

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: Jamieson, Joseph W

OSSF Installer #: OS0031389

1st Inspection Date: 10/27/25

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: Hendry

Inspector Name: _____

Inspector Name: _____

Permit#: **118239**

Address: **424 VALLEY RDG**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	X	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)		X		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	X	285.91(10) 285.30(b)(4) 285.31(d)		X		
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	X	285.32(a)(1)		X		
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	X	285.32(a)(3)		X		
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	X	285.32(a)(5)		X		
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

Inspector Notes: **10/27/25 CH:**

**Comal County Environmental Health
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No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1) (E) 285.91(2) 285.32(b)(1) (F) 285.32(b)(1)(E) (iii) 285.32(b)(1)(E)(ii) (II) 285.32(b)(1)(E)(ii) (I) 285.32(b)(1)(E) (i) 285.32(b)(1) (D) 285.32(b)(1)(C) (ii) 285.32(b)(1)(C) (i) 285.32(b)(1) (B) 285.32(b)(1) (A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	X			X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		ProFlo 500; as per design	X X		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

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No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(4) 285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

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No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3)(B) 285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.	X	285.32(c)(1)		X		
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions	X X X X			X X X X		
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	X			X		
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

**Comal County Environmental Health
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No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	X	285.33(d)(2)(G)(iii)(II) 285.33(d)(2)(G)(iii)(III) 285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)		X		
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed	X X	285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)		X X		
42	APPLICATION AREA Area Installed	X			X		
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



COMAL COUNTY

ENGINEER'S OFFICE

Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued

Permit Number: 118239
Issued This Date: 04/29/2025
This permit is hereby given to: SQR DEVELOPMENT LLC

To start construction of a private, on-site sewage facility located at:

424 VALLEY RDG
CANYON LAKE, TX 78133

Subdivision: Scenic Heights
Unit: 2
Lot: 521
Block: NA
Acreage: 0.1200

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Drip Irrigation

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.



COMAL COUNTY
ENGINEERS OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORG

Permit Number 118239

Date _____

1. APPLICANT / AGENT INFORMATION

Owner Name SQR DEVELOPMENT LLC
Mailing Address 2912 BARBED WIRE ST
City, State, Zip Round Rock, TX 78664
Phone # 512-590-3411
Email chad.f@2x2capitalmanagement.com

Agent Name Marisa kane - Development and Consulting
Agent Address _____
City, State, Zip _____
Phone # 8306605498
Email bridgewayllc1@gmail.com

2. LOCATION

Subdivision Name SCENIC HEIGHTS Unit 2 Lot 521 Block _____
Survey Name / Abstract Number _____ Acreage _____
Address 424 Valley Ridge City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) House

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2200

☐ Non-Single Family Residential

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility _____

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 264,000 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

☐ Yes ☒ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities.
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner

Date 12/10/24



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Christine Nixon, PE

REVISED

12:11 pm, Mar 07, 2025

System Description AerobicDrip

Size of Septic System Required Based on Planning Materials & Soil Evaluation

Tank Size(s) (Gallons) 1245 Gal Absorption/Application Area (Sq Ft) 1200 Sq Ft

Gallons Per Day (As Per TCEQ Table III) 240 gpd

(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)

Is the property located over the Edwards Recharge Zone? ☐ Yes ☒ No

(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

Is there an existing TCEQ approved WPAP for the property? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design complies with all provisions of the existing WPAP.)

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed WPAP. A Permit to Construct will not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.)

Is the property located over the Edwards Contributing Zone? ☒ Yes ☐ No

Is there an existing TCEQ approval CZP for the property? ☐ Yes ☒ No

(If yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

Is this property within an incorporated city? ☐ Yes ☒ No

If yes, indicate the city: _____

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Christine Nixon
Signature of Designer

03/04/2025
Date

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (OSSF's), this document is filed in the Deed Records of Comal County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (commission) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as (insert legal description):

Scenic Heights 2, Lot 521

The property is owned by (insert owner's full name): SQR Development LLC

This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

WITNESS BY HAND(S) ON THIS 03 DAY OF January, 20 25



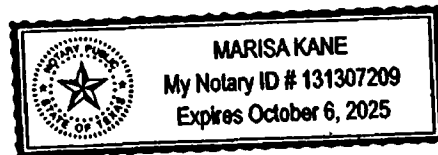
Chadwick Fox

Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 3 DAY OF

JAN, 20 25


Notary Public, State of Texas



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
01/03/2025 02:03:15 PM
TRACY 1 Pages(s)
202506000246



Bobbie Koepf



Red Stag Septic Services LLC

P: 210-364-8562

E: redstagseptic@gmail.com

A: 439 Russian Sage New Braunfels Tx, 78130

REVISED

8:08 am, Apr 29, 2025

Septic System Maintenance Contract

Customer Name: SQR Development LLC - Chadwick Fox

Customer Address: Lot 521 - 424 Valley Ridge, Canyon Lake, TX

Customer Number: _____

Red Stag Septic Services LLC will operate and maintain the aerobic septic system at the address above for 2 year(s) beginning at License to Operate and ending at 2 years from License to Operate.

During the period we will provide a total of 8 visual inspections occurring within the months circled below:

JAN **FEB** MAR APR **MAY** JUN JUL **AUG** SEP OCT **NOV** DEC

These inspections will consist of:

- ❖ Determining if tank needs to be pumped.
- ❖ Inspecting all floats, controls, and electrical components
- ❖ Inspecting pumps and aerators
- ❖ Clean filters

The property owner will be responsible for maintaining the chlorinator. Any additional work that is needed is **not** included in the service fee and will be completed and billed separately. Due to state regulations, if customer refuses to repair damaged or broken equipment necessary for the system's proper daily function; we will be forced to report customer to the appropriate county or city licensing authorities for noncompliance.

All complaints by the property owner regarding the operations of the system will be responded to within 3 business days at the site location listed above.

Service Fee **\$300.00**



Customer Signature

03/12/2025

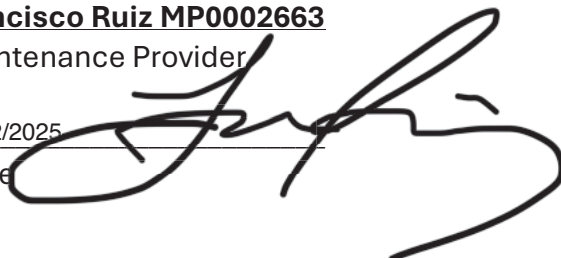
Date

Francisco Ruiz MP0002663

Maintenance Provider

3/12/2025

Date



COMAL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

OSSF SOIL EVALUATION FORM

Owners Name 2x2 Capital Development
 Physical Address: Valley Ridge, Canyon Lake, TX 78133
 Name of Site Evaluator Christine Nixon
 Date Performed: March 1, 2022 Proposed Excavation Depth: 36" max

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
 Locations of soil evaluation must be shown on the application site drawing or designer's site drawing
 For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
 Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

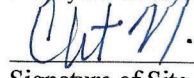
SOIL BORING NUMBER _____						
Depth (Feet)	Texture Class	Gravel Analysis	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	1-4" Top Soil	<30%	Ty III			No indication of ground water
1	4" – below Rock					
2						
3						
4						
5						

SOIL BORING NUMBER _____						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	1-4" Top Soil	<30%	Ty III			No indication of ground water
1	4" – below Rock					
2						
3						
4						
5						

FEATURES OF SITE AREA

Presence of 100 year flood zone	YES _____ NO <u>x</u>
Presence of adjacent ponds, streams, water impoundments	YES _____ NO <u>x</u>
Existing or proposed water well in nearby area	YES _____ NO <u>x</u>
Organized sewage available to lot or tract	YES _____ NO <u>x</u>
Recharge features within 150 feet	YES _____ NO <u>x</u>

I certify that the above statements are true and are based on my own field observations.



 Signature of Site Evaluator

March 1, 2022

 Date

REVISED

9:52 am, Apr 25, 2025

BURRIER NIXON
ENGINEERS

BURRIER NIXON ENGINEERS

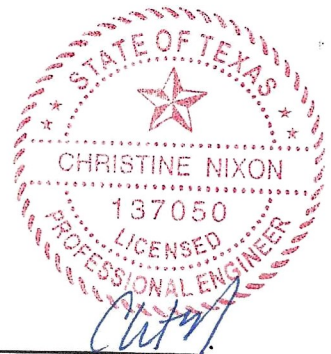
Reg. No. F-24967

CHRISTINE NIXON, P.E.

9901 BRODIE LN, STE 160, PMB 195

AUSTIN, TX 78748

(512) 694-0537



April 24, 2025

SITE DESCRIPTION / EVALUATION

The site is located in Comal County, 424 (Lot 521) Valley Ridge, Canyon Lake, TX 78133. The owner is SQR Development, LLC. The site is considered unsuitable for a standard sub-surface septic system (see attached site evaluation). A drip irrigation is being designed. The sizing was determined as specified in the Texas Commission on Environmental Quality On-Site Sewage Facility-Chapter 285.33 © (2) (D). The proper performance of the OSSF cannot be guaranteed even though all provision of the standards have been generally complied with. The on-site sewage facility irrigation area placed on the flattest portion of the site. The site is located outside the regulatory 100 year flood plain. Vegetation at the proposed site consists of natural grasses and no recharge features are located within the area. The system is being designed for a three-bedroom home less than 2500 square feet (Q=240 gpd). Water saving devices will be utilized, and public water is being supplied.

SYSTEM DESCRIPTION

The on-site sewage facility will utilize a proprietary treatment plant with drip irrigation disposal. A timer will be set to dose for 563 seconds (9.4 minutes) every three hours. That will deliver the needed 30 gallons 8 times per day. Additionally, the floats will be adjusted according to the attached pump tank cross section. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment plant. After treatment, the effluent will flow to a pump tank for discharge through a drip irrigation pressure emitter system. The surface of the existing soil must be scarified (any large rocks greater than 6" in diameter must be removed during scarification and replaced with suitable soil). Because there is limited suitable soil, the installer will be required to place **12 inches of Type III soil on the natural ground before laying the drip tubing**. The drip lines will be placed on the fill and then covered with an additional 8" of soil (Ty III). A spin filter will be installed in the pressure lines that is 140 mesh or greater. A pressure regulator (set at 50 psi) with bypass will be installed in the supply line (see diagram). The drip emitter line must be flushed periodically. This is accomplished by opening the return line from the drip field to the pre-treatment tank. In this process, the velocity of water moving through the tubing must be at least 2 feet per second. To prevent plugging of the emitters, it is recommended that field flushing take place on a regular basis. Field flushing should be done at least several times per year. This will clean out the emitter lines, and will help prevent emitter blockage, slime buildup, and inorganic scale buildup. Gate valves shall be placed on the drip line before it connects to the return line. Each gate valve must be opened separately for flushing through each zone. THE FLUSH RETURN SHOULD RETURN TO THE TRASH TANK. All drip line connections to manifolds should have at least 18" of PVC (see detail). When running dipper lines that take turns, loops or series of loops back to the return flush line before making a connection, make a transition to solid tubing that will resist kinking and will not emit effluent in the turns (see detail).

The installer will provide the owner with an owner's manual containing the maintenance and operation instructions.

CALCULATIONS AND SPECIFICATIONS

1. Required Drip Area (SA) = Q / R_i where Q = daily usage rate
 R_i = effluent loading rate in gal/sq. ft./day
- Therefore: S.A. = $240 / 0.2$
S.A. = 1200 sq. ft

2. Septic Tank Minimum Liquid Capacity

Note: The trash tank and pump tank must comply with the applicable structural requirements from TCEQ OSSF Rules Sect. 285.32 and 285.34 (b)

Since $Q = 240$ gal / day

Required Septic Tank Volume = 750 gallons

Aerobic Treatment Capacity = 360 gpd

System will consist of:

400 gal. Single compartment pretreatment tank

621 gallon per day Pro Flo 500 SLPT2 Aeration Chamber tank

+ 224 gallon per day Pro Flo 500 SLPT2 Clarifier Tank
= 1245 gal. liquid capacity

Risers 2" above grade on all tank compartments

771 gallon single compartment pump tank; capacity is available for at least 1/3 day's flow above the alarm-on level. The system will operate on demand. See pump tank cross section for float settings. A 155 mesh filter will be installed.

Flow Rates

Emitter spacing---2 ft centers

Emitter line required $1200 \text{ sq ft} / 2 \text{ ft spacing} = 600 \text{ ft}$.

Number of emitters = $1260 \text{ sq ft} / (4 \text{ sq ft / emitter}) = 315$ emitters

Emitter flow rate = 0.6 Gal / Hr

Total flow = $315 \text{ emitters} \times 0.6 \text{ gal / emitter / hr} = 189 \text{ gal / hr}$
 $189 \text{ gph} / 60 \text{ min / hr} = 3.2 \text{ gpm}$

It has been established that proper scouring and flushing of any pipe system will require at least 1.6 gallons per minute flow at the outflow end of any pipe. Therefore, we should require a flow of at least 1.6 gallons per minute out of each dipper line connection that has been made to the return flush manifold pipe. The field will have 2 loops, 300 LF each (see site plan).

Flow rates and pump sizing:

$2 \text{ connections} \times 1.6 \text{ gpm} = 3.2 \text{ gpm}$

Total flow = $3.2 \text{ gpm} + 3.2 \text{ gpm} = 6.4 \text{ gpm}$

Head Calculation

Supply Line Loss-- $2.2 \text{ psi} / 100 \text{ ft of } 1 \text{ in.} \times 75 \text{ ft} = 1.7 \text{ psi}$

Return Flush Line-- $2.2 \text{ psi} / 100 \text{ ft of } 1 \text{ in.} \times 75 \text{ ft} = 1.7 \text{ psi}$

Pressure required at the inlet of the drip tubing:	40.0 psi
Elevation from the pump to the highest drip tubing inlet: = 15 ft / 2.3psi/ft =	6.5 psi
Supply line loss 0.4psi/100ft x 100 ft =	1.7 psi
Return line loss =	1.7 psi
100 micron filter	
Amiad 2" T Super filter	<0.28 psi
Total	49.9 psi
49.9 psi x 2.3 ft/psi = 115 ft of head	

Pump Requirement = 6.4 gpm @ 115 ft
Pump - Sta Rite Model 20DOMO5121 draw down to 5 inches

A Sta Rite Model 20DOMO5121 delivers 3.2 gpm to the field. To deliver the needed 30 gallons 8 times per day, the timer should be set to run for 563 seconds (9.4 minutes) every three hours.

TANKS

The risers to all tanks must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be water tight and the risers must be fitted with a removable water tight cap and protected against unauthorized intrusions. Acceptable protection measures include a padlock, a cover that can be removed with tools, a cover having a minimum weight of 65 pounds sit into a recess of the tank lid or any other means approve by TCEQ. A secondary provision such as a plug, net or mesh in the riser is also required.

CONSTRUCTION / INSTALLATION

Installer shall follow all manufacturers' instructions for installation of treatment plant, wiring, and aerator. All required setbacks are to be followed by the installer. After tank holes are dug, a minimum of four inches of sand, sandy loam clay, or pea gravel, free of rock shall be placed in the holes. Tanks may then be placed in the holes, which shall be left open until inspection, then backfilled with sand, sandy loam clay, or pea gravel, free of rock.

ELECTRICAL

All electrical wiring shall be in accordance with the most recent edition of the National electric Code. Connections shall be in approved junction boxes and all external power wiring shall be in approved electrical conduit, buried and terminated at a main circuit breaker panel or sub-panel.

LANDSCAPING

The drip irrigation area must be contoured to a uniform slope such that the drip tubing may be placed to avoid any sharp slopes. After contouring, the ground must be scarified and a thin layer of Ty III soil shall be placed over natural ground and then the drip lines may be placed on this Ty III soil. Areas that are bare or have been disturbed must be seeded or sodded with a mix of rye and bermuda grasses prior to system operation. It is highly recommended that a good stand of vegetation be established prior to system operation.

INSPECTION

One open pit inspection will be performed when the system components are in place and operational. Comal County may require more inspections. Installer will give 48 hours notice to the designer for inspections.

MAINTENANCE REQUIREMENTS

Permit approval requires the applicant to furnish to the regulatory authority a valid maintenance contract with a maintenance company. The maintenance company will verify that the system is operating properly and that they will provide on-going maintenance of the installation. The initial maintenance contract must be valid for a minimum of two years. A maintenance contract will authorize the maintenance company to maintain and repair the system as needed. Again, a copy of the signed maintenance contract between the property owner and an approved maintenance company shall be provided to the permitting authority prior to final permit approval.

The owner shall continuously maintain a signed written contract with a valid maintenance company and shall submit a copy of the contract to the permitting authority at least 30 days prior to the date service will cease.

If a maintenance company discontinues business, the property owner shall, within 30 days of the termination date, contract with another approved maintenance company and provide the permitting authority with a copy of the newly signed maintenance contract.

AFFIDAVIT

Prior to issuance of a permit, a certified copy of an affidavit, which has been duly recorded at Comal County Clerk's office and filed in reference to the real property deed on which the aerobic system with drip emitters is to be installed, must be submitted. Such an affidavit shall state that the property shall not be transferred to a new owner without:

2. the new owner being advised that the property contains an aerobic treatment system with sub-surface drip emitters for wastewater disposal;
2. the permit issued to the previous owner of the property being transferred to the new owner in accordance with Sect. 285.20(5) of the TCEQ OSSF Rules, i.e.; the permit will be issued in the name of the owner of the OSSF. Permits shall be transferred to the new owner automatically upon legal sale of the OSSF. The transfer of an OSSF permit under this section shall occur upon actual transfer of the property on which the OSSF is located unless the ownership of the OSSF has been severed from the property;
3. the new owner submitting a valid signed maintenance contract to the permitting authority.

TESTING AND REPORTING

The maintenance company shall inspect each permitted system as directed by the testing and reporting schedule shown in Sect 285.91 (4) of the TCEQ OSSF Rules, or as may be required by Comal County. The maintenance company shall report any responses to homeowner complaints, and the results of its maintenance findings to Comal County within ten days of the specified reporting frequency.

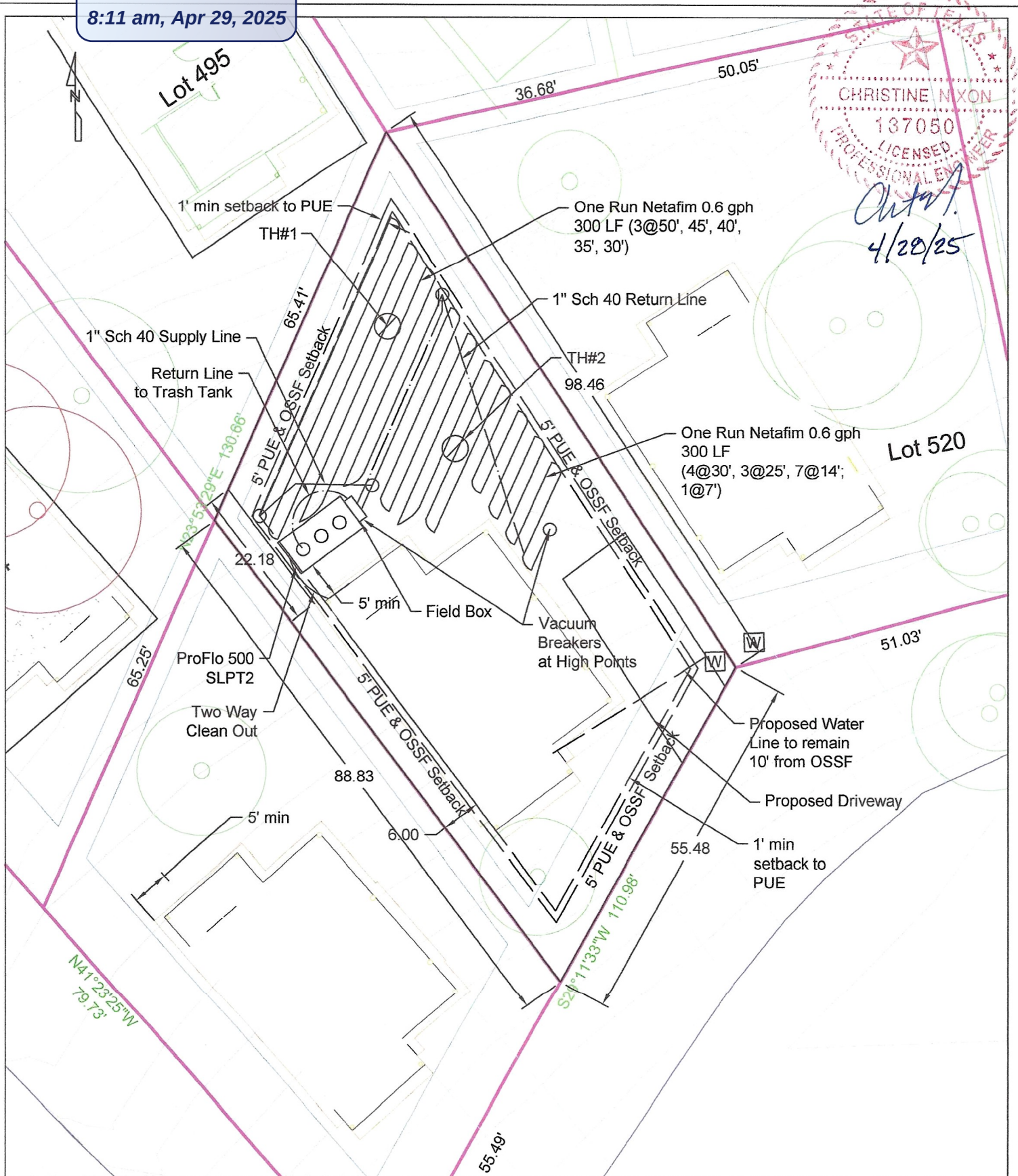
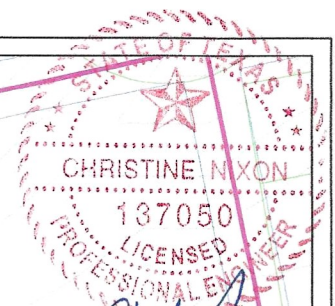
The frequency of testing and type of tests required are shown in Sect. 285.91 (4) of the TCEQ OSSF Rules.

LICENSE TO OPERATE

Contact Comal County for information.

REVISED

8:11 am, Apr 29, 2025



Date 4/28/2025

Drawn by Christine Nixon

Client
SQR Development

Burrier
Engineering

424 (Lot 521) Valley Ridge
Canyon Lake, TX
Comal County

Scale 1"=20'

COMAL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

OSSF SOIL EVALUATION FORM

Owners Name 2x2 Capital Development
 Physical Address: Valley Ridge, Canyon Lake, TX 78133
 Name of Site Evaluator Christine Nixon
 Date Performed: March 1, 2022 Proposed Excavation Depth: 36" max

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
 Locations of soil evaluation must be shown on the application site drawing or designer's site drawing
 For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
 Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

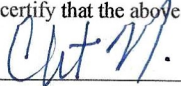
SOIL BORING NUMBER _____						
Depth (Feet)	Texture Class	Gravel Analysis	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	1-4" Top Soil	<30%	Ty III			No indication of ground water
1	4" – below Rock					
2						
3						
4						
5						

SOIL BORING NUMBER _____						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	1-4" Top Soil	<30%	Ty III			No indication of ground water
1	4" – below Rock					
2						
3						
4						
5						

FEATURES OF SITE AREA

Presence of 100 year flood zone	YES _____ NO <u>x</u>
Presence of adjacent ponds, streams, water impoundments	YES _____ NO <u>x</u>
Existing or proposed water well in nearby area	YES _____ NO <u>x</u>
Organized sewage available to lot or tract	YES _____ NO <u>x</u>
Recharge features within 150 feet	YES _____ NO <u>x</u>

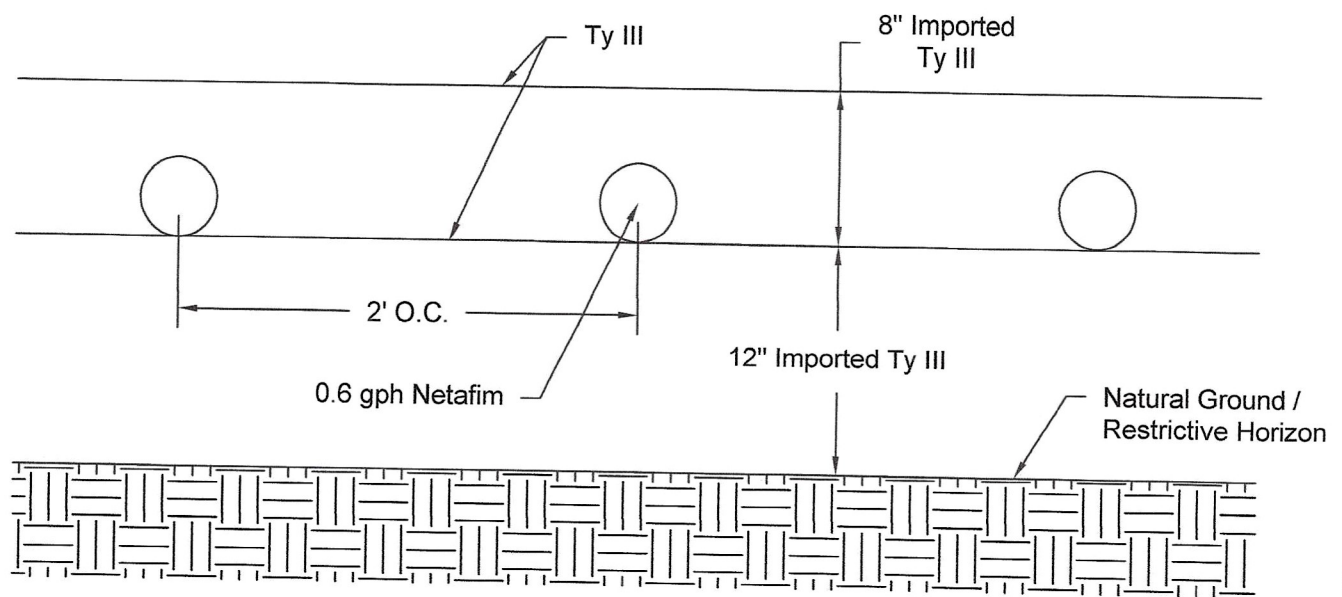
I certify that the above statements are true and are based on my own field observations.



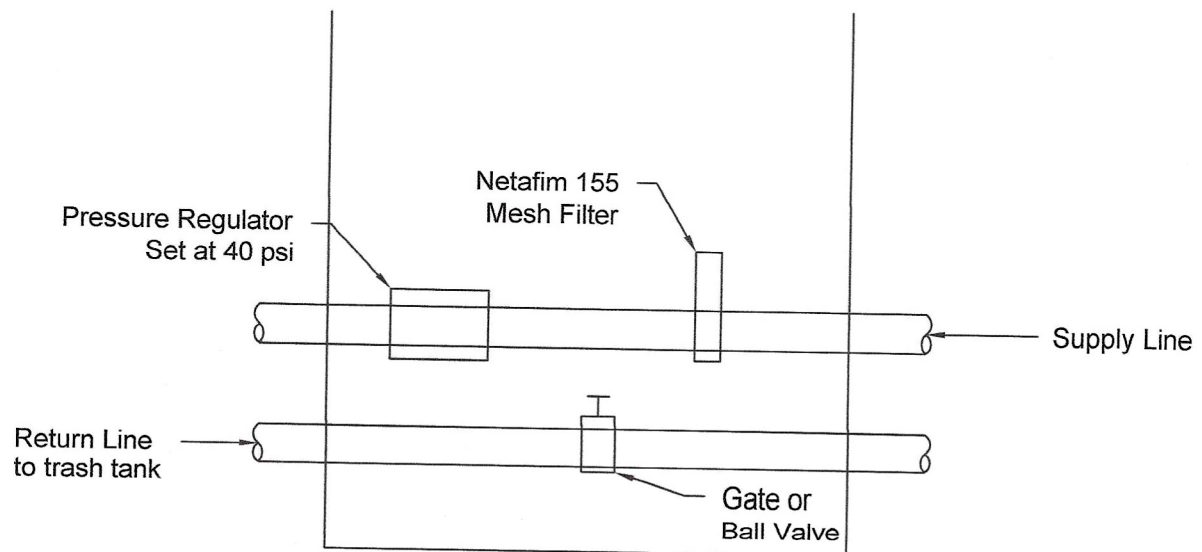
 Signature of Site Evaluator

March 1, 2022

 Date



Drip Field Cross Section



Field Box

Date 11/19/2024

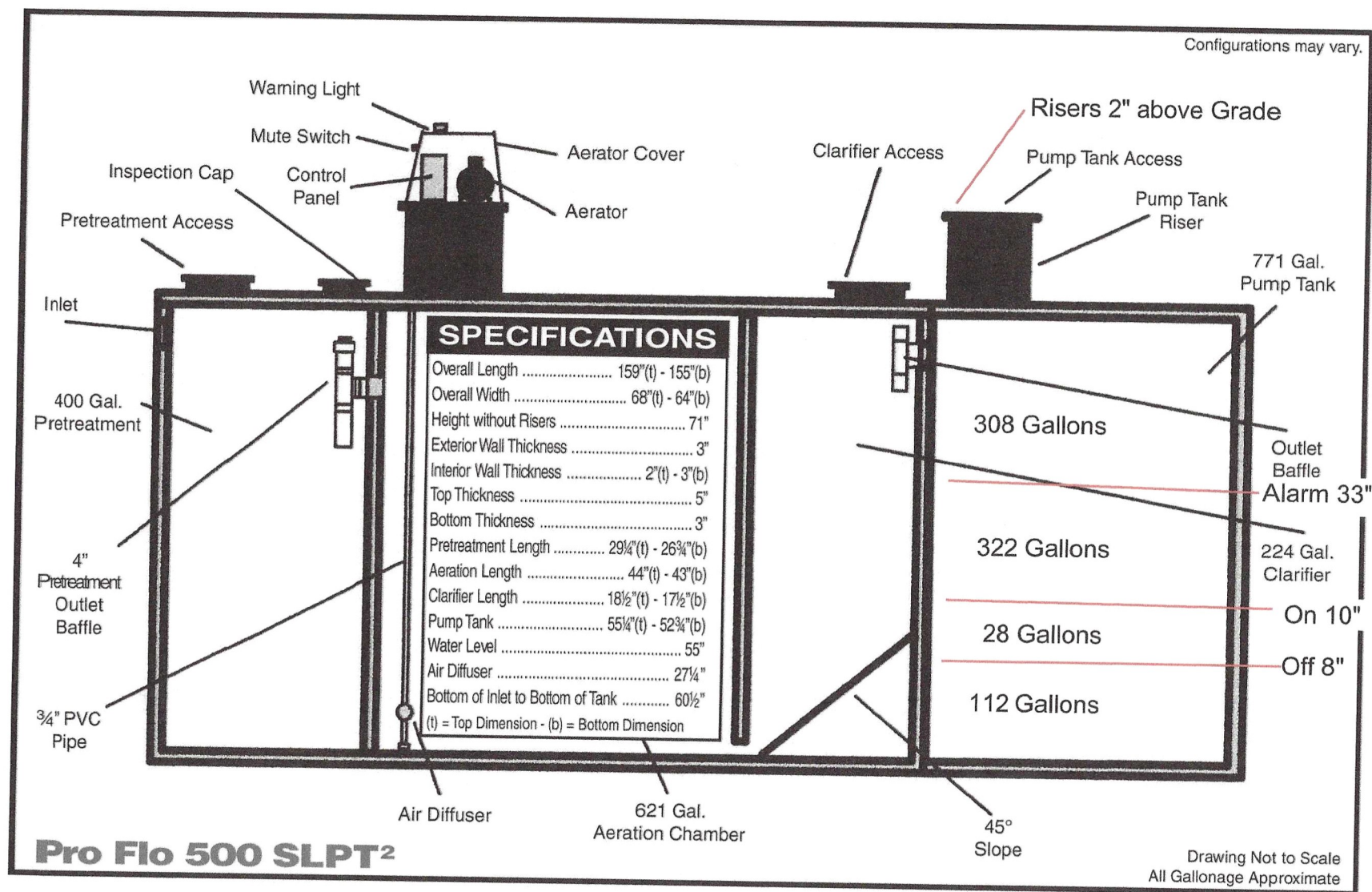
Drawn by Christine Nixon

Burrier
Engineering

Drip Cross
Section

Scale NTS

Pro Flo 500 SLPT² System Diagram



Valley Ridge Homes at Canyon Lake

HOUSE B

424 Valley Ridge, Canyon Lake, TX 78133 - Lot 521

10.30.24



PROJECT CONTACTS:

OWNER:
2x2 Capital Management, LLC
129 Valley Ridge Rd
Dripping Springs, TX 78620
512.590.3411
CONTACT: Chadwick Fox
chad.f@2x2capitalmanagement.com

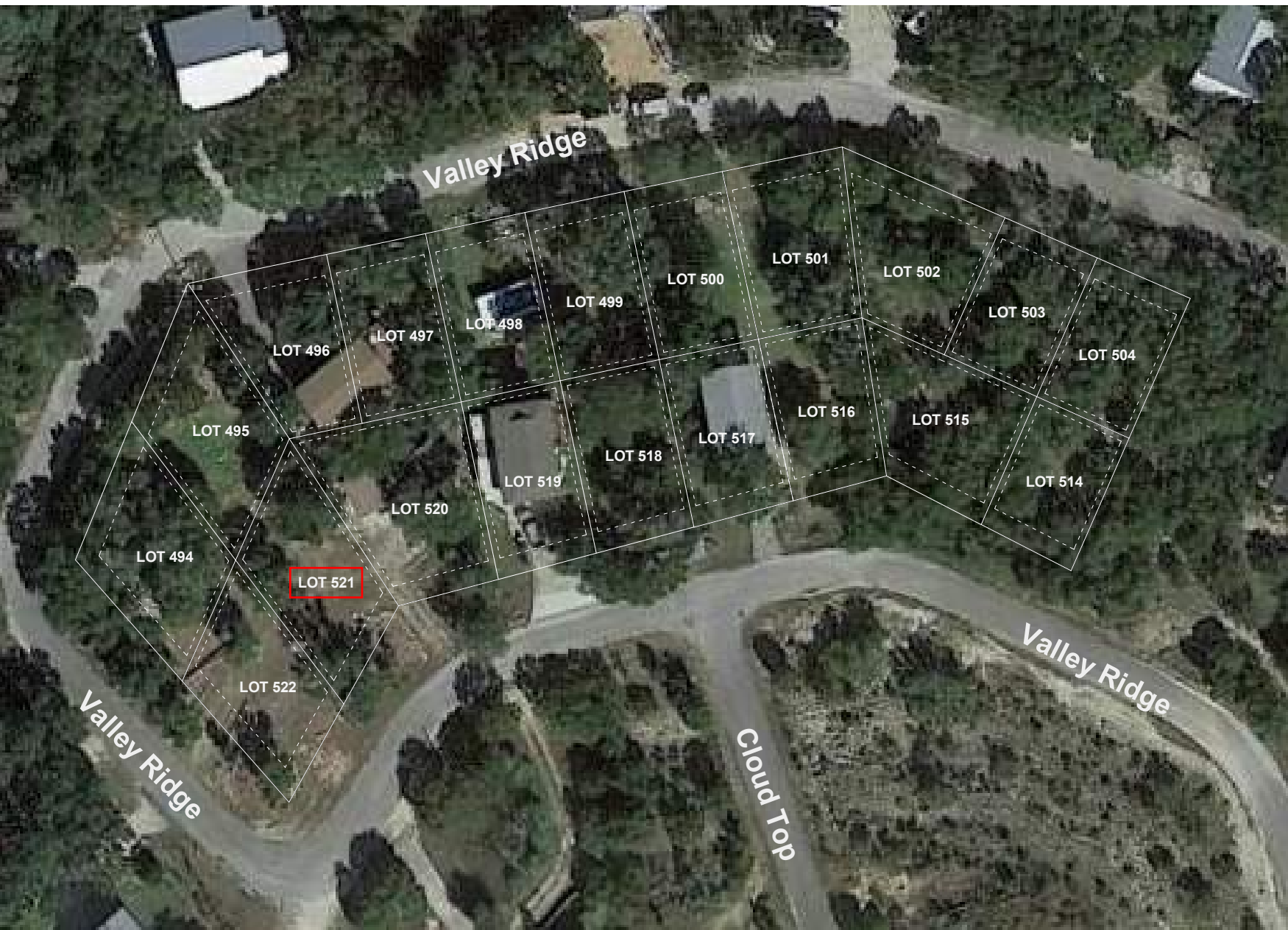
ARCHITECT:
NoackLittle Architecture & Interiors
220 Industrial Blvd., Suite 101
Austin, Texas 78745
T 512.851.1900
CONTACT: Clay Little
clay@noacklittle.com

STRUCTURAL ENGINEER:
TDI Engineering, LLC
5906 Old Fredericksburg Rd, Suite 300
Austin, Texas 78749
T 512.301.3389
CONTACT: Elizabeth Ledy
eledy@tdi-llc.net

DRAWING INDEX B

Note:		100% CD
The Drawing Issue Record indicates the original release of drawings, and subsequent revised and/ or new drawings issued after initial release.		
Sheet No.	Sheet Name	
00 GENERAL INFORMATION - B		
G.000B	Cover	■
G.001B	Project & Drawing General Information	■
G.011B	Rendering Perspectives	■
01 ARCHITECTURE - B		
A.011B	Architectural Site Reference Plan	■
A.101B	Construction Plans	■
A.201B	Reflected Ceiling Plans	■
A.301B	Exterior Elevations	■
A.401B	Building Sections	■
A.721B	Interior Elevations	■
A.801B	Stair Plans, Sections & Details	■
02 STRUCTURAL - B		
S1.00B	General Notes	■
S1.01B	General Notes	■
S2.00B	Foundation Plans - House B	■
S3.00B	Framing Plans - House B	■
S4.00B	Shear Wall Plans - House B	■
S5.00B	Foundation Details	■
S5.01B	Retaining Wall Details	■
S6.00B	Framing Details	■
S6.01B	Framing Details	■
S6.02B	Framing Details	■
S6.03B	Framing Details	■

Valley Ridge Homes at Canyon Lake
PROJECT # 23012.05



ABBREVIATIONS:

A	Anchor Bolt	E	East	M	Machine	S	South
ABBR	Abbreviation	EA	Each	MACH	Machinery	SA	Supply Air
ABV	Above	E.G.	Exterior Grade	MATL	Material	SC	Special Coating
AC	Acoustic (Tile)	EJ	Expansion Joint	MAX	Maximum	S.C.	Solid Core
A.C.	Air Conditioning	EL	Elevation	M.C.	Medicine Cabinet	S.C.D.	Seal Cover Dispenser
A.D.	Area Drain	ELAST.	Elastic/Elastomeric	M.D.F.	Medium Density Fiberboard	SCHED.	Schedule(d)
ADD.	Addendum	ELEC.	Electric or Electrical	MECH.	Mechanical	S.D.	Smoke Detector or Soap Dispenser
ADH.	Adhesive	EMER.	Emergency	MEMB.	Membrane	SECT.	Section
ADJ.	Adjustable	ENCL.	Enclosure	MEZZ	Mezzanine	SEP.	Separate
ADDL.	Additional	ENGR.	Engineer	MFG.	Manufactured	SERV.	Service
ADMIN.	Administration	ENT.	Entrance	MFR. Or	Manufacturer	S.G.	Spandrel Glass
A.F.F.	Above Finish Floor	E.O.	Egress Opening	MANUF.	Manufacturer	SH.	Shelf/Shelving or Single Hung
AGG.	Aggregate	E.P.	Electrical Panel	M.H.	Manhole	SHR.	Shower
ALT.	Alternate	EQ.	Equal	MIN.	Minimum	SHT.	Sheet
ALUM. or AL.	Aluminum	EQUIP.	Equipment	MIR.	Mirror	SHTG.	Sheathing
AMP.	Ampere	EST.	Estimate	MISC.	Miscellaneous	SHT. MET.	Sheet Metal
ANCH.	Anchor	E.W.	Each Way	MTG.	Mounting	SIM.	Similar
ANOD.	Anodized	EWG.	Electric Water Cooler	MTL.	Metal	S.N.D.	Sanitary Napkin
APRD.	Approved	EX. or EXIST.	Excavate(d)	MTD.	Mounted	SPEC.	Specification(s)
APPROX.	Approximate	EXH.	Exhaust	MULL.	Mullion	SQ.	Square
ARCH.	Architectural	EXT.	Exterior	N	North	SQ. FT.	Square Foot/Foot
ASSOC.	Associate/Association			N.C.	No Ceiling	S.S. or S.STL.	Stainless Steel
ASPH.	Asphalt			N.C.	Not in Contract	ST.	Stone or Street
ASSY.	Assembly			N.B.	Not to Scale	STAG.	Staggered
AUTO.	Automatic			N.D.	Not to Scale	STD.	Standard
A.V.	Audio Visual			N.E.	Not to Scale	STIFF.	Stiffener
AVG.	Average			N.F.	Not to Scale	STL.	Steel
AWP.	Acoustic Wall Panels			N.G.	Not to Scale	STO.	Storage
B				N.I.C.	Not in Contract	STRUC.T.	Structure/Structural
BATT.	Bathroom			N.O.	Not to Scale	SUP.	Support or Supply
B.C.	Bottom of Curb			NOM.	Nominal	SURF.	Surface
BD.	Board			N.T.S.	Not to Scale	SUSP.	Suspended/Suspension
BEV.	Bevered					SYM.	Symmetrical
BL.	Blind					SYS.	System
BLUM.	Blum					SUF.	Solid Surface
B.L.	Building Line						
BLD.	Building						
BLK.	Block						
BLKG.	Blocking						
BM.	Benchmark						
B.M.	Benchmark						
BOT.	Bottom						
B.P.L.	Base Plate						
BR.	Bedroom						
BRG.	Bearing						
BRZ.	Bronze						
BSMT.	Basement						
BTU	British Thermal Unit						
BTWN.	Between						
B.U.R.	Built-Up Roof						
C							
CAB.	Cabinet						
CAT	Carpet Tile						
CAP.	Capacity						
C.B.	Catch Basin						
C/C	Center to Center						
CEM.	Cement						
CER.	Ceramic						
CF	Contractor Furnished						
C.F.M.	Cubic Feet per Minute						
CFMF	Cold Formed Metal Framing						
CG	Corner Guard						
CHG.	Change						
CI	Contractor Installed						
C.I.	Cast Iron						
CIR.	Circle						
CJ	Control Joint						
CL	Center Line						
CLG.	Ceiling						
CLO.	Closet						
CLR.	Clear						
CONC.	Concrete Masonry						
CNTR.	Counter						
CO.	Company						
C.O.	Clean Out or Cased Opening						
COL.	Column						
COMP.	Computer						
COMPR.	Compressed						
COMPT.	Compartment						
CONC.	Concrete						
COND.	Condition						
CONN.	Connection						
CONST.	Construction						
CONT.	Continuous						
CONTD.	Continued						
CONTR.	Contractor						
CONV.	Convenience						
CORR.	Corridor						
CSG.	Casing						
CT	Ceramic Tile						
CTR.	Center						
CTSK.	Countersink						
CU.	Cubic						
CU. FT.	Cubic Feet						
CU. IN.	Cubic Inch						
CU. YD.	Cubic Yard						
C.W.	Cold Water						
D							
DBL.	Double						
DEG.	Degree						
DEPT.	Department						
DET.	Detail						
D.F.	Drinking Fountain						
DIA.	Diameter						
DIAG.	Diagonal						
DIM.	Dimension						
DISP.	Dispenser or Disposal						
DIST.	Distance						
DIV.	Division						
D.L.	Dead Load						
DN.	Down						
DO	Ditto						
D.O.	Door Opening						
D.P.	Damp Proof(ing)						
DR.	Door						
D.R.	Dressing Room						
DS.	Downspout						
D.S.P.	Dry Standpipe						
DWG.	Drawing						
DWR.	Dryer						
E							
EA	Each						
E.G.	Exterior Grade						
EJ	Expansion Joint						
EL	Elevation						
ELAST.	Elastic/Elastomeric						
ELEC.	Electric or Electrical						
ELEV.	Elevator						
EMER.	Emergency						
ENCL.	Enclosure						
ENGR.	Engineer						
ENT.	Entrance						
E.O.	Egress Opening						
E.P.	Electrical Panel						
EQ.	Equal						
EQUIP.	Equipment						
EST.	Estimate						
E.W.	Each Way						
EWG.	Electric Water Cooler						
EX. or EXIST.	Excavate(d)						
EXC.	Excavate(d)						
EXH.	Exhaust						
EXP.	Expansion						
EXT.	Exterior						
F							
F.A.	Fire Alarm						
FAB.	Fabricate(d)						
F.B.	Flat Bar						
F.D.	Floor Drain						
F.D.C.	Fire Department Connection						
FDN.	Foundation						
F.E.	Fire Extinguisher						
F.E.C.	Fire Extinguisher Cabinet						
FED.	Federal						
F.F.E.	Finish Floor Elevation						
F.H.C.	Fire Hose Cabinet						
F.H.D.	Fire Hose Cabinet						
F.H.R.D.	Fire Hose Cabinet						
OFF.	Office						
OH.	Overhead						
O.H.	Opposite Hand						
O.I.	Owner Installed						
OPNG.	Opening						
OPP.	Opposite						
ORIG.	Original						
OZ.	Ounce						
P							
P.B.D.	Particle Board						
PASS.	Passage						
PED.	Pedestal						
PERF.	Perforated						
PERM.	Permanent						
PERP.	Perpendicular						
P.L.	Property Line						
PL.	Plate						
PL. GL.	Plate Glass						
P.LAM.	Plastic Laminate						
PLAS.	Plaster						
PLAT.	Plat						
PLUMB.	Plumbing						
PLYWD.	Plywood						
PNL.	Panel						
PNT.	Paint						
POL.	Polished						
GAL.	Gallon						
GALV.	Galvanized						
G.B.	Grab Bar						
G.C.	General Contractor						
GEN.	General						
GFI	Ground Fault Interceptor						
GFRG	Glass Fiber Reinforced Gypsum						
G.I.	Gypsum						
GL. Or GLAZ.	Glass/Glassing						
GND.	Ground						
GOVT.	Government						
G.P.M.	Gallons per Minute						
GR.	Grade						
GYP.	Gypsum						
GWB	Gypsum Wall Board						
H							
H. or HORIZ.	Horizontal						
H.B.	Hose Bib						
H.C.	Hollow Core						
HD.	Head						
HDCP.	Hardicap						
HDWD.	Hardwood						
HDWE.	Hardware						
HGT.	Height						
H.K.	Housekeeping						
H.L.	House Location						
H.M.	Hollow Metal						
H.P.	Horse Power or High Point						
HR.	Hour						
HTR.	Heater						
HVAC	Heating, Ventilation and Air Conditioning						
HWH	Hot Water Heater						
I							
I.D.	Inside Diameter						
IN. or "	Inch(es)						
INC.	Incorporated						
INCAND.	Incandescent						
INCIN.	Include						
IND.	Industrial						
INFO.	Information						
IMP.	Impregnate(d)						
INSUL.	Insulation						
INT.	Interior						
ISOL.	Isolation						
J							
JAN.	Janitor						
JST.	Joist						
JT.	Joint						
K							
K.D.	Knock Down						
KIT.	Kitchen						
K/O	Knock Out						
KW	Kilowatt						
L							
LAM.	Laminated						
LAV.	Lavatory						
LBR.	Lumber						
LDG.	Landing						
LG.	Long						
L.H.	Left Hand						
LIN. FT.	Lineal Feet						
LKR.	Locker						
LL.	Live Load						
LL.H.	Long Leg Horizontal						
LL.V.	Long Leg Vertical						
LCC.	Location						
LOUV.	Louver						
L.P.	Lighting Panel or Low Point						
LT.	Light						

MATERIAL SYMBOLS:

	Earth
	Concrete, Precast & Asphalt
	Brick Masonry, Section
	Masonry Concrete Block
	Wood Blocking, Continuous
	Wood Blocking, Non-Continuous
	Wood Finish, Millwork
	Plywood
	Steel
	Aluminum
	Cement Stucco on Metal Lath
	Exterior Sheathing
	Gypsum Wall Board
	Tile
	Insulation, Rigid
	Insulation, Batt
	Fire Stopping
	Insulation, Spray Applied

GENERAL SYMBOLS:

	Room Elevation Designation
	Elevation Designation
	Building Section Designation
	Wall Section Designation
	Detail Designation
	Partition Type
	Room Name
	Door Tag
	Window Tag
	Key Note
	Finish/Material Tag
	New Item
	Existing Item
	Relocated Item
	Centerline
	Spot Elevation
	New Grade / Slab Elevation
	Revision Cloud
	Revision Number
	Boundary of Work Area
	Drawing Matchline

VICINITY MAP:



CODE INFORMATION:

This project falls



04 INTERIOR RENDER - BEDROOM



02 INTERIOR RENDER - KITCHEN



03 INTERIOR RENDER - PRIMARY BATH



01 INTERIOR RENDER - LIVING ROOM

PHOTOS/ RENDERING NOTES:

01 All photographs and renderings are included in these contract documents and are for Contractor's reference ONLY unless noted otherwise, and are not part of the contract documents.

02 The photographs and renderings are to be used as supplemental information to all contract documents, and all contract documents supersede any information noted or shown on photographs or renderings.

03 For existing conditions it is not the Architect's intent to present the entire Scope of Work or all built conditions by the use of photographs or renderings. It is the responsibility of the Contractor to verify the Scope of Work and ALL built conditions in the field prior to Start of Work.

