

**Request for Proposal (“RFP”)
For
General Contractor to Construct
Interior Modifications for
“East Meadows Family Apartments Phase I”**

**San Antonio, Texas
April 18, 2019**

I. Introduction

This Request for Proposal (RFP) is for proposals to complete interior modifications to select apartments in Phase I of the East Meadows Family Apartments.

The Project Owner, Wheatley Family I, L.P. is requesting Proposals from selected General Contractors for the construction of interior modifications consisting of the addition of ground floor half-baths to select townhouse apartments. The General Contractor selection process will involve two stages: (i) submittal of qualifications and a cost proposal to construct the improvements, and (ii) interviews with qualified respondents. Upon completion of the interviews, the Owner will select the “lowest responsive bidder” from among the qualified General Contractors and negotiate to enter into a Contract for Construction. The selection criteria for the RFP is included in this announcement. The criteria used in evaluating the proposals will include such factors that are determined to derive or offer the greatest value to the Owner, combining both qualifications and fee. Current information on the project is included in this document; however, it is subject to change.

Three complete hard copies and one electronic copy of the Proposal must be received at the office of Owner’s Representative, McCormack Baron Salazar, Inc. by 4:00 p.m. CDT on May 9, 2019. Please mark envelopes with “Proposal for Interior Modifications – East Meadows Family Apartments Phase I, San Antonio, Texas.” The electronic copy may be submitted in PDF format and should be provided on a flash drive or CD included in the envelope.

The offices of McCormack Baron Salazar, Inc. are located at:

**McCormack Baron Salazar, Inc.
454 Soledad Street
Suite 300
San Antonio, Texas 78205
Attn: Louis Bernardy
Direct- Louis Bernardy: (210) 819-6492**

The Owner reserves the right to reject any and/or all proposals and submittals, to waive any minor informalities or irregularities in any submittal, to solicit new proposals, or to proceed to do the work by other means, as determined to be in the best interest of Wheatley Family I, L.P.

Questions regarding this Request for Proposal should be directed to McCormack Baron Salazar, Inc., only and not to other individual project team members.

A site walk-thru for interested Prime Contractors and Subcontractors is scheduled for **1:00 PM, April 25, 2019**. The site walk-thru will start at the **East Meadows Apartments Leasing Office, 1223 N. Walters St.**

II. Description of the Project

The Project includes construction of new half-baths on the ground floor of 58 existing townhouse apartments, located in multiple buildings across four city blocks.

The scope of construction includes, but is not limited to, demolition of existing partitions, finishes, and electrical devices and wiring; installation of new under-slab and above slab plumbing supply, waste and vent piping, including connections to existing piping; installation of new plumbing fixtures; modifications to existing electrical systems, including new devices, lighting and connections to exhaust fans; installation of new toilet exhaust fans, ductwork and wall penetrations; installation of new finishes, including vinyl plank flooring, textured wall and ceiling finishes and paint; installation of new toilet accessories; and installation of new door hardware.

The construction of the existing townhouse buildings consists of post-tensioned concrete slabs-on-grade, wood-framed interior partitions, and metal-plate-connected wood floor trusses. The Contractor shall be responsible for identifying the location of PT slab tendons and performing all slab demolition and excavation necessary for installation of new underground plumbing utilizing the procedures shown on the Contract Documents.

The existing apartments are occupied. Residents may be temporarily relocated during portions of the construction, but residents' furniture and possessions will remain in the apartment. The Contractor shall be responsible for installing temporary protections, including dust protection and floor protection, and will be expected to provide daily cleaning operations, along with final cleaning by a professional cleaner.

The Contractor is expected to complete the work in all apartments within **120 calendar days** of Notice-to-Proceed. Multiple apartments will be made available to the Contractor, however, not all apartments will be made available at one time. As part of the RFP response, the Contractor shall provide a detailed preliminary schedule indicating its concept for phasing of the Project, including number of apartments required for each phase and the duration necessary to complete each group of apartments. The actual Notice-to-Proceed date by the Owner will be contingent upon approval of the final contract by the Project's investors.

The Contractor shall obtain all required permits and shall include the cost of all required permits and fees in its Proposal.

Payment and Performance Bonds and complete insurance coverage are required for this Project, and the cost of such bonds and insurance shall be included in the Proposal.

III. Project Team

Durand-Hollis Rupe Architect, Inc. is the Architect of Record for the proposed improvements. The Project Team includes Lundy & Franke Engineering for structural design and H2MG for MEP design.

IV. Selection Process

The selection of the General Contractor for this development is a two-step process:

- 1) Submit qualifications and cost proposal through this RFP process.
- 2) Interview qualified respondents.

This “Request for Proposal” is the first step in the process. From the responses, the Owner will generate a short list of General Contractors that the Owner has deemed qualified to perform the work based on their demonstrated capacity and experience. The second step is to interview each of these qualified General Contractors. The Owner will then select the “lowest responsive bidder” to enter into final contract negotiations.

During these negotiations, the Owner and the design team will work exclusively with the selected General Contractor to “value engineer” the project, perfect the Construction Documents, and finalize the contract price with the intent of entering into a construction contract. For purposes of this RFP, “value engineering” means requesting that the selected General Contractor review the constructions documents thoroughly and with subcontractors to identify any potential cost savings to the project. This period will also be used to identify and resolve any conflicts or inconsistencies in the Construction Documents that were not addressed during the bidding process. The Contractor will not increase the contract amount during this process unless there is an agreed upon scope change to the project. It is incumbent upon the Development Team, including the General Contractor, to design and construct the project within the established budget and as efficiently and cost-effectively as is feasible.

If during this negotiation process the selected General Contractor is deemed by the Owner to be non-responsive to the construction documents, or not negotiating in “good faith”, the Owner reserves the right to terminate the negotiations and enter into negotiations with the “next lowest, responsive bidder”. Further, the Owner will be under no obligation to enter into a construction contract with, and will not owe any compensation to, the selected General Contractor for its time during this negotiation period if the Owner decides not to proceed with the Work.

Please note that the Owner may elect to meet with some or all of the respondents after Proposals are received to review or address questions about the submittals.

V. Schedule

The following is the anticipated schedule for this Project:

Issue Request for Proposal	April 18, 2019
Site Walk-Thru	April 25, 2019
Responses to RFP Due	May 9, 2019
Interview Selected General Contractors	May 16, 2019
Select General Contractor	May 23, 2019
Finalize Construction Contract	June 6, 2019
Notice-to-Proceed	June 20, 2019
Complete Construction	October 18, 2019

The above schedule is subject to modification as the project is developed.

Note: Contractor will be required to hold the final agreed upon contract amount for 60 days from the date accepted by the Owner.

VI. Selection Criteria

The Owner is looking for general contractors with the following **minimum** qualifications. The submission requirements listed in Section X. below include the items to be provided to evidence these qualifications.

- Experience of the General Contractor, the proposed Project Manager, and Site Superintendent(s) with the successful completion of similar type and size projects and similar type construction. (25 pts.)
- Complete and competitive Cost Proposal covering all aspects of the Work. (50 pts.)
- The General Contractor's financial capacity and resources, including the ability to properly insure and provide performance and payment bonds. (5 pts.)
- The General Contractor's technical resources including ability to work with the Owner and Architect to "perfect the documents". (5 pts.)
- The ability of the General Contractor to complete the project within the proposed schedule of 120 calendar days. (10 pts.)
- A proven track record for completing projects on time and within the original contract amount. (5 pts.)

VII. Construction Contract

The scope during the construction period is defined in the draft Contract (see **Exhibit B**). The form of contract is the Trade Work Agreement, where the basis of payment is a Lump Sum, including Contractor overhead, profit and fee.

The final award by Owner will be conditioned and contingent upon the execution of the Contract in the form attached hereto as Exhibit B. Each Respondent must thoroughly review and familiarize itself with all provisions and requirements of the form of Contract and other attachments thereto. The pricing proposals submitted should cover all of the Work (as defined in the form of Contract) and conditions set forth in the form of Contract, precisely as specified and without deviation or alteration of any kind.

The Contract cannot be modified by exceptions noted in any Proposals submitted in response to this RFP. The Respondent is to provide an itemized list of any and all comments regarding the Contract, with specific reference to each clause towards which a comment or objection applies. Where applicable, include proposed modifications of language suggested to be made, again with specific reference to specific clauses within the Contract. By responding to this RFP, the Respondent acknowledges and accepts that the requirements included in this RFP, and no others, will control any Contract awarded unless the Respondent expressly states, in whole or by reference, alternate terms or conditions which the Respondent wishes Owner to consider. Any such alternate terms or conditions will be considered a variance and, if found material, may subject Proposal to rejection. If no comments are provided in the Proposal, the Contract shall be considered accepted in the form provided by Owner in this RFP, including applicable insurance limits and coverages. Submission of a Proposal is a firm representation by Respondent that it is prepared to immediately execute the Contract if selected by Owner. In the event of any conflicts or inconsistency between the information presented in this RFP and the terms of the Contract, the terms of the Contract shall control.

VIII. Additional Contractual Provisions

A. Performance and Payment Bonds

The Contractor selected shall be required to furnish a Performance and Payment Bond:

- A "Performance Bond" on the part of the General Contractor for one hundred percent (100%) of the contract price (including change orders). A "Performance Bond" is one executed in connection with a contract to secure fulfillment of all the Contractor's obligations under such contract.
- A "Payment Bond" on the part of the contractor for one hundred percent (100%) of the contract price (including change orders). A "Payment Bond" is one executed in connection with a contract to assure payment as required by law for all persons applying labor and material in the execution of the work provided for in this contract.

No bid bond will be required.

B. Basic Eligibility

The successful Submitter must be licensed to do business in the State of Texas and the City of San Antonio and must have the appropriate state and local business license numbers.

IX. Submissions Requirements

Submission should be organized as follows:

1. Cover Letter

2. Company Description/Resume including the company's standard marketing information.

3. Profiles of Similar Projects:

A. Please provide detailed information on at least three and up to five similar projects that the firm has completed (or is in the process of completing) preferably within the last five years. The examples submitted should be multi-family projects involving renovation of multiple units, preferably involving phased completion.

For each of the projects listed above, please provide the contact information for primary project staff and partners; the original contact amount, the final contract amount and the total number and dollar value of change orders that were not due to unforeseen conditions (i.e., issues related to the field conditions) or owner upgrades.

4. Resumes of the Proposed Construction Team including the key members of the construction company's team that will be assigned to this project. (The proposed Project Manager and Superintendents must have experience in similar projects in both scale and type.)

5. Contractor's Qualification Statement - (AIA Document A305 or equivalent)

- a. Include financial information
- b. Note that it is not necessary to repeat previous projects already listed under #3, just list other projects completed within the last ten years.

6. Proof of Insurability

- a. Submit letter regarding coverage from insurance company or insurance certificate that meet project requirements, as described in the draft Contract (Exhibit B). In the event that the respondent's current insurance coverage does not meet the requirements stated in the draft Contract, the respondent shall submit information regarding their current coverage, and identify in their Cost Proposal the additional cost to increase coverage to meet the requirements of the Contract.

7. **Proof of Bonding Capacity**

- a. Submit letter from bonding company stating bonding capacity of \$1 million per project and general contractor's aggregate bonding capacity.

8. **Copy of Licenses**

9. **References**

- a. Provide a minimum of four references with contact information including: Contact Name, Company Name, Address, Phone Number including at least one Developer, one Architect, and one Major Subcontractor. References will be called.

10. **Acknowledgement** that the General Contractor has read the Construction Contract, including any comments thereto in accordance with item VII above.

11. **Acknowledgement** that the General Contractor understands that the Project must be completed within 120 calendar days and has the capacity to meet or exceed the proposed construction time period.

12. **Cost Proposal** in the form of a Schedule of Values by trade.

- a. Include a detailed breakdown of general requirement costs.
b. Include a unit price for the daily cost of general requirements, should the Owner elect to extend the overall schedule by delaying the start of work on a unit or group of units in order to accommodate resident needs. The additional daily general requirements cost will only be applicable where the Owner's request to delay start of work on a unit or group of units will result in an extension of the overall 120 day contract duration.

13. **Proposed Schedule** for phasing and completion of the Project.

X. **Attachments**

The following information is attached for use in preparing your submittal:

- Exhibit A – Bidding Documents
- Exhibit B – Trade Work Agreement
- Forms of Acknowledgment

Further Information

If there are any questions regarding this RFQ please forward them by email to **Louis Bernardy of McCormack Baron Salazar** at louis.bernardy@mccormackbaron.com.

Site visits must be scheduled by contacting McCormack Baron Salazar. Do not contact the property to schedule access to the site.



DURAND-HOLLIS RUPE ARCHITECTS, INC.
 14603 HUEBNER ROAD
 BUILDING 18
 SAN ANTONIO, TEXAS 78230
 TEL. 210.308.0080
 FAX. 210.697.3309
 eMAIL office@dhraarchitects.com
 WEB www.dhrarchitects.com

EAST MEADOWS

FAMILY APARTMENTS - PHASE 1

1/2 BATH RETROFIT FOR 2 & 3 BEDROOM UNITS

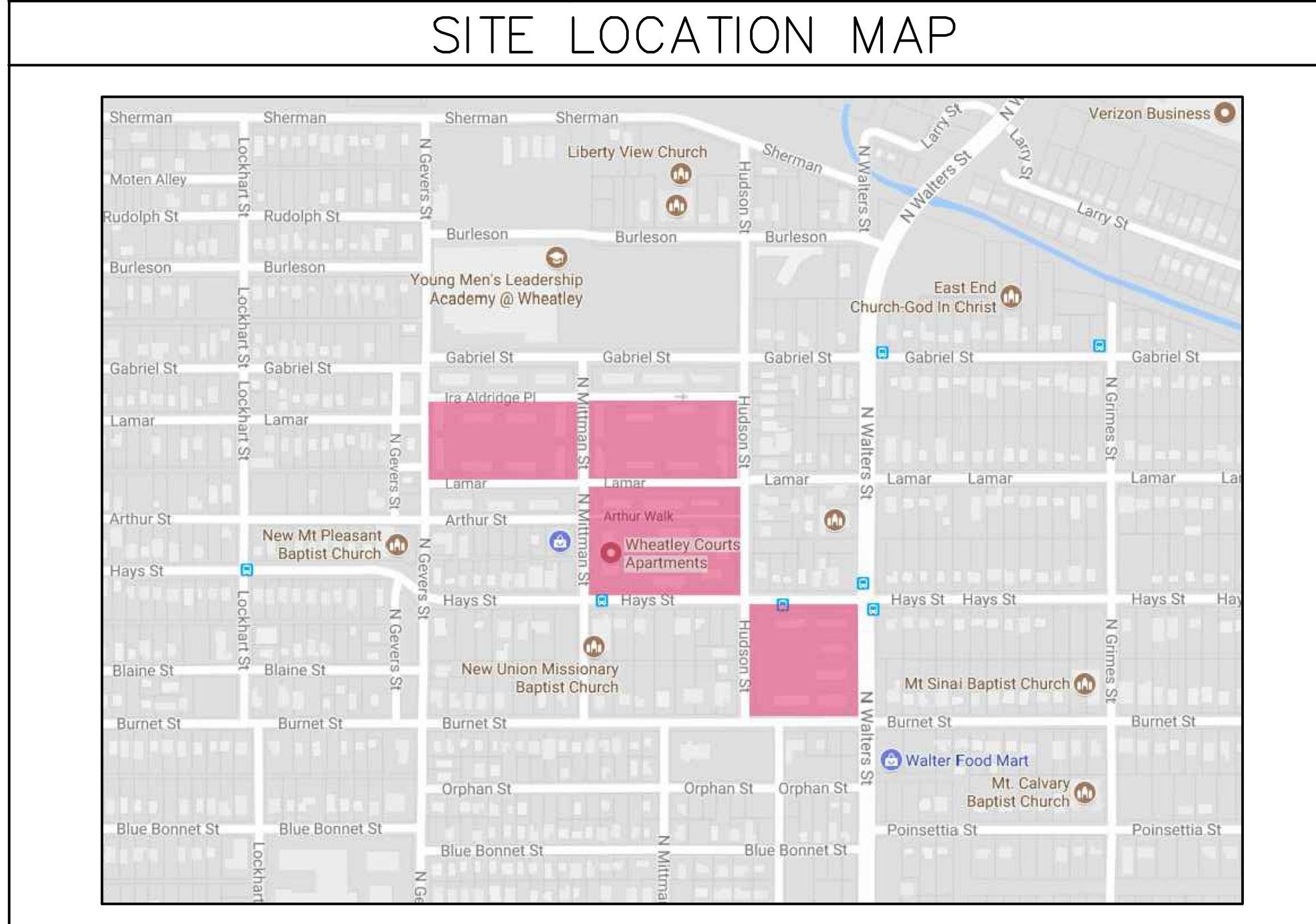
WHEATLEY FAMILY I, L.P.

SAN ANTONIO, TX

REVISED ISSUE DATES:

EAST MEADOWS
 FAMILY APARTMENTS - PHASE 1
 WHEATLEY FAMILY I, L.P.
 SAN ANTONIO, TEXAS 78202

CODE INFO.	DESIGN TEAM	GENERAL NOTES	DRAWING LIST																																																																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">CODES</th> <th style="width: 80%;">BUILDING INFORMATION</th> </tr> <tr> <td>2015 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS</td> <td>BUILDING OCCUPANCY: GROUP R-3 BUILDING USE: RESIDENTIAL - MULTIFAMILY</td> </tr> <tr> <td>2015 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS</td> <td>SPRINKLER SYSTEM: IN ACCORDANCE W/ SECTION 903.3.1.2 OF 2015 IBC CONSTRUCTION TYPE: VB</td> </tr> <tr> <td>2015 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS</td> <td>UNIT AREAS: 2 BEDROOM UNIT: GROUND FLOOR: 496 SF SECOND FLOOR: 496 SF TOTAL: 992 SF</td> </tr> <tr> <td>2015 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS</td> <td>3 BEDROOM UNIT: GROUND FLOOR: 672 SF SECOND FLOOR: 672 SF TOTAL: 1344 SF</td> </tr> <tr> <td>2015 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS</td> <td></td> </tr> <tr> <td>2015 INTERNATIONAL ENERGY CONSERVATION CODE</td> <td></td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">BUILDING SUMMARY</th> </tr> <tr> <td style="width: 50%;"> <ul style="list-style-type: none"> RESIDENTIAL COMPLEX CONSISTING OF RETROFITTING FIFTY EIGHT (58) UNITS, ON FOUR (4) BUILDING TYPE TOWN HOMES TWO (2) STORY MULTIFAMILY UNITS. CONCRETE FOUNDATION, POST TENSION SLAB. WOOD WALL FRAMING, EXTERIOR STUCCO, COMPOSITE WOOD LAP SIDING, CONC. TILE ROOFING, ASPHALT SHINGLES. RESIDENTIAL DOORS AND WINDOWS. </td> <td style="width: 50%;"></td> </tr> </table>	CODES	BUILDING INFORMATION	2015 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS	BUILDING OCCUPANCY: GROUP R-3 BUILDING USE: RESIDENTIAL - MULTIFAMILY	2015 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS	SPRINKLER SYSTEM: IN ACCORDANCE W/ SECTION 903.3.1.2 OF 2015 IBC CONSTRUCTION TYPE: VB	2015 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS	UNIT AREAS: 2 BEDROOM UNIT: GROUND FLOOR: 496 SF SECOND FLOOR: 496 SF TOTAL: 992 SF	2015 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS	3 BEDROOM UNIT: GROUND FLOOR: 672 SF SECOND FLOOR: 672 SF TOTAL: 1344 SF	2015 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS		2015 INTERNATIONAL ENERGY CONSERVATION CODE		BUILDING SUMMARY		<ul style="list-style-type: none"> RESIDENTIAL COMPLEX CONSISTING OF RETROFITTING FIFTY EIGHT (58) UNITS, ON FOUR (4) BUILDING TYPE TOWN HOMES TWO (2) STORY MULTIFAMILY UNITS. CONCRETE FOUNDATION, POST TENSION SLAB. WOOD WALL FRAMING, EXTERIOR STUCCO, COMPOSITE WOOD LAP SIDING, CONC. TILE ROOFING, ASPHALT SHINGLES. RESIDENTIAL DOORS AND WINDOWS. 		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">ARCHITECT</th> <th style="width: 50%;">STRUCTURAL</th> </tr> <tr> <td style="text-align: center;"> DURAND-HOLLIS RUPE ARCHITECTS, INC. 14603 HUEBNER ROAD, BLDG 18 SAN ANTONIO, TEXAS 78230 T. 210.308.0080 F. 210.697.3309 email: office@dhraarchitects.com www.dhrarchitects.com </td> <td style="text-align: center;"> LUNDY & FRANKE ENGINEERING, INC. 549 HEIMER RD SAN ANTONIO, TX 78232 TEL. 210.979.7900 </td> </tr> <tr> <th colspan="2">MEP</th> </tr> <tr> <td colspan="2" style="text-align: center;"> Consulting Mechanical • Electrical • Plumbing Engineers HMG & ASSOCIATES 8000 IH 1-10 WEST, SUITE 1004 SAN ANTONIO, TEXAS 78230 TEL. 210.349.0800 </td> </tr> </table>	ARCHITECT	STRUCTURAL	 DURAND-HOLLIS RUPE ARCHITECTS, INC. 14603 HUEBNER ROAD, BLDG 18 SAN ANTONIO, TEXAS 78230 T. 210.308.0080 F. 210.697.3309 email: office@dhraarchitects.com www.dhrarchitects.com	 LUNDY & FRANKE ENGINEERING, INC. 549 HEIMER RD SAN ANTONIO, TX 78232 TEL. 210.979.7900	MEP		 Consulting Mechanical • Electrical • Plumbing Engineers HMG & ASSOCIATES 8000 IH 1-10 WEST, SUITE 1004 SAN ANTONIO, TEXAS 78230 TEL. 210.349.0800		<ol style="list-style-type: none"> THIS SET OF CONSTRUCTION DOCUMENTS IS PRESENTED TO INCLUDE DRAWINGS OF 24" x 36" SHEETS. NEW PARTITIONS SHALL BE MADE OF WOOD STUDS ALL WORK SHALL BE PERFORMED ACCORDING TO STATE AND LOCAL BUILDING CODE REQUIREMENT. GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS. GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL: <ul style="list-style-type: none"> COMPLY WITH ALL LOCAL AND STATE CODES AND ORDINANCES GOVERNING THE WORK. REMAIN RESPONSIBLE FOR COMPLIANCE WITH PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, LATEST EDITION. PROVIDE THE OWNER WITH CERTIFICATION OF INSURANCE FOR ALL LIABILITIES. CONTRACTOR BUILDER RISK COVERAGE IN HIS CERTIFICATE. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE AIA GENERAL CONDITION DOCUMENT AND IT SHALL BE CONSIDERED PART OF THESE DOCUMENTS AS MODIFIED BY THE SPECIFIC CONDITIONS AND PROVISIONS INCLUDED IN THE DRAWINGS. UNLESS NOTED OTHERWISE, ELECTRICAL CONDUITS, PLUMBING, ETC. SHALL BE RUN CONCEALED AND FRAMING SHALL BE OF ADEQUATE DIMENSION TO ACCOMPLISH THIS RESULT WITHOUT CHANGES IN THE WALL PLANE. ALL MIRRORS, FLOORS AND WALL TILES SHALL BE CLEANED AND WASHED UPON COMPLETION OF THE WORK BY THE GENERAL CONTRACTOR. PREMISES MUST BE KEPT CLEAN DURING ALL PHASES OF CONSTRUCTION. ALL WORK SHALL BE COORDINATED WITH OWNER AND TENANTS IN ORDER TO AVOID INTERFERENCES. ALL GYPSUM BOARD CEILINGS AND WALL CONSTRUCTION SHALL ADEQUATELY BRACED AS PER MANUFACTURERS RECOMMENDATIONS. USE SUFFICIENT STUDS AND CHANNELS AND CONFORM TO STANDARDS. ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK SHALL MEET STANDARDS OF ALL REQUIRED LOCAL AND STATE CODES AND ORDINANCES. ALL INFORMATION ON EXISTING CONDITIONS WAS SUPPLIED TO DURAND-HOLLIS RUPE ARCHITECTS BY THE OWNER. CONTRACTOR IS REQUESTED TO VERIFY, ON-SITE, ALL DIMENSIONS & CONDITIONS BEFORE STARTING CONSTRUCTION. REPORT ANY DISCREPANCIES IMMEDIATELY TO DURAND-HOLLIS RUPE ARCHITECTS. CONTRACTOR SHALL FAMILIARIZE HIM (HER) SELF WITH EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. ALL CONTRACT DOCUMENTS -ARCHITECTURAL AND ENGINEERING - ARE TO BE USED TOGETHER. GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO REVIEW COMPLETE SETS OF DOCUMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. FOR ANY ITEM IDENTIFIED IN THE CONTRACT DOCUMENTS THAT IS REASONABLY INFERABLE AS A COMPONENT IN A SYSTEM AND REQUIRED FOR THE PERFORMANCE OF THAT SYSTEM, THE GENERAL CONTRACTOR SHALL INCLUDE ALL OTHER COMPONENTS IN THE WORK WHICH ARE NECESSARY FOR THE COMPLETION AND FULLY OPERATIONAL PERFORMANCE OF THAT SYSTEM. CONTRACTOR SHALL VERIFY IN THE FIELD AND COORDINATE BETWEEN THE TRADES, ALL CONDITIONS WHICH AFFECT WORK TO BE DONE OR RELEVANT TO, INCLUDING, BUT NOT LIMITED TO, DIMENSIONS, RESTRICTIONS, EXACT LOCATIONS OF ALL CONSTRUCTION, EXISTENCE AND LOCATIONS OF ASBESTOS OR OTHER UNKNOWN TOXIC MATERIAL. CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK AND WITHIN SCOPE OF THE CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO BUILDING PERMIT FEES, WATER AND SEWER FEES, DRIVEWAY AND SIDEWALK FEES, ETC. THE LOCATION OF UTILITIES SHOWN ON THE SITE PLANS ARE BASED ON THE BEST INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BEFORE STARTING CONSTRUCTION. 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">GENERAL INFORMATION</th> </tr> <tr> <td>COVER</td> <td>PROJECT INFORMATION, CODE ANALYSIS, LOCATION MAP</td> </tr> <tr> <th colspan="2">ARCHITECTURAL</th> </tr> <tr> <td>SP100</td> <td>OVERALL SITE PLAN</td> </tr> <tr> <td>SP101</td> <td>BLOCK A</td> </tr> <tr> <td>SP102</td> <td>BLOCK B</td> </tr> <tr> <td>SP103</td> <td>BLOCK C</td> </tr> <tr> <td>SP104</td> <td>BLOCK D</td> </tr> <tr> <td>D100</td> <td>DEMOLITION PLANS</td> </tr> <tr> <td>A100</td> <td>2 BEDROOM UNIT PLAN AND BATH INTERIOR ELEVATIONS</td> </tr> <tr> <td>A101</td> <td>3 BEDROOM UNIT PLAN AND BATH INTERIOR ELEVATIONS</td> </tr> <tr> <th colspan="2">STRUCTURAL</th> </tr> <tr> <td>S101</td> <td>STRUCTURAL</td> </tr> <tr> <td>S102</td> <td>STRUCTURAL INSPECTION REQUIREMENTS</td> </tr> <tr> <td>S103</td> <td>STRUCTURAL INSPECTION REQUIREMENTS</td> </tr> <tr> <th colspan="2">MEP</th> </tr> <tr> <td>M001</td> <td>MECHANICAL / PLUMBING SYMBOLS & ABBREVIATIONS</td> </tr> <tr> <td>M002</td> <td>MECHANICAL / PLUMBING SPECIFICATIONS</td> </tr> <tr> <td>M100</td> <td>MECHANICAL PLAN</td> </tr> <tr> <td>M101</td> <td>FLOOR PLANS - PLUMBING</td> </tr> <tr> <td>E001</td> <td>ELECTRICAL SYMBOLS SPECIFICATIONS</td> </tr> <tr> <td>E100</td> <td>ELECTRICAL 2 BEDROOM PLAN</td> </tr> <tr> <td>E101</td> <td>ELECTRICAL 3 BEDROOM PLAN</td> </tr> </table>	GENERAL INFORMATION		COVER	PROJECT INFORMATION, CODE ANALYSIS, LOCATION MAP	ARCHITECTURAL		SP100	OVERALL SITE PLAN	SP101	BLOCK A	SP102	BLOCK B	SP103	BLOCK C	SP104	BLOCK D	D100	DEMOLITION PLANS	A100	2 BEDROOM UNIT PLAN AND BATH INTERIOR ELEVATIONS	A101	3 BEDROOM UNIT PLAN AND BATH INTERIOR ELEVATIONS	STRUCTURAL		S101	STRUCTURAL	S102	STRUCTURAL INSPECTION REQUIREMENTS	S103	STRUCTURAL INSPECTION REQUIREMENTS	MEP		M001	MECHANICAL / PLUMBING SYMBOLS & ABBREVIATIONS	M002	MECHANICAL / PLUMBING SPECIFICATIONS	M100	MECHANICAL PLAN	M101	FLOOR PLANS - PLUMBING	E001	ELECTRICAL SYMBOLS SPECIFICATIONS	E100	ELECTRICAL 2 BEDROOM PLAN	E101	ELECTRICAL 3 BEDROOM PLAN
CODES	BUILDING INFORMATION																																																																										
2015 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS	BUILDING OCCUPANCY: GROUP R-3 BUILDING USE: RESIDENTIAL - MULTIFAMILY																																																																										
2015 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS	SPRINKLER SYSTEM: IN ACCORDANCE W/ SECTION 903.3.1.2 OF 2015 IBC CONSTRUCTION TYPE: VB																																																																										
2015 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS	UNIT AREAS: 2 BEDROOM UNIT: GROUND FLOOR: 496 SF SECOND FLOOR: 496 SF TOTAL: 992 SF																																																																										
2015 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS	3 BEDROOM UNIT: GROUND FLOOR: 672 SF SECOND FLOOR: 672 SF TOTAL: 1344 SF																																																																										
2015 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS																																																																											
2015 INTERNATIONAL ENERGY CONSERVATION CODE																																																																											
BUILDING SUMMARY																																																																											
<ul style="list-style-type: none"> RESIDENTIAL COMPLEX CONSISTING OF RETROFITTING FIFTY EIGHT (58) UNITS, ON FOUR (4) BUILDING TYPE TOWN HOMES TWO (2) STORY MULTIFAMILY UNITS. CONCRETE FOUNDATION, POST TENSION SLAB. WOOD WALL FRAMING, EXTERIOR STUCCO, COMPOSITE WOOD LAP SIDING, CONC. TILE ROOFING, ASPHALT SHINGLES. RESIDENTIAL DOORS AND WINDOWS. 																																																																											
ARCHITECT	STRUCTURAL																																																																										
 DURAND-HOLLIS RUPE ARCHITECTS, INC. 14603 HUEBNER ROAD, BLDG 18 SAN ANTONIO, TEXAS 78230 T. 210.308.0080 F. 210.697.3309 email: office@dhraarchitects.com www.dhrarchitects.com	 LUNDY & FRANKE ENGINEERING, INC. 549 HEIMER RD SAN ANTONIO, TX 78232 TEL. 210.979.7900																																																																										
MEP																																																																											
 Consulting Mechanical • Electrical • Plumbing Engineers HMG & ASSOCIATES 8000 IH 1-10 WEST, SUITE 1004 SAN ANTONIO, TEXAS 78230 TEL. 210.349.0800																																																																											
GENERAL INFORMATION																																																																											
COVER	PROJECT INFORMATION, CODE ANALYSIS, LOCATION MAP																																																																										
ARCHITECTURAL																																																																											
SP100	OVERALL SITE PLAN																																																																										
SP101	BLOCK A																																																																										
SP102	BLOCK B																																																																										
SP103	BLOCK C																																																																										
SP104	BLOCK D																																																																										
D100	DEMOLITION PLANS																																																																										
A100	2 BEDROOM UNIT PLAN AND BATH INTERIOR ELEVATIONS																																																																										
A101	3 BEDROOM UNIT PLAN AND BATH INTERIOR ELEVATIONS																																																																										
STRUCTURAL																																																																											
S101	STRUCTURAL																																																																										
S102	STRUCTURAL INSPECTION REQUIREMENTS																																																																										
S103	STRUCTURAL INSPECTION REQUIREMENTS																																																																										
MEP																																																																											
M001	MECHANICAL / PLUMBING SYMBOLS & ABBREVIATIONS																																																																										
M002	MECHANICAL / PLUMBING SPECIFICATIONS																																																																										
M100	MECHANICAL PLAN																																																																										
M101	FLOOR PLANS - PLUMBING																																																																										
E001	ELECTRICAL SYMBOLS SPECIFICATIONS																																																																										
E100	ELECTRICAL 2 BEDROOM PLAN																																																																										
E101	ELECTRICAL 3 BEDROOM PLAN																																																																										



KEY	DESCRIPTION
	DETAIL TAG
	ELEVATION KEY
	KEYS
	SECTION KEY
	CUT LINE
	TRUE NORTH ARROW
	WALL TYPE

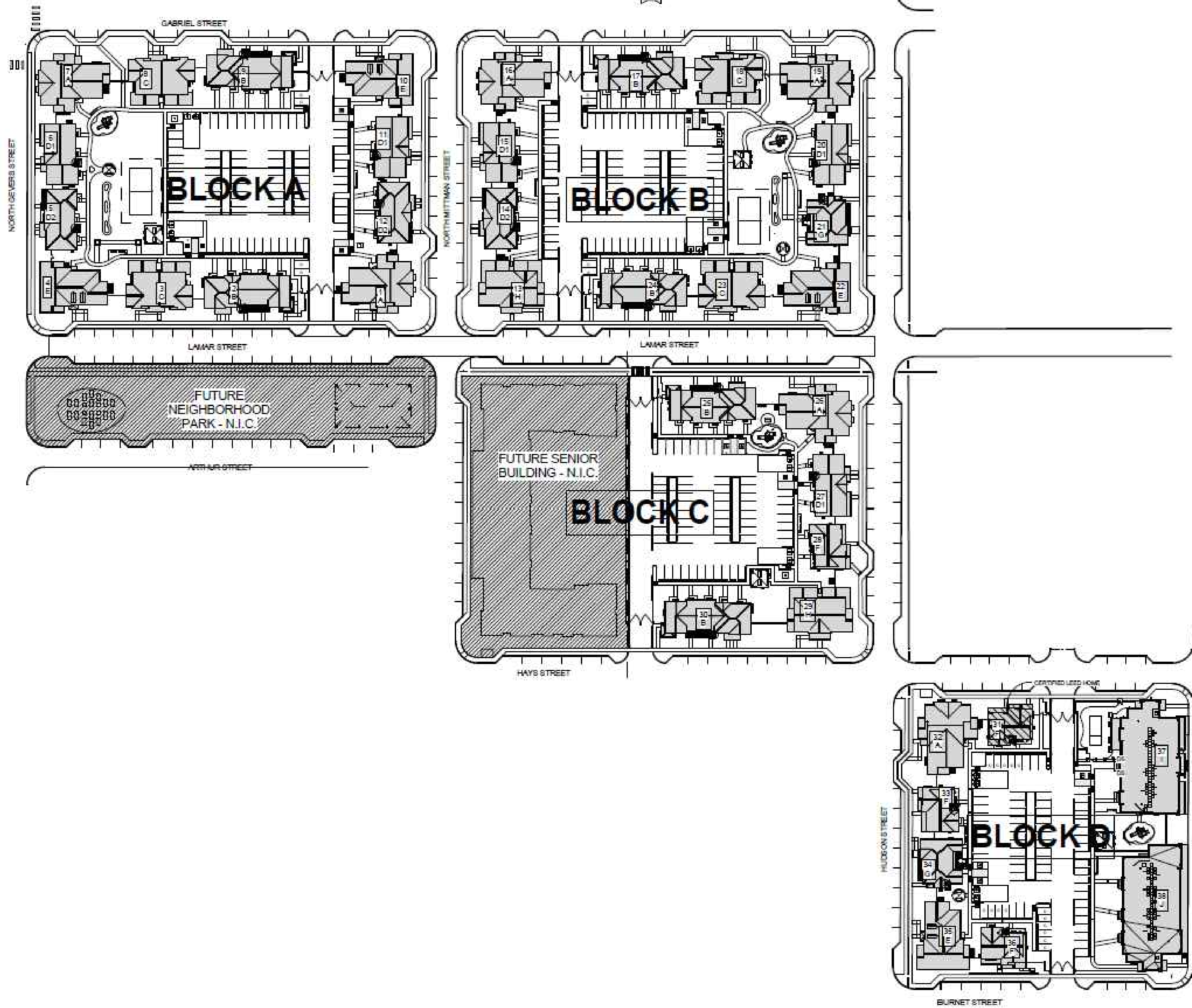
COVER



THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THE DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM/HER UPON COMPLETION OF THE CONSTRUCTION WORK. PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990, ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREIN, CONSTITUTE THE COPYRIGHTED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.
© 2018

