● | 1 | | ● | | Q/R-A10.2 | |
| 114 | PR3'-0" | 6'-8" | 1 3/4" | ● | | | H | | ● | | ● | 1 | | ● | | N/O/P-A10.2 | |
| **SECOND FLOOR** | | | | | | | | | | | | | | | | | |
| 201 | 3'-0" | 6'-8" | 1 3/4" | | | ● | H | | ● | | ● | 1 | | ● | | Q/R-A10.2 | |
| 202 | PR3'-0" | 6'-8" | 1 3/4" | | | ● | G | | ● | | ● | 1 | | ● | | Q/R-A10.2 | |
| 203 | 3'-0" | 6'-8" | 1 3/4" | | | ● | F | | ● | | ● | 1 | | ● | | Q/R-A10.2 | |
| **THIRD FLOOR** | | | | | | | | | | | | | | | | | |
| 301 | 3'-0" | 6'-8" | 1 3/4" | | | ● | H | | ● | | ● | 1 | | ● | | Q/R-A10.2 | |
| 302 | PR3'-0" | 6'-8" | 1 3/4" | | | ● | G | | ● | | ● | 1 | | ● | | Q/R-A10.2 | |
| 303 | 3'-0" | 6'-8" | 1 3/4" | | | ● | F | | ● | | ● | 1 | | ● | | Q/R-A10.2 | |
| **ELEVATOR** | | | | | | | | | | | | | | | | | |
| E1 | 3'-6" | 7'-0" | | ● | | | | ● | | ● | | | ● | | 60min | | REF. SHT. A6.4 |
| E2 | 3'-6" | 7'-0" | | ● | | | | ● | | ● | | | ● | | 60min | | REF. SHT. A6.4 |
| E3 | 3'-6" | 7'-0" | | ● | | | | ● | | ● | | | ● | | 60min | | REF. SHT. A6.4 |

NOTES:
1. ALL EXPOSED LINTELS TO BE PAINTED AT INTERIOR AND EXTERIOR.
2. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR DOORS & DOOR FRAMES/UNITS.
3. ALUMINUM THRESHOLD EXPANSION JOINT COVER BETWEEN CONCRETE AND WOOD FLOOR.

## UNIT DOOR SCHEDULE - 43 UNITS - REF. SHEETS A2.4-A2.8

| MARK | DOOR SIZE W | DOOR SIZE H | DOOR SIZE T | DOOR MATERIAL S.C. WOOD, PANEL | DOOR MATERIAL H.C. WOOD, PANEL | DOOR MATERIAL H.C. WOOD, LOUVER | DOOR TYPE | DOOR TYPE BI-FOLD | DOOR TYPE BI-PASS | DOOR TYPE POCKET | DOOR FINISH PREFINISHED | DOOR FINISH PAINT | FRAME MATERIAL WOOD | FRAME MATERIAL METAL | FRAME TYPE | FRAME FINISH PAINT | RATING | DETAILS | REMARKS | LOCATION |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 3'-0" | 6'-8" | 1 3/4" | ● | | | A | | | | ● | | ● | | 1 | ● | 20min | AA/BB-A10.2 | 2, 3, 4 | ENTRY |
| 2 | 3'-0" | 6'-8" | 1 3/4" | ● | | | B | | | | ● | ● | ● | | 1 | ● | | CC/DD-A10.2 | 1 | BEDROOM |
| 3 | 5'-0" | 6'-8" | 1 3/4" | | | ● | C | ● | | | ● | ● | ● | | 1 | ● | | EE/FF-A10.2 | 6 | LAUNDRY |
| 4 | 3'-0" | 6'-8" | 1 3/4" | ● | | | B | | | | ● | ● | ● | | 1 | ● | | CC/DD-A10.2 | 1 | BATH |
| 5 | 3'-0" | 6'-8" | 1 3/4" | | ● | | B | | | ● | ● | ● | ● | | 1 | ● | | CC/DD-A10.2 | 5 | BATH |
| 6 | (2)2'-6" | 6'-8" | 1 3/4" | | ● | | D | | ● | | ● | ● | ● | | 1 | ● | | EE/FF-A10.2 | 6 | CLOSET |

**GENERAL NOTES:**
A. ALL DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE.PROVIDED & INSTALLED PER SPECIFICATIONS SECTION 8710
B. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
C. UNDERCUT DOORS PER MECH DWGS.
D. CONTRACTOR TO REVIEW AND ENSURE THE FOLLOWING ITEMS AND STATUTES HAVE BEEN MET AS WELL.
http://codes.ip.findlaw.com/txstatutes/PR/8/92/D/92.153

**SPECIFIC NOTES:**
1. BEDROOM & BATH DOOR – HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
2. ENTRY DOOR – HARDWARE TO BE LEVER TYPE LATCH SETS, KEYED OUTSIDE, RELEASE INSIDE AND DEADBOLT W/ THUMB TURN INSIDE, NO KEY OUTSIDE W/ 1" MIN THROW. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
3. ENTRY DOOR – 180° PEEP HOLES at ADAPTABLE UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60"AFF.
4. ENTRY DOOR – 180° PEEP HOLES at ACCESSIBLE UNITS: (2) PEEP HOLES TO BE INSTALLED @ 43"AFF & 60"AFF.
5. POCKET DOOR – 32" MIN CLEAR OPENING, w/ ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES 1069.
6. BI-PASS/BI-FOLD DOORS – VERIFY OPENING w/ SIZE OF DOOR HARDWARE.

## GLAZING SCHEDULE

| MARK | INTERIOR | EXTERIOR | 1/4" | 3/4" INSULATED | TINTED | TEMPERED |
|---|---|---|---|---|---|---|
| A1 | | ● | | ● | ● | ● |
| A2 | | ● | | ● | ● | |
| B1 | ● | | ● | | | ● |
| B2 | ● | | ● | | | |

## WINDOW SCHEDULE

| MARK | WIDTH | HEIGHT | STYLE | QUANTITY | INTERIOR | EXTERIOR | DETAILS |
|---|---|---|---|---|---|---|---|
| A | 6'-4" | 5'-0" | VINYL – SINGLE HUNG | 53 | | ● | S/T/U/V/W-A10.2 |
| B | 3'-0" | 5'-0" | VINYL – SINGLE HUNG | 59 | | ● | S/T/U/V/W-A10.2 |

NOTES:
1. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR WINDOW UNITS.
2. CONTRACTOR MUST INSTALL 1/4" INSUL. OR THERMAL BREAK. CONTINUOUS AROUND WINDOW.
3. CONTRACTOR TO PROVIDE & INSTALL MANUFACTURERS COORDINATING PANNING SYSTEM FOR ALUM. WINDOWS.
4. WINDOWS A & B MUST BE SIZED TO MEET EGRESS REQUIREMENTS.
5. ALL SECOND FLOOR WINDOWS AND OPERABLE WINDOWS W/ THE SILL 6'-0" ABOVE GRADE, SHALL BE PROVIDE W/ WINDOW OPENING CONTROL DEVICE PER ASTM 2090 & 2009 IBC SEC. 1015.8.1
6. PROVIDE & INSTALL SAFETY GLASS AT HAZARDOUS LOCATIONS, PER 2018 IBC CODE 2406. IN DOORS, ADJACENT & WITHIN 24" TO DOORS, LESS THAN 18" ABV FLOOR, IN GUARDS & HANDRAILS, ADJACENT TO STAIRS AND RAMPS, STAIRS AND RAMPS.
7. EMERGENCY ESCAPE & RESCUE: PER 2012 IBC SEC. 1030. 20"w X 24"h MIN. OPENINGS, 5.7sf MIN. AREA (ALSO REF. 1030.4)

## PUBLIC FINISH SCHEDULE

**FINISHES & INSTRUCTIONS**
P LATEX ENAMEL | VP VINYL PLANK FLR'G TILE | CT CERAMIC TILE | FP FIBERGLAS REINF. PANEL
C CARPET | VT VINYL TILE | ST STAIN & SEAL | TX TEXTURE
C1 COMMERCIAL CARPET | SC SEALED CONCRETE | GT GLUE-UP TILE

| NO. | DESCRIPTION | FLOOR CARPET | FLOOR CERAMIC TILE | FLOOR VINYL PLANK FLR'G TILE | FLOOR VINYL TILE | FLOOR RUBBER NOSING | FLOOR HDWD TREADS & RISERS | FLOOR SEALED CONCRETE | BASE SELF COVE RUBBER BASE | BASE WOOD | BASE CERAMIC TILE | BASE NONE | N.WALL 5/8" FIRE RATED G.B. | N.WALL CERAMIC WALL TILE | N.WALL CMU | E.WALL 5/8" FIRE RATED G.B. | E.WALL CERAMIC WALL TILE | E.WALL CMU | S.WALL 5/8" FIRE RATED G.B. | S.WALL CERAMIC WALL TILE | S.WALL CMU | W.WALL 5/8" FIRE RATED G.B. | W.WALL CERAMIC WALL TILE | W.WALL CMU | CEILING 2x2 SUSPENDED | CEILING 5/8" FIRE RATED G.B. | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **FIRST FLOOR** | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 102 | COMMUNITY ROOM | | | VP | | | | | | ST | | | P | | | P | | | P | | | P | | | P / GT | | 1, 5, 4 |
| 103 | OFFICE | C | | | | | | | | ST | | | P | | | P | | | P | | | P | | | P | | |
| 104 | HALL | | | VP | | | | | | ST | | | P | | | P | | | P | | | P | | | P | | 4 |
| 105 | FIRE SPRINKLER | | | | | | | SC | RB | | | | P | | | P | | | P | | | P | | | P | | |
| 106 | MECH | | | | | | | SC | RB | | | | P | | | P | | | P | | | P | | | P | | 4 |
| 107 | STORAGE | | | | | | | SC | RB | | | | P | | | P | | | P | | | P | | | P | | 4 |
| 108 | WOMEN | CT | | | | | | | | | CT | | P | CT | | P | CT | | P | CT | | P | CT | | P | | |
| 109 | MEN | CT | | | | | | | | | CT | | P | CT | | P | CT | | P | CT | | P | CT | | P | | |
| **SECOND FLOOR** | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 204 | HALL | | | VP | | | | | | ST | | | P | | | P | | | P | | | P | | | ● P | | 1, 4 |
| 206 | MECH | | | | | | | SC | RB | | | | P | | | P | | | P | | | P | | | P | | 4 |
| **THIRD FLOOR** | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 304 | HALL | | | VP | | | | | | ST | | | P | | | P | | | P | | | P | | | ● P | | 1, 4 |
| 306 | MECH | | | | | | | SC | RB | | | | P | | | P | | | P | | | P | | | P | | 4 |
| **STAIR & ELEVATOR** | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E1 | ELEVATOR | C | | | | | | | | REMAINDER OF FINISHES BY ELEVATOR MANUFACTURER | | | | | | | | | | | | | | | | | |
| S1 | STAIR | C | | | | ● | | | RB | | | | P | | | P | | | P | | | P | | | P | | 2, 4 |
| S2 | STAIR | C | | | | ● | | | RB | | | | P | | | P | | | P | | | P | | | P | | 2, 4 |

## FINISH SCHEDULE NOTES

**GENERAL NOTES:**
A. INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS, INCLUDING BUT NOT LIMITED TO CONCRETE/VCT TRANSITIONS.
B. ALL GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, ETC. SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
C. ALL G.B. WALLS & PERMANENT PARTITIONS SHALL RECEIVE RUBBER BASE UNLESS NOTED OTHERWISE.
D. WALL TYPE SHOWN FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL COORDINATE WALL MATERIAL W/ DRAWINGS AND FIELD CONDITIONS. ALL AREAS INDICATED TO RECEIVE NEW FINISH SHALL RECEIVE COMPLETE FINISH AS SCHEDULED AT ENTIRE ROOM. CONTRACTOR SHALL COORDINATE FINISHES AND ACCENTS WITH DETAILS AND INTERIOR ELEVATIONS.
E. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
F. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
G. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
H. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
I. ALL H.M. DOORS & FRAMES TO BE PAINTED W/ INDUSTRIAL ENAMEL UNLESS NOTED OTHERWISE. H.M. DOORS AND FRAMES SHALL BE SANDED SMOOTH PRIOR TO PAINTING. SPRAY FINISH ONLY, NO BRUSH FINISH. CONTRACTOR SHALL
J. COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.
K. REFERENCE INTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS FOR WOOD BASE AND TRIM LOCATIONS.

**SPECIFIC NOTES:**
1. REFERENCE REFLECTED CEILING PLAN, COORDINATE LOCATION OF CEILING ACCENTS.
2. CARPET AT ALL LANDINGS. INSTALL RUBBER STAIR NOSING AT EACH RISER. EXTEND CARPET UP THE RISER BEHIND THE NOSING.
3. INSTALL FRP PANEL TO 4'-0" ABOVE MOP SINK AND EXTEND 1'-0" MINIMUM BEYOND EDGES OF SINK; CLASS "A" FIRE RESISTIVE MATERIAL.
4. LEVEL 4 FINISH WITH ORANGE PEEL TEXTURE AT ALL CEILINGS.
5. MULTIPLE WALL PAINT COLORS.
6. CERAMIC WALL TILE BEHIND DRINKING FOUNTAINS. REFERENCE INTERIOR ELEVATIONS.

## UNIT FINISH SCHEDULE - 30 UNITS - REF. SHTS. A2.3-A2.6

**FINISHES & INSTRUCTIONS**
P LATEX ENAMEL | VP VINYL PLANK FLR'G TILE | CT CERAMIC TILE
C CARPET | ST STAIN & SEAL | TX TEXTURE

| NO. | DESCRIPTION | FLOOR CARPET | FLOOR VINYL PLANK FLR'G TILE | BASE WOOD | N.WALL 5/8" FIRE RATED G.B. | N.WALL CERAMIC WALL TILE | E.WALL 5/8" FIRE RATED G.B. | E.WALL CERAMIC WALL TILE | S.WALL 5/8" FIRE RATED G.B. | S.WALL CERAMIC WALL TILE | W.WALL 5/8" FIRE RATED G.B. | W.WALL CERAMIC WALL TILE | CEILING 5/8" FIRE RATED G.B. | CEILING CERAMIC WALL TILE | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 01 | KITCHEN | | VP | P | P | | P | | P | | P | | P | | 4 |
| 02 | LIVING ROOM | | VP | P | P | | P | | P | | P | | P | | 4 |
| 03 | BATH | | VP | P | P | | P | | P | | P | | P | | 4 |
| 05 | BEDROOM | C | | P | P | | P | | P | | P | | P | | 4 |
| 06 | CLOSET | C | | P | P | | P | | P | | P | | P | | 4 |

1. ENTRY DOOR – HARDWARE TO BE LEVER TYPE LATCH SETS, KEYED OUTSIDE & RELEASE INSIDE LOCKSET & DEADBOLT W/ THUMB TURN INSIDE & NO KEY OUTSIDE W/ 1" MIN THROW. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER. WEATHER STRIPPING TO BE INSTALLED.
2. ENTRY DOOR – STORM DOOR TO BE INSTALLED. SUBMIT FOR APPROVAL.
3. ENTRY DOOR – PEEP HOLES at STANDARD/ADAPTABLE UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60"AFF.
4. ENTRY DOOR – PEEP HOLES at ACCESSIBLE UNITS: (2) PEEP HOLES TO BE INSTALLED @ 43"AFF & 60"AFF.
6. ENTRY & BALCONY DOORS – WEATHER STRIPPING TO BE INSTALLED.
7. BEDROOM & BATH DOORS – HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
8. BEDROOM & BATH DOORS – UNDERCUT DOORS PER MECH DWGS 1" TYP.
9. POCKET DOOR – 32" MIN CLEAR OPENING, w/ ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES 1069.


JonesGillamRenz
730 N. Ninth
Salina, KS 67401
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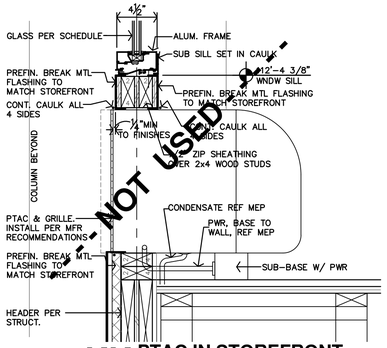
Kansas City, MO 64108
jgr@jgrarchitects.com


# THE RESIDENCE AT GREEN MEADOW
NEW SENIOR-LIVING FACILITY
SAN ANGELO, TEXAS

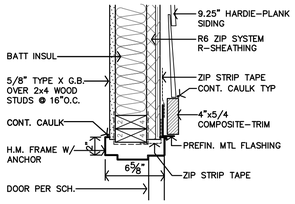
REVISION:

DATE: 9-17-2024
JOB: 24-3395
SHEET NO.:

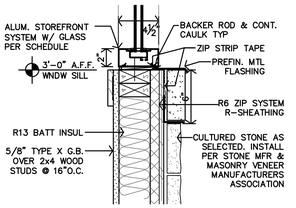
**A10.1**




**KK** PTAC IN STOREFRONT
1 1/2"=1'-0"




**JJ** H.M. DOOR HEAD DTL.
1 1/2"=1'-0"




**HH** STOREFRONT SILL DTL.
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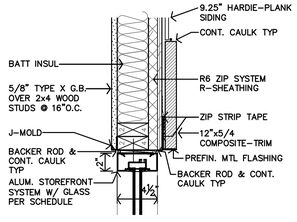


**GG** STOREFRONT HEAD DTL.
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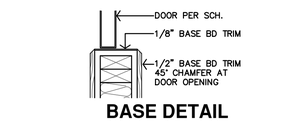
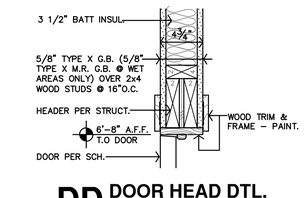



**BASE DETAIL @ BI-FOLD & BI-PASS DOOR**

**FF** DOOR HEAD DTL.
1 1/2"=1'-0"

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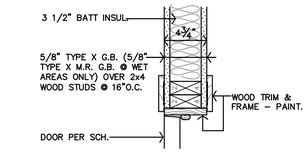
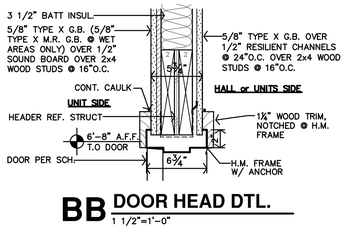



**CC** DOOR JAMB DTL.
1 1/2"=1'-0"




**BB** DOOR HEAD DTL.
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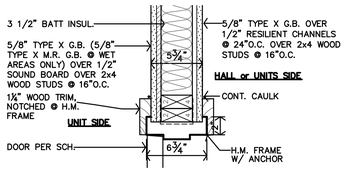


**AA** DOOR JAMB DTL.
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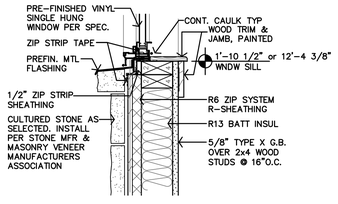
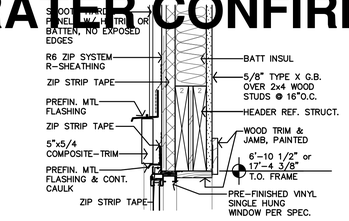



**Z** WINDOW HEAD DTL.
1 1/2"=1'-0"




**Y** WINDOW HEAD DTL.
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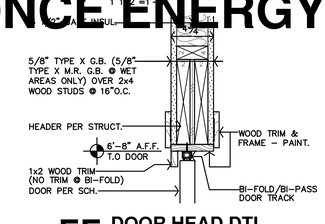
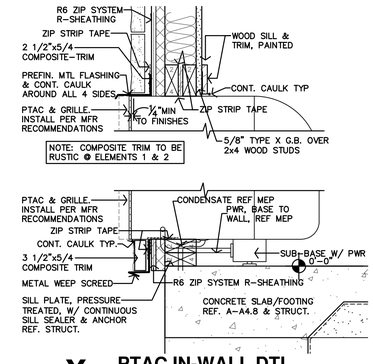
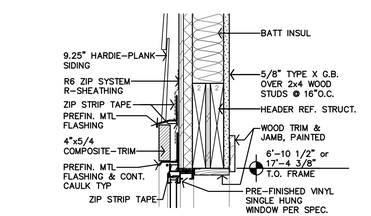


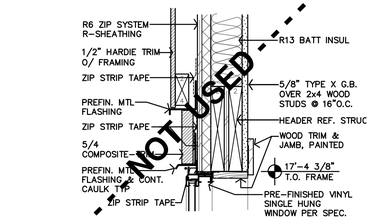

**EE** DOOR HEAD DTL.
1 1/2"=1'-0"



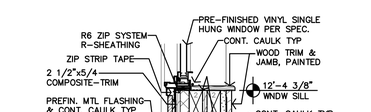

**X** PTAC IN-WALL DTL.
1 1/2"=1'-0"




**W** WINDOW HEAD DTL.
1 1/2"=1'-0" JAMB SIM.




**V** WINDOW HEAD DTL.
1 1/2"=1'-0" JAMB SIM.




**U** WINDOW SILL DTL.
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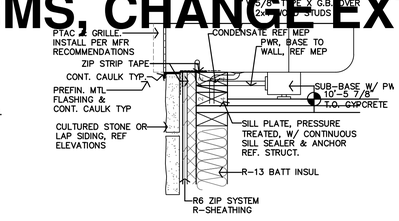
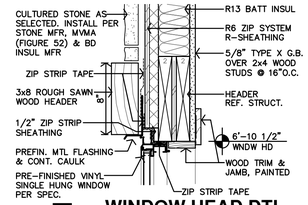
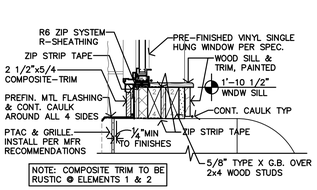



**T** WINDOW HEAD DTL.
1 1/2"=1'-0" JAMB SIM.




**S** WINDOW SILL DTL.
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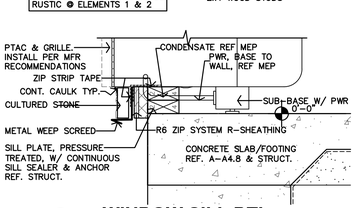


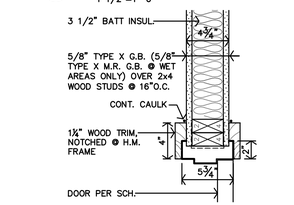


**R** H.M. DOOR JAMB DTL.
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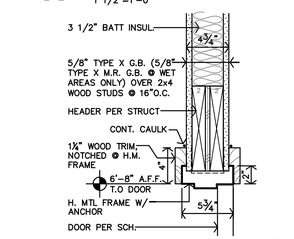


**Q** H.M. DOOR HEAD DTL.
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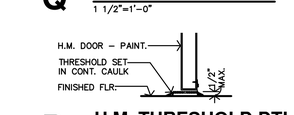
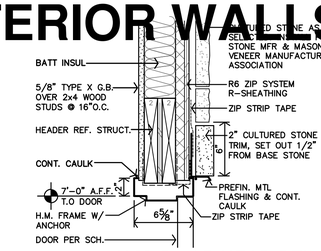



**P** H.M. THRESHOLD DTL.
1 1/2"=1'-0"




**O** H.M. DOOR HEAD DTL.
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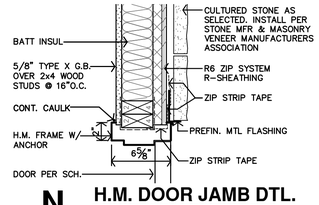


**N** H.M. DOOR JAMB DTL.
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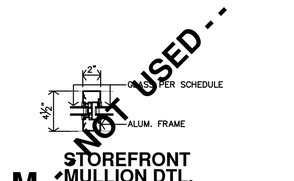


**M** STOREFRONT MULLION DTL.
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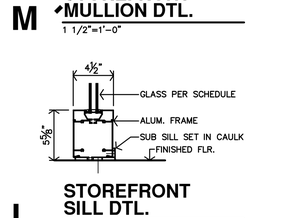


**L** STOREFRONT SILL DTL.
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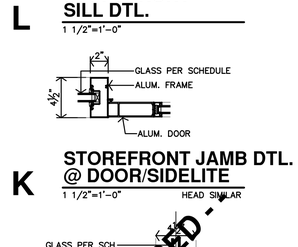
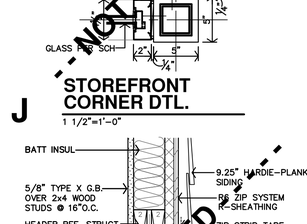



**K** STOREFRONT JAMB DTL. @ DOOR/SIDELITE
1 1/2"=1'-0" HEAD SIMLAR




**J** STOREFRONT CORNER DTL.
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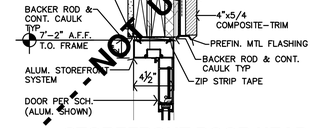


**H** STOREFRONT DOOR HEAD DTL.
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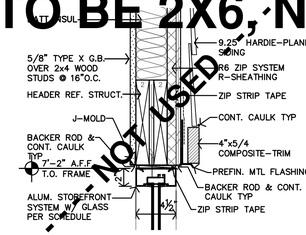


**G** STOREFRONT HEAD DTL.
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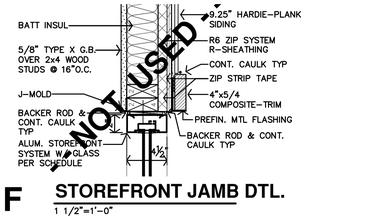


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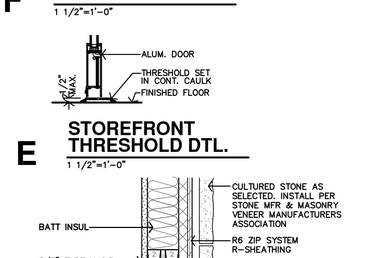
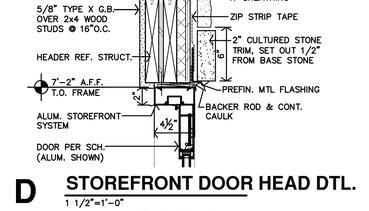



**E** STOREFRONT THRESHOLD DTL.
1 1/2"=1'-0"




**D** STOREFRONT DOOR HEAD DTL.
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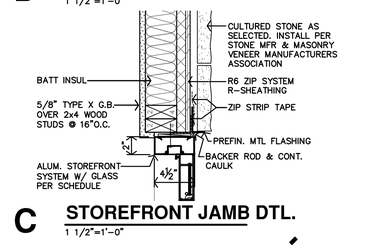


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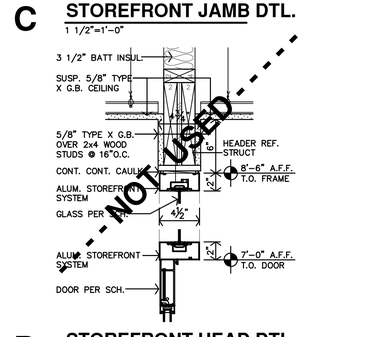


**B** STOREFRONT HEAD DTL.
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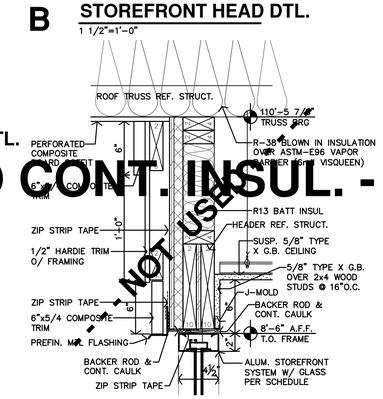


**A** STOREFRONT HEAD DTL.
1 1/2"=1'-0"



Architects Planners Designers
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P.O. BOX 2928
Salina, KS 67402
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1800 Wyandotte St.
Suite 102
Kansas City, MO 64108
jgr@jgrarchitects.com
JONES GILLAM RENZ

# THE RESIDENCE at RIDGEHILL

NEW SENIOR LIVING UNITS

KERRVILLE, TEXAS

DATE: 9-18-2024
JOB: 20-3066
SHEET:



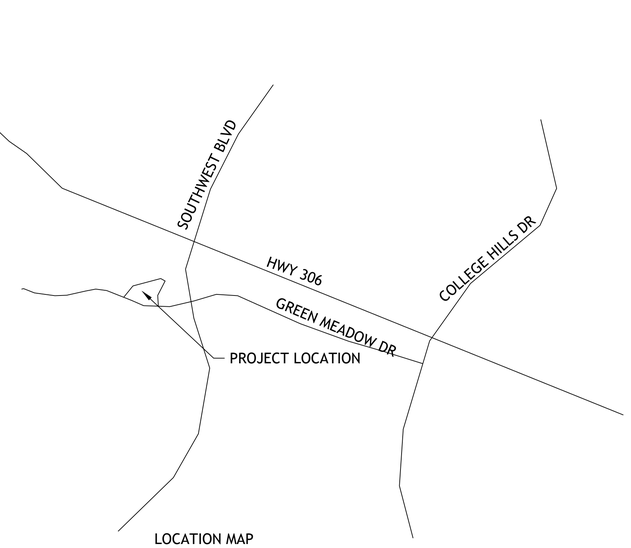
A10.2

# FINAL DEVELOPMENT PLANS
## FOR
# GREEN MEADOW APARTMENTS
### 3800 GREEN MEADOW DR
### SAN ANGELO, TX 76904

UTILITIES
SANITARY SEWER AND WATER
CITY OF SAN ANGELO
CITY HALL ANNEX, FIRST FLOOR
301 W. BEAUREGARD AVE.
SAN ANGELO, TX 76903
325-657-4209

ELECTRIC SERVICE
AEP TEXAS
877-373-4858

COMMUNICATIONS
OPTIMUM
877-694-9474



LOCATION MAP

INDEX OF SHEETS



UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.
SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY/DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENEDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SM ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION- NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

LEGAL DESCRIPTION
LOT 1, BLOCK 47 MEADOWCREEK ADDITION, SECTION 20

OWNER/DEVELOPER
OPG RIDGEHILL PARTNERS, LLC
NATE MILLER, DIRECTOR OF DEVELOPMENT
5341 W. 151st TERRACE
LEAWOOD, KS 66224
785-493-1130

SURVEYOR
MDS LAND SURVEYING
874 HARPER RD, SUITE 104
KERRVILLE, TX 78028
830-816-1818

ENGINEER
SM ENGINEERING
5507 HIGH MEADOW CIRCLE
MANHATTAN KANSAS, 66503
SMCIVILENGR@GMAIL.COM
785.341.9747

SAMUEL D. MALINOWSKY
PROFESSIONAL ENGINEEER

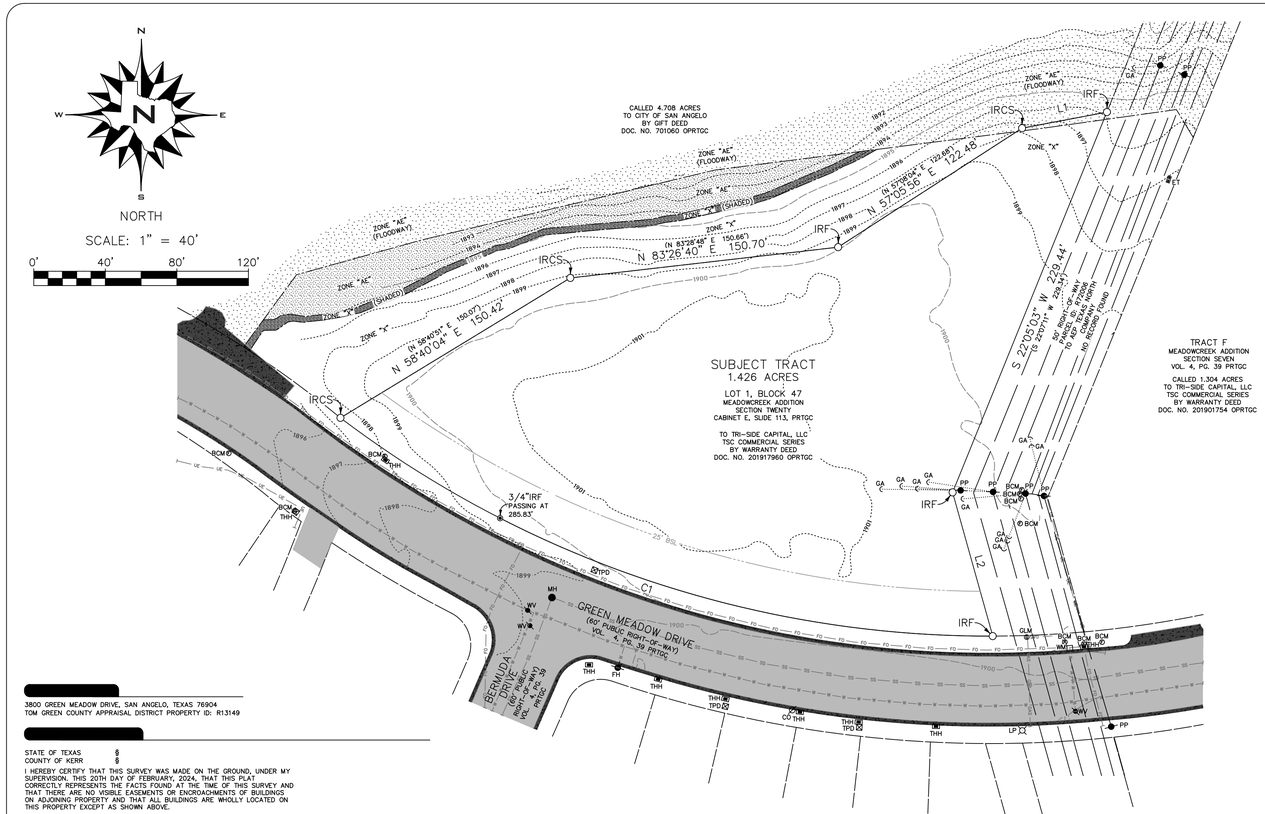

SM Engineering
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747




Revisions

GREEN MEADOW APRTMENTS
3800 GREEN MEADOW DRIVE,
SAN ANGELO, TEXAS 76904

sheet
C-1
Civil
COVER SHEET
permit
1 OCTOBER 2024




( ) RECORD BEARING & DISTANCE
BCM BURIED CABLE MARKER
BSL BUILDING SETBACK LINE
CO CLEANOUT
DOC DOCUMENT
DRTGC DEED RECORDS OF TOM GREEN COUNTY
ET ELECTRICAL TRANSFORMER
FH FIRE HYDRANT
GA GUY ANCHOR
GLM GAS LINE MARKER
IPF IRON PIPE FOUND
IRCF IRON ROD WITH "SKC-ENG" CAP FOUND
IRCS 1/2" IRON ROD WITH "MDS" CAP SET
IRF 5/8" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
LP LIGHT POLE
MH MANHOLE
NO NUMBER
OPRTGC OFFICIAL PUBLIC RECORDS OF TOM GREEN COUNTY
PG PAGE
PKNF PK NAIL FOUND
PP POWER POLE
PRTGC PLAT RECORDS OF TOM GREEN COUNTY
THH TELEPHONE HANDHOLE
TPD TELEPHONE PEDESTAL
VOL VOLUME
WM WATER METER
WV WATER VALVE

ASPHALT
CONCRETE
FLOODWAY
ZONE "AE"
ZONE "X" (SHADED)

PROPERTY CORNER
REFERENCE CORNER
ADJOINER LINE
BOUNDARY LINE
BUILDING SETBACK LINE
CURB & GUTTER
CONTOUR LINE
CONTOUR INDEX LINE
EASEMENT LINE
FEMA LINE
GUY WIRE
OVERHEAD TRANSMISSION LINE
OVERHEAD POWER LINE
UNDERGROUND FIBER OPTIC LINE
UNDERGROUND GAS LINE
UNDERGROUND SANITARY SEWER LINE
UNDERGROUND WATER LINE

3800 GREEN MEADOW DRIVE, SAN ANGELO, TEXAS 76904
TOM GREEN COUNTY APPRAISAL DISTRICT PROPERTY ID: R13149

STATE OF TEXAS §
COUNTY OF KERR §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 20TH DAY OF FEBRUARY, 2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

JEFF BOERNER RPLS # 4939

| | OBSERVED | | RECORD | |
|---|---|---|---|---|
| | BEARING | DISTANCE | BEARING | DISTANCE |
| L1 | N 79°51'16" E | 48.26' | N 79°17'24" E | 48.28' |
| L2 | S 15°37'57" E | 83.45' | S 15°35'49" E | 83.46' |

| | OBSERVED | | | | RECORD | | | |
|---|---|---|---|---|---|---|---|---|
| | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C1 | 600.00' | 391.45' | 384.54' | N 71°30'00" W | 37°22'49" | 600.00' | 391.28' | 384.38' | N 71°27'53" W | 37°21'51" |

BEING A 1.426 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE ALVIN E. WHITE SURVEY NO. 1, ABSTRACT NO. 3944, KENDALL COUNTY, TEXAS, SAID 1.426 ACRE TRACT BEING ALL OF LOT 1, BLOCK 47, MEADOWCREEK ADDITION, SECTION 20, A SUBDIVISION OF LAND RECORDED IN CABINET "E", SLIDE 113, OF THE PLAT RECORDS OF TOM GREEN COUNTY, TEXAS, SAID LOT CONVEYED TO TRI-SIDE CAPITAL, LLC – TSC COMMERCIAL SERIES BY WARRANTY DEED RECORDED IN DOCUMENT NO. 201917960, OF THE OFFICIAL PUBLIC RECORDS OF TOM GREEN COUNTY, TEXAS.

REFERENCE COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY, COUNTERSIGNED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2400160-COM, HAVING AN EFFECTIVE DATE OF JANUARY 12, 2024 AND AN ISSUE DATE OF JANUARY 10, 2024. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY MDS LAND SURVEYING COMPANY, INC.

10.1 DOES AFFECT, SHOWN HEREON (CABINET "E", SLIDE 113, PRTGC)
10.2 DOES NOT AFFECT (VOL. 780, PG. 383, DRTGC)
10.3 SEE GENERAL NOTE # 5
10.4 SEE GENERAL NOTE # 5
10.5 SEE GENERAL NOTE # 7

1. ALL BEARINGS, DISTANCES AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), U.S. SURVEY FEET.
2. DISTANCES SHOWN HEREON ARE GRID VALUES (US SURVEY FEET).
3. FIELD SURVEY COMPLETED 2-9-2024.
4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
5. DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY, SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
6. ACCORDING TO MAP NO. 48451C0490C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR TOM GREEN COUNTY, DATED JUNE 18, 2012, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE 'X' DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN; AND ZONE 'AE' DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE ELEVATIONS DETERMINED.THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
7. THIS SURVEY HAS BEEN PREPARED FOR THE SOLE PURPOSE OF THE TRANSACTION DESCRIBED HEREON REFERENCED TITLE COMMITMENT AND THE PARTIES LISTED THEREON. THIS SURVEY IS NOT TO BE USED FOR ANY SUBSEQUENT TRANSACTIONS.NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY MDS LAND SURVEYING COMPANY, INC.
8. BUILDING SETBACK LINES SHOWN HEREON ARE IN ACCORDANCE WITH THE SETBACK LINE REQUIREMENTS AS SHOWN ON THE SUBDIVISION PLAT RECORDED IN CABINET "E", SLIDE 113, PLAT RECORDS OF TOM GREEN COUNTY, TEXAS. NO FURTHER RESEARCH OF SAID BUILDING SETBACK LINES WAS PERFORMED BY MDS LAND SURVEYING.
9. THE MATHEMATICAL CLOSURE FOR THE SUBJECT TRACT BOUNDARY SHOWN HEREON IS IN ACCORDANCE WITH THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS (TBPLES). CLOSURE = 0.000'
10. A ONE CALL UTILITY LOCATION SERVICE WAS PERFORMED FOR THIS SURVEY TO LOCATE AND MARK UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MARKED IN CONJUNCTION TO ONE CALL TICKET # 245330870, SUBMITTED ON 2-2-2024, ARE SHOWN HEREON AND WERE LOCATED IN CONJUNCTION TO PIN FLAG AND PAINT STRIPE MARKERS PRESENT IN THE FIELD AT THE TIME OF THE SURVEY. UNDERGROUND UTILITIES AND FACILITIES OWNED AND OR OPERATED BY FRONTIER COMMUNICATIONS (PHONE), SUDDENLINK COMMUNICATIONS (CABLE / FIBER), VEXUS (FIBER), CITY OF SAN ANGELO (WATER AND SANITARY SEWER) TICKET RESPONSE SHOWS SAID UTILITIES WERE MARKED ON 2-12-2024, AND WERE NOT PRESENT PRIOR TO THE COMPLETION OF THE ON THE GROUND SURVEY AND ARE NOT SHOWN HEREON; DUE TO TIME CONSTRAINTS AND LIMITATIONS THE SURVEYOR WAS NOT ABLE TO LOCATE SAID UTILITIES PRIOR TO THE COMPLETION OF THIS SURVEY. THE UNDERGROUND WATER, SANITARY SEWER AND FIBER OPTIC LINES SHOWN HEREON DO NOT REPRESENT AN ON THE GROUND SURVEY, SAID UTILITIES ARE GRAPHIC ONLY AND ARE BASED ON LIMITED INFORMATION MADE AVAILIBLE TO THE SURVEYOR DURING THE PROCESS OF CONDUCTING THIS SURVEY. THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON; THIS STATEMENT SHALL NOT CREATE LIABILITY ON PART OF THE SURVEYOR AND MDS LAND SURVEYING COMPANY INC ASSUMES NO LIABILITY AS TO THE ACCURACY AND OR COMPLETENESS OF THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON. SUPPLEMENTAL UNDERGROUND UTILITY INFORMATION REGARDING THE UNDERGROUND WATER AND SANITARY SEWER LINES WAS OBTAINED FROM: HTTPS://COSA1.MAPS.ARCGIS.COM/APPS/WEBAPPVIEWER/INDEX.HTML?ID=A2EBBB161BF442739042 7ED0C5075 30, ACCESSED 2-19-2024.
11. ELEVATIONS SHOWN HEREON REFERENCE NAVD 88 VERTICAL DATUM AS DETERMINED BY GPS OBSERVATIONS.
12. CONTOUR LINES SHOWN HEREON ARE IN CONJUNCTION WITH GPS OBSERVATIONS TAKEN AT THE TIME OF THIS SURVEY. (CONTOUR INTERVALS = 1 FOOT)
13. THE PROPERTY SHOWN HEREON IS IN THE "PD" ZONING DISTRICT, LOW-RISE, MULTIFAMILY RESIDENTIAL ZONING DISTRICT OF THE CITY OF SAN ANGELO, TEXAS.

