HISTORIC AND DESIGN REVIEW COMMISSION

February 06, 2019

HDRC CASE NO:	2019-027
ADDRESS:	6175 OLD PEARSALL RD/MILLERS POND PARK
LEGAL DESCRIPTION:	NCB 15250 BLK LOT P-46B
ZONING:	R-6
CITY COUNCIL DIST.:	4
APPLICANT:	Mark V Padilla/MP Studio Landscape Architecture
OWNER:	City of San Antonio
TYPE OF WORK:	Park improvements
APPLICATION RECEIVED:	January 18, 2019
60-DAY REVIEW:	March 19, 2019

REQUEST:

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

- 1. Construct a shade structure with light fixtures over an existing basketball court.
- 2. Construct an ADA path to an existing trail, to include ADA parking lot improvements.
- 3. Construct an ADA accessible floating fishing pier.

APPLICABLE CITATIONS:

UDC 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.

UDC 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.

FINDINGS:

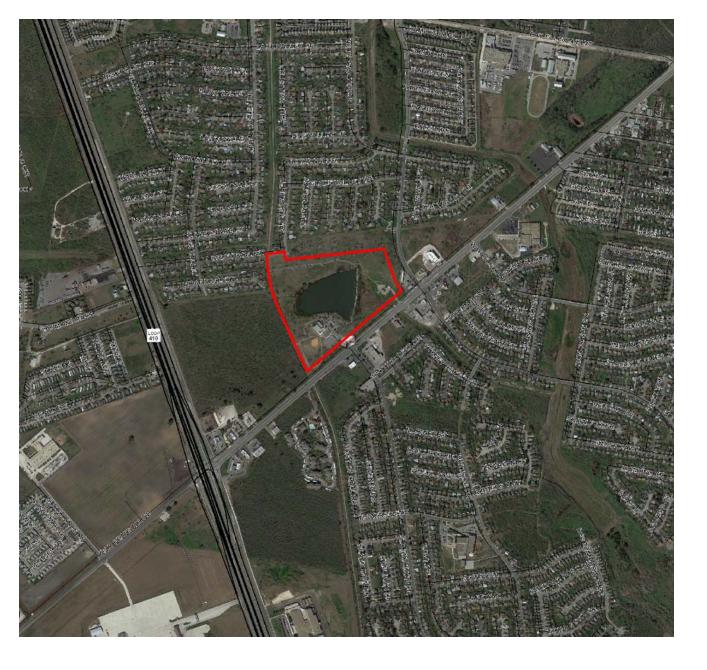
- a. The property located 6175 Old Pearsall Rd, commonly known as Millers Pond Park, is a public park located near the southwestern boundary of San Antonio. The park features several City facilities including a fishing pond, basketball court, and picnic areas.
- b. SHADE STRUCTURE The applicant has proposed to construct a shade structure to cover an existing basketball court. The shade structures will feature metal and fabric canopy elements supported by a metal superstructure. Staff finds the proposal consistent with the UDC Sec. 35-642 (b).
- c. LIGHTING The applicant has proposed to install pedestrian lighting at the proposed shade structure locations and nearby areas where required. Staff finds the proposal consistent with the UDC.
- d. PEDESTRIAN PATHS AND IMPROVEMENTS The applicant has proposed to construct an ADA path to an existing trail and perform ADA improvements in the existing parking lot. According to UDC Section 35-646, pedestrian movement should be pleasant, allow for a diversity of experiences, be accessible, and should feature durable, aesthetically pleasing materials that feature contrast to ensure pedestrian safety. Staff finds the proposal appropriate and consistent with the UDC.
- e. FISHING PIER The applicant has proposed to construct an ADA accessible floating fishing pier to be installed in an existing pond within the park. Staff finds the proposal generally consistent with the UDC.

RECOMMENDATION:

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

CASE MANAGER:

Stephanie Phillips





Flex Viewer

Powered by ArcGIS Server

Printed:Feb 01, 2019

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New fabric shade structure over existing basketball court.



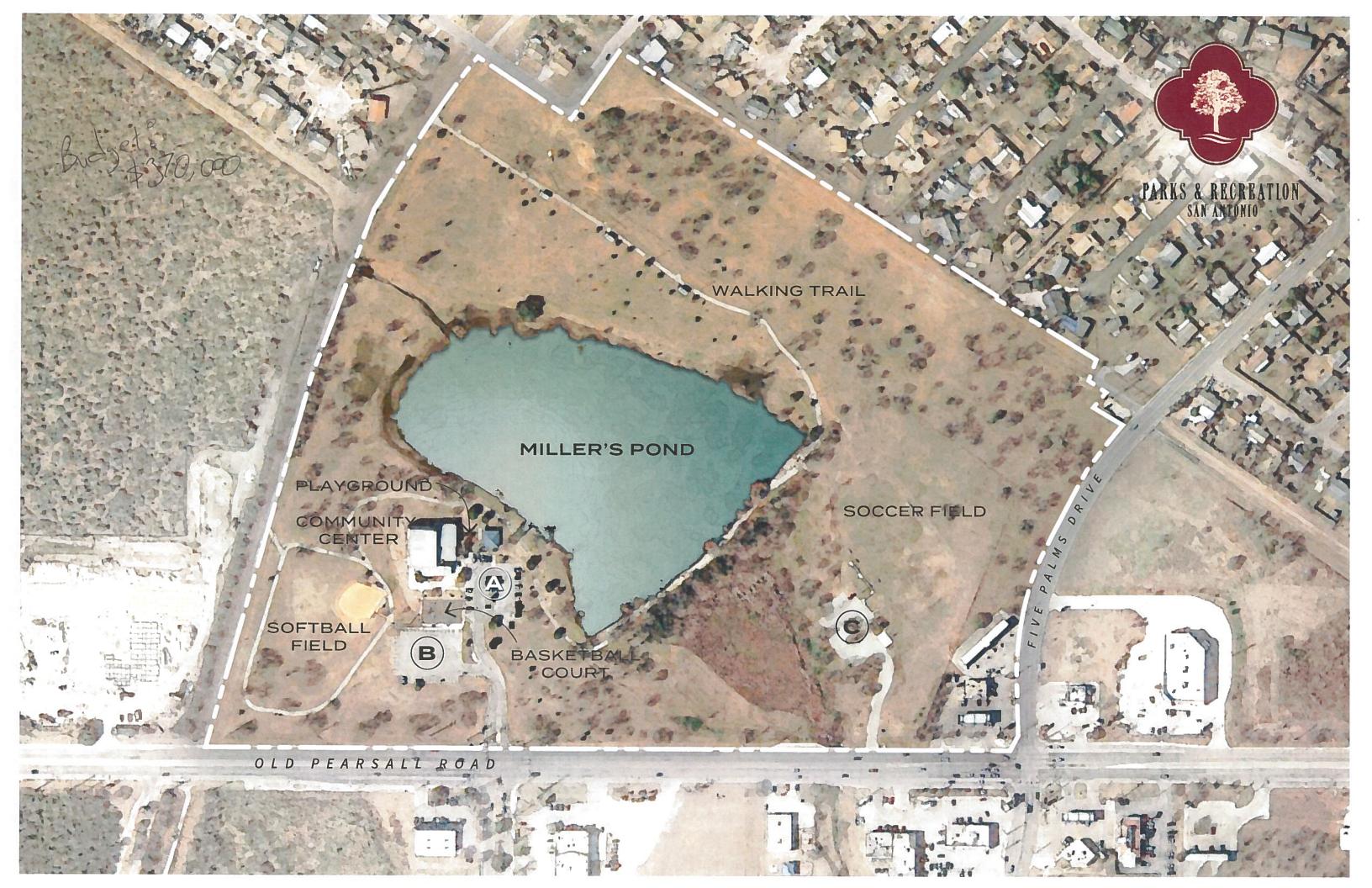
Proposed sidewalk to connect parking lot to existing pond trail.



New ADA ramp at parking lot



Floating fishing pier to be installed along pond trail.



MILLERS POND PARK PARK ENHANCEMENTS 6175 OLD PEARSALL RD, SAN ANTONIO, TX 78242 Sitework

CITY OF SAN ANTONIO

mayor RON NIRENBERG

city manager SHERYL SCULLEY

director of parks & recreation XAVIER D. URRUTIA

council district 1 ROBERTO TREVINO

council district 2 CRUZ SHAW

council district 3 REBECCA VIAGRAN

council district 4 REY SALDANA

council district 5 SHIRLEY GONZALES council district 6 GREG BROCKHOUSE

council district 7 ANA SANDOVAL

council district 8 MANNY PELAEZ council district 9 JOHN COURAGE

council district 10

CLAYTON PERRY

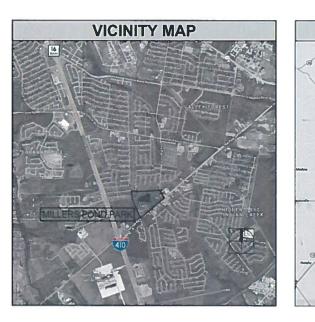
INDEX OF SHEETS						
DATE	ISSUE	SHEET TITLE	SHEET NO.			
REFERENCE						
DECEMBER 3, 2018	PERMIT SET	COVER SHEET	LC 1.0			
DECEMBER 3, 2018	PERMIT SET	GENERAL NOTES & MATERIAL SCHEDULE	LC 1.1			
DECEMBER 3, 2018	PERMIT SET	OVERALL REFERENCE PLAN	LC 1.2			
SITEWORK						
DECEMBER 3, 2018	PERMIT SET	SITE PLAN	LS 1.1			
DECEMBER 3, 2018	PERMIT SET	SITE PLAN	LS 1.2			
DECEMBER 3, 2018	PERMIT SET	SITE PLAN	LS 1.3			
DECEMBER 3, 2018	PERMIT SET	SITE DETAILS	LS 2.1			
DECEMBER 3, 2018	PERMIT SET	SITE DETAILS	LS 2.2			
DECEMBER 3, 2018	PERMIT SET	SITE DETAILS	LS 2.3			

