

HISTORIC AND DESIGN REVIEW COMMISSION

May 07, 2025

HDRC CASE NO: 2025-110
ADDRESS: 2602 N FLORES ST
LEGAL DESCRIPTION: NCB 1865 BLK 39 LOT S 83.34 FT OF 11 & 12
ZONING: IDZ-1, H
CITY COUNCIL DIST.: 1
APPLICANT: Austen Kernodle/HiWorks
OWNER: Jason and Christi Willome/WILLOME JASON P & CHRISTI
TYPE OF WORK: Exterior Modifications & Rear Accessory Structure
APPLICATION RECEIVED: April 22, 2025
60-DAY REVIEW: June 21, 2025
CASE MANAGER: Caitlin Brown-Clancy
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Modify the fenestration pattern of the front façade, East and West facades and materiality of historic structure.
2. Construct a new accessory structure measuring 888 sf at the NE corner of the lot featuring four light monitors and a wooden frame roof structure that bridges the primary existing building and the new rear accessory.
3. Install a new decomposed granite parking pad measuring approximately 1,100 sf at the NW corner of the lot bound by a horizontal wood composite fence along the NE border of the parking pad.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.

iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

iv. *Screens and shutters*—Preserve historic window screens and shutters.

v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.

iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. *Security bars*—Install security bars only on the interior of windows and doors.

- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

- i. *Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
- ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
- iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
- iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
- v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
- vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

Historic Design Guidelines, Chapter 4, New Construction

2. Building Massing and Form

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

3. Materials and Textures

A. NEW MATERIALS

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

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

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

interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

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

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in New Construction

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

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

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

materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

FINDINGS:

- a. The structure at 2602 N Flores is a single-story Craftsman-style box-with-canopy filling station built circa 1926 for Samuel Erlich. The structure first appears in city directories as a filling station owned and operated by Samuel Erlich. By 1929, 2602 N Flores was Liberty Service Station, with pump installed and gas supplied by the Magnolia Petroleum Company. The structure is oriented toward the southwest corner of the property facing the intersection of N Flores and W Russell and features a rectangular plan, a flat roof, brick and stucco cladding, and metal sconces. The front façade features a central entry door flanked by fixed windows. The property is designated as an individual landmark.
- b. CASE HISTORY – The property was previously reviewed by the Historic and Design Review Commission (HDRC) on June 28, 2024, for the final approval of a scope of work that is similar to the current proposal. Modifications to the original structure are similar to the previously approved request, however, the proposed rear accessory is a new scope that requires review by the HDRC.
- c. FENESTRATION MODIFICATIONS: FRONT FACADE – The applicant has proposed to modify the fenestration pattern on the front façade of the original structure to feature a storefront window system with central double entry doors, flanked by two Jeldwen Epicvue clad wood windows on each side. The applicant has proposed to install two fully wood restored doors and wooden paneled bulkheads on the front façade beneath the fixed windows. Guideline 6.A.i for Exterior Maintenance and Alterations states that applicants should preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Staff finds that the existing fenestration on the front façade is not original to the structure and the proposal is generally appropriate, however, find the applicant should submit manufacturer specifications of the windows to staff for review prior to the issuance of a COA.
- d. FENESTRATION MODIFICATIONS: NORTHWEST ELEVATION – The applicant has proposed to modify the fenestration pattern on the NW elevation to feature a row of Jeldwen Epicvue transom/clerestory windows to match the existing openings on the SE elevation and a new entrance at the NW corner. The NW elevation will also feature Composite wood siding. Guideline 6.A.i for Exterior Maintenance and Alterations states that applicants should preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. The existing elevation features a boarded central opening, a transom window opening without windows, and one boarded window opening. The existing elevation features an inset from the brick façade. Staff finds the proposal generally appropriate and finds that the applicant should submit window and door manufacturer specifications for review and that the proposed cladding should retain the existing inset and should be recessed at least 1-2 inches from the brick façade.
- e. FENESTRATION MODIFICATIONS: SOUTHEAST ELEVATION – The applicant has proposed to modify the fenestration pattern on the east elevation to feature a row of Jeldwen Epicvue transom/clerestory windows. The east elevation will also feature composite wood siding. Guideline 6.A.i for Exterior Maintenance and Alterations states that applicants should preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. The existing elevation features a boarded central opening, a clerestory opening without windows, and two boarded door openings. The existing elevation features an inset from the brick façade. Staff finds the proposal generally appropriate and finds that the applicant should submit window and door manufacturer specifications for review and that the proposed cladding and mural should retain the existing inset and should be recessed at least 1-2 inches from the brick façade.
- f. EXTERIOR MODIFICATIONS – The applicant has proposed to rehabilitate the exterior of the existing structure by repointing the existing brick and repairing the existing stucco. Guideline 2.B.i for Exterior

Maintenance and Alterations states that masonry or stucco should be repaired by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco. The applicant has proposed to repair and the existing painted brick cladding and to install composite wood beneath the transom openings on the NW and SE elevations. The applicant has proposed to remove the existing exterior sconces. Staff finds the masonry repair and composite wood installation appropriate but finds the applicant should retain the existing sconces and finds that the applicant should provide final material specifications to staff for review.

- g. **MECHANICAL EQUIPMENT** – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
- h. **CURB CUT AND PARKING PAD** – The applicant has proposed to install four parking spaces comprised of decomposed granite at the NW side of the lot along N Flores Street. Access to the proposed parking spaces will require a new curb cut on the north end of the N Flores Street property line measuring 36’0” wide. The property currently features a wide curb cut on the south end of the N Flores Street property line and no curb along the west end of the W Russell Place property line. Due to the site constraints on the property staff finds the proposal generally appropriate.
- i. **LANDSCAPING AND SITE ELEMENTS**– To date, the applicant has not submitted any landscaping plans though drawings/renderings suggest conceptual plantings as well as demo of existing flatwork and installation of new flatwork. Additionally, the applicant has proposed to install a horizontal composite wooden fence along the Eastern edge of the proposed parking area. Staff finds the applicant should submit a comprehensive site plan indicating any proposed planting specifications, dimensions of proposed walkways/flatwork and material and height specifications for the proposed fencing to staff for review prior to the issuance of a COA.
- j. **NEW CONSTRUCTION: SETBACK** – The applicant is proposing to situate the new construction at the NE corner of the property while observing a 5’2” setback at the side and rear of the structure. The Guidelines for New Construction 5.B.ii states that outbuildings are most typically located at the rear of the lot. Staff finds the proposed setback consistent with the Guidelines.
- k. **NEW CONSTRUCTION: MASSING AND FORM** – The applicant is proposing to construct an 888 sf single story rear accessory structure with a nominally flat roof measuring approx. 11’6” that incorporates four light monitors measuring approx. 5’2” in height resulting in an overall height of approx. 16’8”. Guideline 2.A.i states that new construction should be designed so its overall height is consistent with nearby historic buildings. The existing historic building features a flat roof with parapet that measures approx. 12’2” in height and 758 sf. Given the non-residential context of the site and it’s intended use, Staff generally finds the proposed massing and form appropriate. The applicant should submit final scaled and dimensioned drawing to staff for review prior to the issuance of a COA.
- l. **NEW CONSTRUCTION: MATERIALS** – The applicant is requesting to clad the new construction in composite wood siding like that proposed for the historic structure while the four light monitors will be clad in flat seam metal panels. Guideline 3.A.i states that materials that complement the type, color, and texture of materials traditionally found in the district should be used. Staff finds the use of composite siding appropriate, however, finds the applicant should specify siding that mimics the appearance of wood to be consistent with the Guidelines and submit material specifications to staff prior to the issuance of a COA.
- m. **NEW CONSTRUCTION: CANOPY**– The applicant is proposing to construct a wood frame roof structure supported by a steel column which connects the historic building to the new construction creating an interstitial space. The Guidelines for Exterior Maintenance and Alterations states that the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. Staff finds the proposed roof structure appropriate.
- n. **NEW CONSTRUCTION: DOORS AND WINDOWS** – The applicant has proposed Jeldwen Epicvue clad wood windows and doors but has not submitted any manufacturer specifications. Staff finds the applicant should submit all manufacturer specifications to staff for review prior to the issuance of a COA.

RECOMMENDATION:

Staff recommends approval to:

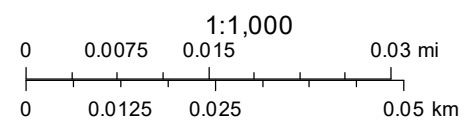
1. Modify the fenestration pattern of the front façade, East and West facades and materiality of historic structure with the following stipulations.

- a. That the applicant submit all manufacturer specifications of the windows, doors and composite siding to staff for review prior to the issuance of a COA based on findings a, c, d, and e.
2. Construct a new accessory structure measuring 888 sf at the NE corner of the lot featuring four light monitors and a wooden frame roof structure that bridges the primary existing building and the new rear accessory with the following stipulation.
 - a. That the applicant submit final scaled and dimensioned drawings, window and door manufacturer specifications, and siding specifications to staff for review prior to the issuance of a COA based on findings a, k, l and n.
3. Install a new decomposed granite parking pad measuring approximately 1,100 sf at the NW corner of the lot bound by a horizontal wood composite fence along the NE border of the parking pad with the following stipulations.
 - a. That the applicant submit a comprehensive site plan indicating any proposed planting specifications, dimensions of proposed walkways/flatwork and material and height specifications for the proposed fencing to staff for review prior to the issuance of a COA based on finding a and i.

City of San Antonio One Stop



April 30, 2025



1931 Sanborn Fire Insurance Map

80

SAN ANTONIO, VOL. I.

86

85

91

90



Existing Conditions



Southwest Elevation



Southeast Elevation



Northeast Elevation



Northwest Elevation

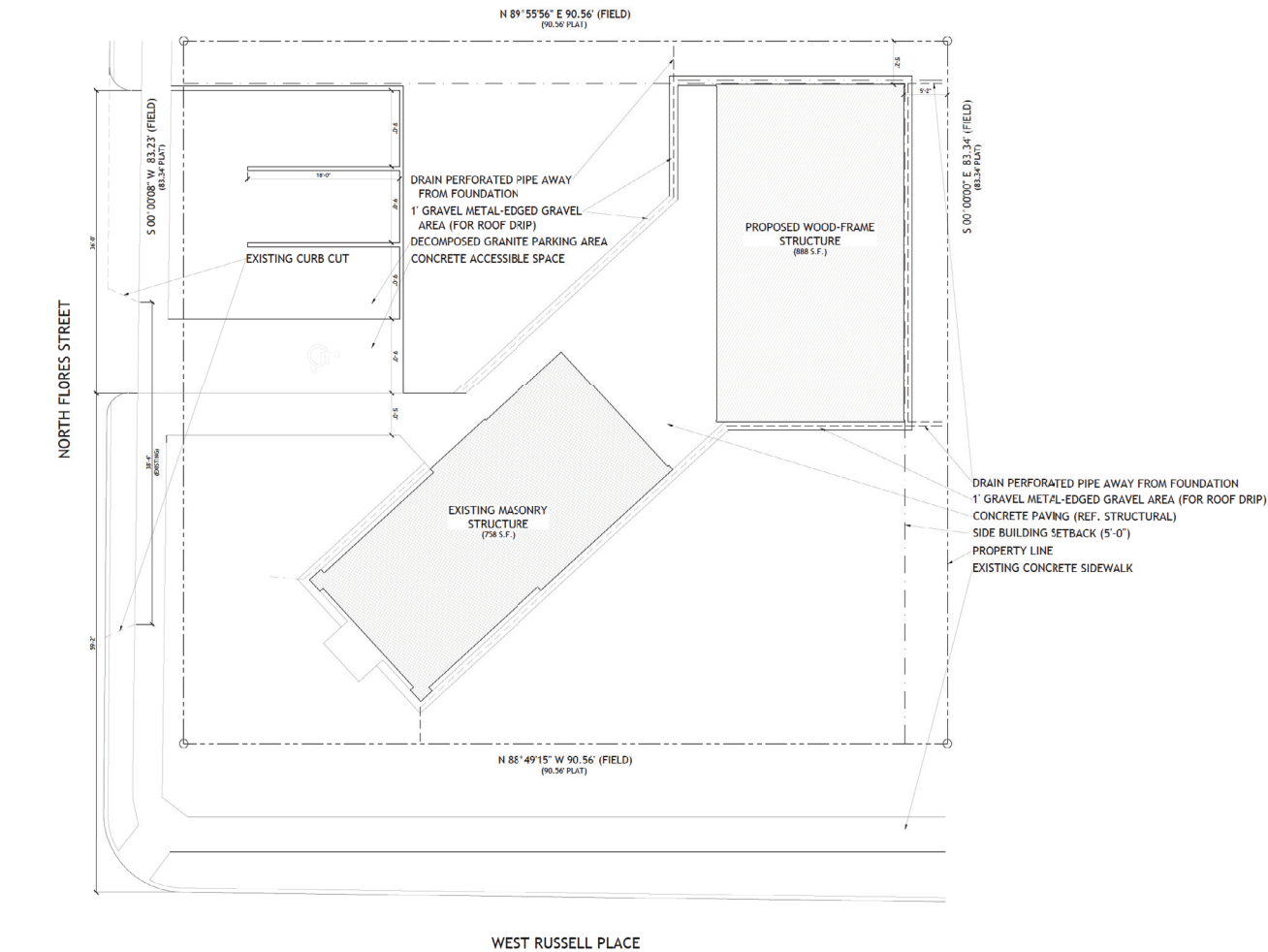


HIWORKS

2602 N Flores St

Proposed Site Plan

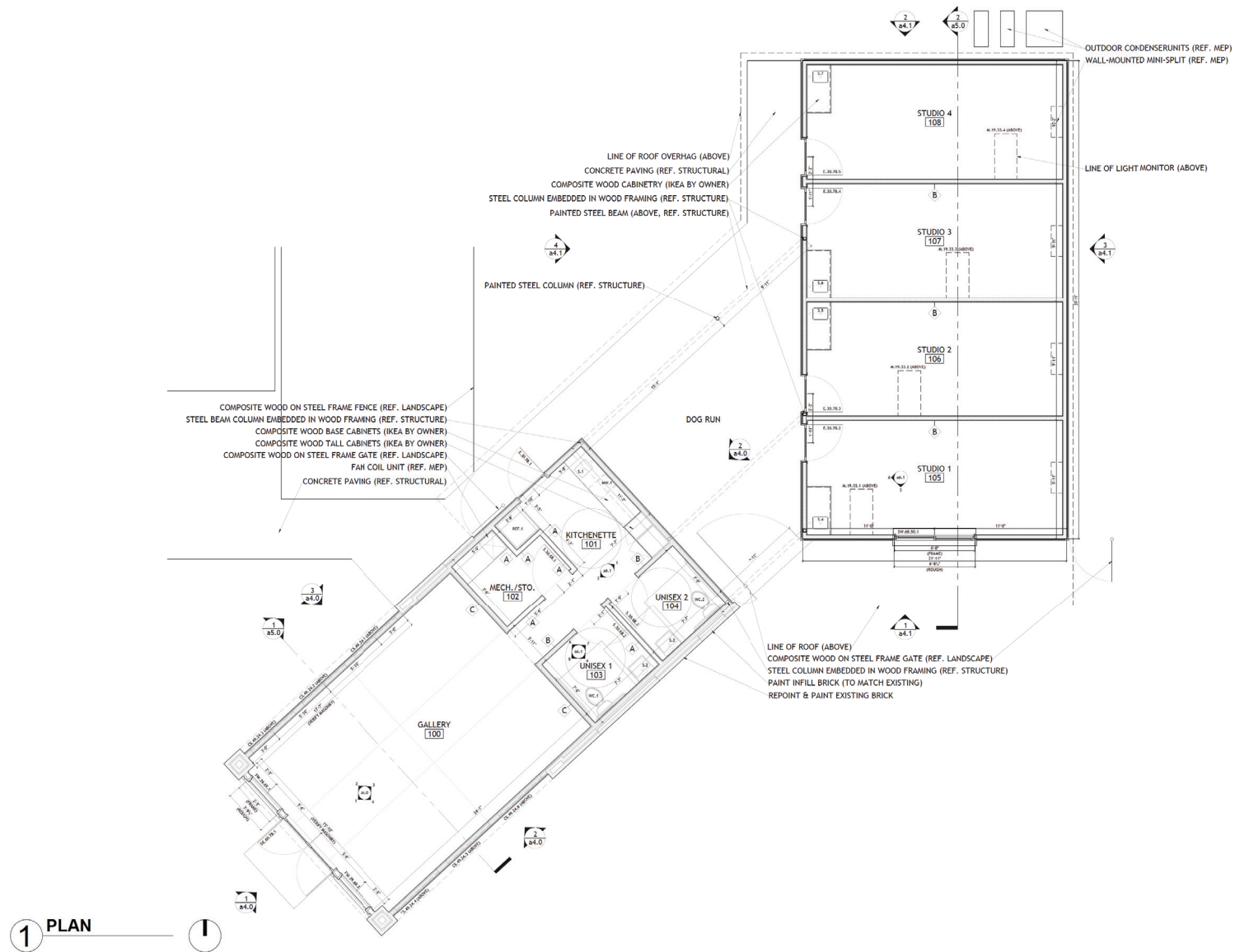
- referenced from drawing set
- not to scale



1 SITE PLAN 1

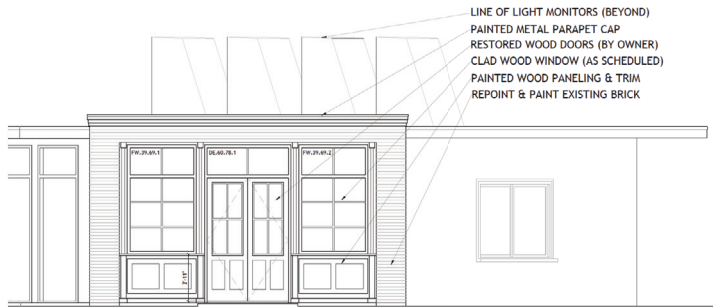
Proposed Plan

- referenced from drawing set
- not to scale

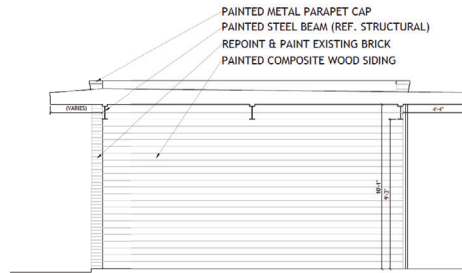


Proposed Elevations (Existing Structure)

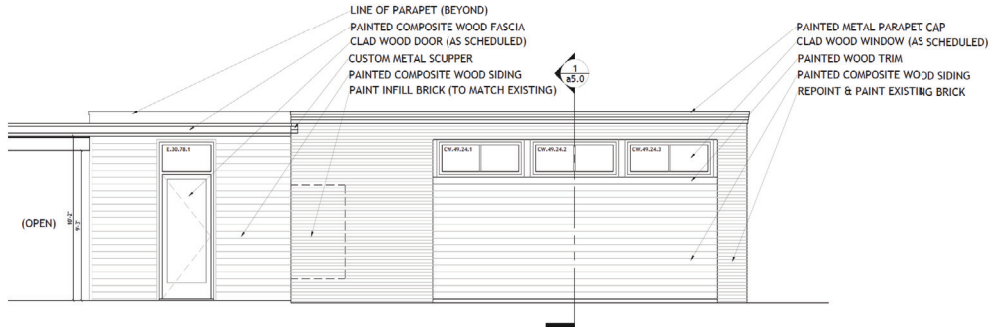
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- not to scale



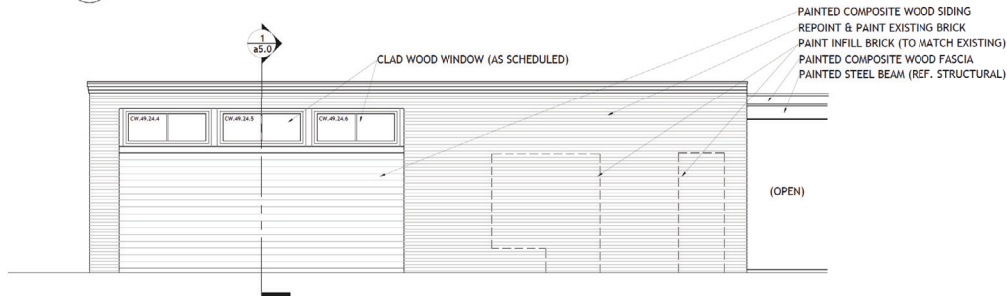
1 **SOUTHWEST ELEVATION**



2 **NORTHEAST ELEVATION**



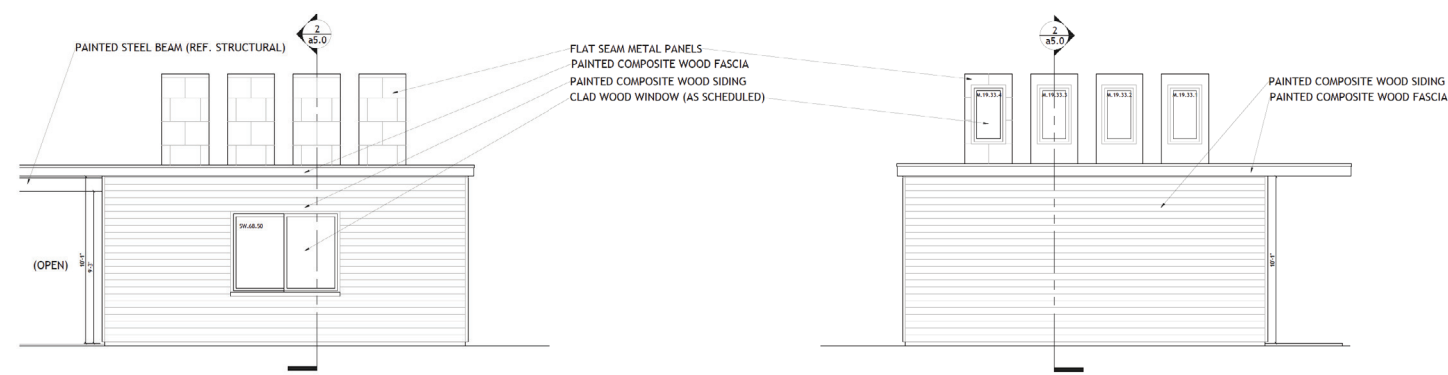
3 **NORTHWEST ELEVATION**



4 **SOUTHEAST ELEVATION**

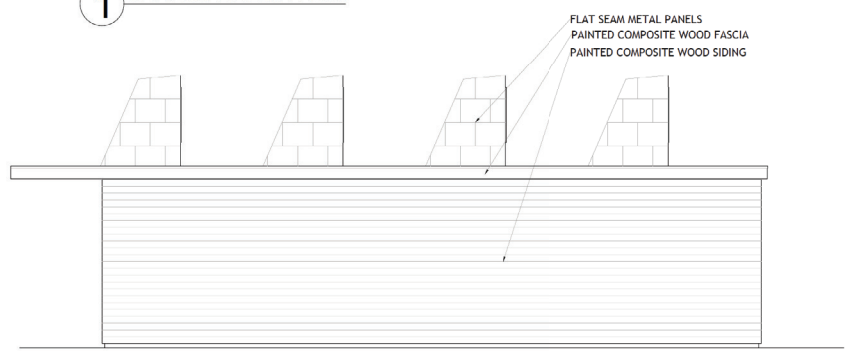
Proposed Elevations (New Structure)

- referenced from drawing set
- not to scale

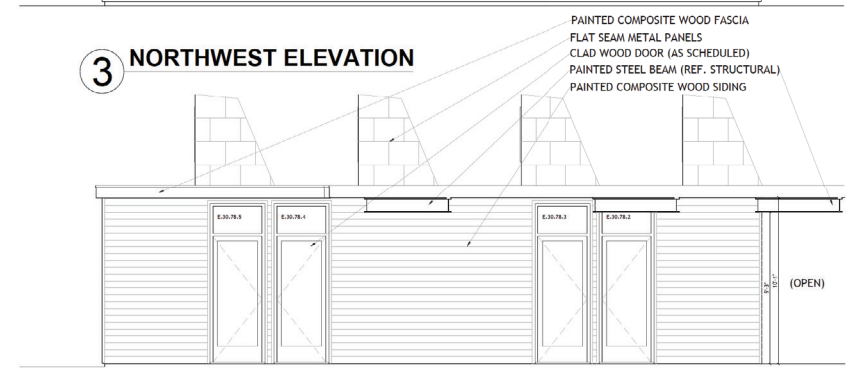


1 SOUTH ELEVATION

2 NORTH ELEVATION



3 NORTHWEST ELEVATION



4 SOUTHEAST ELEVATION

Proposed Materials



Painted Composite Wood



Dynaclad - Flat Lock Metal Panel
(exterior of light monitor)



Luxury Bronze
exterior color of Jeld Wen EpicVue
wood windows and doors



Note:
Existing brick to be cleaned and repointed.



03.27.2025

MAYDAY COLLECTIVE

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210.390.3930
architect

POLENDO ENGINEERING
3707 SAINT MARY'S, #121
SAN ANTONIO, TEXAS 78212
210.927.2222
structural engineer

MAYDAY COLLECTIVE

project title

CONSTRUCTION DOCUMENTS

release

COMMERCIAL

building use

EXISTING (renovation)
ADDITION (enclosed)
ADDITION (covered)
project size

758 SQ FT
888 SQ FT
678 SQ FT

ARCHITECTURAL

a0.0 COVER
a0.1 NOTES / LIFE SAFETY
a1.0 SITE PLAN
a2.0 PLANS
a2.1 PLANS
a2.2 PLANS
a2.3 PLANS
a2.4 PLANS
a2.5 PLANS
a3.0 SCHEDULES
a4.0 BUILDING ELEVATIONS
a4.1 BUILDING ELEVATIONS
a5.0 SECTIONS
a6.0 INTERIOR ELEVATIONS
a6.1 INTERIOR ELEVATIONS
a7.0 DETAILS

STRUCTURAL

s0.0 GENERAL NOTES
s1.0 FOUNDATION PLAN
s1.1 WALL FRAMING & BRACING PLAN
s1.2 CEILING / ROOF FRAMING PLAN
s2.0 FOUNDATION DETAILS
s2.1 FOUNDATION DETAILS
s3.0 WALL FRAMING & BRACING PLAN
s3.1 CEILING & ROOF FRAMING DETAILS
s3.2 CEILING & ROOF FRAMING DETAILS

2411
project number

CONSTRUCTION DOCUMENTS
MARCH 27, 2025
release

a0.0

COVER

MAYDAY COLLECTIVE
project title

PROJECT NARRATIVE

This renovation of a 1920 gas station seeks to convert the building to art gallery while adding four artist studio spaces.

GENERAL PROJECT REQUIREMENTS

DRAWINGS

Numerical dimensions shall take precedence over scaled dimensions. All dimensions are to face of studs or face of existing walls unless otherwise shown or noted.

If instructions or drawings are inconsistent, unclear or if a piece of information is omitted, the Architect shall be contacted for clarification before Contractor proceeds with construction. The Owner agrees that the Architect is not responsible for any delays or additional costs due to Owner and Contractor's failure to contact the Architect for such clarifications.

The Contractor is responsible for making sure that the following items are maintained on the job site premises at all times during the pendency of the project: (1) a current Construction Document Set; and (2) a notebook containing all change orders and addendums as they are issued.

The Architect is not responsible for, and shall be held harmless from, any changes, to or variances or departures from, these drawings and specifications. All changes, variances or departures to or from these drawings and specifications are prohibited without express, written notification approval by the Architect.

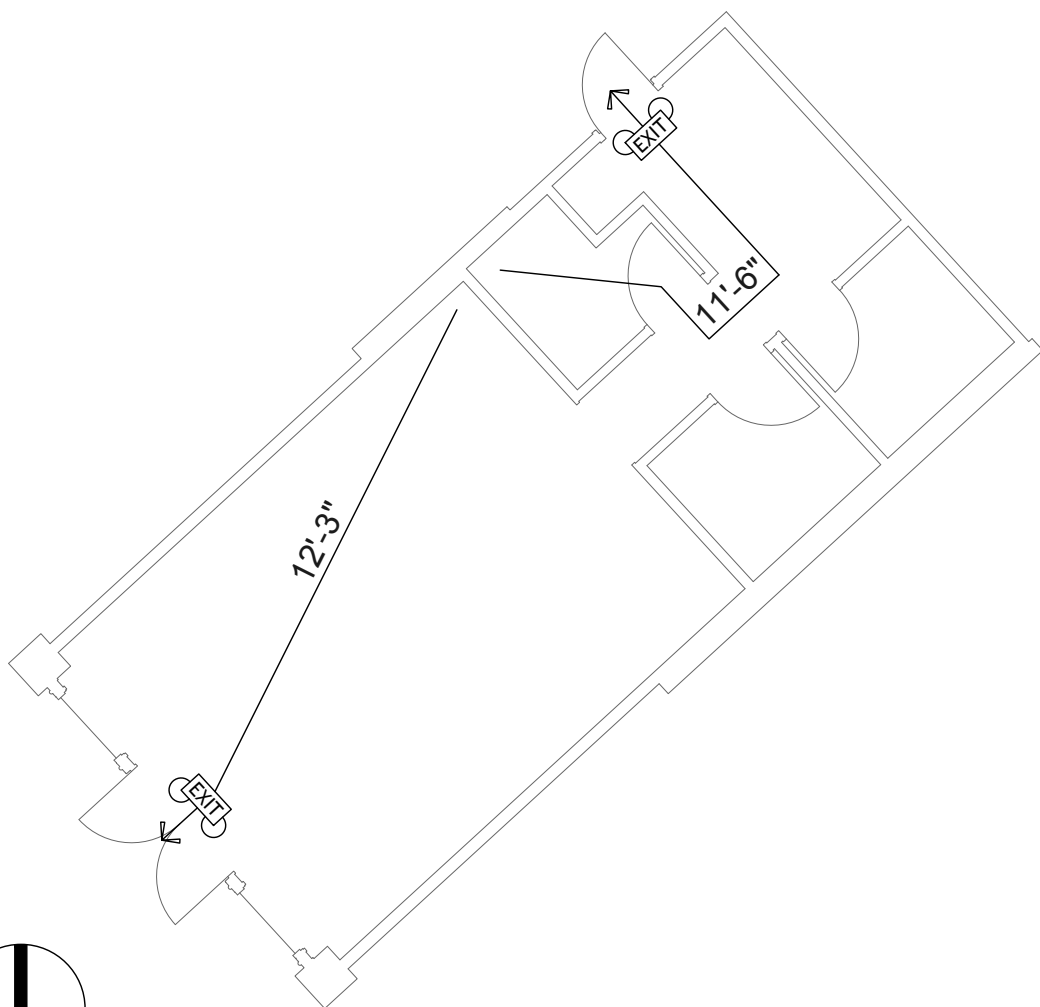
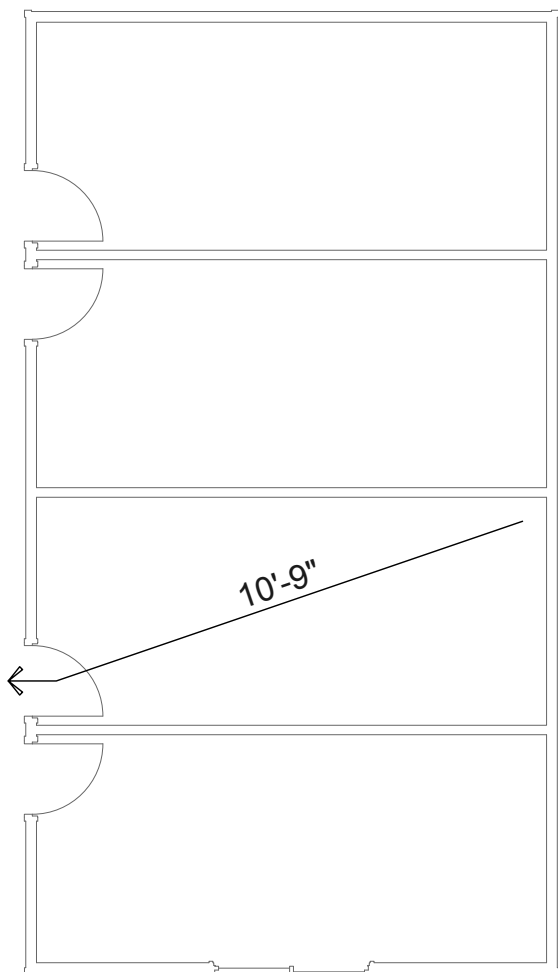
This plan and the designs contained herein are the property of the Architect and may not be reproduced, in whole or in part, without prior written consent of the Architect.

STANDARDS AND REGULATIONS

All applicable standards of construction industry and building codes have the same force and affect on performance of the work as if copied directly into these contract documents. Governing regulations have precedence over non-referenced standards, insofar as different standards may contain overlapping or conflicting requirements. The Owner and the Contractor shall comply with all local buildings codes and industry standards. The Owner agrees and acknowledges that the Contractor, and not the Architect, is responsible for adhering to all applicable standards and regulations and for obtaining all construction permits. The Owner shall ensure that construction and installation by the Contractor meet the applicable standard prescribed in the latest edition of the standards listed to the right.

LIMITATION OF LIABILITY AND DEFENSE AND INDEMNITY OBLIGATION

The Owner acknowledges and agrees that the Architect shall not be responsible or liable for any acts, omissions, FAILURES and/or errors of the Owner or the Contractor with respect to any RESPONSIBILITIES, obligations or duties of the Owner or the CONTRACTOR herein. THE OWNER IS SOLELY RESPONSIBLE FOR ANY DELAYS, ADDITIONAL COSTS OR DAMAGES ATTRIBUTABLE TO THE FOREGOING. The owner agrees to defend, indemnify and hold the Architect harmless from and against any and all claims, causes of action, damages, judgments, costs and expenses (including attorneys' fees) arising out of, related to, or caused, in whole or in part, by any acts, omissions, FAILURES and/or errors of the Owner or the Contractor with respect to any RESPONSIBILITIES, obligations or duties of the Owner or the CONTRACTOR described IN THIS TEXT.