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www.noacklittle.com

Valley Ridge
Homes at Canyon
Lake

Lot 521
424 Valley Ridge,
Canyon Lake, TX 78133

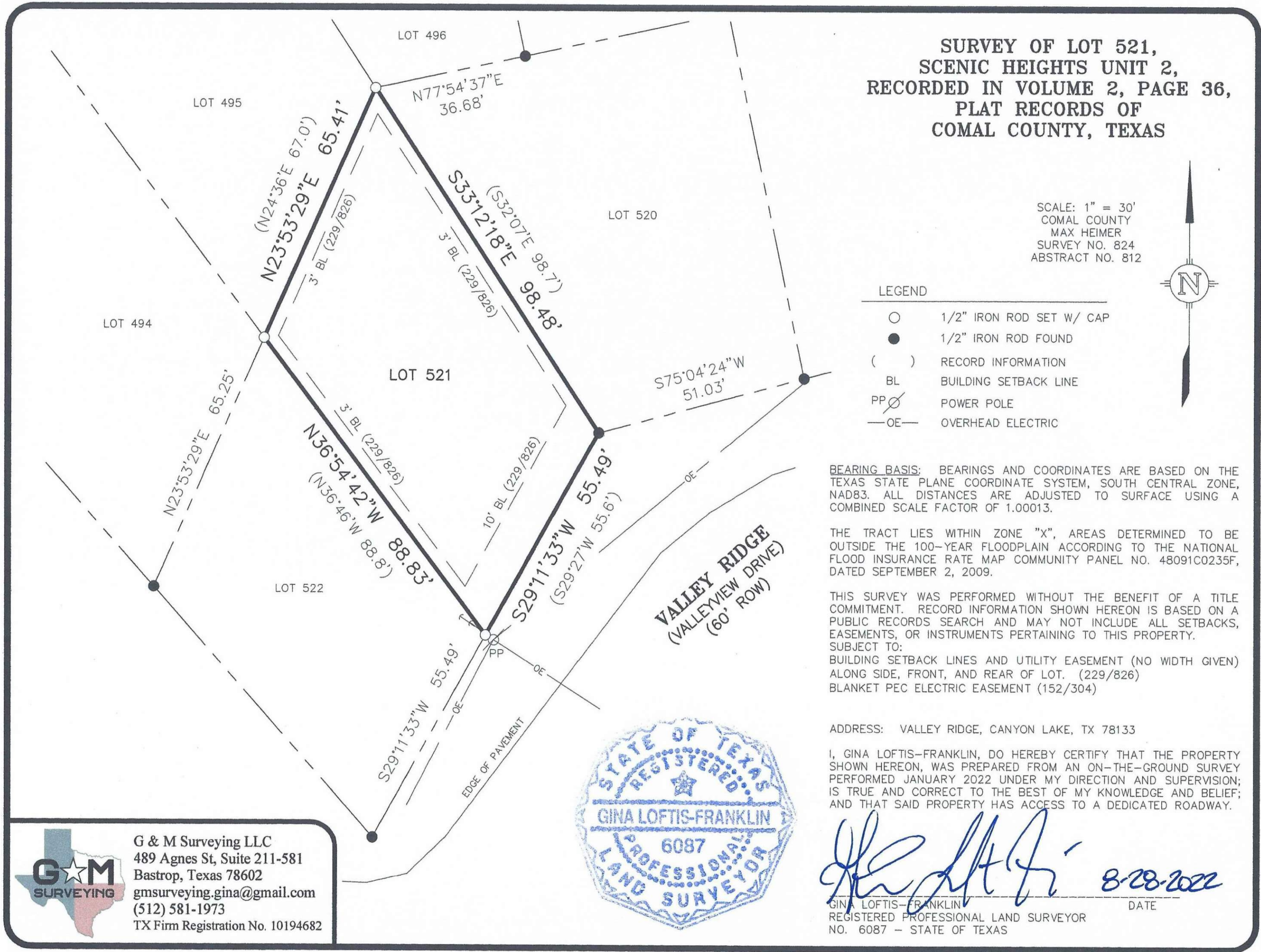
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Drawn by:	KK	
Checked by:	CL	
Date of Issue:	10.30.24	

Sheet Title:

Rendering
Perspectives

Sheet No.:

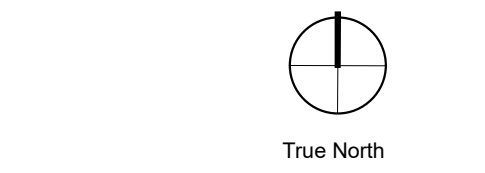
G.011B



Valley Ridge
Homes at Canyon
Lake

Lot 521
424 Valley Ridge,
Canyon Lake, TX 78133

Mark	Date	Description
10.30.24	100% CD	
NLA Job #:	23012.05	
Drawn by:	KK	
Checked by:	CL	
Date of Issue:	10.30.24	



Sheet Title:
**Architectural Site
Reference Plan**

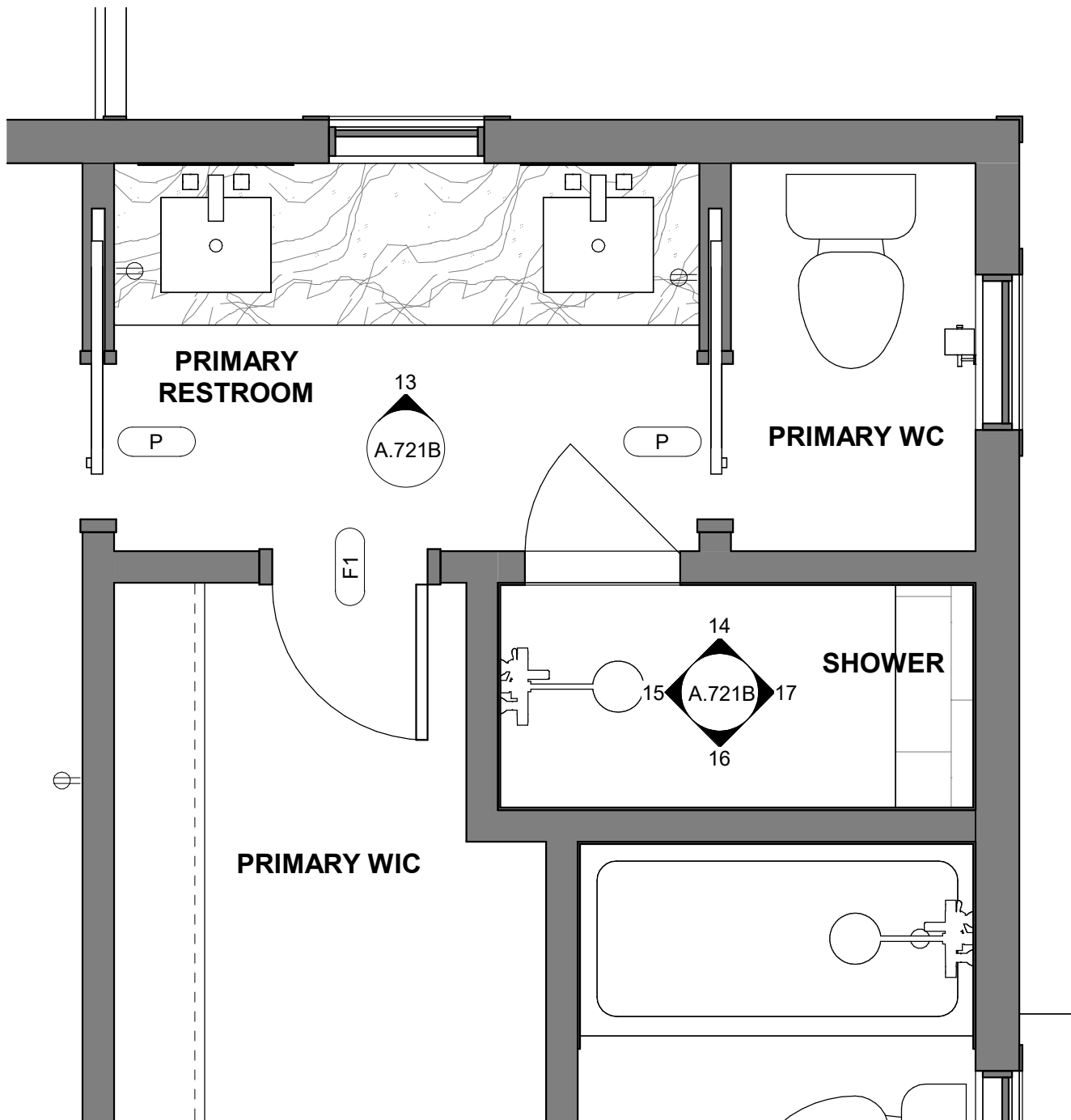
Sheet No.:
A.011B

DOOR SCHEDULE B

TYPE	DOOR			QTY
	NOMINAL OPENING SIZE	WIDTH	HEIGHT	
B	6'-0"	8'-0"	8'-0"	1
F1	2'-0"	7'-0"	7'-0"	6
F2	2'-8"	7'-0"	7'-0"	5
FG	3'-0"	7'-0"	7'-0"	2
GS	6'-0"	7'-4"	7'-4"	3
P	2'-6"	7'-0"	7'-0"	2
S	4'-0"	7'-0"	7'-0"	4

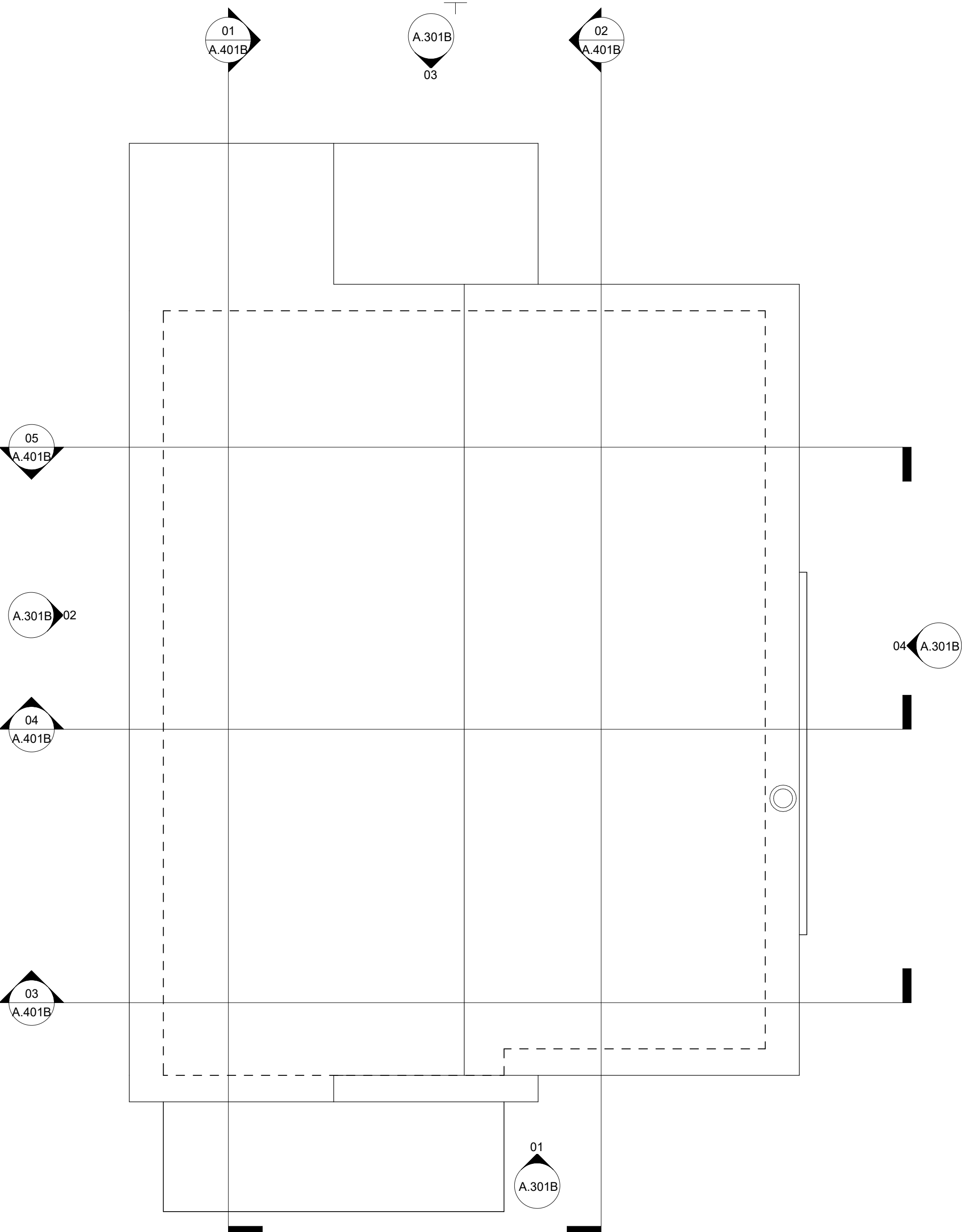
WINDOW SCHEDULE B

MARK	SILL HEIGHT	WIDTH	HEIGHT	NOTES	QTY
W1	2'-6"	3'-0"	4'-6"		8
W2	2'-6"	6'-0"	4'-6"		4
W3	3'-0"	2'-0"	4'-0"		3
W4	6'-0"	2'-0"	1'-0"		1
W5	3'-3"	6'-0"	1'-6"		1



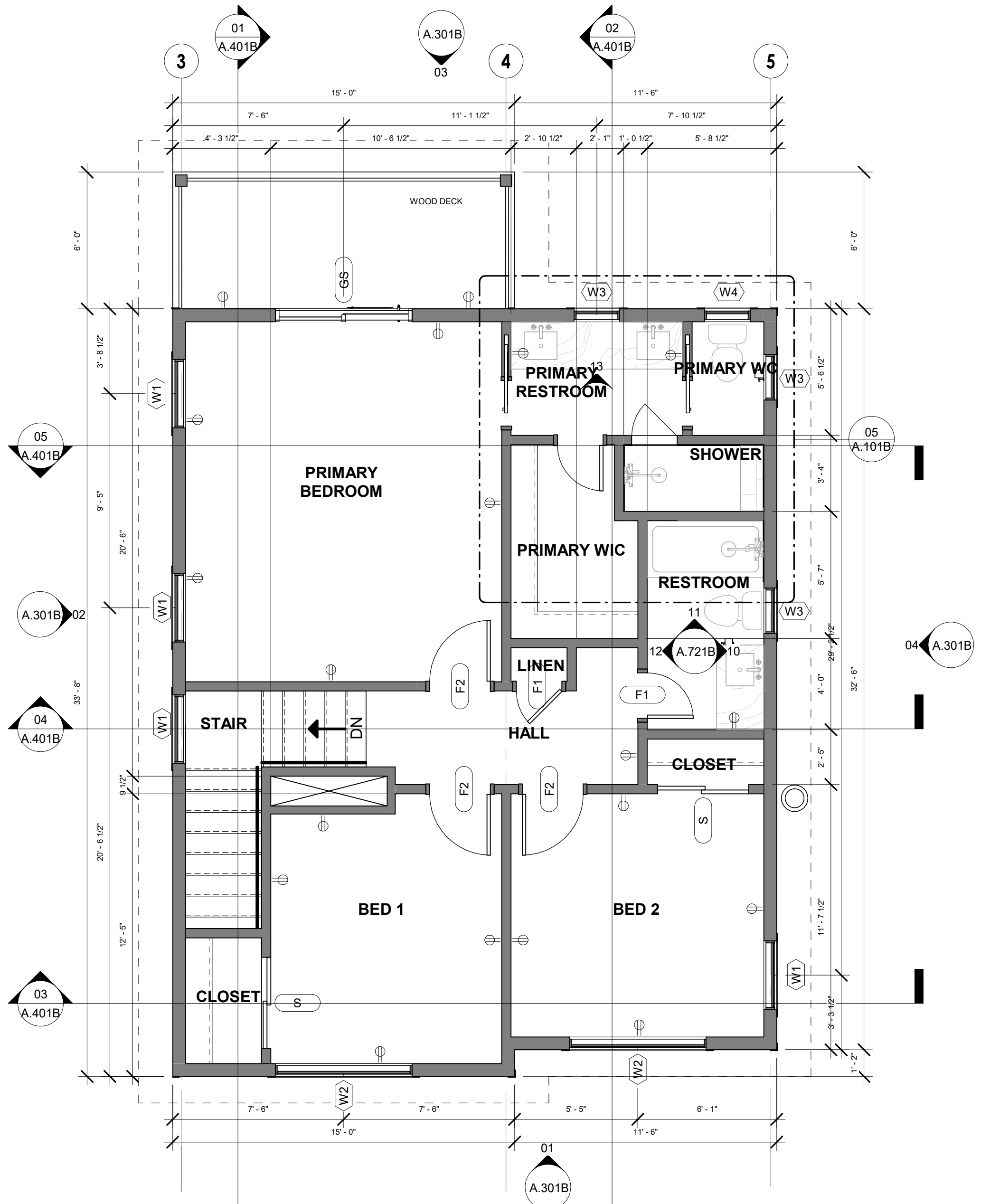
05 Enlarged Plan - Primary Bath

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



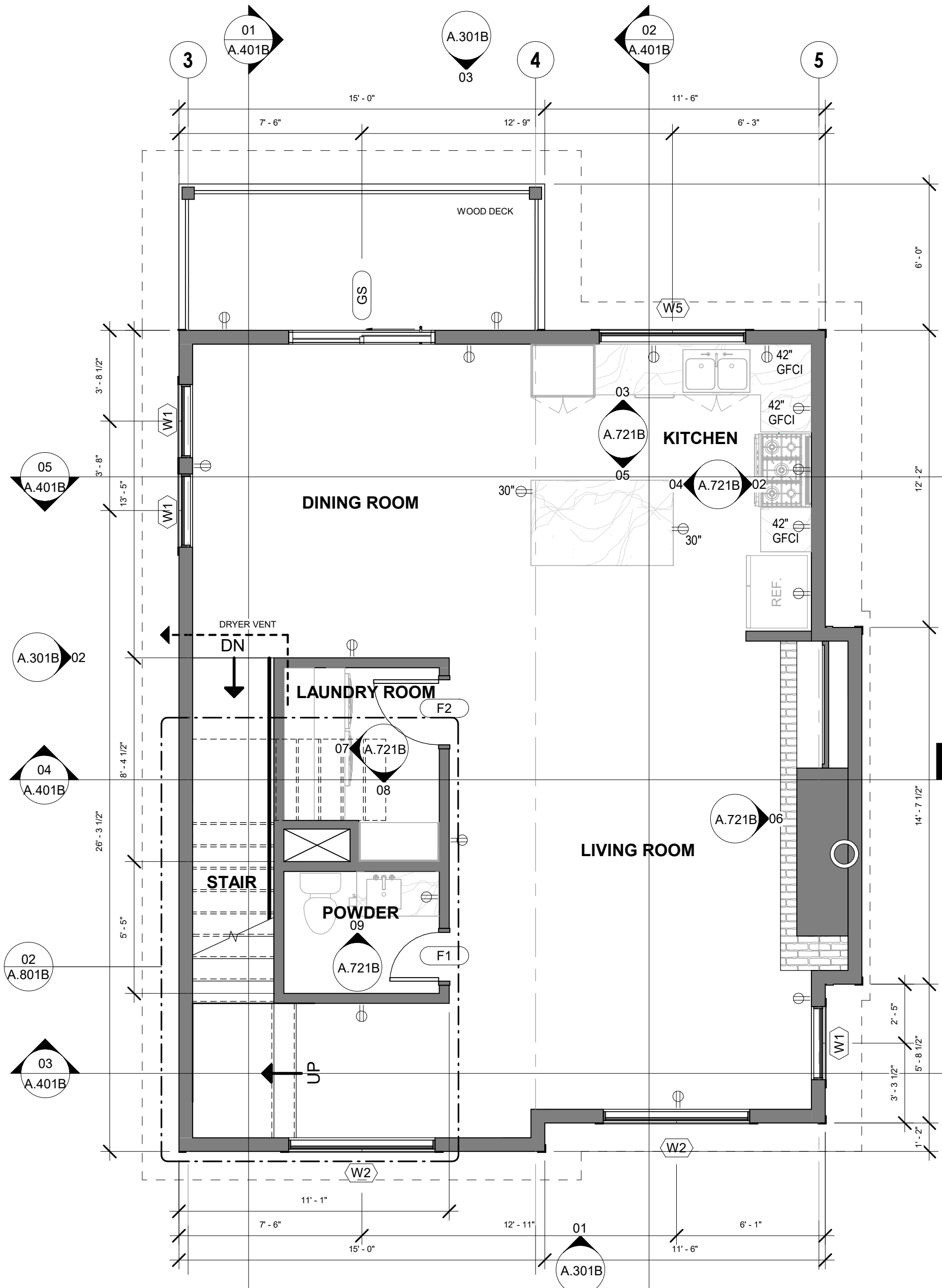
04 Roof Construction Plan

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



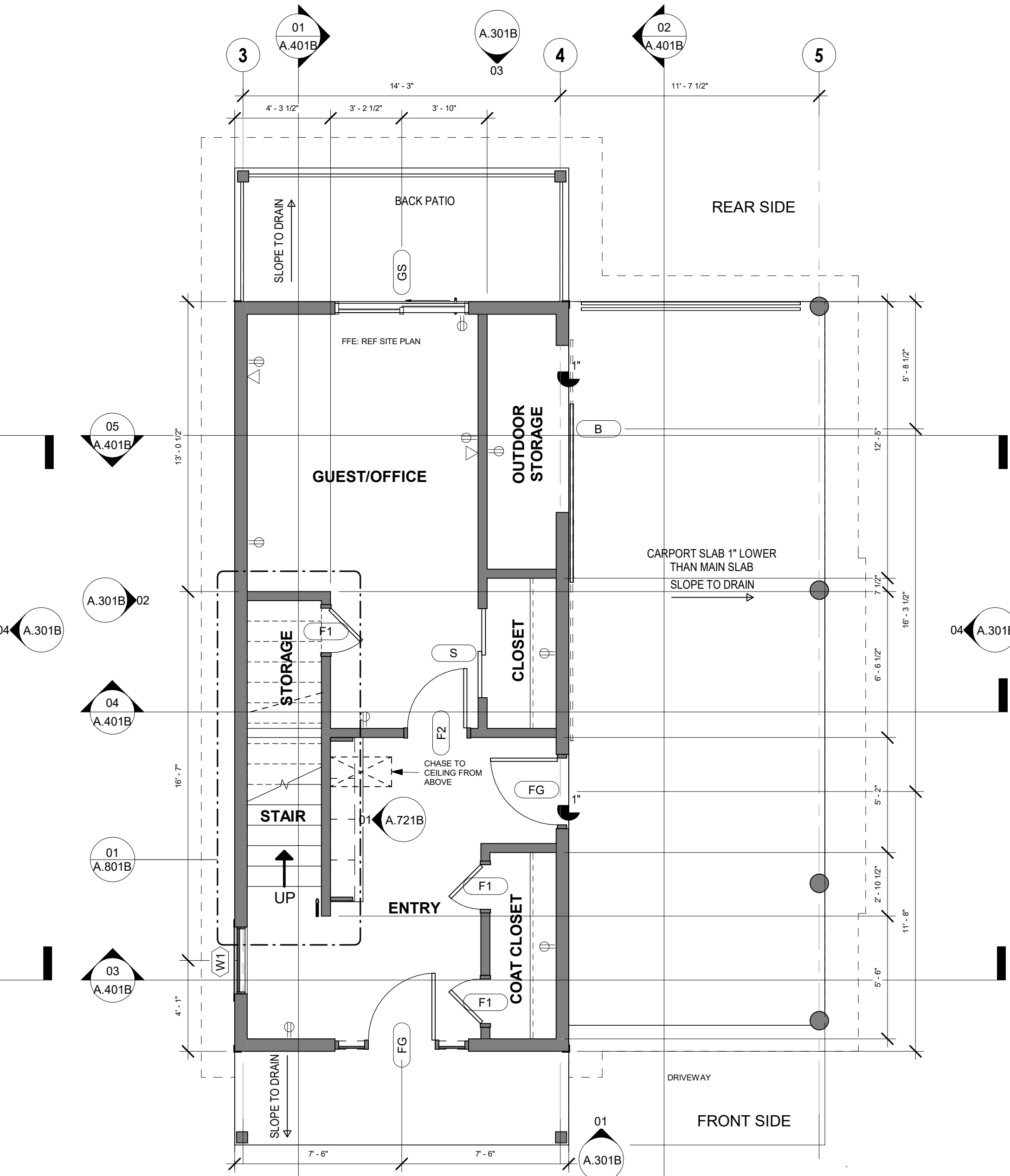
03 B - Third Floor Construction Plan

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



02 B - Second Floor Construction Plan

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



01 B - First Floor Construction Plan

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

DRAWING SHEET NOTES:

- 01 Refer to Index Sheet for typical graphical symbols and abbreviation index.
- 02 Refer to Mounting Height Sheet for Accessibility Guidelines.
- 03 All new partitions to be Type D2.3 U.N.O. All new furring to be Type F1.3 U.N.O.
- 04 At areas of open ceilings, all new and existing partitions to extend to deck. Modify existing partitions as required. Refer to RCP for areas open to deck.
- 05 In general, all horizontal dimensions are provided on plans, and all vertical dimensions are provided on elevations and/or sections unless otherwise noted.
- 06 In general, the Overall Plan indicates exterior building dimensions, room numbers and names, door designations, exterior window designations, exterior elevations designations, building section and details designations. All other plan information is indicated on referenced area or enlarged plans.
- 07 In general, Area and/or Enlarged Plans indicate interior building dimensions to face of partition material, room numbers and names, door designations, interior window designations, interior detail designations, interior elevations, partition type designations, finish designations, and general building material.
- 08 When columns and column lines are present, all dimensions are to be tied to a column line. Contractor shall immediately report any omission of dimensions not tied to a column line to the Architect prior to start of construction.
- 09 Coordinate all MEP access panels not shown on architectural construction documents with Architect prior to installation.
- 10 Provide adequate blocking as required at every location where millwork, wall light fixtures, railings, TV brackets, plumbing fixtures, etc. are to be mounted. Items are required to resist 250 pound point load.
- 11 There are items shown, i.e. outlets, switches, thermostats, panels, etc. on MEP contract documents that may not be shown on architectural contract documents. Contractor to coordinate all items with current TAS requirements and mounting height sheet unless noted otherwise.

DRAFTING GRAPHICS NOTES:

- 01 All Construction To Remain is shown (drafted) as "light ghost lines" and is typically not noted, scheduled, dimensioned, etc. unless noted otherwise.
- 02 All Demolished lines are shown (drafted) with dashed lines. New Construction is shown (drafted) as "heavy lines" with poches and is typically noted, scheduled, dimensioned, or referenced within legends unless noted otherwise.

Plan Legend	
SYMBOL	DESCRIPTION
	AREA NOT IN CONTRACT
	NEW PARTITION. REFER TO PARTITION SCHEDULE.
	EXISTING PARTITION TO REMAIN
	EXISTING PARTITION TO BE REMOVED.
	NEW FIRE RATED PARTITION
	EXISTING DOOR TO REMAIN
	NEW DOOR. REFER TO NOTES AND/OR SCHEDULE.
	DOOR, FRAME, AND HARDWARE TO BE REMOVED
GENERAL COMMENTS:	
1. NOT ALL SYMBOLS MAY BE USED ON THIS PROJECT. REFER TO PLANS.	



Valley Ridge
Homes at Canyon
Lake

Lot 521

424 Valley Ridge,
Canyon Lake, TX 78133

Mark	10.30.24	100% CD
Date		Description
NLAI Job #: 23012.05		
Drawn by: KK		
Checked by: CL		
Date of Issue: 10.30.24		

Sheet Title:

Construction Plans

Sheet No.:

A.101B



REFLECTED CEILING NOTES:

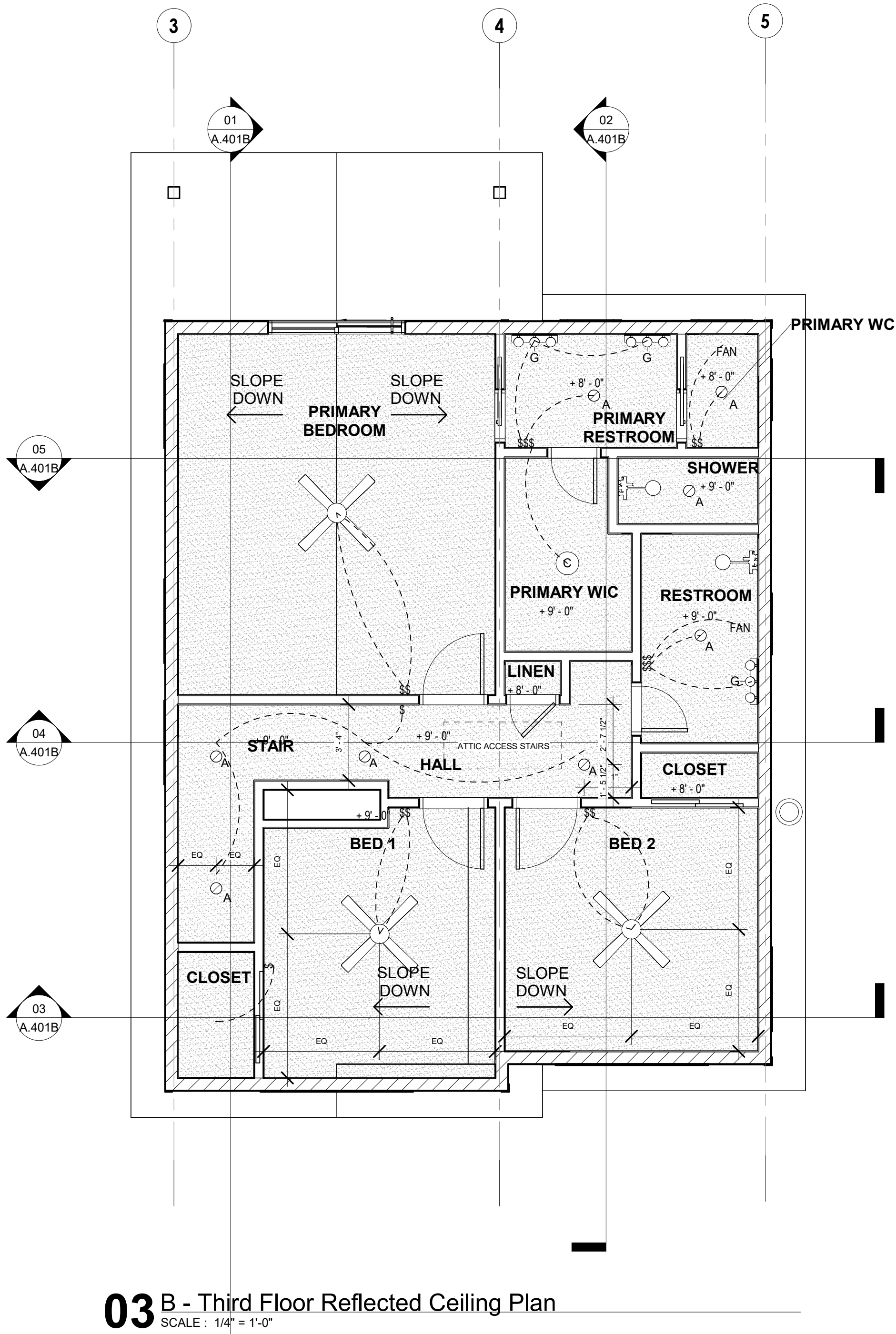
- 01 Refer to Index Sheet G.001 for Abbreviation Index and A.201 for symbols. Refer to sheet G.151 for mounting height information
- 02 All ceiling to be at X'-X" A.F.F. U.N.O.
- 03 All ceiling furdowns to be at X'-X" A.F.F. U.N.O.
- 04 In general, all horizontal dimensions are provided on plans, and all vertical dimensions are provided on elevations and/or sections unless otherwise noted.
- 05 Coordinate all MEP access panels not shown on architectural construction documents with Architect prior to installation.
- 06 Provide adequate blocking as required at every location where ceiling mounted equipment is to be mounted. Coordinate with all trades to ensure blocking does not interfere with building systems.
- 07 There are items shown, i.e. egress systems, audio systems, security systems, etc., on the MEP drawings or Owner-provided consultants' drawings that are not drawn on the architectural ceiling plans. Contractor to coordinate and mount all items in a uniform and systematic pattern Unless Noted Otherwise. Coordinate with Architect prior to installation.
- 08 Architect has Final Decision on ALL sprinkler system head locations within ceiling. Contractor to submit Sprinkler System Installer's sprinkler head plans to Architect for comment and approval without exception.
- 09 Ceilings and all miscellaneous framing for ceilings shall not interfere or degrade any smoke or fire rated partition or wall without exception. Contact Architect immediately if conflicts arise prior to installation.
- 10 For all new ceilings that are constructed as part of an existing ceiling, use same construction as existing and patch with same material to match existing. New and existing shall align seamlessly.
- 11 All fixtures to be 3500K / 90 CRI U.N.O.

Lighting Legend	
SYMBOL & MARK	DESCRIPTION
(A)	DESCRIPT: TYPICAL 6" CAN RECESSED LED MFR: TBD PRODUCT: TBD, #####-###-# FINISH: TBD NOTES: PROVIDE 3500K TEMP
(B)	DESCRIPT: DECORATIVE LED PENDANT MFR: TBD PRODUCT: TBD, #####-###-# FINISH: TBD NOTES: PROVIDE 3500K TEMP
(C)	DESCRIPT: TYPICAL CEILING MOUNTED FIXTURE MFR: TBD PRODUCT: TBD, #####-###-# FINISH: TBD NOTES: PROVIDE 3500K TEMP
(D)	DESCRIPT: TYPICAL 6" CAN RECESSED LED MFR: TBD PRODUCT: TBD, #####-###-# FINISH: TBD NOTES: PROVIDE 3500K TEMP
G	DESCRIPT: TYPICAL LED PENDANT MFR: TBD PRODUCT: TBD, #####-###-# FINISH: TBD NOTES: PROVIDE 3500K TEMP
H	DESCRIPT: WET LISTED LED EXTERIOR SCONCE MFR: TBD PRODUCT: TBD, #####-###-# FINISH: TBD NOTES: PROVIDE 3500K TEMP
F	DESCRIPT: FAN WITH LIGHT KIT MFR: TBD PRODUCT: TBD, #####-###-# FINISH: TBD NOTES: PROVIDE 3500K TEMP
GENERAL NOTES: NOT ALL FIXTURES SHOWN IN LEGEND MAY BE USED ON THIS PROJECT 1. REFER TO MEP DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL FIXTURE INFORMATION.	

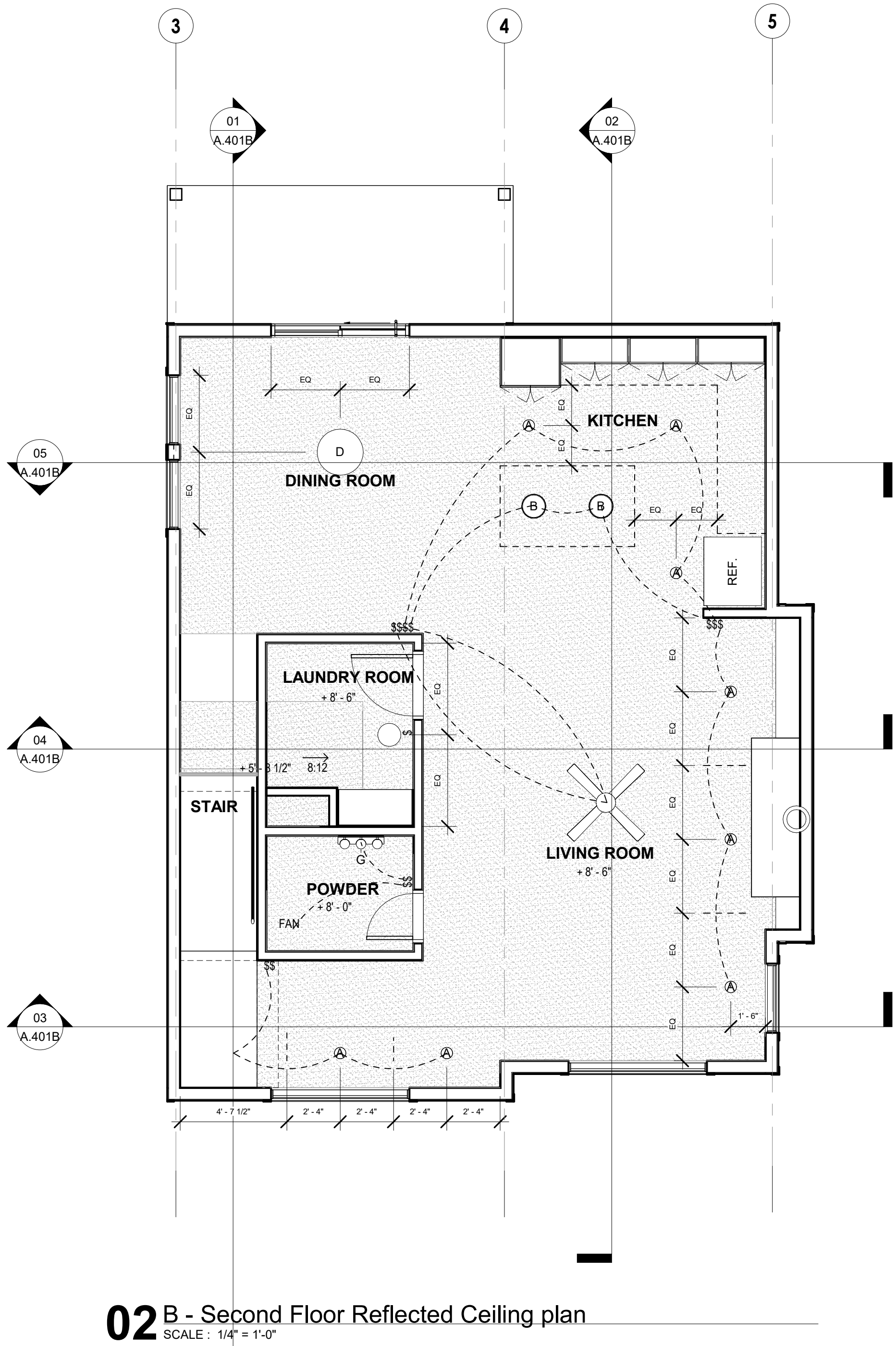
Valley Ridge
Homes at Canyon
Lake

Lot 521

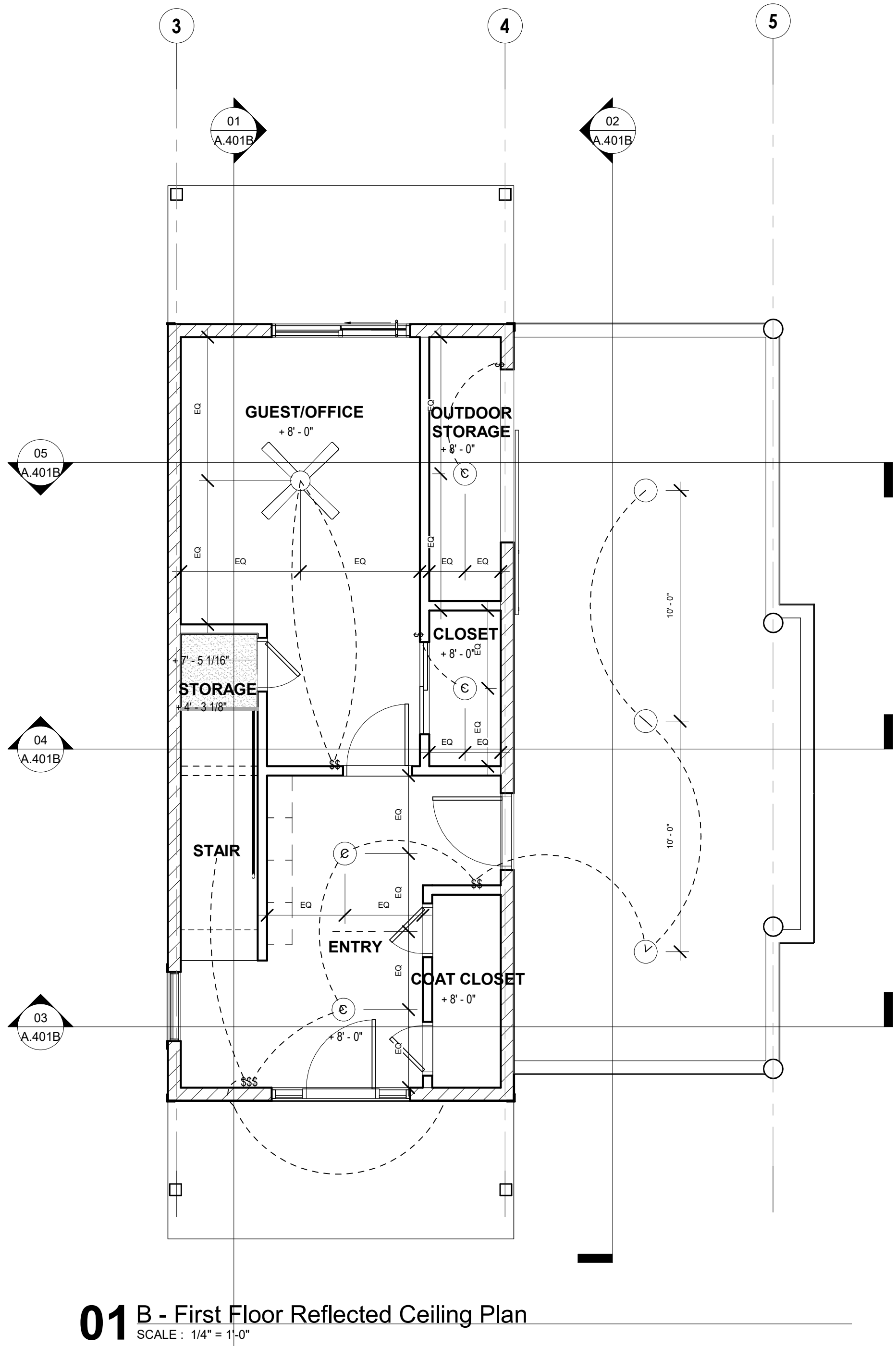
424 Valley Ridge,
Canyon Lake, TX 78133



03 B - Third Floor Reflected Ceiling Plan
SCALE: 1/4" = 1'-0"



02 B - Second Floor Reflected Ceiling plan
SCALE: 1/4" = 1'-0"



01 B - First Floor Reflected Ceiling Plan
SCALE: 1/4" = 1'-0"

RCP Legend	
SYMBOL & MARK	DESCRIPTION
[Symbol]	5/8 THICK GYPSUM BOARD SUSPENDED CEILING SYSTEM. TYPICAL.
[Symbol]	RECESSED DROP DOWN PROJECTION SCREEN
[Symbol]	CEILING MOUNTED SPEAKER, REFER TO AUDIO/VISUAL
[Symbol]	CEILING MOUNTED SECURITY CAMERA, REFER TO AUDIO/VISUAL
[Symbol]	SPRINKLER HEAD, COORDINATE WITH SPRINKLER INSTALLER
[Symbol]	RECESSED SLOT DIFFUSER. REFER TO MEP.
[Symbol]	RECESSED MECHANICAL SUPPLY REGISTER. TYPICAL.
[Symbol]	RECESSED MECHANICAL RETURN REGISTER. TYPICAL.
[Symbol]	RECESSED MECHANICAL EXHAUST REGISTER. TYPICAL.
GENERAL NOTES: NOT ALL FIXTURES SHOWN IN LEGEND MAY BE USED ON THIS PROJECT 1. REFER TO MEP DRAWINGS AND SPECIFICATIONS FOR SPECIFIC FIXTURE INFORMATION.	