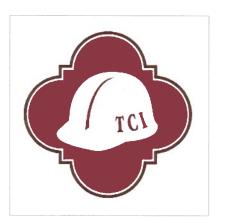
TCI - CITY OF SAN	-
ANTONIO	ANT
CONTACT: J. MARK WITTLINGER 114 WEST COMMERCE ST. SAN ANTONIO, TEXAS 78283 O: 210.207.2874 E: mark.wittlinger@sanantonio.gov	PRIME CONSULTANT

A PROJECT BY

landscape architect MP STUDIO

INGER INVELING . CONTACT: MARK PADILLA 201 GROVETON STREET SAN ANTONIO, TX 78210 O: 210.314.5582 E: mark@mpstud.io







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6175 OLD PEARSALL RD SAN ANTONIO, TX 78242

OWNER | CLIENT TCI - CITY OF SAN ANTONIO 114 WEST COMMERCE ST. SAN ANTONIO, TX 78283

OWNER'S REPRESENTATIVE J. MARK WITTLINGER 210 207 2874 Mark.Wittlinger@sanantonio.gov

mep engineer CNG ENGINEERING

CONTACT: JERRY CABALLERO 1917 N. NEW BRAUNFELS AVE. SAN ANTONIO, TX 78208 O:210.224.8841 E:

jerry.caballero@cngengineering.com





GENERAL LEGEND

GENER	AL LEGEND			
ABBREVIATIO	ONS			
SYMBOL	DESCRIPTION			
B.C.	BOTTOM OF CURB			
B.P.	BOTTOM OF PIPE			
BOC	BACK OF CURB			
L.O.C.	LIMITS OF CONSTRUCTION			
B.W.	BOTTOM OF WALL			
C.L.	CENTER LINE			
E.J.	EXPANSION JOINT			
H.P.	HIGH POINT			
E.O.P.	EDGE OF PAVEMENT			
NIC.	NOT IN CONTRACT			
0.0.	ON CENTER			
	ON CENTER EACH WAY			
OCEW.				
P.A.	PLANTING AREA			
ESMT.	EASEMENT			
POB	POINT OF BEGINNING			
P.O.T.	POINT OF TANGENCY			
R.O.W.	RIGHT OF WAY			
T.D.	TOP OF DRAIN			
	FIRE HYDRANT			
F.H.				
T.C.	TOP OF CURB			
T.F.	TOP OF FOOTING			
S.S.	SANITARY SEWER			
T.W.	TOP OF WALL			
W.D.	WATER DEPTH			
W.L.	WATER LEVEL			
U.N.O.	UNTIL NOTED OTHERWISE			
0.11.0.	Bittle Horeb Officialise			
SYMBOLS & L	INE TYPES			
SYMBOL	DESCRIPTION			
REF:				
	ENLARGEMENT AREA W/ CALLOUT			
x LSXX >	DETAIL CALLOUT			
	MATERIALS & FINISHES CALLOUT			
X LS X.X	SECTION CALLOUT			
X LS X X	ELEVATION CALLOUT			
x0000X>	SITEWORK LABEL			
aty-xxx	PLANTING LABEL			
— — XXX — —	EXISTING TOPOGRAPHY-MINOR			
	EXISTING TOPOGRAPHY-MAJOR			
	PROPOSED TOPOGRAPHY-MINOR			
XXX	PROPOSED TOPOGRAPHY-MAJOR			
	PROPOSED SPOT ELEVATION			
10. X00X X00X.XX	PROPOSED DATUM ELEVATION			
<u> </u>	PIPE SIZE			
	WATER FLOW / SWALE DIRECTION			
М	ELECTRICAL METER			
0	JUNCTION BOX			
	CONDUIT			
lin.	1			
	HOMERUN			
_	SIGN LIGHT			
85-	TREE OR SIGN BULLET UPLIGHT			
0	TREE OR SIGN BULLET UPLIGHT POLE LIGHT			

GFI ELECTRICAL OUTLET

MATERIALS SCHEDULE

KEY	DESCRIPTION / MODEL NUMBER	COLOR	FINISH	0015105	REMARKS
NE I	DESCRIPTION / MODEL NOMBER	COLOR		CONTACT	REMARKS
S.1	CONCRETE	STANDARD GREY	BROOM	LOCAL SOURCE	CONTRACTOR TO SUBMIT PRODUCT DATA AND SAMPLE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION
5.2	BASKET BALL SHADE STRUCTURE - 56'x90x 6-POST SUPER SPAN MODEL # SBB-6PSSH-56-90-15	SHADE FABRIC- BLUE METAL FRAME- BLACK	STANDARD FRAME- POWDER COAT	CONTACT: MICHELLE BOTHA COMPANY: USA SHADE & FABRIC STRUCTURES PHONE: 512 937,6430	INSTALL PER MANUFACTURER'S RECOMMENDATIONS
5.3	FISHING DOCK 6'-6' X 19'-6' WALK OUT, 29'-3' X 13'-0' T' HEAD LOW DENSITY POLYETHYLENE DOCK, SPECIAL CONNECTION COUPLERS, ALUMINUM HANDRAILS & GANGWAY (5' X 15')	DOCK-BEIGE GANGWAY & HANDRAILS - BROWN	STANDARD	CONTACT: DAVID SCHNAIDERMAN COMPANY: EZ DOCK OF TEXAS PHONE: 817: 684.0202 EMAIL: david@ezdocktexas.com	INSTALL PER MANUFACTURER'S RECOMMENDATIONS CONTRACTOR TO SUBMIT PRODUCT DATA FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION

GENERAL NOTES:

1.) LOCATE AND VERIFY THE CONDITION OF EXISTING LITH (THES PRIOR TO EXCAVATION. TAKE RESPONSIBILITY OF CONTACTING LINE LOCATION SERVICES AND ANY COST INCURRED FOR BODILY INJURY AND / OR DAMAGE OF OWNER'S PROPERTY OR SAID UTILITIES.

2.) THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR OF ANY DISCREPANCIES DISCOVERED BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE LIABLE FOR ALL MODIFICATIONS AND DAMAGES IF WORK PROCEEDS WITHOUT THIS NOTIFICATION

3.) THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF MAINTAINING A SAFE WORK SITE INCLUDING, BUT NOT LIMITED TO PROVIDING FOR TRAFFIC CONTROL. INSTALLATION AND PLACEMENT OF FENCING AND BARRAGES, BOLD AND ARALING AND COMPLANCE WITH ALL FEDERAL AND LOCAL REGULATIONS AND CODES. ALL SAFETY EXPOSURES OR VIOLATIONS SHALL BE RECTIFIED IMMEDIATELY.

4.) THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS BOTH ON SITE AND ADJACENT TO THE WORK SITE AND SHALL REPAIR ANY DAMAGE TO THESE IMPROVEMENTS TO THE SATISFACTION OF THE OWNER

5.) THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES

6.) ANY ALTERNATES AND OR SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. CHANGES TO THE SCOPE OF WORK AND / OR CONTRACT DOCUMENTS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND / OR SUBSTITUTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

7.) THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF TRASH ON A DAILY BASIS

8.) THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. PRIOR TO CONSTRUCTION, ALL PERMITS AND APPROVALS REQUIRED FOR CONSTRUCTION OF THE PROJECT SHALL BE PAID FOR AND OBTAINED BY THE CONTRACTOR (PLAN REVIEW FEES ARE PAID BY OWNER) COSTS FOR PERMITS SHALL BE INCLUDED IN THE BID. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME AWARE OF REQUIRED INSPECTIONS THAT ARE ASSOCIATED WITH PERMITS ISSUED FOR THE WORK AND TO SCHEDULE THESE INSPECTIONS AT THE APPROPRIATE STAGE OF CONSTRUCTION. EXAMPLES INCLUDE BUT ARE NOT LIMITED TO ROUGH IN ELECTRICAL. ROUGH IN GIRRIGATION PIPING, FOUNDATION STEEL FOR STRUCTURES (INCLUDING WALLS), FIRE INSPECTIONS RELATED TO ENTRY GATES AND ASSOCIATED STRUCTURES AND OTHERS AS MAY APPLY.

9.) COORDINATE WORK WITH SUBCONTRACTORS TO ACCOMPLISH THE SCOPE OF WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS AS WELL AS, COORDINATE CONSTRUCTION WITH OTHER CONTRACTORS WORKING ON THE SITE

10.) THE CONTRACTOR SHALL COORDINATE THE STORING OF MATERIALS, PARKING OF VEHICLES, AND RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS, PARK VEHICLES OR EQUIPMENT UNDER THE CANOPY OF EXISTING TREES.

11.) UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND PAYING ALL TEMPORARY UTILITIES AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS.

12.) THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL OFF-SITE DISPOSAL OF SURPLUS MATERIAL AND DEBRIS.