1 LIFE SAFETY PLAN
1/8" = 1' 0"

1

APPLICABLE CODES

2021 IBC
building code

2021 IFC
fire code

2021 IBC
structural code

2021 IPC
plumbing code

2021 IMC
mechanical code

2020 NEC
electrical code

TEXAS ACCESSIBILITY STANDARDS (TAS)
accessibility code

2021 IECC
energy code

2021 IEBC
existing building code

BUILDING DATA

GROUP B
occupancy classification

TYPE V
building construction type

CLASS C
interior wall/finish type

BUILDING LIMITATIONS

40'
allowable building height

17'
actual building height

9,000 SQ FT
allowable area

building	area
gallery	670 SQ FT
studios	832 SQ FT
total	1,502 SQ FT
actual gross building area	

MEANS OF EGRESS

10
total occupant load

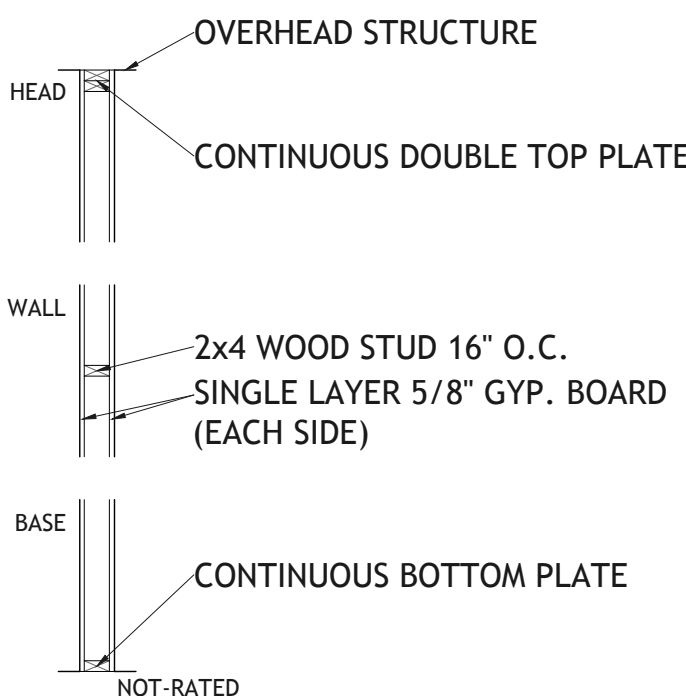
36" (for occupant loads under 50)
required egress width

246"
provided egress width

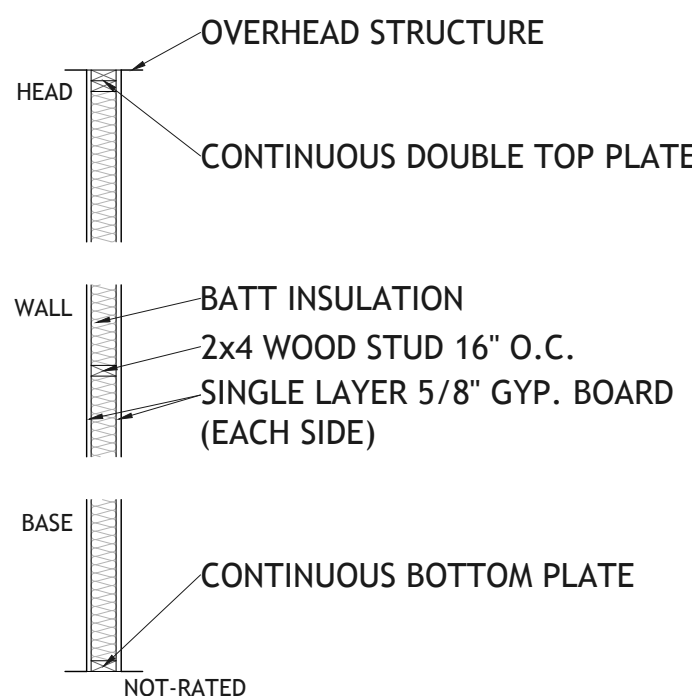
200'
travel distance allowed

12'-3"
maximum travel distance

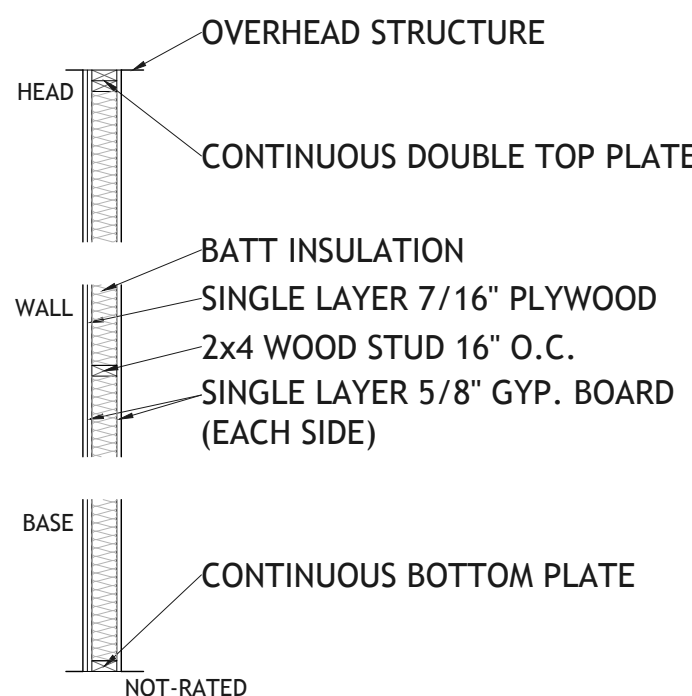
6
provided exits



A



B



C

2 WALL TYPES
NO SCALE



03.27.2025

MAYDAY
COLLECTIVE

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architect

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210.927.2222
structural engineer

2411
project number

CONSTRUCTION DOCUMENTS
MARCH 27, 2025
release

a0.1
NOTES / LIFE SAFETY

NOTES:
-DO NOT SCALE FROM DRAWINGS
-VERIFY ALL DIMENSIONS IN FIELD & WITH SURVEY
-ALL DIMENSIONS ROUNDED TO THE NEAREST INCH
-ALL DIMENSIONS TO FACE OF FINISH UNLESS OTHERWISE NOTED
-LANDSCAPE PLAN TO BE EXECUTED AS PART OF SEPARATE PHASE (BY OTHERS)



03.27.2025

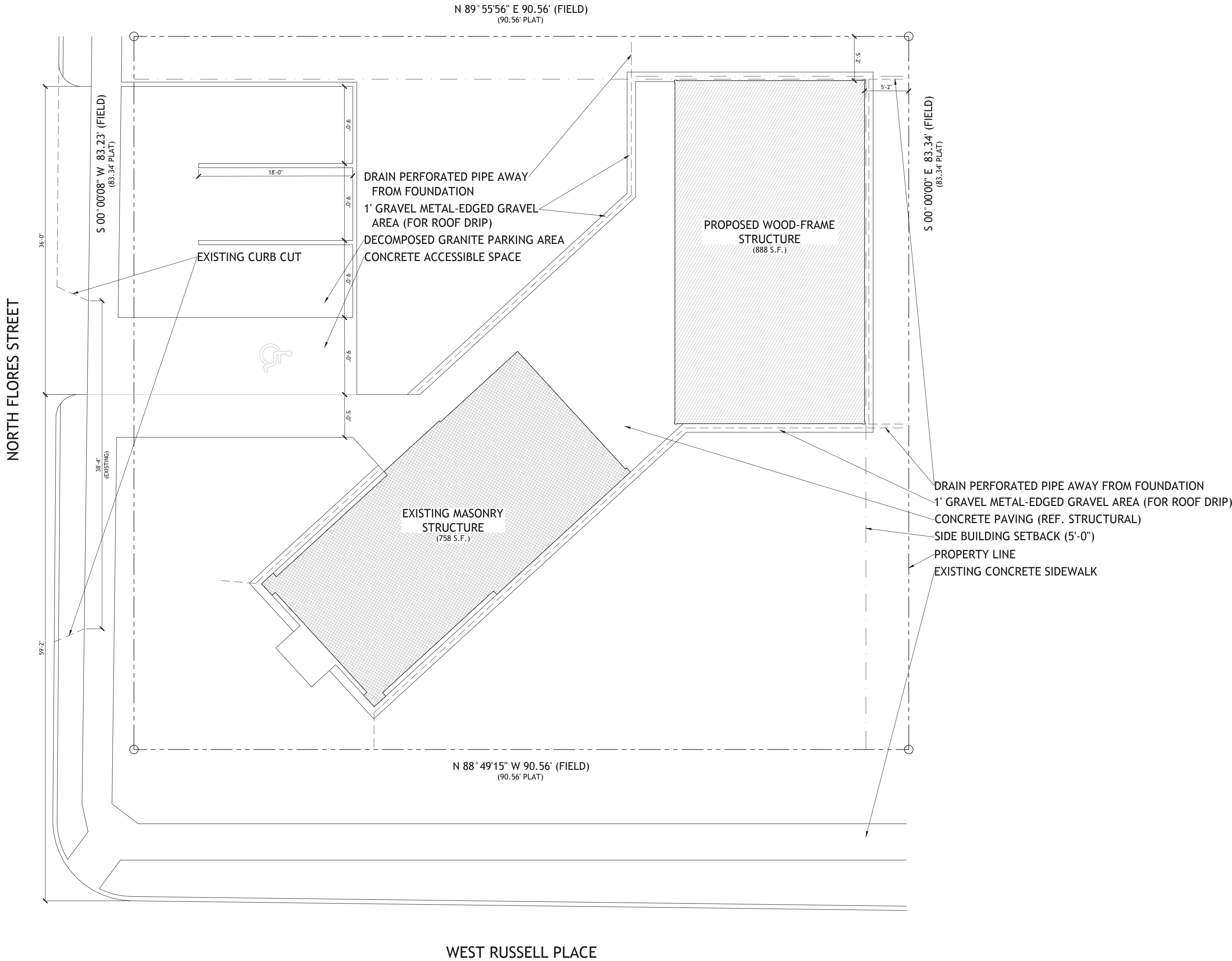
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structural engineer



NOTES:
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-VERIFY ALL DIMENSIONS IN FIELD
-ADEQUATELY SHORE STRUCTURE BEFORE DEMOLITION (REF. STRUCTURAL)



03.27.2025

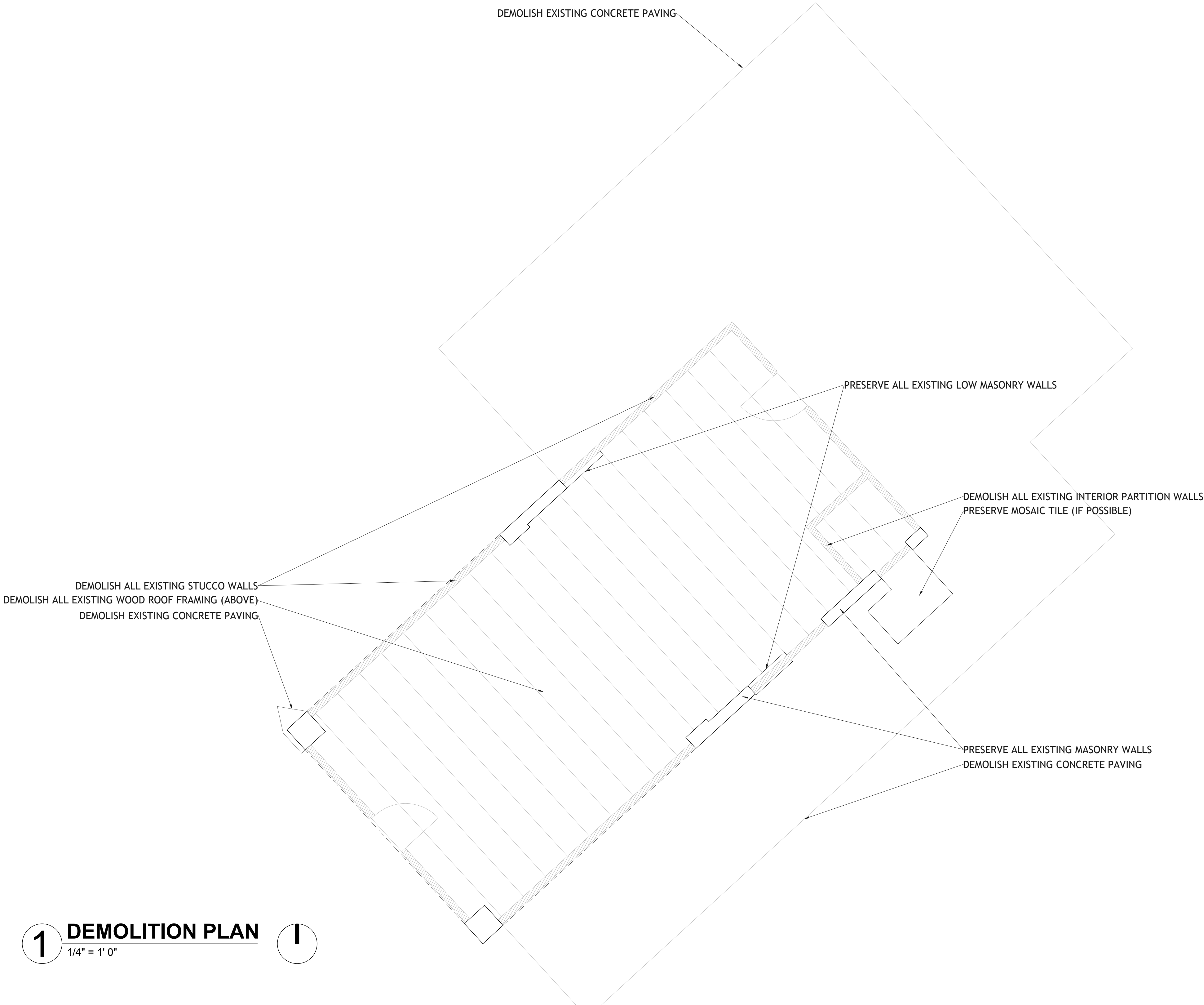
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1 DEMOLITION PLAN
1/4" = 1' 0"

2411
project number

CONSTRUCTION DOCUMENTS
MARCH 27, 2025
release

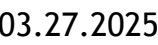
ELECTRICAL, AND PLUMBING INDICATED ON
 ON ONLY

COLUMN FOOTING (BELOW,
 REF. STRUCTURAL)
 CONCRETE CURB (REF. LANDSCAPE)
 CONCRETE PAVING (REF. STRUCTURAL)
 CONTROL JOINT (REF. STRUCTURAL)
 EXISTING CONCRETE FOUNDATION

100'-1" SIDEWALK PAVING
 100'-2" NEW TOPPING SLAB
 100'-0" EXISTING SLAB
 100'-1" SIDEWALK PAVING
 100'-2" NEW SLAB

CONCRETE TOPPING SLAB (REF. STRUCTURAL)
 COORDINATE PLUMBING LOCATIONS (REF. MEP)

PLAN



**MAYDAY
COLLECTIVE**

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owner

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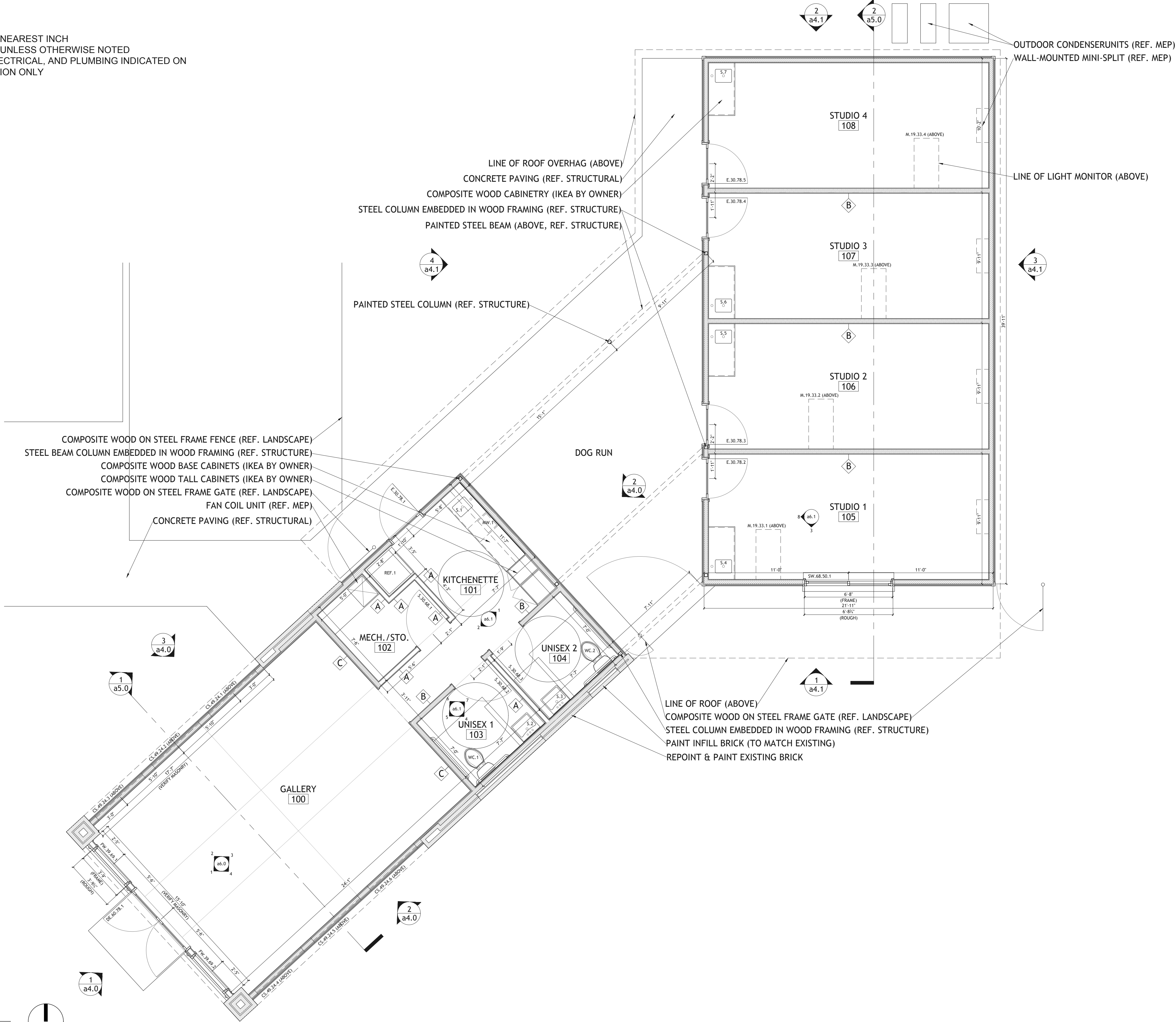
2411
project number

CONSTRUCTION DOCUMENTS
MARCH 27, 2025
release

a2.1

PLANS

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-ALL DIMENSIONS ROUNDED TO THE NEAREST INCH
-ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
-ALL STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING INDICATED ON
DRAWING IS FOR GENERAL LOCATION ONLY



1 PLAN
1/4" = 1' 0"

I

HIWORKS



03.27.2025

MAYDAY
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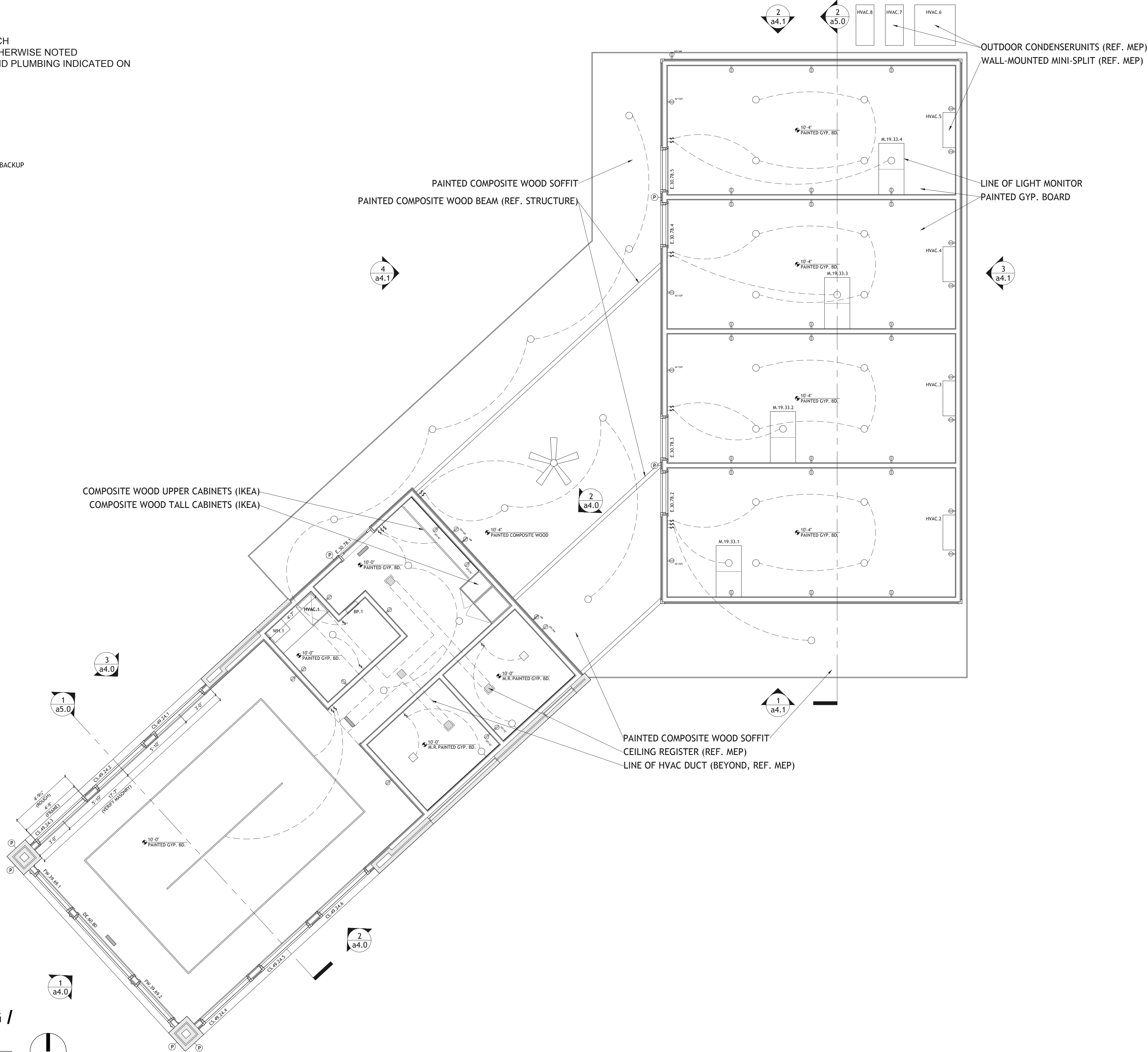
CONSTRUCTION DOCUMENTS
MARCH 27, 2025
release

a2.2
PLANS

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DRAWING IS FOR GENERAL LOCATION ONLY

KEY:

- CEILING FAN
- INTERIOR/EXTERIOR RECESSED LED CAN LIGHTING FIXTURE
- WALL-MOUNTED LED WALL SCONCE
- CEILING-MOUNTED LED EMERGENCY FIXTURE WITH BATTERY BACKUP
- CEILING-MOUNTED COMBINATION LED LIGHT / EXHAUST FAN
- CEILING-MOUNTED TRACK LIGHTING SYSTEM
- UNDER-COUNTER LED TAPE
- PHOTOVOLTAIC WALL SCONCE
- SINGLE POLE SWITCH
- TIMER SWITCH
- 110-VOLT DUPLEX RECEPTACLE
- GROUND-FAULT INTERRUPT 110-VOLT DUPLEX RECEPTACLE
- WATER PROOF 110-VOLT DUPLEX RECEPTACLE
- 220-VOLT RECEPTACLE



REFLECTED CEILING / ELECTRICAL PLAN

1

1/4" = 1' 0"

1

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03.27.2025

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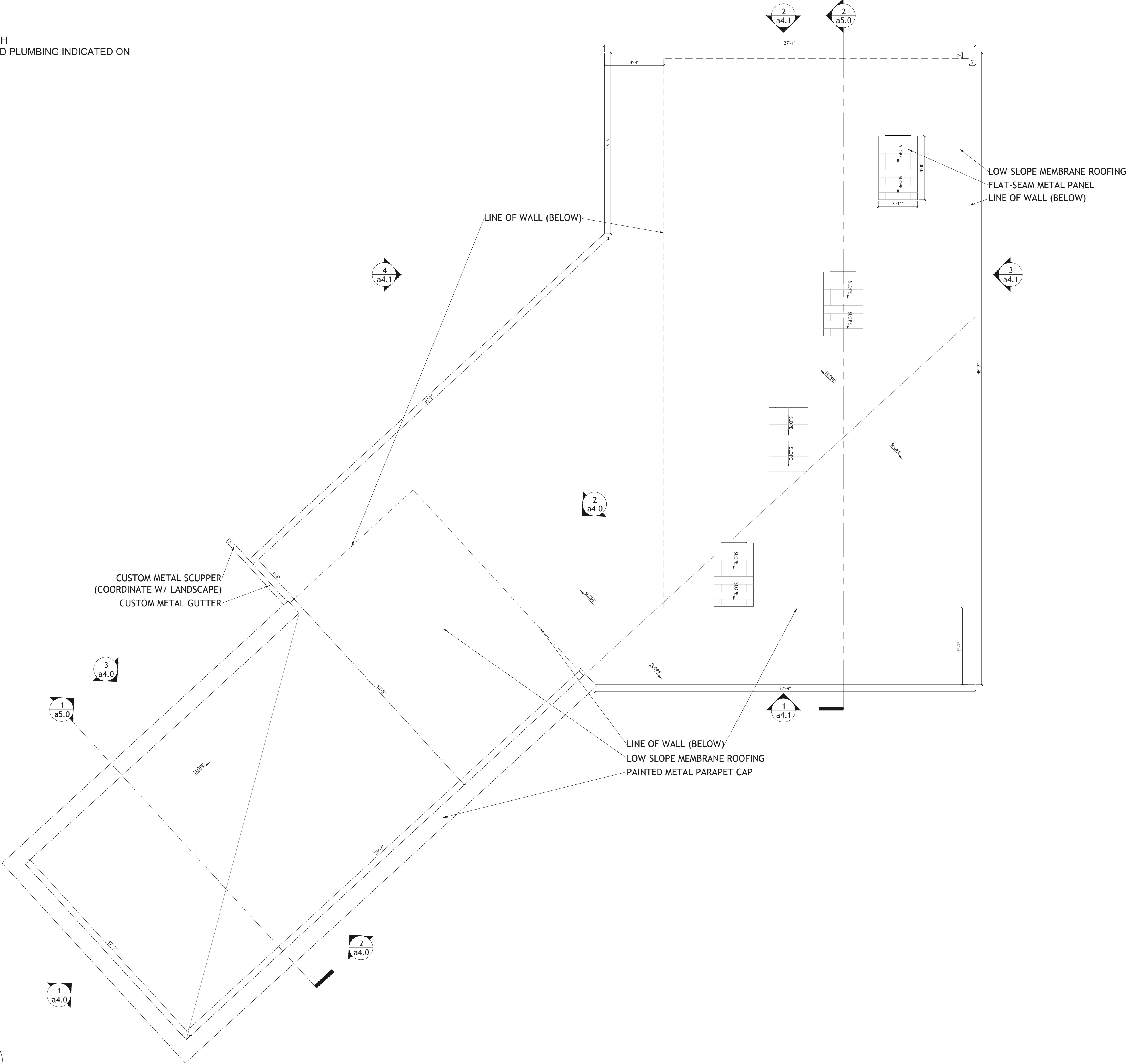
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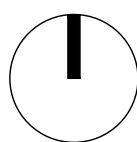
CONSTRUCTION DOCUMENTS
MARCH 27, 2025
release

a2.3
PLANS

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DRAWING IS FOR GENERAL LOCATION ONLY



1 ROOF PLAN
1/4" = 1' 0"



03.27.2025

MAYDAY COLLECTIVE

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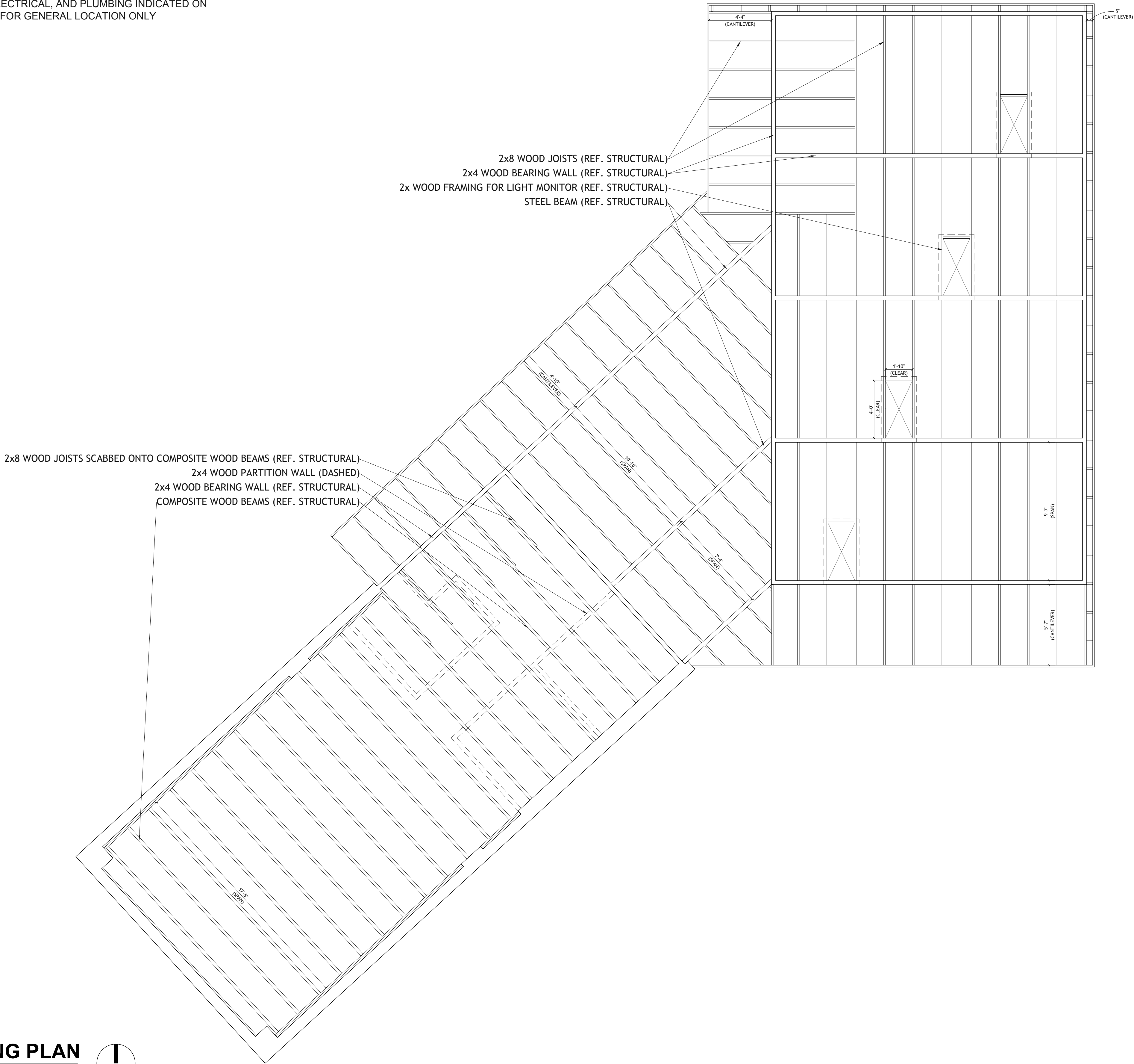
POLENDO ENGINEERING
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structural engineer

2411
project number

CONSTRUCTION DOCUMENTS
MARCH 27, 2025
release

a2.4
PLANS

NOTES:
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-ALL DIMENSIONS ROUNDED TO THE NEAREST INCH
-ALL STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING INDICATED ON
ARCHITECTURAL DRAWINGS ARE FOR GENERAL LOCATION ONLY



1 ROOF FRAMING PLAN 1
1/4" = 1' 0"



03.27.2025

MAYDAY
COLLECTIVE

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CONSTRUCTION DOCUMENTS
MARCH 27, 2025
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ROOM FINISH		wall					
tag	name	north	east	south	west	ceiling	floor
100	GALLERY	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	POLISHED CONCRETE
101	KITCHENETTE	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	POLISHED CONCRETE
102	KITCHENETTE	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	POLISHED CONCRETE
103	UNISEX 1	TILE / M.R.GYP	TILE / M.R.GYP	TILE / M.R.GYP	TILE / M.R.GYP	M.R.GYP	POLISHED CONCRETE
104	UNISEX 2	TILE / M.R.GYP	TILE / M.R.GYP	TILE / M.R.GYP	TILE / M.R.GYP	M.R.GYP	POLISHED CONCRETE
105	STUDIO 1	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	POLISHED CONCRETE
106	STUDIO 2	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	POLISHED CONCRETE
107	STUDIO 3	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	POLISHED CONCRETE
108	STUDIO 4	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	POLISHED CONCRETE

1

ROOM SCHEDULE

NO SCALE

DOORS				
tag	type	dimensions		notes
		width	height	
DE.60.78.1	DE	6'-0"	7'-8"	EXTERIOR GLASS DOUBLE SWING FRENCH DOOR (BY OWNER). VERIFY DIMENSIONS IN FIELD
E.30.78.1	E	3'-0"	7'-8"	EXTERIOR GLASS SWING DOOR (JELD WEN EPICVUE OUTSWING PATIO DOOR)
E.30.78.2	E	3'-0"	7'-8"	EXTERIOR GLASS SWING DOOR (JELD WEN EPICVUE OUTSWING PATIO DOOR)
E.30.78.3	E	3'-0"	7'-8"	EXTERIOR GLASS SWING DOOR (JELD WEN EPICVUE OUTSWING PATIO DOOR)
E.30.78.4	E	3'-0"	7'-8"	EXTERIOR GLASS SWING DOOR (JELD WEN EPICVUE OUTSWING PATIO DOOR)
E.30.78.5	E	3'-0"	7'-8"	EXTERIOR GLASS SWING DOOR (JELD WEN EPICVUE OUTSWING PATIO DOOR)
S.30.68.1	S	3'-0"	6'-8"	INTERIOR WOOD SWING DOOR
S.30.68.2	S	3'-0"	6'-8"	INTERIOR WOOD SWING DOOR
S.30.68.3	S	3'-0"	6'-8"	INTERIOR WOOD SWING DOOR

2

DOOR SCHEDULE

NO SCALE

WINDOWS				
tag	type	dimensions		notes
		width	height	
FW.39.69.1	FW	3'-9"	6'-3"	FIXED WOOD WINDOW (JELD WEN EPICVUE WINDOW), VERIFY DIMENSIONS IN FIELD
FW.39.69.2	FW	3'-9"	6'-3"	FIXED WOOD WINDOW (JELD WEN EPICVUE WINDOW), VERIFY DIMENSIONS IN FIELD
CS.49.24.1	CS	4'-9"	2'-4"	FIXED WOOD WINDOW (JELD WEN EPICVUE WINDOW)
CS.49.24.2	CS	4'-9"	2'-4"	FIXED WOOD WINDOW (JELD WEN EPICVUE WINDOW)
CS.49.24.3	CS	4'-9"	2'-4"	FIXED WOOD WINDOW (JELD WEN EPICVUE WINDOW)
CS.49.24.4	CS	4'-9"	2'-4"	FIXED WOOD WINDOW (JELD WEN EPICVUE WINDOW)
CS.49.24.5	CS	4'-9"	2'-4"	FIXED WOOD WINDOW (JELD WEN EPICVUE WINDOW)
CS.49.24.6	CS	4'-9"	2'-4"	FIXED WOOD WINDOW (JELD WEN EPICVUE WINDOW)
SW.68.55.1	SW	6'-8"	5'-0"	SLIDING WOOD WINDOW (JELD WEN EPICVUE WINDOW)
M.19.33.1	M	1'-9"	3'-3"	FIXED WOOD WINDOW (JELD WEN EPICVUE WINDOW)
M.19.33.2	M	1'-9"	3'-3"	FIXED WOOD WINDOW (JELD WEN EPICVUE WINDOW)
M.19.33.3	M	1'-9"	3'-3"	FIXED WOOD WINDOW (JELD WEN EPICVUE WINDOW)
M.19.33.4	M	1'-9"	3'-3"	FIXED WOOD WINDOW (JELD WEN EPICVUE WINDOW)

3

WINDOW SCHEDULE

NO SCALE



03.27.2025

MAYDAY

COLLECTIVE

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SAN ANTONIO, TX 78212

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210.415.3801
owner

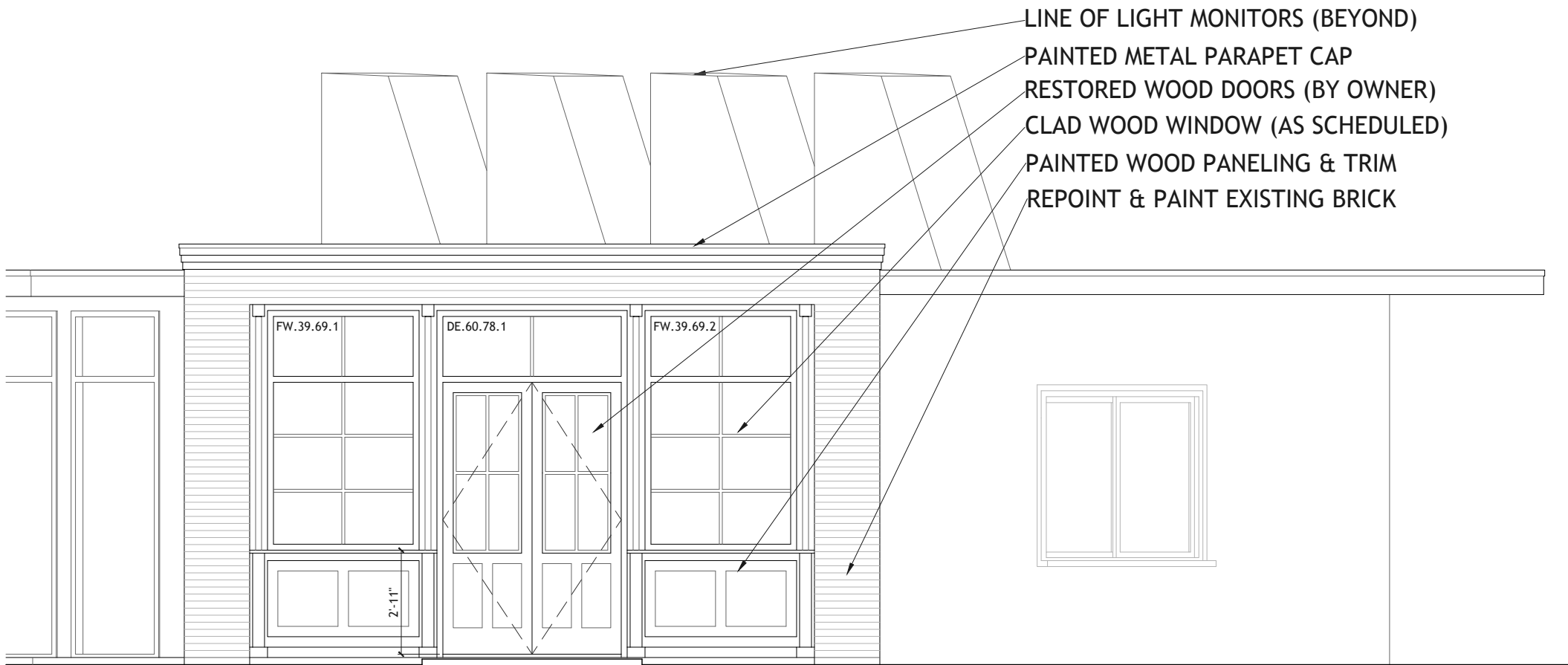
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structural engineer

