

HISTORIC AND DESIGN REVIEW COMMISSION

April 04, 2018

HDRC CASE NO: 2018-140
ADDRESS: 3903 CROOKED TRAIL
LEGAL DESCRIPTION: NCB 15133 BLK 1 LOT 2 (RECREATION AREA) STABLEWOOD FARMS UT-3
ZONING: C-2
CITY COUNCIL DIST.: 4
APPLICANT: Cullen Coltrane
OWNER: City of San Antonio, Parks and Recreation Department, City of San Antonio, Parks and Recreation Department
TYPE OF WORK: Installation of shade structure
APPLICATION RECEIVED: March 30, 2018
60-DAY REVIEW: May 29, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a canopy structure over the existing basketball court at Stablewood Farms Park. In addition to the canopy structure, the applicant has also proposed to install a drinking fountain, a portable bathroom, trash receptacles, a standard picnic unit, an ADA picnic unit, a pavilion, a shade structure over the playground and one new ADA parking space.

APPLICABLE CITATIONS:

Sec. 35-640. - Public Property and Rights-of-Way.

(a) Public Property. Generally, the historic and design review commission will consider applications for actions affecting the exterior of public properties except in the case of building interiors that are the sites of major public assemblies or public lobbies. The historic and design review commission will also consider applications for actions affecting public properties such as city parks, open spaces, plazas, parking lots, signs and appurtenances.

(b) Public Rights-of-Way. Generally, the historic and design review commission will consider applications for actions affecting public rights-of-way whose construction or reconstruction exceeds in quality of design or materials standards of the design manual of the public works department.

Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.

In reviewing an application, the historic and design review commission shall be aware of the importance of attempting to find a way to meet the current needs of the City of San Antonio, lessee or licensee of public property. The historic and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement. The best urban design standards possible can and should be employed with public property including buildings and facilities, parks and open spaces, and the public right-of-way. Design and construction on public property should employ such standards because the use of public monies for design and construction is a public trust. Public commitment to quality design should encourage better design by the private sector. Finally, using such design standards for public property improves the identity and the quality of life of the surrounding neighborhoods.

Sec. 35-642. - New Construction of Buildings and Facilities.

In considering whether to recommend approval or disapproval of a certificate, the historic and design review commission shall be guided by the following design considerations. These are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will enhance the city and its neighborhoods. Good and original design solutions that meet the individual requirements of a specific site or neighborhood are encouraged and welcomed.

(a) Site and Setting.

(1) Building sites should be planned to take into consideration existing natural climatic and topographical features. The

intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-specific facilities which reinforces the individual identity of a neighborhood and promotes energy efficient facilities.

(2) Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.

(3) Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.

(4) Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

(b) Building Design.

(1) Buildings for the public should maintain the highest quality standards of design integrity. They should elicit a pride of ownership for all citizens. Public buildings should reflect the unique and diverse character of San Antonio and should be responsive to the time and place in which they were constructed.

(2) Buildings shall be in scale with their adjoining surroundings and shall be in harmonious conformance to the identifying quality and characteristics of the neighborhood. They shall be compatible in design, style and materials. Reproductions of styles and designs from a different time period are not encouraged, consistent with the secretary of the interior's standards. Major horizontal and vertical elements in adjoining sites should be respected.

(3) Materials shall be suitable to the type of building and design in which they are used. They shall be durable and easily maintained. Materials and designs at pedestrian level shall be at human scale, that is they shall be designed to be understood and appreciated by someone on foot. Materials should be selected that respect the historic character of the surrounding area in texture, size and color.

(4) Building components such as doors, windows, overhangs, awnings, roof shapes and decorative elements shall all be designed to contribute to the proportions and scale of their surrounding context. Established mass/void relationships shall be maintained. Patterns and rhythms in the streetscape shall be continued.

(5) Colors shall be harmonious with the surrounding environment, but should not be dull. Choice of color should reflect the local and regional character. Nearby historic colors shall be respected.

(6) Mechanical equipment or other utility hardware should be screened from public view with materials compatible with the building design. Where possible, rooftop mechanical equipment should be screened, even from above. Where feasible, overhead utilities should also be underground or attractively screened. Exterior lighting shall be an integral part of the design. Interior lighting shall be controlled so that the spillover lighting onto public walkways is not annoying to pedestrians.

(7) Signs which are out of keeping with the character of the environment in question should not be used. Excessive size and inappropriate placement on buildings results in visual clutter. Signs should be designed to relate harmoniously to exterior building materials and colors. Signs should express a simple clear message with wording kept to a minimum.

(8) Auxiliary design. The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in visual keeping with related buildings, structures and places.

(c) Multiple Facades. In making recommendations affecting new buildings or structures which will have more than one

(1) important facade, such as those which will face two (2) streets or a street and the San Antonio River, the historic and design review commission shall consider the above visual compatibility standards with respect to each important facade.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a canopy structure over the existing basketball court at Stablewood Farms Park. In addition to the canopy structure, the applicant has also proposed to install a drinking fountain, a portable bathroom, trash receptacles, a standard picnic unit, an ADA picnic unit, a pavilion, a shade structure over the playground and one new ADA parking space.
- b. CANOPY STRUCTURES – The proposed canopy structure over the basketball court will feature an overall height of approximately twenty-two (22) feet, a width of seventy (70) feet and a length of 102 feet. The structure will consist of steel beams, pre-finished metal materials, light fixtures beneath the canopy, pre-finished metal gutters, downspouts, roofing and interior lighting. The proposed pavilion and playground shade structures will feature footprints of 28x28 and 35x35.
- c. Per the UDC Section 35-641 and 35-642, buildings shall be in scale with their adjoining surrounding, shall be

suitable for the type of building and use for which they are designed, shall feature a color that is harmonious with the surroundings, shall feature screened mechanical equipment and shall feature lighting and signage that is in keeping with the environment of the area.

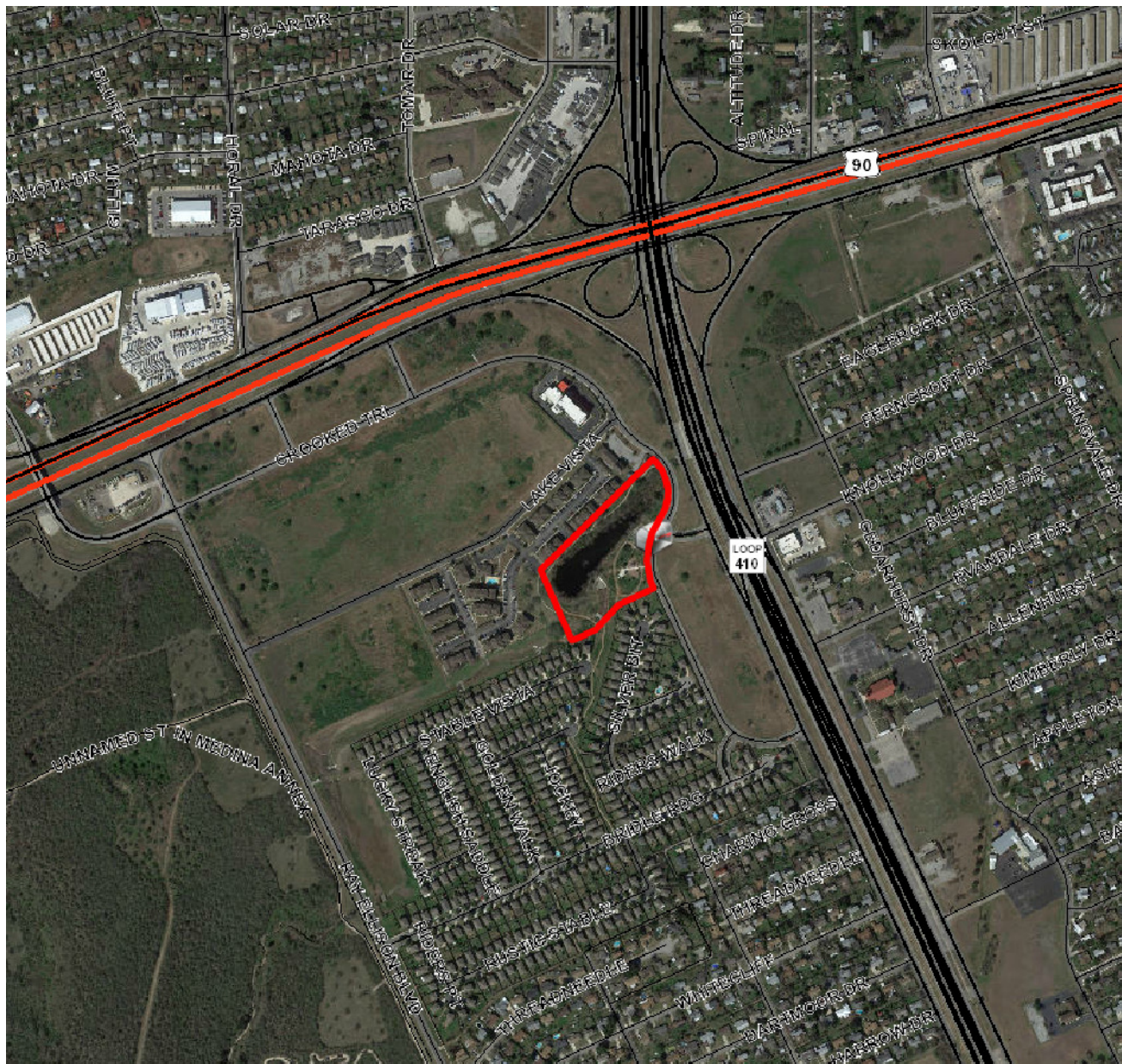
- d. Staff finds the proposed construction and improvements to be appropriate and consistent with the UDC Section 35-641 and 35-642.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through d.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed:Mar 28, 2018

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3309 Crooked Trail

Stablewood Farms

Stablewood Farms Apartments

Stablewood Farms Park

Crooked Trail

Starting Gate

SW Loop 410

Connally Loop

Connally Loop

410

410

410

ess Rd



Landscape Architects
& Planners

Cullen P. Coltrane, ASLA
Vice President

Albert B. Fernandez, Jr, ASLA
Vice President

Leticia A. Zavala, ASLA
President

Stablewood Farms Park Narrative

It is proposed that Stablewood Farms Park to receive a shade structure to cover the existing basketball court. It is also proposed that the park will receive a drinking fountain, portable bathroom, trash receptacles, and one new ADA parking space. In addition to what's been already proposed, there is potential for adding alternates amenities. The add alternate will include standard picnic unit, ADA picnic unit, 28' x 28' pavilion, and 35' x 35' shade structure over the playground.

Coltrane • Fernandez • Zavala Group, LLC

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office@cfzgroup.com

CITY OF SAN ANTONIO STABLEWOOD FARM PARK 3903 CROOKED TRAIL SAN ANTONIO, TX 78221 100% CONSTRUCTION DOCUMENTS

FEBRUARY 23, 2018

CITY COUNCIL

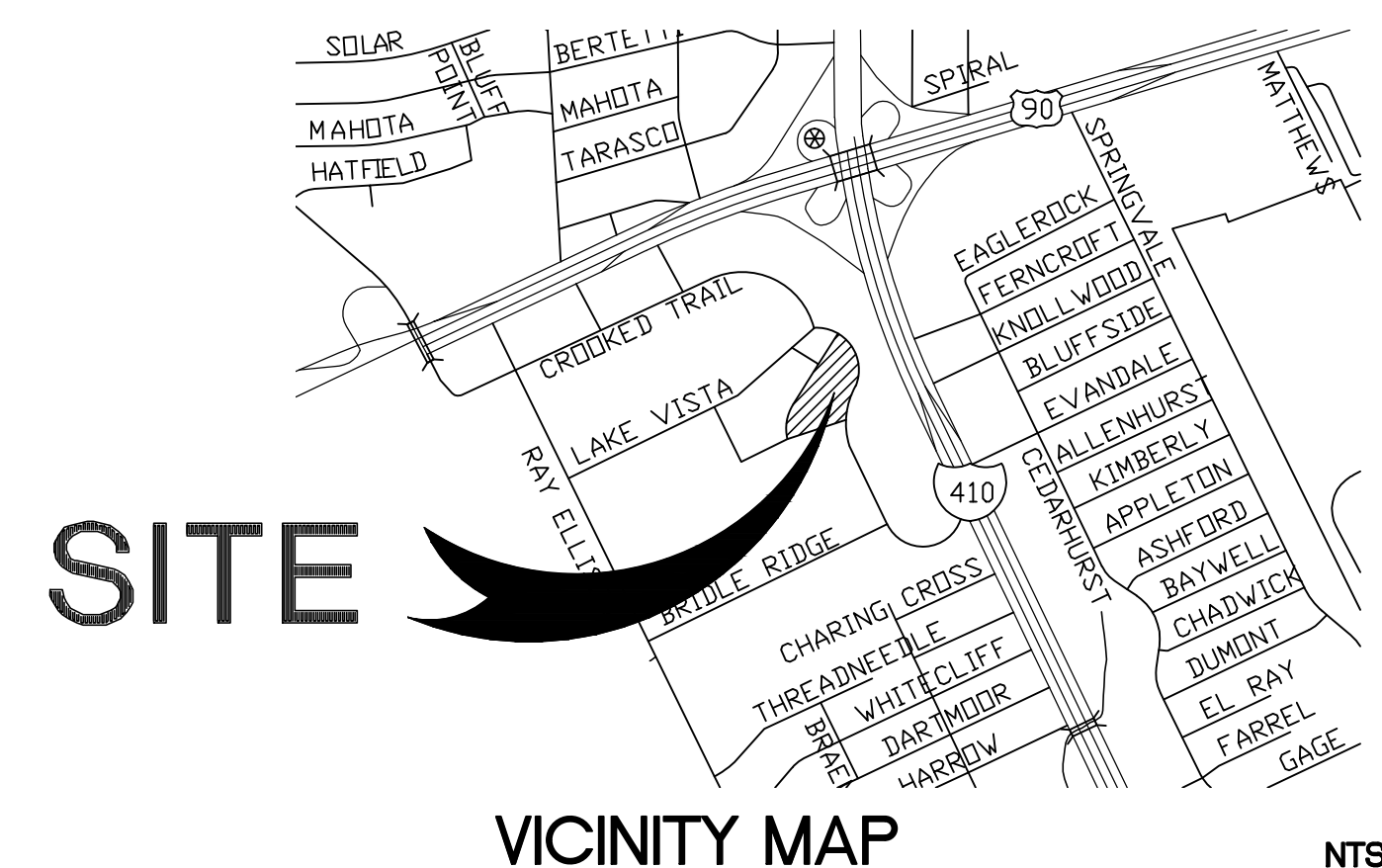
MAYOR
RON NIRENBERG

CITY COUNCIL
ROBERTO TREVINO
WILLIAM SHAW
REBECCA VIAGRAN
REY SALDANA
SHIRLEY GONZALES
GREG BROCKHOUSE
ANA SANDOVAL
MANNY PELAEZ
JOHN COURAGE
CLAYTON PERRY

ADMINISTRATION

CITY MANAGER
SHERYL SCULLEY

**DIRECTOR OF TRANSPORTATION
AND CAPITAL IMPROVEMENTS**
MIKE FRISBIE
PROJECT COORDINATOR
Mark Wittlinger



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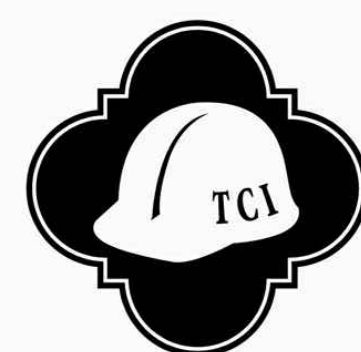
LANDSCAPE
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L02 TREE PRESERVATION SCHEDULE
L1.0 DEMOLITION PLAN
L1.1 SITE PLAN
L1.2 SITE DETAILS
L1.3 SITE DETAILS

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GO.1 DRAWING SYMBOLS AND ABBREVIATIONS
A1.1 FLOOR PLAN
A1.2 RCP AND ROOF PLAN
A2.1 EXTERIOR ELEVATIONS AND BUILDING SECTIONS

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S0.2 STRUCTURAL NOTES AND SPECIAL INSPECTIONS
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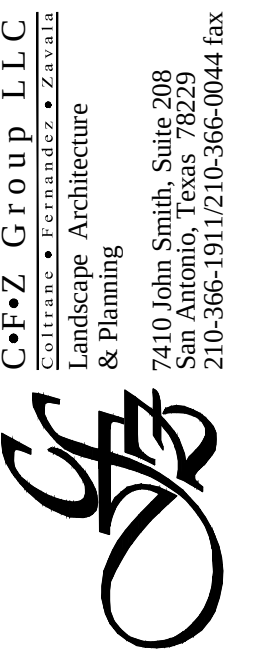


CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS



PARKS & RECREATION
SAN ANTONIO

80% DD
NOT FOR REGULATORY APPROVAL
FOR THE CITY OF SAN ANTONIO
CITY OF SAN ANTONIO
LANDSCAPE ARCHITECT LICENSE NO. 1584
MARCH 19, 2018



PARK IMPROVEMENTS
STABLEWOOD FARM PARK
3903 CROOKED TRAIL, SAN ANTONIO TX

DRAWN: DO
CHECKED: CC
DATE: 10-24-17
JOB NO.: 17-1105
REVISIONS :

SHEET TITLE

COVER
SHEET

SHEET NO.

CS

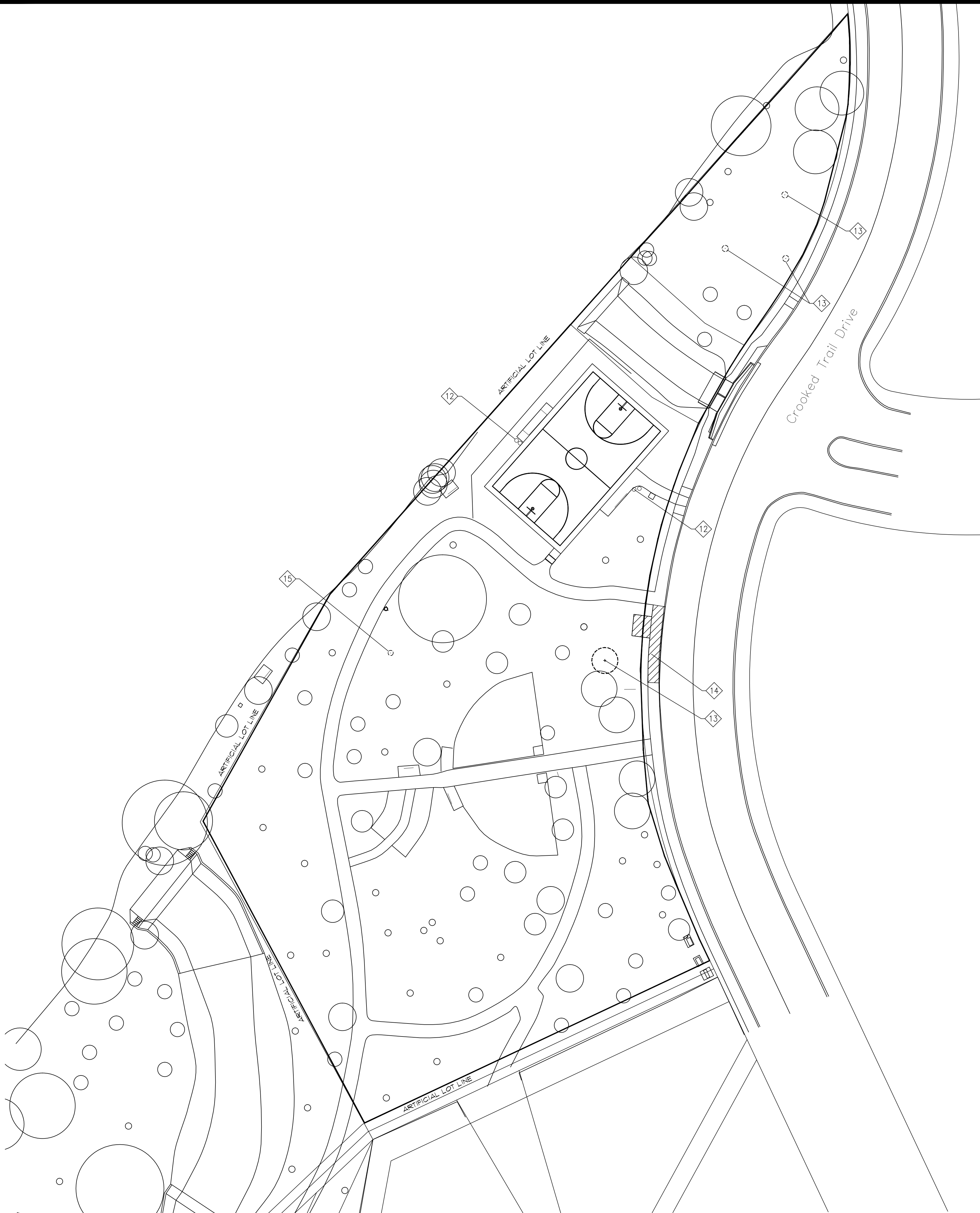
SHEET ____ OF ____



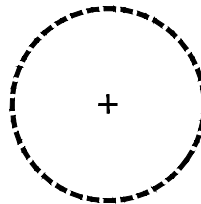
80% DD
NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION
CULLEN P. COLTRANE
LANDSCAPE ARCHITECT LICENSE NO. 1784
MARCH 19, 2018