13.) UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE PROJECT SITE OF ALL TRASH, REPAIR ALL DAMAGE TO FINISH GRADE, INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS AND ANY SETTLING OR EROSION THAT HAS OCCURRED PRIOR TO COMPLETION. ALL AREAS OF THE PROJECT SITE SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION SATISFACTORY TO THE OWNER PRIOR TO SUBMITTAL OF THE FINAL PAYMENT

14.) THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SERVICING TEMPORARY TOILET FACILITIES

STEEL FENCE FABRICATION NOTES: 1.) CONTRACTOR SHALL SUBMIT FABRICATION DRA

2.) ALL WORK WILL BE PERFORMED IN THE SHOP UNLESS OTHERWISE NOTED; NO FABRICATION SHALL BE PERFORMED

ON THE PROJECT SITE

3) GRIND ALL WELDS SMOOTH, STEEL SHALL BE SMOOTH AND FREE OF DIMPLES, CREASES AND BENDS

4.) ALL STEEL SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION

STEEL PAINTING NOTES:

1.) ALL STEEL SHALL BE PRIMED AND PAINTED AS FOLLOWS WITH DEVOE PAINT 1-888-681-6353 OR SUBMIT EQUAL FOR

2.) REMOVE ALL GREASE, DIRT, OIL AND SIMILAR CONTAMINANTS FROM ALL SURFACES TO RECEIVE SUBSEQUENT INDUSTRIAL COATINGS USING DEVOE PAINT, GARDCOTE HEAVY DUTY CLEANER, DP 120L000; APPI Y PER MANUFACTURER'S RECOMMENDATIONS: ENSURE THAT ALL OF THE CLEANING AGENT IS REMOVED, PRIOR TO APPLYING PRIMER, BY PRESSURE WASHING ALL TREATED SURFACES

3.) APPLY GARDCOTE UNIVERSAL EPOXY PRIMER DP 540735; APPLY PER MANUFACTURERS RECOMMENDATIONS

4) APPLY DEVOE ALITHANE II, HIGH SOLIDS URETHANE COATING DP47UXXXX/DP47U902; APPLY PER MANUFACTURER'S NDATIONS; FINISH: SEMI-GLOSS BLACK, APPLIED IN THE FIELD

NOTE: THE CONTRACTOR SHALL PROTECT FINISHED WORK UNTIL ACCEPTANCE BY THE OWNER

CONCRETE NOTES:

- A.) ACI #301: SPECIFICATIONS B.) ACI #318: BUILDING CODE REQUIREMENTS C.) ACI #315: MANUAL OF STANDARD PRACTICE
- 2.) CONCRETE MATERIALS SHALL CONFORM TO THE FOLLOWING ASTM REQUIREMENTS A.) AGGREGATE C33
- B.) READY MIXED CONCRETE C94
- C.) PORTLAND CEMENT C150 D.) FIELD CYLINDERS C31
- E.) COMPRESSIVE TESTING C39

3.) ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE WEIGHING NOT MORE THAN 145 PCF AND SHALL HAVE A MUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PS

- 5.) TOTAL AIR CONTENT SHALL BE 3 TO 5 PERCENT
- 6.) PUMPED CONCRETE SHALL MEET THESE ADDITIONAL REQUIREMENTS: A.) MAXIMUM COARSE AGGREGATE SIZE 1 INCH B.) INCREASE CEMENT FACTOR BY 1/2 SACK PER CUBIC YARD. C.) MAXIMUM SLUMP - 5 INCHES D.) DO NOT PUMP THROUGH AN ALUMINUM TUBE.

7.) CONCRETE SHALL NOT BE PLACED PRIOR TO APPROVAL OF THE CONCRETE MIX DESIGNS BY THE LANDSCAPE ARCHITECT. THE MIX DESIGNS SHALL NOT BE APPROVED PRIOR TO RECEIPT OF COMPRESSIVE TEST RESULTS FROM AN INDEPENDENT TESTING LABORATORY CERTIFYING ADEQUATE STRENGTH OF THE MIX DESIGNS AT 28 DAYS

THE LANDSCAPE ARCHITECT

CONCRETE REINFORCEMENT

A.) REINFORCING - A615 GRADE 60 DEFORMED

B.) WELDED WIRE MESH - A185, GRADE 60

2.) SPLICES OF HORIZONTAL REINFORCEMENT SHALL LAP AT LEAST 24" AND SHALL BE CONTINUOUS AROUND CORNERS. MAINTAIN AT LEAST 1" BETWEEN REINFORCING BARS AT SPLICES IN BEAMS AND SLABS, REINFORCING BARS SCHEDULED AS CONTINUOUS SHALL BE LAPPED 24".

3.) DETAILING FABRICATION AND ERECTION OF REINFORCING BARS SHALL COMPLY WITH THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315).

318-83

A.) AGAINST DIRT OF FILL - 3 INCHES B.) EXPOSED TO EARTH OR WEATHER - 2 INCHES C.) SLABS AND WALLS - 1 INCH D.) OTHER - 1 1/2 INCHES

5.) PROVIDE SHOP DRAWINGS OF REINFORCING AND ACCESSORIES FOR REVIEW BY ARCHITECT. SHOP DRAWINGS SHALL CLEARLY INDICATE LOCATION, SIZE, SPACING, SPLICES AND PIECE MARK FOR ALL REINFORCING STEEL. THE SHOP DRAWINGS SHALL PROVIDE SUFFICIENT DETAIL TO PERMIT PLACEMENT OF REINFORCEMENT WITHOUT THE USE OF THE DESIGN DRAWINGS AND SHALL INCLUDE A COMPLETE BILL OF MATERIALS.

6) FABRICATION OF REINFORCING STEEL SHALL NOT COMMENCE UNTIL SUBMITTALS HAVE BEEN REVIEWED BY LANDSCAPE ARCHITEC

SIDEWALK NOTES:

1) THESE PLANS INDICATE APPROXIMATE LOCATIONS OF THE CONCRETE SIDEWALKS. DIMENSIONS SHOWN ARE FROM BACK OF CURB OR PROPERTY LINE TO SIDEWALK EDGE AND ARE AT RIGHT ANGLES (OR PERPENDICULAR) TO THE CURB OR PROPERTY LINE. SIDEWALK CONTRACTOR SHALL STAKE SIDEWALK LAYOUT FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION. SET ELEVATIONS OF WALKS FOR PROSITIVE DRAINAGE FROM PROPERTY LINE TO CURB. OWNER AND LANDSCAPE ARCHITECT SHALL MAKE FINAL APPROVAL OF FINISHED ELEVATION AND LAYOUT OF FORMS IN THE FIELD PRIOR TO CONCRETE PLACEMENT

2.) CONTRACTOR SHALL USE FIBERGLASS OR THIN WOOD FORMS TO CREATE SMOOTH AND UNIFORM CURVES ON MEANDERING SIDEWALKS UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT

3.) CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI. CONCRETE AND REINFORCING SHALL MEET ALL OTHER APPLICABLE CRITERIA IN THE CONCRETE AND REINFORCEMENT NOTES.

4.) CONTRACTOR TO TIE ALL SIDEWALKS INTO EXISTING WALKS WITH A SMOOTH TRANSITION AND TO MATCH EXISTING WALKS IN COLOR AND FINISH

5.) CONTRACTOR SHALL COORDINATE SIDEWALK CONSTRUCTION WITH OTHER CONTRACTORS WORKING SIMULTANEOUSLY

6.) LOCATIONS OF ALL UTILITIES SHOWN ON PLANS ARE APPROXIMATE AND SHALL BE VERIFIED IN FIELD. NOTIES OWNER OF ANY ELEVATION ADJUSTMENT REQUIRED OF MANHOLES OR UTILITY BOXES. THE APPROPRIATE UTILITY CONTRACTOR WILL MAKE ADJUSTMENT

7.) STUB OUT WALKS AS SHOWN ON PLANS WITH REDWOOD EXPANSION JOINTS AND 1/2" DOWELS, 12" O.C. TO ALLOW FUTURE CONSTRUCTION. CONTRACTOR SHALL BACKFILL TO TOP OF WALK TO ENSURE NO DOWELS ARE EXPOSED

8.) CONTROL JOINT LAYOUT AT WALK INTERSECTIONS HAS BEEN SHOWN DIAGRAMMATICALLY ON PLANS AND SHALL BE PPROVED BY LANDSCAPE ARCHITECT PRIOR TO POURING. WALKS SHALL BE POURED IN SECTIONS WITH NO CORNERS LESS THAN 45 DEGREES TO AVOID FUTURE CRACKING.

OWNER

1.) ALL CONCRETE CONSTRUCTION, DETAILING AND ERECTION SHALL CONFORM TO THE FOLLOWING

4.) THE WATER/CEMENT RATIO FOR STRUCTURAL CONCRETE SHALL NOT EXCEED 0.53.

8.) HORIZONTAL CONSTRUCTION JOINTS ARE ONLY ALLOWED IN SLABS OF BEAMS WITH WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. CONTROL JOINTS SHALL BE PLACED MAXIMUM 25' O.C. AS REQUIRED WITH THE APPROVAL OF

1.) ALL REINFORCEMENT SHALL BE DEFORMED BILLET STEEL (GR 60) CONFORMING TO ASTM A615.