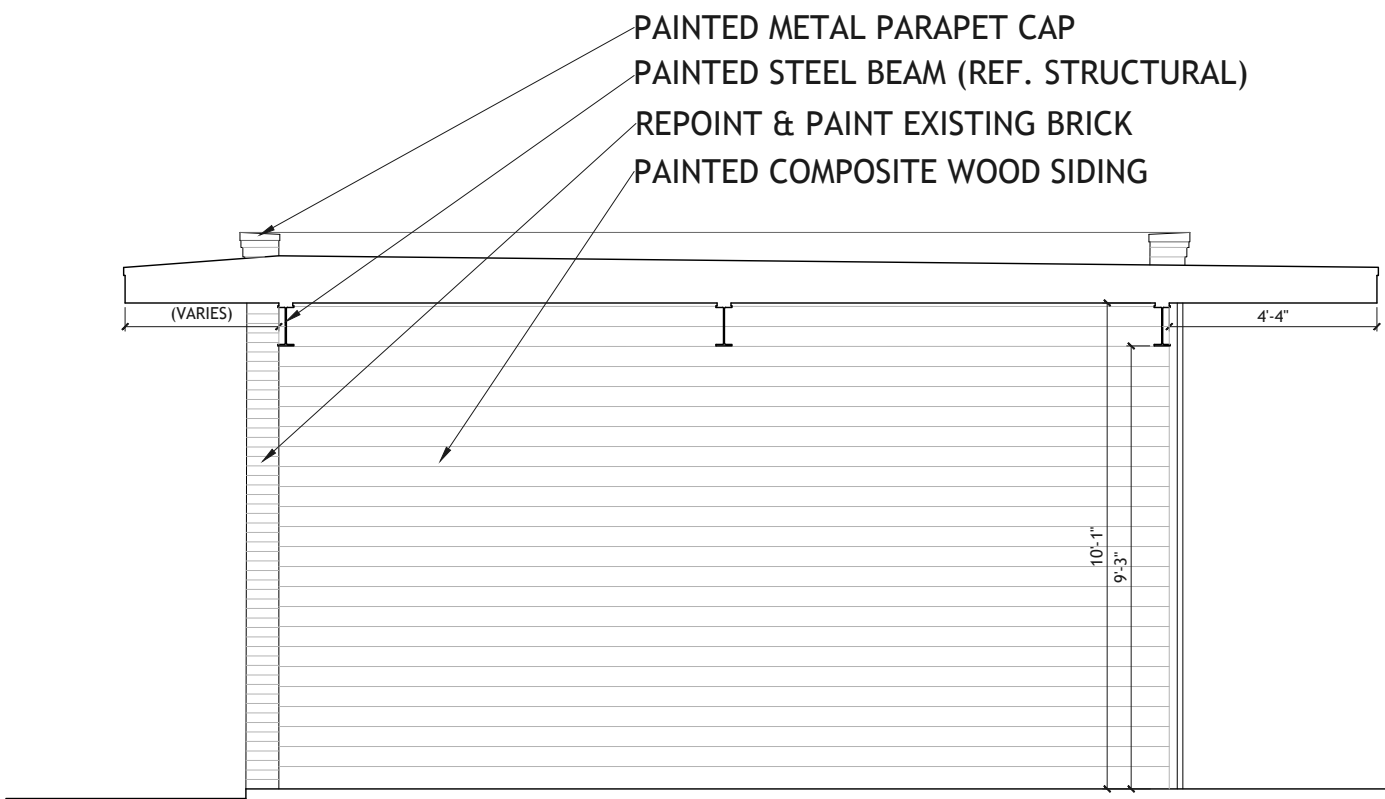
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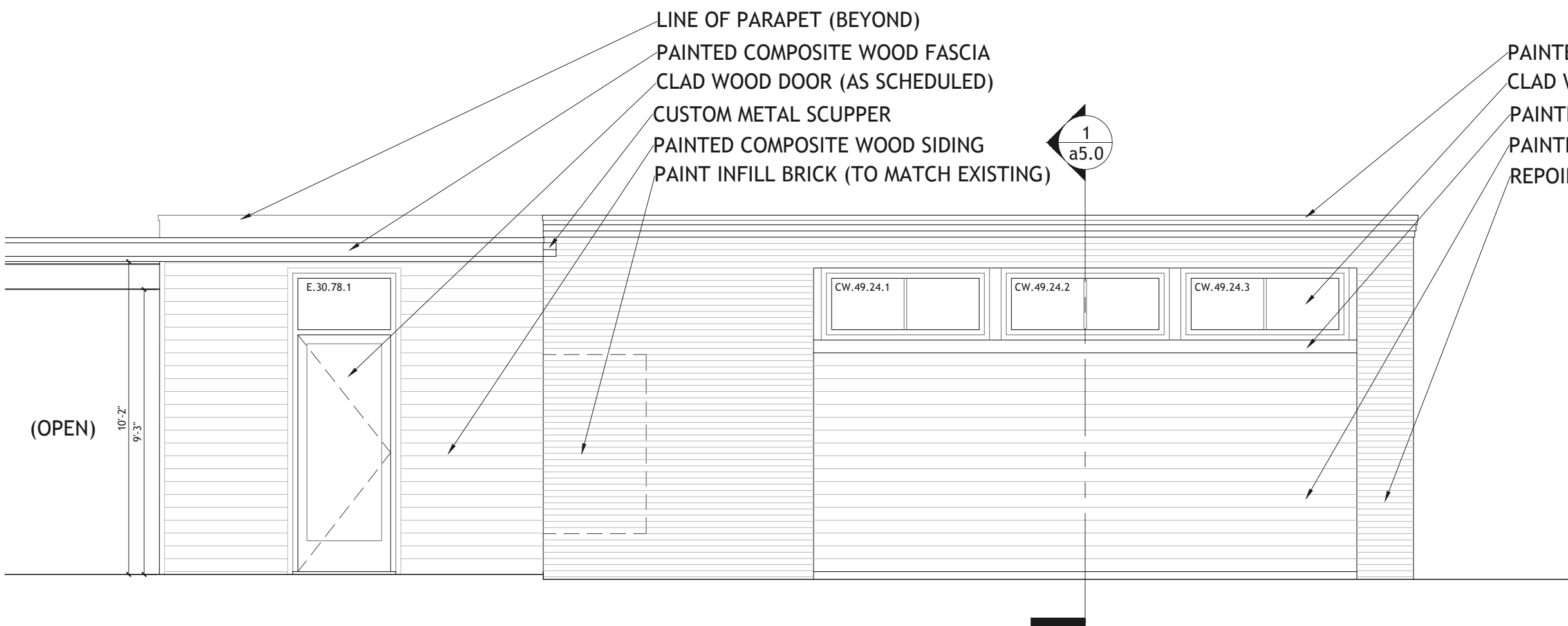
NOTES:
-DO NOT SCALE FROM DRAWINGS
-VERIFY ALL DIMENSIONS IN FIELD
-ALL DIMENSIONS ROUNDED TO THE NEAREST INCH
-ALL DIMENSIONS TO FACE OF FINISH UNLESS OTHERWISE NOTED
-ALL STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING INDICATED ON
DRAWING IS FOR GENERAL LOCATION ONLY



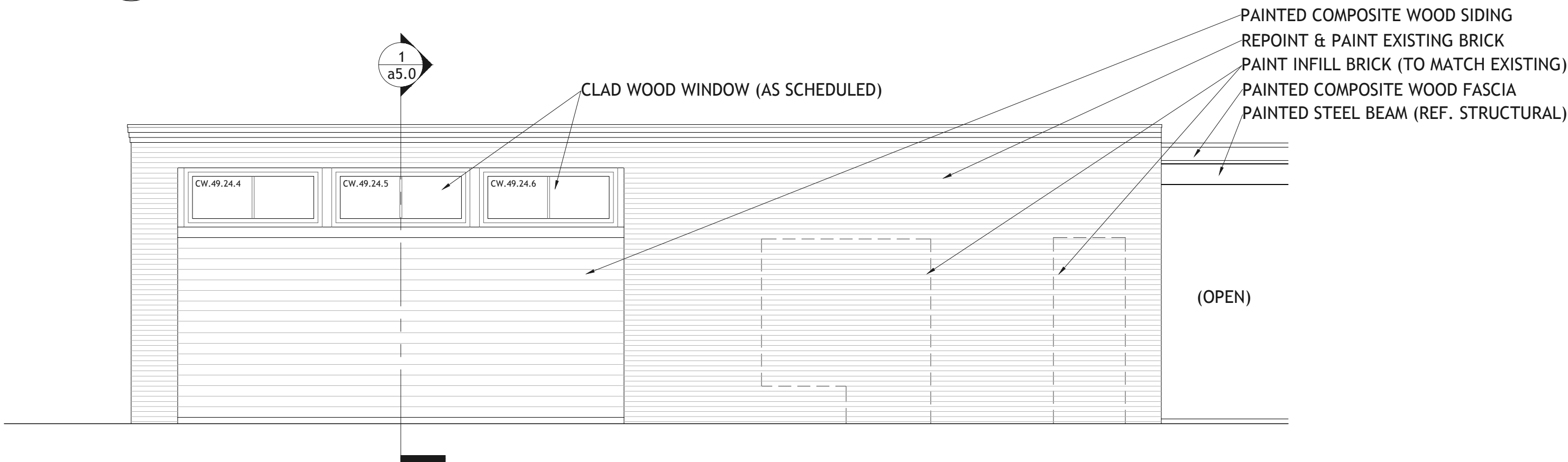
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1/4" = 1' 0"



2 NORTHEAST ELEVATION
1/4" = 1' 0"

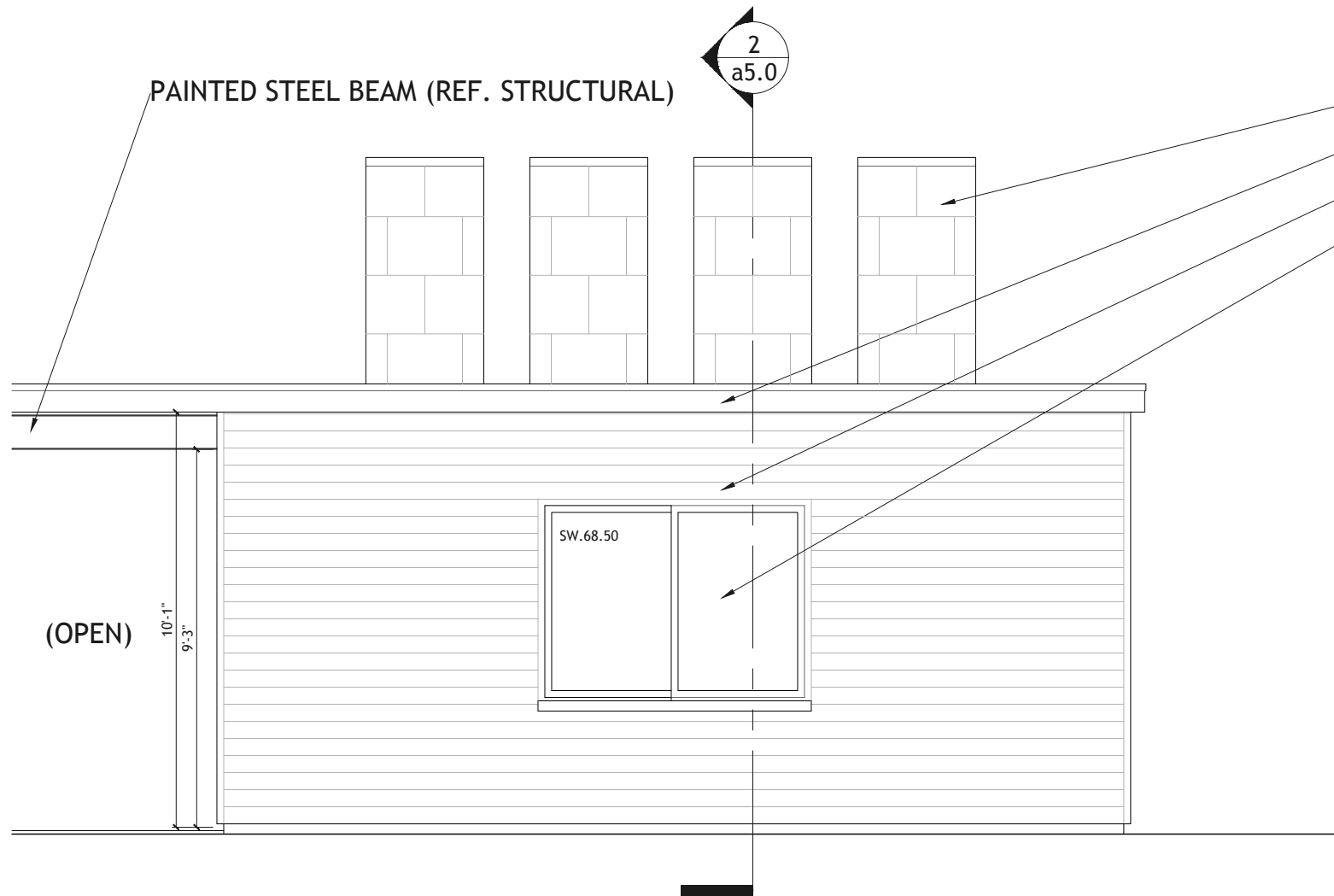


3 NORTHWEST ELEVATION
1/4" = 1' 0"

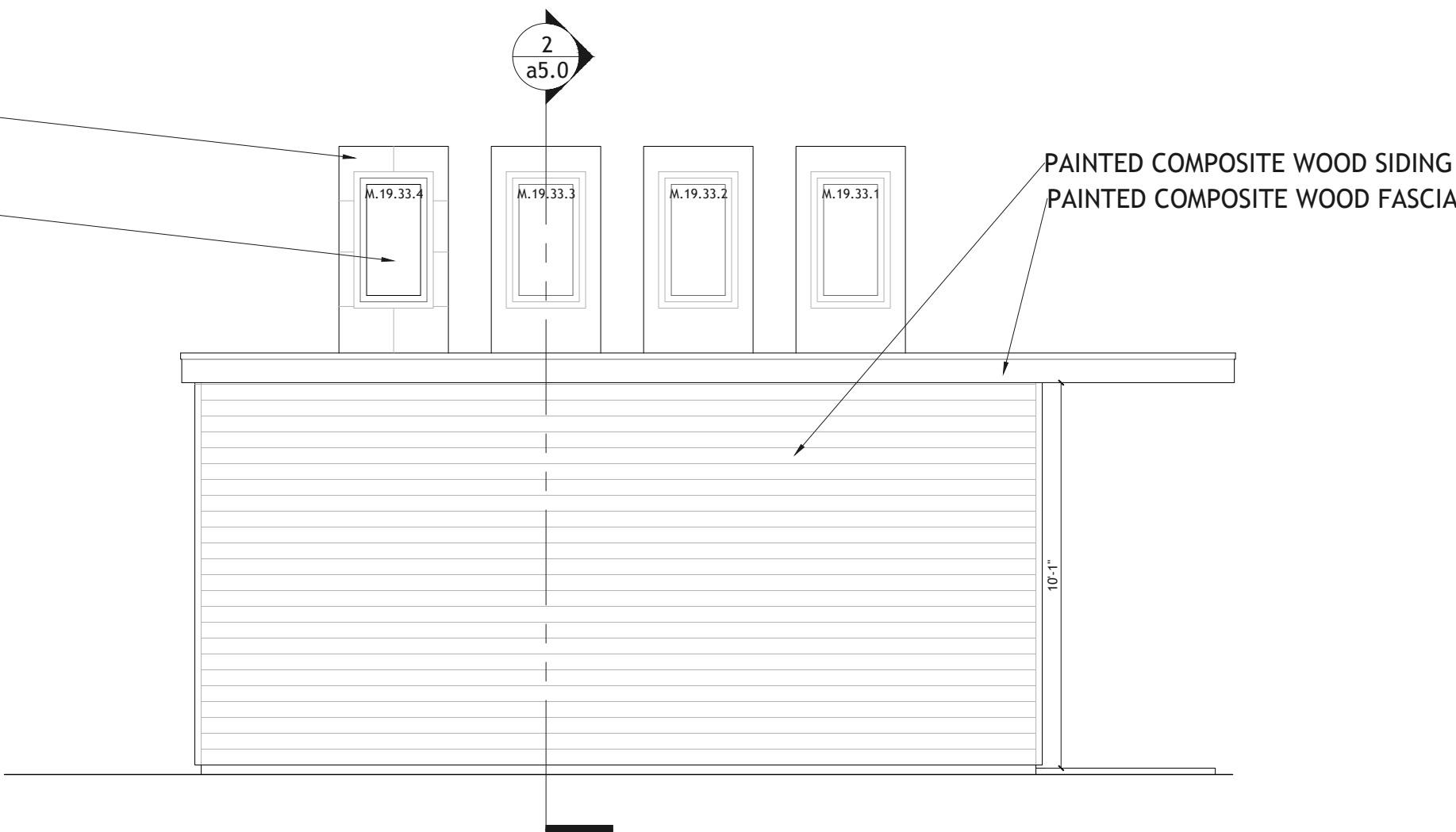


4 SOUTHEAST ELEVATION
1/4" = 1' 0"

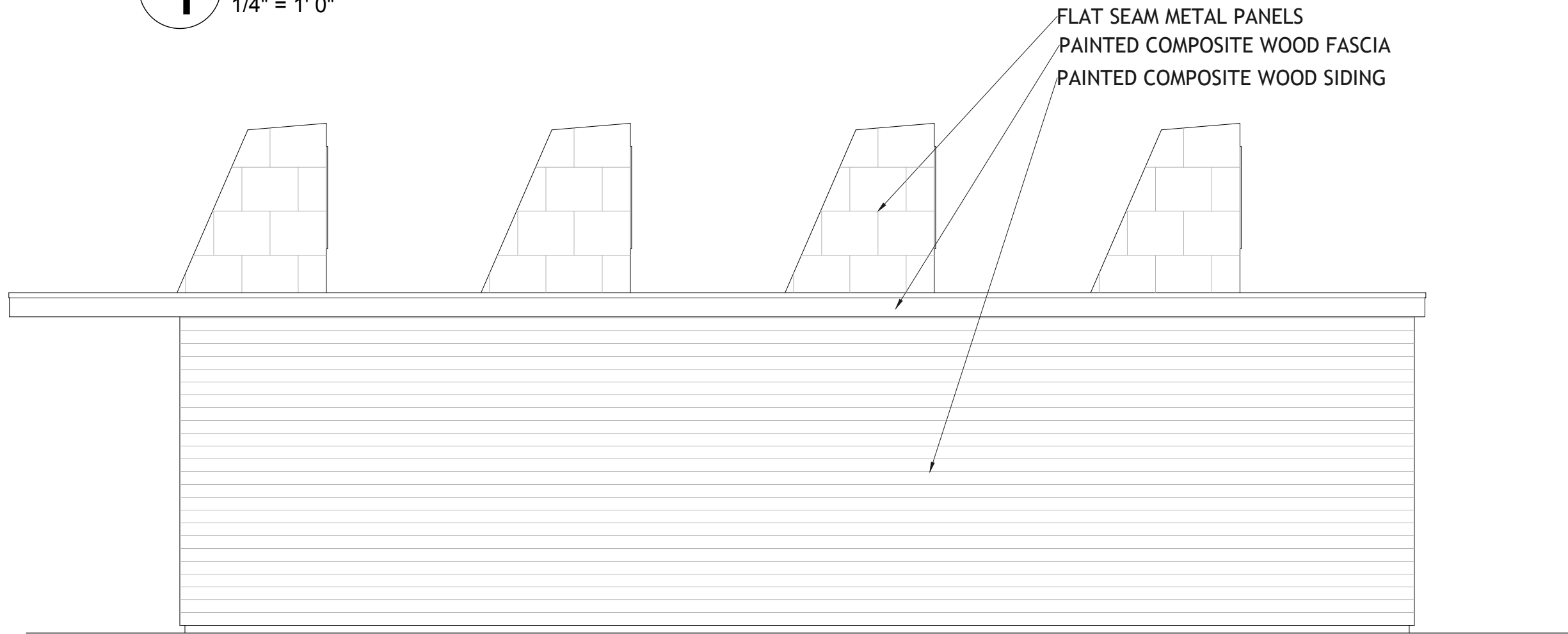
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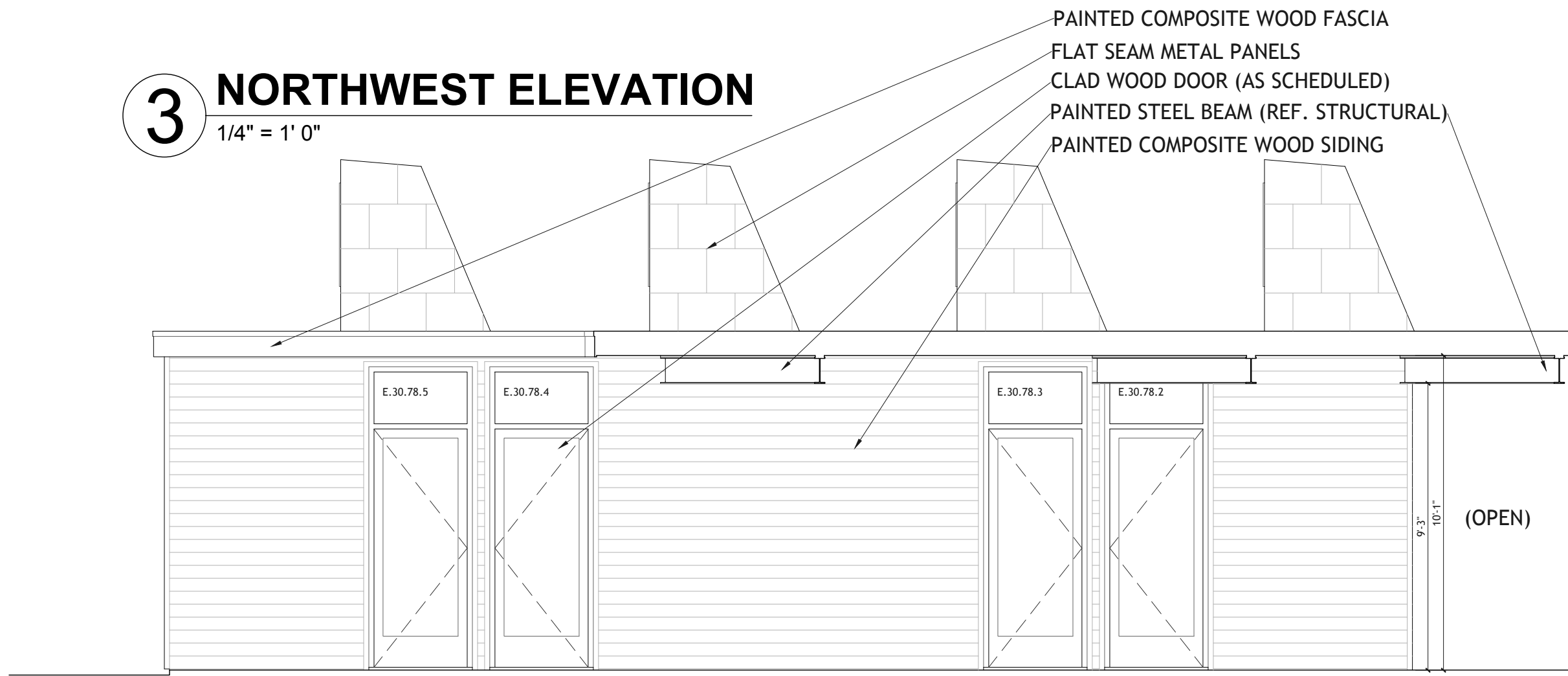
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1/4" = 1' 0"



2 NORTH ELEVATION
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3 NORTHWEST ELEVATION
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4 SOUTHEAST ELEVATION
1/4" = 1' 0"



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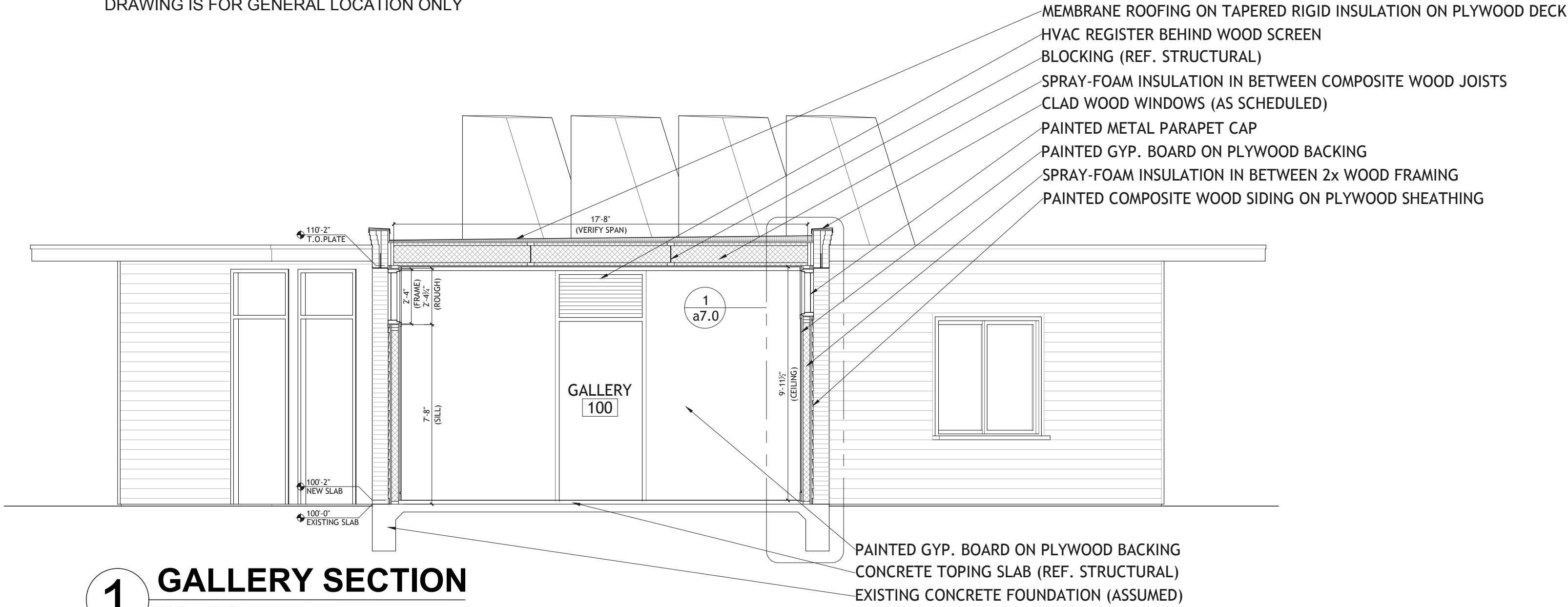
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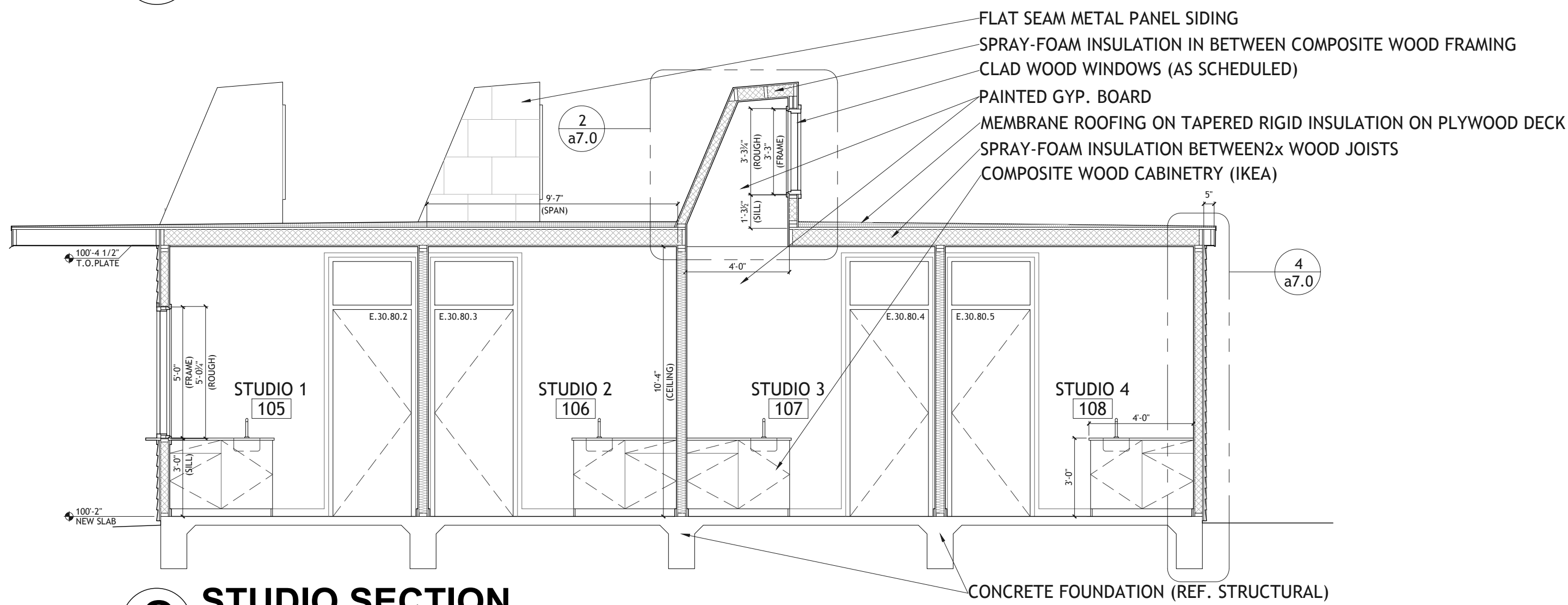
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BUILDING ELEVATIONS

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DRAWING IS FOR GENERAL LOCATION ONLY



1 GALLERY SECTION
1/4" = 1' 0"



2 STUDIO SECTION
1/4" = 1' 0"



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a5.0
SECTIONS

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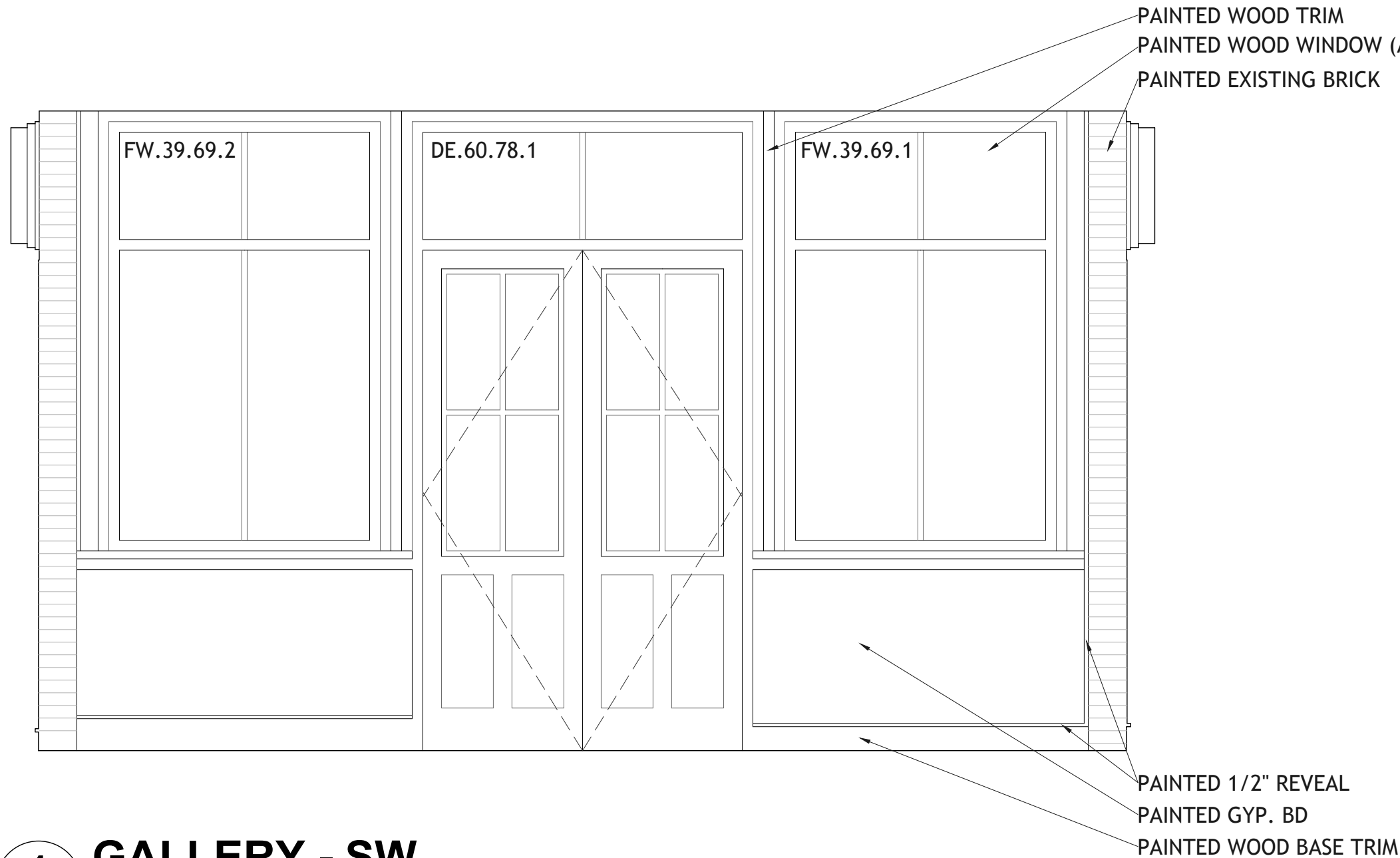
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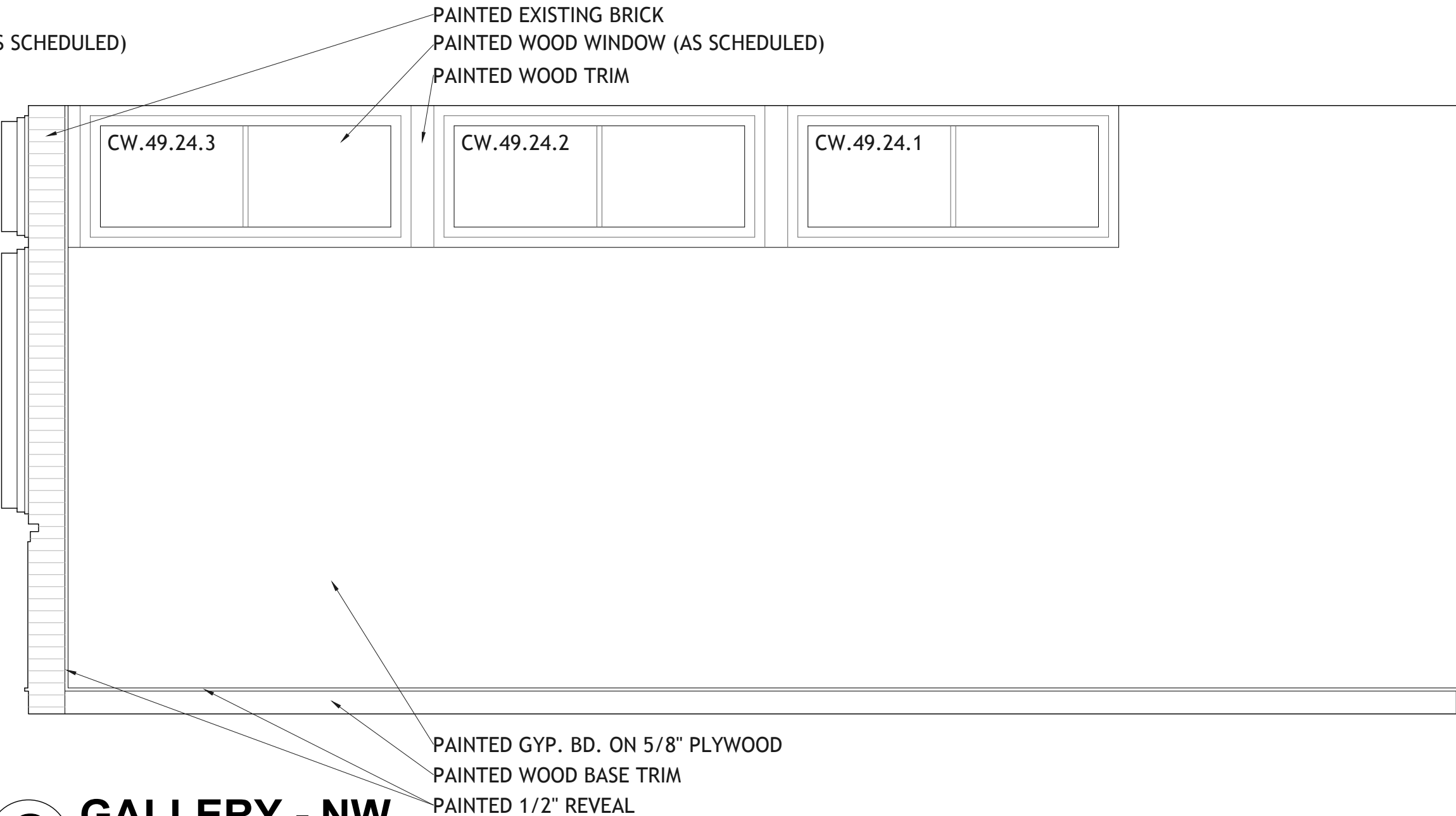
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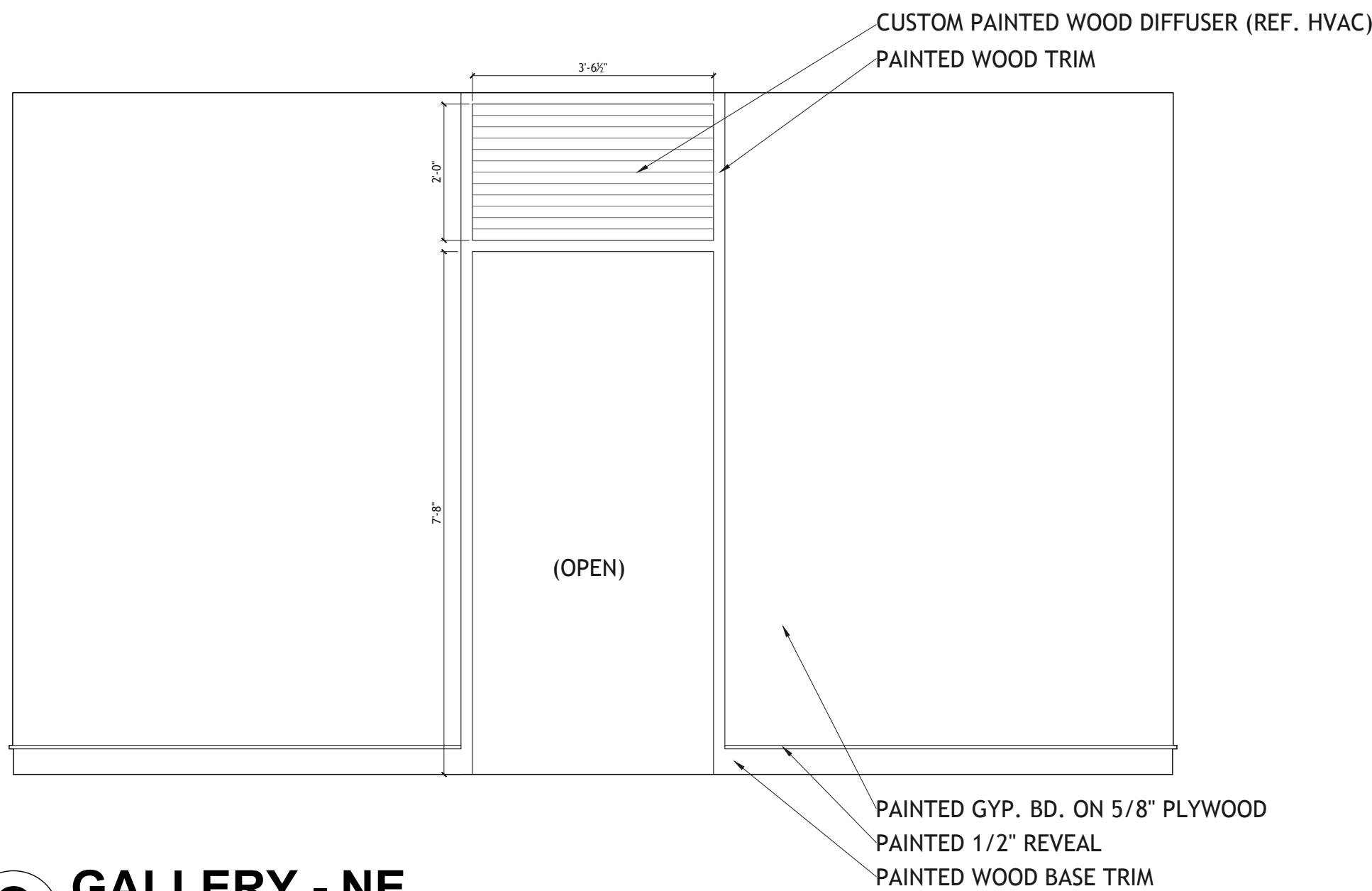
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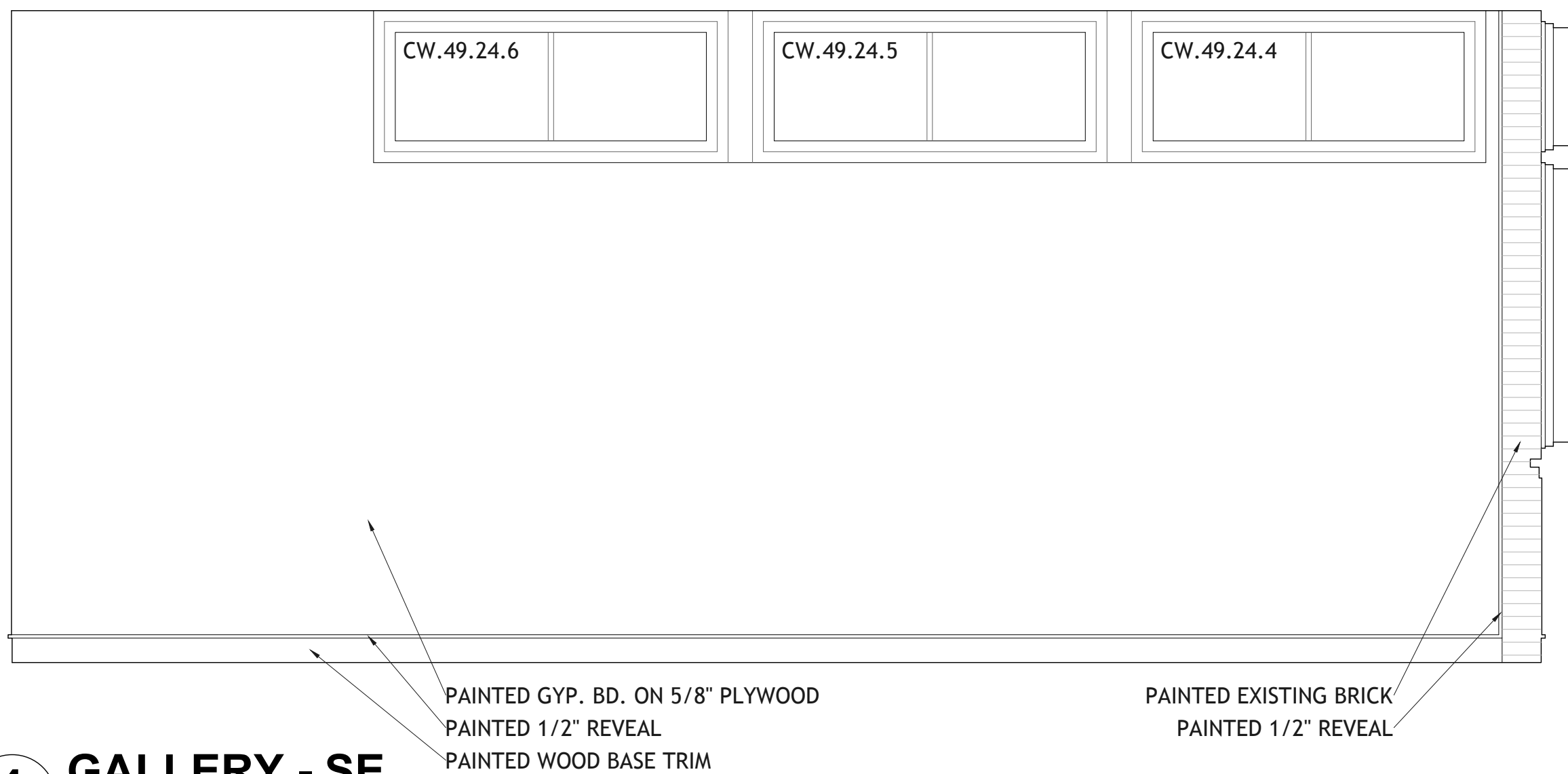
1 GALLERY - SW
1/2" = 1' 0"