TREE PRESERVATION SCHEDULE				TREES						SMALL TREE SPECIES				UNDER SIZE TREES		TREE CANOPY S.F.
TREE NUMBER	DIAMETER BREAST HEIGHT	SPECIES	FIELD NOTE	SIGNIFICANT TREES 6" - <24" (@40% MIN.)		SIGNIFICANT TREES 10" - <24" (@40% MIN.)		HERITAGE TREES 24"+ (@100%)		SIGNIFICANT TREES 5" - <12" (@40% MIN.)		HERITAGE TREES 12"+ (@100%)		TO REMAIN	TO BE REMOVED	
				TO REMAIN	TO BE REMOVED	TO REMAIN	TO BE REMOVED	TO REMAIN	TO BE REMOVED (3.1)	TO BE REMOVED (1.1)	TO REMAIN	TO BE REMOVED	TO REMAIN			
1030	2"	Elm												2		875
1037	18"	Hackberry				18										875
1038	12"	Buckeye				12										275
1039	12"	Buckeye				12										275
1040	12"	Buckeye				12										275
1054	2"	Elm												2		875
1055	2"	Elm													2	
1056	2"	Elm												2		875
1057	2"	Elm												2		875
1058	2"	Elm													2	
1059	2"	Elm													2	
1061	4"	Oak													4	875
1062	4"	Oak													4	875
1063	2"	Elm													2	875
1064	8"	Hackberry													8	875
1065	4"	Oak													4	875
1066	8"	Hackberry													8	875
1067	2"	Oak													2	875
1080	4"	Hackberry													4	875
1081	4"	Hackberry													4	875
1082	4"	Hackberry													4	875
1083	8"	Hackberry													8	875
1420	8"	Hackberry													8	875
1421	8"	Hackberry													8	875
1422	6"	Hackberry													6	875
1423	6"	Hackberry													6	875
1424	6"	Hackberry													6	875
1425	2"	Oak													2	875
1426	24"	Mesquite						24								550
1427	6"	Oak		6												875
1428	6"	Oak		6												875
1429	6"	Oak		6												875
1430	4"	Oak													4	875
1431	2"	Elm													2	875
1432	8"	Buckeye									8					
1433	10"	Buckeye								10						275
1434	10"	Buckeye								10						275
1476	8"	Persimmon								8						275
1477	4"	Oak													4	875
1478	4"	Oak													4	875
1479	4"	Oak													4	875
1480	4"	Oak													4	875
1481	2"	Oak													2	875
1482	10"	Buckeye								10						275
1483	10"	Buckeye								10						275
1484	2"	Buckeye													2	275
1485	2"	Buckeye													2	275
1486	4"	Persimmon													4	275
1487	2"	Persimmon													2	275
1488	6"	Persimmon														275
1543	6"	Palm		6												
1548	6"	Palm		6												
1553	6"	Palm		6												
1569	2"	Oak												2		875
1570	2"	Mtn Laurel													2	
1572	4"	Elm												4		875
1574	4"	Elm												4		875
1632	4"	Oak												4		875
1633	4"	Oak												4		875
1634	4"	Oak												4		875
1635	2"	Persimmon												2		275
1640	8"	Oak		8												875
1641	6"	Oak		6												875
1642	2"	Elm												2		875
1643	8"	Hackberry	O													
1644	4"	Cypress	O													
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1646	4"	Oak												4		875
1647	2"	Elm												2		875
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1650	2"	Elm												2		875
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1653	2"	Elm												2		875
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1745	24"	Ash	O													
1769	2"	Oak	O													
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1779	2"	Elm	O													
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1781	2"	Elm	O													
1819	2"	Oak	O													
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1826	2"	Elm												2		875
1830	4"	Oak												4		875
1831	2"	Oak												2		875
1832	2"	Mtn Laurel												2		275
1833	2"	Mtn Laurel												2		275
1834	2"	Mtn Laurel												2		275
1835	2"	Oak												2		875
1836	2"	Elm												2		875
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1838	4"	Elm												4		875
1839	6"	Oak		6												875
1840	6"	Oak		6												875
1841	8"	Persimmon	O													
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1885	20"	Hackberry	O													
1886	18"	Chinese Tallow	O													
1887	4"	Sycamore	O													
1888	4"	Pecan	O													
1890	4"	Elm	O													
1891	4"	Pecan	O													
1892	4"	Elm	O													
1893	4"	Sycamore	O													
1894	4"	Elm	O													
1895	2"	Elm	O													
1896	4"	Elm	O													
1897	12"	Hackberry	O													
1898	14"	Mesquite	O													

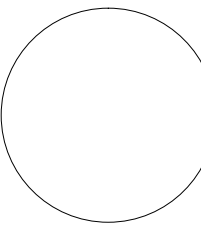
TREE CANOPY COVER REQUIREMENTS	



LEGEND



EXISTING TREES
TO BE REMOVED



EXISTING TREES
TO REMAIN

DEMOLITION/CONSTRUCTION NOTES (Key Notes)

- Contractor shall be responsible for making himself familiar with the specifications and all submittal requirements. It is the responsibility of the contractor to notify the Landscape Architect for site inspections as specified in the specifications. Failure to notify the Landscape Architect does not relieve the contractor from inspection approval and will require the contractor to install work as required for approval by Landscape Architect and at the cost of the contractor.
- The contractor is required by law to notify Texas One Call (800-245-4545) 72 hours prior to any excavation. Contractor shall be responsible for making himself familiar with all underground utilities, pipes and structures. Contractor shall take sole responsibility for any cost incurred due to damage of said utilities whether or not Texas One Call is notified.
- Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Landscape Architect or Owner's Representative. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- Contractor shall be responsible for any coordination with other contractors as required to accomplish all construction operations. All piping, conduit, sleeves, etc. shall be set in place prior to installation of construction items.
- Refer to City of San Antonio Standard Plans and specifications where applicable.
- All existing improvements, materials and plant material to remain within the new construction area shall be properly and adequately protected from damage during demolition operations. It shall be the responsibility of the Contractor to restore to the original condition any of these existing items that are damaged or disturbed in any way. All existing trees within construction area are to be protected for duration of construction.
- Streets and adjacent property shall be protected throughout the work as required by local codes and regulations and approved by the Owner.
- During demolition operations, every effort shall be made to control dust per City requirements.
- The entire demolition area shall be grubbed. Grubbing shall include all stumps and root systems of removed plant material and any other deleterious items. Grubbing shall be to the depths as required to remove these items.
- All forms must be inspected and approved by the Landscape Architect prior to the installation of any construction.
- Install felt expansion joints, sealant and backer rod where paving abuts existing hardscape.



Remove existing trash cans



Remove existing tree



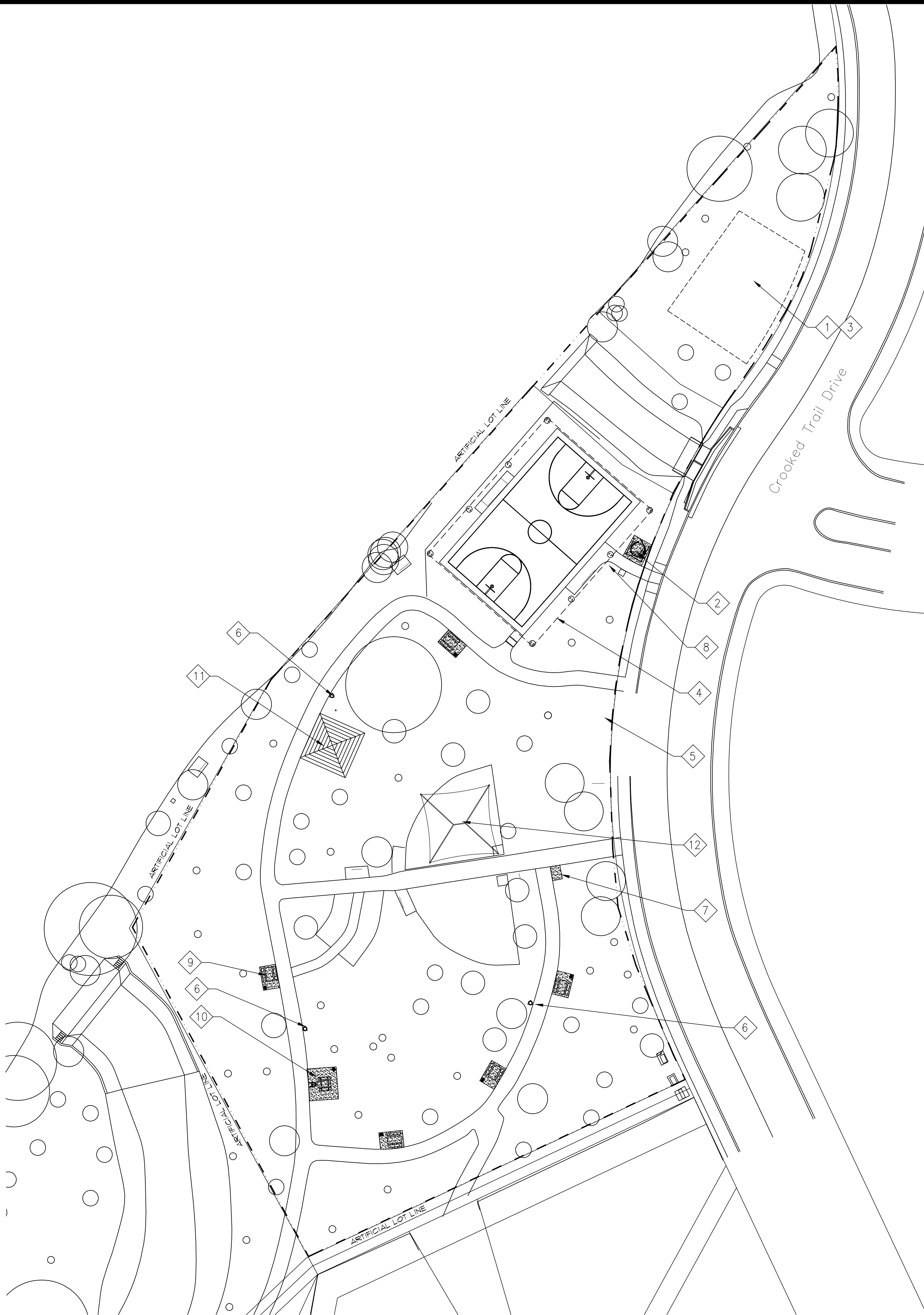
Saw cut existing sidewalk and curb. Remove existing concrete apron and curb.

ALTERNATE #3



Remove existing tree only if alternate #3 is accepted.





GENERAL NOTES

- 1 REFER TO STRUCTURAL DRAWINGS FOR NEW PRE-ENGINEERED METAL BUILDING FOOTINGS AND ALL OTHER INFORMATION PERTAINING TO STRUCTURAL ENGINEERING.
- 2 REFER TO ELECTRICAL DRAWINGS FOR NEW LIGHT FIXTURES, POWER REQUIREMENTS AND ALL OTHER INFORMATION PERTAINING TO ELECTRICAL ENGINEERING.
- 3 CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND IMMEDIATELY NOTIFY ANY DISCREPANCIES FOUND PRIOR TO WORKING.
- 4 CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING CONSTRUCTION NOT WITHIN THE SCOPE OF WORK. THE CONTRACTOR SHALL REPAIR AND REPLACE ANY DAMAGED ELEMENTS, NOT INCLUDED IN THE SCOPE OF WORK, TO CONDITION EQUAL OR BETTER THAN PRIOR TO BEGINNING WORK, AT THEIR OWN EXPENSE.

BASE BID

- 1 EXCAVATED SOILS TO BE LOCATED HERE. ANY EXCAVATED SOILS FROM THE SITE MUST REMAIN ON THE SITE.
- 2 PORTABLE BATHROOM. SEE DTL. 12-14/L1.2
- 3 STAGING AREA.
- 4 BASKETBALL COURT SHADE STRUCTURE. REFER TO ARCHITECTURE PLANS
- 5 PROPOSED ADA PARKING. SEE DTL 6-7/L1.2
- 6 TRASH RECEPTACLES. SEE DTL. 9-11/L1.2
- 7 DRINKING FOUNTAIN. SEE DTL. 8/L1.2
- 8 PROPOSED CONCRETE SIDEWALK TO ALLOW FOR 5' CLEARANCE AROUND PROPOSED COLUMN. SEE DTL. 2/L1.2

ALTERNATE #1

- 9 (5)STANDARD PICNIC UNIT (TYP). SEE DTL. 2/L1.3

ALTERNATE #2

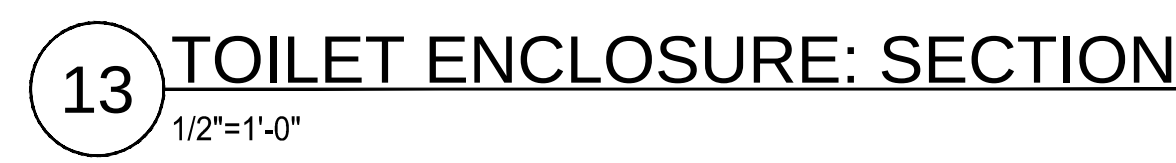
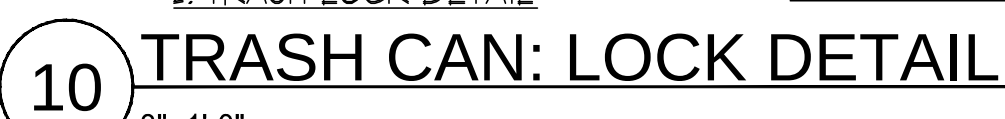
- 10 (1)ADA PICNIC UNIT (TYP). SEE DTL. 1/L1.3