Mark	Date	Description
10.30.24	100% CD	

NLA Job #: 23012.05
Drawn by: KK
Checked by: CL
Date of Issue: 10.30.24

Sheet Title:

Reflected Ceiling
Plans

Sheet No.:

A.201B



Valley Ridge
Homes at Canyon
Lake

Lot 521

424 Valley Ridge,
Canyon Lake, TX 78133

Mark	Date	Description
10.30.24	100% CD	

NLA Job #: 23012.05
Drawn by: KK
Checked by: CL
Date of Issue: 10.30.24

Sheet Title:

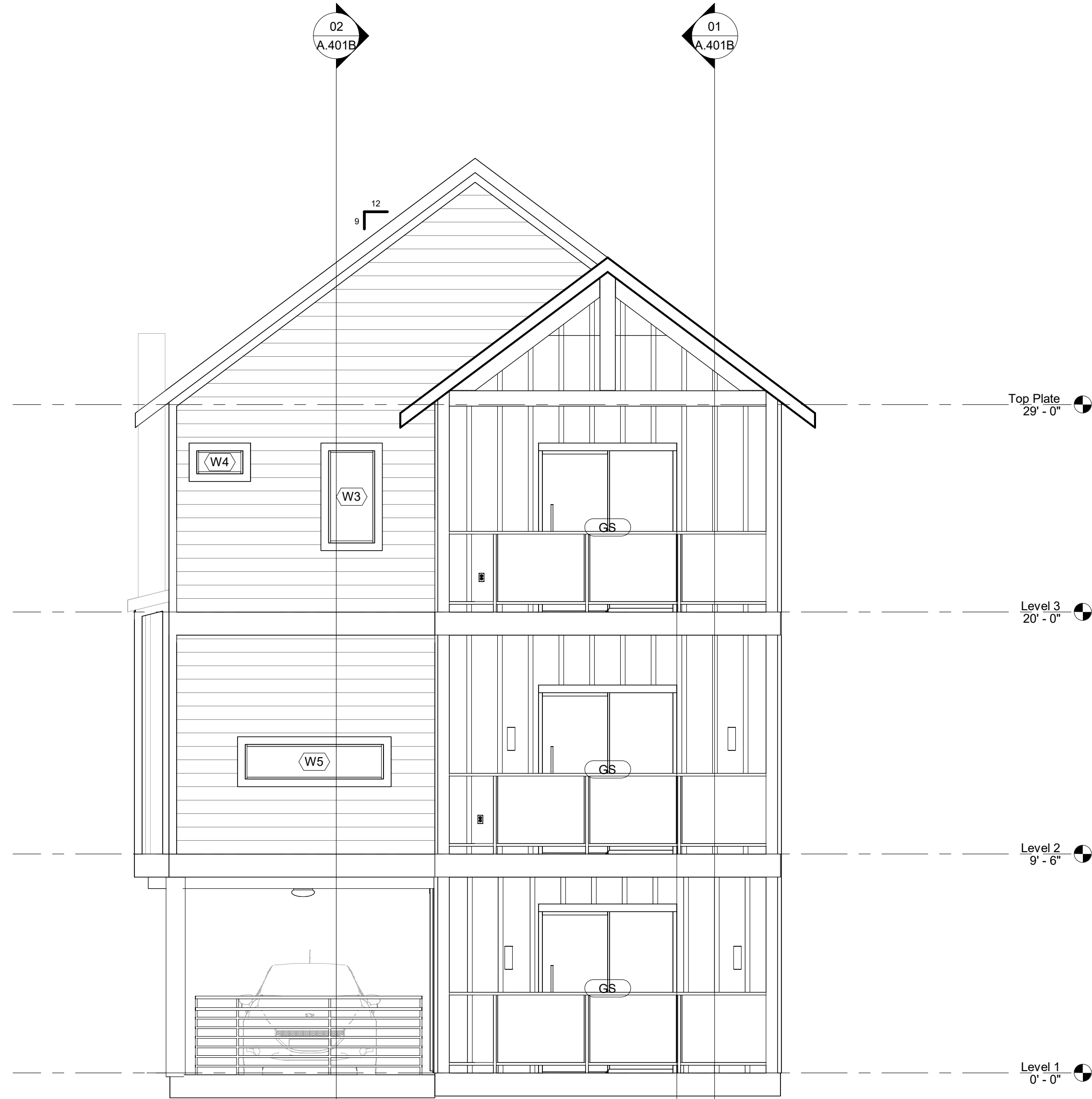
Exterior Elevations

Sheet No.:

A.301B



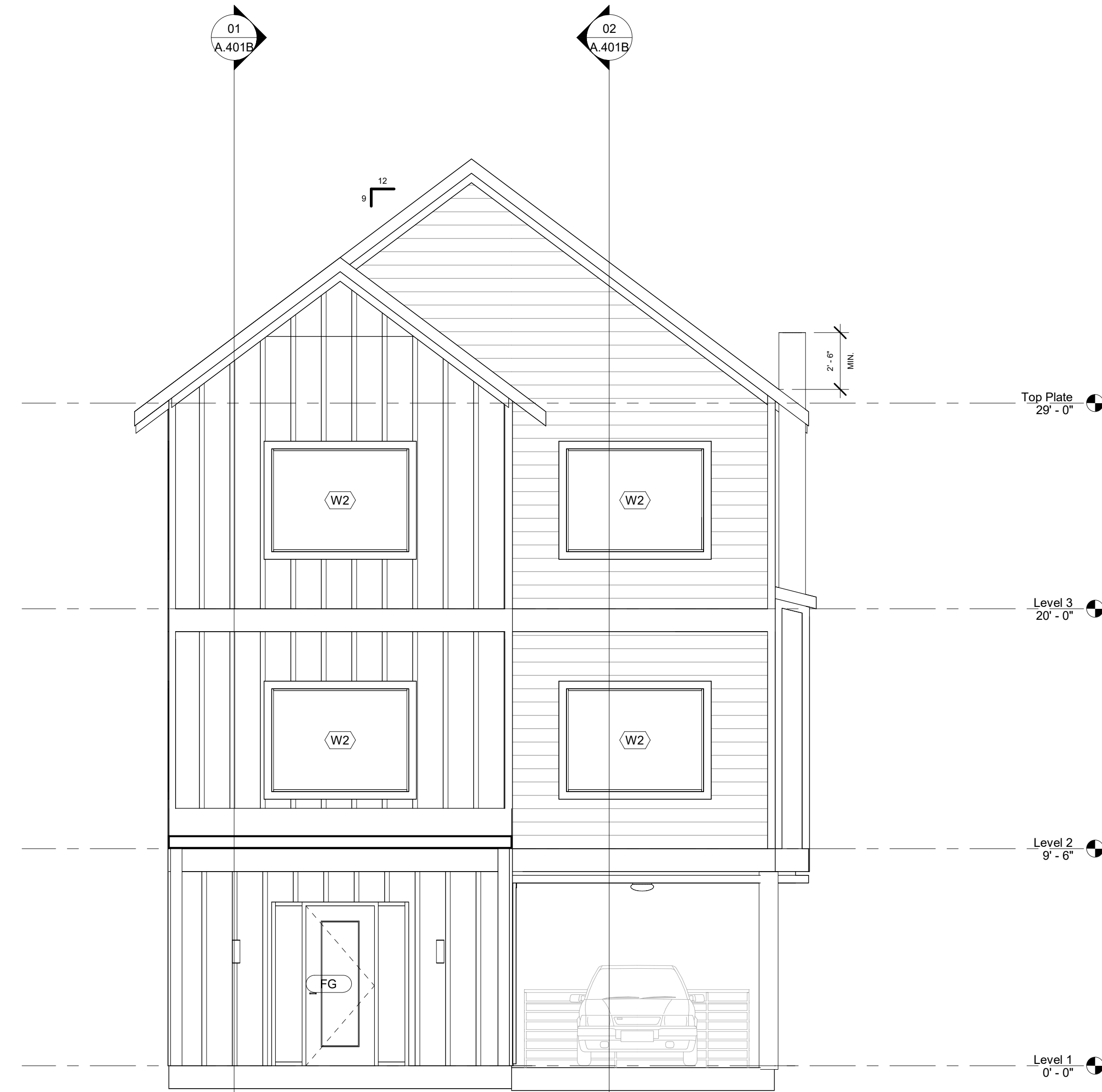
04 Carport Side Elevation - B
SCALE: 1/4" = 1'-0"



03 Rear Elevation - B
SCALE: 1/4" = 1'-0"



02 Side Elevation - B
SCALE: 1/4" = 1'-0"



01 Front Elevation - B
SCALE: 1/4" = 1'-0"



Valley Ridge
Homes at Canyon
Lake

Lot 521

424 Valley Ridge,
Canyon Lake, TX 78133

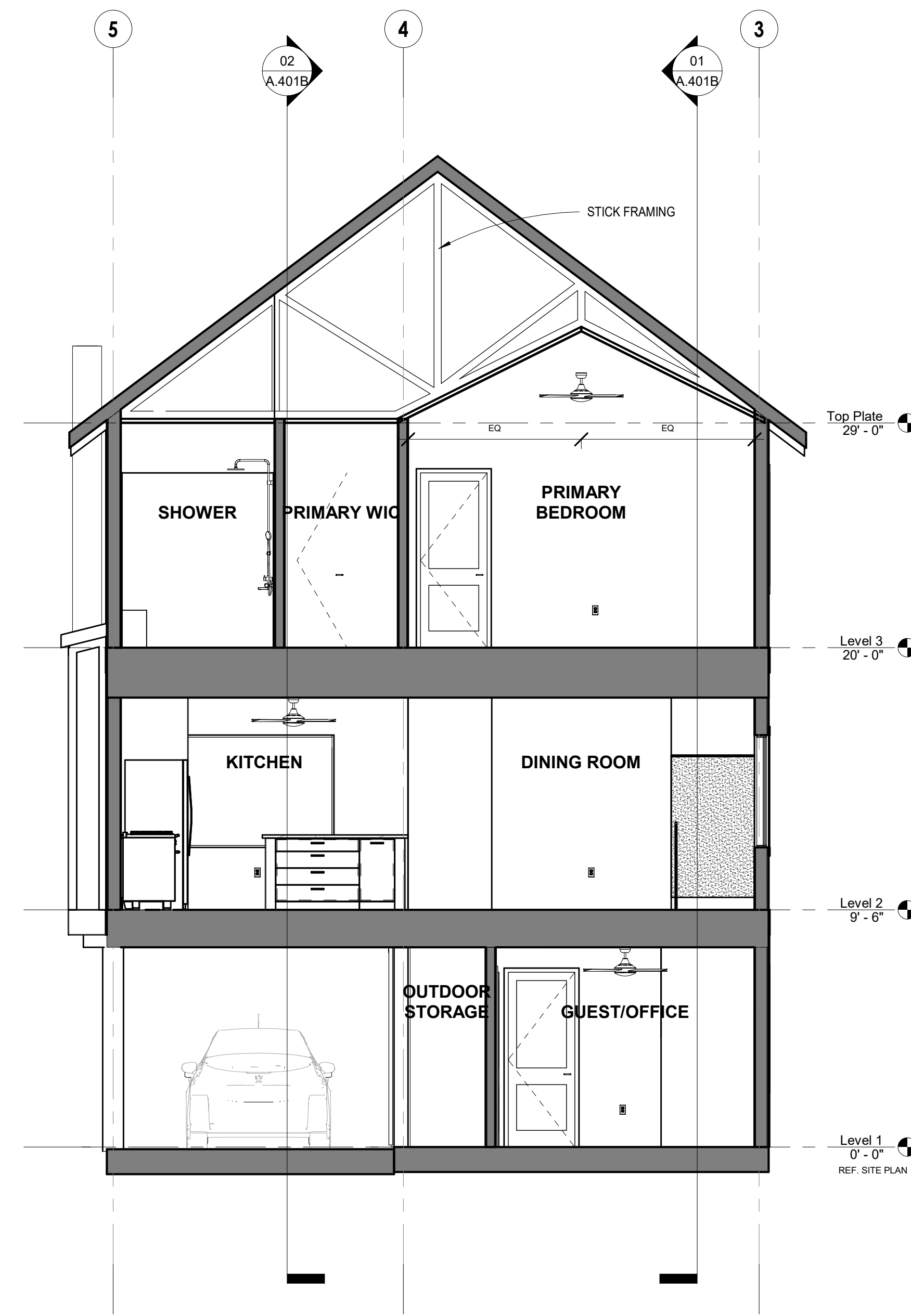
Mark	Date	Description
10.30.24	100% CD	
NLA Job #:	23012.05	
Drawn by:	KK	
Checked by:	CL	
Date of Issue:	10.30.24	

Sheet Title:

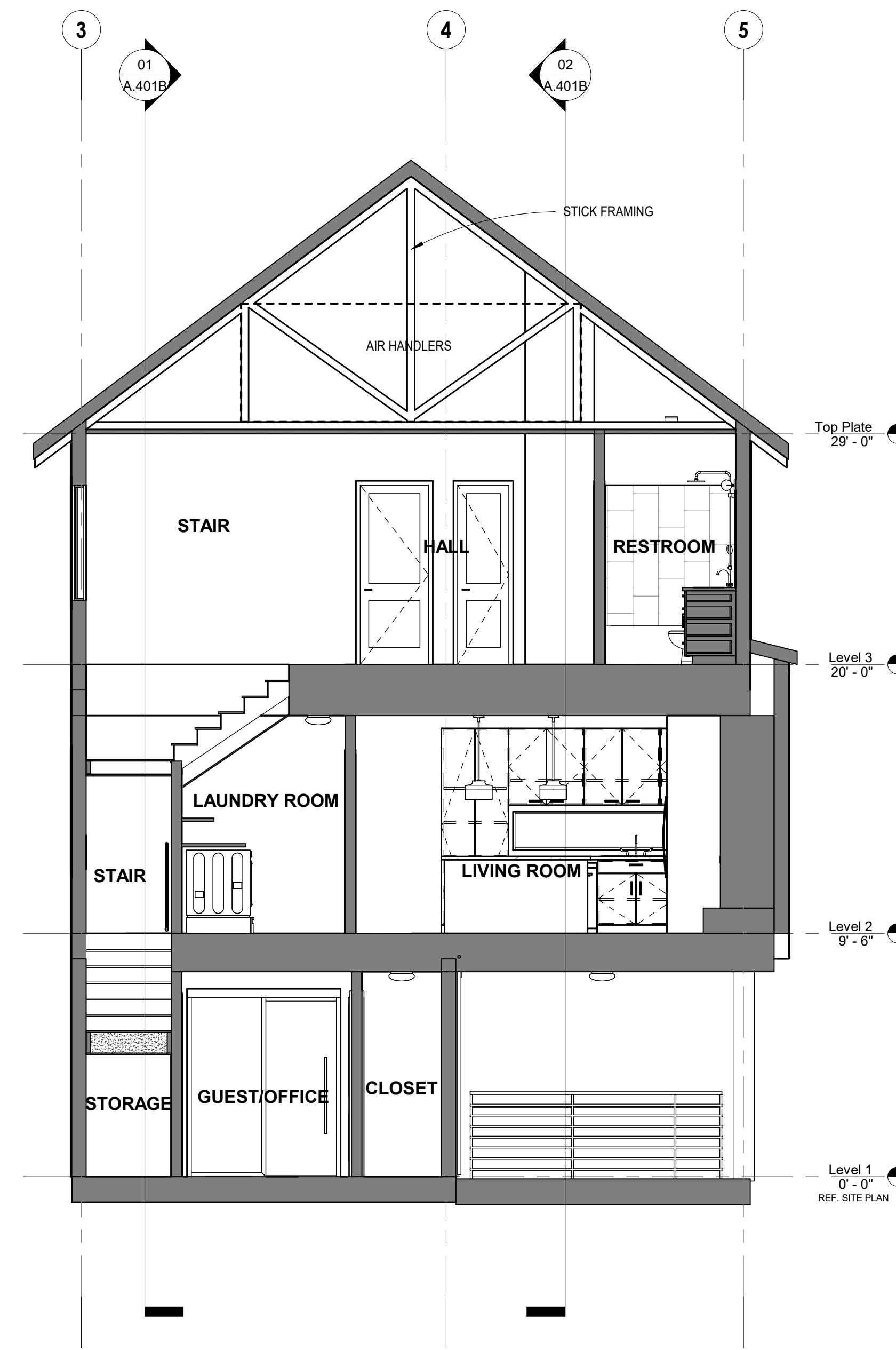
Building Sections

Sheet No.:

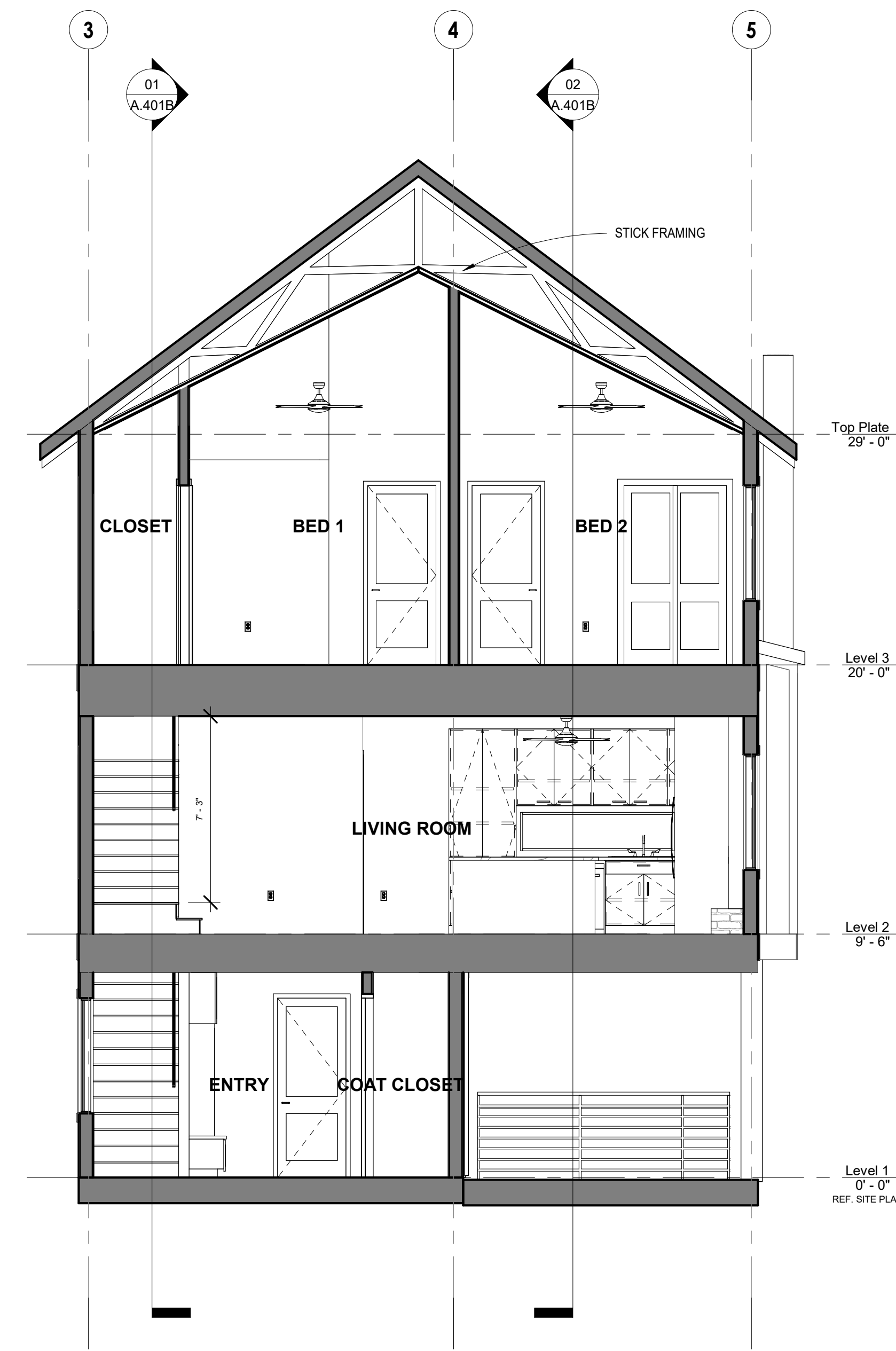
A.401B



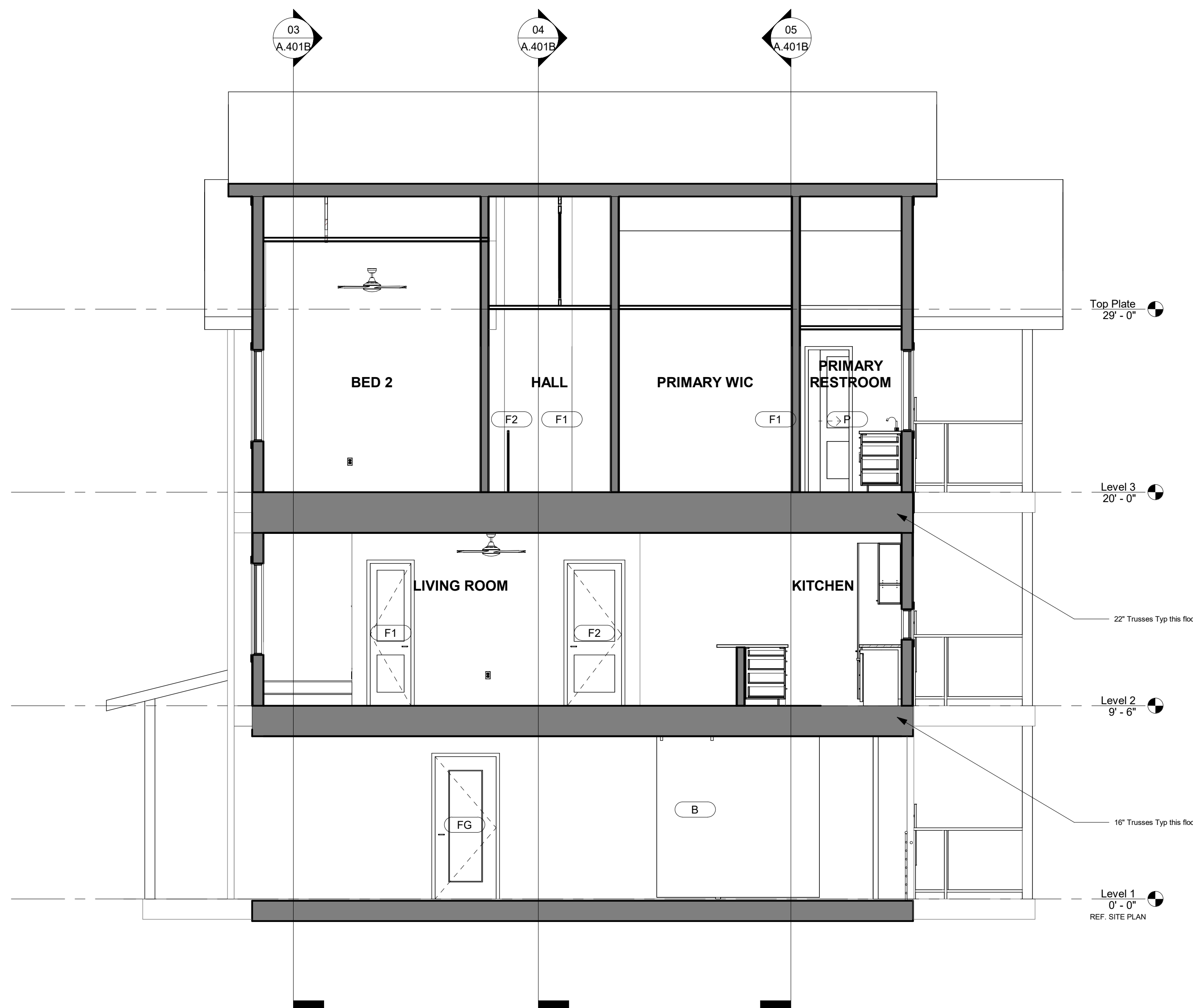
05 Building Section B5
SCALE: 1/4" = 1'-0"



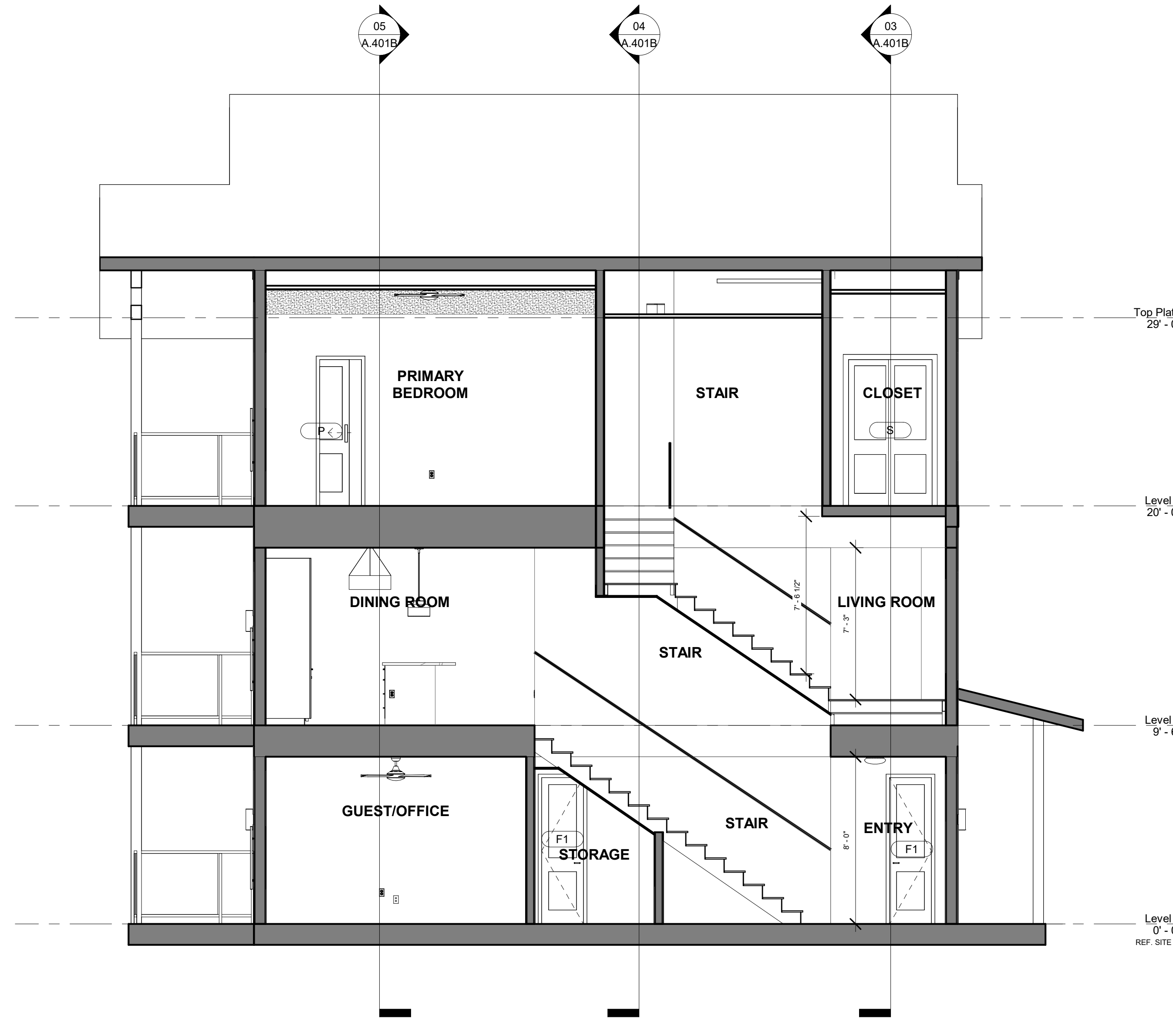
04 Building Section B4
SCALE: 1/4" = 1'-0"



03 Building Section B3
SCALE: 1/4" = 1'-0"



02 Building Section B2
SCALE: 1/4" = 1'-0"

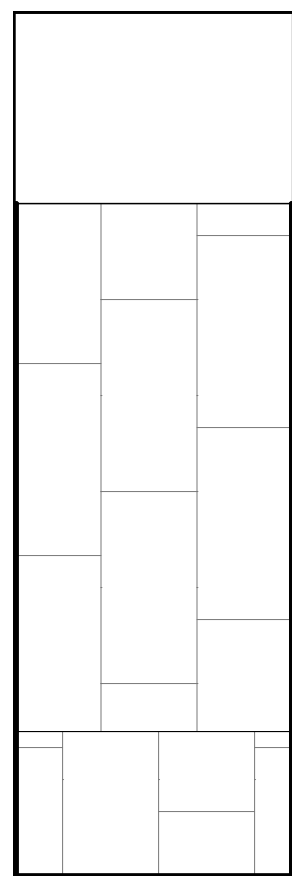


01 Building Section B1
SCALE: 1/4" = 1'-0"

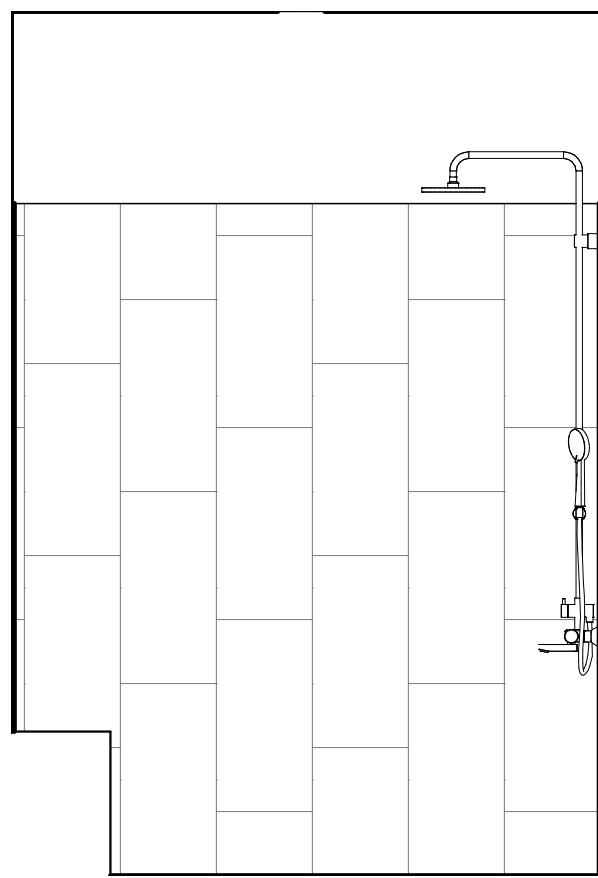


Valley Ridge
Homes at Canyon
Lake

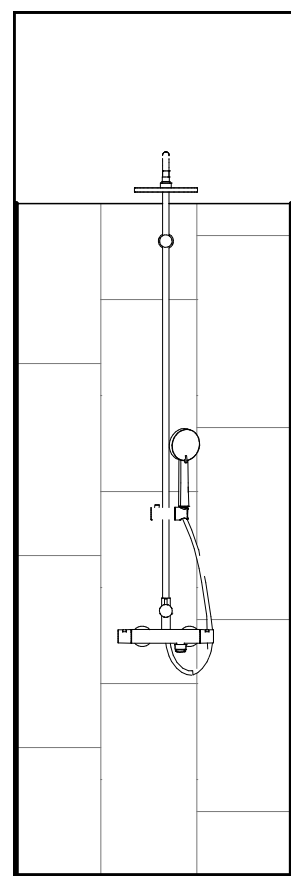
Lot 521
424 Valley Ridge,
Canyon Lake, TX 78133



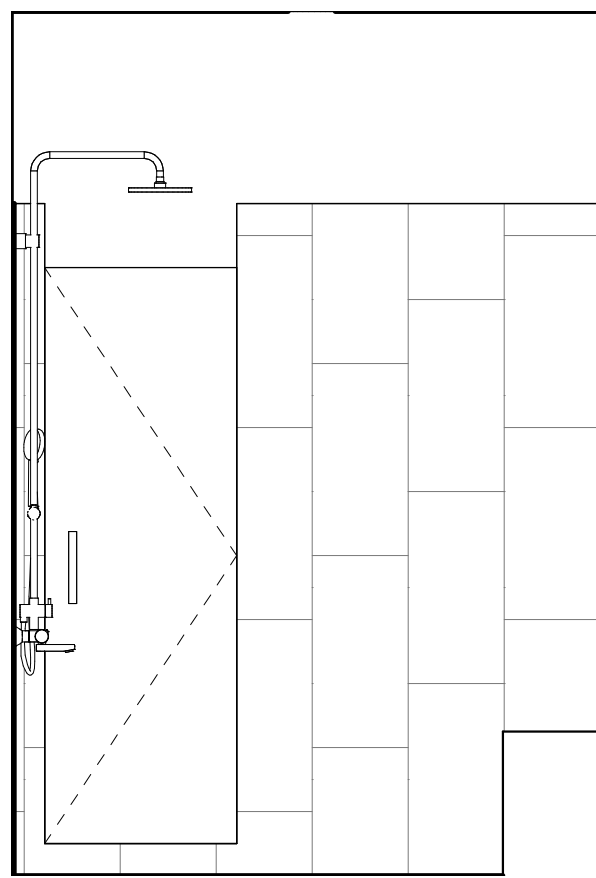
PLAN EAST



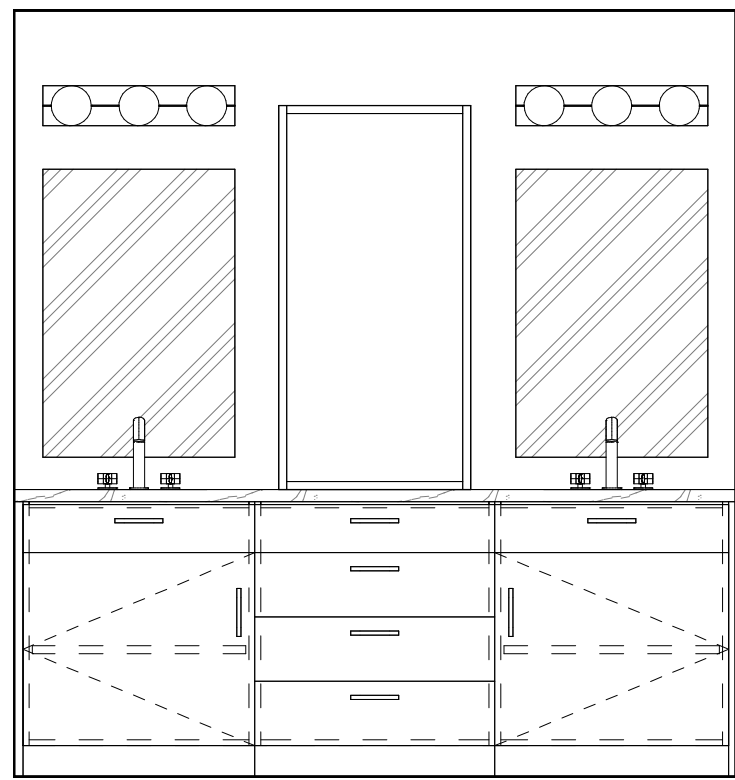
PLAN SOUTH



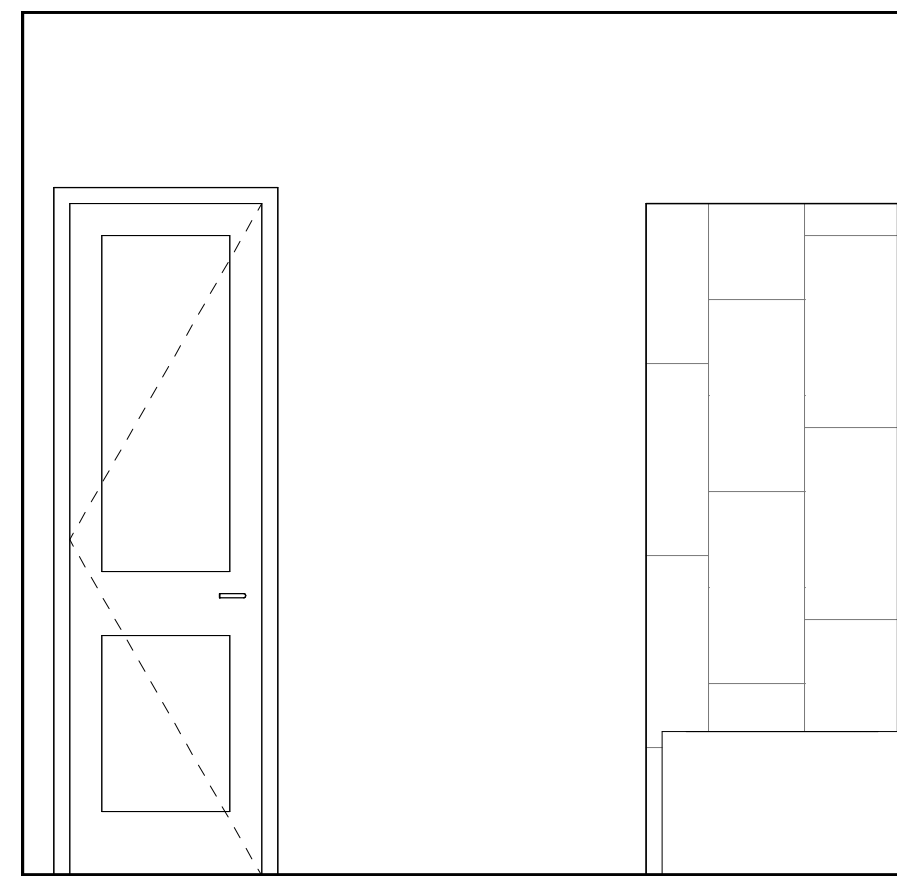
PLAN WEST



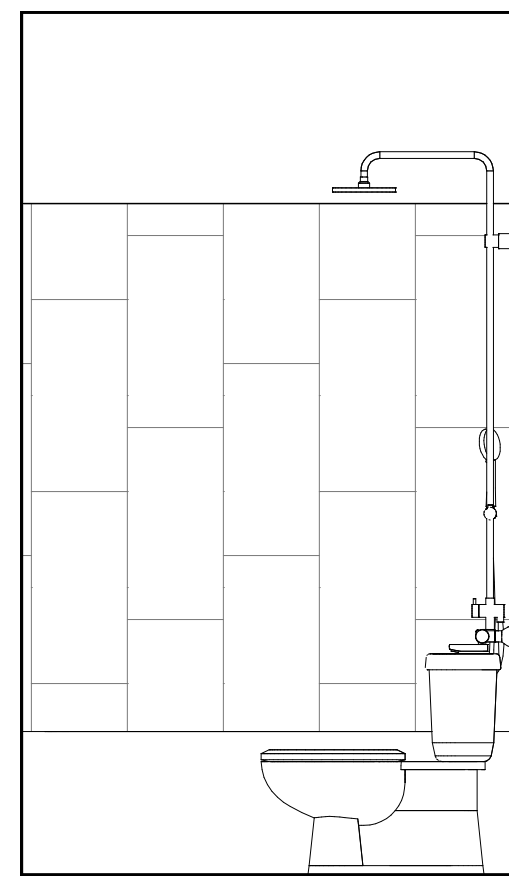
PLAN NORTH



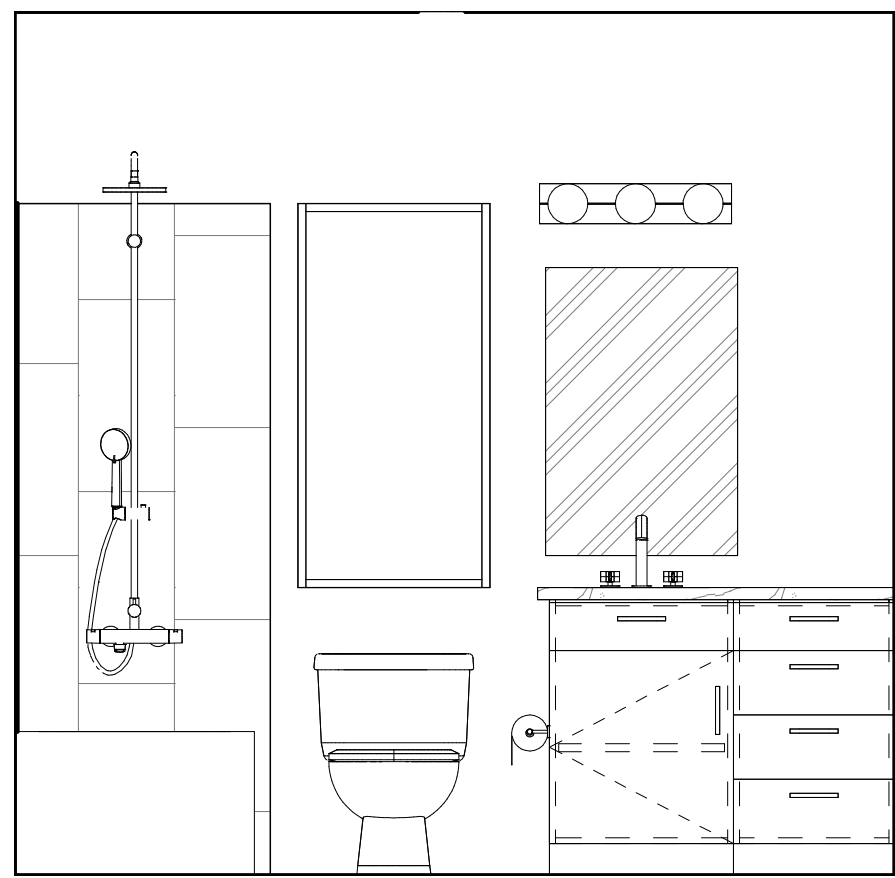
13 B - Primary Vanity
SCALE : 1/2" = 1'-0"



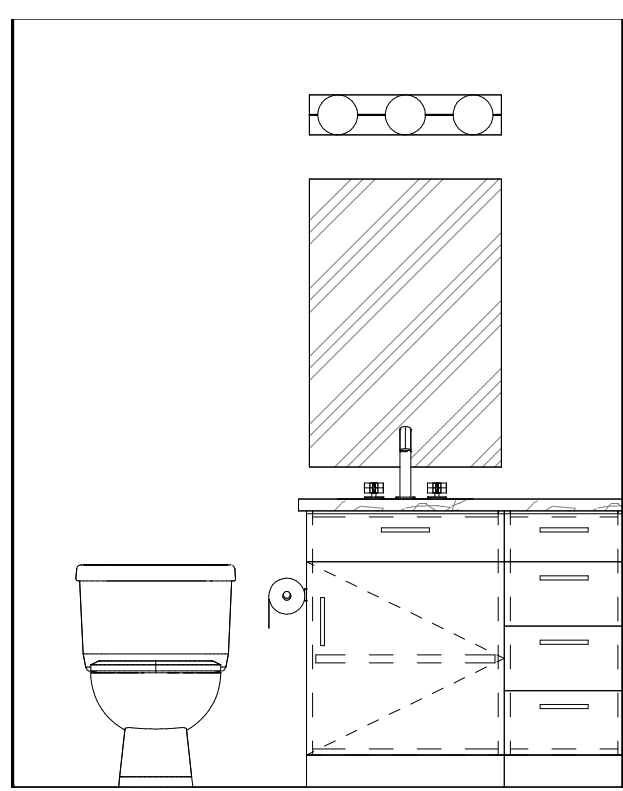
12 Restroom - West
SCALE : 1/2" = 1'-0"



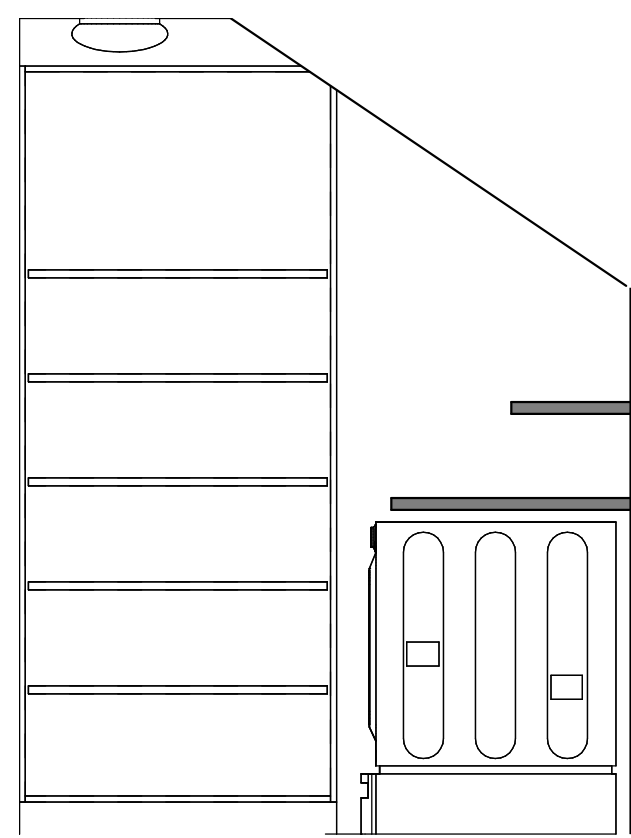
11 Restroom - North
SCALE : 1/2" = 1'-0"



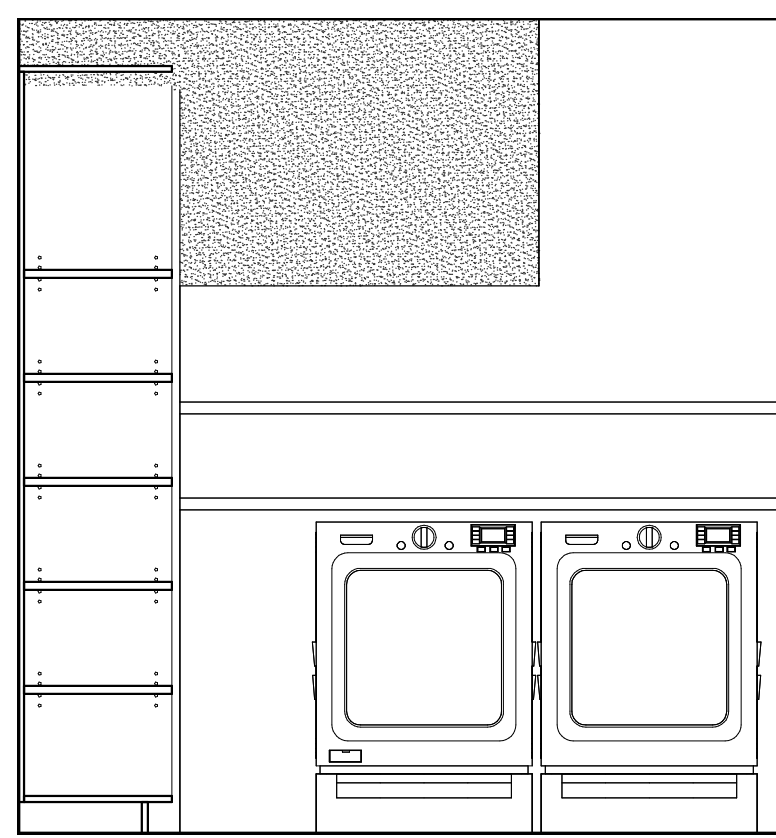
10 B - Restroom Vanity
SCALE : 1/2" = 1'-0"



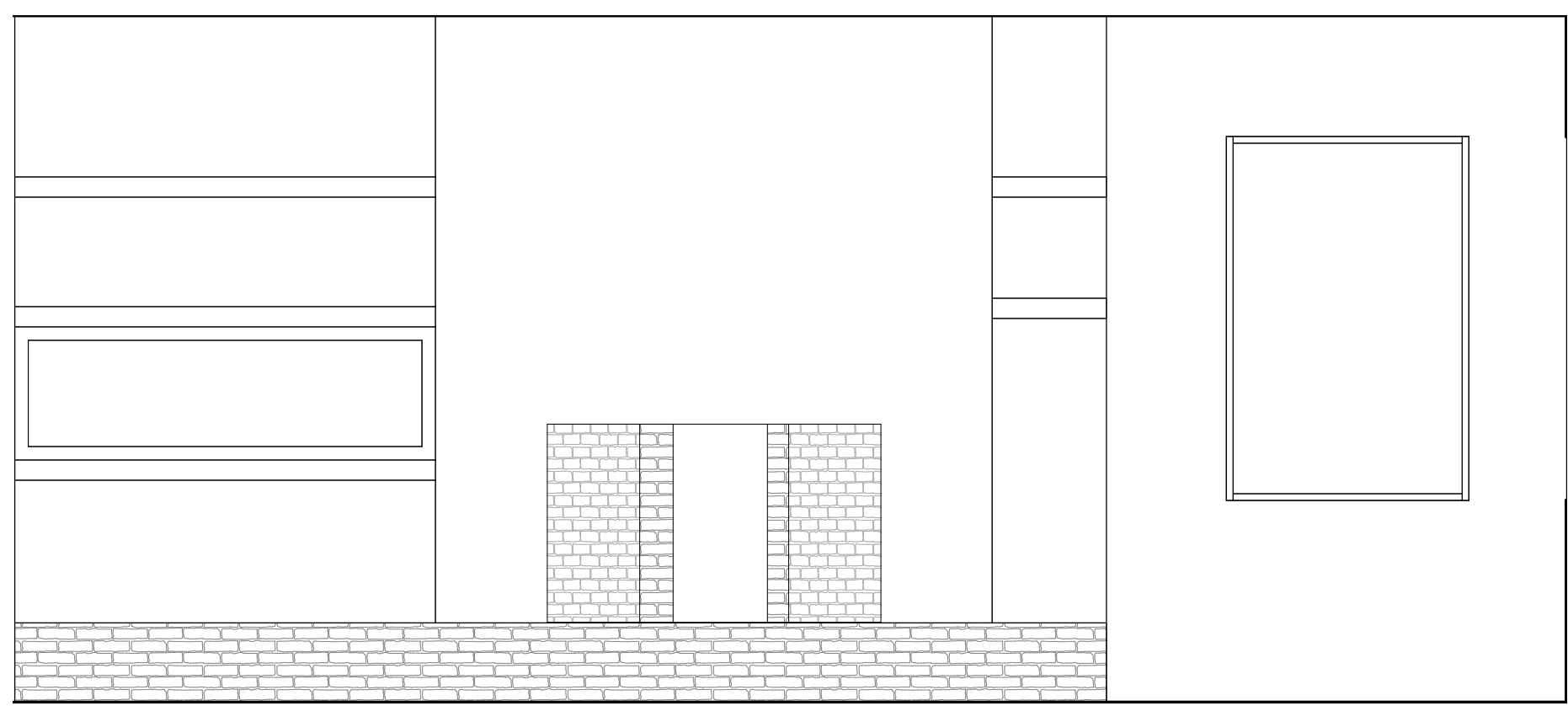
09 B - Powder - North
SCALE : 1/2" = 1'-0"



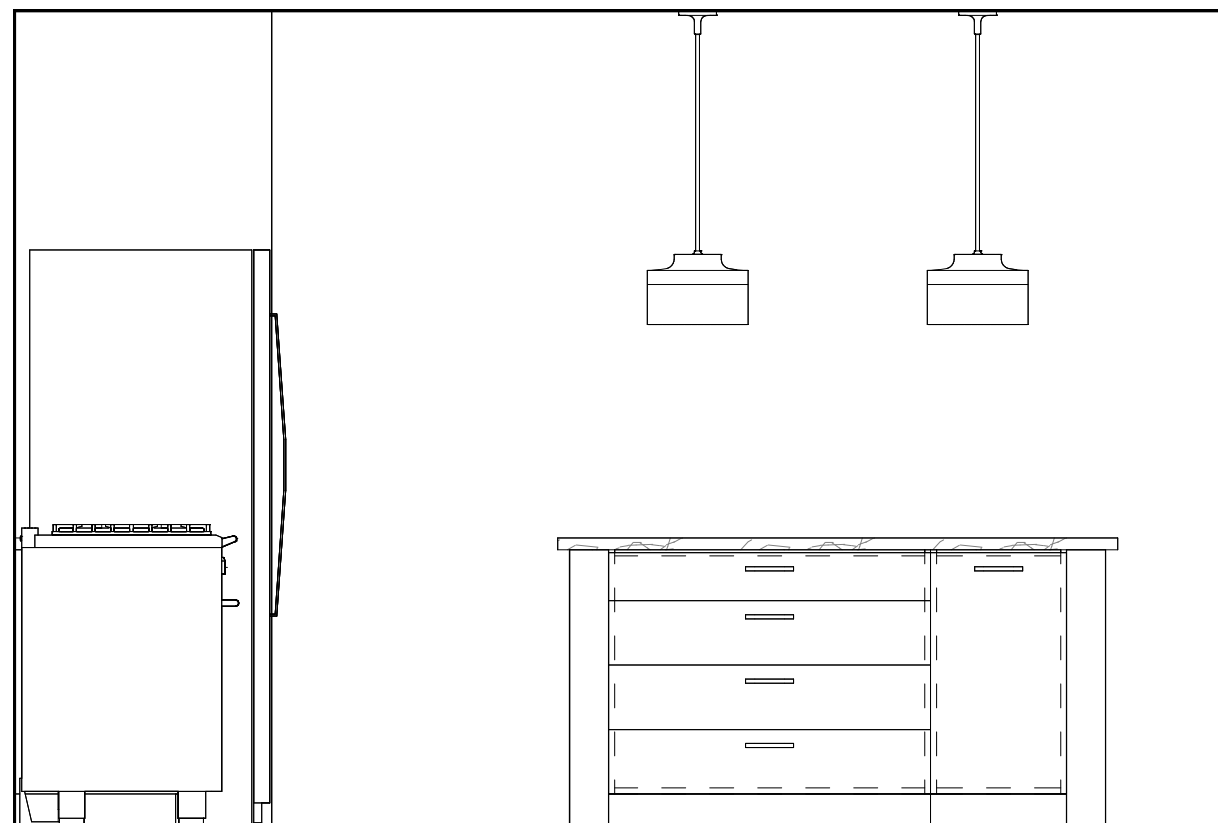
08 Elevation 9 - d
SCALE : 1/2" = 1'-0"



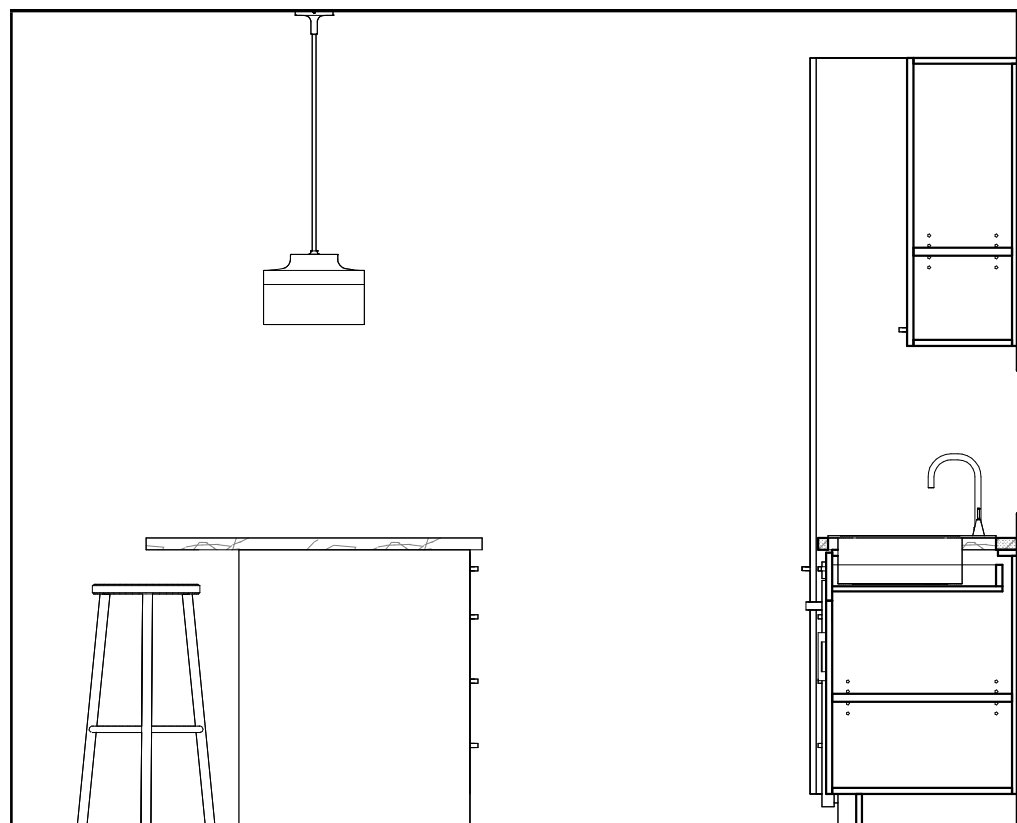
07 B - Laundry - West
SCALE : 1/2" = 1'-0"