# LAND TITLE SURVEY
OF
# LOT 1, BLOCK 47
# MEADOWCREEK ADDITION
# SECTION 20
BEING
1.426 ACRES
SITUATED IN THE
A. E. WHITE SURVEY, A-3944
TOM GREEN COUNTY, TEXAS
FEBRUARY 2024

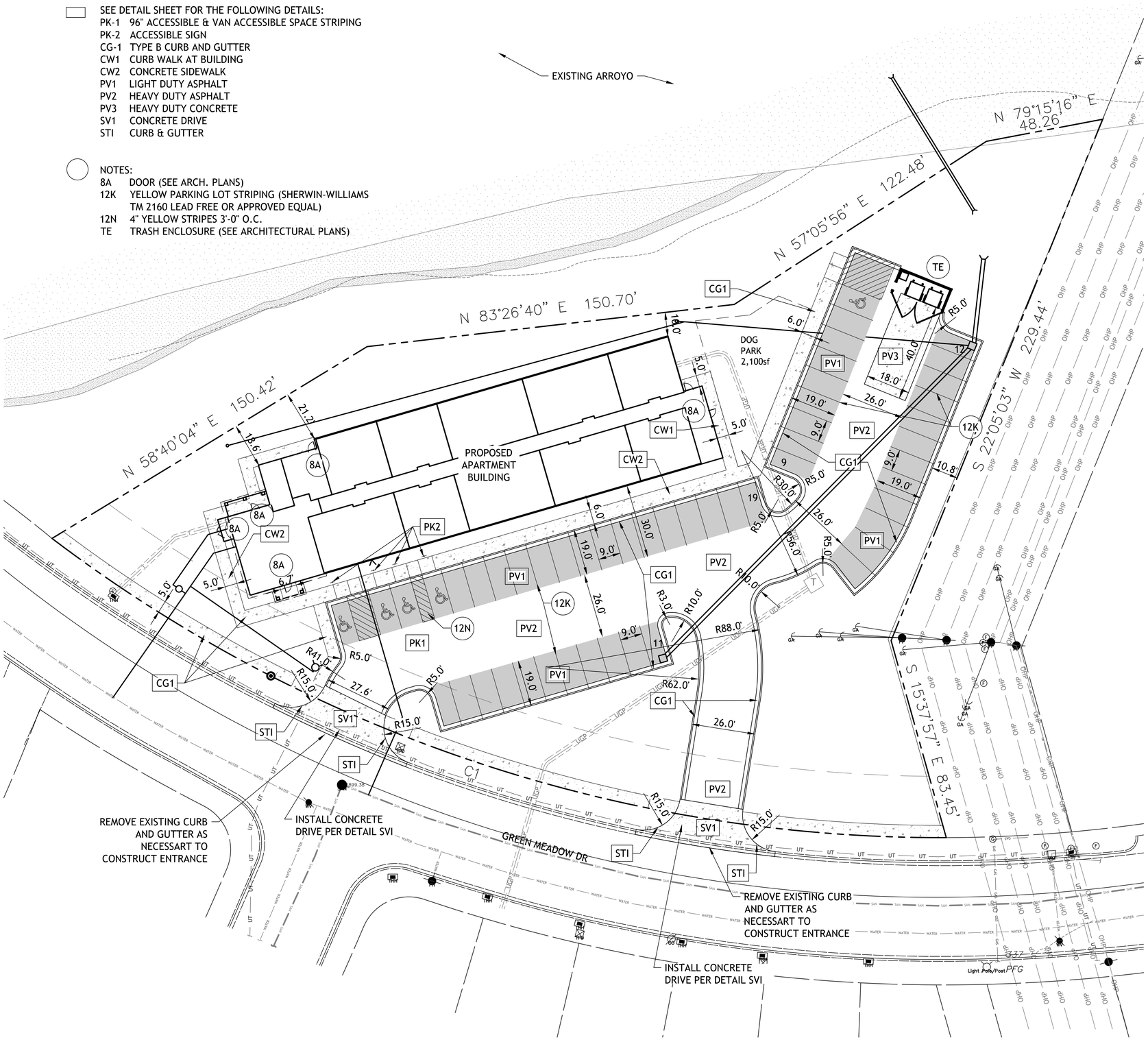

MDS LAND SURVEYING COMPANY, INC.
ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS TOPOGRAPHIC
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION No. 10019600
874 HARPER RD, SUITE 104 • KERRVILLE, TX 78028 • 830-816-1818


JOB No. 24-026-00 | SURVEYORS: JB/DB | SHEET 1 OF 1

C:\DESIGN\Sam Malinowsky\Residence at Green Meadow\Outside Files\fwdgreenmeadow\24-026-00 3800 Green Meadow Dr San Angelo – LTS.dwg Oct 03,2024 – 9:52am garre

SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
- PK-1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
- PK-2 ACCESSIBLE SIGN
- CG-1 TYPE B CURB AND GUTTER
- CW1 CURB WALK AT BUILDING
- CW2 CONCRETE SIDEWALK
- PV1 LIGHT DUTY ASPHALT
- PV2 HEAVY DUTY ASPHALT
- PV3 HEAVY DUTY CONCRETE
- SV1 CONCRETE DRIVE
- STI CURB & GUTTER

NOTES:
- 8A DOOR (SEE ARCH. PLANS)
- 12K YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
- 12N 4" YELLOW STRIPES 3'-0" O.C.
- TE TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| | | OBSERVED | | | |
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C1 | 600.00' | 391.45' | 384.54' | N 71°50'00" W | 37°22'49" |

## CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.

2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.

3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.

4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR TI-1E CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.

5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

6. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL.

7. ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

## NOTE:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE. SLOPED PAVING, EXIT PORCHES. RAMPS, TRUCK DOCKS. PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE

4. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.

5. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

6. SEE ELECTRICAL PLAN FOR LOCATION OF PARKING LOT LIGHTS.

## PAVING NOTE:

BASE BID:
PAVEMENT TO BE 2.5" OF TYPE C OR D PLANT MIX AC ON 14" OF CRUSHED LIMESTONE BASE ON COMPACTED SUBBASE. BASE MAY BE REDUCED AT THE RATE OF 1" OF AC FOR EVERY 2.5" OF GRANULAR BASE.

ALTERNATE BID:
6.5" OF PCC ON COMPACTED BASE

NOTES
THIS SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT AND BUILDING CODE ORDINANCES

ALL PARKING MEETS LOCAL REQUIREMENTS
PARKING REQUIRED:
15 1BR x 1.5 = 22.5
15 2BR x 1.75 = 26.25
TOTAL REQUIRED = 49

PARKING PROVIDED = 51

SETBACKS
FRONT = 25'
WEST SIDE NEXT TO ARROYO = 0
EAST SIDE NEXT TO AEP TRANSMISSION LINE = 10'

1"=20'
0 10' 20'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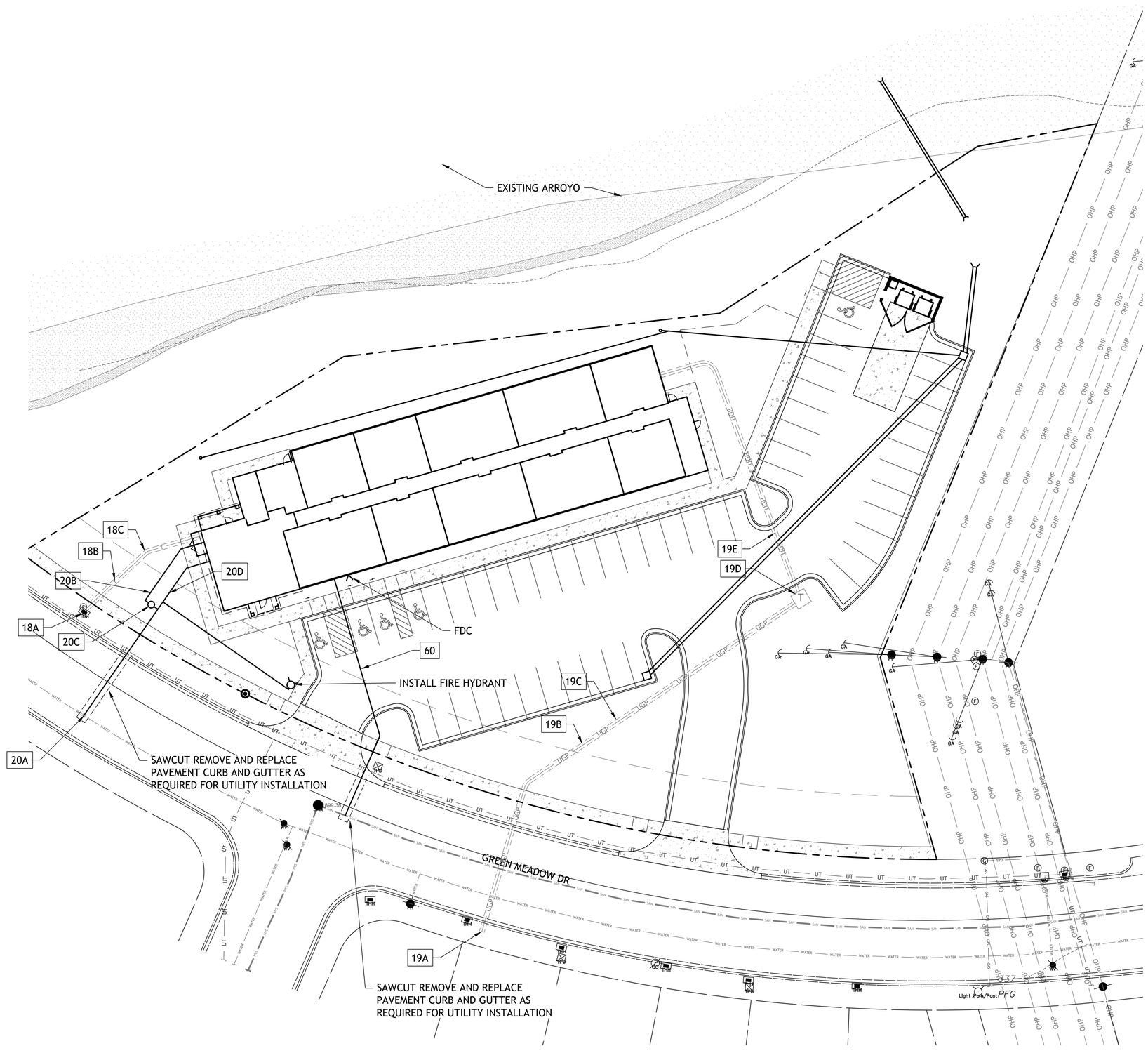
SAMUEL D. MALINOWSKI
124297
LICENSED PROFESSIONAL ENGINEER
10-1-24

Revisions

# GREEN MEADOW APRTMENTS

3800 GREEN MEADOW DRIVE,
SAN ANGELO, TEXAS 76904

sheet
C-3
Civil
SITE PLAN
permit
1 OCTOBER 2024




## UTILITY NOTES:

1. CONSTRUCTION SHALL NOT START ON ANY PUBLIC WATER OR SANITARY SEWER SYSTEM UNTIL WRITTEN APPROVAL OR PERMITS HAVE BEEN RECEIVED FROM THE ENGINEER.

2. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

3. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. SM ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.

4. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED PER SECTION 820 OF THE CITY OF KERRVILLE CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT AND SUPPLIES REQUIRED FOR TESTING.

5. ALL WATER AND SANITARY SEWER SYSTEMS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY THE CITY OF SAN ANGELO AND THE STATE OF TEXAS AND SHALL BE INSPECTED BY THE CITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THIS INSPECTION OCCURS.

6. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.

7. CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.

8. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.

9. WATER LINES SHALL HAVE A MINIMUM COVER OF 36 INCHES AND A MAXIMUM COVER OF 60". ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".

10. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE AT LEAST 10 FEET EITHER SIDE OF THE WATER LINE UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.

11. CONTRACTOR TO PROVIDE 10 GUAGE TRACER WIRE AND TRACER WIRE STATIONS. TRACER WIRE SHALL BE PLACED BELOW PIPE EMBEDMENT. SPLICES ARE TOO BE CONNECTED WITH "COPPERHEAD SNAKEBITE LOCKING CONNECTORS" OR CITY APPROVED EQUAL.

## DETAILS

| | |
|---|---|
| MS1 | TRENCH AND BEDDING DETAILS |
| SS2 | 2-WAY CLEAN-OUT |
| FH | FIRE HYDRANT |
| CO | CLEANOUT |
| GI | GREASE INTERCEPTOR (1,500 GAL) |

## NOTES

| | |
|---|---|
| 17A | POINT OF CONNECTION - GAS SERVICE |
| 17B | GAS SERVICE (BY GAS COMPANY) |
| 17C | GAS METER |
| 18A | POINT OF CONNECTION - TELEPHONE SERVICE - COORDINATE WITH TELEPHONE COMPANY |
| 18B | UNDERGROUND TELEPHONE SERVICE PER LOCAL TELEPHONE COMPANY |
| 18C | 2-2" CONDUITS INSTALLED BY CONTRACTOR - TELEPHONE SERVICE |
| 19A | POINT OF CONNECTION - ELECTRICAL SERVICE |
| 19C | ELECTRICAL SERVICE PER AEP TEXAS |
| 19D | TRANSFORMER PAD |
| 19E | CONDUIT FOR ELECTRICAL SERVICE VERIFY WITH MEP PLANS |
| 20A | POINT OF CONNECTION - WATER SERVICE |
| 20B | 2" TAP AND METER WITH 2" SERVICE LINE |
| 20C | 2" METER |
| 20D | 6" FIRE LINE C-900, DR-14 |
| 60 | 6" SANITARY SEWER SERVICE LINE SDR-26 PVC, CONNECTION IS CUT IN WYE |

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STATE OF KANSAS
SAMUEL D. MALINOWSKI
124297
LICENSED PROFESSIONAL ENGINEER

Revisions

# GREEN MEADOW APARTMENTS

3800 GREEN MEADOW DRIVE,
SAN ANGELO, TEXAS 76904

1"=20'
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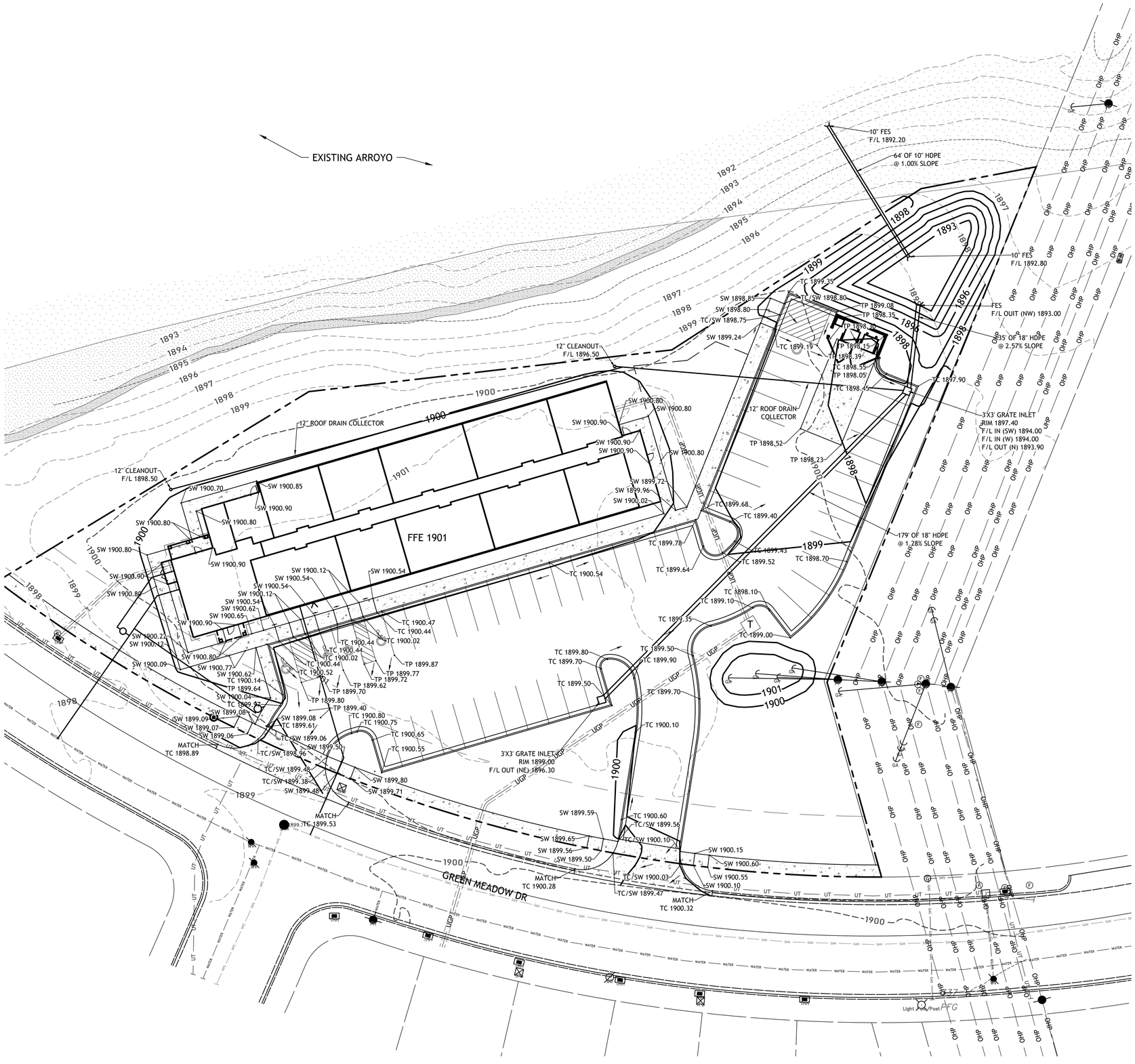


## GRADING NOTES:

1. EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE WELL DISTRIBUTED AND VOIDS ARE COMPLETELY FILLED WITH SMALLER STONES, EARTH, SAND OR GRAVEL TO FURNISH A SOLID EMBANKMENT. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMBANKMENT.

2. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.

3. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED. A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.

4. CONTRACTOR SHALL USE SILT FENCE OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.

5. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

6. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

7. IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.

8. THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED ALDI'S STANDARD SITEWORK SPECIFICATIONS.

9. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.

10. HANDICAP STALLS SHALL MEET ADA REQUIREMENTS AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION AT THE BUILDING ENTRY AND ACCESSIBLE PARKING STALLS. SLOPES EXCEEDING 2.0% WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

11. CONTRACTOR TO ADJUST DEPTHS OF EXISTING SERVICE LINES AS NECESSARY

12. ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

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SAMUEL D. MALINOWSKI 124497 LICENSED PROFESSIONAL ENGINEER

Revisions

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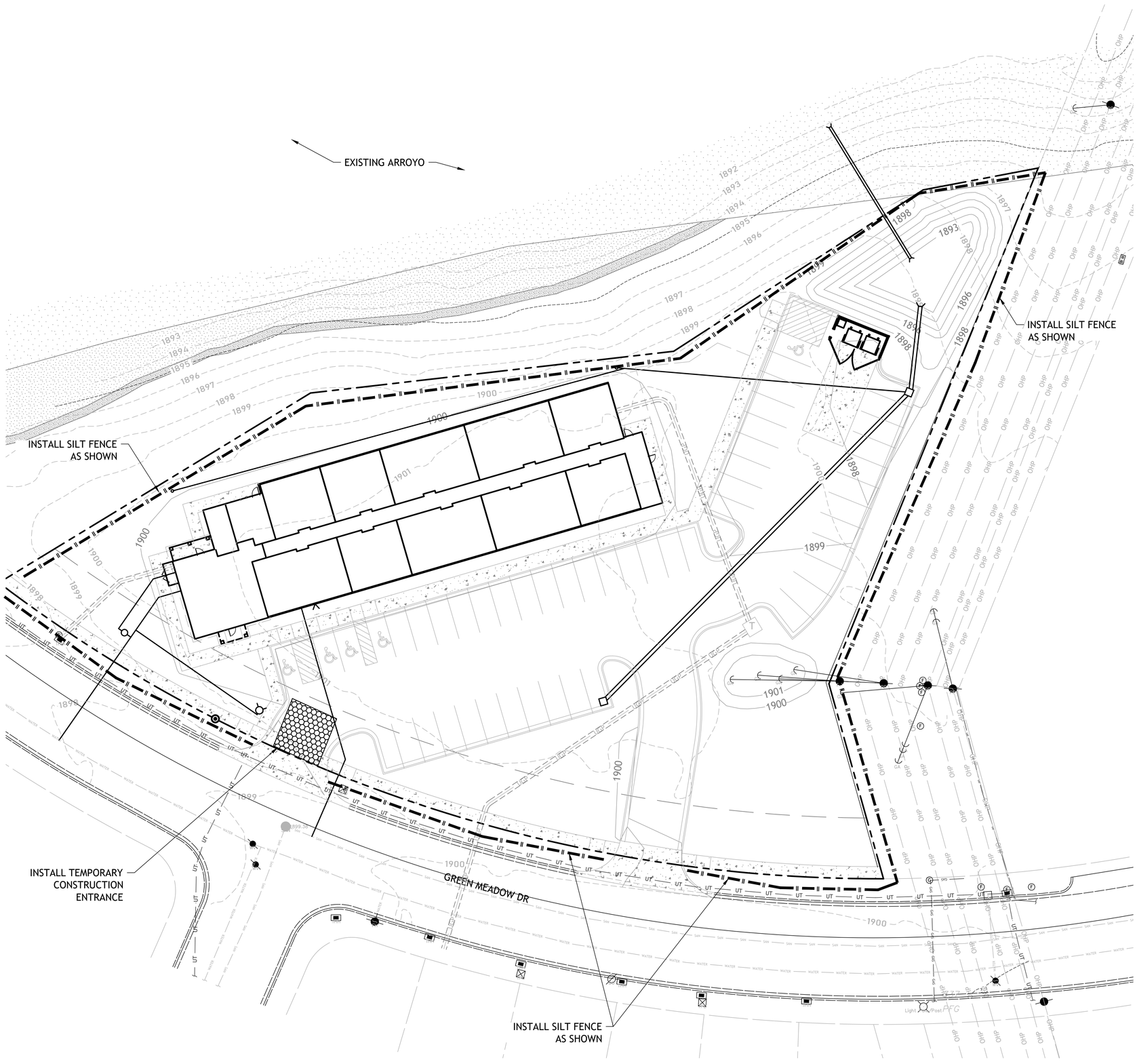


GENERAL NOTES:

1. PROPERTY LINE IS LIMITS OF CONSTRUCTION EXCEPT AS SHOWN.
2. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING EARTHWORK OPERATIONS.
3. THE CONTRACTOR SHALL MAINTAIN ALL SILT CONTROL MEASURES DURING CONSTRUCTION.
4. ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.
5. A SEDIMENTATION BARRIER IS TO BE INSTALLED AS SHOWN.
6. ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE SEDIMENTATION BARRIERS MAINTAINED AS NEEDED TO PREVENT SEDIMENTATION BYPASS OF THE BARRIER.
7. SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.
8. CURB INLET SEDIMENTATION BARRIERS ARE TO BE INSTALLED AROUND INLETS AND WEIRS WHERE SEDIMENTATION IS A CONCERN. INLET BARRIERS SHALL BE EITHER BLOCK AND GRAVEL, OR SECURED STRAW BALES, OR SILT FENCE.
9. SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS.
10. RIPRAP IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).
11. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL AS HE/SHE DEEMS NECESSARY.
12. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION AND SILTATION CONTROLS REQUIRED TO PREVENT SOIL EROSION FROM LEAVING THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT METHODS UTILIZED ARE ADEQUATE AND COMPLY WITH REQUIREMENTS OF THE SPECIFICATIONS AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
13. TEMPORARY SEDIMENT FENCE/STRAW BALES TO REMAIN UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
14. MUD AND DEBRIS SHALL BE CLEANED UP AT THE CONCLUSION OF EACH WORKING DAY, OR AFTER EACH RAINFALL IF SILT IS PRESENT.
15. INSPECTION, MAINTENANCE AND REPAIR OF EROSION CONTROL DEVICES SHALL BE ON GOING THROUGHOUT THE LIFE OF BUILDING CONSTRUCTION TO KEEP THE DEVICES IN OPERABLE CONDITION AT ALL TIMES. ADDITIONAL MEASURES SHALL BE INSTALLED AS REQUIRED BY ACTUAL FIELD CONDITIONS AND/OR GOVERNING INSPECTION AGENCIES.
16. INSTALL CONSTRUCTION ENTRANCE AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE AND AS SHOWN ON PLANS.
17. AT COMPLETION OF SITE GRADING AND OTHER RELATED CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED, SODDED, OR LANDSCAPED AS SHOWN ON THE LANDSCAPE PLAN WITHIN 14 DAYS.
18. TOPSOIL IS TO BE PLACED IN AREAS UNSUITABLE FOR VEGETATIVE GROWTH.
19. STRIP TOPSOIL PRIOR TO EXCAVATION, STOCKPILE AND SPREAD ONTO DISKED SUBGRADE (4" MIN) A THICKNESS OF 4 INCHES.
20. ROCK LINING (RIPRAP) SHALL BE DURABLE STONE CONTAINING A COMBINED TOTAL OF NOT MORE THAN 10 PERCENT OF EARTH, SAND, SHALE AND NON-DURABLE ROCK. AT LEAST 60 PERCENT OF THE MASS SHALL BE OF PIECES HAVING A MINIMUM WEIGHT OF 150 POUNDS OR MORE PER CUBIC FOOT.
21. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR RESOLVING COMPLAINTS IN THE EVENT THAT COMPLAINTS OR DAMAGE CLAIMS ARE FILED DUE TO DAMAGES OCCURRING ADJACENT TO OR DOWNSTREAM FROM PROPERTY BY SEDIMENT RESULTING FROM EROSION ON THE PROJECT SITE.
22. GOOD HOUSEKEEPING PRACTICES SHALL BE MAINTAINED ON SITE TO KEEP SOLID WASTE FROM ENTRY INTO WATERS.
23. ALL FUELING FACILITIES PRESENT ON SITE SHALL ADHERE TO APPLICABLE FEDERAL AND STATE REQUIREMENTS CONCERNING UNDERGROUND STORAGE, ABOVE GROUND STORAGE AND DISPENSERS, INCLUDING SPILL PREVENTION, CONTROL AND COUNTER MEASURES.
24. EROSION CONTROL IS TO BE PLACED IN PHASING AS CONSTRUCTION PROGRESSES.
25. MINIMAL WASHING OF CONCRETE EQUIPMENT ALLOWED, CHUTE ETC. CONCRETE WASHOUT OF THE DRUM IS NOT ALLOWED. ANY PIT/WASHOUT AREA NEEDS TO BE MAINTAINED IN A NON-DISCHARGING MANNER AND ANY WASTE RESIDUE WILL NEED TO BE CLEANED OUT AND REMOVED AT THE END OF PROJECT.
26. EROSION CONTROL SEDIMENT FENCE TO BE INSTALLED 1'-0" BEHIND CURB & GUTTER UPON COMPLETION OF BACKFILL OF CURB IN ALL AREAS WHERE SLOPES FROM LOT DRAIN TOWARDS CURB. UPON COMPLETION OF FINAL GRADING THE TOES OF ALL EMBANKMENTS IN EXCESS OF TWO FEET IN HEIGHT WILL HAVE EROSION CONTROL SEDIMENT FENCE INSTALLED.

LEGEND

SILT FENCE

TEMPORARY CONSTRUCTION ENTRANCE

1"=20'

0 10' 20'

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STATE OF KANSAS
SAMUEL D. MALINOWSKI
124297
LICENSED PROFESSIONAL ENGINEER

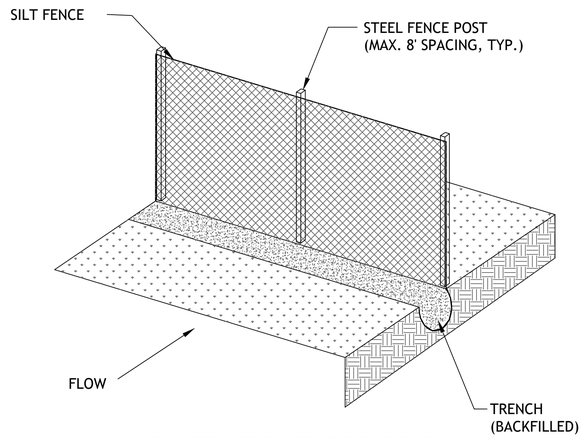
Revisions

# GREEN MEADOW APRTMENTS

3800 GREEN MEADOW DRIVE,
SAN ANGELO, TEXAS 76904

sheet
C-6
Civil
EROSION CONTROL
permit
1 OCTOBER 2024

NOTE:
SILT FENCE LOCATED ALONG THE PROJECT BOUNDARIES
SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS




## CONSTRUCTION SPECIFICATIONS

1. Steel posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source.
2. Silt Fence shall be trenched in with a spade or mechanical trencher so that the downslope face of the trench is flat and perpendicular to the line of flow.
3. The trench should be a minimum of 6" deep and 3-4" wide to allow for the silt fence to be laid in the ground and backfilled.
4. Silt Fence should be securely fastened to each steel, support post or to woven wire which is in turn attached to the steel fence posts.
5. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
6. Silt Fence shall be removed when it has served its usefulness so as not to block or impede storm flow or drainage.
7. Sediment trapped by this practice shall be uniformly distributed on the source area prior to topsoiling.
8. The Erosion Control shown shall be Silt Fence. Additional Erosion Control provided by contractor may be Straw Bale Dike.

SILT FENCE
(Not to Scale)

EROSION CONTROL NOTES:

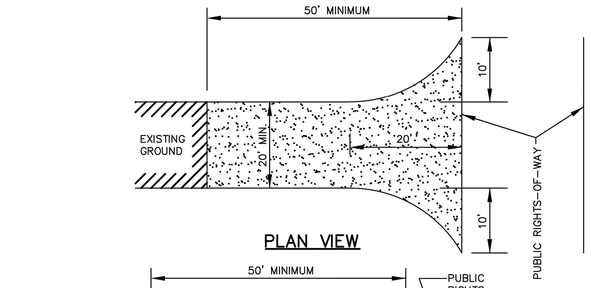
1. The contractor shall provide all materials, tools, equipment and labor as necessary to install and maintain adequate erosion control to prevent soil from leaving the project site. It shall be the contractor's responsibility to insure that the methods utilized comply with the requirements of the governmental agencies having jurisdiction over the work.

2. The contractor shall control the grading operation so that the site is well drained at all times and shall schedule the work to minimize the erosion of material by the use of staked straw bales and other acceptable methods to protect the abutting properties, streets, and all utilities.

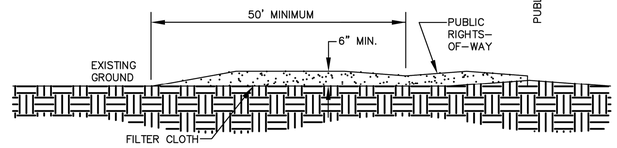
3. Erosion control devices shall remain in place for the duration of the project.

4. The contractor shall seed/mulch and or sod all areas disturbed during the construction activities.

SILT FENCE DETAIL




PLAN VIEW




PROFILE

CONSTRUCTION ENTRANCE NOTES:
1. STONE SIZE – USE 2" STONE OR RECLAIMED OR RECYCLED EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN (6) INCHES.
4. WIDTH – TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED AFTER EACH RAIN.

CONSTRUCTION ENTRANCE DETAIL EC1

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Revisions

GREEN MEADOW APRTMENTS
3800 GREEN MEADOW DRIVE,
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sheet
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EROSION DETAILS
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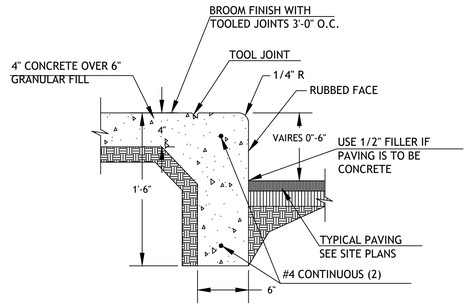
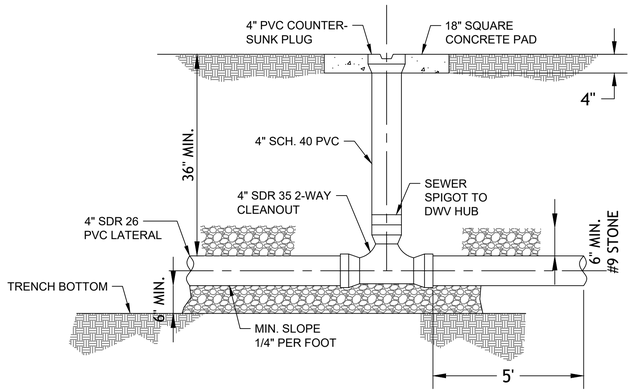
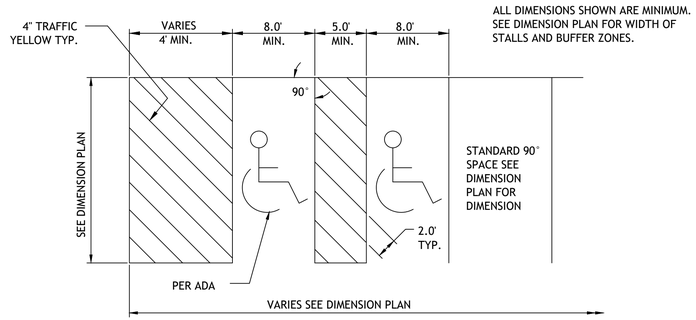
1 OCTOBER 2024




## CURB WALK/CURB (AT BUILDING) CW1

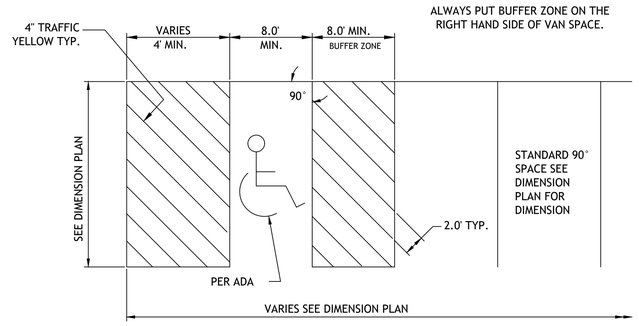



## TWO WAY CLEANOUT SS2



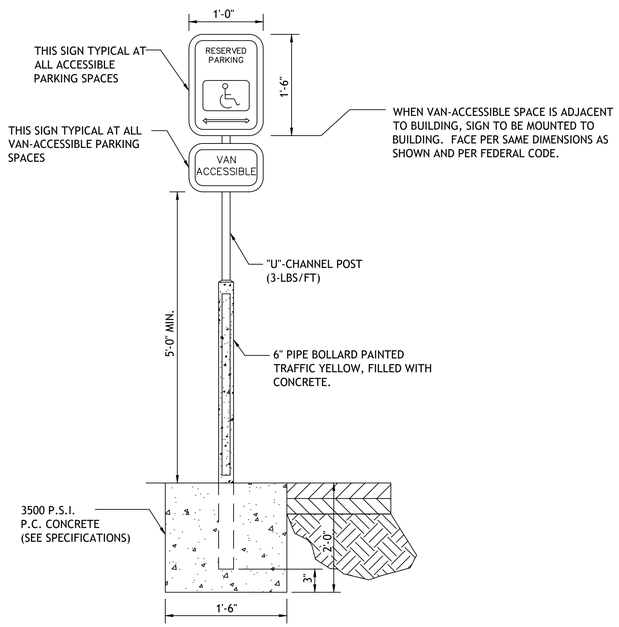

ALL DIMENSIONS SHOWN ARE MINIMUM.
SEE DIMENSION PLAN FOR WIDTH OF
STALLS AND BUFFER ZONES.

NOTE: PARKING SPACES AND ACCESS ISLES SHALL BE LEVEL
WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL
DIRECTIONS




ALWAYS PUT BUFFER ZONE ON THE
RIGHT HAND SIDE OF VAN SPACE.

## 90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING PK1




## ACCESSIBLE PARKING SIGN PK2

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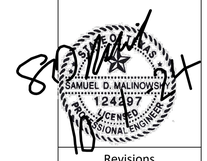
785.341.9747






Revisions

GREEN MEADOW APRTMENTS
3800 GREEN MEADOW DRIVE,
SAN ANGELO, TEXAS 76904

sheet
C-8
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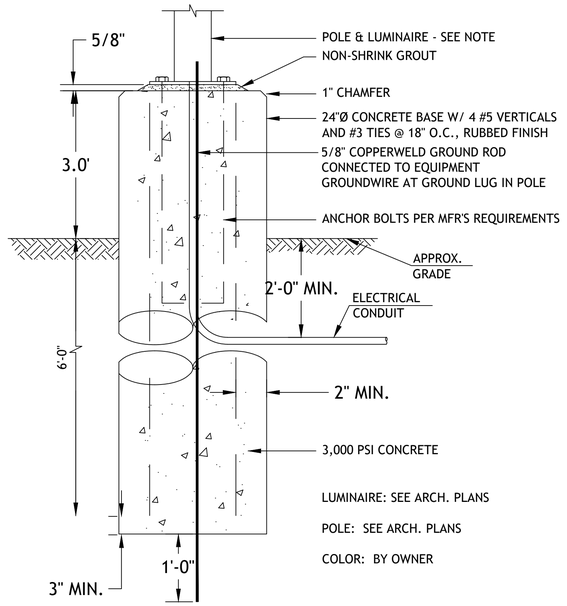
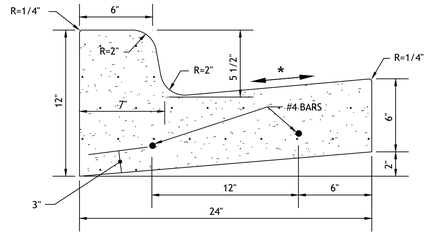
DETAILS
permit
1 OCTOBER 2024



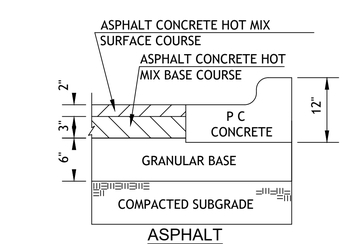

## LIGHT POLE BASE LP



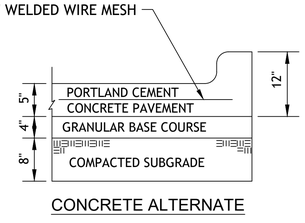

NOTE:
1. EXPANSION, CONTRACTION, OR CONSTRUCTION JOINTS ARE TO BE SAME AS NOTED ON TYPE "A" CURB AND GUTTER DETAIL.
2. REBAR IS NOT REQUIRED FOR CURB CONSTRUCTION ON A MINIMUM OF 3" ASPHALT.

## CG-1 CURB AND GUTTER

* ADJUST TILT OF GUTTER TO MAINTAIN POSITIVE FLOW

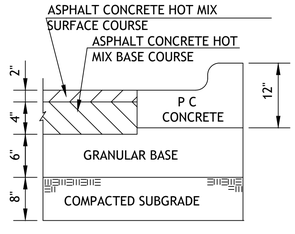


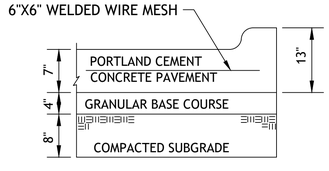

ASPHALT




CONCRETE ALTERNATE

## REGULAR DUTY PAVING PV1




## HEAVY DUTY ASPHALT PV2

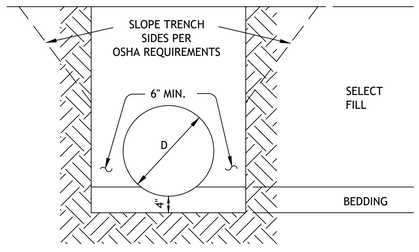
## HEAVY DUTY CONCRETE PV3

1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

   ASPHALT SURFACE COURSE - APWA TYPE 3-01
   ASPHALT BASE COURSE - APWA TYPE 1-01
   AGG BASE-MODOT TYPE 5

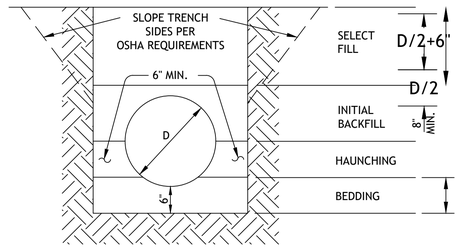
2. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 6% ENTRAINED AIR ±2% AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

3. HEAVY DUTY CONCRETE IS AN OPTIONAL PAVEMENT FOR DETAIL 041 HEAVY DUTY ASPHALT. WHEN PLANS SPECIFY DETAIL 042 NO ALTERNATES ARE ALLOWED.




RIGID PIPE: INCLUDES REINFORCED CONCRETE, DUCTILE IRON, & CAST IRON

1. BEDDING SHALL BE COMPACTED SAND AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
2. SELECT FILL SHALL BE NATIVE MATERIAL FREE OF LARGE ROCKS, DEBRIS, AND ORGANICS (3"+) AND SHALL BE PLACED IN 8" MAX. LOOSE LIFTS AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.




FLEXIBLE PIPE: INCLUDES CORRUGATED METAL PIPE. CORRUGATED POLYETHYLENE PIPE AND/OR POLYVINYL CHLORIDE PIPE.

1. BEDDING AND HAUNCHING MATERIAL SHALL BE COMPACTED SAND, UNLESS NOTED OTHERWISE ON PLANS AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
2. INITIAL BACKFILL MATERIAL SHALL BE GRANULAR MATERIAL OR SELECT MATERIAL (INCLUDING SAND) COMPACTED IN ACCORDANCE TO SPECIFICATIONS.
3. SELECT FILL PLACEMENT AND COMPACTION SAME AS FOR RIGID PIPE.

## TRENCH AND BEDDING DETAILS

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Revisions

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3800 GREEN MEADOW DRIVE,
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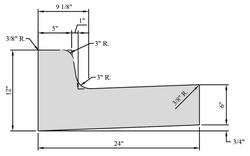
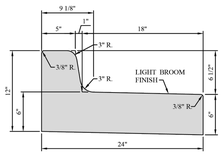
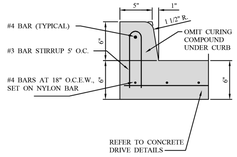



STANDARD CURB & GUTTER
NOT TO SCALE




SPILL CURB AND GUTTER
NOT TO SCALE

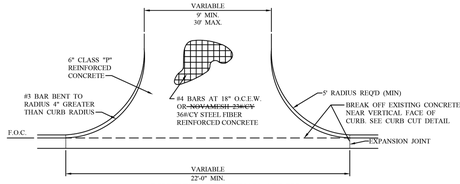



STANDARD MONOLITHIC CURB
ON CONCRETE DRIVEWAY
NOT TO SCALE

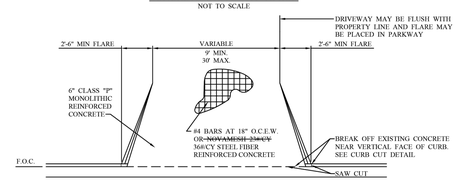
**NOTES:**

1. DIMENSIONS HEREIN SHOWN ARE MINIMUM REQUIRED. THE DESIGNER MAY ADJUST WIDTH ACCORDING TO THE NEED. CONCRETE FOR CURB AND GUTTER SHALL BE CLASS "A" CONCRETE EXCEPT FOR STANDARD MONOLITHIC CURB WHICH IS CLASS "P". THE USE OF MORTAR TOPPING IS OPTIONAL. IF NOT MACHINE LAID, A "MULE" FINISHING TOOL SHALL BE USED.
2. ALL TOOLED CONTRACTION JOINTS WILL BE ON 10' SPACING AT 1-1/2" MINIMUM DEPTHS. 1/2" EXPANSION JOINTS ON 50' SPACING OR AT BEGINNING OF RADII, OR AT INTERSECTIONS. LIGHT BROOM FINISH.
3. EXTRUDED CONCRETE MAY USE A MODIFIED GRADATION FOR MACHINE LAID CURB AND GUTTER AS APPROVED BY THE CITY ENGINEER.
4. IF MACHINE LAID, A MAXIMUM 1" FLARE AT THE BOTTOM IS PERMITTED.

