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818 S. FLORES ST. SAN ANTONIO, TEXAS 78204 www.saha.org

Procurement Department

REQUEST FOR PROPOSALS

For

Castle Point Rehabilitation and Site Improvements

For

HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, TEXAS AND AFFILIATED ENTITIES

RFP#: 1908-910-65-4954

Prepared by:

Department of Procurement
of
The San Antonio Housing Authority
818 South Flores Street
San Antonio, Texas 78204

President and CEO David Nisivoccia

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Section A

Background Information and Evaluation

I. Background Information: The San Antonio Housing Authority d/b/a San Antonio Housing Authority (“SAHA”) is a public housing agency created by resolution of the City of San Antonio in 1938 pursuant to the Texas Housing Authorities Law (now Chapter 392 of the Texas Local Government Code) and federal law. SAHA is a unit of government and its functions are essential governmental functions. The property of SAHA is used for essential public and governmental purposes and is exempt from all taxes, including sales tax on all its purchases of supplies and services.

SAHA enters into and executes contracts and other instruments that are necessary and convenient to the exercise of its powers. SAHA maintains contractual arrangements with United States Department of Housing and Urban Development (HUD) to manage and operate its low rent public housing program and administers the Section 8 Housing Assistance Payments Programs. SAHA programs are federally funded along with development and modernization grants and rental income.

Its primary activity is the ownership and management of over 6,300 public housing units. It also administers rental assistance for almost 12,000 privately owned rental units through the Section 8 program. It operates and manages its housing developments to provide decent, safe, sanitary and affordable housing to low income families, the elderly, and the disabled, and implements various programs designed and funded by HUD.

SAHA has created a number of affiliated public facility corporations (“PFCs”) pursuant to Chapter 303 of the Texas Local Government Code (the Public Facility Corporation Act). In some instances, these PFCs own projects. In other cases, PFCs or other related entities serve as partners in partnerships that have been awarded low-income housing tax credits. SAHA’s affiliated entities own and operate over 3,000 units of affordable housing.

SAHA staff also manages the San Antonio Housing Finance Corporation (“Finance Corporation”), which is primarily a conduit issuer of bonds for contractors of affordable housing projects. The Finance Corporation was created pursuant to Chapter 394 of the Texas Local Government Code (the Texas Housing Finance Corporations Act). When used herein, “SAHA” shall include its affiliated entities.

As a part of our social mission and federal mandate, SAHA is committed to providing economic, training and educational opportunities to the low income individuals in the communities we serve. All contractors are required to recruit and hire low income individuals for new positions and provide training & educational opportunities to the greatest extent feasible for these individuals.

SAHA is governed by a Board of Commissioners and managed on a day-to-day basis by its President and CEO. The SAHA Board of Commissioners, upon the advice of the President and CEO, approves all major policy and contractual decisions. The President and CEO is then charged with implementing these actions.

II. Property Rehabilitation Opportunities:

At this time, The Housing Authority of the City of San Antonio and its affiliated entities (SAHA) invite proposals from qualified, experienced construction companies to provide for the rehabilitation and site improvements of the Castle Point Apartments located at 5320 Blanco Rd., San Antonio, TX 78216 as further described in Exhibit A. The property is geographically located in the North Central quadrant of the City of San Antonio.

SAHA will consider proposals from responsible organizations or individuals currently engaged in the performance of property construction, rehabilitation and site improvement services who have competency in performing comparable on-site property improvements for similar properties, acceptable financial resources and personnel staffing to perform the services requested. The complex is currently approximately 95% occupied.

III. Timeline:

DATE ISSUED	August 23, 2019
NON-MANDATORY PRE-SUBMITTAL MEETING	September 6, 2019 at 10:00 A.M.
SITE VISIT	September 6, 2019 1:00 pm to 4:00 pm
LAST DATE FOR QUESTIONS	September 9, 2019
PROPOSAL DUE DATE	September 17, 2019 at 2:00 P.M. SAHA Procurement Dept. 818 S. Flores, San Antonio, TX 78204
ANTICIPATED APPROVAL BY THE BOARD	November/December 2019

SAHA reserves the right to modify this schedule at their discretion. Notification of changes in connection with this solicitation will be made available to all interested parties via an emailed Addendum and by posting on SAHA's website and other websites.

IV. Objectives:

The services to be provided include all aspects of demolition, rehabilitation, and site improvements of the Castle Point Apartments including incorporation of windows, exterior improvements, retaining wall repairs, fencing and other work consistent with the attached plans and specifications, including applicable regulatory compliance standards, codes, rules statutes, and reporting.

The goal of the rehabilitation and improvement of this property is to enhance and improve the asset and to extend its useable life as a safe and desirable residential facility. Achievement of this goal will include, but not be limited to the:

- Improvement of resident safety;
- Reduction of maintenance costs; and
- Improvement of aesthetics and livability;

V. Desired Outcome:

A. The successful Contractor will assume full responsibility for the property improvements at a date and time reflected in a Notice to Proceed issued by the SAHA Construction Services Department. SAHA expects an approximate **240** days construction period.

VI. Evaluation: Each proposal submittal will be evaluated based upon the following information and criteria:

A. Initial Evaluation-Responsiveness: Each proposal received will first be evaluated for responsiveness (i.e., meeting the minimum requirements as stated in the RFP)

B. Evaluation-Responsibility: SAHA shall select a minimum of a three-person panel, using the criteria established below, to evaluate each of the proposals submitted in response to this RFP to determine the Respondent's level of responsibility. SAHA will consider capabilities or advantages that are clearly described in the proposal that may be confirmed by oral presentations, site visits, demonstrations, and references contacted by SAHA. All proposals will be evaluated as to their overall value to SAHA.

C. Restrictions: All persons having familial (including in-laws) and/or employment relationships (past or current) with principals and/or employees of a Respondent will be excluded from participation on SAHA's evaluation panel. Similarly, all persons having ownership interest in and/or contract with a Respondents will be excluded from participation on SAHA's evaluation panel.

D. Evaluation Criteria: The evaluation panel will use the following criteria to evaluate each proposal:

- 5 Excellent
- 4 Above Average
- 3 Average
- 2 Below Average
- 1 Poor
- 0 Non Responsive

Continues on next page.

No.	Points	Weight	CRITERION DESCRIPTION
1	0-5	20%	Experience in Affordable, Mixed-Income and Multi-story Construction, Rehabilitation and Site Improvements: Depth and breadth of Respondent's experience and qualifications beyond the Minimum Qualifications; Familiarity with rehabilitation and site improvements of existing low-rise multi-story multifamily buildings. Proven record of accomplishment in the Residential Low-rise Multi-story construction, rehabilitation and site improvements. Record of accomplishment of work with other private and governmental entities, including housing authorities, Non Profits, and multifamily industry.
2	0-5	20%	Project Management: Respondent's proposed project approach and draft plan for this project. Use of technology in the plan to control risks and schedule slippage.
3	0-5	10%	Capacity/Financial Viability: Respondent's financial and staffing capacity to support a project of this size and scope. Current number of active projects which affect project manpower and schedules.
4	0-5	10%	Construction Plan: Clarity and sufficiency of proposed Plan; Capacity to execute to proposed plan and complete construction in a timely and on budget manner. Proposed plan schedule and timeline for completion. Number and type of sub-contractors utilized vs. self-performed work.
5	0-5	5%	Strength of the Contractor's Section Utilization 3 Plan
6	0-5	5%	Strength of the Contractor's S/W/MBE Utilization Plan
7	0-5	30%	Price proposal: Competitive fee structure offered that's within SAHA's expected costs and available funding. Must provide a supporting schedule of values/build of materials.
		100%	Total Points for Criteria
POINTS		HUD SECTION 3	
1		5	Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.
a		5	Category I: As detailed in Attachment D
b		4	Category II: As detailed in Attachment D
c		3	Category III: As detailed in Attachment D
d		2	Category IV: As detailed in Attachment D

E. Competitive Range: Once a competitive range is established from the proposals submitted, SAHA reserves the right to require Respondents within the competitive range to make a presentation to the evaluation committee. Presentations, if requested, shall be a factor in the award recommendation.

VII. Minimum Qualifications: Respondents must meet the following criteria:

- A. Type of Organization: Firms or joint ventures of firms with a demonstrated record of expertise in one or more of the following:
- Construction and completion of two or more projects within the past 5 years of a similar nature, size and scope as contemplated herein.
 - Completion of two or more projects in the past 5 years reflecting Respondent's experience in rehabilitating and improving affordable multifamily housing properties.
 - Continuous operation for three (3) or more years as a construction firm or 10 or more years' experience of principals collectively in the construction, rehabilitation and modernization of multi-family residential housing.
 - Valid Contractor's license to do business in the State of Texas.

- Project Manager shall have a minimum of 10 years of project management experience in the rehabilitation and site improvements of low-rise, multi-story, multi-family construction rehabilitation and improvement projects.
- Proven ability to adhere to project budgets and schedules.
- Minimal litigation background over past five (5) years.

End Section A

Section B
Instructions to Respondents

- I. **Point of Contact:** The point of contact for purposes of obtaining the Request for Proposal and to submit responses is:

POINT OF CONTACT	Charles Bode, Assistant Director of Procurement San Antonio Housing Authority 818 S. Flores San Antonio, TX 78204 Phone: (210) 477-6703 E-mail: charles_bode@saha.org
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The Request for Proposals can be obtained by calling 210-477-6059 or online at

www.saha.org

<http://nahro.economicengine.com>

<http://www.publicpurchase.com>

All Addenda will be posted on SAHA's website www.saha.org, <http://nahro.economicengine.com> and www.publicpurchase.com. Any changes that are issued before the proposal submission deadline shall be binding upon all prospective Respondents.

Respondents shall address all communication and correspondences pertaining to this RFP process to only the Contact person identified above. Respondents must not inquire or communicate with any other SAHA staff member or official (including members of the Board of Commissioners) pertaining to this RFP. Failure to comply with this requirement is cause for a proposal to be disqualified. During the RFP solicitation process, SAHA will not conduct any ex parte conversations which may give one prospective Respondent an advantage over other prospective Respondents.

- II. **Prohibitions:** Contact with members of the SAHA Board of Commissioners, or SAHA officers and employees other than the contact person listed herein, by any prospective Respondent, after publication of the RFP and prior to the execution of a contract with the successful Respondent(s) could result in disqualification of your proposal. In fairness to all prospective Respondent(s) during the RFP process, if SAHA meets in person with anyone representing a potential provider of these services to discuss this RFP other than at the pre-submittal meeting, an addendum will be issued to address all questions so as to insure no Respondent has a competitive advantage over another. This does not exclude meetings required to conduct business not related to the RFP, or possible personal presentations after written proposals have been received and evaluated.

III. Non-Mandatory Pre-Proposal Conference: A pre-proposal conference will be held at the SAHA Central Office, located at 818 S. Flores, San Antonio, Texas 78204 as indicated herein. The purpose of this conference is to assist Respondents in understanding the RFP documents and required submittal documents. At this conference, SAHA will conduct an overview of the RFP documents, including attachments. Any questions must be submitted in writing (e-mail is acceptable) to the contact person listed herein and will be answered in an addendum.

IV. SAHA'S Reservation of Rights:

SAHA reserves the right, without liability, to:

- reject any or all proposals, to waive any informality in the RFP process, or to terminate the RFP process at any time, if deemed by SAHA to be in its best interests.
- award a contract pursuant to this RFP to one or more Respondents.
- terminate a contract awarded pursuant to this RFP, at any time for its convenience upon 30 days written notice to the successful Respondent.
- determine the days, hours and locations in which the services are performed in this RFP.
- retain all proposals submitted and not permit withdrawal for a period of 90 days subsequent to the deadline for receiving proposals without the written consent from SAHA.
- negotiate the fees proposed by all Respondents. If such negotiations are not, in the opinion of SAHA successfully concluded within a reasonable timeframe as determined by SAHA, SAHA shall retain the right to end such negotiations.
- reject and not consider any proposal that does not meet the requirements of this RFP, including but not necessarily limited to rejection of incomplete proposals and/or proposals offering alternate or non-requested services and from Respondents deemed non-responsive and non-responsible.
- prohibit any further participation by a Respondent or reject any proposal submitted that does not conform to any of the requirements detailed herein. Each prospective Respondent further agrees that he/she will inform SAHA in writing within five (5) days of the discovery of any item that is issued thereafter by SAHA that he/she feels needs to be addressed. Failure to abide by this timeframe shall relieve SAHA, but not the prospective Respondents, of any responsibility pertaining to such issue.
- award, to revise, change, alter or amend any of the instructions, terms, conditions, and/or specifications identified within the RFP documents issued, within any attachment or drawing, or within any addenda issued.
- to advertise for new proposals or to proceed to do the work otherwise if proposals are rejected.
- cancel the award of any proposal(s) at any time before the execution of the contract documents by all parties.
- reduce or increase estimated or actual quantities in whatever amount necessary if funding is not available, legal restrictions are placed upon the expenditure of monies for this category of service or supplies, or SAHA's requirements in good faith change after award of the contract.

- make an award to more than one Respondents based on ratings or to make an award with or without negotiations or Best and Final Offers (BAFO)
- establish a competitive range for responses based on the initial scores and to require presentations by the Respondents within the competitive range.
- require additional information from all Respondents to determine level of responsibility. Such information shall be submitted in the form and time frame required by SAHA.
- amend the terms of the contract any time prior to contract execution.
- contact any individuals, entities, or organizations that have had a business relationship with the Respondents regardless of their inclusion in the reference section of the proposal submittal.

V. Timely Submissions: Late submissions will not be accepted. Proposals received prior to the submittal deadline shall be securely kept, unopened, by SAHA. No proposal received after the designated deadline shall be considered. Respondents are cautioned that any proposal submittal that is time-stamped as being received by SAHA after the exact time set as the deadline for the receiving of proposals shall not be considered. Any such proposal inadvertently opened shall be ruled to be invalid. No responsibility will attach to SAHA or any official or employee thereof, for the pre-opening of, or the failure to open a proposal not properly addressed and identified.

VI. Pre-Qualification: Respondents will not be required to pre-qualify to submit a proposal. However, all Respondents will be required to submit adequate information showing that the Respondents is qualified to perform the required work

VII. Review of RFP Forms, Documents, Specifications and Drawings: It shall be each Respondent's responsibility to examine carefully and, as may be required, properly complete all documents issued pursuant to this RFP. Unless otherwise instructed, specifications and drawings (if provided) do not purport to show all of the exact details of the work. They are intended to illustrate the character and extent of the performance desired under the proposed contract and may be supplemented or revised from time to time.

VIII. Responses: A total of one (1) original signed copy (marked "ORIGINAL") using the Proposal Form attached as Attachment F, and three (3) exact copies, (marked copy) shall be placed unfolded in a sealed package with the Respondent's name and return address and addressed as follows:

{RFP # {Insert Number}}
{Insert Exact Title of RFP}
{Insert Month, day, year, Time of Bid Opening}
The San Antonio Housing Authority
Procurement Department
818 S. Flores
San Antonio, Texas 78204

The Respondents shall bind the proposal such that SAHA can, if needed, remove the binding (i.e. "comb-type, etc.) or remove the pages from the cover (i.e. 3-ring binder, etc.) to make copies then return the proposal submittal to its original condition.

IX. Withdrawal of Proposals: A request for withdrawal of a proposal due to a purported error must be filed in writing by the Respondents within 48 hours after the proposal deadline. The request shall contain a full explanation of the purported error. The foregoing shall not be construed to violate the common law right of withdrawal for material error as defined in State statute. SAHA retains the right to accept or reject any and all bids to the extent permitted by law. Negligence on the part of the Respondents in preparing his/her proposal confers no right of withdrawal or modification of the proposal after such proposal has been received and opened.

X. Mistake in Proposal Submitted: After a proposal has been opened it may not be changed for the purpose of correcting an error in the pricing. This does not affect the common law right of the Respondent to withdraw a bid due to a material mistake in the bid.

A. Irregular Proposal Submittal: A proposal shall be considered irregular for any one of the following reasons, any one or more of which may, at SAHA's discretion, be reason for rejection:

- If the forms furnished by SAHA are not used or are altered or if the proposed costs are not submitted as required and where provided.
- If all requested completed attachments do not accompany the proposal submittal.
- If there are unauthorized additions, conditional or alternate proposals, or irregularities of any kind which may tend to make the proposal incomplete, indefinite or ambiguous as to its meaning or give the Respondents submitting the same a competitive advantage over other Respondents.
- If the Respondent adds any provisions reserving the right to accept or reject any award or to enter into a contract pursuant to an award.

XI. Disqualification of Respondents: Any one or more of the following shall be considered as sufficient for the disqualification of a prospective Respondents and the rejection of his/her proposal:

- Evidence of collusion among prospective Respondents. Participants in such collusion will receive no recognition as Respondents or Respondents for any future work with SAHA until such participant shall have been reinstated as a qualified bidder or Respondent. The names of all participants in such collusion shall be reported to HUD and any other inquiring governmental agency.
- More than one proposal for the same work from an individual, firm, or corporation under the same or different name(s).
- Lack of competency, lack of experience and/or lack of adequate resources.

- Unsatisfactory performance record as shown by past work for SAHA or with any other local, state or federal agency, judged from the standpoint of workmanship and progress.
- Incomplete work, which in the judgment of SAHA, might hinder or prevent prompt completion of additional work, if awarded.
- Failure to pay or satisfactorily settle all bills due on former contracts still outstanding at the time of award.
- Failure to demonstrate minimum qualification requirements of SAHA.
- Failure to list, if required, all team members, subcontractors (if subcontractors are allowed by SAHA) who will be engaged by the successful Respondent(s) to participate in the Project.
- Failure of the successful Respondents to be properly licensed by the City, County and/or the State of Texas and/or to be insured by a commercial general liability policy and/or worker's compensation policy and/or business automobile liability policy, if applicable.
- Any reason to be determined in good faith, to be in the best interests of SAHA.

- XII. Questions/Inquiries:** A Respondent may inquire or question any of the proposal documents or any part of the information contained therein, by submitting, in writing to the contact person listed herein, at least eight (8) days prior to the proposal submission deadline, a complete and specific explanation as to what he/she is requiring clarification. SAHA reserves the right to issue a revision to the applicable RFP requirements in the form of an Addendum or may reject the Respondent's request.
- XIII. Substitutions:** Respondents must propose a Project that meets the requirements of the RFP documents. All verbal communications or instructions provided by any SAHA personnel shall only become official and binding when issued as an addendum by the SAHA Procurement Department.
- XIV. No Liability for Costs:** SAHA assumes no liability or responsibility for the costs incurred by the Respondents for any materials, efforts or expenses required in the preparation of proposals or in connection with presentations or demonstrations prior to the issuance of a Contract.
- XV. Proposal Opening Results:** Proposals are publicly opened and the results are generally a matter of public record. When SAHA has concluded all evaluations, has chosen a final top-rated Respondent/s, has completed the award and is ready to issue such results, SAHA shall notify the successful Respondent/s. All proposal documents submitted by the Respondents are generally a matter of public record unless such information is deemed to be proprietary.
- XVI. Award:** Submissions will be evaluated on the criteria stated in Section A of this RFP. After evaluation of the responses, the Contract will be awarded to one or more the Respondent/s representing the "Best Value" to SAHA after preferences for Section 3 business concerns are considered. The Selected Contractor will then enter into a construction agreement with SAHA.

XVII. Taxes. SAHA, as a governmental entity, is exempt from Texas State Sales and Use Taxes and Federal Excise Taxes. A letter of Tax Exemption will be provided upon request.

XVIII. Insurance: If a Respondent receives an award and unless otherwise waived in the Contract, the Selected Developer will be required to provide an original Certificate of Insurance confirming the minimum requirements found within Exhibit I to SAHA within 10 days of contract signature.

XIX. Exceptions. SAHA will consider any exception to the RFP that the Respondent wishes to include but the failure of SAHA to include such exceptions does not give the successful Respondent the right to refuse to execute SAHA's contract form. It is the responsibility of each prospective Respondent to notify SAHA, in writing, in its Proposal of any exceptions to the RFP terms. SAHA will consider such clauses and determine whether or not to include in the Contract.

XX. RIGHT TO PROTEST:

A. Rights: Any prospective or actual Respondents or contractor, who is allegedly aggrieved in connection with the solicitation of a proposal or award of a contract, shall have the right to protest. Such right only applies to deviations from laws, rules, regulations, or procedures. Disagreements with the evaluators' judgments as to the number of points scored are not reasons for an appeal. An alleged aggrieved protestant claiming this right is hereby informed that these regulations do not provide for administrative appeal as a matter of right for that alleged aggrieved protestant.

A.1 Definition: An alleged aggrieved "protestant" is a prospective Respondent or Respondents who feels that he/she has been treated inequitably by SAHA and wishes SAHA to correct the alleged inequitable condition or situation.

A.2 Eligibility: To be eligible to file a protest with SAHA pertaining to an RFP or contract, the alleged aggrieved protestant must have been involved in the RFP process in some manner as a prospective Respondents (i.e. recipient of the RFP documents) when the alleged situation occurred. SAHA has no obligation to consider a protest filed by any party that does not meet these criteria.

A.3 Procedure: Any actual or prospective contractor may protest the solicitation or award of a contract for material violation of SAHA's procurement policy. Any protest against a SAHA solicitation must be received before the due date for receipt of Proposals or proposals and any protest against the award of a contract must be received within ten calendar days after contract award or the protest will not be considered.

All protests must be in writing and submitted to the Director of Procurement for a written decision. The Director of Procurement shall make a recommendation to the Contracting Officer who shall issue a written decision and findings to the Contractor within 30 days from receipt of the written protest. This decision is then appealable to the Board of Commissioners within 30 days of receipt of the written decision. Appeals which are not timely filed will not be considered and the decision becomes final. All appeals shall be marked and sent to the address as listed in the following example:

APPEAL OF RFP NO. (insert exact number of RFP here)

San Antonio Housing Authority
Attn: Procurement Department
818 South Flores Street
San Antonio, TX 78204

XXI. Bonding

- A.** SAHA requires a Bid Bond for this bid in the amount of 5% of the Base Bid. Bid Bond shall be placed behind the Proposal Fee Sheet. Bid Bond must be submitted with proposal. Proposals without Bid Bond shall be rejected. Non-surety bonds must be in certified funds (ex. Cashier's check) made payable to SAHA, personal or company checks are not acceptable.
- B. Performance Bond:** The Contractor must provide SAHA a 100% Performance Bond for total contract value, however if the Contractor is unable to acquire the equitable bonding that is acceptable to SAHA within ten (10) days of signed contract, then the Contractor will be deemed in breach of contract.
- C. Payment Bond:** The Contractor must provide SAHA a 100% Payment Bond for each Project Contract executed by SAHA, however if the Contractor is unable to acquire the equitable bonding that is acceptable to SAHA within ten (10) days of signed contract, then the Contractor will be deemed in breach of contract.

- XXII. Escalation:** No escalations shall be considered, this will be a fixed fee contract.

End Section B

Section C
Information To Be Submitted

The response to this RFP shall be submitted in the manner described in this Section. Each category must be separated by index dividers and the index divider must extend so that each tab can be located without opening the proposal and labeled with the corresponding tab reference noted below. Failure to submit the proposal in the manner specified may result in a premature opening of, post-opening of, or failure to open and consider that proposal and may be cause for elimination of that Respondent from consideration for award.

C.1 Tab 1, References: The Respondent shall submit 3 former or current clients/projects within the past 10 years, preferably other than SAHA, for whom the Respondent has performed construction services similar to those being proposed herein. The list shall, at a minimum, include for each reference:

- C.1.1** The client's name and name of the contact
- C.1.2** The client's current telephone number and address
- C.1.3** Description of services provided to the client
- C.1.4** Project and construction type
- C.1.5** Date of services

This information shall be submitted under the Tab 1 of the Proposal.

C.2 Tab 2, HUD Forms, Conflict of Interest Questionnaire and Form 1295: These Forms are attached hereto as Attachment B to this RFP document must be fully completed, except as noted, executed where provided thereon, and submitted under this tab as a part of the proposal submittal. ***NOTE*** The successful Respondent shall be required to submit a Form 1295 to the Texas Ethics Commission in compliance with Government Code 2252.908 and a copy of the submission along with the Certification prior to execution of the contract with SAHA.

This information shall be submitted in the form of Tab 2 to the Proposal.

C.3 Tab 3, Profile of Firm Form: The Profile of Firm Form is attached hereto as Attachment C to this RFP document and Respondent is required to describe its form of business (i.e., individual, sole proprietor, corporation, non-profit corporation, partnership, limited liability company). This Form must be fully completed, executed and submitted under this tab as a part of the submittal by the Respondent. Also submit the Company Biography under this tab.

This information shall be included as Tab 3 of the Proposal.

C.4 Tab 4, Evaluation Factors: The Respondent must submit under this tab a response that addresses each of the following evaluation factors. Small/Minority/Woman/Veteran Owned Business Enterprise and Section 3 utilization plans are covered in Tabs 6 and 7 below.

- A. Experience:** Respondent shall provide a narrative describing the firm's credentials to deliver the required services including the firm's license information, number of employees, type of client base, and location of offices. Include awards or honors earned from industry organizations and publications. Respondent shall list current projects that the firm is presently committed, or will be committed, with client name, dollar amount, the start and completion dates, and the services being provided (e.g., Construction Manager, General Contractor, etc.). Respondent shall list at least two projects of similar type, scope, and complexity that have been constructed within the past 10 years or are being constructed by your firm and describe the services provided. Respondent shall provide information on two or more projects in the past 10 years reflecting Respondent's experience in rehabilitating and modernizing affordable multifamily housing by incorporation of sustainable energy use improvements and other innovative and modernizing products. Respondent shall state if it has worked with other governmental entities, including housing authorities, HUD, Non Profits, and multifamily industry.
- B. Project Management:** Respondent shall list the firm's management, supervisory, technical professional personnel, and consultants that will be assigned to the project and their time commitment in (a) the pre-construction phase and (b) the construction phase. Provide one-page résumés of key personnel with title/position, education, professional license or registration, general employment history, and experience with this type of project. Key personnel shall include at a minimum the project manager(s), superintendent(s), and pre-construction phase cost estimator. Provide relevant references names with contact information (email and phone number) for the project manager(s). Respondent shall provide a table identifying personnel named in this section that were assigned to projects listed in A and their job titles for that project. Respondent shall provide detail around project manager's experience reflecting a minimum of 10 years of project management experience in the rehabilitation and site improvements of low-rise, multi-story, multi-family construction rehabilitation and improvement projects. Respondent shall provide its estimated Number and type of sub-contractors to be utilized and the amount of work that it intends to self-perform..
- C. Capacity/Financial Viability:** Respondent shall provide a copy of the most recent audited annual and unaudited interim period financial statements. Respondent shall provide a short account of any legal conflict encountered with customers/clients dating to January 1, 2012 regarding contract disputes and non-performance. Respondent shall provide a letter from surety provider indicating bonding capacity and indicate currently available capacity.
- D. Construction Plan:** Respondent shall provide a comprehensive plan indicating how Respondent's firm will deliver the pre-construction and construction services required by this RFP. Respondent shall include a project organizational chart designating the lines of authority and discuss the roles and decision-making authority of each person on Respondent's team and specific experience each has with pre-construction services, constructability issues, modernization and energy usage techniques, and value engineering. Respondent shall provide a detailed construction schedule for the project based upon projected milestones and describe the method by which the Respondent intends to meet the schedule including any use of technology in the plan to control risks and schedule slippage. Respondent shall describe the methods it intends to use for a) tracking and reporting construction scope, schedule, and accounting information including contingency amount reporting, b) quality control program for construction, c) safety program for construction, d) construction documentation including the

use of technology to provide documentation to SAHA. Include information on Respondent's approach to maintaining a safe and secure work environment for workers and neighboring properties and indicate Respondent's approach to compliance with OSHA standards. Respondent shall provide its current safety EMR or equivalent rating.

E. Price Proposal: The Proposal (Attachment F) shall include the Respondent's not-to-exceed fee offer to perform all Services in the "Original" response only. The not-to-exceed fee offer shall include, without limitation, all of Respondent's costs, overhead, and profit for the complete performance of Services for the Project. Respondent shall provide a supporting schedule of values/Build of Materials.

This information shall be included as Tab 4 of the Proposal.

C.5 Tab 5, Section 3 Business Preference: Any Respondent claiming a Section 3 Business Preference, shall under this tab include the fully completed and executed Section 3 applicant certification form for low-income employees for whom Respondent is seeking the preference, verification of total number of full-time employees, names and addresses of low-income residents who are Respondents employees. **Note: If you qualify as a Section 3 Business Concern, your proposal will receive a preference over other respondents as specified in Attachment D.**

This information shall be included as Tab 5 of the Proposal.

C.6 Tab 6, Small/Minority/Woman/Disadvantaged/Veteran Business Enterprise Utilization Plan: The Respondents shall submit a plan that details how the Contractor will make a good faith effort to subcontract with S/W/MBE companies. **FAILURE TO PROVIDE THE SWMBE PLAN MAY CAUSE THE RESPONSE TO BE DISQUALIFIED AS NON-RESPONSIVE.**

This information shall be included as Tab 6 of the Proposal.

C.7 Tab 7, Section 3 Good Faith Effort Compliance Plan: Respondents are required to complete and submit the SECTION 3 PROGRAM GOOD FAITH EFFORT COMPLIANCE PLAN outlining their efforts to employ qualified Section 3 businesses or persons. The goal as stated in the Good Faith Effort Compliance Plan is thirty percent (30%) of new hires for Section 3 persons per contract. The subcontracting goal is ten percent (10%) for Section 3 Businesses for construction contracts and three percent (3%) for Section 3 Businesses for non-construction contracts. SAHA will provide a listing of qualified Section 3 Businesses upon request. **FAILURE TO PROVIDE THE SECTION 3 PROGRAM GOOD FAITH EFFORT COMPLIANCE PLAN MAY CAUSE THE RESPONSE TO BE DISQUALIFIED AS NON-RESPONSIVE.**

This information shall be included as Tab 7 of the Proposal.

C.8 Tab 8, Proposal Checklist and Certification: Respondent shall certify that the Proposal documents are complete and included in the response and to the Certification contained in Attachment E.

This information shall be included as Tab 8 of the Proposal.

C.9 Tab 9, Subcontractors: Respondent shall identify its proposed subcontractors and provide a completed Profile of Firm form for each (Attachment C).

This information shall be included as Tab 9 of the Proposal.

End Section C.

Section D Terms and Conditions

These Terms and Conditions shall be considered required terms of any Contract between the Successful Respondent and SAHA. The Contractor must also be familiar with federal guidelines issued by HUD. These guidelines, together with any supplemental general conditions issued by HUD, outline requirements for the conduct of work and administrative requirements. The guidelines include, but are not limited to, Termination for Convenience, Default, Clean Air and Water standards, and compliance with Davis-Bacon wage rates.

I. GENERAL RESPONSIBILITIES:

- A. Specifications.** The Contractor shall provide the Project in accordance with the Specifications which are included herein.
- B. Regulatory/Licensing.** Contractor shall comply with all applicable federal, state and local laws, rules, regulations, ordinances and codes and obtain any licenses or permits required to provide the services. Obtaining licenses and permits shall be the sole responsibility of the Contractor.
- C. Timesheets.** Contractor shall keep accurate timesheets for all employees assigned to perform any project, task, or assignment in the Project.
- D. Unacceptable Employees:** If any employee of the Contractor is deemed unacceptable by SAHA, Contractor shall immediately replace such personnel with a substitute acceptable to SAHA.
- E. Uniforms/Badges:** Contractor shall provide uniforms and/or ID badges for all employees working on SAHA's properties. No employee will be allowed on SAHA's properties out of uniform and/or without an ID badge.
- F. Criminal history/Drug testing.** Contractor shall perform criminal history checks and drug screening tests on all employees performing work and if requested provide summaries of the results to SAHA. Prospective employees whose criminal history checks discloses a misdemeanor or felony conviction involving crimes of moral turpitude or harm to persons or property shall not be used to perform work under this RFP or any resulting contract. Criminal history and drug screening checks will be completed at the sole expense of the Contractor.
- G. Work on SAHA Property:** The Contractor shall take all necessary precautions to prevent the occurrence of any injury to persons or property during the progress of such work and shall immediately return said property to a condition equal to or better than the existing condition prior to the commencement of work at the site at no cost to SAHA.

H. Wages. Contractor shall pay all salaries and expenses of, and all Federal, Social Security taxes, Federal and State Unemployment taxes, and any similar taxes relating to its employees used in the performance of the contract. The Contractor further agrees to comply with all Federal, State and local wage and hour laws and all licensing laws applicable to its employees or other personnel furnished under the agreement.

I. Independent Contractor: The Contractor shall be considered an independent contractor. Nothing herein shall create any association, agency, partnership or joint venture between the parties hereto and neither shall have any authority to bind the other in any way.

II. SECTION 3 REQUIREMENTS. **Contractor is required to prepare and submit monthly reports on Section 3.** Contractor shall utilize Section 3 residents and businesses as defined in Attachment D to perform the requirements under the Project to the greatest extent feasible and shall document such efforts monthly. Contractors will be evaluated on their performance at achieving this goal and such evaluation shall be a factor in future awards.

III. SUBCONTRACTORS. Contractor may not use any subcontractors to accomplish any portion of the services described within the RFP documents or the contract without the prior written permission of the SAHA. Also, any substitution of subcontractors must be approved in writing by SAHA prior to their engagement. All requirements for the "Prime" Contractor shall also apply to any and all subcontractors. It is the Contractors' responsibility to insure the compliance by the subcontractors. Regardless of subcontracting, the Contractor remains liable to SAHA for the performance under the contract. The Contractor shall assure that its subcontractors comply with all applicable HUD regulations and SAHA requirements including but not limited to Section 3 requirements, insurance, Davis Bacon wage requirements and reporting, permitting, code compliance, and licensure.

IV. LIMITATION/INDEMNIFICATION/INSURANCE

A. Limitation of Liability: In no event shall SAHA be liable to the successful Respondents for any indirect, incidental, consequential or exemplary damages.

B. Indemnification. The Contractor shall indemnify and hold harmless SAHA and its officers, agents, representatives, and employees from and against all claims, losses, damages, actions, causes of action and/or expenses resulting from, brought for, or on account of any bodily injury or death of an employee of the Contractor, its agent, or its subcontractor of any tier received or sustained by any persons or property growing out of, occurring, or attributable to any work performed under or related to this Agreement, to the extent resulting in whole or in part from the negligent acts or omissions of the Contractor, any subcontractor, or any employee, agent or representative of the Contractor or any subcontractor. **CONTRACTOR ACKNOWLEDGES AND AGREES THAT THIS INDEMNITY CONTROLS OVER ALL OTHER PROVISIONS IN THE AGREEMENT, SURVIVES TERMINATION OF THIS AGREEMENT.**

For clarification purposes, Contractor shall indemnify and hold harmless SAHA, their agents, consultants and employees from and against any and all property damage claims, losses, damages, costs and expenses relating to the performance of this Agreement, including any resulting loss of use, *but only to the extent caused by the negligent acts or omissions of Contractor*, its employees, sub-subcontractors, suppliers, manufacturers, or other persons or entities for whose acts Contractor may be liable.

C. SAHA Actions. It is agreed by and between the parties hereto that in no event shall any official, officer, employee, or agent of SAHA in any way be personally liable or responsible for any covenant or agreement herein contained whether expressed or implied, nor for any statement, representation or warranty made herein or in any connection with this agreement.

D. Insurance: The Contractor shall maintain in full force and effect during the entire contract term insurance in the form and in amounts found in Exhibit I.

V. LIQUIDATED DAMAGES: For each day that performance under the contract is delayed beyond the time specified for completion, the successful Respondents shall be liable for liquidated damages in the amount of \$1,000 per day. However, the timeframe for performance may be adjusted at SAHA's discretion in writing prior to default under the contract.

VI. WARRANTY: The Respondent represents and warrants to the Customer that the Respondent will perform the Services with reasonable care and skill and in accordance with best commercial practices and standards in the industry for similar services.

VII. INVOICING:

A. Invoices. Invoices must contain a complete description of the work or service that was performed, the contract price for each service, the purchase order number, contract number (if applicable), date of service, and address of service location or delivery address. Contractor(s) must submit a separate invoice for each purchase order issued by SAHA unless prior approval is obtained from SAHA. To insure prompt and timely payment of invoices, and unless utilizing a progress payment schedule, invoices shall be sent electronically to the following address:

Accounts_Payable@saha.org

If the Contractor does not have the capability to send invoices electronically, they may be mailed to:

San Antonio Housing Authority
Finance and Accounting
P.O. Box 830428
San Antonio, TX 78283-0428

- B. Progress Payments.** If applicable, SAHA may make progress payments approximately every 30 days as the work proceeds if work meets owner's standards, as approved by the Contracting Officer. SAHA may, subject to written determination and approval of the Contracting Officer, make more frequent payments to contractors which are qualified small businesses in accordance with HUD documents.
- C. Direct Deposit.** Upon the Award of Contract, Contractor shall complete a form for direct deposit to process all payments electronically to insure prompt and efficient payment of all invoices.
- D. Timely Invoicing:** Contractor shall invoice SAHA within 60 days after the delivery of the goods or service. If contractor fails to invoice within 60 days SAHA reserves the right to not pay the invoice.

VIII. Laws and Regulations

- A. General.** SAHA is a governmental entity as that term is defined in the procurement statutes. SAHA and this RFP and all resulting contracts are subject to federal, state and local laws, rules, regulations and policies relating to procurement as applicable. Contractor shall comply with all local, state and federal laws concerning safety (OSHA) and environmental control (EPA and Bexar County Pollution Regulations) and any other enacted ordinance, code, law or regulation. Contractor shall be responsible for all costs incurred for compliance with any such possible ordinance, code, law or regulation. No time extensions shall be granted or financial consideration given to the Contractor for time or monies lost due to violations of any such ordinance, code, law or regulations that may occur.
- B. Specific.** Contractors shall comply with all statutes, rules, regulations, executive orders affecting procurements by Housing Authorities including but not limited to:
- Executive Order 11246
 - Executive Order 11063
 - Copeland "Anti-Kickback" Act (18 USC 874)
 - Davis Bacon and Related Acts (40 USC 276a-276a-7)
 - Clean Air & Water Acts (42 USC 1857(h); 33 USC 1368)
 - Contract Work Hours & Safety Standards Act (40 USC 327-330)
 - Energy Policy & Conservation Act (PL 94-163, 89 STAT 871)
 - Civil Rights Act of 1964, Title VI (PL 88-352)
 - Civil Rights Act of 1968, Title VIII (PL 90-284 Fair Housing Act)
 - Age Discrimination Act of 1975
 - Anti-Drug Abuse Act of 1988 (42 USC 11901 et. Seq.)
 - HUD Information Bulletin 909-
 - Immigration Reform & Control Act of 1986
 - Fair Labor Standards Act (29 USC 201, et. Seq.)

C. Incorporation. Each provision of law and each clause, which is required by law to be inserted in this RFP or any contract, shall be deemed to have been inserted herein, and this RFP and any resulting contract shall be read and enforced as though such provision or clause had been physically inserted herein. If, through mistake or otherwise, any such provision is not inserted or is inserted incorrectly, this agreement shall forthwith be physically amended to make such insertion or correction upon the application of either party. The fore-mentioned statutes, regulations and executive orders are not intended as an indication that such statute, regulation or executive order is necessary applicable nor is an omission of such statute, regulation or executive order intended to indicate that it is not applicable.

IX. Termination.

A. Early Termination. In the event any resulting contract is prematurely terminated due to non-performance and/or withdrawal by the Contractor, SAHA reserves the right to seek monetary restitution (to include but not limited to withholding of monies owed) from the Contractor to cover costs for interim services and/or cover the difference of a higher cost (difference between terminated Contractor's rate and new company's rate) beginning the date of Contractor's termination through the contract expiration date. The contract may be terminated under the following conditions:

- a. Consent:** By mutual consent of both parties, and
- b. Termination For Cause:** As detailed within the attached HUD Forms. SAHA may terminate any and all contracts for default at any time in whole or in part, if the Contractor fails to perform any of the provisions of any contract, so fails to pursue the work as to endanger performance in accordance with the terms of the RFP or any resulting contracts, and after receipt of written notice from SAHA, fails to correct such failures within seven (7) days or such other period as SAHA may authorize or require.
- c. Failure to Fund.** SAHA may terminate any contract resulting from this RFP in whole or in part, if funding is reduced, or is not obtained and continued at levels sufficient to allow for the expenditure.
- d. Termination for Convenience:** In the sole discretion of the Contracting Officer, SAHA may terminate any and all contracts resulting from this RFP in whole or part upon thirty days prior notice to the Contractor when it is determined to be in the best interest of SAHA.

B. Action Upon Termination. Upon receipt of a notice of termination issued from SAHA, the Contractor shall immediately cease all activities under any contract resulting from this RFP, unless expressly directed otherwise by SAHA in the notice of termination.

C. Remedies Cumulative. The rights and remedies of SAHA provided under this section are not exclusive and are in addition to any other rights and remedies provided by law or under any contract.

D. Rights Upon Termination. In the event the contract is terminated for any reason, or upon its expiration, SAHA shall retain ownership of all work products including deliverables, source and object code, microcode, software licenses, and documentation in whatever form that may exist. In addition to any other provision, the Contractor shall transfer title and deliver to SAHA any partially completed work products, deliverables, source and object code, or documentation that the Contractor has produced or acquired in the performance of the contract.

X. General Conditions

A. Severability: If any provision of this agreement or any portion or provision hereof applicable to any particular situation or circumstance is held invalid, the remainder of this agreement or the remainder of such provision (as the case may be), and the application thereof to other situations or circumstances shall not be affected thereby.

B. Waiver of Breach: A waiver of either party of any terms or conditions of this agreement in any instance shall not be deemed or construed as a waiver of such term or condition for the future, or of any subsequent breach thereof. All remedies, rights, undertakings, obligations, and agreements contained in this agreement shall be cumulative and none of them shall be in limitation of any other remedy, right, obligation or agreement of either party.

C. Time of the Essence: Time is of the essence as to each provision in which a timeframe for performance is provided in this RFP. Failure to meet these timeframes may be considered a material breach, and SAHA may pursue compensatory and/or liquidated damages under the contract.

D. Examination and Retention of Contractor's Records: SAHA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until three years after final payment under all contracts executed as a result of this RFP, have access to and the right to examine any of the Contractor's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audits, examinations, excerpts and transcriptions.

E. Right to data and Patent Rights: In addition to other ownership & use rights SAHA shall have exclusive ownership of all, proprietary interest in, and the right to full and exclusive possession of all information, materials, documents, software, and all electronic data discovered or produced by Contractor and/or subcontractors pursuant to the terms of the contract, including but not limited to, reports, memoranda or letters concerning the research and reporting tasks of the contract. Both parties agree to comply with HUD Bulletin 909-23, which is the Notice of Assistance Regarding Patent and Copyright Infringement.

F. Force Majeure: Neither SAHA nor Contractor shall be held responsible for delays or default caused by fire, flood, riot, acts of God or war where such cause was beyond, respectively, SAHA or Contractor's reasonable control. Contractor shall make all reasonable efforts to remove or eliminate such a cause of delay or default and shall, upon the cessation of the cause, diligently pursue performance of its obligations under this Agreement.

G. Proposed Fee:

G1. Base: All fees are all-inclusive of all related costs that a Respondent will incur to provide the noted services in compliance with this RFP, including, but not limited to: employee wages and benefits, clerical support, overhead, profit, licensing, insurance, materials, supplies, tools, equipment, long distance telephone calls, document copying and motor vehicle fuel unless otherwise specified in this RFP. Each fee proposed shall be fully “burdened” with profit and overhead costs.

G2. Additional: In addition this fee must include all costs to recruit, hire, supervise, and monitor oversight staff of management agent, train personnel, establish and supervise all systems to keep property’s books, records and accounts, management agent’s overhead expenses to include and not limited to office space, supplies and equipment, bookkeeping expenses of management agent, bonds and insurance. In case of a discrepancy between a unit price and an extension, the unit price prevails.

H. “Equal”: Catalogs, brand names or manufacturer’s references where provided are descriptive only and indicate type and quality desired. Bids on brands of like nature and quality will be considered unless specified otherwise. If bidding other than the referenced manufacturer, brand or trade name, Bidder must provide a complete description of product offered, and illustrations and must be included in the bid submittal. Failure to include the above referenced data will require Contractor to furnish specified brand names, numbers, etc.

I. Notice to Proceed: Start work date will be determined by the SAHA Project Manager and Contractor’s Manager. Contractor shall not begin work until a Notice to Proceed is received from SAHA signed by the Contracting Officer.

J. Communications:

J1. Form: All claims, notices, demands, requests, instructions, approvals and proposals must be submitted in writing.

J2. Notice to Contractor: Any Notices or Demands upon the Contractor shall be sufficiently given if delivered at the office of the Contractor stated on the signature page of the Contract or at such other office as he / she may from time to time designate in writing to SAHA or deposited in the United States mail in a sealed, postage-prepaid envelope or if delivered with charges prepaid to any telegraph company for transmission and addressed to the office of the Contractor indicated on the signature page of the contract or such other address as may be subsequently specified in writing to SAHA.

J3. Notice to SAHA: All notification papers required to be delivered to SAHA or its designated representative shall, unless otherwise specified in writing to the Contractor, be delivered to attn. Procurement, SAHA at 818 South Flores, San Antonio, Texas, 78204; and any notice to or demand upon SAHA shall be sufficiently given if so delivered or deposited in the United States mail in a sealed, postage-prepaid envelope or delivered with charges prepaid to any telegraph company for transmission to SAHA at the above address or to such other address as SAHA may subsequently specify in writing to the Contractor for such purpose.

- J4. Receipt:** Any such notice shall be deemed to have been given as of the time of actual delivery; or in the case of mailing, when the same should have been received in due course after the date of surrender to the Post Office; or in the case of telegrams, at the time of actual receipt, as the case may be.
- K. Time for Completion:** The Contractor shall immediately mobilize and commence work at the time stipulated in the Notice to Proceed to the Contractor and shall be fully completed within **240 days** unless specified otherwise in contractor's response.
- L. Safety:** Subject to prior approval by SAHA as to size, design, type and location, and to local regulations, the Contractor and his / her subcontractors shall erect Temporary Safety Signs for purposes of identification and controlling traffic. The Contractor shall furnish, erect, and maintain such signs as may be required by safety regulations and as necessary to safeguard life and property.
- M. Builders Risk:** Contractor is required to acquire Builder's Risk Insurance for any project or projects resulting from this solicitation. In any case SAHA will not be responsible for any loss to Contractor's tools, materials, supplies, the building or project or any other coverage normally covered under Builder's Risk Insurance. See HUD form 5370 attached.
- N. Storage:** The Contractor and his/her subcontractors may maintain with approval by the SAHA Property & Project Managers various Storage Facilities on the site as may be necessary in the proper conduct of the work. These shall be located to cause no interference with any work to be performed on the site by the Contractor or others. The Contractor shall consult with SAHA regarding the location(s) of these facilities on each site.
- O. Removal of Temporary Facilities:** Upon completion of the project, or as directed by SAHA, the Contractor shall remove all temporary structures and facilities they installed from the site and leave the premises in equal or better condition than it was at turnover.
- P. Final Inspection:**
- P.1 Notice:** The Contractor shall provide prompt written notification to SAHA when all work is completed. A final project inspection shall be made when all work is completed. Until the final inspection has been made and project accepted by SAHA, SAHA shall not advance any of the retainage or make the final payment to the Contractor without the approval and concurrence of the Contracting Officer.
- P.2 Inspection Date:** Upon receipt of the Contractor's notification of the date when the work has been completed, SAHA shall conduct a final Inspection within 2 calendar days.

- P.3 Inspection Participants:** The final inspection shall be conducted by a SAHA representative/s, any System Manufacturer's Representative/s, and the Contractor's representative/s at a minimum.
- P.4 Inspection Conference:** The inspection team shall meet after completing the final inspection to determine whether the work has been completed in accordance with these specifications and produce a Punch List Schedule which describes any minor items of incomplete or unsatisfactory work and document if there are any major deficiencies which must be corrected by the Contractor and additional inspections scheduled prior to contract settlement.
- Q. Settlement Documents:** The settlement document shall state that the work was completed in accordance with the construction documents, including change orders except any minor items identified on SAHA's proposed certificate of completion, the total amount due the Contractor and a separately stated amount for each unsettled claim against SAHA. It shall also state that SAHA is released of all liens and all claims except those expressly stated in the Contractor's release and that wages paid to laborers or mechanics were consistent with the wage rate requirements of the contract and there are no outstanding claims for unpaid wages, materials, or supplies.
- R. Wage Rate:** The Davis Bacon and Related Acts wage and reporting requirements apply to this project.

End Section D.

EXHIBIT A
Previous Addendum Questions and Answers from
Bid # 1903-910-65-4901 Castle Point Exterior Renovations and
Site Improvements

From Addendum #1

Question 1: I have gone through the plans but do not see a window schedule. I did see the note that you want the windows to be the Milgard Z-bar installation like we have done in the past. Would you happen to have a window schedule with color, types and sizes?

Answer 1: Milgard Z-bar windows are to be installed to the opening which means the Contractor and Window supplier will be responsible for the sizing of the windows (built to fit a specific opening). The color will be selected by the Property Management from the manufacturer's available palette. The type will match the recently renovated Building 6.

From Addendum #2

No questions bid date extension only.

From Addendum #3

Question 1: There are several notes regarding the concrete treads, existing sheathing and existing structure that state, "replace as needed or necessary". This note also appears at the exterior closets with respect to gyp, trim, sheathing and waterproofing. For bidding purposes, can these items be quantified by the design team or an allowance identified for these items, so as to keep the bidding process fair? Otherwise, what one may think needs to be replaced and what others may, most likely will not be consistent. Please advise.

Answer 1: If waterproofing is exposed: all waterproofing is to be replaced at exposed area and overlapped as necessary to ensure a proper seal.

- Please see notes from drawings for all unit pricing items.
- Per unit price items please refer to owner and unit price list. Any items for pricing is to be reviewed with owner. Please provide cost per material and installation of item.
- Per all concrete stair treads will be inspected with Owners Rep and General contractor and quantified for each building. A unit price line for stair tread replacement is in the attached Matrix.
- Once sheathing has been exposed Owners Rep and general contractor will quantify for each building a unit price line for sheathing replacement is in the Matrix. Provide new waterproofing and fastening as necessary.
- Once Structural members have been exposed Owners Rep and general contractor will quantify for each building unit price lines for framing lumber replacement is in the Matrix. (provide all necessary shop drawings as necessary, and must be reviewed by architect/engineer.)
- The only work to be performed on exterior closets will be the door ,door trim and hardware any gyp damaged during installation will be repaired by General Contractor , any existing damages will be noted with owners Rep and instructions will be given by the owners rep at that time. (Provide necessary tape and floating of gypsum surfaces.)
- All Exterior Siding and Masonry removal has been identified and quantified in the Structural sections of the Plans, where siding and Masonry has been removed the General contractor is expected to replace waterproofing as part of their hard bid. This is quantifiable. Where masonry wall are to remain, these are

the only location in which the existing waterproofing is to remain unless noted by owner's rep and architect.

Question 2: Are we replacing the top rail with treated 2x4's?

Answer 2: All rails are to be replaced as specified with 1.5" square metal. Per the 2x4 rail, we will remove the wood rail. All rails are to meet code requirements: 2" guardrail. Remove and replace railing system or add additional spindles as necessary per code. All guardrails on balconies are to be entirely replaced. All stair and breezeway rails are to be replaced as necessary. Each rail is to be fasted with additional block at wall/brackets for added strength. During installation or construction of railing, contractors are to give notice both to tenant and building manager before proceeding with work. Contractor is to ensure a safe means of egress is met at all times for the tenant. All rails shall be painted and primed prior to installation per the owners specifications. All welds, should be grinded and structural. (See question 16 below).

Question 3: What is the quantity of spalled concrete?

Answer 3: Per the quantity of spalled concrete, please provide a unit price item. This item will be inspected with Owners Rep and General contractor and quantified for each building. A unit price line for spalled concrete is in the attached Matrix. Please locate the location of spalling concrete, the prices and instructions for fixing the spalling concrete may vary. Please ask owner's rep for further instructions for spalling concrete.

Question 4: Are we installing Hollow Core Door at Exterior Closet?

Answer 4: The exterior closet doors shall be replaced, the same as building #6. Door shall be hollow core Metal doors

Question 5: How do we quantify metal fence repairs?

Answer 5: Per all metal fence and site rails, will be inspected with Owners Rep and General contractor and quantified. There is a line item in the Matrix for existing metal fencing repairs. All existing steel picket fencing will be prepped and painted as part of the hard bid price. A unit price line for site rails replacement/repair is in the attached Matrix, A unit Price line for site rail painting is also in the attached Matrix. See the attached plan to this document for location and specifications per owner instructions.

Question 6: What would be the owners/architects recommendation if we can't meet the code requirement of AO#39?

Answer 6: Questions regarding code issues with stairs must be done thru an RFI to ensure all stairs meet code. Item #39 mainly implies to stairs which will be removed and reinstalled for brick removal. Per stairs with a higher tread, we will pour a new concrete landing to raise or lower the stairs so each stair has its correct rise and run.

Question 7: Do we install "Visually impaired rails" under all stairs per AO#39?

Answer 7: As per visually impaired rails below stair cases, the contractor is to supply and install visually impaired rails below each stair case. (A0/39)

Question 8: Do we install wheel stops at all parking spots?

Answer 8: Per parking spots - This would be up to SAHA if they wanted wheel stops at all parking spots. Currently, there are very few, if any, wheel-stops on the site. At the very minimum, they are needed at all accessible parking spaces. Please provide a unit price for all wheel stops as not all wheel stops need to be replaced at the wood fence. A line has been added in the Matrix for wheel stop R&R.

Question 9: Are we installing concrete channel, concrete drainage swale if so where?

Answer 9: The Construction Documents show the areas for the concrete channel and concrete swales. They are as follows: Sheet C4.0 shows the existing concrete channels to be demolished with keynotes. Sheet C5.0 shows the dimensions of the proposed channels and proposed swales with keynotes. Sheet C6.0 shows the grading for the proposed channels and proposed swales.

Question 10: We see a larger amount of asphalt pavement that needs repair or replacement. Will there be a unit price for this?

Answer 10: There is a unit price line for asphalt installation. See revised fee sheets attached

Question 11: On the retaining walls, some of this work will interfere with some sidewalks and patio areas. Is there a unit cost for replacing patios?

Answer 11: We do not see any areas where the retaining wall construction will interfere with patios. We do not anticipate having to replace patios. We do not see any areas where the retaining wall construction will interfere with sidewalks. There are concrete drains that abut the retaining wall and those are being replaced.

Question 12: Some trees are in the way of the retaining walls. Can these be removed without replacing these trees?

Answer 12: Please see tree survey. (ATTACHED) The trees to be protected/remain and to be removed are noted. Contractor must follow the items described on the documents.

Question 13: Will all of the excess excavated materials for the retaining wall be left on site or do we haul all of it off?

Answer 13: Excess excavated materials will need to be hauled off; please include in hard bid, unless there is a specific request from the owner to leave excess material on site during construction. Please ask owner for recommendations during construction and before removal.

Question 14: When transferring from the current power distribution to the temporary there will be a period of time residents will be without power of 4 to 8 hours is this OK?

Answer 14: The Contractor has exactly 7 hrs. to complete the transfer 9am - 4pm, plus we will need to give the Residents of that section that will be affected 72 hrs advance notice before the power transition begins.

Question 15: The rise on the top steps ranges from 9" to 12", what method or methods should we consider to bring this into code compliance?

Answer 15: We will add another concrete landing at the beginning of each stair to have a consistent stair rise. Please provide this as a unit price item. If construction is not complete and additional time is needed. Contractor needs to provide a temporary code approved, stair for the project. This stair must be properly fastened to the structures and should be stable and secure.

Question 16: Are we replacing the top handrail with new treated 2X4 material?

Answer 16: The top rail will have a 1.5" steel tube top rail. Contractor is to provide a 1.5" square steel tube and extend the bottom of existing rails. If gap between concrete landing or F.F. is larger than 4" Contractor is to provide a cross rail that extends from post extension to wall or extension to extension.

Question 17: You indicate that Building 6 is the model for the renovations; do we match the design of the stair railings on that building for the rest of the buildings?

Answer 17: Yes, Building 6 is the model.

Question 18: It is indicated to raise the handrails to a 42" height but if that is done and nothing is done at the lower portion of the rail it will not be code compliant. How should this be addressed?

Answer 18: Match handrails to those on Building 6, those are compliant.

Question 19: The specifications indicate that the Laundry Room windows are not included but when we viewed the property we notice the back windows of the laundry room were broken out and damaged, so should they be included or not?

Answer 19: No the windows at the Laundry room are not included in the contract.

Question 20: Are all of the sidewalks that slope towards the existing buildings to be replaced so they would slope towards the parking lot instead?

Answer 20: The sidewalks are not included in this project.

Question 21: Some of the cedar 4 X 12 beams on the balconies are rotten. Structural does not show a detail. How far into the wall do they extend?

Answer 21: Based on our experience with the rehab of Building 6 approximately 18 inches.

Question 22: The Civil Sheets reference a Sheet 8.1 I don't show a sheet 8.1, is this reference actually to sheet 9.0 or 9.1 that we should actually be referencing?

Answer 22: Yes the reference should be 9.1.

Question 23: Can you identify any and all sidewalks and curbs to be replaced?

Answer 23: See Civil drawing sheets, any additional will be handled through unit price items.

Question 24: Are the current concrete drainage swales to be replaced between and behind buildings 11, 13 and 15?

Answer 24: Yes.

Question 25: Are all breezeways to get gutters?

Answer 25: Only Buildings with existing gutters will be included.

Question 26: Are the 4 X 4's to be replaced Cedar or treated lumber?

Answer 26: Rough cut cedar.

Question 27: Will the condensation plumbing be re-routed?

Answer 27: Yes, per the specification it will be moved into the balcony ceilings.

Question 28: Key note #17 on the Structural Plans calls for #15 felt over the Plywood deck and 1-1/2" concrete over the felt. A 60 mil waterproofing membrane minimum is typical for an exterior elevated balcony deck, please advise?

Answer 28: Quotes should be based on the use of a 60 mil waterproofing membrane.

Question 29: How far apart are the drains for the French drain?

Answer 29: Drainage pipe should maintain positive drainage to daylight, outlet the drainage pipe at 50 feet on center and ends of wall.

Question 30: How far back from retaining wall needs to be excavated for grid depth?

Answer 30: Please see retaining wall details in Construction Documents Sheet C9.2.

Question 31: I am looking to prepare a bid proposal for a sign package for the Castle Point Exterior Renovation Project in San Antonio. In the site development plans I have viewed so far I noted a need for a monument sign. In addition, there are indications for unit number signage throughout the property but no detail as of yet. Are you were aware of any detail requirements either exterior or interior for these on this project that could help with the bidding process?

Answer 31: The exterior building Indicator Signs are located on the center of each building as shown on the elevations. Please refer to the attached documents. As per the installation of the signs: are to follow "All buildings on the site will receive Building Indicator signs (number of signs may vary per building type and location). All buildings will receive address plaques with the exception of the Laundry and Maintenance shops". The Building indicator signs & address Plaques Colors and finishes will be selected by the owner at a later time. Mounting heights and locations may vary this will be coordinated with the owners Rep. Contractor is to provide a address plaque at each unit. Please refer to the attached document for the sign types and building indicator quantities.

Question 32: In regards to the retaining wall. There are over 20 trees that are just in the retaining wall excavation area per spec C9.2, are we to factor there removal into the base bid or will the awarded contractor address this as a change order?

Answer 32: Please see tree survey. The trees to be protected/remain and to be removed are noted. Contractor must follow the items described on the documents.

Question 33: Need detail/specs for the building signage and Apt door number plates.

Answer 33: Please see question 31 regarding building signs.

Question 34: Is this referring to the wood window frame or the metal frame "ALL WINDOWS ARE TO BE REPLACE LEAVING ONLY THE EXISTING FRAME. IMPLEMENTATION OF MILGARD Z-BAR INSTALLATION OVER EXISTING FRAME. SEVERELY DAMAGED WINDOWS & WINDOW FRAMES TO BE REPLACED COMPLETELY WITH NEW MILGARD WINDOWS TO MATCH WINDOWS USED ELSEWHERE."?

Answer 34: All windows will be new Milguard windows. If the frame is damaged (rot, insects and needs to be replaced, we will use a unit price item for this situation. If window frames are not damaged contractor is to provide, seal, and install z-bar windows, and trim as needed. Frames damaged by the contractor will be the contractor's responsibility.

From Addendum #4

Question 1: We were walking the buildings in regards to the bedroom windows meeting egress and noticed the 32"x36" windows do not meet the 5.7 sq ft opening for egress nor does it meet the 44" from the floor. The windows are measuring 47" from the floor and that does not meet egress code. How will the architect address?

Answer 1: Egress windows are not need in bedrooms with doors to the balconies. All bedrooms with balconies that do not have doors will need to meet the required means of egress for window openings.

All egress windows shall have a sill height of 44", per the windows with 47". Based on the 2015 IEBC 406.3. We are grandfathered from having to have a lower sill height, as long as we meet the following parameters. Please research and understand all the additional requirements regarding replacement windows. All window hardware is to have the correct ASTM F 2090 requirements. All new casement windows are to have internal screens within the window frame. Window screens are not to be installed on the exterior of the windows. "406.3 - Replacement window emergency escape and rescue openings. Where windows are required to provide emergency escape and rescue openings in Group R-2 and R-3 occupancies, replacement windows shall be exempt from the requirements of Sections 1030.2, 1030.3 and 1030.5 of the International Building Code provided the replacement window meets the following conditions:

1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
2. The replacement of the window is not part of a change of occupancy. If windows do not open fully, contractor is to cut the fascia and soffit as necessary to allow the casement windows to fully swing open. (See attached detail and plan locations for casement windows.) All windows may not need to have the fascia/soffit cut. Please field verify Window type "C & E" in bedroom only are to have casement windows that swing open. These windows are located at: buildings # 3, 5, 7, 11, 15, 16, 17.

Question 2: Casement clearance with existing roof eaves - On building type IV and V there is an existing roof eave that extends out over the top of the window "pairs" on the building. I checked it out today and took some pictures and video. The challenge we are running into is that the existing fascia is going to interfere with a casement window opening 90 degrees at that location. Based on my rough calculations it is probably less than 1" for clearance, but the window will have a 26" projection and it will still not permit a full opening.

Answer 2: See answer 1 above.

EXHIBIT I Insurance Requirements

Developer is required to have in place during the term of the contract the following minimum insurance requirements. Developer will be required to provide an original Certificate of Insurance to SAHA within 10 days of contract signature:

Professional Liability	Required Limits
SAHA and its affiliates must be named as a Certificate Holder. This is required for vendors who render observational services to SAHA such as appraisers, inspectors, attorneys, engineers or consultants.	\$1,000,000 Not Required for this Project
Business Automobile Liability	Required Limits
SAHA and its affiliates must be named as an additional insured and as the certificate holder. This is required for any vendor that will be using their vehicle(s) to do work on SAHA properties.	\$500,000 combined Single limit, Per occurrence
Workers Compensation and Employer's Liability	Required Limits
Workers' Compensation coverage is Statutory and has no pre-set limits. Employer's Liability limit is \$500,000. Workers' Compensation is required for any vendor made up of more than two persons. <u>A Waiver of Subrogation in favor of SAHA must be included in the Workers' Compensation policy.</u> SAHA and its affiliates must be a Certificate Holder.	Statutory Employer's Liability is \$500,000
Commercial General Liability	Required Limits
This is required for any vendor who will be doing hands on work at SAHA properties. SAHA and its affiliates must be named as an Additional Insured and as the Certificate Holder.	\$1,000,000 per accident \$2,000,000 aggregate
Builders Risk	Required Limits
Builder shall carry Builder's Risk to cover the loss of materials, and/or the building under construction/rehabilitation. SAHA and its affiliates must be named as an Additional Insured and as the Certificate Holder.	Equal to the Contract Cost of the construction or rehabilitation project stated in the contract.

ATTACHMENT A
Specifications, Drawings, and
Hazardous Materials Survey Report

LIMITED ASBESTOS SURVEY

**Castle Point Apartments
Building 1 – 21 Renovation Areas
5320 Blanco Road
San Antonio, Texas 78216**

November 7, 2018
Terracon Project No. 90187584R



Prepared for:
San Antonio Housing Authority
San Antonio, Texas

Prepared by:
Terracon Consultants, Inc.
San Antonio, Texas

6911 Blanco Road (210) 641-2112
San Antonio, TX 78216 terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials

November 7, 2018

San Antonio Housing Authority (SAHA)
818 S. Flores
San Antonio, Texas 78204

Attention: Mrs. Patti Keller, CTP
Telephone: (210) 477-6170
E-mail: patti_keller@saha.org

Re: Limited Asbestos Survey
Castle Point Apartments – Building 1 - 21 Renovation Areas
5320 Blanco Road
San Antonio, Texas 78216
Terracon Project No. 901787584R

Dear Mrs. Keller:

The purpose of this report is to present the results of the limited asbestos survey performed on October 31, 2018, at the above referenced location in San Antonio, Texas. This survey was conducted in general accordance with our proposal dated October 29, 2018. We understand that this survey was requested due to planned select exterior renovation activities on Buildings 1 - 21.

Asbestos was not identified in any of the samples collected. Please refer to the attached report for details.

Terracon Consultants, Inc. (Terracon) appreciates the opportunity to provide this service to the San Antonio Housing Authority. If you have any questions regarding this report, please contact the undersigned at (210) 641-2112.

Sincerely,
Terracon Consultants, Inc.

Inspected By:



Gabriel Gonzalez
TDSHS Asbestos Inspector
License No. 60-3052

Reviewed By:



Will C. DeVeau
TDSHS Individual Asbestos Consultant
License Number 10-5734

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LIMITED ASBESTOS SURVEY REPORT

Castle Point Apartments
Building 1 - 21 Renovation Areas
5320 Blanco Road
San Antonio, Texas
Terracon Project No. 90187584R
November 7, 2018

1.0 INTRODUCTION

Terracon Consultants, Inc. (Terracon) conducted a limited asbestos survey of the planned exterior renovation areas associated with Castle Point Apartments (Buildings 1 – 21) in San Antonio, Texas. The survey was conducted on October 31, 2018, by a State of Texas licensed Asbestos Inspector in general accordance with our proposal dated October 29, 2018.

Exterior building components including roof were surveyed and homogeneous areas of suspect asbestos-containing materials (ACM) were visually identified and documented. Although reasonable effort was made to survey accessible suspect materials, additional suspect but un-sampled materials could be located in walls, in voids or in other concealed areas. Suspect ACM samples were collected in general accordance with the sampling protocols outlined in Environmental Protection Agency (EPA) regulation 40 CFR 763 (Asbestos Hazard Emergency Response Act, AHERA) and the Texas Department of State Health Services (TDSHS) Texas Asbestos Health Protection Rules (TAHPR). Samples were delivered to a National Voluntary Laboratory Accreditation Program (NVLAP) accredited and TDSHS licensed laboratory for analysis by Polarized Light Microscopy (PLM) protocol.

1.1 Project Objective

We understand this asbestos survey was requested to facilitate planned exterior renovation activities as directed by the client. The Texas Asbestos Health Protection Rules (TAHPR) and EPA regulation 40 CFR 61, Subpart M, The National Emission Standards for Hazardous Air Pollutants (NESHAP) requires that an asbestos survey be performed prior to renovation or demolition activities.

2.0 BUILDING DESCRIPTION

The Castle Point Apartments has 21 buildings on site. All buildings are a two-story brick frame structure atop a concrete slab-on-grade. The roofs consist of a sloped composition roof system. Drywall with no tape or float was seen behind decorative wood planks on various areas around each building. Only the planned exterior and roof renovation areas were inspected as part of this limited survey.

3.0 FIELD ACTIVITIES

The survey was conducted by Mr. Gabriel Gonzalez (License No. 60-3052), TDSHS licensed and EPA accredited Asbestos Inspector. A copy of Mr. Gonzalez's license is attached as Appendix C. The survey was conducted in general accordance with the sample collection protocols established in the TAHPR and/or EPA regulation 40 CFR 763, the Asbestos Hazard Emergency Response Act (AHERA). A summary of survey activities is provided below.

3.1 Visual Assessment

Our survey activities began with visual observation of the planned exterior renovation areas of the buildings to identify homogeneous areas of suspect ACM. A homogeneous area consists of building materials that appear similar throughout in terms of color, texture and date of application. Building materials identified as concrete, glass, wood, masonry, metal or rubber were not considered suspect ACM.

The interior areas of the buildings were not included in the scope of this limited survey.

Suspect materials located behind mirrors or within wall cavities were not sampled in order to prevent excessive damage to the material. Suspect materials, such as vermiculite fill, mastic or other materials (i.e. overspray texturizers) which were not accessible on the day of the survey should be sampled prior to demolition or renovation activities if the activities will disturb the materials.

3.2 Physical Assessment

A physical assessment of each homogeneous area of suspect ACM was conducted to assess the friability and condition of the materials. A friable material is defined by the EPA as a material which can be crumbled, pulverized or reduced to powder by hand pressure when dry. Friability was assessed by physically touching suspect materials.

3.3 Sample Collection

Based on results of the visual observation, bulk samples of suspect ACM were collected in general accordance with AHERA and TAHPR sampling protocols. Random samples of suspect materials were collected in each homogeneous area. The sample team member collected bulk samples using wet methods as applicable to reduce the potential for fiber release. Samples were placed in sealable containers and labeled with unique sample numbers using an indelible marker.

Twelve (12) bulk samples were collected from two (2) homogeneous areas of suspect ACM. A summary of suspect ACM samples collected during the survey is included as Appendix A.

3.4 Sample Analysis

Bulk suspect asbestos samples were submitted under chain of custody to Moody Labs of Farmers Branch, Texas for analysis by PLM with dispersion staining techniques per EPA's Method for the Determination of Asbestos in Bulk Building Materials (600/R-93-116). The percentage of asbestos, where applicable, was determined by microscopy visual estimation. Moody Labs is accredited under the National Voluntary Laboratory Accreditation Program (NVLAP Accreditation No. 102056-0) and licensed by the TDSHS (License Number 30-0084). Reports of laboratory analysis of all suspect asbestos samples collected, and sample chain-of-custody documentation are included in Appendix B.

4.0 REGULATORY OVERVIEW

The State of Texas has established the Texas Asbestos Health Protection Rules (TAHPR) which requires any asbestos-related activity to be performed by an individual licensed by the State of Texas, through the TDSHS. An asbestos related activity consists of the disturbance (whether intentional or unintentional), removal, encapsulation, or enclosure of asbestos, including preparations or final clearance, the performance of asbestos surveys, the development of management plans and response actions, asbestos project design, the collection or analysis of asbestos samples, monitoring for airborne asbestos, bidding for a contract for any of these activities, or any other activity required to be licensed under TAHPR.

Abatement must be performed by a State of Texas licensed asbestos abatement contractor in accordance with a project design prepared by a State of Texas licensed asbestos consultant. In addition, third party air monitoring must be conducted during the abatement activities.

The asbestos NESHAP (40 CFR Part 61 Subpart M) regulates asbestos fiber emission and asbestos waste disposal practices. It also requires the identification and classification of existing building materials prior to demolition or renovation activity. Under NESHAP, asbestos containing building materials are classified as either friable, Category I non-friable or Category II non-friable ACM. Friable materials are those that, when dry, may be crumbled, pulverized or reduced to powder by hand pressure. Category I non-friable ACM includes packing, gaskets, resilient floor coverings and asphalt roofing products containing more than 1% asbestos. Category II non-friable ACM are any materials other than Category I materials that contain more than 1% asbestos.

Friable ACM, Category I and II non-friable ACM in poor condition and has become friable or which will be subject to drilling, sanding, grinding, cutting, or abrading and which could be crushed or pulverized during anticipated renovation or demolition activities are considered regulated ACM (RACM). RACM must be removed prior to renovation or demolition activities.

The TAHPR and NESHAP require that written notification be submitted before beginning renovation projects which include the disturbance of any asbestos-containing material (ACM) in a building or facility, or before the demolition of a building or facility, even when no asbestos is present. This written notification must be provided to the TDSHS at least 10 working days prior to the commencement of asbestos abatement or demolition activities. Removal of RACM must be conducted by a State of Texas licensed asbestos contractor. In addition, third party air monitoring must be performed during the abatement.

The OSHA Asbestos standard for the construction industry (29 CFR 1926.1101) regulates workplace exposure to asbestos. The OSHA standard requires employee exposure to airborne asbestos fibers be maintained below 0.1 asbestos fibers per cubic centimeter of air (0.1 f/cc).

The OSHA standard classifies construction and maintenance activities which could disturb ACM and specifies work practices and precautions which employers must follow when engaging in each class of regulated work. States that administer their own federally approved state OSHA programs may require other precautions.

5.0 FINDINGS AND RECOMMENDATIONS

Laboratory analysis confirmed no asbestos was detected in the materials sampled from the building.

It should be noted that suspect materials, other than those identified during the October 31, 2018, survey may exist within the buildings. Should suspect materials other than those which were identified during this survey be uncovered prior to or during the renovation or demolition process, those materials should be assumed asbestos-containing until sampling and analysis can confirm or deny their asbestos content.

Laboratory analytical reports are included in Appendix B.

6.0 GENERAL COMMENTS

This limited asbestos survey was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. The results, findings, conclusions and recommendations expressed in this report are based on conditions observed during our survey of the buildings. The information contained in this report is relevant to the date on which this survey was performed and should not be relied upon to represent conditions at a later date. This report has been prepared on behalf of and exclusively for use by the San Antonio Housing Authority for specific application to their project as discussed. This report is not a bidding document. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation or remediation deemed necessary. Terracon does not warrant the work of regulatory agencies, laboratories or other third parties supplying information which may have been used in the preparation of this report. No warranty, express or implied is made.

APPENDIX A

ASBESTOS SURVEY SAMPLE SUMMARY

APPENDIX A
ASBESTOS SURVEY SAMPLE SUMMARY
Castle Point Apartments
Building 1 - 21 Renovation Areas
5320 Blanco Road
San Antonio, Texas
Terracon Project No. 90187584R

SAMPLE NUMBER	MATERIAL DESCRIPTION	HOMOGENEOUS AREA	SAMPLE LOCATION	LAB RESULTS
C-01	Roof Shingle – Brown	Utilized on roof of Buildings at Castle Point Apartments	Building 16 Roof – North	No Asbestos Detected
C-02	Roof Shingle – Brown	Utilized on roof of Buildings at Castle Point Apartments	Building 18 Roof – North	No Asbestos Detected
C-03	Roof Shingle – Brown with Black Felt	Utilized on roof of Buildings at Castle Point Apartments	Building 8 Roof – North	No Asbestos Detected
C-04	Roof Shingle – Brown	Utilized on roof of Buildings at Castle Point Apartments	Building 5 Roof – South	No Asbestos Detected
C-05	Roof Shingle – Brown	Utilized on roof of Buildings at Castle Point Apartments	Building 1 Roof – North	No Asbestos Detected
C-06	Drywall – No Tape or Float	Utilized behind decorative wood planks on various areas around the Buildings at Castle Point Apartments	Building 16 – Southwest	No Asbestos Detected
C-07	Drywall – No Tape or Float	Utilized behind decorative wood planks on various areas around the Buildings at Castle Point Apartments	Building 18 – South	No Asbestos Detected
C-08	Drywall – No Tape or Float	Utilized behind decorative wood planks on various areas around the Buildings at Castle Point Apartments	Building 8 – Northeast	No Asbestos Detected
C-09	Drywall – No Tape or Float	Utilized behind decorative wood planks on various areas around the Buildings at Castle Point Apartments	Building 5 – South	No Asbestos Detected
C-10	Drywall – No Tape or Float	Utilized behind decorative wood planks on various areas around the Buildings at Castle Point Apartments	Building 1 – North	No Asbestos Detected
C-11	Drywall – No Tape or Float	Utilized behind decorative wood planks on various areas around the Buildings at Castle Point Apartments	Building 4 – Northwest	No Asbestos Detected

APPENDIX A
ASBESTOS SURVEY SAMPLE SUMMARY
Castle Point Apartments
Building 1 - 21 Renovation Areas
5320 Blanco Road
San Antonio, Texas
Terracon Project No. 90187584R

SAMPLE NUMBER	MATERIAL DESCRIPTION	HOMOGENEOUS AREA	SAMPLE LOCATION	LAB RESULTS
C-12	Drywall – No Tape or Float	Utilized behind decorative wood planks on various areas around the Buildings at Castle Point Apartments	Building 11 – West	No Asbestos Detected

APPENDIX B

ASBESTOS LABORATORY ANALYTICAL REPORTS



PLM Summary Report

NVLAP Lab Code 102056-0
TDSHS License No. 30-0084

2051 Valley View Lane
Farmers Branch, TX 75234 Phone: (972) 241-8460

Client :	Terracon - San Antonio	Lab Job No. :	18B-14186
Project :	Castle Point Apartments Exterior Renovations	Report Date :	11/05/2018
Project # :	90187584	Sample Date :	10/31/2018
Identification :	Asbestos, Bulk Sample Analysis		
Test Method :	Polarized Light Microscopy / Dispersion Staining (PLM/DS) EPA Method 600 / R-93 / 116		

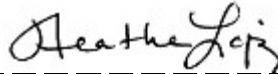
On 11/1/2018, twelve (12) bulk material samples were submitted by Gabriel Gonzalez of Terracon - San Antonio for asbestos analysis by PLM/DS. The PLM Detail Report is attached; additional information may be found therein. The results are summarized below:


Sample Number	Client Sample Description / Location	Asbestos Content
C-01	Roof Shingle	None Detected - Roofing Shingle
C-02	Roof Shingle	None Detected - Roofing Shingle
C-03	Roof Shingle	None Detected - Roofing Shingle None Detected - Tar Paper
C-04	Roof Shingle	None Detected - Roofing Shingle None Detected - Tar Paper
C-05	Roof Shingle	None Detected - Roofing Shingle None Detected - Tar Paper
C-06	Drywall Construction	None Detected - Drywall Material
C-07	Drywall Construction	None Detected - Foil None Detected - Fiber Board None Detected - Silver Paint
C-08	Drywall Construction	None Detected - Drywall Material
C-09	Drywall Construction	None Detected - Drywall Material
C-10	Drywall Construction	None Detected - Foil None Detected - Fiber Board
C-11	Drywall Construction	None Detected - Foil None Detected - Fiber Board
C-12	Drywall Construction	None Detected - Drywall Material

These samples were analyzed by layers. Quantification, unless otherwise noted, is performed by calibrated visual estimate. The test report shall not be reproduced, except in full, without written approval of the laboratory. The results relate only to the items tested. These test results do not imply endorsement by NVLAP or any agency of the U.S. Government. Accredited by the National Voluntary Laboratory Accreditation Program for Bulk Asbestos Fiber Analysis under Lab Code 102056-0.



Analyst(s): Bruce Crabb
Lab Manager : Heather Lopez
Lab Director : Bruce Crabb

Approved Signatory : 

Approved Signatory : 

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Moody Labs
 2051 Valley View Lane
 Farmers Branch, TX 75234 Phone: (972) 241-8460

PLM Detail Report
 Supplement to PLM Summary Report

NVLAP Lab Code 102056-0
 TDSHS License No. 30-0084

Client : Terracon - San Antonio
 Project : Castle Point Apartments Exterior Renovations
 Project # : 90187584

Lab Job No. : 18B-14186
 Report Date : 11/05/2018

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
C-01	Sand Layer (Tan / Black)	15%	Aggregate	100%	11/05	BC
	Roofing Shingle (Black)	85%	Glass Wool Fibers	20%		
			Calcite	35%		
			Tar Binders	45%		
C-02	Sand Layer (Tan / Black)	15%	Aggregate	100%	11/05	BC
	Roofing Shingle (Black)	85%	Glass Wool Fibers	20%		
			Calcite	35%		
			Tar Binders	45%		
C-03	Sand Layer (Tan / Black)	10%	Aggregate	100%	11/05	BC
	Roofing Shingle (Black)	60%	Glass Wool Fibers	20%		
			Calcite	35%		
			Tar Binders	45%		
	Tar Paper (Black)	30%	Cellulose Fibers	90%		
			Tar Binders	10%		
C-04	Sand Layer (Tan / Black)	10%	Aggregate	100%	11/05	BC
	Roofing Shingle (Black)	60%	Glass Wool Fibers	20%		
			Calcite	35%		
			Tar Binders	45%		
	Tar Paper (Black)	30%	Cellulose Fibers	90%		
			Tar Binders	10%		
C-05	Sand Layer (Tan / Black)	10%	Aggregate	100%	11/05	BC
	Roofing Shingle (Black)	60%	Glass Wool Fibers	20%		
			Calcite	35%		
			Tar Binders	45%		
	Tar Paper (Black)	30%	Cellulose Fibers	90%		
			Tar Binders	10%		
C-06	Drywall Material (White)	85%	Cellulose Fibers	5%	11/05	BC
			Gypsum / Binders	95%		
	DW Paper Facing (Tan)	15%	Cellulose Fibers	100%		

Moody Labs
 2051 Valley View Lane
 Farmers Branch, TX 75234 Phone: (972) 241-8460

PLM Detail Report
Supplement to PLM Summary Report

NVLAP Lab Code 102056-0
 TDSHS License No. 30-0084

Client : Terracon - San Antonio
 Project : Castle Point Apartments Exterior Renovations
 Project # : 90187584

Lab Job No. : 18B-14186
 Report Date : 11/05/2018

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
C-07	Foil (Silver)	5%	Metal Foil	100%	11/05	BC
	Fiber Board (Tan)	92%	Wood Fibers	100%		
	Silver Paint (Silver)	3%	Pigment / Binders	100%		
Note: No Drywall						
C-08	Drywall Material (White)	85%	Cellulose Fibers	5%	11/05	BC
			Gypsum / Binders	95%		
	DW Paper Facing (Tan)	15%	Cellulose Fibers	100%		
C-09	Drywall Material (White)	85%	Cellulose Fibers	5%	11/05	BC
			Gypsum / Binders	95%		
		DW Paper Facing (Tan)	15%	Cellulose Fibers		
C-10	Foil (Silver)	5%	Metal Foil	100%	11/05	BC
		Fiber Board (Tan)	95%	Wood Fibers		
C-11	Foil (Silver)	5%	Metal Foil	100%	11/05	BC
		Fiber Board (Tan)	95%	Wood Fibers		
C-12	Drywall Material (White)	85%	Cellulose Fibers	5%	11/05	BC
			Gypsum / Binders	95%		
		DW Paper Facing (Tan)	15%	Cellulose Fibers		



18B-14186-PLM-12

BULK ASBESTOS CHAIN OF CUSTODY

LABORATORY INFORMATION		CLIENT INFORMATION	
Moody Labs		Terracon Consultants, Inc.	
2051 Valley View Ln Farmers Branch, Texas 75234		6911 Blanco Road San Antonio, Texas 78216	
Phone: (972) 241-8460	Facsimile: (972) 241-8461	Phone: (210) 641-2112	Facsimile: (210) 641-2124

PROJECT INFORMATION	
Contact Person:	Gabriel Gonzalez
Email Address:	Warren.Dean@Terracon.com / Gabriel.Gonzalez@terracon.com
Project Number:	90187584
Project Name:	Castle Point Apartments Exterior Renovations
Sample Date:	10/31/18
Total Samples:	12
Positive Stop:	Y / <input checked="" type="radio"/> (Circle One)

Collected by:	Gabriel Gonzalez
TDSHS License No.	60-3052

SAMPLE IDENTIFICATION	REQUESTED ANALYSIS	TURNAROUND TIME
C-01 - C-12	PLM	Immed 1d 2d <input checked="" type="radio"/> 3d (Circle One)

Released By:	<i>[Signature]</i>	Received By:	Monica Torres (Via FedEx)
Date:	10-31-18	Date:	11/1/18
Time:	1044	Time:	945 AM

Terracon



18B-1418U

No.	HA No.	HA Type	Comments
01-05	01	Roof Shingle	
06-12	02	DWC	

Released By:		Received By:	Monica Tiber
Date:	10-31-18	Date:	11/01/18
Time:	1044	Time:	945

APPENDIX C
LICENSES AND CERTIFICATIONS



TEXAS DEPARTMENT OF STATE HEALTH SERVICES

TERRACON CONSULTANTS INC

is certified to perform as a

Asbestos Consultant Agency

in the State of Texas within the purview of Texas Occupations Code, chapter 1954, so long as this license is not suspended or revoked and is renewed according to the rules adopted by the Texas Board of Health.

A handwritten signature in black ink, appearing to read "John Hellerstedt".

JOHN HELLERSTEDT, M.D.
COMMISSIONER OF HEALTH

License Number: 100157

Control Number: 96944

Expiration Date: 11/30/2018

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE



Health Services

Asbestos Individual Consultant

WILL C DEVEAU

License No. 105734

Control No. 97166

Expiration Date: 3/10/2019





**Texas Department of
State Health Services**

Asbestos Inspector

GABRIEL A GONZALEZ

License No. 603052

Control No. 99086

Expiration Date: 11/7/2020



United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2005

NVLAP LAB CODE: 102056-0

Steve Moody Micro Services, LLC
Farmers Branch, TX

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2005.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).*

2018-07-01 through 2019-06-30

Effective Dates




For the National Voluntary Laboratory Accreditation Program



SCOPE OF ACCREDITATION TO ISO/IEC 17025:2005

Steve Moody Micro Services, LLC

2051 Valley View Lane

Farmers Branch, TX 75234-8956

Mr. Bruce Crabb

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<http://www.moodylabs.com>

ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 102056-0

Bulk Asbestos Analysis

Code

Description

18/A01

EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

18/A03

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

Airborne Asbestos Analysis

Code

Description

18/A02

U.S. EPA's "Interim Transmission Electron Microscopy Analytical Methods-Mandatory and Nonmandatory-and Mandatory Section to Determine Completion of Response Actions" as found in 40 CFR, Part 763, Subpart E, Appendix A.

A handwritten signature in blue ink, appearing to read "Dana S. Laman".

For the National Voluntary Laboratory Accreditation Program



TEXAS DEPARTMENT OF STATE HEALTH SERVICES

STEVE MOODY MICRO SERVICES LLC

is certified to perform as a

**Asbestos Laboratory
PCM, PLM, TEM**

in the State of Texas within the purview of Texas Occupations Code, chapter 1954, so long as this license is not suspended or revoked and is renewed according to the rules adopted by the Texas Board of Health.

A handwritten signature in cursive script, appearing to read "John Hellerstedt".

*John Hellerstedt, M.D.
Commissioner of Health*

License Number: 300084

Control Number: 96287

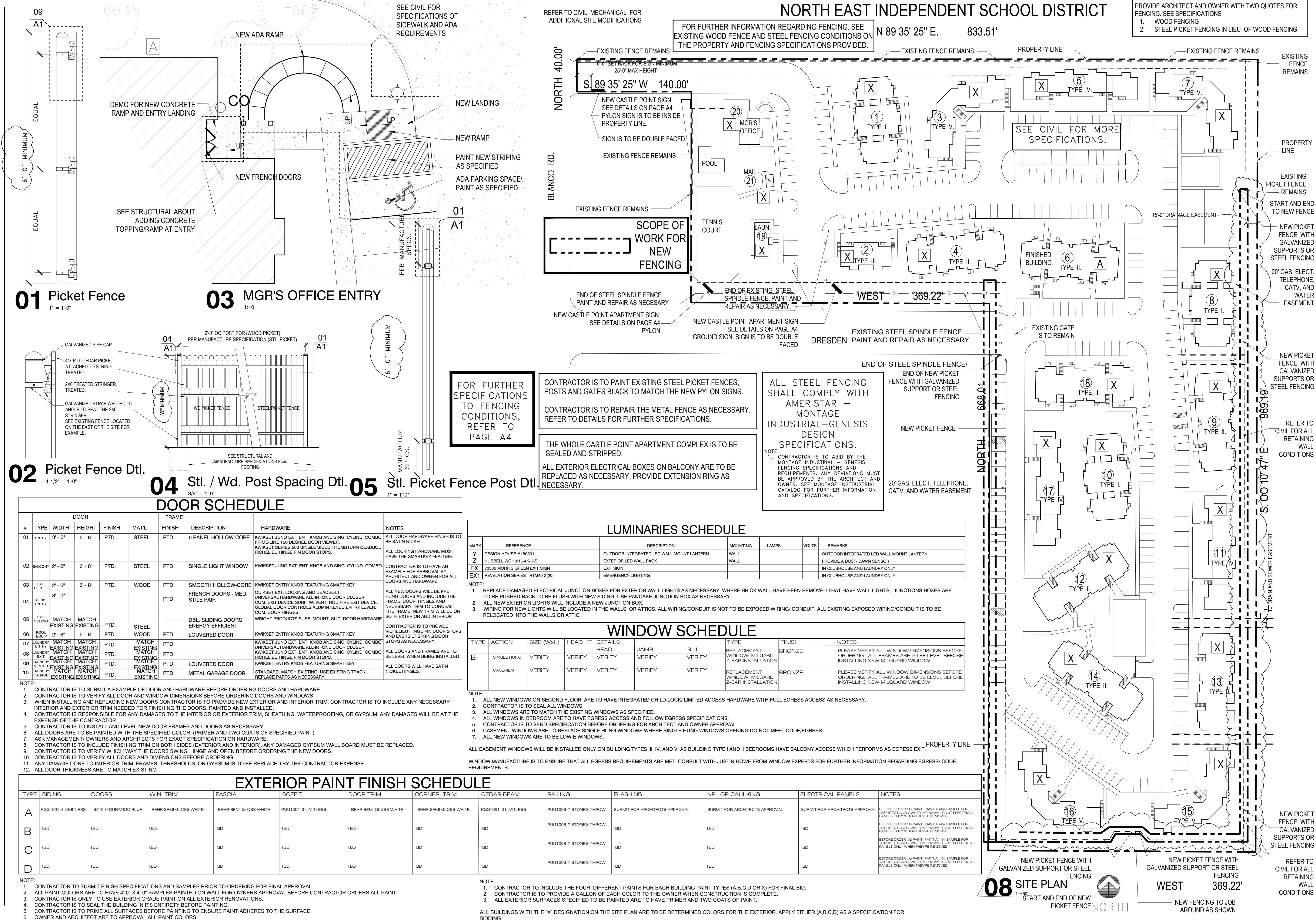
Expiration Date: 5/31/2020

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

NORTH EAST INDEPENDENT SCHOOL DISTRICT

PROVIDE ARCHITECT AND OWNER WITH TWO QUOTES FOR FENCING. SEE SPECIFICATIONS
 1. WOOD FENCING
 2. STEEL PICKET FENCING IN LIEU OF WOOD FENCING



01 Picket Fence
1" = 1'-0"

03 MGR'S OFFICE ENTRY
1:10

02 Picket Fence Dtl.
1 1/2" = 1'-0"

04 Stl. / Wd. Post Spacing Dtl.
3/8" = 1'-0"

05 Stl. Picket Fence Post Dtl.
1" = 1'-0"

FOR FURTHER SPECIFICATIONS TO FENCING CONDITIONS, REFER TO PAGE A4

CONTRACTOR IS TO PAINT EXISTING STEEL PICKET FENCES, POSTS AND GATES BLACK TO MATCH THE NEW PYLON SIGNS.
 CONTRACTOR IS TO REPAIR THE METAL FENCE AS NECESSARY. REFER TO DETAILS FOR FURTHER SPECIFICATIONS.
 THE WHOLE CASTLE POINT APARTMENT COMPLEX IS TO BE SEALED AND STRIPPED.
 ALL EXTERIOR ELECTRICAL BOXES ON BALCONY ARE TO BE REPLACED AS NECESSARY. PROVIDE EXTENSION RING AS NECESSARY.

ALL STEEL FENCING SHALL COMPLY WITH AMERISTAR - MONTAGE INDUSTRIAL-GENESIS DESIGN SPECIFICATIONS.
 NOTE:
 1. CONTRACTOR IS TO ABID BY THE MONTAGE INDUSTRIAL-GENESIS FENCING SPECIFICATIONS AND REQUIREMENTS. ANY DEVIATIONS MUST BE APPROVED BY THE ARCHITECT AND OWNER. SEE MONTAGE INDUSTRIAL CATALOG FOR FURTHER INFORMATION AND SPECIFICATIONS.
 20' GAS, ELECT, TELEPHONE, CATV, AND WATER EASEMENT

DOOR SCHEDULE									
#	TYPE	WIDTH	HEIGHT	FINISH	MATL	FINISH	DESCRIPTION	HARDWARE	NOTES
01	ENTRY	3'-0"	6'-8"	PTD.	STEEL	PTD.	6 PANEL HOLLOW-CORE	KWIKSET JUNO EXT. ENT. KNOB AND SING. CYLIND. COMBO PRIME LINE 180 DEGREE DOOR VIEWER. KWIKSET SERIES 660 SINGLE SIDED TULMBURN DEADBOLT. RICHELIEU HINGE PIN DOOR STOPS.	ALL DOOR HARDWARE FINISH IS TO BE SATIN NICKEL. ALL LOCKING HARDWARE MUST HAVE THE SMARTKEY FEATURE.
02	BALCONY	2'-6"	6'-8"	PTD.	STEEL	PTD.	SINGLE LIGHT WINDOW	KWIKSET JUNO EXT. ENT. KNOB AND SING. CYLIND. COMBO	CONTRACTOR IS TO HAVE AN EXAMPLE FOR APPROVAL BY ARCHITECT AND OWNER FOR ALL DOORS AND HARDWARE.
03	EXT. CLOSET	2'-6"	6'-8"	PTD.	WOOD	PTD.	SMOOTH HOLLOW-CORE	KWIKSET ENTRY KNOB FEATURING SMART KEY	ALL NEW DOORS WILL BE PRE HUNG DOORS AND WILL BE CONCEALED TO THE FRAME. DOOR, HINGES AND NECESSARY TRIM TO INCLUDE THE FRAME. NEW TRIM WILL BE ON BOTH EXTERIOR AND INTERIOR
04	CLUB ENTRY	3'-0"				PTD.	FRENCH DOORS - MED. STILE PAIR		
05	EXIT SLIDING	MATCH EXISTING	MATCH EXISTING	PTD.	STEEL		DBL. SLIDING DOORS ENERGY EFFICIENT	WRIGHT PRODUCTS SURF. MOUNT. SLID. DOOR HARDWARE	CONTRACTOR IS TO PROVIDE RICHELIEU HINGE PIN DOOR STOPS AND EVERBIT SPRING DOOR STOPS AS NECESSARY.
06	POOL EQUIP ENTRY	2'-6"	6'-8"	PTD.	WOOD	PTD.	LOUVERED DOOR	KWIKSET ENTRY KNOB FEATURING SMART KEY	
07	LAUNDRY ENTRY	MATCH EXISTING	MATCH EXISTING	PTD.	PTD.	PTD.	PTD.	KWIKSET JUNO EXT. ENT. KNOB AND SING. CYLIND. COMBO UNIVERSAL HARDWARE ALL-IN-ONE DOOR CLOSER	ALL DOORS AND FRAMES ARE TO BE LEVEL WHEN BEING INSTALLED.
08	LAUNDRY ENTRY	MATCH EXISTING	MATCH EXISTING	PTD.	PTD.	PTD.	PTD.	KWIKSET JUNO EXT. ENT. KNOB AND SING. CYLIND. COMBO RICHELIEU HINGE PIN DOOR STOPS.	
09	LAUNDRY ENTRY	MATCH EXISTING	MATCH EXISTING	PTD.	PTD.	PTD.	LOUVERED DOOR	KWIKSET ENTRY KNOB FEATURING SMART KEY	ALL DOORS WILL HAVE SATIN NICKEL HINGES.
10	LAUNDRY GARAGE	MATCH EXISTING	MATCH EXISTING	PTD.	PTD.	PTD.	METAL GARAGE DOOR	STANDARD MATCH EXISTING. USE EXISTING TRACK	REPLACE PARTS AS NECESSARY.

- NOTE:
 1. CONTRACTOR IS TO SUBMIT A EXAMPLE OF DOOR AND HARDWARE BEFORE ORDERING DOORS AND HARDWARE.
 2. CONTRACTOR IS TO VERIFY ALL DOOR AND WINDOW DIMENSIONS BEFORE ORDERING DOORS AND WINDOWS.
 3. WHEN INSTALLING AND REPLACING NEW DOORS CONTRACTOR IS TO PROVIDE NEW EXTERIOR AND INTERIOR TRIM. CONTRACTOR IS TO INCLUDE ANY NECESSARY INTERIOR AND EXTERIOR TRIM NEEDED FOR FINISHING THE DOORS. PAINTED AND INSTALLED.
 4. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES TO THE INTERIOR OR EXTERIOR TRIM, SHEATHING, WATERPROOFING, OR GYPSUM. ANY DAMAGES WILL BE AT THE EXPENSE OF THE CONTRACTOR.
 5. CONTRACTOR IS TO INSTALL AND LEVEL NEW DOOR FRAMES AND DOORS AS NECESSARY.
 6. ALL DOORS ARE TO BE PAINTED WITH THE SPECIFIED COLOR. (PRIMER AND TWO COATS OF SPECIFIED PAINT)
 7. ASK MANAGEMENT OWNERS AND ARCHITECTS FOR EXACT SPECIFICATION ON HARDWARE.
 8. CONTRACTOR IS TO INCLUDE FINISHING TRIM ON BOTH SIDES (EXTERIOR AND INTERIOR). ANY DAMAGED GYPSUM WALL BOARD MUST BE REPLACED.
 9. CONTRACTOR IS TO VERIFY WHICH WAY THE DOORS SWING, HINGE AND OPEN BEFORE ORDERING THE NEW DOORS.
 10. CONTRACTOR IS TO VERIFY ALL DOORS AND DIMENSIONS BEFORE ORDERING.
 11. ANY DAMAGE DONE TO INTERIOR TRIM, FRAMES, THRESHOLDS, OR GYPSUM IS TO BE REPLACED BY THE CONTRACTOR EXPENSE.
 12. ALL DOOR THICKNESS ARE TO MATCH EXISTING.

LUMINARIES SCHEDULE						
MARK	REFERENCE	DESCRIPTION	MOUNTING	LAMPS	VOLTS	REMARKS
Y	DESIGN HOUSE # 180331	OUTDOOR INTEGRATED LED WALL MOUNT LANTERN	WALL			OUTDOOR INTEGRATED LED WALL MOUNT LANTERN
Z	HUBBELL WGH-81L-4K-U-S	EXTERIOR LED WALL PACK	WALL			PROVIDE A DUST/DAWN SENSOR
EX	73336 MORRIS GREEN EXIT SIGN	EXIT SIGN				IN CLUBHOUSE AND LAUNDRY ONLY
EX1	REVELATION SERIES - RTM40-2(20)	EMERGENCY LIGHTING				IN CLUBHOUSE AND LAUNDRY ONLY

- NOTE:
 1. REPLACE DAMAGED ELECTRICAL JUNCTION BOXES FOR EXTERIOR WALL LIGHTS AS NECESSARY. WHERE BRICK WALL HAVE BEEN REMOVED THAT HAVE WALL LIGHTS. JUNCTIONS BOXES ARE TO BE PUSHED BACK TO BE FLUSH WITH NEW SIDING. USE PANCAKE JUNCTION BOX AS NECESSARY.
 2. ALL NEW EXTERIOR LIGHTS WILL INCLUDE A NEW JUNCTION BOX.
 3. WIRING FOR NEW LIGHTS WILL BE LOCATED IN THE WALLS OR ATTICS. ALL WIRING/CONDUIT IS NOT TO BE EXPOSED WIRING/ CONDUIT. ALL EXISTING EXPOSED WIRING/CONDUIT IS TO BE RELOCATED INTO THE WALLS OR ATTIC.

WINDOW SCHEDULE										
TYPE	ACTION	SIZE (WxH)	HEAD HT	DETAILS	HEAD	JAMB	SILL	TYPE	FINISH	NOTES
B	SINGLE HUNG	VERIFY	VERIFY	VERIFY	VERIFY	VERIFY	VERIFY	REPLACEMENT WINDOW MILGARD Z-BAR INSTALLATION	BRONZE	PLEASE VERIFY ALL WINDOW DIMENSIONS BEFORE ORDERING. ALL FRAMES ARE TO BE LEVEL BEFORE INSTALLING NEW MILGARD WINDOW
	CASEMENT	VERIFY	VERIFY	VERIFY	VERIFY	VERIFY	VERIFY	REPLACEMENT WINDOW MILGARD Z-BAR INSTALLATION	BRONZE	PLEASE VERIFY ALL WINDOW DIMENSIONS BEFORE ORDERING. ALL FRAMES ARE TO BE LEVEL BEFORE INSTALLING NEW MILGARD WINDOW

- NOTE:
 1. ALL NEW WINDOWS ON SECOND FLOOR ARE TO HAVE INTEGRATED CHILD-LOCK/ LIMITED ACCESS HARDWARE WITH FULL EGRESS ACCESS AS NECESSARY.
 2. CONTRACTOR IS TO SEAL ALL WINDOWS
 3. ALL WINDOWS ARE TO MATCH THE EXISTING WINDOWS AS SPECIFIED.
 4. ALL WINDOWS IN BEDROOM ARE TO HAVE EGRESS ACCESS AND FOLLOW EGRESS SPECIFICATIONS.
 5. CONTRACTOR IS TO SEND SPECIFICATION BEFORE ORDERING FOR ARCHITECT AND OWNER APPROVAL.
 6. CASEMENT WINDOWS ARE TO REPLACE SINGLE HUNG WINDOWS WHERE SINGLE HUNG WINDOWS OPENING DO NOT MEET CODE/EGRESS.
 7. ALL NEW WINDOWS ARE TO BE LOW-E WINDOWS.
 ALL CASEMENT WINDOWS WILL BE INSTALLED ONLY ON BUILDING TYPES III, IV, AND V. AS BUILDING TYPE I AND II BEDROOMS HAVE BALCONY ACCESS WHICH PERFORMS AS EGRESS EXIT.
 WINDOW MANUFACTURE IS TO ENSURE THAT ALL EGRESS REQUIREMENTS ARE MET. CONSULT WITH JUSTIN HOWE FROM WINDOW EXPERTS FOR FURTHER INFORMATION REGARDING EGRESS/ CODE REQUIREMENTS.

EXTERIOR PAINT FINISH SCHEDULE													
TYPE	SIDING	DOORS	WIN. TRIM	FASCIA	SOFFIT	DOOR TRIM	CORNER TRIM	CEDAR BEAM	RAILING	FLASHING	NP1 OR CAULKING	ELECTRICAL PANELS	NOTES
A	PGG1091-3 LIMITLESS	SS10-6 DURANGO BLUE	BEHR SEMI GLOSS WHITE	BEHR SEMI GLOSS WHITE	PGG1091-3 LIMITLESS	BEHR SEMI GLOSS WHITE	BEHR SEMI GLOSS WHITE	PGG1091-3 LIMITLESS	PGG1008-7 STONES THROW	SUBMIT FOR ARCHITECTS APPROVAL	SUBMIT FOR ARCHITECTS APPROVAL	SUBMIT FOR ARCHITECTS APPROVAL	BEFORE ORDERING PAINT. PAINT A 4X6 SAMPLE FOR ARCHITECT AND OWNER APPROVAL. PAINT ELECTRICAL PANELS ONLY WHEN THEY'RE REMOVED.
B	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	PGG1008-7 STONES THROW	TBD	TBD	TBD	BEFORE ORDERING PAINT. PAINT A 4X6 SAMPLE FOR ARCHITECT AND OWNER APPROVAL. PAINT ELECTRICAL PANELS ONLY WHEN THEY'RE REMOVED.
C	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	PGG1008-7 STONES THROW	TBD	TBD	TBD	BEFORE ORDERING PAINT. PAINT A 4X6 SAMPLE FOR ARCHITECT AND OWNER APPROVAL. PAINT ELECTRICAL PANELS ONLY WHEN THEY'RE REMOVED.
D	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	PGG1008-7 STONES THROW	TBD	TBD	TBD	BEFORE ORDERING PAINT. PAINT A 4X6 SAMPLE FOR ARCHITECT AND OWNER APPROVAL. PAINT ELECTRICAL PANELS ONLY WHEN THEY'RE REMOVED.

- NOTE:
 1. CONTRACTOR TO SUBMIT FINISH SPECIFICATIONS AND SAMPLES PRIOR TO ORDERING FOR FINAL APPROVAL.
 2. ALL PAINT COLORS ARE TO HAVE 4" X 4" SAMPLES PAINTED ON WALL FOR OWNERS APPROVAL BEFORE CONTRACTOR ORDERS ALL PAINT.
 3. CONTRACTOR IS ONLY TO USE EXTERIOR GRADE PAINT ON ALL EXTERIOR RENOVATIONS.
 4. CONTRACTOR IS TO SEAL THE BUILDING IN ITS ENTIRETY BEFORE PAINTING.
 5. CONTRACTOR IS TO PRIME ALL SURFACES BEFORE PAINTING TO ENSURE PAINT ADHERES TO THE SURFACE.
 6. OWNER AND ARCHITECT ARE TO APPROVAL ALL PAINT COLORS.
 CONTRACTOR TO INCLUDE THE FOUR DIFFERENT PAINTS FOR EACH BUILDING PAINT TYPES (A,B,C,D OR X) FOR FINAL BID.
 CONTRACTOR IS TO PROVIDE A GALLON OF EACH COLOR TO THE OWNER WHEN CONSTRUCTION IS COMPLETE.
 ALL EXTERIOR SURFACES SPECIFIED TO BE PAINTED ARE TO HAVE PRIMER AND TWO COATS OF PAINT.
 ALL BUILDINGS WITH THE "X" DESIGNATION ON THE SITE PLAN ARE TO BE DETERMINED COLORS FOR THE EXTERIOR. APPLY EITHER (A,B,C,D) AS A SPECIFICATION FOR BIDDING.

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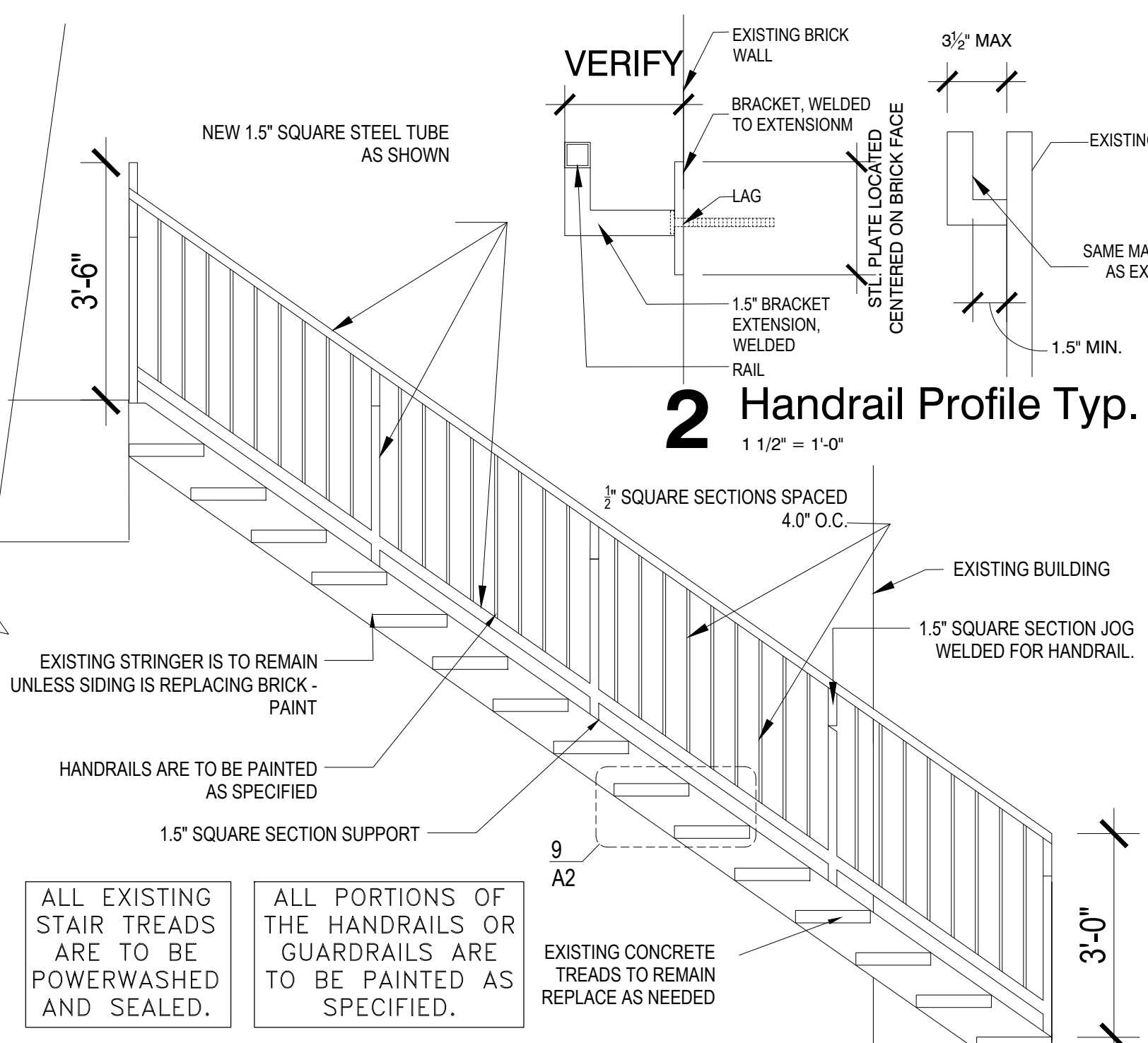
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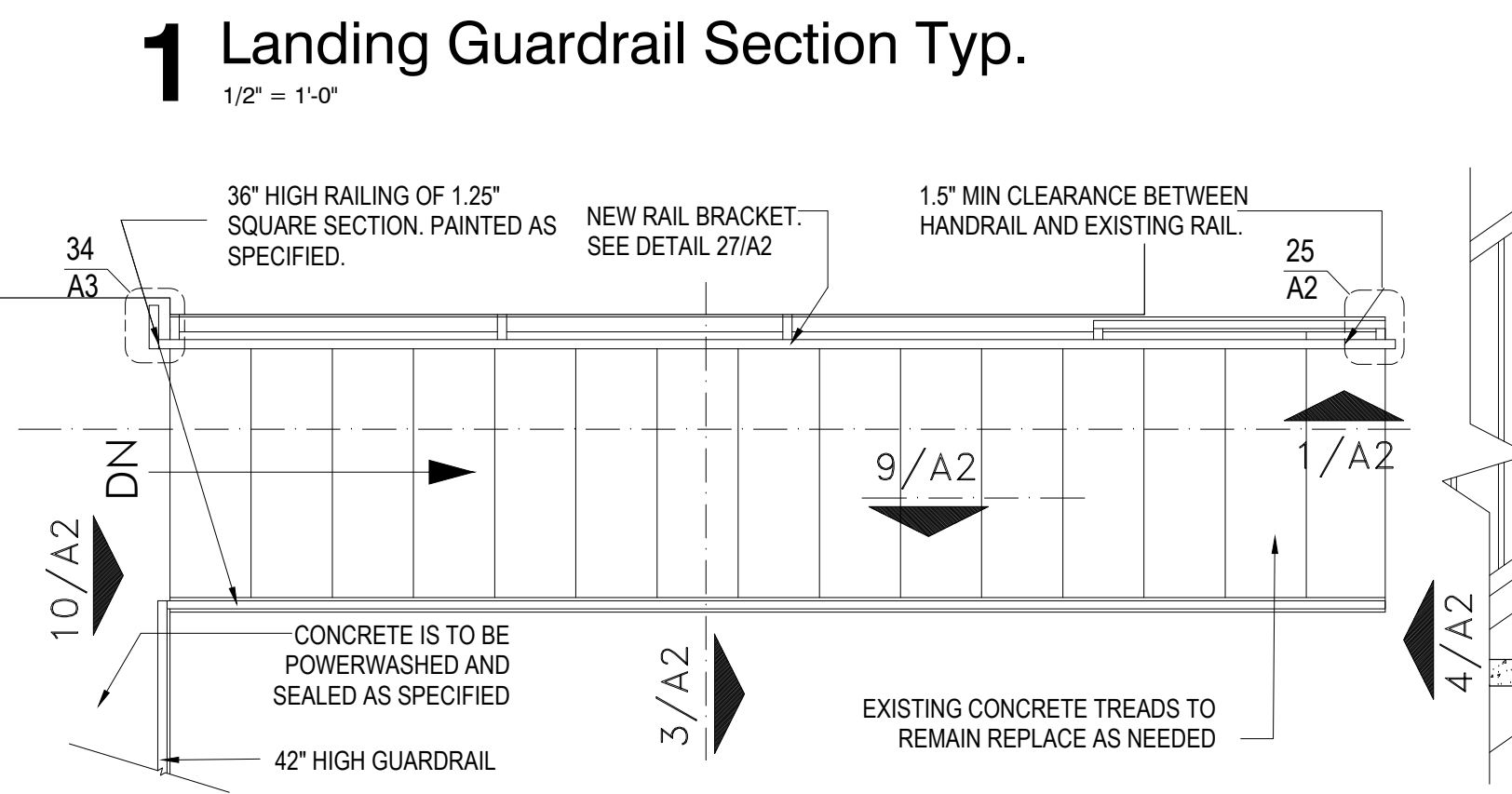
EXTERIOR IMPROVEMENTS TO CASTLE POINT APARTMENTS
 5320 BLANCO RD. SAN ANTONIO, TEXAS

ISSUE DATE: 11/21/2018
 REVISIONS: 11/21/2018 - COSA COMMENTS

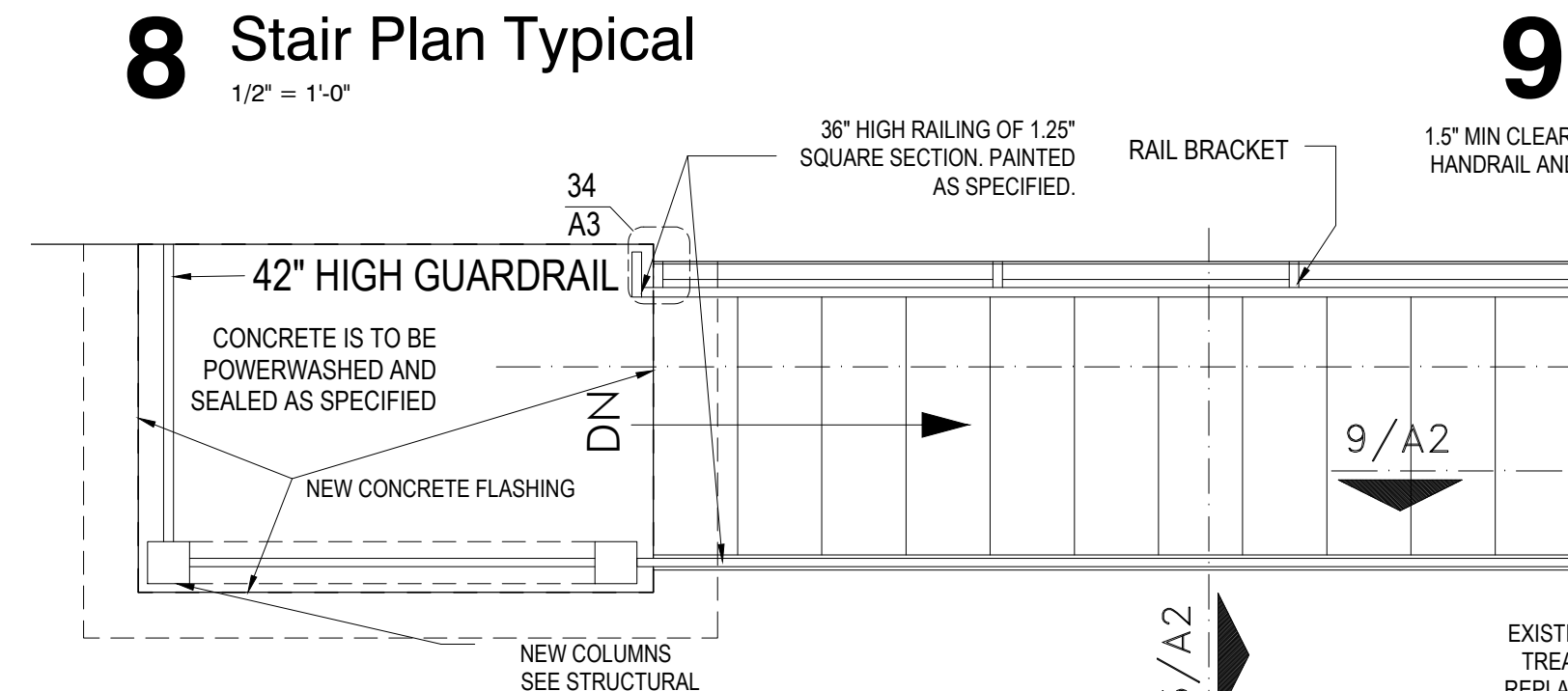
SHEET: **A1**
 SITE PLAN



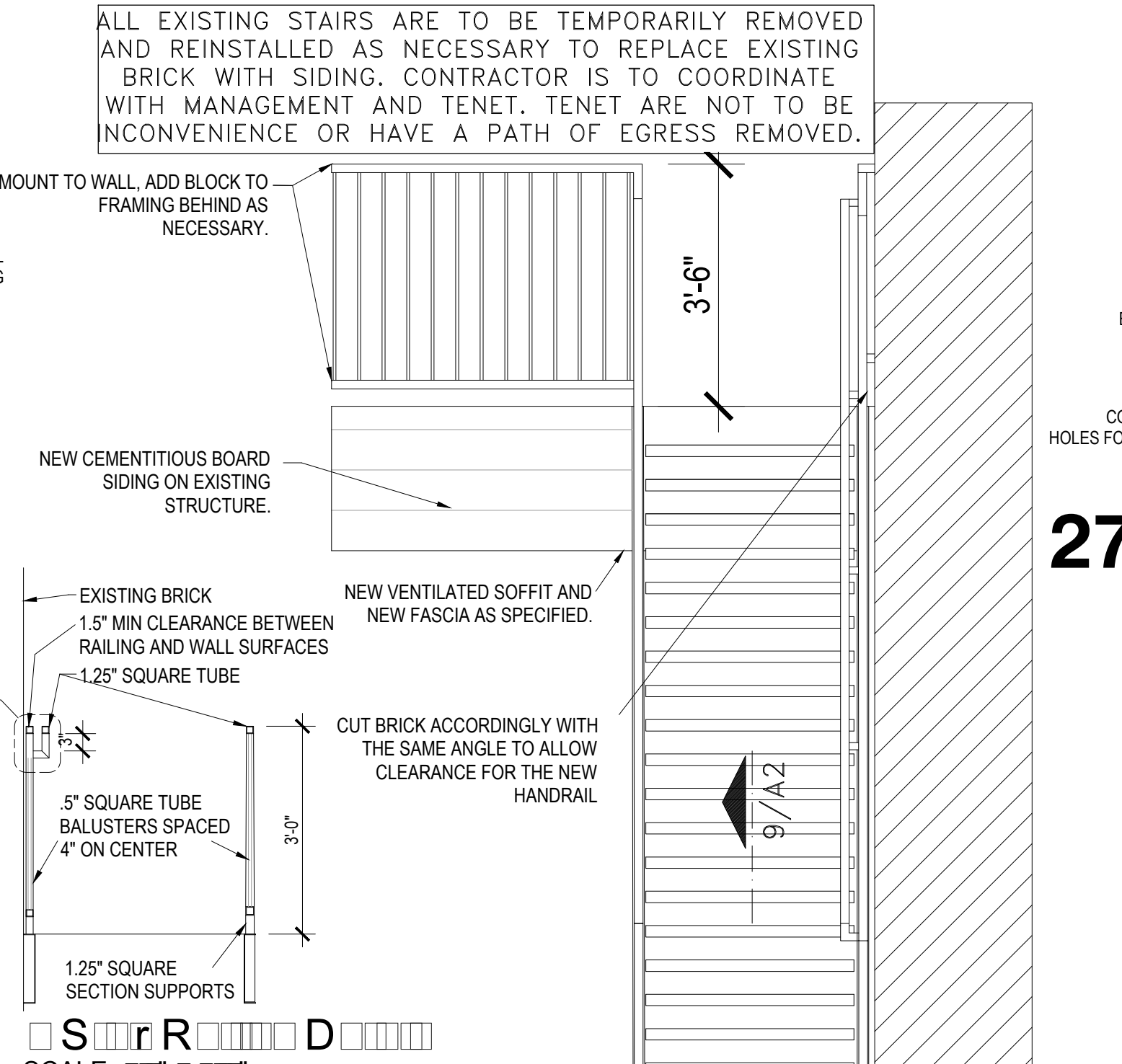
2 Handrail Profile Typ.
1 1/2" = 1'-0"



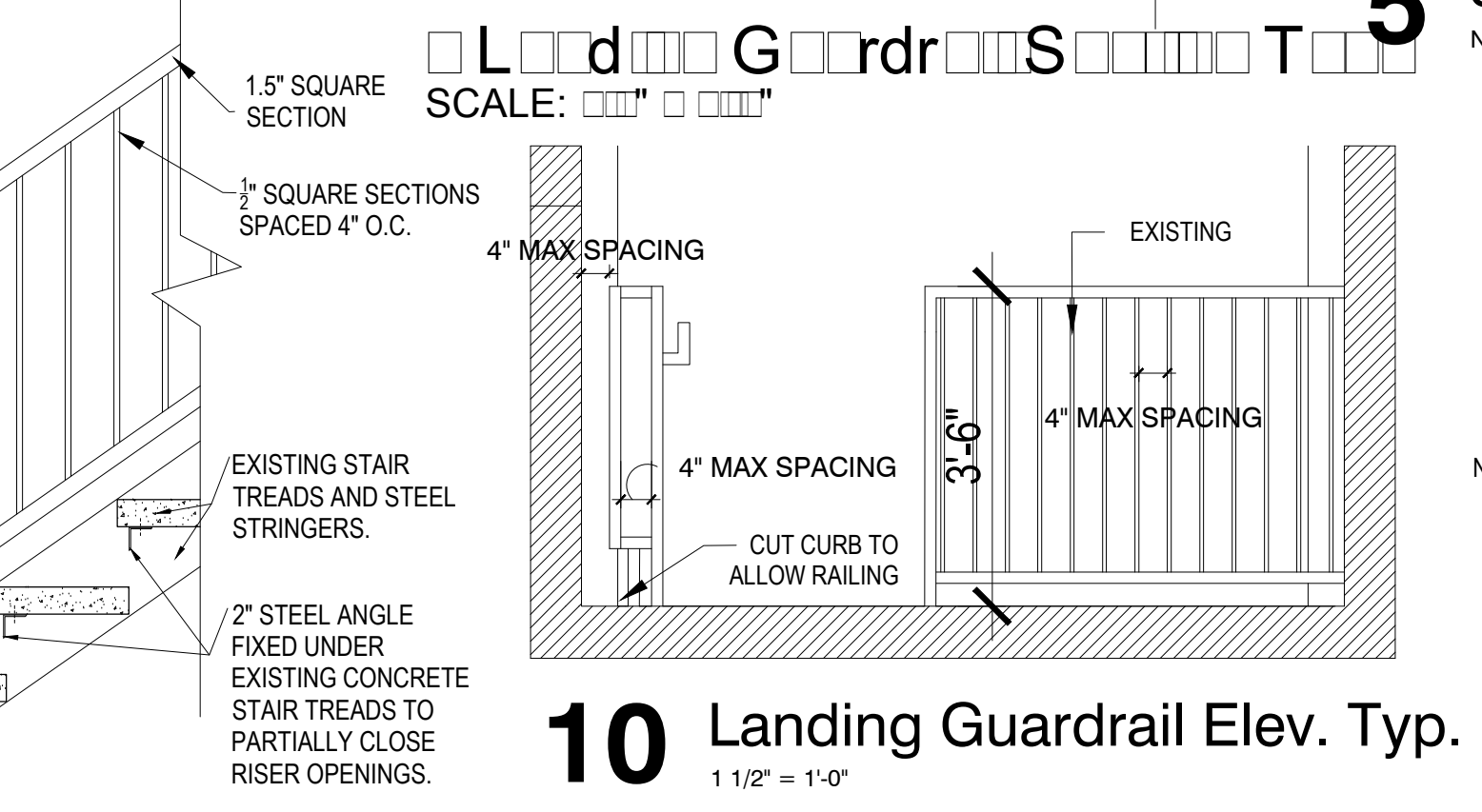
1 Landing Guardrail Section Typ.
1/2" = 1'-0"



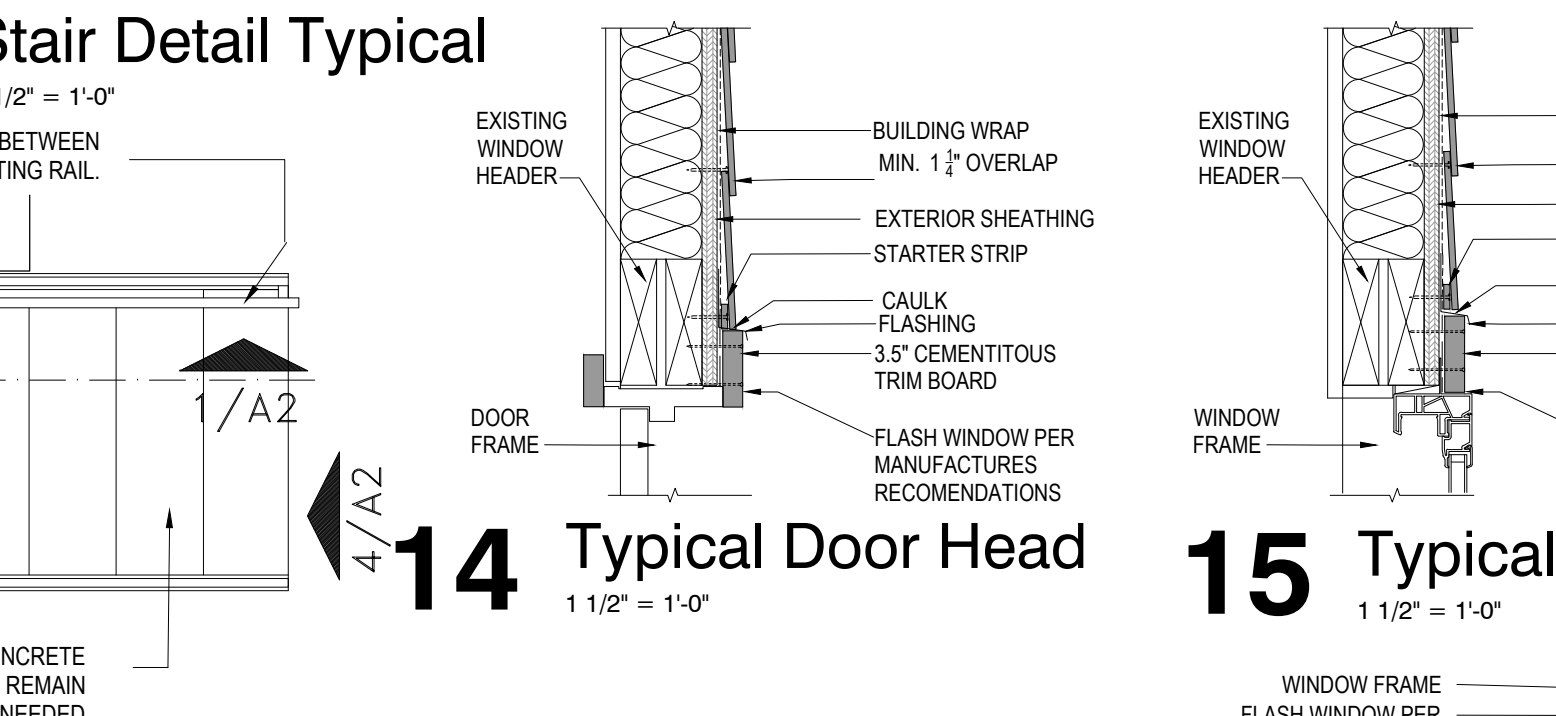
8 Stair Plan Typical
1/2" = 1'-0"



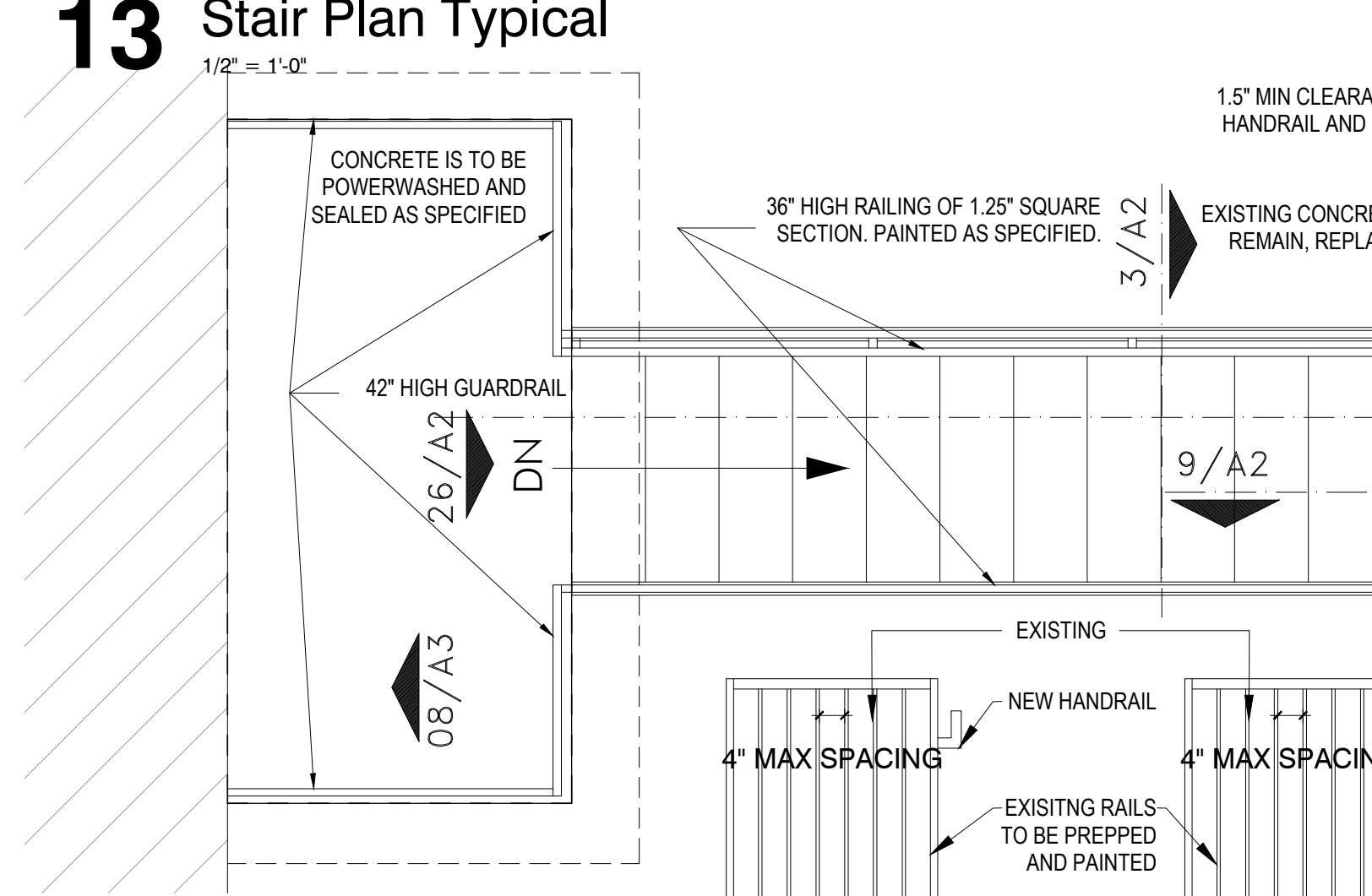
27 RAIL EXTENSION - STL. PLATE TO BRIK.
NTS



10 Landing Guardrail Elev. Typ.
1 1/2" = 1'-0"



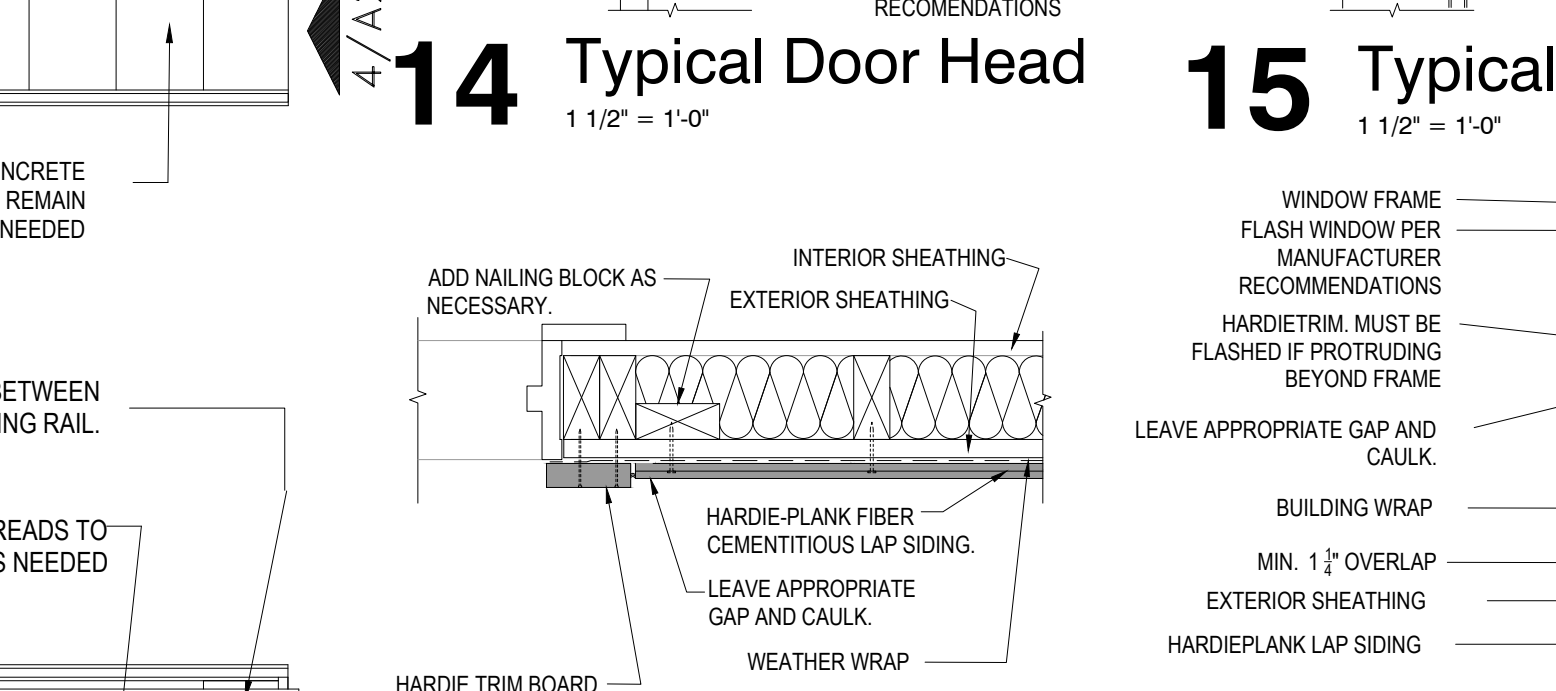
9 Stair Detail Typical
1 1/2" = 1'-0"



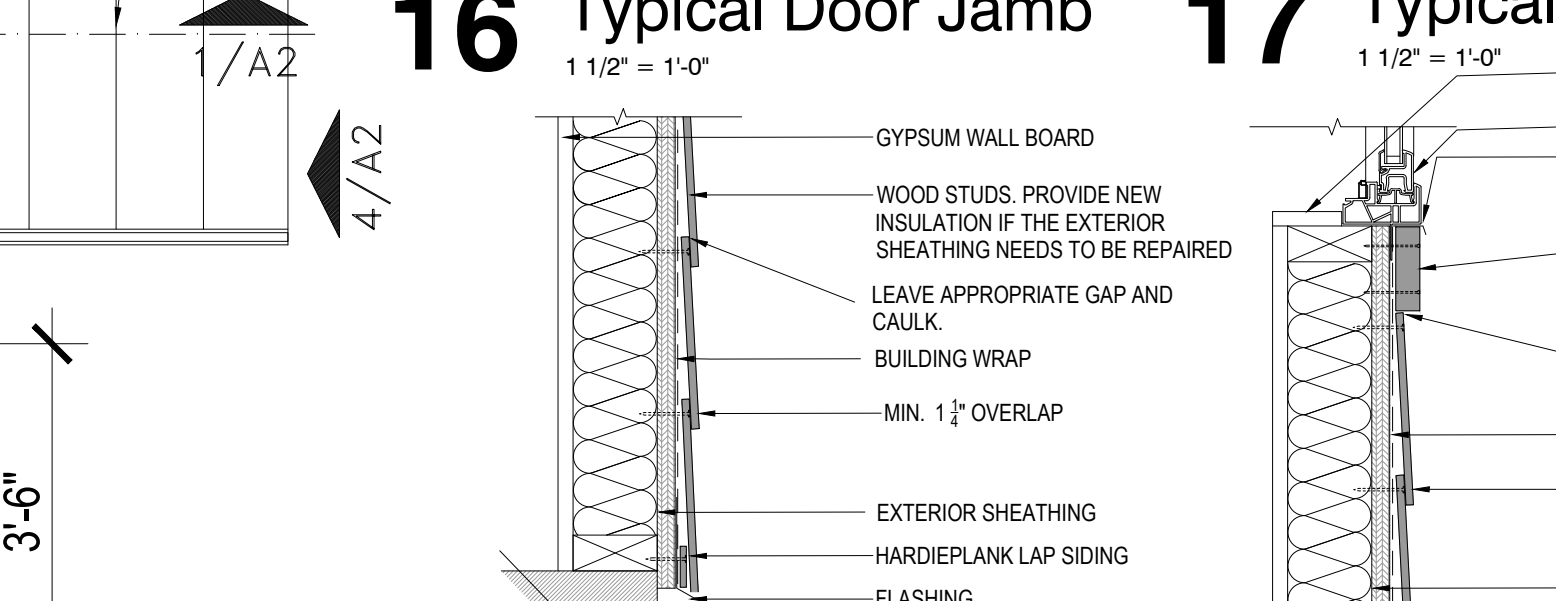
13 Stair Plan Typical
1/2" = 1'-0"



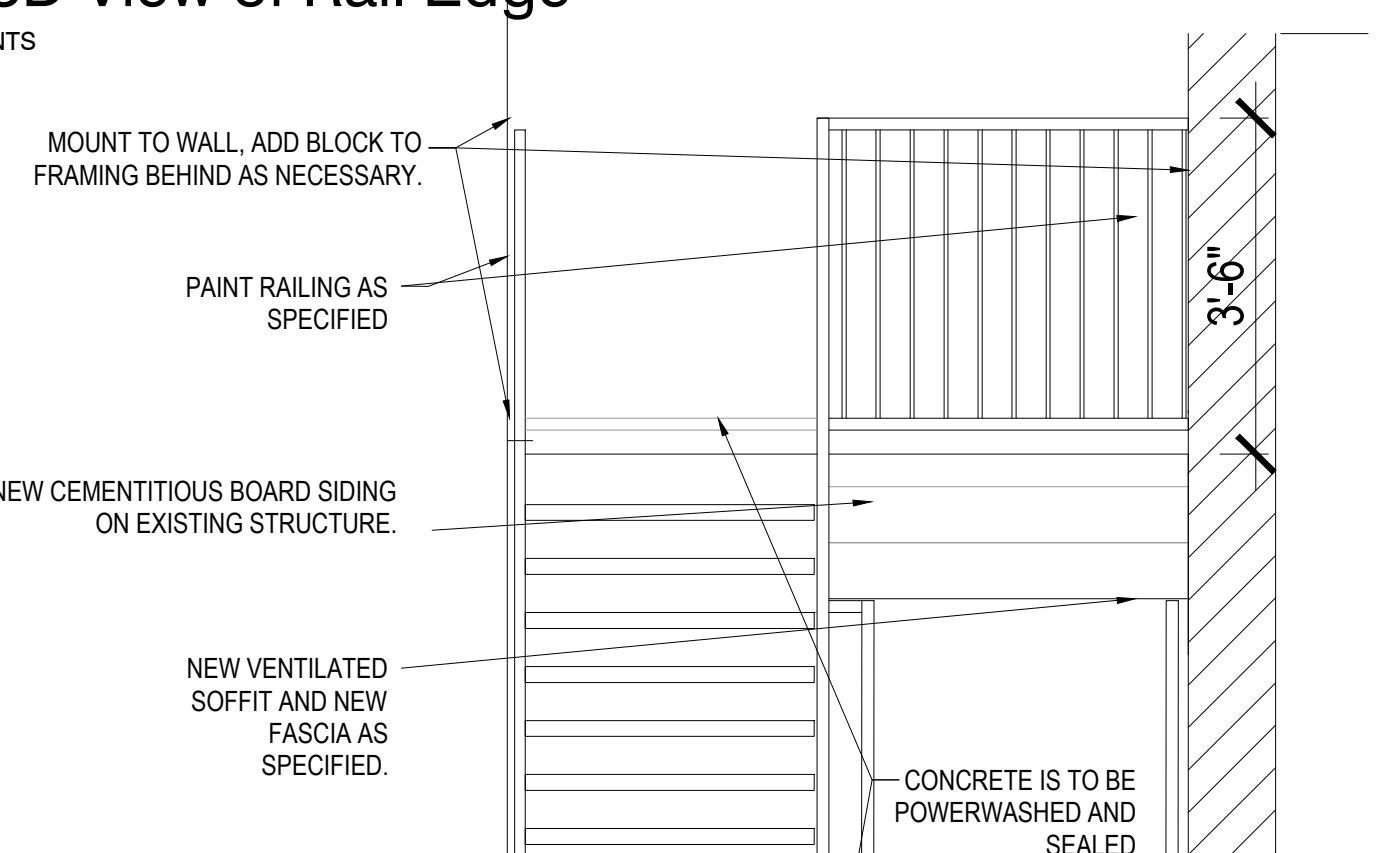
20 Stair Plan Typical
1/2" = 1'-0"



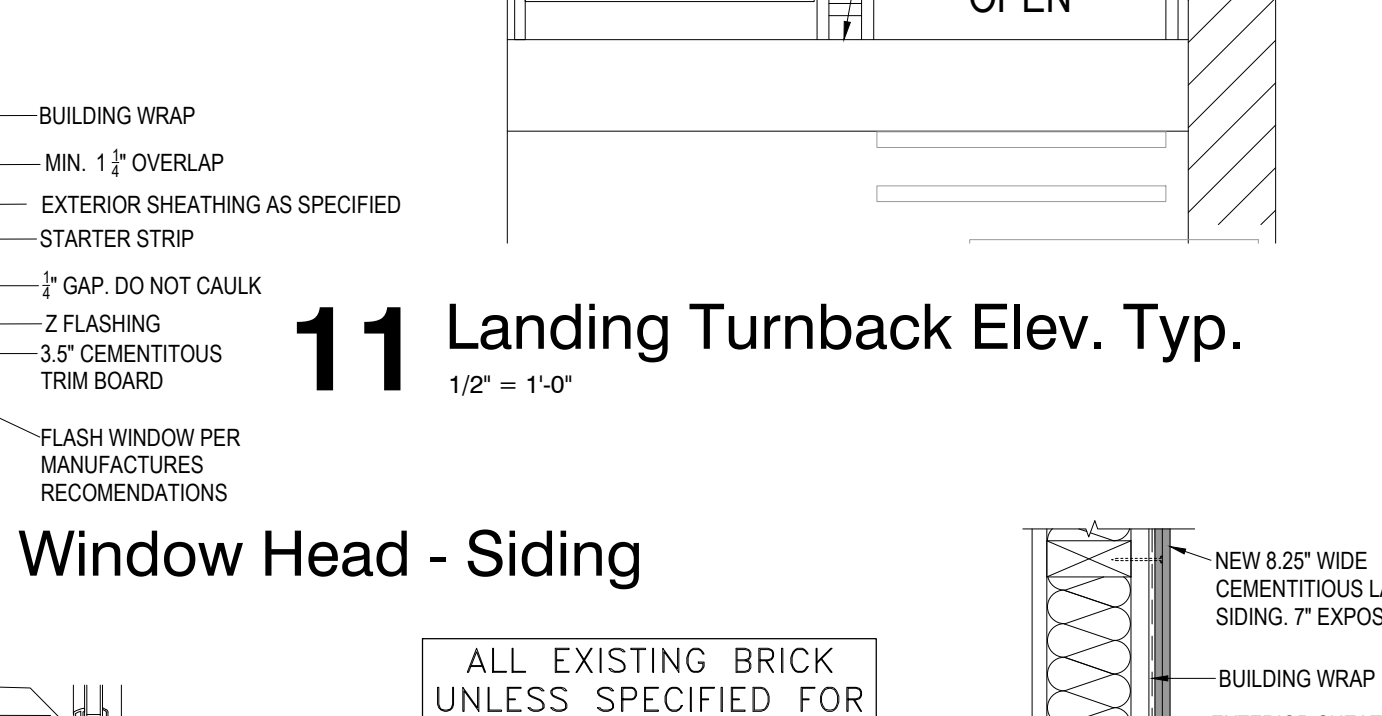
14 Typical Door Head
1 1/2" = 1'-0"



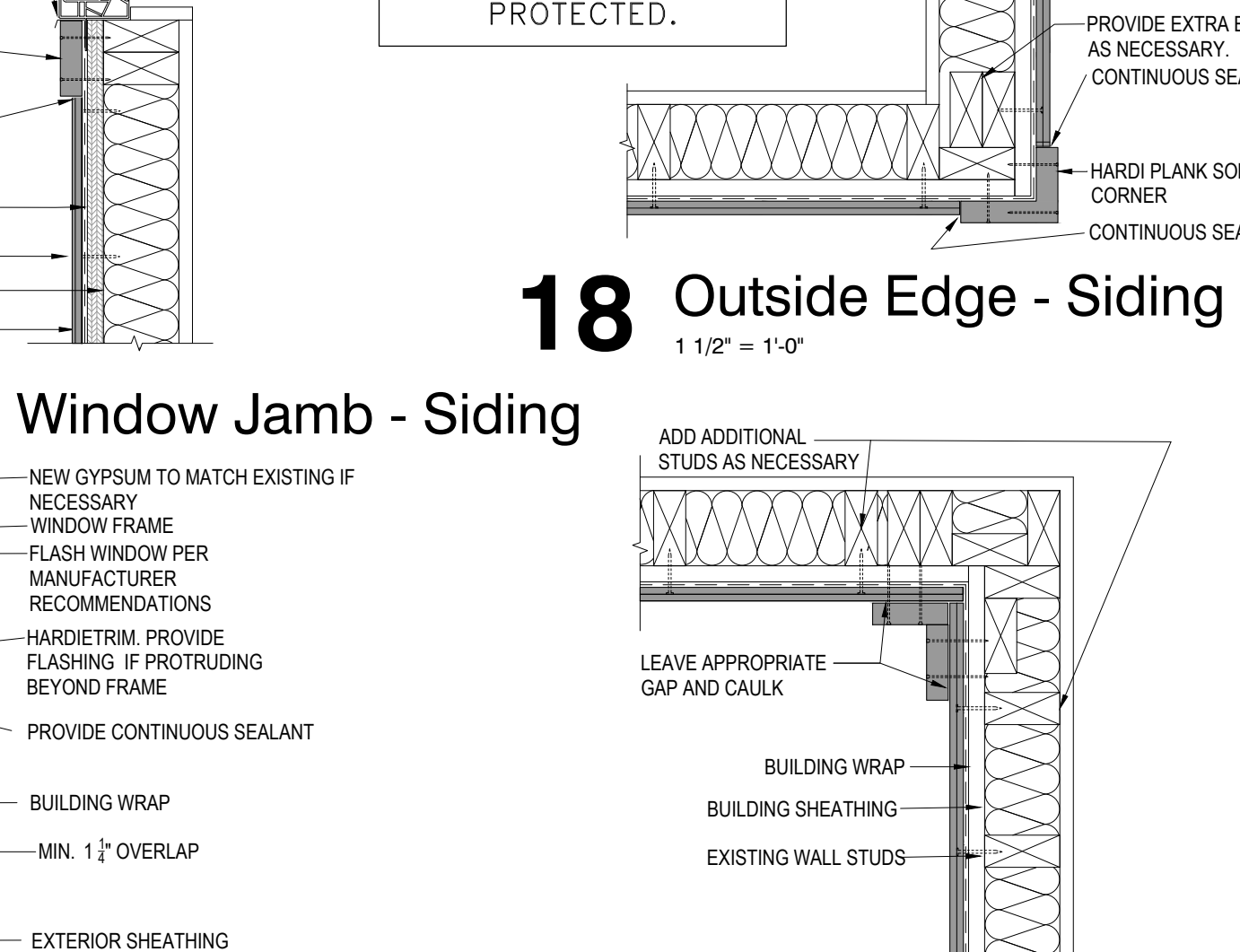
16 Typical Door Jamb
1 1/2" = 1'-0"