4) STANDARD PROTECTIVE COVER FOR REINFORCING, UNLESS NOTED OTHERWISE, SHALL BE AS OUTLINED IN ACI

NOTE: CONTRACTOR IS RESPONSIBLE FOR PROTECTING HIS WORK FROM VANDALISM OR GRAFFITI PRIOR TO CURING. CONTRACTOR SHALL REPLACE AS NECESSARY ANY SECTIONS OF DAMAGED WALK AT NO ADDITIONAL COST TO THE



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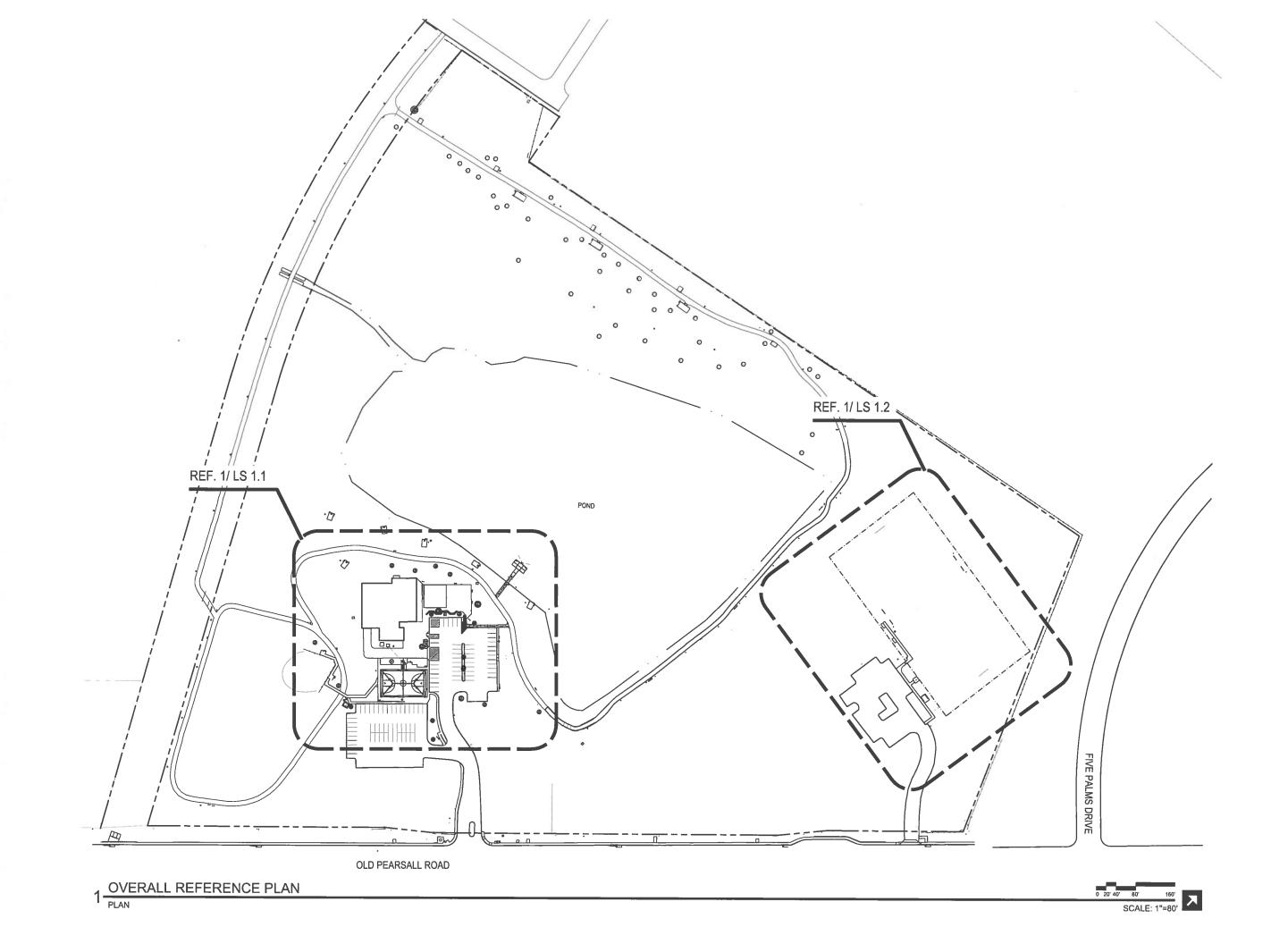
PROJECT ADDRESS

6175 OLD PEARSALL RD SAN ANTONIO, TX 78242 OWNER | CLIENT

TCI - CITY OF SAN ANTONIO 114 WEST COMMERCE ST SAN ANTONIO, TX 78283

OWNER'S REPRESENTATIVE J. MARK WITTLINGER 210.207.2874 Mark.Wittlinger@sanantonio.gov







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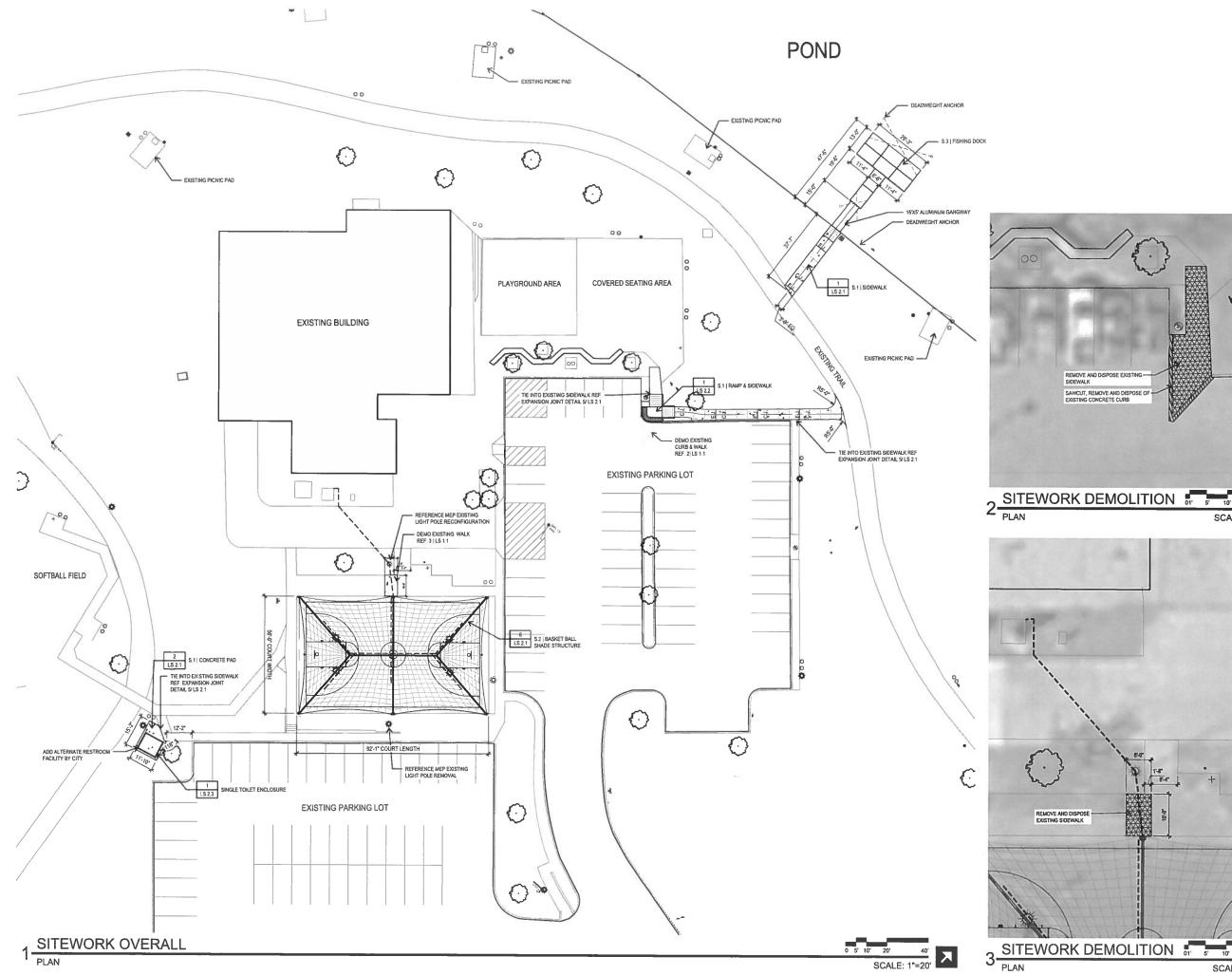
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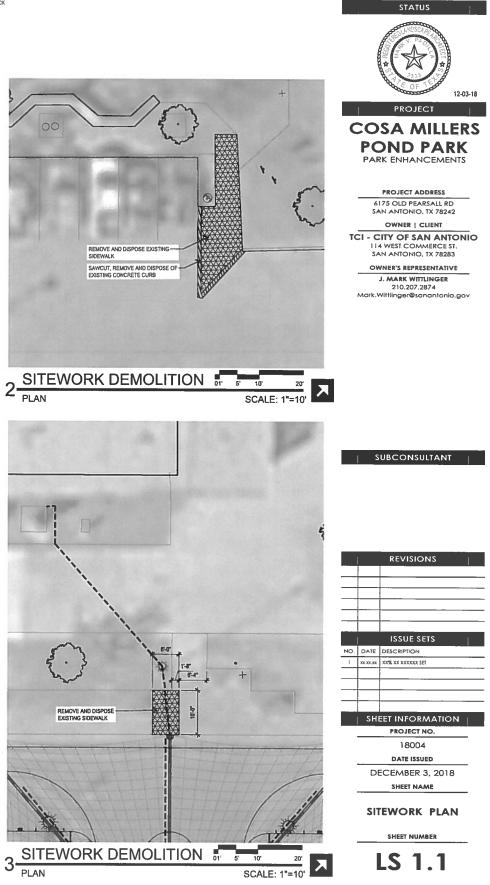
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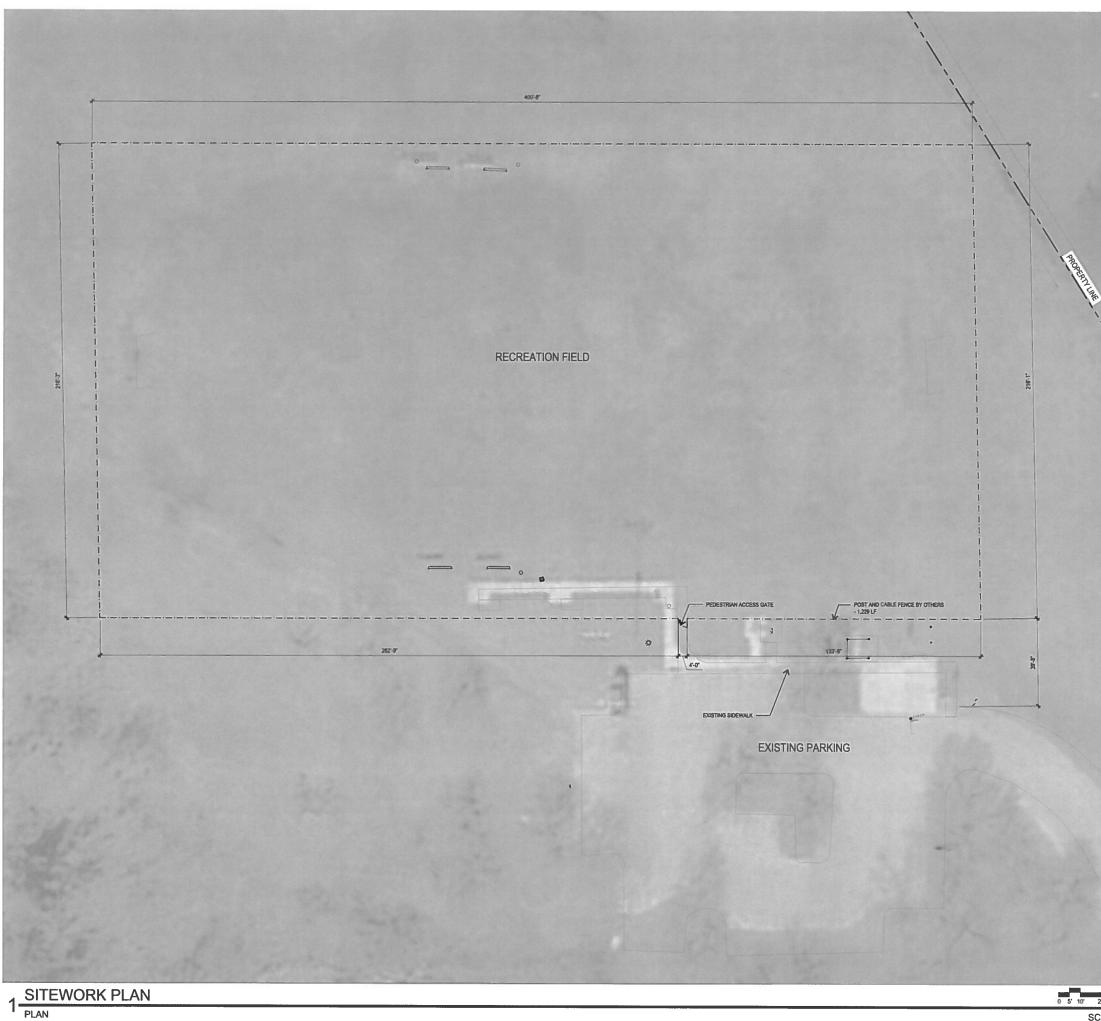