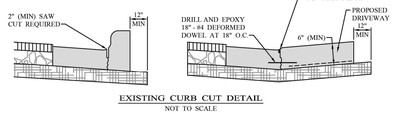
| CITY OF SAN ANGELO | |
|---|---|
| CONCRETE CURB & GUTTERS | |
| January 2008 | S-T-1 |




CONCRETE DRIVEWAY APRON
NOT TO SCALE




CONCRETE DRIVEWAY APPROACH
(ALTERNATE)
NOT TO SCALE




EXISTING CURB CUT DETAIL
NOT TO SCALE

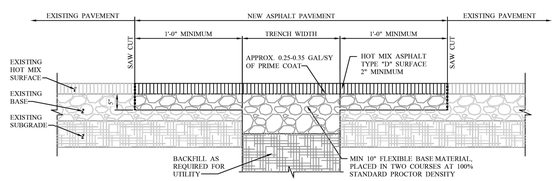
NOTES:

1. A ROUGH BROOM FINISH IS PREFERRED.
2. SLOPE OF DRIVEWAY SHALL NOT EXCEED 12:1 SLOPE.
3. WET SUBGRADE SHALL BE CORRECTED PRIOR TO PLACEMENT OF CONCRETE.
4. DRIVEWAY MAY BE FLUSH WITH THE PROPERTY LINE.

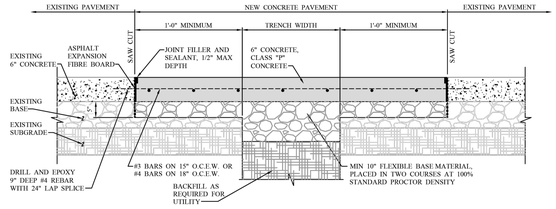
LAP SPLICE LENGTHS:

#3 - 21"
#4 - 24"

| CITY OF SAN ANGELO | |
|---|---|
| CONCRETE DRIVEWAY APPROACHES | |
| January 2008 - REV September 2017 | S-V-1 |



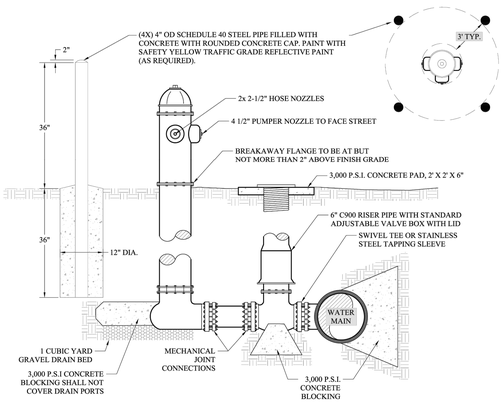

ASPHALT REPAIR ACROSS TRENCH AREA
NOT TO SCALE




CONCRETE REPAIR ACROSS TRENCH AREA
NOT TO SCALE

| CITY OF SAN ANGELO | |
|---|---|
| STREET UTILITY TRENCH REPAIRS FOR ASPHALT & CONCRETE STREETS | |
| January 2008 | S-V-1 |

## FIRE HYDRANT INSTALLATION
## WITH PIPE BOLLARD PROTECTION

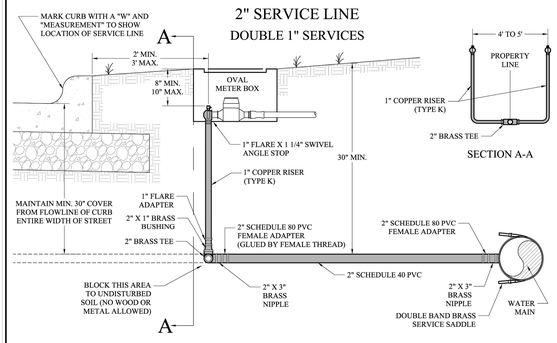



**NOTES**

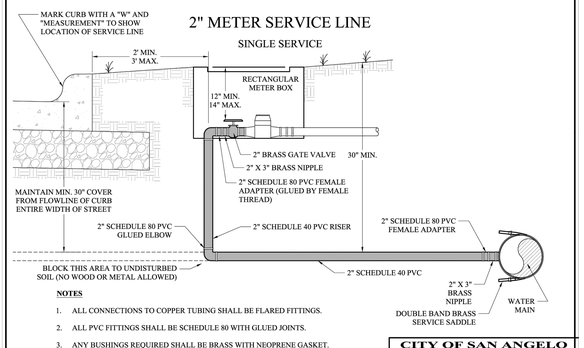
1. CONCRETE BLOCKING TO BE POURED TO UNDISTURBED SOIL.
2. PUMPER NOZZLE CAP TO BE NOT LESS THAN 18" NOR MORE THAN 36" BEHIND CURB.
3. WRAP ALL VALVES & FITTINGS WITH 3 MIL. POLYETHYLENE SHEET PLASTIC.
4. FIRE HYDRANT SHALL BE FACTORY PAINTED YELLOW.
5. ALL MECHANICAL JOINT CONNECTIONS SHALL BE MECHANICALLY RESTRAINED.
6. ALL PIPE SECTIONS SHALL BE A MINIMUM OF 10' IN LENGTH, UNLESS TOTAL LENGTH OF FIRE HYDRANT LEAD IS LESS THAN 10', OR UNLESS APPROVED OTHERWISE BY THE CITY.
7. BOLLARDS REQUIRED IN AREAS WHERE HYDRANT IS SUSCEPTIBLE TO VEHICULAR DAMAGE OR SPECIFIED ON THE PLANS.

| CITY OF SAN ANGELO | |
|---|---|
| FIRE HYDRANT INSTALLATION WITH PIPE BOLLARD PROTECTION | |
| JUNE 2016 | W-FIH-BOL |

## 2" SERVICE LINE
### DOUBLE 1" SERVICES




## 2" METER SERVICE LINE
### SINGLE SERVICE




**NOTES**

1. ALL CONNECTIONS TO COPPER TUBING SHALL BE FLARED FITTINGS.
2. ALL PVC FITTINGS SHALL BE SCHEDULE 80 WITH GLUED JOINTS.
3. ANY BUSHINGS REQUIRED SHALL BE BRASS WITH NEOPRENE GASKET.
4. ANGLE STOP SHALL BE LOCATED BETWEEN 2' AND 5' FROM BACK OF CURB.

| CITY OF SAN ANGELO | |
|---|---|
| 2" SERVICE LINES | |
| JUNE 2016 | W-SL-2 |

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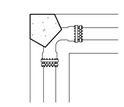
Revisions

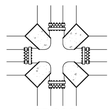
GREEN MEADOW APRTMENTS
3800 GREEN MEADOW DRIVE,
SAN ANGELO, TEXAS 76904

sheet
C-10
Civil
DETAILS
permit
1 OCTOBER 2024

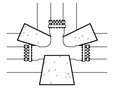
# THRUST BLOCKING



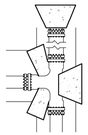
BEND



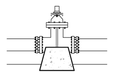
CROSS



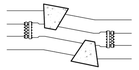
TEE



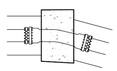
TEE WITH STUBOUT



VALVE



OFFSET



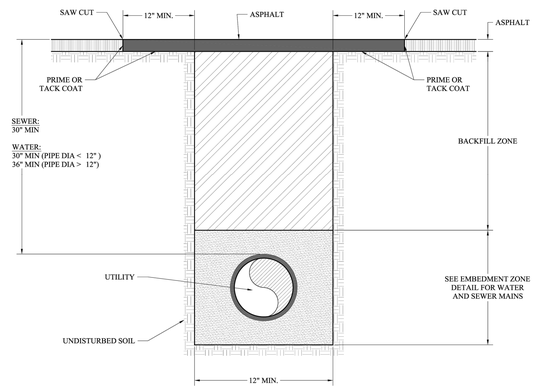
VERTICAL BEND

NOTES:

1. ALL MECHANICAL JOINT CONNECTIONS ON BENDS AND VALVES SHALL BE MECHANICALLY RESTRAINED AND CONCRETE BLOCKED AS SHOWN.
2. ALL CONCRETE SHALL BE 3,000 P.S.I.
3. ALL STUB OUT PIPE SECTIONS SHALL BE A MINIMUM OF 20' IN LENGTH UNLESS APPROVED OTHERWISE BY THE CITY
4. IF STUBOUT ENCOMPASSES MORE THAN ONE JOINT, BELL JOINT RESTRAINTS SHALL BE USED.
5. ALL DUCTILE IRON SHALL BE WRAPPED IN MINIMUM 3 MIL. POLY SHEETING

| CITY OF SAN ANGELO | |
|---|---|
| THRUST BLOCKING | |
| JUNE 2016 | W-TB-1 |

# UTILITY TRENCH SECTION
## ASPHALT PAVEMENT




**NOTES:**

| | |
|---|---|
| ASPHALT: | 2" LAYER<br>TYPE D, TxDOT HOT MIX OR<br>TYPE D, TxDOT HOT MIX - COLD LAID<br>(MUST HAVE PRIOR CITY APPROVAL) |
| PRIME COAT: | TXDOT MC-30 OR AE-P ASPHALT AT THE RATE OF 0.25 TO 0.35 GALLON PER SQUARE YARD OF SURFACE |
| TACK COAT: | SHALL MEET THE REQUIREMENTS OF TXDOT ITEM 300 "ASPHALTS, OILS, AND EMULSIONS". |
| BACKFILL ZONE: | FLEXIBLE BASE PER CITY OF SAN ANGELO SPECIFICATIONS<br>COMPACTED IN 6" HORIZONTAL LAYERS. MINIMUM DENSITY 95% MODIFIED PROCTOR. |
| COVER: | WATER OR SEWER MAINS AND SERVICES WITH LESS THAN 30" OF COVER AT ANY LOCATION SHALL REQUIRE C.O.S.A. APPROVAL PRIOR TO CONSTRUCTION. |

| CITY OF SAN ANGELO | |
|---|---|
| UTILITY TRENCH SECTION<br>ASPHALT PAVEMENT | |
| JUNE 2016 | W-UTR-ASP |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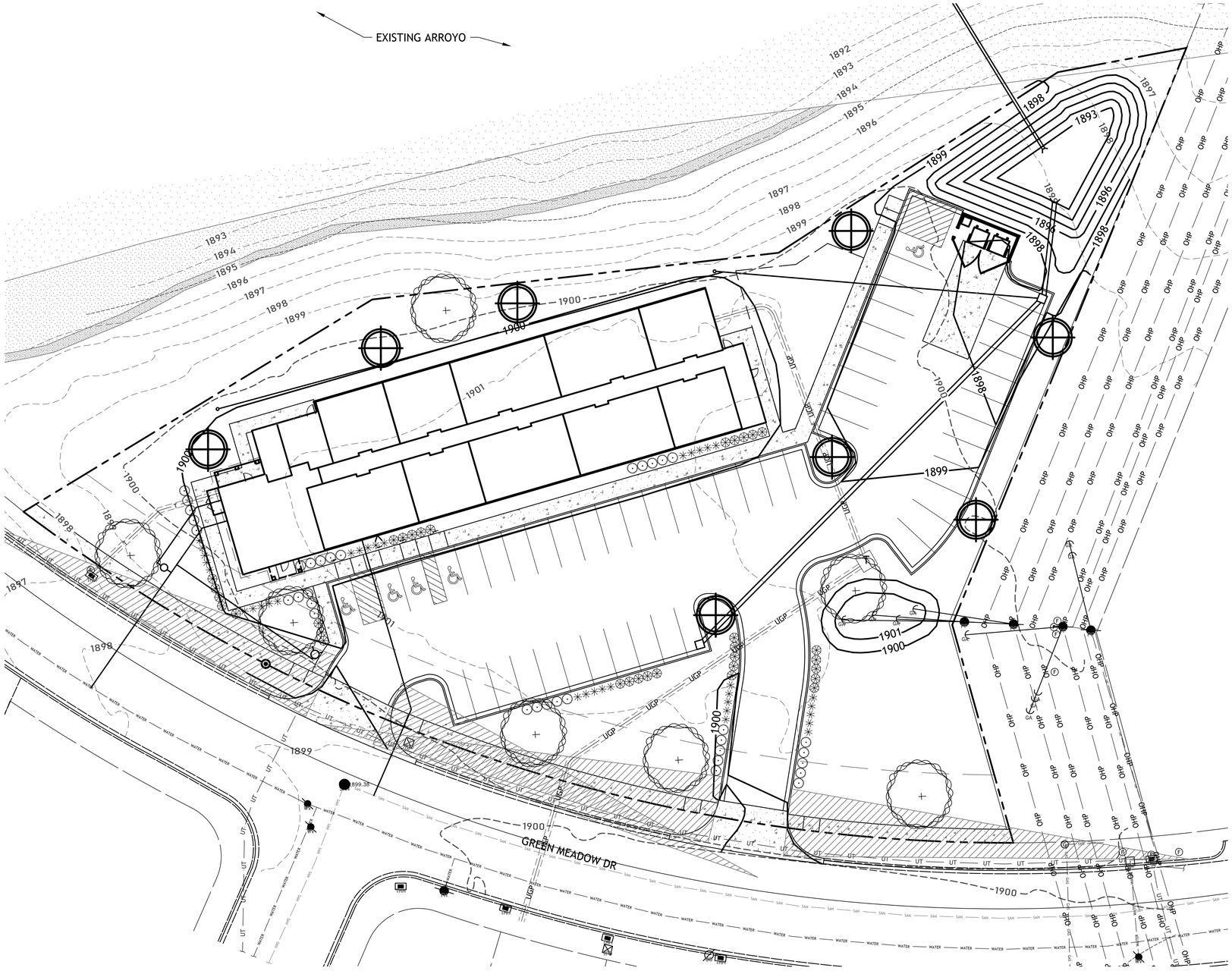
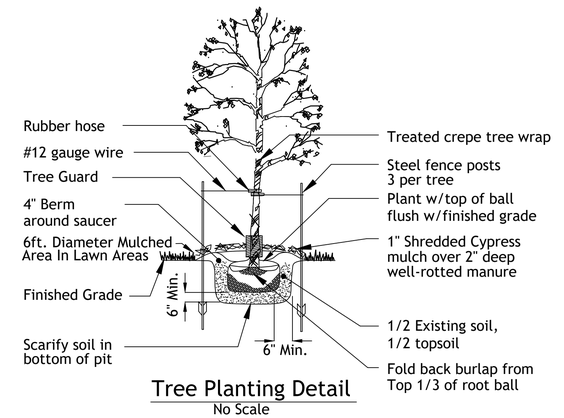
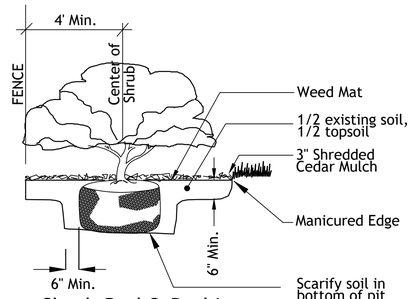



Tree Planting Detail
No Scale



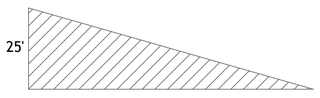

Shrub Bed & Parking
Setback Detail
No Scale

## Shrub List

| Symbol | Quantity | Common Name | Botanical Name | Size | Condition | Spacing |
|---|---|---|---|---|---|---|
| ⊙ — | 35 | Seagreen Juniper | Juniperus Chinensis 'Seagreen' | 18"-24"sp. | Cont. | 4'o.c. |
| ⊛ — | 33 | Dwarf Winged Euonymus | Euonymus Alatus 'Compactus' | 18"-24"sp. | Cont. | 4'o.c. |
| ✳ — | 35 | Morning Light Maiden Grass | Miscanthos Sinensis 'Morning Light' | 3 gal. | Cont. | 4'o.c. |

## Tree List

| Symbol | Quantity | Common Name | Botanical Name | Size | Condition | Spacing |
|---|---|---|---|---|---|---|
| + | 7 | October Glory Maple | Acer Rubrum 'October Glory' | 3" cal | BB | As Shown |
| ⊕ | 8 | Amur Maple | Acer Ginnala 'Flame' | 3" cal | BB | As Shown |




SIGHT TRIANGLE

LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the
job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

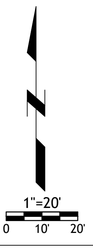
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

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## A. DESIGN CRITERIA

1. Design Codes:
   a. International Building Code: IBC 2021
   b. Minimum Design Loads for Buildings and Other Structures: ASCE 7-16
2. Design Loads:
   a. Dead Loads

| | |
|---|---|
| Floors | = 25 psf |
| Interior Partitions | = 10 psf |
| Exterior Walls (Stone Siding) | = 47 psf |
| Exterior Walls (Other Siding) | = 13 psf |
| Roof | = 20 psf plus mechanical equipment shown on roof plan |

   b. Live Loads (reducible per code UNO)

| | |
|---|---|
| Residential | = 40 psf |
| Corridors/Public Areas | = 100 psf |
| Mechanical/Storage | = 125 psf (non-reducible) |
| Typical Roof | = 20 psf |

   c. Roof Snow Load
      Ground Snow Load ($p_g$) = 5 psf
   d. Wind Load

| | |
|---|---|
| Basic Design Wind Speed, V | = 105 mph (3 sec. Gust) |
| ASD Wind Speed, $V_{asd}$ | = 81.3 mph |
| Risk Category | = II |
| Wind Exposure | = B |
| Internal pressure Coefficient ($GC_{pi}$) | = ±0.18 |

Components and Cladding (psf):

| Zone | A=10ft² | A=50 ft² | A=100 ft² |
|---|---|---|---|
| 1 | +16/-26 | +16/-23 | +16/-21 |
| 2e | +16/-35 | +16/-29 | +16/-26 |
| 2r | +16/-46 | +16/-35 | +16/-31 |
| 3 | +16/-43 | +16/-34 | +16/-30 |
| 4 | +21/-23 | +19/-21 | +18/-20 |
| 5 | +21/-28 | +19/-24 | +18/-22 |

Notes:
1. A is the Effective Wind Area as defined in ASCE 7 Ch. 26.
2. Linear interpolation between tabulated values is permitted.
3. Elements with Tributary Area ($A_t$) > 700 ft² shall be permitted to be designed using provisions for MWFRS.

   e. Earthquake Load

| | |
|---|---|
| Risk Category | = II |
| Seismic Importance Factor ($I_e$) | = 1.0 |
| $S_S$ = 0.06g $S_1$ = 0.025g | |
| Soil Site Class: | D (per Geotechnical Report) |
| $S_{DS}$ = 0.064 $S_{D1}$ = 0.040 | |
| Seismic Design Category | A |
| Basic Seismic Force Resisting System(s) | |
| Light-Frame Walls With Shear Panels – all other materials (ASCE 7 Table 12.2-1 Line A.17) | |
| R = 2.0 $\Omega_0$ = 2.0 $C_d$ = 2.0 $C_s$ = 0.032 | |
| Design Base Shear, V= $C_s$ x W | = 40 kips |
| Analysis Procedure | = Equivalent Lateral Force Procedure (ASCE 7-16 Chapter 12.8) |

   f. Rain Load
      Rain Intensity (i) = 7.67 in/hr
3. Allowable Deflections:

| | Total Load | Live/Snow/Wind Load | Absolute Maximum |
|---|---|---|---|
| Floor Joists/Trusses | L/360 | L/480 | 1" |
| Roof Joists/Trusses | L/240 | L/360 | 1.5" |
| Wall Framing (flexible finish) | | L/240 | 0.75" |
| Wall Framing (brittle/brick finish) | | L/360 | 0.5" |

   Cantilever deflection limits are the more restrictive of 2 x the appropriate L/--- limit (e.g. 2L/360 = L/180) or absolute maximum value listed above, measured at the tip of the cantilever U.N.O.
4. Soil Properties:
   a. Soil properties are based on the project geotechnical report entitled Residence at Green Meadow Geotechnical Engineering Preliminary Report, prepared by Terracon on June 19,2024 (herein known as "Geotechnical Report").
   b. Allowable Soil Bearing Pressure = 2500 psf
   c. Minimum Embedment below Finished Grade = 24 inches

## B. STRUCTURAL ENGINEERING DESIGN NARRATIVE

1. McClure Engineering Company (McClure, MEC) is the Structural Engineer of Record (EOR) responsible for the documentation of structural design criteria, strength and stability of the primary vertical and lateral load-carrying systems in their completed form, and conformance of the structural design to the applicable building codes. These drawings produced by McClure convey the structural engineering design for the project, which includes the following components and systems:
   a. Foundations consisting of trench footings and isolated column footings.
   b. Slabs on grade.
   c. Residential tower framing above the slab on grade consisting of:
      i. Load-bearing wood wall and opening framing.
      ii. Gypcrete over wood T&G Sheathing over wood joists, floor and roof trusses.
      iii. Concrete stair and elevator shafts through the full height of the structure.
   d. Structural steel framing identified on the drawings.
   e. Masonry Elevator tower.
   f. The lateral force resisting system of the structure consisting of sheathed gypsum and wood shear walls and wood sheathed diaphragms.
2. The following items are Deferred Submittals. Framing intent and additional requirements for these structural components are provided within these drawings*:
   a. Structural steel connections – see general notes section "Structural Steel" | see S001 for applicable design criteria.
   b. Structural steel stair framing and connections – see general notes section "Structural Steel" | see S001 for applicable design criteria.
   c. Wood Floor & Roof Trusses* – see general notes section "Wood Framing and Fastening" | see S002 for applicable design criteria.
   d. Connections of Wood Trusses to the supporting structure*.
   e. All premanufactured canopy and awning framing including connections to the structure.

   * Reference section "D. Submittal Requirements." Coordinate requirements of these drawings with those of other design consultant drawings and the Project Specifications.
3. The following items are specifically excluded from McClure's design scope as represented on these drawings:
   a. Requirements for fire rating of assemblies or fire protection of structural members.
   b. Global stability of soil mass.
   c. Any exterior slabs, bollards, curbs, and any enclosures not shown on these drawings.
   d. Interior non-load-bearing wood wall or ceiling framing.
   e. Shoring design, formwork design, temporary bracing, and other means and methods items.

## Index of Sheets



## C. GENERAL NOTES

1. All construction shall conform to the Design Codes in Section "A. Design Criteria," including all applicable standards and documents referenced within those codes.
2. Plan and detail notes provided on specific sheets within these drawings supplement information in these General Notes. Always coordinate the requirements of these notes with what is shown within the drawings.
3. Unless noted specifically on a plan, all floor plans show framing for the floor indicated and vertical framing (walls, openings, posts, columns) above that floor. The roof plan shows roof framing only.
4. Contract Document Coordination:
   a. The drawings contained herein are intended to be utilized in conjunction with other design consultant's drawings (architectural, civil, mechanical, etc.). It is the responsibility of the Contractor to coordinate the requirements of the drawings into their shop drawings and construction.
   b. Refer to the architectural, mechanical, electrical, and civil drawings for location and size of block outs, inserts, openings, curbs, bases & pads, and dimensions not shown on these drawings.
   c. Refer to the architectural drawings for size and location of doors and window openings, exterior wall assemblies, and floor, wall, and roof finishes. Refer to the mechanical and electrical drawings for additional information including locations of mechanical units, generators, etc.
   d. Omissions or conflicts between various elements of the drawings, notes and details shall be brought to the attention of the structural engineer and resolved before proceeding with the work.
5. Use of Drawings in Construction:
   a. The Contractor shall verify all dimensions and conditions at the job site before commencing work and shall report any discrepancies to the engineer responsible for the design of that work.
   b. Do not use scaled dimensions; use written dimensions or, where no dimension is provided, consult the structural engineer for clarification before proceeding with the work.
      i. Where member locations are not specifically dimensioned, members are either located on columns lines or are equally spaced between located members.
   c. Details and keynotes shown shall be incorporated into the project at all appropriate locations, whether or not they are specifically referenced on the drawings.
   d. McClure may provide the contractor with electronic files for their convenience and use in the preparation of shop drawings. These electronic files are not construction documents; the contractor is not relieved of his/her duty to fully comply with the contract documents, including the need to confirm and coordinate all dimensions and details, take field measurements, verify field conditions, and coordinate the contractor's work with that of other contractors for the project.
6. Changes During Construction:
   a. Openings shall not be cut or otherwise made in any structural member unless that opening is specifically shown on these drawings. The Contractor shall seek approval in writing from the structural engineer for any design incorporating additional openings.
   b. Support details shown for Architectural, Mechanical, Electrical, and Plumbing equipment as well as elevators is based upon available information from the manufacturer (if any). The Contractor shall coordinate requirements of actual equipment supplied with details and shall provide any additional framing required.
   c. The Contractor has the responsibility to notify the structural engineer of any architectural, mechanical, electrical, or plumbing load imposed on the structure that is not documented on the Contract Documents or differs from what is originally shown. Provide documentation of location, load, size, and anchorage of all undocumented loads in excess of 250 lbs.
7. Construction Sequence and Methods:
   a. These drawings and the related Specifications represent the finished structure and, except where specifically shown, do not indicate the method or means of construction. Loads on the structure during construction shall not exceed the design loads indicated in Section "A. Design Criteria" as a maximum. The Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, procedures, techniques, and sequence.
   a. The Contractor is responsible for compliance with all applicable job-related safety standards proceeding from governing organizations (e.g. OSHA).
   b. It is the responsibility of the Contractor to ensure the stability of the structural elements during construction as a result of means and sequence by providing shoring, bracing, etc. as required.
      i. Stability considerations should include all applicable temporary construction and environmental loads per ASCE 37 which may include wind and seismic forces.
      ii. Temporary bracing shall remain in place until positive connection is made between the braced element and the floor/roof diaphragm or foundation above and below, and those diaphragms in turn are structurally complete and connected to the vertical elements of the lateral force resisting system. This is a means and methods item.
      iii. The Contractor may at their discretion employ a Specialty Structural Engineer, licensed in the state where the project is located, for the design of any temporary bracing, lifting, rigging, and shoring. Any sealed drawings, calculations, reports, etc. prepared for construction stability shall be submitted to the structural engineer for review.
   c. The Contractor shall consider the effects of thermal movements due to hot or cold weather construction and the potential for extreme temperature variations before the structure is complete.
   d. The Contractor is responsible for the protection and repair of any adjacent existing structures, surfaces, and areas which may be damaged as a result of the work.

## D. SUBMITTAL REQUIREMENTS

1. Submittal Procedures:
   a. The Contractor shall provide all submittals in PDF format unless otherwise requested or indicated in the Project Specifications.
   b. All submittals must be reviewed by the Contractor prior to McClure's review. The Contractor is responsible for reviewing each submittal for basic coordination with these drawings and to verify that all the required components of the submittal are incorporated. The submittal must bear the electronic review stamp of the Contractor before McClure will proceed with the review.
   c. Incomplete submittals or submittals not meeting the requirements of this section will not be reviewed. McClure will notify the contractor that the submittal is incomplete or unacceptable and that resubmission is required.
      i. Submittals requiring engineering calculations for all or a portion of the work are considered incomplete without the sealed calculations and will not be reviewed.
      ii. Shop Drawings shall be original drawings. Submissions incorporating any portion or reproduction of the contract documents will not be reviewed.
      iii. Deferred Submittals not meeting the seal requirements of section D.2.b are considered incomplete and will not be reviewed.
      iv. Resubmittals with comments from a previous review left unaddressed or without any response will not be reviewed.
   d. Allow two weeks for review of all submittals unless an agreement for expedited review is made in writing by McClure.
   e. McClure's submittal review scope of work includes a single submittal review and one review of the revised submittal if required (two reviews total of the same submittal). Time required for more than two reviews of a submittal is considered an additional service and will be billed hourly. McClure reserves the right to withhold review of a submittal surpassing this allowance until proper billing to the responsible party can be established.
   f. Submittals must be returned to the Contractor by McCure bearing a stamp marked "Reviewed No Exception Taken" or "Reviewed With Comments/Exceptions" prior to proceeding with the work. Submittals marked "Reject/Resubmit" must be revised according to the comments provided prior to commencing with the respective scope of work.
2. Deferred Submittals:
   a. See Section "B. Engineering Design Narrative" for the list of items considered Deferred Submittals.
   b. Deferred Submittals shall bear the seal of a professional engineer licensed in the state where the project is located. If the project requires a licensed Structural Engineer (S.E.) as the Engineer of Record according to state laws, the same qualification level applies to the engineer sealing the Deferred Submittals.
   c. Deferred Submittal items shall not be installed until the Deferred Submittal documents have been approved by the Building Official.
3. Submittal List:
   a. Submittals (product data, test records, shop drawings, and/or calculations) are required for the following:

| Submittal Name | Items Required: | | | | |
|---|---|---|---|---|---|
| | Product Data | Shop Drawings | Test Records | Engineering Drawings | Engineering Calculations |
| 1. Concrete Mix Designs | X | | X | | |
| 2. Concrete Break Reports | | | X | | |
| 3. Concrete Reinforcing Layout | | X | | | |
| 4. Concrete Anchor Bolts & Embedded Plates | X | X | | | |
| 5. Concrete & CMU Anchors (Post-Installed) | X | | | | |
| 6. Post-Installed Anchor Substitutions | X | | | | X |
| 7. Post-Installed Connection Geometry Alteration (if used) | X | | | X | X |
| 8. Masonry Wall Materials | X | | X | | |
| 9. Masonry Reinforcing | | X | | | |
| 10. Structural Steel Framing | X | X | | | |
| 11. Structural Steel Framing Connections | | X | | | X |
| 12. Metal Canopies & Awnings | X | X | | | X |
| 13. Wood Framing Materials | X | | | | |
| 14. Wood Floor & Roof Trusses incl. Reactions | | | | X | |
| 15. Wood Truss Connections to Supporting Structure | | | | X | X |
| 16. Specialty Wood Fasteners | X | | | | |
| 17. All Cladding Systems & Attachments as Identified in the Architectural Drawings (if used) | X | | | X | X |

   b. "Product Data" may indicate mill certifications, material data sheets, Evaluation Service Reports (ESRs), etc. See requirements of each material section of the general notes for further information.
   c. Where "Engineering Drawings" and/or "Engineering Calculations" are indicated, the submittal must comply with the requirements of item "2. Deferred Submittals" above.
4. Submittals For Record:
   a. The following items impact the structural design and therefore must be submitted to the engineer; however, they do not require review. They will be returned stamped as "Received For Record".
      i. Elevator Shop Drawings with Loads to Structure
      ii. Mechanical Equipment Shop Drawings with Weight
      iii. Brick & Stone Veneer with Weight

## E. CONCRETE

1. Reinforced concrete shall have the following minimum 28 day compressive strengths:
   a. Slab on grade, unless noted otherwise 4000 psi normal weight
   b. Foundations 5000 psi normal weight
2. All concrete exposed to weather shall have 6% (+- 1%) air entrainment.
3. Submit mix designs for all concrete mixes prior to placement. All submittals shall include the following:
   a. Batch quantities including admixture dosage rates.
   b. Strength test results for trial mixes.
   c. Aggregate source(s) and gradation(s).
   d. Product data for cement, fly ash and other cementitious materials.
   e. Product data for all admixtures.
4. Provide protection for reinforcing bars as follows:
   a. Concrete cast against and permanently exposed to earth 3"
   b. Concrete exposed to earth and weather (formed)
      i. #5 and smaller 1-1/2"
      ii. #6 and larger 2"
   c. Concrete not exposed to weather and not in contact with ground:
      i. Slabs and walls 3/4"
      ii. Beams and columns 1-1/2"
5. Interface of all slab and beam construction joints shall be roughened with 1/4" amplitude. Surface of construction joints shall be clean and free of laitance. Immediately before new concrete is placed, construction joints shall be wetted and standing water removed.
6. Construction joints in walls shall be keyed and placed at locations approved by the Architect and Structural Engineer.
7. Provide control joints in all retaining walls at 15 ft to 20 ft intervals.
8. Provide PVC waterstops in all below grade construction joints and at other locations as shown.
9. Provide compressible filler and sealant in all slab-on-grade and wall and column interfaces that are not doweled together.
10. All column pockets shall be filled with concrete after column is erected.
11. Sleeves and openings in slabs not shown on structural drawings or outside the parameters of typical sleeve details are not permitted, unless approved by the Structural Engineer.
12. Conduit and pipes embedded in slabs, walls, or grade beams shall be no larger in outside dimension than 1/3 the overall member thickness and shall be placed no closer than 3 diameters or widths on center.
13. Provide concrete housekeeping pads under all mechanical, plumbing, fire protection, and electrical equipment per plans. Pads shall extend beyond equipment a nominal 6" on all sides. Apply a bonding agent to existing concrete slab prior to pouring of housekeeping pad. Provide reinforcing per details.
14. At floor drains, locally slope floor towards drain. See architectural and plumbing drawings for drain locations.
15. Foundation walls shall be temporarily braced until positive attachment is made to floor framing per details. This is a means and methods item.

Slab on Grade

1. Slab shall be constructed as shown on plans.
2. Slab-on-grade shall be founded on 6" deep ¾" clean aggregate base.
3. The upper 12" of subgrade extending 5' beyond the footprint of the building shall consist of low volume change material such as rollstone or wastelime. Granular fill shall be compacted to a minimum of 95% of the ASTM D698 maximum dry Standard Proctor density. The 6" aggregate base shall be included in the 12" depth required for the low volume change layer.
4. Provide joints at 30 x slab thickness (+-) in both directions and located to conform to bay spacing wherever possible (at column centerlines, half bays, third bays, etc.). Submit control joint layout to Architect for any exposed concrete surface.
5. Saw cut control joints shall be done late enough to prevent raveling of the cut edges and early enough to prevent cracking of the slab ahead of the saw blade.
6. Concrete slab to be cured according to ACI Standards. Concrete slab cure to be compatible with any sealer, grout, or adhesive that may be used on the floor later.
7. At floor drains, locally slope floor towards drain. See architectural and plumbing drawings for drain locations.

Subsurface Requirements

1. Foundation design is based on geotechnical report by Terracon, dated June 19, 2024.
2. A geotechnical representative shall be retained on site for all construction activity to verify that all proper requirements have been met to meet the design requirements outlined in the geotechnical report. Representative shall be Terracon or someone familiar with all documents of the geotechnical investigation provided for the project.
3. The Contractor shall provide dewatering of excavations from surface water and ground water. Do not place concrete if water is present at base of excavation.
4. Geotechnical Testing Agency Requirements
   a) If the geotechnical representative on site takes exception to anything in the Geotechnical Report and requires additional field investigation to clarify those expectations, the cost of such investigation shall be included in the additional fee for field quality control and testing and identified as such. All other exceptions, the cost of such investigation shall be included in the additional fee for field quality control and testing and identified as such. All other exceptions shall be documented and approved by the geotechnical engineer.
   b) The geotechnical representative must have read all documents pertaining to the geotechnical report for the project and understood and accepted the criteria contained in the report.
5. The geotechnical representative must understand and be able to make decisions affecting the work for field observations and conditions described in the report during construction. The representative must be capable of advising the owner or contractor for procedures regarding, but not limited to: sub-grade preparation, dewatering activities, and other construction considerations.

## F. REINFORCING FOR CONCRETE

1. General
   a. All reinforcing steel to be ASTM A615, Grade 60, deformed bars, unless noted otherwise.
      i. Any reinforcing to be welded shall be ASTM A706 and welded with E80 electrodes.
      ii. Alternatively, ASTM A615 reinforcing may be welded with E90 electrodes and proper preheat according to AWS D1.4.
      iii. E70 electrodes are not permitted for welding rebar.
   b. Welded wire fabric shall be plain wire conforming to ASTM A1064. Welded wire fabric shall be in flat sheets.
   c. All reinforcing bars to be detailed and placed in accordance with the ACI "Manual of Standard Practice for Detailing Reinforced Concrete Structures" specifications.
   d. All reinforcing, including dowels, shall be securely tied and cast with the lower member. Placing reinforcing after concrete has been placed will not be permitted.
   e. Field bending of reinforcing partially embedded in concrete will not be allowed unless specifically noted on the drawings or approved by the Structural Engineer.
   f. All reinforcing bars shall be contact lap spliced or doweled as follows, unless noted otherwise:

Tension Development and Splice Lengths for $f'_c$ = 5,000psi

| Bar Size | Development: Top Bar | Development: Other Bar | Class "B" Splice: Top Bar | Class "B" Splice: Other Bar | Standard 90 deg. Hook: Embed | Standard 90 deg. Hook: Leg Length | Standard 90 deg. Hook: Bend Dia. |
|---|---|---|---|---|---|---|---|
| #3 | 17 | 13 | 22 | 17 | 6 | 6 | 2-1/4 |
| #4 | 22 | 17 | 29 | 22 | 6 | 8 | 3 |
| #5 | 28 | 22 | 36 | 28 | 8 | 10 | 3-3/4 |
| #6 | 33 | 26 | 43 | 33 | 9 | 12 | 4-1/2 |
| #7 | 49 | 37 | 63 | 49 | 11 | 14 | 5-1/4 |
| #8 | 55 | 43 | 72 | 55 | 12 | 16 | 6 |
| #9 | 63 | 48 | 81 | 63 | 14 | 19 | 9-1/2 |

1. Straight development and Class "B" splice lengths shown in above tables are based on uncoated bars assuming center-to-center bar spacing ≥ 3"$d_b$ without ties or stirrups or ≥ 2"$d_b$ with ties or stirrups, and bar clear cover ≥ 1.0"$d_b$ Normal weight concrete as well as no transverse reinforcing are both assumed.
2. Standard 90 deg. hook embedment lengths are based on bar side cover ≥ 2.5" and bar end cover ≥ 2" without ties around hook.
1. For special seismic considerations, refer to ACI 318 Code Chapter 21.
3. All tension splices shall be Class "B" splices unless noted otherwise on plans.

Tension Development and Splice Lengths for $f'_c$ = 4,000psi

| Bar Size | Development: Top Bar | Development: Other Bar | Class "B" Splice: Top Bar | Class "B" Splice: Other Bar | Standard 90 deg. Hook: Embed | Standard 90 deg. Hook: Leg Length | Standard 90 deg. Hook: Bend Dia. |
|---|---|---|---|---|---|---|---|
| #3 | 19 | 15 | 24 | 19 | 6 | 6 | 2-1/4 |
| #4 | 25 | 19 | 32 | 25 | 7 | 8 | 3 |
| #5 | 31 | 24 | 40 | 31 | 9 | 10 | 3-3/4 |
| #6 | 37 | 29 | 48 | 37 | 10 | 12 | 4-1/2 |
| #7 | 54 | 42 | 70 | 54 | 12 | 14 | 5-1/4 |
| #8 | 62 | 48 | 80 | 62 | 14 | 16 | 6 |
| #9 | 70 | 54 | 91 | 70 | 15 | 19 | 9-1/2 |

2. Straight development and Class "B" splice lengths shown in above tables are based on uncoated bars assuming center-to-center bar spacing ≥ 3"$d_b$ without ties or stirrups or ≥ 2"$d_b$ with ties or stirrups, and bar clear cover ≥ 1.0"$d_b$ Normal weight concrete as well as no transverse reinforcing are both assumed.
3. Standard 90 deg. hook embedment lengths are based on bar side cover ≥ 2.5" and bar end cover ≥ 2" without ties around hook.
4. For special seismic considerations, refer to ACI 318 Code Chapter 21.
5. All tension splices shall be Class "B" splices unless noted otherwise on plans.

   g. All welded wire fabric shall be lapped 12" or 48 wire diameters, whichever is greater.
   h. Provide (2) #5 x 6'-0" diagonals at all corners of openings and re-entrant corners, unless noted otherwise.
   i. Dowels between foundation and walls shall be installed and shall be the same grade, size, and spacing as the vertical wall reinforcing, unless noted otherwise.
   j. Provide corner bars to match longitudinal reinforcing in all footings. Provide (2) corner bars at tee intersections.
   k. Provide 250 pounds of miscellaneous straight bar reinforcing (#4 & #5) to be used in field for special conditions. Labor for placing same to be included.
2. Slabs and Slabs-on-Grade
   a. All slabs on grade to be reinforced with 6x6 – W2.9xW2.9 welded wire fabric, unless noted otherwise.
3. Walls
   a. Provide corner bars in the outside face and at wall intersections to match horizontal wall bars. Use (3) #5 vertical construction rods at corners.
   b. Minimum reinforcing shall be as follows for each wall thickness, unless noted otherwise:
      6" wall – #4@16 one
      8" wall – #4@12 one
      10" wall – #4@18 Ea.
      12" wall – #5@18 Ea.
   c. Provide #5 at 12" o.c. each way unless noted otherwise.


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TEXAS CERTIFICATE OF AUTHORITY
NO. F-17363
EXPIRES: NOVEMBER 30, 2024

FOR REVIEW ONLY
NOT FOR CONSTRUCTION


JESSE BARNES, PE
NO. 134573
MARCH 31, 2025


I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF TEXAS.

| No. | Description | Date |
|---|---|---|
| | | |

PROJECT NUMBER 2024001921
SET ISSUE DATE 50% - 09/27/2024
ENGINEER IWC
DRAWN BY JDM
CHECKED BY MDH

JGR
GREEN MEADOW
GREEN MEADOW & SOUTHWEST BLVD.
GENERAL NOTES

Autodesk Docs://2024001921 - JGR - GREEN MEADOW SAN ANGELO/2024001921 - JGR - GREEN MEADOW SAN ANGELO_R23.rvt

DRAWING NO.
S001

## STATEMENT OF SPECIAL INSPECTIONS

Project Name: The Residence at Green Meadow  Address: Green Meadow Dr, San Angelo, TX 76904

1. This Statement of Special Inspections is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Special Inspector to be retained for conducting these inspections and tests. This Statement of Special Inspections encompasses the following disciplines:

o Architectural  x Structural
o Mechanical/Electrical/Plumbing  o Other:

2. The Special Inspector shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

3. Interim reports shall be submitted to the Building Official and the Registered Design Professional in Responsible Charge.

4. A Final Report of Special Inspections documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

5. Job site safety and means and methods of construction are solely the responsibility of the Contractor. This Statement of Special Inspections includes the following building systems:

x Fabricators  x Soils
x Cast-In-Place Foundations Elements  o Driven Deep Foundation Elements
o Helical Pile Foundations  o Cast-In-Place Deep Foundation Elements
x Concrete Construction  x Masonry Construction - Level 2
o Masonry Construction - Level 3  o Structural Steel Construction
o Cold-Formed Steel Construction  o Metal Building Systems
o Spray Fire-Resistant Materials  x Wood Construction
o Exterior Insulation and Finish System (EIFS)  o Mastic and Intumescent Fire-Resistant Coatings
o Smoke Control  o Fire-Resistant Penetrations and Joints
x Seismic Resistance  x Wind Resistance

6. The following components are wind-resisting components or part of the main wind-force resisting system and are subject to special inspections in accordance with the Special Inspection Schedule - Wind Resistance:

Wood framed shear walls with wood sheathing and sheathing of other materials, wood sheathed floor and roof diaphragms.

7. The following components are designated seismic systems or part of the seismic-force resisting system that are subject to special inspections in accordance with the Special Inspection Schedule - Seismic Resistance:

Wood framed shear walls with wood sheathing and sheathing of other materials, wood sheathed floor and roof diaphragms.