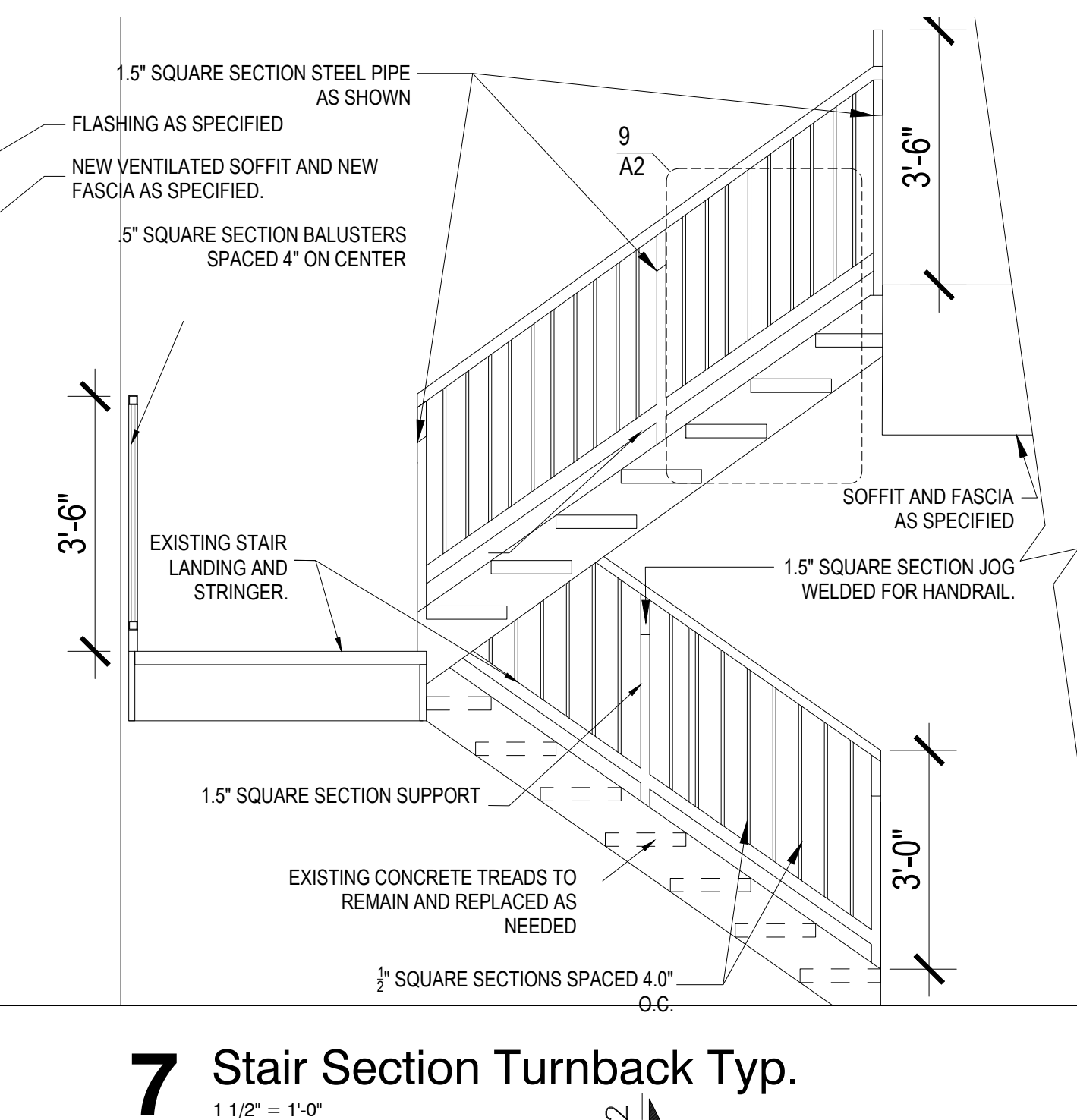
11 Landing Turnback Elev. Typ.
1/2" = 1'-0"



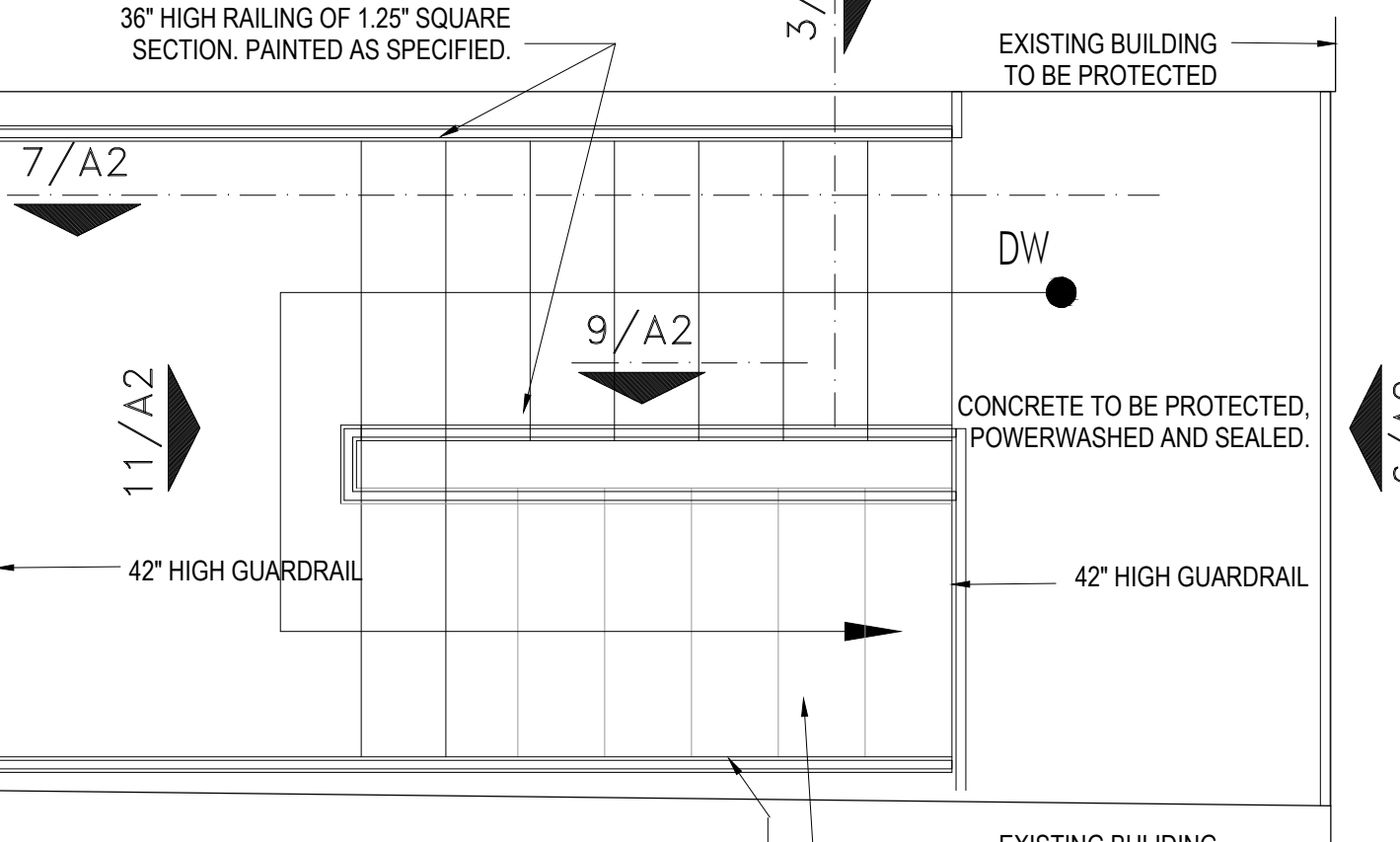
15 Typical Window Head - Siding
1 1/2" = 1'-0"



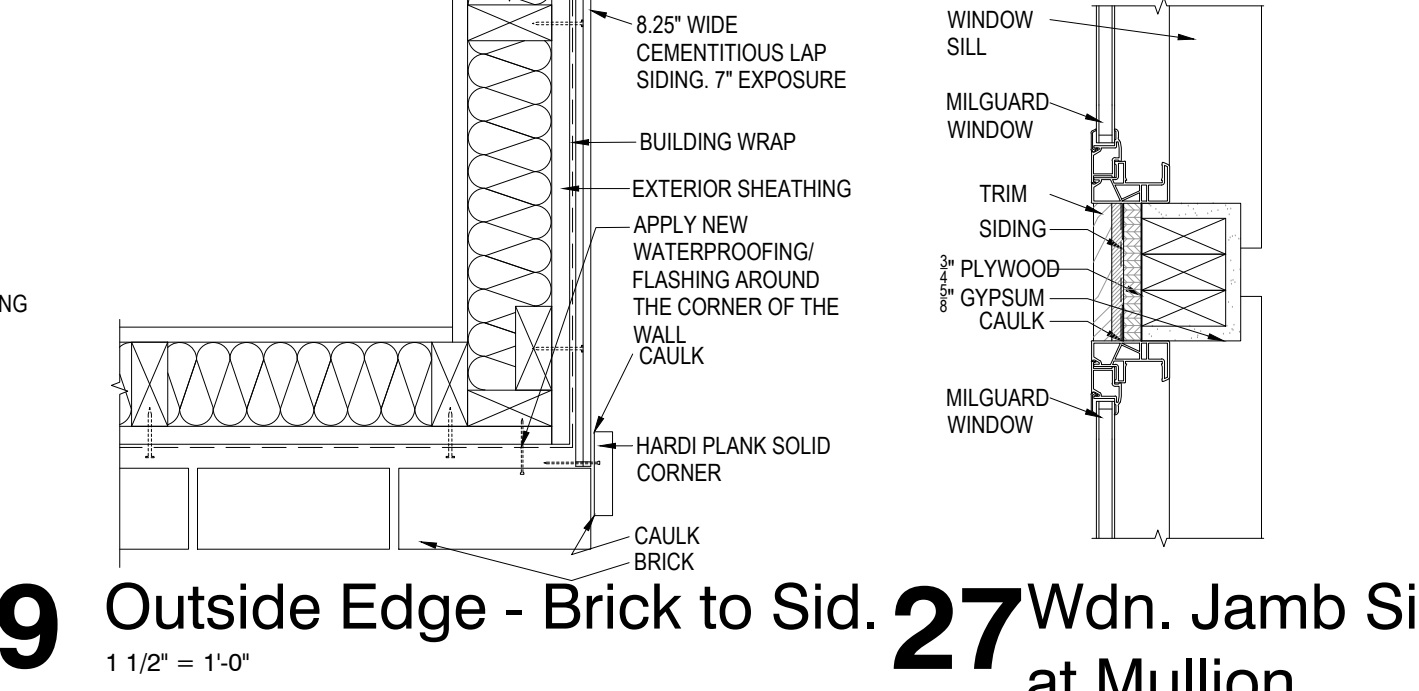
17 Typical Window Jamb - Siding
1 1/2" = 1'-0"



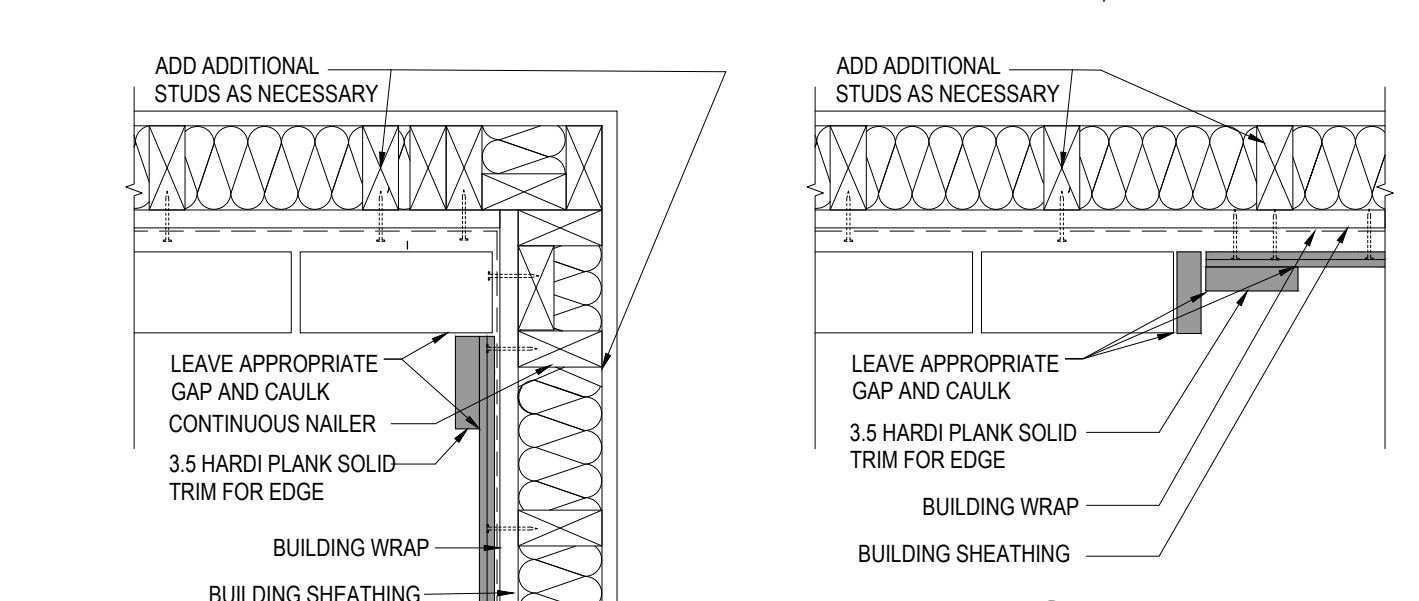
7 Stair Section Turnback Typ.
1 1/2" = 1'-0"



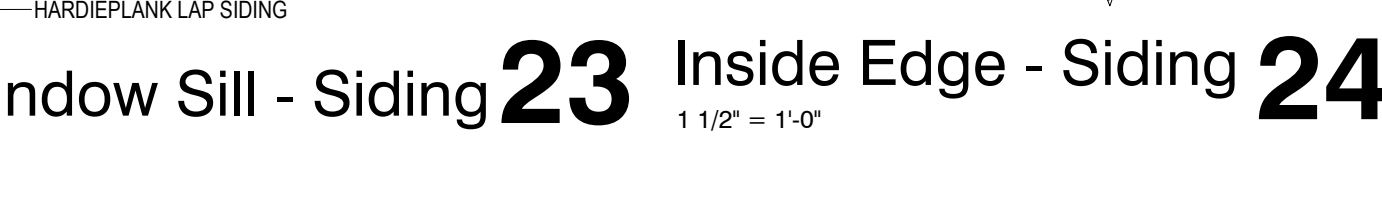
12 Landing Turnback Elev. Typ.
1/2" = 1'-0"



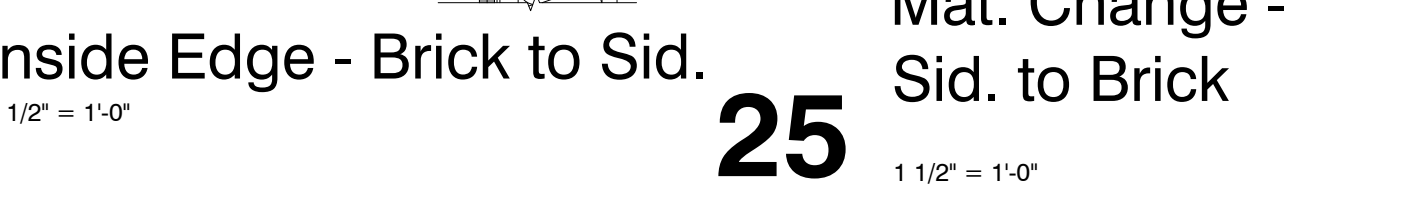
18 Outside Edge - Siding
1 1/2" = 1'-0"



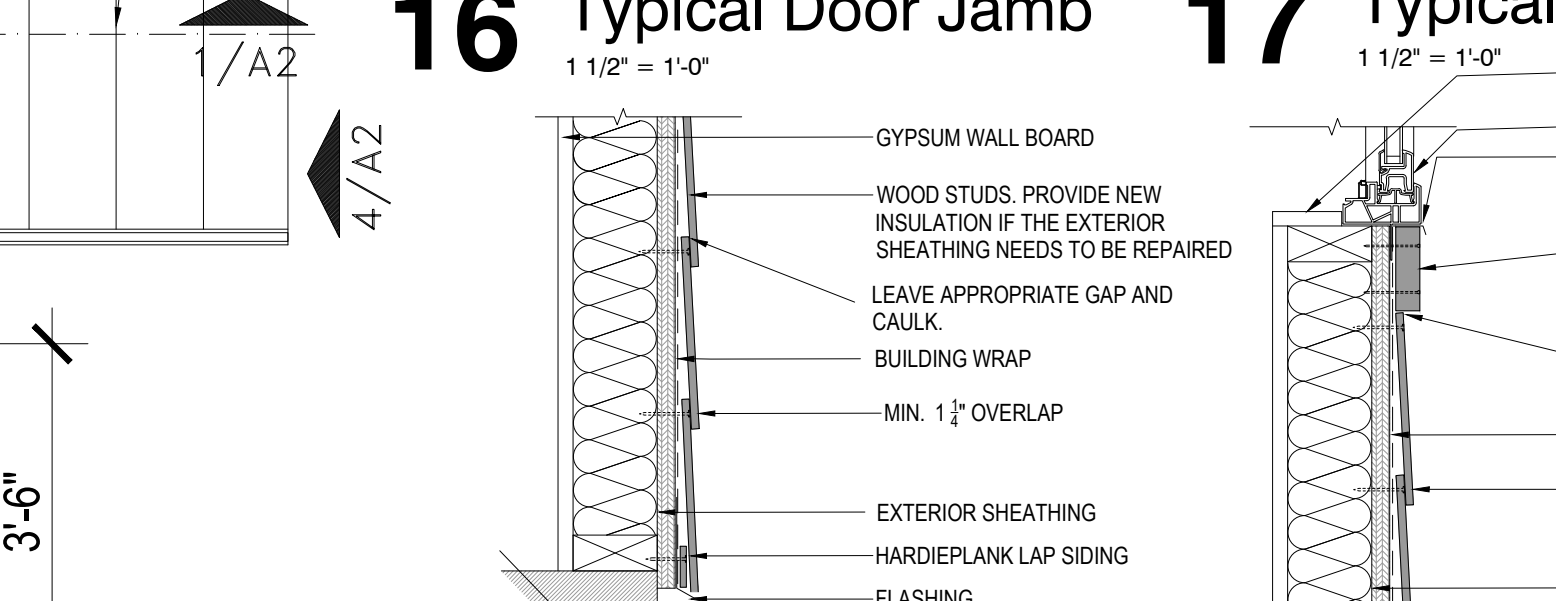
19 Outside Edge - Brick to Sid.
1 1/2" = 1'-0"



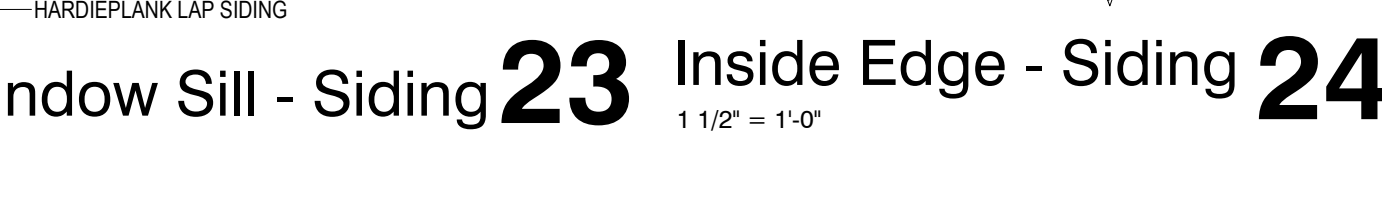
23 Inside Edge - Siding
1 1/2" = 1'-0"



24 Inside Edge - Brick to Sid.
1 1/2" = 1'-0"



21 Foundation Curb Sid.
1 1/2" = 1'-0"



22 Typ. Window Sill - Siding
1 1/2" = 1'-0"

ALL EXISTING CONCRETE LANDINGS, BREEZEWAYS, BALCONIES, AND ENTRIES ARE TO BE POWERWASHED AND SEALED. SURFACES ARE TO BE PROTECTED DURING CONSTRUCTION

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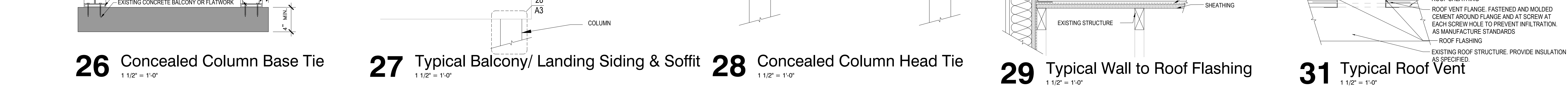
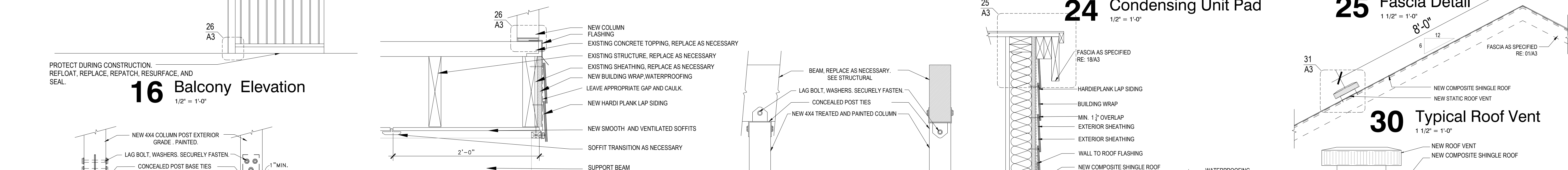
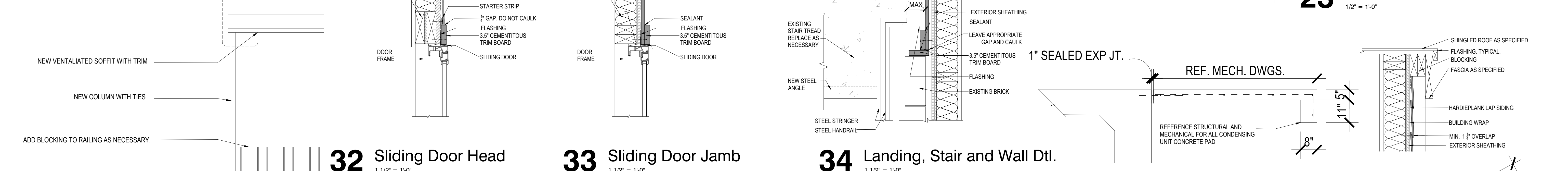
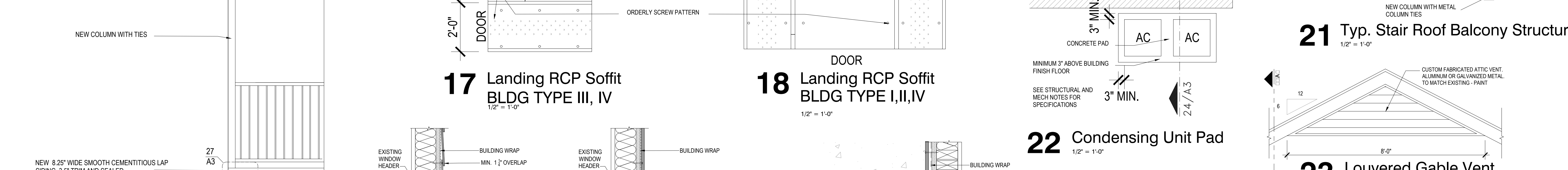
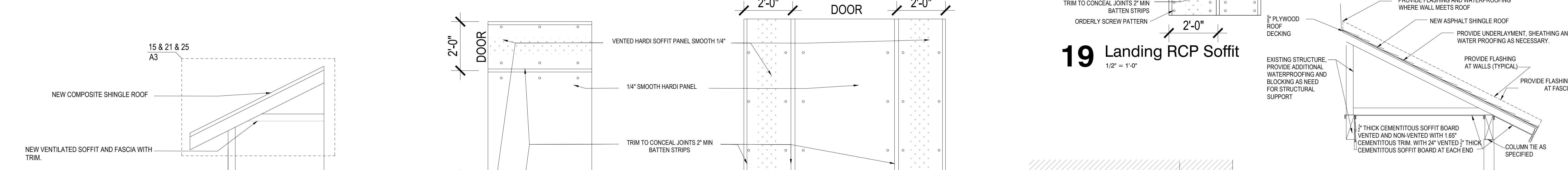
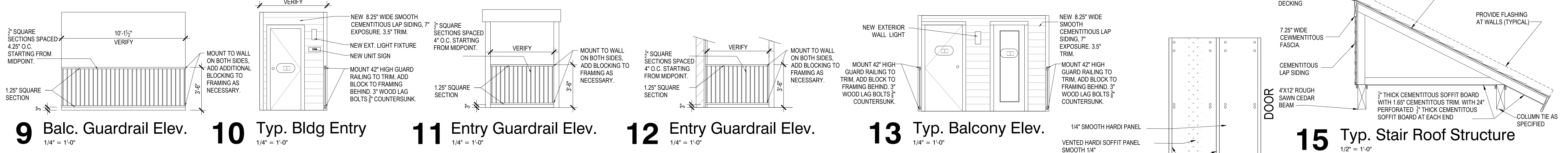
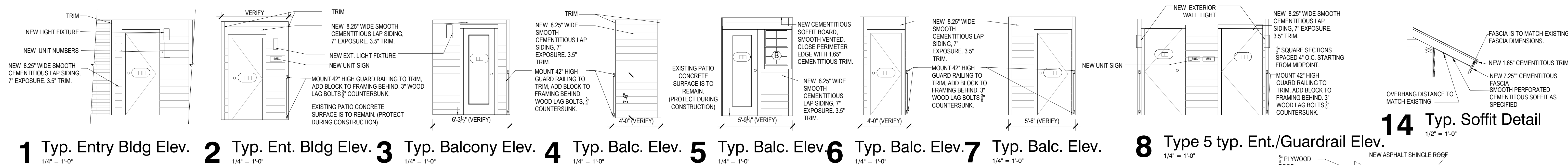
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EXTERIOR IMPROVEMENTS TO CASTLE POINT APARTMENTS

ISSUE DATE: 05/08/2018
REVISIONS:
SHEET: A2 DETAILS



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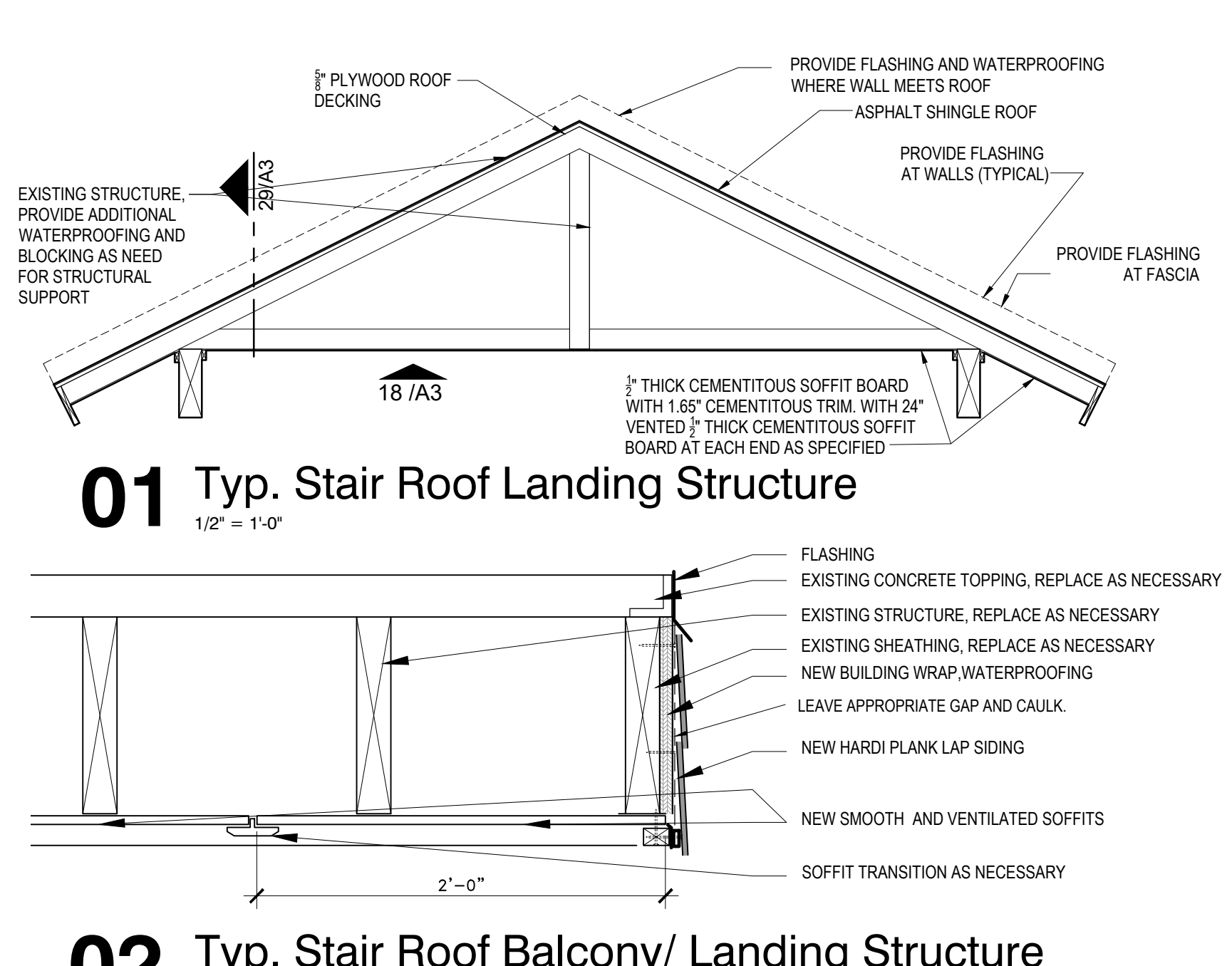
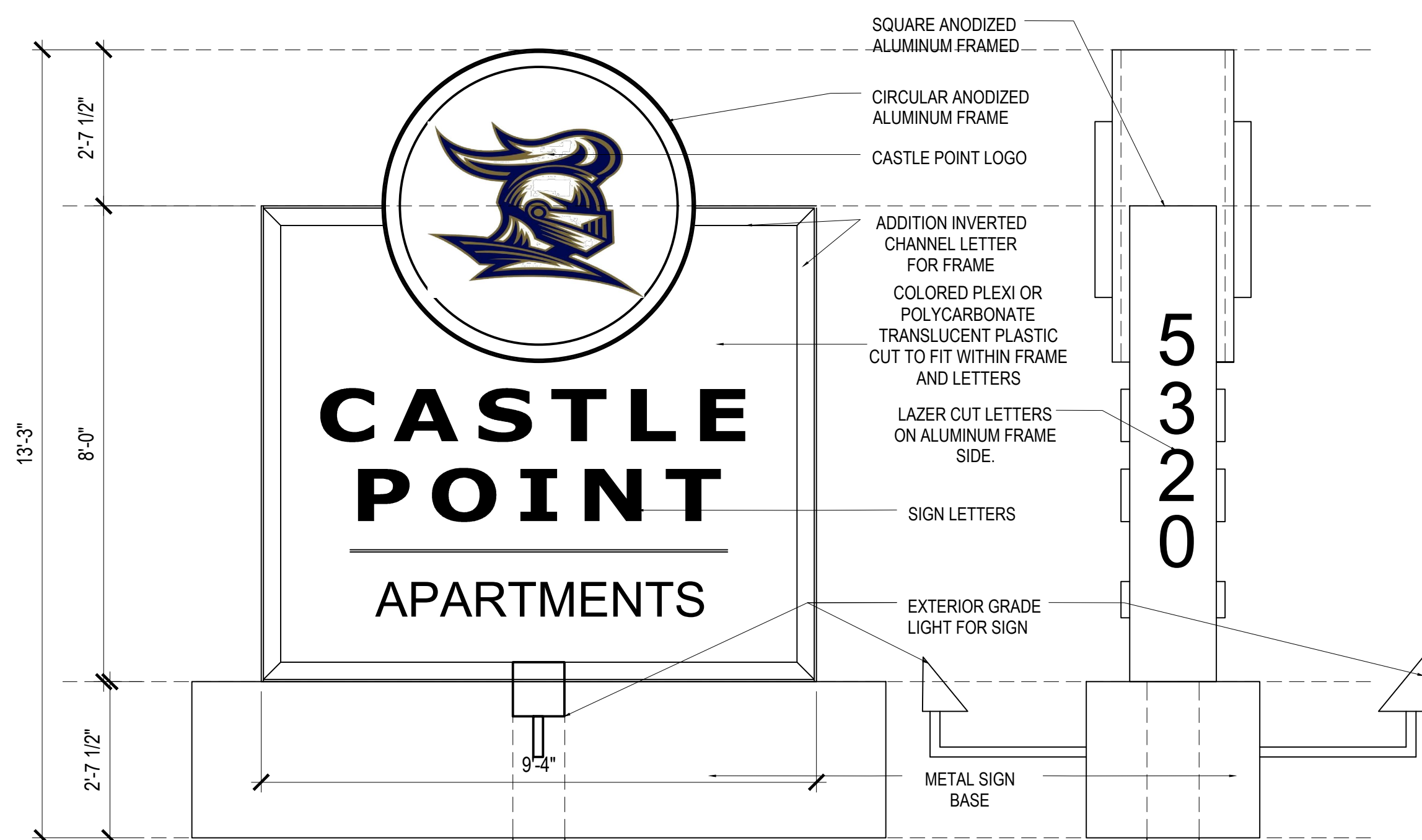
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11/27/2018
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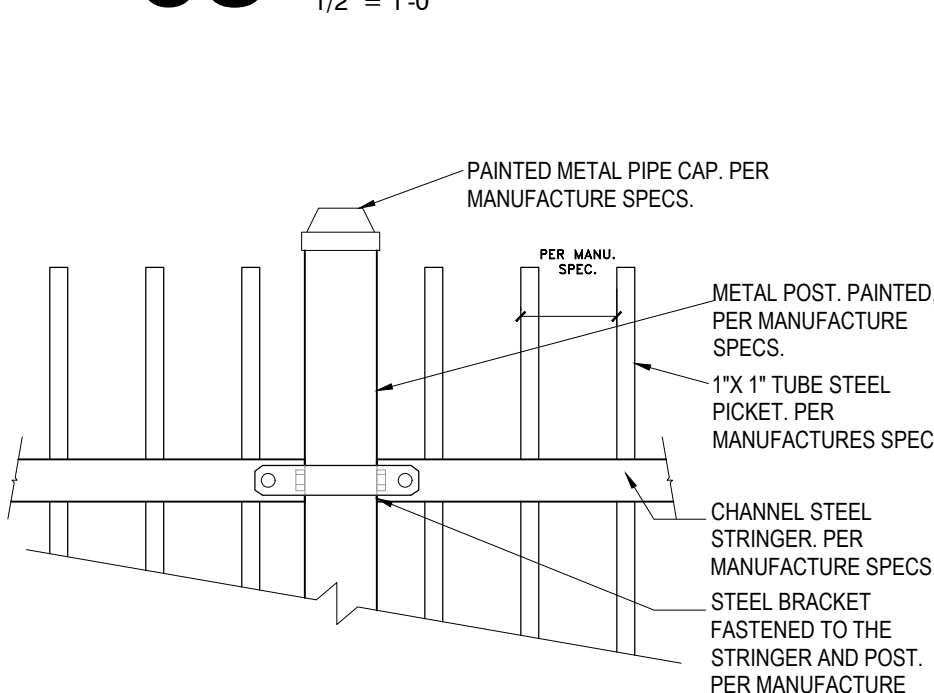
EXTERIOR IMPROVEMENTS TO CASTLE POINT APARTMENTS
 5320 BLANCO RD., SAN ANTONIO, TEXAS

ISSUE DATE: 05/08/2018
 REVISIONS:
 SHEET: **A3**
 DETAILS



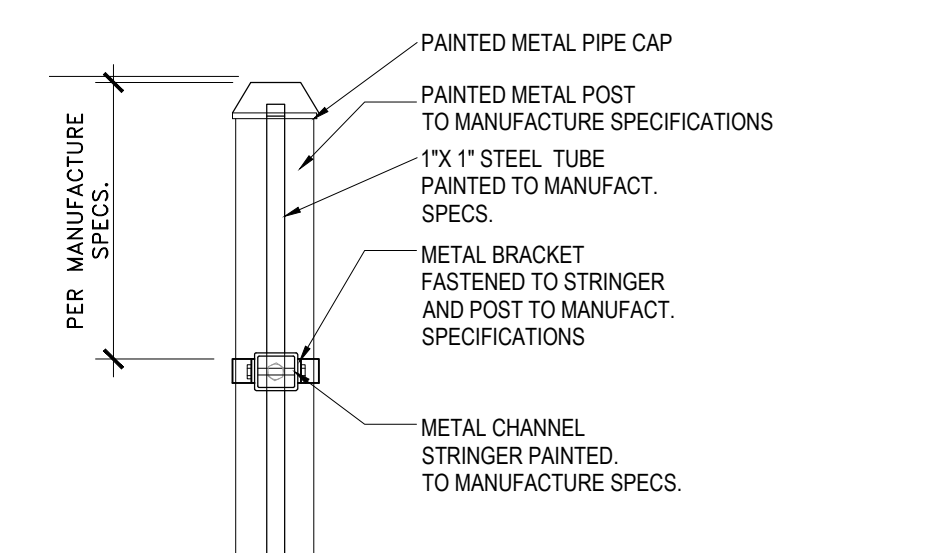
- DEMOLITION NOTES:**
- PROTECT DURING DEMOLITION: ALL INTERIOR MILLWORK / WALL & FLOOR TILE / PLUMBING FIXTURES. EVERYTHING EXISTING INSIDE THE INTERIOR OF THE UNITS ARE TO BE PROTECTED.
 - THESE NOTES ARE TO BE USED IN CONJUNCTION WITH AND/OR IN ADDITION TO THE REQUIREMENTS DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS AND WILL BE INCLUDED AS PART OF THE BASE BID.
 - PROVIDE AND MAINTAIN TEMPORARY SHORING, BRACING, OR STRUCTURAL SUPPORT TO MAINTAIN STABILITY AND TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF AREA TO BE SELECTIVELY DEMOLISHED. STRENGTHEN OR ADD SUPPORTS AS REQUIRED BY THESE DOCUMENTS DURING SELECTIVE DEMOLITION.
 - REMOVE, REPLACE, PATCH AND REPAIR MATERIALS FOR USE WITH EXISTING SURFACES CUT OR DAMAGED DURING SELECTIVE DEMOLITION ACTIVITIES WITH MATERIALS OF IDENTICAL OR GREATER QUALITY AS SPECIFIED BY ARCHITECT.
 - SURVEY EXISTING CONDITIONS AND COORDINATE WITH THE REQUIREMENTS INDICATED IN THE CONSTRUCTION DOCUMENTS TO DETERMINE THE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
 - THE CONTRACTOR WILL SURVEY THE PROGRESS OF WORK TO DETECT HAZARDOUS RESULTING FROM DEMOLITION ACTIVITIES.
 - LOCATE, IDENTIFY, DISCONNECT, SEAL AND CAP ALL UTILITY LINES THAT ARE TO BE SELECTIVELY DEMOLISHED, RELOCATED OR REROUTED. COORDINATE WITH THE ARCHITECT AND OWNER TO ARRANGE SHUT OFF OF UTILITIES BEING AFFECTED. THE CONTRACTOR WILL PROVIDE BYPASS CONNECTIONS TO MAINTAIN SERVICE TO OTHER STRUCTURES PRIOR TO PROCEEDING WITH ANY WORK.
 - CLEAN ADJACENT STRUCTURES, EXISTING FEATURES OF THE SITE OR IMPROVEMENTS OF DUST DIRT AND DEBRIS CAUSED BY DEMOLITION ACTIVITIES. RETURN ALL SUCH AREA AS TO CONDITIONS EXISTING PRIOR TO THE START OF DEMOLITION.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING TREES, RETAINING BLOCK WALLS, & CONCRETE WALKS.
 - GENERAL CONTRACTOR SHALL NOT STORE ANY MATERIALS OR EQUIPMENT ON PARKING LOT OBSTRUCTING FIRE LANES OR FIRE HYDRANTS.
 - GENERAL CONTRACTOR IS TO COORDINATE DEMOLITION WITH NEW CONSTRUCTION.
 - IF THERE ARE ANY DISCREPANCIES IN DRAWINGS AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS SHALL PREVAIL.
 - ANY DAMAGES TO EXISTING FACILITY DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BACK TO ORIGINAL CONDITION AT THE G.C.'S EXPENSE.
 - GENERAL CONTRACTOR SHALL COORDINATE WORK DESCRIBED IN CONSTRUCTION DOCUMENTS SUCH THAT ALL WORK IS COMPLETED AS INDICATED IN THE DOCUMENTS. ANY ERRORS RESULTING FROM G.C.'S LACK OF COORDINATION AND DIRECTION SHALL BE CORRECTED AT G.C.'S EXPENSE, AND WILL NOT BE CONSIDERED AS A BASIS FOR MONETARY CONSIDERATION.
- NEW CONSTRUCTION FENCE NOTES:**
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND APPURTENANCE NECESSARY FOR INSTALLATION OF THE WELDED ORNAMENTAL STEEL FENCE OR WOOD PICKET FENCE DEFINED AT CASTLE POINT APARTMENT COMPLEX
 - CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE ORNAMENTAL STEEL FENCE OR WOOD FENCE SYSTEM AT THE LOCATIONS INDICATED IN THE CONTRACT DRAWINGS.
 - CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY EARTHWORK MODIFICATIONS TO ACCOMPLISH NEW RETAINING WALL. ALL NECESSARY WORK SHALL BE INCLUDED WITHIN THE BID.
 - CONTRACTOR IS TO SUBMIT A TOTAL FENCE STEEL OR WOOD PICKET SYSTEM DESIGN FOR OWNER AND ARCHITECT APPROVAL. THE SYSTEM SHALL INCLUDE ALL COMPONENTS (I.E., PANELS, POSTS, GATES, AND HARDWARE) REQUIRED.
 - MATERIALS SHALL BE STORED IN SUCH A MANNER TO ENSURE PROPER VENTILATION AND DRAINAGE, AND TO PROTECT AGAINST DAMAGE, WEATHERING, VANDALISM OR CORROSION.
 - ALL STRUCTURAL FENCING COMPONENTS (I.E. RAILS, PICKETS, AND POSTS) SHALL BE WARRANTED WITHIN SPECIFIED LIMITATIONS, BY THE MANUFACTURER FOR A PERIOD OF 20 YEARS FROM DATE OF ORIGINAL PURCHASE. WARRANTY SHALL COVER ANY DEFECTS IN MATERIAL FINISH, INCLUDING CRACKING, PEELING, CHIPPING, BLISTERING OR CORROSION.
 - REIMBURSEMENT FOR LABOR NECESSARY TO RESTORE AND REPLACE COMPONENTS THAT HAVE BEEN FOUND DEFECTIVE UNDER THE TERMS OF MANUFACTURER'S WARRANTY SHALL BE GUARANTEED FOR (5) YEARS FROM DATE OF ORIGINAL PURCHASE.
 - THE EARTHWORK AND CONCRETE SECTIONS OF THE SPECIFICATION SHALL GOVERN MATERIAL REQUIREMENTS FOR THE CONCRETE FOOTER. POST SETTING BY OTHER METHODS SUCH AS PLATED POSTS OR GROUTED CORE-DRILLED FOOTERS ARE PERMISSIBLE ONLY IF SHOWN BY ENGINEERING ANALYSIS TO BE SUFFICIENT IN STRENGTH FOR THE INTENDED APPLICATION.
 - THE CONTRACTOR SHALL CLEAN THE JOBSITE OF EXCESS MATERIALS; POST-HOLE EXCAVATIONS SHALL BE SCATTERED UNIFORMLY AWAY FROM POSTS.
 - CONTRACTOR IS REQUIRED TO SUBMIT MANUFACTURER'S LITERATURE PRIOR TO INSTALLATION.
 - CONTRACTOR IS TO PAINT ALL NEW STEEL FENCING BLACK TO MATCH EXISTING.

03 Pylon Sign

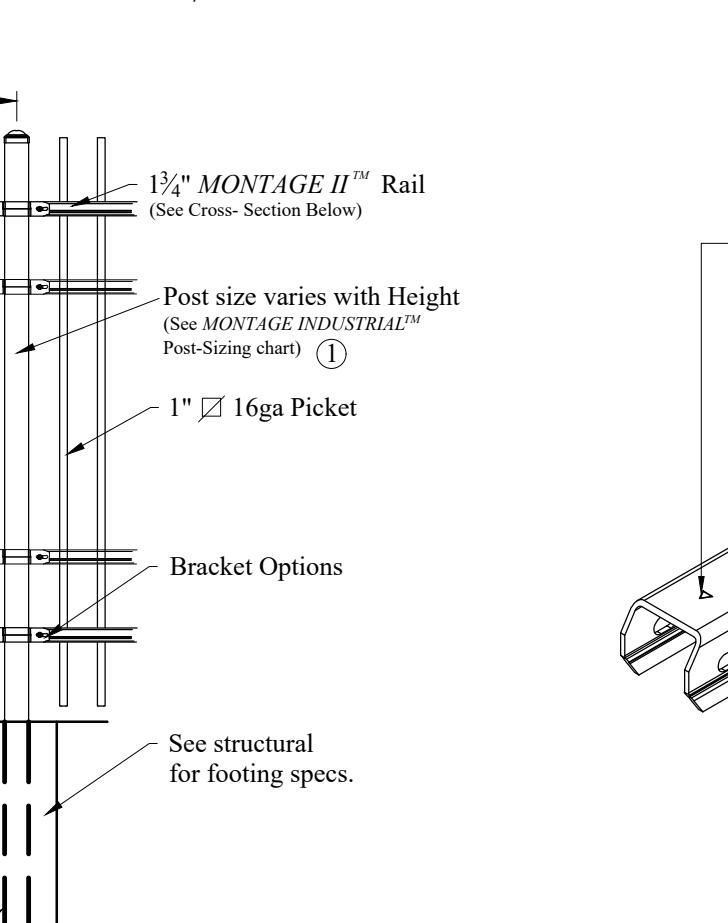


- SIGN NOTES:**
- TOP OF PYLON SIGNS SHALL NOT EXCEED 24'-0" HEIGHT.
 - THE SIGNS SHALL NOT EXCEED 150 SQFT IN AREA.
 - SIGN WILL NEED TO ABIDE BY THE SET-BACKS AS SPECIFIED.
 - ALL APARTMENT SIGNS SHALL NOT PROTRUDE PASS THE PROPERTY LINE.
 - ALL SIGNS SHALL HAVE THE NECESSARY PERMITS NEEDED TO BUILD THE SIGN.
 - PYLON POST IS TO BE PAINTED BLACK TO MATCH EXISTING STEEL FENCE.
 - PRIME AND PAINT USING MATTHEW AUTOMOTIVE PAINT.
 - DIGITAL DECAL AND COLORS WILL BE SPECIFIED AND APPROVED BY OWNER.
 - SIGN GRAPHICS CAN BE IN 3M VINYL ONLY IF THE OWNER APPROVES. PLEASE SEEK OWNERS APPROVAL FOR ALL GRAPHIC AND COLOR APPROVALS.
 - ALL RETAINER PIECES ARE TO BE MITERED AS SPECIFIED.
 - PLEXI COLOR AND TEXTURE IS TO BE DETERMINED BY THE OWNER.
 - USE EXT. GRADE PLEXI OR POLYCARBONATE
 - SIGN ON BLANCO IS TO BE INTERNALLY LIT USING THE MANUFACTURERS SPECIFIED FIXTURE.
 - SIGNS DRESSDEN ARE TO HAVE EXTERNAL LIGHTS AS SPECIFIED BY MANUFACTURE.
- SIGNS SHALL COMPLY WITH ALL CITY OF SAN ANTONIO REGULATIONS INVOLVING SIGNS.
- FOR FURTHER DETAIL EXPLANATION ABOUT THE CONSTRUCTION OF THE SIGN, CONTACT THE ARCHITECT OR STEVEN GROTHEUES FROM KELLER CUSTOM SIGNS.

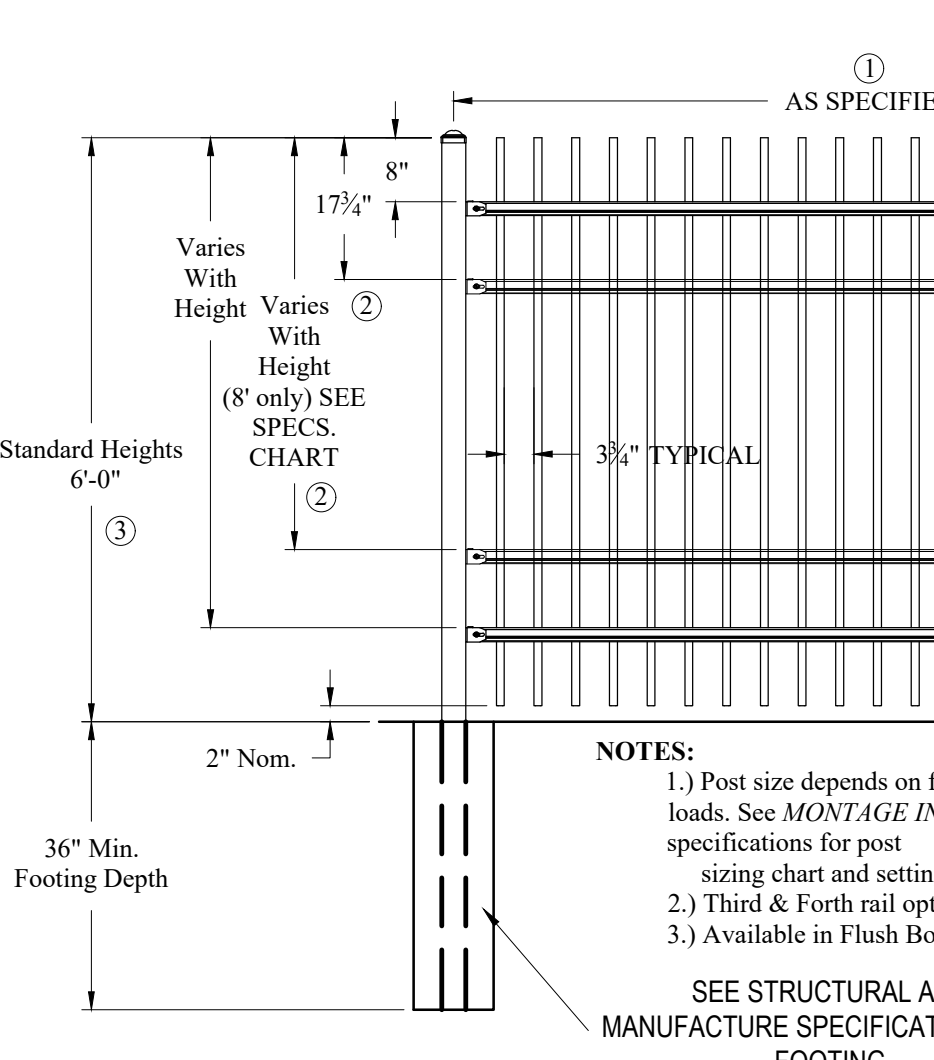
04 STEEL FENCE DETAIL



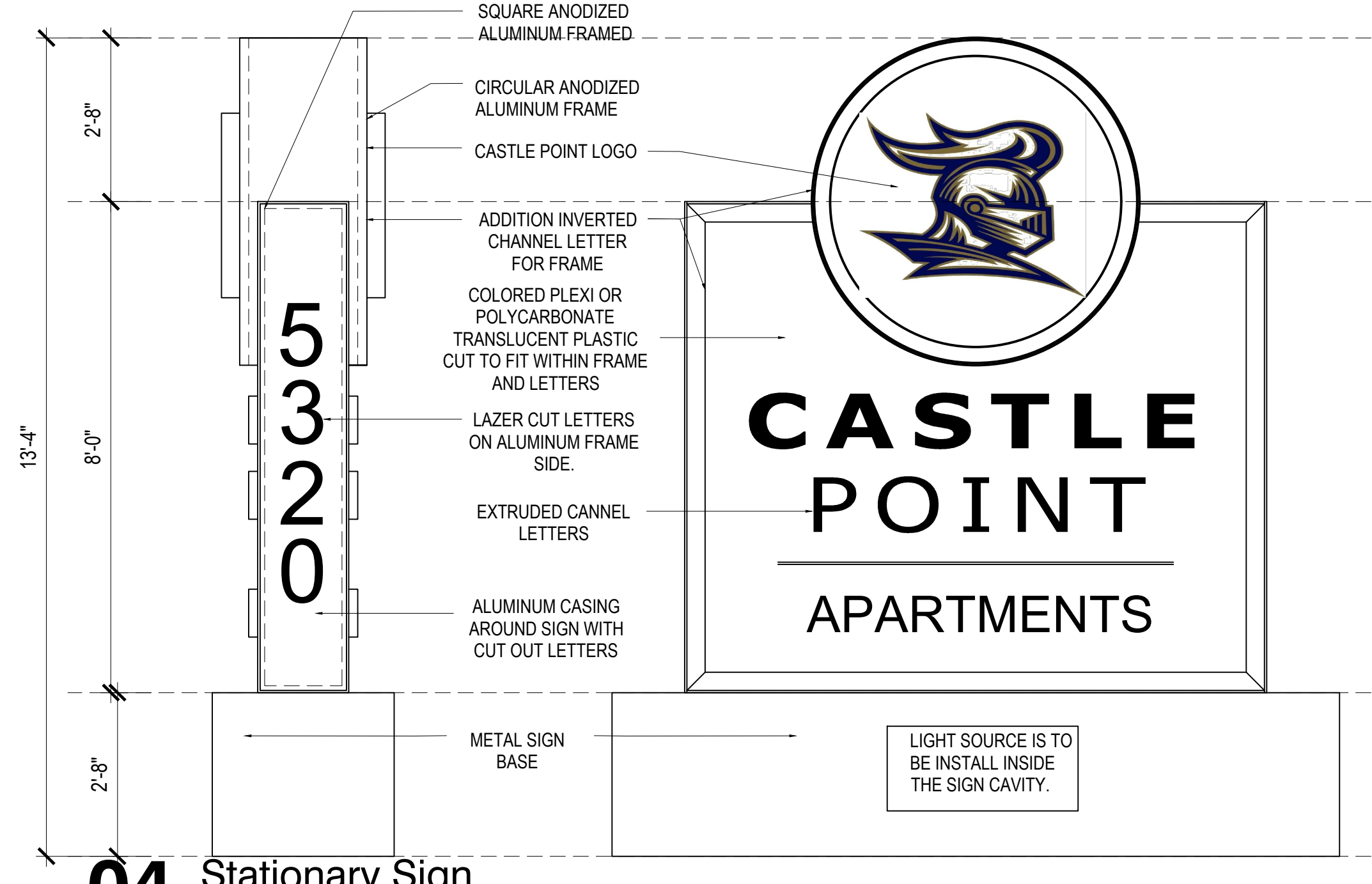
08 STL. Fencing Detail



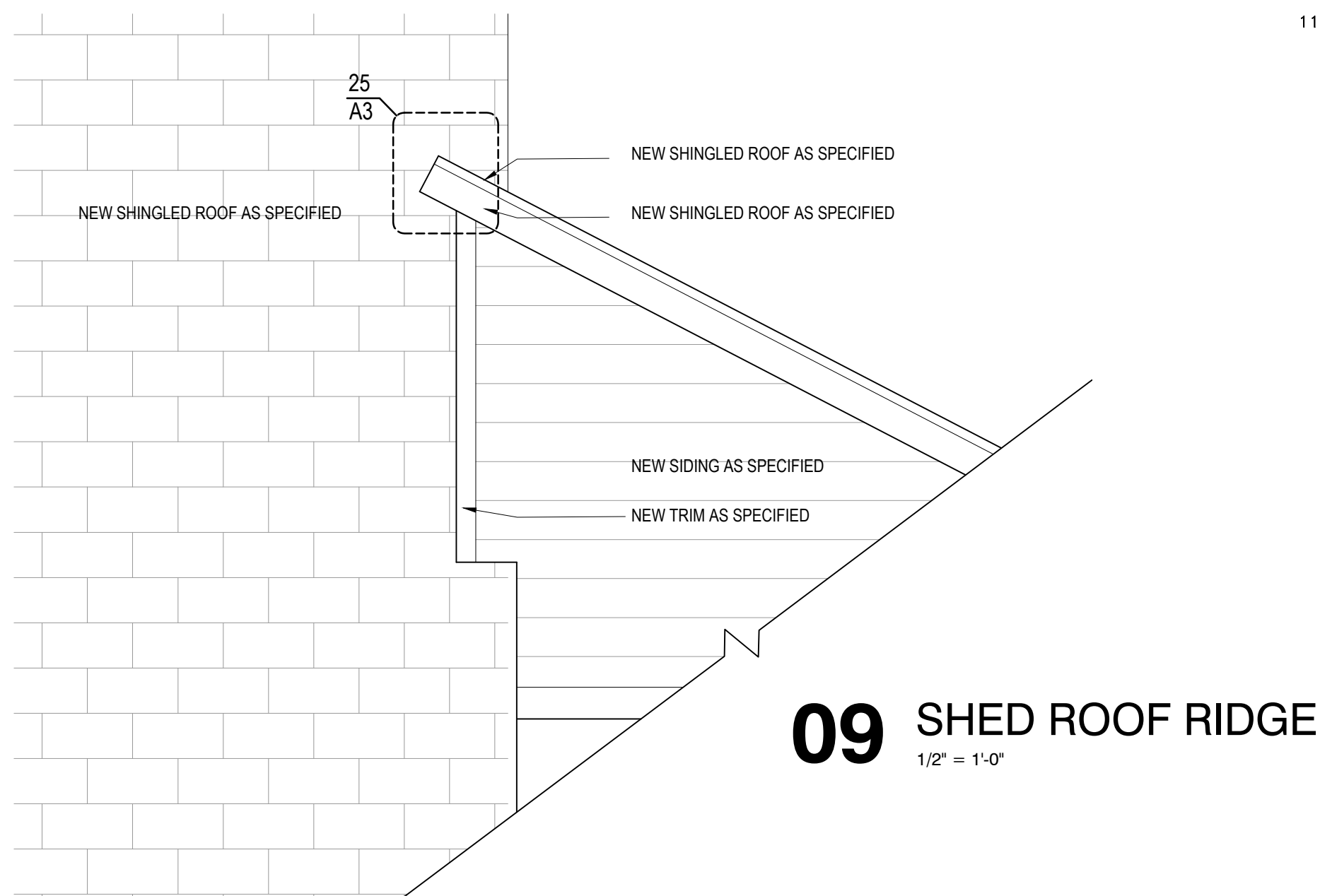
05 STEEL FENCE DETAIL



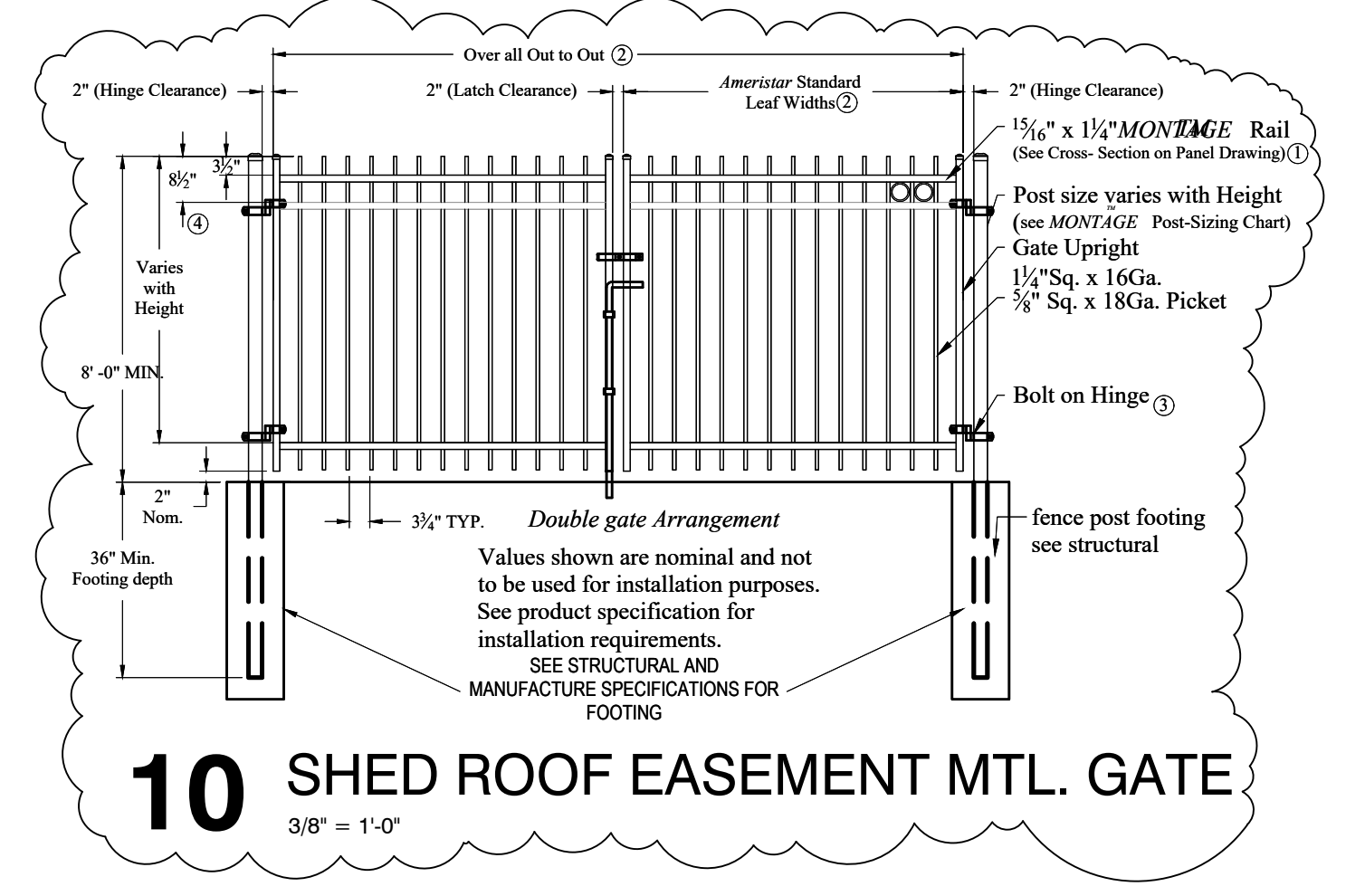
06 STL. Fencing Detail



04 Stationary Sign



09 SHED ROOF RIDGE



10 SHED ROOF EASEMENT MTL. GATE

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EXPIRATION: 10/31/18

REGISTERED ARCHITECT
STATE OF TEXAS #11142

DAVID SPRINKLE, AIA
REGISTERED ARCHITECT
STATE OF TEXAS #11142

11/27/2018

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EXTERIOR IMPROVEMENTS TO CASTLE POINT APARTMENTS

5320 BLANCO RD. SAN ANTONIO, TEXAS

ISSUE DATE: 11/21/2018

REVISIONS: 11/21/2018 - COSA COMMENTS

SHEET: **A4**
DETAILS

Yellow Squares = The amount of building indicator signs that building is to receive exact locations will be determined during construction.



Building Indicator Sign

Size: 18"x 2'

Materials: HDU (High Density Urethane)

Finish: Sandstone

Reinforcement: Laminate Backerboard

Example can be found at

sandblasted.com

Color and placement will be determined by the owner



Verticle House Number Sign

Size: 3" x 9"

Material & Thicknes:

Permanently

Engraved Plastic - 1/8" thick

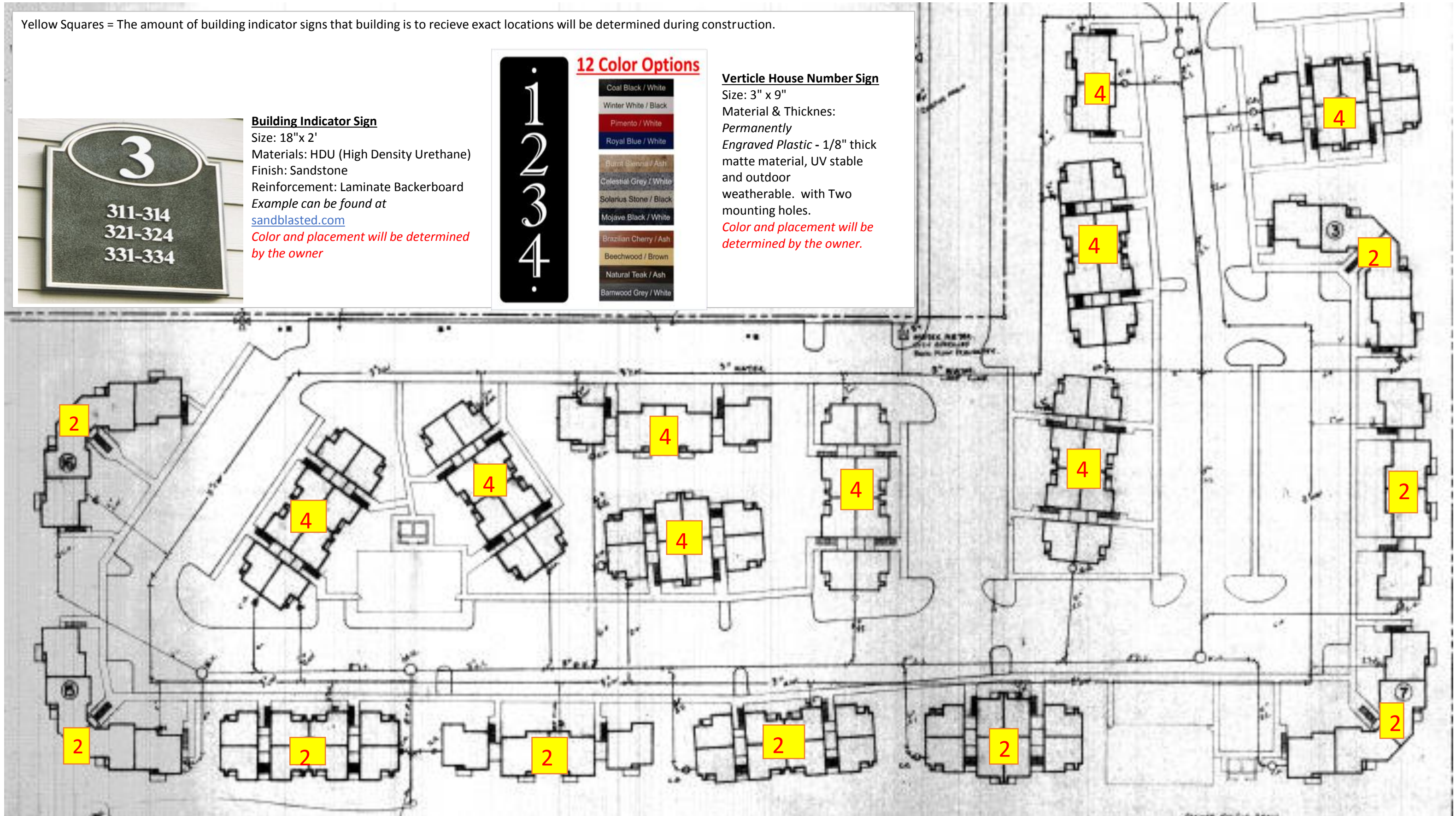
matte material, UV stable

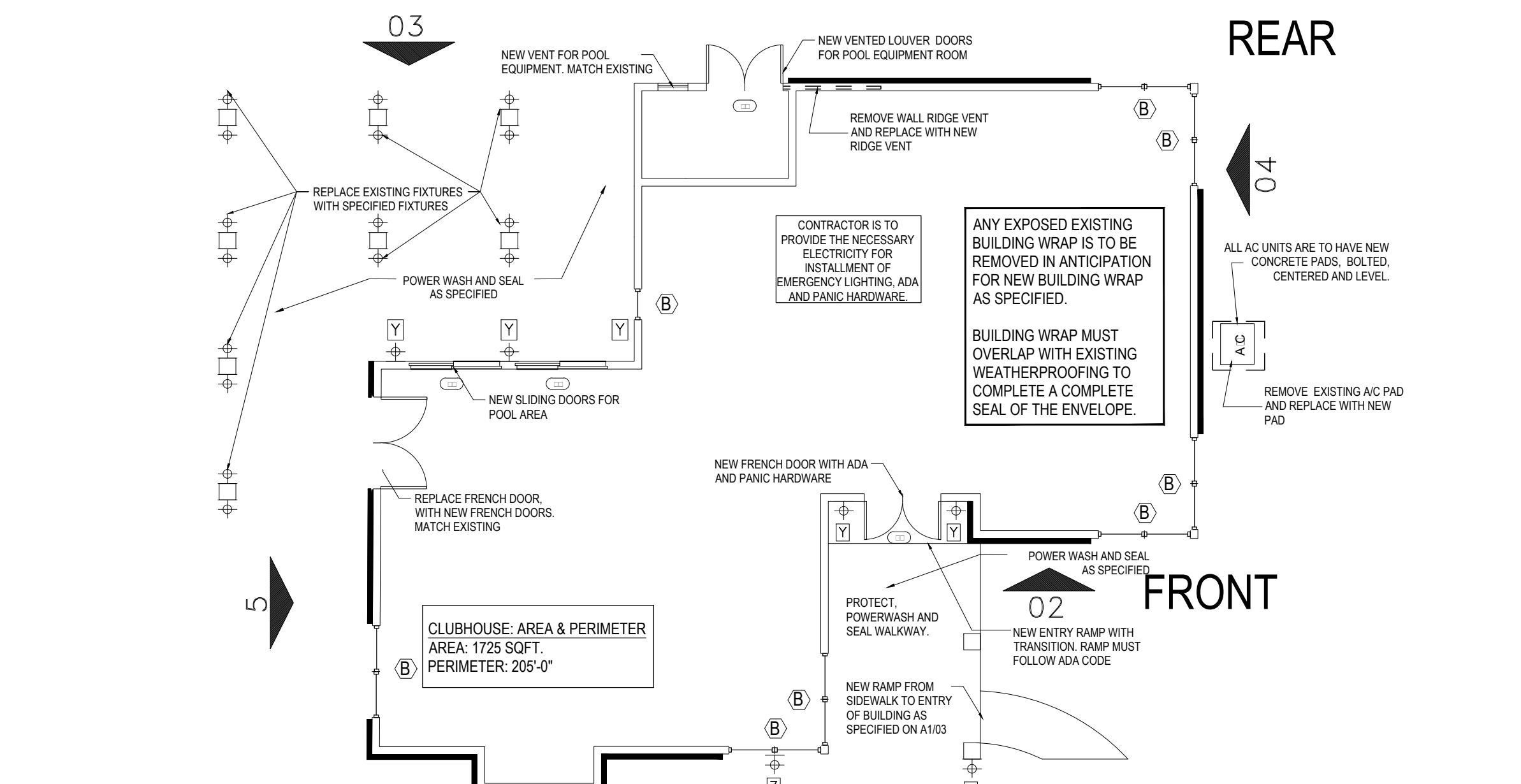
and outdoor

weatherable. with Two

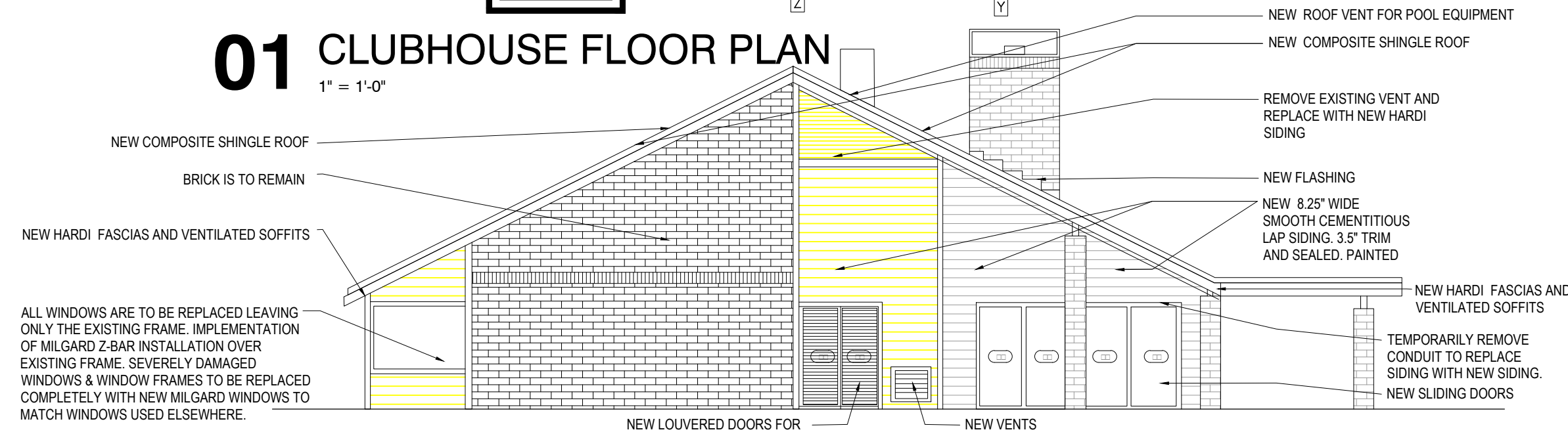
mounting holes.

Color and placement will be determined by the owner.

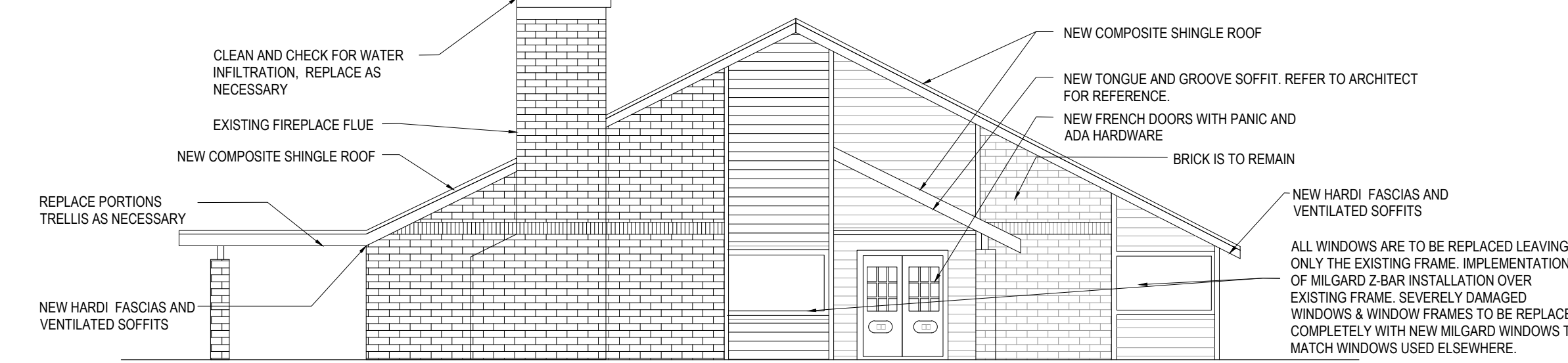




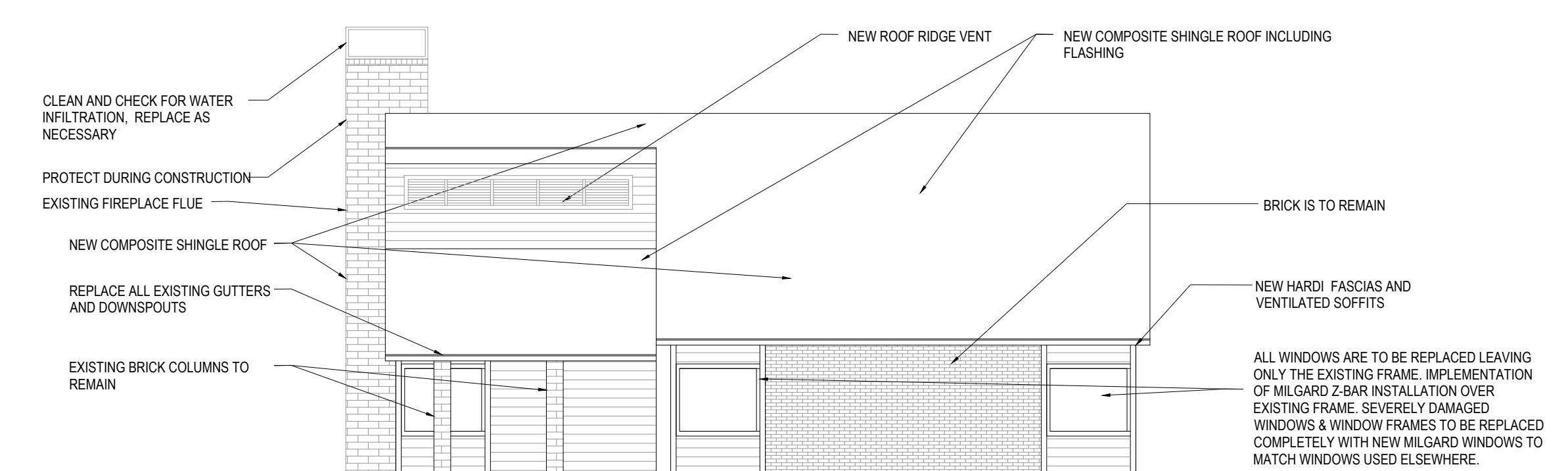
01 CLUBHOUSE FLOOR PLAN
1" = 1'-0"



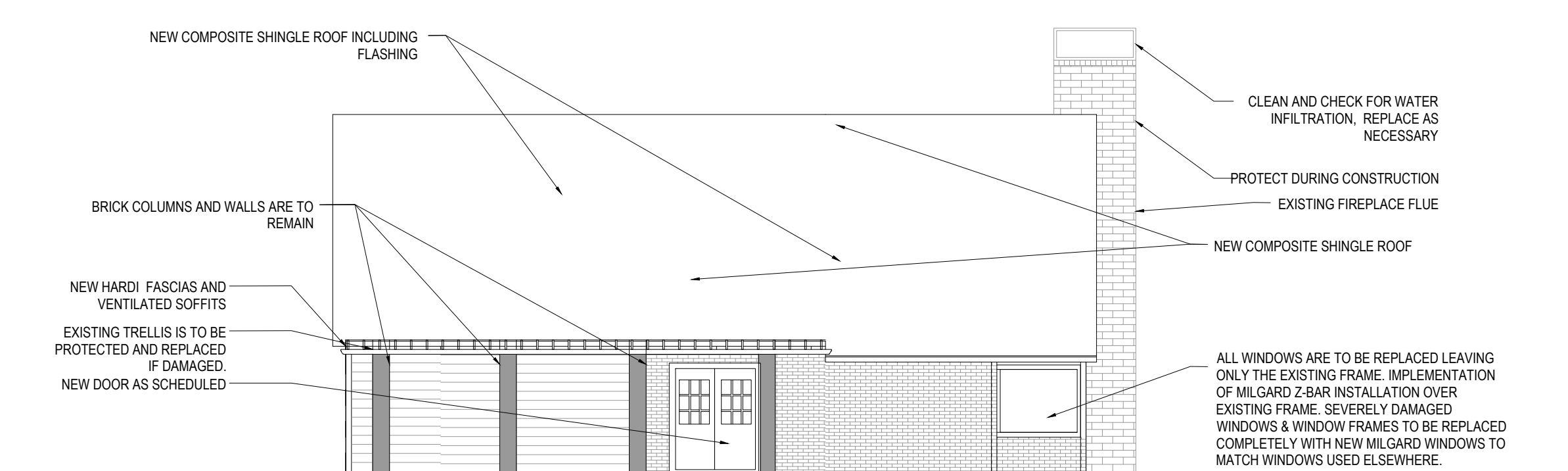
02 CLUBHOUSE REAR ELEVATION
1" = 1'-0"



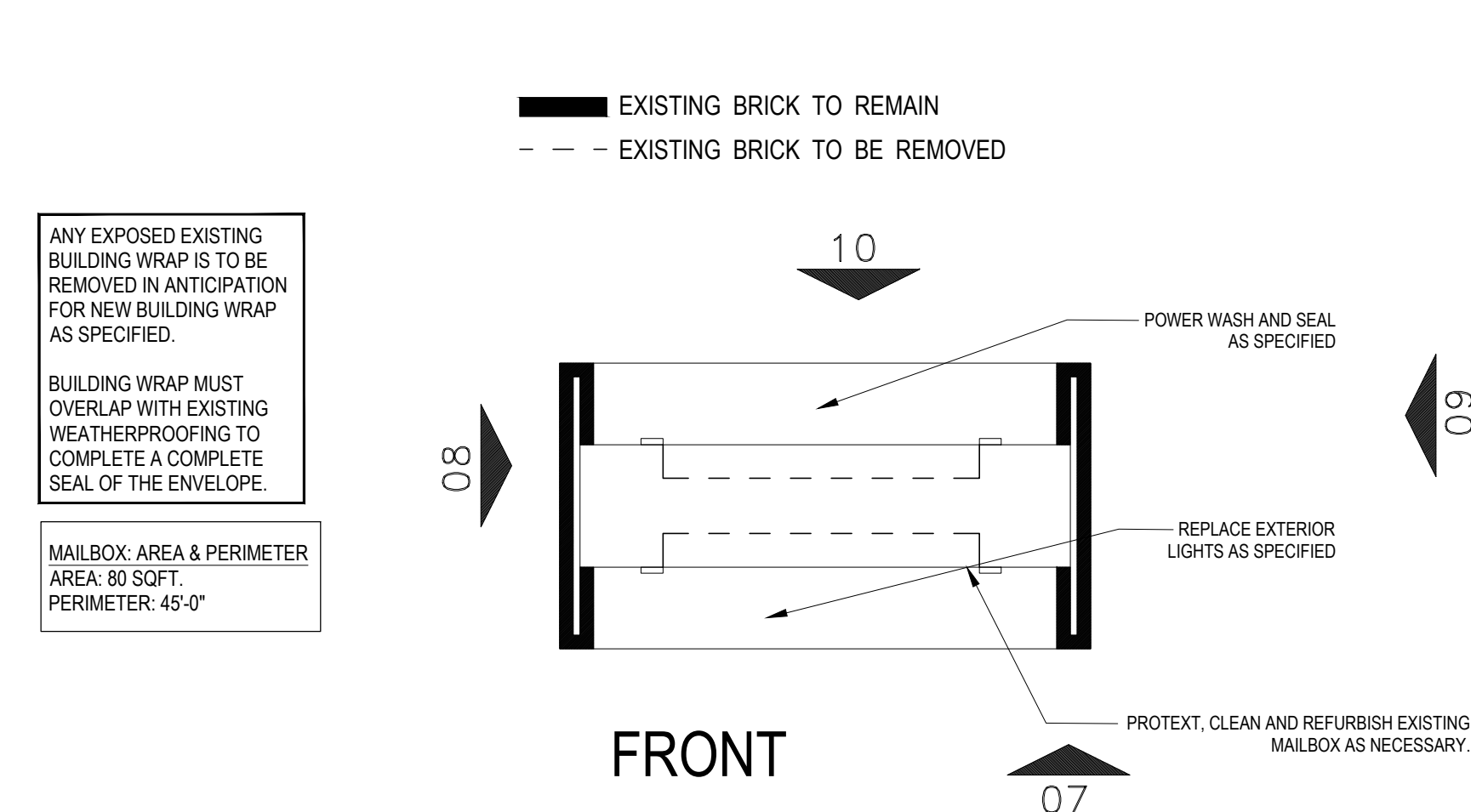
03 CLUBHOUSE FRONT ELEVATION
1" = 1'-0"



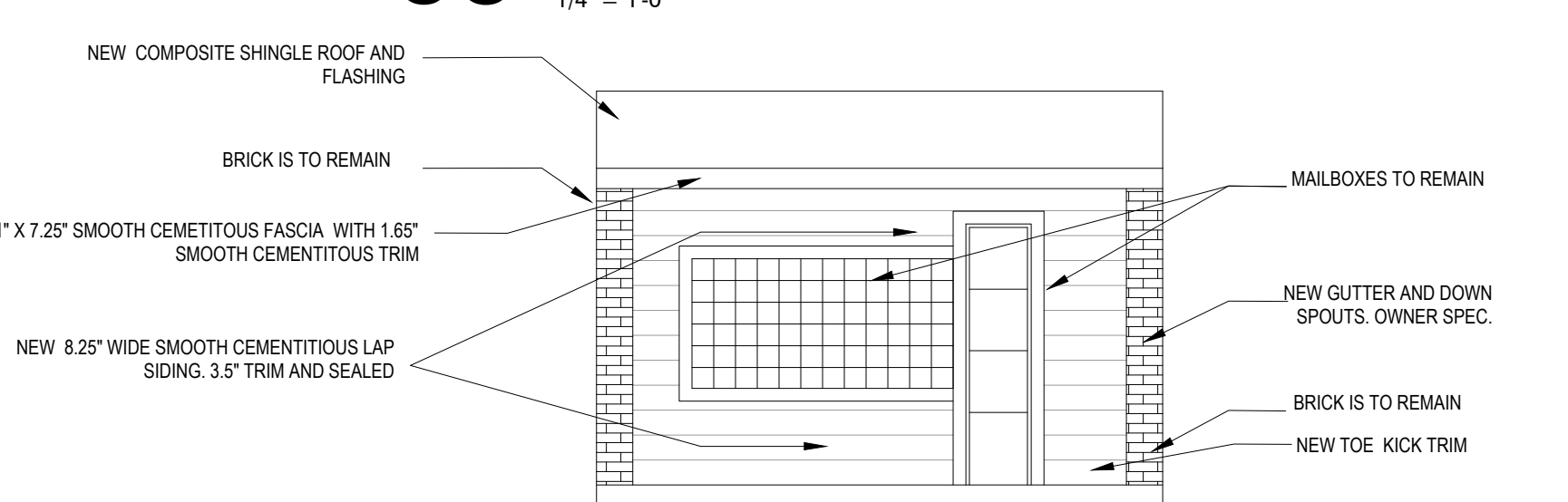
04 CLUBHOUSE SIDE ELEVATION
1" = 1'-0"



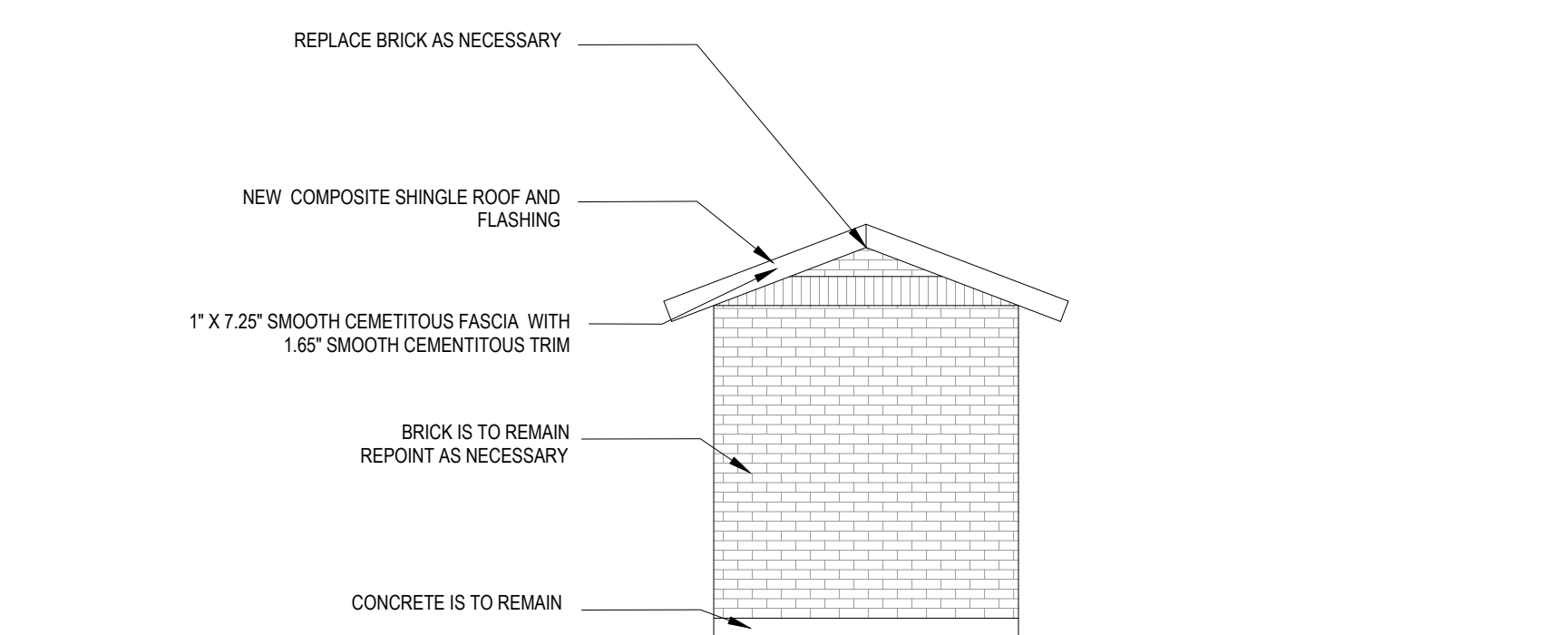
05 CLUBHOUSE SIDE ELEVATION
1" = 1'-0"



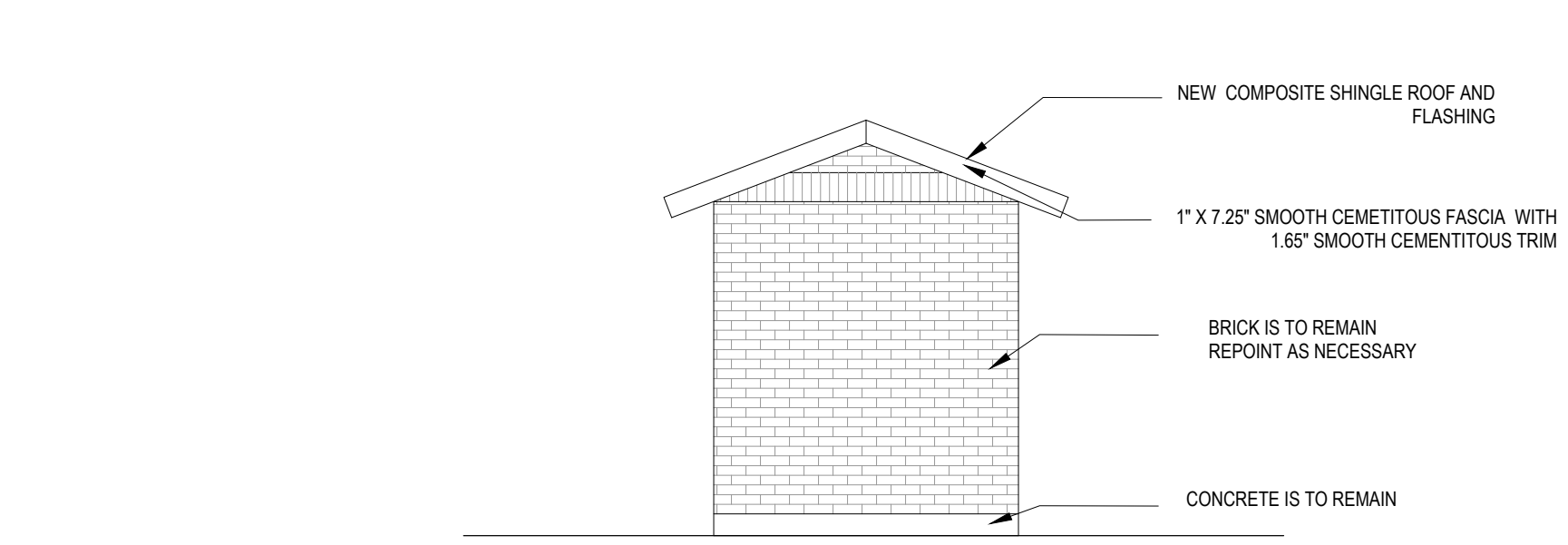
06 MAILBOX PLAN
1/4" = 1'-0"



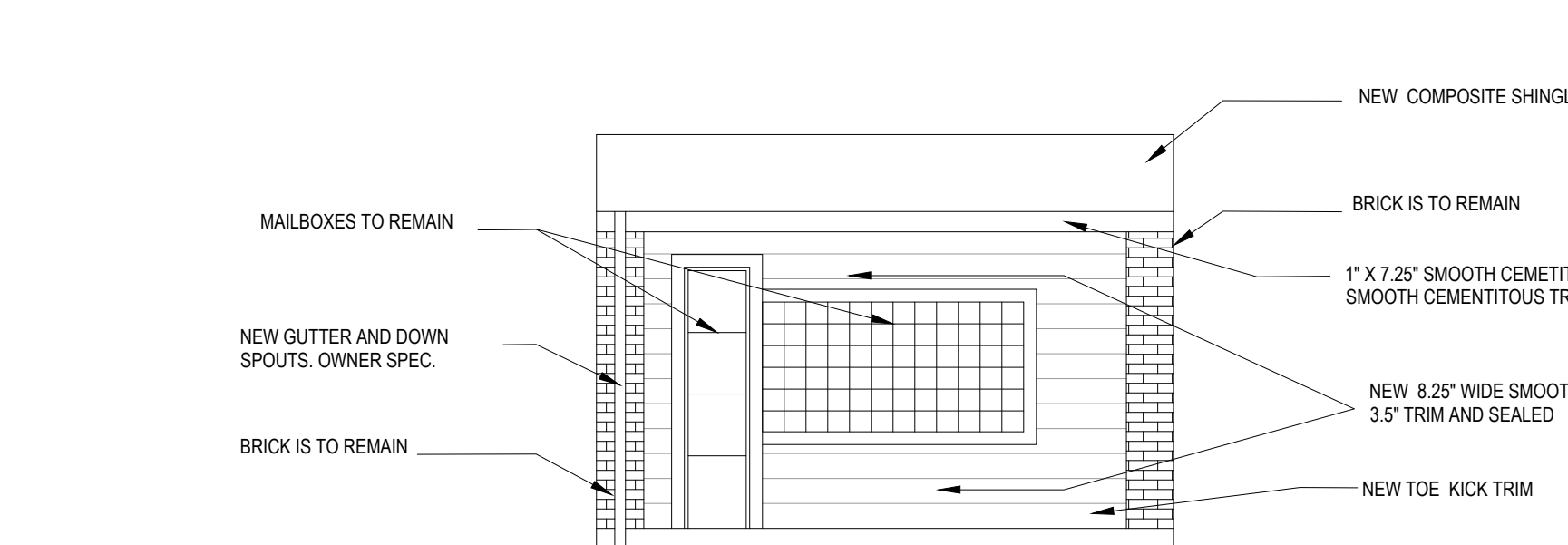
07 MAIL BOX REAR ELEVATION
1/4" = 1'-0"



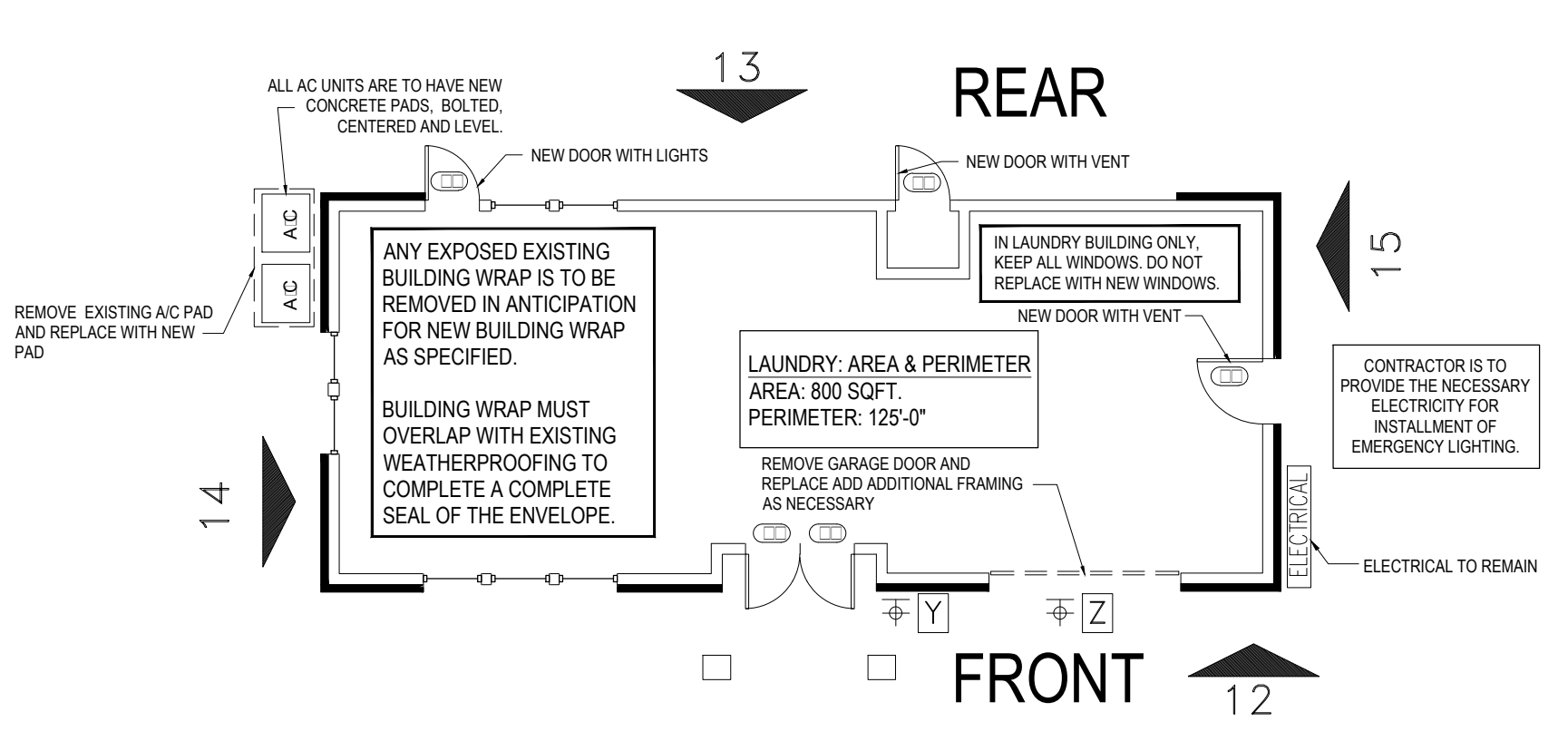
08 MAILBOX SIDE ELEVATION
1/4" = 1'-0"



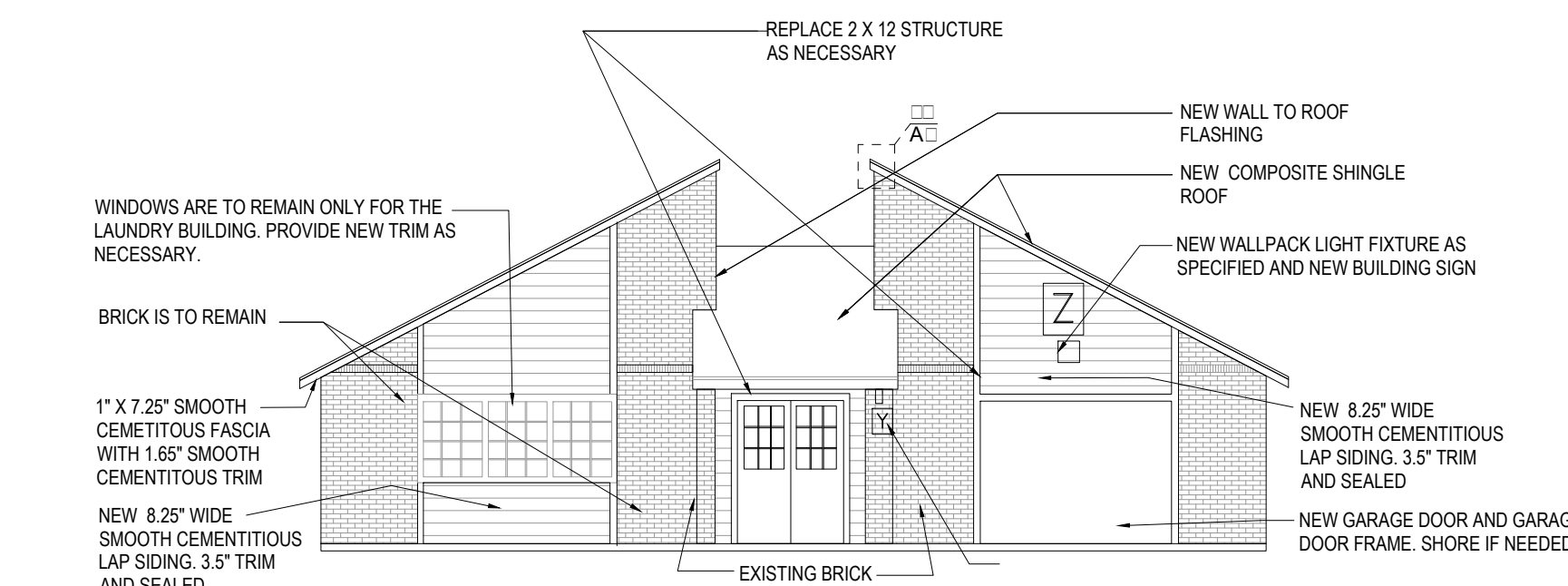
09 MAILBOX SIDE ELEVATION
1/4" = 1'-0"



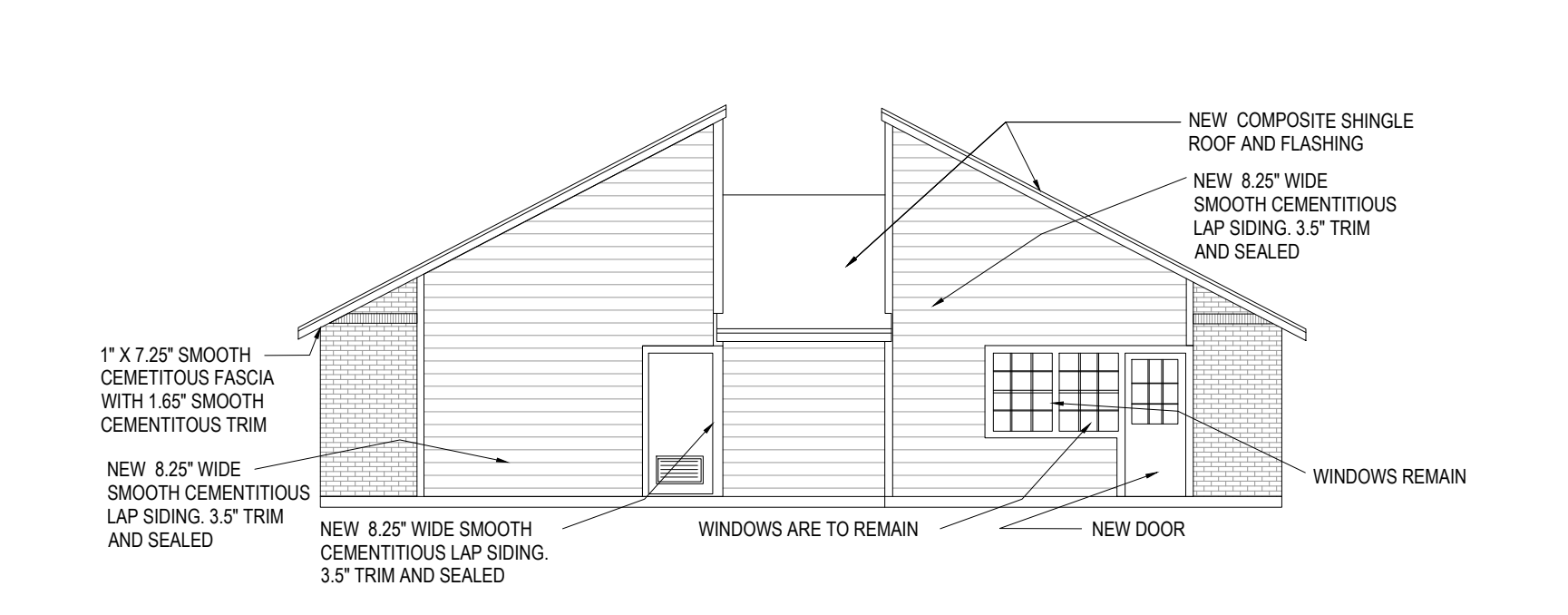
10 MAILBOX FRONT ELEVATION
1/4" = 1'-0"



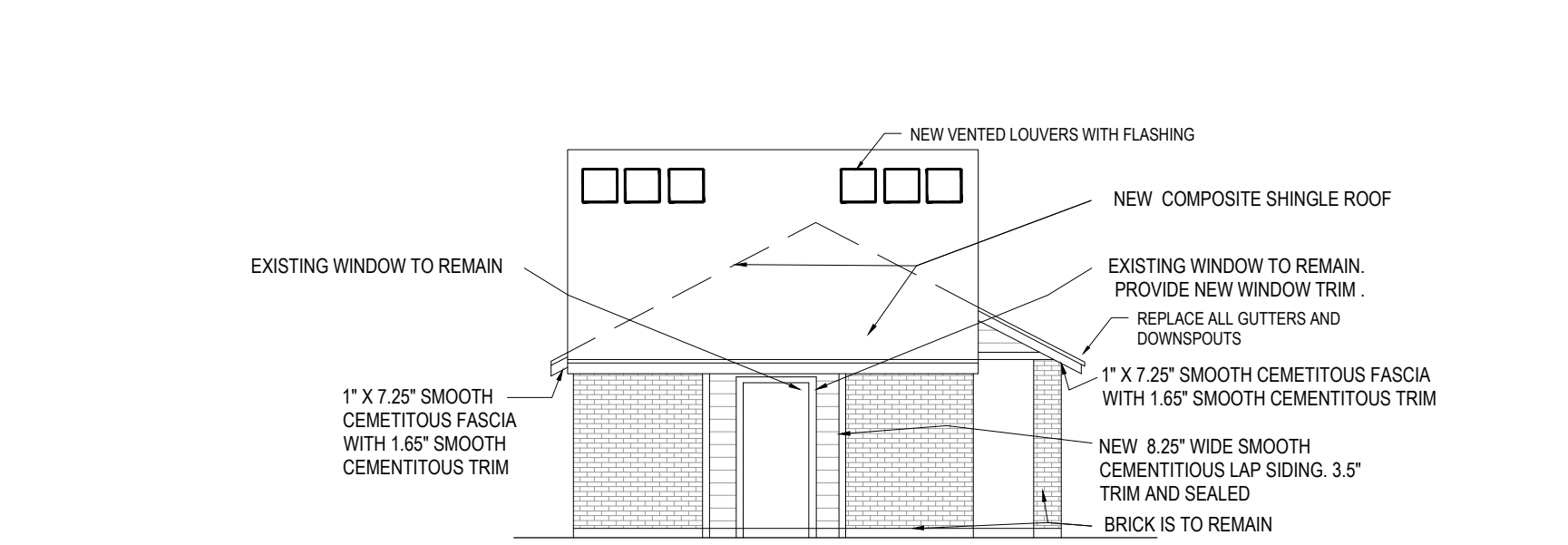
11 LAUNDRY FLOOR PLAN
1/8" = 1'-0"



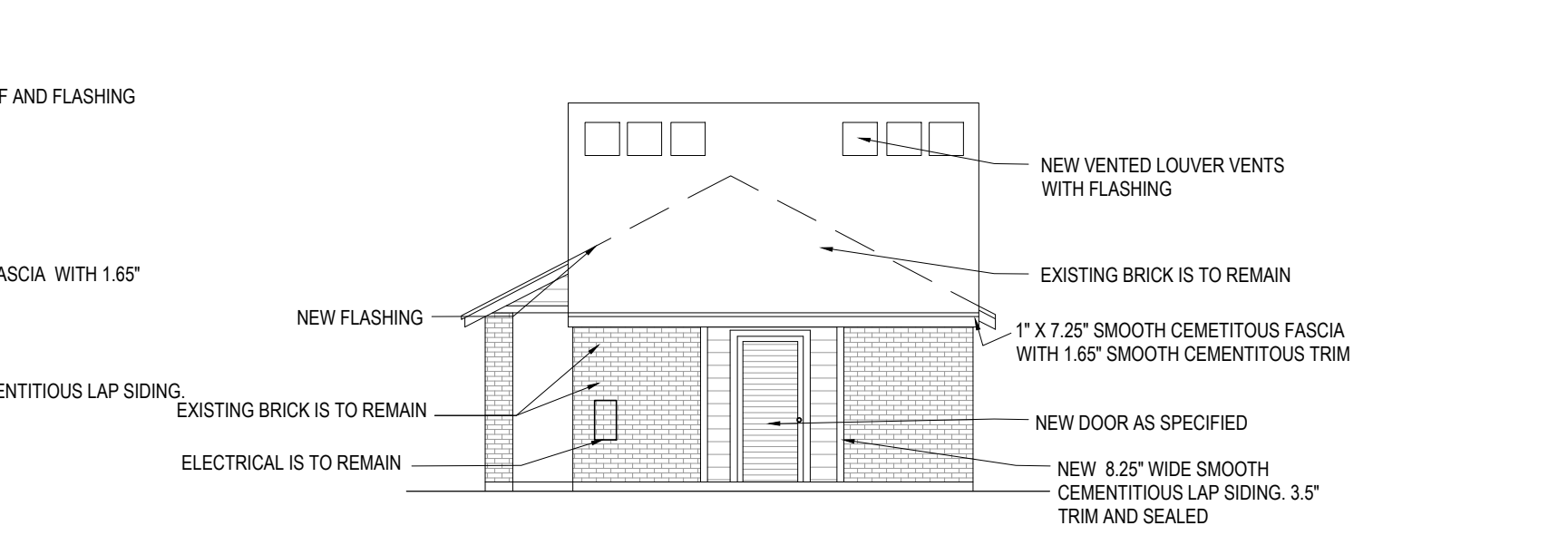
12 LAUNDRY FRONT ELEVATION
1/8" = 1'-0"



13 LAUNDRY REAR ELEVATION
1/8" = 1'-0"



14 LAUNDRY REAR ELEVATION
1/8" = 1'-0"



15 LAUNDRY REAR ELEVATION
1/8" = 1'-0"

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EXPIRATION: 10/31/18

REGISTERED ARCHITECT
STATE OF TEXAS #11142

11/27/2018
DAVID SPRINKLE, AIA
REGISTERED ARCHITECT
STATE OF TEXAS #11142

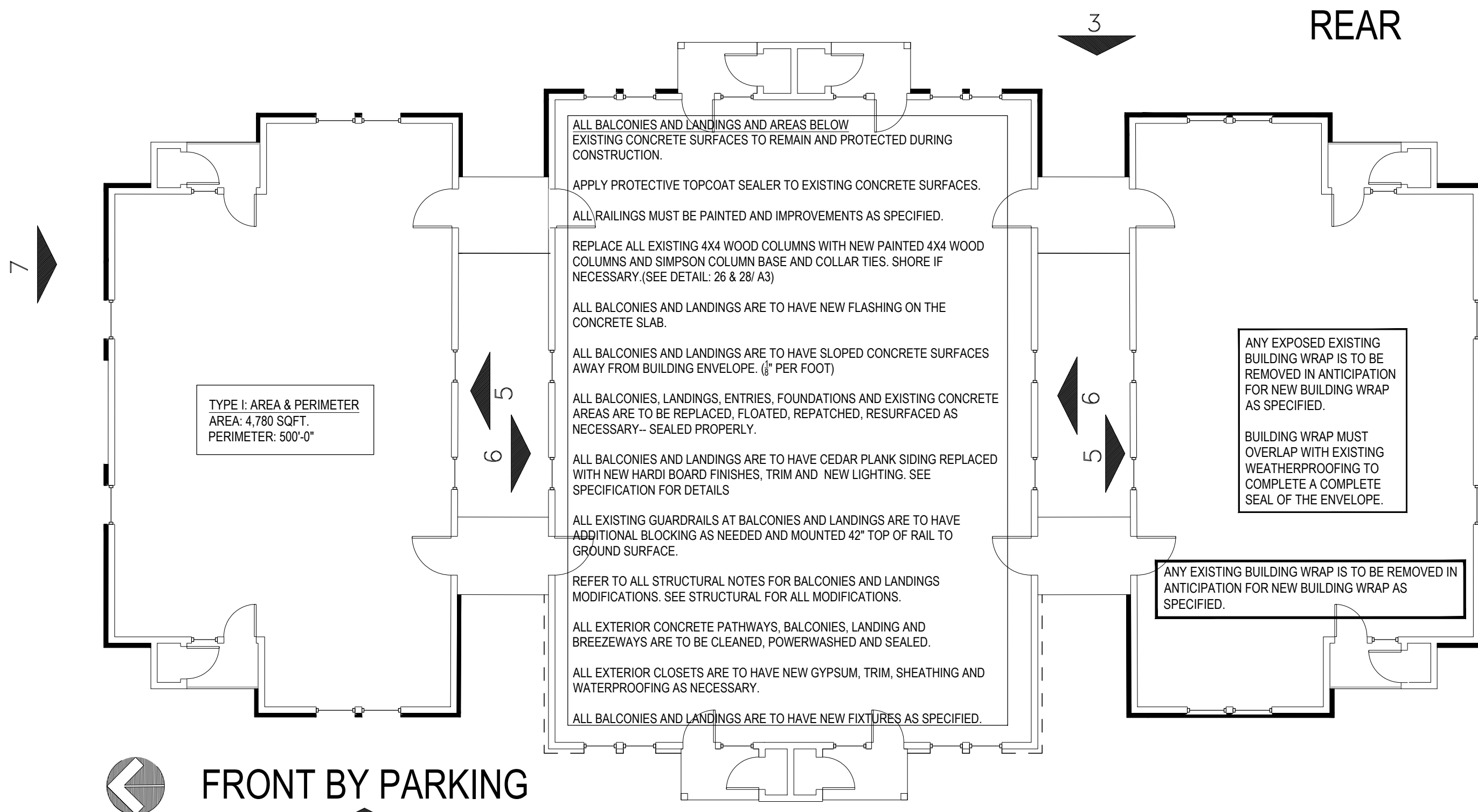
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EXTERIOR IMPROVEMENTS TO CASTLE POINT APARTMENTS
5320 BLANCO RD. SAN ANTONIO, TEXAS

ISSUE DATE:
05/08/2018

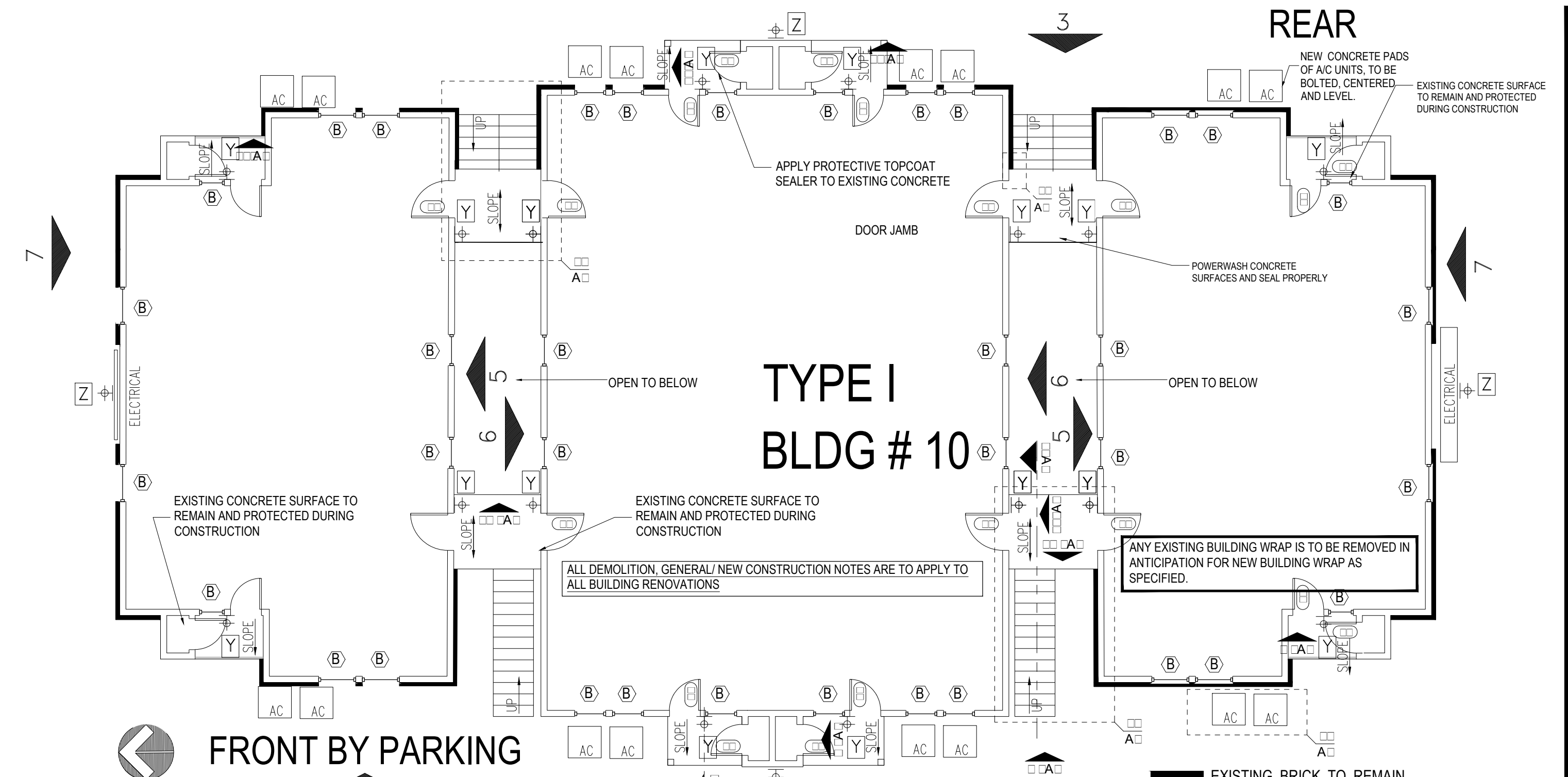
REVISIONS:

SHEET:
A5
MANAGEMENT LAUNDRY MAIL



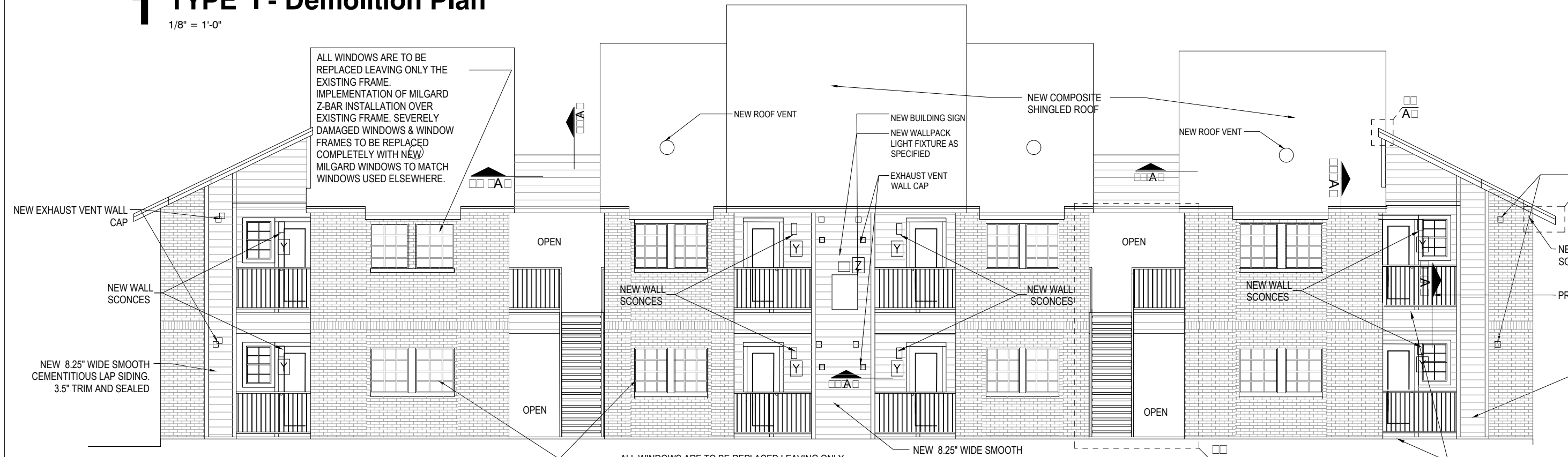
FRONT BY PARKING

1 TYPE I - Demolition Plan
 1/8" = 1'-0"

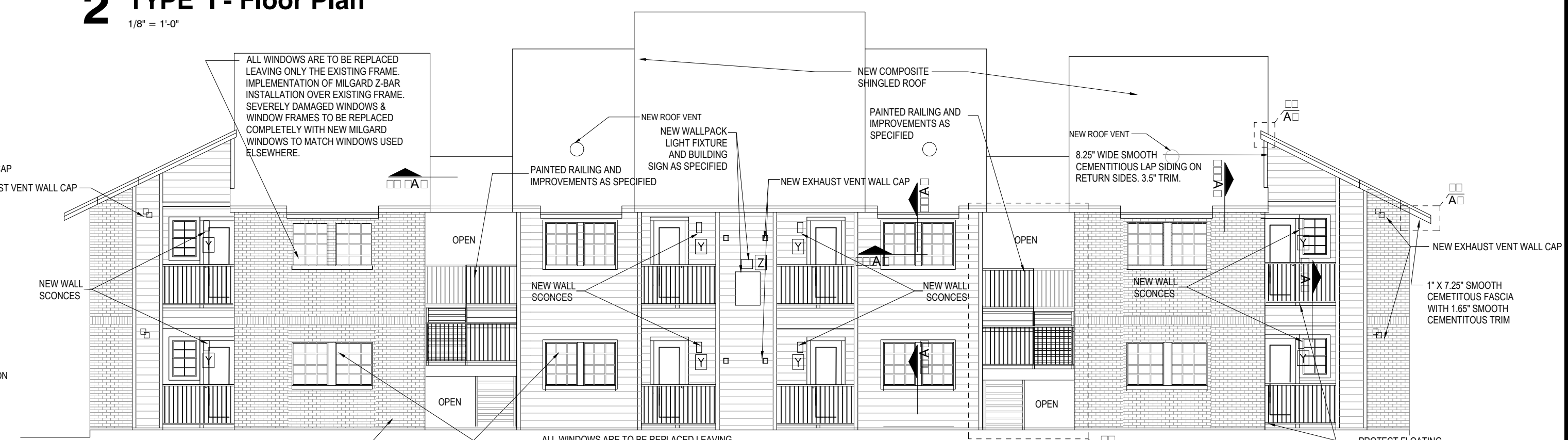


FRONT BY PARKING

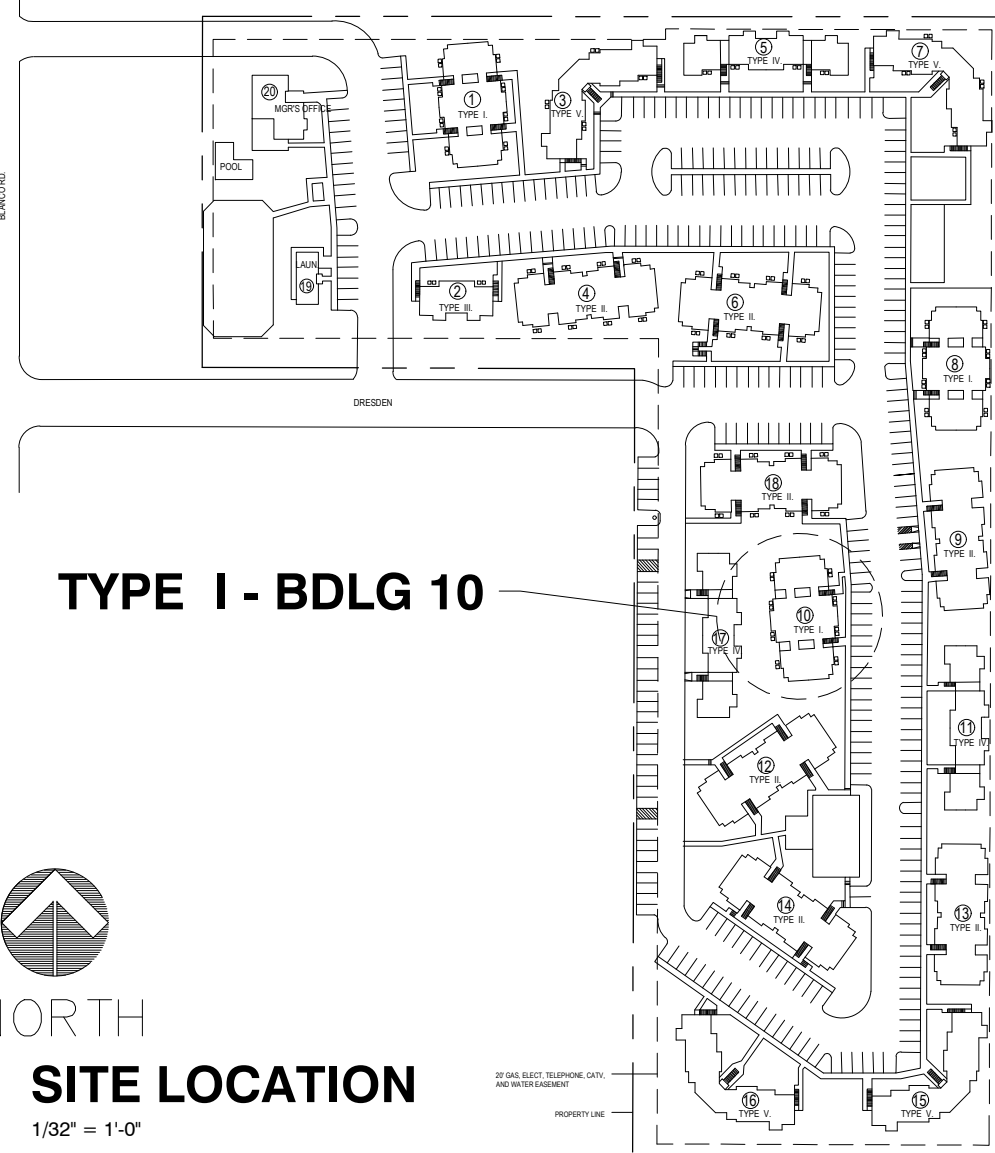
2 TYPE I - Floor Plan
 1/8" = 1'-0"



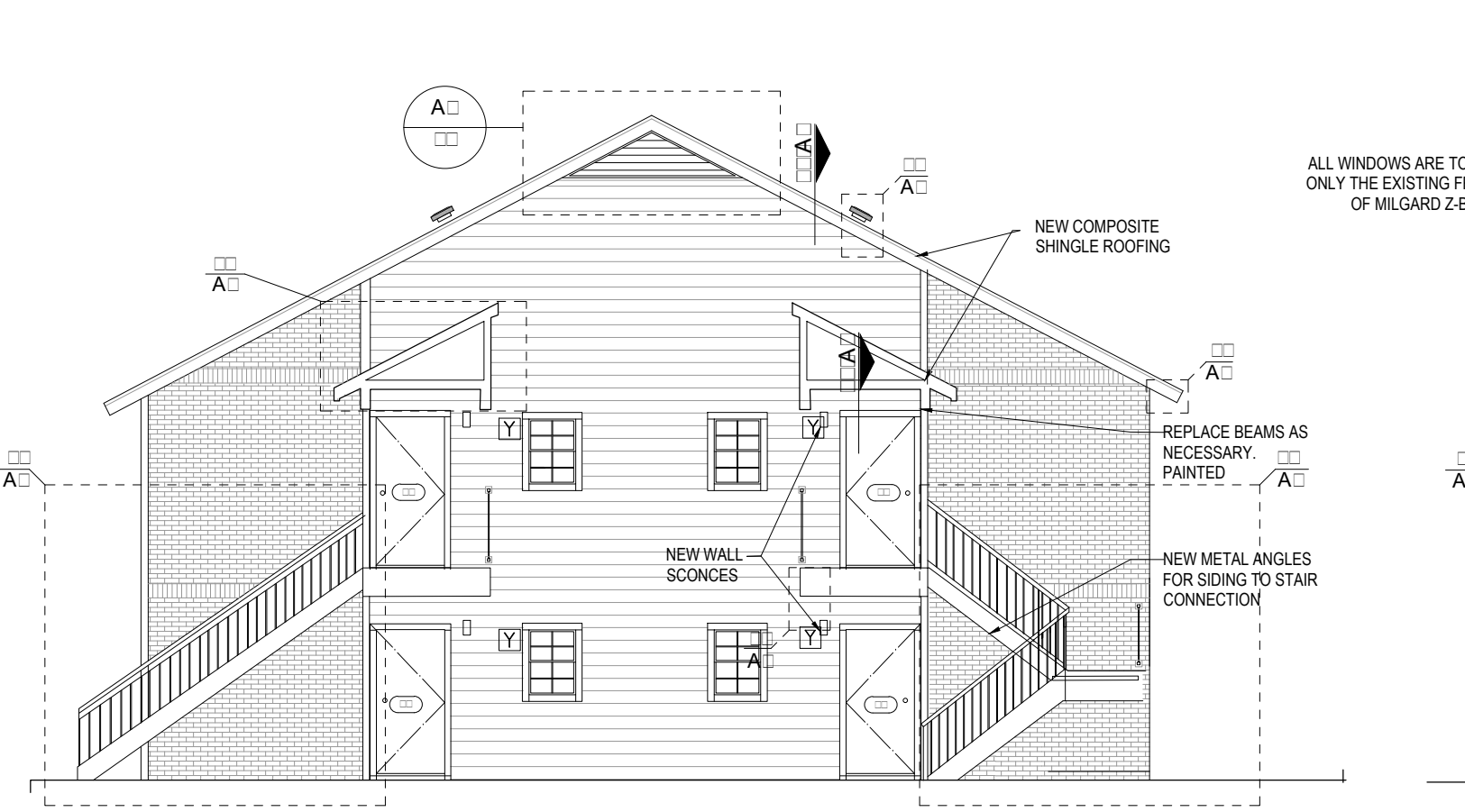
3 TYPE I - Rear Elevation
 1/8" = 1'-0"



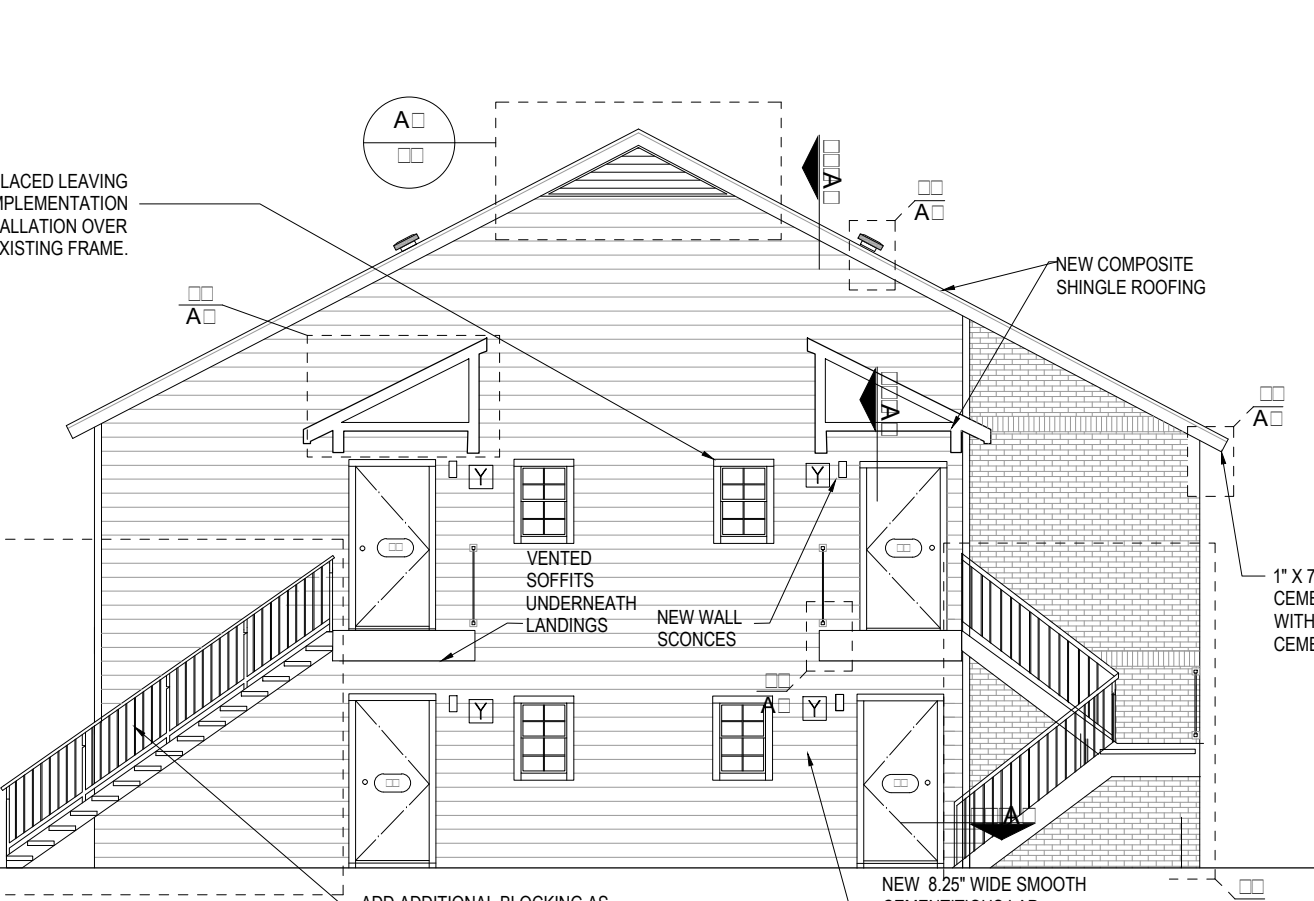
4 TYPE I - Front Elevation
 1/8" = 1'-0"



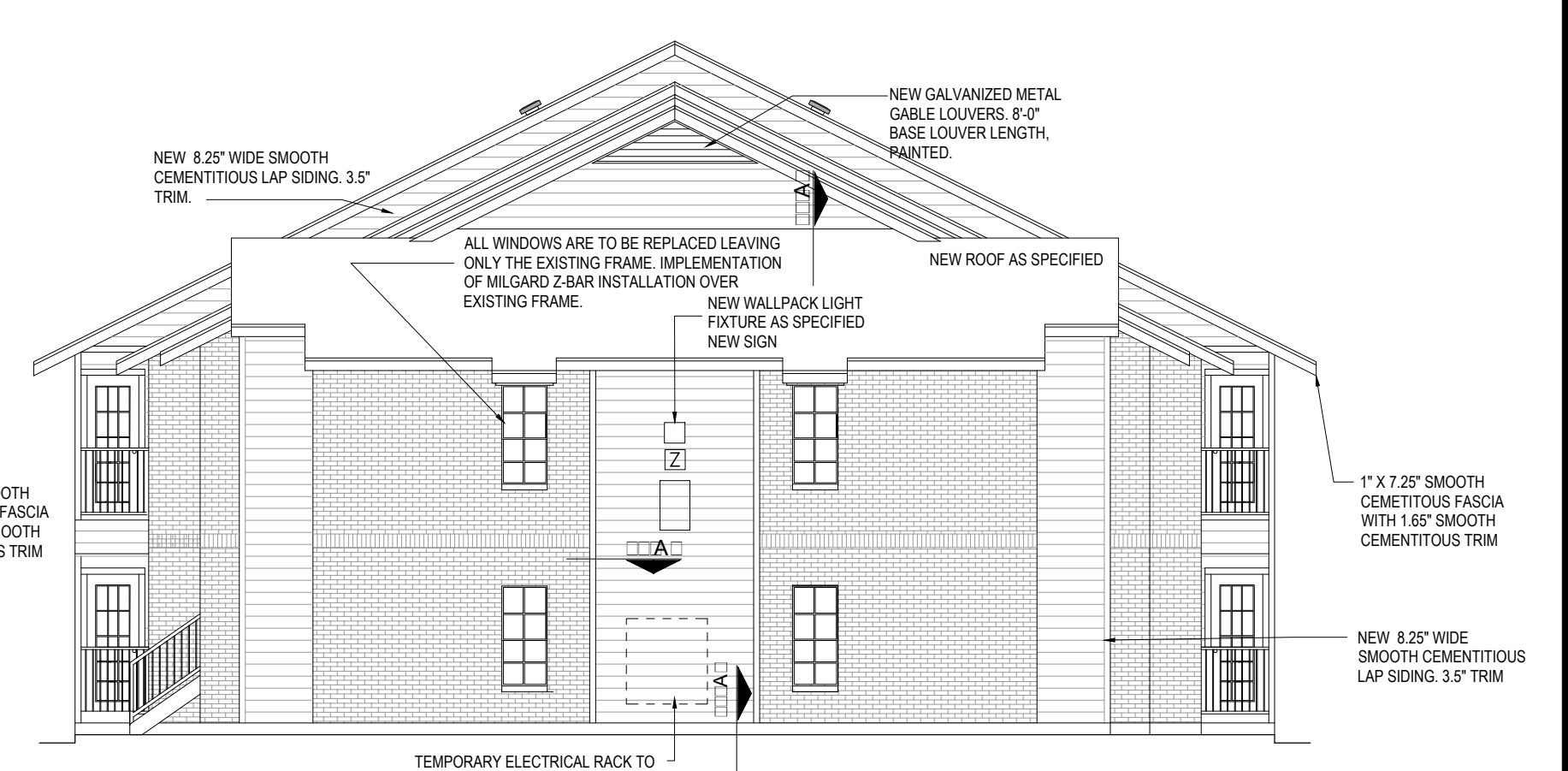
8 SITE LOCATION
 1/32" = 1'-0"



5 TYPE I - Breezeway Elevation
 1/8" = 1'-0"



6 TYPE I - Breezeway Elevation
 1/8" = 1'-0"



7 TYPE I - Side Elevation
 1/8" = 1'-0"

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EXTERIOR IMPROVEMENTS TO CASTLE POINT APARTMENTS
 5320 BLANCO RD. SAN ANTONIO, TEXAS

ISSUE DATE:
 05/08/2018
 REVISIONS:
 SHEET:
A8
 TYPE I BLDG 10



TYPE II - BDLG 4

ALL BALCONIES AND LANDINGS AND AREAS BELOW EXISTING CONCRETE SURFACES TO REMAIN AND PROTECTED DURING CONSTRUCTION.

APPLY PROTECTIVE TOPCOAT SEALER TO EXISTING CONCRETE SURFACES.

ALL RAILINGS MUST BE PAINTED AND IMPROVEMENTS AS SPECIFIED.

REPLACE ALL EXISTING 4X4 WOOD COLUMNS WITH NEW PAINTED 4X4 WOOD COLUMNS AND SIMPSON COLUMN BASE AND COLLAR TIES. SHORE IF NECESSARY (SEE DETAIL: 26 & 28/ A3)

ALL BALCONIES AND LANDINGS ARE TO HAVE NEW FLASHING ON THE CONCRETE SLAB.

ALL BALCONIES AND LANDINGS ARE TO HAVE SLOPED CONCRETE SURFACES AWAY FROM BUILDING ENVELOPE. (1/2" PER FOOT)

ALL BALCONIES, LANDINGS, ENTRIES, FOUNDATIONS AND EXISTING CONCRETE AREAS ARE TO BE REPLACED, FLOATED, REPATCHED, RESURFACED AS NECESSARY - SEALED PROPERLY.

ALL BALCONIES AND LANDINGS ARE TO HAVE CEDAR PLANK SIDING REPLACED WITH NEW HARDI BOARD FINISHES, TRIM AND NEW LIGHTING. SEE SPECIFICATION FOR DETAILS

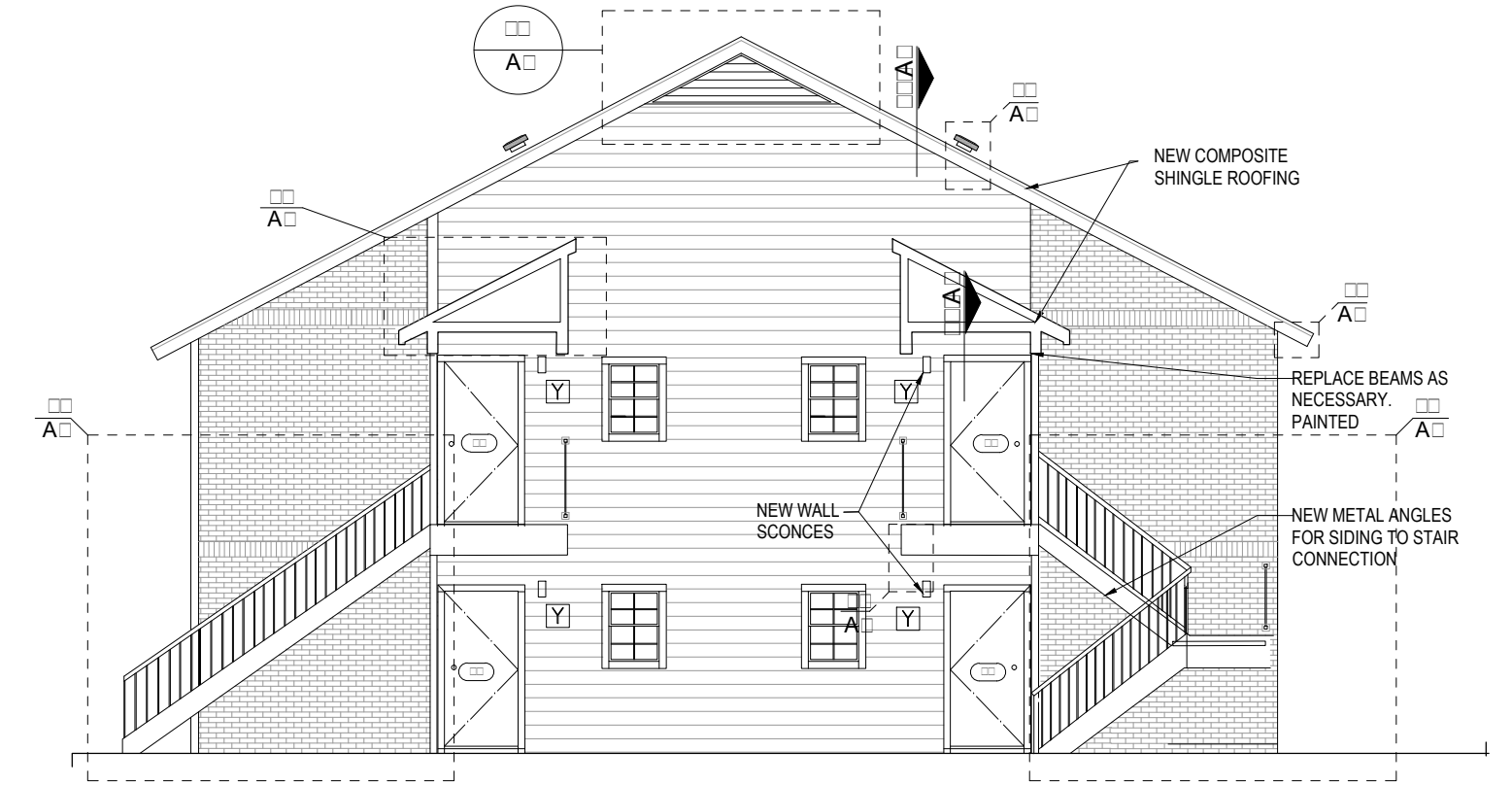
ALL EXISTING GUARDRAILS AT BALCONIES AND LANDINGS ARE TO HAVE ADDITIONAL BLOCKING AS NEEDED AND MOUNTED 42" TOP OF RAIL TO GROUND SURFACE.

REFER TO ALL STRUCTURAL NOTES FOR BALCONIES AND LANDINGS MODIFICATIONS. SEE STRUCTURAL FOR ALL MODIFICATIONS.

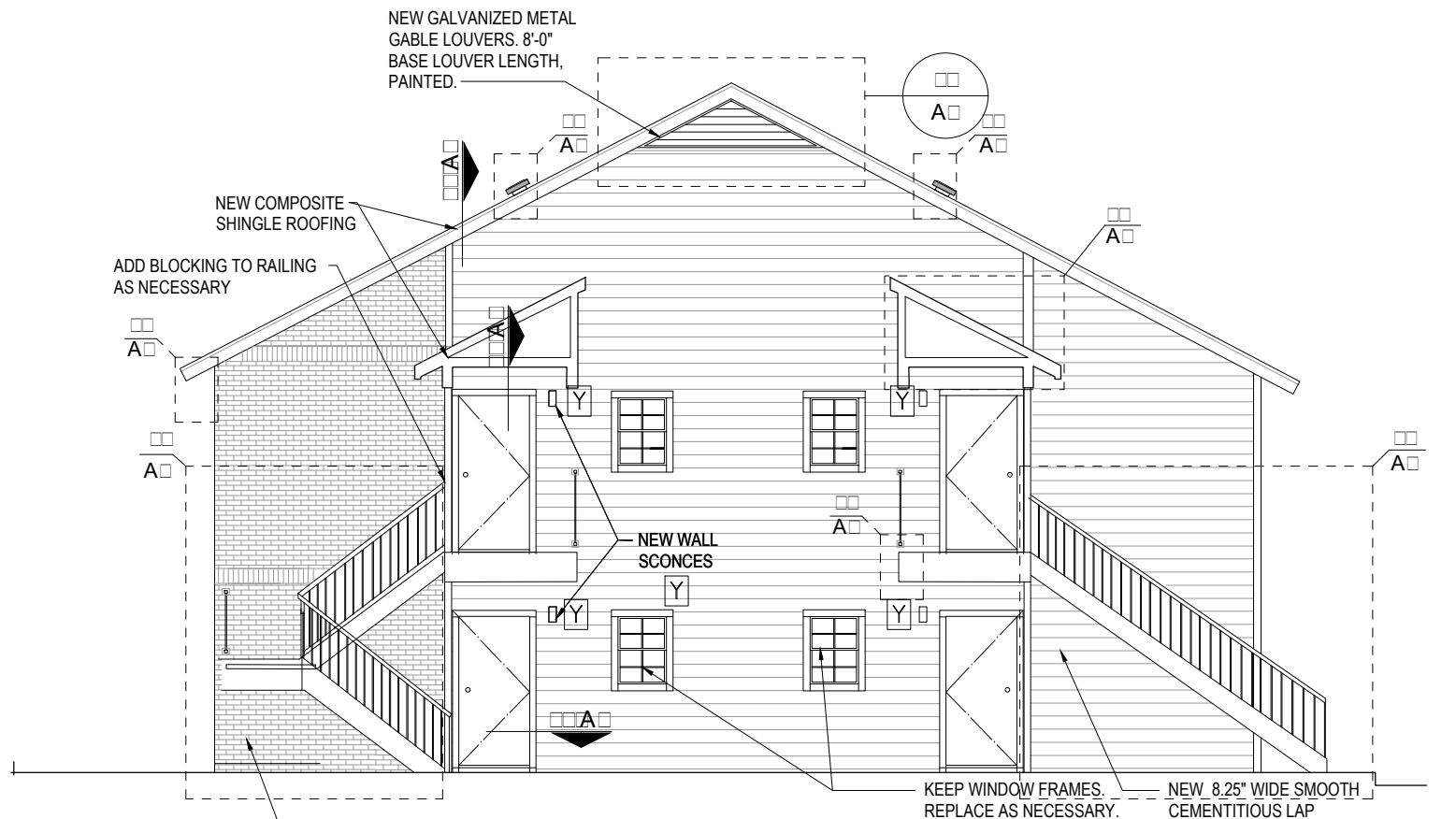
ALL EXTERIOR CONCRETE PATHWAYS, BALCONIES, LANDINGS AND BREEZEWAYS ARE TO BE CLEANED, POWERWASHED AND SEALED.

ALL EXTERIOR CLOSETS ARE TO HAVE NEW GYPSUM, TRIM, SHEATHING AND WATERPROOFING AS NECESSARY.