PROJECT NO. 17-044
 ISSUE DATE: 10-06-18
 DRAWN BY: CP
 REVIEWED BY: GDH
 PROJECT ARCHITECT:
 GABRIEL DURAND-HOLLIS, FAIA
 TEXAS LICENSE NO. 10881

COVER



DURAND-HOLLIS RUPE ARCHITECTS, INC.
 14603 HUEBNER ROAD
 BUILDING 18
 SAN ANTONIO, TEXAS 78230
 TEL. 210.308.0080
 FAX. 210.697.3309
 eMAIL office@dhrarchitects.com
 WEB WWW.DHRARCHITECTS.COM

REVISED ISSUE DATES:

EAST MEADOWS
 FAMILY APARTMENTS - PHASE 1
 WHEATLEY FAMILY I, L.P.
 SAN ANTONIO, TEXAS 78202

OVER ALL SITE PLAN



THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THE DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM/HER UPON COMPLETION OF THE CONSTRUCTION WORK. PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990, ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREIN, CONSTITUTE THE COPYRIGHTED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN, WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.
 © 2018

PROJECT NO. 17-044
 ISSUE DATE: 10-06-18
 DRAWN BY: CP
 REVIEWED BY: GDH
 PROJECT ARCHITECT:
 GABRIEL DURAND-HOLLIS, F.A.A.
 TEXAS LICENSE NO. 10881
 SP100

REVISED ISSUE DATES:

EAST MEADOWS
 FAMILY APARTMENTS – PHASE 1
 WHEATLEY FAMILY I, L.P.
 SAN ANTONIO, TEXAS 78202

BLOCK A



THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THE DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM/HER UPON COMPLETION OF THE CONSTRUCTION WORK. PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990, ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREIN, CONSTITUTE THE COPYRIGHTED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN, WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.
 © 2018

PROJECT NO. 17-044
 ISSUE DATE: 10-06-18
 DRAWN BY: CP
 REVIEWED BY: GDH
 PROJECT ARCHITECT:
 GABRIEL DURAND-HOLLIS, F.A.A.
 TEXAS LICENSE NO. 10881
 SP101

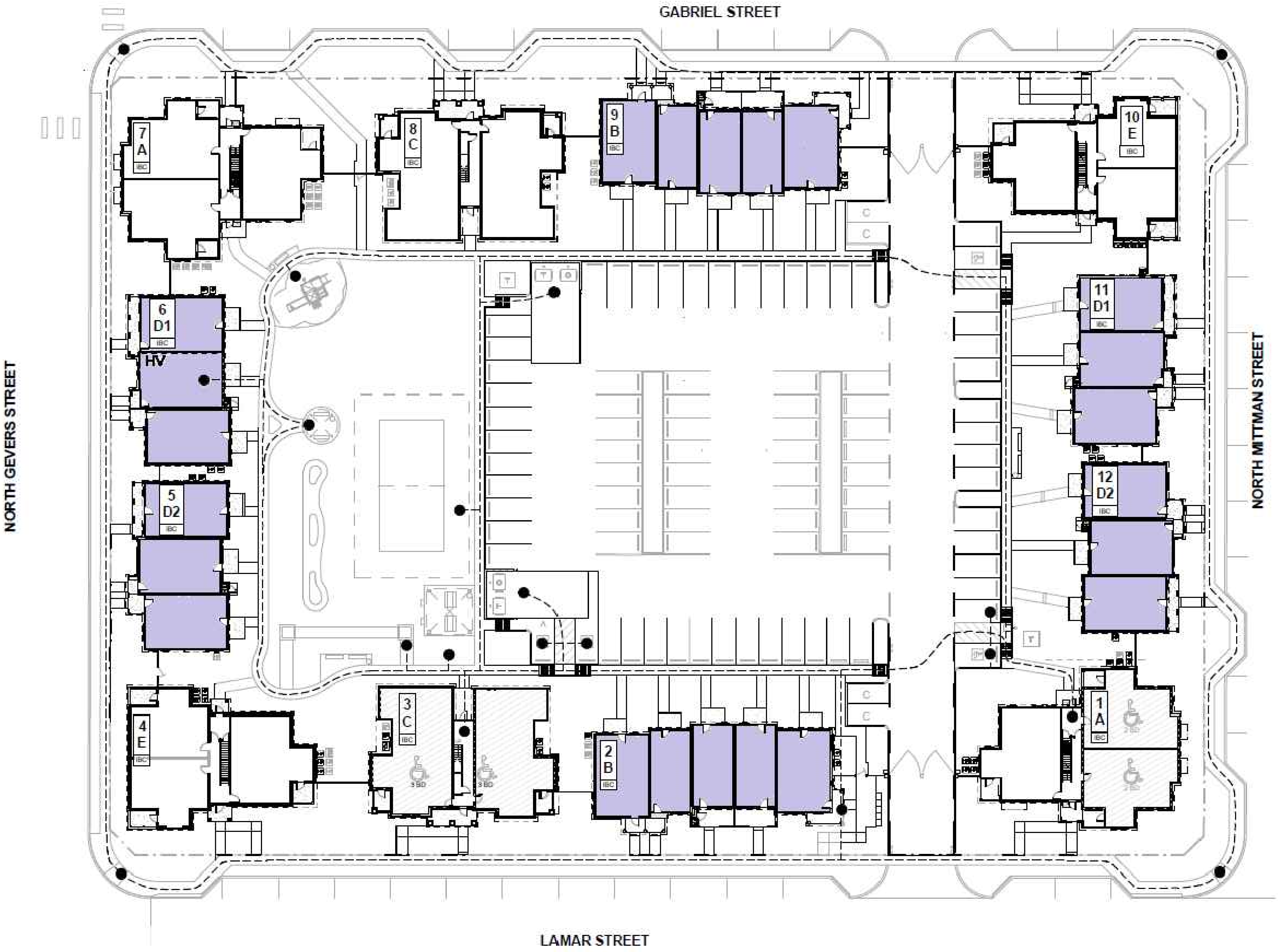
SITE PLAN LEGEND

ACCESSIBLE UNIT (1 BED)	ACCESSIBLE UNIT (2 BED)
ACCESSIBLE UNIT (3 BED)	ACCESSIBLE UNIT (4 BED)
HEARING/VISUALLY IMPAIRED UNIT (1 BED)	HEARING/VISUALLY IMPAIRED UNIT (2 BED)
HEARING/VISUALLY IMPAIRED UNIT (3 BED)	HEARING/VISUALLY IMPAIRED UNIT (4 BED)
COMPACT CAR PARKING STALL - 6' MIN. LETTERING "COMPACT ONLY"	
EXIST. TREE (PRESERVED)	
BUILDING NUMBER BUILDING TYPE BUILDING CODE	
ACCESSIBLE POINT OF USE OR ORIGIN	
ACCESSIBLE ROUTE	
UNITS TO BE RETROFITTED WITH THE ADDITION OF A HALF BATH	

UNITS TO BE TREATED

BLOCK A			
BUILDING	BUILDING TYPE	UNIT ADDRESS	UNIT SIZE
2	B	1619 LAMAR ST.	3
2	B	1620 LAMAR ST.	2
2	B	1623 LAMAR ST.	2
2	B	1625 LAMAR ST.	2
2	B	1327 LAMAR ST.	3
5	D2	1010 NORTH GEVERS ST	3
5	D2	1012 NORTH GEVERS ST.	3
5	D2	1014 NORTH GEVERS ST.	3
6	D1	1022 NORTH GEVERS ST.	3
6	D1	1024 NORTH GEVERS ST.	3
6	D1	1026 NORTH GEVERS ST.	3
9	B	416 GABRIEL ST.	3
9	B	420 GABRIEL ST.	2
9	B	422 GABRIEL ST.	2
9	B	424 GABRIEL ST.	2
9	B	426 GABRIEL ST.	3
11	D1	1023 NORTH MITTMAN ST.	3
11	D1	1021 NORTH MITTMAN ST.	3
11	D1	1019 NORTH MITTMAN ST.	3
12	D2	1015 NORTH MITTMAN ST.	3
12	D2	1013 NORTH MITTMAN ST.	3
12	D2	1011 NORTH MITTMAN ST.	3

NOTES:
 * OWNER TO DETERMINE IF TENANT WILL BE TEMPORARY RELOCATED.
 ** CONSTRUCTION MANAGER TO DETERMINE HOW MANY UNITS WILL BE WORKED ON AT A TIME.



1 BLOCK A
 SP101 SCALE: NTS

REVISED ISSUE DATES:

EAST MEADOWS
 FAMILY APARTMENTS - PHASE 1
 WHEATLEY FAMILY I, L.P.
 SAN ANTONIO, TEXAS 78202

BLOCK B



THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THE DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM/HER UPON COMPLETION OF THE CONSTRUCTION WORK. PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990, ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREIN, CONSTITUTE THE COPYRIGHTED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.
 © 2018

PROJECT NO. 17-044
 ISSUE DATE: 10-06-18
 DRAWN BY: CP
 REVIEWED BY: GDH
 PROJECT ARCHITECT:
 GABRIEL DURAND-HOLLIS, F.A.A.
 TEXAS LICENSE NO. 10881

SP102

SITE PLAN LEGEND

ACCESSIBLE UNIT (1 BED)	ACCESSIBLE UNIT (2 BED)
ACCESSIBLE UNIT (3 BED)	ACCESSIBLE UNIT (4 BED)
HEARING/VISUALLY IMPAIRED UNIT (1 BED)	HEARING/VISUALLY IMPAIRED UNIT (2 BED)
HEARING/VISUALLY IMPAIRED UNIT (3 BED)	HEARING/VISUALLY IMPAIRED UNIT (4 BED)
COMPACT CAR PARKING STALL - 6' MIN. LETTERING "COMPACT ONLY"	
EXIST. TREE (PRESERVED)	
BUILDING NUMBER	BUILDING TYPE
BUILDING CODE	
ACCESSIBLE POINT OF USE OR ORIGIN	
ACCESSIBLE ROUTE	
UNITS TO BE RETROFITTED WITH THE ADDITION OF A HALF BATH	

UNITS TO BE TREATED

BLOCK B			
BUILDING	BUILDING TYPE	UNIT ADDRESS	UNIT SIZE
24	B	1723 LAMAR ST.	3
24	B	1721 LAMAR ST.	2
24	B	1719 LAMAR ST.	2
24	B	1717 LAMAR ST.	2
24	B	1715 LAMAR ST.	3
14	D2	1010 NORTH MITTMAN ST.	3
14	D2	1012 NORTH MITTMAN ST.	3
14	D2	1014 NORTH MITTMAN ST.	3
15	D1	1022 NORTH MITTMAN ST.	3
15	D1	1024 NORTH MITTMAN ST.	3
15	D1	1026 NORTH MITTMAN ST.	3
17	B	514 GABRIEL ST.	3
17	B	516 GABRIEL ST.	2
17	B	518 GABRIEL ST.	2
17	B	520 GABRIEL ST.	2
17	B	522 GABRIEL ST.	3
20	D1	523 HUDSON ST.	3
20	D1	521 HUDSON ST.	3
20	D1	519 HUDSON ST.	3

NOTES:
 * OWNER TO DETERMINE IF TENANT WILL BE TEMPORARY RELOCATED.
 ** CONSTRUCTION MANAGER TO DETERMINE HOW MANY UNITS WILL BE WORKED ON AT A TIME.



1 BLOCK B
 SP102 SCALE: NTS



LAMAR STREET

GABRIEL STREET

NORTH MITTMAN STREET

HUDSON STREET

REVISED ISSUE DATES:

EAST MEADOWS
 FAMILY APARTMENTS - PHASE 1
 WHEATLEY FAMILY I, L.P.
 SAN ANTONIO, TEXAS 78202

BLOCK C



THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THE DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM/HER UPON COMPLETION OF THE CONSTRUCTION WORK. PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990, ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREIN, CONSTITUTE THE COPYRIGHTED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.
 © 2018

PROJECT NO. 17-044
 ISSUE DATE: 10-06-18
 DRAWN BY: CP
 REVIEWED BY: GDH
 PROJECT ARCHITECT:
 GABRIEL DURAND-HOLLIS, F.A.A.
 TEXAS LICENSE NO. 10881

SP103

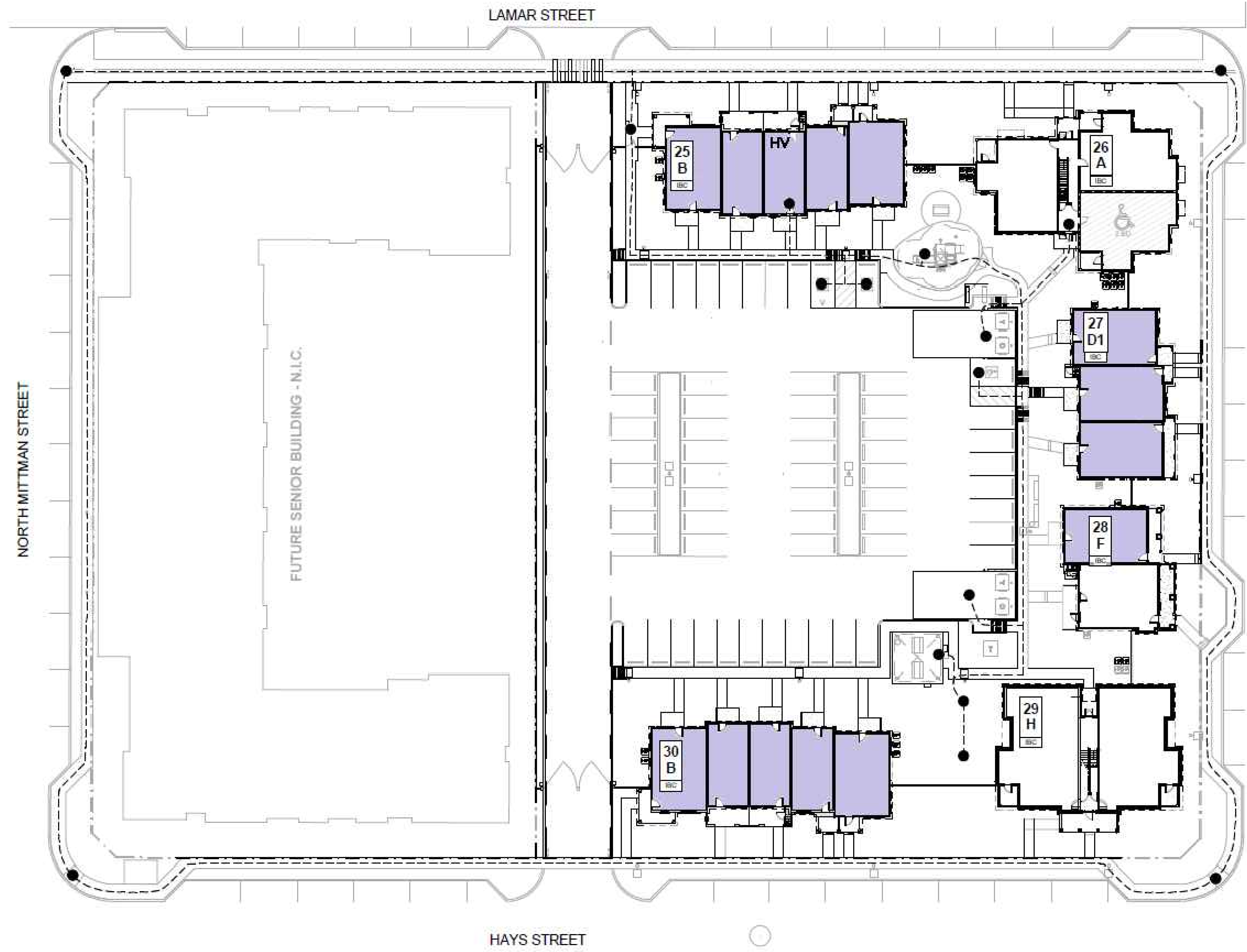
SITE PLAN LEGEND

ACCESSIBLE UNIT (1 BED) 1BD	ACCESSIBLE UNIT (2 BED) 2BD
ACCESSIBLE UNIT (3 BED) 3BD	ACCESSIBLE UNIT (4 BED) 4BD
HEARING/VISUALLY IMPAIRED UNIT (1 BED) 1BD	HEARING/VISUALLY IMPAIRED UNIT (2 BED) 2BD
HEARING/VISUALLY IMPAIRED UNIT (3 BED) 3BD	HEARING/VISUALLY IMPAIRED UNIT (4 BED) 4BD
COMPACT CAR PARKING STALL - 6' MIN. LETTERING "COMPACT ONLY"	
EXIST. TREE (PRESERVED)	
BUILDING NUMBER BUILDING TYPE BUILDING CODE	
ACCESSIBLE POINT OF USE OR ORIGIN	
ACCESSIBLE ROUTE	
UNITS TO BE RETROFITTED WITH THE ADDITION OF A HALF BATH	

UNITS TO BE TREATED

BLOCK C			
BUILDING	BUILDING TYPE	UNIT ADDRESS	UNIT SIZE
30	B	1831 HAYS ST.	3
30	B	1829 HAYS ST.	2
30	B	1827 HAYS ST.	2
30	B	1827 HAYS ST.	2
30	B	1823 HAYS ST.	3
25	B	1722 LAMAR ST.	3
25	B	1724 LAMAR ST.	2
25	B	1726 LAMAR ST.	2
25	B	1728 LAMAR ST.	2
25	B	1730 LAMAR ST.	3
27	D1	423 HUDSON ST.	3
27	D1	421 HUDSON ST.	3
27	D1	419 HUDSON ST.	3
28	F	413 HUDSON ST.	3

NOTES:
 * OWNER TO DETERMINE IF TENANT WILL BE TEMPORARY RELOCATED.
 ** CONSTRUCTION MANAGER TO DETERMINE HOW MANY UNITS WILL BE WORKED ON AT A TIME.



1 BLOCK C
 SP103 SCALE: NTS



REVISED ISSUE DATES:

EAST MEADOWS
 FAMILY APARTMENTS - PHASE 1
 WHEATLEY FAMILY I, L.P.
 SAN ANTONIO, TEXAS 78202

BLOCK D



THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THE DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM/HER UPON COMPLETION OF THE CONSTRUCTION WORK. PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990, ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREIN, CONSTITUTE THE COPYRIGHTED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

© 2018

PROJECT NO. 17-044
 ISSUE DATE: 10-06-18
 DRAWN BY: CP
 REVIEWED BY: GDH
 PROJECT ARCHITECT:
 GABRIEL DURAND-HOLLIS, F.A.A.
 TEXAS LICENSE NO. 10881

SP104

SITE PLAN LEGEND

ACCESSIBLE UNIT (1 BED) 1BD	ACCESSIBLE UNIT (2 BED) 2BD
ACCESSIBLE UNIT (3 BED) 3BD	ACCESSIBLE UNIT (4 BED) 4BD
HEARING/VISUALLY IMPAIRED UNIT (1 BED) 1BD	HEARING/VISUALLY IMPAIRED UNIT (2 BED) 2BD
HEARING/VISUALLY IMPAIRED UNIT (3 BED) 3BD	HEARING/VISUALLY IMPAIRED UNIT (4 BED) 4BD
COMPACT CAR PARKING STALL - 6' MIN. LETTERING "COMPACT ONLY"	
EXIST. TREE (PRESERVED)	
BUILDING NUMBER BUILDING TYPE BUILDING CODE	
ACCESSIBLE POINT OF USE OR ORIGIN	
ACCESSIBLE ROUTE	
UNITS TO BE RETROFITTED WITH THE ADDITION OF A HALF BATH	

BLOCK D

BUILDING	BUILDING TYPE	UNIT ADDRESS	UNIT SIZE
36	F	2011 BURNET ST.	3
33	F	322 HUDSON ST.	3
31	F	1910 HAYS STREET	3

NOTES:
 * OWNER TO DETERMINE IF TENANT WILL BE TEMPORARY RELOCATED.
 ** CONSTRUCTION MANAGER TO DETERMINE HOW MANY UNITS WILL BE WORKED ON AT A TIME.



1 BLOCK D
 SP104 SCALE: NTS

DEMO KEY NOTES:

1. REMOVE EXISTING SHELVING.
2. EXISTING WALLS TO REMAIN. DRYWALL TO BE REMOVED AS NECESSARY TO FACILITATE NEW CONSTRUCTION AND THEN PATCHED AND REPAIRED.
3. EXISTING DOOR & FRAME TO BE REMOVED TO FACILITATE NEW CONSTRUCTION AND THEN REUSED. CHANGE HARDWARE TO PRIVACY LOCK
4. REMOVE EXISTING FLOORING.
5. REINFORCING POST-TENSION CABLES TO BE LOCATED PRIOR TO ANY SAW-CUTTING OPERATION. REF. STRUCTURAL.
6. CONTRACTOR TO BLOCK THE CONSTRUCTION AREA WITH PARTITION WALLS TO MAINTAIN SECURITY AND DUST CONTROL.

PROCEDURE (REF. STRUCTURAL):

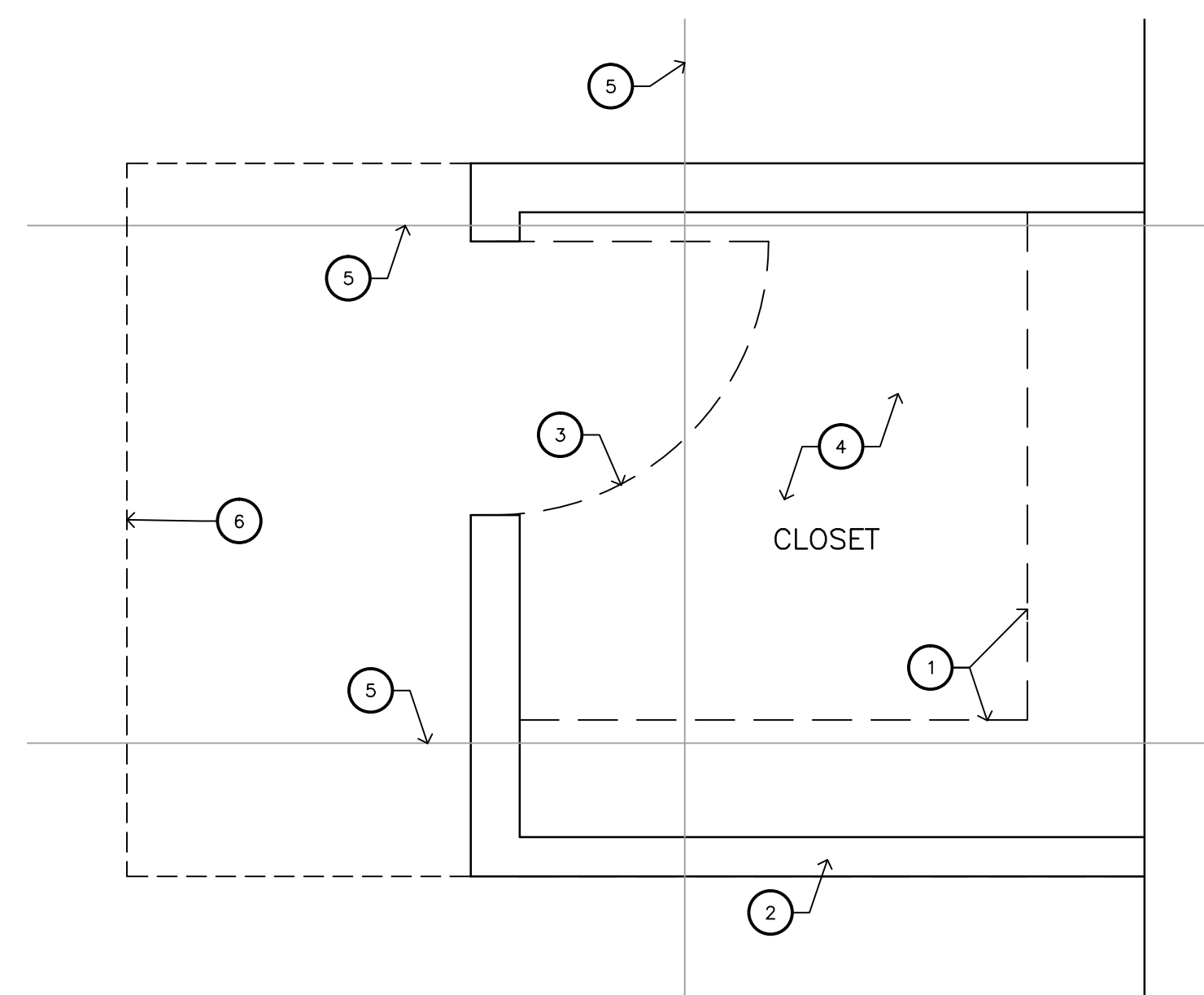
- **POST TENSION CABLE REINFORCING, TO BE IDENTIFIED PRIOR TO ANY SAW CUTTING OPERATION.**
- SAW CUT 3/4" GROOVES ON EACH SIDE OF PLUMBING LINE AS SHOWN.
- "CHIP OUT" EXIST. BEAM LEAVING EXPOSED REINF. INTACT.
- COAT EXISTING BEAM SURFACES WITH EPOXY BONDING AGENT AND POUR CONCRETE.

GENERAL NOTES:

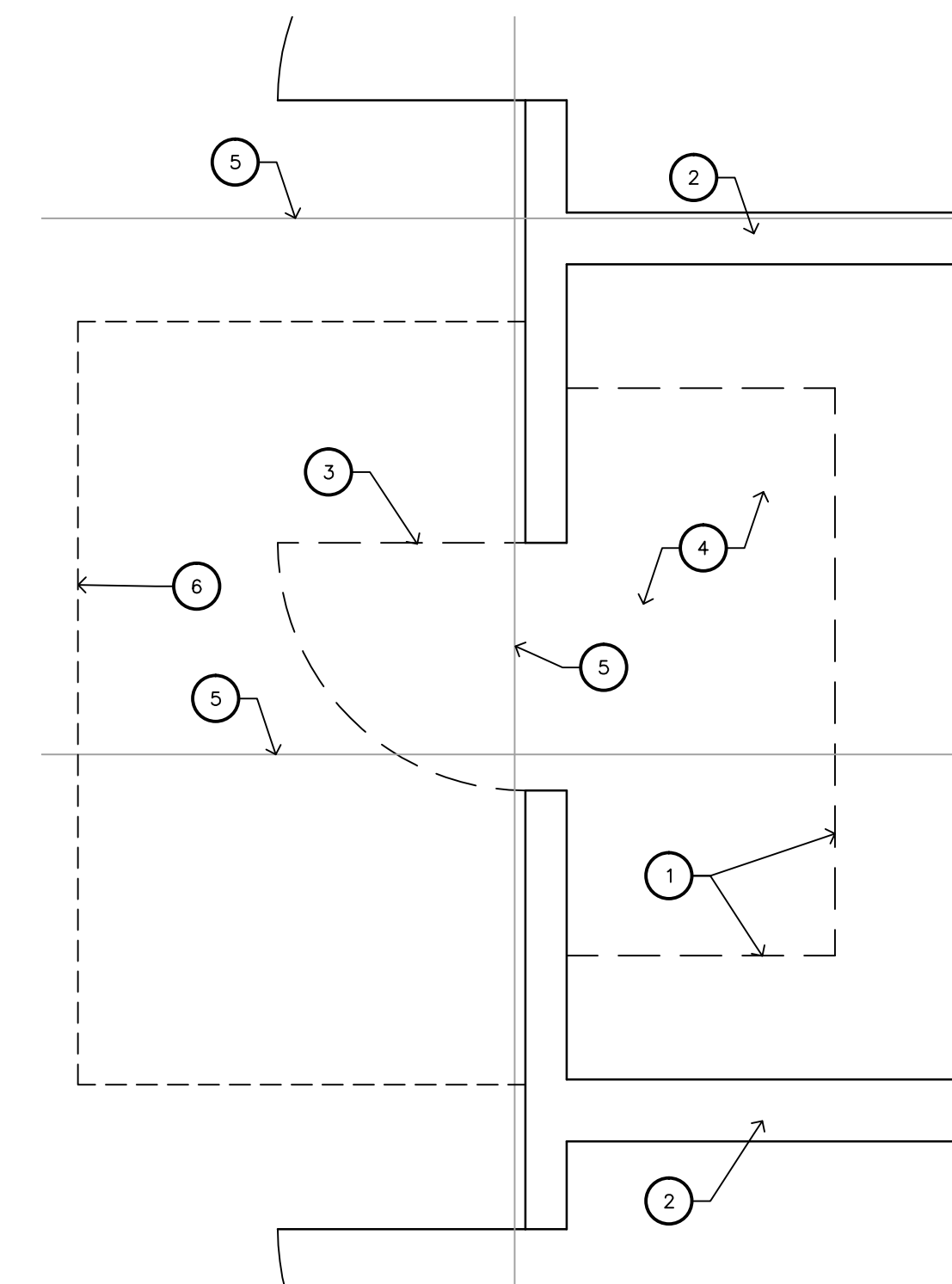
1. DIMENSIONS ARE TO FINISH WALL.
2. **UNDER NO CIRCUMSTANCES SHALL THE POST-TENSION CABLES BE CUT.**
3. TAPE, FLOAT & PAINT ALL WALLS TO MATCH EXISTING.

DEMO. PROTECTION NOTES:

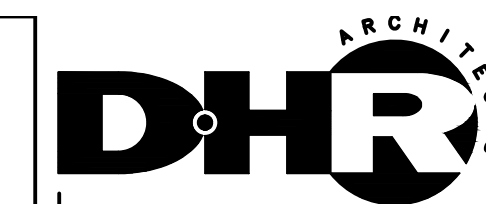
1. OWNER WILL COORDINATE WITH CONTRACTOR IF TENANT WILL BE OCCUPYING APARTMENT SPACE DURING CONSTRUCTION WORK.
2. DURING CONSTRUCTION, CONTRACTOR IS TO INSTALL TEMPORARY DUST PROTECTION, AS NECESSARY, TO PROTECT EXISTING AREAS OUTSIDE OF THE WORK AREA. COVER ANY TENANT ITEMS THAT MAY GET DUST.
3. PROTECT FLOORS AREAS NEEDED TO HAUL AWAY MATERIALS DURING DEMOLITION. COVER WHEEL BARREL DEBRIS DURING REMOVAL.
4. VACUUM & CLEAN DURING AND AT THE END OF DAILY WORK TO MINIMIZE DUST CREATED BY CONSTRUCTION WORK.
5. ANY EXISTING AREAS DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION WILL BE CORRECTED TO THE ORIGINAL CONDITION.



1 3 BEDROOM UNIT CLOSET DEMO PLAN
D100 SCALE: 3/4" = 1'-0"



2 2 BEDROOM UNIT DEMO CLOSET PLAN
D100 SCALE: 3/4" = 1'-0"

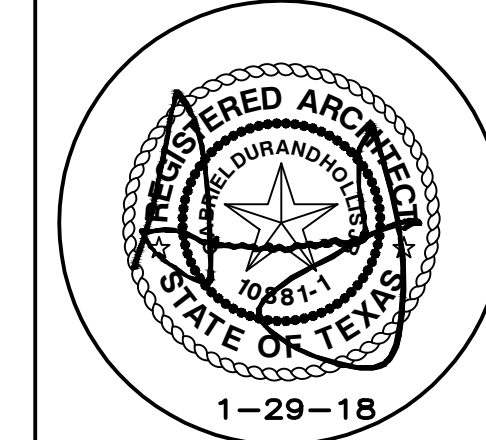


DURAND-HOLLIS RUPE ARCHITECTS, INC.
14603 HUEBNER ROAD
BUILDING 18
SAN ANTONIO,
TEXAS 78230
TEL. 210.308.0080
FAX. 210.697.3309
eMAIL office@dhrarchitects.com
WEB WWW.DHRARCHITECTS.COM

REVISED ISSUE DATES:

EAST MEADOWS
FAMILY APARTMENTS - PHASE 1
WHEATLEY FAMILY I, L.P.
SAN ANTONIO, TEXAS 78202

DEMOLITION PLANS



THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THE DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM/HER UPON COMPLETION OF THE CONSTRUCTION WORK. PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990, ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREIN, CONSTITUTES THE COPYRIGHTED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.
© 2018

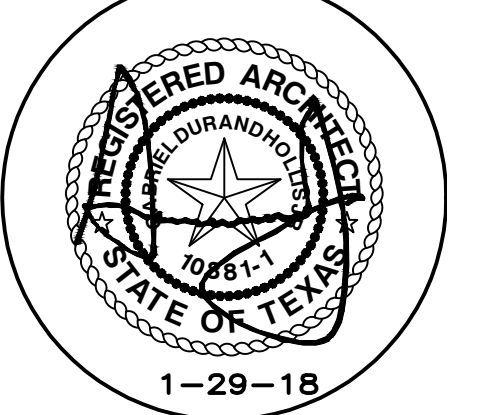
PROJECT NO. 17-044
ISSUE DATE: 10-06-18
DRAWN BY: CP
REVIEWED BY: GDH
PROJECT ARCHITECT:
GABRIEL DURAND-HOLLIS, F.A.A.
TEXAS LICENSE NO. 10881

D100

REVISED ISSUE DATES:

**EAST MEADOWS
 FAMILY APARTMENTS - PHASE 1
 WHEATLEY FAMILY I, L.P.
 SAN ANTONIO, TEXAS 78202**

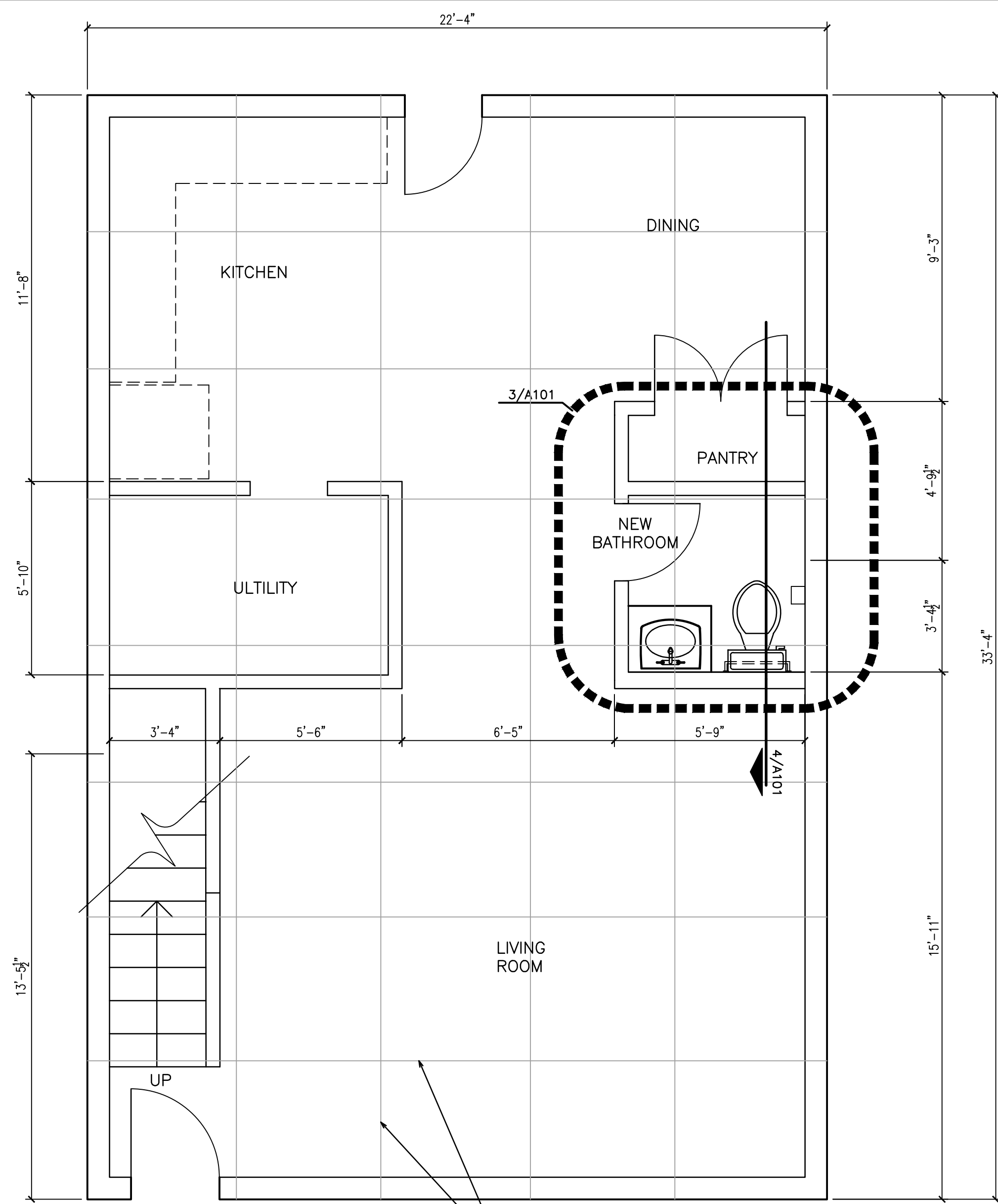
**3 BEDROOM
 FLOOR PLAN
 SECTION & DETAILS**



THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THE DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM/HER UPON COMPLETION OF THE CONSTRUCTION WORK. PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990, ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREIN, CONSTITUTE THE COPYRIGHTED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.
 © 2018

PROJECT NO. 17-044
 ISSUE DATE: 10-06-18
 DRAWN BY: CP
 REVIEWED BY: GDH
 PROJECT ARCHITECT:
 GABRIEL DURAND-HOLLIS, FAIA
 TEXAS LICENSE NO. 10881

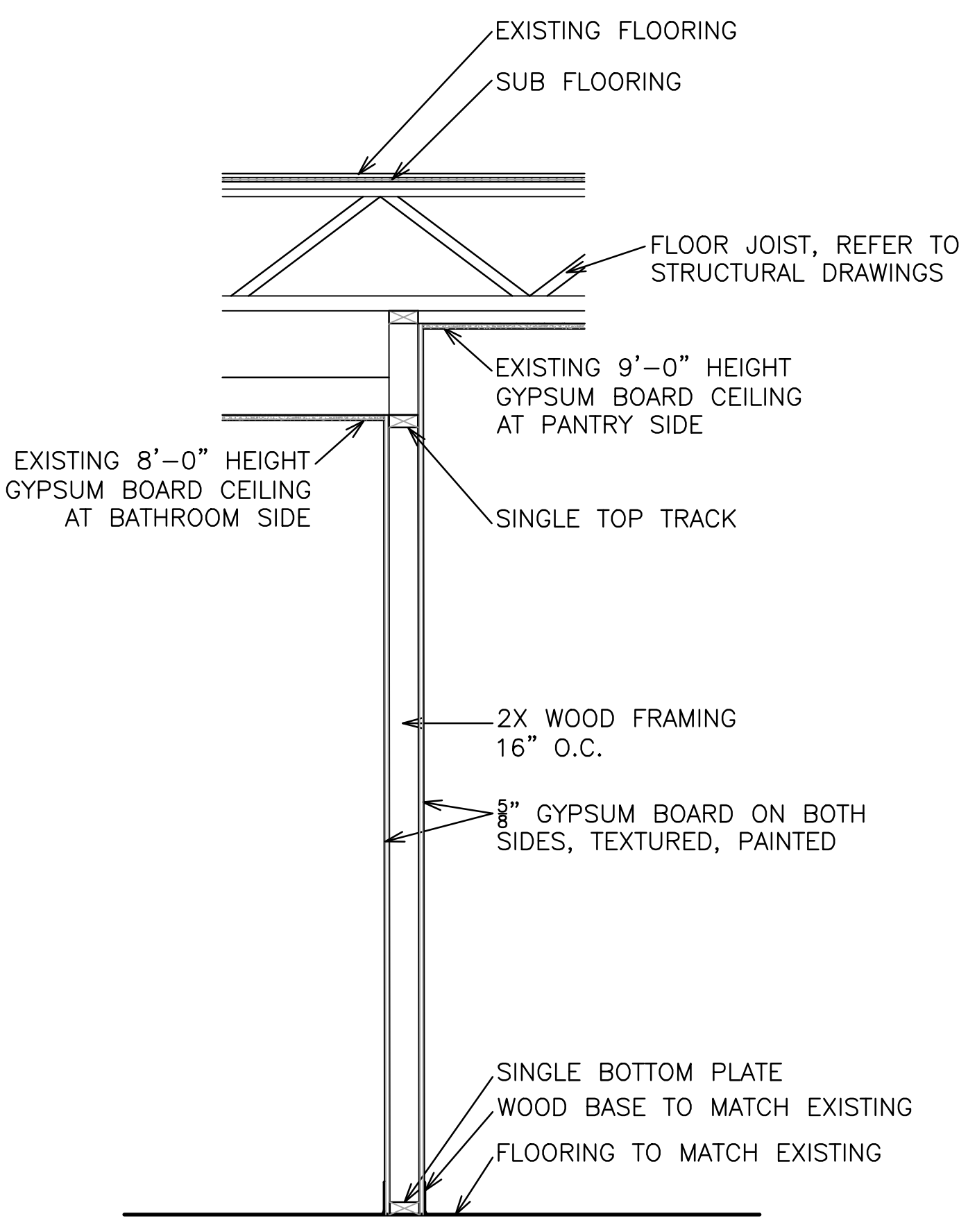
A101



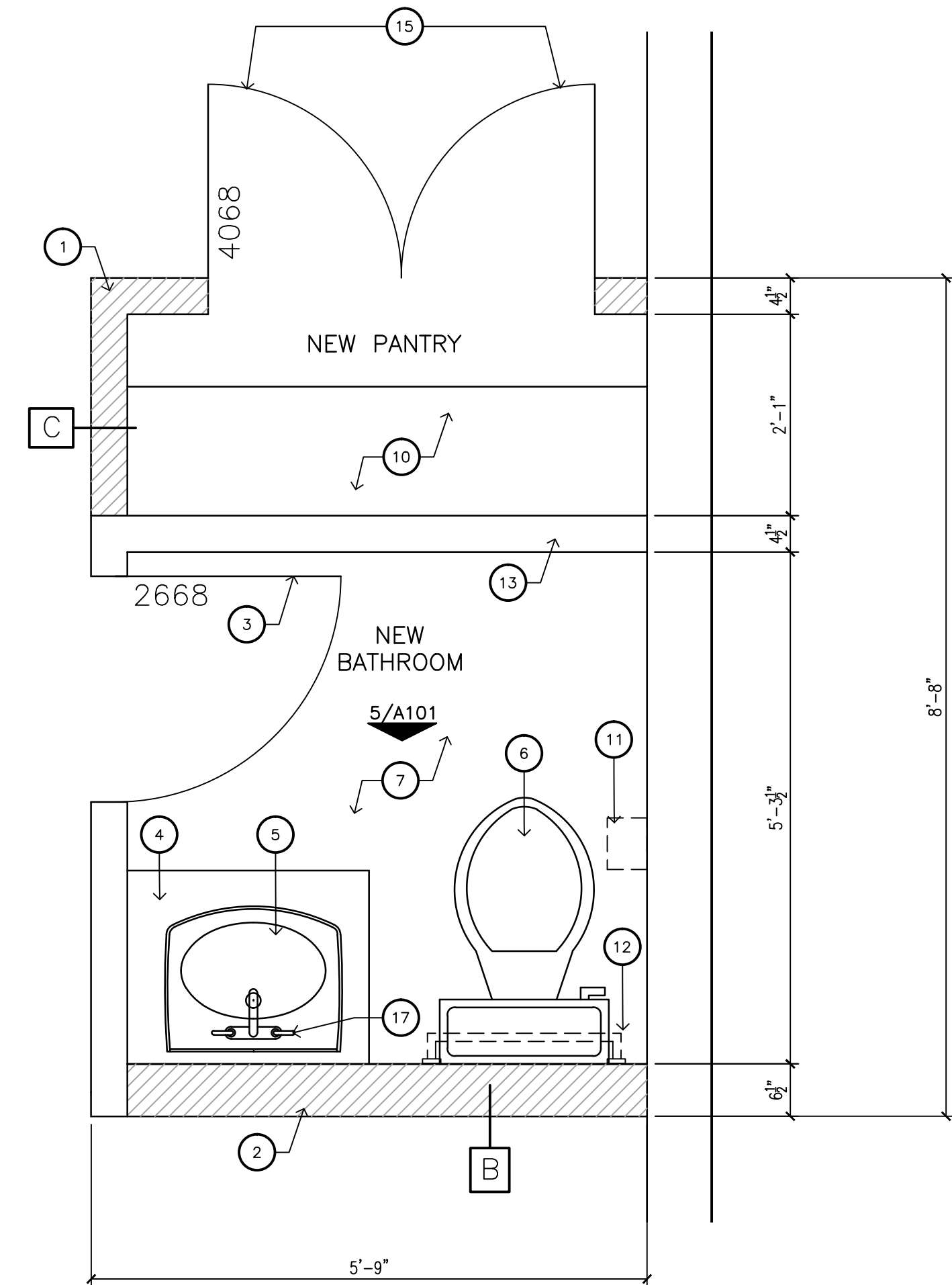
1 3 BEDROOM UNIT FLOOR PLAN
 A101 SCALE: 3/8" = 1'-0"

- GENERAL NOTES:**
- DIMENSIONS ARE TO FINISH WALL.
 - UNDER NO CIRCUMSTANCES SHALL THE POST-TENSION CABLES BE CUT.**
 - TAPE, FLOAT & PAINT ALL WALLS TO MATCH EXISTING.

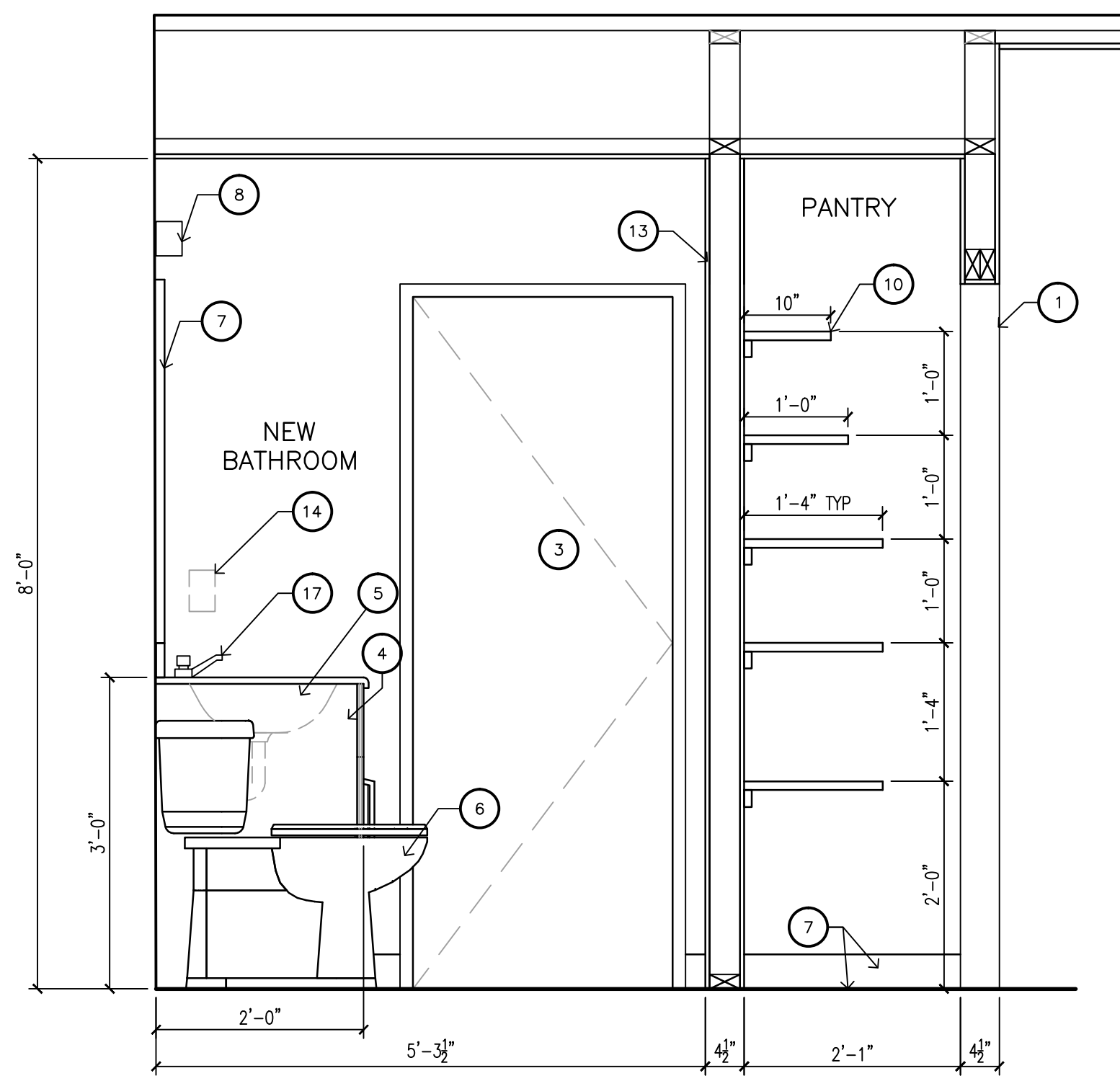
- CONST. KEY NOTES:**
- INSTALL NEW WALL, TYPE AS INDICATED.
 - EXISTING WALL TO BE PATCH AND REPAIRED AS NECESSARY AFTER PLUMBING HAS BEEN INSTALLED.
 - DOOR & FRAME TO BE REUSED. CHANGE HARDWARE TO PRIVACY LOCK. PRIVACY LOCK - SCHLAGE F40 ACC X 626.
 - INSTALL NEW VANITY BASE CABINET TO MATCH EXISTING.
 - INSTALL NEW TOP WITH INTEGRAL BOWL. (REFER TO STRUCTURAL & MEP).
 - INSTALL NEW TOILET PROFLO PF1500WH / PF6112WH WITH SOLID PLASTIC CLOSED FRONT SEAT & SOFT-CLOSE LID (REF. TO STRUCTURAL & MEP).
 - INSTALL NEW FLOORING - TACKETT "ACCESS" VINYL PLANK, COLOR TO MATCH EXISTING.
 - INSTALL NEW MIRROR AS SELECTED BY OWNER.
 - INSTALL NEW VANITY LIGHT AS SELECTED BY OWNER.
 - 3/4" MDF WITH BULL-NOSE FRONT EDGE ANCHOR TO WALL WITH 1X2 CLEATS. PRIMED, PAINTED.
 - TOILET PAPER HOLDER TO BE SELECTED BY OWNER.
 - 24" TOWEL BAR TO BE SELECTED BY OWNER.
 - EXISTING WALL TO REMAIN.
 - INSTALL NEW GFI OUTLET, REF. MEP.
 - INSTALL NEW DOOR AND FRAME, PAINTED TO MATCH EXISTING. TO BE SELECTED BY OWNER.
 - INSTALL NEW BASE (PAINTED PONDEROSA PINE, COLONIAL PROFILE), TO MATCH EXISTING.
 - INSTALL NEW LAVATORY FAUCET - PFISTER G142-7000 WITH P941819 0.5 GPM AERATOR.



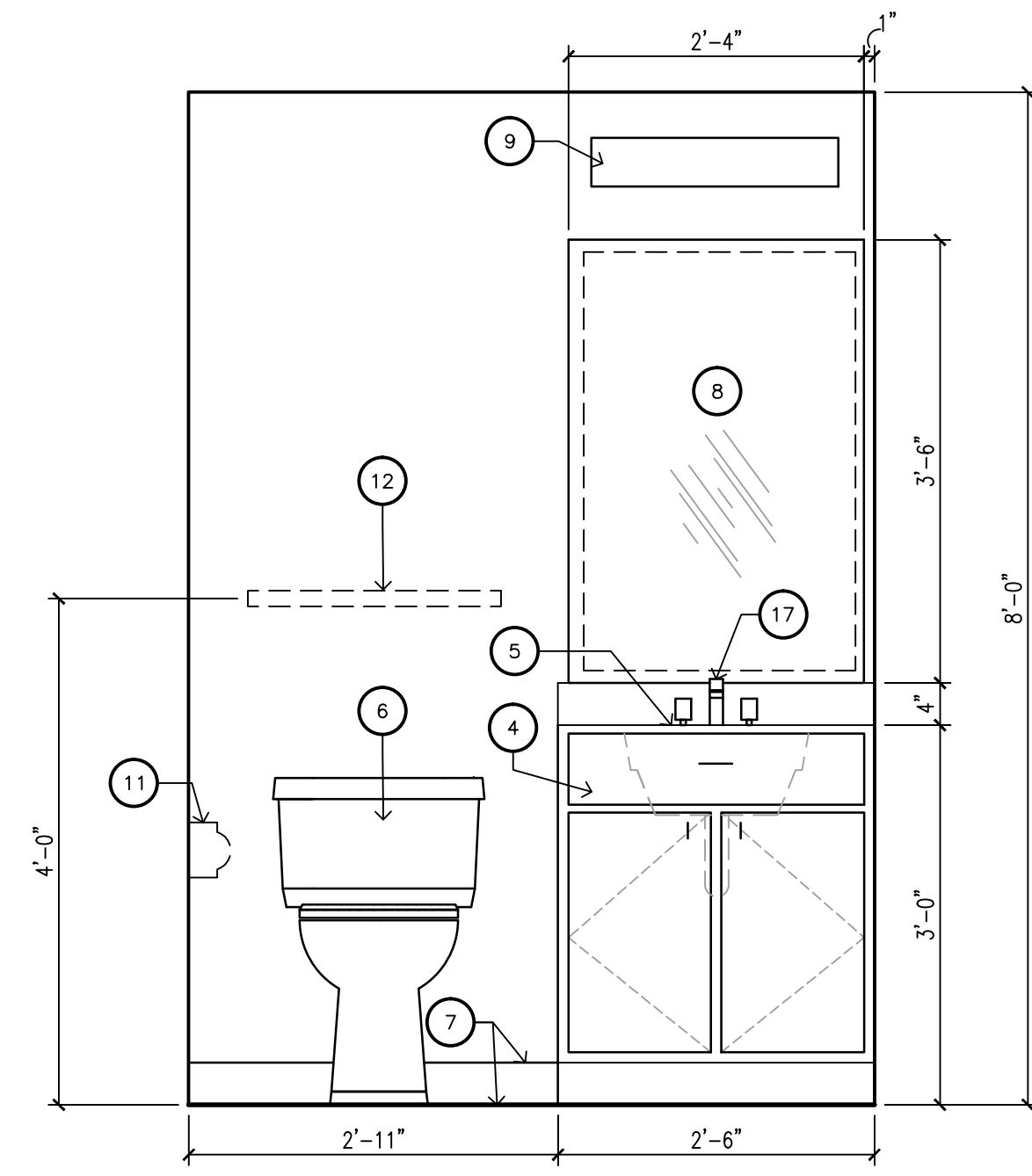
2 WALL C SECTION
 A101 SCALE: 3/4" = 1'-0"



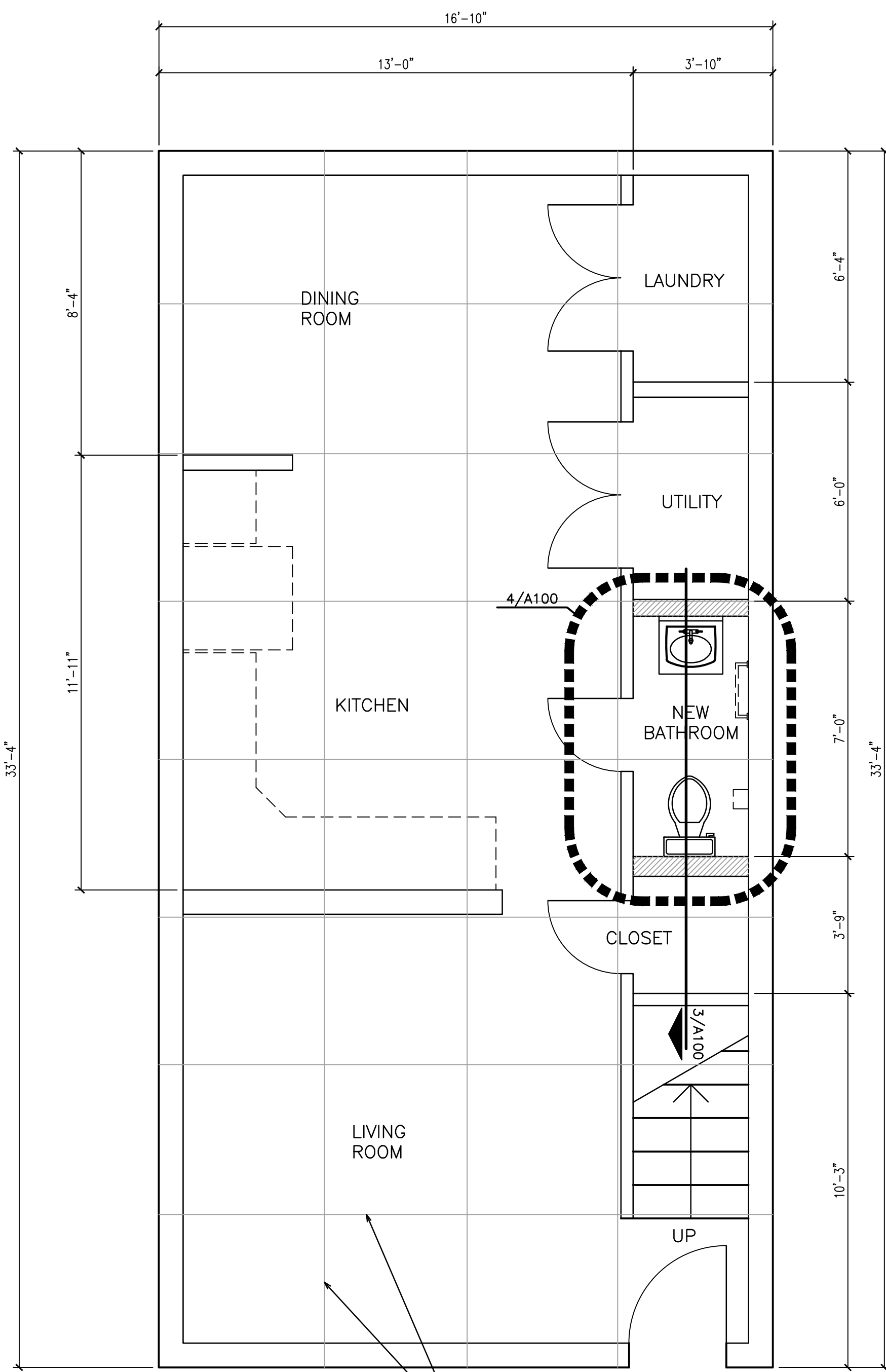
3 PANTRY BATHROOM PLAN
 A101 SCALE: 3/4" = 1'-0"



4 BATHROOM SECTION
 A101 SCALE: 3/4" = 1'-0"



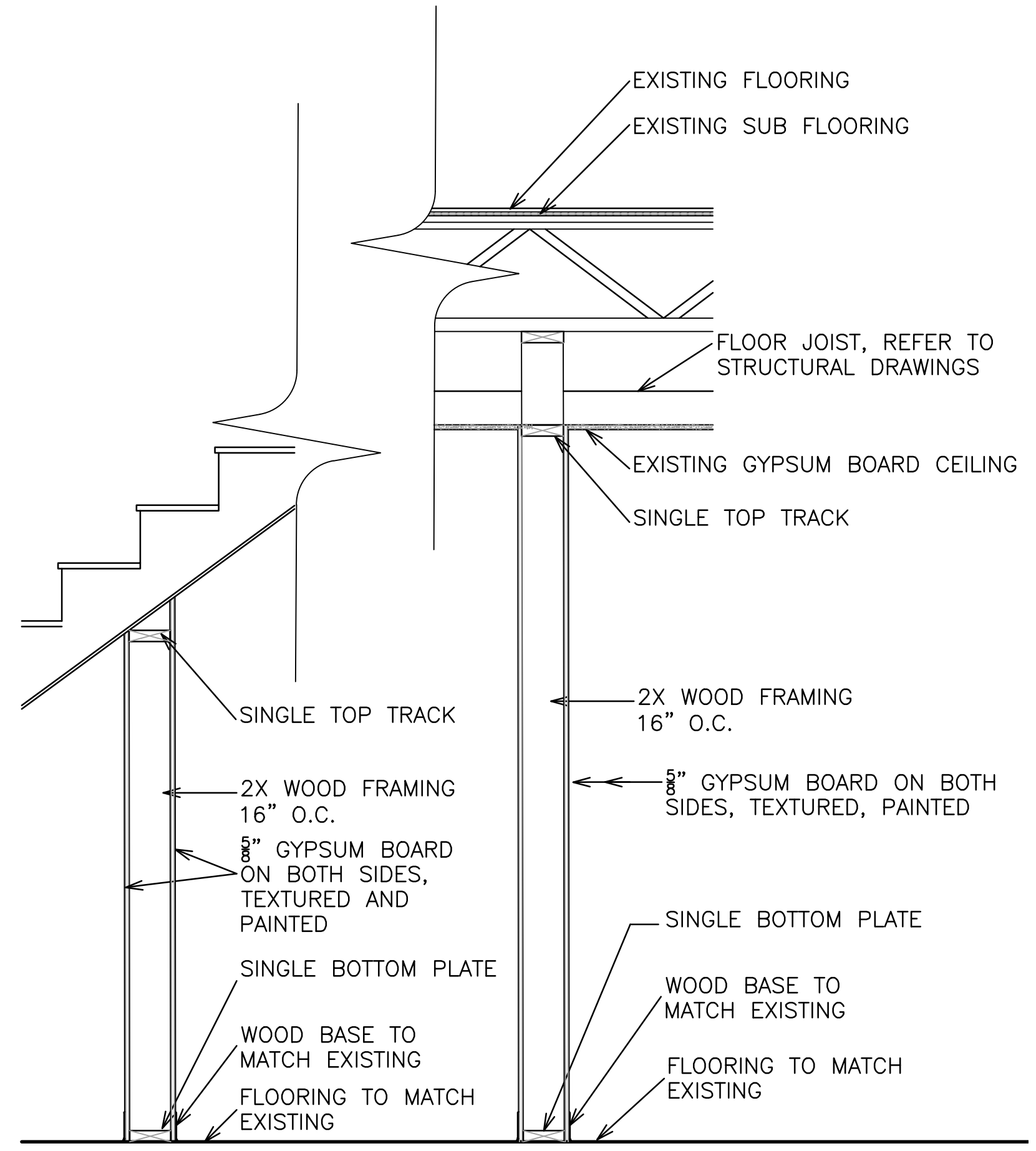
5 INTERIOR ELEVATION
 A101 SCALE: 3/4" = 1'-0"



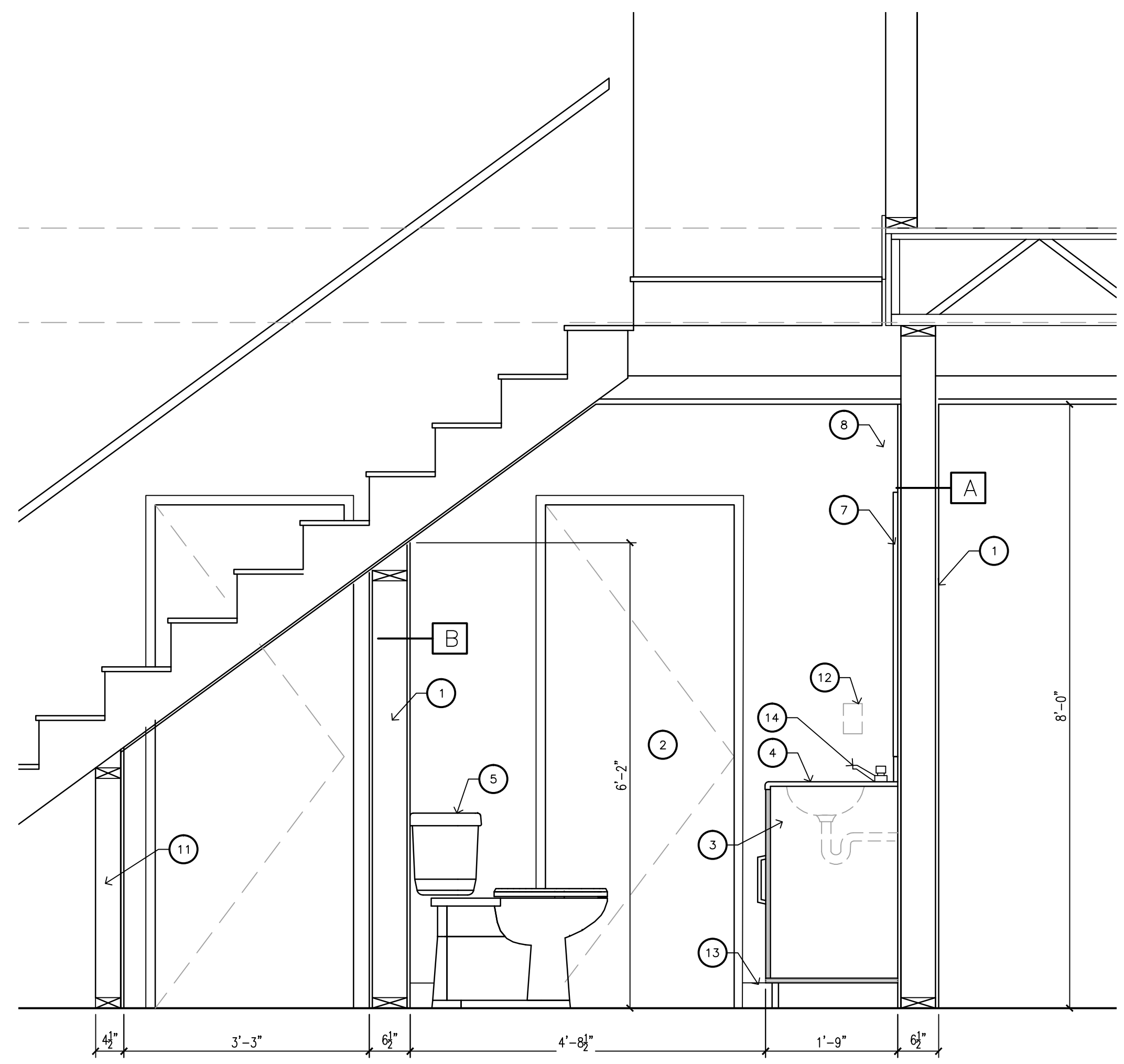
1 2 BEDROOM UNIT FLOOR PLAN
A100 SCALE: 3/8" = 1'-0"

- GENERAL NOTES:**
- DIMENSIONS ARE TO FINISH WALL.
 - UNDER NO CIRCUMSTANCES SHALL THE POST-TENSION CABLES BE CUT.**
 - TAPE, FLOAT & PAINT ALL WALLS TO MATCH EXISTING.

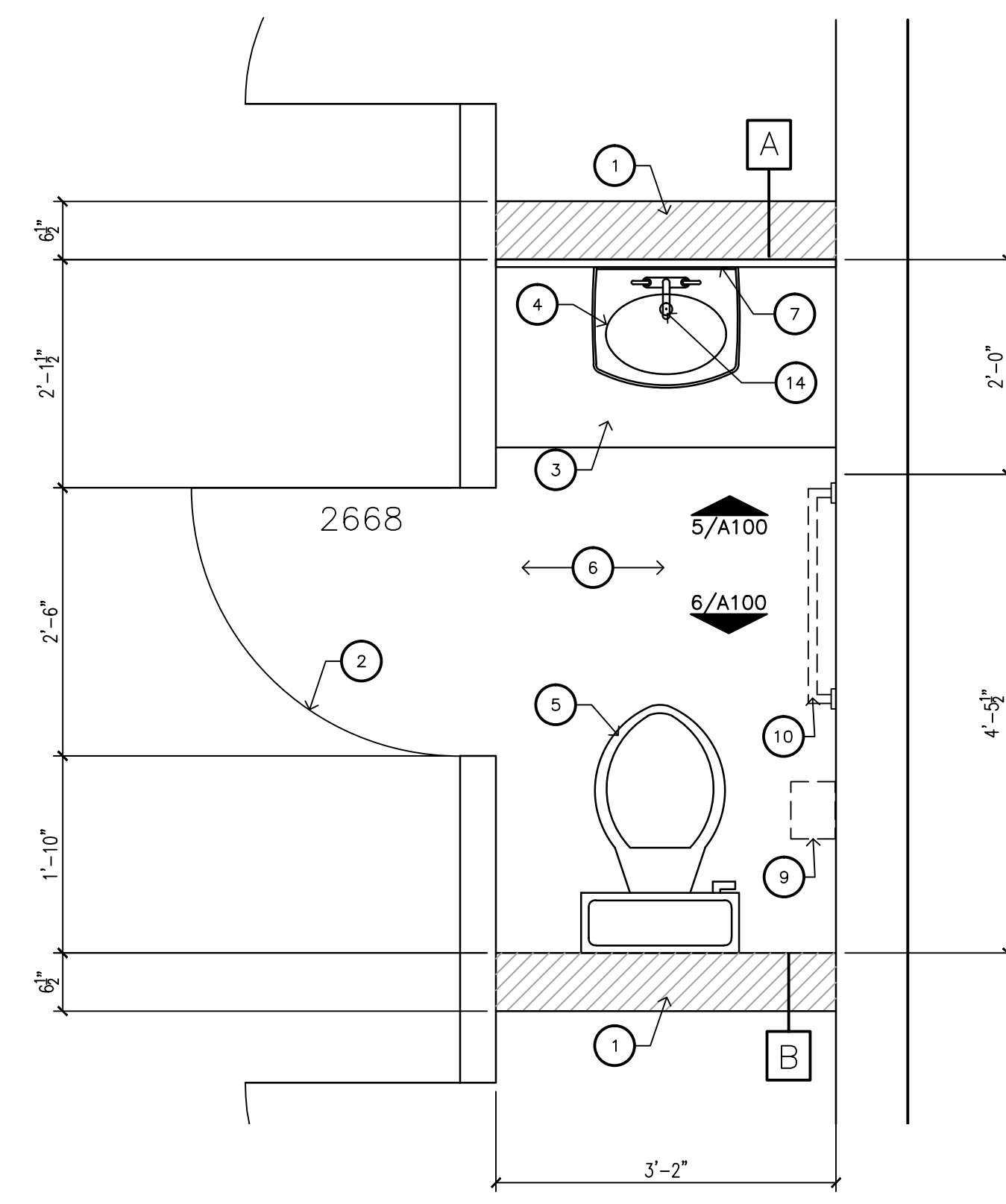
- CONST. KEY NOTES:**
- EXISTING WALL TO BE PATCH AND REPAIRED AS NECESSARY AFTER PLUMBING HAS BEEN INSTALLED.
 - DOOR & FRAME TO BE REUSED. CHANGE HARDWARE TO PRIVACY LOCK - SCHLAGE F40 ACC X 626.
 - INSTALL NEW VANITY BASE CABINET TO MATCH EXISTING.
 - INSTALL NEW TOP WITH INTEGRAL BOWL. (REFER TO STRUCTURAL & MEP).
 - INSTALL NEW TOILET PROFLO PF1500WH / PF6112WH WITH SOLID PLASTIC CLOSED FRONT SEAT & SOFT-CLOSE LID (REF. TO STRUCTURAL & MEP).
 - INSTALL NEW FLOORING - TACKETT "ACCESS" VINYL PLANK, COLOR TO MATCH EXISTING.
 - INSTALL NEW MIRROR AS SELECTED BY OWNER.
 - INSTALL NEW VANITY LIGHT AS SELECTED BY OWNER.
 - TOILET PAPER HOLDER TO BE SELECTED BY OWNER.
 - 24" TOWEL BAR TO BE SELECTED BY OWNER.
 - EXISTING WALL TO REMAIN.
 - INSTALL NEW GFI OUTLET, REF. MEP.
 - INSTALL NEW BASE (PAINTED PONDEROSA PINE, COLONIAL PROFILE), TO MATCH EXISTING.
 - INSTALL NEW LAVATORY FAUCET - PFISTER G142-7000 WITH P941819 0.5 GPM AERATOR.