**Special Inspection Schedule: Fabricators**

| Verification And Inspection Task | Applicable To This Project? | Frequency: Continuous | Frequency: Periodic |
|---|---|---|---|
| 1. Verify fabrication and implementation procedures: | | | |
| a. Steel Construction | - | - | X |
| b. Concrete Construction (including rebar fabrication) | X | - | X |
| c. Masonry Construction | X | - | X |
| d. Wood Construction | X | - | X |
| e. Cold Formed Metal Construction | - | - | X |
| f. Other Construction | - | - | X |

**Special Inspection Schedule: Soils**

| Verification And Inspection Task | Applicable To This Project? | Frequency: Continuous | Frequency: Periodic |
|---|---|---|---|
| 1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity. | X | - | X |
| 2. Verify excavations are extended to proper depth and have reached proper material. | X | - | X |
| 3. Perform classification and testing of compacted fill materials. | X | - | X |
| 4. Verify use of proper materials, densities and lift thickness during placement and compaction of compacted fill. | X | X | - |
| 5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly. | X | - | X |

**Special Inspection Schedule: Cast-In-Place Foundation Elements**

| Verification And Inspection Task | Applicable To This Project? | Frequency: Continuous | Frequency: Periodic |
|---|---|---|---|
| 1. Special Inspections and verifications for concrete foundation construction in accordance with the Special Inspection Schedule: Cast-In-Place Concrete for the following foundation elements: | | | |
| a. Isolated spread concrete footings. | X | - | X |
| b. Continuous concrete footings supporting walls. | X | - | X |
| c. Concrete foundation walls. | X | X | - |

**Special Inspection Schedule: Concrete Construction**

| Verification And Inspection Task | Applicable To This Project? | Frequency: Continuous | Frequency: Periodic |
|---|---|---|---|
| 1. Inspect reinforcing steel, including prestressing tendons and placement. | X | - | X |
| 2. Inspection of welding, reinforcing steel: | | | |
| a. Verification of weldability of reinforcing steel other than ASTM A706. | X | - | X |
| b. Reinforcing steel resisting flexural and axial forces in intermediate and special moment frames and boundary elements of special structural walls of concrete and shear reinforcement. | - | X | - |
| c. Shear reinforcement. | - | X | - |
| d. Other reinforcing steel. | - | - | X |
| 3. Inspect anchors cast in concrete where allowable loads have been increased or where strength design is used. | X | - | X |
| 4. Inspect anchors post-installed in hardened concrete members. | X | - | X |
| 5. Verify use of required design mix. | X | - | X |
| 6. At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests and record the temperature of the concrete. | X | X | - |
| 7. Inspect concrete and shotcrete placement for proper application techniques. | X | X | - |
| 8. Inspect for maintenance of specified curing temperature and techniques. | X | - | X |
| 9. Inspection of Prestressed Concrete: | | | |
| a. Observe application of prestressing forces. | - | X | - |
| b. Observe grouting of bonded prestressing tendons in the seismic force resisting system. | - | X | - |
| 10. Inspect erection of precast concrete members. | - | - | X |
| 11. Verify in-situ concrete strength prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs. | - | - | X |
| 12. Inspect formwork for shape, location, and dimensions of the concrete member being formed. | X | - | X |

**Special Inspection Schedule: Masonry Construction - Level 2**

| Verification And Inspection Task | Applicable To This Project? | Frequency: Continuous | Frequency: Periodic |
|---|---|---|---|
| 1. Compliance with required inspection provisions of the Construction Documents and the approved submittals shall be verified. | X | - | X |
| 2. Verify f'm and f'aac prior to construction except where specifically exempted by the building code. | X | - | X |
| 3. Verify slump flow and VSI as delivered to the site for self-consolidating grout. | X | X | - |
| 4. As masonry construction begins, the following shall be verified to ensure compliance: | | | |
| a. Proportions of site-prepared mortar. | X | - | X |
| b. Construction of mortar joints. | X | - | X |
| c. Location of reinforcement, connectors, prestressing tendons, and anchorages. | X | - | X |
| d. Prestressing technique. | - | - | X |
| e. Grade and size of prestressing tendons and anchorages. | - | - | X |
| 5. During construction, the inspection program shall verify: | | | |
| a. Size and location of structural elements. | X | - | X |
| b. Type, size, and location of anchors, including other details of anchorage of masonry to structural members, frames, or other construction. | X | - | X |
| c. Specified size, grade, and type of reinforcement, anchor bolts, prestressing tendons, and anchorages. | X | - | X |
| d. Welding of reinforcing bars. | - | X | - |
| e. Preparation, construction, and protection of masonry during cold weather (temperature < 40°f) or hot weather (temperature > 90°f). | X | - | X |
| f. Application and measurement of prestressing force. | - | X | - |
| 6. Prior to grouting, the following shall be verified to ensure compliance: | | | |
| a. Grout space is clean. | X | - | X |
| b. Placement of reinforcement, connectors, prestressing tendons, and anchorages. | X | - | X |
| c. Proportions of site-prepared grout and prestressing grout for bonded tendons. | - | - | X |
| d. Construction of mortar joints. | X | - | X |
| 7. Grout placement shall be verified to ensure compliance with Building Code and Construction Document provisions. | | | |
| a. Grouting of prestressing bonded tendons. | - | X | - |
| 8. Preparation of any required grout specimens, mortar specimens, and/or prisms shall be observed. | - | - | X |

**Special Inspection Schedule: Wood Construction**

| Verification And Inspection Task | Applicable To This Project? | Frequency: Continuous | Frequency: Periodic |
|---|---|---|---|
| 1. Inspection of high-load diaphragms: | | | |
| a. Verify wood structural panel sheathing is of the grade and thickness shown on the Construction Documents. | X | - | X |
| b. Verify nominal size of framing members at adjoining panel edges agrees with the Construction Documents. | X | - | X |
| c. Verify fastener diameter and length, number of fastener lines, the spacing of the fasteners, and the edge margins agree with the Construction Documents. | X | - | X |
| 2. Inspection of metal-plate-connected wood trusses spanning 60 feet or greater: | | | |
| a. Verify temporary installation restraint/bracing are installed in accordance with approved truss submittal package. | X | - | X |
| b. Verify permanent individual truss member restraint/bracing are installed in accordance with approved truss submittal package. | X | - | X |

**Special Inspection Schedule: Wind Resistance**

| Verification And Inspection Task | Applicable To This Project? | Frequency: Continuous | Frequency: Periodic |
|---|---|---|---|
| 1. Roof cladding and roof framing connections. | X | - | - |
| 2. Wall connections to roof and floor diaphragms and framing. | X | - | X |
| 3. Roof and floor diaphragm systems including collectors, drag struts, and boundary elements. | X | - | X |
| 4. Vertical wind force resisting systems including braced frames, moment frames, and shear walls. | X | - | X |
| 5. Wind force resisting system connections to the foundation. | X | - | X |
| 6. Fabrication and installation of systems or components required to meet impact-resistant requirements. | - | - | X |
| 7. Inspection of structural wood: | | | |
| a. Inspect field gluing operations of elements of the main wind force resisting system. | - | X | - |
| b. Inspect nailing, bolting, anchoring, and other fastening of components within the main wind force resisting system including wood shear walls, wood diaphragms, drag struts, braces, and hold downs. | X | - | X |
| 8. Inspection of cold-formed steel light frame construction: | | | |
| a. Inspection of welding operations of elements of the main wind force resisting system. | - | - | - |
| b. Inspection of screw attachment, bolting, anchoring, and other fastening of other components within the main wind force resisting system including shear walls, braces, diaphragms, collectors (drag struts), and hold downs. | | - | - |
| 9. Wind resistant systems and components: | | | |
| a. Roof cladding | X | - | - |
| b. Wall cladding | X | - | - |

**Special Inspection Schedule: Seismic Resistance**

| Verification And Inspection Task | Applicable To This Project? | Frequency: Continuous | Frequency: Periodic |
|---|---|---|---|
| 1. Inspection of pier foundations: | | | |
| a. Inspect placement of reinforcement. | - | - | X |
| b. Inspect placement of concrete. | - | - | X |
| 2. Inspection of concrete reinforcement: | | | |
| a. Verify certified mill test reports comply with ACI 318 Chapter 21 requirements. | X | - | X |
| b. Where reinforcing complying with ASTM A615 is to be welded, chemical tests shall be performed to determine weldability. | X | - | X |
| 3. Inspection of structural steel. | | | |
| a. Inspections shall be in accordance with the quality assurance plan requirements of AISC 341. | - | - | X |
| 4. Inspection of cold-formed steel framing: | | | |
| a. Inspect welding operations of elements of the seismic force resisting system. | - | - | X |
| b. Inspect screw attachment, bolting, anchoring, and other fastening of components within the seismic force resisting system including shear walls, braces, diaphragms, collectors (drag struts), and hold downs. | | - | X |
| 5. Inspection of structural wood: | | | |
| a. Inspect field gluing operations of elements of the seismic force resisting system. | - | X | |
| b. Inspect nailing, bolting, anchoring, and other fastening of components within the seismic force resisting system including wood shear walls, wood diaphragms, drag struts, braces, shear panels, and hold downs. | X | - | X |
| 6. Inspection of storage racks: | | | |
| a. Inspect anchorage of storage racks 8 feet or greater in height. | - | - | X |
| 7. Inspection of architectural components: | | | |
| a. Inspect erection and fastening of exterior cladding. | X | - | X |
| b. Inspect erection and fastening of interior and exterior nonbearing walls. | X | - | X |
| c. Inspect erection and fastening of interior and exterior veneer. | X | - | X |
| d. Inspect anchorage of access floors. | - | - | X |
| 9. Inspection of designated seismic systems: | | | |
| a. Verify label, anchorage, or mounting conforms to the certificate of compliance. | - | - | X |
| 10. Inspection of seismic isolation systems: | | | |
| a. Inspect the fabrication and installation of isolator units and energy dissipation devices that are part of the seismic isolation system. | - | - | X |


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TEXAS CERTIFICATE OF AUTHORITY
NO. F-17363
EXPIRES: NOVEMBER 30, 2024

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

JESSE BARNES, PE
NO. 134573
MARCH 31, 2025

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF TEXAS.

| No. | Description | Date |
|---|---|---|
| | | |

PROJECT NUMBER: 2024001921
SET ISSUE DATE: 50% - 09/27/2024
ENGINEER: IWC
DRAWN BY: JDM
CHECKED BY: MDH

JGR
GREEN MEADOW
GREEN MEADOW & SOUTHWEST BLVD.
SPECIAL INSPECTIONS

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DRAWING NO.
S003

| FOUNDATION SCHEDULE | | |
|---|---|---|
| Mark | Size | Reinforcing |
| F1 | 2'-6"x2'-6"x1'-0" | (3) #4 BARS Top & Bottom (Each Way) |
| F2 | 3'-0"x3'-0"x1'-0" | (3) #4 BARS Top & Bottom (Each Way) |

Notes:
1. All footings must be centered on walls and columns U.N.O.

| WOOD BEAM SCHEDULE | | | |
|---|---|---|---|
| Mark | Max. Span (ft-in) | Beam Size | Hanger |
| B1 | 7'-6" | (2) 2x10 | Simpson HUC210-2 |
| B2 | 7'-6" | (2) 2x8 | Simpson LUS26-2 |
| B3 | 8'-0" | (3) 2x12 | Simpson HCUQ210-3-SDS |

Notes:
1. All exterior beams are to be pressure treated.
2. All LVL shall be stress class 2.0E-2500F
3. Hangers to be installed with typical fasteners per manufacturer product data

| WOOD COLUMN SCHEDULE | | | |
|---|---|---|---|
| Mark | Level 1 | Level 2 | Level 3 |
| C1 | (3) 2x6 | (3) 2x6 | --- |
| C2 | (3) 2x4 | (3) 2x4 | --- |

Notes:
1. All exterior columns are to be pressure treated

| JOIST & HANGER SCHEDULE | | |
|---|---|---|
| Mark | Joist Size | Hanger |
| J1 | 2x10 | Simpson LUS28 |

Notes:
1. Hangers to be installed with typical fasteners per manufacturer product data
2. All exterior members are to be pressure treated

| WOOD WALL SCHEDULE | | | | |
|---|---|---|---|---|
| Wood Wall Location | Wall Stud Size, number of plys, and spacing | | | Sheathing & Fastening U.N.O. (See Note 5) |
| | Level 1 | Level 2 | Level 3 | |
| Exterior Walls | (1) 2x6 @ 24" o.c. | (1) 2x6 @ 24" o.c. | (1) 2x6 @ 24" o.c. | 15/32" Structural wood sheathing fastened w/ 10d nails. 6" o.c. edge fastening, 12" o.c. field fastening |
| Corridor Walls & Interior Typ. Walls | (1) 2x6 @ 16" o.c. | (1) 2x6 @ 16" o.c. | (1) 2x6 @ 16" o.c. | 5/8" Gypsum wallboard fastened w/ 1 5/8" Type W screws. 7" o.c. edge fastening, 7" o.c. field fastening - Both Sides |
| Unit Separation Walls | (1) 2x4 @ 16" o.c. | (1) 2x4 @ 16" o.c. | (1) 2x4 @ 16" o.c. | 5/8" Gypsum wallboard fastened w/ 1 5/8" Type W screws. 7" o.c. edge fastening, 7" o.c. field fastening - Both Sides |

Notes:
1. Wall stud spacing is to be per schedule unless noted otherwise.
2. Bottom sill plates at foundation to be fastened w/ 3/8"Ø x 6" Hilti Kwik HUS-EZ Bolts @ 48" o.c. U.N.O.
3. Bottom sill plate connections shall have a 3"x3" steel plate washer at each anchor bolt on shear walls only.
4. Sill and top plates at all other levels to be fastened w/ (2) 16d nails @ 16" o.c. U.N.O.
5. Shear walls shall be sheathed & fastened per shear wall schedule
6. Non-load bearing walls not shown, refer to architectural drawings.
7. All top plates are to be continuous. Splice per 4/S500
8. U.N.O. bottom sill plates shall be (1) 2x member matching wall thickness, and top plates shall be (2) 2x members.

| FLOOR AND ROOF SCHEDULE | | | | |
|---|---|---|---|---|
| Type | Membrane/Sheathing | Fastening | Concrete/Topping | Reinforcing |
| Slab on Grade | 12mil Vapor Retarder | Taped Edges | 4" NW Concrete U.N.O. | See General Notes |
| Interior Floors | 3/4" Plywood | 10d @ 6/12 | 3/4" Gypcrete Topping | --- |
| Roof | 15/32" Plywood | 10d @ 6/12 UNO | --- | --- |

Notes:
1. Vapor barrier to be placed over compacted fill per general notes.
2. Plywood sheathing to be fastened per detail 2/S500
3. Floor/Roof diaphragm are unblocked unless noted otherwise on plan.
4. Plywood to be Structural Grade 1 Material
5. See architectural drawings for full floor and roof assemblies including nonstructural elements.

| TYPICAL WALL HEADER SCHEDULE (STACKED OPENINGS) | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Opening Mark | Max. Span (ft-in) | Header | | | | Kings & Jacks | | | | | | Sills* |
| | | | | | | Level 1 | | Level 2 | | Level 3 | | |
| | | Level 1 | Level 2 | Level 3 | Header Plates* (All Levels) | Kings | Jacks | Kings | Jacks | Kings | Jacks | All Levels (if applicable) |
| H1 | 7'-0" | (3) LVL 1-3/4 x 11-7/8 | (3) LVL 1-3/4 x 11-7/8 | (3) 2x8 | (1) 2x6 T&B | (2) 2x6 | (1) 2x6 | (1) 2x6 | (1) 2x6 | (1) 2x6 | (1) 2x6 | (1) 2x6 |
| H2 | 3'-8" | (3) 2x8 | (3) 2x8 | (3) 2x8 | (1) 2x6 T&B | (1) 2x6 | (1) 2x6 | (1) 2x6 | (1) 2x6 | (1) 2x6 | (1) 2x6 | (1) 2x6 |
| H3 | 6'-8" | (3) 2x12 | --- | --- | (1) 2x6 T&B | (1) 2x6 | (1) 2x6 | --- | --- | --- | --- | (1) 2x6 |
| HH1 | 5'-0" | (3) 2x12 | --- | --- | (1) 2x6 T&B | (1) 2x6 | (1) 2x6 | --- | --- | --- | --- | (1) 2x6 |

H = An opening which requires a header
HH = An opening which requires a header & which does not stack with openings above

Notes:
1. See S500 for typical opening framing.
2. All openings should stack according to the plans.
3. Coordinate all dimensions and elevations with architectural drawings.
4. Cripple studs should match the adjacent wall framing.
5. * Header top and bottom plates and sills should match the wall stud depths.
6. All LVL shall be stress class 2.0E-2500F

| WOOD SHEAR WALL SCHEDULE | | | | | | |
|---|---|---|---|---|---|---|
| Mark | Level | Sheathing/ Fastener Layout | Post | Hold-Down | Min. Sill/Top Plate | Base Connection |
| SW1 | Level 3 | (1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked | (2) 2X6 | LSTA9 w/ (8) 0.148"x2-1/2" nails | 2X6 | (2) 16d nails @ 24" o.c. |
| | Level 2 | (1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked | (2) 2X6 | LSTA9 w/ (8) 0.148"x2-1/2" nails | 2X6 | (2) 16d nails @ 16" o.c. |
| | Level 1 | (1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked | (2) 2X6 | DTT1Z w/ (6) SD #9x1-1/2" & 3/8"Ø Anchor Rod | 2X6 | (1) HILTI KH-EZ 3/8"Øx 6" @ 32" o.c. |
| SW2 | Level 3 | (1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked | (2) 2X6 | LSTA12 w/ (10) 0.148"x2-1/2" nails | 2X6 | (2) 16d nails @ 24" o.c. |
| | Level 2 | (1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked | (2) 2X6 | LSTA15 w/ (12) 0.148"x2-1/2" nails | 2X6 | (2) 16d nails @ 16" o.c. |
| | Level 1 | (1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening | (2) 2X6 | HTT4 w/ (18) 0.162Øx2-1/2" & 5/8"Ø Anchor Rod | 2X6 | (1) HILTI KH-EZ 3/8"Øx 6" @ 24" o.c. |
| SW3 | Level 3 | (2) Sided, Gypsum Wallboard - 5/8" Thick, 6d Nail, 7" Edge Fastening, 16"O.C. | (2) 2X6 | LSTA18 w/ (14) 0.148"x2-1/2" nails | 2X6 | (2) 16d nails @ 16" o.c. |
| | Level 2 | (2) Sided, Gypsum Wallboard - 5/8" Thick, 6d Nail, 7" Edge Fastening, 16"O.C. | (2) 2X6 | MSTA 49 w/ (26) 0.148X2-1/2" nails | 2X6 | (2) 16d nails @ 12" o.c. |
| | Level 1 | (2) Sided, Gypsum Wallboard - 5/8" Thick, 6d Nail, 4" Edge Fastening, 16"O.C. | (2) 2X6 | HTT4 w/ (18) 0.162Øx2-1/2" & 5/8"Ø Anchor Rod | 2X6 | (1) HILTI KH-EZ 3/8"Øx 6" @ 16" o.c. |
| SW4 | Level 3 | (1) Sided, Gypsum Wallboard - 5/8" Thick, 6d Nail, 7" Edge Fastening, 16"O.C. | (2) 2X6 | LSTA9 w/ (8) 0.148"x2-1/2" nails | 2X6 | (2) 16d nails @ 16" o.c. |
| | Level 2 | (1) Sided, Gypsum Wallboard - 5/8" Thick, 6d Nail, 7" Edge Fastening, 16"O.C. | (2) 2X6 | LSTA9 w/ (8) 0.148"x2-1/2" nails | 2X6 | (2) 16d nails @ 16" o.c. |
| | Level 1 | (1) Sided, Gypsum Wallboard - 5/8" Thick, 6d Nail, 7" Edge Fastening, 16"O.C. | (2) 2X6 | DTT1Z w/ (6) SD #9x1-1/2" & 3/8"Ø Anchor Rod | 2X6 | (1) HILTI KH-EZ 3/8"Øx 6" @ 48" o.c. |
| SW5 | Level 3 | (2) Sided, Gypsum Wallboard - 5/8" Thick, 6d Nail, 7" Edge Fastening, 16"O.C. | (3) 2X4 | LSTA18 w/ (14) 0.148"x2-1/2" nails | 2X4 | (2) 16d nails @ 24" o.c. |
| | Level 2 | (2) Sided, Gypsum Wallboard - 5/8" Thick, 6d Nail, 7" Edge Fastening, 16"O.C. | (3) 2X4 | MSTA 49 w/ (26) 0.148X2-1/2" nails | 2X4 | (2) 16d nails @ 16" o.c. |
| | Level 1 | (2) Sided, Gypsum Wallboard - 5/8" Thick, 6d Nail, 4" Edge Fastening, 16"O.C. | (3) 2X4 | HTT4 w/ (18) 0.162Øx2-1/2" & 5/8"Ø Anchor Rod | 2X4 | (1) HILTI KH-EZ 3/8"Øx 6" @ 24" o.c. |
| SW6 | Level 3 | --- | --- | --- | --- | --- |
| | Level 2 | --- | --- | --- | --- | --- |
| | Level 1 | (1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked | (2) 2X6 | HTT4 w/ (18) 0.162Øx2-1/2" & 5/8"Ø Anchor Rod | 2X6 | (1) HILTI KH-EZ 3/8"Øx 6" @ 32" o.c. |

Notes:
1. See S530 for typical shear wall framing
2. All threaded rods shall be F1554 GR105
3. Floor to floor strap ties at top of wall shall match that of the floor above.
4. All hold downs and strap ties are Simpson Strong-Tie brand, U.N.O.
5. Bottom sill plate connections shall have a 3"x3"x1/4" steel plate washer at each anchor bolt on shear walls only.
6. All drag trusses shall be connected to shear walls per detail 4/S530.
7. Provide floor to floor strapping on the same side as the OSB sheathing.
8. Field fastening for all sheathing to be 12" O.C. U.N.O
9. All shear walls to be blocked at all panel joints unless noted "Unblocked."

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TEXAS CERTIFICATE OF AUTHORITY
NO. F-17383
EXPIRES: NOVEMBER 30, 2024

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NOT FOR CONSTRUCTION

JESSE BARNES, PE
NO. 134573
MARCH 31, 2025

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF TEXAS.

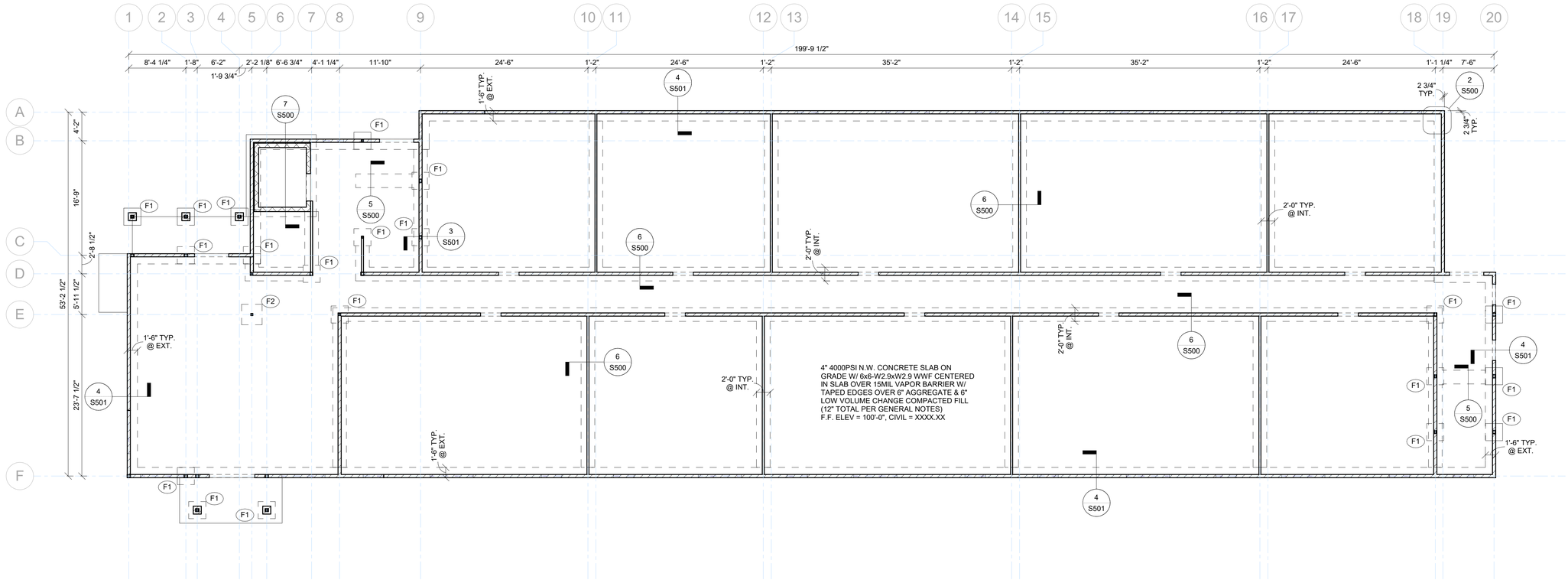
| No. | Description | Date |
|---|---|---|
| | | |

PROJECT NUMBER 2024001921
SET ISSUE DATE 50% - 09/27/2024
ENGINEER IWC
DRAWN BY JDM
CHECKED BY MDH

JGR
GREEN MEADOW
GREEN MEADOW & SOUTHWEST BLVD.
SCHEDULES

Autodesk Docs://2024001921 - JGR - GREEN MEADOW SAN ANGELO/2024001921 - JGR - GREEN MEADOW SAN ANGELO_R23.rvt

DRAWING NO.
S005




1 S100 01 FOUNDATION
1/8" = 1'-0"

**FRAMING PLAN LEGEND:**

| | |
|---|---|
| (H?#) | HEADER/OPENING PER OPENING SCHEDULE |
| (SW?) | SHEAR WALL TYPE, SHEAR WALL INDICATED BY |
| (F?) | INDICATES FOOTING TYPE |
| C# | INDICATES COLUMN TYPE |
| B# | INDICATES BEAM TYPE |
| P* | JAMB FROM OPENING ABOVE |
| E.O.S. | INDICATES EDGE OF CONCRETE SLAB |

**FOUNDATION PLAN NOTES:**

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS)
   - T.O. SLAB-ON-GRADE: 100'-0"
2. PROVIDE CONTROL JOINTS IN SLAB ON GRADE PER DETAIL 4/S500 AND PER GENERAL NOTES.
3. COORDINATE PLUMBING FIXTURES AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
4. ALL EXTERIOR AND INTERIOR LOAD BARING WALLS ARE PER WALL SCHEDULE ON SHEET S005. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS.
5. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
6. SEE SHEET S500 & S501 FOR DETAILS.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|---|---|---|

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| ENGINEER | DRAWN BY | CHECKED BY |
|---|---|---|
| IWC | JDM | MDH |

JGR
GREEN MEADOW
GREEN MEADOW & SOUTHWEST BLVD.
FOUNDATION PLAN

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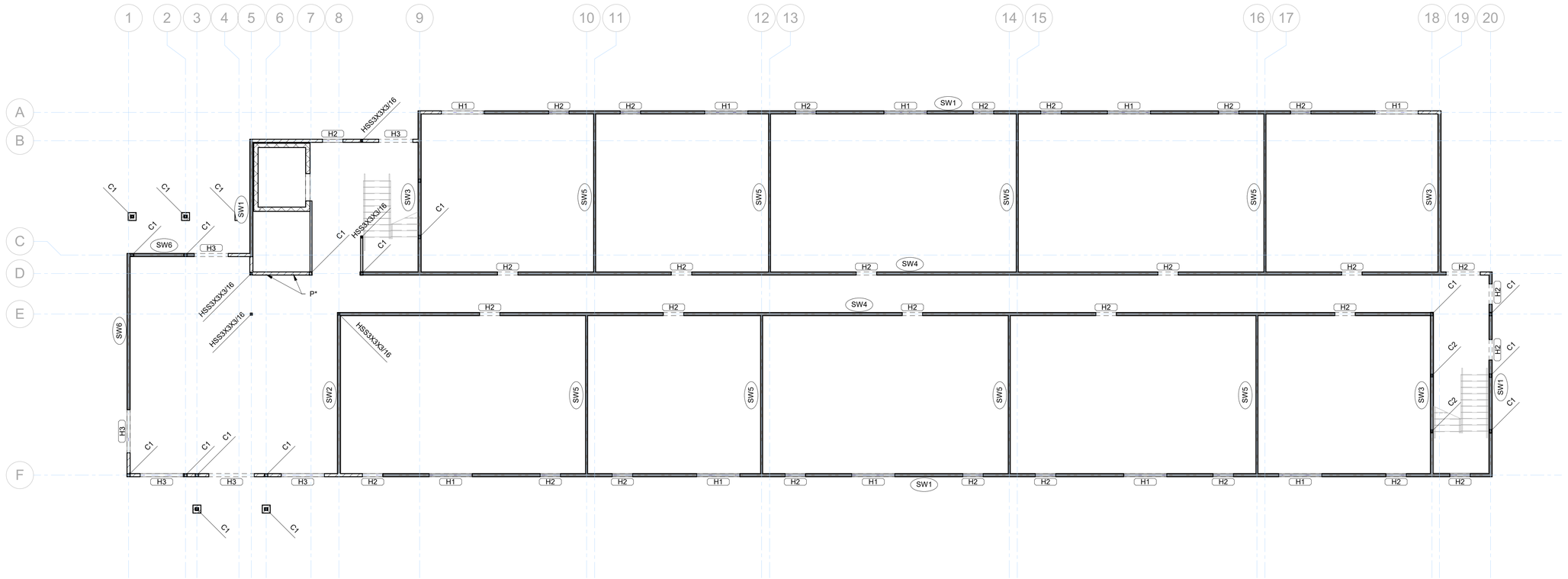
DRAWING NO.
S100




1 / S101 EVEL 1 FRAMING PLAN
1/8" = 1'-0"

**FRAMING PLAN LEGEND:**

| | |
|---|---|
| (H?#) | HEADER/OPENING PER OPENING SCHEDULE |
| (SW?) | SHEAR WALL TYPE, SHEAR WALL INDICATED BY |
| (F?) | INDICATES FOOTING TYPE |
| C# | INDICATES COLUMN TYPE |
| B# | INDICATES BEAM TYPE |
| P* | JAMB FROM OPENING ABOVE |
| E.O.S. | INDICATES EDGE OF CONCRETE SLAB |

**PLAN NOTES:**

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS)
   - T.O. SLAB-ON-GRADE: 100'-0"
   - LEVEL 2 F.F. : 110'-5 7/8"
   - LEVEL 3 F.F. : 120'-11 3/4"
   - TRUSS BRG: 130'-0 7/8"
2. FLOOR SHEATHING: 3/4" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
3. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
4. COORDINATE PLUMBING FIXTURES, SHAFTS, AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
5. ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE PER WALL SCHEDULE ON SHEET S005. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS.
6. FLOOR PLAN SHOWS FRAMING FOR THE FLOOR INDICATED & VERTICAL FRAMING (WALLS, HEADERS, POSTS, COLUMNS) SUPPORTING THAT FLOOR.
7. SEE ARCHITECTURAL DRAWINGS FOR ALL RAILING DETAILS. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
8. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
9. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
10. WOOD FLOOR TRUSSES TO BE DESIGNED BY MANUFACTURER AND ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
11. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL FLOOR OPENINGS & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING.
12. REFER TO ARCHITECTURAL PLANS FOR STAIR DIMENSIONS AND REQUIREMENTS. REFER TO STRUCTURAL GENERAL NOTES FOR STAIR DESIGN CRITERIA.
13. COLUMN FRAMING MAY BE USED IN LIEU OF SHEAR WALL END POST FRAMING AT END OF SHEAR WALLS.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NO. 134573
MARCH 31, 2025

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| No. | Description | Date |
|---|---|---|

PROJECT NUMBER 2024001921
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ENGINEER IWC
DRAWN BY JDM
CHECKED BY MDH

JGR
GREEN MEADOW
GREEN MEADOW & SOUTHWEST BLVD.
LEVEL 1 FRAMING PLAN

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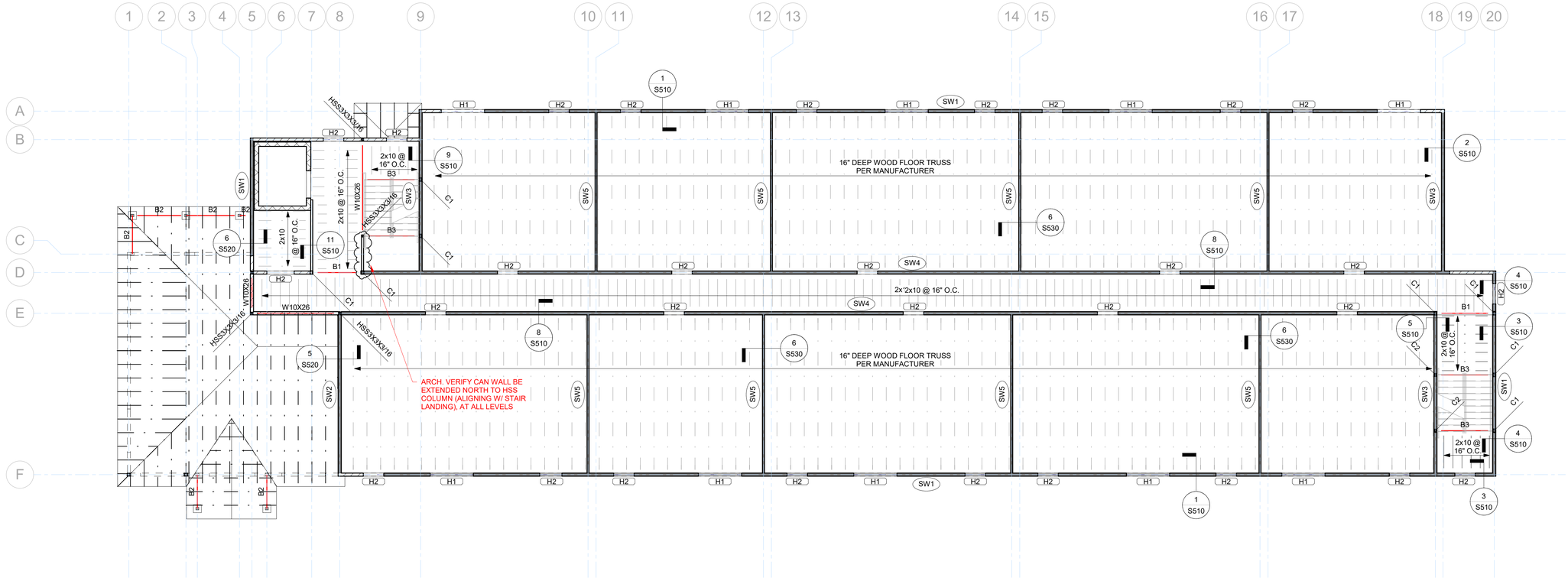
DRAWING NO.
S101




1 S102 LEVEL 2 FRAMING PLAN
1/8" = 1'-0"

**FRAMING PLAN LEGEND:**

| | |
|---|---|
| (H?#) | HEADER/OPENING PER OPENING SCHEDULE |
| (SW?) | SHEAR WALL TYPE, SHEAR WALL INDICATED BY |
| (F?) | INDICATES FOOTING TYPE |
| C# | INDICATES COLUMN TYPE |
| B# | INDICATES BEAM TYPE |
| P* | JAMB FROM OPENING ABOVE |
| E.O.S. | INDICATES EDGE OF CONCRETE SLAB |

**PLAN NOTES:**

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS)
   - T.O. SLAB-ON-GRADE: 100'-0"
   - LEVEL 2 F.F. : 110'-5 7/8"
   - LEVEL 3 F.F. : 120'-11 3/4"
   - TRUSS BRG: 130'-0 7/8"
2. FLOOR SHEATHING: 3/4" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
3. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
4. COORDINATE PLUMBING FIXTURES, SHAFTS, AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
5. ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE PER WALL SCHEDULE ON SHEET S005. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS.
6. FLOOR PLAN SHOWS FRAMING FOR THE FLOOR INDICATED & VERTICAL FRAMING (WALLS, HEADERS, POSTS, COLUMNS) SUPPORTING THAT FLOOR.
7. SEE ARCHITECTURAL DRAWINGS FOR ALL RAILING DETAILS. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
8. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
9. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
10. WOOD FLOOR TRUSSES TO BE DESIGNED BY MANUFACTURER AND ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
11. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL FLOOR OPENINGS & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING.
12. REFER TO ARCHITECTURAL PLANS FOR STAIR DIMENSIONS AND REQUIREMENTS. REFER TO STRUCTURAL GENERAL NOTES FOR STAIR DESIGN CRITERIA.
13. COLUMN FRAMING MAY BE USED IN LIEU OF SHEAR WALL END POST FRAMING AT END OF SHEAR WALLS.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NO. 134573
MARCH 31, 2025

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| No. | Description | Date |
|---|---|---|
| | NEEDS ATTENTION | XX/XX/XX |

PROJECT NUMBER 2024001921
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ENGINEER IWC
DRAWN BY JDM
CHECKED BY MDH

JGR
GREEN MEADOW
GREEN MEADOW & SOUTHWEST BLVD.
LEVEL 2 FRAMING PLAN

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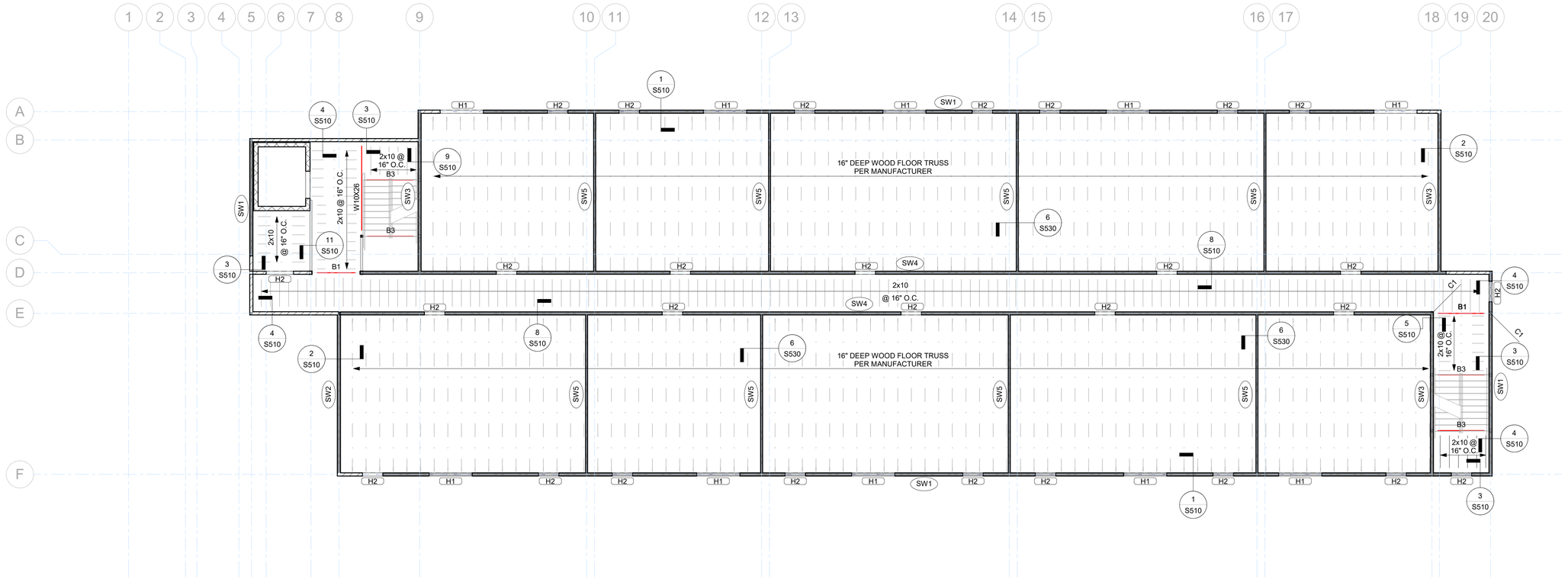
DRAWING NO.
S102




1 S103 LEVEL 3 FRAMING PLAN
1/8" = 1'-0"

**FRAMING PLAN LEGEND:**

| | |
|---|---|
| (H?#) | HEADER/OPENING PER OPENING SCHEDULE |
| (SW?) | SHEAR WALL TYPE, SHEAR WALL INDICATED BY |
| (F?) | INDICATES FOOTING TYPE |
| C# | INDICATES COLUMN TYPE |
| B# | INDICATES BEAM TYPE |
| P* | JAMB FROM OPENING ABOVE |
| E.O.S. | INDICATES EDGE OF CONCRETE SLAB |

**PLAN NOTES:**

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS)
   - T.O. SLAB-ON-GRADE: 100'-0"
   - LEVEL 2 F.F. : 110'-5 7/8"
   - LEVEL 3 F.F. : 120'-11 3/4"
   - TRUSS BRG: 130'-0 7/8"
2. FLOOR SHEATHING: 3/4" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
3. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
4. COORDINATE PLUMBING FIXTURES, SHAFTS, AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
5. ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE PER WALL SCHEDULE ON SHEET S005. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS.
6. FLOOR PLAN SHOWS FRAMING FOR THE FLOOR INDICATED & VERTICAL FRAMING (WALLS, HEADERS, POSTS, COLUMNS) SUPPORTING THAT FLOOR.
7. SEE ARCHITECTURAL DRAWINGS FOR ALL RAILING DETAILS. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
8. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
9. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
10. WOOD FLOOR TRUSSES TO BE DESIGNED BY MANUFACTURER AND ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
11. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL FLOOR OPENINGS & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING.
12. REFER TO ARCHITECTURAL PLANS FOR STAIR DIMENSIONS AND REQUIREMENTS. REFER TO STRUCTURAL GENERAL NOTES FOR STAIR DESIGN CRITERIA.
13. COLUMN FRAMING MAY BE USED IN LIEU OF SHEAR WALL END POST FRAMING AT END OF SHEAR WALLS.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| No. | Description | Date |
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ENGINEER IWC
DRAWN BY JDM
CHECKED BY MDH