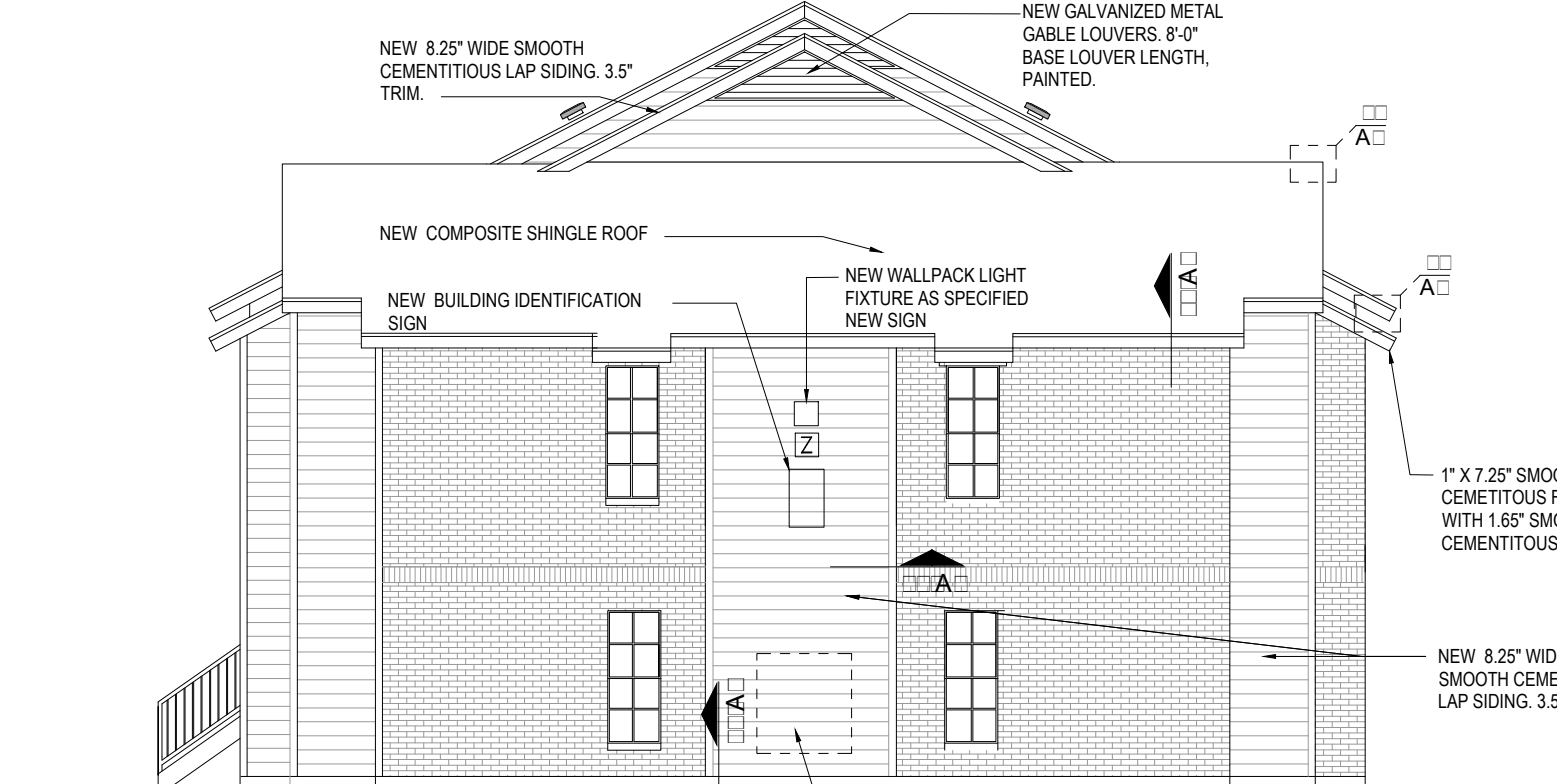
ALL BALCONIES AND LANDINGS ARE TO HAVE NEW FIXTURES AS SPECIFIED.



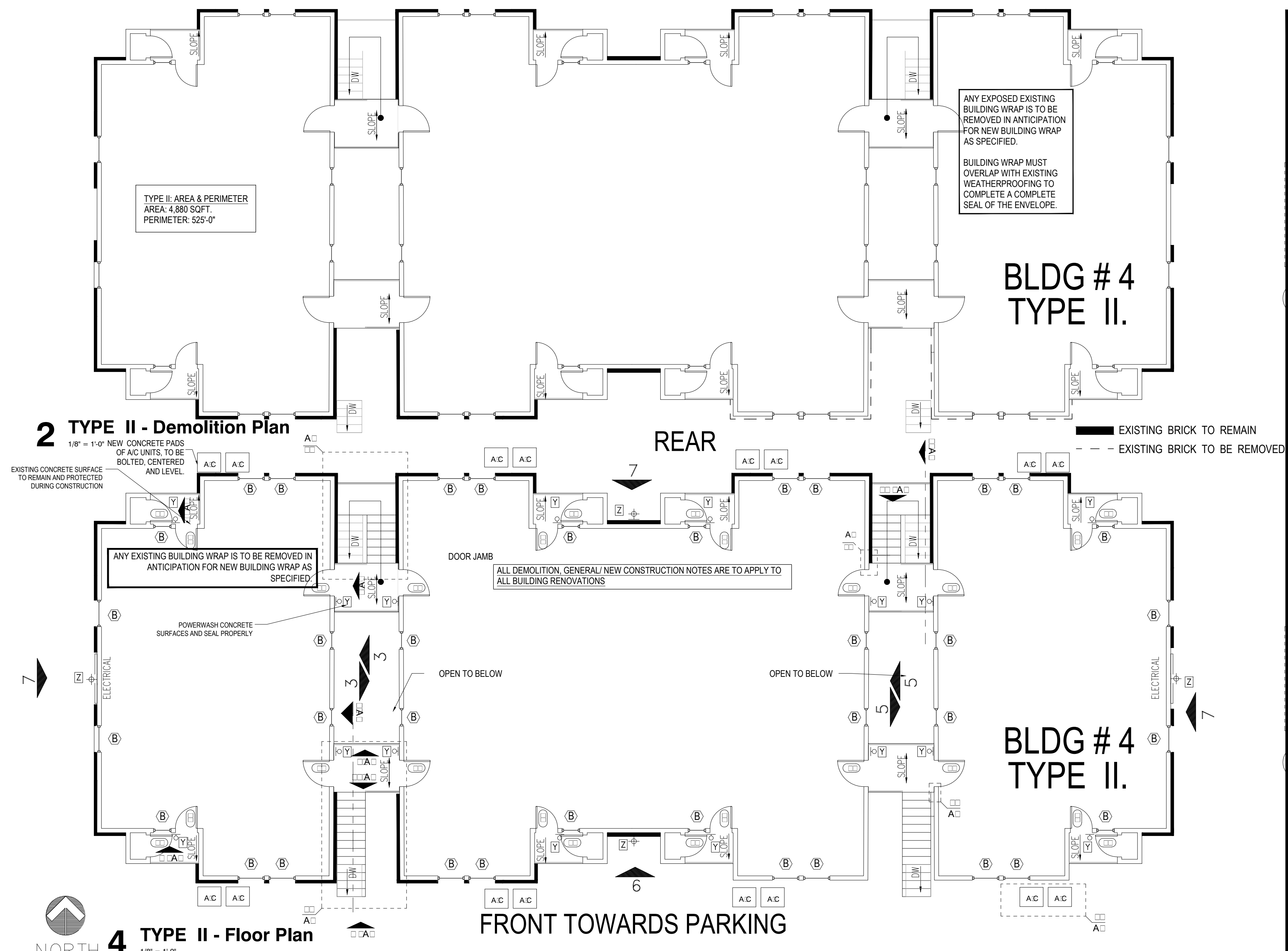
3 TYPE II - Breezeway Elevation
1/8" = 1'-0"



5 TYPE II - Breezeway Elevation
1/8" = 1'-0"

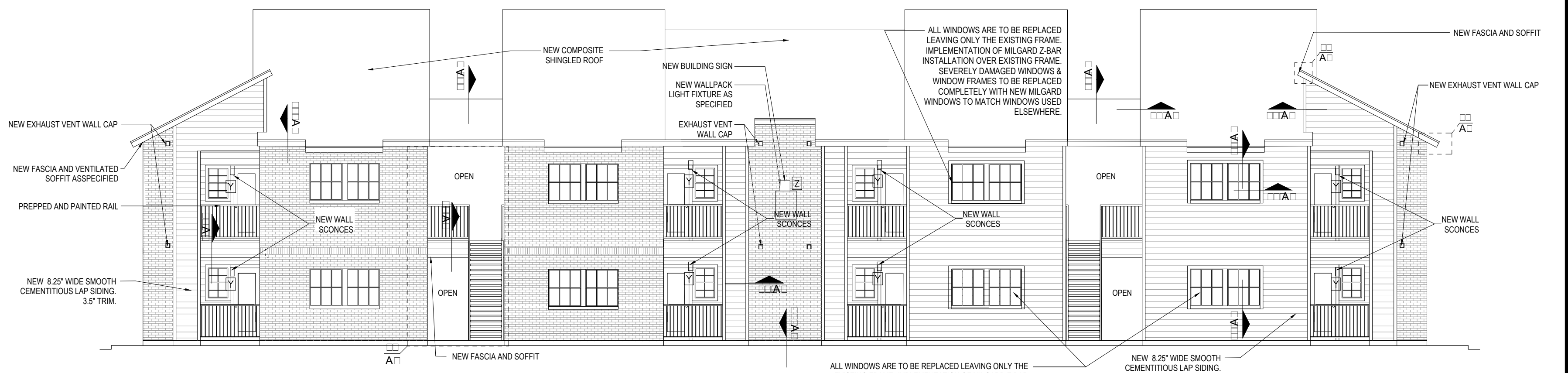


7 TYPE II - Side Elevation
1/8" = 1'-0"

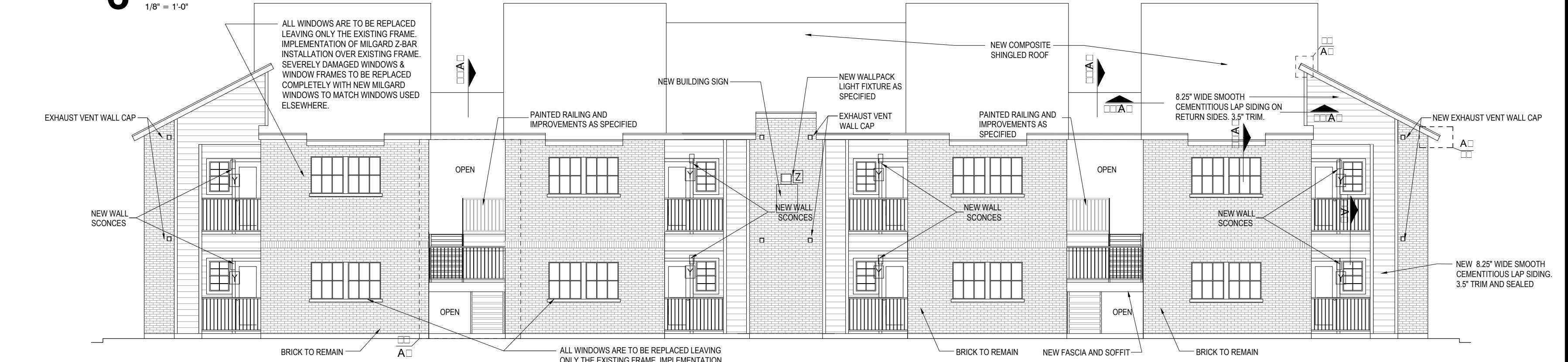


2 TYPE II - Demolition Plan
1/8" = 1'-0"

4 TYPE II - Floor Plan
1/8" = 1'-0"



6 TYPE II - Front Elevation
1/8" = 1'-0"



8 TYPE II - Rear Elevation
1/8" = 1'-0"

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EXPIRATION: 10/31/18

DAVID SPRINKLE, AIA
REGISTERED ARCHITECT
STATE OF TEXAS #111142

11/27/2018

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EXTERIOR IMPROVEMENTS TO CASTLE POINT APARTMENTS

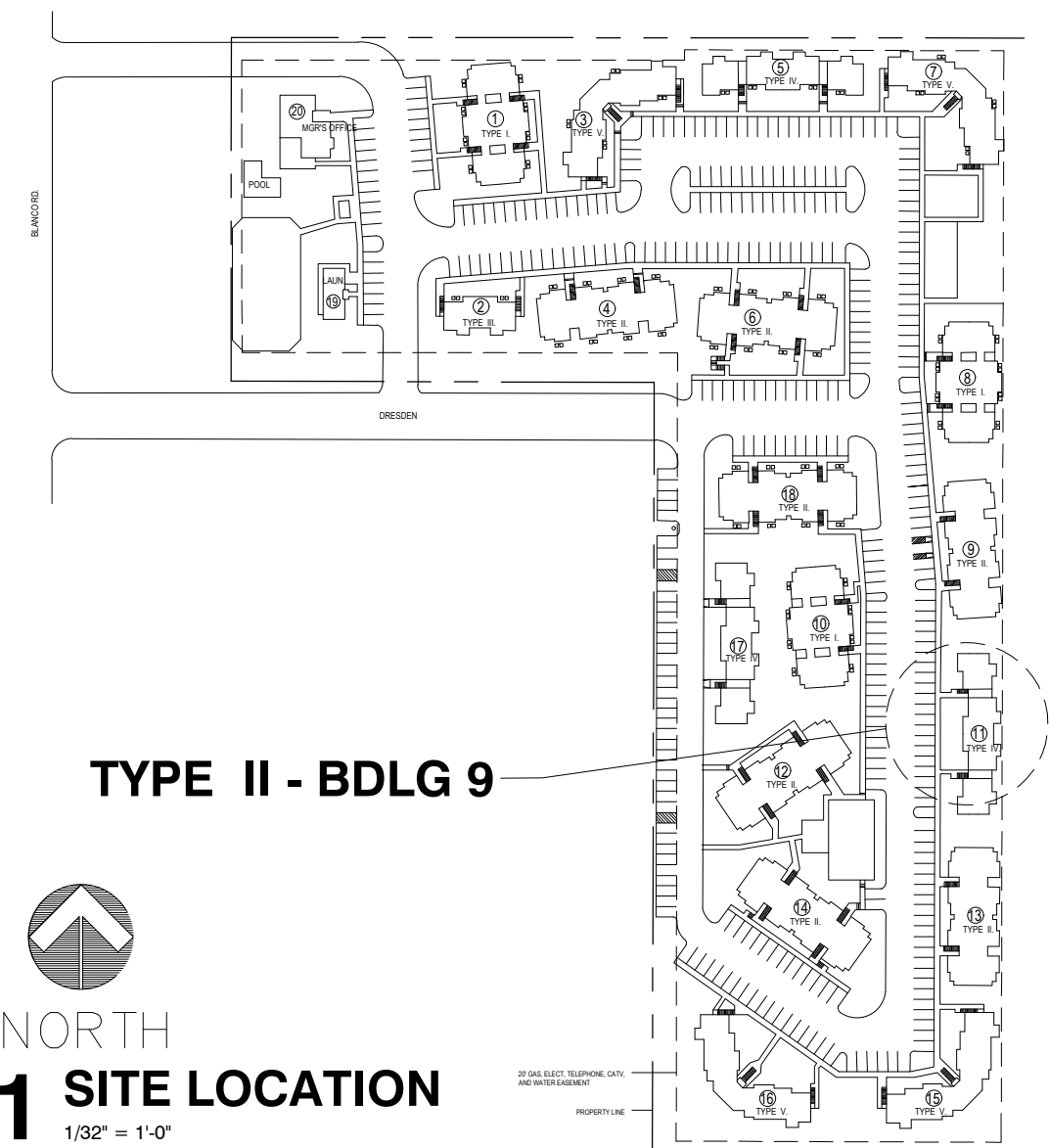
5320 BLANCO RD. SAN ANTONIO, TEXAS

ISSUE DATE:
05/08/2018

REVISIONS:

SHEET:
A9

TYPE II BLDG 4

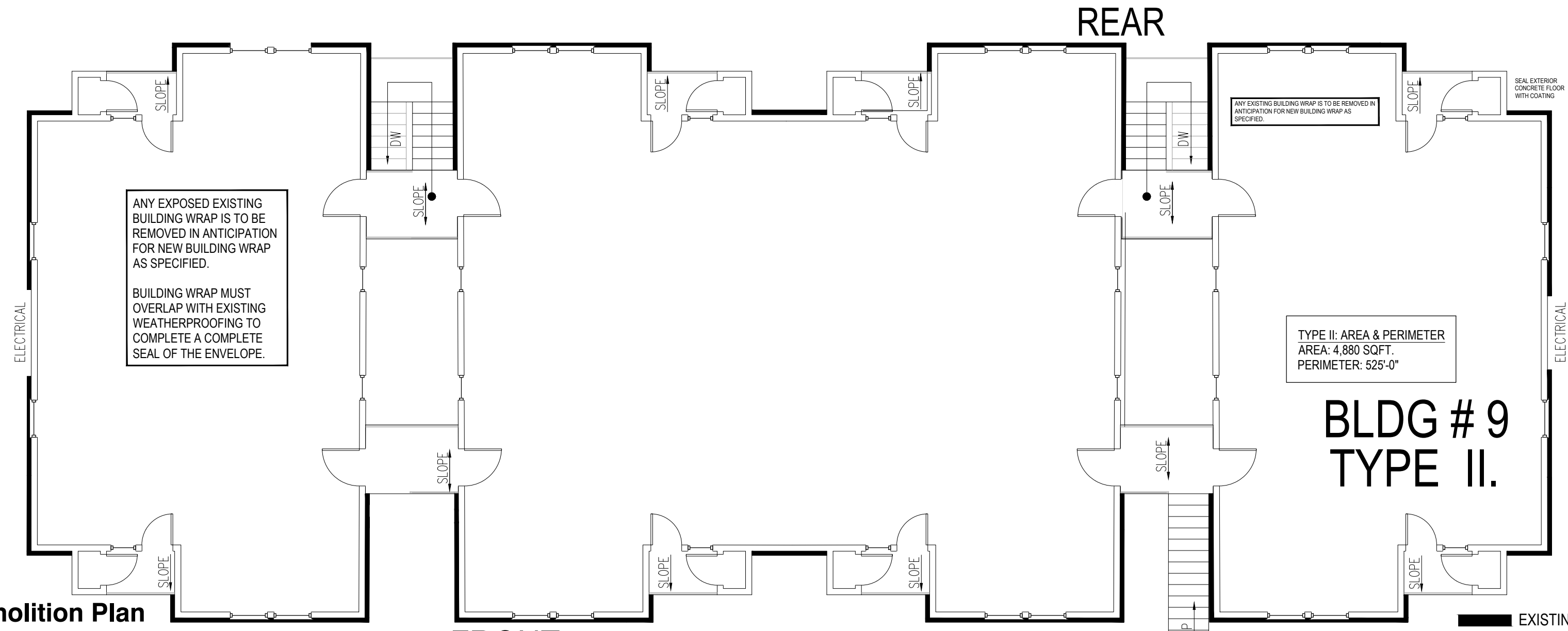


TYPE II - BDLG 9

NORTH
1 SITE LOCATION
 1/32" = 1'-0"

ALL BALCONIES AND LANDINGS AND AREAS BELOW EXISTING CONCRETE SURFACES TO REMAIN AND PROTECTED DURING CONSTRUCTION.
 APPLY PROTECTIVE TOPCOAT SEALER TO EXISTING CONCRETE SURFACES.
 ALL RAILINGS MUST BE PAINTED AND IMPROVEMENTS AS SPECIFIED.
 REPLACE ALL EXISTING 4X4 WOOD COLUMNS WITH NEW PAINTED 4X4 WOOD COLUMNS AND SIMPSON COLUMN BASE AND COLLAR TIES. SHORE IF NECESSARY. (SEE DETAIL: 28 & 28 AS)
 ALL BALCONIES AND LANDINGS ARE TO HAVE NEW FLASHING ON THE CONCRETE SLAB.
 ALL BALCONIES AND LANDINGS ARE TO HAVE SLOPED CONCRETE SURFACES AWAY FROM BUILDING ENVELOPE. (1/4" PER FOOT)
 ALL BALCONIES, LANDINGS, ENTRIES, FOUNDATIONS AND EXISTING CONCRETE AREAS ARE TO BE REPLACED, FLOATED, REPATCHED, RESURFACED AS NECESSARY - SEALED PROPERLY.
 ALL BALCONIES AND LANDINGS ARE TO HAVE CEDAR PLANK SIDING REPLACED WITH NEW HARDI BOARD FINISHES, TRIM AND NEW LIGHTING. SEE SPECIFICATION FOR DETAILS.
 ALL EXISTING GUARDRAILS AT BALCONIES AND LANDINGS ARE TO HAVE ADDITIONAL BLOCKING AS NEEDED AND MOUNTED 42" TOP OF RAIL TO GROUND SURFACE.
 REFER TO ALL STRUCTURAL NOTES FOR BALCONIES AND LANDINGS MODIFICATIONS. SEE STRUCTURAL FOR ALL MODIFICATIONS.
 ALL EXTERIOR CONCRETE PATHWAYS, BALCONIES, LANDING AND BREEZEWAYS ARE TO BE CLEANED, POWERWASHED AND SEALED.
 ALL EXTERIOR CLOSETS ARE TO HAVE NEW GYPSUM, TRIM, SHEATHING AND WATERPROOFING AS NECESSARY.
 ALL BALCONIES AND LANDINGS ARE TO HAVE NEW FIXTURES AS SPECIFIED.

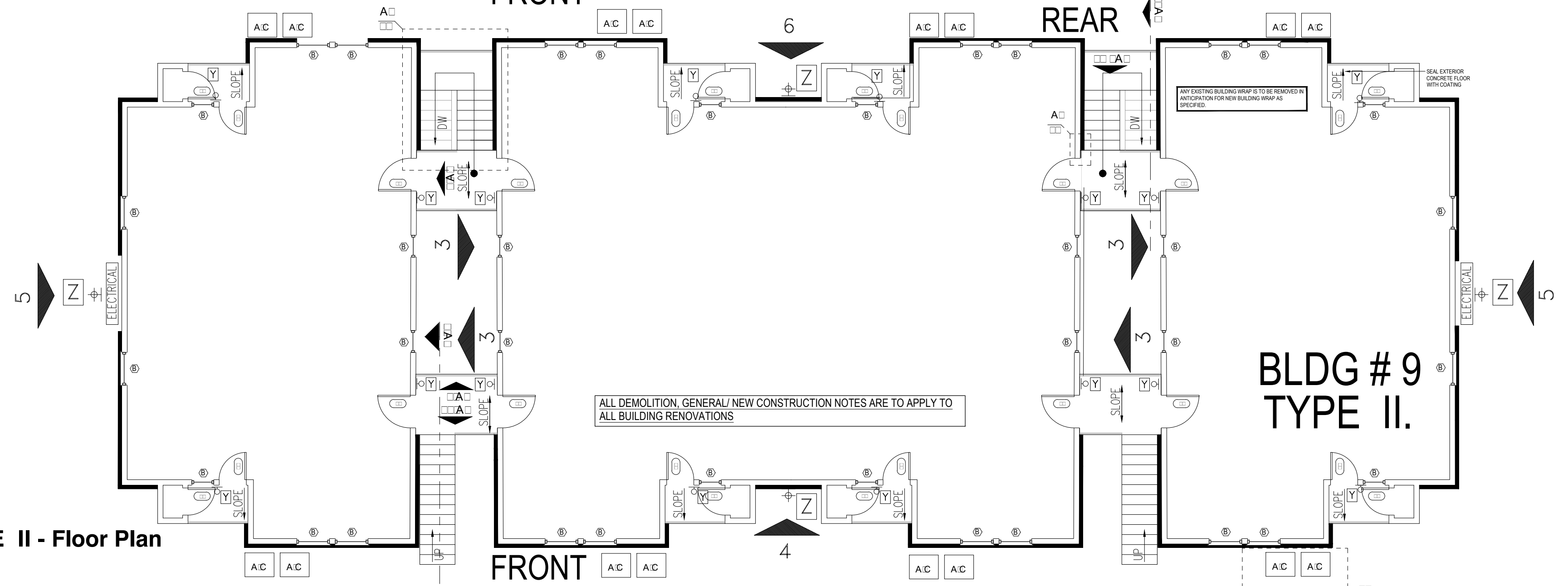
NORTH
2 TYPE II - Demolition Plan
 1/8" = 1'-0"



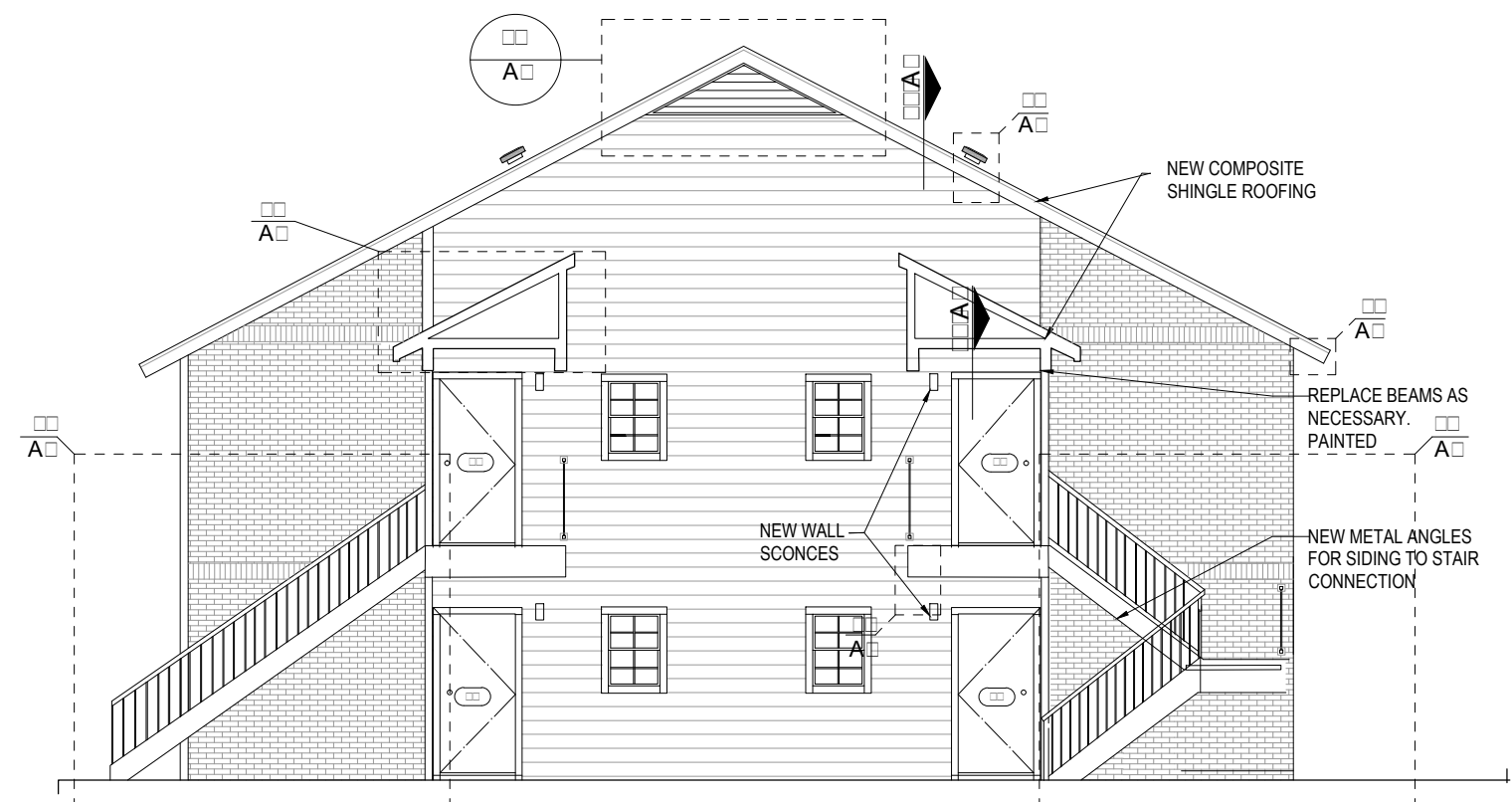
TYPE II: AREA & PERIMETER
 AREA: 4,880 SQFT
 PERIMETER: 525'-0"

— EXISTING BRICK TO REMAIN
 - - - EXISTING BRICK TO BE REMOVED

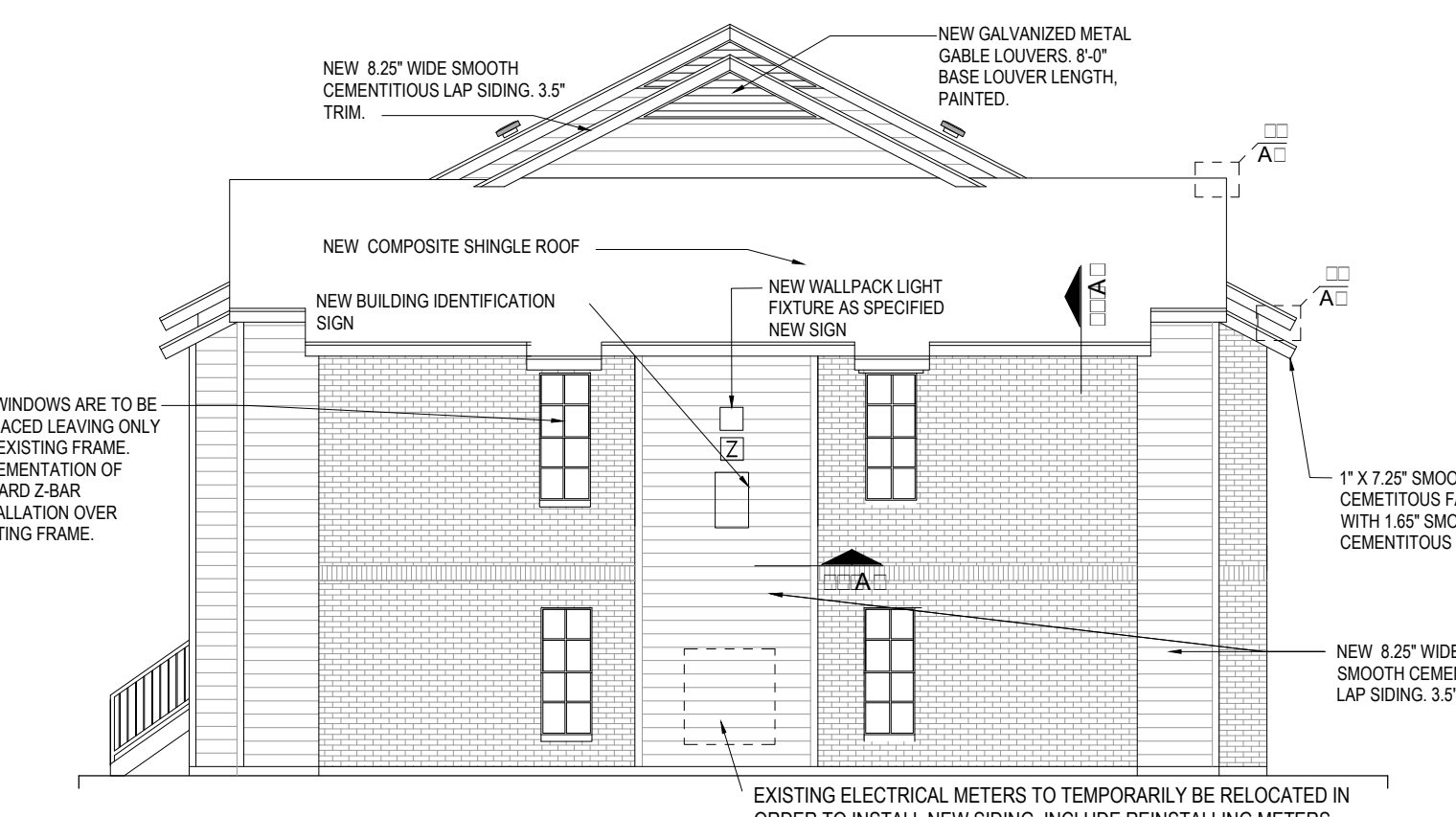
NORTH
2 TYPE II - Floor Plan
 1/8" = 1'-0"



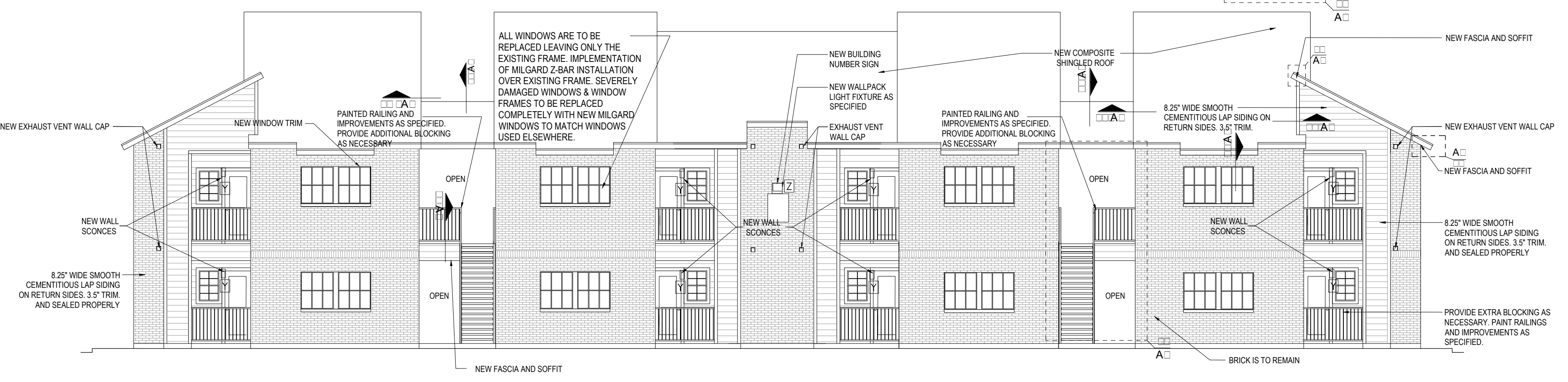
ALL DEMOLITION, GENERAL/NEW CONSTRUCTION NOTES ARE TO APPLY TO ALL BUILDING RENOVATIONS



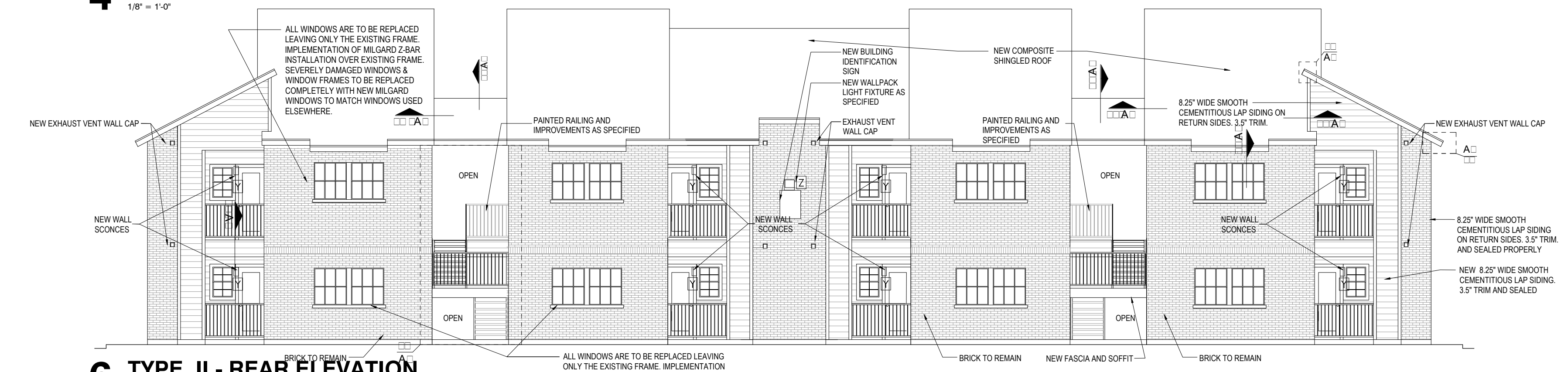
3 TYPE II - SIDE ELEVATION
 1/8" = 1'-0"



5 TYPE II - SIDE ELEVATION
 1/8" = 1'-0"

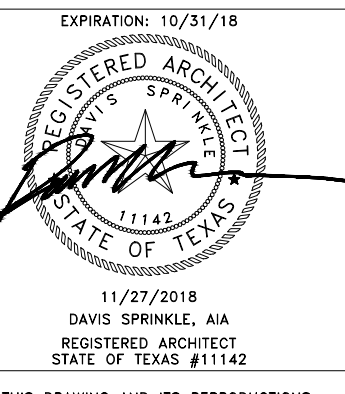


4 TYPE II - FRONT ELEVATION
 1/8" = 1'-0"



6 TYPE II - REAR ELEVATION
 1/8" = 1'-0"

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11/27/2018
 DAVIS SPRINKLE, AIA
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 STATE OF TEXAS #11142

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EXTERIOR IMPROVEMENTS TO CASTLE POINT APARTMENTS
 5320 BLANCO RD. SAN ANTONIO, TEXAS

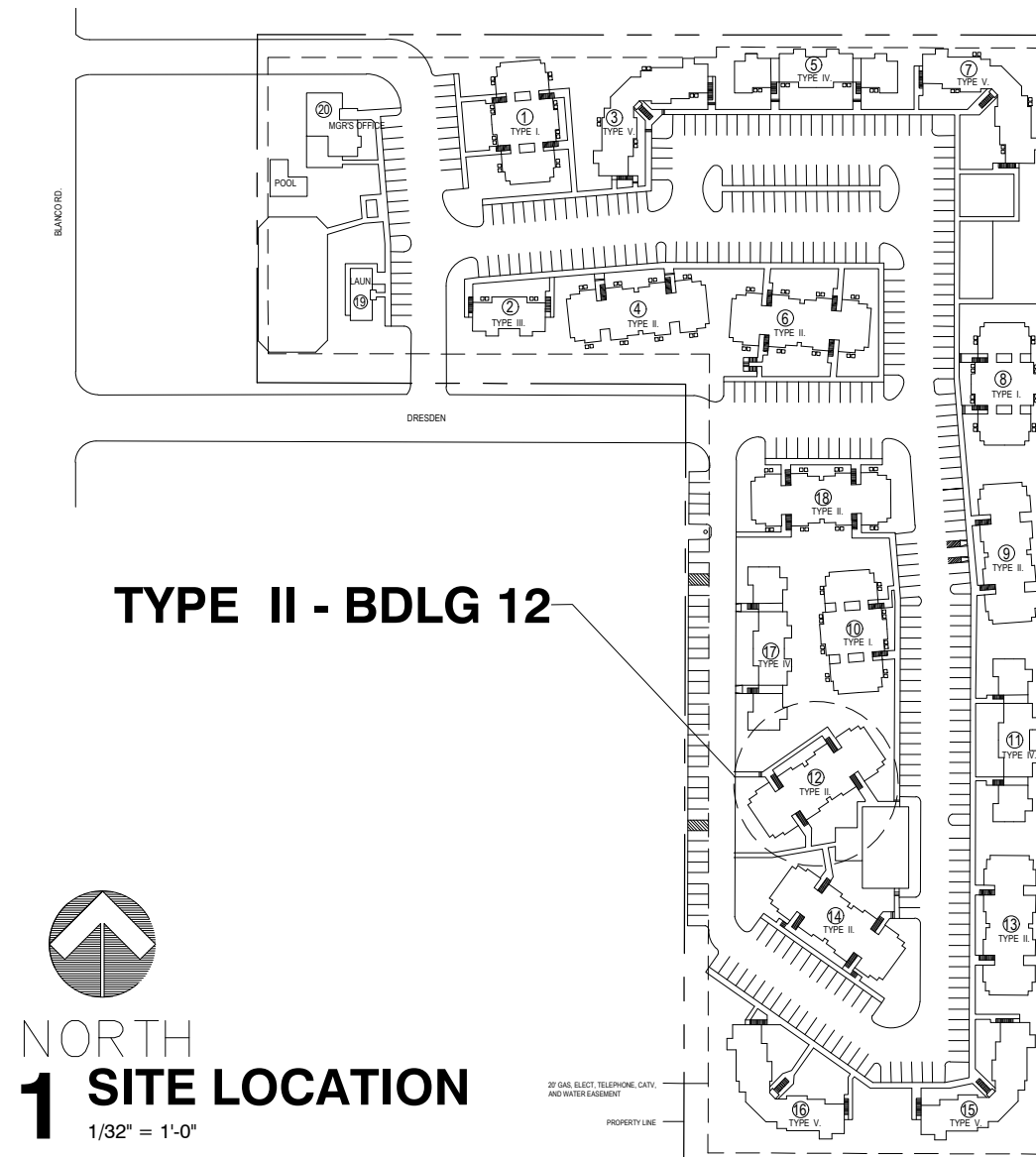
ISSUE DATE:

05/08/2018

REVISIONS:

SHEET:

A10
 TYPE II BLDG 9



1 SITE LOCATION
1/32" = 1'-0"

ALL BALCONIES AND LANDINGS AND AREAS BELOW EXISTING CONCRETE SURFACES TO REMAIN AND PROTECTED DURING CONSTRUCTION.

APPLY PROTECTIVE TOPCOAT SEALER TO EXISTING CONCRETE SURFACES.

ALL RAILINGS MUST BE PAINTED AND IMPROVEMENTS AS SPECIFIED.

REPLACE ALL EXISTING 4X4 WOOD COLUMNS WITH NEW PAINTED 4X4 WOOD COLUMNS AND SIMPSON COLUMN BASE AND COLLAR TIES, SHORE IF NECESSARY (SEE DETAIL: 26 & 28/ A3)

ALL BALCONIES AND LANDINGS ARE TO HAVE NEW FLASHING ON THE CONCRETE SLAB.

ALL BALCONIES AND LANDINGS ARE TO HAVE SLOPED CONCRETE SURFACES AWAY FROM BUILDING ENVELOPE. (1" PER FOOT)

ALL BALCONIES, LANDINGS, ENTRIES, FOUNDATIONS AND EXISTING CONCRETE AREAS ARE TO BE REPLACED, FLOATED, REPATCHED, RESURFACED AS NECESSARY - SEALED PROPERLY.

ALL BALCONIES AND LANDINGS ARE TO HAVE CEDAR PLANK SIDING REPLACED WITH NEW HARDI BOARD FINISHES, TRIM AND NEW LIGHTING. SEE SPECIFICATION FOR DETAILS.

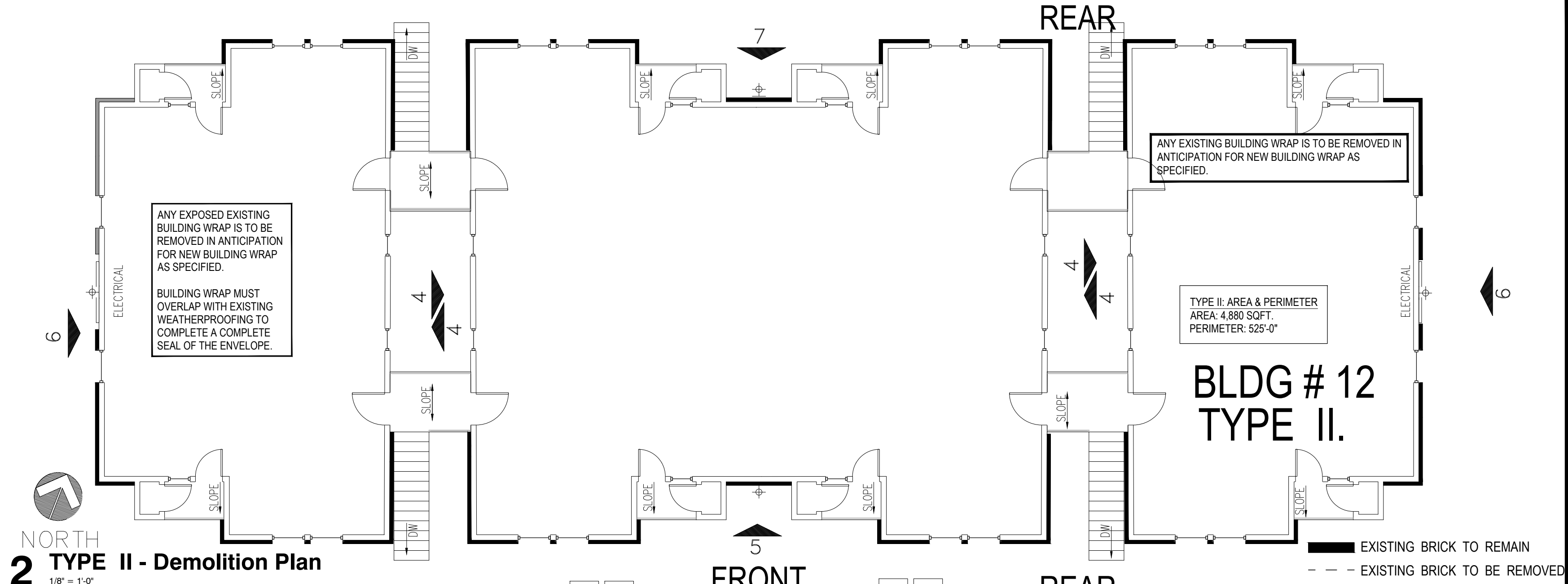
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REFER TO ALL STRUCTURAL NOTES FOR BALCONIES AND LANDINGS MODIFICATIONS. SEE STRUCTURAL FOR ALL MODIFICATIONS.

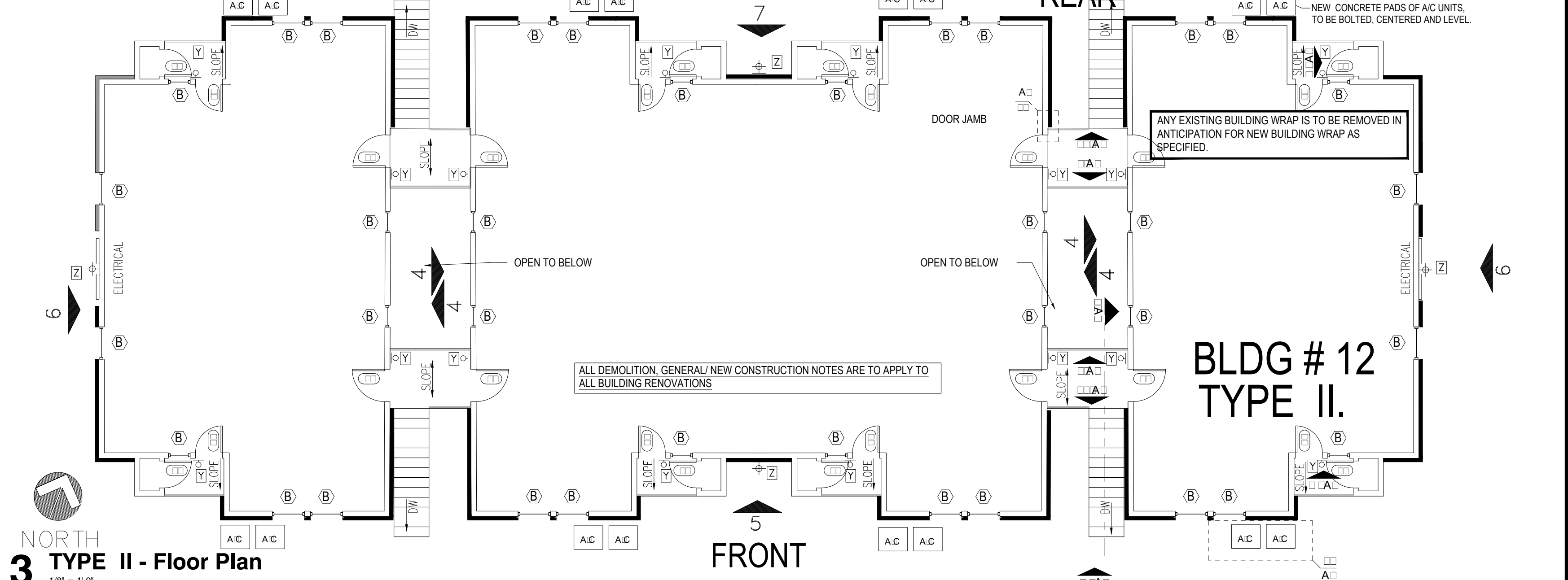
ALL EXTERIOR CONCRETE PATHWAYS, BALCONIES, LANDING AND BREEZEWAYS ARE TO BE CLEANED, POWERWASHED AND SEALED.

ALL EXTERIOR CLOSETS ARE TO HAVE NEW GYPSUM, TRIM, SHEATHING AND WATERPROOFING AS NECESSARY.

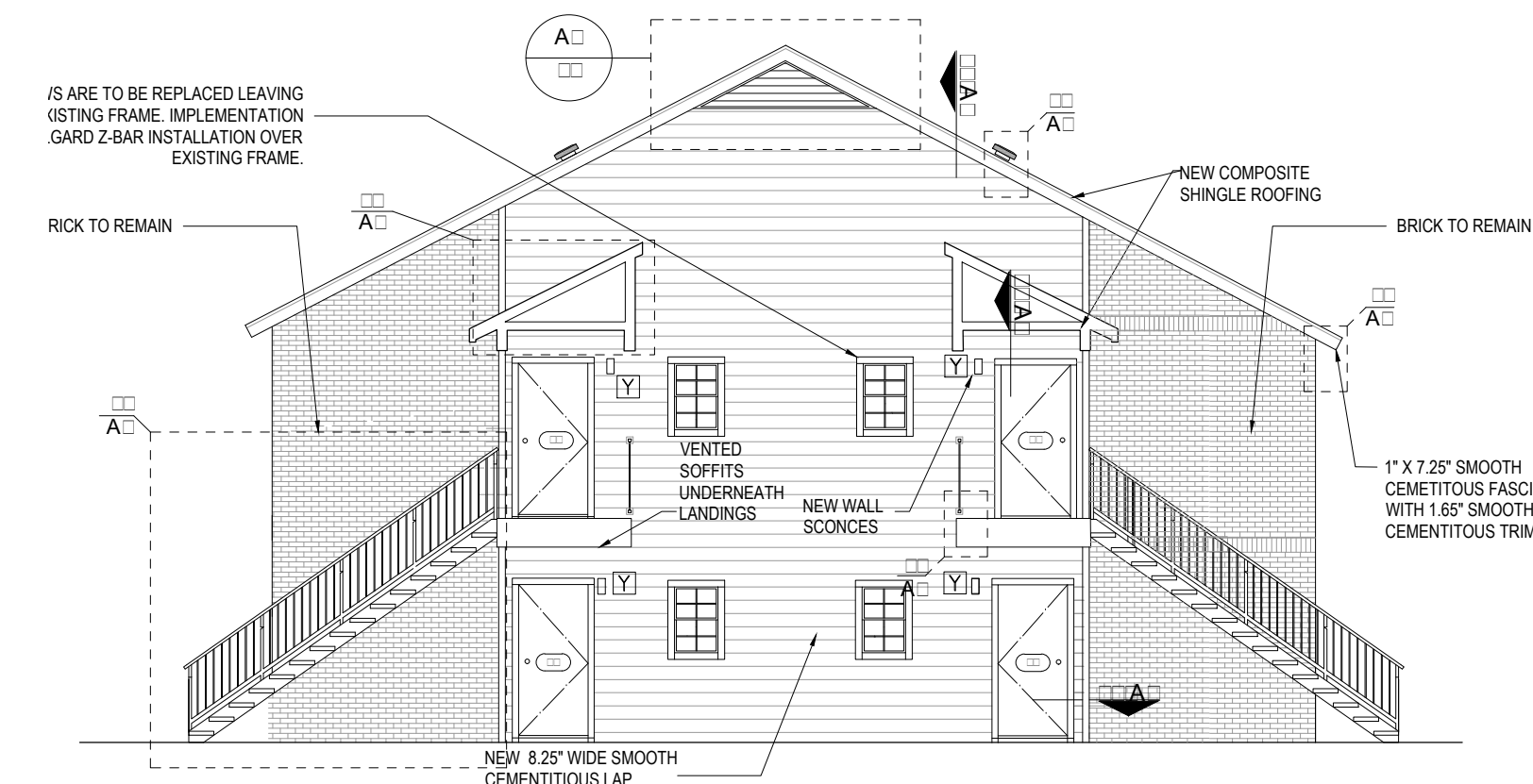
ALL BALCONIES AND LANDINGS ARE TO HAVE NEW FIXTURES AS SPECIFIED.



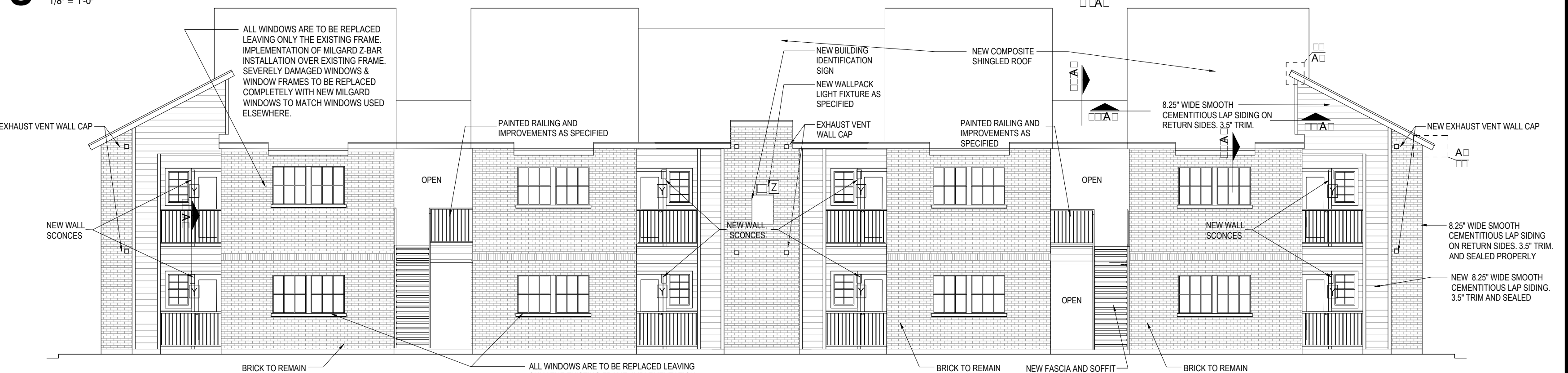
2 TYPE II - Demolition Plan
1/8" = 1'-0"



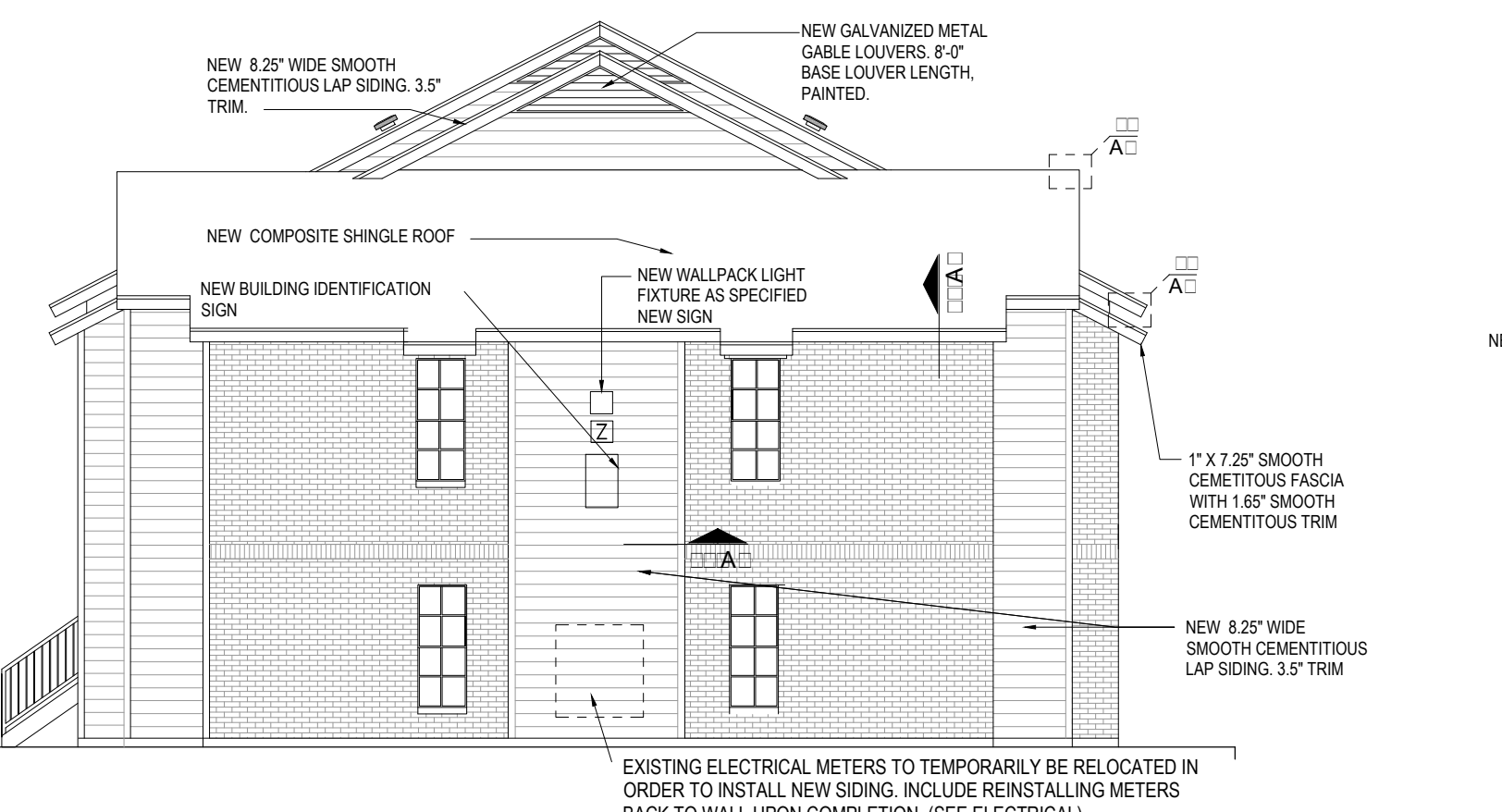
3 TYPE II - Floor Plan
1/8" = 1'-0"



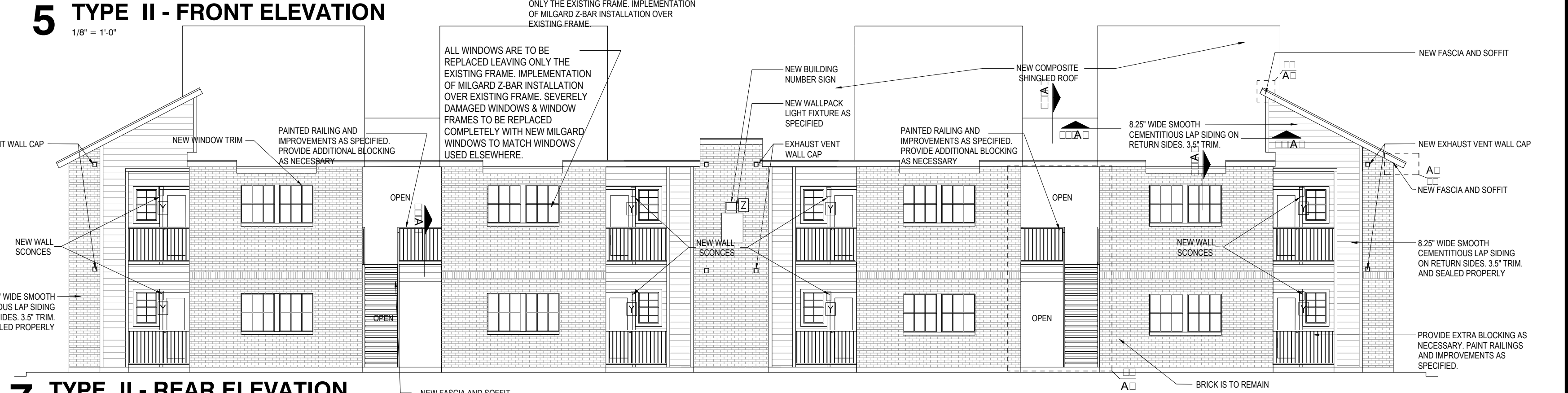
4 TYPE II - BREEZE-WAY ELEVATION
1/8" = 1'-0"



5 TYPE II - FRONT ELEVATION
1/8" = 1'-0"

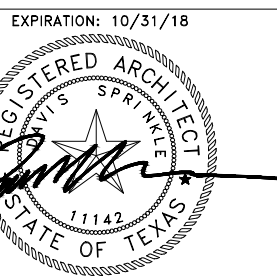


6 TYPE II - REAR ELEVATION
1/8" = 1'-0"



7 TYPE II - REAR ELEVATION
1/8" = 1'-0"

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EXTERIOR IMPROVEMENTS TO CASTLE POINT APARTMENTS

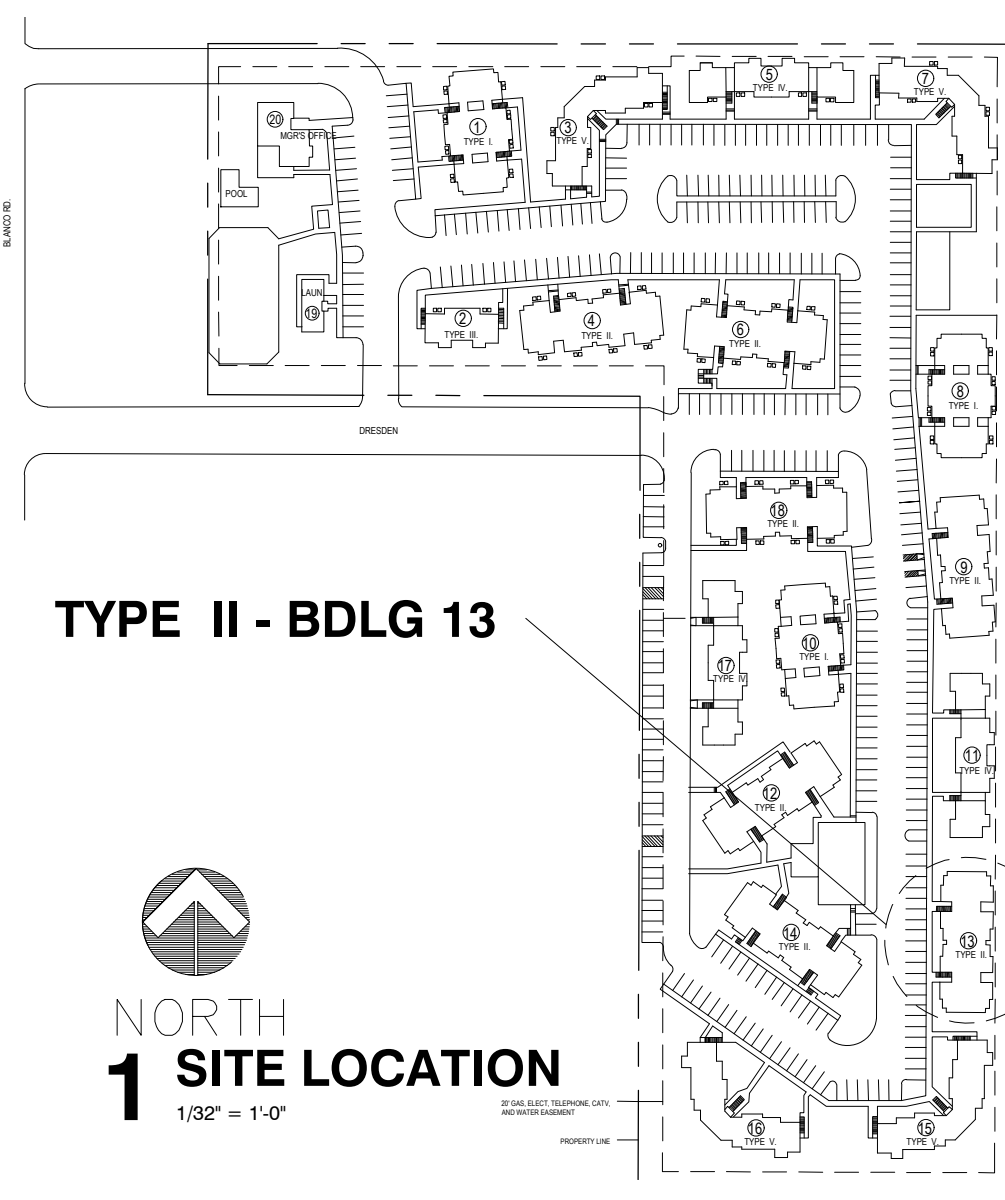
5320 BLANCO RD. SAN ANTONIO, TEXAS

ISSUE DATE:
05/08/2018

REVISIONS:

SHEET:

A11
TYPE II BLDG 12



TYPE II - BDLG 13
1 SITE LOCATION
 1/8" = 1'-0"

ALL BALCONIES AND LANDINGS AND AREAS BELOW EXISTING CONCRETE SURFACES TO REMAIN AND PROTECTED DURING CONSTRUCTION.

APPLY PROTECTIVE TOPCOAT SEALER TO EXISTING CONCRETE SURFACES.

ALL RAILINGS MUST BE PAINTED AND IMPROVEMENTS AS SPECIFIED.

REPLACE ALL EXISTING 4X4 WOOD COLUMNS WITH NEW PAINTED 4X4 WOOD COLUMNS AND SIMPSON COLUMN BASE AND COLLAR TIES. SHORE IF NECESSARY (SEE DETAIL: 26 & 28/ A3)

ALL BALCONIES AND LANDINGS ARE TO HAVE NEW FLASHING ON THE CONCRETE SLAB.

ALL BALCONIES AND LANDINGS ARE TO HAVE SLOPED CONCRETE SURFACES AWAY FROM BUILDING ENVELOPE. (4" PER FOOT)

ALL BALCONIES, LANDINGS, ENTRIES, FOUNDATIONS AND EXISTING CONCRETE AREAS ARE TO BE REPLACED, FLOATED, REPAATCHED, RESURFACED AS NECESSARY - SEALED PROPERLY.

ALL BALCONIES AND LANDINGS ARE TO HAVE CEDAR PLANK SIDING REPLACED WITH NEW HARDI BOARD FINISHES, TRIM AND NEW LIGHTING. SEE SPECIFICATION FOR DETAILS

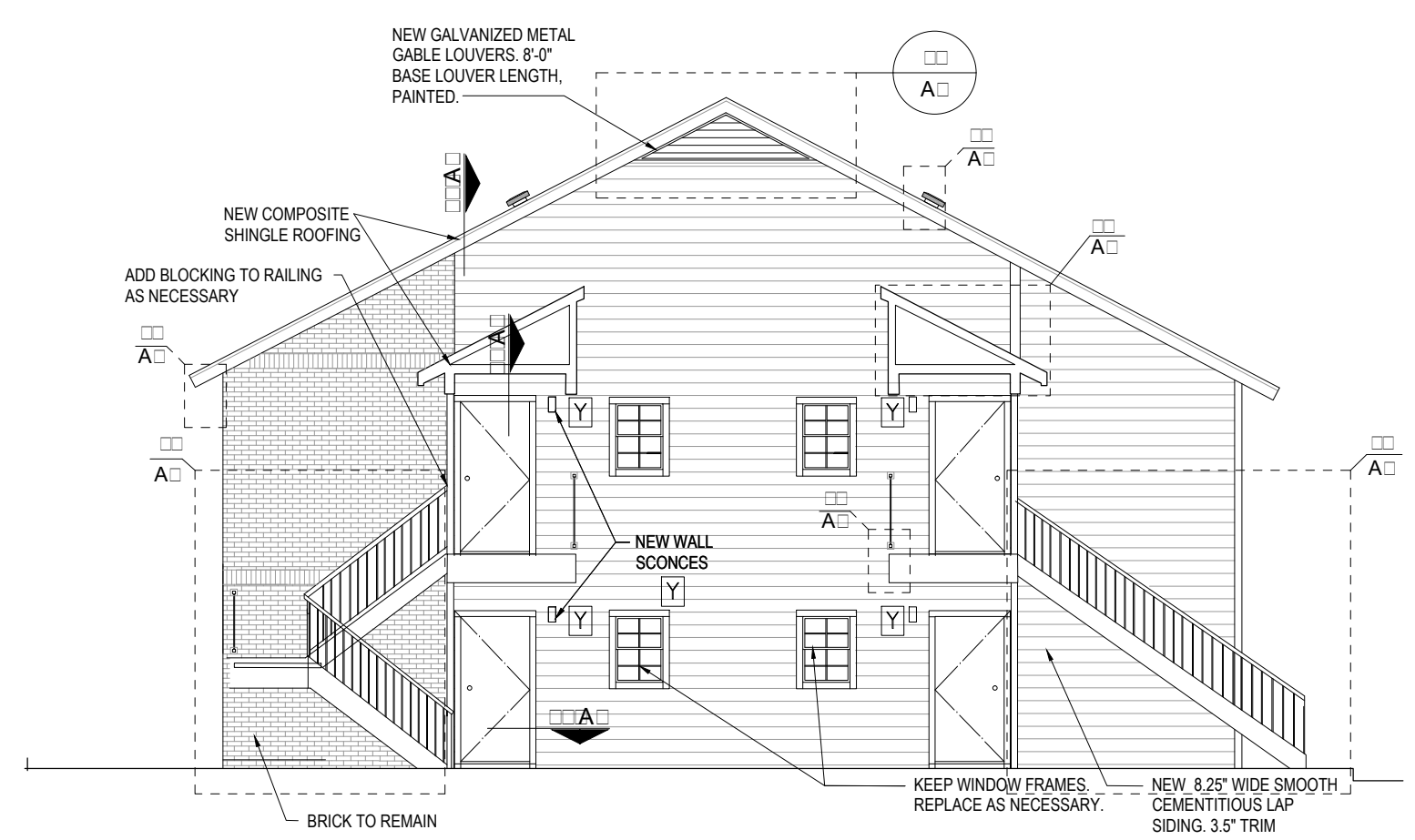
ALL EXISTING GUARDRAILS AT BALCONIES AND LANDINGS ARE TO HAVE ADDITIONAL BLOCKING AS NEEDED AND MOUNTED 42" TOP OF RAIL TO GROUND SURFACE.

REFER TO ALL STRUCTURAL NOTES FOR BALCONIES AND LANDINGS MODIFICATIONS. SEE STRUCTURAL FOR ALL MODIFICATIONS.

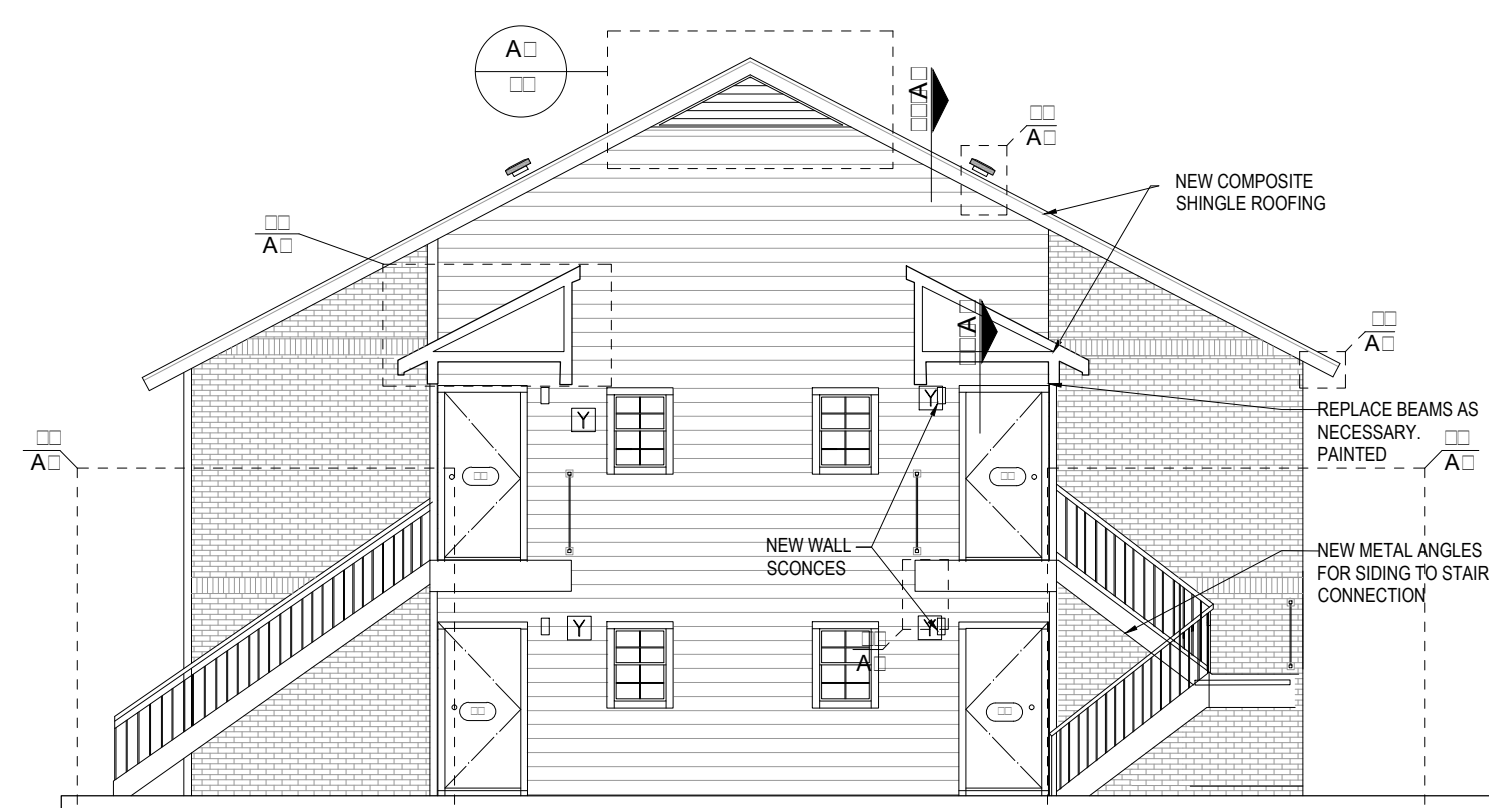
ALL EXTERIOR CONCRETE PATHWAYS, BALCONIES, LANDING AND BREEZEWAYS ARE TO BE CLEANED, POWERWASHED AND SEALED.

ALL EXTERIOR CLOSETS ARE TO HAVE NEW GYPSUM, TRIM, SHEATHING AND WATERPROOFING AS NECESSARY.

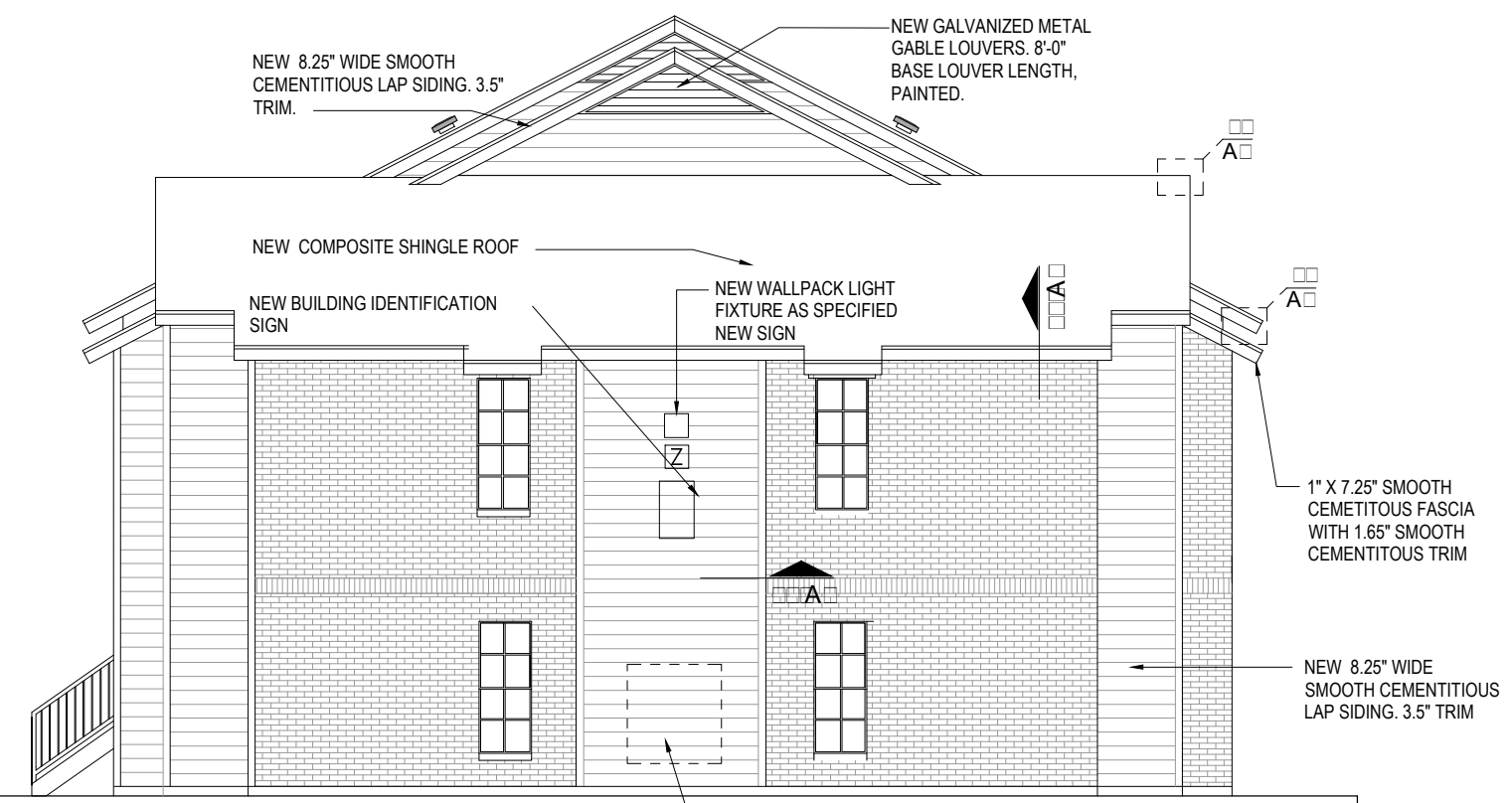
ALL BALCONIES AND LANDINGS ARE TO HAVE NEW FIXTURES AS SPECIFIED.



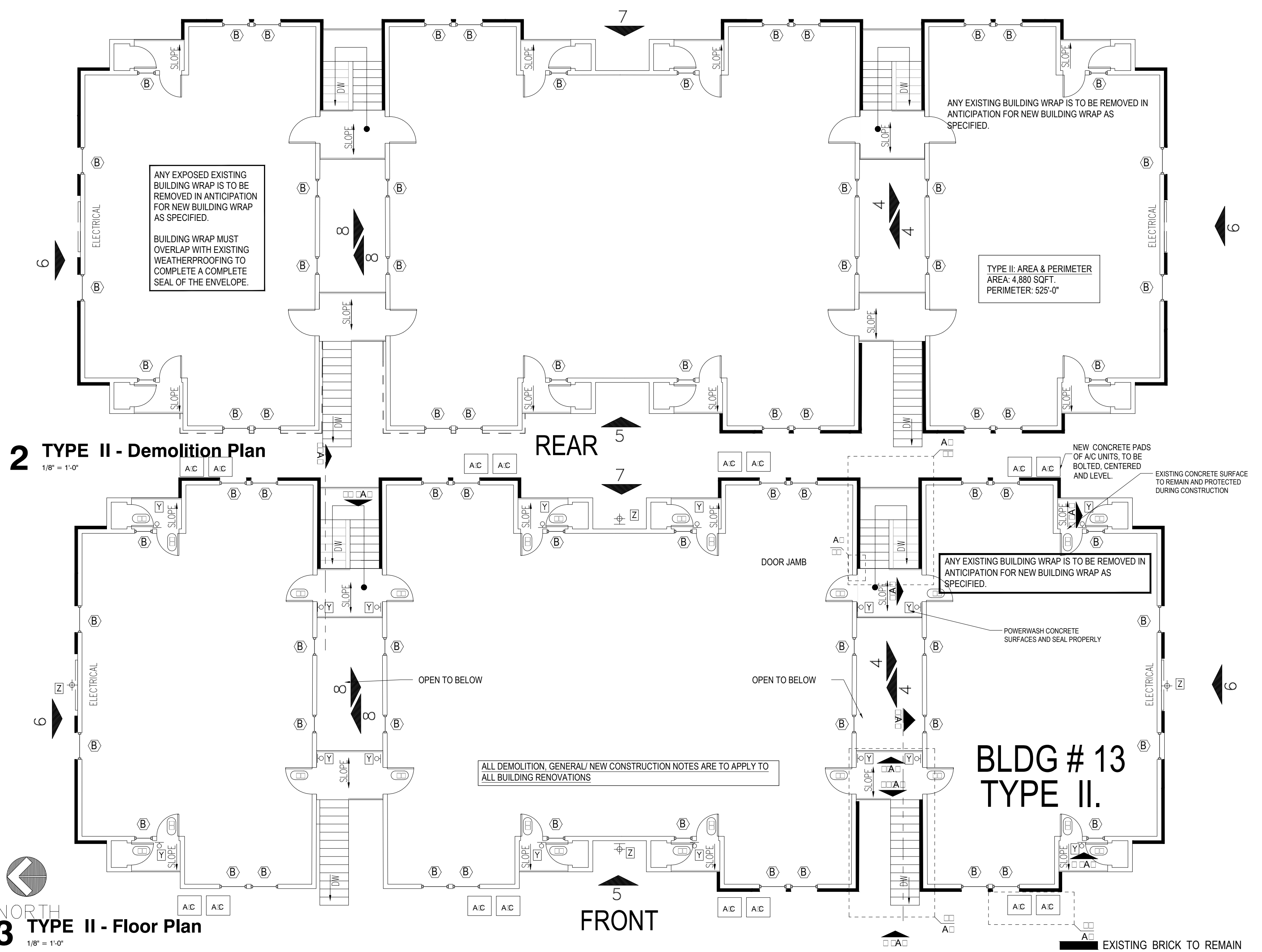
8 TYPE II - Breezeway Elevation
 1/8" = 1'-0"



4 TYPE II - Breezeway Elevation
 1/8" = 1'-0"

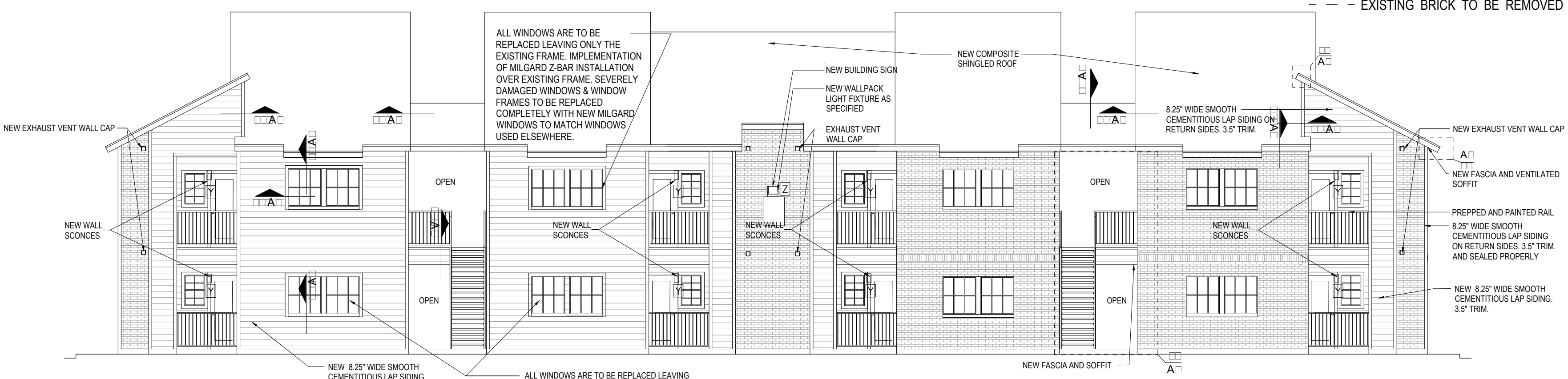


6 TYPE II - Side Elevation
 1/8" = 1'-0"

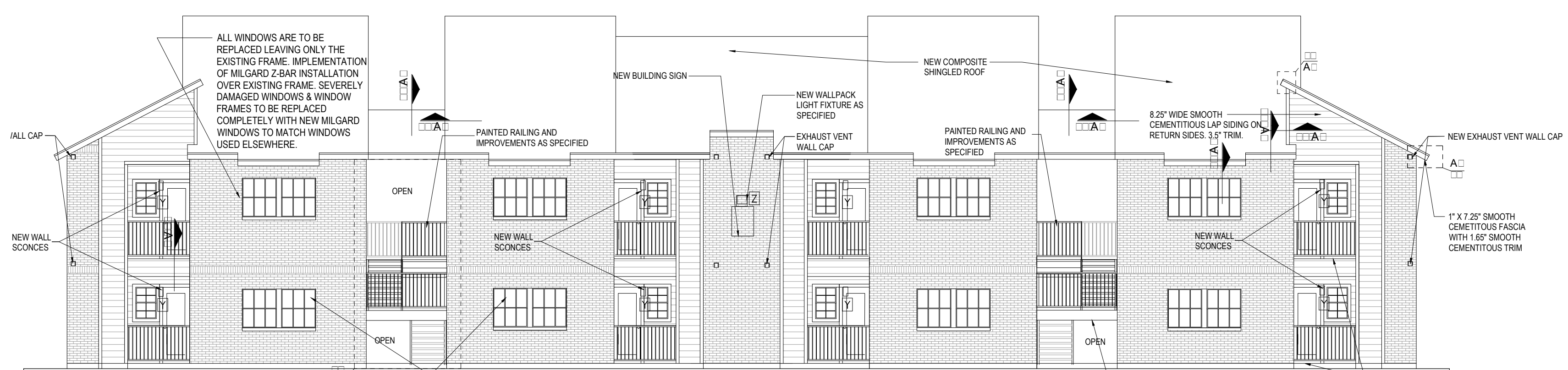


2 TYPE II - Demolition Plan
 1/8" = 1'-0"

3 TYPE II - Floor Plan
 1/8" = 1'-0"



5 TYPE II - Front Elevation
 1/8" = 1'-0"



7 TYPE II - Rear Elevation
 1/8" = 1'-0"

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EXPIRATION: 10/31/18

REGISTERED ARCHITECT
 STATE OF TEXAS
 11/27/2018
 DAVIS SPRINKE, AIA
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 STATE OF TEXAS #11142

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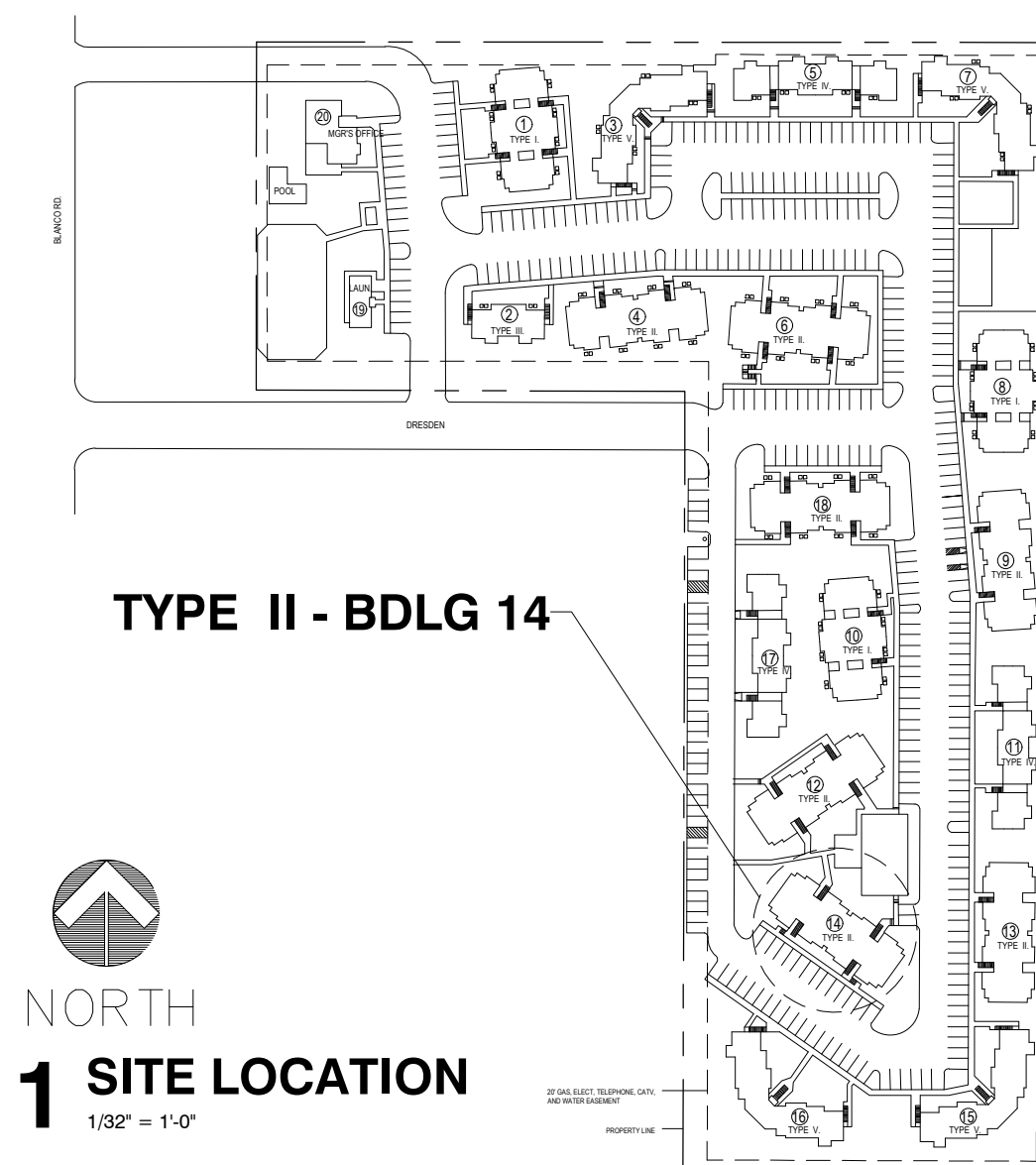
EXTERIOR IMPROVEMENTS TO CASTLE POINT APARTMENTS

5320 BLANCO RD., SAN ANTONIO, TEXAS

ISSUE DATE: 05/08/2018

REVISIONS:

SHEET: **A12**
 TYPE II BLDG 13



1 SITE LOCATION
1/32" = 1'-0"

ALL BALCONIES AND LANDINGS AND AREAS BELOW EXISTING CONCRETE SURFACES TO REMAIN AND PROTECTED DURING CONSTRUCTION.

APPLY PROTECTIVE TOPCOAT SEALER TO EXISTING CONCRETE SURFACES.

ALL RAILINGS MUST BE PAINTED AND IMPROVEMENTS AS SPECIFIED.

REPLACE ALL EXISTING 4X4 WOOD COLUMNS WITH NEW PAINTED 4X4 WOOD COLUMNS AND SIMPSON COLUMN BASE AND COLLAR TIES. SHORE IF NECESSARY. (SEE DETAIL: 26 & 28/ A3)

ALL BALCONIES AND LANDINGS ARE TO HAVE NEW FLASHING ON THE CONCRETE SLAB.

ALL BALCONIES AND LANDINGS ARE TO HAVE SLOPED CONCRETE SURFACES AWAY FROM BUILDING ENVELOPE. (1/4" PER FOOT)

ALL BALCONIES, LANDINGS, ENTRIES, FOUNDATIONS AND EXISTING CONCRETE AREAS ARE TO BE REPLACED, FLOATED, REPAATCHED, RESURFACED AS NECESSARY - SEALED PROPERLY.

ALL BALCONIES AND LANDINGS ARE TO HAVE CEDAR PLANK SIDING REPLACED WITH NEW HARDI BOARD FINISHES, TRIM AND NEW LIGHTING. SEE SPECIFICATION FOR DETAILS

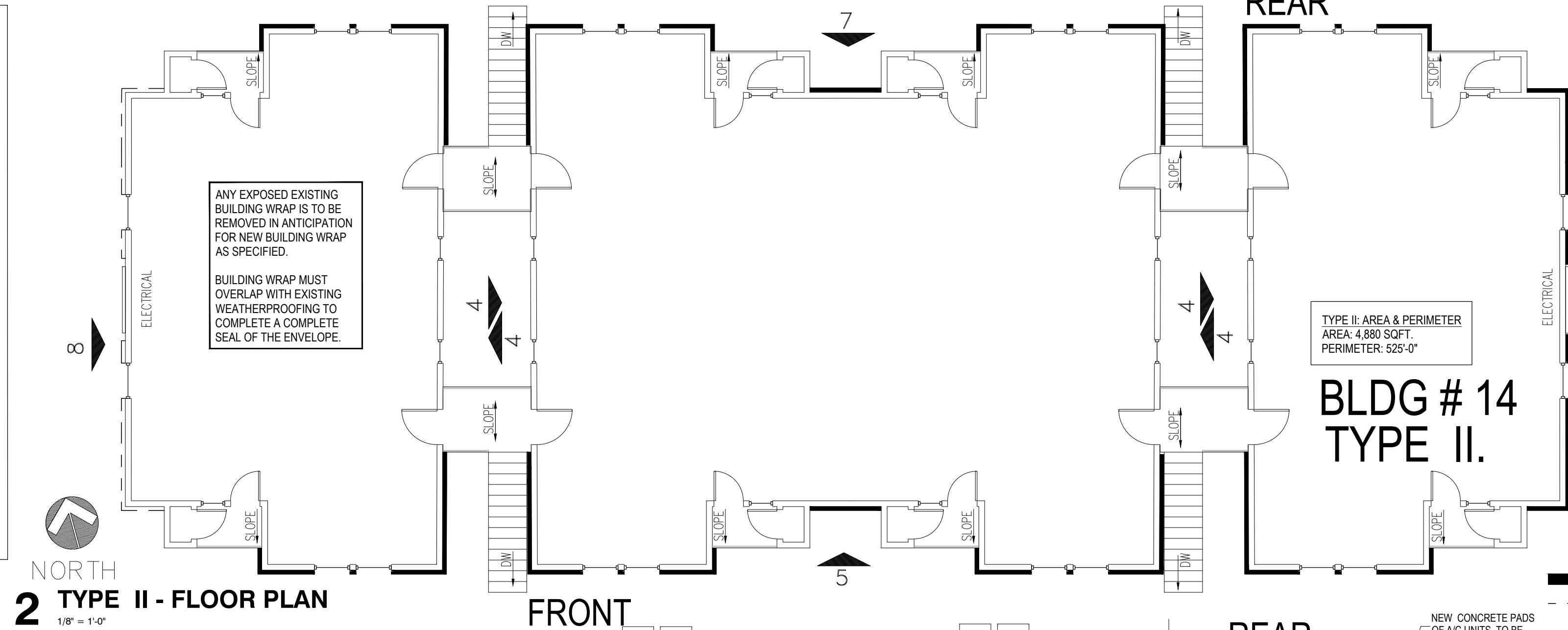
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REFER TO ALL STRUCTURAL NOTES FOR BALCONIES AND LANDINGS MODIFICATIONS. SEE STRUCTURAL FOR ALL MODIFICATIONS.

ALL EXTERIOR CONCRETE PATHWAYS, BALCONIES, LANDING AND BREEZEWAYS ARE TO BE CLEANED, POWERWASHED AND SEALED.

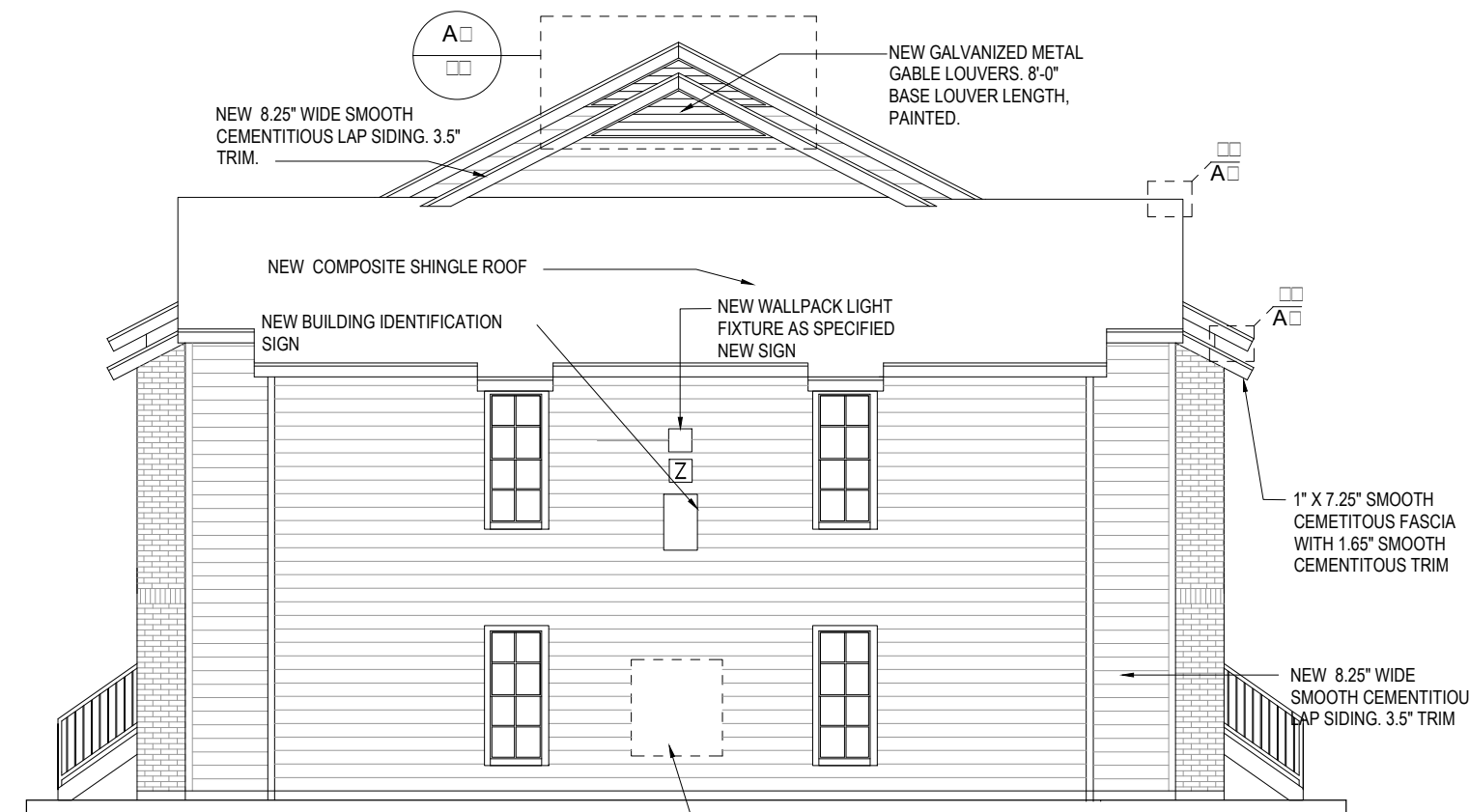
ALL EXTERIOR CLOSETS ARE TO HAVE NEW GYPSUM, TRIM, SHEATHING AND WATERPROOFING AS NECESSARY.

ALL BALCONIES AND LANDINGS ARE TO HAVE NEW FIXTURES AS SPECIFIED.

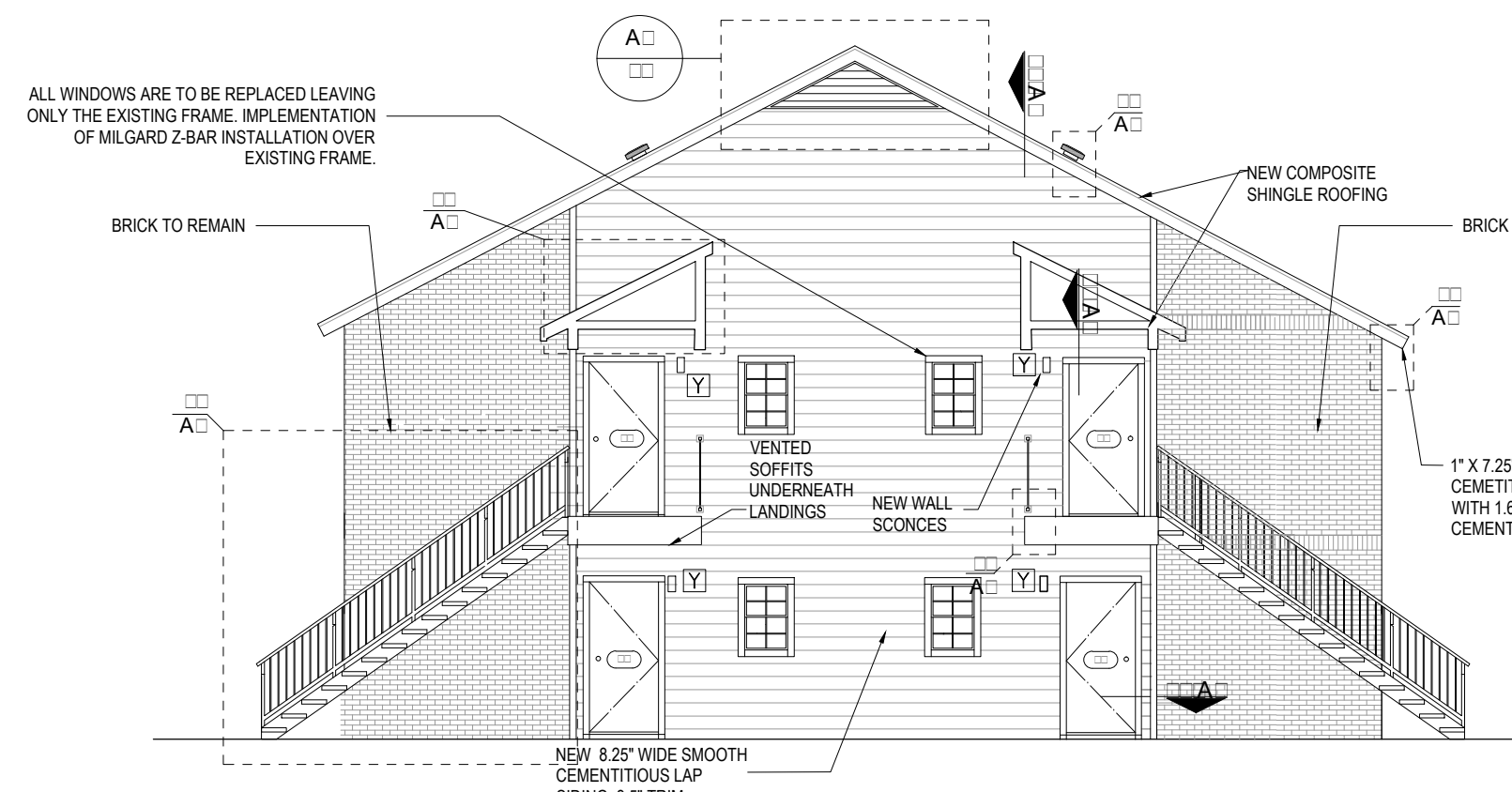


2 TYPE II - FLOOR PLAN
1/8" = 1'-0"

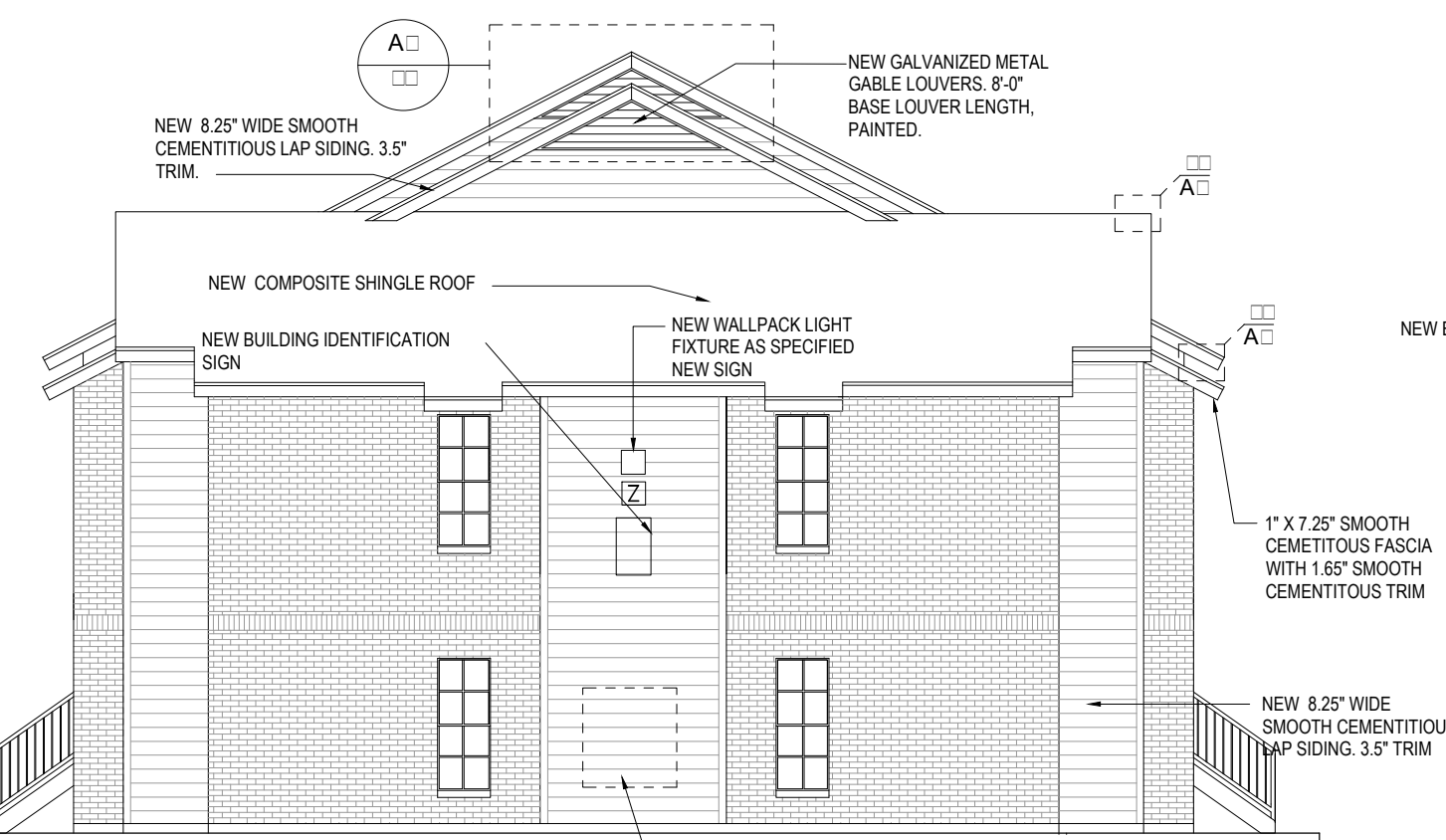
TYPE II: AREA & PERIMETER
AREA: 4,880 SQFT.
PERIMETER: 525'-0"



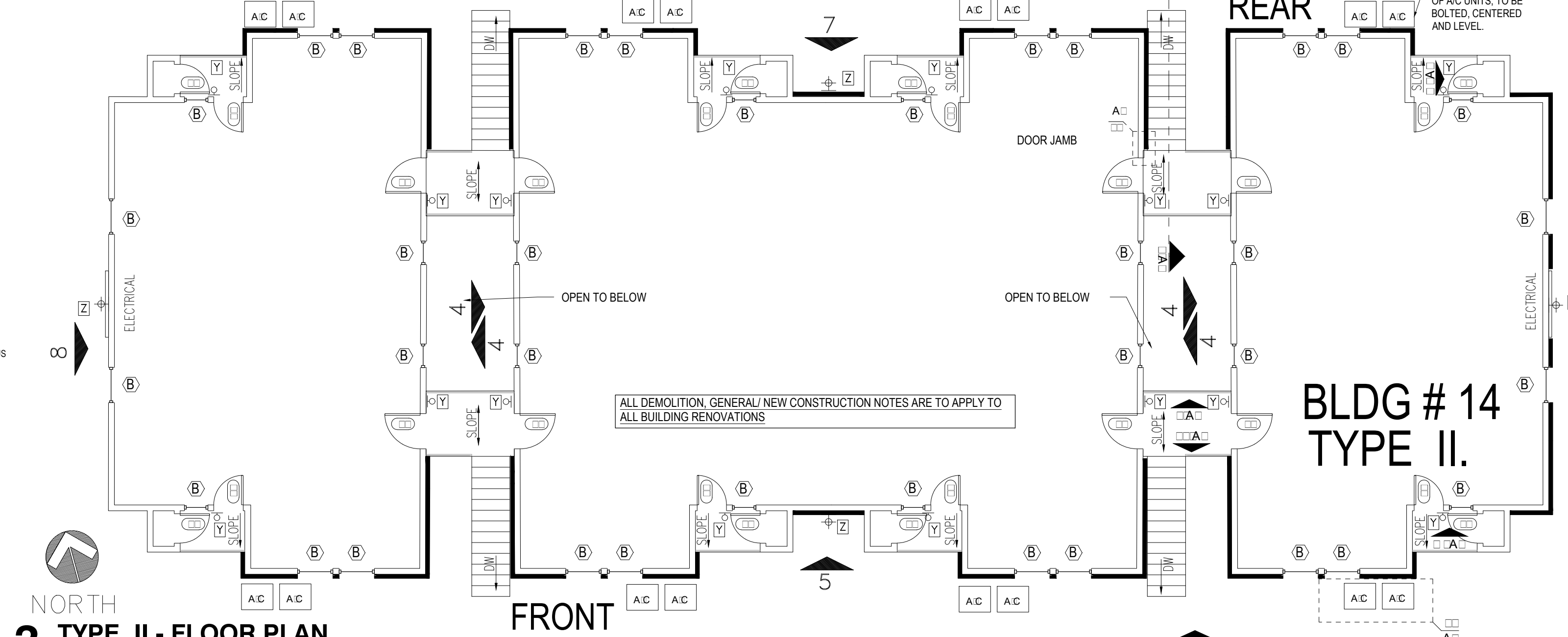
8 TYPE II - SIDE ELEVATION
1/8" = 1'-0"



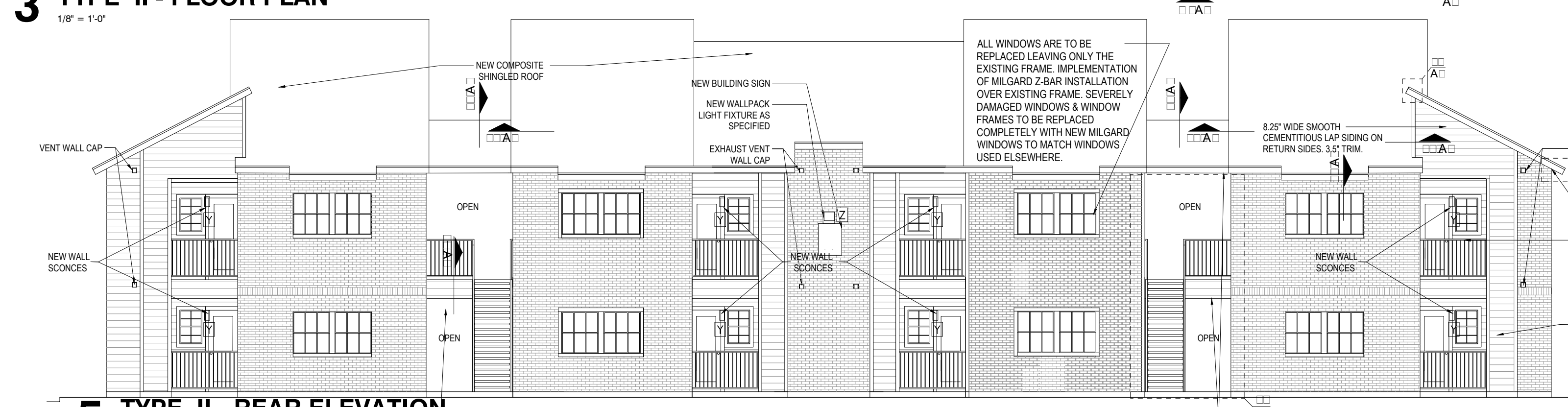
4 TYPE II - BREEZE-WAY ELEVATION
1/8" = 1'-0"



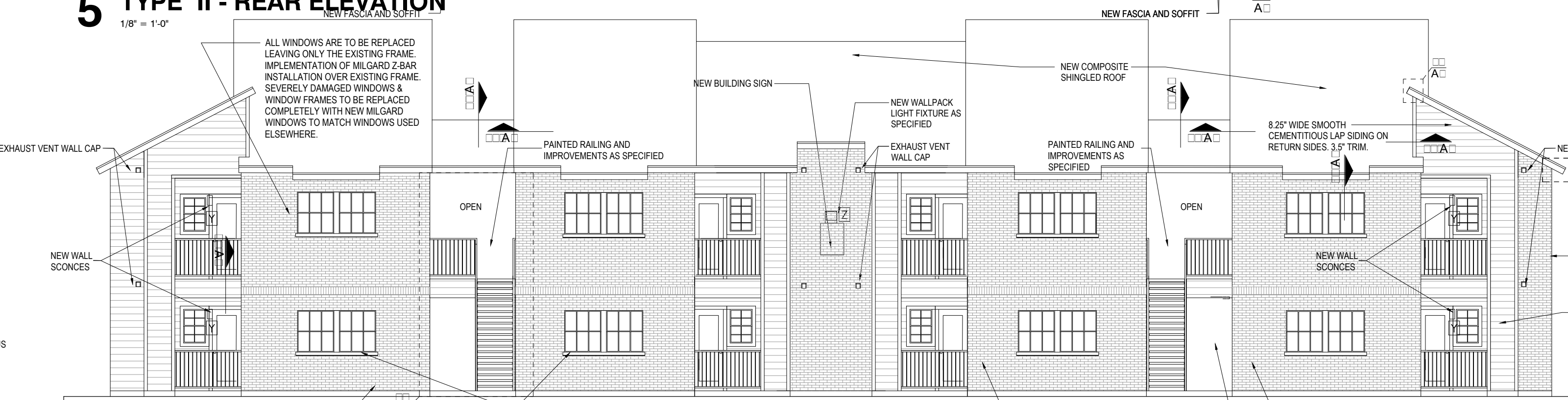
6 TYPE II - SIDE ELEVATION
1/8" = 1'-0"



3 TYPE II - FLOOR PLAN
1/8" = 1'-0"



5 TYPE II - REAR ELEVATION
1/8" = 1'-0"



7 TYPE II - REAR ELEVATION
1/8" = 1'-0"

— EXISTING BRICK TO REMAIN
- - - EXISTING BRICK TO BE REMOVED

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STATE OF TEXAS #11142

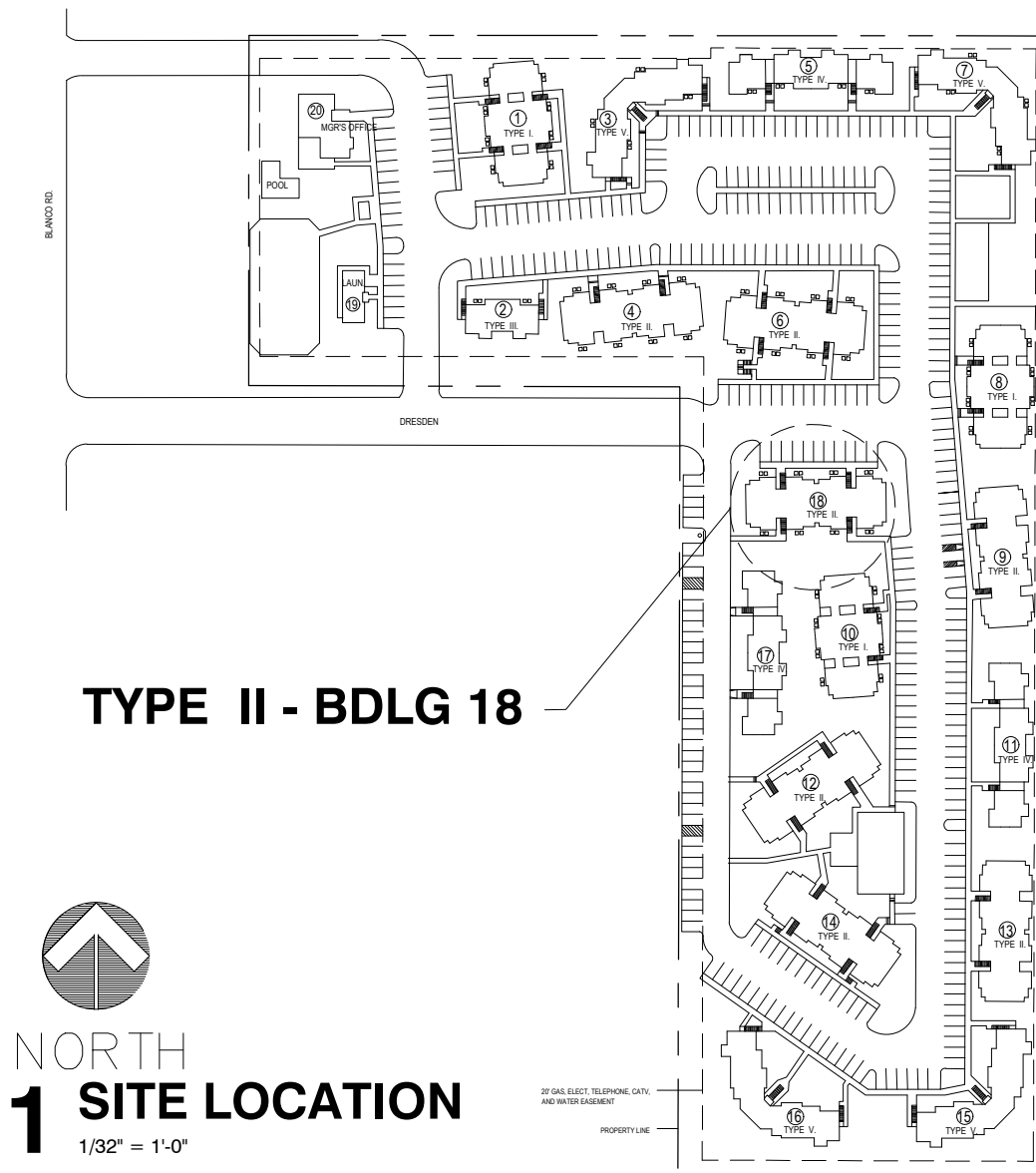
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EXTERIOR IMPROVEMENTS TO
CASTLE POINT APARTMENTS
5320 BLANCO RD. SAN ANTONIO, TEXAS

ISSUE DATE:
05/08/2018

REVISIONS:

SHEET:
A13
TYPE II BLDG 14



1 SITE LOCATION
1/32" = 1'-0"

ALL BALCONIES AND LANDINGS AND AREAS BELOW EXISTING CONCRETE SURFACES TO REMAIN AND PROTECTED DURING CONSTRUCTION.

APPLY PROTECTIVE TOPCOAT SEALER TO EXISTING CONCRETE SURFACES.

ALL RAILINGS MUST BE PAINTED AND IMPROVEMENTS AS SPECIFIED.

REPLACE ALL EXISTING 4X4 WOOD COLUMNS WITH NEW PAINTED 4X4 WOOD COLUMNS AND SIMPSON COLUMN BASE AND COLLAR TIES. SHORE IF NECESSARY. (SEE DETAIL: 26 & 28/ A3)

ALL BALCONIES AND LANDINGS ARE TO HAVE NEW FLASHING ON THE CONCRETE SLAB.

ALL BALCONIES AND LANDINGS ARE TO HAVE SLOPED CONCRETE SURFACES AWAY FROM BUILDING ENVELOPE. (1" PER FOOT)

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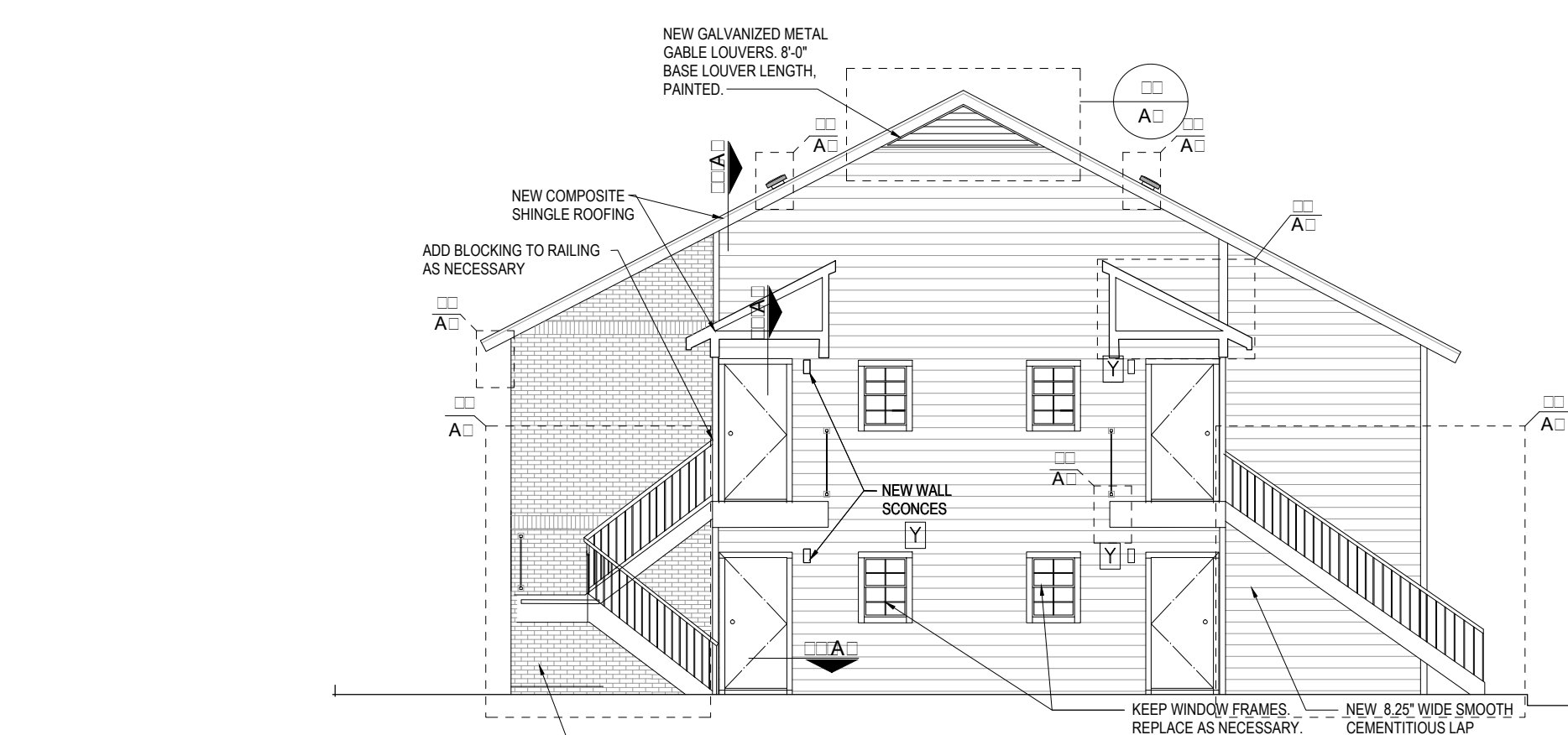
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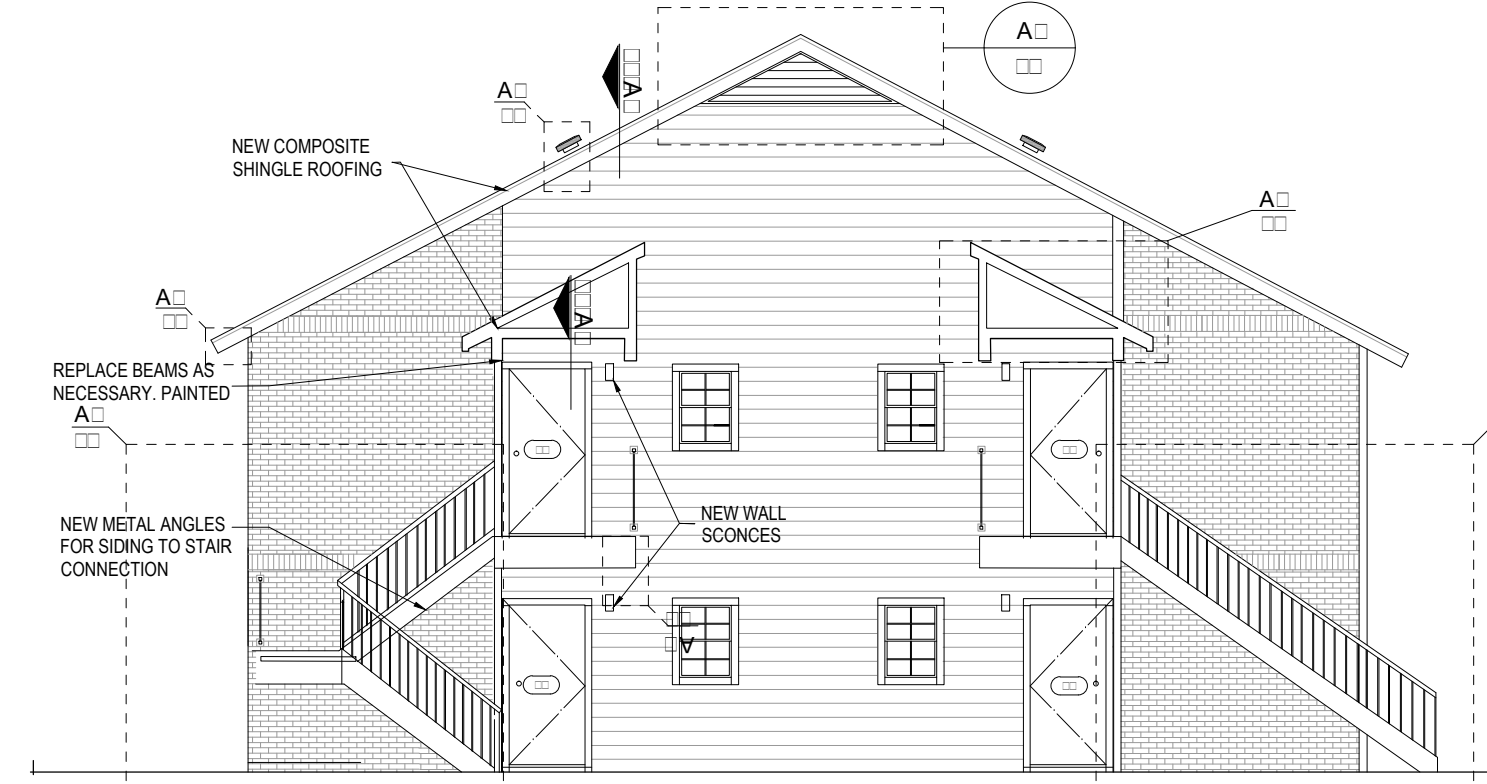
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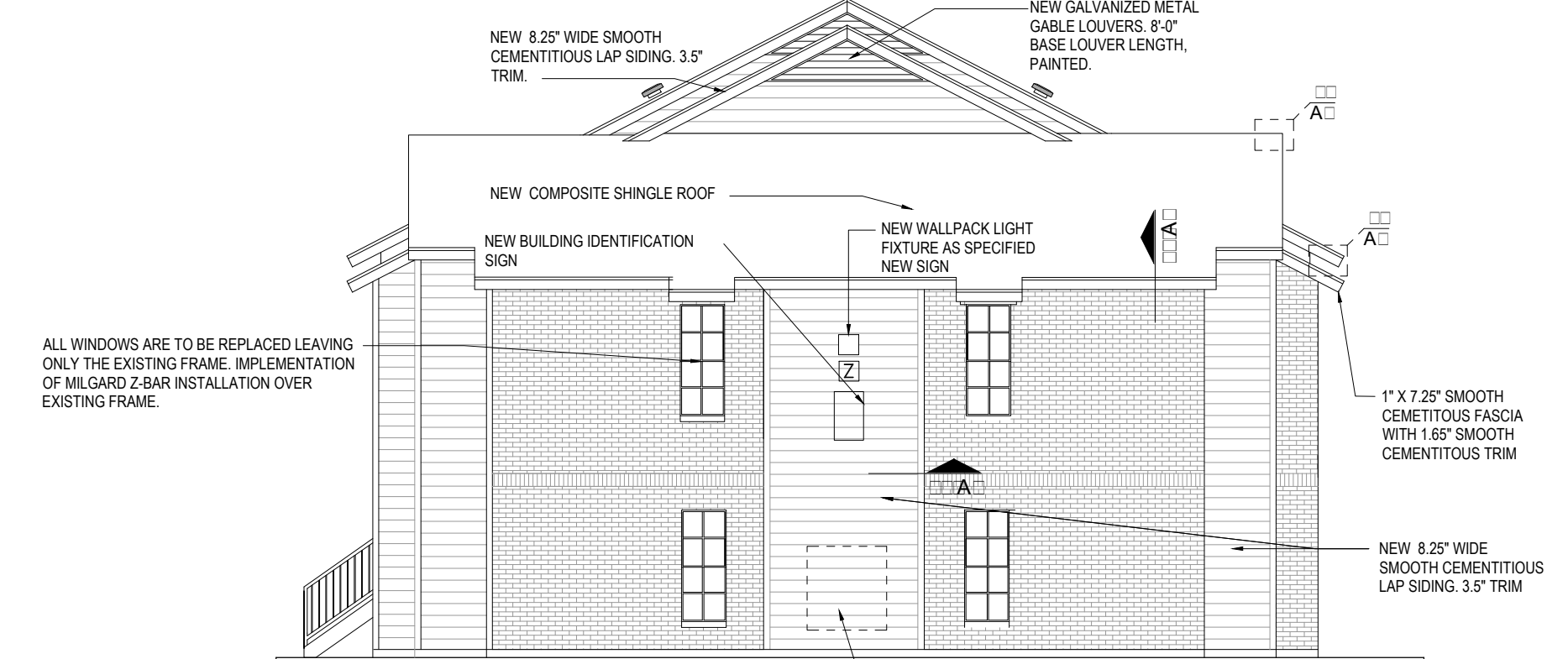
ALL BALCONIES AND LANDINGS ARE TO HAVE NEW FIXTURES AS SPECIFIED.



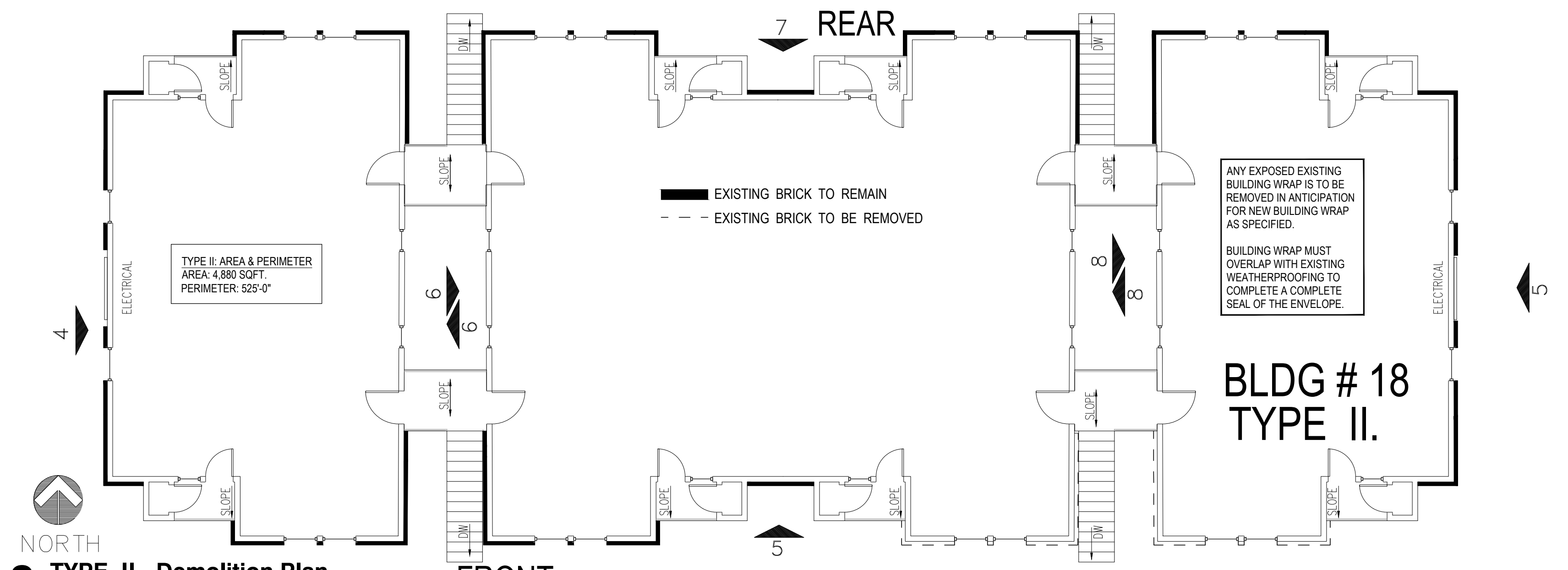
8 TYPE II - SIDE ELEVATION
1/8" = 1'-0"



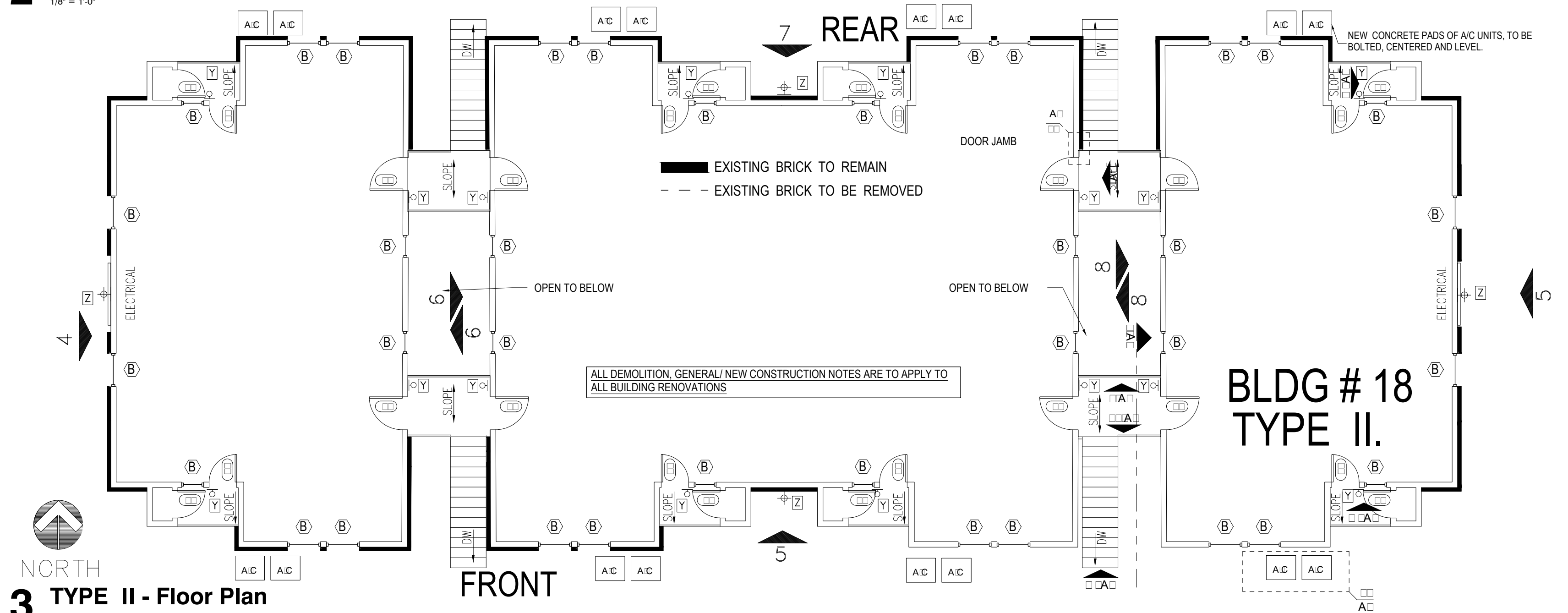
4 TYPE II - SIDE ELEVATION
1/8" = 1'-0"



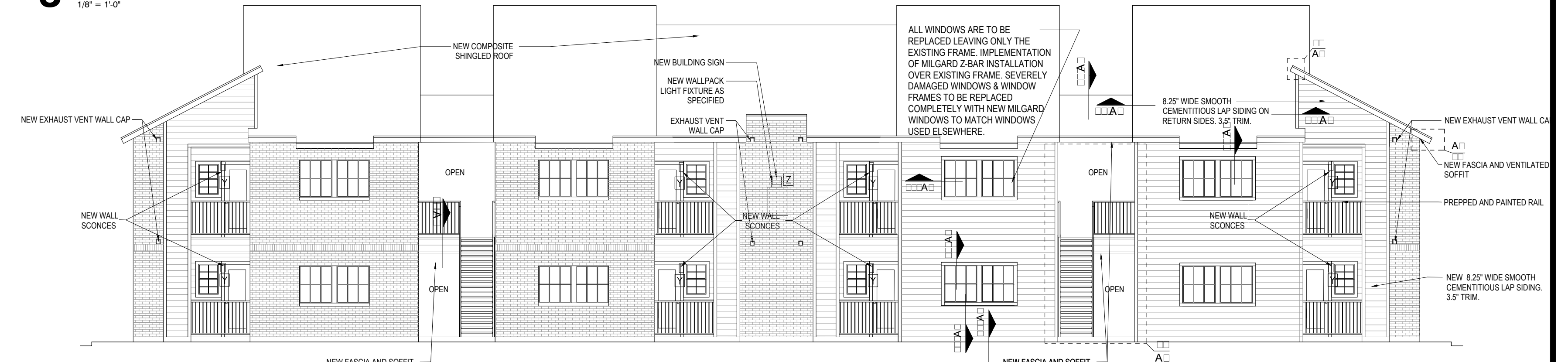
6 TYPE II - Rear Elevation
1/8" = 1'-0"



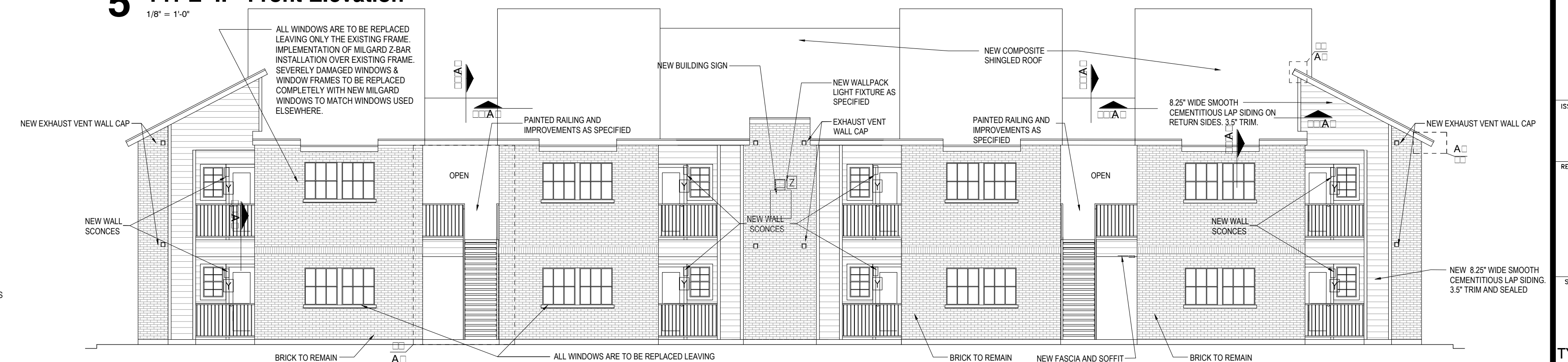
2 TYPE II - Demolition Plan
1/8" = 1'-0"



3 TYPE II - Floor Plan
1/8" = 1'-0"



5 TYPE II - Front Elevation
1/8" = 1'-0"



7 TYPE II - Rear Elevation
1/8" = 1'-0"

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EXPIRATION: 10/31/18

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STATE OF TEXAS #11142

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EXTERIOR IMPROVEMENTS TO CASTLE POINT APARTMENTS

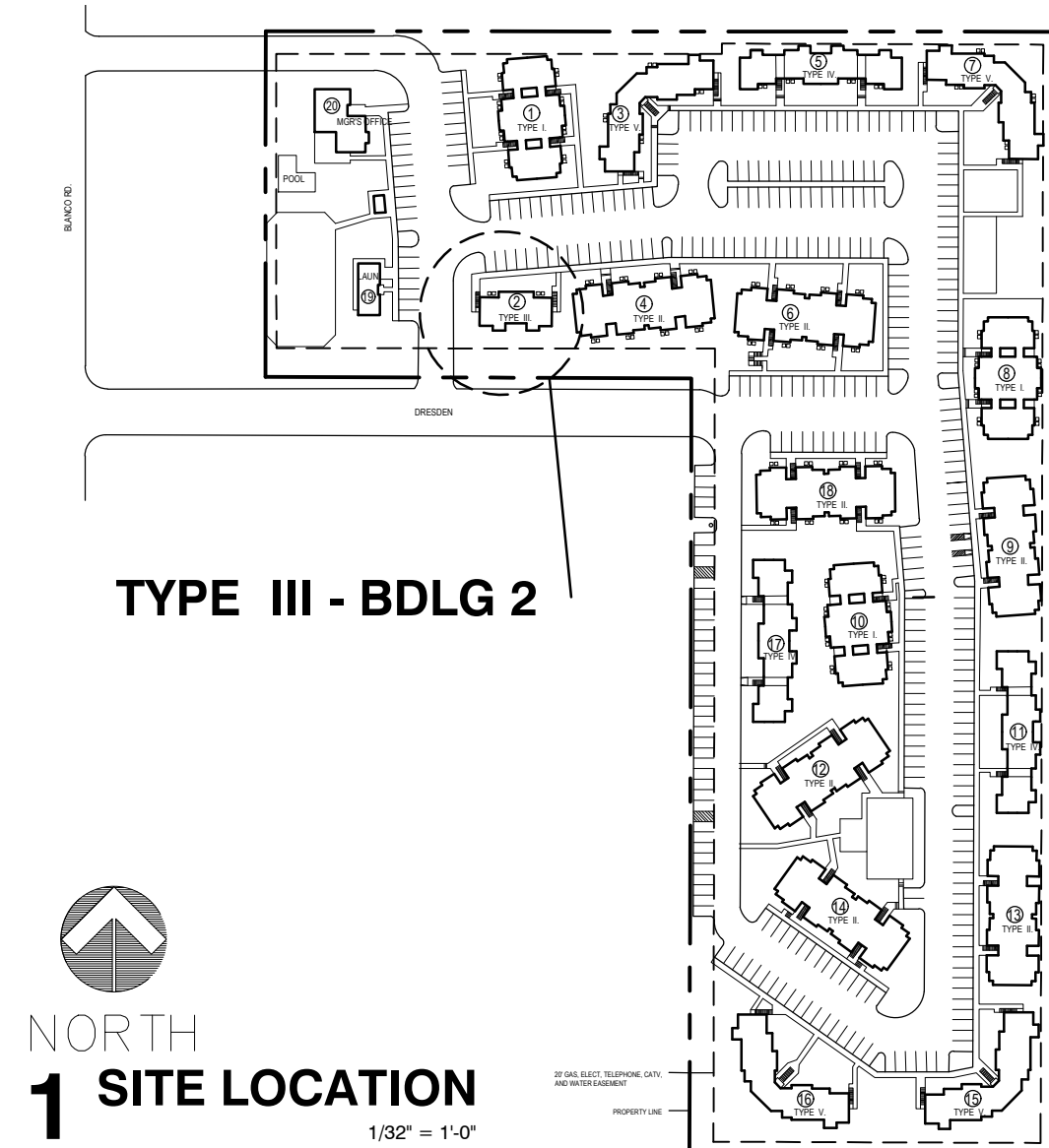
5320 BLANCO RD. SAN ANTONIO, TEXAS

ISSUE DATE:
05/08/2018

REVISIONS:

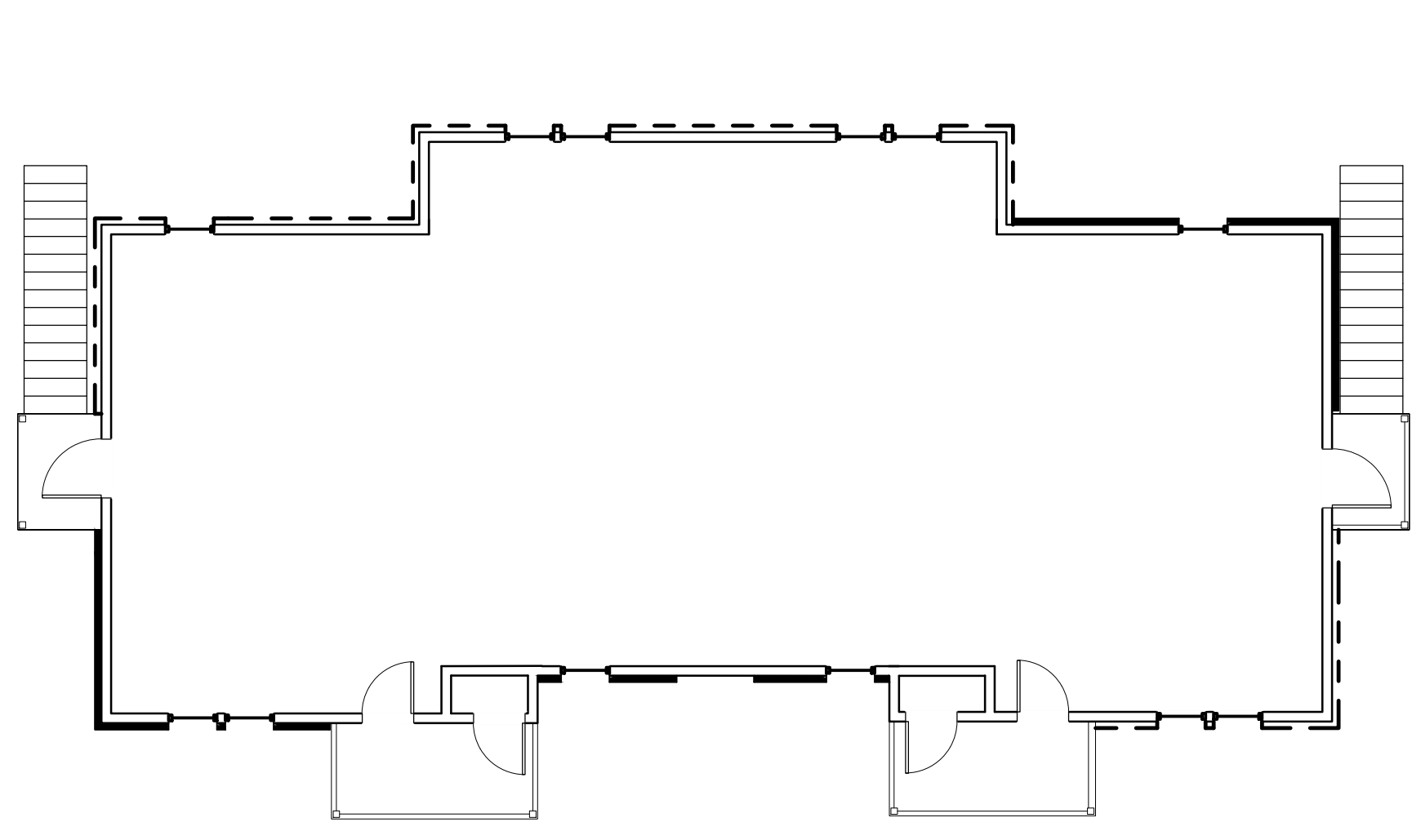
SHEET:

A14
TYPE II BLDG # 18

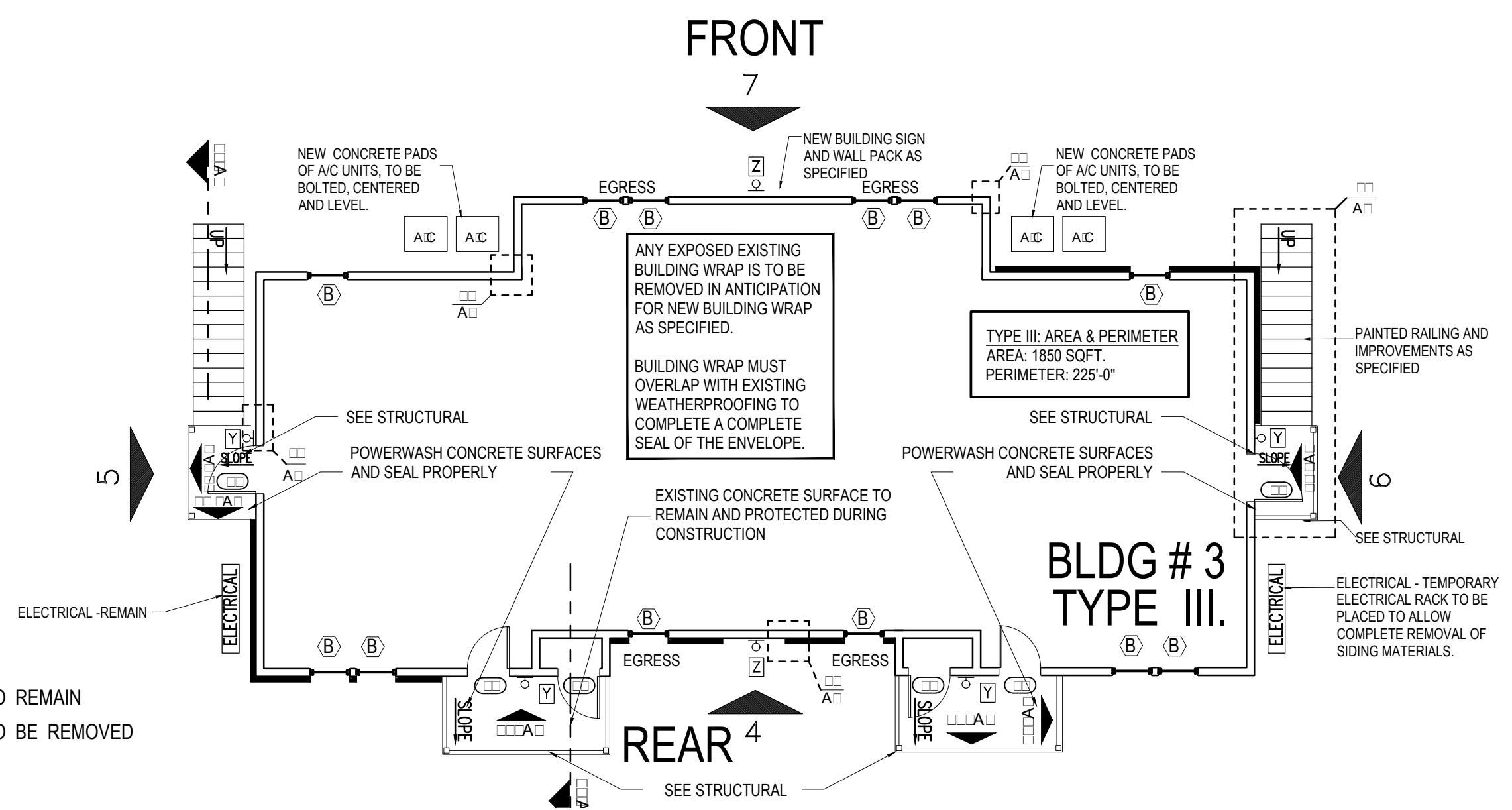


TYPE III - BDLG 2

1 SITE LOCATION
1/32" = 1'-0"



2 TYPE III - DEMOLITION PLAN
1/8" = 1'-0"



3 TYPE III - FLOOR PLAN
1/8" = 1'-0"

ALL BALCONIES AND LANDINGS AND AREAS BELOW EXISTING CONCRETE SURFACES TO REMAIN AND PROTECTED DURING CONSTRUCTION.

