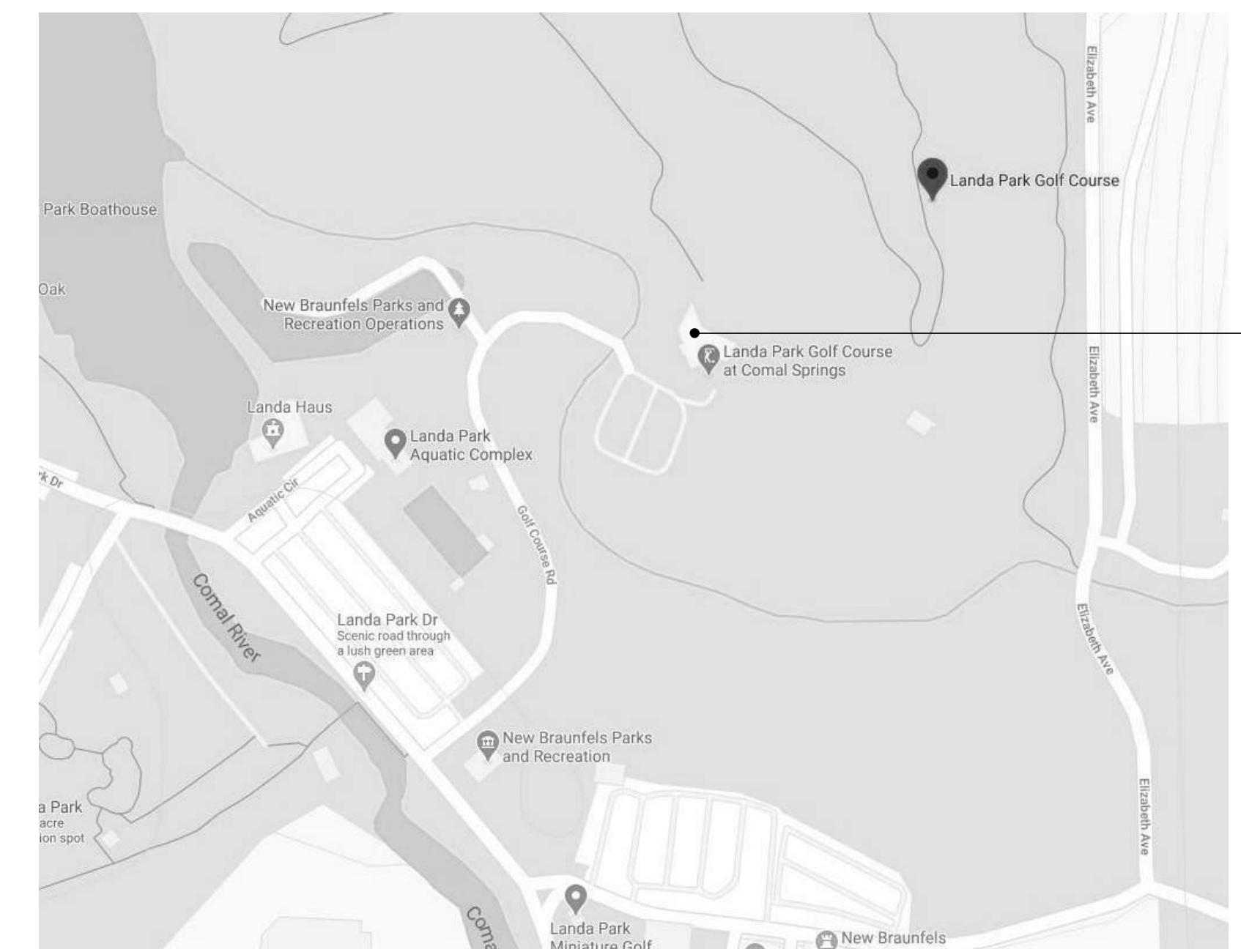


LANDA PARK GOLF COURSE CLUBHOUSE DECK ADDITION

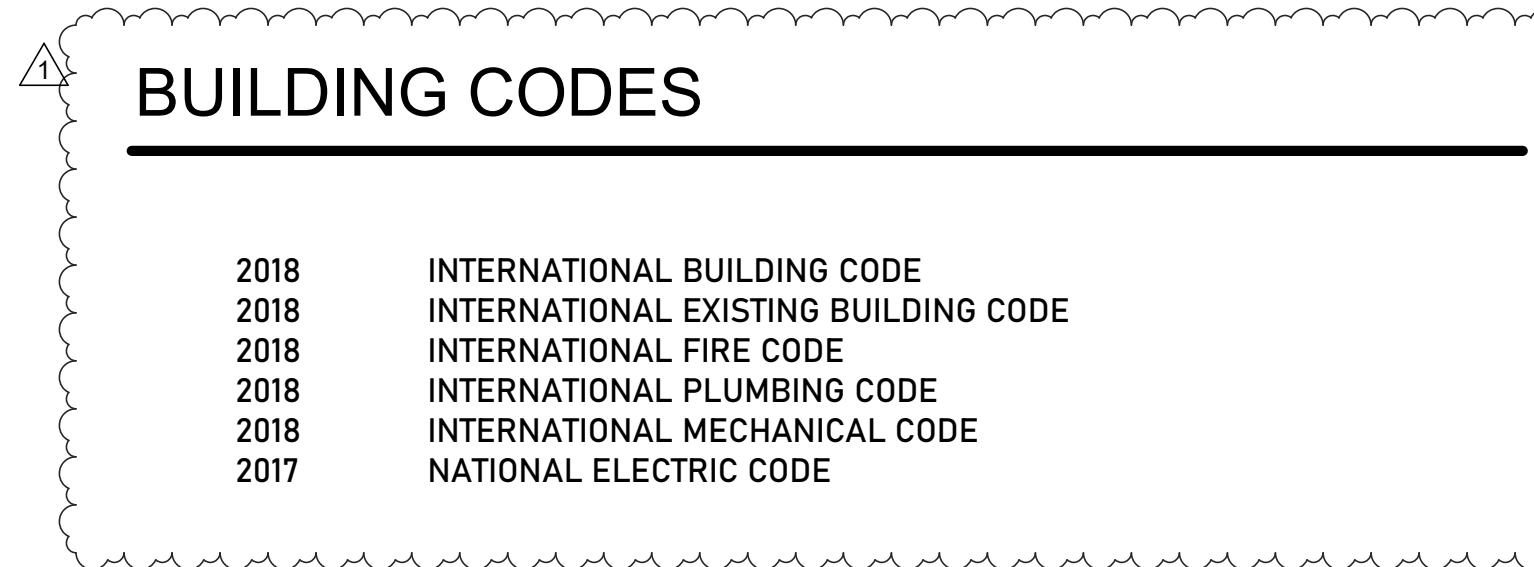
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S-103	SPECIAL INSPECTIONS
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PROJECT ADDRESS

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

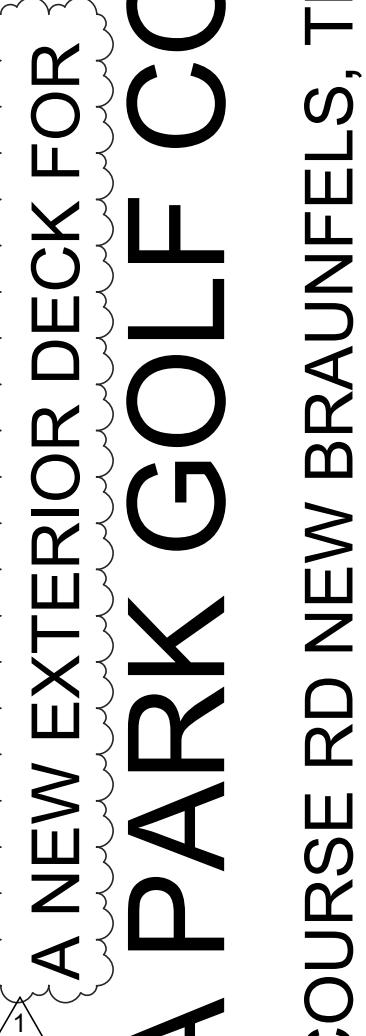


STRUCTURAL ENGINEER

TSEN ENGINEERING
210 BARTON SPRINGS ROAD
SUITE 250
AUSTIN, TEXAS 78704
PH: 512 - 474 - 4001

ARCHITECT

STUDIO STEINBOMER
4111 MEDICAL PARKWAY, STE 300/301
AUSTIN, TEXAS 78756
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LANDA PARK GOLF COURSE
 180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130

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

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

10/23/2023 9:49:21 AM



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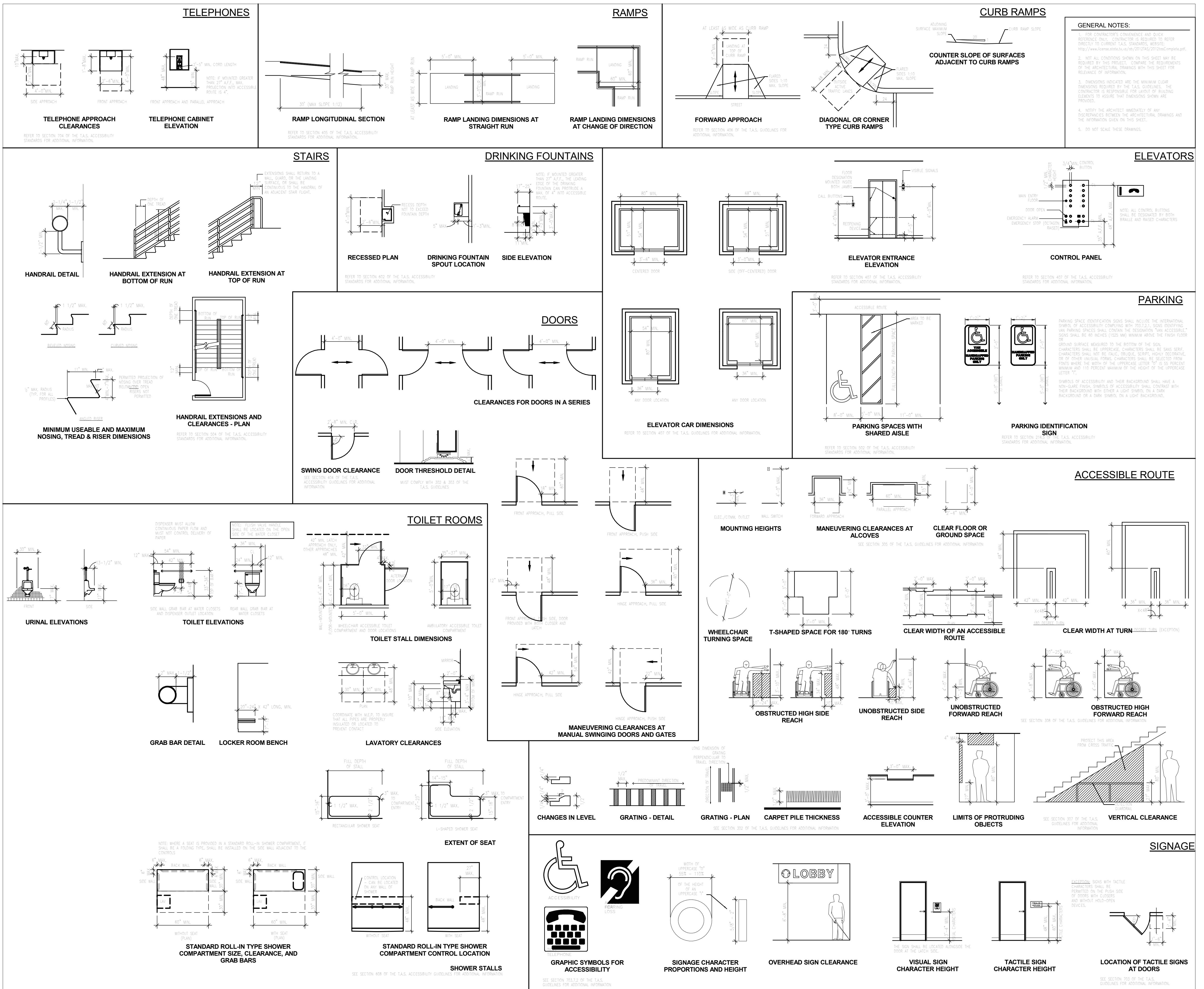
LANDA PARK GOLF COURSE

180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130

PERMIT DRAWING

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

NOTES & SPECIFICATIONS





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LANDA PARK GOLF COURSE

180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130

PERMIT DRAWING

No.	Description	Date
1	REV. #1	10.19.23
2	REV. #2	12.04.23
DATE: 10.07.2021 DRAWN: SJS SCALE: AS NOTED		
NOTES & SPECIFICATIONS		
A-003		

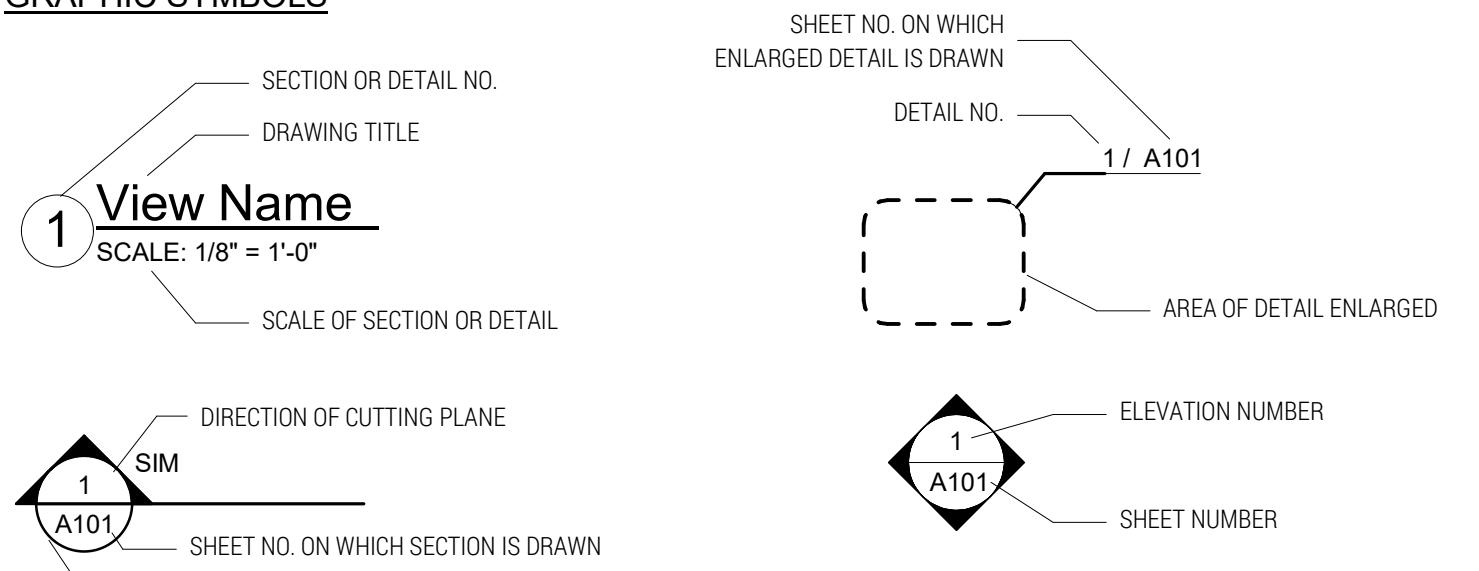
SHEET LIST

SHEET NO. DESCRIPTION

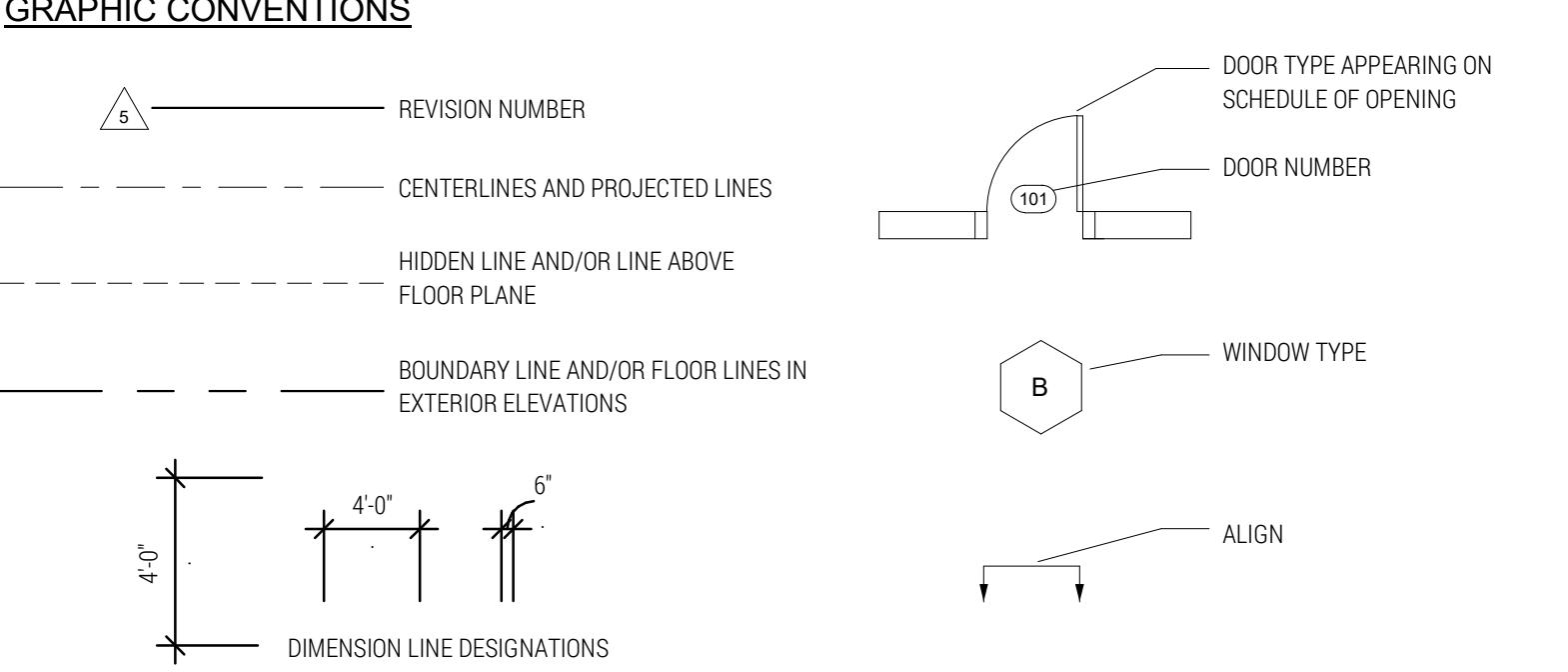
A-002	NOTES & SPECIFICATIONS
A-003	NOTES & SPECIFICATIONS
A-100	DEMO PLAN
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GRAPHIC SYMBOLS & CONVENTIONS

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 WITH 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.

A-003



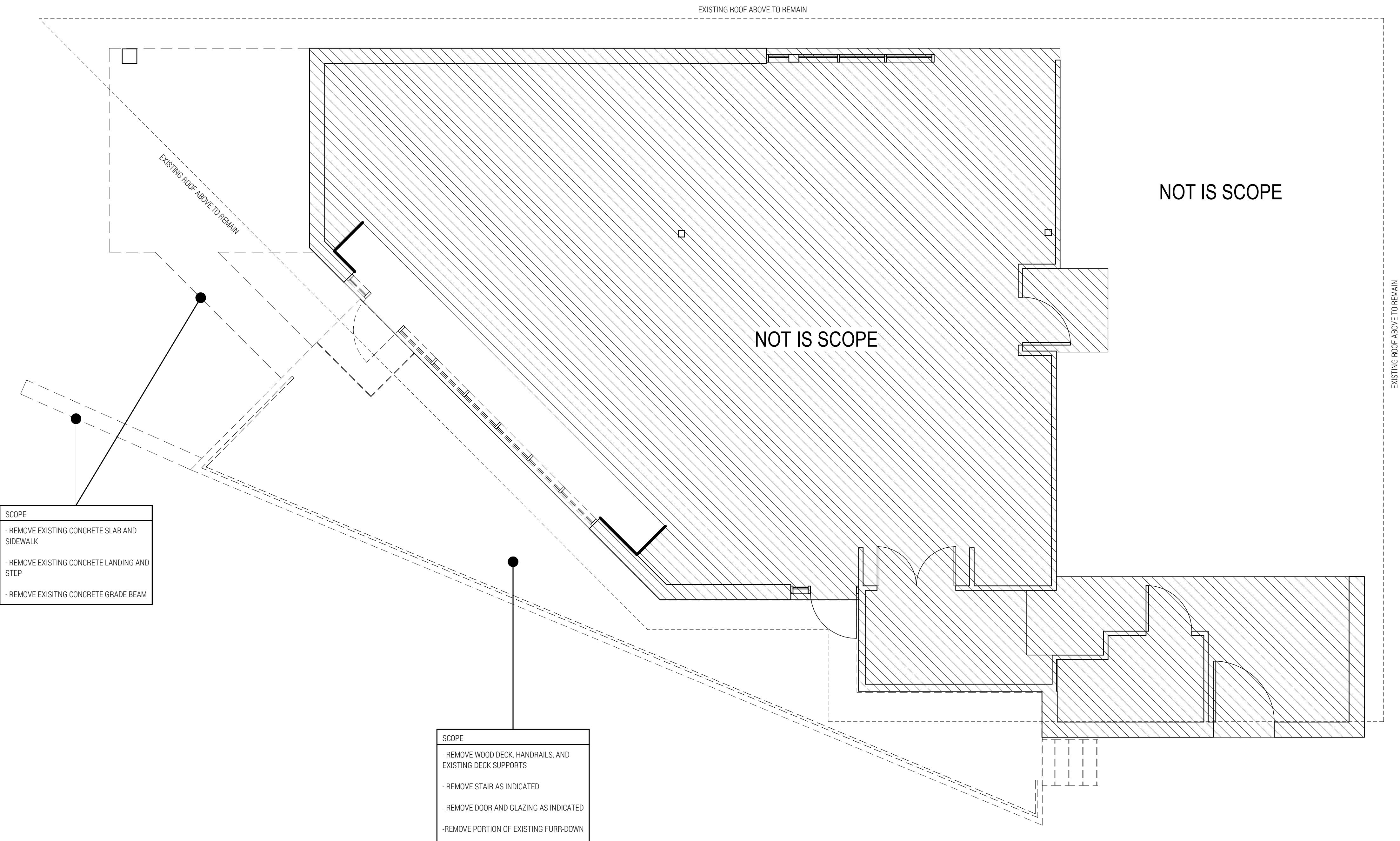
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LANDA PARK GOLF COURSE

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

DEMO LEGEND

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



1 DEMO PLAN

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

PERMIT DRAWING

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.