JGR
GREEN MEADOW
GREEN MEADOW & SOUTHWEST BLVD.
LEVEL 3 FRAMING PLAN

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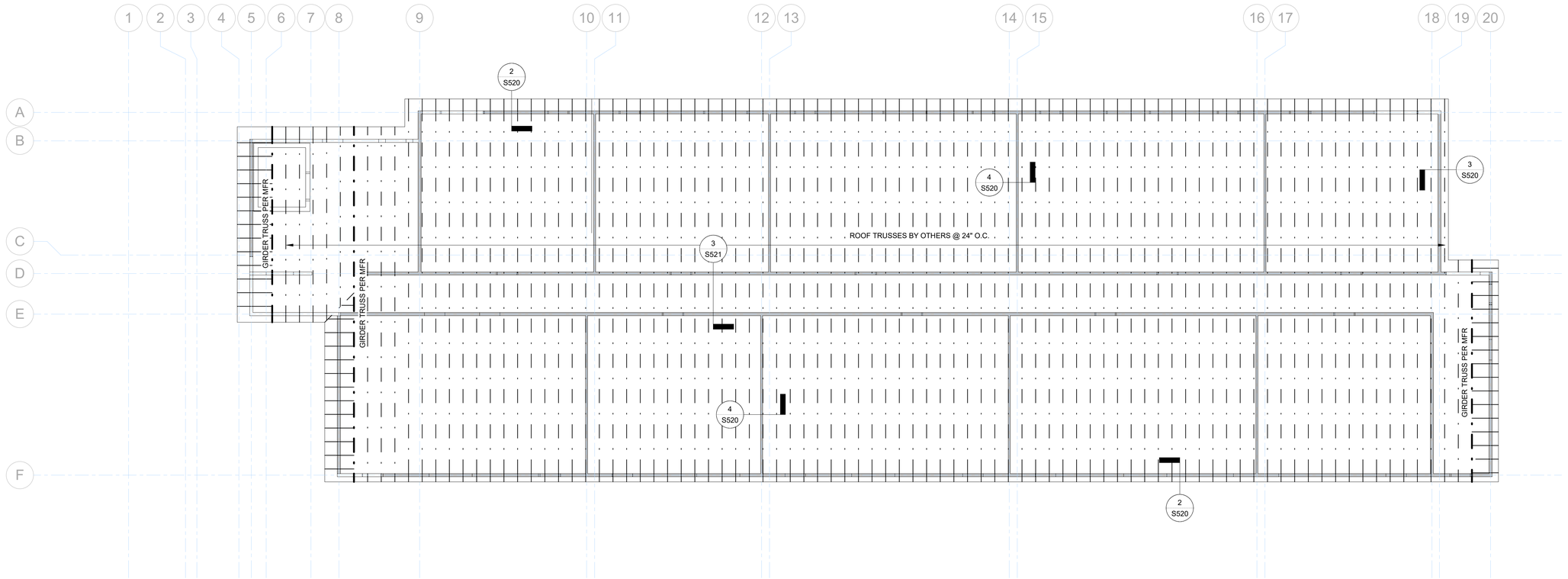
DRAWING NO.
S103




1 S104 ROOF PLAN
1/8" = 1'-0"

**FRAMING PLAN LEGEND:**

- (H?#) HEADER/OPENING PER OPENING SCHEDULE
- (SW?) SHEAR WALL TYPE, SHEAR WALL INDICATED BY
- (F?) INDICATES FOOTING TYPE
- C# INDICATES COLUMN TYPE
- B# INDICATES BEAM TYPE
- P* JAMB FROM OPENING ABOVE
- E.O.S. INDICATES EDGE OF CONCRETE SLAB

ROOF FRAMING NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATION, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.)
   - T.O. SLAB ON GRADE 100'-0"
   - LEVEL 2 F.F. 110'-5 7/8"
   - LEVEL 3 F.F. 120'-11 3/4"
   - ROOF TRUSS BEARING 130'-0 7/8"
2. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD FASTENED TO ROOF TRUSSES W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN THE FIELD.
3. RTU PENETRATIONS TO BE COORDINATED W/ ARCH. & MEP DRAWINGS.
4. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS AND OTHER CONNECTIONS.
5. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
6. WOOD ROOF TRUSSES (DESIGN PER MANUFACTURER) ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
7. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL OPENINGS AND LOCATIONS SHOWN ON PLAN & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING WHERE REQUIRED.
8. TRUSS MANUFACTURER TO DESIGN & PROVIDE DRAG BLOCKING AND TRUSSES AS INDICATED ON PLAN FOR THE FOLLOWING LOADS:
   A. DRAG BLOCKING REQUIRED AT SHADED AREAS @ UNIT SEPARATION WALLS TO TRANSFER THE FOLLOWING ASD LOADS:
      - WL: 60PLF
      - EL: 100PLF
   B. TYP. DRAG BLOCKING REQUIRED AT SHADED AREAS @ EXTERIOR WALLS TO TRANSFER THE FOLLOWING ASD LOADS:
      - WL: 150PLF
      - EL: 230PLF
   C. DRAG BLOCKING @ SHADED END WALLS TO TRANSFER THE FOLLOWING ASD LOADS:
      - WL: 240PLF
      - EL: 175PLF

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JESSE BARNES, PE
NO. 134573
MARCH 31, 2025

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PROJECT NUMBER 2024001921
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ENGINEER IWC
DRAWN BY JDM
CHECKED BY MDH

JGR
GREEN MEADOW
GREEN MEADOW & SOUTHWEST BLVD.
ROOF FRAMING PLAN

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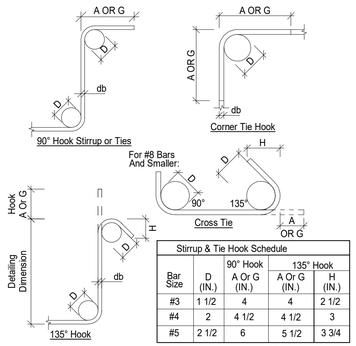
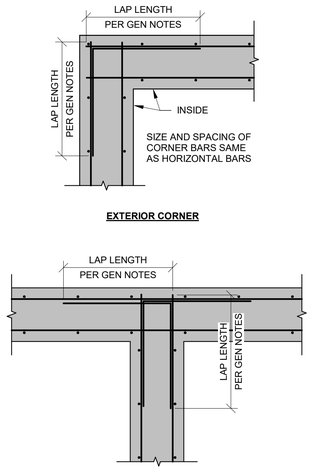
DRAWING NO.
S104



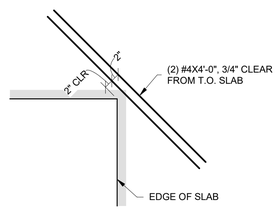

| Stirrup & Tie Hook Schedule | | | | |
|---|---|---|---|---|
| Bar Size | D (IN.) | 90° Hook A Or G (IN.) | 135° Hook A Or G (IN.) | 135° Hook H (IN.) |
| #3 | 1 1/2 | 4 | 4 | 2 1/2 |
| #4 | 2 | 4 1/2 | 4 1/2 | 3 |
| #5 | 2 1/2 | 6 | 5 1/2 | 3 3/4 |

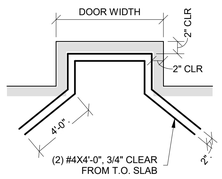
D=Inside Diameter Of Bend
#3 THRU #8 D = 4db
#9 THRU #11 D = 5db
#14 THRU #18 D = 6db

1 S500 TYPICAL BAR BENDING DETAIL
3/4" = 1'-0"

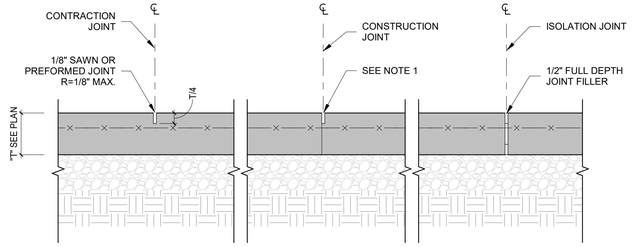



2 S500 CORNER BAR DETAIL
3/4" = 1'-0"



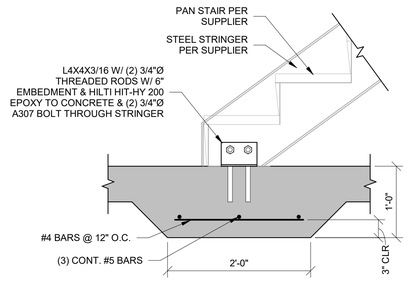




3 S500 ADDITIONAL REINFORCING IN SLABS
3/4" = 1'-0"

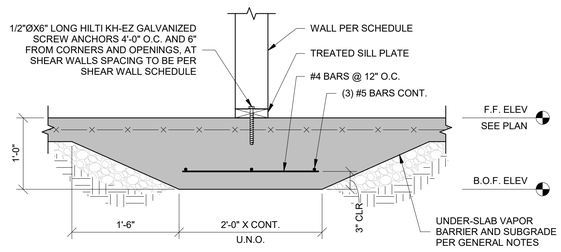



NOTES:
1. LOCATE CONSTRUCTION JOINTS AT SAW JOINT LOCATIONS. MATCH SAW JOINT PROFILE. ALL CONSTRUCTION JOINT LOCATIONS TO BE REVIEWED AND APPROVED BY EOR PRIOR TO CONSTRUCTION.
2. MAXIMUM SPACING BETWEEN SAW JOINTS = 10'-0" FOR 4" SLABS.
3. CONTINUE SLAB ON GRADE REINFORCING, UNO. PROVIDE TENSION LAP SPLICE AS REQUIRED.
4. DO NOT PLACE DOWELS WITHIN 12" OF A SLAB CORNER.

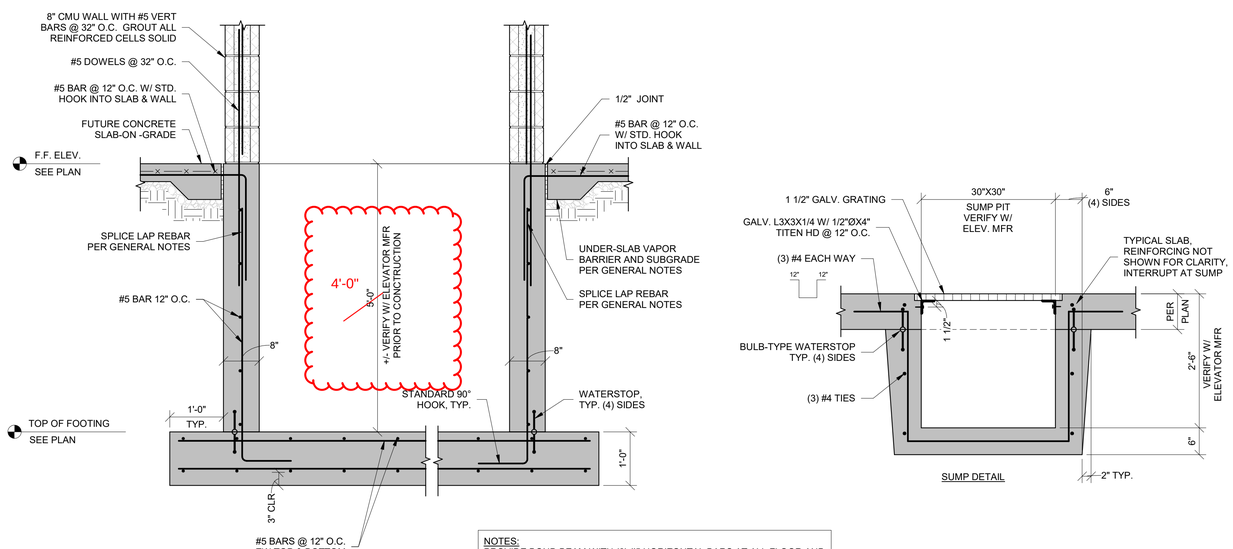
4 S500 TYPICAL SLAB ON GRADE JOINTS
1" = 1'-0"




5 S500 STAIR TO THICKENED SLAB
1" = 1'-0"




6 S500 INTERIOR BEARING WALL AT THICKENED SLAB
1" = 1'-0"




NOTES:
PROVIDE BOND BEAM WITH (2) #5 HORIZONTAL BARS AT ALL FLOOR AND GUIDE RAIL ATTACHMENT LOCATIONS. SEE FRAMING SECTIONS FOR APPROXIMATE BOND BEAM ELEVATIONS RELATIVE TO FLOOR FRAMING.




7 S500 ELEVATOR PIT DETAIL
3/4" = 1'-0"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JGR
GREEN MEADOW
GREEN MEADOW & SOUTHWEST BLVD.

TYPICAL CONCRETE DETAILS

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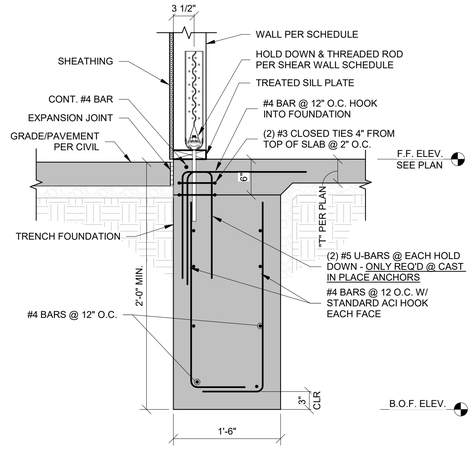
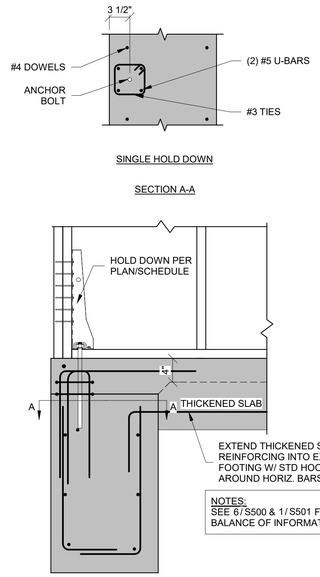
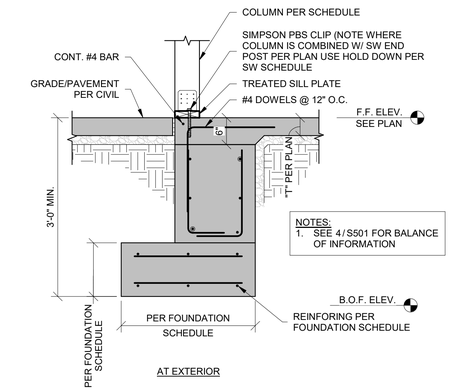
DRAWING NO.
S500



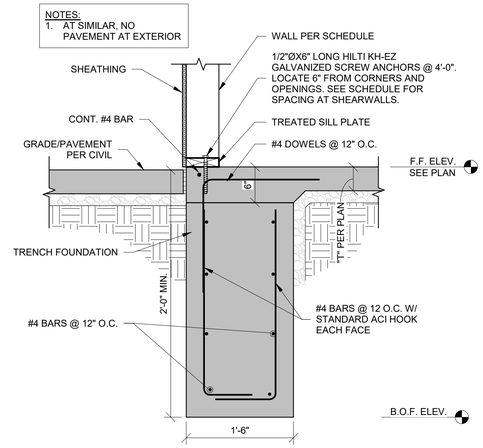

1 S501 SECTION AT SHEAR WALL HOLD DOWN
1" = 1'-0"




2 S501 DOUBLE SHEARWALL HOLD DOWN
1" = 1'-0"




3 S501 COLUMN AT FOUNDATION
3/4" = 1'-0"




4 S501 SECTION AT FOOTING
1" = 1'-0"

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JGR
GREEN MEADOW
GREEN MEADOW & SOUTHWEST BLVD.
FOUNDATION DETAILS

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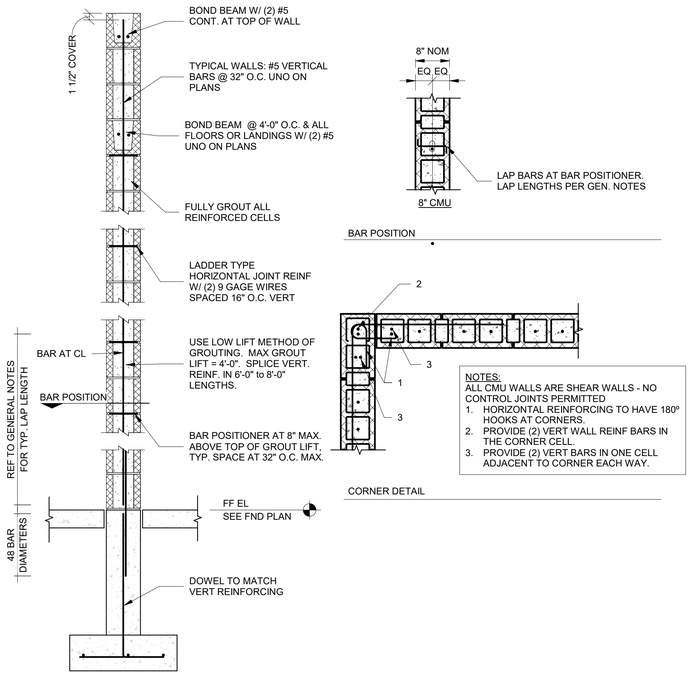
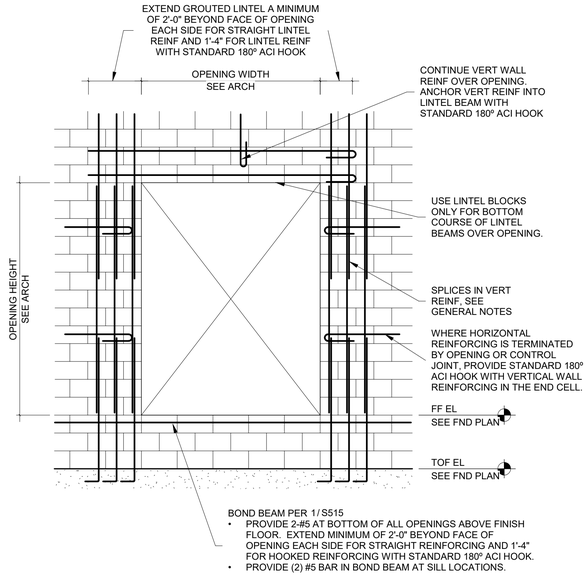
DRAWING NO.
S501

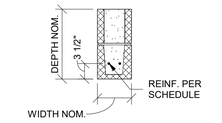



1 S515 CMU WALL REINFORCING DIAGRAM
3/4" = 1'-0"

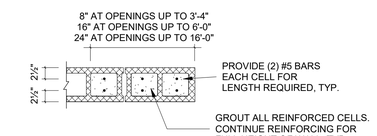



2 S515 TYPICAL MASONRY OPENING DIAGRAM & SCHEDULE
3/4" = 1'-0"

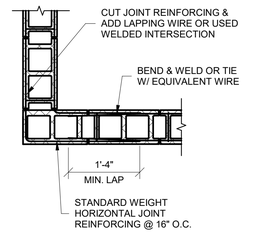
| CMU LINTEL SCHEDULE | | | | |
|---|---|---|---|---|
| MARK | WIDTH | DEPTH | REINFORCING | STIRRUPS |
| ALL | 8" | 16" | (2) #5 | - |



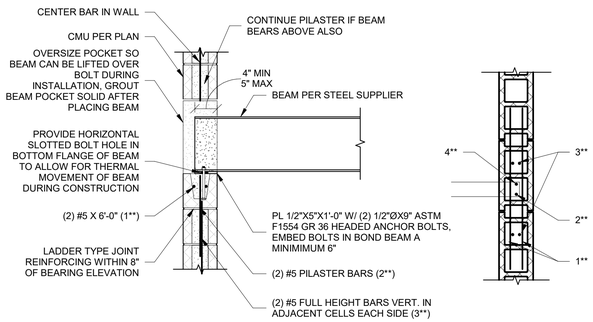

8" CMU LINTEL DETAIL




CMU JAMB DETAIL

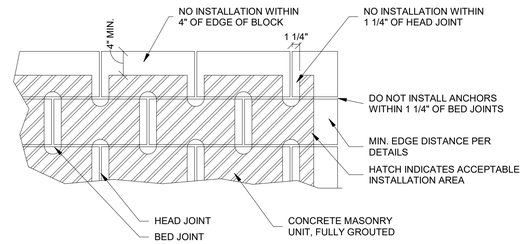



3 S515 JOINT REINFORCING AT INTERSECTING CMU WALLS
3/4" = 1'-0"




NOTES:
CONNECTION TO USE SLOTTED HOLES TO ALLOW
FOR BEAM MOVEMENT IN THE AXIAL DIMENSION

4 S515 BEAM CONNECTION TO MASONRY - MID WALL
3/4" = 1'-0"




5 S515 ACCEPTABLE INSTALLATION LOCATIONS FOR ANCHORS IN CMU
1" = 1'-0"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| ENGINEER | DRAWN BY | CHECKED BY |
|---|---|---|
| IWC | JDM | MDH |

JGR
GREEN MEADOW
GREEN MEADOW & SOUTHWEST BLVD.
MASONRY DETAILS

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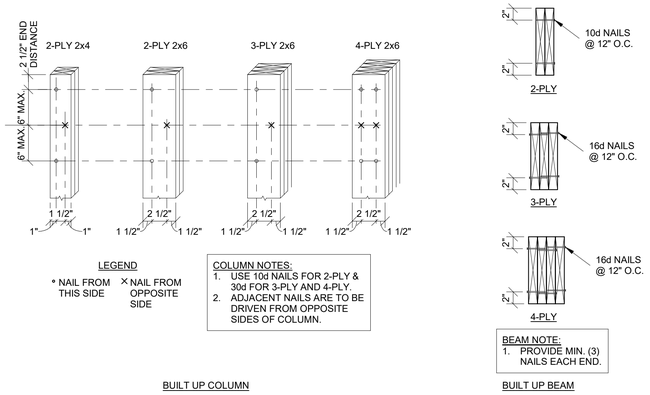
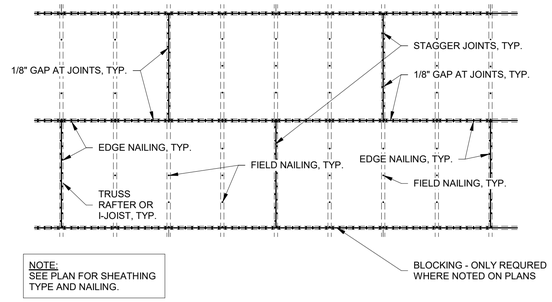
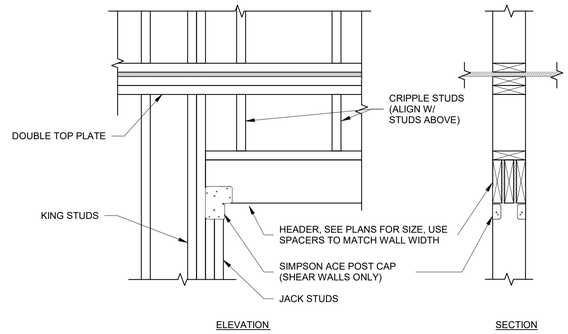
S515



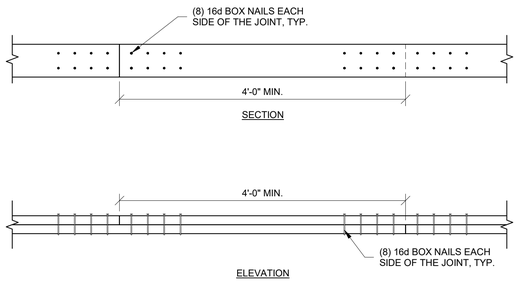

1 S502 TYPICAL BUILT-UP MEMBER DETAIL
NTS



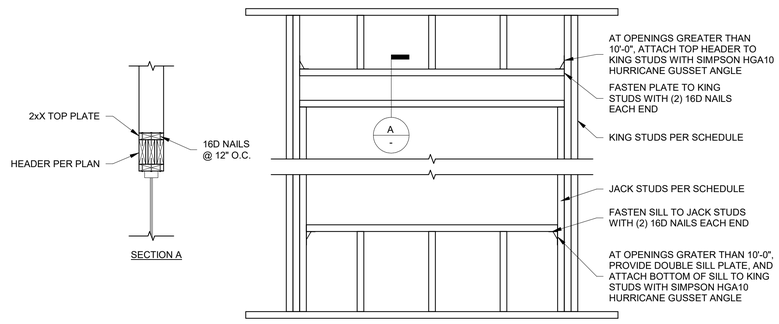

2 S502 TYPICAL DIAPHRAGM NAILING
NTS



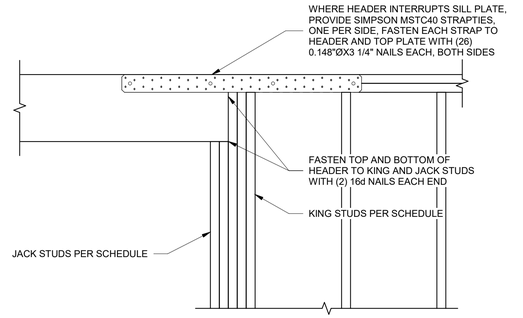

3 S502 TYPICAL HEADER CONNECTION AT SHEAR WALLS
NTS



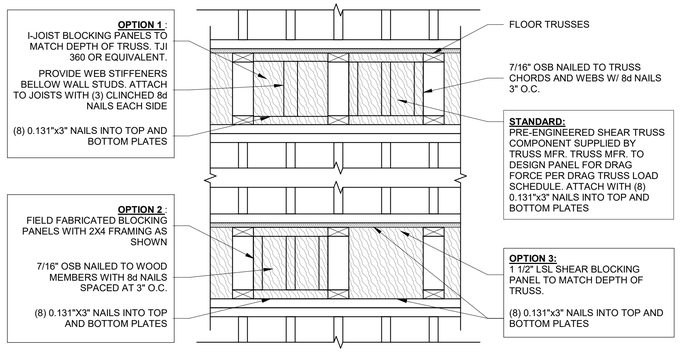

4 S502 TOP PLATE SPLICE
NTS

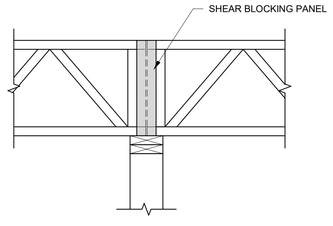



5 S502 FRAMING AT OPENING
NTS

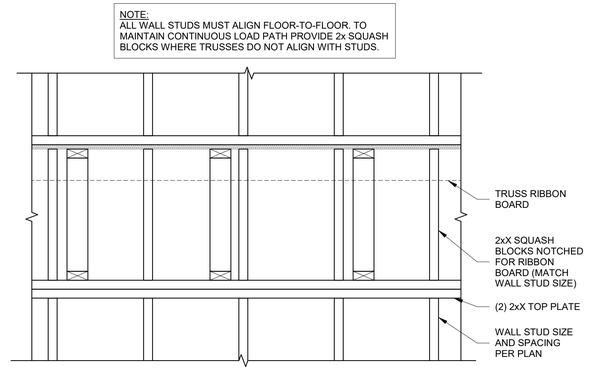



6 S502 FRAMING AT OPENING - RAISED HEADER
NTS




7 S502 SHEAR BLOCKING PANEL OPTIONS
1" = 1'-0"




8 S502 TYPICAL WALL FRAMING ELEVATION
1" = 1'-0"

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GREEN MEADOW & SOUTHWEST BLVD.
TYPICAL WOOD FRAMING DETAILS

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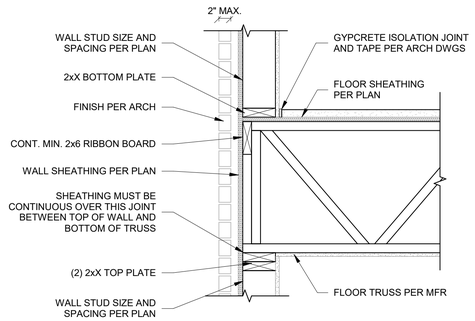
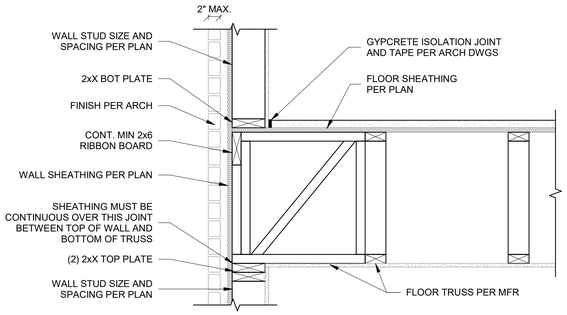
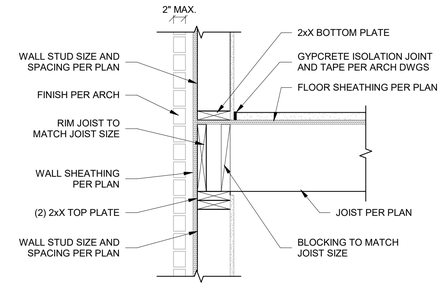
DRAWING NO.
S502



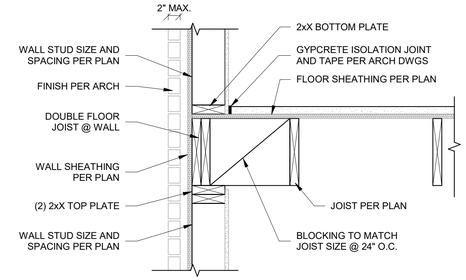

1 S510 FRAMING AT EXTERIOR WALL - OPEN WEB TRUSS BEARING
1" = 1'-0"



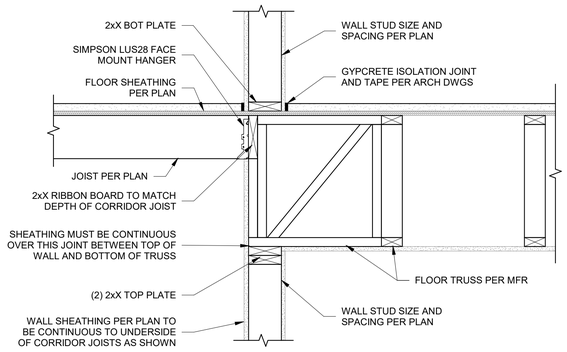

2 S510 FRAMING AT EXTERIOR WALL - OPEN WEB TRUSS PARALLEL
1" = 1'-0"



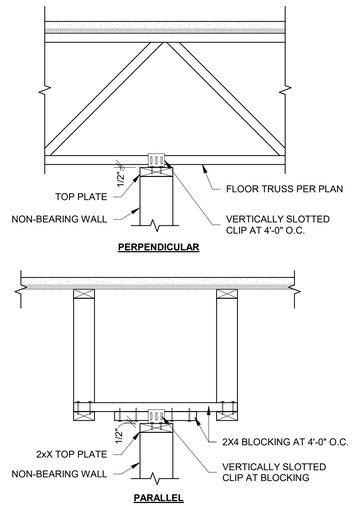

3 S510 FRAMING AT EXTERIOR WALL - JOIST BEARING
1" = 1'-0"



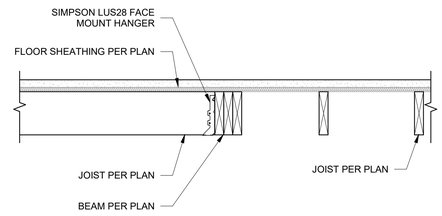

4 S510 FRAMING AT EXTERIOR WALL - JOIST PARALLEL
1" = 1'-0"



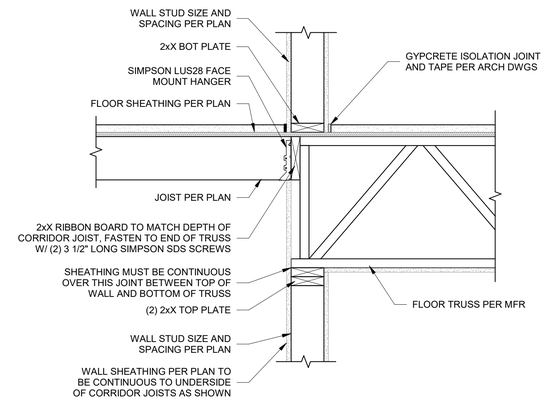

5 S510 FRAMING AT CORRIDOR
1" = 1'-0"



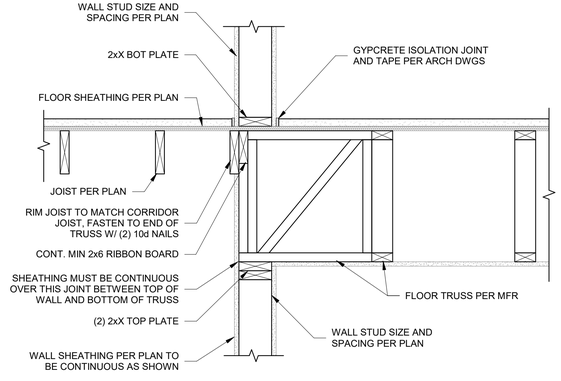

6 S510 NON-BEARING WALL TO FLOOR JOIST
1" = 1'-0"



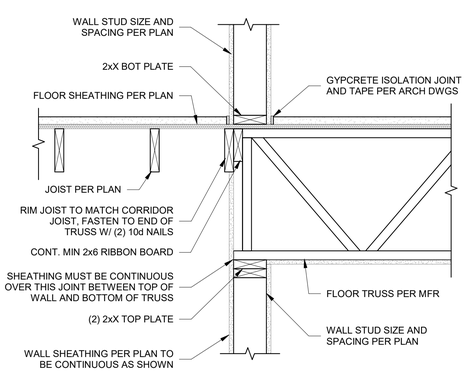

7 S510 JOIST TRANSITION AT CORRIDOR
1" = 1'-0"



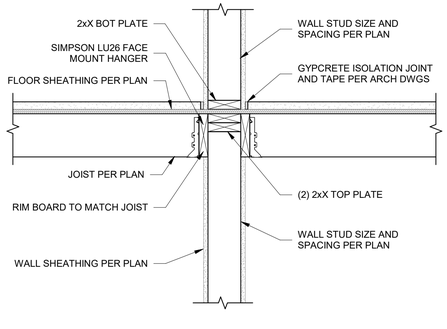

8 S510 TRUSS TO JOIST TRANSITION - BEARING
1" = 1'-0"




9 S510 TRUSS TO JOIST TRANSITION - PARALLEL
1" = 1'-0"




10 S510 TRUSS TO JOIST TRANSITION
1" = 1'-0"




11 S510 2X JOISTS BEARING AT INTERIOR WALL
1" = 1'-0"

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JESSE BARNES, PE
NO. 134573
MARCH 31, 2025

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CHECKED BY MDH

JGR
GREEN MEADOW
GREEN MEADOW & SOUTHWEST BLVD.
FLOOR FRAMING DETAILS

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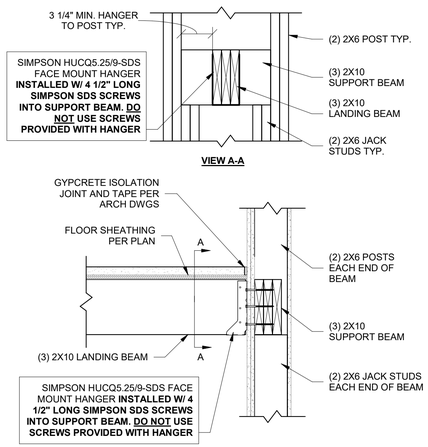
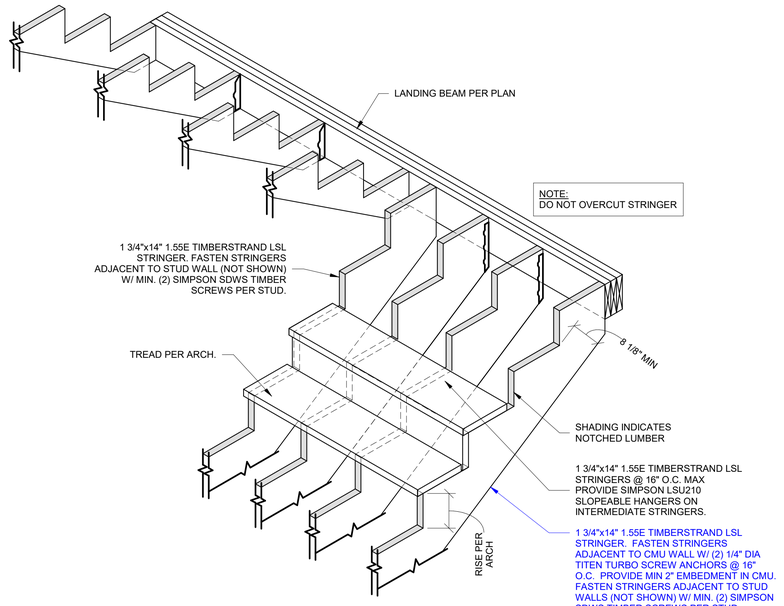
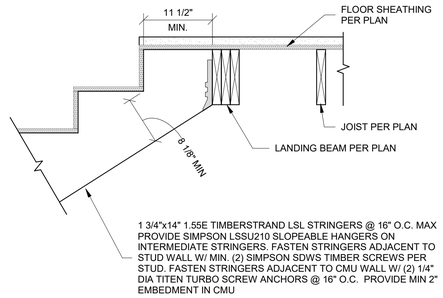
DRAWING NO.
S510




1 S511 STAIR LANDING BEAM TO SUPPORT BEAM
1" = 1'-0"




2 S511 WOOD STAIR ISOMETRIC
NTS




3 S511 STRINGER TO LANDING BEAM SECTION
1" = 1'-0"

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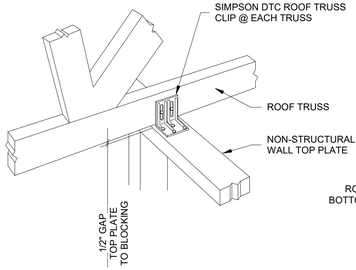
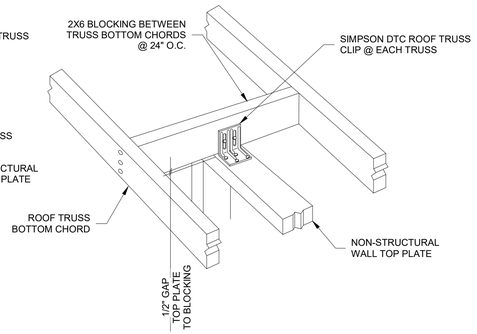
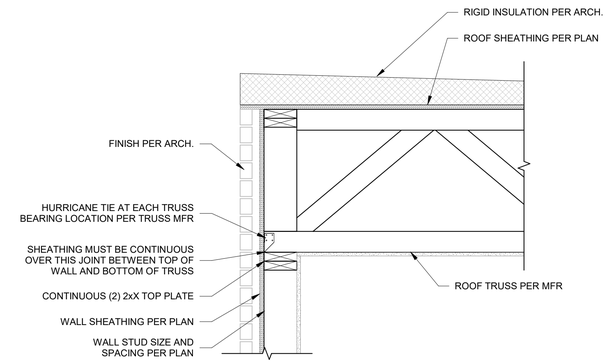
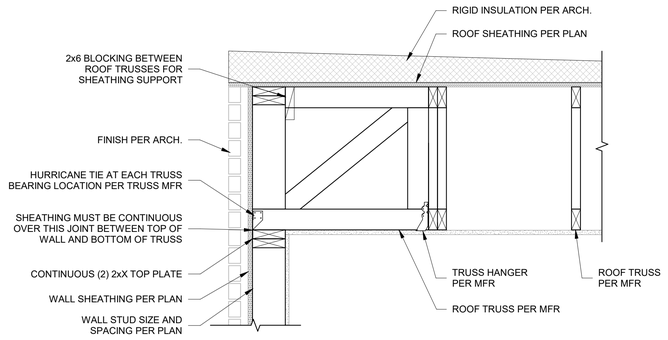



**NON-STRUCTURAL WALL PERPENDICULAR TO TRUSSES**




**NON-STRUCTURAL WALL PARALLEL TO TRUSSES**




1 S520 NON-STRUCTURAL WALL AT ROOF TRUSS
1" = 1'-0"

2 S520 ROOF TRUSS AT EXTERIOR WALL
1" = 1'-0"

3 S520 ROOF TRUSS PARALLEL AT EXTERIOR WALL
1" = 1'-0"










4 S520 ROOF DRAG TRUSS SECTION AT SHEAR WALL
1" = 1'-0"

5 S520 FLOOR & ROOF TRUSS PARALLEL
1" = 1'-0"

6 S520 FLOOR JOIST BEARING - ROOF TRUSS PARALLEL
1" = 1'-0"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ROOF FRAMING DETAILS

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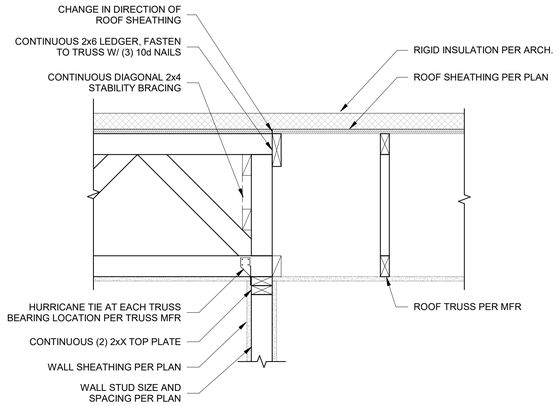
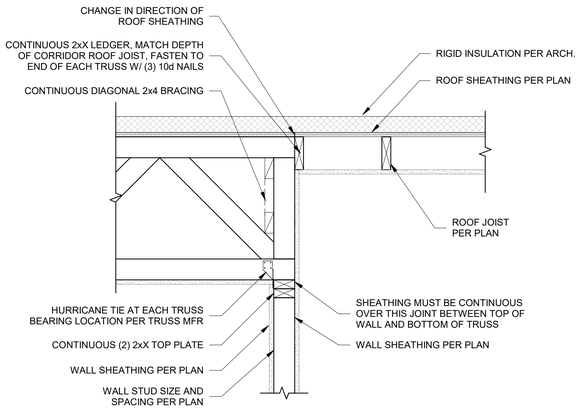
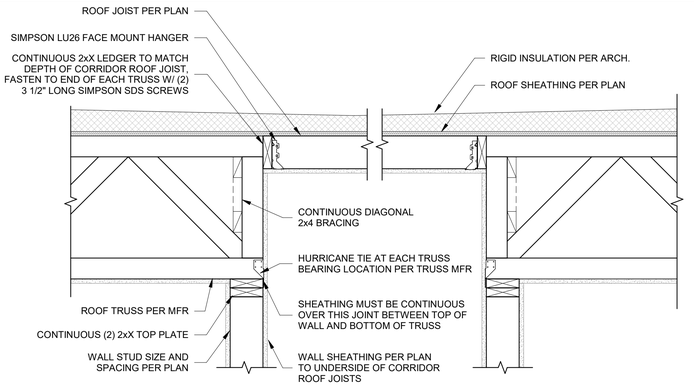
DRAWING NO.
S520



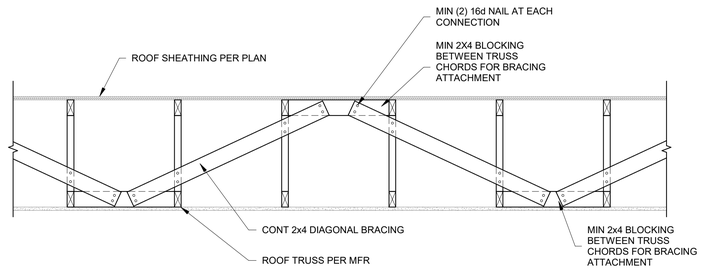

1 S521 ROOF TRUSS BEARING TRANSITION
1" = 1'-0"




2 S521 ROOF FRAMING TRANSTIION
1" = 1'-0"




3 S521 ROOF FRAMING SECTION AT CORRIDOR ROOF
1" = 1'-0"




4 S521 ROOF TRUSS BRACING
3/4" = 1'-0"

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ROOF FRAMING DETAILS

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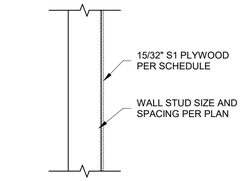
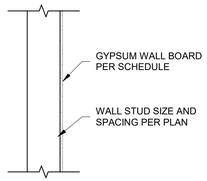
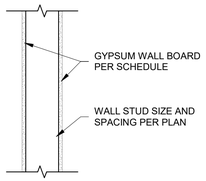
DRAWING NO.
S521