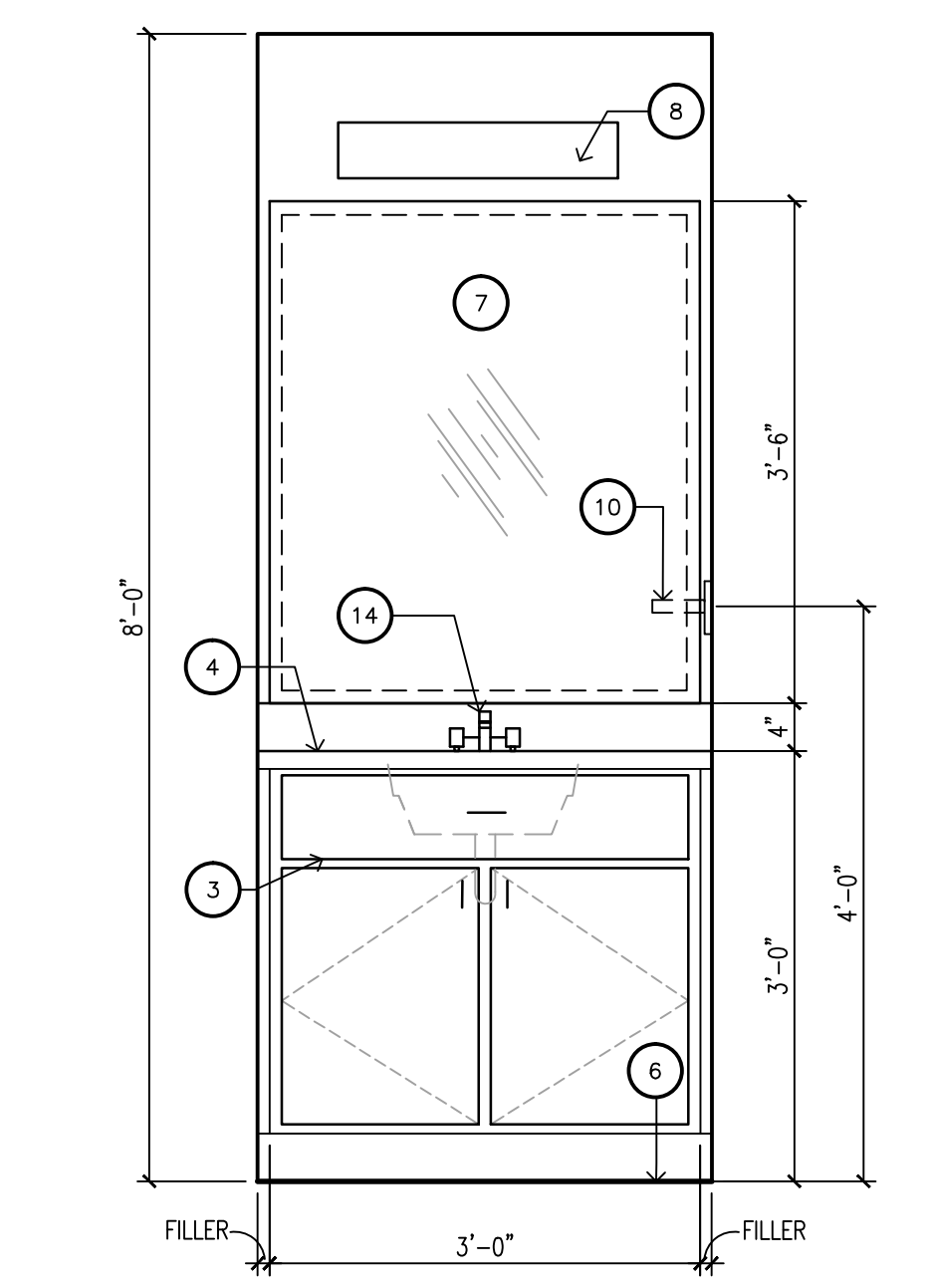
2 EXISTING WALL A & B SECTIONS
A100 SCALE: 3/4" = 1'-0"



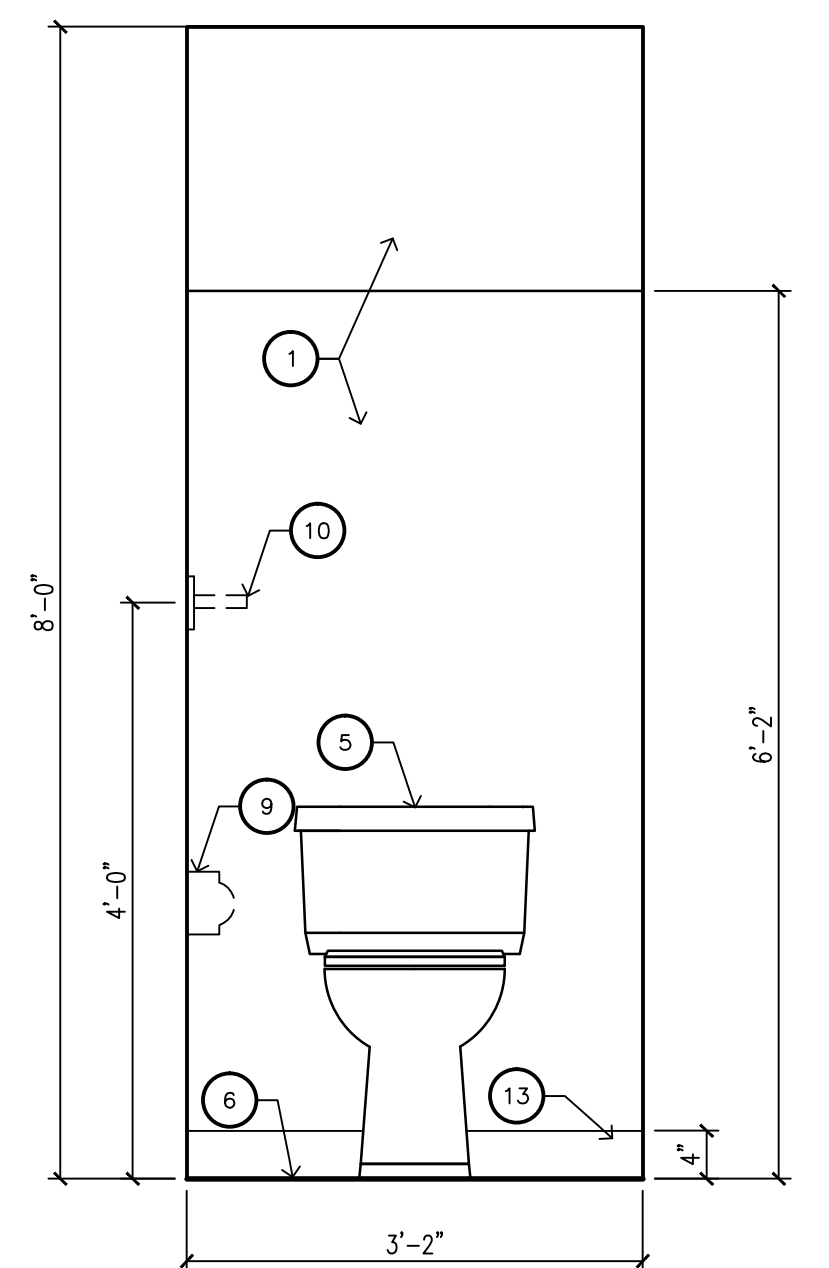
3 BATHROOM SECTION
A100 SCALE: 3/4" = 1'-0"



4 BATHROOM PLAN
A100 SCALE: 3/4" = 1'-0"



5 INTERIOR ELEVATION
A100 SCALE: 3/4" = 1'-0"



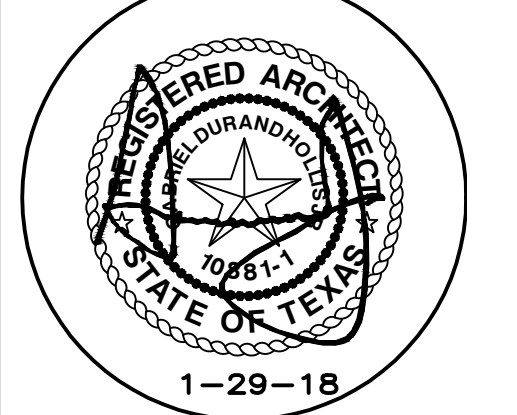
6 INTERIOR ELEVATION
A100 SCALE: 3/4" = 1'-0"

DHR ARCHITECTS
DURAND-HOLLIS RUPE ARCHITECTS, INC.
14603 HUEBNER ROAD
BUILDING 18
SAN ANTONIO,
TEXAS 78230
TEL. 210.308.0080
FAX. 210.697.3309
eMAIL office@dhrarchitects.com
WEB WWW.DHRARCHITECTS.COM

REVISED ISSUE DATES:

EAST MEADOWS
FAMILY APARTMENTS - PHASE 1
WHEATLEY FAMILY I, L.P.
SAN ANTONIO, TEXAS 78202

2 BEDROOM
FLOOR PLAN
SECTION & DETAILS



THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THE DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM/HER UPON COMPLETION OF THE CONSTRUCTION WORK. PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990, ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREIN, CONSTITUTE THE COPYRIGHTED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.
© 2018

PROJECT NO. 17-044
ISSUE DATE: 10-06-18
DRAWN BY: CP
REVIEWED BY: GDH
PROJECT ARCHITECT:
GABRIEL DURAND-HOLLIS, FAIA
TEXAS LICENSE NO. 10881

A100

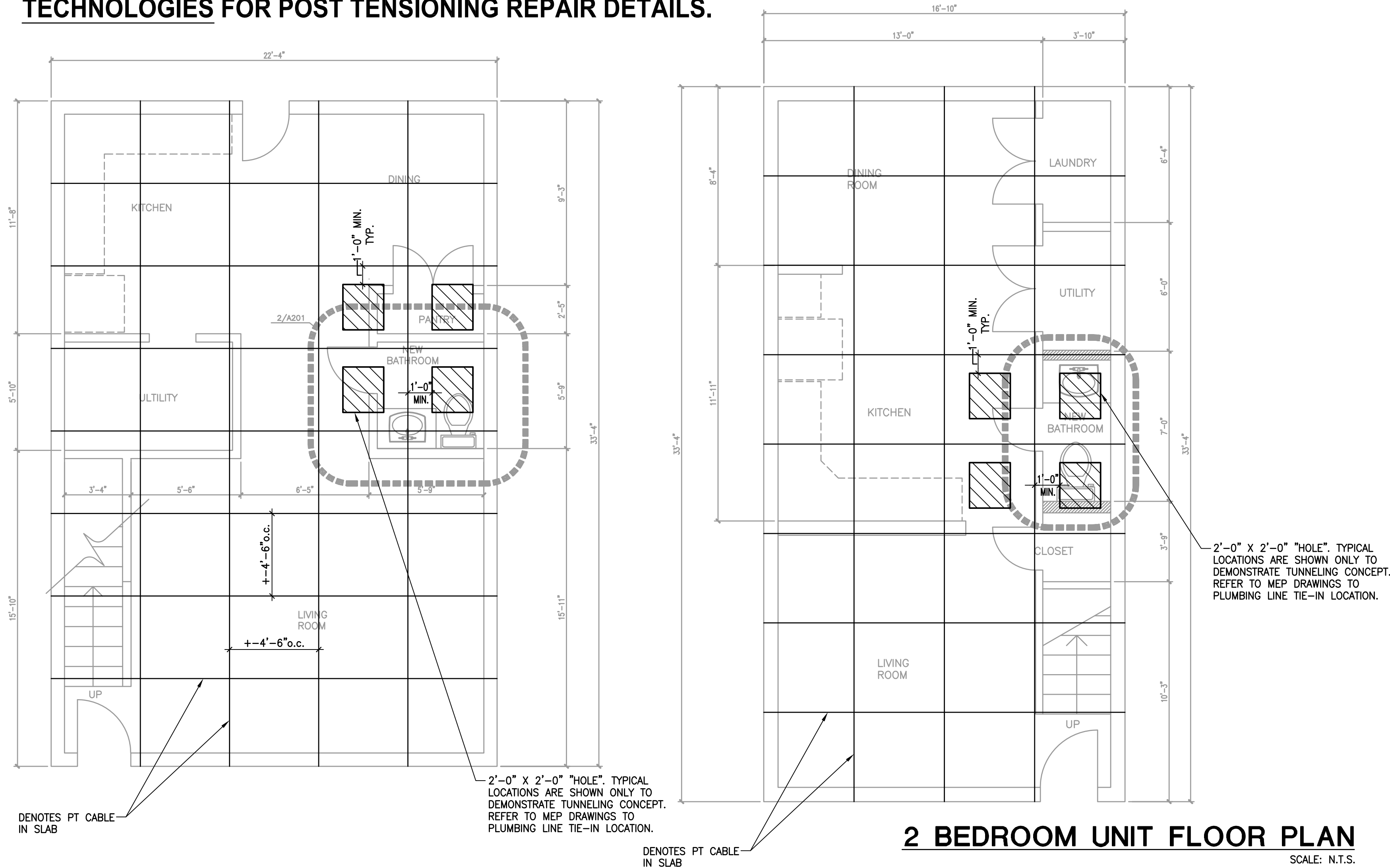
NO OVERCUTS IN SLAB PERMITTED

SLABS ARE POST-TENSIONED SLABS. P.T. CABLES SHALL BE NOT BE CUT UNDER ANY CIRCUMSTANCE. CUTTING OF P.T. CABLES WILL INCUR COSTLY REPAIRS AT THE CONTRACTOR'S EXPENSE.

IF P.T. CABLE IS ACCIDENTALLY CUT OR DAMAGED, CONTACT JAMES BEICKER (210) 829-4099 OR STRUCTURAL TECHNOLOGIES FOR POST TENSIONING REPAIR DETAILS.

NOTE:

- 1.) CONTRACTOR SHALL VERIFY ALL EXISTING INFORMATION PRIOR TO CONSTRUCTION & NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- 2.) FOR TRENCHING IN EXISTING CONCRETE PROCEDURE REFER TO 1/S101 & 2/S101. CONTRACTOR TO SAWCUT 2'-0" X 2'-0" HOLES IN SLAB AND TUNNEL THRU HOLES TO AVOID DISTURBANCE OF EXISTING PT CABLES. THE CONTRACTOR'S FAILURE TO FOLLOW THESE PROCEDURES WILL RESULT IN IMPROPER CUTTING OF FOUNDATION POST TENSION REINFORCING & WILL INCUR COSTLY REPAIRS AT THE CONTRACTOR'S EXPENSE.
- 3.) THE CONTRACTOR SHALL TAKE MEASURES I.E. SCAN OR X-RAY FOUNDATION TO IDENTIFY GRADE BEAMS/SLAB ASSOCIATED P.T. OR MILD REINFORCING PRIOR TO ANY SAW CUTTING OPERATION.



CONCRETE NOTES:

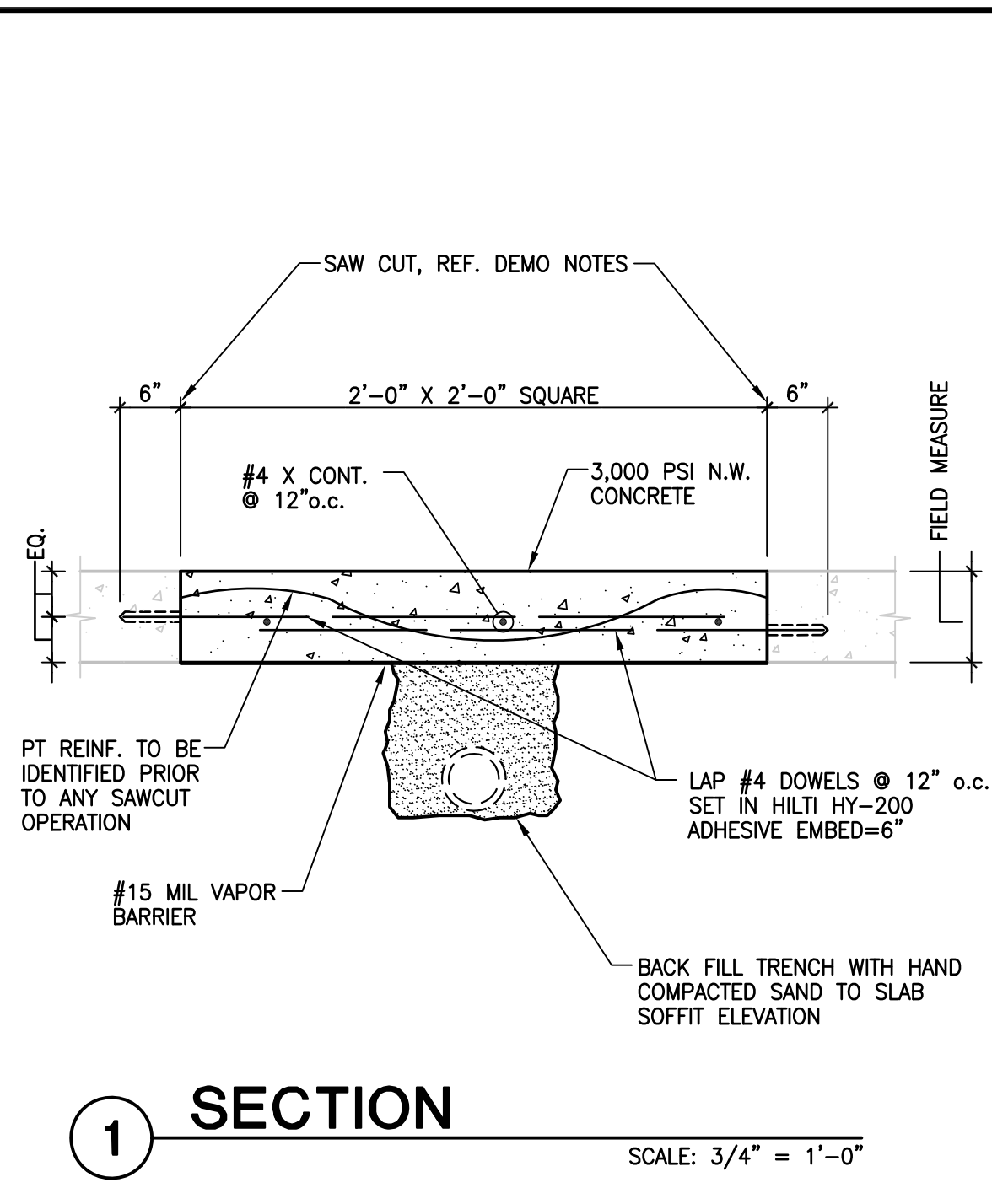
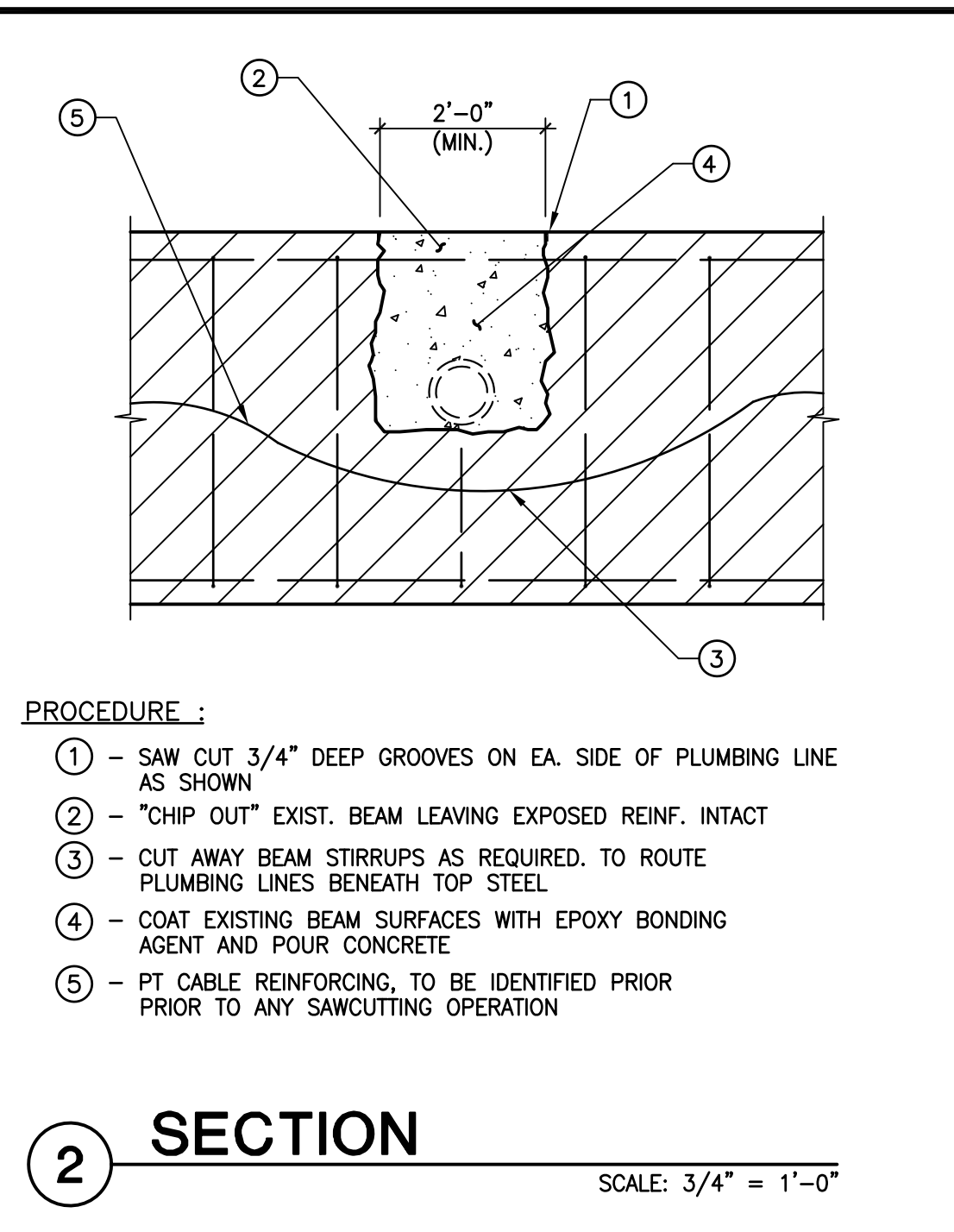
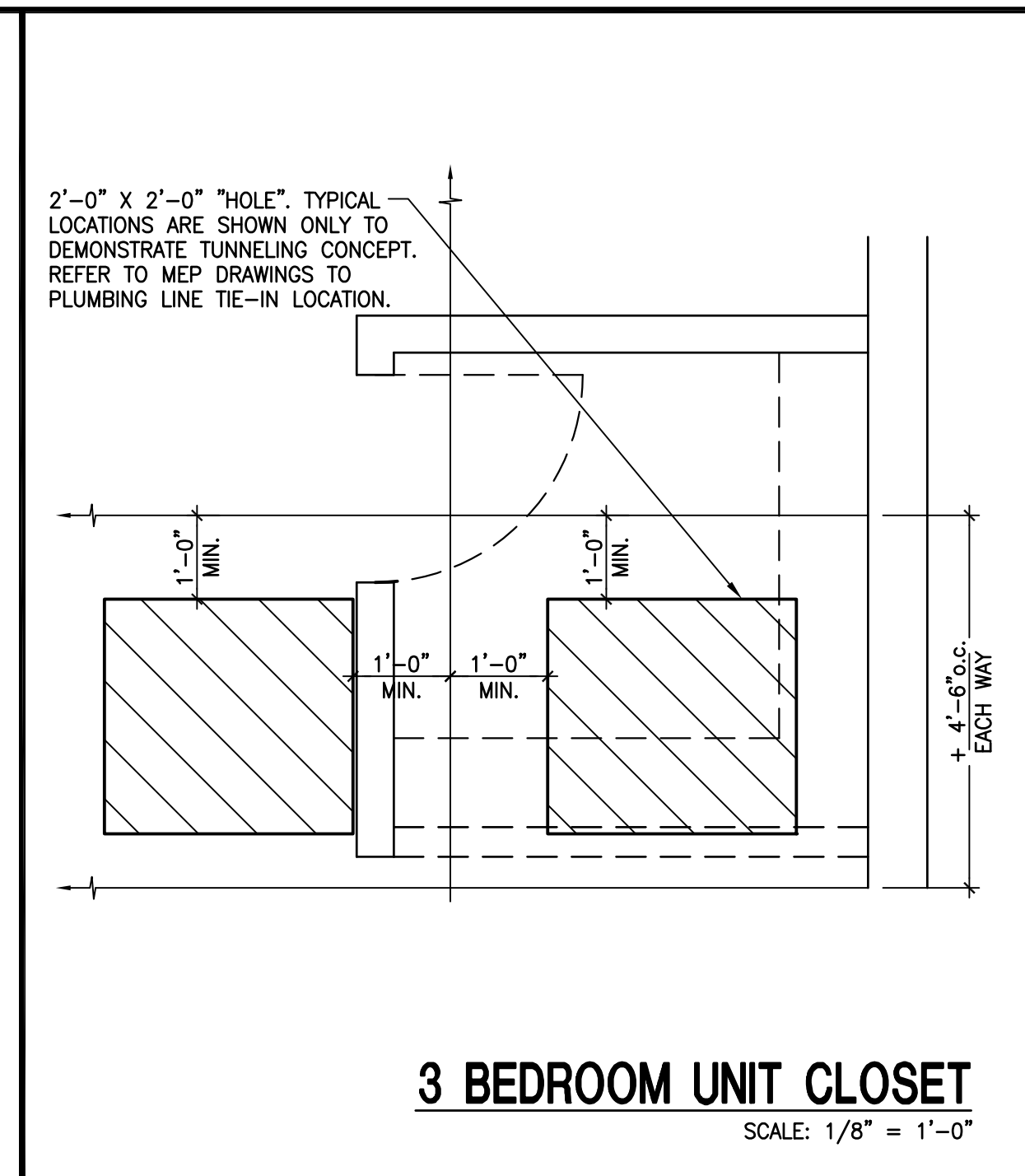
- CM-1** CONCRETE SHALL BE LABORATORY DESIGNED TO DEVELOP MINIMUM 28-DAY COMPRESSIVE STRENGTHS AS GIVEN BELOW. REFER TO SPECIFICATIONS FOR AGGREGATES, CEMENT, ADMIXTURES, ETC.
- | | |
|--------------------------------------|--------------|
| DRILLED PIERS & PIER CAPS | 3,000 PSI |
| GRADE BEAMS, SLABS-ON-GRADE | 3,000 PSI |
| BEAMS AND FLAT SLAB FLOOR SYSTEM | 4,000 PSI |
| BEAM, GIRDER, AND JOIST FLOOR SYSTEM | 4,000 PSI |
| SLABS ON METAL FORMS | 3,000 PSI |
| COMPOSITE SLABS ON METAL FORMS | 4,000 PSI |
| COLUMNS AND WALLS | SEE SCHEDULE |
| PRECAST CONCRETE | 5,500 PSI |
- NOTE:** FLY ASH WILL BE PERMITTED UP TO 20% PORTLAND CEMENT REPLACEMENT, REFER TO SPECIFICATIONS.
- CM-2** REINFORCING STEEL SHALL BE FROM NEW BILLET AND SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
- | | |
|---------------|-----------------------------|
| A615-GR 60 | FOOTING SPIRALS |
| A185 | WELDED WIRE FABRIC |
| A615-GR 60 | BEAM STRIPPERS, COLUMN TIES |
| A615-GR 60 | ALL OTHER REINFORCING |
| ASTM A108-60T | HEADED CONCRETE ANCHORS |
| ASTM A496 | DEFORMED BAR ANCHORS |
- CM-3** DETAILING OF CONCRETE REINFORCEMENT BARS AND ACCESSORIES SHALL BE IN ACCORDANCE WITH LATEST ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315). BAR SUPPORTS SHALL HAVE PLASTIC COATED LEGS OR BE HOT DIPPED GALVANIZED AFTER FABRICATION.
- CM-4** PROVIDE BAR LAPS AND SPLICES PER REINFORCING BAR LAP SPLICE TABLE BELOW. SEE "CORNER DETAILS" FOR CONTINUOUS BARS AT CORNERS. SPIRALS SHALL BE LAPPED 1-1/2 TURNS. WELDED WIRE MESH SHALL BE LAPPED 8" MINIMUM AT SPLICE POINTS, OR 1-1/2 MESHES, WHICHEVER IS GREATEST.
- CM-5** CONTRACTOR SHALL PROVIDE NECESSARY CONSTRUCTION JOINTS IN MONOLITHIC CONCRETE FORMING SO THAT NOT MORE THAN 400 CUBIC YARDS IS POURED IN ONE DAY. LOCATION OF CONSTRUCTION JOINTS MUST HAVE PRIOR APPROVAL OF STRUCTURAL ENGINEER OF RECORD AND SHALL GENERALLY BE LOCATED AT OR NEAR MID-POINTS OF SPANS OF SLAB, BEAMS AND WALLS. ALL CONTINUOUS REINFORCING SHALL BE CARRIED THROUGH THE JOINT. SEE DETAILS FOR CONTINUOUS KEY BETWEEN ADJACENT POURS.
- CM-6** SEE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATION AND SIZES OF ALL SLAB OPENINGS AND SLEEVES, INSERTS, ANCHORS AND BOLTS REQUIRED BY ABOVE.
- CM-7** REFER TO ARCHITECTURAL DRAWINGS FOR ALL FLOOR FINISHES, DIMENSIONS AND LOCATIONS OF SLAB DROPS AND DEPRESSIONS.
- CM-8** MECHANICAL AND ELECTRICAL CONDUITS IN SLABS SHALL RUN UNDER THE TOP LAYER OF SLAB REINFORCING OR WELDED WIRE FABRIC. PROVIDE A MINIMUM OF 1-1/2" CLEAR BETWEEN INDIVIDUAL CONDUITS, AND BETWEEN CONDUIT AND PARALLEL REINFORCING. DO NOT "BUNDLE" CONDUITS.
- CM-9** "HEADED CONCRETE ANCHORS" (HCA) SHALL BE OF 50,000 PSI STEEL ROD WITH UPSET ENDS, AUTOMATICALLY ARC WELDED THROUGH CERAMIC FERRULES, "NELSON CONCRETE ANCHORS" OR EQUAL.
- CM-10** REFER TO SPECIFICATIONS FOR TESTING REQUIREMENTS. ALL TESTING SHALL BE AT POINT OF DISCHARGE. IF PUMP IS USED, TESTING SHALL BE AT THE END OF THE HOSE.

GENERAL NOTES:

- GN-1** THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (2015) AS AMENDED AND ADOPTED BY THE GOVERNING AUTHORITY, AND APPLICABLE INDUSTRY STANDARDS (AISC, ACI, ETC.).
- GN-2** THE DESIGN LOADS ARE:
- SUPERIMPOSED DEAD LOADS**
- | | |
|--|-----------------------|
| MECHANICAL DUCTS/CONDUITS, CEILING, ETC. | 5 PSF |
| MECHANICAL EQUIPMENT | AS INDICATED ON PLANS |
- FLOOR LIVE LOAD**
- | | |
|----------------------------------|---------|
| CORRIDOR | 100 PSF |
| OFFICES | 50 PSF |
| MOVEABLE PARTITIONS | 20 PSF |
| MECHANICAL ROOMS (NON REDUCIBLE) | 150 PSF |
- ASSEMBLY AREAS:**
- | | |
|--------------------|---------|
| FIXED SEATS | 60 PSF |
| LOBBIES | 100 PSF |
| MOVEABLE SEATS | 100 PSF |
| STAGES & PLATFORMS | 125 PSF |
| CATWALKS | 40 PSF |
- ROOF LIVE LOAD**
- | | |
|--------------|--------|
| FLAT ROOF | 20 PSF |
| PITCHED ROOF | 20 PSF |
- ROOF SNOW LOAD**
- | | |
|--|-------|
| GROUND SNOW P _g | 5 PSF |
| SNOW EXPOSURE FACTOR C _e | 1.0 |
| SNOW LOAD IMPORTANCE FACTOR I _s | 1.1 |
| THERMAL FACTOR C _t | 1.0 |
- WIND LOAD**
- | | |
|--|--------|
| BASIC WIND SPEED (ULTIMATE DESIGN) | 115 |
| WIND LOAD IMPORTANCE FACTOR I _w | 1.15 |
| BUILDING CATEGORY | III |
| WIND EXPOSURE | C |
| INTERNAL PRESSURE COEF. | ±0.18 |
| COMPONENTS AND CLADDING WIND PRESSURE | 25 PSF |
- EARTHQUAKE LOADS**
- | | |
|---|------|
| SEISMIC IMPORTANCE FACTOR I _e | 1.00 |
| SPECTRAL RESPONSE ACCELERATION S _s | 14% |
| SPECTRAL RESPONSE ACCELERATION S | 3% |
| SPECTRAL RESPONSE COEF. S _{ds} | 14% |
| SPECTRAL RESPONSE COEF. S _d | 5% |
| SEISMIC DESIGN CATEGORY | A |
| SEISMIC RESPONSE COEF C _s | 0.1 |
- RETAINING WALLS**
- | | |
|--|----------------|
| GLOBAL STABILITY ANALYSIS FACTOR OF SAFETY | 1.5 |
| TYPE | CANTILEVER |
| EQUIVALENT FLUID PRESSURE | 50 PSF |
| BACKFILL | DRAINED/ONSITE |
| FOOTING BEARING SURCHARGE | 1500 PSF |
| FOOTING BEARING SURCHARGE | 200 PSF |
- FLOOD LOAD**
- | | |
|---------------------------|-------------------|
| ELEVATION OF LOWEST FLOOR | .REF. ARCH. DWGS. |
|---------------------------|-------------------|
- GN-3** ALLOWABLE STRESS DESIGN LOAD COMBINATIONS (FOR ALL DESIGNS EXCEPT CONCRETE)
- | | |
|--|--|
| D | |
| D+L | |
| D+L+(L _r OR S OR R) | |
| D+(W OR 0.7E)+(L _r OR S OR R) | |
| 0.6D+W | |
| 0.6D+0.7E | |
- STRENGTH DESIGN LOAD COMBINATIONS (FOR CONCRETE DESIGN)**
- | | |
|--|--|
| 1.4D | |
| 1.2D+1.6L+0.5(L _r OR S OR R) | |
| 1.2D+1.6(L _r OR S OR R)+(L OR 0.8W) | |
| 1.2D+1.6W+0.5(L _r OR S OR R) | |
| 1.2D+1.0E+L+S | |
| 0.9D+(1.0E OR 1.6W) | |
- GN-4** PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND FABRICATOR SHALL VERIFY ALL QUANTITIES, DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT/STRUCTURAL ENGINEER OF RECORD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- GN-5** UTILITIES PENETRATING BUILDING SHALL BE FLEXIBLE, USING SLEEVE JOINTS, BENDS, LOOPS, ETC. TO PERMIT MOVEMENTS DUE TO EXPANSIVE UNDERLYING SOILS.
- GN-6** THE STRUCTURAL DRAWINGS FOR THIS PROJECT ARE COPYRIGHTED AND SHALL NOT BE REPRODUCED FOR USE AS FABRICATOR'S ERECTION DRAWINGS. THE CONTRACTOR SHALL ALLOW ADEQUATE TIME AND EXPENSE FOR SUBCONTRACTORS TO PRODUCE THEIR OWN ORIGINAL ERECTION AND PLACEMENT DRAWINGS.
- GN-7** THE STRUCTURE HAS BEEN DESIGNED TO RESIST DESIGN LOADS ONLY AS A COMPLETED STRUCTURE. ANY PROPOSED APPLICATION OF CONSTRUCTION LOADS OR OF ANY LOADS TO THE PARTIALLY COMPLETED STRUCTURE WHICH EXCEED THE DESIGN LOADS WILL REQUIRE REANALYSIS AND PROBABLE REDESIGN.

DEMOLITION NOTES:

- DN-1** THE CONTRACTOR MUST REVIEW ALL WORK IN PROGRESS TO ASCERTAIN THAT ACTUAL STRUCTURAL CONDITIONS ENCOUNTERED REFLECT THOSE SHOWN ON THE DRAWINGS, AND REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER.
- DN-2** DURING DEMOLITION CONTRACTOR SHALL IDENTIFY STRUCTURAL FRAMING AND LOAD PATHS IN AREA OF DEMOLITION TO PREVENT ACCIDENTAL COLLAPSE.
- DN-3** CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL BRACING AND SHORING REQUIRED TO INSURE THE SAFETY AND STRUCTURAL INTEGRITY OF THE PROJECT DURING DEMOLITION OPERATIONS.
- DN-4** CONTRACTOR SHALL INSPECT EXISTING STRUCTURAL ELEMENTS AND REPAIR OR REPLACE THOSE FOUND TO BE STRUCTURALLY UNSOUND AS DIRECTED BY STRUCTURAL ENGINEER OF RECORD.
- DN-5** WHERE EXISTING CONCRETE IS NOTED TO BE REMOVED, WORK SHALL BE INITIATED BY MEANS OF SAW CUTS AT LEAST 1" DEEP OR BY PERFORATING WITH CLOSELY SPACED THRU-DRILLED HOLES. IF REINFORCING IS TO REMAIN, INITIATE WITH SAW CUTS APPROXIMATELY 3/4" DEEP. DEMOLITION SHALL PROCEED USING HAND HELD ROTARY TOOLS AND/OR LOW IMPACT CHIPPING DEVICES. NO JACK HAMMERS OR SIMILAR HEAVY IMPACT EQUIPMENT WILL BE PERMITTED.
- DN-6** INITIATE SAWCUTTING THRU WALLS AND SLABS WITH 3" CORE HOLES AT ALL CORNERS TO PREVENT OVERCUTS. OVERCUTS ARE NOT PERMITTED.
- DN-7** REPLACE ALL CONCRETE COVERAGE, REMOVED TO INSTALL NEW STEEL MEMBERS, TO MAINTAIN FIRE PROTECTION OF MAIN STRUCTURAL FRAMING.



© COPYRIGHT 2017 - ALL RIGHTS RESERVED

These drawings, as instruments of professional service, are the property of Lundy & Franke Engineering, Inc. for use solely with respect to this Project and shall not be reproduced for other purposes.

The Professional Engineer whose seal appears on the structural construction documents is the project Structural Engineer-of-Record (SER) who bears legal responsibility for the performance of the structural framing relating to the public health, safety and welfare. No other party, whether or not a Professional Engineer, may complete, correct, revise, delete or add to these construction documents or perform inspections of the work without the written permission of the SER.