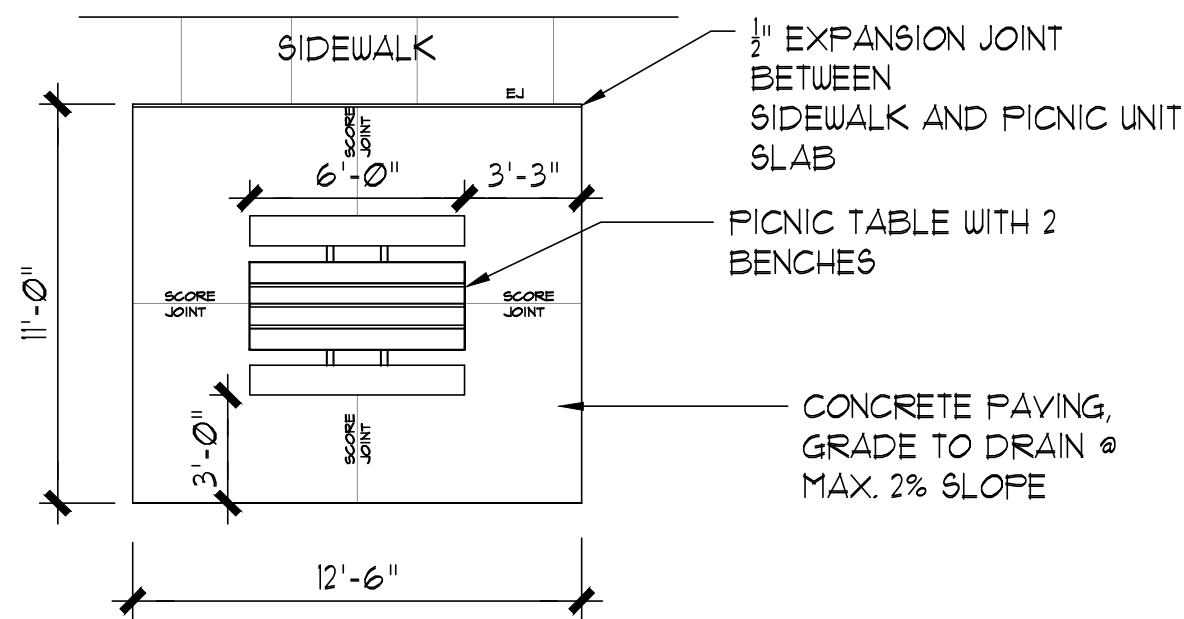
ALTERNATE #3

- 11 (1)LARGE PAVILION. SEE DTL. 4/L1.3

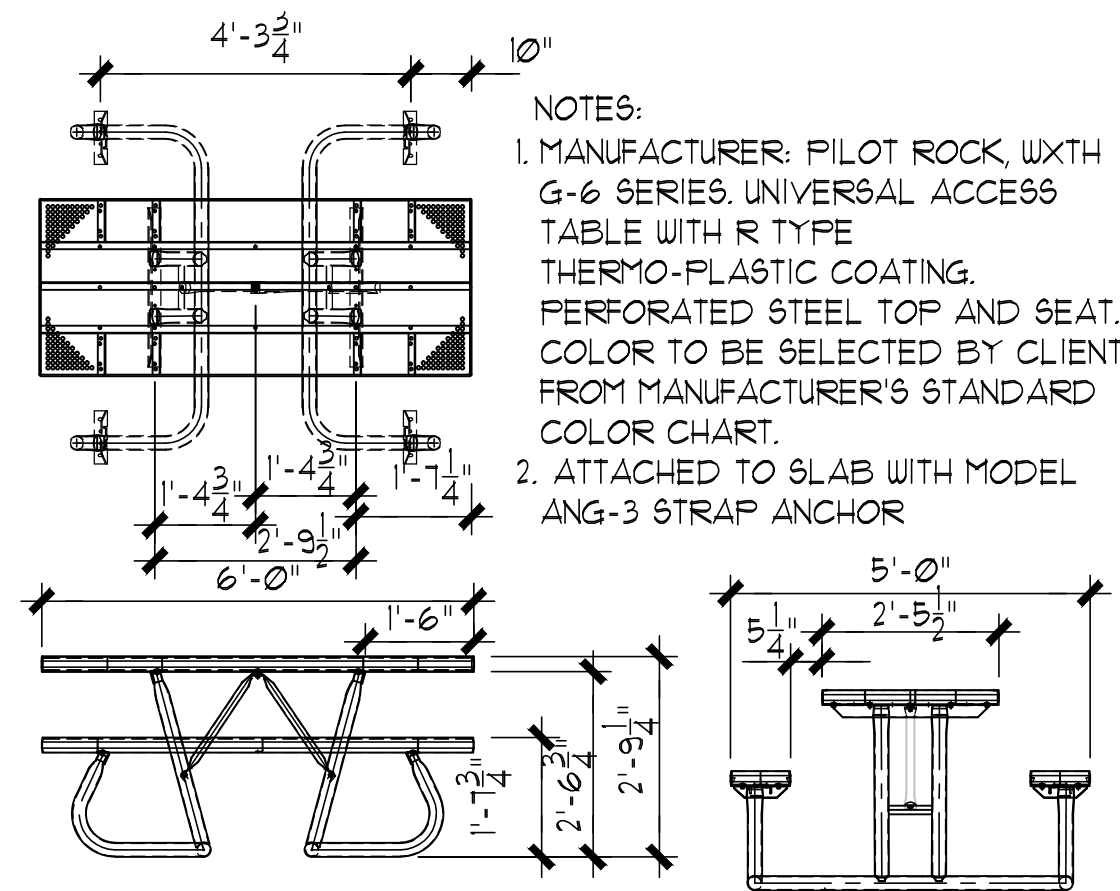
ALTERNATE #4

- 12 (1)SHADE STRUCTURE OVER PLAYGROUND. SEE DTL. 3/L1.3

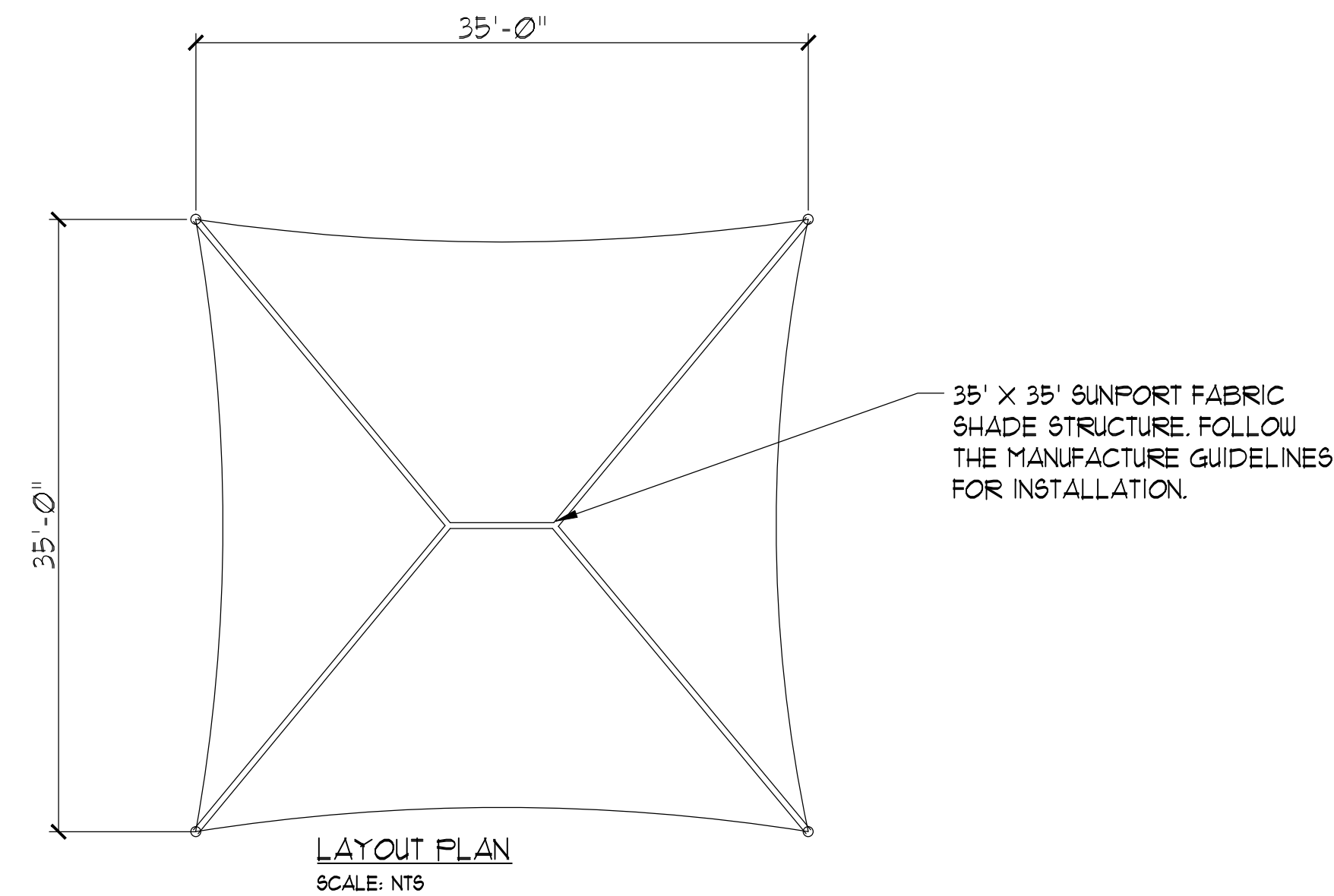




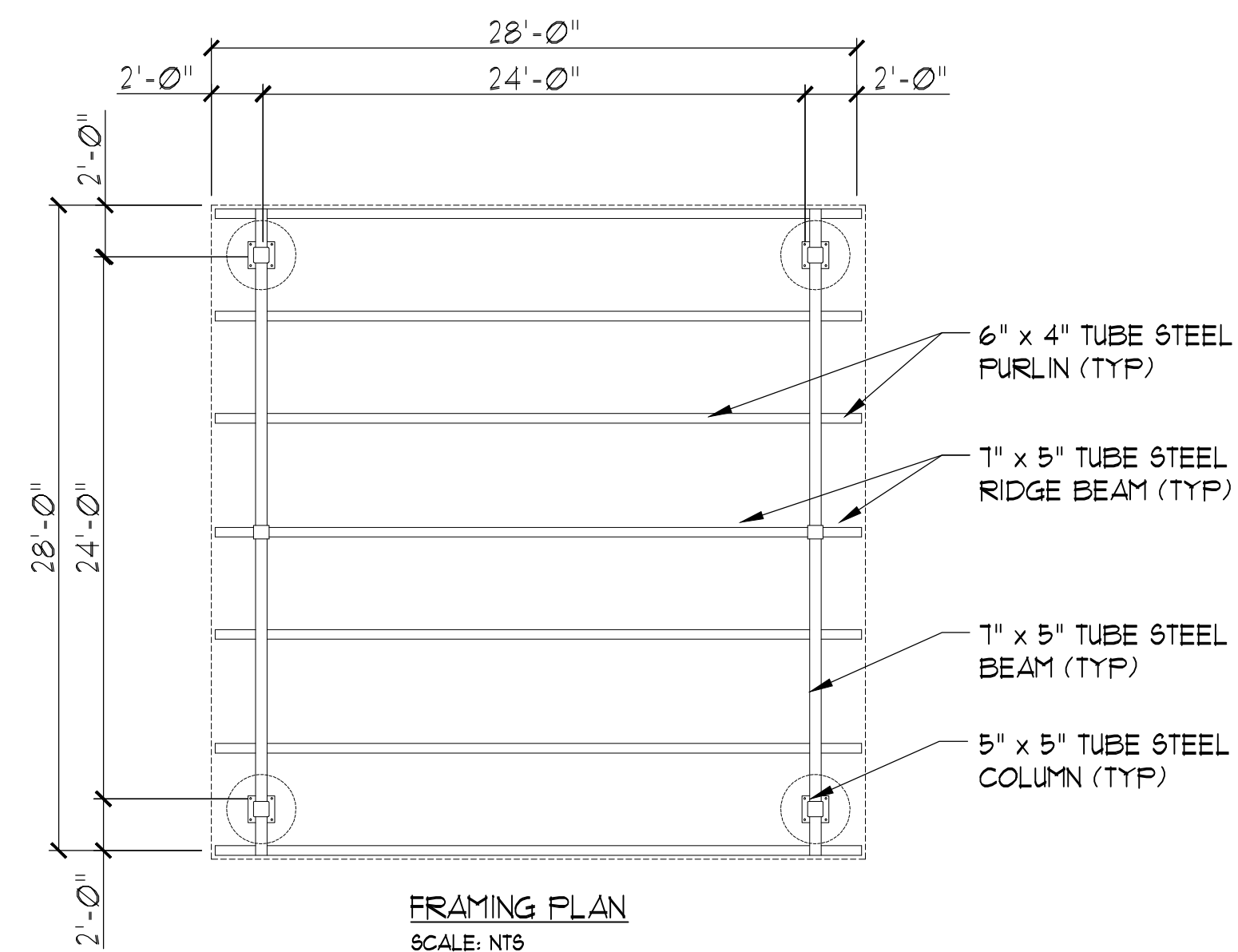
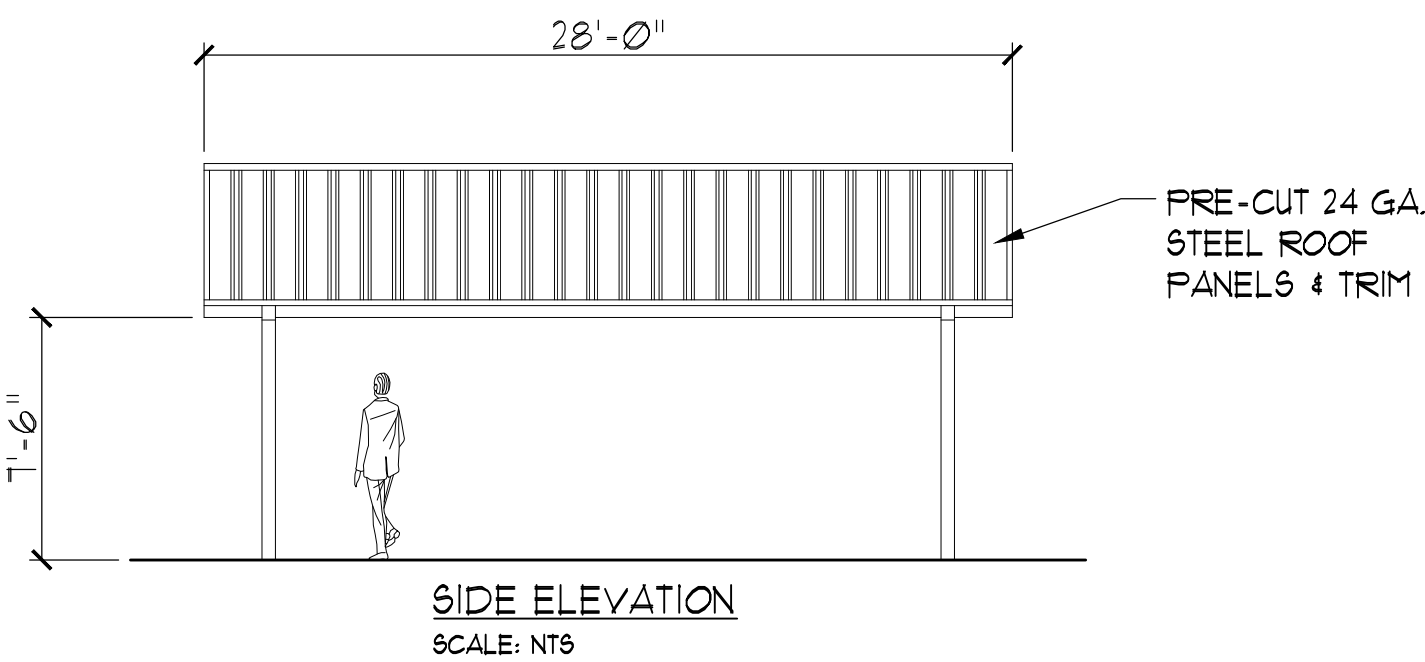
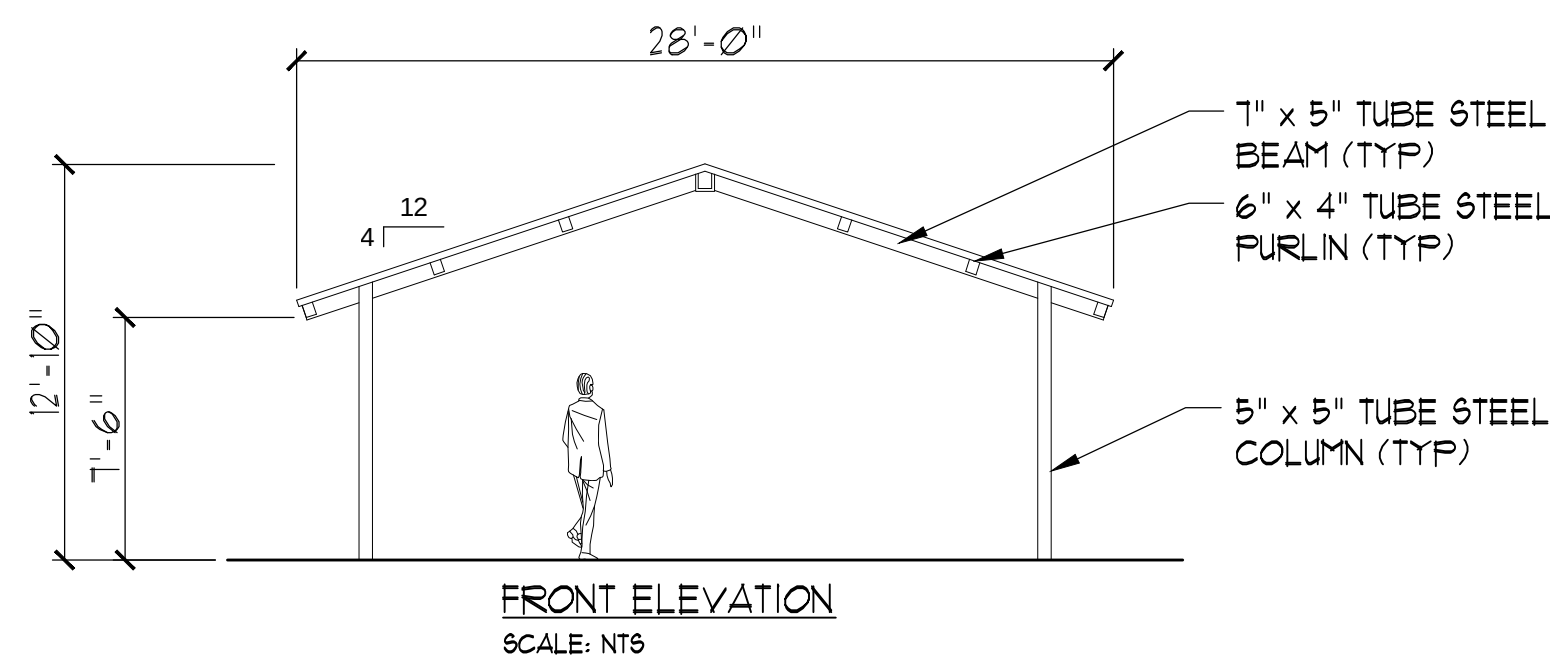
1 STANDARD PICNIC TABLE (ALT #1)
3/16"=1'-0"



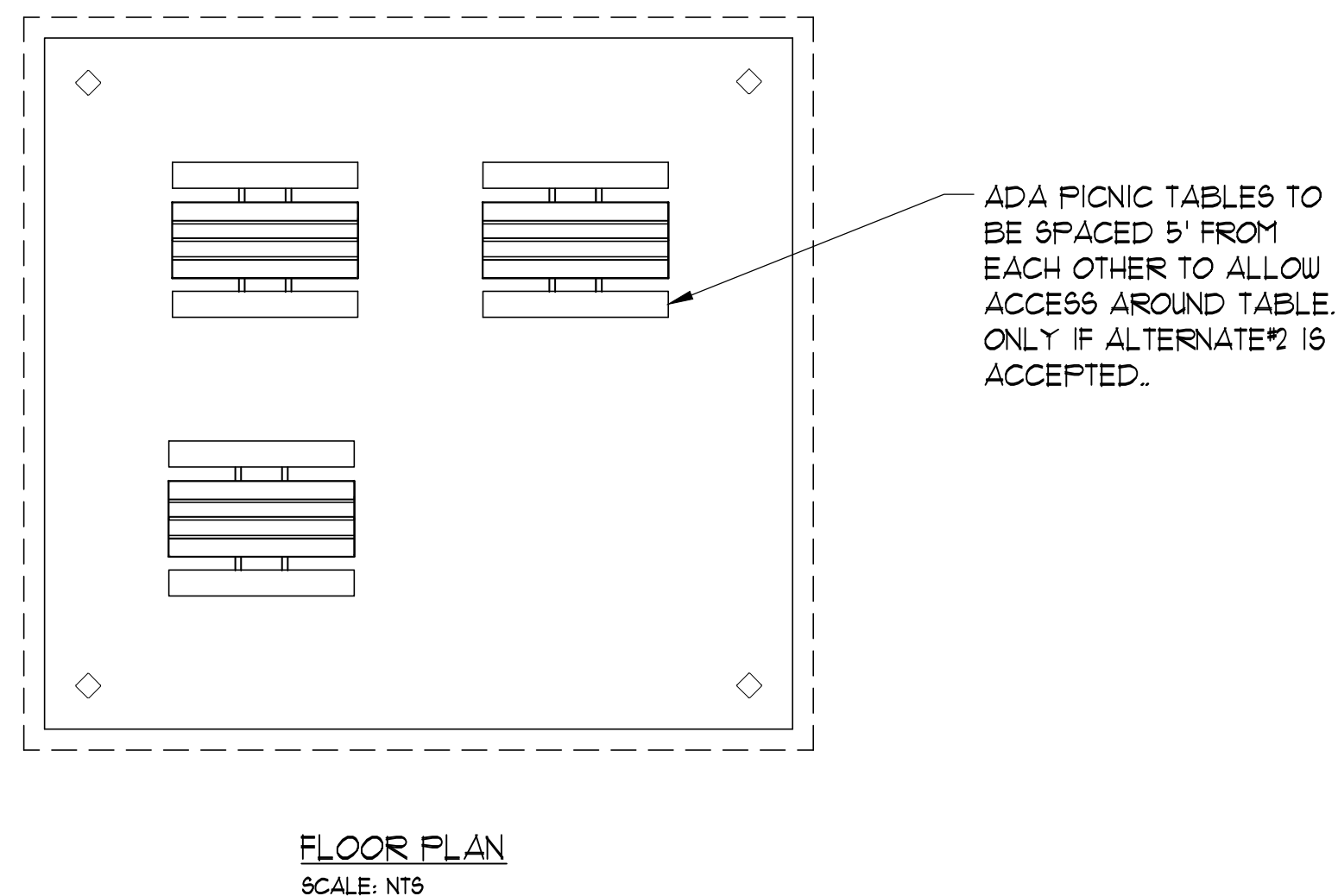
2 ADA PICNIC TABLE (ALT#2)
3/8"=1'-0"



3 SHADE STRUCTURE FOR PLAYGROUND (ALT#4)
NTS



4 LARGE PAVILION (ALT#3)
NTS



Model: Steelworx Gable Shelter, 28' x 28' Model # GA-2828-SW

Manufacturing Mission: To provide all prefabricated components and installation instructions for a 28' wide (measured from eave to eave) by 28' long free standing bolt together, tubular steel constructed shelter kit.

Design Criteria: Structure shall be designed to meet site specific snow and wind load design criteria using most current applicable building codes. All structural members are ASTM A-500 U.S. grade B steel. Welded connection plates shall be ASTM A-36 hot rolled steel. All fabrication performed to latest AISC standards by AWS Certified welders. All framing connections are done using A325 grade bolts within concealed access openings from above and will later be concealed by the roofing. All roof framing shall be flush against the roof decking to eliminate the possibility of bird nesting.

Tubular Steel Columns and Beams: Standard column dimension shall be 8" x 8" x 3/16" tubular steel welded to 5/8" base plates for surface mounting. Main support beams are 10" x 6" x 3/16" and purlins 7" x 5" x 3/16". Steel sizes are preliminary and may change due to ongoing review and final engineering.

Roofing: 24 Ga. pre-cut steel Multi-Rib panels with Kynar 500 finish in a variety of colors with white underside. Standard roof slope is a 4/12 pitch with a eave height of 7'-6". Attached to structural framing with exposed self tapping screws painted to match roof color. Matching 24 Ga. trim included.

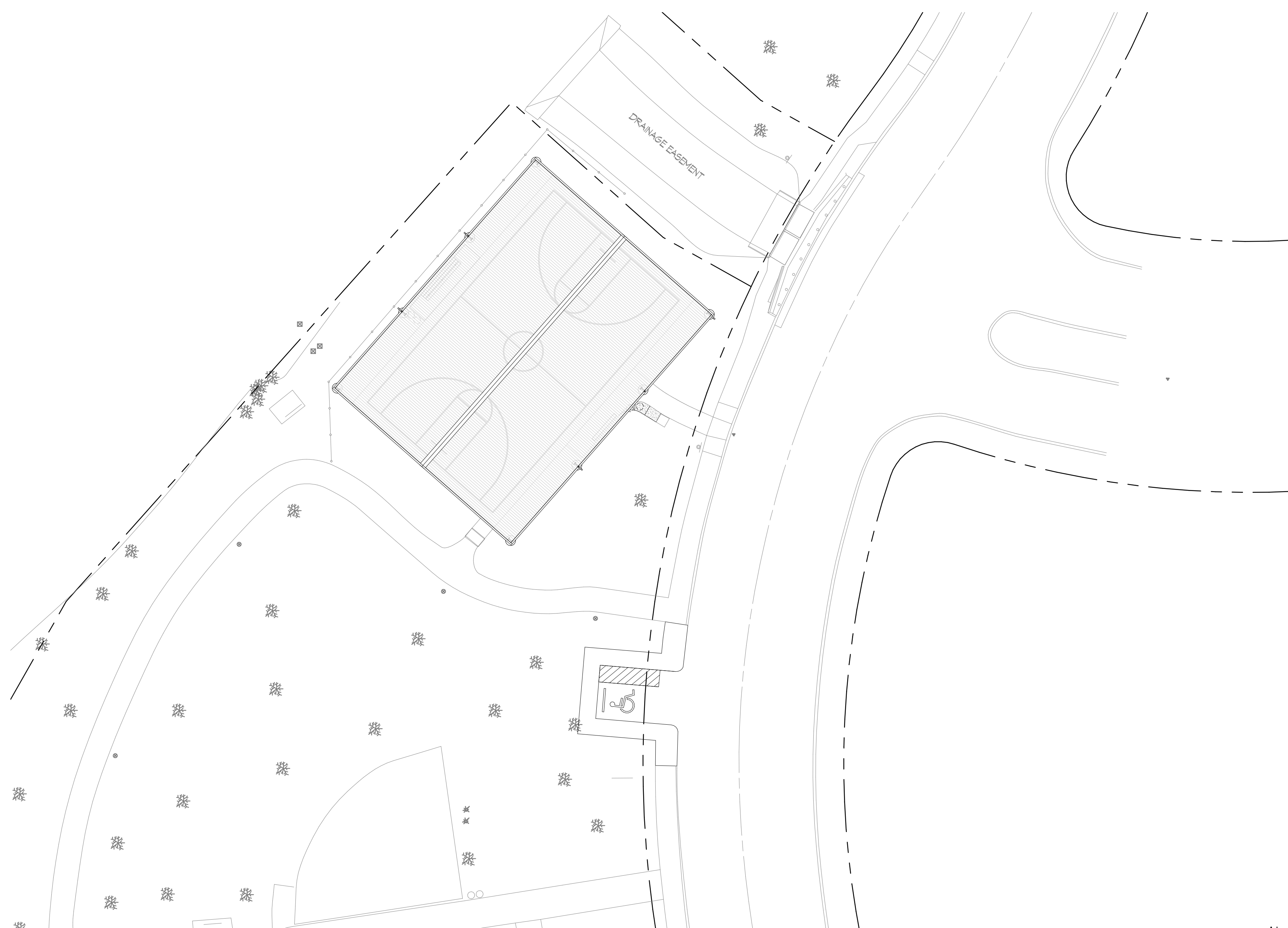
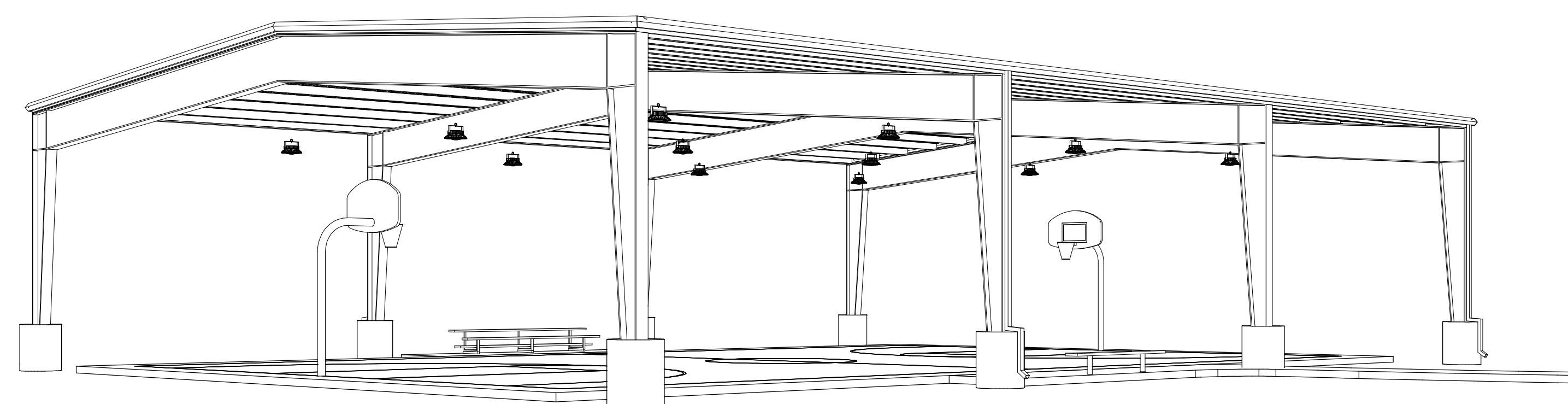
Frame Finish: All steel framework will receive a corrosion protective TGIC Polyester powder coat, electro-statically applied and cured at 400°F. A large selection of standard colors are available.