APPLY PROTECTIVE TOPCOAT SEALER TO EXISTING CONCRETE SURFACES.

ALL RAILINGS MUST BE PAINTED AND IMPROVEMENTS AS SPECIFIED.

REPLACE ALL EXISTING 4X4 WOOD COLUMNS WITH NEW PAINTED 4X4 WOOD COLUMNS AND SIMPSON COLUMN BASE AND COLLAR TIES. SHORE IF NECESSARY. (SEE DETAIL: 26 & 28/ A3)

ALL BALCONIES AND LANDINGS ARE TO HAVE NEW FLASHING ON THE CONCRETE SLAB.

ALL BALCONIES AND LANDINGS ARE TO HAVE SLOPED CONCRETE SURFACES AWAY FROM BUILDING ENVELOPE. (1/4" PER FOOT)

ALL BALCONIES, LANDINGS, ENTRIES, FOUNDATIONS AND EXISTING CONCRETE AREAS ARE TO BE REPLACED, FLOATED, REPAATCHED, RESURFACED AS NECESSARY - SEALED PROPERLY.

ALL BALCONIES AND LANDINGS ARE TO HAVE CEDAR PLANK SIDING REPLACED WITH NEW HARDI BOARD FINISHES, TRIM AND NEW LIGHTING. SEE SPECIFICATION FOR DETAILS

ALL EXISTING GUARDRAILS AT BALCONIES AND LANDINGS ARE TO HAVE ADDITIONAL BLOCKING AS NEEDED AND MOUNTED 42" TOP OF RAIL TO GROUND SURFACE.

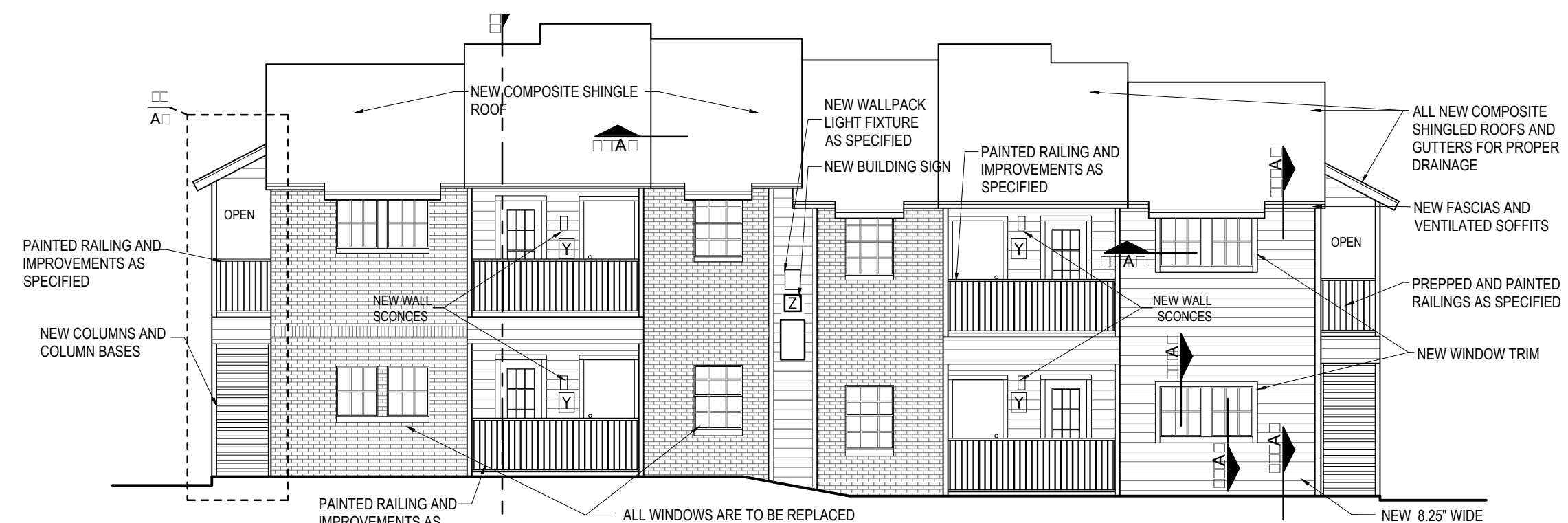
REFER TO ALL STRUCTURAL NOTES FOR BALCONIES AND LANDINGS MODIFICATIONS. SEE STRUCTURAL FOR ALL MODIFICATIONS.

ALL EXTERIOR CONCRETE PATHWAYS, BALCONIES, LANDING AND BREEZEWAYS ARE TO BE CLEANED, POWERWASHED AND SEALED.

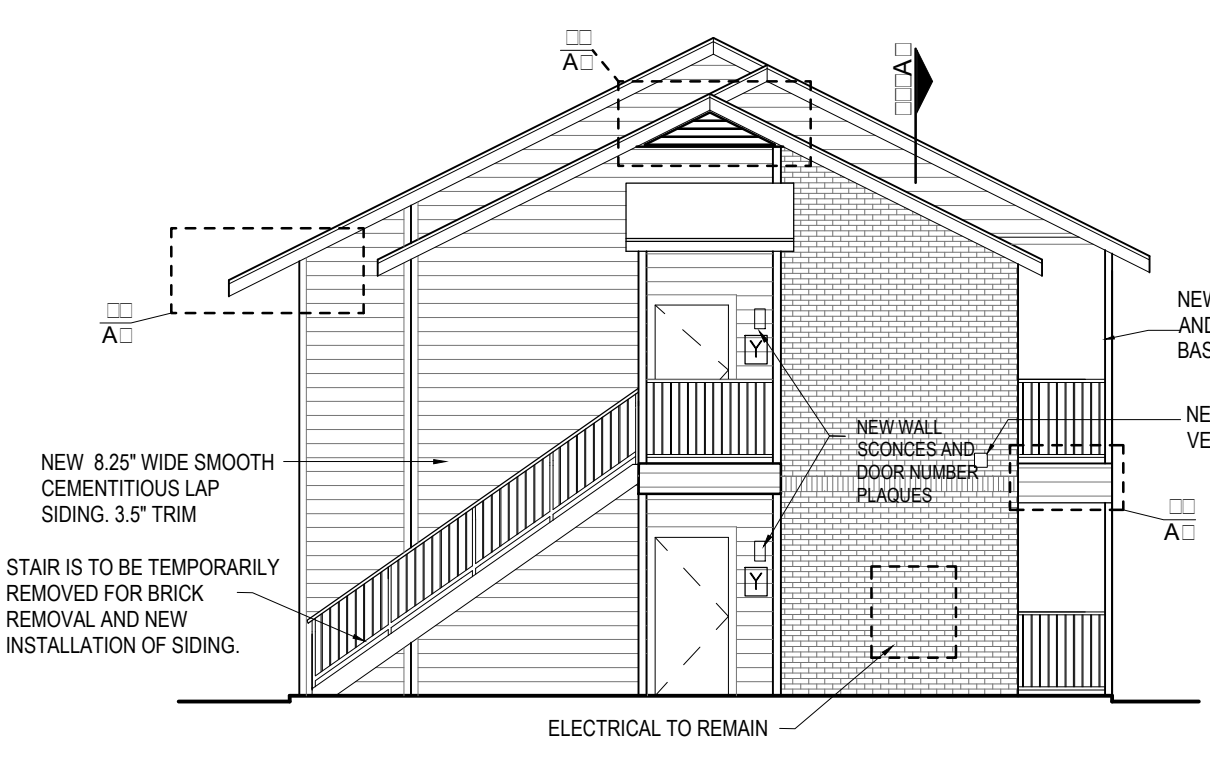
ALL EXTERIOR CLOSETS ARE TO HAVE NEW GYPSUM, TRIM, SHEATHING AND WATERPROOFING AS NECESSARY.

ALL BALCONIES AND LANDINGS ARE TO HAVE NEW FIXTURES AS SPECIFIED.

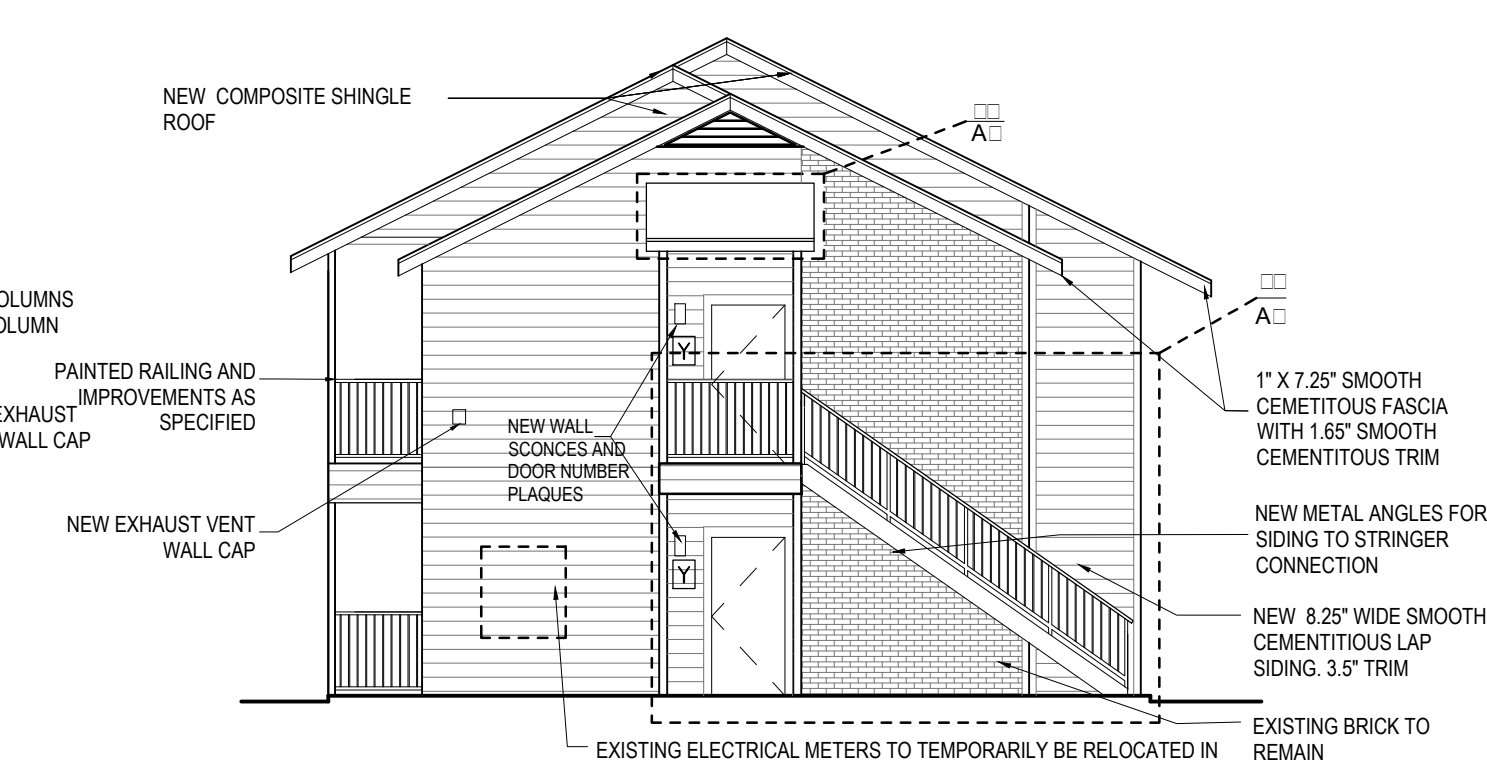
ALL DEMOLITION, GENERAL/ NEW CONSTRUCTION NOTES ARE TO APPLY TO ALL BUILDING RENOVATIONS



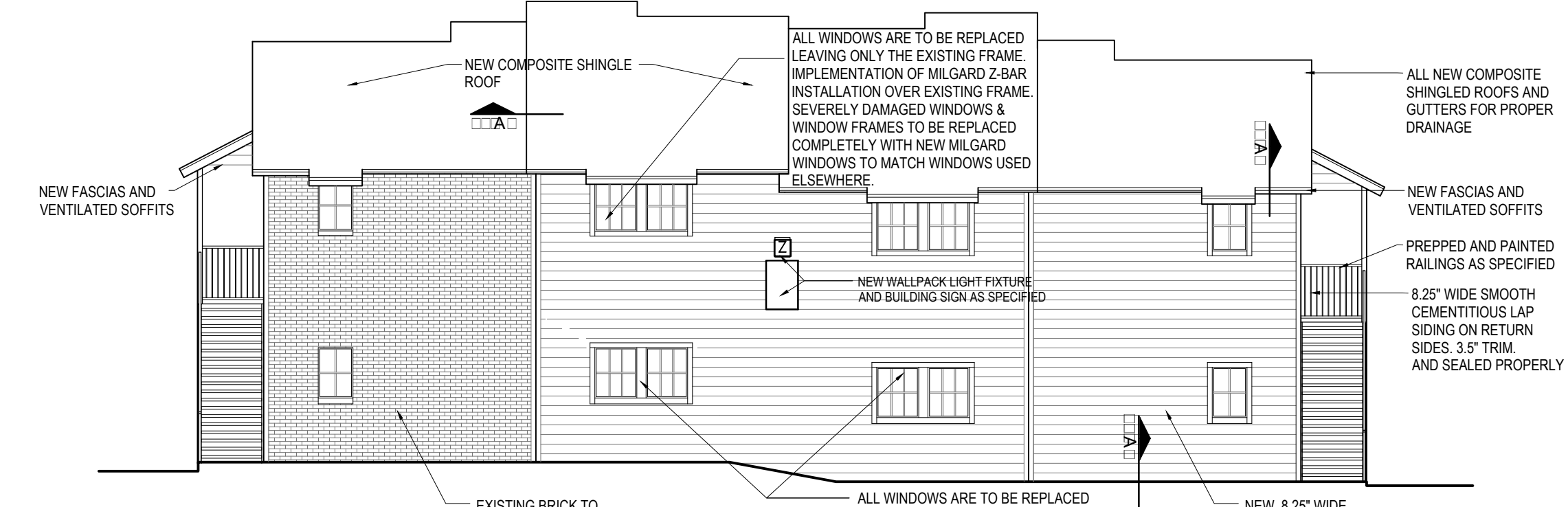
4 TYPE III - REAR ELEVATION
1/8" = 1'-0"



5 TYPE III - SIDE ELEVATION
1/8" = 1'-0"



6 TYPE III - SIDE ELEVATION
1/8" = 1'-0"



7 TYPE III - FRONT ELEVATION
1/8" = 1'-0"

SPRINKLE & CO.
ARCHITECTS

506 BROOKLYN SAN ANTONIO, TX 78215
T: 210-227-7722 W: Sprinkleco.com

EXPIRATION: 10/31/18

REGISTERED ARCHITECT
STATE OF TEXAS #11142

11/27/2018
DAVIS SPRINKLE, AIA
REGISTERED ARCHITECT
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EXTERIOR IMPROVEMENTS TO CASTLE POINT APARTMENTS

5320 BLANCO RD. SAN ANTONIO, TEXAS

ISSUE DATE: 05/08/2018

REVISIONS:

SHEET: **A15**
TYPE III BLDG 2

ALL BALCONIES AND LANDINGS AND AREAS BELOW EXISTING CONCRETE SURFACES TO REMAIN AND PROTECTED DURING CONSTRUCTION.

APPLY PROTECTIVE TOPCOAT SEALER TO EXISTING CONCRETE SURFACES.

ALL RAILINGS MUST BE PAINTED AND IMPROVEMENTS AS SPECIFIED.

REPLACE ALL EXISTING 4X4 WOOD COLUMNS WITH NEW PAINTED 4X4 WOOD COLUMNS AND SIMPSON COLUMN BASE AND COLLAR TIES. SHORE IF NECESSARY. (SEE DETAIL: 26 & 28/ A3)

ALL BALCONIES AND LANDINGS ARE TO HAVE NEW FLASHING ON THE CONCRETE SLAB.

ALL BALCONIES AND LANDINGS ARE TO HAVE SLOPED CONCRETE SURFACES AWAY FROM BUILDING ENVELOPE. (1" PER FOOT)

ALL BALCONIES, LANDINGS, ENTRIES, FOUNDATIONS AND EXISTING CONCRETE AREAS ARE TO BE REPLACED, FLOATED, REPATCHED, RESURFACED AS NECESSARY - SEALED PROPERLY.

ALL BALCONIES AND LANDINGS ARE TO HAVE CEDAR PLANK SIDING REPLACED WITH NEW HARD BOARD FINISHES, TRIM AND NEW LIGHTING. SEE SPECIFICATION FOR DETAILS

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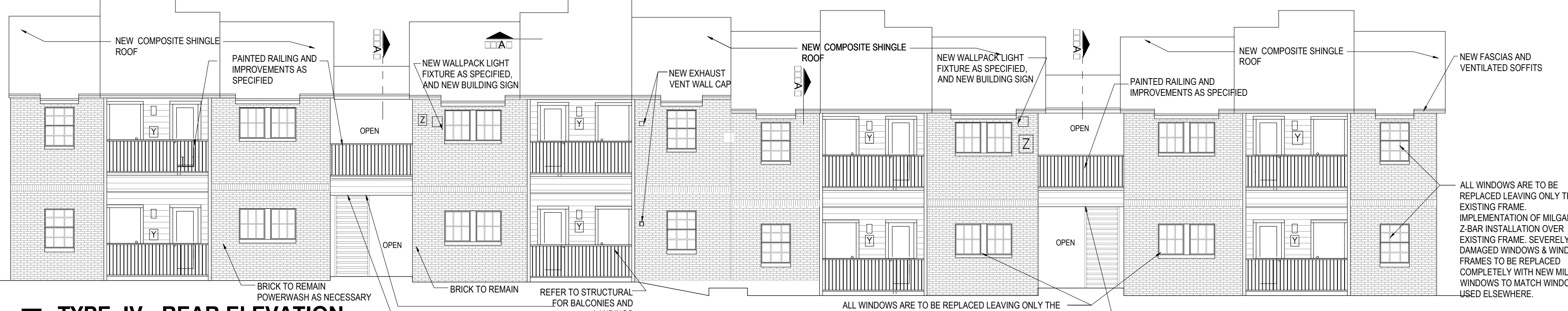
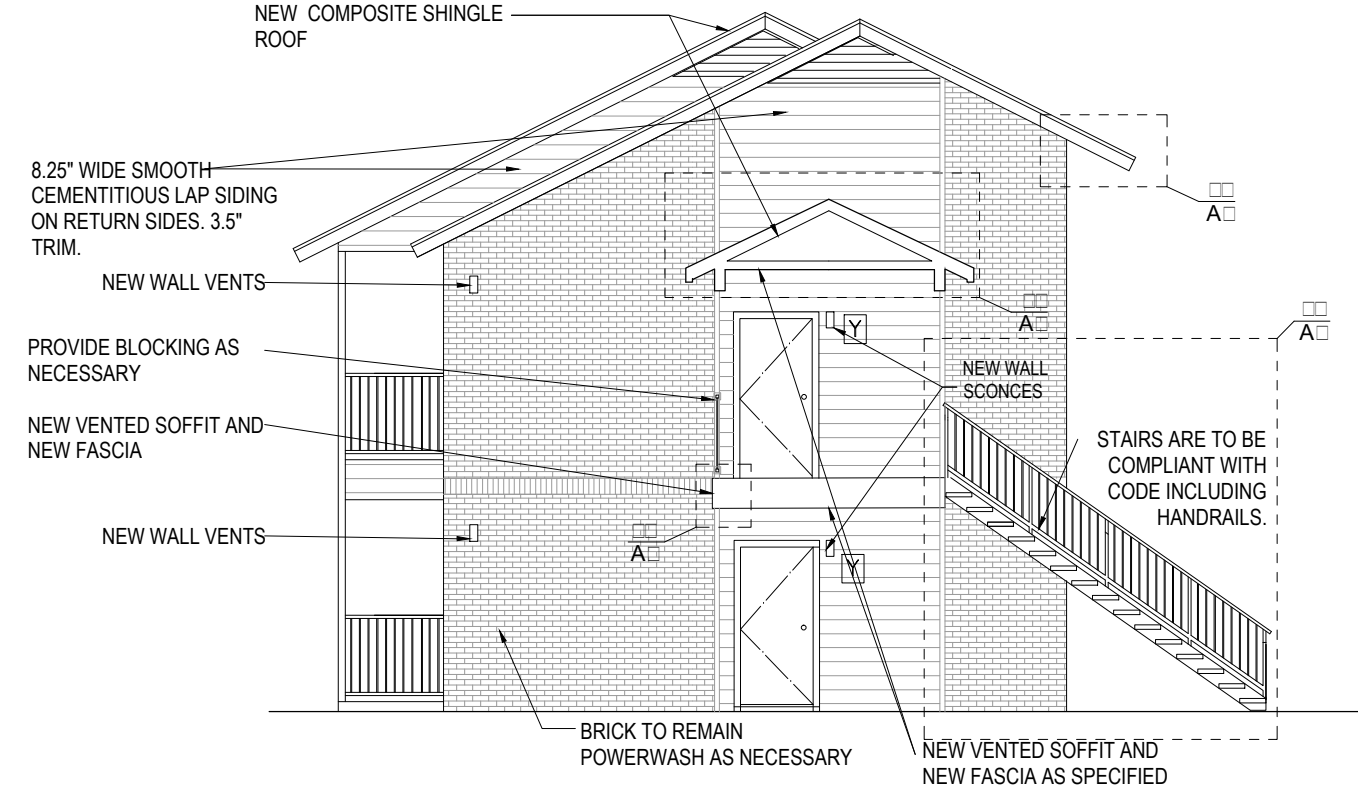
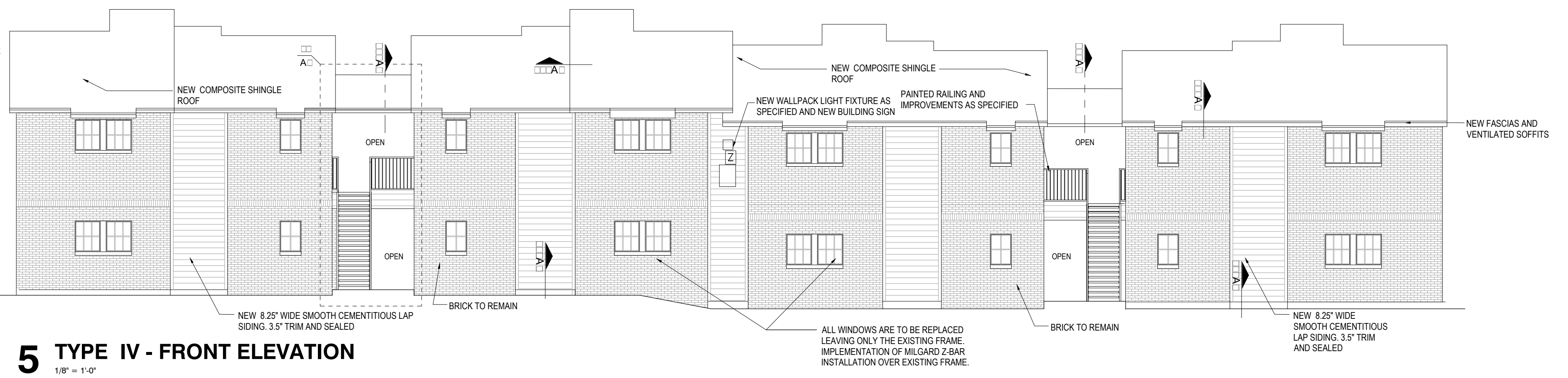
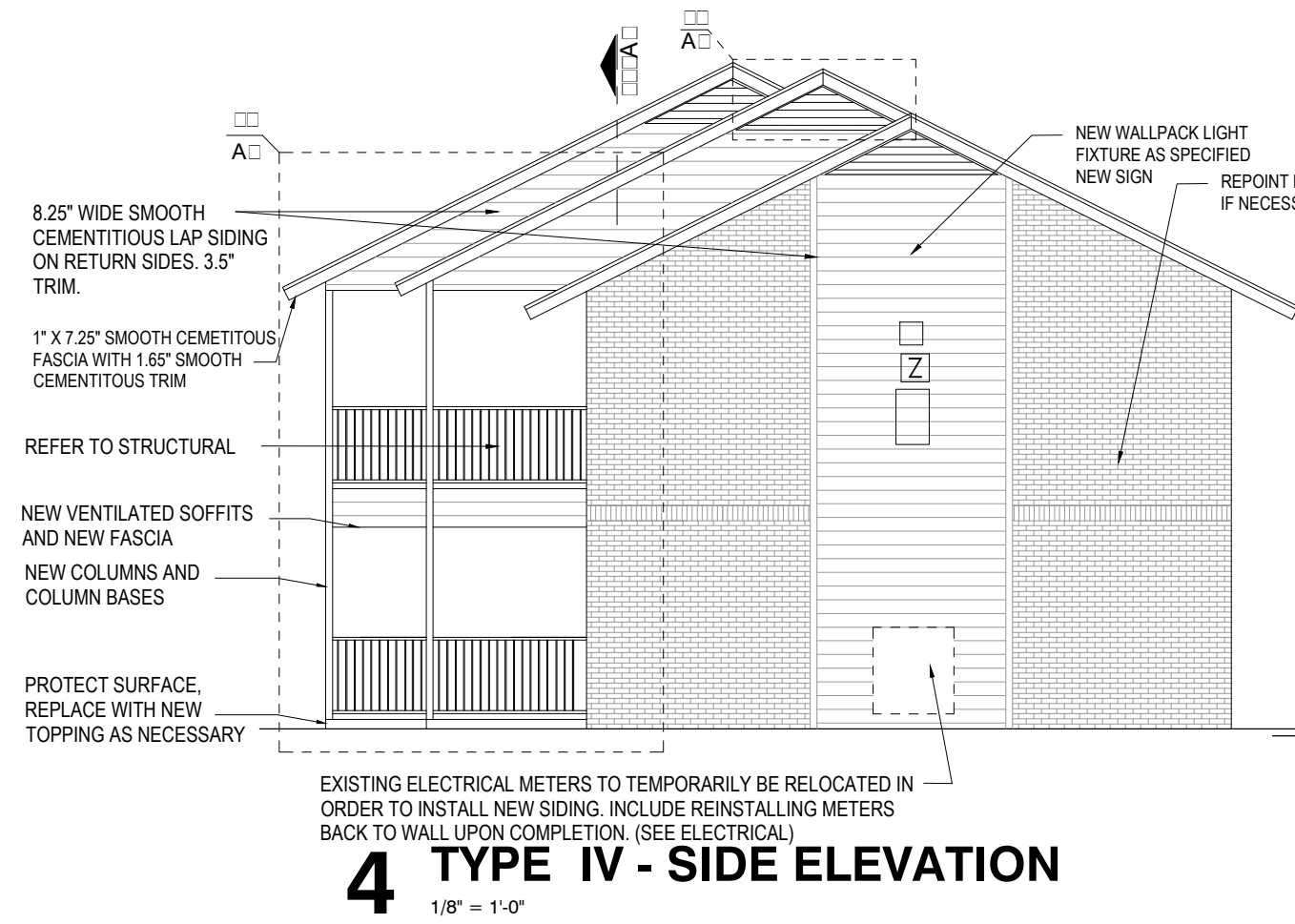
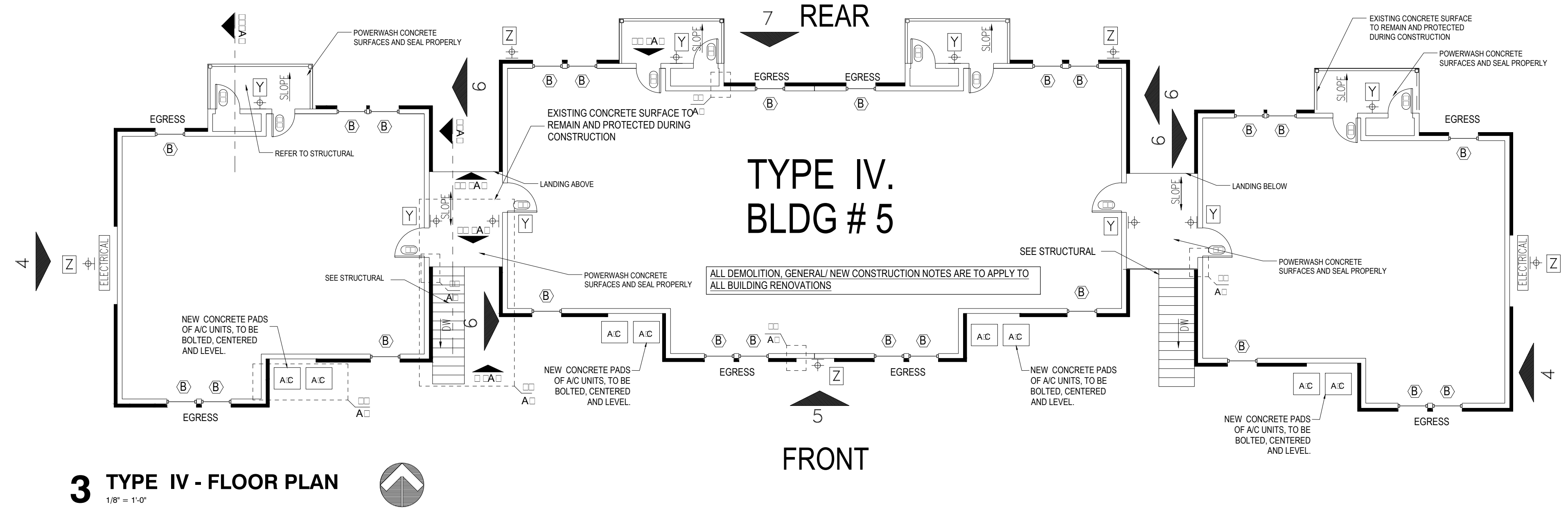
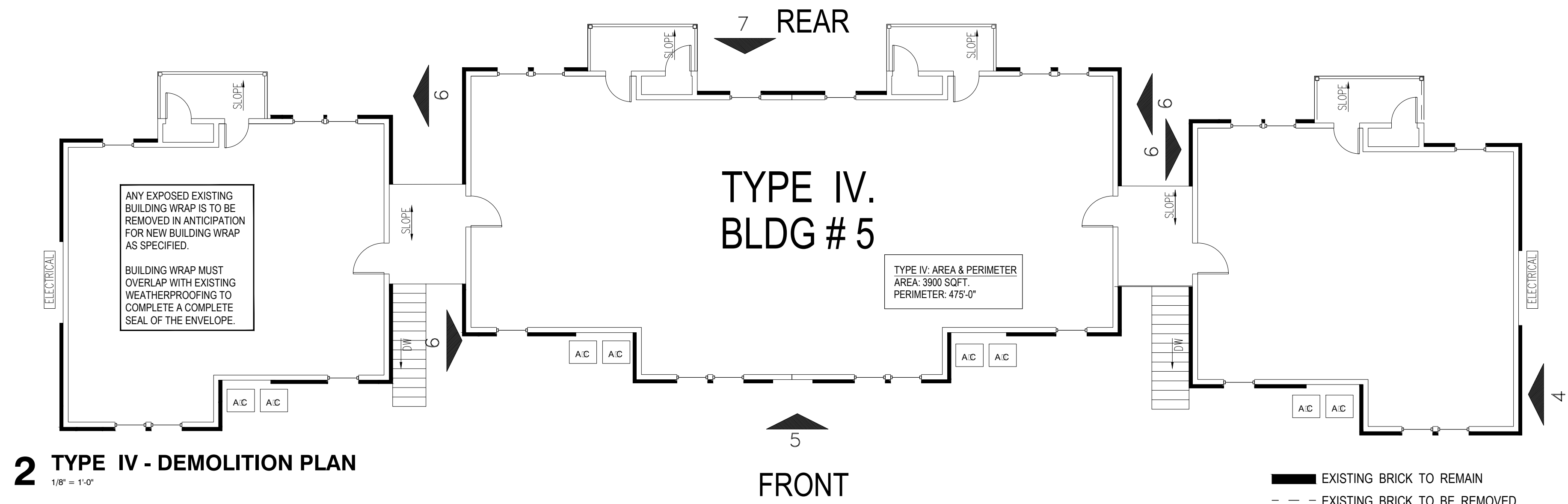
REFER TO ALL STRUCTURAL NOTES FOR BALCONIES AND LANDINGS MODIFICATIONS. SEE STRUCTURAL FOR ALL MODIFICATIONS.

ALL EXTERIOR CONCRETE PATHWAYS, BALCONIES, LANDING AND BREEZEWAYS ARE TO BE CLEANED, POWERWASHED AND SEALED.

ALL EXTERIOR CLOSETS ARE TO HAVE NEW GYPSUM, TRIM, SHEATHING AND WATERPROOFING AS NECESSARY.

ALL BALCONIES AND LANDINGS ARE TO HAVE NEW FIXTURES AS SPECIFIED.

TYPE IV - BLDG 5



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506 BROOKLYN SAN ANTONIO, TX 78215
T: 210-227-7722 W: sprinkleco.com

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11/27/2018
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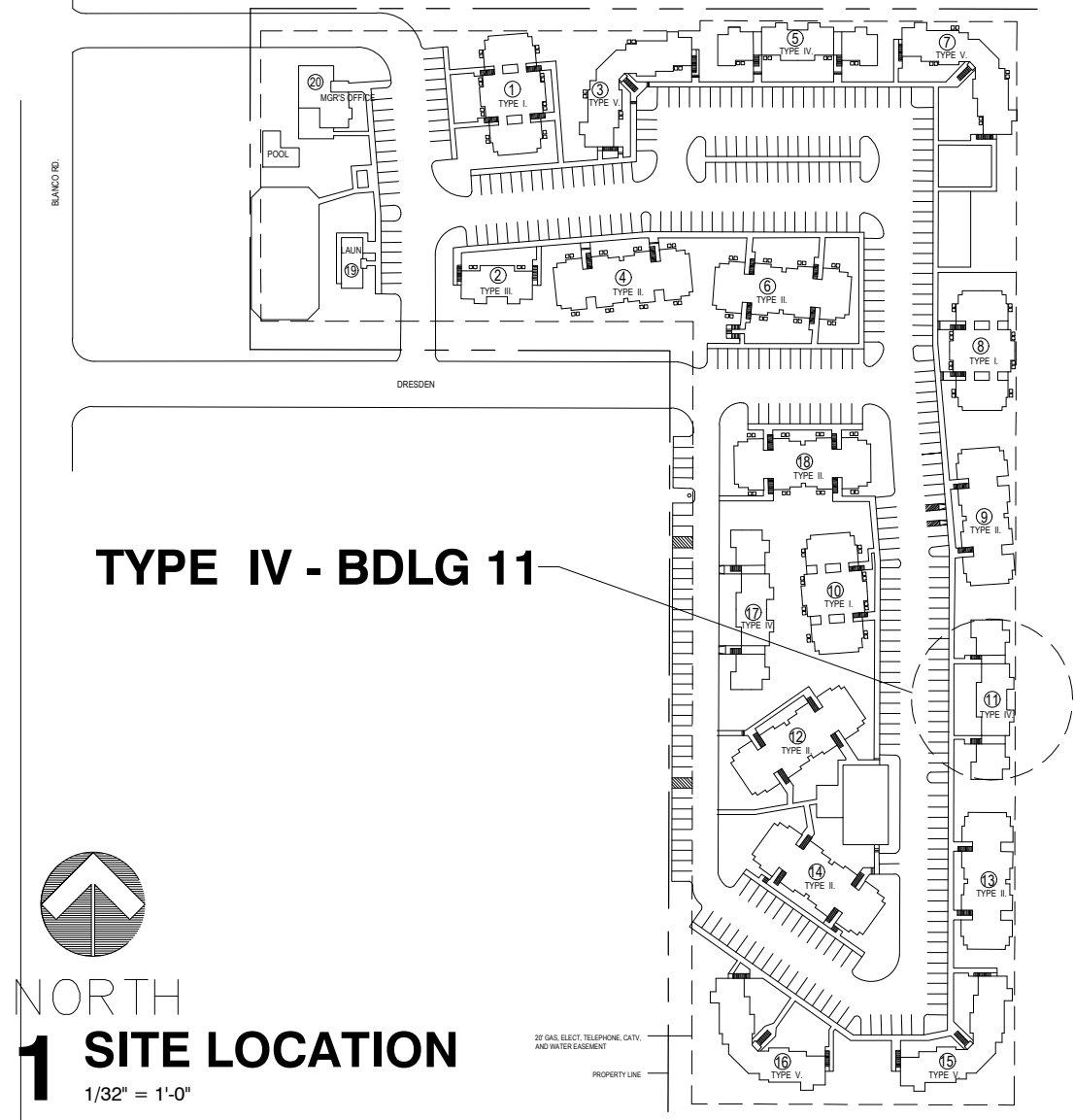
EXTERIOR IMPROVEMENTS TO CASTLE POINT APARTMENTS

5320 BLANCO RD. SAN ANTONIO, TEXAS

ISSUE DATE: 05/08/2018

REVISIONS:

SHEET: **A16**
TYPE IV BLDG 5



1 SITE LOCATION
1/32" = 1'-0"

ALL BALCONIES AND LANDINGS AND AREAS BELOW EXISTING CONCRETE SURFACES TO REMAIN AND PROTECTED DURING CONSTRUCTION.

APPLY PROTECTIVE TOPCOAT SEALER TO EXISTING CONCRETE SURFACES.

ALL RAILINGS MUST BE PAINTED AND IMPROVEMENTS AS SPECIFIED.

REPLACE ALL EXISTING 4X4 WOOD COLUMNS WITH NEW PAINTED 4X4 WOOD COLUMNS AND SIMPSON COLUMN BASE AND COLLAR TIES. SHORE IF NECESSARY. (SEE DETAIL: 28 & 29/ A3)

ALL BALCONIES AND LANDINGS ARE TO HAVE NEW FLASHING ON THE CONCRETE SLAB.

ALL BALCONIES AND LANDINGS ARE TO HAVE SLOPED CONCRETE SURFACES AWAY FROM BUILDING ENVELOPE. (1/4" PER FOOT)

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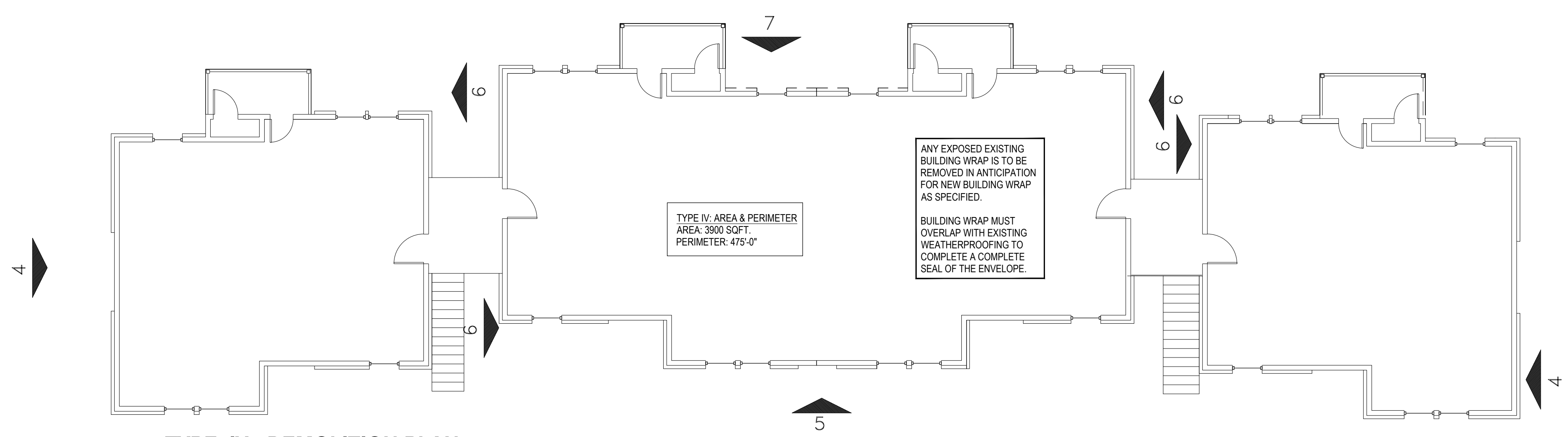
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REFER TO ALL STRUCTURAL NOTES FOR BALCONIES AND LANDINGS MODIFICATIONS. SEE STRUCTURAL FOR ALL MODIFICATIONS.

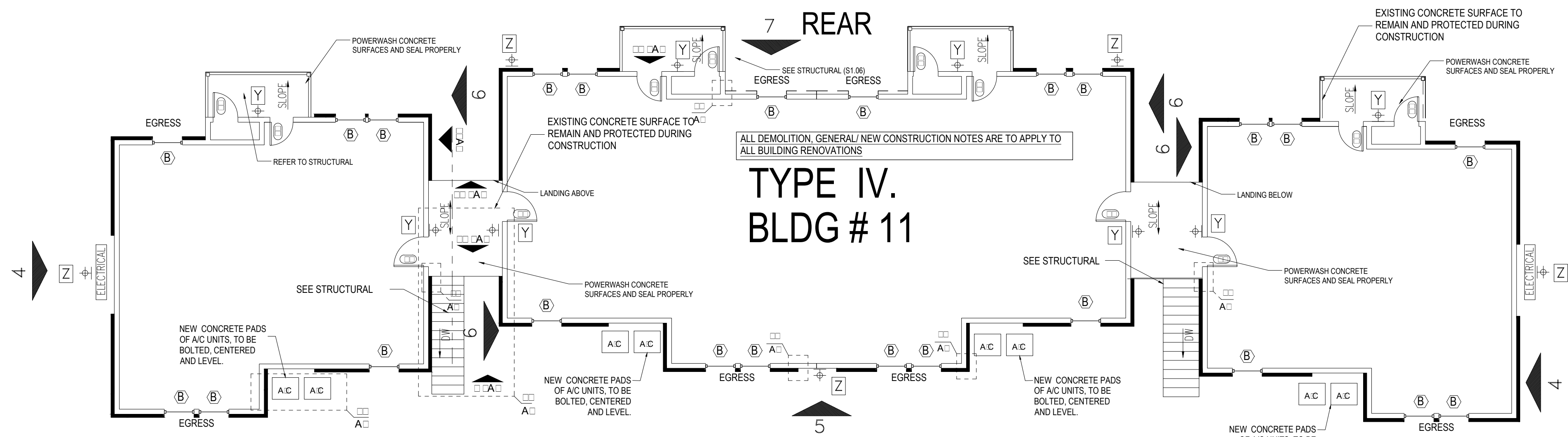
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ALL EXTERIOR CLOSETS ARE TO HAVE NEW GYPSUM, TRIM, SHEATHING AND WATERPROOFING AS NECESSARY.

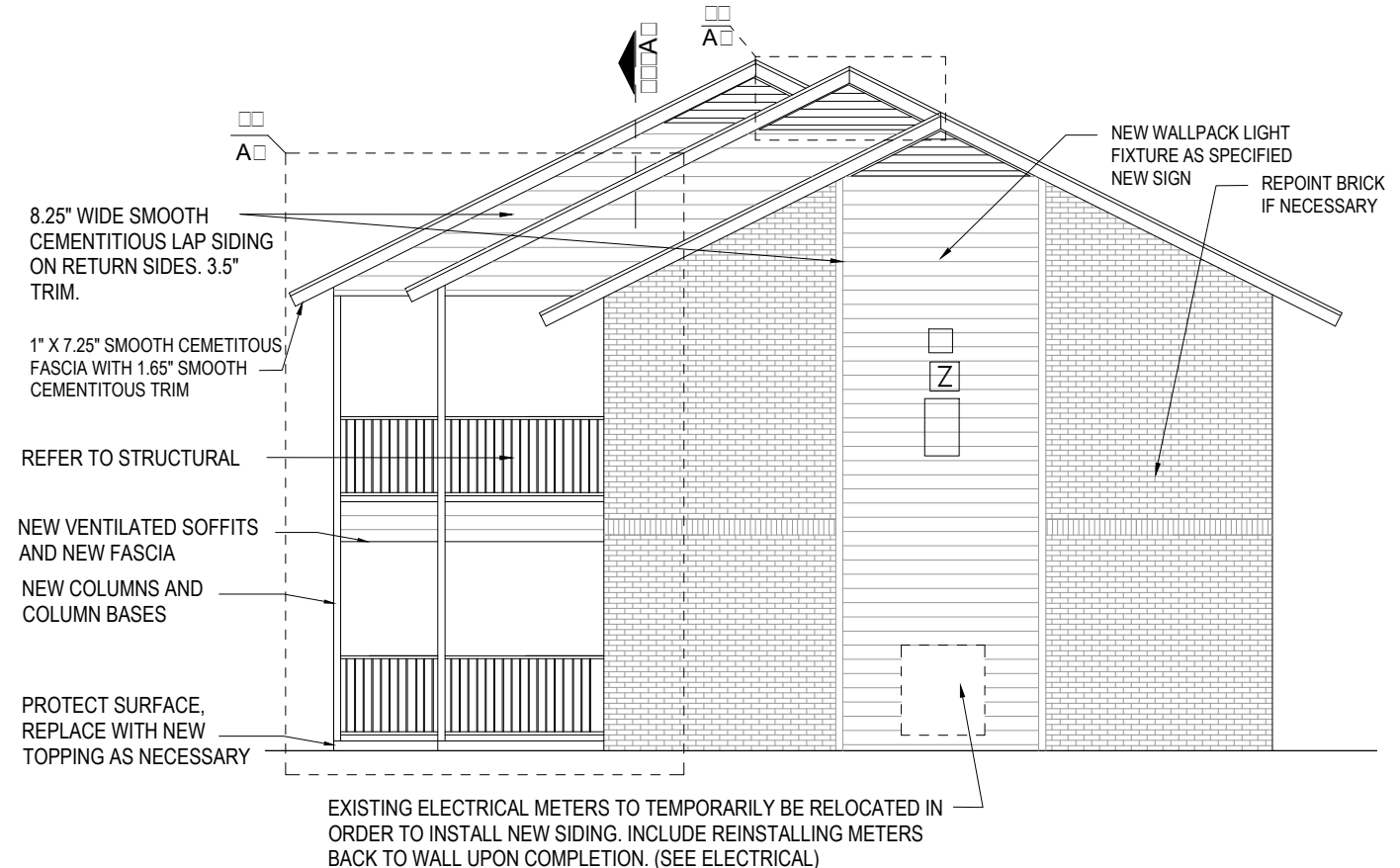
ALL BALCONIES AND LANDINGS ARE TO HAVE NEW FIXTURES AS SPECIFIED.



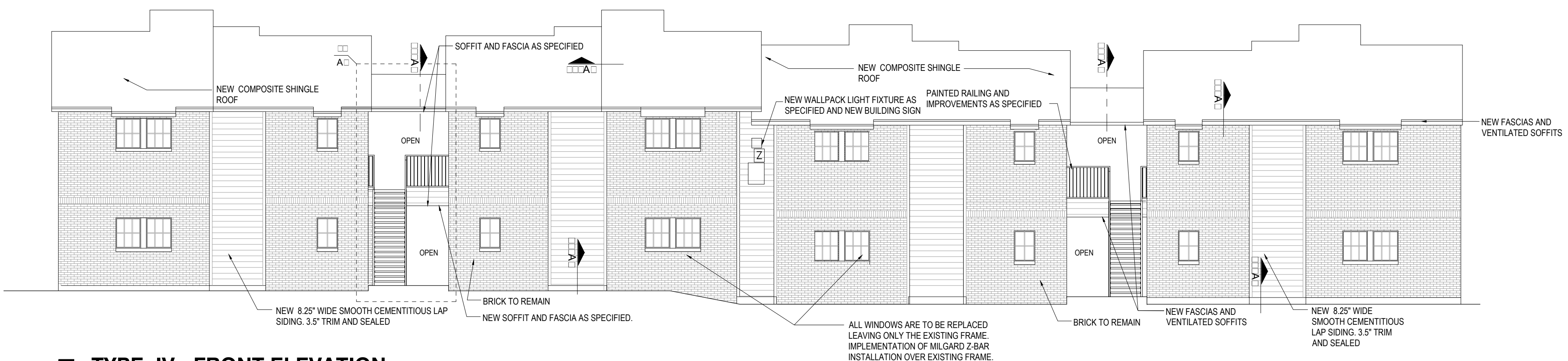
2 TYPE IV - DEMOLITION PLAN
1/8" = 1'-0"



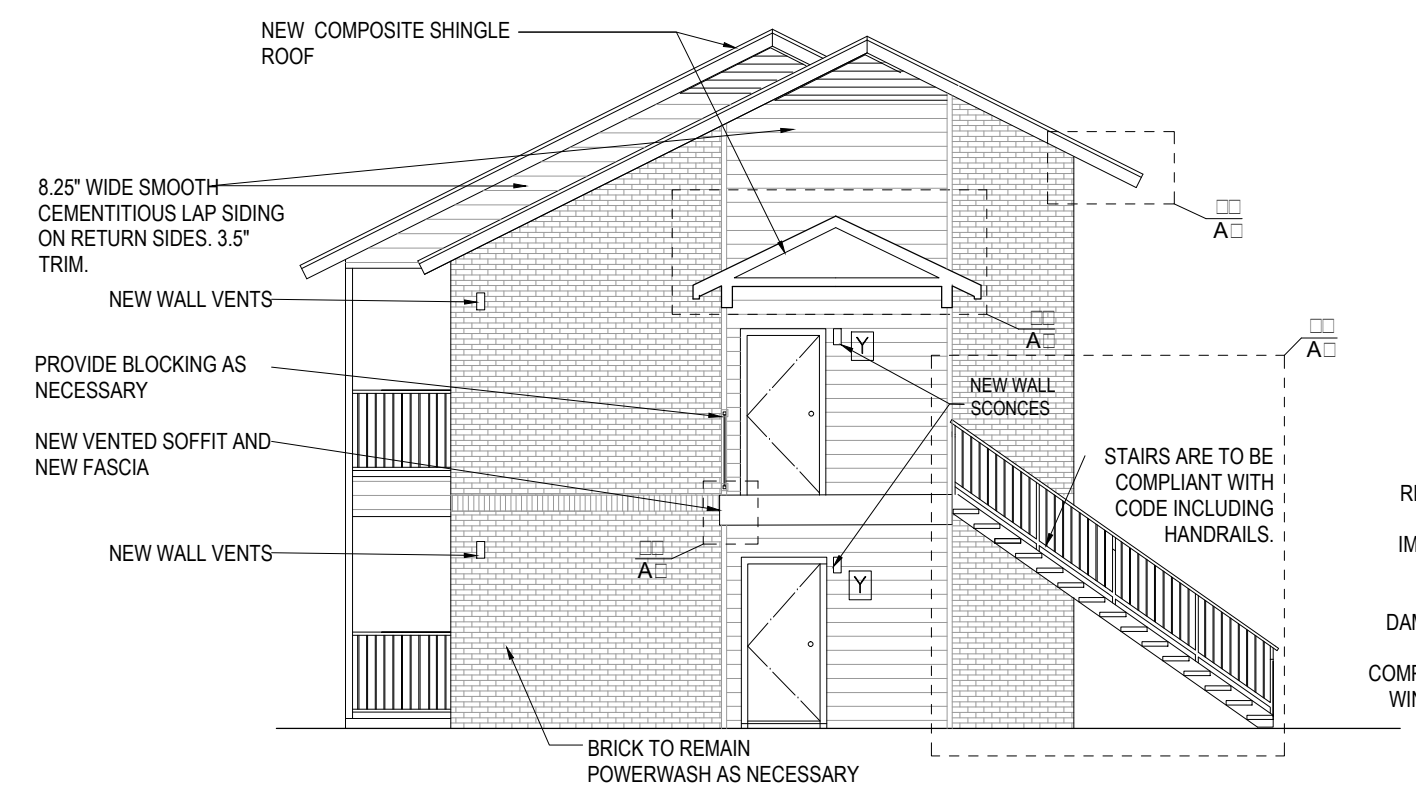
3 TYPE IV - FLOOR PLAN
1/8" = 1'-0"



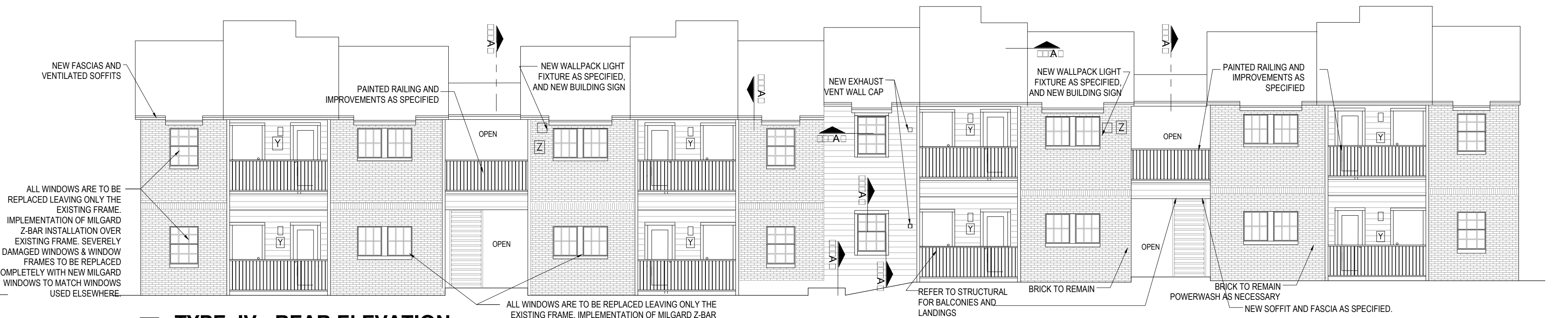
4 TYPE IV - SIDE ELEVATION
1/8" = 1'-0"



5 TYPE IV - FRONT ELEVATION
1/8" = 1'-0"



6 TYPE IV - BREEZEWAY ELEVATION
1/8" = 1'-0"



7 TYPE IV - REAR ELEVATION
1/8" = 1'-0"

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STATE OF TEXAS
11/27/2018
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STATE OF TEXAS #11142

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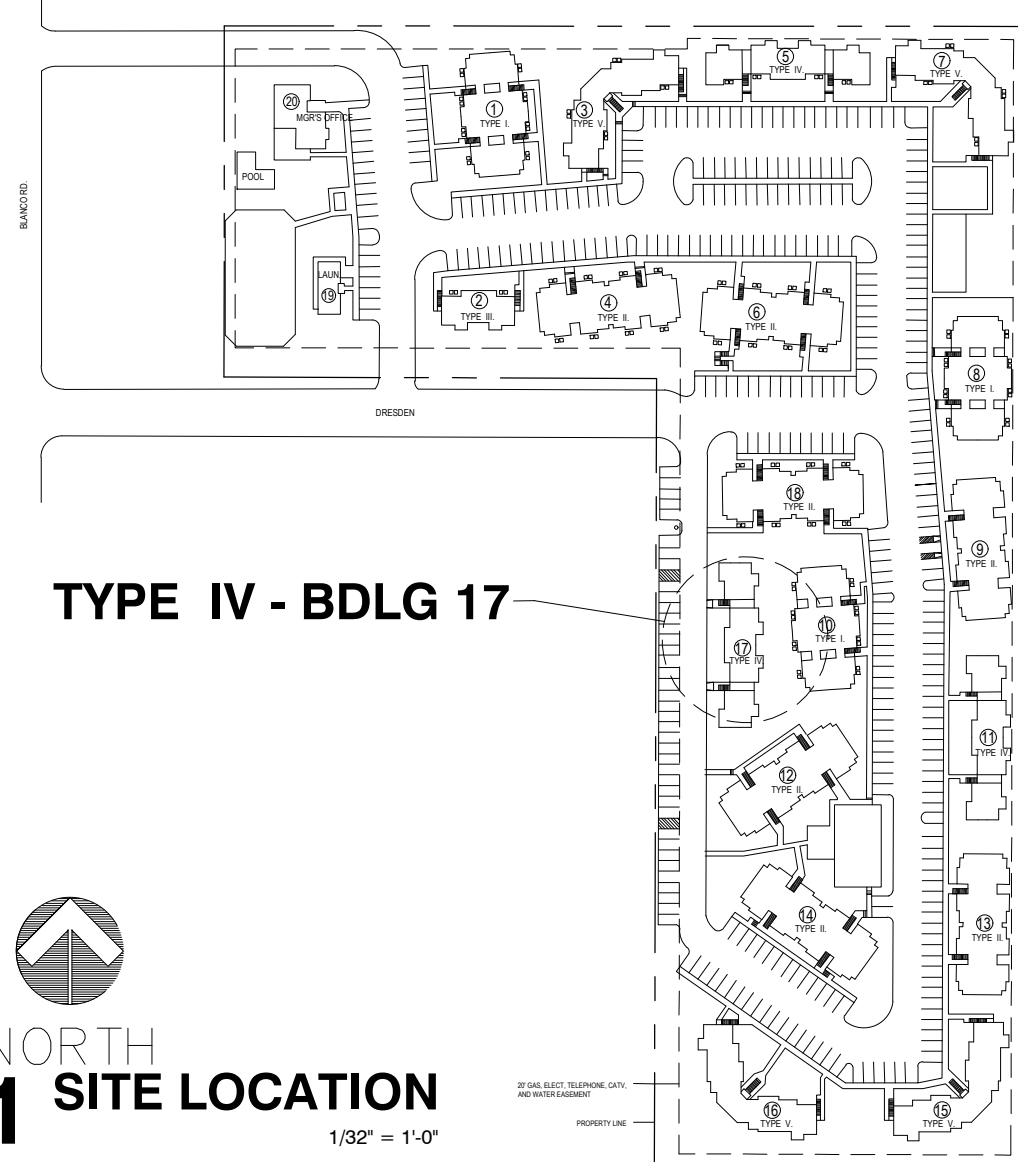
EXTERIOR IMPROVEMENTS TO CASTLE POINT APARTMENTS

5320 BLANCO RD. SAN ANTONIO, TEXAS

ISSUE DATE:
05/08/2018

REVISIONS:

SHEET:



TYPE IV - BDLG # 17

NORTH
1 SITE LOCATION
1/32" = 1'-0"

ALL BALCONIES AND LANDINGS AND AREAS BELOW EXISTING CONCRETE SURFACES TO REMAIN AND PROTECTED DURING CONSTRUCTION.

APPLY PROTECTIVE TOPCOAT SEALER TO EXISTING CONCRETE SURFACES.

ALL RAILINGS MUST BE PAINTED AND IMPROVEMENTS AS SPECIFIED.

REPLACE ALL EXISTING 4X4 WOOD COLUMNS WITH NEW PAINTED 4X4 WOOD COLUMNS AND SIMPSON COLUMN BASE AND COLLAR TIES. SHORE IF NECESSARY. (SEE DETAIL: 26 & 28/ A3)

ALL BALCONIES AND LANDINGS ARE TO HAVE NEW FLASHING ON THE CONCRETE SLAB.

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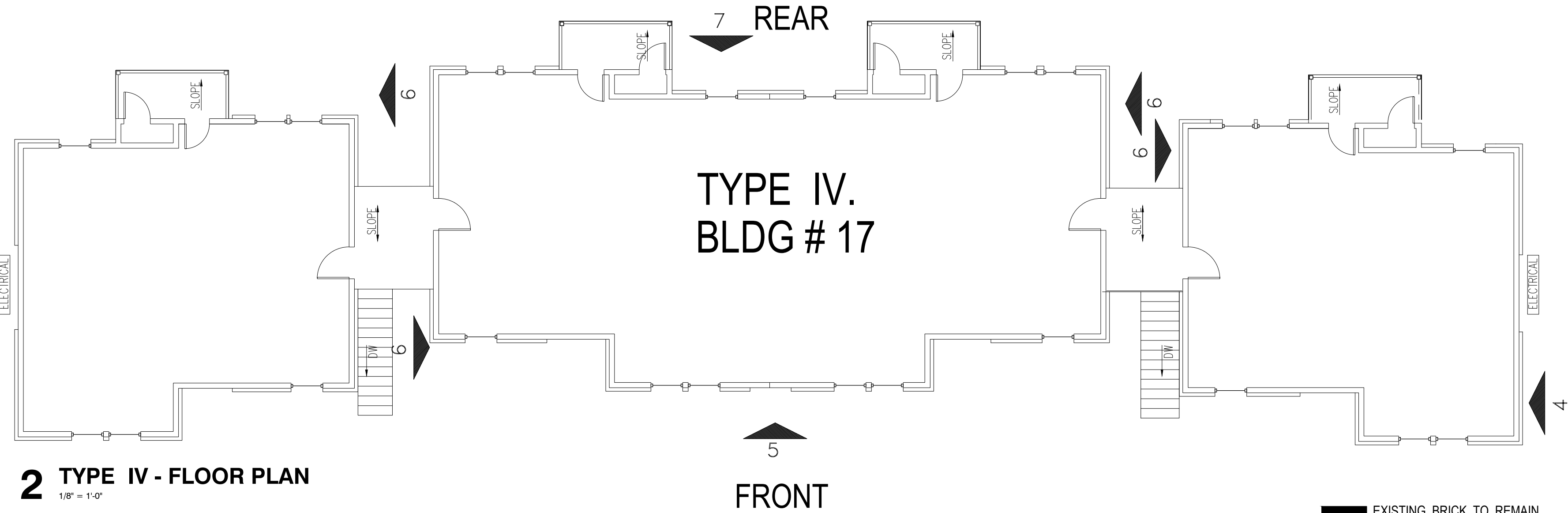
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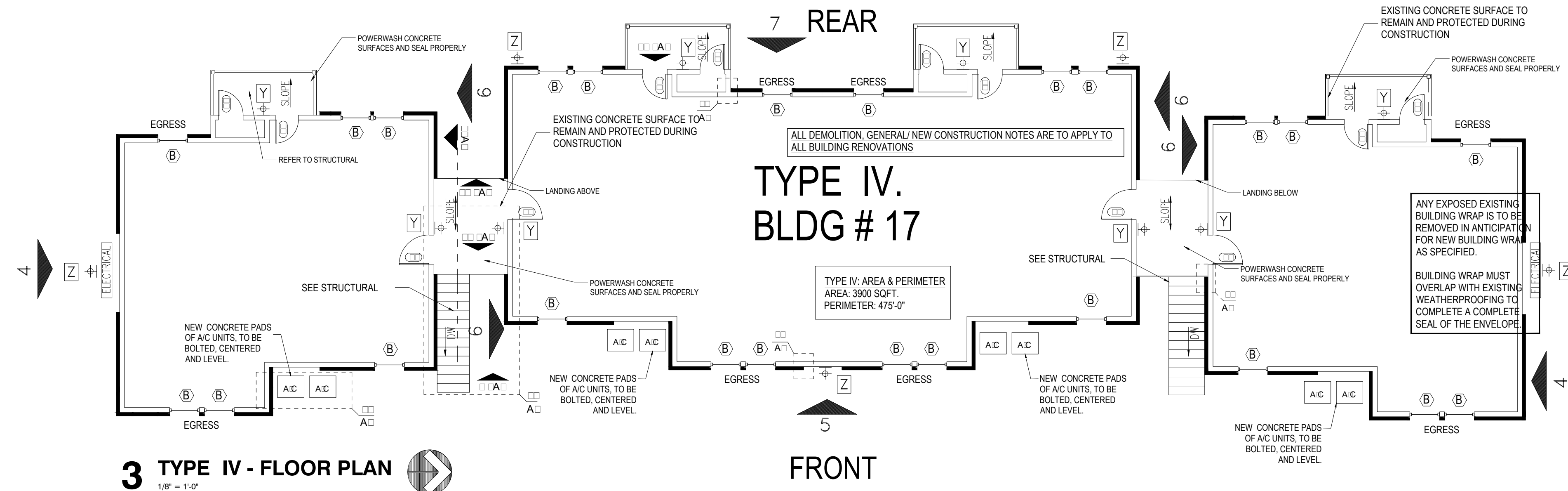
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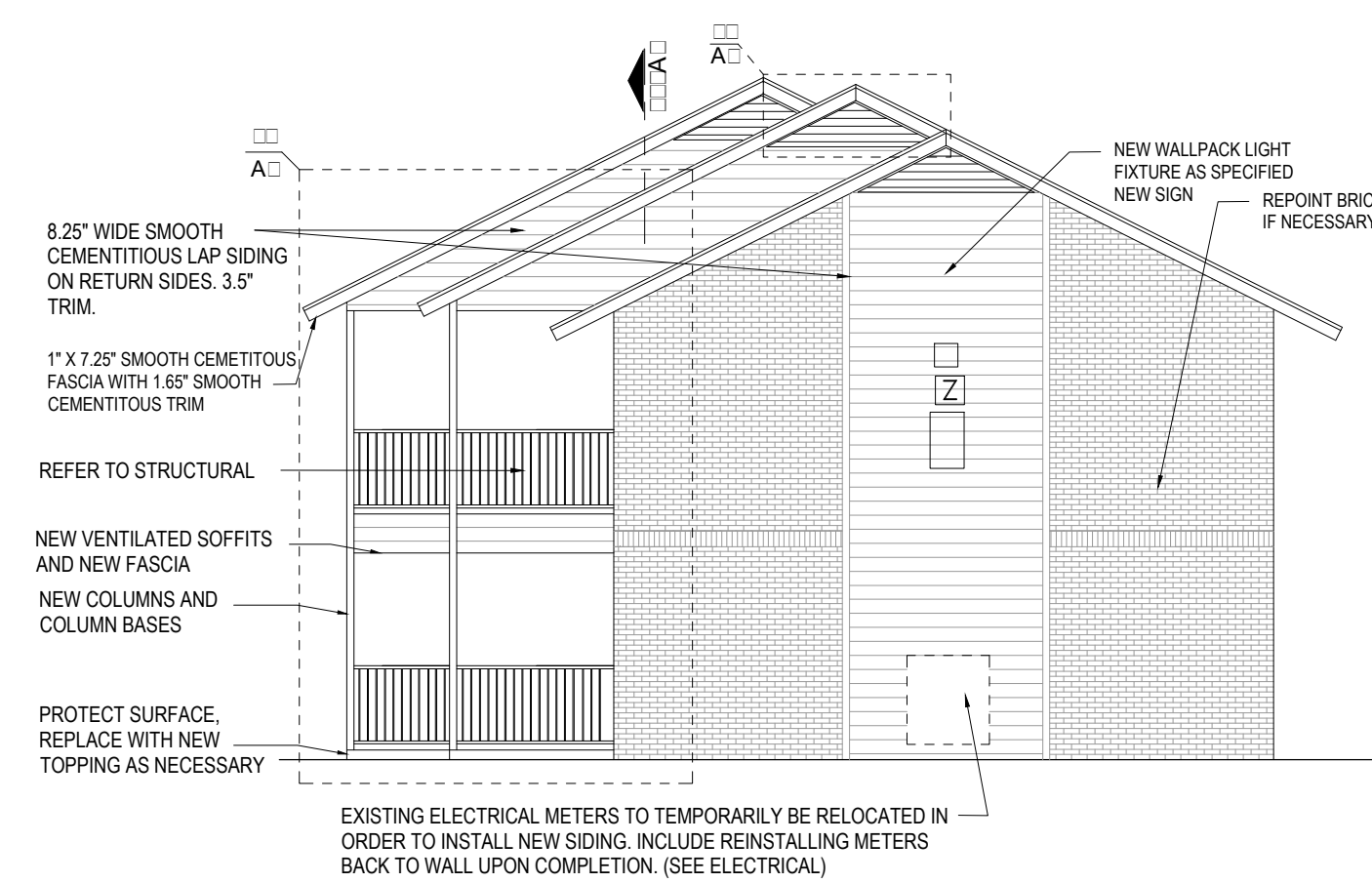
ALL BALCONIES AND LANDINGS ARE TO HAVE NEW FIXTURES AS SPECIFIED.



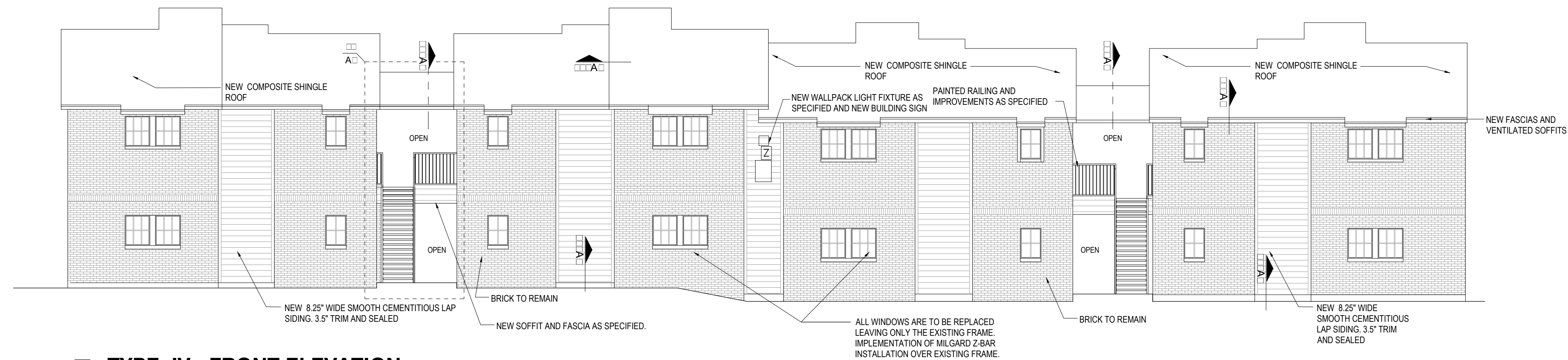
2 TYPE IV - FLOOR PLAN
1/8" = 1'-0"



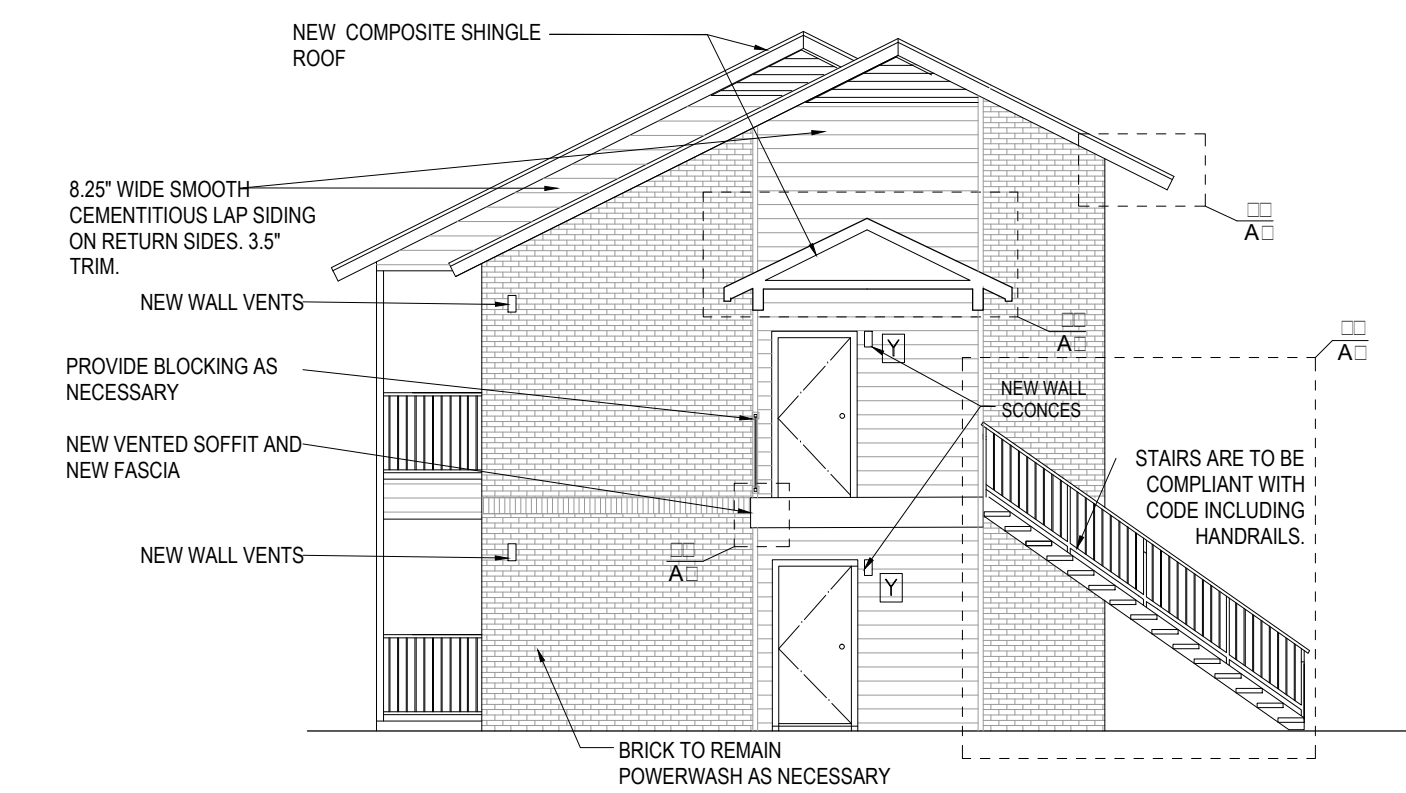
3 TYPE IV - FLOOR PLAN
1/8" = 1'-0"



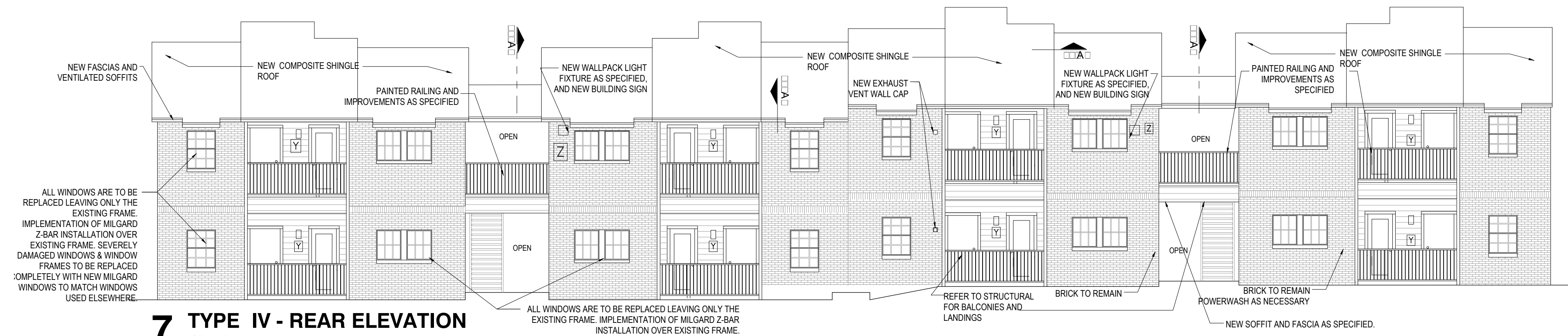
4 TYPE IV - SIDE ELEVATION
1/8" = 1'-0"



5 TYPE IV - FRONT ELEVATION
1/8" = 1'-0"



6 TYPE IV - BREEZEWAY ELEVATION



7 TYPE IV - REAR ELEVATION
1/8" = 1'-0"

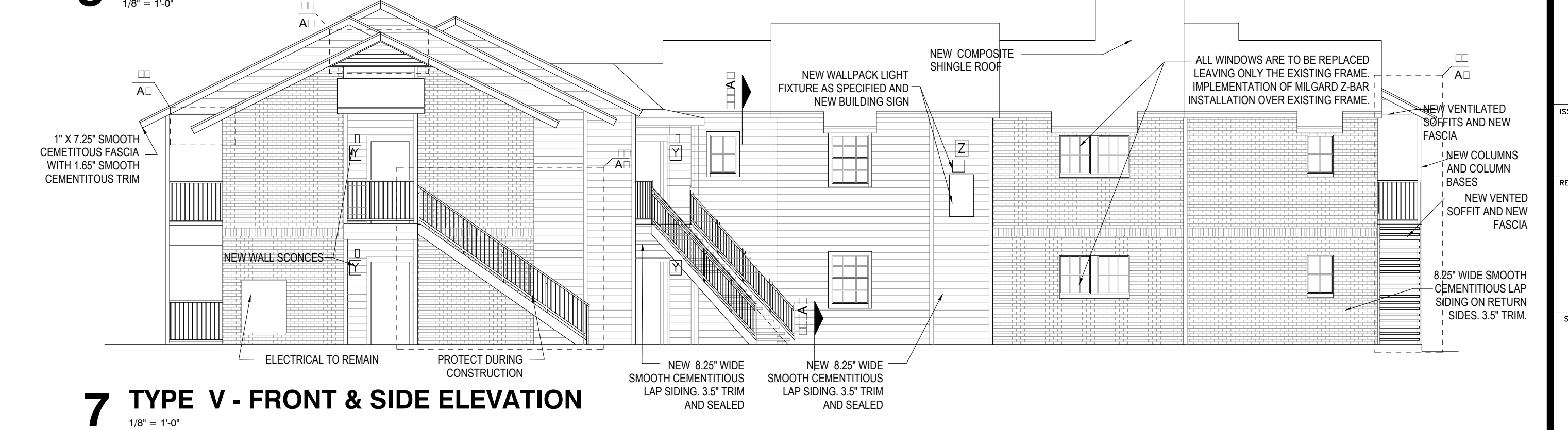
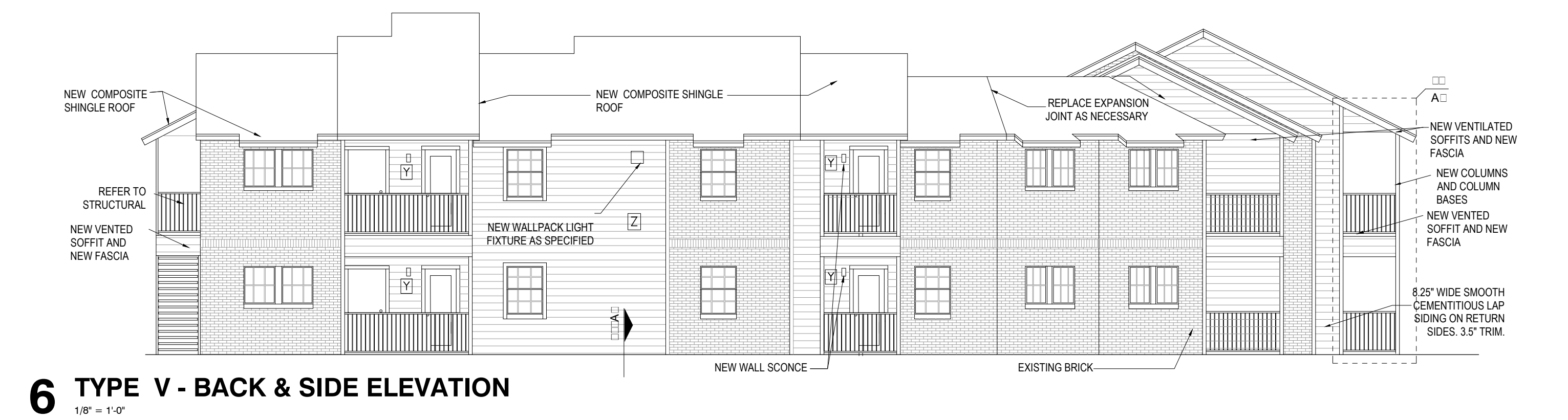
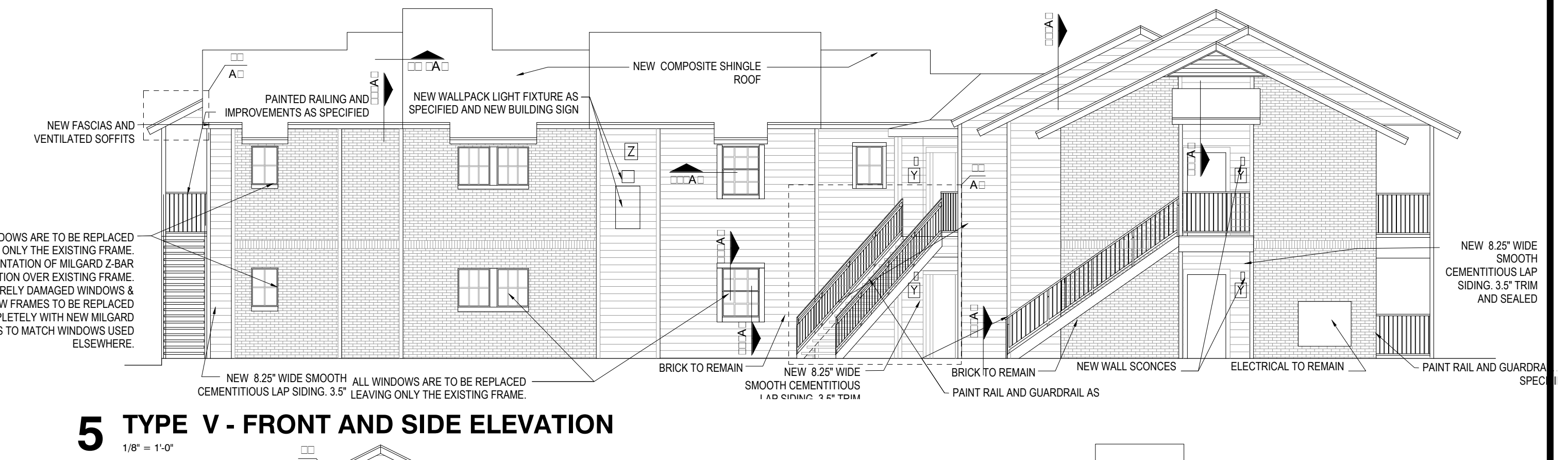
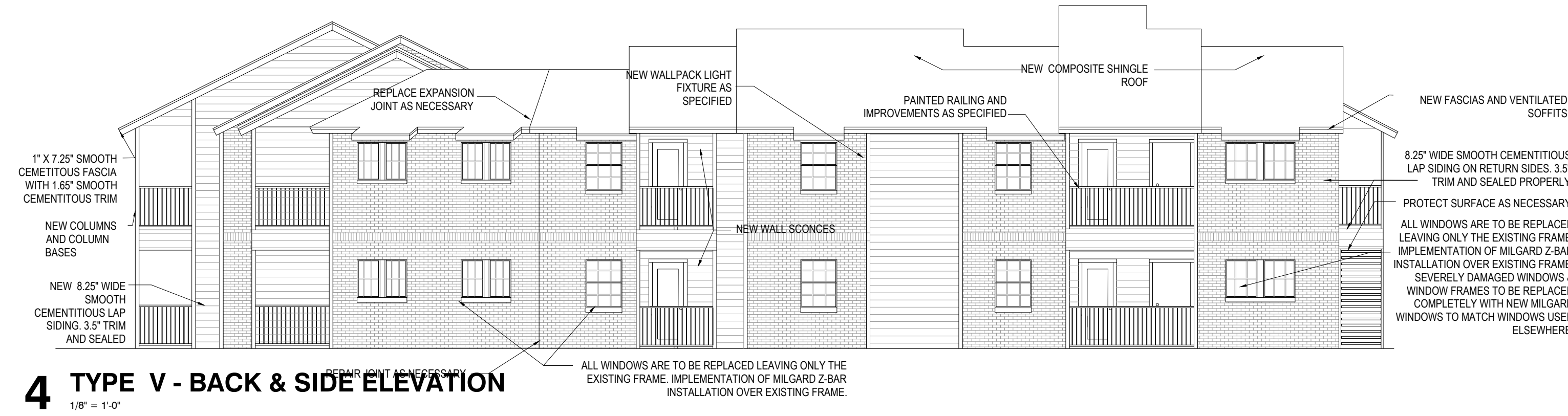
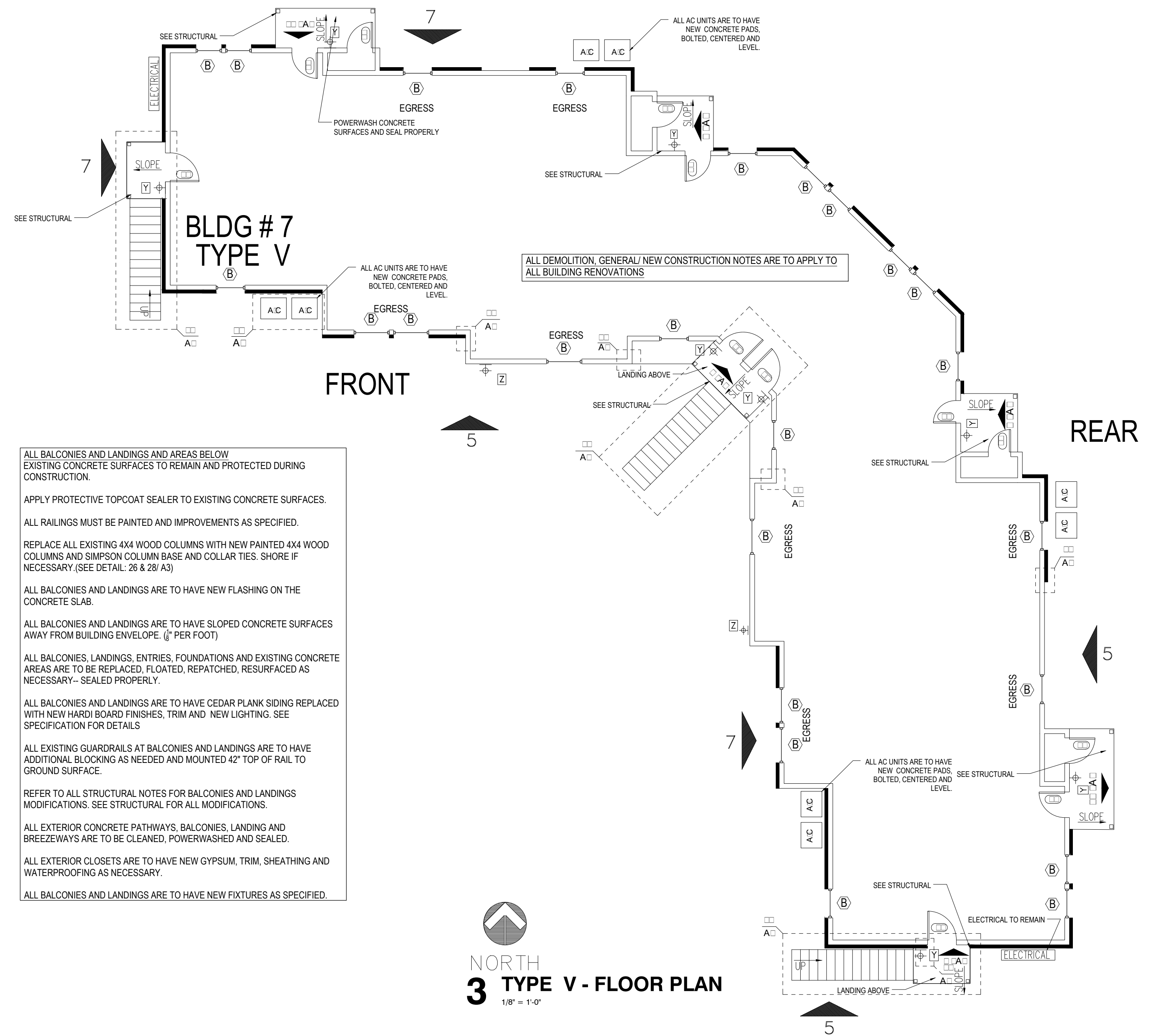
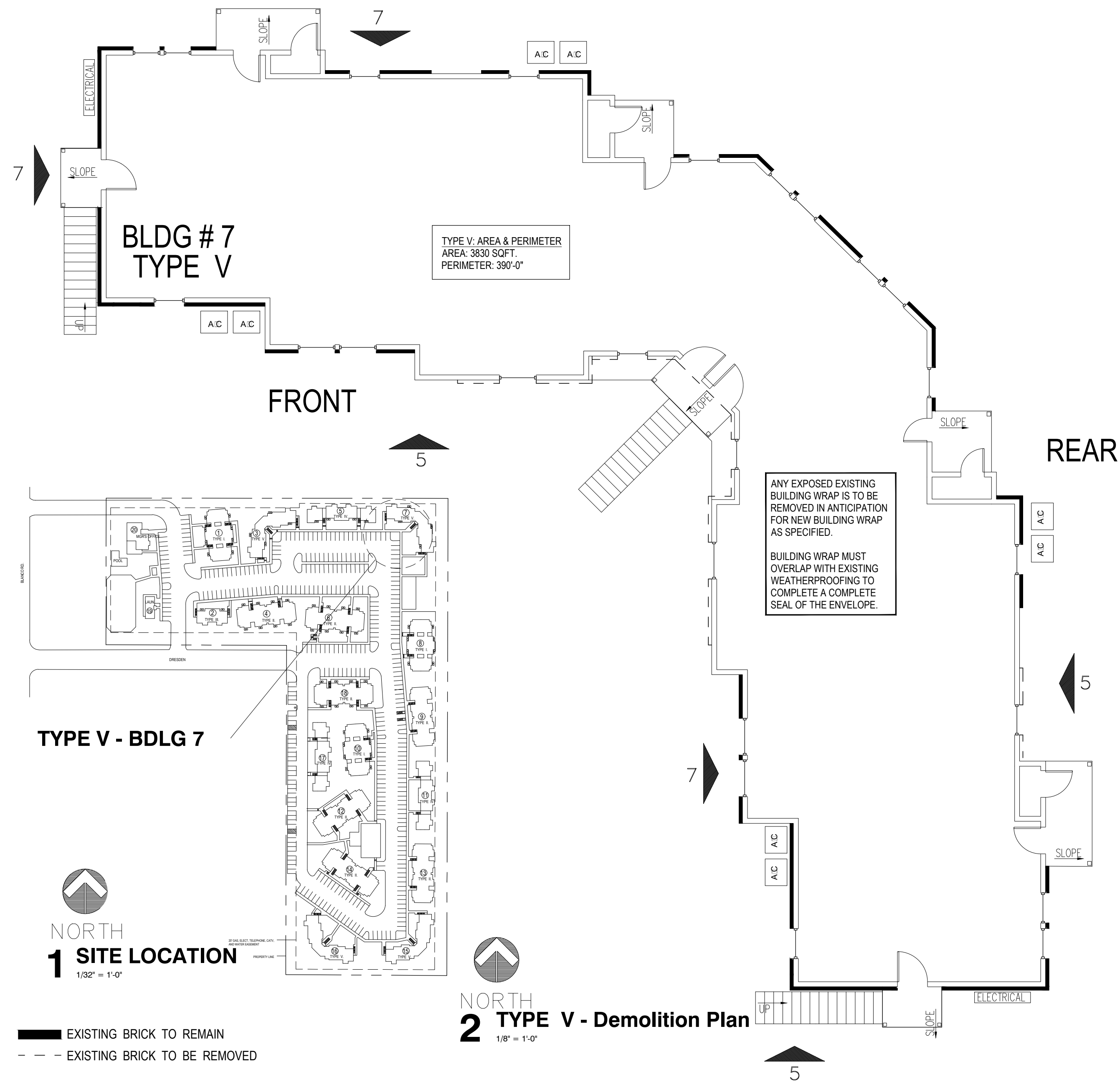
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506 BROOKLYN SAN ANTONIO, TX 78215
T: 210-227-7722 W: sprinkleco.com

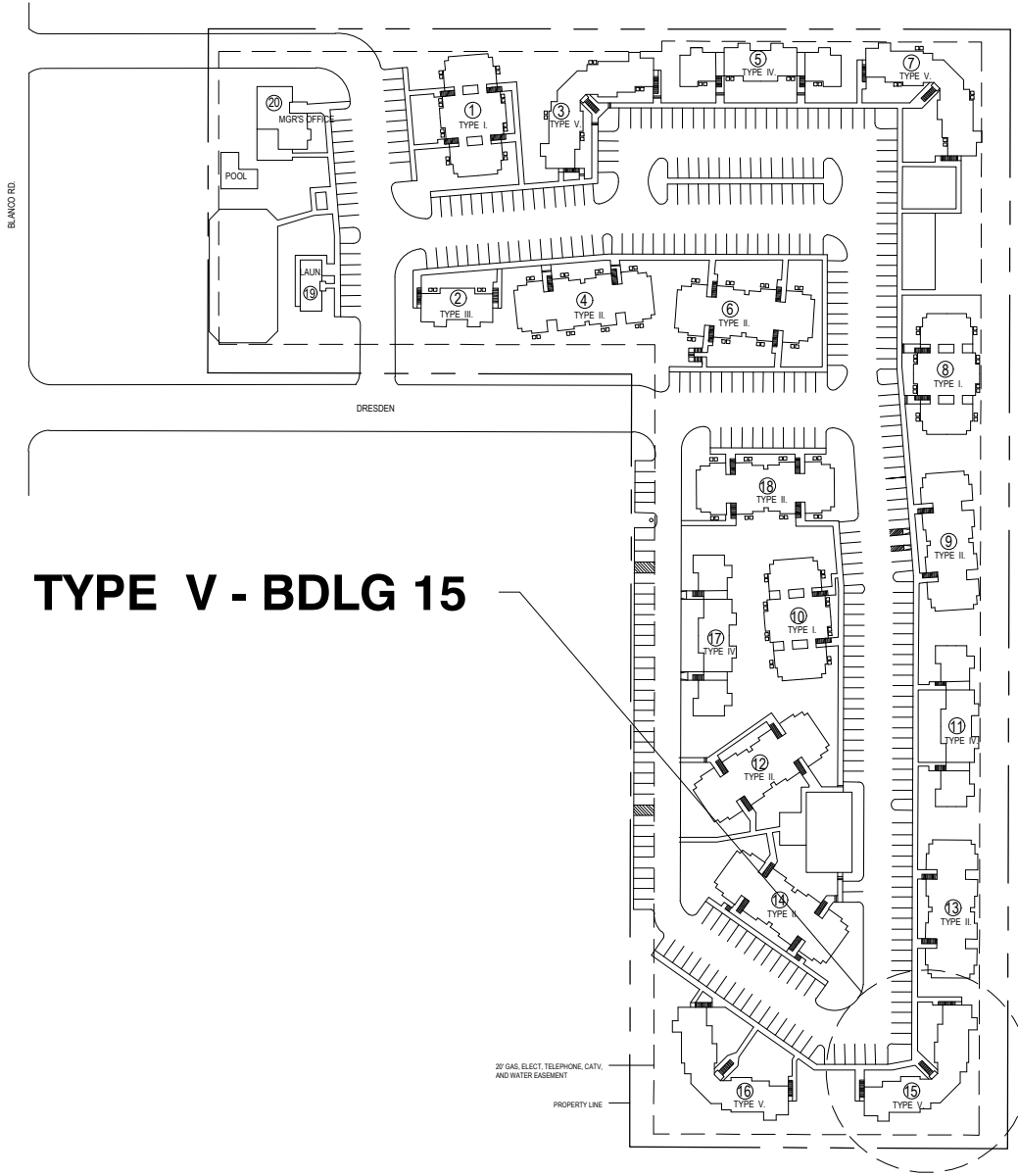
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EXTERIOR IMPROVEMENTS TO CASTLE POINT APARTMENTS
5320 BLANCO RD. SAN ANTONIO, TEXAS

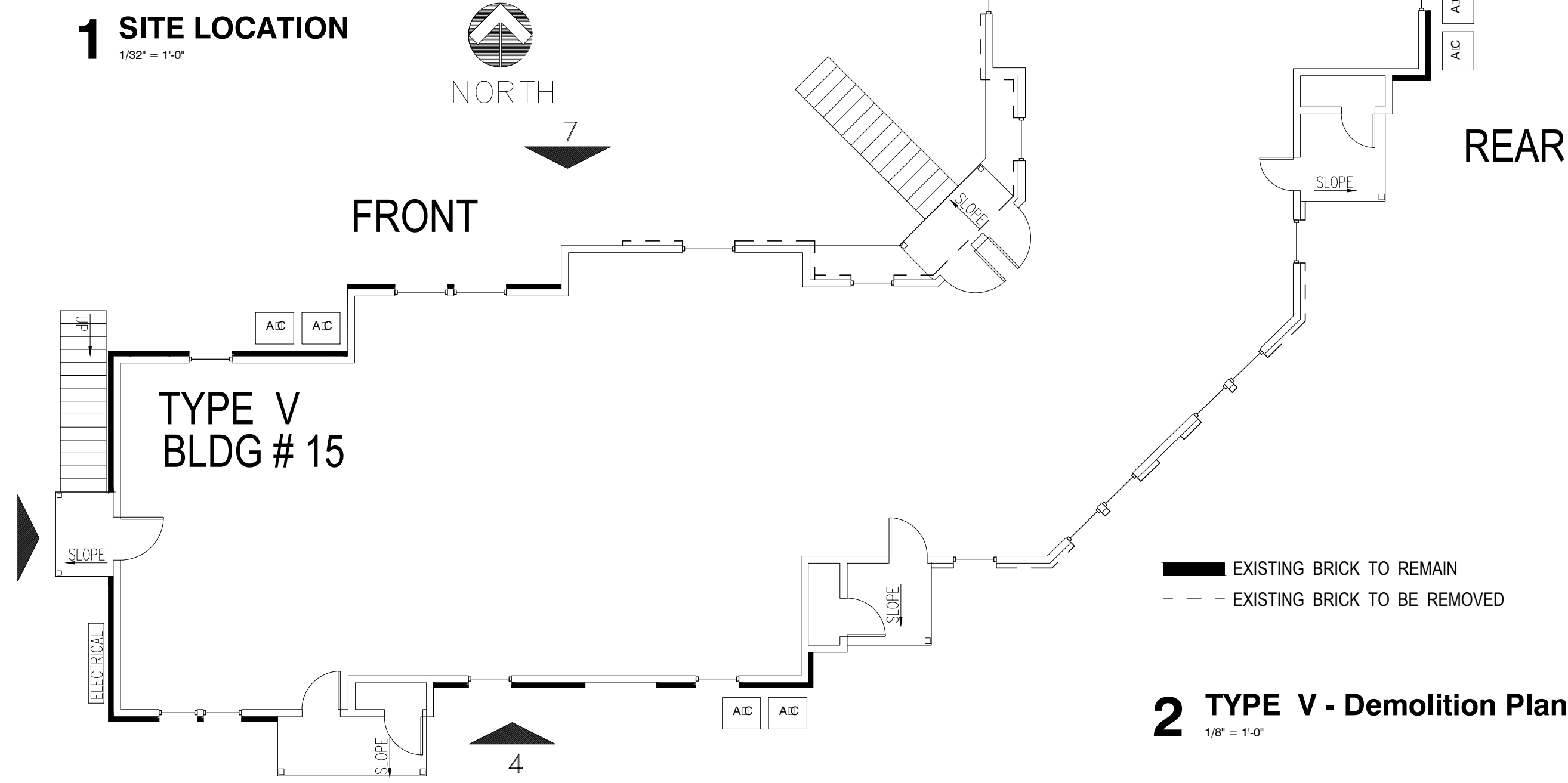
ISSUE DATE: 05/08/2018
REVISIONS:
SHEET: **A18**
TYPE IV BLDG 17





TYPE V - BDLG 15

1 SITE LOCATION
1/32" = 1'-0"



2 TYPE V - Demolition Plan
1/8" = 1'-0"

— EXISTING BRICK TO REMAIN
- - - EXISTING BRICK TO BE REMOVED

ALL BALCONIES AND LANDINGS AND AREAS BELOW EXISTING CONCRETE SURFACES TO REMAIN AND PROTECTED DURING CONSTRUCTION.

APPLY PROTECTIVE TOPCOAT SEALER TO EXISTING CONCRETE SURFACES.

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REPLACE ALL EXISTING 4X4 WOOD COLUMNS WITH NEW PAINTED 4X4 WOOD COLUMNS AND SIMPSON COLUMN BASE AND COLLAR TIES. SHORE IF NECESSARY (SEE DETAIL: 26 & 28 A3)

ALL BALCONIES AND LANDINGS ARE TO HAVE NEW FLASHING ON THE CONCRETE SLAB.

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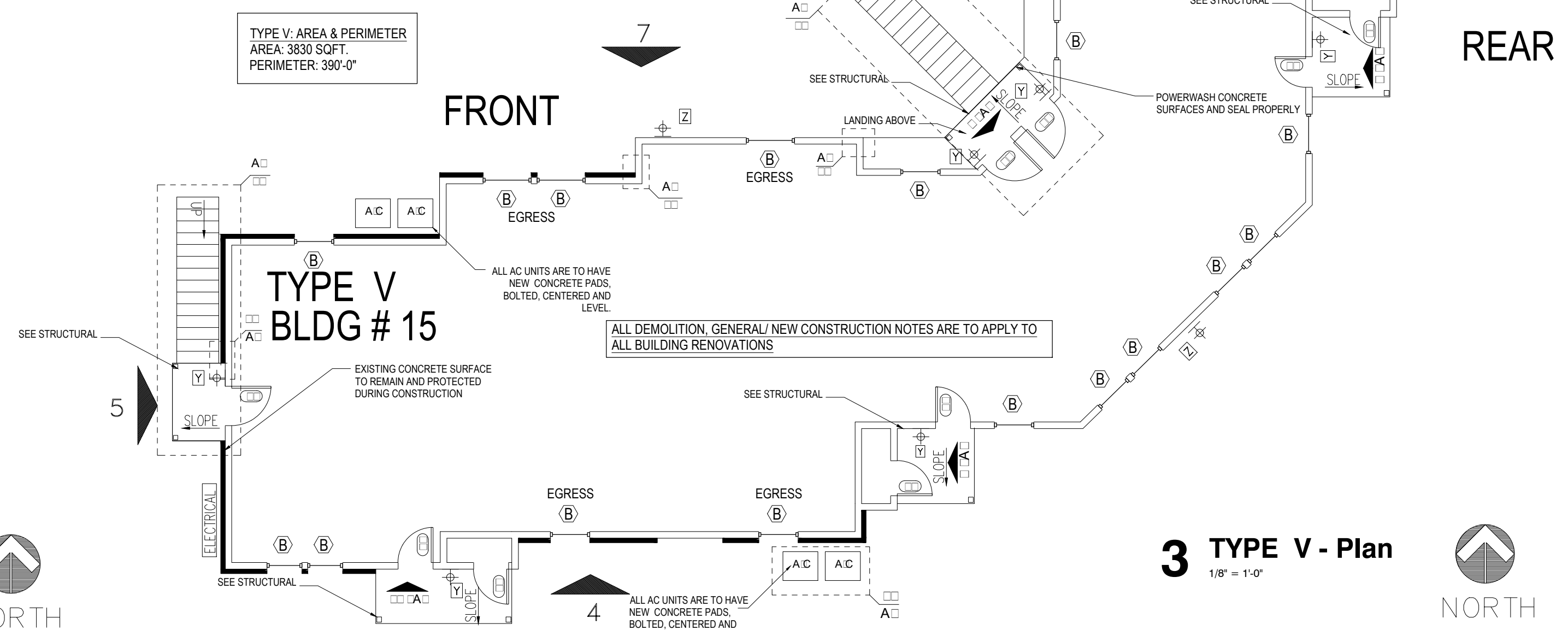
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ALL BALCONIES AND LANDINGS ARE TO HAVE NEW FIXTURES AS SPECIFIED.

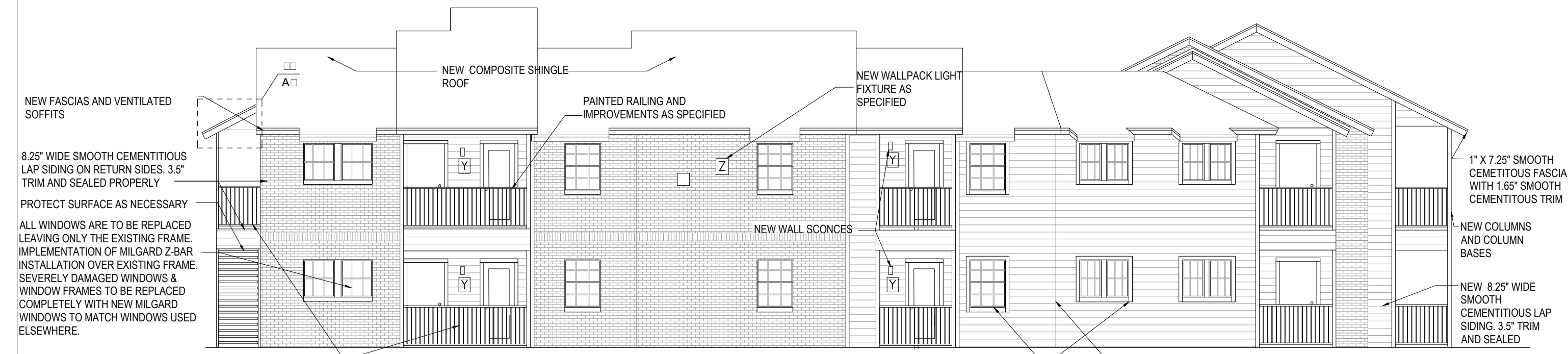


3 TYPE V - Plan
1/8" = 1'-0"

TYPE V AREA & PERIMETER
AREA: 3830 SQFT.
PERIMETER: 390'-0"

ANY EXPOSED EXISTING BUILDING WRAP IS TO BE REMOVED IN ANTICIPATION FOR NEW BUILDING WRAP AS SPECIFIED.

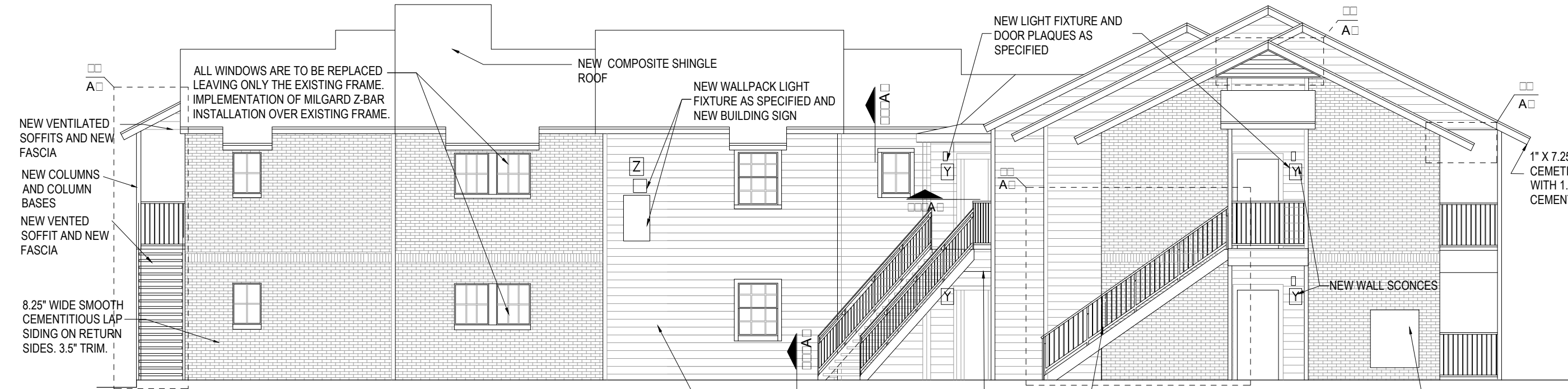
BUILDING WRAP MUST OVERLAP WITH EXISTING WEATHERPROOFING TO COMPLETE A COMPLETE SEAL OF THE ENVELOPE.



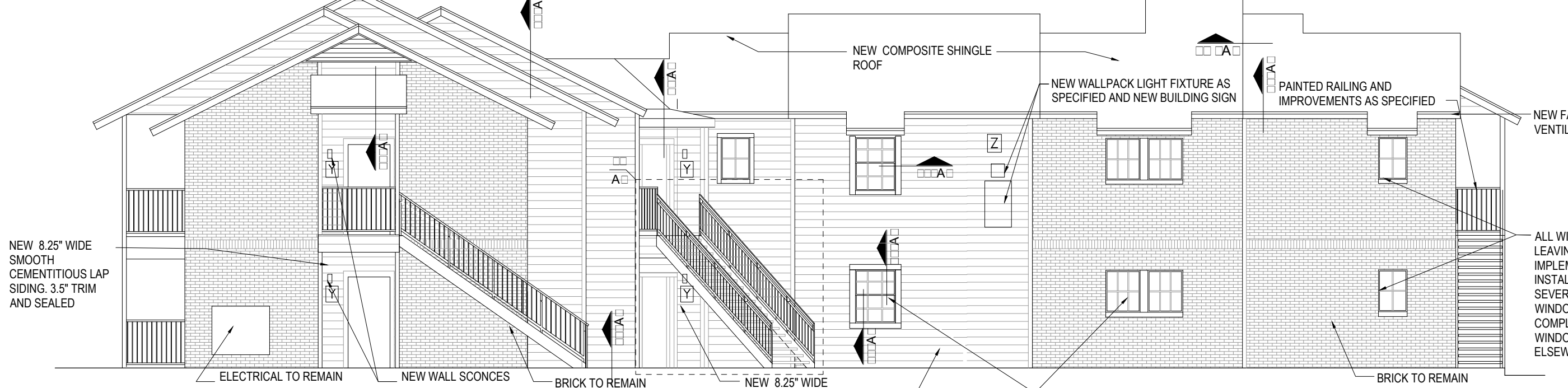
4 TYPE V - Back & Side Elevation
1/8" = 1'-0"



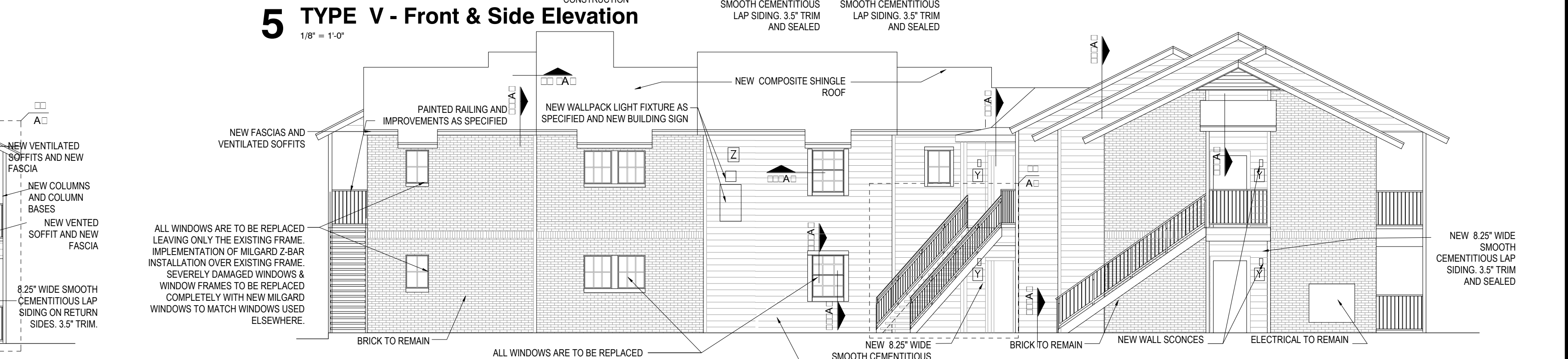
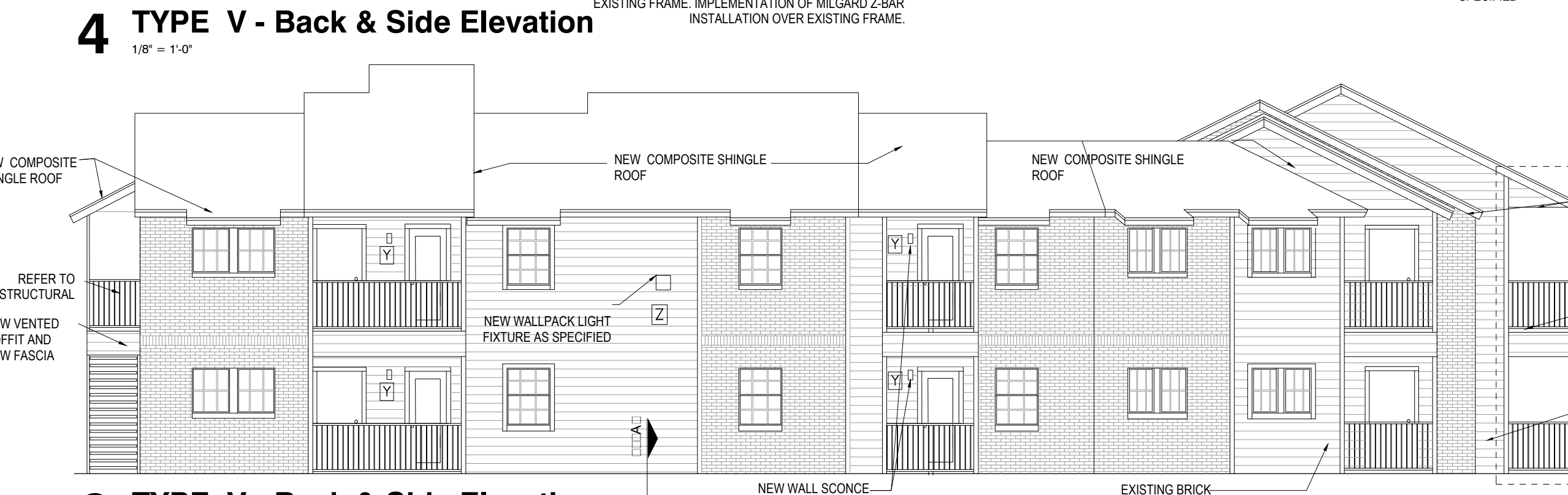
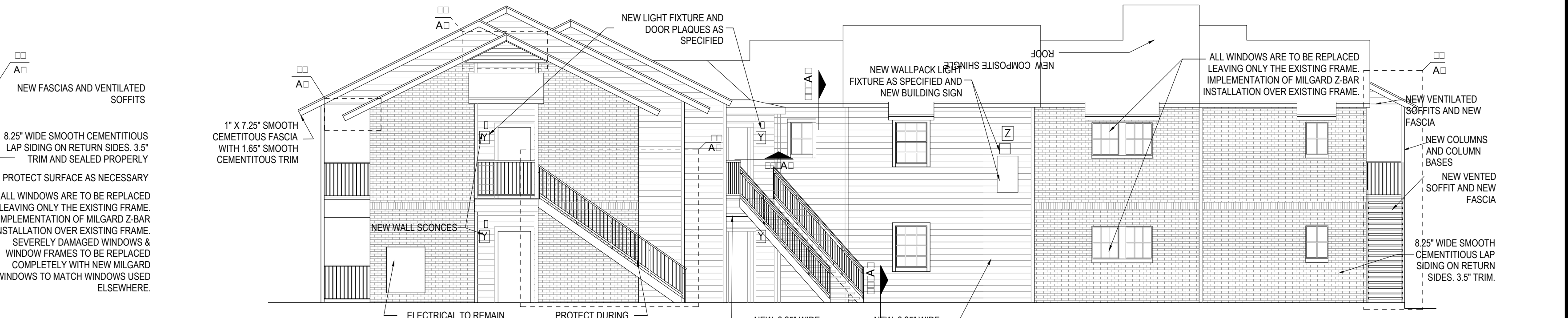
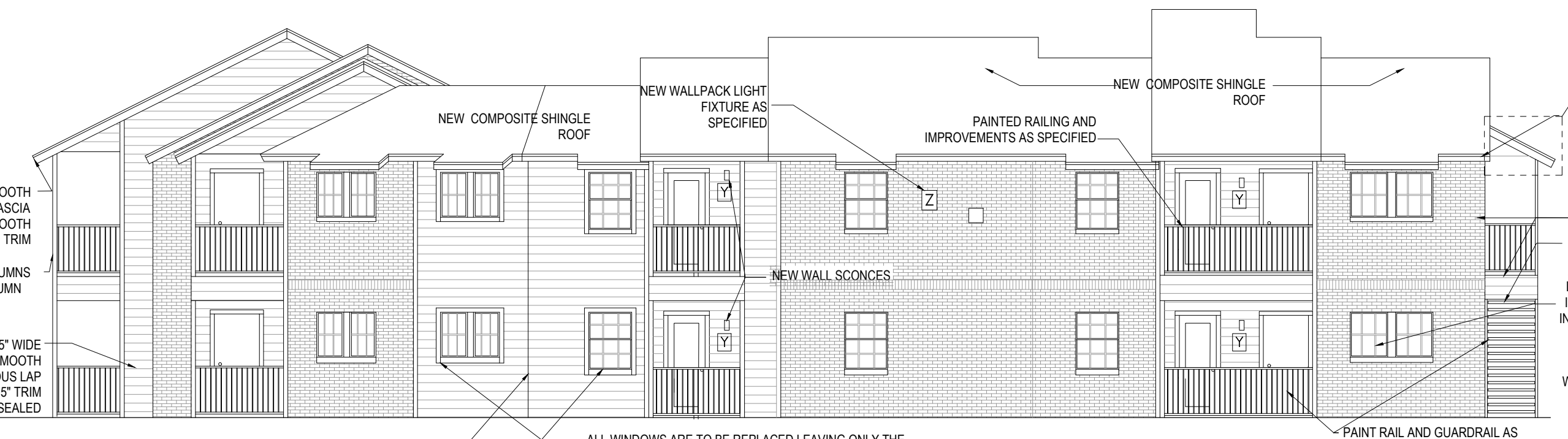
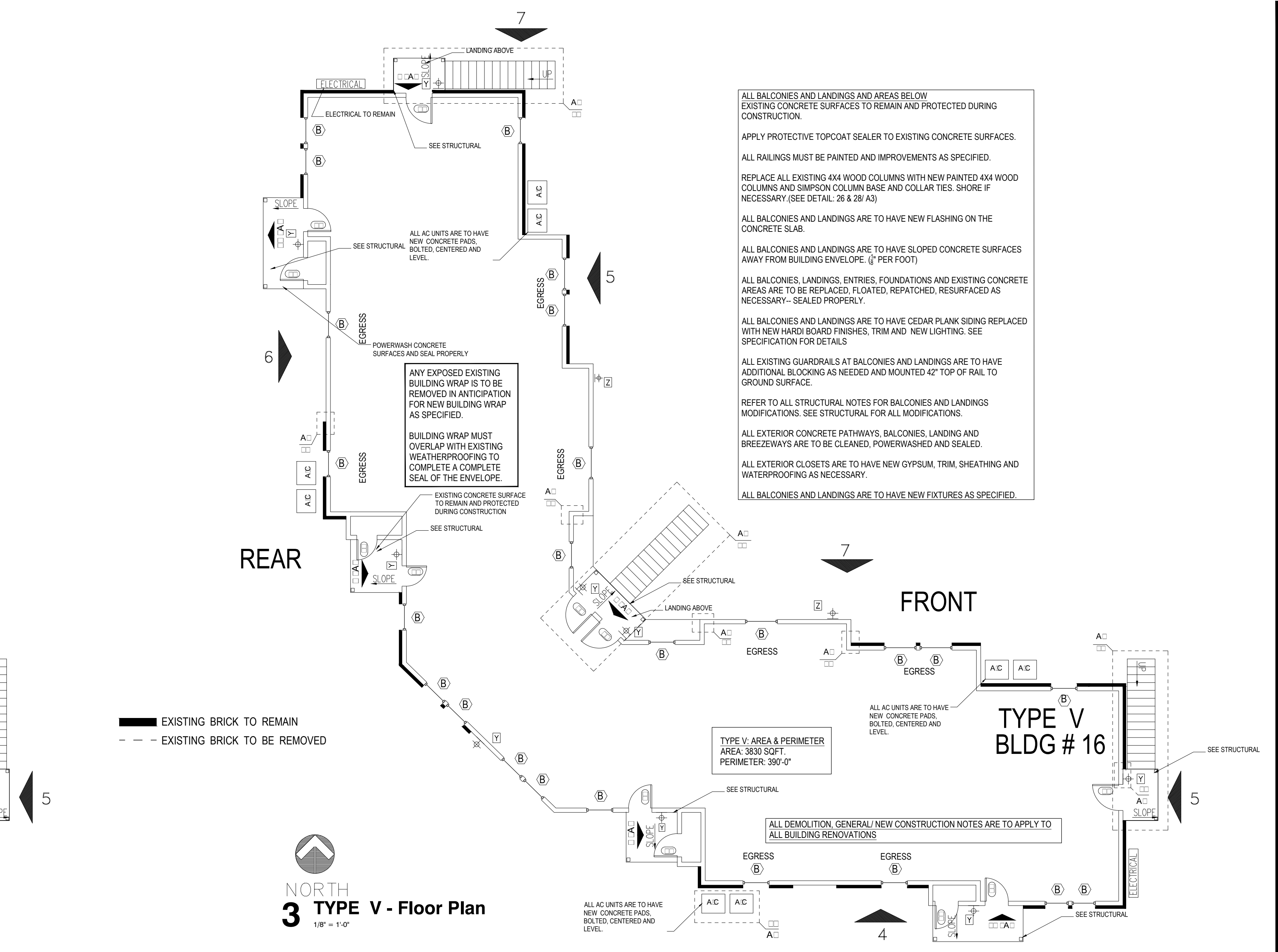
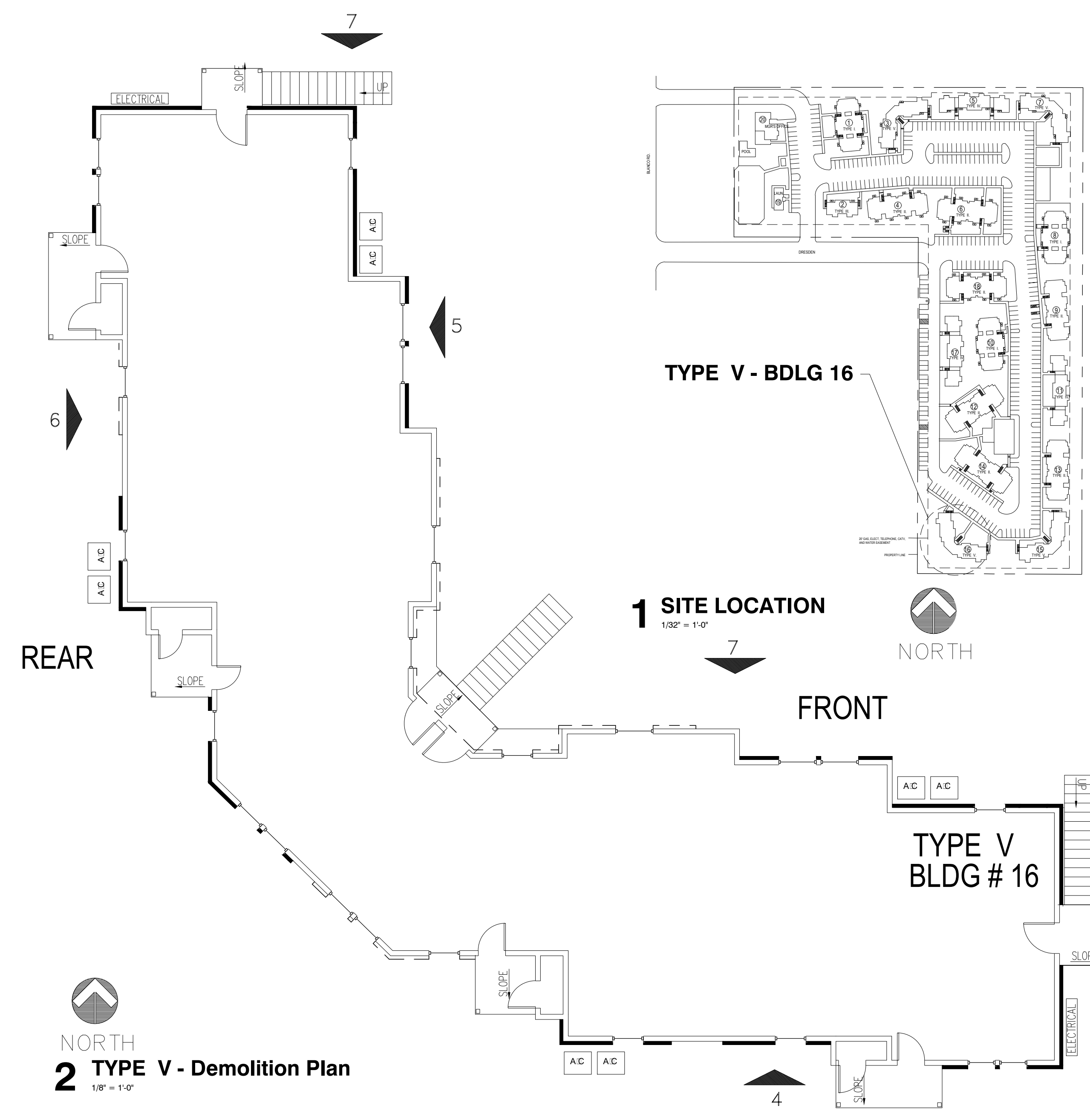
6 TYPE V - Back & Side Elevation
1/8" = 1'-0"

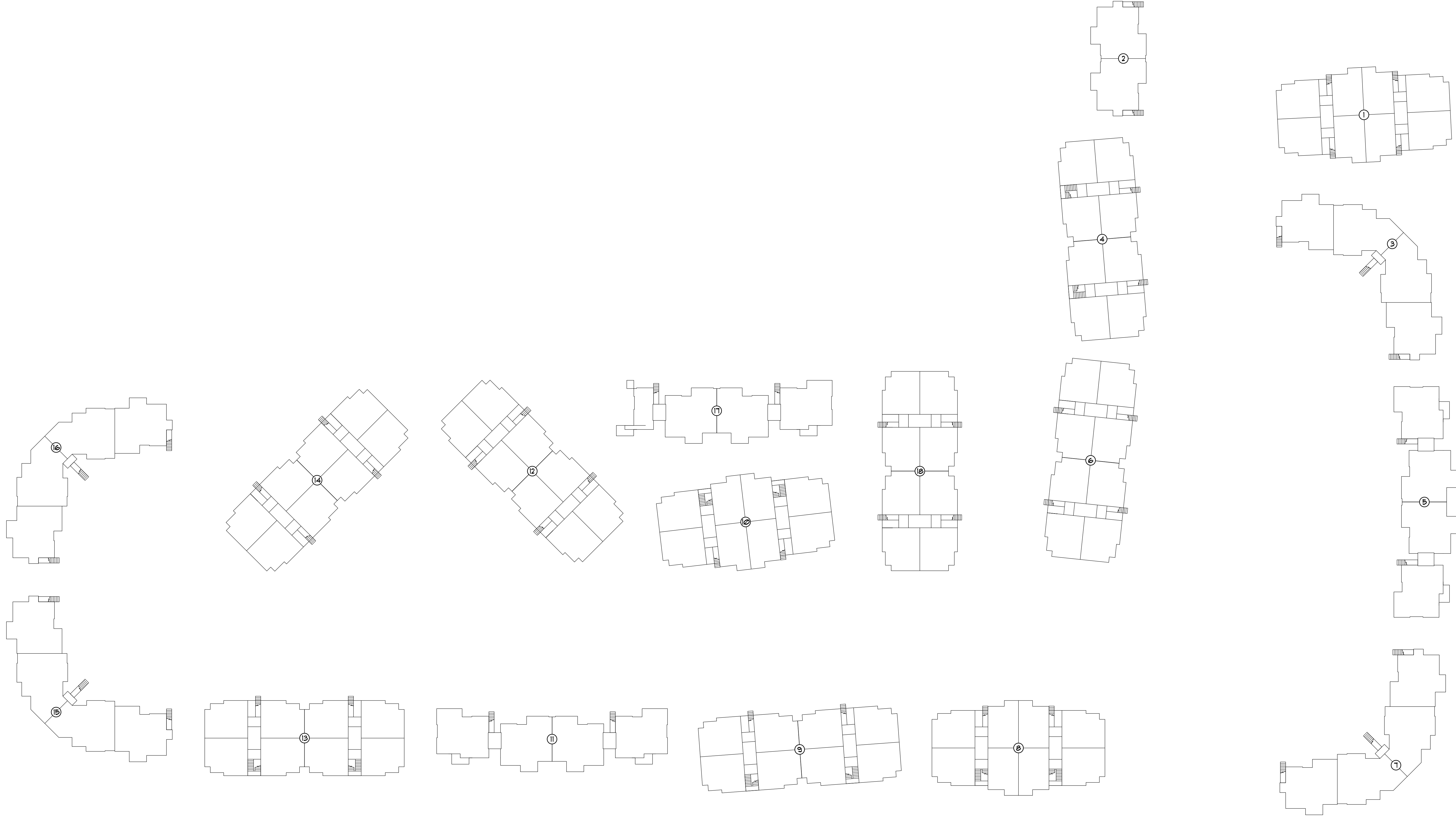


5 TYPE V - Front & Side Elevation
1/8" = 1'-0"



7 TYPE V - Front and Side Elevation
1/8" = 1'-0"





COMPOSITE SITE PLAN
NOT A CONTRACT DOCUMENT

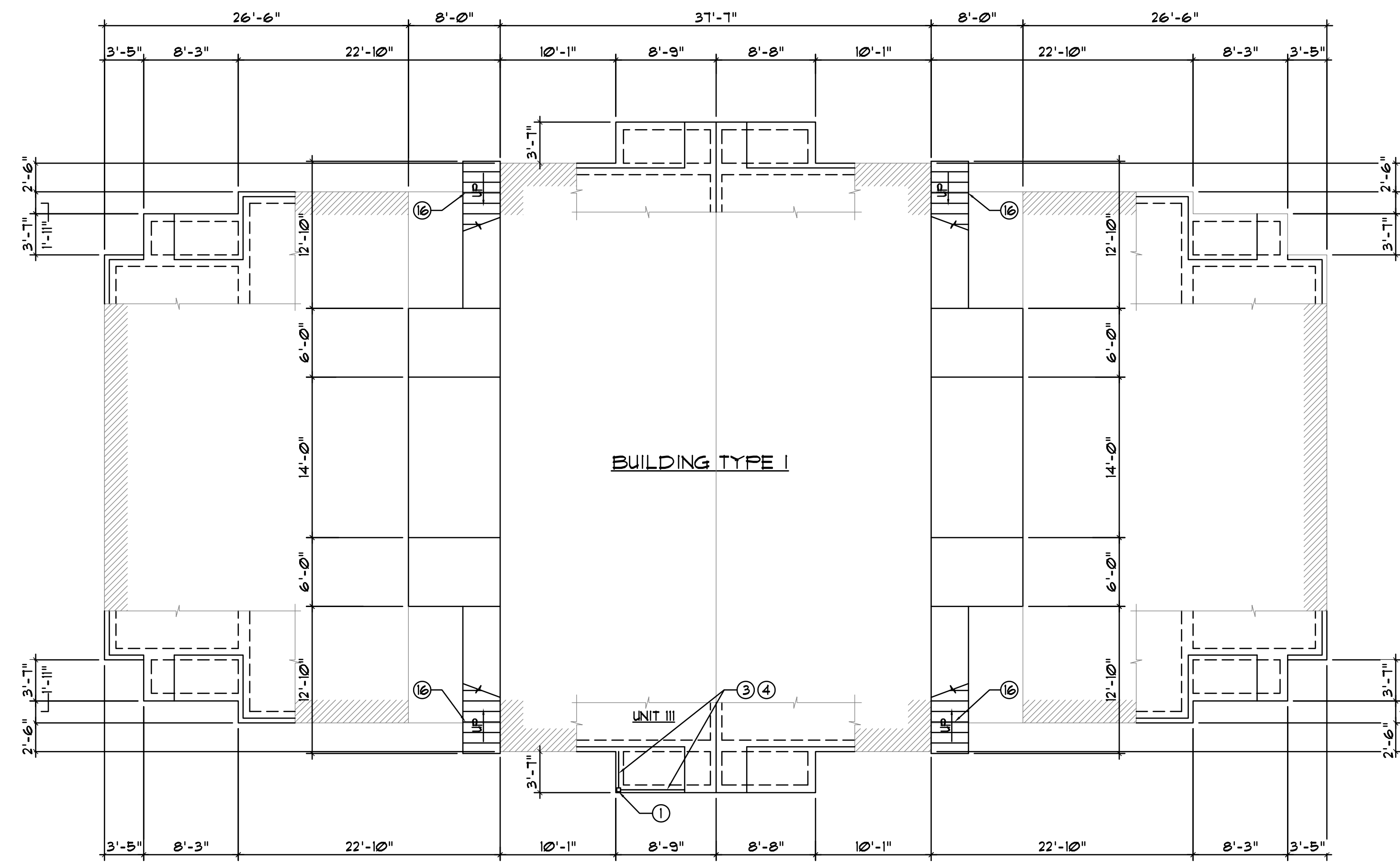


AccuTech Consultants, LLC
 STRUCTURAL & FORENSIC ENGINEERING
 909 NORTHEAST LOOP 410, SUITE 900
 SAN ANTONIO, TEXAS 78209
 TEL. (210) 930-5355
 FAX (210) 930-5460

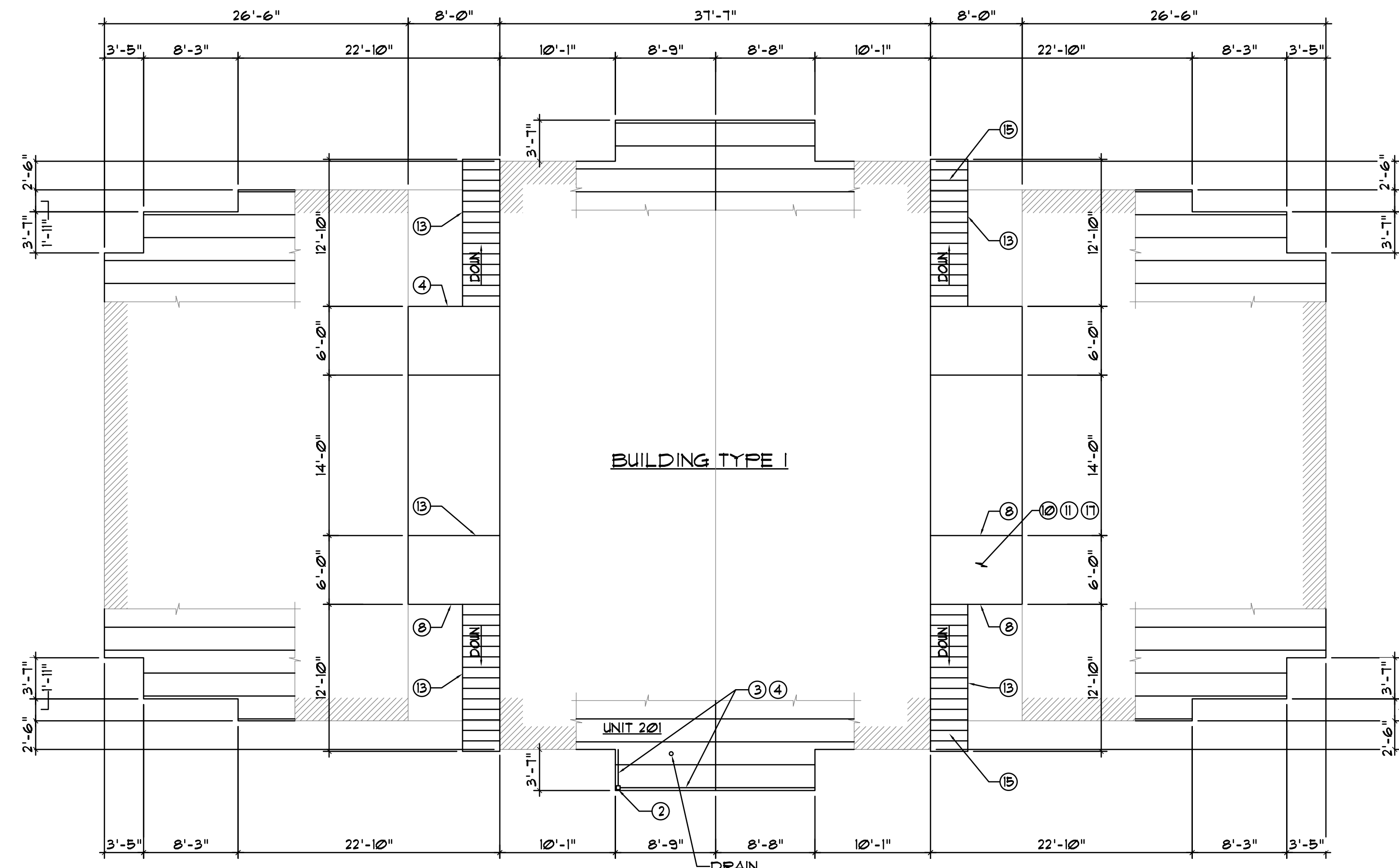
**CASTLE POINT APARTMENTS
 COMPOSITE PLAN
 SAN ANTONIO, TEXAS**

REVISIONS:	
FILE NAME:	VIC014-S
DATE:	FEB. 15, 2016
DRAWN BY:	MHG
CHECKED BY:	HM
SHEET NO:	

S100



BUILDING-1, TYPE I - FOUNDATION PLAN
SCALE: 1/8" = 1'-0"
BLDG 1-TYPE I-FC



BUILDING-1, TYPE I - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BLDG 1-TYPE I-2FC

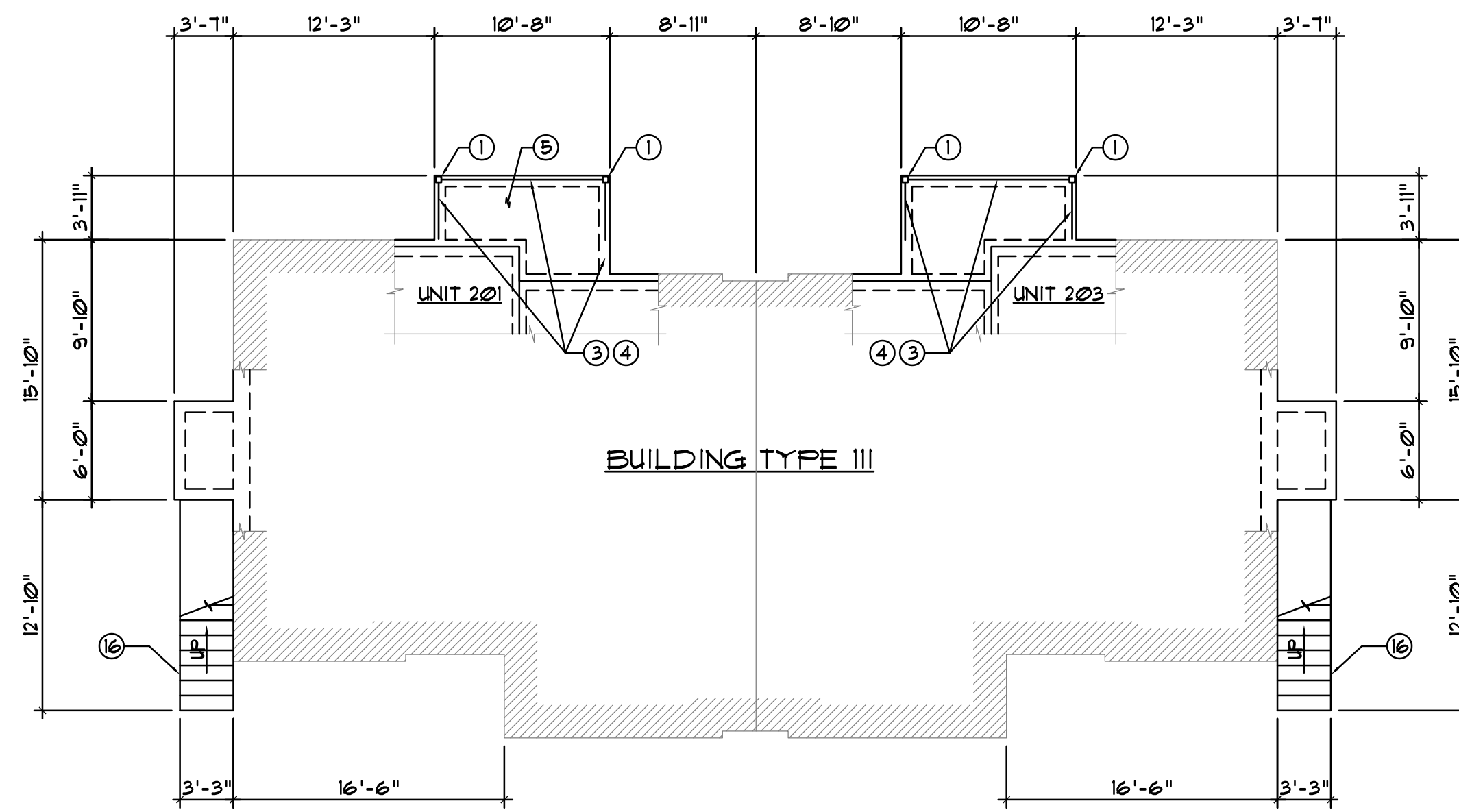
KEY NOTES

- ① REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAUN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ② CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAUN CEDAR COLUMN.
- ③ REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- ④ REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- ⑤ CONCRETE SLAB CONTAINS SPALLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROWEL TO MATCH SURROUNDING CONCRETE.
- ⑥ EXISTING 4x12 ROUGH SAUN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑦ REPLACE EXISTING 4x12 ROUGH SAUN CEDAR BEAM WITH NEW 4x12 ROUGH SAUN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑧ REPLACE WEATHERED WOOD SIDING WITH NEW HARDPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDPLANK USED AT THIS FACILITY.
- ⑨ REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑩ REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- ⑪ REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑫ REALIGN EXISTING 4x4 ROUGH SAUN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑬ REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- ⑭ REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS SHOWN ON DETAIL (C).
- ⑮ REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- ⑯ REMOVE PAINT ON ALL EXISTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET S2.04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- ⑰ REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. POUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15# FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- ⑱ REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- ⑲ RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ⑳ RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ㉑ TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- ㉒ STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- ㉓ ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

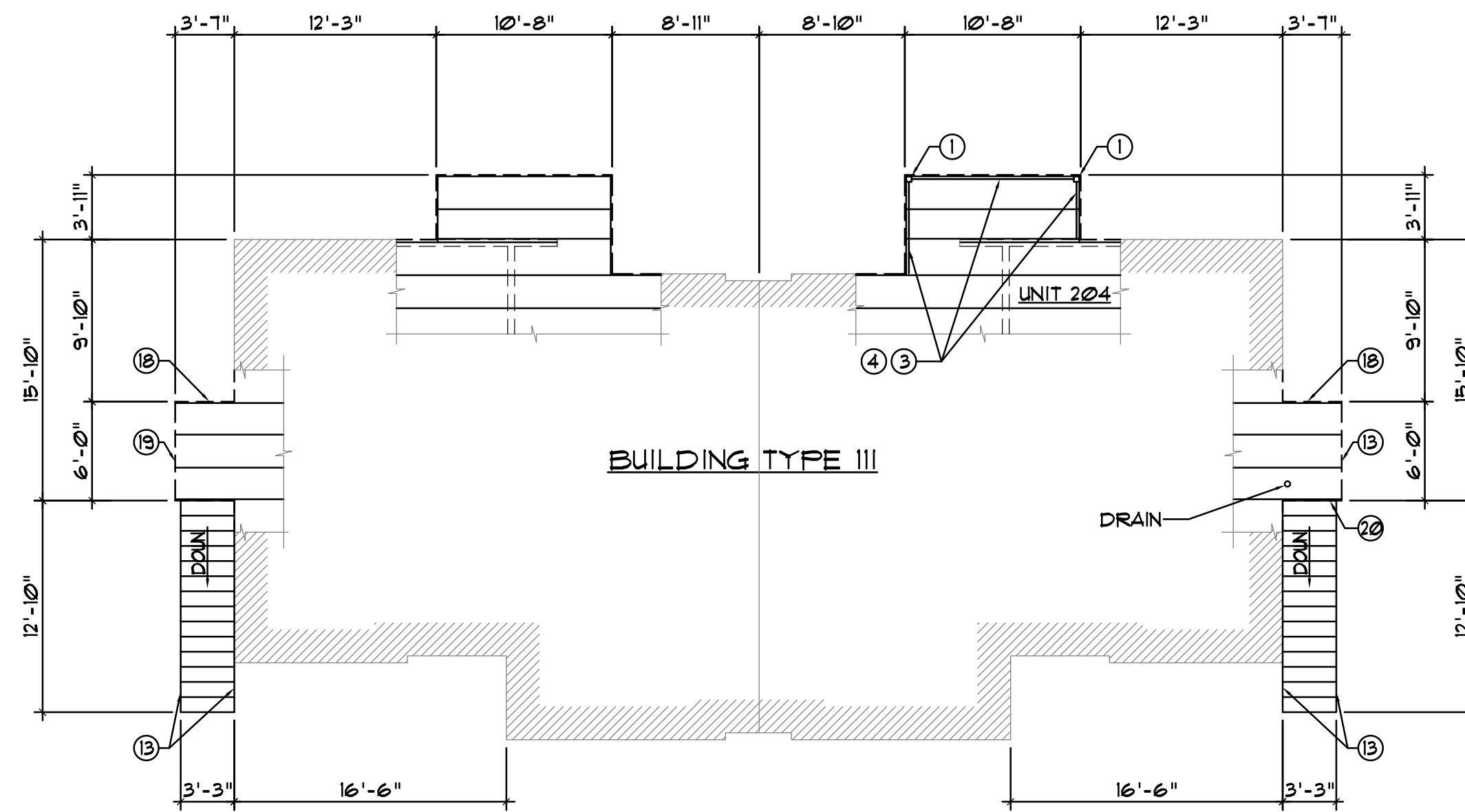


**CASTLE POINT APARTMENTS
BUILDING 1 - TYPE I
SAN ANTONIO, TEXAS**

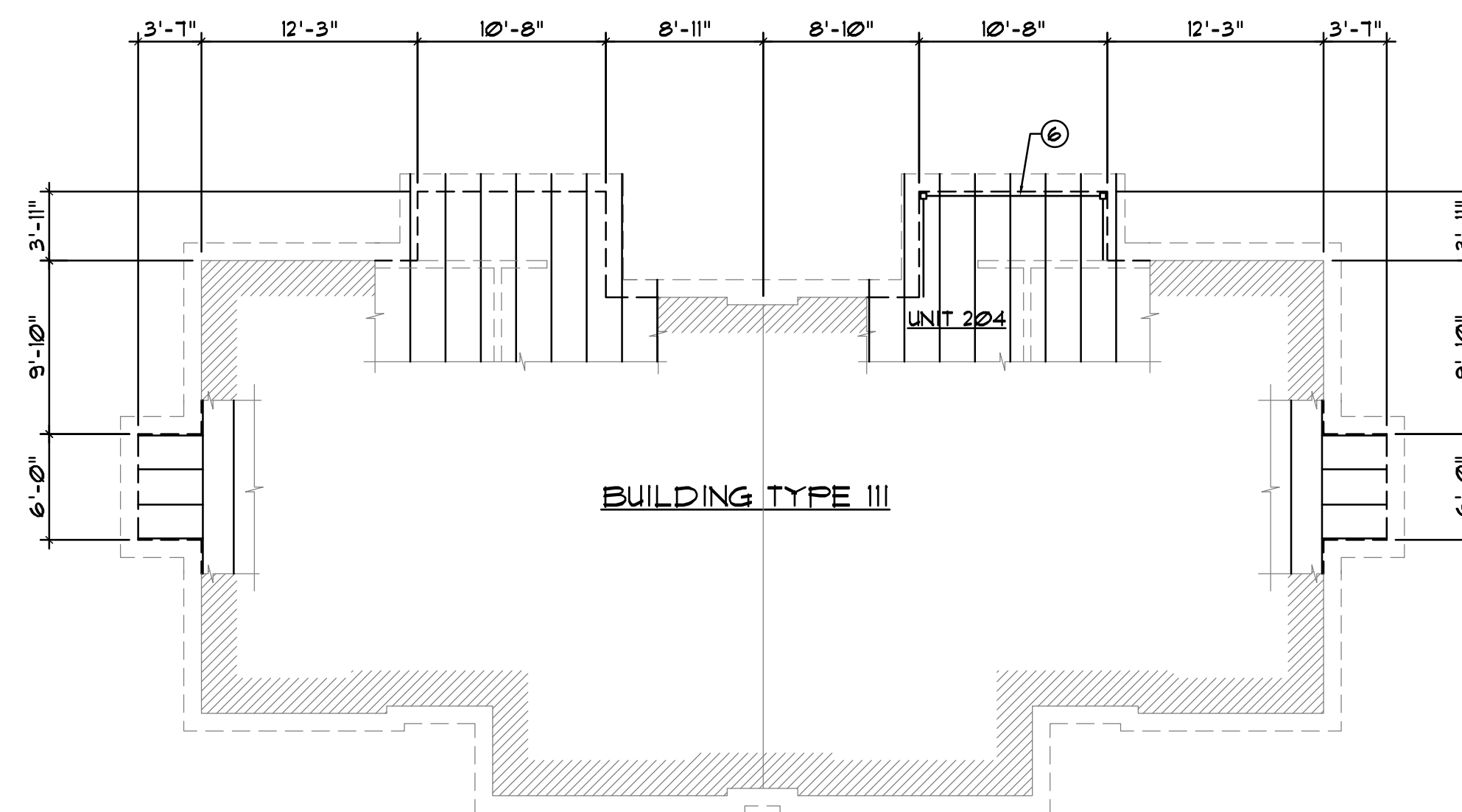
REVISIONS:	
FILE NAME:	VC014-S
DATE:	FEB. 15, 2016
DRAWN BY:	MHG
CHECKED BY:	HM
SHEET NO.:	S1.01



BUILDING-2, TYPE III FOUNDATION PLAN
SCALE: 1/8" = 1'-0"
BLDG 2-TYPE III-FND



BUILDING-2, TYPE III SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BLDG 2-TYPE III-2ND



BUILDING-2, TYPE III ROOF PLAN
SCALE: 1/8" = 1'-0"
BLDG 2-TYPE III-ROOF

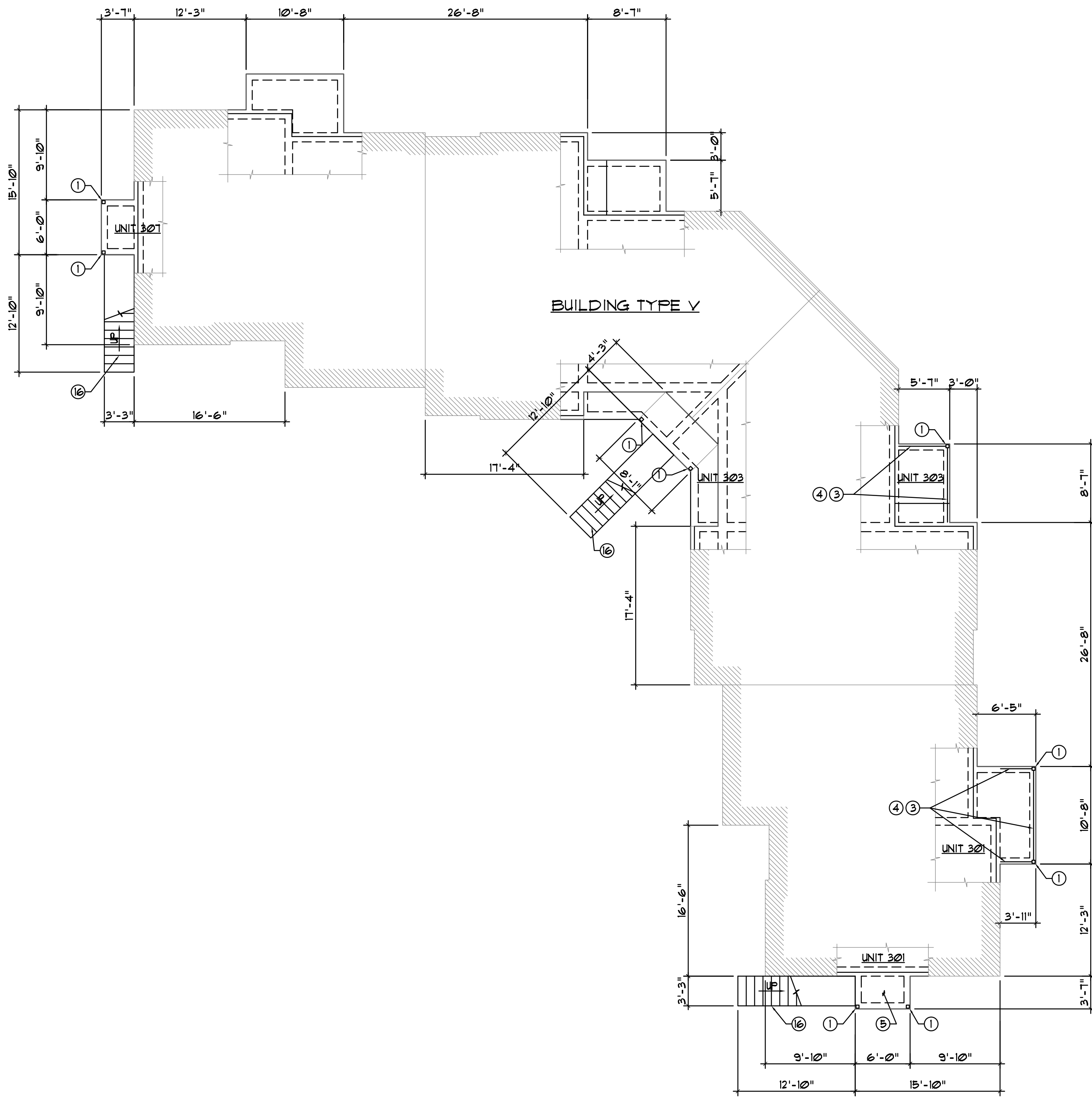
KEY NOTES

- ① REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAUN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ② CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAUN CEDAR COLUMN.
- ③ REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- ④ REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- ⑤ CONCRETE SLAB CONTAINS SPALLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROUPEL TO MATCH SURROUNDING CONCRETE.
- ⑥ EXISTING 4x12 ROUGH SAUN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND FLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑦ REPLACE EXISTING 4x12 ROUGH SAUN CEDAR BEAM WITH NEW 4x12 ROUGH SAUN CEDAR BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑧ REPLACE WEATHERED WOOD SIDING WITH NEW HARDPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDPLANK USED AT THIS FACILITY.
- ⑨ REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑩ REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- ⑪ REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑫ REALIGN EXISTING 4x4 ROUGH SAUN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑬ REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- ⑭ REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS SHOWN ON DETAIL (C).
- ⑮ REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- ⑯ REMOVE PAINT ON ALL EXISTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET S204. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- ⑰ REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. FOUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15" FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- ⑱ REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- ⑲ RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ⑳ RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ㉑ TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- ㉒ STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- ㉓ ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

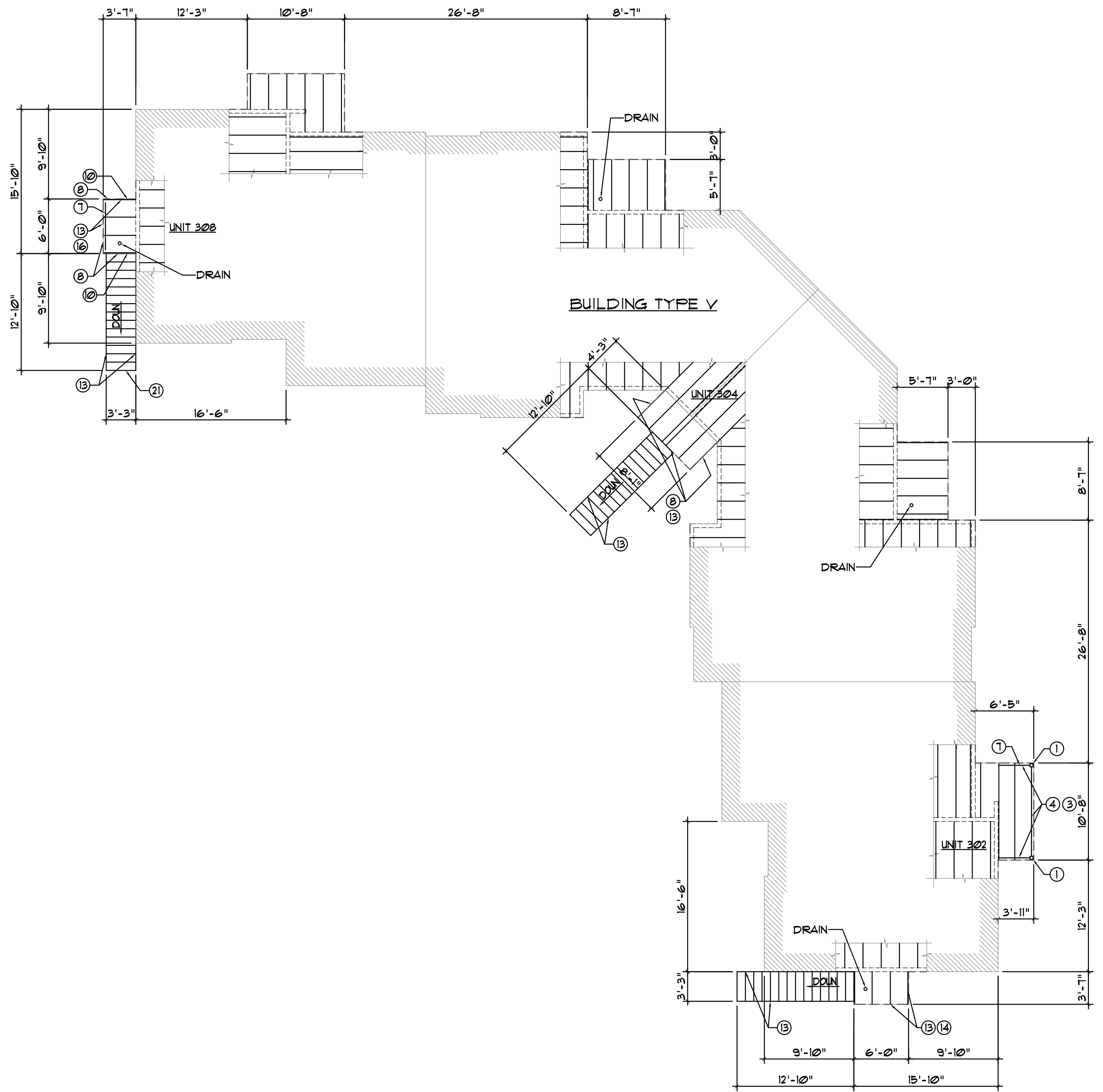


**CASTLE POINT APARTMENTS
BUILDING 2 - TYPE III
SAN ANTONIO, TEXAS**

REVISIONS:	
FILE NAME:	VIC014-S
DATE:	FEB. 15, 2016
DRAWN BY:	MHG
CHECKED BY:	HM
SHEET NO:	S1.02



BUILDING-3, TYPE V FOUNDATION PLAN
SCALE : 1/8" = 1'-0"
BLDG 3-TYPE V-PC



BUILDING-3, TYPE V SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"
BLDG 3-TYPE V-SD

KEY NOTES

- 1 REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAUN CEDAR COLUMN. PROVIDE SIMPSON "AB444R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- 2 CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAUN CEDAR COLUMN.
- 3 REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- 4 REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- 5 CONCRETE SLAB CONTAINS SPALLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROWEL TO MATCH SURROUNDING CONCRETE.
- 6 EXISTING 4x12 ROUGH SAUN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- 7 REPLACE EXISTING 4x12 ROUGH SAUN CEDAR BEAM WITH NEW 4x12 ROUGH SAUN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- 8 REPLACE WEATHERED WOOD SIDING WITH NEW HARDPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDPLANK USED AT THIS FACILITY.
- 9 REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- 10 REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- 11 REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- 12 REALIGN EXISTING 4x4 ROUGH SAUN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (E).
- 13 REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- 14 REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS SHOWN ON DETAIL (C).
- 15 REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- 16 REMOVE PAINT ON ALL EXISTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET S204. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- 17 REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. FOUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15' FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- 18 REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- 19 RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- 20 RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- 21 TIGHTEN BOLTS TO LOOSE PRECAST CONCRETE TREAD.
- 22 STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- 23 ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.



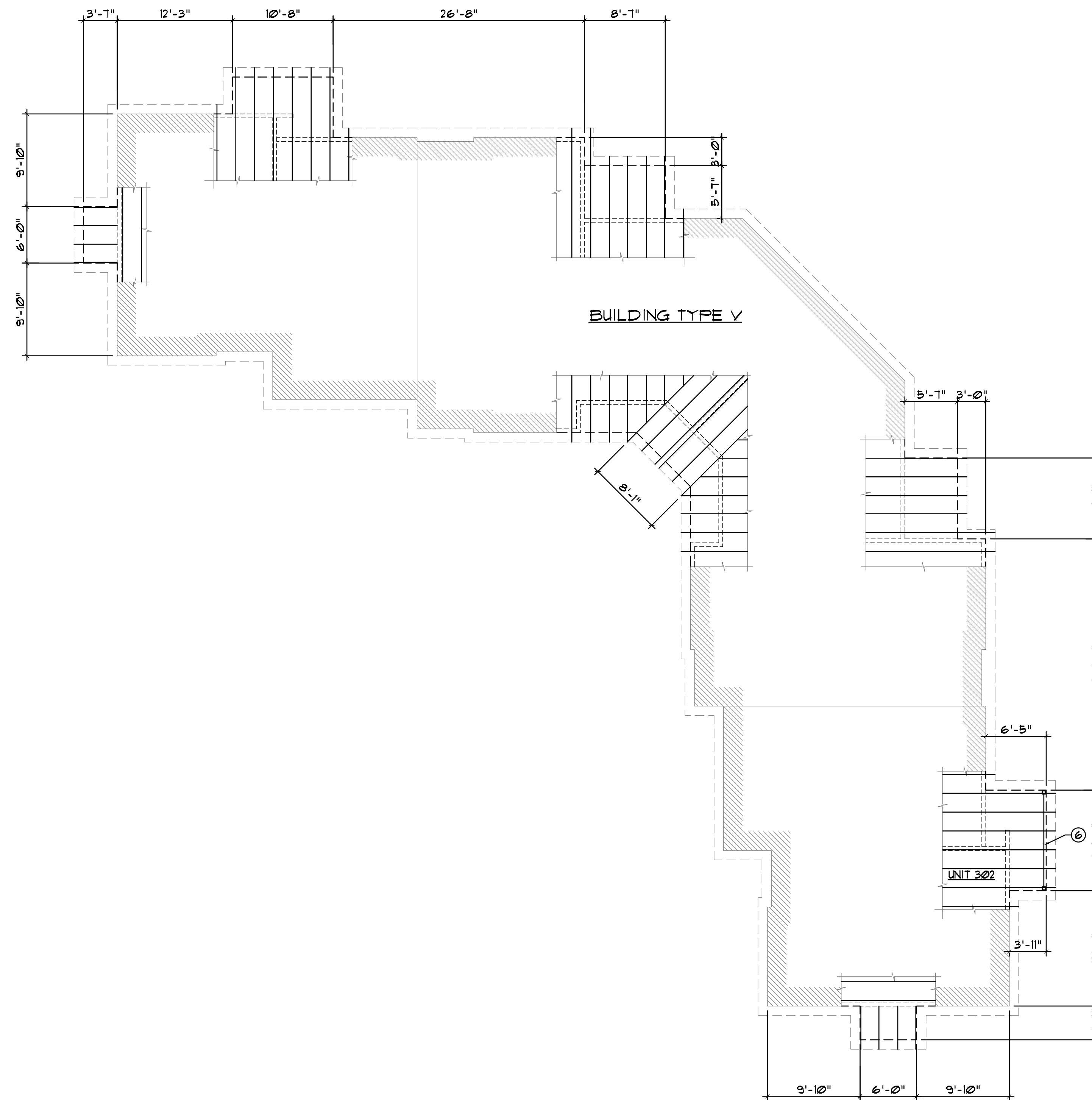
**CASTLE POINT APARTMENTS
BUILDING 3 - TYPE V
SAN ANTONIO, TEXAS**

REVISIONS:

FILE NAME: VIC014-S
DATE: FEB. 15, 2016
DRAWN BY: MHG
CHECKED BY: HM

SHEET NO:

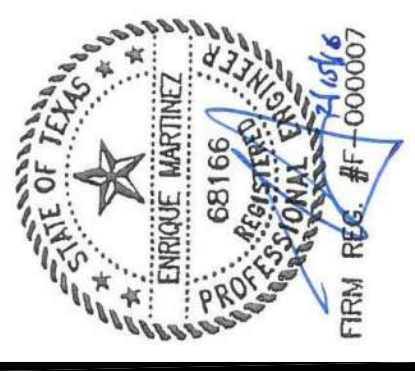
S103



BUILDING-3, TYPE V ROOF PLAN
 SCALE : 1/8" = 1'-0"
 BLDG 3-TYPE V-ROOF

KEY NOTES

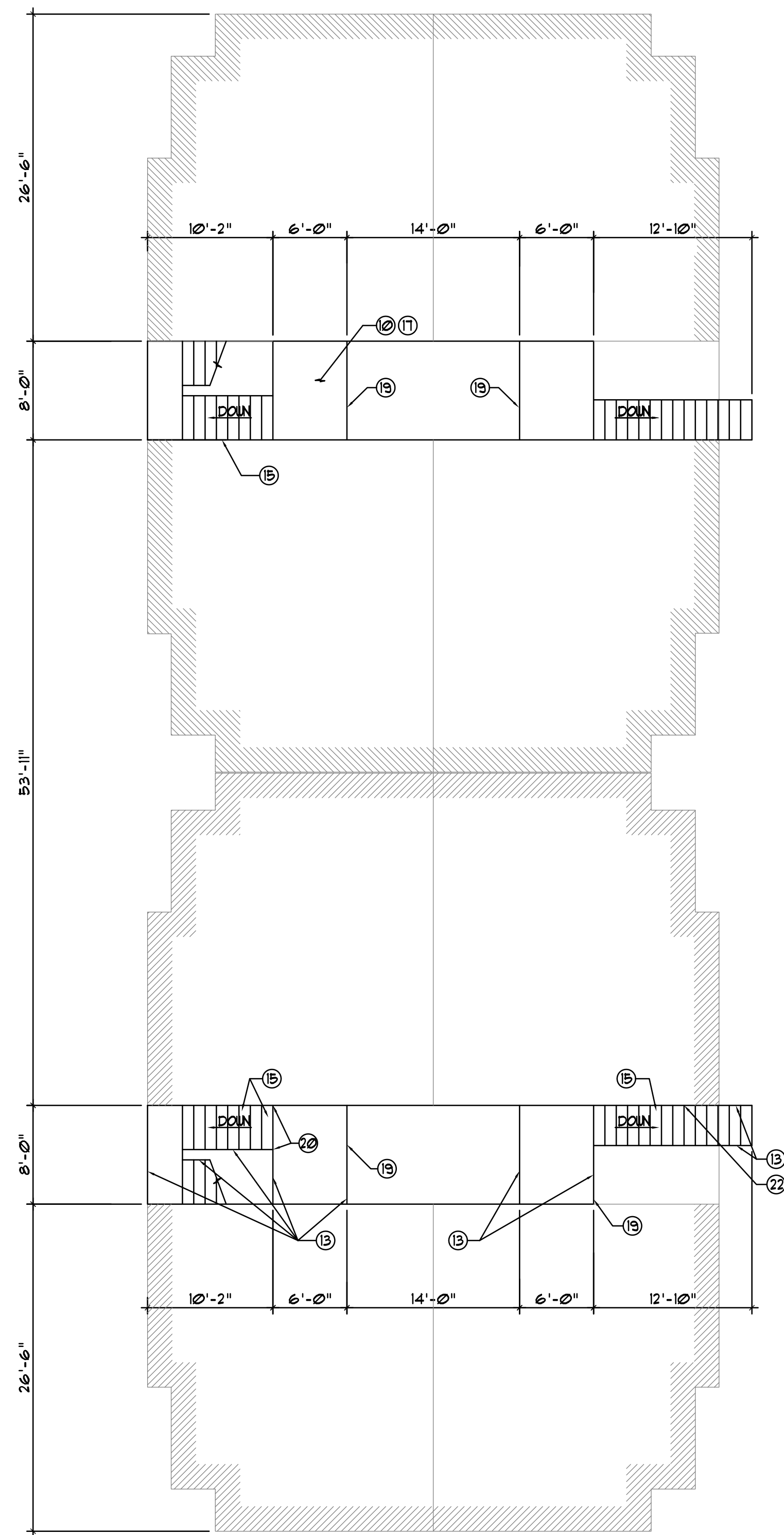
- ① REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAUN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- ② CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAUN CEDAR COLUMN.
- ③ REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- ④ REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- ⑤ CONCRETE SLAB CONTAINS SPALLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROWEL TO MATCH SURROUNDING CONCRETE.
- ⑥ EXISTING 4x12 ROUGH SAUN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- ⑦ REPLACE EXISTING 4x12 ROUGH SAUN CEDAR BEAM WITH NEW 4x12 ROUGH SAUN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- ⑧ REPLACE WEATHERED WOOD SIDING WITH NEW HARDPLANK LAP SIDING. CEMENT BOARD. COLOR TO MATCH OTHER HARDPLANK USED AT THIS FACILITY.
- ⑨ REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑩ REPLACE EXISTING 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- ⑪ REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑫ REALIGN EXISTING 4x4 ROUGH SAUN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (E).
- ⑬ REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- ⑭ REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS SHOWN ON DETAIL (C).
- ⑮ REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- ⑯ REMOVE PAINT ON ALL EXISTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET S2.04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- ⑰ REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. POUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15# FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- ⑱ REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- ⑲ RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ⑳ RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ㉑ TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- ㉒ STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- ㉓ ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.



AccuTech Consultants, LLC
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 SAN ANTONIO, TEXAS 78209
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**CASTLE POINT APARTMENTS
 BUILDING 3 - TYPE V
 SAN ANTONIO, TEXAS**

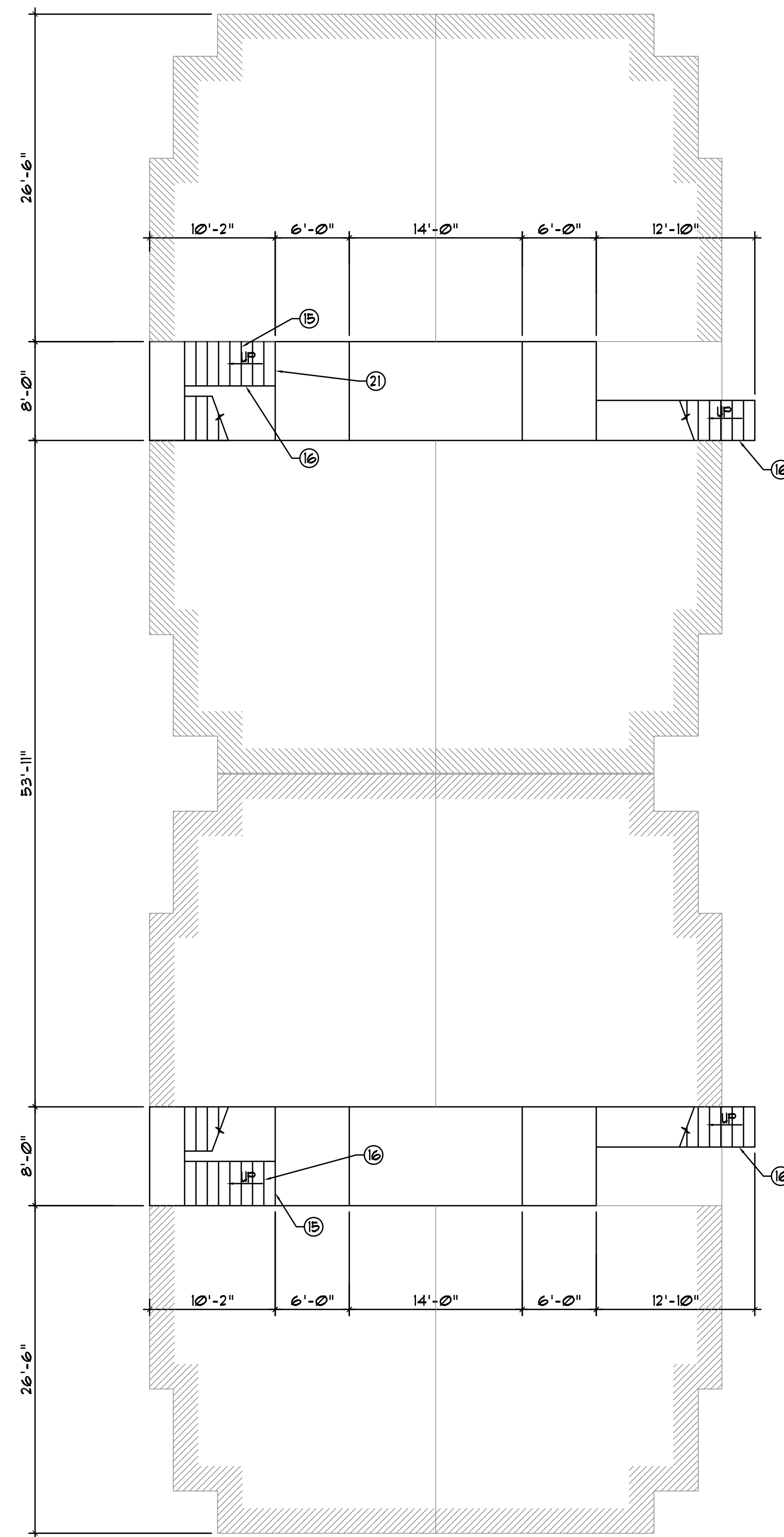
REVISIONS:	
FILE NAME:	VIC014-S
DATE:	FEB. 15, 2016
DRAWN BY:	MHG
CHECKED BY:	HM
SHEET NO:	S1.04



BUILDING TYPE II



BUILDING 4 - SECOND FLOOR STAIR
SCALE: 1/8" = 1'-0"
BLDG 4-2ND-STR



BUILDING TYPE II



BUILDING 4 - FIRST FLOOR STAIR
SCALE: 1/8" = 1'-0"
BLDG 4-1ST-STR

KEY NOTES

- ① REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAUN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- ② CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAUN CEDAR COLUMN.
- ③ REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- ④ REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- ⑤ CONCRETE SLAB CONTAINS SPALLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. FREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROUPEL TO MATCH SURROUNDING CONCRETE.
- ⑥ EXISTING 4x12 ROUGH SAUN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND FLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- ⑦ REPLACE EXISTING 4x12 ROUGH SAUN CEDAR BEAM WITH NEW 4x12 ROUGH SAUN CEDAR BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- ⑧ REPLACE WEATHERED WOOD SIDING WITH NEW HARDPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDPLANK USED AT THIS FACILITY.
- ⑨ REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑩ REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- ⑪ REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑫ REALIGN EXISTING 4x4 ROUGH SAUN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (E).
- ⑬ REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- ⑭ REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS SHOWN ON DETAIL (C).
- ⑮ REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- ⑯ REMOVE PAINT ON ALL EXISTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET S2.04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- ⑰ REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. FOUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15" FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- ⑱ REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- ⑲ RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ⑳ RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ㉑ TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- ㉒ STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- ㉓ ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.



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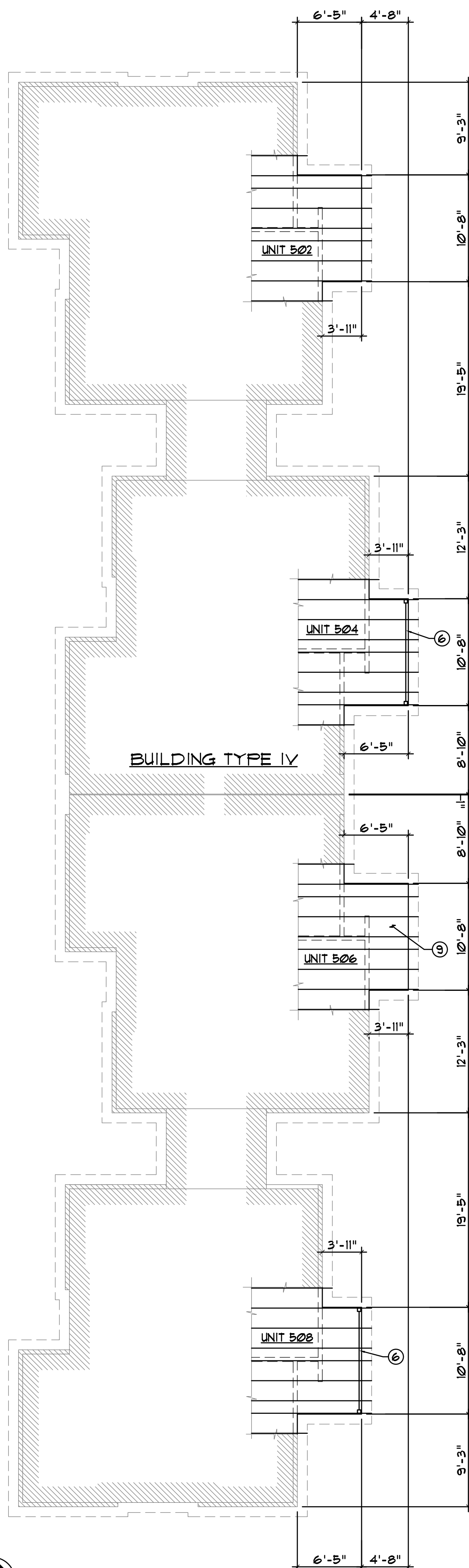
**CASTLE POINT APARTMENTS
BUILDING 4 - STAIR PLANS**
SAN ANTONIO, TEXAS

REVISIONS:	
FILE NAME:	VIC014-S
DATE:	FEB. 15, 2016
DRAWN BY:	MHG
CHECKED BY:	HM
SHEET NO:	S105

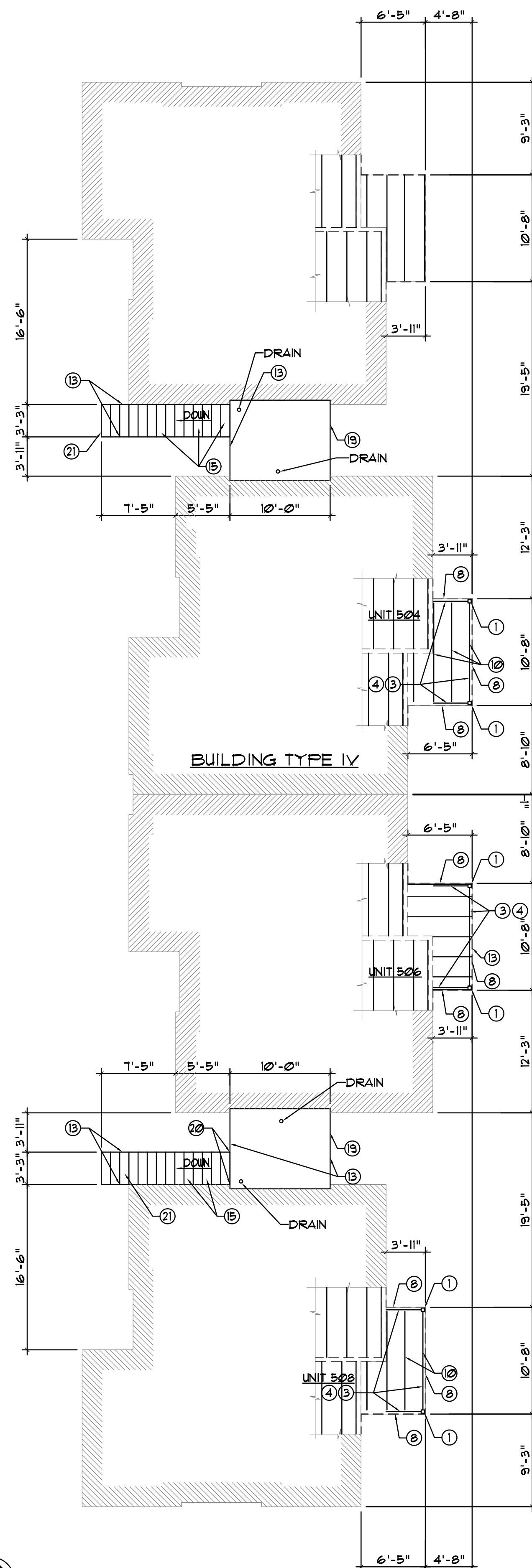


**CASTLE POINT APARTMENTS
 BUILDING 5 - TYPE IV**
 SAN ANTONIO, TEXAS

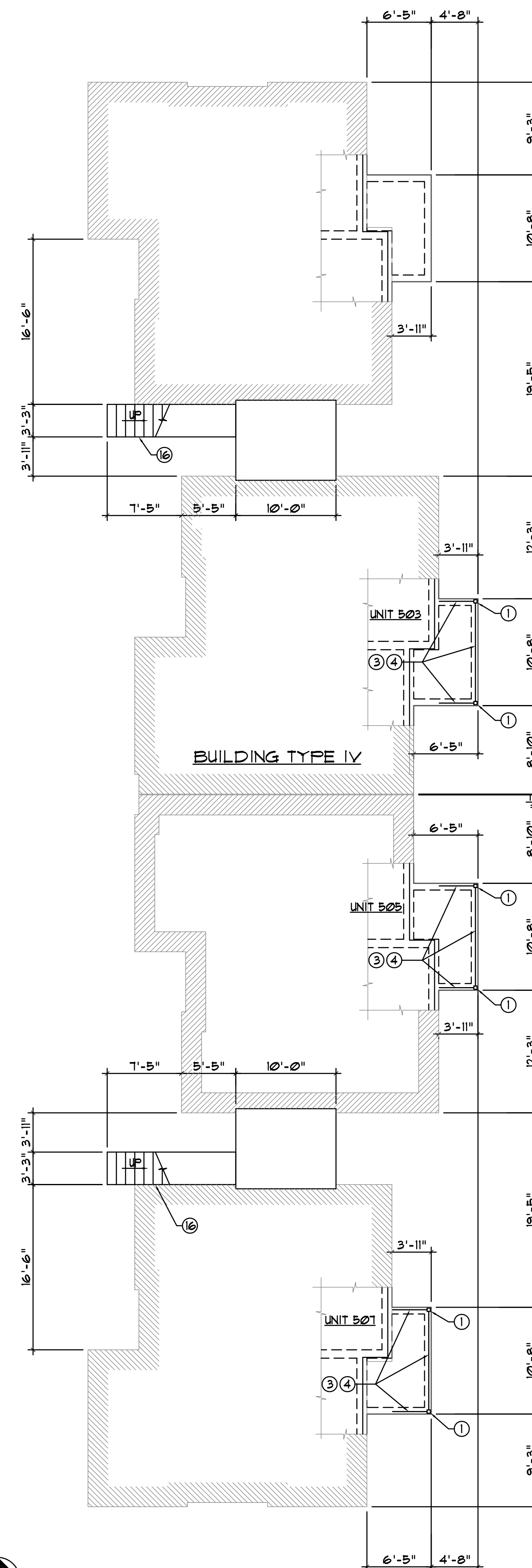
REVISIONS:	
FILE NAME:	VIC014-S
DATE:	FEB. 15, 2016
DRAWN BY:	MHG
CHECKED BY:	HM
SHEET NO:	



BUILDING-5, TYPE IV ROOF PLAN
 SCALE: 1/8" = 1'-0"
 BLDG 5-TYPE IV-ROOF



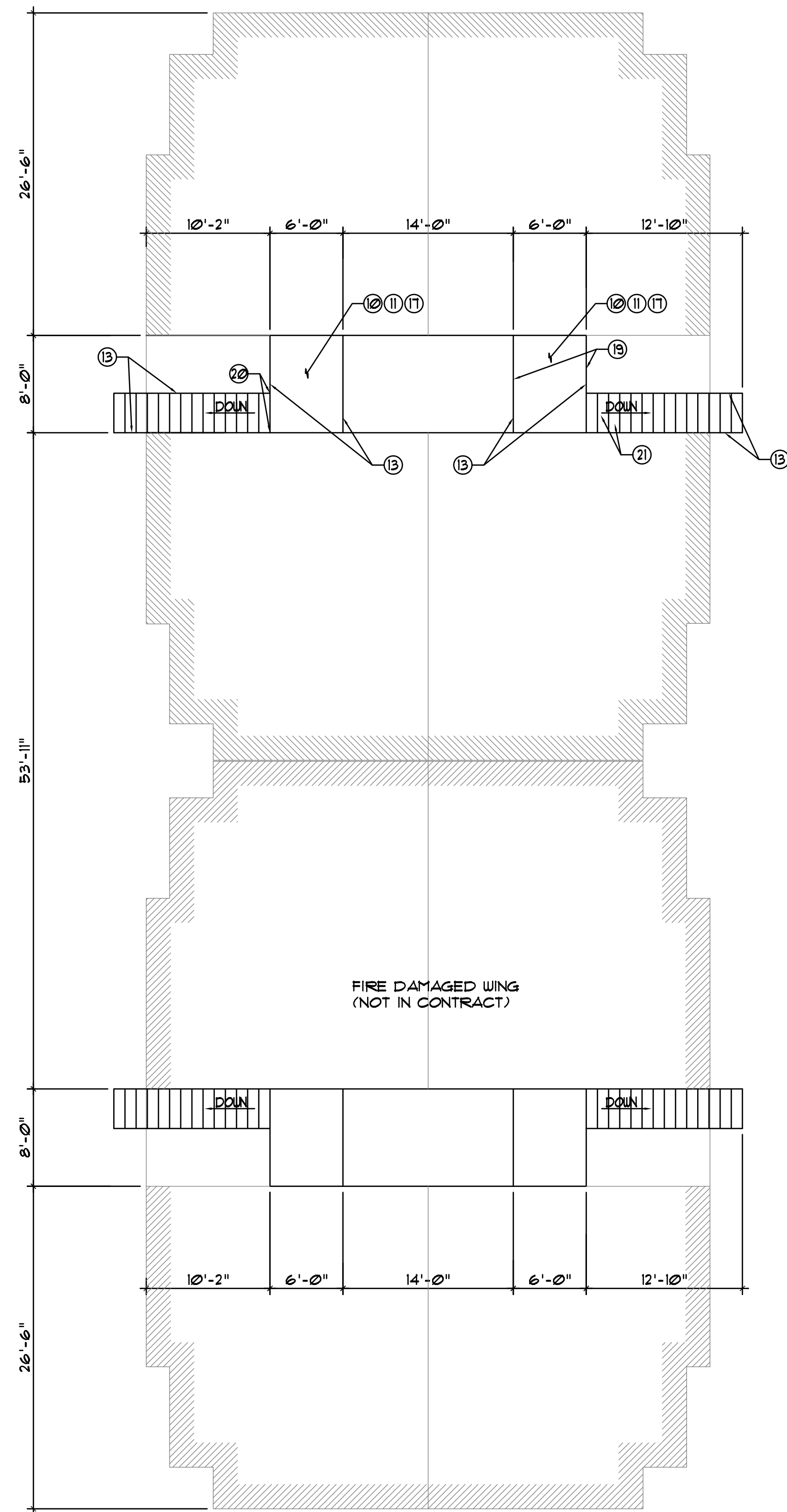
BUILDING-5, TYPE IV SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BLDG 5-TYPE IV-2ND



BUILDING-5, TYPE IV FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"
 BLDG 5-TYPE IV-FND

KEY NOTES

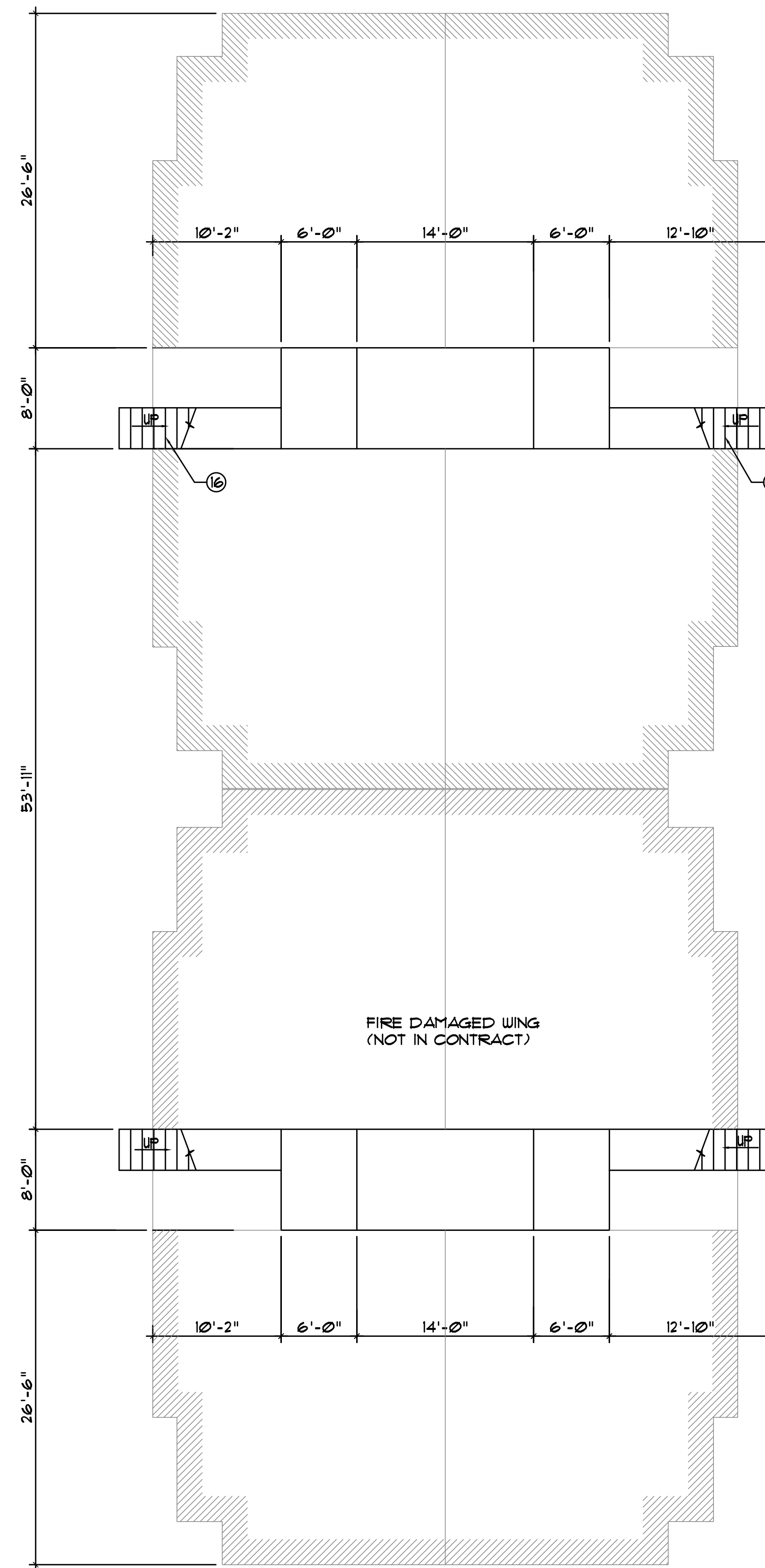
- ① REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAUN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ② CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAUN CEDAR COLUMN.
- ③ REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- ④ REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- ⑤ CONCRETE SLAB CONTAINS SPALLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROUPEL TO MATCH SURROUNDING CONCRETE.
- ⑥ EXISTING 4x12 ROUGH SAUN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND FLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑦ REPLACE EXISTING 4x12 ROUGH SAUN CEDAR BEAM WITH NEW 4x12 ROUGH SAUN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑧ REPLACE WEATHERED WOOD SIDING WITH NEW HARDPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDPLANK USED AT THIS FACILITY.
- ⑨ REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑩ REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- ⑪ REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑫ REALIGN EXISTING 4x4 ROUGH SAUN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑬ REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- ⑭ REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS SHOWN ON DETAIL (C).
- ⑮ REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- ⑯ REMOVE PAINT ON ALL EXISTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET S2.04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- ⑰ REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. FOUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15" FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- ⑱ REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- ⑲ RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" x 0'-3 12" LAG BOLTS (GALVANIZED).
- ⑳ RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ㉑ TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- ㉒ STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- ㉓ ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.



BUILDING TYPE II



BUILDING 6 - SECOND FLOOR STAIR
SCALE: 1/8" = 1'-0"
BLDG 6-2ND-STR



BUILDING TYPE II



BUILDING 6 - FIRST FLOOR STAIR
SCALE: 1/8" = 1'-0"
BLDG 6-1ST-STR

KEY NOTES

- ① REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAUN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- ② CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAUN CEDAR COLUMN.
- ③ REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- ④ REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- ⑤ CONCRETE SLAB CONTAINS SPALLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. FREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROUPEL TO MATCH SURROUNDING CONCRETE.
- ⑥ EXISTING 4x12 ROUGH SAUN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND FLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- ⑦ REPLACE EXISTING 4x12 ROUGH SAUN CEDAR BEAM WITH NEW 4x12 ROUGH SAUN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- ⑧ REPLACE WEATHERED WOOD SIDING WITH NEW HARDPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDPLANK USED AT THIS FACILITY.
- ⑨ REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑩ REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- ⑪ REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑫ REALIGN EXISTING 4x4 ROUGH SAUN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (E).
- ⑬ REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- ⑭ REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS SHOWN ON DETAIL (C).
- ⑮ REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- ⑯ REMOVE PAINT ON ALL EXISTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET S204. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- ⑰ REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. FOUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15" FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- ⑱ REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- ⑲ RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ⑳ RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ㉑ TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- ㉒ STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- ㉓ ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

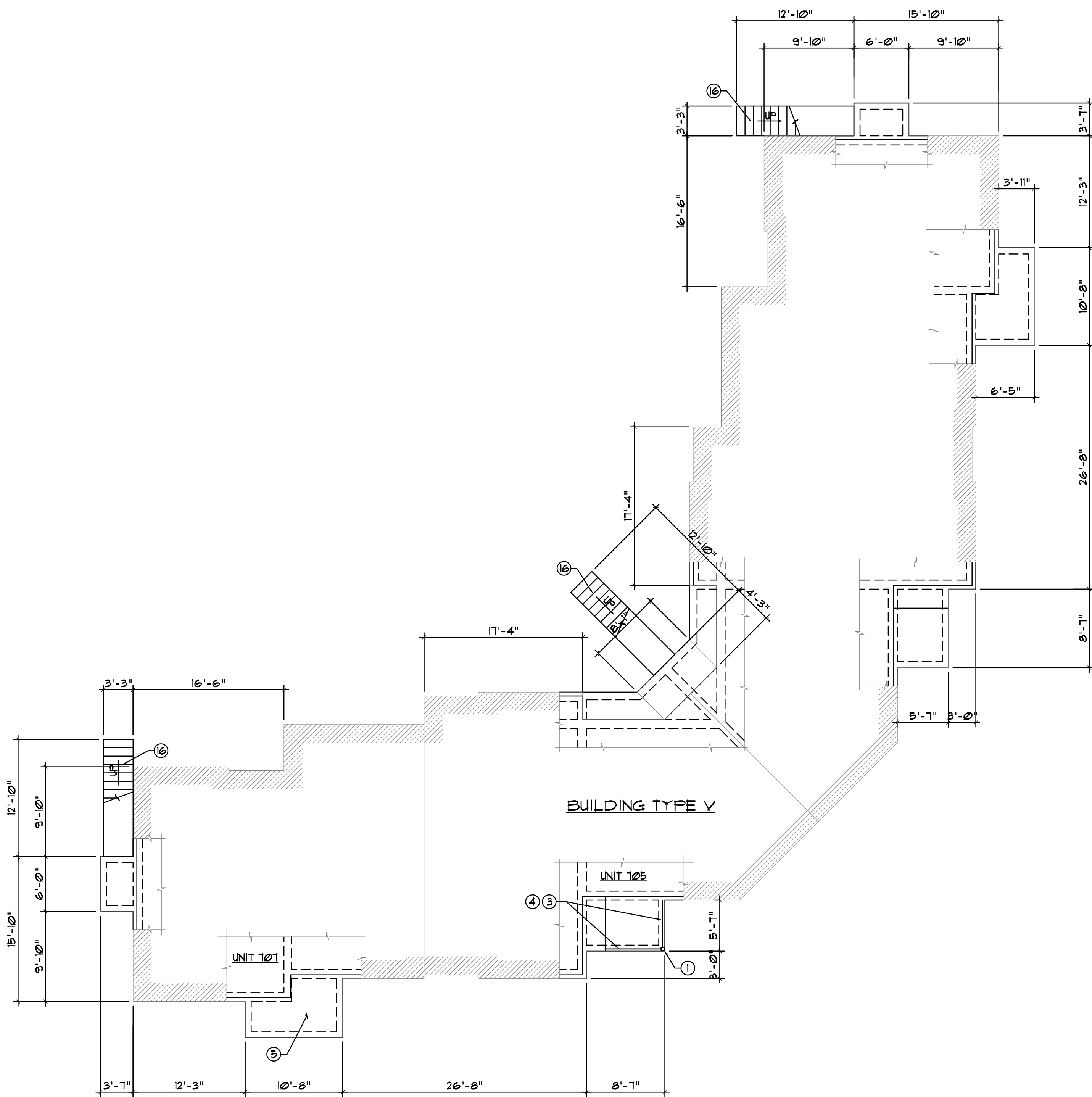


**CASTLE POINT APARTMENTS
BUILDING 6 - STAIR PLANS**
SAN ANTONIO, TEXAS

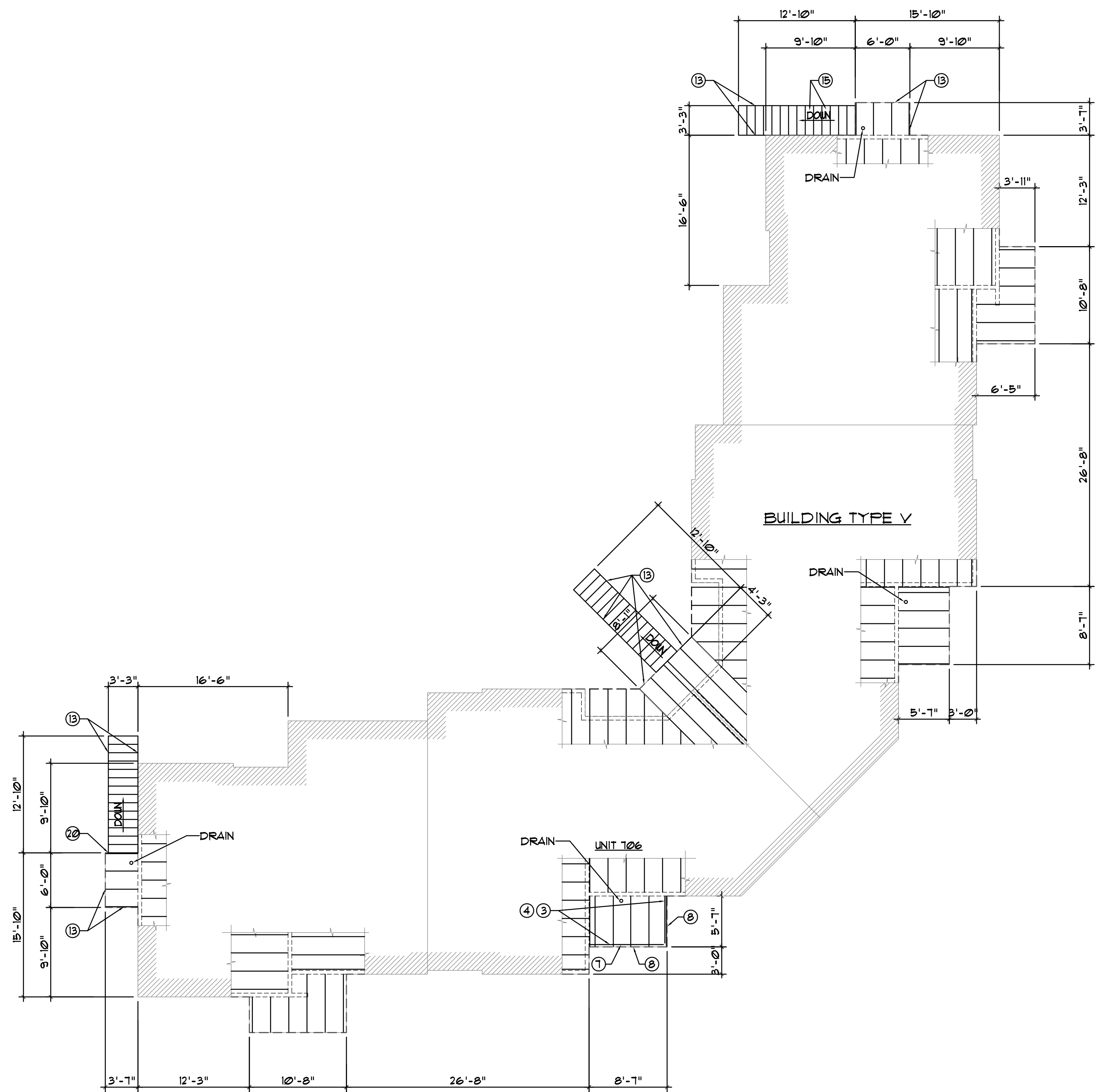
REVISIONS:	

FILE NAME:	VIC014-S
DATE:	FEB. 15, 2016
DRAWN BY:	MHG
CHECKED BY:	HM

SHEET NO:
S107



BUILDING-1, TYPE V FOUNDATION PLAN
SCALE: 1/8" = 1'-0" BLDG 1-TYPE V-FND



BUILDING-1, TYPE V SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" BLDG 1-TYPE V-2ND

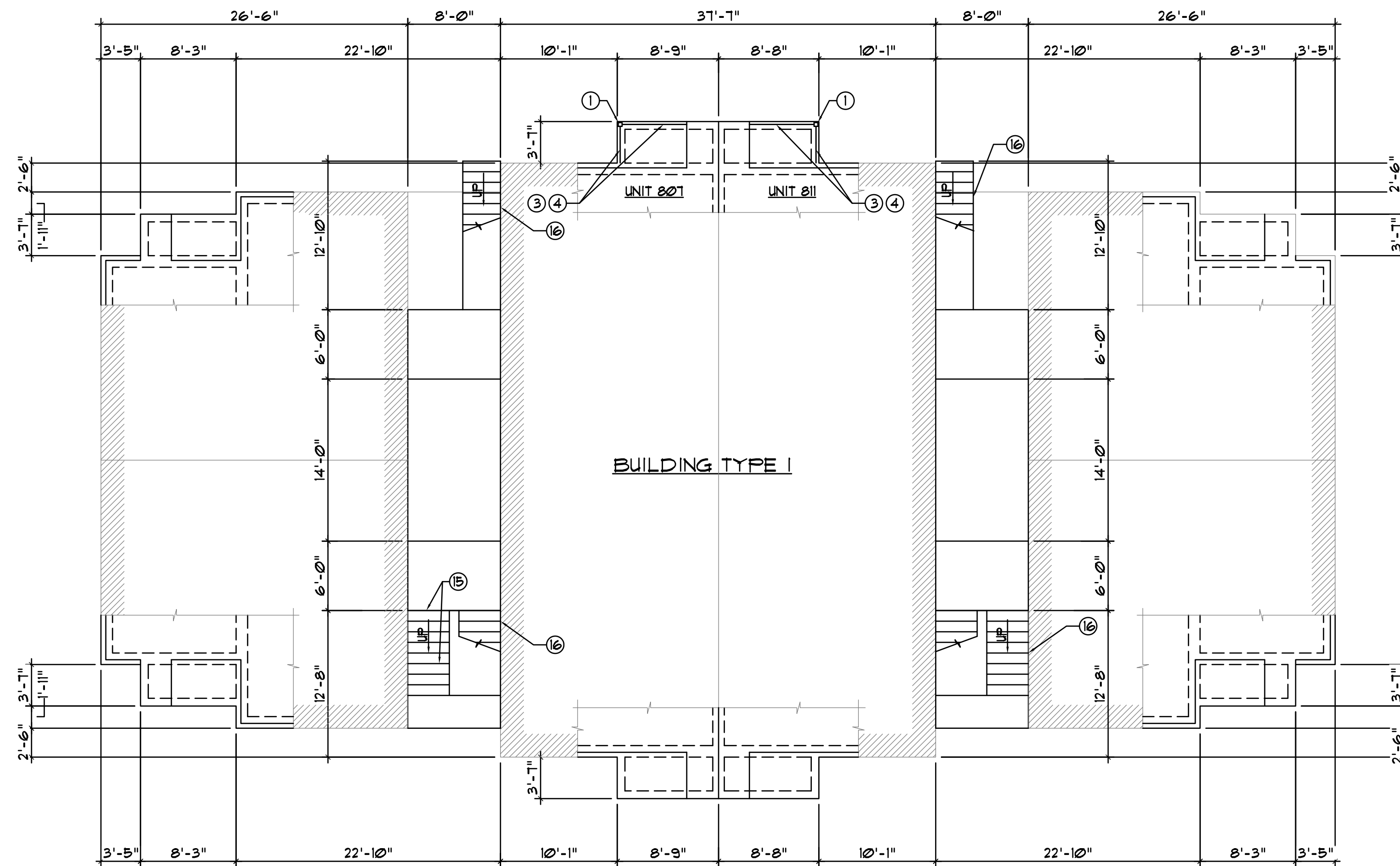
KEY NOTES

- 1 REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAUN CEDAR COLUMN. PROVIDE SIMPSON "AB444R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- 2 CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAUN CEDAR COLUMN.
- 3 REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- 4 REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- 5 CONCRETE SLAB CONTAINS SPALLS AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. FREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROUPEL TO MATCH SURROUNDING CONCRETE.
- 6 EXISTING 4x12 ROUGH SAUN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- 7 REPLACE EXISTING 4x12 ROUGH SAUN CEDAR BEAM WITH NEW 4x12 ROUGH SAUN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- 8 REPLACE WEATHERED WOOD SIDING WITH NEW HARDPLANK LAP SIDING. CEMENT BOARD. COLOR TO MATCH OTHER HARDPLANK USED AT THIS FACILITY.
- 9 REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (C).
- 10 REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- 11 REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (C).
- 12 REALIGN EXISTING 4x4 ROUGH SAUN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
- 13 REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- 14 REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS AS SHOWN ON DETAIL (C).
- 15 REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- 16 REMOVE PAINT ON ALL EXISTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET S2.04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- 17 REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. FOUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15" FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- 18 REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- 19 RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" x 0'-3 12" LAG BOLTS (GALVANIZED).
- 20 RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- 21 TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- 22 STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- 23 ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

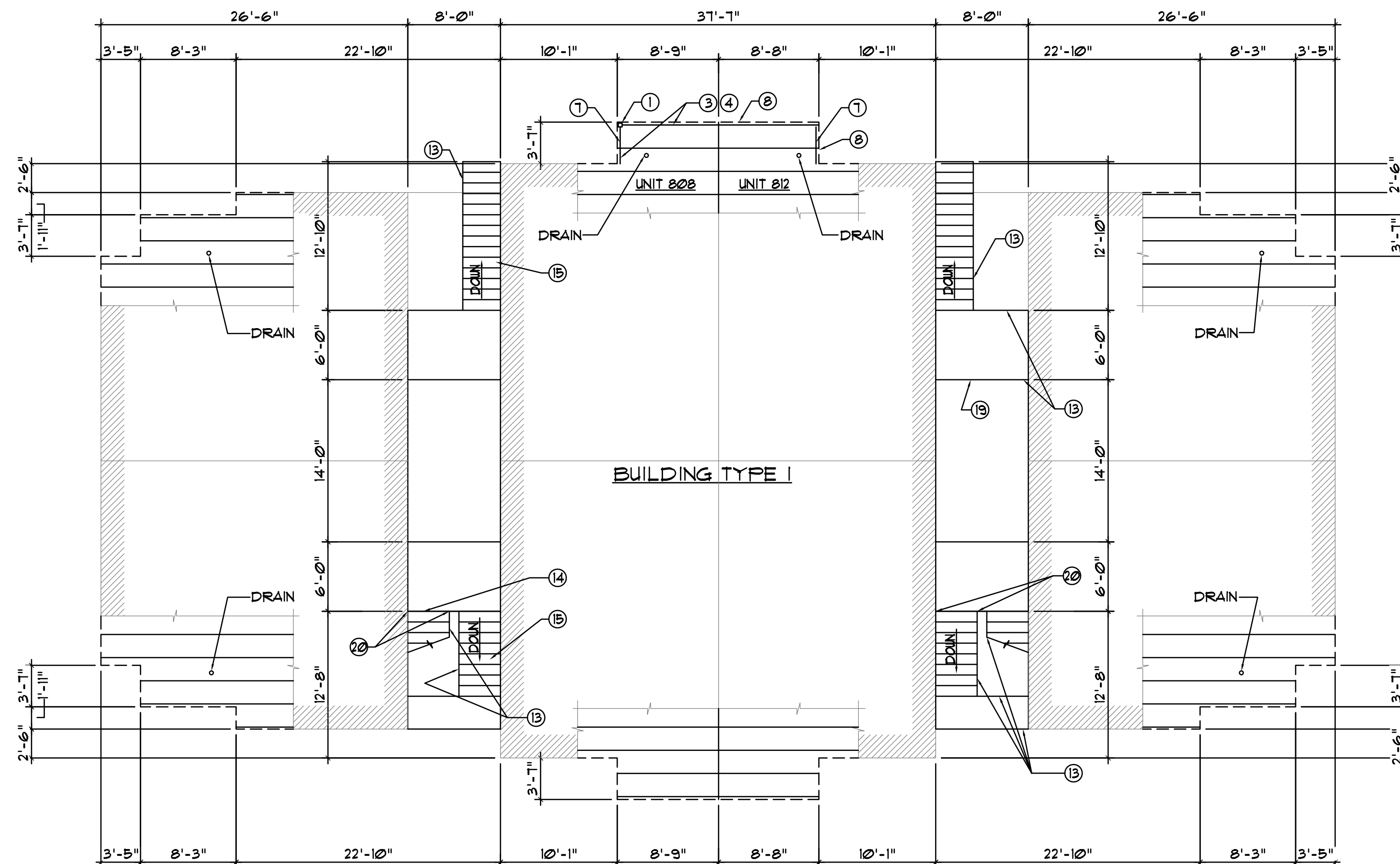


**CASTLE POINT APARTMENTS
BUILDING 7 - TYPE V
SAN ANTONIO, TEXAS**

REVISIONS:	
FILE NAME:	VC014-S
DATE:	FEB. 15, 2016
DRAWN BY:	MHG
CHECKED BY:	HM
SHEET NO:	S108



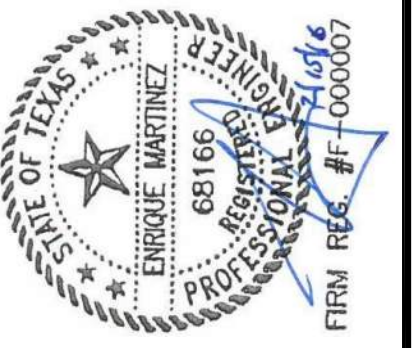
BUILDING-8, TYPE I - FOUNDATION PLAN
SCALE : 1/8" = 1'-0" BLDG 8-TYPE I-RND



BUILDING-8, TYPE I - SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0" BLDG 8-TYPE I-RND

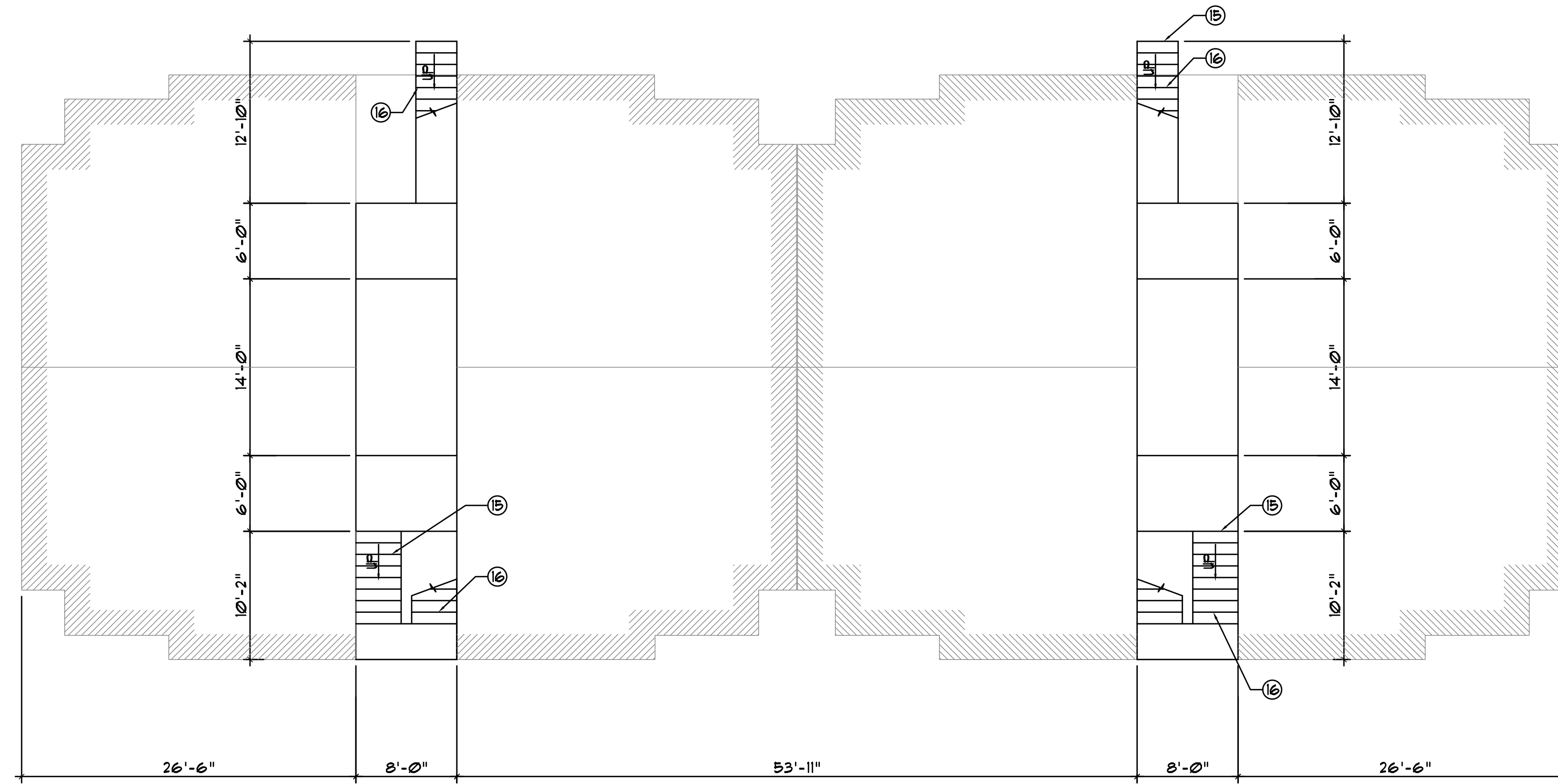
KEY NOTES

- ① REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAUN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ② CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAUN CEDAR COLUMN.
- ③ REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- ④ REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- ⑤ CONCRETE SLAB CONTAINS SPALLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROUPEL TO MATCH SURROUNDING CONCRETE.
- ⑥ EXISTING 4x12 ROUGH SAUN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND FLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑦ REPLACE EXISTING 4x12 ROUGH SAUN CEDAR BEAM WITH NEW 4x12 ROUGH SAUN CEDAR BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑧ REPLACE WEATHERED WOOD SIDING WITH NEW HARDPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDPLANK USED AT THIS FACILITY.
- ⑨ REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑩ REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- ⑪ REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑫ REALIGN EXISTING 4x4 ROUGH SAUN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑬ REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- ⑭ REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS SHOWN ON DETAIL (C).
- ⑮ REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- ⑯ REMOVE PAINT ON ALL EXISTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET S204. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- ⑰ REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. FOUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15" FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- ⑱ REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- ⑲ RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ⑳ RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ㉑ TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- ㉒ STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- ㉓ ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.



**CASTLE POINT APARTMENTS
BUILDING 8 - TYPE I
SAN ANTONIO, TEXAS**

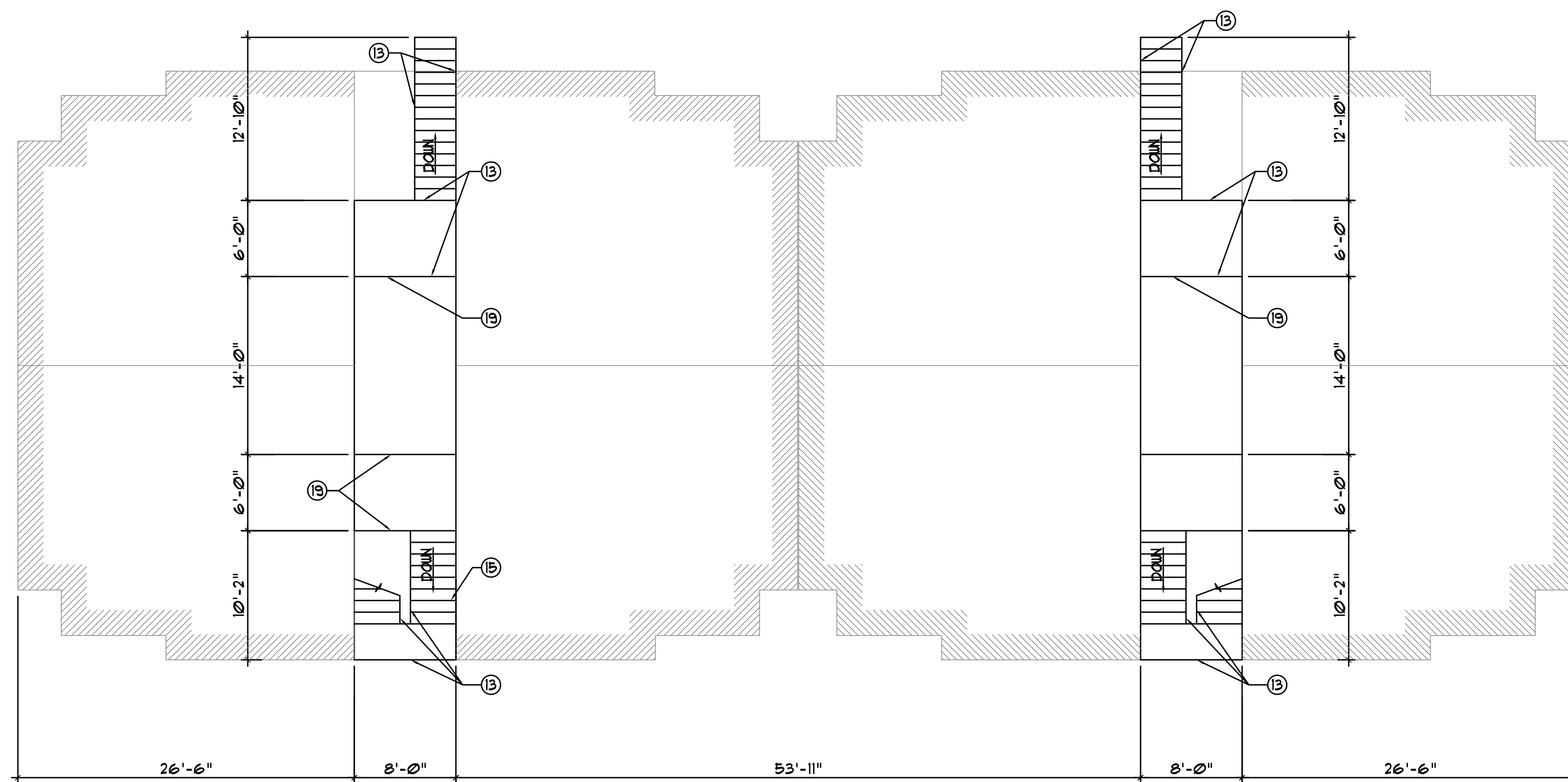
REVISIONS:	
FILE NAME:	VIC014-S
DATE:	FEB. 15, 2016
DRAWN BY:	MHG
CHECKED BY:	HM
SHEET NO:	



BUILDING TYPE II



BUILDING 9 - FIRST FLOOR STAIR
SCALE: 1/8" = 1'-0"



BUILDING TYPE II



BUILDING 9 - SECOND FLOOR STAIR
SCALE: 1/8" = 1'-0"

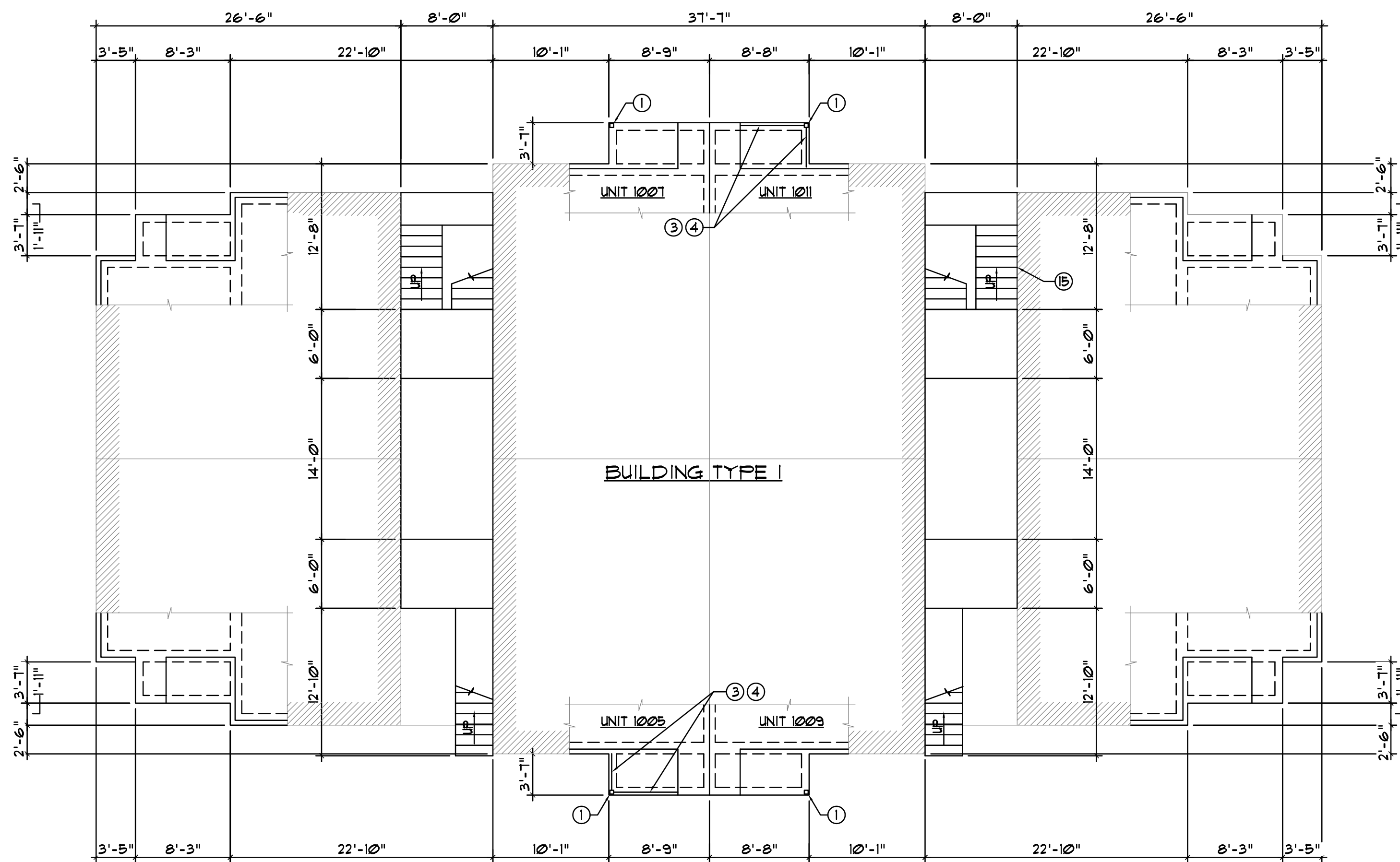
KEY NOTES

- ① REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAUN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ② CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAUN CEDAR COLUMN.
- ③ REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- ④ REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- ⑤ CONCRETE SLAB CONTAINS SPALLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROUPEL TO MATCH SURROUNDING CONCRETE.
- ⑥ EXISTING 4x2 ROUGH SAUN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND FLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑦ REPLACE EXISTING 4x2 ROUGH SAUN CEDAR BEAM WITH NEW 4x2 ROUGH SAUN CEDAR BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑧ REPLACE WEATHERED WOOD SIDING WITH NEW HARDPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDPLANK USED AT THIS FACILITY.
- ⑨ REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑩ REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- ⑪ REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑫ REALIGN EXISTING 4x4 ROUGH SAUN CEDAR COLUMN BENEATH EXISTING 4x2 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑬ REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- ⑭ REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS SHOWN ON DETAIL (C).
- ⑮ REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- ⑯ REMOVE PAINT ON ALL EXISTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET S204. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- ⑰ REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. FOUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15" FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- ⑱ REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- ⑲ RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ⑳ RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ㉑ TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- ㉒ STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- ㉓ ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

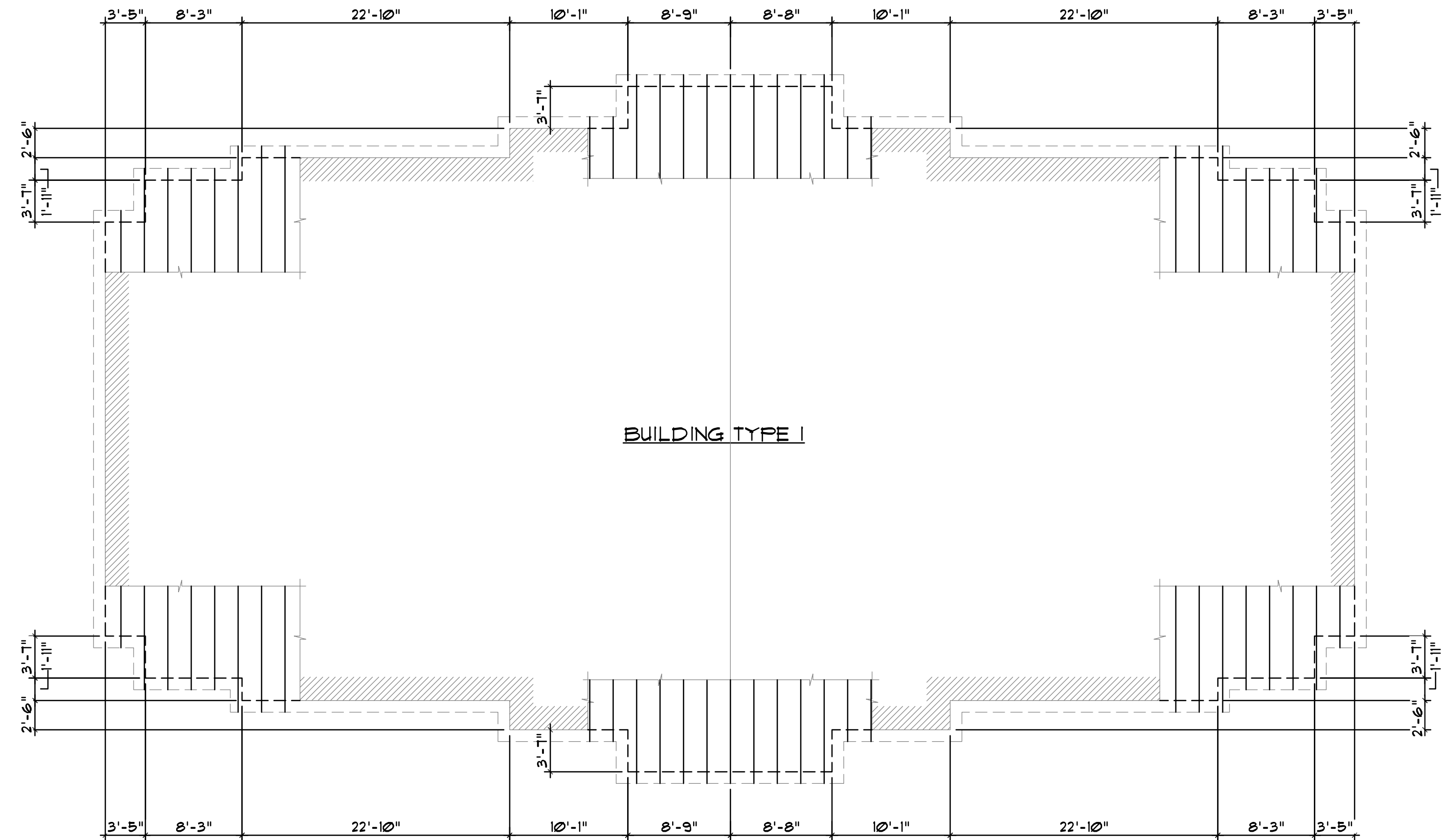


**CASTLE POINT APARTMENTS
BUILDING 9 - STAIR PLANS**
SAN ANTONIO, TEXAS

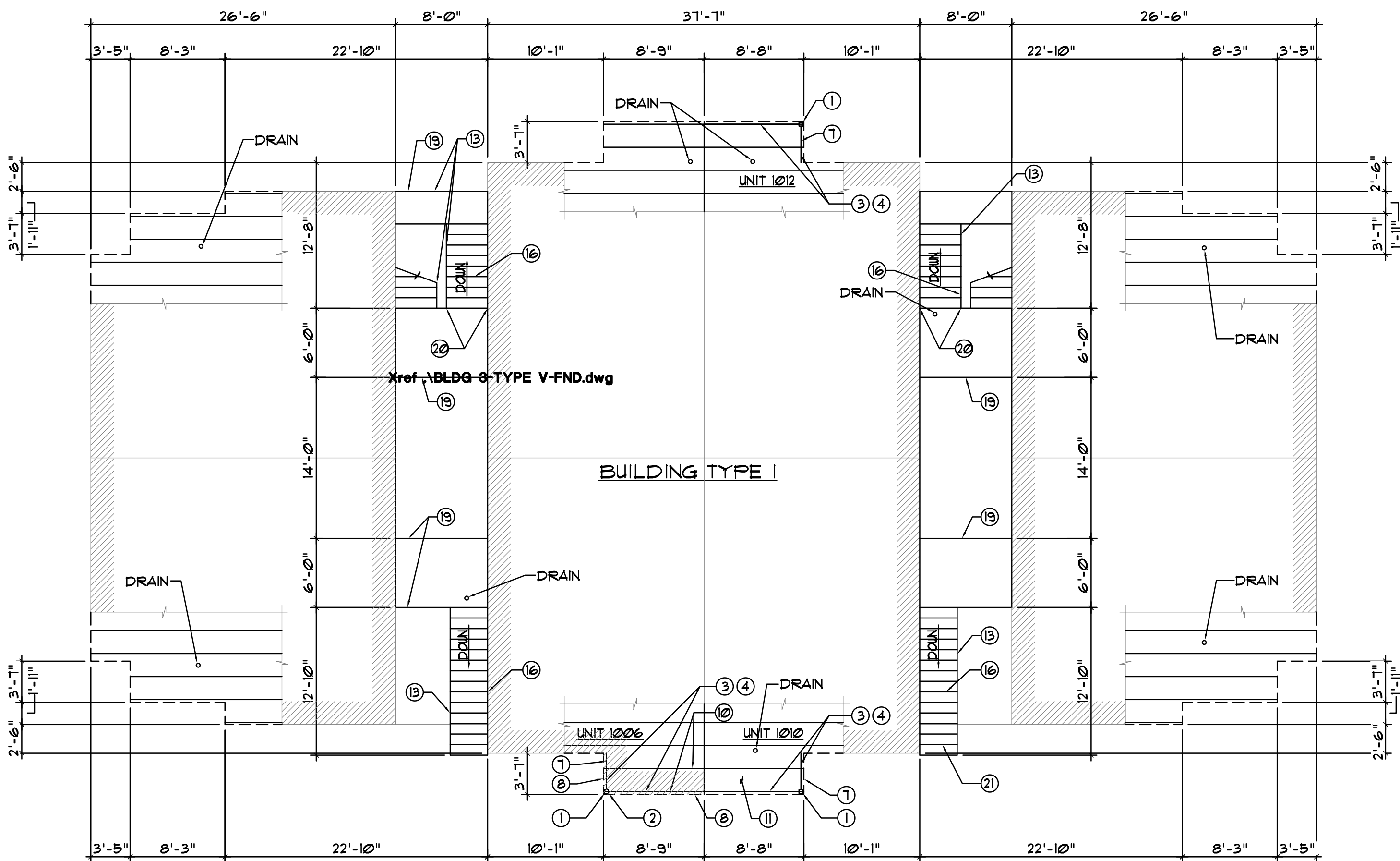
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FILE NAME:	VIC014-S
DATE:	FEB. 15, 2016
DRAWN BY:	MHG
CHECKED BY:	HM
SHEET NO:	S110



BUILDING-10, TYPE I - FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



BUILDING-10, TYPE I - ROOF PLAN
SCALE: 1/8" = 1'-0"



BUILDING-10, TYPE I - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEY NOTES

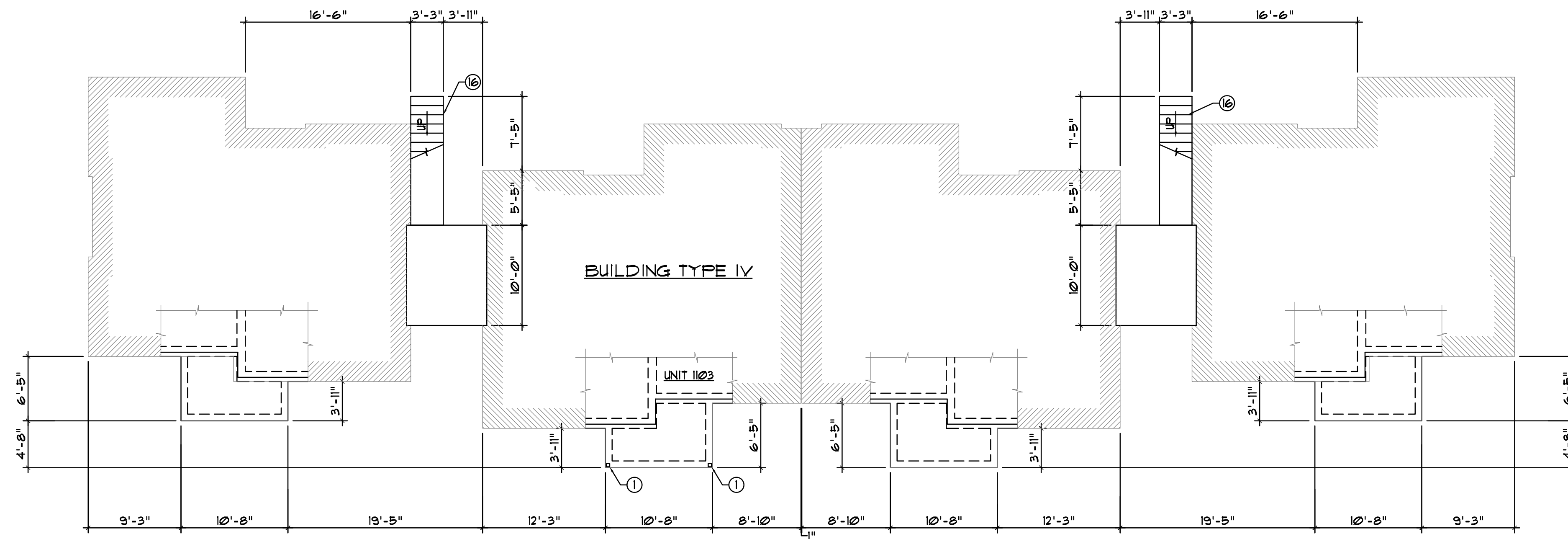
- ① REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAUN CEDAR COLUMN. PROVIDE SIMPSON "A8444R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ② CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAUN CEDAR COLUMN.
- ③ REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KENT KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- ④ REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- ⑤ CONCRETE SLAB CONTAINS SPALLLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PRE-DAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROUPEL TO MATCH SURROUNDING CONCRETE.
- ⑥ EXISTING 4x12 ROUGH SAUN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑦ REPLACE EXISTING 4x12 ROUGH SAUN CEDAR BEAM WITH NEW 4x12 ROUGH SAUN CEDAR BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑧ REPLACE WEATHERED WOOD SIDING WITH NEW HARDPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDPLANK USED AT THIS FACILITY.
- ⑨ REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (C).
- ⑩ REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- ⑪ REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (C).
- ⑫ REALIGN EXISTING 4x4 ROUGH SAUN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑬ REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- ⑭ REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS SHOWN ON DETAIL (C).
- ⑮ REPLACE SPALLLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- ⑯ REMOVE PAINT ON ALL EXISTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET S204. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- ⑰ REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. FOUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15# FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- ⑱ REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- ⑲ RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ⑳ RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ㉑ TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- ㉒ STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- ㉓ ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.



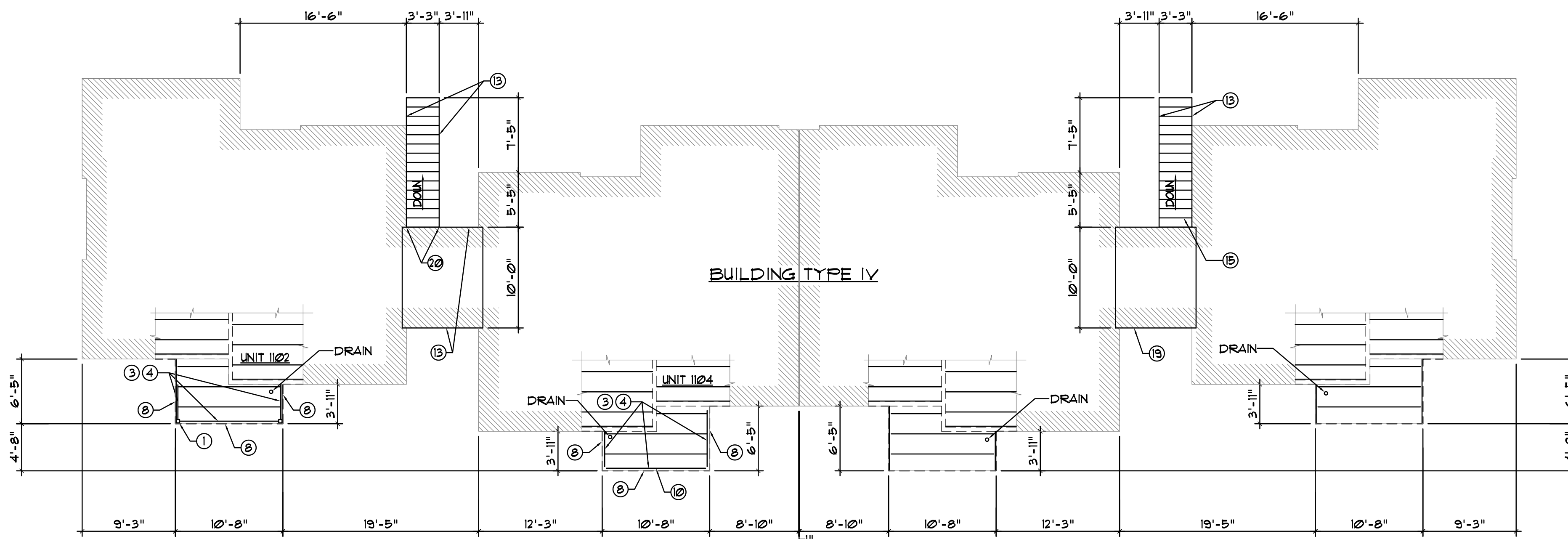
AccuTech Consultants, LLC
STRUCTURAL & FORENSIC ENGINEERING
909 NORTHEAST LOOP 410, SUITE 900
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**CASTLE POINT APARTMENTS
BUILDING 10 - TYPE I
SAN ANTONIO, TEXAS**

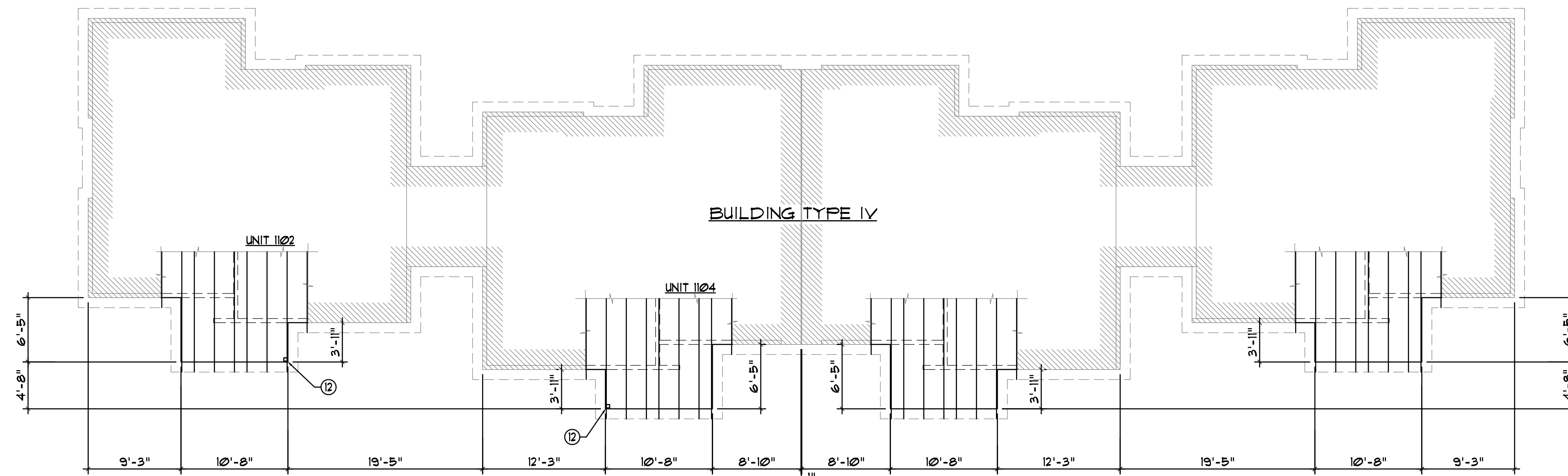
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CHECKED BY:	HM
SHEET NO.:	S1.11



BUILDING-II, TYPE IV FOUNDATION PLAN
SCALE: 1/8" = 1'-0" BLDG II-TYPE IV-FD



BUILDING-II, TYPE IV SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" BLDG II-TYPE IV-2ND



BUILDING-II, TYPE IV ROOF PLAN
SCALE: 1/8" = 1'-0" BLDG II-TYPE IV-ROOF

KEY NOTES

- ① REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAUN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ② CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAUN CEDAR COLUMN.
- ③ REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- ④ REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- ⑤ CONCRETE SLAB CONTAINS SPALLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROUPEL TO MATCH SURROUNDING CONCRETE.
- ⑥ EXISTING 4x12 ROUGH SAUN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND FLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑦ REPLACE EXISTING 4x12 ROUGH SAUN CEDAR BEAM WITH NEW 4x12 ROUGH SAUN CEDAR BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑧ REPLACE WEATHERED WOOD SIDING WITH NEW HARDPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDPLANK USED AT THIS FACILITY.
- ⑨ REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑩ REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- ⑪ REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑫ REALIGN EXISTING 4x4 ROUGH SAUN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑬ REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- ⑭ REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS SHOWN ON DETAIL (C).
- ⑮ REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- ⑯ REMOVE PAINT ON ALL EXISTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET S2.04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- ⑰ REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. FOUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15" FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- ⑱ REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- ⑲ RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ⑳ RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ㉑ TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- ㉒ STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- ㉓ ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

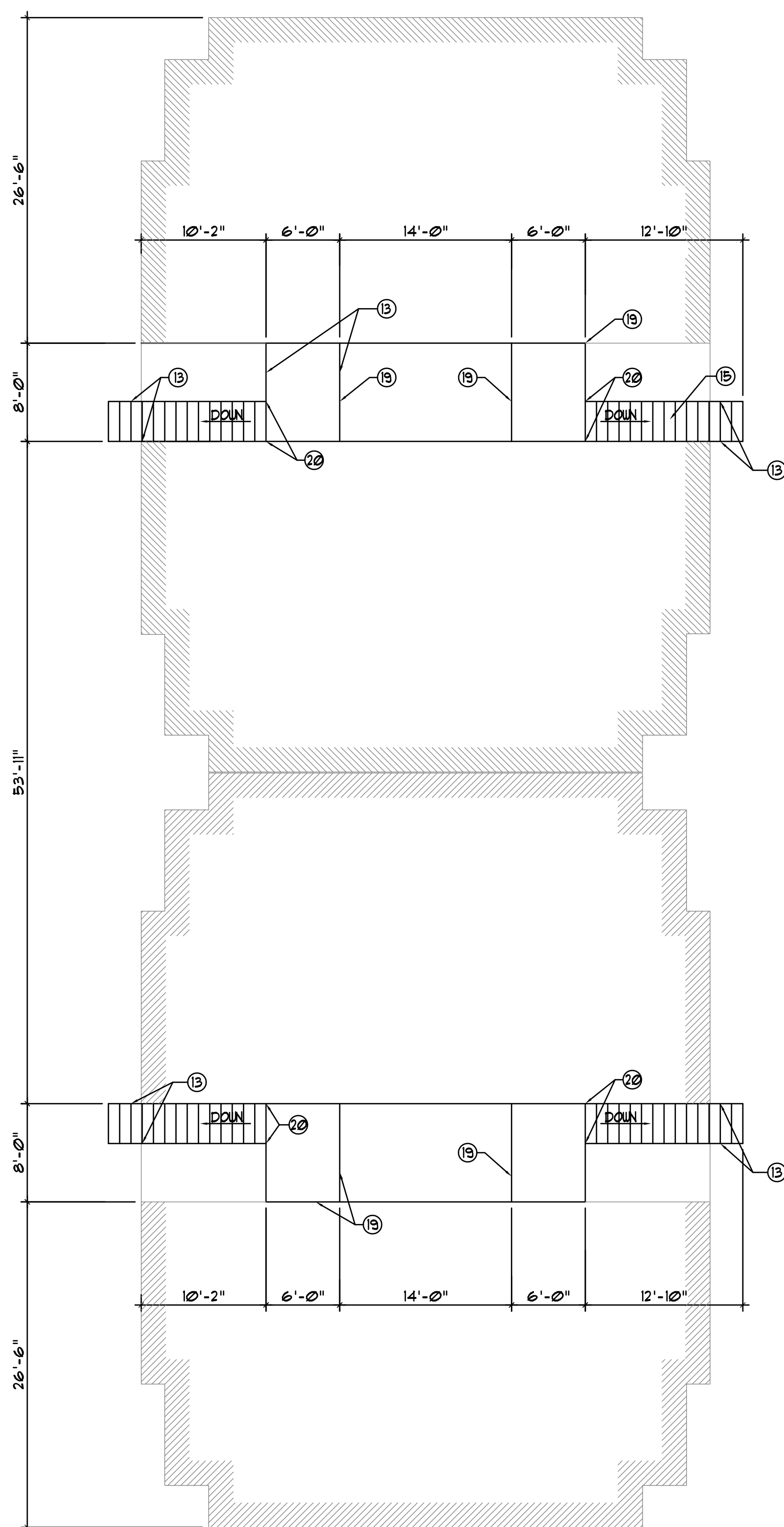


**CASTLE POINT APARTMENTS
BUILDING 11 - TYPE IV
SAN ANTONIO, TEXAS**

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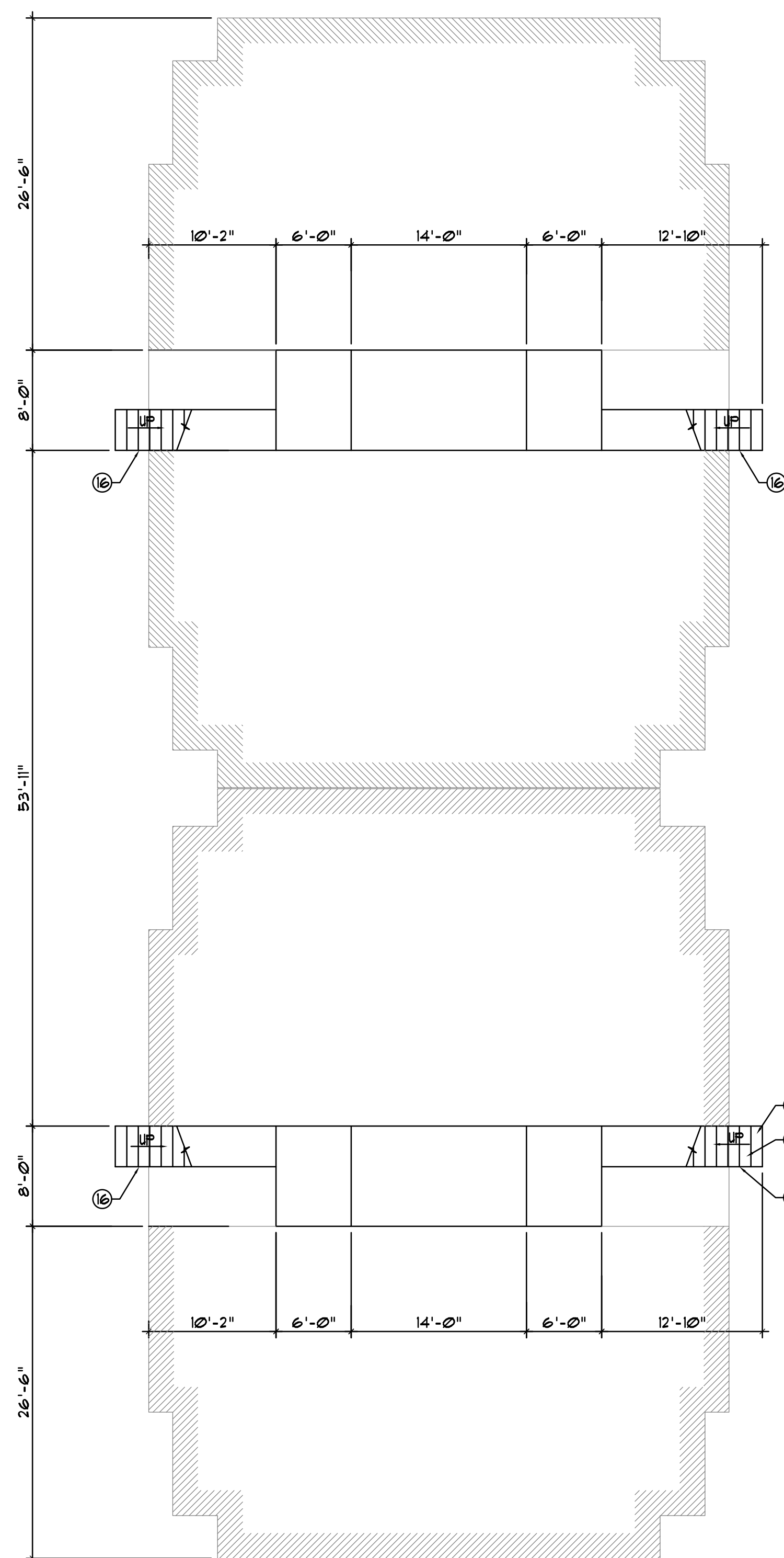
**CASTLE POINT APARTMENTS
 BUILDING 12 - STAIR PLANS**
 SAN ANTONIO, TEXAS



BUILDING TYPE II



BUILDING 12 - SECOND FLOOR STAIR
 SCALE: 1/8" = 1'-0" BLDG 12-2ND-STAIR



BUILDING TYPE II



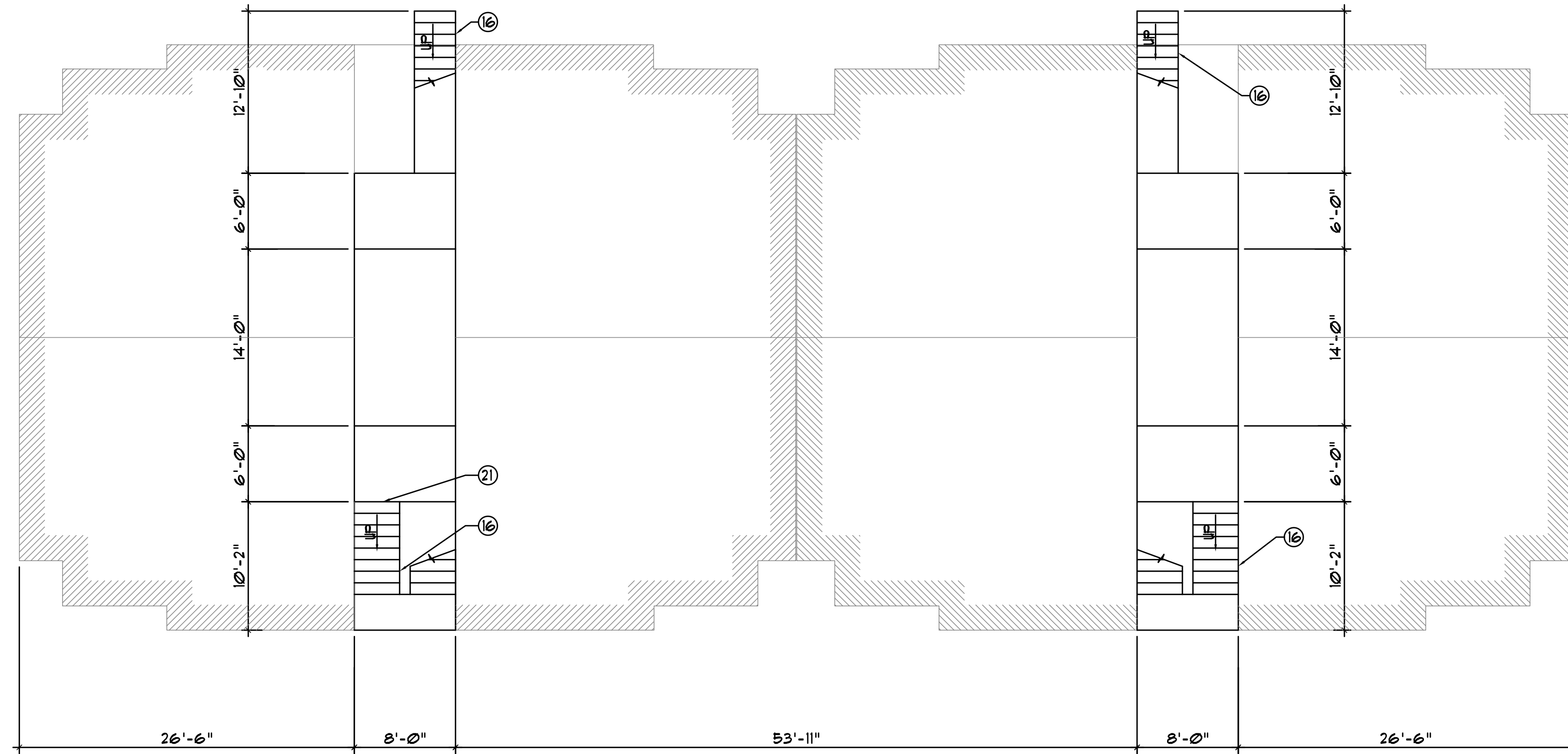
BUILDING 12 - FIRST FLOOR STAIR
 SCALE: 1/8" = 1'-0" BLDG 12-1ST-STAIR

KEY NOTES

- ① REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAUN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- ② CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAUN CEDAR COLUMN.
- ③ REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- ④ REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- ⑤ CONCRETE SLAB CONTAINS SPALLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. FREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROUPEL TO MATCH SURROUNDING CONCRETE.
- ⑥ EXISTING 4x12 ROUGH SAUN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND FLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- ⑦ REPLACE EXISTING 4x12 ROUGH SAUN CEDAR BEAM WITH NEW 4x12 ROUGH SAUN CEDAR BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- ⑧ REPLACE WEATHERED WOOD SIDING WITH NEW HARDPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDPLANK USED AT THIS FACILITY.
- ⑨ REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑩ REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- ⑪ REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑫ REALIGN EXISTING 4x4 ROUGH SAUN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (E).
- ⑬ REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- ⑭ REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS SHOWN ON DETAIL (C).
- ⑮ REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- ⑯ REMOVE PAINT ON ALL EXISTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET S2.04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- ⑰ REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. FOUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15" FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- ⑱ REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- ⑲ RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ⑳ RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ㉑ TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- ㉒ STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- ㉓ ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

REVISIONS:

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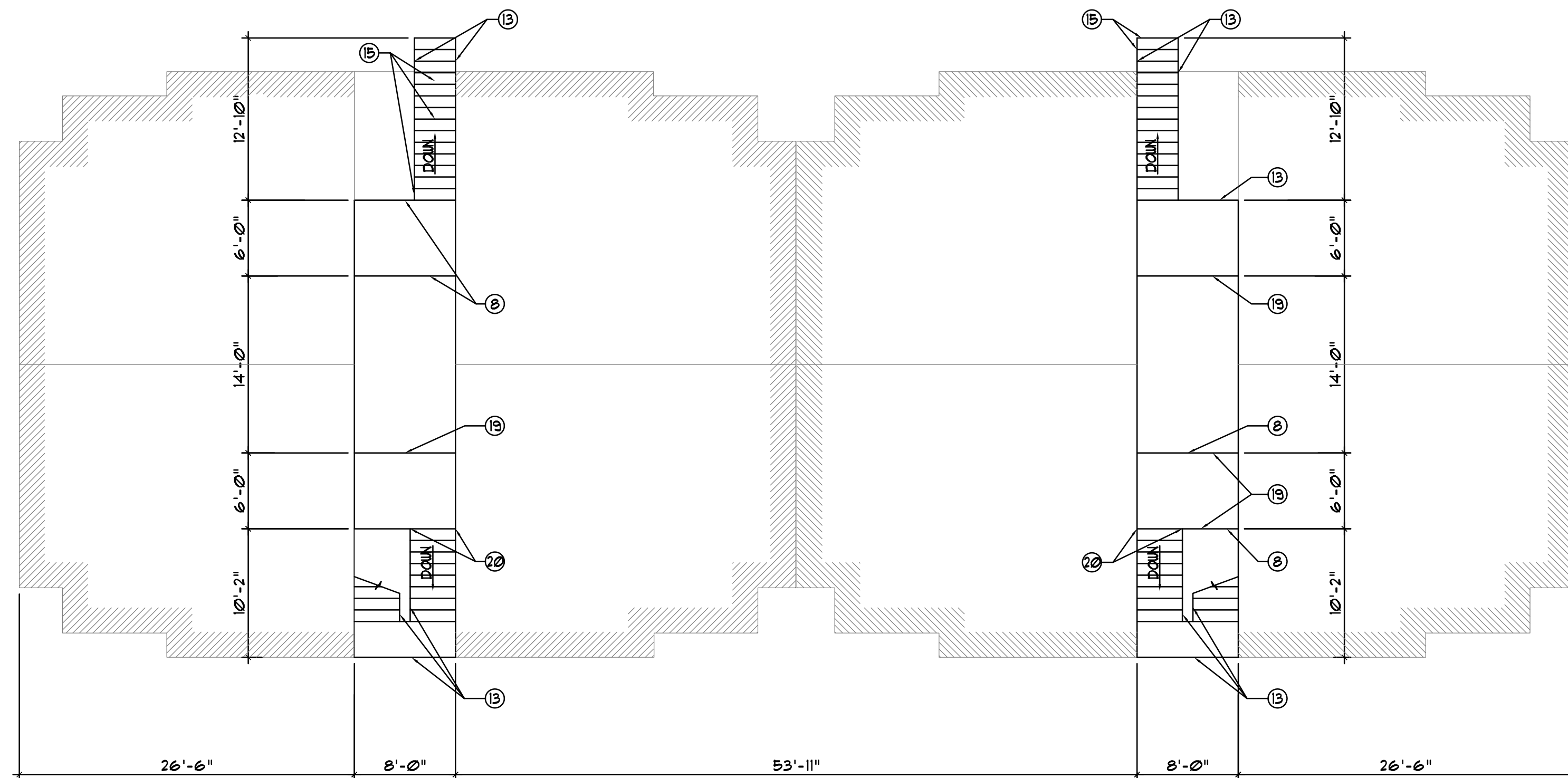


BUILDING TYPE II



BUILDING 13 - FIRST FLOOR STAIR
SCALE: 1/8" = 1'-0"

BLDG 13-01-STR



BUILDING TYPE II



BUILDING 13 - SECOND FLOOR STAIR
SCALE: 1/8" = 1'-0"

BLDG 13-02-STR

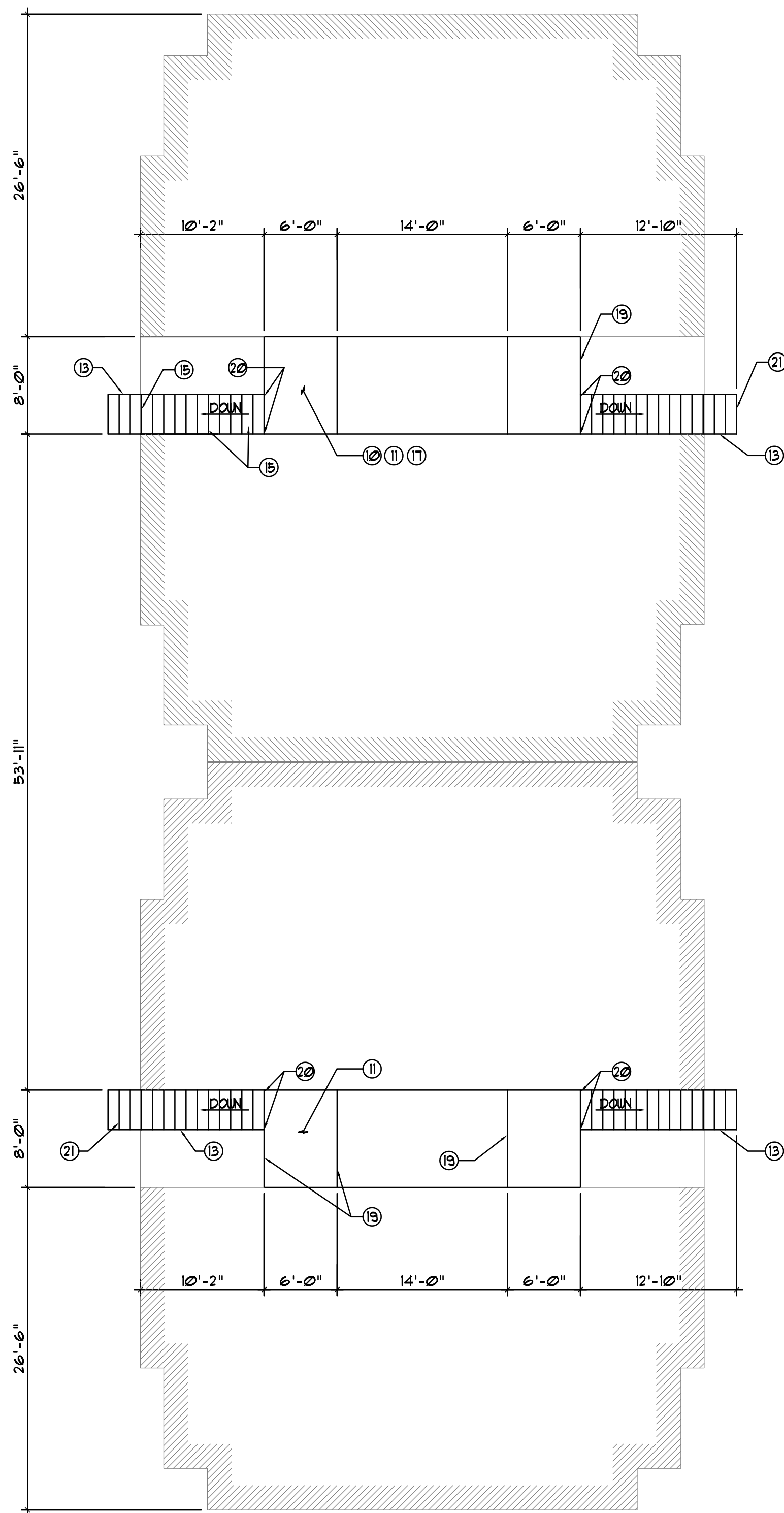
KEY NOTES

- ① REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAUN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ② CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAUN CEDAR COLUMN.
- ③ REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- ④ REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- ⑤ CONCRETE SLAB CONTAINS SPALLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROUPEL TO MATCH SURROUNDING CONCRETE.
- ⑥ EXISTING 4x12 ROUGH SAUN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND FLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑦ REPLACE EXISTING 4x12 ROUGH SAUN CEDAR BEAM WITH NEW 4x12 ROUGH SAUN CEDAR BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑧ REPLACE WEATHERED WOOD SIDING WITH NEW HARDPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDPLANK USED AT THIS FACILITY.
- ⑨ REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑩ REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- ⑪ REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑫ REALIGN EXISTING 4x4 ROUGH SAUN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑬ REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- ⑭ REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS SHOWN ON DETAIL (C).
- ⑮ REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- ⑯ REMOVE PAINT ON ALL EXISTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET S204. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- ⑰ REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. FOUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15" FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- ⑱ REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- ⑲ RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ⑳ RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ㉑ TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- ㉒ STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- ㉓ ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.



**CASTLE POINT APARTMENTS
BUILDING 13 - STAIR PLANS**
SAN ANTONIO, TEXAS

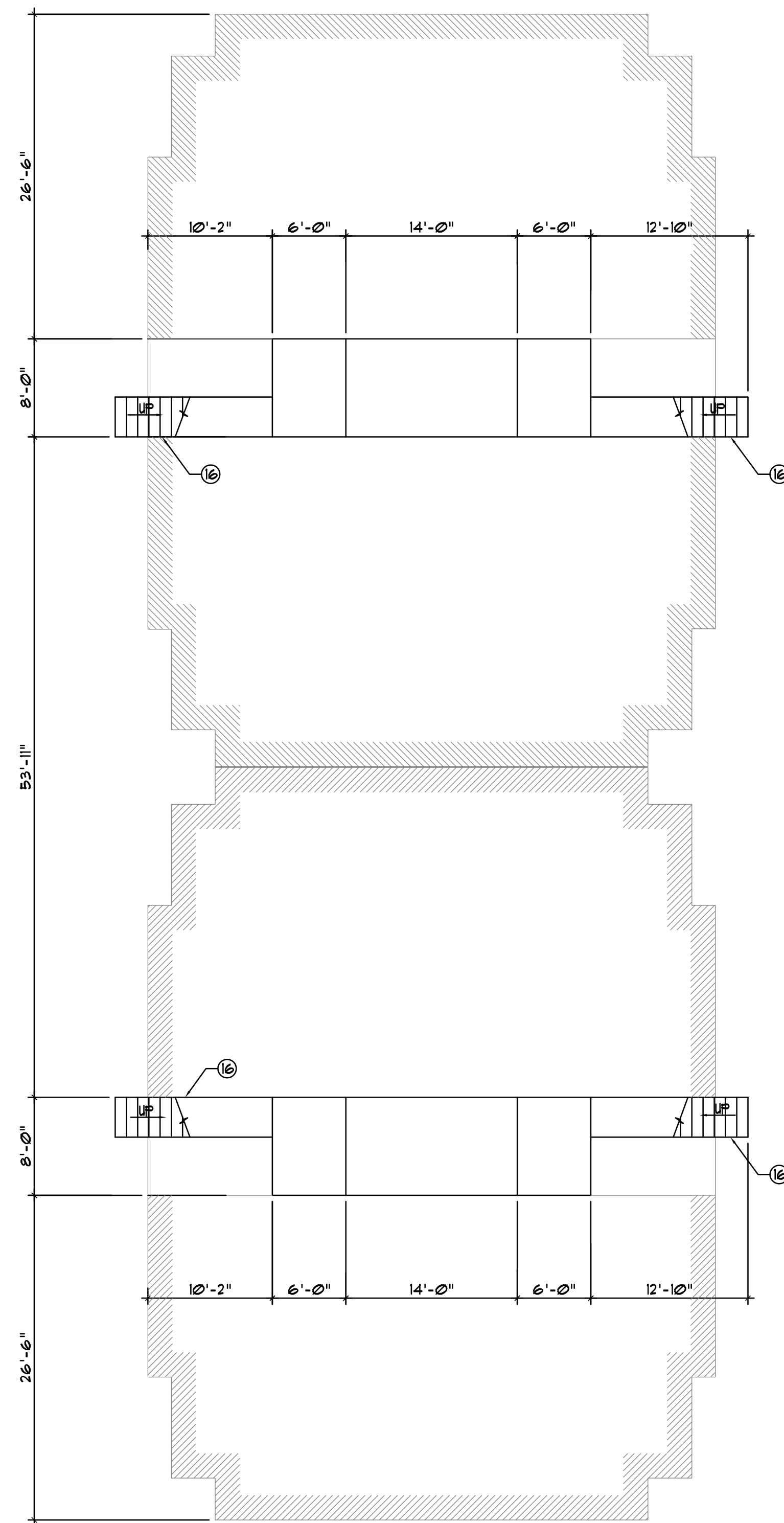
REVISIONS:	
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DRAWN BY:	MHG
CHECKED BY:	HM
SHEET NO:	



BUILDING TYPE II



BUILDING 14 - SECOND FLOOR STAIR
SCALE: 1/8" = 1'-0"
BLDG 14-20-01R



BUILDING TYPE II



BUILDING 14 - FIRST FLOOR STAIR
SCALE: 1/8" = 1'-0"
BLDG 14-01-01R

KEY NOTES

- ① REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAUN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ② CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAUN CEDAR COLUMN.
- ③ REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- ④ REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- ⑤ CONCRETE SLAB CONTAINS SPALLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. FREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROUPEL TO MATCH SURROUNDING CONCRETE.
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- ⑨ REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
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- ⑫ REALIGN EXISTING 4x4 ROUGH SAUN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑬ REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- ⑭ REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS SHOWN ON DETAIL (C).
- ⑮ REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- ⑯ REMOVE PAINT ON ALL EXISTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET S204. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
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- ⑳ RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ㉑ TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
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- ㉓ ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

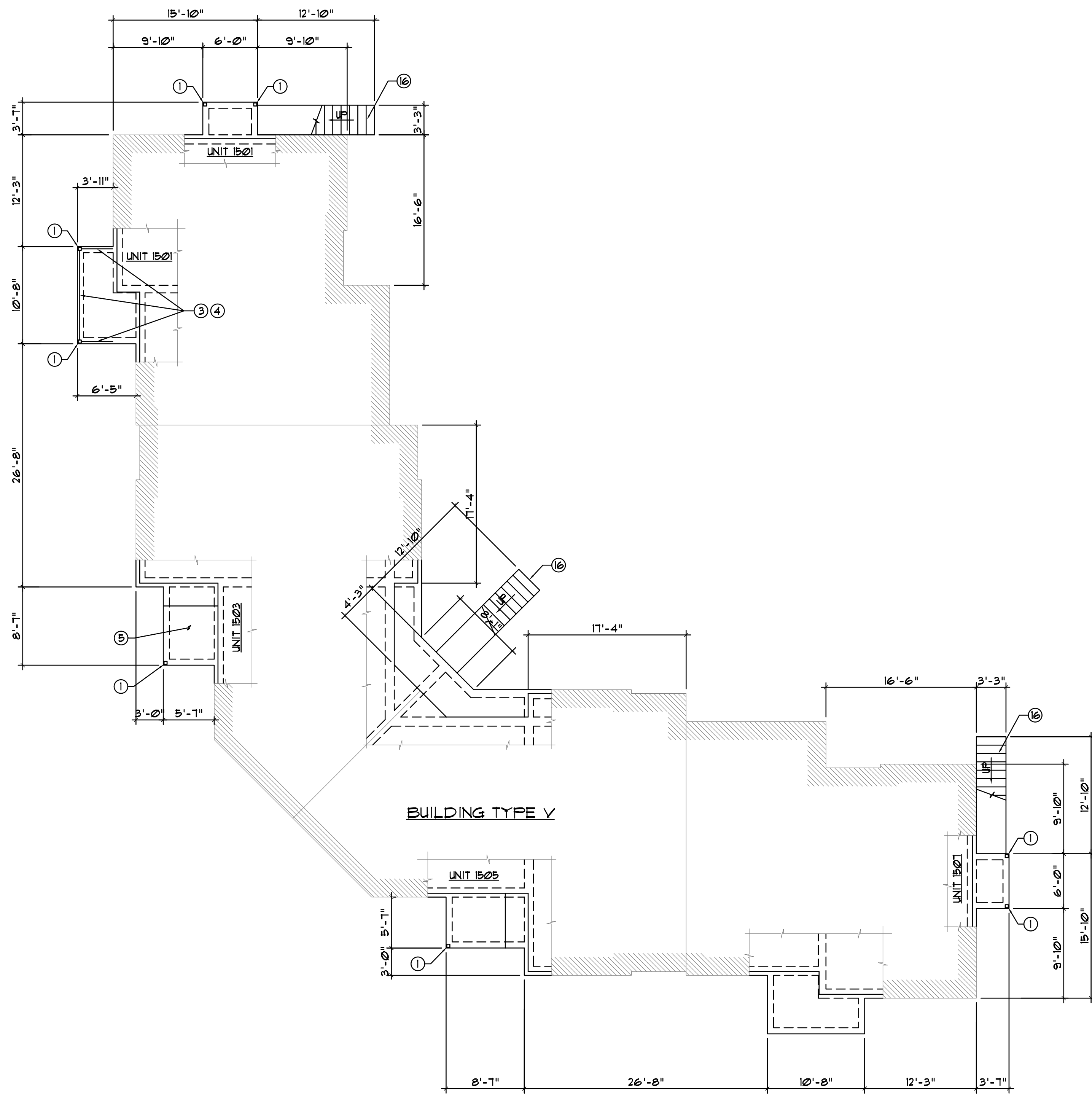


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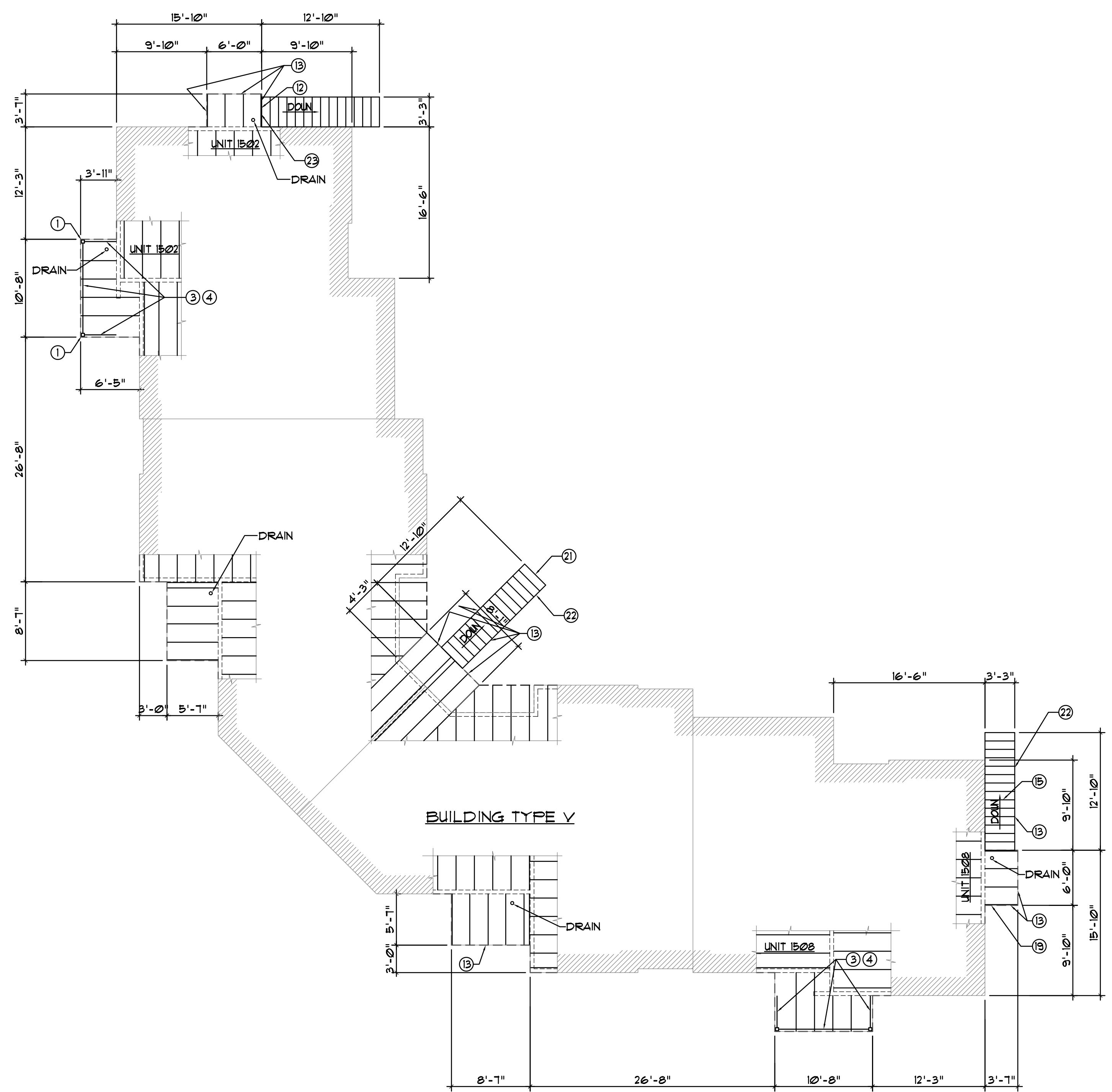
**CASTLE POINT APARTMENTS
BUILDING 14 - STAIR PLANS**
SAN ANTONIO, TEXAS

REVISIONS:	
FILE NAME:	VIC014-S
DATE:	FEB. 15, 2016
DRAWN BY:	MHG
CHECKED BY:	HM
SHEET NO:	

S1.15



BUILDING-15, TYPE V FOUNDATION PLAN
SCALE: 1/8" = 1'-0" BLDG 15-TYPE V-RD



BUILDING-15, TYPE V SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" BLDG 15-TYPE V-RD

KEY NOTES

- 1 REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAUN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- 2 CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAUN CEDAR COLUMN.
- 3 REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- 4 REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- 5 CONCRETE SLAB CONTAINS SPALLS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. FREDAMPEN REPAIR AREAS AND APPLY EUGLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUGLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROUPEL TO MATCH SURROUNDING CONCRETE.
- 6 EXISTING 4x12 ROUGH SAUN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- 7 REPLACE EXISTING 4x12 ROUGH SAUN CEDAR BEAM WITH NEW 4x12 ROUGH SAUN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- 8 REPLACE WEATHERED WOOD SIDING WITH NEW HARDPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDPLANK USED AT THIS FACILITY.
- 9 REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- 10 REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- 11 REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- 12 REALIGN EXISTING 4x4 ROUGH SAUN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (E).
- 13 REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- 14 REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS SHOWN ON DETAIL (C).
- 15 REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- 16 REMOVE PAINT ON ALL EXISTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET S2.04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- 17 REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. FOUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15' FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- 18 REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- 19 RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- 20 RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- 21 TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- 22 STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- 23 ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

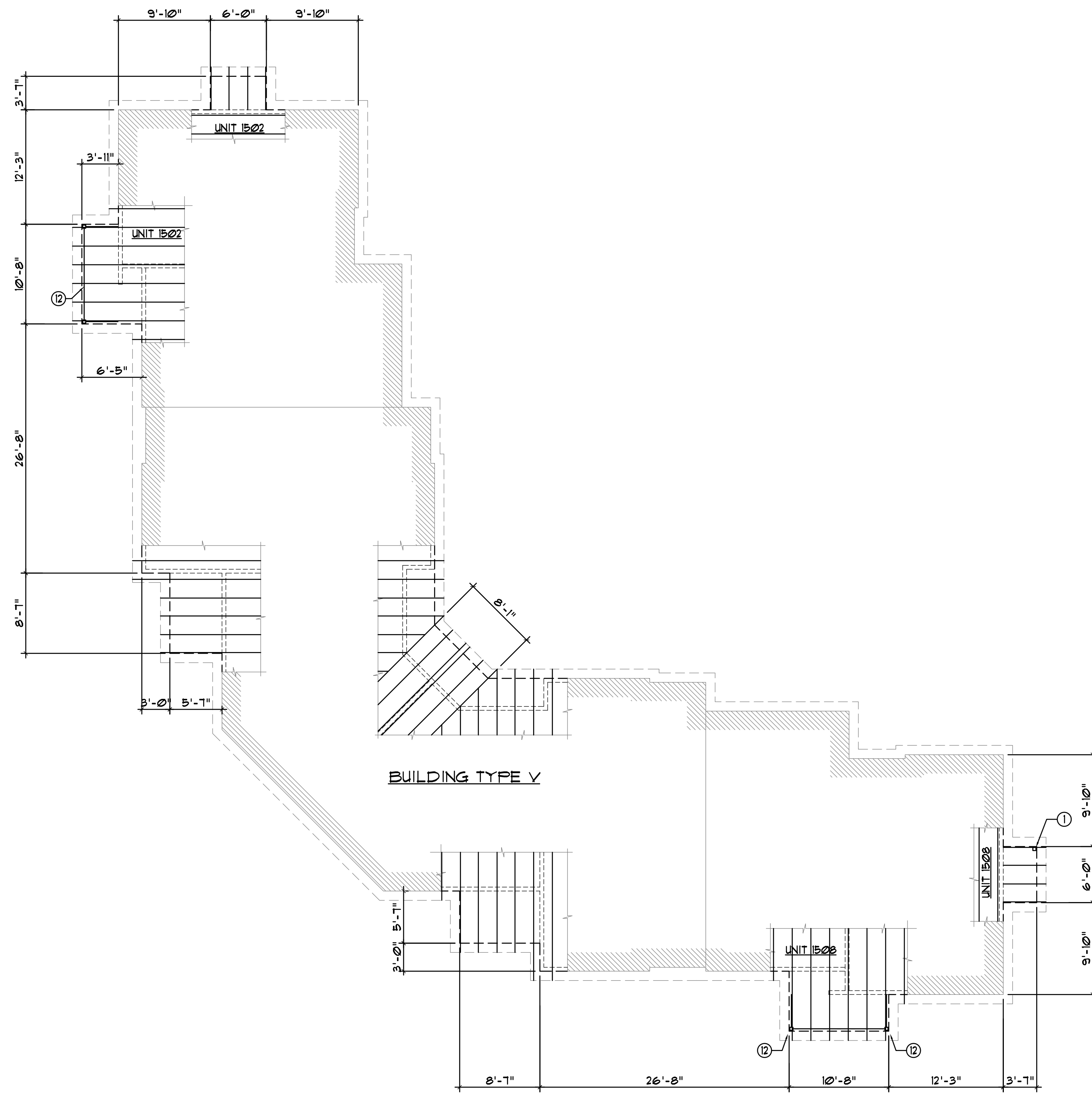
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FILE NAME: VIC014-S
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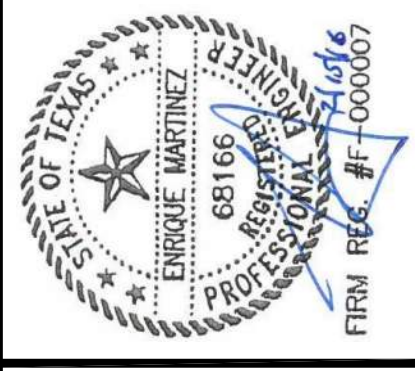
**CASTLE POINT APARTMENTS
BUILDING 15 - TYPE V**
SAN ANTONIO, TEXAS



BUILDING-15, TYPE V ROOF PLAN
SCALE: 1/8" = 1'-0"
BLDG 5-TYPE V-ROOF

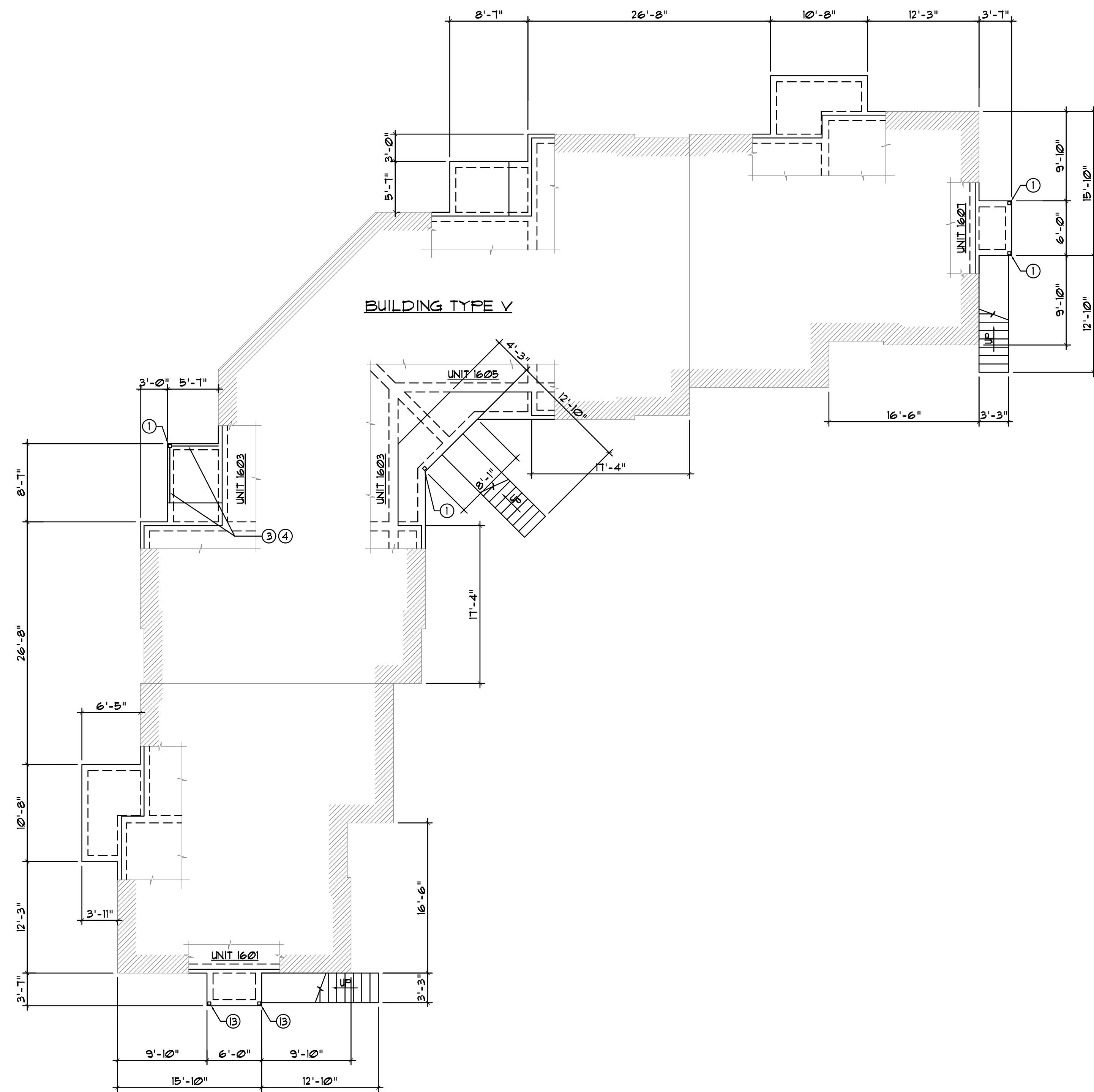
KEY NOTES

- ① REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAUN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ② CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAUN CEDAR COLUMN.
- ③ REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- ④ REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- ⑤ CONCRETE SLAB CONTAINS SPALLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. FREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROUPEL TO MATCH SURROUNDING CONCRETE.
- ⑥ EXISTING 4x12 ROUGH SAUN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND FLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑦ REPLACE EXISTING 4x12 ROUGH SAUN CEDAR BEAM WITH NEW 4x12 ROUGH SAUN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑧ REPLACE WEATHERED WOOD SIDING WITH NEW HARDPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDPLANK USED AT THIS FACILITY.
- ⑨ REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑩ REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- ⑪ REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑫ REALIGN EXISTING 4x4 ROUGH SAUN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑬ REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- ⑭ REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS SHOWN ON DETAIL (C).
- ⑮ REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- ⑯ REMOVE PAINT ON ALL EXISTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET S204. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- ⑰ REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. FOUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15" FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- ⑱ REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- ⑲ RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ⑳ RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ㉑ TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- ㉒ STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- ㉓ ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.



**CASTLE POINT APARTMENTS
BUILDING 15 - TYPE V
SAN ANTONIO, TEXAS**

REVISIONS:	
FILE NAME:	VIC014-S
DATE:	FEB. 15, 2016
DRAWN BY:	MHG
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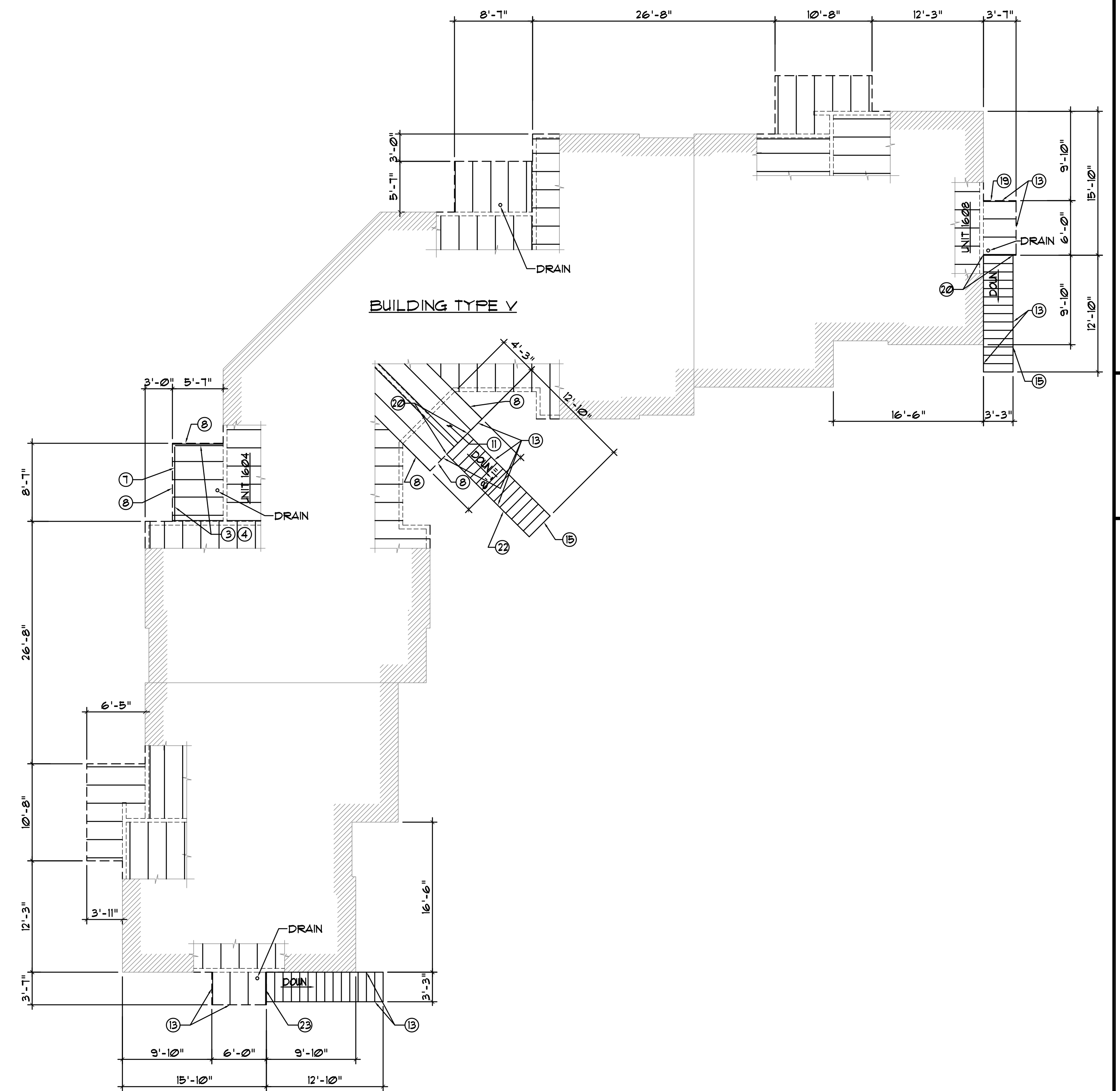


BUILDING TYPE V



BUILDING-16, TYPE V FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

BLDG 16-TYPE V-FND



BUILDING TYPE V



BUILDING-16, TYPE V SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

BLDG 16-TYPE V-2ND

KEY NOTES

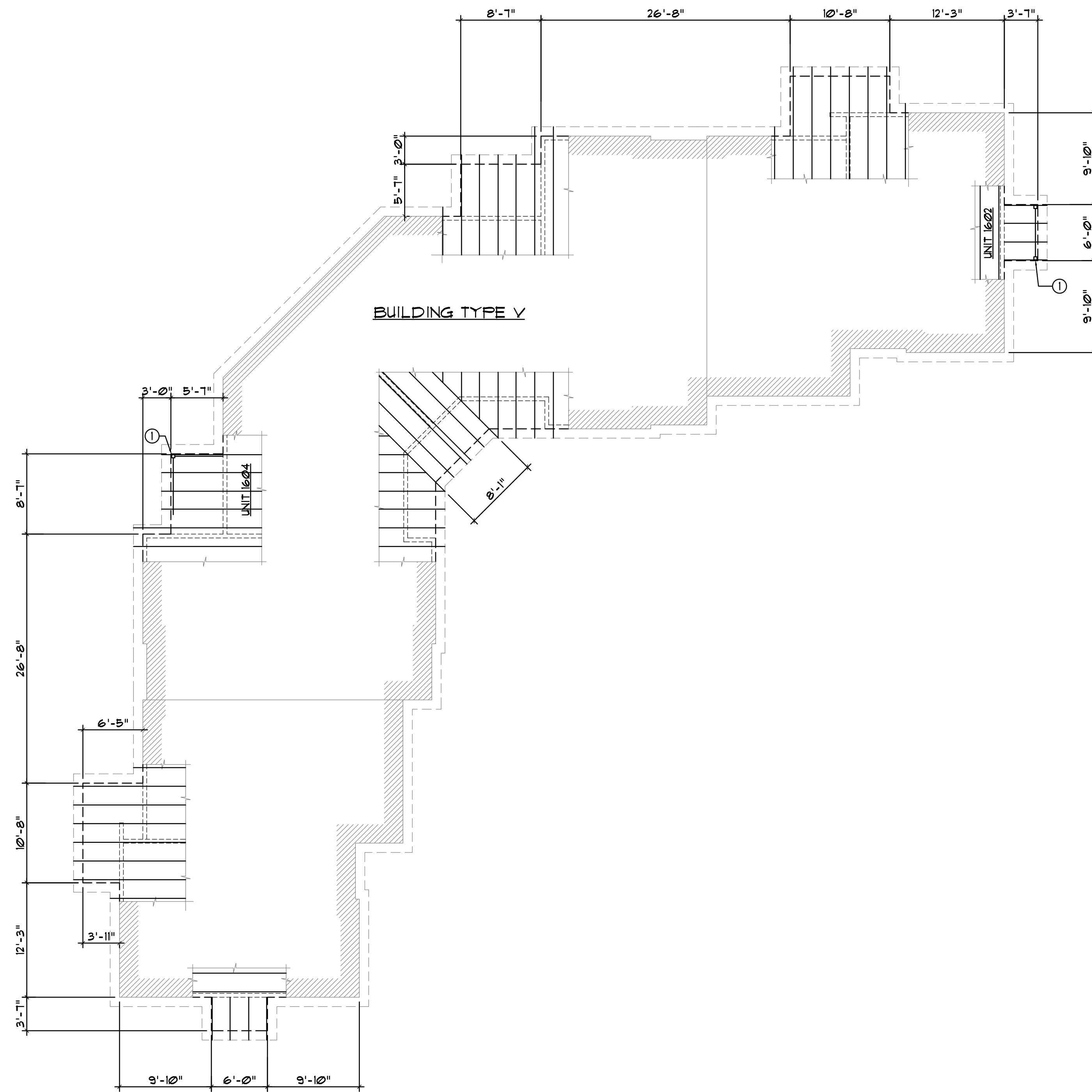
- 1 REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAUN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- 2 CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAUN CEDAR COLUMN.
- 3 REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- 4 REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- 5 CONCRETE SLAB CONTAINS SPALLS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. FRESHEN REPAIR AREAS AND APPLY EUGLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUGLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROWEL TO MATCH SURROUNDING CONCRETE.
- 6 EXISTING 4x12 ROUGH SAUN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- 7 REPLACE EXISTING 4x12 ROUGH SAUN CEDAR BEAM WITH NEW 4x12 ROUGH SAUN CEDAR BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- 8 REPLACE WEATHERED WOOD SIDING WITH NEW HARDPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDPLANK USED AT THIS FACILITY.
- 9 REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (C).
- 10 REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- 11 REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (C).
- 12 REALIGN EXISTING 4x4 ROUGH SAUN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
- 13 REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- 14 REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS SHOWN ON DETAIL (C).
- 15 REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- 16 REMOVE PAINT ON ALL EXISTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET S204. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- 17 REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. FOUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15' FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- 18 REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- 19 RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- 20 RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
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**CASTLE POINT APARTMENTS
BUILDING 16 - TYPE V**
SAN ANTONIO, TEXAS

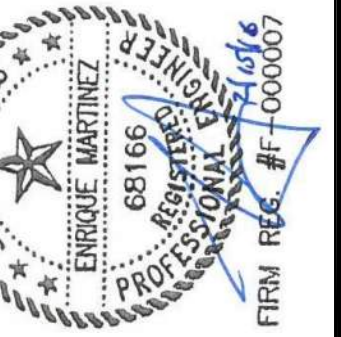
REVISIONS:	
FILE NAME:	VC014-S
DATE:	FEB. 15, 2016
DRAWN BY:	MHG
CHECKED BY:	HM
SHEET NO:	S118



BUILDING-16, TYPE V ROOF PLAN
SCALE : 1/8" = 1'-0" BLDG 16-TYPE V-ROOF

KEY NOTES

- ① REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAUN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ② CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAUN CEDAR COLUMN.
- ③ REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- ④ REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- ⑤ CONCRETE SLAB CONTAINS SPALLLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROUPEL TO MATCH SURROUNDING CONCRETE.
- ⑥ EXISTING 4x12 ROUGH SAUN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND FLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑦ REPLACE EXISTING 4x12 ROUGH SAUN CEDAR BEAM WITH NEW 4x12 ROUGH SAUN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑧ REPLACE WEATHERED WOOD SIDING WITH NEW HARDPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDPLANK USED AT THIS FACILITY.
- ⑨ REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑩ REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- ⑪ REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑫ REALIGN EXISTING 4x4 ROUGH SAUN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
- ⑬ REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- ⑭ REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS SHOWN ON DETAIL (C).
- ⑮ REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- ⑯ REMOVE PAINT ON ALL EXISTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET S204. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- ⑰ REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. FOUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15" FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- ⑱ REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- ⑲ RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ⑳ RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ㉑ TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- ㉒ STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- ㉓ ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.



**CASTLE POINT APARTMENTS
BUILDING 16 - TYPE V**

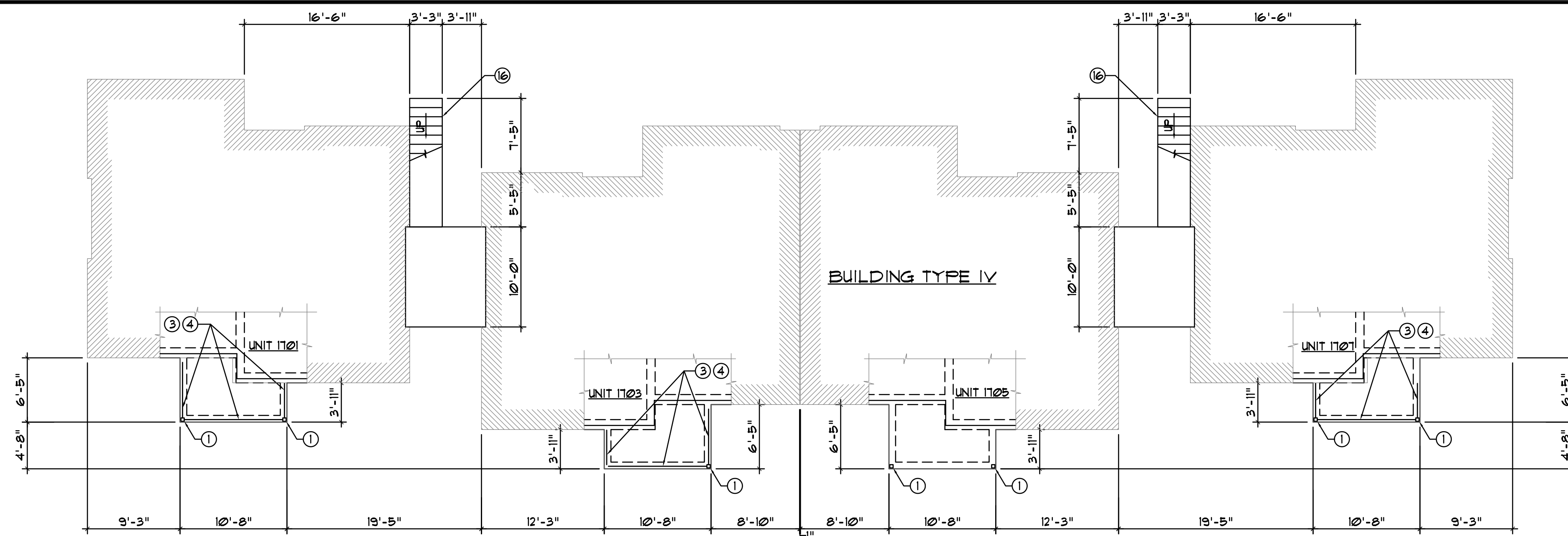
SAN ANTONIO, TEXAS

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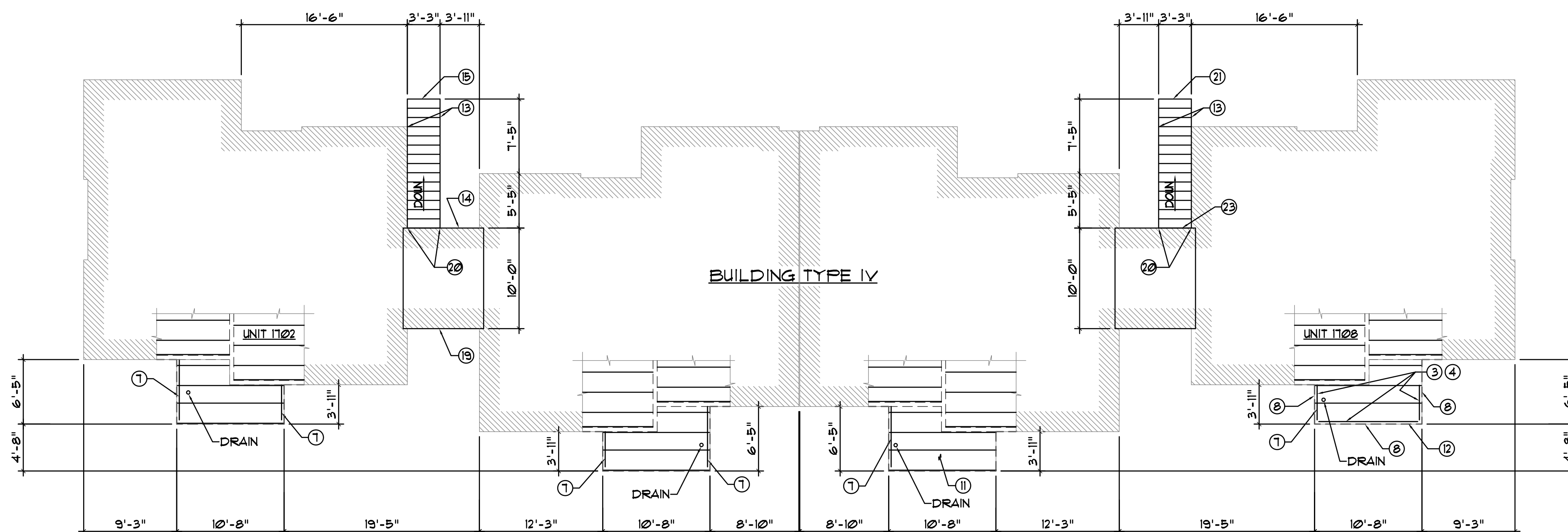
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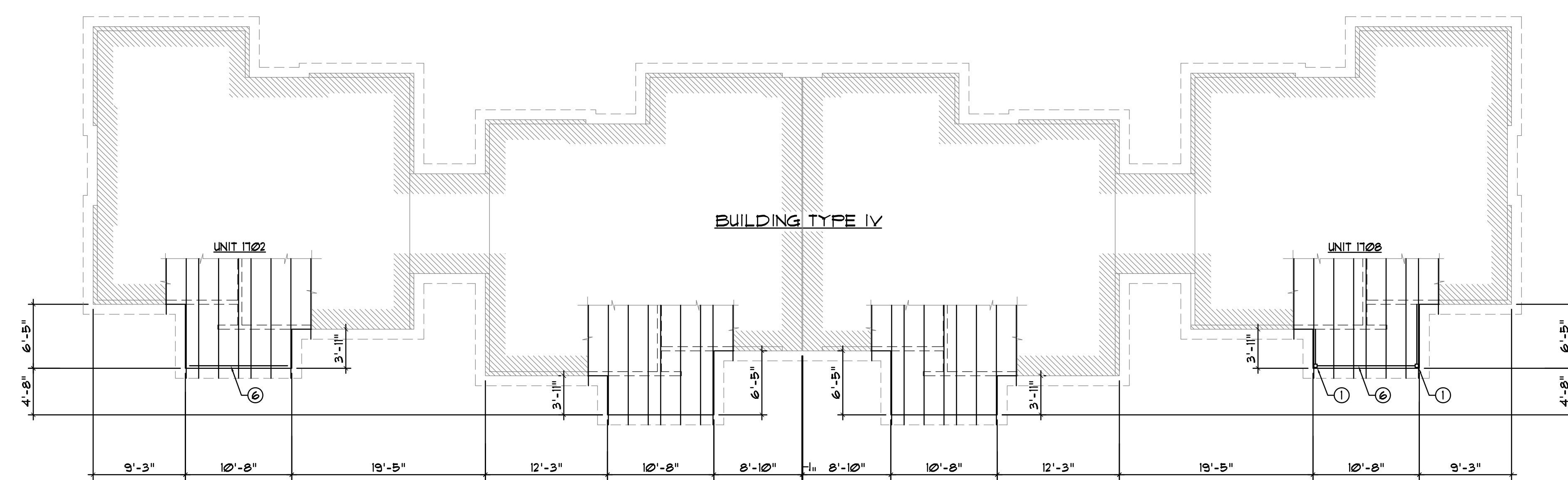
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BUILDING-17, TYPE IV FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"
 BLDG 17-TYPE IV-FC



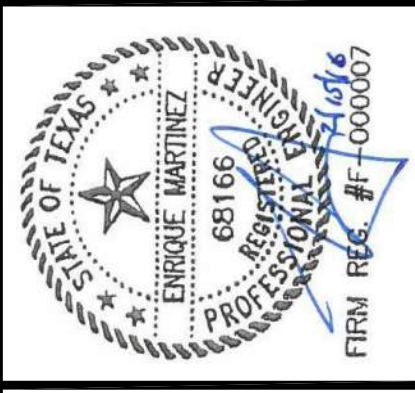
BUILDING-17, TYPE IV SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BLDG 17-TYPE IV-2FC



BUILDING-17, TYPE IV ROOF PLAN
 SCALE: 1/8" = 1'-0"
 BLDG 17-TYPE IV-ROOF

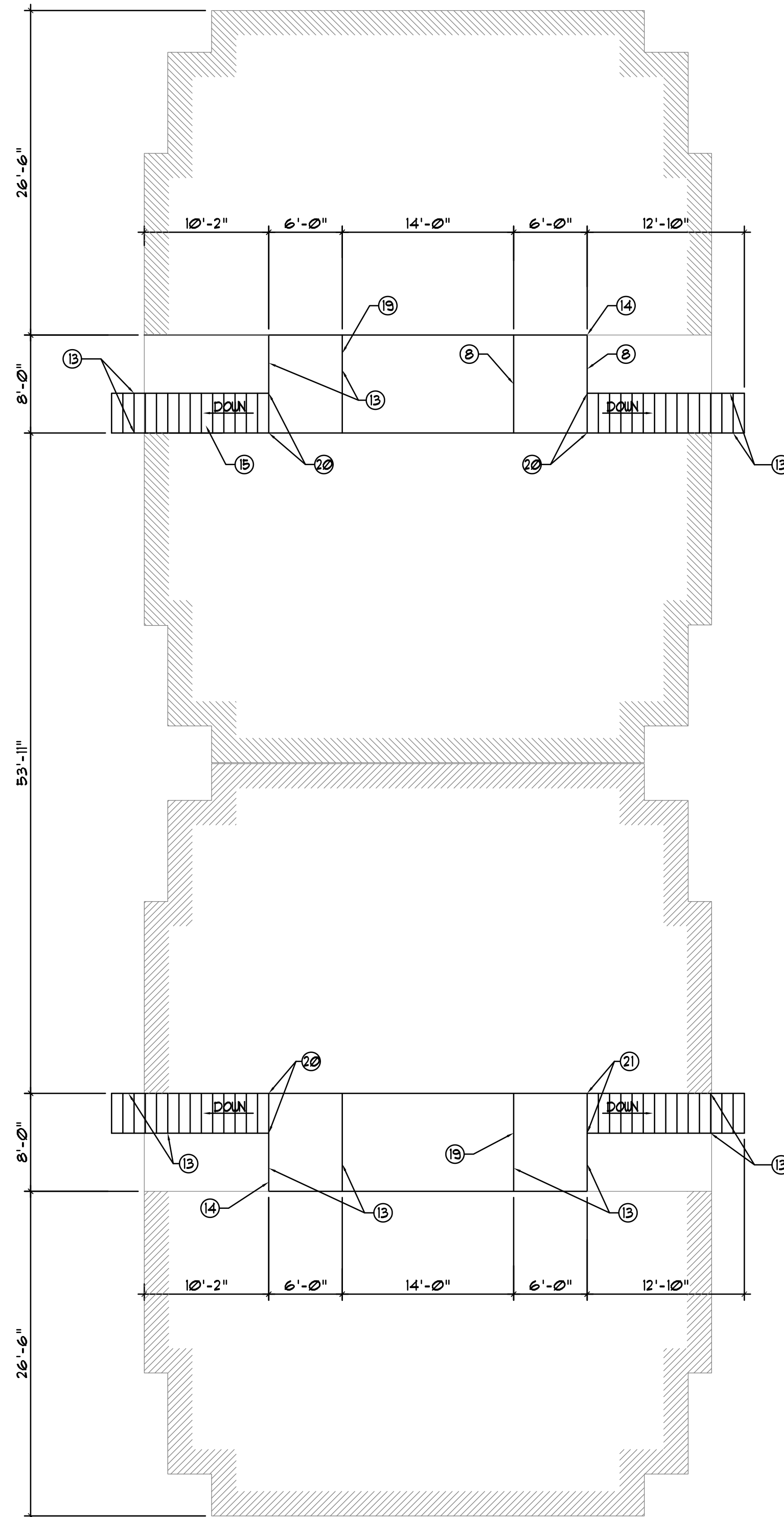
KEY NOTES

- ① REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAUN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- ② CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAUN CEDAR COLUMN.
- ③ REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- ④ REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- ⑤ CONCRETE SLAB CONTAINS SPALLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROUPEL TO MATCH SURROUNDING CONCRETE.
- ⑥ EXISTING 4x12 ROUGH SAUN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND FLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- ⑦ REPLACE EXISTING 4x12 ROUGH SAUN CEDAR BEAM WITH NEW 4x12 ROUGH SAUN CEDAR BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- ⑧ REPLACE WEATHERED WOOD SIDING WITH NEW HARDPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDPLANK USED AT THIS FACILITY.
- ⑨ REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑩ REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- ⑪ REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑫ REALIGN EXISTING 4x4 ROUGH SAUN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (E).
- ⑬ REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- ⑭ REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS SHOWN ON DETAIL (C).
- ⑮ REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- ⑯ REMOVE PAINT ON ALL EXISTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET S204. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- ⑰ REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. FOUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15' FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- ⑱ REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- ⑲ RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ⑳ RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ㉑ TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- ㉒ STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- ㉓ ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.



**CASTLE POINT APARTMENTS
 BUILDING 17 - TYPE IV
 SAN ANTONIO, TEXAS**

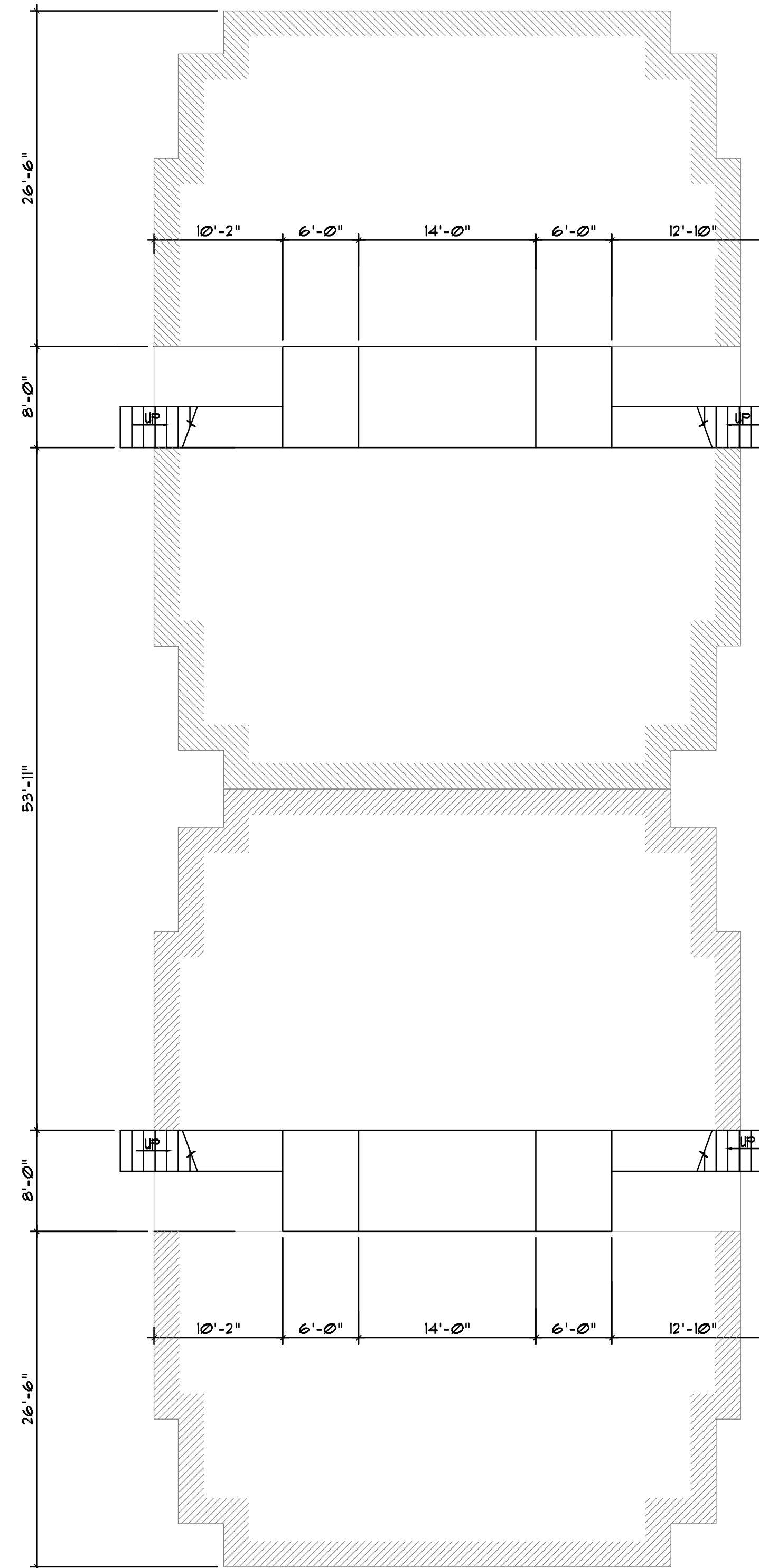
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FILE NAME:	VIC014-S
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SHEET NO:	S120



BUILDING TYPE II



BUILDING 18 - SECOND FLOOR STAIR
SCALE: 1/8" = 1'-0"
BLDG 18-2ND-STAIR



BUILDING TYPE II



BUILDING 18 - FIRST FLOOR STAIR
SCALE: 1/8" = 1'-0"
BLDG 18-1ST-STAIR

KEY NOTES

- ① REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAUN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- ② CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAUN CEDAR COLUMN.
- ③ REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- ④ REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- ⑤ CONCRETE SLAB CONTAINS SPALLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROUPEL TO MATCH SURROUNDING CONCRETE.
- ⑥ EXISTING 4x12 ROUGH SAUN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND FLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- ⑦ REPLACE EXISTING 4x12 ROUGH SAUN CEDAR BEAM WITH NEW 4x12 ROUGH SAUN CEDAR BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (E).
- ⑧ REPLACE WEATHERED WOOD SIDING WITH NEW HARDPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDPLANK USED AT THIS FACILITY.
- ⑨ REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑩ REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- ⑪ REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- ⑫ REALIGN EXISTING 4x4 ROUGH SAUN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (E).
- ⑬ REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- ⑭ REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS SHOWN ON DETAIL (C).
- ⑮ REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- ⑯ REMOVE PAINT ON ALL EXISTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET S204. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- ⑰ REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. FOUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15" FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- ⑱ REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- ⑲ RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ⑳ RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- ㉑ TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- ㉒ STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- ㉓ ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.



AccuTech Consultants, LLC
STRUCTURAL & FORENSIC ENGINEERING
909 NORTHEAST LOOP 410, SUITE 900
SAN ANTONIO, TEXAS 78209
TEL: (210) 930-5355
FAX: (210) 930-5460

**CASTLE POINT APARTMENTS
BUILDING 18 - STAIR PLANS**
SAN ANTONIO, TEXAS

REVISIONS:	
FILE NAME:	VIC014-S
DATE:	FEB. 15, 2016
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SHEET NO:	

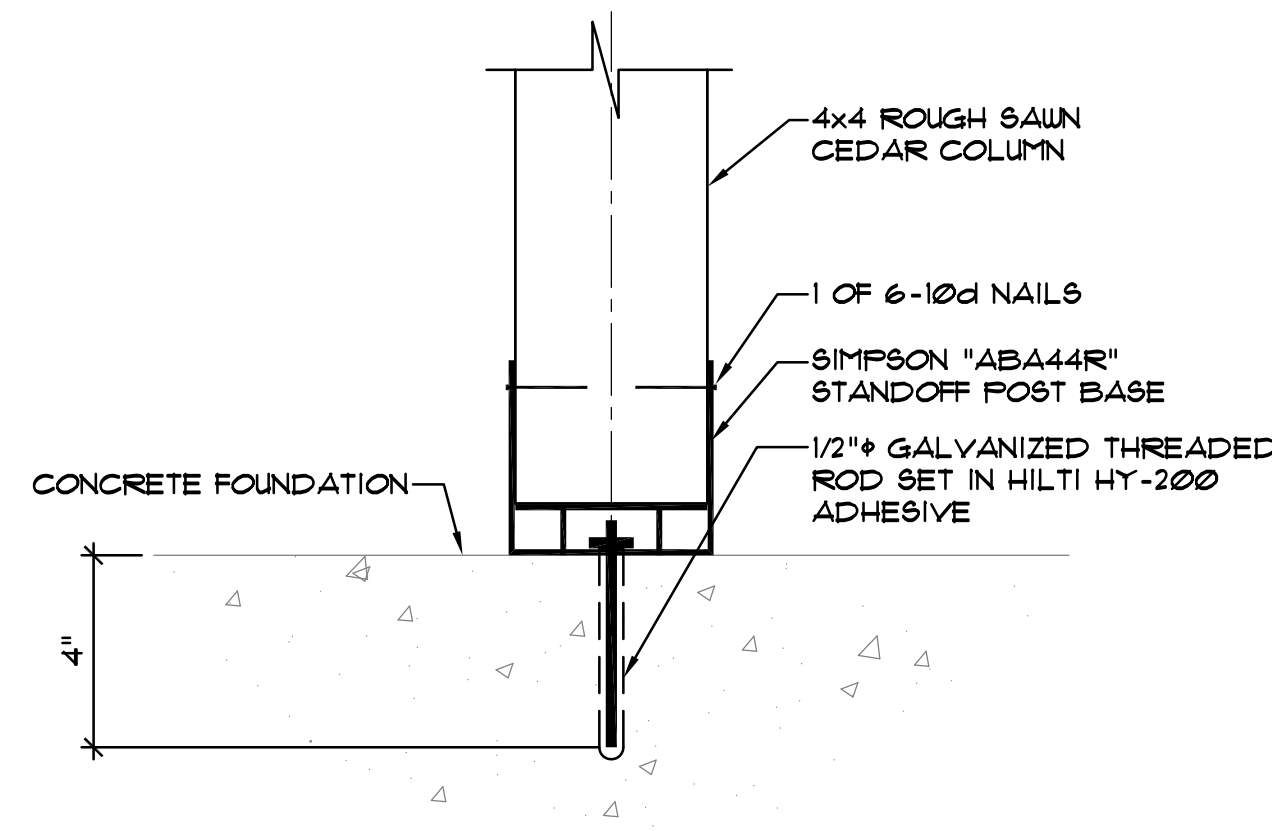
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GENERAL NOTES:

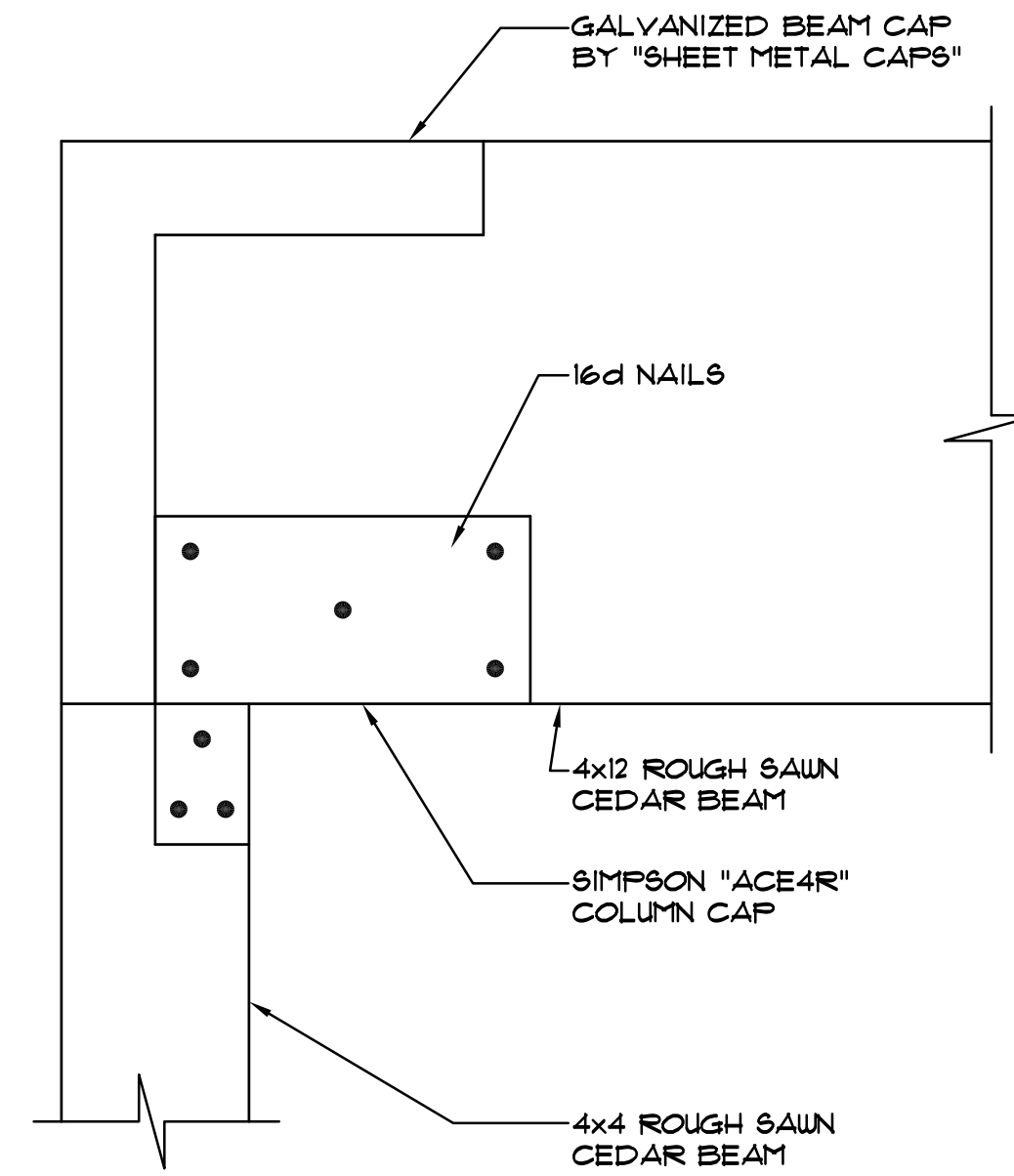
- THESE STRUCTURAL MODIFICATIONS WERE DESIGNED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE CITY OF SAN ANTONIO.
- GRAVITY DESIGN LIVE LOADS USED ARE AS FOLLOWS:
 - A. MEZZANINES: 40 PSF
 - B. ROOFS: 20 PSF
 - C. GROUND SNOW LOAD: 5 PSF
 - D. WIND LOAD CRITERIA: ULTIMATE WIND SPEED (3-SECOND GUST): 115 MPH
RISK CATEGORY II
EXPOSURE: B
 - E. SEISMIC LOAD CRITERIA: MAXIMUM CONSIDERED EARTHQUAKE GROUND MOTION: 0.10g
 - F. SITE CLASS: D
- THE USE OF REPRODUCTIONS OF THESE CONTRACT DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR, OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES HIS ACCEPTANCE OF ALL INFORMATION SHOWN HEREIN AS CORRECT, AND OBLIGATES HIMSELF TO ANY AND ALL EXPENSES, REAL OR IMPLIED ARISING FROM SUCH ACCEPTANCE. THE CONTRACTOR SHALL MAINTAIN THESE DRAWINGS AT A CURRENT STATUS, INCLUDING ALL ADDENDA AND REVISIONS.

WOOD NOTES:

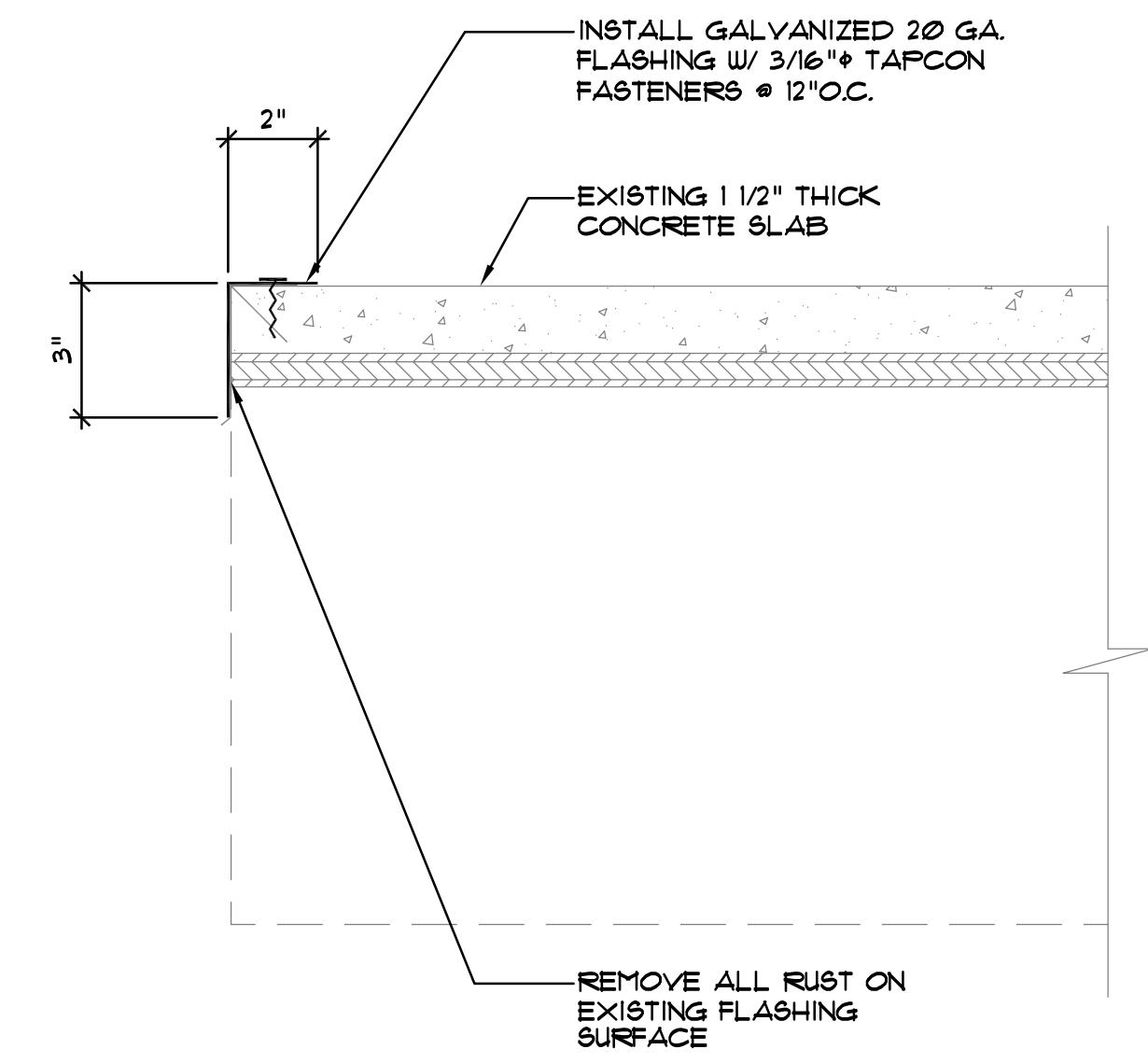
- ALL EXPOSED STRUCTURAL FRAMING LUMBER SHALL BE KILN DRIED WESTERN RED CEDAR UNLESS NOTED OTHERWISE, OR APPROVED EQUAL AND SHALL CONFORM TO THE FOLLOWING MINIMUM GRADES:
 - A. BEAMS, HEADERS, COLUMNS--NO2 (FB= F8) MINIMUM)
 - B. PLATES, CAPS--UTILITY
- ALL LUMBER SHALL BE GRADE STAMPED.
- PLYWOOD SHEATHING SHALL BE 5/8" STRUCTURAL GRADE 1 CD (48/24) OVER WOOD JOISTS. PROVIDE ADEQUATE BLOCKING.
- PRE-ENGINEERED WOOD FLOOR TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:
 - DEAD LOAD (TOP CHORD) : 25 PSF
 - DEAD LOAD (BOTTOM CHORD) : 5 PSF
 - LIVE LOAD (TOP CHORD) : 40 PSF
- PRE-ENGINEERED TRUSSES SHALL BE CONSTRUCTED OF SOUTHERN PINE CHORDS AND WEBS.
- PRE-ENGINEERED TRUSSES SHALL BE DESIGNED BY A LICENSED TEXAS ENGINEER. CONTRACTOR SHALL SUBMIT SEALED SHOP DRAWINGS AND CALCULATIONS FOR ENGINEER'S REVIEW PRIOR TO FABRICATION.



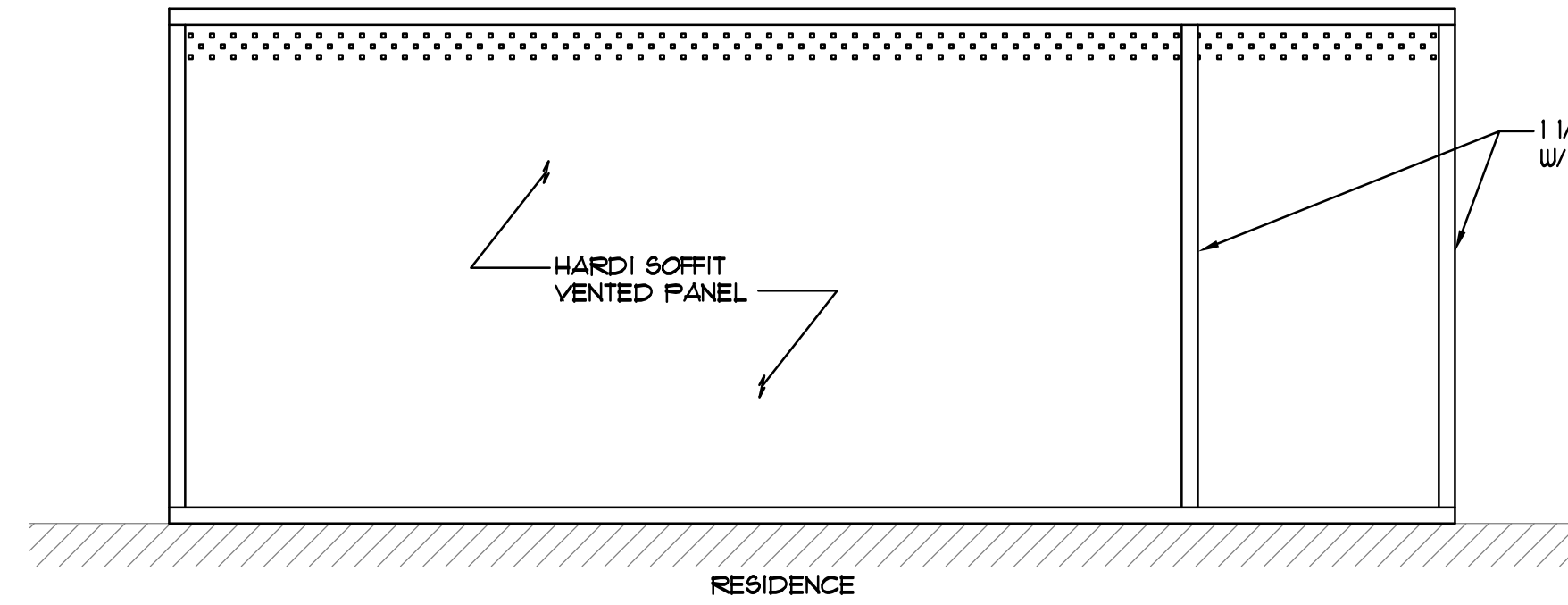
A DETAIL
SCALE : 3" = 1'-0"
DET-A



B DETAIL
SCALE : 3" = 1'-0"
DET-B

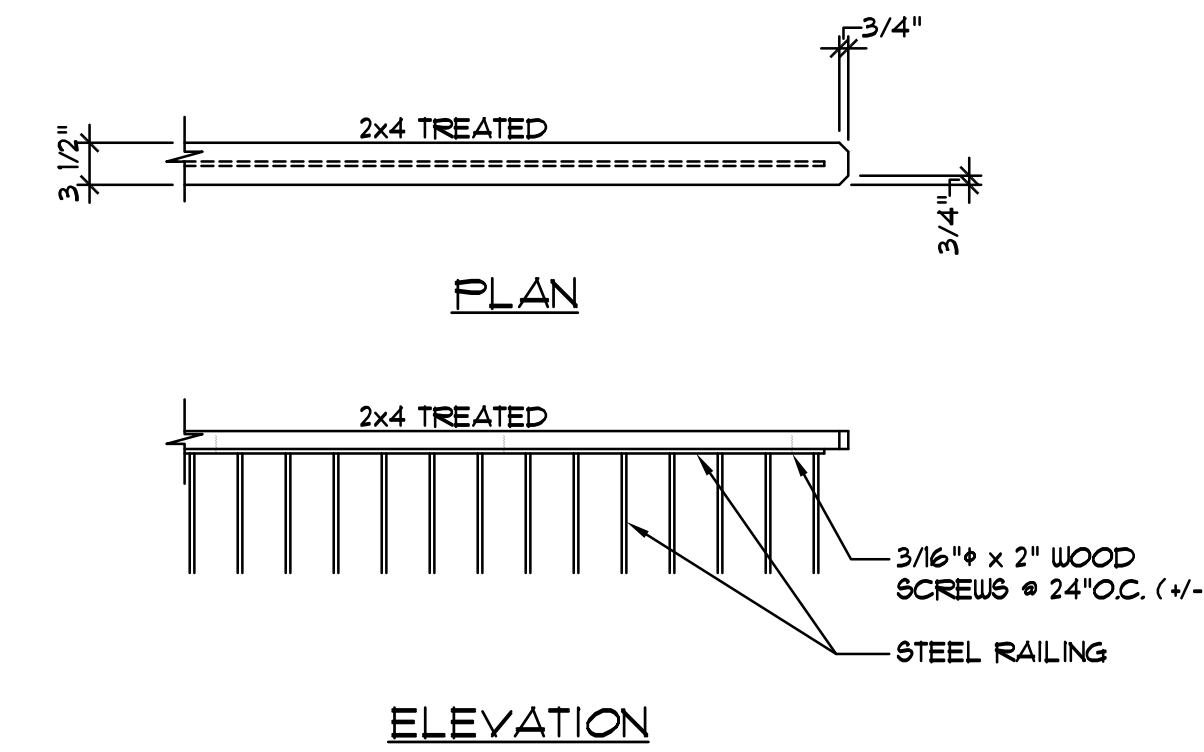


C DETAIL
SCALE : 3" = 1'-0"
DET-C



D DETAIL
SCALE : 3/4" = 1'-0"
DET-D

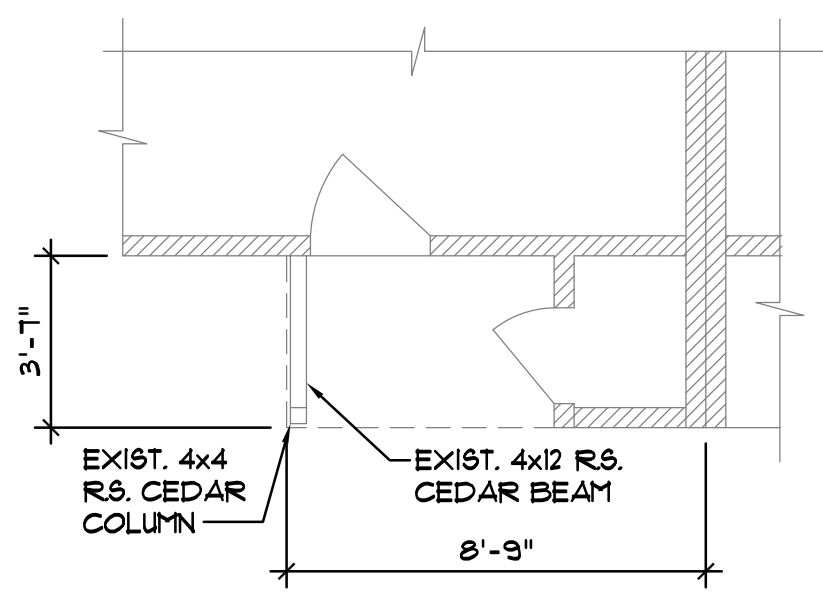
NOTES:
 ① NAIL PANELS TO FRAMING WITH 4d GALVANIZED COMMON NAILS @ 8" O.C.
 ② PROVIDE 1/8" GAPPED AND CAULKED JOINTS AT ALL PANEL EDGES.



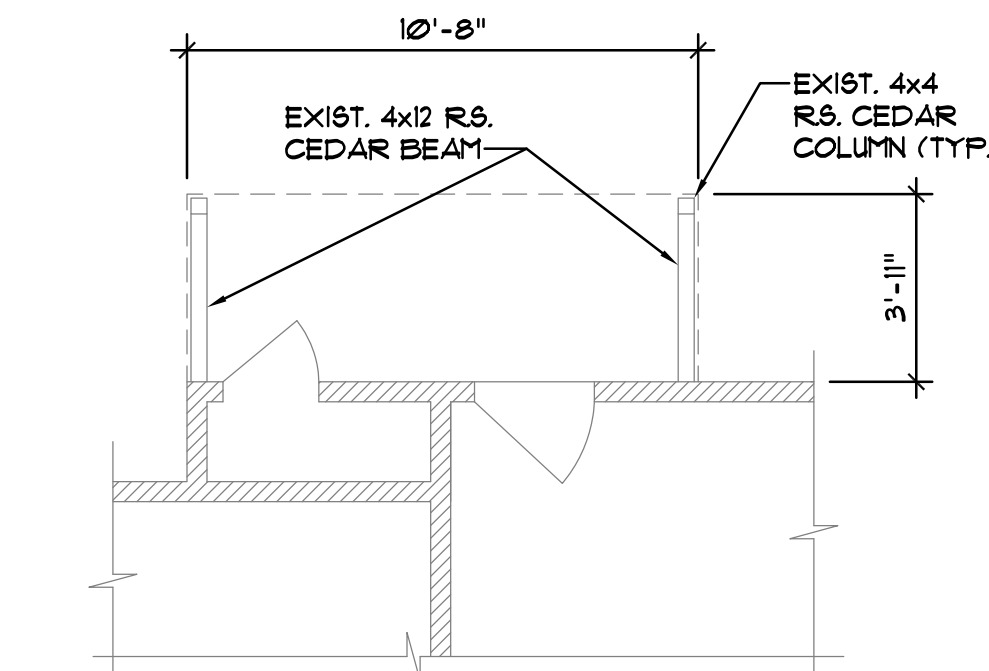
E DETAIL
SCALE : 3/4" = 1'-0"
DET-E



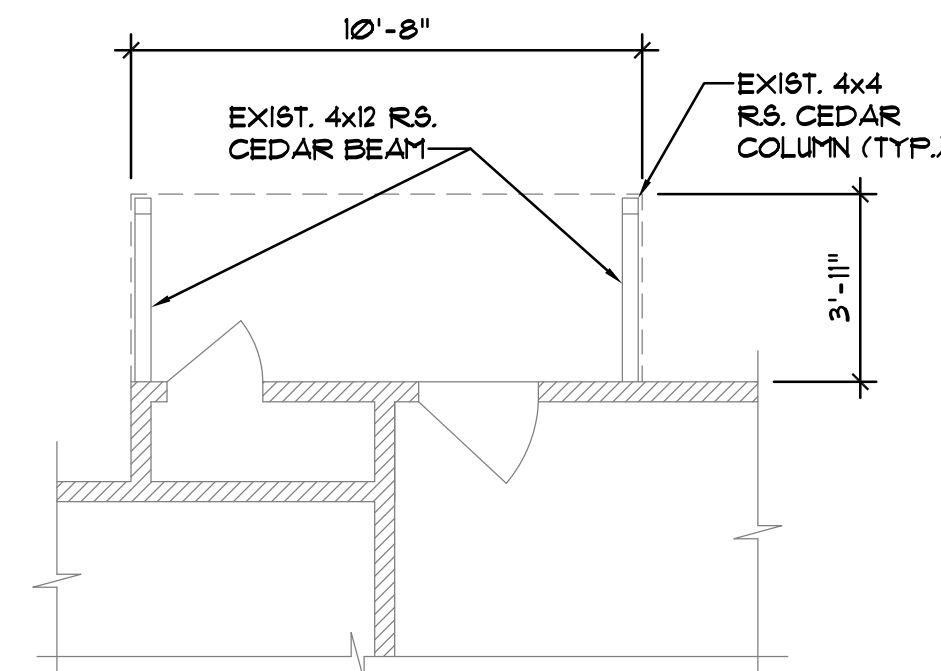
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DATE:	FEB. 15, 2016
DRAWN BY:	MHG
CHECKED BY:	HM
SHEET NO:	S2.01



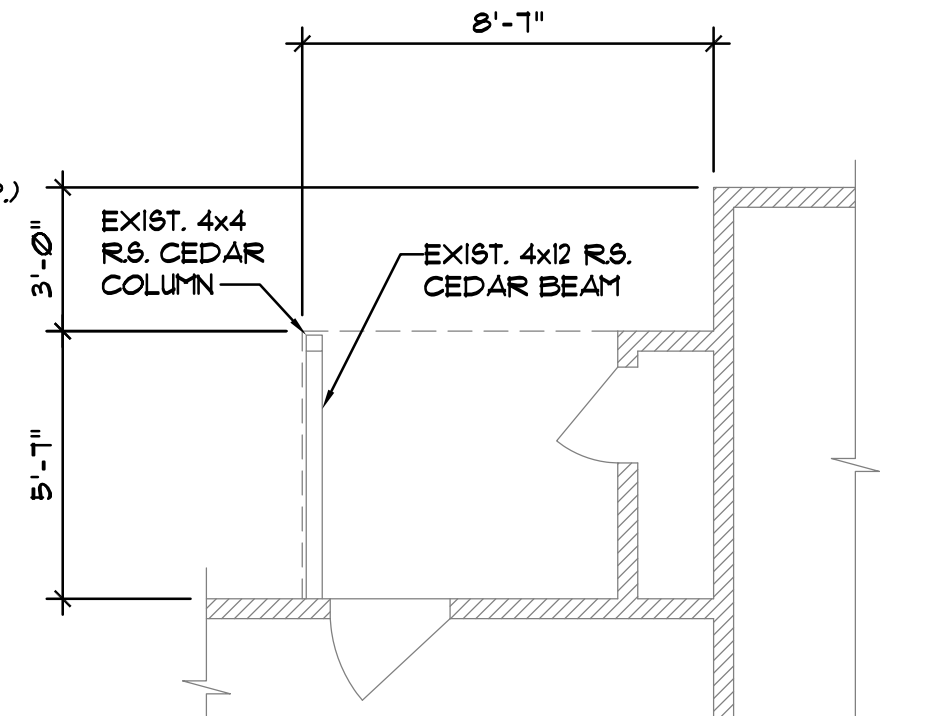
TYPE I-SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN-A



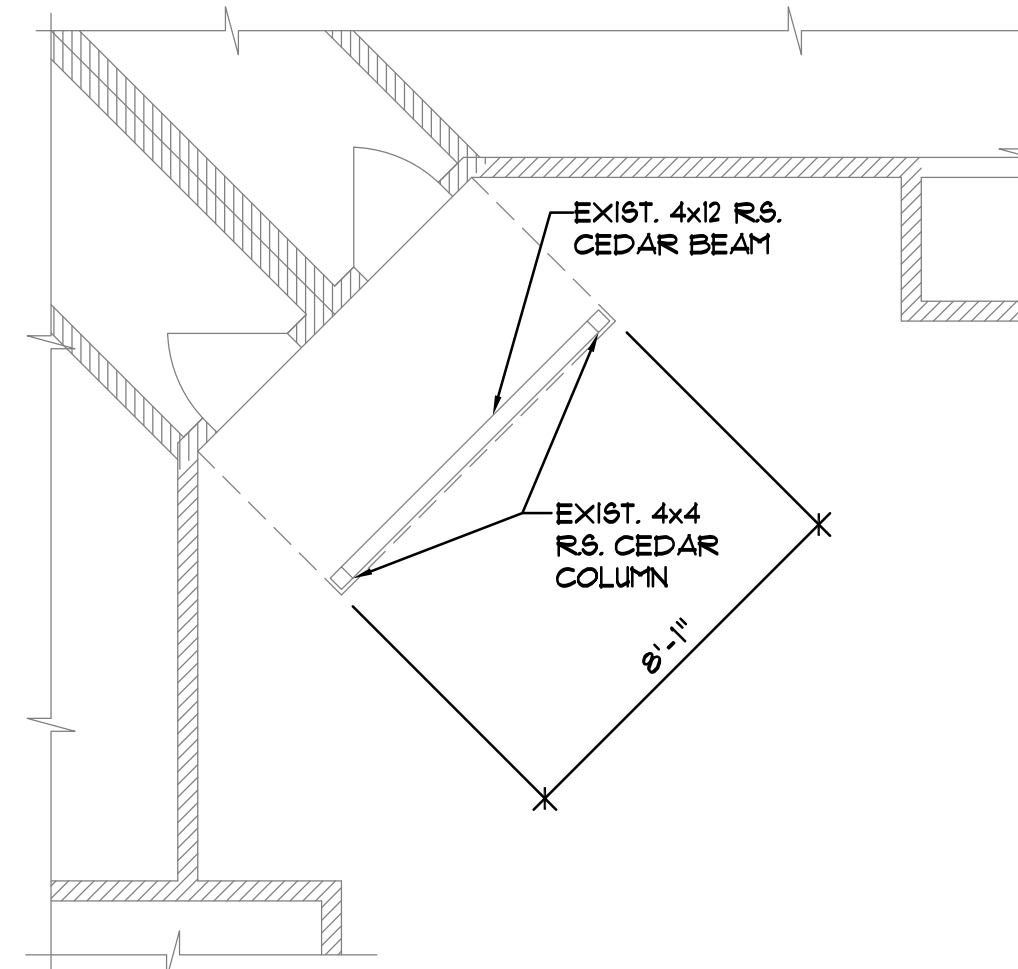
TYPE III-SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN-B



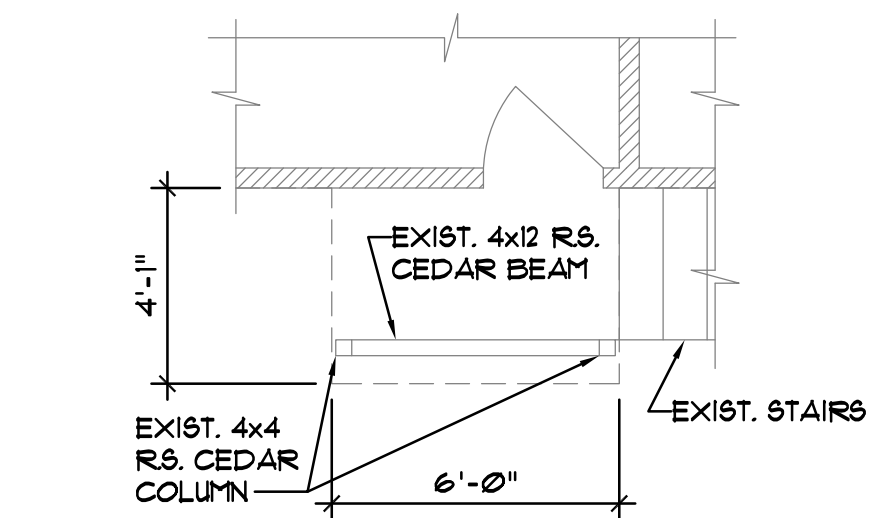
TYPE V-SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN-C



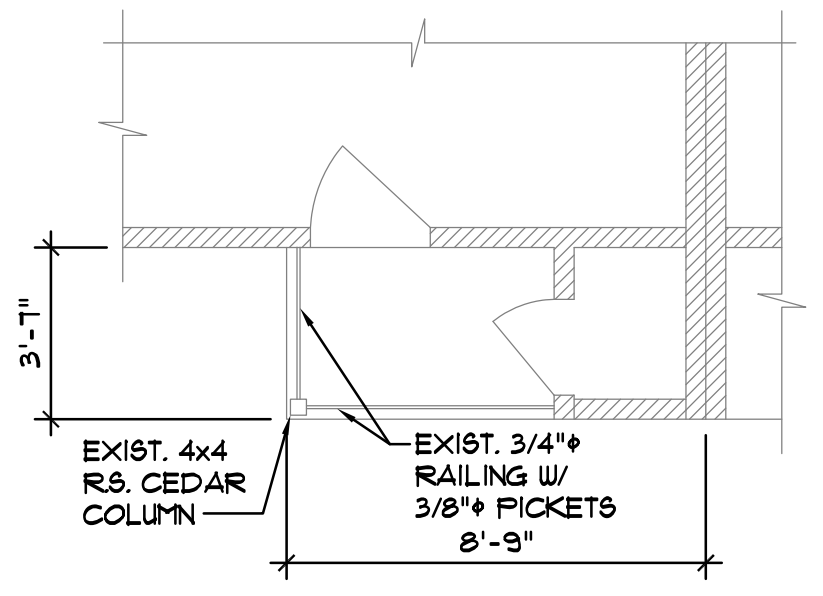
TYPE V-SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN-D



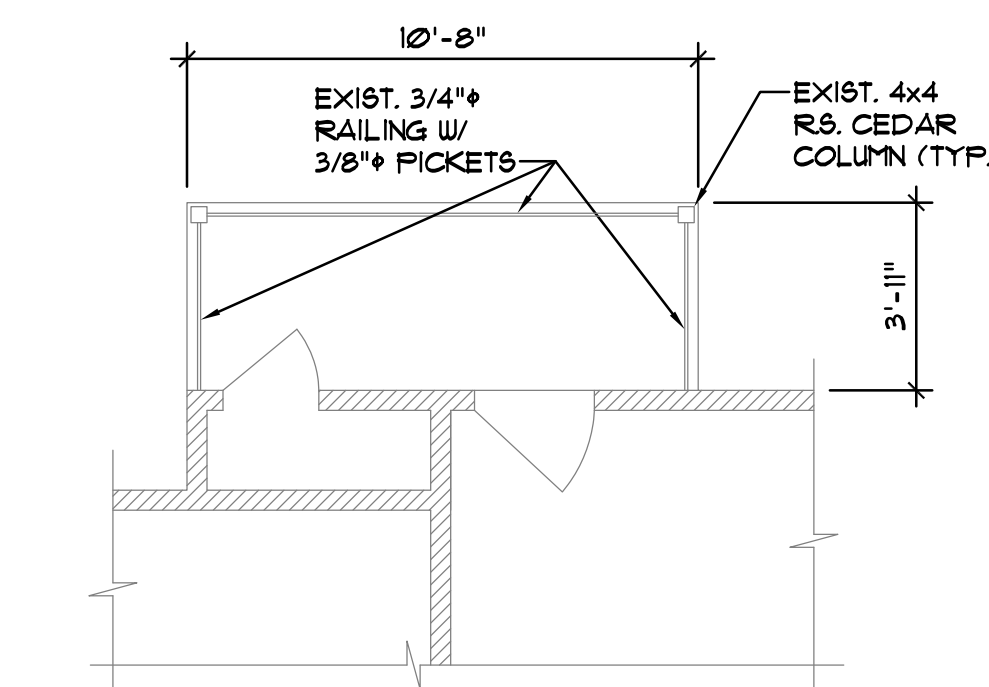
TYPE V-SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN-E



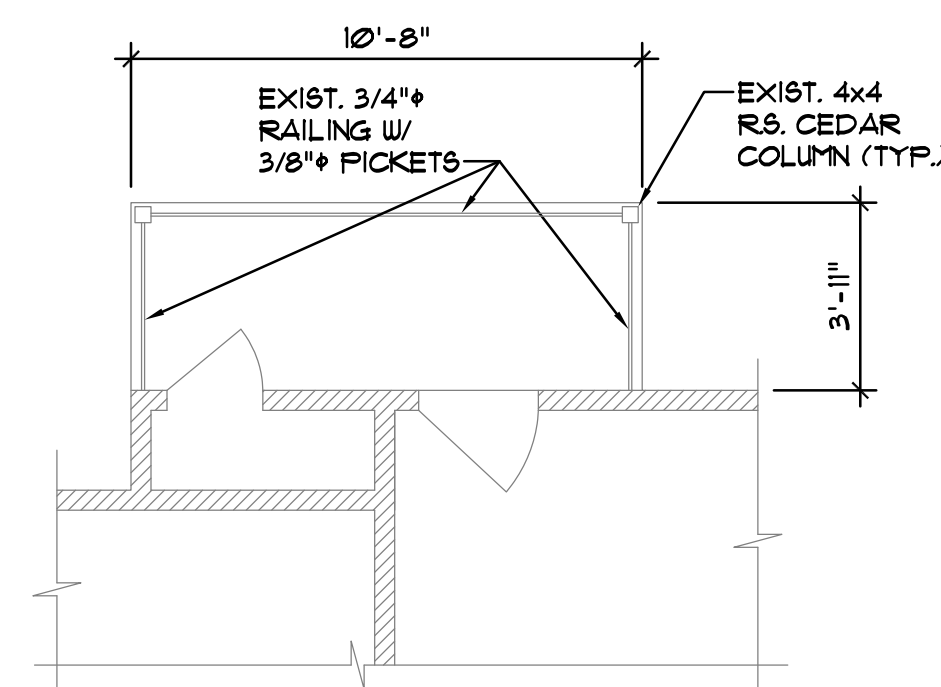
TYPE V-SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN-F



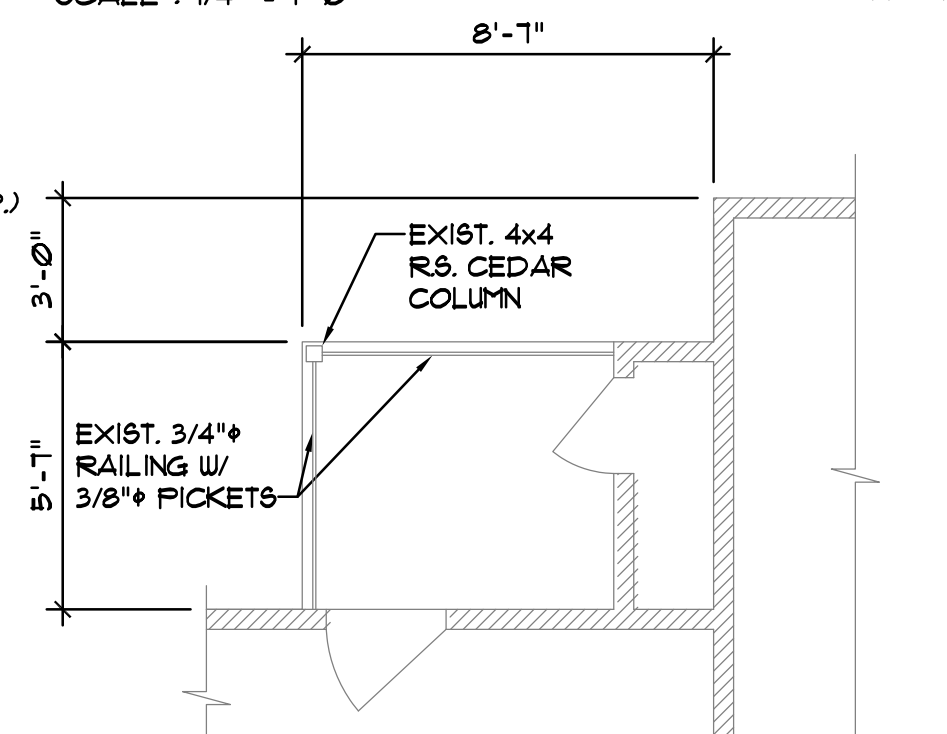
TYPE I-FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
PLAN-A



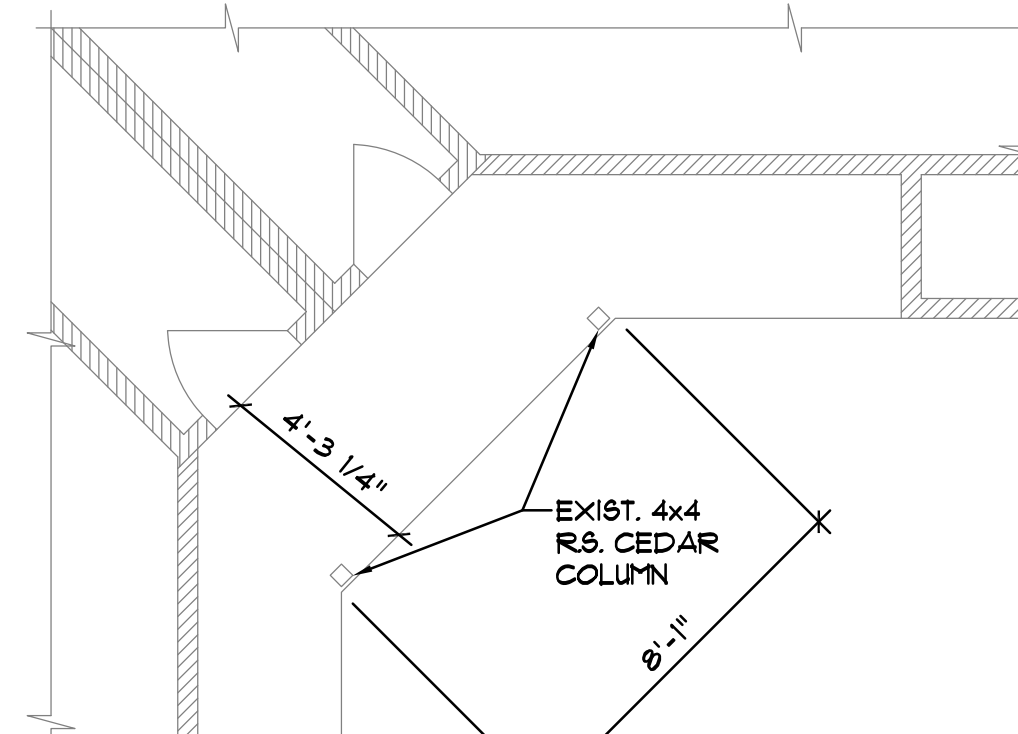
TYPE III-FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
PLAN-B



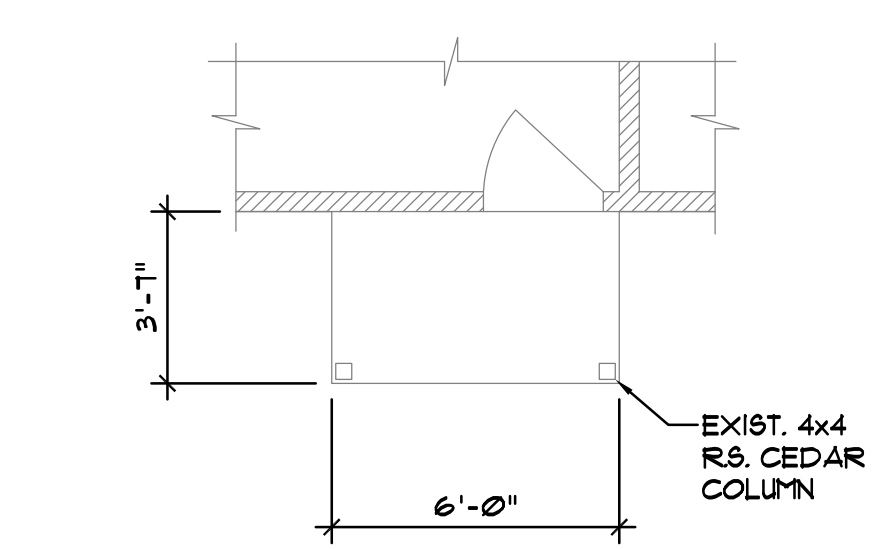
TYPE V-FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
PLAN-C



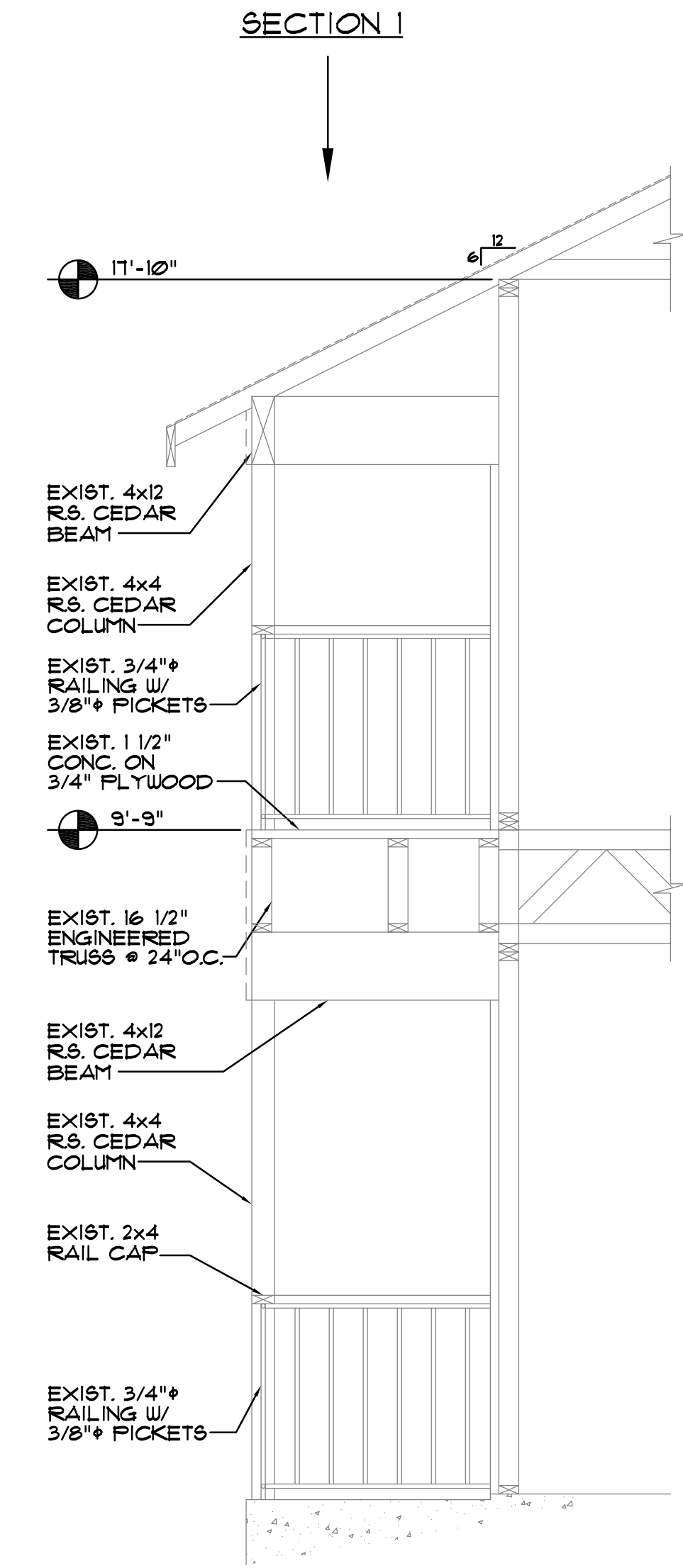
TYPE V-FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
PLAN-D



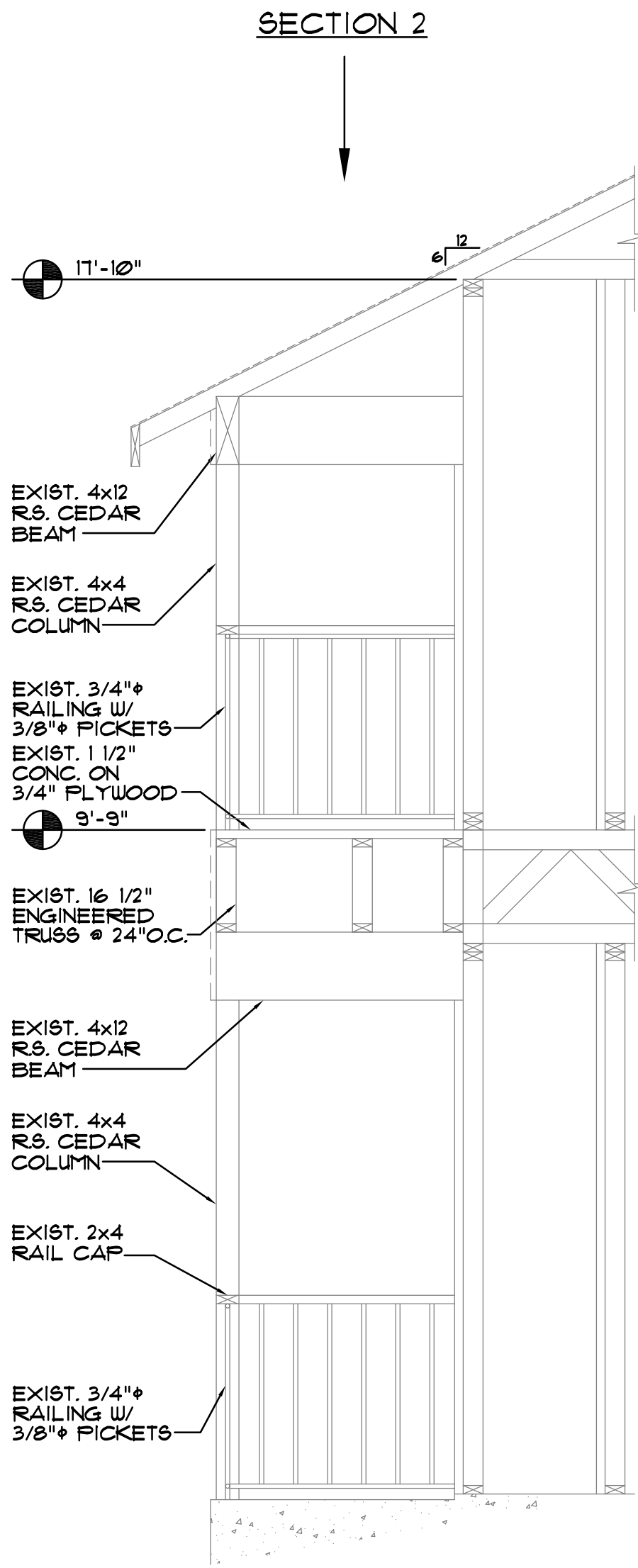
TYPE V-FOUNDATION PLAN
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PLAN-E



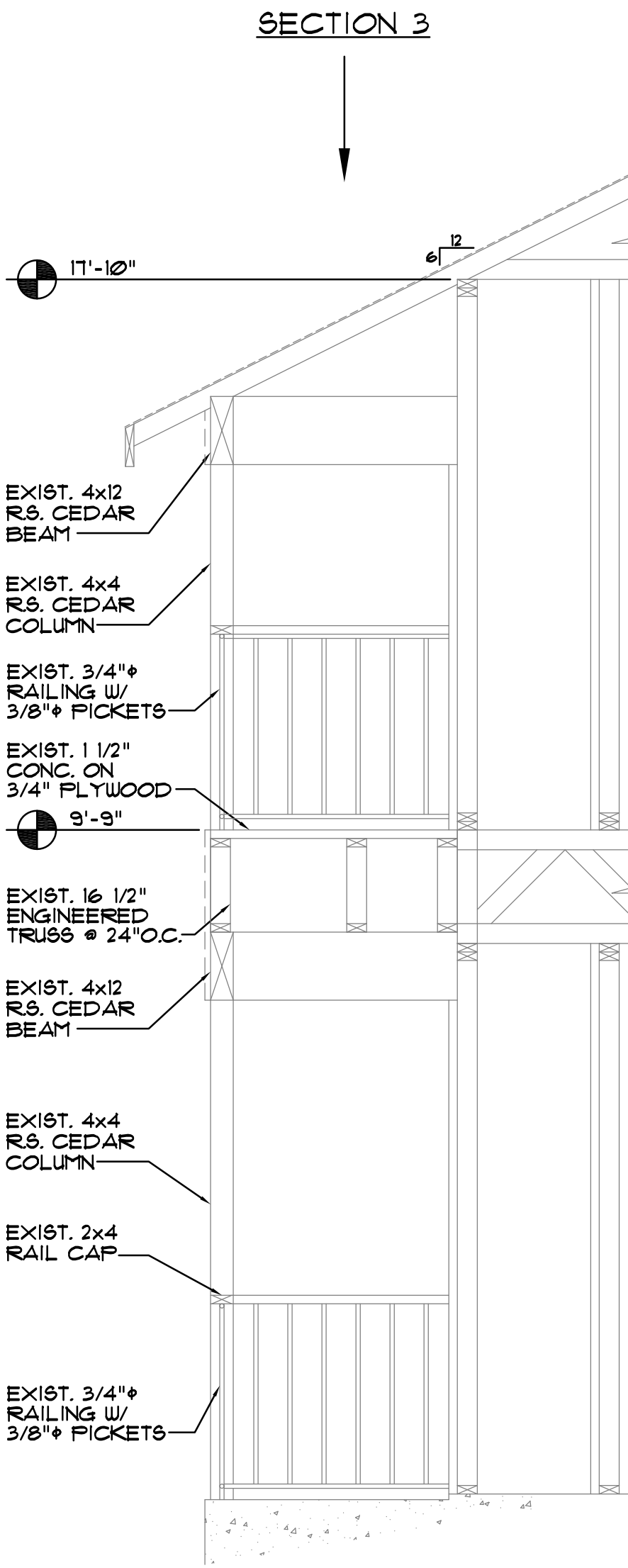
TYPE V-FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
PLAN-F



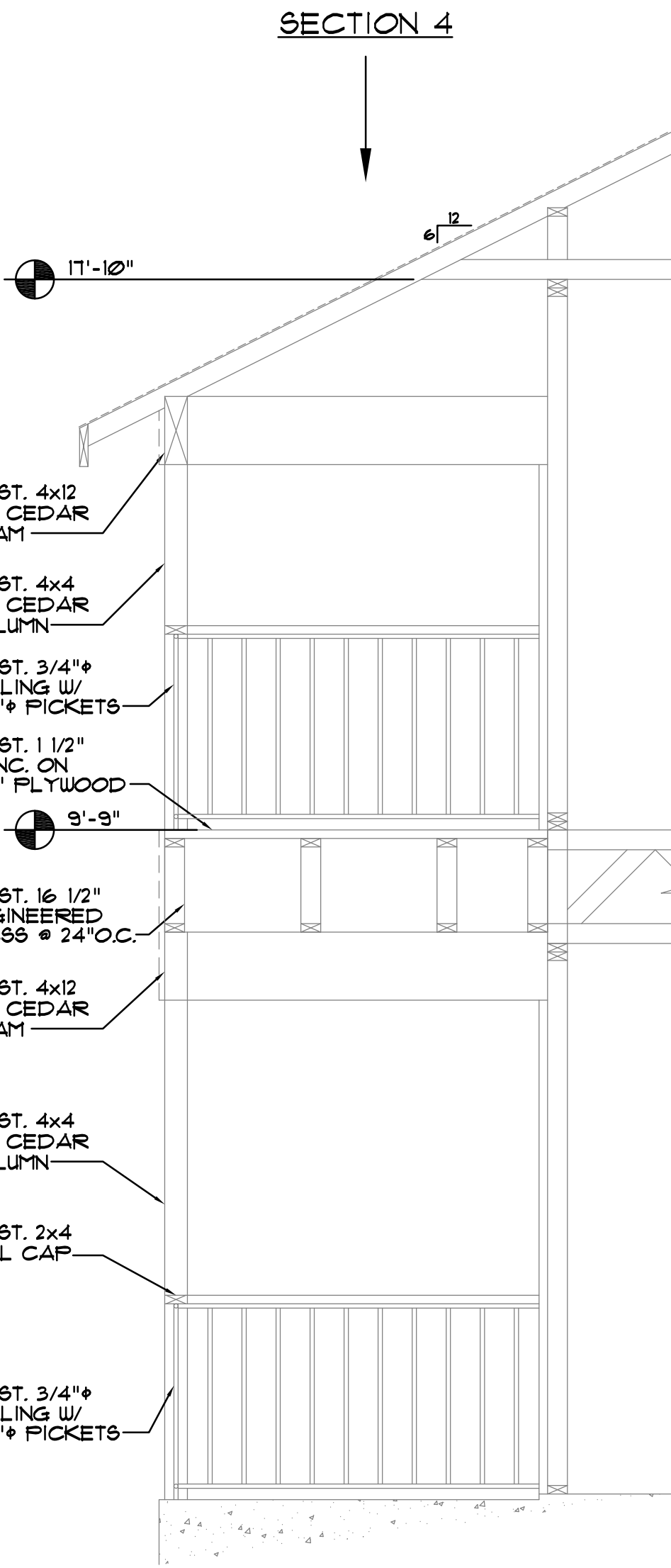
1 TYPE I-SECTION
SCALE: 1/2" = 1'-0"
SECT-A



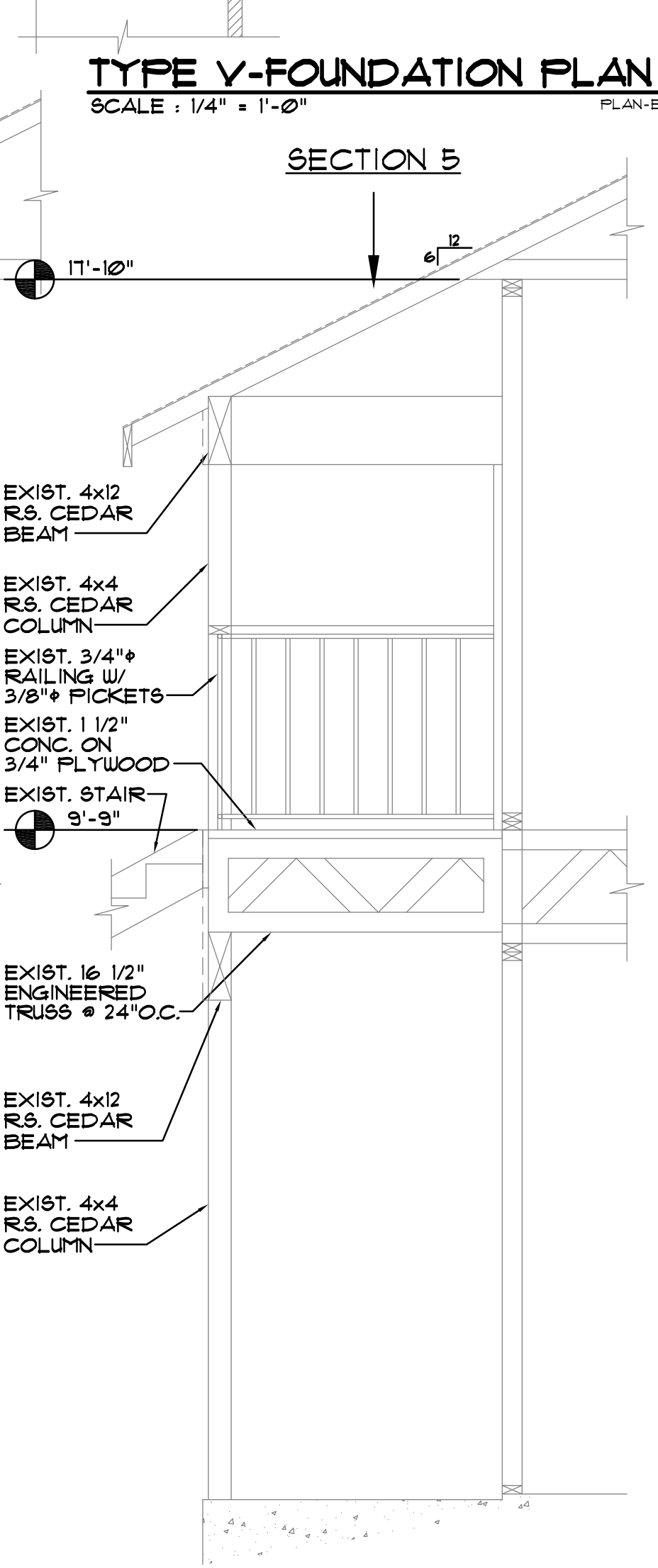
2 TYPE III-SECTION
SCALE: 1/2" = 1'-0"
SECT-B



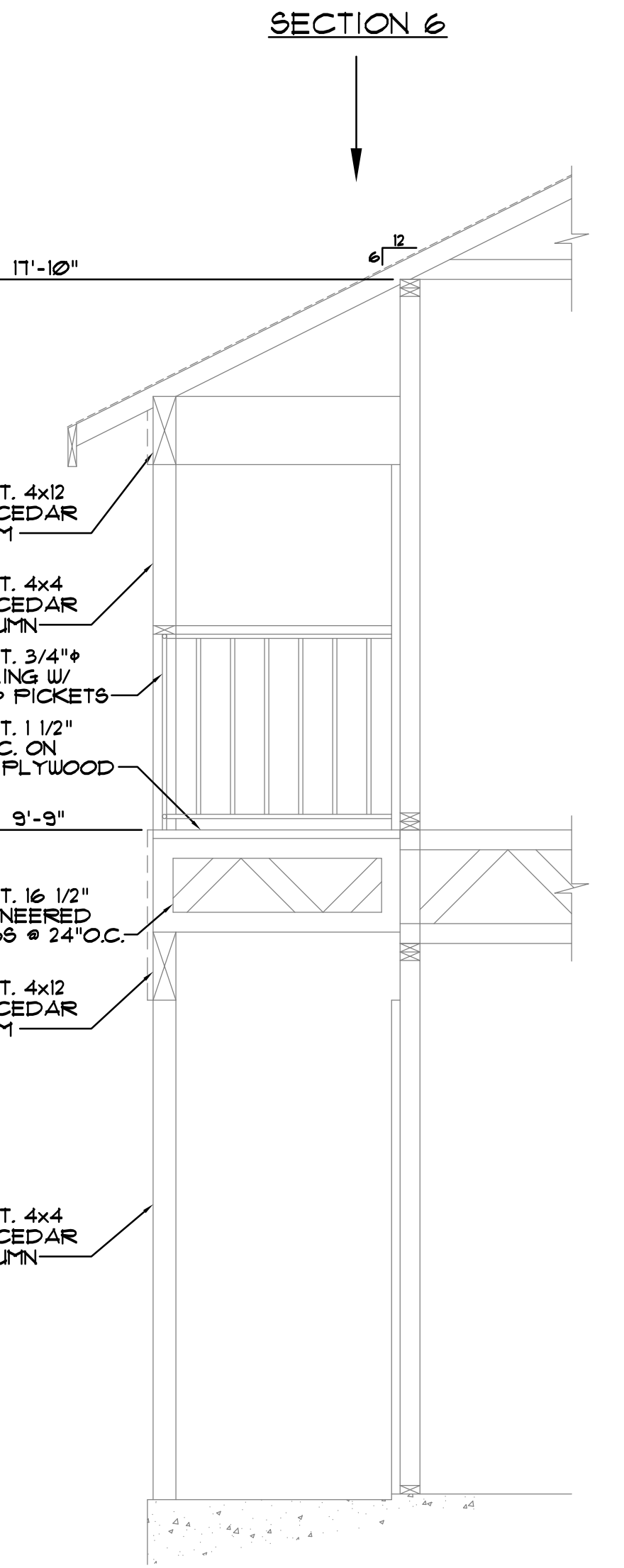
3 TYPE V-SECTION
SCALE: 1/2" = 1'-0"
SECT-C



4 TYPE V-SECTION
SCALE: 1/2" = 1'-0"
SECT-D



5 TYPE V-SECTION
SCALE: 1/2" = 1'-0"
SECT-E



6 TYPE V-SECTION
SCALE: 1/2" = 1'-0"
SECT-F



**CASTLE POINT APARTMENTS
BALCONY PLANS AND SECTIONS**
SAN ANTONIO, TEXAS

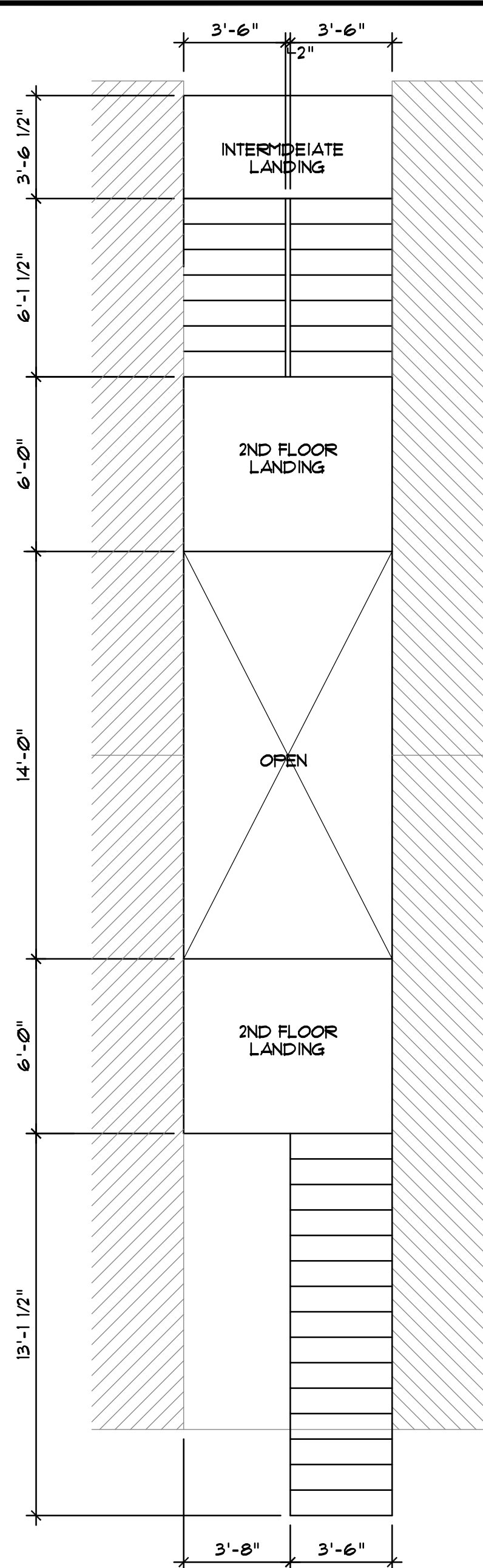
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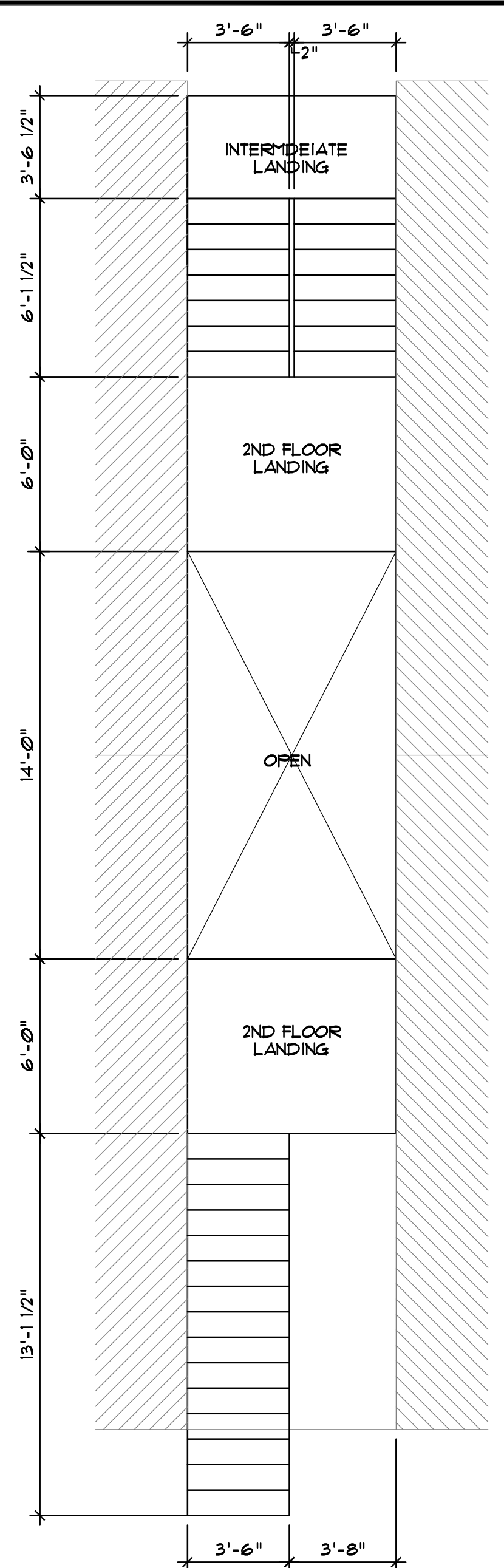
**CASTLE POINT APARTMENTS
 STAIR PLANS AND SECTIONS**
 SAN ANTONIO, TEXAS

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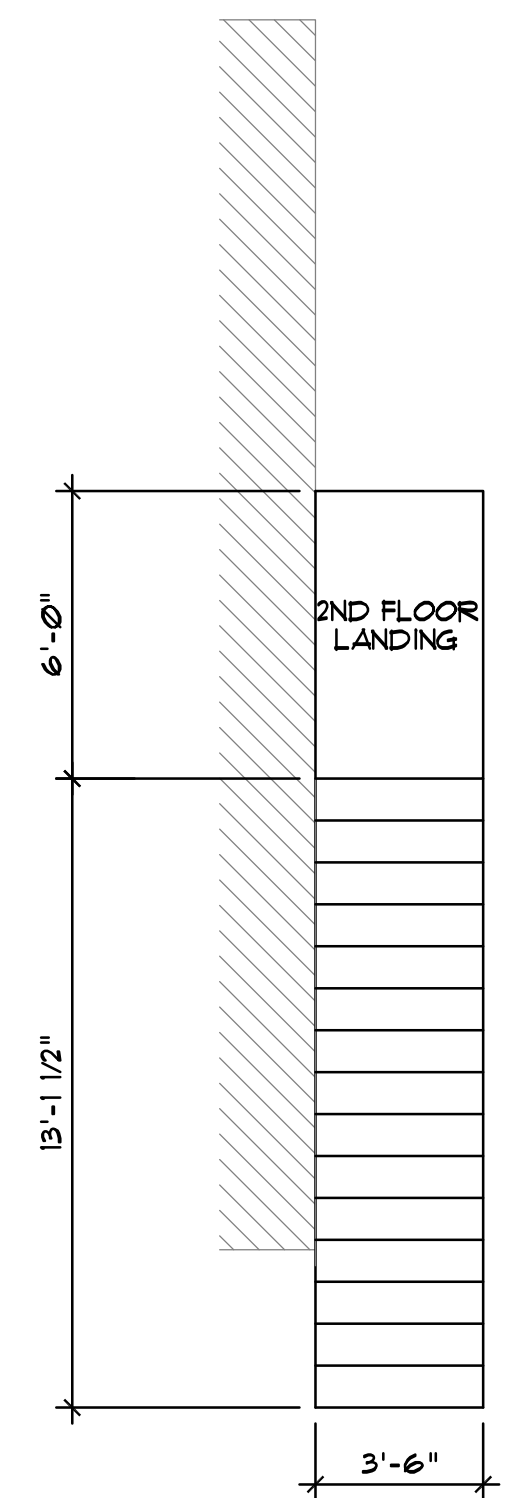
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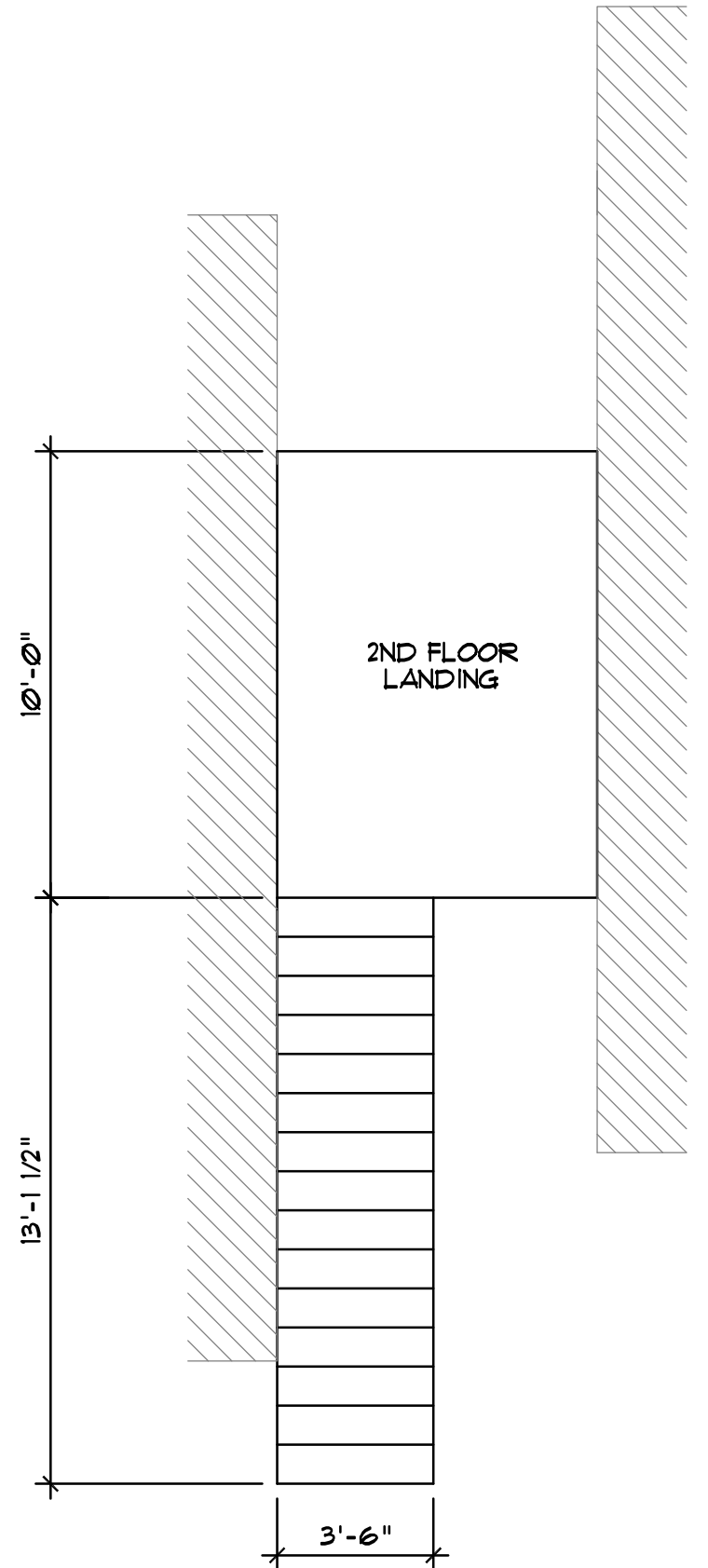
TYPE I-STAIR PLAN
 SCALE: 1/4" = 1'-0"
 PLAN-I



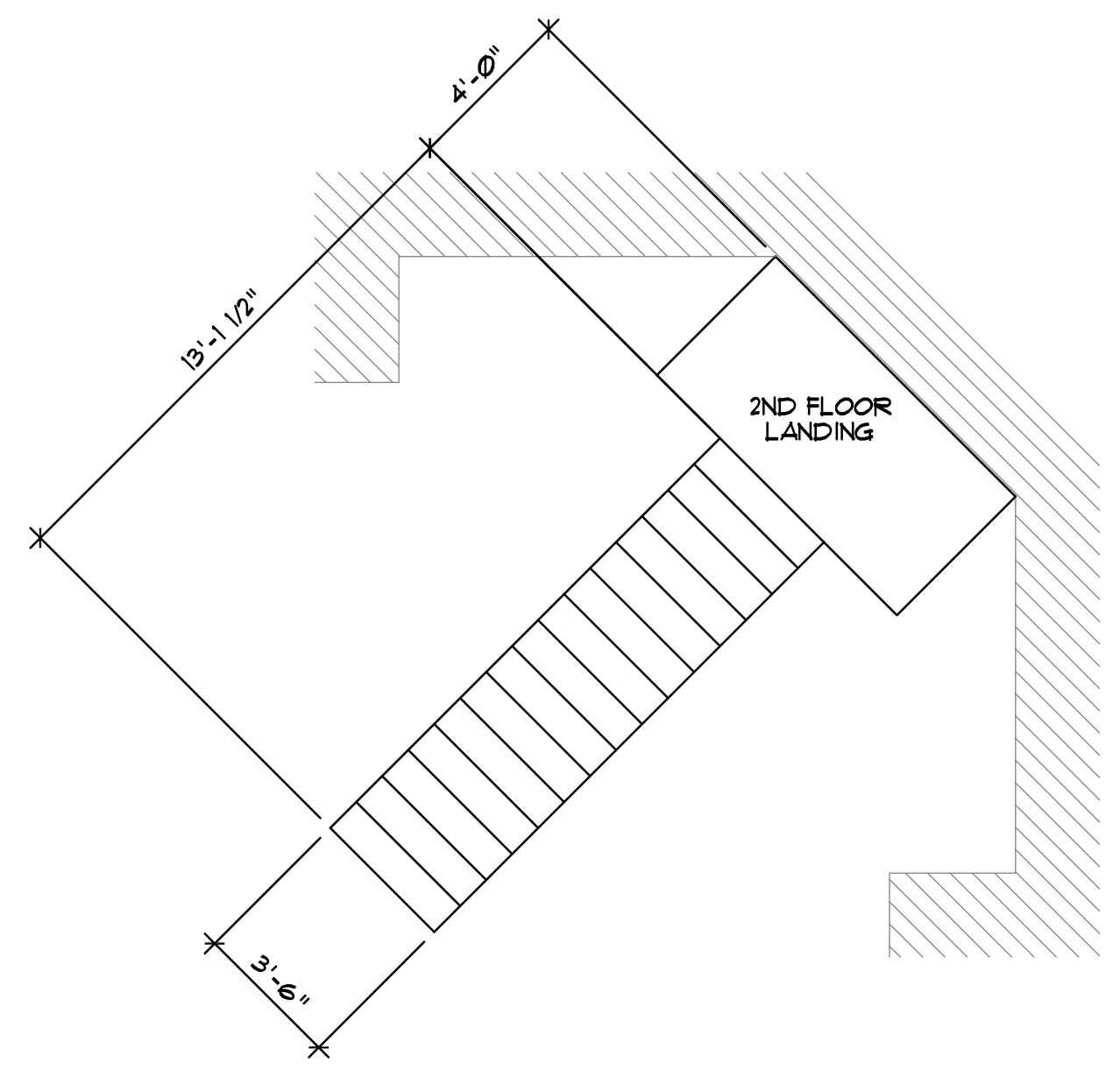
TYPE II-STAIR PLAN
 SCALE: 1/4" = 1'-0"
 PLAN-II



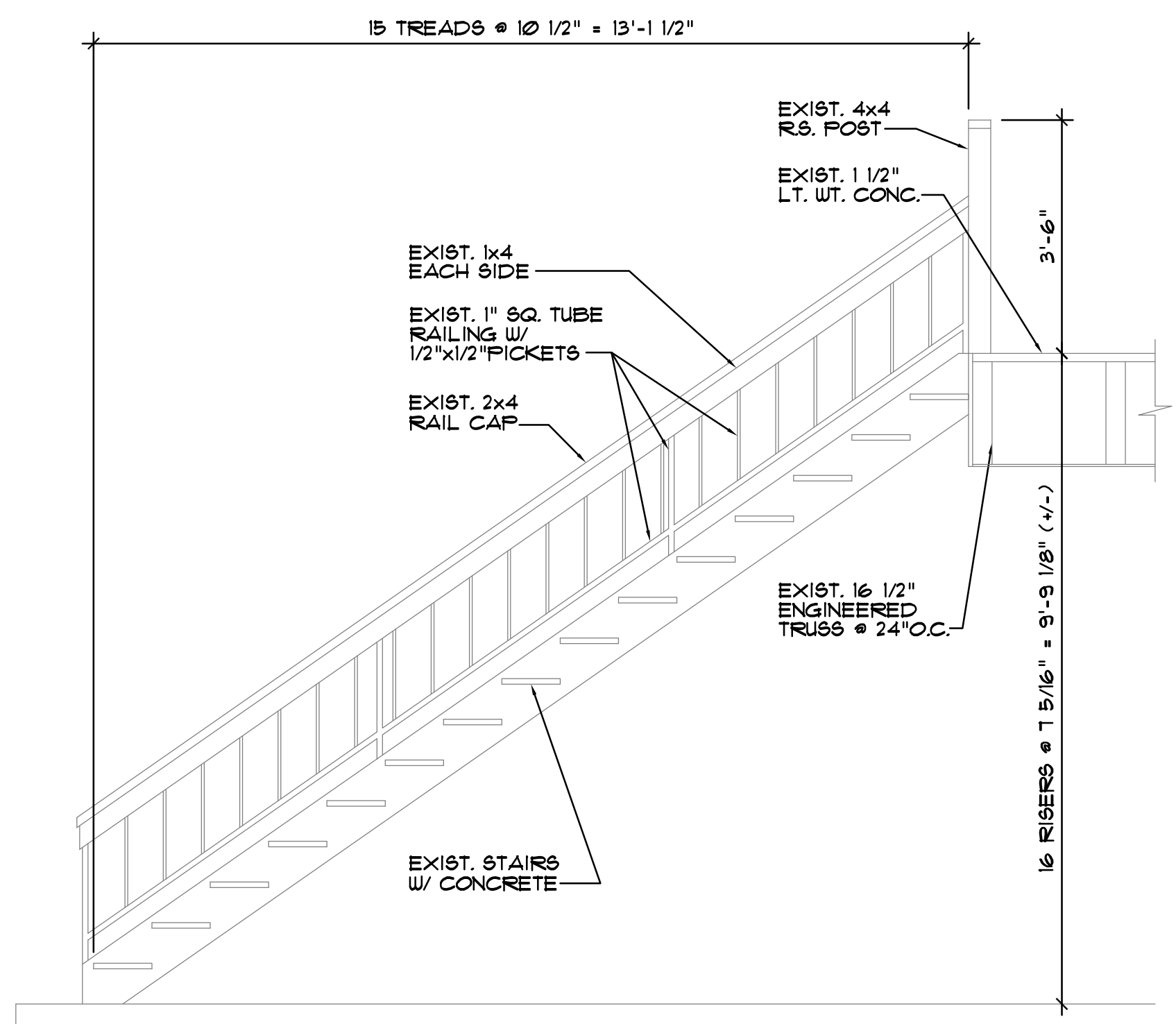
TYPE III & V-STAIR PLAN
 SCALE: 1/4" = 1'-0"
 PLAN-III



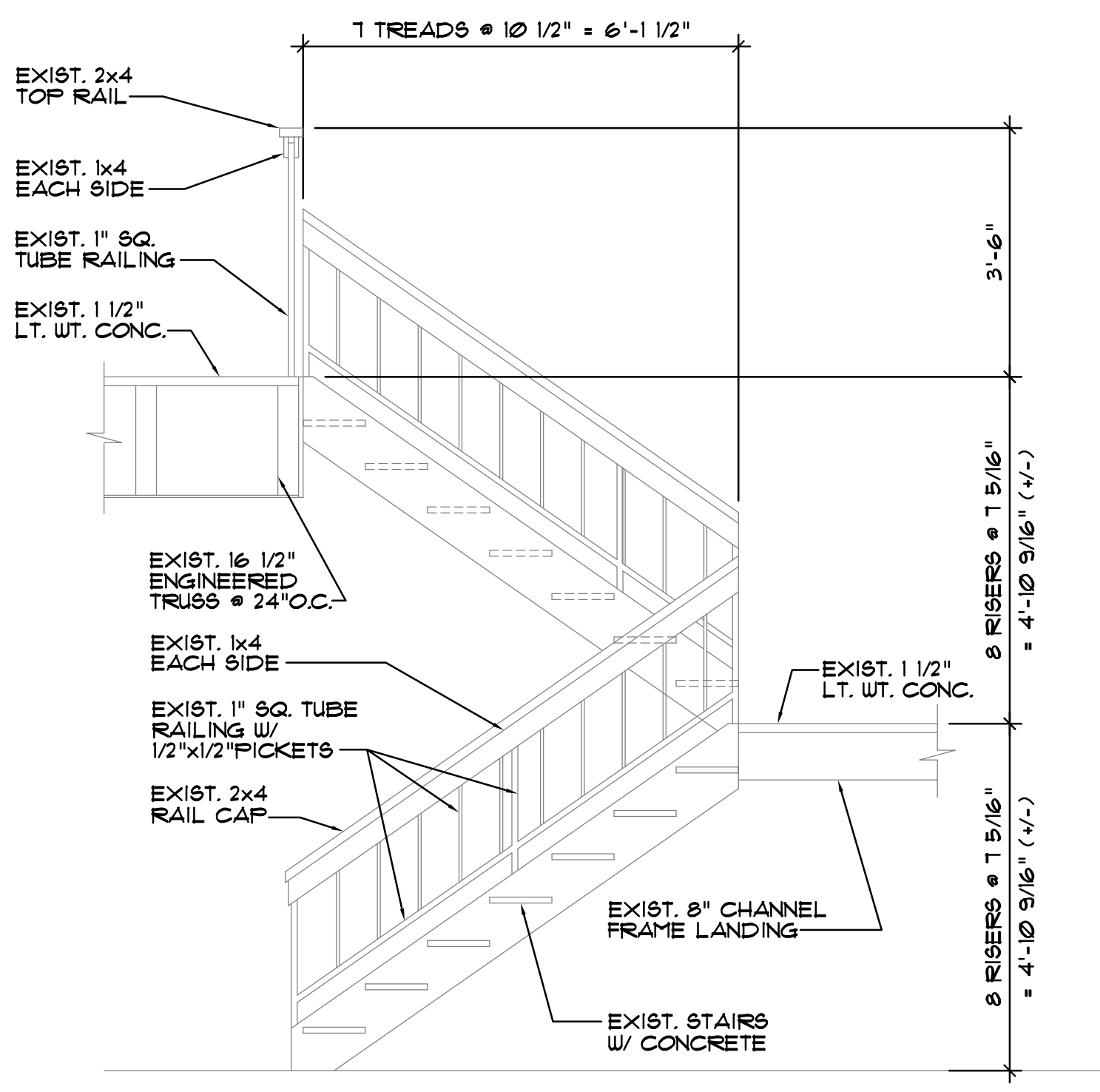
TYPE V-STAIR PLAN
 SCALE: 1/4" = 1'-0"
 PLAN-IV



TYPE V-STAIR PLAN
 SCALE: 1/4" = 1'-0"
 PLAN-V



1 STRAIGHT RUN STAIRS
 SCALE: 1/2" = 1'-0"
 STR-1



2 TURNABOUT STAIRS
 SCALE: 1/2" = 1'-0"
 STR-2

EXTERIOR COMMERCIAL PAINTS AND COATINGS

EDIT THIS SCHEDULE TO SELECT PRODUCT AND FINISH DESIRED

Part 1 GENERAL

1.1 SECTION INCLUDES

- A Exterior paint and coating systems.

1.2 REFERENCES

- A SSPC-SP 1 - Solvent Cleaning
B SSPC-SP 2 - Hand Tool Cleaning
C SSPC-SP 3 - Power Tool Cleaning
D SSPC-SP 13 / NACE No. 6 Surface Preparation for Concrete

1.3 SUBMITTALS

- A Submit to Engineer.
- B Product Data: Manufacturer's data sheets on each paint and coating product should include:
- Product characteristics
 - Surface preparation instructions and recommendations
 - Primer requirements and finish specification
 - Storage and handling requirements and recommendations
 - Application methods
 - Clean-up Information
- C Selection Samples: Submit a complete set of color chips that represent the full range of manufacturer's color samples available.
- D Coating Maintenance Manual: upon conclusion of the project, the Contractor or paint manufacturer/supplier shall furnish a coating maintenance manual, such as Sherwin-Williams "Custodian Project Color and Product Information" report or equal. Manual shall include an Area Summary with finish schedule, Area Detail designating where each product/color/finish was used, product data pages, Material Safety Data Sheets, care and cleaning instructions, touch-up procedures, and color samples of each color and finish used.

1.4 DELIVERY, STORAGE, AND HANDLING

- A Delivery: Deliver manufacturer's unopened containers to the work site. Packaging shall bear the manufacturer's name, label, and the following list of information:
- Product name, and type (description)
 - Application & use instructions
 - Surface preparation
 - VOC content
 - Environmental handling
 - Batch date
 - Color number
- B Storage: Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.
Store materials in an area that is within the acceptable temperature range, per manufacturer's instructions. Protect from freezing.
- C Handling: Maintain a clean, dry storage area, to prevent contamination or damage to the coatings.

1.5 PROJECT CONDITIONS

- Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not apply coatings under environmental conditions outside manufacturer's absolute limits.

Part 2 PRODUCTS

2.1 MANUFACTURERS

- A Acceptable Manufacturer:
The Sherwin-Williams Company
101 Prospect Avenue NW
Cleveland, OH 44115
Tel: (800) 321-8194
Fax: (216) 566-1392
www.sherwin-williams.com
- B Substitutions: Requests for substitutions will be considered.
When submitting request for substitution, provide complete product data specified above under Submittals, for each substitute product.

2.2 APPLICATIONS/SCOPE

- A Surfaces to Be Coated:

Metal: Aluminum/ Galvanized Steel
Metal Ferrous: Misc. Iron, Ornamental Iron, Steel
Wood: Siding, Trim, Beams, Columns, and Misc. Hardboard

2.3 SCHEDULE INDEX - EXTERIOR SURFACES (NORMAL EXPOSURE)

- A. METAL - Aluminum, Galvanized** 2.3 A
1. Latex Systems
B. METAL - Ferrous (Misc. Iron, Ornamental Iron, Structural Iron & Steel) 2.3 B
1. Latex Systems
C. WOOD - (Siding, Trim, Beams, Columns, Misc., Hardboard) 2.3 C
1. Latex Systems
2. Stain - Water Reducible Systems

2.3 SCHEDULE

A. METAL - Aluminum/ Galvanized**1. Early Moisture Resistant Finish**

- a. Semi-Gloss Finish
1st Coat: S-W Solo Acrylic Semi-Gloss, A76 Series
2nd Coat: S-W Solo Acrylic Semi-Gloss, A76 Series
(4.0 mils wet, 1.5 mils dry per coat)

B. METAL Ferrous- (Misc. Iron, Ornamental Iron, Structural Iron & Steel.)**1. Latex Systems**

- a. Semi-Gloss Finish
1st Coat: S-W Pro Industrial Pro-Cryl Universal Primer, B66-310 Series
(5.0 mils wet, 2.0 mils dry)
2nd Coat: S-W Solo Acrylic Semi-Gloss, A76 Series
3rd Coat: S-W Solo Acrylic Semi-Gloss, A76 Series
(4.0 mils wet, 1.5 mils dry per coat)

C. WOOD(Siding, Trim, Beams, Columns, Hardboard-Bare/Primed)**1. Latex Systems**

- a. Semi-Gloss Finish
1st Coat: S-W Exterior Latex Wood Primer, B42W8041
(4.0 mils wet, 1.4 mils dry)
2nd Coat: S-W Solo Acrylic Semi-Gloss, A76 Series
3rd Coat: S-W Solo Acrylic Semi-Gloss, A76 Series
(4.0 mils wet, 1.5 mils dry per coat)

2.4 MATERIALS - GENERAL REQUIREMENTS

- A Paints and Coatings - General:
1 Unless otherwise indicated, provide factory-mixed coatings. When required, mix coatings to correct consistency in accordance with manufacturer's instructions before application. Do not reduce, thin, or dilute coatings or add materials to coatings unless such a procedure is specifically described in manufacturer's product instructions. VOCs need to be confirmed by using the products MSDS sheets.
- B Primers:
1 Where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.

2.5 ACCESSORIES:

- A Coating Application Accessories:
1 Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials required per manufacturer's specifications.

Part 3 EXECUTION

3.1 EXAMINATION

- A Do not begin application of coatings until substrates have been properly examined and prepared. Notify Engineer of unsatisfactory conditions before proceeding.
- B If substrate preparation is the responsibility of another installer, notify Engineer of unsatisfactory preparation before proceeding.
- C Proceed with work only after conditions have been corrected, and approved by all parties, otherwise application of coatings will be considered as an acceptance of surface conditions.
- D Previously Painted Surfaces: Verify that existing painted surfaces do not contain lead based paints, notify Engineer immediately if lead based paints are encountered.

3.2 SURFACE PREPARATION:

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority. Removal must be done in accordance with EPA Renovation, Repair and Painting Rule and all related state and local regulations. Care should be taken to follow all state and local regulations which may be more strict than those set under the federal RRP Rule.

A. Proper product selection, surface preparation, and application affect coating performance. Coating integrity and service life will be reduced because of improperly prepared surfaces. Selection and implementation of proper surface preparation ensures coating adhesion to the substrate and prolongs the service life of the coating system.

B. Selection of the proper method of surface preparation depends on the substrate, the environment, and the expected service life of the coating system. Economics, surface contamination, and the effect on the substrate will also influence the selection of surface preparation methods.

C. The surface must be dry and in sound condition. Remove oil, dust, dirt, loose rust, peeling paint or other contamination to ensure good adhesion.

D. Remove mildew before painting by washing with a solution of 1 part liquid household bleach and 3 parts of warm water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surface to dry 48 hours before painting. Wear protective glasses or goggles, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

E. No exterior painting should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50°F, unless products are designed specifically for these conditions. On large expanses of metal siding, the air, surface and material temperatures must be 50°F or higher to use low temperature products.

F. Methods:

- Aluminum
Remove all oil, grease, dirt, oxide and other foreign material by cleaning per SSPC-SP1, Solvent Cleaning.
- Exterior Composition Board (Hardboard)
Some composition boards may exude a waxy material that must be removed with a solvent prior to coating. Whether factory primed or unprimed, exterior composition board siding (hardboard) must be cleaned thoroughly and primed with an alkyd primer.
- Galvanized Metal
Clean per SSPC-SP1 using detergent and water or a degreasing cleaner to remove greases and oils. Apply a test area, priming as required. Allow the coating to dry at least one week before testing. If adhesion is poor, Brush Blast per SSPC-SP7 is necessary to remove these treatments.
- Steel: Structural, Plate, etc.
Should be cleaned by one or more of the surface preparations described below. These methods are used throughout the world for describing methods for cleaning structural steel. Visual standards are available through the Society of Protective Coatings. A brief description of these standards together with numbers by which they can be specified follow.
- Solvent Cleaning, SSPC-SP1
Solvent cleaning is a method for removing all visible oil, grease, soil, drawing and cutting compounds, and other soluble contaminants. Solvent cleaning does not remove rust or mill scale. Change rags and cleaning solution frequently so that deposits of oil and grease are not spread over additional areas in the cleaning process. Be sure to allow adequate ventilation.
- Hand Tool Cleaning, SSPC-SP2
Hand Tool Cleaning removes all loose mill scale, loose rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Before hand tool cleaning, remove visible oil, grease, soluble welding residues, and salts by the methods outlined in SSPC-SP1.
- Power Tool Cleaning, SSPC-SP3
Power Tool Cleaning removes all loose mill scale, loose rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Before power tool cleaning, remove visible oil, grease, soluble welding residues, and salts by the methods outlined in SSPC-SP1.
- Power Tool Cleaning to Bare Metal, SSPC-SP11
Metallic surfaces that are prepared according to this specification, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxide corrosion products, and other foreign matter. Slight residues of rust and paint may be left in the lower portions of pits if the original surface is pitted. Prior to power tool surface preparation, remove visible deposits of oil or grease by any of the methods specified in SSPC-SP1, Solvent Cleaning, or other agreed upon methods.
- Wood-Exterior
Must be clean and dry. Knots and pitch streaks must be scraped, sanded, and spot primed before a full priming coat is applied. Patch all nail holes and imperfections with a wood filler or putty and sand smooth.

3.3 INSTALLATION

- A Apply all coatings and materials with the manufacturer's specifications in mind. Mix and thin coatings according to manufacturer's recommendation.
- B Do not apply to wet or damp surfaces.
- Wait until wood is fully dry after rain or morning fog or dew.
- C Apply coatings using methods recommended by manufacturer.
- D Uniformly apply coatings without runs, drips, or sags, without brush marks, and with consistent sheen.
- E Apply coatings at spreading rate required to achieve the manufacturer's recommended dry film thickness.
- F Regardless of number of coats specified, apply as many coats as necessary for complete hide.
- G Exterior Woodwork: If final painting must be delayed more than 2 weeks after installation of woodwork, apply primer within 2 weeks and final coating within 2 weeks.

H Inspection: The coated surface must be inspected and approved by the Architect or Engineer just prior to the application of each coat.

3.4 PROTECTION

- A Protect finished coatings from damage until completion of project.
- B Touch-up damaged coatings after substantial completion, following manufacturer's recommendation for touch up or repair of damaged coatings. Repair any defects that will hinder the performance of the coatings.

END OF SECTION05022015



REVISIONS:

FILE NAME: VIC014-S
DATE: FEB. 15, 2016
DRAWN BY: MHG
CHECKED BY: HM

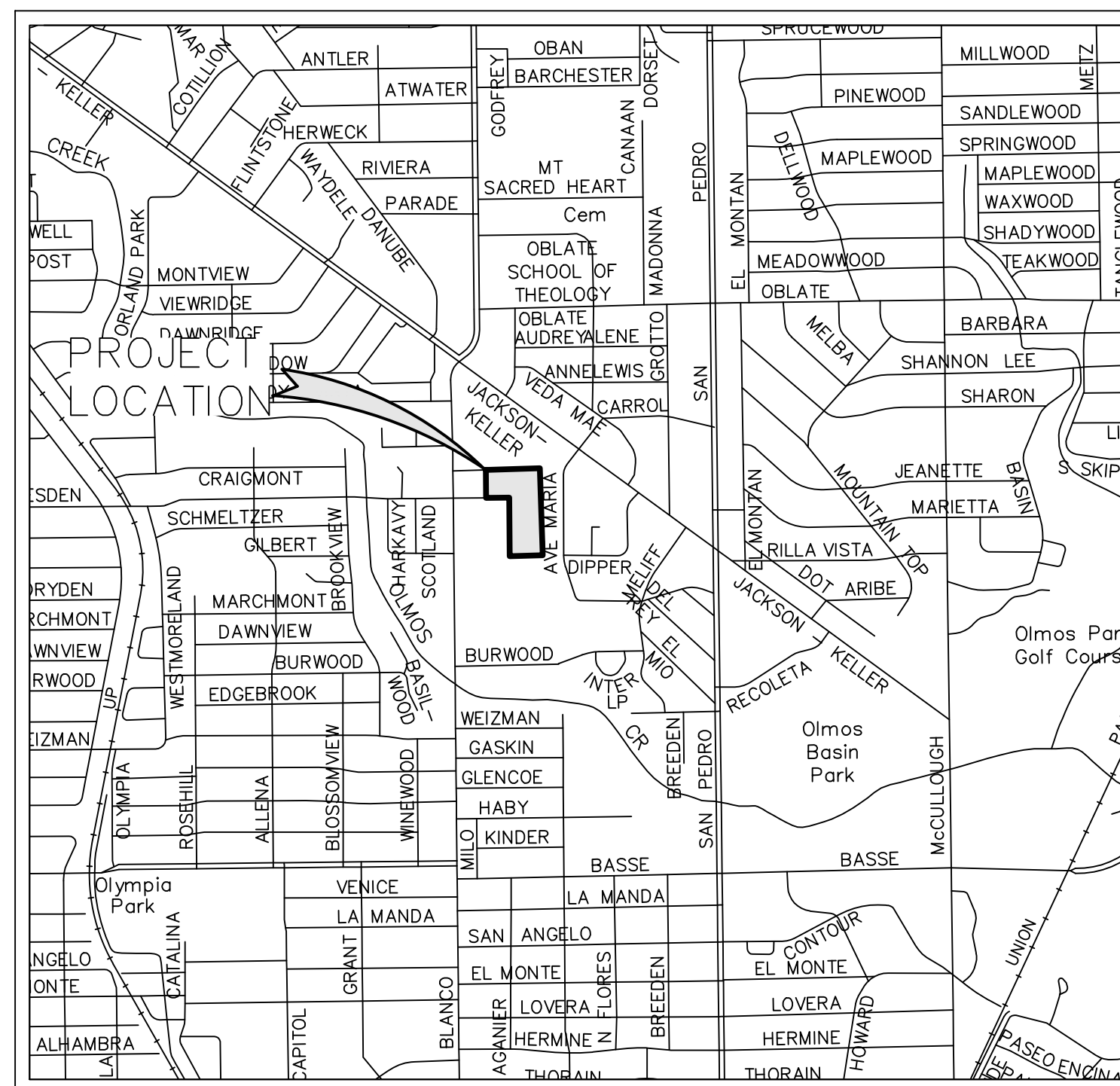
SHEET NO:

S2.04

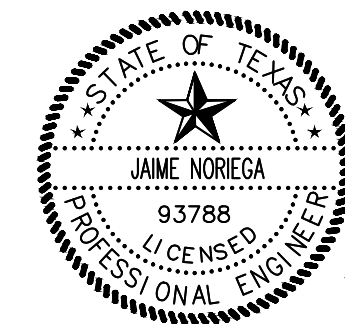


CASTLE POINTE APARTMENTS SITE IMPROVEMENTS 2018

SHEET INDEX	
DESCRIPTION	SHEET NO.
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STORMWATER POLLUTION PREVENTION DETAILS	C3.1
DEMOLITION PLAN	C4.0
SITE DIMENSION CONTROL PLAN	C5.0
GRADING PLAN	C6.0
RETAINING WALL PLAN	C7.0
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PAVING PLAN	C8.0
DETAILS	C9.0
DETAILS	C9.1
RETAINING WALL DETAILS	C9.2
TREE DETAILS AND NOTES	C9.3

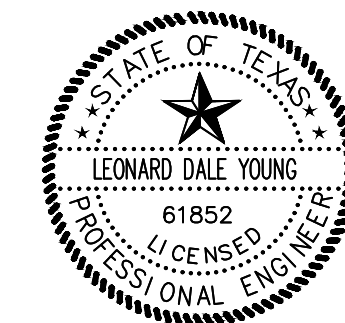


VICINITY MAP
N.T.S.



Jaime Noriega
JAIME NORIEGA, P.E.

04/06/2018
DATE

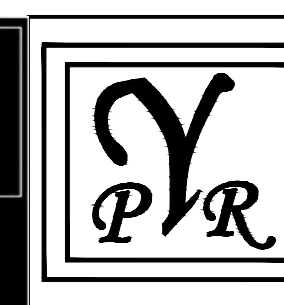


L.D. Young
LEONARD DALE YOUNG, P.E.

04/06/2018
DATE

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506 BROOKLYN SAN ANTONIO, TX 78215
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REGISTRATION NO. F-8635

No.	Revision	Drawn	Approved	Date
-	-	-	-	-
REVISIONS				

GENERAL NOTES

- 1. THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED...
2. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND DRAWINGS OF THE CITY...
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO CALL IN FOR ALL UTILITY LOCATIONS...
4. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA)...

STORM WATER POLLUTION PREVENTION PLAN / TPDES

FURNISH AND INSTALL TEMPORARY AND PERMANENT STORM WATER POLLUTION PREVENTION CONTROL MEASURES SHOWN IN THE PLANS. CONDUCT IMPROVEMENTS IN COMPLIANCE WITH THE INTENT OF SUCH POLLUTION CONTROL MEASURE, TPDES PERMITS, OR OTHER LOCAL WATERWAY DEVELOPMENT PERMITS.

- EXECUTION:
1. CONTRACTOR IS RESPONSIBLE FOR ALL POLLUTION PREVENTION MEASURES SHOWN IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
2. SUBMIT A STORM WATER TPDES GENERAL PERMIT NOTICE OF INTENT (NOI) AT LEAST TWO DAYS PRIOR TO START OF CONSTRUCTION TO THE APPROPRIATE AGENCY SHOWN.
3. POST SIGNED AND COMPLETED NOI POSTING NOTICE OR CONSTRUCTION SITE NOTICE (CSN) AT CONSTRUCTION ENTRANCE FOR PUBLIC VIEWING, AND KEEP A COPY OF THE SWPPP AT THE JOB SITE AT ALL TIMES.

STORM WATER POLLUTION PREVENTION NOTES

- 1. PRIOR TO CONSTRUCTION, MAKE CERTAIN THE NOTICE OF INTENT (NOI) OR CONSTRUCTION SITE NOTICE (CSN) HAS BEEN FILED AND POSTED ONSITE FOR PUBLIC VIEWING AND THE TPDES REPORT AND SWPPP ARE AVAILABLE AT THE TRAILER.
2. INSTALL STORM WATER POLLUTION PREVENTION CONTROLS PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, EXCAVATION).
3. THE PLACEMENT OF STORM WATER POLLUTION PREVENTION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED STORM WATER POLLUTION PREVENTION CONTROL PLAN.
4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR AND ENGINEER AFTER INSTALLATION OF THE STORM WATER POLLUTION PREVENTION CONTROLS AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK.

SITE CLEARING

- CONDUCT SITE CLEARING OPERATIONS TO THE EXTENT SHOWN ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO: REMOVAL OF TREES AND OTHER VEGETATION, TOPSOIL STRIPPING, CLEARING AND GRUBBING, AND REMOVAL OF ALL IMPROVEMENTS ABOVE OR BELOW GRADE. REFER TO THE GEOTECHNICAL REPORT FOR THIS PROJECT FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.
EXECUTION:
1. SITE CLEARING OPERATIONS SHALL NOT DAMAGE OR INTERFERE WITH THE PUBLIC USE OF ROADS, WALKS, ADJACENT LAND OR FACILITIES AND EXISTING IMPROVEMENTS INTENDED TO REMAIN.
2. EXISTING TREES TO REMAIN SHALL BE PROTECTED IN COMPLIANCE WITH LANDSCAPE PLANS, LANDSCAPE AND ANY TREE PRESERVATION PLAN SHALL TAKE PRECEDENCE OVER THE CIVIL DEMOLITION PLAN. IF DISCREPANCY IS FOUND, CONTRACTOR SHALL CONTACT ENGINEER TO REVISE THE DEMOLITION PLAN.

DEMOLITION NOTES

- FOLLOWING APPROPRIATE SAFETY PROCEDURES, DEMOLISH EXISTING FACILITIES AS SHOWN ON THE PLANS. PROTECTION OF PUBLIC AND PRIVATE PROPERTY AND SAFE DISPOSITION OF SPOIL MATERIALS IS INCLUDED IN THIS ITEM.
EXECUTION:
1. CONTRACTOR SHALL SUBMIT FOR APPROVAL TO GOVERNMENTAL AGENCIES AND THE OWNER A DEMOLITION PLAN INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
A. METHODS, EQUIPMENT AND SEQUENCE OF OPERATION.
B. CREDENTIALS OF INDIVIDUALS PERFORMING DEMOLITION OPERATIONS, INCLUDING SUBCONTRACTORS.
C. SAFETY MEASURES TO PROTECT WORKERS, PERSONNEL, AND THE PUBLIC.
D. SAFETY MEASURES TO PROTECT ADJACENT PROPERTIES, LANDSCAPING, IMPROVEMENTS TO REMAIN OR PUBLIC RIGHTS OF WAY.
E. ASBESTOS OR OTHER HAZARDOUS MATERIAL ABATEMENT PLAN.
F. STORAGE, REMOVAL AND DISPOSITION OF SPOIL MATERIAL.
G. EROSION CONTROL MEASURES, INCLUDING TPDES PROCEDURES AND REGULATIONS.
H. POLLUTION AND AIR QUALITY CONTROL MEASURES (DUST CONTROL, ETC).
I. HEALTH DEPARTMENT NOTICE.
J. UTILITY COORDINATION WITH ALL AFFECTED UTILITIES, INCLUDING LOCATION OF FACILITIES, PROTECTION DURING DEMOLITIONS, DAMAGE REPAIRS AND DISRUPTION OF SERVICE.

EARTHWORK

- PREPARE SUBGRADE BY EXCAVATION OR EMBANKMENT FOR BUILDING SLABS, WALKS AND PAVEMENTS, EXCAVATION AND BACKFILL FOR UNDERGROUND UTILITIES AND DRAINAGE FILL COURSE FOR SUPPORT OF BUILDING SLABS ARE INCLUDED IN THIS ITEM.
EXECUTION:
1. ALL EXCAVATION, BACKFILL AND COMPACTION SHALL BE PERFORMED AS SHOWN IN THE PLANS AND GEOTECHNICAL REPORT FOR THE SITE.
2. EXCESS MATERIAL RESULTING FROM EXCAVATION OPERATIONS IS THE PROPERTY OF THE CONTRACTORS. APPROPRIATE DISPOSAL SHALL BE AT THE CONTRACTOR'S EXPENSE.
3. ALL EXCAVATION SHALL BE PERFORMED AS DIRECTED IN THE PLANS AND IN COMPLIANCE WITH OSHA STANDARDS.
4. OWNER WILL ENGAGE AT THE OWNER'S COST SOIL TESTING AND INSPECTION SERVICE IN ACCORDANCE WITH MATERIAL TESTING SPECIFICATION TO VERIFY COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. REPLACEMENT AND RE-TESTING OF DEFICIENT WORK SHALL BE DONE BY CONTRACTOR AT NO ADDITIONAL COMPENSATION.
5. DATA ON SUBSURFACE CONDITIONS IS AVAILABLE TO THE CONTRACTOR. THE OWNER MAKES NO WARRANTY AS TO THE CORRECTNESS OF THESE REPORTS. THE CONTRACTOR MAY, AT HIS OWN EXPENSE, PERFORM ADDITIONAL TEST BORINGS.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL AFFECTED UTILITY COMPANIES. THIS SHALL INCLUDE LOCATION OF FACILITIES, PROTECTION DURING CONSTRUCTION, DAMAGE REPAIRS AND DISRUPTION OF SERVICE.
7. THE EXCAVATION IS UNCLASSIFIED, AND CONTRACTOR SHALL PERFORM EXCAVATION TO THE ELEVATIONS INDICATED IN THE PLANS, REGARDLESS OF CHARACTER OF MATERIAL, WITH NO ADDITIONAL COMPENSATION FROM THE OWNER. USE OF EXPLOSIVES IS PROHIBITED.
8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING BARRICADES REQUIRED TO WARN AND/OR PREVENT ACCESS TO CONSTRUCTION AREA.
9. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FACILITIES FROM DAMAGE.
10. EARTHWORK SHALL BE PERFORMED IN COMPLIANCE WITH LANDSCAPE ARCHITECTS PLANS FOR LANDSCAPE PROTECTION VEGETATION, ETC.
11. OVER-EXCAVATION IS NONCOMPENSABLE, AND SHALL BE BACKFILLED AND COMPACTED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL PROVIDE ALL LABOR AND EQUIPMENT NECESSARY TO PROPERLY DEWATER EXCAVATION AREAS AS REQUIRED.
13. EXCAVATED MATERIAL SHALL BE STOCKPILED WHERE DIRECTED BY THE OWNER. STOCKPILE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL RELEVANT POLLUTION PREVENTION PLANS.
14. EARTHWORK SHALL BE PERFORMED TO THE TOLERANCES SHOWN IN THE PLANS AND/OR SPECIFIED IN THE GEOTECHNICAL REPORT BY GEOTECHNICAL ENGINEER.
15. TRENCHES SHALL BE BACKFILLED ONLY AFTER INSPECTION AND APPROVAL OF THE TESTING LAB. BACKFILL MATERIAL AND PROCEDURES FOR TRENCHES SHALL BE IN COMPLIANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION 2004 STANDARD SPECIFICATION FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES, ITEM 400 - EXCAVATION AND BACKFILL FOR STRUCTURES.

GRADING NOTES

- 1. VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENT TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE IS ACCEPTABLE. IF NECESSARY, UPON PRIOR APPROVAL OF THE ENGINEER.
2. REFER TO THE SITE PLAN FOR HORIZONTAL DIMENSIONS.
3. UNLESS NOTED OTHERWISE, ALL PARKING LOT GRADES ARE TO GUTTER OF INVERT. ADD 0.5' TO OUTER GRADE OR TOP OF CURB GRADE EXCEPT WHERE CURB IS FLUSH WITH GUTTER OR INVERT.
4. SITE PREPARATION AND GRADING, FOUNDATION EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
5. PAVING INSTALLED SHALL BE FLUSHED AT ANY JUNCTURE WITH EXISTING PAVING.
6. ALL FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
7. ALL FILL MATERIAL AT PAVING AREAS SHALL BE COMPACTED TO 95% OF DRY DENSITY AND 85% OF DRY DENSITY AT ALL LANDSCAPE AREAS.
8. ALL SLOPES STEEPER THAN 3:1 SHALL BE OVERLAD WITH CURLEX BLANKET AND SYSTEM ANCHORED PER MANUFACTURER RECOMMENDATIONS.
9. ALL AREAS DISTURBED SHALL BE RESTORED AND GRADED TO DRAIN.
10. ALL GRADES AND CONTOURS SHOWN ARE FINAL, TOP OF FINISHED SURFACE ELEVATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL SUBTRACT THICKNESS OF PAVEMENT, BASE, TOPSOIL, SOD, ETC. TO ACHIEVE SUBGRADE ELEVATIONS.
11. CONTRACTOR SHALL CONSTRUCT TO OBTAIN GRADES SHOWN HEREON +/- ONE TENTH (+/- 0.10) FEET.

HOT MIX ASPHALT CONCRETE PAVING

- PROVIDE NECESSARY LABOR AND MATERIALS TO INSTALL THE HOT MIX ASPHALT PAVING SHOWN ON THE PLANS. GEOTECHNICAL REPORT AND IN THE PAVEMENT DESIGN DETAILS. THIS INCLUDES THE SUBGRADE PREPARATION, AGGREGATE, ASPHALT MATERIALS, MINERAL FILLER, PRIME COAT, TACK COAT AND FINAL ASPHALT PAVING SURFACE.
ALL ASPHALT MUST MEET A RETAINED STRENGTH OF AT LEAST 80% ON THE TXDOT 530-C TEST OR HAVE ALL Limestone AGGREGATES (WHICH INCLUDE GRAVEL, CRUSHED GRAVEL OR GRANITE), ADD HYDRATED LIME (AT LEAST 1%) OR ANTI-STRIP AGENT TO THE MIX TO MEET THE RETAINED STRENGTH REQUIREMENTS. THE MIXTURE MUST BE DESIGNED FOR 97% OF OPTIMUM LABORATORY DENSITY. ASPHALT GRADE SHALL BE PG-64-22.
EXECUTION:
1. START OF THIS WORK ITEM INDICATES ACCEPTANCE BY THE CONTRACTOR OF THE SUBGRADE PREPARATION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE FINAL RESULTS.
2. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REFERENCE POINTS TO HOLD PROPER ELEVATIONS AND GRADES. ALL PAVEMENT SHOULD BE WITHIN 0.5 INCH OF PROPOSED GRADES.
3. UNLESS OTHERWISE SHOWN ON THE PLANS, RECOMMENDED BY THE GEOTECHNICAL ENGINEER OR APPROVED BY THE ENGINEER, MATERIALS AND INSTALLATION OF SUCH SHALL COMPLY WITH THE FOLLOWING ITEMS WITHIN THE TEXAS DEPARTMENT OF TRANSPORTATION 2004 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES:
* ITEM 247 - FLEXIBLE BASE, GRADE 1 OR 2.
* ITEM 340 - HOW MIX ASPHALTIC CONCRETE PAVEMENT. HMAC SHOULD ACHIEVE AT LEAST 80% STRENGTH WHEN TESTED IN ACCORDANCE WITH TEX 530 - C.
4. IN PLACE COMPACTED THICKNESS WILL NOT BE ACCEPTABLE IF EXCEEDING THE FOLLOWING ALLOWABLE VARIATION FROM REQUIRED THICKNESS:
* HMAC SURFACE COURSE: 1/4" PLUS OR MINUS
* SURFACE SMOOTHNESS: TEST FINISHED SURFACE OF EACH ASPHALT CONCRETE COURSE FOR SMOOTHNESS, USING STRAIGHTEDGE APPLIED PARALLEL WITH AND AT RIGHT ANGLES TO CENTERLINE OF PAVED AREA. SURFACE SMOOTHNESS WILL NOT BE ACCEPTABLE IF THE WEARING COURSE SURFACE EXCEEDS 3/16".
5. THE INITIAL QUALITY CONTROL TESTING SHALL BE PERFORMED AT THE OWNER'S COST. ANY NECESSARY REPAIRS OR REPLACEMENTS, ALONG WITH ADDITIONAL TESTING, SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE. TESTING PROCEDURES SHALL BE IN COMPLIANCE WITH OWNER'S STANDARD SPECIFICATION FOR MATERIAL TESTING.
6. CONTRACTOR SHALL ENSURE THE FOLLOWING:
A. TESTING LAB TO VERIFY THICKNESS OF BASE MATERIAL INSTALLED.
B. VERIFY APPROVED MIX DESIGN MATCHES DELIVERY TICKETS IN FIELD.
C. RECORD ARRIVAL TIMES OF TRUCKS AND MIX TEMPERATURE UPON ARRIVAL. RECORD LIST OF EQUIPMENT USED TO LAY AND COMPACT ASPHALT.
D. RECORD AIR TEMPERATURE & MIX TEMPERATURE AT TIME OF LAYDOWN.
E. GEO-TECH ENGINEER OF RECORD TO MAKE MINIMUM OF TWO SITE VISITS.
7. ASPHALT JOB MIX FORMULA APPROVED IN ADVANCE (WITH ACCOMPANYING LAB TEST DATA) MINIMUM 21 DAYS PRIOR TO PAVING. THIS INCLUDES VERIFYING THE AGGREGATE MEETS ITEM 340 REQUIREMENTS ALL OTHER SPECIFICATIONS REQUIREMENTS.
8. HMAC SURFACE COURSE SHALL BE ORIENTED SUCH THAT JOINTS OR SEAMS ARE PARALLEL WITH THE DIRECTION OF TRAFFIC.

PAVEMENT MARKINGS

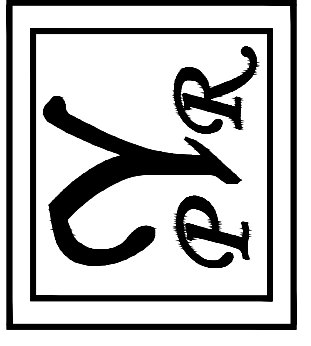
- FURNISH AND INSTALL PAVEMENT MARKINGS OF THE TYPE AND SIZE SHOWN ON THE PLANS AS REQUIRED FOR COMPLIANCE WITH GOVERNING CODES. IF NO GOVERNING CODES APPLY, THEN USE TXDOT STANDARDS.
EXECUTION:
1. CONTRACTOR SHALL CLEAN PAVEMENT OF GREASE, DIRT, OIL, SAND GRAVEL OR OTHER FOREIGN MATERIALS PRIOR TO APPLYING MARKING AS RECOMMENDED BY PAINT MANUFACTURER.
2. PAVEMENT MARKINGS SHALL BE APPLIED BY MACHINE AT A RATE OF ONE (1) GALLON/100 SQUARE FEET.
3. PAVEMENT MARKINGS SHALL NOT BE APPLIED DURING PERIODS OF EXCESS HUMIDITY OR PAVEMENT TEMPERATURES BELOW 50 DEGREES F.
4. MINIMUM LINE WIDTH IS 4 INCHES. PAVEMENT MARKINGS MUST COMPLY WITH LOCAL FIRE STANDARDS AND CURRENT ACCESSIBILITY CODE.
5. A MINIMUM OF TWO COATS SHALL BE REQUIRED. WAIT 30 DAYS AFTER PAVEMENT INSTALLATION BEFORE APPLYING THE SECOND COAT OF PAVEMENT MARKINGS.
6. CLOSE AREAS TO TRAFFIC FOR DURATION OF DRYING TIME, WHICH BE NO LESS THAN THE MINIMUM RECOMMENDED BY THE PAINT MANUFACTURER.
7. TRAFFIC PAINT SHALL BE SHERWIN WILLIAMS PRO - MAR TRAFFIC PAINT OR APPROVED EQUAL - COLOR AS SPECIFIED ON PLANS.

Apr 09, 2018 - 2:29pm
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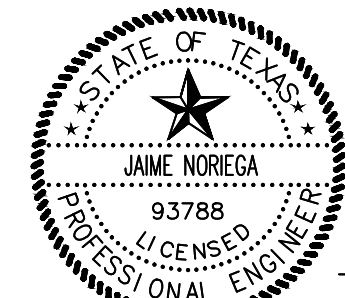
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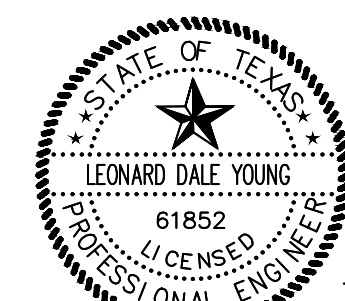


SAN ANTONIO HOUSING AUTHORITY
818 S. FLORES ST.
SAN ANTONIO, TEXAS 78204

GENERAL NOTES
CASTLE POINTE APARTMENTS
SITE IMPROVEMENTS
SAN ANTONIO, TEXAS



Jaime Noriega
JAIME NORIEGA, P.E.
04/06/2018 DATE



Leonard Dale Young
LEONARD DALE YOUNG, P.E.
04/06/2018 DATE

Table with columns: DATE: APRIL 2018, Vertical Scale: N.T.S., Horizontal Scale: N.T.S., SHEET: C2.0 OF 14

KEYNOTES

- 1 SILT FENCE, REFERENCE DETAIL NO. 1 ON SHEET C3.1.
- 2 GRATE INLET PROTECTION, REFERENCE DETAIL NO. 2 ON SHEET C3.1.
- 3 CONCRETE WASHOUT PIT, REFERENCE DETAIL NO. 3 ON SHEET C3.1.
- 4 CURB INLET GRAVEL FILTER, REFERENCE DETAIL NO. 4 ON SHEET C3.1.

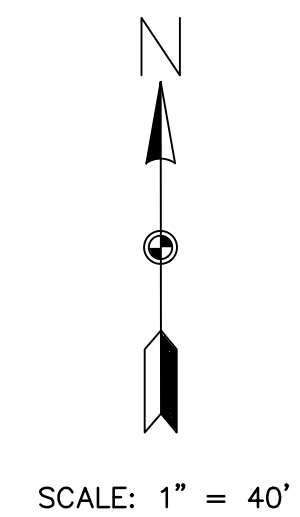
SURVEY CONTROL POINTS

- | | |
|--|--|
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N: 13728746.289
E: 2125752.073
ELEV: 757.69' | SCP #2: SET MAG NAIL
N: 13728957.857
E: 2125845.033
ELEV: 758.38' |
| SCP #3: SET 60D NAIL
N: 13,729,284.962
E: 2,125,785.692
ELEV: 765.76' | SCP #4: SET MAG NAIL
N: 13,729,344.570
E: 2,125,690.549
ELEV: 766.90' |
| SCP #5: SET 60D NAIL
N: 13,729,445.153
E: 2,125,402.459
ELEV: 773.82' | |

ALL SURVEY CONTROL POINTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION ON-SITE. ANY DISCREPANCIES ARE TO BE REPORTED TO THE SURVEYOR IMMEDIATELY FOR RESOLUTION.

GENERAL EROSION CONTROL NOTES

- TEMPORARY EROSION AND SEDIMENTATION CONTROLS: AS DICTATED BY T.C.E.Q. WHILE CONSTRUCTION IS IN PROGRESS, THE CONTRACTOR SHALL ENDEAVOR TO IMPED THE TRANSMISSION OFF THE CONSTRUCTION SITE OF ERODED TOPSOIL AND SHALL AVOID POLLUTION OF TOPSOIL/RUNOFF DUE TO FUELING OR SERVICING OF EQUIPMENT OR IMPROPER MATERIALS.
- EXCAVATED MATERIAL NOT USED FOR STREET FILL ON-SITE SHALL NOT BE STOCKPILED INDEFINITELY ON-SITE, BUT SHALL BE PROMPTLY TRANSPORTED OFF THE SITE. A SILT FENCE SHALL BE INSTALLED DOWN-SLOPE OF ANY PLACED FILL TO INHIBIT EROSION OF THE FILL MATERIAL.
- THE DEVELOPER WILL SEED CLEARED STREET PARKWAYS WITH BERMUDA GRASS OR SOME OTHER FORM OF HARDY GRASS/PLANTS AS SOON AS POSSIBLE AFTER STREET AND UTILITY CONSTRUCTION IS COMPLETED.
- THE SILT FENCING AND ROCK BERM SHOWN HERE-ON IS DESIGNED TO INTERCEPT SILT-CARRYING RUNOFF ON A UNIT-BY-UNIT BASIS AND INHIBIT ITS BEING CARRIED OUTSIDE THE BOUNDARIES OF THE UNIT AND THE DEVELOPMENT TO DOWNGRADE FEATURES. IT IS OUR INTENTION AND ANY CONTRACTOR'S DIRECTION TO INSTALL SILT FENCES AND ROCK BERM AS SHOWN PRIOR TO ANY EXCAVATION OR TRENCHING WITHIN A DELINEATED UNIT.
- REFERENCE POLLUTION PREVENTION PLAN AND WATER POLLUTION ABATEMENT PLAN FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- LOCATION OF SILT FENCE AND ROCK BERM IS APPROXIMATE. CONTRACTOR TO DETERMINE EXACT LOCATION BASED ON WORK TO BE PERFORMED UNDER THIS CONTRACT AND WORK TO BE PERFORMED BY VARIOUS AGENCIES INVOLVED WITH THIS PROJECT.
- THIS SHEET IS TO BE USED FOR EROSION CONTROL PURPOSES ONLY.



LEGEND

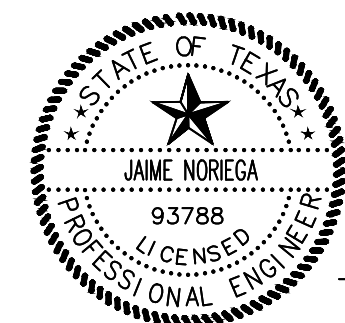
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- UNDERGROUND COMMUNICATIONS
- UNDERGROUND ELECTRIC
- WASTE WATER LINE
- WATER LINE
- GAS LINE
- OVERHEAD UTILITIES
- GM GAS METER
- WM WATER METER
- PP POWER POLE
- CO CLEAN OUT
- TP TELEPHONE PEDESTAL
- A A/C UNIT
- W WASTE WATER MANHOLE
- SW SWALE
- X173.66 SURVEY POINTS
- 173- EXISTING CONTOUR
- GUY WIRE
- WATER VALVE
- GAS VALVE
- SIGN
- HC ACCESSIBLE SIGN
- LIGHT POST
- SC SURVEY CONTROL POINT
- SILT FENCE
- CONCRETE TRUCK WASHOUT PIT
- GRATE & CURB INLET PROTECTION
- CONCRETE
- SIDEWALK DRAIN BOX
- PROPOSED ASPHALT PAVEMENT
- SM STORM WATER MANHOLE

Acknowledged by: _____
OWNER

CONTRACTOR

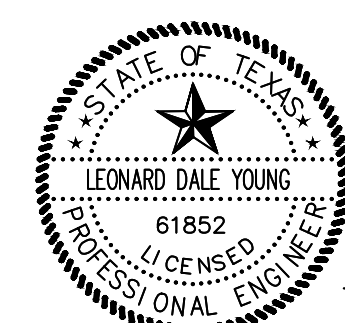
ENGINEER

THIS SHEET TO BE USED FOR EROSION CONTROL PURPOSES ONLY.



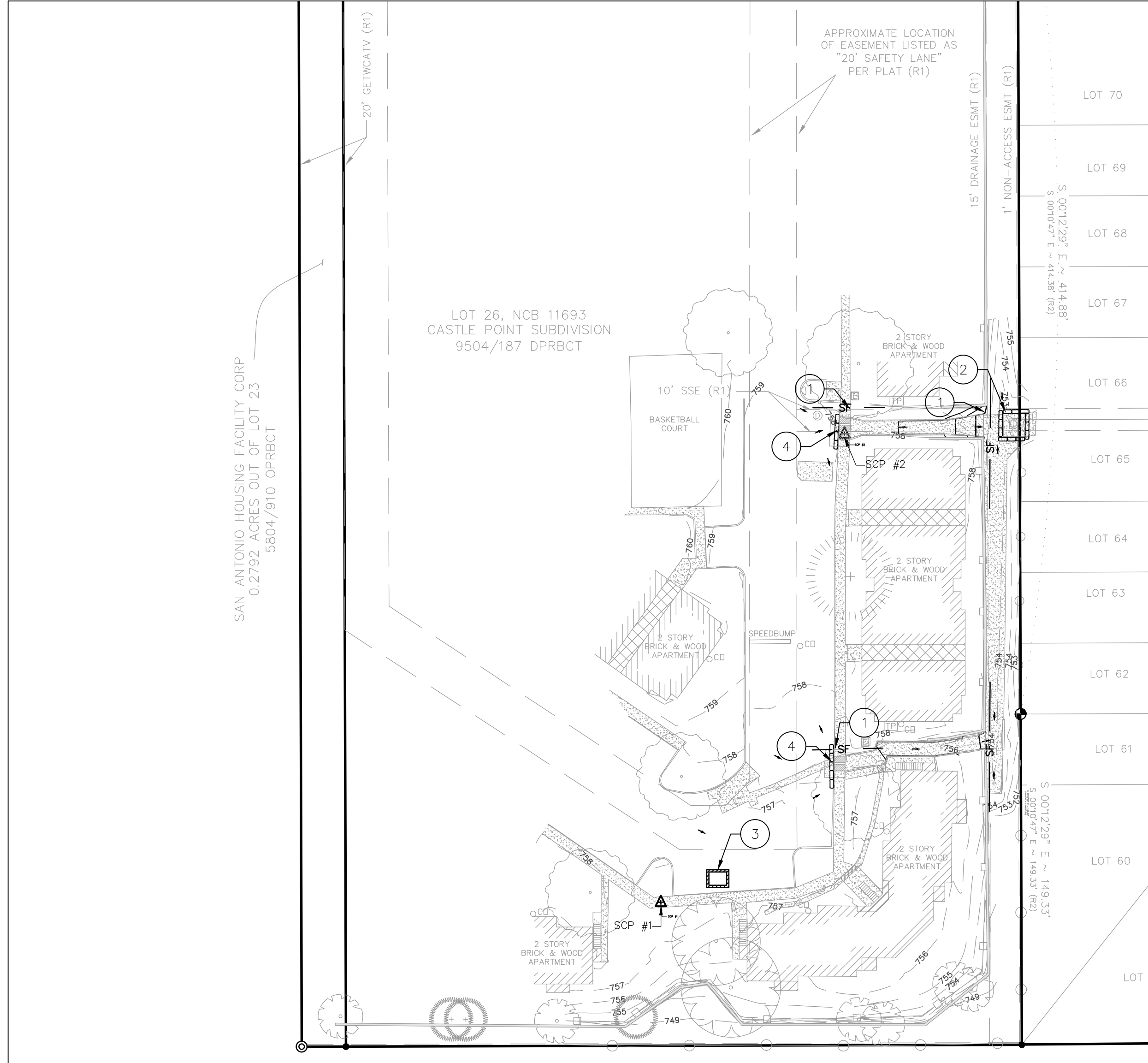
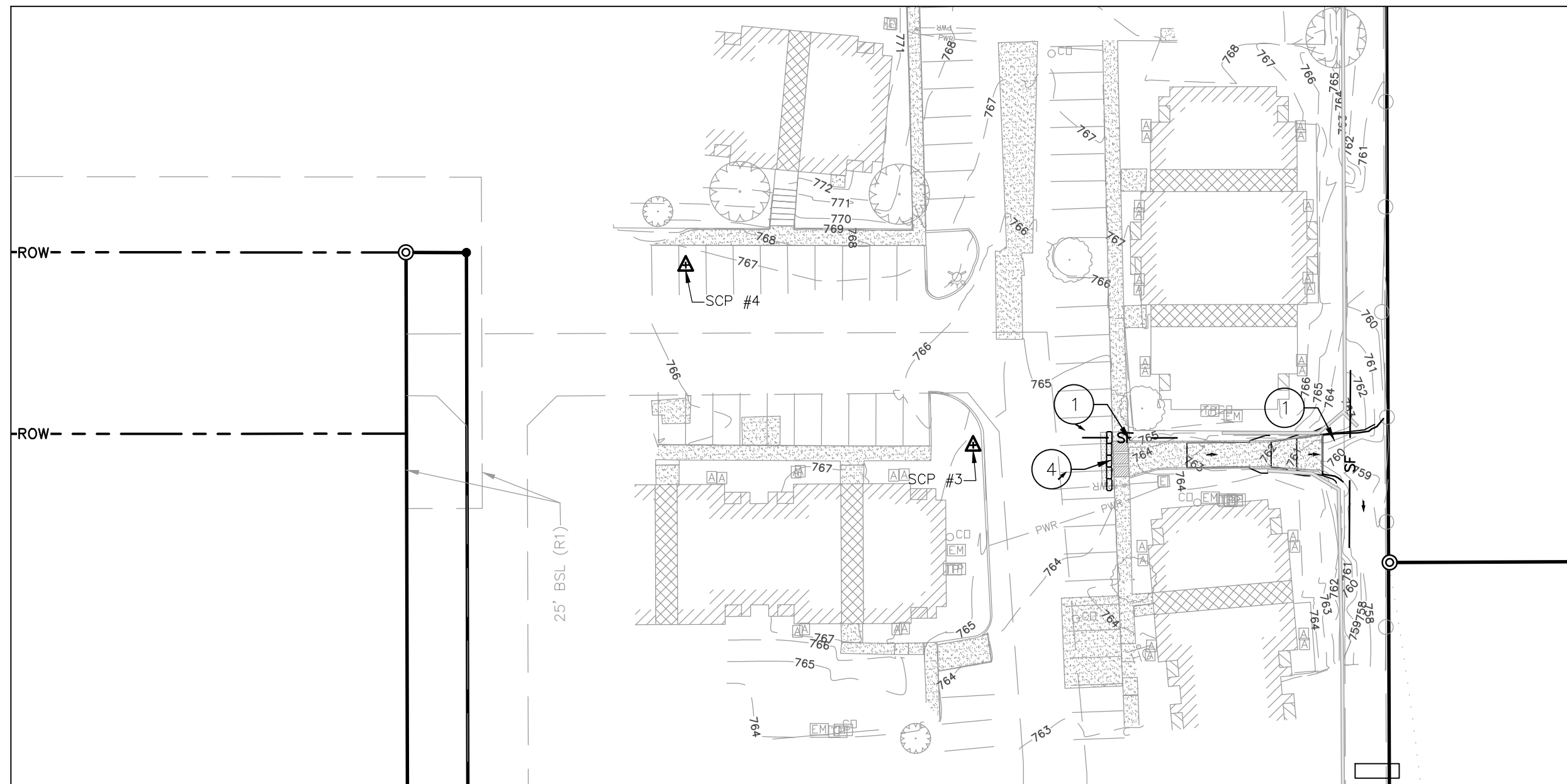
Jaime Noriega
JAIME NORIEGA, P.E.

04/06/2018
DATE



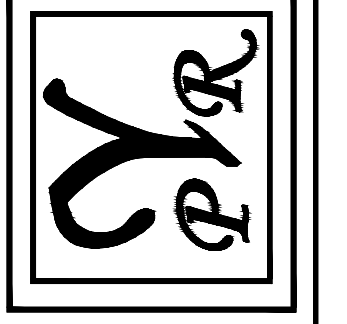
L.D. Young
LEONARD DALE YOUNG, P.E.

04/06/2018
DATE



REVISIONS	DATE	DESC.
1		
2		
3		
4		

YOUNG PROFESSIONAL RESOURCES
8209 ROUGH RIDER DRIVE, SUITE 101
WINDCREST, TX 78239
O: (210) 590-9215 F: (210) 590-9346
REGISTRATION NO. F-8635



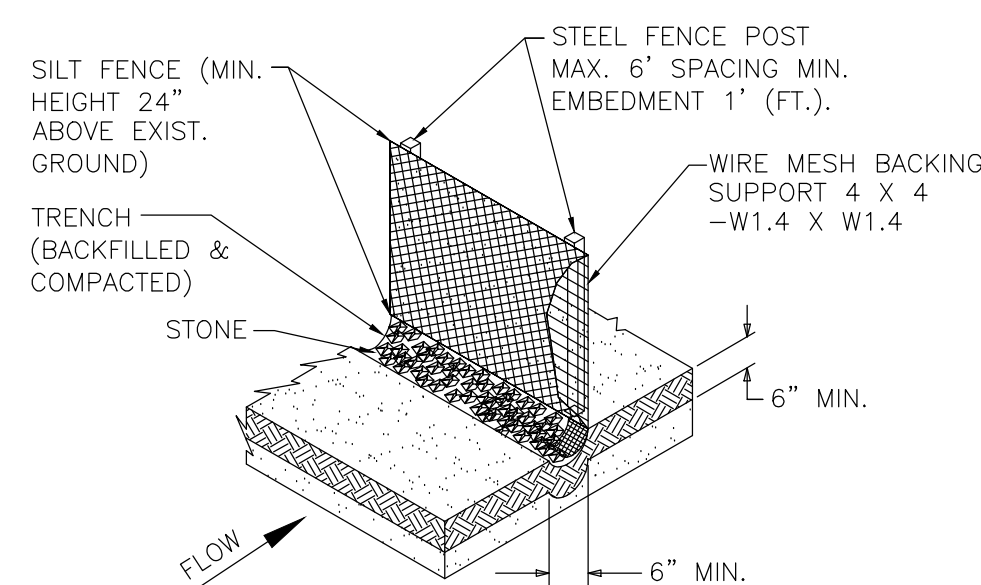
SAN ANTONIO HOUSING AUTHORITY
818 S. FLORES ST.
SAN ANTONIO, TEXAS
78204

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
CASTLE POINTE APARTMENTS
SITE IMPROVEMENTS
SAN ANTONIO, TEXAS

DATE: APRIL 2018	
Vertical Scale: N.T.S.	
Horizontal Scale: 1"=40'	
SHEET	OF
C3.0	14

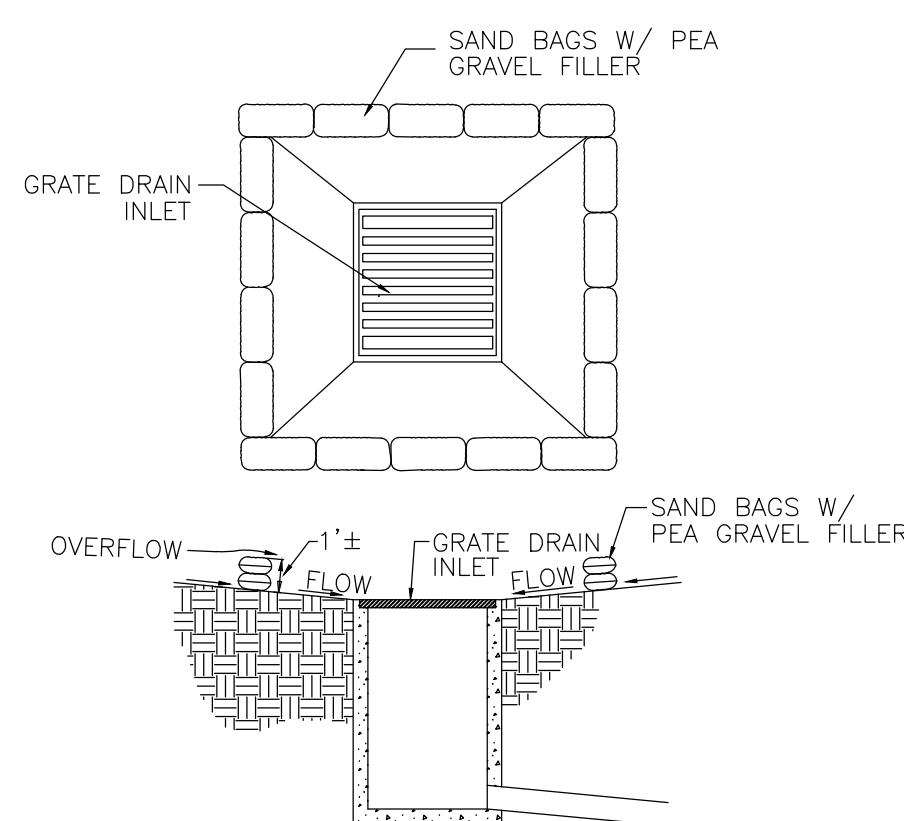
SILT FENCE NOTES:

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP.
2. LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS 130 ACRE/100 FEET OF FENCE.
3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
6. INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. REPLACE ANY TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.
9. REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.
10. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN A APPROVED LANDFILL.
11. DESIGNATED SILT FENCE CONSIST OF THE FOLLOWING: GEOTECHNICAL FILTER FABRIC, STRETCHED AND SECURED TO THREE FOOT HIGH WIRE FENCING AND SUPPORTED BY STEEL POSTS AT A MAXIMUM SPACING OF 6 FEET. THE BOTTOM 6 INCHES OF FABRIC SHALL BE BURIED.
12. MAINTENANCE AND INSPECTIONS SHALL BE AS DESIGNATED IN THE STORM WATER POLLUTION PREVENTION PLAN.



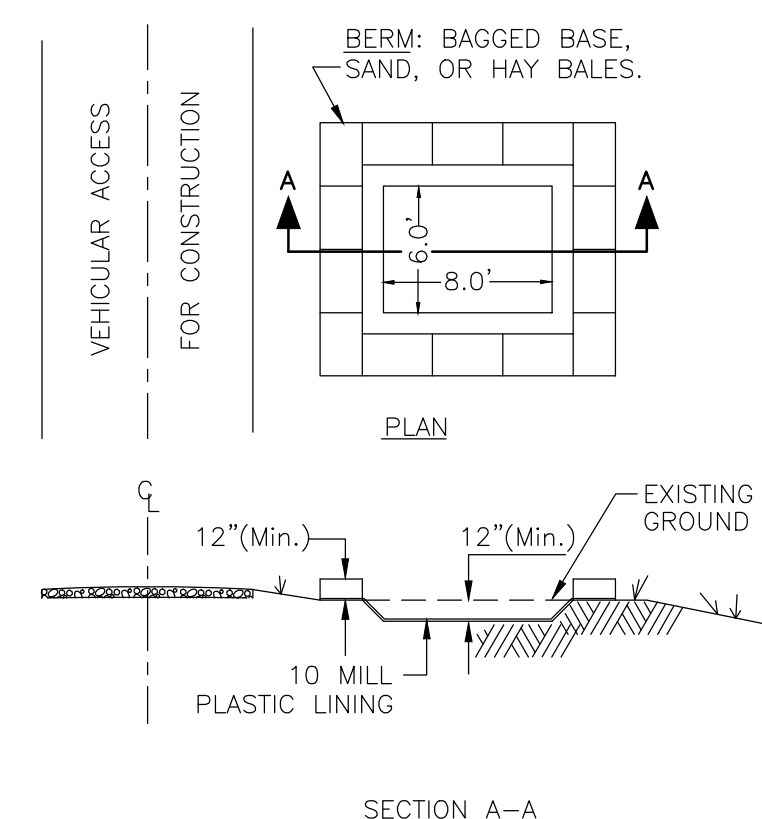
1 SILT FENCE DETAIL (TYPICAL)

C3.1 SCALE: NONE



2 GRATE INLET PROTECTION DETAIL

C3.1 SCALE: NONE

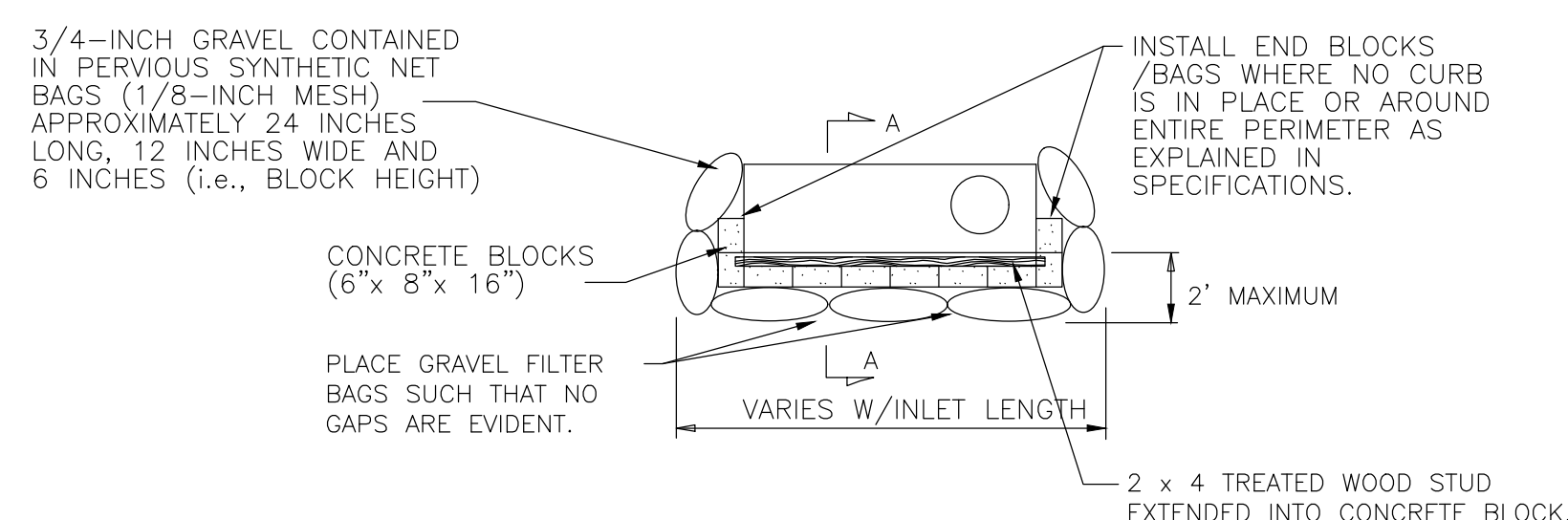


3 CONCRETE TRUCK WASHOUT PIT

C3.1 SCALE: NONE

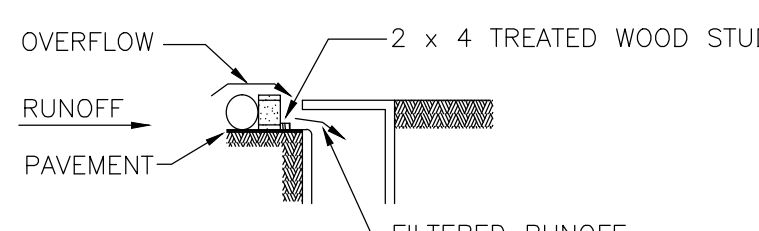
WASHOUT PIT GENERAL NOTES:

- DETAILS ILLUSTRATE MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
- IF HAY BALES ARE USED FOR BERM, THEY SHALL BE ANCHORED IN PLACE WITH 2 REBARS PER BALE, DRIVEN INTO GROUND ENOUGH TO PROVIDE REASONABLE STABILITY.
- WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
- WASHOUT PIT SHALL NOT BE LOCATED IN AREA SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.
- PIT SHALL NOT BE LOCATED OVER OR IN THE IMMEDIATE VICINITY OF A FEATURE OF GROUNDWATER RECHARGE.



4 CURB INLET GRAVEL FILTER

C3.1 SCALE: NONE



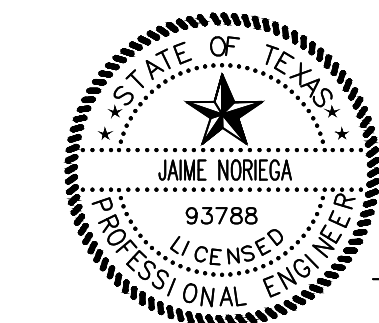
NOTE: GRAVEL FILTER CAN BE USED ON PAVEMENT OR BARE GROUND

THIS SHEET TO BE USED FOR EROSION CONTROL PURPOSES ONLY.

Acknowledged by: _____
OWNER

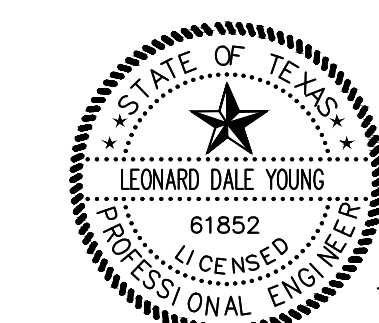
CONTRACTOR

ENGINEER



Jaime Noriega
JAIME NORIEGA, P.E.

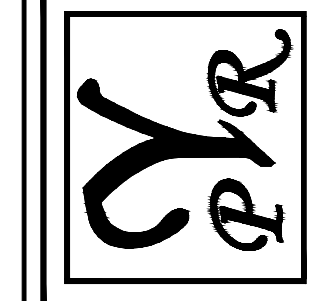
04/06/2018
DATE



L.D. Young
LEONARD DALE YOUNG, P.E.

04/06/2018
DATE

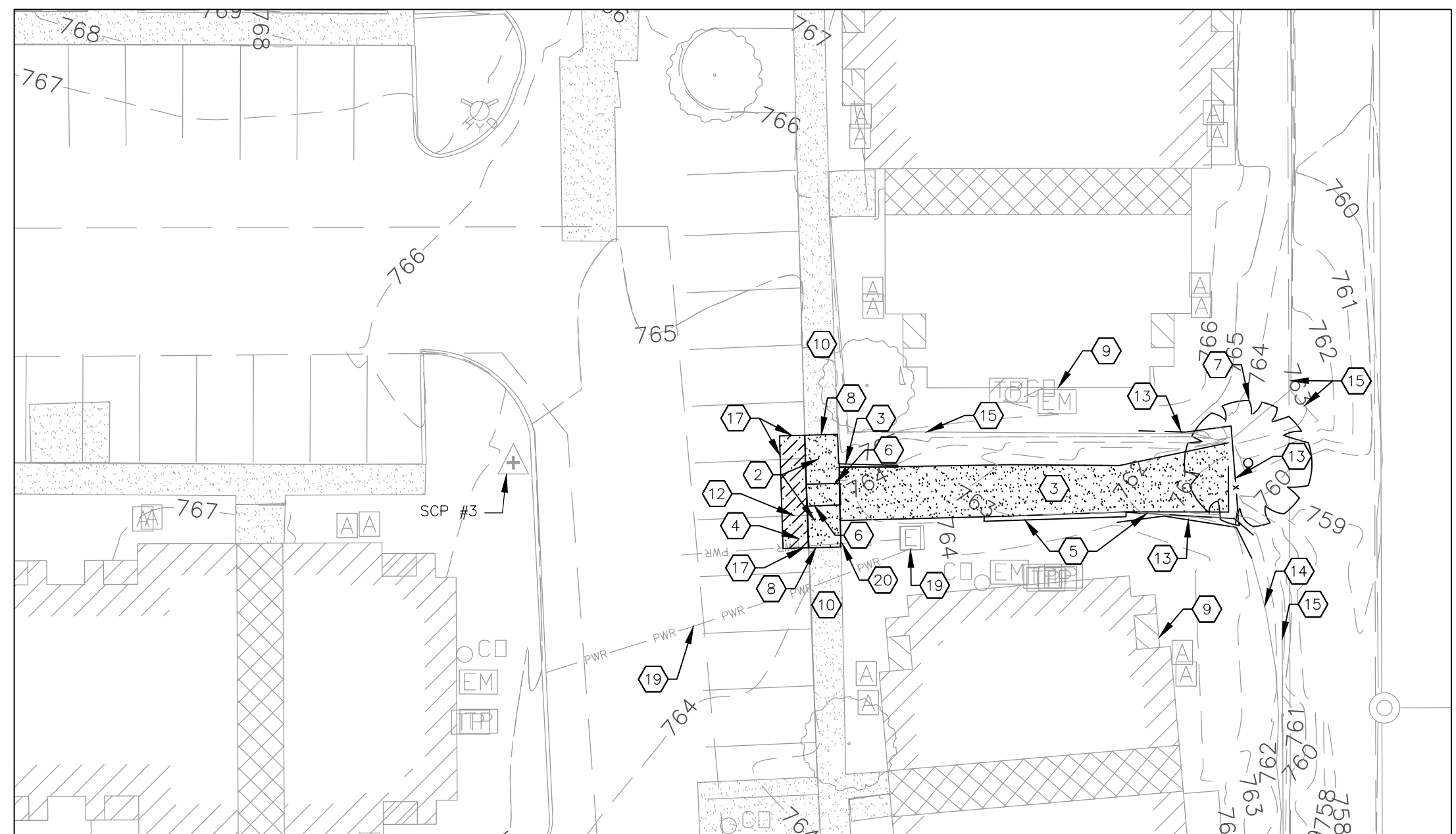
YOUNG PROFESSIONAL RESOURCES
8209 ROUGH RIDER DRIVE, SUITE 101
WINDCREST, TX 78239
O: (210) 590-9215 F: (210) 590-9346
REGISTRATION NO. F-8635



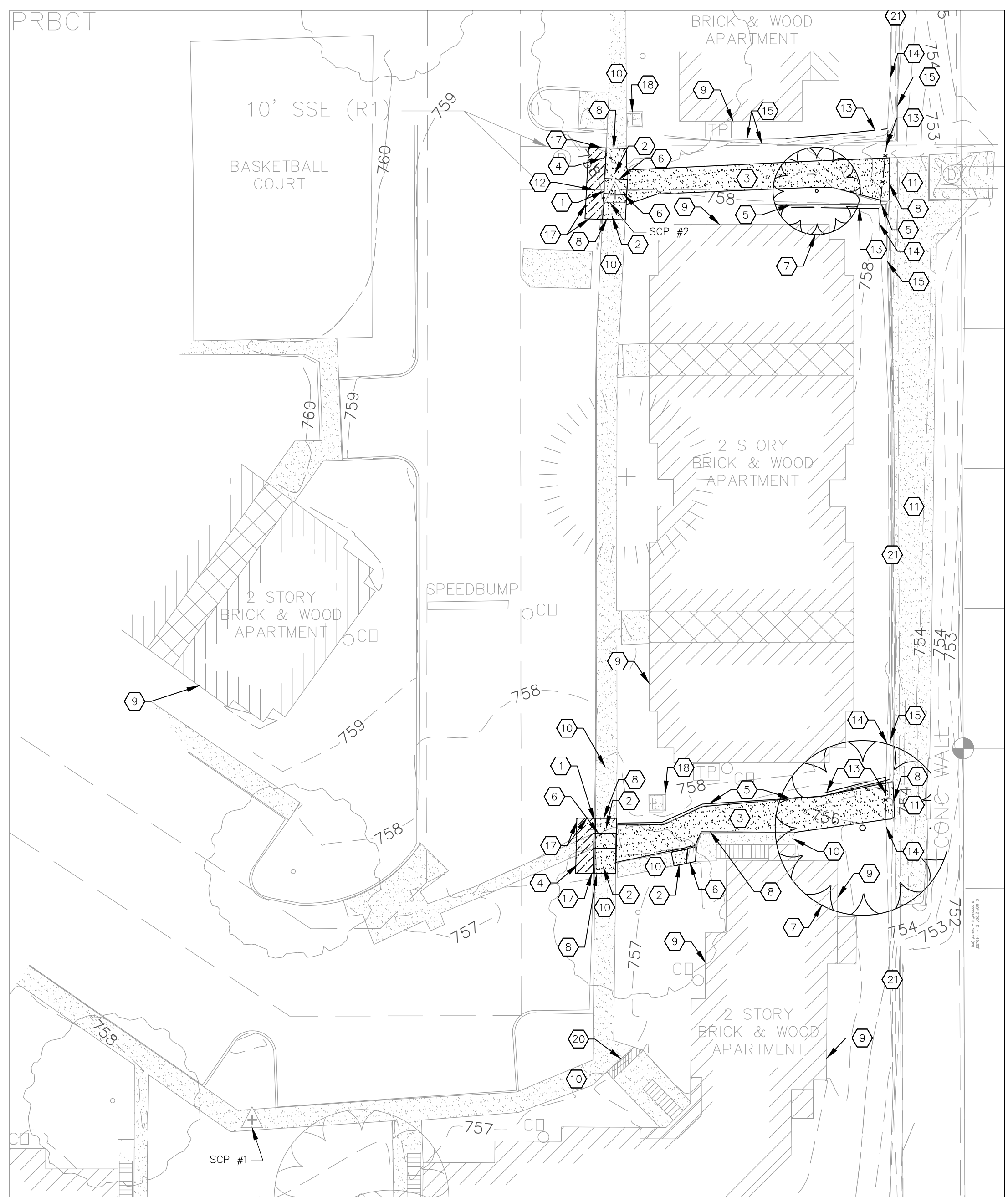
SAN ANTONIO HOUSING AUTHORITY
818 S. FLORES ST.
SAN ANTONIO, TEXAS 78204

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
CASTLE POINTE APARTMENTS
SITE IMPROVEMENTS
SAN ANTONIO, TEXAS

DATE:	APRIL 2018
Vertical Scale:	N.T.S.
Horizontal Scale:	N.T.S.
SHEET	OF
C3.1	14



PLAN VIEW



PLAN VIEW

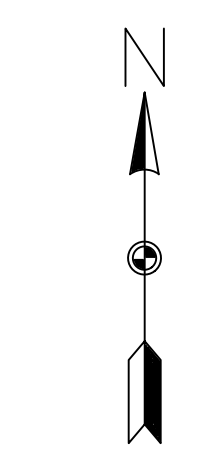
SURVEY CONTROL POINTS

- SCP #1: SET 60D NAIL
N: 13728746.289
E: 2125762.073
ELEV: 757.69'
- SCP #2: SET MAG NAIL
N: 13728957.857
E: 2125845.033
ELEV: 758.38'
- SCP #3: SET 60D NAIL
N: 13,729,284.962
E: 2,125,785.692
ELEV: 765.76'
- SCP #4: SET MAG NAIL
N: 13,729,344.570
E: 2,125,690.549
ELEV: 766.90'
- SCP #5: SET 60D NAIL
N: 13,729,445.153
E: 2,125,402.459
ELEV: 773.82'

ALL SURVEY CONTROL POINTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION ONSITE. ANY DISCREPANCIES ARE TO BE REPORTED TO THE SURVEYOR IMMEDIATELY FOR RESOLUTION.

KEYNOTES

- 1) EXISTING CONCRETE CURB TO BE REMOVED. REPAIR PAVEMENT AS REQUIRED.
- 2) EXISTING CONCRETE SIDEWALK TO BE REMOVED.
- 3) EXISTING CONCRETE CHANNEL TO BE REMOVED.
- 4) EXISTING PAVEMENT TO BE REMOVED.
- 5) EXISTING RAILROAD TIE TO BE REMOVED.
- 6) EXISTING SIDEWALK DRAIN BOX TO BE REMOVED AND REPLACED.
- 7) EXISTING TREE TO BE REMOVED.
- 8) LIMITS OF CONCRETE DEMOLITION.
- 9) EXISTING BUILDING TO REMAIN.
- 10) EXISTING CONCRETE SIDEWALK TO REMAIN.
- 11) EXISTING CONCRETE CHANNEL TO REMAIN.
- 12) EXISTING STRIPING TO BE REMOVED.
- 13) EXISTING FENCE TO BE REMOVED.
- 14) EXISTING FENCE TO REMAIN.
- 15) EXISTING RETAINING WALL TO REMAIN.
- 16) EXISTING LIGHT POST TO REMAIN.
- 17) LIMITS OF PAVEMENT DEMOLITION.
- 18) EXISTING UTILITY BOX TO REMAIN.
- 19) EXISTING UNDERGROUND ELECTRICAL TO REMAIN.
- 20) EXISTING SIDEWALK METAL PLATE TO REMAIN.
- 21) EXISTING RETAINING WALL TO BE REMOVED AND REPLACED.



SCALE: 1" = 20'

LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- UNDERGROUND COMMUNICATIONS
- UNDERGROUND ELECTRIC
- WASTE WATER LINE
- WATER LINE
- GAS LINE
- OVERHEAD UTILITIES
- GM GAS METER
- WM WATER METER
- PP POWER POLE
- CO CLEAN OUT
- TP TELEPHONE PEDESTAL
- A A/C UNIT
- WASTE WATER MANHOLE
- SWALE
- X173.66 SURVEY POINTS
- 173— EXISTING CONTOUR
- GUY WIRE
- WATER VALVE
- GAS VALVE
- SIGN
- ACCESSIBLE SIGN
- LIGHT POST
- SURVEY CONTROL POINT
- EXISTING PAVEMENT TO BE SAWCUT AND REMOVED
- EXISTING CONCRETE TO BE SAWCUT AND REMOVED
- EXISTING CONCRETE TO REMAIN.
- STORM WATER MANHOLE
- EXISTING STRIPING TO BE REMOVED

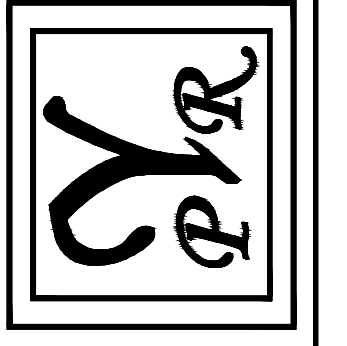


606 BROADWAY SAN ANTONIO, TX 78215
P: 210-222-7722 W: sprinkleco.com

REVISIONS	DATE
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YOUNG PROFESSIONAL RESOURCES

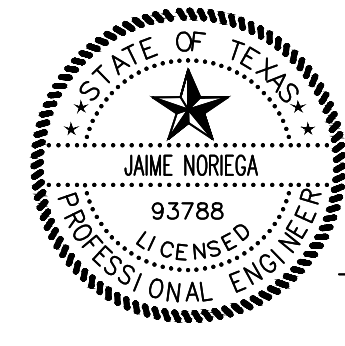
8209 ROUHRIDER DRIVE, SUITE 101
WINDCREST, TX 78239
O: (210) 590-9215 F: (210) 590-9346
REGISTRATION NO. F-8635



SAN ANTONIO HOUSING AUTHORITY
818 S. FLORES ST.
SAN ANTONIO, TEXAS 78204

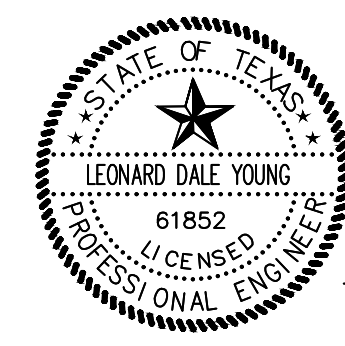
EXISTING CONDITIONS & DEMOLITION PLAN

CASTLE POINTE APARTMENTS
SITE IMPROVEMENTS
SAN ANTONIO, TEXAS



Jaime Noriega
JAIME NORIEGA, P.E.

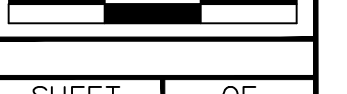
04/06/2018
DATE



L.D. Young
LEONARD DALE YOUNG, P.E.

04/06/2018
DATE

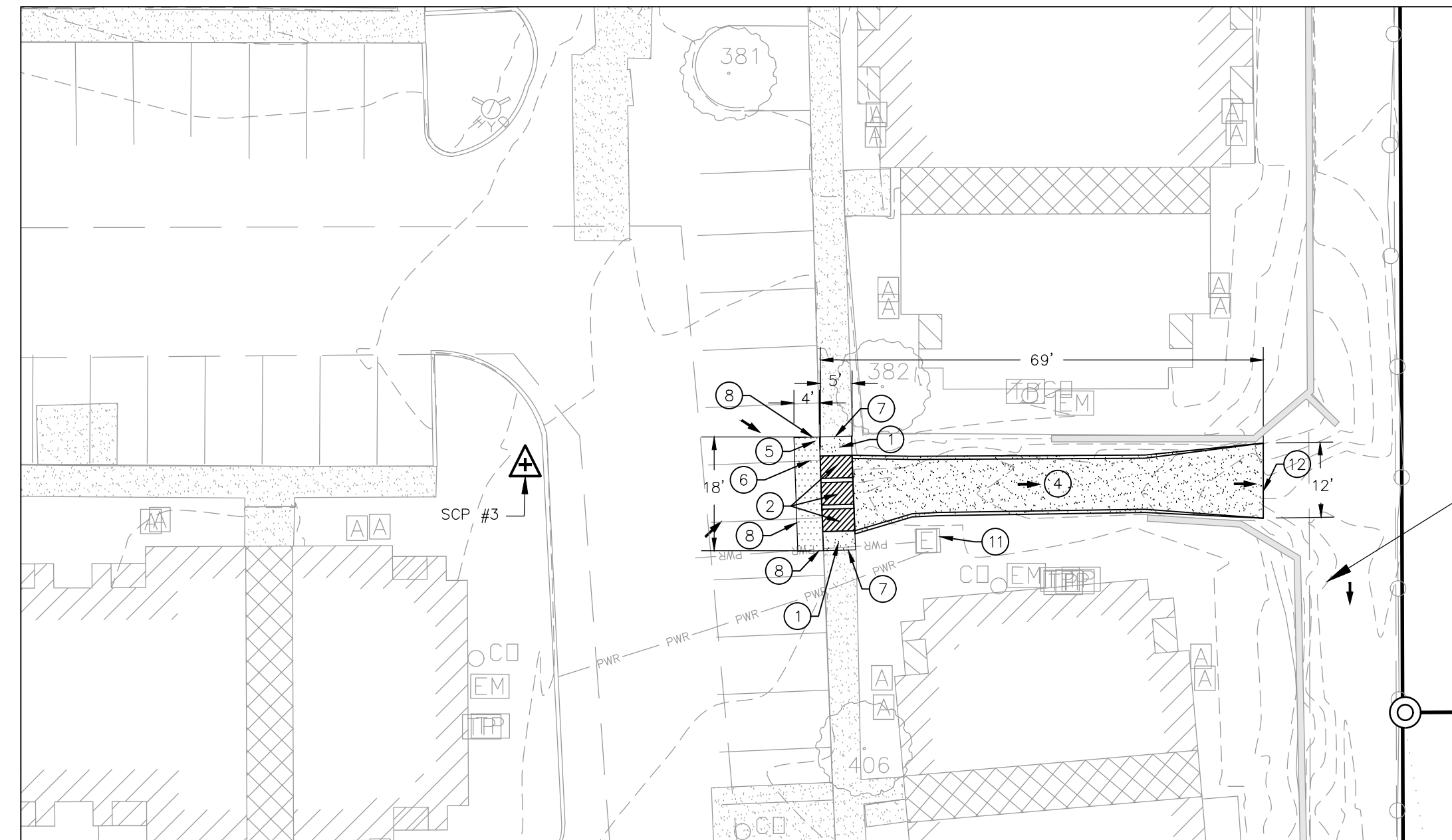
DATE: APRIL 2018
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Horizontal Scale: 1"=20'



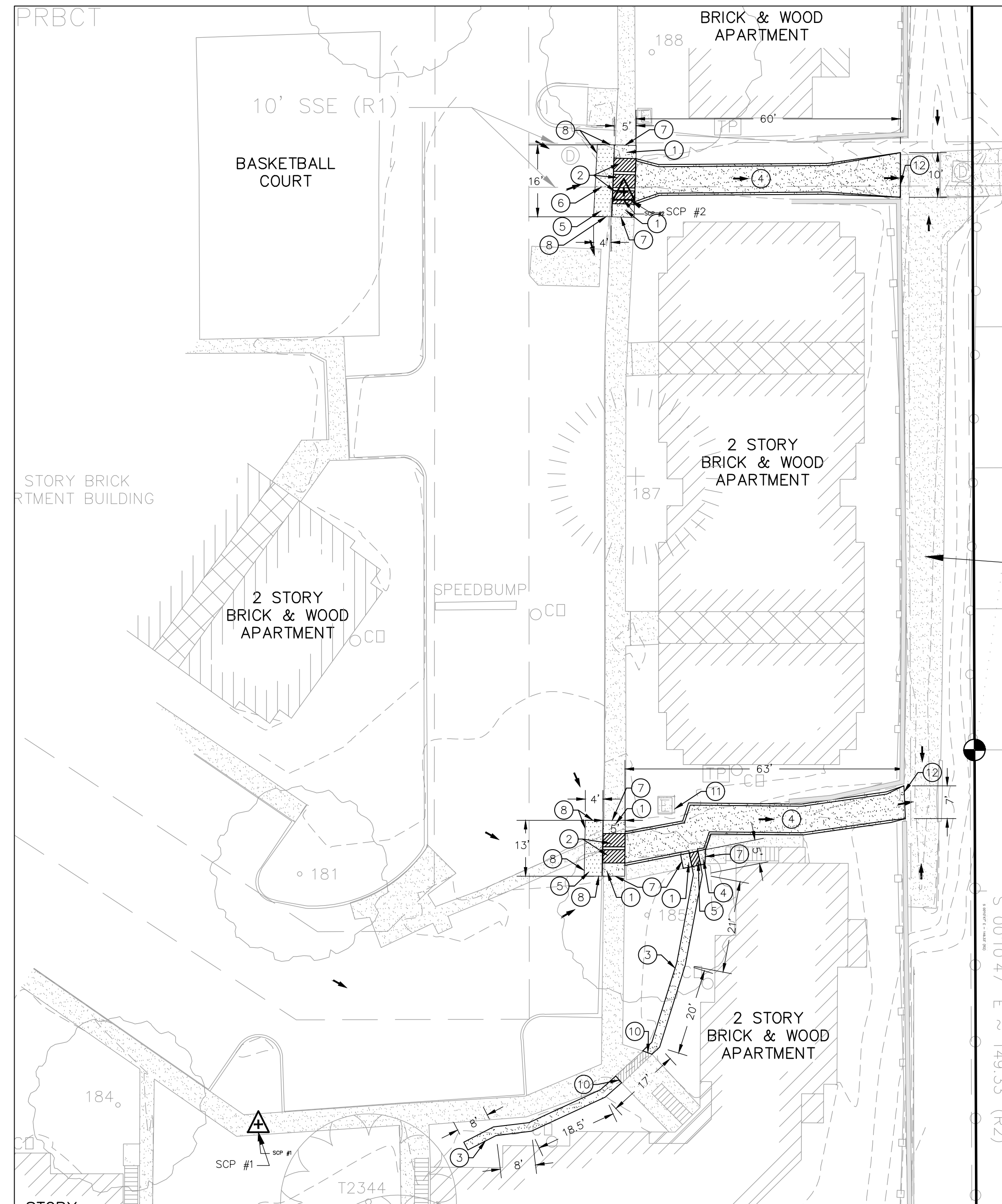
SHEET OF
C4.0 14

Apr 06, 2018 - 2:40pm
 P:\Projects\San Antonio Housing Authority\Castle Pointe Apartments\Drawings\C-5.dwg

DRAWN BY: REM CHECKED BY: JN APPROVED BY: JN



PLAN VIEW



PLAN VIEW

SURVEY CONTROL POINTS

- SCP #1: SET 60D NAIL
 N: 13728746.289
 E: 2125762.073
 ELEV: 757.69'
- SCP #2: SET MAG NAIL
 N: 13728957.857
 E: 2125845.033
 ELEV: 758.38'
- SCP #3: SET 60D NAIL
 N: 13729284.962
 E: 2,125,785.692
 ELEV: 765.76'
- SCP #4: SET MAG NAIL
 N: 13,729,344.570
 E: 2,125,690.549
 ELEV: 766.90'
- SCP #5: SET 60D NAIL
 N: 13,729,445.153
 E: 2,125,402.459
 ELEV: 773.82'

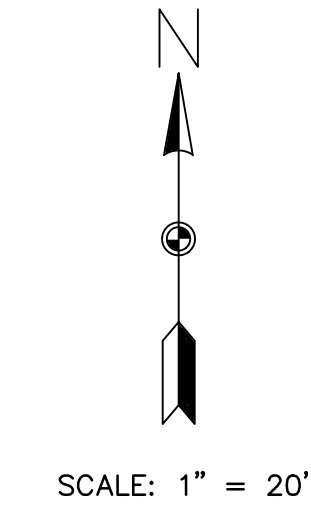
ALL SURVEY CONTROL POINTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION ON-SITE. ANY DISCREPANCIES ARE TO BE REPORTED TO THE SURVEYOR IMMEDIATELY FOR RESOLUTION.

KEYNOTES

- 1 NEW CONCRETE SIDEWALK. REFERENCE TYPICAL DETAILS FOR SIDEWALK CONSTRUCTION DETAIL NO. 7 ON SHEET C8.1.
- 2 NEW SIDEWALK DRAIN BOX. REFERENCE DETAIL NO. 14 ON SHEET C8.1.
- 3 NEW CONCRETE DRAINAGE V-SWALE. REFERENCE DETAIL NO. 6 ON SHEET C8.1.
- 4 NEW CONCRETE U-CHANNEL. REFERENCE DETAIL NO. 2 ON SHEET C8.1.
- 5 NEW ASPHALT PAVEMENT. REFERENCE DETAIL NO. 8 ON SHEET C8.1.
- 6 NEW 4" WIDE WHITE PAINT STRIPING. REFERENCE DETAIL NO. 11 ON SHEET C8.1.
- 7 TIE-IN TO EXISTING CONCRETE SIDEWALK.
- 8 TIE-IN TO EXISTING ASPHALT PAVEMENT.
- 9 EXISTING LIGHT POST TO REMAIN.
- 10 TIE-IN TO EXISTING SIDEWALK DRAIN BOX.
- 11 EXISTING UTILITY BOX TO REMAIN.
- 12 TIE-IN TO EXISTING CONCRETE DRAIN.

SITE PLAN NOTES:

- 1. ALL SIDEWALKS WILL HAVE 2% MAX. GROSS SLOPE.
- 2. ALL CURB RADIUS DIMENSIONS ARE TO FACE OF CURB. CONTRACTOR TO VERIFY ALL PLAN DIMENSIONS PRIOR TO CONSTRUCTION.



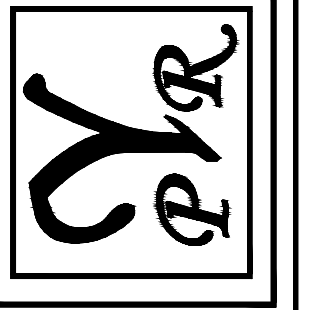
LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- UNDERGROUND COMMUNICATIONS
- UNDERGROUND ELECTRIC
- WASTE WATER LINE
- WATER LINE
- GAS LINE
- OVERHEAD UTILITIES
- GAS METER
- WATER METER
- POWER POLE
- CLEAN OUT
- TELEPHONE PEDESTAL
- A/C UNIT
- WASTE WATER MANHOLE
- SWALE
- SURVEY POINTS
- EXISTING CONTOUR
- GUY WIRE
- WATER VALVE
- GAS VALVE
- SIGN
- ACCESSIBLE SIGN
- LIGHT POST
- SURVEY CONTROL POINT
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE
- PROPOSED SIDEWALK DRAIN BOX
- PROPOSED ASPHALT PAVEMENT
- STORM WATER MANHOLE
- EXISTING STRIPING
- PROPOSED STRIPING

NO.	DATE	DESC.
1		
2		
3		
4		
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YOUNG PROFESSIONAL RESOURCES

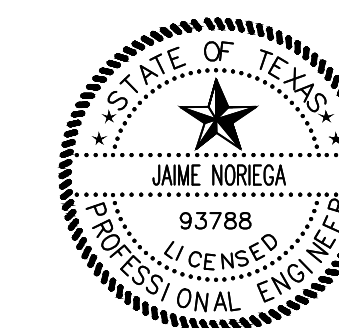
8209 ROUGH RIDER DRIVE, SUITE 101
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SAN ANTONIO HOUSING AUTHORITY
 818 S. FLORES ST.
 SAN ANTONIO, TEXAS 78244

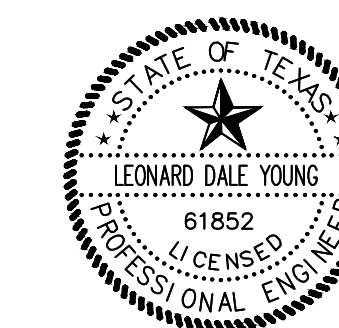
SITE DIMENSION CONTROL PLAN

CASTLE POINTE APARTMENTS
 SITE IMPROVEMENTS
 SAN ANTONIO, TEXAS



Jaime Noriega
 JAIME NORIEGA, P.E.

04/06/2018
 DATE

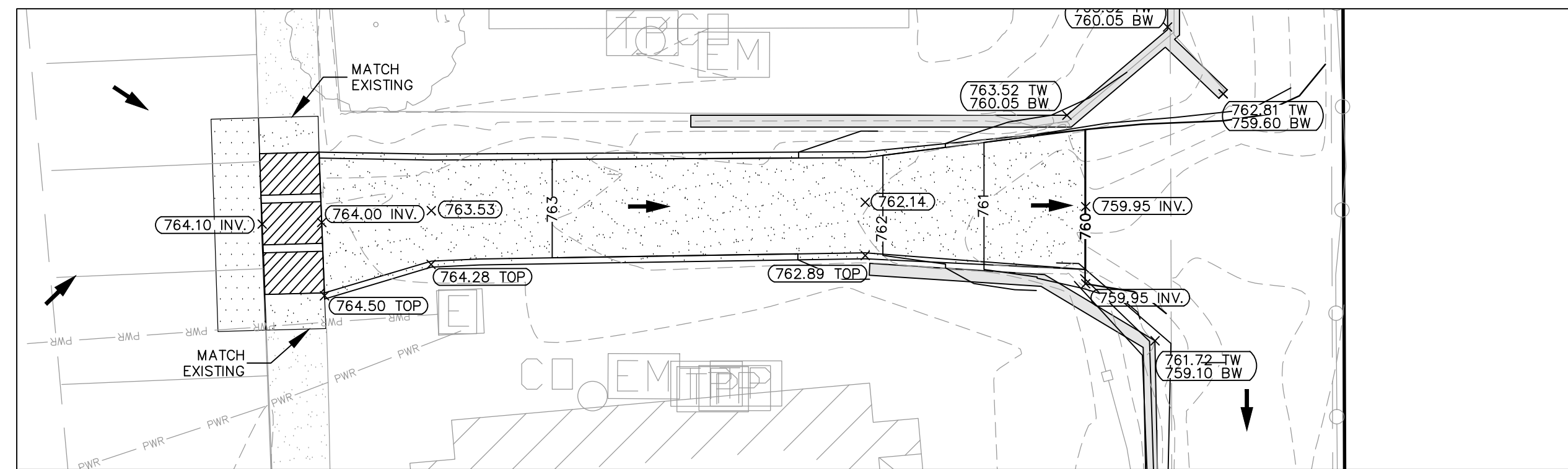


L.D. Young
 LEONARD DALE YOUNG, P.E.

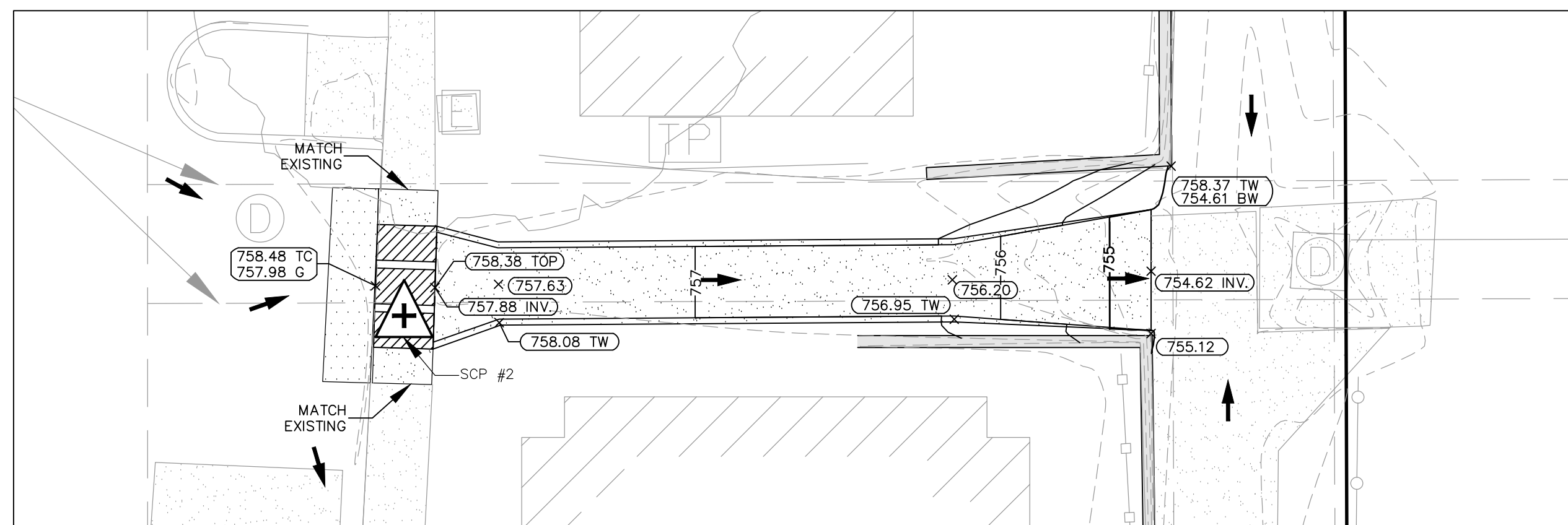
04/06/2018
 DATE

DATE: APRIL 2018
 Vertical Scale: N.T.S.
 Horizontal Scale: 1"=20'

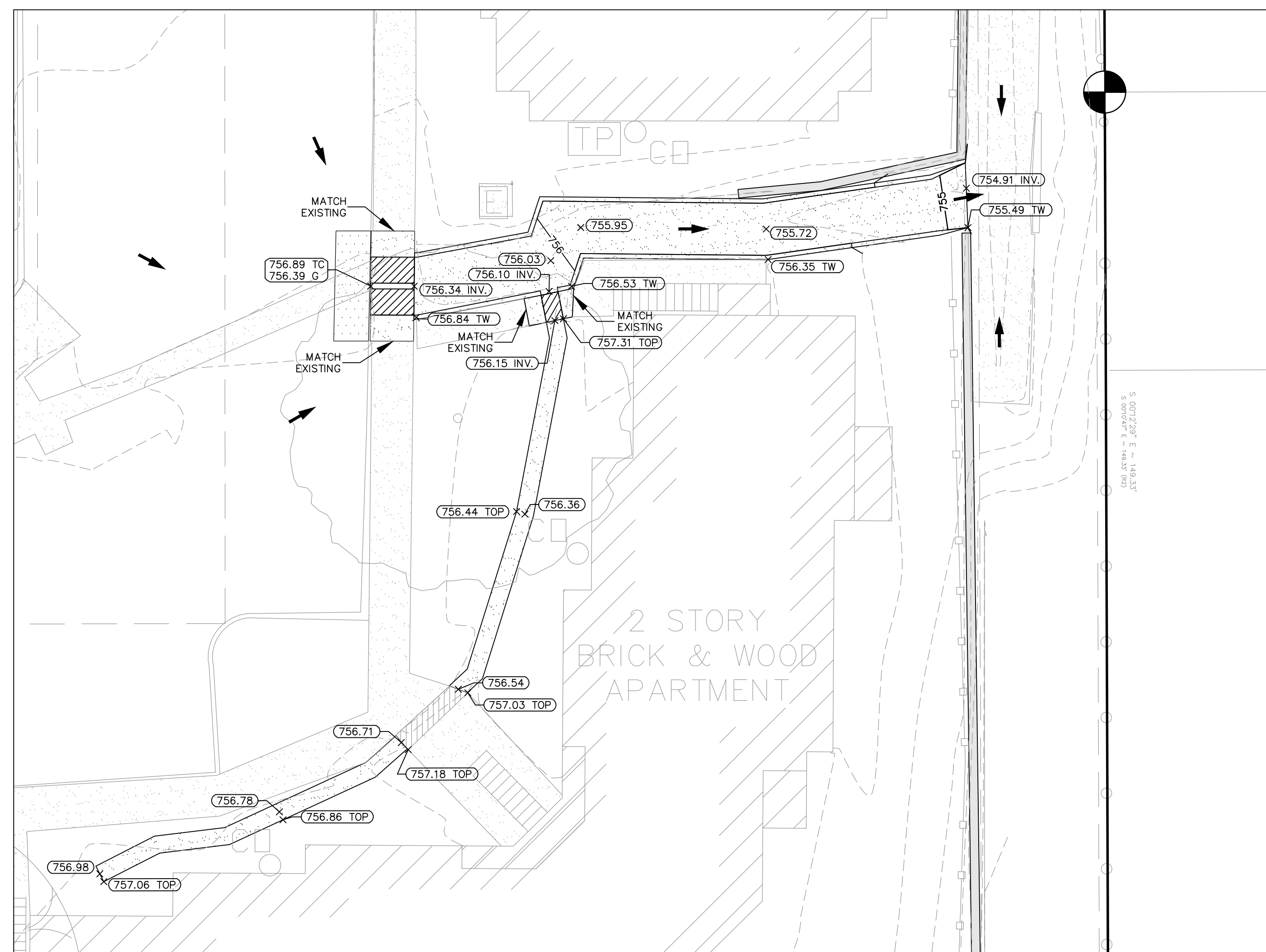
SHEET OF
C5.0 14



DRAIN "A"



DRAIN "B"

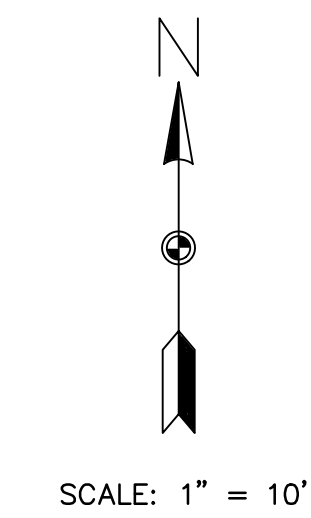


DRAIN "C"

SURVEY CONTROL POINTS

- SCP #1: SET 60D NAIL
N: 13728746.289
E: 2125762.073
ELEV: 757.69'
- SCP #2: SET MAG NAIL
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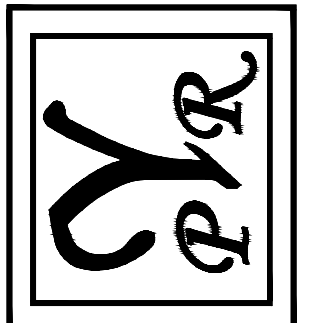
LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
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- UNDERGROUND COMMUNICATIONS
- UNDERGROUND ELECTRIC
- WASTE WATER LINE
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- GAS LINE
- OVERHEAD UTILITIES
- GAS METER
- WATER METER
- POWER POLE
- CLEAN OUT
- TELEPHONE PEDESTAL
- A/C UNIT
- WASTE WATER MANHOLE
- SWALE
- 173.66 SURVEY POINTS
- 173 EXISTING CONTOUR
- GUY WIRE
- WATER VALVE
- GAS VALVE
- SIGN
- ACCESSIBLE SIGN
- LIGHT POST
- SURVEY CONTROL POINT
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE
- PROPOSED SIDEWALK DRAIN BOX
- PROPOSED ASPHALT PAVEMENT
- PROPOSED GRADING FLOW LINE
- EXISTING STRIPING
- PROPOSED STRIPING
- 756.65 EXISTING SPOT ELEVATION
- 756.03 PROPOSED SPOT ELEVATION
- 756.89 TC / 756.39 G PROPOSED SPOT ELEVATION / TOP OF CURB AND GUTTER
- 756.03 STORM WATER MANHOLE

SPRINKLE & CO. ARCHITECTS
506 BROADWAY, SAN ANTONIO, TX 78215
F: 210-222-7722 W: sprinckleco.com

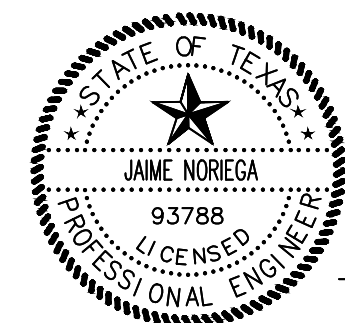
REVISIONS	DATE	DESC.
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YOUNG PROFESSIONAL RESOURCES
8209 ROUHRIDER DRIVE, SUITE 101
WINDCREST, TX 78239
O: (210) 590-9215 F: (210) 590-9346
REGISTRATION NO. F-8635



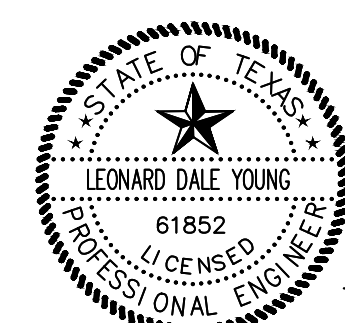
SAN ANTONIO HOUSING AUTHORITY
818 S. FLORES ST.
SAN ANTONIO, TEXAS 78204

GRADING & DRAINAGE PLAN
CASTLE POINTE APARTMENTS
SITE IMPROVEMENTS
SAN ANTONIO, TEXAS



Jaime Noriega
JAIME NORIEGA, P.E.

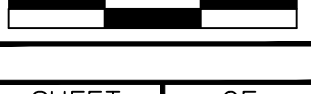
04/06/2018
DATE



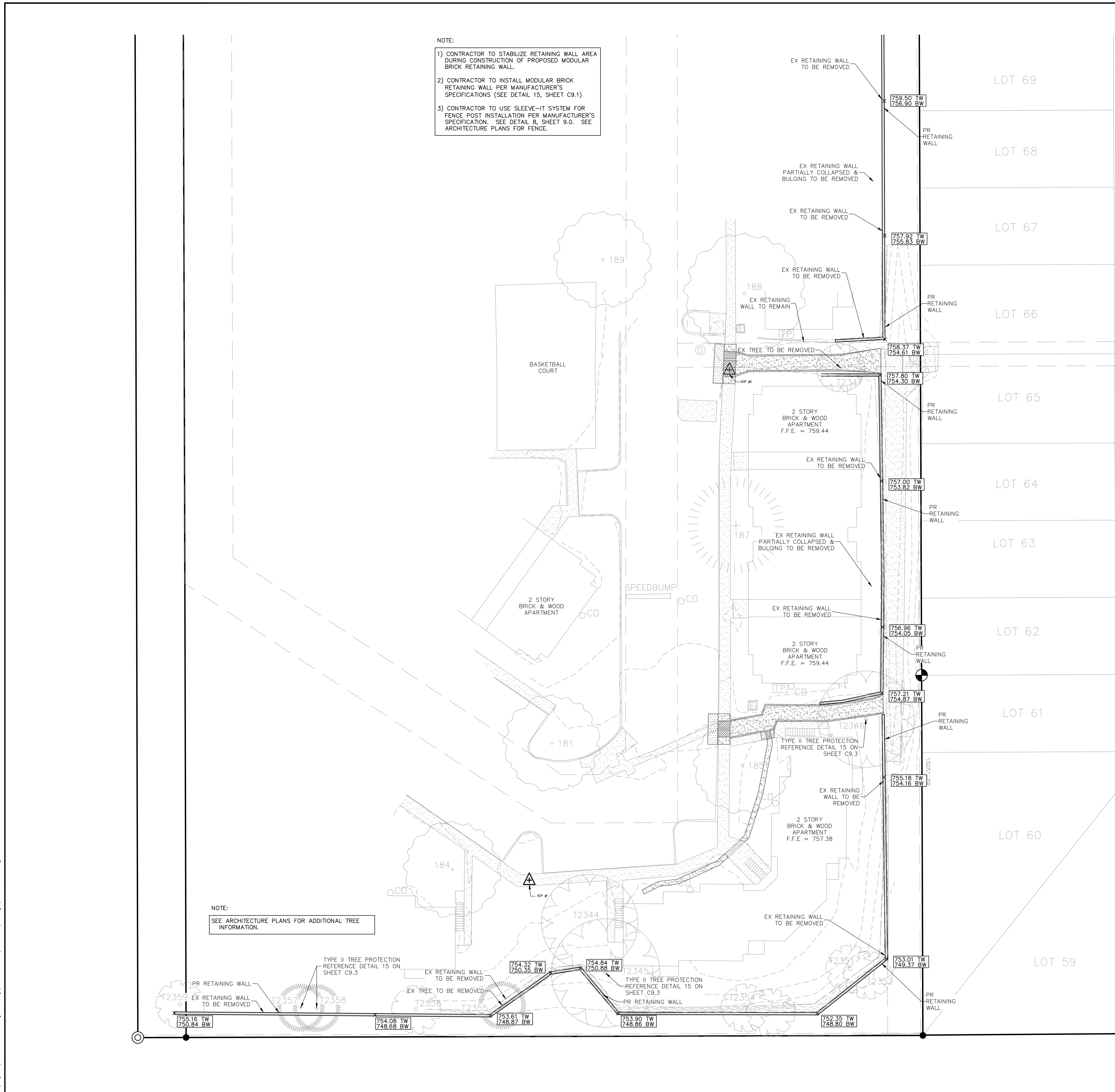
Leonard Dale Young
LEONARD DALE YOUNG, P.E.

04/06/2018
DATE

DATE: APRIL 2018
Vertical Scale: N.T.S.
Horizontal Scale: 1"=10'



SHEET OF
C6.0 14



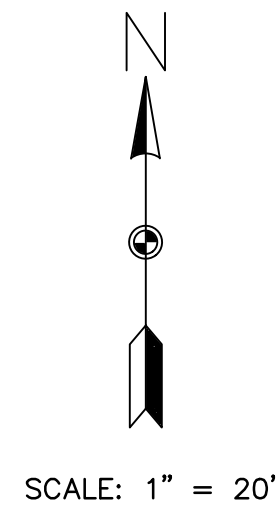
NOTE:
 1) CONTRACTOR TO STABILIZE RETAINING WALL AREA DURING CONSTRUCTION OF PROPOSED MODULAR BRICK RETAINING WALL.
 2) CONTRACTOR TO INSTALL MODULAR BRICK RETAINING WALL PER MANUFACTURER'S SPECIFICATIONS (SEE DETAIL 15, SHEET C9.1)
 3) CONTRACTOR TO USE SLEEVE-IT SYSTEM FOR FENCE POST INSTALLATION PER MANUFACTURER'S SPECIFICATION. SEE DETAIL 8, SHEET 9.0. SEE ARCHITECTURE PLANS FOR FENCE.

NOTE:
 SEE ARCHITECTURE PLANS FOR ADDITIONAL TREE INFORMATION.

SURVEY CONTROL POINTS

- SCP #1: SET 60D NAIL
 N: 13728746.289
 E: 2125762.073
 ELEV: 757.69'
- SCP #2: SET MAG NAIL
 N: 13728957.857
 E: 2125845.033
 ELEV: 758.38'
- SCP #3: SET 60D NAIL
 N: 13,729,284.962
 E: 2,125,785.692
 ELEV: 765.76'
- SCP #4: SET MAG NAIL
 N: 13,729,344.570
 E: 2,125,690.549
 ELEV: 766.90'
- SCP #5: SET 60D NAIL
 N: 13,729,445.153
 E: 2,125,402.459
 ELEV: 773.82'

ALL SURVEY CONTROL POINTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION ONSITE. ANY DISCREPANCIES ARE TO BE REPORTED TO THE SURVEYOR IMMEDIATELY FOR RESOLUTION.



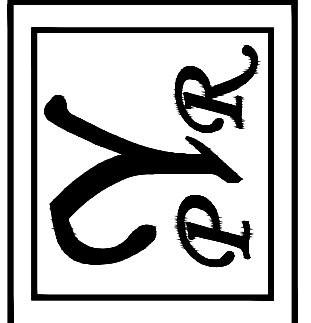
LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- UNDERGROUND COMMUNICATIONS
- UNDERGROUND ELECTRIC
- WASTE WATER LINE
- WATER LINE
- GAS LINE
- OVERHEAD UTILITIES
- GAS METER
- WATER METER
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- CLEAN OUT
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- × 173.66 SURVEY POINTS
- 173- EXISTING CONTOUR
- GUY WIRE
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- GAS VALVE
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 106 BROADWAY, SAN ANTONIO, TX 78215
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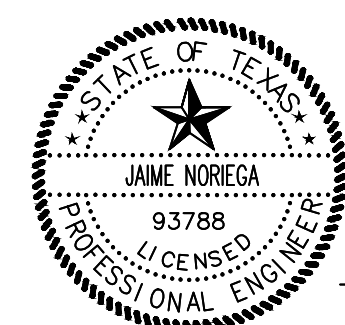
REVISIONS	DATE	DESC.
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4		

YOUNG PROFESSIONAL RESOURCES
 8209 ROUHRIDER DRIVE, SUITE 101
 WINDCREST, TX 78239
 O: (210) 590-9215 F: (210) 590-9346
 REGISTRATION NO. F-8635

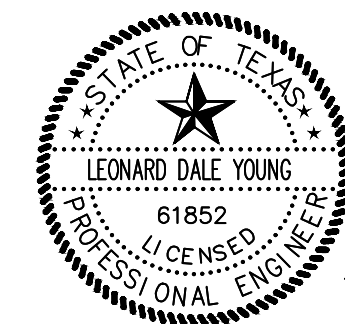


SAN ANTONIO HOUSING AUTHORITY
 818 S. FLORES ST.
 SAN ANTONIO, TEXAS 78204

RETAINING WALL PLAN
 CASTLE POINTE APARTMENTS
 SITE IMPROVEMENTS
 SAN ANTONIO, TEXAS



Jaime Noriega
 JAIME NORIEGA, P.E.
 04/06/2018 DATE



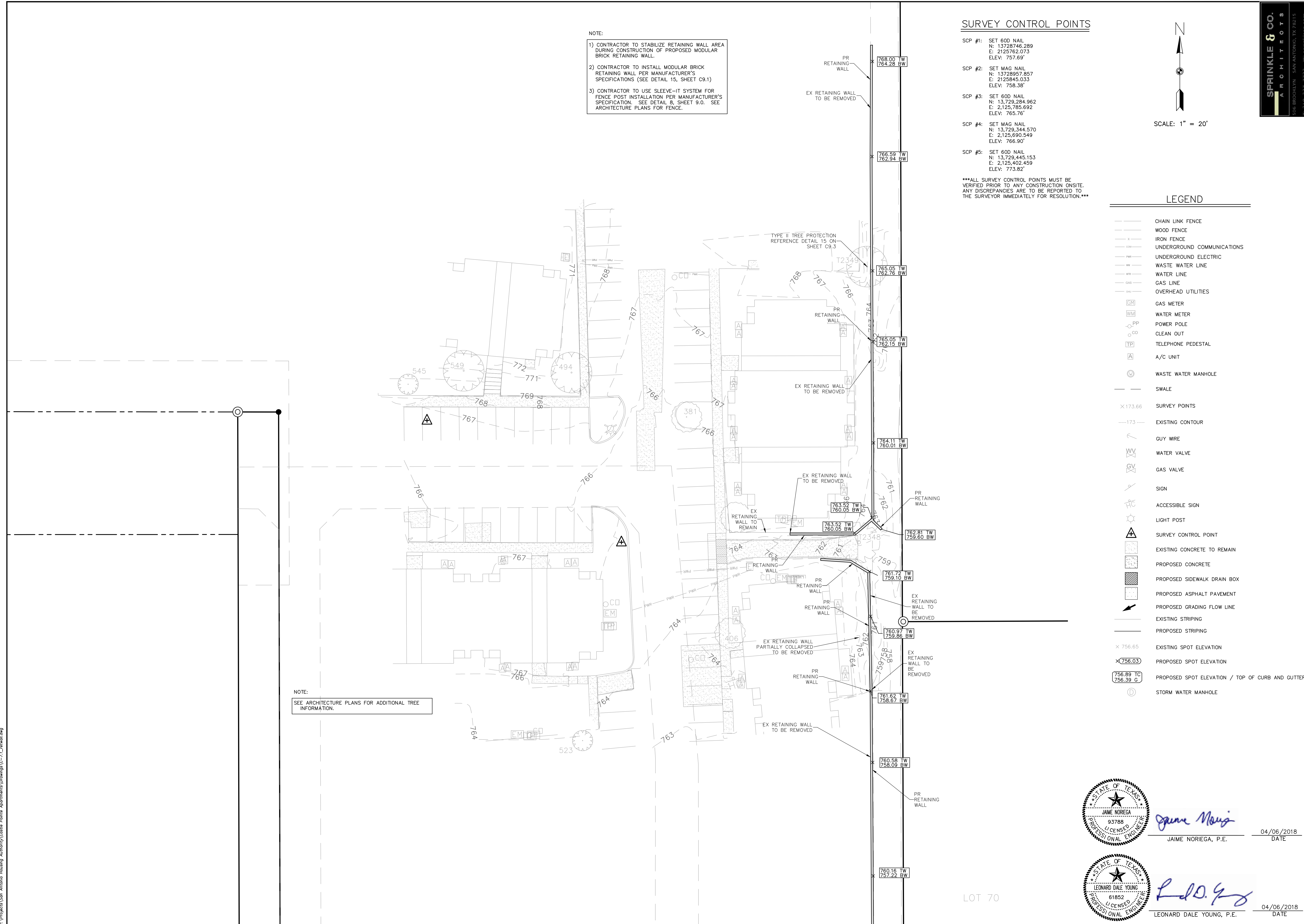
L.D. Young
 LEONARD DALE YOUNG, P.E.
 04/06/2018 DATE

DATE: APRIL 2018

Vertical Scale: N.T.S.
 Horizontal Scale: 1"=20'

SHEET	OF
C7.0	14

Apr 09, 2018 - 4:13pm
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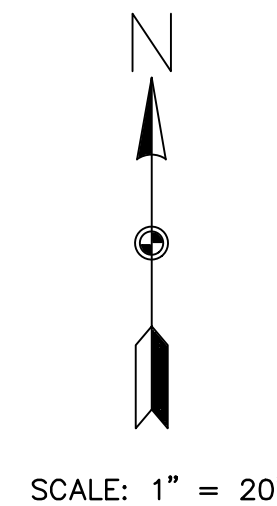
NOTE:
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NOTE:
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 E: 2125762.073
 ELEV: 757.69'
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 E: 2125845.033
 ELEV: 758.38'
- SCP #3: SET 60D NAIL
 N: 13729,284.962
 E: 2,125,785.692
 ELEV: 765.76'
- SCP #4: SET MAG NAIL
 N: 13,729,344.570
 E: 2,125,690.549
 ELEV: 766.90'
- SCP #5: SET 60D NAIL
 N: 13,729,445.153
 E: 2,125,402.459
 ELEV: 773.82'

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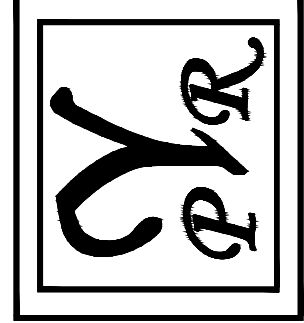
LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- UNDERGROUND COMMUNICATIONS
- UNDERGROUND ELECTRIC
- WASTE WATER LINE
- WATER LINE
- GAS LINE
- OVERHEAD UTILITIES
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- × 173.66 SURVEY POINTS
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- STORM WATER MANHOLE



YOUNG PROFESSIONAL RESOURCES

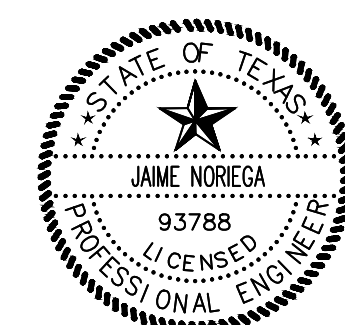
8209 ROUHRIDER DRIVE, SUITE 101
 WINDCREST, TX 78239
 O: (210) 590-9215 F: (210) 590-9346
 REGISTRATION NO. F-8635



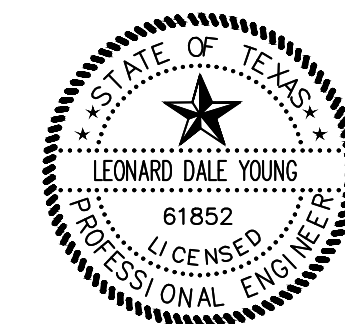
SAN ANTONIO HOUSING AUTHORITY
 818 S. FLORES ST.
 SAN ANTONIO, TEXAS
 78204

RETAINING WALL PLAN

CASTLE POINTE APARTMENTS
 SITE IMPROVEMENTS
 SAN ANTONIO, TEXAS



Jaime Noriega
 JAIME NORIEGA, P.E.
 DATE: 04/06/2018



L.D. Young
 LEONARD DALE YOUNG, P.E.
 DATE: 04/06/2018

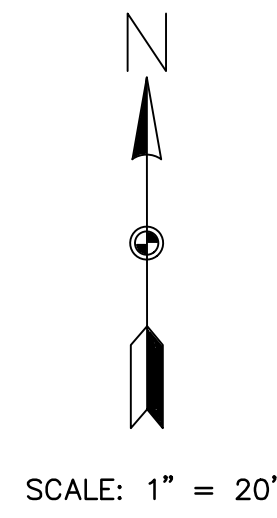
DATE: APRIL 2018	Vertical Scale: N.T.S.
Horizontal Scale: 1"=20'	0 10 20 30
SHEET C7.1	OF 14



SURVEY CONTROL POINTS

- SCP #1: SET 600 NAIL
N: 13728746.289
E: 2125762.073
ELEV: 757.69'
- SCP #2: SET MAG NAIL
N: 13728937.857
E: 2125845.033
ELEV: 758.38'
- SCP #3: SET 600 NAIL
N: 13,729,284.962
E: 2,125,785.692
ELEV: 765.76'
- SCP #4: SET MAG NAIL
N: 13,729,344.570
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ELEV: 766.90'
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LEGEND

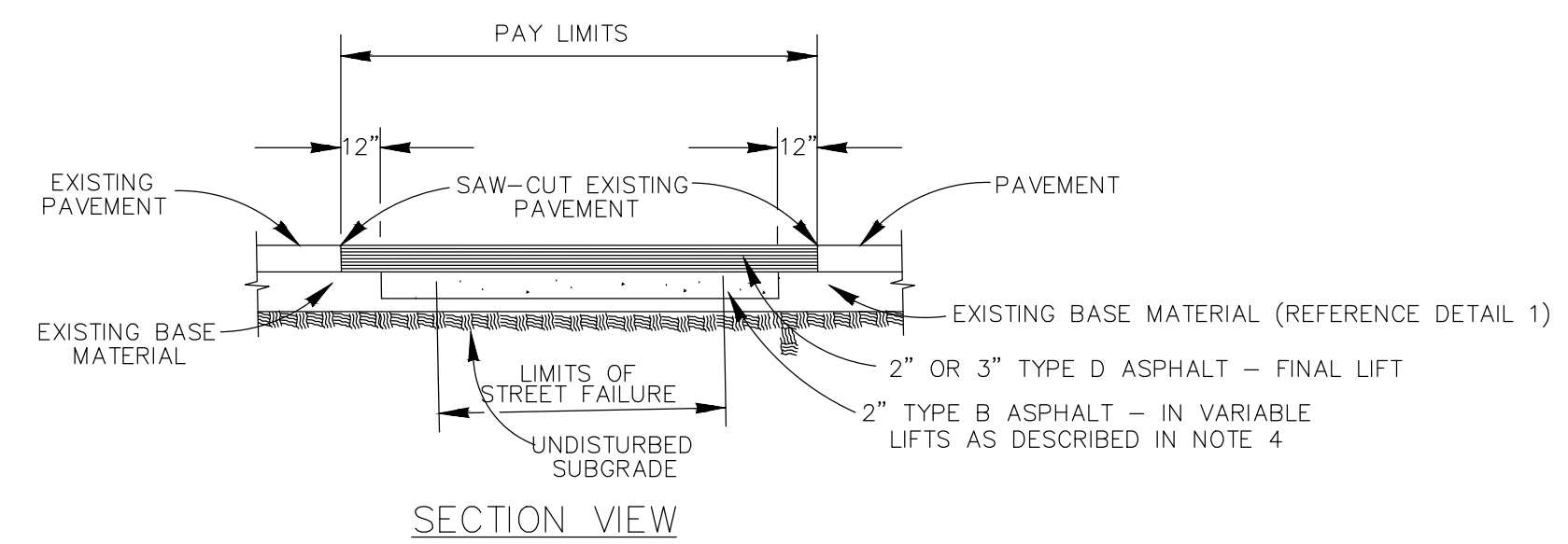
- ASPHALT PAVEMENT TO BE REPAIRED.
- CONCRETE
- LOCATION AND SIZE OF BASE REPAIR IN FEET
- LOCATION AND SIZE OF CONCRETE REPAIR IN FEET

NOTE:

1. ALL PAVED AREAS TO BE SLURRY SEALED.
2. ALL PARKING AREAS TO BE RE-STRIPED.

SEQUENCING OF WORK:

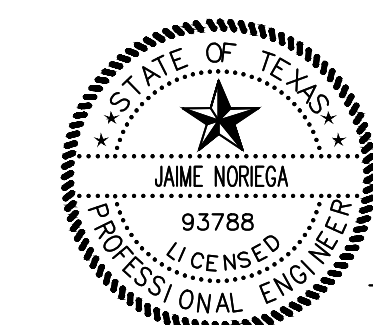
- 1) BASE FAILURE
- 2) CONCRETE REPAIR
- 3) DRAINAGE IMPROVEMENTS
- 4) ADA IMPROVEMENTS
- 5) PAVING
- 6) STRIPING



- NOTES:**
1. APPROXIMATE SIZE OF PAVEMENT PATCH TO BE DETERMINED BY THE ENGINEER IN THE FIELD VIA WASHABLE PAINT. IF CONTRACTOR DISCOVERS THAT THE PAVEMENT FAILURE IS LARGER THAN PAINTED, NOTIFY THE ENGINEER IMMEDIATELY.
 2. CONTRACTOR TO APPLY TACK COAT AS DESCRIBED IN SPECIFICATION.
 3. CONTRACTOR TO CLEAN TRENCH AS DESCRIBED IN SPECIFICATION.
 4. IF REPAIR IS SIX INCHES OR THE REPAIR MATERIAL "TYPE B ASPHALT" SHALL BE PLACED IN LIFTS, AS FOLLOWS:
-6" DEPTH - 2"-3" LIFTS
-8" DEPTH - 2"-4" LIFTS
-10" DEPTH - 2"-4" LIFTS WITH FINAL LIFT BEING 2".
 5. ALL JOINTS SHALL BE TACK COATED PER SPECIFICATIONS.
 6. GROOVE CONTRACTION JOINTS SHALL BE SPACED 10 FT. ON CENTERS. WITH 1/2" ELASTOMERIC EXPANSION JOINTS AT EVERY 50 FT.

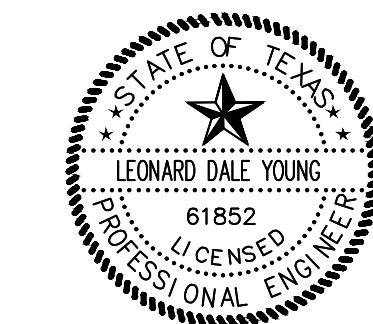
ASPHALT REPAIR DETAIL

SCALE: NONE



Jaime Noriega
JAIME NORIEGA, P.E.

04/06/2018
DATE



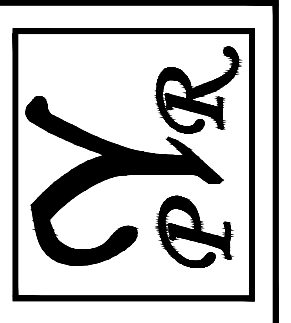
L.D. Young
LEONARD DALE YOUNG, P.E.

04/06/2018
DATE

REVISIONS	DATE	DESC.
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YOUNG PROFESSIONAL RESOURCES

8209 ROUGHRIDER DRIVE, SUITE 101
WINDCREST, TX 78239
O: (210) 590-9215 F: (210) 590-9346
REGISTRATION NO. F-8635



SAN ANTONIO
HOUSING AUTHORITY
818 S. FLORES ST.
SAN ANTONIO, TEXAS
78204

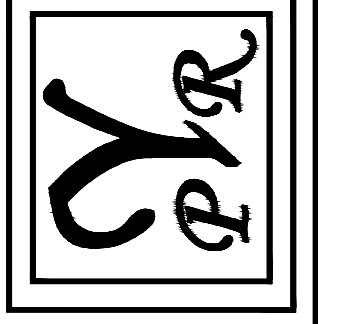
PAVING PLAN

CASTLE POINTE APARTMENTS
SITE IMPROVEMENTS
SAN ANTONIO, TEXAS

DATE: APRIL 2018	Vertical Scale: N.T.S.
	Horizontal Scale: 1"=50'
SHEET	OF
C8.0	14

REVISIONS	
1	
2	
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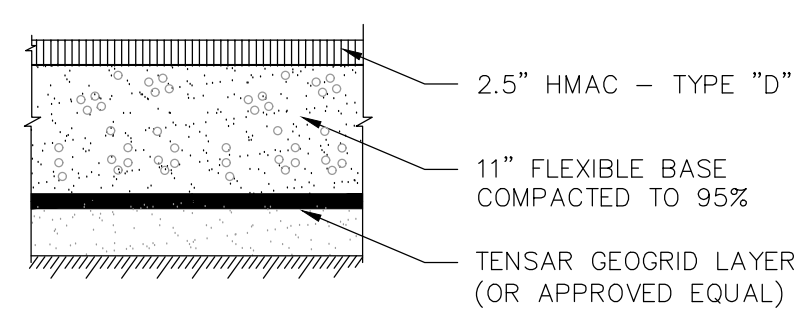
YOUNG PROFESSIONAL RESOURCES
8209 ROUHRIDER DRIVE, SUITE 101
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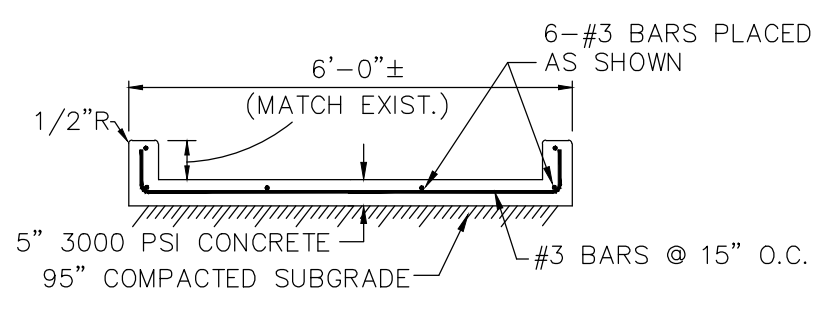
SAN ANTONIO HOUSING AUTHORITY
818 S. FLORES ST.
SAN ANTONIO, TEXAS 78204

DETAILS
CASTLE POINTE APARTMENTS
SITE IMPROVEMENTS
SAN ANTONIO, TEXAS

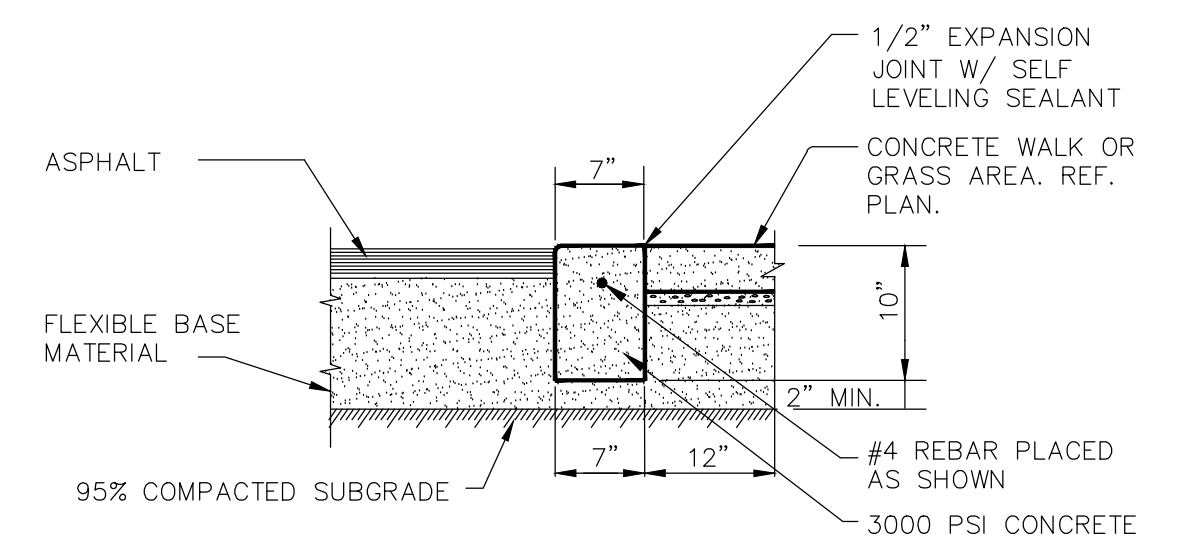
DATE:	APRIL 2018
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SHEET	OF
C9.0	14



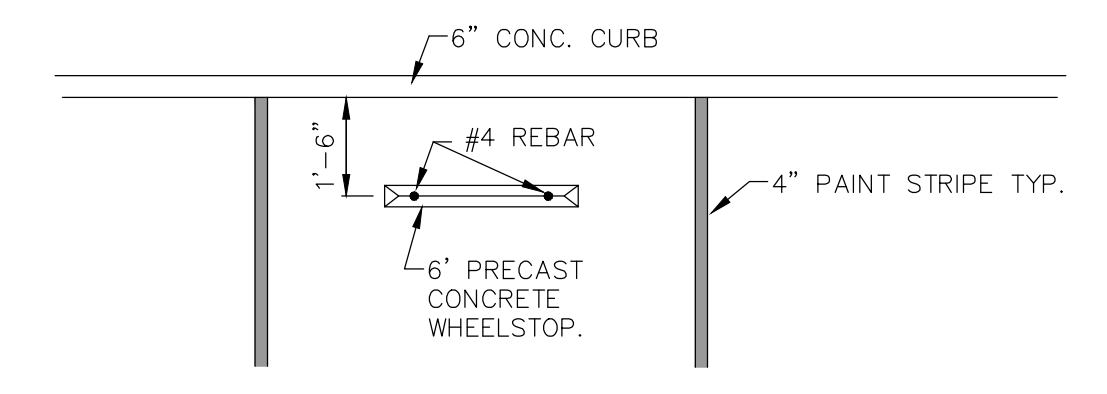
1 FLEXIBLE PAVEMENT SECTION
C9.0 SCALE: NONE



2 CONCRETE CHANNEL SECTION DETAIL
C9.0 SCALE: NONE



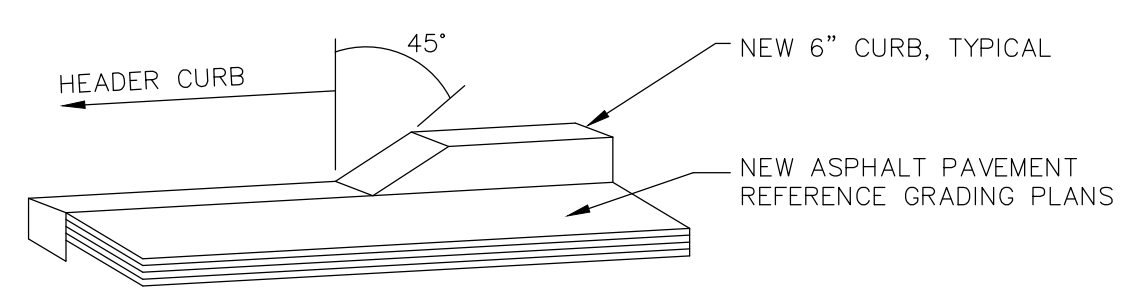
3 HEADER (FLUSH) CURB DETAIL
C9.0 SCALE: NONE



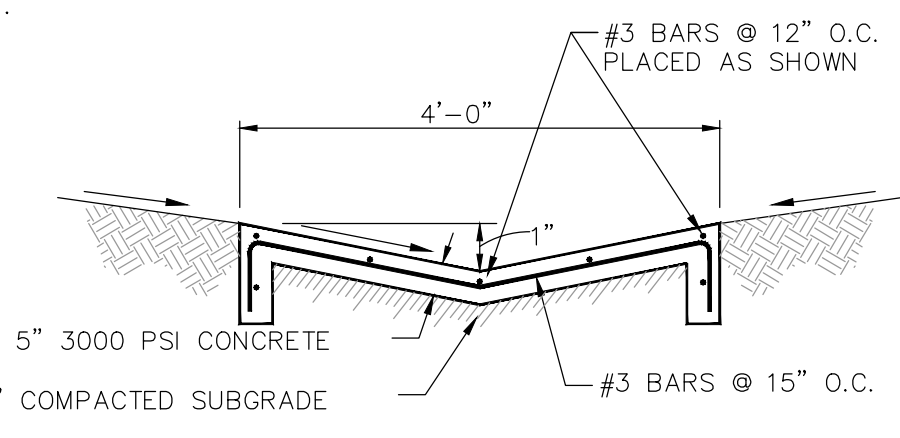
4 WHEELSTOP DETAIL
C9.0 SCALE: NONE

NOTES

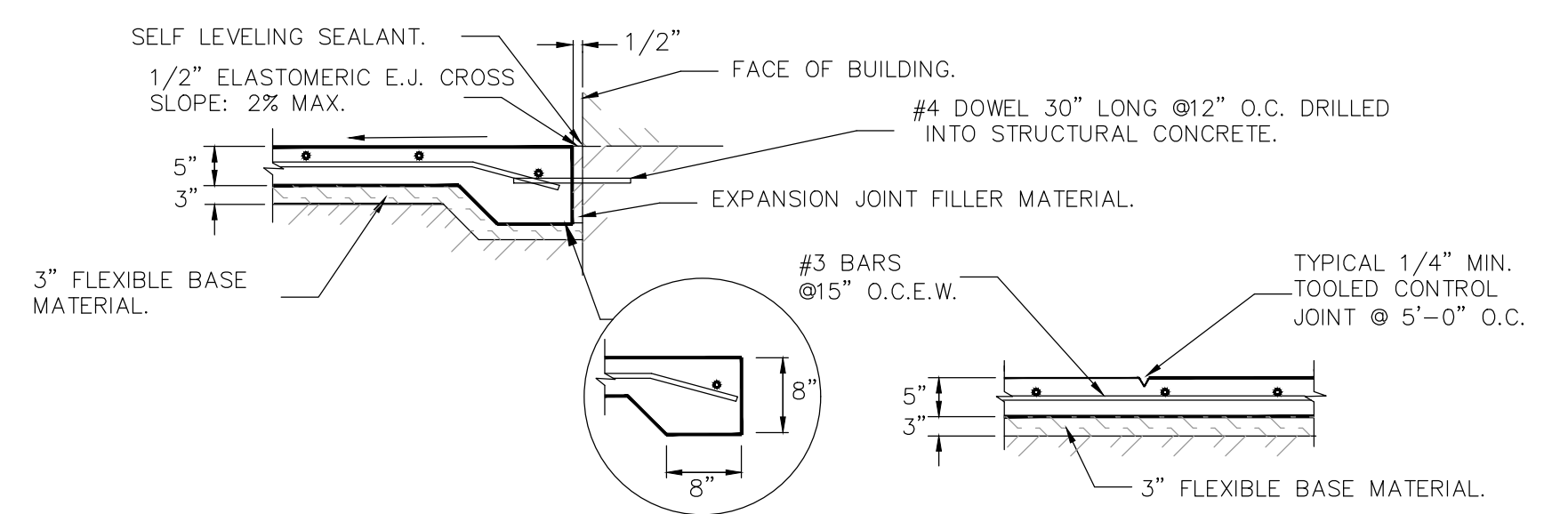
GROOVE CONTRACTION JOINTS SHALL BE SPACED 10 FT. ON CENTERS, WITH 1/2" ELASTOMERIC EXPANSION JOINTS AT EVERY 50 FT.



5 CURB TRANSITION DETAIL
C9.0 SCALE: NONE



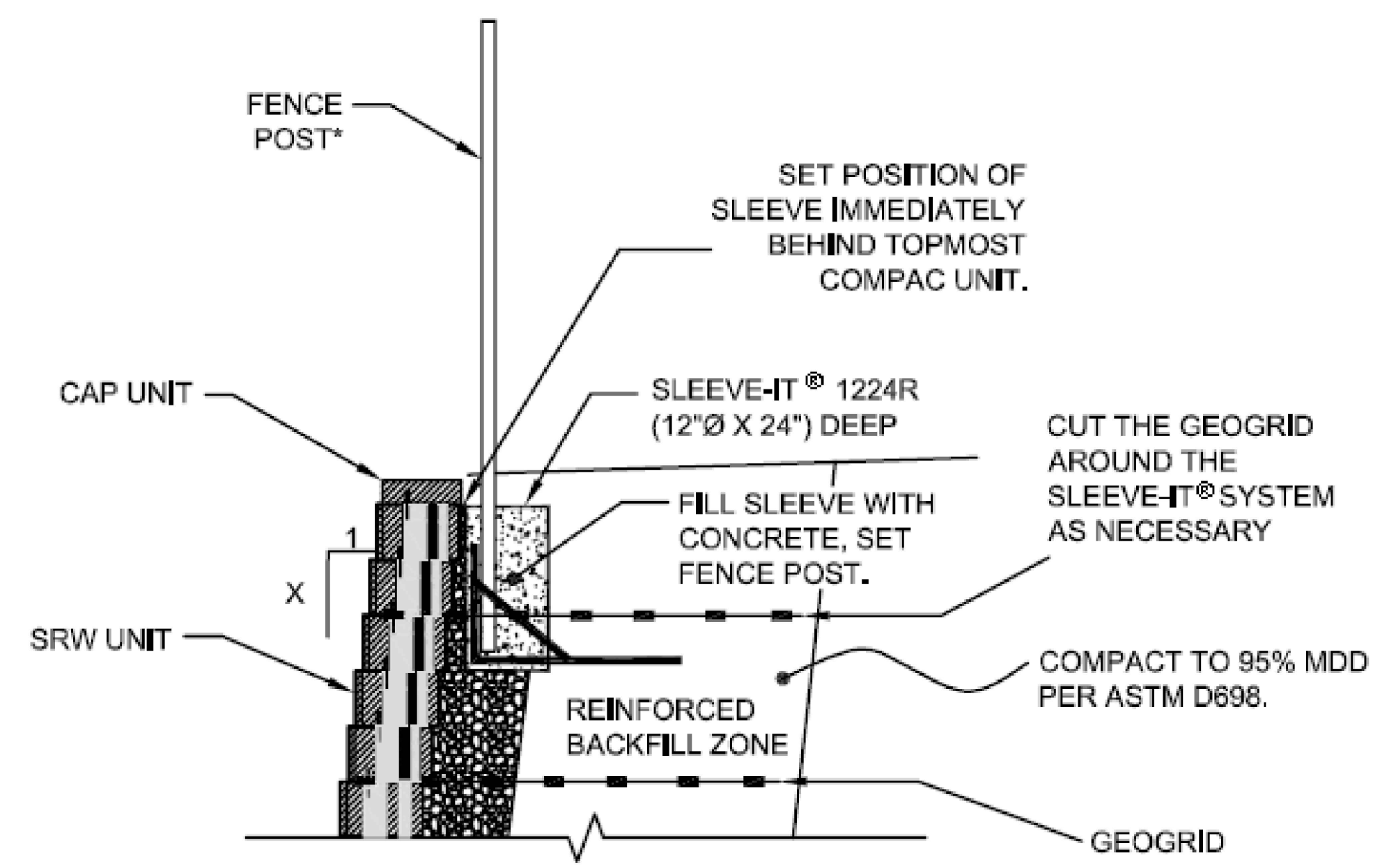
6 CONCRETE DRAINAGE SWALE
C9.0 SCALE: NONE



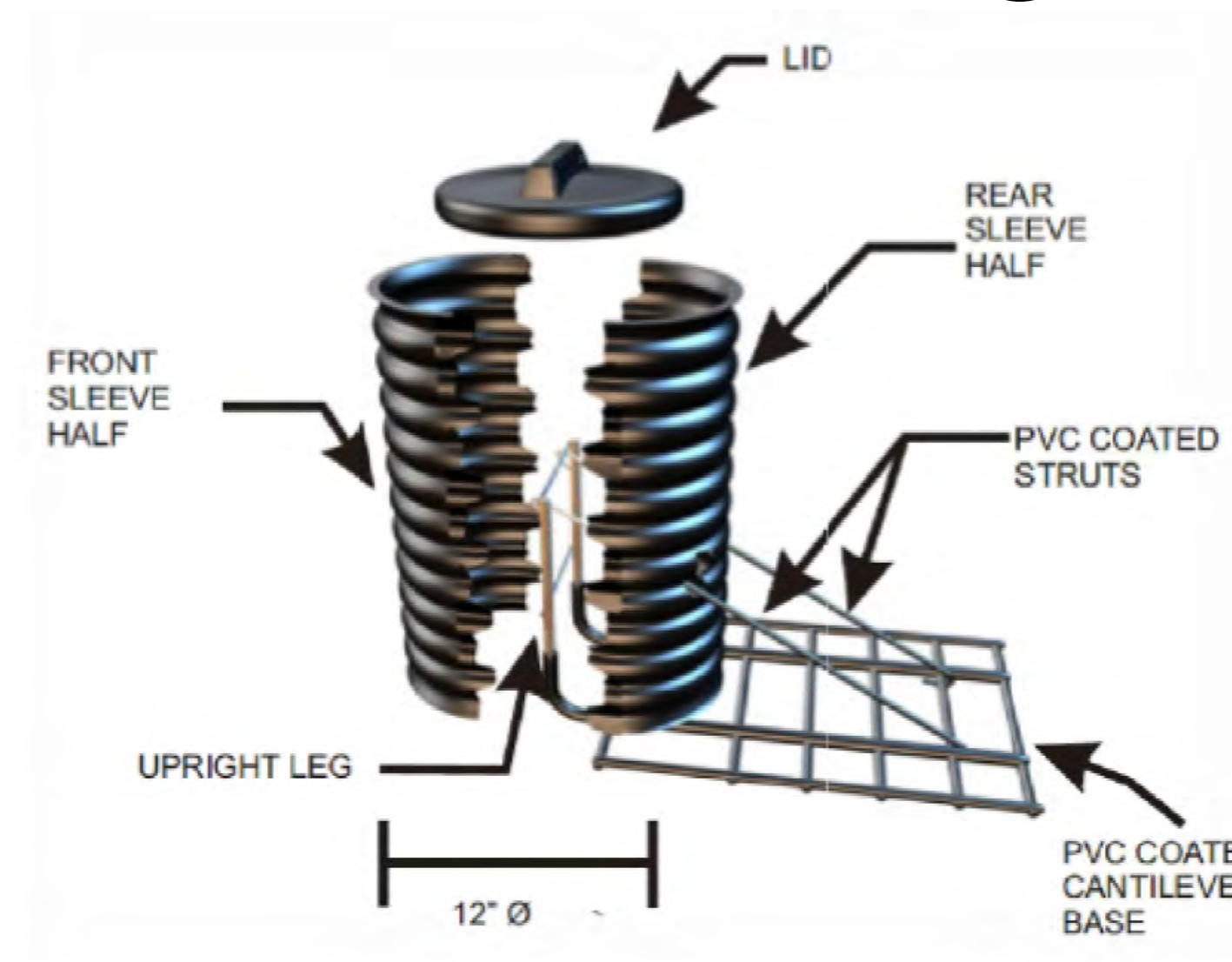
7 SIDEWALK DETAILS
C9.0 SCALE: NONE

GENERAL NOTES FOR CONCRETE SIDEWALKS:

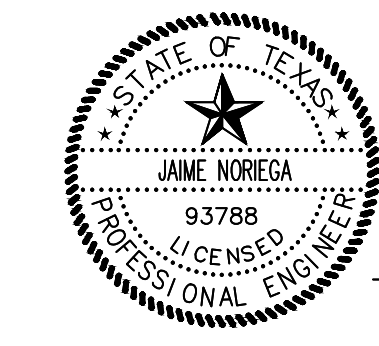
- ALL SIDEWALKS SHALL BE A MINIMUM 3000 PSI CONCRETE WITH NO. 3 BARS AT 15" INCHES ON CENTER.
- SLOPE SIDEWALKS AWAY FROM BLDG. AS INDICATED ON DRAWINGS OR AT 2% MIN.
- PROVIDE SIDEWALK WITH A HORIZONTAL (CROSS) BRUSH FINISH ON ALL SURFACES.
- GROOVE CONTRACTION JOINTS SHALL BE SPACED 5 FT. ON CENTERS, WITH 1/2" ELASTOMERIC EXPANSION JOINTS AT EVERY 30 FT.
- PROVIDE A 1/2" ELASTOMERIC CONCRETE EXPANSION JOINT ALONG NEW BUILDING BETWEEN ALL NEW SIDEWALK.



8 FENCE POST INSTALLATION USING SLEEVE-IT
C9.0 SCALE: NONE

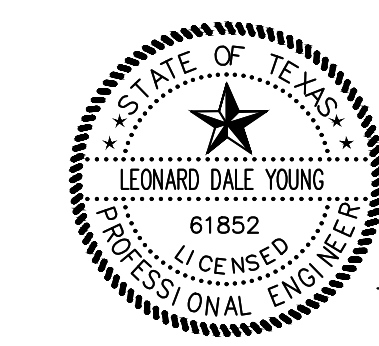


- NOTE:**
- PLEASE REFERENCE ARCHITECTURE PLANS FOR FENCE REQUIREMENT/INSTALLATION.
 - CONTRACTOR TO COORDINATE WITH ARCHITECT/OWNER ON FENCE INSTALLATION REQUIREMENTS. (WITHIN SLEEVE-IT SYSTEM OR APPROVED EQUAL)
 - SLEEVE-IT SYSTEM (OR APPROVED EQUAL) CAN BE BURIED >24" AS LONG AS A 1' DIAMETER FORM IS ATTACHED TO THE TOP TO ALLOW FOR THE CONCRETE TO BE POURED INSIDE.
 - *FENCING SYSTEMS APPROVED FOR USE WITH THE SLEEVE-IT 1224R ARE LIMITED TO THE FOLLOWING HEIGHTS; CHAIN LINK - UP TO 8 FT. (WOODEN, PVC, METAL) - UP TO 6 FT. POST SIZE 4"x4" MAX. AVOID WIND SCREENS OR SOLID BOARD-ON-BOARD FENCING.



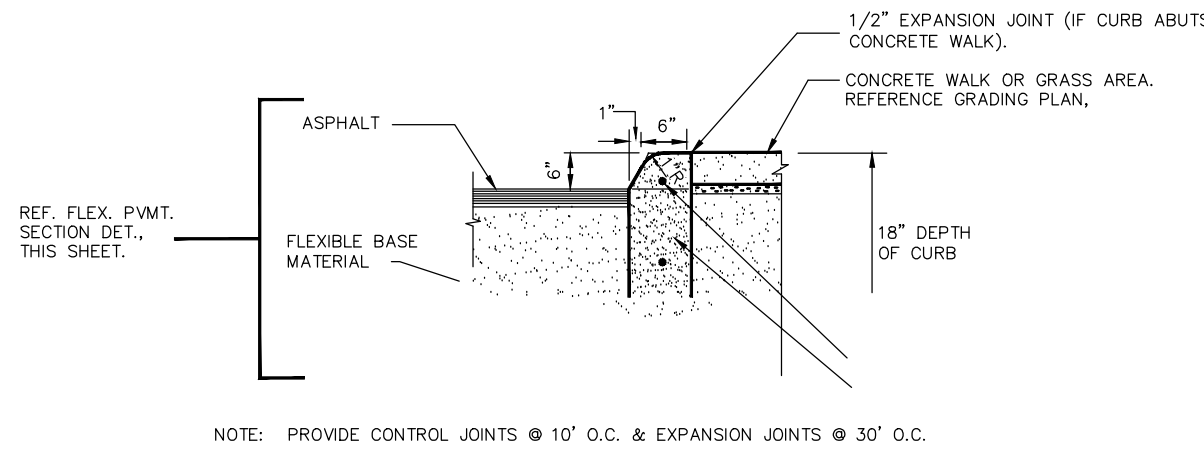
Jaime Noriega
JAIME NORIEGA, P.E.

04/06/2018
DATE

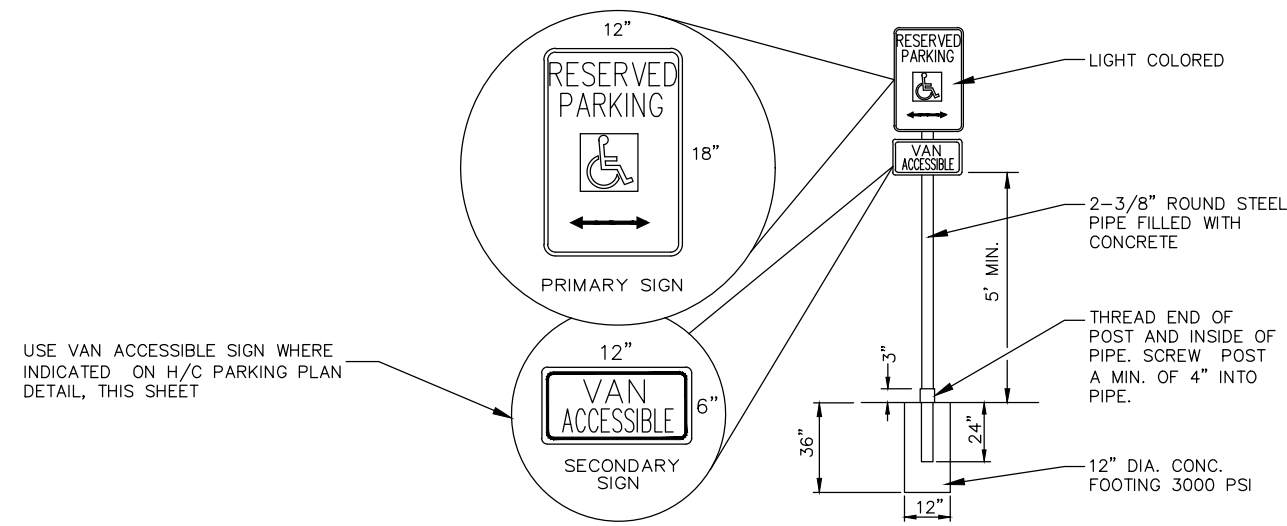


L.D. Young
LEONARD DALE YOUNG, P.E.

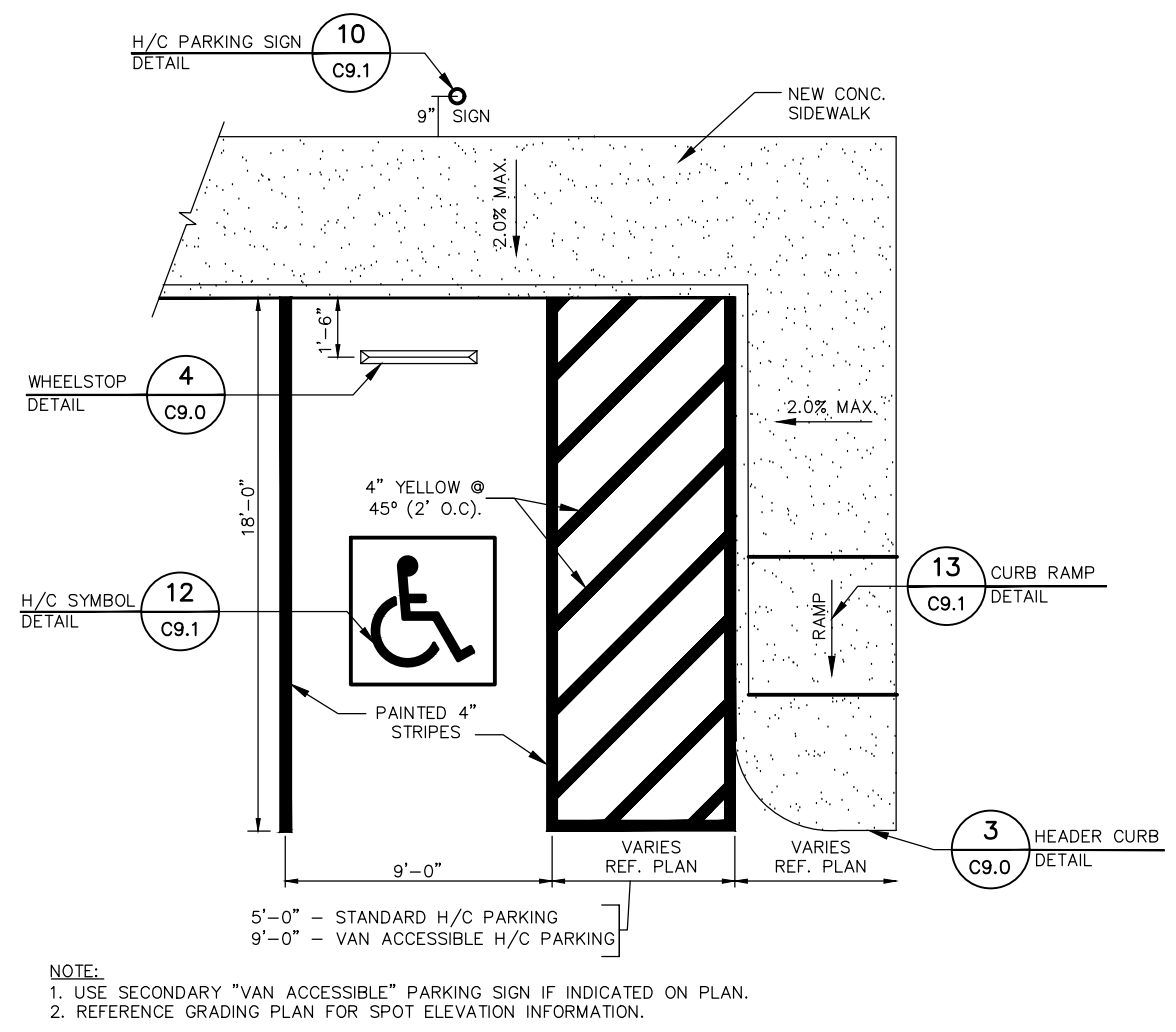
04/06/2018
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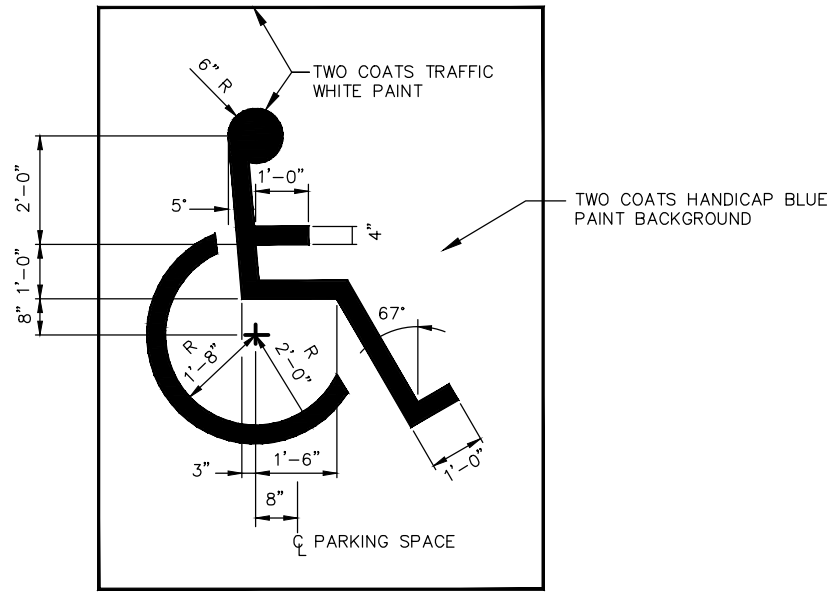
9 CONCRETE CURB DETAIL
C9.1 SCALE: NONE



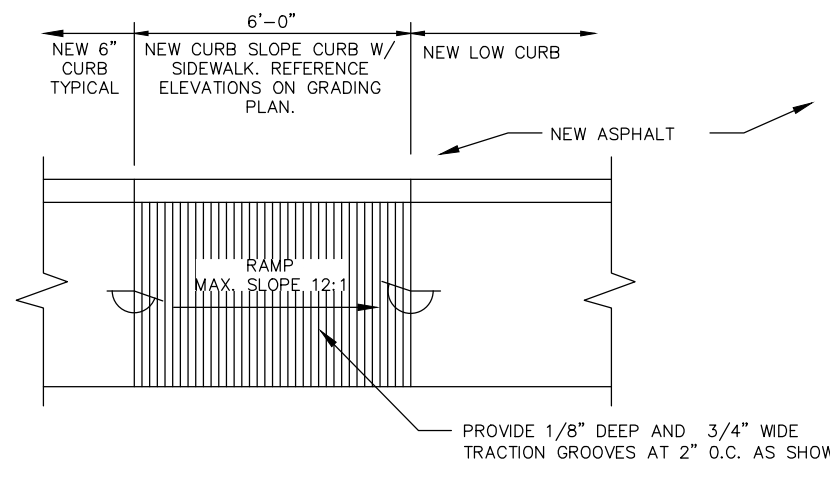
10 HANDICAP PARKING SIGN
C9.1 SCALE: NONE



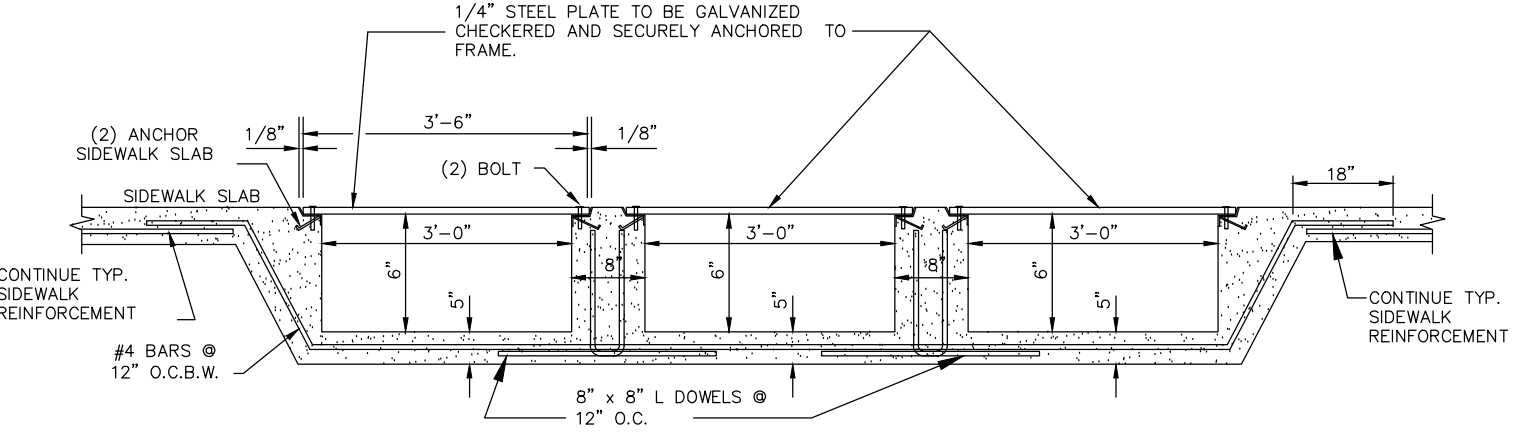
11 HANDICAP PARKING DETAIL
C9.1 SCALE: NONE



12 HANDICAP SYMBOL DETAIL
C9.1 SCALE: NONE



13 PLAN - CURB RAMP DETAIL
C9.1 SCALE: NONE

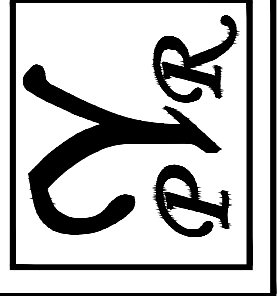


14 MULTIPLE SIDEWALK DRAIN BOX DETAIL W/COVER
C9.1 SCALE: NONE

SPRINKLE & CO.
ARCHITECTS
506 BROADWAY, SAN ANTONIO, TX 78215
T: 210-222-7222 W: SPRINKLECO.COM

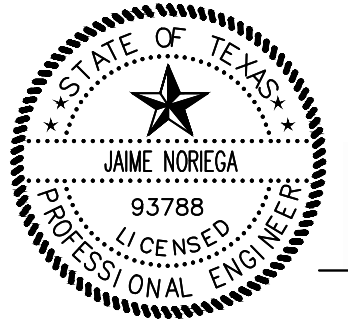
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YOUNG PROFESSIONAL RESOURCES
8209 ROUGH RIDER DRIVE, SUITE 101
WINDCREST, TX 78239
O: (210) 590-9215 F: (210) 590-9346
REGISTRATION NO. F-8635



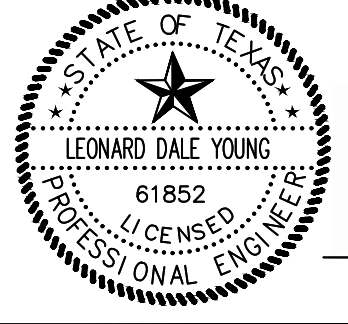
SAN ANTONIO HOUSING AUTHORITY
818 S. FLORES ST.
SAN ANTONIO, TEXAS 78204

DETAILS
CASTLE POINTE APARTMENTS
SITE IMPROVEMENTS
SAN ANTONIO, TEXAS



Jaime Noriega
JAIME NORIEGA, P.E.

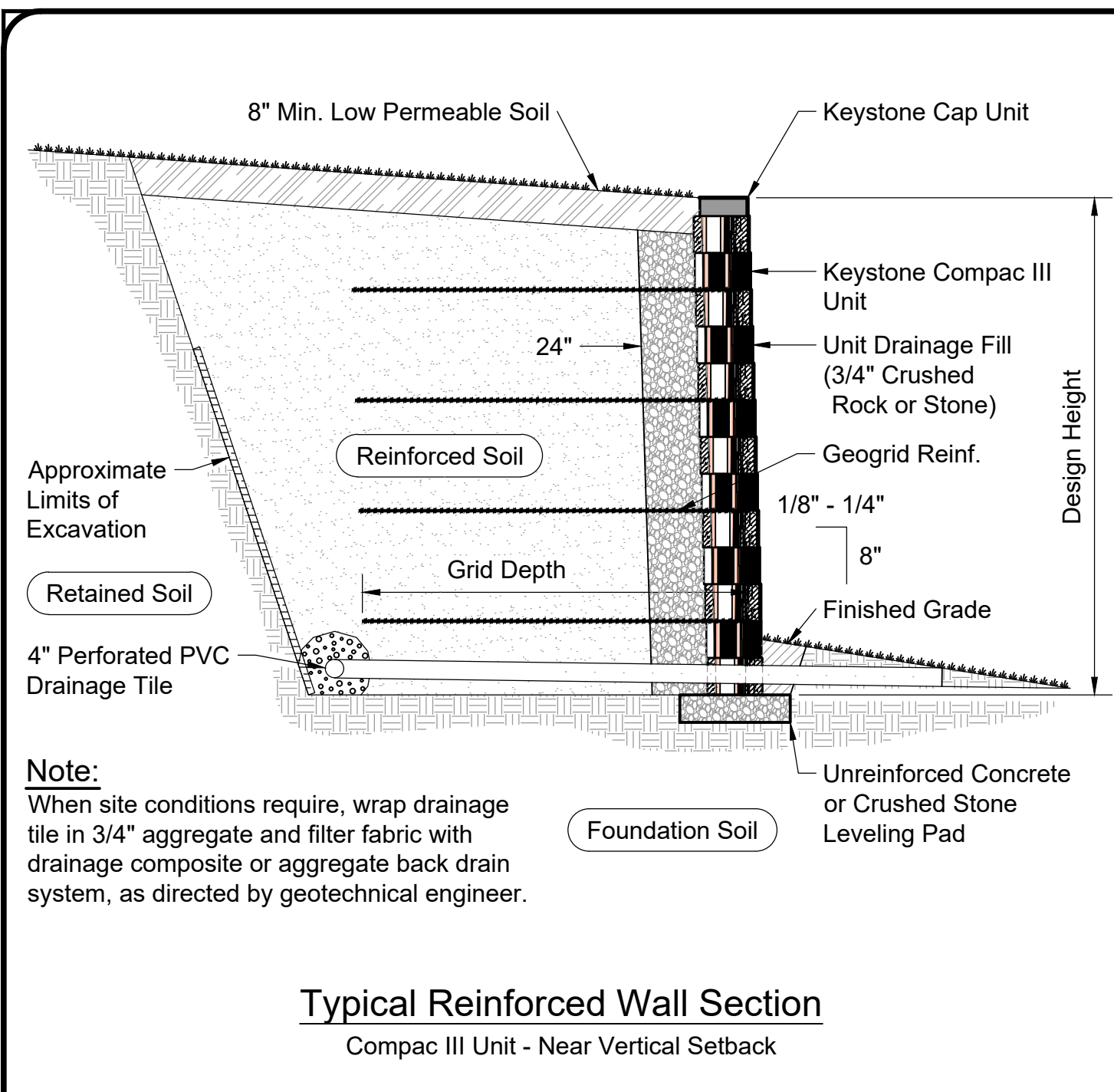
04/06/2018
DATE



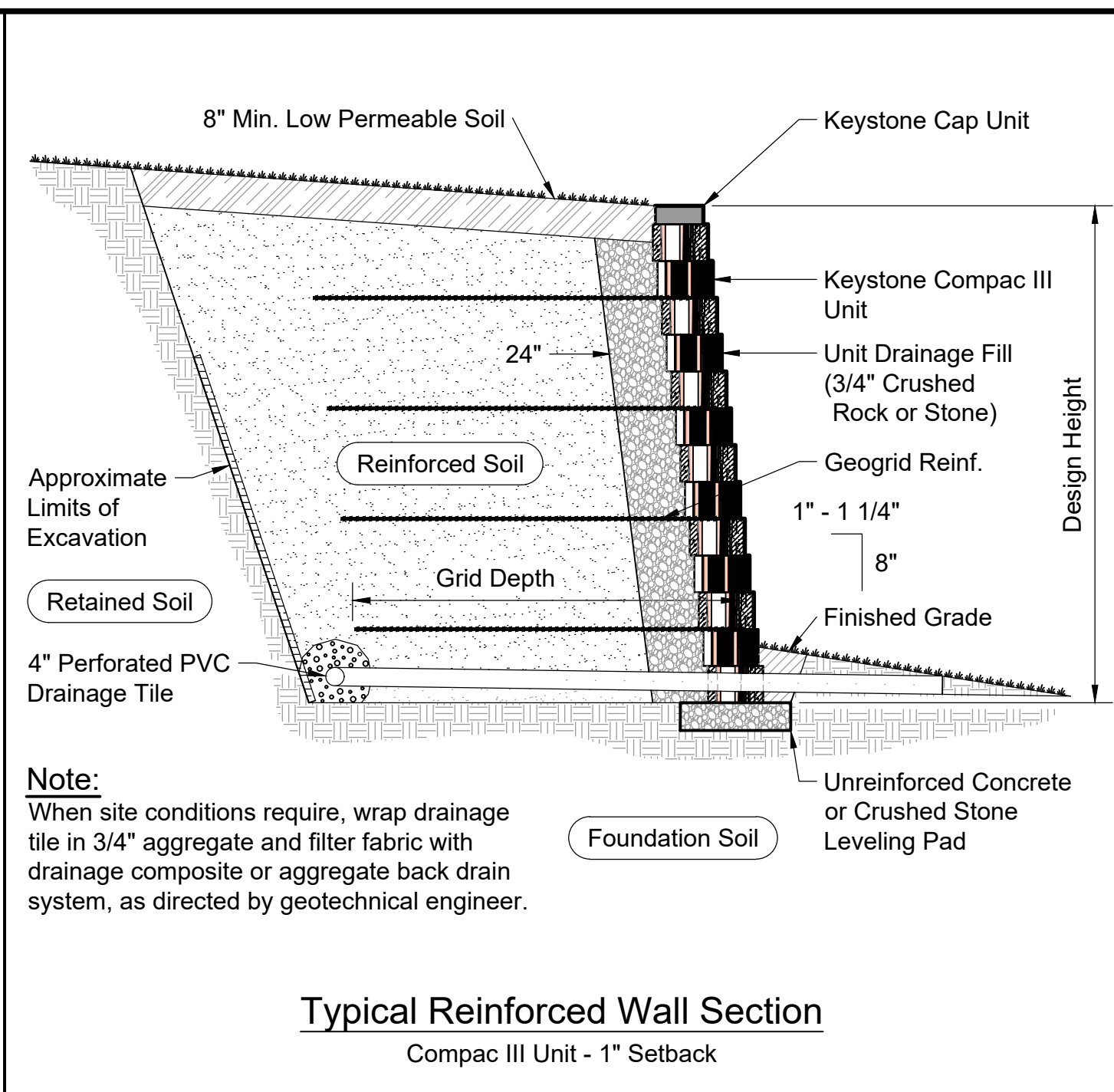
L.D. Young
LEONARD DALE YOUNG, P.E.

04/06/2018
DATE

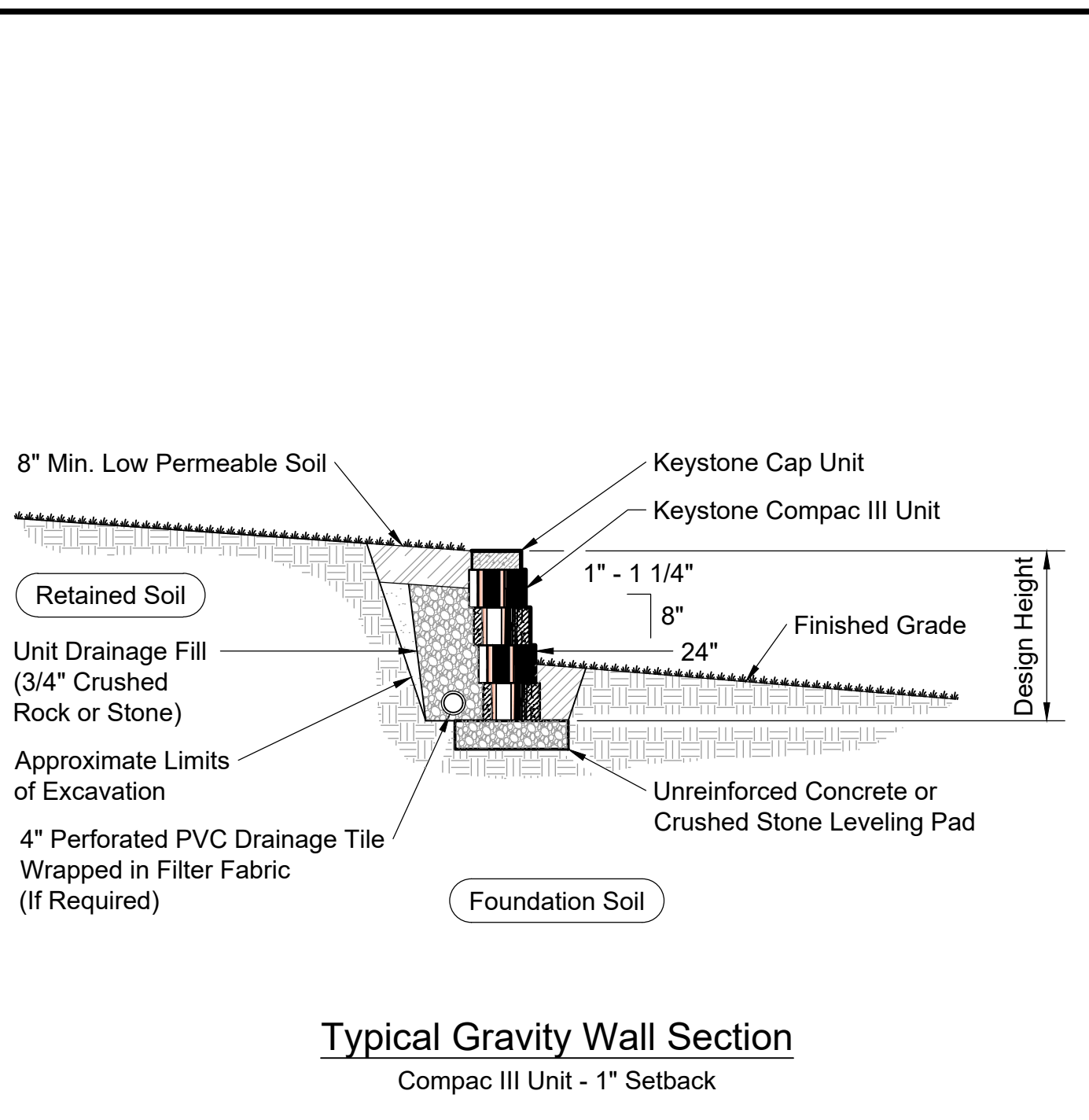
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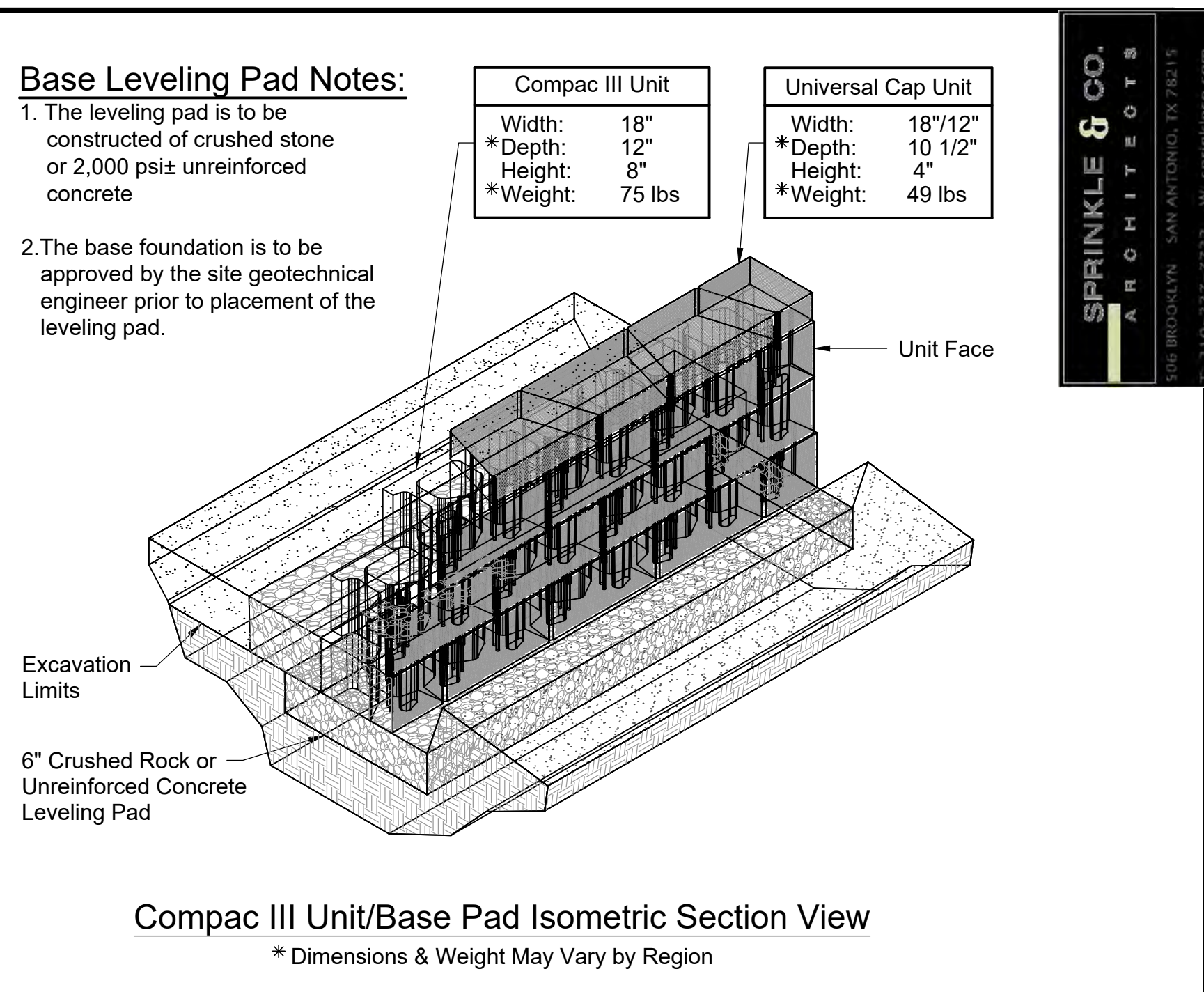
Typical Reinforced Wall Section
Compac III Unit - Near Vertical Setback



Typical Reinforced Wall Section
Compac III Unit - 1" Setback



Typical Gravity Wall Section
Compac III Unit - 1" Setback

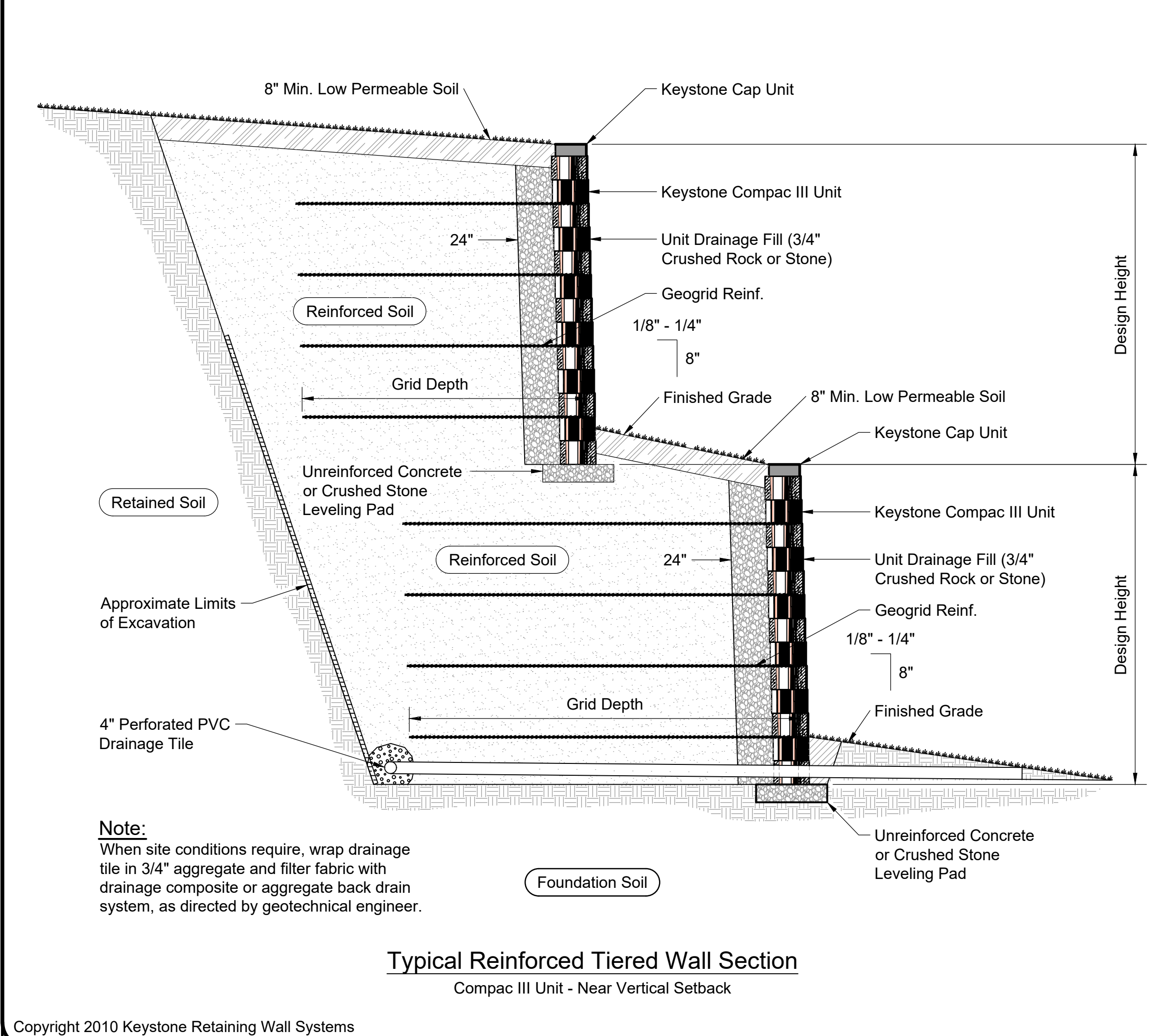


Compac III Unit/Base Pad Isometric Section View
*Dimensions & Weight May Vary by Region

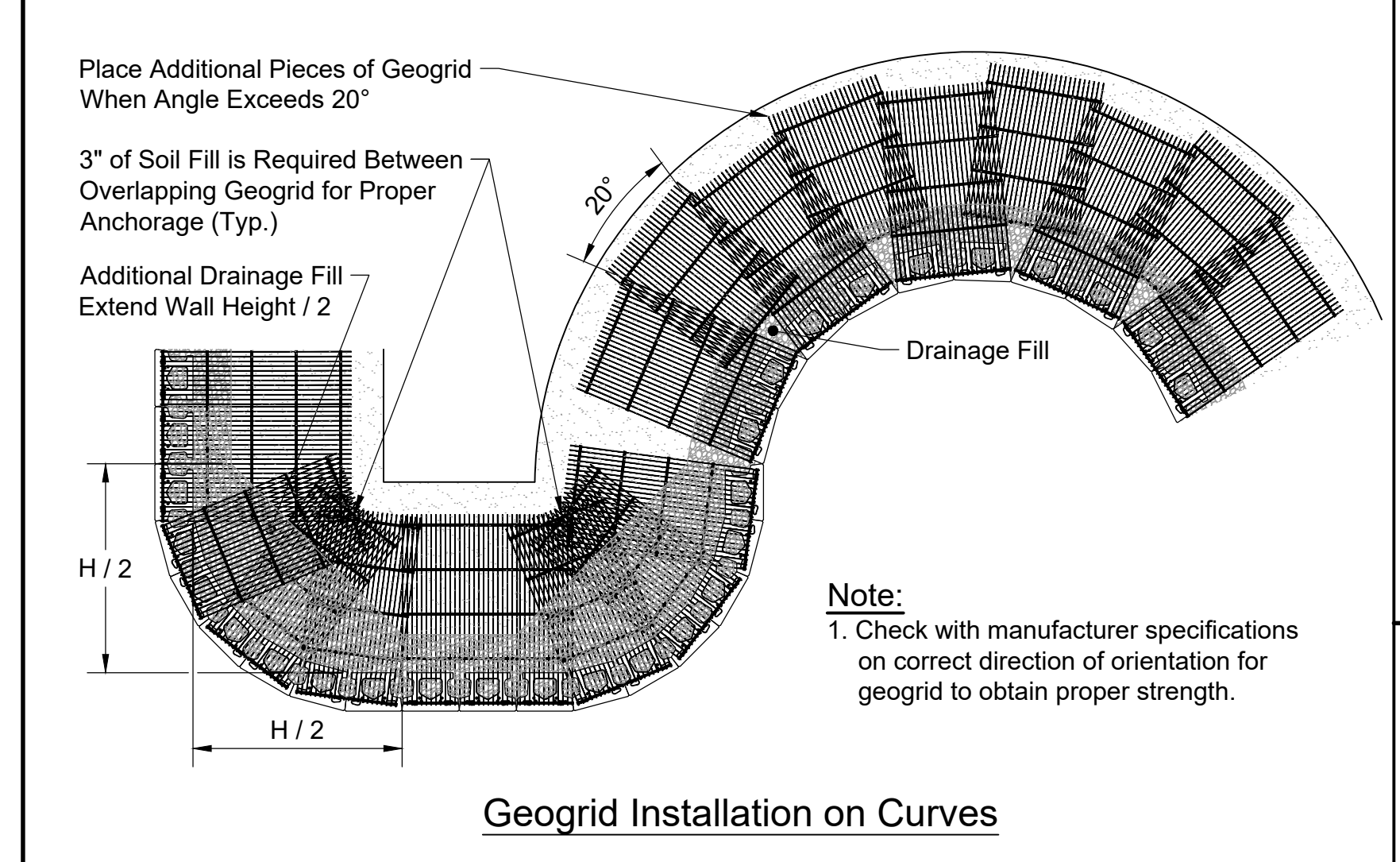
Compac III Unit		Universal Cap Unit	
*Width:	18"	*Width:	18 1/2"
*Depth:	12"	*Depth:	10 1/2"
*Height:	8"	*Height:	4"
*Weight:	75 lbs	*Weight:	49 lbs

SPRINKLE & CO.
ARCHITECTS
1100 BROADWAY, SAN ANTONIO, TX 78203
P: (210) 227-7722 W: www.sprinkleco.com

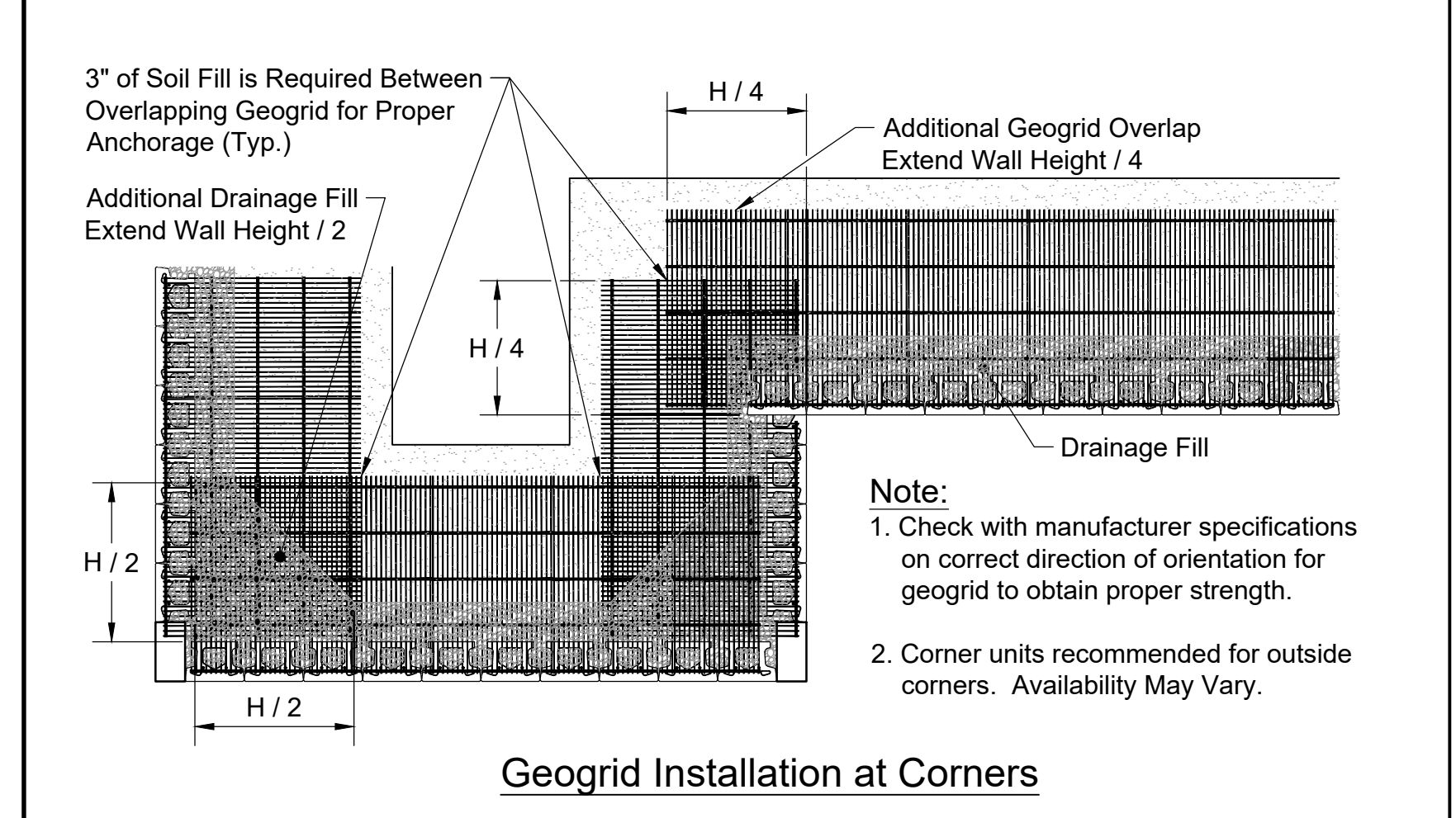
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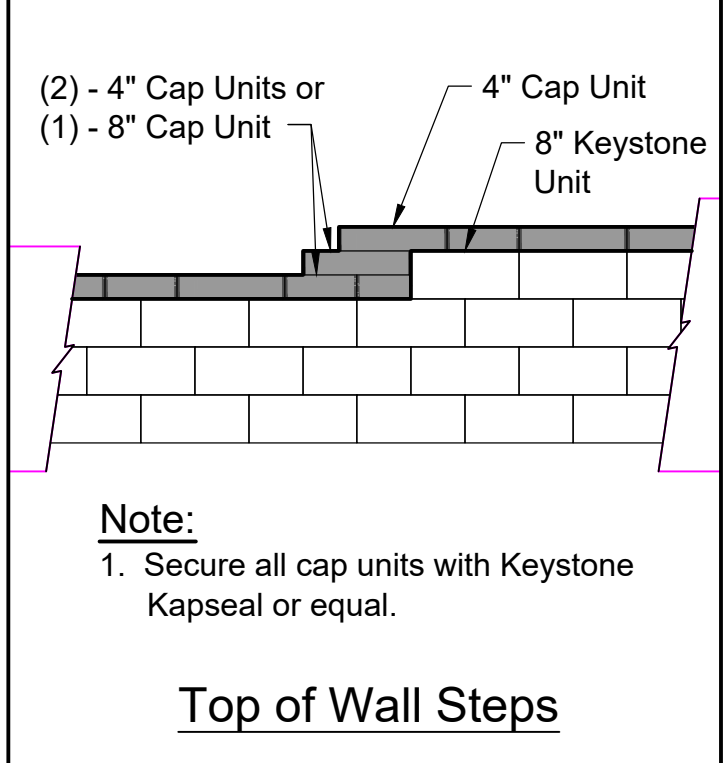
Typical Reinforced Tiered Wall Section
Compac III Unit - Near Vertical Setback



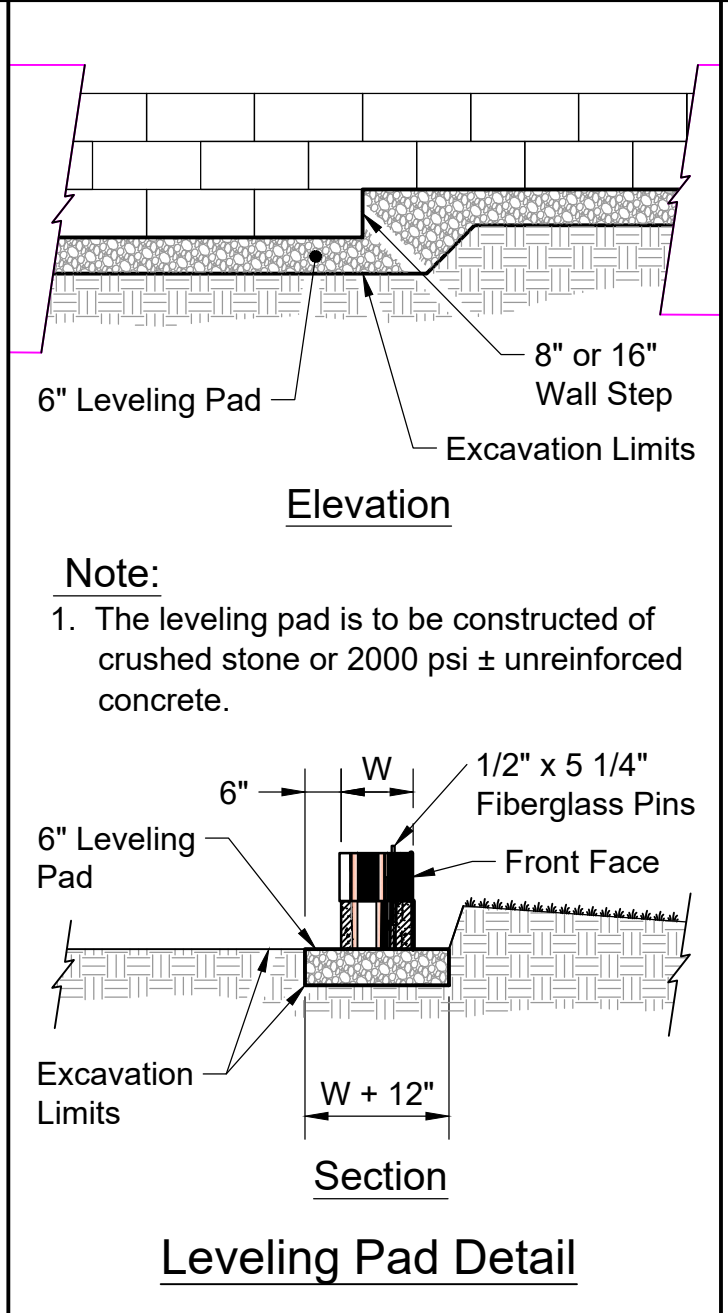
Geogrid Installation on Curves



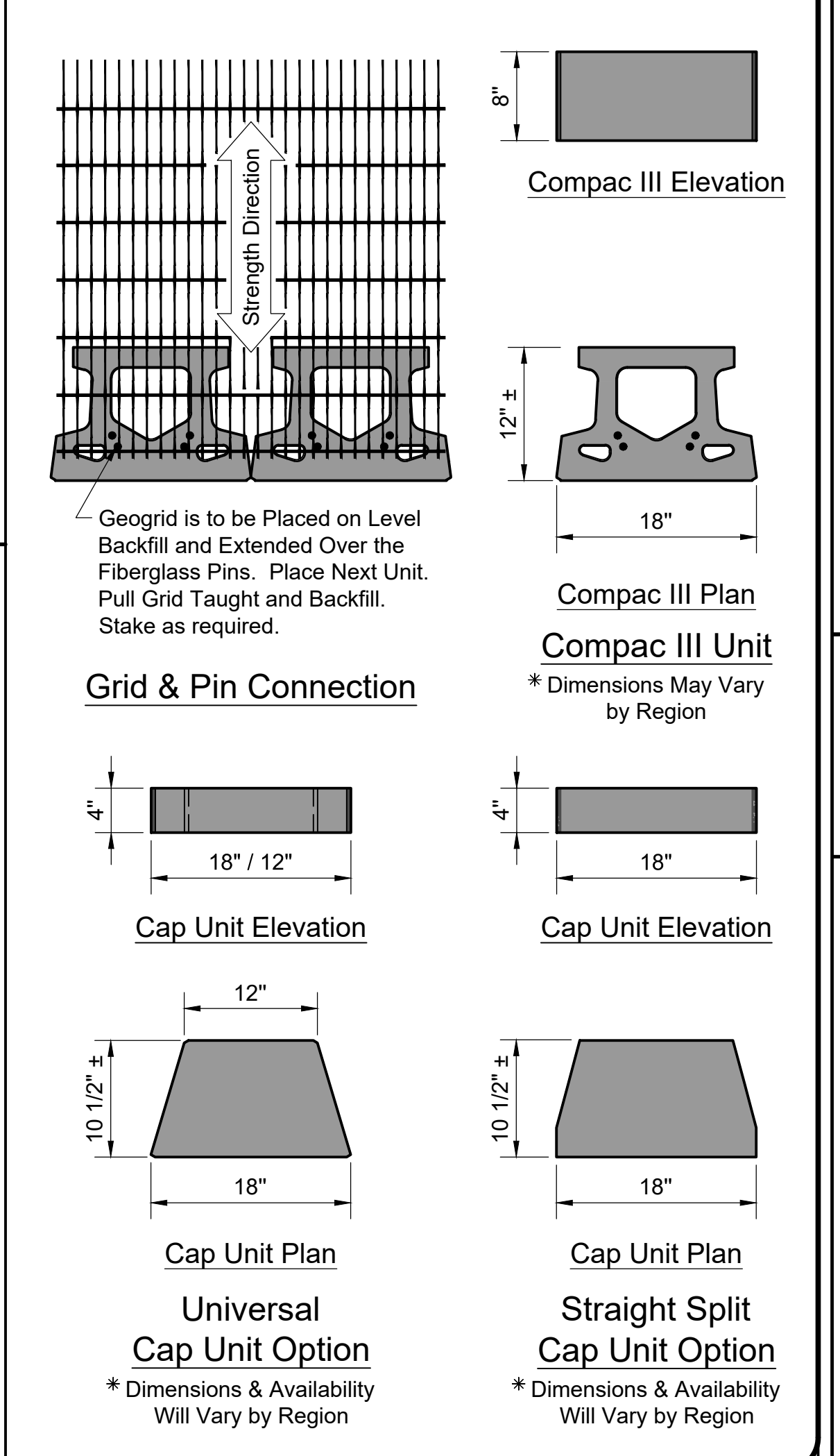
Geogrid Installation at Corners



Top of Wall Steps

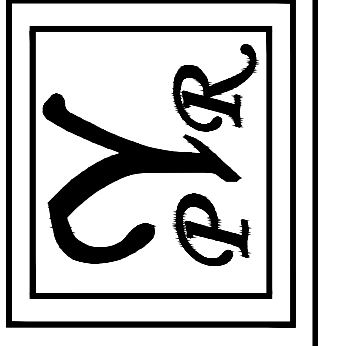


Leveling Pad Detail



YOUNG PROFESSIONAL RESOURCES

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SAN ANTONIO HOUSING AUTHORITY
818 FLORES ST.
SAN ANTONIO, TEXAS 78204

RETAINING WALL DETAILS

CASTLE POINTE APARTMENTS
SITE IMPROVEMENTS
SAN ANTONIO, TEXAS

Design is for internal stability of the KEYSTONE wall structure only. External stability, including but not limited to foundation and slope stability is the responsibility of the Owner. The design is based on the assumption that the materials within the retained mass, methods of construction, and quality of materials conform to KEYSTONE's specification for this project.