**SINGLE WALL - (1) SIDE PLYWOOD**

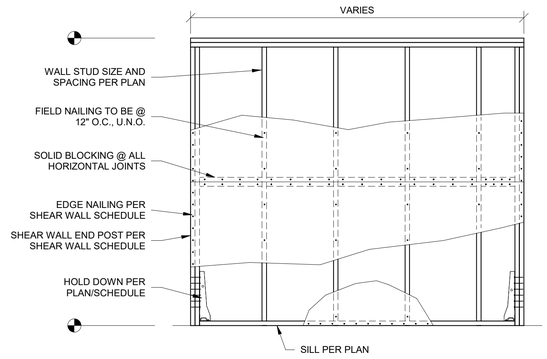



**SINGLE WALL - (1) SIDE GYP**

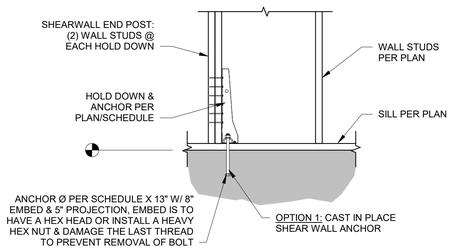


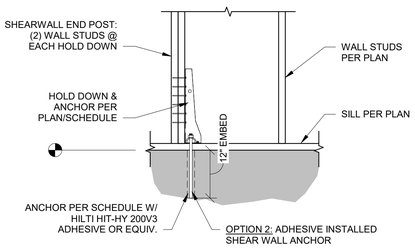

**SINGLE WALL - (2) SIDES GYP**

1 S530 TYPICAL SHEARWALL SECTIONS
1" = 1'-0"

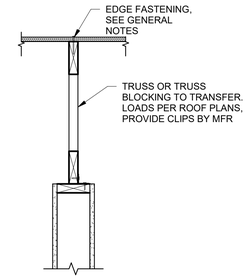



2 S530 SHEARWALL NAILING
1/2" = 1'-0"

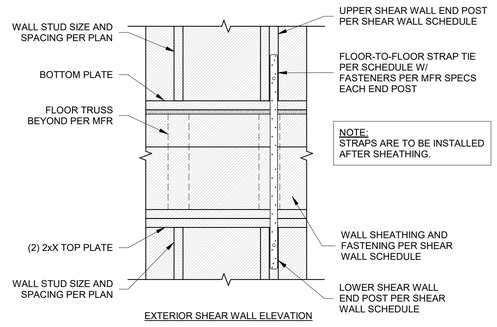


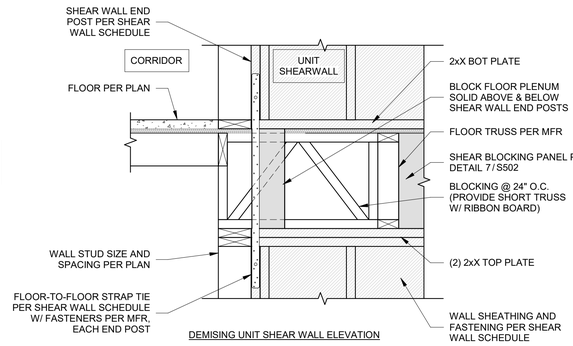

3 S530 SHEARWALL HOLD DOWN
3/4" = 1'-0"




4 S530 ROOF TRUSS AT SHEARWALL
1" = 1'-0"

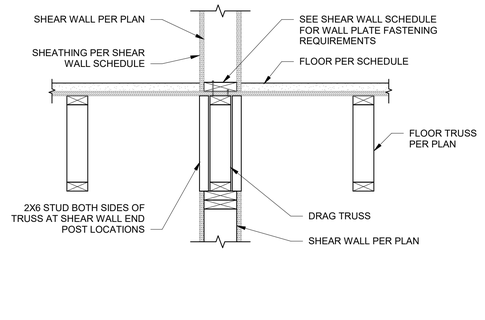



EXTERIOR SHEAR WALL ELEVATION

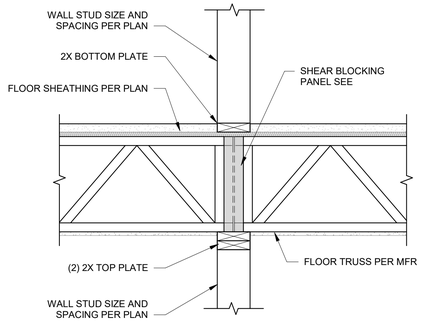



DEMISING UNIT SHEAR WALL ELEVATION

5 S530 FLOOR-TO-FLOOR STRAP TIE
1" = 1'-0"




6 S530 SHEARWALL PARALLEL TO FLOOR TRUSSES
1" = 1'-0"




7 S530 FRAMING AT INTERIOR SHEAR WALL
1" = 1'-0"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SHEAR WALL DETAILS

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DRAWING NO.
S530

## G. WOOD FRAMING AND CONNECTIONS

1. Install rough carpentry according to the American Institute of Timber Construction Manual.
2. Material:
   a. Sawn lumber
      i. Sawn lumber shall be grade stamped and visually graded with maximum 19% moisture content
      ii. All members shall meet strength requirements in NDS "National Design Specification for Wood Construction".
      iii. Joists, rafters, and nailers with nominal depth 8" or less shall be Southern Pine (SP) or Douglas Fir-Larch (DFL), No. 2 or better.
      iv. Joists, rafters, and nailers with nominal depth greater than 8" shall be Southern Pine (SP) or Douglas Fir-Larch (DFL), No. 1 or better.
      v. All exterior posts shall be Western Red Cedar No. 2 or better.
      vi. Bearing and shear wall studs, and wall plates, shall be Douglas Fir-Larch (DFL), No. 2 or better.
   b. Structural Composite Lumber
      i. SCL shall meet material specifications in ASTM D5456
      ii. SCL shall include laminated veneer lumber (LVL), laminated strand lumber (LSL), oriented strand lumber (OSL) and parallel strand lumber (PSL)
      iii. All LVL shall be stress class 2.0E-2600F.
      iv. Other SCL materials shall be graded as indicated on the plans.
   c. Glued-laminated timber (GluLam) shall be manufactured and identified as required in ANSI/AITC A-190.1 and ASTM D3737.
      i. GluLam shall be graded as indicated on the plans.
   d. Structural Panels
      i. All plywood or oriented strand board (OSB) panels shall meet the strength requirements in Department of Commerce (DOC) PS 1 and PS 2 or ANSI/APA PRP 210.
      ii. All structural panels (walls, floor and roof) shall meet the Structural 1 grading standard
   e. Connectors and Fasteners
      i. Metal connectors and associated fasteners used for the applications indicated shall meet the following minimum standards:
         1. Untreated Lumber
            a. Connectors .....ASTM A653 G90
            b. Bolts and Anchor Rods .....ASTM F1554 Gr36
            c. Nails and Staples .....ASTM F1667
         2. Sodium Borate (SBX) Pressure Treated Lumber
            a. Connectors .....ASTM A653 G90
            b. Bolts .....ASTM A307
            c. Anchor Rods .....ASTM F1554 Gr 55
            d. Nails and Staples .....ASTM F1667 with A153 Hot Dipped Galvanized
         3. All Other Pressure Treated Lumber (e.g. ACQ-C, ACQ-D, CA-B, CBA-A, ACZA)
            a. Connectors .....AISI SS Type 304 or 316
            b. Bolts .....ASTM A193, GrB7
            c. Anchor Rods .....ASTM A193, GrB7
            d. Nails and Staples .....ASTM F1667 using AISI Type 304 or 316 Stainless Steel
      ii. Fasteners utilizing dissimilar materials are prohibited.
      iii. Power driven fasteners shall comply with NES NER-272.
      iv. Fastener installation whether power driven or otherwise shall be in accordance with the Building Code and the manufacturer's recommendations. In general fastener heads shall be installed nominally flush with the outer ply of the connection. Sheathing and support framing damaged by overdriven fasteners shall be removed and replaced.
      v. Aluminum fasteners and flashing shall not be in contact with pressure treated lumber.
3. General:
   a. All light framed wood construction shall be fastened as indicated on the plans. Connections not detailed shall be fastened in accordance with the table below.
   b. All framing in direct contact with water, soil, concrete, masonry, or permanently exposed to weather shall be preservative treated lumber in accordance with the AWPA Standard U1 and M4
   c. All framing indicated to be fire-retardant treated or fire resistive on the drawings (Architectural or Structural) shall comply with AWPA U1 UCFA, Type A or ICC-ES ESR 2645 and shall have UL FR-S surface burning characteristics.
   d. All wood shall be stored on site and protected from the elements to prevent warping, cupping, bowing, crooking and twisting. Use only material that is straight. All stored wood shall be held off the ground with sacrificial dunnage blocks.
   e. Wood connectors shall be installed to prevent wood from splitting or otherwise damaging either member.
   f. Use 4x4, 4x6 and 6x6 columns as shown on plans. Built-up sections of 2x studs shall not be substituted for timber posts.
   g. All multi-ply beams, joists and headers shall be fastened together.
      i. Fasten sawn lumber members per schedule below.
      ii. Fasten structural composite lumber per manufacturer's literature.
   h. Standard cut washers shall be used under bolt heads and nuts bearing against wood, unless noted otherwise per shear wall anchorage details.
   i. Wall studs are designed based on being fully braced by sheathing. Design of temporary or permanent blocking or bridging for support of construction loads by unsheathed walls is the responsibility of the contractor.
   j. Wood joists shall bear on the full width of supporting members (stud walls, beams, nailers, etc.) unless noted otherwise.
   k. Subject to compliance with the project requirements, wood connectors, joist hangers, post caps and bases, holdowns, and related hardware shall be manufactured by Simpson Strong-Tie Company, Inc. San Leandro, CA.
      i. Contractor shall follow the manufacturer's latest recommendations for installation of connectors.
      ii. Other manufacturers may be acceptable. Submit substitution request demonstrating that the proposed hardware has the same or greater capacity for each connection. Allow two weeks for review.
   l. All beams and joists not bearing on supporting members shall be framed with Simpson joist hangers. Use LU (or equal) for single joists and type LUS for double joists, unless noted otherwise. The joist hangers shall be installed using nails or screws supplied by the hanger manufacturer as required for the hanger type.
   m. Bottom plates of all bearing walls on concrete shall be anchored with 5/8" diameter x 6" screw anchors spaced not more than 4'-0" o.c., unless noted otherwise. Sill plate anchors shall be located a maximum of 1'-0" from corners, ends of walls and sill plate splices. Provide (2) anchors minimum in each sill plate segment Refer to plans and details for shear wall anchorage requirements.
   n. Nailers shall be anchored to steel beams and columns with 1/2" diameter A307 bolts with required washers at a maximum spacing of 24" on center (alternate sides), unless noted otherwise.
   o. Wall studs, jamb studs, and beam support studs shall have adequate vertical blocking installed to transfer all vertical loads to the foundation.
4. Wood Floor and Roof Trusses:
   a. Provide wood trusses capable of withstanding the design loads within the limits and under the conditions indicated. Truss design shall be in accordance with the Building Code and TPI-1 Nation Design Standard for Metal Plate Connected Wood Truss Construction.
   b. Wood trusses shall be of sawn lumber with 2x nominal thickness.
   c. In addition to the loads indicated, wood trusses shall be designed for all applicable wind, seismic, and snow (including drift) loads required by Building Code and noted in plan. Truss design and shop drawing preparation shall be supervised by a registered professional engineer licensed in the state where the project is located.
   d. Submittals shall be signed and sealed and include comprehensive truss layout plans, design calculations that indicate species and grades of lumber, design stresses, size and type of connector plates used.
   e. Fabricator shall determine truss diagonal locations. Truss configurations shown on drawings are diagrammatic only. Bearing points shall coincide with intersections of diagonals and chords.
   f. Truss member design shall consider unbalanced snow load with full dead load, as well as full dead and snow load.
   g. Roof trusses shall be designed for the following:
      i. Dead load = 12 psf
      ii. Live load = 20 psf, on the top chord horizontal projection
      iii. Dead load = 10 psf on the bottom chord.
      iv. Wind uplift = 30 psf. (See S001 "A. Design Criteria)
      v. End / Gable Wind Load = ±22 psf
   h. Floor trusses shall be designed for the following loads:
      i. Dead Load = 25 psf + 15 psf partition dead load
      ii. Live Load = 40 psf: Private Rooms, offices and corridors serving them
      iii. = 100 psf: Common and public areas, including stairs and landings
      iv. = 125 psf: Mechanical and communication rooms
   i. The maximum allowable deflection shall be:
      i. Roof Trusses: Total Load: L/240, Roof Live or Snow Load: L/360
      ii. Floor Trusses: Total Load: L/360, Live Load: L/480
   j. The manufacturer shall provide all open web trusses and accessories as shown on the structural and architectural drawings and as required for a complete project.
   k. All truss to truss connections and truss to supporting member connections shall be designed and detailed by the truss supplier and the size and type of connectors included in the shop drawing submittal. Coordinate size, species and grade of supporting chord and web members with the truss hanger selected.
   l. All temporary and permanent bracing shall be in accordance with the TPI standards for bracing. The bracing shall be furnished and installed by the Contractor. Do not use ceilings as uplift bracing at truss bottom chord.
   m. Girder trusses shown on drawings shall be designed to carry concentrated reactions from supported members.
   n. Wood trusses shall be handled and erected in accordance with TPI HIB-91. Trusses shall be unloaded and stored in bundles in an upright position out of contact with the ground until ready for installation.
   o. Any damage to the trusses shall be brought to the immediate attention of the Structural Engineer and truss supplier. Field repair and modification of trusses shall not be made with prior written approval from the supplier, except for nominal trimming to correct length where such trimming will not impair the load carrying capacity of the truss.

## H. WOOD SHRINKAGE

1. IBC 2304.3.3 requires that architectural, mechanical, electrical, and plumbing systems be designed to accommodate movement due to shrinkage. McClure Engineering Co. takes no responsibility for the naturally occurring shrinking that will occur.
2. Estimated values are based upon the following moisture content:
   a. At installation (MC) = 19%
   b. At equilibrium (EMC) = 8%
3. The following recommendations are intended to minimize the potential issues associated to wood shrinkage. Implementation and liability are ultimately up to the contractor or design professional responsible for the impacted trade.
   a. Mechanical, Electrical, Plumbing
      i. Allow construction gaps in the wood framing to close by delaying installation of MEP as long as possible to allow for additional dead load to be installed.
      ii. Provide oversized or long slotted holes at pipe penetrations. Holes must be within conformance of typical penetration details.
      iii. Rigid connections shall be adjusted before completion of construction of closing of wall and ceiling assemblies.
      iv. All vertical sheet metal down spouts shall have intermediate slip joints.
      v. Roof Drains shall utilize adjustable fittings. Fittings must be adjusted at the completion of construction and then as required to maintain proper drainage.
   b. Architectural Considerations
      i. Stucco, EIFS and brittle finishes shall have horizontal expansion joints, slip joints with appropriate waterproofing.
      ii. Brick and stone finishes shall have ties that accommodate differential movement.
      iii. Provide adjustable thresholds or transitions at rigid transitions such as CMU or concrete stair and elevator shafts.
   c. Construction tolerance
      i. Limit shortening due to nesting by cutting all studs level square and tight against plates.
      ii. Structural wood panels shall have ½" relief gaps at each floor to limit bulging.
      iii. Floor sheathing shall have 1/8" gaps on all sides during installation to accommodate movement.
      iv. Shear wall hold downs shall be check and retightened immediately prior to sheathing walls.
      v. Delay gyp topping around concrete and CMU stair or elevator shafts until completion of construction.
   d. Material storage
      i. Stored materials shall be covered and elevation from the elements.
      ii. Do not allow water to pond on floor sheathing. Provide drain holes if required to allow water to quickly drain if water does temporarily pond.
   e. Post occupancy
      i. McClure recommends a review of roof drains every 3 months for the first 24 months of occupancy and then annually. Adjust drains as required to maintain watertight integrity.
      ii. McClure recommends review of joints at exterior doors, windows and finish transitions. Waterproof as needed where original joints fail per the architect's recommendations.
      iii. Remedial self-leveling work may be required around concrete or CMU stair and elevator towers to accommodate shrinkage.

## I. CONCRETE MASONRY

1. All construction shall comply with applicable provisions of the following latest ACI standards:
   a. ACI 530/ASCE 52/TMS 402 – Building Code Requirements for Masonry Structures.
   b. ACI 530.1/ASCE 6/TMS 602– Specifications for Masonry Structures.
   c. IBC Chapter 21 Masonry
2. Concrete block units shall conform to the requirements for Grade N Type 1, load-bearing normal-weight units per ASTM C-90. Use Grade S blocks below grade. All below grade block shall be solid grouted.
3. Net area compressive strength of masonry, $f'_m$ = 2,000 psi.
4. Standard units shall have nominal face dimensions of 16 x 8 inches high. The minimum compressive strength of the masonry units shall be as follows:

| Net Area Compressive Strength Of Masonry ($f'_m$ psi) | Net Area Compressive Strength Of Concrete Masonry Units (psi) | |
|---|---|---|
| | Type M or S mortar | Type N mortar |
| 2,000 | 2000 | 2650 |

5. Mortar for unit masonry shall be proportioned per ASTM C270. The minimum mortar compressive strength is as follows:
   a. Type S: 1,800 psi
   b. Type M: 2,500 psi
6. Grout for unit masonry shall be proportioned per ASTM C476. The minimum grout compressive strength is the larger of 2,000 psi or $f'_m$.
7. Maximum coarse aggregate size is 3/8".
8. Reinforce all CMU walls with vertical rebar full height, centered in cell as shown on the drawings. Grout reinforced cells solid.
   a. When reinforcing is not specified, provide #5 @ 48" o.c., minimum.
9. All vertical cells to be filled shall have vertical alignment to maintain an unobstructed cell area not less than 2 in. x 3 in.
10. All bond beams shall be grouted solid and reinforced.
    a. Provide bent dowels at all wall intersections – one per bond beam at corners, and two at tee intersections.
11. Provide bond beams at all walls supporting roof and floor slabs.
12. Grout solid under all beams and lintels for full height of wall.
13. All masonry walls shall have ladder type horizontal joint reinforcement with two 9 gage wires spaced at 16" o.c. vertically, unless noted otherwise.
    a. All wall intersections shall be reinforced with prefabricated tee or corner units.
14. Use low lift method of grouting. Maximum grout lift = 5'-0". Alternative methods of grouting may be acceptable. Submit method for approval two weeks in advance.
15. Masonry reinforcing lap lengths shall be as follows:

| Masonry Strength, $f'_m$ (psi) | |
|---|---|
| Bar Size | 2,000 |
| #3 | 12" |
| #4 | 18" |
| #5 | 28" |
| #6 | 52" |
| #7 | 63" |
| #8 | 72" |
| #9 | 82" |

Notes:
1. Development length is based on 2½" masonry cover for all bars. Use bar spacers to maintain cover.

16. Brace all masonry walls until floor and roof framing and metal deck are installed.
    a. Design and installation of bracing is the responsibility of the masonry contractor.
    b. Submit bracing plan for review.
17. When grouting is stopped for more than one hour, horizontal construction joints shall be formed by stopping the pour of grout 1-1/2" below the top of the uppermost course.
18. Provide control joints in wall every 40 ft. Provide vertical reinforcing in first cell each side of control joint. Do not locate control joint within 2'-0" of end or opening.
19. Conduit pipes and sleeves in masonry shall not displace more than 2 percent of the net cross-sectional area and shall be placed no closer than 3 diameters or widths on center.
20. The Contractor shall include in his bid an allowance of 300 lbs of reinforcing steel "in place" to be used in the field as the architect or structural engineer may direct.

## J. POST-INSTALLED ANCHORS TO CONCRETE AND MASONRY

1. Post installed anchors shall be expansion, adhesive, or screw anchors as indicated in the details, unless noted otherwise. Only use the anchor type indicated. All anchors on the project of each type must be by the same manufacturer, see below for substitution requirements.
   a. Expansion anchors:
      i. Concrete:
         Hilti Kwik Bolt TZ (ICC-ES ESR1917).
         Simpson Strong-Bolt 2 (ICC-ES ESR3037).
         DeWalt Power-Stud+ SD2 (ICC-ES ESR2502).
      ii. Grout-filled Concrete Masonry:
         Hilti Kwik Bolt 3 (ICC-ES ESR1385).
         Simpson Strong-Bolt 2 (UES ER0240)
         DeWalt Power-Stud+ SD1 (ICC-ES ESR2966).
   b. Adhesive anchors (threaded rods shall be ASTM A193 B7 for all anchors):
      i. Concrete:
         Hilti HIT RE 500-SD (ICC-ES ESR2322) or Hilti HIT-HY 200 (ICC-ES ESR3187)
         Simpson AT-XP (UES ER263), SET-XP (ICC-ES ESR2508) or ET-HP (ICC-ES ESR3372)
         DeWalt Pure 110+ (ICC-ES ESR3298), PE1000+ (ICC-ES ESR2583), Pure 50+ (ICC-ES ESR3576), AC 200+ (ICC-ES ESR4027), or AC100+ Gold (ICC-ES ESR2582)
      ii. Solid grouted concrete masonry:
         Hilti HIT-HY 70 anchor adhesive (ICC-ES ESR3342).
         Simpson AT-XP (UES ER0281), SET-XP (UES ER0265) or ET-HP (UES ER0241)
         AC100+ Gold (ICC-ES ESR3200)
      iii. Hollow concrete or multi-wythe clay masonry:
         Hilti HIT-HY 70 with screen tubes (ICC-ES ESR3342).
         Simpson SET-XP (UES ER0265)
         AC100+ Gold with screen tubes (ICC-ES ESR3200)
   c. Screw anchors:
      i. Concrete:
         Hilti Kwik HUS EZ (ICC-ES ESR3027)
         Simpson Titen HD (ICC-ES ESR2713)
         DeWalt Wedge-Bolt+ (ICC-ES ESR2526)
      ii. Grout-filled concrete masonry:
         Hilti Kwik HUS EZ (ICC-ES ESR3056)
         Simpson Titen HD (ICC-ES ESR1056)
         DeWalt Wedge Bolt+ (ICC-ES ESR1678)
2. Post-installed anchors shall only be used where specified in the drawings. The Contractor shall obtain approval from the engineer prior to using post-installed anchors for missing or misplaced cast-in-place anchors.
3. All personnel installing anchors shall be trained and certified by the anchoring system manufacturer or by ACI. Contractor shall submit current certifications for all personnel. ACI certification required for all personnel installing adhesive anchors in a horizontal or overhead conditions. If a failure occurs at any time during testing or construction, personnel shall be retrained and recertified.
4. Installation:
   a. Do not cut existing reinforcing.
   b. The hole through the supported steel member shall be 1/16" larger in diameter (1/8" for screw anchors) than the anchor unless noted otherwise. Use plate washers with a standard size hole welded to steel members where oversized holes must be used.
   c. Holes shall be drilled per the manufacturer's written instructions as outlined in the ESR.
   d. Where applicable, installation shall follow cleaning procedure indicated in the ESR. Holes shall be made with a hammer drill. Use of a core drill is not allowed.
5. Special inspection shall be provided for all post installed anchors as required by the building code and/or ICC-ES report. Written special inspection reports shall be submitted to the registered design professional in responsible charge by the special inspector. The reports shall record and report the following as a minimum:
   a. One of every ten anchors installed by each technician in locations listed below shall be randomly tested in direct tension. At least one anchor shall be tested on each day that anchors are installed.
      i. Test anchors in the following locations:
         Shear wall hold down anchors.
         Shear wall sill plate anchors.
         Braced frame base plate anchors.
         Anchors supporting dead or live loads in tension.
      ii. Test anchor to twice the allowable tension load as provided in the ESR. Test load shall not exceed 80 percent of the yield strength of the anchor ($0.8 \times A_{se} \times f_{ya}$).
      iii. Post-installed anchors shall not be tested using a torque wrench.
      iv. If any anchor fails quality control testing, all anchors of the same type shall be randomly tested until (10) consecutive anchors pass. Resume normal frequency after this with approval of the engineer. The failed anchor(s) shall be removed and the affected area patched per engineer's direction. Consult the engineer for anchor replacement instructions. The cost for additional work and testing required due to anchor failure is the responsibility of the installing contractor.
   b. Prior to and during installation of anchors, inspection and report shall include:
      i. Installer shall have reviewed manufacturer's ESR report and written installation procedures and has been certified by the manufacturer or ACI.
      ii. General concrete or CMU block conditions (cracked or un-cracked, wet or dry, grouted or hollow, etc).
      iii. Whether manufacturer's written procedures for preparation of hole were followed. Indicate if hole is wet or dry.
      iv. Whether hole was made with a hammer drill
      v. Whether manufacturer's written procedures for anchor installation were followed.
      vi. Embedment depth and concrete or block thickness.
      vii. Anchor diameter, length and type.
   c. After installing anchors, inspection and report shall include:
      i. All test locations.
      ii. Anchor size and/or type.
      iii. Applied load, loading procedure, load increments and rate of loading.
      iv. Mode of failure.
      v. Photographs of test equipment and typical failures.
6. Substitution requests for products other than those listed above shall be submitted to the engineer with calculations that are prepared and sealed by a registered structural engineer at least two weeks prior to scheduled installations. Calculations shall demonstrate that the substituted product will achieve an equivalent capacity using the appropriate design procedure required by the building code. Product ICC-ES code reports shall be included with the submittal package.

**Schedule of minimum nailing for standard connections[1]**

| Connection[2, 3] | Number, or spacing, of fasteners required per connection. Nail lengths are minimum, nominal lengths, in inches. Nail shank diameters are minimum, nominal diameters, in inches. | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | 3 ½ x 0.162 | 3 x 0.148 | 3 ¼ x 0.131 | 3 x 0.131 | 2 ½ x 0.131 | 3 ½ x 0.120 | 3 x 0.120 | 2 ½ x 0.113 | 2 x 0.113 | 2 ½ x 0.105 | 2 ¼ x 0.099 |
| Equiv. Common Nail | 16d | 10d | | | 8d | | | | 6d | | |
| **Floor Framing** | | | | | | | | | | | |
| Joist to band joist | 3 | 5 | 5 | 5 | N/A | 6 | 6 | N/A | N/A | N/A | N/A |
| Ledger strip | 3 | 4 | 4 | 4 | 6 | 4 | 4 | N/A | N/A | N/A | N/A |
| Joist to sill or girder | 3 | 3 | 3 | 3 | 3 | 4 | 4 | N/A | N/A | N/A | N/A |
| Blocking between joist or rafter to top plate | 3 | 3 | 3 | 4 | 3 | 4 | 4 | N/A | N/A | N/A | N/A |
| Bridging to joist | N/A | N/A | N/A | N/A | 2 | 3 | 3 | 3 | 4 | 3 | 4 |
| Rim joist to top plate | 8" o.c. | 6" o.c. | 6" o.c. | 6" o.c. | 6" o.c. | 6" o.c. | 4" o.c. | 6" o.c. | 3" o.c. | 3" o.c. | 3" o.c. |
| Built-up Girders & Beams<br>- Spacing along edges,<br>- # at ends & splices | 24" o.c.<br>3 | 24" o.c.<br>3 | 24" o.c.<br>3 | 24" o.c.<br>3 | 16" o.c.<br>4 | 16" o.c.<br>3 | 16" o.c.<br>3 | N/A | N/A | N/A | N/A |
| **Ceiling and Roof Framing** | | | | | | | | | | | |
| Ceiling joists to plate | 3 | 4 | 5 | 5 | 5 | 5 | 5 | 6 | N/A | N/A | N/A |
| Ceiling joists, laps over partitions | 3 | 4 | 4 | 4 | 6 | 4 | 4 | N/A | N/A | N/A | N/A |
| Ceiling joist to parallel rafter | 3 | 4 | 4 | 4 | 6 | 4 | 4 | N/A | N/A | N/A | N/A |
| Collar tie to rafter | 3 | 3 | 4 | 4 | 5 | 4 | 4 | N/A | N/A | N/A | N/A |
| Jack rafter to hip, toe-nailed | 3 | 3 | 4 | 4 | 5 | 4 | 4 | N/A | N/A | N/A | N/A |
| Jack rafter to hip, face nailed | 2 | 3 | 3 | 3 | 3 | 4 | 4 | N/A | N/A | N/A | N/A |
| Roof rafter to plate | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 5 | 5 | 5 | 6 |
| Roof rafter to 2-by ridge beam (driven through beam into end of ridge) | 2 | 3 | 3 | 3 | | 4 | 4 | N/A | N/A | N/A | N/A |
| Roof rafter to 2-by ridge beam (toe-nail rafter to beam) | 2 | 3 | 3 | 3 | 3 | 4 | 4 | N/A | N/A | N/A | N/A |
| **Wall Framing** | | | | | | | | | | | |
| Top or sole plate to stud (End nailed) | 2 | 3 | 3 | 3 | 5 | 4 | 4 | N/A | N/A | N/A | N/A |
| Stud to top or sole plate (toe-nailed) | 2 | 3 | 3 | 3 | 5 | 4 | 4 | 5 | 5 | 5 | 5 |
| Cap/top plate laps and intersections (each side of lap) | 2 | 3 | 3 | 3 | 4 | 3 | 3 | N/A | N/A | N/A | N/A |
| Diagonal bracing | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 3 | 4 | 4 | 4 |
| Sole plate to joist or blocking @ braced panels (number per 16" joist space) | 2 | 3 | 3 | 4 | | 4 | 4 | N/A | N/A | N/A | N/A |
| Sole plate to joist or blocking | 16" o.c. | 8" o.c. | 8" o.c. | 8" o.c. | 6" o.c. | 8" o.c. | 8" o.c. | N/A | N/A | N/A | N/A |
| Double top plate | 16" o.c. | 16" o.c. | 12" o.c. | 12" o.c. | 8" o.c. | 12" o.c. | 12" o.c. | N/A | N/A | N/A | N/A |
| Double studs | 12" o.c. | 12" o.c. | 8" o.c. | 8" o.c. | 6" o.c. | 8" o.c. | 8" o.c. | N/A | N/A | N/A | N/A |
| Corner studs | 24" o.c. | 16" o.c. | 16" o.c. | 16" o.c. | 8" o.c. | 12" o.c. | 12" o.c. | N/A | N/A | N/A | N/A |

N/A – Fastener not applicable to connection
[1]This fastening schedule applies to framing members having an actual thickness of 1 ½"(Nominal "2-by" lumber)
[2]Fastenings listed above may also be used for other connections that are not listed but that have the same configuration and the same code requirement for fastener quantity/spacing and fastener size (pennyweight and style, e.g., 8d common, "8-penny common nail").
[3]Fastening schedule only applies to buildings of conventional wood frame construction. Connections of shear walls and floor and roof diaphragms shall be as shown on the drawings.


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TEXAS CERTIFICATE OF AUTHORITY
NO. F-17363
EXPIRES: NOVEMBER 30, 2024

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

JESSE BARNES, PE
NO. 134573
MARCH 31, 2025

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF TEXAS.

| No. | Description | Date |
|---|---|---|
| | | |

PROJECT NUMBER 2024001921
SET ISSUE DATE 50% - 09/27/2024
ENGINEER IWC
DRAWN BY JDM
CHECKED BY MDH

JGR
GREEN MEADOW
GREEN MEADOW & SOUTHWEST BLVD.

# GENERAL NOTES

Autodesk Docs://2024001921 - JGR - GREEN MEADOW SAN ANGELO/2024001921 - JGR - GREEN MEADOW SAN ANGELO_R23.rvt

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## Electrical Sheet List



## Electrical Abbreviations

| | |
|---|---|
| 1P | 1 Pole (2P, 3P, 4P, ETC.) |
| A, Amp | Ampere |
| AC | Above Counter |
| ACLG | Above Ceiling |
| ADO | Automatic Door Opener |
| AF | Amp Frame |
| AFF | Above Finished Floor |
| AFG | Above Finished Grade |
| AFI | Arc Fault Circuit Interrupter |
| AHU | Air Handling Unit |
| AL | Aluminum |
| ALT | Alternate |
| AMP | Ampere |
| AMPL | Amplifier |
| ANNUN | Annunciator |
| APPROX | Approximately |
| AQ-STAT | Aquastat |
| ARCH | Architect, Architectural |
| AS | Amp Switch |
| AT | Amp Trip |
| ATS | Automatic Transfer Switch |
| AUTO | Automatic |
| AUX | Auxiliary |
| AV | Audio Visual |
| AWG | American Wire Gauge |
| BATT | Battery |
| BD | Board |
| BLDG | Building |
| BMS | Building Management System |
| C | Conduit |
| CAB | Cabinet |
| CAT | Catalog |
| CATV | Cable Television |
| CB | Circuit Breaker |
| CCTV | Closed Circuit Television |
| CKT | Circuit |
| CLG | Ceiling |
| COMB | Combination |
| CMPR | Compressor |
| CONN | Connection |
| CONST | Construction |
| CONT | Continuation Or Continuous |
| CONTR | Contractor |
| CONV | Convector |
| CP | Circulating Pump |
| CRT | Cathode-Ray Tube |
| CT | Current Transformer |
| CTR | Center |
| CU | Copper |
| DCP | Domestic Water Circulating Pump |
| DEPT | Department |
| DET | Detail |
| DIA | Diameter |
| DISC | Disconnect |
| DIST | Distribution |
| DN | Down |
| DPR | Damper |
| DS | Safety Disconnect Switch |
| DT | Double Throw |
| DWG | Drawing |
| EC | Electrical Contractor |
| ELEC | Electric, Electrical |
| ELEV | Elevator |
| ELU | Emergency Lighting Unit |
| EM | Emergency |
| EMS | Energy Management System |
| EMT | Electrical Metallic Tubing |
| EP | Electric Pneumatic |
| EQUIP | Equipment |
| EWC | Electric Water Cooler |
| EXIST | Existing |
| EXH | Exhaust |
| EXP | Explosion Proof |
| FA | Fire Alarm |
| FABP | Fire Alarm Booster Power Supply Panel |
| FACP | Fire Alarm Control Panel |
| FCU | Fan Coil Unit |
| FIXT | Fixture |
| FLR | Floor |
| FLUOR | Fluorescent |
| FU | Fuse |
| FUDS | Fused Safety Disconnect Switch |
| GA | Gauge |
| GAL | Gallon |
| GALV | Galvanized |
| GC | General Contractor |
| GEN | Generator |
| GFI | Ground Fault Circuit Interrupter |
| GFP | Ground Fault Protector |
| GND | Ground |
| GRS | Galvanized Rigid Steel (Conduit) |
| GYP BD | Gypsum Board |
| HOA | Hands-Off-Automatic Switch |
| HORIZ | Horizontal |
| HP | Horsepower |
| HPF | High Power Factor |
| HT | Height |
| HTG | Heating |
| HTR | Heater |
| HV | High Voltage |
| HVAC | Heating, Ventilating And Air Conditioning |
| IC | Interrupting Capacity |
| IG | Isolated Ground |
| IMC | Intermediate Metal Conduit |
| INCAND | Incandescent |
| IR | Infrared |
| IW | Interlock With |
| J-BOX | Junction Box |
| KV | Kilovolt |
| KVA | Kilovolt-Ampere |
| KVAR | Kilovolt-Ampere Reactive |
| KW | Kilowatt |
| KWH | Kilowatt Hour |
| LOC | Locate Or Location |
| LT | Light |
| LTG | Lighting |
| LTNG | Lightning |
| LV | Low Voltage |
| MAX | Maximum |
| MAG.S | Magnetic Starter |
| MC | Momentary Contact |
| MC | Mechanical Contractor |
| MCB | Main Circuit Breaker |
| MCC | Motor Control Center |
| MDC | Main Distribution Center |
| MDP | Main Distribution Panel |
| MFR | Manufacturer |
| MFS | Main Fused Disconnect Switch |
| MH | Manhole |
| MIC | Microphone |
| MIN | Minimum |
| MISC | Miscellaneous |
| MLO | Main Lugs Only |
| MMS | Manual Motor Starter |
| MOA | Multioutlet Assembly |
| MSP | Motor Starter Panelboard |
| MSBD | Main Switchboard |
| MSS | Motor Starter Switch |
| MT | Mount |
| MT.C | Empty Conduit |
| MTS | Manual Transfer Switch |
| MTR | Motor, Motorized |
| N.C. | Normally Closed |
| NEC | National Electrical Code |
| NEMA | National Electrical Manufacturer's Association |
| NFDS | Non-Fused Safety Disconnect Switch |
| NIC | Not In Contract |
| NL | Night Light |
| N.O. | Normally Open |
| NPF | Normal Power Factor |
| NTS | Not To Scale |
| OC | On Center |
| OH | Overhead |
| OL | Overloads |
| PA | Public Address |
| PB | Pull Box Or Pushbutton |
| PE | Pneumatic Electric |
| PED | Pedestal |
| PF | Power Factor |
| PH | Phase |
| PIV | Post Indicating Valve |
| PNL | Panel |
| PP | Power Pole |
| PR | Pair |
| PRI | Primary |
| PROJ | Projection |
| PRV | Power Roof Ventilator |
| PT | Potential Transformer |
| PVC | Polyvinyl Chloride (Conduit) |
| PWR | Power |
| QUAN | Quantity |
| RCPT | Receptacle |
| REQD | Required |
| RM | Room |
| RSC | Rigid Steel Conduit |
| RTU | Roof Top Unit |
| SC | Surface Conduit |
| SEC | Secondary |
| SHT | Sheet |
| SIM | Similar |
| SLD | Single-Line Diagram |
| S/N | Solid Neutral |
| SPEC | Specification |
| SPKR | Speaker |
| SP | Spare |
| SPP | Single-Point Power |
| SR | Surface Raceway |
| SS | Stainless Steel |
| SSW | Selector Switch |
| S/S | Stop/Start Pushbuttons |
| STA | Station |
| STD | Standard |
| SURF | Surface Mounted |
| SW | Switch |
| SWBD | Switchboard |
| SYM | Symmetrical |
| SYS | System |
| TEL | Telephone |
| TERM | Terminal |
| TL | Twist Lock |
| TR | Tamper Resistant |
| T-STAT | Thermostat |
| TTC | Telephone Terminal Cabinet |
| TV | Television |
| TVTC | Television Terminal Cabinet |
| TYP | Typical |
| UC | Under Counter |
| UE | Underground Electrical |
| UG | Underground |
| UH | Unit Heater |
| UT | Underground Telephone |
| UTIL | Utility |
| UV | Ultraviolet |
| V | Volt |
| VA | Volt-Amperes |
| VDT | Video Display Terminal |
| VERT | Vertical |
| VFD | Variable Frequency Drive |
| VOL | Volume |
| W | Watt |
| W/ | With |
| WG | Wire Guard |
| WH | Water Heater |
| W/O | Without |
| WP | Weatherproof |
| XFMR | Transformer |
| XFR | Transfer |

| | |
|---|---|
| ∠ | Angle |
| @ | At |
| ▲ | Delta |
| ' | Feet |
| " | Inches |
| # | Number |
| Ø | Phase |
| C | Center Line |
| P | Plate |

## Electrical Symbol Legend

### Lighting Symbols

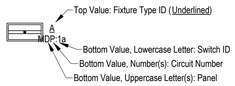
- Lighting Fixtures, Typical, Rectangular (Various Symbols) Filled circles indicate recessed. Open circles indicate surface-mounted. Diagonal line indicates lensed. Outer dots indicate suspended.
- Lighting Fixtures, Typical, Round (Various Symbols) Center dot indicates pendant. Diagonal line indicates lensed. Chevron indicates wall wash.
- Wall-mounted fixtures, Typical (Various Symbols)
- Strip Fixture
- Directional Light, Track Light, Flood Light
- Linear Light, Tape Light
- Emergency Lighting Unit, Ceiling-Mounted, Integral Battery
- Emergency Lighting Unit, Ceiling-Mounted, Remote Battery
- Emergency Lighting Unit, Wall-Mounted, Integral Battery
- Emergency Lighting Unit, Wall-Mounted, Remote Battery
- Exit Light, Ceiling-Mounted. Shading and arrows indicate faces and directional chevrons.
- Exit Light, Wall-Mounted. Shading and arrows indicate faces and directional chevrons.
- Exit/ELU Combo
- Pole/Area Lights
- Post-Top Area Light
- Bollard Light
- Diagonal hatch indicates light on a critical circuit.
- Solid hatch indicates light on an emergency or life safety circuit.
- Single-Pole Switch
- Two-Pole Switch
- Three-Pole Switch

Switch Modifiers:

| | |
|---|---|
| 3: 3-Way | OS: Occupancy Sensor |
| 4: 4-Way | VS: Vacancy Sensor |
| K: Keyed | CT: Above-Counter |
| D: Dimming | LV: Low-Voltage |
| T: Timer | M: Motor-Rated |

- Lighting Contactor
- LC Lighting Control Panel
- OS Occupancy Sensor
- DL Daylight Harvesting Sensor

### Lighting Tags




Absence of a switch designation on a lighting fixture indicates fixture is controlled by the only switch in the space. An "x" in place of the switch designation indicates unswitched.

Switch ID indicated by a lowercase letter. Switch IDs are unique per space. A switch with an ID "a" controls all devices within the space in which it is located tagged with "a". A switch without a tagged ID controls all lighting fixtures within a space. ID tags may be used on control devices other than switches, such as occupancy sensors or contactors.

### Grounding and Lightning Protection Symbols

- Ground Rod
- Ground Rod with Test Well
- Static Ground Receptacle
- Lightning Protection Air Terminal
- Lightning Protection Conductor Splice

### Power Symbols

- Simplex Receptacle
- Duplex Receptacle
- Quadruplex Receptacle
- 6-30 Special Receptacle, Type as Indicated

Receptacle Modifiers:
##: Height AFF
CT: Mounted Above Counter Top
GFI: Ground-Fault Circuit Interrupter
WP: Weatherproof In-Use Cover

- Half shading indicates split (typically switched)
- Outside shading indicates emergency circuit
- Center shading indicates isolated ground
- Multioutlet Assembly. Filled squares indicate 120V outlet. Open squares indicate with USB
- Cord Reel, Device Varies
- Drop Cord, Device Varies
- J Junction Box
- F1 Floor Box, see schedule for type
- Emergency Power Off
- DO Door Opener Push Plate
- M Power Meter
- Safety Switch, Fused
- Safety Switch, Unfused
- Motor Starter
- Combination Starter/Disconnect
- Contactor

### Power Device and Equipment Tags

LP1A1a — Electrical DeviceTags: Uppercase letter(s) indicates Panel ID and circuit number. Lowercase letter indicates designation of controlling switch (where applicable).

XX-1 — Equipment Tags: Equipment ID is indicated by an underlined tag adjacent to the equipment. See the equipment connection schedule for description, electrical requirements, and panel and circuit number. Symbols/graphic appearance of equipment varies.

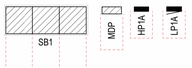
### Wiring

Solid, arced lines connecting equipment, devices, or fixtures indicate unswitched power circuiting. Wires are only intended to indicate to what circuit devices are connected. Actual connections, circuit routing, installtion, junction boxes, etc. shall be field-determined by the contractor.

Dashed, arced lines connecting equipment, devices, or fixtures indicate switched power.