Foundation: All columns need to be anchored to concrete footings (footing design provided separately). Columns can be surface mounted to footings with anchor bolts at or below finish slab elevation or they can be embedded directly into the footing without base plates upon request. Anchor bolts and bracing templates are included. Optional base plate covers are available at an additional cost.

Hardware: All structural hardware and roofing fasteners shall be provided.

Warranty: 10 years against manufacturer defects.

Not Included: Concrete work of any kind, unloading of product and installation.



CODE SUMMARY

APPLICABLE BUILDING CODES & REGULATIONS

2015 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
2015 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
2015 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS
2014 NATIONAL ELECTRIC CODE
2015 TEXAS ACCESSIBILITY STANDARD
ASHRAE 90.1-2007

CODE ANALYSIS

(IBC CHAPTER 3)	OCCUPANCY CLASSIFICATION:	A-3
(IBC CHAPTER 6)	TYPE OF CONSTRUCTION:	V-B
(IBC TABLE 504.3)	MAXIMUM ALLOWABLE HEIGHT:	40 FEET
(IBC TABLE 504.4)	MAXIMUM ALLOWABLE STORIES:	1 STORY
(IBC TABLE 506.2)	MAXIMUM ALLOWABLE AREA:	6,000 SF
(IBC TABLE 1004.12)	FUNCTION OF SPACE:	RECREATIONAL FACILITY / EXERCISE ROOM

80% DD

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[illegible]

	CONCRETE / PRECAST CONCRETE		CONCRETE MASONRY UNIT (CMU)		EXPANDED POLYSTYRENE RIGID INSULATION		GYPSUM BOARD		EXTERIOR CEMENT BOARD
	EARTH (CUT)		STONE (CUT)		EXTRUDED POLYSTYRENE RIGID INSULATION		EXTERIOR GYPSUM SHEATHING		PLYWOOD
	SAND EIFS FINISH COAT, CEMENT PLASTER		FIBERGLASS SEMI-RIGID INSULATION		POLYISOCYANURATE RIGID INSULATION		COATED GLASS MAT WATER-RESISTANT GYPSUM BOARD		
	BRICK (CUT)		MINERAL WOOL SEMI-RIGID INSULATION		FIBERGLASS BATT INSULATION				

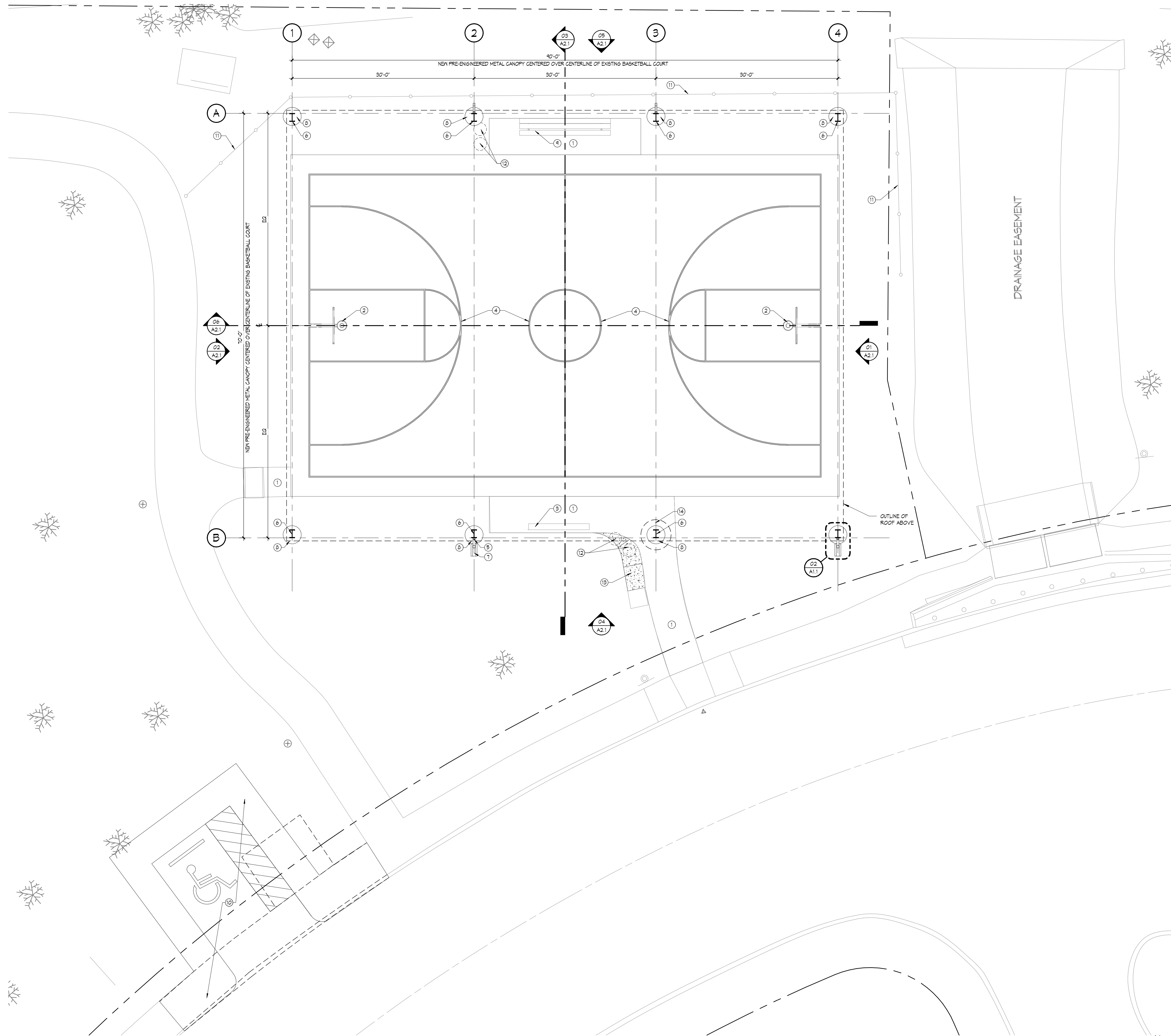
EXISTING WALL TO REMAIN	
EXISTING WALL TO BE DEMOLISHED	
NEW WALL	
PLUMBING WALL	
1-HOUR FIRE-RATED WALL	
2-HOUR FIRE-RATED WALL	
3-HOUR FIRE-RATED WALL	
4-HOUR FIRE-RATED WALL	
NORTH ARROW	TRUE NORTH PROJECT NORTH
COLUMN GRID ID	
BLDG SECTION HEAD / EXTERIOR ELEVATION	DIRECTION OF VIEW DETAIL NUMBER SHEET NUMBER
WALL SECTION HEAD / DETAIL SECTION HEAD	DIRECTION OF VIEW DETAIL NUMBER SHEET NUMBER
INTERIOR ELEVATION MARKER	DIRECTION OF VIEW DETAIL NUMBER SHEET NUMBER
ENLARGED PLAN / DETAIL CALLOUT	AREA TO BE DETAILED DESCRIPTION OF SIMILAR OR OPPOSITE DETAIL NUMBER SHEET NUMBER
PARTITION TYPE TAG	FIRE RATING PARTITION TYPE HEAD / SILL CONDITION STUD SIZE
DOOR TAG	DOOR DOOR NUMBER WALL
ROOM IDENTIFICATION TAG	ROOM NUMBER ROOM NAME
WINDOW / STOREFRONT TAG	WINDOW / STOREFRONT TYPE TAG WALL
CEILING HEIGHT TAG	CEILING HEIGHT
KEYNOTE TAG	
TOILET ACCESSORY TAG	

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01 FLOOR PLAN

1/8" = 1'-0"



GENERAL NOTES

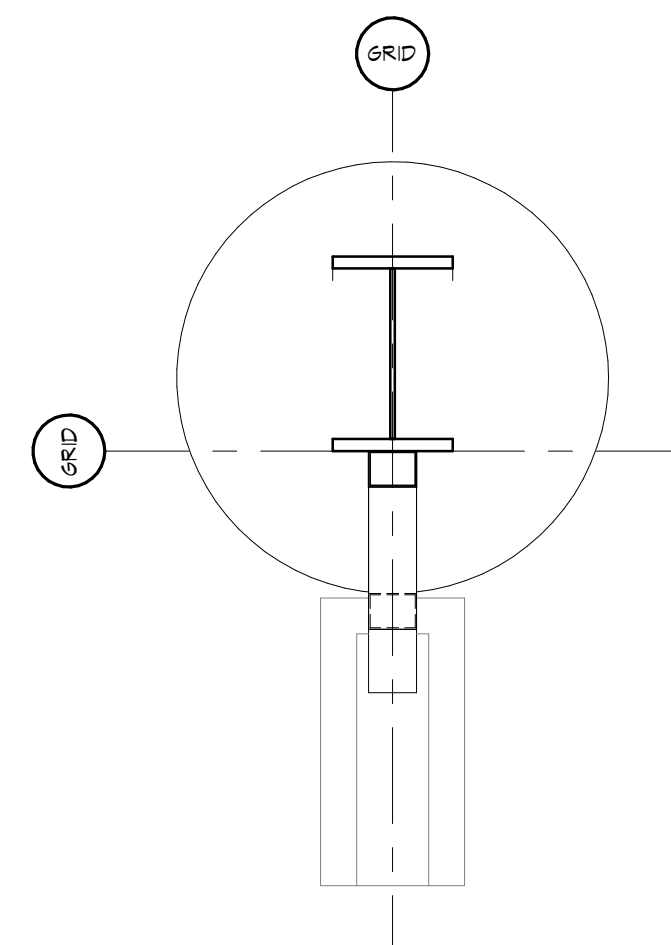
- 1 REFER TO CIVIL DRAWINGS FOR GRADING, DRAINAGE, SITE UTILITIES, AND ALL OTHER INFORMATION PERTAINING TO CIVIL ENGINEERING.
- 2 REFER TO STRUCTURAL DRAWINGS FOR NEW PRE-ENGINEERED METAL BUILDING FOOTINGS AND ALL OTHER INFORMATION PERTAINING TO STRUCTURAL ENGINEERING.
- 3 REFER TO ELECTRICAL DRAWINGS FOR NEW LIGHT FIXTURES, POWER REQUIREMENTS AND ALL OTHER INFORMATION PERTAINING TO ELECTRICAL ENGINEERING.
- 4 REFER TO LANDSCAPE DRAWINGS FOR REMOVAL OF EXISTING TREES IF APPLICABLE, NEW TREES TO BE PLANTED, IRRIGATION, AND ALL OTHER INFORMATION PERTAINING TO LANDSCAPE ARCHITECTURE.
- 5 CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND PRIOR TO INITIATING WORK.
- 6 CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING CONSTRUCTION NOT WITHIN THE SCOPE OF WORK. THE CONTRACTOR SHALL REPAIR AND REPLACE ANY DAMAGED ELEMENTS, NOT INCLUDED IN THE SCOPE OF WORK, TO CONDITION EQUAL OR BETTER THAN PRIOR TO BEGINNING WORK, AT THEIR OWN EXPENSE.
- 7 CONTRACTOR SHALL PROVIDE A COLOR MOCK-UP FOR ALL MATERIALS FOR CLIENT REVIEW AND APPROVAL.

KEYNOTES

- 1 EXISTING CONCRETE FLATWORK TO REMAIN.
- 2 EXISTING BASKETBALL POLE, BACKBOARD, AND RM TO REMAIN.
- 3 EXISTING BENCH TO REMAIN.
- 4 EXISTING BASKETBALL COURT STRIPING TO REMAIN.
- 5 PRE-FINISHED METAL DOWNSPOUT, BY PRE-ENGINEERED METAL BUILDING MANUFACTURER.
- 6 PRE-ENGINEERED METAL BUILDING FRAME, BY PRE-ENGINEERED METAL BUILDING MANUFACTURER, EPOXY PAINT, REFERENCE STRUCTURAL DRAWINGS.
- 7 CONCRETE SPLASH BLOCK.
- 8 CONCRETE FOOTING, REFERENCE STRUCTURAL DRAWINGS.
- 9 EXISTING BLEACHERS TO REMAIN.
- 10 NEW ADA PARKING SPACE AND CONCRETE FLATWORK, REFERENCE LANDSCAPE FOR DEMOLITION AND NEW WORK.
- 11 EXISTING CHAIN LINK FENCE TO REMAIN.
- 12 EXISTING GARBAGE / RECYCLE BIN TO BE REMOVED.
- 13 NEW CONCRETE FLATWORK, REFERENCE LANDSCAPE.
- 14 SAW-CUT EXISTING CONCRETE FLATWORK AS NEEDED TO ACCOMMODATE NEW CONCRETE FOOTING. COORDINATE DEMOLITION WITH EXTENTS OF NEW WORK SHOWN IN STRUCTURAL DRAWINGS. PATCH AND REPAIR AND INSTALL NEW CONCRETE TO MATCH EXISTING AFTER INSTALLATION OF NEW CONCRETE FOOTING.

02 PLAN DETAIL - COLUMN BASE

3/4" = 1'-0"



80% DD

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PARK IMPROVEMENTS
STABLEWOOD FARM PARK
3903 CROOKED TRAIL, SAN ANTONIO TX



CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS
DRAWN: RD
CHECKED: GN
DATE: 03-19-18
JOB NO. 17-1105
REVISIONS :

SHEET TITLE
FLOOR PLAN

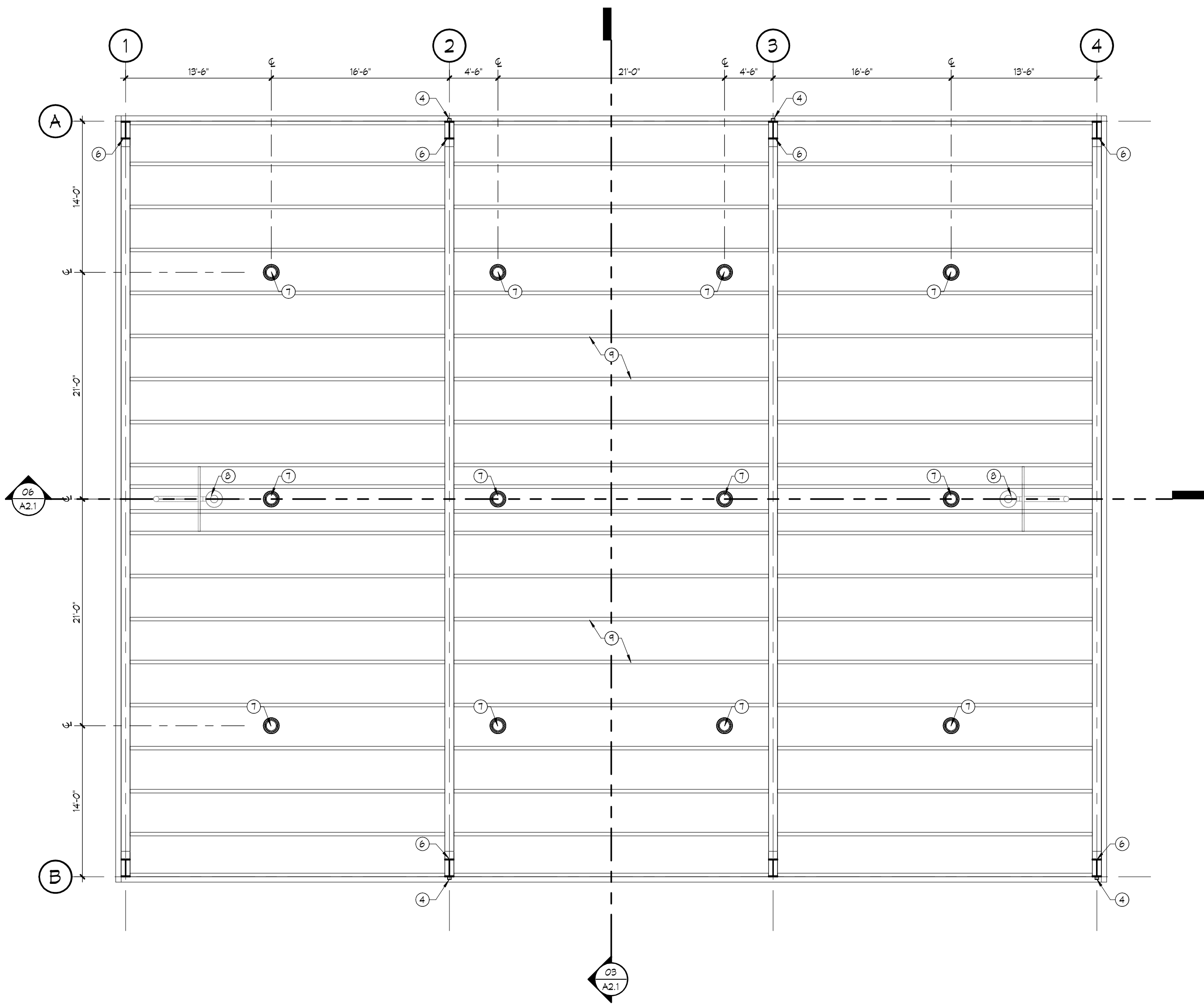
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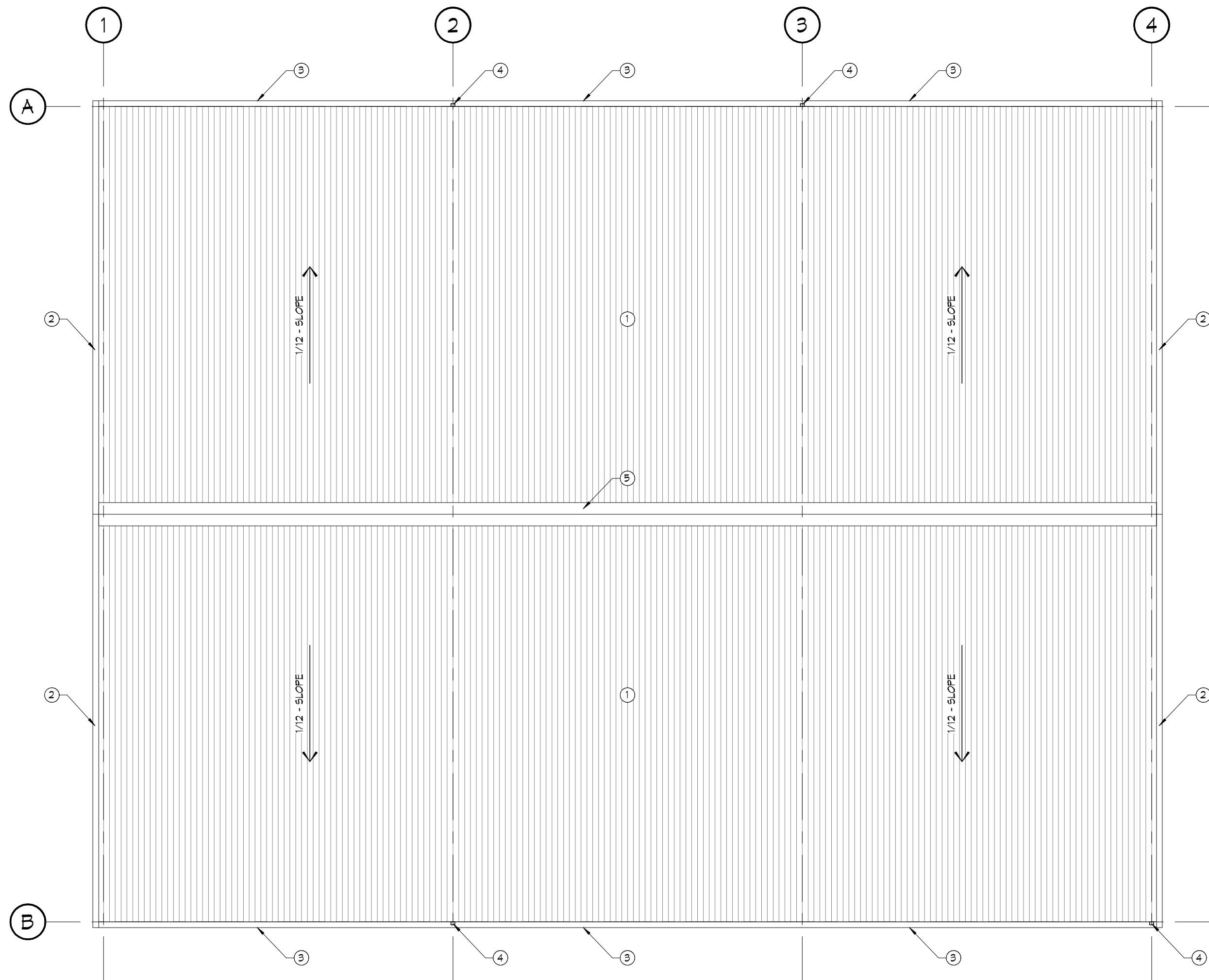
SHEET OF

C+F-Z Group LLC
Landscape Architecture
& Planning
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San Antonio, Texas 78229
210-366-1911/210-366-0044 fax

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01 REFLECTED CEILING PLAN
1/8" = 1'-0"



02 ROOF PLAN
1/8" = 1'-0"

GENERAL NOTES

- 1 REFER TO STRUCTURAL DRAWINGS FOR NEW PRE-ENGINEERED METAL BUILDING FOOTINGS AND ALL OTHER INFORMATION PERTAINING TO STRUCTURAL ENGINEERING.
- 2 REFER TO ELECTRICAL DRAWINGS FOR NEW LIGHT FIXTURES, POWER REQUIREMENTS AND ALL OTHER INFORMATION PERTAINING TO ELECTRICAL ENGINEERING.
- 3 CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND PRIOR TO INITIATING WORK.
- 4 CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING CONSTRUCTION NOT WITHIN THE SCOPE OF WORK. THE CONTRACTOR SHALL REPAIR AND REPLACE ANY DAMAGED ELEMENTS, NOT INCLUDED IN THE SCOPE OF WORK, TO CONDITION EQUAL OR BETTER THAN PRIOR TO BEGINNING WORK, AT THEIR OWN EXPENSE.
- 5 CONTRACTOR SHALL PROVIDE A COLOR MOCK-UP FOR ALL MATERIALS FOR CLIENT REVIEW AND APPROVAL.