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

DEMO PLAN

A-100



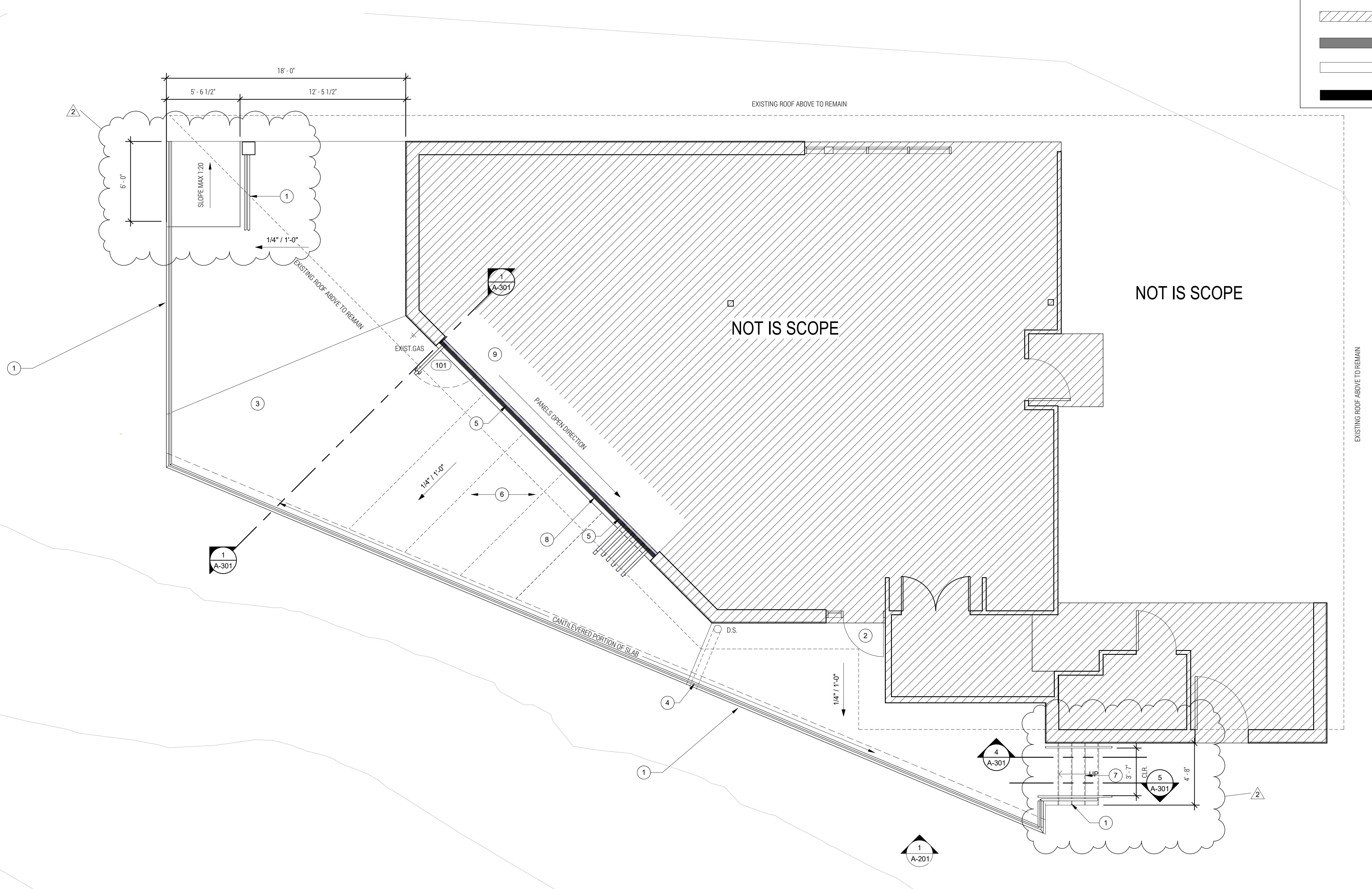
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180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130

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LEGEND

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



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

PERMIT DRAWING

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.
- 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.
- 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.

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 AND MAINTAIN THROUGHOUT CONSTRUCTION. COORDINATE AND CONFIRM ANY TREES TO BE REMOVED BECAUSE OF CONSTRUCTION OR DISEASE WITH CITY ARBORIST PRIOR TO REMOVAL.

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 - BI-FOLD GLASS SYSTEM DOOR
- 9 MATCH FLOORING TO EXISTING.

ALTERNATE OPTION:
PROVIDE CARPET-TILE WALKOFF, SHAW CONTRACT, ALL ACCESS/JIVE 5T412, 24"x24", TRAVERSE 12567

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

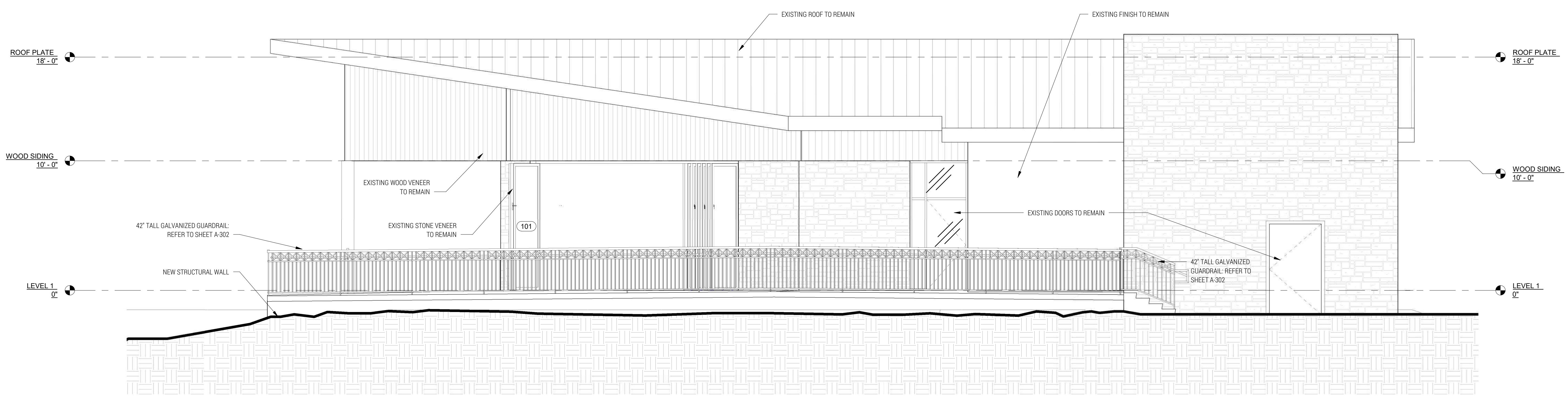
A-101



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LANDA PARK GOLF COURSE

180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130



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

PERMIT DRAWING		
DATE: 10.07.2021 DRAWN: SJS SCALE: AS NOTED		
No.	Description	Date
1	REV. #1	10.19.23
EXTERIOR ELEVATION		
A-201		



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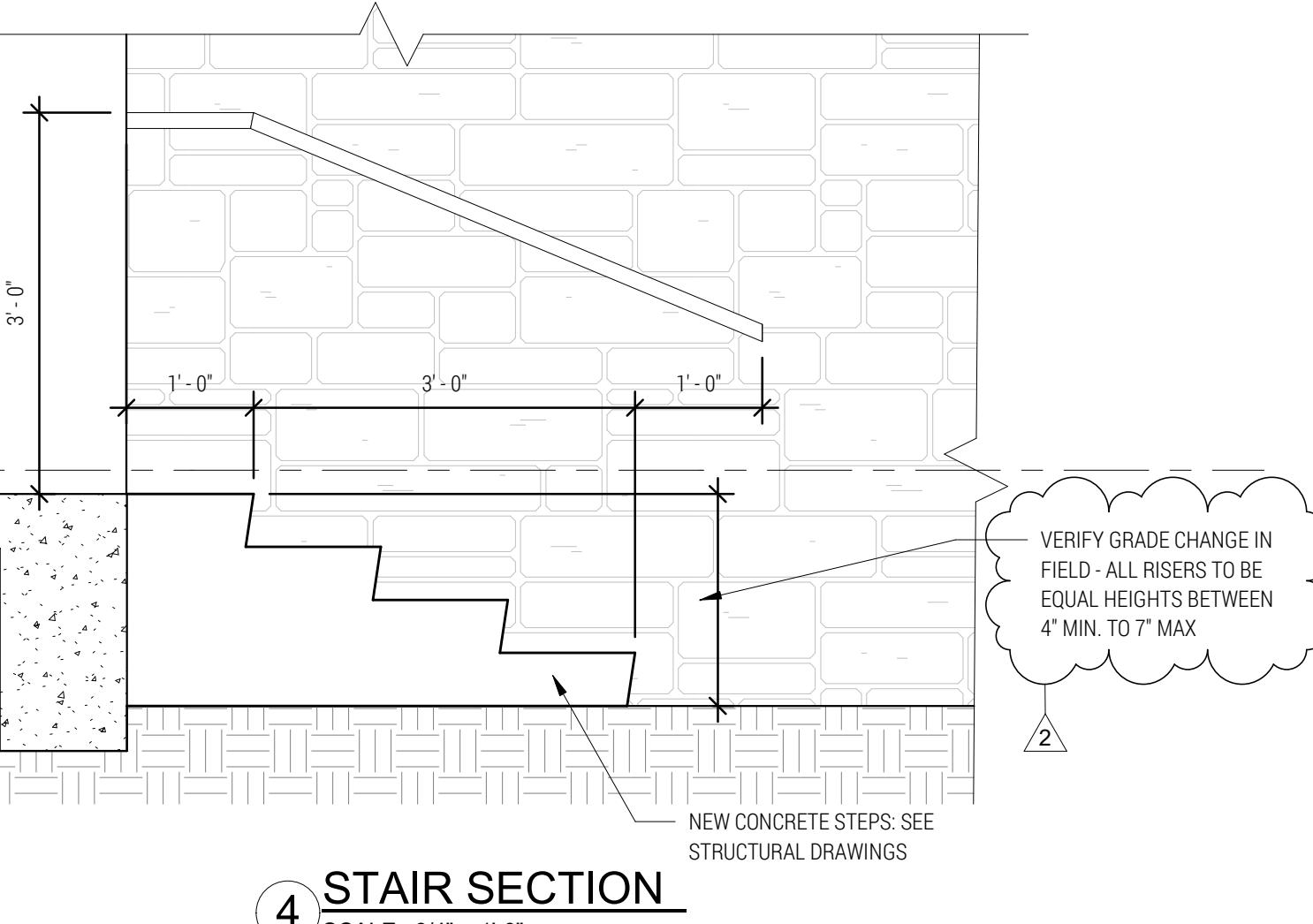
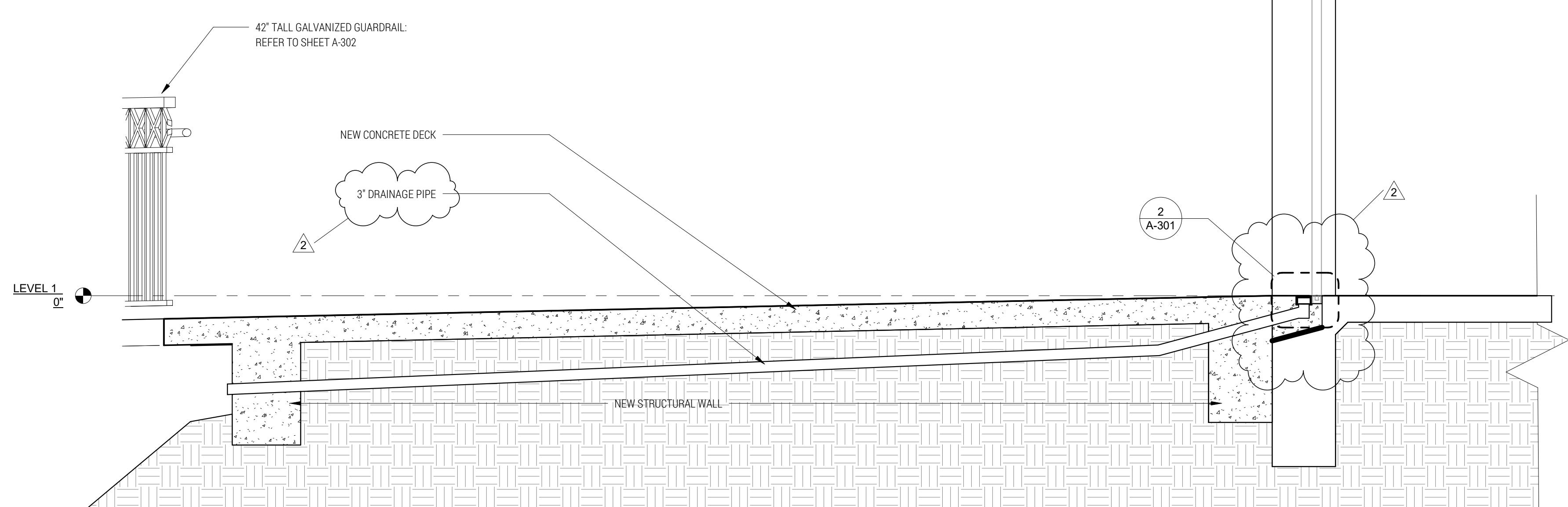
LANDA PARK GOLF COURSE

180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130

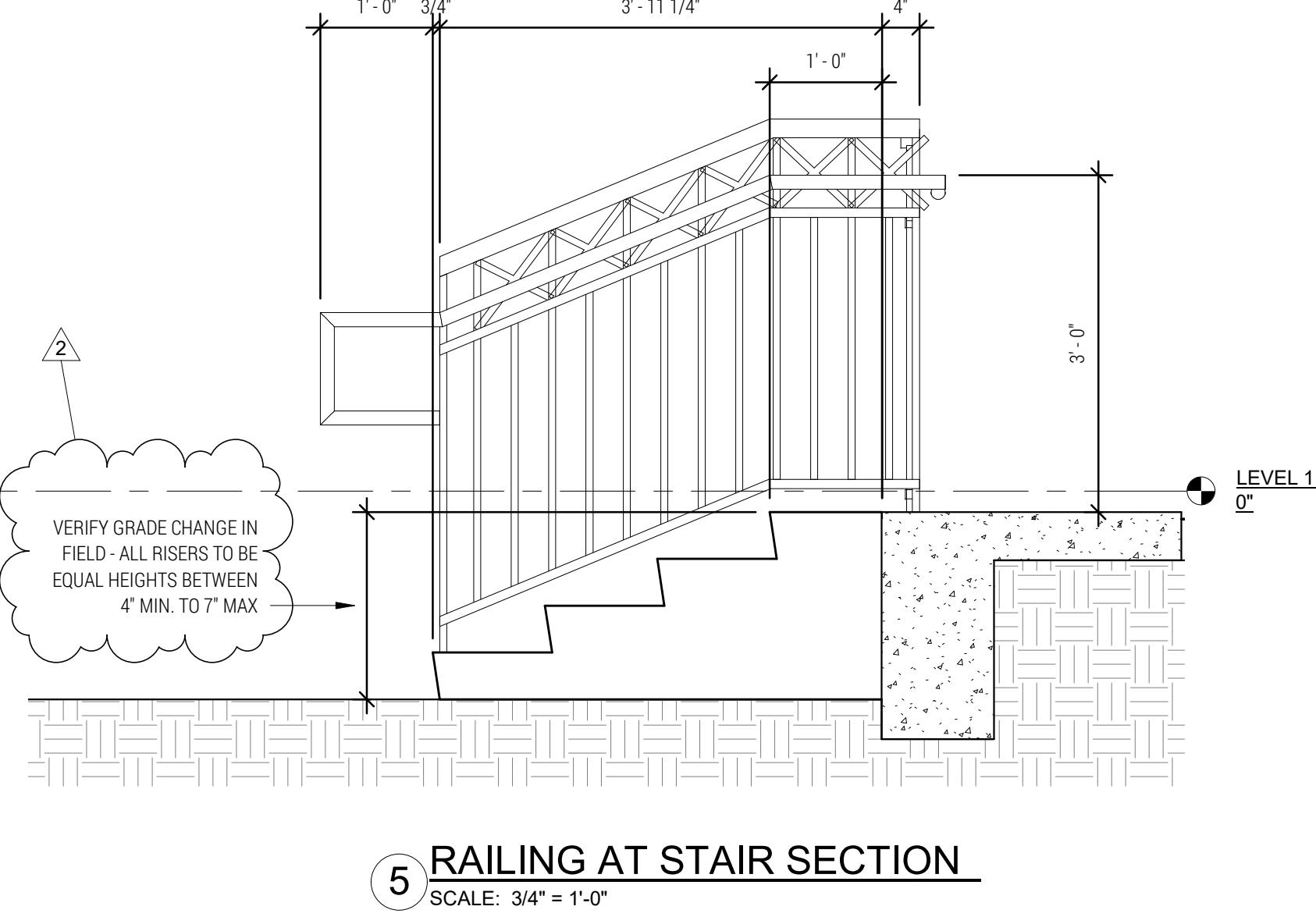
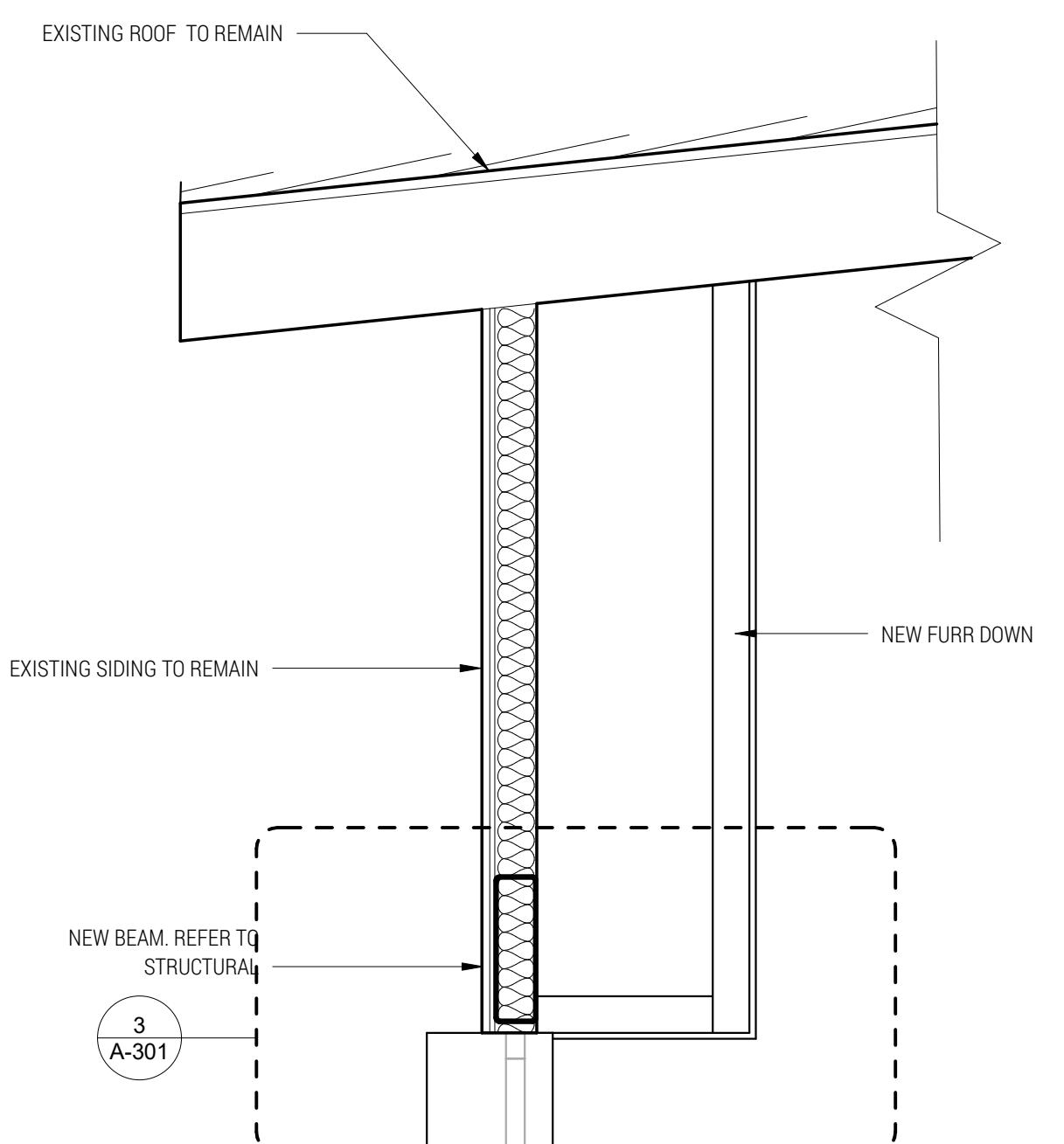
PERMIT DRAWING