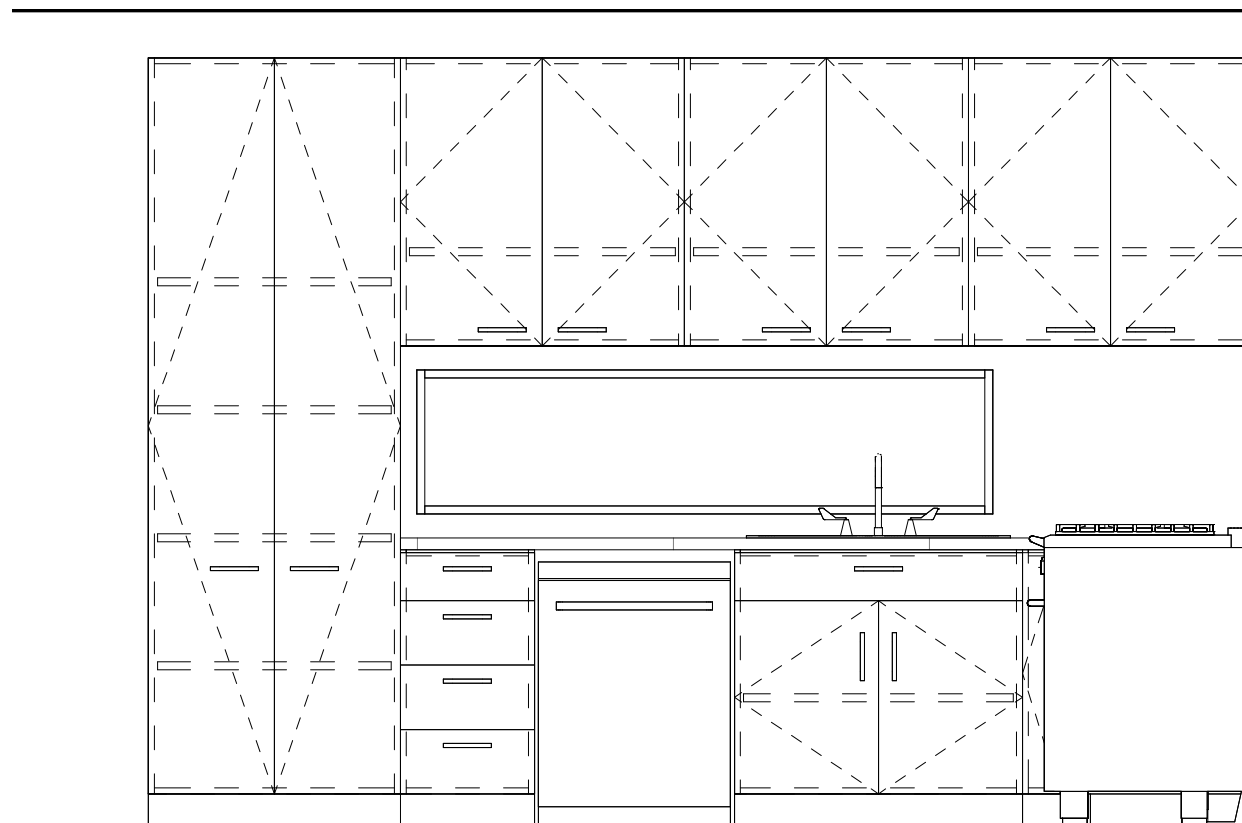
06 B - Fireplace - East
SCALE : 1/2" = 1'-0"



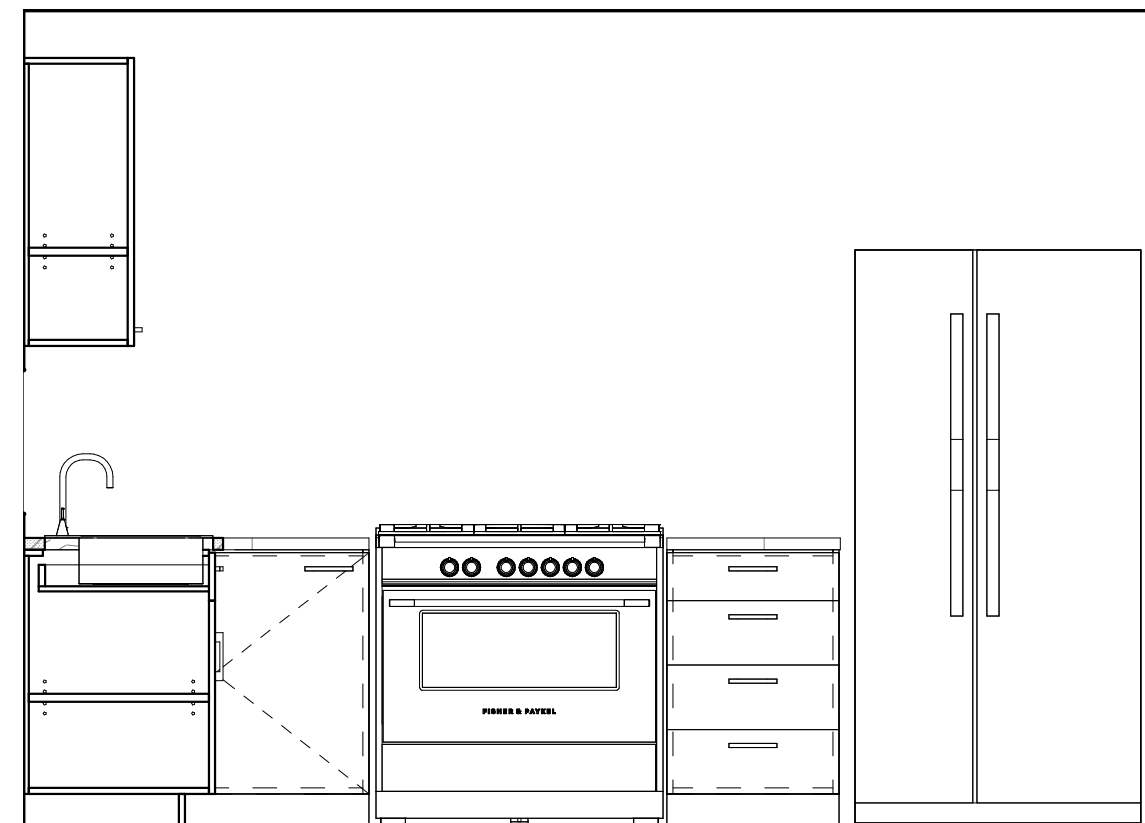
05 B - Island - South
SCALE : 1/2" = 1'-0"



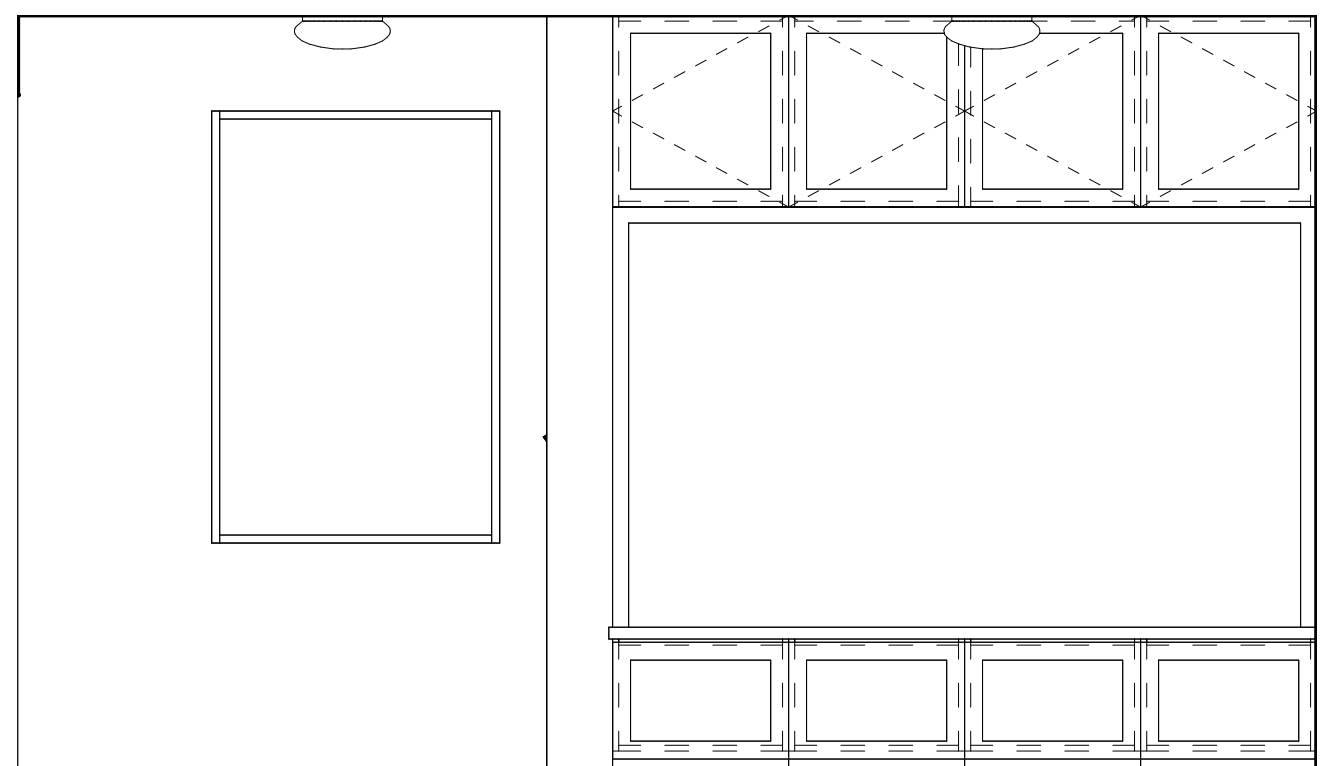
04 B - Island - West
SCALE : 1/2" = 1'-0"



03 B - Kitchen - North
SCALE : 1/2" = 1'-0"



02 B - Kitchen - East
SCALE : 1/2" = 1'-0"



01 B- Entry Mudroom
SCALE : 1/2" = 1'-0"

Mark	Date	Description
10.30.24	100% CD	
NLA Job #:	23012.05	
Drawn by:	KK	
Checked by:	CL	
Date of Issue:	10.30.24	

Sheet Title:

Interior Elevations

Sheet No.:

A.721B



Valley Ridge
Homes at Canyon
Lake

Lot 521

424 Valley Ridge,
Canyon Lake, TX 78133

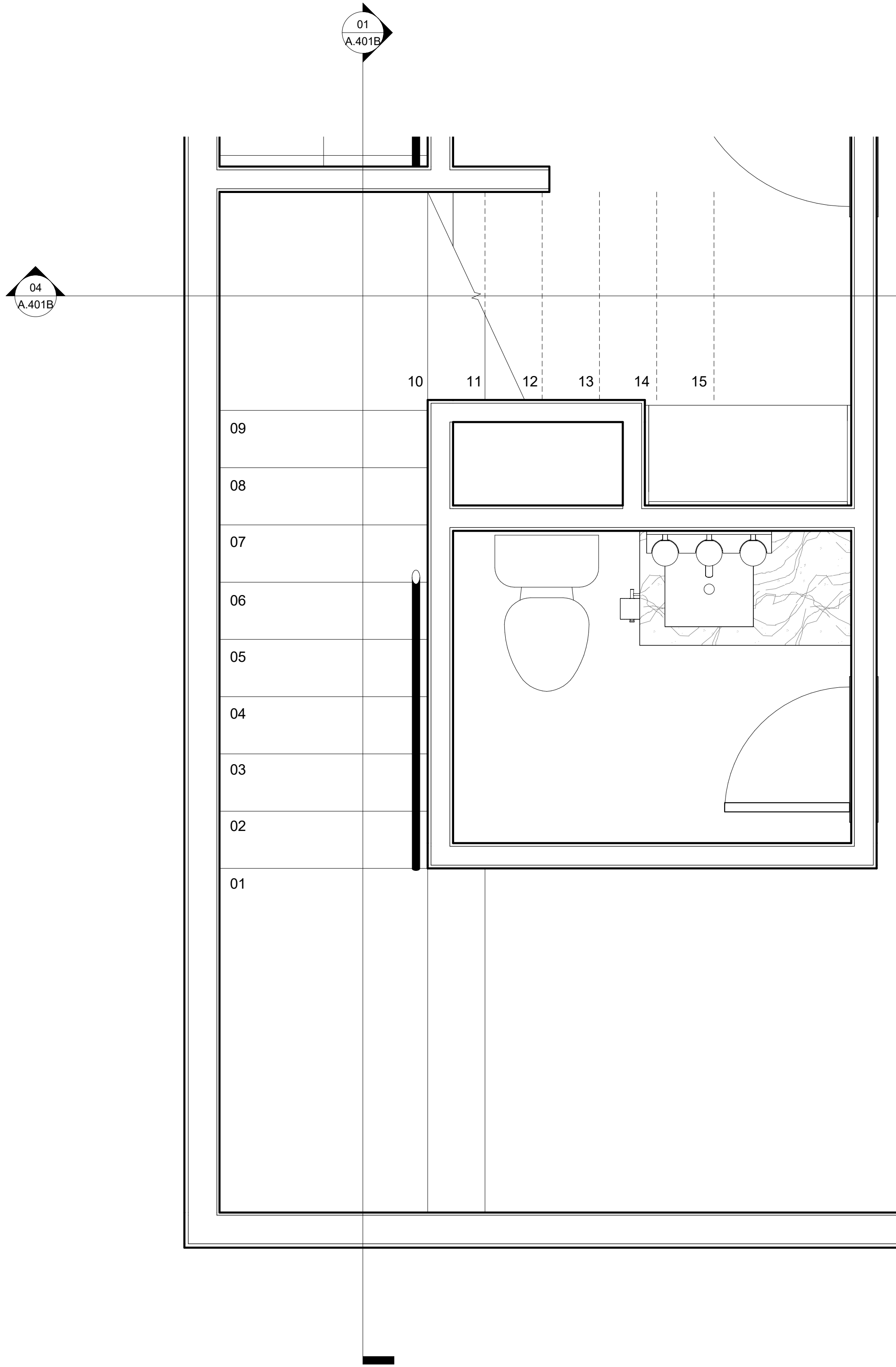
10.30.24		100% CD
Mark	Date	Description
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NLAI Job #:		23012.05
Drawn by:		KK
Checked by:		CL
Date of Issue:		10.30.24

Sheet Title:

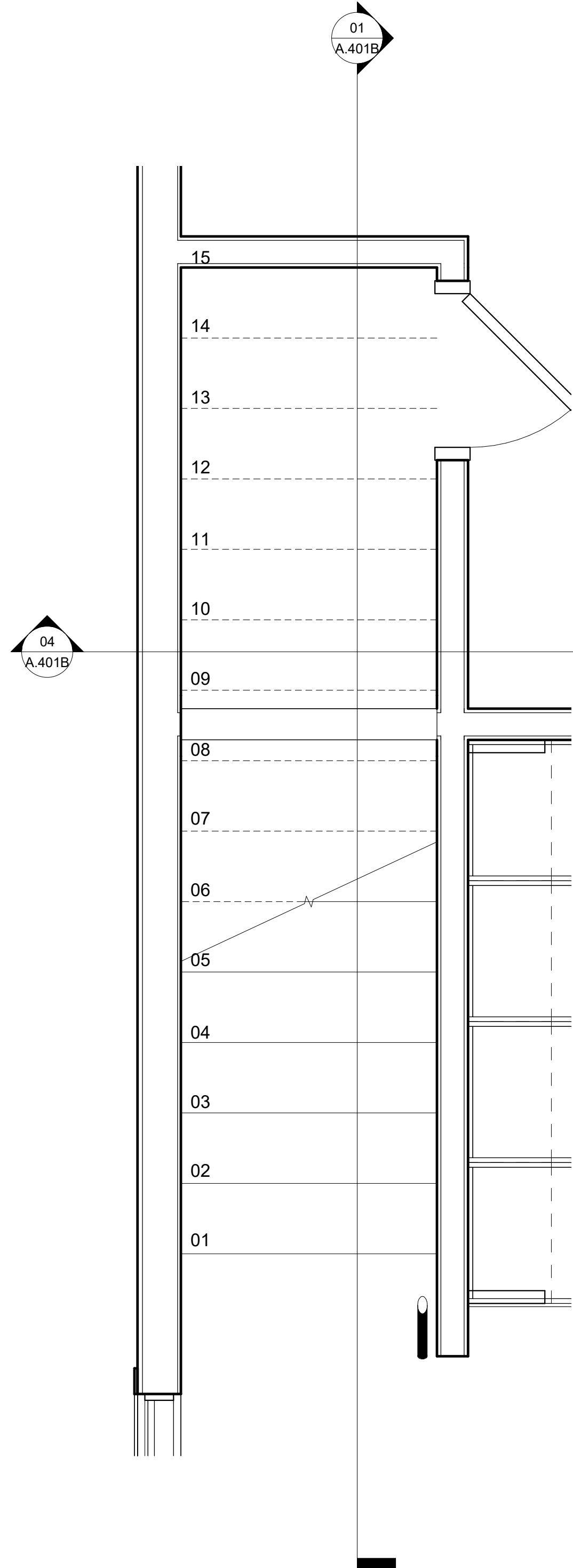
Stair Plans, Sections &
Details

Sheet No.:

A.801B



02 B - Stair Plan 2
SCALE : 3/4" = 1'-0"



01 B - Stair Plan 1
SCALE : 3/4" = 1'-0"

GENERAL NOTES

GENERAL CONDITIONS AND COORDINATION

1. NOTES SHOWN ON GENERAL NOTES SHEET SHALL COVER THE MINIMUM STANDARDS FOR MATERIALS, WORKMANSHIP, AND GENERAL CONSTRUCTION PRACTICES UNLESS NOTED OTHERWISE IN SPECIFICATIONS OR ON DRAWINGS.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN AND DISTRIBUTE ALL CURRENT CONTRACT DOCUMENTS AND APPENDIX TO SUPPLIERS AND SUB-CONTRACTORS FOR THE USE OF SHOP DRAWING PRODUCTION AND FABRICATION PRIOR TO CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COMPARE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DRAWINGS, AND REPORT ANY DISCREPANCIES AMONG OR WITHIN THE DRAWING SETS PRIOR TO FABRICATION OR CONSTRUCTION.
4. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, FLOOR ELEVATIONS, DROPS, SLOPES, DRAINS, EMBEDDED ITEMS, ETC., PRIOR TO CONSTRUCTION.
5. THE DETAILS AND SECTIONS SHOWN ON STRUCTURAL DRAWINGS APPLY GENERALLY TO ALL AREAS OF SIMILAR OR LIKE CONDITIONS THROUGHOUT THE DRAWINGS.
6. STRUCTURAL DRAWINGS INDICATE TYPICAL AND INDIVIDUAL SPECIFIC CONDITIONS ONLY. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/SUB-CONTRACTOR TO PREPARE SHOP DRAWINGS DETAILING CONDITIONS IN ACCORDANCE WITH SPECIFIED STANDARDS AND SPECIFIC REQUIREMENTS OF THIS PROJECT AS INDICATED ON DRAWINGS.
7. THE USE OF THESE STRUCTURAL DRAWINGS BY ANY CONTRACTOR, SUB-CONTRACTOR, MATERIAL SUPPLIER, FABRICATOR, OR ERECTOR WITHOUT THE PREPARATION OF SHOP DRAWINGS REPRESENTS HIS ACCEPTANCE OF THESE DRAWINGS AS COMPLETE AND CORRECT. AS A RESULT, ANY EXPENSE INCURRED AS A RESULT OF ERRORS OCCURRING ON DRAWINGS IS THE RESPONSIBILITY OF THE INDIVIDUAL PARTY.
8. SHOP DRAWINGS MAY BE SUBMITTED TO ENGINEER FOR REVIEW FOR CORRECTNESS OF STRUCTURAL INTENT. CONTRACTOR, SUB-CONTRACTOR, MATERIAL SUPPLIER, FABRICATOR, OR ERECTOR SHOULD ANTICIPATE A MINIMUM 10 BUSINESS DAY REVIEW PERIOD BY ENGINEER.
9. THE DESIGN AND PROVISION FOR ALL TEMPORARY SUPPORTS OR FRAMING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TEMPORARY SUPPORTS SHALL NOT OVERSTRESS OR CAUSE DAMAGE TO THE PERMANENT STRUCTURAL ELEMENTS.
10. THE DESIGN AND PROVISION FOR SUPPORTS OF ALL NON-STRUCTURAL FRAMING, INCLUDING MECHANICAL EQUIPMENT, PLUMBING, ETC IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SUPPORTS SHALL BE DESIGNED FOR ALL APPLICABLE LOADS IN ACCORDANCE WITH THE GOVERNING BUILDING CODE INCLUDING SEISMIC LOADING. SUPPORTS SHALL NOT OVERSTRESS OR CAUSE DAMAGE TO STRUCTURAL ELEMENTS. REFERENCE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ALL NON-STRUCTURAL FRAMING REQUIRED.
11. THE STRUCTURAL DRAWINGS AND ITEMS SHOWN HEREIN REPRESENT THE FINISHED STRUCTURE AND DO NOT NECESSARILY REPRESENT THE MEANS OR METHODS OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SUPERVISING THE WORK, AND THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCES OF CONSTRUCTION.
12. THE STRUCTURE SHOWN HEREIN IS STRUCTURALLY SOUND WHEN ALL HORIZONTAL AND LATERAL PERMANENT BRACING INDICATED ON DRAWINGS IS INSTALLED IN THEIR ENTIRETY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SUPPORT OF ALL ELEMENTS TO RESIST GRAVITY, EARTH, WIND, SEISMIC, AND CONSTRUCTION LOADS DURING CONSTRUCTION.
13. ALL ELEVATIONS SHOWN ARE FOR STRUCTURAL REFERENCE PURPOSES ONLY. REFER TO CIVIL FOR DATUM ELEVATIONS.

DESIGN CODES/STANDARDS

1. GOVERNING BUILDING CODE: 2021 INTERNATIONAL BUILDING CODE.
2. DESIGN LOADS: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-16.
3. CONCRETE: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, AMERICAN CONCRETE INSTITUTE, ACI 318-19.
4. STRUCTURAL STEEL: SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS AND STEEL CONSTRUCTION MANUAL, AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AISC 360-16 AND AISC 325-17.
5. WOOD: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AMERICAN FOREST & PAPER ASSOCIATION, NDS-18.

LOADS AND DESIGN CRITERIA

1. DEAD LOADS
- | | |
|--------------------------------|--------|
| A. FLOOR | 15 PSF |
| TRUSS TOP CHORD | 11 PSF |
| TRUSS BTM CHORD | 5 PSF |
| B. CORRIDORS/BALCONIES | 15 PSF |
| C. ROOF | 15 PSF |
| TRUSS TOP CHORD | 10 PSF |
| TRUSS BTM CHORD | 10 PSF |
| D. STAIRS | 35 PSF |
| E. STAIR LANDINGS | 35 PSF |
| TRUSS TOP CHORD | 32 PSF |
| TRUSS BTM CHORD | 5 PSF |
| 5 PSF W/ 4" CONC OVER MTL DECK | |
2. LIVE LOADS
- | | |
|-------------------------|---|
| A. FLOOR | 40 PSF |
| B. CORRIDORS/BALCONIES | 60 PSF SERVING PRIVATE SPACES |
| C. ROOF | 20 PSF |
| D. ROOF TRUSS BTM CHORD | 10 PSF W/ UN-INHABITABLE ATTICS WITHOUT STORAGE (NON-CONCURRENT) |
| | 20 PSF W/ UN-INHABITABLE ATTICS W/ LIMITED STORAGE (NON-CONCURRENT) |
| E. STAIRS & LANDINGS | 100 PSF |
3. SNOW LOADS
- | | |
|----------------------|-------|
| A. IMPORTANCE FACTOR | 1.00 |
| B. GROUND SNOW LOAD | 5 PSF |
4. WIND LOADS
- | | |
|----------------------|----------------------------------|
| A. RISK CATEGORY | II |
| B. BASIC WIND SPEED | 108 MPH |
| C. EXPOSURE CATEGORY | C |
| D. C&C PRESSURES | REF S1.01 FOR TYP CONFIGURATIONS |
- EDGE DISTANCE '9'
- | | |
|---|--|
| BLDG'S 1-4 - 8.5 FT; CLUBHOUSE - 5.0 FT | |
| BLDG'S 1-4 - 8.5 FT; CLUBHOUSE - 5.0 FT | |
- ROOF EFFECTIVE AREA
- | | |
|------------------|----------------------|
| 10 SF (0.6W) | 100 SF (0.6W + 0.6D) |
| ROOF ZONE 1 | 29.1 PSF |
| ROOF ZONE 2e | 29.1 PSF |
| ROOF ZONE 2h | 32.0 PSF |
| ROOF ZONE 2i | 29.1 PSF |
| ROOF ZONE 3e | 39.2 PSF |
| ROOF ZONE 3f | 32.0 PSF |
| ROOF ZONE 1&1'OH | 38.2 PSF |
| ROOF ZONE 2&0H | 38.2 PSF |
| ROOF ZONE 2'OH | 41.1 PSF |
| ROOF ZONE 2'OH | 38.2 PSF |
| ROOF ZONE 3&0H | 48.4 PSF |
| ROOF ZONE 3'OH | 41.1 PSF |
- WALL EFFECTIVE AREA
- | | |
|---------------|--------------|
| 10 SF (0.6 W) | 25 SF (0.6W) |
| WALL ZONE 4 | 18.5 PSF |
| WALL ZONE 5 | 23.2 PSF |
5. SEISMIC LOADS
- | | |
|----------------------------|--|
| A. STRUCTURAL SYSTEM | LIGHT FRAME WALLS W/ SHEAR PANELS (WOOD & OTHER MATERIALS) |
| B. ANALYSIS PROCEDURE | STATIC LATERAL FORCE |
| C. IMPORTANCE FACTOR | 1.00 |
| D. SITE CLASS | D |
| E. SEISMIC DESIGN CATEGORY | A |
| F. MAPPED SRA | Ss 0.063 g |
| S1 | 0.032 g |
| G. DESIGN SRA | Sds 0.068 g |
| Sd1 | 0.052 g |
| H. Cs | 0.01 |
| I. Vb = 0.7 x Cs x W | 10.0 KIP |
6. FOUNDATION DESIGN CRITERIA
- | | |
|----------------------|---|
| A. ALLOWABLE BEARING | 2,200 PSF @ 12" INTO WEATHERED LIMESTONE OR SELECT FILL |
| | 4,800 PSF @ 12" INTO INTACT LIMESTONE |
| B. RETAINING WALL | ACTIVE PRESSURE = 48 PCF (IBC PRESUMPTIVE VALUES) |
| | COEFFICIENT OF FRICTION = 0.35 (IBC PRESUMPTIVE VALUES) |

SOIL AND SUBSURFACE CONDITIONS

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO THOROUGHLY READ, UNDERSTAND THE DESIGN CRITERIA AND FOLLOW THE RELATED BUILDING PAD PREPARATION REQUIREMENTS SET FORTH IN THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
2. FOUNDATION DESIGN IS BASED ON GEOTECHNICAL REPORT, PROJECT # 24-6131, PREPARED BY ON TIME GEOTECHNICAL, DATED 09/30/2024.
3. BUILDING PAD PREPARATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS IN GEOTECHNICAL REPORT. REMOVE AND REPLACE 12" OF CLAY MATERIAL W/ WELL COMPACTED SELECT FILL IN ACCORDANCE W/ GEOTECHNICAL REPORT. TREE STUMPS AND ROOTS SHALL BE GRUBBED TO A DEPTH OF 24" BELOW GRADE.
4. ANY FILL WORK WITHIN 10 FT OF BUILDING EXTENTS SHALL BE PROPERLY PLACED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DEFINED IN ASTM D698 STANDARD PROCTOR TEST.
5. POSITIVE DRAINAGE SHALL BE PROVIDED AND MAINTAINED AWAY FROM THE BUILDING DURING CONSTRUCTION AND PERMANENTLY STORED EXCAVATION MATERIAL AND/OR CONSTRUCTION MATERIALS SHALL NOT DISRUPT POSITIVE DRAINAGE AWAY FROM BUILDING.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED BACK FILLING OF WALLS, PIERS, FOOTINGS, ETC., SUCH THAT SYMMETRICAL LOADING OCCURS. IN THE EVENT THAT CONDITIONS PREVENT SUCH SYMMETRICAL LOADING, TEMPORARY SHORING SHALL BE PROVIDED AND MAINTAINED UNTIL PERMANENT HORIZONTAL AND VERTICAL BRACING ELEMENTS ARE PLACED AND PROPERLY SET.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN STABILITY OF EXCAVATIONS UNTIL PROPERLY BACK FILLED. EXCAVATIONS SHALL REMAIN FREE OF LOOSE DEBRIS/MATERIAL, AND WATER. EXCAVATIONS SHALL BE DE-WATERED AND ALL WET MATERIAL REMOVED/REPLACED PRIOR TO CONCRETE PLACEMENT.
8. HEAVY EQUIPMENT NECESSARY FOR SPREADING AND COMPACTING BACK FILL MATERIAL SHALL NOT BE OPERATED CLOSER THAN A DISTANCE EQUAL TO THE HEIGHT OF BACK FILL MATERIAL ABOVE THE WALL, PIER, FOOTING, ETC. HAND TAMPING SHALL BE USED TO COMPACT THE REMAINING AREA.
9. EXCAVATED MATERIAL MAY BE USED AS BACKFILL IF FOUND TO BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER. OTHERWISE, PROVIDE SELECT FILL IN ACCORDANCE WITH GEOTECHNICAL REPORT AS BACKFILL MATERIAL.
10. BUILDING PAD PREPARATION SHALL BE SUCH THAT THE THICKNESS OF FOUNDATION SLAB-ON-GRADE SHALL NOT BE REDUCED BY MORE THAN 5 PERCENT OF DEPTH SHOWN ON DRAWINGS.

SLAB-ON-GRADE FOUNDATION

1. LOCATION OF TREES IN CLOSE PROXIMITY CAN EFFECT LONG-TERM PERFORMANCE OF THE FOUNDATION. TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO CONSTRUCTION OF THE FOUNDATION. CONTRACTOR SHALL CONSULT WITH APPROPRIATE JURISDICTIONAL OFFICIALS PRIOR TO REMOVAL OF PROTECTED TREES.
2. FINAL GRADE SHALL BE MAINTAINED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION. FOUNDATION EXPOSURE AND SLOPE AWAY FROM FOUNDATION SHALL CONFORM WITH APPLICABLE CODE PROVISIONS. CONTRACTOR SHALL REFERENCE GRADING PLAN FOR FINISHED GRADE ELEVATIONS.
3. CONTRACTOR SHALL PROVIDE A 10 MIL POLY VAPOR BARRIER BENEATH ALL SLAB AREAS. BARRIER SHALL EXTEND A MINIMUM OF 12" DOWN BEAMS AND SHALL BE CUT OUT OF BOTTOM OF BEAM EXCAVATIONS TO FACILITATE FOUNDATION INSPECTIONS. CONTRACTOR SHALL PROVIDE A DOUBLE LAYER OF VAPOR BARRIER UNDER ALL CONSTRUCTION JOINTS. EXTENDING MIN 18" EACH SIDE OF THE JOINT. VAPOR BARRIER SHALL BE INSTALLED, LAPPED, AND TAPED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS OR MIN 6".
4. MATERIAL FOR CONCRETE EXPANSION JOINTS SHALL BE 1/2" THICK ASPHALT IMPREGNATED MATERIAL x DEPTH OF JOINT, TO SEPARATE CONCRETE PLACEMENTS. PROVIDE ELASTOMERIC JOINT SEALANT TO TOP OF JOINT WHEN CONCRETE HAS CURED.
5. WHERE SLAB BLOCK-OUTS ENCRROACH INTO GRADE BEAMS, BEAM WIDTH SHALL BE INCREASED, TO MAINTAIN SPECIFIED MIN WIDTH EXCLUSIVE OF THE BLOCK-OUT. FOR THE FULL DEPTH OF THE BEAM. THE INCREASED BEAM WIDTH SHALL BE MAINTAINED AT MIN 30" EACH SIDE OF BLOCK-OUT. CONVENTIONAL REINFORCEMENT SHALL BE CONTINUOUS AROUND BLOCK-OUT.

CAST IN PLACE CONCRETE

1. CONCRETE WORK SHALL CONFORM TO THE FOLLOWING:
- | | |
|--|--|
| A. ACI 318 - REINFORCED CONCRETE | |
| B. ACI 318.1 - PLAIN CONCRETE | |
| C. ACI 308R - COLD WEATHER CONCRETING | |
| D. ACI 305R - HOT WEATHER CONCRETING | |
| E. ACI 117 - STANDARD SPECIFICATION FOR TOLERANCES | |
2. CONCRETE USED FOR STRUCTURAL APPLICATIONS AS SHOWN ON DRAWINGS SHALL BE STANDARD WEIGHT, WITH 28-DAY COMPRESSIVE STRENGTH AS NOTED BELOW. COMPRESSIVE STRENGTH TESTING SHALL BE IN ACCORDANCE WITH ASTM C39 "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS."
3. CONCRETE SHALL HAVE A MAXIMUM SLUMP AS NOTED BELOW AND SLUMP SHALL BE DETERMINED IN ACCORDANCE WITH ASTM C143 "SLUMP OF PORTLAND CEMENT CONCRETE."
4. AGGREGATES USED FOR NORMAL WEIGHT CONCRETE SHALL HAVE A NOMINAL MAXIMUM COARSE AGGREGATE SIZE AS NOTED BELOW AND SHALL CONFORM TO ASTM C33 "SPECIFICATIONS FOR CONCRETE AGGREGATE."
5. CONCRETE SHALL BE PROPORTIONED TO MEET THE REQUIREMENTS OF ACI 318 CHAPTER 19. CONCRETE SHALL BE DESIGNED FOR EXPOSURE CLASS F0, S0, W0 AND C0 UNO.
6. CONCRETE MIX DESIGNS SHALL BE IN ACCORDANCE WITH THE REQS BELOW:

LOCATION	AIR ENTRAIN	MIN F'c	SLUMP	MAX EXPOSURE		
				AGG SIZE	CLASS	W/C/M
COLUMNS	1 1/2"	4000 PSI	4" +/- 1"	1 1/2"	C1, F0	NA
FOOTINGS	1 1/2"	3000 PSI	4" +/- 1"	1 1/2"	C1, F0	NA
GRADE BEAMS	1 1/2"	3000 PSI	4" +/- 1"	1 1/2"	C1, F0	NA
4" MIN SLAB ON GRADE	1 1/2"	3000 PSI	4" +/- 1"	1 1/4"	C1, F0	NA
RETAINING WALL	1 1/2"	3000 PSI	4" +/- 1"	1 1/4"	C1, F0	NA

7. FLY ASH CONTENT SHALL BE MAX 25% OF CEMENT REPLACEMENT.
8. AIR ENTRAINMENT SHALL BE PROVIDED AS SHOWN IN THE CONCRETE MIX DESIGN REQUIREMENTS WITH A TOLERANCE OF ±1 1/2%. AIR ENTRAINMENT SHALL CONFORM TO ASTM C260 "AIR ENTRAINING ADMIXTURES FOR CONCRETE."
9. CONCRETE TESTING SHALL BE PROVIDED BY AN APPROVED AGENCY, AND IN ACCORDANCE WITH ASTM C31 "MAKING AND CURING CONCRETE TEST SPECIMENS IN THE FIELD."
10. CURING COMPOUNDS AND SURFACE HARDENERS SHALL BE APPROVED BY ENGINEER PRIOR TO USE. APPLICATION OF CURING COMPOUNDS AND SURFACE HARDENERS SHALL BE IN COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS.
11. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH SHALL BE PROTECTED BY WATERPROOFING AS DETAILED BY ARCHITECTURAL DRAWINGS.
12. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE FOUNDATION BLOCKOUTS AND EMBEDDED ITEMS NECESSARY FOR ARCHITECTURAL, MEP, CIVIL, ETC.
13. THE CONTRACTOR SHALL PROVIDE A SUBMITTAL OF EMBEDDED CONDUITS, PIPES, AND SLEEVES WHICH ARE BEYOND THE SCOPE DETAILED IN THE STRUCTURAL DRAWINGS.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PLACE AND FINISH CONCRETE SLABS WITH A MINIMUM FLATNESS OF F1 = 35 AND A MINIMUM LEVELNESS OF FL = 25. ANY DEVIATION FROM THIS TOLERANCE THAT REQUIRES CUTTING OR ADDITIONAL FINISHING IS THE RESPONSIBILITY OF THE CONTRACTOR.
15. HORIZONTAL CONSTRUCTION JOINTS ARE NOT PERMITTED UNLESS SPECIFICALLY SHOWN AND DETAILED ON STRUCTURAL PLANS. VERTICAL CONSTRUCTION JOINT LOCATIONS, OTHER THAN THOSE SHOWN ON PLAN, SHALL BE SUBMITTED TO ARCHITECT/ENGINEER FOR REVIEW. ADDITIONAL DETAILING AND REINFORCING MAY BE REQUIRED AND SPECIFIED BY THE ENGINEER FOR UNSCHEDULED CONSTRUCTION JOINTS, AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. WHERE WIDTH AND DEPTH OF GRADE BEAM VARIES AT INTERSECTIONS, EXTEND THE LARGER OF THE BEAMS 3'-0" MIN BEYOND INTERSECTION AND SLOPE REINFORCEMENT OF LARGER BEAM AROUND LAP LENGTH OF SMALLER BEAM.

CONCRETE REINFORCING

1. REINFORCING STEEL SHALL BE GRADE 60 DEFORMED STEEL BARS IN ACCORDANCE WITH ASTM A615.
2. REINFORCING STEEL DETAILING SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE DETAILING MANUAL. ALL HOOKS AND BENDS IN REINFORCING STEEL SHALL CONFORM TO ACI DETAILING STANDARDS, UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SUPPORT DEVICES SHALL BE IN ACCORDANCE WITH THE CRSI MANUAL OF STANDARD PRACTICE.
4. UNSCHEDULED BEAMS, SLABS, COLUMNS, AND WALLS, SHALL HAVE REINFORCING STEEL DETAILED IN ACCORDANCE WITH THE FOLLOWING:
- | | | |
|---|-------------------|--------|
| A. MINIMUM LAP SPICE FOR ALL REINFORCING BARS SHALL BE 48 TIMES THE BAR DIAMETER, UNLESS NOTED OTHERWISE. | #6 BAR OR LARGER | 2' |
| B. LAP TOP REINFORCING BARS AT MID SPAN | #5 BAR OR SMALLER | 1 1/2' |
| C. LAP BOTTOM REINFORCING BARS AT SUPPORTS | | |
| D. LAP VERTICAL BARS IN WALLS AND COLUMNS AT FLOOR LINES ONLY, UNLESS NOTED OTHERWISE. | | |
| E. PROVIDE CORNER BARS, OF SAME SIZE, FOR ALL HORIZONTAL BARS AT THE INSIDE AND OUTSIDE FACES OF INTERSECTING BEAMS OR WALLS. | | |
5. PROVIDE MINIMUM (2) #4 x 8'-0" BARS AT 45° AT ALL REENTRANT CORNERS IN SLAB ON GRADE AND ELEVATED SLABS.
6. REINFORCING STEEL, INTERRUPTED BY OPENINGS OR EMBEDDED ITEMS IN SLABS OR WALLS, SHALL BE COMPENSATED FOR BY REPLACING AN EQUAL AMOUNT OF REINFORCING BARS AT THE SIDES OF THE OPENING, PARALLEL TO UNINTERRUPTED STEEL. COMPENSATION STEEL SHALL EXTEND BEYOND THE EDGE OF OPENING OR EMBED A MINIMUM OF 48 TIMES THE BAR DIAMETER.
7. WELDING OF REINFORCING BARS IS NOT PERMITTED, AND HEAT SHALL NOT BE PERMITTED IN THE FABRICATION OR INSTALLATION OF REINFORCEMENT.
8. WELDED STEEL WIRE FABRIC USED FOR CONCRETE REINFORCING SHALL BE INSTALLED IN FLAT SHEETS, AND SHALL CONFORM TO ASTM A185.
9. MINIMUM CONCRETE COVERAGE FOR REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING:
- | | |
|---|--------|
| A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: | 3" |
| B. CONCRETE EXPOSED TO EARTH OR WEATHER: | |
| | |
| C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT W/ GROUND: | |
| SLABS, WALLS, JOISTS | 3/4" |
| BEAMS, COLUMNS | 1 1/2" |

CONCRETE ANCHORS

1. ANCHOR BOLTS AND THREADED ROD SHALL BE ASTM F1554 GRADE 36 FURNISHED WITH STD WASHER AND HEAVY HEX NUT, UNO.
2. ANCHOR BOLTS SPECIFIED AS ASTM F1554 GRADE 55 SHALL CONFORM TO SUPPLEMENT 1.
3. EXPANSION ANCHORS SHALL BE:
- | |
|--------------------------------|
| A. SIMPSON STRONG-BOLT 2 |
| B. DEWALT POWER-STUD + SD4/SD6 |
| C. APPROVED EQUIVALENT |
4. ADHESIVE ANCHOR SYSTEM IN CONCRETE SHALL BE:
- | |
|------------------------|
| A. SIMPSON SET-3G |
| B. SIMPSON AT-3G |
| C. DEWALT AC208+ |
| D. APPROVED EQUIVALENT |
5. HEADED STUD ANCHORS SHALL CONFORM TO ASTM A108 ULTIMATE TENSILE STRENGTH 65 KSI. ALL ANCHORS SHALL BE 3/4"Ø NELSON STUD OR EQUAL AND BE FULLY WELDED TO THE BASE METAL.
6. POWDER ACTUATED FASTENERS SHALL BE AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
7. POST-INSTALLED ANCHORS SHALL BE INSTALLED PER MFR SPECIFICATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL REINFORCING AND EMBEDDED ITEMS THROUGH NON-DESTRUCTIVE METHODS PRIOR TO POST-INSTALLED ANCHOR INSTALLATION. NO REINFORCEMENT OR EMBEDDED ITEMS SHALL BE CUT. POST-INSTALLED ANCHOR LOCATIONS SHALL BE RELOCATED WITH ENGINEERS APPROVAL WHERE CONFLICTS OCCUR.
10. POST-INSTALLED ANCHORS EXPOSED TO WEATHER OR PRESSURE TREATED LUMBER SHALL BE GALVANIZED OR STAINLESS STEEL.
11. FILL ABANDONED HOLES WITH EPOXY, FLEXIBLE JOINT SEALER OR GROUT.
12. INSTALLATION OF POST-INSTALLED ANCHORS SHALL BE INSPECTED BY THE TESTING AGENCY IN ACCORDANCE WITH THE GOVERNING BUILDING CODE.
13. ADHESIVE ANCHORS INSTALLED IN A HORIZONTAL TO VERTICAL OVERHEAD ORIENTATION TO SUPPORT SUSTAINED TENSION LOADS SHALL BE INSTALLED BY A CERTIFIED ADHESIVE ANCHOR INSTALLER (AAI) AS CERTIFIED THROUGH AICRCSI. PROOF-OF-CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE EOR FOR APPROVAL PRIOR TO COMMENCEMENT OF INSTALLATION.
14. ADHESIVE ANCHORS NOT TO BE INSTALLED IN CONCRETE AGED LESS THAN 21 DAYS.
15. DRILLED HOLES FOR ANCHORS SHALL BE OF SIZE & DEPTH AS RECOMMENDED BY THE ANCHOR MANUFACTURER.
16. MINIMUM EDGE DISTANCE FOR POWDER ACTUATED FASTENERS SHALL BE 3 1/2" INTO CONCRETE.
17. MINIMUM SPACING FOR POWDER ACTUATED FASTENERS SHALL BE 5" OC INTO CONCRETE.

WOOD

1. DIMENSIONAL LUMBER FOR RAFTERS, JOISTS AND BEAMS SHALL BE SYP #2 OR DFL #2, 19% KILN-DRY, WITH THE FOLLOWING DESIGN VALUES:
- | SIZE | Fb | Fv |
|------|----------|---------|
| 2x4 | 1100 PSI | 175 PSI |
| 2x6 | 1000 PSI | 175 PSI |
| 2x8 | 925 PSI | 175 PSI |
| 2x10 | 800 PSI | 175 PSI |
| 2x12 | 750 PSI | 175 PSI |
2. ALL MEMBERS ARE CONTINUOUS UNLESS SPECIFICALLY DETAILED OTHERWISE. SPLICES ARE NOT PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR OTHERWISE APPROVED.
3. REF SCHEDULE 4 FOR STUD GRADES.
4. ALL PLATES SHALL BE SYP #2 OR DFL #2. BLOCKING AND MISCELLANEOUS FRAMING MAY BE SPF, DF OR SYP STUD GRADE, #3, OR BETTER.
5. ALL MEMBERS SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY.
6. ALL MEMBERS IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. FASTENERS FOR ATTACHING NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL OR STAINLESS STEEL.
7. DEFLECTION OF MEMBERS DUE TO LIVE LOAD SHALL BE LIMITED TO L/360. DEFLECTION OF MEMBERS DUE TO LIVE LOAD + DEAD LOAD + CREEP SHALL BE LIMITED TO L/240.
8. CONTRACTOR SHALL ENSURE THAT ALL LOADS TRANSFERRED TO BEAMS AND HEADERS ARE TRANSFERRED TO FOUNDATION.
9. FRAMING MEMBERS AND LAYOUTS SHOWN ON PLANS ARE INTENDED TO REPRESENT CONSTRUCTION CONDITIONS, AND ARE NOT INTENDED TO REPRESENT MATERIAL OR COMPONENT QUANTITIES REQUIRED.
10. ALL METAL FRAMING CONNECTORS SHALL BE SIMPSON STRONG-TIE. INSTALL ALL HARDWARE PER MFG SPECS. WHERE OPTIONAL NAIL HOLES ARE PROVIDED ON METAL CONNECTORS, FILL ALL NAIL HOLES WITH FASTENERS PER MFG.
11. ALL FLUSH BEAM AND JOIST CONNECTIONS SHALL BE MADE WITH HANGER SIZES OF ADEQUATE LOAD CARRYING CAPACITY CONFORMING TO LOADS SPECIFIED BY THE GOVERNING CODE, AND SHALL BE THE MINIMUM AVAILABLE FOR THE SPECIFIED BEAM OR JOIST, UNLESS NOTED OTHERWISE.
12. PROVIDE STANDARD WASHERS FOR MACHINE BOLTS OR LAG SCREWS WITH HEADS OR NUTS BEARING ON WOOD.
13. PROVIDE MINIMUM FASTENING OF ALL MEMBERS PER IBC TABLE 2304.10.2 UNO.
14. PORTIONS OF THE STRUCTURE WHICH ARE NOT DETAILED ON THE STRUCTURAL DRAWINGS SHALL FOLLOW THE APPLICABLE CONVENTIONAL FRAMING PROVISIONS OF THE GOVERNING BUILDING CODE.
15. WHERE STRAPS ARE INSTALLED OVER WSP, MIN 2 1/2" NAILS SHALL BE USED.

ENGINEERED LUMBER

1. ENGINEERED LUMBER PRODUCTS HAVE BEEN SPECIFIED BASED ON THE FOLLOWING MINIMUM DESIGN VALUES:
- | ENGINEERED LUMBER | Fb | Fv | E |
|-----------------------|-----------|---------|-----------|
| GLUE-LAMINATED TIMBER | 2,400 PSI | 200 PSI | 1,800 KSI |
| ANTHONY POWER BEAM | 3,000 PSI | 290 PSI | 2,100 KSI |
| MICROLAM LVL | 2,600 PSI | 285 PSI | 1,900 KSI |
| PARALLAM PSL | 2,900 PSI | 290 PSI | 2,000 KSI |
2. ENGINEERED LUMBER MANUFACTURER SHALL DESIGN GLUED-LAMINATED MEMBERS IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES, AITC-117.
3. MATERIAL, MANUFACTURE AND QUALITY CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION ANSI A190.1.
4. CONTRACTOR SHALL PROVIDE MATERIAL SHAPES AND SIZES AS SPECIFIED ON STRUCTURAL DRAWINGS. FINAL MEMBER SIZES ARE SUBJECT TO THE PRODUCT MANUFACTURER.
5. ENGINEERED LUMBER SUPPLIER SHALL DESIGN AND PROVIDE STEEL CONNECTORS TO JOIN ENGINEERED LUMBER PRODUCTS.
6. BUILT-UP MEMBERS SHALL BE CONNECTED PER MANUFACTURERS RECOMMENDATIONS.

PRE ENGINEERED WOOD TRUSSES

1. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY A STATE LICENSED REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION," AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. PROVIDE UPLIFT FORCE UTILIZING C & C PRESSURES.
2. TRUSSES SHALL BE DESIGNED TO BEAR ON ALL LOAD BEARING WALLS.
3. TRUSS MFG TO DESIGN PARALLEL INTERIOR PARTITION WALLS OVER 8'-0" AS UNIFORM LINE LOADS.
4. TRUSS MANUFACTURER TO COORDINATE TRUSS LAYOUT AND PROFILES WITH ARCH AND MEP DRAWINGS. FINAL MEMBER SIZES ARE SUBJECT TO THE PRODUCT MANUFACTURER.
5. TRUSS MANUFACTURER SHALL INDICATE ALL TEMPORARY AND PERMANENT BRACING AND BRIDGING REQUIREMENTS ON THE TRUSS ERECTION DRAWINGS.
6. THE CONTRACTOR SHALL REVIEW AND FOLLOW ALL REQUIREMENTS OF THE "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" BY BCSI IN ADDITION TO ALL REQUIREMENTS SET FORTH BY THE TRUSS MFG.
7. ROOF TRUSSES SHALL BE DESIGNED FOR L240 TOTAL AND L360 LIVE.
8. FLOOR TRUSSES SHALL BE DESIGNED FOR L240 TOTAL AND L480 LIVE.
9. DESIGN PARAPET TRUSSES FOR FORCES PER "TRUSS PARAPET DESIGN FORCES" TABLE.