KEYNOTES

- 1 PRE-FINISHED 24 GA. "R" ROOF PANEL, BY PRE-ENGINEERED METAL BUILDING MANUFACTURER.
- 2 PRE-FINISHED METAL RAKE TRIM, BY PRE-ENGINEERED METAL BUILDING MANUFACTURER.
- 3 PRE-FINISHED METAL GUTTER, BY PRE-ENGINEERED METAL BUILDING MANUFACTURER.
- 4 PRE-FINISHED METAL DOWNSPOUT, BY PRE-ENGINEERED METAL BUILDING MANUFACTURER.
- 5 PRE-FINISHED METAL RIDGE CAP, BY PRE-ENGINEERED METAL BUILDING MANUFACTURER.
- 6 PRE-ENGINEERED METAL BUILDING FRAME, BY PRE-ENGINEERED METAL BUILDING MANUFACTURER, EPOXY PAINT, REFERENCE STRUCTURAL DRAWINGS.
- 7 LED HIGH-BAY LIGHT FIXTURE, REFERENCE ELECTRICAL DRAWINGS.
- 8 EXISTING BASKETBALL POLE TO REMAIN, EPOXY PAINT. REPLACE BACKBOARD, RIM, AND NET.
- 9 METAL PURGING, BY PRE-ENGINEERED METAL BUILDING MANUFACTURER, EPOXY PAINT.

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PARK IMPROVEMENTS
STABLEWOOD FARM PARK
3903 CROOKED TRAIL, SAN ANTONIO TX

CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS

DRAWN: RD
CHECKED: GN
DATE: 10-30-17
JOB NO. 17-1105
REVISIONS :

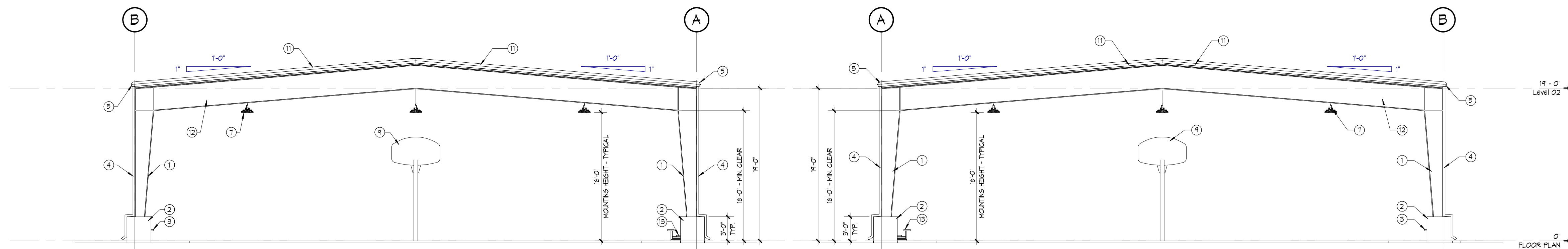
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RCP & ROOF PLAN

SHEET NO.

A1.2

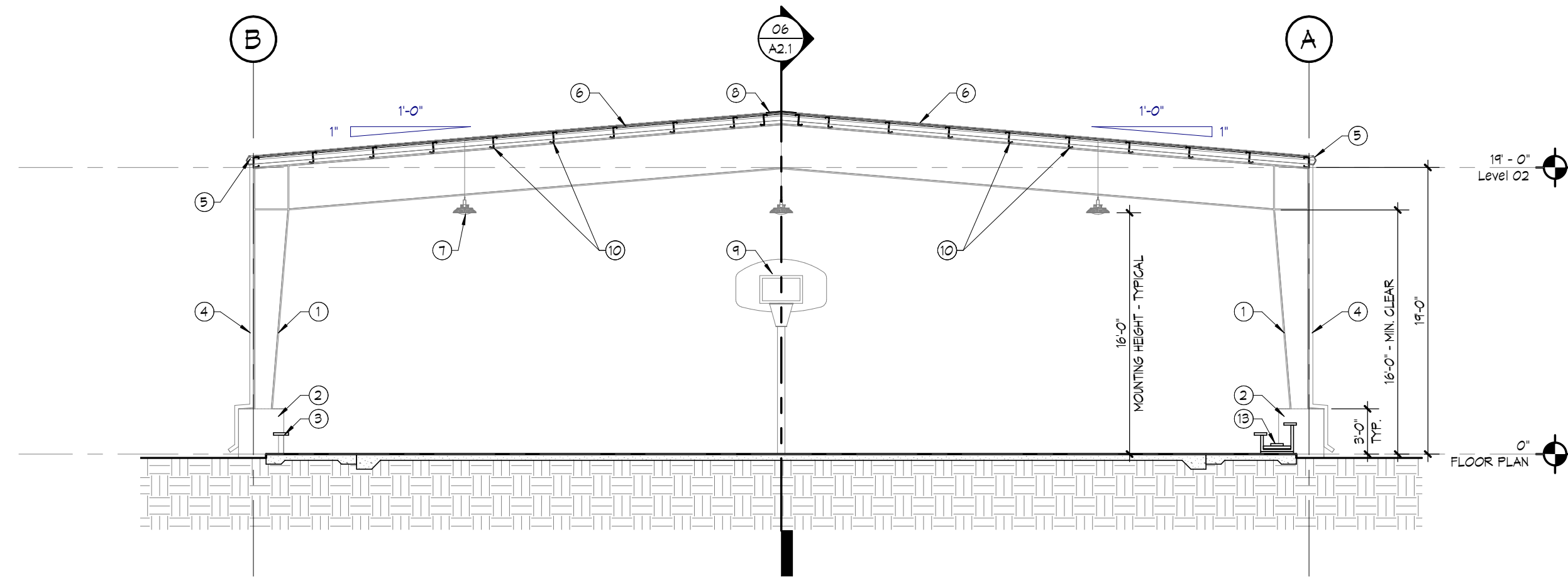
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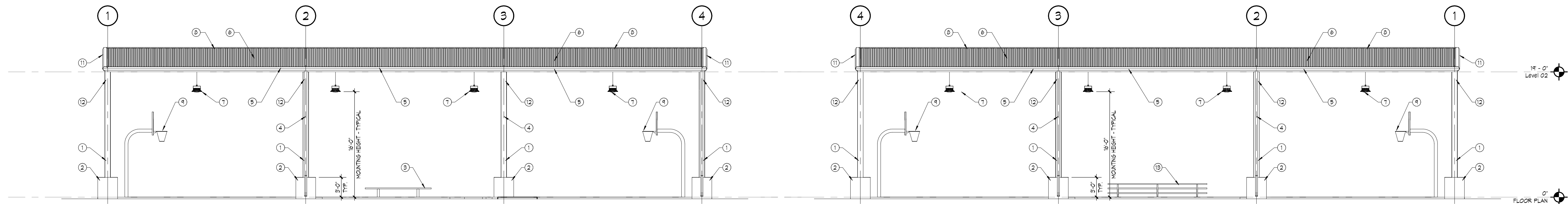


01 ELEVATION - EAST
1/8" = 1'-0"

02 ELEVATION - WEST
1/8" = 1'-0"

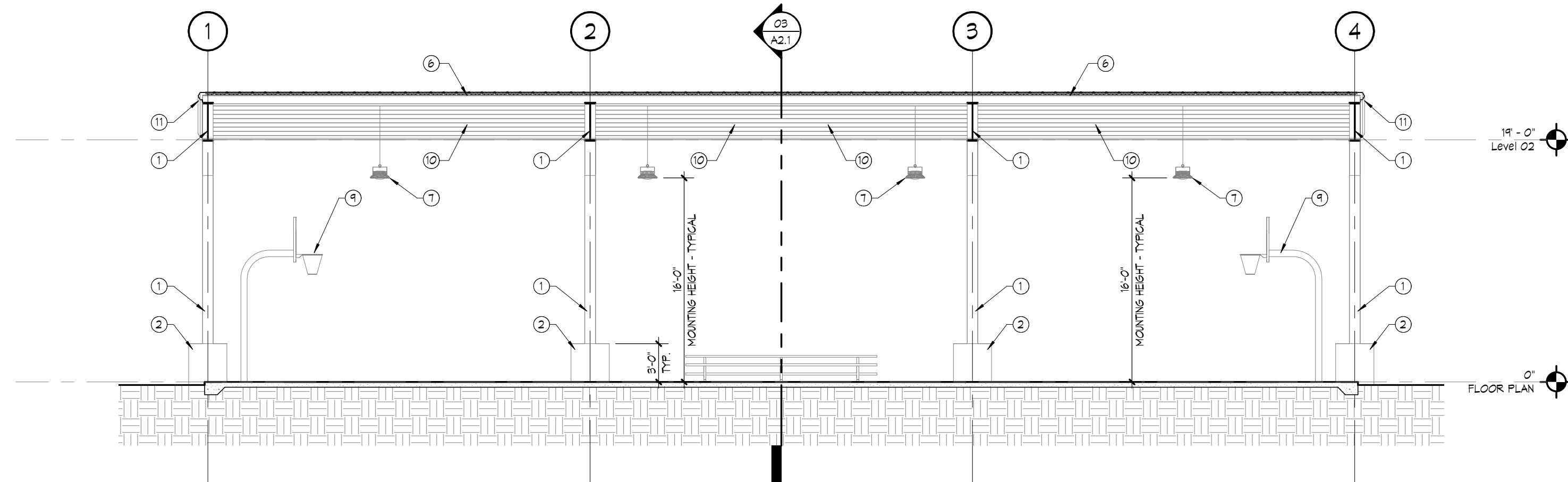


03 BUILDING SECTION - CROSS
1/8" = 1'-0"



04 ELEVATION - SOUTH
1/8" = 1'-0"

05 ELEVATION - NORTH
1/8" = 1'-0"



06 BUILDING SECTION - LONGITUDINAL
1/8" = 1'-0"

GENERAL NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR NEW PRE-ENGINEERED METAL BUILDING FOOTINGS AND ALL OTHER INFORMATION PERTAINING TO STRUCTURAL ENGINEERING.
2. REFER TO ELECTRICAL DRAWINGS FOR NEW LIGHT FIXTURES, POWER REQUIREMENTS AND ALL OTHER INFORMATION PERTAINING TO ELECTRICAL ENGINEERING.
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KEYNOTES

1. PRE-ENGINEERED METAL BUILDING FRAME, BY PRE-ENGINEERED METAL BUILDING MANUFACTURER, EPOXY PAINT, REFERENCE STRUCTURAL DRAWINGS.
2. CONCRETE FOOTING, REFERENCE STRUCTURAL DRAWINGS.
3. EXISTING BENCH TO REMAIN.
4. PRE-FINISHED METAL DOWNSPOUT, BY PRE-ENGINEERED METAL BUILDING MANUFACTURER.
5. PRE-FINISHED METAL GUTTER, BY PRE-ENGINEERED METAL BUILDING MANUFACTURER.
6. PRE-FINISHED 24 GA. 1' K' ROOF PANEL, BY PRE-ENGINEERED METAL BUILDING MANUFACTURER.
7. LED HIGH-BAY LIGHT FIXTURE, REFERENCE ELECTRICAL DRAWINGS.
8. PRE-FINISHED METAL RIDGE CAP, BY PRE-ENGINEERED METAL BUILDING MANUFACTURER.
9. EXISTING BASKETBALL POLE, BACKBOARD, AND RIM TO REMAIN.
10. METAL PURLS, BY PRE-ENGINEERED METAL BUILDING MANUFACTURER, EPOXY PAINT.
11. PRE-FINISHED METAL RAKE TRIM, BY PRE-ENGINEERED METAL BUILDING MANUFACTURER.
12. STEEL CANOPY BEAM, BY PRE-ENGINEERED METAL BUILDING MANUFACTURER, EPOXY PAINT, REFERENCE STRUCTURAL DRAWINGS.
13. EXISTING BLEACHERS TO REMAIN.

80% DD

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S T R U C T U R A L N O T E S

1000 COORDINATION

- A. The Contractor shall compare the Architectural, Structural, Mechanical, Electrical, Plumbing, and other series drawings and report any discrepancies between each set of drawings and within each set of drawings prior to fabrication and installation of any structural members.
- B. Compatibility of the structure and provisions for building equipment supported on or from structural components shall be verified as to size, dimensions, clearances, accessibility, weights and reaction with the equipment for which the structure has been designed prior to submission of shop drawings and data for each piece of equipment and for structural components. Differences shall be noted on the submittals.
- C. The details designated as "Typical Details" apply generally to the Structural Drawings in all areas where conditions are similar to those described in the details.
- D. All dimensions and conditions of existing construction shall be verified at the job site prior to the preparation of shop drawings. Differences between existing construction and that shown on the Structural Drawings shall be referred to the Architect. Differences shall also be clouded on the shop drawings.
- E. All structural elements of the project have been designed by the Engineer to resist the required Code vertical and lateral forces that could occur in the final completed structure only. It is the responsibility of the Contractor to provide all required bracing during construction to maintain the stability and safety of all structural elements during the construction process until the lateral-load resisting or stability-providing system is completely installed and the structure is completely tied together. Temporary supports shall not result in the overstress or damage of the elements to be braced nor any elements used as brace supports.
- F. The Contract Structural Drawings and Specifications represent the finished structure, and except where specifically shown, do not indicate the means or methods of construction. The Contractor and their Sub-Contractors shall supervise and direct the Work and shall be solely responsible for all construction means, methods, procedures, techniques, sequences and safety measures including, but not limited to, adherence to all OSHA guidelines. The Engineer shall not have control of, and shall not be responsible for, construction means, methods, techniques, sequences or procedures, for safety precautions and programs in connection with the Work, for the acts or omissions of the Contractor, Subcontractors, or any other person performing any of the Work, or for the failure of any of these persons to carry out the Work in accordance with the Structural Contract Documents.
- G. Where conflict exists among the various parts of the Structural Contract Documents, Structural Drawings, General Notes, and Specifications, the strictest requirements, as indicated by the Engineer, shall govern.
- H. Periodic site observation by field representatives of Intelligent Engineering Services, LLP (IES) is solely for the purpose of determining if the Work is proceeding in accordance with the Structural Contract Documents. This limited site observation is not intended to be a check of the quality or quantity of the Work, but rather a periodic check in an effort to inform the Owner against defects and deficiencies in the work of the Contractor.

1010 SUBSTITUTIONS

- A. All requests for substitutions of materials or details shown in the Structural Contract Documents shall be submitted for approval during the bidding period.
- B. Once bids are accepted, proposed substitutions will be considered only when they are officially submitted with an identified savings or duration to be deducted from the contract and/or schedule impact. Submittals not satisfying the above criteria will not be reviewed.

1015 MAINTENANCE STATEMENT

- A. All structures require periodic maintenance to extend lifespan and to insure structural integrity from exposure to the environment. A planned program of maintenance shall be established by the building owner. This program shall include such items as but not limited to painting of structural steel, protective coating for concrete, sealants, caulked joints, expansion joints, control joints, and spalls and cracks in concrete.

1020 CODES

- A. The General Building Code used as the basis for the structural design is as follows:
City of San Antonio Building Code (2015 International Building Code with City of San Antonio Amendments)

101000 DEFERRED SUBMITTALS

- A. In accordance with the General Building Code, Section 107.3.4.1, the following submittals will not be issued at the time of permit application, and will be "deferred" to a later date. Deferred submittals are required to be submitted to the Building Official. However, these submittals shall be submitted and approved by the Registered Design Professional in Responsible Charge (RDP/RC) prior to submitting to the Building Official. Deferred submittals are design items being delegated to the Contractor which shall be designed and sealed by a Professional Engineer licensed in the State of Texas.
- B. The following structural components shall be treated as deferred submittals:
1. Pre-Engineered Metal Buildings
- C. Design of the items listed above shall be in accordance with the General Building Code, and shall include all attachments to the structure.
- D. Work associated with Deferred Submittals shall not be performed until the deferred submittal documents have been approved by the Building Official.
- E. Refer to the Contract Documents for additional Deferred Submittal items.

1030 DESIGN LOADS

- A. Dead Loads include the self-weight of the structural elements and the following superimposed loads:

Lighting at roof	5 psf
Roofing panels	8 psf

- B. Roof Live Loads

ROOF USE	ROOF LIVE LOAD	
	UNIFORM	CONCENTRATED
Ordinary Flat, Pitched, and Curved Roofs	20 psf	N/A

Notes:

1. Roof live load has been reduced according to the General Building Code using the formula:

$$L_r = L_o \times R_1 \times R_2$$

Where
 L_r = Reduced live load per square foot of horizontal projection supported by the member.
 L_o = Unreduced design roof live load per square foot of horizontal projection supported by the member.
 R_1 = Reduction factor based on Tributary Area
 R_2 = Reduction factor based on Roof Slope

- C. Snow loads

Ground snow load, P_g	5 psf
-------------------------	-------

1030 DESIGN LOADS (CONT.)

- D. Wind loads

1. Wind lateral load on structural frame is based on ASCE 7 using the following:

Ultimate Design Wind Speed (V_{ult})	115 mph
Nominal Design Wind Speed (V_{nom})	90 mph
Exposure Category	C
Internal Pressure Coefficient, G_{Cpi}	+/-0.18
Risk Category	II

2. Ultimate Level Components and Cladding Wind Pressures:

Surface	(psf)	Zone	Area, A_z (ft^2)
Exterior Walls	+28.2	Interior and edge	10 or less
	-31.0	Interior Edges	10 or less
	+19.7	Interior and edge	500 or greater
	-22.6	Interior and edge	500 or greater
Roof*	+16	Interior, edges, and corners	10 or less
	-28.2	Interior	10 or less
	-50.8	Edges	10 or less
	-79.0	Corners	10 or less
	+16	Interior	100 or greater
	-25.4	Interior	100 or greater
	-31.0	Edges and corners	100 or greater

1. Pressures for Tributary Areas in between the listed values may be linearly interpolated.
2. Negative value signifies pressure acting away from the surface (suction).
3. Edge and Corner zone distances shall be determined in accordance with referenced standard.
4. Pressures on parapets shall be determined by combining positive and negative wall pressures or wall and roof pressures listed above in accordance with the referenced standard.
5. Per code-defined ASD load combinations, nominal components and cladding wind pressures shall be taken as 60% of the listed "Ultimate Components and Cladding Wind Pressures."
* Pressures are for gross uplift conditions.

- F. Seismic Loads

1. The structure and structural components of the building have been designed in accordance with General Building Code with the following criteria:

Seismic Importance Factor, I_e	1.0
Risk Category	II
Mapped Spectral Response Accelerations	
S_s (g)	0.071
S_1 (g)	0.025
Site Class	D
Spectral Response Coefficients	
S_{DS} (g)	0.082
S_{D1} (g)	0.040
Seismic Design Category	A
Basic Seismic-force-resisting system	SOMF
Design Base Shear, V	N/A
Seismic Response Coefficient(s), C_s	N/A
Response Modification Factor(s), R	3 1/2
Analysis Procedure Used	ASCE1-10 Sec 1.4.3

- G. Load Combinations

1. Strength Design
- a. 1.4D
b. 1.2D + 0.5(L_r or S or R)
c. 1.2D + 1.6(L_r or S or R) + 0.5W
d. 1.2D + 1.0W + 0.5(L_r or S or R)
e. 1.2D + 1.0E + 0.25
f. 0.9D + 1.0(W or E)
2. Allowable Stress Design:
- a. D
b. D + (L_r or S or R)
c. D + 0.75(L_r or S or R)
d. D + 0.6W or 0.7E
e. D + 0.75(0.6W) + 0.75(L_r or S or R)
f. D + 0.75(0.7E) + 0.75S
g. 0.6D + (0.6W or 0.7E)

1040 BUILDING MOVEMENTS

- A. The building movements specified herein are anticipated to occur and shall be taken into account by the Contractor in the design, detailing, and installation of the building elements.
- B. Foundation movement: Provisions shall be made in the building structural framing for total settlement of 1 inch for isolated drilled piers with differential settlement between adjacent piers of 3/4 inch. Design of the building foundation is based on the recommendations of the project geotechnical report.