2 GALLERY - NW
1/2" = 1' 0"



3 GALLERY - NE
1/2" = 1' 0"



4 GALLERY - SE
1/2" = 1' 0"

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project number

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INTERIOR ELEVATIONS

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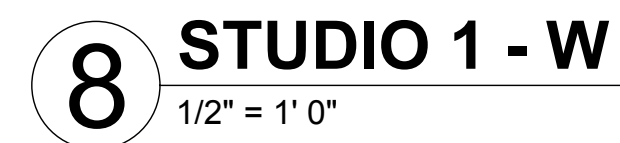
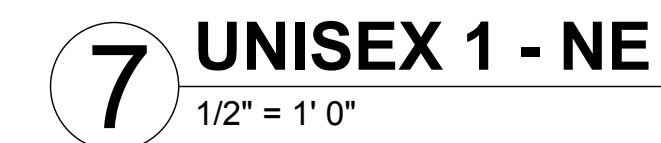
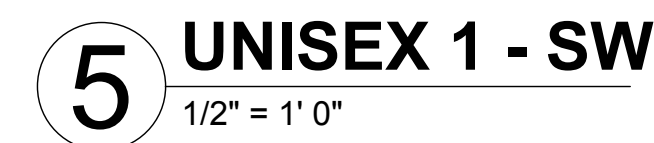
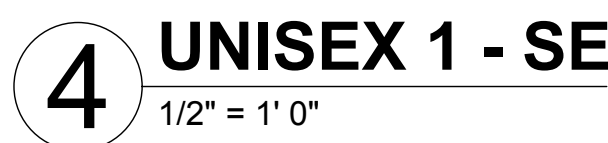
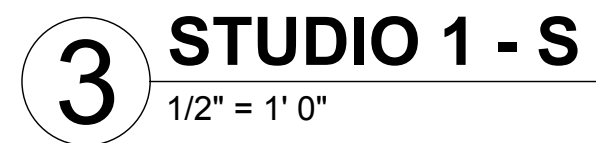
A circular professional seal for Brantley Hightower, a Registered Architect in the State of Texas. The seal features a five-pointed star in the center, with the text "BRANTLEY HIGHTOWER" curved along the top and "20494" at the bottom. The outer ring of the seal contains the words "REGISTERED ARCHITECT" at the top and "STATE OF TEXAS" at the bottom, separated by small stars.

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INTERIOR ELEVATIONS



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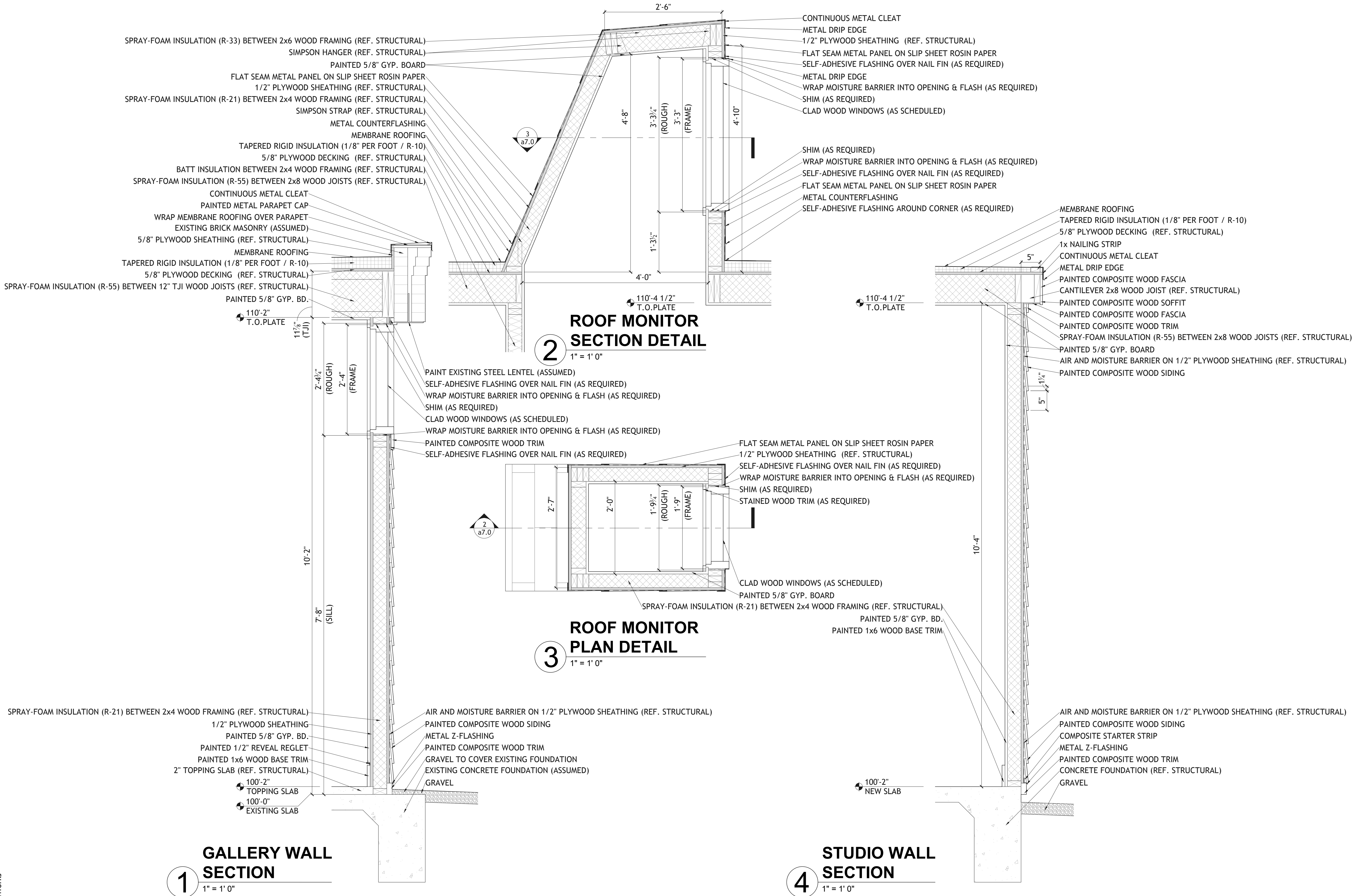
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DETAILS



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- GENERAL NOTES
1.

CODES AND ORDINANCES: 2021 INTERNATIONAL BUILDING CODE.

2.

IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANS / SPECIFICATIONS AND APPLICABLE CODES AND ORDINANCES THE MORE STRINGENT PROVISION SHALL APPLY. ALL REFERENCED STANDARDS, MANUALS AND PUBLICATIONS REFERENCED HEREIN SHALL BE THE LATEST EDITION.

3.

GEOTECHNICAL REPORT: THE CONTRACTOR SHALL BE FAMILIAR WITH THE GEOTECHNICAL REPORT. IF A CONFLICT OCCURS BETWEEN THESE NOTES / SPECIFICATIONS AND THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS, THEN THE MORE STRINGENT SHALL APPLY.

4.

PERMITS: OWNER OR OWNER'S DESIGNATED REPRESENTATIVE SHALL OBTAIN ALL REQUIRED PERMITS.

5.

DRAWINGS SCOPE: THESE DRAWINGS ARE INTENDED TO SHOW ONLY STRUCTURAL PLANS AND DETAILS. SEE APPROPRIATE DRAWINGS FROM OTHER DISCIPLINES SUCH AS ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND CIVIL FOR THE DESIGN, LOCATION AND SIZE OF DROPS, OPENINGS, SLEEVES, DRIVEWAYS, PATIOS, POOLS, ETC.

6.

VERIFY DIMENSIONS: CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DROPS, SLOPES, AND DETAILS OF THESE DRAWINGS WITH THOSE OF THE ARCHITECTURAL DESIGN PLANS, AND CONTRACTOR SHALL REPORT DISCREPANCIES TO ENGINEER IN WRITING AND ARCHITECT/DESIGNER PRIOR TO THE START OF CONSTRUCTION.

7.

GRADE BEAM DEPTHS: GRADE BEAM DEPTHS SHOWN IN THE PLANS, SECTIONS, DETAILS OR SCHEDULES ARE THE MINIMUM DEPTHS REQUIRED FOR THE DESIGN STRUCTURAL INTEGRITY FOR THIS FOUNDATION. THE ACTUAL CONSTRUCTED DEPTH MAY BE MORE IN ORDER TO SATISFY THE GEOMETRY OF THE SITE AND FOUNDATION AS WELL AS OTHER STANDARDS. DETAILS, NOTES AND SPECIFICATIONS. THE GRADE BEAM DEPTH IS DEFINED AS THE VERTICAL DIMENSION FROM THE TOP OF THE SLAB TO THE BOTTOM OF BEAM TRENCH UNLESS OTHERWISE NOTED.

8.

CONTRACTOR FIELD VERIFICATION: DURING CONSTRUCTION THE CONTRACTOR MAY ENCOUNTER EXISTING CONDITIONS THAT WERE UNKNOWN DURING DESIGN AND VARY FROM THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING PRIOR TO PROCEEDING WITH THE WORK OF ALL DISCOVERIES THAT INTERFERE WITH PROPER EXECUTION OF THE WORK AND/OR JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE STRUCTURE.

9.

ADDITIONAL DETAILS: IF CONTRACTOR REQUIRES ADDITIONAL DETAILS OR INFORMATION NOT FOUND ON THE DRAWINGS OR IN THE SPECIFICATIONS, CONTRACTOR SHALL REQUEST THIS INFORMATION FROM ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION.

10.

REQUESTED CHANGE: ANY REQUESTED MODIFICATION TO THESE DRAWINGS AND/OR SPECIFICATIONS SHALL BE SUBMITTED TO ENGINEER IN WRITING. CONTRACTOR SHALL NOT PROCEED WITH REQUESTED MODIFICATIONS UNLESS ENGINEER APPROVES REQUESTED MODIFICATIONS IN WRITING.

11.

REVISED INFORMATION: THESE DRAWINGS ARE BASED ON CERTAIN ASSUMPTIONS AND THE ENGINEER RESERVES THE RIGHT TO REVISE THESE DOCUMENTS IF OTHER INFORMATION BECOMES AVAILABLE.

12.

DESIGN LOADS: SELECT DESIGN LOADS ARE NOTED BELOW:

A.

WIND SPEED 3 SECOND GUST:

108 MPH

B.

EXPOSURE: B

C.

LIVE LOADS:

a.

FLOOR:

100 PSF

D.

DEAD LOADS:

a.

CEILING/ROOF (TPO MEMBRANE):

25 PSF

b.

FLOOR:

15 PSF

E.

ROOF LIVE LOAD:

20 PSF

13.

THE CONTRACTOR/ARCHITECT SHALL NOTIFY POLENDO ENGINEERING OF ANY INCONSISTENCIES, OMISSIONS, OR ERRORS IN THESE PLANS, AND THE ENGINEER'S DECISION AS TO REVISIONS SHALL BE FINAL.

14.

CONTRACTOR SHALL FURNISH THE LABOR, MATERIALS, EQUIPMENT, AND SUPERVISION NECESSARY TO PERFORM ALL WORK SHOWN ON PLANS AND SPECIFICATIONS.

15.

IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO NOTIFY THE HOME OWNER OF THE IMPORTANCE OF PERFORMANCE EXPECTATIONS EXPRESSED IN THESE CONSTRUCTIONS DOCUMENTS.

16.

NO WARRANTIES ARE EXPRESSED OR IMPLIED BY POLENDO ENGINEERING.

17.

CONSTRUCTION REVIEW: CONSTRUCTION REVIEW SERVICES, FOR A FEE, BY POLENDO ENGINEERING ARE AVAILABLE PRIOR TO CONCRETE PLACEMENT AND FOLLOWING THE CONSTRUCTION OF THE STRUCTURAL FRAME. IF POLENDO ENGINEERING DOES NOT PERFORM THESE CONSTRUCTION REVIEWS, THEN POLENDO ENGINEERING ACCEPTS NO RESPONSIBILITY FOR IMPROPER IMPLEMENTATION OF THE PLANS AND SPECIFICATIONS.

18.

THE CONTRACTOR SHALL NOT PLACE ANY CONCRETE UNTIL POLENDO ENGINEERING HAS CONDUCTED PRE-POUR FIELD OBSERVATIONS AND HAS GIVEN APPROVAL TO PLACE THE CONCRETE. PLEASE CONTACT POLENDO ENGINEERING AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE PRE-POUR OBSERVATIONS.

19.

ROOF DRAINAGE: DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TO A SUBSURFACE DRAINAGE SYSTEM.

20.

FINAL GRADE SURVEY: IN ORDER TO ASSURE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION, A LICENSED LAND SURVEYOR SHALL PERFORM A FINAL GRADE SURVEY PRIOR TO OCCUPANCY. DRAINAGE ELEVATIONS AND DIRECTION SHOULD BE NOTED ON THE DOCUMENT.

21.

STRUCTURAL STABILITY DURING CONSTRUCTION: THE DRAWINGS ILLUSTRATE THE COMPLETED STRUCTURE WITH ALL ELEMENTS IN THEIR FINAL POSITIONS, PROPERLY SUPPORTED AND BRACED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS. THE CONTRACTOR, IN THE PROPER SEQUENCE, SHALL PROVIDE PROPER SHORING AND BRACING AS NECESSARY DURING CONSTRUCTION TO ACHIEVE THE FINAL COMPLETED STRUCTURE.

22.

THE CONTRACTOR/ARCHITECT SHALL NOTIFY POLENDO ENGINEERING OF ANY INCONSISTENCIES, OMISSIONS, OR ERRORS IN THESE PLANS, AND THE ENGINEER'S DECISION AS TO REVISIONS SHALL BE FINAL.

23.

LIMITATIONS:

A.

POLENDO ENGINEERING IS NOT LIABLE FOR ADDITIONAL COST OF MATERIALS OR ADDITIONAL COST OF CONSTRUCTION, WHETHER AS A RESULT OF REVISIONS, ERRORS AND OMISSIONS BY POLENDO ENGINEERING, OR ANY OTHER REASON.

B.

THE CLIENT WILL INFORM OWNER OF THE LIMITATIONS AND STIPULATIONS PLACED HEREIN. THE CLIENT WILL INFORM OWNER TO ADVISE SUBSEQUENT OWNERS OF THE LIMITATIONS AND STIPULATIONS PLACED HEREIN.

C.

THE USE OF THIS DRAWING IS LIMITED TO THE PROPERTY REFERENCED ON THIS SHEET. THIS DESIGN IS NOT SUITABLE FOR OTHER SITES, HOWEVER SIMILAR THEY MAY BE.
- CONCRETE REINFORCEMENT NOTES

1.

GRADE: ALL CONCRETE REBAR REINFORCEMENT SHALL CONFORM TO ASTM A615 GRADE 60 OR HIGHER AND SHALL BE DETAILED AND INSTALLED PER ACI-318 LATEST EDITION.

2.

COVERAGE: THE FOLLOWING SHALL BE THE MINIMUM REINFORCEMENT CONCRETE COVERAGE

A.

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH

3"

B.

CONCRETE EXPOSED TO EARTH OR WEATHER:

2"

C.

CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND

1"

3.

CHAIRS: BOTTOM REBAR IN GRADE BEAMS SHALL BE SUPPORTED ON REBAR CHAIRS AT A MAXIMUM OF 6'-0" SPACING. REBAR CHAIRS FOR THE SLAB SHALL BE SPACED A MAXIMUM OF 4'-0" ON CENTER EACH WAY SUCH THAT THE REINFORCING STEEL IS LOCATED 1/3 THE DISTANCE FROM THE TOP OF THE SLAB.

4.

LAP: CONTINUOUS REINFORCING SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS. SPLICES SHALL BE TIED AT THE BOTH ENDS OF THE SPLICE.

5.

WELDED WIRE FABRIC: WELDED WIRE FABRIC (WWF) SHALL BE PER ASTM A185 AND SHALL BE SUPPLIED IN SHEETS.

A.

PROVIDE ADDITIONAL MAT OF 6X6-W1.4XW1.4 WELDED WIRE FABRIC ABOVE SLAB REINFORCEMENT IN THE FOLLOWING AREAS:

a.

GARAGE.

b.

TILED AREAS.

c.

STAINED CONCRETE AREAS.

d.

WHERE SPECIFIED ON PLAN.

6.

CORNERS: GRADE BEAM INTERSECTIONS SHALL HAVE CORNER BARS AS SPECIFIED ON DETAIL 1/S2.0.

7.

GRADE BEAMS GREATER THAN 36" IN DEPTH: WHEN GRADE BEAMS EXCEED 36" IN DEPTH THEN 2 #5 CONTINUOUS HORIZONTAL REINFORCING BARS SHALL BE SPACED A MAXIMUM OF 12" VERTICALLY BETWEEN THE GRADE BEAM TOP AND BOTTOM REINFORCEMENT LAYERS. CORNER BARS PER 1/S3.0 APPLY TO THESE ADDITIONAL INTERMEDIATE BAR LAYERS.

8.

STIRRUPS: DEPTHS OF STIRRUPS FOR REBAR CAGES SHALL BE BEAM DEPTH LESS 7" TO ALLOW FOR MINIMUM REINFORCEMENT CONCRETE COVERAGE (UNLESS NOTED OTHERWISE). STIRRUPS SHALL BE SIZE AND SPACING AS SPECIFIED IN THE CONCRETE GRADE BEAM SCHEDULE.

9.

REENTRANT CORNERS: AT ALL REENTRANT (INSIDE) CORNERS PROVIDE ADDITIONAL DIAGONAL SLAB REINFORCEMENT PER 5/S2.0.

10.

DOWELS AT FOUNDATION ADDITIONS: IN CASES WHERE FOUNDATION ADDITIONS ARE ADDED TO EXISTING FOUNDATIONS, DEFORMED REINFORCING STEEL DOWELS SHALL BE PROVIDED AND EMBEDDED A MINIMUM OF 6" INTO THE EXISTING FOUNDATION AND SECURED USING AN EPOXY ANCHORAGE ADHESIVE SUCH AS THE ADHESIVES MANUFACTURED BY SIMPSON STRONG TIE SET OR EQUAL AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. THE REINFORCING DOWELS SHALL BE LAPPED A MINIMUM OF 36 BAR DIAMETERS WITH THE REINFORCING FOR THE NEW FOUNDATION. SEE PLANS FOR DOWEL SIZES AND LOCATIONS.

11.

FLATWORK: FLATWORK SUCH AS, BUT NOT LIMITED TO, DRIVEWAYS, PATIOS, PORCHES AND SIDEWALKS SHALL NOT BE DOWELED INTO AND SHALL BE ISOLATED FROM THE FOUNDATION TO ALLOW FOR INDEPENDENT MOVEMENT.

CONCRETE NOTES

1.

COMPRESSIVE STRENGTH: ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI AND BE TESTED PER ASTM C-39 SPECIFICATION WITH A 2" TO 4" SLUMP FOR THE FOUNDATION.

2.

AGGREGATE SIZE: MAXIMUM AGGREGATE SIZE SHALL BE 1 1/2".

3.

CONCRETE PLACEMENT: ALL MIXING, TRANSPORTATION, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI-318. DO NOT PLACE CONCRETE LESS THAN TWO DAYS PRIOR TO A FREEZE UNLESS PROTECTIVE MEASURES ARE TAKEN. CONCRETE SHALL BE PLACED WHEN TEMPERATURES ARE AT A MINIMUM OF FORTY DEGREES FAHRENHEIT (40°F) AND RISING UNLESS PROTECTIVE MEASURES ARE TAKEN AS SPECIFIED BY THE CONCRETE SUPPLIER. IF AMBIENT TEMPERATURES WILL REACH ABOVE SIXTY DEGREES FAHRENHEIT (60°F), THE ENTIRE SLAB SURFACE SHALL BE ADDITIONALLY CURED BY KEEPING IT WET FOR A MINIMUM OF 72 HOURS, COMMENCING THE MORNING AFTER CONCRETE PLACEMENT.

4.

CONCRETE TEMPERATURE: IN NO CASE WILL THE PLACEMENT OF CONCRETE HAVING A TEMPERATURE IN EXCESS OF NINETY DEGREES FAHRENHEIT (90°F) BE PERMITTED.

5.

CALCIUM CHLORIDE AND FLY ASH: CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED AS ADDITIVES. WHERE FLY ASH IS USED, ONLY TYPE C FLY ASH SHALL BE ACCEPTED.

6.

AIR ENTRAINMENT: IN AREAS SUBJECT TO FREEZING CONDITIONS, CONCRETE SHALL BE DESIGNED ACCORDINGLY USING AIR ENTRAINMENT OR OTHER APPROPRIATE METHODS.

7.

VIBRATION: CONCRETE SHALL BE MECHANICALLY VIBRATED IN EXTERIOR AND INTERIOR GRADE BEAMS, PARTICULARLY IN DEEP EXCAVATIONS. A MINIMUM OF TWO OPERABLE MECHANICAL VIBRATORS SHALL BE ONSITE PRIOR TO POUR.

8.

VAPOR RETARDER: A MINIMUM 10-MIL THICK POLYETHYLENE VAPOR RETARDER SHEETING SHALL BE PLACED DIRECTLY BELOW THE CONCRETE; LAP JOINTS A MINIMUM OF 6" AND SEAL WITH TAPE APPROVED FOR SUCH USE BY ITS MANUFACTURER. VAPOR RETARDER SHALL EXTEND TO THE PERIMETER FORMWORK AND PREFERABLY EXTEND 2 FEET BEYOND THE PERIMETER OF THE FOUNDATION.

9.

CONTINUOUS POUR: CONCRETE SHALL BE PLACED IN A CONTINUOUS POUR, UNLESS OTHERWISE APPROVED BY POLENDO ENGINEERING IN WRITING OR SPECIFIED IN THE CONSTRUCTION DOCUMENTS. IN NO CASE SHALL ADJACENT CONCRETE BE PLACED MORE THAN 30 MINUTES APART IN ORDER TO PREVENT THE FORMATION OF A COLD JOINT. IF AN UNPLANNED DELAY AND POSSIBLE COLD JOINT OCCURS FOR ANY REASON, VIBRATE THE FRESH CONCRETE AND CONTACT POLENDO ENGINEERING PROMPTLY FOR INSTRUCTIONS ON HOW TO PROCEED.

10.

ADDING WATER: MAXIMUM WATER ADDED TO CONCRETE AT THE JOBSITE, WITHOUT WRITTEN PERMISSION FROM THE CONCRETE SUPPLIER, IS 1 1/2 GALLONS PER CUBIC YARD OF CONCRETE. CONCRETE TICKETS SHOWING TIME OF MIX, TIME OF DELIVERY, YARDS DELIVERED AND TOTAL WATER ADDED SHALL BE COLLECTED FROM EACH DRIVER AND RETAINED BY CONTRACTOR.

11.

PRE-FABRICATED FIREPLACES: SLAB SHALL BE THICKENED TO 12" BELOW PRE-FABRICATED FIREPLACES AND PROVIDE #3 REINFORCEMENT AT 12" ON CENTER EACH WAY EXTENDING A MINIMUM OF 50 BAR DIAMETERS INTO ADJACENT SLAB AREA.

12.

FOUNDATION DROPS: FOUNDATION DROPS (LOCATIONS AND ELEVATION CHANGES) SHOWN ON THE PLANS HAVE BEEN DETERMINED BY OTHERS SUCH AS THE ARCHITECT, DESIGNER, CONTRACTOR OR OWNER (NOT BY THE FOUNDATION ENGINEER) AND SHALL BE CONFIRMED BY THE CONTRACTOR. STRUCTURAL CONSTRUCTION DOCUMENTS PROVIDED BY POLENDO ENGINEERING ILLUSTRATE FOUNDATION DROPS AS THEY HAVE BEEN CONVEYED TO POLENDO ENGINEERING PRIOR TO ISSUE OF STRUCTURAL CONSTRUCTION DOCUMENTS.

13.

PENETRATIONS: PIPING AND ELECTRICAL SHALL BE UNDER THE SLAB AND ALL PENETRATIONS THROUGH GRADE BEAMS SHALL BE SLEEVED. FOR SLAB ON GRADE FOUNDATIONS, TRENCHES FOR PLUMBING SHALL NOT BE LOCATED BOTH DIRECTLY UNDER AND PARALLEL TO GRADE BEAMS. UNDER SLAB PLUMBING SHALL BE LOCATED BETWEEN GRADE BEAMS AND CROSS UNDER OR THROUGH GRADE BEAMS. WHERE PLUMBING PENETRATES FROM UNDER THE FOUNDATION INTO THE ADJACENT GRADE, THE AREA AROUND THE PLUMBING SHALL BE SEALED WITH A CLAY PLUG (OR EQUAL) THAT WILL PREVENT MOISTURE FROM MIGRATING UNDER THE FOUNDATION. IN THE EVENT OF TRENCH SLOUGHING OR OTHER EVENTS THAT CAUSE A BEAM TO EXCEED THE PLANNED WIDTH, THE SLEEVE MUST BE LENGTHENED SO THAT IT WILL PERFORM AS INTENDED DURING THE ACTUAL POUR TO PREVENT CONCRETE FROM ENTERING THE ENDS OF THE SLEEVE OR COMING INTO CONTACT WITH THE SLEEVED COMPONENT.

14.

ANCHOR BOLTS: ANCHOR BOLTS SHALL BE A MINIMUM OF 5/8" DIAMETER X 12" LONG J-BOLT OR APPROVED EQUAL. MINIMUM TWO J-BOLTS PER SOLE (BOTTOM) PLATE PER ASTM F-1554 GRADE 55 WITH WASHERS AND NUTS AND SHALL BE EMBEDDED A MINIMUM OF 7" INTO CONCRETE. ANCHOR BOLTS SHALL BE SPACED A MAXIMUM OF 4'-0" O.C. AND LOCATED WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION. ANCHOR BOLTS SHALL NOT BE PLACED IN DOORWAYS. ANCHOR BOLTS SHALL BE HOT-DIPPED GALVANIZED.

15.

HOLD-DOWN AND OTHER ANCHORAGES: IN POST-TENSIONED FOUNDATIONS, ALL HOLD-DOWNS AND OTHER ANCHORAGES SHALL BE CAST-IN-PLACE. CONTRACTOR SHALL ENSURE THAT HOLD-DOWNS AND OTHER ANCHORAGES SHALL NOT INTERFERE WITH CONCRETE REINFORCEMENT.

16.

SHRINKAGE CRACKS: THIS FOUNDATION MAY SUSTAIN NORMAL TEMPERATURE AND SHRINKAGE CRACKS AS A RESULT OF THE CONCRETE CURING PROCESS.

17.

CONTROL JOINTS: CONTACT POLENDO ENGINEERING IN WRITING PRIOR TO PLACEMENT OF CONCRETE FOR A REVISED FOUNDATION DESIGN IF CRACK CONTROL JOINTS ARE DESIRED.

18.

NON-SHRINK GROUT: NON-SHRINK GROUT SHALL BE MEDCO "METAL GROUT" OR EQUAL. THE GROUT SHALL BE ACCORDING TO THE ARMY CORPS OF ENGINEERS' CRD-621 AND ASTM C-109 WITH A 28-DAY COMPRESSIVE STRENGTH OF 7200 PSI (FLUID) TO 10,500 PSI (PLASTIC).

SITE NOTES

1.

SITE PREPARATION:

A.

SITE PREPARATION AND FOUNDATION SUPPORT ARE TO BE PROVIDED AS SPECIFIED IN THE SOILS INVESTIGATION REPORT OR AS NOTED HEREIN, WHICHEVER IS MORE STRINGENT.

B.

SITE GRADING AND DRAINAGE AROUND THE FOUNDATION SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION IN SUCH A MANNER THAT SURFACE OR GROUND WATER WILL NOT COLLECT AROUND OR WITHIN THE FOOTPRINT OF THE FOUNDATION. THIS IS CRITICAL DURING THE PERIOD IMMEDIATELY AFTER CONCRETE PLACEMENT. IF UNUSUAL AMOUNTS OF WATER CONTINUE TO APPEAR ON THE SITE, THE GEOTECHNICAL ENGINEER SHOULD BE CONTACTED FOR CORRECTIVE ACTION.

C.

AREA OF FOUNDATION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC TOPSOIL, PAVEMENT SECTION, ABANDONED UTILITIES, EXISTING STRUCTURES, AND ASSOCIATED BACKFILL.

D.

PROVIDE A VAPOR BARRIER BENEATH THE FLOOR SLAB BY USING A WATERPROOFING MEMBRANE OF 10 MIL POLYETHYLENE. THE MEMBRANE SHALL BE TAPED AT ALL SPLICES AND TEARS. THE MEMBRANE SHALL EXTEND TO WITHIN 6 INCHES OF THE BOTTOM OF BEAM TRENCHES.

E.

TREES PLANTED AFTER PLACEMENT OF THE FOUNDATION SHALL BE PLANTED NO CLOSER TO THE FOUNDATION THAN ONE HALF THE POTENTIAL HEIGHT OF THE TREE.

F.

ALL AIR CONDITIONER DRAIN LINES SHALL DISCHARGE A MINIMUM OF 5 FEET FROM THE PERIMETER OF THE FOUNDATION AND DRAIN AWAY FROM THE FOUNDATION.

2.

FILL:

A.

EXISTING FILL SHALL BE REPLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

B.

THE GEOTECHNICAL ENGINEER SHALL APPROVE ANY FILL CONSISTING OF ONSITE SOILS.

C.

SELECT FILL (ALSO CALLED "STRUCTURAL FILL") SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

D.

WHERE GEOTECHNICAL ENGINEER DOES NOT SPECIFY SELECT FILL REQUIREMENTS, SELECT FILL SHALL BE EQUAL TO TxDOT NO. 2 BASE PLACED IN 8-INCH LOOSE LIFTS AND CONSOLIDATED USING VIBRATORY METHOD.

a.

ALTERNATIVELY, CRUSHED LIMESTONE BASE FILL WITH 100% PASSING A 1 1/2-INCH SIEVE, AND 0% PASSING NO. 4 SIEVE CAN BE PLACED IN BAGS WITHOUT COMPACTION.

E.

TOP SURFACE OF SELECT FILL SHALL BE UNIFORMLY GRADED TO BE AS FLAT AND LEVEL AS PRACTICAL.

F.

FIELD DENSITY TESTS ARE REQUIRED FOR THE SUBGRADE BELOW THE FILL AND EACH LIFT INCLUDING, BUT NOT LIMITED TO, FLATWORK AREAS SUCH AS DRIVEWAYS AND PATIOS.

G.

FILL REQUIRED ADJACENT TO THE FOOTPRINT OF THE FOUNDATION OR ANY FLATWORK SHALL BE COMPACTED TO THE SAME SPECIFICATIONS REQUIRED WITHIN THE FOOTPRINT OF THE FOUNDATION AND FOR A HORIZONTAL DISTANCE OF 3 FEET FOR EVERY FOOT THAT THE FINISHED FLOOR CONCRETE ELEVATION IS ABOVE EXISTING GRADE.

H.

FILL REQUIRED ELSEWHERE ON THE LOT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

I.

THERE SHALL BE A MINIMUM OF 6" CLEARANCE BETWEEN THE TOP OF THE FOUNDATION AND/OR BRICK LEDGE AND FINAL GRADING, INCLUDING LANDSCAPING.

J.

SOIL REMOVED FROM GRADE BEAM TRENCHES MAY NOT BE USED AS PART OF THE PAD FILL IN THE FOUNDATION AREA. DISPOSE OF GRADE BEAM EXCAVATED SOIL BY COMPACTING IT OUTSIDE THE FORMS OR REMOVE IT FROM THE SITE.

3.

CONTRACTOR FAMILIAR WITH GEOTECHNICAL REPORT: PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL BE FAMILIAR WITH THE SITE AND THE GEOTECHNICAL ENGINEERING REPORT. DURING CONSTRUCTION, CONTRACTOR SHALL HAVE IN CONTRACTOR'S POSSESSION A FINAL COPY OF THE GEOTECHNICAL ENGINEERING REPORT AND SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS IN THE GEOTECHNICAL ENGINEERING REPORT. SHOULD THE CONTRACTOR BECOME AWARE OF SITE CONDITIONS THAT ARE INCONSISTENT WITH THE GEOTECHNICAL REPORT, THE GEOTECHNICAL ENGINEER SHOULD BE CONSULTED BEFORE WORK PROCEEDS, SUCH AS BUT NOT BE LIMITED TO, AN INCONSISTENT POCKET OF SOIL, UNEXPECTED SOURCE OF GROUND WATER, ABANDONED SEPTIC TANK, OLD GARBAGE PIT, ETC.

4.

