

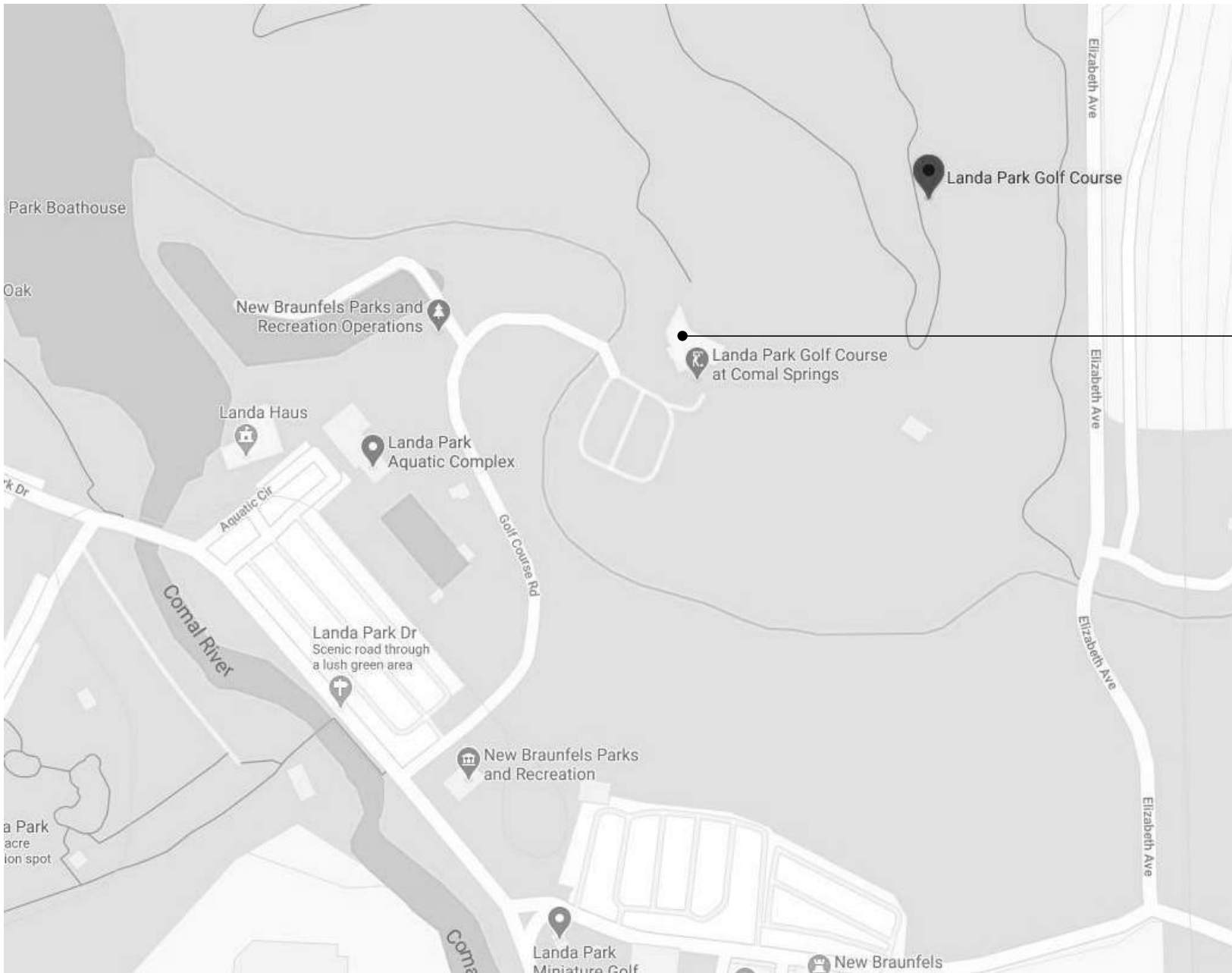
LANDA PARK GOLF COURSE CLUBHOUSE DECK ADDITION

PROJECT DRAWING INDEX

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BUILDING CODES

2018	INTERNATIONAL BUILDING CODE
2018	INTERNATIONAL EXISTING BUILDING CODE
2018	INTERNATIONAL FIRE CODE
2018	INTERNATIONAL PLUMBING CODE
2018	INTERNATIONAL MECHANICAL CODE
2017	NATIONAL ELECTRIC CODE



PROJECT ADDRESS

LANDA PARK GOLF COURSE
180 GOLF COURSE RD
NEW BRAUNFELS, TEXAS 78130

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Project # 9210022

STATE OF TEXAS

JAMIE BUCHANAN

92680

PROFESSIONAL ENGINEER

10/19/2023

A NEW EXTERIOR DECK FOR

LANDA PARK GOLF COURSE

180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130

DATE: 01/24/2022

DRAWN:

SCALE: AS NOTED

No.	Description	Date
1	PERMIT COMMENTS #1	10/19/2023

COVER SHEET

COVER

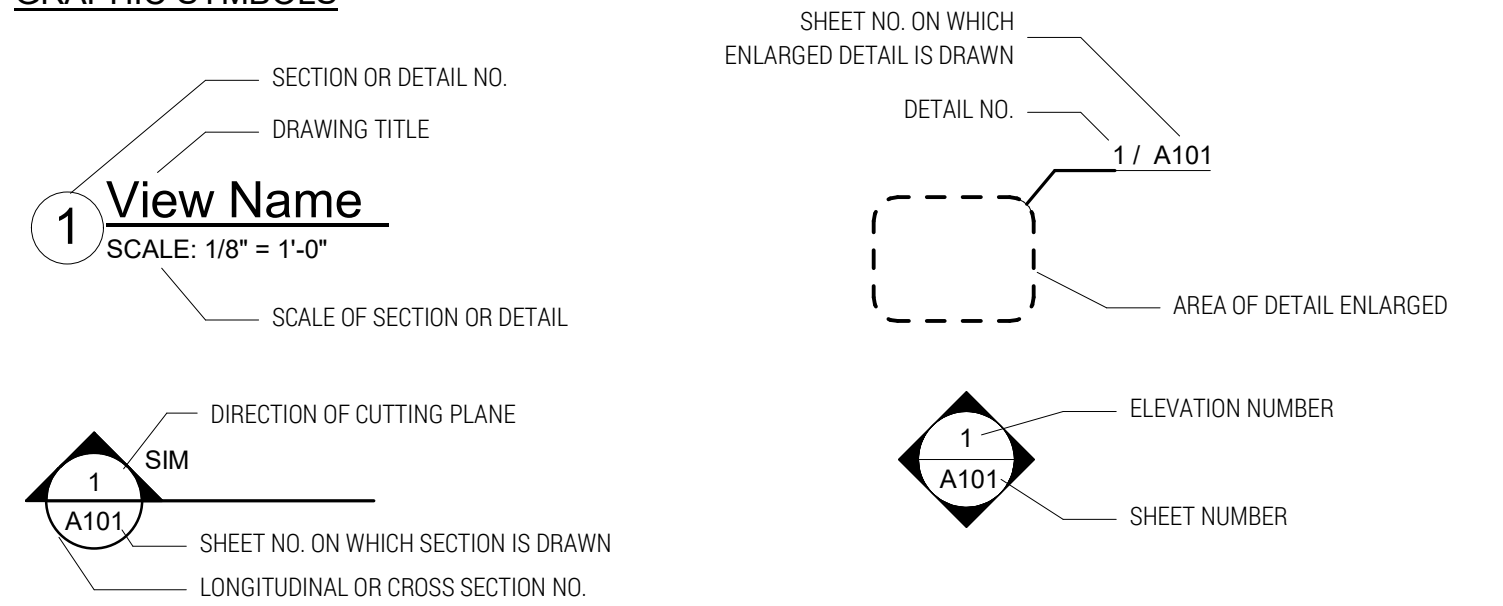
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SHEET LIST

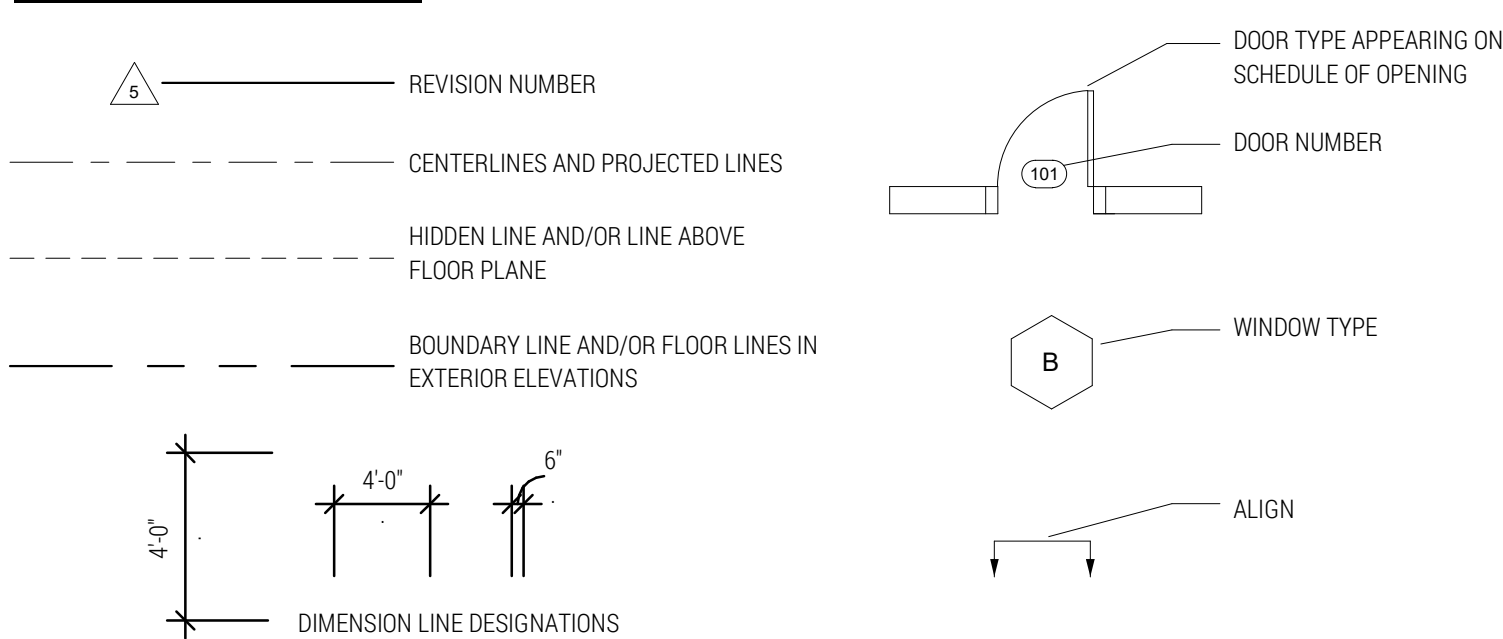
SHEET NO:	DESCRIPTION
A-002	NOTES & SPECIFICATIONS
A-003	NOTES & SPECIFICATIONS
A-100	DEMO PLAN
A-101	FLOOR PLAN
A-201	EXTERIOR ELEVATION
A-301	SECTIONS AND DETAILS
A-302	RAILING DETAILS
A-401	DOOR AND WINDOW SCHEDULE

GRAPHIC SYMBOLS & CONVENTIONS

GRAPHIC SYMBOLS



GRAPHIC CONVENTIONS



GENERAL NOTES

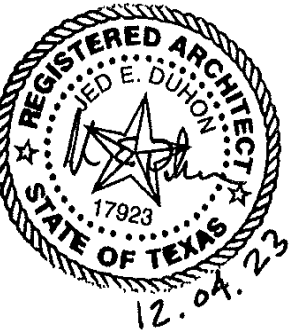
- ALL DIMENSIONS OF NEW CONSTRUCTION ARE TO FACE OF ROUGH FRAME UNLESS NOTED OTHERWISE.
- ALL FINISHES, APPLIANCES, PLUMBING FIXTURES, AND LIGHTING FIXTURE SELECTIONS PER DRAWINGS. CONTRACTOR SHALL COORDINATE ROUGH OPENING SIZES AND SHALL CONFIRM POWER REQUIREMENTS AND APPROPRIATENESS OF FIXTURE SELECTION. PROVIDE BLOCKING IN WALLS FOR ALL WALL-MOUNTED ACCESSORIES, TYPICALLY - CONFIRM EXACT LOCATIONS WITH OWNER.
- DO NOT SCALE DRAWINGS FOR CONSTRUCTION OR COORDINATION PURPOSES. USE INDICATED DIMENSIONS. IF QUESTIONS ARISE, CONTACT ARCHITECT FOR CLARIFICATION.
- CONTRACTOR SHALL INSTALL ALL FIREBLOCKING AND FIRESTOPPING IN ACCORDANCE WITH AND AS REQUIRED BY BUILDING CODE.
- DRAWINGS REPRESENT THE GENERAL INTENT AND SCOPE OF WORK. HOWEVER, NOT ALL PRODUCTS AND INSTALLATIONS ARE DETAILED AND ARE LEFT TO THE DISCRETION OF THE OWNER. CONTRACTOR SHALL CONSULT AND COORDINATE W/OWNER REGARDING ANY ADDITIONAL PRODUCT SELECTIONS AND INSTALLATIONS THAT MAY BE REQUIRED AS PART OF THIS PROJECT, AND CONSULT W/ARCHITECT IF ANY CONFLICTS BETWEEN THESE DOCUMENTS AND OWNER SELECTIONS SHOULD ARISE.
- IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE A COMPLETE INSTALLATION IN EVERY RESPECT. IF ADDITIONAL DETAILS OF SPECIAL CONSTRUCTION ARE REQUIRED FOR WORK INDICATED OR SPECIFIED, THE CONTRACTOR SHALL PROVIDE THE MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE SUCH INSTALLATION AND CONSTRUCTION. AT NO ADDITIONAL COST TO OWNER.
- THE ARCHITECT WILL NOT BE LIABLE OR RESPONSIBLE FOR ANY CLAIMS, DAMAGES, LOSSES OR EXPENSES ARISING FROM, IN CONNECTION WITH, OR RESULTING FROM THE PERFORMANCE (OR THE FAILURE TO PERFORM) OF ANY ASPECT OF CONSTRUCTION OF THIS PROJECT, WHERE THE OWNER OR CONTRACTOR HAS KNOWINGLY AUTHORIZED OR PERMITTED A DEVIATION FROM ANY DOCUMENT PREPARED BY THE ARCHITECT OR WHERE THE OWNER OR CONTRACTOR HAS ELECTED NOT TO FOLLOW ANY WRITTEN RECOMMENDATION OF THE ARCHITECT.
- ALL CONSTRUCTION WORK SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE, 2018, AND ALL CITY OF NEW BRAUNFELS DEVELOPMENT ORDINANCES AND ALL APPLICABLE BUILDING CODES.
- THIS SHEET AND THE INFORMATION CONTAINED HEREIN IS PART OF A COMPLETE SET OF DRAWINGS. THIS SHEET SHALL NOT BE SEPARATED FROM THIS SET FOR THE PURPOSES OF REGULATORY APPROVAL, PERMITTING, BIDDING, OR CONSTRUCTION.
- USE CARE SO AS TO PROTECT TREES, VEGETATION AND OTHER NATURAL FEATURES INCLUDING THOSE NOTED TO BE PROTECTED DURING CONSTRUCTION. CONSULT WITH LANDSCAPE DESIGNER FOR TREE AND PLANT PROTECTION PRIOR TO WORK COMMENCEMENT.
- USE CARE WHEN PLACING RETAINING WALL AND FOUNDATION FOOTINGS IN THE VICINITY OF UNDERGROUND PIPES AND UTILITIES. HAND DIG AREAS TO AVOID DAMAGE TO UNDERGROUND LINES. IF UNDERGROUND LINES ARE DAMAGED, CONTRACTOR SHALL REPAIR AT NO ADDITIONAL COST TO OWNER.
- CONTRACTORS AND SUBCONTRACTORS SHALL KEEP SITE FREE OF DEBRIS AT ALL TIMES.
- SIZES FOR DOORS ARE NOMINAL AND CONTRACTOR SHALL VERIFY ACTUAL SIZES AND SUITABILITY FOR OPENING LOCATION WITH THE PRODUCT MANUFACTURER PRIOR TO ORDERING. SIZES FOR WINDOWS ARE ROUGH OPENINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO ARCHITECT'S ATTENTION IMMEDIATELY

PERMIT DRAWING

DATE:	10.07.2021	
DRAWN:	SJS	
SCALE:	AS NOTED	
No.	Description	Date
1	REV. #1	10.19.23
2	REV. #2	12.04.23

NOTES & SPECIFICATIONS

A-003



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A NEW EXTERIOR DECK FOR
LANDA PARK GOLF COURSE
180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130


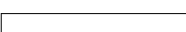
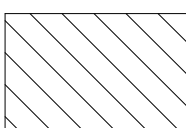
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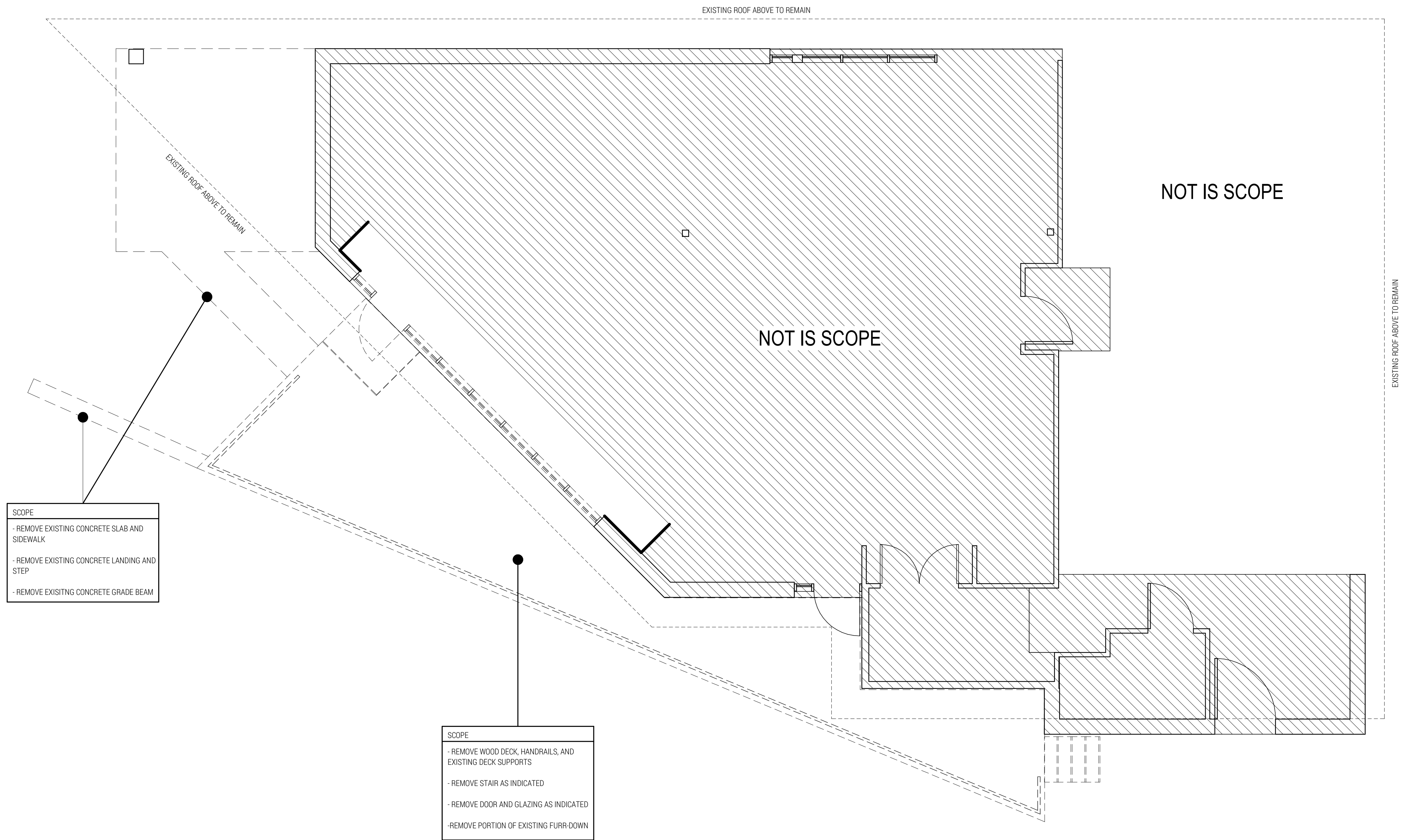
[illegible]

DEMO PLAN

A-100

DEMO LEGEND

	DEMOLITION AREAS TO BE DEMOLISHED
	EXISTING WALL CONSTRUCTION TO REMAIN (FRAMING AND FINISH)
	NOT IN SCOPE



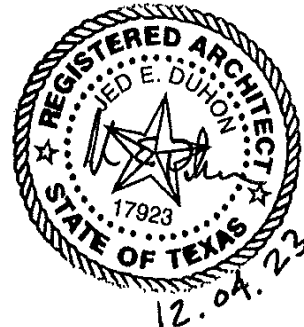
1 DEMO PLAN
SCALE: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES

- DRAWINGS REPRESENT ASSUMPTIONS OF EXISTING CONDITIONS BASED ON THE BEST AVAILABLE INFORMATION, INCLUDING FIELD MEASUREMENTS AND PROPER CONSTRUCTION DOCUMENTATION. MANY EXISTING CONDITIONS CANNOT BE VERIFIED UNTIL WALLS, FLOORS AND/OR CEILINGS ARE OPENED UP FOR CONSTRUCTION. DRAWINGS INDICATE INTENT AND SCOPE OF WORK. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK
- DEMOLITION IS INDICATED BY DASHED LINES. ANY ADDITIONAL DEMOLITION REQUIRED SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK. COORDINATE DEMOLITION PLAN WITH NEW PLAN FOR EXACT EXTENT OF DEMOLITION REQUIRED.
 - DISPOSAL OF ANY REMOVED ITEMS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.
 - USE CARE SO AS TO PROTECT TREES, VEGETATION, AND OTHER NATURAL FEATURES INCLUDING THOSE NOTED TO BE PROTECTED DURING DEMOLITION.
 - REPAIR ALL SURFACES AFFECTED BY DEMOLITION (FLOORS, WALLS, CEILINGS) AS REQUIRED AND PREP FOR NEW FINISHES UNLESS NOTED OTHERWISE.
 - PROTECT ALL SURFACES AND ITEMS NOT SLATED FOR DEMOLITION FROM DAMAGE. CONTRACTOR SHALL REPAIR ANY DAMAGES AT NO ADDITION COST TO OWNER.
 - CONTRACTORS AND SUBCONTRACTORS SHALL KEEP SITE FREE OF DEBRIS AT ALL TIMES.
 - DO NOT SCALE DRAWINGS FOR CONSTRUCTION OR COORDINATION PURPOSES. USE INDICATED DIMENSIONS. IF QUESTIONS ARISE, CONTACT ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.
 - THIS SHEET AND THE INFORMATION CONTAINED HEREIN IS PART OF A COMPLETE SET OF DRAWINGS. THIS SHEET SHALL NOT BE SEPARATED FROM THIS SET FOR THE PURPOSES OF REGULATORY APPROVAL, PERMITTING, BIDDING, OR CONSTRUCTION.
 - THE ARCHITECT WILL NOT BE LIABLE OR RESPONSIBLE FOR ANY CLAIMS, DAMAGES, LOSSES OR EXPENSES ARISING FROM, IN CONNECTION WITH, OR RESULTING FROM THE PERFORMANCE (OR THE FAILURE TO PERFORM) OF AN ASPECT OF CONSTRUCTION OF THIS PROJECT, WHERE THE OWNER OR CONTRACTOR HAS KNOWINGLY AUTHORIZED OR PERMITTED A DEVIATION FROM ANY DOCUMENT PREPARED BY THE ARCHITECT OR WHERE THE OWNER OR CONTRACTOR HAS ELECTED NOT TO FOLLOW ANY WRITTEN RECOMMENDATION OF THE ARCHITECT.
 - TYPICAL ALL AREAS: PROVIDE SHORING FOR WALLS, BEAMS, FLOORS AND STRUCTURE ABOVE.

LEGEND

- AREA NOT IN SCOPE OF WORK
- NEW BIFOLD DOOR
- EXISTING WALLS
- CHANNEL TRENCH DRAIN



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A NEW EXTERIOR DECK FOR
LANDA PARK GOLF COURSE
180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130

NOT IS SCOPE

NOT IS SCOPE

EXISTING ROOF ABOVE TO REMAIN

EXISTING ROOF ABOVE TO REMAIN

CANTILEVERED PORTION OF SLAB

PANELS OPEN DIRECTION

1/4" / 1'-0"

EXIST. GAS

EXISTING ROOF ABOVE TO REMAIN

SLOPE MAX 1:20

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

GENERAL NOTES

- ALL DIMENSIONS OF NEW CONSTRUCTION ARE TO FACE OF ROUGH FRAME UNLESS NOTED OTHERWISE. EXISTING DIMENSIONS ARE TO FINISHED FACE. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS PRIOR TO PROCEEDING WITH WORK. IF DISCREPANCIES ARISE, NOTIFY ARCHITECT IMMEDIATELY.
- ALL FINISHES, APPLIANCES, PLUMBING FIXTURES, AND LIGHTING FIXTURE SELECTIONS PER DRAWINGS. CONTRACTOR SHALL COORDINATE ROUGH OPENING SIZES AND SHALL CONFIRM POWER REQUIREMENTS AND APPROPRIATENESS OF FIXTURE SELECTION. PROVIDE BLOCKING IN WALLS FOR ALL WALL-MOUNTED ACCESSORIES, TYPICALLY - CONFIRM EXACT LOCATIONS WITH OWNER.
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- CONTRACTOR SHALL INSTALL ALL FIREBLOCKING AND FIRESTOPPING IN ACCORDANCE WITH AND AS REQUIRED BY BUILDING CODE.
- BEFORE PROCEEDING WITH ANY MAJOR DIVISION OF WORK, VERIFY ALL DIMENSIONS AND RELATIONSHIPS TO NEW AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK.
- IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE A COMPLETE INSTALLATION IN EVERY RESPECT. HOWEVER, NOT ALL PRODUCTS AND INSTALLATIONS ARE DETAILED. CONTRACTOR SHALL CONSULT AND COORDINATE W/ OWNER REGARDING ANY PRODUCT SELECTIONS AND INSTALLATIONS THAT MAY BE REQUIRED AS PART OF THIS PROJECT, AND CONSULT W/ ARCHITECT IF ANY CONFLICTS BETWEEN THESE DOCUMENTS AND OWNER SELECTIONS SHOULD ARISE. IF ADDITIONAL DETAILS OF SPECIAL CONSTRUCTION ARE REQUIRED FOR WORK INDICATED OR SPECIFIED, THE CONTRACTOR SHALL PROVIDE THE MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE SUCH INSTALLATION AND CONSTRUCTION.
- DRAWINGS REPRESENT ASSUMPTIONS OF EXISTING CONDITIONS BASED ON THE BEST AVAILABLE INFORMATION, INCLUDING FIELD MEASUREMENTS AND PROPER CONSTRUCTION DOCUMENTATION. MANY EXISTING CONDITIONS CANNOT BE VERIFIED UNTIL WALLS, FLOORS AND/OR CEILINGS ARE OPENED UP FOR CONSTRUCTION. DRAWINGS INDICATE INTENT AND SCOPE OF WORK. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.

- THE ARCHITECT WILL NOT BE LIABLE OR RESPONSIBLE FOR ANY CLAIMS, DAMAGES, LOSSES OR EXPENSES ARISING FROM, IN CONNECTION WITH, OR RESULTING FROM THE PERFORMANCE (OR THE FAILURE TO PERFORM) OF ANY ASPECT OF CONSTRUCTION OF THIS PROJECT, WHERE THE OWNER OR CONTRACTOR HAS KNOWINGLY AUTHORIZED OR PERMITTED A DEVIATION FROM ANY DOCUMENT PREPARED BY THE ARCHITECT OR WHERE THE OWNER OR CONTRACTOR HAS ELECTED NOT TO FOLLOW ANY WRITTEN RECOMMENDATION OF THE ARCHITECT.
- ALL CONSTRUCTION WORK SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE, 2015, AND ALL CITY OF AUSTIN DEVELOPMENT ORDINANCES AND ALL APPLICABLE BUILDING CODES.
- THIS SHEET AND THE INFORMATION CONTAINED HEREIN IS PART OF A COMPLETE SET OF DRAWINGS. THIS SHEET SHALL NOT BE SEPARATED FROM THIS SET FOR THE PURPOSES OF REGULATORY APPROVAL, PERMITTING, BIDDING, OR CONSTRUCTION.
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- USE CARE WHEN PLACING RETAINING WALL AND FOUNDATION FOOTINGS IN THE VICINITY OF UNDERGROUND PIPES AND UTILITIES. HAND DIG AREAS TO AVOID DAMAGE TO UNDERGROUND LINES. IF UNDERGROUND LINES ARE DAMAGED, CONTRACTOR SHALL REPAIR AT NO ADDITIONAL COST TO OWNER.
- CONTRACTORS AND SUBCONTRACTORS SHALL KEEP SITE FREE OF DEBRIS AT ALL TIMES.

KEYED NOTES

- 1

42" TALL GALVANIZED GUARDRAIL; REFER TO SHEET A-302
- 2

EXISTING STOREFRONT DOOR TO REMAIN
- 3

NEW CONCRETE DECK; REFER TO STRUCTURAL
- 4

DAYLIGHT DOWNSPOUT UNDER NEW CONCRETE DECK; PROVIDE SPLASH PAD / EROSION CONTROL
- 5

2 1/2" CHANNEL TRENCH DRAINAGE AT DOOR SILL

6

2" DRAINAGE PIPE FROM CHANNEL TRENCH DRAIN - DAYLIGHT UNDER DECK

7

NEW CONCRETE STEPS

8

NANAWALL 840 - BIFOLD GLASS SYSTEM DOOR

9

MATCH FLOORING TO EXISTING.ALTERNATE OPTION:
PROVIDE CARPET-TILE WALKOFF, SHAW CONTRACT, ALL ACCESS/JIVE 5T412, 24"x24", TRAVERSE 12557

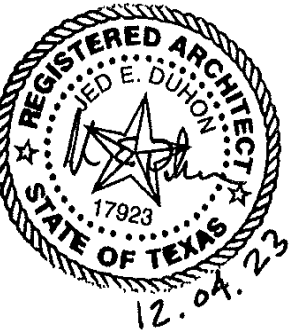
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DATE: 10.07.2021
DRAWN: SJS
SCALE: AS NOTED

No.	Description	Date
1	REV. #1	10.19.23
2	REV. #2	12.04.23

FLOOR PLAN

A-101



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A NEW EXTERIOR DECK FOR
LANDA PARK GOLF COURSE
180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130

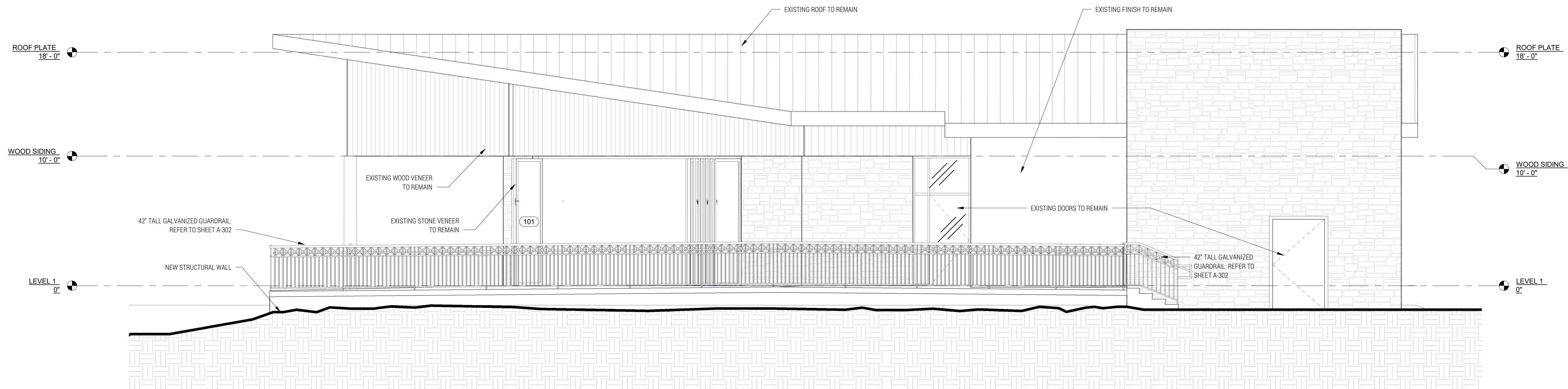
PERMIT DRAWING

DATE: 10.07.2021
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Description	Date
REV. #1	10.19.23

EXTERIOR ELEVATION

A-201



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

A NEW EXTERIOR DECK FOR

LANDA PARK GOLF COURSE

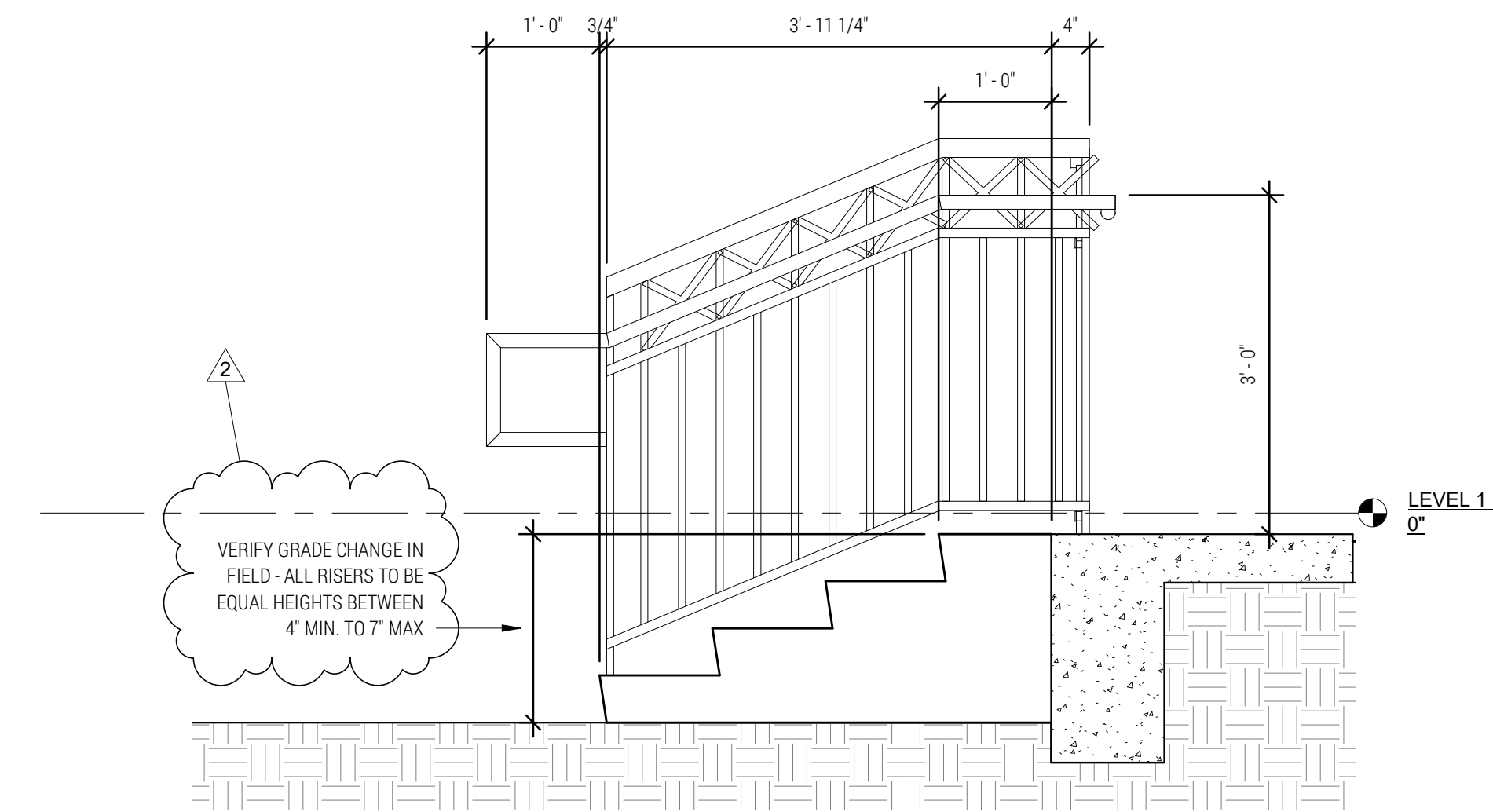
180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130

PERMIT DRAWING

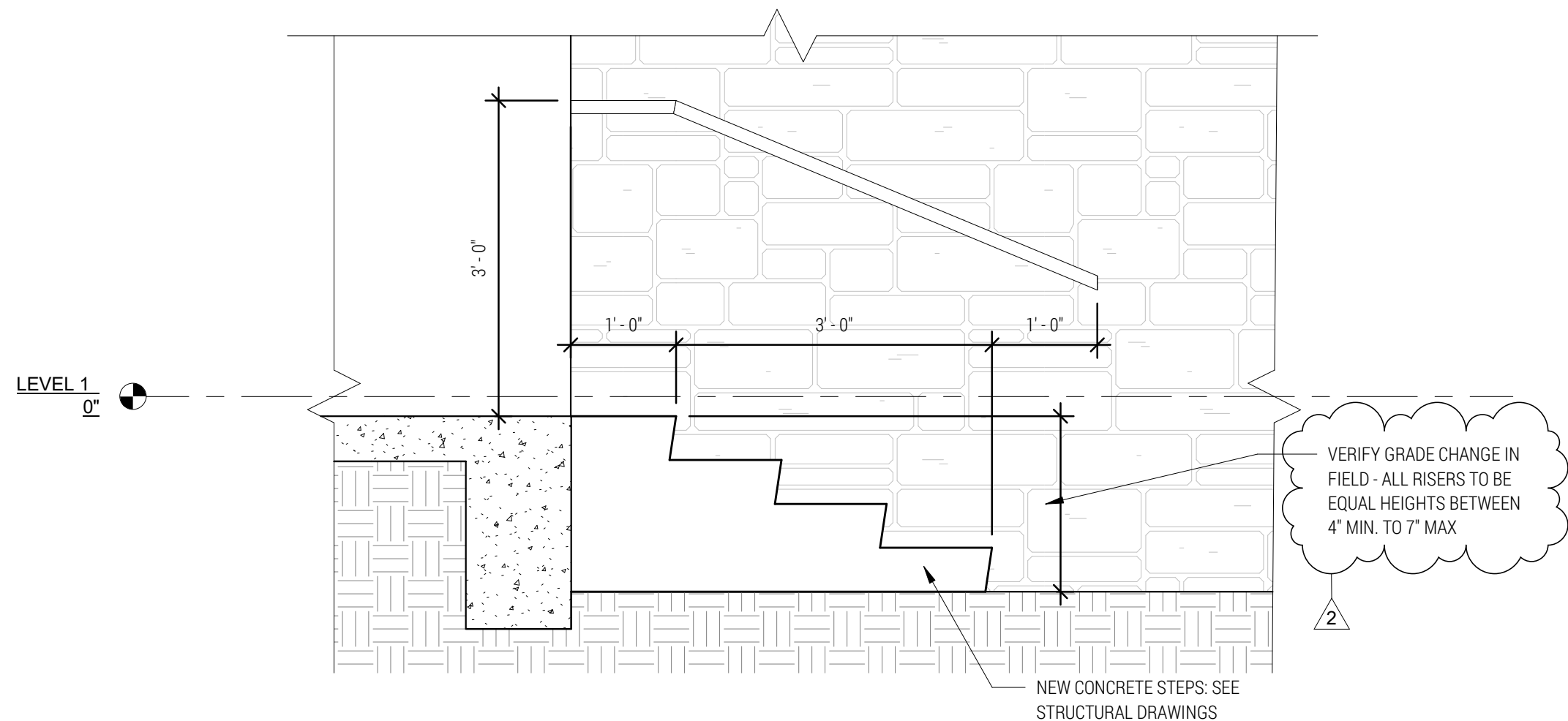
DATE:		10.07.2021
DRAWN:		SJS
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No.	Description	Date
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SECTIONS AND
DETAILS

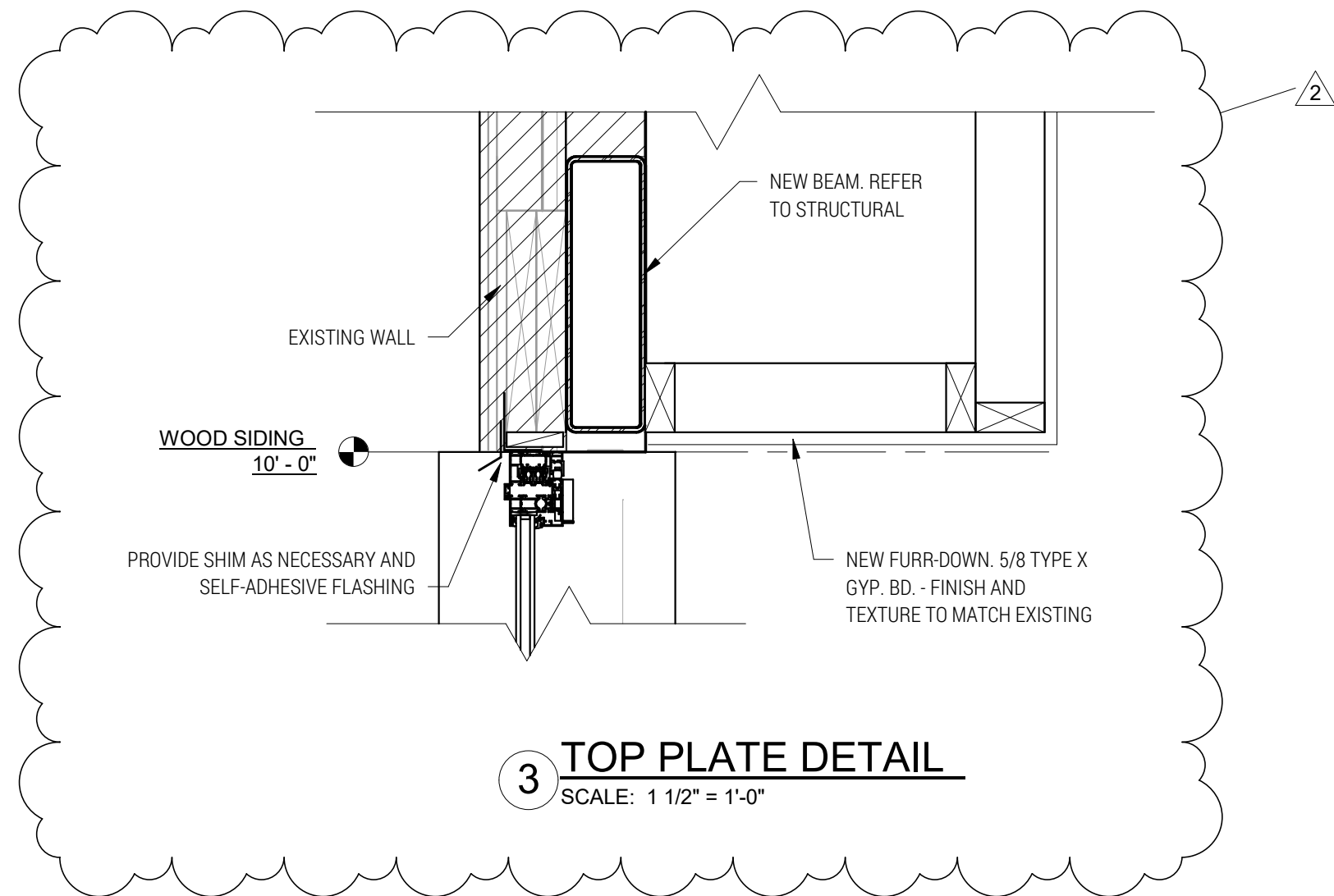
A-301



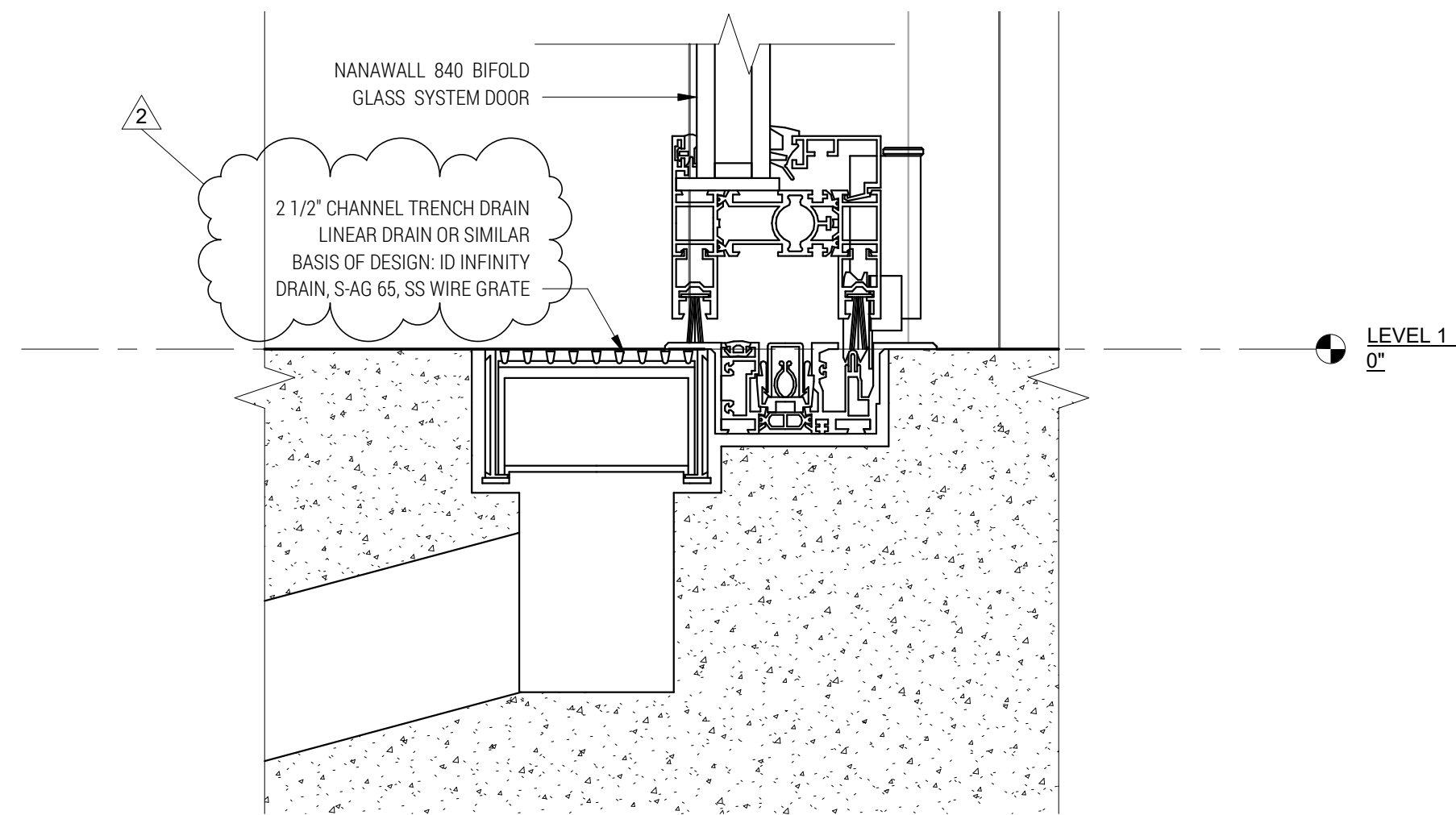
5 RAILING AT STAIR SECTION
SCALE: 3/4" = 1'-0"



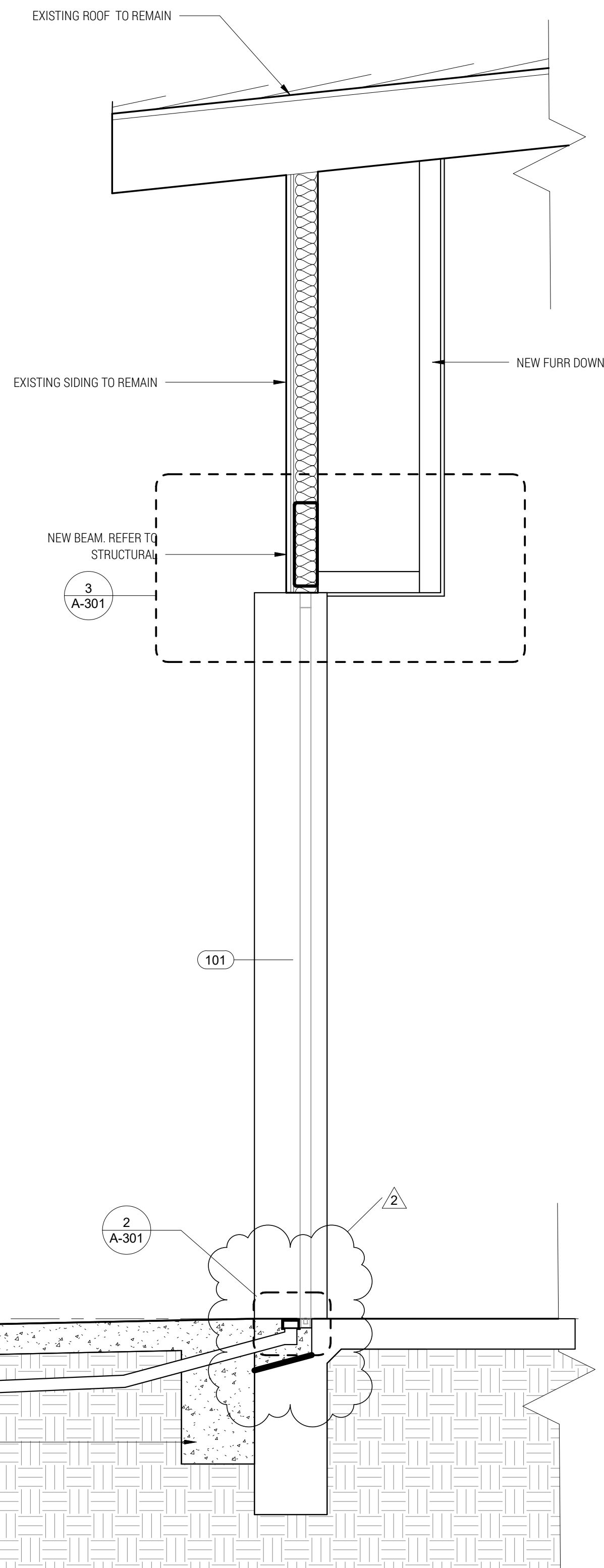
4 STAIR SECTION
SCALE: 3/4" = 1'-0"



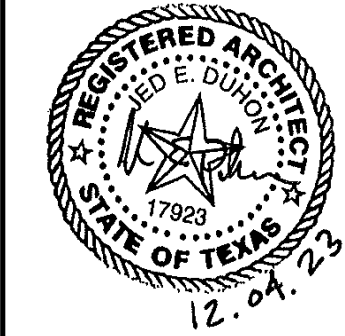
3 TOP PLATE DETAIL
SCALE: 1 1/2" = 1'-0"



2 BOTTOM SILL AND TRENCH DRAIN DETAIL
SCALE: 6" = 1'-0"



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



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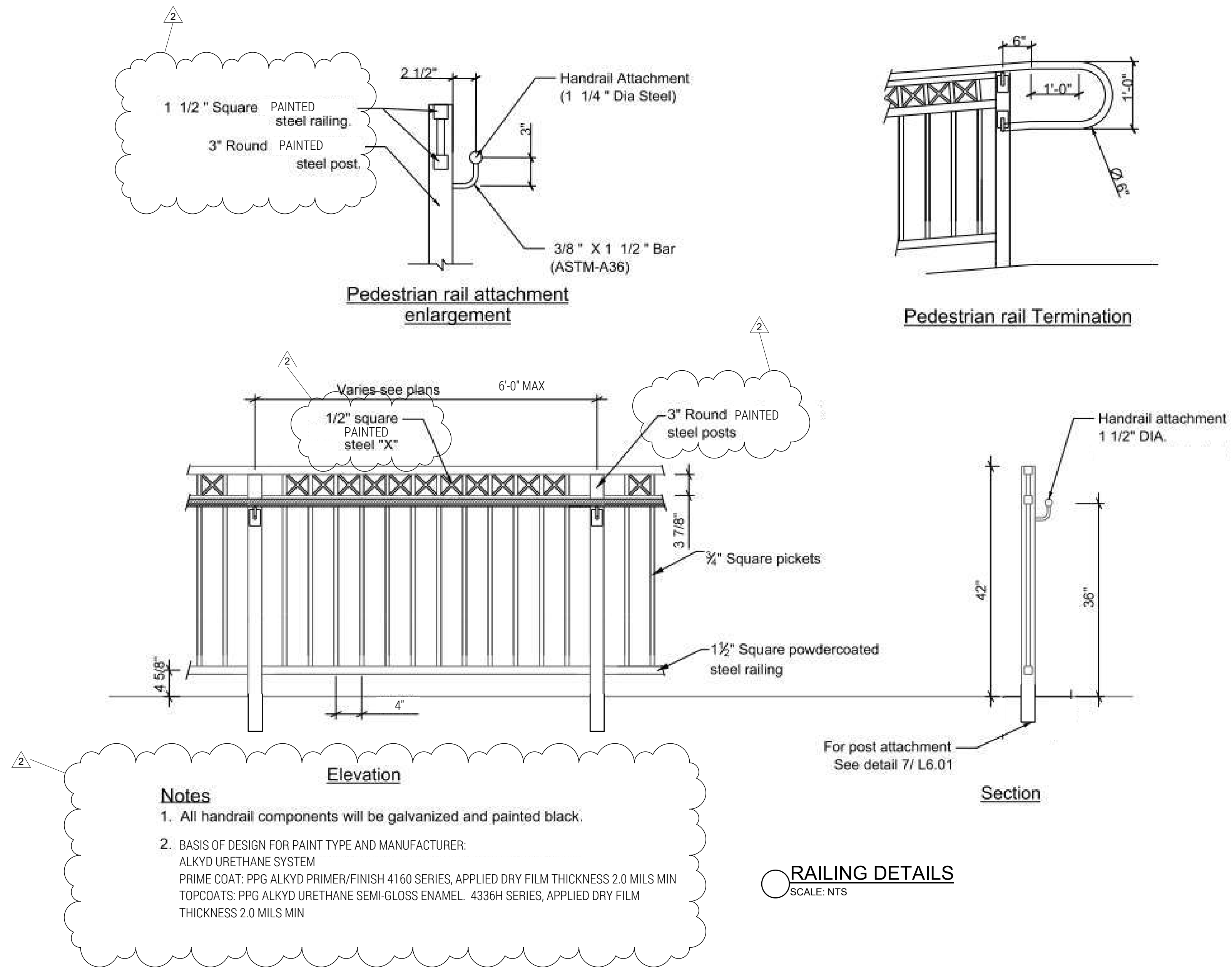
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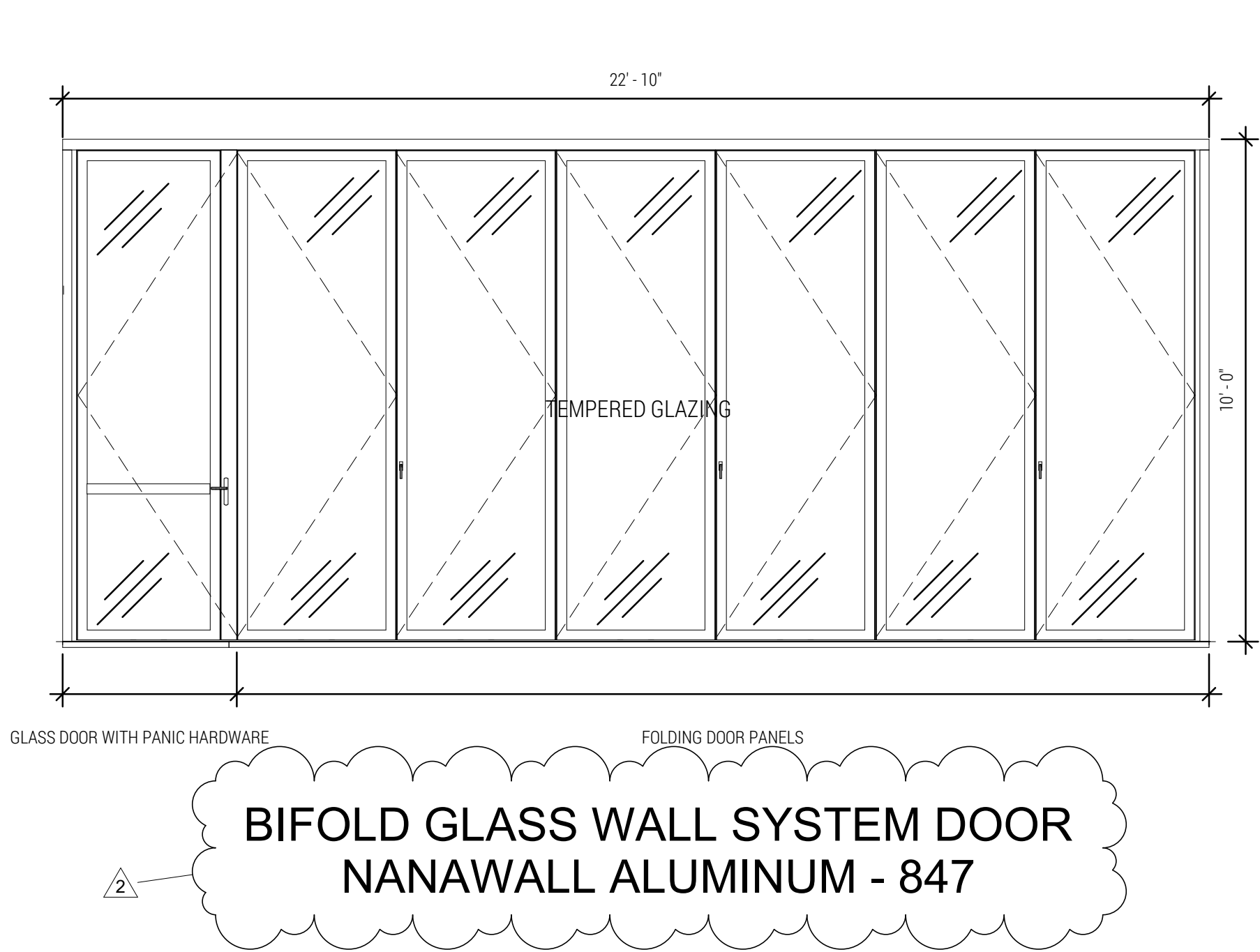
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RAILING DETAILS

A-302





DOOR SCHEDULE							
DOOR #	TYPE	DESCRIPTION	SIZE	THICKNESS	FRAME TYPE	COMMENTS	
101	135	BIFOLD GLASS WALL SYSTEM DOOR - NANAWALL	22' - 10"x10' - 1 1/2"	1 3/4"	METAL	TEMPERED GLASS	

A BASIS OF DESIGN: MODEL NW REINFORCED 847. THERMALLY BROKEN ALUMINUM FRAMED FOLDING GLASS WALL SYSTEM 3-5/16 INCH (84 MM) THICK, FLOOR TRACK SUPPORTED AS MANUFACTURED BY NANA WALL SYSTEMS, INCORPORATED. MANUFACTURER'S STANDARD THERMALLY BROKEN PANELS AND FRAME PROFILES, WITH HEAD TRACK, SIDE JAMBS AND SILL WITH DIMENSIONS AS SHOWN ON DRAWINGS.

1.SYSTEM COMPONENTS: ALUMINUM FRAME, THRESHOLD, PANELS, SLIDING-FOLDING AND LOCKING HARDWARE, WEATHER-STRIPPING, GLASS AND GLAZING, PANEL CATCH, BIONIC TURTLE® THERMAL BREAK AND ACCESSORIES AS REQUIRED FOR A COMPLETE WORKING INSTALLATION.

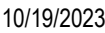
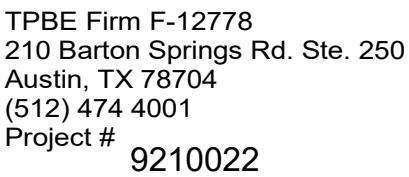
2.PANEL DESIGN:
A.PANEL PAIRING CONFIGURATION: BI-FOLDING PANELS HINGED TO SIDE JAMB.
B.PANEL PAIRING CONFIGURATION: BI-FOLDING PANELS UNHINGED FOURFOLD PANEL SETS.

3.PANEL SIZE (W X H): AS INDICATED ON DRAWINGS.
A.RAIL DEPTH: 3-1/8 INCH (84 MM)
B.TOP RAIL WIDTH: 2-5/8 INCH (66 MM)
C.TYPICAL STILE WIDTH: 1-3/4 INCH (45 MM) ON BOTH STILES FOR A NOMINAL FRAME STILE WIDTH OF 3-7/8 INCH (99 MM) BETWEEN FOLDING PANELS.
D.TYPICAL STILE WIDTH: 1-3/4 INCH (45 MM) ON ONE STILE AND 3-1/8 INCH (79 MM) ON OTHER STILE FOR A TOTAL NOMINAL FRAME STILE WIDTH OF 5-1/4 INCH (133 MM) BETWEEN FOLDING PANELS FOR NW REINFORCED 847.

PERMIT DRAWING

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DOOR AND WINDOW SCHEDULE



STRUCTURAL NOTES

10/23/2023 9:50:09 AM

A. THE CONTRACTOR SHALL COMPARE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SERIES DRAWINGS AND REPORT ANY DISCREPANCIES BETWEEN EACH SET OF DRAWINGS AND WITHIN EACH SET OF DRAWINGS PRIOR TO FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBERS.

B. ONLY LARGER SLEEVE OPENINGS AND FRAMED OPENINGS IN STRUCTURAL FRAMING COMPONENT MEMBERS ARE INDICATED ON THE STRUCTURAL DRAWINGS. HOWEVER, ALL SLEEVES, INSERTS AND OPENINGS, INCLUDING FRAMES AND/OR SLEEVES SHALL BE PROVIDED FOR PASSAGE, PROVISION AND/OR INCORPORATION OF THE WORK OF THE CONTRACT; INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL AND PLUMBING WORK. THIS WORK SHALL BE IDENTIFIED BY THE PROJECT'S ARCHITECT, ENGINEER, DIMENSIONS, POSITION, LOCATIONS, ELEVATIONS AND GRADES AS REQUIRED TO SERVE THE INTENDED PURPOSE. OPENINGS NOT INDICATED ON THE STRUCTURAL DRAWINGS, BUT REQUIRED AS NOTED ABOVE, SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.

- REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FLOOR AREAS, SLOPES, DRAINS AND LOCATION OF DERESSED AND ELEVATED FLOOR AREAS.
- D. COMPATIBILITY OF THE STRUCTURE AND PROVISIONS FOR BUILDING EQUIPMENT SUPPORTED ON OR FROM STRUCTURAL COMPONENTS SHALL BE VERIFIED AS TO SIZE, DIMENSIONS, CLEARANCES, ACCESSIBILITY, WEIGHTS AND REACTION WITH THE EQUIPMENT FOR WHICH THE STRUCTURE HAS BEEN DESIGNED PRIOR TO SUBMISSION OF SHOP DRAWINGS AND DATA FOR EACH PIECE OF EQUIPMENT AND FOR STRUCTURAL COMPONENTS. DIFFERENCES SHALL BE NOTED ON THE SUBMITTALS.
- E. SHOP DRAWINGS SHALL BE PREPARED FOR ALL STRUCTURAL ITEMS AND SUBMITTED FOR REVIEW BY THE ENGINEER. STRUCTURAL DRAWINGS SHALL NOT BE REPRODUCED AND USED AS SHOP DRAWINGS. ALL ITEMS DEVIATING FROM THE STRUCTURAL DRAWINGS OR FROM PREVIOUSLY SUBMITTED SHOP DRAWINGS SHALL BE CLOUDED.
- F. THE DETAILS DESIGNATED AS "TYPICAL DETAILS" APPLY GENERALLY TO THE STRUCTURAL DRAWINGS IN ALL AREAS WHERE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN THE DETAILS.
- G. WHERE EXISTING CONCRETE IS TO BE DRILLED, CORED, OR CUT, THE GENERAL CONTRACTOR SHALL LOCATE, BY NON-DESTRUCTIVE MEANS SUCH AS SCANNING, ALL EXISTING MILD AND PT REINFORCING STEEL IN THE EXISTING CONCRETE PRIOR TO THE DRILLING, CORING, OR CUTTING. THE GENERAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT NO MILD OR PT REINFORCING STEEL IS DAMAGED OR COMPROMISED.
- H. ALL DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION SHALL BE VERIFIED AT THE JOB SITE PRIOR TO THE PREPARATION OF SHOP DRAWINGS. DIFFERENCES BETWEEN EXISTING CONSTRUCTION AND THAT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE REFERRED TO THE ARCHITECT. DIFFERENCES SHALL ALSO BE CLOUDED ON THE SHOP DRAWINGS. CUTTING OR CORING OF ANY STRUCTURAL CONCRETE OR STEEL ELEMENTS SHALL BE COORDINATED WITH THE ENGINEER.
- I. ALL STRUCTURAL ELEMENTS OF THE PROJECT HAVE BEEN DESIGNED BY THE ENGINEER TO RESIST THE REQUIRED CODE VERTICAL AND LATERAL FORCES THAT COULD OCCUR IN THE FINAL COMPLETED STRUCTURE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL REQUIRED BRACING DURING CONSTRUCTION TO MAINTAIN THE STABILITY AND SAFETY OF ALL STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PROCESS UNTIL THE LATERAL-LOAD RESISTING OR STABILITY-PROVIDING SYSTEM IS COMPLETELY INSTALLED AND THE STRUCTURE IS COMPLETELY TIED TOGETHER. TEMPORARY SUPPORTS SHALL NOT RESULT IN THE OVERSTRESS OR DAMAGE OF THE ELEMENTS TO BE BRACED NOR ANY ELEMENTS USED AS BRACE SUPPORTS.
- J. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, AND EXCEPT WHERE SPECIFICALLY SHOWN, DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR AND THEIR SUB-CONTRACTORS SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCES AND SAFETY MEASURES INCLUDING, BUT NOT LIMITED TO, ADHERENCES TO ALL OSHA GUIDELINES. THE ENGINEER SHALL NOT HAVE CONTROL OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THESE PERSONS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS.
- K. WHERE CONFLICT EXISTS AMONG THE VARIOUS PARTS OF THE STRUCTURAL CONTRACT DOCUMENTS, STRUCTURAL DRAWINGS, GENERAL NOTES, AND SPECIFICATIONS, THE STRICTEST REQUIREMENTS, AS INDICATED BY THE ENGINEER, SHALL GOVERN.
- L. PERIODIC SITE OBSERVATION BY FIELD REPRESENTATIVES OF TSEN ENGINEERING IS SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK IS PROCEEDING IN ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS. THIS LIMITED SITE OBSERVATION IS NOT INTENDED TO BE A CHECK OF THE QUALITY OR QUANTITY OF THE WORK, BUT RATHER A PERIODIC CHECK IN AN EFFORT TO INFORM THE OWNER AGAINST DEFECTS AND DEFICIENCIES IN THE WORK OF THE CONTRACTOR.

A. ALL REQUESTS FOR SUBSTITUTIONS OF MATERIALS OR DETAILS SHOWN IN THE STRUCTURAL CONTRACT DOCUMENTS SHALL BE SUBMITTED FOR APPROVAL DURING THE BIDDING PERIOD.

B. ONCE BIDS ARE ACCEPTED, PROPOSED SUBSTITUTIONS WILL BE CONSIDERED ONLY WHEN THEY ARE OFFICIALLY SUBMITTED WITH AN IDENTIFIED SAVINGS OR DURATION TO BE DEDUCTED FROM THE CONTRACT AND/OR SCHEDULE IMPACT. A STATEMENT THAT THE GOVERNOR ASSUME ANY UNIDENTIFIED COST IMPACT RELATED TO THE SUBSTITUTION SHALL ALSO BE PROVIDED. SUBMITTALS NOT SATISFYING THE ABOVE CRITERIA WILL NOT BE CONSIDERED.

A. THE GENERAL BUILDING CODE(S) USED AS THE BASIS FOR THE STRUCTURAL DESIGN ARE AS FOLLOWS:

1. INTERNATIONAL BUILDING CODE, 2018 EDITION
2. INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION

B. STRUCTURAL CONCRETE: BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, AMERICAN CONCRETE INSTITUTE, ACI 318, AS REFERENCED BY THE GENERAL BUILDING CODE.

C. GEOTECHNICAL REPORT: FOUNDATION ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH INFORMATION PROVIDED IN THE FOLLOWING GEOTECHNICAL REPORT:

A.	DEAD LOADS INCLUDE THE SELF-WEIGHT OF THE STRUCTURAL ELEMENTS AND THE FOLLOWING SUPERIMPOSED LOADS:	
	1. CEILING AND MECHANICAL AT ROOF	10 PSF
	2. ROOFING AND RIGID INSULATION	8 PSF
B.	LIVE LOADS INCLUDE THE FOLLOWING UNIFORMLY DISTRIBUTED LOADS OR CONCENTRATED LOADS, WHICHEVER PRODUCES THE GREATER LOAD EFFECTS.	

A. SHOP DRAWINGS SHALL BE PREPARED FOR ALL STRUCTURAL ITEMS AND SUBMITTED FOR REVIEW BY THE ENGINEER. STRUCTURAL DRAWINGS SHALL NOT BE REPRODUCED AND USED AS SHOP DRAWINGS. ALL ITEMS DEVIATING FROM THE STRUCTURAL DRAWINGS OR FROM PREVIOUSLY SUBMITTED SHOP DRAWINGS SHALL BE CLOUDED.

B. CONTRACTOR SHALL REVIEW SHOP DRAWINGS FOR COMPLIANCE WITH THE STRUCTURAL DRAWINGS AND SHALL CERTIFY THAT THEY HAVE DONE SO BY A STAMP NOTING THAT THE DRAWINGS HAVE BEEN "APPROVED" AND WHICH BEARS THE SIGNATURE (OR INITIALS) OF AN AUTHORIZED REPRESENTATIVE OF THE CONTRACTOR AND THE DATE. SUBMITTALS WHICH DO NOT REFLECT THE CONTRACTOR'S APPROVAL, SIGNATURE AND DATE WILL BE RETURNED WITHOUT REVIEW.

C. CONTRACTOR SHALL BE RESPONSIBLE FOR DELAYS CAUSED BY REJECTION OF INADEQUATE SHOP DRAWINGS.

D. WHERE REVIEW AND RETURN OF SHOP DRAWINGS IS REQUIRED OR REQUESTED, THE ENGINEER WILL REVIEW EACH SUBMITTAL AND, WHERE POSSIBLE, RETURN WITHIN TWO (2) WEEKS OF RECEIPT.

E. CORRECTIONS OR COMMENTS ON SHOP DRAWINGS OR MANUFACTURER'S DATA SHEETS DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. ENGINEER'S REVIEW IS FOR GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRECTING ALL QUANTITIES AND DIMENSIONS, SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, AND COORDINATING THE WORK WITH THAT OF ALL OTHER CONTRACTORS.

F. REFER TO INDIVIDUAL SECTIONS FOR SPECIFIC SUBMITTAL REQUIREMENTS.

G. CONTRACTOR SHALL PROVIDE SUBMITTALS ELECTRONICALLY TO ARCHITECT. ARCHITECT WILL PROVIDE AN ENGINEER FOR REVIEW AND COMMENT. ENGINEER WILL RETURN REVIEWED SUBMITTALS TO ARCHITECT FOR DISTRIBUTION TO THE ARCHITECT, OWNER, AND CONTRACTOR. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND DISTRIBUTING ENGINEER'S COMMENTS TO THEIR SUBCONTRACTORS.

A. IN ACCORDANCE WITH THE SPECIFICATIONS THE ITEMS LISTED BELOW ARE NOT INCLUDED IN THE CONTRACT DOCUMENTS. DESIGN OF THESE ELEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE DESIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE HAVING JURISDICTION OF THE PROJECT SITE.

1. HELICAL PILES.

B. DESIGN OF THE ITEMS LISTED ABOVE SHALL BE IN ACCORDANCE WITH THE GENERAL BUILDING CODE, AND SHALL INCLUDE ALL ATTACHMENTS TO THE STRUCTURE.

C. COMPLETE SUBMITTALS FOR ITEMS DESIGNED BY OTHERS SHALL INCLUDE CALCULATIONS, WHICH SHALL BE PROVIDED PRIOR TO OR WITH SHOP DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR DELAYS CAUSED BY INCOMPLETE SUBMITTALS.

- A. PILE DESIGN SHALL BE IN ACCORDANCE WITH INFORMATION PROVIDED IN THE REFERENCED GEOTECHNICAL REPORT.
- B. HELICAL PILES SHALL BE DESIGNED FOR LOADS SPECIFIED IN THE STRUCTURAL DRAWINGS. ALL PILE COMPONENTS SHALL BE DESIGNED TO PROVIDE A MINIMUM FACTOR OF SAFETY AGAINST ULTIMATE MECHANICAL FAILURE OF (2).
- C. HELICAL PILES SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN (TEXAS) TO MEET THE SPECIFIED LOADS AND ACCEPTANCE CRITERIA AS SHOWN ON THE STRUCTURAL DRAWINGS. THE CALCULATIONS AND DRAWINGS REQUIRED FROM THE CONTRACTOR OR ENGINEER SHALL BEAR THE SEAL OF A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF (TEXAS), AND BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND ACCEPTANCE.
- D. THE OVERALL LENGTH AND INSTALLED TORQUE OF A HELICAL PILE SHALL BE SPECIFIED SUCH THAT THE REQUIRED IN-SOIL CAPACITY IS DEVELOPED BY END-BEARING ON THE HELIX PILE(S) IN AN APPROPRIATE STRATA.
- E. THE HELICAL PILE ATTACHMENT (PILE CAP) SHALL DISTRIBUTE THE DESIGN LOAD TO THE CONCRETE FOUNDATION SUCH THAT THE CONCRETE BEARING STRESS DOES NOT EXCEED THOSE IN THE ACI BUILDING CODE AND THE STRESSES IN THE STEEL PLATES/WELDS DOES NOT EXCEED ASS ALLOWABLE STRESSES FOR STEEL MEMBERS.
- F. EACH HELICAL PILE AND ASSOCIATED COATING AND/OR AUXILIARY CORROSION PROTECTION SYSTEM SHALL BE DESIGNED TO MEET THE FOREGOING REQUIREMENTS FOR A LIFE OF (50) YEARS.
- G. SEE PLANS FOR PILE LOCATIONS. PILES NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE LOCATED ON CENTERLINE OF COLUMN ABOVE. WHERE NO COLUMN OCCURS, LOCATE ON CENTERLINE OF WALL OR BEAM.
- H. PROVIDE 2#5 DOWELS FROM PILE BRACKET INTO CONCRETE ABOVE. EXTEND DOWELS 30 BAR DIAMETERS INTO BEAM, WALL, PILASTER OR COLUMN, UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.
- I. ELEVATION OF TOP OF PILES, UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS, IS AT THE BOTTOM OF THE REINFORCING CAGE OR MAT FOR THE DEEPEST INTERSECTING BEAM, SLAB, OR WALL SUPPORTED BY THE PILE.
- J. CONTRACTOR SHALL MAKE AND MAINTAIN ACCURATE RECORDS OF THE ACTUAL PILE LENGTHS, LOCATION (INCLUDING OFF-CENTER ECCENTRICITIES), ACTUAL EFFECTIVE TORSIONAL RESISTANCE, AND CALCULATED ULTIMATE CAPACITIES BASED ON ACTUAL TORSIONAL RESISTANCE, COMMENTS RELEVANT TO INSTALLATION AND SHALL SUBMIT THIS INFORMATION TO THE ENGINEER.

- A. STRUCTURAL FILL MATERIAL SHALL MEET THE TxDOT 2004 STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS AND BRIDGES, ITEM 247 FLEXIBLE BASE, TYPE A, GRADES 1, 2 OR 3.
- B. PRIOR TO PLACING FILL MATERIAL, REMOVE ALL ORGANIC AND OTHER DELETERIOUS MATERIAL FROM THE EXISTING SUBGRADE FOR A DISTANCE OF 1'-0" BEYOND BUILDING LINE, TO A DEPTH OF 1 FOOT BELOW FINAL SUBGRADE ELEVATION. REMOVE ADDITIONAL MATERIAL AS REQUIRED TO PLACE A MINIMUM OF 2 FEET OF STRUCTURAL FILL BENEATH THE BUILDING SLAB. ALL EXPOSED SURFACES SHALL THEN BE SCARIFIED TO A DEPTH OF INCHES, WATERED AS REQUIRED AND RECOMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DEFINED BY ASTM D 698 (STANDARD PROCTOR TEST) AT A MOISTURE CONTENT WITHIN PLUS OR MINUS 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
- C. STRUCTURAL FILL SHALL BE PLACED IN 8 INCH LOOSE LIFTS TO FINAL SUBGRADE ELEVATION, WATERED AS REQUIRED AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY TSDOT, TEX-113-E, COMPACTION TEST AT A MOISTURE CONTENT WITHIN PLUS OR MINUS 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
- D. COMPACTION AND MOISTURE CONTENT OF SUBGRADE AND EACH LIFT OF STRUCTURAL FILL SHALL BE INSPECTED AND APPROVED BY A QUALIFIED ENGINEERING TECHNICIAN, SUPERVISED BY A GEOTECHNICAL ENGINEER.
- E. THE ABOVE RECOMMENDATIONS HAVE BEEN PREPARED IN ACCORDANCE WITH THE REFERENCED GEOTECHNICAL REPORT.

A. IN ACCORDANCE WITH THE GENERAL BUILDING CODE, SECTION 107.3.4.2, SOME SUBMITTAL DOCUMENTS WILL NOT BE ISSUED AT THE TIME OF PERMIT APPLICATION, AND WILL BE "DEFERRED" TO A LATER DATE.

B. DEFERRED SUBMITTALS ARE DESIGN ITEMS BEING DELEGATED TO THE CONTRACTOR THAT SHALL BE DESIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN TEXAS TO CERTIFY THAT THE MINIMUM STRUCTURAL STRENGTH REQUIRED BY CODE HAS BEEN MET.

C. DEFERRED SUBMITTALS ARE REQUIRED TO BE SUBMITTED TO THE BUILDING OFFICIAL. HOWEVER, THESE SUBMITTALS SHALL BE SUBMITTED AND APPROVED BY THE REGISTERED DESIGN PROFESSIONAL, IN RESPONSIBLE CHARGE (RDP/IRC) PRIOR TO SUBMITTING TO THE BUILDING OFFICIAL.

D. WORK ASSOCIATED WITH DEFERRED SUBMITTALS SHALL NOT BE PERFORMED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

E. DEFERRED SUBMITTAL ITEMS THAT NEED TO MEET MINIMUM STRUCTURAL STRENGTH CODE REQUIREMENTS ARE AS FOLLOWS. DESIGN OF THESE ITEMS SHALL BE IN ACCORDANCE WITH THE GENERAL BUILDING CODE, AND SHALL INCLUDE ALL ATTACHMENTS TO THE STRUCTURE.:

1. HELICAL PILES

F. REFER TO THE CONTRACT DOCUMENTS FOR ADDITIONAL DEFERRED SUBMITTAL ITEMS.

STRUCTURAL LEGEND

EXAMPLE	DESCRIPTION
	STEEL BEAM
	BEAM REACTIONS (SAME EACH END)
	BEAM REACTIONS (UNIQUE EACH END)
	PEMB BEAM REACTIONS LIVE LOAD, DEAD LOAD (UNIQUE EACH END)
	STEEL BEAM MOMENT CONNECTION
	STEEL COLUMN
	CONCRETE COLUMN
	CONCRETE PIER
	CONCRETE FOOTING
	STEEL BEAM SPLICE
	VERTICAL BRACE TAG
	MOMENT FRAME TAG
	WELDED METAL BAR GRATING
	ROOF TOP UNIT (RTU)
	LOAD BEARING MASONRY WALL
	CONCRETE WALL
	WOOD SHEARWALL
	WOOD LOAD BEARING WALL
	EXISTING CONSTRUCTION (HALF-TONE)

SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 17 OF THE 2018 INTERNATIONAL BUILDING CODE (IBC) BY A SPECIAL INSPECTOR HIRED BY THE OWNER TO PERFORM THE SPECIAL INSPECTIONS LISTED BELOW. THE SPECIAL INSPECTOR SHALL BE QUALIFIED BY AN APPROVED AGENCY ACCORDING TO THE CITY'S BUILDING OFFICIAL TO PERFORM THE SPECIAL INSPECTIONS FOR WHICH THEY WILL BE UNDERTAKING. THE CONTRACTOR SHALL COORDINATE WITH AND NOTIFY THE SPECIAL INSPECTOR OF ALL TESTS. THE SPECIAL INSPECTOR SHALL BE RESPONSIBLE TO VERIFY THAT THE ITEMS DETAILED IN THE CONSTRUCTION DOCUMENTS WERE BUILT ACCORDINGLY AND SHALL PREPARE, SIGN, AND FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND THE ARCHITECT FOR ALL TIME SPENT AT THE SITE. THE INSPECTOR SHALL BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE ARCHITECT PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK. THESE SPECIAL INSPECTIONS ARE IN ADDITION TO THE OTHER INSPECTIONS LISTED IN THESE STRUCTURAL NOTES OR PROJECT SPECIFICATIONS.
2. WHERE STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES ARE SHOP FABRICATED, THE SPECIAL INSPECTOR SHALL VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION CONTROL OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO CONFORM TO THE CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS, UNLESS THE FABRICATOR IS REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.

VERIFICATION AND INSPECTION TASKS OF CONCRETE CONSTRUCTION (IBC TABLE 1705.3)				
SPECIAL INSPECTION REQUIRED	VERIFICATION AND INSPECTION	INSPECTION FREQUENCY		IBC REFERENCE
		CONTINUOUS	PERIODIC	
YES	1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT.	--	X	1908.4
	2. REINFORCING BAR WELDING:			
YES	A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706	--	X	AWS D1.4 ACI 318: 26.5.4
YES	B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"	--	X	
YES	C. INSPECT ALL OTHER WELDS.	X	--	
YES	3. INSPECTION OF ANCHORS CAST IN CONCRETE.	--	X	ACI 318:17.8.2
	4. INSPECTION OF POST-INSTALLED ANCHORS HARDENED CONCRETE.			
YES	A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED...	X	--	ACI 318: 17.8.2.4
YES	B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.	--	X	ACI 318: 17.8.2
YES	SPECIAL INSPECTOR MUST BE CERTIFIED BY ACI/CRSI "ADHESIVE ANCHOR INSTALLER". A REPORT MUST BE SUBMITTED TO THE LICENSED DESIGN PROFESSIONAL AND BUILDING OFFICIAL DOCUMENTING, STATING HOW EACH ANCHOR WAS INSTALLED, INCLUDING THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS PER ACI 318.	--	--	ACI 318: 17.8.2.2 17.8.2.4
YES	5. VERIFY REQUIRED DESIGN MIX.	--	X	ACI 318: CH. 19, 26.4.3, 26.4.4
YES	6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	--	ASTM C 172 ASTM C 31 ACI 318: 26.4.5, 26.12
YES	7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	--	ACI 318: 26.4.5
YES	8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	--	X	ACI 318: 26.4.7-26.4.9
	9. INSPECTION OF PRESTRESSED CONCRETE:			
NO	A. APPLICATION OF PRESTRESSING FORCES:	X	--	ACI 318: 26.9.2.1
NO	B. GROUTING OF BONDED PRESTRESSING TENDONS.	X	--	ACI 318: 26.9.2.3
NO	10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	--	X	ACI 318: 26.8
NO	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	ACI 318: 26.10.2
YES	12. INSPECT FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	--	X	ACI 318: 26.10.1(B)

VERIFICATION AND INSPECTION TASKS FOR WELDING OF STRUCTURAL STEEL* (AISC 360-10 TABLE N5.4)				
SPECIAL INSPECTION REQUIRED	VERIFICATION AND INSPECTION	INSPECTION FREQUENCY		REFERENCED STANDARD
		CONTINUOUS	PERIODIC	
	1. INSPECTION TASKS PRIOR TO WELDING:			
YES	A. WELDING PROCEDURE SPECIFICATIONS (WPSs) AVAILABLE	X	--	AISC 360-10 N5.4-1: D1.1 AWS
YES	B. MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE	X	--	
YES	C. MATERIAL IDENTIFICATION (TYPE/GRADE)**	--	X	
YES	D. WELDER IDENTIFICATION SYSTEM**	--	X	
YES	E. FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY)** 1) JOINT PREPARATION 2) DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) 3) CLEANLINESS (CONDITION OF STEEL SURFACES) 4) TACKING (TACK WELD QUALITY AND LOCATION) 5) BACKING TYPE AND FIT (IF APPLICABLE)	--	X	
YES	F. CONFIGURATION AND FINISH OF ACCESS HOLES**	--	X	
YES	G. FIT-UP OF FILLET WELDS** 1) DIMENSIONS (ALIGNMENT, GAPS AT ROOT) 2) CLEANLINESS (CONDITION OF STEEL SURFACES) 3) TACKING (TACK WELD QUALITY AND LOCATION)	--	X	AISC 360-10 N5.4-2: D1.1 AWS
YES	H. CHECK WELDING EQUIPMENT	--	X	
	2. INSPECTION TASKS DURING WELDING:			
YES	A. USE OF QUALIFIED WELDERS	--	X	
YES	B. CONTROL AND HANDLING OF WELDING CONSUMABLES** 1) PACKAGING 2) EXPOSURE CONTROL	--	X	
YES	C. NO WELDING OVER CRACKED TACK WELDS**	--	X	
YES	D. ENVIRONMENTAL CONDITIONS** 1) WIND SPEED WITHIN LIMITS 2) PRECIPITATION AND TEMPERATURE	--	X	AISC 360-10 N5.4-2: D1.1 AWS
YES	E. WPS FOLLOWED** 1) SETTINGS ON WELD EQUIPMENT 2) TRAVEL SPEED 3) SELECTED WELDING MATERIALS 4) SHIELDING GAS TYPE/FLOW RATE 5) PREHEAT APPLIED 6) INTERPASS TEMPERATURE MAINTAINED (MIN./MAX.) 7) PROPER POSITION (F, V, H, OH)	--	X	
YES	F. WELDING TECHNIQUES** 1) INTERPASS AND FINAL CLEANING 2) EACH PASS WITHIN PROFILE LIMITATIONS 3) EACH PASS MEETS QUALITY REQUIREMENTS	--	X	
YES	3. INSPECTION TASKS AFTER WELDING:			
YES	A. WELDS CLEANED	--	X	
YES	B. SIZE, LENGTH AND LOCATION OF WELDS	X	--	
YES	C. WELDS MEET VISUAL ACCEPTANCE CRITERIA 1) CRACK PROHIBITION 2) WELD/BASE-METAL FUSION 3) CRATER CROSS SECTION 4) WELD PROFILES 5) WELD SIZE 6) UNDERCUT 7) POROSITY	X	--	AISC 360-10 N5.4-2: D1.1 AWS
YES	D. ARC STRIKES	X	--	
YES	E. K-AREA***	X	--	
YES	F. BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)	X	--	
YES	G. REPAIR ACTIVITIES	X	--	
YES	H. DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER	X	--	

* INSPECTION TASKS NOTED IN THIS TABLE ARE THE RESPONSIBILITY OF THE SPECIAL INSPECTOR OR QUALITY ASSURANCE INSPECTOR (QAI). THE FABRICATOR AND ERECTOR ARE RESPONSIBLE FOR ALL INSPECTION TASKS INDICATED IN AISC 360-10 SECTION N5 AND ASSIGNED TO THE QUALITY CONTROL INSPECTOR (QCI).

** INSPECTION TASKS MAY BE COORDINATED WITH THE FABRICATOR OR ERECTOR'S QUALITY CONTROL INSPECTOR (QCI) WHERE INDICATED WITH THIS FOOTNOTE. ALL OTHER TASKS SHALL BE PERFORMED BY THE SPECIAL INSPECTOR.

*** WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES OR STIFFENERS HAS BEEN PERFORMED IN THE K-AREA, VISUALLY INSPECT THE WEB K-AREA FOR CRACKS WITHIN 3 IN. (75 MM) OF THE WELD.

TSEN-ENGINEERING

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(512) 474 4001
Project # 9210022

STATE OF TEXAS

JAMIE BUCHANAN

92680

LICENSED PROFESSIONAL ENGINEER

12/04/2023

A NEW EXTERIOR DECK FOR

LANDA PARK GOLF COURSE

180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130

DATE: 01/24/2022

DRAWN:

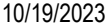
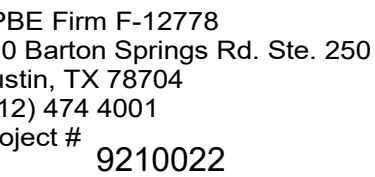
SCALE: AS NOTED

No.	Description	Date
1	PERMIT COMMENTS #1	10/19/2023
2	REVISION 2	12/04/2023

SPECIAL INSPECTIONS

S-103

12/4/2023 9:05:09 AM



A NEW EXTERIOR DECK FOR

SPECIAL INSPECTIONS

10/23/2023 9:51:00 AM

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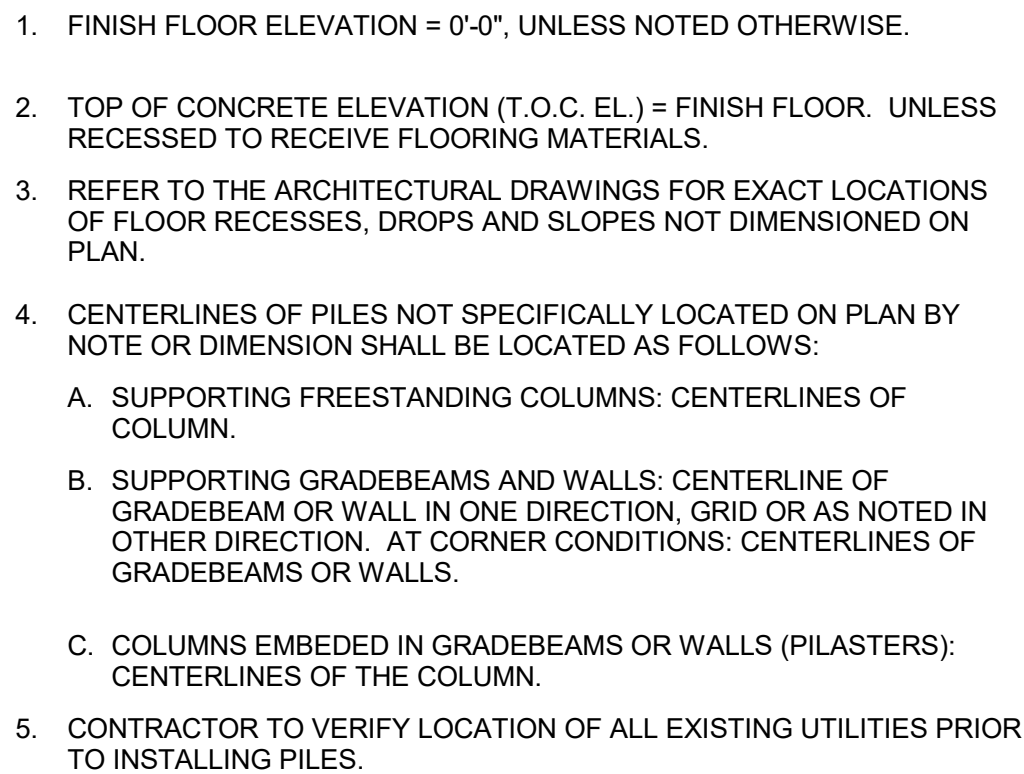
VERIFICATION AND INSPECTION OF SOILS (IBC TABLE 1705.6)			
SPECIAL INSPECTION REQUIRED	VERIFICATION, INSPECTION AND TESTING	INSPECTION FREQUENCY	
		CONTINUOUS	PERIODIC
YES	1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	--	X
YES	2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	--	X
YES	3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	--	X
YES	4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	X	--
YES	5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	--	X

ABBREVIATIONS

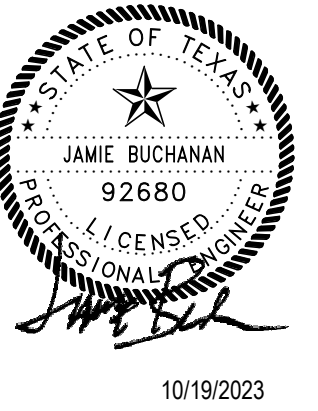
ABOVE FINISHED FLOOR	A.F.F.	LIVE LOAD	LL
ADDITIONAL	ADDL	LOCATION	LOC.
ADJACENT	ADJ.	LONG LEG HORIZONTAL	LLH
AIR CONDITIONER	A/C	LONG LEG VERTICAL	LLV
AIR HANDLING UNIT	AHU	LONG SIDE HORIZONTAL	LSH
ALTERNATE	ALT	LONG SIDE VERTICAL	LSV
AMERICAN CONCRETE INSTITUTE	A.C.I.	LONGITUDINAL	LONG
AMERICAN INSTITUTE OF STEEL CONSTRUCTION	A.I.S.C.	LOW POINT	L.P.
ANCHOR BOLT	A.B.		
ANGLE	L	MANUFACTURER	MANUF.
APPROXIMATE	APPROX.	MATERIAL	MAT.
ARCHITECT	ARCH	MAXIMUM	MAX.
ARCHITECTURAL	ARCHL	MECHANICAL	MECH.
AT	@	METAL, MECHANICAL, ELECTRICAL, PLUMBING	MEP
		METAL	MTL
BACK FACE	B.F.	MEZZANINE	MEZZ.
BASEMENT	BSMT.	MIDDLE	MID.
BEAM	BM	MINIMUM	MIN.
BEARING	BRG.	MISCELLANEOUS	MISC.
BELOW FINISH FLOOR	B.F.F.	MOMENT CONNECTION	MC
BETWEEN	BTWN		
BLOCKING	BLKG.	NEAR SIDE	NS
BOTTOM	BOT. OR BOTT.	NEW	(N)
BOTTOM OF	B.O.	NOMINAL	NOM.
BOTTOM OF STEEL	B.O.S.	NON-SHRINK	N.S.
BRICK LEDGE	B.L.	NOT IN CONTRACT	N.I.C.
BUILDING	BLDG.	NOT TO SCALE	N.T.S.
		NUMBER	NO.
CAST-IN-PLACE	C.I.P.		
CEILING	CLG.	ON CENTER	O.C.
CENTER OF GRAVITY	C.G.	OPENING	OPNG.
CENTER OF GRAVITY OR STRAND	C.G.S.	OPPOSITE	OPP.
CENTERLINE	CL	OPPOSITE HAND	O.H.
CLEAR OR CLEARANCE	CLR.	OUTSIDE DIAMETER	O.D.
COLD FORMED STEEL	CFS	OUTSIDE FACE	O.F.
COLUMN	COL.		
COMPRESSION	C	PAN	P
CONCRETE	CONC.	PANEL JOINT	P.J.
CONCRETE MASONRY UNIT	CMU	PERPENDICULAR	PERP.
CONNECTION	CONN.	PLATE	PL
CONSTRUCTION	CONST.	POST-TENSION(ED)	P-T
CONSTRUCTION JOINT	CONST. JT.	POUNDS	# OR LBS.
CONTINUOUS	CONT.	POUNDS PER CUBIC FOOT	PCF
CONTRACTOR	CONTR.	POUNDS PER LINEAR FOOT	PLF
CONTROL JOINT	C.J.	POUNDS PER SQUARE FOOT	PSF
COORDINATE	COORD.	POUNDS PER SQUARE INCH	PSI
		PRE-ENGINEERED METAL BUILDING	PEMB
DEAD LOAD	DL	PRECAST CONCRETE	P/C
DIAGONAL	DIAG.	PREFABRICATED	PREFAB.
DIAMETER	DIA. OR Ø	PRELIMINARY	PRELIM.
DIMENSION	DIM.	PROJECTION	PROJ.
DOUBLE	DBL		
DOWEL	DWL	QUANTITY	QTY.
DRAWING	DWG		
		REINFORCE(ING)(ED)(MENT)	REINF.
EACH	EA.	REMAINDER	R
EACH FACE	E.F.	REQUIRE (D)	REQ.(D)
EACH WAY	E.W.	RETENTION SYSTEM	RET. SYS.
ELECTRICAL	ELEC.	ROOF TOP UNIT	RTU
ELEVATION	EL.	ROUGH OPENING	R.O.
ELEVATOR	ELEV.		
ENGINEER	ENGR.	SCHEDULE	SCHED.
EQUAL	EQ	SIMILAR	SIM.
EQUIPMENT	EQUIP.	SLAB-ON-GRADE	S.O.G.
EXISTING	EXIST.	SPECIFICATION	SPECS.
EXISTING	(E)	SPECIFIED	SPEC'D.
EXPANSION	EXP.	SQUARE	SQ
EXPANSION JOINT	EJ	SQUARE FOOT	SF
EXTERIOR	EXT.	STAINLESS STEEL	S.S.
		STANDARD	STD
FABRICATE	FAB.	STEEL	STL
FAR SIDE	FS	STEEL JOIST INSTITUTE	S.J.I.
FIELD VERIFY	F.V.	STIFFENER	STIFF.
FINISH FLOOR	FF	STIRRUP	STIR.
FIXED NUMBER	FN	STRUCTURAL	STRUCTL
FLOOR DRAIN	FD	STRUCTURE	STRUCT.
FOOT (OR) FEET	FT	SUBCONTRACTOR	SUBCONTRACTOR
FOUNDATION	FDN		
		TEMPORARY	TEMP.
GAGE OR GAUGE	GA.	TENSION	T
GALVANIZED	GALV.	THICK	THK
GENERAL CONTRACTOR	G.C.	TONGUE AND GROOVE	T&G
		TOP AND BOTTOM	T&B
HEADED STUD	HS	TOP OF	T.O.
HEADER	HD	TOP OF BEAM	T.O.B.
HEIGHT	HT.	TOP OF CONCRETE	T.O.C.
HIGH POINT	H.P.	TOP OF FOOTING	T.O.F.
HOLLOW STRUCTURAL SECTION	HSS	TOP OF JOIST	T.O.J.
HORIZONTAL	HORIZ.	TOP OF PIER	T.O.P.
HORIZONTAL BRACE	H.B.	TOP OF STEEL	T.O.S.
		TOP OF WALL	T.O.W.
INFORMATION	INFO.	TYPICAL	TYP.
INSIDE DIAMETER	ID.		
INSIDE FACE	I.F.	UNLESS NOTED OTHERWISE	U.N.O.
INTERIOR	INT.		
INTERMEDIATE	INTERM.	VERTICAL	VERT.
JOINT	JT.	WATER STOP	WS
JOIST	JST.	WELDED DEFORMED BAR ANCHOR	D.B.A.
JOIST GIRDER	J.G.	WELDED WIRE FABRIC	W.W.F.
		WIDE FLANGE	WF
KIP PER LINEAR FOOT	KLF	WIND BRACE	WB
KIP PER SQUARE FOOT	KSF	WIND LOAD	WL
KIP PER SQUARE INCH	KSI	WITH	WI
KIPS (1000 LBS)	K	WITHOUT	W/O
		WORK POINT	WP
LIGHTWEIGHT	LW.		
LIGHTWEIGHT CONCRETE	LWC.		



180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130

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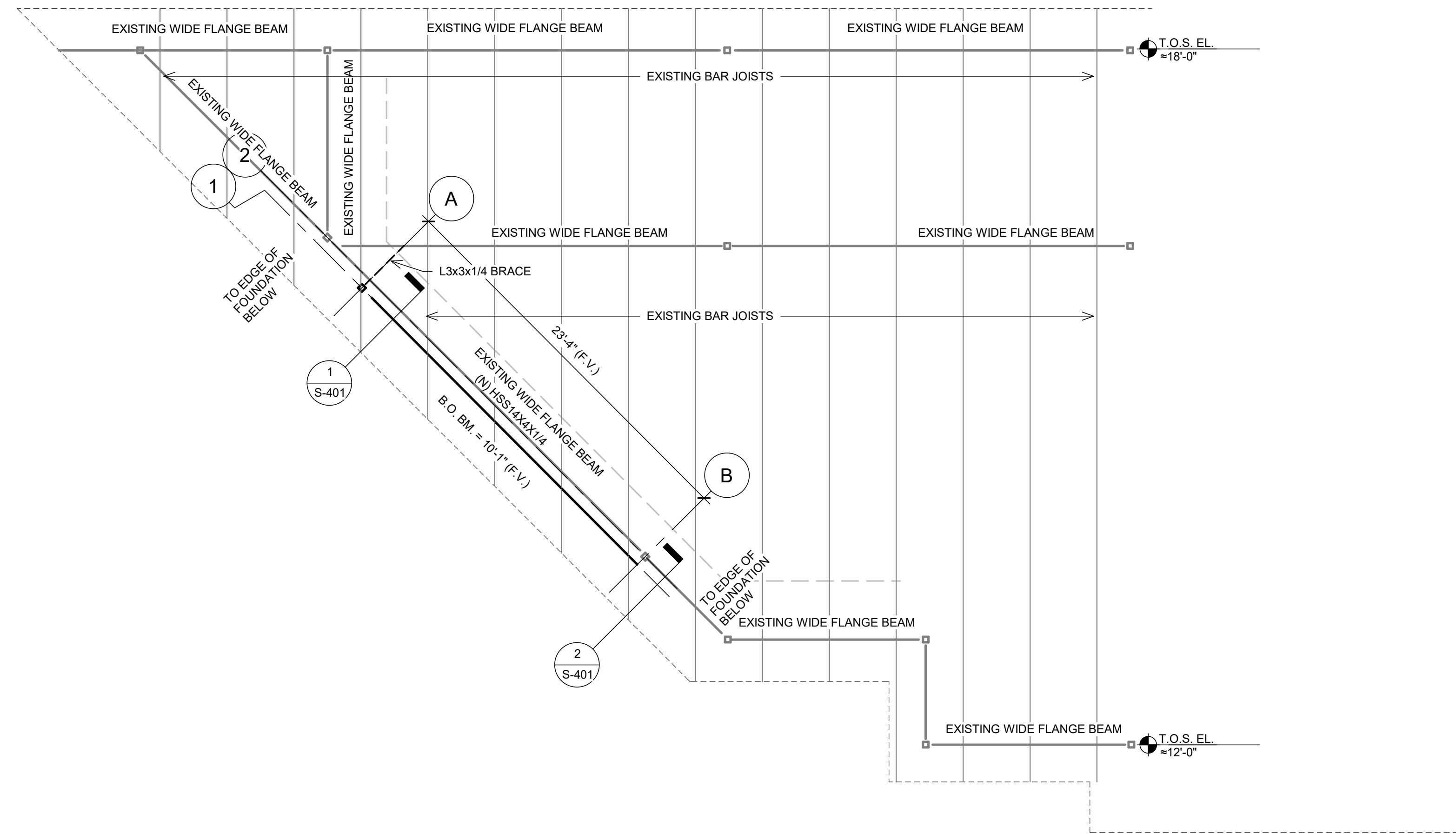
S-201



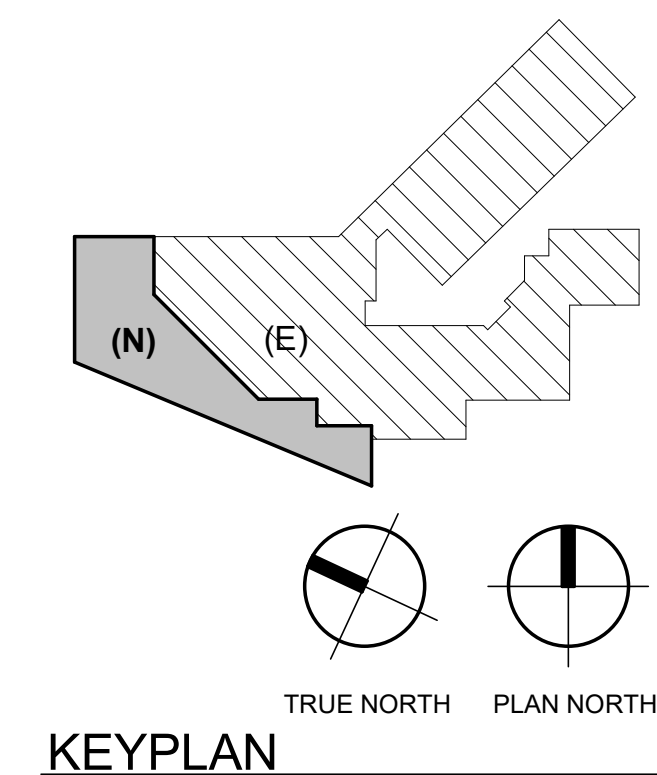
A NEW EXTERIOR DECK FOR

LANDA PARK GOLF COURSE

180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130

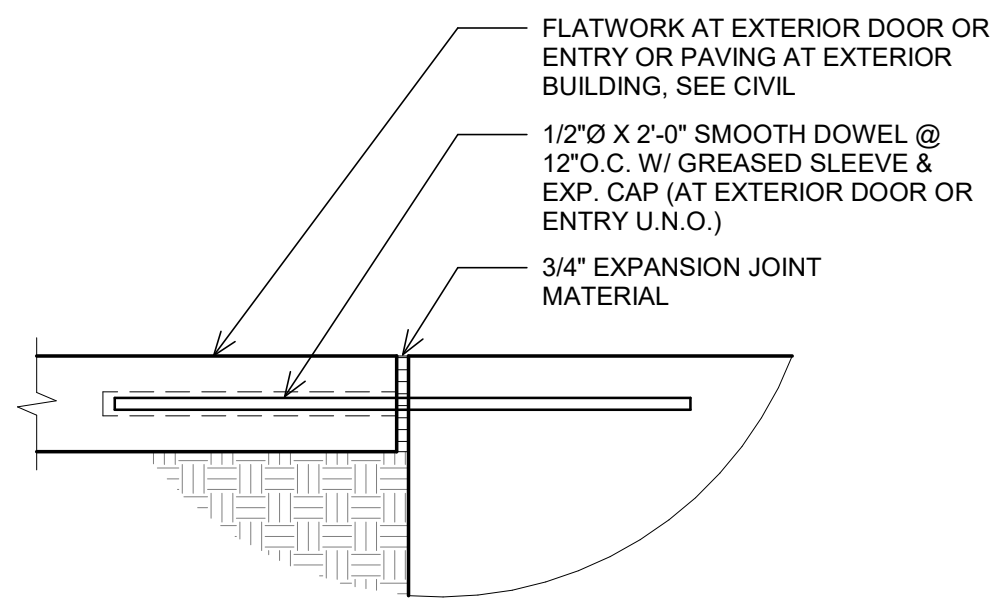


1 FOLDING DOOR SUPPORT ROOF FRAMING PLAN

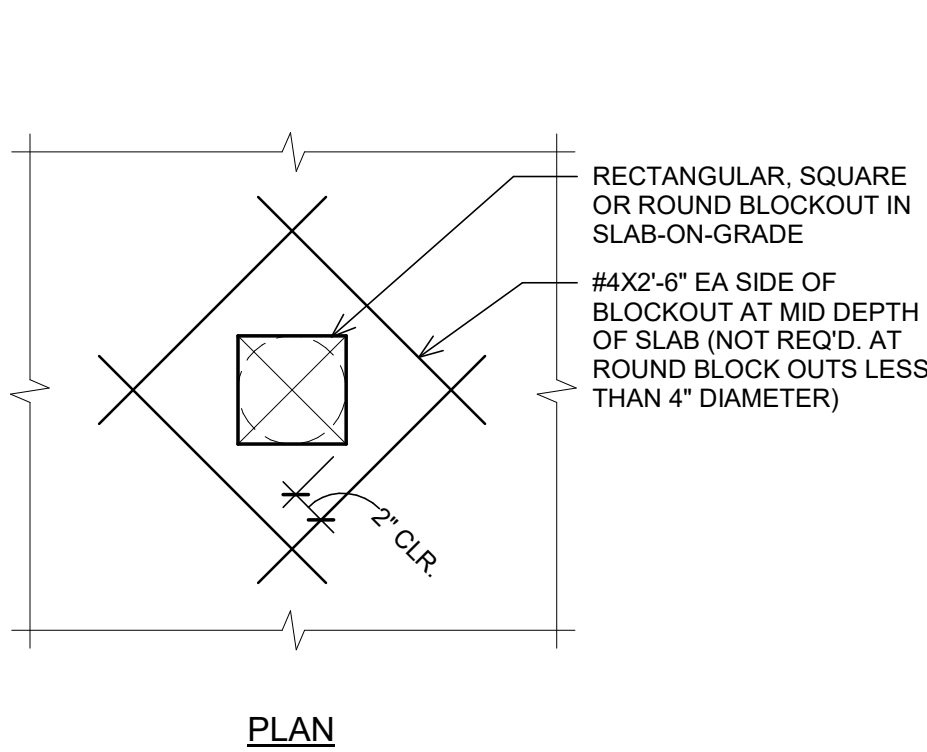
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FRAMING PLAN

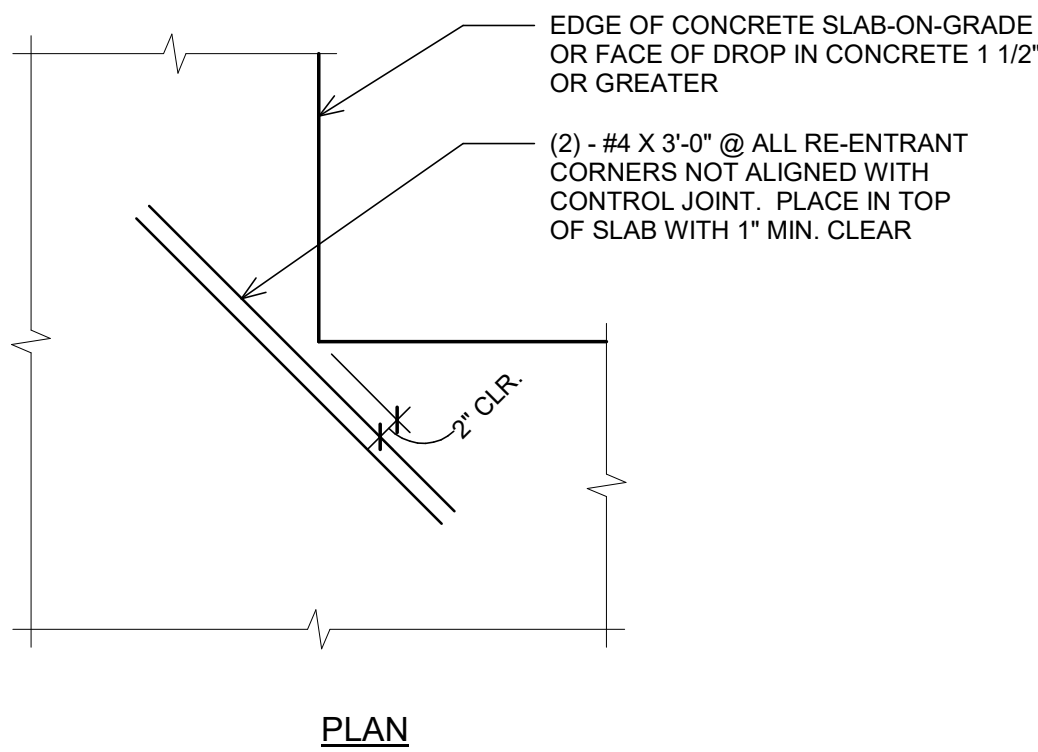
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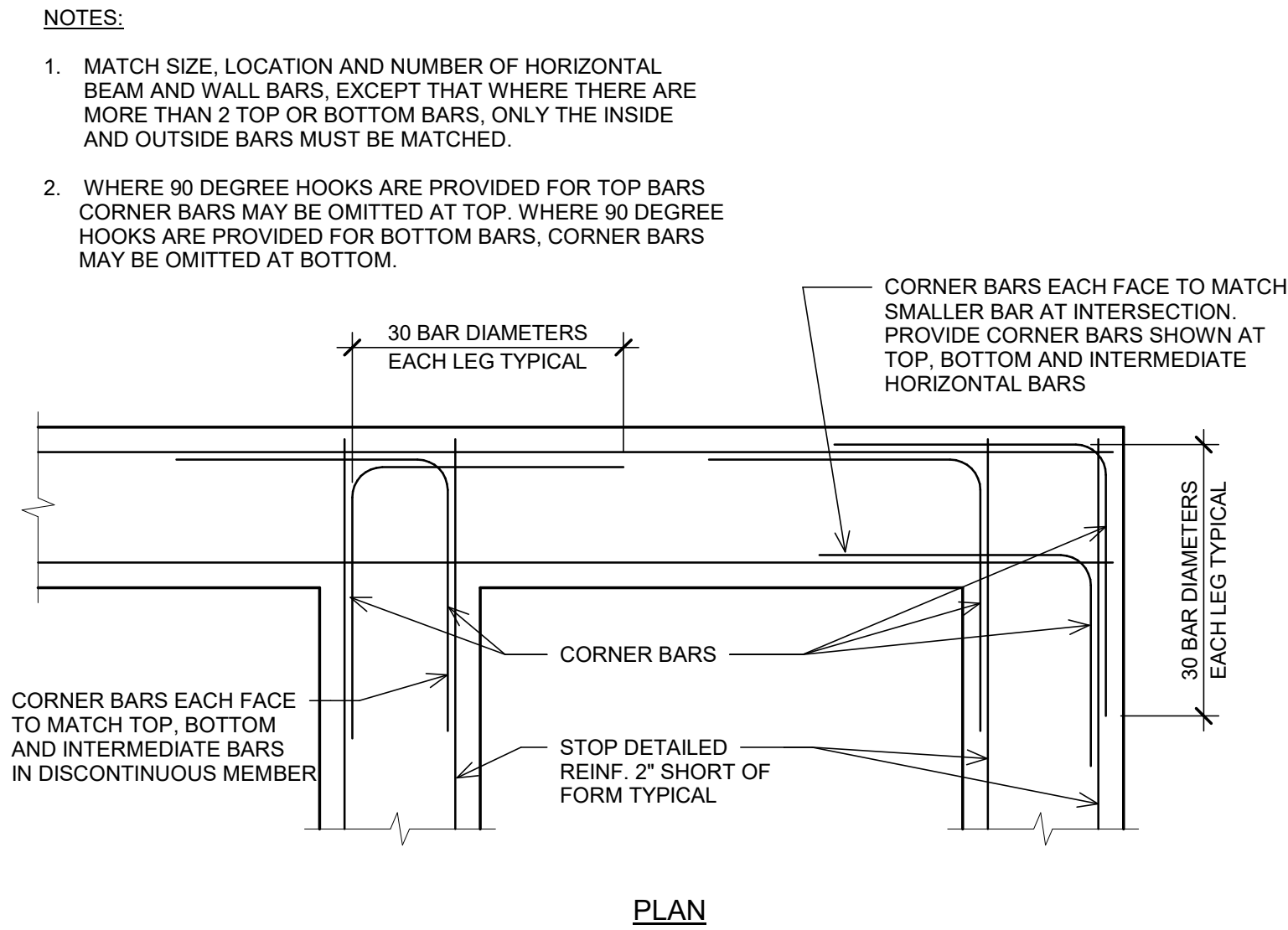
1 TYPICAL PAVING OR FLATWORK AT EXTERIOR BUILDING DETAIL
NO SCALE



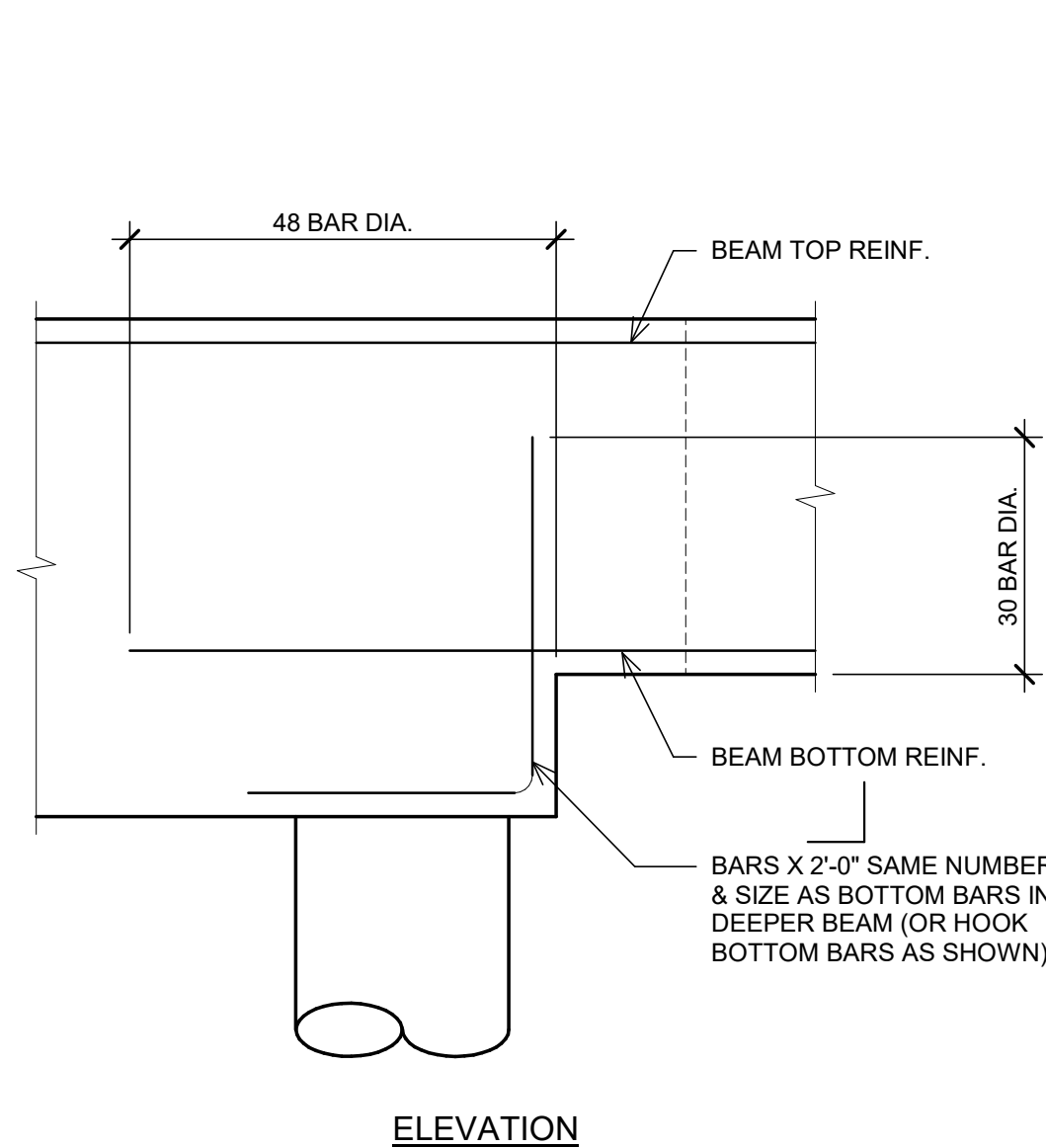
2 TYPICAL ADDITIONAL REINFORCING AT BLOCKOUT IN SLAB-ON-GRADE DETAIL
NO SCALE



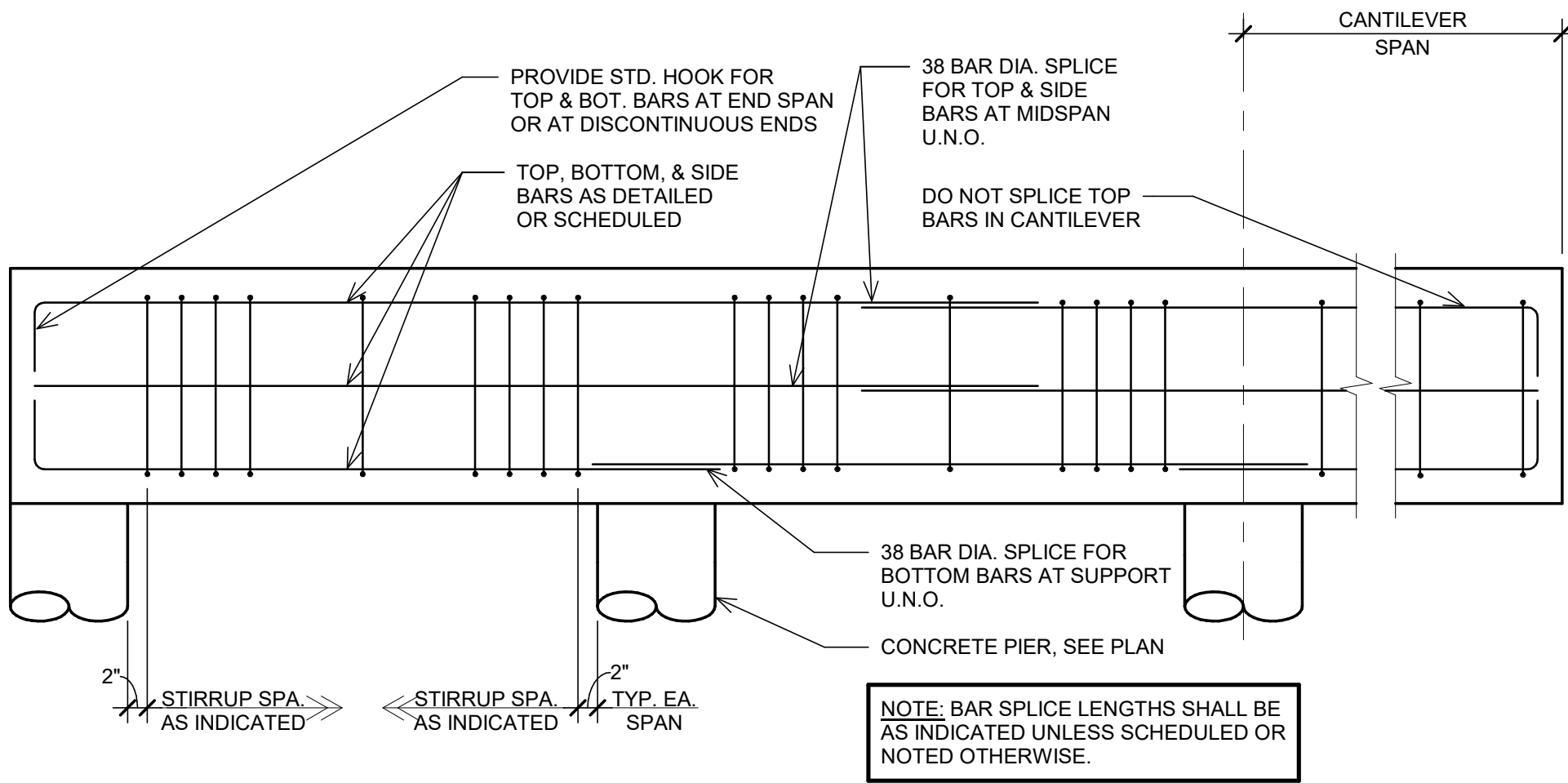
3 TYPICAL SLAB-ON-GRADE RE-ENTRANT CORNER REINFORCING DETAIL
NO SCALE



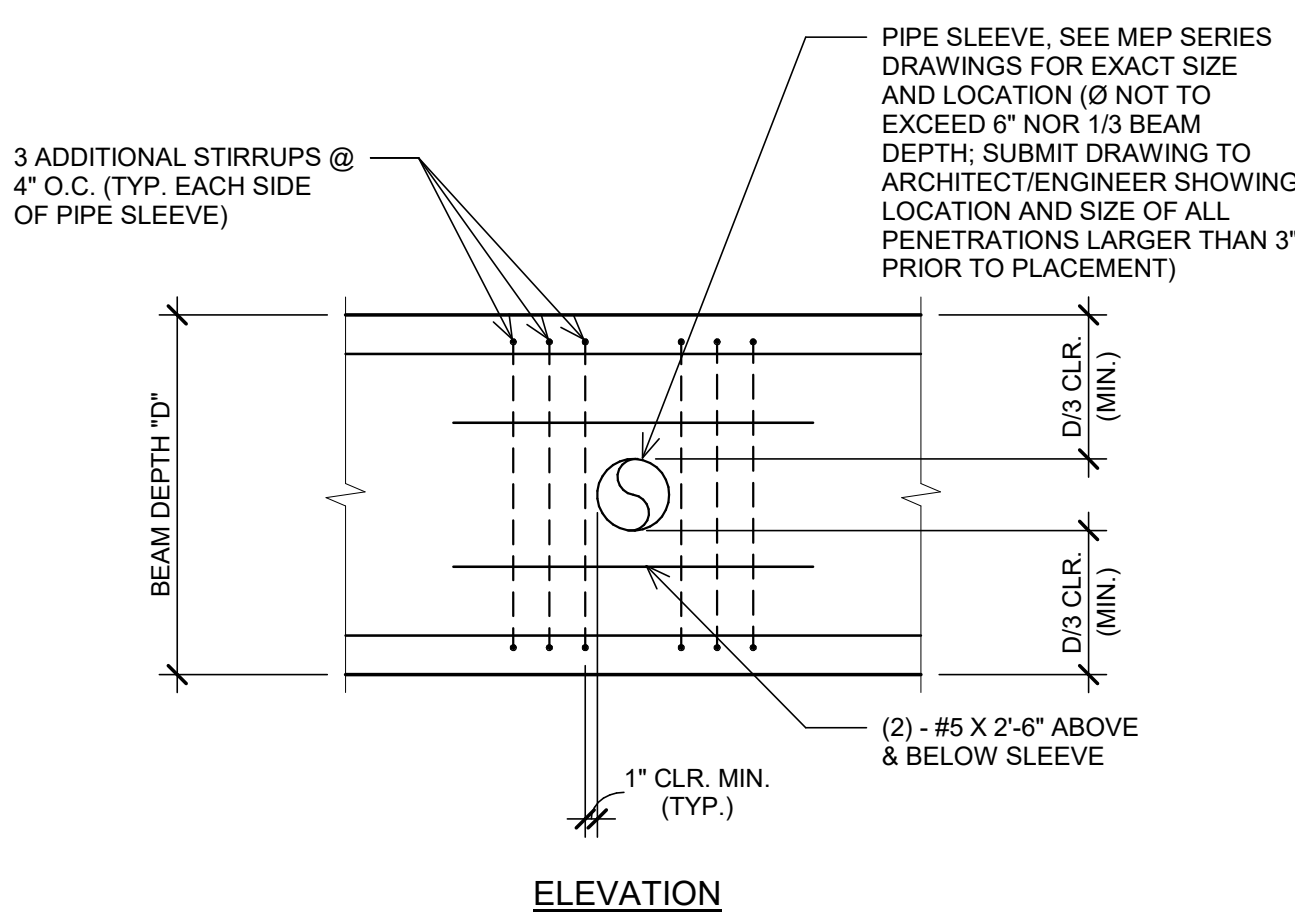
4 TYPICAL CORNER BARS AT WALL OR GRADE BEAM INTERSECTION DETAIL
1/8-201 NO SCALE



5 TYPICAL DROP IN BOTTOM OF GRADE BEAM DETAIL
NO SCALE

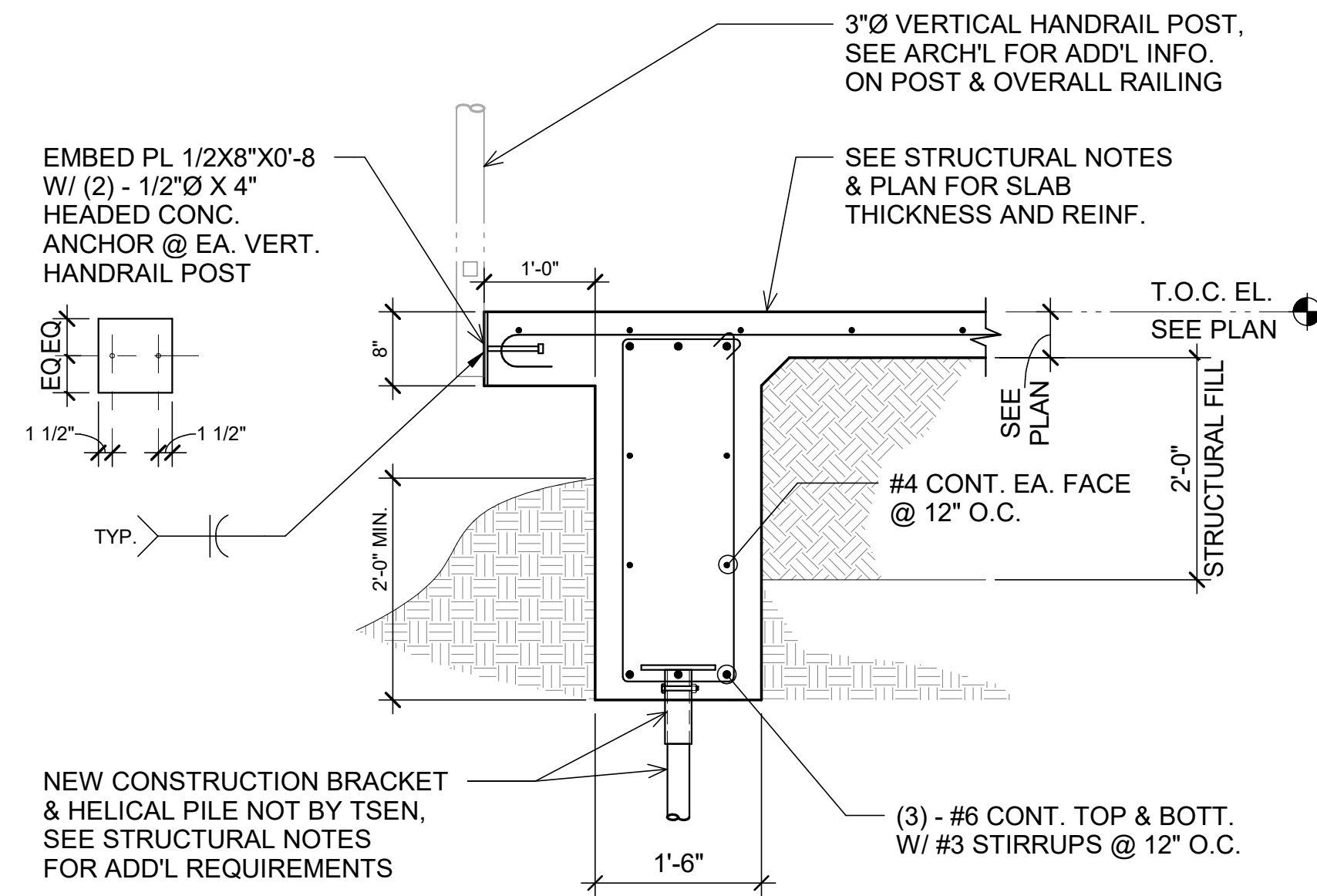


6 TYPICAL GRADE BEAM REINFORCING DETAIL
NO SCALE

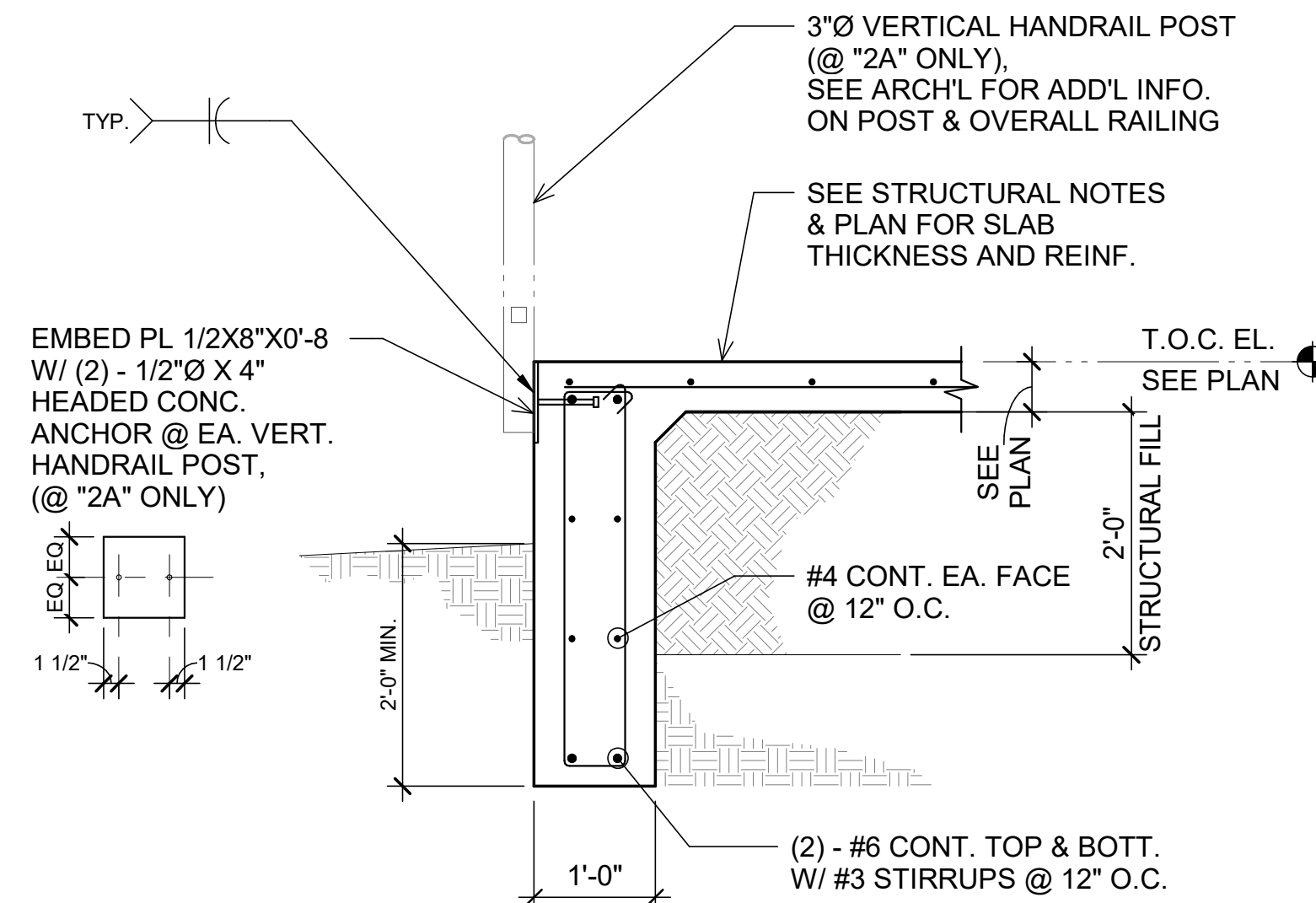


7 TYPICAL HORIZONTAL GRADE BEAM PENETRATION DETAIL
NO SCALE

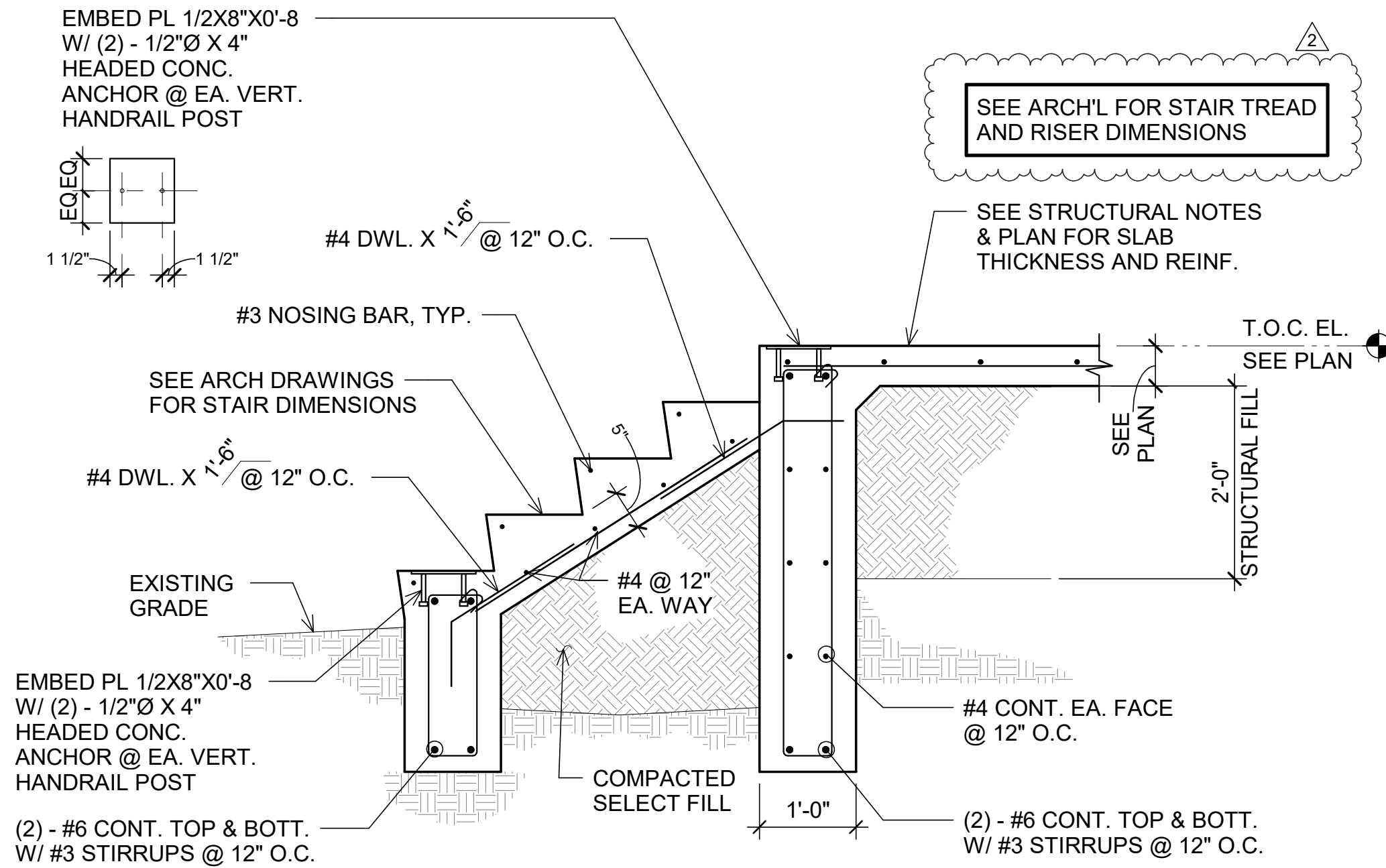
No.	Description	Date
1	PERMIT COMMENTS #1	10/19/2023



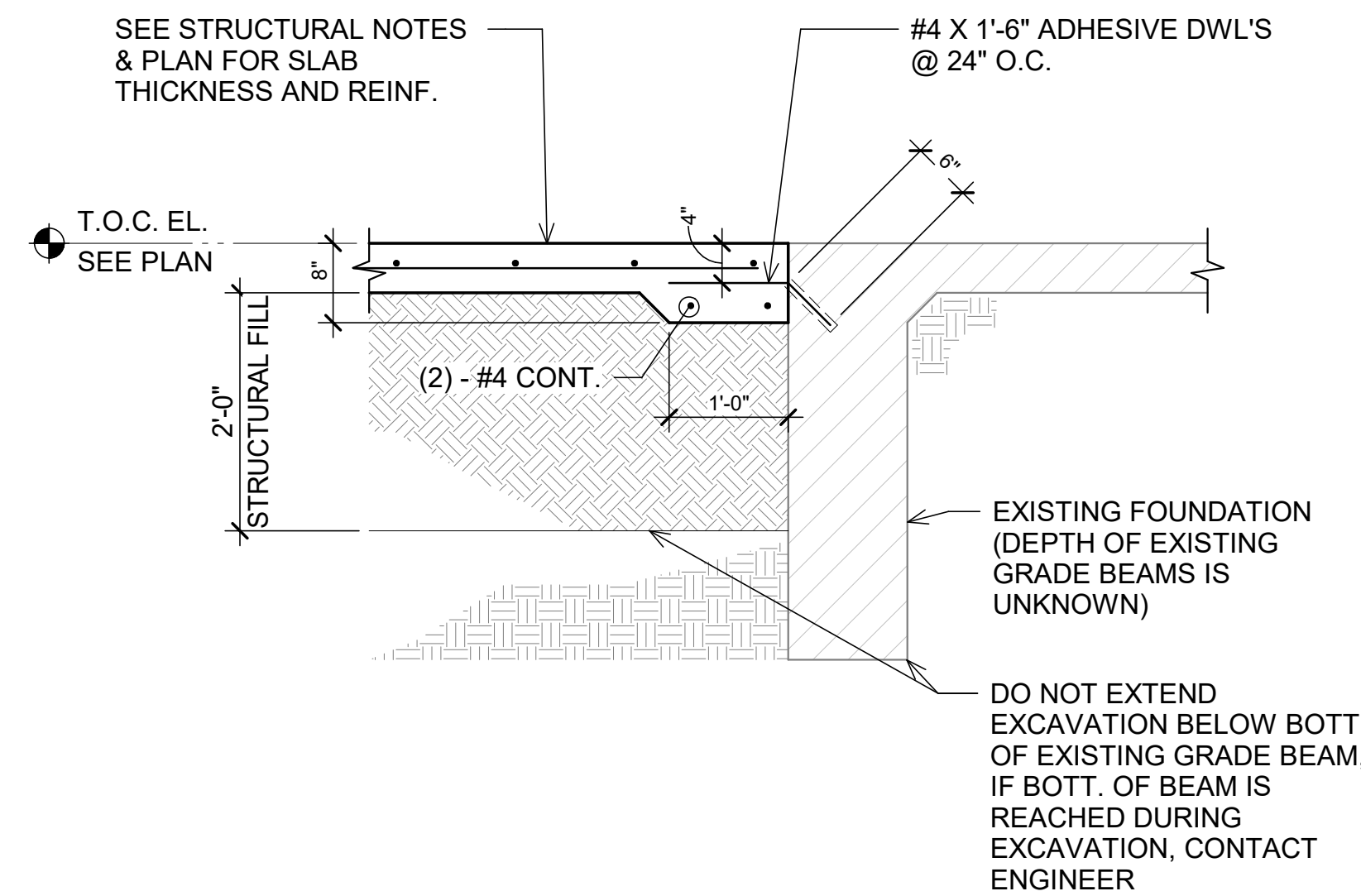
1 DETAIL
1/8-201 SCALE: 3/4" = 1'-0"



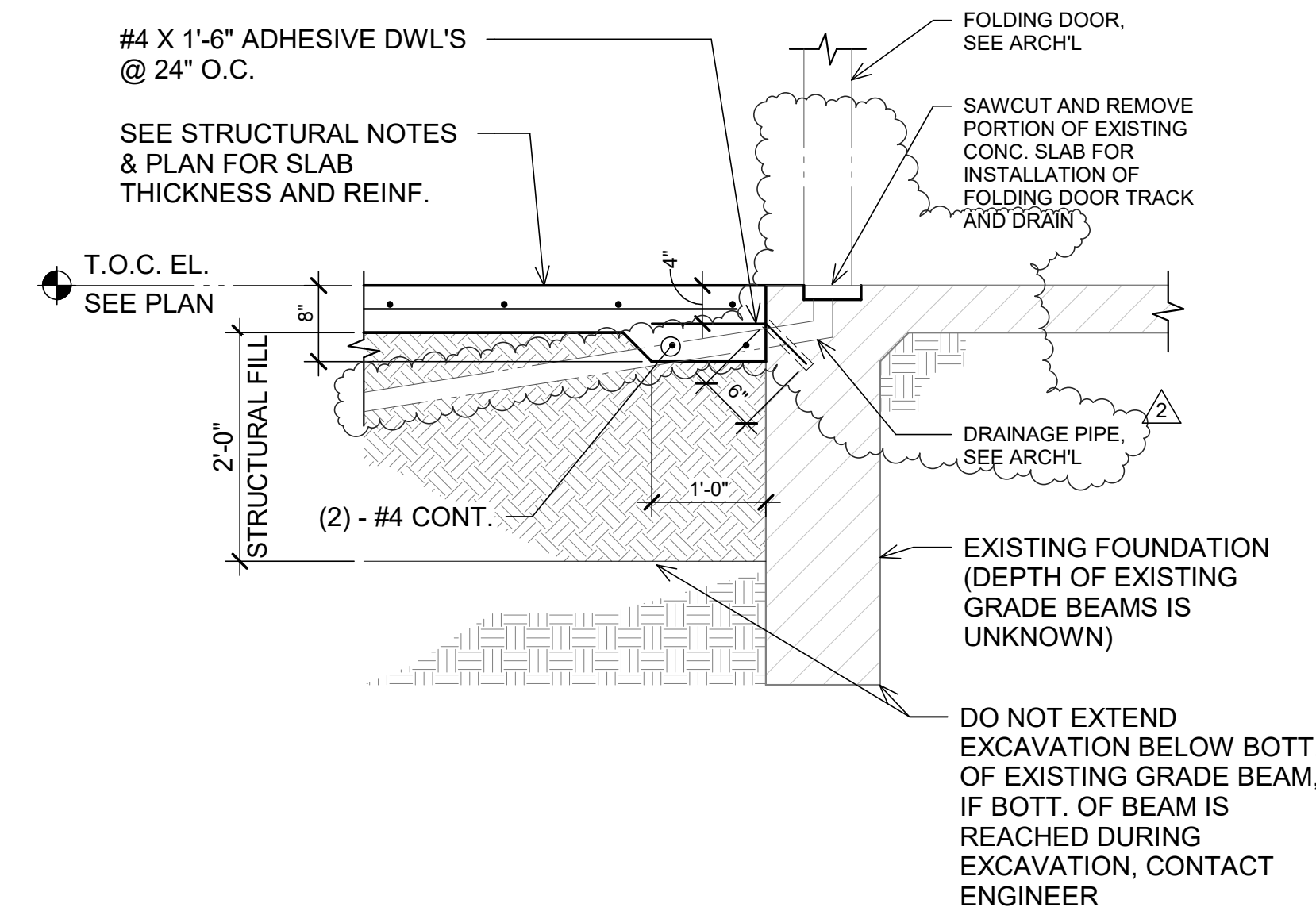
2, 2A DETAIL
1/8-201 SCALE: 3/4" = 1'-0"



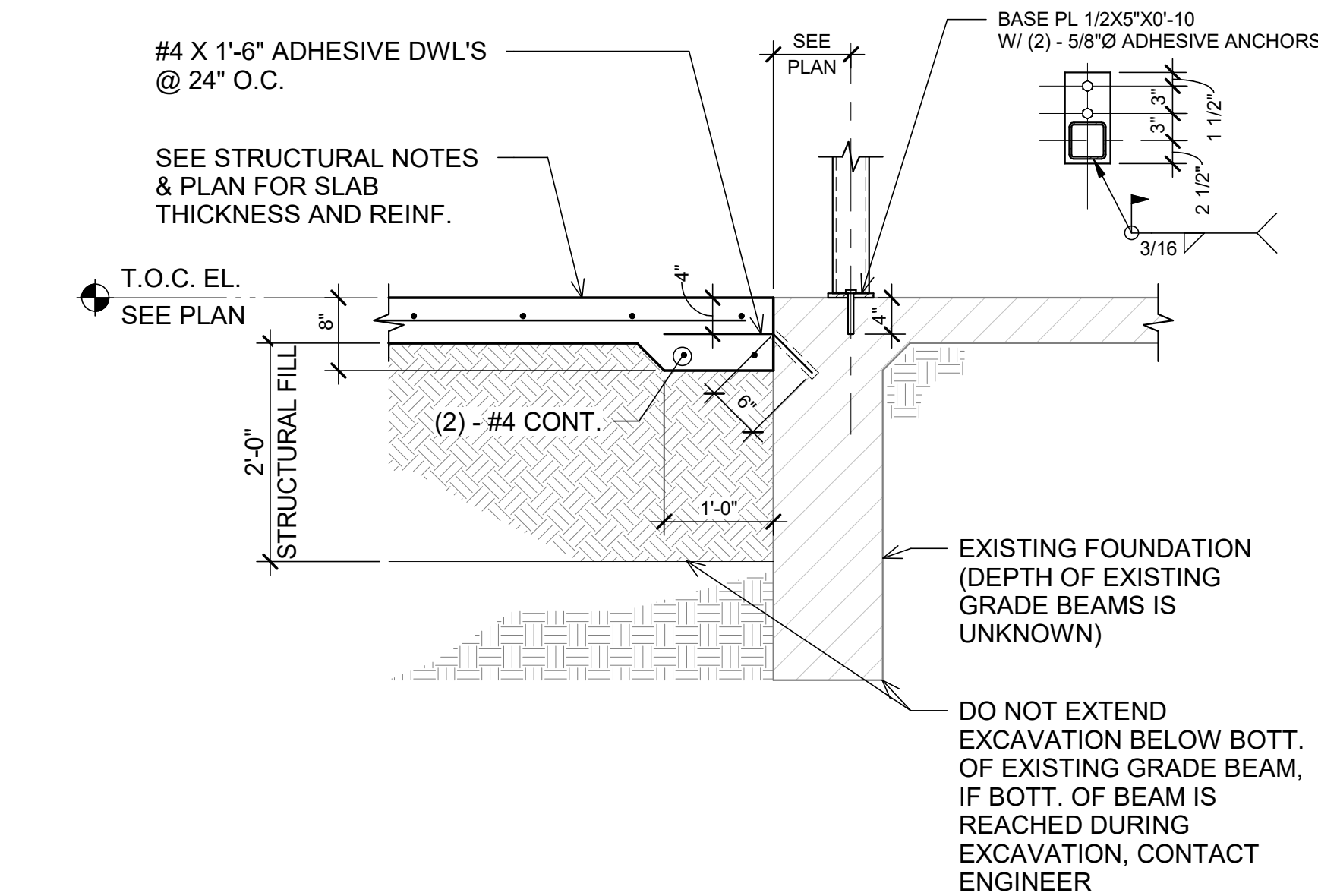
3 TYPICAL FOOTING AT STAIR BASE DETAIL
1/8-201 SCALE: 3/4" = 1'-0"



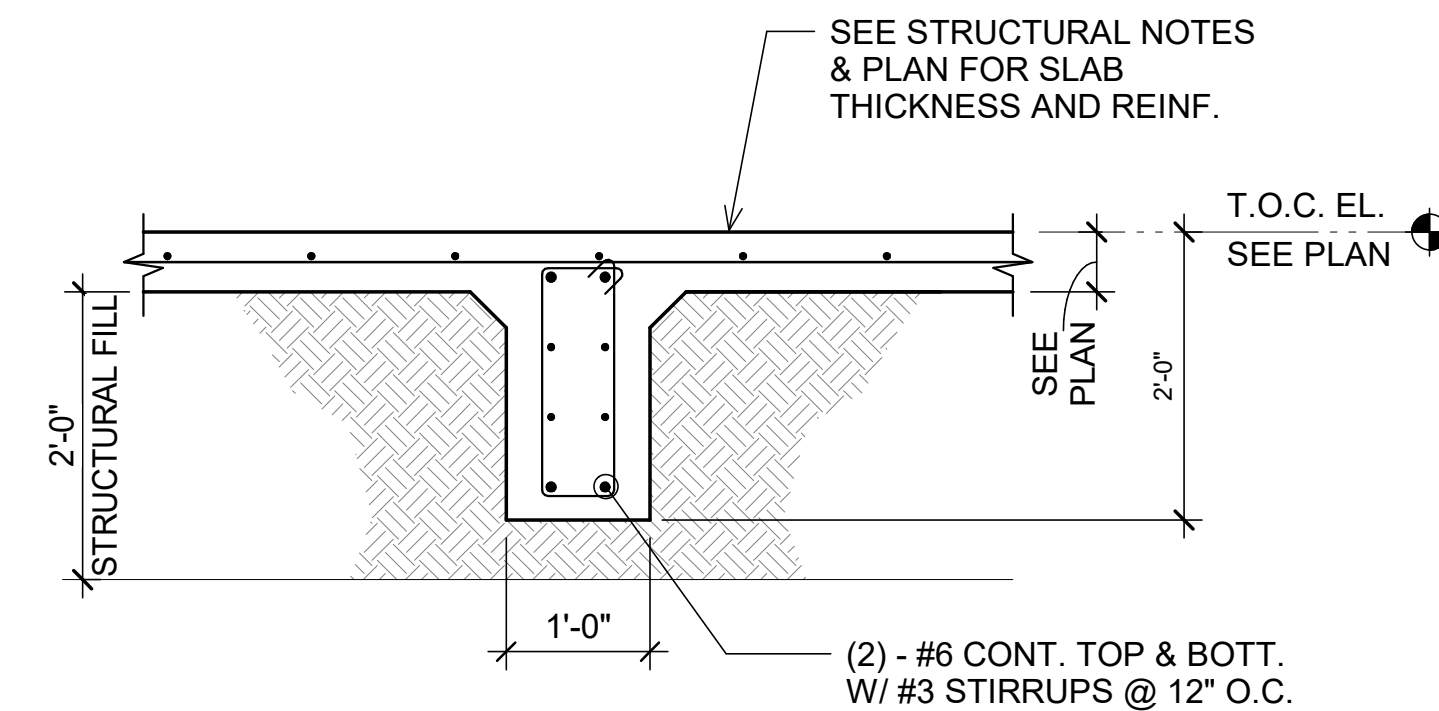
4 DETAIL
1/8-201 SCALE: 3/4" = 1'-0"



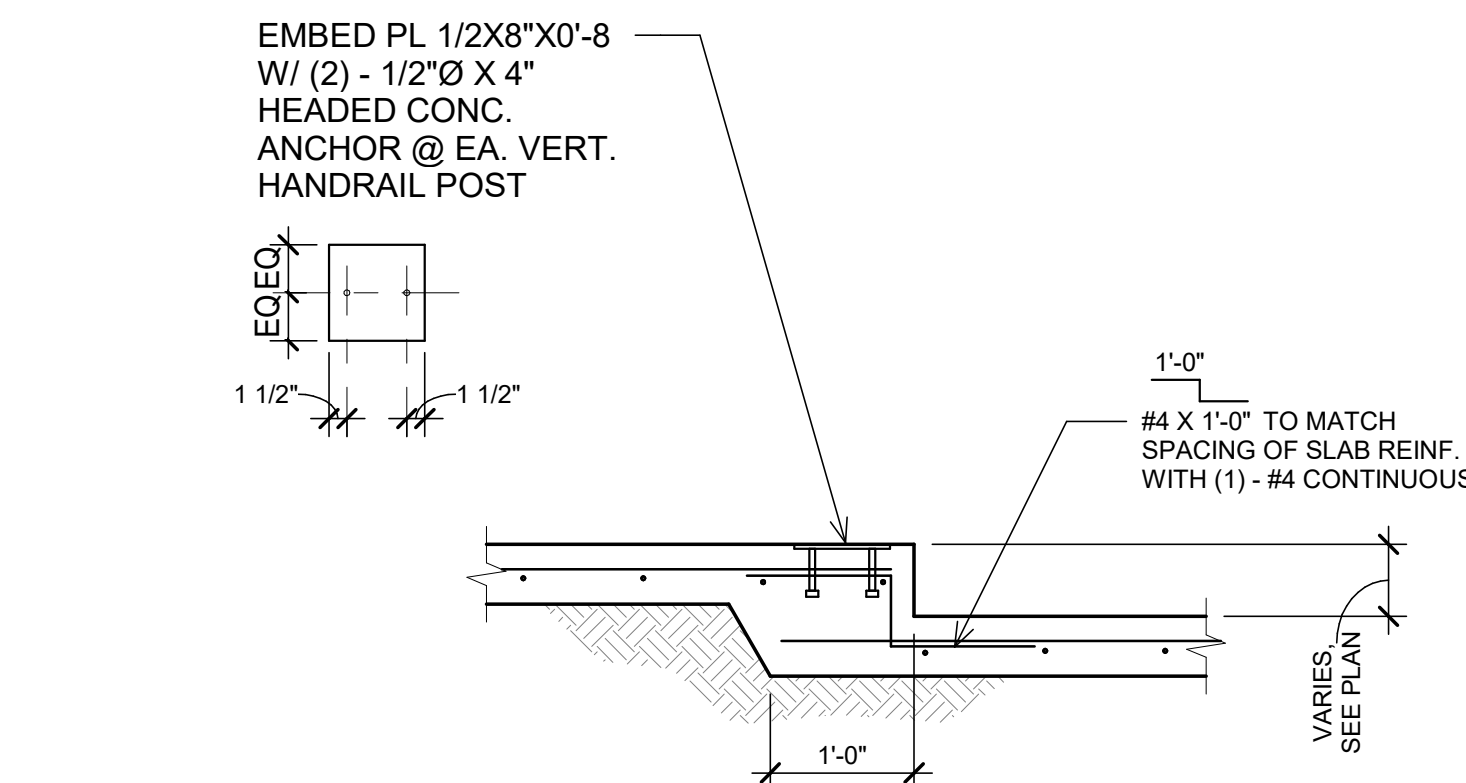
5 DETAIL
1/8-201 SCALE: 3/4" = 1'-0"



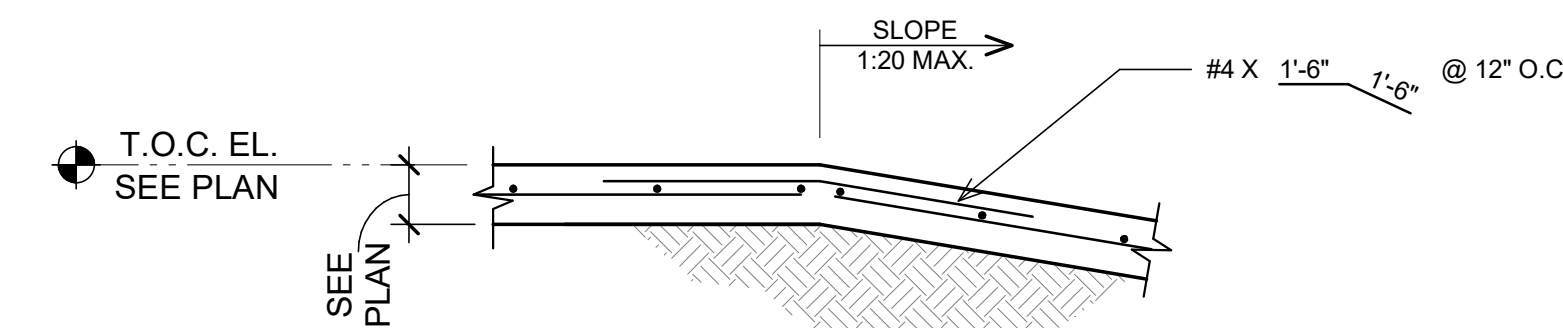
6 DETAIL
1/8-201 SCALE: 3/4" = 1'-0"



7 DETAIL
1/8-201 SCALE: 3/4" = 1'-0"



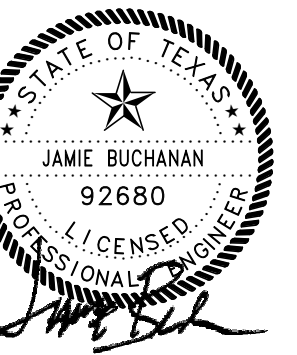
8 TYPICAL DROP IN SLAB-ON-GRADE DETAIL
1/8-201 NO SCALE



9 TYPICAL SLOPE IN SLAB-ON-GRADE DETAIL
1/8-201 NO SCALE



TPBE Firm F-12778
210 Barton Springs Rd. Ste. 250
Austin, TX 78704
(512) 474 4001
Project # 9210022



12/04/2023

A NEW EXTERIOR DECK FOR
LANDA PARK GOLF COURSE
180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130

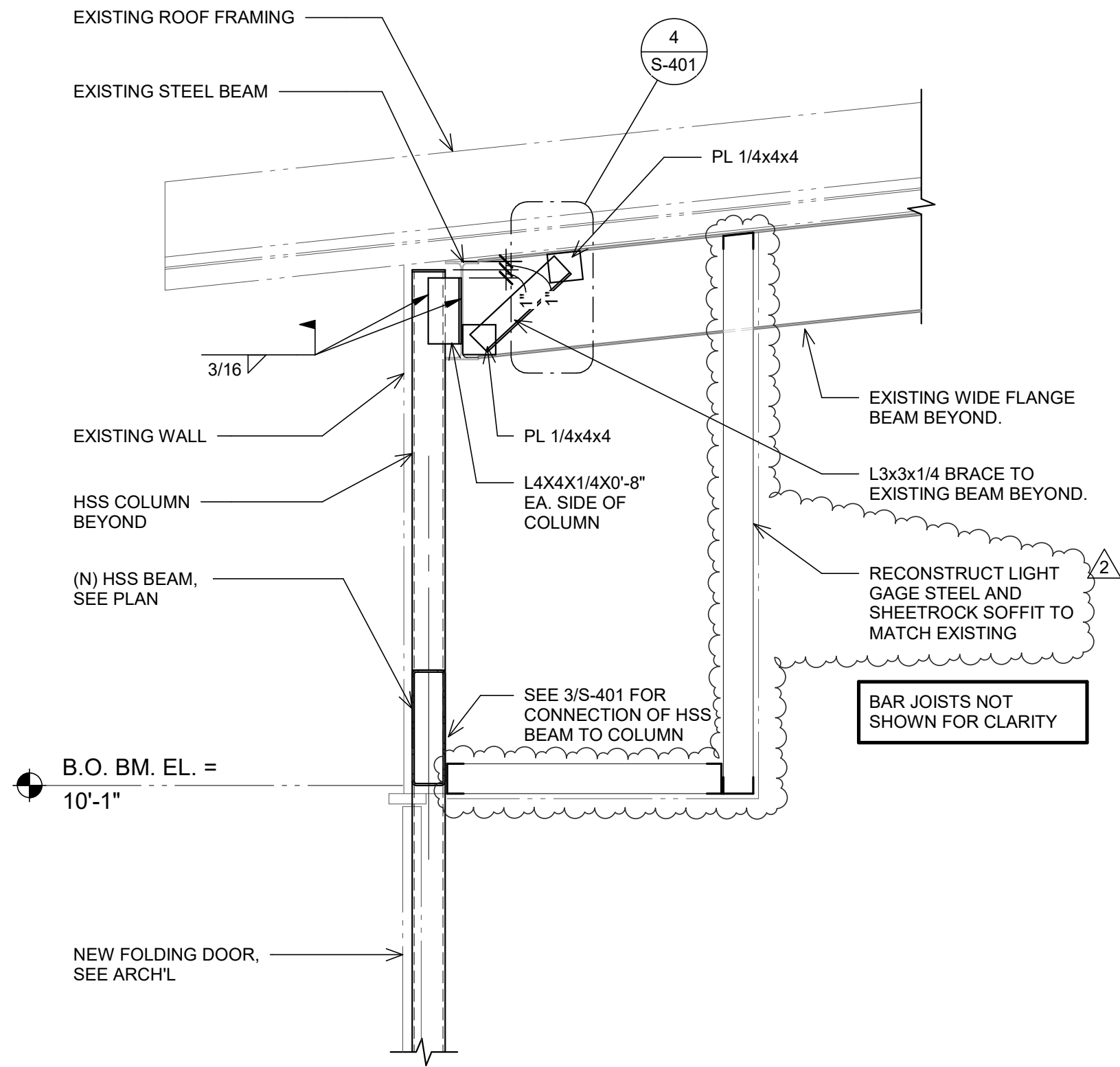
DATE: 01/24/2022
DRAWN: AS NOTED
SCALE: AS NOTED

No.	Description	Date
1	PERMIT COMMENTS #1	10/19/2023
2	REVISION 2	12/04/2023

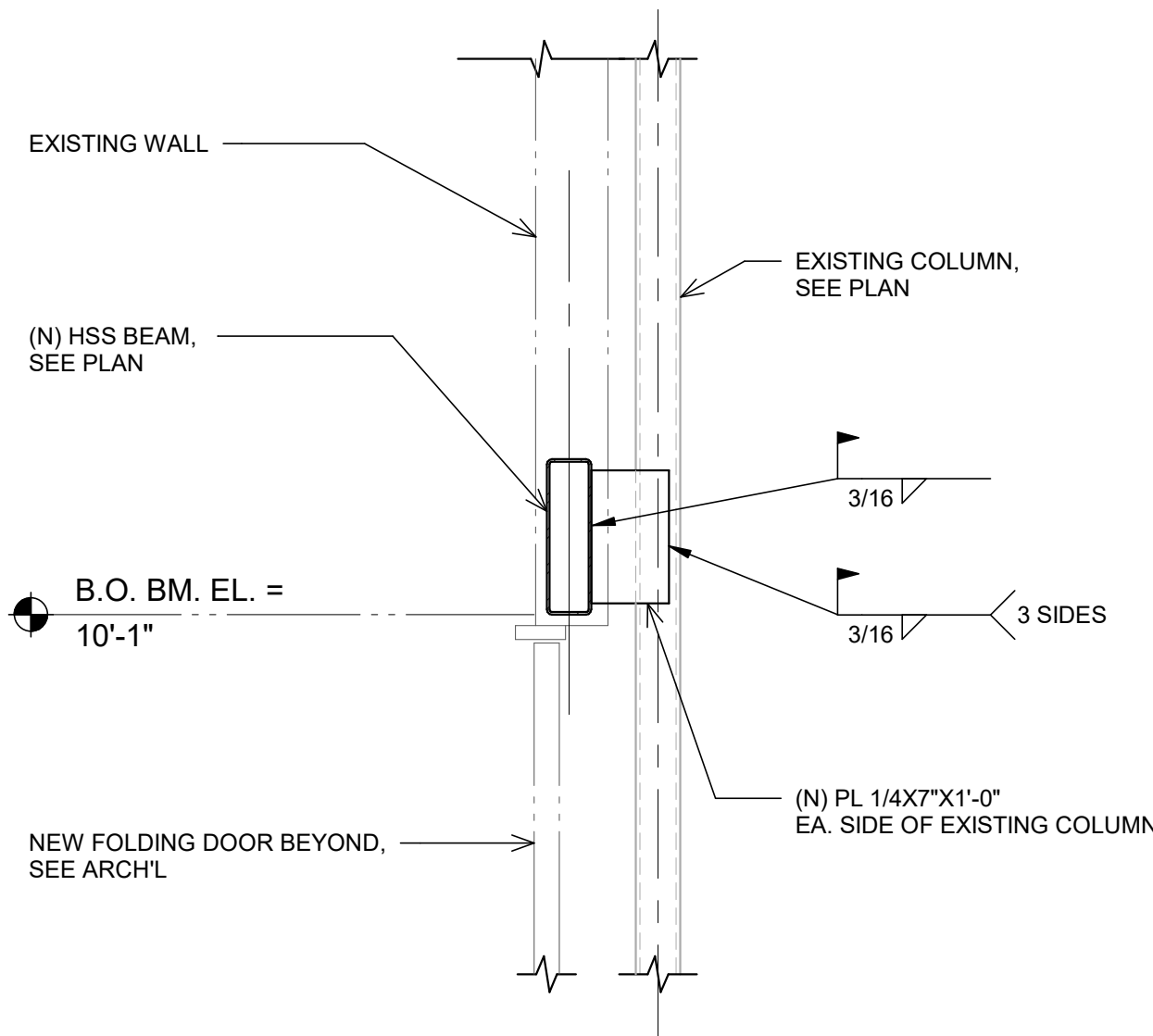
CONCRETE DETAILS

S-302

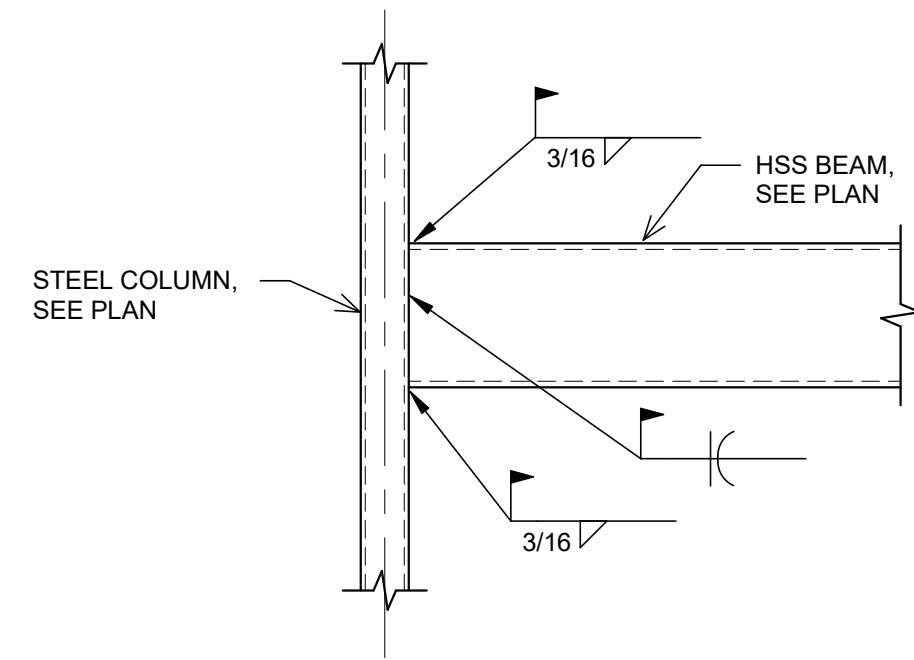
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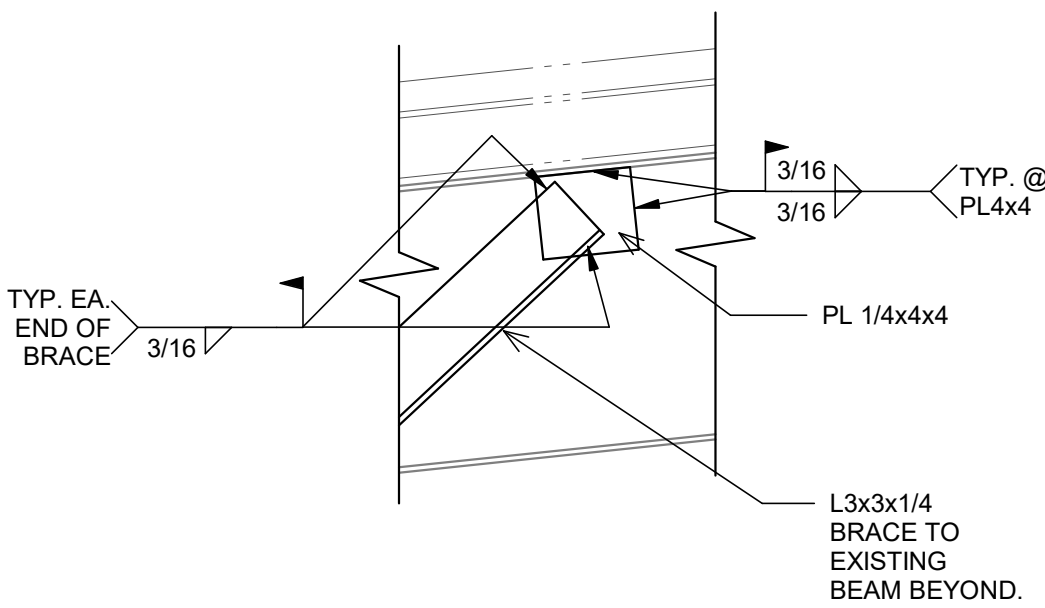
1 DETAIL
1/S-202 SCALE: 3/4" = 1'-0"



2 DETAIL
1/S-202 SCALE: 3/4" = 1'-0"



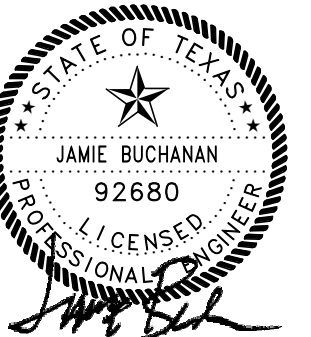
3 DETAIL
2 SCALE: 3/4" = 1'-0"



4 DETAIL
1/S-401 SCALE: 1 1/2" = 1'-0"



TPBE Firm F-12778
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Austin, TX 78704
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12/04/2023

A NEW EXTERIOR DECK FOR
LANDA PARK GOLF COURSE
180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130

DATE: 01/24/2022
DRAWN:
SCALE: AS NOTED

No.	Description	Date
1	PERMIT COMMENTS #1	10/19/2023
2	REVISION 2	12/04/2023

STEEL DETAILS

S-401

12/4/2023 9:05:11 AM