1100 SUBMITTALS

- A. Shop drawings shall be prepared for all structural items and submitted for review by the Engineer. Structural Drawings shall not be reproduced and used as shop drawings. All items deviating from the Structural Drawings or from previously submitted shop drawings shall be clouded.
- B. Contractor shall review shop drawings for compliance with the Structural Drawings and shall certify that they have done so by a stamp noting that the drawings have been "Approved" and which bears the signature (or initials) of an authorized representative of the Contractor and the date. Submittals which do not reflect the Contractor's approval, signature and date will be returned without review.
- C. Contractor shall be responsible for delays caused by rejection of inadequate shop drawings.
- D. Where review and return of shop drawings is required or requested, the Engineer will review each submittal and, where possible, return within 2 weeks of receipt.
- E. Corrections or comments on shop drawings or manufacturer's data sheets do not relieve the Contractor from compliance with requirements of the plans and specifications. Engineer's review is for general conformance with the requirements of the Structural Drawings. Contractor is responsible for confirming and correcting all quantities and dimensions, selecting fabrication processes and techniques of construction, and coordinating the work with that of all other contractors.
- F. Refer to individual sections for specific submittal requirements.
- G. Contractor shall submit electronically in pdf format. Submittals shall be generated electronically and will be commented upon electronically as to maintain clarity of the image file. Scans of hard copy submittals shall be legible, full size scans. All illegible scans or scans of contractor comments on reduced size prints will be rejected. Contractor will be responsible for providing and distributing Engineer's comments to their subcontractors.

2465 DRILLED PIERS

- A. Pier design is based on the following design criteria:

1. Allowable end bearing (Total load/sustained load): 18,000 psf / 12,000 psf
2. Uplift force from expansive soil (kips): 20-d
3. Side Friction (uplift resistance): 2.2-d-D_p + W_p + F_{DL}
4. Minimum penetration below existing grade: 28 feet at Pond / 23 feet at Roadway

- B. Pier design is in accordance with the recommendations in the following geotechnical report:

1. Geotechnical engineer: Burge-Martinez Consulting, Inc.
2. Date of report: March 15, 2018
3. Report number: 12-18-0041

- C. Bearing stratum shown on the pier details is Stratum II, fat clay (CH), soft to hard, tan and light gray.
- D. Reinforcing cage shall be held securely away from earth at sides and bottom by sets of 3 spacers at a maximum spacing of 8 ft. along the length of the cage and 1'-0" from the bottom.
- E. Pier reinforcing and concrete shall be placed immediately after drilling operations are complete; in no case shall a pier be drilled that cannot be placed by the end of the workday.
- F. See plans for pier sizes, reinforcing and depth.
- G. The contractor shall verify depths of piers before pier steel is cut. Pier steel may be delivered to the jobsite in standard lengths and cut as required. Provide #4 bar diameter laps in all vertical pier reinforcing.
- H. Reinforcing steel shop drawings shall include placing drawings for templates to set dowels in piers.
- I. Top of pier shall be of the specified diameter. Form top of pier if required to maintain the specified diameter. Any concrete extending beyond the specified diameter shall be removed.
- J. Temporary steel casing may be required during pier drilling operations. Prior to the placement of concrete, any seepage water shall be removed from the pier holes. Special construction procedures in accordance with ACI 336.1 and ACI 336.3R and specifications shall be followed during extraction of the casing and during concrete placement.
- K. Contractor shall include in bid documents, unit-costs for casing if required and unit-cost for greater and lesser depth of drilling for each pier size.
- L. All piers shall be inspected by a representative of Burge-Martinez Consulting, Inc. in order to ensure that the proposed bearing material has been reached in accordance with the recommendations given in the geotechnical report.
- M. The contractor shall make and maintain accurate records of the drilled pier depths, bearing stratum, depth of penetration into bearing stratum, diameter and location (including off center eccentricities), and shall submit this information to the Engineer.

3000 CAST-IN-PLACE CONCRETE

- A. Structural Concrete: Building Code Requirements for Structural Concrete, American Concrete Institute, ACI 318, as referenced by the General Building Code.

- B. Classes of Concrete

1. All concrete shall conform to the requirements as specified in the table below, unless noted otherwise on the Structural Drawings:

Conc Class	Strength psi	Agg. Type	Max Agg. Size	Slump Inches	Max w/c	Use
B	3000	NWT	1-1/2"	5-7	0.55	Drilled Piers

- a. "NWT" refers to normal concrete having air dry unit weight of approximately 145 PCF (ASTM C33 aggregate).
- b. Where the w/c ratio is shown, it shall be adhered to regardless of strength requirements.
- c. "Strength" is required compressive cylinder strength at an age of 28 days.

- C. Provide 4 1/2 percent plus or minus 1 1/2 percent of entrained air in concrete permanently exposed to the weather and elsewhere at the contractor's option.
- D. Horizontal construction joints in concrete placements shall be permitted only where indicated on the Structural Drawings. Vertical construction joints are prohibited.
- E. Embedded conduits, pipes, and sleeves shall meet the requirements of ACI 318, and the following:
1. Conduits, pipes, and sleeves passing vertically through a structural element shall utilize a sleeve not larger in outside dimension than 3 inches. The sleeve shall be made of hot dip galvanized schedule 40 steel.
2. Conduits, pipes and sleeves shall not be spaced closer than three diameters or widths on center.

- J. Submittal: Submit proposed mix designs in accordance with ACI 301, chapter 4.2.3. Each proposed mix design shall be accompanied by a record of past performance or by three laboratory trial mixtures with confirmation tests.
- F. Concrete sampling for quality assurance: Concrete that is pumped shall be sampled at the point of discharge from the truck for information, including slump; and shall be sampled at the point of placement for acceptance of slump and air content.

3200 CONCRETE REINFORCING

- A. Concrete reinforcement for the project shall conform to the following:

1. All reinforcing steel shall be new billet steel in accordance ASTM A615, Grade 60, unless noted otherwise in the Structural Drawings or these notes.
- B. Detailing of reinforcing steel shall conform to the American Concrete Institute 315 Detailing Manual and all hooks and bends in reinforcing bars shall conform to ACI detailing standards, unless noted otherwise on the Structural Drawings.
- C. Welding of reinforcing steel will not be permitted unless specifically shown on the Structural Drawings.
- D. Heat shall not be used in the fabrication or installation of reinforcement.
- E. Reinforcing steel clear cover shall be as follows:
1. Drilled Piers 3"
- F. Submittal: Submit shop drawings for fabrication, bending, and placement of concrete reinforcement. Comply with ACI 315 "Details and Detailing of Concrete Reinforcement". Do not reproduce the Structural Drawings for use as shop drawings.

80% DD

SPECIAL INSPECTIONS TABLES FOR STRUCTURAL ELEMENTS

SPECIAL INSPECTIONS

1. Special inspections shall be performed in accordance with Chapter 17 of the 2015 International Building Code (IBC) by a Special Inspector hired by the Owner to perform the Special Inspections listed below. The Special Inspector shall be qualified by an approved agency according to the City's building official to perform the special inspections for which they will be undertaking. The Contractor shall coordinate with and notify the Special Inspector of all required tests and inspections listed in the following tables. The Special Inspector shall be responsible to verify that the items detailed in the Construction Documents were built accordingly and shall prepare, sign, and furnish inspection reports to the building official and the Architect for all time spent at the site. The Inspector shall bring discrepancies to the immediate attention of the General Contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the building official and to the Architect prior to the completion of that phase of the work. These special inspections are in addition to the other inspections listed in these Structural Notes or Project Specifications.
2. Where structural members and assemblies are shop fabricated, the Special Inspector shall verify that the fabricator maintains detailed fabrication and quality control procedures that provide a basis for inspection control of the workmanship and the fabricator's ability to conform to the Construction Documents and Referenced Standards, unless the fabricator is registered and approved to perform such work without special inspection.

REQUIRED SPECIAL INSPECTIONS FOR WELDING OF STRUCTURAL STEEL (AISC 360-10 Table N5.4)				
SPECIAL INSPECTION TYPE	INSPECTION FREQUENCY		REFERENCED STANDARD	IBC REFERENCE
	CONTINUOUS	PERIODIC		
1. Inspection tasks prior to welding:				
a. Welding procedure specifications (WPSs) available	X	--		
b. Manufacturer certifications for welding consumables available	X	--		
c. Material identification (type/grade) ²	--	X		
d. Welder identification system ²	--	X		
e. Fit-up of groove welds (including joint geometry) ² 1) Joint preparation 2) Dimensions (alignment, root opening, root face, bevel) 3) Cleanliness (condition of steel surfaces) 4) Tackling (tack weld quality and location) 5) Backing type and fit (if applicable)	--	X	AISC 360-10 N5.4-1: AWS D1.1	1705.2.1
f. Configuration and finish of access holes ²	--	X		
g. Fit-up of fillet welds ² 1) Dimensions (alignment, gaps at root) 2) Cleanliness (condition of steel surfaces) 3) Tackling (tack weld quality and location)	--	X		
2. Inspection tasks during welding:				
a. Use of qualified welders	--	X		
b. Control and handling of welding consumables ² 1) Packaging 2) Exposure control	--	X		
c. No welding over cracked tack welds ²	--	X		
d. Environmental conditions ² 1) Wind speed within limits 2) Precipitation and temperature	--	X		
e. WPS followed ² 1) Settings on weld equipment 2) Travel speed 3) Selected welding materials 4) Shielding gas type/flow rate 5) Preheat applied 6) Interpass temperature maintained (min/max) 7) Proper position (F, V, H, OH)	--	X	AISC 360-10 N5.4-2: AWS D1.1	1705.2.1
f. Welding techniques ² 1) Interpass and final cleaning 2) Each pass within profile limitations 3) Each pass meets quality requirements	--	X		
3. Inspection tasks after welding:				
a. Welds cleaned	--	X		
b. Size, length and location of welds	X	--		
c. Welds meet visual acceptance criteria 1) Crack prohibition 2) Weld/base-metal fusion 3) Crater cross section 4) Weld profiles 5) Weld size 6) Undercut 7) Porosity	X	--	AISC 360-10 N5.4-2: AWS D1.1	1705.2.1
d. Arc strikes	X	--		
e. k-area ³	X	--		
f. Backing removed and weld tabs removed (if required)	X	--		
g. Repair activities	X	--		
h. Document acceptance or rejection of welded joint or member	X	--		

1. Inspection tasks noted in this table are the responsibility of the Special Inspector or Quality Assurance Inspector (QAI). The fabricator and erector are responsible for all inspection tasks indicated in AISC 360-10 Section N5 assigned to the Quality Control Inspector (QCI).
2. Inspection tasks may be coordinated with the fabricator or erector's Quality Control Inspector (QCI) where indicated with this footnote. All other tasks shall be performed by the Special Inspector.
3. When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 in. (75 mm) of the weld.

REQUIRED SPECIAL INSPECTIONS FOR BOLTING STRUCTURAL STEEL (AISC 360-10 Tables N5.6)				
SPECIAL INSPECTION TYPE	INSPECTION FREQUENCY		REFERENCED STANDARD	IBC REFERENCE
	CONTINUOUS	PERIODIC		
1. Inspection tasks prior to bolting:				
a. Manufacturer's certifications available for fastener materials	X	--		
b. Fasteners marked in accordance with ASTM requirements	--	X		
c. Proper fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear plane) ²	--	X		
d. Proper bolting procedure selected for joint detail ²	--	X	AISC 360-10 N5.6-1	1705.2.1
e. Connecting elements, including the appropriate flaying surface condition and hole preparation, if specified, meet applicable requirements	--	X		
f. Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used	--	X		
g. Proper storage provided for bolts, nuts, washers and other fastener components	--	X		
2. Inspection tasks during bolting:				
a. Fastener assemblies, of suitable condition, placed in all holes and washers (if required) are positioned as required ²	--	X		
b. Joint brought to the snug-tight condition prior to the pretensioning operation ²	--	X	AISC 360-10 N5.6-2	1705.2.1
c. Fastener component not turned by the wrench prevented from rotating ²	--	X		
d. Fasteners are pretensioned in accordance with the RCSC Specification, progressing systematically from the most rigid point toward the free edges	--	X		
3. Inspection tasks after bolting:				
a. Document acceptance or rejection of bolted connections	X	--	AISC 360-10 N5.6-3	1705.2.1

1. Inspection tasks noted in this table are the responsibility of the Special Inspector or Quality Assurance Inspector (QAI). The fabricator and erector are responsible for all inspection tasks indicated in AISC 360-10 Section N5 assigned to the Quality Control Inspector (QCI).
2. Inspection tasks may be coordinated with the fabricator or erector's Quality Control Inspector (QCI) where indicated with this footnote. All other tasks shall be performed by the Special Inspector.

REQUIRED SPECIAL INSPECTIONS OF CONCRETE CONSTRUCTION (IBC TABLE 1705.3)				
SPECIAL INSPECTION TYPE	INSPECTION FREQUENCY		REFERENCED STANDARD	IBC REFERENCE
	CONTINUOUS	PERIODIC		
1. Inspect reinforcement and verify placement	--	X	ACI 318: Ch. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
2. Reinforcing bar welding:				
a. Verify weldability of reinforcing bars other than ASTM A 706	--	X	AWS D14 ACI 318: 26.6.4	--
b. Inspect single-pass fillet welds, maximum 5/16"	--	X		
c. Inspect all other welds	X	--		
3. Inspect anchors cast in concrete	--	X	ACI 318: 17.8.2	--
4. Inspect anchors post-installed in hardened concrete members				
a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads	X	--	ACI 318: 17.8.2.4	--
b. Mechanical anchors and adhesive anchors not defined in 4.a	--	X	ACI 318: 17.8.2	--
5. Verifying use of required design mix	--	X	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete	X	--	ASTM C 112 ASTM C 31 ACI 318: 26.5, 26.12	1908.10
7. Inspect concrete placement for proper application techniques	X	--	ACI 318: 26.5	--
8. Verify maintenance of specified curing temperature and techniques	--	X	ACI 318: 26.5.3-26.5.5	1908.9
9. Verify in-situ concrete strength prior to removal of shores and forms from beams and structural slabs	--	X	ACI 318: 26.10.2	--
10. Inspect formwork for shape, location and dimensions of the concrete members being formed	--	X	ACI 318: 26.10.1(b)	--

REQUIRED SPECIAL INSPECTIONS OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS (IBC TABLE 1705.8)			
SPECIAL INSPECTION TYPE	INSPECTION FREQUENCY		
	CONTINUOUS	PERIODIC	
1. Inspect drilling operations and maintain complete and accurate records for each element	X	--	
2. Verify placement locations and plumbness, confirm element diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable) and adequate end bearing strata capacity. Record concrete or grout volumes	X	--	
3. For concrete elements, perform tests and additional special inspections in accordance with IBC Section 1705.3	--	--	

S T R U C T U R A L N O T E S

5100 STRUCTURAL STEEL

- A. Structural Steel: Specification for Structural Steel Buildings, American Institute of Steel Construction Inc., ANSI/AISC 360, as referenced by the General Building Code.
- B. Material: All hot rolled steel members shall be new and conform to ASTM specification A6.
- C. ASTM Specification and Grade: Clearly mark the grade on each member
- D. Unless Noted otherwise on the Structural Drawings, structural steel members shall be:
1. Structural steel plate shall conform to ASTM A36.
2. Headed stud shear connectors shall conform to ASTM A108.
- E. Fabrication
1. Splicing of structural steel members is prohibited without prior approval of the Engineer as to location and type of splice to be made. Any member having splice(s) not shown and detailed on shop drawings will be rejected.
2. Dimensional tolerances of fabricated structural steel shall conform to Section 6.4 of the AISC Code of Standard Practice unless noted otherwise on the Structural Drawings.
3. Shop painting: Paint structural steel with one coat of manufacturer's standard red oxide primer applied at a rate to provide a uniform dry film thickness of 2.5 mils.
- F. Erection tolerances of anchor bolts, embedded items, and all structural steel unless specified otherwise on the Structural Drawings shall conform to the AISC Code of Standard Practice.
- G. Field cutting of structural steel or any field modifications to structural steel shall not be made without prior approval of the Engineer.
- H. Contractor shall protect any unprimed structural steel from detrimental effects of corrosion, as required, until the steel is enclosed and protected by the new construction.
- I. Submittal: Provide drawings showing details for fabrication and shop assembly of members, erection plans and details. Include details of connections, camber, weld profiles and sizes and spacing. Shop and erection drawings shall not be made using reproductions of the Structural Drawings.

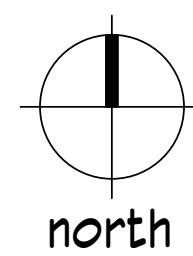
5110 STRUCTURAL STEEL CONNECTIONS

- A. Welded Connections
1. All welding shall conform to ANSI/AWS D1.1, latest edition.
2. Fillet welds with no size specified shall be 3/16 inch or minimum size required by AISC, whichever is larger.
- B. Bolted connections
1. Unless noted otherwise on the Structural Drawings, bolts shall be 3/4 inch diameter and conform to ASTM F3125 GR A325. Bolts shall be designed using values for bearing type bolts with thread allowed in the shear plane.
2. Bolts shall be tightened to "snug tight" as defined by AISC, unless noted otherwise on the Structural Drawings.
- C. Structural steel connections not specifically detailed on the Structural Drawings shall be designed and detailed by the Contractor under the direct supervision of a Professional Engineer licensed in the State of Texas. Sealed calculations for all connections designed by the Contractor shall be submitted for the Architect's files.
- D. In general, shop connections shall be bolted or welded and field connections shall be bolted.
- E. Base Plates
1. Column base plates shall be set to the elevation indicated on the Structural Drawings and leveled using shims or by double nuts on anchor bolts. Base plates shall then be grouted with a non-shrink, high strength nonmetallic grout. Tighten anchor bolts after supported members have been positioned and plumbed.
2. Hole sizes in base plates shall be oversized per AISC section J9.2. Hole sizes may be increased to the recommended maximum size listed for anchor rods in base plate table 14-2 of the 14th edition of the AISC Steel Construction Manual provided that plate washers, as required by this table, are utilized.
3. Anchor rods shall be: ASTM F1554 Gr. 55, weldable.
- F. For connections not specifically addressed by these notes or the Structural Drawings, provide fillet welds at all contact surfaces sufficient to develop the tensile strength of the smaller member at the joint.

5160 PREENGINEERED METAL BUILDINGS

- A. All structural steel used for PreEngineered Building Components shall be designed, fabricated, and erected in conformance with the latest standards of the AISC. The design and fabrication of cold-formed steel members shall comply with the AISI, latest edition.
- B. The design for all Pre-Engineered Building members and components (including anchor bolt sizes, lengths and embedment) shall be the responsibility of the Pre-Engineered Building manufacturer. The design shall be carried out under the direction of a Professional Engineer licensed in the State of Texas).
- C. The design of all Pre-Engineered Building Components shall be based on the loads indicated in the "Design Loads" section of the Structural Notes. Deflections of the Pre-Engineered Building Structure under loading shall not exceed the following:
- | | |
|----------------------------------|----------------|
| Rigid Frames and Columns - Drift | H/240 Lateral |
| Wall Girts and Eave Struts | L/240 Lateral |
| Rigid Frames and Roof Furlins | L/240 Vertical |
- * where "L" is defined as a member's length between supports and "H" is defined as a column's height measured from base to top of column.
- D. Bases of columns shall be designed as pinned supports.
- E. All building components shall be compatible with the Contract Documents. Any requests for modifications shall be submitted to the Architect during the bidding process.
- F. Field welded connections for cold-formed steel members shall not be permitted without specific written approval of the Architect.
- G. Lateral stability of the building frame shall be provided in the structural framing.
- H. Shop drawings shall be prepared for all structural items and submitted for record only. Structural Drawings shall not be reproduced and used as shop drawings. Any items deviating from the Contract Documents or from previously submitted shop drawings shall be so noted. Shop drawings shall be sealed and signed by a Professional Engineer licensed in the State of Texas.

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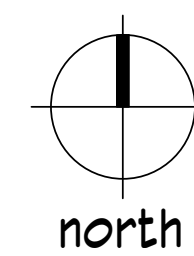


2 ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

PLAN NOTES:

1. SEE ARCHITECTURAL & MEP DRAWINGS FOR MECHANICAL LOADS SUPPORTED BY THE PRE-ENGINEERED FRAMING MEMBERS.
2. FRAMING SHOWN IS SCHEMATIC ONLY.
3. THE PRE-ENGINEERED BUILDING MANUFACTURER SHALL DESIGN AND SUPPLY ALL MATERIAL AS REQUIRED TO MEET THE ARCHITECTURAL DRAWINGS AND THE LOCAL BUILDING CODES. THE PRE-ENGINEERED CONNECTIONS ABOVE THE FOUNDATION, INCLUDING THE CONNECTION OF HIS/HER DESIGN TO THE FOUNDATION, ALL SUBMITTALS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE THE BUILDING IS CONSTRUCTED.