CONTRACTOR NOTIFICATION OF ENGINEER CUT / FILL: UNLESS OTHERWISE NOTED ON THE DRAWINGS OR IN THE GEOTECHNICAL REPORT, CONTRACTOR SHALL NOTIFY POLENDO ENGINEERING IF MORE THAN 2 FEET OF CUT OR FILL IS REQUIRED WITHIN THE FOOTPRINT OF THE FOUNDATION.

5.

TREES: REMOVE EXISTING TREE TRUNKS/ROOTS AND REPLACE WITH COMPACTED FILL HAVING THE SAME PROPERTIES AS SURROUNDING SOILS. IF TREES OR HIGH DENSITY BRUSH ARE REMOVED, CONTRACTOR SHALL FOLLOW GUIDELINES FOR PAD PREPARATION OUTLINED BY THE GEOTECHNICAL REPORT. TREES SHOULD NOT BE PLANTED CLOSER THAN 20 FEET OR ONE HALF THE POTENTIAL HEIGHT OF THE TREE, WHICHEVER IS GREATER, TO THE FOUNDATION. IF TREES ARE LOCATED WITHIN 20 FEET OF THE FOUNDATION, A ROOT BARRIER SHALL BE INSTALLED.

6.

SITE DRAINAGE PLAN: A SITE DRAINAGE PLAN SHOWING POSITIVE DRAINAGE AWAY FROM THE FOUNDATION AND LOT SHALL BE PROVIDED AND CONTRACTOR SHALL INSTALL DRAINAGE IN ACCORDANCE WITH THE SITE DRAINAGE PLAN. POLENDO ENGINEERING ASSUMES THE CONTRACTOR AND/OR BUILDING OWNER HAS ENGAGED A SEPARATE SITE ENGINEER TO CONSULT ON A DRAINAGE PLAN. POLENDO ENGINEERING MAY BE RETAINED, FOR A FEE, TO PROVIDE A SITE DRAINAGE PLAN.

7.

SITE GRADING: SURFACE WATER SHALL BE DIRECTED AWAY FROM THE FOUNDATION AT A MINIMUM SLOPE OF 5% WITHIN 10 FEET OF FOUNDATION. NO PONDING OF SURFACE WATER SHALL BE ALLOWED WITHIN 10 FEET OF THE FOUNDATION BEFORE, DURING, OR AFTER CONSTRUCTION.

8.

PERIMETER GRADE BEAMS: PERIMETER GRADE BEAMS SHALL BE EMBEDDED THE MINIMUM DEPTH SHOWN IN THE THE FOUNDATION PLANS. IN NO CASE SHALL PERIMETER GRADE BEAMS BE EMBEDDED LESS THAN 12" BELOW THE FINAL GRADE. UNLESS OTHERWISE ADDRESSED IN THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION OF THE FOUNDATION IF THE SITE TOPOGRAPHY IS SUCH THAT ANY PERIMETER GRADE BEAMS WILL HAVE MORE THAN 24" EXPOSURE ABOVE FINAL GRADE.

9.

SOLID ROCK: IF SOLID ROCK IS ENCOUNTERED DURING TRENCHING OPERATION, GRADE BEAM DEPTH MAY BE REDUCED TO 12" MINIMUM. BOTTOM OF BEAMS MUST BE FOUNDED MINIMUM 6" INTO SOLID ROCK. WEATHERED AND FRACTURED SHALE IS NOT CONSIDERED SOLID ROCK AND MUST BE PENETRATED TO FULL BEAM DEPTH OR TO SOLID ROCK BELOW.

10.

LEVELING SAND: A MAXIMUM OF 2" OF SAND FOR LEVELING MAY BE PLACED DIRECTLY BENEATH THE SLAB AND VAPOR RETARDER, WHERE APPLICABLE.

11.

GRADE BEAM DRAINAGE: DURING CONSTRUCTION A DRAINAGE TRENCH SHALL BE FORMED SUCH THAT ANY WATER THAT INTRUDES INTO THE FOUNDATION MAKE UP WILL DRAIN OUT OF THE BOTTOM OF THE BEAMS.

12.

UTILITY SERVICE LINES: UNDERGROUND UTILITY SERVICES THAT RUN PARALLEL TO THE FOUNDATION SHALL NOT BE LOCATED CLOSER THAN 5 FEET FROM THE FOUNDATION.
- WOOD FRAMING NOTES

1.

UNLESS OTHERWISE INDICATED, WOOD FRAMING SHALL COMPLY WITH SECTION 2308 "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" AND TABLE 2304.9.1 "FASTENING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR SHALL MAINTAIN A COPY FOR REFERENCE AT THE JOBSITE. NAILS SHALL BE COMMON NAILS U.N.O.

2.

JOISTS, RAFTERS AND BEARING WALLS SHALL BE NO. 2 SOUTHERN PINE, UNLESS NOTED OTHERWISE. NON-BEARING WALL FRAMING MAY BE CONSTRUCTION GRADE SPRUCE-PINE-FIR (SPF).

3.

BEAMS DESIGNATED AS "LVL" SHALL BE 2.0E MICROLAM LVL ENGINEERED LUMBER OR APPROVED EQUIVALENT.

4.

TIE OPPOSING RAFTERS TOGETHER AT 4'-0" ON CENTER BY NAILING TO ADJACENT CEILING JOISTS OR BY INSTALLING 1X4 (MINIMUM) CROSS TIES AT LEAST 3'-0" BELOW RIDGE ELEVATION.

5.

PLACE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS. OFFSET SPLICES 4'-0" IN TOP PLATE AND OVERLAP AT CORNERS. EXTERIOR SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS EMBEDDED 7", AT A MAXIMUM OF 4'-0" ON CENTER. INTERIOR SILL PLATES SHALL BE BOLTED OR SHOT TO THE FOUNDATION AT 4'-0" ON CENTER. THERE SHALL BE ONE ANCHOR WITHIN 12" OF EACH END OF EACH PIECE.

6.

SILL PLATES RESTING ON FOUNDATION OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH PRESERVATIVE. STUDS SHALL BE DOUBLED AT ALL ANGLES, CORNERS AND AROUND ALL OPENINGS.

7.

EXTERIOR BEARING WALLS SHALL HAVE 7/16" STRUCTURAL PLYWOOD OR OSB SHEATHING APPLIED TO OUTSIDE FACE AND FASTENED TO STUDS WITH 8d NAILS @ 6" SPACING. SEE 2/S3.0

8.

REFER TO 1/S3.0 FOR TYPICAL HEADER SCHEDULE.

9.

UNLESS OTHERWISE DETAILED, CEILING JOIST CONNECTIONS TO SUPPORTING BEAMS (FLUSH TYPE CONNECTIONS), USE TYPE "LU" JOIST HANGERS, AS MANUFACTURED BY THE SIMPSON COMPANY OR "TECO-U-GRIP" JOIST HANGERS, AS MANUFACTURED BY THE TIMBER ENGINEERING COMPANY. SLOPING ROOF JOISTS HANGERS SHALL BE TYPE "LSU," AS MANUFACTURED BY THE SIMPSON COMPANY, OR EQUAL. THE TYPE OF HANGER USED SHALL BE AS RECOMMENDED BY THE MANUFACTURER FOR THE SIZE OF JOIST SUPPORTED.

10.

UNLESS OTHERWISE NOTED, CEILING BEAM END CONNECTIONS SHALL BE SIMPSON STRONG-TIE HU TYPE HANGERS OR EQUIVALENT INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS. PROVIDE HANGERS APPROPRIATE FOR THE DEPTH AND TOTAL WIDTH OF THE BEAM SPECIFIED.

11.

THE STUDS IN THE WALLS SHALL BE CONTINUOUS FROM THE FLOOR TO THE NEXT LEVEL OF FRAMING (ROOF, CEILING JOISTS, OR FLOOR), UNLESS DETAILED OTHERWISE. DO NOT INTERRUPT STUD FRAMING WITH AN INTERMEDIATE HEAD PLATE IN TALL WALLS. USE FULL HEIGHT STUDS.

12.

ALL BOLTS AND LAG SCREWS SHALL HAVE STANDARD WASHERS. ALL ANCHOR AND EXPANSION BOLTS USED FOR WOOD TO CONCRETE CONNECTIONS IN THE CRAWL SPACE SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.

13.

REFER TO THE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WOOD FRAMING MEMBERS AND PROVIDE SUCH MEMBERS EVEN THOUGH NOT SHOWN ON THE STRUCTURAL DRAWINGS.

14.

ROOF SHEATHING: SHALL BE 5/8" APA RATED SHEATHING WITH AN EXPOSURE 1 RATING. PANELS SHALL BE CONTINUOUS OVER TWO OR MORE SPANS, WITH THE LONG DIMENSION ORIENTED PERPENDICULAR TO THE FRAMING MEMBERS. PROVIDE 1/8" GAP BETWEEN SHEATHING PANELS ON ALL SIDES. EXTEND SHEATHING ON THROUGH BENEATH OVERBUILT AREAS TO COMPLETE THE DIAPHRAGM.

15.

CONNECTION HARDWARE: ALL METAL CONNECTORS AND STRAPS SHALL BE FURNISHED WITH GALVANIZED FINISH. ALL CONNECTION ASSEMBLIES FABRICATED FROM STEEL STRUCTURAL SHAPES AND PLATES SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION. FASTENERS USED IN EXTERIOR LOCATIONS SHALL BE GALVANIZED.

16.

WALL STUDS SHALL BE 2X4 @ 16" O.C. OR 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL PLANS WHERE 2X6 WALLS ARE REQUIRED.

17.

ROOF RAFTERS SHALL BE 2X8 @ 24" O.C. UNLESS NOTED OTHERWISE.

18.

ROOF RIDGE BEAMS SHALL BE CONTINUOUS 2X10 UNLESS NOTED OTHERWISE.

19.

CEILING JOISTS SHALL BE 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE.

20.

PURLIN BRACE SHALL BE CONTINUOUS 2X8 UNLESS NOTED OTHERWISE.

21.

TOP OF STUD WALL PLATES SHALL BE AS NOTED IN ARCHITECTURAL DRAWINGS.

22.

ROOF SLOPE SHALL BE AS NOTED IN ARCHITECTURAL DRAWINGS.

23.

ALL EXPOSED TIMBER POSTS AND BEAMS SHALL BE #2 DOUGLAS FIR, #2 WESTERN CEDAR, OR APPROVED EQUIVALENT.

24.

ALL TJI JOISTS SHALL BE 11 7/8" DEPTH WITH 2 1/16" WIDE FLANGE. 11 7/8" TJI 210 PER WEYERHAEUSER OR APPROVED EQUIVALENT.
- FOUNDATION DESIGN

1.

CONTRACTOR AND/OR CLIENT IS RESPONSIBLE FOR RETAINING A GEOTECHNICAL ENGINEER TO VERIFY ALL SUBGRADE AND FILL MATERIAL THAT THIS FOUNDATION MAY BEAR UPON IS ACCEPTABLE AND PROPERLY COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

2.

GEOTECHNICAL REPORT: A GEOTECHNICAL REPORT WAS PROVIDED TO POLENDO ENGINEERING. REPORT NUMBER GS25-014-C.

3.

EFFECTIVE PLASTICITY INDEX (PI) USED FOR DESIGN = 17.

4.

POTENTIAL VERTICAL RISE (PVR) OF FOUNDATION USED FOR DESIGN = 2".

5.

UNLESS NOTED OTHERWISE, THIS FOUNDATION HAD BEEN DESIGNED AS A SOIL SUPPORTED STIFFENED GRID TYPE BEAM AND SLAB FOUNDATION; AND AS SUCH, WILL MOVE WITH THE SOILS UPON WHICH IT BEARS. MINOR CRACKS SHOULD BE EXPECTED AND ARE PRIMARILY THE RESULT OF TEMPERATURE AND SHRINKAGE STRESS LOAD EFFECTS OCCURING DURING CRITICAL PERIODS OF CONCRETE CURING. THESE TYPES OF CRACKS CAN NOT BE ENTIRELY ELIMINATED BUT CAN BE FURTHER MINIMIZED IF THE CONTRACTOR USES PROPER AND ADEQUATE CONSTRUCTION TECHNIQUES. ADDITIONAL SLAB REINFORCEMENT INTENDED TO MINIMIZE TEMPERATURE AND SHRINKAGE CRACKING HAS BEEN INCORPORATED IN THE SLAB REINFORCING STEEL SPECIFIED. POLENDO ENGINEERING RECOMMENDS THAT THE CONTRACTOR USE CONSTRUCTION METHODS AND MATERIALS SUGGESTED BY THE AMERICAN CONCRETE INSTITUTE (ACI) AND THE PORTLAND CEMENT ASSOCIATION (PCA) THAT WILL ECONOMICALLY MAXIMIZE CRACK REDUCTION AND FOUNDATION PERFORMANCE THAT IS INTENDED BY THE DESIGN.

6.

ABNORMAL CONDITIONS: IF THE FOUNDATION IS CONSTRUCTED DURING A PERIOD WHICH IS CONSIDERED EXTREME OR ABNORMAL, THEN BUILDER SHALL NOTIFY POLENDO ENGINEERING PRIOR TO CONSTRUCTION FOR A POSSIBLE RE-DESIGN OR TO PROVIDE RECOMMENDED GUIDANCE.

7.

BRICK VENEER: WHERE BRICK VENEER OCCURS, THE BUILDER WILL LOCATE EXPANSION JOINTS IN BRICK VENEER AT 20 FEET MAXIMUM. EXPANSION JOINT FILLERS WILL BE COMPRESSIBLE SO THE ANTICIPATED MOVEMENT OF THE MASONRY CAN OCCUR WITHOUT IMPOSING STRESS.

8.

FOUNDATION MOVEMENT: THE FOUNDATION HAS BEEN DESIGNED WITH THE ASSUMPTION THAT MOVEMENT CAN BE TOLERATED WITHIN THE ALLOWABLES OF THE LATEST REVISION OF DOCUMENT NO. FPA-SC-13, "GUIDELINES FOR THE EVALUATION OF FOUNDATION MOVEMENT FOR RESIDENTIAL AND OTHER LOW-RISE BUILDINGS", AVAILABLE ON THE FOUNDATION PERFORMANCE ASSOCIATION'S WEBSITE: WWW.FOUNDATIONPERFORMANCE.ORG.

9.

GRADING: GRADING IS COMPLETED AS OUTLINED IN THE SITE NOTES SECTION.

10.

SITE SLOPE: THIS SITE SLOPES LESS THAN 1 VERTICAL TO 4 HORIZONTAL PRIOR TO OR AFTER CONSTRUCTION.

11.

SOIL MOISTURE LEVEL: A REASONABLY UNIFORM SOIL MOISTURE LEVEL IS MAINTAINED AROUND THE FOUNDATION FOR THE LIFE OF THE STRUCTURE.

12.

FOUNDATION MAINTENANCE: POSITIVE DRAINAGE AWAY FROM THE STRUCTURE IS MAINTAINED FOR THE LIFE OF THE STRUCTURE AND THE CONTRACTOR SHALL CONVEY THIS REQUIREMENT TO THE OWNER. THE INITIAL AND ALL SUBSEQUENT OWNERS MAINTAIN THE FOUNDATION IN ACCORDANCE WITH THE LATEST REVISION OF DOCUMENT NO. FPA-SC-07, "FOUNDATION MAINTENANCE AND INSPECTION GUIDE FOR RESIDENTIAL AND OTHER LOW-RISE BUILDINGS", AVAILABLE ON THE FOUNDATION PERFORMANCE ASSOCIATION'S WEBSITE: WWW.FOUNDATIONPERFORMANCE.ORG.

13.

CONTRACTOR SHALL PROVIDE THIS DOCUMENT TO OWNER.

14.

EXPIRATION: PLANS ARE VALID FOR ONE YEAR FROM THE DATE THE PLANS ARE ISSUED OR REVISED BY POLENDO ENGINEERING. CONTACT POLENDO ENGINEERING FOR REVIEW IF PLANS HAVE EXPIRED OR IF CONSTRUCTION OF THE FOUNDATION HAS NOT COMMENCED WITHIN THIS TIME FRAME. POLENDO ENGINEERING WILL, FOR A FEE, RE-EVALUATE THE STRUCTURAL DESIGN AND PROVIDE REVISIONS AS NECESSARY.
- POLENDO

ENGINEERING & FOUNDATIONS

F-21593

210-927-2222

STATE OF TEXAS

EUGENE A. POLENDO

131544

PROFESSIONAL ENGINEER

MARCH 25 2025

PROJECT NAME

MAYDAY COLLECTIVE

2602 NORTH FLORES STREET
SAN ANTONIO, TX 78212

REVISION SCHEDULE

NO.	DATE	ISSUE
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PROJECT STATUS

CONSTRUCTION DOCUMENTS

SHEET NAME

GENERAL NOTES

SHEET NUMBER

S0.0

3/25/2025 2:13:33 PM

FOUNDATION PLAN

1/4" = 1'-0"

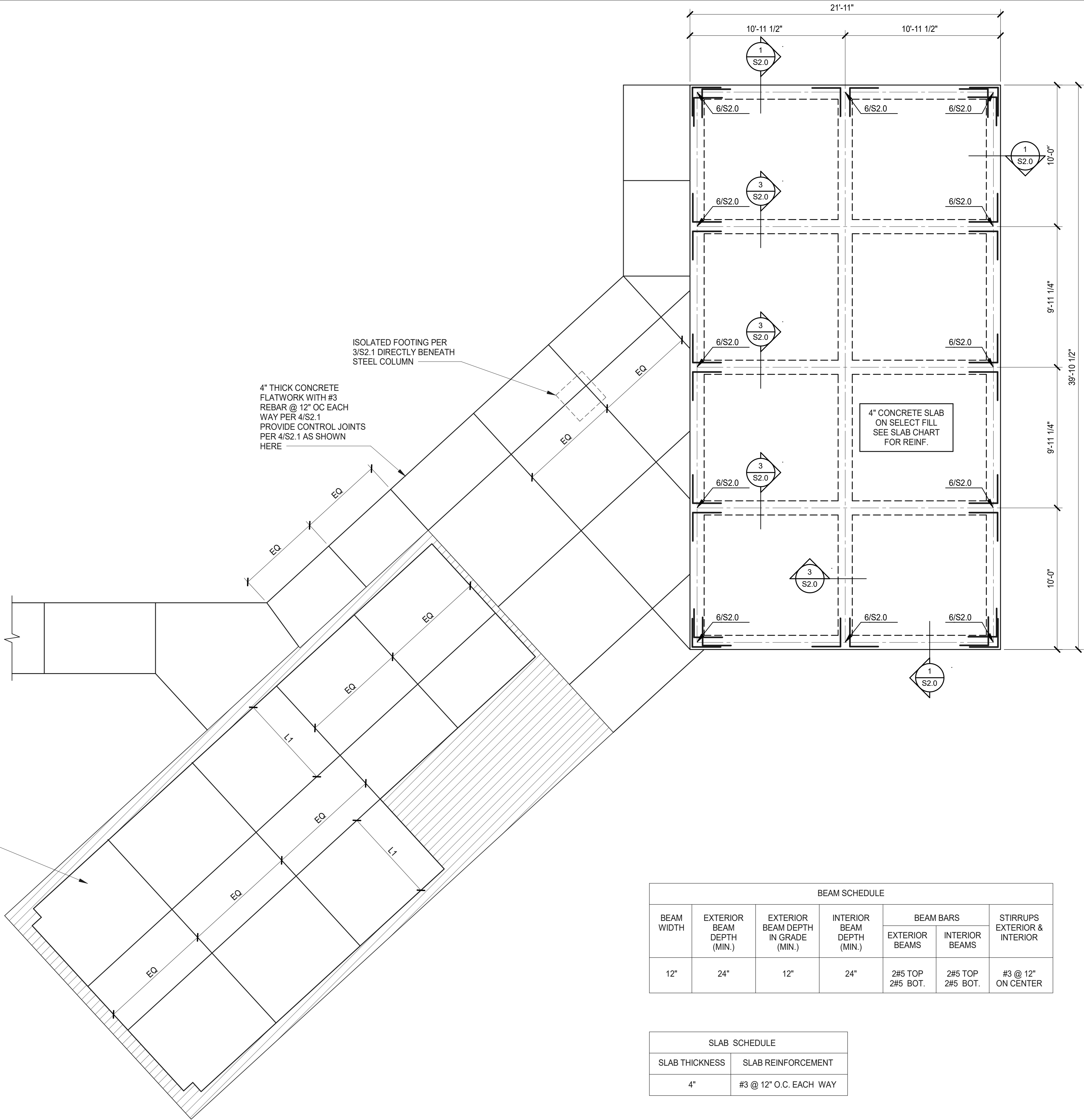
2" THICK NON-COMPOSITE
TOPPING SLAB PER 5/S2.1
PROVIDE CONTROL JOINTS
PER 4/S2.1 AS SHOWN
HERE

ISOLATED FOOTING PER
3/S2.1 DIRECTLY BENEATH
STEEL COLUMN

4" THICK CONCRETE
FLATWORK WITH #3
REBAR @ 12" OC EACH
WAY PER 4/S2.1
PROVIDE CONTROL JOINTS
PER 4/S2.1 AS SHOWN
HERE

BEAM SCHEDULE						
BEAM WIDTH	EXTERIOR BEAM DEPTH (MIN.)	EXTERIOR BEAM DEPTH IN GRADE (MIN.)	INTERIOR BEAM DEPTH (MIN.)	BEAM BARS		STIRRUPS EXTERIOR & INTERIOR
				EXTERIOR BEAMS	INTERIOR BEAMS	
12"	24"	12"	24"	2#5 TOP 2#5 BOT.	2#5 TOP 2#5 BOT.	#3 @ 12" ON CENTER

SLAB SCHEDULE	
SLAB THICKNESS	SLAB REINFORCEMENT
4"	#3 @ 12" O.C. EACH WAY





F-21593
210-927-2222



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2602 NORTH FLORES STREET
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NO.	DATE	ISSUE

PROJECT STATUS

CONSTRUCTION DOCUMENTS

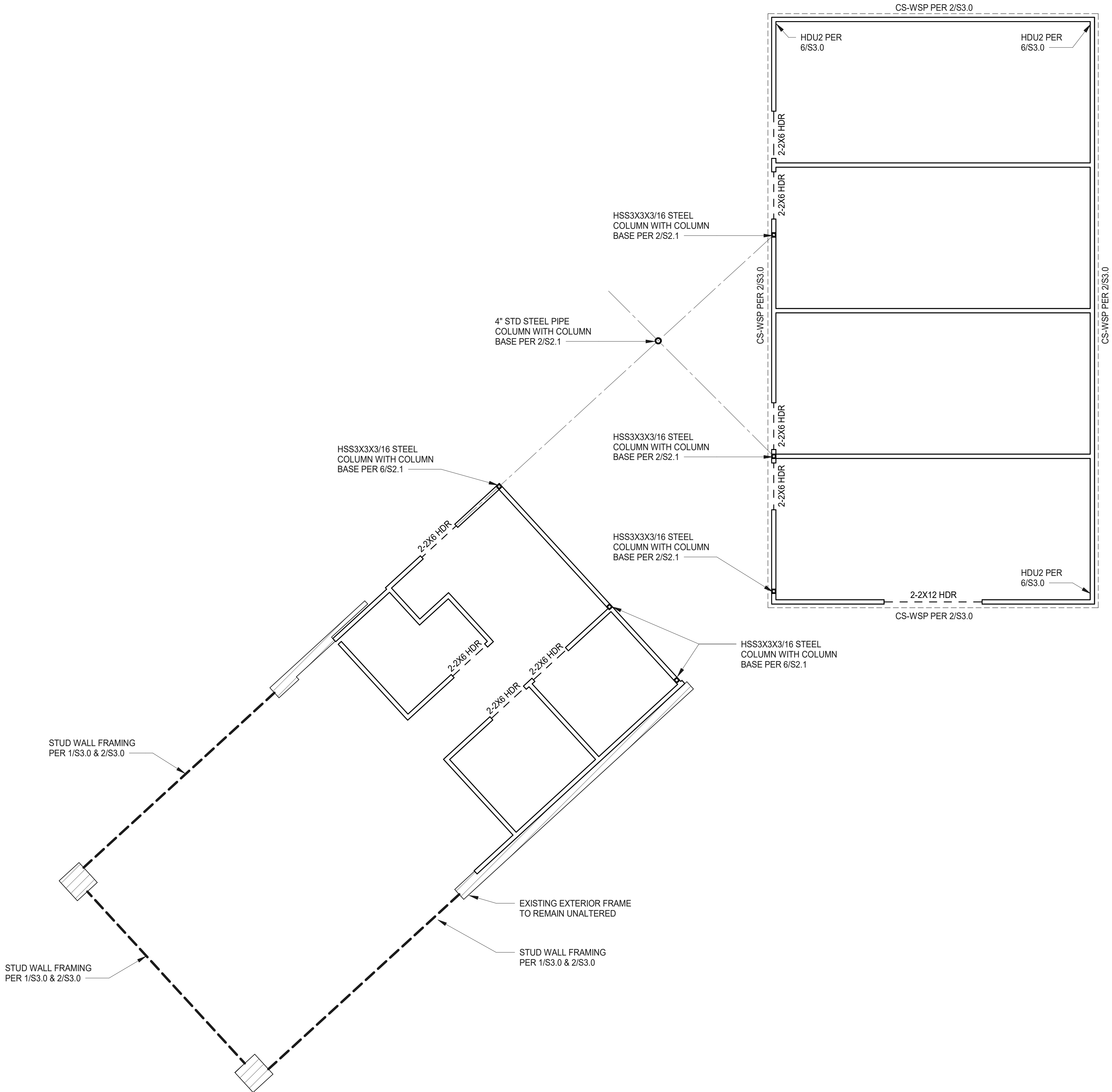
SHEET NAME

FOUNDATION PLAN

SHEET NUMBER

S1.0

- WALL FRAMING PLAN NOTES:
1. ALL WALLS SHALL BE CONSTRUCTED PER 1/S3.0.
 2. HEADER MARKS SHOWN ON PLAN CORRESPOND TO "WALL HEADER SCHEDULE" ON S3.0. REFER TO "WALL HEADER SCHEDULE" FOR HEADER REQUIREMENTS.
 3. EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED PER 2/S3.0.
 4. REFER TO NOTES ON S0.0 FOR ADDITIONAL INFORMATION NOT PROVIDED ON THIS SHEET.
 5. REFER TO TYPICAL DETAILS ON S3.0 FOR ADDITIONAL INFORMATION NOT PROVIDED ON THIS SHEET.



WALL FRAMING & BRACING PLAN
1/4" = 1'-0"



PROJECT NAME

MAYDAY COLLECTIVE

2602 NORTH FLORES STREET
SAN ANTONIO, TX 78212

REVISION SCHEDULE

NO.	DATE	ISSUE
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PROJECT STATUS

CONSTRUCTION
DOCUMENTS

SHEET NAME

WALL FRAMING &
BRACING PLAN

SHEET NUMBER

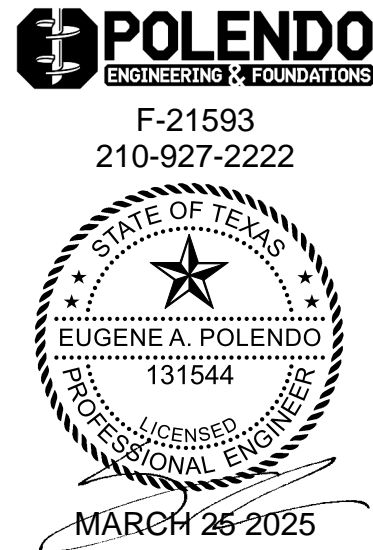
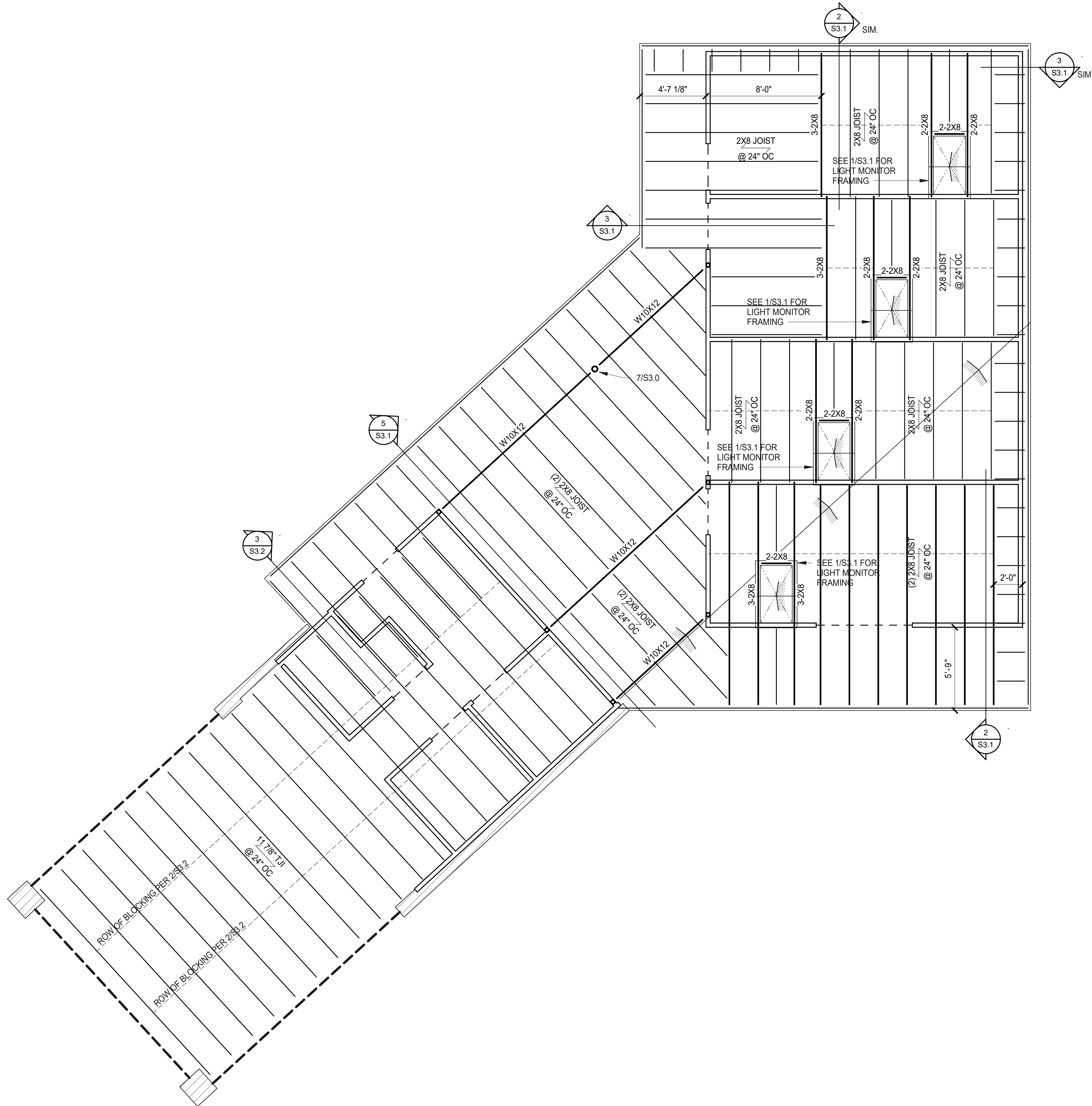
S1.1

CEILING FRAMING PLAN NOTES:

1. CEILING BEAM MARKS SHOWN ON PLAN CORRESPOND TO "CEILING BEAM SCHEDULE" ON S3.1. REFER TO "CEILING BEAM SCHEDULE" FOR CEILING BEAM REQUIREMENTS.
2. ALL JOIST-TO-BEAM CONNECTIONS AND BEAM-TO-BEAM CONNECTIONS SHALL BE MADE WITH APPROVED CONNECTION PROVIDED ON 1/S3.1.
3. REFER TO NOTES ON S0.0 FOR ADDITIONAL INFORMATION NOT PROVIDED ON THIS SHEET.
4. REFER TO TYPICAL DETAILS ON S3.1 FOR ADDITIONAL INFORMATION NOT PROVIDED ON THIS SHEET.
5. PROVIDE CEILING JOIST FRAMING AS SHOWN ON PLAN. CEILING JOIST MARK ARE AS FOLLOWS:

- A. $\frac{2X6 \text{ CJ}}{16" \text{ OC}}$ = 2X6 CEILING JOISTS @ 16" ON CENTER.
- B. $\frac{2X8 \text{ CJ}}{16" \text{ OC}}$ = 2X8 CEILING JOISTS @ 16" ON CENTER.
- C. $\frac{2X10 \text{ CJ}}{16" \text{ OC}}$ = 2X10 CEILING JOISTS @ 16" ON CENTER.

6. BLOCKING SHOWN ON PLAN (---) SHALL BE PROVIDED BETWEEN EACH JOIST EQUALLY SPACED ALONG CEILING JOIST FRAMING AS SHOWN ON PLAN. BLOCKING SHALL BE THE SAME DEPTH AS CEILING JOIST FRAMING.



PROJECT NAME

MAYDAY COLLECTIVE

2602 NORTH FLORES STREET
SAN ANTONIO, TX 78212

REVISION SCHEDULE

NO.	DATE	ISSUE
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PROJECT STATUS

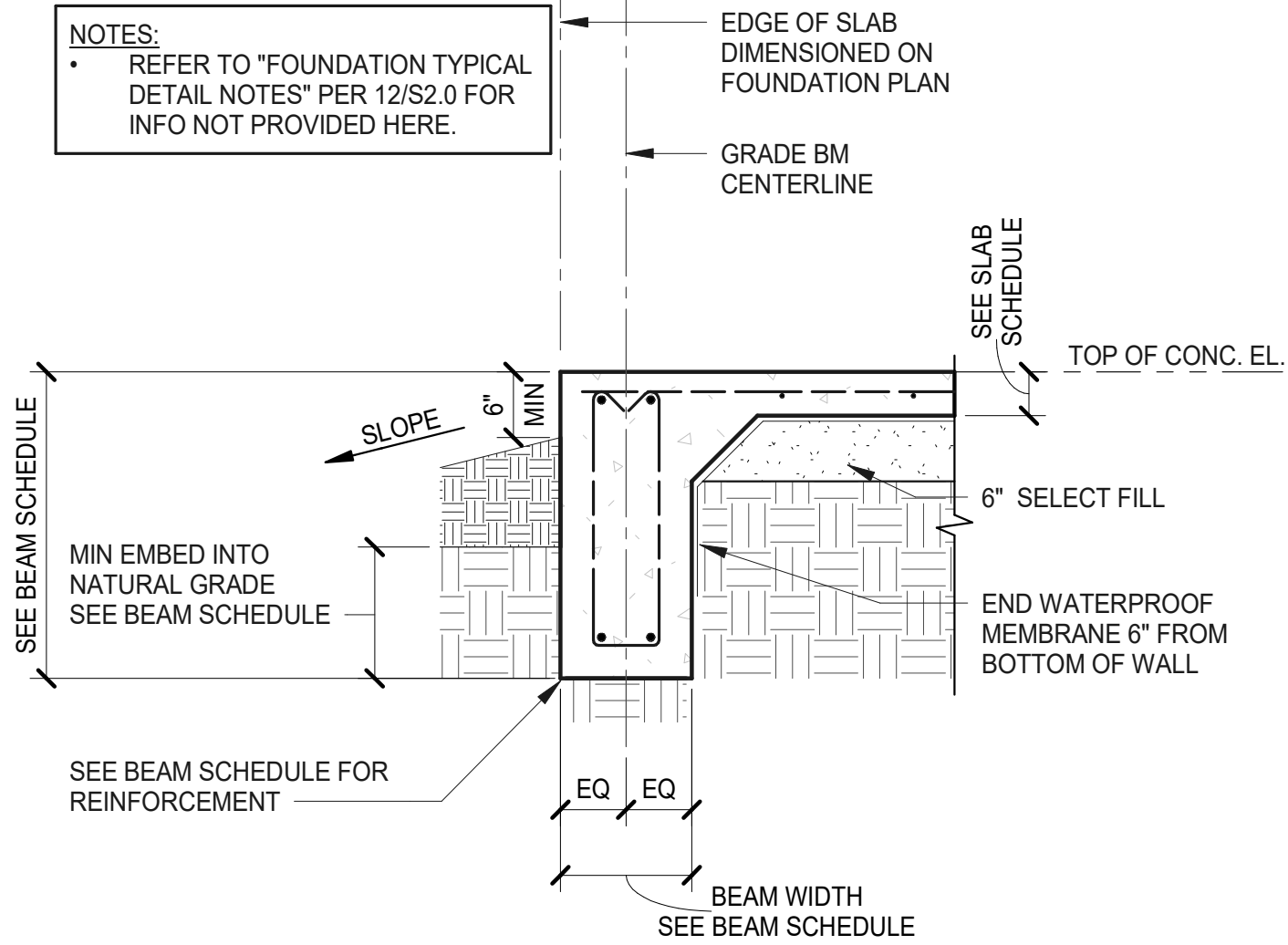
CONSTRUCTION
DOCUMENTS

SHEET NAME

CEILING / ROOF
FRAMING PLAN

SHEET NUMBER

S1.2

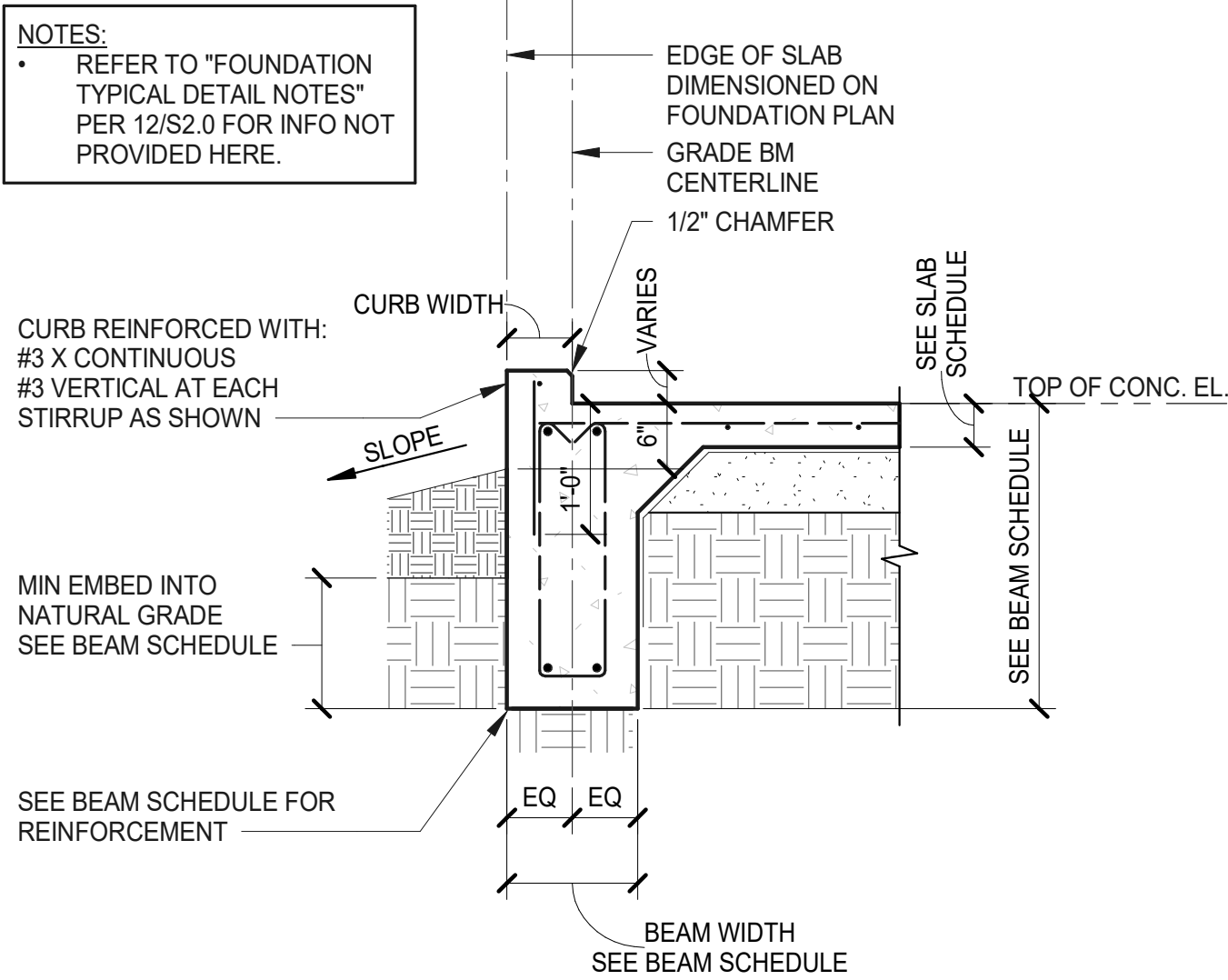


EXTERIOR GRADE BEAM - NO BRICK LUG

TYPICAL DETAIL

NO SCALE

1

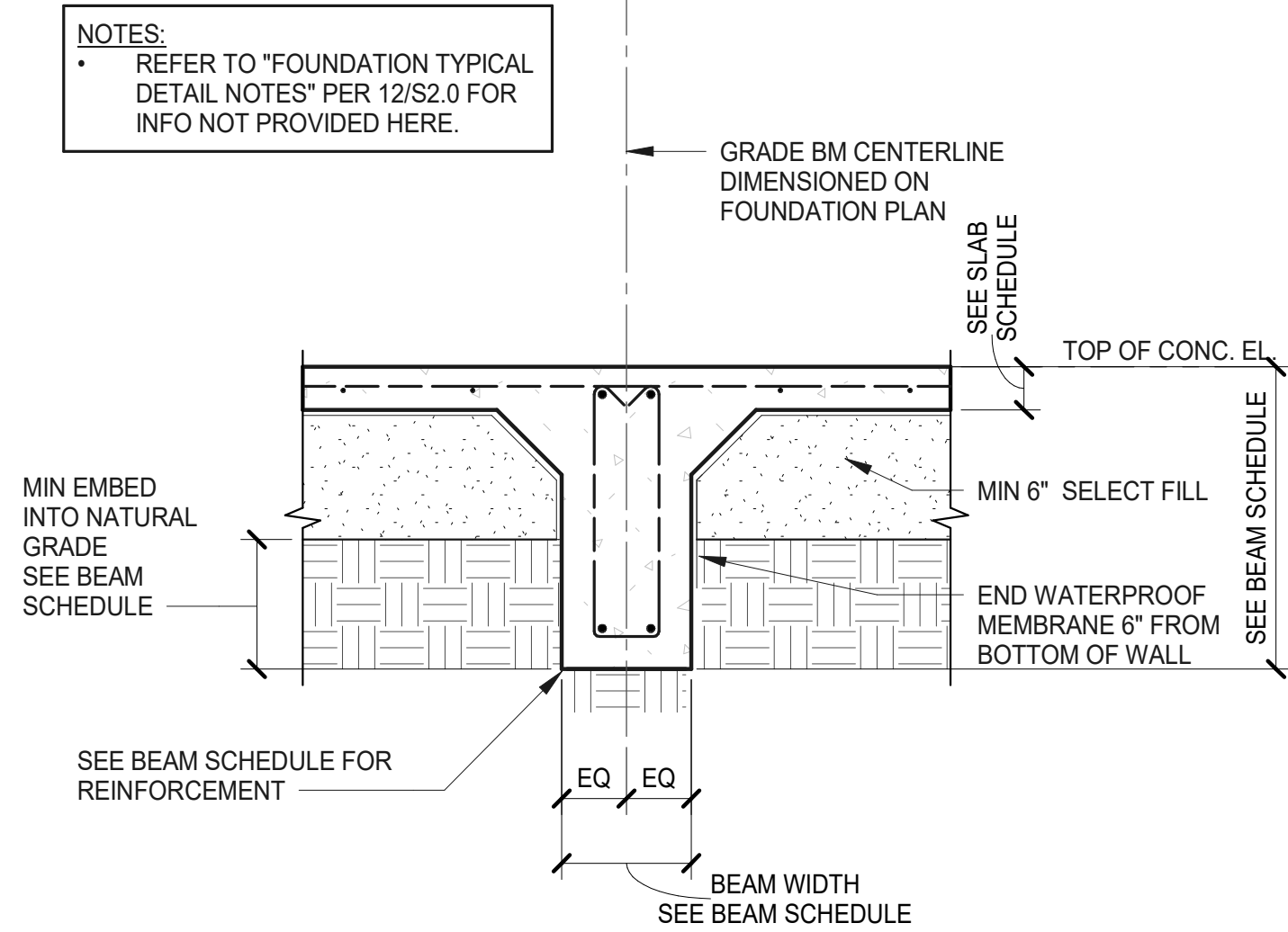


EXTERIOR GRADE BEAM - SHALLOW CURB

TYPICAL DETAIL

NO SCALE

2

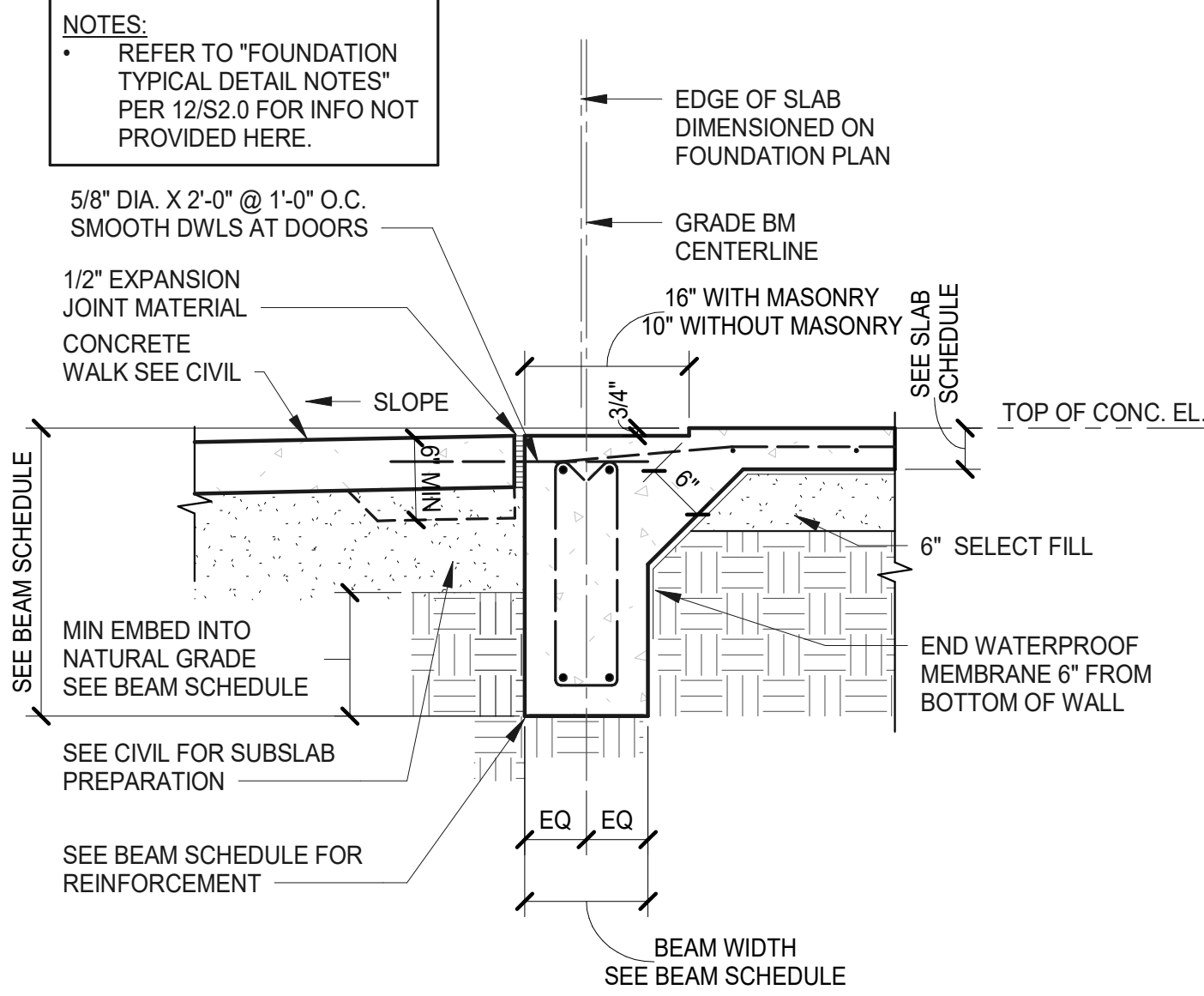


INTERIOR GRADE BEAM

TYPICAL DETAIL

NO SCALE

3

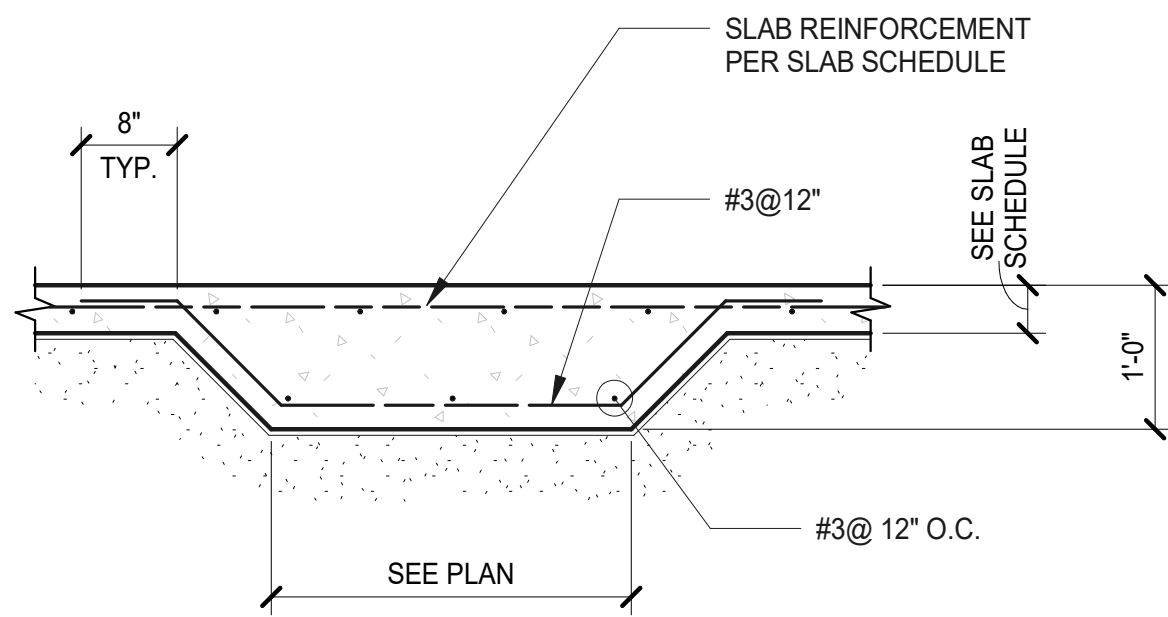


EXTERIOR GRADE BEAM - RECESS AT DRIVEWAY

TYPICAL DETAIL

NO SCALE

4

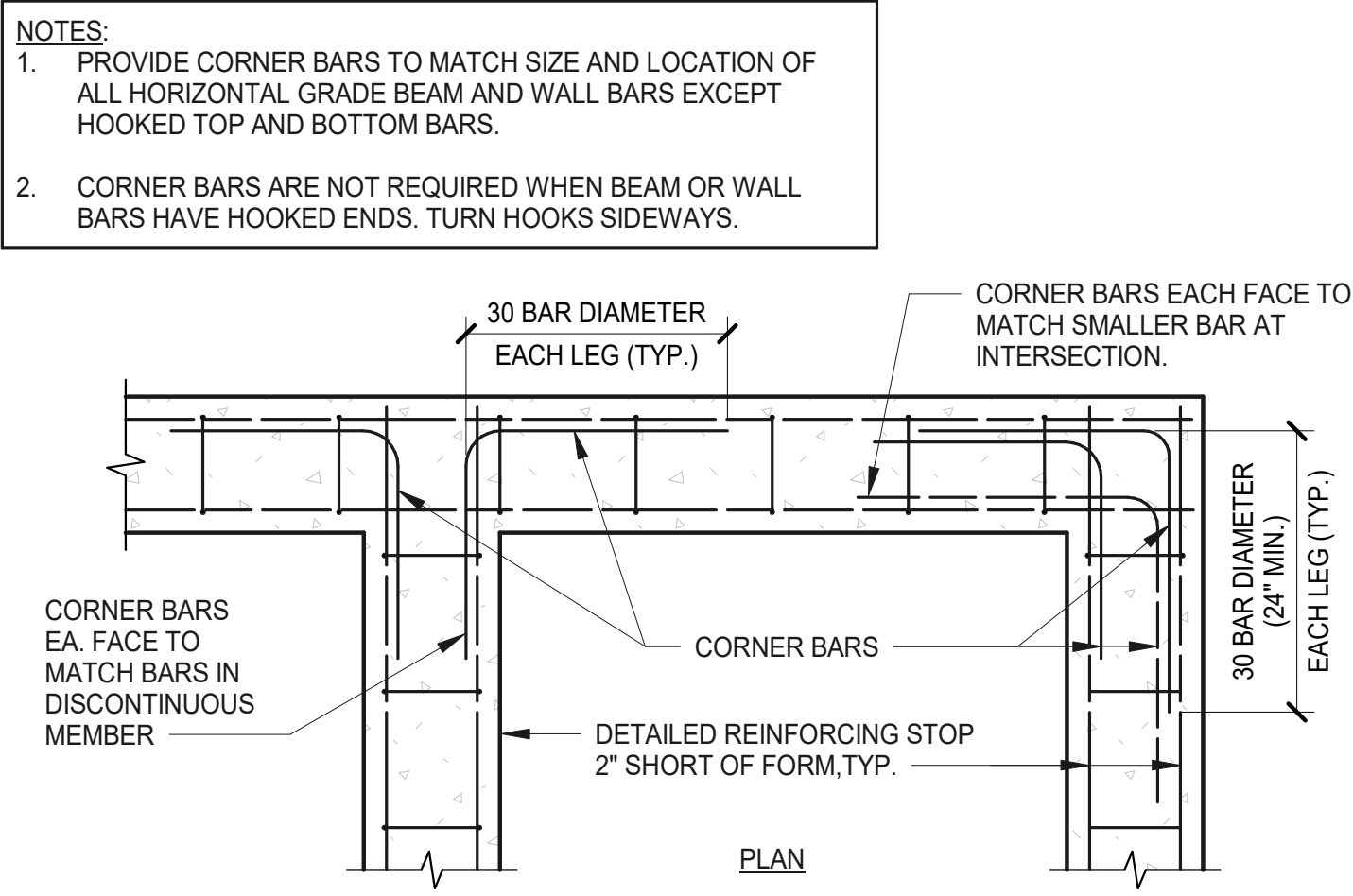


SLAB-ON-GRADE STIFFENER BEAM

TYPICAL DETAIL

NO SCALE

5

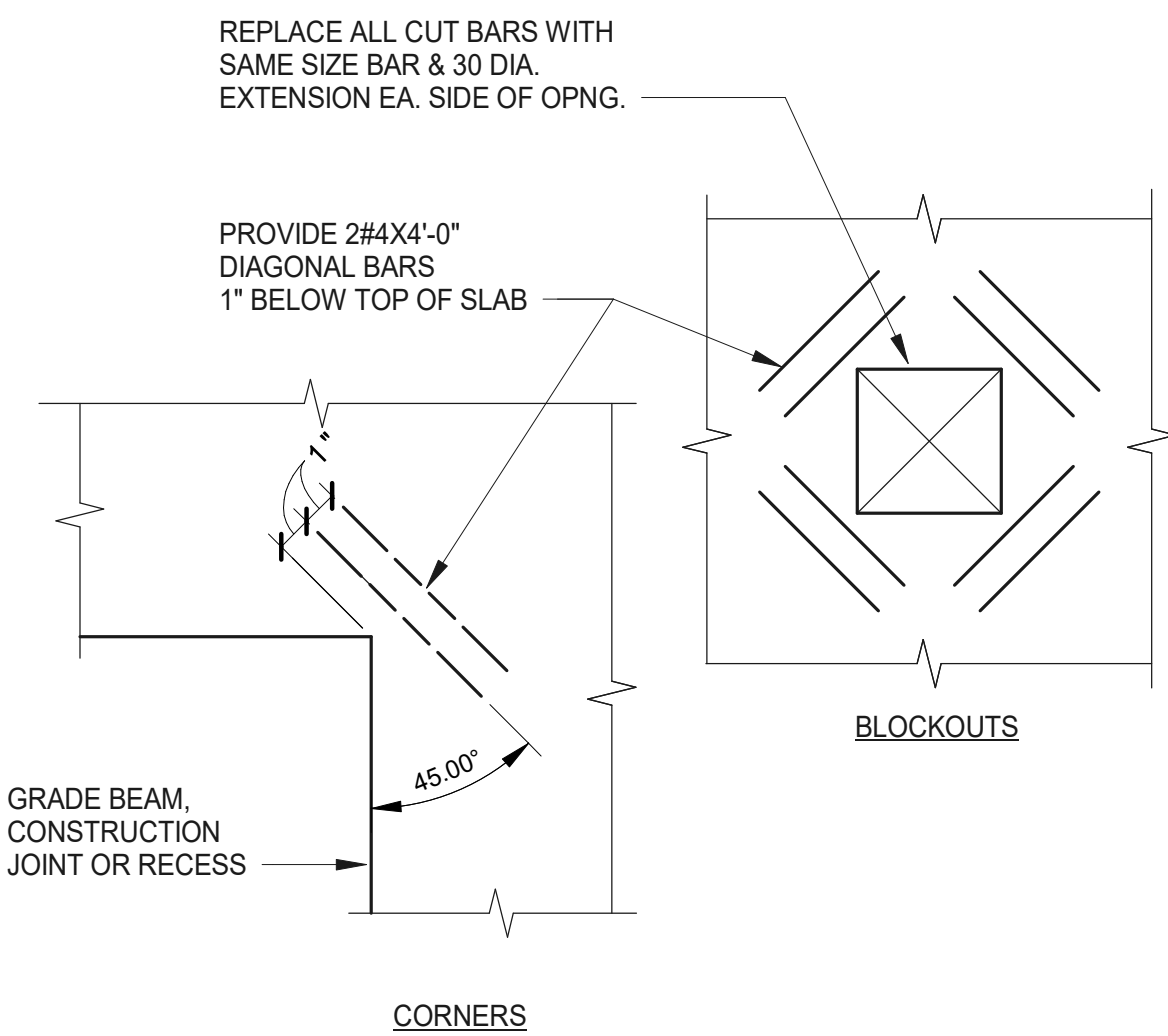


CORNER BARS AT WALL OR GRADE BEAM INTERSECTION

TYPICAL DETAIL

NO SCALE

6

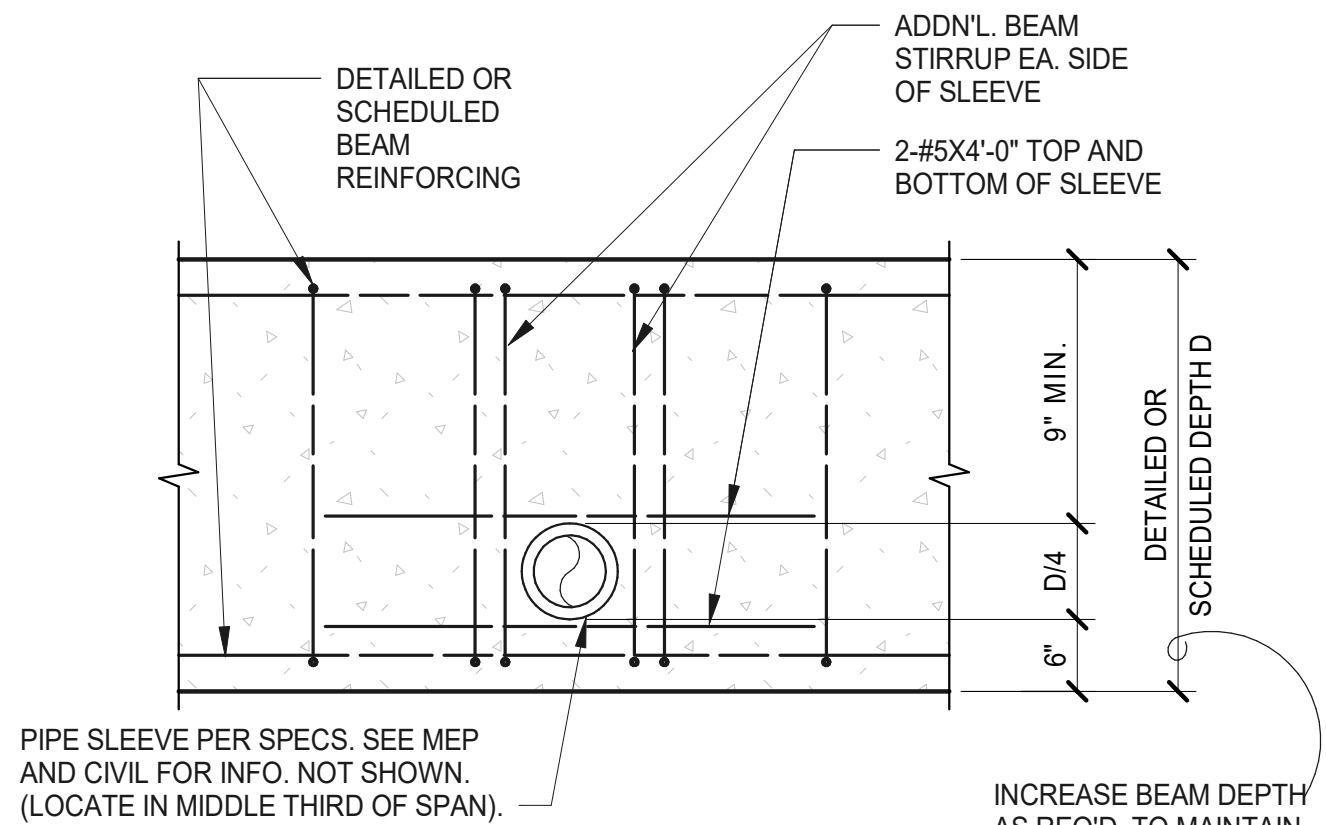


RE-ENTRANT CORNER REINFORCING

TYPICAL DETAIL

NO SCALE

7



- NOTES:
- CONDUIT AND PIPING MAY NOT BE PLACED PARALLEL TO AND INSIDE OF BEAM FORMS OR TRENCHES.
 - IF PIPE IS BEING CAST INTO A GRADE BEAM, SLEEVE MAY BE OMITTED IF PIPE IS WRAPPED WITH 1/2" THICK COMPRESSABLE MATERIAL.
 - NOTIFY ENGINEER IF DIMENSIONED CONDITIONS CANNOT BE MET.

SLEEVE THROUGH GRADE BEAM

TYPICAL DETAIL

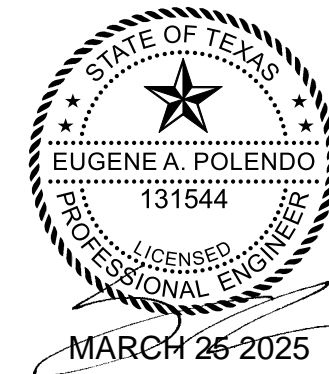
NO SCALE

8

- FOUNDATION TYPICAL DETAIL NOTES:**
- REFER TO SITE NOTES (SHEET 0.0) FOR GRADING SPECIFICATION ALONG PERIMETER OF FOUNDATION.
 - REFER TO CONCRETE NOTES (SHEET 0.0) FOR CONCRETE SPECIFICATIONS.
 - REFER TO CONCRETE REINFORCEMENT NOTES (SHEET 0.0) FOR REBAR SPECIFICATIONS.
 - REFER TO GENERAL NOTES (SHEET 0.0) FOR GENERAL PROJECT SPECIFICATIONS.
 - REFER TO FOUNDATION DESIGN NOTES (SHEET 0.0) FOR FOUNDATION DESIGN INFORMATION.
 - TYPICAL DETAILS PROVIDED ON THIS SHEET MAY OR MAY NOT OCCUR ON THIS PROJECT, BUY HAVE BEEN PROVIDED FOR REFERENCE.
 - TYPICAL DETAILS NOT REFERENCED ON FOUNDATION PLAN BUT PROVIDED HERE SHALL APPLY FOR THEIR INTENDED PURPOSE WHERE SITE CONDITIONS REQUIRE THEM.
 - SPECIFIC CONDITIONS THAT DO NOT CONFORM TO TYPICAL DETAILS SHALL BE BROUGHT TO THE ATTENTION OF POLENDO ENGINEERING FOR REVIEW.



F-21593
210-927-2222



PROJECT NAME

MAYDAY COLLECTIVE

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SAN ANTONIO, TX 78212

REVISION SCHEDULE

NO.	DATE	ISSUE
-----	------	-------

PROJECT STATUS

CONSTRUCTION
DOCUMENTS

SHEET NAME

FOUNDATION
DETAILS

SHEET NUMBER

S2.0

9

PROJECT NAME

MAYDAY COLLECTIVE

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REVISION SCHEDULE

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PROJECT STATUS

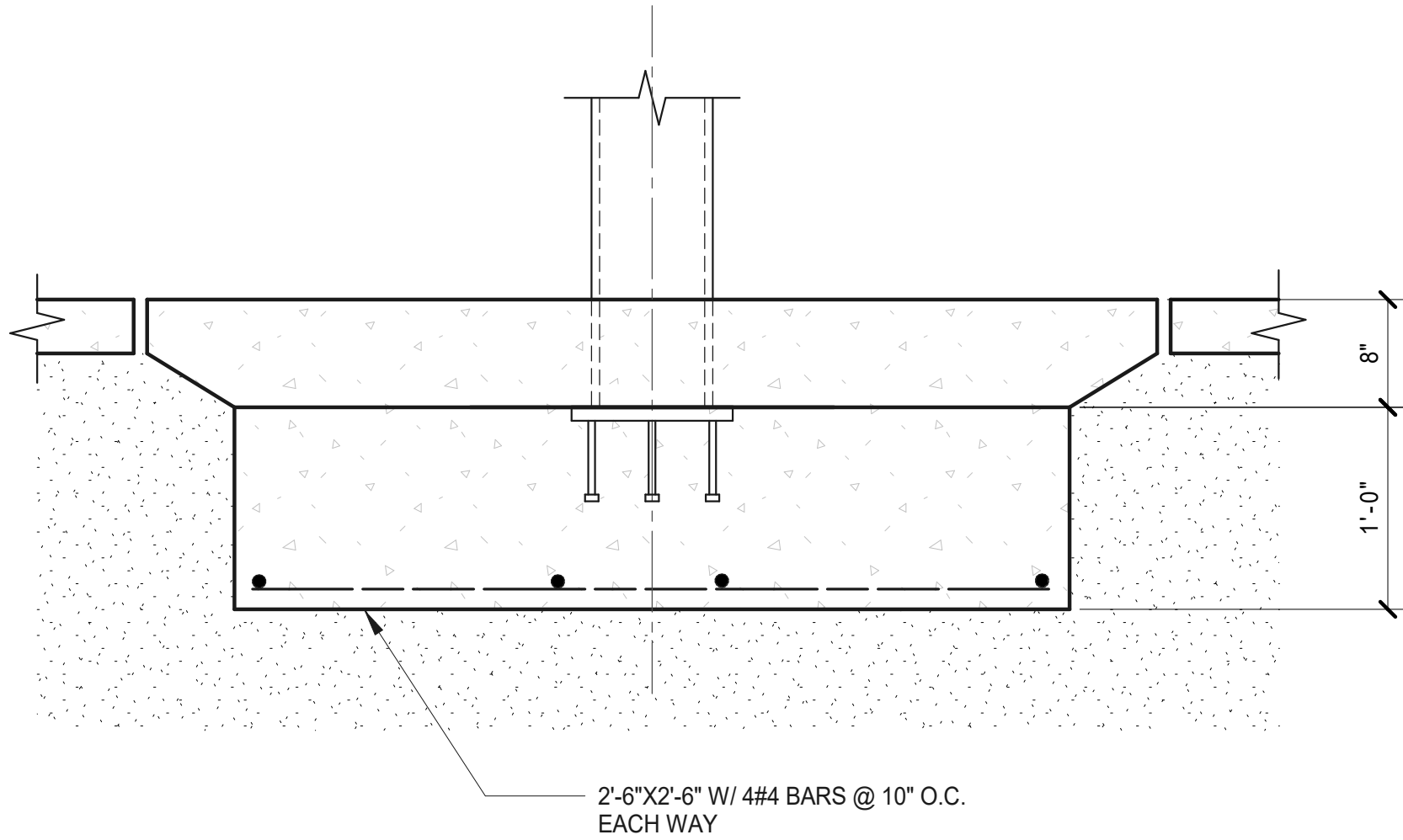
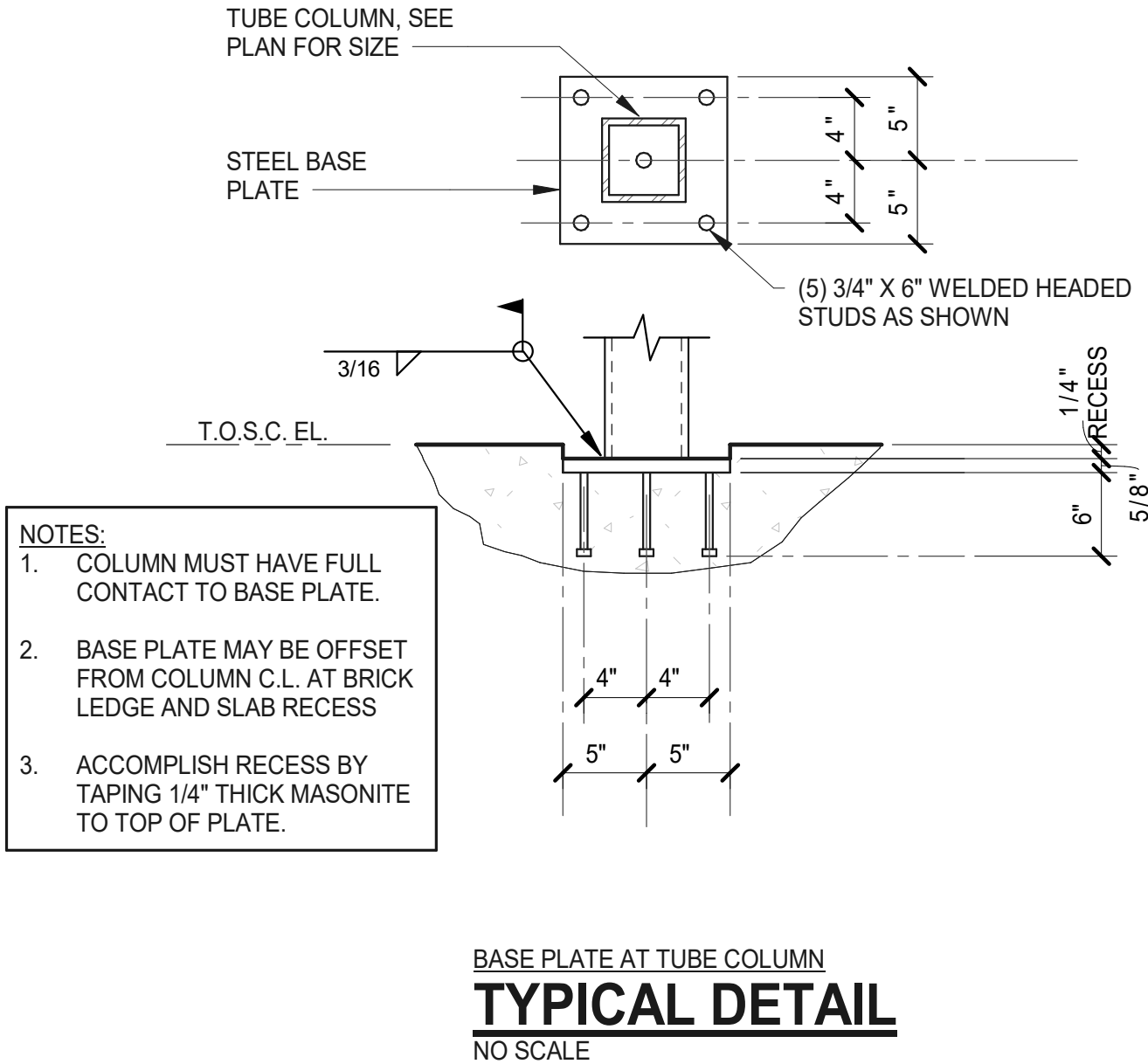
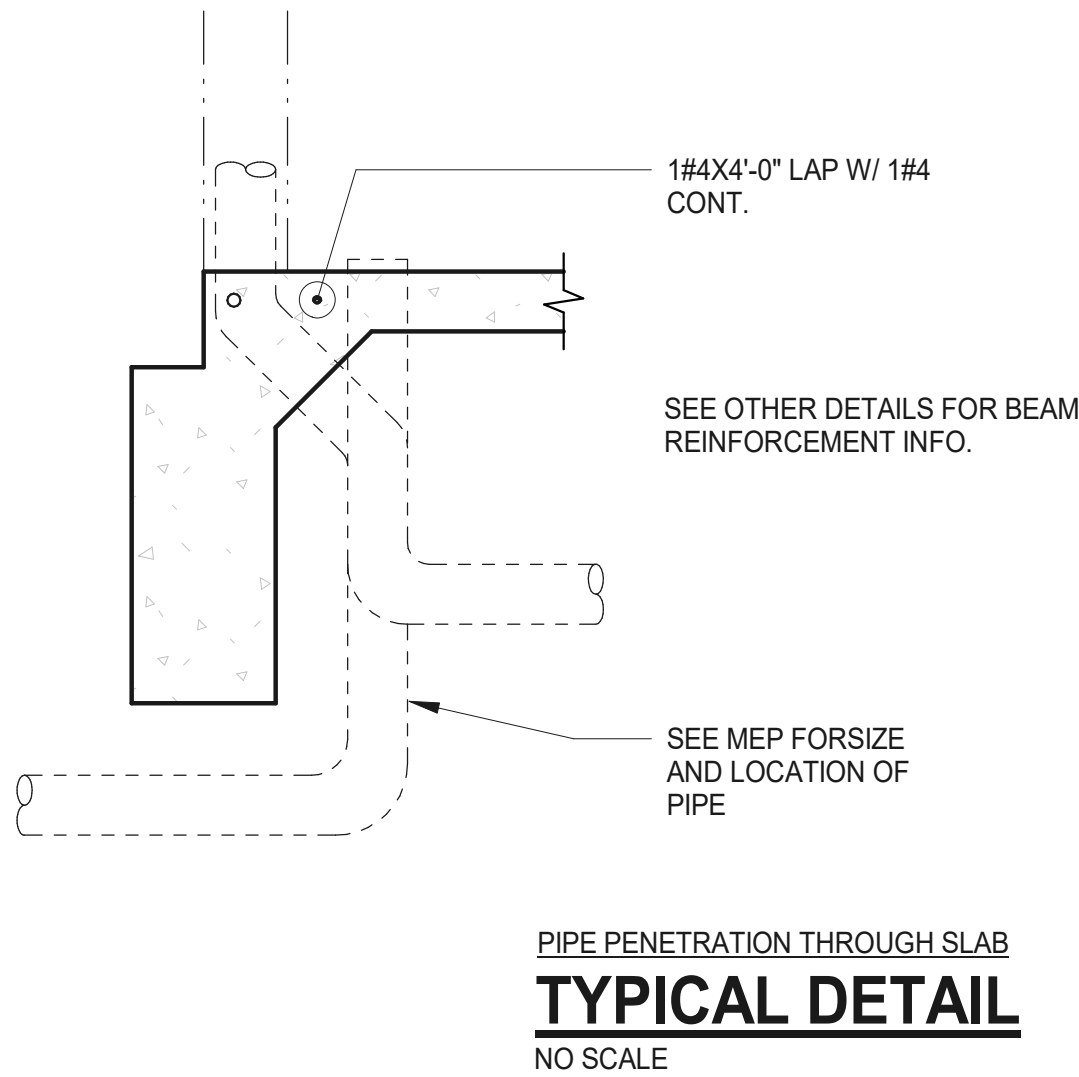
CONSTRUCTION
DOCUMENTS

SHEET NAME

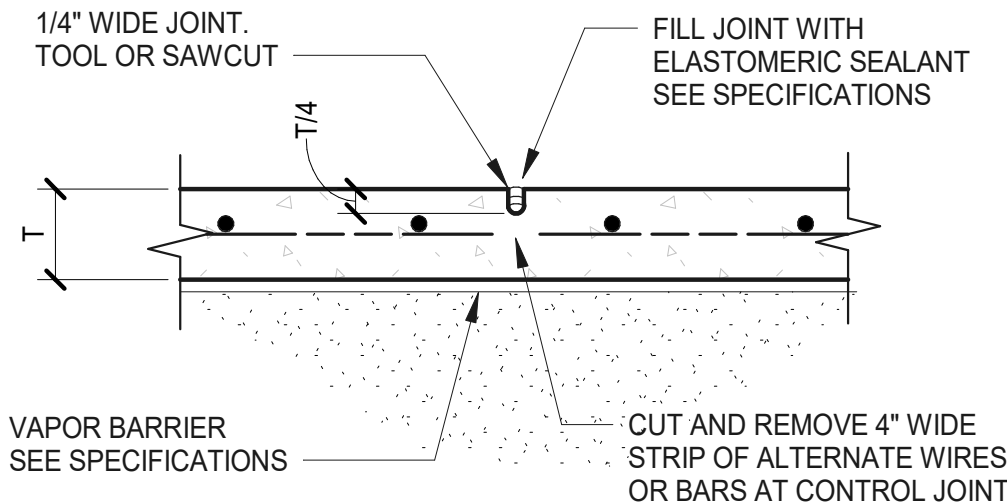
FOUNDATION
DETAILS

SHEET NUMBER

S2.1

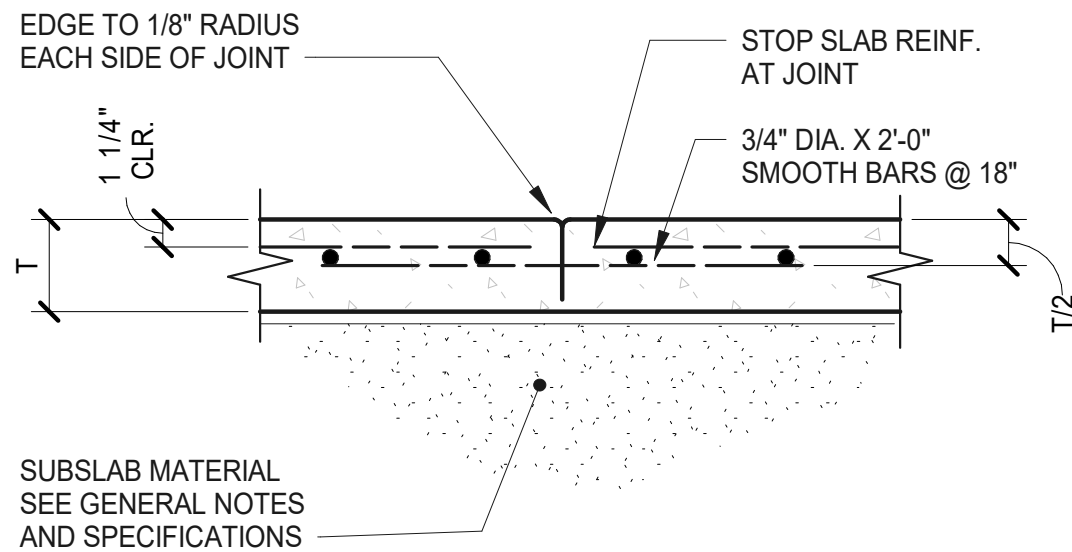


- SLAB-ON-GRADE NOTES:
- SEE PLAN AND GENERAL NOTES FOR THICKNESS OF SLAB (T) AND REINFORCING.
 - REINFORCING TO BE LAPPED 30 BAR DIA. MINIMUM OR TWO CROSSTIES FOR WIRE MESH.
 - SEE SPECIFICATIONS FOR SUPPORT OF REINFORCING.
 - SEE OTHER DETAILS FOR CONDITIONS AT GRADE BEAMS, COLUMNS AND EXPANSION JOINTS.



CONTROL JOINT (CT.J.)

- NOTES:
- JOINTS ARE REQUIRED IN ALL EXPOSED SLABS AT A MAXIMUM SPACING OF 8'-0" O.C., EACH WAY. LOCATE JOINTS ON COLUMN CENTERLINES.
 - LOCATE ALL CONSTRUCTION AND SAWN CONTROL JOINTS WHERE THEY WILL NOT BE DETRIMENTAL TO SENSITIVE FLOORING MATERIALS, SUCH AS V.C.T., CERAMIC TILE, OR EPOXY FLOORING. LOCATE JOINTS IN INCONSPICUOUS AREAS, NOT IN HIGHLY VISIBLE OR HIGH TRAFFIC AREAS.
 - SAW CUTS ARE TO BE MADE AS SOON AS SLAB CAN SUPPORT WORKERS AND EQUIPMENT AND BEFORE SHRINKAGE CRACKS OCCUR.
 - CLEAN JOINTS BEFORE FILLING WITH SEALANT.

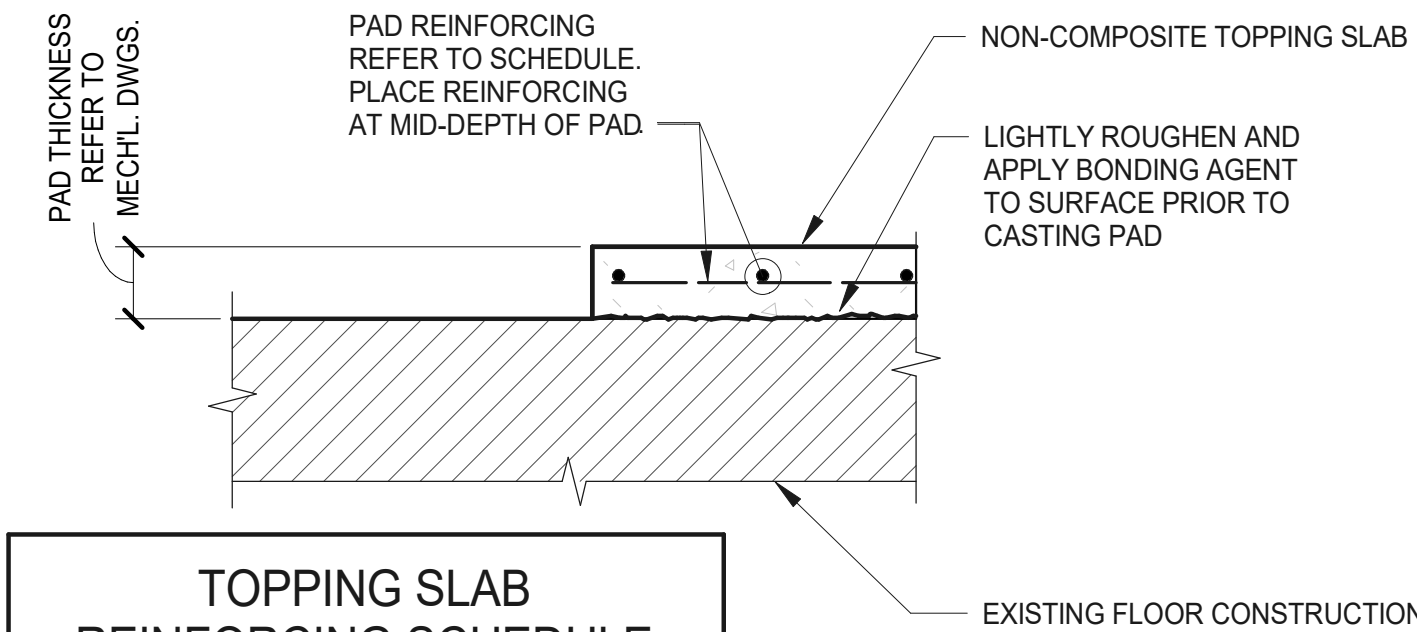


CONSTRUCTION JOINT (C.J.)

- NOTES:
- SLABS SHALL BE POURED IN A STRIP PATTERN WITH WIDTHS NOT EXCEEDING THAT SHOWN IN NOTES.
 - IF METAL FORMS ARE USED, REMOVE THEM BEFORE POURING ADJACENT SLAB.

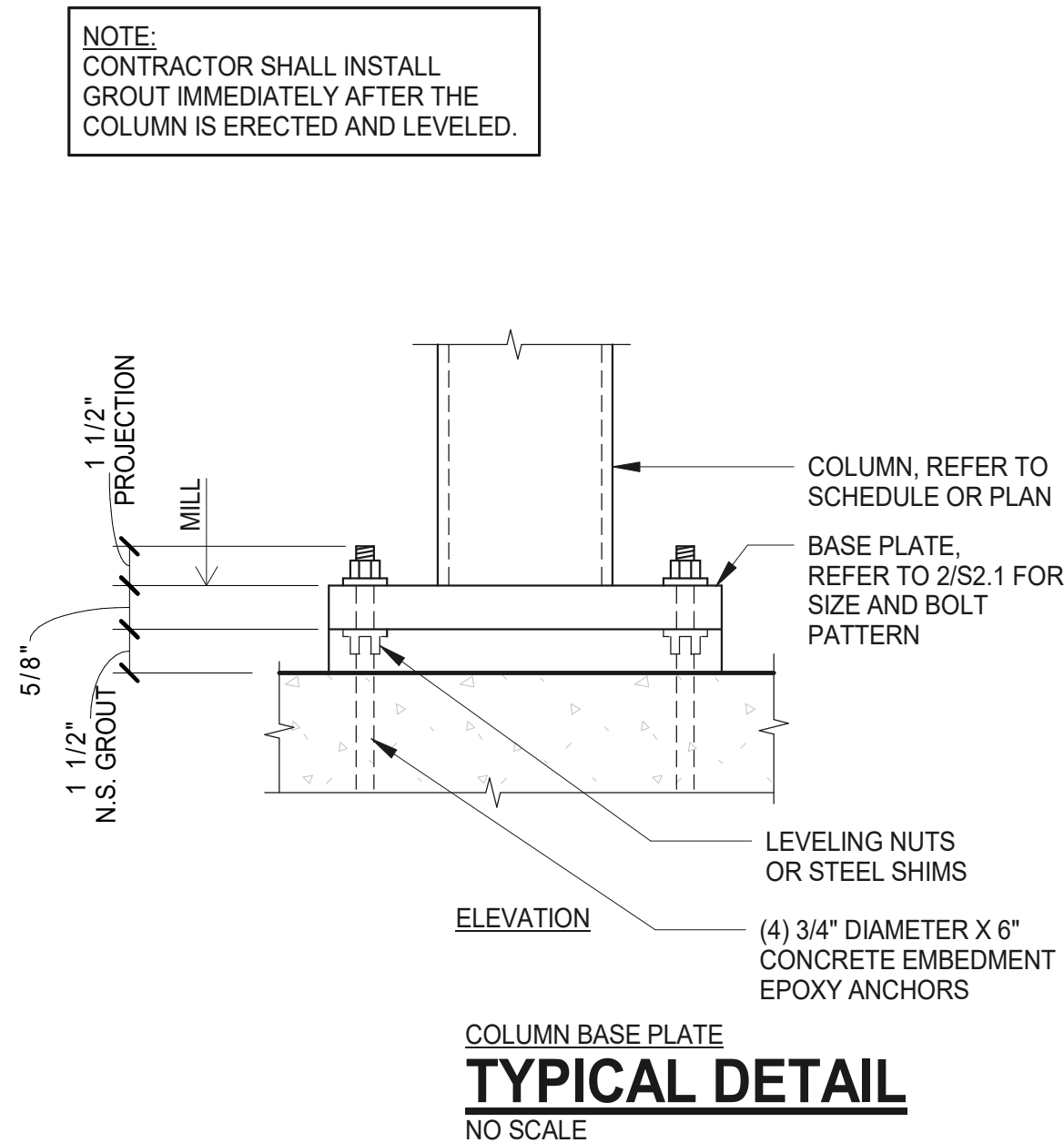
EXPOSED SLAB-ON-GRADE TYPICAL DETAIL

NO SCALE



PAD THICKNESS	REINFORCING
2" OR LESS	6x6-W2.9xW2.9 W.W.M.
3" TO 5"	#3 @ 12" E.W.
6" TO 7"	#4 @ 15" E.W.
8" TO 9"	#4 @ 12" E.W.

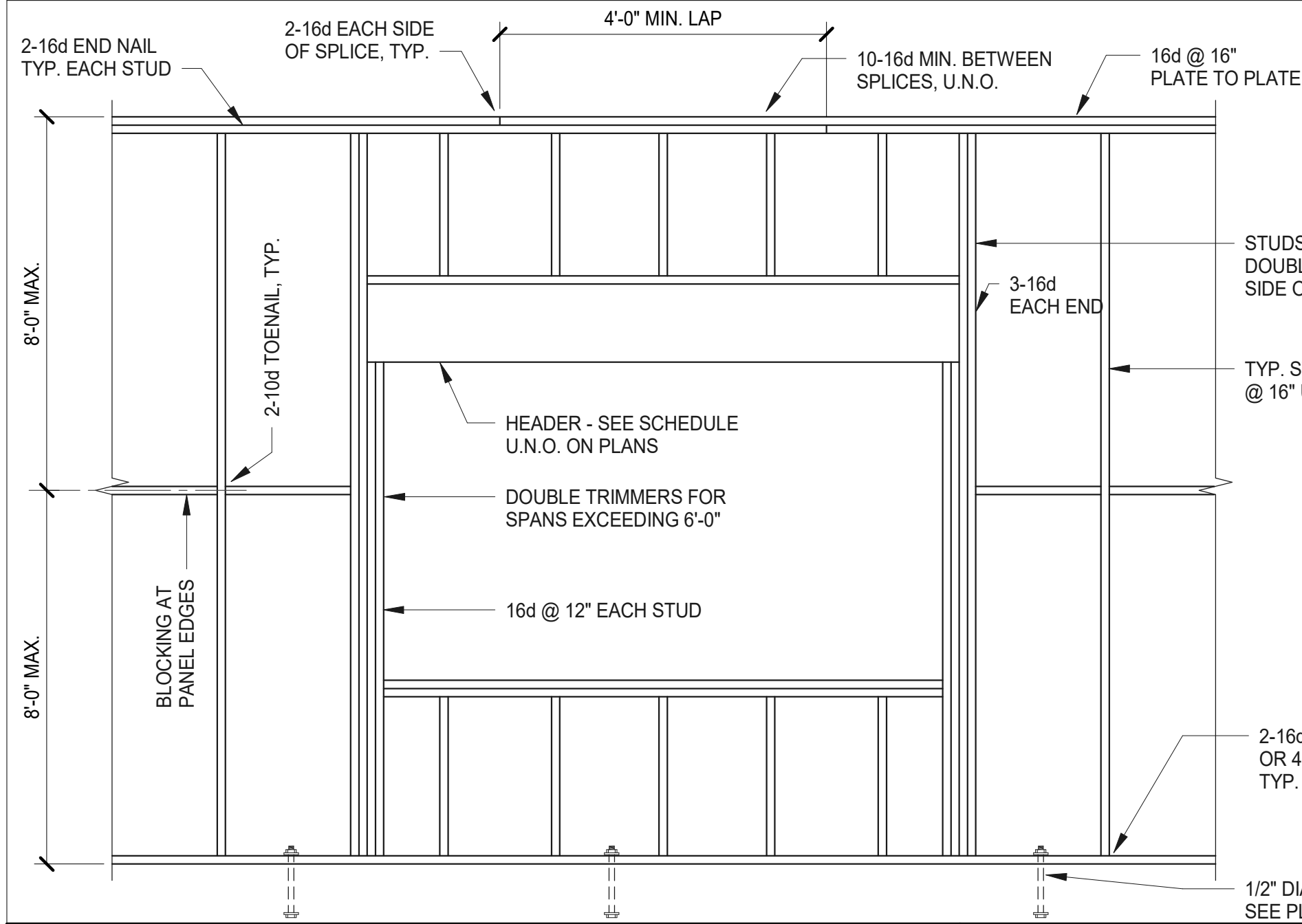
REINFORCING AT NON-COMPOSITE TOPPING SLAB



COLUMN BASE PLATE TYPICAL DETAIL

NO SCALE

6



NOTES:

1. DOOR OPENINGS SIM. SEE ARCH'L FOR ROUGH OPENING DIMENSIONS AND LOCATIONS.

HEADER SCHEDULE		
MAX. CLR. SPAN	2X4 WALL	2X6 WALL
3'-6"	2-2X6 HDR	3-2X6 HDR
5'-0"	2-2X8 HDR	3-2X8 HDR
5'-6"	2-2X10 HDR	3-2X8 HDR
6'-10"	2-2X12 HDR	3-2X10 HDR
>6'-6"	SEE PLAN	SEE PLAN

NOTES:

1. USE TABLE UNLESS NOTED OTHERWISE ON PLAN.
2. SEE WALL HEADER SCHEDULE ON S3.0 FOR FASTENING REQUIREMENTS AND HEADER MARK.

WALL FRAMING ELEVATION

TYPICAL DETAIL

1

SHEAR WALL SHEATHING SCHEDULE

(WIND OR SEISMIC LOADING)

MARK	PLYWOOD SHEATHING	PANEL EDGE NAILING	NOTES	CAPACITY (PLF)
A	7/16" STRUCTURAL I	10d @ 6" O.C.	1.2	340

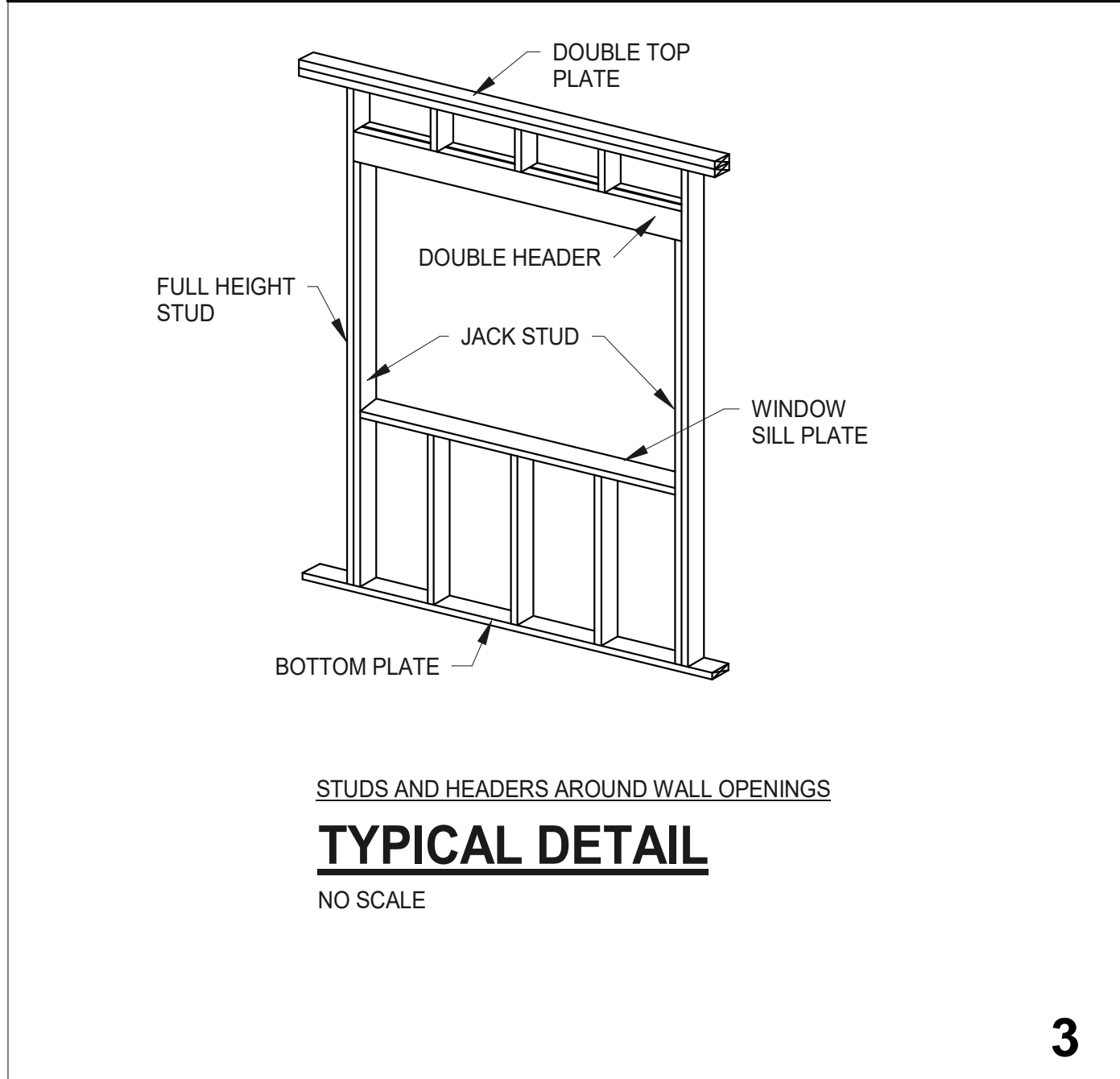
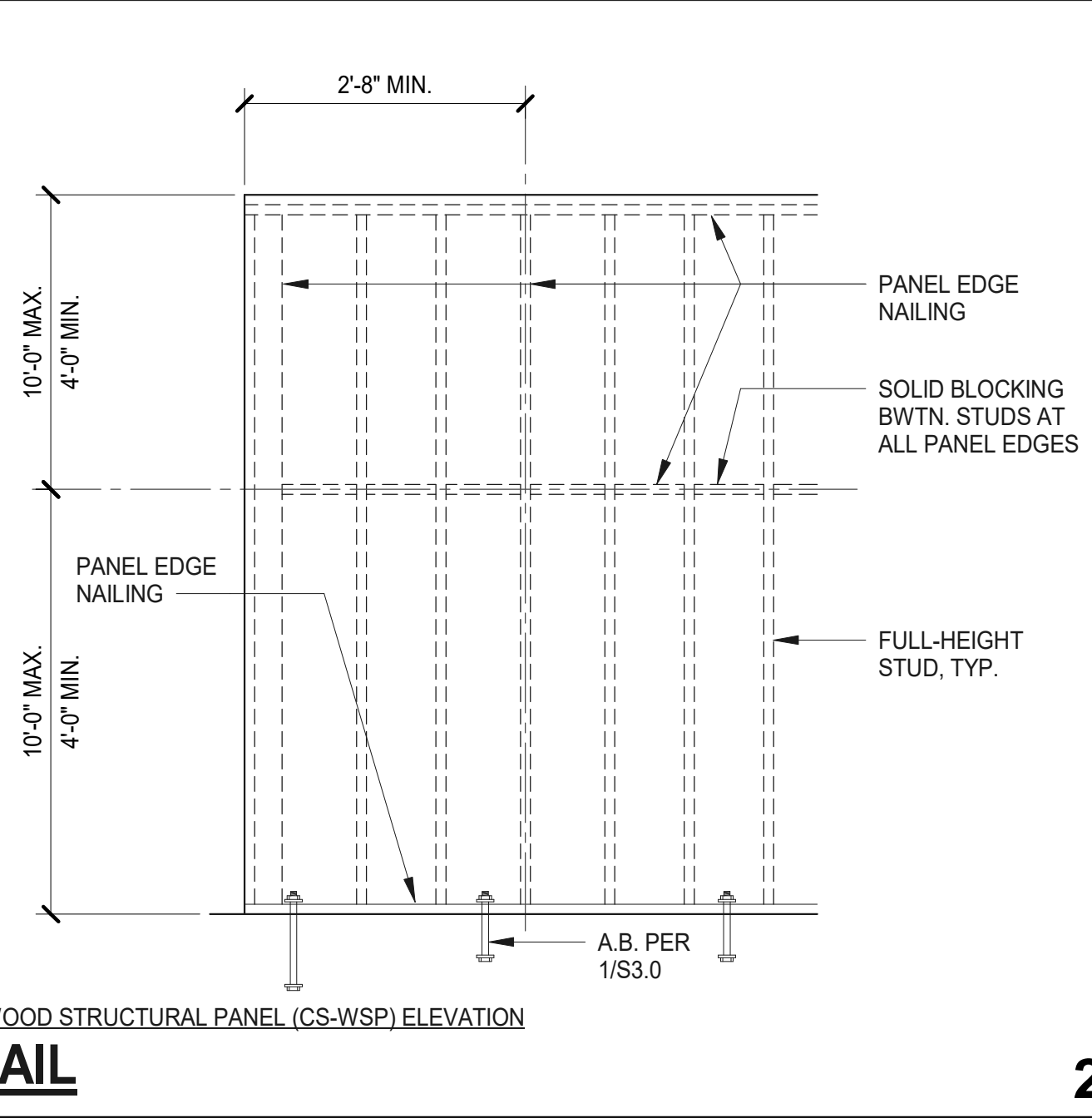
NOTES:

1. USE 10D NAILS @ 12" O.C. AT ALL INTERMEDIATE SUPPORTS (FIELD NAILING).
2. ALL EXTERIOR WOOD FRAMED WALLS AND LOAD-BEARING WOOD FRAMED WALLS SHALL BE TYPE 'A' UNLESS NOTED OTHERWISE ON THE PLANS.

CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL (CS-WSP) ELEVATION

TYPICAL DETAIL

2



ALL STUDS AND FRAMING MEMBERS TO BE FULL HEIGHT WITHOUT SPLICES

INSTALL ADJACENT NAILS FROM OPPOSITE SIDE OF FRAMING

10D NAILS, TYP.

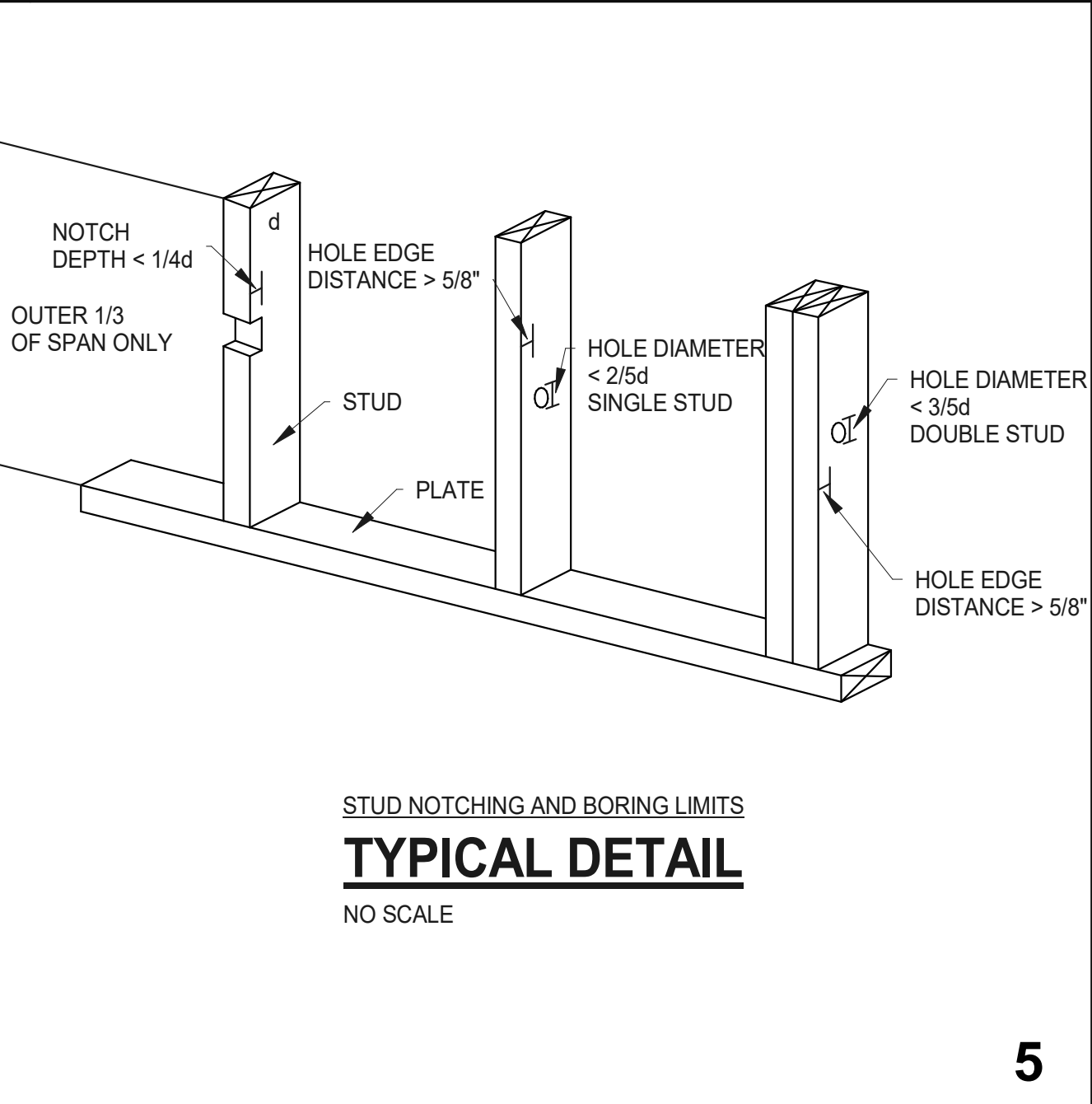
TYPE	A	B	C	D
2x4	1	1 1/2	2 1/2	6
2x6	1 1/2	2 1/2	2 1/2	6
2x8	1	2 5/8	2 1/2	6
2x10	1 1/4	2 1/4	2 1/2	6
2x12	1 1/2	2 3/4	2 1/2	6

NOTE:
DOUBLE 2x8, 2x10 & 2x12 PROVIDE 3 LONGITUDINAL ROWS OF NAILS.

BUILT-UP WOOD POSTS

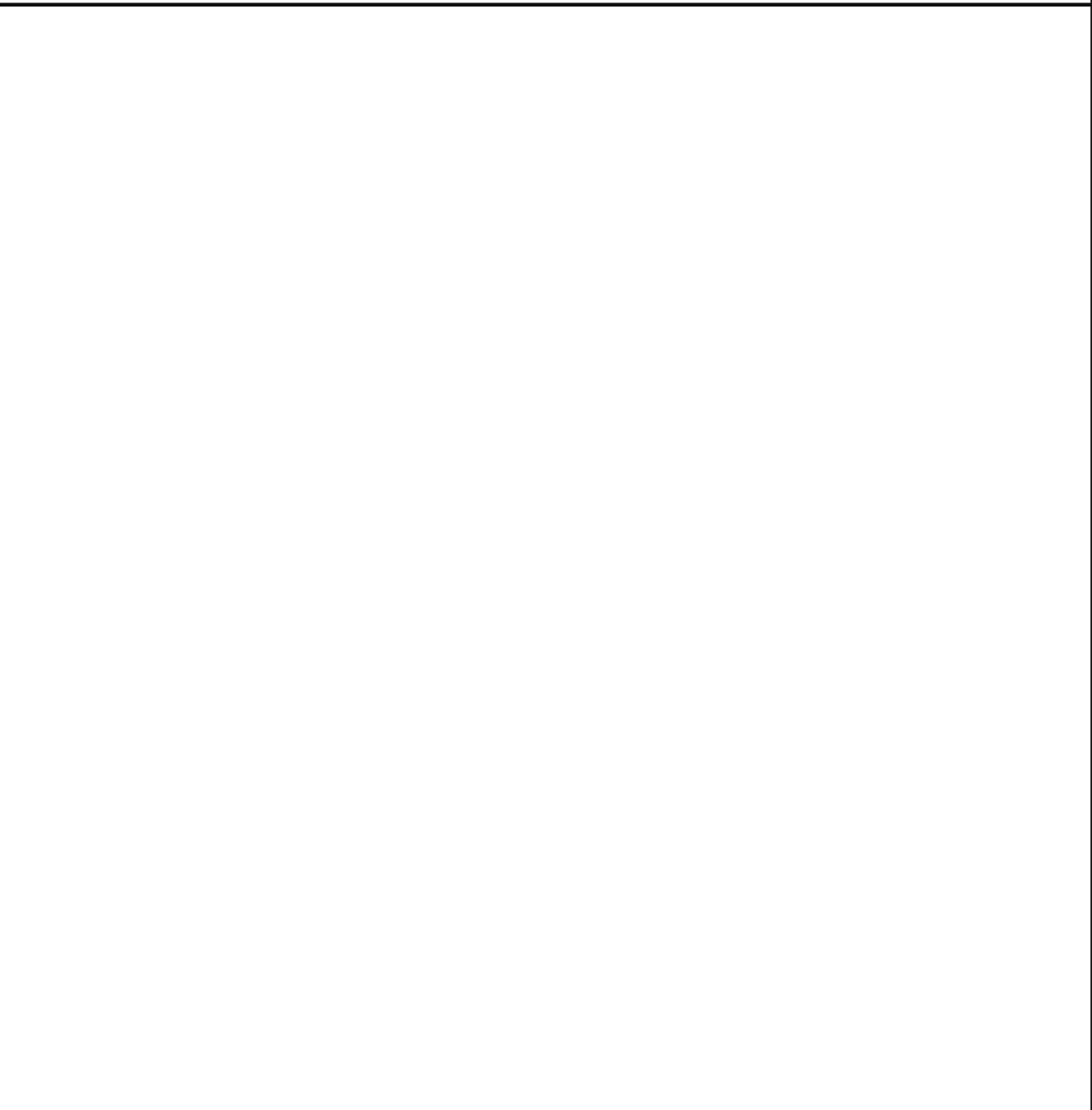
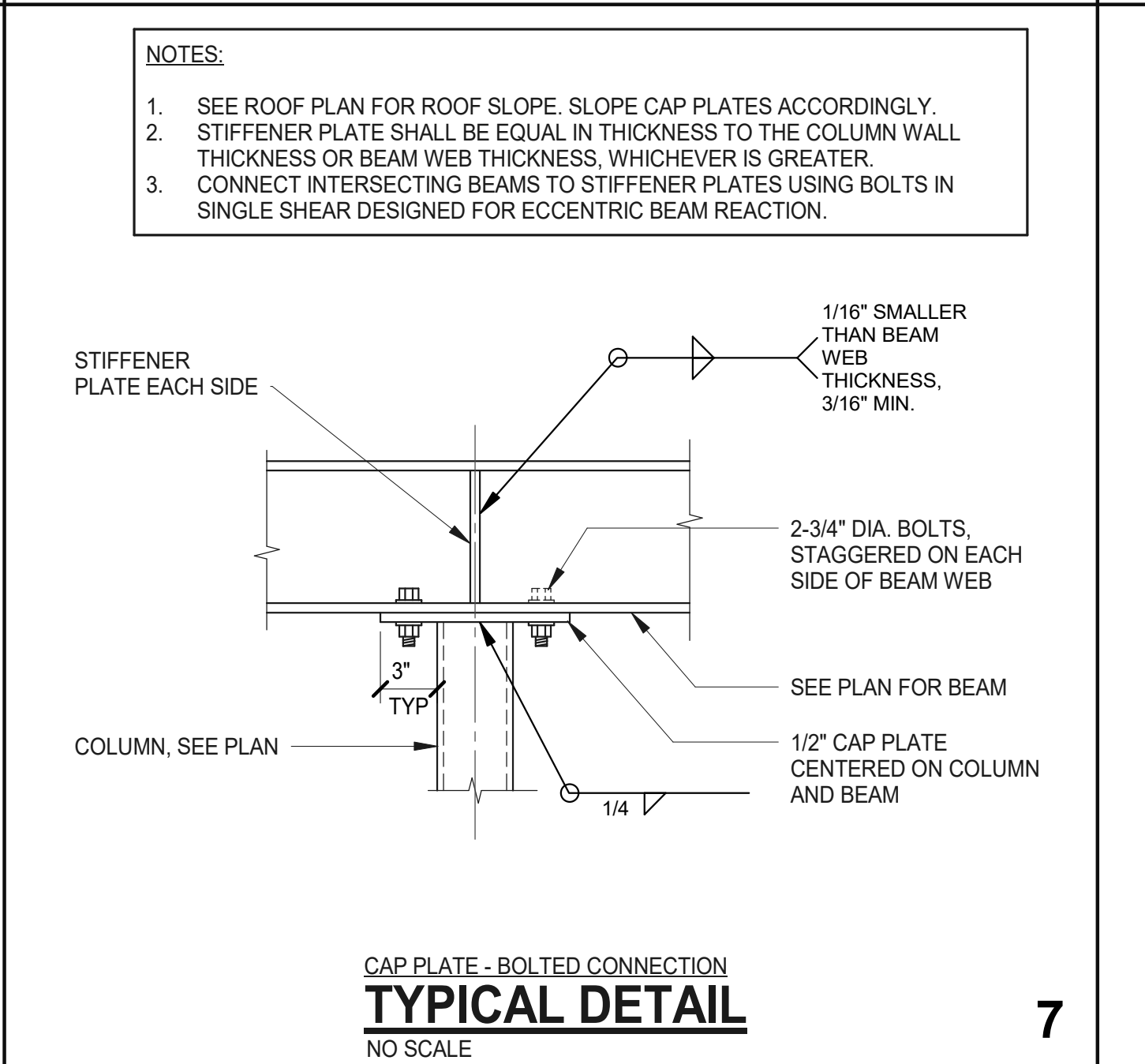
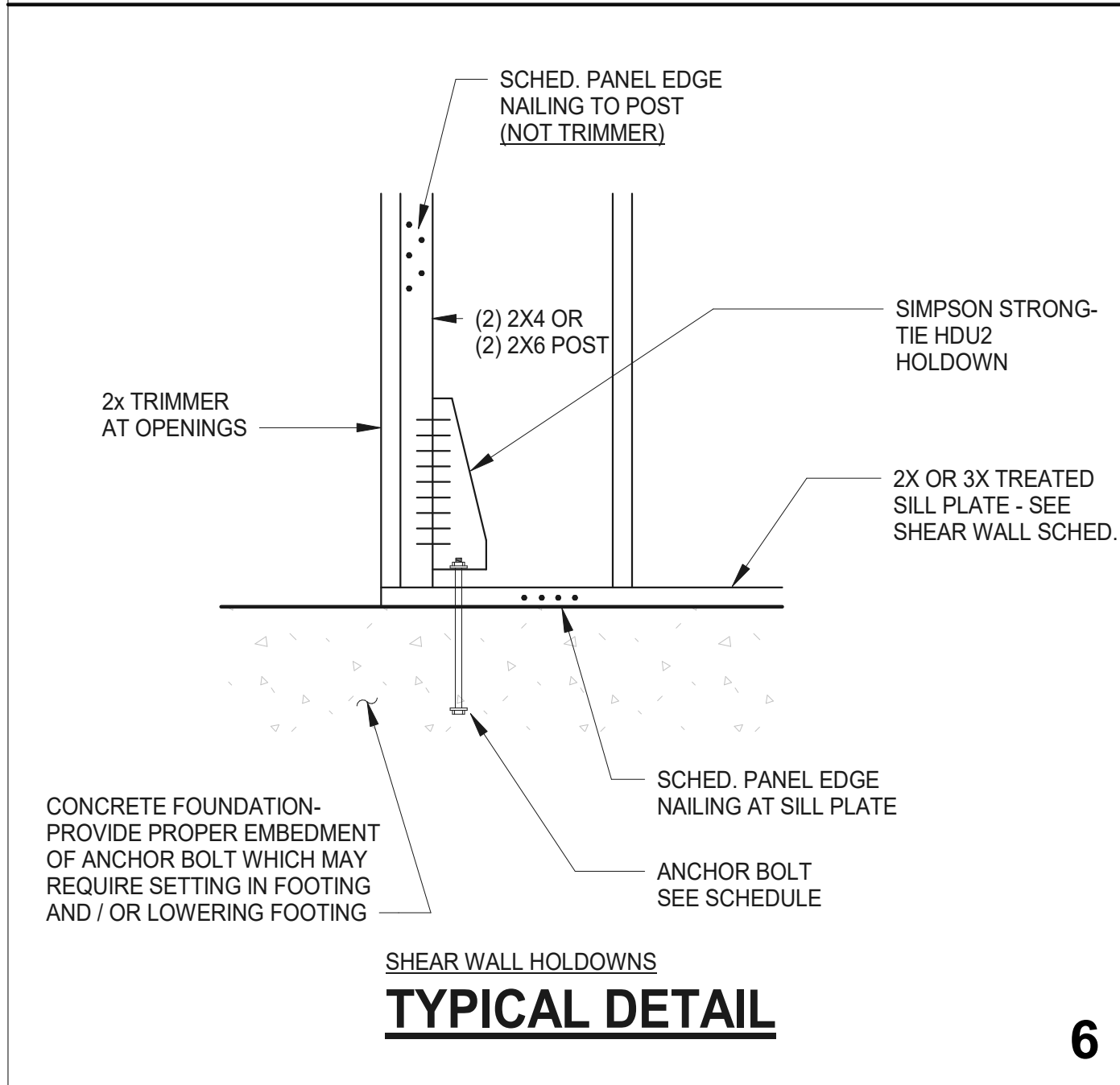
TYPICAL DETAIL

4



WALL HEADER SCHEDULE FOR DOORS OR WINDOWS

MARK	HEADER SIZE	NOTES	WALL STUD SIZE	
2-2X6 HDR	TWO-PLY 2X6 HEADER	2, 3, 4, 6	2X4	
2-2X8 HDR	TWO-PLY 2X8 HEADER	2, 3, 4, 6	2X4	
2-2X10 HDR	TWO-PLY 2X10 HEADER	2, 3, 4, 6	2X4	
2-2X12 HDR	TWO-PLY 2X12HEADER	2, 3, 4, 6	2X4	
3-2X6 HDR	THREE-PLY 2X6 HEADER	2, 3, 4, 6		2X6
3-2X8 HDR	THREE-PLY 2X8 HEADER	2, 3, 4, 6		2X6
3-2X10 HDR	THREE-PLY 2X10 HEADER	2, 3, 4, 6		2X6
3-2X12 HDR	THREE-PLY 2X12 HEADER	2, 3, 4, 6		2X6
2LVL12 HDR	TWO-PLY 1 3/4" X 11 7/8" LVL HEADER	1, 3, 5, 6	2X4	
2LVL14 HDR	TWO-PLY 1 3/4" X 14" LVL HEADER	1, 3, 5, 6	2X4	
2LVL16 HDR	TWO-PLY 1 3/4" X 16" LVL HEADER	1, 3, 5, 6	2X4	
2LVL18 HDR	TWO-PLY 1 3/4" X 18" LVL HEADER	1, 3, 5, 6	2X4	
2LVL20 HDR	TWO-PLY 1 3/4" X 20" LVL HEADER	1, 3, 5, 6	2X4	
2LVL24 HDR	TWO-PLY 1 3/4" X 24" LVL HEADER	1, 3, 5, 6	2X4	
3LVL12 HDR	THREE-PLY 1 3/4" X 11 7/8" LVL HEADER	1, 3, 5, 6		2X6
3LVL14 HDR	THREE-PLY 1 3/4" X 14" LVL HEADER	1, 3, 5, 6		2X6
3LVL16 HDR	THREE-PLY 1 3/4" X 16" LVL HEADER	1, 3, 5, 6		2X6
3LVL18 HDR	THREE-PLY 1 3/4" X 18" LVL HEADER	1, 3, 5, 6		2X6
3LVL20 HDR	THREE-PLY 1 3/4" X 20" LVL HEADER	1, 3, 5, 6		2X6
3LVL24 HDR	THREE-PLY 1 3/4" X 24" LVL HEADER	1, 3, 5, 6		2X6



NOTES:

1. LVL BOARDS SHALL BE 2.0E MICROLAM LVL AS SPECIFIED BY WEYERHAEUSER OR APPROVED EQUIVALENT.
2. CONVENTIONAL 2X BOARDS SHALL BE #2 SOUTHERN PINE OR APPROVED EQUIVALENT.
3. FASTEN MULTI-PLY BEAM AS SHOWN IN DETAIL ABOVE.
4. HEADERS WITH CONVENTIONAL (2X) LUMBER BOARDS SHALL HAVE A 1/2" PLYWOOD BOARD BETWEEN EACH PLY. PLYWOOD NOT SHOWN IN DETAIL ABOVE.
5. PLYWOOD IS NOT REQUIRED FOR LVL HEADERS.
6. HEADERS SHALL BE CONSTRUCTED IN WALL FRAMING AS SHOWN IN DETAIL 1/S3.0.

WALL HEADER SCHEDULE



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-----	------	-------

PROJECT STATUS

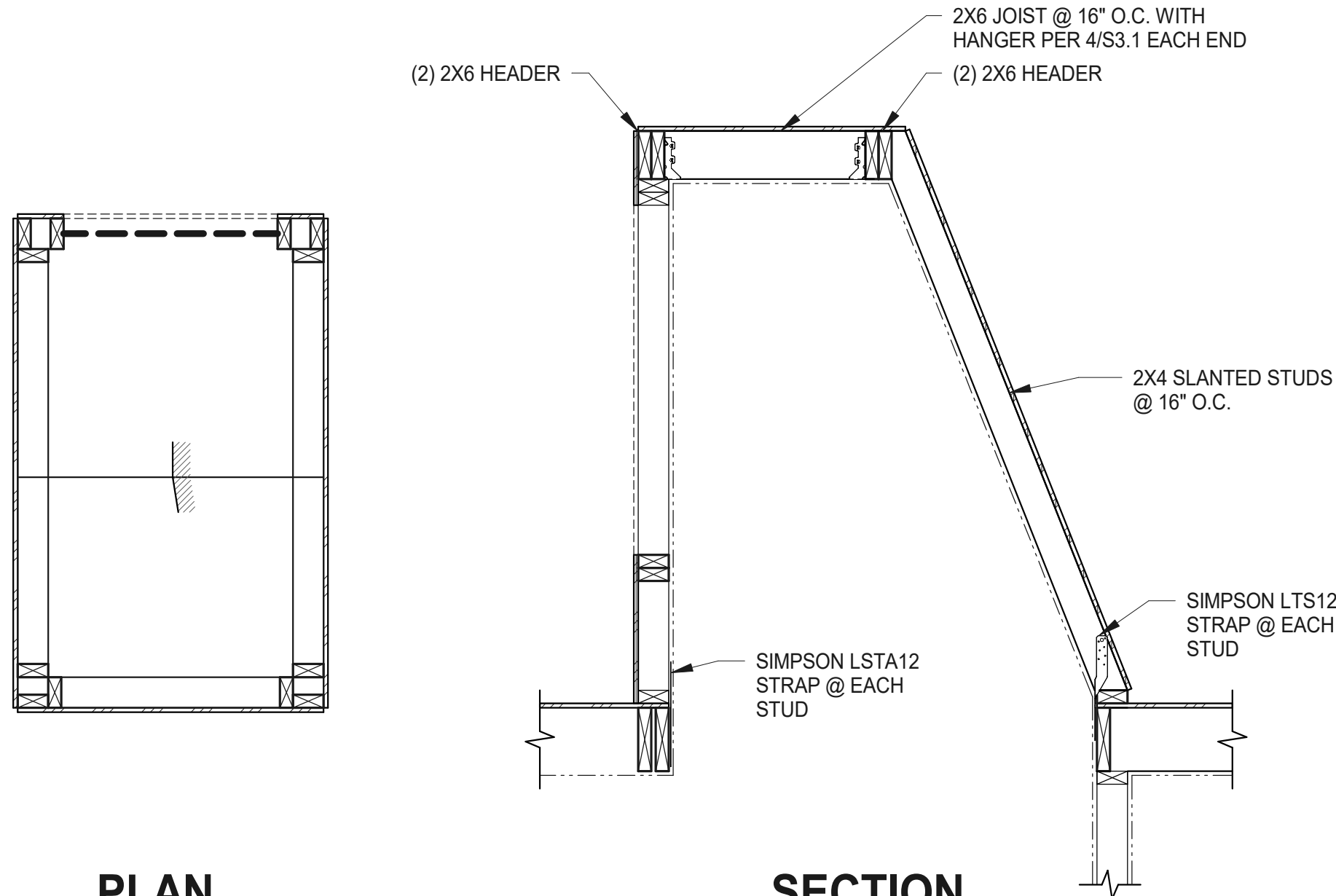
CONSTRUCTION
DOCUMENTS

SHEET NAME

WALL FRAMING &
BRACING DETAILS

SHEET NUMBER

S3.0

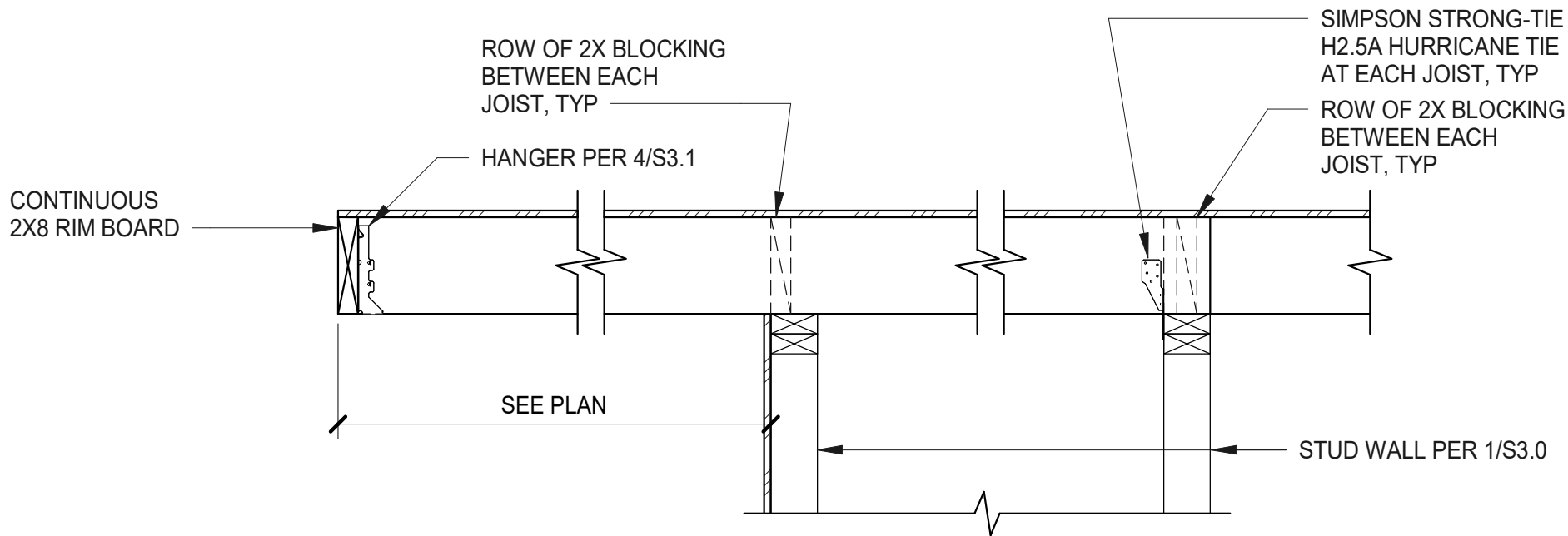


PLAN

SECTION

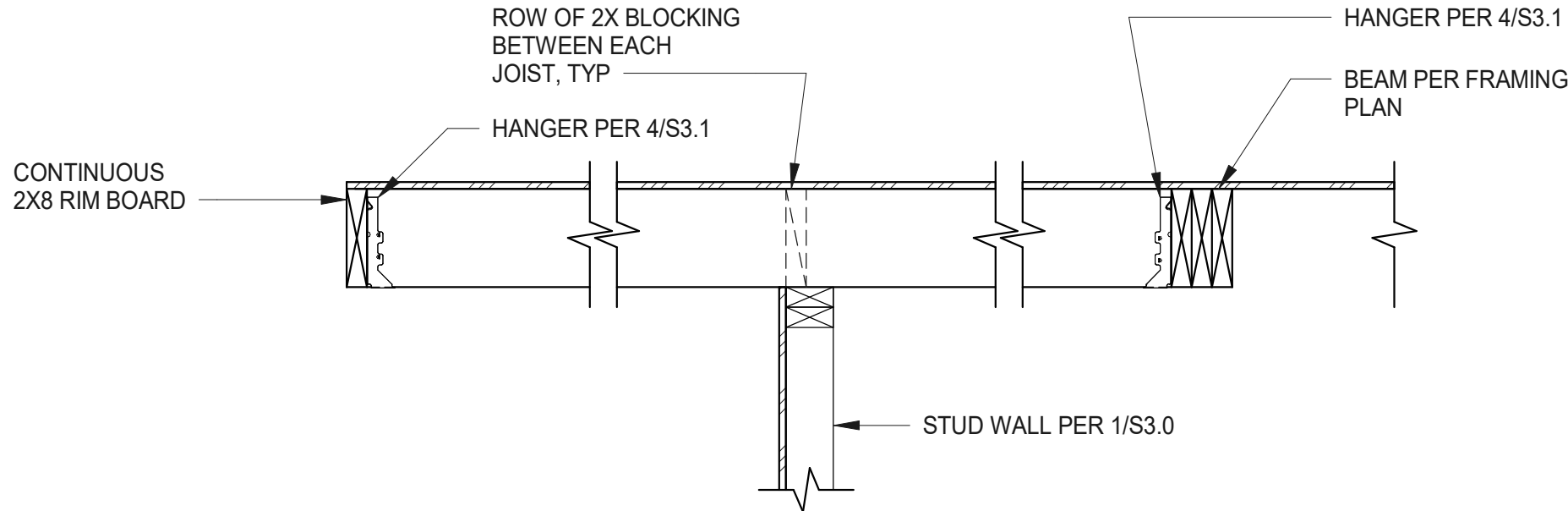
3/4" = 1'-0"

1



1" = 1'-0"

2



1" = 1'-0"

3

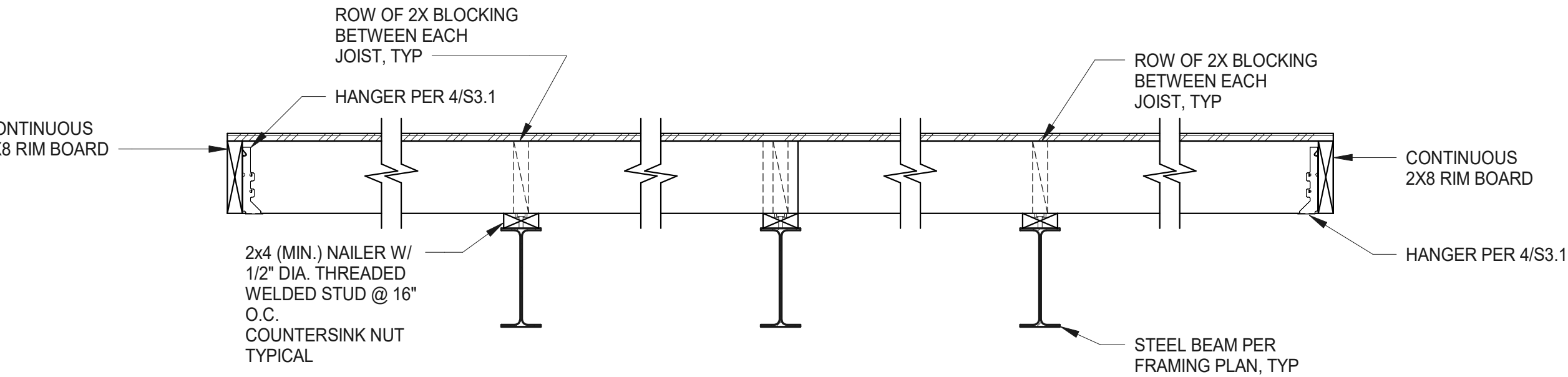
SEE PLAN FOR BEAM	JOIST OR BEAM, SEE PLAN
SIMPSON STRONG-TIE HANGER AS TABULATED BELOW	
JOIST OR BEAM SIZE	HANGER
2X6	LUS26
2X8	LUS26
2X10	LUS28
(2) 2X8	LUS28-2
(2) 2X10	LUS28-2
(2) 2X12	LUS210-2
(3) 2X12	LUS210-3
(2) 1 3/4" X 11 7/8" LVL	HHUS410
(2) 1 3/4" X 14" LVL	HHUS410
(2) 1 3/4" X 16" LVL	HU416
(2) 1 3/4" X 18" LVL	HU416
2 1/2" X 16" WOOD I-JOIST	HU316

NOTES:

- CONTRACTOR OR OWNER TO NOTIFY POLENDO ENGINEERING IF ALTERNATE HANGER MANUFACTURER AND/OR SIZE IS REQUESTED TO BE USED ON THIS PROJECT.
- HANGERS SHALL BE INSTALLED WITH REQUIRED FASTENER TYPE AND QUANTITY AS SPECIFIED BY MANUFACTURER.

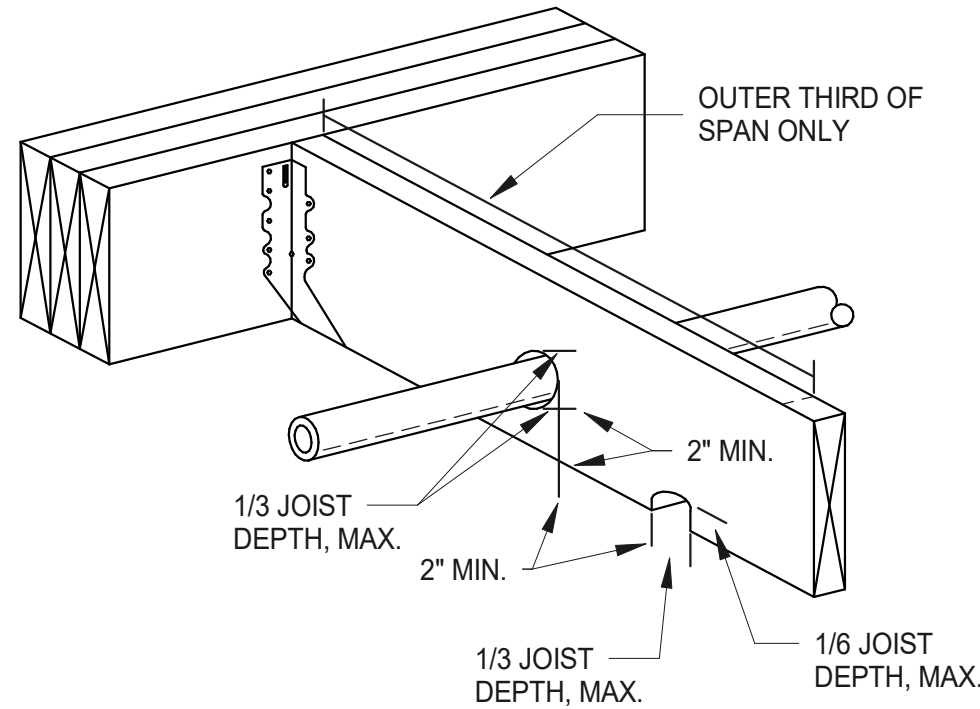
JOIST AND BEAM HANGERS
TYPICAL DETAIL
NO SCALE

4



1" = 1'-0"

5



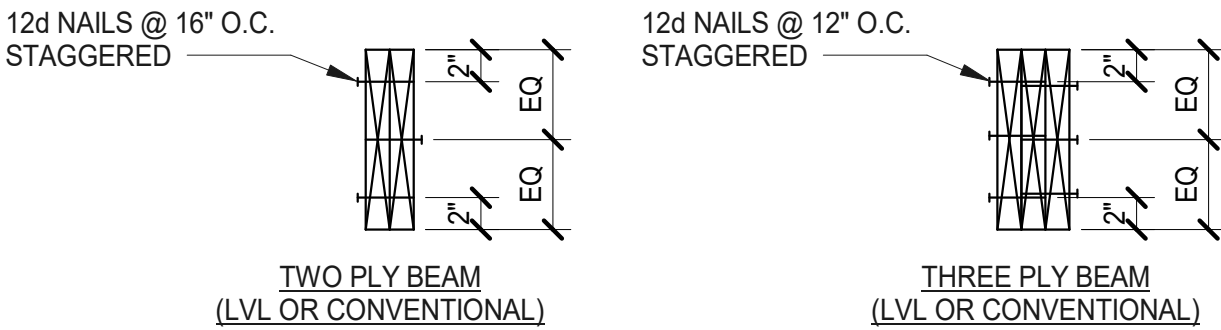
SOLID SAWN JOIST AND RAFTER NOTCHING AND BORING LIMITS

TYPICAL DETAIL

NO SCALE

6

CEILING BEAM SCHEDULE		
MARK	BEAM SIZE	NOTES
2LVL12	TWO-PLY 1 3/4" X 11 7/8" LVL CEILING BEAM	1, 3
RB-2LVL12	TWO-PLY 1 3/4" X 11 7/8" LVL ROOF BRACE BEAM	1, 3, 4
3LVL12	THREE-PLY 1 3/4" X 11 7/8" LVL CEILING BEAM	1, 3
2LVL14	TWO-PLY 1 3/4" X 14" LVL CEILING BEAM	1, 3
3LVL14	THREE-PLY 1 3/4" X 14" LVL CEILING BEAM	1, 3
2LVL16	TWO-PLY 1 3/4" X 16" LVL CEILING BEAM	1, 3
3LVL16	THREE-PLY 1 3/4" X 16" LVL CEILING BEAM	1, 3
2LVL18	TWO-PLY 1 3/4" X 18" LVL CEILING BEAM	1, 3
3LVL18	THREE-PLY 1 3/4" X 18" LVL CEILING BEAM	1, 3
2LVL20	TWO-PLY 1 3/4" X 20" LVL CEILING BEAM	1, 3
3LVL20	THREE-PLY 1 3/4" X 20" LVL CEILING BEAM	1, 3
2-2X8	TWO-PLY 2X8 CEILING BEAM	2, 3
3-2X8	THREE-PLY 2X8 CEILING BEAM	2, 3
2-2X10	TWO-PLY 2X10 CEILING BEAM	2, 3
3-2X10	THREE-PLY 2X10 CEILING BEAM	2, 3
RB-2-2X10	TWO-PLY 2X10 ROOF BRACE BEAM	2, 3, 4
RB-3-2X10	THREE-PLY 2X10 ROOF BRACE BEAM	2, 3, 4
2-2X12	TWO-PLY 2X12 CEILING BEAM	2, 3
3-2X12	THREE-PLY 2X12 CEILING BEAM	2, 3
RB-2-2X12	TWO-PLY 2X12 ROOF BRACE BEAM	2, 3, 4
RB-3-2X12	THREE-PLY 2X12 ROOF BRACE BEAM	2, 3, 4



- NOTES:
- LVL BOARDS SHALL BE 2.0E MICROLLAM LVL AS SPECIFIED BY WEYERHAEUSER OR APPROVED EQUIVALENT.
 - CONVENTIONAL 2X BOARDS SHALL BE #2 SOUTHERN PINE OR APPROVED EQUIVALENT.
 - FASTEN MULT-PLY BEAM AS SHOWN IN DETAIL ABOVE.
 - ROOF BRACE BEAM IS INTENDED TO SUPPORT ROOF BRACE FROM RIDGE, HIP, VALLEY OR PURLIN. CONTRACTOR TO LOCATE ROOF BRACE BEAM TO SUPPORT BRACE.
 - ALL CEILING BEAMS BEARING ON STUD WALLS SHALL HAVE A MINIMUM OF 3 1/2" BEARING LENGTH.
 - ALL CEILING BEAMS SUPPORTED ON HANGERS PER 1/S3.1 SHALL HAVE FULL SUPPORT ON HANGER BEARING SEAT.

CEILING BEAM SCHEDULE



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PROJECT STATUS

CONSTRUCTION
DOCUMENTS

SHEET NAME

CEILING AND ROOF
FRAMING DETAILS

SHEET NUMBER

S3.1

3/25/2025 2:13:35 PM

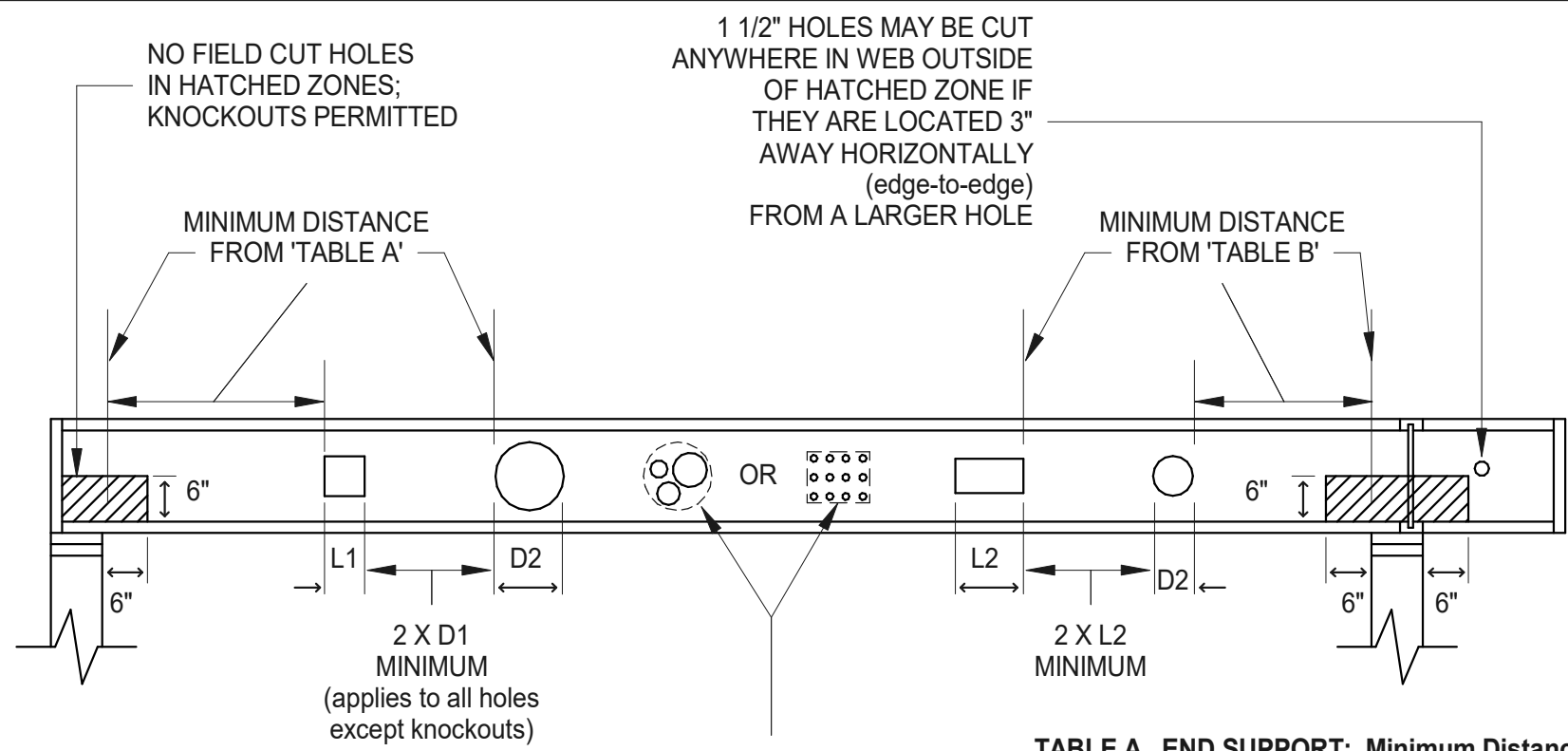


TABLE A, END SUPPORT: Minimum Distance From Edge of Hole to Inside Face of Nearest End Support																				
Depth	TJI®	○ Round Hole Size										□ Square of Rectangular Hole Size								
		2	3	4	5	6"	7	8"	11	13	2	3	4	5	6"	7	8"	11	13	
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-0"	5'-6"			1'-0"	1'-0"	1'-6"	2'-0"	3'-6"	4'-0"	6'-0"	8'-0"	
	210	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-6"	6'-0"			1'-0"	1'-0"	2'-0"	2'-6"	4'-0"	4'-6"	6'-6"	8'-6"	
	230	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	2'-6"	4'-0"	7'-0"			1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	7'-0"	9'-0"	
	360	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	4'-0"	5'-6"	8'-0"			1'-0"	1'-6"	2'-6"	4'-0"	6'-0"	6'-6"	8'-0"	9'-6"	
	560	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	6'-6"	9'-0"			1'-6"	3'-0"	4'-0"	5'-0"	7'-0"	7'-6"	9'-0"	10'-0"	

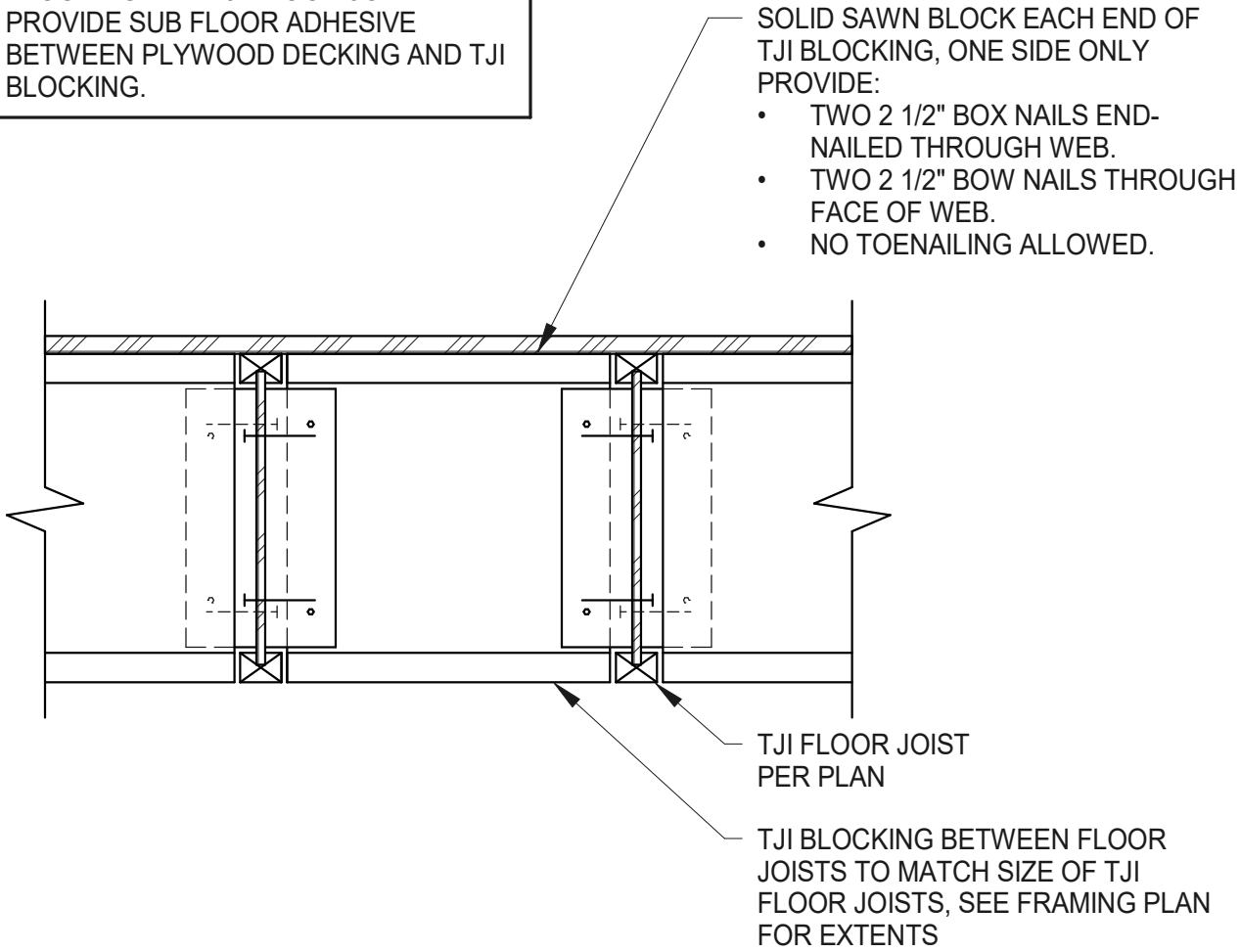
ALLOWABLE HOLES ON 14" T.J.I. JOIST

TYPICAL DETAIL

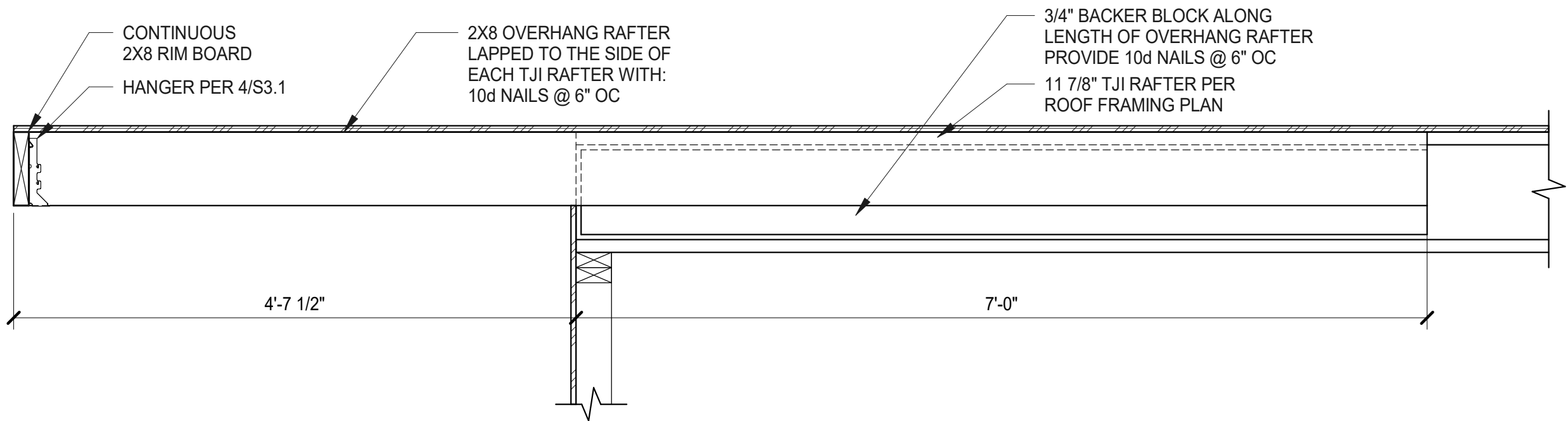
NO SCALE

1

- NOTES:
- ROW OF BLOCKING SHALL BE LOCATED AS SHOWN ON FRAMING PLAN.
 - PROVIDE 1/4" GAP BETWEEN SOLID SAWN BLOCKS AND TJI FLANGES.
 - PROVIDE 1/4" GAP BETWEEN TJI BLOCKING AND TJI FLOOR JOISTS.
 - PROVIDE SUB FLOOR ADHESIVE BETWEEN PLYWOOD DECKING AND TJI BLOCKING.



2



1" = 1'-0"

3



PROJECT NAME

MAYDAY COLLECTIVE

2602 NORTH FLORES STREET
SAN ANTONIO, TX 78212

REVISION SCHEDULE

NO.	DATE	ISSUE
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PROJECT STATUS

CONSTRUCTION
DOCUMENTS

SHEET NAME

CEILING AND ROOF
FRAMING DETAILS

SHEET NUMBER

S3.2