CONTRACTOR NOTE

THE STRUCTURAL SYSTEM FOR THIS PROJECT SHALL NOT BE CONSTRUCTED BY USING THE STRUCTURAL DRAWINGS ALONE. THESE DRAWINGS WERE DEVELOPED FROM DATA DERIVED PRIMARILY FROM THE ARCHITECTURAL DRAWINGS AND SECONDARILY FROM MEP, CIVIL AND OTHER DISCIPLINES' DOCUMENTS. IT IS INTENDED THAT CONSTRUCTION PROCEED BY UTILIZING ALL OF THE INFORMATION CONTAINED IN THE ENTIRE SET OF CONSTRUCTION DOCUMENTS TAKEN AS A WHOLE; FAILURE TO DO SO WILL RESULT IN ERRORS WHICH SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

© COPYRIGHT 2017 - ALL RIGHTS RESERVED - THESE DRAWINGS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF LUNDY & FRANKE ENGINEERING, INC. FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE REPRODUCED FOR OTHER PURPOSES.

EAST MEADOWS FAMILY APARTMENTS - PHASE I WHEATLEY FAMILY I, L.P.
SAN ANTONIO, TEXAS

DATE: 10/06/17
SHAWN J. FRANKE
82639
LICENSED PROFESSIONAL ENGINEER

LUNDY & FRANKE ENGINEERING
540 HELMER ROAD
SAN ANTONIO, TEXAS 78222
PH: (210) 979-5900
FX: (210) 979-5900

RELEASED: 01/31/18
ENGINEER: S.J.F.
CHKD. BY: S.J.F.
DRAWN BY: S.J.F.
REVISIONS:
SHEET #: **S101**
1 OF 3

3. CONCRETE CONSTRUCTION CONT.:				
L. REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	N/A	VERIFY IN-SITU CONCRETE STRENGTH PRIOR TO REMOVAL.	ACI 318-CH. 5.11, 5.13	*QUALIFICATIONS BASED ON ASTM E329
M. POST INSTALLED REINFORCING & ANCHORS (EXPANSION ANCHORS, SCREW ANCHORS, ADHESIVE ANCHORS, ECT.).	N/A	THE SPECIAL INSPECTOR SHALL BE ON THE JOB SITE CONTINUOUSLY DURING ANCHOR INSTALLATION TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, CONCRETE TYPE AND COMPRESSION STRENGTH, PRE-DRILLED HOLE DIMENSIONS, ANCHOR SPACING, EDGE DISTANCES, CONCRETE THICKNESS AND ANCHOR EMBEDMENT.	ACI 318 APPENDIX D-CH. D.9.1	*QUALIFICATIONS BASED ON ASTM E329 & ASTM C1077 OR CERTIFIED MANUFACTURER REPRESENTATIVE
4. STEEL CONSTRUCTION				
A. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS:	N/A	1. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	STRUCTURAL STEEL GENERAL NOTES	CWI/ASSOCIATE/TECHNICAL RADIATE, AWS OR CRSI
	N/A	2. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	APPLICABLE ASTM MATERIAL SPECIFICATIONS; AISC 335, SECTION A3.4; AISC LRFD, SECTION A3.3	
B. HIGH STRENGTH BOLTING:	N/A	1. BEARING-TYPE CONNECTIONS.	IBC 1704.3.3; STRUCTURAL STEEL GENERAL NOTES	CWI/ASSOCIATE/TECHNICAL RADIATE, AWS OR CRSI
	N/A	2. SLIP-CRITICAL CONNECTIONS.	AISC LRFD SECTION M2.5	
C. MATERIAL VERIFICATION OF STRUCTURAL STEEL:	N/A	1. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	IBC 1705.2; STRUCTURAL STEEL GENERAL NOTES	CWI/ASSOCIATE/TECHNICAL RADIATE, AWS OR CRSI
	N/A	2. MANUFACTURERS' CERTIFIED MILL TEST REPORTS.	ASTM A 6 OR ASTM A 568	
D. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:	N/A	1. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS.	STRUCTURAL STEEL GENERAL NOTES	CWI/ASSOCIATE/TECHNICAL RADIATE, AWS OR CRSI
	N/A	2. MANUFACTURERS' CERTIFIED OF COMPLIANCE REQUIRED.	AISC, ASD, SECTION A3.6; AISC LRFD, SECTION A3.5	
E. WELDING OF STRUCTURAL STEEL:	N/A	1. COMPLETE & PARTIAL PENETRATION GROOVE WELDS.	IBC 1705.2.2.1; STRUCTURAL STEEL GENERAL NOTES	CWI AND ASNT
	N/A	2. MULTIPASS FILLET WELDS.	AWS D1.1	CWI AND ASNT OR LICENSED ENGINEER
	N/A	3. SINGLE-PASS FILLET WELDS > 5/16"		
	N/A	4. SINGLE-PASS FILLET WELDS ≤ 5/16"		
	N/A	5. FLOOR AND DECK WELDS.	AWS D1.3	
F. WELDING OF REINFORCING STEEL:	N/A	1. VERIFICATION OF WELD ABILITY OF REINFORCING STEEL OTHER THAN A706.	IBC 1705.2.2.1.2	CWI/ASSOCIATE/TECHNICAL TRAINED IN FIELD OF WORK AND HAS AT LEAST ONE YEAR OF EXPERIENCE.
	N/A	2. REINFORCING STEEL-RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL REINFORCED CONCRETE SHEAR WALLS AND SHEAR REINFORCEMENT.		
	N/A	3. SHEAR REINFORCEMENT.		
	N/A	4. OTHER REINFORCING STEEL.		

2B. PIER FOUNDATIONS				
A. THE GEOTECHNICAL ENGINEER OR A QUALIFIED E.I.T. INVOLVED IN THE ORIGINAL GEOTECHNICAL INVESTIGATION AND UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING THE EXCAVATION OF THE FIRST PIER SHAFT.	N/A	1. VERIFY THE BEARING STRATUM IS ENCOUNTERED AT THE ANTICIPATED DEPTH. 2. ADDRESS UNFORESEEN SUBSURFACE CONDITIONS, IF ANY. 3. VERIFY CONFORMANCE WITH THE FOUNDATION RECOMMENDATIONS PROVIDED IN THE PROJECT "GEOTECHNICAL ENGINEERING STUDY" AND THE STRUCTURAL DRAWINGS ISSUED FOR THE PROJECT.	IBC 1705.8 GEOTECHNICAL REPORT;	GRADUATE ENGINEER *QUALIFICATIONS BASED ON ASTM E329 & ASTM C1077
B. ALL FOOTINGS SHALL BE OBSERVED AND MONITORED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL PROVIDE THE GEOTECHNICAL ENGINEER WITH A COMPLETE SET OF STRUCTURAL DRAWINGS THAT ARE TO REMAIN WITH THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.	N/A	1. PROVIDE RECORD OF EACH PIER INSTALLED. 2. RECORD LOAD TESTS, CUTOFF AND TIP OF EACH PIER.	IBC 1705.8 GEOTECHNICAL REPORT;	*QUALIFICATIONS BASED ON ASTM E329 & ASTM C1077
3. CONCRETE CONSTRUCTION				
A. REINFORCING STEEL	N/A	PROVIDE PERIODIC INSPECTION OF REINFORCING SIZES, SPACING, GRADE OF REBAR, AND PLACEMENT AT THE FOLLOWING FREQUENCY: COLUMNS: 10% BEAMS: 30% JOIST: 10% OTHER MEMBERS: RANDOMLY @ 20%	IBC 1704.4 ACI 318: CH. 3.5, 7.1-7.7; CONCRETE AND REINFORCING GENERAL NOTES.	*QUALIFICATIONS BASED ON ASTM E329
B. REINFORCING STEEL WELDING	-	NO FIELD WELDING PERMITTED.	AWS D1.4 ACI 318: 3.5.2	CWI OR ASSOCIATE CWI
C. BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO & DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED.	N/A	VERIFY LOCATION, SIZE AND SPACING OF ANCHORS.	IBC 1705.3	**TECHNICIAN TRAINED IN FIELD OF WORK AND HAS AT LEAST ONE YEAR EXPERIENCE.
D. ANCHORS TO BE INSTALLED IN EXISTING CONCRETE	N/A	VERIFY LOCATION, SIZE AND SPACING OF ANCHORS.	IBC 1705.3	**TECHNICIAN TRAINED IN FIELD OF WORK AND HAS AT LEAST ONE YEAR EXPERIENCE.
E. VERIFY USE OF CONCRETE MIX DESIGN	N/A	EACH CONCRETE POUR.	ACI 318-CH. 4, 5.2-5.4	*QUALIFICATIONS BASED ON ASTM C1077
F. SAMPLING OF FRESH CONCRETE.	N/A	1. ALL CONCRETE TESTING IS TO BE MADE AFTER WATER, IF ANY, IS ADDED AT SITE. 2. TAKE SAMPLES & PERFORM SLUMP, AIR & COMPRESSION TESTS IN ACCORDANCE WITH ASTM C-39 ON CONCRETE PLACED EACH DAY AT THE RATE OF ONE SET OF FOUR CYLINDERS FOR EACH 80 cu. yds. OR FRACTION THEREOF. WHEN MORE THAN 80 cu. yds. IS BEING CONTINUOUSLY PLACED, THE INTERVAL BETWEEN TEST SAMPLES SHALL BE AT LEAST 50 cu. yds. SO AS TO BE REPRESENTATIVE OF THE WHOLE DAYS POUR. SAMPLES SHALL BE TAKEN AT THE THE POINT OF DEPOSIT IN THE FIELD & ALL CYLINDERS SHALL BE ACCURATELY MARKED & REFERENCED TO SHOW DATE, TIME & EXACT LOCATION IN THE STRUCTURE FROM WHICH THEY CAME. MAKE 7-DAY TEST ON TWO CYLINDERS & 28-DAY TEST ON TWO CYLINDERS. REPORT OF TESTS SHALL BE PROMPTLY SENT AS FOLLOWS: TWO TO THE PDIIRC (ARCHITECT), ONE TO THE ENGINEER AND ONE TO THE CONTRACTOR.	ACI 318-CH. 5.6, 5.8	*QUALIFICATIONS BASED ON ASTM C1077
G. PLACEMENT OF CONCRETE & SHOTCRETE.	N/A		ACI 318-CH. 5.9, 5.10	*QUALIFICATIONS BASED ON ASTM C1077
H. MAINTENANCE OF SPECIFIED CURING TEMPERATURE & TECHNIQUES.	N/A	EACH CONCRETE POUR	ACI 318-CH. 5.11, 5.13	*QUALIFICATIONS BASED ON ASTM C1077
I. PRE-STRESSED CONCRETE	N/A	1. APPLICATION OF PRESTRESSING FORCE. 2. GROUTING OF BOUNDED PRESTRESSING TENDONS IN SEISMIC-FORCE RESISTING SYSTEMS.		*QUALIFICATIONS BASED ON ASTM C1077
J. ERECTION OF PRECAST CONCRETE MEMBERS.	N/A			TECHNICIAN TRAINED IN FIELD OF WORK AND HAS AT LEAST ONE YEAR OF EXPERIENCE.
K. POST-TENSIONED CONCRETE:	N/A	1. VERIFY IN-SITU CONCRETE STRENGTH PRIOR TO STRESSING OF TENDONS.		*QUALIFICATIONS BASED ON ASTM E329
	N/A	2. THE POST-TENSIONING ENGINEER, OR A MEMBER OF HIS STAFF, SHALL INSPECT THE TENDON PLACEMENT AND CHAIRING TO INSURE COMPLIANCE WITH THE INTENT OF THE DESIGN.		
	N/A	3. CONTINUOUS INSPECTION IS REQUIRED DURING ALL STRESSING ACTIVITIES.		
	N/A	4. RECORDS OF ALL JACKING FORCES AND ELONGATIONS SHALL BE MADE IN ACCORDANCE WITH THE PTI FIELD MANUAL AND RECORDS SHALL BE PROMPTLY SUBMITTED TO THE ARCHITECT AND ENGINEER.		

NOTES:

1. THESE INSPECTIONS DO NOT RELIEVE ENGINEER FROM STRUCTURAL OBSERVATIONS AS MAY BE REQUIRED BY IBC 2015, SECTION 1709, AND/OR CONTRACTUAL REQUIREMENTS OF ARCHITECT/CLIENT, (I.E. C141).

2. DEFINITIONS/TERM: PERIODIC VS. CONTINUOUS INSPECTIONS - REF. IBC SECTION 1702

- ADSC - THE INTERNATIONAL ASSOCIATION OF FOUNDATION DRILLING
- ASNT - AMERICAN SOCIETY FOR NONDESTRUCTIVE TESTING
- ASTM - AMERICAN SOCIETY FOR TESTING MATERIALS
- AWS - AMERICAN WELDING SOCIETY
- CWI - CERTIFIED WELDING INSPECTOR
- CRSI - CONCRETE REINFORCING STEEL INSTITUTE
- PCI - PRECAST/PRESTRESSED CONCRETE INSTITUTE
- PTI - POST-TENSIONING INSTITUTE
- N/A - NOT APPLICABLE

*TESTING AND INSPECTION DIRECTED BY ASTM E329 GUIDELINES.

Pursuant to IBC Chapter 17 (1704.2.1) provide the following Special Inspector Qualifications to the RDPiRC prior to start of inspections;

1. Testing Laboratory Qualifications meeting ASTM0329 and accreditation by AASHTO and/or A2LA, and CCRL of the National Bureau of Standards.
2. Special Inspector's name and proof of meeting the qualification requirements set forth in
 - a. ASTM C1077 for concrete,
 - b. ASTM D3740 for soils,
 - c. ASTM C1093 for masonry.
 - d. ASTM D-2922 and D-3017 for Density control of compaction

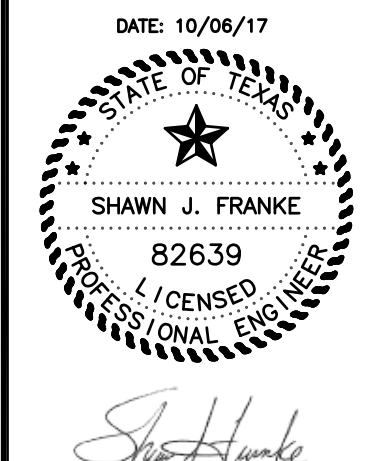
IBC 1704.2.1 "written documentation demonstrating the competence and relevant experience or training of special inspectors who will perform special inspections and tests during construction. Experience or training shall be considered relevant where the documented experience or training is related in complexity to the same type of special inspection or testing activities for projects of similar complexity and material qualities." These qualifications are in addition to qualifications specified in other sections of the IBC.

TESTING & INSPECTION REQUIREMENTS (INCLUDING SPECIAL INSPECTIONS)

REQUIRED INSPECTION VERIFICATION, OR TEST	VERIFICATION MONITORING FREQUENCY	TYPE AND/OR FREQUENCY OF TESTING	IBC SECTION & REFERENCE CRITERIA	INSPECTOR QUALIFICATIONS
1. SOILS (SLAB ON GRADE)				
SITE PREPARATION				
A. SUB-GRADE	N/A	AT THE CONTRACTORS EXPENSE, INSTRUMENT READINGS SHALL BE TAKEN BY A LICENSED SURVEYOR TO VERIFY FINAL SUBGRADE ELEVATIONS AND SLOPES.	IBC 1705.6	*QUALIFICATIONS BASED ON ASTM D3740 LICENSED SURVEYOR
1. VISUAL OBSERVATION	N/A			
2. PROOFROLLING OBSERVATIONS	N/A	PROOFROLLING SHALL BE MONITORED BY A GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE APPROVE THE TYPE OF PROOFROLLING EQUIPMENT AND PROCEDURES.		*QUALIFICATIONS BASED ON ASTM D3740
3. MOISTURE CONDITIONING & RECOMPACTION	N/A	PROVIDE (1) ON DENSITY TEST FOR EACH 3000 SQ. FT. REFER TO UNDERFLOOR FILL NOTES FOR TESTING SPECIFICATIONS.		*QUALIFICATIONS BASED ON ASTM D3740
B. CHEMICAL INJECTION	N/A	QUALITY CONTROLLED TESTING AND EVALUATION PRIOR AND SUBSEQUENT TO INJECTION SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER TO DETERMINE THE EFFECTIVENESS OF THE CHEMICAL INJECTION PROCESS. THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE SHALL MONITOR THE INJECTION PROCESS TO VERIFY AREA COVERAGE, INJECTION DEPTH AND TO REVIEW AND MONITOR THE SWELL TEST RESULTS.		*QUALIFICATIONS BASED ON ASTM D3740
C. DURING FILL PLACEMENT	N/A	VISUAL OBSERVATIONS: DURING PLACEMENT AND COMPACTION OF FILL, SPECIAL INSPECTOR SHALL DETERMINE THE MATERIAL BEING USED AND THE MAXIMUM LIFT THICKNESS COMPLY WITH ADDITIONAL SAMPLES TESTED EACH DAY, OR MORE OFTEN IF MATERIAL APPEARS TO VARY.	IBC 1705.6	*QUALIFICATIONS BASED ON ASTM D3740
D. EVALUATION OF IN-PLACE DENSITY OF FILL	N/A	PROVIDE (1) ON DENSITY TEST FOR EACH 3000 SQ. FT. REFER TO UNDERFLOOR FILL NOTES FOR TESTING SPECIFICATIONS.	IBC 1705.6	*QUALIFICATIONS BASED ON ASTM D3740
E. TRENCH BACKFILLING:	N/A	TRENCH BACKFILLING: TRENCH BACKFILLING WITH CLAY CAP AND PLACING OF CLAY PLUG SHALL BE MONITORED BY GEOTECHNICAL ENGINEER.		
2A. PILE FOUNDATIONS				
A. THE GEOTECHNICAL ENGINEER OR A QUALIFIED E.I.T. INVOLVED IN THE ORIGINAL GEOTECHNICAL INVESTIGATION AND UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING THE EXCAVATION OF THE FIRST PILE.	N/A	1. VERIFY THE BEARING STRATUM IS ENCOUNTERED AT THE ANTICIPATED DEPTH. 2. ADDRESS UNFORESEEN SUBSURFACE CONDITIONS, IF ANY. 3. VERIFY CONFORMANCE WITH THE FOUNDATION RECOMMENDATIONS PROVIDED IN THE PROJECT "GEOTECHNICAL ENGINEERING STUDY" AND THE STRUCTURAL DRAWINGS ISSUED FOR THE PROJECT.	IBC 1705.7 GEOTECHNICAL REPORT;	GRADUATE ENGINEER *QUALIFICATIONS BASED ON ASTM E329 & ASTM C1077
B. ALL FOOTINGS SHALL BE OBSERVED AND MONITORED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL PROVIDE THE GEOTECHNICAL ENGINEER WITH A COMPLETE SET OF STRUCTURAL DRAWINGS THAT ARE TO REMAIN WITH THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.	N/A	1. PROVIDE RECORD OF EACH PILE INSTALLED. 2. RECORD LOAD TESTS, CUTOFF AND TIP OF EACH PILE.	IBC 1705.7 GEOTECHNICAL REPORT;	*QUALIFICATIONS BASED ON ASTM E329 & ASTM C1077

DEFERRED SUBMITTALS				
BUILDING CONSTRUCTION	YES	NO	DESCRIPTION	
STEEL	X	X	?	
CONCRETE	X	X	?	
WOOD	X	X	?	

EAST MEADOWS FAMILY APARTMENTS - PHASE I WHEATLEY FAMILY I, L.P.
 SAN ANTONIO, TEXAS



Lundy & Franke Engineering
 540 HEINER ROAD
 SAN ANTONIO, TEXAS 78232
 PH: (210) 979-5900
 FX: (210) 979-5900

RELEASED: 01/31/18
 ENGINEER: F.M.
 CHKD. BY: S.J.F.
 DRAWN BY: S.J.F.
 REVISIONS:

SHEET #:
S102
 2 OF 3

7. WOOD CONSTRUCTION		IBC 1704.6	
A. PREFABRICATED STRUCTURAL ELEMENTS & ASSEMBLIES	N/A	INSPECT STRUCTURAL LOAD BEARING MEMBERS AND ASSEMBLIES. VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION CONTROL OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR CODE REQUIREMENTS FOR THE FABRICATOR'S SCOPE OF WORK. EXCEPTION: SPECIAL INSPECTIONS SHALL NOT BE REQUIRED WHERE THE FABRICATOR IS ENROLLED IN A NATIONALLY ACCEPTED INSPECTIONS PROGRAM ACCEPTABLE TO THE REGISTERED DESIGN PROFESSIONAL IS RESPONSIBLE CHARGE.	IBC 1705.5 TECHNICAL REPRESENTATIVE UNDER DIRECTION OF LICENSED ENGINEER
B. SITE BUILT ASSEMBLIES	N/A	SITE BUILT ASSEMBLIES SHALL BE INSPECTED IN ACCORDANCE WITH IBC SECTION 1704.1	IBC 1705.5 LICENSED ENGINEER OR HIS/HER REPRESENTATIVE.
C. DIAPHRAGMS	N/A	HIGH LOAD DIAPHRAGMS SHALL BE INSPECTED IN ACCORDANCE WITH IBC SECTION 1704.1, AND SHEATHING CHECKED FOR PROPER GRADE, THICKNESS, SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES, NAIL/STAPLE DIAMETER AND LENGTH, AND FASTENER PATTERN.	IBC 1705.5.1
D. TRUSS BRACING	N/A	CHECK ALL REQUIRED PERMANENT AND LATERAL BRACING HAS BEEN INSTALLED ACCORDING TO STRUCTURAL DRAWINGS AND FABRICATOR DESIGN/SHOP DRAWINGS.	
8. LIGHT GAGE FRAME CONSTRUCTION		IBC 1704.13	
A. PREFABRICATED STRUCTURAL ELEMENTS & ASSEMBLIES	N/A	INSPECT STRUCTURAL LOAD BEARING MEMBERS AND ASSEMBLIES. VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION CONTROL OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR CODE REQUIREMENTS FOR THE FABRICATOR'S SCOPE OF WORK. EXCEPTION: SPECIAL INSPECTIONS SHALL NOT BE REQUIRED WHERE THE FABRICATOR IS ENROLLED IN A NATIONALLY ACCEPTED INSPECTIONS PROGRAM ACCEPTABLE TO THE REGISTERED DESIGN PROFESSIONAL IS RESPONSIBLE CHARGE.	IBC 1705.5.1 TECHNICAL REPRESENTATIVE UNDER DIRECTION OF LICENSED ENGINEER
B. SITE BUILT ASSEMBLIES	N/A	SITE BUILT ASSEMBLIES SHALL BE INSPECTED IN ACCORDANCE WITH IBC SECTION 1704.1	IBC 1705.5.1 LICENSED ENGINEER OR HIS/HER REPRESENTATIVE.
C. DIAPHRAGMS	N/A	HIGH LOAD DIAPHRAGMS SHALL BE INSPECTED IN ACCORDANCE WITH IBC SECTION 1704.1, AND SHEATHING CHECKED FOR PROPER GRADE, THICKNESS, SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES, NAIL/STAPLE DIAMETER AND LENGTH, AND FASTENER PATTERN.	IBC 1705.10.3
D. TRUSS BRACING	N/A	CHECK ALL REQUIRED PERMANENT AND LATERAL BRACING HAS BEEN INSTALLED ACCORDING TO STRUCTURAL DRAWINGS AND FABRICATOR DESIGN/SHOP DRAWINGS.	

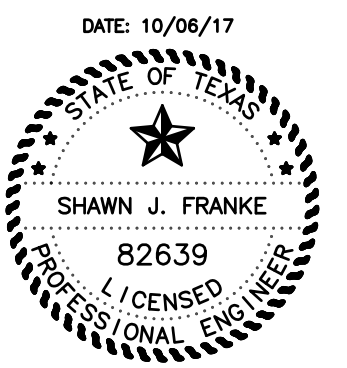
LEVEL 1 INSPECTION CONT.:			
C. PRIOR TO GROUTING, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:	N/A	1. GROUT SPACE IS CLEAN.	
	N/A	2. PLACEMENT OF REINFORCEMENT AND CONNECTORS AND PRESTRESSING TENDONS AND ANCHORAGES.	
	N/A	3. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS.	
	N/A	4. CONSTRUCTION OF MORTAR JOINTS.	
D. GROUT PLACEMENT	N/A	1. VERIFY COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENTS PROVISIONS.	
	N/A	2. GROUTING OF PRESTRESSING BONDED TENDONS.	
E. PREPARATION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS SHALL BE OBSERVED.	N/A	1. VERIFY COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENTS PROVISIONS.	QUALIFICATIONS BASED ON C1093
F. COMPLIANCE WITH REQUIRED INSPECTION PROVISION OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED.	N/A	1. VERIFY COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENTS PROVISIONS.	
G. TESTING OF GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS.	N/A	1. TEST ONE SET OF MORTAR CUBES PER 2000 sf OR PORTION THEREOF. 2. TEST ONE SET OF GROUT CYLINDERS PER 2000 sf OR PORTION THEREOF. 3. TEST ONE PRISM PER 6000 sf OR PORTION THEREOF. (SUBMITTED PRISM WILL BE ACCEPTABLE FOR FIRST PRISM TEST).	QUALIFICATIONS BASED ON C1093
H. POST INSTALLED REINFORCING & ANCHORS (EXPANSION ANCHORS, SCREW ANCHORS, ADHESIVE ANCHORS, ECT.).	N/A	THE SPECIAL INSPECTOR SHALL BE ON THE JOB SITE CONTINUOUSLY DURING ANCHOR INSTALLATION TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, MASONRY TYPE AND COMPRESSION STRENGTH, PRE DRILLED HOLE DIMENSIONS, ANCHOR SPACING, EDGE DISTANCES, MASONRY THICKNESS AND ANCHOR EMBEDMENT.	ACI 318 APPENDIX D-CH. D.9.1 *QUALIFICATIONS BASED ON ASTM E329 & ASTM C1077 OR CERTIFIED MANUFACTURER REPRESENTATIVE
LEVEL 2 INSPECTION:			
		ENGINEERED MASONRY IN ESSENTIAL FACILITIES.	IBC 1704.5.3 QUALIFICATIONS BASED ON C1093
A. FROM THE BEGINNING OF MASONRY CONSTRUCTION, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:	N/A	1. PROPORTIONS OF SITE-PREPARED MORTAR, GROUT, AND PRESTRESSING GROUT FOR BONDED TENDONS.	
	N/A	2. PLACEMENT OF MASONRY UNITS AND CONSTRUCTION OF MORTAR JOINTS.	
	N/A	3. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGES.	
	N/A	4. GROUT SPACE PRIOR TO GROUTING.	
	N/A	5. PLACEMENT OF GROUT.	
	N/A	6. PLACEMENT OF PRESTRESSING GROUT.	
B. THE INSPECTION PROGRAM SHALL VERIFY:	N/A	1. SIZE AND LOCATION OF STRUCTURAL ELEMENTS.	
	N/A	2. TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION.	
	N/A	3. SPECIFIED SIZE, GRADE AND TYPE OF REINFORCEMENT.	
	N/A	4. WELDING OF REINFORCEMENT.	
	N/A	PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40 DEGREES F) OR HOT WEATHER (TEMPERATURE ABOVE 90 DEGREES F).	
	N/A	6. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE.	
C. PREPARATION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS SHALL BE OBSERVED.	N/A	1. VERIFY COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENTS PROVISIONS.	QUALIFICATIONS BASED ON C1093
D. COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED.	N/A		
E. TESTING OF GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS.	N/A	1. TEST ONE SET OF MORTAR CUBES PER 2000 sf OR PORTION THEREOF. 2. TEST ONE SET OF GROUT CYLINDERS PER 2000 sf OR PORTION THEREOF. 3. TEST ONE PRISM PER 6000 sf OR PORTION THEREOF. (SUBMITTED PRISM WILL BE ACCEPTABLE FOR FIRST PRISM TEST).	QUALIFICATIONS BASED ON C1093

3. STEEL CONSTRUCTION CONT.:			
G. STEEL FRAME JOINT DETAILS: COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS:	N/A	1. DETAILS SUCH AS BRACING & STIFFENING.	IBC 1705.2.1; STRUCTURAL DRAWINGS
	N/A	2. MEMBER LOCATIONS.	
	N/A	3. APPLICATION OF JOINT DETAILS AT EACH CONNECTION.	
H. POST INSTALLED REINFORCING & ANCHORS (EXPANSION ANCHORS, SCREW ANCHORS, ADHESIVE ANCHORS, ECT.).	N/A	THE SPECIAL INSPECTOR SHALL BE ON THE JOB SITE CONTINUOUSLY DURING ANCHOR INSTALLATION TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, CONCRETE OR MASONRY TYPE AND COMPRESSION STRENGTH, PRE DRILLED HOLE DIMENSIONS, ANCHOR SPACING, EDGE DISTANCES, CONCRETE OR MASONRY THICKNESS AND ANCHOR EMBEDMENT.	ACI 318 APPENDIX D-CH. D.9.1 *QUALIFICATIONS BASED ON ASTM E329 & ASTM C1077 OR CERTIFIED MANUFACTURER REPRESENTATIVE
5. INSPECTION OF FABRICATORS FOR STRUCTURAL STEEL			
FABRICATION & IMPLEMENTATION PROCEDURES	N/A	FABRICATION AND IMPLEMENTATION PROCEDURES. THE SPECIAL INSPECTOR SHALL VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR COMPLETENESS AND ADEQUACY RELATIVE TO THE CODE REQUIREMENTS FOR THE FABRICATOR'S SCOPE OF WORK. EXCEPTION: SPECIAL INSPECTIONS SHALL NOT BE REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR THAT IS ENROLLED IN A NATIONALLY ACCEPTED INSPECTIONS PROGRAM ACCEPTABLE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO BUILDING OFFICIAL UPON REQUEST AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.	IBC 1705.2.1 CWI, ASNT, LICENSED ENGINEER
6. MASONRY CONSTRUCTION			
EMPIRICALLY DESIGNED MASONRY, GLASS UNIT MASONRY, AND MASONRY VENEER IN NON-ESSENTIAL FACILITIES.	N/A		IBC 1705.4
LEVEL 1 INSPECTION:			
		ENGINEERED MASONRY IN NON-ESSENTIAL FACILITIES AND EMPIRICALLY DESIGNED MASONRY IN ESSENTIAL FACILITIES.	IBC 1705.4 QUALIFICATIONS BASED ON ASTM C1093
A. AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:	N/A	1. PROPORTIONS OF SITE-PREPARED MORTAR.	
	N/A	2. CONSTRUCTION OF MORTAR JOINTS.	
	N/A	3. LOCATION OF REINFORCEMENT AND CONNECTORS.	
	N/A	4. PRESTRESSING TECHNIQUE	
	N/A	5. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES.	
B. THE INSPECTION PROGRAM SHALL VERIFY:	N/A	1. SIZE AND LOCATION OF STRUCTURAL ELEMENTS.	
	N/A	2. TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION.	
	N/A	3. SPECIFIED SIZE, GRADE AND TYPE OF REINFORCEMENT.	
	N/A	4. WELDING OF REINFORCING BARS.	
	N/A	5. PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40 DEGREES F) OR HOT WEATHER (TEMPERATURE ABOVE 90 DEGREES F).	
	N/A	6. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE.	

NOTES:
1. THESE INSPECTIONS DO NOT RELIEVE ENGINEER FROM STRUCTURAL OBSERVATIONS AS MAY REQUIRED BY IBC 2015, SECTION 1709, AND/OR CONTRACTUAL REQUIREMENTS OF ARCHITECT/CLIENT, (I.E. C141).
2. DEFINITIONS/TERM: PERIODIC VS. CONTINUOUS INSPECTIONS - REF. IBC SECTION 1702
ASCC - THE INTERNATIONAL ASSOCIATION OF FOUNDATION DRILLING
ASNT - AMERICAN SOCIETY FOR NONDESTRUCTIVE TESTING
ASTM - AMERICAN SOCIETY FOR TESTING MATERIALS
AWS - AMERICAN WELDING SOCIETY
CWI - CERTIFIED WELDING INSPECTOR
CRSI - CONCRETE REINFORCING STEEL INSTITUTE
PCI - PRECAST/PRESTRESSED CONCRETE INSTITUTE
PTI - POST-TENSIONING INSTITUTE
N/A - NOT APPLICABLE
*TESTING AND INSPECTION DIRECTED BY ASTM E329 GUIDELINES.

© COPYRIGHT 2017 - ALL RIGHTS RESERVED - THESE DRAWINGS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF LUNDY & FRANK ENGINEERING, INC. FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE REPRODUCED FOR OTHER PURPOSES.

EAST MEADOWS FAMILY APARTMENTS - PHASE I WHEATLEY FAMILY I, L.P.
SAN ANTONIO, TEXAS



Lundy & Franke Engineering
540 HELMER ROAD
SAN ANTONIO, TEXAS 78222
TEL: (210) 979-5900
FAX: (210) 979-5900

RELEASED: 01/31/18
ENGINEER: F.M.
CHKD. BY: S.J.F.
DRAWN BY: S.J.F.
REVISIONS:

SHEET #:
S103
3 OF 3

MECHANICAL LEGEND

(NOTE: ALL SYMBOLS SHOWN ARE NOT NECESSARILY USED ON DRAWINGS)



DURAND-HOLLIS RUPE ARCHITECTS, INC.
 14603 HUEBNER ROAD
 BUILDING 18
 SAN ANTONIO, TEXAS 78230
 TEL. 210.308.0080
 FAX. 210.697.3309
 eMAIL office@dhrarchitects.com
 WEB www.dhrarchitects.com

REVISED ISSUE DATES:

EAST MEADOWS FAMILY APARTMENTS - PHASE 1
WHEATLEY FAMILY I, L.P.
SAN ANTONIO, TEXAS

DUCTWORK	
	DUCTWORK SIZE, 1st NO. VISIBLE DIMENSION
	DUCTWORK TO REMAIN
	DUCTWORK TURNING VANES
	BRANCH DUCT TAKEOFF
	SPLITTER
	TRANSITION (RECTANGULAR)
	TRANSITION (RECTANGULAR TO ROUND)
	FLEXIBLE DUCT
	FLEXIBLE CONNECTION
	VOLUME DAMPER
	FIRE DAMPER COMBINATION (FD) SMOKE DAMPER (SD) OR FIRE/SMOKE DAMPER (F/SD) ALL WITH ACCESS DOORS
	CHANGE IN ELEVATION (R), (F)
	SIDEWALL GRILLE OR REGISTER (SUPPLY)
	SIDEWALL GRILLE OR REGISTER (RETURN OR EXHAUST)
	SUPPLY DUCT SECTION RECTANGULAR, FLAT, OVAL, ROUND
	RETURN/EXHAUST/OUTSIDE AIR DUCT SECTION
	CEILING GRILLE OR REGISTER (SUPPLY)
	EXISTING CEILING DIFFUSER. (SUPPLY)
	CEILING GRILLE OR REGISTER (EXHAUST OR RETURN)
	MOTORIZED DAMPER
	HUMIDISTAT
	THERMOSTAT
	HEPA FILTER MODULE

VALVES	
	ACTUATED TWO-WAY VALVE
	ACTUATED THREE-WAY VALVE
	UNION
	ORIFICE FLANGE
	BUTTERFLY VALVE
	TEMPERATURE/ PRESSURE RELIEF VALVE
	GLOBE VALVE
	CHECK VALVE
	GATE VALVE
	GATE VALVE IN C.I. VALVE BOX
	FLANGED VALVE AS DESIGNATED
	MANUAL PRESSURE RELIEF VALVE
	BELLOWS VALVE
	BELLOWS VALVE W/PURGE PORTS
	MANUAL DIAPHRAGM VALVE
	STRAINER W/ BLOWDOWN GATE VALVE
	THERMOWELL W/ THERMOMETER
	THERMOMETER WELL
	PRESSURE GAUGE W/ GAUGE COCK (PI)
	PRESSURE GAUGE
	AUTOMATIC AIR VENT
	BALL VALVE
	CIRCUIT SETTER, BALANCING VALVE
	PLUG VALVE
	NEEDLE VALVE
	SOLENOID OPERATED VALVE
	PNEUMATIC ACTUATED DIAPHRAGM VALVE
	VALVE IN VERTICAL
	DIRT LEG (6" LONG)
	VENTURI FLOW TUBE
	ANNUBAR FLOW ELEMENT

PIPING	
	EXISTING COLD WATER (POTABLE)
	EXISTING DOMESTIC HOT WATER (POTABLE)
	EXISTING SANITARY VENT
	EXISTING SANITARY SEWER
	CONDENSATE DRAIN
	DIRECTION OF FLOW
	WATER HAMMER ARRESTOR
	CHILLED WATER SUPPLY
	CHILLED WATER RETURN
	HEATING WATER SUPPLY
	HEATING WATER RETURN
	DOMESTIC COLD WATER (POTABLE)
	DOMESTIC HOT WATER (POTABLE)
	DOMESTIC HOT WATER RETURN (POTABLE)
	VENT
	WASTE
	CLEANOUT
	WALL CLEANOUT
	P - TRAP
	FLANGE CONNECTION
	DROP AT 45° ANGLE
	ELBOW TURNING DOWN
	ELBOW TURNING UP
	CAPPED PIPE
	FLEXIBLE CONNECTION
	CONCENTRIC PIPE REDUCER/INCREASER
	ECCENTRIC PIPE REDUCER/INCREASER
	PIPE SLEEVE
	DIRECTION OF SLOPE (DNWARD)
	FLOOR DRAIN
	CONNECTION POINT TO EXISTING

GENERAL NOTES

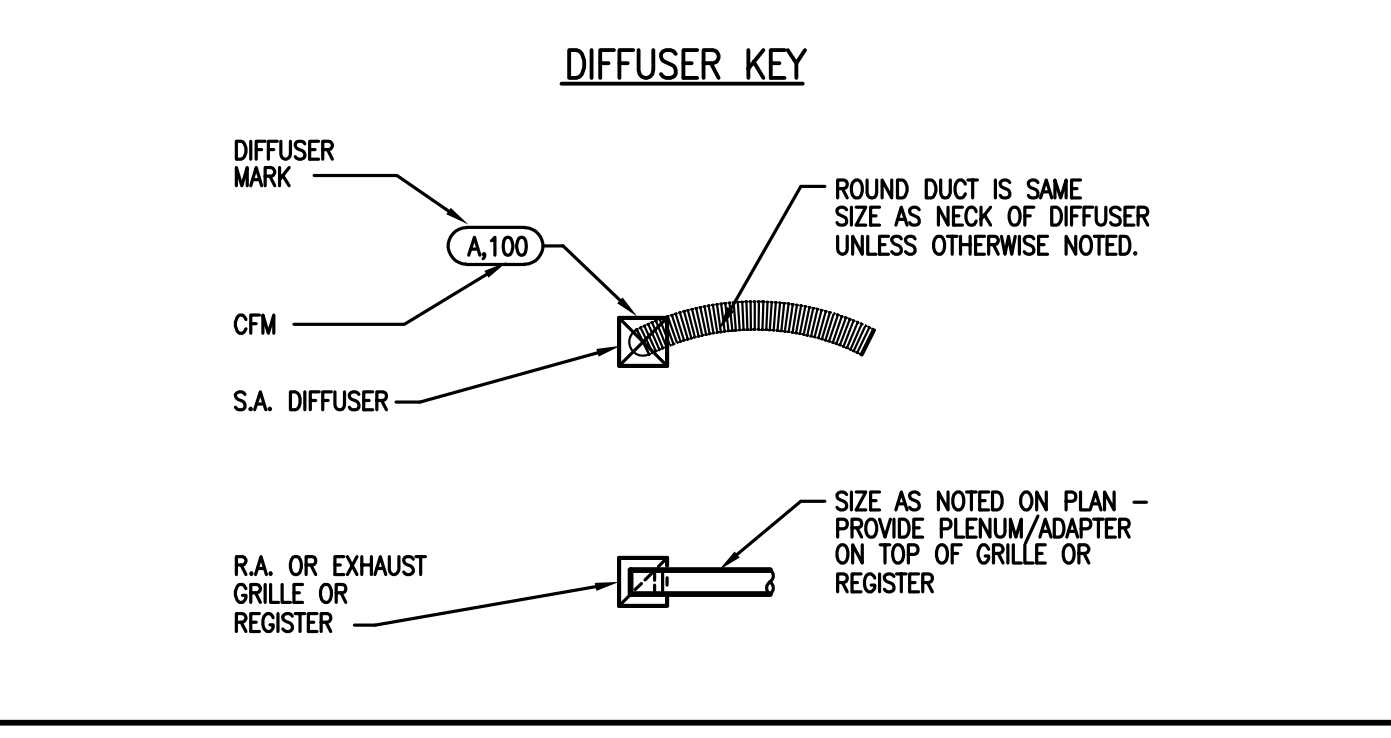
HVAC GENERAL NOTES:

- THESE GENERAL NOTES APPLY TO ALL SHEETS
- IN ANY CASE WHERE A PIPE OR DUCT SHOWN ON A PLAN SHEET DIFFERS FROM THAT SHOWN IN A SCHEMATIC OR DETAIL, USE THE LARGER OF THE TWO SIZES SHOWN.
- PIPING SHOWN ON EACH PLAN IS RUN ABOVE THE CEILING ON THE FLOOR WHERE IT IS SHOWN UNLESS OTHERWISE NOTED.
- ALL DUCT DIMENSIONS SHOWN ARE CLEAR AIRSTREAM SHEETMETAL DIMENSIONS.
- CONTRACTOR SHALL VISIT JOBSITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS PRIOR TO SUBMITTING BID.
- THE DRAWINGS ARE DIAGRAMMATIC ONLY AND SHALL NOT BE SCALED. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH OTHER TRADES AND WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL NOT INSTALL OR FABRICATE ANY WORK SHOWN UNTIL ALL SUCH WORK IS FULLY COORDINATED. NOT ALL OFFSETS AND FITTINGS ARE SHOWN. PROVIDE OFFSETS AND FITTINGS AS REQUIRED BY FIELD CONDITIONS AS PART OF THE WORK.
- GUARANTEE WORK FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND DURING THAT PERIOD MAKE GOOD ANY FAULTS OR IMPERFECTIONS THAT MAY ARISE DUE TO DEFECTS OR OMISSIONS IN MATERIALS OR WORKMANSHIP.
- ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH IBC, IMC, IPC, NFC, AND NFPA. THE STATE OF TEXAS AND THE APPROVING AUTHORITIES.
- CONSTRUCT ALL DUCTWORK DOWNSTREAM OF UNITS TO SMACNA 2-INCH PRESSURE CLASSIFICATION. SEAL ALL DUCTWORK TO A SMACNA TYPE "A" SEAL CLASS.
- COORDINATE EXACT LOCATION OF DIFFUSERS WITH ARCHITECT. DIFFUSERS MAY HAVE TO BE SHIFTED TO FIT WITHIN ROOMS AS SHOWN. PROVIDE ADDITIONAL FLEX AND DUCT WORK AS REQUIRED TO MOVE DIFFUSERS.

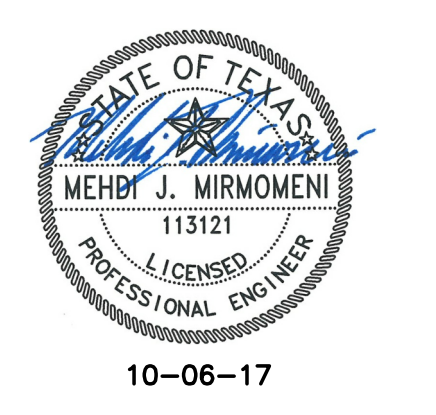
PLUMBING GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- REFER TO ARCHITECTURAL DRAWING FOR MOUNTING HEIGHT OF PLUMBING FIXTURES.
- CONTRACTOR SHALL REVIEW AND FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BID.
- CONTRACTOR SHALL COORDINATE WITH ALL TRADES DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY EXISTING FLOOR CONSTRUCTION PRIOR TO SAW CUTTING FOR NEW PLUMBING.
- SLOPE ALL WASTE PIPING AT 1/4" PER FOOT.
- REFER TO ARCHITECTURAL ELEVATION AND SECTIONS PRIOR TO ROUTING OF PIPING.

ABBREVIATIONS			
ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
AFF	ABOVE FINISHED FLOOR	NC	NORMALLY CLOSED
AHU	AIR HANDLING UNIT	NO	NORMALLY OPEN
ARCH	ARCHITECT	OA	OUTSIDE AIR
AC	ABOVE CEILING	OS&Y	OUTSIDE STEM & YOKE
BFF	BELOW FINISHED FLOOR	OC	ON CENTERS
BF	BELOW FLOOR	OH	OVERHEAD
BLDG	BUILDING	OHP	OUTDOOR HEAT PUMP
BTUH	BRITISH THERMAL UNITS PER HOUR	PD	PRESSURE DROP
B VA	BALL VALVE	PH	PHASE
CAP	CAPACITY	PLBG	PLUMBING
CFH	CUBIC FEET PER HOUR	PSIG	POUNDS PER SQUARE INCH GAUGE
CFM	CUBIC FEET PER MINUTE	PR VA	PRESSURE REDUCING VALVE
CHR	CHILLED WATER RETURN	RA	RETURN AIR
CHS	CHILLED WATER SUPPLY	RED	REDUCER
CH VA	CHECK VALVE	RE	REFERENCE
CI	CAST IRON	RH	RELATIVE HUMIDITY
CO	CLEANOUT	RPM	REVOLUTIONS PER MINUTE
CONC	CONCRETE	SA	SUPPLY AIR
COND	CONDENSING	SAN	SOIL & WASTE (ABOVE GRADE)
CONN	CONNECTION	SCH	SCHEDULE
CONT	CONTINUATION	SD	STORM DRAIN
CU	COPPER	SM	SIMILAR
CW	DOMESTIC COLD WATER (POTABLE)	SPKR	SPRINKLER
D	CONDENSATE DRAIN LINE	SPST	SINGLE POLE SINGLE THROW
DB	DRY BULB	SQ FT	SQUARE FEET
DIA	DIAMETER	SS	STAINLESS STEEL
DIV	DIVISION	SS	SUPERVISORY SWITCH
DN	DOWN	STL	STEEL
DWGS	DRAWINGS	STRUC	STRUCTURAL
EAT	ENTERING AIR TEMPERATURE	SUCT	SUCTION
EFFIC	EFFICIENCY	S P	STATIC PRESSURE
ELEC	ELECTRICAL	TI	TEMPERATURE INDICATOR (THERMOMETER)
EWI	ENTERING WATER TEMPERATURE	TOT	TOTAL
EXH	EXHAUST	TYP	TYPICAL
EXT	EXTERNAL	T&P	TEMPERATURE & PRESSURE RELIEF VALVE
EXT	EXTERNAL	UNON	UNLESS OTHERWISE NOTED
F	DEGREES FAHRENHEIT	V	SANITARY VENT
FCO	FLOOR CLEANOUT	VDR	VOLUME DAMPER
FD	FIRE DAMPER	VTR	VENT THROUGH ROOF
FD	FLOOR DRAIN	WB	WET BULB
FIN	FINISHED	WCO	WALL CLEANOUT
FLEX	FLEXIBLE	W/	WITH
FLR	FLOOR		
FT	FEET		
FUT	FUTURE		
F/SD	COMBINATION FIRE/SMOKE DAMPER		
GALV	GALVANIZED		
GA	GAUGE		
GPH	GALLONS PER HOUR		
GPM	GALLONS PER MINUTE		
GT VA	GATE VALVE		
HP	HORSEPOWER		
HR	HOUR		
HW	DOMESTIC HOT WATER (140F)		
HWR	HEATING WATER RETURN		
HWRP	HOT WATER RECIRCULATING PUMP		
HWS	HEATING WATER SUPPLY		
HZ	HERTZ		
IN	INCHES		
IE	INVERT ELEVATION		
IHP	INDOOR HEAT PUMP		
KW	KILOWATTS		
LB	POUNDS		
LWT	LEAVING WATER TEMPERATURE		
MAX	MAXIMUM		
MECH	MECHANICAL		
MFR	MANUFACTURER		
MIN	MINIMUM		
MTD	MOUNTED		
MTR	MOTOR		
MVD	MOTORIZED VOLUME DAMPER		



MECHANICAL PLUMBING SYMBOLS AND ABBREVIATIONS



THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THE DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM/HER UPON COMPLETION OF THE CONSTRUCTION WORK. PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1980, ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREON, CONSTITUTES THE COPYRIGHTED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. © 2017

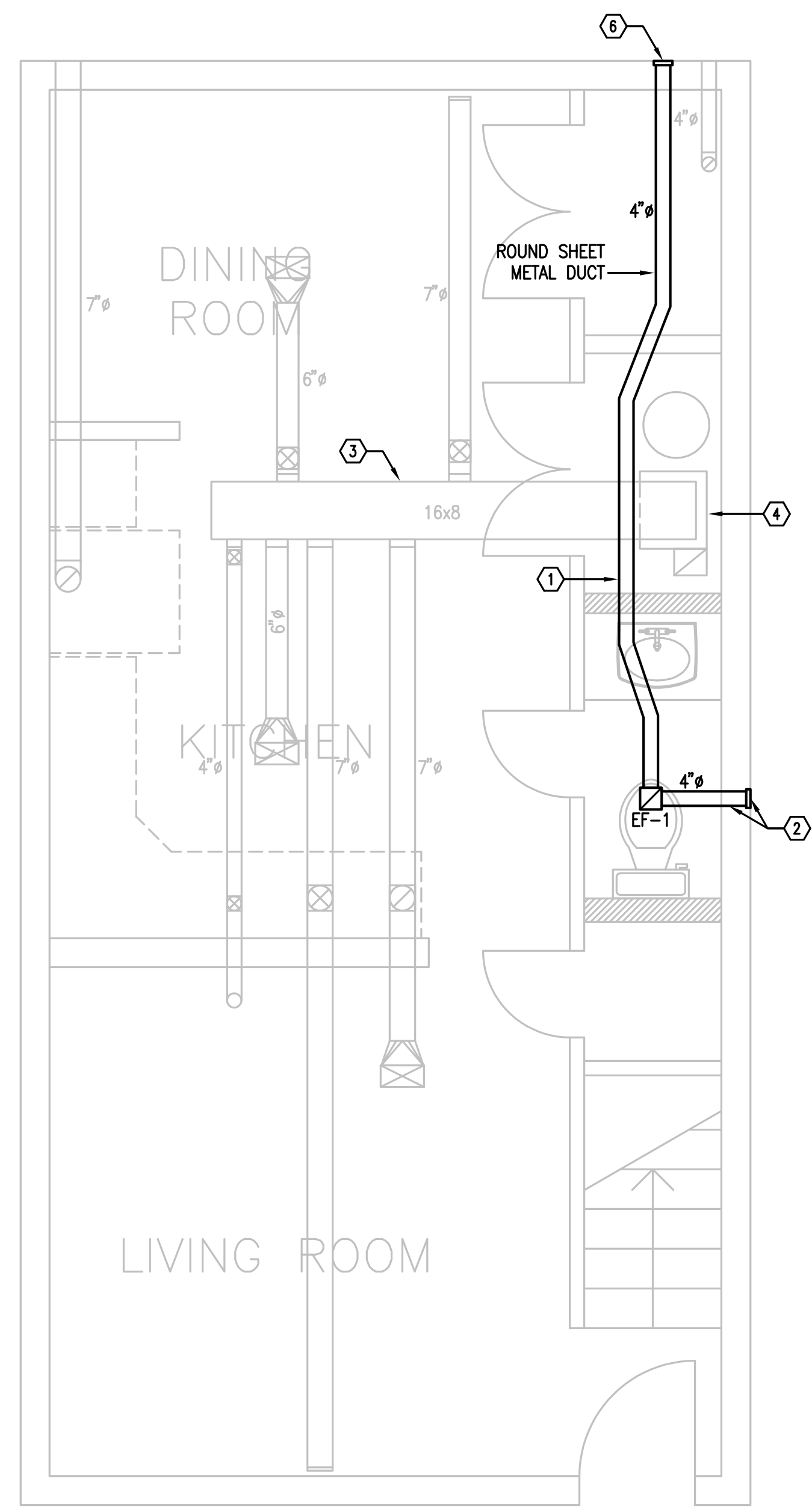
PROJECT NO. 17-044
 ISSUE DATE: 10-06-17
 DRAWN BY: HMG
 REVIEWED BY: MM
 PROJECT ARCHITECT: GABRIEL DURAND-HOLLIS, FAIA
 TEXAS LICENSE NO. 10881



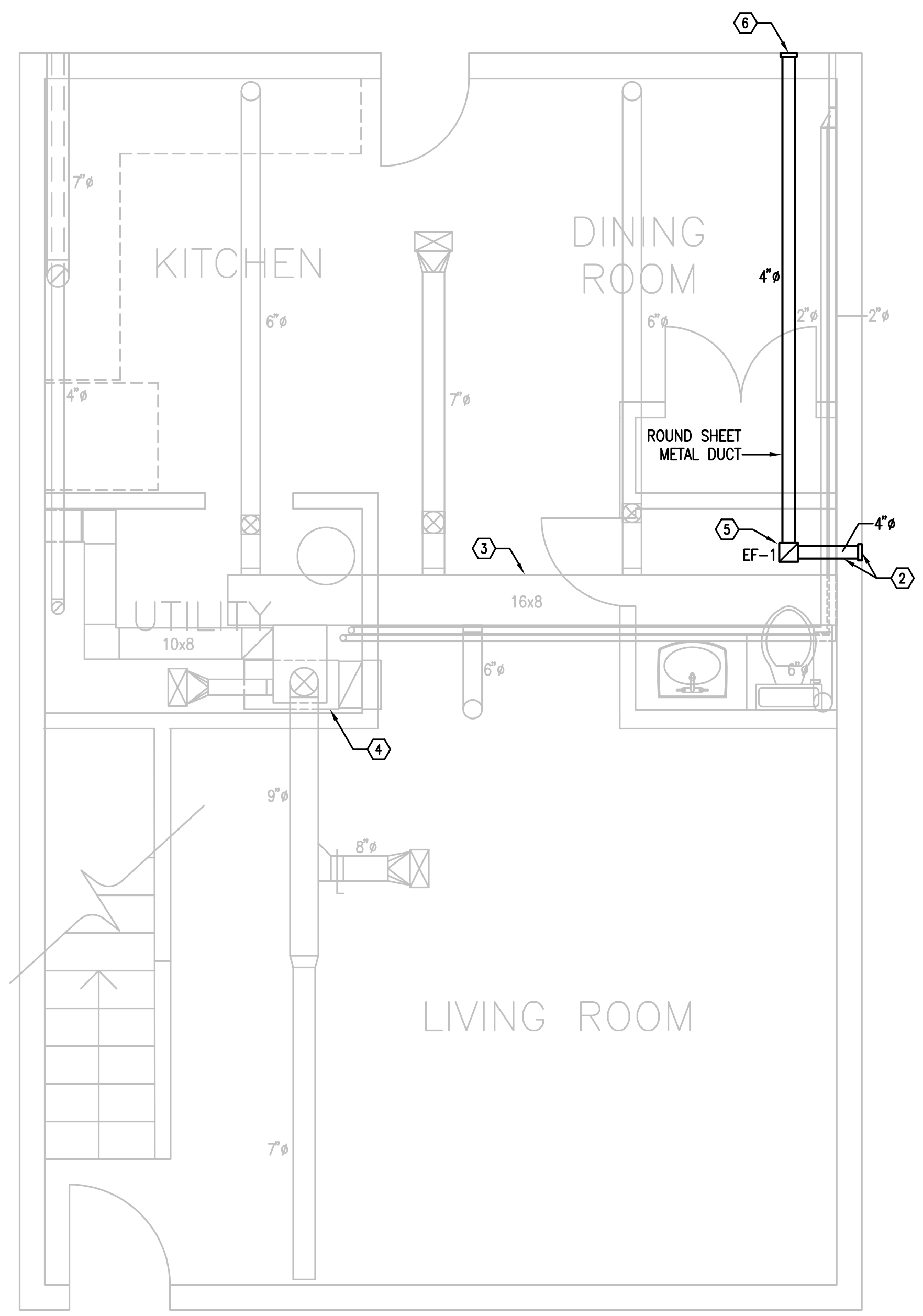
M001

REVISED ISSUE DATES:

EAST MEADOWS FAMILY APARTMENTS - PHASE 1
WHEATLEY FAMILY I, L.P.
SAN ANTONIO, TEXAS



2 2 BEDROOM UNIT FLOOR PLAN - PLUMBING
 M100 SCALE: 3/8" = 1'-0"



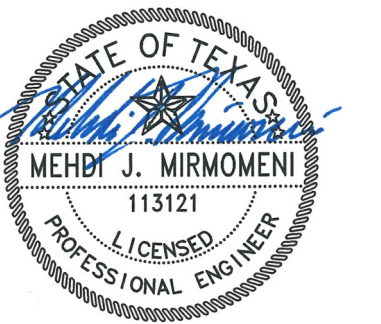
1 3 BEDROOM UNIT FLOOR PLAN - MECHANICAL
 M100 SCALE: 3/8" = 1'-0"

- KEYED NOTES**
- ① OFFSET EXHAUST DUCT TO AVOID EXISTING CONDITIONS IN A/C CLOSET.
 - ② EXTEND EXHAUST DUCT AT THIS LOCATION FROM UNITS LOCATED AT EXTERIOR WALL.
 - ③ EXISTING DUCT WORK.
 - ④ EXISTING A/C UNIT.
 - ⑤ CONTRACTOR SHALL COORDINATE LOCATION OF EXHAUST FAN WITH EXISTING DUCTWORK.
 - ⑥ FURNISH AND INSTALL A MANUFACTURERS WALL CAP EQUAL TO A GREENHECK MODEL WC.

FAN SCHEDULE											
TAG	SERVICE	TYPE	CFM	S.P. (IN.H2O)	MOTOR WATTS	VOLTS/PH	FAN RPM	MAX. SONES	DRIVE TYPE	REFERENCES SELECTION - COOK (U.N.O.)	NOTES
EF-1	RR EXHAUST	CEILING	80	0.30	130WA	110/1	1260		DIRECT	PANASONIC FV-08VKS3	1,2,3

- NOTES:**
1. FURNISH WITH BACKDRAFT DAMPER, AND ALL REQUIRED SWITCHES AND RELAYS FOR PROPER OPERATION.
 2. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 3. FURNISH AND INSTALL WITH WALL SWITCH. REFER TO ELECTRICAL DRAWINGS

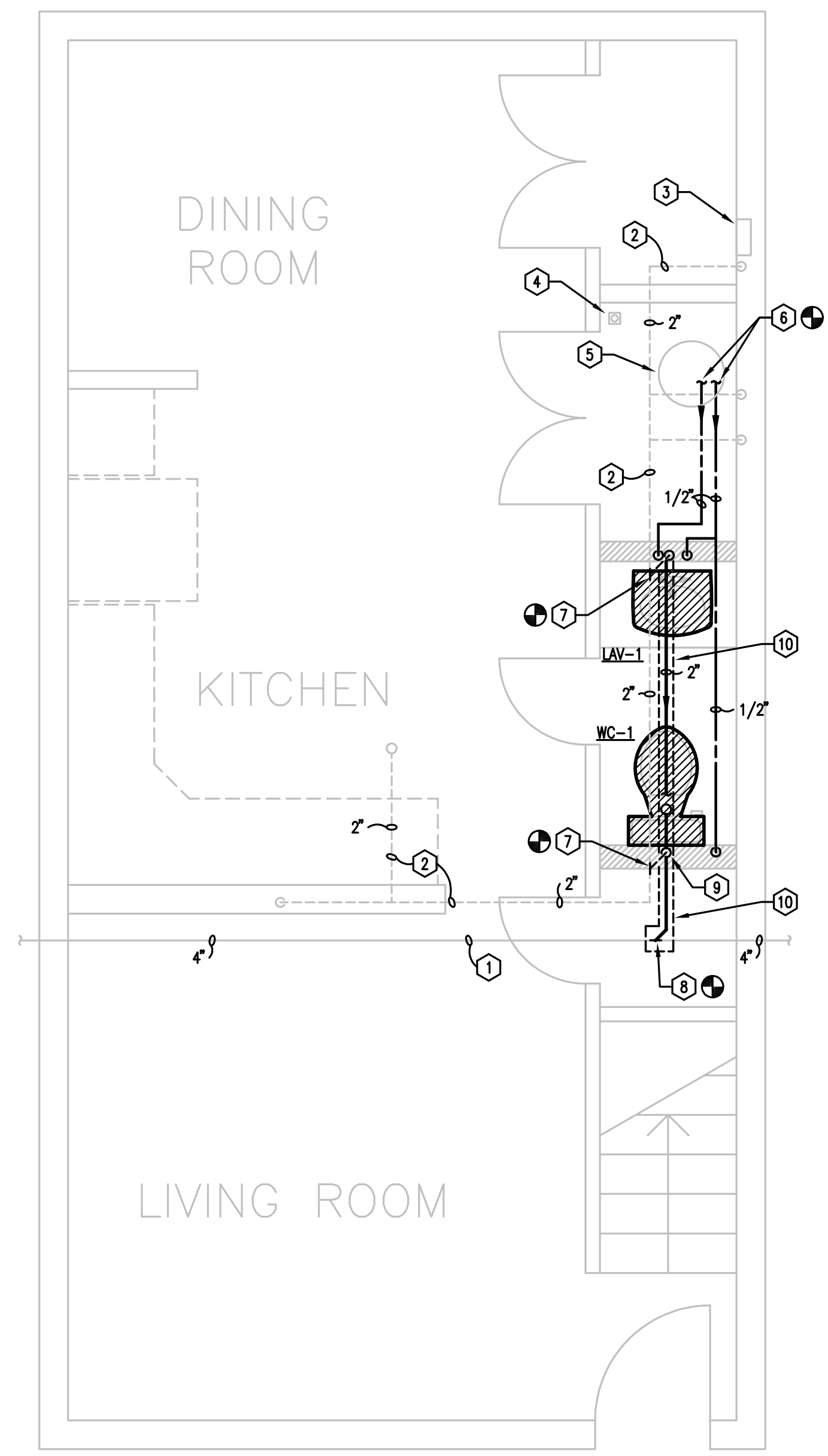
MECHANICAL PLANS



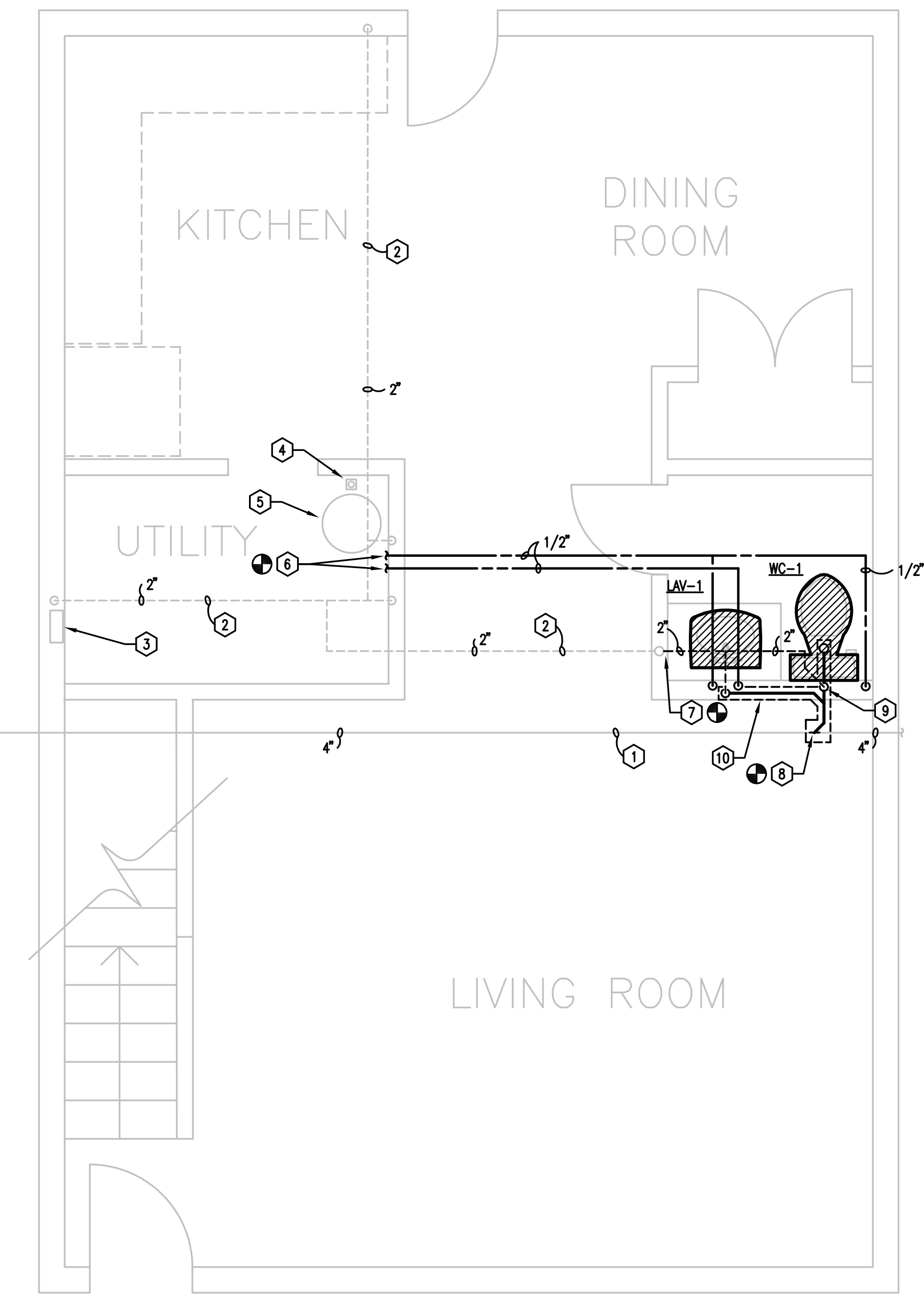
10-06-17

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THE DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM/HER UPON COMPLETION OF THE CONSTRUCTION WORK. PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1980, ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREIN, CONSTITUTES THE COPYRIGHTED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.
 © 2017

PROJECT NO. 17-044
 ISSUE DATE: 10-06-17
 DRAWN BY: HMG
 REVIEWED BY: MM
 PROJECT ARCHITECT:
 GABRIEL DURAND-HOLLIS, F.A.A.
 TEXAS LICENSE NO. 10881



1 2 BEDROOM UNIT FLOOR PLAN - PLUMBING
 M101 SCALE: 3/8" = 1'-0"



2 3 BEDROOM UNIT FLOOR PLAN - PLUMBING
 M101 SCALE: 3/8" = 1'-0"

PLUMBING KEYED NOTES

- 1 EXISTING WASTE PIPE BELOW FLOOR.
- 2 EXISTING VENT PIPE ABOVE CEILING.
- 3 EXISTING CLOTHES WASHER SUPPLY/DRAIN WALL BOX.
- 4 EXISTING FLOOR DRAIN.
- 5 EXISTING WATER HEATER.
- 6 CONNECT NEW 1/2"HW & 1/2"CW TO EXISTING HW & CW LINES IN THIS VICINITY.
- 7 CONNECT NEW 2" VENT PIPE TO EXISTING VENT PIPE ABOVE CEILING.
- 8 CONNECT NEW 4" WASTE PIPE TO EXISTING WASTE PIPE BELOW FLOOR.
- 9 2" VENT RISE FROM BELOW FLOOR EXTEND TO ABOVE CEILING.
- 10 SAWCUT EXISTING POST-TENSIONED CONCRETE FLOOR FOR ROUTING OF NEW WASTE PIPE.

GENERAL NOTES:

- 1. REFER TO STRUCTURAL DRAWINGS FOR REMOVAL OF SLAB FOR INSTALLATION OF WASTE PIPING.
- 2. EXISTING SLAB IS POST TENSION. CONTRACTOR SHALL X-RAY FLOOR TO DETERMINE TENDON LOCATION PRIOR TO SAW CUTTING SLAB.
- 3. THESE BUILDINGS ARE PROVIDED WITH A WET AUTOMATIC FIRE SPRINKLER SYSTEM. CONTRACTOR SHALL PROPERLY SECURE EXISTING SPRINKLER HEADS WHERE CEILINGS ARE REMOVED FOR INSTALLATION OF MEP SYSTEMS. CONTRACTOR SHALL ADJUST SPRINKLER HEADS IN NEW CEILING ALLOWING THE HEADS TO BE INSTALLED CORRECTLY. REFER TO ARCHITECTURAL DRAWINGS FOR WHERE CEILINGS WILL BE REMOVED.

PLUMBING FIXTURE CONNECTION SCHEDULE

MARK	DESCRIPTION	CONNECTION SIZE (IN)				REMARKS
		CW	HW	WASTE	VENT	
WC-1	WATER CLOSET	1/2	-	4	2	FLOOR MOUNTED, TANK TYPE
LAV-1	LAVATORY	1/2	1/2	2	2	COUNTER MOUNTED
-	-	-	-	-	-	-

LEGEND (NOTE: ALL SYMBOLS SHOWN ARE NOT NECESSARILY USED ON DRAWINGS)	
LIGHTING	
	FLUORESCENT LIGHT FIXTURE, LETTER(S) DENOTES TYPE.
	INCANDESCENT, FLUORESCENT OR HIGH INTENSITY DISCHARGE LIGHT FIXTURE, LETTER(S) DENOTES TYPE. BRACKET "▲" WHEN USED INDICATES WALL MOUNTED.
	EXIT LIGHT FIXTURE, LETTER(S) DENOTES TYPE. ARROW(S) WHEN USED, INDICATE DIRECTION OF CHEVRONS. SHADED AREAS INDICATE FACE(S). BRACKET "▲" WHEN USED INDICATES WALL MOUNTED.
	FIXTURE CONNECTED TO EMERGENCY LIGHTING CIRCUIT; OR EQUIPPED WITH BATTERY PACK.
	EMERGENCY BATTERY BACKED UNIT EQUIPMENT, W/HEADS AS INDICATED.
	SINGLE POLE SWITCH, INSTALL 48" AFF UON.
WIRING DEVICES	
	DUPLEX RECEPTACLE, 18" AFF UON. ("C" INDICATES CEILING MOUNTED). NEMA 5-20R, UON.
	DUPLEX RECEPTACLE WITH INTERNAL GROUND FAULT PROTECTION, INSTALL 18" AFF UON. ("WP" INDICATES WEATHERPROOF).
	ISOLATED GROUND DUPLEX RECEPTACLE, INSTALL 18" AFF UON.
CONDUIT AND WIRE	
	CONDUIT RUN CONCEALED IN CEILING, WALL, FLOOR, OR ABOVE SUSPENDED CEILING.
	CONDUIT RUN IN OR BELOW SLAB OR GROUND.
	SWITCH LEG.
	HOMERUN TO PANEL AND CIRCUIT DESIGNATION. BRANCH CIRCUIT SHALL BE MINIMUM 3#12 AWG EXCLUDING NEUTRALS AND GROUND, 1/2" C. U.O.N. ON DRAWINGS OR SPECIFICATIONS.
	EMPTY CONDUIT WITH PULLING LINE, SIZE AS INDICATED.
	CAPPED CONDUIT.
	CONDUIT TURNED UP.
	CONDUIT TURNED DOWN.

DISTRIBUTION & CONTROLS	
	ELECTRICAL PANELBOARD (480Y/277 VOLT).
	ELECTRICAL PANELBOARD (208Y/120 VOLT).
	ENCLOSED CIRCUIT BREAKER, RATING AND NO. OF POLES AS INDICATED.
	NON-FUSED DISCONNECT SWITCH. 30A/3P NEMA 1 UON. 30A = SWITCH RATING, 3P = NO. OF POLES, NEMA 1 = ENCLOSURE STYLE.
	FUSED DISCONNECT SWITCH. 30A/3P NEMA 1 UON. FUSE SIZE AS NOTED. 30A = SWITCH RATING, 3P = NO. OF POLES, NEMA 1 = ENCLOSURE STYLE.
	MAGNETIC MOTOR STARTER. SIZE 1, NEMA 1 UON.
	COMBINATION DISCONNECT AND MAGNETIC STARTER. SIZE 1, NEMA 1 UON.
	CONTROLLER PROVIDED WITH EQUIPMENT (HVAC, ELEVATOR, ETC.) INSTALLED BY DIVISION 16.
	MANUAL MOTOR STARTER WITH THERMAL OVERLOAD(S) UON, SIZED PER ACTUAL NAMEPLATE RATING.
	CONTACTOR, RATING AND NO. OF POLES AS INDICATED.
	PHOTO-ELECTRIC SWITCH. INSTALL WITH SENSOR ELEMENT FACING NORTH, FLUSH MOUNTED WHERE POSSIBLE, UON.
	TIME SWITCH.
	JUNCTION BOX.
	MOTOR.
	MOTORIZED DAMPER.
	TRANSFORMER, RATING AS INDICATED.
	CURRENT TRANSFORMER, RATING AND NO. AS INDICATED.
	DRAW-OUT POWER CIRCUIT BREAKER, RATING AND NO. OF POLES, AS INDICATED.
	THERMAL AND/OR MAGNETIC CIRCUIT BREAKER, RATING AND NO. OF POLES AS INDICATED.
	FUSE, RATING AS INDICATED.
	SURGE ARRESTER, RATING AS INDICATED.
	DIGITAL SOLID STATE MULTI-FUNCTION METER.
	UTILITY COMPANY REVENUE METER UON.
	PUSHBUTTON, TYPE AS SPECIFIED ON DRAWING.
	SELECTOR SWITCH.
	EQUIPMENT CONNECTION. COORDINATE WITH MANUFACTURERS' REPRESENTATIVE.
	SURGE PROTECTION DEVICE SYSTEM.
	PULL BOX, SIZE PER NEC, UON.

GENERAL ELECTRICAL NOTES	
(APPLIES TO ALL DRAWINGS.)	
<ol style="list-style-type: none"> IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE TO THE PROPER SIDE OF THE DOOR ANY SWITCH, RECEPTACLE OR DEVICE BEING AFFECTED BY ANY CHANGE IN DIRECTION OF DOOR SWINGS AS SHOWN ON THE ARCHITECTURAL FLOOR PLAN. MECHANICAL EQUIPMENT SIZES ARE AS DESIGNED. BREAKERS, CONDUIT, STARTERS, CONDUCTORS, ETC., SHALL BE ADJUSTED TO THE EQUIPMENT SUBMITTED AND APPROVED FOR INSTALLATION ON THIS PROJECT. REMOTE MOUNTED MOTORS SHALL BE PROVIDED WITH RECEPTACLES AND PLUGS OR DISCONNECT SWITCHES TO BE COMPATIBLE WITH THE CONSTRUCTION TYPE AND THE NEC. EACH MOTOR BEING INSTALLED ON THIS CONTRACT SHALL BE PROVIDED WITH THERMAL PROTECTION IN EITHER A MANUAL OR MAGNETIC STARTER. THERMAL ELEMENTS SHALL BE SIZED AND INSTALLED ACCORDING TO THE NAMEPLATE FULL LOAD AMP RATING OF THE MOTOR. KILOWATT (KW) RATINGS FOR EQUIPMENT MOTOR LOADS ARE AS DESIGNED WITH 90% POWER FACTOR RATING ASSUMED (EXCEPT ON THE CHILLER). THE CONTRACTOR SHALL BE RESPONSIBLE FOR INCREASING THE SIZE, AS REQUIRED, OF ALL FEEDERS AND PROTECTIVE DEVICES SERVING ANY ITEMS OF EQUIPMENT SUPPLIED WITH POWER FACTOR RATINGS LESS THAN 90% EFFICIENCY. IN ALL AREAS THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN THE ELECTRICAL AND MECHANICAL TRADES TO PROVIDE CLEARANCE ABOVE CEILING BETWEEN RECESSED LIGHTING FIXTURES AND THERMAL INSULATION OR DUCTWORK IN ACCORDANCE WITH THE NEC, PARAGRAPH 410.116. ALL COUNTERTOP RECEPTACLES WITHIN SIX FEET OF A SINK, SHALL BE GFI TYPE, UON. 	
GEN. ELECTRICAL DEMO. NOTES	
<ol style="list-style-type: none"> PRIOR TO BIDDING, THE DIVISION 16 INSTALLER SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS, AND TO VERIFY LOCATION SIZE AND QUANTITY OF ITEMS TO BE REMOVED. SUBMITTAL OF HIS BID SHALL SIGNIFY HIS WILLINGNESS TO COMPLY WITH THE DESIGN AND HIS ACCEPTANCE OF ON-SITE CONDITIONS AS THEY EXIST. SALVAGE ITEMS AND MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER AND AS A PART OF THIS CONTRACT, THE CONTRACTOR SHALL DELIVER THESE TO A DESTINATION AS DIRECTED BY THE OWNER. VERIFY WITH OWNER'S REPRESENTATIVE FOR SALVAGE ITEMS. DELIVER TO OWNER IN UN-DAMAGED CONDITION WHERE POSSIBLE. EACH ITEM OF EQUIPMENT, RECEPTACLES, LIGHT FIXTURES, SIGNAL EQUIPMENT, MOTORS, ETC., SHOWN TO BE DEMOLISHED SHALL HAVE ITS ASSOCIATED CIRCUITRY REMOVED BACK TO THE PROTECTIVE DEVICE IN THE PANEL, ETC., EXCEPT AS OTHERWISE MENTIONED BY NOTES 4, 5, AND 9 BELOW. <ol style="list-style-type: none"> ASSOCIATED CIRCUITRY SHALL BE DEFINED TO INCLUDE ALL CONDUIT, CONDUCTORS, BOXES, WIRING DEVICES, COVERPLATES, LAMPS, FIXTURES, WIRINGWAYS, SWITCHES, STARTERS, ETC., WHICH ARE ASSOCIATED WITH THE ITEM SHOWN TO BE REMOVED. THE PROTECTIVE DEVICE SHALL REMAIN AS AN INTEGRAL PART OF THE EXISTING PANEL, SWITCHBOARD, ETC., AND SHALL BE LABELED AS A SPARE OR BE USED FOR NEW CIRCUITRY AS SHOWN. WHERE CONDUIT, ASSOCIATED WITH AN ITEM SHOWN TO BE REMOVED, IS IN AN INACCESSIBLE AREA, SUCH AS ENCASED IN CONCRETE, THIS INACCESSIBLE CONDUIT ONLY SHALL BE ABANDONED IN PLACE. ALL CONDUCTORS SHALL BE REMOVED, THEN CONDUIT SHALL BE SEALED, CAPPED OR OTHERWISE TERMINATED IN A SAFE MANNER ACCEPTABLE TO THE OWNER, OR AS OTHERWISE STATED IN ITEM 3D BELOW. WHERE SUCH INACCESSIBLE CONDUIT ENDS OR MUST BE TERMINATED IN FINISHED SPACE, THE CONDUIT OR J-BOX SHALL BE REMOVED TO BELOW THE FINISHED SURFACE OF WALL, CEILING OR FLOOR, THEN THE VOID SHALL BE FILLED WITH NON-SHRINKING GROUT, THEN RESURFACED AND REFINISHED TO MATCH SURROUNDING SURFACES. WHERE ONLY A PORTION OF CIRCUIT'S LOAD IS SCHEDULED TO BE REMOVED, ONLY THAT PORTION ASSOCIATED WITH THE DEMOLISHED DEVICE SHALL BE REMOVED TO A POINT WHERE THE REMAINING LOAD IS ACTIVE AND IN A GOOD OPERATING CONDITION, UNLESS INDICATED OTHERWISE. WHERE THE EXTENSION OF AN EXISTING CIRCUIT IS REQUIRED, CONDUIT AND WIRE SHALL BE RUN (CONCEALED WHERE POSSIBLE) FROM THE ITEM'S EXISTING LOCATION TO ITS NEW LOCATION. CONDUIT SHALL BE ROUTED SO AS NOT TO INTERFERE WITH THE USE OF, OR MAR THE AESTHETICS OF THE AREA, WHERE NECESSARY, THE CONTRACTOR SHALL RELOCATE AND RECONNECT CIRCUITRY ASSOCIATED WITH THE RELOCATION OF THE ITEM. WHERE AN ITEM OF EQUIPMENT IS SCHEDULED TO BE REMOVED AND RELOCATED, ITS ASSOCIATED CIRCUITRY SHALL ALSO BE REMOVED AS PER NOTE 3 ABOVE ALONG WITH ITS ASSOCIATED SWITCHGEAR AND DEVICES, ETC., TO BE RELOCATED TO THE NEW LOCATION. PROVIDE CONNECTION OF SUCH RELOCATED ITEMS TO NEW OR EXTENDED CIRCUITRY AS SHOWN ON THE DRAWINGS. ALL EXISTING ABANDONED CONDUIT, CABLES, ETC. ABOVE EXISTING CEILINGS SHALL BE REMOVED. PRIOR TO REMOVAL OF EXISTING FIRE ALARM EQUIPMENT FOR RELOCATION, TEST EXISTING SYSTEMS AND PROVIDE A DETAILED LIST OF DEFICIENCIES INCLUDING ANY DEVICES THAT ARE NOT FUNCTIONING PROPERLY. SUBMIT LIST TO A/E AND OWNER PRIOR TO DEMOLITION WITH ESTIMATED PROBABLE COST FOR ANY REQUIRED REPAIR. THE FIRE ALARM SYSTEM MAY NOT BE DISABLED WITHOUT APPROVAL OF THE FIRE MARSHAL. ALL EXISTING CIRCUITS IDENTIFIED TO BE REUSED FOR REPLACEMENT LIGHTING AND NEW DEVICES UTILIZING CONDUIT FOR GROUND. SHALL HAVE A GREEN INSULATED GROUNDING CONDUCTOR PROVIDED FOR ALL REUSED BRANCH CIRCUITS. IN ALL AREAS WHERE THE EXISTING CEILING WILL BE EXPOSED FOR DEMOLITION AND/OR NEW WORK, PROPERLY SUPPORT EXISTING J/BOXES AND CONDUITS AS REQUIRED BEFORE NEW CEILING ARE INSTALLED. PROVIDE COVERS AND K.O. CLOSURES TO J/BOXES THAT DO NOT HAVE COVERS. 	

LIGHTING FIXTURE SCHEDULE						
NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM COMPATIBILITY BETWEEN THE CEILING TYPE, AS DEFINED ON THE ARCHITECTURAL ROOM FINISH SCHEDULE, AND THE LIGHT FIXTURE TRIM AS DEFINED ON THE FIXTURE SCHEDULE. NO CHANGES OR DEVIATIONS SHALL BE MADE FROM THE CONTRACT DOCUMENTS, HOWEVER, WITHOUT WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.						
TYPE	MANUFACTURER AND MODEL NUMBER	LAMPS	VA	VOLTAGE	DESCRIPTION	REMARKS
F	PROGRESS LIGHTING #P7114-60EB	(2)T8 3000K		120	27"LENGTH, WALL, SURFACE-BATHROOM WITH WHITE ACRYLIC DIFFUSER	MOUNT ABOVE MIRROR.
NOTES: 1. EQUIVALENT PRODUCTS FROM THE FOLLOWING MANUFACTURERS MAY BE ACCEPTABLE AS ALTERNATE SUBSTITUTIONS: (SUBSTITUTE PRODUCTS SHALL HAVE SUFFICIENT DATA) USI/COLUMBIA, HUBBELL, COOPER/METALUX, GENLYTE/LIGHTOLIER, LITHONIA, LUMINAIRE, KIM, GARCO, WILLIAMS, DAYBRITE. REFER ALSO TO SPECIFICATION 26 51 00. 2. FINAL RAL COLOR FINISH ON ALL LIGHTING FIXTURES WILL BE DETERMINED BY ARCHITECT DURING SUBMITTAL REVIEW.						
SPECIFICATIONS						
SECTION 16010 - ELECTRICAL GENERAL PROVISIONS			SECTION 16130 - BOXES			
<ol style="list-style-type: none"> WORK MUST COMPLY WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRICAL CODE, AND ALL LOCAL, STATE, AND FEDERAL CODES, ORDINANCES AND REGULATIONS. ALL MATERIALS SHALL BE UL LISTED AND/OR LABELED. DURING CONSTRUCTION, PROTECT ALL EXISTING ELECTRICAL EQUIPMENT AND MATERIALS ITEMS FROM CONSTRUCTION DEBRIS, MOISTURE ABSORPTION, AND METALLIC CORROSION. COOPERATE WITH ALL TRADES PERFORMING WORK. MARK ALL MAJOR PIECES OF ELECTRICAL EQUIPMENT WITH ENGRAVED NAMEPLATES. SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR ALL MATERIALS AND EQUIPMENT TO THE ARCHITECT/ENGINEER. SUBMIT OPERATION AND MAINTENANCE MANUALS TO THE ARCHITECT/ENGINEER. SUBMIT PROJECT RECORD DOCUMENTS TO THE ARCHITECT/ENGINEER. 			<ol style="list-style-type: none"> FURNISH AND INSTALL 4" SQUARE GALVANIZED STEEL DEVICE BOXES. FURNISH AND INSTALL GALVANIZED STEEL JUNCTION, PULL AND SPLICE BOXES CONFORMING TO NEC ARTICLE 314. 			
SECTION 16020 - ELECTRICAL UTILITIES			SECTION 16140 - WIRING DEVICES			
<ol style="list-style-type: none"> CONNECT ELECTRICAL CIRCUITS TO THE EXISTING POWER DISTRIBUTION SYSTEM. 			<ol style="list-style-type: none"> FURNISH AND INSTALL NEMA 5-20R BACK AND SIDE WIRED RECEPTACLES CONFORMING TO UL 498. FURNISH AND INSTALL 20A-120/277V BACK AND SIDE WIRED WALL SWITCHES CONFORMING TO UL 20. DEVICE PLATES TO MATCH EXISTING. DEVICE COLOR SHALL BE SELECTED BY ARCHITECT. 			
SECTION 16030 - GROUNDING			SECTION 16470 - ENCLOSED SAFETY SWITCHES			
<ol style="list-style-type: none"> INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL BRANCH CIRCUITS. 			<ol style="list-style-type: none"> FURNISH AND INSTALL HEAVY DUTY, QUICK-MAKE, QUICK-BREAK SAFETY SWITCHES. FURNISH AND INSTALL MANUAL MOTOR STARTER SAFETY SWITCHES AS INDICATED. 			
SECTION 16110 - RACEWAYS			SECTION 16510 - LIGHTING FIXTURES AND LAMPS			
<ol style="list-style-type: none"> FURNISH AND INSTALL ELECTRICAL METALLIC TUBING (EMT) WITH STEEL COMPRESSION FITTINGS IN INTERIOR LOCATIONS. FLEXIBLE METAL CONDUIT, IN LENGTHS NOT EXCEEDING 60", MAY BE USED TO CONNECT LIGHT FIXTURES TO BRANCH CIRCUIT WIRING. 			<ol style="list-style-type: none"> LIGHTING FIXTURES ARE SPECIFIED BY TYPE AND MANUFACTURER ON THE DRAWINGS. FURNISH AND INSTALL FLUORESCENT FIXTURES WITH ENERGY-SAVINGS LAMPS AND LOW THD ELECTRONIC BALLASTS WHICH ARE HIGH POWER FACTOR, CLASS P, AND CLASS A SOUND RATED. 			
SECTION 16120 - INSULATED CONDUCTORS						
<ol style="list-style-type: none"> FURNISH AND INSTALL SOLID OR STRANDED COPPER WIRE WITH THHN/THWN INSULATION FOR NO. 12 AND 10 AWG CONDUCTORS. FURNISH AND INSTALL STRANDED COPPER WIRE WITH THHN/THWN INSULATION FOR NO. 8 AWG AND LARGER CONDUCTORS. COLOR CODE ALL WIRING. PROVIDE A SEPARATE NEUTRAL FOR EACH 120V. CIRCUIT. TYPE MC CABLE MAY BE USED IN APPLICABLE AREAS 						

REVISED ISSUE DATES:

EAST MEADOWS FAMILY APARTMENTS - PHASE 1
WHEATLEY FAMILY I, L.P.
SAN ANTONIO, TEXAS

2 BEDROOM UNIT ELECTRICAL PLANS



THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THE DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM/HER UPON COMPLETION OF THE CONSTRUCTION WORK. PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990, ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREON, CONSTITUTES THE COPYRIGHTED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.
 © 2017

PROJECT NO. 17-044
 ISSUE DATE: 10-06-17
 DRAWN BY: HMG
 REVIEWED BY: REM
 PROJECT ARCHITECT:
 GABRIEL DURAND-HOLLIS, FAIA
 TEXAS LICENSE NO. 10881

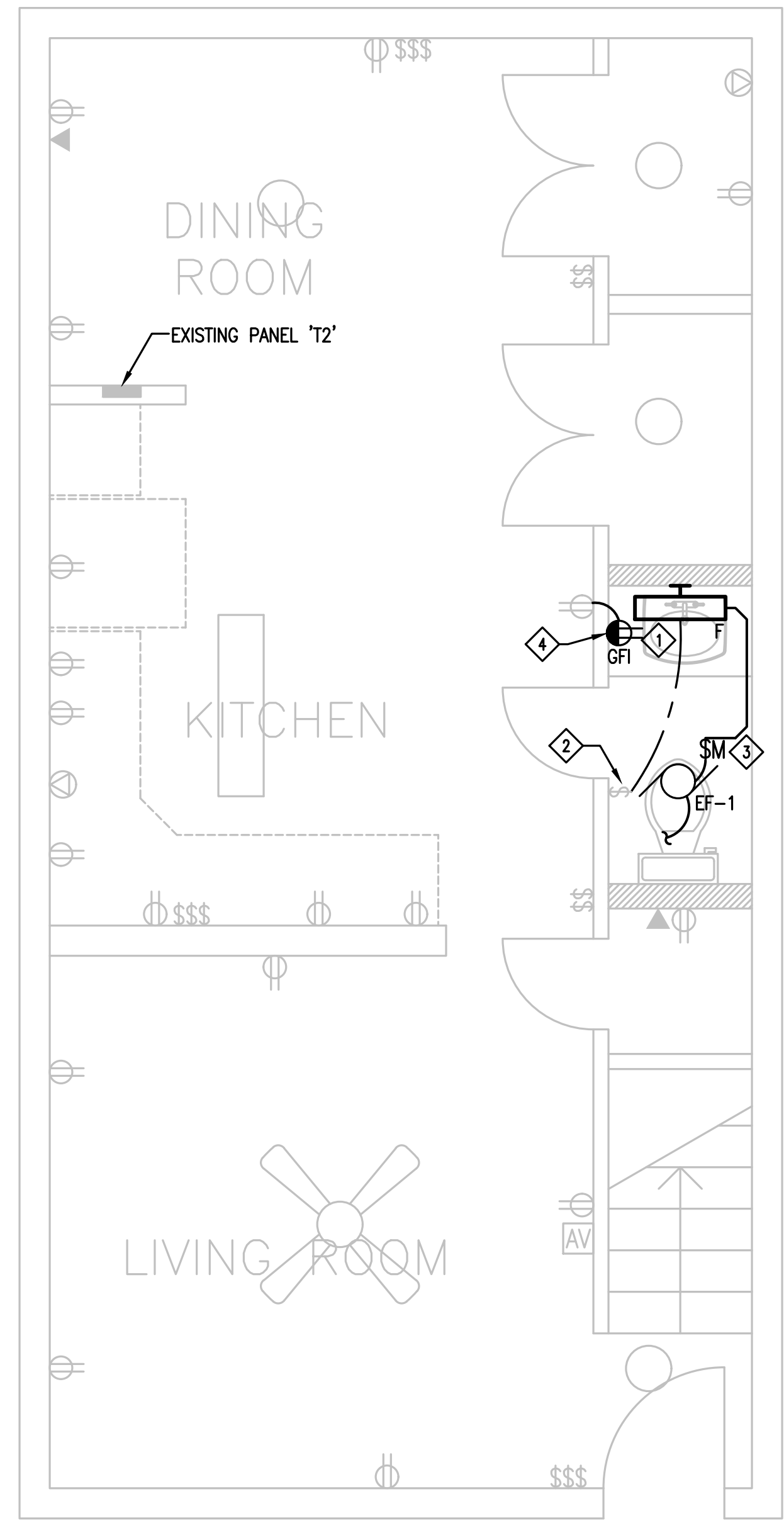
E100

NEW WORK GENERAL NOTES:

- COORDINATE ALL NEW RECEPTACLE OUTLET LOCATIONS WITH ARCHITECT/OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN. EXISTING OUTLETS SHOWN SCREENED SHALL REMAIN UNLESS OTHERWISE NOTED.

NEW WORK KEYED NOTES

- MODIFY AND CONNECT TO EXISTING BRANCH CIRCUIT AND SWITCH LEG AS REQUIRED.
- EXISTING TO REMAIN.
- PROVIDE MOTOR RATED TOGGLE SWITCH. FAN TO OPERATE WITH LIGHT SWITCH.
- INTERCEPT AND CONNECT TO EXISTING BRANCH CIRCUIT.



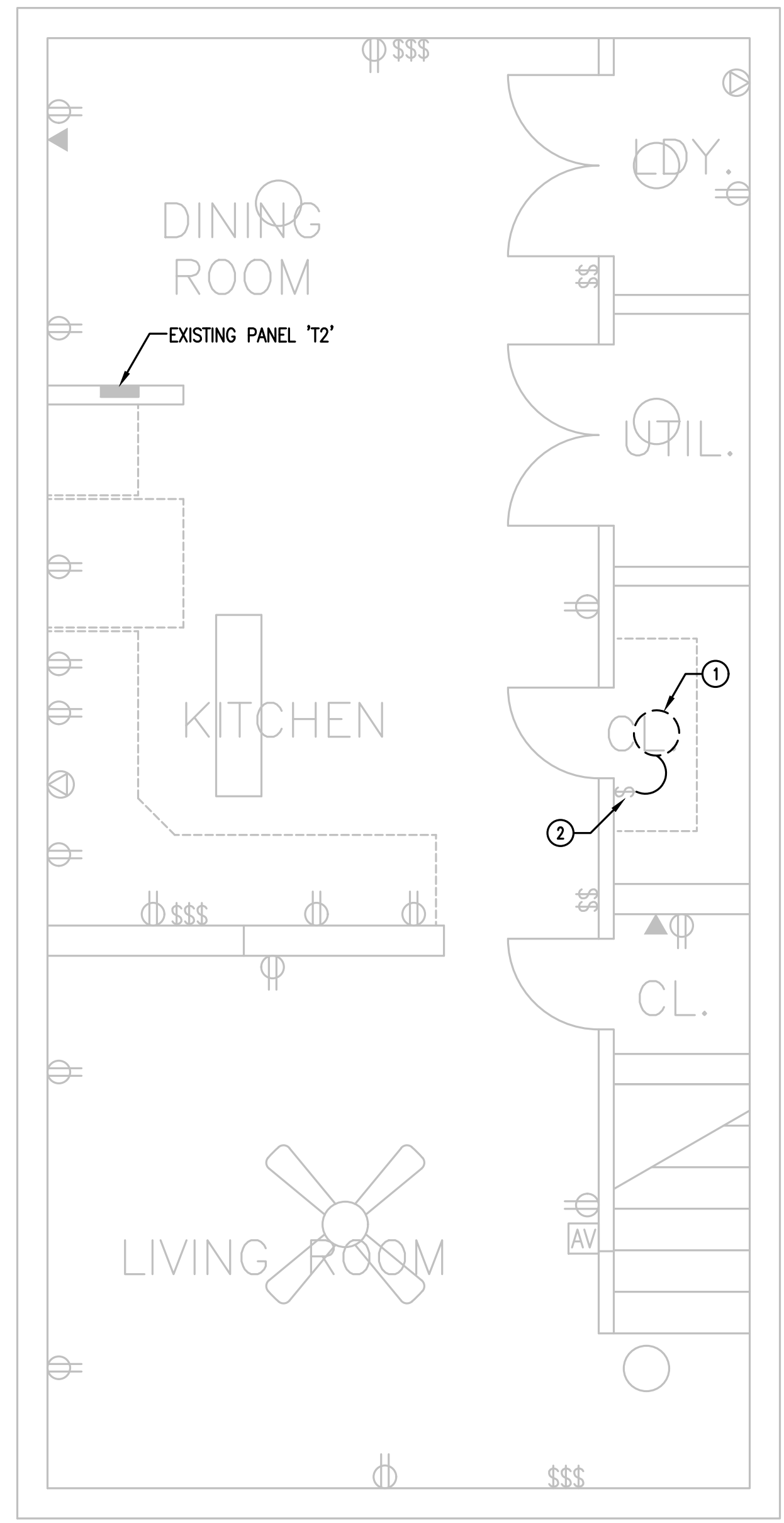
2 2 BEDROOM UNIT FLOOR PLAN - ELECTRICAL NEW WORK
 E100 SCALE: 3/8" = 1'-0"

DEMOLITION GENERAL NOTES:

- FACILITIES NOT SHOWN OR NOT SHOWN TO BE REMOVED SHALL REMAIN.

DEMOLITION KEYED NOTES

- EXISTING LIGHTING FIXTURE TO BE REMOVED. EXISTING BRANCH CIRCUIT TO REMAIN TO SERVE NEW FIXTURE.
- EXISTING LIGHT SWITCH TO REMAIN.



1 2 BEDROOM UNIT FLOOR PLAN - ELECTRICAL DEMO
 E100 SCALE: 3/8" = 1'-0"

REVISED ISSUE DATES:

EAST MEADOWS FAMILY APARTMENTS - PHASE 1
WHEATLEY FAMILY I, L.P.
SAN ANTONIO, TEXAS

3 BEDROOM UNIT ELECTRICAL PLANS



THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THE DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM/HER UPON COMPLETION OF THE CONSTRUCTION WORK. PURSUANT TO THE ARCHITECTURAL COPYRIGHT PROTECTION ACT OF 1990, ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREON, CONSTITUTES THE COPYRIGHTED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.
 © 2017

PROJECT NO. 17-044
 ISSUE DATE: 10-06-17
 DRAWN BY: HMG
 REVIEWED BY: REM
 PROJECT ARCHITECT:
 GABRIEL DURAND-HOLLIS, FAIA
 TEXAS LICENSE NO. 10881

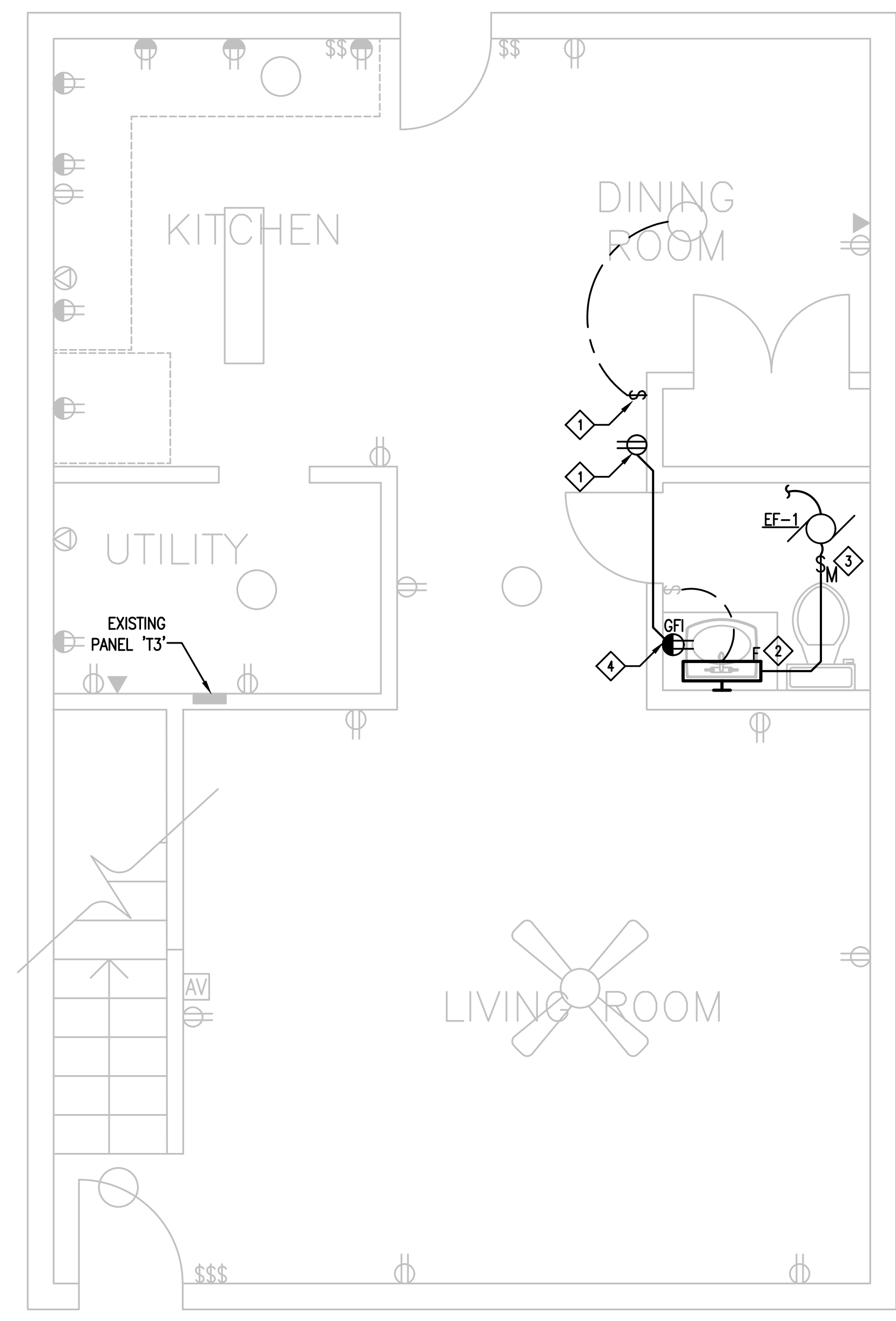
E101

NEW WORK GENERAL NOTES:

- COORDINATE ALL NEW RECEPTACLE OUTLET LOCATIONS WITH ARCHITECT/OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN. EXISTING OUTLETS SHOWN SCREENED SHALL REMAIN UNLESS OTHERWISE NOTED.

NEW WORK KEYED NOTES:

- NEW LOCATION OF EXISTING ELECTRICAL DEVICE. EXTEND EXISTING BRANCH CIRCUIT AND SWITCH LEG AS REQUIRED.
- MODIFY EXISTING BRANCH CIRCUIT AND SWITCH LEG AS REQUIRED.
- PROVIDE MOTOR RATED TOGGLE SWITCH. FAN TO OPERATE WITH LIGHT SWITCH.
- INTERCEPT AND CONNECT TO EXISTING BRANCH CIRCUIT.



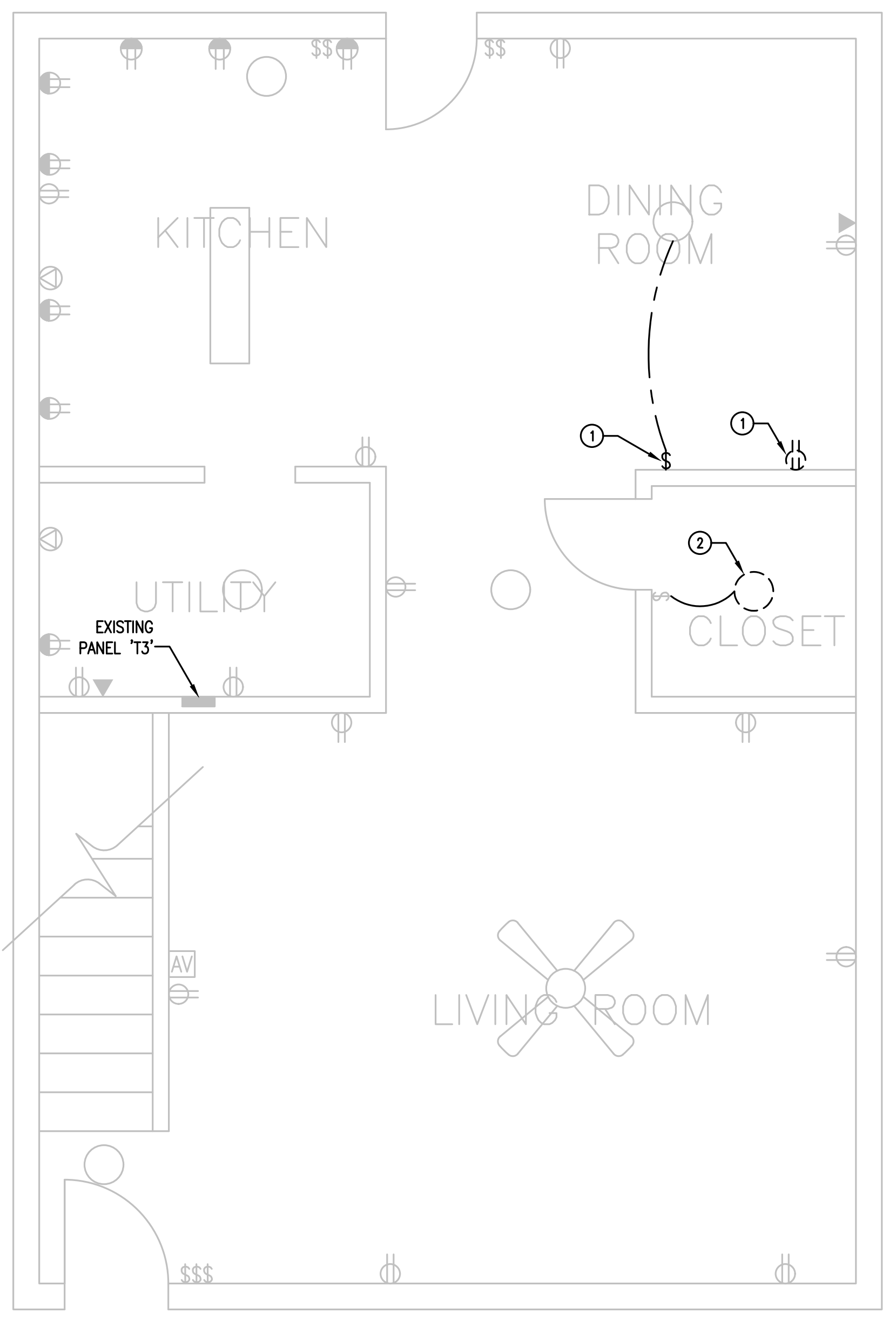
2 3 BEDROOM UNIT FLOOR PLAN - ELECTRICAL NEW WORK
 SCALE: 3/8" = 1'-0"

DEMOLITION GENERAL NOTES:

- FACILITIES NOT SHOWN OR NOT SHOWN TO BE REMOVED SHALL REMAIN.

DEMOLITION KEYED NOTES:

- RELOCATE EXISTING ELECTRICAL DEVICE. REFER TO NEW WORK PLANS.
- EXISTING LIGHT FIXTURE TO BE REMOVED. EXISTING BRANCH CIRCUIT TO REMAIN AND SERVE EXISTING.



1 3 BEDROOM UNIT FLOOR PLAN - ELECTRICAL DEMO
 SCALE: 3/8" = 1'-0"

TRADE WORK AGREEMENT

This Trade Work Agreement (“*Agreement*”) is made and entered into as of the [REDACTED] day of [REDACTED], 2018, by and between _____ (“*Contractor*”), and Wheatley Family I, L.P., a Texas limited partnership (“*Owner*”), with respect to the provision by Contractor to Owner of certain labor, materials, equipment and related work and services in connection with the interior modifications including, without limitation, the construction of new bathrooms, at the multifamily affordable housing development commonly known as the “East Meadows Family Apartments Phase I,” located within four city blocks in San Antonio, Texas (“*Project*”).

SECTION 1

SCOPE OF WORK

1. Contractor shall provide and furnish (and as used in this Agreement, the term “*Work*” shall mean) all of the work, labor, supervision, services, permits, licenses, material and equipment that are described in, required by or reasonably inferable from or incidental to the drawings and specifications set forth or identified in **Exhibit A** hereto (which is incorporated fully herein by reference), and all work necessary to provide Owner with fully functional and complete systems and finishes in accordance therewith. Contractor agrees that the later issuance of drawings and specifications or other work descriptions by Owner shall not entitle Contractor to any additional compensation unless: (i) such later description of the Work involves work of a materially different nature, character, scope and cost than that set forth in or reasonably inferable from this Agreement and the descriptions, drawings and specifications set forth or identified in **Exhibit A** hereto; and (ii) Owner has authorized Contractor to proceed with such work pursuant to the provisions of this Agreement.

2. Contractor agrees (without limiting the requirements of Section 6 below) that it shall use the utmost care, in accordance with the manufacturers’ recommendations and so as not to void or impair any manufacturers’ warranties, in procuring and/or installing any equipment required as part of the Work hereunder. Additionally, Contractor, at its own expense, and as part of its Work, is responsible for coordinating and sequencing all aspects of the Work so that the entire Work is completed in a proper and timely fashion, in accordance with the requirements of this Agreement and all applicable statutes, codes, rules, regulations, ordinances, laws of all types (local, state, federal or otherwise), including, without limitation, the requirements and standards of public officials or other persons or entities (including utilities) having jurisdiction over the Project, as the same may be amended (collectively, “*Laws*”). The term “*Laws*” further includes, without limitation, Labor Laws and those governing: wages and hours, employment, drug-free workplace, safety, hazard communication, material safety data, health, and matters affecting the environment.

3. Contractor shall be solely responsible for all construction means, methods, techniques, sequences or procedures and for all safety requirements, programs, measures and precautions in connection with the Work. Contractor acknowledges and agrees that in no event will the availability or non-availability of any materials, supplies, utilities, labor or other items of the Work required to be provided or rendered by Contractor pursuant hereto give rise to an increase in the Contract Price or Contract Time or otherwise alter, modify, reduce or diminish in

any way Contractor's obligations hereunder, and Contractor assumes all risk and expense associated therewith.

4. Contractor acknowledges and agrees that it shall make all necessary arrangements to coordinate its Work, and cooperate, with Owner and Owner's forces, as well as with all contractors and consultants (including, but not limited to, Durand-Hollis Rupe Architect, Inc. ("**Durand**") with respect to design, Lundy & Franke Engineering ("**Lundy**") with respect to structural engineering, and H2MG ("**H2MG**") with respect to MEP), separately hired by or through Owner (it being understood that Durand, and not Owner, retained Lundy and H2MG directly, and that Durand shall be the point of contact on issues relating to Lundy's and/or H2MG's scopes of services) to perform work and/or services for the Project (collectively, "**Owner's Consultants**") so as not to delay or impair the progress of the Work or the work of such Owner's Consultants for the Project. In this regard, Contractor acknowledges and agrees that it may be performing its Work on the Project concurrently with the provision of work and services by Owner's Consultants and that the scope of Contractor's Work includes any and all work, services, activities, and undertakings necessary to coordinate and collaborate with Owner's Consultants so as to provide a complete and fully-functional Project. Under no circumstance shall any such cooperation or collaboration, or any delay necessitated or obstruction caused thereby, entitle Contractor to any extension of the Contract Time or increase in the Contract Price, unless otherwise approved by Owner pursuant to a Change Order.

5. Contractor shall use and maintain whatever lights, barriers, dust barriers, supports, barricades, warning and other safety devices necessary to protect the Work and prevent personal injury or property damage and shall in all events comply with all applicable Laws and all safety requirements reasonably imposed by Owner in connection with the Project. Contractor shall keep the Work area clean, neat, and orderly to the satisfaction of Owner, and shall promptly remove all unused construction materials, equipment, shipping containers, packaging debris and flammable waste from the Project site. Without limiting the requirements of Section 1.6 below, no smoking or eating is permitted inside the Project building or the units that are the subject of the Work.

6. Without limiting the foregoing, Contractor acknowledges that the East Meadows Family Apartments, and the individual units in which the Work will be performed, may be occupied during the performance of the Work. Accordingly, Contractor agrees that it will: (i) comply, and will cause all of its subcontractors, vendors and consultants to comply, with Owner's rules, requirements and reasonable requests relating to the performance of the Work without an increase in the Contract Price or extension of the Contract Time; and (ii) coordinate the performance of the Work with resident relocations, if any, being performed or to be performed by Owner or Owner's Consultants in connection with the Work. Without limiting the generality of item (i) above, Contractor acknowledges and agrees that it will be required to cooperate with Owner's requests and procedures regarding documenting the condition of each unit prior to the start of Work in such unit.

SECTION 2

SITE CONDITIONS

1. By executing this Agreement, Contractor represents that it has visited the Project site, and has acquainted itself with all conditions relevant to the performance of the Work. Any variance in actual conditions at the Project site from those observed by Contractor prior to the execution of this Agreement or contemplated by any of the documents reviewed by or furnished to Contractor shall not be the basis for extra compensation by Owner to Contractor, unless and only to the extent that such variance was not discoverable by Contractor prior to the execution of this Agreement. Contractor shall secure and pay for all necessary building permits and other governmental permits, licenses, approvals and inspections, necessary for the Work, and shall comply with and give all notices required by applicable Laws. Contractor agrees to furnish to Owner, upon request, copies of all such licenses, approvals and copies of inspection reports.

SECTION 3

TIME AND SCHEDULE

1. Contractor shall commence the Work promptly upon receipt of a written notice to proceed from Owner, and shall thereafter continuously and diligently perform and prosecute the Work to completion, in accordance with the terms of this Agreement and applicable Laws. Contractor agrees that it shall accomplish Final Completion of all Work required hereby, on or before the date that is one hundred twenty (120) days after commencement of the Work, subject only to delays attributable to causes beyond the reasonable control of, and which could not have been avoided or mitigated by reasonable efforts taken by, Contractor or its subcontractors ("**Final Completion Date**"). The "**Contract Time**" means the number of days from the date of commencement of the Work until the Final Completion Date. As used herein, the terms "**Finally Complete**" and "**Final Completion**" (whether capitalized or lower case) shall mean the proper and full completion of the entire Work in accordance with this Agreement and applicable Laws such that it is capable of being used for its intended purpose, and that all of the following shall have occurred: (i) issuance of all approvals and certificates required by any authorities with jurisdiction over the Project for occupation of the Project; (ii) removal of all debris, rubbish, tools and surplus materials from the Project site and correction of all property damage caused by Contractor or any subcontractor; (iii) start-up and commissioning of any equipment and correction (if necessary) of all items so that they are in complete accordance with the applicable drawings and specifications set forth in **Exhibit A** and with the other provisions of this Agreement; (iv) certification and/or other confirmation (in a form acceptable to Owner) by the Durand, Lundy and H2MG, as applicable, that the Work complies with all requirements set forth in **Exhibit A**; and (v) submission of required final lien waivers, conditioned only on receipt of final payment, in accordance with Section 4.6.

2. Contractor acknowledges and agrees that timely completion of the Work is the essence of this Agreement. In the event that Contractor fails to commence and complete the Work in accordance with the requirements of this Agreement (except for reasons beyond the reasonable control of, and which could not have been avoided or mitigated by reasonable efforts taken by, Contractor or its subcontractors and suppliers ("**Excused Delays**")), Owner shall have the right, in addition to any other rights or remedies, immediately to hire another person or entity (or to use Owner's personnel) to perform or complete Contractor's Work, and in such event Contractor shall be liable to Owner for the full cost incurred by Owner in order to procure the

performance and completion of such Work and all other damages incurred by Owner as a consequence of such failure.

3. Contractor's sole and exclusive remedy for Excused Delays shall be an extension of time for performance of the Work equal to the actual time lost on the critical path of the Work by reason of such Excused Delay. No such extension of time shall be allowed, however, unless Contractor submits a written request to Owner within forty-eight (48) hours of the commencement of the event asserted as the basis for such request, and then only if and to the extent approved by Owner in writing, which approval shall not be unreasonably withheld. Contractor shall not be entitled to any monetary damages or additional compensation for any delay, interference, disruption, hindrance, or similar event that Contractor may encounter in performing the Work, regardless of the cause and including Excused Delays.

4. Contractor understands, acknowledges and agrees that Owner shall make apartments available to Contractor in groups for the performance of the Work under this Agreement and that, accordingly, Contractor shall completed and deliver the Work to Owner in several distinct phases (each individually a "**Phase**," or collectively the "**Phases**"), as set forth in the schedule attached hereto as **Exhibit B** (the "**Project Schedule**"), provided that such Project Schedule shall in all cases comply with the Contract Time provided herein. Contractor acknowledges that it will be responsible for the construction of each Phase, as well as the overall planning, coordination and integration of each Phase with the others (and with any existing structures and conditions at the Project site). Contractor agrees that it shall plan, coordinate and integrate the activities requested of the Contractor with respect to each Phase, with the other aspects of the overall Project, so that each such Phase and the overall Project are integrated, completed, coordinated in accordance with the Agreement including, without limitation, the Contract Time. Contractor shall incorporate any comments and modifications to the Project Schedule provided by Owner. Except as otherwise directed by Owner in writing, Contractor shall perform the Work so as to complete each Phase in accordance with the Project Schedule approved by Owner.

SECTION 4

CONTRACT PRICE

1. The total compensation payable to Contractor in connection with performance of the entire Work shall be the fixed, lump sum amount of _____ Dollars (\$_____) (the "**Contract Price**"), as the same may be adjusted pursuant to a Change Order. The Contract Price shall constitute full and complete compensation for performance of the Work required by this Agreement, including, without limitation, compensation for Contractor's fee, profit, overhead, general conditions, insurance costs, and all other costs associated with the performance of the Work required by this Agreement.

2. The Contract Price includes the amount of all applicable taxes, permits and approvals (including sales, consumer, use and similar taxes, and taxes on the wages of Contractor's employees) and the cost of all labor and supervision necessary to perform the Work as required herein. Contractor shall be solely responsible to pay any taxes measured by the wages of its employees as required by applicable Laws, and shall indemnify and hold Owner

harmless on account of any such taxes assessed against Owner under authority of said Laws. Additionally, Contractor warrants that title to all Work will pass to the Owner, free and clear of all liens and encumbrances, upon incorporation into the Work or upon payment by the Owner therefor, whichever is earlier. Notwithstanding the foregoing, all materials and equipment supplied by Contractor pursuant to this Agreement shall be delivered free and clear of all liens and shall not be subject to any conditional sale, purchase-money lien, security agreement, financing agreement or chattel mortgages.

3. Attached as **Exhibit C** to this Agreement, and incorporated by reference herein, is a schedule of values allocating the entire Contract Price to the various portions of the Work (the "**Schedule of Values**"). The Schedule of Values may only be amended pursuant to a Change Order that expressly sets forth a revision to Schedule of Values. The Schedule of Values, as amended pursuant hereto, shall be used as a basis for reviewing the Contractor's applications for payment. Notwithstanding anything to the contrary herein, however, in no event shall the overall Contract Price be increased in connection with revising or amending the Schedule of Values except in accordance with the terms of this Agreement relating to Change Orders.

4. The parties acknowledge and agree that the Contract Price may be based upon certain allowances, which shall be stated in **Exhibit C**. Before performing any Work covered by an allowance, Contractor shall receive Owner's prior written consent (which shall not be unreasonably withheld or delayed). To the extent that the portion of the Contract Price relating to the approved allowance is greater or less than the allowance amount, the Contract Price shall be increased or decreased in the amount of such difference, as appropriate; provided, however, that in no event shall Contractor be compensated for amounts in excess of the allowance amount for the Work applicable to such allowance, nor will the Contract Price be increased on account of such excess costs, unless Contractor first obtains Owner's consent to exceed the applicable allowance amount pursuant to a Change Order.

5. Periodic payments for the performance of Contractor's Work shall be made as follows. Contractor shall submit a payment application to Owner on the last day of each month. Each monthly payment application shall request payment only for Work then performed by Contractor and materials then installed by Contractor as part of its Work on the Project (unless otherwise agreed by Owner). Each monthly payment application shall itemize the Work as directed by Owner, assign a completed percentage for each item of the Work included in the Schedule of Values, and indicate the total amount previously invoiced by Contractor through the date of the current request for payment. Provided the payment application is in proper form and is received by Owner within the time required by this Section 4.5, and except to the extent Owner takes exception to the payment application, Owner shall make payment to Contractor of the approved amounts requested in the payment application, less retainage of ten percent (10%), within forty-five (45) days after receipt of the application. Each payment application shall be accompanied by (1) a partial conditional lien waiver, in the form executed by the Contractor covering the entire amount of the payment requested by such payment application, conditioned only upon the receipt of the amounts set forth in such payment application; (2) a partial unconditional waiver of lien, in the form provided executed by the Contractor covering all payments made by Owner to the Contractor in all preceding payment applications; (3) partial conditional waivers of lien executed by each subcontractor, covering the entire amount of the payment requested by Contractor on behalf of such subcontractor in the relevant payment

application, conditioned only upon receipt of the amounts requested on behalf of such subcontractor as set forth in such payment application; and (4) partial unconditional waivers of lien, executed by each subcontractor, which partial waivers of lien shall be equal to the amount of all payments made by Owner to Contractor on behalf of such subcontractor in all preceding payment applications. All lien waivers referenced in this Section 4 and elsewhere in the Agreement shall be in the statutory form required by the Texas Property Code.

6. Final payment to Contractor, including release of the retainage to be withheld from each individual progress payment, shall not be made until: (i) the Work is Finally Complete; (ii) Contractor submits to Owner evidence that all payrolls, bills for materials and equipment and other indebtedness connected with the Work have been paid or otherwise satisfied; and (iii) Contractor has submitted to Owner, a final release and waiver of all claims, liens or other demands which Contractor (and any of its subcontractors) may assert against Owner in connection with the Work, effective upon receipt of final payment. Contractor shall submit unconditional final lien waivers executed by Contractor (and any of its subcontractors), within ten (10) calendar days of receipt of final payment.

7. Owner shall have the right to charge back against Contractor, and to deduct from any payments due Contractor pursuant to this Agreement, all amounts incurred by Owner as a result of any failure by Contractor to comply with the terms of this Agreement or as a result of any negligence or unsatisfactory Work by Contractor or its subcontractors, including, but not limited to, all costs incurred by Owner to correct defective or non-conforming Work and all amounts paid by Owner to any subcontractor or supplier as a result of Contractor's failure to make payment to such person or entity. No payment made by Owner pursuant to this Agreement, including final payment, nor any partial or entire use or occupancy of the Work by Owner, shall be considered as, or deemed to imply, acceptance of any such Work unless such acceptance is expressly provided in writing by Owner.

SECTION 5

CHANGES

1. Contractor shall not make any change in the Work on the Project, or to the Contract Time, including the times for commencement or completion of the Work, and Contractor shall not be entitled to any increase in the Contract Price or to any additional compensation of any kind as a result of any change in the Work or delay to the commencement or completion of the Work, except and only to the extent such change has been authorized in advance by Owner by issuance of a Change Order. As used herein, a "***Change Order***" is a written direction to Contractor (in any written form) signed by Owner and issued after execution of this Agreement, authorizing a change in the Work or an adjustment in the Contract Price or the Contract Time.

2. In the event that Contractor is entitled to an increase in the Contract Price as a result of any change to the Work, such increase shall be limited to one hundred ten percent (110%) of Contractor's actual and direct increased costs of labor, material and equipment, plus applicable taxes incurred as a result of the change, without any other or additional costs, markup or expenses of any kind, including any additional markups for Contractor's fee, profit, overhead

or general conditions; provided further, that the aggregate fees for overhead, profit and general conditions charged by subcontractors on account changes to the Work shall not exceed ten percent (10%) of such subcontractors' direct cost of labor, material and equipment incurred in connection with such changes. No other or additional claims, damages or costs shall be paid by Owner as a result of any such change.

3. Should the parties hereto be unable to agree on the value of the Work to be added to, or deducted from, the Contract Price in the event of a Change Order, or should Owner direct Contractor to perform work or services and the parties disagree regarding whether such directed work or services constitute a change in the Work entitling Contractor to an adjustment to the Contract Price or Contract Time, Contractor shall nevertheless proceed without delay to complete or deduct the Work specified in writing by Owner, and the matter shall be resolved through the claims and disputes procedures provided herein.

SECTION 6

INSURANCE, BONDS AND INDEMNIFICATION

1. Contractor shall, and cause its subcontractors to, procure and maintain, during the life of this Agreement, and any warranty period: (i) worker's compensation and employer's liability insurance to fully protect against loss from personal injury, including death, to any of their employees; (ii) comprehensive automobile liability, commercial general liability (including blasting, collapse and underground, product liability and completed operations coverages), excess or umbrella coverage, contractual liability, owners and contractor's liability, and property damage insurance; and (iii) any and all other insurance required by the Agreement. Such insurance shall cover each and every obligation herein, including, but not limited to, the indemnity and defense obligations arising out of this Agreement, with each policy (other than worker's compensation) naming each of the Owner Indemnitees (defined below) as additional insureds thereunder. Contractor shall maintain the following limits of insurance (or such additional insurance as required by law, by Owner, or as otherwise maintained under Contractor's now or hereafter existing insurance policies, whichever is greater):

Commercial General Liability	\$1,000,000 each occurrence	\$2,000,000 annual aggregate
Automobile (owned, leased, non-owned and hired)	\$1,000,000 combined single limit	\$2,000,000 annual aggregate
Employer's Liability	\$1,000,000 each accident; \$1,000,000 Disease - Policy; and \$1,000,000 Disease - Each Employee	

Workmen's Compensation	In an amount equal to that required by statute	
Umbrella Liability	\$5,000,000 each occurrence	\$5,000,000 annual aggregate

2. The insurance requirements herein are minimum requirements for this Agreement and in no way limit the indemnity covenants contained herein. Failure to maintain the insurance policies required hereunder or to provide appropriate evidence of renewals shall be a material breach of this Agreement. Owner in no way warrants that the minimum limits for insurance contained herein are sufficient to protect Contractor from liabilities that might arise out of the performance of the Work under this Agreement by Contractor, its agents, representatives, employees or subcontractors. Contractor is free to purchase additional insurance as it may deem necessary. Contractor shall pay for all deductibles for any insurance policies applicable to the Work and/or the Project; provided, however, that the party responsible (it being understood that the Owner shall be deemed "responsible" for acts of God) for a loss covered by Owner's property insurance, if any, shall pay all costs of such deductible.

3. All policies of liability insurance required under this Section 6 shall be on an "occurrence" form and shall cover the full period during which all Work required under this Agreement is provided and, with respect to the completed operations coverage, for the duration of the applicable statute of repose following Final Completion.

4. Each insurance policy required hereunder shall provide the required coverage and shall not be suspended, voided, canceled or reduced in coverage or in limits except after thirty (30) days prior written notice to the Owner. Any such notice shall be sent by certified mail, return receipt requested.

5. Contractor shall furnish Owner with certificates of insurance (ACORD form or equivalent as may be approved by Owner) as required hereunder. The Project/Contract Number shall be noted on each certificate of insurance. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements are to be received and approved by the Owner before the Work commences. Owner reserves the right to require Contractor to deliver complete, certified copies of all insurance policies required hereunder at any time during the life of this Agreement. In addition, the certificates required by this Section 6 shall contain a provision stating that the applicable policy and the coverage evidenced thereby shall be primary and non-contributing with respect to any policies carried by Owner and/or any additional insureds and that any coverage carried by Owner and/or such additional insureds shall be solely excess insurance. Without limitation of anything in this Agreement, all policies required hereby, except for workers' compensation, shall cover claims involving contractual liability insurance applicable to the Contractor's obligations under Section 6.7 below. Neither performance of Work by Contractor nor any payment by Owner prior to Owner's receipt of such certificates shall abrogate Contractor's duty to maintain the required insurance or to supply such certificates.

6. Contractor's certificates shall include all subcontractors as additional insureds under its policies or Contractor shall furnish to the Owner separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to the minimum requirements set forth in this Agreement.

7. To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless Owner, the Owner's lenders, investors and mortgagees, the Owner's Representative, the San Antonio Housing Authority ("**SAHA**"), the U.S. Department of Housing and Urban Development ("**HUD**"), the City of San Antonio (the "**City**"), the Owner's Representative, McCormack Baron Salazar, Inc., McCormack Baron Management, Inc., Wheatley Family II, L.P., Wheatley Senior, L.P., the Owner's consultants, the Owner's general and limited partners, including, without limitation, RBC Tax Credit Equity, LLC, RBC Tax Credit Manager II, Inc., and the San Antonio Housing Facility Corporation, and any of their officers, directors, employees, shareholders and affiliated companies, all past, present and future owners and investors of and lenders for the Project, the Owner's Consultants, and agents and employees of any of them (collectively, "**Owner Indemnitees**") from and against any and all losses, damages (including, but not limited to, direct, indirect and/or consequential or other damages), expenses (including but not limited to attorneys', consultants' and experts' fees), claims, suits, liabilities, fines, penalties, and remedial or clean-up costs (collectively, "**Losses**") arising out of or in any way related to: (i) the performance of the Work by Contractor, any subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable or responsible (collectively, "**Indemnitors**" and each an "**Indemnitor**"); (ii) any breach of this Agreement by any Indemnitor; (iii) violation of any Law by an Indemnitor; or (iv) any act or omission by an Indemnitor, except to the extent such Loss is caused by Owner's negligence, misconduct or wrongdoing. Subject to the foregoing, Contractor's indemnity and defense obligations shall apply to any Loss incurred by any Owner Indemnitee as a result of any claim by an Indemnitor (including, without limitation, any employee or agent of any Indemnitor); and Contractor shall not assert as a defense in any suit by Owner to enforce Contractor's obligations under this Section 6.7 any immunity or other defense provided under any worker's compensation or other laws. Contractor's obligations under this Section 6.7 shall not be limited by any other provision of this Agreement.

8. The Owner and Contractor waive all rights against each other and any of their subcontractors, sub-subcontractors, agents and employees, investors and lenders, each of the other for any damages caused by any cause of loss to the extent paid by insurance procured in connection with the Work, except such rights as they have to proceeds of such insurance held by any loss payee. The policies procured under this Agreement and any policies taken out in substitution or replacement for any such policies shall provide for such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to any person or entity set forth above even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in any property damaged.

9. Contractor shall furnish performance and payment bonds covering faithful performance of the Agreement and payment of obligations arising thereunder, each in penal sum equal to one hundred percent (100%) of the Contract Price, and issued by a surety reasonably

acceptable to Owner and authorized to do business in the state where the Project is located. Owner Indemnitees shall be named as obligees with respect to the bonds. Contractor shall deliver the required bonds to Owner simultaneously with execution of this Agreement. Contractor shall require the attorney-in-fact who executes the required bonds on behalf of the surety to affix thereto a certified and current copy of the power of attorney. The cost of any such bonds required hereunder is, or shall be deemed to be, included in the Contract Price.

10. Any modifications or variations from the insurance and/or bonding requirements in this Agreement shall be made and approved by the Owner in its sole discretion, and whose decision shall be final.

11. If at any time Owner receives any stop notice, mechanic's or materialman's lien or similar claim pertaining to unpaid amounts for any labor, goods, materials, equipment or services provided as a part of Contractor's Work, and provided Owner has paid undisputed amounts due Contractor, then Contractor shall immediately release or cause the release of Owner, Owner's property and the Project, as applicable, from such notices, liens or claims. All costs and expenses associated with any mechanic's or materialman's lien for which Contractor is responsible pursuant to this Section 6.11 and which is filed or threatened to be filed shall be borne by Contractor alone. At Contractor's option, Contractor may file a bond in lieu thereof in an amount and form satisfactory to Owner, which shall be in a penal sum of not less than one hundred fifty percent (150%) of any such lien claim or a greater amount as required by law, and issued by a surety acceptable to Owner. It is expressly understood that all of Contractor's obligations with respect to this Section 6.11 begin immediately at the outset of any notice or filing of a claim (whichever is earlier), either by correspondence or court proceeding or otherwise, and without regard to any showing of fault on the Contractor's part. In all cases, Contractor shall cause Owner, Owner's property and the Project, as applicable, to be fully and forever released from all such liens and claims or, at Contractor's option, bond against such liens and claims, in either case within fifteen (15) days of receipt of notice thereof. Once Contractor has removed the notice, claim or lien for which Contractor is responsible pursuant to this Section 6.11 or with respect to such notice, lien or claim has provided a bond acceptable to the Owner, then the Owner shall release all sums being withheld from Contractor on account of such lien with the next payment application submitted to Owner.

SECTION 7

GENERAL PROVISIONS RELATING TO THE PERFORMANCE OF THE WORK

1. Contractor agrees at all times to provide Owner and Owner's Consultants with access to the Work, wherever it is in preparation or progress, in order to allow Owner and Owner's Consultants to inspect the preparation, construction or progress thereof. Contractor acknowledges and agrees, however, that the performance of the Work under the observation or supervision of Owner or Owner's Consultants, or the failure of them to make inspection, or testing, or to discover or dispute any defective Work or materials during any inspection, shall not prejudice the rights of Owner hereunder, and shall not relieve, reduce or diminish Contractor's responsibility for performance of the Work as required by this Agreement. Contractor shall maintain the Project site in a clean and orderly condition during the entire construction period

and shall promptly remove all unused construction materials, equipment, shipping containers, packaging debris and flammable waste from the Project.

2. Contractor warrants that all Work will be new (unless otherwise required by this Agreement), of good quality and in conformance with the requirements of this Agreement and the applicable drawings and specifications and free from defects in material or workmanship not inherent in the nature or quality of the work as permitted by the Agreement, including, without limitation, the drawings and specifications set forth in **Exhibit A**. In addition, Contractor hereby guarantees all Work against failure under ordinary usage for a period of one (1) year from the date of Final Completion of the Work. Promptly after receipt of written notice thereof, Contractor shall correct any defects in material or workmanship and any damage to other work or property caused by such defects or the repairing of such defects, at its own expense and without cost to Owner and without interruption to Owner's occupancy or use of the Project.

3. From and after the execution of this Agreement, through and to Final Completion of the Work, Contractor shall be responsible for and shall bear all risk of, damage to or loss or theft of, all materials furnished by Contractor for the Work on the Project site, all materials delivered to the Project site by Owner which are to be used in the performance of the Work (beginning with their delivery to the Project site), the Work completed or in progress, and all tools and equipment furnished or used by Contractor at the site. Contractor shall arrange for and be responsible for storage of all materials and equipment during the course of the Work. All temporary facilities, equipment or services necessary in connection with Contractor's Work on the Project shall be provided by Contractor at its sole cost and expense.

4. Contractor shall take all necessary precautions to properly protect the Project properly and the property and work of Owner or any other persons on or adjacent to the Project site, from damages caused by the actions of Contractor or any of its subcontractors or suppliers. Contractor shall be liable for any loss of, or damage to, any such property that is caused by the action or neglect of Contractor or any of its subcontractors or suppliers. In addition, Contractor shall at all times, enforce any of the instructions or directions issued by those owning or operating facilities or services at the Project site regarding safety, fires and smoking and shall not trespass upon, nor unreasonably encumber, the premises outside of the worksite.

5. Contractor acknowledges and understands that it may be performing its Work in conjunction with the work of other contractors and entities to be present on the Project site, including work to be performed by Contractor under separate contract. Contractor agrees to cooperate fully with Owner and all such other contractors, persons and entities on the Project site, and to carefully coordinate and fit its Work with that of any such other contractors, persons or entities as may from time to time be directed by Owner. Contractor shall afford such other contractors, persons and entities and their subcontractors and suppliers reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities and shall connect and coordinate Contractor's Work with such other work as required by Owner.

6. Contractor represents and warrants that it, and all consultants or subcontractors retained by Contractor to perform Work on this Project, are fully and properly licensed, and in good standing with all applicable licensing bodies, the State of Texas, the City and any other

governmental authority or agency with jurisdiction over the Project, to perform all of the Work required by this Contract.

7. Contractor shall abide by and procure all permits and other governmental approvals required for the Work, including but not limited to any approvals required by the City. All fees necessary to secure governmental approval thereof shall be paid by the Contractor. Contractor agrees to furnish Owner, upon request, with copies of all such permits and approvals.

8. Contractor warrants that it is and will remain in compliance with all federal, state and local labor and immigration laws, regulations and requirements (“**Labor Laws**”), including those of the U.S. Department of Homeland Security (DHS) and U.S. Citizenship and Immigration Services (USCIS), regarding all personnel retained by Contractor or any subcontractors who will be providing work, labor, services, materials or equipment to the Project. This includes, but is not limited to, the proper processing, storage and retention of required USCIS Form I-9s, the examination of required documentation, and the confirmation of appropriated evidence reflecting the identity and employment eligibility of each worker performing any portion of the Work (in such form and at such times as are required by applicable law), and compliance with all visa laws and regulations. Additionally, Contractor will maintain at the Project site records required by the USCIS, including records of any posting requirements under H-1 visa regulations. Contractor hereby indemnifies and holds Owner harmless from and against any losses arising out of Contractor’s failure to comply with all applicable laws, regulations and requirements related to Contractor’s or any subcontractor’s use of non-U.S. citizens to perform or supply work, labor, services, materials or equipment to the Project. The Contractor will retain any and all documentation relating to its compliance with immigration laws, regulations and requirements for five (5) years after termination of the Contract or completion of all Work.

9. Owner hereby designates Louis Bernardy as its representative authorized to act on Owner’s behalf with respect to the Project (hereinafter “**Owner’s Representative**”):

Mr. Louis Bernardy
454 Soledad Street, Suite 3000
San Antonio, Texas 78205-1555
Tel: 210-819-6492
Fax: 210-819-6493
Email: Louis.Bernardy@mccormackbaron.com

In the event Contractor receives any instructions or approvals, either in writing or orally, by persons other than Owner’s Representative, Contractor shall notify Owner’s Representative of such instructions or approvals and shall not act upon such instructions or approvals until provided with directions from Owner’s Representative.

10. Contractor hereby designates the following person to serve as its representative authorized to act on Contractor’s behalf with respect to the Project (“**Contractor’s Representative**”):





SECTION 8

TERMINATION; REMEDIES AND DAMAGES

1. Owner may terminate this Agreement, with or without cause, upon five (5) calendar days prior written notice to Contractor, setting forth the reason for termination in the written notice. Termination will thereafter be effective five (5) days after Contractor's receipt of the written notice. Contractor shall be deemed to have received the notice one (1) day after it is delivered by facsimile transmission, or one (1) day after it is delivered by hand delivery or express delivery service. Upon receipt of notice of termination pursuant to this Section 8.1, Contractor shall immediately discontinue performing the Work and placing orders for any material or equipment in connection with the Work, and shall make all reasonable efforts to procure cancellation of all existing commitments for material or equipment upon terms satisfactory to Owner, and shall thereafter do only such Work as may be necessary to preserve or protect Work already in place or in progress and to protect material and equipment at the worksite or in transit thereto.

2. If this Agreement is terminated by Owner for any reason attributable to the fault, negligence, error, omission, breach of contract or breach of warranty of Contractor, or its subcontractors or suppliers, Owner may, without prejudice to any other rights or remedies, take possession of the worksite and all materials thereon, and finish the Work by whatever method Owner deems expedient. In such event, Contractor shall not be entitled to receive any further payment until the Work is completed. After the Work has been completed, Contractor shall be entitled to payment (in such amounts as are required by this Agreement), only for Work performed by Contractor up to and including the date of termination, which amount shall be subject to any deductions permitted by the terms of this Agreement. In addition, upon such termination, Contractor shall be responsible to Owner for any damages, costs or expenses incurred by Owner as a result of the fault, negligence, error, omission, breach of contract or breach of warranty of Contractor or its subcontractors and suppliers. If a termination by Owner pursuant to this Section 8.2 is later determined to be unjustified, such termination shall be considered a termination for convenience pursuant to Section 8.3 below.

3. In the event this Agreement is terminated by Owner without cause, Contractor shall be entitled to payment (in such amounts as are required by this Agreement) for all Work performed by Contractor up to and including the date of termination, plus the costs of services, materials, equipment and supplies, ordered prior to the date of such termination, for use in connection with the Work and reasonably necessary for the discharge of Contractor's responsibilities under this Agreement, or if applicable cancellation charges for such services, materials, equipment and supplies which cannot be discontinued by Contractor without cost or penalty upon notice of such termination. Contractor's sole and exclusive rights in the event of such termination shall be those set forth in this Section 8.3, and Contractor shall be entitled to no

additional compensation and shall have no additional or other rights of any kind, type or nature arising out of or under this Agreement by virtue of such termination.

4. Contractor may terminate this Agreement upon five (5) days written notice to Owner, if Owner has failed to make payment to Contractor, of amounts due and owing pursuant to the terms of this Agreement, for a period of thirty (30) days or longer after the date when payment is first due. If payment is made by Owner within the five (5) day notice period, the termination shall not be effective. If payment is not made within the five (5) day notice period, however, termination shall be effective on the sixth day after the notice is received by Owner. Owner shall be deemed to have received the notice one (1) day after it is delivered by facsimile transmission, or one (1) day after it is delivered by hand delivery or express delivery service. In the event of such termination, Contractor shall be entitled to such payments as are permitted by Section 8.3 above. Contractor shall be entitled to no additional compensation and shall have no additional or other rights of any kind, type or nature arising out of this Agreement by virtue of such nonpayment or termination.

SECTION 9

MISCELLANEOUS

1. All drawings and specifications and other documents prepared by Owner, Owner's Consultants or Contractor (or any architect, engineer or consultant hired by Contractor) through which the Work to be executed by Contractor as described are the property of Owner and shall not be used by any person other than Owner on projects other than the Project unless expressly authorized in writing by Owner. Contractor may retain one record set of these documents. All other copies, however, shall be returned or suitably accounted for to Owner upon request or upon Final Completion of the Work.

2. As used in this Agreement, the term “*subcontractor*” shall mean any person or entity who has a direct contract or subcontract with Contractor to perform a portion of the Work on the Project (including materialmen and suppliers) and all other persons or entities (whether such persons or entities are subcontractors, sub-subcontractors, materialmen, or suppliers) who provide materials, labor, or services directly or indirectly to or for the Project through or under the supervision of Contractor or its subcontractors. Contractor shall furnish in writing to Owner the names of persons or entities proposed for each principal portion of the Work that is not self-performed by Contractor. Owner may reply within three (3) calendar days to Contractor in writing stating: (i) whether Owner has reasonable objection to any such proposed person or entity; or (ii) that Owner requires additional time for review. Contractor shall not contract with a proposed person or entity to whom Owner has made reasonable and timely objection. If Owner has reasonable objection to a person or entity proposed by Contractor, Contractor shall propose another to whom Owner has no reasonable objection. Owner may, upon reasonable cause, direct Contractor to terminate and/or replace a subcontractor without increase in the Contract Price or Contract Time

3. The parties agree that they shall endeavor in good faith to resolve all claims and disputes between them by non-binding mediation as a condition precedent to litigation. Unless the parties mutually agreed otherwise, such mediation shall be administered by the American

Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of suit, but in such event, mediation shall proceed in advance of the litigation, which shall be stayed pending mediation for a period of sixty (60) days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. Any claim or dispute that is not resolved by mediation in accordance with this Section 9.3, shall be decided by resort to litigation in any court of competent jurisdiction in the state where the Project is located. Contractor shall include in all subcontracts and purchase orders, provisions identical to those contained in this Section 9.3.

4. In any subcontract with a subcontractor, Contractor shall include a provision allowing for termination at Contractor's or Owner's convenience without liability to Contractor or Owner, which Contractor shall promptly exercise if requested by Owner.

5. Contractor shall not assign or transfer any or all of its interest in this Agreement, or any claim under this Agreement, or delegate any of its duties under this Agreement, and any such assignment or delegation shall be null and void and of no effect. Owner may assign this Agreement to any construction lender, or any other lender to or investor in Owner or the Project or any successor owner of the Project. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, assigns and legal representatives.

6. Failure or delay by Owner to require performance of any provision of this Agreement shall not be deemed a waiver of its right to enforce such provision, or a waiver of any other right. If any provision of this Agreement is found unenforceable by any court or tribunal, Owner and Contractor agree that such provision shall be modified as necessary to render it enforceable, and that the remainder of this Agreement shall not be otherwise affected. The mutual agreement of the parties hereto is comprised of each and every provision hereof, and no provisions shall individually be held unenforceable for lack of mutuality. This Agreement constitutes the entire, complete and integrated agreement between the parties, supersedes any and all prior understandings, agreements conversations, and proposals (whether written or oral) and may not be amended or modified except by written agreement executed by the parties.

7. Contractor shall be deemed to be an independent contractor to Owner and shall have no other relationship to Owner, the Project, or any other individual or entity, except as otherwise set forth in this Agreement. Nothing herein shall be construed to create a partnership between Owner and Contractor or to authorize either party to act as general agent or undertake any contracts for the other party. Contractor shall not have any authority to bind Owner in connection with any matters relating to the Project except as expressly directed by Owner in writing.

8. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. This Agreement may be executed and transmitted by PDF or facsimile and, in such event, the PDF or facsimile shall have the same force and effect as the hand delivery of an original of this Agreement to the recipient duly executed in ink.

9. The provisions of this Agreement that may require continuing performance by Contractor, including without limitation Contractor's covenants, representations, guaranties, releases, warranties and indemnities and the benefit thereof, shall survive as valid and enforceable obligations notwithstanding any termination, cancellation or expiration of the Contract, acceptance of the Work, Completion, or any combination of them.

10. This Agreement includes all of the exhibits hereto, and all such exhibits (specifically including, without limitation, all drawing and specifications listed in **Exhibit A**) are incorporated herein by reference. To the extent of a conflict or inconsistency between the terms of this Agreement and any such exhibit, this Agreement shall control.

11. All terms defined herein are used in conformance with such definitions. All other terms and phrases that have well-known technical or construction industry meanings are used in accordance with those meanings, unless otherwise defined herein or other context clearly indicates a different meaning.

[Remainder of Page Intentionally Blank; Signatures on Following Page]

IN WITNESS WHEREOF, the undersigned have hereunto set their hand as of the date first set forth above.

OWNER

CONTRACTOR

Wheatley Family I, L.P.



By: SAHA Wheatley I, LLC,
its General Partner

By: San Antonio Housing Facility Corporation

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

EXHIBIT A

SCOPE OF WORK, DRAWINGS AND SPECIFICATIONS

[Attached]

EXHIBIT B

PROJECT SCHEDULE

[Attached]

EXHIBIT C

SCHEDULE OF VALUES

[Attached]

EAST MEADOWS FAMILY APARTMENTS PHASE I
RFP FOR GENERAL CONTRACTOR
FOR INTERIOR MODIFICATIONS
Applicant Acknowledgement
(Reference Submittal Requirement #10)

I acknowledge that I, as the applicant for General Contractor have read, understand and find the terms and conditions of the Construction Contract acceptable, except as noted below.

Company Name: _____

Printed Name: _____

Signature: _____

Title: _____

Date: _____

Exceptions to Construction Contract (if no exceptions, state "None"):

EAST MEADOWS FAMILY APARTMENTS PHASE I
RFP FOR GENERAL CONTRACTOR
FOR INTERIOR MODIFICATIONS
Applicant Acknowledgement
(Reference Submittal Requirement #11)

I acknowledge that I, as the applicant for General Contractor, have reviewed the project schedule and can meet or exceed the proposed 120 day construction time period of that schedule.

Company Name: _____

Printed Name: _____

Signature: _____

Title: _____

Date: _____