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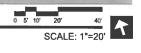
PROJECT ADDRESS

6175 OLD PEARSALL RD SAN ANTONIO, TX 78242 OWNER | CLIENT

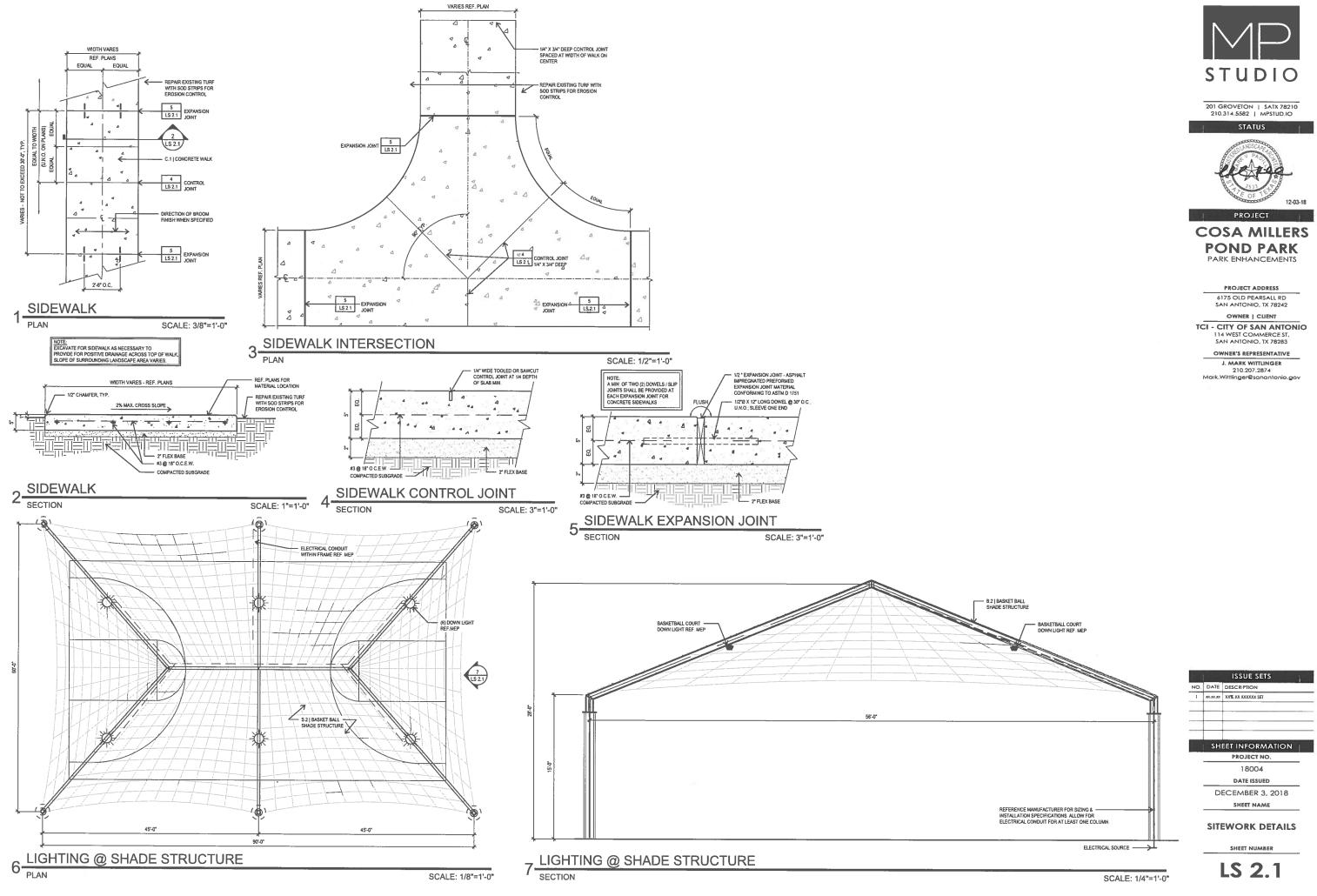
TCI - CITY OF SAN ANTONIO 114 WEST COMMERCE ST. SAN ANTONIO, TX 78283

OWNER'S REPRESENTATIVE J. MARK WITTLINGER 210:207:2874 Mark.Wittlinger@sanantonio.gov _