1 FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

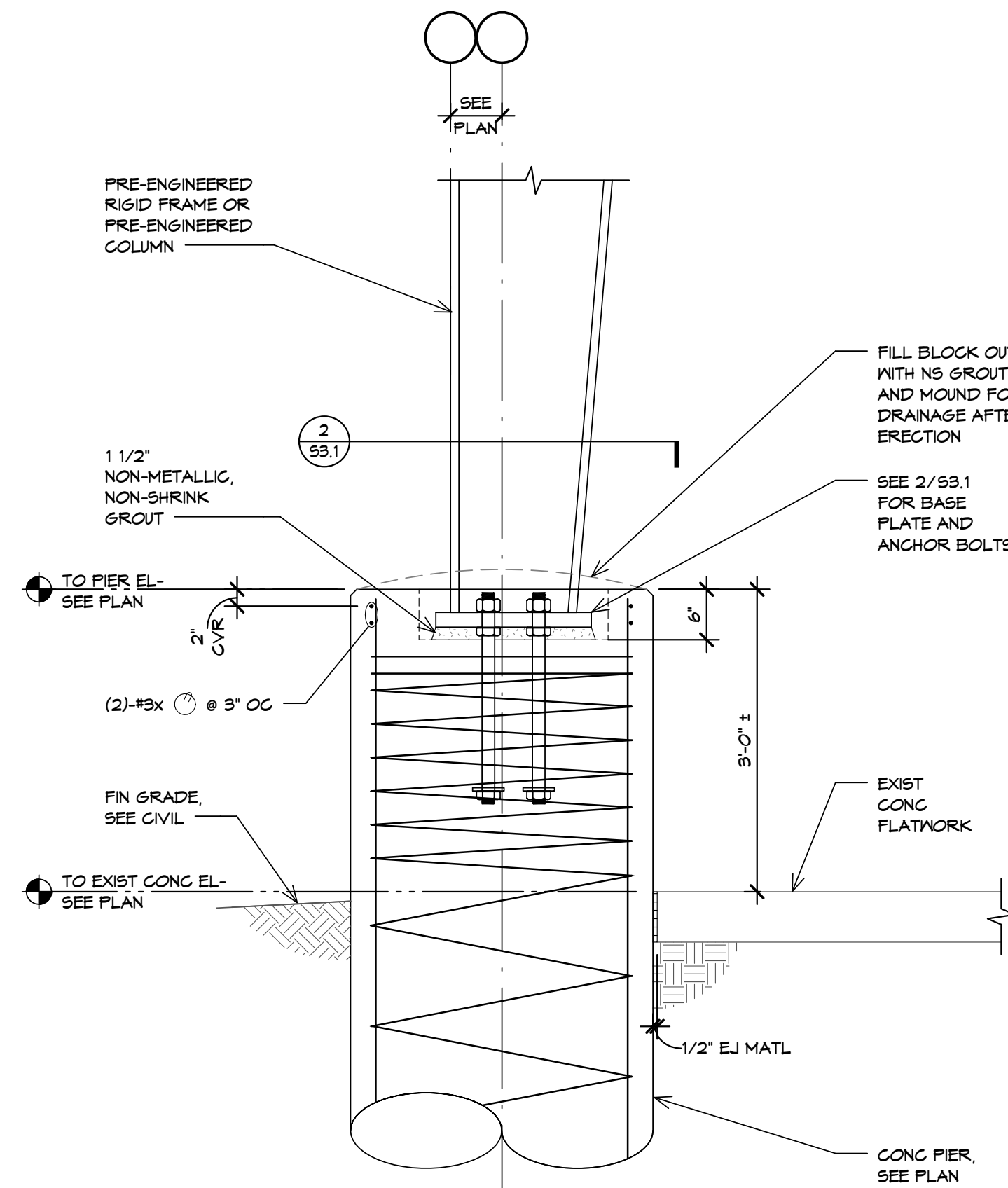
PLAN NOTES:

1. FOUNDATIONS FOR THE PRE-ENGINEERED BUILDING COLUMNS HAVE BEEN DESIGNED USING ASSUMED REACTIONS. THESE ASSUMED REACTION ARE THAT THE BUILDING COLUMNS HAVE A PINNED BASE AND WILL NOT TRANSFER AN APPLIED MOMENT. PRIOR TO THE CONSTRUCTION OF THE DETAILED FOUNDATION THE REACTIONS FROM THE BUILDING COLUMNS REACTIONS SHALL BE SUBMITTED TO THE FOUNDATION ENGINEER TO VERIFY THE FOUNDATION DESIGN.
2. THE PRE-ENGINEERED BUILDING MANUFACTURER SHALL DESIGN AND SUPPLY ALL MATERIALS REQUIRED TO MEET THE ARCHITECTURE DRAWINGS AND THE LOCAL BUILDING CODES. THE PRE-ENGINEERED BUILDING MANUFACTURER SHALL ACT AS THE ENGINEER OF RECORD FOR ALL COMPONENTS ABOVE THE FOUNDATION, INCLUDING THE CONNECTION OF HIS/HER DESIGN TO THE FOUNDATION. ALL SUBMITTALS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS.
3. EXISTING FRAMING INFORMATION IS PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY; IT IS BASED ON EXISTING DRAWINGS, AND MAY NOT ACCURATELY REFLECT THE ACTUAL CONDITIONS IN THE FIELD. INTELLIGENT ENGINEERING SERVICES, LLP MAKES NO GUARANTEE CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. FIELD VERIFY ALL CONDITIONS.

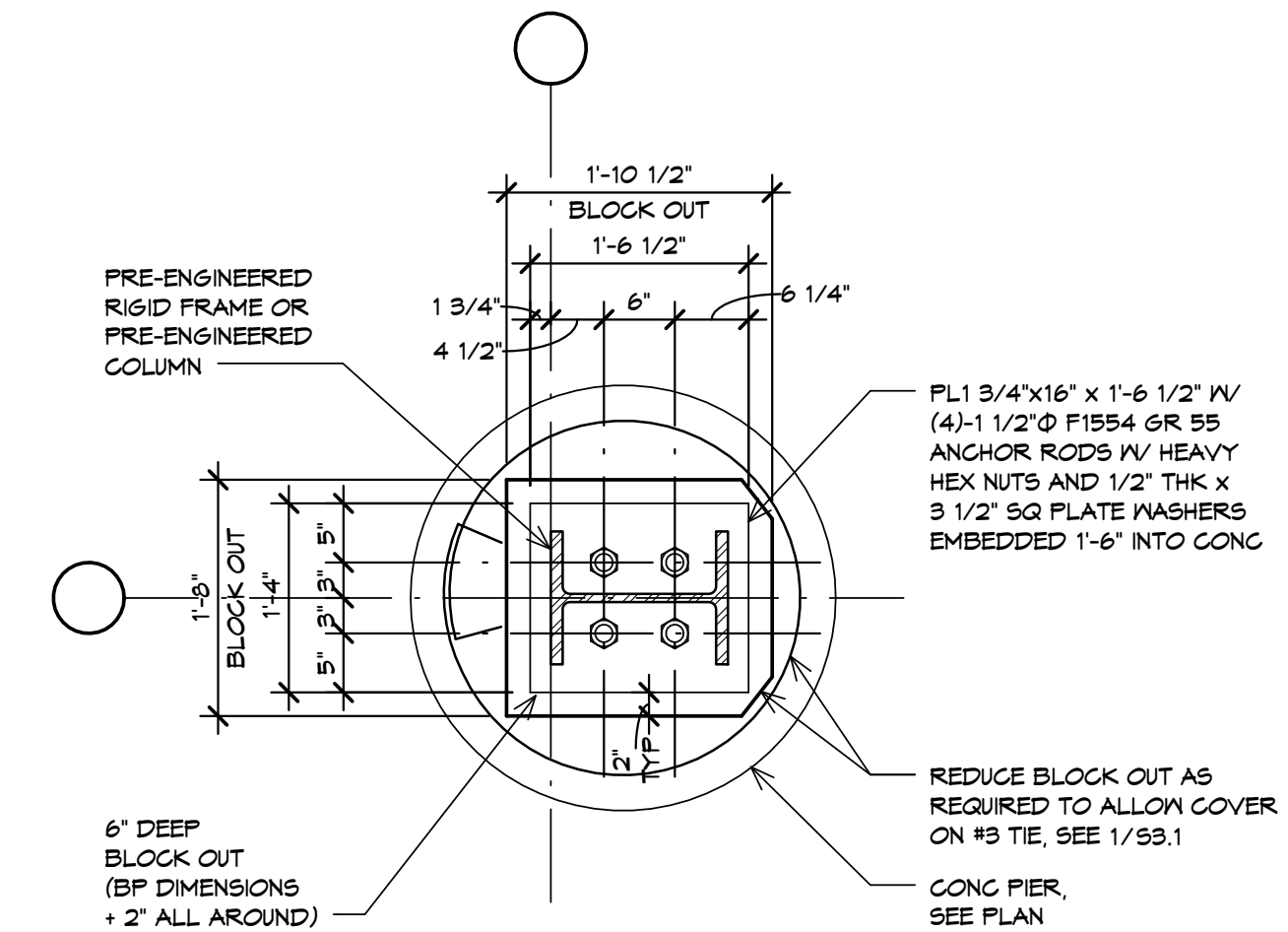
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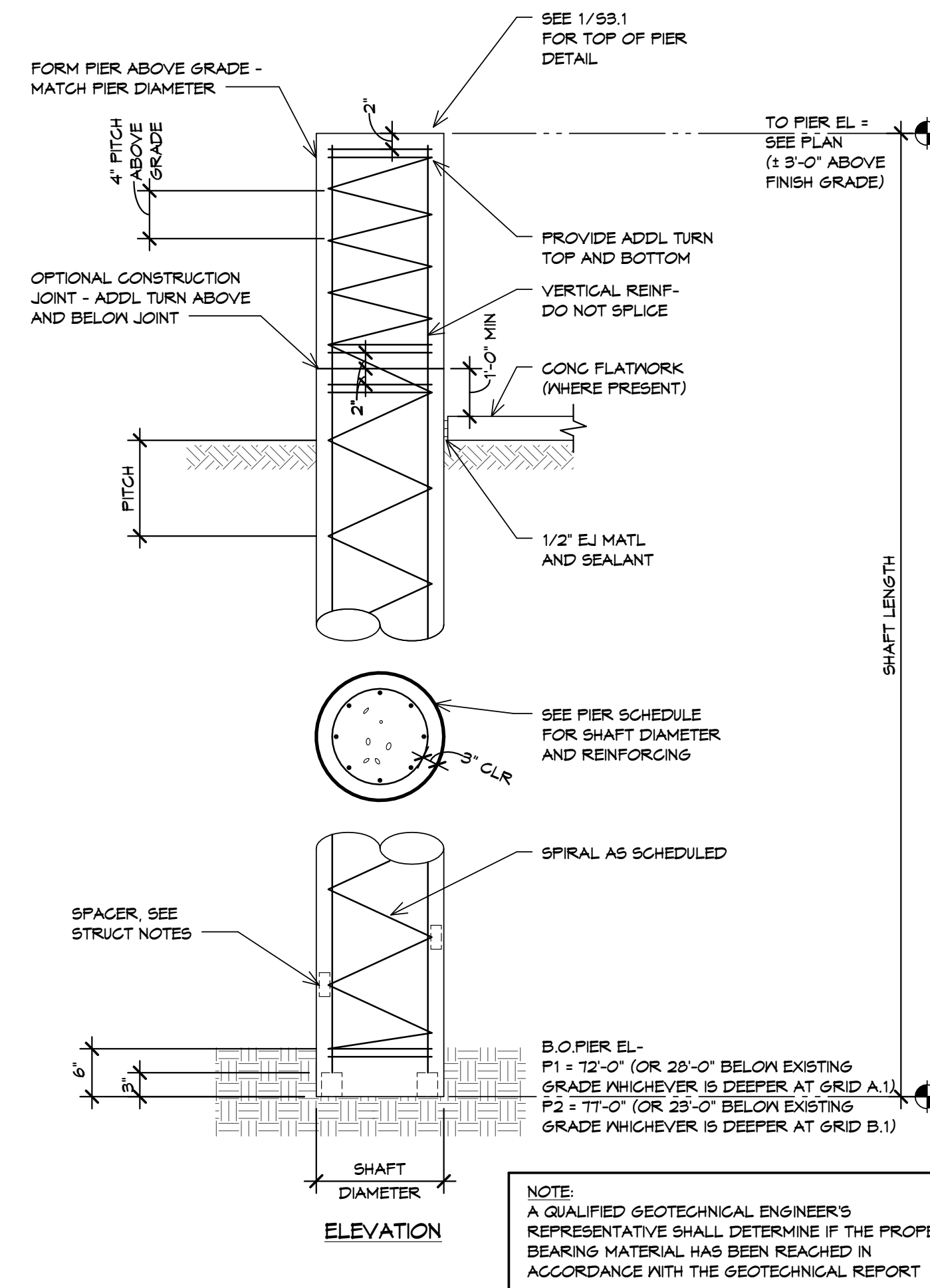
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1 TYPICAL SECTION AT RIGID FRAME COLUMN BASE
SCALE: 3/4" = 1'-0"



2 PLAN VIEW AT RIGID FRAME COLUMN BASE
SCALE: 3/4" = 1'-0"



3 TYPICAL DRILLED PIER WITH STRAIGHT SHAFT DETAIL
SCALE: 3/4" = 1'-0"

PIER SCHEDULE				
MARK	SHAFT DIAMETER	LONGITUDINAL REINFORCEMENT	TIES / PITCH	QUANTITY
P1	36"	(13)-#8	#3 @ 12" OC	4
P2	36"	(13)-#8	#3 @ 12" OC	4

80% DD



1

OVERALL ELECTRICAL SITE PLAN

SCALE: 1" = 30'-0"

PROJECT # 18030

Alderson & Associates, Inc.

7700 Torino St, Suite 101
San Antonio, TX 78229
Telephone: 210.614.1110
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F-1008

INTERIM REVIEW ONLY

Document incomplete: Not intended
for permit, bidding or construction.
Engineer: Deon Alderson
P.E. Reg. No. 54441
Firm: Alderson & Associates, F-1008

GENERAL SITE NOTES: (APPLIES TO ELECTRICAL SITE WORK)

1. COMPLETE WORK IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND INTERPRETATIONS OF AHJ.
2. COORDINATE WORK WITH OTHER TRADES AS REQUIRED TO PROVIDE COMPLETE SYSTEMS AND AVOID CONFLICTS.
3. COORDINATE WORK IN THE PARKING AND CONSTRUCTION AREAS WITH OWNER, TO AVOID CONFLICT WITH OTHER ACTIVITIES OR FUNCTIONS THAT REQUIRE ACCESS TO THE AREA.
4. COORDINATE AND SCHEDULE ELECTRICAL AND COMMUNICATION SERVICE OUTAGES TO EXISTING FACILITIES WITH OWNER IN ADVANCE OF OUTAGE.
5. COORDINATE AND SCHEDULE ALL EXCAVATION, TRENCHING, BACKFILL, CONCRETE WORK, LIGHT POLE ERECTION, AND OTHER SITE WORK WITH OWNER IN ADVANCE OF THIS WORK, GIVING SPECIAL CONSIDERATION TO WORK INVOLVING CONTROLLED ACCESS TO PARKING LOTS AND OCCUPIED AREAS.
6. REQUEST UTILITY LOCATING SERVICE TO IDENTIFY ALL UNDERGROUND UTILITIES IN THE VICINITY OF UNDERGROUND WORK. VERIFY WITH UTILITY LOCATING SERVICE THAT MARKING IS COMPLETE PRIOR TO COMMENCING WORK.
7. PROVIDE AND PLACE TEMPORARY BARRIERS, WARNING CONES AND OTHER SUITABLE DEVICES TO ADEQUATELY PROTECT THE PUBLIC AND SCHOOL POPULATION FROM ALL HAZARDS PRESENTED BY THE CONSTRUCTION OF THIS PROJECT, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: STORAGE OF MATERIALS AND EQUIPMENT, OPERATION OF TRENCHING EQUIPMENT AND MOTOR VEHICLES, OPEN TRENCHES AND POLE BASE CORE DRILLS, EXCAVATED MATERIAL & CONCRETE DELIVERY AND POUR.
8. REVIEW PROTECTION PLAN WITH OWNER FOR APPROVAL, PRIOR TO BEGINNING WORK.
9. COORDINATE AND REVIEW DELIVERY AND PLACEMENT OF ALL ELECTRICAL MATERIALS AND EQUIPMENT TO THE SITE WITH OWNER FOR APPROVAL PRIOR TO DELIVERY.
10. COORDINATE AND REVIEW SCHEDULE AND PLACEMENT FOR EQUIPMENT OPERATION FOR PROJECT CONSTRUCTION WITH OWNER FOR APPROVAL PRIOR TO PERFORMING THIS WORK. PROTECTION OF THE PUBLIC AND SCHOOL POPULATION BY LIMITING ACCESS TO THE WORK AREAS SHALL BE REVIEWED WITH THE OWNER FOR APPROVAL.
11. LIGHT FIXTURES, WIRING DEVICES, AND EQUIPMENT SHALL BE LISTED AND LABELED BY A NRTL.
12. VOLTAGE DROP TO LAST DEVICE ON BRANCH CIRCUIT SHALL NOT EXCEED 3 PERCENT FROM PANEL. INCREASE BRANCH CIRCUIT CONDUCTOR SIZES AS REQUIRED TO ALLOW FOR CIRCUIT LENGTH.
13. MARK JUNCTION BOX COVERS USING PERMANENT MARKER INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE JUNCTION BOX.
14. FMC OR LFMC SHALL BE USED FOR CONNECTIONS TO VIBRATION PRODUCING EQUIPMENT, SUCH AS MOTORS, TRANSFORMERS, AND HVAC EQUIPMENT. LFMC SHALL BE USED IN DAMP AND WET LOCATIONS.

KEYED NOTES: (APPLIES TO THIS SHEET) ○

1. ...
2. ..

PARK IMPROVEMENTS STABLEWOOD FARM PARK 3903 CROOKED TRAIL, SAN ANTONIO TX



CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS

DRAWN: AAI
CHECKED: DTA
DATE: 03-16-18
JOB NO. 17-1105
REVISIONS :

SHEET TITLE

OVERALL
ELECTRICAL
SITE PLAN

SHEET NO.