No.	Description	Date
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2	REV. #2	12.04.23
SECTIONS AND DETAILS		
A-301		

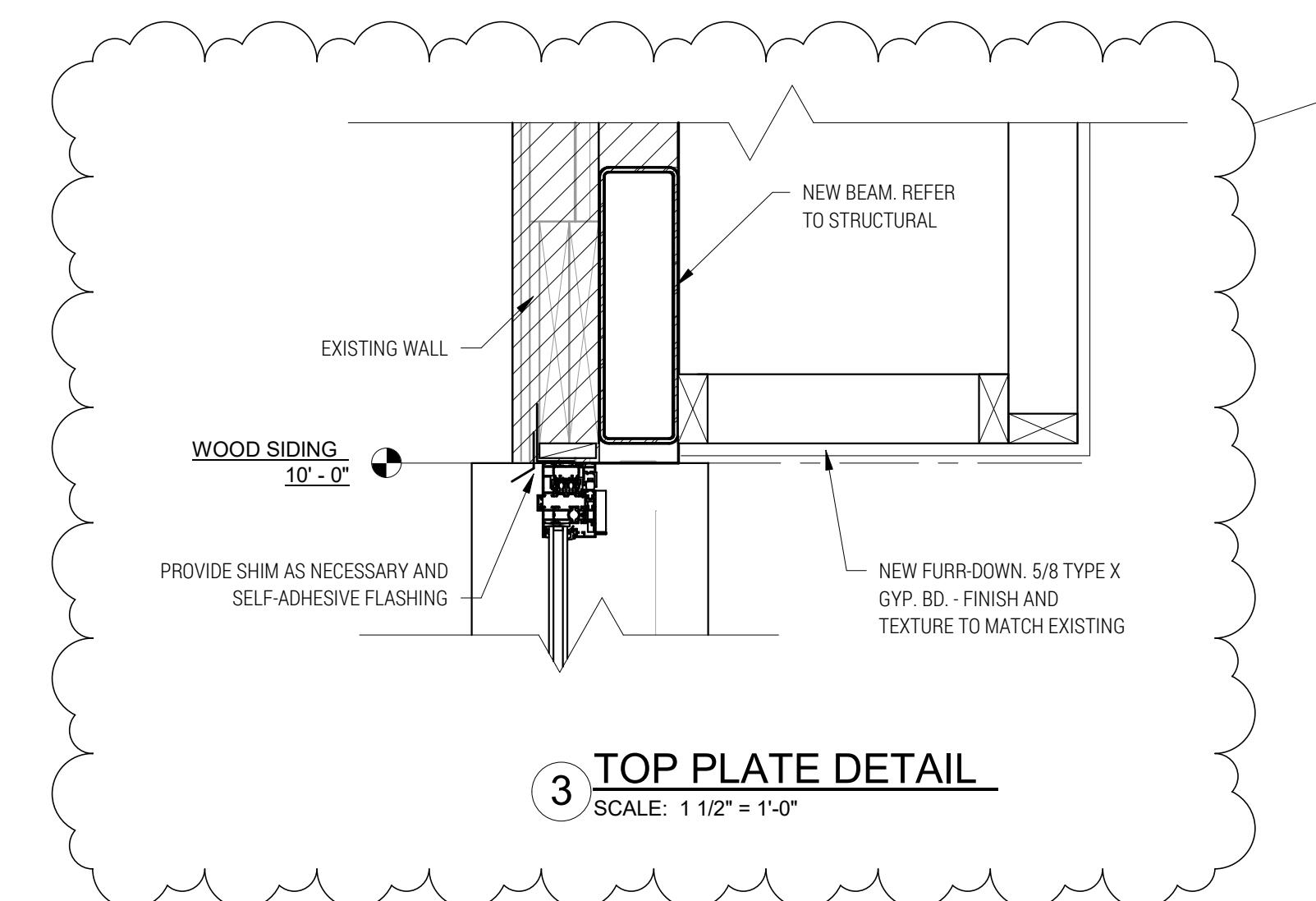
1 CONCRETE DECK SECTION
SCALE: 3/4" = 1'-0"



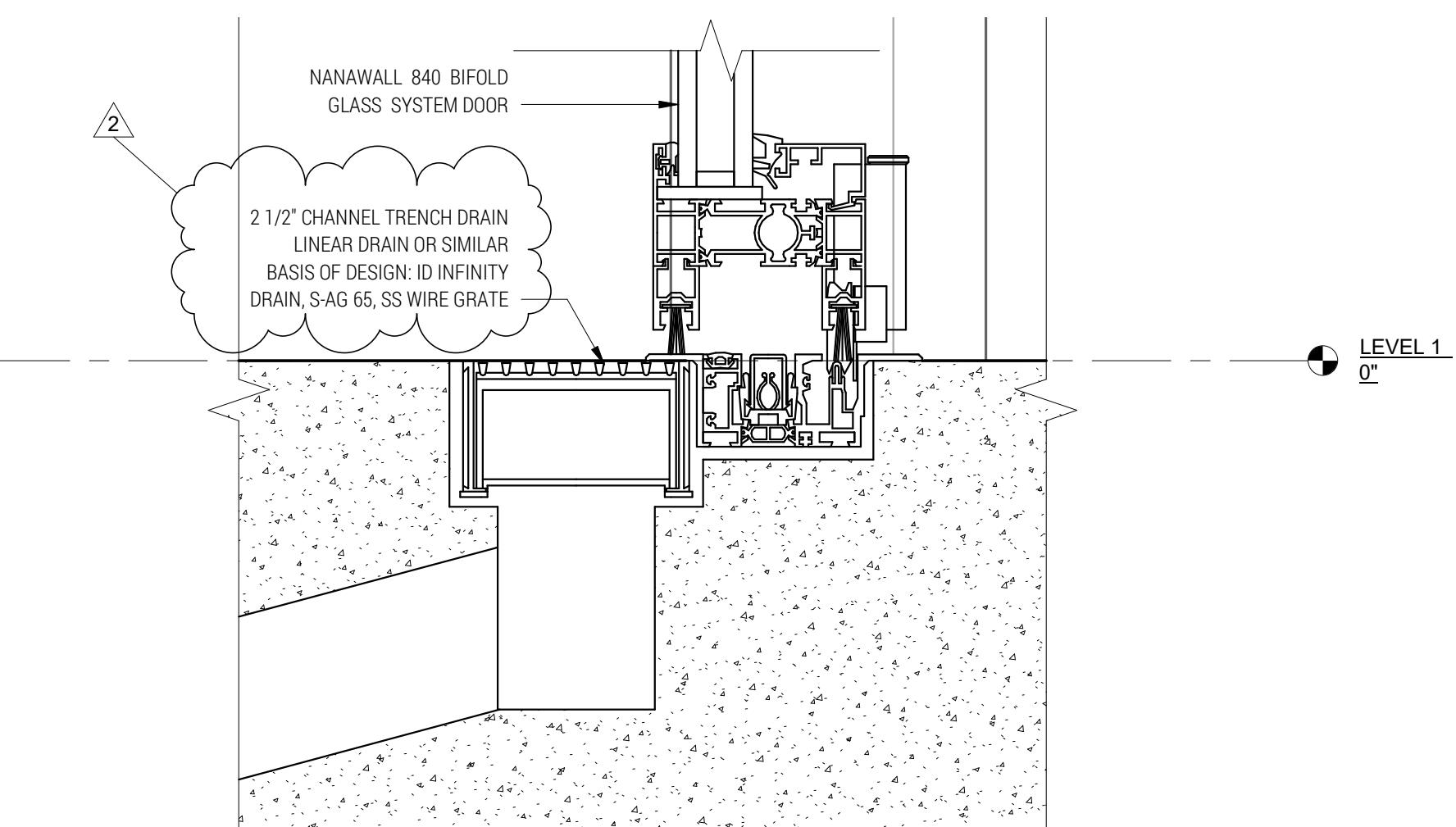
4 STAIR SECTION
SCALE: 3/4" = 1'-0"



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



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

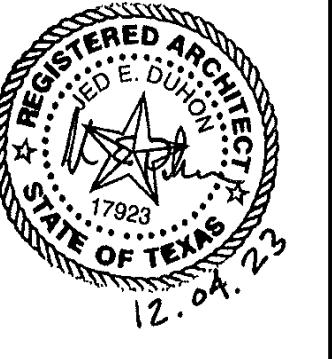


2 BOTTOM SILL AND TRENCH DRAIN DETAIL
SCALE: 6" = 1'-0"

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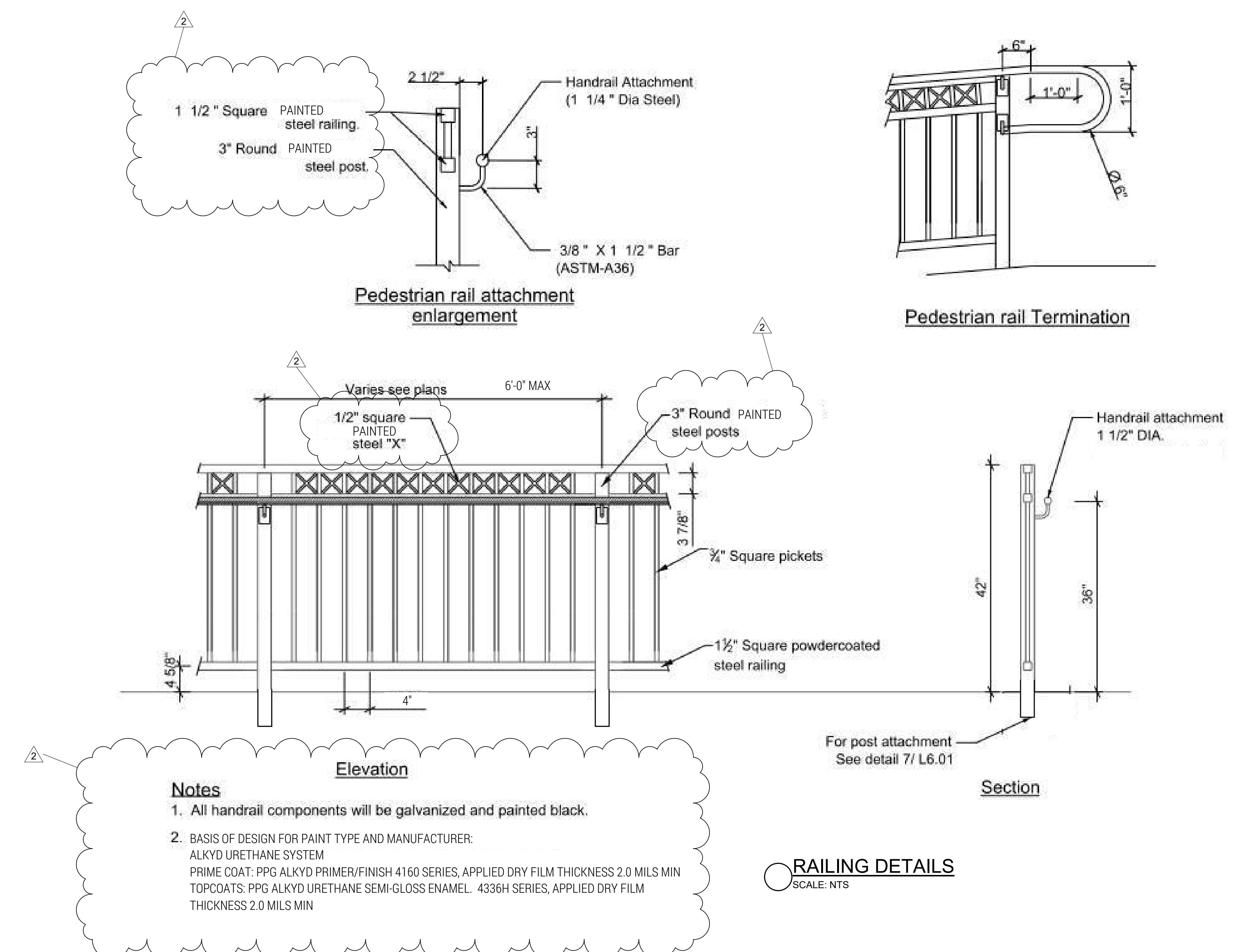


PERMIT DRAWING

TE:	10.07.2021
AWN:	S S
ALE:	AS NOTED

RAILING DETAILS

302





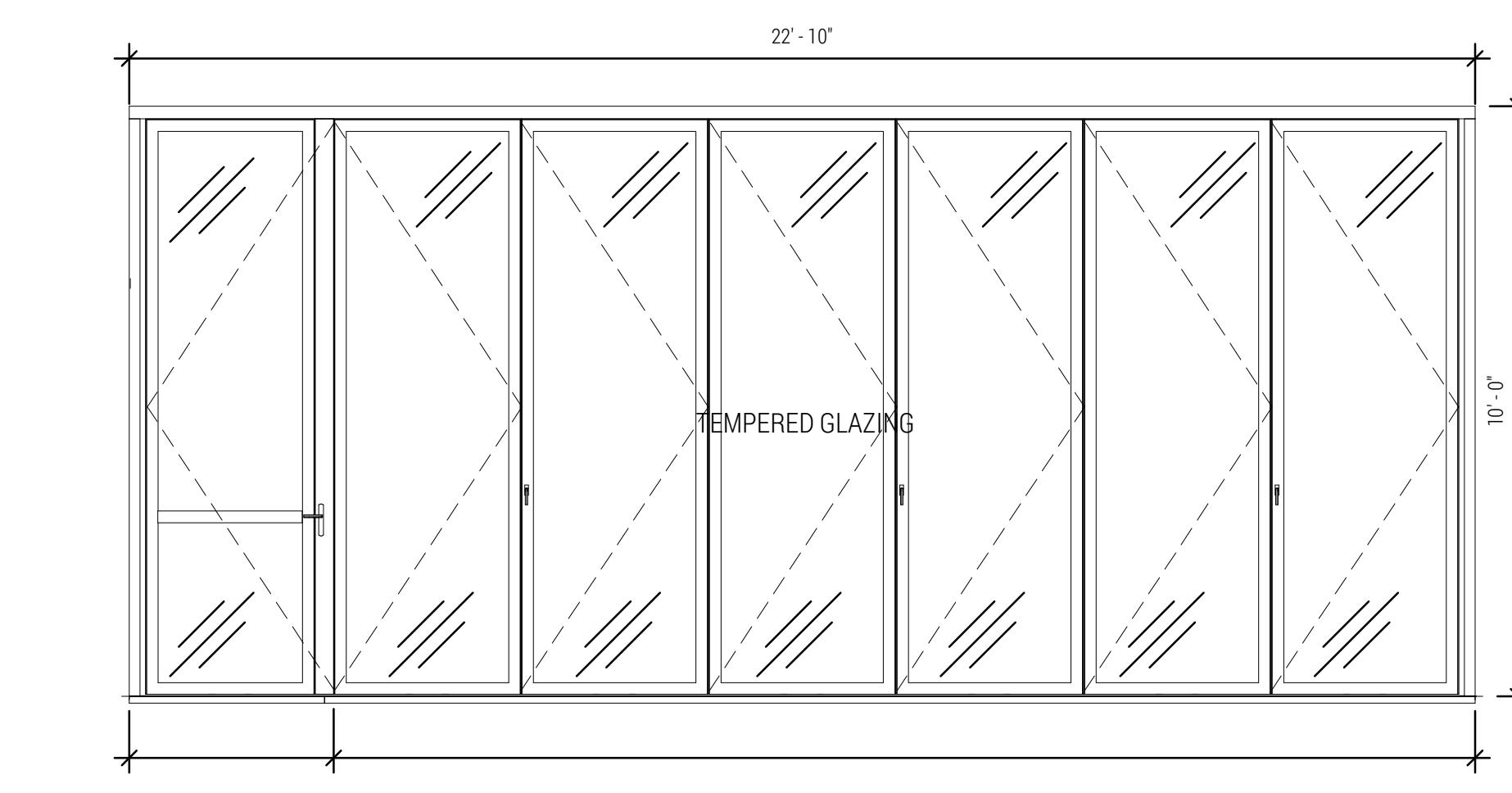
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LANDA PARK GOLF COURSE

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

PERMIT DRAWING

No.	Description	Date
1	REV. #1	10.19.23
2	REV. #2	12.04.23
DOOR AND WINDOW SCHEDULE		
A-401		



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.

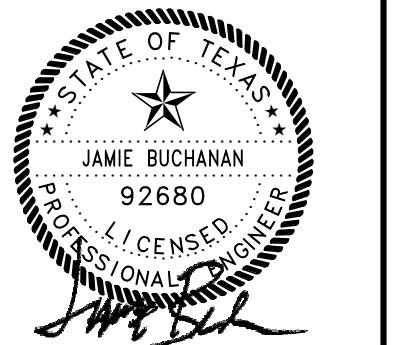
1. SYSTEM COMPONENTS: ALUMINUM FRAME, THRESHOLD, PANELS, SLIDING-FOLDING AND LOCKING HARDWARE, WEATHERSTRIPPING, GLASS AND GLAZING, PANEL CATCH, BIONIC TURTLE® THERMAL BREAK AND ACCESSORIES AS REQUIRED FOR A COMPLETE WORKING INSTALLATION.

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.



10/19/2023

COORDINATION

- 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 INCLUDE THE COORDINATION OF SIZES, ALIGNMENT, 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.
- C. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FLOOR ELEVATIONS, SLOPES, DRAINS AND LOCATION OF DEPRESSED 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.

CODES & REFERENCED REPORTS

- 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

GEOTECHNICAL ENGINEER: RABA-KISTNER
REPORT NUMBER: ANA21-031-00
DATE: 29-Jul-21

DESIGN LOADS

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.

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (lbs.)
1. BALCONIES/DECKS	100	N/A
C. SNOW LOADS		
1. GROUND SNOW LOAD, Pg		5 PSF

SUBMITTA

- 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 CLODED.
- 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 TO ENGINEER FOR REVIEW AND COMMENT. ENGINEER WILL RETURN REVIEWED SUBMITTAL TO ARCHITECT FOR DISTRIBUTION TO THE ARCHITECT, OWNER, AND CONTRACTOR. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND DISTRIBUTING ENGINEER'S COMMENTS TO THEIR SUBCONTRACTORS.

DESIGN BY OTHERS

- 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 AT 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.

ELICAL PILES

PILE DESIGN SHALL BE IN ACCORDANCE WITH INFORMATION PROVIDED IN THE REFERENCED GEOTECHNICAL REPORT.

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).

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.

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 PLATE(S) IN AN APPROPRIATE STRATA.

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 AISC ALLOWABLE STRESSES FOR STEEL MEMBERS.

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.

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.

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.

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.

CONTRACTOR SHALL MAKE AND MAINTAIN ACCURATE RECORDS OF THE ACTUAL PILE LENGTHS, LOCATION (INCLUDING OFF-CENTER ECCENTRICITIES), ACTUAL EFFECTIVE TORSIONAL RESISTANCE, CALCULATED ULTIMATE CAPACITIES BASED ON ACTUAL TORSIONAL RESISTANCE, COMMENTS RELEVANT TO INSTALLATION AND SHALL SUBMIT THIS INFORMATION TO THE ENGINEER.

BUILDING PAD PREPARATION

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.

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 6 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.

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.

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.

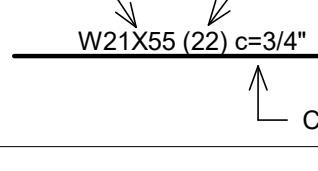
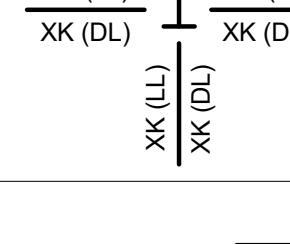
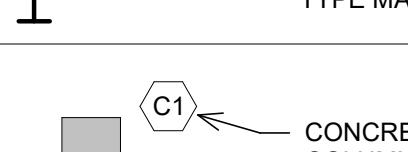
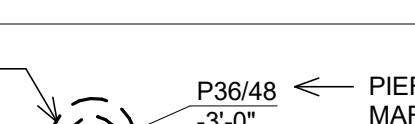
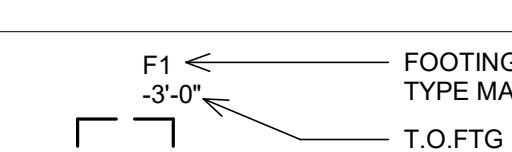
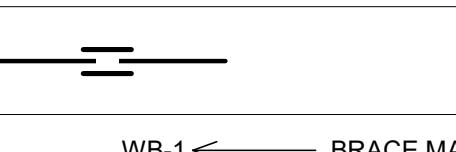
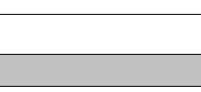
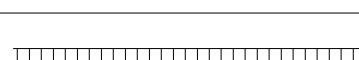
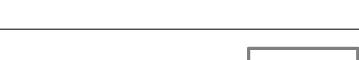
THE ABOVE RECOMMENDATIONS HAVE BEEN PREPARED IN ACCORDANCE WITH THE REFERENCED GEOTECHNICAL REPORT.

REFERRED SUBMITTALS

- 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.
- 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.
- 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 (RDPIRC) PRIOR TO SUBMITTING TO THE BUILDING OFFICIAL.
- WORK ASSOCIATED WITH DEFERRED SUBMITTALS SHALL NOT BE PERFORMED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
- 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
REFER TO THE CONTRACT DOCUMENTS FOR ADDITIONAL DEFERRED SUBMITTAL ITEMS.

GERMANY AND GERM

STRUCTURAL LEGEND

EXAMPLE	DESCRIPTION
	STEEL BEAM
XK ← SHEAR XK-FT ← MOMENT	BEAM REACTIONS (SAME EACH END)
XK ← SHEAR XK-FT ← MOMENT	BEAM REACTIONS (UNIQUE EACH END)
	PEMB BEAM REACTIONS LIVE LOAD, DEAD LOAD (UNIQUE EACH END)
← → MOMENT CONNECTION	STEEL BEAM MOMENT CONNECTION
	STEEL COLUMN
	CONCRETE COLUMN
	CONCRETE PIER
	CONCRETE FOOTING
— — — — —	STEEL BEAM SPLICE
ELEVATION CALLOUT (OPTIONAL) — WB-1 ← BRACE MARK — → X/SX.X	VERTICAL BRACE TAG
ELEVATION CALLOUT (OPTIONAL) — MF-1 ← FRAME MARK — → X/SX.X	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 (HALFTONE)

STRUCTURAL NOTE

LANDA PARK GOLF COURSE

180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130

CAST-IN-PLACE CONCRETE

A. CLASSES OF CONCRETE

ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS AS SPECIFIED IN THE TABLE BELOW, UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS:

CONCRETE MIX SCHEDULE:

CONC. CLASS	STRENGTH PSI	AGG. TYPE	AGG. SIZE	SLUMP INCHES	MAX W/C
A	4000	NWT	1-1/2"	5-7	---
a.	"NWT" REFERS TO NORMAL CONCRETE HAVING AIR DRY UNIT WEIGHT OF APPROXIMATELY 145 PCF (ASTM C33 AGGREGATE).				
b.	WHERE W/C RATIO IS NOT INDICATED IN THE CONCRETE MIX SCHEDULE, IT SHALL BE AS NECESSARY TO MEET STRENGTH REQUIREMENTS.				
c.	WHERE THE W/C RATIO IS SHOWN, IT SHALL BE ADHERED TO REGARDLESS OF STRENGTH REQUIREMENTS.				
d.	"STRENGTH" IS REQUIRED COMPRESSIVE CYLINDER STRENGTH AT AN AGE OF 28 DAYS.				

MIX USAGE SCHEDULE:

DESCRIPTION OF USE	CONCRETE CLASS	EXPOSURE CLASSES	AIR CONTENT
GRADE BEAMS/SLAB-ON-GRADE	A	F0/S0/W0/C1	3 - 6%

C. A MAXIMUM OF 20% OF THE CEMENTITIOUS MATERIALS USED IN MIX DESIGNS MAY BE REPLACED WITH CLASS F FLY ASH.

E. PROVIDE 4.5 PERCENT PLUS OR MINUS 1 1/2 PERCENT OF ENTRAINED AIR IN CONCRETE PERMANENTLY EXPOSED TO THE WEATHER AND ELSEWHERE AT THE CONTRACTOR'S OPTION.

G. HORIZONTAL CONSTRUCTION JOINTS IN CONCRETE PLACEMENTS SHALL BE PERMITTED ONLY WHERE INDICATED ON THE STRUCTURAL DRAWINGS. ALL VERTICAL CONSTRUCTION JOINTS SHALL BE MADE IN THE CENTER OF SPANS IN ACCORDANCE WITH THE TYPICAL DETAILS. CONTRACTOR SHALL SUBMIT PROPOSED LOCATIONS FOR CONSTRUCTION JOINTS NOT SHOWN ON THE STRUCTURAL DRAWINGS FOR REVIEW BY THE ARCHITECT AND ENGINEER. ADDITIONAL CONSTRUCTION JOINTS MAY REQUIRE ADDITIONAL REINFORCING AS SPECIFIED BY THE ENGINEER WHICH SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

H. EMBEDDED CONDUITS, PIPES, AND SLEEVES SHALL MEET THE REQUIREMENTS OF ACI 318, SECTION 26.8, INCLUDING THE FOLLOWING:

1. CONDUITS AND PIPES EMBEDDED WITHIN A SLAB, WALL, OR BEAM (OTHER THAN THOSE PASSING THROUGH) SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN 1/3 THE OVERALL THICKNESS OF THE SLAB, WALL OR BEAM IN WHICH THEY ARE EMBEDDED.
2. CONDUITS, PIPES AND SLEEVES SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS OR WIDTHS ON CENTER.
- I. CONCRETE PLACEMENTS SHALL NOT EXCEED 10,000 SQUARE FEET OR 100 LINEAR FEET ON EACH SIDE WITHOUT PRIOR APPROVAL BY THE ARCHITECT FOR EACH PLACEMENT.
- K. SUBMITTAL: SUBMIT PROPOSED MIX DESIGNS IN ACCORDANCE WITH ACI 318, CHAPTER 5. EACH PROPOSED MIX DESIGN SHALL BE ACCOMPANIED BY A RECORD OF PAST PERFORMANCE BASED ON AT LEAST 30 CONSECUTIVE STRENGTH TESTS, OR BY THREE LABORATORY TRIAL MIXTURES WITH CONFIRMATION TESTS.
- L. GRADE BEAMS IN CONTACT WITH EARTH SHALL BE FORMED BOTH SIDES UNLESS NOTED OTHERWISE IN DETAILS.
- N. CONCRETE SAMPLING FOR QUALITY ASSURANCE: CONCRETE THAT IS PUMPED SHALL BE SAMPLED AT THE POINT OF DISCHARGE FROM THE TRUCK FOR INFORMATION, INCLUDING SLUMP; AND SHALL BE SAMPLED AT THE POINT OF PLACEMENT FOR ACCEPTANCE OF SLUMP AND AIR CONTENT.

CONCRETE REINFORCING

A. CONCRETE REINFORCEMENT FOR THE PROJECT SHALL CONFORM TO THE FOLLOWING:

1. ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL IN ACCORDANCE ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE IN THE STRUCTURAL DRAWINGS OR THESE NOTES.
- B. DETAILING OF REINFORCING STEEL SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE 315 DETAILING MANUAL AND ALL HOOKS AND BENDS IN REINFORCING BARS SHALL CONFORM TO ACI DETAILING STANDARDS, UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.
- C. WELDED WIRE REINFORCEMENT SHALL BE CONTINUOUS ACROSS THE ENTIRE CONCRETE SURFACE AND NOT INTERRUPTED BY BEAMS OR GIRDERS AND PROPERLY LAPPED ONE CROSS WIRE SPACING PLUS 2".
- D. IN UNSCHEDULED GRADE BEAMS, WALLS, AND SLABS, DETAIL REINFORCING AS FOLLOWS:

1. CLASS A LAP BEAM TOP REINFORCING BARS AT MID SPAN.
2. CLASS A LAP BEAM BOTTOM REINFORCING BARS AT THE SUPPORTS.
3. PROVIDE CLASS B LAP AT OTHER LOCATION PENDING ENGINEER'S APPROVAL.
4. PROVIDE STANDARD HOOKS IN TOP BARS AT CANTILEVER AND DISCONTINUOUS ENDS OF BEAMS, WALLS AND SLABS.
5. PROVIDE CORNER BARS FOR ALL HORIZONTAL BARS AT THE INSIDE AND OUTSIDE FACES OF INTERSECTING BEAMS OR WALLS. CORNER BARS ARE NOT REQUIRED IF HORIZONTAL BARS ARE HOOKED.
6. PROVIDE 2#4 DIAGONAL BARS AT ALL SLAB RE-ENTRANT CORNERS PLACED UNDER THE TOP MAT OF STEEL.
- E. WELDING OF REINFORCING STEEL WILL NOT BE PERMITTED UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS.
- F. HEAT SHALL NOT BE USED IN THE FABRICATION OR INSTALLATION OF REINFORCEMENT.
- G. REINFORCING STEEL CLEAR COVER SHALL BE AS FOLLOWS:

1. EARTH-FORMED GRADE BEAMS 1 1/2" TOP, 3" SIDES, 3" BOTTOM
2. FORMED GRADE BEAMS 1 1/2" TOP, 2" SIDES, 3" BOTTOM
3. SLAB-ON-GRADE AS INDICATED

I. SUBMITTAL: SUBMIT SHOP DRAWINGS FOR FABRICATION, BENDING, AND PLACEMENT OF CONCRETE REINFORCEMENT. COMPLY WITH ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT". DO NOT REPRODUCE THE STRUCTURAL DRAWINGS FOR USE AS SHOP DRAWINGS.

POST-INSTALLED ANCHORS AND DOWELS

A. EXPANSION ANCHORS:

1. IN CONCRETE: EXPANSION ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC 193. QUALIFYING ANCHORS SHALL BE ONE OF THE FOLLOWING:

- a. KWIK BOLT T2 (ICC-ES ESR-1917), HILTI INC.
- b. STRONG BOLT 2 (ICC-ES ESR-3037), SIMPSON STRONG-TIE CO., INC.

B. ADHESIVE ANCHORS WITH THREADED ROD:

1. IN CRACKED AND UNCRACKED CONCRETE: ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC 308. QUALIFYING ANCHORS SHALL BE ONE OF THE FOLLOWING PRODUCTS:

- a. HILTI HIT-HY 200 SAFE SET SYSTEM WITH HILTI HIT-Z ROD PER ICC ESR-3187
- b. HILTI HIT-HY 200 SAFE SET SYSTEM WITH HILTI HOLLOW DRILL BIT AND VC 150/300 WITH HILTI HAS THREADED ROD PER ICC ESR-3187
- c. HILTI HIT-RE 500V3 SAFE SET SYSTEM WITH HILTI HOLLOW DRILL BIT AND VC 150/300 WITH HILTI HAS THREADED ROD PER ICC ESR-3814
- d. HILTI HIT-RE 500V3 SAFE SET SYSTEM WITH HILTI HIT-RT ROUGHENING TOOL WITH HILTI HAS THREADED ROD PER ICC ESR-3814 FOR DIAMOND CORED HOLES
- e. EPOXY: SET-XP (ICC-ES ESR-2508), SIMPSON STRONG-TIE CO., INC.

4. THREADED ANCHOR ROD SHALL BE ONE OF THE FOLLOWING:

- a. HILLI ADHESIVE: "HIT-Z" AISI 1038
- b. SIMPSON ADHESIVE: STEEL MEETING THE REQUIREMENTS OF ASTM A1554, GRADE 36.

c. ANCHOR ROD SHALL HAVE A CHAMFERED END ON ONE END TO ACCEPT A NUT AND WASHER; IT MAY HAVE A 45-DEGREE CHISEL POINT ON THE OTHER END.

d. NUTS AND WASHERS SHALL HAVE A PROOF LOAD STRENGTH AT LEAST AS STRONG AS ANCHOR ROD. STAINLESS STEEL NUTS AND WASHERS SHALL BE PROVIDED WITH STAINLESS STEEL RODS.

C. ADHESIVE REBAR DOWELLING:

1. ADHESIVE DOWELING SYSTEMS IN CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC 308. QUALIFYING ANCHORS SHALL BE ONE OF THE FOLLOWING PRODUCTS:

- a. EPOXY: HIT-RE 500V3 SAFE SET (ICC-ES ESR-3814), HILTI INC.
- b. EPOXY: SET-XP (ICC-ES ESR-2508), SIMPSON STRONG-TIE CO., INC.
- c. ACRYLIC: HIT-HY 200 SAFE SET (ICC-ES ESR-3187), HILTI INC.

D. ANCHOR AND DOWEL INSTALLATION:

1. ANCHORS AND DOWELS OF THE SIZE AND EMBEDMENT SHOWN ON THE DRAWINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE MANUFACTURER'S RECOMMENDATIONS, AND THE MANUFACTURER'S CURRENT EVALUATION (ICC-ES OR IAPMO-ES) REPORT FOR THE ANCHOR. IF CONFLICTS EXIST BETWEEN THESE REFERENCED DOCUMENTS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.

2. THE CONTRACTOR SHALL LOCATE ALL EXISTING REINFORCING STEEL AND OTHER EMBEDDED ITEMS CONTAINED IN THE CONCRETE USING NON-DESTRUCTIVE METHODS AND SHALL POSITION ANCHOR LOCATIONS TO AVOID CONFLICTS WITH EXISTING EMBEDDED ITEMS. ANCHOR OR DOWEL LOCATIONS CAN BE ADJUSTED BY A MAXIMUM OF 1 1/2" FROM DETAILED LOCATIONS TO AVOID CONFLICTS, BUT SHALL NEITHER CHANGE ARRANGEMENT NOR MOVE CLOSER TO A CONCRETE EDGE.

3. BASED ON FIELD VERIFIED LOCATIONS OF REINFORCING STEEL AND EMBEDDED ITEMS, THE CONTRACTOR SHALL CREATE TEMPLATES FOR EACH ANCHOR GROUP. SUBMIT TEMPLATE DIMENSIONS FOR REVIEW PRIOR TO FABRICATION OF CONNECTION PLATES.

4. HOLES FOR ANCHORS AND DOWELS SHALL BE DRILLED IN A CONTINUOUS OPERATION USING THE DRILL-BIT TYPE AND SIZE RECOMMENDED BY THE ANCHOR MANUFACTURER. HOLES SHALL BE DRILLED PERPENDICULAR TO THE CONCRETE SURFACE AND SHALL NOT BE ENLARGED OR REDIRECTED AT ANY POINT ALONG ITS LENGTH. HOLES SHALL BE DRILLED USING A HAMMER DRILL, CORING SHALL NOT BE ALLOWED, UNLESS NOTED OTHERWISE.

5. OIL FREE COMPRESSED AIR SHALL BE USED TO BLOW OUT THE HOLES; SHOP VACS, SQUEEZE BULBS, ETC. SHALL NOT BE USED. REFER TO MANUFACTURER'S INFORMATION FOR DETAILED CLEANING INSTRUCTIONS.

- a. HILTI SAFE-SET SYSTEM MAY BE USED TO ELIMINATE HOLE CLEANING WITH ADHESIVE ANCHORS.

6. ALL ABANDONED HOLES SHALL BE FILLED WITH NON-METALLIC NONSHRINK GROUT CAPABLE OF REACHING A DESIGN COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.

7. HOLES IN CONNECTION PLATES SHALL BE NO MORE THAN 1/16" LARGER THAN THE ANCHOR DIAMETER. IF LARGER HOLES ARE REQUIRED FOR ERECTION PURPOSES, CONTRACTOR SHALL NOTIFY ENGINEER SUCH THAT A PLATE WASHER SIZE CAN BE PROVIDED.

8. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI MINIMUM AT AN AGE OF 21 DAYS.

9. ADHESIVE ANCHORS AND DOWELS: CONCRETE AND MASONRY SUBSTRATES SHALL HAVE THE FOLLOWING MINIMUM AND MAXIMUM TEMPERATURES AT THE TIME OF ADHESIVE ANCHOR AND DOWEL INSTALLATION:

	MINIMUM (°F)	MAXIMUM (°F)
HILTI HIT RE-500V3 SAFE SET	NONE SPECIFIED	
SIMPSON SET-XP	50	100
HILTI HY-70	41	104
HILTI HY-200 SAFE SET	14	104
SIMPSON SET	40	110
SIMPSON AT	0	100

E. THE FOLLOWING PARAMETERS WERE USED IN THE DETERMINATION OF THE ADHESIVE BOND STRESS FOR ADHESIVE ANCHORS:

1. CONCRETE TEMPERATURE RANGE:

- a. EPOXY: HIT-RE 500V3 SAFE SET (ICC-ES ESR-3814); TEMPERATURE RANGE "A" (MAX SHORT TERM TEMP = 110DEGF, MAX LONG TERM TEMP = 80DEGF)
- b. EPOXY: SET-XP (ICC-ES ESR-2508); TEMPERATURE RANGE 1 (MAX. SHORT TERM TEMP = 110DEGF, MAX. LONG TERM TEMP. = 75DEGF)

- c. EPOXY: SET (ICC-ES ESR-1772); MAX. BASE MATERIAL TEMP. = 110DEG F
- d. ACRYLIC: HIT-HY200 SAFE SET (ICC-ES ESR-3187); TEMPERATURE RANGE "A" (MAX. SHORT TERM TEMP = 104DEG F, MAX. LONG TERM TEMP = 75DEG F)
- e. ACRYLIC: AT (ICC-ES ESR-5791); MAX. BASE MATERIAL TEMP. = 110DEG F

2. DRILLED HOLE CONDITION: DRY

F. FOR ADHESIVE ANCHORS INSTALLED IN A HORIZONTAL ORIENTATION SUBJECT TO SUSTAINED TENSION LOADING AND ALL UPWARDLY INCLINED (INCLUDING SOFFIT INSTALLATIONS) ORIENTATION:

1. PER ACI 318-14 (17.8.2.2): INSTALLATION SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY ACI/CRSI "ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM." CERTIFICATION SHALL INCLUDE WRITTEN AND PERFORMANCE TESTS.

STRUCTURAL STEEL

A. MATERIAL

1. ALL HOT ROLLED STEEL MEMBERS SHALL BE NEW AND CONFORM TO ASTM SPECIFICATION A6.

2. ASTM SPECIFICATION AND GRADE - CLEARLY MARK THE GRADE ON EACH MEMBER.

3. UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS, STRUCTURAL STEEL MEMBERS SHALL BE:

- a. W, WT-SHAPES SHALL CONFORM TO ASTM A992.
- b. CHANNELS SHALL CONFORM TO ASTM A36.
- c. ANGLES SHALL CONFORM TO ASTM A36.
- d. STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B.
- e. ROUND HOLLOW STRUCTURAL SHAPE MEMBERS SHALL CONFORM TO ASTM A500, GRADE B Fy = 42 KSI.
- f. SQUARE OR RECTANGULAR HOLLOW STRUCTURAL SHAPE MEMBERS SHALL CONFORM TO ASTM A500 GRADE B, Fy = 46 KSI.
- g. STRUCTURAL STEEL PLATE SHALL CONFORM TO ASTM A36.
- h. ANY OTHER STEEL SHALL CONFORM TO ASTM A36.
- i. HEADED STUD SHEAR CONNECTORS SHALL CONFORM TO ASTM A108.

B. FABRICATION

1. SPLICING OF STRUCTURAL STEEL MEMBERS IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE ENGINEER AS TO LOCATION AND TYPE OF SPLICE TO BE MADE. ANY MEMBER HAVING SPLICE NOT SHOWN AND DETAILED ON SHOP DRAWINGS WILL BE REJECTED.

2. DIMENSIONAL TOLERANCES OF FABRICATED STRUCTURAL STEEL SHALL CONFORM TO SECTION 6.4 OF THE AISC CODE OF STANDARD PRACTICE UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.

3. SHOP PAINTING: PAINT STRUCTURAL STEEL WITH ONE COAT OF MANUFACTURER'S STANDARD RED OXIDE PRIMER APPLIED AT A RATE TO PROVIDE A UNIFORM DRY FILM THICKNESS OF 2.5 MILS.

C. ERECTION

1. ERECTION TOLERANCES OF ANCHOR BOLTS, EMBEDDED ITEMS, AND ALL STRUCTURAL STEEL UNLESS SPECIFIED OTHERWISE ON THE STRUCTURAL DRAWINGS SHALL CONFORM TO THE AISC CODE OF STANDARD PRACTICE.

2. FIELD CUTTING OF STRUCTURAL STEEL OR ANY FIELD MODIFICATIONS TO STRUCTURAL STEEL SHALL NOT BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.

3. CONTRACTOR SHALL PROTECT ANY UNPRIMED STRUCTURAL STEEL FROM DETRIMENTAL EFFECTS OF CORROSION, AS REQUIRED, UNTIL THE STEEL IS ENCLOSED AND PROTECTED BY THE NEW CONSTRUCTION.

4. HOT DIP GALVANIZE AFTER FABRICATION ALL STRUCTURAL STEEL ITEMS AND CONNECTIONS PERMANENTLY EXPOSED TO THE WEATHER, WHETHER SPECIFIED ON THE STRUCTURAL DRAWINGS OR NOT. SUCH ITEMS INCLUDE, BUT ARE NOT LIMITED TO:

SPECIAL INSPECTIONS

2.

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		REFERENCED STANDARD	IBC REFERENCE
		CONTINUOUS	PERIODIC		
YES	1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT.	--	X	ACI 318: CH. 20, 25.2, 25.3, 26.5.1-26.5.3	1908.4
YES	2. REINFORCING BAR WELDING:				
YES	A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706	--	X	AWS D1.4	
YES	B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"	--	X	ACI 318: 26.5.4	
YES	C. INSPECT ALL OTHER WELDS.	X	--		
YES	3. INSPECTION OF ANCHORS CAST IN CONCRETE.	--	X	ACI 318: 17.8.2	
YES	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	
YES	5. VERIFY REQUIRED DESIGN MIX.	--	X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
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	1908.1
YES	7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	--	ACI 318: 26.4.5	1908.6, 1908.7, 1908.8
YES	8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	--	X	ACI 318: 26.4.7-26.4.9	1908.9
YES	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	IBC REFERENCE
		CONTINUOUS	PERIODIC		
YES	1. INSPECTION TASKS PRIOR TO WELDING:				
YES	A. WELDING PROCEDURE SPECIFICATIONS (WPSs) AVAILABLE	X	--		
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	AISC 360-10 N5.4-1: AWS D1.1	1705.2.1
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		
YES	H. CHECK WELDING EQUIPMENT	--	X		
YES	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		
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	AISC 360-10 N5.4-2: AWS D1.1	1705.2.1
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: AWS D1.1	1705.2.1
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	--		

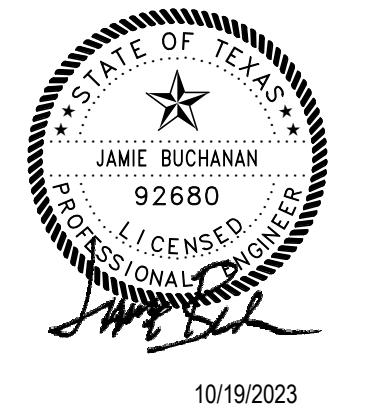
* INSPECTION TASKS NOTED IN THIS TABLE ARE THE RESPONSIBILITY OF THE SPECIAL INSPECTOR OR QUALITY ASSURANCE INSPECTOR (QA). THE FABRICATOR AND ERECTOR ARE RESPONSIBLE FOR ALL INSPECTION TASKS INDICATED IN AISC 360-10 SECTION N5 AND ASSIGNED TO THE QUALITY CONTROL INSPECTOR (QCI).