Home run to branch circuit panelboard. The equipment name and circuit number(s) are indicated, separated by a hyphen. Homeruns are only intended to indicate panel and circuit number. Actual homerun location shall be field-determined by the contractor.

### Power Distribution Equipment




Hatched fill indicates distribution panel or switchboard.
Solid fill indicates branch panel or load center.
Dashed box indicates code-required clearance (width and depth).
Door indicates front of recessed panel.

Devices and fixtures are tagged with Panel and circuit number. For example, a device tagged with "A:1" indicates the device is circuited to panel designated "A," circuit number 1.

T1 — Transformer: Typically transformer names begin with or contain the letter "T". See Single-Line Diagram for description and requirements.

### Telecom Symbols

- Data Outlet
- Telephone Outlet
- Data/Telephone Outlet

Outlet Modifiers:
##: Height AFF OC
CT: Mounted Above Counter Top

- Wireless Access Point
- TV TV Outlet

### Nurse Call Symbols

- N Nurse Call Corridor Light. Number of lights as indicated
- X Nurse Call Device
  B: Code Blue
  D: Duty Station
  E: Emergency
  P: Patient Call
  S: Staff
- XXXX Nurse Call Control Unit
  NCAP: Nurse Call Annunciator Panel
  NCHS: Nurse Call Host Constroller
  NCPA: Nurse Call Power Supply
  NCTC: Nurse Call Terminal Cabinet
  NCUPS: Uninterruptable Power Supply

### Security Symbols

- Security Camera. PTZ: Pan/Tilt/Zoom
- CR Card Reader
- CK Card Reader with Keypad
- CC TV Closed Circuit TV Outlet
- DC Door Contact
- ES Electric Strike
- IC Intercom
- ML Magnetic Lock
- RX Request to Exit Button
- REX Request to Exit Sensor
- MD Motion Detector
- XXX Security Control Unit
  SCP: Security Control Panel
  SPS: Security Power Supply Unit

### Construction Phasing

(Typical All Symbols and Equipment)

- Existing to Remain
- Existing to Be Demolished
- New

### Miscellaneous

- Area Not in Contract
- Note by Symbol
- Callout: Top Value: Detail Number on Sheet. Bottom Value: Sheet Number of Detail
- Room 1 Room Name and Number

### Fire Alarm Symbols

- F Manual Pull Station
- F Horn, Wall
- F Horn, Ceiling
- Strobe, Wall, Candela as indicated
- Strobe, Ceiling, Candela as indicated
- Horn/Strobe, Wall, Candela as indicated
- Horn/Strobe, Ceiling, Candela as indicated
- Remote Indicator w/ Test Switch, Wall
- Remote Indicate w/ Test Switch, Ceiling
- Smoke Detector
- Heat Detector
- CO Carbon Monoxide Detector
- Beam Detector T: Transmitter R: Receiver
- Combination Detector (Up to Three)
- Duct Smoke Detector
- Smoke Damper
- DH Door Holder
- DCL Door Closer
- Fire Service Phone
- XXX Addressible Module
  AIM: Addressible Input Module
  AOM:Addressible Output Control Module
  AIO: Addressible Input/Output Module
- CM Fire Alarm Control Unit
  EVAC: Voice Evacuation Control Panel
  FAA: Fire Alarm Annunciator
  FACP: Fire Alarm Control Panel
  FATC: Fire Alarm Terminal Cabinet
  NACP: Notification Appliance Circuit Panel
  FAMN: Fire Alarm Mass Notification Control Panel
- XX Supervisory or Interface Device
  PIV: Post Indicator Valve Supervisory
  PS: Pressure Switch
  R: Non-Addressible Relay
  VS: Valve Supervisory Switch
  WF: Water Flow Switch

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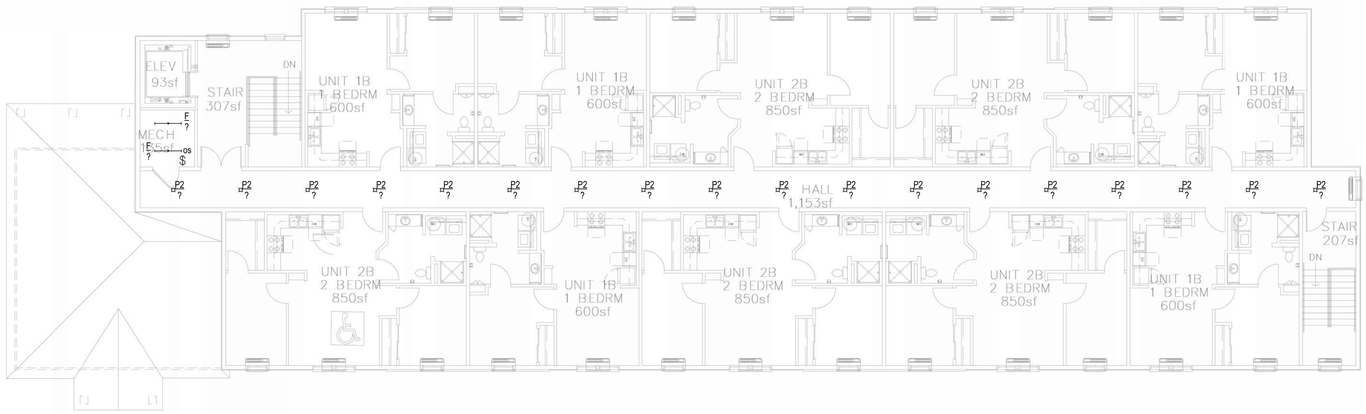
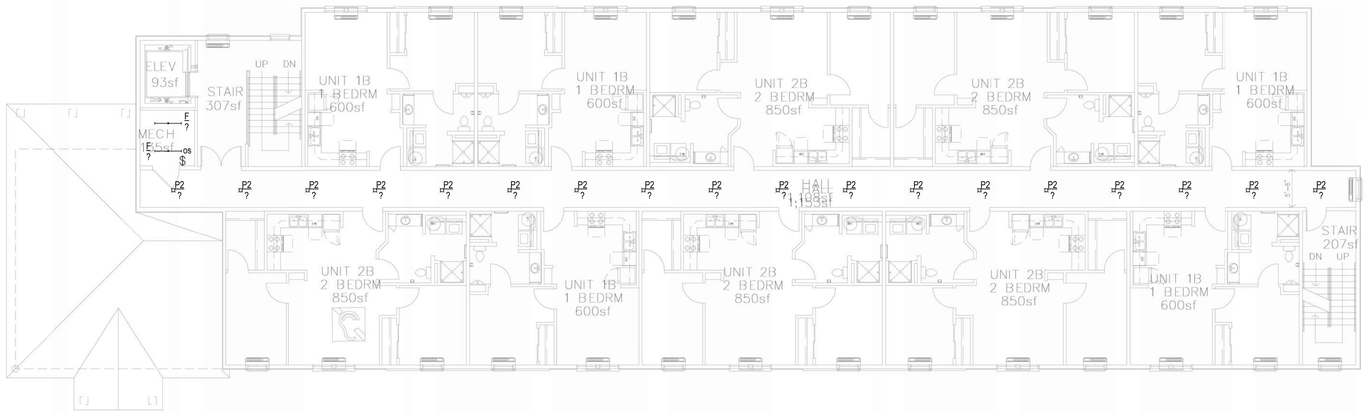
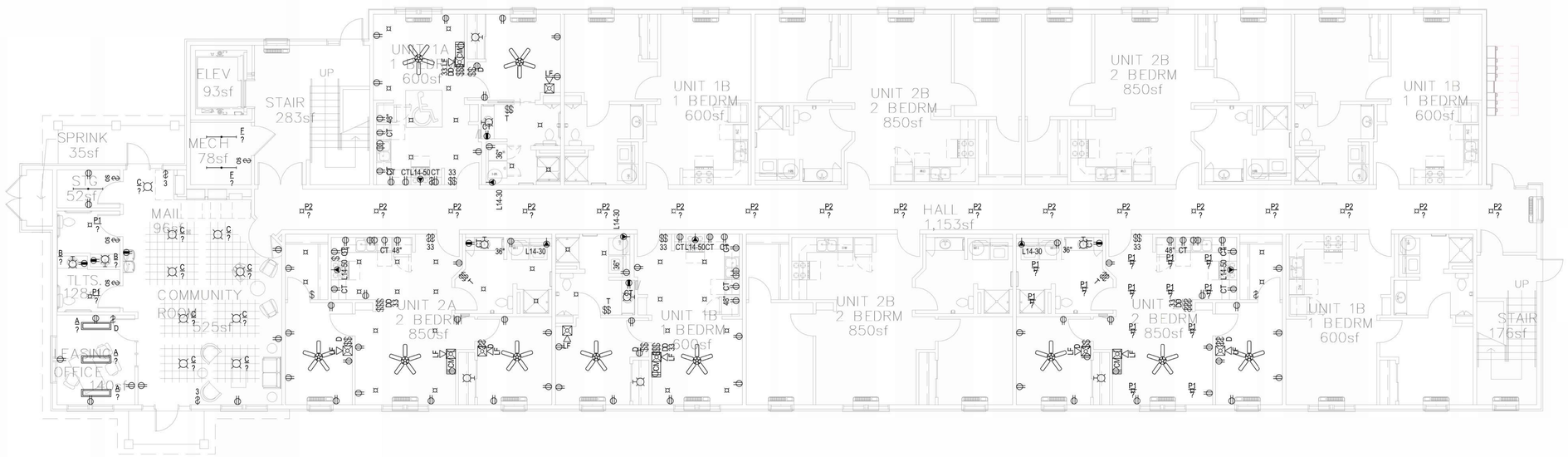



3 E1.2 THRID FLOOR POWER PLAN
3/32" = 1'-0"




2 E1.2 SECOND FLOOR POWER PLAN
3/32" = 1'-0"




1 E1.2 FIRST FLOOR POWER PLAN
1/8" = 1'-0"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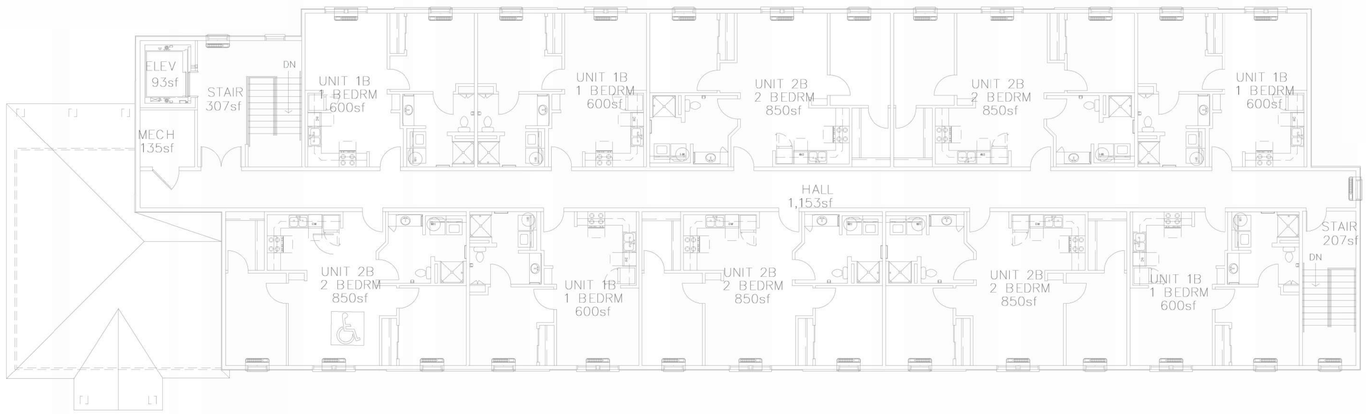
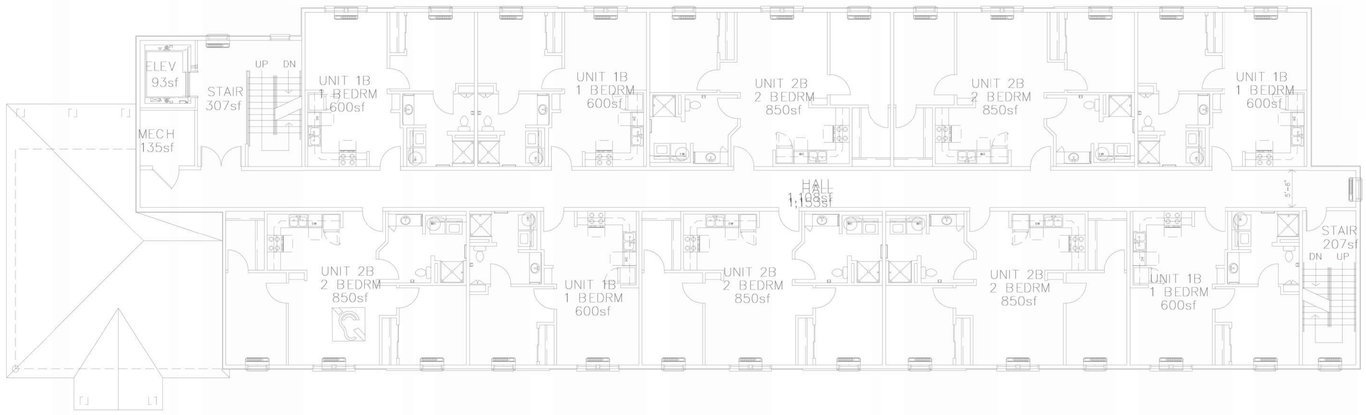



3 E1.3 THRID FLOOR SPECIAL SYSTEMS PLAN
3/32" = 1'-0"

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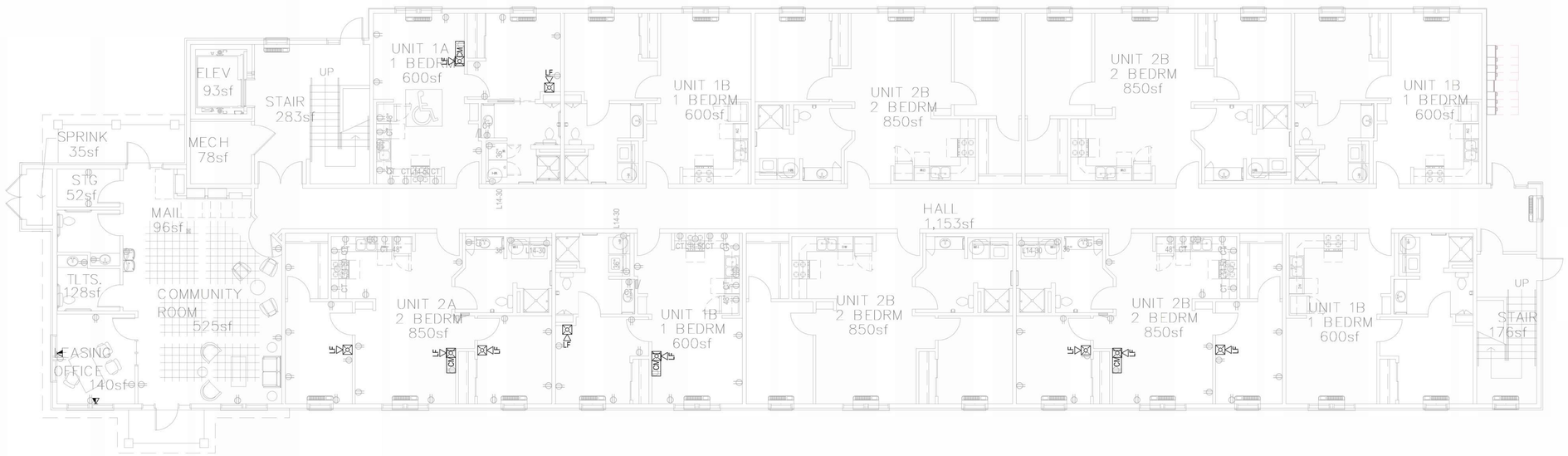
3/32" = 1'-0"

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1/8" = 1'-0"

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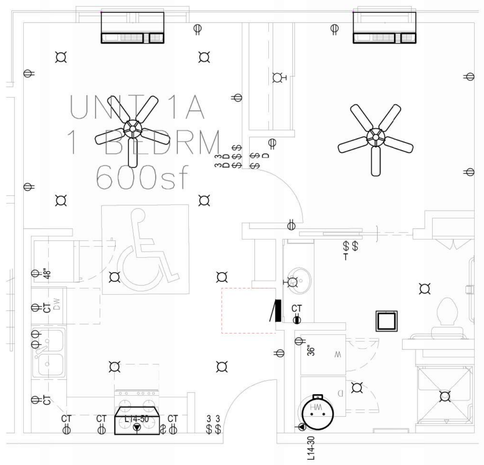
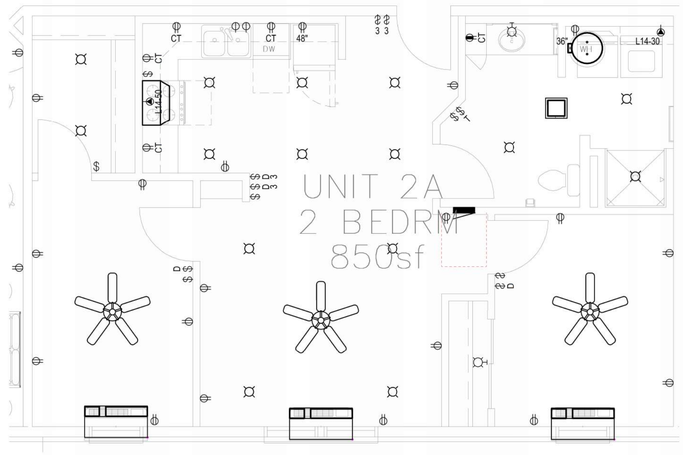
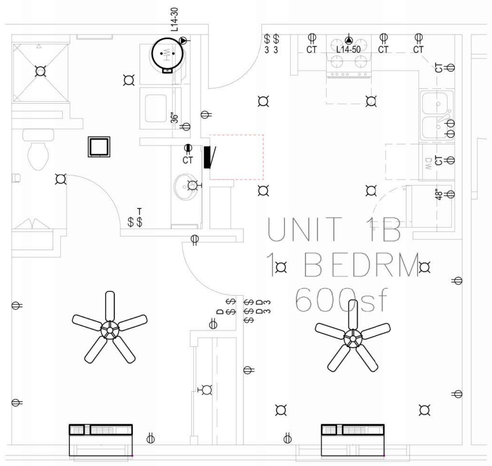


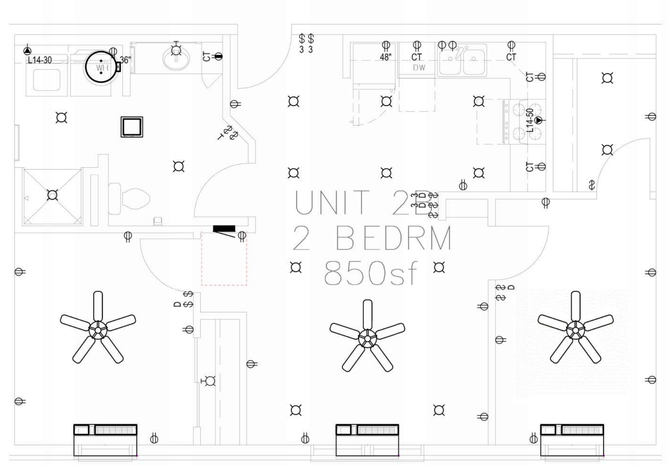

3 E4.1 01_Power Callout Plan_1 Bedroom Accessible
1/4" = 1'-0"




4 E4.1 01_Power Callout Plan_2 Bedroom Accessible
1/4" = 1'-0"




1 E4.1 01_Power Callout Plan_1 Bedroom
1/4" = 1'-0"




2 E4.1 01_Power Callout Plan_2 Bedroom
1/4" = 1'-0"

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## Luminaire Schedule

| ID | Description | Lens/Louver | Mounting | Direct Lumens | Indirect Lumens | Total Lumens | Lamp | CCT | CRI | Projected Life | Ballast/Driver | Voltage | Watts | W/ft | Emergency Component | Manufacturer | Model Number | Equivalent Manufacturers | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A | LED DECORATIVE SURFACE | -- | SURFACE | 2800 lm | 0 lm | 2800 lm | Integral LED | 3000 K | 80 | 0 h | STANDARD | 120 V | 35 W | | -- | LITHONIA | FMFL-30840-CAML-WH | -- | -- |
| B | 3 LAMP VANITY LIGHT | -- | SURFACE WALL | 0 lm | 0 lm | 0 lm | Integral LED | 3000 K | 80 | 0 h | STANDARD | 120 V | 29 W | | -- | SEAGULL | FML-WL-48-35 | -- | -- |
| C | 13" ROUND LED SURFACE MOUNT | -- | CEILING SURFACE | 1900 lm | 0 lm | 1900 lm | Integral LED | 3000 K | 80 | 0 h | STANDARD | 120 V | 28 W | | -- | LITHONIA | FMML-13-830-DDBT | -- | -- |
| F | 4' LENSED LED STRIP LIGHT | -- | SURFACE | 4298 lm | 0 lm | 4298 lm | Integral LED | 3000 K | 80 | 0 h | STANDARD | 120 V | 34 W | | -- | LITHONIA | CSS-L48-4000LM-MVLOT-40K-80CRI | -- | -- |
| G | 52" DIAMETER CEILING FAN WITH LED LIGHT KI | -- | CEILING SUSPENDED | 0 lm | 0 lm | 0 lm | Integral LED | 3000 K | 80 | 0 h | STANDARD | 120 V | 20 W | | -- | SEAGULL | 15030EN-829 | -- | -- |
| H | 52" DIAMETER CEILING FAN WITHOUT LED LIGHT KI | -- | CEILING SUSPENDED | 0 lm | 0 lm | 0 lm | Integral LED | 3000 K | 80 | 0 h | STANDARD | 120 V | 20 W | | -- | SEAGULL | 15030EN-829 | -- | -- |
| J1 | 6" ROUND SURFACE MOUNTED DOWNLIGHT | -- | SURFACE WALL | 600 lm | 0 lm | 600 lm | Integral LED | 3000 K | 80 | 0 h | STANDARD | 120 V | 10 W | | -- | HALO | SDMR-6-930-WH | -- | FIXTURE TO COMPLY WITH 410.16.(C)(5). |
| J2 | 6" ROUND SURFACE MOUNTED DOWNLIGHT | -- | CEILING SURFACE | 600 lm | 0 lm | 600 lm | Integral LED | 3000 K | 80 | 0 h | STANDARD | 120 V | 10 W | | -- | HALO | SDMR-6-930-WH | -- | FIXTURE TO COMPLY WITH 410.16.(C)(5). |
| P1 | 6" ROUND SURFACE MOUNTED DOWNLIGHT | -- | CEILING SURFACE | 600 lm | 0 lm | 600 lm | Integral LED | 3000 K | 80 | 0 h | STANDARD | 120 V | 10 W | | -- | HALO | SDMR-6-930-WH | -- | WHERE INSTALLED IN BATHROOMS TO BE DAMP LOCATION LISTED, WHERE ABOVE SHOWERS TO BE WET LOCATION LISTED |
| P2 | 6" ROUND SURFACE MOUNTED DOWNLIGHT | -- | CEILING SURFACE | 1200 lm | 0 lm | 1200 lm | Integral LED | 3000 K | 80 | 0 h | STANDARD | 120 V | 16 W | | -- | HALO | SDMR-12-930-WH | -- | -- |

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## General Plan Symbols

- Plan Revision Number
- Detail Number on Sheet / Sheet Number Where Detail is Placed
- Keynote Symbol
- Continuation Symbol
- Point Where New Connects To Existing
- Room / 1 — Room Name / Number
- Area Being Demolished
- Area Not In Contract

## Abbreviations

| | | | |
|---|---|---|---|
| Ø | ROUND | LVR | LOUVER |
| ABV | ABOVE | LWT | LEAVING WATER TEMPERATURE |
| AC | AIR CONDITIONING | M/A | MIXED AIR |
| AD | AREA DRAIN | MAX | MAXIMUM |
| ADD | ADDENDUM | MBH | ONE THOUSAND BTU PER HOUR |
| AFF | ABOVE FINISHED FLOOR | MCF | ONE THOUSAND CUBIC FEET |
| AFUE | ANNUAL FUEL UTILIZATION EFFICIENCY | MD | MOTORIZED DAMPER |
| ALT | ALTERNATE | MECH | MECHANICAL |
| AP | ACCESS PANEL | MFR | MANUFACTURER |
| ARCH | ARCHITECT/ARCHITECTURAL | MIN | MINIMUM |
| BFF | BELOW FINISHED FLOOR | MISC | MISCELLANEOUS |
| BLW | BELOW | MTR | MOTOR |
| BTU | BRITISH THERMAL UNITS | MU/A | MAKE-UP/AIR |
| BTUH | BRITISH THERMAL UNITS PER HOUR | NC | NOISE CRITERIA |
| CAP | CAPACITY | NC | NORMALLY CLOSED |
| CB | CATCH BASIN | NIC | NOT IN CONTRACT |
| CFM | CUBIC FEET PER MINUTE | NO | NUMBER |
| CLG | CEILING | NO | NORMALLY OPEN |
| CO | CLEAN OUT | NTS | NOT TO SCALE |
| CW | COLD WATER | O | OXYGEN |
| D | DEGREE | O/A | OUTSIDE AIR |
| DB | DRY BULB | ORD | OVERFLOW ROOF DRAIN |
| DIA | DIAMETER | PD | PRESSURE DROP |
| DN | DOWN | PIV | POST INDICATOR VALVE |
| DW | DISTILLED WATER | PLBG | PLUMBING |
| EA | EACH | PRESS | PRESSURE |
| EAT | ENTERING AIR TEMPERATURE | PRV | PRESSURE REDUCING VALVE |
| ELEC | ELECTRICAL | PSI | POUNDS PER SQUARE INCH |
| EQUIP | EQUIPMENT | PSIG | POUNDS PER SQUARE INCH GAUGE |
| EWC | ELECTRIC WATER COOLER | PWR | POWER |
| EWT | ENTERING WATER TEMPERATURE | R | DUCT RISER |
| E/A | EXHAUST AIR | R/A | RETURN AIR |
| EXIST | EXISTING | RCP | RADIANT CEILING PANEL |
| F | DEGREES FAHRENHEIT | RD | ROOF DRAIN |
| FCO | FLOOR CLEAN OUT | REC | RECESSED |
| FD | FLOOR DRAIN | RED | REDUCER |
| FDC | FIRE DEPARTMENT CONNECTION | RH | RELATIVE HUMIDITY |
| FL | FLOOR | RL/A | RELIEF AIR |
| FO | FUEL OIL | RM | ROOM |
| FOV | FUEL OIL VENT | RPM | REVOLUTIONS PER MINUTE |
| FOR | FUEL OIL RETURN | RW | RAIN WATER |
| FOS | FUEL OIL SUPPLY | SF | SQUARE FOOT |
| FPM | FEET PER MINUTE | S/A | SUPPLY AIR |
| FS | FLOOR SINK | SAN | SANITARY |
| FT | FOOT/FEET | SF | SQUARE FOOT |
| FTR | FIN TUBE RADIATION | SD | SMOKE DAMPER |
| GAL | GALLON | SM | SURFACE MOUNT |
| GF | GAS-FIRED | SP | STANDPIPE |
| GC | GENERAL CONTRACTOR | SP | STATIC PRESSURE |
| GPM | GALLONS PER MINUTE | STM | STEAM |
| GW | GREASE WASTE | T | THERMOSTAT |
| HB | HOSE BIB | TD | TEMPERATURE DROP |
| HP | HORSE POWER | TDR | TRENCH DRAIN |
| HTG | HEATING | TEMP | TEMPERATURE |
| HTR | HEATER | TYP | TYPICAL |
| HW | HOT WATER | UG | UNDERGROUND |
| HYD | HYDRANT | VAC | VACUUM |
| ID | INDIRECT | V | VENT |
| IN | INCH | VAV | VARIABLE AIR VOLUME |
| INV | INVERT | VENT | VENTILATION |
| LB | POUND | VTR | VENT THROUGH ROOF |
| LB/HR | POUNDS PER HOUR | W | WASTE |
| LAT | LEAVING AIR TEMPERATURE | WB | WET BULB |
| LP | LOW PRESSURE | WCO | WALL CLEAN OUT |
| LPG | LIQUEFIED PETROLEUM GAS | WH | WALL HYDRANT |

## Equipment Abbreviations

| | | | |
|---|---|---|---|
| AC | AIR CONDITIONING UNIT | ET | EXPANSION TANK |
| ACCU | AIR COOLING CONDENSING UNIT | EWH | ELECTRIC WATER HEATER |
| AHU | AIR HANDLING UNIT | FCU | FAN COIL UNIT |
| AS | AIR SEPARATOR | FP | FIRE PUMP |
| B | BOILER | GI | GREASE INTERCEPTOR |
| CH | CHILLER | GRV | GRAVITY ROOF VENTILATOR |
| CT | COOLING TOWER | HWP | HEATING WATER PUMP |
| CUH | CABINET UNIT HEATER | HRU | HEAT RECOVERY UNIT |
| CHWP | CHILLED WATER PUMP | PRV | POWER ROOF VENTILATOR |
| DBP | DOMESTIC WATER BOOSTER PUMP | RE | RETURN/EXHAUST FAN |
| DC | DUCT MOUNTED COIL | RTU | ROOFTOP UNIT |
| DCP | DOMESTIC WATER CIRCULATING PUMP | SP | SUMP PUMP |
| EF | EXHAUST FAN | UH | UNIT HEATER |
| EDC | ELECTRIC DUCT COIL | WH | WATER HEATER |

* NOTE *

ALL OF GENERAL NOTES ON THIS SHEET ARE TO BE APPLIED TO ALL OTHER DRAWINGS IN THIS SET.THE SYMBOLS AND ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS SET OF DRAWINGS.

## HVAC Symbols

- 24"/12" — Sq. Duct Size (Width/Height)
- 24"x12"FO — Oval Duct Size (Width x Height)
- 18"Ø — Round Duct Size (Diameter)
- (E) — Existing Duct To Remain
- Duct To Be Demolished
- S/A — Supply Air
- V/A — Ventilation Air
- O/A — Outdoor Air
- R/A — Return Air
- T/A — Transfer Air
- E/A — General Exhaust Air
- KED — Kitchen Exhaust Duct
- FLUE — Flue Gas Vent
- C/A — Combustion Air
- Rect. Supply Duct Rise / Drop
- Round Supply Duct Rise / Drop
- Rect. Return Duct Rise / Drop
- Round Return Duct Rise / Drop
- Rect. Exhaust Duct Rise / Drop
- Round Exhaust Duct Rise / Drop

**Grille, Register, Diffusers**

Square Ceiling Diffuser — CD3 | 500 / 10"Ø/24x24
- Type (See Schedule)
- Airflow
- Neck Size / Module Size

Round Ceiling Diffuser — CD11 | 100 / 6"Ø / TYP. X 4
- Type (See Schedule)
- Airflow
- Neck Size
- Type Count for Space

Sidewall Supply Grille — SG1 | 500 / 18"/10" / AFF-9'-0"
- Type (See Schedule)
- Airflow
- Nominal Duct Size
- Mounting Elevation (Centerline)

Linear Diffuser — LD8 | 200 / 8"Ø/2s/4'-0"L
- Type (See Schedule)
- Airflow
- Neck Size/ Slot(s)/ Active Length

Sidewall Return Grille — RG1 | 800 / 16"/16" / AFF-9'-0"
- Type (See Schedule)
- Airflow
- Nominal Duct Size
- Mounting Elevation (Centerline)

Ceiling Return — RG2 | 500 / 12"/12"/24x24 / 25
- Type (See Schedule)
- Airflow
- Neck Size / Module Size
- Max NC Rating

**Mechanical Equipment**

- RTU-1 / 10.0 ton — Unit Identity / Nominal Cooling Capacity
- RTU-1 / 180000 Btuh / 180 CFH — Unit Identity / Heating Capacity / Gas Supply Input Rate
- ET-1 / 379 lb — Operating Weight
- EF-XX / 500 CFM — Design Airflow Rate
- VAV 1-2 / 3.7 GPM — Design Water Flow
- AC-1 / AFF:7'-0" — Bottom of Equipment Height
- (E)AHU-2 — Existing to Remain Equipment
- (R)AHU-3 — Existing Relocated Equipment
- Equipment By Others (Refer To Other Disciplines)

**Damper Types**

- Manual Damper
- Motorized Damper
- Backdraft Damper
- Smoke Damper
- Fire Damper
- Comb. Fire/ Smoke Damper

## Mechanical Piping Symbols

- 2" — Nominal Pipe Size
- Above Ground Piping
- Below Ground Piping
- 1/8" / 12" SLOPE — Pipe Slope (When Applicable)
- (E) — Existing Pipe To Remain
- Pipe To Be Demolished
- CHWR — Chilled-Water Return
- CHWS — Chilled-Water Supply
- CD — Condensate Drain
- CWR — Condenser-Water Return
- CWS — Condenser-Water Supply
- GWR — Geothermal-Water Return
- GWS — Geothermal-Water Supply
- HWR — Hot-Water Return
- HWS — Hot-Water Supply
- G — Natural Gas
- LP — Liquid Propane
- RL — Refrigerant Liquid
- RS — Refrigerant Gas
- RD — Refrigerant Discharge
- STM — Steam Supply
- CDR — Steam Condensate Return
- Pipe Rise / Drop

**Valve Types**

| | |
|---|---|
| 2" SHUTOFF | Ball Valve |
| 2" BAL | Balancing Valve |
| 2" BFV | Butterfly Valve |
| 2" CHECK | Check Valve |
| 2" CHECK | Alternate Check Valve |
| 3" CIRC | Circuit Setter |
| 2" GATE | Gate Valve |
| 2" GLOBE | Globe Valve |
| 2" LOCK | Locked Shield Valve |
| 2" PRV | Pressure Reducing Valve |
| 2" QUICK | Quick Opening Valve |
| 2" STRAIN | Fluid Strainer |
| 2" M-CNTRL | Elec. Control Valve |
| 4" 3-WAY CNTRL | 3-Way Elec. Valve |
| 1" GAS-CNTRL | Emergency Gas Shutoff |
| 1" PLUG | Plug Valve |
| 1" GAS COCK | Gas Shutoff Cock |
| 1" REG | Gas Regulator |

**Mechanical Control Devices**

AHU-1 — Unit Identity
- TS — Temperature Sensor
- TH — Temp/ Humidity Sensor
- TC — Temp/ CO2 Sensor
- T — Thermostat
- H — Humidistat
- HS — Humidity Sensor
- CO2 — Carbon Dioxide Detector
- CO — Carbon Monoxide Detector
- H2 — Hydrogen Gas Detector
- HZG — Hazardous Gas Detector
- NO2 — Nitrogen Dioxide Detector
- O2 — Oxygen Gas Detector

## HVAC SHEET INDEX




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SAN ANGELO, TEXAS

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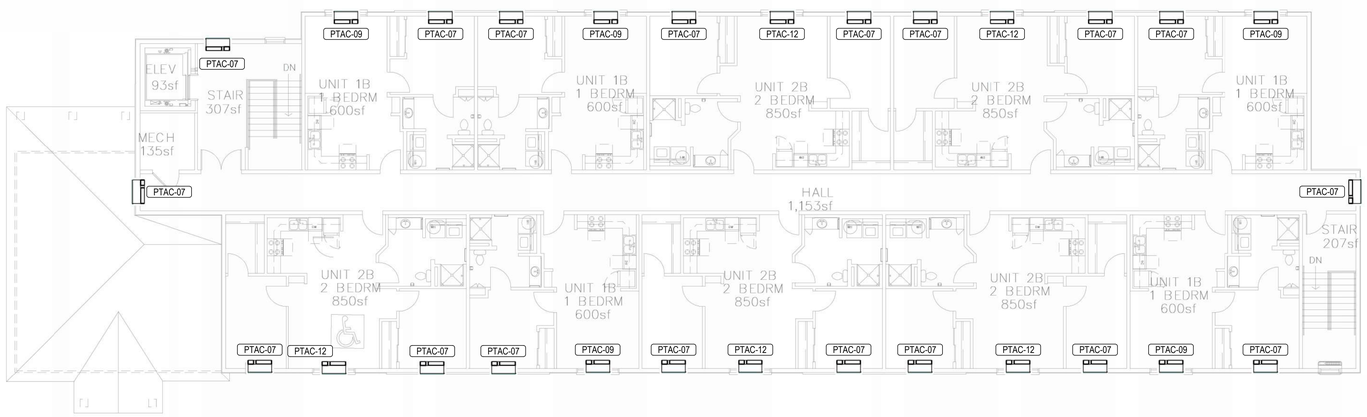
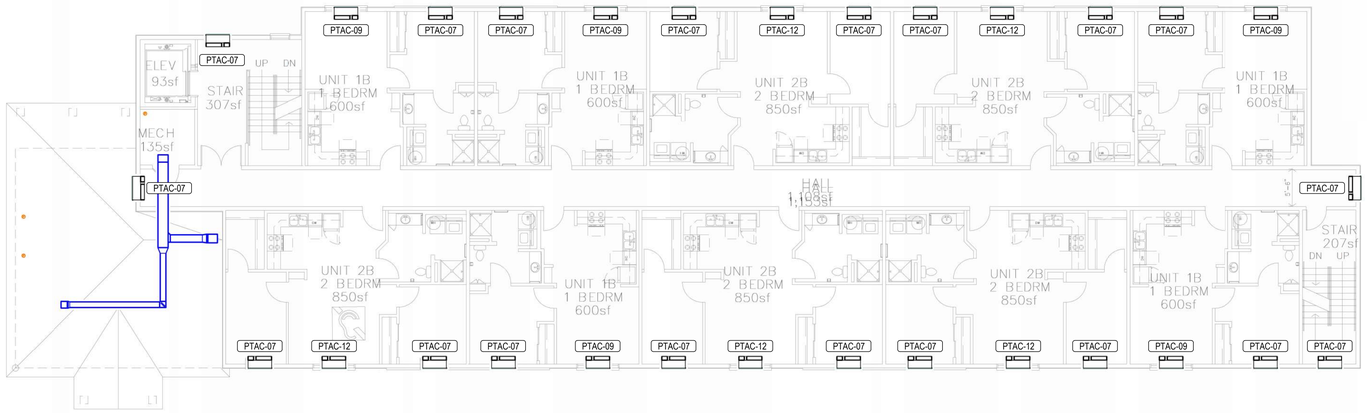



3 M1.1 THIRD FLOOR HVAC PLAN
3/32" = 1'-0"

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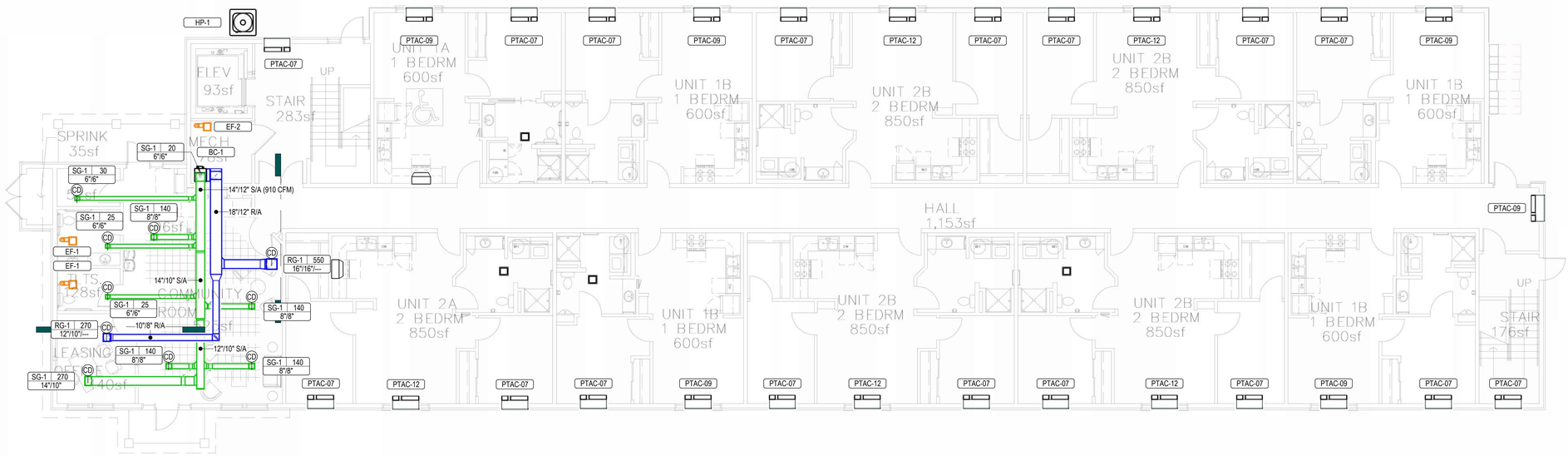
3/32" = 1'-0"

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## Packaged Terminal Air Conditioner Schedule

| Mark | Manufacturer | Model Number | Cooling | | | | | | Heating | | | Airflow | ESP | Fan Speed Setting | Outdoor Air Intake Flow | Electrical | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | OA DB | EDB | EWB | Total Cooling | Sensible Cooling | EER | Total Heating | HSPF Rating | Electric Heat Output | | | | | MCA | MOCP | Voltage | Phase | |
| PTAC-07 | GE | AZ65H07DAC | 85 °F | 75 °F | 63 °F | 7,000 Btu/h | 5,110 Btu/h | 13 | 6,100 Btu/h | 0 | 1.96 kW | 360 CFM | 0.00 in-wg | High | 0 CFM | 11.8 A | 15.0 A | 208 V | 1 | |
| PTAC-09 | GE | AZ65H09DAC | 85 °F | 75 °F | 63 °F | 9,500 Btu/h | 6,460 Btu/h | 12.2 | 8,000 Btu/h | 0 | 1.96 kW | 420 CFM | 0.00 in-wg | High | 0 CFM | 11.8 A | 15.0 A | 208 V | 1 | |
| PTAC-12 | GE | AZ65H12DAC | 85 °F | 75 °F | 63 °F | 11,600 Btu/h | 7,192 Btu/h | 11.7 | 10,200 Btu/h | 0 | 1.96 kW | 410 CFM | 0.00 in-wg | High | 0 CFM | 11.8 A | 15.0 A | 208 V | 1 | |

## Exhaust Fan Schedule

| Mark | Manufacturer | Model | CFM | ESP | Power | Electrical | | Notes |
|---|---|---|---|---|---|---|---|---|
| | | | | | | Voltage | Phase | |
| EF-1 | Panasonic | FV-0810VSS1 | 50 CFM | 0.45 in-wg | 21 W | 120 V | 1 | 1,2,3,4,5,6 |
| EF-2 | Panasonic | FV-0511VK2 | 110 CFM | 0.45 in-wg | 21 W | 120 V | 1 | 1,2,3,4,5,6,7 |

NOTES:
1. Fixture shall be Energy Star listed.
2. Fixture shall operate at < 1 SONE.
3. Provide with ec motor with integral disconnect.
4. Provide manufacturer's wall cap or roof jack, see plans.
5. Provide integral backdraft damper.
6. Provide with manufacturer's ceiling radiation damper. Omit radiation dampers where rated ceilings are not present, coordinate with Architect.
7. Provide Panasnic FV-VS15VK1 multi-spped with time delay module set to provide cfm as listed on drawings continuously wth a max of 110 cfm for 15 min (adj., when wall switch is tunred on.

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## General Plan Symbols

- Plan Revision Number
- Detail Number on Sheet / Sheet Number Where Detail is Placed
- Keynote Symbol
- Continuation Symbol
- Point Where New Connects To Existing
- Room Name / Number (Room / 1)
- Area Being Demolished
- Area Not In Contract

## Abbreviations

| | | | |
|---|---|---|---|
| Ø | ROUND | LVR | LOUVER |
| ABV | ABOVE | LWT | LEAVING WATER TEMPERATURE |
| AC | AIR CONDITIONING | M/A | MIXED AIR |
| AD | AREA DRAIN | MAX | MAXIMUM |
| ADD | ADDENDUM | MBH | ONE THOUSAND BTU PER HOUR |
| AFF | ABOVE FINISHED FLOOR | MCF | ONE THOUSAND CUBIC FEET |
| AFUE | ANNUAL FUEL UTILIZATION EFFICIENCY | MD | MOTORIZED DAMPER |
| ALT | ALTERNATE | MECH | MECHANICAL |
| AP | ACCESS PANEL | MFR | MANUFACTURER |
| ARCH | ARCHITECT/ARCHITECTURAL | MIN | MINIMUM |
| BFF | BELOW FINISHED FLOOR | MISC | MISCELLANEOUS |
| BLW | BELOW | MTR | MOTOR |
| BTU | BRITISH THERMAL UNITS | MU/A | MAKE-UP/AIR |
| BTUH | BRITISH THERMAL UNITS PER HOUR | NC | NOISE CRITERIA |
| CAP | CAPACITY | NC | NORMALLY CLOSED |
| CB | CATCH BASIN | NIC | NOT IN CONTRACT |
| CFM | CUBIC FEET PER MINUTE | NO | NUMBER |
| CLG | CEILING | NO | NORMALLY OPEN |
| CO | CLEAN OUT | NTS | NOT TO SCALE |
| CW | COLD WATER | O | OXYGEN |
| D | DEGREE | O/A | OUTSIDE AIR |
| DB | DRY BULB | ORD | OVERFLOW ROOF DRAIN |
| DIA | DIAMETER | PD | PRESSURE DROP |
| DN | DOWN | PIV | POST INDICATOR VALVE |
| DW | DISTILLED WATER | PLBG | PLUMBING |
| EA | EACH | PRESS | PRESSURE |
| EAT | ENTERING AIR TEMPERATURE | PRV | PRESSURE REDUCING VALVE |
| ELEC | ELECTRICAL | PSI | POUNDS PER SQUARE INCH |
| EQUIP | EQUIPMENT | PSIG | POUNDS PER SQUARE INCH GAUGE |
| EWC | ELECTRIC WATER COOLER | PWR | POWER |
| EWT | ENTERING WATER TEMPERATURE | R | DUCT RISER |
| E/A | EXHAUST AIR | R/A | RETURN AIR |
| EXIST | EXISTING | RCP | RADIANT CEILING PANEL |
| F | DEGREES FAHRENHEIT | RD | ROOF DRAIN |
| FCO | FLOOR CLEAN OUT | REC | RECESSED |
| FD | FLOOR DRAIN | RED | REDUCER |
| FDC | FIRE DEPARTMENT CONNECTION | RH | RELATIVE HUMIDITY |
| FL | FLOOR | RL/A | RELIEF AIR |
| FO | FUEL OIL | RM | ROOM |
| FOV | FUEL OIL VENT | RPM | REVOLUTIONS PER MINUTE |
| FOR | FUEL OIL RETURN | RW | RAIN WATER |
| FOS | FUEL OIL SUPPLY | SF | SQUARE FOOT |
| FPM | FEET PER MINUTE | S/A | SUPPLY AIR |
| FS | FLOOR SINK | SAN | SANITARY |
| FT | FOOT/FEET | SF | SQUARE FOOT |
| FTR | FIN TUBE RADIATION | SD | SMOKE DAMPER |
| GAL | GALLON | SM | SURFACE MOUNT |
| GF | GAS-FIRED | SP | STANDPIPE |
| GC | GENERAL CONTRACTOR | SP | STATIC PRESSURE |
| GPM | GALLONS PER MINUTE | STM | STEAM |
| GW | GREASE WASTE | T | THERMOSTAT |
| HB | HOSE BIB | TD | TEMPERATURE DROP |
| HP | HORSE POWER | TDR | TRENCH DRAIN |
| HTG | HEATING | TEMP | TEMPERATURE |
| HTR | HEATER | TYP | TYPICAL |
| HW | HOT WATER | UG | UNDERGROUND |
| HYD | HYDRANT | VAC | VACUUM |
| ID | INDIRECT | V | VENT |
| IN | INCH | VAV | VARIABLE AIR VOLUME |
| INV | INVERT | VENT | VENTILATION |
| LB | POUND | VTR | VENT THROUGH ROOF |
| LB/HR | POUNDS PER HOUR | W | WASTE |
| LAT | LEAVING AIR TEMPERATURE | WB | WET BULB |
| LP | LOW PRESSURE | WCO | WALL CLEAN OUT |
| LPG | LIQUEFIED PETROLEUM GAS | WH | WALL HYDRANT |

## Equipment Abbreviations

| | | | |
|---|---|---|---|
| AC | AIR CONDITIONING UNIT | ET | EXPANSION TANK |
| ACCU | AIR COOLING CONDENSING UNIT | EWH | ELECTRIC WATER HEATER |
| AHU | AIR HANDLING UNIT | FCU | FAN COIL UNIT |
| AS | AIR SEPARATOR | FP | FIRE PUMP |
| B | BOILER | GI | GREASE INTERCEPTOR |
| CH | CHILLER | GRV | GRAVITY ROOF VENTILATOR |
| CT | COOLING TOWER | HWP | HEATING WATER PUMP |
| CUH | CABINET UNIT HEATER | HRU | HEAT RECOVERY UNIT |
| CHWP | CHILLED WATER PUMP | PRV | POWER ROOF VENTILATOR |
| DBP | DOMESTIC WATER BOOSTER PUMP | RE | RETURN/EXHAUST FAN |
| DC | DUCT MOUNTED COIL | RTU | ROOFTOP UNIT |
| DCP | DOMESTIC WATER CIRCULATING PUMP | SP | SUMP PUMP |
| EF | EXHAUST FAN | UH | UNIT HEATER |
| EDC | ELECTRIC DUCT COIL | WH | WATER HEATER |

* NOTE *

ALL OF GENERAL NOTES ON THIS SHEET ARE TO BE APPLIED TO ALL OTHER DRAWINGS IN THIS SET.THE SYMBOLS AND ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS SET OF DRAWINGS.

## Plumbing Symbols

- 2" — Nominal Pipe Size
- Above Ground Piping
- Below Ground Piping
- 1/8" / 12" SLOPE — Pipe Slope (When Applicable)
- (E) — Existing Pipe To Remain
- Pipe To Be Demolished
- CW — Domestic Cold-Water
- NPW — Non-Potable Water
- S-CW — Soft Cold-Water
- F-CW — Filtered Cold-Water
- RO — Reverse Osmosis Water
- HW — Domestic Hot-Water
- HW 140° — Domestic Hot-Water 140°
- HW-R — Hot-Water Recirculation
- HW-R 140° — Hot-Water Recirculation 140°
- SS — Sanitary Drain
- V — Sanitary Vent
- WV — Sanitary Wet Vent
- CWV — Combination DWV
- CD — Condensate Drain
- ID — Indirect Drain
- GW — Grease Waste
- GV — Grease Vent
- PD — Pump Discharge
- SD — Storm Drain
- OSD — Storm Overflow
- CA — Compressed Air
- G — Natural Gas
- LP — Liquid Propane
- Pipe Rise / Drop

**Pipe Accessory Notes**

- 4" FCO — Cleanout
- 2" CHECK — Check Valve
- 2" BALANCE — Balancing Valve
- 2" CIRC — Circuit Setter
- 2" GATE — Gate Valve
- 2" S/O — Ball Valve
- 2" STRAIN — Fluid Strainer
- [S] 1" GAS-CNTRL — Emergency Gas Shutoff
- 1" PLUG — Plug Valve
- 1" GAS COCK — Gas Shutoff Cock
- 1" REG — Gas Regulator
- [T/P] 1" T/V — Thermostatic Valve
- [T/P] TMV-XT/P — Mixing Valve
- [EM] TMVEM — Emergency Mixer
- 2" PRV — Pressure Reducing Valve
- [W] 2" METER — Water Meter
- Double Check Valve
- Reduced Pressure Zone

**Plumbing Fixture Notes**

- Floor Drain — Design Size
- 0" FD — Identity Type
- 2 DFU — Drainage Fixture Units
- 2" FD-3 — Floor Drain w/ Deep Seal Trap
- 2" FD-3P — Floor Drain w/ Trap Primer "P" Indicates Primer Connection
- 2" FD-7 — Floor Drain w/ Integral Cleanout
- 3" AD-1 — Area Drain (No Trap)
- 6" DD-1 — Deck Drain
- 3" HD-1 — Hub Drain (Funnel Type)
- 3" FS-4 — Floor Sink
- 8" SD-12 — Roof Drain
- 6" SD-1 / 2000 SF — Combination Drain / Rainfall Surface Area

## Plumbing Sheet Index




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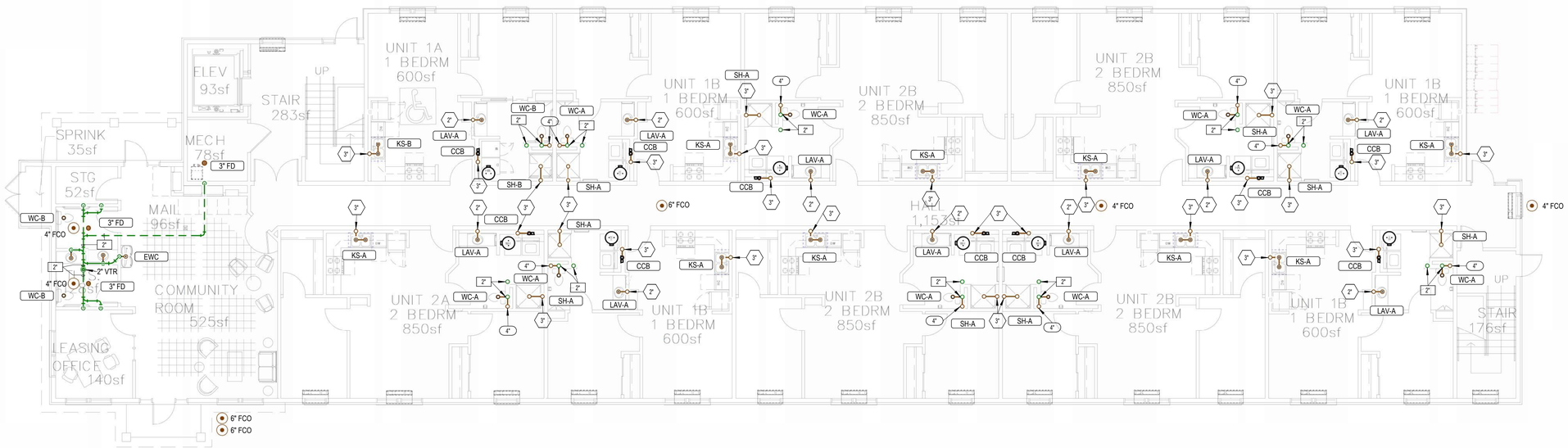
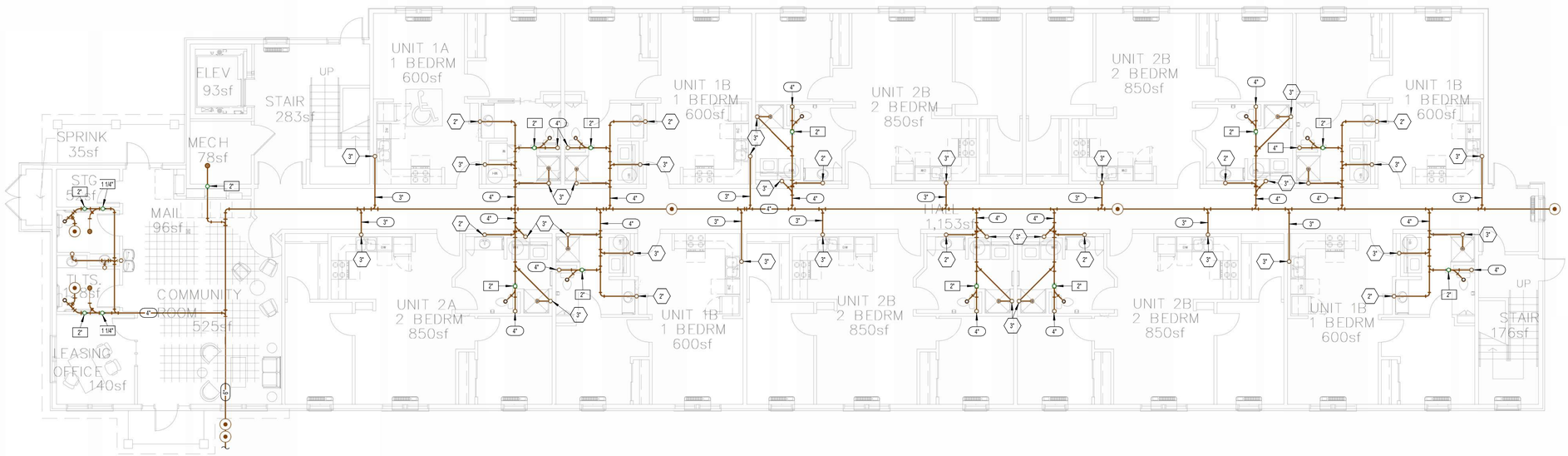
| PLUMBING SIZING SYMBOLS | |
|---|---|
| X" | DRAIN (X = SIZE) |
| X" | VENT (X = SIZE) |
| X" | WASTE STACK VENT (X = SIZE) |




2 / P1.1 FIRST FLOOR WASTE AND VENT PLAN
1/8" = 1'-0"




1 / P1.1 UNDERFLOOR WASTE AND VENT PLAN
1/8" = 1'-0"

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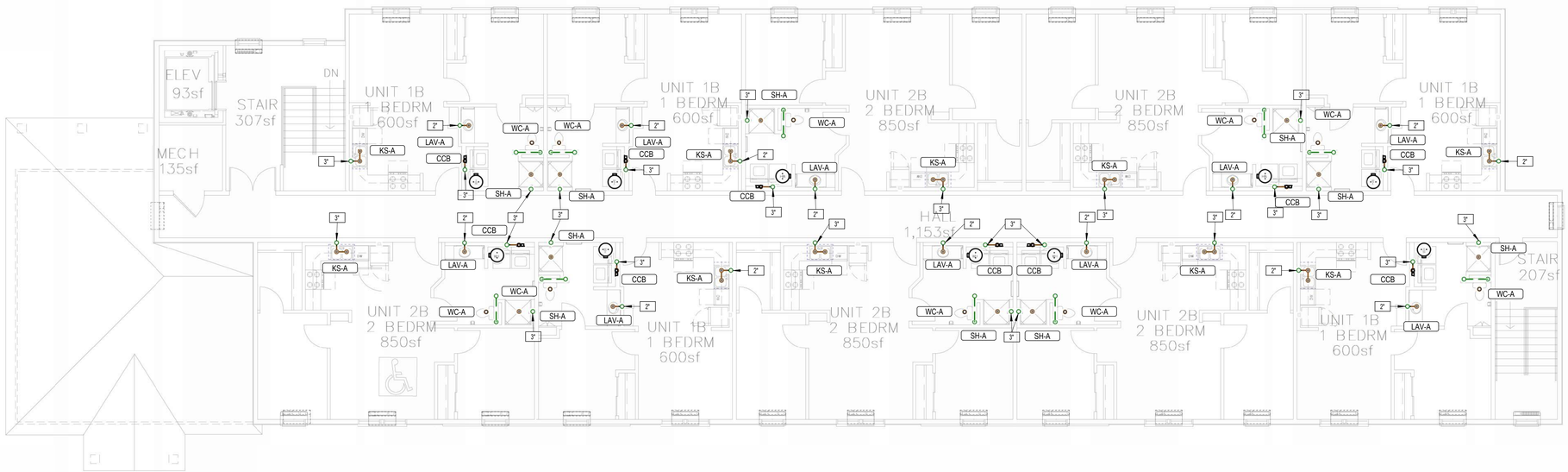
| PLUMBING SIZING SYMBOLS | |
|---|---|
| X" | DRAIN (X = SIZE) |
| X" | VENT (X = SIZE) |
| X" | WASTE STACK VENT (X = SIZE) |




2 / P1.2 THIRD FLOOR WASTE AND VENT PLAN
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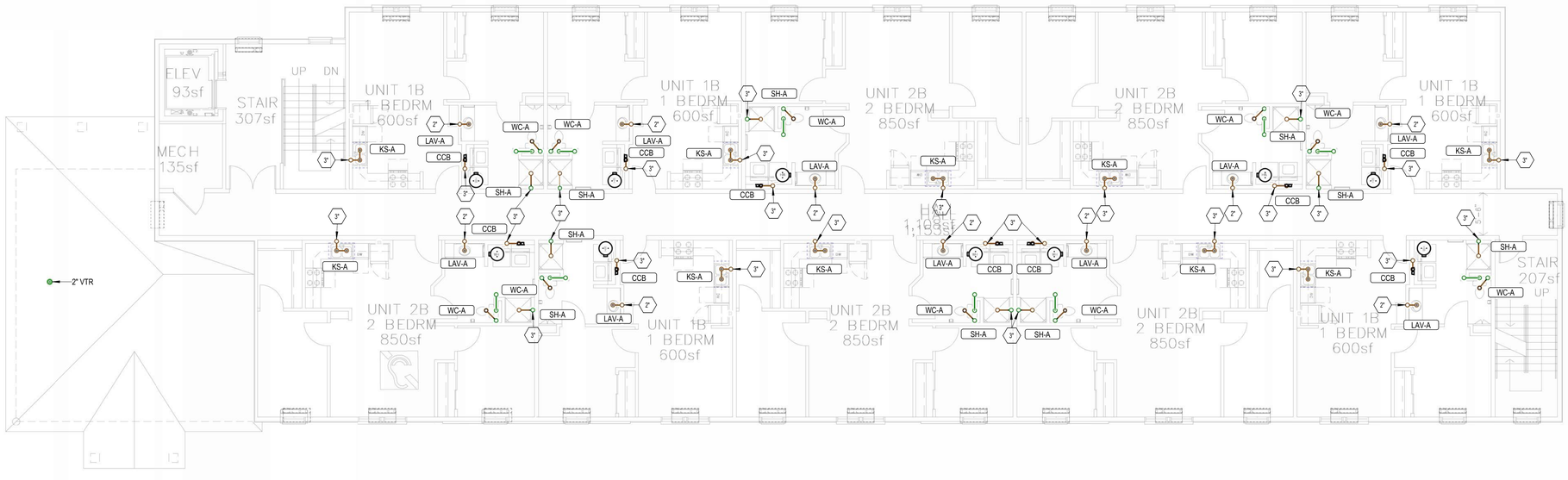


1 / P1.2 SECOND FLOOR WASTE AND VENT PLAN
1/8" = 1'-0"

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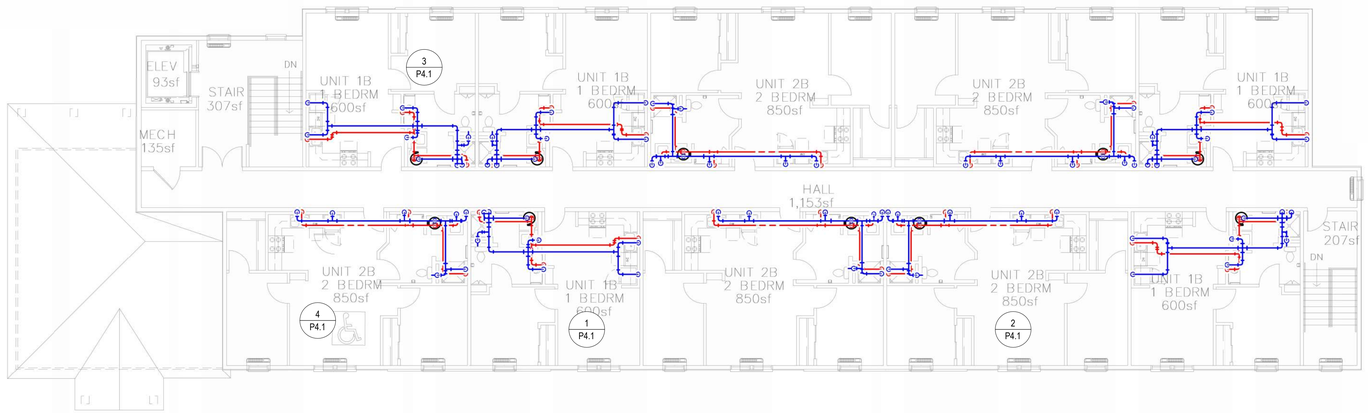
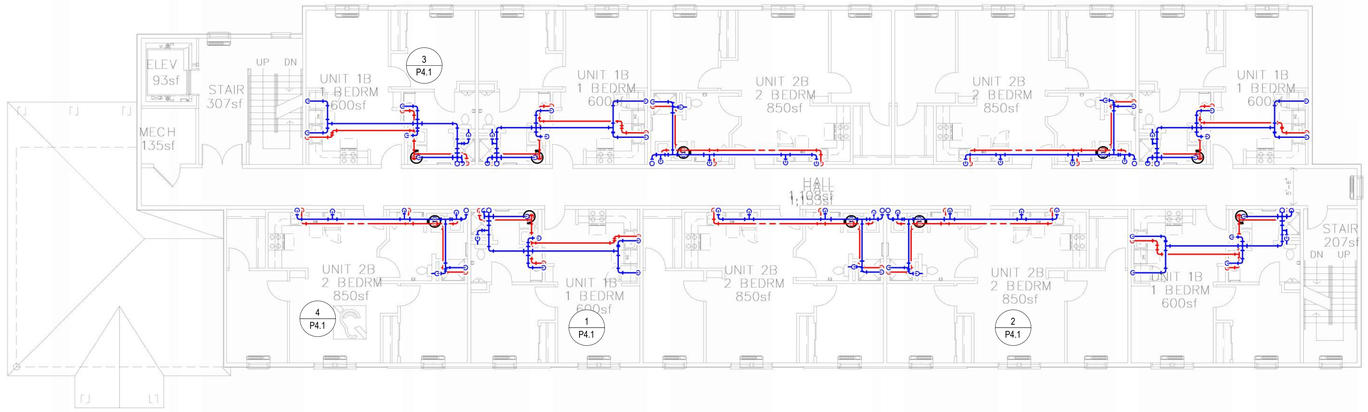



3 P1.3 THIRD FLOOR DOMESTIC WATER PLAN
3/32" = 1'-0"

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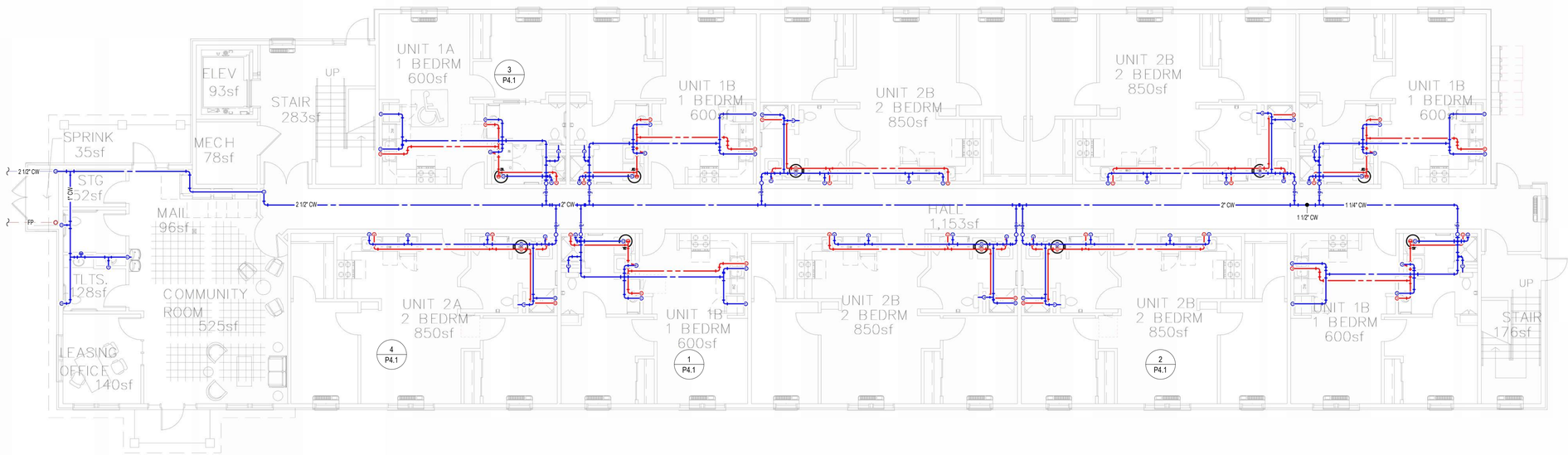


1 P1.3 FIRST FLOOR DOMESTIC WATER PLAN
1/8" = 1'-0"

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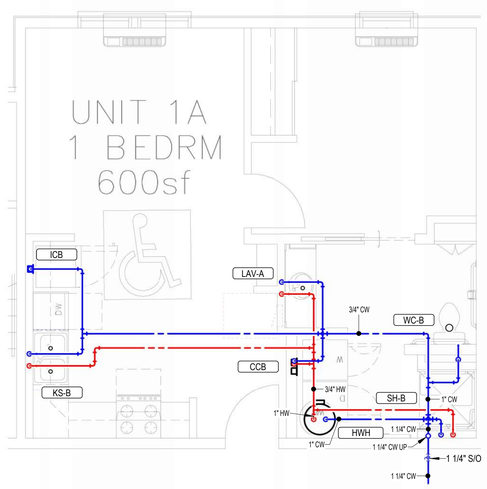
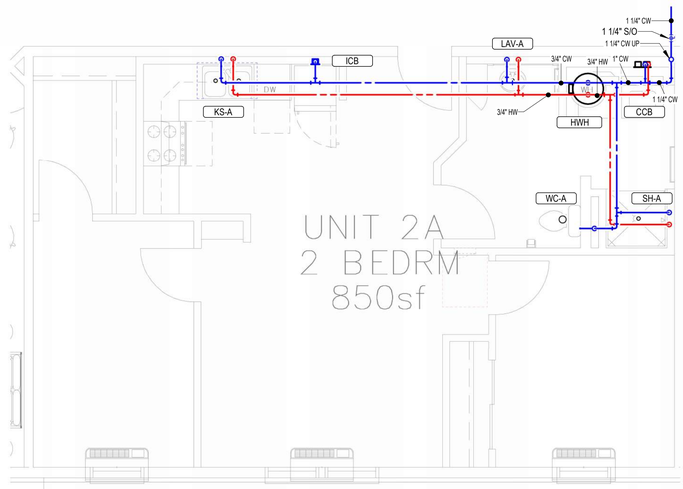
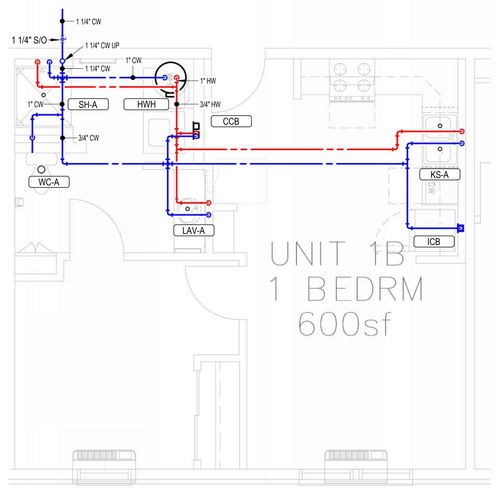


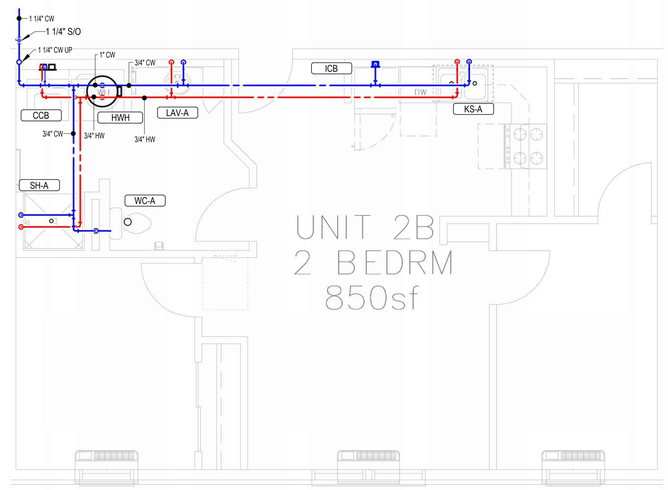

3 P4.1 1 Bedroom Accessible Enlarged Domestic Water
1/4" = 1'-0"




4 P4.1 2 Bedroom Accessible Enlarged Domestic Water
1/4" = 1'-0"




1 P4.1 1 Bedroom Enlarged Domestic Water
1/4" = 1'-0"




2 P4.1 2 Bedroom Enlarged Domestic Water
1/4" = 1'-0"

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RESIDENCE AT GREEN MEADOW

NEW SENIOR LIVING FACILITY

SAN ANGELO, TEXAS

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## Plumbing Fixture Schedule

| Mark | Manufacturer | Model | Description | Installation | ADA | Trim Manufacturer M/N | Domestic Connections | | | Drain-Waste-Vent | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Cold Water | Hot Water | Piping Size(s) | Drain Size | DWV Tee | Vent Size | |
| CCB | IPS CORP. | W4700 | Washing machine box with 2" PVC/ABS drain coupling and kockout test cap. Two, 1/4 turn adaptor ball valves, sweat connection. | Recessed | | | Yes | Yes | 1/2" | 2" | 2" | 2" | |
| EWC | Elkay | EMABFTLDDWSLK | Dual Height, self-contained water cooler with stainless steel basin, front and side push bar actuator, lead-free, 120v. Provide with EZH20 bottle filling station, and model 98313C accessory apron. | Wall Hung | Yes | | Yes | No | 1/2" | 1 1/4" | 2" | 2" | |
| FD | Sioux Chief | 833 | Adjustable floor drain with nickel bronze strainer. Provide Proset trap protection device. | | | | | | | 3" | | | |
| ICB | IPS CORP. | FRIB12 | Ice maker connection box with 1/4 turn ball valve and 1/2" sweat copper connection. | Recessed | | | Yes | No | 1/2" | 2" | | | |
| KS-A | JUST | DL-2233-A-GR | Two compartment 18 GA stainless steel sink, self rimming, 14"x16"x8"D inside, fully undercoated, faucet holes as required. | Counter Set | No | Kohler / K-10412 | Yes | Yes | 1/2" | 2" | 2" | 2" | |
| KS-B | JUST | DL-ADA-2233-A-GR | Two compartment 18 GA stainless steel sink, self rimming, 14"x16"x8"D inside, fully undercoated, faucet holes as required. With drain holes near center rear. | Counter Set | Yes | Kohler / K-10412 | Yes | Yes | 1/2" | 2" | 2" | 2" | |
| LAV-A | KOHLER | 2196-4-0 | 20"W x 17" Self-Rimming lavatory. Faucet holes On 4" Centers. Single handled 0.5 GPM faucet. Provided with pop-drain. | Counter Set | Yes | Kohler / 1518-4NDRA | Yes | Yes | 1/2" | 2" | 2" | 2" | |
| LAV-B | KOHLER | 2196-4-0 | 20"W x 17" Self-Rimming lavatory. Faucet holes On 4" Centers. Single handled faucet. Provide with p-trap, grid drain, 1/4 turn angle stops with escutceon plates, point of use thermostatic mixing valve, and chrome plated or braided stainless steel domestic water supply lines. Insulate water and wate piping below lavatory. | Counter Set | Yes | Kohler / 1518-4NDRA | Yes | Yes | 1/2" | 2" | 2" | 2" | |
| SH-A | AQUARIUS | G-3679-SH | 36"x36" Shower with integral soap/toiletry shelves, right or left handed rough in as required center drain. Siingle metal lever handle pressure-balancing valve, and push-clean showerhead. | Floor Set | No | Delta / R10000-UNWS/T13H132 | Yes | Yes | 1/2" | 2" | 2" | 2" | |
| SH-B | AQUARIUS | G-3682 BF | 36"x36" Shower with 18 gauge stainless steel grab bars, fold up padded seat, molded soap shelves, brass drain with chrome strainer, collapsible water dam, right or left handed rough in as required. Shower valve with integral temperature limits, single metal lever handle, handshower with double check valves, flexible hose, and 24" stainless steel slide bar. | Floor Set | Yes | Delta / R10000-UNWS/T13220-H2OT | Yes | Yes | 1/2" | 2" | 2" | 2" | |
| WC-A | KOHLER | 5296 Highline | Two piece, 12" rough-in, elongated 16-1/2" high bowl, siphon jet flushing action, actuator located on open side of room. Elongated closed front seat and cover. Provide with 1/4" brass ball valve at wall connection. | Floor Set | No | Kohler / K-5588 | Yes | No | 1/2" | 4" | 2" | 2" | |
| WC-B | KOHLER | 5296 Highline | Two piece, 12" rough-in, elongated 16-1/2" high bowl, siphon jet flushing action, actuator located on open side of room. Elongated closed front seat and cover. Provide with 1/4" brass ball valve at wall connection. | Floor Set | Yes | Kohler / K-5588 | Yes | No | 1/2" | 4" | 2" | 2" | |

## Electric Water Heater Schedule

| Mark | Manufacturer | Model | Specification | Notes |
|---|---|---|---|---|
| HWH | AO Smith | ENJ-40 | 40 Gallon electric water heater, 0.93 UEF, 4500 watts, 208v heating element, 21 GPH recovery @ 90°F temp rise. Supplied with temperature and pressure relief valve and brass drain valve. Water heater shall have temperature controls set to limit supply temperature to 120°F or less. | |

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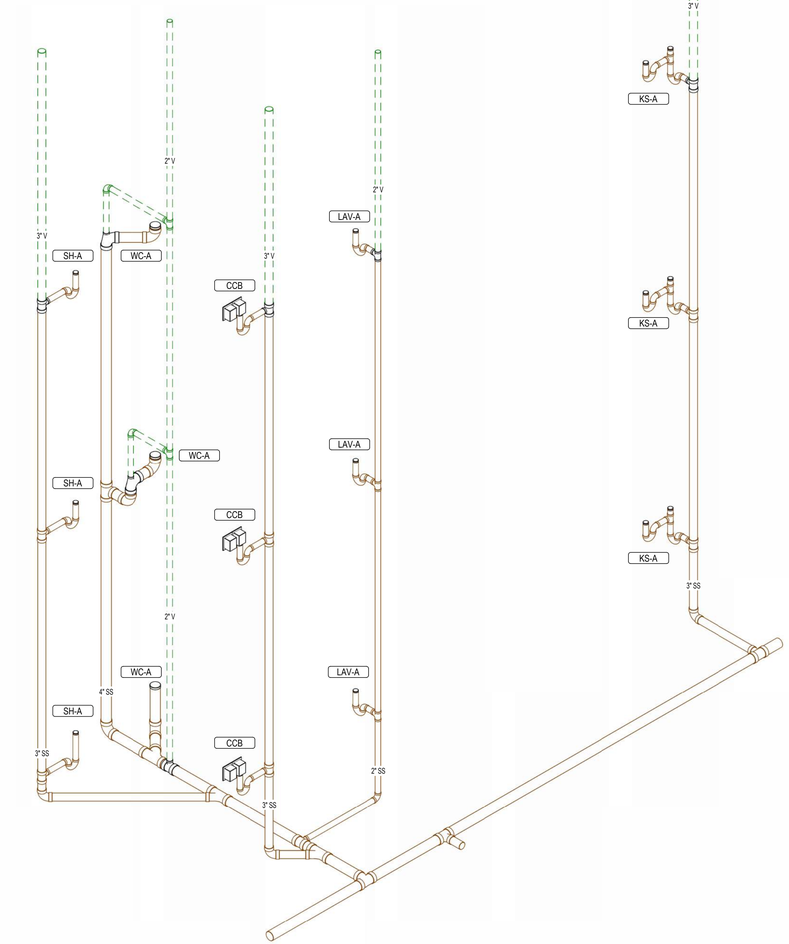
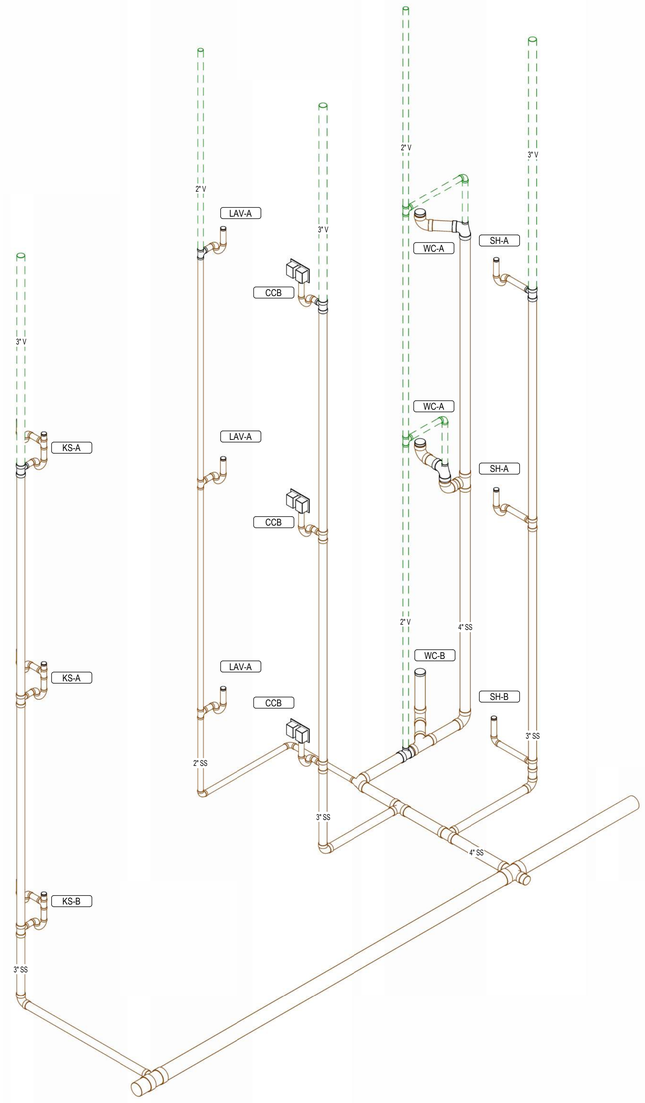



1 P9.1 TYPICAL 2 BED ROOM WASTE AND VENT RISER




2 P9.1 TYPICAL 1 BED ROOM WASTE AND VENT RISER

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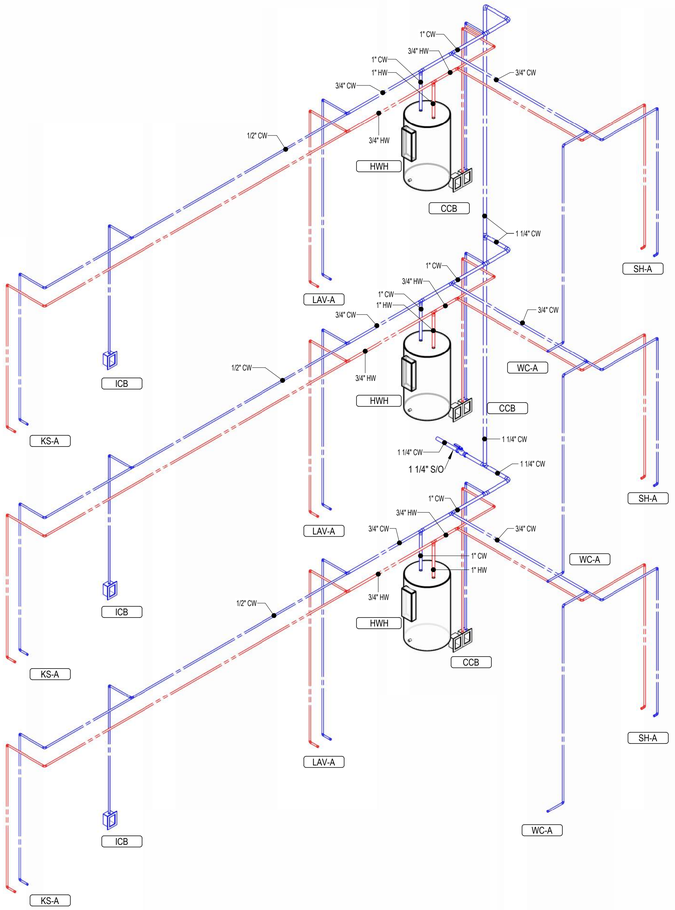
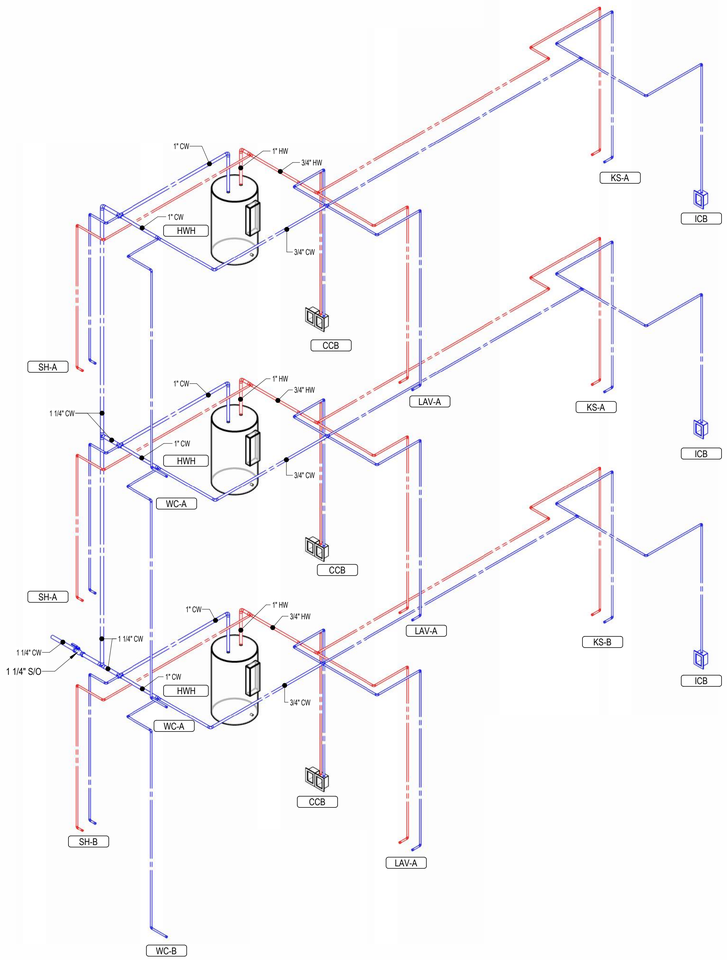



2 P9.2 TYPICAL 2 BED ROOM DOMESTIC WATER RISER




1 P9.2 TYPICAL 1 BED ROOM DOMESTIC WATER RISER

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