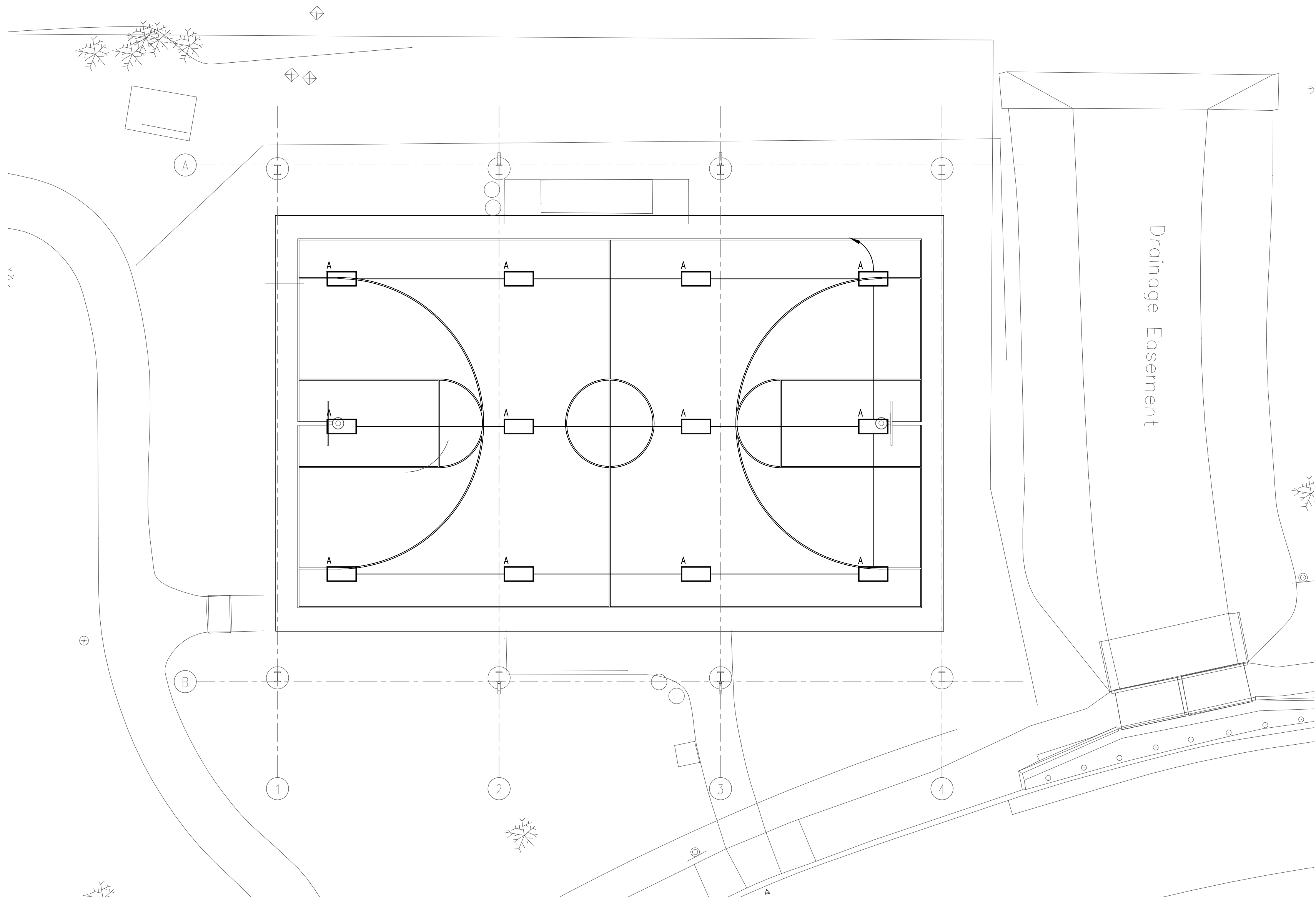
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SHEET ____ OF ____

FILE:

DATE:

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Document incomplete: Not intended
for permit, bidding or construction.
Engineer: Deon Alderson
P.E. Reg. No. 54441
Firm: Alderson & Associates, F-1008



ENLARGED ELECTRICAL SITE PLAN
SCALE: 1" = 10'-0"

GENERAL SITE NOTES: (APPLIES TO ELECTRICAL SITE WORK)

1. COMPLETE WORK IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND INTERPRETATIONS OF AHJ.
2. COORDINATE WORK WITH OTHER TRADES AS REQUIRED TO PROVIDE COMPLETE SYSTEMS AND AVOID CONFLICTS.
3. COORDINATE WORK IN THE PARKING AND CONSTRUCTION AREAS WITH OWNER, TO AVOID CONFLICT WITH OTHER ACTIVITIES OR FUNCTIONS THAT REQUIRE ACCESS TO THE AREA.
4. COORDINATE AND SCHEDULE ELECTRICAL AND COMMUNICATION SERVICE OUTAGES TO EXISTING FACILITIES WITH OWNER IN ADVANCE OF OUTAGE.
5. COORDINATE AND SCHEDULE ALL EXCAVATION, TRENCHING, BACKFILL, CONCRETE WORK, LIGHT POLE ERECTION, AND OTHER SITE WORK WITH OWNER IN ADVANCE OF THIS WORK, GIVING SPECIAL CONSIDERATION TO WORK INVOLVING CONTROLLED ACCESS TO PARKING LOTS AND OCCUPIED AREAS.
6. REQUEST UTILITY LOCATING SERVICE TO IDENTIFY ALL UNDERGROUND UTILITIES IN THE VICINITY OF UNDERGROUND WORK. VERIFY WITH UTILITY LOCATING SERVICE THAT MARKING IS COMPLETE PRIOR TO COMMENCING WORK.
7. PROVIDE AND PLACE TEMPORARY BARRIERS, WARNING CONES AND OTHER SUITABLE DEVICES TO ADEQUATELY PROTECT THE PUBLIC AND SCHOOL POPULATION FROM ALL HAZARDS PRESENTED BY THE CONSTRUCTION OF THIS PROJECT, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: STORAGE OF MATERIALS AND EQUIPMENT, OPERATION OF TRENCHING EQUIPMENT AND MOTOR VEHICLES, OPEN TRENCHES AND POLE BASE CORE DRILLS, EXCAVATED MATERIAL & CONCRETE DELIVERY AND POUR.
8. REVIEW PROTECTION PLAN WITH OWNER FOR APPROVAL, PRIOR TO BEGINNING WORK.
9. COORDINATE AND REVIEW DELIVERY AND PLACEMENT OF ALL ELECTRICAL MATERIALS AND EQUIPMENT TO THE SITE WITH OWNER FOR APPROVAL PRIOR TO DELIVERY.
10. COORDINATE AND REVIEW SCHEDULE AND PLACEMENT FOR EQUIPMENT OPERATION FOR PROJECT CONSTRUCTION WITH OWNER FOR APPROVAL PRIOR TO PERFORMING THIS WORK. PROTECTION OF THE PUBLIC AND SCHOOL POPULATION BY LIMITING ACCESS TO THE WORK AREAS SHALL BE REVIEWED WITH THE OWNER FOR APPROVAL.
11. LIGHT FIXTURES, WIRING DEVICES, AND EQUIPMENT SHALL BE LISTED AND LABELED BY A NRTL.
12. VOLTAGE DROP TO LAST DEVICE ON BRANCH CIRCUIT SHALL NOT EXCEED 3 PERCENT FROM PANEL. INCREASE BRANCH CIRCUIT CONDUCTOR SIZES AS REQUIRED TO ALLOW FOR CIRCUIT LENGTH.
13. MARK JUNCTION BOX COVERS USING PERMANENT MARKER INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE JUNCTION BOX.
14. FMC OR LFMC SHALL BE USED FOR CONNECTIONS TO VIBRATION PRODUCING EQUIPMENT, SUCH AS MOTORS, TRANSFORMERS, AND HVAC EQUIPMENT. LFMC SHALL BE USED IN DAMP AND WET LOCATIONS.

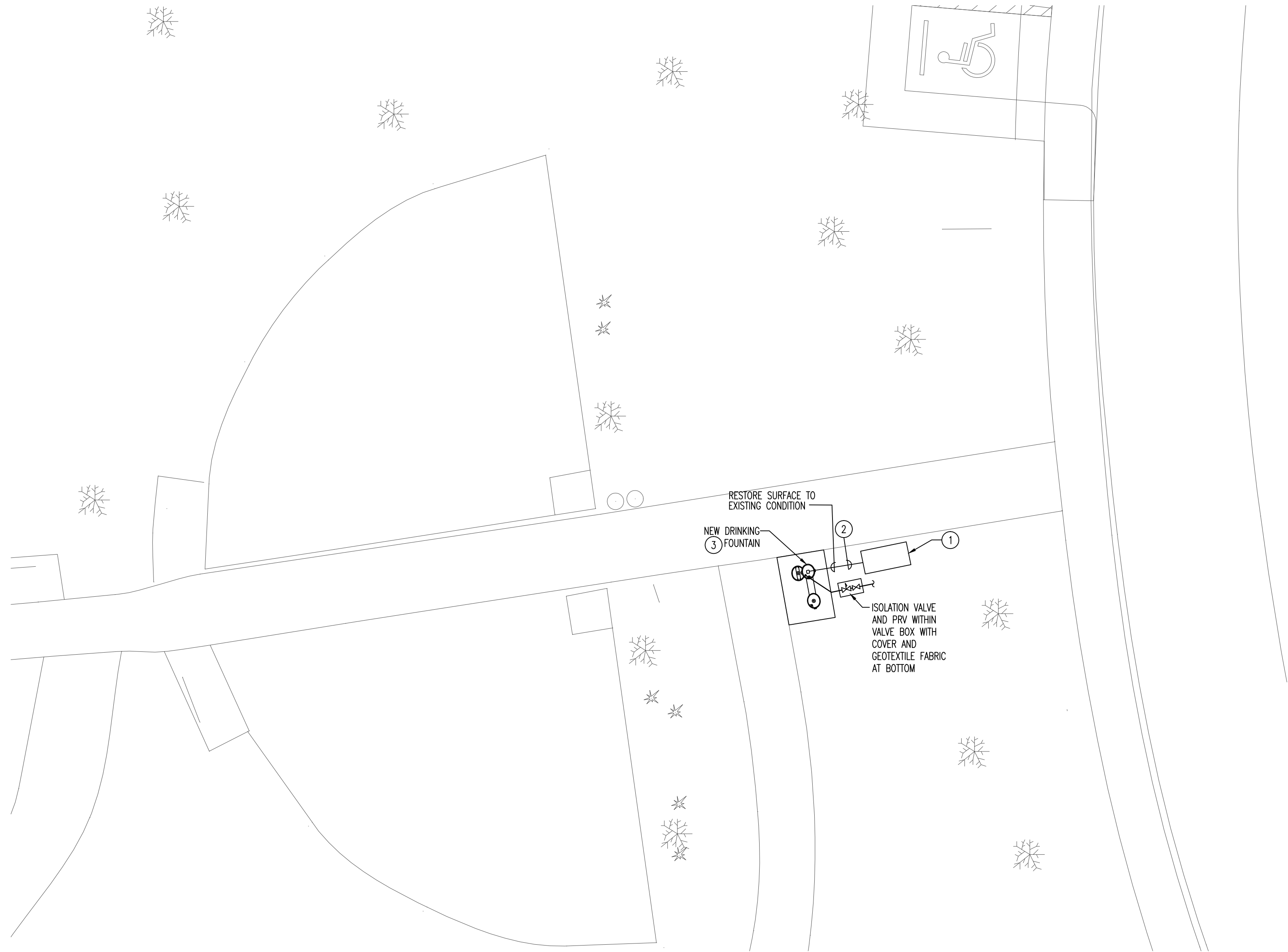
KEYED NOTES: (APPLIES TO THIS SHEET) ○

1. ...
2. ..

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP QTY.	LAMP TYPE	BALLAST QTY.	BALLAST TYPE	MOUNTING	VOLTAGE	WATTAGE
A			LED HIGH BAY FIXTURE, IMPACT RESISTANT, WET LOCATION	1	LEDX 4000K	N/A	LED DRIVER	SUSPENDED		

NOTES: 1. REFER TO ARCHITECTURAL DRAWINGS FOR INFORMATION REGARDING CEILING TYPES. PROVIDE MOUNTING HARDWARE, FLANGES AS REQUIRED. CEILING TYPE INDICATED IN ARCHITECTURAL DRAWINGS WILL TAKE PRECEDENCE OVER MOUNTING OPTION INDICATED IN PART NUMBER.
2. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. THE FIXTURES LISTED IN THE FIXTURE SCHEDULE HAVE BEEN SELECTED BASE ON A NUMBER OF FACTORS WHICH MAY OR MAY NOT BE UNIQUE TO THOSE FIXTURES. THE CONTRACTOR MAY PROPOSE SUBSTITUTIONS IN ACCORDANCE WITH THE REQUIREMENTS LISTED IN THE SPECIFICATIONS MANUAL.



1

ENLARGED PLUMBING SITE PLAN

SCALE: 1" = 10'-0"

KEYED NOTES:

(APPLIES TO THIS SHEET) ○

1. DRYWELL, SEE SHEET P2.1.
2. 3" DRAIN LINE FROM DRINKING FOUNTAIN TO DISCHARGE INTO DRYWELL.
3. MOST DEPENDABLE FOUNTAINS MODEL 440 SM WITH PET FOUNTAIN AND RECESSED HOSE BIB AND LOCK DOOR.

GENERAL PLUMBING NOTES:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND AVAILABLE AS-BUILT DRAWINGS OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR IS EXPECTED, AS A REQUIREMENT FROM THEIR QUALIFICATIONS, TO UTILIZE THEIR KNOWLEDGE AND EXPERIENCE TO ANTICIPATE AND TO INCLUDE IN THE COST OF THEIR WORK ANY INCIDENTALS, WHICH MAY BE REQUIRED, BUT NOT SPECIFICALLY EXPRESSED HEREIN, IN ORDER TO PROVIDE A COMPLETE AND FULLY FUNCTIONAL PLUMBING SYSTEM.
3. EXPOSED, ABOVEGROUND, DOMESTIC COLD WATER PIPING SHALL BE INSULATED AND COVERED WITH AN ALUMINUM JACKET.

PROJECT # 18030

Alderson & Associates, Inc.

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Engineer: Deon Alderson
P.E. Reg. No. 54441
Firm: Alderson & Associates, F-1008



PARK IMPROVEMENTS STABLEWOOD FARM PARK 3903 CROOKED TRAIL, SAN ANTONIO TX



CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS

DRAWN: AAI

CHECKED: DTA

DATE: 03-16-18

JOB NO. 17-1105

REVISIONS :

SHEET TITLE

ENLARGED

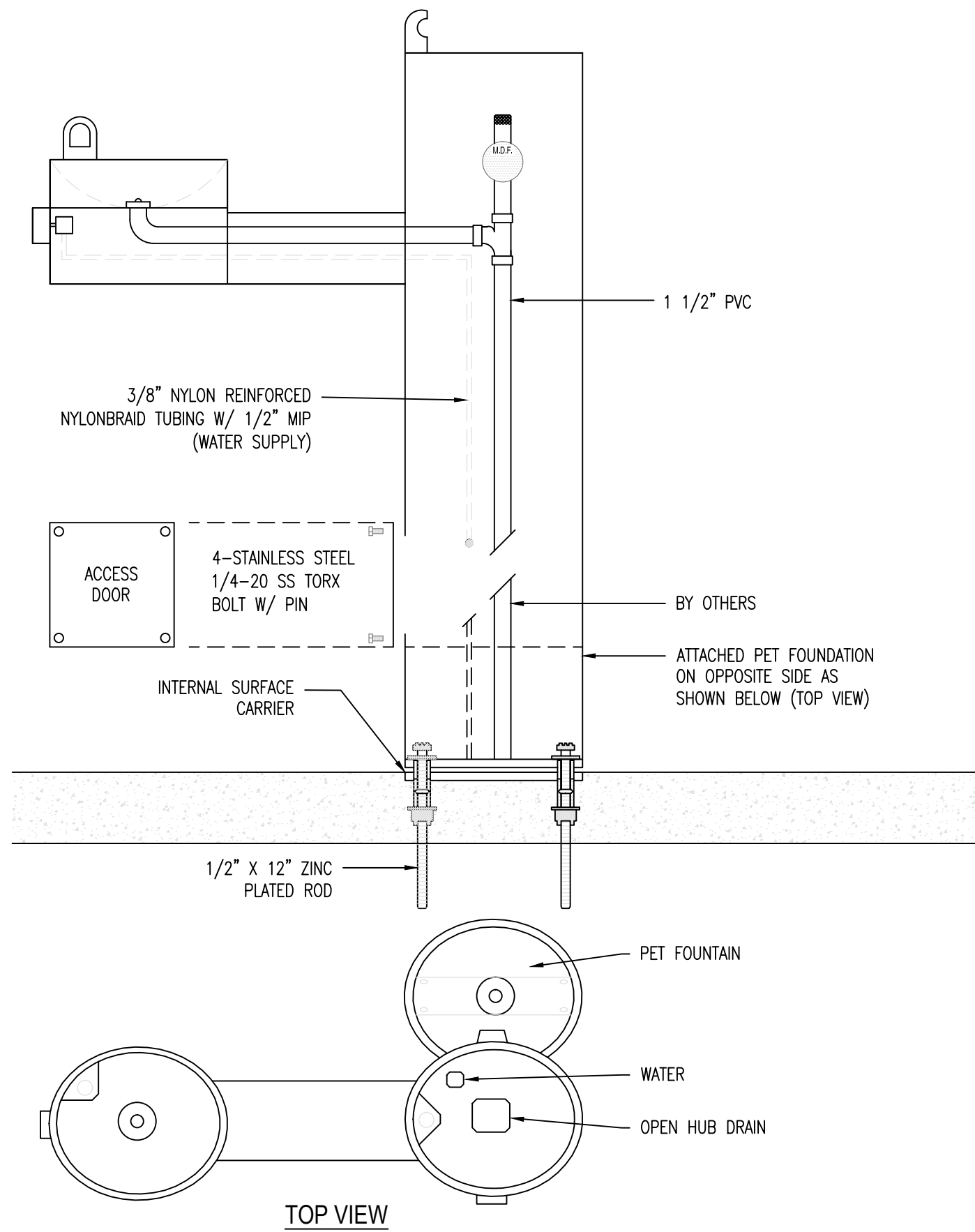
PLUMBING

SITE PLAN

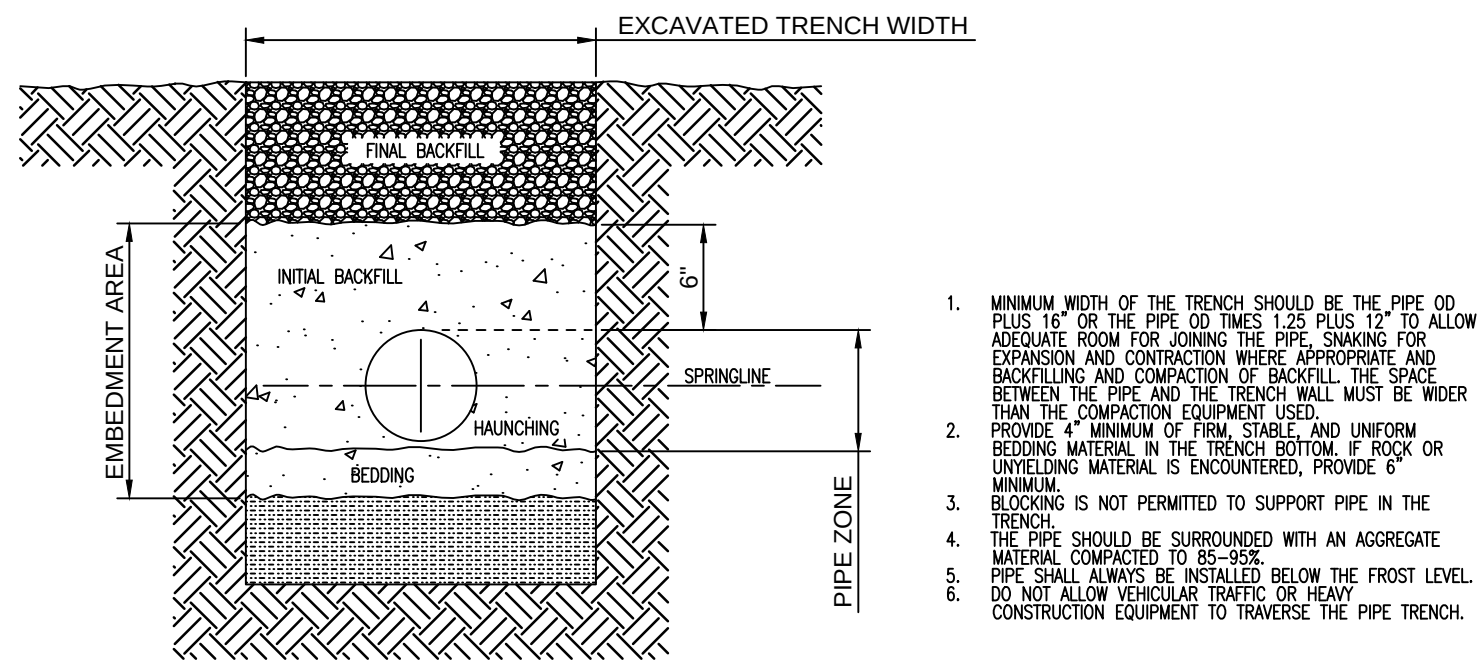
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P1.1

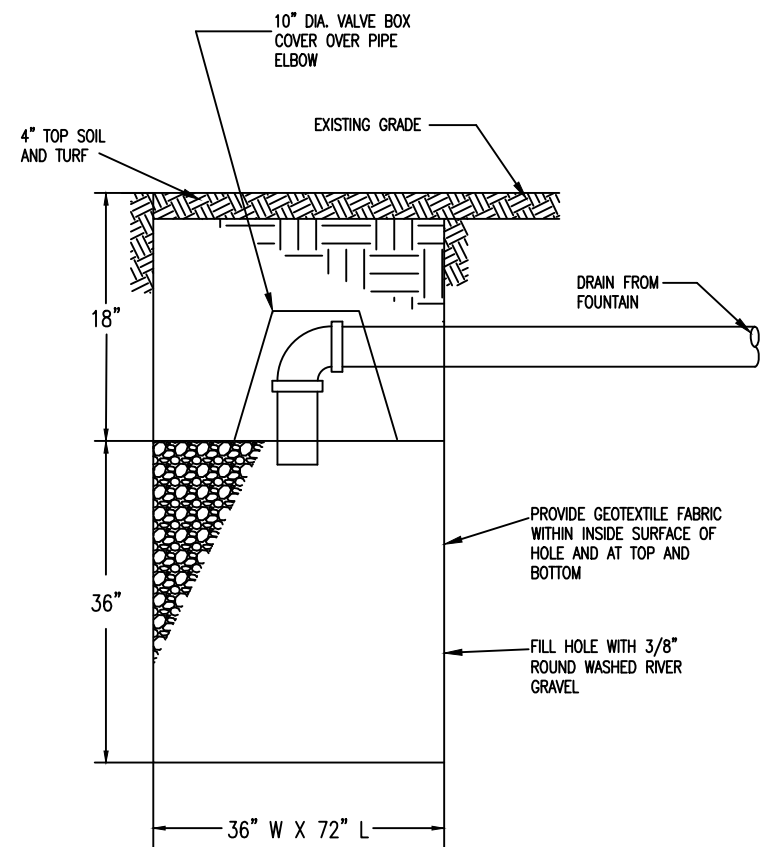
SHEET ____ OF ____



1 DRINKING FOUNTAIN
NOT TO SCALE



2 UNDERGROUND INSTALLATION OF PIPING SYSTEMS
NOT TO SCALE



3 UNDERGROUND DRY WELL
NOT TO SCALE

PROJECT # 18030

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PARK IMPROVEMENTS

STABLEWOOD FARM PARK

3903 CROOKED TRAIL, SAN ANTONIO TX

CITY OF SAN ANTONIO

TRANSPORTATION & CAPITAL IMPROVEMENTS

DRAWN: AAI

CHECKED: DTA

DATE: 03-16-18

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REVISIONS :

SHEET TITLE

PLUMBING DETAILS AND SPECS.

SHEET NO.

P2.1

SHEET ____ OF ____

FILE: DATE: