

HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2017

Agenda Item No: 10

HDRC CASE NO: 2017-006
ADDRESS: 8514 MISSION RD
LEGAL DESCRIPTION: NCB 11175 BLK LOT NW IRR 862.87 FT OF TR 12 (ARB 12C)
ZONING: R-6,H,RIO-6
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Clay Hagendorf/Beaty Palmer Architects
OWNER: City of San Antonio, Aviation Department
TYPE OF WORK: Installation of a parking lot and landscaped plaza
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a new parking lot and landscaped plaza to serve the Stinson Municipal Airport. The new parking lot will replace an existing, informal parking lot in the same location. The proposed improvements will also extend pedestrian walkways along Mission Road.

APPLICABLE CITATIONS:

UDC Section 35-672, Neighborhood Wide Design Standards

(b) Automobile Access and Parking. Automobile circulation should be efficient, and conflicts with pedestrians minimized. Entry points for automobiles should be clearly defined and connections to auto circulation on adjoining properties are encouraged to facilitate access and reduce traffic on abutting public streets.

(1) Curb Cuts.

A. Limit curb cuts to two (2) on parking areas or structures facing only one (1) street, and one (1) for each additional street face. The prohibition of additional curb cuts may be waived by the HDRC where the intent of the standards are clearly met and specific site circulation patterns require an additional curb cut, such as on long parcels or at nodes.

B. Curb cuts may be no larger than twenty-five (25) feet zero (0) inches. Continuous curb cuts are prohibited.

C. Sharing curb cuts between adjacent properties, such as providing cross property access easements, is permitted.

(2) Location of Parking Areas. Automobile parking in new developments must be balanced with the requirements of active environments. Large expanses of surface parking lots have a negative impact on street activity and the pedestrian experience. New commercial and residential structures can accommodate parking needs and contribute to a pedestrian-friendly streetscape.

A. Locate parking areas, that is any off-street, ground level surface used to park cars or any parking structure, toward the interior of the site or to the side or rear of a building.

B. The extent of parking area that may be located along the street edge or riverside shall be limited to a percentage of the lot line as per Table 672-1 as measured in a lineal direction parallel to the lot line. All parking within a thirty-foot setback from the above mentioned lot line shall comply with the requirements of the table. Where parking is located on corner sites only one (1) lot line has to meet the requirements of the table.

C. Parking lots should be avoided as a primary land use. Parking lots as a primary use are prohibited in RIO-3 and for all properties that fall within one hundred (100) feet of the river right-of-way in all RIO districts.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS

iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

FINDINGS:

- a. The applicant is proposing to construct a new parking lot and landscaped plaza to serve the Stinson Municipal Airport that will replace an existing, informal parking lot in the same location. The proposed improvements will also extend pedestrian walkways along Mission Road. A previous design was approved by the Historic and Design Review Commission for a new parking lot at this location on April 15, 2015.
- b. CURB CUTS – The applicant has proposed one new curb cut to facilitate automobile access to the new parking locations. This curb cut is to serve the southern parking location. The proposed northern parking location will be connected to an existing parking lot. Staff finds the proposed parking locations and curb cut consistent with the UDC Section 35-672(b)(1).
- c. SIDEWALKS – The applicant has proposed to extend the existing concrete sidewalk across the front of the proposed new parking lot. Staff finds this proposal appropriate.
- d. LANDSCAPING – The applicant has provided a landscaping plan and material exhibit which includes specific plant materials and information regarding the buffering and screening of parking from the public right of way. This is consistent with the UDC Section 35-672(b)(3).
- e. ARCHAEOLOGY –The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

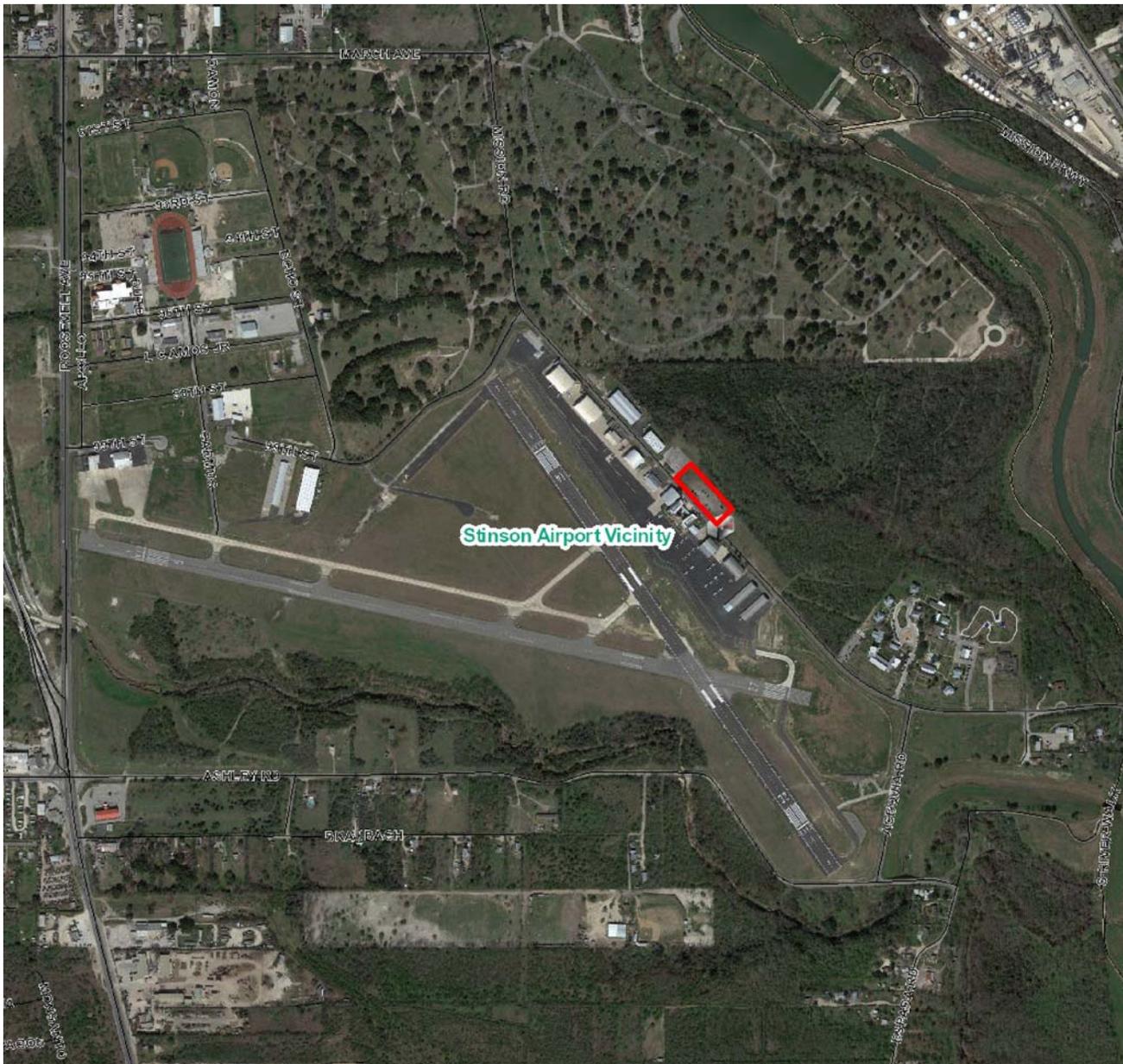
RECOMMENDATION:

Staff recommends approval based on findings a through d with the following stipulation:

- i. Archaeology – The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jan 09, 2017

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BEATY PALMER ARCHITECTS

Sinson Municipal Airport Parking Lots: Architectural Schematic Design Narrative
BPA Project No. 1606

PROJECT DESCRIPTION:

- The project consists of the construction of a new parking lot and landscaped plaza to serve the Stinson Municipal Airport.
- The site will have
 - New sidewalks
 - Light poles
 - New landscaping to match existing
 - One new parking lot entrance
- The new parking lot will replace an existing, informal parking lot in the same area and extend the existing pedestrian walkways along Mission Road.
- A landscaped buffer will be provided along Mission Road that consists of matching and complimentary plants to the existing landscape buffer.



Site Photo 1



Site Photo 2



Site Photo 3



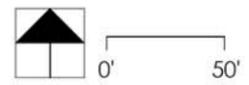
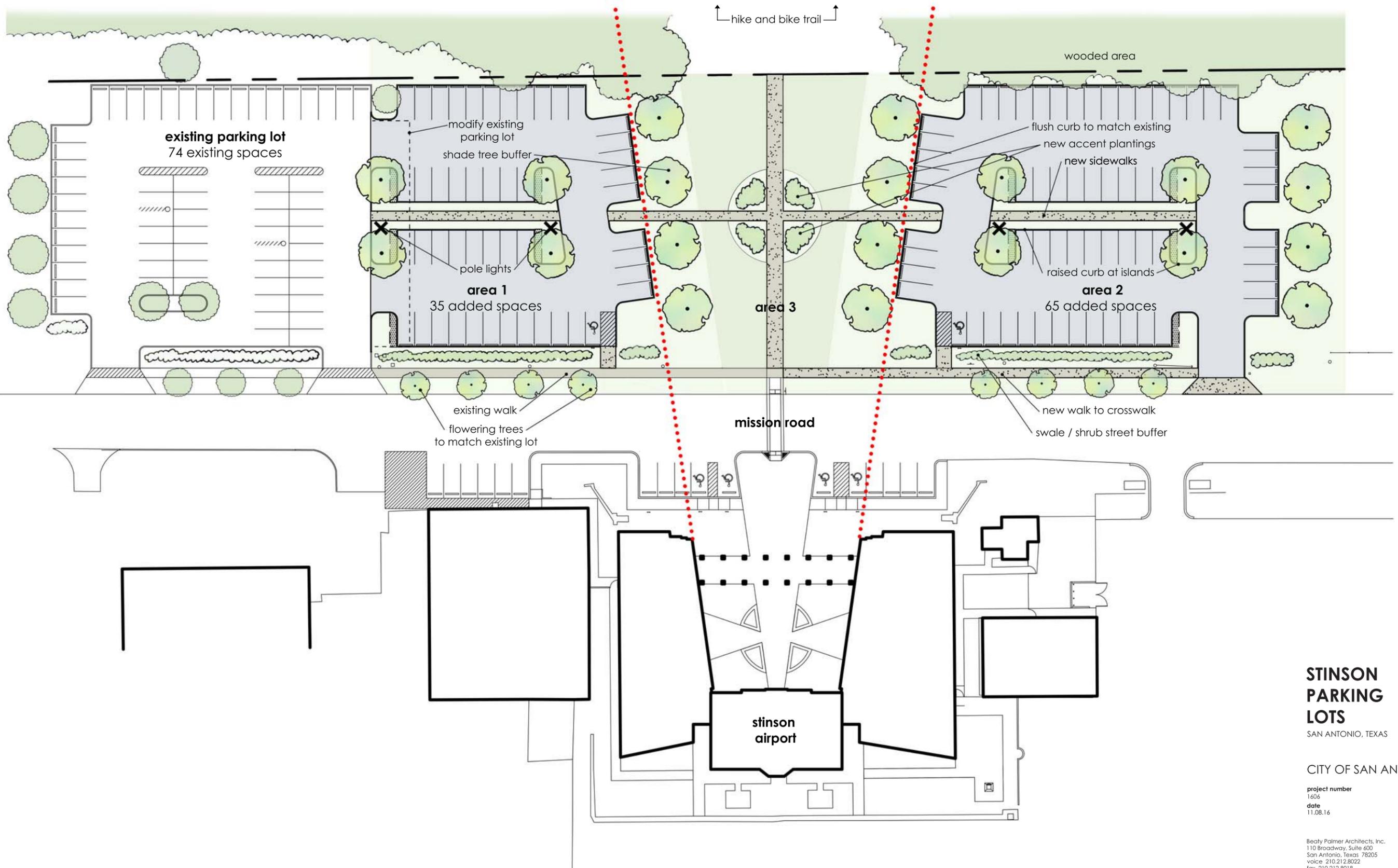
Site Photo 4



Site Photo 5



Site Photo 6

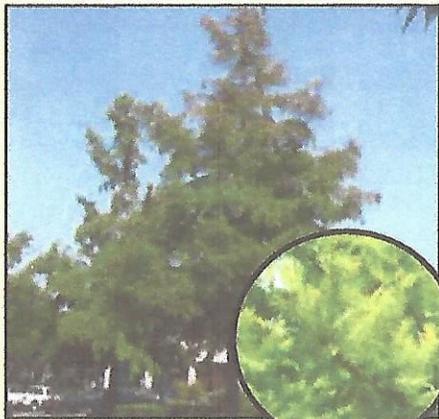


**STINSON
PARKING
LOTS**
SAN ANTONIO, TEXAS

CITY OF SAN ANTONIO

project number
1606
date
11.08.16

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Bald Cypress



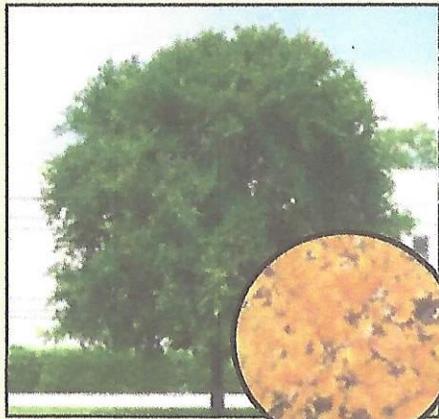
Honey Mesquite



Mexican Plum



Mexican Redbud*



Cedar Elm



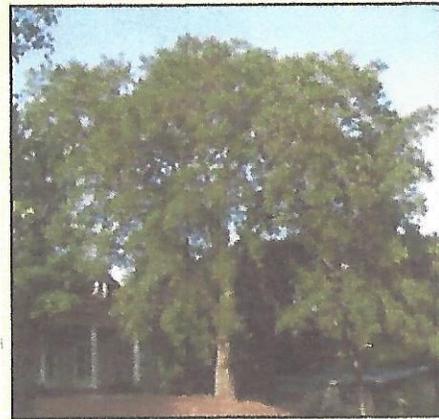
Pecan



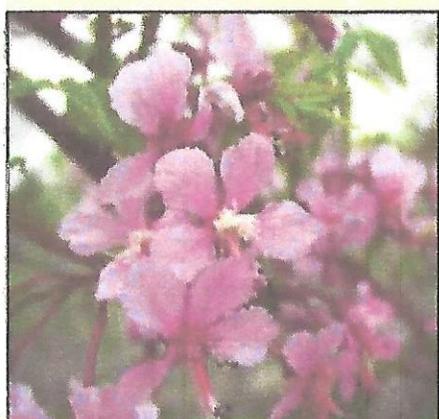
Possumhaw Holly



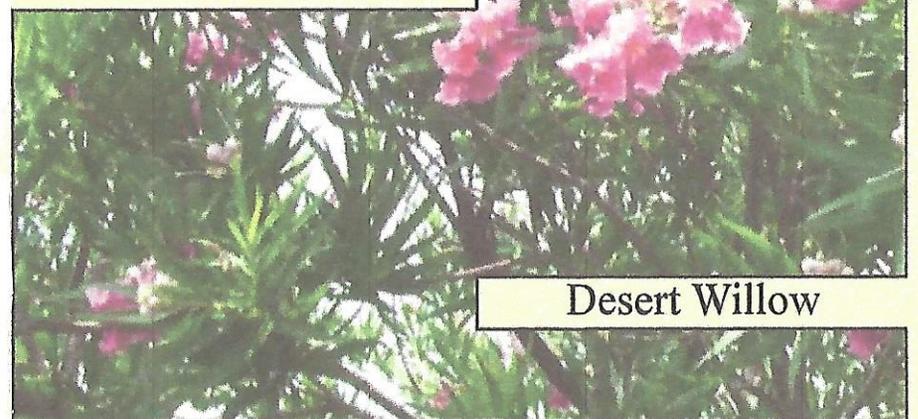
Desert Willow

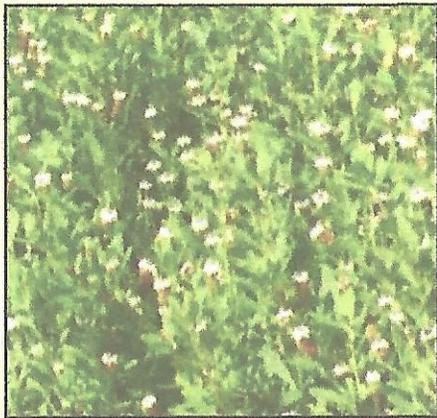


Southern Live Oak*

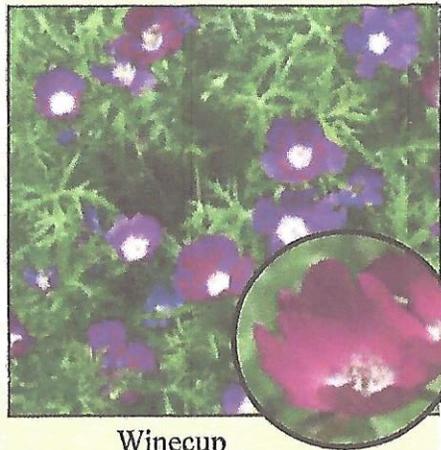


Mexican Buckeye

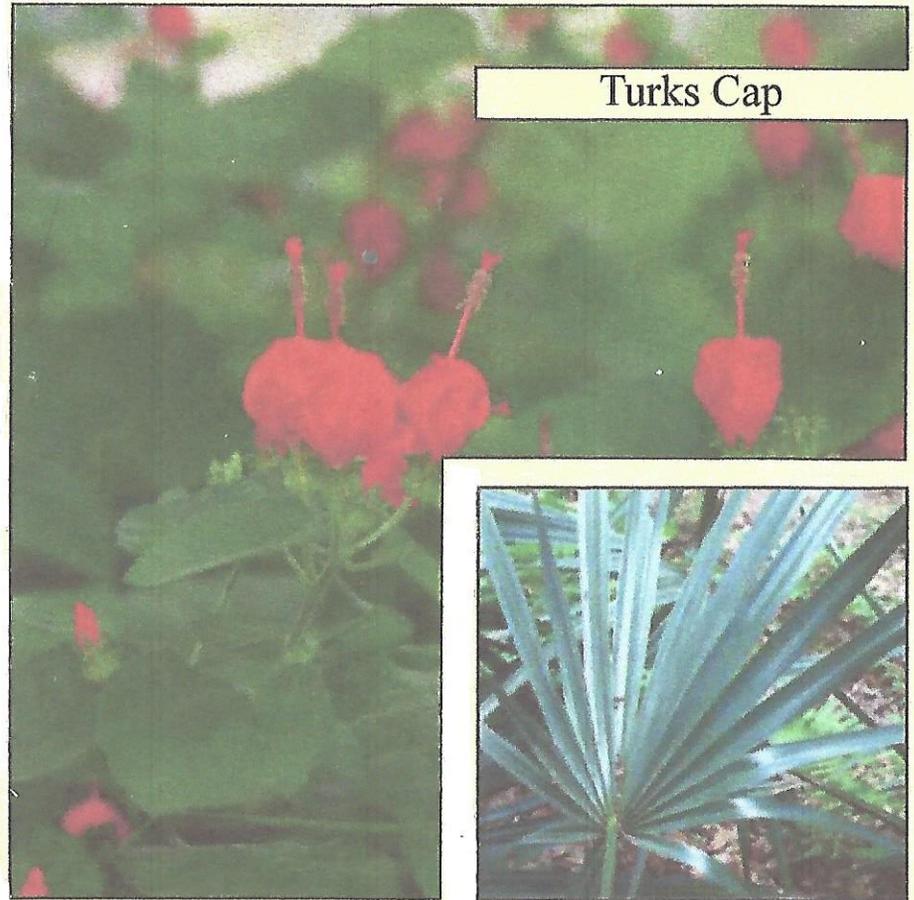




Frogfruit



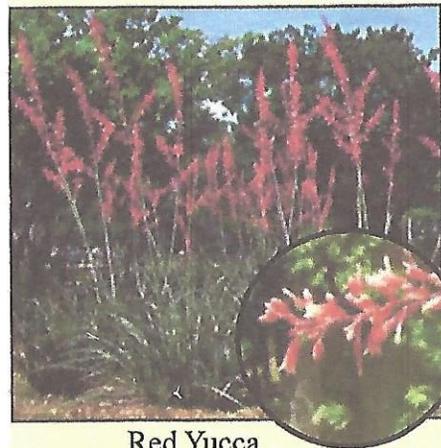
Winecup



Turks Cap



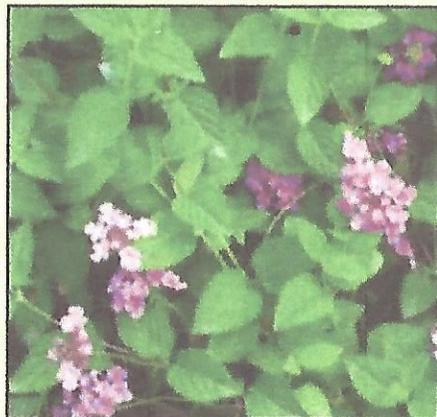
Mexican Bush Sage



Red Yucca



Texas Dwarf Palmetto



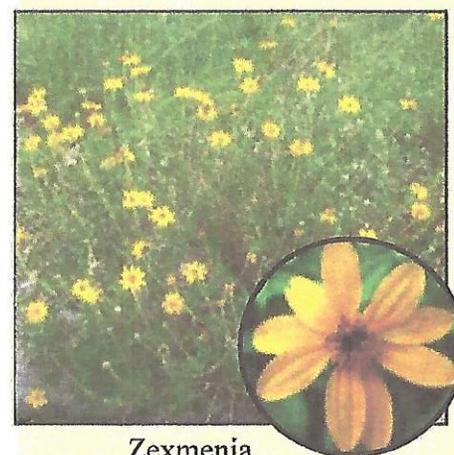
Trailing Lantana



American Beautyberry



Tropical Sage



Zexmenia

PARKING LOT RENOVATION AT STINSON MUNICIPAL AIRPORT

8535 Mission Road, San Antonio, Texas

City of San Antonio

Mayor:
Ivy Taylor

City Manager:
Sheryl L. Sculley

City Council:

District 1 - Roberto C. Trevino	District 6 - Ray Lopez
District 2 - Alan Warrick, II	District 7 - Cris Medina
District 3 - Rebecca J. Viagran	District 8 - Ron Nirenberg
District 4 - Rey Saldana	District 9 - Joe Krier
District 5 - Shirley Gonzales	District 10 - Mike Gallagher

architect revisions

PRELIMINARY DRAWING
THIS AND PRELIMINARY DRAWINGS INDICATE THE GENERAL SCOPE OF PROJECT AND DESIGN
CONCEPT. THEY DO NOT NECESSARILY DESCRIBE ALL THE WORK REQUIRED FOR FULL
PERFORMANCE OF THE FINAL CONTRACT DOCUMENTS AND MAY NOT BE USED FOR BIDDING,
APPROVAL, PERMIT OR CONSTRUCTION.

Cory Wade Hawkins #20444
Cheryl Lopez #23968
Tony Wade Palmer #

**STINSON
AIRPORT
PARKING LOTS**
SAN ANTONIO, TEXAS

CITY OF SAN ANTONIO

project number
1606
date
12.22.16

drawn by
AP
checked by
XXX

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sheet number

A0.0

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BEATY PALMER ARCHITECTS

CONSTRUCTION DRAWINGS ORGANIZATION

A. CONSULTANT DRAWINGS ORGANIZATION: DRAWINGS PREPARED BY SEPARATE CONSULTANTS OCCUR AFTER THE ARCHITECTURAL DRAWINGS IN THE FOLLOWING SEQUENCE, IF AND AS APPLICABLE:

- C. CIVIL
- E. ELECTRICAL
- L. LANDSCAPE
- IR. LANDSCAPE IRRIGATION

REFER TO EACH INDIVIDUAL CONSULTANT'S DOCUMENT PACKAGE FOR INFORMATION REGARDING THE INTERNAL ORGANIZATION, KEYING AND SYMBOL SYSTEMS FOR EACH CONSULTANT'S DOCUMENTS.

B. ARCHITECTURAL DRAWINGS SHEET NUMBERING: ARCHITECTURAL DRAWINGS ARE NUMBERED IN THE LOWER RIGHT HAND CORNER OF EACH SHEET, FIRST BY SECTION, THEN BY SHEET NUMBER WITHIN THE SECTION:

A2.5 (INDICATES THE 5TH SHEET IN SECTION A2).

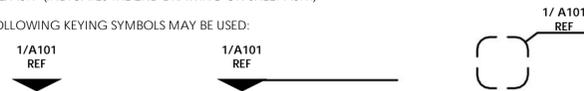
C. ARCHITECTURAL DRAWING NUMBERING: ARCHITECTURAL DRAWINGS ARE NUMBERED SEQUENTIALLY (1, 2, 3, ETC.) ON EACH SHEET WITHIN THE SECTION:

26 SECTION DETAIL
3/4" = 1'-0" (INDICATES THE 26TH DRAWING ON THIS SHEET).

D. ARCHITECTURAL DRAWING KEYS: ARCHITECTURAL DRAWINGS ARE KEYED BY NUMBER AND SHEET, AS FOLLOWS:

2/A3.4 (INDICATES THE 2ND DRAWING ON SHEET A3.4.)

THE FOLLOWING KEYING SYMBOLS MAY BE USED:



THIS SYMBOL IS A KEY TO AN ELEVATION DRAWING. THE ARROW POINTS IN THE DIRECTION OF THE VIEW FOR THE ELEVATION.

THIS SYMBOL IS A KEY TO A SECTION TAKEN ALONG THE STRAIGHT LINE OF THE SYMBOL. THE ARROW POINTS IN THE DIRECTION OF THE VIEW FOR THE SYMBOL.

THIS SYMBOL IS A KEY TO A DETAIL OF THE AREA WITHIN THE CALLOUT.

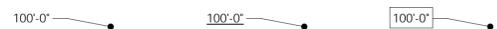
E. ARCHITECTURAL "NORTH ARROW" SYMBOLS: TWO NORTH ARROW SYMBOLS MAY BE UTILIZED ON ARCHITECTURAL DRAWINGS.



THIS SYMBOL DENOTES "TRUE" (MAGNETIC) NORTH

THIS SYMBOL DENOTES "PROJECT" NORTH. THE ARROW POINTS IN THE DIRECTION CLOSEST TO TRUE NORTH THAT IS PARALLEL/PERPENDICULAR TO THE BUILDING/PROJECT.

F. ARCHITECTURAL GRADE ELEVATION SYMBOLS: TWO GRADE ELEVATION SYMBOLS MAY BE UTILIZED ON ARCHITECTURAL DRAWINGS.



THIS SYMBOL DENOTES AN EXISTING SPOT ELEVATION TO REMAIN.

THIS SYMBOL DENOTES AN EXISTING SPOT ELEVATION THAT WILL CHANGE WITH NEW CONSTRUCTION.

THIS SYMBOL INDICATES A NEW SPOT ELEVATION.

G. ARCHITECTURAL NOTES: THREE TYPES OF NOTATION MAY BE UTILIZED ON ARCHITECTURAL DRAWINGS.

GENERAL NOTES DESCRIBE GENERAL INFORMATION REGARDING THE PROJECT WORK RELATED TO THE DRAWINGS OF A PARTICULAR SHEET. GENERAL NOTES ARE LABELED ALPHABETICALLY (A, B, C, ETC.) ON EACH SHEET.

KEYNOTES DESCRIBE SPECIFIC ITEMS ON THE DRAWINGS OF A PARTICULAR SHEET. KEYNOTES ARE LISTED NUMERICALLY (1, 2, 3, ETC.) IN A COLUMN AND CORRESPOND TO KEYED SYMBOLS ON THE APPROPRIATE DRAWING OF A PARTICULAR SHEET, AS IN THE EXAMPLE BELOW. KEYNOTE NUMBERING IS SPECIFIC TO EACH SHEET; A GIVEN KEYNOTE NUMBER MAY OR MAY NOT REFERENCE THE SAME ITEM ON DIFFERENT SHEETS.

DRAWING NOTES DESCRIBE SPECIFIC ITEMS ON A SPECIFIC DRAWING, AS IN THE EXAMPLE BELOW, AND MAY BE UTILIZED IN COMBINATION WITH OR IN LIEU OF KEYNOTES.

PLASTIC LAMINATE

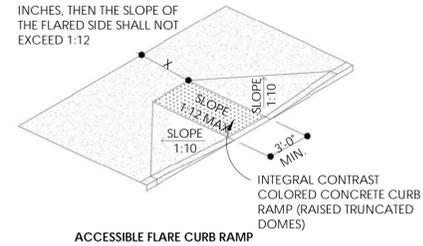
H. DIMENSIONS:

1. PLAN DIMENSIONS ARE TO FACE OF WALL FINISH OR FACE OF MASONRY, UNLESS SPECIFICALLY NOTED OTHERWISE.
2. SECTION/DETAIL/CABINETWORK DIMENSIONS ARE ACTUAL FINISH DIMENSIONS, UNLESS SPECIFICALLY NOTED OTHERWISE.
3. INTERIOR ELEVATION DIMENSIONS ARE NOMINAL AND ASSUME A LEVEL FLOOR CONDITION. RUN ALL HORIZONTAL REVEALS AND TRIM LEVEL AND ALL VERTICAL REVEALS PLUMB.

ACCESSIBILITY STANDARDS

ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS OF THE ELIMINATION OF ARCHITECTURAL BARRIERS TEXAS GOVERNMENT CODE, CHAPTER 469, ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION EFFECTIVE MARCH 15, 2012, INCLUDING BUT NOT LIMITED TO THE FOLLOWING

NOTE: IF X IS LESS THAN 48 INCHES, THEN THE SLOPE OF THE FLARED SIDE SHALL NOT EXCEED 1:12



ACCESSIBLE FLARE CURB RAMP

CODE ANALYSIS / SITE DATA

ADDRESS: 8514 MISSION ROAD, SAN ANTONIO, TEXAS 78214

BUILDING CODE:
2015 IBC
2015 NATIONAL ELECTRIC CODE

UDC HISTORIC DISTRICT: RIO 6
STREET FRONTAGE LENGTH: 907
STREET FRONTAGE OF NEW PARKING LOT: 266
%COVERAGE OF LOT LINE: 29.33%

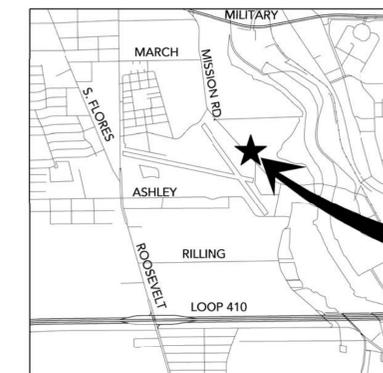
PARKING SPACES:
100 TOTAL ADDITIONAL SPACES
2 ADDITIONAL ACCESSIBLE SPACES

INDEX OF DRAWINGS

ARCHITECTURAL:
A1.0 INDEX OF DRAWINGS, CODE ANALYSIS, ACCESSIBILITY
A2.0 ARCHITECTURAL DEMOLITION SITE PLAN
A3.0 ARCHITECTURAL NEW CONSTRUCTION SITE PLAN
A4.0 SPECIFICATIONS
A4.1 SPECIFICATIONS
A4.2 SPECIFICATIONS

CIVIL:
C1.0 DIMENSION PLAN
C1.1 DEMOLITION PLAN
C2.0 GRADING PLAN
C3.0 SWPPP PLAN
C3.1 SWPPP DETAILS
C4.0 CIVIL DETAILS
C4.1 CIVIL DETAILS

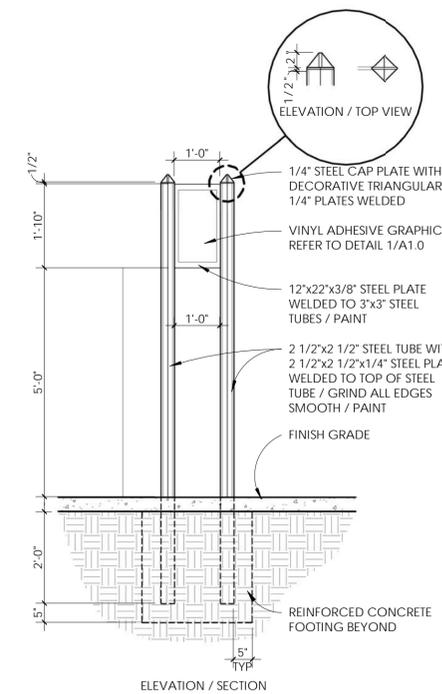
VICINITY MAP



PROJECT SITE



2 ELEVATION
3" = 1'-0" ACCESSIBLE PARKING SIGN

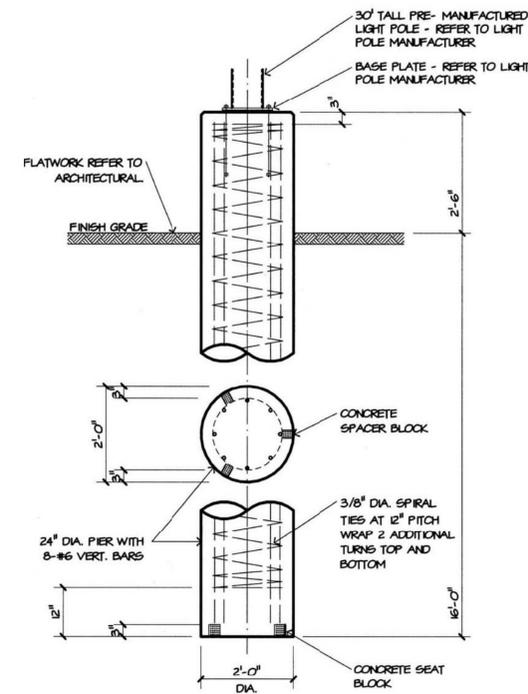


2 1/2"x2 1/2" STEEL TUBE WITH 3"x3"x1/4" STEEL PLATE WELDED TO TOP OF STEEL TUBE / GRIND ALL EDGES SMOOTH / PAINT

VINYL ADHESIVE GRAPHIC / REFER TO DETAIL 1/A1.0

12"x22"x3/8" STEEL PLATE WELDED TO 3"x3" STEEL TUBES / PAINT

1 ACCESSIBLE PARKING SIGN
1/2" = 1'-0"



3 LIGHT POLE FOOTING
1/2" = 1'-0"

architect revisions

STINSON AIRPORT PARKING LOTS
SAN ANTONIO, TEXAS

CITY OF SAN ANTONIO

project number 1606
date 12.22.16

drawn by Author
checked by Checker

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sheet number

A1.0

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BEATY PALMER ARCHITECTS

GENERAL NOTES

- A. SELECTIVE DEMOLITION DRAWINGS ARE DIAGRAMMATIC AND ILLUSTRATE ONLY THE GENERAL SCOPE OF WORK TO BE DEMOLISHED.
- B. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND EXTENT OF WORK REQUIRED FOR SELECTIVE DEMOLITION.
- C. CAREFULLY PROTECT EXISTING ADJACENT CONSTRUCTION AND NATURAL FEATURES FROM DAMAGE CAUSED BY SELECTIVE DEMOLITION ACTIVITIES. REPAIR OR REPLACE CONSTRUCTION AND/OR NATURAL FEATURES TO A "LIKE NEW" CONDITION.
- D. PATCH AND REPAIR EXISTING ADJACENT CONSTRUCTION AND NATURAL FEATURES ADJOINING DEMOLISHED WORK TO MATCH EXISTING ADJACENT CONDITIONS TO REMAIN.
- E. VERIFY WITH OWNER'S REPRESENTATIVE DISPOSITION OF ANY ITEMS REMOVED DURING SELECTIVE DEMOLITION WORK. CONTRACTOR SHALL STORE ANY ITEMS WHICH THE OWNER DESIRES TO RETAIN IN A LOCATION AS DIRECTED BY OWNER'S REPRESENTATIVE. ITEMS NOT DESIRED TO BE RETAINED BY THE OWNER BECOME THE PROPERTY OF THE CONTRACTOR AND ARE TO BE REMOVED FROM THE SITE.
- F. CONTINUOUSLY COORDINATE SELECTIVE DEMOLITION ACTIVITIES WITH OWNER'S REPRESENTATIVE TO MINIMIZE INCONVENIENCE TO OWNER AND THE GENERAL PUBLIC.
- G. PROVIDE CONSTRUCTION SITE FENCING AS REQUIRED BY THE OWNER AND/OR AS NECESSARY FOR LIFE SAFETY, SECURITY, AND THE ORDERLY PROGRESS OF THE WORK.

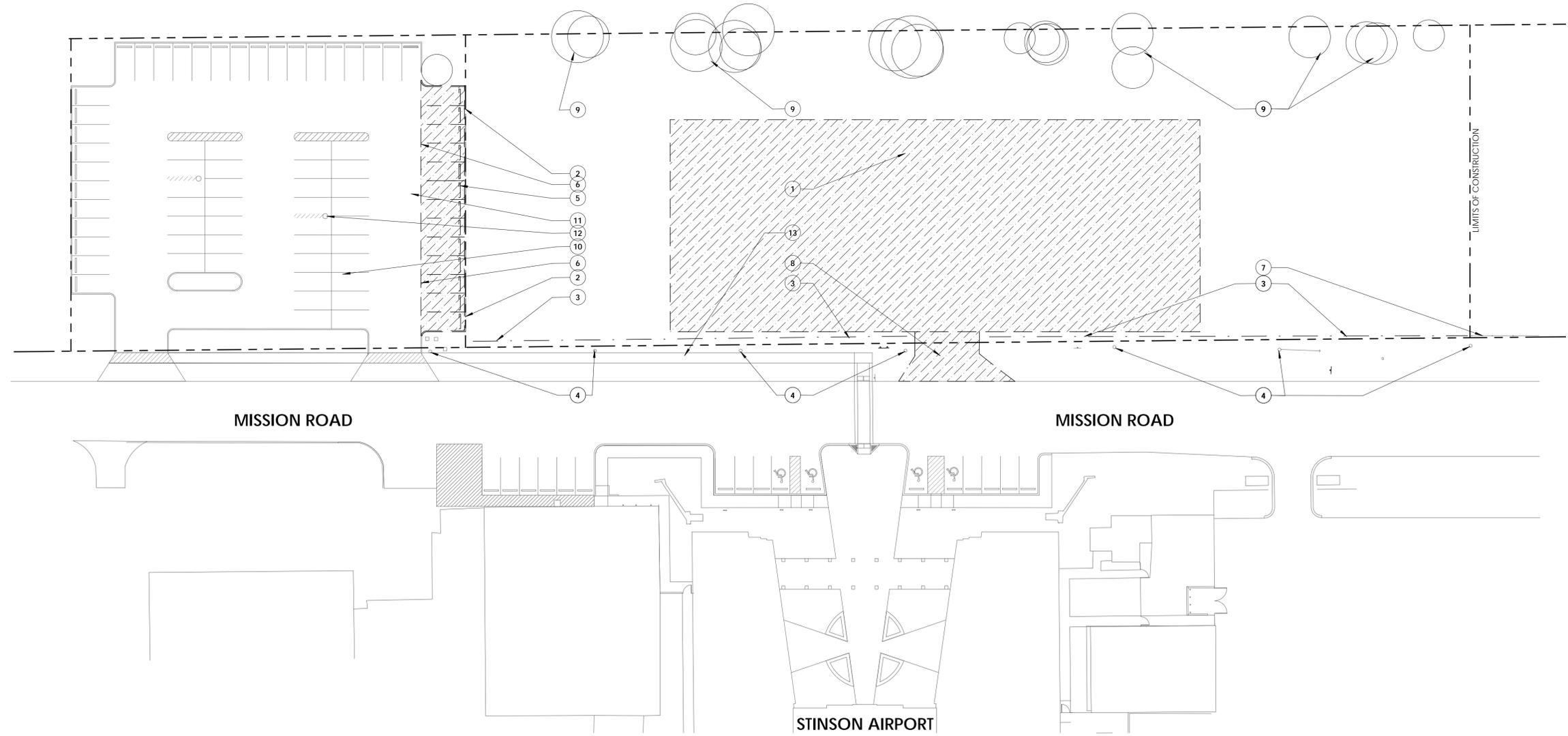
KEYNOTES

- 1 REMOVE ALL EXISTING ASPHALT PAVING IN THIS AREA
- 2 REMOVE PORTION OF EXISTING CONCRETE CURB / AS REQUIRED FOR NEW DRIVES AND LANDSCAPED ISLAND
- 3 REMOVE EXISTING BOLLARDS AND FENCE AS INDICATED
- 4 EXISTING UTILITY POLE TO REMAIN / PROTECT
- 5 REMOVE EXISTING CONCRETE WHEEL STOPS / TYPICAL
- 6 SAWCUT EXISTING PAVING FOR NEW DRIVES AND LANDSCAPED ISLAND
- 7 EXISTING BOLLARDS AND FENCE TO REMAIN / PROTECT
- 8 REMOVE EXISTING ASPHALT DRIVEWAY
- 9 SELECTIVELY REMOVE EXISTING PLANT MATERIAL / REFER TO LANDSCAPE DRAWINGS
- 10 EXISTING PARKING LOT TO REMAIN
- 11 EXISTING ASPHALT PAVING TO REMAIN
- 12 EXISTING LIGHT FIXTURES TO REMAIN / PROTECT
- 13 EXISTING WALK TO REMAIN / PROTECT

LEGEND:

- EXISTING TO REMAIN
- - - EXISTING TO BE REMOVED
- ▨ SELECTIVE DEMOLITION AREA

architect revisions



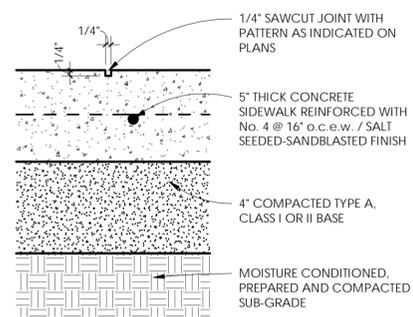
STINSON AIRPORT PARKING LOTS
SAN ANTONIO, TEXAS

CITY OF SAN ANTONIO

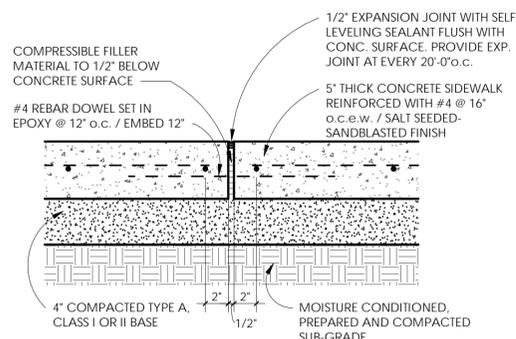
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date 12.22.16 checked by

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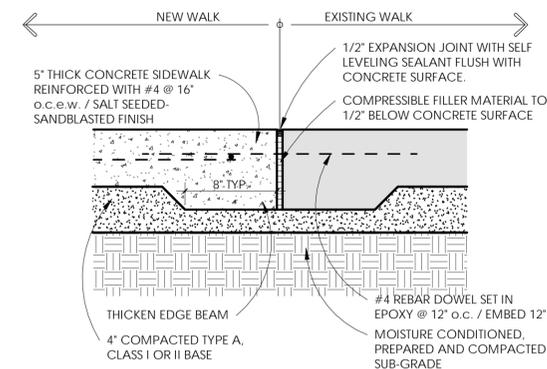
A2.0



4 SECTION DETAIL
3' = 1'-0" CONCRETE SAWCUT DETAIL



3 EXPANSION JOINT DETAIL
1 1/2' = 1'-0" CONCRETE SIDEWALK



2 PAVING DETAIL
1 1/2' = 1'-0" NEW WALK AT EXISTING WALK

GENERAL NOTES

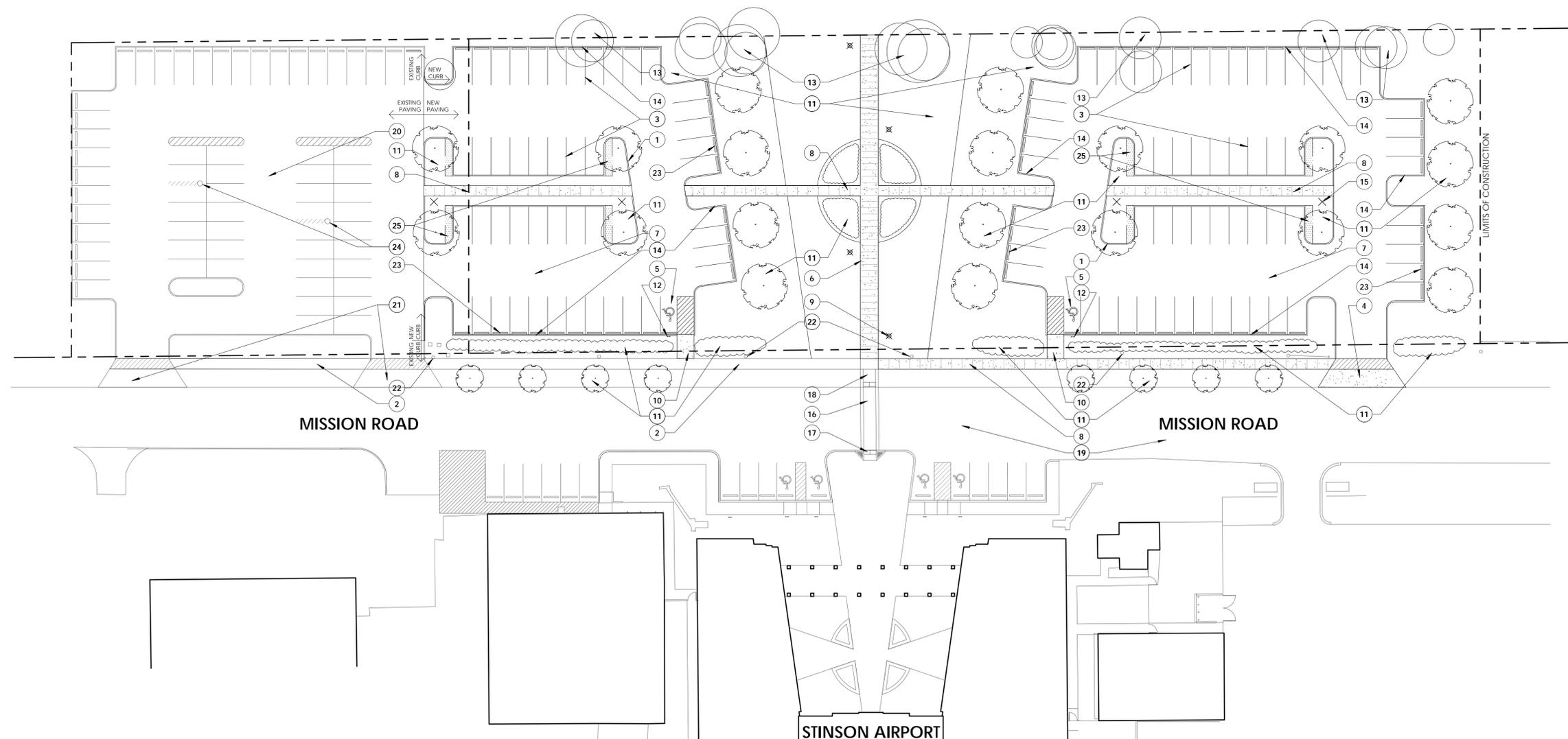
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- F. CONTINUOUSLY COORDINATE SELECTIVE DEMOLITION ACTIVITIES WITH OWNER'S REPRESENTATIVE TO MINIMIZE INCONVENIENCE TO OWNER AND THE GENERAL PUBLIC.
- G. PROVIDE CONSTRUCTION SITE FENCING AS REQUIRED BY THE OWNER AND/OR AS NECESSARY FOR LIFE SAFETY, SECURITY, AND THE ORDERLY PROGRESS OF THE WORK.

KEYNOTES

- 1 NEW CONCRETE CURB / REFER TO CIVIL
- 2 EXISTING WALK TO REMAIN
- 3 PAINTED WHITE PARKING STRIPES / TYPICAL
- 4 NEW CONCRETE DRIVE APPROACH / REFER TO CIVIL
- 5 VAN ACCESSIBLE PARKING SPACE
- 6 CONCRETE WALK WITH SAWCUT CONTROL JOINTS AT 3'-0" O.C. / PROVIDE LESS THAN 5% SLOPE ALONG DIRECTION OF TRAVEL AND LESS THAN 2% CROSS SLOPE. / SALT SANDBLAST FINISH TO MATCH EXISTING WALK
- 7 NEW ASPHALT PAVING / REFER TO CIVIL
- 8 CONCRETE WALK WITH TOOLED CONTROL JOINTS AT 5'-0" O.C. / EXPANSION JOINTS AT 20'-0" MAX. / PROVIDE LESS THAN 5% SLOPE ALONG DIRECTION OF TRAVEL AND LESS THAN 2% CROSS SLOPE. / SALT SANDBLAST FINISH TO MATCH EXISTING WALK
- 9 NEW POLE MOUNTED PEDESTRIAN LIGHT FIXTURE / REFER TO ELECTRICAL AND STRUCTURAL
- 10 CONCRETE LANDING / SLOPE NOT TO EXCEED 2% / TRANSITION BETWEEN LANDING AND PARKING LOT NOT TO EXCEED 1/4"
- 11 PLANTING AREA / REFER TO LANDSCAPE DRAWINGS
- 12 VAN ACCESSIBLE PARKING SIGN / REFER TO 2 / A1
- 13 EXISTING TREES TO REMAIN / PROTECT / REFER TO LANDSCAPE DRAWINGS
- 14 NEW FLUSH CURB TO MATCH EXISTING / REFER TO CIVIL
- 15 NEW POLE MOUNTED LIGHT FIXTURE ON CONCRETE BASE / REFER TO ELECTRICAL AND STRUCTURAL
- 16 EXISTING CROSSWALK
- 17 EXISTING CURB RAMP
- 18 EXISTING CONCRETE WALK WITH NEW SAW CUT JOINTS TO MATCH ADJACENT NEW WALK
- 19 EXISTING STREET
- 20 EXISTING PARKING LOT TO REMAIN
- 21 EXISTING CONCRETE DRIVE APPROACH TO REMAIN
- 22 EXISTING POWER POLE / PROTECT
- 23 NEW CONCRETE WHEEL STOP / TYPICAL
- 24 EXISTING LIGHT POLES TO REMAIN / NEW FIXTURES ATTACHED TO EXISTING POLES
- 25 DECOMPOSED GRANITE STEP OFF AREA

LEGEND:

- EXISTING LIGHT POLE
- × NEW PARKING LIGHT POLE
- ⊗ NEW PEDESTRIAN LIGHT FIXTURE
- EXISTING TREES
- NEW TREES
- SHRUB BUFFER
- NEW CONCRETE
- NEW DECOMPOSED GRANITE



architect revisions

STINSON AIRPORT PARKING LOTS
SAN ANTONIO, TEXAS

CITY OF SAN ANTONIO

project number
1606
date
12.22.16

drawn by
AP
checked by
XXX

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sheet number

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SECTION 01250 – CONTRACT MODIFICATIONS

PART 1 GENERAL

- 1.1 SECTION INCLUDES
 - A. Document format.
 - B. Documentation of change in Contract Sum/Price and Contract Time.
 - C. Change procedures.
 - D. Construction Change Authorization.
 - E. Stipulated Sum Change Order.
 - F. Execution of Change Orders.
 - G. Correlation of Contractor submittals.
 - H. Sample forms.

- 1.2 DOCUMENT FORMAT
 - A. Submit name of the individual authorized to receive change documents, and be responsible for informing others in Contractor's employ or Subcontractors of changes to the Work.
 - B. Change Order Forms: COSA D standard form.

- 1.2 DOCUMENTATION OF CHANGE IN CONTRACT SUM/PRICE AND CONTRACT TIME
 - A. Maintain detailed records of work done or is to be deleted. Provide full information required for evaluation of proposed changes, and to substantiate costs of changes in the Work.
 - B. Document each quotation for a change in cost or time with sufficient data to allow evaluation of the quotation, including, but not necessarily limited to:
 - 1. Quantities of products, labor, and equipment.
 - 2. Taxes, insurance and bonds.
 - 3. Overhead and profit.
 - 4. Justification for any change in Contract Time.
 - 5. Credit for deletions from Contract, similarly documented.
 - 6. Full breakdown of each sub-contractor's / supplier's costs.

- 1.3 CHANGE PROCEDURES
 - A. Architect's Supplemental Instructions (ASI): The Architect/Engineer will advise of minor changes in the Work not involving an adjustment to Contract Sum/Price or Contract Time by issuing supplemental instructions on Architect's Supplemental Instructions standard form.
 - B. Proposal Request: The Architect/Engineer may issue a Proposal Request (PR) which includes a description of a proposed change with supplementary or revised Drawings and Specifications, if required. Contractor shall prepare and submit an estimate within 14 days from receipt of Proposal Request (PR).
 - C. Change Order Request: The Contractor may propose a change order by submitting a request for change to the Architect/Engineer, describing the proposed change and its full effect on the Work, with a statement describing the reason for the change, and the effect on the Contract Sum/Price and Contract Time with full documentation, including a statement describing the effect on Work by separate or other contractors, if applicable. Document any requested material or product substitutions in accordance with Section 01600.
- 1.4 CONSTRUCTION CHANGE DIRECTIVE
 - A. Architect/Engineer may issue a document, signed by the Owner, instructing the Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.
 - B. The document will describe changes in the Work, and will designate method of determining any change in Contract Sum/Price or Contract Time.
 - C. Promptly execute the change in Work.

- 1.5 STIPULATED SUM CHANGE ORDER
 - A. Based on Proposal Request and Contractor's fixed price quotation or Contractor's request for a Change Order as approved by Architect/Engineer.

- 1.6 EXECUTION OF CHANGE ORDERS
 - A. Architect/Engineer will issue Change Orders for signatures of parties as provided in the Conditions of the Contract.

- 1.7 CORRELATION OF CONTRACTOR SUBMITTALS
 - A. Promptly revise Schedule of Values and Application for Payment forms to record each authorized Change Order as a separate line item and adjust the Contract Sum/Price.
 - B. Promptly revise progress schedules to reflect any change in Contract Time, revise sub-schedules to adjust time for other items of work affected by the change, and resubmit.
 - C. Promptly enter changes in Project Record Documents.

END OF SECTION

SECTION 01310 - COORDINATION

PART 1 GENERAL

- 1.1 SECTION INCLUDES
 - A. Coordination
 - B. Laying Out the Work
 - C. Inspections
 - D. Requests for Information
 - E. Sample Forms

- 1.2 COORDINATION
 - A. Coordinate scheduling, submittals and Work of the various Sections of specifications to assure efficient and orderly sequence of installation of interdependent construction elements with provisions for accommodating items installed later.
 - B. Verify that utility requirement characteristics of operating equipment are compatible with available utilities. Coordinate work of various Sections having interdependent responsibilities for installing, connecting to, and placing in service, such equipment.
 - C. Coordinate spacing and installation between architectural, structural and electrical elements which are indicated diagrammatically in the drawings.
 - D. Coordinate exact spacing and installation requirements of structural elements which are indicated diagrammatically on the drawings.
 - E. Coordinate space requirements and installation of electrical work. Locations of mechanical-electrical work indicated diagrammatically on Drawings. Follow routing shown for pipes, ducts, and conduit, as closely as practicable, place runs parallel with line of building. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.
 - F. In finished areas, except as otherwise indicated, conceal pipes, ducts, and wiring within the construction. Coordinate locations of fixtures and outlets with finish elements.
 - G. Coordinate completion and clean up of Work of separate Sections in preparation for Substantial Completion.
 - H. After Owner occupancy of premises, coordinate access to site for correction of defective Work and Work not in accordance with Contract Documents to minimize disruption of Owner's activities.

- 1.3 LAYING OUT THE WORK
 - A. Contractor's licensed surveyor or registered engineer shall lay out the Work. Locate and protect control points and bench mark prior to beginning site work and for duration of construction process. Surveyor shall establish all lines and levels required for project.
 - B. When surveyor has established major corners of the work, notify the Architect/Engineer who will review the position of the building and shall make such minor modifications to the locations of the building as may be required to minimize the project's impact on existing features to remain.
 - C. Report discrepancies between the existing grades and the drawings to the Architect/Engineer in writing and do not proceed with work affected by discrepancy until instructions are received from Architect/Engineer.
 - D. Architect/Engineer reserves the right to make such minor adjustments in grading indicated and site layout as may be required to accomplish the intent of the Contract Documents, without increased cost to Owner.

- 1.4 INSPECTIONS
 - A. After award of Contract and prior to commencement of demolition and/or construction activities, inspect all existing construction to remain. Note unacceptable conditions of construction. Notify Owner in writing of any such conditions. Allow Owner and Architect/Engineer to observe noted conditions before beginning activities. Owner will not be liable for cost of correcting unreported deficiencies which were visible or identifiable at the time of inspection.

- B. Inspect existing construction before beginning work as additional portions of existing construction are exposed by demolition activities. Specifically inspect construction for signs of excessive utilities and/or dangerous materials.
- C. Stop demolition or construction activities if conditions or materials enumerated above or similar items which may pose a hazard to the proper completion of work are encountered, suspected or identified. Notify Owner in writing and do not proceed until clear directions are received.
- D. Prior to the installation of materials over any substrate, inspect substrate to ensure supporting surface and construction are acceptable and adequate for its intended purpose and is complete and in an acceptable condition to receive subsequent layers. Where substrate was installed or where subsequent layers will be installed by subcontractors, conduct inspections in the company of such subcontractors.
- E. At the completion of the work of any trade and before concealment of such work by subsequent construction, the General Contractor's Project Superintendent or his designated representative shall inspect the work for compliance with the Contract Documents and shall required any non-conforming work to be repaired or replaced.

- 1.5 REQUESTS FOR INFORMATION
 - A. When, after a careful review of the drawings and specifications and site conditions, the Contractor determines that a potential inconsistency error, or omission exists in the contract documents, the Contractor shall so report to the Architect as a Request for Information (RFI).
 - B. Requests for Information shall be submitted using the Architect's Standard Request for Information form, or an exact copy thereof.
 - C. The Contractor shall sequentially number each RFI. In the description area of the form, the Contractor shall clearly identify the information needed. The Contractor shall provide appropriate references to drawings and/or specifications and provide additional supporting information as required.
 - D. The Architect shall review properly documented and submitted RFIs and shall issue a written response to such RFIs with reasonable promptness, allowing appropriate time in the Architect's judgment for review. RFIs which can be answered by a careful review of the drawings and specifications other contract documents, or previous RFI responses will be rejected by the Architect and returned to the Contractor without further comment.
 - E. The Contractor shall maintain a log of RFIs including the dates of submission by Contractor the dates of response by the Architect. The Contractor shall distribute copies of the RFI log to Owner and Architect on a routine basis, but not less than monthly.

END OF SECTION

SECTION 01315 – PROGRESS MEETINGS, SCHEDULES, AND REPORTS

PART 1 GENERAL

- 1.1 SECTION INCLUDES
 - A. Pre-Construction Meeting
 - B. Progress Meetings
 - C. Coordination Meeting
 - D. Pre-Installation Conferences
 - E. Progress Schedule
 - F. Schedules of Submittals
 - G. Schedule of Values
- 1.2 DESCRIPTION OF REQUIREMENTS
 - A. General: This section specifies the particular administrative and procedural requirements for progress time scheduling and progress reporting for the performance of the Work, as indicated in the Contract for Construction, and elsewhere in the General Requirements.
 - B. Scheduling Responsibility: Submission of the Contractor's progress schedule to the Owner and Architect shall not relieve the Contractor of his total responsibility for scheduling, sequencing and pursuing the Work to comply with the requirements of the Contract Documents.

- 1.3 MEETINGS
 - A. Pre-construction Meeting: Prior to beginning of Work, and prerequisite thereto, a pre-construction meeting shall be held for purpose of planning and scheduling the overall Project. This meeting will be at a time and place to be determined by the Owner and Architect and shall be attended by the Owner, Architect, Contractor, and such Subcontractors as the Contractor may deem necessary or as the Owner may request. The Architect shall conduct the meeting and review procedures for the administration of the construction process.
 - B. Progress Meetings: Meeting of representatives of Contractor, Owner, and Architect, all then involved Subcontractors as required by job conditions and progress of the Work shall be held as mutually agreed by Contractor, Owner and the Architect, for purposes of coordination and furthering the Work. The Contractor shall conduct meetings, record minutes, and distribute to Owner and Architect.
 - C. Coordination Meetings: Contractor shall hold general project coordination meetings at regularly scheduled times convenient for all parties involved. These meetings are in addition to specific and special meetings held for other purposes, such as regular project meetings and special pre-installation meetings. Request representation at each meeting by every party currently involved in coordination or planning for the work of the project. Record results of the meeting and distribute copies to everyone in attendance and to others affected by decisions or actions resulting from each meeting. Send copies of minutes to Owner and Architect for their information.
 - D. Pre-installation Conferences: Contractor shall hold a pre-installation meeting with each Subcontractor at the project site well before installation of each unit of work which requires coordination with other work. Installer and representatives of the manufacturer and fabricators who are involved in or affected by that unit of work and with its coordination or integration with other work that has preceded or will follow shall attend this meeting. Advise the Owner and Architect of scheduled meeting dates.

- 1. At each meeting review progress of other work and preparations for the particular work under consideration including specific requirements for the following:
 - a) Contract Documents
 - b) Options/Alternates/Substitutions
 - c) Related Change Orders
 - d) Purchases
 - e) Material Expediting Requirements
 - f) Deliveries
 - g) Shop Drawings, Product Data and Quality Control Samples
 - h) Possible Conflicts and Compatibility Problems
 - i) Time Schedules
 - j) Weather Limitations
 - k) Manufacturer's Recommendations
 - l) Compatibility of Materials
 - m) Acceptability of Substrates
 - n) Temporary Facilities
 - o) Space and Access Limitations
 - p) Governing Regulations
 - q) Safety
 - r) Inspection and Testing Requirements
 - s) Required Performance Results
 - t) Recording Requirements
 - u) Protection/Cleaning
 - 2. Record significant discussions of each conference, and record agreements and disagreements, along with the final plan of action. Distribute the record of meeting promptly to everyone concerned, including the Owner and Architect.
 - 3. Do not proceed with the work if the pre-installation conference cannot be successfully concluded. Initiate whatever actions are necessary to resolve impediments to performance of the work and reconvene pre-installation conference at the earliest feasible date.
- E. Safety Meetings: Contractor shall hold safety meetings at least monthly or more frequently if a specific need arises. Contractor's superintendent, safety coordinator, and Subcontractor representatives shall attend these meetings. Meeting attendees shall review safety measures required and applicable laws, codes, etc. for work in progress, identify and correct non-complying situations, review safety measures to be enforced for work to be performed, review fire prevention and fire protection program and review medical first aid provisions and program.
- F. Pre-construction Meetings with Separate Contractor(s): If applicable, prior to beginning of work of Separate Contractor(s) and prerequisite thereto, a pre-construction meeting shall be held for purpose of planning and scheduling the work of the Separate Contractor(s) as it relates and interphases with the Work of the contractor. This meeting will be called by the Owner and shall be attended by the Architect and representatives of the Contractor, the Separate Contractor(s) as Owner may so direct. Separate Contractors shall abide by the Contractor's "rules of the site"

- G. Other Meetings: Meetings of representatives of Contractor, applicable Subcontractors or suppliers, Architect, and Owner, will be held as necessary for the coordination or furtherance of particular aspects of the project.

- 1.4 PROGRESS SCHEDULES
 - A. Time Schedule:
 - 1. General: In addition to other requirements in the Contract Documents, Contractor shall prepare and maintain a detailed construction schedule covering the work to be performed in the Contract. This detailed Construction Schedule shall be developed using the Critical Path Method (CPM) computer generated charting method required by the Owner and Architect.
 - 2. The Schedule shall be the Contractor's working schedule and used to plan, organize and execute the work, record and report actual performance and progress, and show how the Contractor plans to complete the remaining work.
 - 3. Timing of Submittals:
 - a) Within 5 days of Notice to Proceed the Contractor shall submit a time schedule.
 - b) The Owner and Architect will review the schedule and return it to the Contractor within 10 days of receipt with their comments.
 - c) The Contractor shall continue to submit time schedules until a schedule acceptable to the Owner and Architect has been produced, but in no event later than the Contractor's submittal of 1st application for payment.
 - d) The Contractor shall submit an updated time schedule with each subsequent application for payment.
 - e) As part of the monthly updating process, the Contractor shall prepare a Narrative Progress Report describing the physical progress during the report period, plans for forthcoming report period, including a summary of planned vs. actual progress per system or subcontractor, plans for expediting the work, potential delays and problems as well as Contractor's proposed solutions to these problems. Copies of the Narrative Progress Reports, shall be submitted by the Contractor until such time as the Contractor submits the required information.
 - f) If the Contractor fails to submit the required material as indicated in an acceptance form, the Owner may withhold payment to the Contractor until such time as the Contractor submits the required information.
 - 4. Changes, Delays, and Extensions of Time:
 - a) With each proposal for a change in the Work or claim for delay, the Contractor shall submit to the Owner a written Time Impact Analysis illustrating the influence of each change order delay on the Contract Schedule and how the Contractor proposes to incorporate the change or delay into his detailed schedule. Additionally, the analysis shall demonstrate the time impact based on the date the change is to be authorized by the Owner, the status of construction at that point in time, and the event time computation of all affected activities. The event times used in the analysis shall be those included in the latest update copy of the detailed schedule or as adjusted by mutual agreement. Each Time Impact Analysis shall be submitted within 21 calendar days after a delay occurs or as part of the Contractor's proposal for a change in the Work. In cases where the Contractor does not submit a Time Impact Analysis for a delay within the specified period of time or with its proposal for a change in the Work then it is mutually agreed that particular change in the Work or delay will be deemed to have no time impact on the Contract Schedule and not time extension is required. Approval or rejection of each Time Impact Analysis for a claim for delay shall be made within 7 calendar days after receipt of each Time Impact Analysis unless subsequent meetings and negotiations are necessary. Approval or rejections of each Time Impact Analysis for a proposed change in the Work shall be made as part of the change review process.
 - B. SCHEDULE OF SUBMITTALS
 - A. Immediately following the development of the time schedule, prepare a complete schedule of work related submittals. Submit within 10 days of date required for establishment of the progress schedule. Correlate submittal schedule with the listing of principal Subcontractors.
 - B. Prepare schedule in chronological sequence of "first submittals", show category of submittal, name of Subcontractor, generic description of work covered, related specification section numbers, activity or event number on progress schedule, scheduled date for first submission, and blank columns for actual date of submittal, resubmittal, and final release or approval by the Architect. Update this submittal schedule and submit to the Owner with Payment Application Manual.
 - C. SCHEDULE OF VALUES
 - A. Within 10 days of the Notice to Proceed, Contractor shall submit: a detailed, itemized labor and materials schedule of values of all work items, to be approved by the Owner and Architect and used in the preparation of applications for payment. The Architect shall review the schedule and return any comments to the Contractor within 10 days. The Contractor shall resubmit the proposed Schedule of Values until a schedule acceptable to Owner and Architect has been submitted. The approved schedule of values shall form the basis for Contractor's Application for payment, and the Architect and Owner shall not be required to review any application for Payment until an acceptable Schedule of Values has been submitted.
 - B. Submit typed schedule on a format acceptable to Architect/Engineer.
 - C. Format: Table of Contents of this Specification. Identify each line item with number and title of the major Specification Sections. Breakdown Specification Sections further as required to accurately assign values to identifiable portions of the Work. Include separate listings for bonds, insurance premiums and construction facilities. Breakdown line items identifying separate costs for labor and materials.
 - D. Include in each line item a directly proportional amount of Contractor's overhead and profit.
 - E. Revise schedule listing all approved Change Orders as new individual line items for each Application for Payment indicating percent and amount completed.
 - F. Upon request of the Architect/Engineer support the values with data which will substantiate their correctness.
 - G. Coordinate listing with Time Schedule.
 - H. The sum of the values listed shall equal the contract sum.

END OF SECTION

SECTION 01330 - SUBMITTAL PROCEDURES

PART 1 GENERAL

- 1.1 RELATED DOCUMENTS
 - A. DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND OTHER DIVISION 1 SPECIFICATION SECTIONS, APPLY TO THIS SECTION.
- 1.2 SUMMARY
 - A. THIS SECTION INCLUDES ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS FOR SUBMITTING SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER SUBMITTALS.
 - B. RELATED SECTIONS INCLUDE THE FOLLOWING:
 - 1. DIVISION 1 SECTION "PROGRESS MEETINGS SCHEDULES AND REPORTS" FOR SUBMITTING AND DISTRIBUTING MEETINGS AND CONFERENCE MINUTES AND FOR SUBMITTING COORDINATION DRAWINGS.
 - 2. DIVISION 1 SECTION "PROGRESS MEETINGS SCHEDULES AND REPORTS" FOR SUBMITTING SCHEDULES AND REPORTS, INCLUDING CONTRACTOR'S CONSTRUCTION SCHEDULE AND THE SUBMITTALS SCHEDULE.
 - 3. DIVISION 1 SECTION "CLOSEOUT PROCEDURES" FOR SUBMITTING WARRANTIES.
 - 4. DIVISION 1 SECTION "PROJECT RECORD DOCUMENTS" FOR SUBMITTING RECORD DRAWINGS, RECORD SPECIFICATIONS, AND RECORD PRODUCT DATA.
 - 5. DIVISIONS 2 THROUGH 16 SECTIONS FOR SPECIFIC REQUIREMENTS FOR SUBMITTALS IN THOSE SECTIONS.
- 1.3 DEFINITIONS
 - A. ACTION SUBMITTALS: WRITTEN AND GRAPHIC INFORMATION THAT REQUIRES ARCHITECT'S RESPONSIVE ACTION.
 - B. INFORMATIONAL SUBMITTALS: WRITTEN INFORMATION THAT DOES NOT REQUIRE ARCHITECT'S RESPONSIVE ACTION. SUBMITTALS MAY BE REJECTED FOR NOT COMPLYING WITH REQUIREMENTS.
 - C. "A ACTION": FABRICATION, MANUFACTURE AND/OR CONSTRUCTION MAY PROCEED, PROVIDING IT IS IN ACCORDANCE WITH ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE ARCHITECT'S FINAL ACCEPTANCE OF THE WORK WILL BE CONTINGENT UPON SUCH COMPLIANCE.
 - D. "B ACTION": FABRICATION, MANUFACTURE AND/OR CONSTRUCTION MAY PROCEED. THE ARCHITECT'S FINAL ACCEPTANCE OF THE WORK WILL BE CONTINGENT UPON COMPLIANCE WITH ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS AND ANY CORRECTIONS OR COMMENTS MADE ON THE SUBMITTAL DURING REVIEW DOES NOT RELIEVE CONTRACTOR OF ABOVE COMPLIANCE.

- E. "C ACTION": NO WORK SHALL BE FABRICATED, MANUFACTURED AND/OR CONSTRUCTED. THE CONTRACTOR SHALL REDRAW OR RESUBMIT THE SHOP DRAWINGS OR OTHER SUBMITTALS TO CONFORM WITH ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. RESUBMIT TO THE ARCHITECT, UNTIL RESUBMISSION IS NOT REQUIRED. SUBMITTALS MARKED "C ACTION" ARE NOT PERMITTED ON THE CONSTRUCTION SITE.
- F. "D ACTION": REFER TO ENGINEER'S / CONSULTANT'S COMMENTS. THE ARCHITECT'S FINAL ACCEPTANCE OF THE WORK WILL BE CONTINGENT UPON COMPLIANCE WITH ENGINEER/CONSULTANT COMMENTS, PROVIDING IT IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ITEMS MARKED FOR RE-SUBMISSION BY ENGINEER / CONSULTANT SHALL HAVE THE SAME REQUIREMENTS SET FORTH IN "C ACTION".
- G. GOVERNMENTAL REVIEW COMMENTS: WRITTEN COMMENTS AND PROCESS STAMPS BY AUTHORIZED GOVERNMENTAL REPRESENTATIVES ON OR ACCOMPANYING RETURNED DOCUMENTS PREVIOUSLY SUBMITTED FOR BUILDING PERMITS, OPERATING LICENSES, CODE OR ORDINANCE APPROVALS OR VARIANCES, OR OTHER SIMILAR OR RELATED GOVERNMENTAL REVIEWS OR APPROVALS.

- 1.4 SUBMITTAL PROCEDURES
 - A. COORDINATION: COORDINATE PREPARATION AND PROCESSING OF SUBMITTALS WITH PERFORMANCE OF CONSTRUCTION ACTIVITIES.
 - 1. COORDINATE EACH SUBMITTAL WITH FABRICATION, PURCHASING, TESTING, DELIVERY, OTHER SUBMITTALS, AND RELATED ACTIVITIES THAT REQUIRE SEQUENTIAL ACTIVITY.
 - 2. COORDINATE TRANSMITTAL OF DIFFERENT TYPES OF SUBMITTALS FOR RELATED PARTS OF THE WORK SO PROCESSING WILL NOT BE DELAYED BECAUSE OF NEED TO REVIEW SUBMITTALS SEPARATELY FOR COORDINATION.
 - 3. ARCHITECT RESERVES THE RIGHT TO WITHHOLD ACTION ON A SUBMITTAL REQUIRING COORDINATION WITH OTHER SUBMITTALS UNTIL RELATED SUBMITTALS ARE RECEIVED.
 - 4. WHERE WORK IS NOTED AS "BY OTHERS", INDICATE CONTRACTOR OR SUBCONTRACTOR PROVIDING THAT CONSTRUCTION.
 - 5. WHERE DIMENSIONS ARE NOTED "FIELD DIMENSION", INDICATE WHETHER DIMENSION HAS BEEN FIELD DETERMINED AND VERIFY AND IF NOT, WHICH ENTITY WILL BE RESPONSIBLE FOR THE FIELD VERIFICATION.
 - 6. BY SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES TO ARCHITECT/ENGINEER THE CONTRACTOR REPRESENTS THAT HE HAS DETERMINED AND VERIFIED ALL MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATED THERETO, OR WILL DO SO, AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND THE CONTRACT DOCUMENTS.
 - B. SUBMITTALS SCHEDULE: COMPLY WITH REQUIREMENTS IN DIVISION 1 SECTION "CONSTRUCTION PROGRESS DOCUMENTATION" FOR LIST OF SUBMITTALS AND TIME REQUIREMENTS FOR SCHEDULED PERFORMANCE OF RELATED CONSTRUCTION ACTIVITIES.
 - C. PROCESSING TIME: ALLOW ENOUGH TIME FOR SUBMITTAL REVIEW, INCLUDING TIME FOR RESUBMITTALS, AS FOLLOWS. TIME FOR REVIEW SHALL COMMENCE ON ARCHITECT'S RECEIPT OF SUBMITTAL. NO EXTENSION OF THE CONTRACT TIME WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.
 - 1. INITIAL REVIEW: ALLOW 15 CALENDAR DAYS FOR INITIAL REVIEW OF EACH SUBMITTAL. ALLOW ADDITIONAL TIME IF COORDINATION WITH SUBSEQUENT SUBMITTALS IS REQUIRED. ARCHITECT WILL ADVISE CONTRACTOR WHEN A SUBMITTAL BEING PROCESSED MUST BE DELAYED FOR COORDINATION.
 - 2. INTERMEDIATE REVIEW: IF INTERMEDIATE SUBMITTAL IS NECESSARY, PROCESS IT IN SAME MANNER AS INITIAL SUBMITTAL.
 - 3. RESUBMITTAL REVIEW: ALLOW 15 CALENDAR DAYS FOR REVIEW OF EACH RESUBMITTAL.
 - 4. SEQUENTIAL REVIEW: WHERE SEQUENTIAL REVIEW OF SUBMITTALS BY ARCHITECT'S CONSULTANTS, OWNER, OR OTHER PARTIES IS INDICATED, ALLOW 21 DAYS FOR INITIAL REVIEW OF EACH SUBMITTAL.
 - a. TYPICALLY DIVISIONS 2, 3, 4, 5, 6, 13, 14, 15 AND 16 SECTIONS REQUIRING SUBMITTALS THAT WILL BE REVIEWED BY CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR PLUMBING ENGINEERING CONSULTANTS.
 - D. IDENTIFICATION: PLACE A PERMANENT LABEL OR TITLE BLOCK ON EACH SUBMITTAL FOR IDENTIFICATION.
 - 1. INDICATE NAME OF FIRM OR ENTITY THAT PREPARED EACH SUBMITTAL ON LABEL OR TITLE BLOCK.
 - 2. PROVIDE A SPACE APPROXIMATELY 6 BY 8 INCHES ON LABEL OR BESIDE TITLE BLOCK TO RECORD CONTRACTOR'S REVIEW AND APPROVAL MARKINGS AND ACTION TAKEN BY ARCHITECT.
 - 3. INCLUDE THE FOLLOWING INFORMATION ON LABEL FOR PROCESSING AND RECORDING ACTION TAKEN:
 - REVISE LIST BELOW TO SUIT PROJECT.
 - a. PROJECT NAME.
 - b. DATE.
 - c. NAME AND ADDRESS OF ARCHITECT.
 - d. NAME AND ADDRESS OF CONTRACTOR.
 - e. NAME AND ADDRESS OF SUBCONTRACTOR.
 - f. NAME AND ADDRESS OF SUPPLIER.
 - g. NAME OF MANUFACTURER.
 - 4. UPON REQUEST OF THE ARCHITECT/ENGINEER ATTACH ASSOCIATED SUBPARAGRAPH BELOW TO SUIT PROJECT AND OFFICE PRACTICE. SEE EVALUATIONS.
 - h. SUBMITTAL NUMBER OR OTHER UNIQUE IDENTIFIER, INCLUDING REVISION IDENTIFIER.
 - i. SUBMITTAL NUMBER SHALL USE SPECIFICATION SECTION NUMBER FOLLOWED BY A DECIMAL POINT AND THEN A SEQUENTIAL NUMBER (E.G., 06100.01). RESUBMITTALS SHALL INCLUDE AN ALPHABETIC SUFFIX AFTER ANOTHER DECIMAL POINT (E.G., 06100.01.A).
 - j. NUMBER AND TITLE OF APPROPRIATE SPECIFICATION SECTION.
 - k. DRAWING NUMBER AND DETAIL REFERENCES, AS APPROPRIATE.
 - l. LOCATION(S) WHERE PRODUCT IS TO BE INSTALLED, AS APPROPRIATE.
 - m. OTHER NECESSARY IDENTIFICATION.
 - 5. DEVIATIONS: HIGHLIGHT ENCIRCLE, CLOUD OR OTHERWISE SPECIFICALLY IDENTIFY DEVIATIONS FROM THE CONTRACT DOCUMENTS ON SUBMITTALS.
 - 6. ADDITIONAL COPIES: UNLESS ADDITIONAL COPIES ARE REQUIRED FOR FINAL SUBMITTAL AND UNLESS ARCHITECT OBSERVES NON-COMPLIANCE WITH PROVISIONS IN THE CONTRACT DOCUMENTS, INITIAL SUBMITTAL MAY SERVE AS FINAL SUBMITTAL.
 - 1. SUBMIT ONE COPY OF SUBMITTAL TO CONCURRENT REVIEWER IN ADDITION TO SPECIFIED NUMBER OF COPIES TO ARCHITECT.
 - 2. ADDITIONAL COPIES SUBMITTED FOR MAINTENANCE MANUALS WILL [NOT] BE MARKED WITH ACTION TAKEN AND WILL BE RETURNED.
 - 7. TRANSMITTAL: PACKAGE EACH SUBMITTAL INDIVIDUALLY AND APPROPRIATELY FOR TRANSMITTAL AND HANDLING. TRANSMIT EACH SUBMITTAL USING A TRANSMITTAL FORM. ARCHITECT WILL RETURN SUBMITTALS, WITHOUT REVIEW AND/OR DISCARD SUBMITTALS RECEIVED FROM SOURCES OTHER THAN CONTRACTOR.
 - 1. TRANSMITTAL FORM: PROVIDE LOCATIONS ON FORM FOR THE FOLLOWING INFORMATION:
 - REVISE LIST BELOW TO SUIT PROJECT.
 - a. PROJECT NAME.
 - b. DATE.
 - c. DESTINATION (TO.).
 - d. SOURCE (FROM.).
 - e. NAME OF SUBCONTRACTOR, MANUFACTURER, AND SUPPLIER.
 - f. CATEGORY AND TYPE OF SUBMITTAL.
 - g. SUBMITTAL PURPOSE AND DESCRIPTION.
 - h. SPECIFICATION SECTION NUMBER AND TITLE.
 - i. DRAWING NUMBER AND DETAIL REFERENCES, AS APPROPRIATE.
 - j. TRANSMITTAL NUMBER, NUMBERED CONSECUTIVELY.
 - k. SUBMITTAL AND TRANSMITTAL DISTRIBUTION RECORD.
 - l. REMARKS.
 - m. SIGNATURE OF TRANSMITTER.
 - 2. ON AN ATTACHED SEPARATE SHEET, PREPARED ON CONTRACTOR'S LETTERHEAD, RECORD RELEVANT INFORMATION, REQUESTS FOR DATA, REVISIONS OTHER THAN THOSE REQUESTED BY ARCHITECT ON PREVIOUS SUBMITTALS, AND DEVIATIONS FROM REQUIREMENTS IN THE CONTRACT DOCUMENTS, INCLUDING MINOR VARIATIONS AND LIMITATIONS. INCLUDE SAME LABEL INFORMATION AS RELATED SUBMITTAL.

architect revisions

STINSON AIRPORT PARKING LOTS

SAN ANTONIO, TEXAS

CITY OF SAN ANTONIO

project number 1606 date 12.22.16

drawn by Author checked by Checker sheet number

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BEATY PALMER ARCHITECTS

SECTION 01330 - SUBMITTAL PROCEDURES

PART 1 GENERAL

1.1 RELATED DOCUMENTS

- A. DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND OTHER DIVISION 1 SPECIFICATION SECTIONS, APPLY TO THIS SECTION.

1.2 SUMMARY

- A. THIS SECTION INCLUDES ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS FOR SUBMITTING SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER SUBMITTALS.
- B. RELATED SECTIONS INCLUDE THE FOLLOWING:
 - 1. DIVISION 1 SECTION "PROGRESS MEETINGS SCHEDULES AND REPORTS" FOR SUBMITTING AND DISTRIBUTING MEETING AND CONFERENCE MINUTES AND FOR SUBMITTING COORDINATION DRAWINGS.
 - 2. DIVISION 1 SECTION "PROGRESS MEETINGS SCHEDULES AND REPORTS" FOR SUBMITTING SCHEDULES AND REPORTS, INCLUDING CONTRACTORS' CONSTRUCTION SCHEDULE AND THE SUBMITTALS SCHEDULE.
 - 3. DIVISION 1 SECTION "CLOSEOUT PROCEDURES" FOR SUBMITTING WARRANTIES.
 - 4. DIVISION 1 SECTION "PROJECT RECORD DOCUMENTS" FOR SUBMITTING RECORD DRAWINGS, RECORD SPECIFICATIONS, AND RECORD PRODUCT DATA.
 - 5. DIVISIONS 2 THROUGH 16 SECTIONS FOR SPECIFIC REQUIREMENTS FOR SUBMITTALS IN THOSE SECTIONS.

1.3 DEFINITIONS

- A. ACTION SUBMITTALS: WRITTEN AND GRAPHIC INFORMATION THAT REQUIRES ARCHITECT'S RESPONSIVE ACTION.
- B. INFORMATIONAL SUBMITTALS: WRITTEN INFORMATION THAT DOES NOT REQUIRE ARCHITECT'S RESPONSIVE ACTION. SUBMITTALS MAY BE REJECTED FOR NOT COMPLYING WITH REQUIREMENTS.
- C. "A ACTION": FABRICATION, MANUFACTURE AND/OR CONSTRUCTION MAY PROCEED, PROVIDING IT IS IN ACCORDANCE WITH ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE ARCHITECT'S FINAL ACCEPTANCE OF THE WORK WILL BE CONTINGENT UPON SUCH COMPLIANCE.
- D. "B ACTION": FABRICATION, MANUFACTURE AND/OR CONSTRUCTION MAY PROCEED. THE ARCHITECT'S FINAL ACCEPTANCE OF THE WORK WILL BE CONTINGENT UPON COMPLIANCE WITH ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS AND ANY CORRECTIONS OR COMMENTS MADE ON THE SUBMITTAL DURING REVIEW DOES NOT RELIEVE CONTRACTOR OF ABOVE COMPLIANCE.
- E. "C ACTION": NO WORK SHALL BE FABRICATED, MANUFACTURED AND/OR CONSTRUCTED. THE CONTRACTOR SHALL REDRAW OR RESUBMIT THE SHOP DRAWINGS OR OTHER SUBMITTALS TO CONFORM WITH ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. RESUBMIT TO THE ARCHITECT. UNTIL RESUBMISSION IS NOT REQUIRED, SUBMITTALS MARKED "C ACTION" ARE NOT PERMITTED ON THE CONSTRUCTION SITE.
- F. "D ACTION": REFER TO ENGINEER'S / CONSULTANT'S COMMENTS. THE ARCHITECT'S FINAL ACCEPTANCE OF THE WORK WILL BE CONTINGENT UPON COMPLIANCE WITH ENGINEER/CONSULTANT COMMENTS, PROVIDING IT IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ITEMS MARKED FOR RE-SUBMISSION BY ENGINEER / CONSULTANT SHALL HAVE THE SAME REQUIREMENTS SET FORTH IN "C ACTION".
- G. GOVERNMENTAL REVIEW COMMENTS: WRITTEN COMMENTS AND PROCESS STATEMENTS BY AUTHORIZED GOVERNMENT REPRESENTATIVES ON OR ACCOMPANYING RETURNED DOCUMENTS PREVIOUSLY SUBMITTED FOR BUILDING PERMITS, OPERATING LICENSES, CODE OR ORDINANCE APPROVALS OR VARIANCES, OR OTHER SIMILAR OR RELATED GOVERNMENTAL REVIEWS OR APPROVALS.

1.4 SUBMITTAL PROCEDURES

- A. COORDINATION: COORDINATE PREPARATION AND PROCESSING OF SUBMITTALS WITH PERFORMANCE OF CONSTRUCTION ACTIVITIES.
 - 1. COORDINATE EACH SUBMITTAL WITH FABRICATION, PURCHASING, TESTING, DELIVERY, OTHER SUBMITTALS, AND RELATED ACTIVITIES THAT REQUIRE SEQUENTIAL ACTIVITY.
 - 2. COORDINATE TRANSMITTAL OF DIFFERENT TYPES OF SUBMITTALS FOR RELATED PARTS OF THE WORK SO PROCESSING WILL NOT BE DELAYED BECAUSE OF NEED TO REVIEW SUBMITTALS CONCURRENTLY FOR COORDINATION.
 - a. ARCHITECT RESERVES THE RIGHT TO WITHHOLD ACTION ON A SUBMITTAL REQUIRING COORDINATION WITH OTHER SUBMITTALS UNTIL RELATED SUBMITTALS ARE RECEIVED.
 - 3. WHERE WORK IS NOTED AS "BY OTHERS", INDICATE CONTRACTOR OR SUBCONTRACTOR PROVIDING THAT CONSTRUCTION.
 - 4. WHERE DIMENSIONS ARE NOTED "FIELD DIMENSION", INDICATE WHETHER DIMENSION HAS BEEN FIELD DETERMINED AND VERIFY AND IF NOT, WHICH ENTITY WILL BE RESPONSIBLE FOR THE FIELD VERIFICATION.
 - 5. BY SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES TO ARCHITECT/ENGINEER THE CONTRACTOR REPRESENTS THAT HE HAS DETERMINED AND VERIFIED ALL MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATED THERETO, OR WILL DO SO, AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS.
- B. SUBMITTALS SCHEDULE: COMPLY WITH REQUIREMENTS IN DIVISION 1 SECTION "CONSTRUCTION PROGRESS DOCUMENTATION" FOR LIST OF SUBMITTALS AND TIME REQUIREMENTS FOR SCHEDULED PERFORMANCE OF RELATED CONSTRUCTION ACTIVITIES.
- C. PROCESSING TIME: ALLOW ENOUGH TIME FOR SUBMITTAL REVIEW, INCLUDING TIME FOR RESUBMITTALS, AS FOLLOWS. TIME FOR REVIEW SHALL COMMENCE ON ARCHITECT'S RECEIPT OF SUBMITTAL. NO EXTENSION OF THE CONTRACT TIME WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.
 - 1. INITIAL REVIEW: ALLOW 15 CALENDAR DAYS FOR INITIAL REVIEW OF EACH SUBMITTAL. ALLOW ADDITIONAL TIME IF COORDINATION WITH SUBSEQUENT SUBMITTALS IS REQUIRED. ARCHITECT WILL ADVISE CONTRACTOR WHEN A SUBMITTAL BEING PROCESSED MUST BE DELAYED FOR COORDINATION.
 - 2. INTERMEDIATE REVIEW: IF INTERMEDIATE SUBMITTAL IS NECESSARY, PROCESS IT IN SAME MANNER AS INITIAL SUBMITTAL.
 - 3. RESUBMITTAL REVIEW: ALLOW 15 CALENDAR DAYS FOR REVIEW OF EACH RESUBMITTAL.
 - 4. SEQUENTIAL REVIEW: WHERE SEQUENTIAL REVIEW OF SUBMITTALS BY ARCHITECT'S CONSULTANTS, OWNER, OR OTHER PARTIES IS INDICATED, ALLOW 21 DAYS FOR INITIAL REVIEW OF EACH SUBMITTAL.
 - a. TYPICALLY DIVISIONS 2, 3, 4, 5, 6, 13, 14, 15 AND 16 SECTIONS REQUIRING SUBMITTALS THAT WILL BE REVIEWED BY CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR PLUMBING ENGINEERING CONSULTANTS.
- D. IDENTIFICATION: PLACE A PERMANENT LABEL OR TITLE BLOCK ON EACH SUBMITTAL FOR IDENTIFICATION.
 - 1. INDICATE NAME OF FIRM OR ENTITY THAT PREPARED EACH SUBMITTAL ON LABEL OR TITLE BLOCK.
 - 2. PROVIDE A SPACE APPROXIMATELY 6 BY 8 INCHES ON LABEL OR BESIDE TITLE BLOCK TO RECORD CONTRACTOR'S REVIEW AND APPROVAL MARKINGS AND ACTION TAKEN BY ARCHITECT.
 - 3. INCLUDE THE FOLLOWING INFORMATION ON LABEL FOR PROCESSING AND RECORDING ACTION TAKEN:
 - REVISE LIST BELOW TO SUIT PROJECT.
 - PROJECT NAME.
 - a. DATE.
 - b. DATE.
 - c. NAME AND ADDRESS OF ARCHITECT.
 - d. NAME AND ADDRESS OF CONTRACTOR.

- e. NAME AND ADDRESS OF SUBCONTRACTOR.
- f. NAME AND ADDRESS OF SUPPLIER.
- g. NAME OF MANUFACTURER.

REVISE FIRST SUBPARAGRAPH AND ASSOCIATED SUBPARAGRAPH BELOW TO SUIT PROJECT AND OFFICE PRACTICE. SEE EVALUATIONS.

- h. SUBMITTAL NUMBER OR OTHER UNIQUE IDENTIFIER, INCLUDING REVISION IDENTIFIER.

- 1) SUBMITTAL NUMBER SHALL USE SPECIFICATION SECTION NUMBER FOLLOWED BY A DECIMAL POINT AND THEN A SEQUENTIAL NUMBER (E.G., 06100.01). RESUBMITTALS SHALL INCLUDE AN ALPHABETIC SUFFIX AFTER ANOTHER DECIMAL POINT (E.G., 06100.01 A).
- i. NUMBER AND TITLE OF APPROPRIATE SPECIFICATION SECTION.
- j. DRAWING NUMBER AND DETAIL REFERENCES, AS APPROPRIATE.
- k. LOCATION(S) WHERE PRODUCT IS TO BE INSTALLED, AS APPROPRIATE.
- l. OTHER NECESSARY IDENTIFICATION.

E. DEVIATIONS: HIGHLIGHT, ENCIRCLE, CLOUD OR OTHERWISE SPECIFICALLY IDENTIFY DEVIATIONS FROM THE CONTRACT DOCUMENTS ON SUBMITTALS.

- F. ADDITIONAL COPIES: UNLESS ADDITIONAL COPIES ARE REQUIRED FOR FINAL SUBMITTAL, AND UNLESS ARCHITECT OBSERVES NONCOMPLIANCE WITH PROVISIONS IN THE CONTRACT DOCUMENTS, INITIAL SUBMITTAL MAY SERVE AS FINAL SUBMITTAL.

- 1. SUBMIT ONE COPY OF SUBMITTAL TO CONCURRENT REVIEWER IN ADDITION TO SPECIFIED NUMBER OF COPIES TO ARCHITECT.
 - 2. ADDITIONAL COPIES SUBMITTED FOR MAINTENANCE MANUALS WILL [NOT] BE MARKED WITH ACTION TAKEN AND WILL BE RETURNED.
- G. TRANSMITTAL: PACKAGE EACH SUBMITTAL INDIVIDUALLY AND APPROPRIATELY FOR TRANSMITTAL AND HANDLING. TRANSMIT EACH SUBMITTAL USING A TRANSMITTAL FORM. ARCHITECT WILL RETURN SUBMITTALS, WITHOUT REVIEW AND/OR DISCARD SUBMITTALS RECEIVED FROM SOURCES OTHER THAN CONTRACTOR.
 - 1. TRANSMITTAL FORM: PROVIDE LOCATIONS ON FORM FOR THE FOLLOWING INFORMATION:
 - REVISE LIST BELOW TO SUIT PROJECT.
 - a. PROJECT NAME.
 - b. DATE.
 - c. DESTINATION (TO:).
 - d. SOURCE (FROM:).
 - e. NAMES OF SUBCONTRACTOR, MANUFACTURER, AND SUPPLIER.
 - f. CATEGORY AND TYPE OF SUBMITTAL.
 - g. SUBMITTAL PURPOSE AND DESCRIPTION.
 - h. SPECIFICATION SECTION NUMBER AND TITLE.
 - i. DRAWING NUMBER AND DETAIL REFERENCES, AS APPROPRIATE.
 - j. SUBMITTAL NUMBER, NUMBER CONSECUTIVELY.
 - k. SUBMITTAL AND TRANSMITTAL DISTRIBUTION RECORD.
 - l. REMARKS.
 - m. SIGNATURE OF TRANSMITTER.

- 2. ON AN ATTACHED SEPARATE SHEET, PREPARED ON CONTRACTORS LETTERHEAD, RECORD RELEVANT INFORMATION, REQUESTS FOR DATA, REVISIONS OTHER THAN THOSE REQUESTED BY ARCHITECT ON PREVIOUS SUBMITTALS, AND DEVIATIONS FROM REQUIREMENTS IN THE CONTRACT DOCUMENTS, INCLUDING MINOR VARIATIONS AND LIMITATIONS. INCLUDE SAME LABEL INFORMATION AS RELATED SUBMITTAL.
- H. RESUBMITTALS: MAKE RESUBMITTALS IN SAME FORM AND NUMBER OF COPIES AS INITIAL SUBMITTAL.
 - 1. NOTE DATE AND CONTENT OF PREVIOUS SUBMITTAL.
 - 2. NOTE DATE AND CONTENT OF REVISION IN LABEL OR TITLE BLOCK AND CLEARLY INDICATE EXTENT OF REVISION.
 - 3. RESUBMIT SUBMITTALS UNTIL THEY ARE MARKED "A, B, OR D ACTION".
 - I. DISTRIBUTION: FURNISH COPIES OF FINAL SUBMITTALS TO MANUFACTURERS, SUBCONTRACTORS, SUPPLIERS, FABRICATORS, INSTALLERS, AUTHORITIES HAVING JURISDICTION, AND OTHERS AS NECESSARY FOR PERFORMANCE OF CONSTRUCTION ACTIVITIES. SHOW DISTRIBUTION ON TRANSMITTAL FORMS.
 - J. USE FOR CONSTRUCTION: USE ONLY FINAL SUBMITTALS WITH MARK INDICATING "A, B, OR D ACTION" TAKEN BY ARCHITECT.

- 1.5 CONTRACTOR'S USE OF ARCHITECT'S CAD FILES
 - A. GENERAL: AT CONTRACTOR'S WRITTEN REQUEST, COPIES OF ARCHITECTS CAD FILES MAY BE PROVIDED TO CONTRACTOR FOR CONTRACTOR'S USE IN CONNECTION WITH PROJECT, SUBJECT TO THE FOLLOWING CONDITIONS:
 - 1. COMPUTER AIDED DRAWING DIGITAL DATA IMAGE DOCUMENTS (CAD FILES) MAY BE MADE AVAILABLE AT THE SOLE OPTION OF THE ARCHITECT AND UPON RECEIPT OF ARCHITECT'S WRITTEN IDENTIFICATION AND RELEASE FOR COMPUTER AIDED DRAWING (CAD) INFORMATION FORM SIGNED AND DATED BY RECIPIENT AND RELATED RETRIEVAL AND PROCESSING FEES.
 - 2. WRITTEN REQUEST FOR USE OF ARCHITECT'S CAD FILES WILL BE REVIEWED ON A CASE BY CASE BASIS AND THE ARCHITECT RESERVES THE RIGHT DECLINE CONTRACTOR'S WRITTEN REQUEST FOR USE OF CAD FILES.
 - a. THE ARCHITECT DOES NOT OBLIGATE HIMSELF TO PROVIDE ANY SUCH DIGITAL BASE DATA TO THE CONTRACTOR.
 - b. NO ADDITIONAL CONSTRUCTION CONTRACT COSTS WILL BE PERMITTED BASED ON ASSUMPTIONS MADE BY THE CONTRACTOR DURING BIDDING RELATED TO THE AVAILABILITY OF THE ARCHITECT'S BASE DOCUMENTS FOR SUBMITTAL PREPARATION OR OTHER USE.
 - c. NO ADDITIONAL CONSTRUCTION CONTRACT TIME WILL BE PERMITTED BASED ON ASSUMPTIONS MADE BY THE CONTRACTOR DURING BIDDING RELATED TO THE AVAILABILITY OF THE ARCHITECT'S BASE DOCUMENTS FOR SUBMITTAL PREPARATION OR OTHER USE.
 - d. THE ASSUMPTION BY THE CONTRACTOR OF ANY AND ALL LIABILITIES ASSOCIATED WITH THE CONTRACTOR'S USE OF SUCH DOCUMENTS, ACKNOWLEDGED BY THE CONTRACTOR'S SIGNING A WAIVER PROVIDED BY THE ARCHITECT IN ADVANCE OF THE CONTRACTOR'S RECEIVING SUCH INFORMATION.
 - 3. FILE FORMAT: CAD FILES, IF MADE AVAILABLE BY ARCHITECT, WILL BE PREPARED UTILIZING ARCHITECT'S STANDARD CAD FILE FORMAT.
 - 4. PROCESSING TIME: NO EXTENSION OF THE CONTRACT TIME WILL BE AUTHORIZED BECAUSE OF ARCHITECT'S REFUSAL TO TRANSMIT REQUESTED CAD FILES OR FAILURE TO TRANSMIT REQUESTED CAD FILES ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING.
 - 5. THE CALCULATIONS, DRAWINGS, IMAGES, SPECIFICATIONS AND OTHER SUCH INFORMATION PREPARED FOR THIS PROJECT BY THE ARCHITECT ARE INSTRUMENTS OF PROFESSIONAL SERVICE INTENDED FOR ONE TIME USE IN CONSTRUCTION OF THIS PROJECT.
 - 6. THE ARCHITECT DOES NOT WARRANT THE SUITABILITY OF THE DIGITAL FILES FOR ANY PURPOSE. RECIPIENT OF DATA IS ADVISED TO REVIEW ALL CONTRACT DOCUMENTS AND SUBSEQUENT PROJECT CLARIFICATION AND REVISION DOCUMENTATION.
 - 7. THE CONTRACTOR AGREES AND ASSUME ALL RISKS ASSOCIATED WITH THE USE OF THIS ELECTRONIC DATABASE AND TO RELIEVE THE ARCHITECT FROM ALL LIABILITY AND, TO THE FULLEST EXTENT PROVIDED BY LAW, TO DEFEND AND TO HOLD HARMLESS AND INDEMNIFY THE ARCHITECT AGAINST ALL CLAIMS, LIABILITIES, LOSSES, DAMAGES AND COSTS, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE USE BY THE UNDERSIGNED OF THE ELECTRONIC DATABASE PROVIDED BY THE ARCHITECT, EVEN IF THE CLAIMS AND DAMAGES ARE BASED IN WHOLE OR IN PART ON THE NEGLIGENCE OF THE ARCHITECT.

- 8. RETRIEVING & PROCESSING FEE: PAYMENT, IN ADVANCE, BY THE CONTRACTOR TO THE ARCHITECT OF A RETRIEVAL AND PREPARATION FEE TO DEFRAY THE ARCHITECT'S EXPENSE IN RETRIEVING AND MODIFYING THE DOCUMENTS/NEEDED BY THE CONTRACTOR (INCLUDING THE REMOVAL OF THE ARCHITECT'S TITLE BLOCK AND PROFESSIONAL SEAL DATA). AVAILABILITY INFORMATION AND RETRIEVAL FEE QUOTATIONS MAY BE OBTAINED FROM THE OFFICE OF THE ARCHITECT DURING THE BIDDING PERIOD.
- 1.6 CONTRACTOR'S USE OF CONTRACT DOCUMENTS FOR SUBMITTALS
 - A. SUBMITTALS PRESENTED ON PHOTOCOPIES OR ANY OTHER REPRODUCTION OF THE ARCHITECT'S OR THE ARCHITECT'S CONSULTANTS DOCUMENTS ARE NOT PERMITTED AND WILL BE REJECTED WITHOUT REVIEW.

- 9. PART 2 PRODUCTS
 - a. ACTION SUBMITTALS
 - 1. GENERAL: PREPARE AND SUBMIT ACTION SUBMITTALS REQUIRED BY INDIVIDUAL SPECIFICATION SECTIONS.
- B. DELETE SUBPARAGRAPH BELOW IF NOT REQUIRED. IF RETAINED, DETERMINE WHETHER PAPER COPIES ARE STILL REQUIRED, SUCH AS FOR PROJECT RECORD DOCUMENTS.
 - 1. SUBMIT ELECTRONIC SUBMITTALS DIRECTLY TO EXTRANET SPECIFICALLY ESTABLISHED FOR PROJECT.
 - 2. ADDITIONAL COPIES MAY BE REQUIRED FOR EACH TYPE OF SUBMITTAL BELOW FOR PRODUCTS WITH A CONSTRUCTION MANAGER.
 - C. PRODUCT DATA: COLLECT INFORMATION INTO A SINGLE SUBMITTAL FOR EACH ELEMENT OF CONSTRUCTION AND TYPE OF PRODUCT OR EQUIPMENT.
 - 1. IF INFORMATION MUST BE SPECIALLY PREPARED FOR SUBMITTAL BECAUSE STANDARD PRINTED DATA ARE NOT SUITABLE FOR USE, SUBMIT AS SHOP DRAWINGS, NOT AS PRODUCT DATA.
 - 2. MARK EACH COPY OF EACH SUBMITTAL TO SHOW WHICH PRODUCTS AND OPTIONS ARE APPLICABLE.
 - 3. INCLUDE THE FOLLOWING INFORMATION, AS APPLICABLE:
 - a. MANUFACTURER'S WRITTEN RECOMMENDATIONS.
 - b. MANUFACTURER'S PRODUCT SPECIFICATIONS.
 - c. MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - d. STANDARD COLOR CHARTS.
 - e. MANUFACTURER'S CATALOG CUTS.
 - f. WIRING DIAGRAMS SHOWING FACTORY-INSTALLED WIRING.
 - g. PRINTED PERFORMANCE CURVES.
 - h. OPERATIONAL RANGE DIAGRAMS.
 - i. MILL REPORTS.
 - j. STANDARD PRODUCT OPERATION AND MAINTENANCE MANUALS.
 - k. COMPLIANCE WITH SPECIFIED REFERENCED STANDARDS.
 - l. TESTING BY RECOGNIZED TESTING AGENCY.
 - m. APPLICATION OF TESTING AGENCY LABELS AND SEALS.
 - n. NOTATION OF COORDINATION REQUIREMENTS.
 - 4. SUBMIT PRODUCT DATA BEFORE OR CONCURRENT WITH SAMPLES.
 - 5. NUMBER OF COPIES: SUBMIT THREE COPIES OF PRODUCT DATA, UNLESS OTHERWISE INDICATED. ARCHITECT WILL RETURN TWO COPIES. MARK UP AND RETAIN ONE RETURNED COPY AS A PROJECT RECORD DOCUMENT.
 - D. SHOP DRAWINGS: PREPARE PROJECT-SPECIFIC INFORMATION, DRAWN ACCURATELY TO SCALE. DO NOT BASE SHOP DRAWINGS ON REPRODUCTIONS OF THE CONTRACT DOCUMENTS OR STANDARD PRINTED DATA.
 - 1. PREPARATION: FULLY ILLUSTRATE REQUIREMENTS IN THE CONTRACT DOCUMENTS. INCLUDE THE FOLLOWING INFORMATION, AS APPLICABLE:
 - a. DIMENSIONS.
 - b. IDENTIFICATION OF PRODUCTS.
 - c. FABRICATION AND INSTALLATION DRAWINGS.
 - d. ROUGHING-IN AND SETTING DIAGRAMS.
 - e. WIRING DIAGRAMS SHOWING FIELD-INSTALLED WIRING, INCLUDING POWER, SIGNAL, AND CONTROL WIRING.
 - f. SHOP DRAWING MANUFACTURING INSTRUCTIONS.
 - g. TEMPLATES AND PATTERNS.
 - h. SCHEDULES.
 - i. DESIGN CALCULATIONS.
 - j. COMPLIANCE WITH SPECIFIED STANDARDS.
 - k. NOTATION OF COORDINATION REQUIREMENTS.
 - l. NOTATION OF DIMENSIONS ESTABLISHED BY FIELD MEASUREMENT.
 - m. RELATIONSHIP TO ADJOINING CONSTRUCTION CLEARLY INDICATED.
 - n. SEAL AND SIGNATURE OF PROFESSIONAL ENGINEER IF SPECIFIED.
 - o. WIRING DIAGRAMS: DIFFERENTIATE BETWEEN MANUFACTURER-INSTALLED AND FIELD-INSTALLED WIRING.
 - 2. SHEET SIZE: EXCEPT FOR TEMPLATES, PATTERNS, AND SIMILAR FULL-SIZE DRAWINGS, SUBMIT SHOP DRAWINGS ON SHEETS AT LEAST 8-1/2 BY 11 INCHES BUT NO LARGER THAN 18 BY 24 INCHES.
 - 3. RETAIN ONE OF TWO SUBPARAGRAPHS BELOW. FIRST SUBPARAGRAPH ASSUMES ARCHITECT AND CONTRACTOR WILL MAKE COPIES FROM OPAQUE PRINT.
 - 1. NUMBER OF COPIES: SUBMIT TWO OPAQUE (BOND) COPIES OF EACH SUBMITTAL. ARCHITECT WILL RETURN ONE COPY.
 - 2. NUMBER OF COPIES: SUBMIT THREE OPAQUE COPIES OF EACH SUBMITTAL, UNLESS COPIES ARE REQUIRED FOR OPERATION AND MAINTENANCE MANUALS. SUBMIT FIVE COPIES WHERE COPIES ARE REQUIRED FOR OPERATION AND MAINTENANCE MANUALS. ARCHITECT WILL RETAIN ONE COPY; REMAINDER WILL BE RETURNED. MARK UP AND RETAIN ONE RETURNED COPY AS A PROJECT RECORD DRAWING.
 - E. SAMPLES: SUBMIT SAMPLES FOR REVIEW OF KIND, COLOR, PATTERN, AND TEXTURE FOR A CHECK OF THESE CHARACTERISTICS WITH OTHER ELEMENTS AND FOR A COMPARISON OF THESE CHARACTERISTICS BETWEEN SUBMITTAL AND ACTUAL COMPONENT AS DELIVERED AND INSTALLED.

- 1. IDENTIFICATION: ATTACH LABEL ON UNEXPOSED SIDE OF SAMPLES THAT INCLUDES THE FOLLOWING:
 - a. GENERIC DESCRIPTION OF SAMPLE.
 - b. PRODUCT NAME AND NAME OF MANUFACTURER.
 - c. SAMPLE SOURCE.
 - d. NUMBER AND TITLE OF APPROPRIATE SPECIFICATION SECTION.
 - 3. DISPOSITION: MAINTAIN SETS OF APPROVED SAMPLES AT PROJECT SITE, AVAILABLE FOR QUALITY-CONTROL COMPARISONS THROUGHOUT THE COURSE OF CONSTRUCTION ACTIVITY. SAMPLE SETS MAY BE USED TO DETERMINE FINAL ACCEPTANCE OF CONSTRUCTION ASSOCIATED WITH EACH SET.
 - a. SAMPLES THAT MAY BE INCORPORATED INTO THE WORK ARE INDICATED IN INDIVIDUAL SPECIFICATION SECTIONS. SUCH SAMPLES MUST BE IN AN UNDAMAGED CONDITION AT TIME OF USE.
 - b. SAMPLES NOT INCORPORATED INTO THE WORK, OR OTHERWISE DESIGNATED AS OWNER'S PROPERTY, ARE THE PROPERTY OF CONTRACTOR.
 - 4. SAMPLES FOR INITIAL SELECTION: SUBMIT MANUFACTURER'S COLOR CHARTS CONSISTING OF UNITS OR SECTIONS OF UNITS SHOWING THE FULL RANGE OF COLORS, TEXTURES, AND PATTERNS AVAILABLE.
 - a. NUMBER OF SAMPLES: SUBMIT ONE FULL SET(S) OF AVAILABLE CHOICES WHERE COLOR, PATTERN, TEXTURE, OR SIMILAR CHARACTERISTICS ARE REQUIRED TO BE SELECTED FROM MANUFACTURER'S PRODUCT LINE. ARCHITECT WILL RETURN SUBMITTAL WITH OPTIONS SELECTED.
 - 5. SAMPLES FOR VERIFICATION: SUBMIT FULL-SIZE UNITS OR SAMPLES OF SIZE INDICATED, PREPARED FROM SAME MATERIAL TO BE USED FOR THE WORK, CURED AND FINISHED IN MANNER SPECIFIED, AND PHYSICALLY IDENTICAL WITH MATERIAL OR PRODUCT PROPOSED FOR USE, AND THAT SHOW FULL RANGE OF COLOR AND TEXTURE VARIATIONS EXPECTED. SAMPLES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: PARTIAL SECTIONS OF MANUFACTURED OR FABRICATED COMPONENTS; SMALL CUTS OR CONTAINERS OF MATERIALS; COMPLETE UNITS OF REPEITIVELY USED MATERIALS; SWATCHES SHOWING COLOR, TEXTURE, AND PATTERN; COLOR RANGE SETS; AND COMPONENTS USED FOR INDEPENDENT TESTING AND INSPECTION.
 - a. NUMBER OF SAMPLES: SUBMIT THREE SETS OF SAMPLES. ARCHITECT WILL RETAIN TWO SAMPLE SETS. REMAINDER WILL BE RETURNED.
 - 1) SUBMIT A SINGLE SAMPLE WHERE ASSEMBLY DETAILS, WORKMANSHIP, FABRICATION TECHNIQUES, CONNECTIONS, OPERATION, AND OTHER SIMILAR CHARACTERISTICS ARE TO BE DEMONSTRATED.
 - 2) IF VARIATION IN COLOR, PATTERN, TEXTURE, OR OTHER CHARACTERISTIC IS INDICATED IN MATERIAL OR PRODUCT REPRESENTED BY A SAMPLE, SUBMIT AT LEAST THREE SETS OF PAIRED UNITS THAT SHOW APPROXIMATE LIMITS OF VARIATIONS.

- R. DESIGN DATA: PREPARE WRITTEN AND GRAPHIC INFORMATION, INCLUDING, BUT NOT LIMITED TO, PERFORMANCE AND DESIGN CRITERIA, LIST OF APPLICABLE CODES AND REGULATIONS, AND CALCULATIONS. INCLUDE LIST OF ASSUMPTIONS AND OTHER PERFORMANCE AND DESIGN CRITERIA AND A SUMMARY OF LOADS. INCLUDE LOAD DIAGRAMS IF APPLICABLE. PROVIDE NAME AND VERSION OF SOFTWARE, IF ANY, USED FOR CALCULATIONS. INCLUDE PAGE NUMBERS.
- S. MANUFACTURER'S INSTRUCTIONS: PREPARE WRITTEN OR PUBLISHED INFORMATION THAT DOCUMENTS MANUFACTURER'S RECOMMENDATIONS, GUIDELINES, AND PROCEDURES FOR INSTALLING OR OPERATING A PRODUCT OR EQUIPMENT. INCLUDE NAME OF PRODUCT AND NAME, ADDRESS, AND TELEPHONE NUMBER OF MANUFACTURER. INCLUDE THE FOLLOWING, AS APPLICABLE:
 - 1. PREPARATION OF SUBSTRATES.
 - 2. REQUIRED SUBSTRATE TOLERANCES.
 - 3. SEQUENCE OF INSTALLATION OR ERECTION.
 - 4. REQUIRED INSTALLATION TOLERANCES.

- T. DESIGN DATA: PREPARE WRITTEN AND GRAPHIC INFORMATION, INCLUDING, BUT NOT LIMITED TO, PERFORMANCE AND DESIGN CRITERIA, LIST OF APPLICABLE CODES AND REGULATIONS, AND CALCULATIONS. INCLUDE LIST OF ASSUMPTIONS AND OTHER PERFORMANCE AND DESIGN CRITERIA AND A SUMMARY OF LOADS. INCLUDE LOAD DIAGRAMS IF APPLICABLE. PROVIDE NAME AND VERSION OF SOFTWARE, IF ANY, USED FOR CALCULATIONS. INCLUDE PAGE NUMBERS.
- U. MANUFACTURER'S INSTRUCTIONS: PREPARE WRITTEN OR PUBLISHED INFORMATION THAT DOCUMENTS MANUFACTURER'S RECOMMENDATIONS, GUIDELINES, AND PROCEDURES FOR INSTALLING OR OPERATING A PRODUCT OR EQUIPMENT. INCLUDE NAME OF PRODUCT AND NAME, ADDRESS, AND TELEPHONE NUMBER OF MANUFACTURER. INCLUDE THE FOLLOWING, AS APPLICABLE:
 - 1. PREPARATION OF SUBSTRATES.
 - 2. REQUIRED SUBSTRATE TOLERANCES.
 - 3. SEQUENCE OF INSTALLATION OR ERECTION.
 - 4. REQUIRED INSTALLATION TOLERANCES.

- V. DESIGN DATA: PREPARE WRITTEN AND GRAPHIC INFORMATION, INCLUDING, BUT NOT LIMITED TO, PERFORMANCE AND DESIGN CRITERIA, LIST OF APPLICABLE CODES AND REGULATIONS, AND CALCULATIONS. INCLUDE LIST OF ASSUMPTIONS AND OTHER PERFORMANCE AND DESIGN CRITERIA AND A SUMMARY OF LOADS. INCLUDE LOAD DIAGRAMS IF APPLICABLE. PROVIDE NAME AND VERSION OF SOFTWARE, IF ANY, USED FOR CALCULATIONS. INCLUDE PAGE NUMBERS.
- W. MANUFACTURER'S INSTRUCTIONS: PREPARE WRITTEN OR PUBLISHED INFORMATION THAT DOCUMENTS MANUFACTURER'S RECOMMENDATIONS, GUIDELINES, AND PROCEDURES FOR INSTALLING OR OPERATING A PRODUCT OR EQUIPMENT. INCLUDE NAME OF PRODUCT AND NAME, ADDRESS, AND TELEPHONE NUMBER OF MANUFACTURER. INCLUDE THE FOLLOWING, AS APPLICABLE:
 - 1. PREPARATION OF SUBSTRATES.
 - 2. REQUIRED SUBSTRATE TOLERANCES.
 - 3. SEQUENCE OF INSTALLATION OR ERECTION.
 - 4. REQUIRED INSTALLATION TOLERANCES.

- X. DESIGN DATA: PREPARE WRITTEN AND GRAPHIC INFORMATION, INCLUDING, BUT NOT LIMITED TO, PERFORMANCE AND DESIGN CRITERIA, LIST OF APPLICABLE CODES AND REGULATIONS, AND CALCULATIONS. INCLUDE LIST OF ASSUMPTIONS AND OTHER PERFORMANCE AND DESIGN CRITERIA AND A SUMMARY OF LOADS. INCLUDE LOAD DIAGRAMS IF APPLICABLE. PROVIDE NAME AND VERSION OF SOFTWARE, IF ANY, USED FOR CALCULATIONS. INCLUDE PAGE NUMBERS.
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architect revisions

STINSON AIRPORT PARKING LOTS

SAN ANTONIO, TEXAS

CITY OF SAN ANTONIO

project number 1606
date 12.22.16

checked by Checker
sheet number

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BEATY PALMER ARCHITECTS

SECTION 01400 – TESTING LABORATORY SERVICES

PART 1 - GENERAL

0.1 REQUIREMENTS INCLUDED

- A. The Owner shall employ and pay for the services of an Independent Testing Consulting Engineer to perform services and testing for compliance with Chapter 17 of the 2006 International Building Code with local amendments adopted by the City of San Antonio.

0.2 RELATED REQUIREMENTS

- A. General Conditions: Inspections, testing, and approvals required by public authorities.
- B. Section 01770 - Contract Closeout: Record Documents.
- C. Individual Specifications Sections: Inspections and tests required, and standards for testing.

0.3 REFERENCES

- A. ANSI/ASTM D3740 - Practice for Evaluation of Agencies Engaged in Testing and/or Inspection of Soil and Rock as Used in Engineering Design and Construction.
- B. ANSI/ASTM E329 - Standard Recommended Practice for Inspection and Testing Agencies for Concrete, Steel, and Bituminous Materials as Used in Construction.

0.4 QUALITY ASSURANCE

- A. Comply with requirements of ANSI/ASTM E329 and ANSI/ASTM D3740.
- B. Laboratory shall maintain a full-time registered Engineer on staff for review services.
- C. Laboratory shall be authorized to operate in the State of Texas.
- D. Testing equipment shall be calibrated at reasonable intervals with devices of an accuracy traceable to either NBS Standards or accepted values of natural physical constants.

0.5 LABORATORY RESPONSIBILITIES

- A. Test samples submitted by Contractor.
- B. Provide qualified trained personnel at site after due notice; cooperate with Architect/Engineer and Contractor in performance of services.
- C. Perform specified inspection, sampling, and testing of products in accordance with specified standards.
- D. Ascertain compliance of materials and mixes with requirements of Contract Documents.
- E. Promptly notify Architect/Engineer and Contractor of observed irregularities or non-conformance of Work or products.
- F. Perform additional inspections and tests required by Architect/Engineer.
- G. Attend pre-construction conferences and progress meetings as required by Architect/Engineer.
- H. Review trenching and excavation program submitted by Contractor.

1.7 LABORATORY REPORTS

- A. After each inspection and test, promptly submit two copies of laboratory report to Architect/Engineer, one copy to Contractor, and one to the testing laboratory's record documents file. Include:
 1. Date issued
 2. Project title and number
 3. Testing laboratory name and address and telephone number
 4. Name of inspector
 5. Record of temperature and weather conditions
 6. Date and time of sampling or inspection
 7. Identification of product and specifications section
 8. Location in the project
 9. Type of inspection or test
 10. Date of test
 11. Results of tests, and conformance with Contract Documents
- B. When requested by Architect/Engineer, provide interpretation of test results.

1.8 LIMITS ON TESTING LABORATORY AUTHORITY

- A. Laboratory may not lease, revoke, alter, or enlarge on requirements of Contract Documents.
- B. Laboratory may not approve or accept any portion of the Work.
- C. Laboratory may not assume any duties of Contractor.
- D. Laboratory has no authority to stop Work.

1.9 CONTRACTOR RESPONSIBILITIES

- A. Deliver to laboratory or test location at designated location adequate samples of materials proposed to be used which require testing.
- B. Cooperate with laboratory personnel, and provide access to Work and to manufacturer's facilities.
- C. Provide incidental labor and facilities to provide access to Work to be tested, to obtain and handle samples at the site or at source of products to be tested, to facilitate tests and inspections, and for storage and curing of test samples.
- D. Notify Architect/Engineer and laboratory 24 hours prior to expected time for operations requiring inspection and testing services.
- E. Employ and pay for the services of a qualified independent Testing Laboratory, approved by the Architect/Engineer to perform additional inspections, sampling and testing required for:
 1. The Contractor's convenience.
 2. Developing mix design and testing of each design for each different strength or type specified.
- F. Pay for the services of the laboratory to perform additional inspections, sampling and testing required when initial tests indicate Work does not comply with Contract Documents.

END OF SECTION

SECTION 01600 – PRODUCT REQUIREMENTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SECTION INCLUDES

- A. Products.
- B. Transportation and handling.
- C. Storage and protection.
- D. Product options.
- E. Substitutions.
- F. Products list.
- G. Systems demonstration.

1.3 PRODUCTS

- A. Products: Means new material, machinery, components, equipment, fixtures, and systems forming the Work. Does not include machinery and equipment used for preparation, fabrication, conveying and erection of the Work. Products may also include existing materials or components required for reuse.
- B. Do not use materials removed from existing premises, except as specifically permitted by the Contract Documents.
- C. Provide interchangeable components of the same manufacturer, for similar components.
- D. Unless otherwise indicated, all materials and products shall be new and of the manufacturer's latest design.

- E. Do not install, employ or use materials which contain zinc chromate or asbestos in any form in the construction of this project.

- F. Do not install, employ or use materials which contain lead (unless specifically noted) in any form in the construction of this project.

- G. Prepare all surfaces and install all Work in accordance with the manufacturer's printed instructions unless specifically noted otherwise.

1.4 TRANSPORTATION AND HANDLING

- A. Transport, handle and deliver products by methods to avoid product damage and in accordance with manufacturer's instructions. Deliver in undamaged condition in manufacturer's unopened containers or packaging, dry, with identifying labels intact and legible.

- B. Promptly inspect shipments to assure that products comply with requirements, quantities are correct, and products are undamaged.

- C. Provide equipment and personnel to handle products by methods to prevent soiling, disfigurement, or damage.

- D. Clearly mark partial deliveries of component parts of equipment.

1.5 STORAGE AND PROTECTION

- A. Store and protect products in accordance with manufacturer's instructions, with seals and labels intact and legible. Store moisture sensitive products in weather-tight, climate controlled enclosures.

- B. For exterior storage of fabricated products, place on sloped supports, above ground. Cover products subject to deterioration with impervious sheet covering. Provide ventilation to avoid condensation.

- D. Store loose granular materials on solid flat surfaces in a well-drained area. Prevent mixing with foreign matter.

- E. Provide equipment and personnel to store products by methods to prevent soiling, disfigurement, or damage.

- F. Arrange storage of products to permit access for inspection. Periodically inspect to assure products are undamaged and are maintained under specified conditions.

- G. Do not store finish materials or lighting fixtures in building until building is weather-tight.

- H. Provide off-site storage and protection when site does not permit on-site storage or protection.

1.6 PRODUCT OPTIONS

- A. Products Specified by Reference Standards or by Description Only: Any product meeting those standards or description.

- B. Products specified by naming one or more manufacturers: Products of manufacturers named and meeting specifications.

- C. Product Specified by naming one or more manufacturer only: product of named manufacturer.

1.7 PRODUCTS LIST

- A. Within 10 days after date of Owner/Contractor Agreement, transmit three copies of a list of major products proposed for installation, including name of manufacturer.

- B. Tabulate products by Specifications section number, title, and Article number.

- C. For products specified only by reference standards, give manufacturer, trade name, model or catalog designation, and reference standards.

- D. Architect/Engineer will reply in writing, with reasonable promptness, stating whether there is reasonable objection to any listed item/s. Failure to object to a listed item shall not constitute a waiver of requirements of Contract Documents.

1.8 SUBSTITUTIONS

- A. During the Bidding Phase of the project, the Architect/Engineer will consider requests for substitutions at no cost. Requests for substitutions must be submitted no later than 10 days prior to bid. Acceptable substitution's will be issued to all.

- B. After bid date, substitutions will not be considered except when the Contractor can demonstrate one or more of the following conditions exist:
 1. The specified product is no longer manufactured.
 2. The specified product is not available, through no fault of the Contractor.
 3. The Specified product will not function properly, through no fault of the Contractor.

- C. Document each request with complete data and samples substantiating compliance of proposed Substitution with Contract Documents. Include:
 1. Comparison of the qualities of the proposed substitution with that of the specified material.
 2. Changes required in other elements of the Work because of the substitution.
 3. Effect on the construction schedule, if any.
 4. Cost data comparing the proposed substitution with the Product specified.
 5. Any required license fees or royalties.
 6. Availability of maintenance service, and source of replacement materials.
 7. For substitution requests after bid date, also submit documentation supporting specified products unavailability or inappropriateness.

- D. A request constitutes a representation that the Bidder/Contractor:
 1. Has investigated proposed product and determined that it meets or exceeds the quality level of the specified product.
 2. Will provide the same warranty for the Substitution as for the specified product.
 3. Will coordinate installation and make changes to other Work which may be required for the Work to be complete with no additional cost to Owner.
 4. Waives claims for additional costs or time extension which may subsequently become apparent.
 5. Will reimburse Owner for review or redesign services associated with re-approval by authorities.
 6. Will be responsible for all costs incurred by all trades which result from each substitution of material or equipment.
 7. Agrees that, should a substitution be accepted and this substitution prove within the Guarantee Period to be defective or otherwise unsatisfactory for service for which it was intended, the Contractor shall replace defective material with material originally specified at no additional cost.

- E. Substitutions will not be considered when they are indicated or implied on shop drawings or product data submittals, without separate written request, or when acceptance will require substantial revisions to the Contract Documents.

- F. Substitution Submittal Procedure:
 1. Submit three copies of Request for Substitution for consideration. Limit each request to one proposed product or material Substitution.
 2. Submit shop drawings, product data, and certified test results attesting to the proposed product equivalence.
 3. The Architect/Engineer will notify Contractor, in writing, of decision to accept or reject request.

1.9 QUALITY ASSURANCE

- A. Compatibility of Options: If Contractor is given option of selecting between two or more products for use on Project, product selected shall be compatible with products previously selected, even if previously selected products were also options.
 1. Each contractor is responsible for providing products and construction methods compatible with products and construction methods of other contractors.
 2. If a dispute arises between contractor over concurrently selectable but incompatible products, Architect will determine which products shall be used.

1.10 SYSTEMS DEMONSTRATION

- A. Prior to final inspection, demonstrate operation of each system to Architect/Engineer and Owner.

- B. Instruct Owner's personnel in operation, adjustment, and maintenance of equipment and systems, using the operation and maintenance data as the basis of instruction.

END OF SECTION 01600

SECTION 01731 - CUTTING AND PATCHING

This Section uses the term "Architect." Change this term to match that used to identify the design professional as defined in the General and Supplementary Conditions.

Verify that Section titles referenced in this Section are correct for this Project's Specifications: Section titles may have changed.

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes procedural requirements for cutting and patching.
- B. Related Sections include the following:

List below only procedures that the reader might expect to find in this Section but are specified elsewhere.

Delete subparagraph below if alterations are not required and Division 1 Section "Selective Demolition" is not used.

- 1. Division 1 Section "Selective Demolition" for demolition of selected portions of the work.

First subparagraph below is appropriate to items in many other Sections. See Evaluations.

- 2. Divisions 2 through 16 Sections for specific requirements and limitations applicable to cutting and patching individual parts of the Work.

1.3 DEFINITIONS

- A. Cutting: Removal of in-place construction necessary to permit installation or performance of other Work.

- B. Patching: Fitting and repair work required to restore surfaces to original conditions after installation of other Work.

1.4 SUBMITTALS

Delete this Article if not required. Revise below to include other submittal requirements. See Evaluations.

- A. Cutting and Patching Proposal: Submit a proposal describing procedures at least 10 days before the time cutting and patching will be performed, requesting approval to proceed. Include the following information:
 1. Extent: Describe cutting and patching, show how they will be performed, and indicate why they cannot be avoided.
 2. Changes to In-Place Construction: Describe anticipated results. Include changes to structural elements and operating components as well as changes in building's appearance and other significant visual elements.
 3. Products: List products to be used as firms or entities that will perform the Work.
 4. Dates: Indicate when cutting and patching will be performed.

Delete subparagraph below if utility services or mechanical/electrical systems are not affected by cutting and patching. Revise to suit Project.

- 5. Utility Services and Mechanical/Electrical Systems: List services/systems that cutting and patching procedures will disturb or affect. List services/systems that will be relocated and those that will be temporarily out of service. Indicate how long services/systems will be disrupted.

First subparagraph below shifts responsibility for cutting and patching structural work from Architect to Contractor. Revise to suit Project and local regulations. Be careful not to violate state laws or public policy, which may require Structural Engineer to take responsibility.

- 6. Structural Elements: Where cutting and patching involve adding reinforcement to structural elements, submit details and engineering calculations showing integration of reinforcement with original structure. Details and calculations shall bear the professional seal and signature of the Contractor's structural engineering consultant.

- 7. Architect's Approval: Obtain approval of cutting and patching proposal before cutting and patching. Approval does not waive right to later require removal and replacement of unsatisfactory work.

1.5 QUALITY ASSURANCE

This Article contains requirements that expand provisions contained in AIA Document A201.

- A. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-deflection ratio.

- B. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety. Operating elements include the following:
 1. Communication systems.
 2. Electrical wiring systems.

- C. Miscellaneous Elements: Do not cut and patch miscellaneous elements or related components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety. Miscellaneous elements include but are not limited to the following:
 1. Water, moisture, or vapor barriers.
 2. Membranes and flashings.
 3. Equipment supports.
 4. Piping, ductwork, vessels, and equipment.

- D. Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.

Normally delete paragraph below. Revise if cutting and patching are extensive or if careful coordination between several trades is necessary to avoid conflicts.

- E. Cutting and Patching Conference: Before proceeding, meet at Project site with parties involved in cutting and patching, including mechanical and electrical trades. Review areas of potential interference and conflict. Coordinate procedures and resolve potential conflicts before proceeding.

1.6 WARRANTY

Delete this Article if no warranties exist that would be affected.

- A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during cutting and patching operations, by methods and with materials so as not to void existing warranties.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. General: Comply with requirements specified in other Sections.
- B. In-Place Materials: Use materials identified to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.
 1. If identical materials are unavailable or cannot be used, use materials that, when installed, will match the visual and functional performance of in-place materials.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Examine surfaces to be cut and patched and conditions under which cutting and patching are to be performed.
 1. Compatibility: Before patching, verify compatibility with and suitability of substrates, including compatibility with in-place finishes or primers.
 2. Proceed with installation only after unsafe or unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Temporary Support: Provide temporary support of Work to be cut.
- B. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.

- C. Adjoining Areas: Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.

Retain paragraph below where Owner continues to occupy other portions of an existing facility.

- D. Existing Utility Services and Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting.

3.3 PERFORMANCE

- A. General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.
 1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.

- B. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
 1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots as small as possible, neatly to size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
 2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
 3. Concrete & Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
 4. Excavating and Backfilling: Comply with requirements in applicable Division 2 Sections where required by cutting and patching operations.

Revise subparagraph below to suit Project.

- 5. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.

Retain subparagraph below if required to prevent multiple cutting and patching in the same area. Add specific requirements for multiple contracts and special conditions requiring coordination.

- 6. Proceed with patching after construction operations requiring cutting are complete.

C. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Follow materials and comply with installation requirements specified in other Sections.

- 1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate integrity of installation.

- 2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.
 - a. Clean piping, conduit, and similar features before applying paint or other finishing materials.
 - b. Restore damaged pipe covering to its original condition.

Insert specific refinishing requirements for floors, walls, and ceilings. Revise subparagraph and associated subparagraph below to suit Project.

- D. Cleaning: Clean areas and spaces where cutting and patching are performed. Completely remove paint, mortar, oils, putty, and similar materials.

Insert specific installation requirements if not specified elsewhere. Specific installation requirements are better specified in individual Sections.

END OF SECTION

SECTION 05500 – METAL FABRICATIONS

PART 1 GENERAL

1.1 WORK INCLUDED

- A. All metal fabrications shall be hot-dip galvanized per ASTM standards stipulated below.

1.2 QUALITY ASSURANCE

- A. Perform all shop and field welding required in connection with the work of this Section, adhering strictly to the current pertinent recommendations of American Welding Society.

PART 2 PRODUCTS

2.1 MATERIALS

- A. Basic Materials:
 1. Structural Steel: ASTM A36
 2. Steel Plate: ASTM A293
 3. Steel Sheet: ASTM A366
 4. Steel Pipe: ASTM A53, Grade B, Schedule 40
 5. Specification for Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes: ASTM A500.
 6. Specification for Hot-Formed Welded and Seamless Carbon Steel Structural Tubing: ASTM A501.

- B. Fastenings:
 1. General: Furnish bolts, nuts, screws, clips, washers, and other fastenings necessary for proper erection of items specified herein.
 2. Exposed Screws: Phillip's flat head, countersunk, unless noted otherwise.
 3. Bolts and Nuts: ASTM 307, American National Course Thread Series, regular hexagonal type.
 4. Washers: American Standard B27, Type B.
 5. Standard Specification for Carbon and Alloy Steel Nuts: ASTM A 563.

C. Hot-Dip Galvanizing

- 1. ASTM A123/A 123M-2000 - Specification For Zinc (Hot-Dip Galvanized) Coatings On Iron And Steel Products.

- 2. ASTM A 143 - Practice For Safeguarding Against Embrittlement Of Hot-Dip Galvanized Structural Steel Products And Procedure For Detecting Embrittlement.

- 3. ASTM A 153 / A 153 M - Specification For Zinc Coating (Hot-Dip) On Iron And Steel Hardware.

- 4. ASTM A 384 - Practice For Safeguarding Against Warpage And Distortion During Hot-Dip Galvanizing Of Steel Assemblies.

- 5. ASTM A 385 - Practice For Providing High-Quality Zinc Coatings (Hot-Dip).

- 6. ASTM A 780 - Practice For Repair Of Damaged And Uncoated Areas Of Hot-Dip Galvanized Coatings.

- 7. ASTM E376-89 Standard Practice For Measuring Coating Thickness By Magnetic-Field Or Eddy-Current (Electromagnetic) Test Methods.

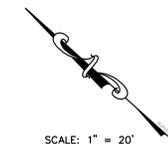
- 8. ASTM B 6 - Specification For Zinc.

- 9. ASTM D6386-99 - Practice For Preparation Of Zinc (Hot-Dip Galvanized) Coated Iron And Steel Products And Hardware Surfaces For Painting.

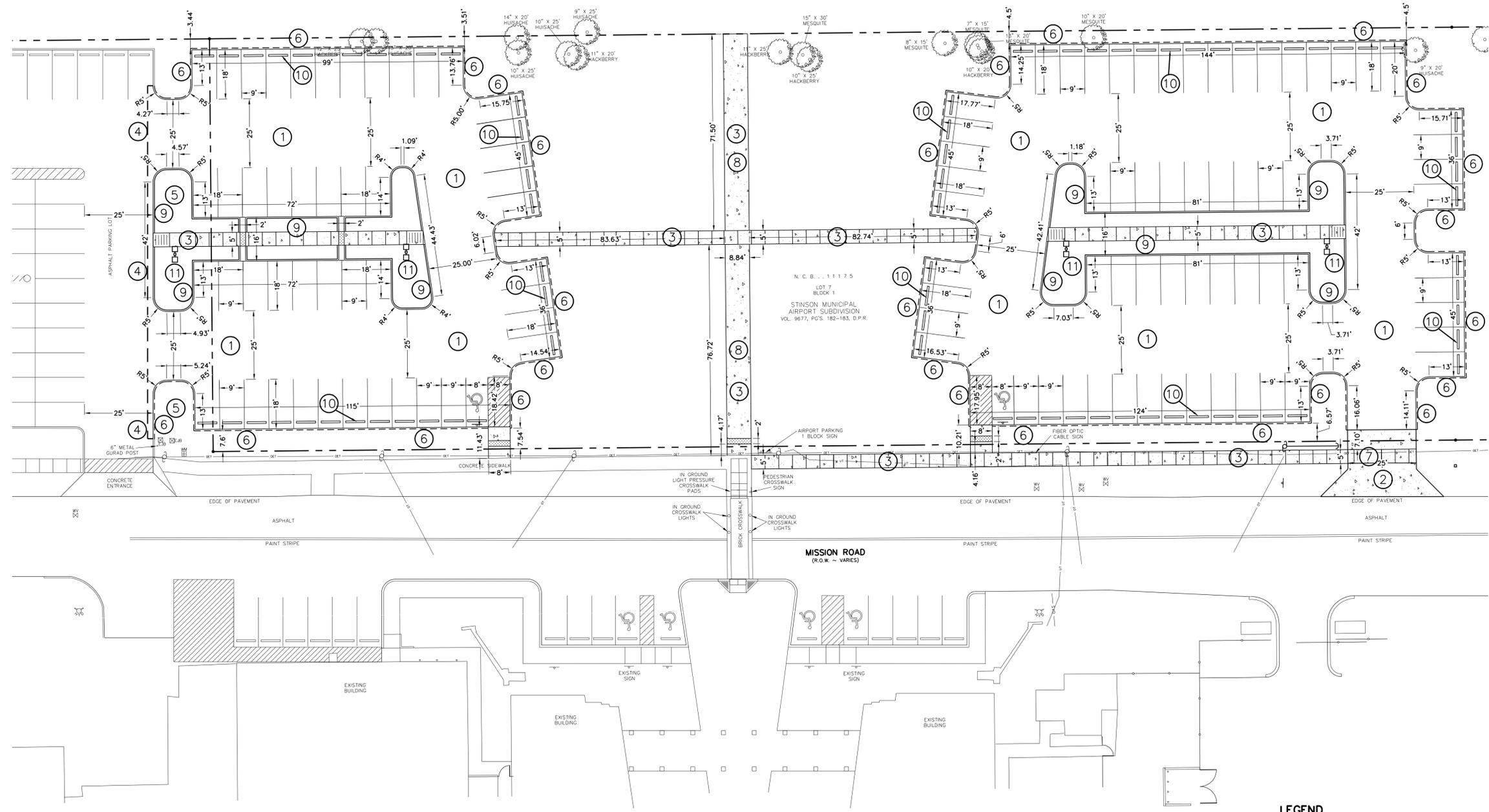
FABRICATION OF PRODUCTS

- A. Field Measurements: Prior to fabrication of items make required field measurements for correct fit.

- B. General:
 1. Form metal work to shape and size with sharp lines, angles and arises. Shearing and punching shall leave clean, true lines, and abrasive-free surfaces and edges. Thickness of metal, details of metal, details of assembly and support shall give ample strength and stiffness for intended purpose.
 2. Include supplementary parts necessary to complete each item, though work is not definitely shown or specified.
 3. Wherever possible, shop fit and assemble work to eliminate field jointing. Fit jointing and intersections of metals accurately and tightly with adequate fastening.
 4. Make trim longest lengths possible, locate joints symmetrically. Fit adjacent pieces with hairline joints and aligned surfaces. Space exposed screws evenly and symmetrically. Miter corners and angles of exposed moldings and frames.
 5. Perform hot dip galvanizing in manner that will no warp



SCALE: 1" = 20'



SPECIFICATIONS

AS A MINIMUM THE FOLLOWING CITY OF SAN ANTONIO STANDARD SPECIFICATIONS SHALL APPLY TO THE SITE CIVIL WORK. MEASUREMENT AND PAYMENT PROVISIONS MAY BE MODIFIED BY THE CONTRACT DOCUMENTS. REFER TO LANDSCAPE ELECTRICAL AND ARCHITECTURAL PLANS FOR ADDITIONAL REQUIREMENTS.

ITEM 101 - PREPARING RIGHT OF WAY
 ITEM 103 - REMOVE CONCRETE
 ITEM 104 - STREET EXCAVATION
 ITEM 105 - CHANNEL EXCAVATION
 ITEM 200 - FLEXIBLE BASE
 ITEM 202 - PRIME COAT
 ITEM 203 - TACK COAT
 ITEM 205 - HOT MIX ASPHALTIC CONCRETE PAVEMENT
 ITEM 209 - CONCRETE PAVEMENT
 ITEM 300 - CONCRETE
 ITEM 301 - REINFORCING STEEL
 ITEM 302 - METAL FOR STRUCTURES
 ITEM 303 - WELDED WIRE FLAT SHEETS
 ITEM 500 - CONCRETE CURB, GUTTER, AND CONCRETE CURB AND GUTTER
 ITEM 504 - CONCRETE MEDIANS AND ISLANDS
 ITEM 531 - SIGNS
 ITEM 535 - HOT APPLIED THERMOPLASTIC PAVEMENT MARKINGS
 ITEM 540 - TEMPORARY EROSION, SEDIMENTATION AND WATER POLLUTION PREVENTION AND CONTROL

KEYED NOTES

- ① ASPHALT PAVEMENT. REFER TO SHEET C4.0 CIVIL DETAILS FOR ASPHALTIC PAVEMENT SECTION.
- ② CONCRETE DRIVE.
- ③ CONCRETE SIDEWALK. REFER TO SHEET C4.0 CIVIL DETAILS FOR CONCRETE SIDEWALK DETAIL.
- ④ SAWCUT AND MATCH EXISTING PAVEMENT.
- ⑤ REMOVE EXISTING ASPHALT FOR NEW ISLAND. SEE LANDSCAPE'S PLANS FOR ADDITIONAL REQUIREMENTS.
- ⑥ FLUSH CURB. REFER TO SHEET C4.0 CIVIL DETAILS FOR MACHINE LAID FLUSH CURB DETAIL.
- ⑦ MAINTAIN SIDEWALK JOINT PATTERN ACROSS APPROACH. REFER TO SHEET C4.0 CIVIL DETAILS FOR JOINT DETAILS.
- ⑧ SEE ARCHITECTURE'S PLANS FOR SCORING REQUIREMENTS AND LOCATION.
- ⑨ STANDARD CURB. REFER TO SHEET C4.0 CIVIL DETAILS FOR STANDARD CURB DETAIL.
- ⑩ WHEEL STOP. REFER TO SHEET C4.0 CIVIL DETAILS FOR CONCRETE WHEEL STOP DETAIL.
- ⑪ LIGHT STANDARD. SEE MEP PLANS.

LEGEND

	EXISTING CLEANOUT
	PROPOSED CLEANOUT
	EXISTING ELECTRICAL MANHOLE
	EXISTING COMMUNICATION MANHOLE
	EXISTING LIGHT STANDARD
	EXISTING GRATE INLET
	EXISTING JUNCTION BOX
	EXISTING IRRIGATION CONTROL VALVE
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING ELECTRIC PANEL
	ELECTRICAL JUNCTION BOX
	ELECTRICAL PULL BOX
	BENCHMARK
	EXISTING FIRE HYDRANT
	EXISTING STORM DRAIN OR PIPE CULVERT
	PROPOSED STORM DRAIN OR FRENCH DRAIN PIPE
	EXISTING SWALE
	PROPOSED GRADE BREAK
	EXISTING CONTOURS
	PROPOSED CONTOURS

DIMENSION PLAN

DESIGNED BY: ADL
 DRAWN BY: VV
 DATE: 12/22/16
 JOB NO.: E0416005

CIVIL ENGINEERING CONSULTANTS
 D O N D U R D E N , I N C .
 11550 I.H. 10 WEST, SUITE 395
 SAN ANTONIO, TEXAS 78230
 P) 210.641.9999
 F) 210.641.6440
 Email: cec@cectexas.com



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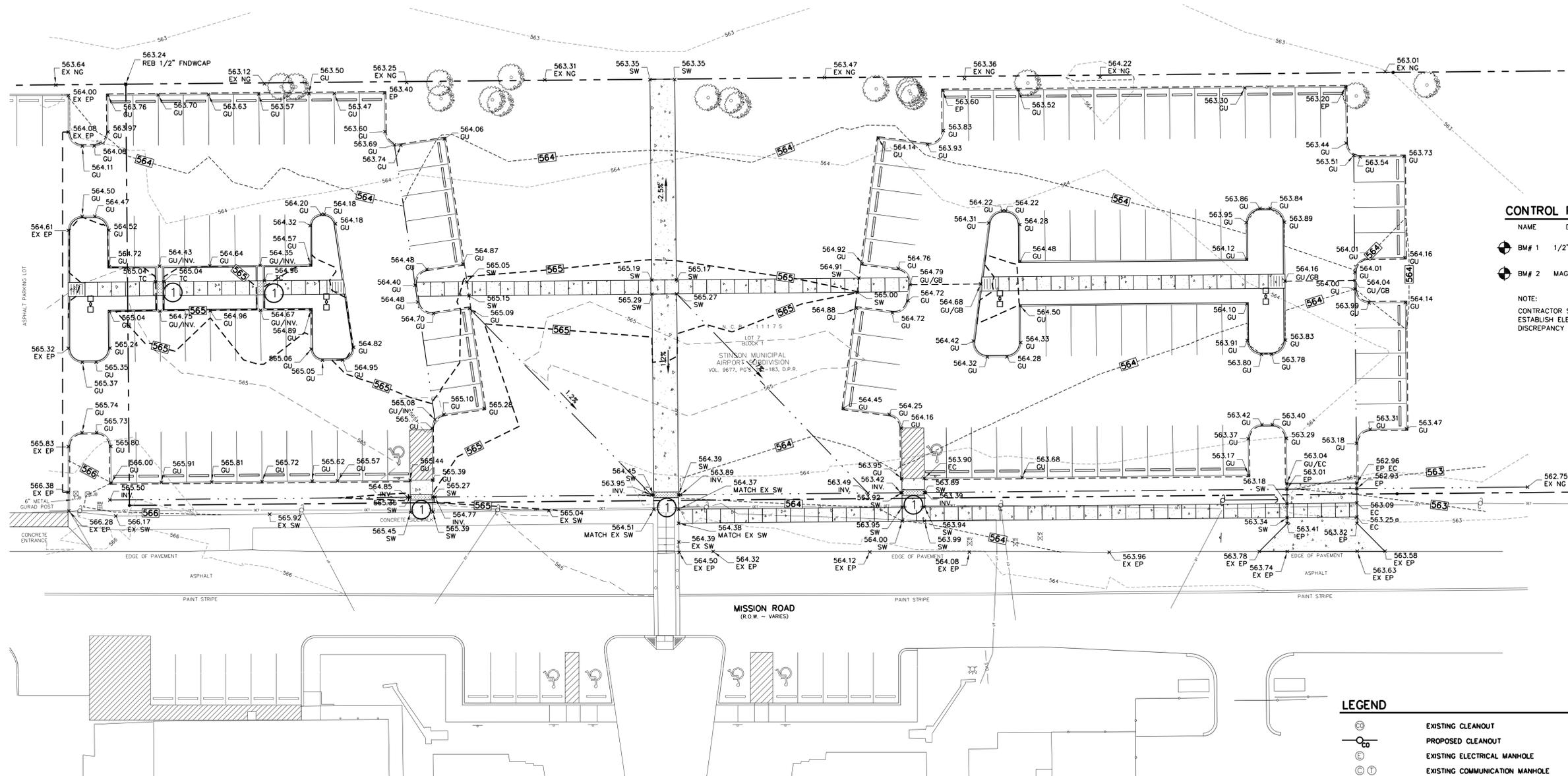
REV	DATE	DESCRIPTION

STINSON AIRPORT
 STINSON AIRPORT PARKING
 LOT ADDITION
 SAN ANTONIO, TEXAS

SHEET NO.
 C1.0

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SCALE: 1" = 20'

CONTROL POINT INFO

NAME	DESCRIPTION	ELEVATION	POINT NUMBER
BM# 1	1/2" REBAR W/ CAP	563.24'	2001
BM# 2	MAGNESIUM NAIL	564.60'	901

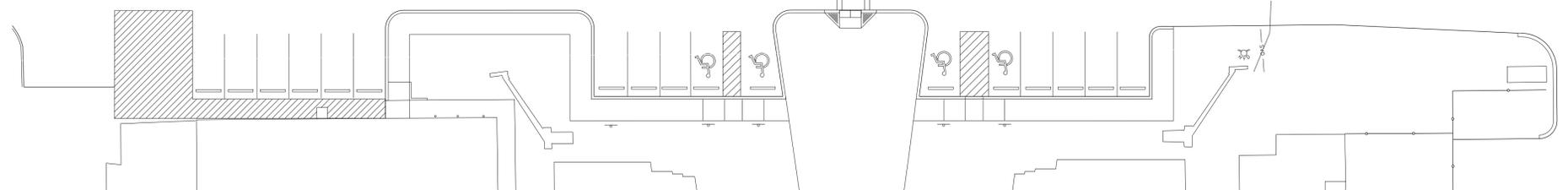
NOTE:
CONTRACTOR SHALL USE A MINIMUM OF TWO CONTROL POINTS TO ESTABLISH ELEVATIONS. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCY PRIOR TO SETTING OF FORMS OR LAYING OF PIPE.

DESIGNED BY: ADL
DRAWN BY: VV
DATE: 12/22/16
JOB NO.: EO416005

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KEYED NOTES

1 2" SIDEWALK DRAIN. REFER TO SHEET C4.0 CIVIL DETAILS FOR SIDEWALK DRAIN DETAIL. PROVIDE 12" x 6" TOE DOWN ON SIDEWALK FOR 4' EITHER SIDE OF DRAIN.

LEGEND

- EXISTING CLEANOUT
- PROPOSED CLEANOUT
- EXISTING ELECTRICAL MANHOLE
- EXISTING COMMUNICATION MANHOLE
- EXISTING LIGHT STANDARD
- EXISTING GRATE INLET
- EXISTING JUNCTION BOX
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRIC PANEL
- ELECTRICAL JUNCTION BOX
- ELECTRICAL PULL BOX
- BENCHMARK
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN OR PIPE CULVERT
- PROPOSED STORM DRAIN OR FRENCH DRAIN PIPE
- EXISTING SWALE
- PROPOSED GRADE BREAK
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- INVERT
- NATURAL GROUND
- GRADE BREAK
- GUTTER
- PAINT STRIPE
- SIDEWALK
- REBAR FOUND WITH CAP

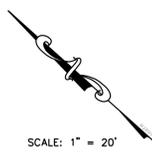
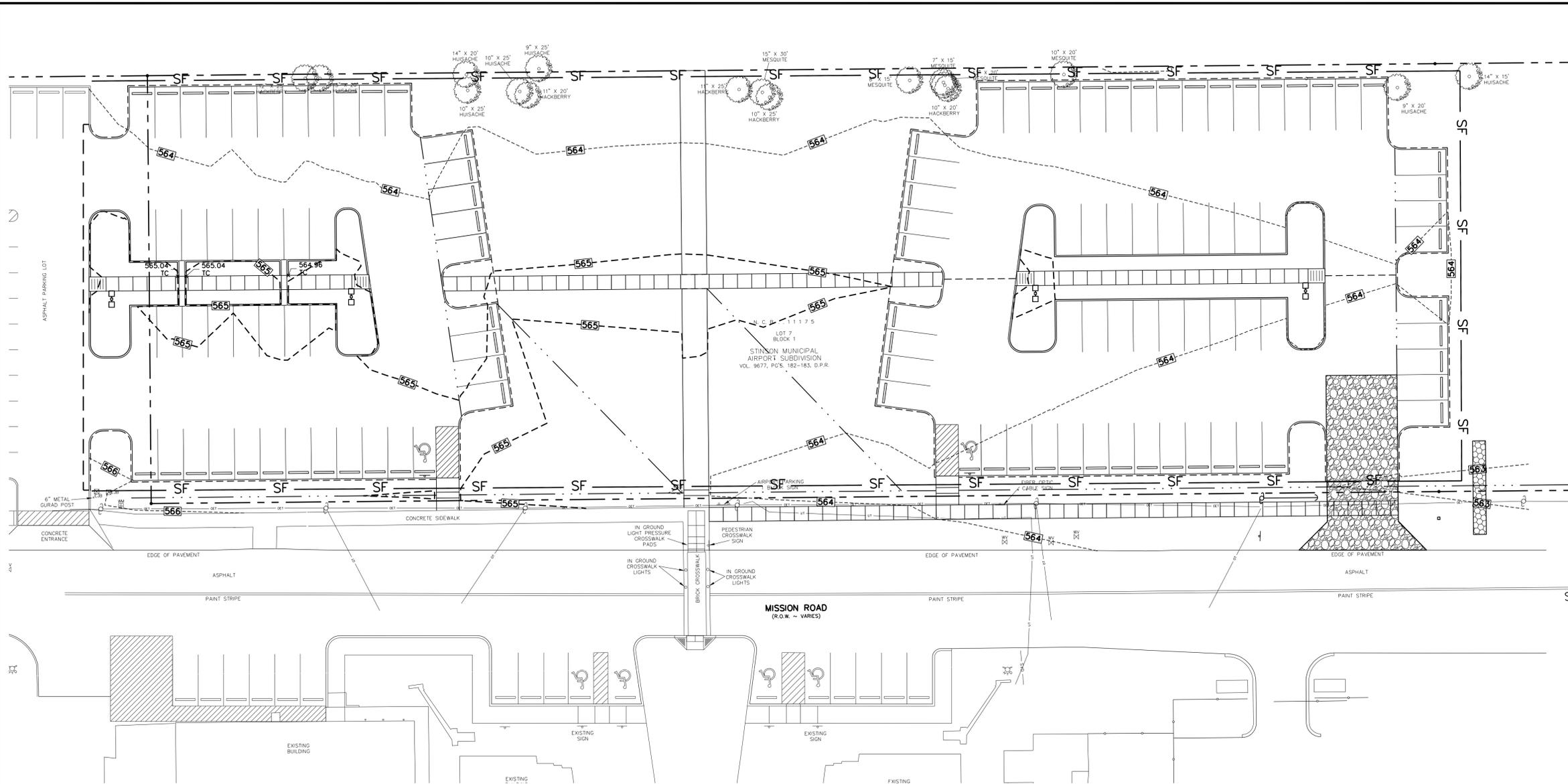
REV	DATE	DESCRIPTION

STINSON AIRPORT
STINSON AIRPORT PARKING
LOT ADDITION
SAN ANTONIO, TEXAS

SHEET NO.
C2.0

GRADING PLAN

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SCALE: 1" = 20'

SWPPP LEGEND

- SF SILT FENCE
- ROCK BERM
- GRAVEL FILTER BAGS
- CONSTRUCTION ENTRANCE/EXIT

SWPPP NOTES:

1. THE CONTRACTOR WILL BE REQUIRED TO POST A SITE NOTICE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS NPDES GENERAL PERMIT PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL INSTALL SWPPP MEASURES PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL MAINTAIN RECORDS OF THE INSTALLATION, MODIFICATION AND REMOVAL OF SWPPP MEASURES.
4. THE CONTRACTOR MAY UTILIZE OTHER MEASURES TO LIMIT EROSION AND TRANSPORT OF SEDIMENT AND OTHER ITEMS FROM THE SITE.
5. SWPPP MEASURES SHALL BE INSTALLED SO AS NOT TO INTERFERE WITH NORMAL OPERATIONS OF THE FACILITY.

SITE DESCRIPTION

PROJECT LOCATION:
STINSON AIRPORT

PROJECT DESCRIPTION:
PARKING LOT ADDITION

MAJOR SOIL DISTURBING ACTIVITIES:
SITE GRADING AND PAVING.

TOTAL PROJECT AREA: 1.75 Acres
TOTAL AREA TO BE DISTURBED: 1.65 Acres
WEIGHTED RUNOFF COEFFICIENT (AFTER CONSTRUCTION): 0.95

EXISTING CONDITION OF SOIL AND VEGETATIVE COVER AND % OF EXISTING VEGETATIVE COVER:
SITE IS COVERED WITH TREES AND GRASS.

NAME OF RECEIVING WATERS:
SAN ANTONIO RIVER.

EROSION AND SEDIMENT CONTROLS

SOIL STABILIZATION PRACTICES:

- TEMPORARY SEEDING
- PERMANENT PLANTING, SODDING, OR SEEDING
- MULCHING
- SOIL RETENTION BLANKET
- BUFFER ZONES
- PRESERVATION OF NATURAL RESOURCES

OTHER:

STRUCTURAL PRACTICES:

- SILT FENCES
- HAY BALES
- ROCK BERMS
- DIVERSION, INTERCEPTOR, OR PERIMETER DIKES
- DIVERSION, INTERCEPTOR, OR PERIMETER SWALES
- DIVERSION DIKE AND SWALE COMBINATIONS
- PIPE SLOPE DRAWS
- PAVED FLUMES
- ROCK BEDDING AT CONSTRUCTION EXIT
- TIMBER MATING AT CONSTRUCTION EXIT
- CHANNEL LINERS
- SEDIMENT TRAPS
- SEDIMENT BASINS
- STORM INLET SEDIMENT TRAP
- STONE OUTLET STRUCTURES
- CURBS AND GUTTERS
- STORM SEWERS
- VELOCITY CONTROL DEVICES
- GRAVEL FILTER BAGS

OTHER:

NARRATIVE - SEQUENCE OF CONSTRUCTION (STORM WATER MANAGEMENT) ACTIVITIES:

PHASE I:
1. Site grading

PHASE II:
1. Site Paving

PHASE III:
1. Landscaping

PHASE IV:

PHASE V:

OTHER EROSION & SEDIMENT CONTROLS:

MAINTENANCE:
All erosion and sediment controls will be maintained in good working order. If a repair is necessary, it will be done at the earliest date possible, but no later than 7 calendar days after the surrounding exposed ground has dried sufficiently to prevent further damage from heavy equipment. The areas adjacent to drainage ways shall have priority followed by devices protecting storm sewer inlets.

INSPECTION:
An inspection will be performed by the owner or contractor's representative every week, as well as after every half inch or more of rain (as recorded on a non-feeding rain gauge to be located at the Project Site). An Inspection and Maintenance Report will be made per each inspection. Based on the inspection results, the controls shall be revised per the inspection report.

WASTE MATERIALS:
All waste materials will be collected and stored in a securely lidded metal dumpster. The dumpster will meet all state and local city solid waste management regulations. All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied as necessary or as required by local regulations and the trash will be hauled to a local dump. No construction waste material will be buried on site.

HAZARDOUS WASTE (INCLUDING SPILL REPORTING):
At a minimum, any products in the following categories are considered to be hazardous: paints, acids for cleaning, masonry surfaces, cleaning solvents, asphalt products, chemical additives for soil stabilization or concrete curing compounds & additives. In the event of a hazardous material spill, the spill coordinator shall be contacted immediately.

SANITARY WASTE:
All sanitary waste will be collected from portable units as necessary, or as required by local regulations by a Licensed Sanitary Waste Management Contractor.

OFFSITE VEHICLE TRACKING:
 HAUL ROADS DAMPENED FOR DUST CONTROL
 EXCESS DIRT ON ROAD REMOVED ON A REGULAR BASIS
 STABILIZED CONSTRUCTION ENTRANCE

OTHER:

REMARKS:
Disposal areas, stockpiles, and haul roads shall be constructed in a manner that will minimize and control the amount of sediment that may enter receiving waters. Disposal areas shall not be located in any wetland, waterbody or streambed. Construction staging areas and vehicle maintenance areas shall be constructed by the Contractor in a manner to

LEGEND

- EXISTING CLEANOUT
- PROPOSED CLEANOUT
- EXISTING ELECTRICAL MANHOLE
- EXISTING ELECTRICAL MANHOLE
- EXISTING COMMUNICATION MANHOLE
- EXISTING LIGHT STANDARD
- EXISTING GRATE INLET
- EXISTING JUNCTION BOX
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRIC PANEL
- ELECTRICAL JUNCTION BOX
- ELECTRICAL PULL BOX
- BENCHMARK
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN OR PIPE CULVERT
- PROPOSED STORM DRAIN OR FRENCH DRAIN PIPE
- EXISTING SWALE
- PROPOSED SWALE BREAK
- EXISTING CONTOURS
- PROPOSED CONTOURS

DESIGNED BY: ADL
DRAWN BY: WV
DATE: 12/22/16
JOB NO.: EO416005

CIVIL ENGINEERING CONSULTANTS
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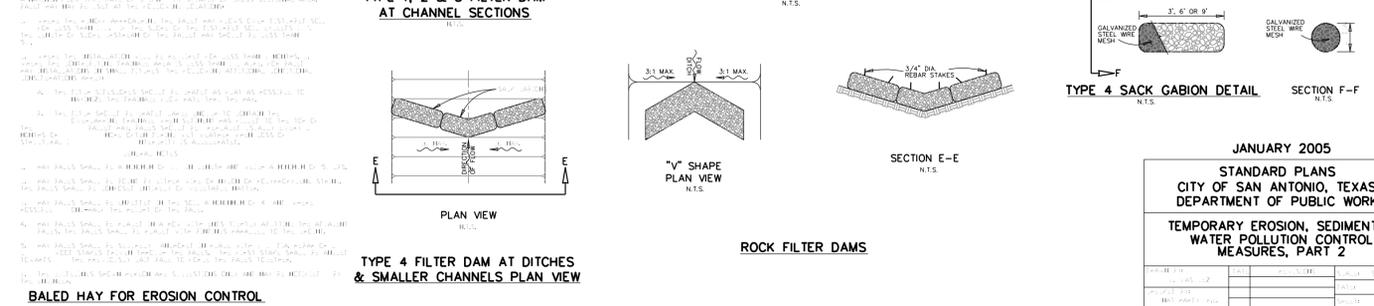
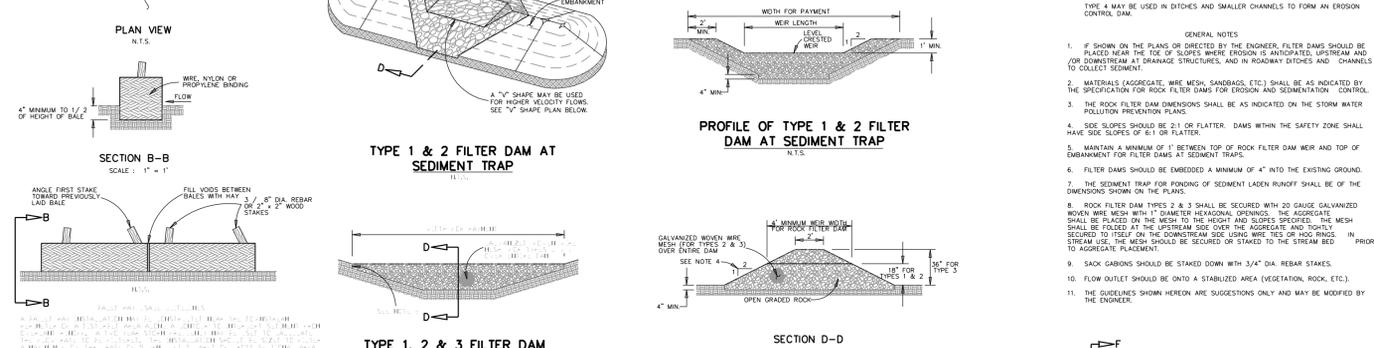
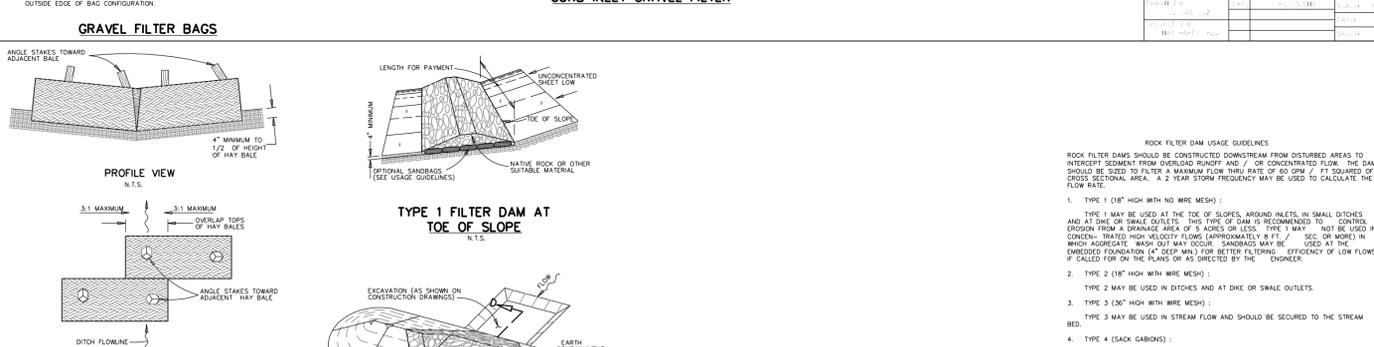
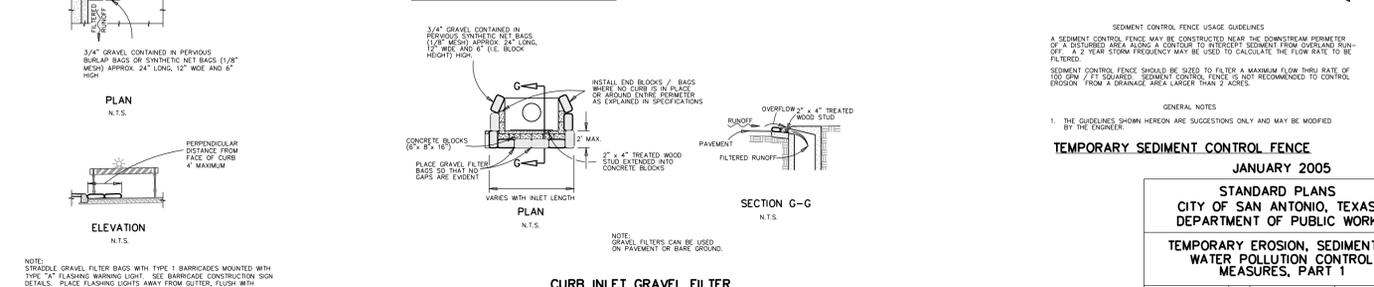
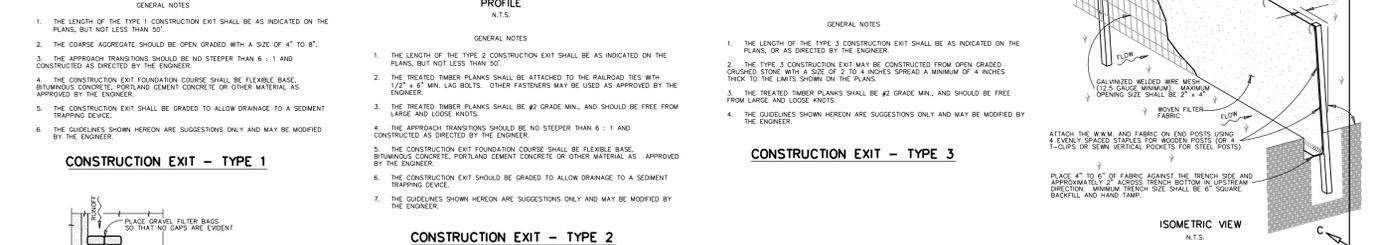
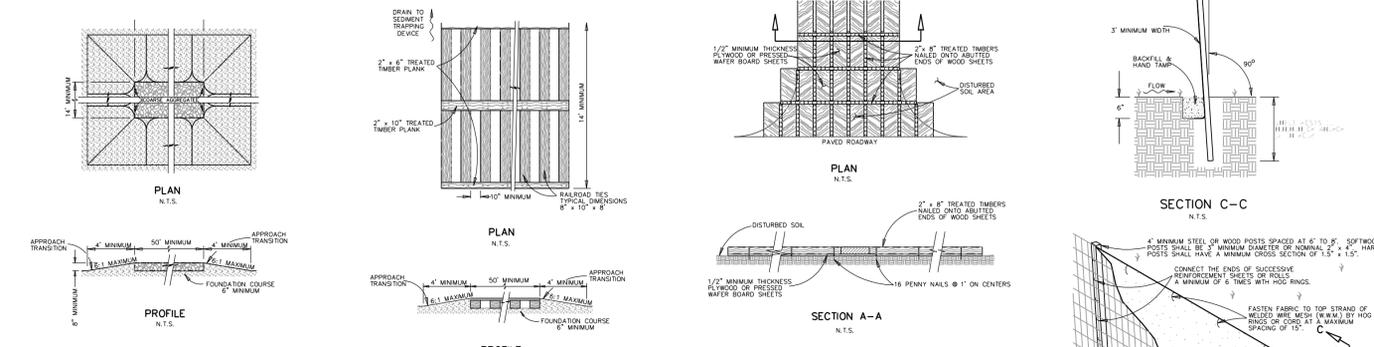
STINSON AIRPORT
STINSON AIRPORT PARKING
LOT ADDITION
SAN ANTONIO, TEXAS

SHEET NO.

C3.0

SWPPP PLAN

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STANDARD PLANS
 CITY OF SAN ANTONIO, TEXAS
 DEPARTMENT OF PUBLIC WORKS

TEMPORARY EROSION, SEDIMENT & WATER POLLUTION CONTROL MEASURES, PART 1

DATE	DESCRIPTION	BY	CHECKED

STANDARD PLANS
 CITY OF SAN ANTONIO, TEXAS
 DEPARTMENT OF PUBLIC WORKS

TEMPORARY EROSION, SEDIMENT & WATER POLLUTION CONTROL MEASURES, PART 2

DATE	DESCRIPTION	BY	CHECKED

DESIGNED BY: ADL
 DRAWN BY: VV
 DATE: 12/22/16
 JOB NO.: E0416005

CIVIL ENGINEERING CONSULTANTS
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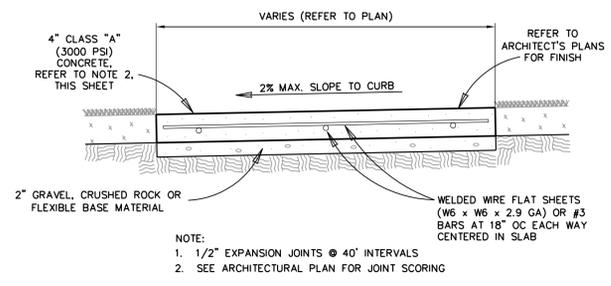
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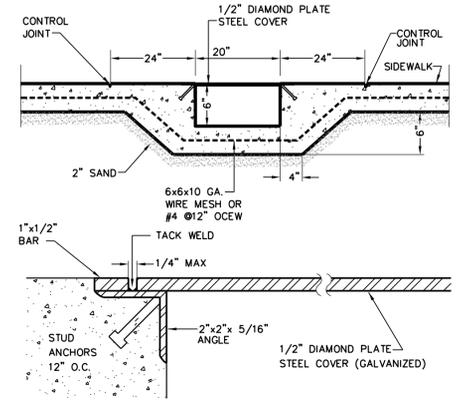
STINSON AIRPORT
 STINSON AIRPORT PARKING
 LOT ADDITION
 SAN ANTONIO, TEXAS

SHEET NO. C3.1

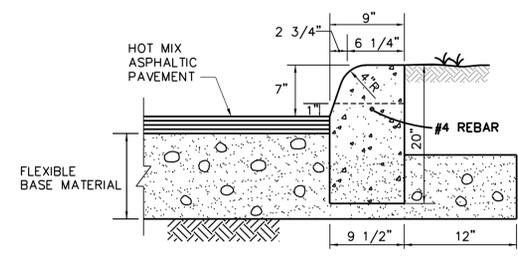
SWPPP DETAILS



CONCRETE SIDEWALK
NTS

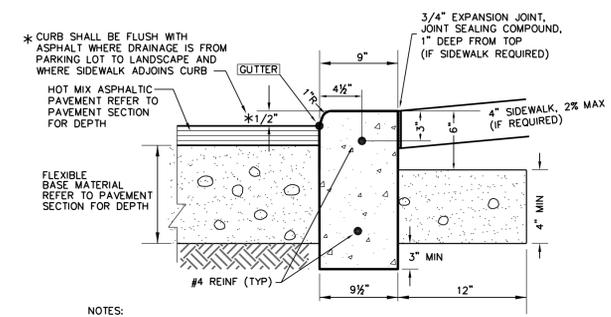


SIDEWALK DRAIN
NTS

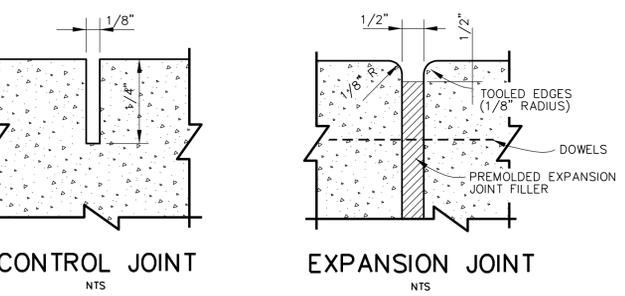


STANDARD CURB DETAIL
N.T.S.

- NOTE::
- 1/2" DUMMY JOINTS @ 10' ON CENTER
 - 1/2" EXPANSION JOINT @ 40' O.C. (TYP.) OR WHEN CURB ABUTS A CONCRETE STRUCTURE
 - CONCRETE SHALL BE CLASS "A" (3,000 PSI)

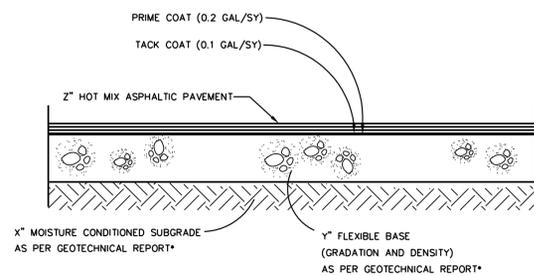


MACHINE LAID FLUSH CURB
COMMERCIAL USE
NTS



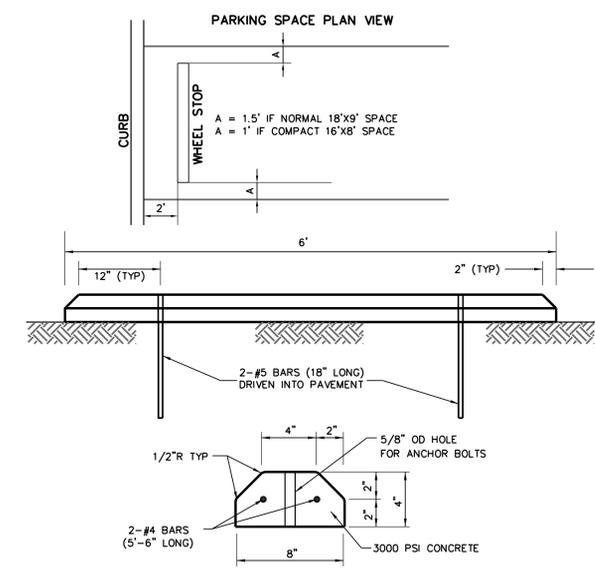
JOINT DETAILS
NTS

- EXPANSION JOINTS WHERE SIDEWALK OR PAVEMENT ADJOINS EXISTING WALKS OR PAVEMENT
- DOWEL BARS @ EXPANSION SIDEWALK AND PAVEMENT JOINTS (1/2" @ PAVEMENT, 3/8" @ SIDEWALK) 18" LONG SMOOTH BARS @ 12" O.C.



TRAFFIC TYPE	X" MOISTURE CONDITIONED SUBGRADE	Y" MODIFIED SUBGRADE	Y" FLEXIBLE BASE	Z" HOT MIX ASPHALTIC PAVEMENT	
				TYPE "C"	TYPE "D"
LIGHT DUTY PAVEMENT	6"		10"	-	2"

ASPHALTIC PAVEMENT SECTION
N.T.S.



CONCRETE WHEEL STOP
NTS

DESIGNED BY: ADL
 DRAWN BY: VV
 DATE: 12/22/16
 JOB NO.: E0416005

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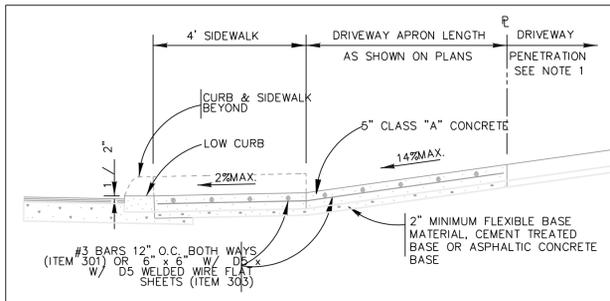
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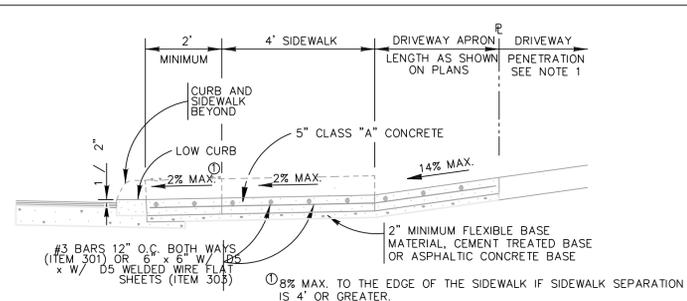
STINSON AIRPORT
 STINSON AIRPORT PARKING
 LOT ADDITION
 SAN ANTONIO, TEXAS

SHEET NO.
C4.0

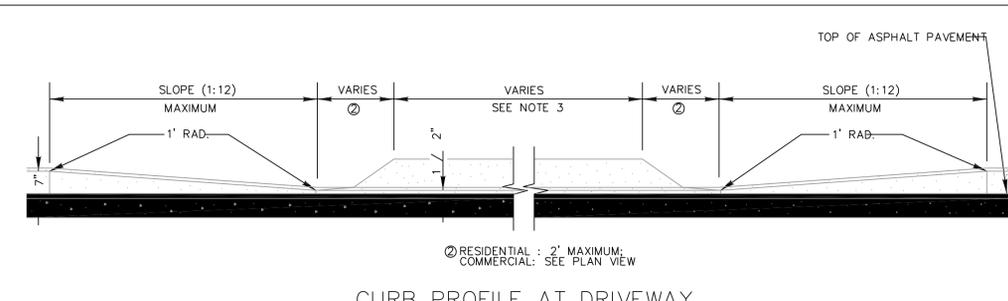
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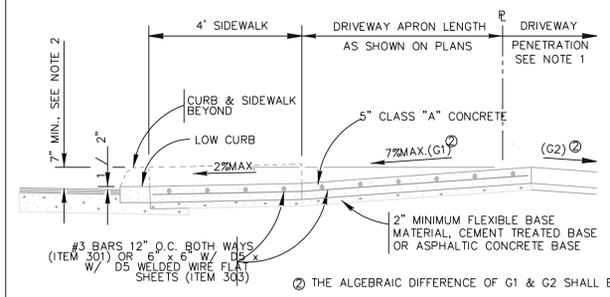
TYPICAL RESIDENTIAL DRIVEWAY SECTION
WITH SIDEWALK ABUTTING CURB
ITEM 503.1



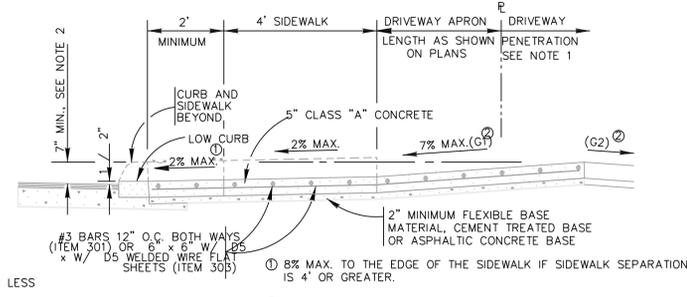
TYPICAL RESIDENTIAL DRIVEWAY SECTION
WITH SIDEWALK SEPARATED FROM CURB
ITEM 503.1



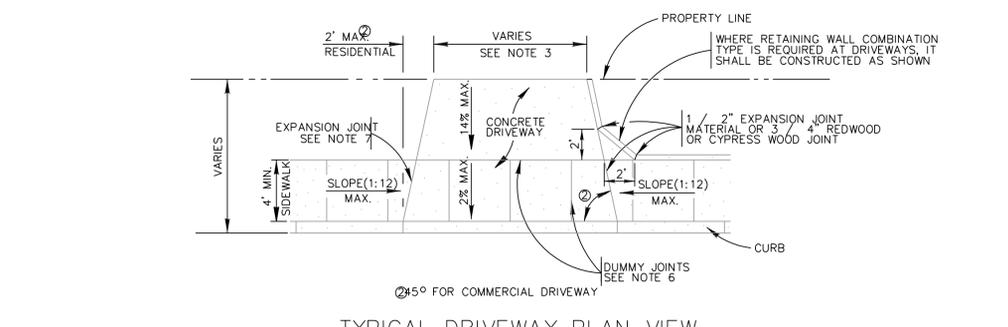
CURB PROFILE AT DRIVEWAY
WITH SIDEWALK ABUTTING CURB



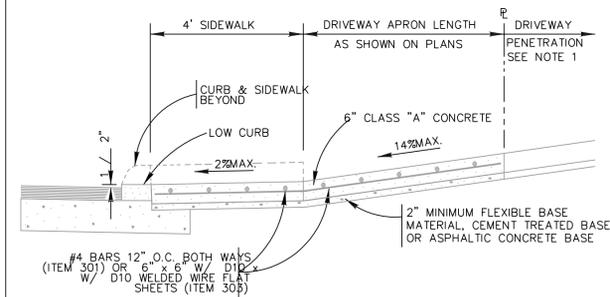
TYPICAL RESIDENTIAL DRIVEWAY SECTION
WHERE PROPERTY IS LOWER THAN STREET & SIDEWALK IS ABUTTING CURB
ITEM 503.1



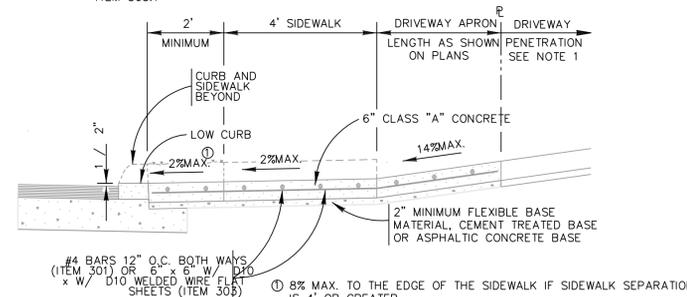
TYPICAL RESIDENTIAL DRIVEWAY SECTION
WHERE PROPERTY IS LOWER THAN STREET & SIDEWALK IS SEPARATED FROM CURB
ITEM 503.1



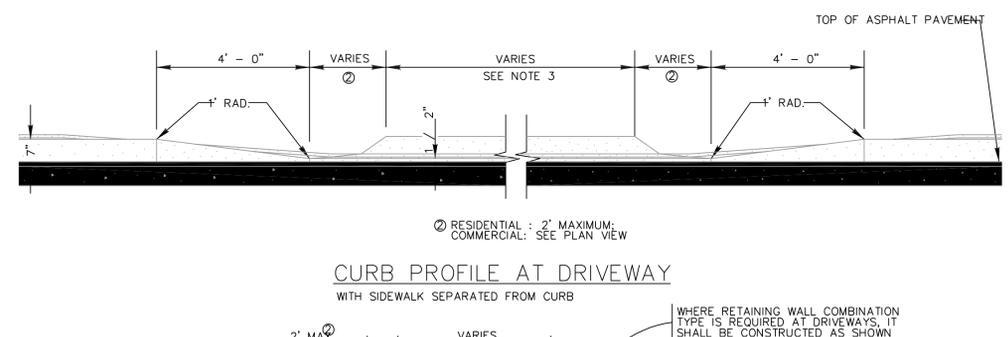
TYPICAL DRIVEWAY PLAN VIEW
WITH SIDEWALK ABUTTING CURB



TYPICAL COMMERCIAL DRIVEWAY SECTION
WITH SIDEWALK ABUTTING CURB
ITEM 503.2

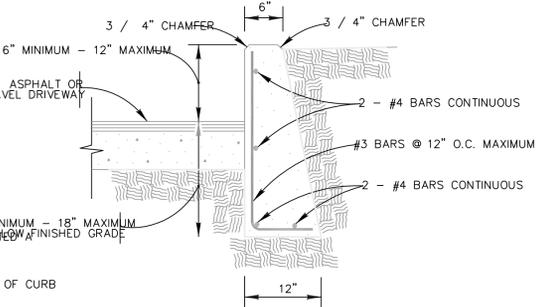


TYPICAL COMMERCIAL DRIVEWAY SECTION
WITH SIDEWALK SEPARATED FROM CURB
ITEM 503.2

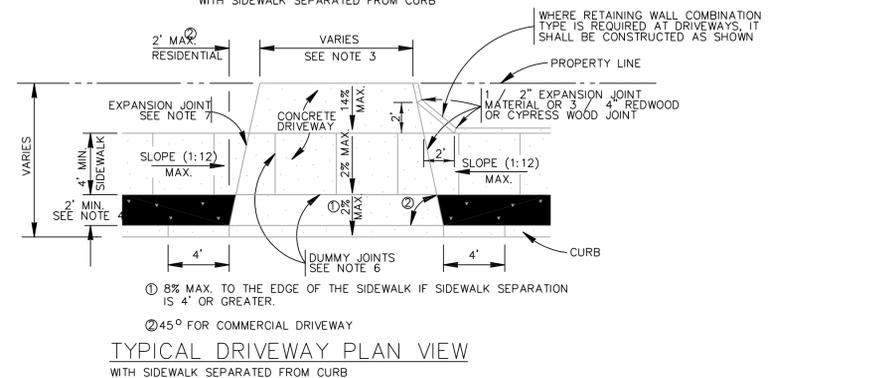


CURB PROFILE AT DRIVEWAY
WITH SIDEWALK SEPARATED FROM CURB

- CONCRETE DRIVEWAY NOTES**
- DRIVEWAY PENETRATION REFERS TO A PORTION OF THE DRIVEWAY THAT MAY BE NECESSARY TO RECONSTRUCT WITHIN PRIVATE PROPERTY TO COMPLY WITH A MAXIMUM DRIVEWAY SLOPE. THIS PORTION OF THE DRIVEWAY SHALL BE PAID FOR UNDER THE FOLLOWING ITEMS AS MAY APPLY:
A.) CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 503.1 OR 503.2
B.) ASPHALTIC CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 503.4 AND SHALL INCLUDE A MINIMUM OF 1" ASPHALT TYPE 'D' & 6" FLEXIBLE BASE
C.) GRAVEL DRIVEWAY PAID FOR UNDER ITEM NO. 503.5 AND SHALL INCLUDE A MINIMUM OF 6" FLEXIBLE BASE
 - 7" MINIMUM HEIGHT WILL NOT NECESSARILY OCCUR AT THE PROPERTY LINE. IT MAY OCCUR WITHIN THE RIGHT OF WAY OR WITHIN THE DRIVEWAY PENETRATION ON PRIVATE PROPERTY.
 - THE PROPOSED DRIVEWAY SHOULD MATCH THE EXISTING WIDTH AT THE PROPERTY LINE BUT UNLESS AUTHORIZED BY THE CITY TRAFFIC ENGINEER, THE WIDTH SHALL BE WITHIN THE FOLLOWING VALUES:
- | TYPE | MINIMUM | MAXIMUM |
|--------------------------|---------|---------|
| RESIDENTIAL | 10' | 20' |
| COMMERCIAL - ONE WAY 12' | 20' | 20' |
| COMMERCIAL - TWO WAY 24' | 24' | 30' |
- FOR LOCAL TYPE "A" STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND IF SEPARATED FROM THE CURB, THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 2' FROM THE BACK OF CURB.
 - FOR OTHER THAN LOCAL TYPE "A" STREETS, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND SEPARATED A MINIMUM OF 2' FROM THE BACK OF CURB OR, AS AN OPTION, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 6' WHEN LOCATED AT THE BACK OF CURB.
 - DUMMY JOINTS PARALLEL TO THE CURB SHALL BE PLACED WHERE THE SIDEWALK MEETS THE DRIVEWAY. DUMMY JOINTS PERPENDICULAR TO THE CURB, AND WITHIN THE BOUNDARIES OF THE PARALLEL DUMMY JOINTS, SHALL BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.
 - A MINIMUM OF TWO ROUND AND SMOOTH DOWEL BARS 3/8" IN DIAMETER AND 18" IN LENGTH SHALL BE SPACED 18" APART AT EACH EXPANSION JOINT.
 - SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN 8.33% (1:12) MAXIMUM SLOPE. WHERE SIDEWALKS CROSS DRIVEWAYS, SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.
 - SIDEWALK RAMP SURFACE SHALL BE BRUSH FINISHED.



- NOTE:
- COST OF REINFORCEMENT TO BE INCLUDED IN UNIT COST OF ITEM 307.1.
 - CONCRETE RETAINING WALL COMBINATION TYPE SHALL BE USED FOR CONCRETE DRIVEWAYS.
- DRIVEWAY - CONCRETE RETAINING WALL
ON COMPACTED SUBGRADE
ITEM 307.1



TYPICAL DRIVEWAY PLAN VIEW
WITH SIDEWALK SEPARATED FROM CURB

MAY 2009
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

CONCRETE DRIVEWAY STANDARDS

% SUBPROJECT NO.: _____ DATE: _____
DRWN. BY: VASOU DESIGN BY: _____ CHKD. BY: S. HOSSEINI SHEET NO.: _____

DESIGNED BY: ADL
DRAWN BY: VV
DATE: 12/22/16
JOB NO.: E0416005

CIVIL ENGINEERING CONSULTANTS
D O N D U R D E N , I N C .
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REV	DATE	DESCRIPTION

STINSON AIRPORT
STINSON AIRPORT PARKING
LOT ADDITION
SAN ANTONIO, TEXAS

SHEET NO.
C4.1