** 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.

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

No.	Description	Date
1	PERMIT COMMENTS #1	10/19/2023
2	REVISION 2	12/04/2023
SPECIAL INSPECTIONS		
S-103		



LANDA PARK GOLF COURSE

180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130

S-104

ABBREVIATIONS

ABOVE FINISHED FLOOR	A.F.F.	LIVE LOAD	LL
ADDITIONAL	ADD'L	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.
APPROPRIATE	APPROX.	MATERIAL	MAT.
ARCHITECT	ARCH	MAXIMUM	MAX.
ARCHITECTURAL	ARCH'L	MECHANICAL	MECH.
AT	@	MECHANICAL, ELECTRICAL, PLUMBING	MEP
BACK FACE	B.F.	METAL	MTL
BASEMENT	BSMT.	MEZZANINE	MEZZ.
BEAM	BM	MIDDLE	MID.
BEARING	BRG.	MINIMUM	MIN.
BELOW FINISH FLOOR	B.F.F.	MISCELLANEOUS	MISC.
BETWEEN	BTWN	MOMENT CONNECTION	MC
BLOCKING	BLKG.		
BOTTOM	BOT. OR BOTT.	NEAR SIDE	NS
BOTTOM OF	B.O.	NEW	(N)
BOTTOM OF STEEL	B.O.S.	NOMINAL	NOM.
BRICK LEDGE	B.L.	NON-SHRINK	N.S.
BUILDING	BLDG.	NOT IN CONTRACT	N.I.C.
CAST-IN-PLACE	C.I.P.	NOT TO SCALE	N.T.S.
CEILING	CLG.	NUMBER	NO.
CENTER OF GRAVITY	C.G.		
CENTER OF GRAVITY OR STRAND	C.G.S.		
CENTERLINE	CL	ON CENTER	O.C.
CLEAR OR CLEARANCE	CLR.	OPENING	OPNG.
COLD FORMED STEEL	CFS	OPPOSITE	OPP.
COLUMN	COL.	OPPOSITE HAND	O.H.
COMPRESSION	C	OUTSIDE DIAMETER	O.D.
CONCRETE	PAN	OUTSIDE FACE	O.F.
CONCRETE MASONRY UNIT	P.J.		
CONNECTION	PERPENDICULAR		
CONSTRUCTION	PL.		
CONSTRUCTION JOINT	PLATE		
CONTINUOUS	P.T.		
CONTRACTOR	POUNDS	# OR LBS.	
CONTROL JOINT	POST-TENSION(ED)		
COORDINATE	POUNDS PER CUBIC FOOT	PCF	
DEAD LOAD	POUNDS PER LINEAR FOOT	PLF	
DIAGONAL	POUNDS PER SQUARE FOOT	PSF	
DIAMETER	POUNDS PER SQUARE INCH	PSI	
DIMENSION	PRE-ENGINEERED METAL BUILDING	PEMB	
DOUBLE	PREFACED CONCRETE	P/C	
DOWEL	PREFACED	PREFAB.	
DRAWING	PRELIMINARY	PRELIM.	
EACH	PROJECTION	PROJ.	
EACH FACE	QUANTITY	QTY.	
EACH WAY	REINFORCING(ED)(MENT)	REINF.	
ELECTRICAL	REMAINDER	R	
ELEVATION	REQUIRE (D)	REQ. (D)	
ELEVATOR	RETENTION SYSTEM	RET. SYS.	
ENGINEER	ROOF TOP UNIT	RTU	
EQUAL	ROUGH OPENING	R.O.	
EQUIPMENT	SCHEDULE	SCHED.	
EXISTING	SIMILAR	SIM.	
EXISTING	SLAB-ON-GRADE	S.O.G.	
EXPANSION	SPECIFICATION	SPECS.	
EXPANSION JOINT	SPECIFIED	SPEC'D.	
EXTERIOR	SQUARE	SQ	
FABRICATE	SQUARE FOOT	SF	
FAR SIDE	STAINLESS STEEL	S.S.	
FIELD VERIFY	STANDARD	STD	
FINISH FLOOR	STEEL	STL	
FIXED NUMBER	STEEL JOIST INSTITUTE	S.J.I.	
FLOOR DRAIN	STIFFENER	STIFF.	
FOOT (OR) FEET	STIRRUP	STIR.	
FOUNDATION	STRUCTURAL	STRUCTL.	
GAGE OR GAUGE	STRUCTURE	STRUCT.	
GALVANIZED	SUBCONTRACTOR	SUBCONTR.	
GENERAL CONTRACTOR	TEMP.		
HEADED STUD	TENSION	T	
HEADER	THICK	THK	
HEIGHT	G.C.	T&G	
HIGH POINT	TONGUE AND GROOVE	T&G	
HOLLOW STRUCTURAL SECTION	TOP AND BOTTOM	T&B	
HORIZONTAL	TOP OF	T.O.	
HORIZONTAL BRACE	TOP OF BEAM	T.O.B.	
INFORMATION	TOP OF CONCRETE	T.O.C.	
INSIDE DIAMETER	TOP OF FOOTING	T.O.F.	
INSIDE FACE	TOP OF JOIST	T.O.J.	
INTERIOR	TOP OF PIER	T.O.P.	
INTERMEDIATE	TOP OF STEEL	T.O.S.	
JOINT	TOP OF WALL	T.O.W.	
JOIST	TYPICAL	TYP.	
JOIST GIRDER	UNLESS NOTED OTHERWISE	U.N.O.	
KIP PER LINEAR FOOT	INFO.		
KIP PER SQUARE FOOT	ID.		
KIP PER SQUARE INCH	I.F.		
KIPS (1000 LBS)	INT.		
LIGHTWEIGHT	INTERM.		
LIGHTWEIGHT CONCRETE	VERTICAL		
	WATER STOP	WS	
	WELDED DEFORMED BAR ANCHOR	D.B.A.	
	WELDED WIRE FABRIC	W.W.F.	
	WIDE FLANGE	WF	
	WIND BRACE	WB	
	WIND LOAD	WL	
	WITH	W/I	
	WITHOUT	W/O	
	WORK POINT	WP	

ABBREVIATIONS

VERIFICATION AND INSPECTION TASKS FOR BOLTING STRUCTURAL STEEL* (AISC 360-10 TABLE N5.6)				
SPECIAL INSPECTION REQUIRED	VERIFICATION AND INSPECTION	INSPECTION FREQUENCY	REFERENCED STANDARD	IBC REFERENCE
		CONTINUOUS		
1. INSPECTION TASKS PRIOR TO BOLTING:				
YES	A. MANUFACTURER'S CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS	X	--	
YES	B. FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS	--	X	
YES	C. PROPER FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH IF THREADS ARE TO BE EXCLUDED FROM SHEAR PLANE)**	--	X	
YES	D. PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL**	--	X	
YES	F. PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLIES AND METHODS USED	--	X	
YES	G. PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS	--	X	
2. INSPECTION TASKS DURING BOLTING:				
YES	A. FASTENER ASSEMBLIES, OF SUITABLE CONDITION, PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED**	--	X	
YES	B. JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION**	--	X	
YES	C. FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING**	--	X	
YES	D. FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES	--	X	
3. INSPECTION TASKS AFTER BOLTING:				
YES	A. DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS	X	--	AISC 360-10 N5.6-3
				1705.2.1

* 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).

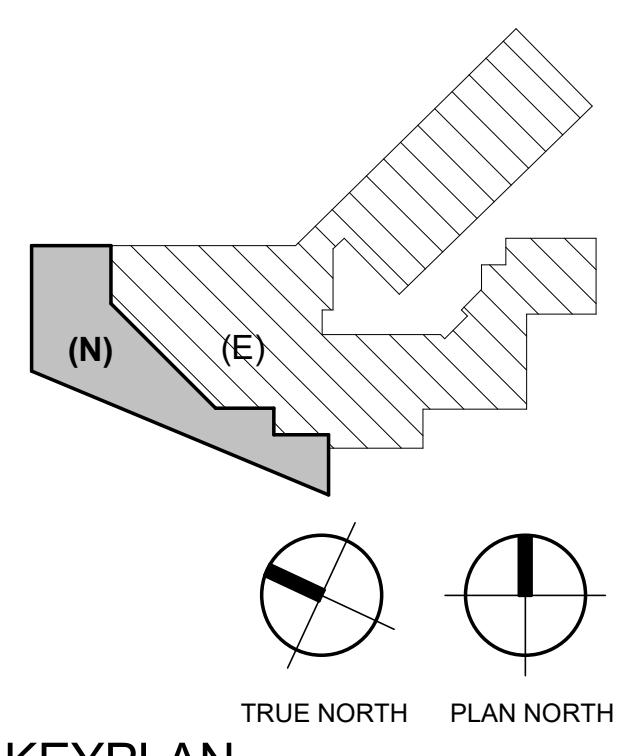
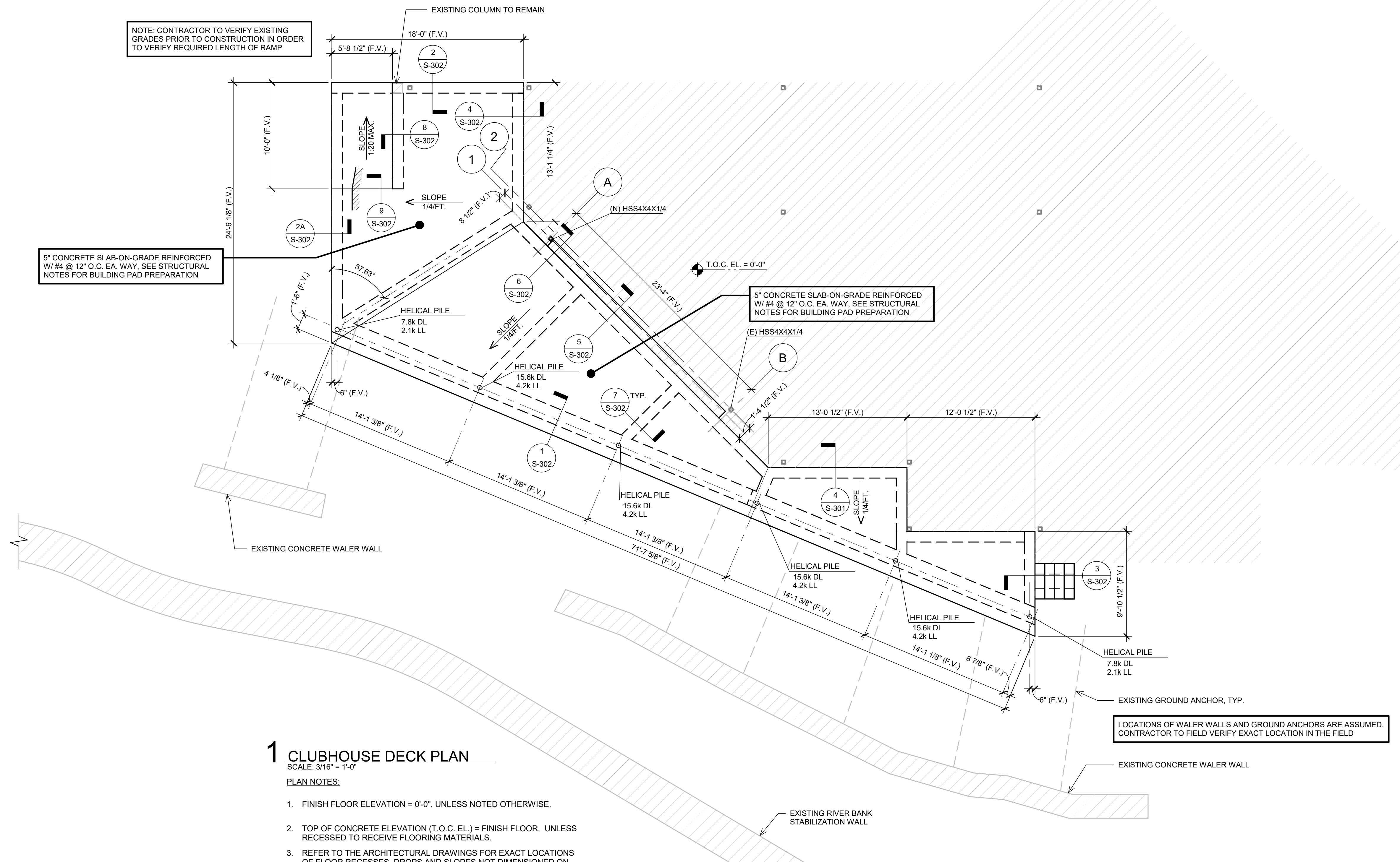
** INSPECTION TASKS MAY BE COORDINATED WITH THE FABRICATOR OR ERECTOR'S QUALITY CONTROL INSPECTOR (QCI) WHERE INDICATED WITH THIS FOOTNOTE. ALL OTHER TASKS SHALL BE PERFORMED BY THE SPECIAL INSPECTOR.

VERIFICATION AND INSPECTION OF HELICAL PILE FOUNDATIONS (IBC 1705.9)			
SPECIAL INSPECTION REQUIRED	VERIFICATION AND INSPECTION	INSPECTION FREQUENCY	
		CONTINUOUS	PERIODIC
YES	1. OBSERVE DRILLING OPERATIONS DURING INSTALLATION.	X	--
YES	2. VERIFY AND DOCUMENT PLACEMENT LOCATION, EQUIPMENT USED, PILE DIMENSIONS, TIP ELEVATIONS, FINAL DEPTH, FINAL INSTALLATION TORQUE AND OTHER PERTINENT INSTALLATION DATA.	X	--

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 COMPACTION 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 COMPACTION FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	--	X

DATE:	01/24/2022	
DRAWN:		
SCALE:	AS NOTED	
No.	Description	Date
1	PERMIT COMMENTS #1	10/19/2023
SPECIAL INSPECTIONS		
10/23/2023 9:51:00 AM		

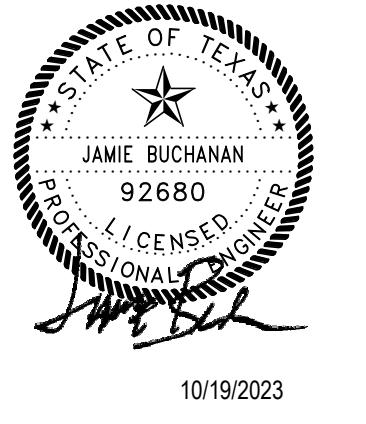
A NEW EXTERIOR DECK FOR
LANDA PARK GOLF COURSE
180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130



No.	Description	Date
1	PERMIT COMMENTS #1	10/19/2023
		01/24/2022
		DRAWN:
		SCALE:
		AS NOTED
		DATE:
		01/24/2022

FOUNDATION PLAN

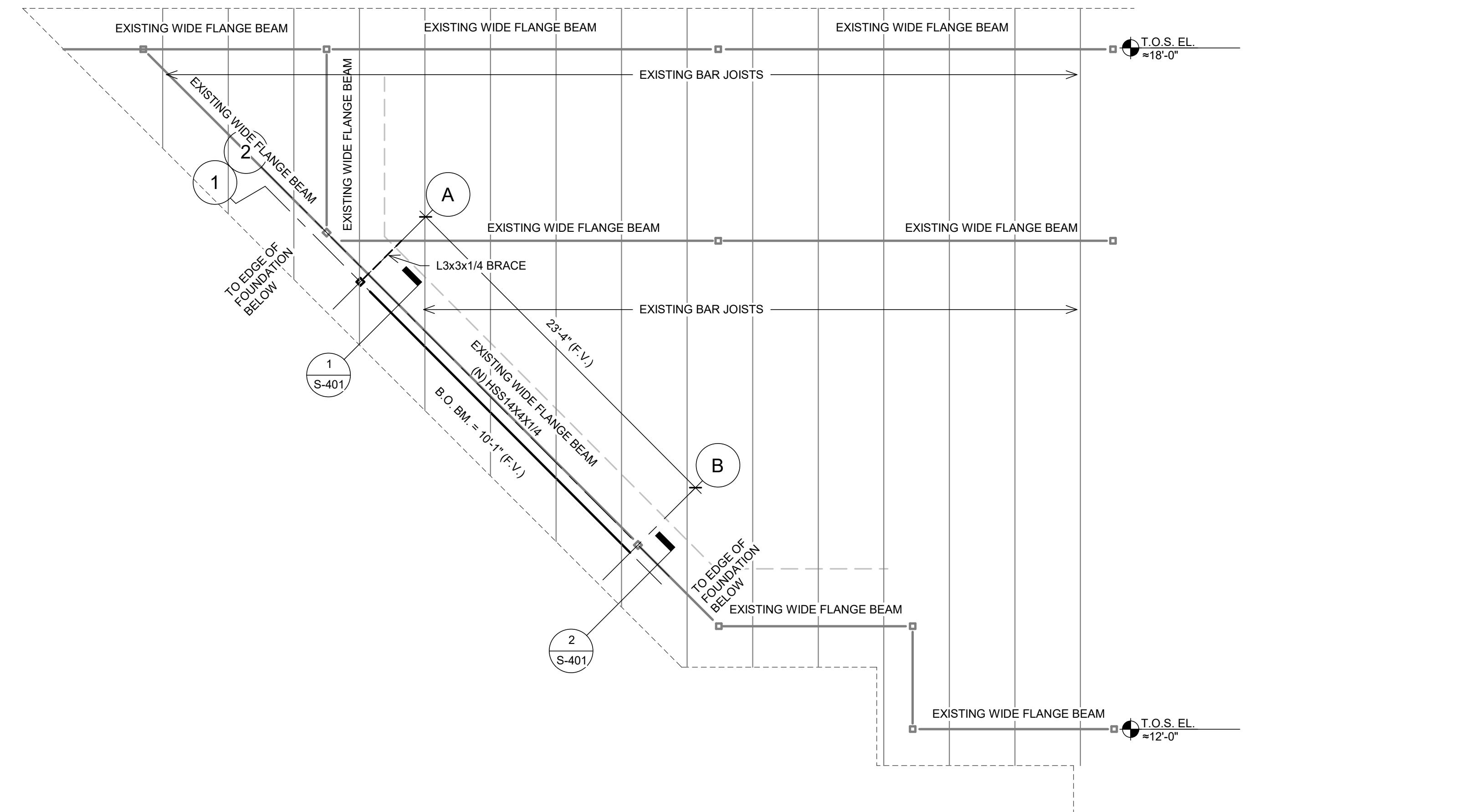
S-201



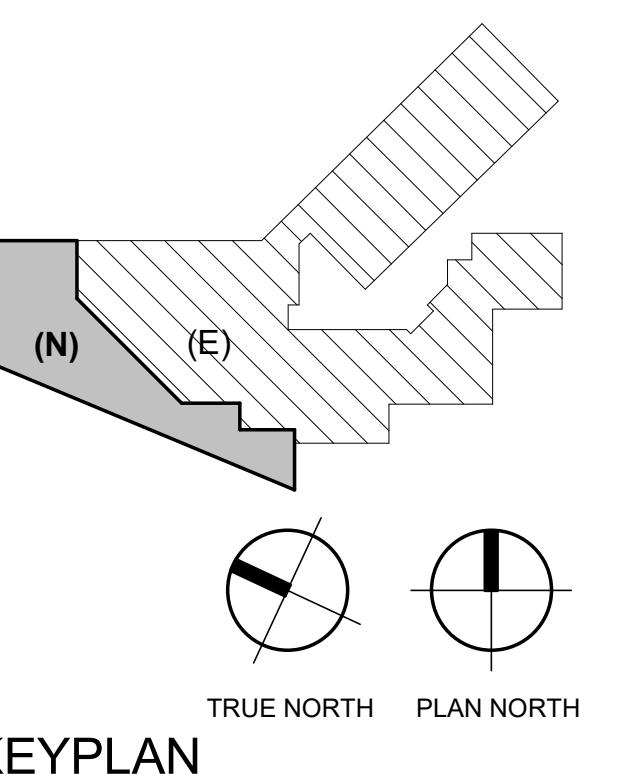
LANDA PARK GOLF COURSE
180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130

No.	Description	Date
1	PERMIT COMMENTS #1	10/19/2023
DATE: 01/24/2022 DRAWN: SCALE: AS NOTED		
FRAMING PLAN		

S-202



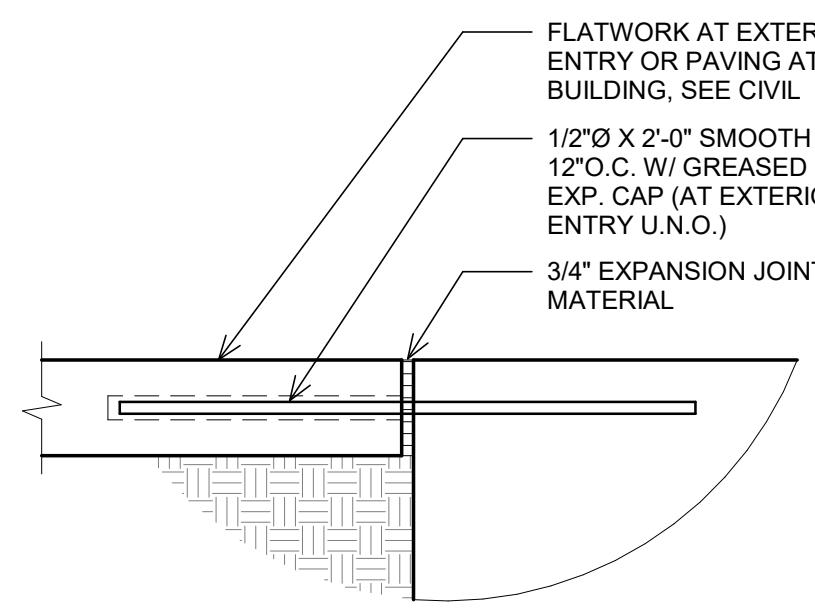
1 FOLDING DOOR SUPPORT ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"



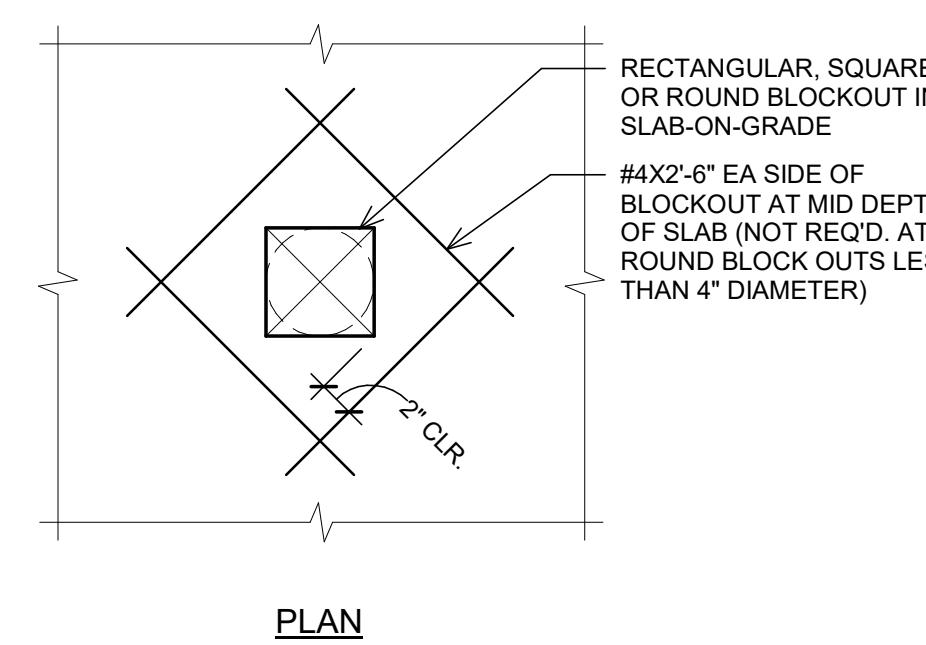
KEYPLAN

LANDA PARK GOLF COURSE

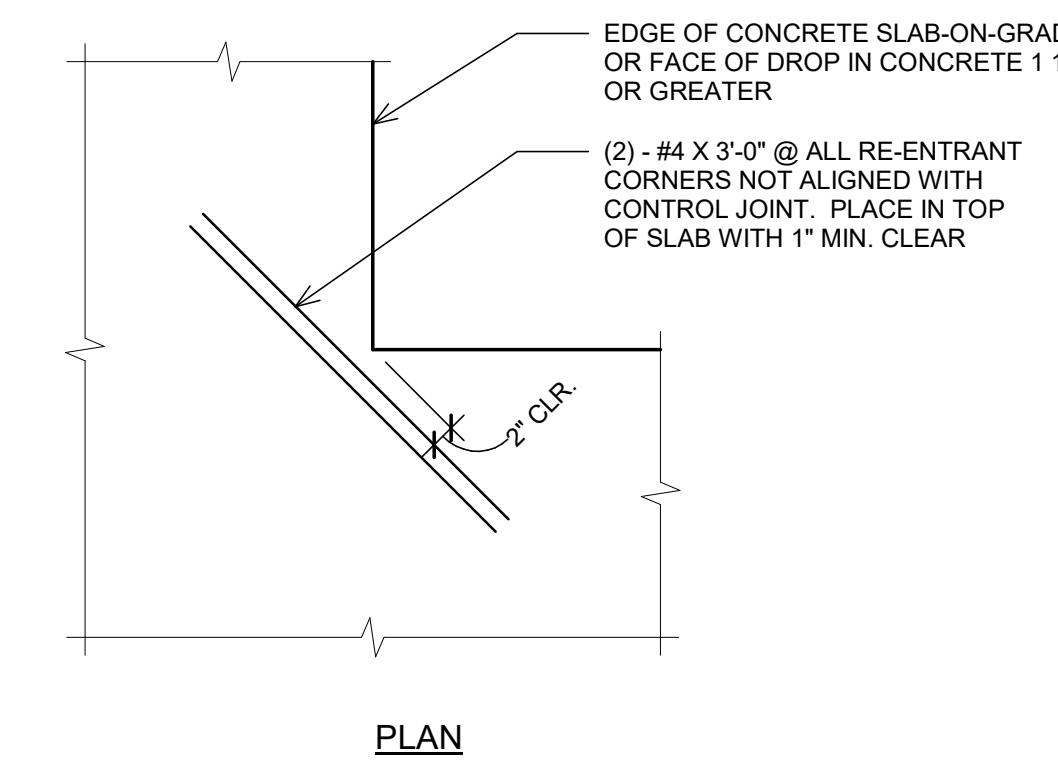
180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130



**1 TYPICAL PAVING OR FLATWORK AT EXTERIOR
BUILDING DETAIL**
NO SCALE



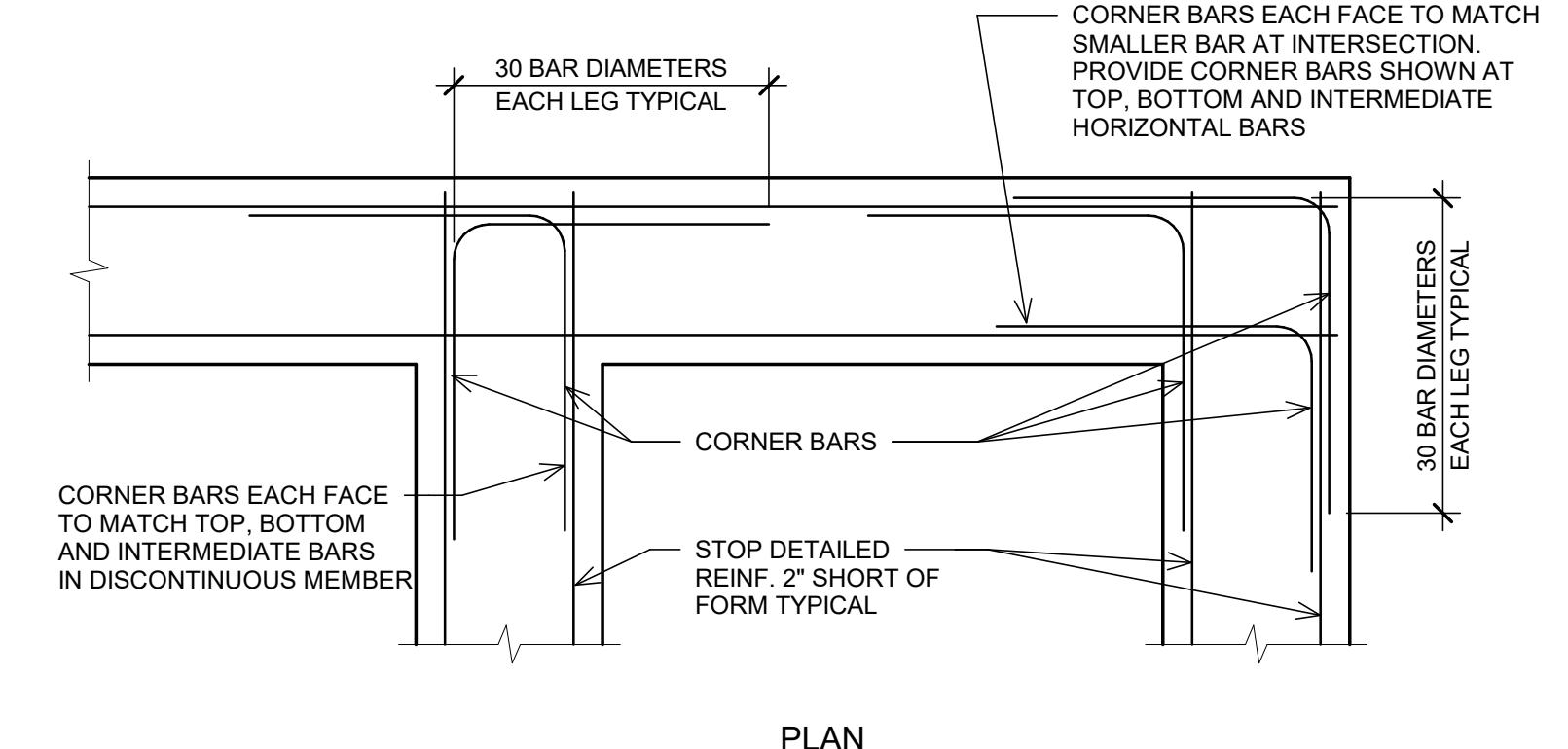
**2 TYPICAL ADDITIONAL REINFORCING AT
BLOCKOUT IN SLAB-ON-GRADE DETAIL**
NO SCALE



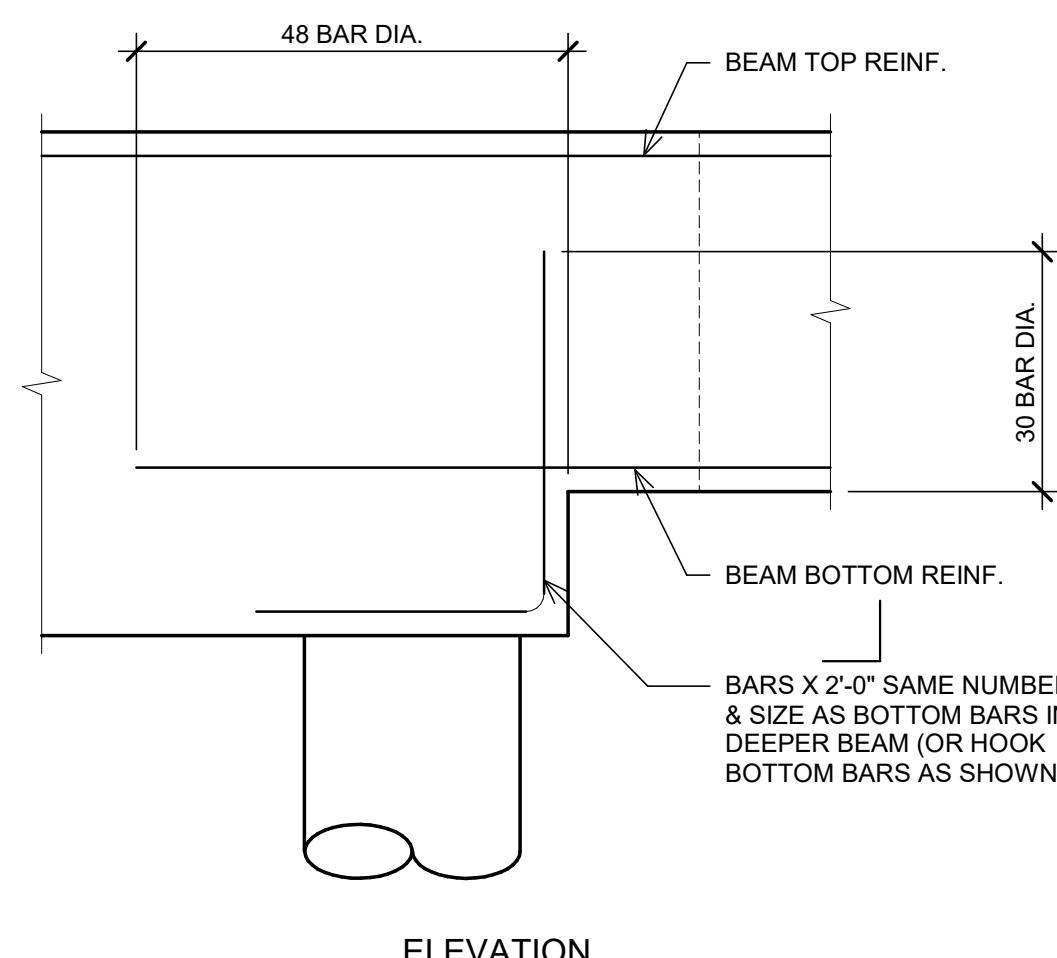
**3 TYPICAL SLAB-ON-GRADE RE-ENTRANT
CORNER REINFORCING DETAIL**
NO SCALE

NOTES:

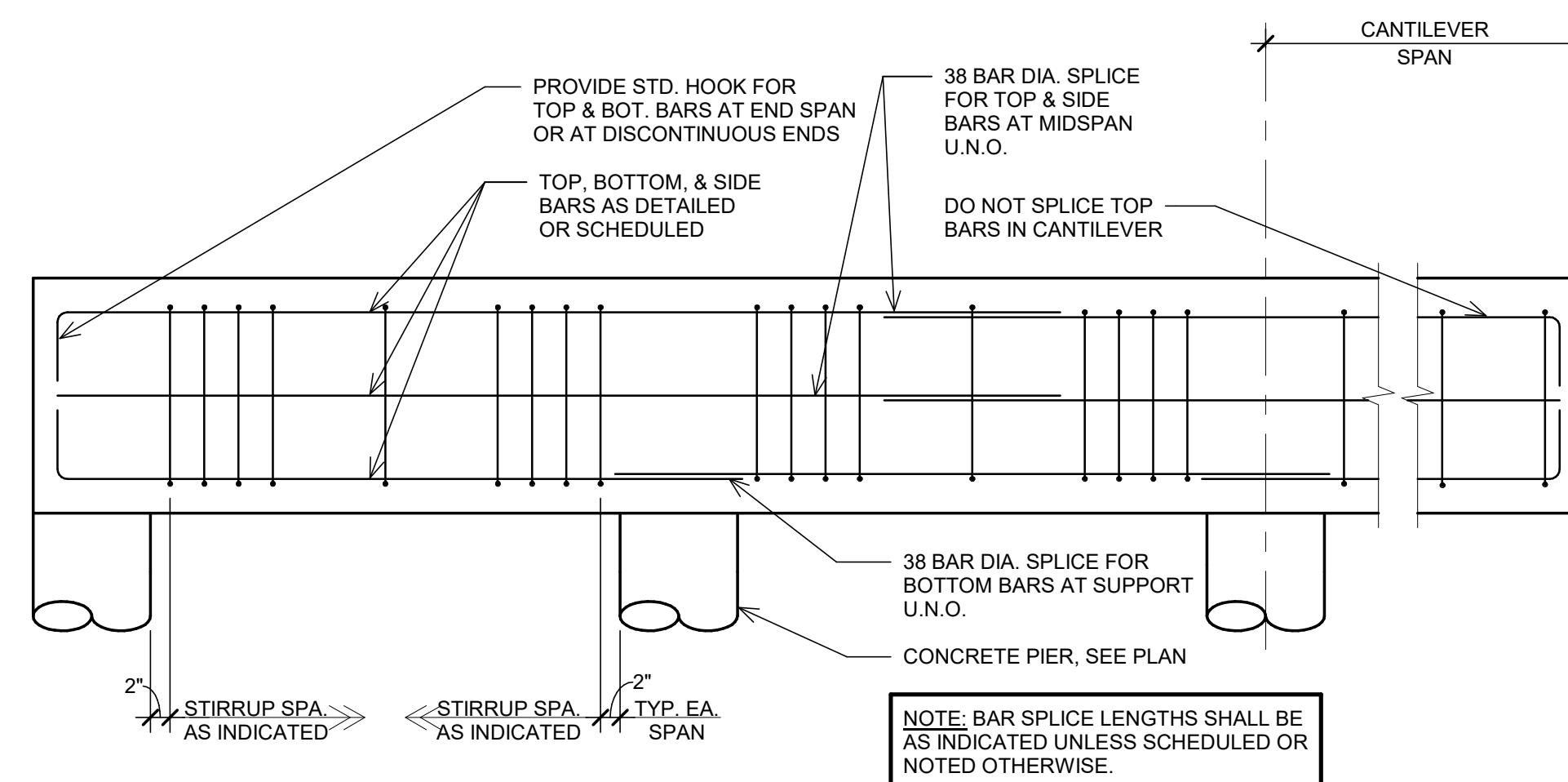
1. MATCH SIZE, LOCATION AND NUMBER OF HORIZONTAL BEAM AND WALL BARS, EXCEPT THAT WHERE THERE ARE MORE THAN 2 TOP OR BOTTOM BARS, ONLY THE INSIDE AND OUTSIDE BARS MUST BE MATCHED.
2. WHERE 90 DEGREE HOOKS ARE PROVIDED FOR TOP BARS, CORNER BARS MAY BE OMITTED AT TOP. WHERE 90 DEGREE HOOKS ARE PROVIDED FOR BOTTOM BARS, CORNER BARS MAY BE OMITTED AT BOTTOM.



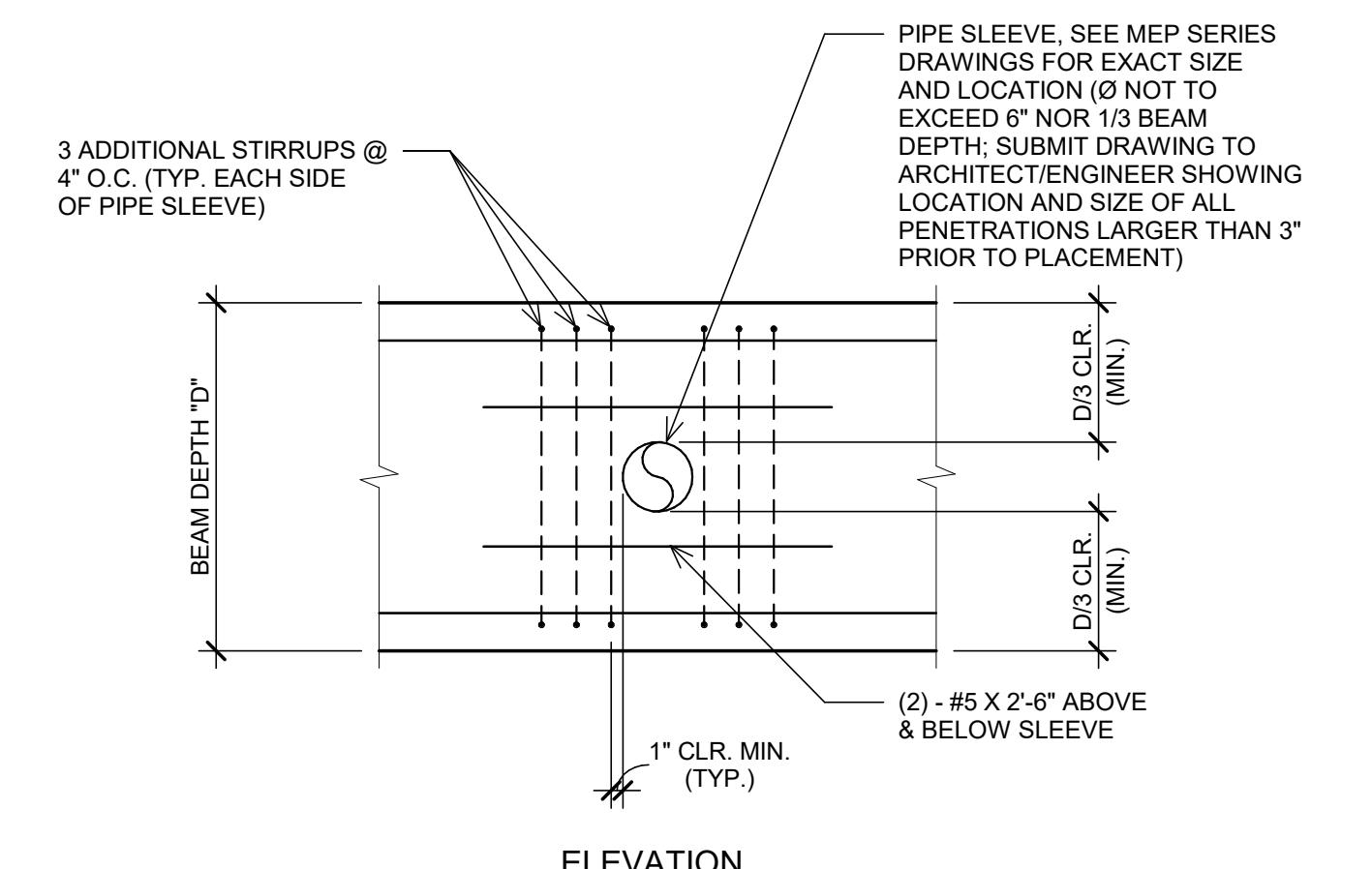
**4 TYPICAL CORNER BARS AT WALL OR
GRADE BEAM INTERSECTION DETAIL**
1-S-201 NO SCALE



**5 TYPICAL DROP IN BOTTOM
OF GRADE BEAM DETAIL**
NO SCALE



6 TYPICAL GRADE BEAM REINFORCING DETAIL
NO SCALE

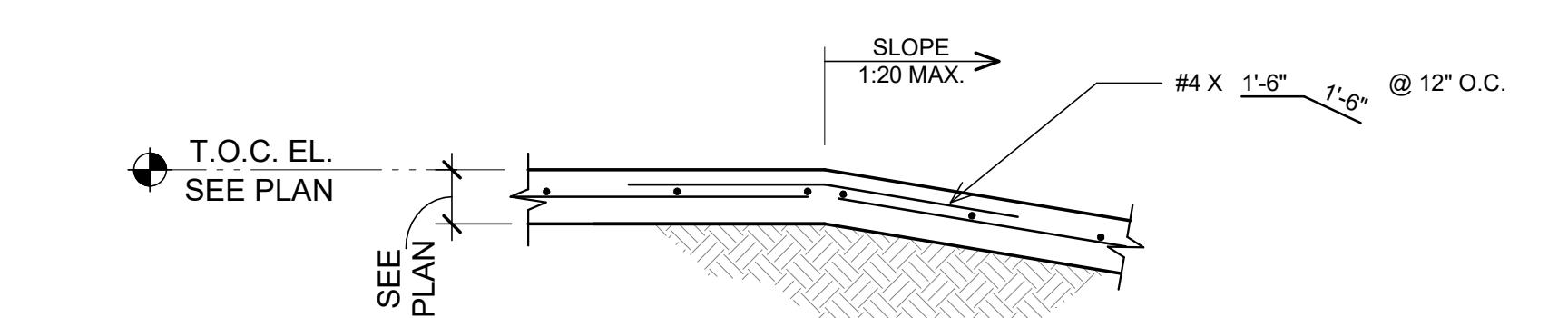
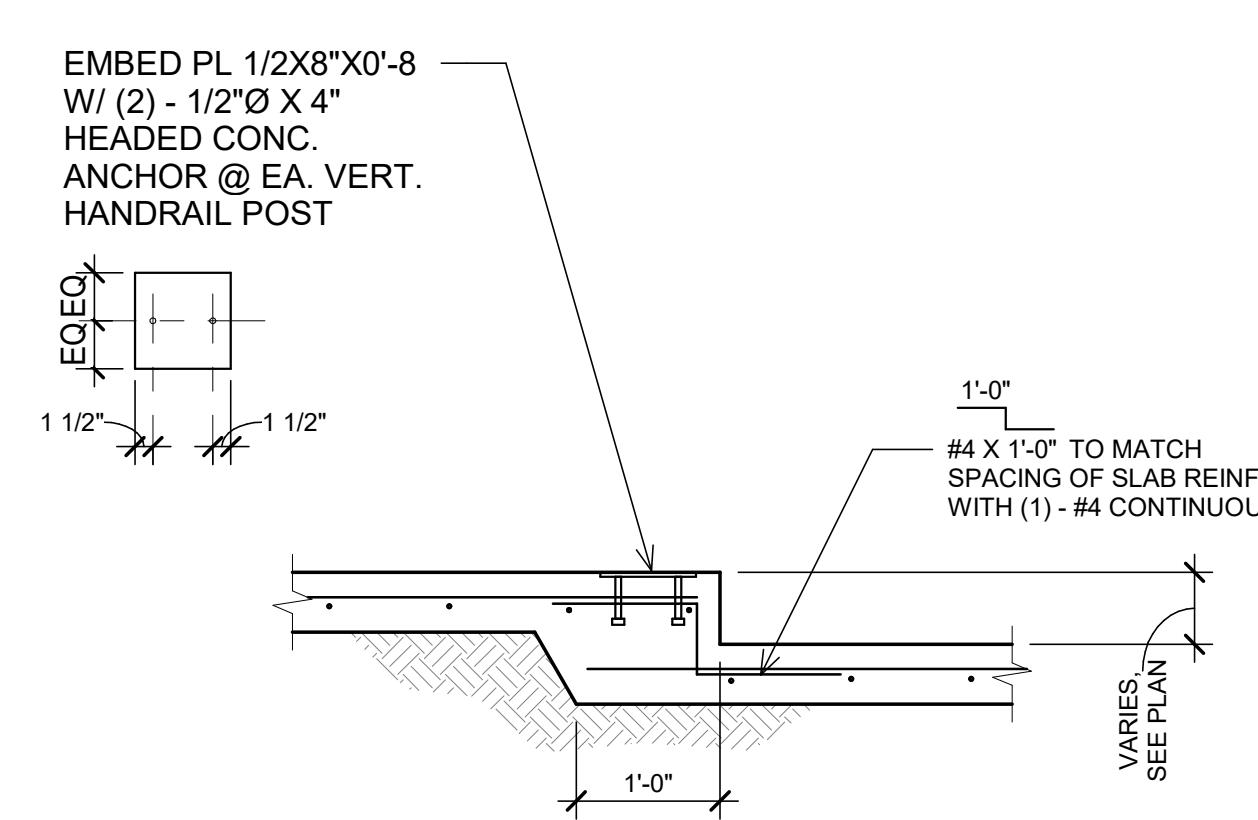
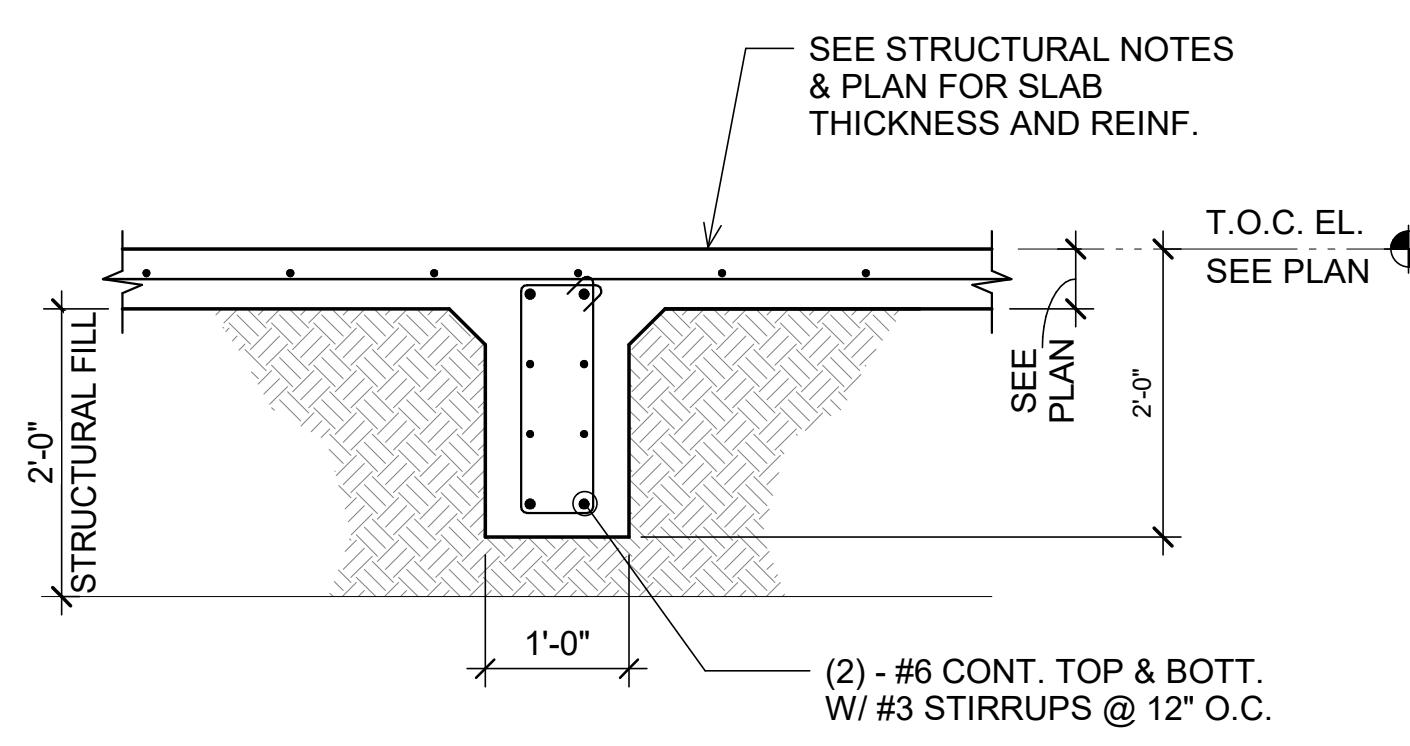
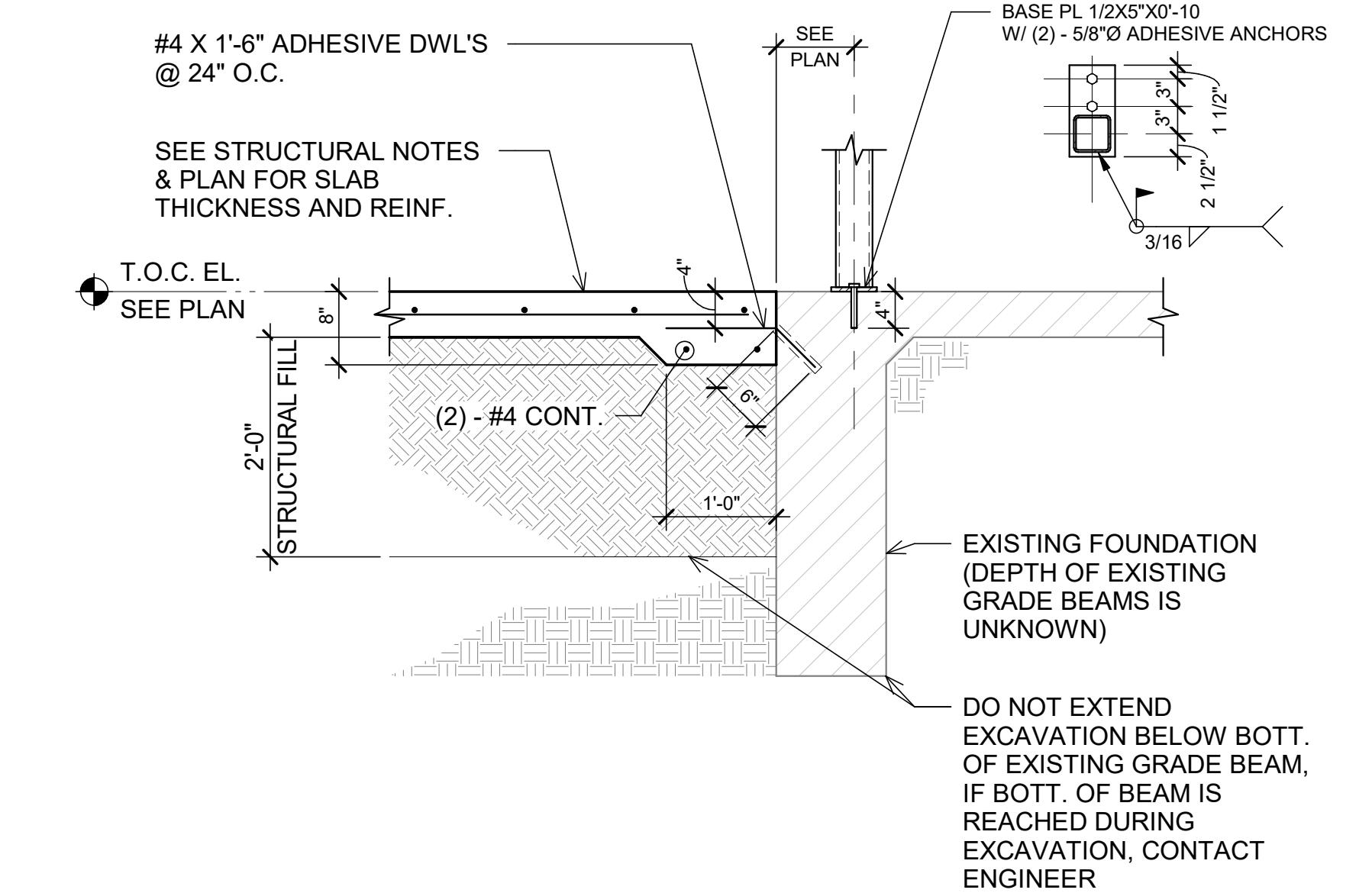
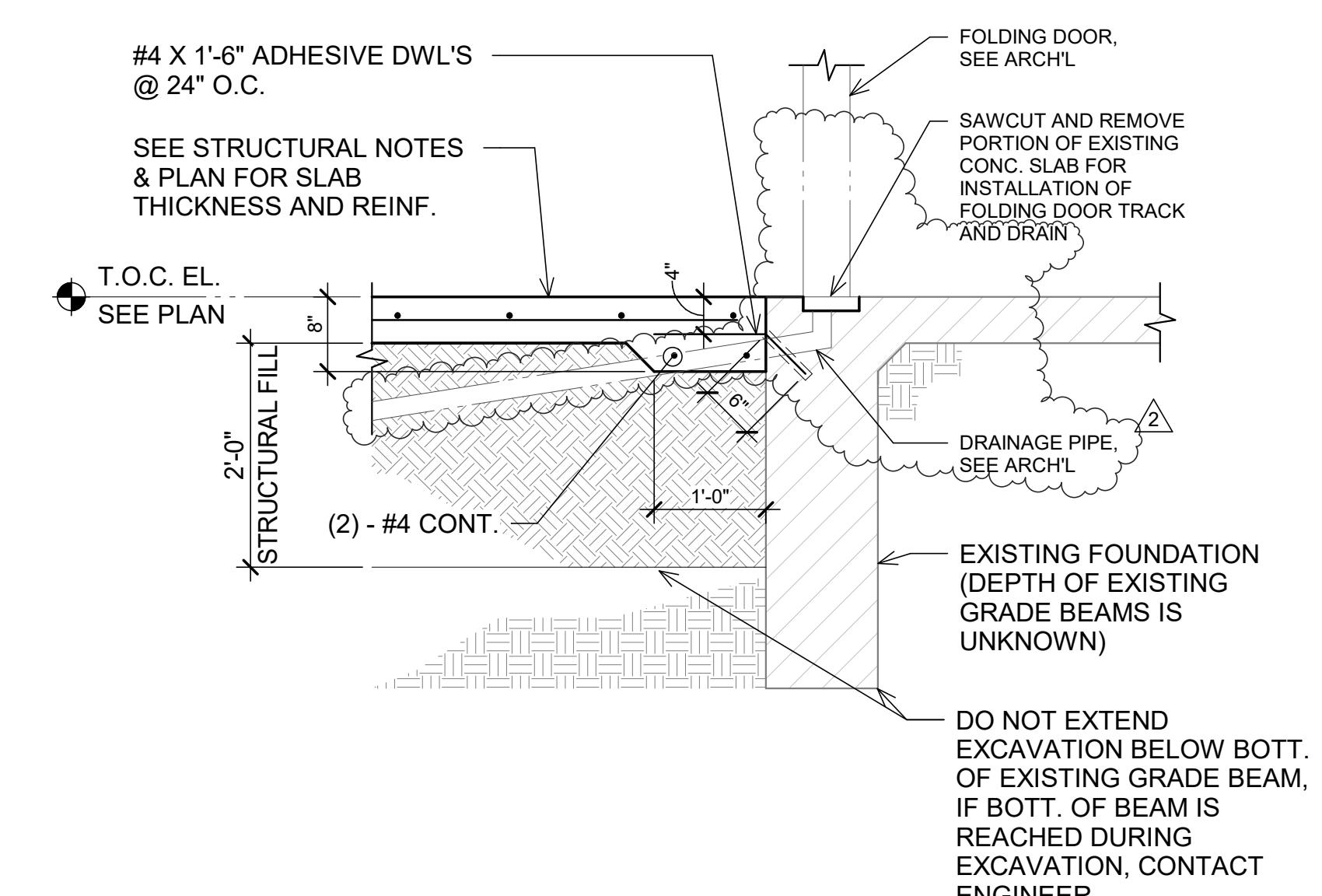
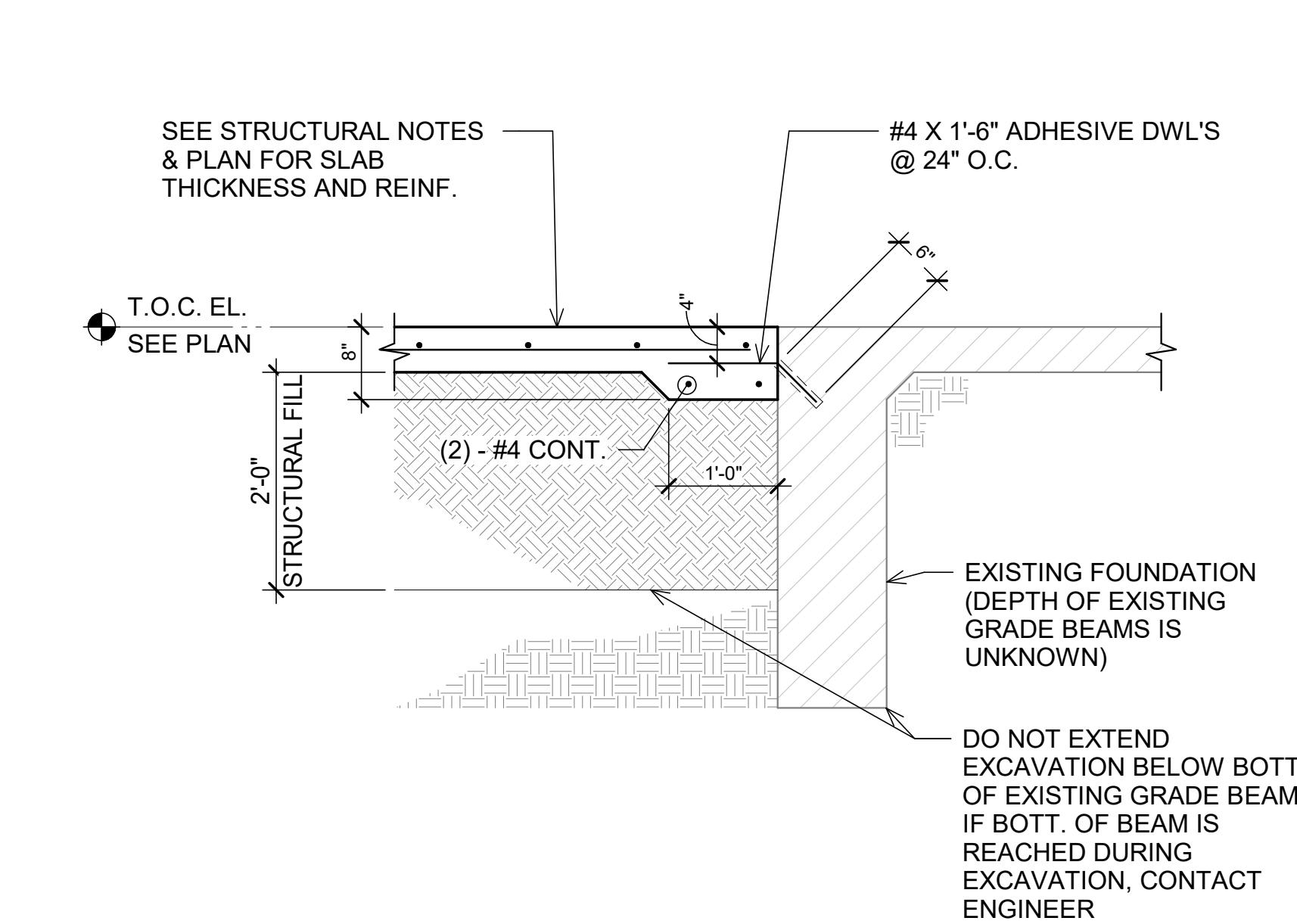
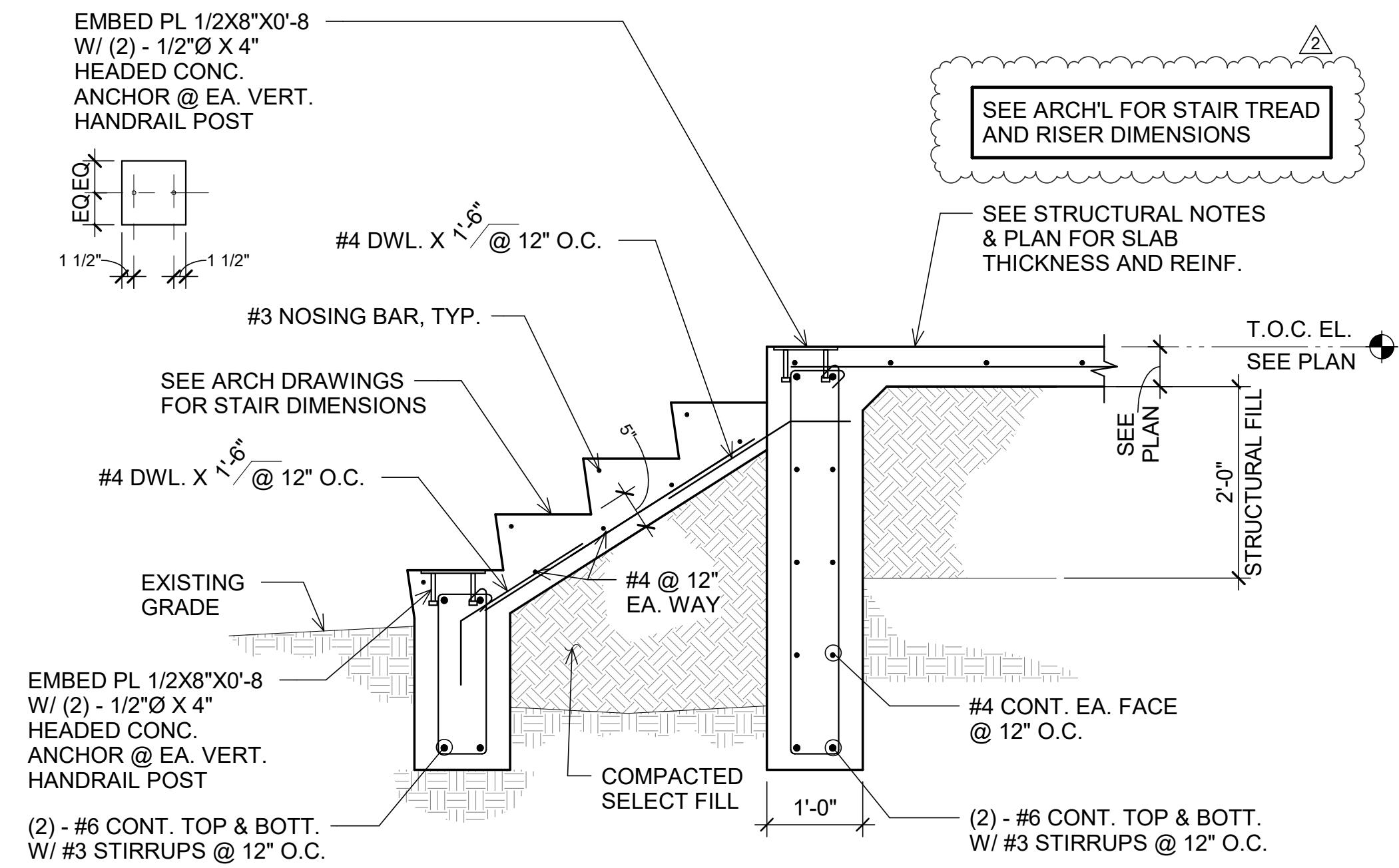
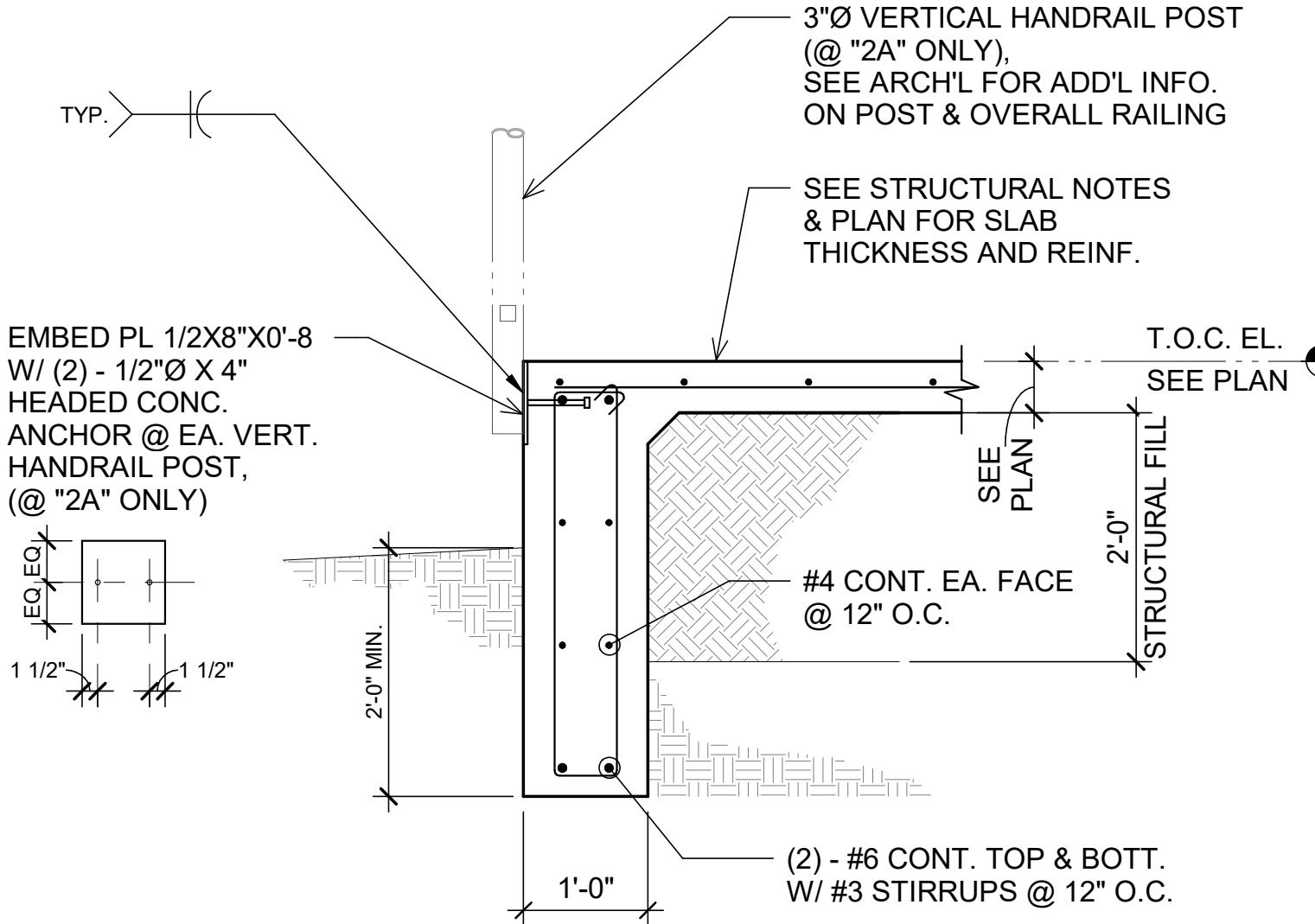
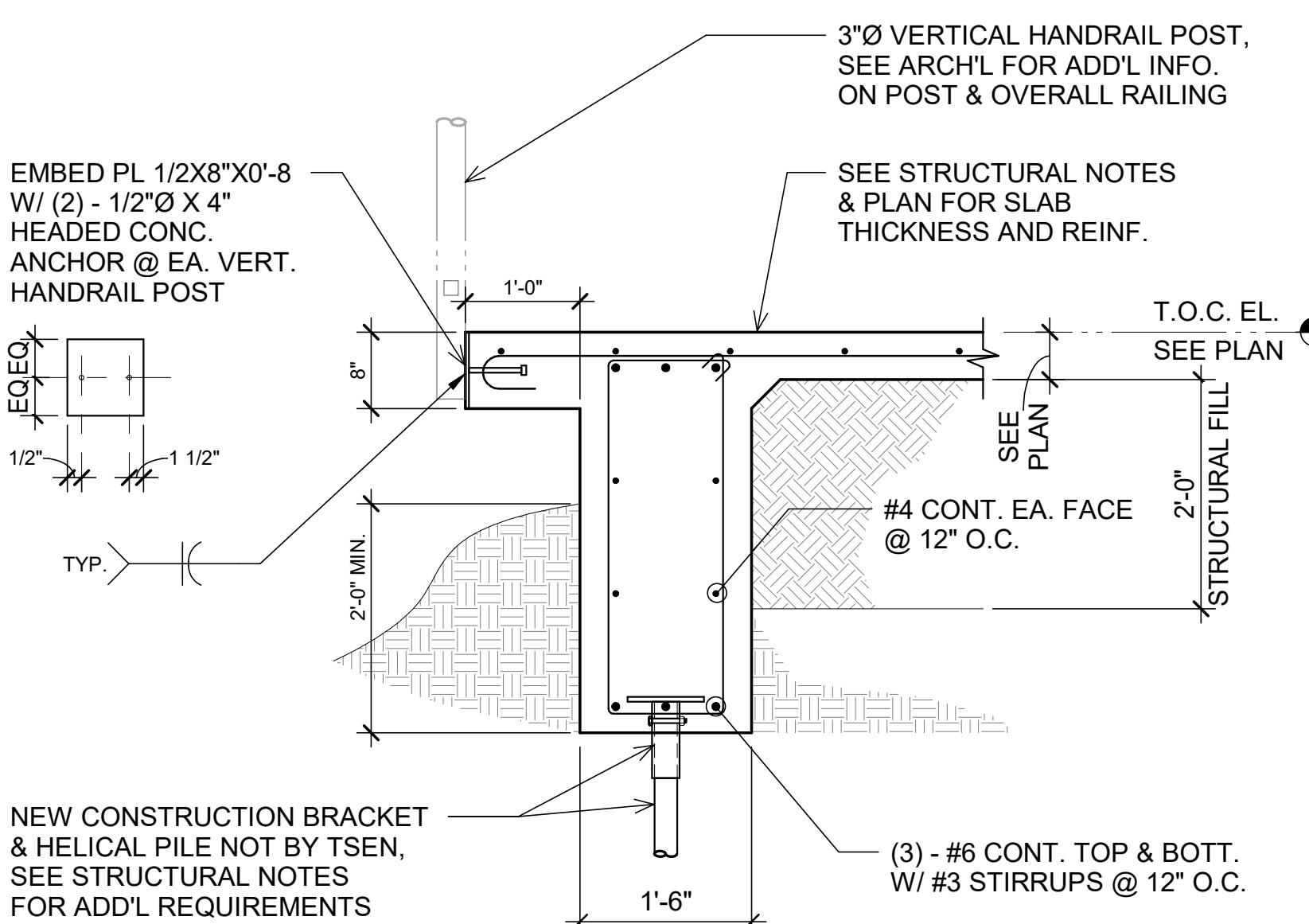