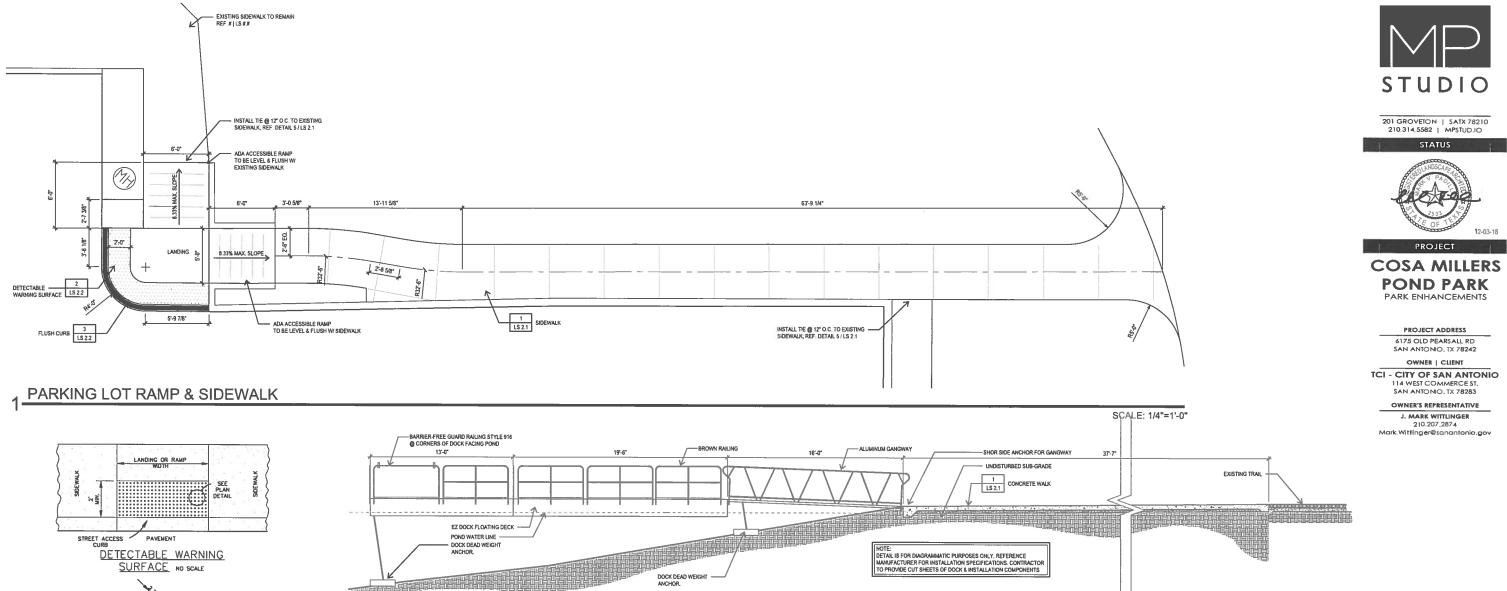


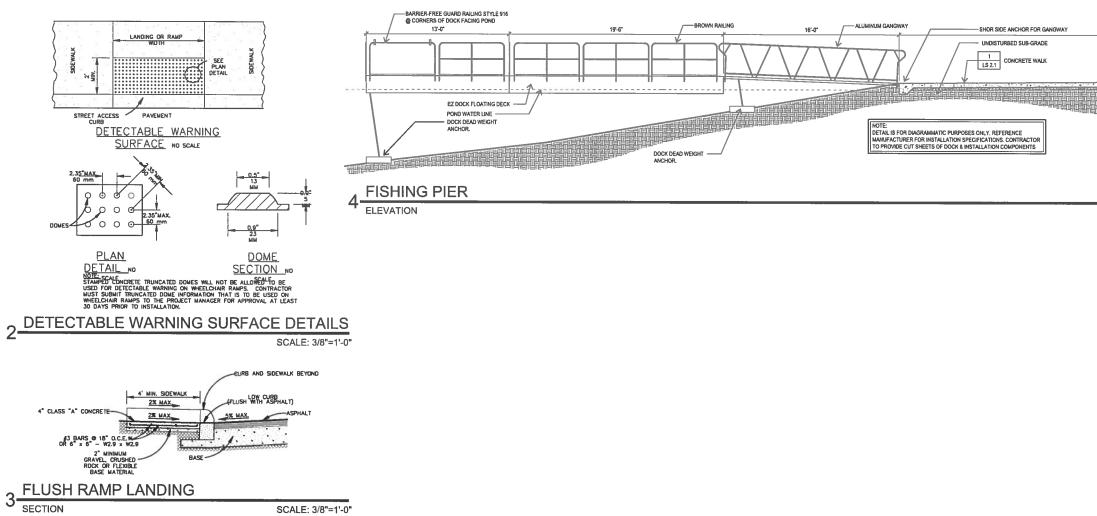








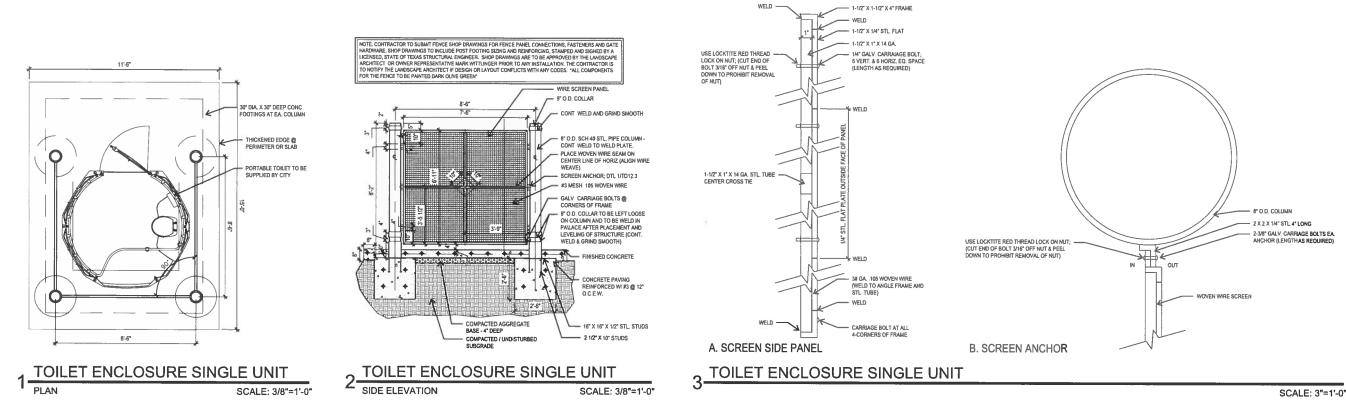




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201 GROVETON | SATX 78210 210.314.5582 | MPSTUD.IO STATUS



PARK ENHANCEMENTS

PROJECT ADDRESS

6175 OLD PEARSALL RD SAN ANTONIO, TX 78242 OWNER | CLIENT

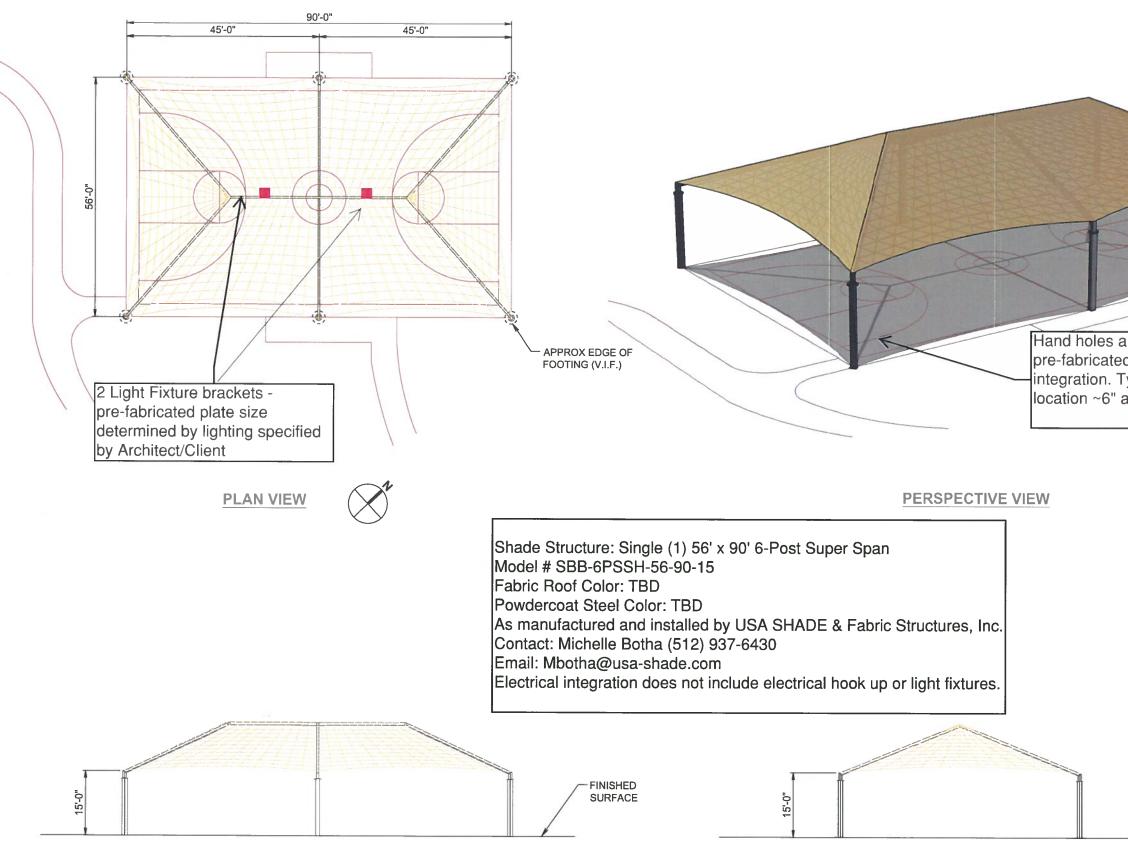
TCI - CITY OF SAN ANTONIO 114 WEST COMMERCE ST. SAN ANTONIO, TX 78283

OWNER'S REPRESENTATIVE J. MARK WITTLINGER 210:207:2874 Mark.Wittlinger@sanantonio.gov

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NOTES: -THESE DRAWINGS ARE A PICTORIAL REPRESENTATION OF FABRIC AND STEEL ONL' CONNECTION DETAILS HAVE BEEN DEPICTED.

-ALL DIMENSIONS AND HEIGHTS MUST BE FIELD VERIFIED PRIOR TO ANY FINAL DESIG

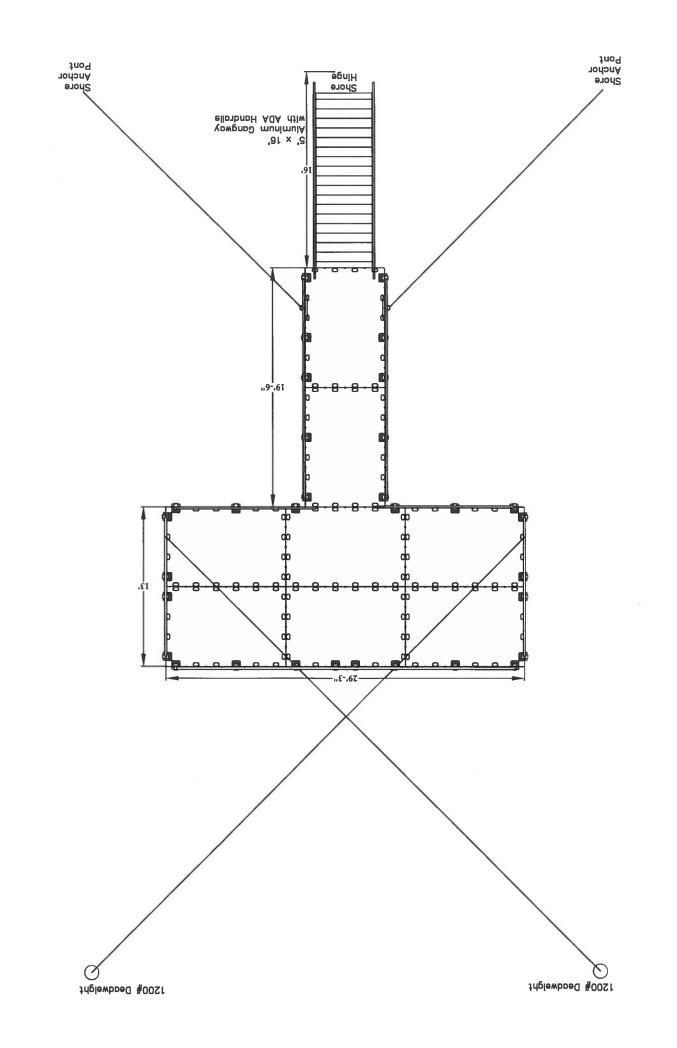


SOUTHEAST ELEVATION

SOUTHWEST ELEVATION

LY. NONE OF THE REQUIRED ATTACHMENT OR	CUSTOMER: MP STUDIO
IGN, FABRICATION OR INSTALLATION WORK.	PROJECT NAME: MILLERS POND PARK LOCATION: SAN ANTONIO, TX
	STRUCTURE TYPE: SS SIX HIP
	size: 56' X 90' X 15' e
and electrical integration ed in column for lighting Typical hand hole above finished surface	THESE PLANS AND SPECFICATIONS ARE THE PROPERTY OF USA SHADE AND FABRIC STRUCTURES AND SHALL NOT BE REPRODUCED WITHOUT THER WRITTEN PERMISSION AND SHALL NOT BE REPRODUCED WRITTEN PERMISSION AND SHALL NOT BE REPRODUCED WRITTEN PERMISSION AND SHALL NOT BE REPRODUCED WRITTEN PERMISSION AND SHALL NOT THE WRITTEN PERMISSION AND SHALL NOT THE WRITTEN PERMISSION AND SHALL NOT THE REPRODUCED WRITTEN PERMISSION AND SHALL NOT THE WRITTEN PERMISSION AND SHALL NOT THE WRITTEN PERMISSION AND SHALL NOT THE REPORT OF AND SHALL NOT THE WRITTEN PERMISSION BOO-BBE-SOOS BOO-BBE-SOOS
40.000	IAS CERTIFICATION Nα FA-428 CLARK COUNTY MANUFACTURER CERTIFICATION NUMBER (NEVADA): 355
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FINISHED	Checked By : YH 06/21/17
SURFACE	Approved By : YH 06/21/17 DRAWING DESCRIPTION: VIEWS
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EZ Dock of Texas, L.P.

3500 Raider Drive Hurst, TX 76053



Cust	omer Name						D		
City o	of San Antonio -	Finance					<u> </u>	r	posal
ATTN: Accounts Payable		Date				Quote #			
P.O. I	Box 839976			I <i>L</i>	/19/20	18			11811
San A	ntonio, TX <mark>78</mark> 2	83-3976]	[erms	<u>.</u>		5	Salesman
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Qty	<u>ltem</u>		Descrip	tion			Price		Total
6	WBHR	BULKHEAD HINGE RAIL (PER	LINEAR FOOT)				49.	45	296.70
	W60	60" GANGWAY PIN FOR SHO		NGE			217.	I	217.35
5	BOLT	1/2" SS WEDGE ALL CONCRE					22.	I	110.00
	W500515ADA	5' WIDE X 15' LONG ALUMIN					4,670.	I	4,670.00
l	W400850	4 POCKET HINGE BRACKET F(W/60" PIN			' BRACKE	T	679.		679.65
2	W400401-12	48" x 12" TRANSITION PLAT				239.	00	478.00	
	ACE-3648-20		GANGWAY FLOAT & FRAME FOR ALUMINUM GANGWAY				455.	I	455.40
8	208010	80" X 10' DOCK SECTION			2,085.		16,680.00		
42	301100	COUPLER SET WITH COMPOSITE HARDWARE			57.		2,394.00		
32	100900	HANDRAIL POST KIT - SINGLE POST WITH MOUNTING HARDWARE			177.	I	5,664.00		
120	100900-3RAIL	THREE RAILS FOR 100900 RAIL POSTS PRICE PER LINEAR FOOT				00	2,280.00		
200	CHAIN	3/8" GALVANIZED COIL PROOF CHAIN				50	900.00		
24	ANCHORS-CONCRETE	CONCRETE DEADWEIGHT ANCHORS - PER 100#			32.	I	768.00		
1	100740	HD DEADWEIGHT BRACKET SE	ET				164.		164.00
2	208110	SUPPLEMENTAL FLOAT POD (2	200#)				186.	I	372.00
		INVOICE SUBTOTAL					36,129.10		
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covered b not cover	y warranty. EZ Dock of damage due to abuse or	Texas, L.P. warrants all labor for o lake/weather conditions. Any warra	one year from date o anty claim must be i	f installation. Labor warran returned to EZ Dock facilities	ty does	Sales Tax	(0.0%)		\$0.00
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81	7-684-0202	817-510-7909	sales@ezdo	ocktexas.com		www.	ezdocktex	as.c	com

SECTION 13 31 23 PRE-ENGINEERED SHADE STRUCTURES

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. The shade structure contractor shall be responsible for the design, engineering, fabrication, supply, and installation (including foundations) of the work specified herein. The intent of this specification is to have only one single contractor be responsible for all the above functions.

1.3 REFERENCES

- A. Shade Structures must comply with the latest revision of applicable codes and regulations including IBC 2018.
- B. American Society for Testing Materials (ASTM)
- C. American Welding Society: Structural Welding Code AWS D1.1: Symbols for Welding and Nondestructive Testing AWS 2.3.
- D. International Accreditation Services (IAS)
- E. American Institute of Steel Construction (AISC): Specifications for the design, fabrication, and erection of structural steel.

1.4 SUBMITTALS

- A. Provide proof of installed reference sites with six structures for similar scope of project and installation that are engineered to IBC Specifications.
- B. Provide a minimum of 13 fabric samples to demonstrate fabric color range and powder color selections.
- C. Provide proof of all quality assurance items including:
 - 1. A list of at least three reference projects that have been installed in the last 10 years.
 - 2. Proof of general liability, professional liability, and umbrella insurance as per section 1.5 C.
 - 3. Proof of a minimum of \$6,000,000 aggregate bonding capacity as per Section 1.5 D.
 - 4. Proof of IAS Certification per Section 1.5 E.
 - 5. Proof of current status as an ISNetworld Member Contractor.
 - 6. Proof of a Corporate Safety Program along with an Injury & Illness Prevention Program.
 - 7. Proof of Corporate Quality Control Manual as per Section 1.5 F

1.5. QUALITY ASSURANCE

Fabrication and erection are limited to firms with proven experience in design and construction of fabric shade structures and such firms shall meet the following minimum requirements. No substitutions shall be allowed for the following:

- A. A single shade contractor shall design, engineer, manufacture, and erect the fabric shade structures including the foundations.
- B. All bidders shall have at least 15 years' experience in the design, engineering, manufacturing, and installation of shade structures.
- C. All bidders shall engineer to IBC 2018 requirements with similar scope.
- D. All bidders shall be able to provide proof of a minimum of \$1,000,000 general/public liability insurance, \$3,000,000 professional liability (PL) insurance, and an additional \$5,000,000 umbrella/excess liability insurance.

- E. All bidders shall be licensed and bonded with a minimum bonding capacity of \$6,000,000.
- F. Steel manufacturer shall be accredited by IAS (International Accreditation Service) for Structural Steel Fabrication under UBC 97 & 2000 Section 1701.7 and IBC 2012 Section 1704.2.2.
- G. Proof of current status as an ISNetworld Member Contractor.
- H. The shade contractor shall have a Corporate Quality Control program and manual describing their complete quality assurance program.
- I. All bidders must have an in-house warranty & service department and local office to assist in repairs and service calls.

1.6 WARRANTY

- A. The successful bidder shall provide a 12-month warranty on all labor and materials.
- B. A supplemental warranty from the manufacturer shall be provided for a period of 10 years (pro-rated) on fabric and 10 years on the structural integrity of the steel from the date of substantial completion.
- C. The warranty shall not deprive the Owner of other rights under the provisions of the Contract Documents and will be in addition to and run concurrent with other warranties made by the Contractor under requirements of the Contract Documents.

PART 2 - PRODUCTS

2.1 GENERAL

Scope: The shade structure <u>Model # SBB-6PSSH-56-90-15</u> shall consist of one (1) Six Post Super Span Hip per CON-JUN-037-17 (1000)

- A. Structures shall measure 56' wide x 90' in length with an entry height of 15' and columns shall be minimum of HSS10 x 10 x 3/8", and upper framing shall be HSS8 x 6 x 3/8". No exceptions. Steel columns and upper frame must be designed and built to accommodate integrated wiring and lighting fixtures. Appropriate openings (with covers) shall be designed to allow wiring to be pulled through the hollow inside of the structure's steel, resulting in electrical power to be available for light fixtures, which will be attached to the steel's upper frame. Wiring and lighting fixtures will be installed by others after the erection of the steel structure. Once wiring is placed, fitted covers in the same steel texture and color shall be placed over the openings to create a polished look.
- B. The structures shall be manufactured by Shade Structures, Inc., d/b/a USA SHADE & Fabric Structures, or approved equivalent and include the structural steel frame, fabric roof, steel cables, all fasteners, and installation. Project management and foundations will also be included.

Contact:

Shade Structures, Inc. dba USA SHADE & Fabric Structures 8505 Chancellor Row Dallas, Texas 75247 Contact Name: Michelle Botha – Phone: 512-937-6430; mbotha@usa-shade.com

C. To qualify as an approved equivalent, please submit product documentation, fabric samples and all quality assurance criteria as per Section 1.4 at least 10 days prior to bid date. Approved equals will be issued by addendum only prior to bid date.

- D. The shade structure shall conform to the current adopted version of the International Building Code 2018 and local agency additions and amendments.
- E. All shade structures are engineered and designed to meet a minimum of 90 mph wind load, Exposure C and live load of 5 lbs/sf². All shade structures shall be engineered with a zero wind pass-through factor on the fabric. When ASD Steel Design Method is used based on IBC 2018 Section 1605.3.1 the Dead + 0.75 of Live + 0.75 of Wind Load cases must be combined. NO EXCEPTIONS.
- F. Steel:
 - All steel members of the shade structure shall be designed in strict accordance with the requirements of the "American Institute of Steel Construction" (AISC) Specifications and the "American Iron and Steel Institute" (AISI) Specifications for Cold Formed Members and manufactured in a IAS (International Accreditation Service) accredited facility for Structural Steel Fabrication as per IBC 2018 Section 1704.2.2.
 - 2. All connections shall have a maximum internal sleeving tolerance of .0625 inches using high tensile strength steel sections with a minimum sleeve length of 6 inches.
 - 3. All non-hollow structural steel members shall comply with ASTM A-36. All hollow structural steel members shall be cold formed, high strength steel and comply with ASTM A-500, Grade C. All steel plates shall comply with ASTM A-572, Grade 50. All galvanized steel tubing shall be triple coated for rust protection using an in-line electro-plating coat process. All galvanized steel tubing shall be internally coated with zinc and organic coatings to prevent corrosion.
- G. Welding:
 - All shop-welded connections of the shade structure shall be designed and performed in strict accordance with the requirements of the "American Welding Society" (AWS) Specifications. Structural welds shall be made in compliance with the requirements of the "Prequalified" welded joints where applicable and by certified welders. No onsite or field welding shall be permitted.
 - All full penetration welds shall be continuously inspected by an independent inspection agency and shall be tested to the requirement of IBC 2018 and local agency additions and amendments.
- H. Powder Coating:
 - Galvanized steel tubing preparation prior to powder coating shall be executed in accordance to solvent cleaning SSPC-SP1. Solvent such as water, mineral spirits, xylol, toluol, which are to be used to remove foreign matter from the surface. A mechanical method prior to solvent cleaning prior to surface preparation shall be executed according to Power Tool Cleaning SSPC-SP3 and utilizing wire brushed abrasive wheels and needle gun, etc.
 - Carbon structural steel tubing preparation prior to powder coating shall be executed in accordance to commercial blast cleaning SSPC-SP6 or NACE #3. A commercial blast cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, mill scale, rust, coating, oxides, corrosion, products and other foreign material.
 - 3. Powder coating shall be sufficiently applied, with a minimum three mils thickness and cured at the recommended temperature to provide proper adhesion and stability to meet salt spray and adhesion tests as defined by the American Society of Testing Materials.
 - 4. Powder used in the powder coat process shall have the following characteristics:
 - a. Specific Gravity: 1.77 +/- 0.05 g/cm³
 - b. Coverage at 1.0 mils: 109sq.ft/lb/mil
 - c. Storage: 80° F

d. Interpron 800 HR is a series of high durability TGIC powder coatings designed for exterior exposure. Tested against the most severe specifications, Interpron 800 HR gives significantly improved gloss retention and resistance to color change.

- a. Rust Protection Powder Under Coat Primer will be required on all structures. POWDURA® Epoxy Powder Coating Z.R. Primer shall be applied in accordance with the manufacturers' specifications. Primer should be fused only and then top coated with the selected powder coat to ensure proper intercoat adhesion.
- I. Tension Cable: Steel cable is determined based on calculated engineering loads.
 - 1. For light and medium loads, 1/4" (nominal) galvanized 7 x 19 strand cable to be used.
 - 2. For heavy loads, 3/8" (nominal) galvanized 7 x 19 cable to be used.
- J. Fabric Roof Systems
 - 1. UV shade fabric is made of UV stabilized Shadesure® cloth as manufactured by MultiKnit Ltd and made of a UV stabilized high-density polyethylene mesh. Mesh shall be raschel knitted with monofilament and tape yarn filler to ensure that material will not unravel if cut. Panels to be 10ft. wide.
 - 2. Fabric Properties:
 - a. Life Expectancy: A minimum of 8 years continuous exposure to the sun
 - b. Fading: Minimum fading after 5 years (3 years for red)
 - c. Fabric Mass: 2.43-2.58 oz/sqft (190-200g/sm)
 - d. Fabric Width: 9.8425 (3m)
 - e. Roll Length: 164.04 (50m)
 - f. Roll Dimensions: 62.99"x16.5354" (160 cm x 42 cm)
 - g. Roll Weight: +/- 66 lbs (+/-30 kg)
 - h. Minimum Temperature: -13^oF (-25°C)
 - i. Maximum Temperature: +176°F (80° C)
 - 3. Stitching & Thread:
 - a. All sewing threads are to be double stitched.
 - b. Thread shall be GORE Tenara Sewing Thread manufactured from 100% expanded PTFE (Teflon); mildew resistant exterior approved thread. Thread shall meet or exceed the following:
 - 1) Flexible temperature range
 - 2) Very low shrinkage factor
 - 3) Extremely high strength, durable in outdoor climates
 - 4) Resists flex and abrasion of fabric
 - 5) Unaffected by cleaning agents; acid rain, mildew, salt water and rot resistant, unaffected by most industrial pollutants
 - 6) Treated for prolonged exposure to the sun

2.2 SHIPPING AND HANDLING

- A. All steel surfaces touched by tie down straps are to be padded before final clinching. This can be accomplished by using carpet pads or factory manufactured padding.
- B. All dunnage must be padded before painted products are set in place. Smaller and loose pieces must be padded and totally separate from paint padding.
- C. Unloading: Lift forks to be covered with padding. All dunnage must be padded vertically and horizontally to prevent damage to painted surfaces. When unloading, take care to prevent tools and other hard surface items from making contact.

PART 3 – EXECUTION

3.1 INSTALLATION

- A. The installation of fabric shade structures shall be performed by manufacturer or manufacturer-approved contractor, which shall be bonded and holding a current contractor's license with the State of Texas Contractors State License Board. All installation personnel must have experience in the erection of tensioned fabric structures.
- B. The contractor installing the structure shall comply with manufactures instructions for assembly, installation, and erection per approved drawings.
- C. Concrete:
 - 1. Unless noted otherwise for footing and piers by General Contractor's Engineer, concrete specification for footings, piers, slabs, curbs and walkways shall meet a minimum 2,500 psi at 28-day strength.
 - 2. Concrete work is executed in strict accordance with the latest American Concrete Institute Building Code (ACI 318-99).
 - 3. Slump 4" maximum.
 - 4. Whenever daily ambient temperatures are below 80 degrees Fahrenheit, the contractor may have mix accelerators and hot water added at the batch plant.
 - a. Temperature range between 75-80 degrees, 1% accelerator High Early (non-calcium)
 - b. Temperature range between 70-75 degrees, 2% accelerator High Early (non-calcium)
 - c. Temperature range below 70 degrees, 3% accelerator High Early (non-calcium)
 - 5. The contractor shall not pour any concrete when daily ambient temperature is below 55 degrees Fahrenheit.

Temperature Range	% Accelerator	Type Accelerator		
75-80 degrees	1%	High Early (non-calcium)		
70-75 degrees	2% High Early (non-ca			
Below 70 degrees	3%	High Early (non-calcium)		

D. Foundations:

- 1. All Anchor Bolts set in new concrete shall be ASTM A-325
- 2. All Anchor Bolts shall be Hot Dipped Galvanized
- 3. Pier Footings shall be a minimum:

Minimum footing size of 30" diameter x 12' depth, reinforced with full rebar cage and placed in accordance with/and conform to manufacturers engineered specifications and drawings.

END OF SECTION 13 31 23