STRUCTURAL STEEL

1. DETAILING, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL.
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
- | |
|---|
| A. W-SHAPES - ASTM A992 |
| B. PLATES, RODS, ANGLES & CHANNELS - ASTM A572, GR 50 OR ASTM A36 |
| C. STEEL HSS - ASTM A500, GR C, Fy = 50 KSI |
3. SPLICING OF STEEL MEMBERS IS PROHIBITED UNLESS LOCATION AND TYPE OF SPlice IS SUBMITTED TO ENGINEER IN SHOP DRAWINGS, AND APPROVED. ANY MEMBERS FOUND TO BE SPLICED AND NOT PREVIOUSLY APPROVED WILL BE REJECTED.
4. COLUMN BASE PLATES SHALL BE GROUTED WITH A HIGH-STRENGTH, NON-SHRINK, NON-METALLIC GROUT.
5. CONTRACTOR SHALL VERIFY CORRECTNESS OF FIELD CONDITIONS, INCLUDING FOUNDATION, ANCHOR PLACEMENT, AND OTHER WORK AFFECTING THE STEEL PRIOR TO ERECTION.
6. ALL STRUCTURAL STEEL SHALL BE PRIME PAINTED WITH 1.0 TO 1.5 MIL DRY FILM THICKNESS GRAY OXIDE-ZINC CHROMATE PRIMER, EXCEPT WHERE FIRE PROTECTION MATERIALS ARE REQUIRED.
7. ALL EXPOSED STEEL SHALL BE EITHER HOT-DIPPED GALVANIZED OR PAINTED, REFER TO ARCHITECTURE.

STRUCTURAL STEEL CONNECTIONS

1. WELDING SHALL CONFORM TO AWS D1.1 AND SHALL BE PERFORMED WITH E70XX ELECTRODES.
2. CONCRETE ASTM A325-N BOLTS W/ HARDENED WASHERS.
3. STRUCTURAL STEEL CONNECTIONS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE DESIGNED BY FABRICATOR, UNDER THE DIRECT SUPERVISION OF A STATE LICENSED REGISTERED PROFESSIONAL ENGINEER, AND SEALED CALCULATIONS FOR ALL CONNECTIONS SHALL BE SUBMITTED FOR REVIEW.
4. DESIGN AND DETAILING OF BEAM CONNECTIONS NOT SPECIFICALLY DETAILED ON STRUCTURAL DRAWINGS SHALL CONFORM TO THE FOLLOWING:
- | |
|---|
| A. CONNECTIONS SHALL BE AISC TYPE 2, SIMPLE FRAMING CONNECTIONS (PR-PARTIALLY RESTRAINED.) NO SHEAR TAB CONNECTIONS WILL BE PERMITTED. |
| B. IN GENERAL, SHOP CONNECTIONS SHALL BE WELDED, AND FIELD CONNECTIONS SHALL BE BOLTED. |
| C. CONNECTIONS SHALL BE DESIGNED FOR THE SCHEDULED SHEAR FORCES. THE SHEAR FORCE DENOTED AS "V=" AND THE HORIZONTAL FORCE DENOTED AS "H=" ON THE STRUCTURAL DRAWINGS. |
| D. CONNECTIONS SHALL BE DESIGNED FOR 55 PERCENT OF THE TOTAL LOAD CAPACITY IN THE AISC 325 BEAM TABLES, UNLESS NOTED OTHERWISE. |
| E. PROVIDE MINIMUM NUMBER OF ROWS OF BOLTS EQUAL TO 1/6 OF THE BEAM DEPTH, ROUNDING FRACTIONS TO THE NEXT HIGHEST NUMBER. |
| F. BOLTS SHALL BE INSTALLED SNUG TIGHT, UNLESS NOTED OTHERWISE. |
| G. SHORT SLOTTED HOLES ARE PERMITTED PROVIDED WASHERS ARE INSTALLED IN ACCORDANCE WITH AISC REQUIREMENTS. |
5. WHERE CONNECTIONS ARE NOT SPECIFICALLY ADDRESSED BY THE ABOVE NOTES OR ON STRUCTURAL DRAWINGS, FILLET WELDS SHALL BE PROVIDED AT ALL CONTACT SURFACES SUFFICIENT TO DEVELOP THE TENSILE STRENGTH OF THE SMALLER MEMBER.
6. MINIMUM SIZE OF FILLET WELDS SHALL BE 3/16", OR MINIMUM SIZE REQUIRED BY AISC, WHICHEVER IS GREATER.
7. HEADED SHEAR STUDS SHALL CONFORM TO ASTM A108 ULTIMATE TENSILE STRENGTH 65 KSI. ALL ANCHORS SHALL BE 3/4"Ø NELSON STUD OR EQUAL AND BE FULLY WELDED TO THE BASE METAL USING AN AUTOMATIC ARC WELDING STUD GUN.
8. POWDER ACTUATED FASTENERS SHALL BE AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
9. MINIMUM EDGE DISTANCE FOR POWDER ACTUATED FASTENERS, SHALL BE 1/2" INTO STEEL.
10. MINIMUM SPACING FOR POWDER ACTUATED FASTENERS, INTO STEEL, SHALL BE 1".

SPECIAL INSPECTIONS

1. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE (RDPIRC) FOR THIS PROJECT IS THE ARCHITECT. SUBMIT ALL INSPECTION REPORTS DIRECTLY TO THE RDPIRC FOR REVIEW. SUBMIT A COPY OF THE STRUCTURAL RELATED SPECIAL INSPECTION REPORTS TO THE EOR REVIEW.
2. THE RDPIRC AND SPECIAL INSPECTORS MAY NOT BE IN THE EMPLOY OF THE GENERAL CONTRACTOR, SUBCONTRACTORS OR MATERIAL SUPPLIERS. IN THE CASE OF A SELF-EMPLOYED OWNER/CONTRACTOR, THE BUILDING OFFICIAL SHALL SPECIFY WHO EMPLOYS THE RDPIRC AND SPECIAL INSPECTORS.
3. ALL SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 1704 AND 1705 OF THE IBC INCLUDING ADOPTED AMENDMENTS. SPECIAL INSPECTIONS ARE IN ADDITION TO INSPECTIONS REQUIRED BY SECTION 110 OF THE IBC.
4. FABRICATORS SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE RDPIRC STATING THAT ALL WORK WAS PERFORMED UNDER THE INSPECTION SERVICES OF A SPECIAL INSPECTOR OR UNDER THE INSPECTION SERVICES OF A NATIONALLY RECOGNIZED TRADE ORGANIZATION THAT REQUIRES QUALITY CONTROL INSPECTIONS.
5. SPECIAL INSPECTIONS SHALL COMPLY WITH THE FOLLOWING:
- | MATERIAL | CODE REFERENCE |
|-------------------|---------------------|
| SOILS | IBC TABLE 1705.6 |
| CONCRETE | IBC SECTION 1705.3 |
| STRUCTURAL STEEL | ISC 360 |
| OPEN WOOD TRUSSES | IBC SECTION 1705.11 |

STAIR, HANDRAIL AND GUARD RAIL NOTES

1. ALL STAIR, HANDRAIL AND GUARD RAILS NOT DETAILED ON THESE PLANS AND SHALL BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER. SUBMIT SEALED DRAWINGS & CALCULATIONS TO EOR FOR REVIEW.
2. STAIR STRINGERS, TREADS AND RISERS SHALL BE DESIGNED TO SUPPORT 100 PSF LIVE LOAD.
3. INDIVIDUAL STAIR TREADS SHALL BE DESIGNED TO SUPPORT A 300 POUND CONCENTRATED LOAD PLACED IN A POSITION THAT WOULD CAUSE MAXIMUM STRESS.
4. PER IBC HANDRAILS SHALL BE DESIGNED TO WITHSTAND A LOAD OF 50 PLF APPLIED IN ANY DIRECTION, OR A 200 POUND CONCENTRATED LOAD APPLIED IN ANY DIRECTION. INTERMEDIATE RAILS, PANEL FILLERS AND THEIR CONNECTIONS SHALL BE DESIGNED TO WITHSTAND A LOAD OF 50 PSF APPLIED HORIZONTALLY AT RIGHT ANGLES OVER THE ENTIRE TRIBUTARY AREA, INCLUDING OPENINGS AND SPACES BETWEEN RAILS.

REQUIRED INSPECTIONS

1. CONTRACTOR SHALL UTILIZE A THIRD-PARTY INSPECTION SERVICE TO PROVIDE INSPECTIONS FOR THE FOLLOWING ITEMS:
- | |
|---|
| A. SPECIAL INSPECTIONS AS NOTED IN THE "SPECIAL INSPECTIONS" SECTION OF THE GENERAL NOTES |
| B. INSPECTIONS REQUIRED BY THE AUTHORITY HAVING JURISDICTION |
| C. SOIL COMPACTION |
| D. PRE-CONCRETE PLACEMENT |
| E. SHEAR WALL NAILING AND HARDWARE |
| F. ROOF SHEATHING NAILING |
| G. FRAMING, INCLUDING UPLIFT HARDWARE |
| H. STEEL INSTALLATION (SIZE AND LOCATION), WELDING AND BOLTING |
2. CONTRACTOR SHALL PROVIDE COPIES OF THE INSPECTION REPORTS FOR ALL ITEMS ABOVE TO THE EOR FOR REVIEW. FOR ITEMS WITH DEFICIENCIES, FOLLOW UP INSPECTIONS SHALL BE PERFORMED UPON COMPLETION OF CORRECTIONS.
3. REFER TO GENERAL NOTES FOR REQUIRED TESTING.

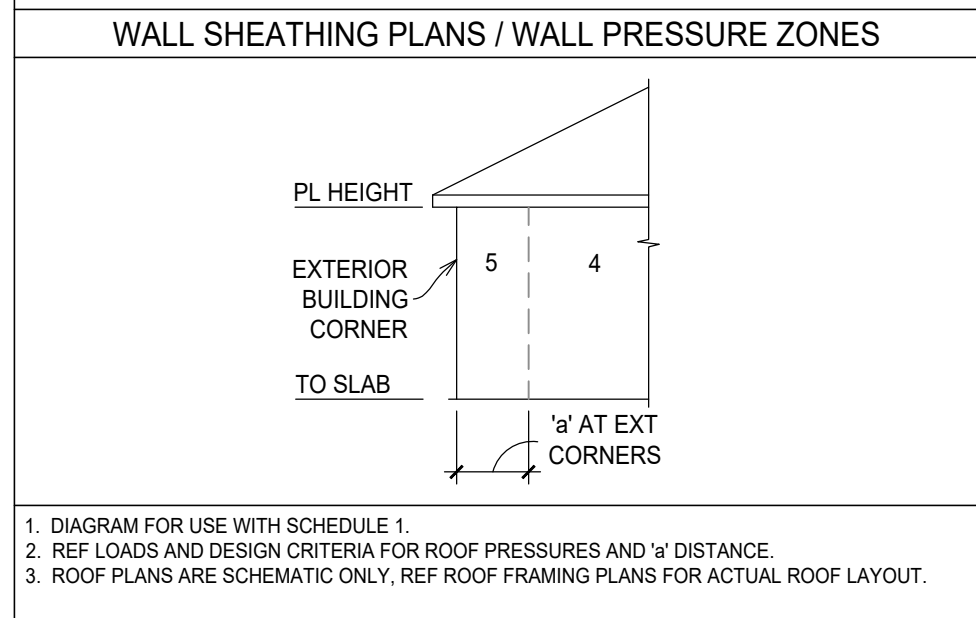
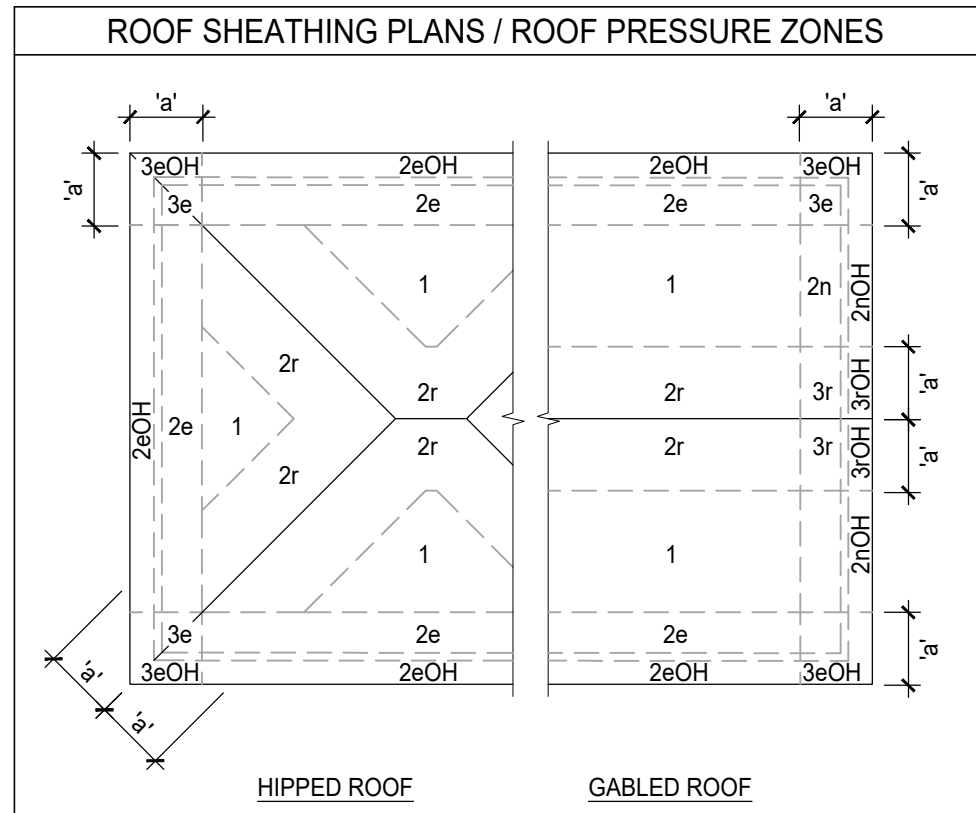
SUBMITTALS

1. TWENTY WORKING DAYS PRIOR TO SUBMITTING SHOP DRAWINGS, THE CONTRACTOR SHALL SUBMIT FOR EOR'S REVIEW A SCHEDULE WHICH DETAILS THE ESTIMATED QUANTITY OF SHOP DRAWINGS AND THE DATE THE SHOP DRAWINGS WILL BE RECEIVED BY THE EOR. THE EOR SHALL HAVE THE OPPORTUNITY TO REVIEW THE PROPOSED SCHEDULE AND SUBMIT COMMENTS TO THE CONTRACTOR. THE FINAL SHOP DRAWING SCHEDULE SHALL BE DEVELOPED AND SUBMITTED TO THE EOR. IN ACCORDANCE WITH THE SHOP DRAWING SCHEDULE, THE EOR WILL RETURN THE SHOP DRAWING ITEMS WITHIN 20 WORKING DAYS AFTER HAVING RECEIVED THE REPRODUCIBLE OR ELECTRONIC SHOP DRAWING.
2. THE CONTRACTOR IS TO REVIEW EACH SUBMITTAL PRIOR TO FORWARDING TO ARCHITECT AND EOR. THE CONTRACTOR IS TO STAMP EACH SUBMITTAL VERIFYING THAT THE FOLLOWING IS ADDRESSED:
- | |
|-----------------------------------|
| A. THE SHOP DRAWING IS REQUESTED. |
| |

GENERAL NOTES

SCHEDULE 1 - ROOF AND FLOOR SHEATHING											
LOCATION	MIN THICK	PANEL GRADE	SPAN RATING	BOND CLASS	BLOCKING	FASTENERS			ALT FASTENERS		
						SIZE	EDGE	FIELD	SIZE	EDGE	FIELD
TYP ROOF (ZONE 1)	15/32"	APA RATED SHEATHING	32/16	EXP 1	NONE	8d	6"	12"	10d	6"	12"
ROOF EDGE (ZONE 2)	15/32"	APA RATED SHEATHING	32/16	EXP 1	NONE	8d	6"	11"	10d	6"	12"
ROOF EDGE (ZONE 2 OH)	15/32"	APA RATED SHEATHING	32/16	EXP 1	NONE	8d	6"	8"	10d	6"	12"
ROOF CORNER (ZONE 3)	15/32"	APA RATED SHEATHING	32/16	EXP 1	NONE	8d	6"	9"	10d	6"	12"
ROOF CORNER (ZONE 3 OH)	15/32"	APA RATED SHEATHING	32/16	EXP 1	NONE	8d	6"	7"	10d	6"	10"
TYP FLOOR	23/32"	APA RATED STUDS-FLOOR	24" OC	EXP 1	NONE	10d	6"	12"	WSN/L SCREW	6"	12"

1. COORDINATE WSP THICKNESS WITH UL LISTINGS. REF ARCH.
2. INSTALL PANELS WITH LONG DIMENSION PERPENDICULAR TO FRAMING.
3. FASTENERS SPECIFIED ARE COMMON NAILS. UNO.
4. NO FASTENERS SHALL BE CLOSER THAN 3/8" FROM PANEL EDGE.
5. DRIVE FASTENERS FLUSH DO NOT PENETRATE THE SURFACE OF THE SHEATHING.
6. WSP SHALL HAVE AN EFFECTIVE G OF 0.50 MIN.
7. FLOOR SHEATHING SHALL BE TONGUE & GROOVE.
8. SHEATH CONTINUOUSLY BELOW ALL ROOF OVERBUILDS.



1. DIAGRAM FOR USE WITH SCHEDULE 1.
2. REF. LOADS AND DESIGN CRITERIA FOR ROOF PRESSURES AND 'Y' DISTANCE.
3. ROOF PLANS ARE SCHEMATIC ONLY, REF ROOF FRAMING PLANS FOR ACTUAL ROOF LAYOUT.

SCHEDULE 2 - WALL SHEATHING											
SW MARK	MIN THICK	PANEL GRADE	SPAN RATING	BOND CLASS	FRM @ JOINTS	FASTENERS		ALT FASTENERS		VERT	HORZ
						SIZE	SPACING	SIZE	SPACING		
						EDGE	FIELD	EDGE	FIELD		
W	1/2" MIN. REF ARCH FOR 5/8" LOCATIONS	GYPNUM WALL BOARD	-	-	2x	NONE	5d COOLER 8"	12"	1 1/4" x #8 TYPE S OR W SCREWS	8"	12"
W7	1/2" MIN. REF ARCH FOR 5/8" LOCATIONS	GYPNUM WALL BOARD	-	-	2x	NONE	5d COOLER 7"	7"	1 1/2" x 16GA STAPLE	7"	7"
W4	1/2" MIN. REF ARCH FOR 5/8" LOCATIONS	GYPNUM WALL BOARD	-	-	2x	NONE	5d COOLER 4"	4"	1 1/2" x 16GA STAPLE	4"	4"
6	15/32"	APA RATED SHEATHING	32/16	EXP 1	2x	2x	8d BOX 6"	12"	1 1/2" x 16GA STAPLE	3"	12"
4	15/32"	APA RATED SHEATHING	32/16	EXP 1	2x	2x	8d BOX 4"	12"	1 1/2" x 16GA STAPLE	10d	4"
3	15/32"	APA RATED SHEATHING	32/16	EXP 1	(2) 2x	(2) 2x OR FLAT 2x	8d BOX 3"	12"	10d	4"	12"
2	15/32"	APA RATED SHEATHING	32/16	EXP 1	(2) 2x	(2) 2x OR FLAT 2x	8d BOX 2"	12"	10d	3"	12"

1. COORDINATE ALL GYPNUM WALL BOARD AND WSP THICKNESS WITH UL LISTINGS. REF ARCH.
2. TYPICAL EXTERIOR WALLS SHALL BE SHEATHED PER WOOD HORIZ. JOINT BLOCK EXT & W INT. UNO. TYPICAL INTERIOR WALLS SHALL BE W BOTH SIDES UNO.
3. SWL SWL SWO OR SW2 MAY BE SUBSTITUTED FOR W OR W7.
4. STAPLES SHALL BE SPACED @ 16" OC MAX UNO.
5. STAPLES SHALL HAVE 7/16" MIN CROWN MEASURED OUTSIDE THE LEGS.
6. INSTALL STAPLES WITH CROWNS PARALLEL TO LONG DIMENSION OF FRAMING WITH 1" MIN PENETRATION.
7. PROVIDE 6d COOLER NAILS OR 1 1/2" LONG STAPLES W/ 5/8" THICK GYPNUM WALL BOARD.
8. NO FASTENERS SHALL BE CLOSER THAN 3/8" FROM PANEL EDGE.
9. DRIVE FASTENERS FLUSH DO NOT PENETRATE THE SURFACE OF THE SHEATHING.
10. WHERE WSP IS REQD AND ARCH REQUIRES GYPNUM WALL BOARD FOR FIRE RATING, INSTALL GYPNUM OVER WSP.
11. SCHEDULE A OPTION 2 IS NOT PERMITTED @ SW2.
12. 1/4" COMMON ARE NOT PERMITTED WITH SCHEDULE A OPTION 2.
13. WHERE WSP ARE USED NAILS OF METAL CONNECTORS AT W AND W7 WALLS. SHEATH PER SW6.
14. WSP MAY BE 3/8" MIN WHERE 10d COMMON ARE NOT USED & OPTION 2 IS NOT USED.
15. OSB MAY BE 7/16" MIN WHERE 10d COMMON ARE NOT USED.
16. WHERE SW IS CONTINUOUS ACROSS INTERSECTING WALLS. REF DETAIL 42.
17. WHERE SW IS CONTINUOUS ACROSS OPENINGS. REF DETAIL 44.
18. WHERE SW IS CONTINUOUS ACROSS WALL FURRING. SHEATHING SHALL BE CONTINUOUS BEHIND WALL FURRING.
19. WSP MAY BE INSTALLED OVER GYPNUM WALL BOARD W/ 10d @ 8d BOX SPACING.
20. AT W7 AND W4 WALLS IT IS ACCEPTABLE TO USE 1 1/4" x #8 TYPE S OR W SCREWS AT THE INDICATED SPACING OR IN A 4" EDGE AND 12" FIELD SPACING IF HORIZ JOINTS ARE BLOCKED.

SCHEDULE 3 - HOLDOWN											
HD MARK	HOLDOWN	STUDS	VERT BOLT @	AS EMBEDMENT		ADHESIVE	EDGE	NOTES	INT & LUG	2x4	2x6
				CS	1 1/2" x 5 1/2"						
A	HD38	(2) 2x	5/8"	9"	6"	NP	6"	-	-	-	-
B	HD38 BACK TO BACK	(4) 2x	5/8"	-	-	NP	6"	-	-	-	-
C	HD78	(3) 2x	7/8"	12"	9"	NP	9"	-	-	-	-
D	HD78	(3) 2x	7/8"	12"	9"	NP	NP	-	-	-	-
E	HD78 BACK TO BACK	(6) 2x	7/8"	-	-	NP	9"	-	-	-	-
F	DBL HD12	(6) 2x	1"	18"	12"	NP	NP	-	-	-	-

1. HOLDOWNS SHALL BE LOCATED AT EACH END OF SHEAR WALLS.
2. HOLDOWNS AT EXP JOINTS SHALL BE INSTALLED PER EDGE REQD.
3. EMBED DEPTH IS FROM LOWEST CONC SURFACE AT DROPS & LUGS.
4. THICKEN SLAB AREAS AS REQUIRED TO PROVIDE MIN 6" CONCRETE COVER.
5. REFERENCE DETAIL 3.
6. REFERENCE 'CONCRETE AND CMU ANCHORS' IN GENERAL NOTES FOR ACCEPTABLE ADHESIVE ANCHOR SYSTEMS.
7. REF DETAIL 1 FOR ANCHOR BOLT PLACEMENT REQUIREMENTS.

SCHEDULE 4 - STUD WALL			
LOCATION	EXTERIOR	INT LOAD BRG	PL HEIGHT
UPPERMOST	2x6 @ 16" OC	2x6 @ 16" OC	8'-0"
SECOND OF 3	2x6 @ 16" OC	2x6 @ 16" OC	8'-10"
FIRST OF 3	2x6 @ 16" OC	2x6 @ 16" OC	8'-6" 1/2"

1. 2x4 STUDS SHALL BE SPF STUD GRADE (F = 600 PSI) OR BETTER.
2. 2x6 STUDS SHALL BE SPF STUD GRADE (F = 600 PSI) OR BETTER.
3. INT NON-LOAD BRG STUDS SHALL BE 2x4 SPF STUD GRADE (F = 600 PSI) OR BETTER @ 16" OC.
4. FINGER JOINTED STUDS ARE PERMITTED.
5. WHERE STUDS ARE CUT OR NOTCHED BEYOND CODE APPROVED LIMITS, ADD STUDS SHALL BE ADDED.
6. SYP OR DFL STUDS OF EQUAL GRADE AND SPACING MAY BE SUBSTITUTED FOR SPF STUDS.
7. PLATE HEIGHT IS APPROXIMATE AND MEASURED FROM TOP OF CONCRETE OR FLOOR SHEATHING. REF ARCH FOR EXACT DIMENSIONS.
8. FACE NAIL BUILT UP STUDS W/ (2) 10d @ 8" OC EA PLY.
9. ALL STUDS SHALL BE CONTINUOUS TO THE FOUNDATION OR BEAM BELOW.
10. STUDS INDICATED AS 6" OC SHALL BE DOUBLE STUDS @ 12" OC.
11. STUDS INDICATED AS 3.5" OC SHALL BE TRIPLE STUDS @ 16" OC.
12. STUDS INDICATED AS 4" OC SHALL BE TRIPLE @ 12" OC.
13. STUDS INDICATED AS 4" OC SHALL BE TRIPLE @ 12" OC.
14. REF DETAILS 27, 28, & 40-43 FOR COMMON WALL FRAMING DETAILS.

SCHEDULE 8 - CONCRETE COLUMNS			
MARK	COLUMN SIZE	VERT REINF	TRANS REINF
CC1	14" CONC COL	(7) #8	#4 @ 14" OC

USE THE PATTERN NOTED BELOW

TIE PATTERNS FOR CIRCULAR COLUMNS

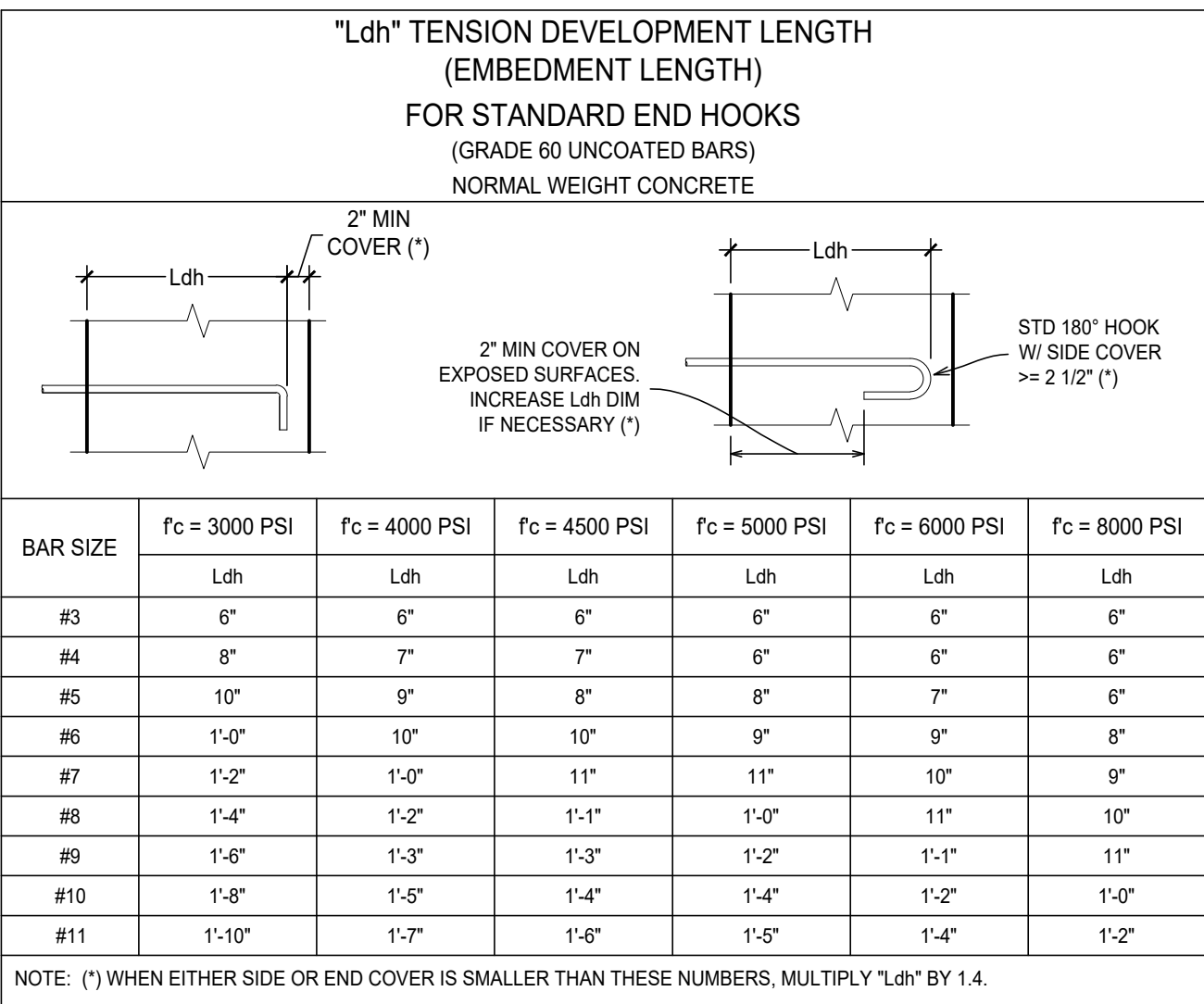
NOTES:
1. STAGGER LAPS 180° ALTERNATING.
2. SPACE VERTICAL BARS UNIFORMLY.

SCHEDULE 6 - BUILT-UP POST		
MARK	QUANTITY	SIZE
A	2	2x4
B	3	2x4
C	4	2x4
D	5	2x4
E	2	2x6
F	3	2x6
G	4	2x6
H	5	2x6

1. STUD MATERIAL SHALL MATCH STUD WALL FRAMING.
2. FACE NAIL W/ (2) 10d @ 8" OC EA PLY.
3. TRUSSES SHALL BE SUPPORTED BY BUILT-UP POST COMPRISING THE FULL AREA OF THE TRUSS BEARING (MIN).
4. ALL BUILT-UP POSTS SHALL BE CONTINUOUS TO THE FOUNDATION OR BEAM BELOW.

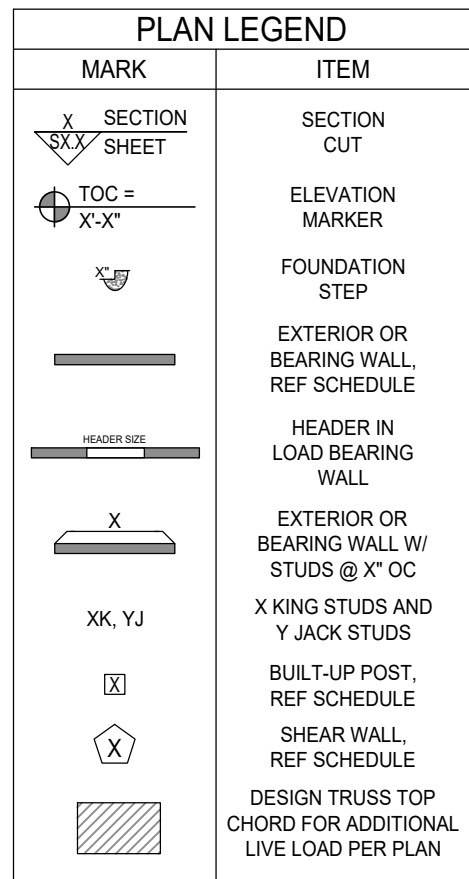
SCHEDULE 7 - BUILT-UP JAMB											
LOCATION	UP TO 3'-0"		UP TO 6'-0"		UP TO 9'-0"		UP TO 12'-0"		KING	JACK	JACK
	KING	JACK	KING	JACK	KING	JACK	KING	JACK			
UPPERMOST	1	1	1	1	-	-	-	-	-	-	-
SECOND OF 3	1	1	1	2	-	-	-	-	-	-	-
FIRST OF 3	2	1	2	2	2	2	-	-	-	-	-

1. STUD SIZE & MATERIAL SHALL MATCH STUD WALL FRAMING.
2. FACE NAIL W/ (2) 10d @ 8" OC EA PLY.
3. ALL BUILT-UP JAMBS SHALL BE CONTINUOUS TO THE FOUNDATION OR BEAM BELOW.



TENSION DEVELOPMENT LENGTH ("Ld") (GRADE 60 UNCOATED BARS) NORMAL WEIGHT CONCRETE			
BAR SIZE	fc = 4000 PSI	fc = 4500 PSI	fc = 5000 PSI
#3	1'-7"	1'-8"	1'-5"
#4	2'-1"	2'-7"	1'-11"
#5	2'-7"	2'-7"	2'-4"
#6	3'-1"	2'-11"	2'-10"
#7	4'-8"	4'-3"	4'-1"
#8	5'-2"	4'-11"	4'-8"
#9	5'-10"	5'-6"	5'-3"
#10	6'-7"	6'-2"	5'-11"
#11	7'-3"	6'-10"	6'-6"

1. TABULATED VALUES ARE APPLICABLE ONLY IF CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED IS NOT LESS THAN "ld". CLEAR COVER IS NOT LESS THAN "db". AND STRUTS OR TIES THROUGHOUT "Ld" IS NOT LESS THAN CODE MINIMUM. OR CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED IS NOT LESS THAN 2 "db". AND CLEAR COVER IS NOT LESS THAN "db". FOR OTHER CASES, MULTIPLY TABULATED VALUES BY 1.5.
2. "TOP" BARS ARE HORIZONTAL REBARS WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW THE BARS AT THE DEVELOPMENT LENGTH.
3. FOR LIGHT WEIGHT CONCRETE, MULTIPLY THE TABULATED VALUES BY 1.3.
4. FOR EPOXY COATED BARS, MULTIPLY THE TABULATED VALUES BY 1.5 FOR BOTTOM BARS, OR BY 1.3 FOR TOP BARS.
5. FOR REINFORCEMENT OTHER THAN GRADE 60, MODIFY THE TABULATED VALUES BY THE RATIO OF THE REINFORCEMENT YIELD STRENGTH DIVIDED BY 60 KSI.



NAIL INFORMATION & REQ'S	
HEAD DIA	MIN PEN
11/32"	1 5/8"
9/32"	1 3/8"
5/16"	1 1/2"
5/16"	1 3/8"
9/32"	1 3/8"
19/64"	1 1/4"
1/4"	1"
19/64"	1"
19/64"	7/8"
9/32"	7/8"

1. 5d WALLBOARD NAILS MAY BE SUBSTITUTED FOR 5d COOLER NAILS.
2. 6d WALLBOARD NAILS MAY BE SUBSTITUTED FOR 6d COOLER NAILS.
3. ADDITIONAL NAIL SIZES MAY BE REQUIRED W/ METAL CONNECTORS.

ABBREVIATIONS LIST	
ABBREVIATION	DEFINITION
AAC	AUTOCALVE AERATED CONCRETE
AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ADOL	ADDITIONAL
ADJ	ADJACENT
ASCE	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ASIS	AMERICAN IRON AND STEEL INSTITUTE
APPROX	APPROXIMATE, APPROXIMATELY
ARCH	ARCHITECTURAL ARCHITECT
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWIS	AMERICAN WELDING SOCIETY
BEE	BEAM BY ENGINEER OF RECORD
BM	BEAM
BOB	BOTTOM OF BEAM
BOO	BOTTOM OF DECK
BOF	BOTTOM OF FOOTING
BRG	BEARING
BTM	BOTTOM
BTWN	BETWEEN
CANT	CANTILEVER
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
C&C	COMPONENTS AND CLADDING
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CJ	CONSTRUCTION JOINT
CONT	CONTINUOUS
CONV	CONVENTIONAL
CRSI	CONCRETE REINFORCING STEEL INSTITUTE
DBL	DOUBLE
DEMO	DEMOLITION, DEMOLISH
DET, DTL	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
EA	EACH
EE	EACH END
EF	EACH FACE
EJ	EXPANSION JOINT
ELEV	ELEVATION, ELEVATOR
EOR	ENGINEER OF RECORD
EQ	EQUAL
ES	EACH SIDE
EXIST	EXISTING
EXT	EXTERIOR
FND, FDN	FOUNDATION
FF	FINISHED FLOOR
FRP	FIBER REINFORCEMENT POLYMER
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GT	GIRDER TRUSS
HCP	HOLLOW CORE PLANK
HD	HOLDOWN
HORIZ, HORZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
IBC	INTERNATIONAL BUILDING CODE
ICF	INSULATED CONCRETE FORM
INT	INTERIOR

ABBREVIATIONS LIST	
ABBREVIATION	DEFINITION
JB	JOIST BEARING
KSI	KIPS PER SQUARE INCH
LG	LIGHT GAUGE
LBS	POUNDS
LH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LVL	LEVEL, LAMINATED VENEER LUMBER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR, MFP	MECHANICAL, ELECTRICAL & PLUMBING MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
MWFRS	MAIN WIND FORCE RESISTING SYSTEM
NA	NOT APPLICABLE
NP	NOT PERMITTED
NTS	NOT TO SCALE
OC	ON CENTER
OCW	ON CENTER EACH WAY
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
PAF	POWDER ACTUATED FASTENER
PCI	PRECAST CONCRETE INSTITUTE
PERP	PERPENDICULAR
PJ	PANEL JOINT
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST-TENSION
PTI	POST-TENSIONING INSTITUTE
REF	REFERENCE
REINF	REINFORCING, REINFORCEMENT
REQD	REQUIRED
REQS	REQUIREMENTS
SCHED	SCHEDULE
SCOL	STRUCTURAL COMPOSITE LUMBER
SL	SIMILAR
SJI	STEEL JOIST INSTITUTE
SPA	SPACE
SPECS	SPECIFICATIONS
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SW	SHEARWALL
TBM	TRUSS BY MANUFACTURER
T&B	TOP AND BOTTOM
TDI	TDI ENGINEERING, LLC
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOP	TOP OF PARAPET TOP OF PANEL, TOP OF PIER
TOS	TOP OF STEEL
TOW	TOP OF WALL
TRL	TRIPLE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
WSP	WOOD STRUCTURAL PANEL (PLYWOOD OR OSB)
WT	WEIGHT

Valley Ridge
Homes at Canyon
Lake

Lot 521

424 Valley Ridge
Canyon Lake, TX 78133

100% CD



Mark	10.29.24	100% CD
Date		Description
1		
NLAI Job #:	23012.05	
Drawn by:	GMS / CJB	
Checked by:	EEL	
Date of Issue:	10.29.24	

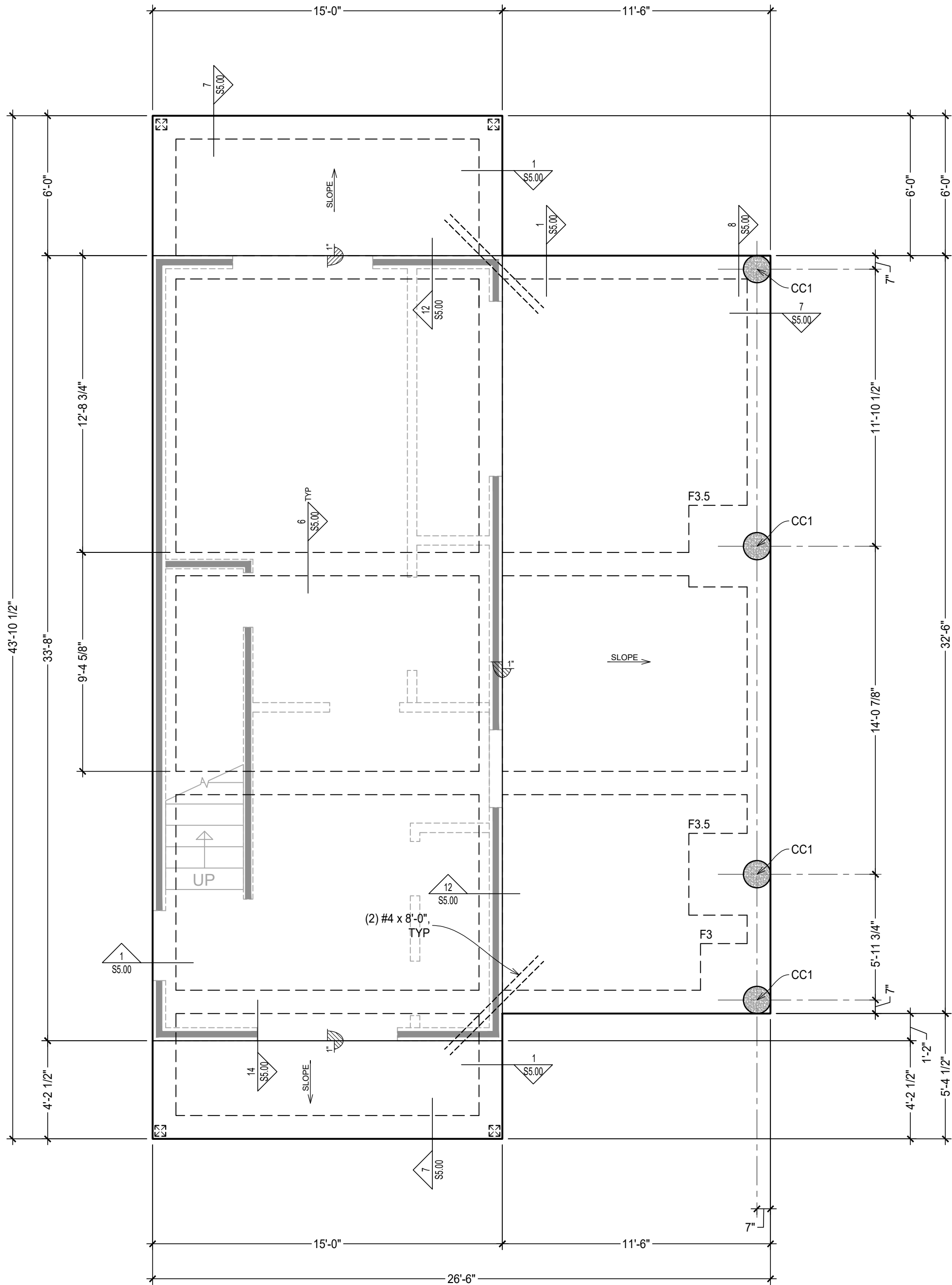
Sheet Title:

Foundation Plan
House B

Sheet No.:

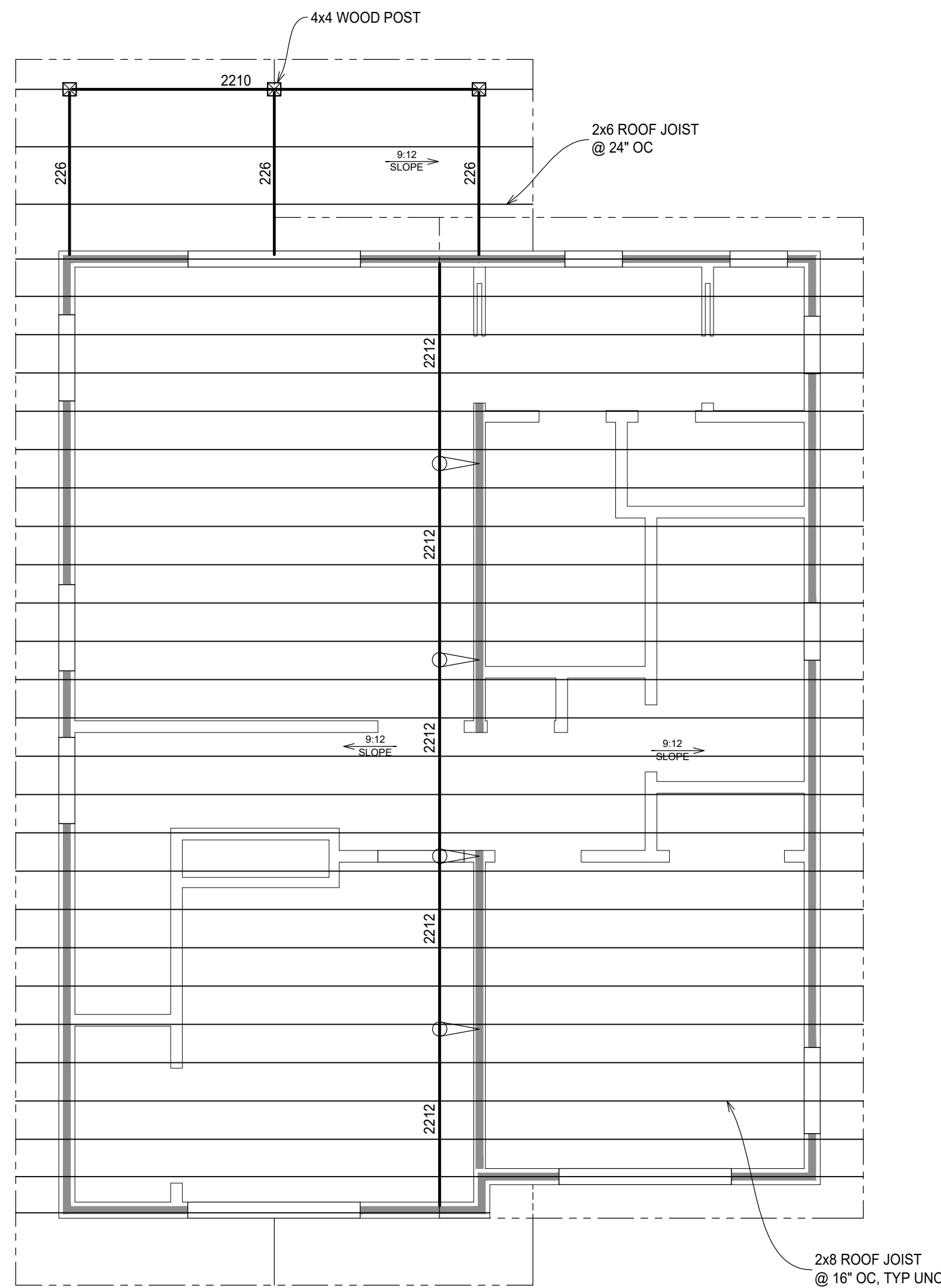
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- FOUNDATION PLAN NOTES
1. NOTES, SECTIONS, DIMENSIONS, DROPS, SLOPES, ANCHOR BOLTS, ETC SHOWN IN ONE UNIT OR QUADRANT ARE TYPICAL AT ALL LOCATIONS.
 2. VERIFY ALL DIMENSIONS, DROPS, SLOPES, ETC WITH ARCH PRIOR TO CONSTRUCTION.
 3. ALL ELEVATIONS ARE RELATIVE TO TOP OF CONC AT 1ST FLOOR = 100'-0".
 4. SLAB THICKNESS SHALL BE 4" MIN WITH #3 @ 14" OCEW. UNO. SLAB DEPTH SHALL BE MAINTAINED THROUGH ALL DROPS, SLOPES, ETC. GRADE BEAM WIDTH SHALL BE 12" MIN AND DEPTH SHALL BE 20" MIN. UNO.
 5. EXT FOOTINGS & GRADE BEAMS SHALL BEAR 18" MIN BELOW FINISHED GRADE, UNO.
 6. INCREASE DEPTH OF EXTERIOR FOOTINGS AND GRADE BEAMS AS REQUIRED TO MAINTAIN MINIMUM EMBEDMENT INTO FINISHED GRADE.
 7. REF DETAIL 'X' REFERS TO THE DETAIL ON THE FOUNDATION DETAIL SHEETS.
 8. REF DETAIL 'C' FOR ADDL REINFORCEMENT AT FOOTING AND WALL CORNERS.
 9. REF DETAIL 'G' FOR ADDL REINFORCEMENT AT PLUMBING PENETRATIONS.
 10. REF DETAIL 'B' FOR WALL ANCHOR BOLTS.
 11. REF DETAIL 'H' FOR HOLDOWN ANCHOR BOLTS.
 - 12.