**7 TYPICAL HORIZONTAL GRADE BEAM
PENETRATION DETAIL**
NO SCALE

No.	Description	Date
1	PERMIT COMMENTS #1	10/19/2023
CONCRETE DETAILS		
S-301		

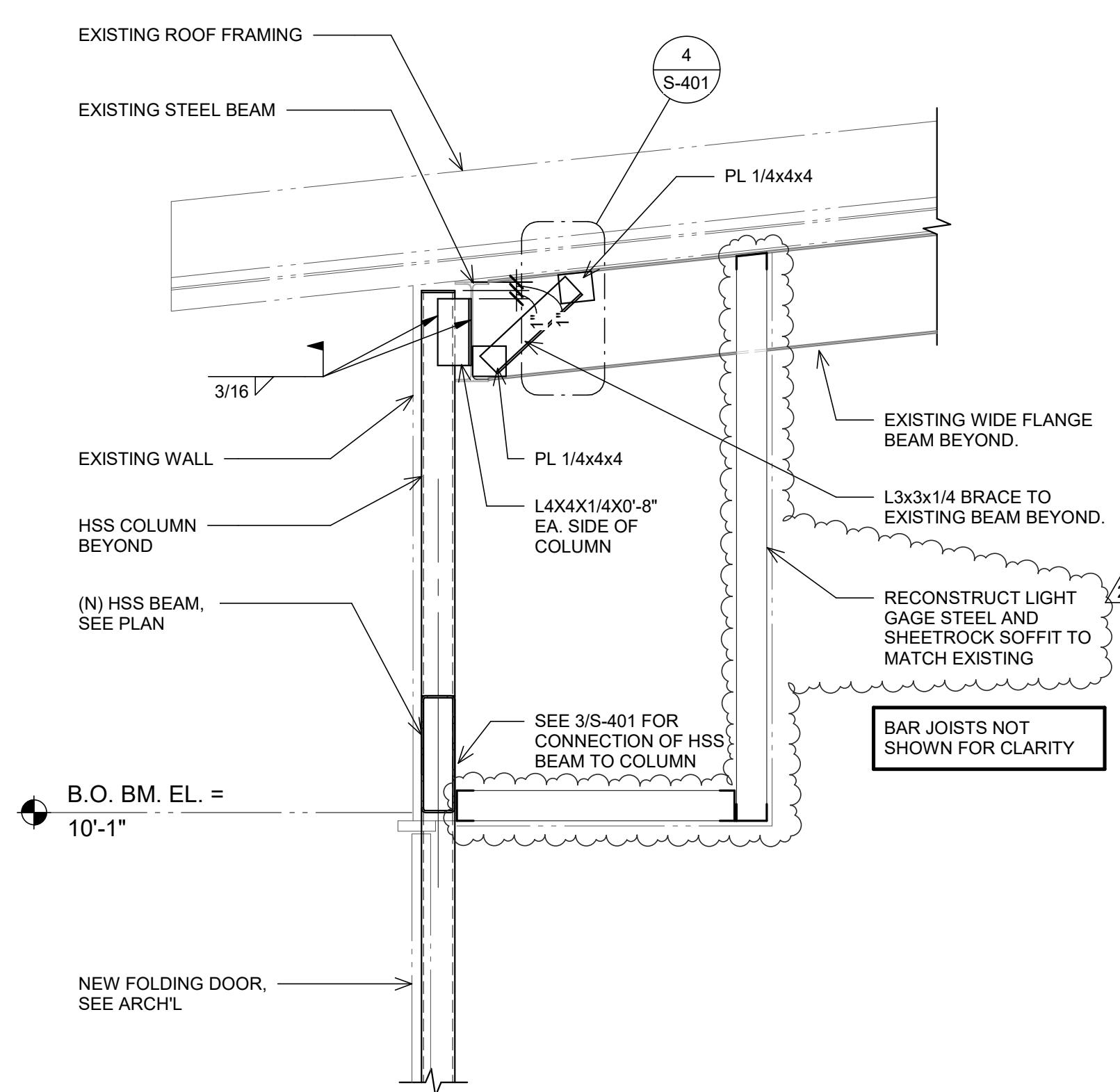
LANDA PARK GOLF COURSE

180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130

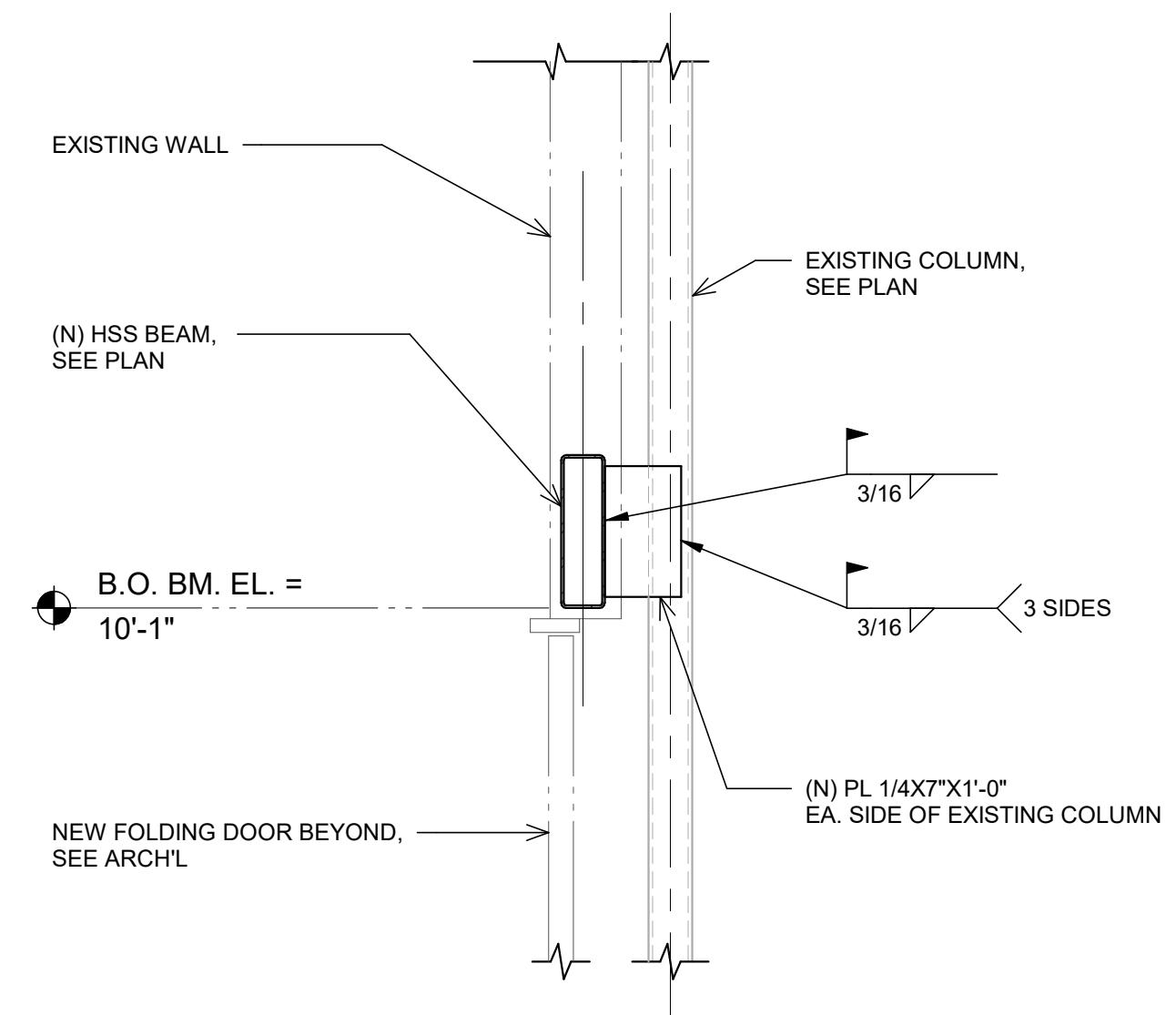


No.	Description	Date
1	PERMIT COMMENTS #1	10/19/2023
2	REVISION 2	12/04/2023
CONCRETE DETAILS		
S-302		

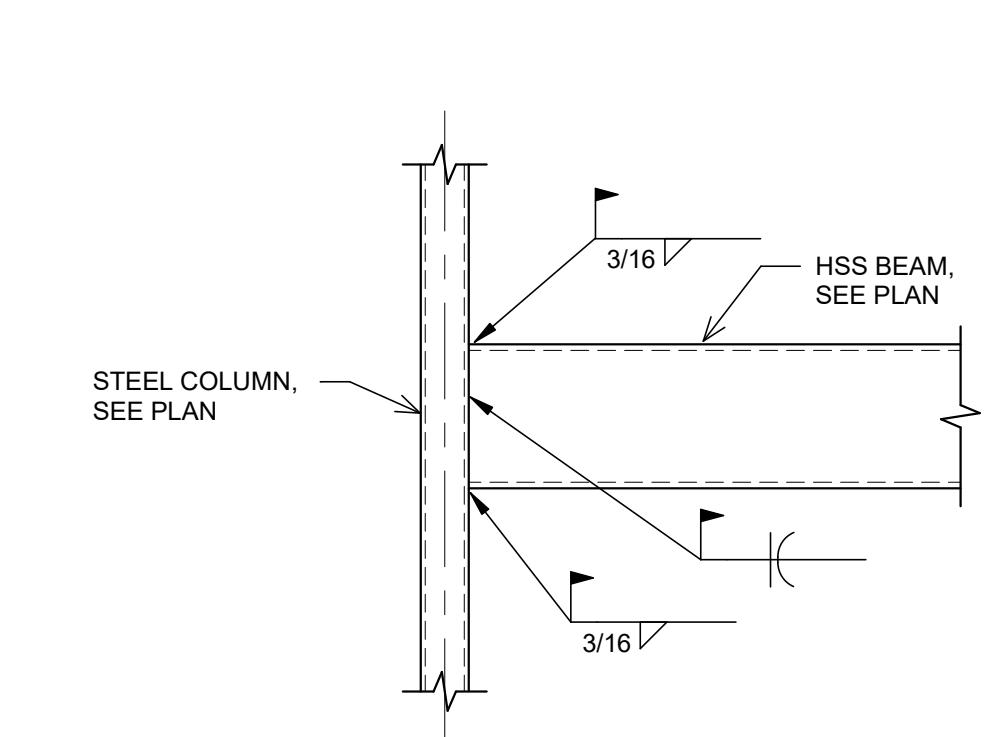
 A NEW EXTERIOR DECK FOR
LANDA PARK GOLF COURSE
 180 GOLF COURSE RD NEW BRAUNFELS, TEXAS 78130



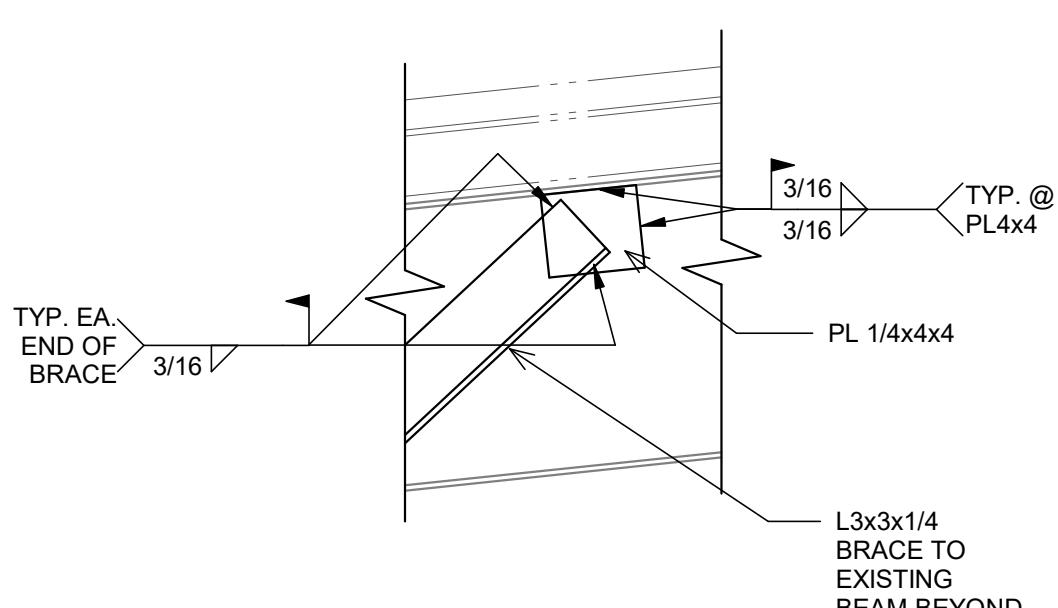
1 DETAIL
 1/S-202 SCALE: 3/4" = 1'-0"



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



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



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

No.	Description	Date
1	PERMIT 1 COMMENTS #1	10/19/2023
2	REVISION 2	12/04/2023
STEEL DETAILS		
S-401		