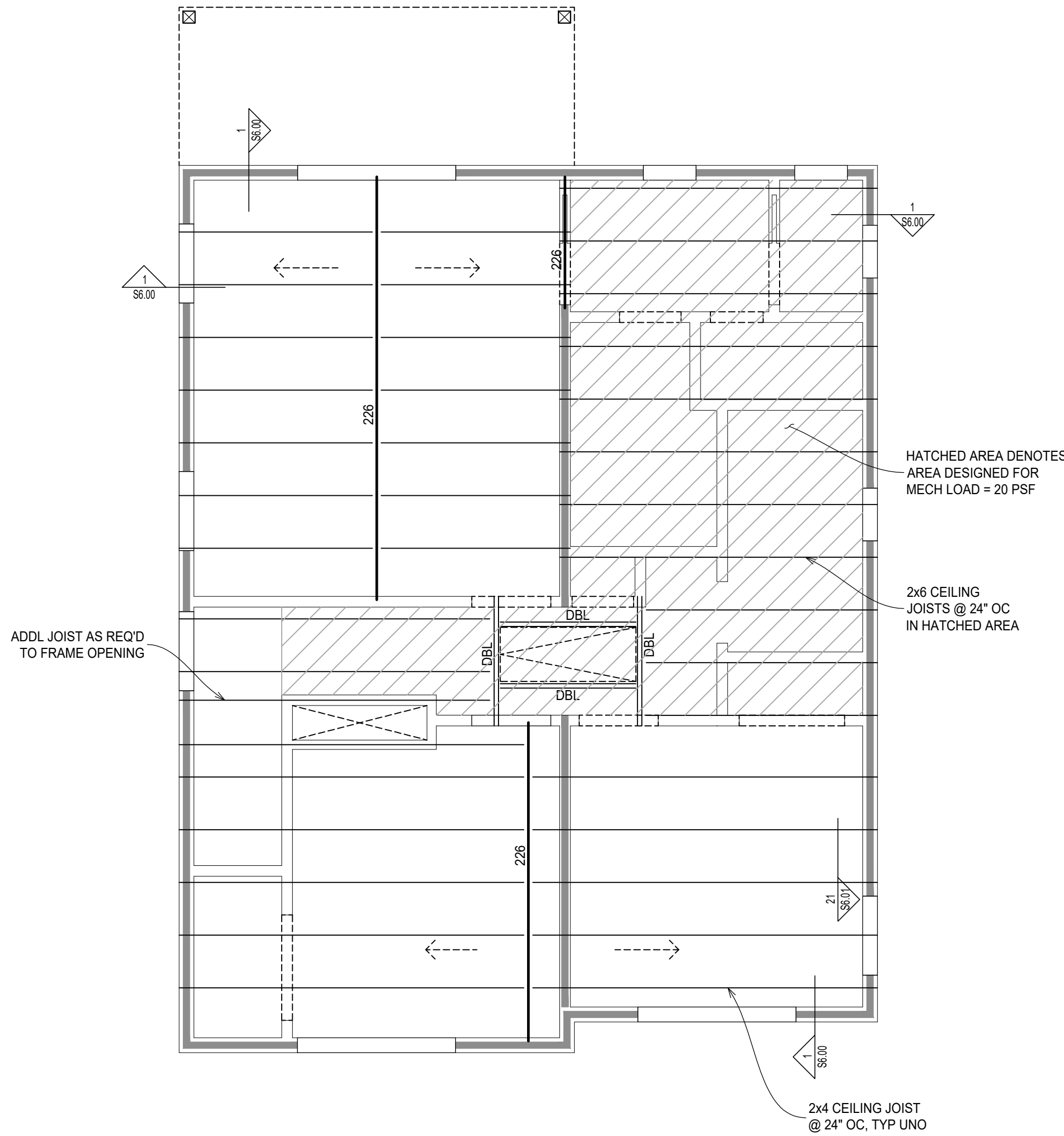


HOUSE B
FOUNDATION PLAN

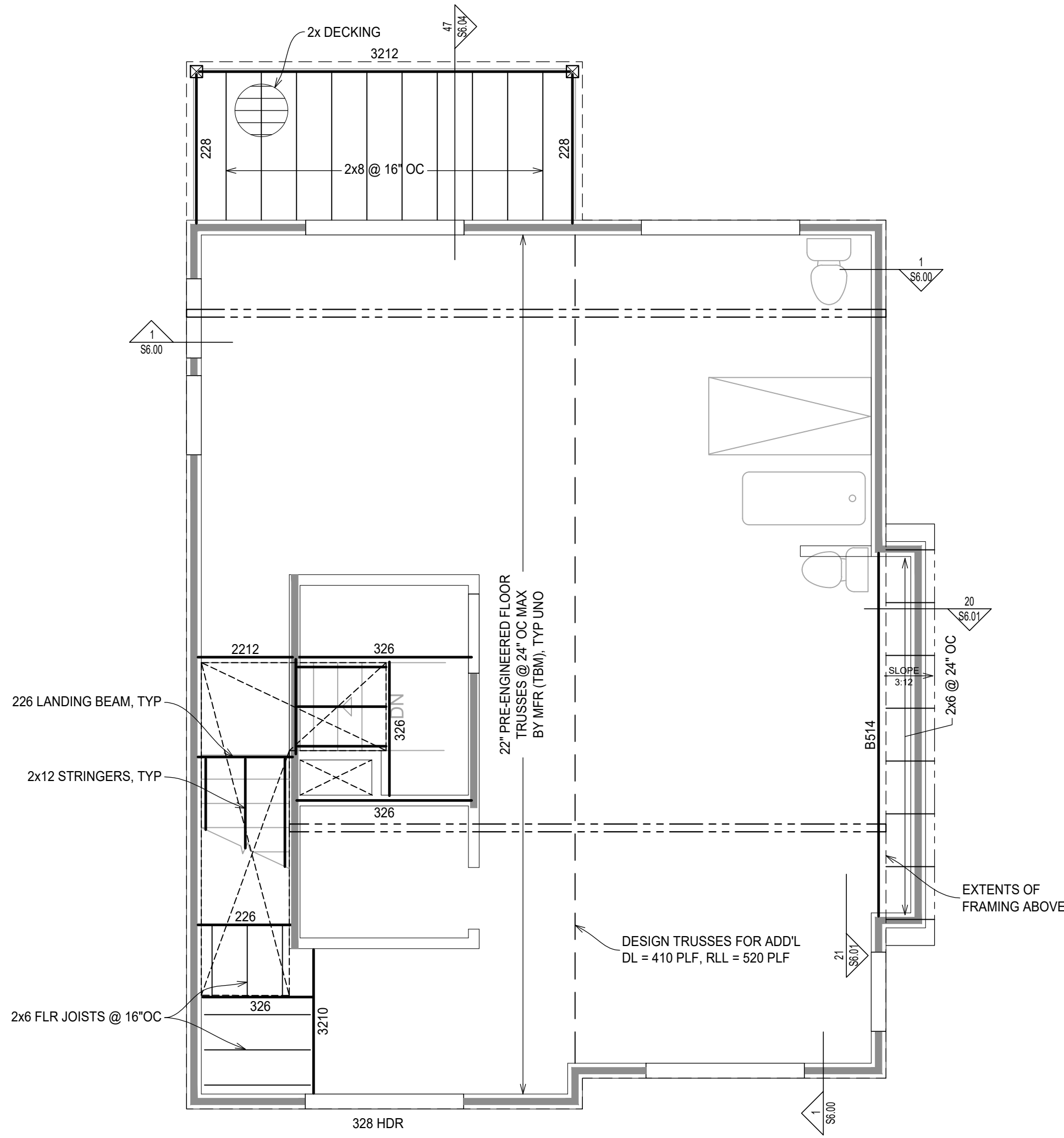
1/4" = 1'-0"



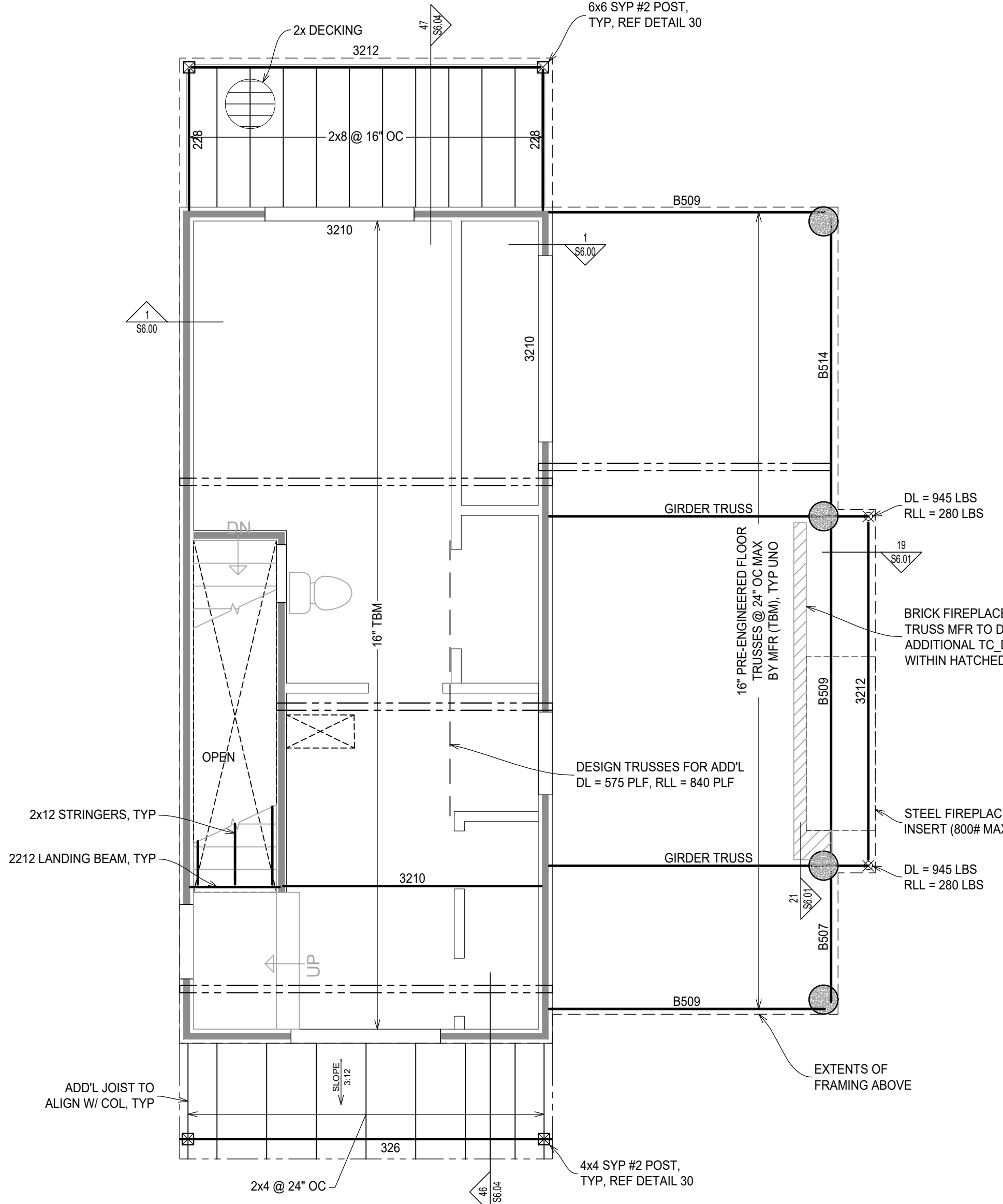
House B
ROOF FRAMING PLAN
1/4" = 1'-0"



House B
3RD LEVEL CEILING FRAMING PLAN
1/4" = 1'-0"



House B
2ND LEVEL CEILING FRAMING PLAN
1/4" = 1'-0"



House B
1ST LEVEL CEILING FRAMING PLAN
1/4" = 1'-0"

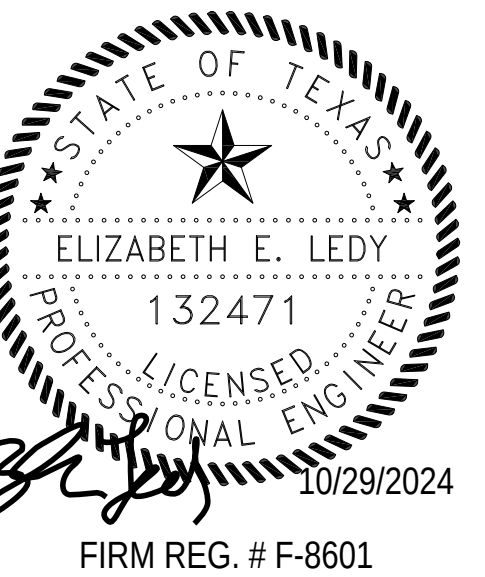
ROOF FRAMING PLAN LEGEND	
○	RIDGE, VALLEY, OR HIP SUPPORT
○	SUPPORT LOCATION
KEYED NOTES	
①	EXTEND RAFTERS BELOW TO BEAM/PLATE. PROVIDE FLAT 2x12 OVER RAFTERS BELOW TO SUPPORT OVER-FRAMED RAFTERS.
②	BRACE RAFTERS TO PLATE/BEAM W/ SIMPSON H3 CLIPS @ 16" OC. STRAP PLATE TO STUD W/ SIMPSON H6 @ 32" OC.
③	PROVIDE 2x BLOCKING @ MAX 24" OC BETWEEN RAFTERS TO SUPPORT OVER-FRAMED DORMER.
④	EXIST PURLIN BRACE TO BEAM/WALL BELOW.

FRAMING PLAN NOTES	
1.	NOTES, SECTIONS, DIMENSIONS, DROPS, SLOPES, STUDS, JAMBS, BEAMS, COLUMNS, BLOCKING, DRAG TRUSSES, SHEAR WALLS, HOLDINGS, ETC SHOWN IN ONE UNIT OR QUADRANT ARE TYPICAL AT ALL LOCATIONS.
2.	VERIFY ALL DIMENSIONS, DROPS, SLOPES, ETC WITH ARCH PRIOR TO CONSTRUCTION.
3.	ALL ELEVATIONS ARE RELATIVE TO TOP OF CONC AT 1ST FLOOR = 100'-0".
4.	REF GENERAL NOTES, SCHEDULE 5, FOR ALL UNMARKED INTERIOR AND EXTERIOR HEADERS, TYP UNO ON PLANS.
5.	REF DETAIL "X" REFERS TO THE DETAIL ON THE FRAMING DETAIL SHEETS.
6.	TRUSS ENGINEER SHALL CONSIDER ADD'L LINE LOADS (— — — — —) AND POINT LOADS (X) IN DESIGN. THESE LOADS ARE GENERATED FROM ROOF, CEILING, AND WALL LOADS ABOVE. LINE LOADS SHOWN REPRESENT LOAD-BEARING WALLS ONLY. TRUSS MFR SHALL CONSIDER PARTITION WALLS NOT SHOWN. LOADS PROVIDED ARE ASD.
7.	SPACE FLOOR TRUSSES TO PROVIDE CLEARANCE ABOVE MECHANICAL AREAS. COORD W/ MEP.
8.	EXTEND EXTERIOR WALLS AT PORCHES AND ENTRIES UP TO ROOF DECK FOR FIRE RATINGS AT THOSE LOCATIONS. COORDINATE WITH ARCH.

Valley Ridge
Homes at Canyon
Lake

Lot 521
424 Valley Ridge
Canyon Lake, TX 78133

100% CD



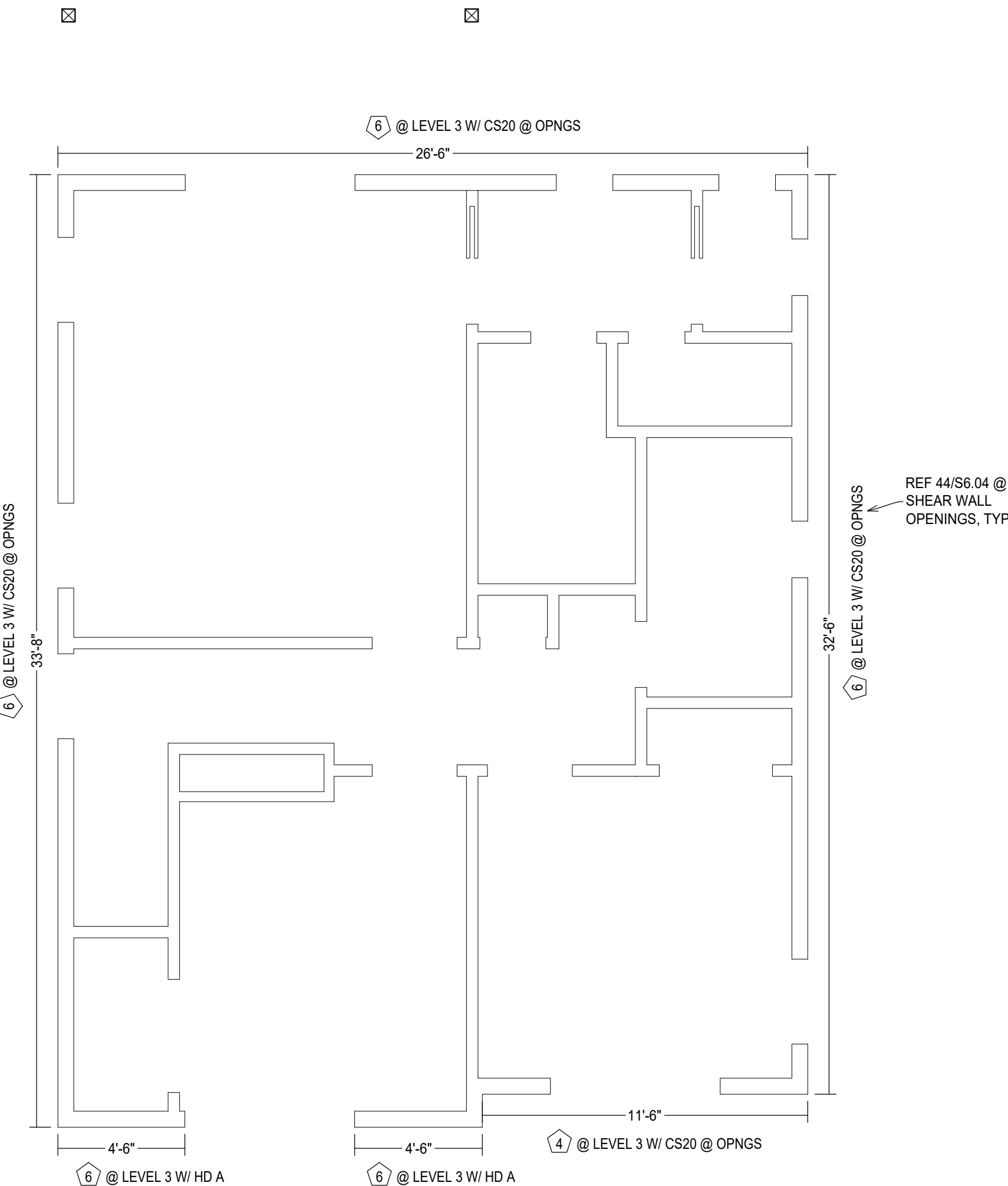
Mark	10.29.24	100% CD
Date		Description
Drawn by:	GMS / CJB	
Checked by:	EEL	
Date of Issue:	10.29.24	

Sheet Title:

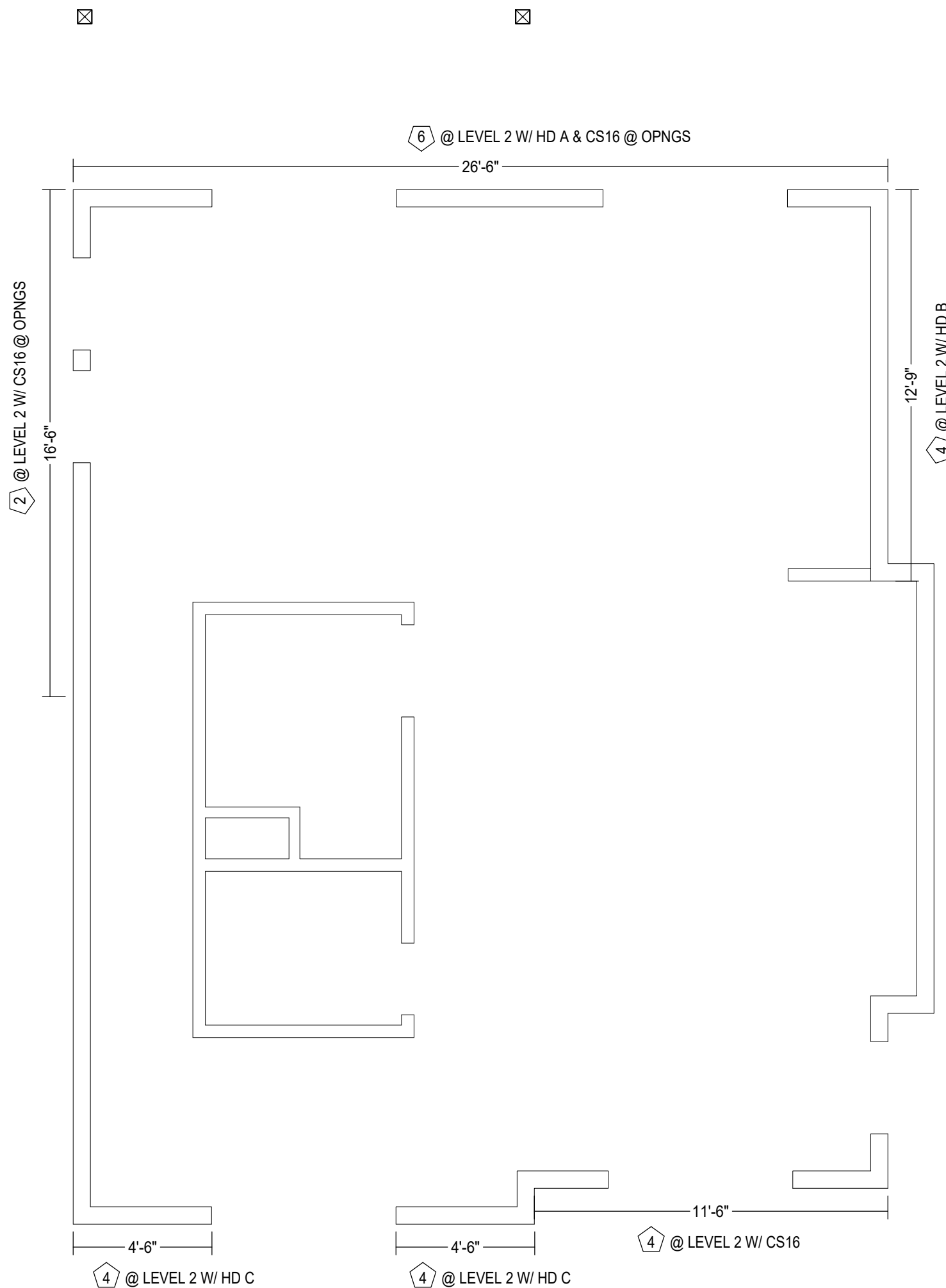
Shear Wall Plans
- House B

Sheet No.:

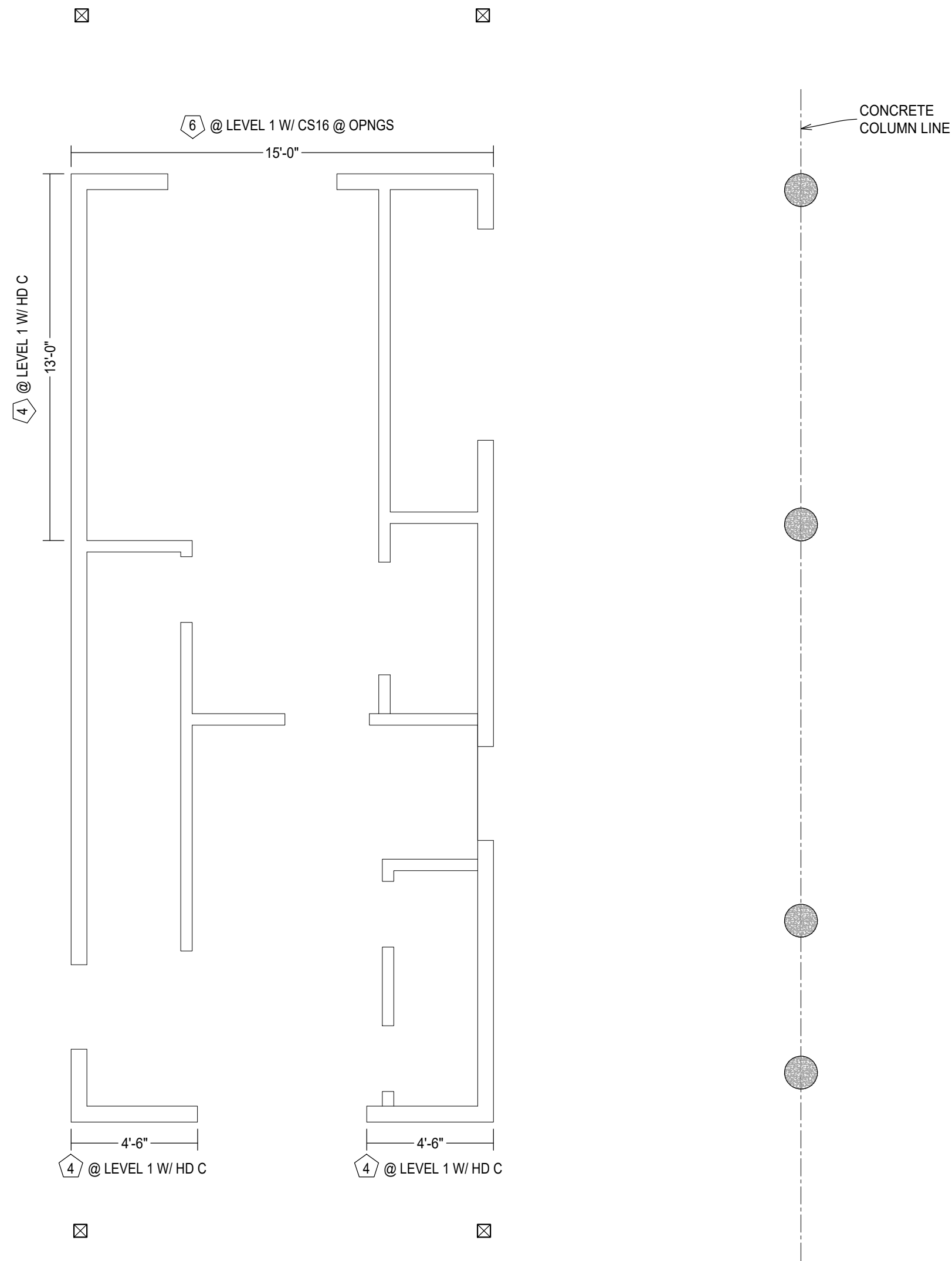
S4.00B



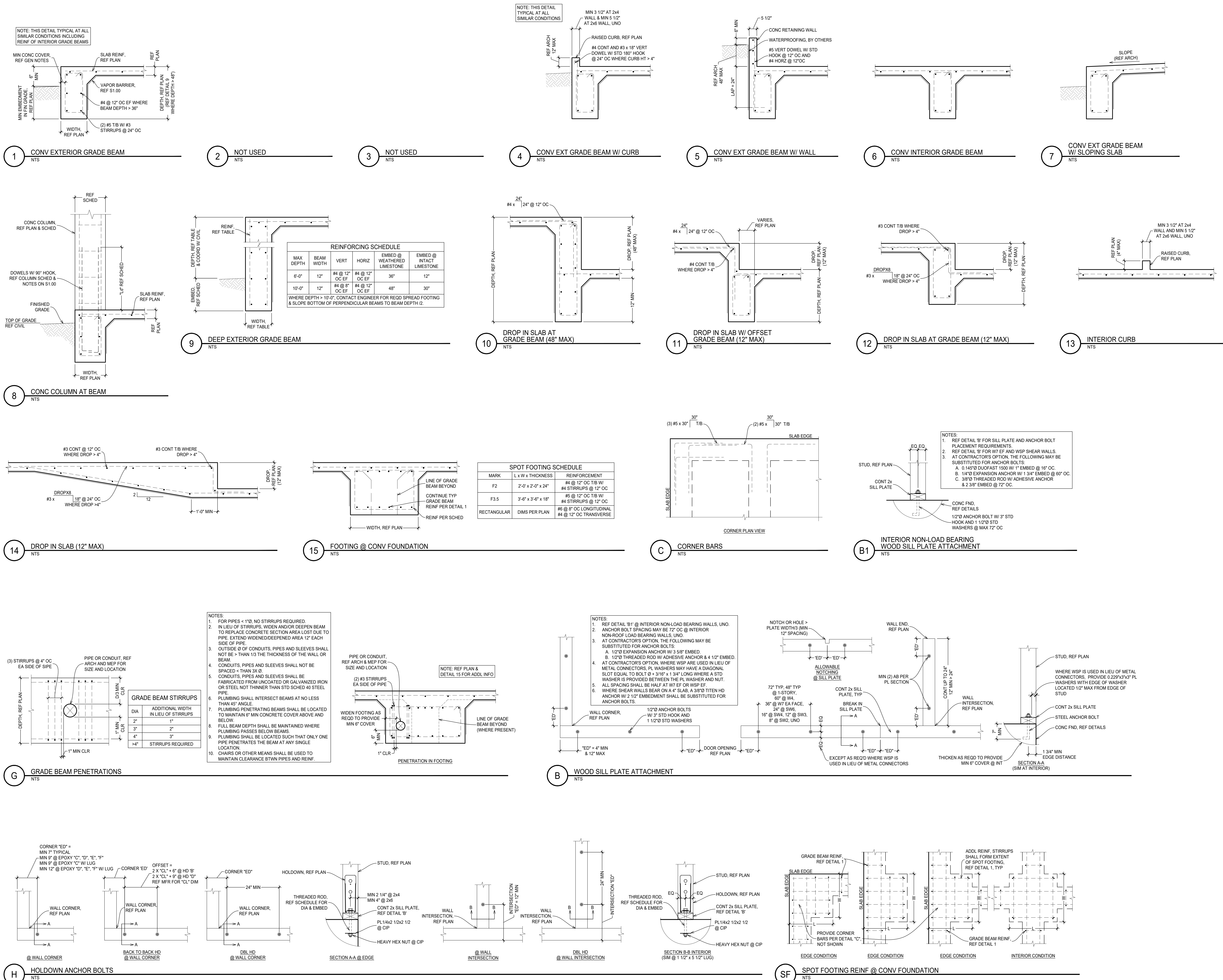
House B
3RD LEVEL SHEAR WALL PLAN
1/8" = 1'-0"



House B
2ND LEVEL SHEAR WALL PLAN
1/8" = 1'-0"



House B
1ST LEVEL SHEAR WALL PLAN
1/8" = 1'-0"



THE TOPOGRAPHIC AND ELEVATION DATA SHOWN
HEREON WAS OBTAINED FROM CIVIL AND IS NOT
CERTIFIED AS CORRECT BY THIS ENGINEER.
USERS OF THIS DATA DO SO AT THEIR OWN RISK.

1. ALL TOW, TOP, TQC, ETC ARE FOR DESIGN PURPOSES ONLY. REF CIVIL & ARCH FOR REQUIRED ELEVATIONS.
2. CIVIL GRADING & DETENTION / WATER QUALITY INFORMATION ARE SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO MOST CURRENT CIVIL PLANS FOR CIVIL GRADING. NOT BE AWARE OF ANY DISCREPANCIES, SPECIFICALLY GRADING DIFFERENCES GREATER THAN "5".
3. WALLS / FOOTINGS ARE DESIGNED FOR WORST CASE LOADING OF POND, WITH OR WITHOUT WATER, AND PERIMETER BACKFILL / GRADES AS SHOWN ON CIVIL PLANS. REFER TO CIVIL FOR COORDINATION OF ALL PLAIN DIMENSIONS.
4. PROVIDE 30" x 30" CORNER BARS AT EACH LAYER OF WALL & FOOTING REINFORCING, MATCHING SIZE & QUANTITY.
5. PROVIDE CONSTRUCTIVE JOINTS, PER DETAIL JSS.01.
6. STEP FOOTINGS ARE REQUIRED PER DETAIL SSS.01.
7. MATERIALS.

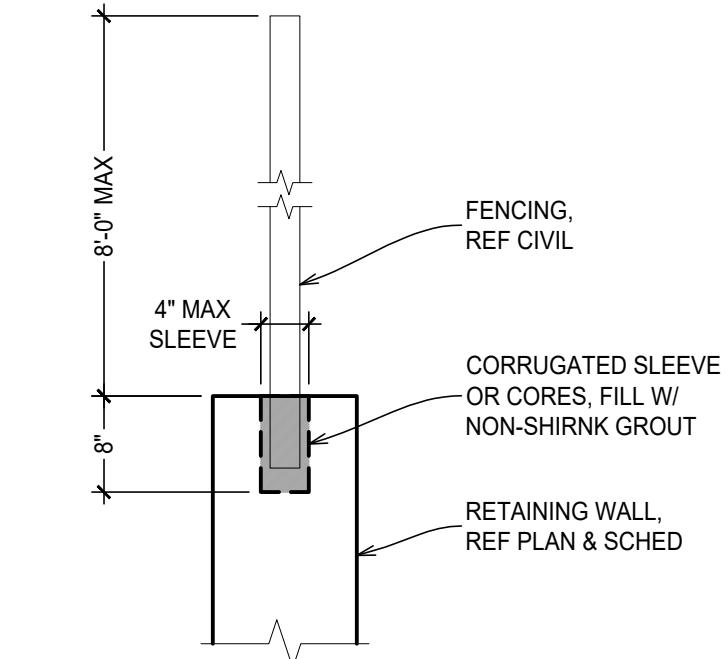
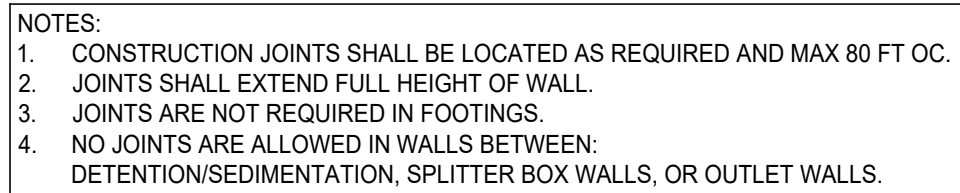
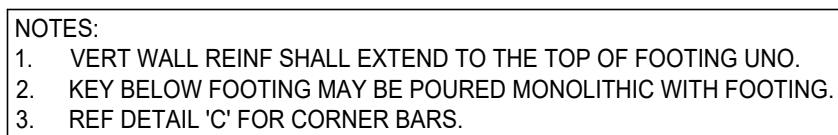
- A. SELECT FILL BACKFILL - PER GEOTECHNICAL REPORT
- B. FILTER FABRIC - MARAFI 140N OR APPROVED EQUIVALENT
- C. REF DRAINING GRAVEL - HARD, DURABLE, CLEAN, WASHED WELL-GRADED GRAVEL, OR CRUSHED STONE RANGING IN SIZE FROM 5/8" TO 1" FREE OF ORGANIC MATTER, CLAY BALLS, OR OTHER DELETERIOUS MATERIAL
- D. PERFORATED PVC PIPE - SCHEDULE 40 PVC WITH (2) ROWS OF 1/2" HOLES ON 5" CENTERS. ROWS SHALL BE PARALLEL TO AXIS OF PIPE, 120" APART. PIPE SHALL BE ORIENTED WITH PERFORATIONS ON TOP.
- E. REF C/S5.01 FOR ADDITIONAL REINFORCEMENT AT FOOTING & WALL CORNERS.
- F. REF DETAIL F/S5.01 FOR FENCING AT TOP OF RETAINING WALL.

TDi*
ENGINEERING

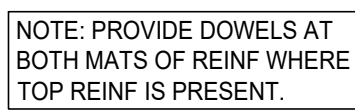
**“THINK DESIGN innovate,
integrate, implement...”**

PROJECT # 157-217

TDi Engineering, LLC
5906 Old Fredericksburg Road, Suite 300
Austin, TX 78749
www.tdiengr.com



F TOP OF RETAINING WALL
NTS



S FOOTING STEP
NTS



C RETAINING WALL CORNER / INTERSECTION REINF (PLAN VIEW)
NTS

RW RETAINING WALL
NTS



Lot 521
424 Valley Ridge
Canyon Lake, TX 78133

100% CD



	10.29.24	100% CD
Mark	Date	Description
△		
NLAI Job #:		23012.05
Drawn by:		GMS / CJB
Checked by:		EEL
Date of Issue:		10.29.24

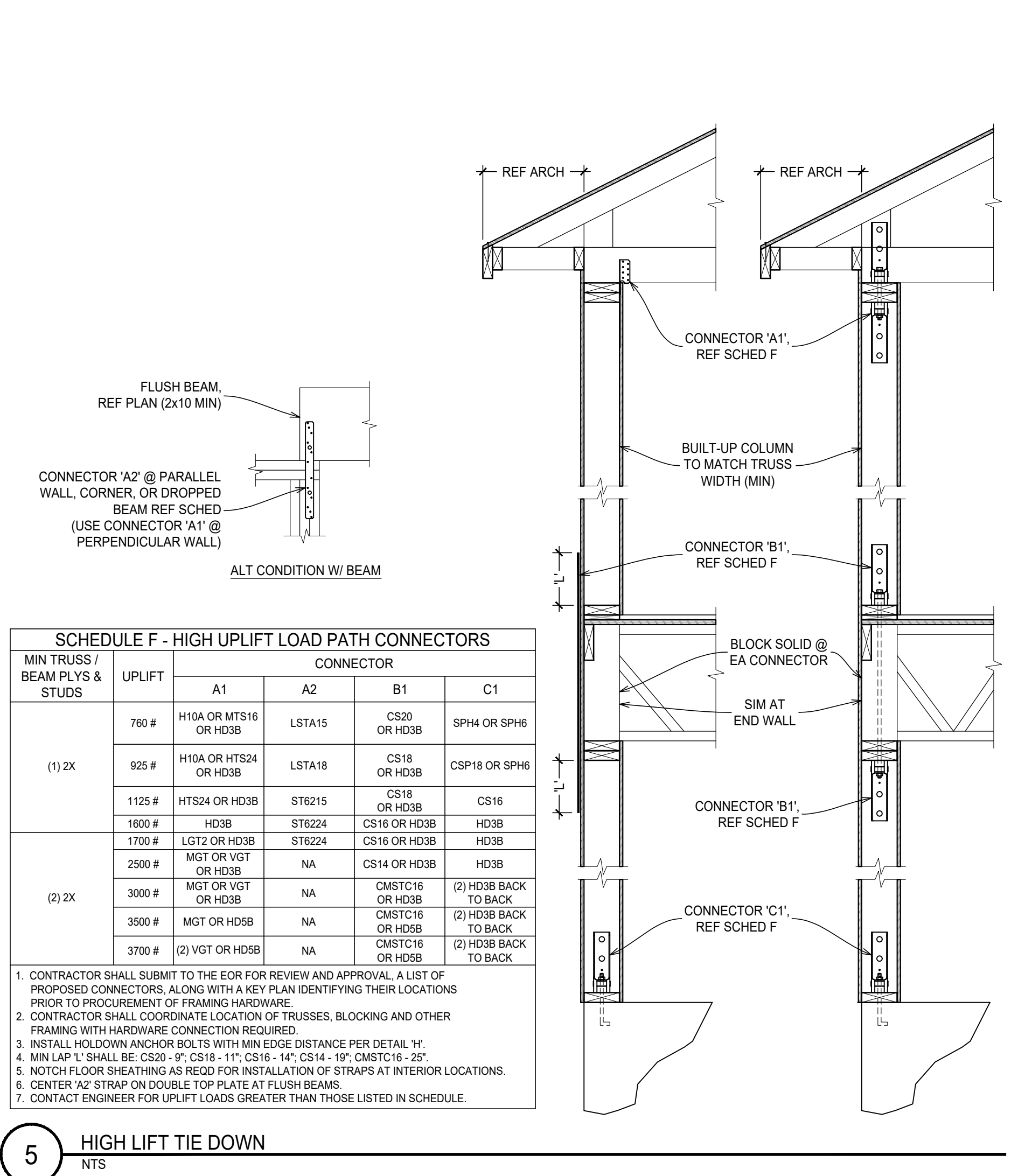
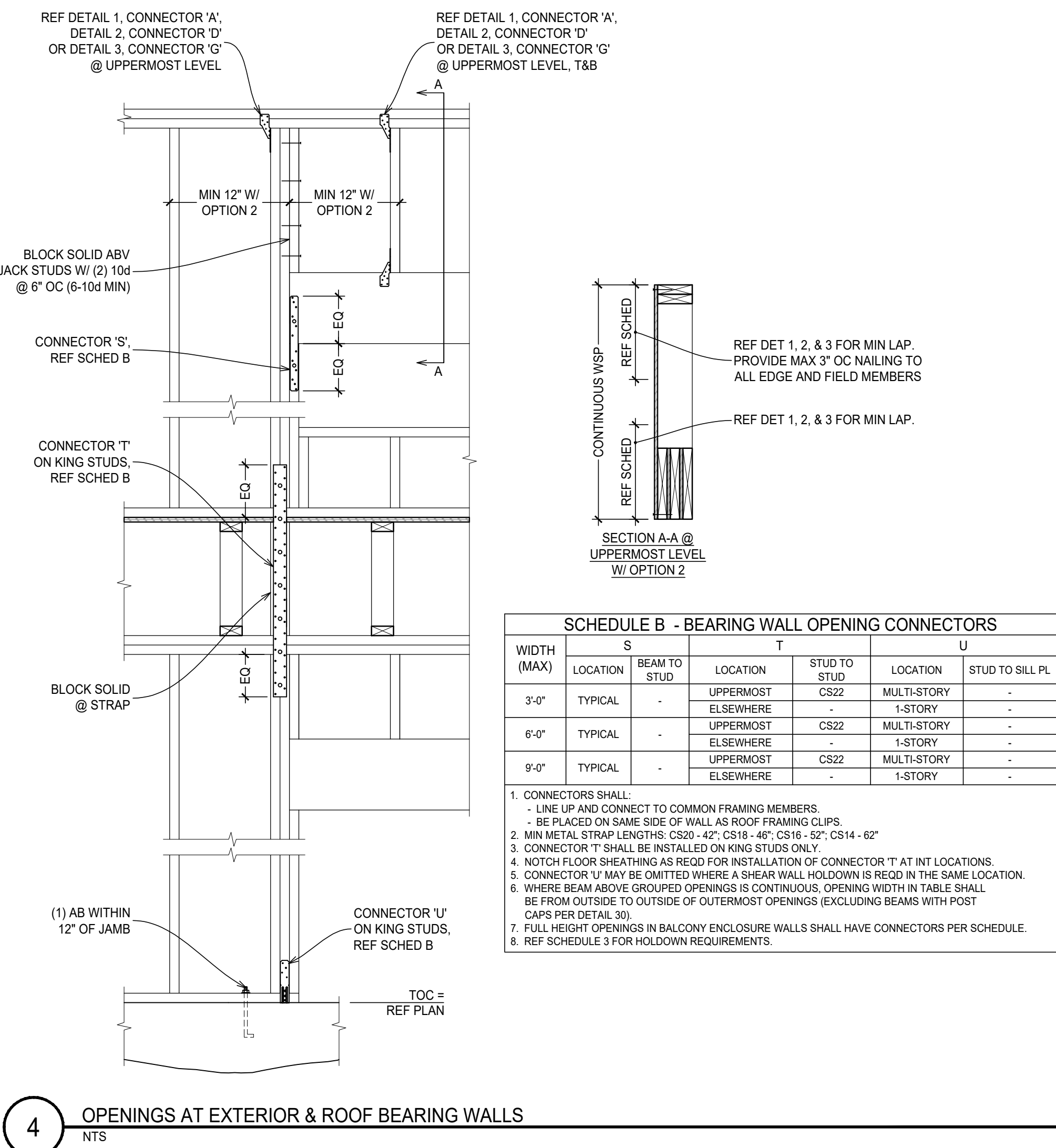
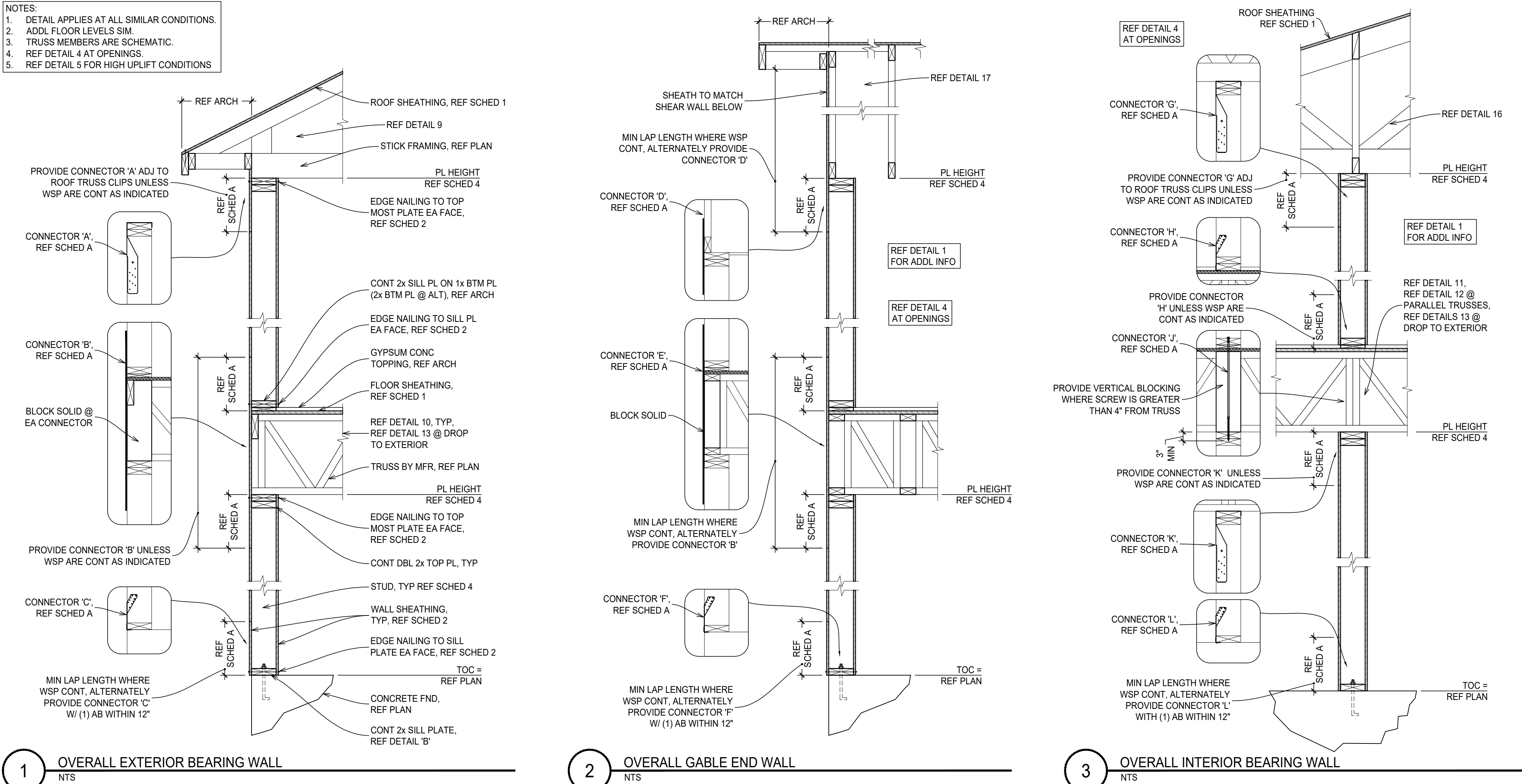
Sheet Title

Retaining Wall Details

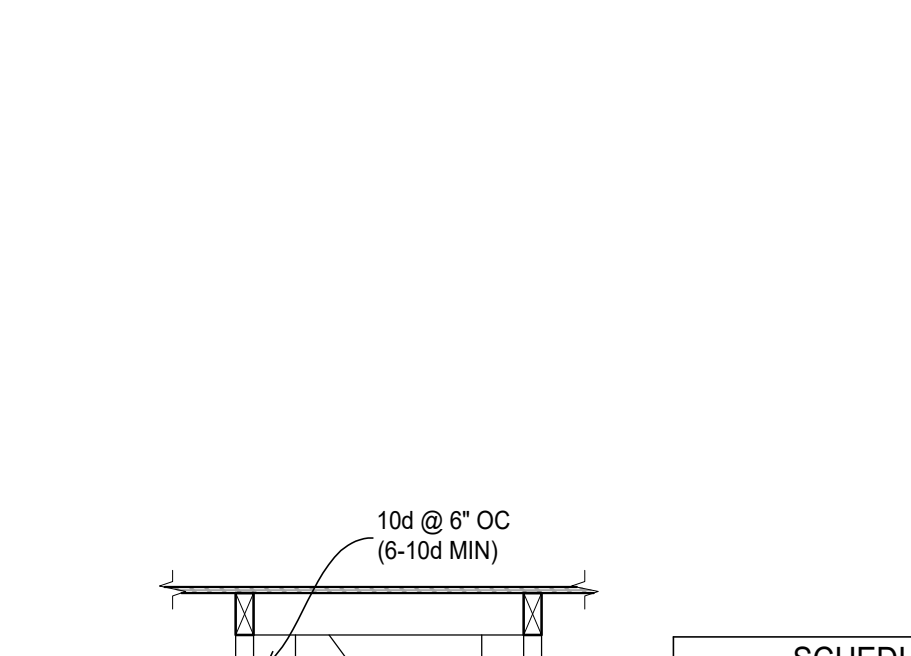
Sheet No.:

\$5.01

- NOTES:
1. DETAIL APPLIES AT ALL SIMILAR CONDITIONS.
2. ADDL FLOOR LEVELS SIM.
3. TRUSS MEMBERS ARE SCHEMATIC.
4. REF DETAIL 4 AT OPENINGS.
5. REF DETAIL 5 FOR HIGH UPLIFT CONDITIONS.



SCHEDULE A - LOAD PATH CONNECTORS				
LABEL	ELEMENTS	LOCATION	OPTION 1	OPTION 2
			TYPICAL	LAP L, # 66 COMMON
A	DBL PL TO STUD	TYPICAL	H2.5A @ 32" OC	15", (3)
B	STUD TO STUD	UPPERMOST	CS20 @ 32" OC	15", (3)
		ELSEWHERE	-	-
C	STUD TO SILL PL	MULTI-STORY	-	-
		1-STORY	-	-
D	TRUSS TO STUD	TYPICAL	CS20 @ 32" OC	15", (3)
E	STUD TO STUD	UPPERMOST	CS20 @ 32" OC	15", (3)
		ELSEWHERE	-	-
F	STUD TO SILL PL	MULTI-STORY	-	-
		1-STORY	-	-
G	DBL PL TO STUD	TYPICAL	-	-
H	STUD TO SILL PL	UPPERMOST	-	-
		ELSEWHERE	-	-
J	SILL PL TO DBL PL	UPPERMOST	-	-
		ELSEWHERE	-	-
K	DBL PL TO STUD	UPPERMOST	-	-
		ELSEWHERE	-	-
L	STUD TO SILL PL	MULTI-STORY	-	-
		1-STORY	-	-



SCHEDULE C - ROOF TRUSS BLOCKING			
MARK	SPACING	DESIGN SHEAR	NAILING TO PLATE
TYPICAL	EVERY THIRD		
A	EVERY OTHER	300 PLF	10d TOE-NAILED @ 4" OC (MIN 6 PER BLOCK)
B	EVERY SPACE		

1. BLOCKING SHALL BE PLACED OVER EA END OF WALL AND SPACED BETWEEN PER SCHEDULE.
2. WHERE HEIGHT OF BLOCKING IS 11 1/4" OR LESS, SAWN LUMBER MAY BE USED.
3. WHERE SAWN LUMBER BLOCKING IS USED AT EVERY TRUSS SPACE, (2) 2"x10" HOLES MAY BE DRILLED INTO BLOCKING (SPACE 8" MIN AND CENTER VERTICALLY).
4. BEVEL TOP EDGE OF BLOCKING TO MATCH ROOF SLOPE.

SCHEDULE E - ROOF FRAMING CLIPS / STRAPS			
ELEMENTS	ALLOWABLE UPLIFT	CONNECTOR	
TRUSS TO DBL TOP PLATE	60 #	NONE REQD	
	535 #	H2.5A	
	650 #	15P	
	1070 #	(2) H2.5A	
	> 1070 #	REF DETAIL 5	

1. CONTRACTOR SHALL SUBMIT A LIST OF PROPOSED CONNECTORS, ALONG WITH A KEYED PLAN IDENTIFYING THEIR LOCATIONS TO EOR FOR REVIEW AND APPROVAL PRIOR TO PROCUREMENT OF HARDWARE.
2. INSTALL CONNECTORS ON OUTSIDE OF WALL AT EXTERIOR CONDITIONS.
3. WHERE (2) CLIPS ARE REQD ON A SINGLE 2x4 MEMBER, LOCATE ON OPPOSITE SIDE OF FRAMING AND WALL.
4. ROOF FRAMING CONNECTORS SHALL BE INSTALLED ON THE SAME SIDE OF WALL AS WSP WHERE WSP IS PRESENT AT INTERIOR.

SCHEDULE D - FLOOR TRUSS BLOCKING			
WALL BELOW	SPACING	DESIGN SHEAR	NAILING TO PLATE
LENGTH < 5'-4"	NOT REQD		
TYPICAL	EVERY THIRD	360 PLF	(2) 10d @ 8" OC (6 PER 24" SPACE)
W7 OR PARTY WALL	EVERY OTHER	400 PLF	(2) 10d @ 8" OC (8 PER 24" SPACE)
6		360 PLF	(2) 10d @ 8" OC (6 PER 24" SPACE)
4		532 PLF	(2) 10d @ 8" OC (10 PER 24" SPACE)
3		645 PLF	(2) 10d @ 8" OC (10 PER 24" SPACE)
2		840 PLF	(2) 10d @ 8" OC (16 PER 24" SPACE)

1. BLOCKING SHALL BE PLACED OVER EA END OF WALL AND SPACED BETWEEN PER SCHEDULE.
2. WHERE HEIGHT OF BLOCKING IS 11 1/4" OR LESS, SAWN LUMBER MAY BE USED.



Valley Ridge
Homes at Canyon
Lake

Lot 521

424 Valley Ridge
Canyon Lake, TX 78133

100% CD



FIRM REG. # F-8601

Mark	10.29.24	100% CD
Date		Description
NLAI Job #: 23012.05		
Drawn by: GMS / CJB		
Checked by: EEL		
Date of Issue: 10.29.24		

Sheet Title:

Framing Details

Sheet No.:

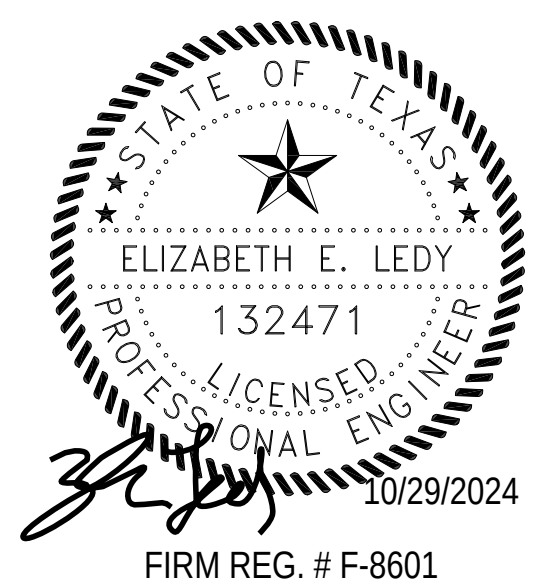
S6.00

Valley Ridge Homes at Canyon Lake

Lot 521

424 Valley Ridge
Canyon Lake, TX 78133

100% CD



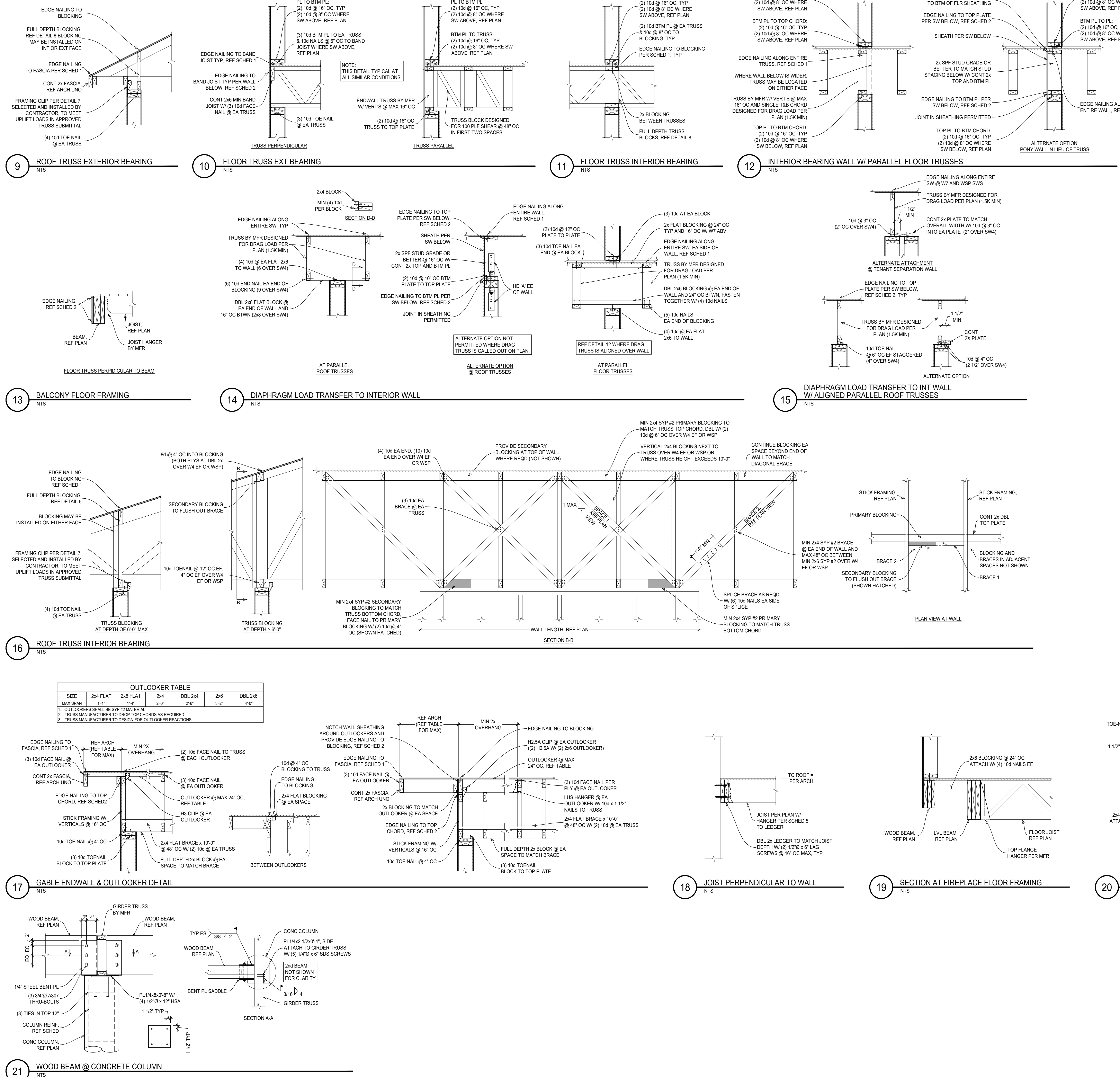
Mark	Date	Description
△	10.29.24	100% CD
NLAI Job #: 23012.05		
Drawn by: GMS / CJB		
Checked by: EEL		
Date of Issue: 10.29.24		

Sheet Title:

Framing Details

Sheet No.:

S6.01

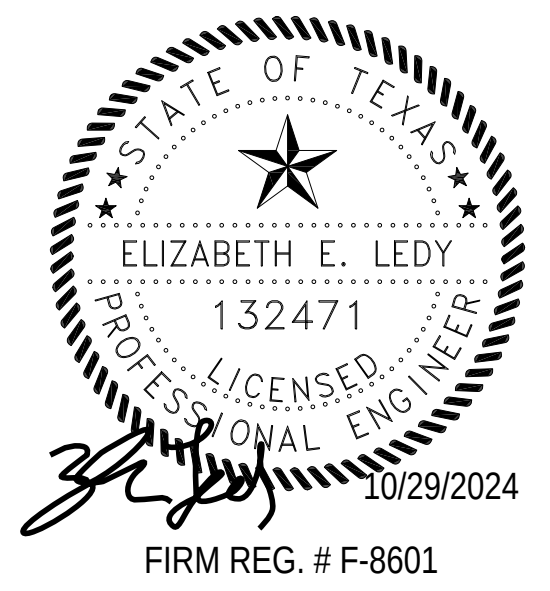


Valley Ridge
Homes at Canyon
Lake

Lot 521

424 Valley Ridge
Canyon Lake, TX 78133

100% CD



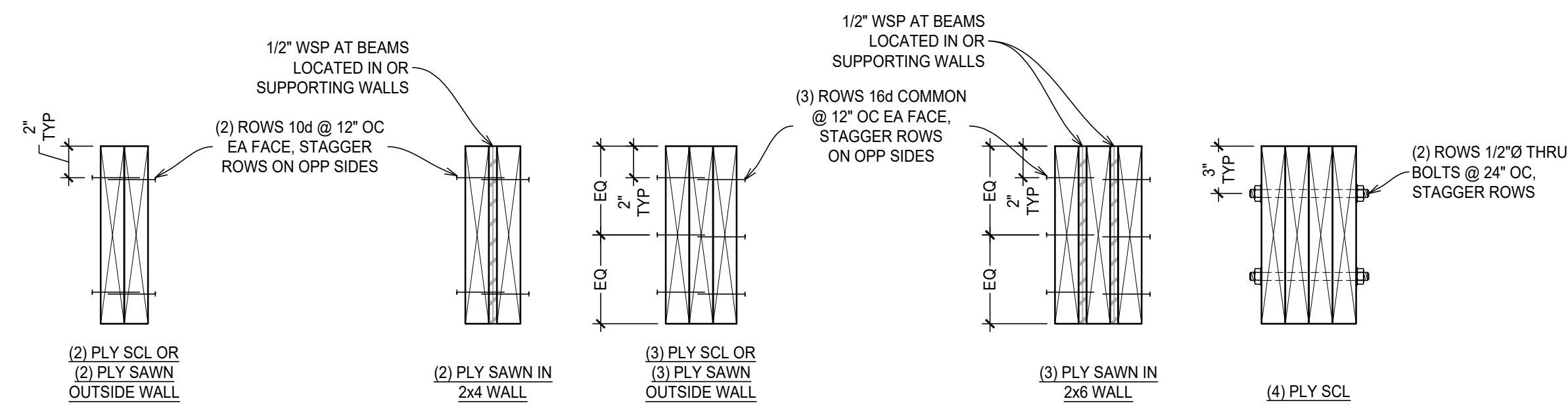
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△	Date	Description
NLAI Job #: 23012.05		
Drawn by: GMS / CJB		
Checked by: EEL		
Date of Issue: 10.29.24		

Sheet Title:

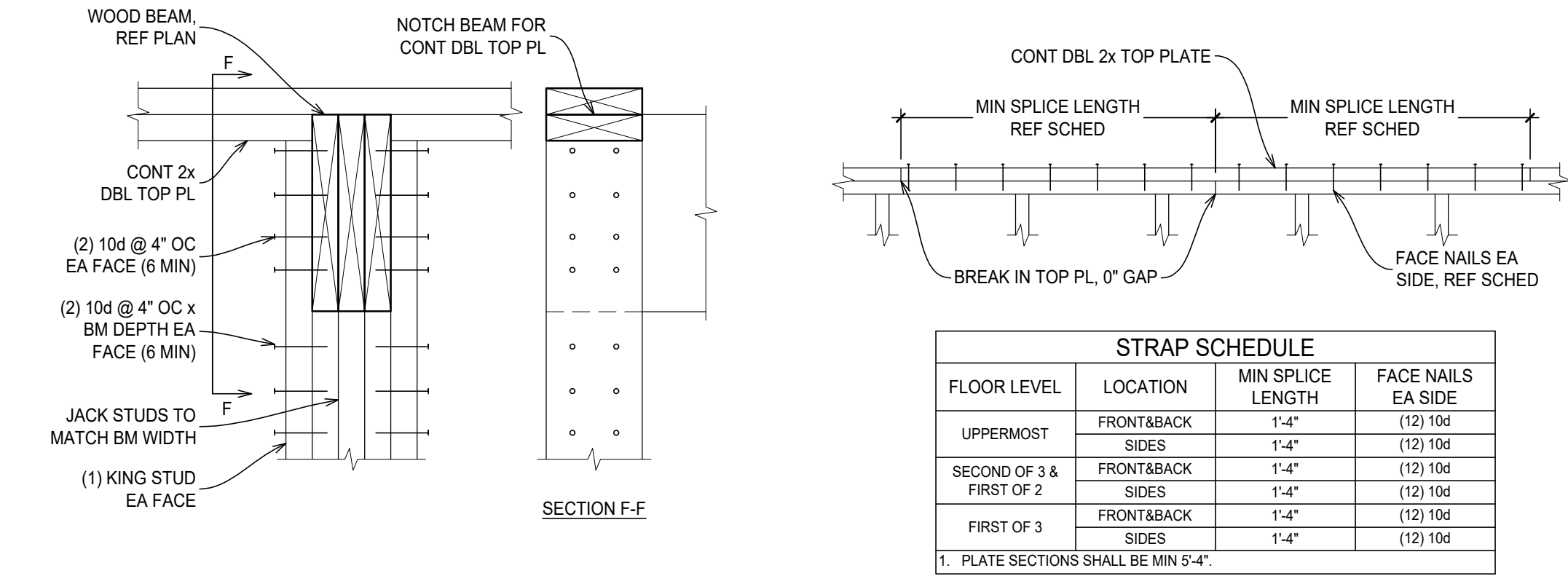
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S6.02

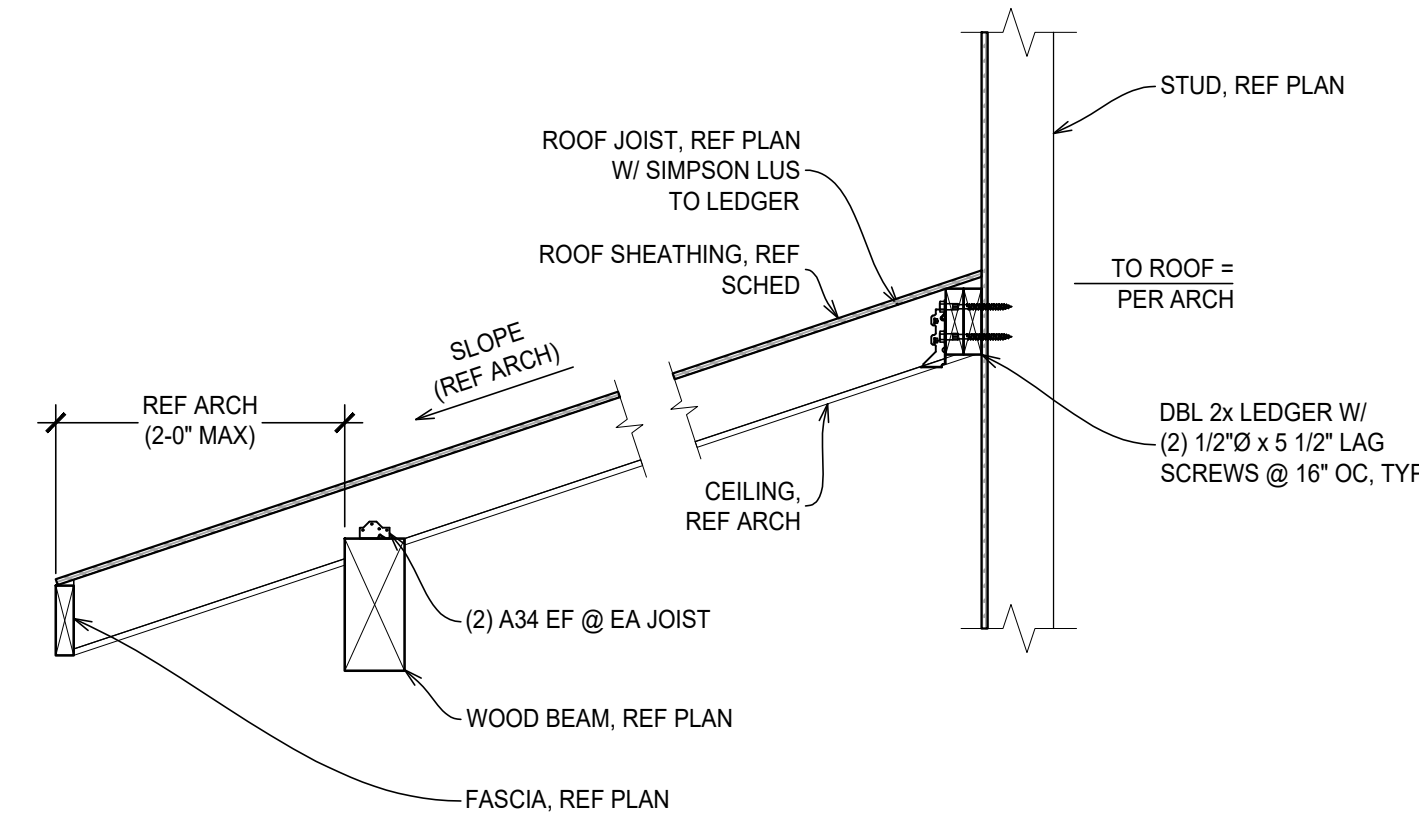


25 BUILT-UP BEAM FASTENERS
NTS



26 WOOD BEAM POCKET WALL
NTS

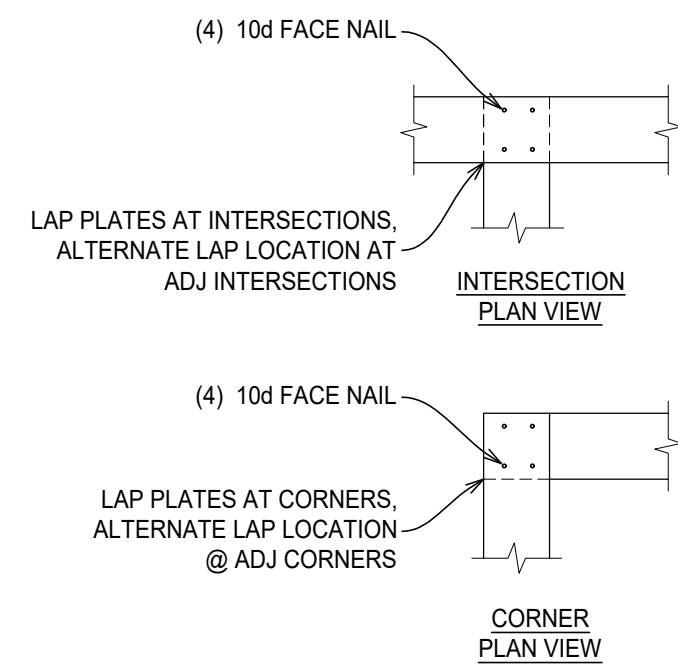
27 DOUBLE TOP PLATE SPLICE
NTS



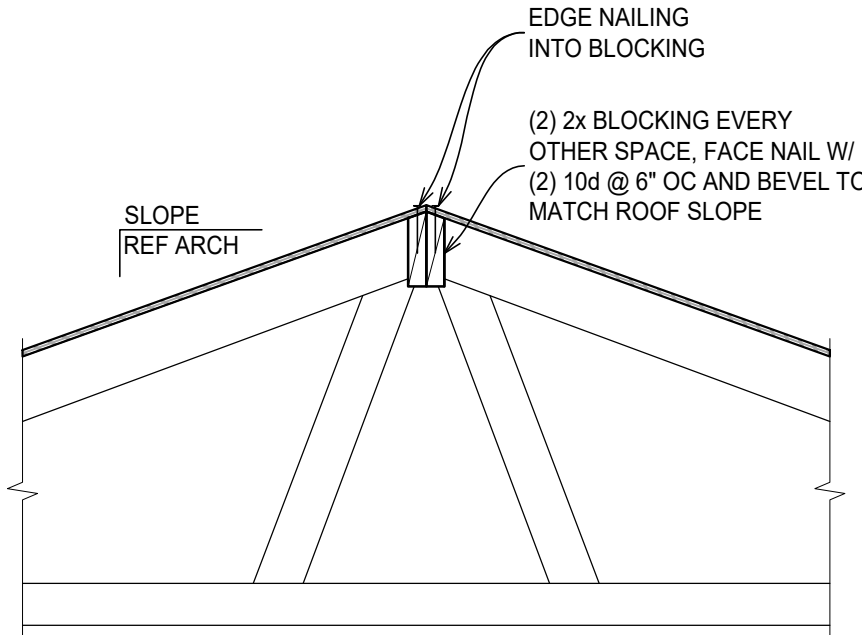
22 ROOF JOIST PERPENDICULAR TO WALL
NTS

23 NOT USED
NTS

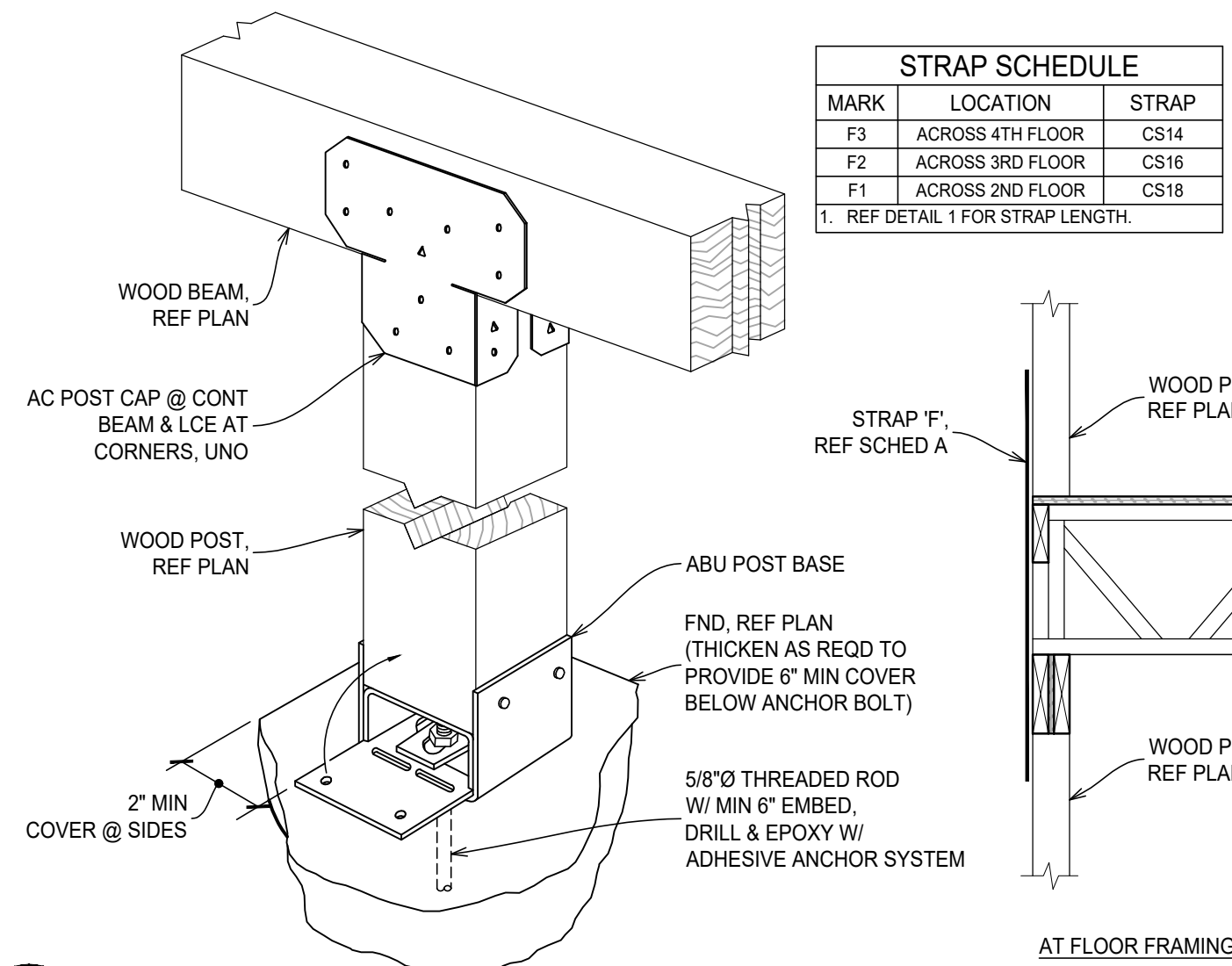
24 NOT USED
NTS



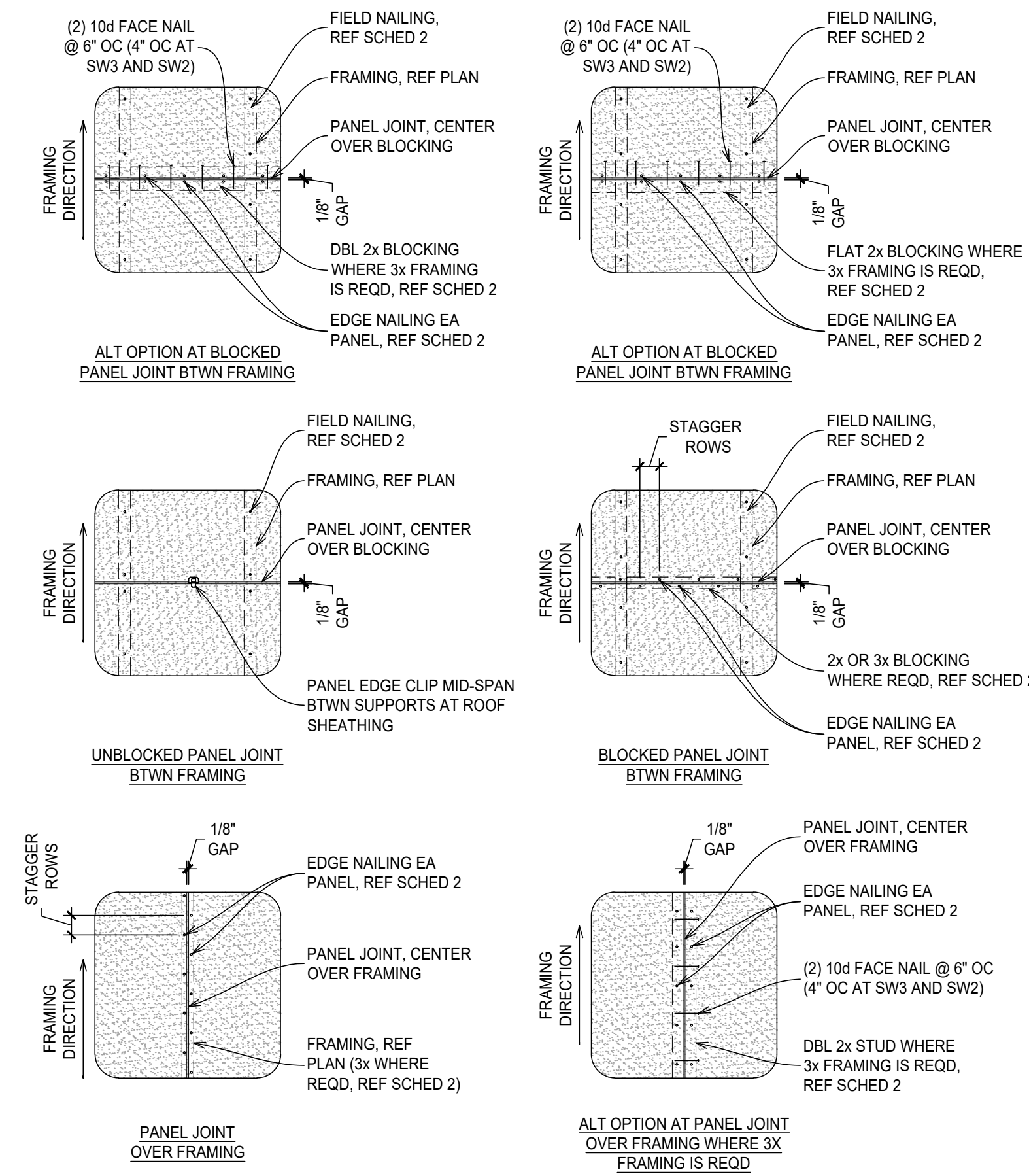
28 DOUBLE TOP PLATE LAP @
CORNERS & INTERSECTIONS
NTS



29 RIDGE BLOCKING
NTS

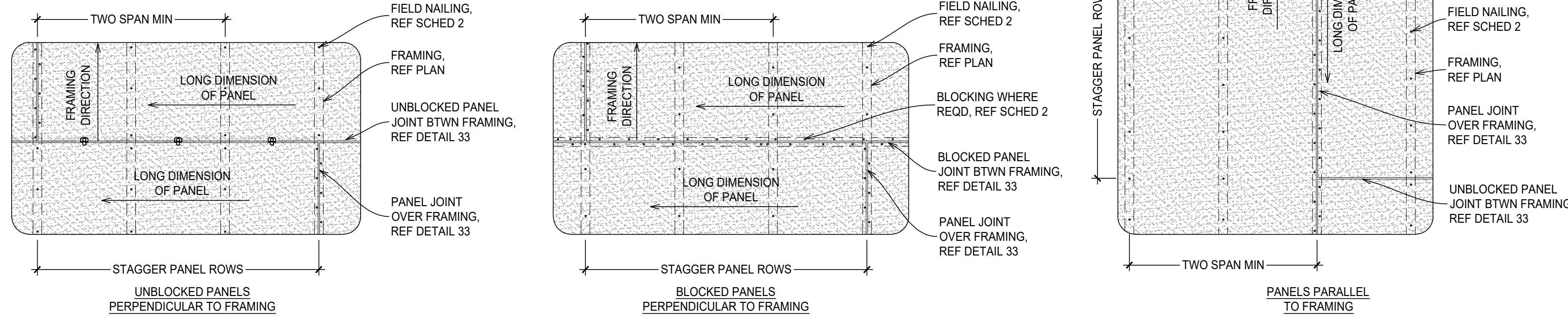


30 BEAM TO POST
NTS



33 SHEATHING JOINTS
NTS

- NOTES:
1. ROOF & FLOOR SHEATHING SHALL BE INSTALLED WITH LONG DIMENSION PERPENDICULAR TO FRAMING.
 2. PANELS SHALL BE FULL 48" x 96" SHEETS EXCEPT AS REQUIRED AT BOUNDARIES.
 3. PANELS AT BOUNDARIES SHALL BE TWO SPAN (24" MIN) x 12" MIN.
 4. WHERE NAILING IS @ 2" OC (OR 3" OC W/ 10d COMMON), PROVIDE 3x FRAMING AND BLOCKING AT SHEATHING JOINTS PER DETAIL 33.
 5. WHERE WSP ARE INSTALLED ON BOTH SIDES OF WALL AND FASTENER SPACING IS LESS THAN 6" OC EITHER SIDE, OFFSET PANEL JOINTS ON OPP SIDES OF WALL OR PROVIDE 3x FRAMING AND BLOCKING AT SHEATHING JOINTS PER DETAIL 33.
 6. SPACE FASTENERS 6" MAX IN FIELD AT 3/8" AND 7/16" WOOD PANELS INSTALLED OVER STUDS @ 24" OC.



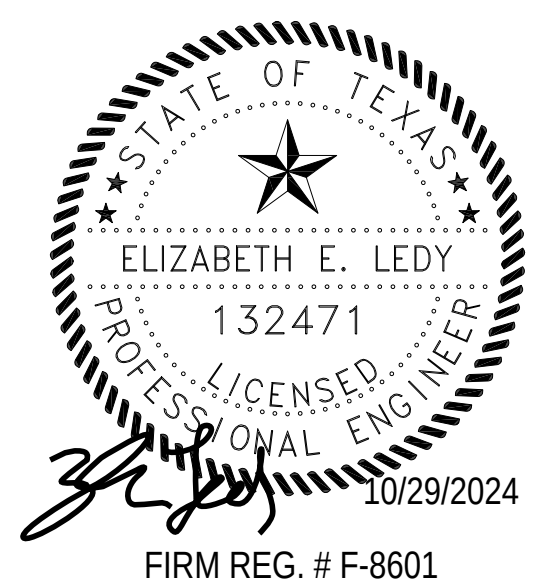
31 PANEL LAYOUT AT WALL, FLOOR AND SHEATHING
NTS

Valley Ridge Homes at Canyon Lake

Lot 521

424 Valley Ridge
Canyon Lake, TX 78133

100% CD



FIRM REG. # F-8601

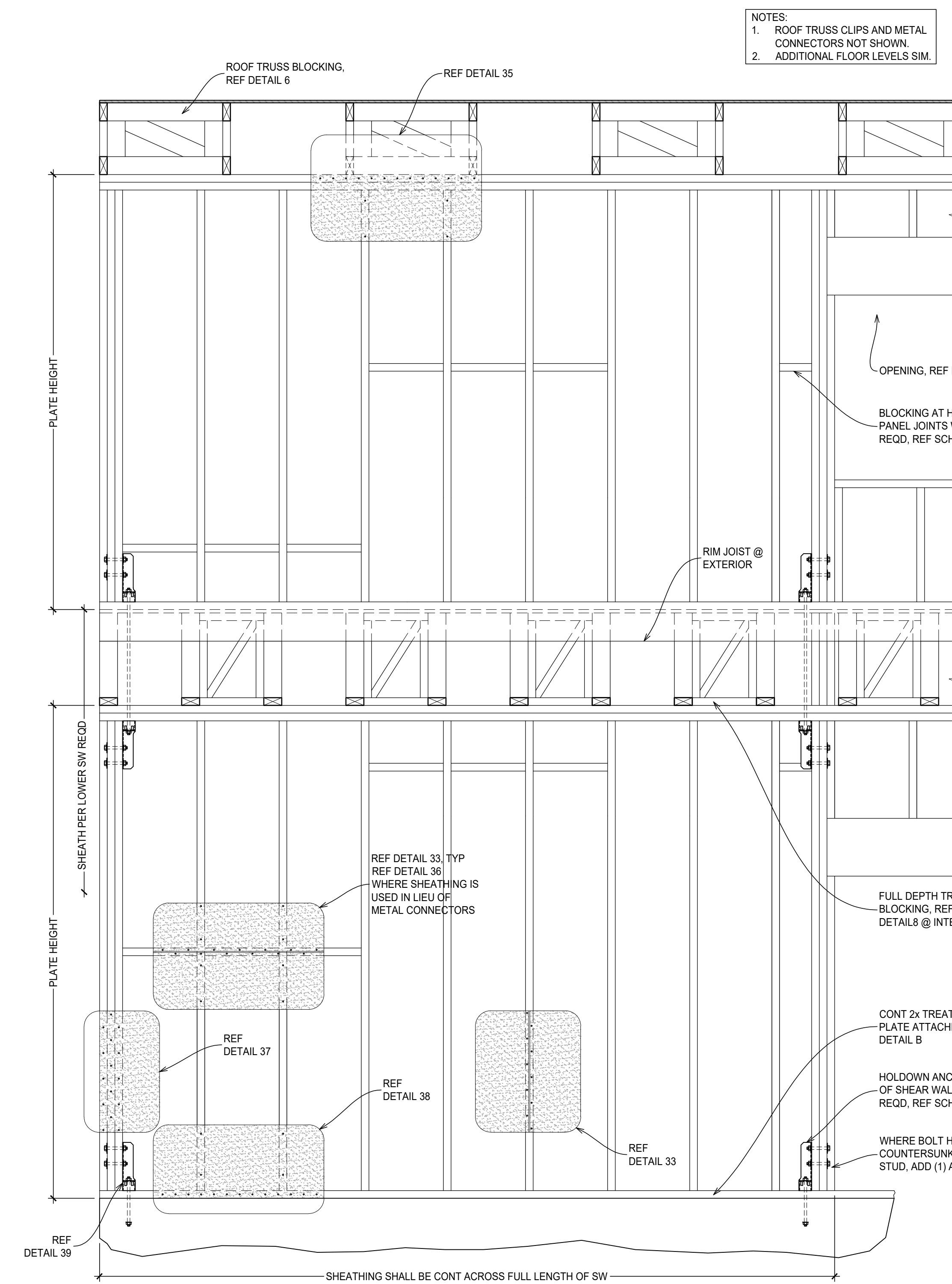
Mark	10.29.24	100% CD
Date		Description
NLAI Job #:	23012.05	
Drawn by:	GMS / CJB	
Checked by:	EEL	
Date of Issue:	10.29.24	

Sheet Title:

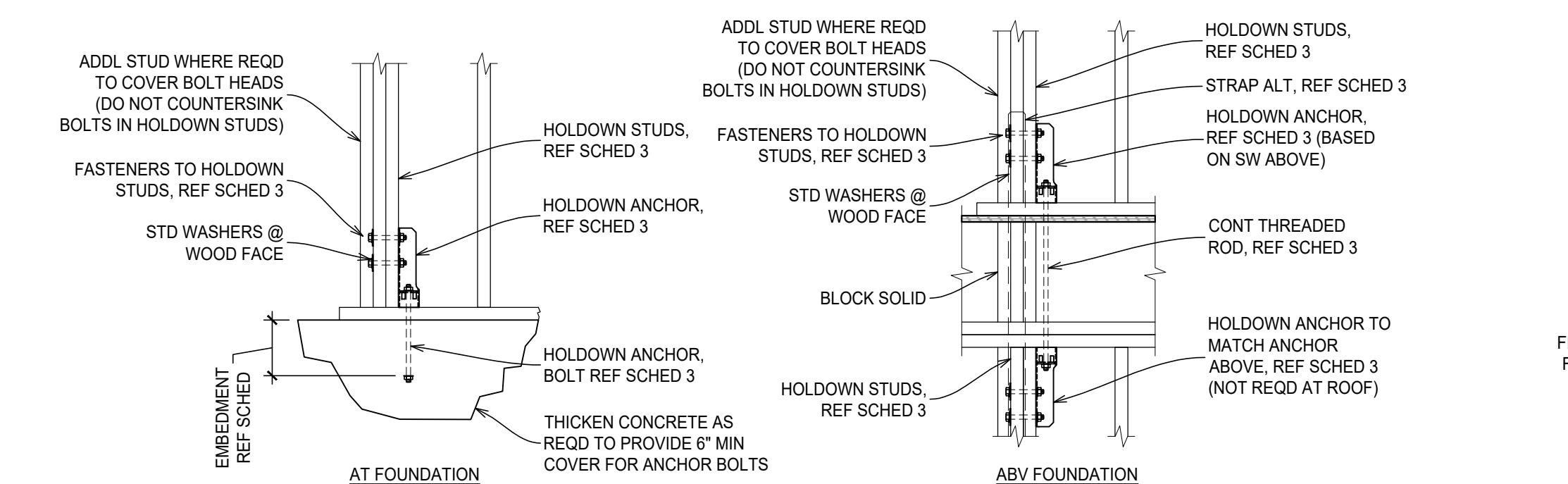
Framing Details

Sheet No.:

S6.03



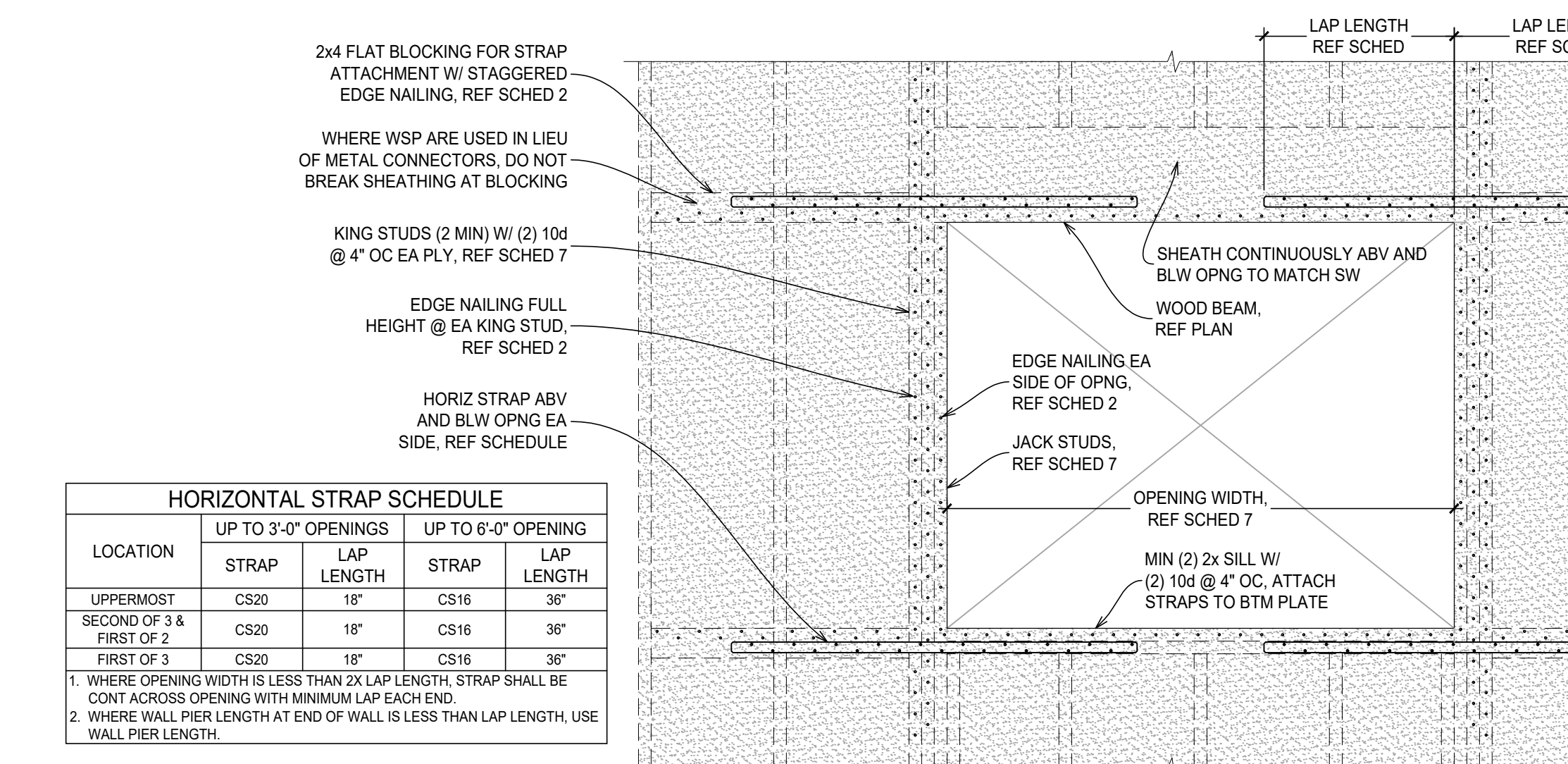
34 SHEAR WALL ELEVATION
NTS



39 HOLDOWN FRAMING
NTS

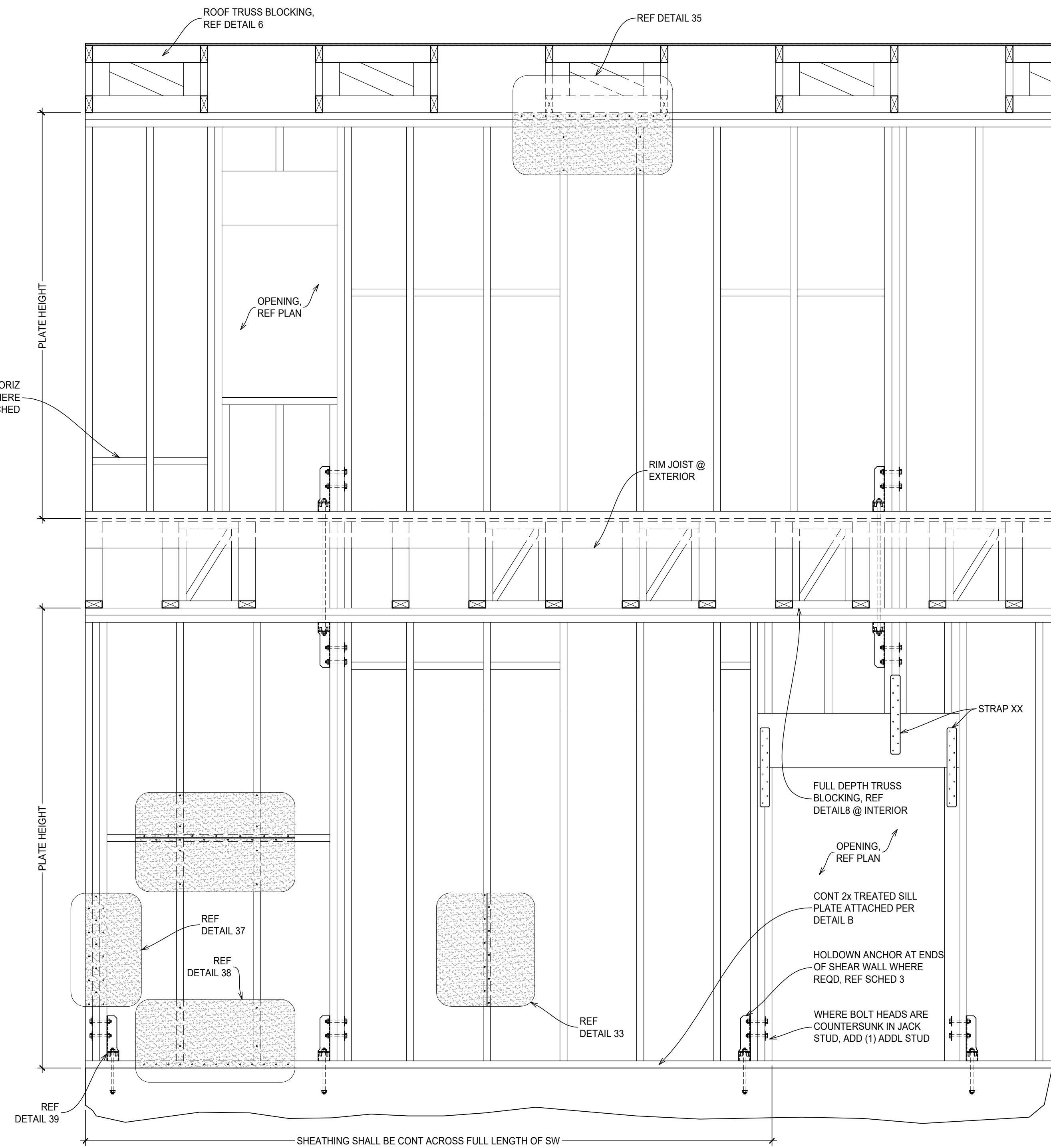
40 WALL INTERSECTION W/ HORIZ BLOCKING
NTS

41 WALL INTERSECTION W/ VERT BLOCKING
NTS

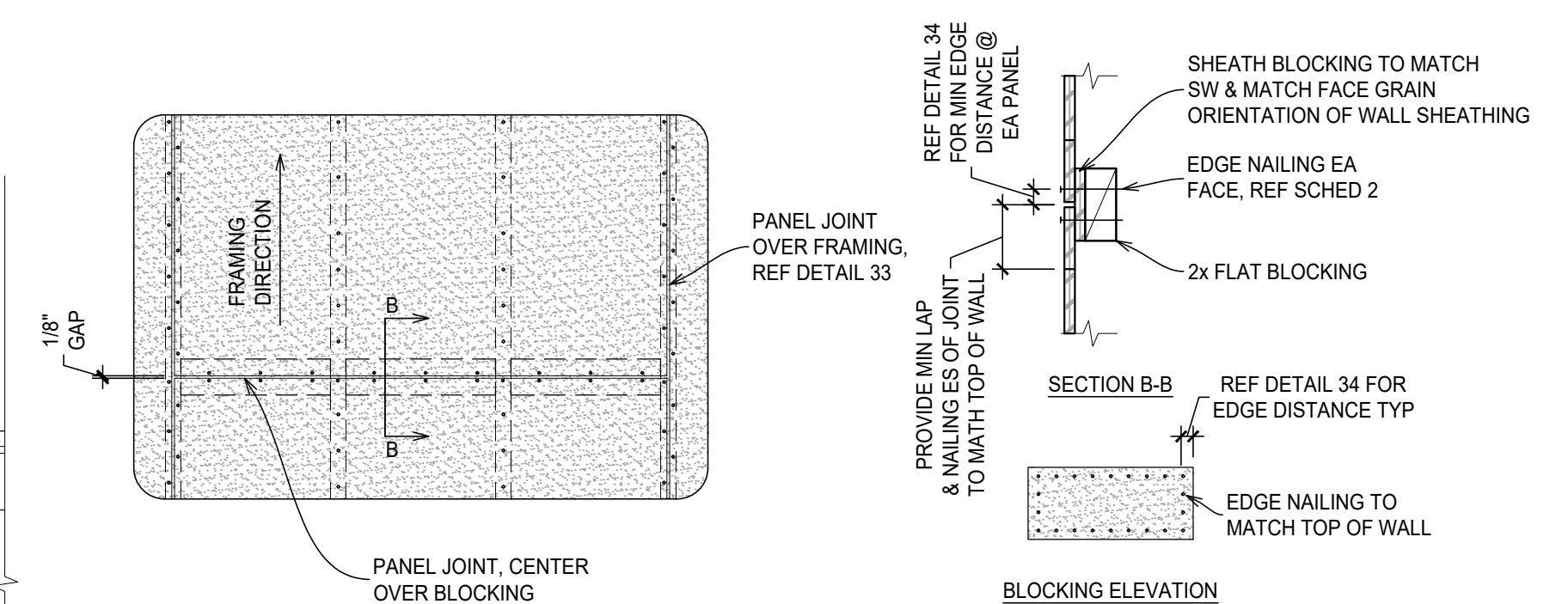


44 HORIZONTAL STRAPPING AT CONTINUOUS SHEAR WALL
NTS

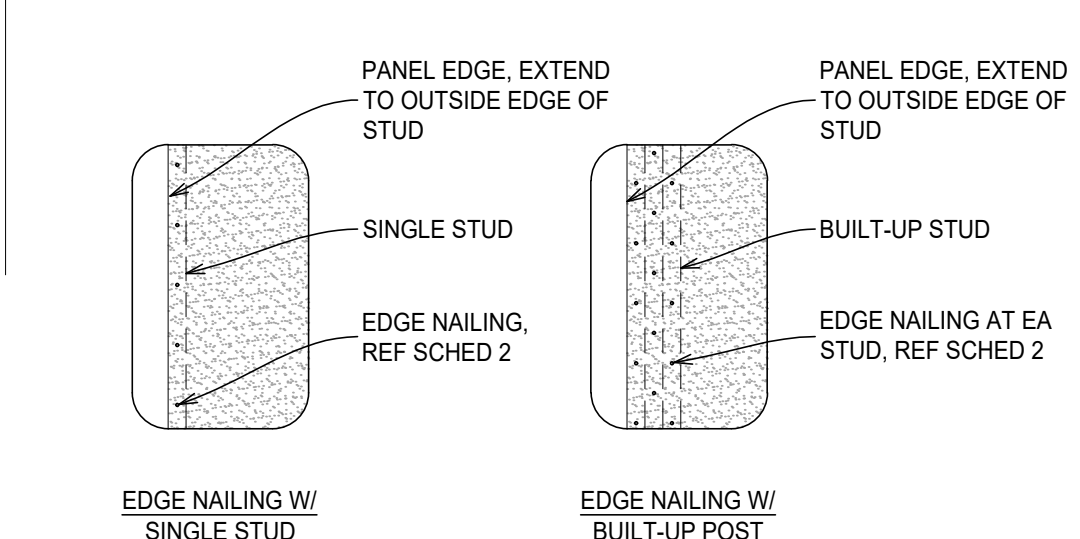
45 OPENING FRAMING
NTS



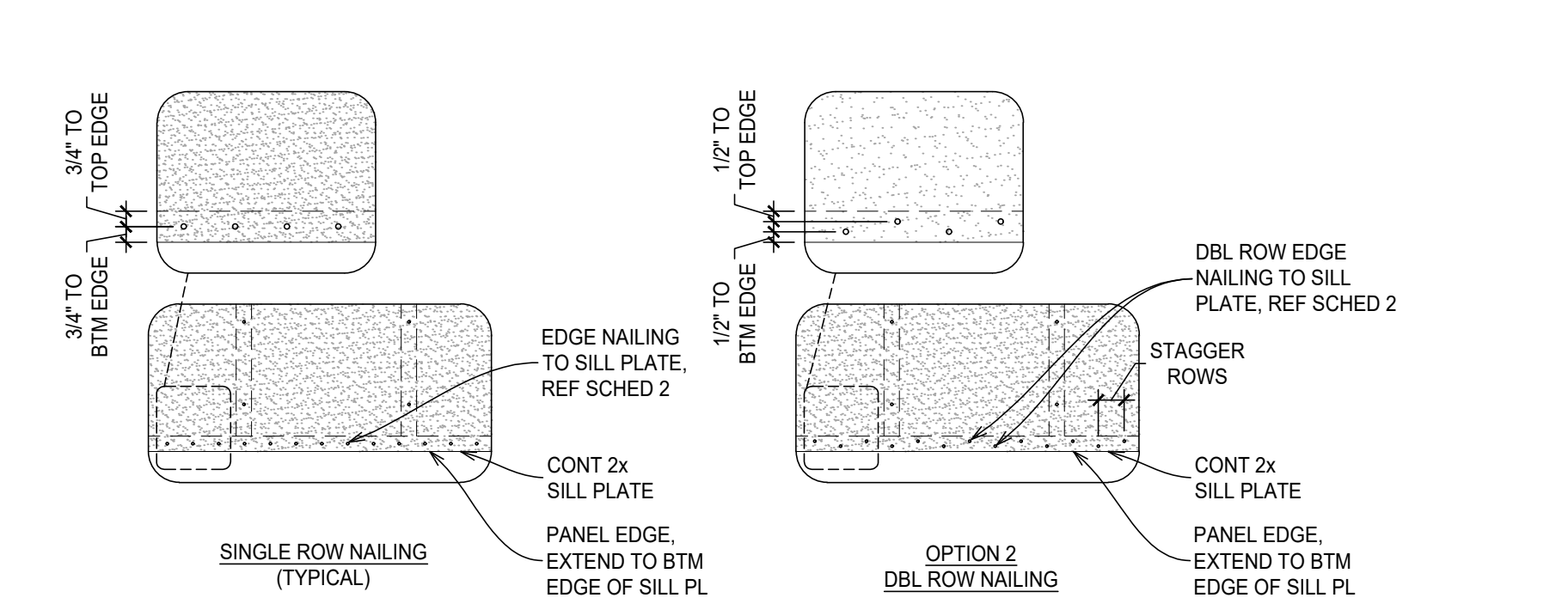
35 EDGE NAILING @ ROOF (SIM AT FLOOR FRAMING)
NTS



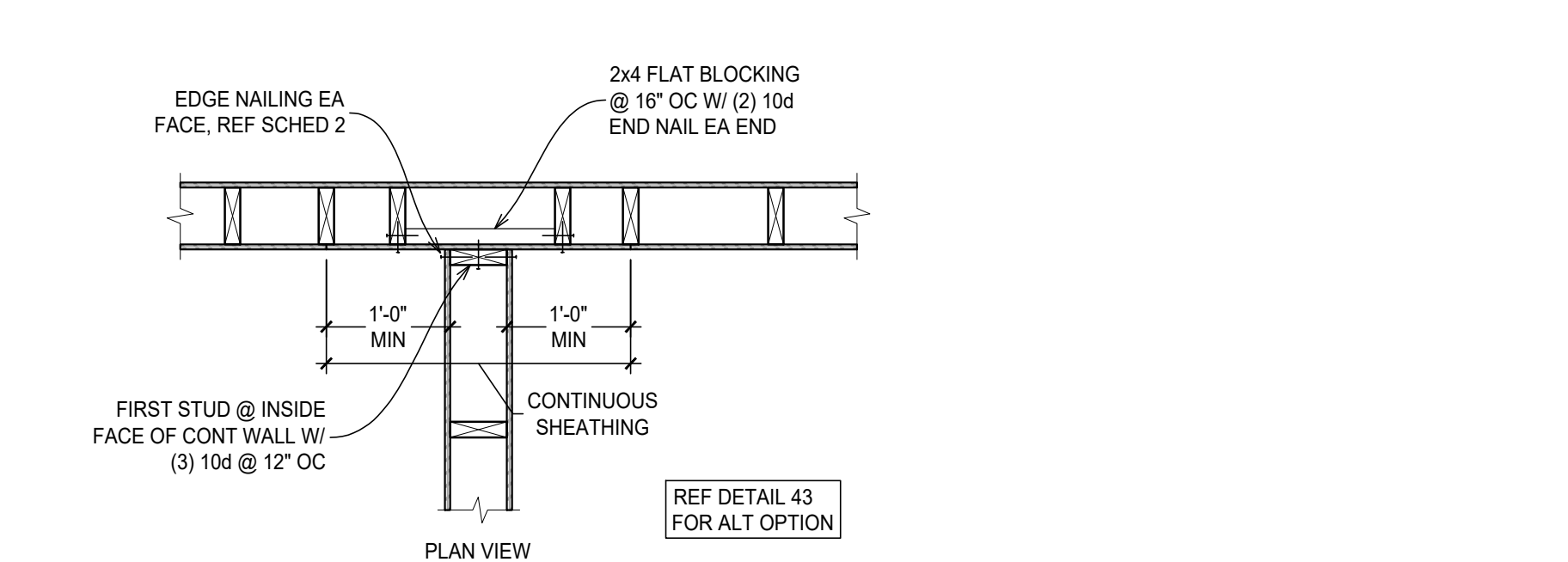
36 BLOCKED PANEL JOINT BTWN FRAMING WITH UPLIFT
NTS



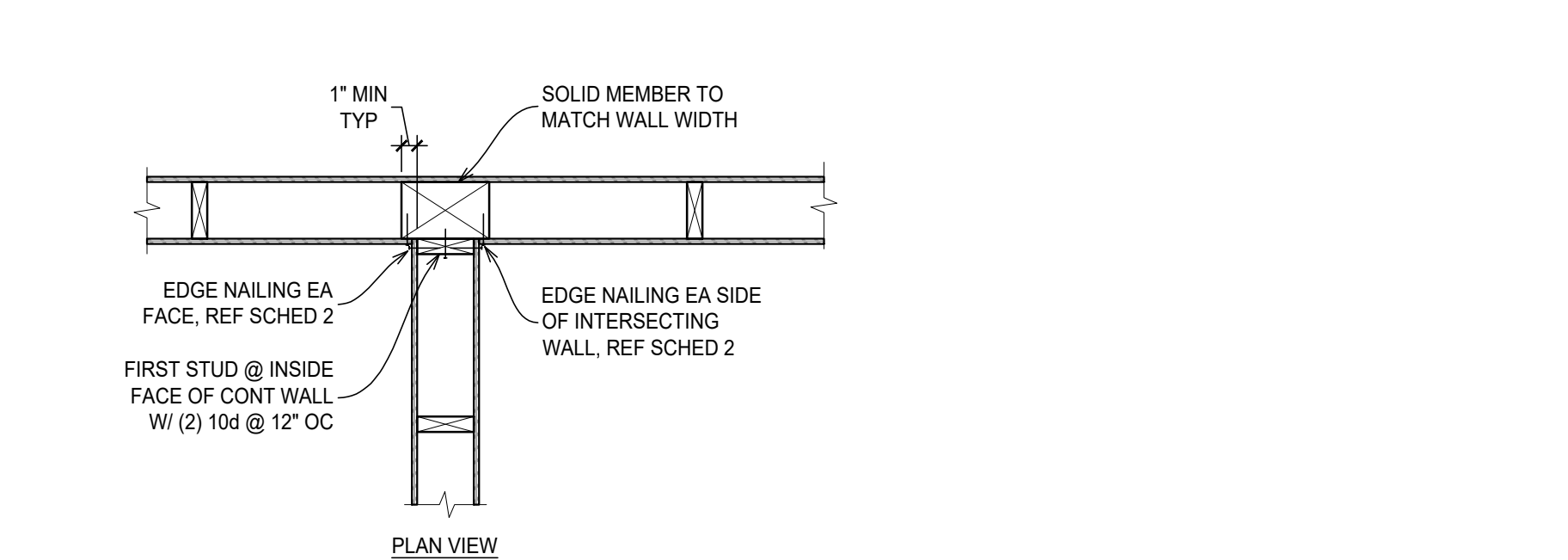
37 EDGE NAILING AT SHEAR WALL ENDS
NTS



38 EDGE NAILING @ SILL PLATE
NTS



42 WALL INTERSECTION W/ CONT SHEATHING
NTS



43 WALL INTERSECTION W/ SOLID MEMBER
NTS

EXT OPENING SCHEDULE				
LOCATION	WIDTH	R STUD TO BEAM	2x4 WINDOW SILL	2x6 WINDOW SILL
TYPICAL	3'-0" MAX	(6) 10d	(1) 2x4	(1) 2x6
TYPICAL	6'-0" MAX	(6) 10d	(2) 2x4	(2) 2x6
TYPICAL	9'-0" MAX	(10) 10d	(4) 2x4	(3) 2x6
TYPICAL	12'-0" MAX	(10) 10d	B411	(4) 2x6

1. NAIL SILLS TOGETHER WITH (3) 10d @ 6" OC EA PLY.
2. WHERE BEAM ABOVE GROUPED OPENINGS IS CONTINUOUS, OPENING WIDTH IN TABLE SHALL BE FROM OUTSIDE TO OUTSIDE OF OUTERMOST OPENINGS FOR R' FASTENERS.
3. WHERE BEAM IS SHOWN AT WINDOW SILL, PROVIDE R' FASTENERS EE.
4. WHERE FLAT 2x IS USED OVER INTERIOR OPENINGS, FOLLOW REQUIRED IN SCHEDULE FOR WINDOW SILL.

INT OPENING SCHEDULE				
LOCATION	WIDTH	R STUD TO BEAM	2x4 WINDOW SILL	2x6 WINDOW SILL
TYPICAL	3'-0" MAX	(6) 10d	(1) 2x4	(1) 2x6
TYPICAL	6'-0" MAX	(6) 10d	(1) 2x4	(1) 2x6
TYPICAL	9'-0" MAX	(6) 10d	(2) 2x4	(1) 2x6
TYPICAL	12'-0" MAX	(6) 10d	(3) 2x4	(2) 2x6

1. NAIL SILLS TOGETHER WITH (2) 10d @ 6" OC EA PLY.
2. WHERE BEAM ABOVE GROUPED OPENINGS IS CONTINUOUS, OPENING WIDTH IN TABLE SHALL BE FROM OUTSIDE TO OUTSIDE OF OUTERMOST OPENINGS FOR R' FASTENERS.
3. WHERE BEAM IS SHOWN AT WINDOW SILL, PROVIDE R' FASTENERS EE.
4. WHERE FLAT 2x IS USED OVER INTERIOR OPENINGS, FOLLOW REQUIRED IN SCHEDULE FOR WINDOW SILL.

From: [Ritzen,Brenda](#)
To: [Marisa Kane](#)
Cc: [Chadwick Fox](#); robert@eaglerocktx.com
Subject: RE: 118239
Date: Tuesday, April 29, 2025 8:17:00 AM
Attachments: [118239.pdf](#)
[image001.png](#)

Marisa :

A copy of the Permit to Construct is attached.

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Marisa Kane <bridgewayllc1@gmail.com>
Sent: Monday, April 28, 2025 1:52 PM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: Chadwick Fox <chad.f@2x2capitalmanagement.com>; robert@eaglerocktx.com
Subject: Re: 118239

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

Good afternoon, Brenda,

Attached is the revised planning materials for this one for review.

Thank you.

Regards,

**BURRIER NIXON ENGINEERS**

Reg. No. F-24967

CHRISTINE NIXON, P.E.

9901 BRODIE LN, STE 160, PMB 195

AUSTIN, TX 78748

(512) 694-0537

April 24, 2025

Comal County Comments Response

424 (Lot 521) Valley Ridge, Canyon Lake, TX (Permit 118239)

- 1) The actual physical address assigned to this property is 584 Valley Ridge.
[The correct address for Lot 521 is 424 Valley Ridge. The planning materials have been updated.](#)
- 2) The physical address of the maintenance provider is needed on the maintenance contract.
[The maintenance contract has been updated.](#)
- 3) Please have the maintenance provider certify that the signature on the contract is his actual signature.
[The maintenance contract has been updated](#)
- 4) The maintenance contract must indicate that the start date of the contract is the date the "License to Operate" is issued (not LTO).
[The maintenance contract has been updated](#)
- 5) The maintenance contract must indicate a maintenance schedule in accordance with state regulations, it must also provide the required minimum number of service visits for the 2 year period (8 over 2 years).
[The maintenance contract has been updated](#)
- 6) Identify the minimum 1 ft setback from the edge of the drip field to the utility easements.
[A 1 foot setback is now indicated.](#)
- 7) Revise as needed and resubmit.

From: [Ritzen,Brenda](#)
To: [Marisa Kane](#)
Cc: [Chadwick Fox](#); robert@eaglerocktx.com
Subject: RE: 118239
Date: Friday, April 25, 2025 10:09:00 AM
Attachments: [image001.png](#)

**Re: SQR Development LLC
Scenic Heights Unit 2 Lot 521
Application for Permit for Authorization to Construct an On-Site
Sewage Facility (OSSF)**

Marisa :

I have reviewed the revised planning materials and found the following information is needed before I can continue processing the referenced permit submittal:

- ✓ 1. The maintenance contract indicates that the reporting months are circled but there are none circled.
- ✓ 2. Identify the 1 ft. separation distance from the easements.
- ✓ 3. Identify all property dimensions on the design.
- 4. Revise as needed and resubmit.

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Marisa Kane <bridgewayllc1@gmail.com>
Sent: Thursday, April 24, 2025 4:42 PM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>



Red Stag Septic Services LLC

P: 210-364-8562

E: redstagseptic@gmail.com

A: 439 Russian Sage New Braunfels Tx, 78130

REVISED

9:50 am, Apr 25, 2025

VOID

Septic System Maintenance Contract

Customer Name: SQR Development LLC - Chadwick Fox

Customer Address: Lot 521 - 424 Valley Ridge, Canyon Lake, TX

Customer Number: _____

Red Stag Septic Services LLC will operate and maintain the aerobic septic system at the address above for 2 year(s) beginning at License to Operate and ending at 2 years from License to Operate.

During the period we will provide a total of 8 visual inspections occurring within the months circled below:

JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

These inspections will consist of:

- ❖ Determining if tank needs to be pumped.
- ❖ Inspecting all floats, controls, and electrical components
- ❖ Inspecting pumps and aerators
- ❖ Clean filters

VOID

The property owner will be responsible for maintaining the chlorinator. Any additional work that is needed is **not** included in the service fee and will be completed and billed separately. Due to state regulations, if customer refuses to repair damaged or broken equipment necessary for the system's proper daily function; we will be forced to report customer to the appropriate county or city licensing authorities for noncompliance.

All complaints by the property owner regarding the operations of the system will be responded to within 3 business days at the site location listed above.

Service Fee **\$300.00**

Customer Signature

03/12/2025

Date

Francisco Ruiz MP0002663

Maintenance Provider

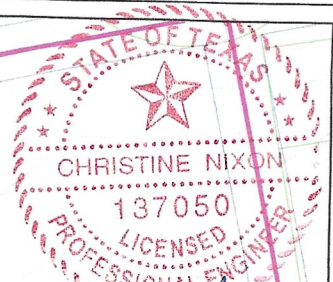
3/12/2025

Date

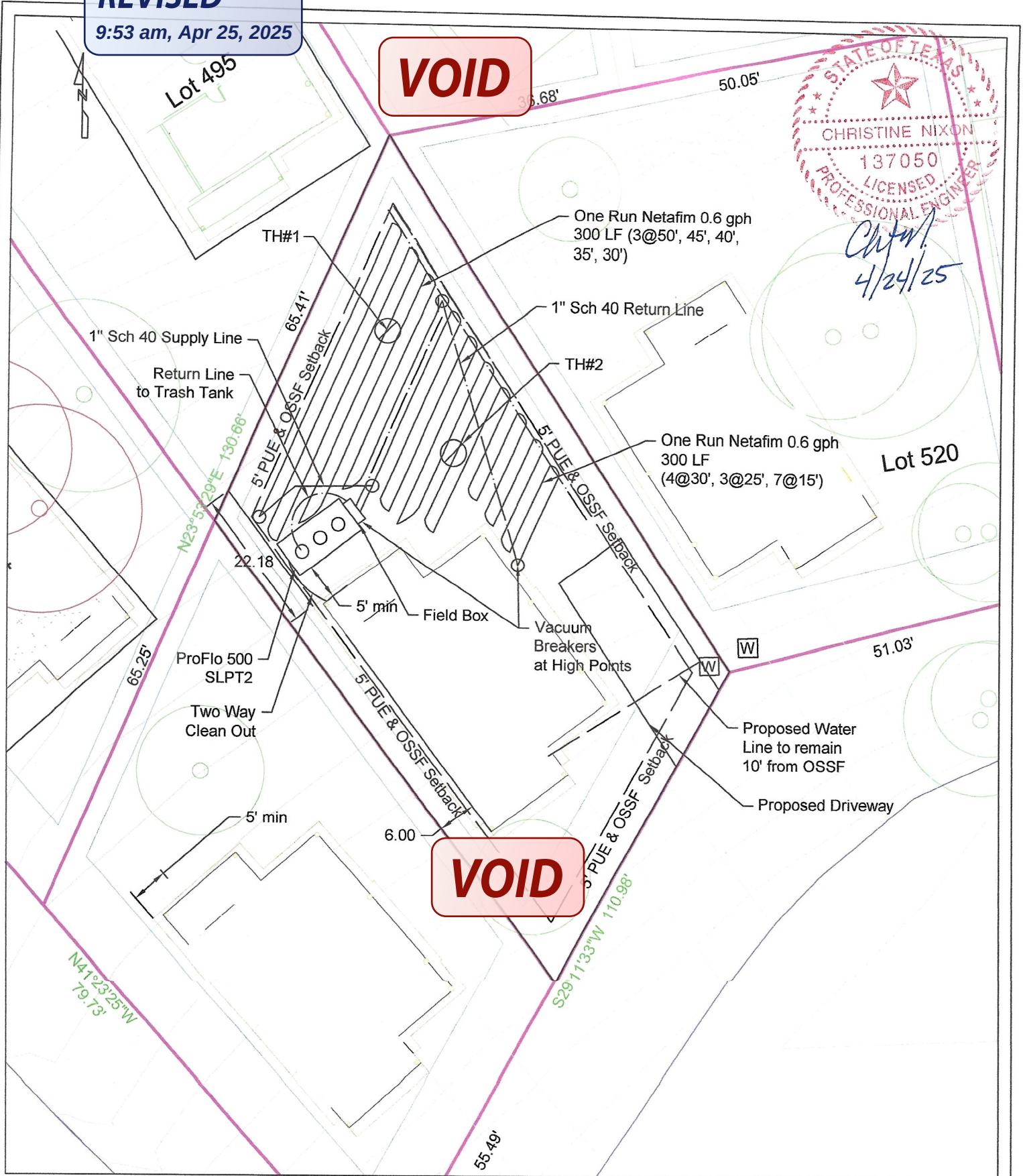
REVISED

9:53 am, Apr 25, 2025

VOID



Ch Nixon
4/24/25



VOID

Date 4/24/2025

Drawn by christine Nixon

Client
SQR Development

Burrier
Engineering

424 (Lot 521) Valley Ridge
Canyon Lake, TX
Comal County

Scale 1"=20'



VOID

Planning Materials & Site Evaluation as Required Completed By Christine Nixon, PE

System Description AerobicDrip

Size of Septic System Required Based on Planning Materials & Soil Evaluation

Tank Size(s) (Gallons) 1245 Gal Absorption/Application Area (Sq Ft) 4926 Sq Ft

Gallons Per Day (As Per TCEQ Table III) 240 gpd

(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)

Is the property located over the Edwards Recharge Zone? ☐ Yes ☒ No

(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

Is there an existing TCEQ approved WPAP for the property? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design complies with all provisions of the existing WPAP.)

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed WPAP. A Permit to Construct will not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.)

Is the property located over the Edwards Contributing Zone? ☒ Yes ☐ No

Is there an existing TCEQ approval CZP for the property? ☐ Yes ☒ No

(If yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

Is this property within an incorporated city? ☐ Yes ☒ No

If yes, indicate the city: _____

VOID

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Christine Nixon
Signature of Designer

1/2/25
Date

**BURRIER NIXON ENGINEERS**

Reg. No. F-24967

CHRISTINE NIXON, P.E.

9901 BRODIE LN, STE 160, PMB 195

AUSTIN, TX 78748

(512) 694-0537

April 24, 2025

Comal County Comments Response

424 (Lot 521) Valley Ridge, Canyon Lake, TX (Permit 118239)

- 1) The actual physical address assigned to this property is 584 Valley Ridge.
[The correct address for Lot 521 is 424 Valley Ridge. The planning materials have been updated.](#)
- 2) The physical address of the maintenance provider is needed on the maintenance contract.
[The maintenance contract has been updated.](#)
- 3) Please have the maintenance provider certify that the signature on the contract is his actual signature.
[The maintenance contract has been updated](#)
- 4) The maintenance contract must indicate that the start date of the contract is the date the "License to Operate" is issued (not LTO).
[The maintenance contract has been updated](#)
- 5) The maintenance contract must indicate a maintenance schedule in accordance with state regulations, it must also provide the required minimum number of service visits for the 2 year period (8 over 2 years).
[The maintenance contract has been updated](#)
- 6) Identify the minimum 1 ft setback from the edge of the drip field to the utility easements.
[A 1 foot setback is now indicated.](#)
- 7) Revise as needed and resubmit.

From: [Ritzen,Brenda](#)
To: [Marisa Kane](#)
Cc: chad.f@2x2capitalmanagement.com
Subject: RE: Permit 118239
Date: Friday, March 7, 2025 12:16:00 PM
Attachments: [image001.png](#)

**Re: SQR Development LLC
Scenic Heights Unit 2 Lot 521
Application for Permit for Authorization to Construct an On-Site
Sewage Facility (OSSF)**

Owner / Agent :

The following information is needed before I can continue processing the referenced permit submittal:

-  **1. Maintenance provider must certify that the signature on the contract is his true signature.**
-  **2. Physical address of maintenance provider needed on the maintenance contract.**
-  **3. The maintenance contract must indicate that the start date of the contract is the date the "License to Operate" is issued (not LTO).**
-  **4. The maintenance contract must indicate a maintenance schedule in accordance with state regulations, it must also provide the required minimum number of service visits for the 2 year period (8 over 2 years).**
- 5. Identify minimum 1 ft. separation distance from the drip tubing to the utility easement.**
- 6. Revise as needed and resubmit.**

Thank you,



Brenda Ritzen

Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Marisa Kane <bridgewayllc1@gmail.com>
Sent: Thursday, March 6, 2025 2:00 PM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: chad.f@2x2capitalmanagement.com
Subject: Re: Permit 118239

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

Good afternoon, Brenda,

Attached is the revised planning materials requested for your review and approval.

Have a great day.

Regards,

Marisa Kane

Ph: 830-660-5498

Email: Bridgewayllc1@gmail.com

www.consultingbridgeway.com

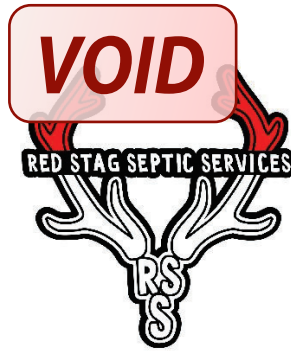
Development & Consulting Bridgeway, LLC

Business Mission: Dedication to the highest quality of customer service, delivered with a sense of warmth, friendliness, individual pride and company spirit.

[Facebook](#)

REVISED

12:11 pm, Mar 07, 2025



Red Stag Septic Services LLC

Septic System Maintenance Contract

210-364-8562

P.O Box 310312
New Braunfels Tx, 78131

- ❖ Customer Name: SQR Development LLC - Chadwick Fox
- ❖ Customer Address: 424 Valley Ridge Canyon Lake Tx, 78133 (Lot 521)
- ❖ Customer Number: _____

Red Stag Septic Services LLC will operate and maintain the aerobic septic system at the address above for 2 year(s) beginning at LTO and ending at 2 years from LTO.

During the period we will provide a total of 4 visual inspections occurring within the months listed below:

JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

These inspections will consist of:

- ❖ Determining if tank needs to be pumped
- ❖ Inspecting all floats, controls, and electrical components
- ❖ Inspecting pumps and aerators
- ❖ Clean filters

The property owner will be responsible for maintaining the chlorinator. Any additional work that is needed is **not** included in the service fee and will be completed and billed separately. Due to state regulations, if customer refuses to repair damaged or broken equipment necessary for the system's proper daily function; we will be forced to report customer to the appropriate county or city licensing authorities for noncompliance.

All complaints by the property owner regarding the operations of the system will be responded to within 3 business days at the site location listed above.

Service Fee: **\$300.00**


Chadwick Fox (Dec 23, 2024 13:43 CST)
Customer Signature

23/12/24

Date



Francisco Ruiz MP0002663

Maintenance Provider 210-364-8562

12/24/2023

Date

REVISED

12:09 pm, Mar 07, 2025

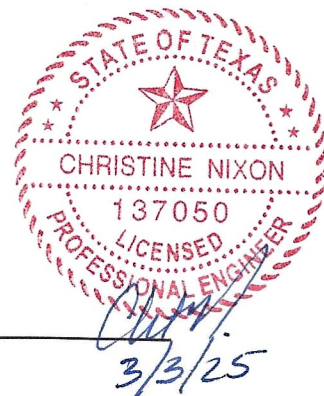
BURRIER NIXON
ENGINEERS

BURRIER NIXON ENGINEERS

CH
9901 BR
AUSTIN, TX 78748
(512) 694-0537

VOID

P.E.
PMB 195



March 3, 2025

SITE DESCRIPTION / EVALUATION

The site is located in Comal County, Lot 521 Valley Ridge, Canyon Lake, TX 78133. The owner is SQR Development, LLC. The site is considered unsuitable for a standard sub-surface septic system (see attached site evaluation). A drip irrigation is being designed. The sizing was determined as specified in the Texas Commission on Environmental Quality On-Site Sewage Facility-Chapter 285.33 © (2) (D). The proper performance of the OSSF cannot be guaranteed even though all provision of the standards have been generally complied with. The on-site sewage facility irrigation area placed on the flattest portion of the site. The site is located outside the regulatory 100 year flood plain. Vegetation at the proposed site consists of natural grasses and no recharge features are located within the area. The system is being designed for a three-bedroom home less than 2500 square feet (Q=240 gpd). Water saving devices will be utilized, and public water is being supplied.

SYSTEM DESCRIPTION

The on-site sewage facility will utilize a proprietary treatment plant with drip irrigation disposal. A timer will be set to dose for 563 seconds (9.4 minutes) every three hours. That will deliver the needed 30 gallons 8 times per day. Additionally, the floats will be adjusted according to the attached pump tank cross section. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment plant. After treatment, the effluent will flow to a pump tank for discharge through a drip irrigation pressure emitter system. The surface of the existing soil must be scarified (any large rocks greater than 6" in diameter must be removed during scarification and replaced with suitable soil). Because there is limited suitable soil, the installer will be required to place **12 inches of Type III soil on the natural ground before laying the drip tubing**. The drip lines will be placed on the fill and then covered with an additional 8" of soil (Ty III). A spin filter will be installed in the pressure lines that is 140 mesh or greater. A pressure regulator (set at 50 psi) with bypass will be installed in the supply line (see diagram). The drip emitter line must be flushed periodically. This is accomplished by opening the tube from the drip field to the pre-treatment tank. In this process, the velocity of water moving through the tubing must be at least 2 feet per second. To prevent plugging of the emitters, it is recommended that field flushing take place on a regular basis. Field flushing should be done at least several times per year. This will clean out the emitter lines, and will help prevent emitter blockage, slime buildup, and inorganic scale buildup. Gate valves shall be placed on the drip line before it connects to the return line. Each gate valve must be opened separately for flushing through each zone. THE FLUSH RETURN SHOULD RETURN TO THE TRASH TANK. All drip line connections to manifolds should have at least 18" of PVC (see detail). When running dipper lines that take turns, loops or series of loops back to the return flush line before making a connection, make a transition to solid tubing that will resist kinking and will not emit effluent in the turns (see detail).

The installer will provide the owner with an owner's manual containing the maintenance and operation instructions.



BURRIER NIXON ENGINEERS

CHRISTINE NIXON P.E.
9901 BROOKSIDE DRIVE, PMB 195
AUSTIN, TX 78748
(512) 694-0537



November 19, 2024

SITE DESCRIPTION / EVALUATION

The site is located in Comal County, Lot 521 Valley Ridge, Canyon Lake, TX 78133. The owner is **2x2 Capital Development**. The site is considered unsuitable for a standard sub-surface septic system (see attached site evaluation). A drip irrigation is being designed. The sizing was determined as specified in the Texas Commission on Environmental Quality On-Site Sewage Facility-Chapter 285.33 © (2) (D). The proper performance of the OSSF cannot be guaranteed even though all provision of the standards have been generally complied with. The on-site sewage facility irrigation area placed on the flattest portion of the site. The site is located outside the regulatory 100 year flood plain. Vegetation at the proposed site consists of natural grasses and no recharge features are located within the area. The system is being designed for a three-bedroom home less than 2500 square feet (Q=240 gpd). Water saving devices will be utilized, and public water is being supplied.

SYSTEM DESCRIPTION

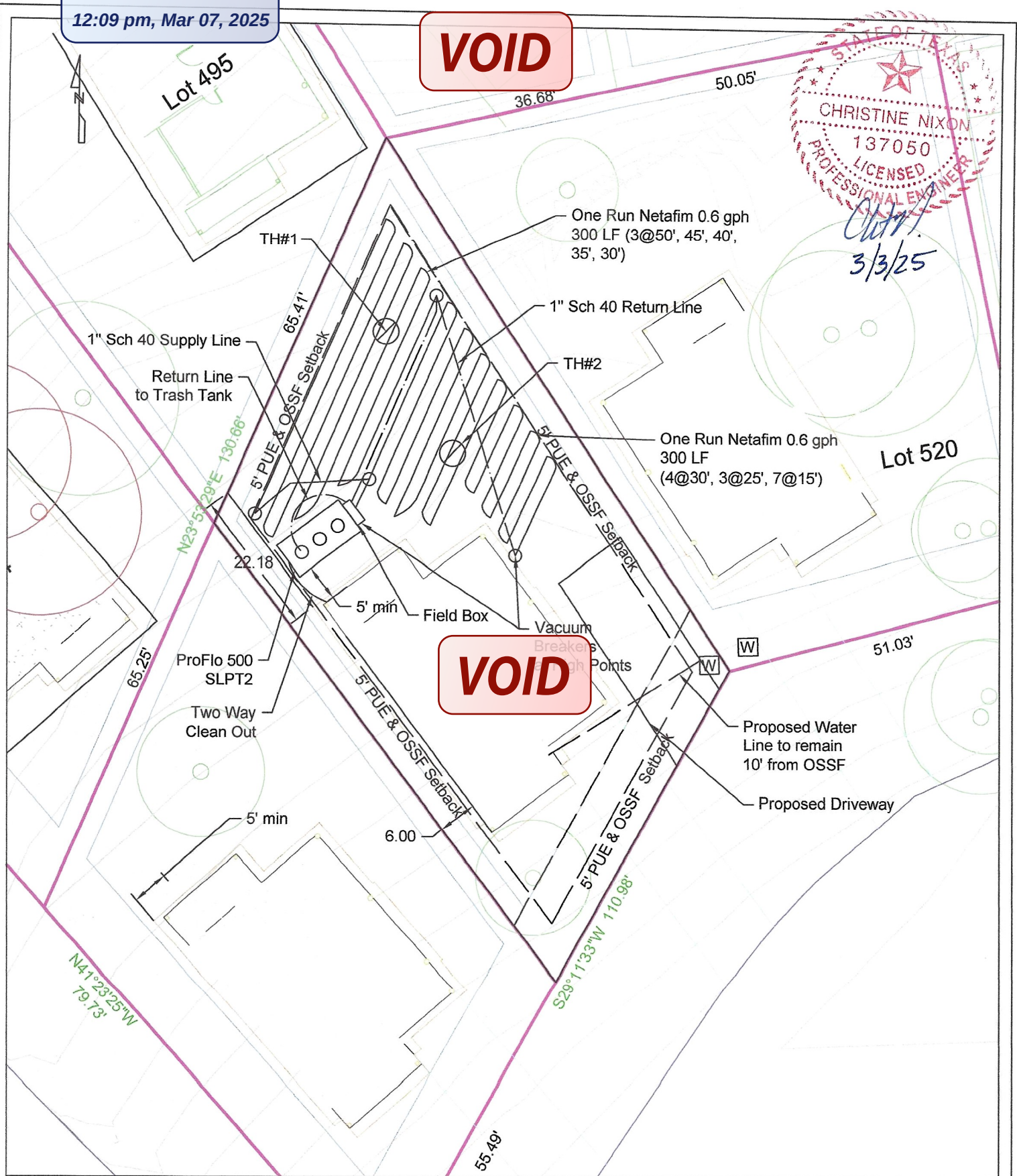
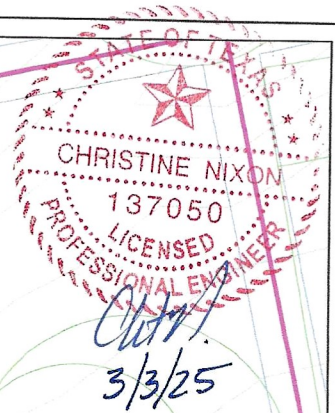
The on-site sewage facility will utilize a proprietary treatment plant with drip irrigation disposal. A timer will be set to dose for 563 seconds (9.4 minutes) every three hours. That will deliver the needed 30 gallons 8 times per day. Additionally, the floats will be adjusted according to the attached pump tank cross section. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment plant. After treatment, the effluent will flow to a pump tank for discharge through a drip irrigation pressure emitter system. The surface of the existing soil must be scarified (any large rocks greater than 6" in diameter must be removed during scarification and replaced with suitable soil). Because there is limited suitable soil, the installer will be required to place **12 inches of Type III soil on the natural ground before laying the drip tubing**. The drip lines will be placed on the fill and then covered with an additional 8" of soil (Ty III). A spin filter will be installed in the pressure lines that is 140 mesh or greater. A pressure regulator (set at 50 psi) with bypass will be installed in the supply line (see diagram). The drip emitter line must be flushed periodically. This is accomplished by opening the return line from the drip field to the pre-treatment tank. In this process, the velocity of water moving through the tubing must be at least 2 feet per second. To prevent plugging of the emitters, it is recommended that **field flushing** take place on a regular basis. Field flushing should be done at least several times per year. This will clean out the emitter lines, and will help prevent emitter blockage, slime buildup, and inorganic scale buildup. Gate valves shall be placed on the drip line before it connects to the return line. Each gate valve must be opened separately for flushing through each zone. **THE FLUSH RETURN SHOULD RETURN TO THE TRASH TANK**. All drip line connections to manifolds should have at least 18" of PVC (see detail). When running dipper lines that take turns, loops or series of loops back to the return flush line before making a connection, make a transition to solid tubing that will resist kinking and will not emit effluent in the turns (see detail).

The installer will provide the owner with an owner's manual containing the maintenance and operation instructions.

REVISED

12:09 pm, Mar 07, 2025

VOID



VOID

Date	3/4/2025
Drawn by	Christine Nixon
Client	SQR Development

Burrier
Engineering

Lot 521 Valley Ridge
Canyon Lake, TX
Comal County

Scale 1"=20'

From: [Ritzen,Brenda](#)
To: chad.f@2x2capitalmanagement.com; [Marisa Kane](#)
Subject: Permit 118239
Date: Tuesday, January 28, 2025 4:03:00 PM
Attachments: [image001.png](#)

**Re: SQR Development LLC
Scenic Heights Unit 1 Lot 521
Application for Permit for Authorization to Construct an On-Site
Sewage Facility (OSSF)**

Owner / Agent :

The following information is needed before I can continue processing the referenced permit submittal:

1. **Maintenance provider signature needed on the maintenance contract.**
2. **Physical address of maintenance provider needed on the maintenance contract.**
3. **The maintenance contract must indicate that the start date of the contract is the date the License to Operate is issued.**
4. **The maintenance contract must indicate a maintenance schedule in accordance with state regulations, it must also provide the required minimum number of service visits for the 2 year period (8 over 2 years).**
- ✓ **A different property owner is indicated within the planning materials.**
- ✓ **Clearly outline the location of the home/improvements.**
7. **Identify utility easements on the design.**
- ✓ **Show test hole locations on the design.**
- ✓ **Show driveway location on the design.**
10. **Revise as needed and resubmit.**

Thank you,



Brenda Ritzen

Environmental Health Coordinator

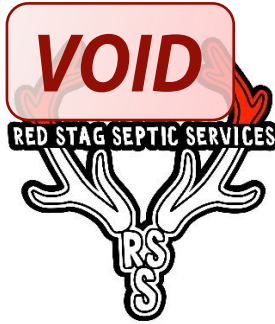
195 David Jonas Dr.

New Braunfels, TX 78132

DR:OS00007722

830-608-2090

www.cceo.org



Red Stag Septic Services LLC

Septic System Maintenance Contract

- ❖ Customer Name: _____
- ❖ Customer Address: **Lot 521 Valley Ridge Canyon Lake Tx, 78133 (Lot 521)**
- ❖ Customer Number: _____

Reg Stag Septic Services LLC will operate and maintain the aerobic septic system at the address above for **2** year(s) beginning at _____ and ending at _____.

During the period we will provide a total of **4** visual inspections occurring within the months circled below:

JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

These inspections will consist of:

- ❖ Determining if tank needs to be pumped
- ❖ Inspecting all floats, controls, and electrical components
- ❖ Inspecting pumps and aerators
- ❖ Clean filters

The property owner will be responsible for maintaining the chlorinator. Any additional work that is needed is **not** included in the service fee and will be completed and billed separately. Due to state regulations, if customer refuses to repair damaged or broken equipment necessary for the system's proper daily function; we will be forced to report customer to the appropriate county or city licensing authorities for noncompliance.

All complaints by the property owner regarding the operations of the system will be responded to within 3 business days at the site location listed above.

Service Fee: **\$300.00**

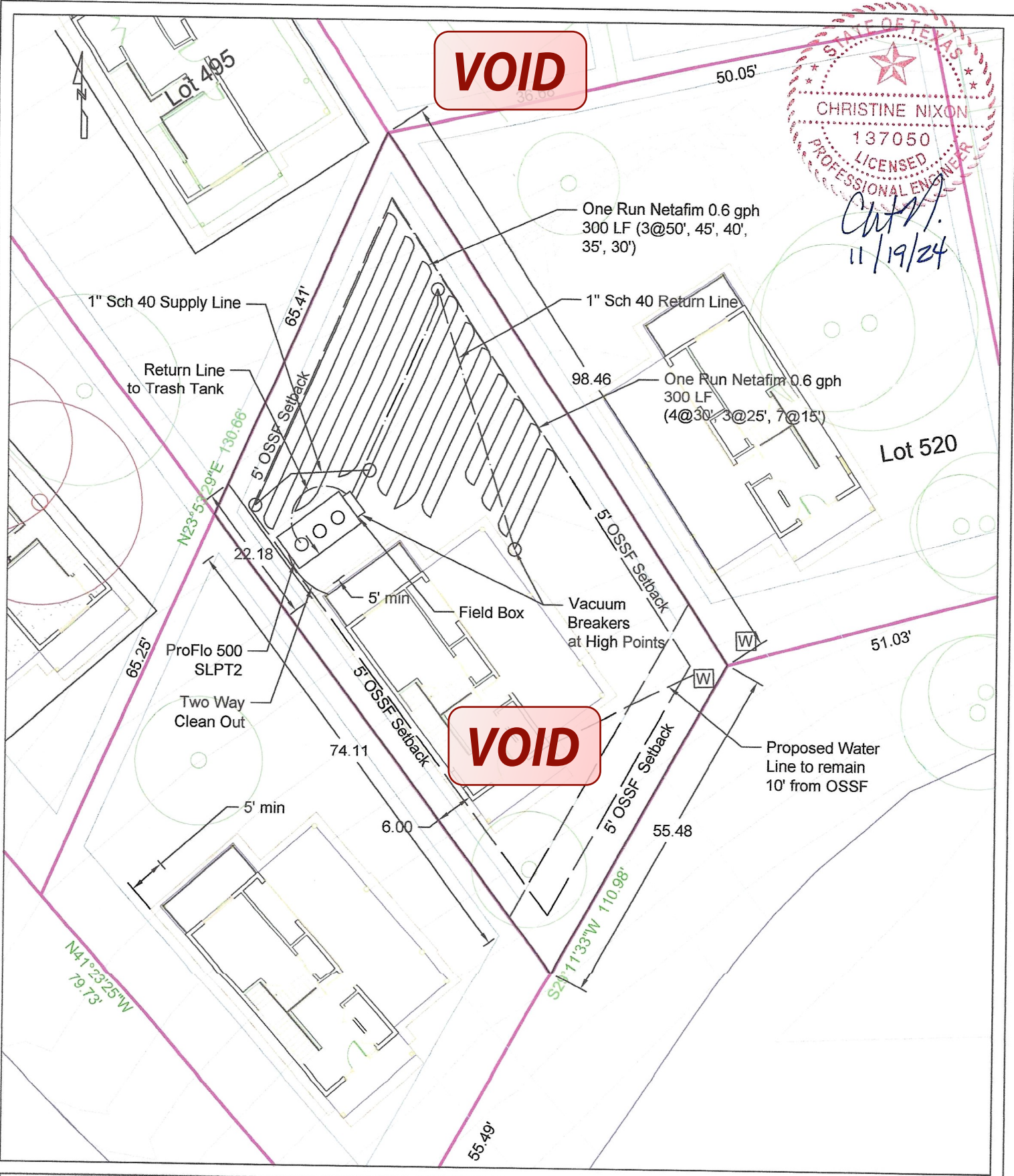

Chadwick Fox (Dec 23, 2024 13:43 CST)
Customer Signature

Francisco Ruiz MP0002663
Maintenance Provider

23/12/24

Date

Date



Date	11/19/2024
Drawn by	Christine Nixon
Client	2x2 Capital Development

Burrier Engineering	Lot 521 Valley Ridge Canyon Lake, TX Comal County	
		Scale 1"=20'

MODIFICATION OF DEED OF TRUST

RECORDATION REQUESTED BY:

First Financial Bank, N.A.
Eastland Main Office
201 E Main St
P. O. Box 788
Eastland, TX 76448-0788

WHEN RECORDED MAIL TO:

First Financial Bank, N.A.
Credit Department
P. O. Box 2559
Abilene, TX 79604-2559

SEND TAX NOTICES TO:

SQR Development, LLC
129 VALLEY RIDGE DR
DRIPPING SPRINGS, TX 78620-3670

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



*****%0735%12302023%*****

THIS MODIFICATION OF DEED OF TRUST dated December 30, 2023, is made and executed between **SQR Development, LLC**, a Texas limited liability company ("Grantor") and First Financial Bank, N.A., whose address is Eastland Main Office, 201 E Main St, P. O. Box 788, Eastland, TX 76448-0788 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated December 30, 2022 (the "Deed of Trust") which has been recorded in COMAL County, State of Texas, as follows:

Deed of Trust recorded on January 3, 2023 as Instrument Number 202306000175 of the Official Public Records of Comal County, Texas and all subsequently executed modifications and/or extensions of such Deed of Trust.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in COMAL County, State of Texas:

Lots 494, 495, 498, 499, 501, 502, 503, 504, 514, 515, 516, 520, 521 and 522 of SCENIC HEIGHTS UNIT NO.2, a Subdivision in Comal County, Texas, according to the map or plat of record in Volume 2, Page 36, of the MAP AND PLAT Records of Comal County, Texas.

The Real Property or its address is commonly known as LOTS 494, 495, 498, 499, 501, 502, 503, 504, 514, 515, 516, 520, 521, AND 522 OF SCENIC HEIGHTS UNIT NO. 2, COMAL COUNTY, TX.

MODIFICATION. Lender and Grantor hereby modify the Deed of Trust as follows:

Extend maturity date from December 30, 2023 to February 28, 2026.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorser to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED DECEMBER 30, 2023.

MODIFICATION OF DEED OF TRUST
(Continued)

Page 2

GRANTOR:

SQR DEVELOPMENT, LLC

By: [Signature]
Chadwick Fox, Manager of SQR Development, LLC

CSA FAMILY LIMITED PARTNERSHIP, Manager of SQR Development, LLC

By: [Signature]
Carole Crumley, President of CSA Family Limited Partnership

LENDER:

FIRST FINANCIAL BANK, N.A.

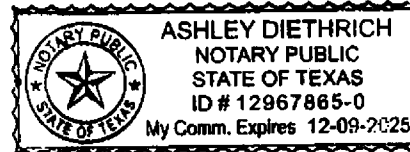
x [Signature]
Ashley Diethrich, Vice President

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Texas

COUNTY OF Eastland

)
) SS
)



This instrument was acknowledged before me on February 27, 2024 by Chadwick Fox, Manager of SQR Development, LLC and Carole Crumley, President of CSA Family Limited Partnership, Manager of SQR Development, LLC, a Texas limited liability company, on behalf of said limited liability company.

[Signature]
Notary Public, State of Texas

MODIFICATION OF DEED OF TRUST
(Continued)

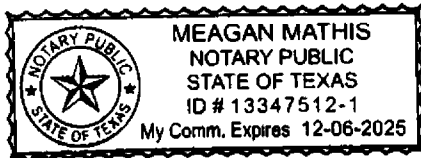
Page 3

LENDER ACKNOWLEDGMENT

STATE OF Texas
COUNTY OF Eastland

)
) SS
)

This instrument was acknowledged before me this 27th day of February, 2024 by Ashley Diethrich as Vice President of First Financial Bank, N.A..



Meagan Mathis
Notary Public, State of Texas

LaserPro, Ver. 23.2.20.003 Copr. Finastra USA Corporation 1997, 2024. All Rights Reserved. - TX C:\CFNLPL\G202.FC TR-24001539 PR-14

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/11/2024 08:02:52 AM
CHRISTY 3 Pages(s)
202406007203



Bobbie Koepp



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

118239

Permit Number

Instructions:

Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist **must** accompany the completed application.

OSSF Permit

- ☒ Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- ☒ Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- ☒ Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- ☒ Required Permit Fee - See Attached Fee Schedule
- ☒ Copy of Recorded Deed
- ☒ Surface Application/Aerobic Treatment System
 - ☒ Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
 - ☒ Signed Maintenance Contract with Effective Date as Issuance of License to Operate

I affirm that I have provided all information required for my OSSF Development Application and that this application constitutes a completed OSSF Development Application.

Marisa Kane

Signature of Applicant

12/23/2024

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)