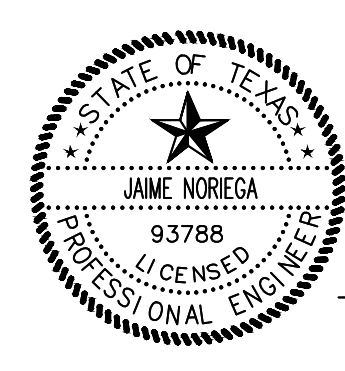
This drawing is being furnished for this specific project only. Any party accepting this document does so in confidence and agrees that it shall not be duplicated in whole or in part, nor disclosed to others without the consent of Keystone Retaining Wall Systems, Inc.

No.	Date	Revision	By

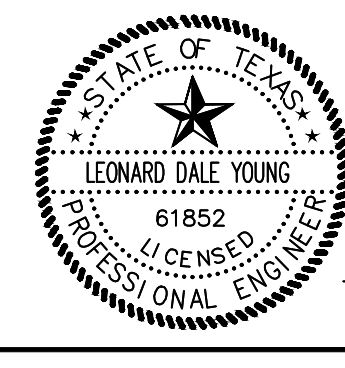
KEYSTONE
RETAINING WALL SYSTEMS
A CONTECH COMPANY
4444 W 78th Street
Minneapolis, MN 55435
952-897-1040

Designed By: RKM
Checked By: CDM
Scale: No Scale

Title: **Compac III Unit - Straight Face Details**
Project: **Keystone Retaining Wall Systems Typical Wall Details**



Jaime Noriega
JAIME NORIEGA, P.E.
04/06/2018
DATE

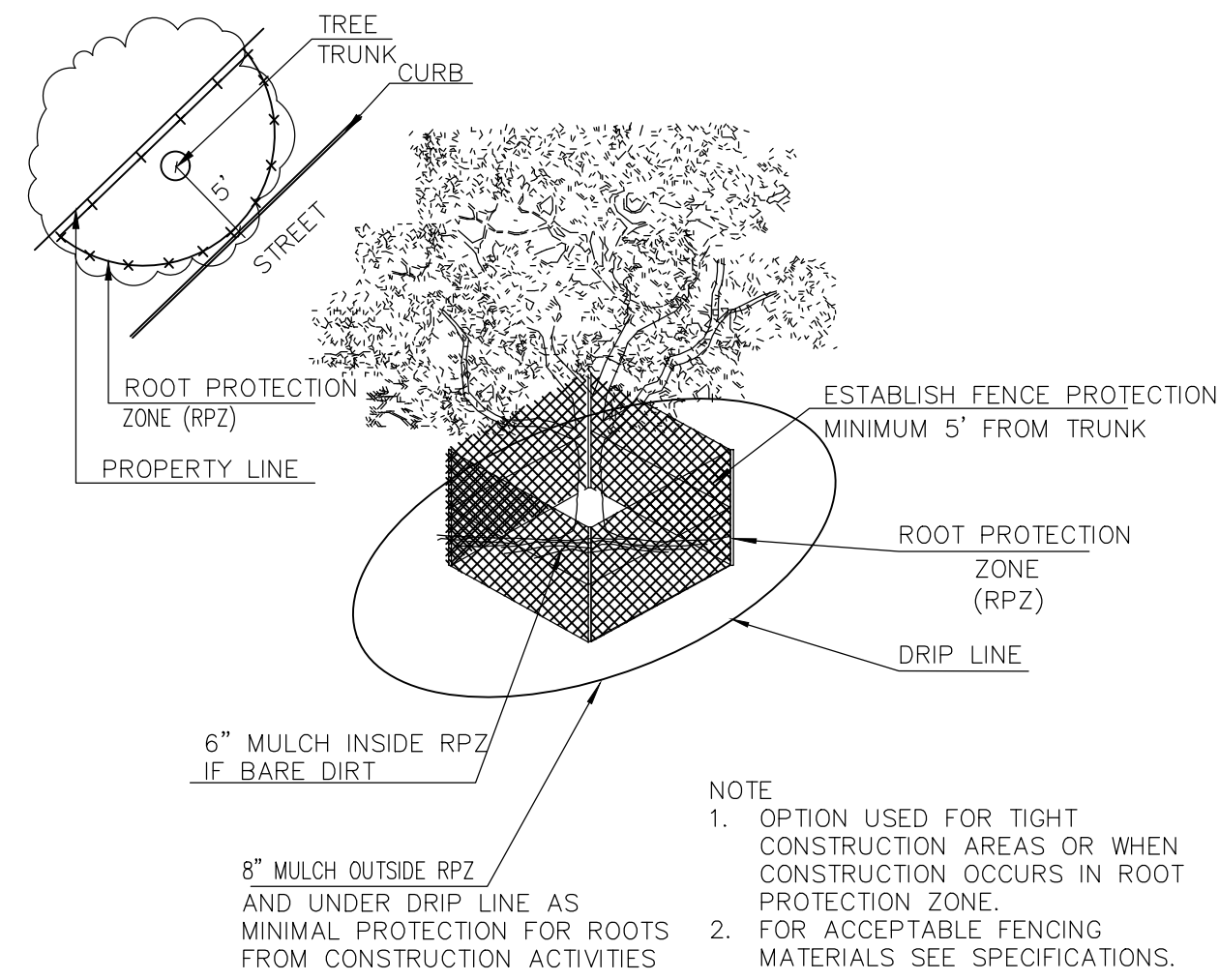


L.D. Young
LEONARD DALE YOUNG, P.E.
04/06/2018
DATE

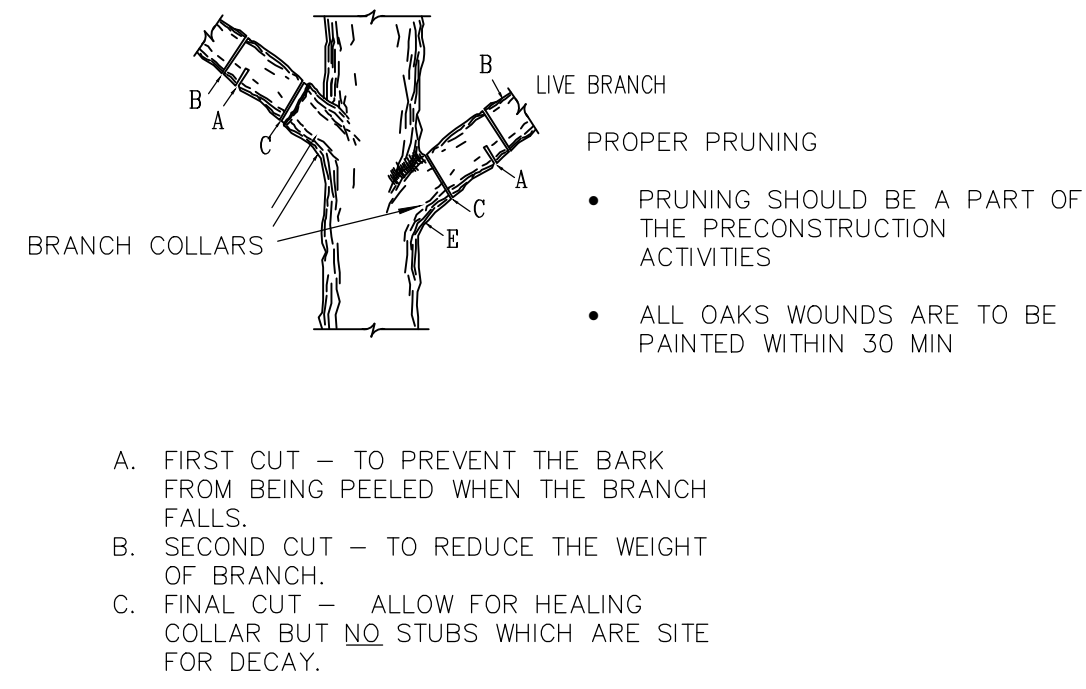
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Apr 05, 2018 - 3:00pm
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15 LEVEL II A FENCE PROTECTION
SCALE: NONE



16 PROPER PRUNING DETAIL
SCALE: NONE

NOTES:

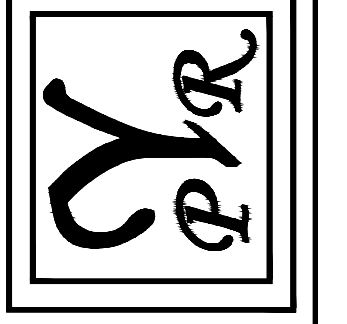
1. A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED TO MEET THE LANDSCAPE OR TREE PRESERVATION ORDINANCES. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5') OF THE TREE. A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
2. NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. THE TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
3. ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY AND OAK WOUNDS PAINTED WITHIN 30 MINUTES.
4. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
5. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
6. NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
7. ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION.
8. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST (207-0278).
9. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED.
10. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND OR WASHING FOLIAGE.
11. NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.
12. NO TREES ARE EXPECTED TO BE REMOVED AS PART OF THIS PROJECT.

Apr 09, 2018 - 3:07pm
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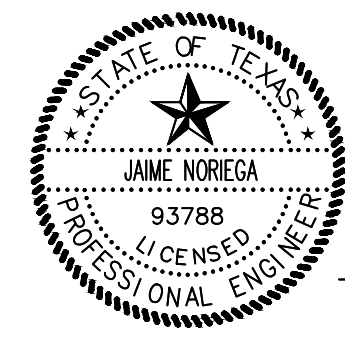
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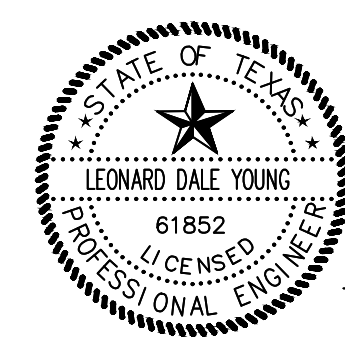
SAN ANTONIO HOUSING AUTHORITY
818 S. FLORES ST.
SAN ANTONIO, TEXAS 78204

TREE DETAILS AND NOTES
CASTLE POINTE APARTMENTS
SITE IMPROVEMENTS
SAN ANTONIO, TEXAS



Jaime Noriega
JAIME NORIEGA, P.E.

04/06/2018
DATE

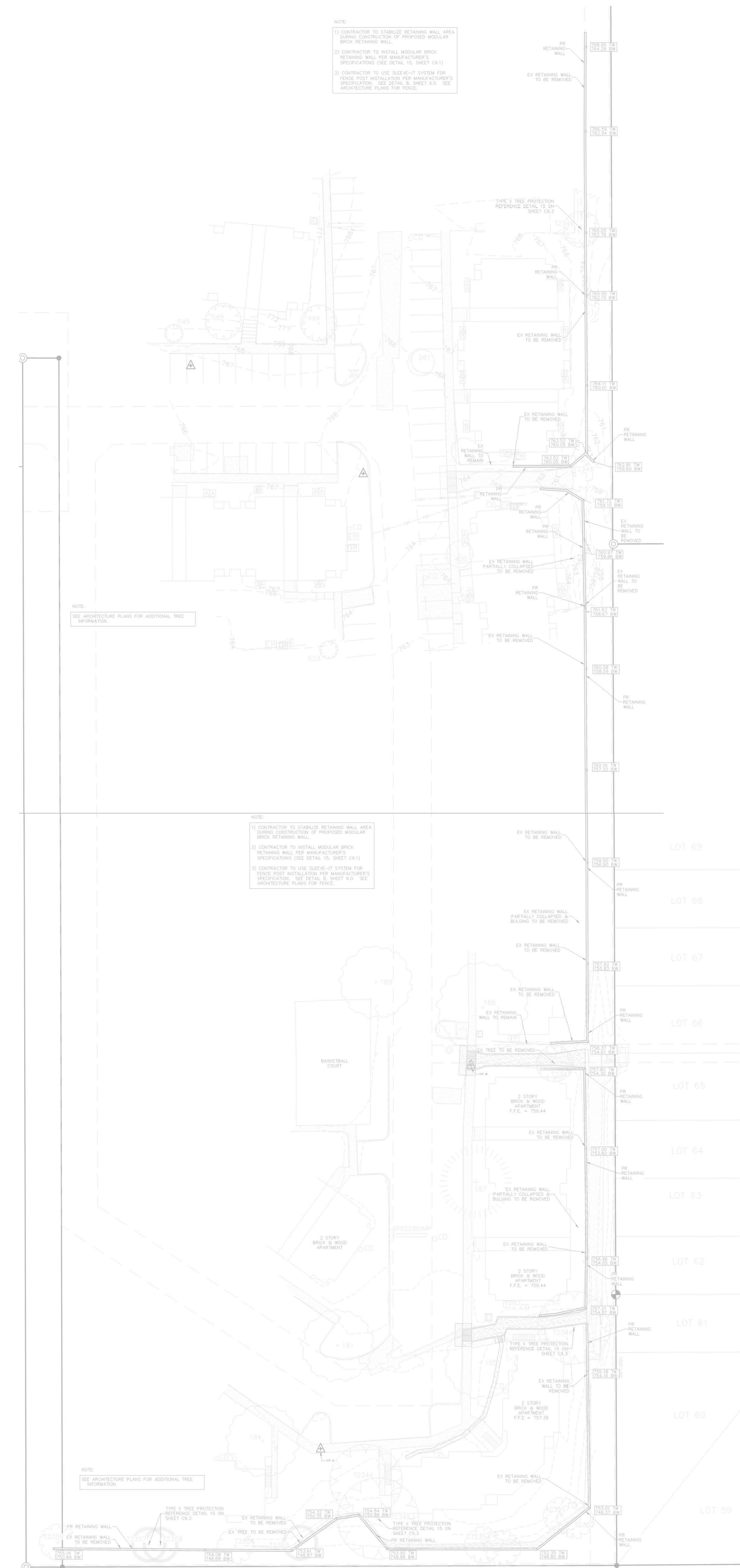


L.D. Young
LEONARD DALE YOUNG, P.E.

04/06/2018
DATE

DATE: APRIL 2018	
Vertical Scale:	N.T.S.
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C9.3	14

CASTLE POINT APARTMENTS RETAINING WALLS



STRUCTURAL DESIGN HEREIN REPRESENTS A FINISHED STRUCTURE. THE GENERAL CONTRACTOR/OWNER SHALL PROVIDE ALL INTERIM BRACING, SHORING, INTERIM DRAINAGE PROVISIONS, DRAINAGE DIVERSION AND EROSION PROTECTION REQUIRED UNTIL FINAL CAPPING, PAVING, CURBING AND COMPLETION OF FINAL STORM DRAIN SYSTEM IS COMPLETE.

REV	DATE	DESCRIPTION

ROSCH ENGINEERING
 3000 JOE DIMAGGIO BLVD., SUITE 28
 ROUND ROCK, TX 78664
 PHONE: 512-828-4167
 FAX: 512-233-0540

CASTLE POINT APARTMENTS
 SAN ANTONIO, TX
 RETAINING WALL
 COVER SHEET

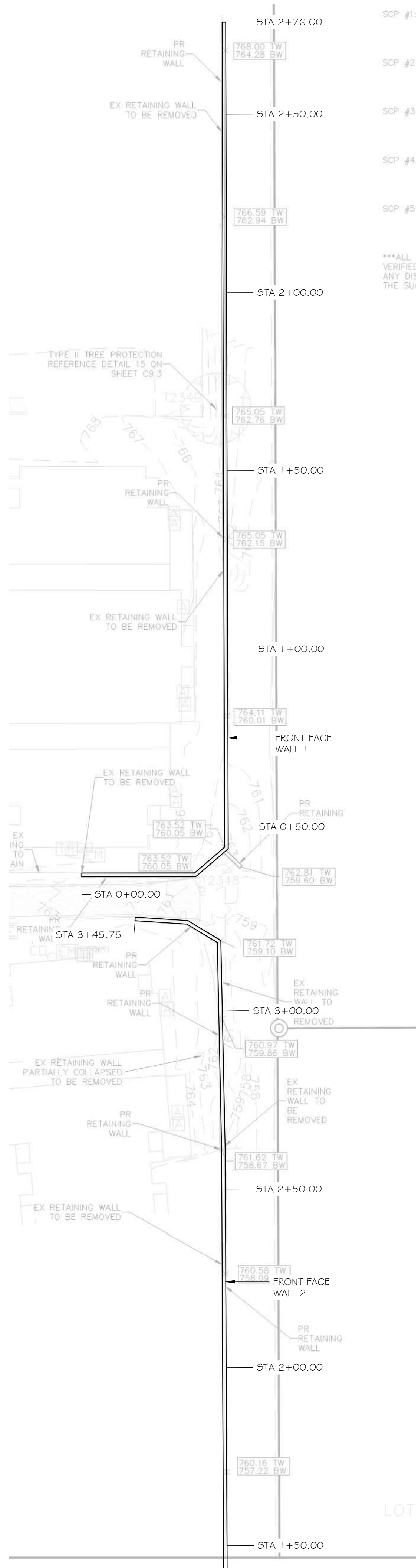
DESIGNED: BCS
 DRAWN: ECF
 REVIEWED: RMJ

DATE: 8-9-18

JOB NO.: 18-167

SHEET: 1 OF 4

STATE OF TEXAS
 BRIAN C. SCHALLER
 LICENSED PROFESSIONAL ENGINEER



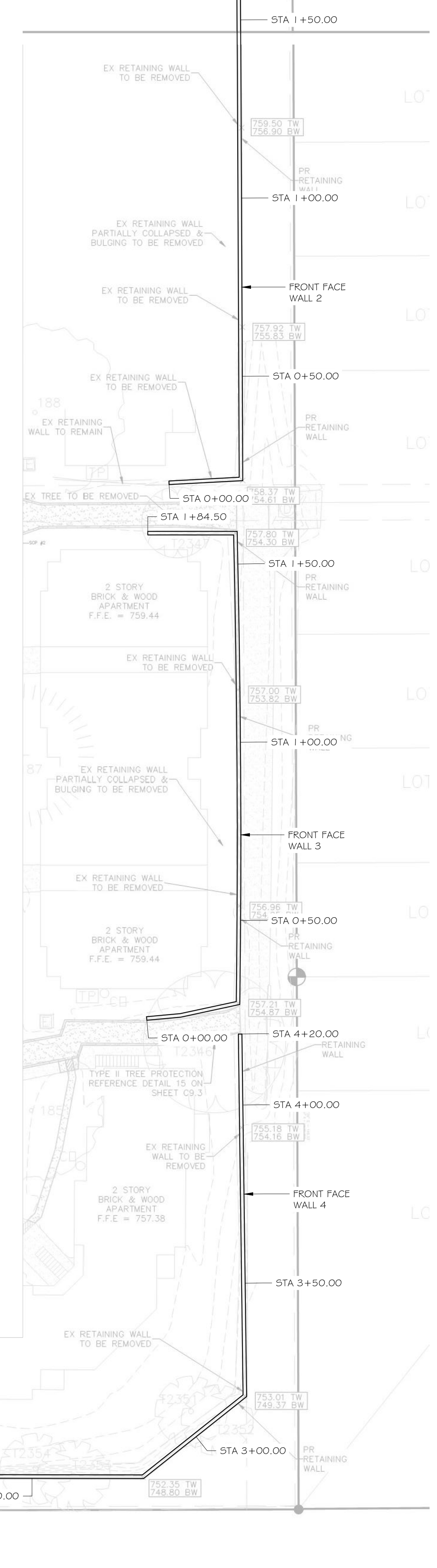
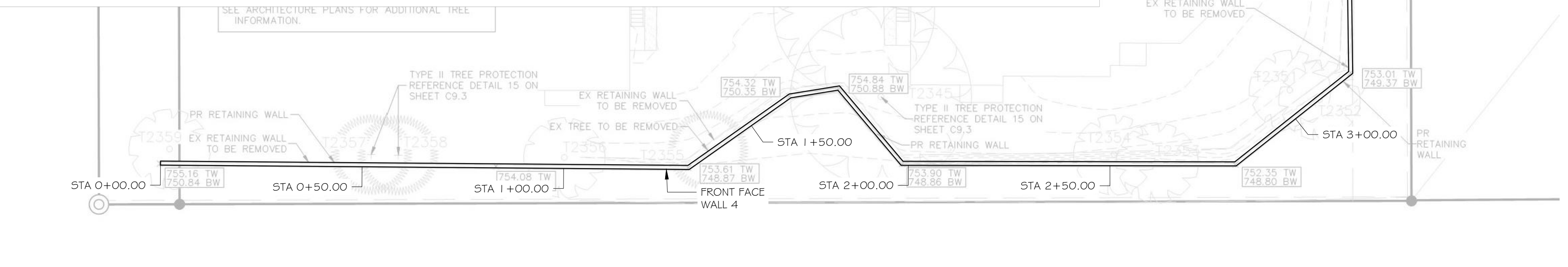
1 PLAN VIEW OF WALLS 1 & PART OF 2
2 SCALE: 1"=20'-0"

THIS WALL PLAN IS INTENDED FOR GENERAL LOCATION PURPOSES ONLY. REFER TO PROJECT SITE PLANS FOR SPECIFIC DIMENSIONS.

SCP #1
SCP #2
SCP #3
SCP #4
SCP #5
***ALL VERIFIET ANY DIS THE SU


2 PLAN VIEW OF WALLS 3, 4, & PART OF 2
2 SCALE: 1"=20'-0"

THIS WALL PLAN IS INTENDED FOR GENERAL LOCATION PURPOSES ONLY. REFER TO PROJECT SITE PLANS FOR SPECIFIC DIMENSIONS.



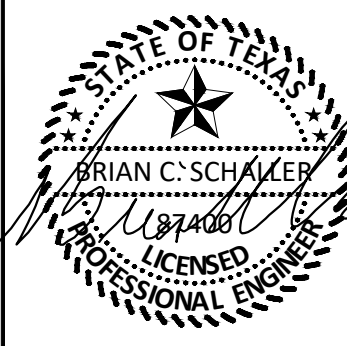
STRUCTURAL DESIGN HEREIN REPRESENTS A FINISHED STRUCTURE. THE GENERAL CONTRACTOR/OWNER SHALL PROVIDE ALL INTERIM BRACING, SHORING, INTERIM DRAINAGE PROVISIONS, DRAINAGE DIVERSION AND EROSION PROTECTION REQUIRED UNTIL FINAL CAPPING, PAVING, CURBING AND COMPLETION OF FINAL STORM DRAIN SYSTEM IS COMPLETE.

REV	DATE	DESCRIPTION

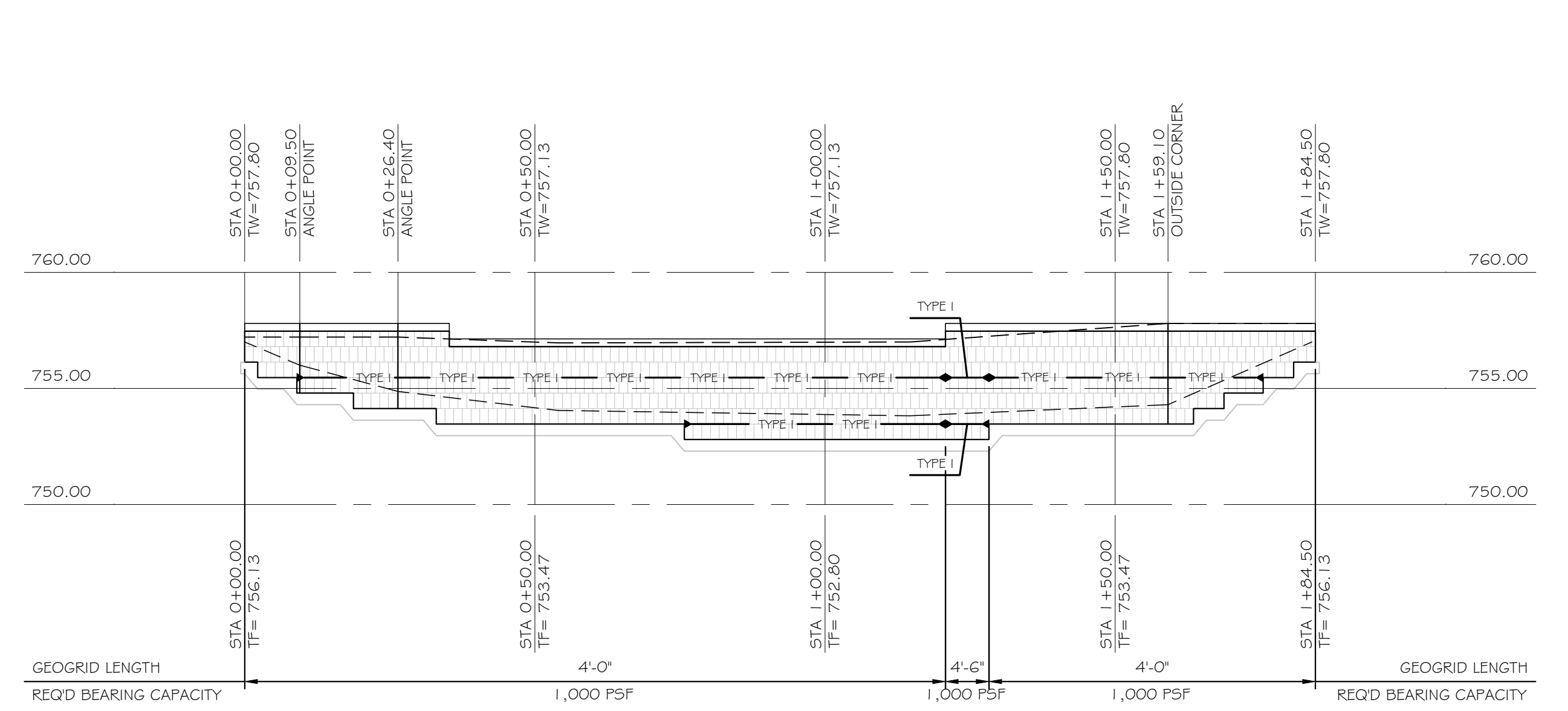
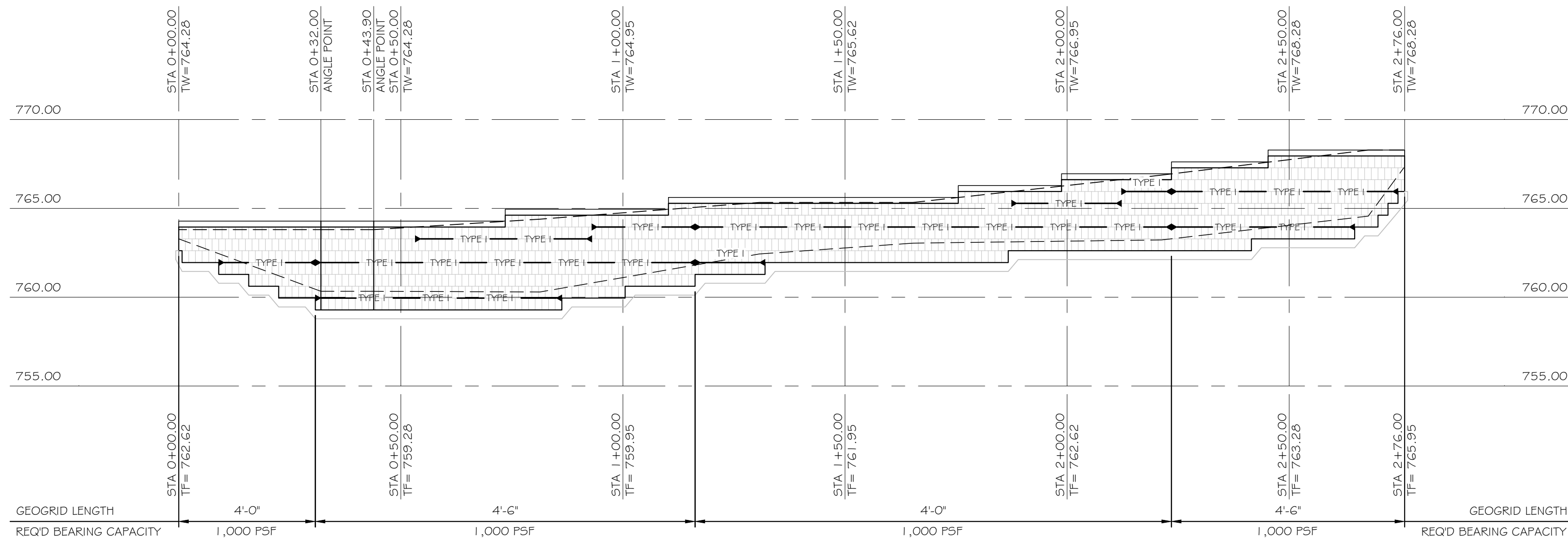

ROSCH ENGINEERING
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 ROUND ROCK, TX 78664
 PHONE: 512-828-4167
 FAX: 512-233-0540

CASTLE POINT APARTMENTS
 SAN ANTONIO, TX
 RETAINING WALL
 PLANS

DESIGNED:	BCS
DRAWN:	ECF
REVIEWED:	RMJ
DATE:	8-9-18
JOB NO.:	18-167
SHEET:	2 OF 4

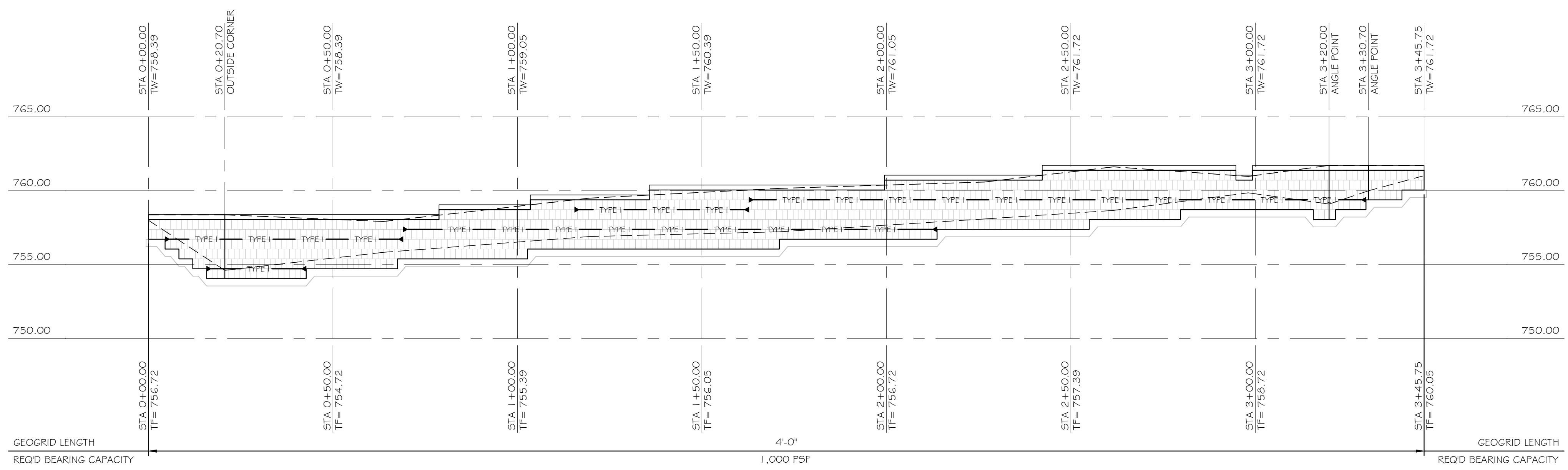

 BRIAN C. SCHALLER
 LICENSED PROFESSIONAL ENGINEER

8-9-18

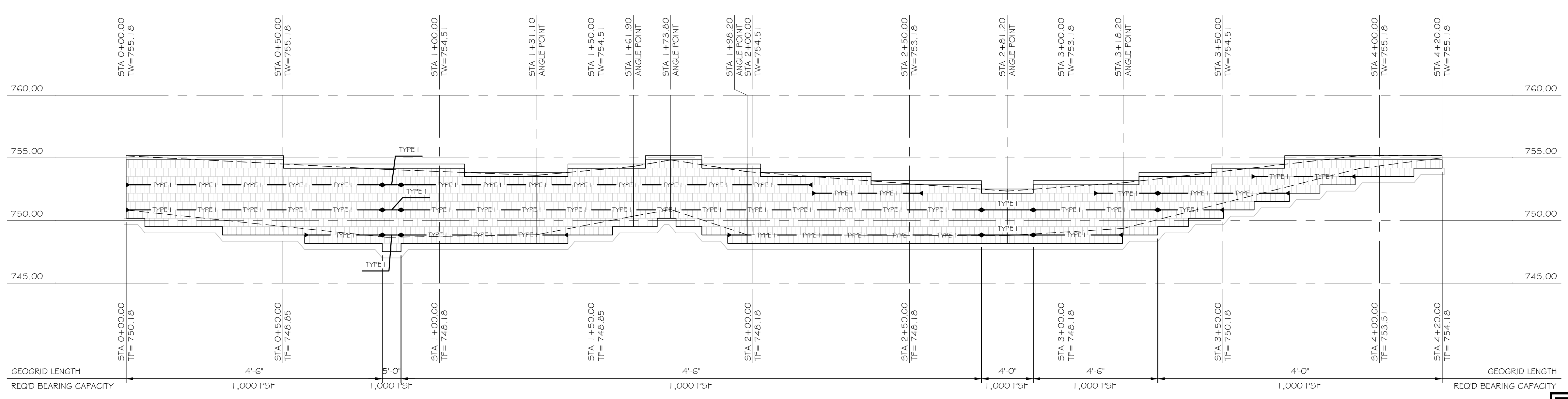


1 WALL 1 ELEVATION
3 SCALE: 1"=20'-0" HORIZONTAL
SCALE: 1"=5'-0" VERTICAL

2 WALL 3 ELEVATION
3 SCALE: 1"=20'-0" HORIZONTAL
SCALE: 1"=5'-0" VERTICAL



3 WALL 2 ELEVATION
3 SCALE: 1"=20'-0" HORIZONTAL
SCALE: 1"=5'-0" VERTICAL



4 WALL 4 ELEVATION
3 SCALE: 1"=20'-0" HORIZONTAL
SCALE: 1"=5'-0" VERTICAL

ASSUMED DESIGN SOIL PARAMETERS

	DESCRIPTION	φ (DEGREES)	γ (PCF)
FOUNDATION SOIL	LEAN CLAY	25	120
RETAINED SOIL	LEAN CLAY	25	120
REINFORCED BACKFILL	DRAINAGE*	34	105

*SEE NOTES FOR ADDITIONAL INFORMATION

BLOCK PROPERTIES

BLOCK TYPE	VENTURE OR APPROVED EQUAL
BLOCK STYLE	STANDARD

WALL PROPERTIES

BACKSLOPE	-	H:V	DEGREES
TOESLOPE	-	H:V	DEGREES
BATTER	7.13	DEGREES	
SETBACK	1.0	INCHES	
SURCHARGE			
DEAD LOAD	0	PSF	
LIVE LOAD	100	PSF	

STRUCTURAL DESIGN HEREIN REPRESENTS A FINISHED STRUCTURE. THE GENERAL CONTRACTOR/OWNER SHALL PROVIDE ALL INTERIM BRACING, SHORING, INTERIM DRAINAGE PROVISIONS, DRAINAGE DIVERSION AND EROSION PROTECTION UNTIL FINAL CAPPING, PAVING, CURBING AND COMPLETION OF FINAL STORM DRAIN SYSTEM IS COMPLETE.

REV	DATE	DESCRIPTION

ROSCH ENGINEERING
3000 JOE DIMAGGIO BLVD., SUITE 28
ROUND ROCK, TX 78664
PHONE: 512-828-4167
FAX: 512-233-0540

CASTLE POINT APARTMENTS
SAN ANTONIO, TX
RETAINING WALL
ELEVATIONS

DESIGNED: BCS
DRAWN: ECF
REVIEWED: RMJ

DATE: 8-9-18

JOB NO.: 18-167

SHEET: 3 OF 4

8-9-18

GENERAL NOTES:

1. RETAINING WALL DESIGN:
 - 1.1. STRUCTURAL DESIGN HEREIN REPRESENTS A FINISHED STRUCTURE. THE GENERAL CONTRACTOR/OWNER SHALL PROVIDE ALL INTERIM BRACING, SHORING, INTERIM DRAINAGE PROVISIONS, DRAINAGE DIVERSION AND EROSION PROTECTION REQUIRED UNTIL FINAL CAPPING, PAVING, CURBING AND COMPLETION OF FINAL STORM DRAIN SYSTEM IS COMPLETE.
 - 1.1.1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER TO ENSURE THAT THE FINISHED SITE DRAINAGE IS DIRECTED AWAY FROM THE RETAINING WALL SYSTEM.
 - 1.1.2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER TO ENSURE THAT THE SURFACE WATER RUNOFF FROM ADJACENT CONSTRUCTION AREAS IS NOT ALLOWED TO ENTER THE RETAINING WALL AREA OF THE CONSTRUCTION SITE.
 - 1.2. THE DESIGN OF THE SEGMENTAL RETAINING WALLS IS IN ACCORDANCE WITH NCMA DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS 3RD EDITION AND INCLUDES EXTERNAL STABILITY, SLIDING AND OVERTURNING OF THE REINFORCED MASS, AND INTERNAL STABILITY; PULLOUT, CONNECTION STRENGTH AND TENSILE STRENGTH OF THE GEOGRID AS WELL AS FACIAL STABILITY OF THE FACE UNITS. THE APPLIED BEARING PRESSURES ARE LISTED ON THE INDIVIDUAL ELEVATIONS.
 - 1.3. THE DESIGN OF THE SEGMENTAL RETAINING WALLS IS BASED ON THE FOLLOWING DOCUMENTS:

DRAWINGS C7.0 & C7.1 DATED 4/6/2018 PREPARED BY YOUNG PROFESSIONAL RESOURCES.
 - 1.4. THE DESIGN OF THE SEGMENTAL RETAINING WALL IS BASED ON THE INDIVIDUAL SOIL PROPERTIES AS LISTED ON THE ELEVATIONS AS WELL AS THE FOLLOWING CRITERIA:

SEISMIC ACCELERATION = N/A

GROUND WATER LOCATION = 2H/3 BELOW THE TOP OF LEVEL PAD (WHERE H = HEIGHT OF WALL)

HYDROSTATIC LOADING = NONE

SURCHARGE LOADING = SEE WALL ELEVATION(S)
2. SETTLEMENT:
 - 2.1. SEGMENTAL RETAINING WALLS ARE FLEXIBLE MASSES THAT CAN TOLERATE MINOR SETTLEMENT. ROSCH ENGINEERING SHALL BE NOTIFIED OF ANY SETTLEMENT SENSITIVE RIGID MASSES FOUNDED ON OR ABOVE THE SEGMENTAL RETAINING WALL.
3. MATERIAL PROPERTIES:
 - 3.1. SEGMENTAL CONCRETE WALL UNITS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C1372 HAVING A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI AND A MAXIMUM MOISTURE ABSORPTION OF 8%. ALL UNITS SHALL BE SOUND AND FREE OF CRACKS OR OTHER DEFECTS THAT WOULD INTERFERE WITH THE PROPER PLACING OF THE UNIT OR SIGNIFICANTLY IMPAIR THE STRENGTH OR PERFORMANCE OF THE CONSTRUCTION.
 - 3.2. DRAINAGE ROCK SHALL BE A CLEAN CRUSHED STONE OR GRANULAR FILL SUCH AS 1" CLEAN MEETING THE FOLLOWING GRADATION AS DETERMINED IN ACCORDANCE WITH ASTM D 422:

SIEVE SIZE	PERCENT PASSING
TIGHT	100
3/4 INCH	75-100
NO. 4	0-60
NO. 40	0-50
NO. 200	0-5
 - 3.3. COMPACTED ROCK SHALL BE FREE OF ORGANIC MATERIAL. THE ROCK SHALL BE A WELL GRADED GRAVEL OR LIMESTONE WITH A MAXIMUM PARTICLE SIZE OF 2" AND A MAXIMUM OF 20% PASSING A NO. 200 SIEVE. LIMESTONE SCREENINGS MEETING THESE REQUIREMENTS ARE ACCEPTABLE.
 - 3.4. LOW PERMEABLE SOIL SHALL CONSIST OF MATERIAL HAVING A MINIMUM PLASTICITY INDEX OF 10. NO MORE THAN 10% SHALL BE RETAINED ON A NO. 4 SIEVE AND NO LESS THAN 35% SHALL PASS A NO. 200 SIEVE. MATERIAL WITH A USC DESIGNATION OF ML, CL, OR OL ARE ACCEPTABLE FOR USE AS LOW PERMEABLE SOIL.
 - 3.5. THE GEOGRID SHALL BE A HIGH DENSITY POLYETHYLENE EXPANDED SHEET OR POLYESTER WOVEN FIBER MATERIAL, SPECIFICALLY FABRICATED FOR USE AS SOIL REINFORCEMENT. ACCEPTABLE GEOGRID TYPES AND MANUFACTURERS AS FOLLOWS:

TYPE I:

SF35 BY SYNTEEN TECHNICAL FABRICS, INC.
STRATAGRID 200 BY STRATA SYSTEMS, INC.

TYPE II:

SF55 BY SYNTEEN TECHNICAL FABRICS, INC.
STRATAGRID 350 BY STRATA SYSTEMS, INC.

TYPE III:

SF80 BY SYNTEEN TECHNICAL FABRICS, INC.
STRATAGRID 550 BY STRATA SYSTEMS, INC.
 - 3.6. GEOTEXTILE FILTER FABRIC SHALL BE A NONWOVEN GEOTEXTILE COMPOSED OF POLYPROPYLENE FIBERS WITH A MINIMUM FLOW RATE OF 140 GPM/FT² WHEN TESTED ACCORDING TO ASTM D 4491.
 - 3.7. DRAINAGE PIPE SHALL BE A 4"Ø PERFORATED OR SLOTTED PVC OR CORRUGATED HDPE PIPE.
 - 3.8. DRAINAGE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM F 405 OR ASTM F 758.
 - 3.9. CONSTRUCTION ADHESIVE SHALL BE EXTERIOR GRADE ADHESIVE AS RECOMMENDED BY THE SEGMENTAL CONCRETE WALL UNIT MANUFACTURER.
4. EXCAVATION:
 - 4.1. THE CONTRACTOR SHALL EXCAVATE TO THE LINES AND GRADES SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MINIMIZE OVER-EXCAVATION.
 - 4.2. EXCAVATION SUPPORT, INCLUDING THE STABILITY OF THE EXCAVATION AND ITS INFLUENCE ON ADJACENT PROPERTY IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. FOUNDATION SOIL PREPARATION:
 - 5.1. FOLLOWING EXCAVATION FOR THE LEVELING PAD AND THE REINFORCED SOIL ZONE, FOUNDATION SOIL SHALL BE EXAMINED BY THE OWNER'S GEOTECHNICAL ENGINEER TO ASSURE THE ACTUAL FOUNDATION SOIL STRENGTH MEETS OR EXCEEDS THE ASSUMED DESIGN BEARING STRENGTH. SOIL NOT MEETING THE REQUIRED STRENGTH SHALL BE REMOVED AND REPLACED WITH SOIL MEETING THE DESIGN CRITERIA, AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER.
 - 5.2. FOUNDATION SOIL IS DEFINED AS THE SOIL UNDER THE SEGMENTAL RETAINING WALL VOLUME, EXTENDING FROM THE TOE OF THE LEVELING PAD TO THE BACK OF THE REINFORCED MASS.

6. BASE LEVELING PAD INSTALLATION:
 - 6.1. LEVELING PAD SHALL BE PLACED AS SHOWN ON THE DRAWINGS AND CONSIST OF EITHER:

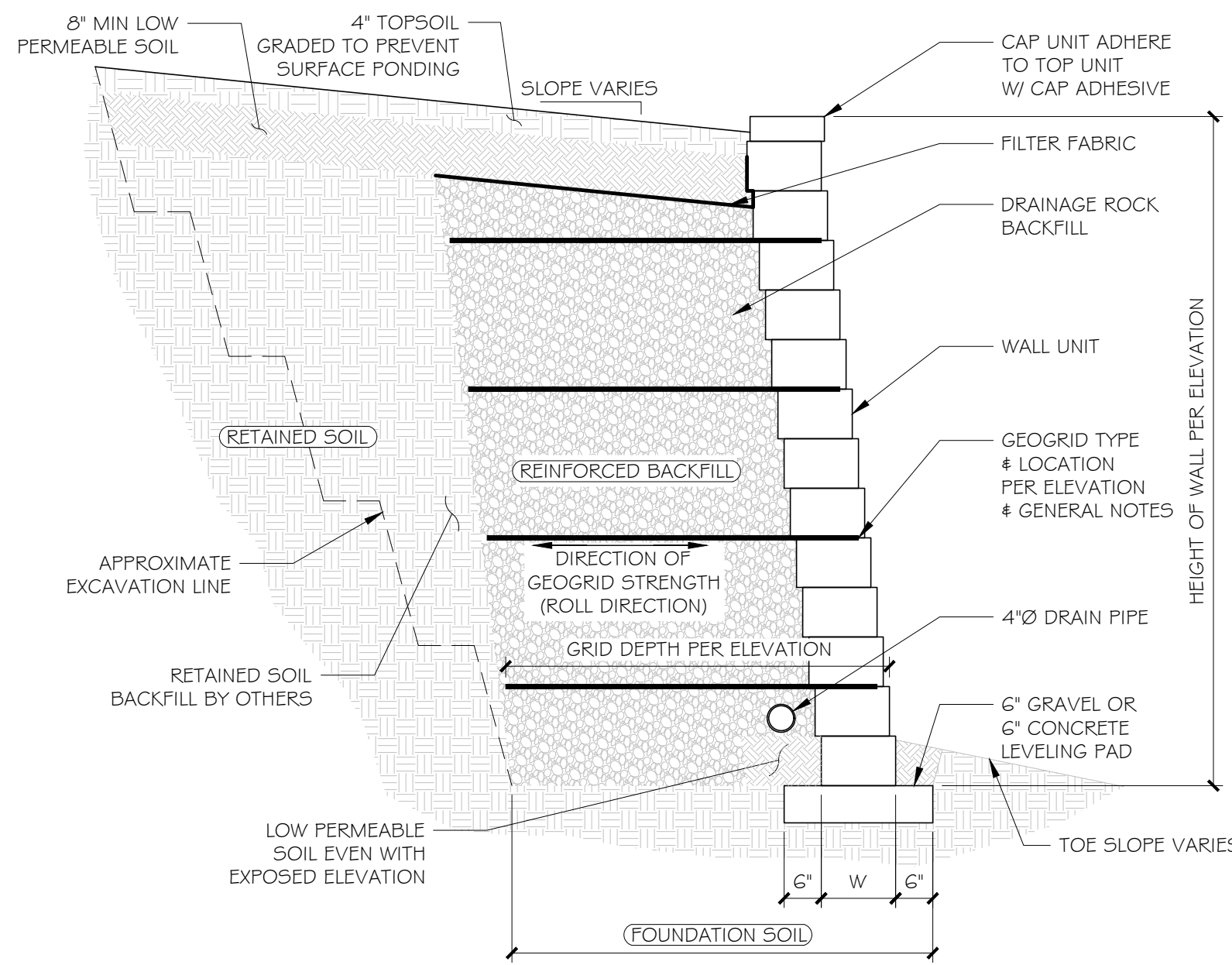
LEAN CONCRETE (2,000 PSI) - 6" MINIMUM THICK

WELL GRADED 1" GRAVEL WITH FINES - 6" MINIMUM THICK
 - 6.2. SAND OR GRAVEL BASE SHALL BE COMPACTED WITH 3 PASSES OF A VIBRATORY COMPACTOR TO PROVIDE A FIRM, LEVEL BEARING PAD.
 - 6.3. LEAN CONCRETE SHALL CURE A MINIMUM OF 12 HOURS PRIOR TO UNIT PLACEMENT.
 - 6.4. LEVELING PAD SHALL BE CONSTRUCTED TO INSURE FULL BEARING OF RETAINING WALL UNITS.
7. UNIT INSTALLATION:
 - 7.1. THE FIRST COURSE OF SEGMENTAL CONCRETE WALL UNITS SHALL BE PLACED ON THE LEVELING PAD AND CHECKED FOR LEVEL, ALIGNMENT, AND FULL CONTACT WITH BASE.
 - 7.2. UNITS SHALL BE PLACED SIDE BY SIDE FOR FULL LENGTH OF WALL. ALIGNMENT SHALL BE DONE BY MEANS OF A STRING LINE OR OFFSET MEASUREMENT FROM BASE LINE.
 - 7.3. PLACE DRAINAGE AGGREGATE A MINIMUM OF 12" DIRECTLY BEHIND AND BETWEEN THE UNITS AND LEVEL WITH THE TOP OF THE UNIT. PLACE REINFORCED BACKFILL DIRECTLY AGAINST DRAINAGE FILL. COMPACT DRAINAGE AGGREGATE WITH 2 PASSES OF A VIBRATORY COMPACTOR. COMPACTION TESTING OF DRAINAGE AGGREGATE IS NOT REQUIRED. EXCESS MATERIAL SHALL BE REMOVED FROM TOP OF UNITS PRIOR TO INSTALLATION OF NEXT COURSE.
 - 7.4. LAY UP EACH COURSE INSURING POSITIVE CONTACT BETWEEN PREVIOUS COURSE IS ACHIEVED.
8. GEOGRID INSTALLATION:
 - 8.1. GEOGRID SHALL BE LAID AT THE PROPER ELEVATION AND ORIENTATION AS SHOWN ON THE DRAWINGS.
 - 8.2. THE GEOGRID REINFORCEMENT SHALL BE LAID HORIZONTALLY ON LEVEL, COMPACTED BACKFILL, AND EMBEDDED IN THE BLOCK.
 - 8.3. PLACE GEOGRID ON CONCRETE WALL UNITS, PLACE THE NEXT COURSE OF UNITS, PLACE THE DRAINAGE FILL, PULL GEOGRID TIGHT PRIOR TO BACKFILLING.
 - 8.4. GEOGRID SHALL BE LAID AT THE PROPER ELEVATION AND ORIENTATION AS SHOWN ON THE DRAWINGS.
 - 8.5. CORRECT ORIENTATION OF THE GEOGRID SHALL BE VERIFIED.
 - 8.6. 3" OF REINFORCED BACKFILL SHALL BE PLACED BETWEEN ALL LOCATIONS OF OVERLAPPING GEOGRID.
9. BACKFILL PLACEMENT:
 - 9.1. REINFORCED BACKFILL MATERIAL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY (ASTM D 698).
 - 9.2. DRAINAGE ROCK SHALL BE COMPACTED WITH A MINIMUM OF 2 PASSES OF A VIBRATORY COMPACTOR. FIELD DENSITY TESTING WILL NOT BE REQUIRED FOR DRAINAGE ROCK.
 - 9.3. ONLY LIGHTWEIGHT HAND-OPERATED COMPACTION EQUIPMENT SHALL BE USED OVER THE REINFORCED ZONE UNLESS NOTED OTHERWISE.
 - 9.4. REINFORCED BACKFILL SHALL BE PLACED, SPREAD, AND COMPACTED IN SUCH A MANNER THAT ELIMINATES THE DEVELOPMENT OF WRINKLES AND/OR MOVEMENT OF THE GEOGRID.
 - 9.5. REINFORCED BACKFILL SHALL BE PLACED AND COMPACTED FROM THE BACK OF THE WALL REARWARD INTO THE EMBANKMENT TO INSURE THAT THE GEOGRID REMAINS TIGHT.
 - 9.6. TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY ON THE GEOGRID. A MINIMUM BACKFILL THICKNESS OF 6" SHALL BE MAINTAINED TO OPERATE TRACKED VEHICLES OVER THE GEOGRID. TURNING OF TRACKED CONSTRUCTION EQUIPMENT SHALL BE KEPT TO A MINIMUM TO PREVENT TRACKS FROM DISPLACING THE FILL AND DAMAGING THE GEOGRID.
 - 9.7. AT THE END OF EACH DAY'S OPERATION, SLOPE THE LAST LEVEL OF COMPACTED BACKFILL AWAY FROM THE INTERIOR (CONCEALED) FACE OF THE WALL TO DIRECT SURFACE WATER RUNOFF FROM THE WALL FACE.
10. DRAIN PIPE INSTALLATION:
 - 10.1. DRAINAGE COLLECTION PIPES SHALL BE INSTALLED TO MAINTAIN GRAVITY FLOW OF WATER OUTSIDE OF THE REINFORCED SOIL ZONE. THE DRAINAGE COLLECTION PIPE SHOULD CONNECT INTO A STORM SEWER MAINHOLE OR DAYLIGHT THROUGH THE FACE OF THE WALL.
11. CAP INSTALLATION:
 - 11.1. CAP UNITS SHALL BE ADHERED TO THE TOP UNITS USING MANUFACTURER SUPPLIED ADHESIVE BY PLACING TWO 1/4" BEADS OF ADHESIVE ON EACH UNIT ALONG THE ENTIRE LENGTH OF THE WALL. PRESS THE CAP UNITS FIRMLY INTO THE ADHESIVE AND ALLOW TO CURE.
12. FIELD QUALITY CONTROL:
 - 12.1. THE OWNER OR OWNER'S REPRESENTATIVE IS RESPONSIBLE FOR ENGAGING THE SERVICES OF AN INDEPENDENT THIRD PARTY INSPECTOR TO OBSERVE AND VERIFY ALL SOIL PROPERTIES AS WELL AS VERIFY CORRECT INSTALLATION OF ALL SYSTEM COMPONENTS TO MEET THE REQUIREMENTS OF THESE GENERAL NOTES AND DRAWINGS.
 - 12.2. TESTING METHODS, FREQUENCY AND VERIFICATION OF MATERIAL SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE INDEPENDENT THIRD PARTY INSPECTOR.
13. ABBREVIATIONS:

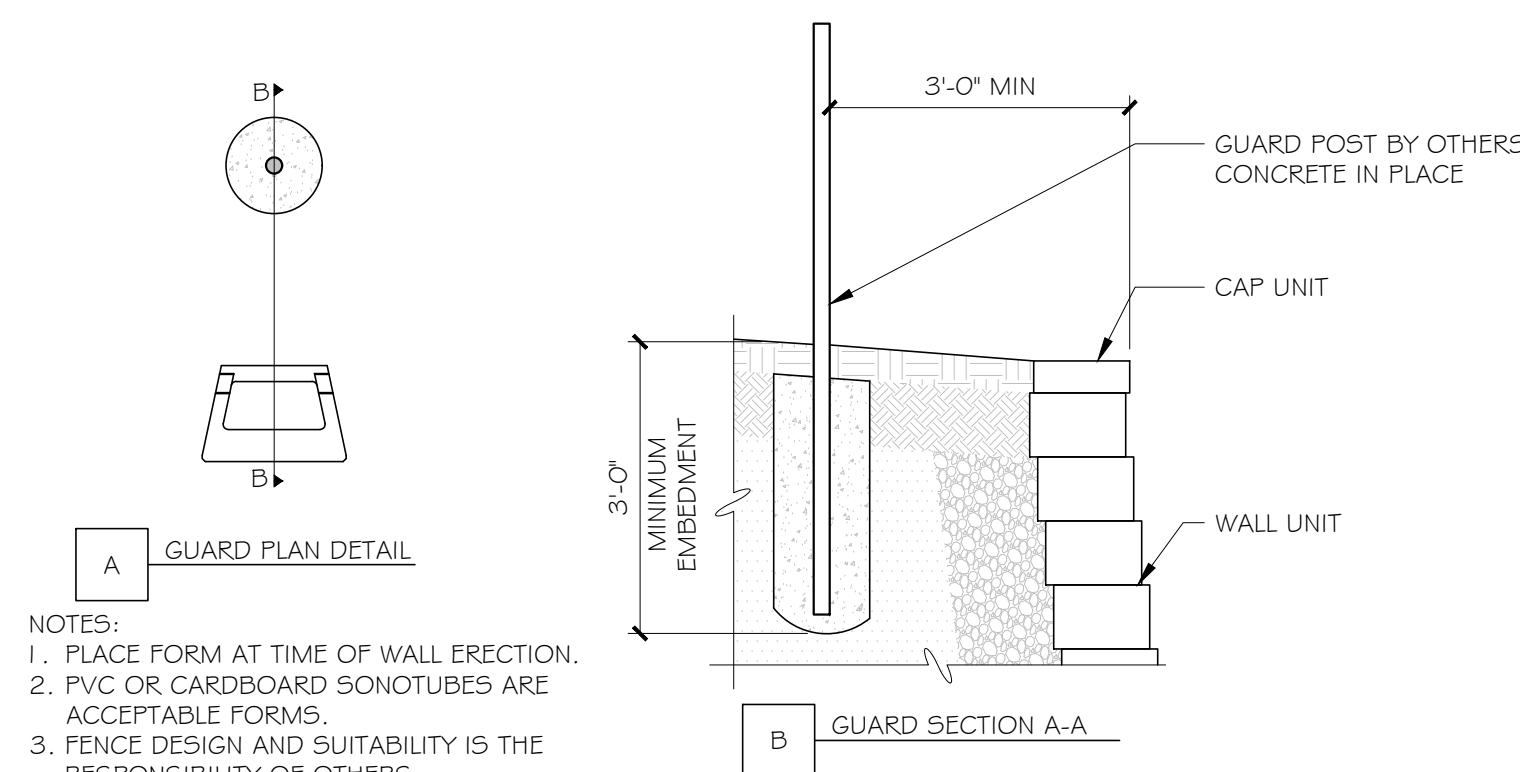
TF TOP OF FOOTING ELEVATION

TW TOP OF WALL ELEVATION

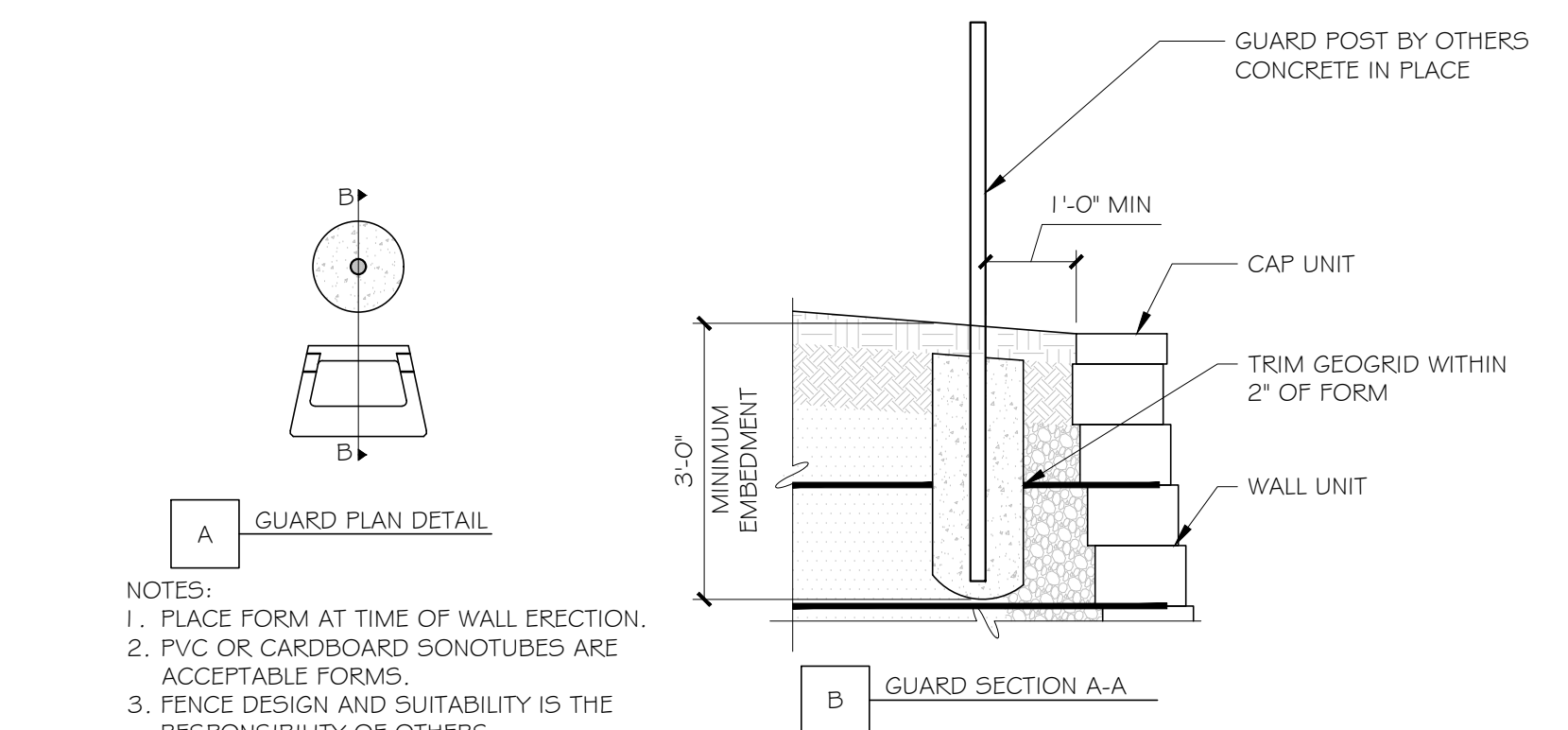
STA STATION



1 TYPICAL SECTION - ALL DRAINAGE ROCK
4 NTS

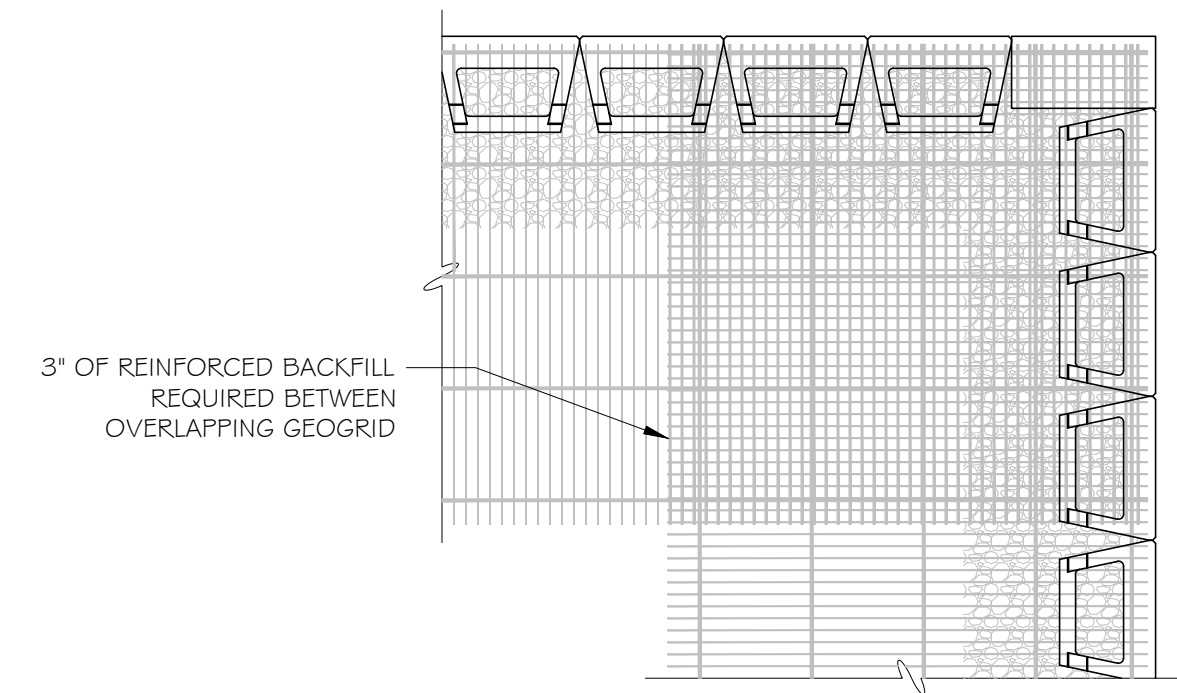


2 TYPICAL POST AT UNREINFORCED WALL
4 NTS

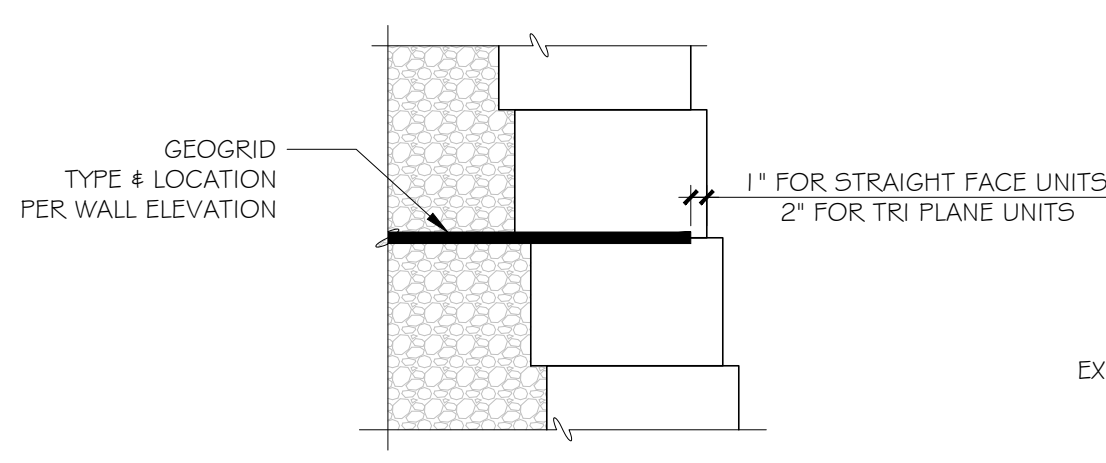


3 TYPICAL POST AT REINFORCED WALL
4 NTS

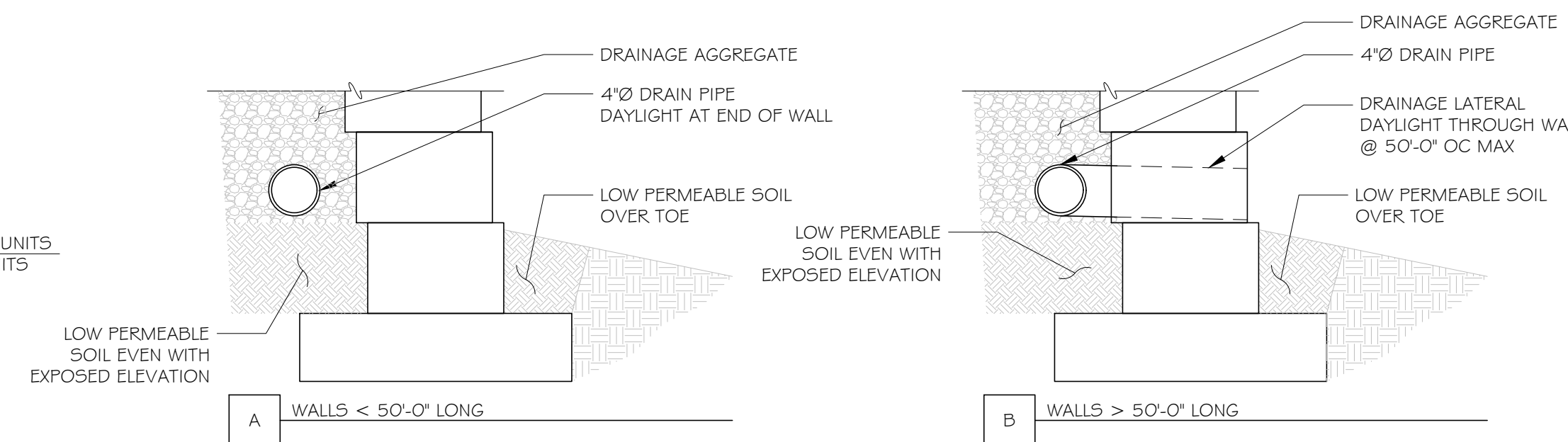
ROSCH ENGINEERING HAS PERFORMED DESIGN CALCULATIONS BASED ON THE DESIGN CRITERIA, ASSUMED SOIL PARAMETERS, AND KNOWN LOADING CONDITIONS AS LISTED IN THESE DRAWINGS. THE OWNERS REPRESENTATIVE, INDEPENDENT THIRD PARTY SPECIAL INSPECTOR AND INSTALLER SHALL NOTIFY ROSCH ENGINEERING OF ANY CHANGES OR DIFFERENCES IN ACTUAL SITE CONDITIONS WHICH VARY FROM THOSE LISTED, PRIOR TO CONSTRUCTING THE WALL.



4 TYPICAL OUTSIDE CORNER DETAIL
4 NTS



5 GEOGRID PLACEMENT
4 NOT TO SCALE



6 DRAIN PIPE INSTALLATION
4 NOT TO SCALE

STRUCTURAL DESIGN HEREIN REPRESENTS A FINISHED STRUCTURE. THE GENERAL CONTRACTOR/OWNER SHALL PROVIDE ALL INTERIM BRACING, SHORING, INTERIM DRAINAGE PROVISIONS, DRAINAGE DIVERSION AND EROSION PROTECTION REQUIRED UNTIL FINAL CAPPING, PAVING, CURBING AND COMPLETION OF FINAL STORM DRAIN SYSTEM IS COMPLETE.

REV	DATE	DESCRIPTION

ROSCH ENGINEERING
3000 JOE DIMAGGIO BLVD., SUITE 28
ROUND ROCK, TX 78664
PHONE: 512-828-4167
FAX: 512-233-0540

CASTLE POINT APARTMENTS
SAN ANTONIO, TX
RETAINING WALL
NOTES & DETAILS

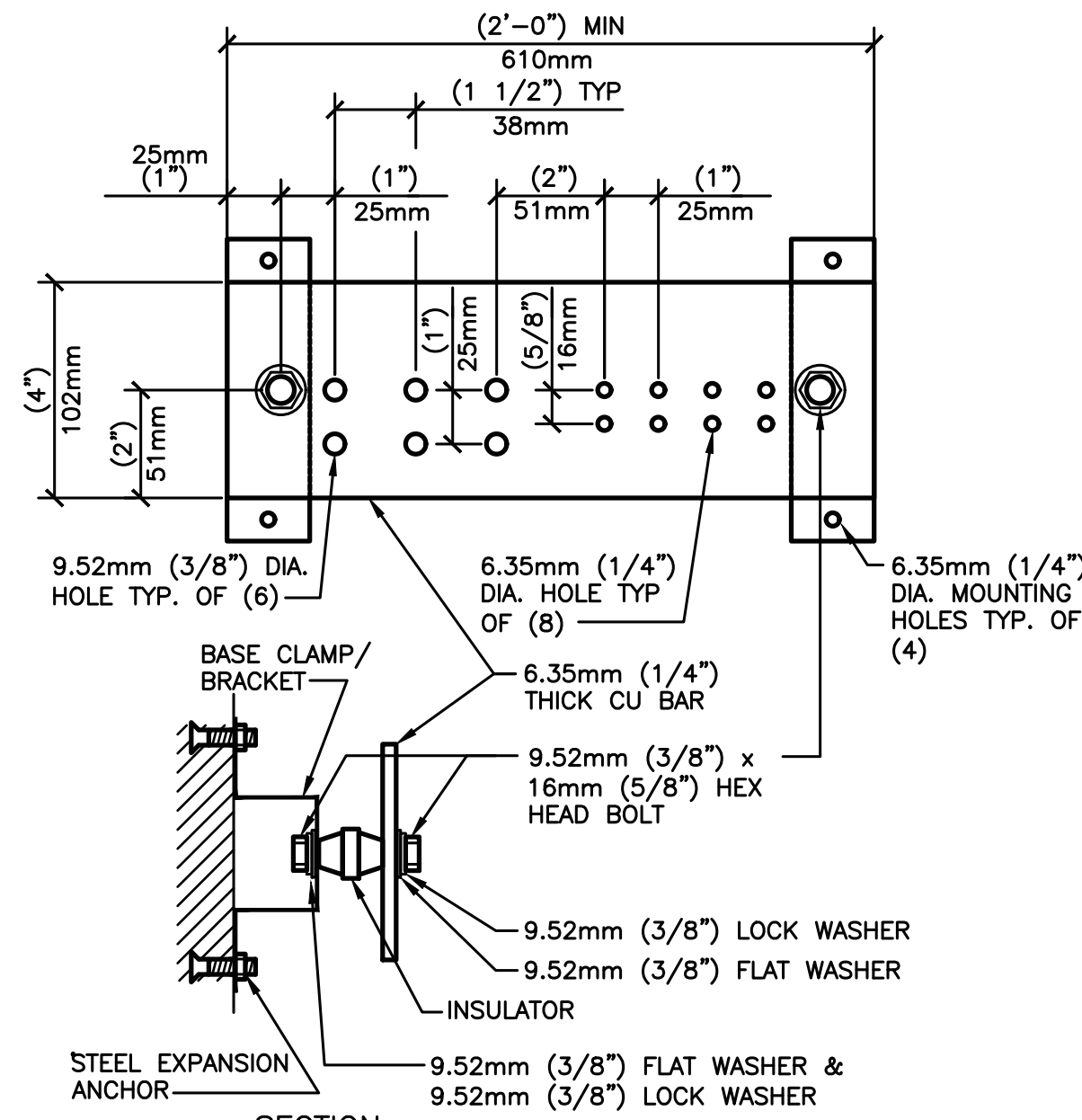
DESIGNED: BCS
DRAWN: ECF
REVIEWED: RMJ

DATE: 8-9-18

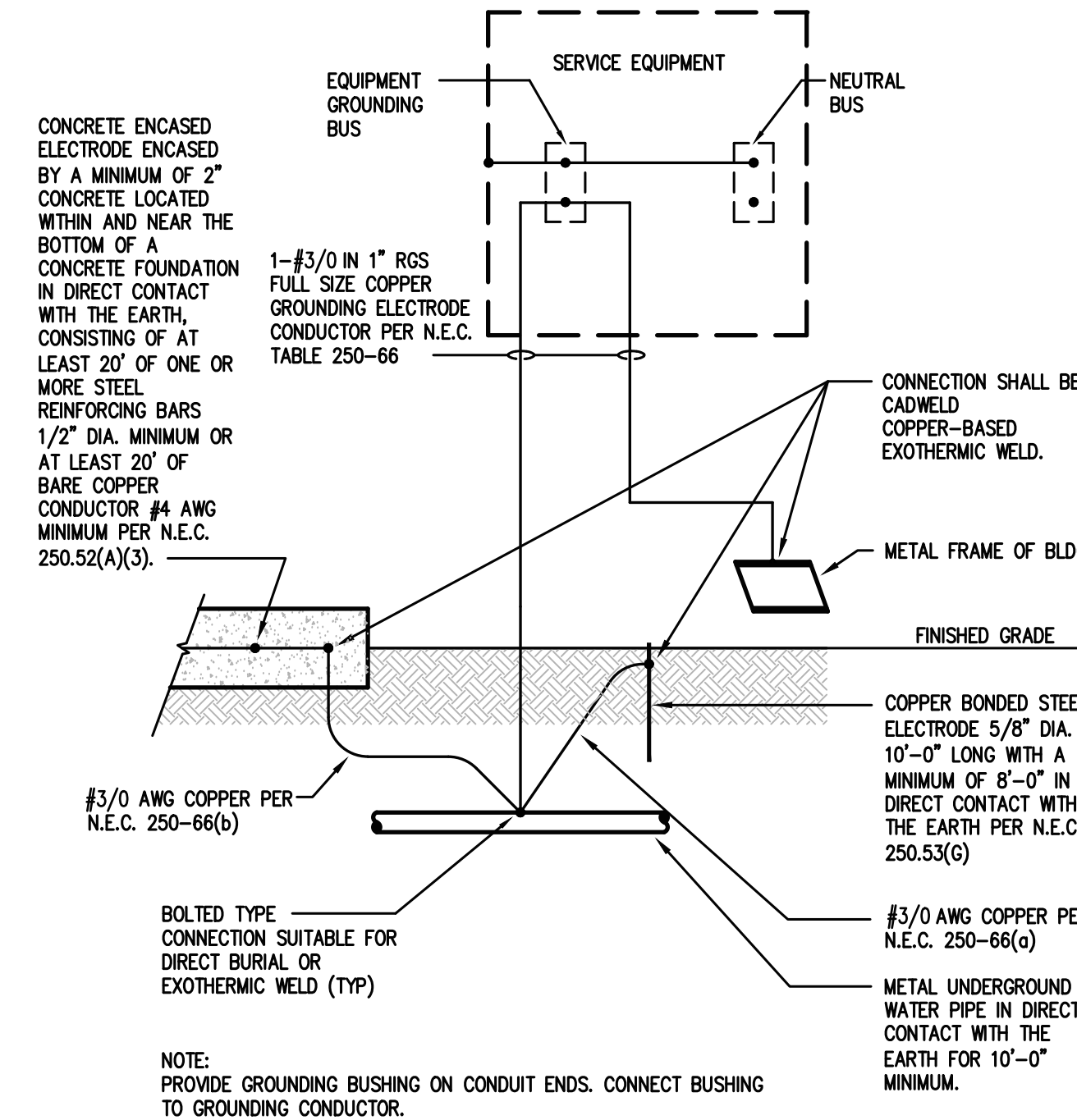
JOB NO.: 18-167

SHEET: 4 OF 4

8-9-18

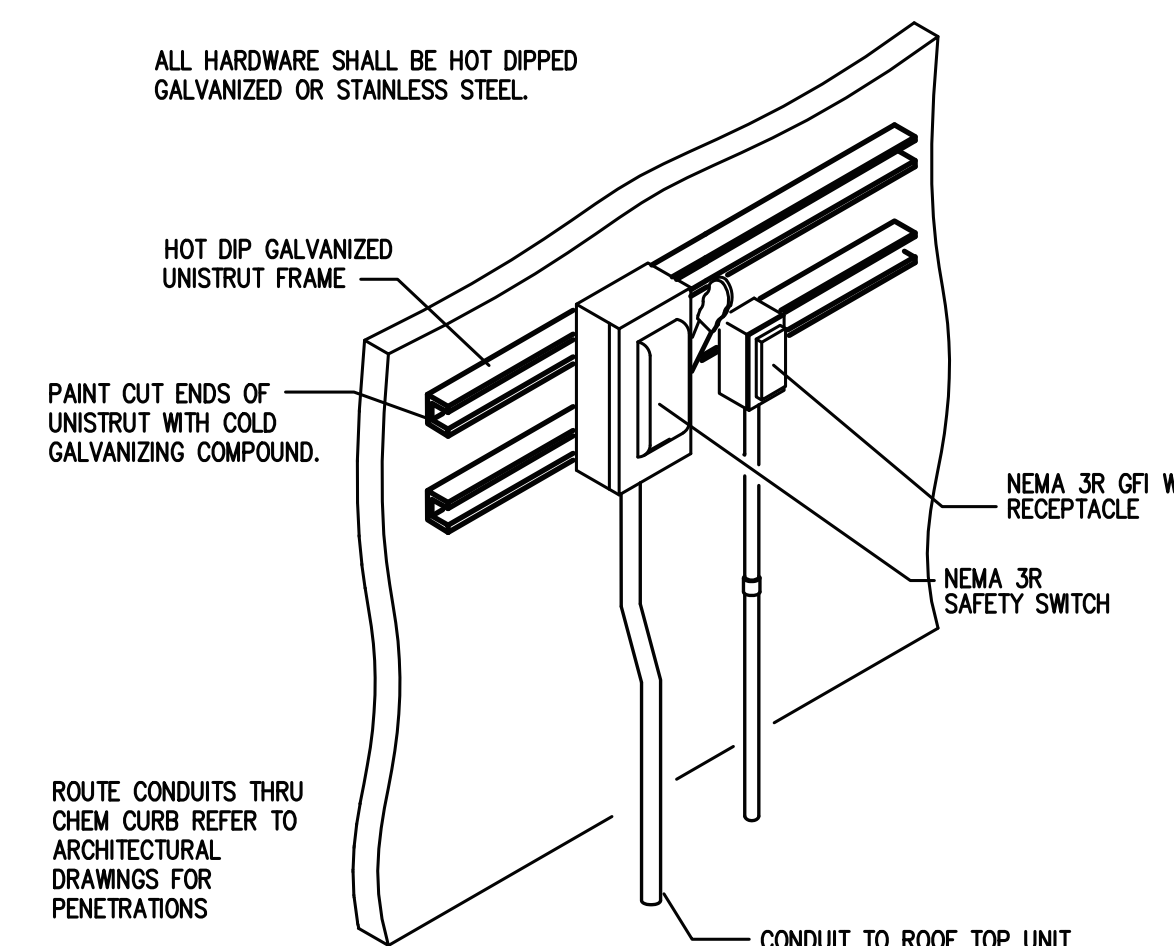


- 1 GROUNDING BAR DETAIL**
- NTS
- ALL HARDWARE SHALL BE STAINLESS STEEL.
 - PROVIDE 1 MOUNTING POINT PER 305mm (12") OF BAR LENGTH.
 - HOLES MAY BE ADDED IF REQUIRED.



2 GROUNDING ELECTRODE SYSTEM

NTS



3 EXTERIOR WALL DISCONNECT DETAIL

NTS

GENERAL SITE GROUNDING NOTES:

- ALL GROUNDING SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 250 OF THE CURRENT NEC WITH ALL CITY AMENDMENTS.
- THE PERIMETER GROUND LOOP CONDUCTOR SHALL BE MINIMUM 4/0 STRANDED BARE COPPER, BURIED NOT LESS THAN 24 INCHES BELOW GRADE AND 36 INCHES FROM THE BUILDING. IT SHALL BE EXOTHERMICALLY WELDED (CAD) TO COLUMN GROUNDS AND PERIMETER GROUND RODS.
- PERIMETER GROUND RODS SHALL BE MINIMUM 3/4 INCH AND 8 FOOT LONG COPPER OR COPPER CLAD, BURIED VERTICALLY TO A MINIMUM DEPTH OF 8 FOOT 6 INCH BELOW GRADE. DRIVE ALL GROUND RODS INTO EXPOSED EARTH. IF DUE TO CONSTRUCTION, THE EARTH HAS BEEN DISTURBED AT THE GROUND ROD POINT, COMPACT THE LOCATION AND INSTALL GROUND ROD.
- EXPOSED GROUNDING CONDUCTORS SHALL BE SUPPORTED BY MECHANICAL MEANS AND PROPERLY PROTECTED FROM DAMAGE. ALL GROUNDING CONDUCTORS SHALL BE SLEEVED THROUGH BUILDING WALLS.
- BOND THE GROUNDING SYSTEM TO THE WATER PIPE SYSTEM. IF THE WATER PIPING IS SUSPENDED BELOW THE STRUCTURE, BOND THE GROUND TO THE WATER PIPE AT THE GRADE POINT.
- BOND THE GROUND LOOP TO THE BUILDING COLUMN CASINGS. EXOTHERMICALLY WELD THE CONNECTIONS. IF THE COLUMN STEEL DOES NOT PENETRATE THE EARTH MORE THAN 4 FEET, PROVIDE COPPER BONDING JUMPER FROM THE CASING TO THE COLUMN.
- BOND BUILDING GROUND SYSTEM TO ALL BUILDING STEEL, TO INCLUDE BAR JOISTS OFF MASONRY WALLS. MECHANICAL BONDING CLAMPS ARE PERMITTED. ALL CONDUCTORS ON BEAMS SHALL BE SECURED 48" INTERVALS WITH MALLEABLE CABLE STRAPS. SAND AND CLEAN ALL BOLT-ON CONNECTIONS.
- PROVIDE GROUNDING SYSTEM PER NEC 250.32 FOR ALL STANDALONE STRUCTURES.

**GENERAL NOTES POWER SHEETS:
APPLIES TO ALL POWER SHEETS**

- SEE ALL OTHER PLANS FOR ADDITIONAL DEVICES. SOME POWER CIRCUITING MAY BE ON OTHER PLANS. COORDINATE THE LOCATIONS OF DATA/CATV JACKS WITH THE RECEPTACLES. MOUNT ADJACENT TO EACH OTHER.
- WHEN LOCATING SYSTEMS NEXT TO DOORS, LOCATE 8 INCHES OFF DOOR JAMB TO CENTER OF DEVICE. WHEN MULTIPLE DEVICES ARE TOGETHER, STACK BUT NO MORE THAN 72 INCHES AFF.
- MINIMUM CIRCUIT SIZE IS 2 #12 AND 1 #12 GROUND IN 3/4" CONDUIT FOR INDIVIDUAL CIRCUITS, 3/4" CONDUIT FOR MULTIPLE CIRCUITS. ALL CONDUCTORS SHALL BE 75 DEGREE (MINIMUM) COPPER THHN, COLOR CODED AS PER NEC AND LOCAL AMENDMENTS WITH SIZE, TEMPERATURE, AND VOLTAGE PERMANENTLY PRINTED ON THE JACKET. ALL JOINTS SHALL BE MADE UP USING SELF LOCKING, TWIST-ON, COLOR CODED, SQUARE WIRE SPRING GRAB, LONG SKIRT, WIRE CONNECTORS WITH SWEPT WINGS.
- PROVIDE #10 AWG MIN NEUTRAL FOR ALL MULTIWIRE BRANCH CIRCUITS AND PROVIDE HANDLE TIES FOR CIRCUIT BREAKERS AS REQUIRED BY NEC 210.4
- CONDUCTOR SIZES INDICATED ASSUME NO MORE THAN (3) SINGLE POLE BRANCH CIRCUITS IN EACH CONDUIT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DE-RATE CONDUCTORS PER NEC TABLE 310.15(B)(2)(a) FOR CONDUITS WITH MORE THAN (3) CURRENT "CARRYING CONDUCTORS". THE NEUTRAL CONDUCTOR SHALL BE CONSIDERED "CURRENT CARRYING" FOR ALL BRANCH CIRCUITS SERVING MORE THAN (4) COMPUTERS.
- ALL EXTERIOR RECEPTACLES SHALL BE GFI PROTECTED.
- ALL EQUIPMENT SHALL HAVE A LOCAL DISCONNECTING MEANS, EITHER CORDED PLUG AND RECEPTACLE OR SWITCHED DISCONNECT. VERIFY FROM EQUIPMENT SUBMITTED OR RELOCATED IF DIRECT CONNECT OR RECEPTACLE. IF DIRECT CONNECT, PROVIDE SWITCH AS PER NEC OTHERWISE, PROVIDE RECEPTACLE, CORD PLUG AS REQUIRED BY EQUIPMENT SUBMITTAL.
- FIRESTOP ALL CONDUIT PENETRATIONS IN RATED WALLS. SEE ARCHITECTURAL FOR WALL RATINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO SHEET ROCK AND REPAIR.
- PROVIDE FIRE RATED SLEEVES IN ALL FLOOR PENETRATIONS.

GENERAL DEMOLITION NOTES:

APPLIES TO ALL DEMOLITION SHEETS

- GENERAL: EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY, REMOVE DEMOLISHED MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE REMOVE FROM OWNER OCCUPIED AREAS DAILY. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
- TRACE CIRCUITS FEEDING EXISTING TO-REMAIN PORTIONS OF THE BUILDING. DO NOT DEMOLISH CIRCUITS IN THESE AREAS. IF CIRCUITS ARE IN BOTH "TO REMAIN" AND "TO BE REMOVED" AREAS, DEMOLISH BACK TO NEAREST TO-REMAIN J-BOX.
- DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. COMPLETE SELECTIVE DEMOLITION OPERATIONS ABOVE EACH FLOOR OR TIER BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL.
- REMOVED AND SALVAGED ITEMS: CLEAN SALVAGED ITEMS, PACK OR CRATE ITEMS AFTER CLEANING. IDENTIFY CONTENTS OF CONTAINERS. STORE ITEMS IN A SECURE AREA UNTIL DELIVERY TO OWNER. TRANSPORT ITEMS TO OWNER'S STORAGE AREA DESIGNATED BY OWNER. PROTECT ITEMS FROM DAMAGE DURING TRANSPORT AND STORAGE.
- REMOVED AND REINSTALLED ITEMS: CLEAN AND REPAIR ITEMS TO FUNCTIONAL CONDITION ADEQUATE FOR INTENDED REUSE. PAINT EQUIPMENT TO MATCH NEW EQUIPMENT. PACK OR CRATE ITEMS AFTER CLEANING AND REPAIRING. IDENTIFY CONTENTS OF CONTAINERS. PROTECT ITEMS FROM DAMAGE DURING TRANSPORT AND STORAGE. REINSTALL ITEMS IN LOCATIONS INDICATED. COMPLY WITH INSTALLATION REQUIREMENTS FOR NEW MATERIALS AND EQUIPMENT. PROVIDE CONNECTIONS, SUPPORTS, AND MISCELLANEOUS MATERIALS NECESSARY TO MAKE ITEM FUNCTIONAL FOR USE INDICATED.
- EXISTING ITEMS TO REMAIN: PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND REINSTALLED IN THEIR ORIGINAL LOCATIONS AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE.
- COORDINATE ALL DEMO ACTIVITIES WITH OWNER AND ARCHITECT AND PROVIDE 10 DAYS NOTICE FOR ANY POWER OUTAGES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE VERIFIED EXISTING JOB-SITE CONDITIONS DURING THE BIDDING PERIOD TO OBTAIN THE SCOPE OF ELECTRICAL WORK INVOLVED AS A RESULT OF ARCHITECTURAL MODIFICATIONS TO THE EXISTING STRUCTURE. THE SCOPE OF THE WORK SHALL INCLUDE MATERIALS AND OUTLETS, CONSISTING OF FIXTURES, DEVICES, EQUIPMENT OR APPARATUS, WHICH MUST BE REROUTED, RELOCATED OR REMOVED EITHER TEMPORARILY OR PERMANENTLY, OR WHICH MUST BE PROVIDED, SO THAT THE INDICATED REMODELING MAY BE ACCOMPLISHED. NOT ALL EXISTING OUTLETS ARE NECESSARILY INDICATED ON THE DRAWINGS.
- WHEN OUTLETS ARE ABANDONED, WIRE MUST BE PULLED OUT OF CONDUIT BACK TO THE NEAREST REMAINING BOX OR CABINET AND EXPOSED CONDUIT THAT HAS BEEN ABANDONED MUST BE REMOVED.
- PROVIDE ALL APPURTENANCES REQUIRED TO REROUTE, RELOCATED, REMOVE OR REINSTALL ALL ITEMS DESCRIBED IN THESE NOTES.
- REMOVE ALL OUTLETS AND WIRING ASSOCIATED WITH ALL EQUIPMENT BEING REMOVED, INCLUDING MECHANICAL AND PLUMBING EQUIPMENT.
- AT THE COMPLETION OF THE PROJECT, THERE SHALL BE NO ABANDONED LIGHTING FIXTURES, CONTROLS, WIRING CONDUIT, ELECTRICAL EQUIPMENT, FIRE ALARM DEVICES, INTERCOM/PA DEVICES, OR CONTRACTOR SHALL REMOVE ABANDONED MATERIALS DESCRIBED HEREIN ABOVE. PROVIDE BLANK STAINLESS STEEL COVER PLATES FOR ABANDONED DEVICES IN WALLS SCHEDULED TO REMAIN.
- CONTRACTOR SHALL MAKE SAFE ALL AREAS OF THE EXISTING STRUCTURE WHICH ARE TO BE DEMOLISHED BY DISCONNECTING FEEDERS AND SERVICES TO DEMO'D AREAS.

HMB
ENGINEERING
CONSULTANTS

2902 NORTH FLORES
SAN ANTONIO, TEXAS 78212
210.393.1840 PHONE

SAN ANTONIO - RGV
TBPE FIRM REGISTRATION NO. 13361



05/07/18

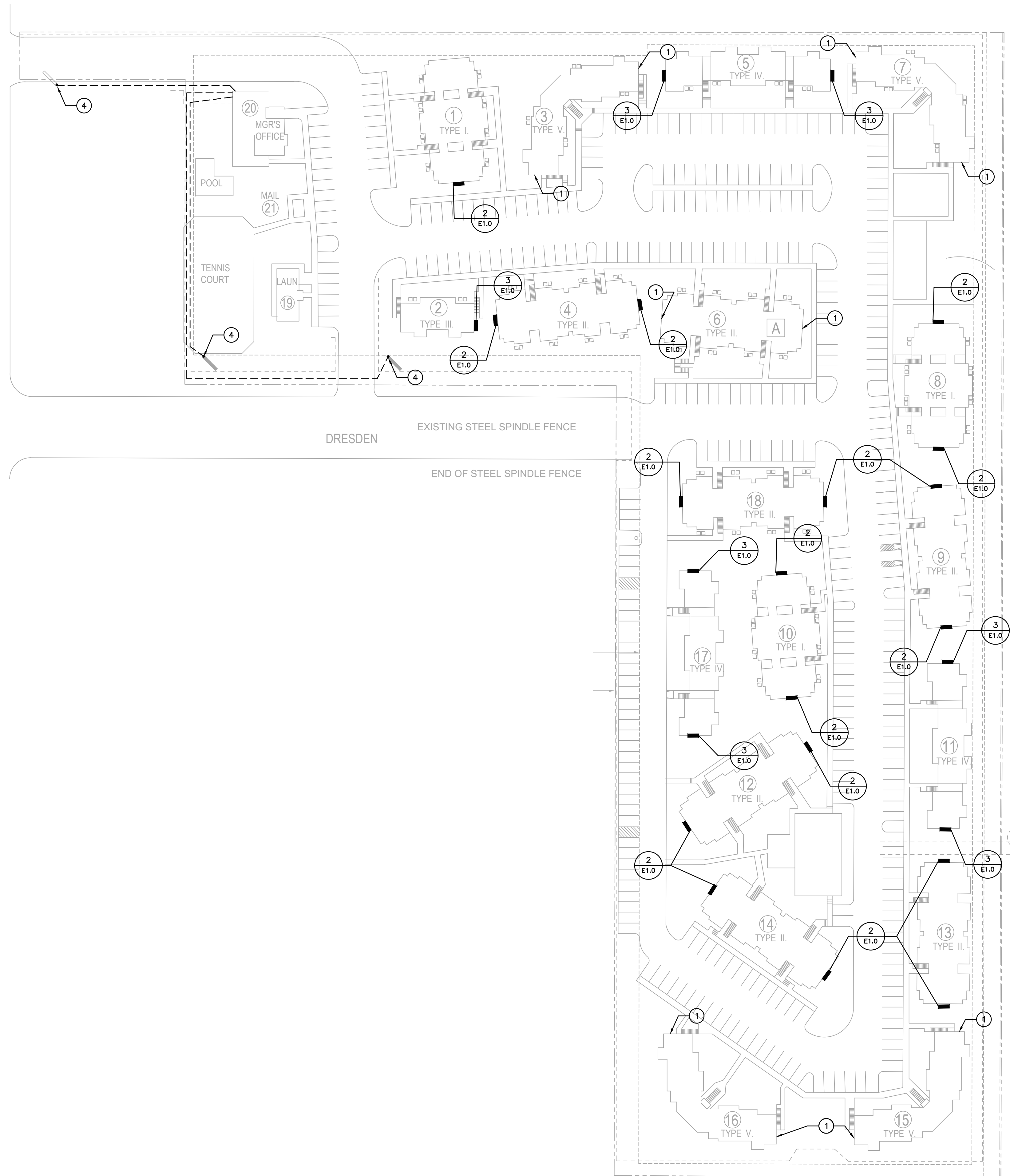
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EXTERIOR IMPROVEMENTS TO CASTLE POINT APARTMENTS

5320 BLANCO RD. SAN ANTONIO, TEXAS

ISSUE DATE:	05/07/18
REVISIONS:	
SHEET:	ELECTRICAL GENERAL NOTES E0.1

BLANCO RD.



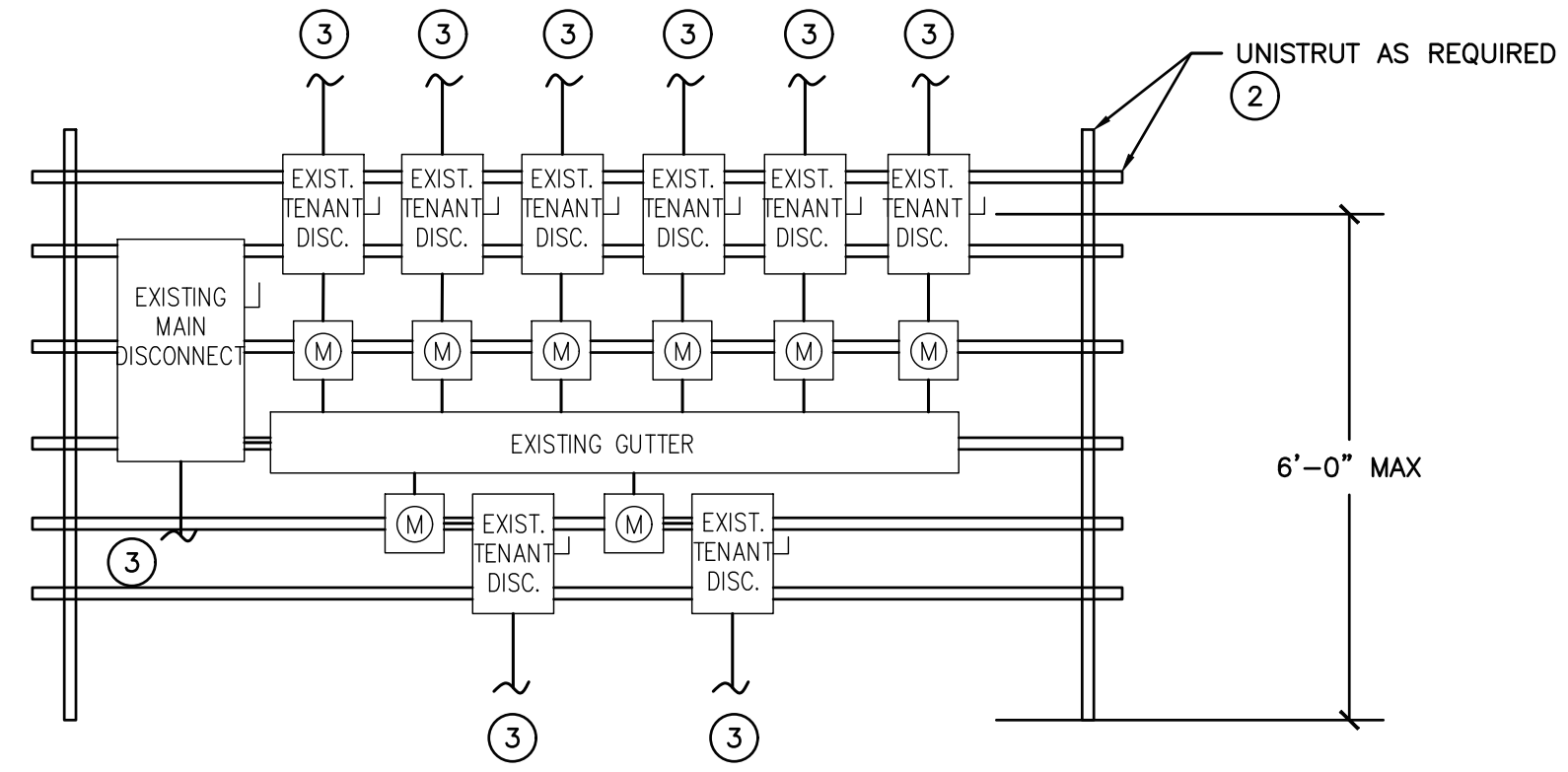
1 SITE PLAN
1" = 50'-0"

ELECTRICAL KEYED NOTES:

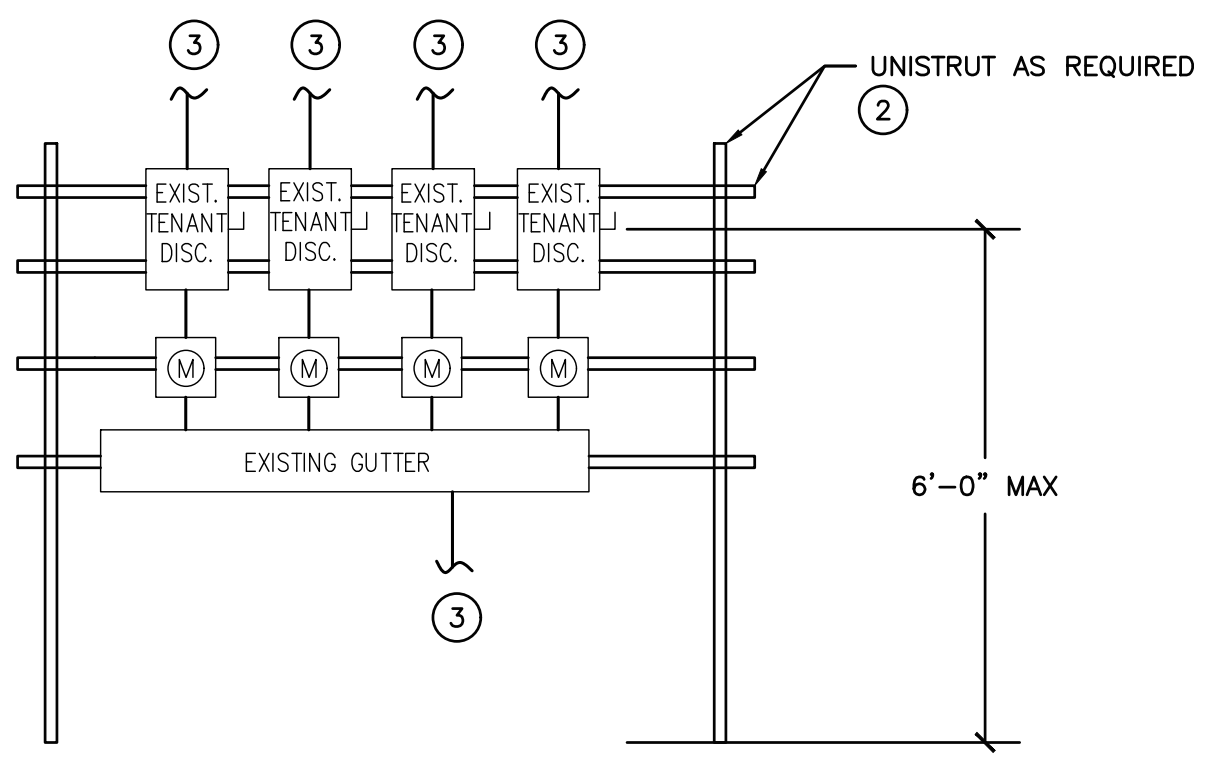
- 1 ELECTRICAL IS EXISTING TO REMAIN.
- 2 UNISTRUT RACK SHALL BE OF ADEQUATE SIZE TO SUPPORT ALL ELECTRICAL SERVICE EQUIPMENT. CONTRACTOR SHALL FIELD VERIFY CONDITIONS AND LOCATION OF EQUIPMENT PRIOR TO INSTALL. TEMPORARY RACK SHALL BE A MINIMUM OF 10'-0" FROM WALL FACE AND BE PROTECTED FROM DAMAGE THROUGHOUT EXTENT OF REMODEL WORK.
- 3 INTERCEPT AND EXTEND EXISTING CONDUCTORS TO TEMPORARY RACK USING SO CORD (MATCH EXISTING AMPACITY).
- 4 PROVIDE WEATHER-PROOF JBOX AND CONNECTION TO NEW SIGN LIGHTING-POWER ROUTE: (2) #10 CU AWG + #10 CU GND IN 3/4" CONDUIT BACK TO OFFICE BUILDING PANEL. DO NOT EXCEED 1500 VA PER CIRCUIT. PROVIDE A NEW (8) POLE CONTACTOR/PHOTOCELL FOR ON/OFF CONTROL OF EXTERIOR LIGHTING CIRCUITS.

SCOPE OF WORK

- A. PROJECT SCOPE INCLUDES THE REMOVAL AND TEMPORARY SUPPORT OF EXISTING SERVICE ENTRANCE EQUIPMENT AS REQUIRED TO ACCOMMODATE ARCHITECTURAL RENOVATION SCOPE ASSOCIATED WITH THE FACADE IMPROVEMENTS TO EACH BUILDING SHOWN.
- B. CONTRACTOR SHALL RE-INSTALL EQUIPMENT AND PAINT ALL EQUIPMENT AND CONDUIT AS REQUIRED TO MATCH ADJACENT SURFACE.
- C. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE EXISTING SITE PRIOR TO BID, BY SUBMITTING A BID, THE CONTRACTOR STATES THAT HE/SHE UNDERSTANDS THE PROJECT SCOPE.
- D. COORDINATE ALL OUTAGES WITH OWNER 72 HOURS PRIOR TO OUTAGE.
- E. PROVIDE AND INSTALL POWER AND CONTROLS FOR (3) NEW LIGHTED CAMPUS SIGNS.



2 TYPE I & II TEMPORARY ELECTRICAL RACK DETAIL - TYPICAL
NTS

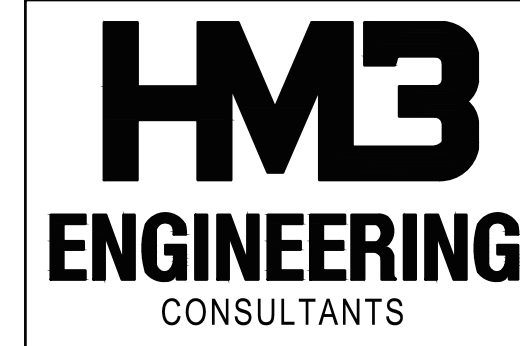


3 TYPE III & IV TEMPORARY ELECTRICAL RACK DETAIL - TYPICAL
NTS



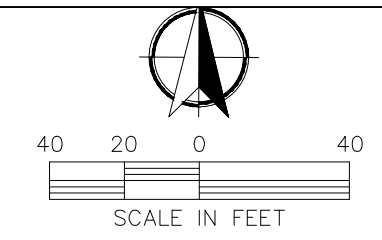
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EXTERIOR IMPROVEMENTS TO CASTLE POINT APARTMENTS
 5320 BLANCO RD. SAN ANTONIO, TEXAS



2902 NORTH FLORES
SAN ANTONIO, TEXAS 78212
210.393.1840 PHONE
SAN ANTONIO - RGV
TBPE FIRM REGISTRATION NO. 13361

ISSUE DATE:	05/07/18
REVISIONS:	
SHEET:	SITE PLAN
	E1.0



- Found 1/2" rebar w/ plastic cap "CDS MUERY"
 - Found 1/2" rebar w/ no identification (or as noted)
 - Set 1/2" rebar w/ plastic cap "TXLMS.COM RPLS 6002"
 - Found w/ plastic cap "GRE 3501"
 - Found MAG nail
 - Survey Control Point
 - Calculated Point
 - Asphalt
 - Concrete
 - Breezeway
 - Electric Meter
 - Gas Meter
 - Water Meter
 - Power Pole
 - Clean out
 - Sign
 - HC Sign
 - Stop Sign
 - Stub Out
 - Telephone Pedestal
 - Traffic Signal Box
 - Gas Valve
 - Water Valve
 - A/C Unit
 - Cable Box
 - Drain Inlet
 - Electric Transformer Pad
 - Fire Hydrant
 - Guy Wire
 - Irrigation Control Valve
 - Light Post
 - Storm Water Manhole
 - Waste Water Manhole
 - Communications Manhole
 - Electric Vault
 - Chainlink Fence
 - Wood Fence
 - Iron Fence
 - Underground Communications
 - Underground Electric
 - Waste Water Line
 - Water Line
 - Gas Line
 - Overhead Utilities
- CLIENT: Young Professional Resources - Jaime Noriega
SITE: 5320 Blanco Rd, San Antonio, Texas 78216
JOB No. 1120111
- DATE FIELD SURVEY COMPLETED: February 21, 2018
DATE OF LAST REVISION: February 22, 2017 (JDB/RSR)
- THE BASIS OF BEARINGS is the State Plane Coordinate System, NAD 1983, Texas South Central Zone (4204). Vertical Datum is NAVD 1988.
- FEMA FIRM Panel 4802C03850 with an effective date of September 29, 2010 shows approximately the scaled location of the subject property to be located within Flood Zone "X", which is a Special Flood Hazard Area (SFHA).
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. This survey was completed without the benefit of a title commitment. No easements or setbacks are shown herein.
- REFERENCES:
R1 - Volume 9504, Page 187, DPRBCT, Castle Point Subdivision
R2 - Volume 9508, Page 147, DPRBCT, Oak Run PUD Subdivision
- ALL SURVEY CONTROL POINTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION ONSITE. ANY DISCREPANCIES ARE TO BE REPORTED TO THE SURVEYOR IMMEDIATELY FOR RESOLUTION. ***
- No dipstick markings were observed on site.
- No defined parking stripes were observed within the detailed survey area collected on January 18, 2017.

THE LOCATION OF THE UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE, AND WERE LOCATED FROM SURFACE MARKINGS AS REQUESTED THROUGH DIGEST TICKET DATED 07/06/2017, PURSUANT TO THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, CHAPTER 251 & THE ROC TITLE 16, TAC, PART 1, CHAPTER 18. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST WHICH WERE NOT MARKED IN THE FIELD PER SAID DIGEST TICKET. THE EXCAVATOR SHALL SEPARATELY COMPLY WITH SAID TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, CHAPTER 251, TO CONFIRM THE LOCATION OF ANY UNDERGROUND UTILITY & THE ROC TITLE 16, TAC, PART 1, CHAPTER 18.

T=TAGGED

T2344	16"	MEXICAN SYCAMORE
T2345	22"	MEXICAN SYCAMORE
T2346	17"	MEXICAN SYCAMORE
T2347	20"	MEXICAN SYCAMORE
T2348	18"	CHINA BERRY
T2349	23"	MEXICAN SYCAMORE
T2351	12"	CHINA BERRY
T2352	11"	CHINA BERRY
T2353	10"	CHINA BERRY
T2354	11"	CHINA BERRY
T2355	12"	BOIS D' ARC
T2356	12"	CHINA BERRY
T2357	8"	BOIS D' ARC
T2358	6"	BOIS D' ARC
T2359	11"	CHINA BERRY
T2360	11"	CHINA BERRY
T2361	10"	CHINA BERRY
T2362	11"	CHINA BERRY
T2363	11"	CHINA BERRY
T2364	11"	CHINA BERRY
T2365	12"	BOIS D' ARC
T2366	12"	CHINA BERRY
T2367	8"	BOIS D' ARC
T2368	6"	BOIS D' ARC
T2369	13"	CHINA BERRY
T2370	15"	LIVE OAK
T2371	15"	LIVE OAK
T2372	11"	LIVE OAK
T2373	11"	LIVE OAK
T2374	15"	ELM
T2375	16"	LIVE OAK
T2376	15"	LIVE OAK
T2377	11"	LIVE OAK
T2378	11"	LIVE OAK
T2379	11"	LIVE OAK
T2380	16"	LIVE OAK
T2381	16"	MEXICAN SYCAMORE
T2382	15"	CREPE MYRTLE
T2383	4"	CREPE MYRTLE
T2384	10"	MEXICAN SYCAMORE
T2385	14"	LIVE OAK
T2386	8"	ELM
T2387	26"	LIVE OAK

NON-SIGNIFICANT TREE TO BE REMOVED LIST

T=TAGGED

T2348	18"	CHINA BERRY - TO BE REMOVED
T2351	12"	CHINA BERRY - TO BE REMOVED
T2352	11"	CHINA BERRY - TO BE REMOVED
T2353	10"	CHINA BERRY - TO BE REMOVED
T2354	11"	CHINA BERRY - TO BE REMOVED
T2355	12"	CHINA BERRY - TO BE REMOVED
T2359	13"	CHINA BERRY - TO BE REMOVED

SIGNIFICANT TREE TO BE REMOVED LIST

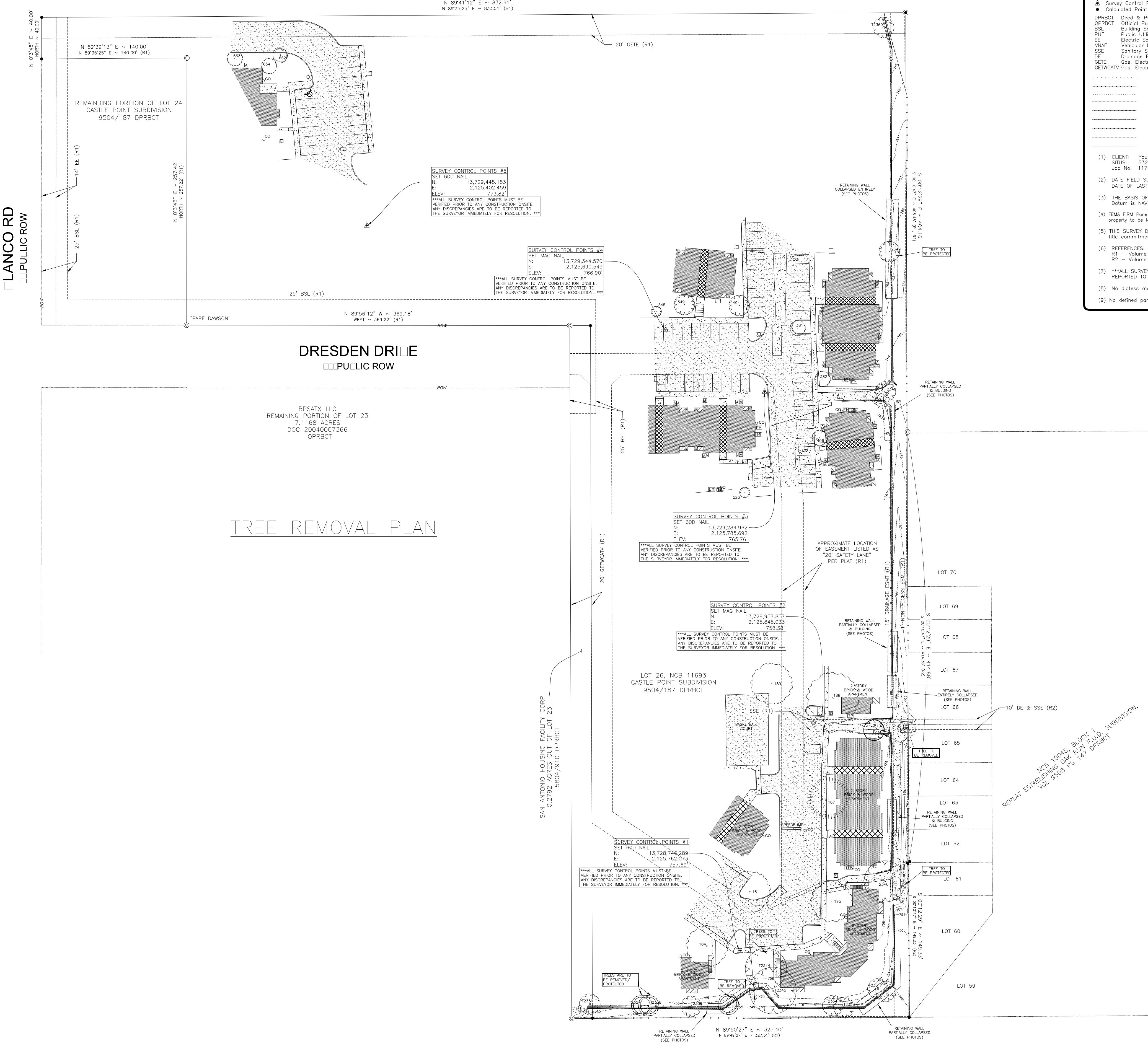
T=TAGGED

T2347	20"	MEXICAN SYCAMORE - TO BE REMOVED
T2355	12"	BOIS D' ARC - TO BE REMOVED
T2357	8"	BOIS D' ARC - POSSIBLY AFFECTED BY CONSTRUCTION - REMOVE AS NECESSARY
T2358	6"	BOIS D' ARC - POSSIBLY AFFECTED BY CONSTRUCTION - REMOVE AS NECESSARY

TREE TO BE PROTECTED

T=TAGGED

T2344	16"	MEXICAN SYCAMORE - TREE IS TO BE PROTECTED DURING CONSTRUCTION
T2345	22"	MEXICAN SYCAMORE - TREE IS TO BE PROTECTED DURING CONSTRUCTION
T2346	17"	MEXICAN SYCAMORE - TREE IS TO BE PROTECTED DURING CONSTRUCTION
T2349	23"	MEXICAN SYCAMORE - TREE IS TO BE PROTECTED DURING CONSTRUCTION
T2357	8"	BOIS D' ARC - POSSIBLY AFFECTED BY CONSTRUCTION - PROTECT/ REMOVE AS NECESSARY
T2358	6"	BOIS D' ARC - POSSIBLY AFFECTED BY CONSTRUCTION - PROTECT/ REMOVE AS NECESSARY



TREE REMOVAL PLAN

SPRINKLE & CO. ARCHITECTS
506 BROOKLYN, SAN ANTONIO, TX 78215
T. 210-227-7722 W. SPRINKLECO.COM

EXPIRATION: 10/31/18
1/27/2018
DAVIS SPRINKLE, AIA
REGISTERED ARCHITECT
STATE OF TEXAS #1142

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EXTERIOR IMPROVEMENTS TO CASTLE POINT APARTMENTS
5320 BLANCO RD., SAN ANTONIO, TEXAS

ISSUE DATE: 10/28/2018
REVISIONS:
SHEET: TR1
TREE REMOVAL PLAN



SMART AUTO SALES

BBQ

Dresden

Step 2 Step Learning Center

Watermill Express

Castle Point Apartments

●●●●● NEW LOCATION OF RETAINING WALL

●●●●● PROPERTY LINE

Wash

Google

TREE INVENTORY CASTLE POINT APARTMENTS - EXT. IMPROVEMENTS/ RETAINING WALL

Tag #	Species	Understory Species* 5.0" - 11.5"		Significant Tree 6" - 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1		Heritage 1:1		Additional Inches Preserved for Mitigation ***
		Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	
T2344	16" Mexican Sycamore				1							
T2345	22" Mexican Sycamore				1							
T2346	17" Mexican Sycamore				1							
T2347	20" Mexican Sycamore			1								
T2348	48" China Berry											
T2349	23" Mexican Sycamore				1							
T2351	12" China Berry											
T2352	41" China Berry											
T2353	10" China Berry											
T2354	41" China Berry											
T2355	12" Bois D' Arc			1								
T2356	42" China Berry											
T2357	8" Bois D' Arc			1								
T2358	6" Bois D' Arc			1								
T2359	43" China Berry											
T2360	41" China Berry											
181	15" Live Oak						1					
184	15" Live Oak						1					
185	22" Live Oak						1					
187	15" Elm						1					
188	16" Live Oak						1					
189	15" Live Oak						1					
381	11" Live Oak						1					
382	11" Live Oak						1					
406	16" Live Oak						1					
494	18" Mexican Sycamore						1					
523	15" Crepe Myrtle		1									
545	4" Crepe Myrtle		1									
549	15" Mexican Sycamore						1					
654	14" Live Oak						1					
662	8" Elm						1					
663	26" Live Oak								1			
Sub. Tot. Inches=		0	2	4	4	0	13	0	1	0	0	0
Total inches by category=			2		8		13		1		0	
Preservation percentage=		100%		Significant Preservation		81%		Heritage Preservation		100%		0
Mitigation required (Commercial) =		-1.2		Commercial (inches)		-8.6		Heritage Mitigation (inches)		0		
Mitigation required (Residential) =		-1.3		Residential (inches)		-9.65						
<i>No category to fall below 10% preservation;</i>												
<i>Preserved- Tree to remain that meets root protection zone requirements described in section 35-523 of the UDC.</i>												
<i>Mitigation 1:1 for significant trees below minimum preservation requirements; 3:1 for heritage trees below 100% preservation</i>												
<i>* Small species: Condalia, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw - these are mitigated at 1:1 for Heritage Trees</i>												
<i>** Ashe Juniper, Huisache, Mesquite, Arizona Ash, Hackberry protected at 10" dbh and mitigated at 1:1 for heritage trees</i>												
<i>*** Mitigation Trees: Unprotected-sized trees to be used for mitigation calculations; subtract inches from mitigation owed</i>												

October 29, 2018

Antonette Villareal (DSD)
San Antonio Development Services Department
1901 S Alamo St.
San Antonio, Texas 78204

Tree, Landscape and Irrigation Denial Comment Responses – AP# M2373059

Project: Castle Point Apartments – Partial Remodel
5320 Blanco Rd.
San Antonio, Texas 78216

To: Antonette Villareal (DSD)

Landscape

Per our conversation on 10.29.2018. Antonette Villareal stated, landscape is not applicable in this project because our removal of landscape does not exceed or equal to 40% of change in landscaping.

Irrigation:

Per our conversation on 10.29.2018. Antonette Villareal stated, irrigation is not applicable to the scope of work for Castle Point Exterior Renovations because our site or percentage of removal does not equal 40%; therefore additional trees are not needed.

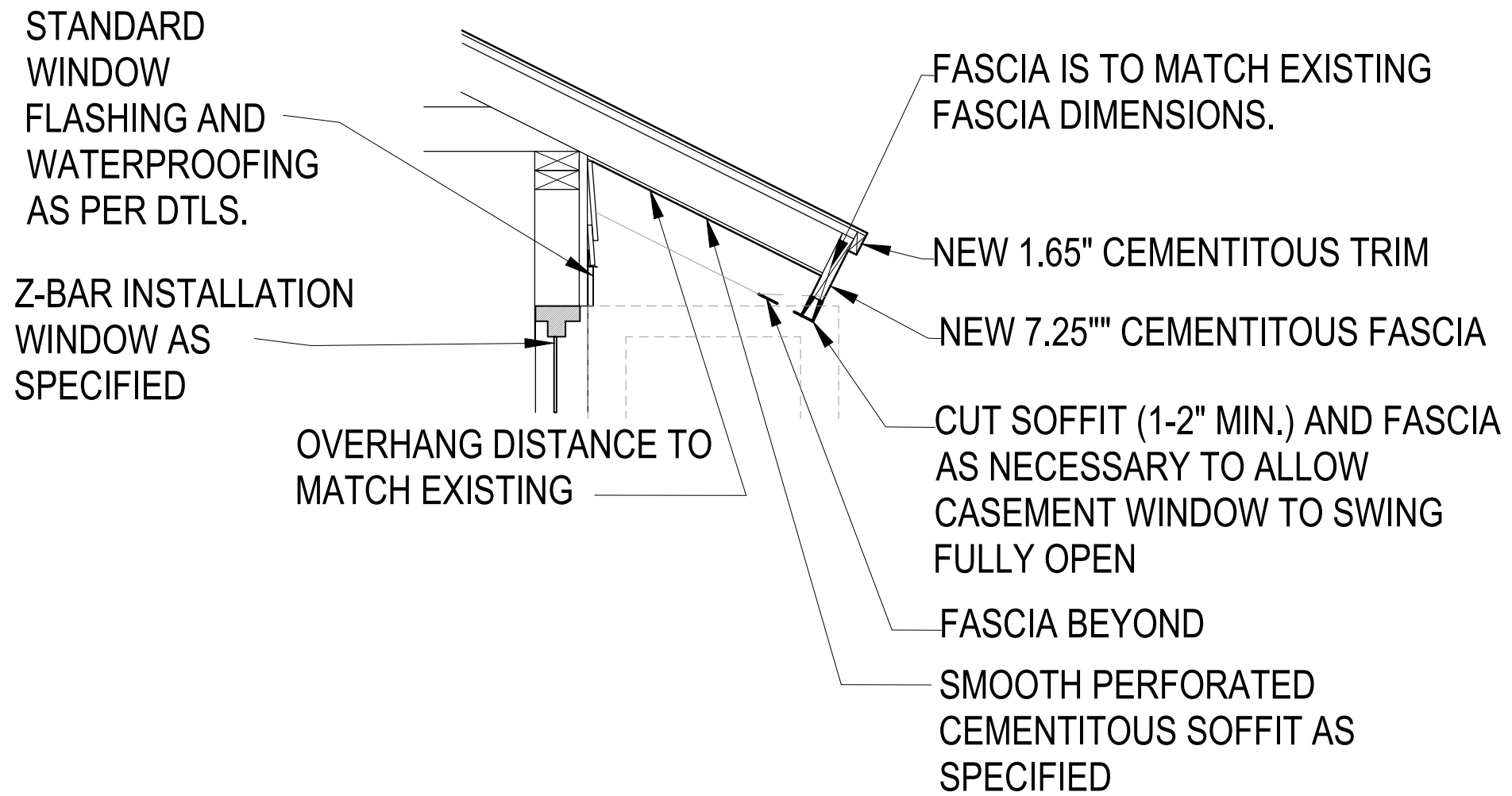
Tree:

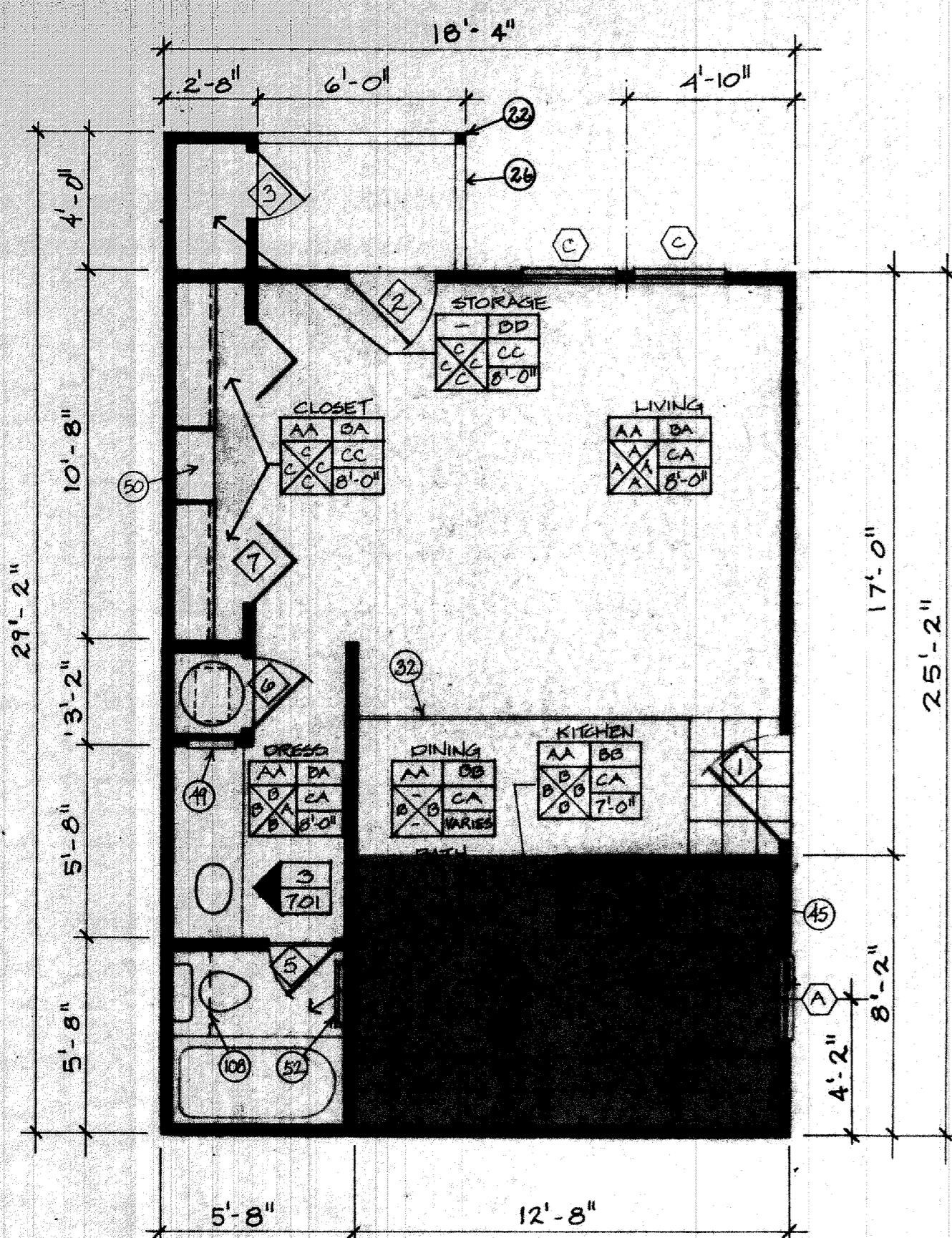
Tree Permit application is provided with this document/email, the permit application is for the removal of four trees located along the south and southeast property line. According to the tree survey, none of the trees that are proposed to be removed are heritage trees. According to the limited tree survey we had performed on the site, we still were able to obtain an 81% tree preservation percentage; please see: the Tree inventory table, survey, aerial image, and tree removal plan for further information.

If you have any questions comments or concerns; please do not hesitate to ask.

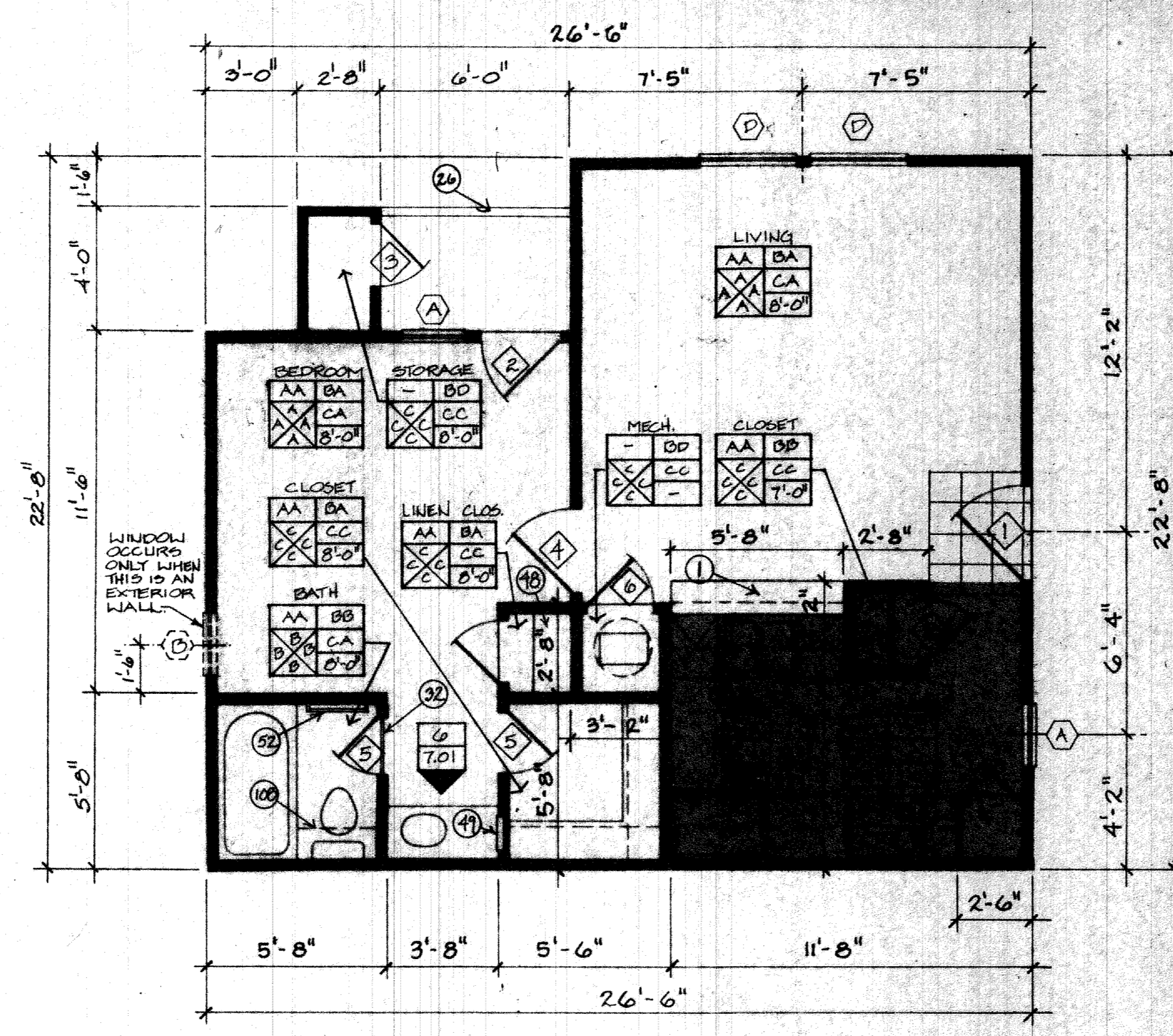
Respectfully,
Corbin Lomas

Sprinkle & Co.



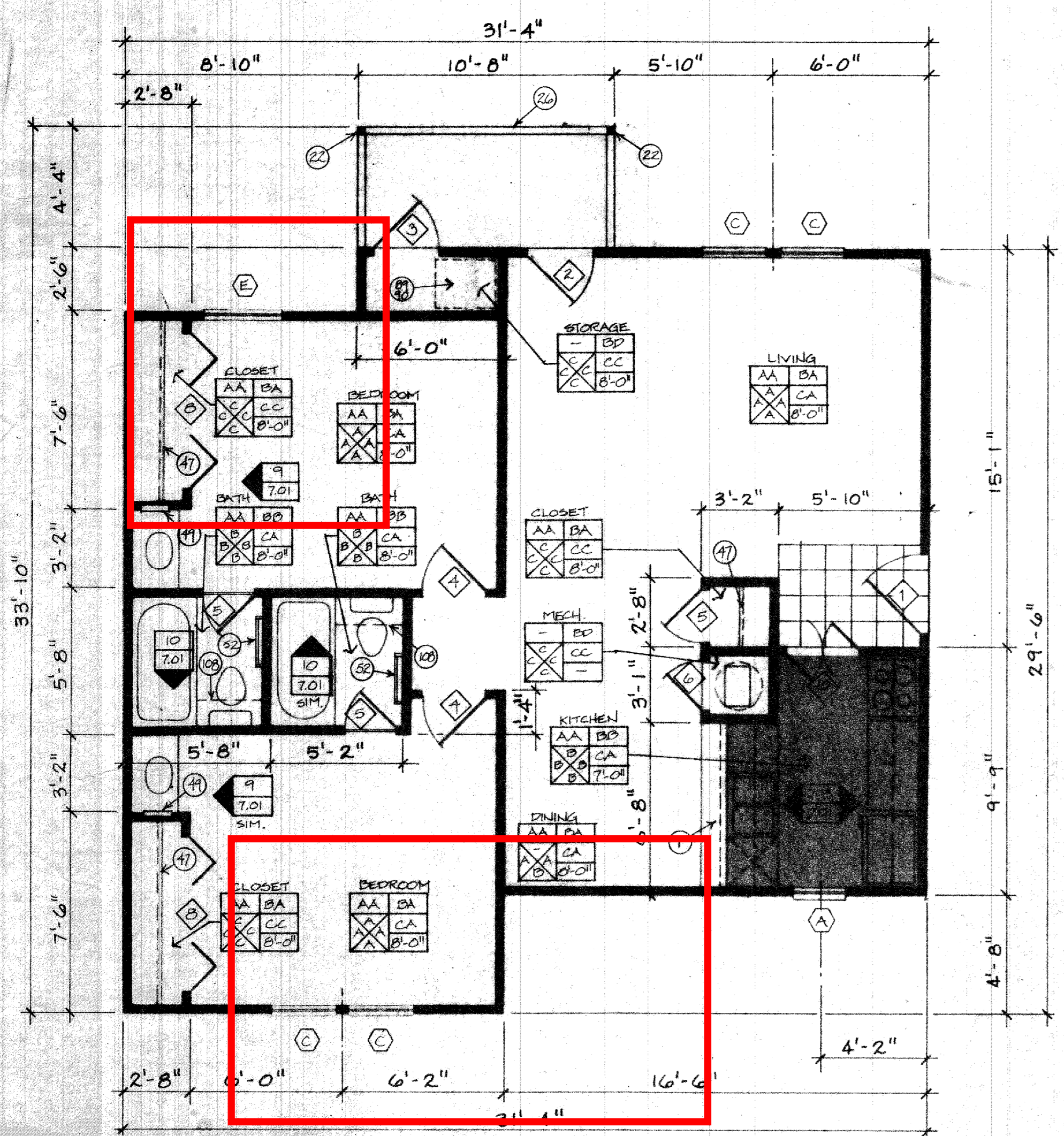


1 UNIT TYPE A (EFFICIENCY UNIT - 416 SF TOTAL)
4.01 4.01 SCALE: 1/4" = 1'-0"

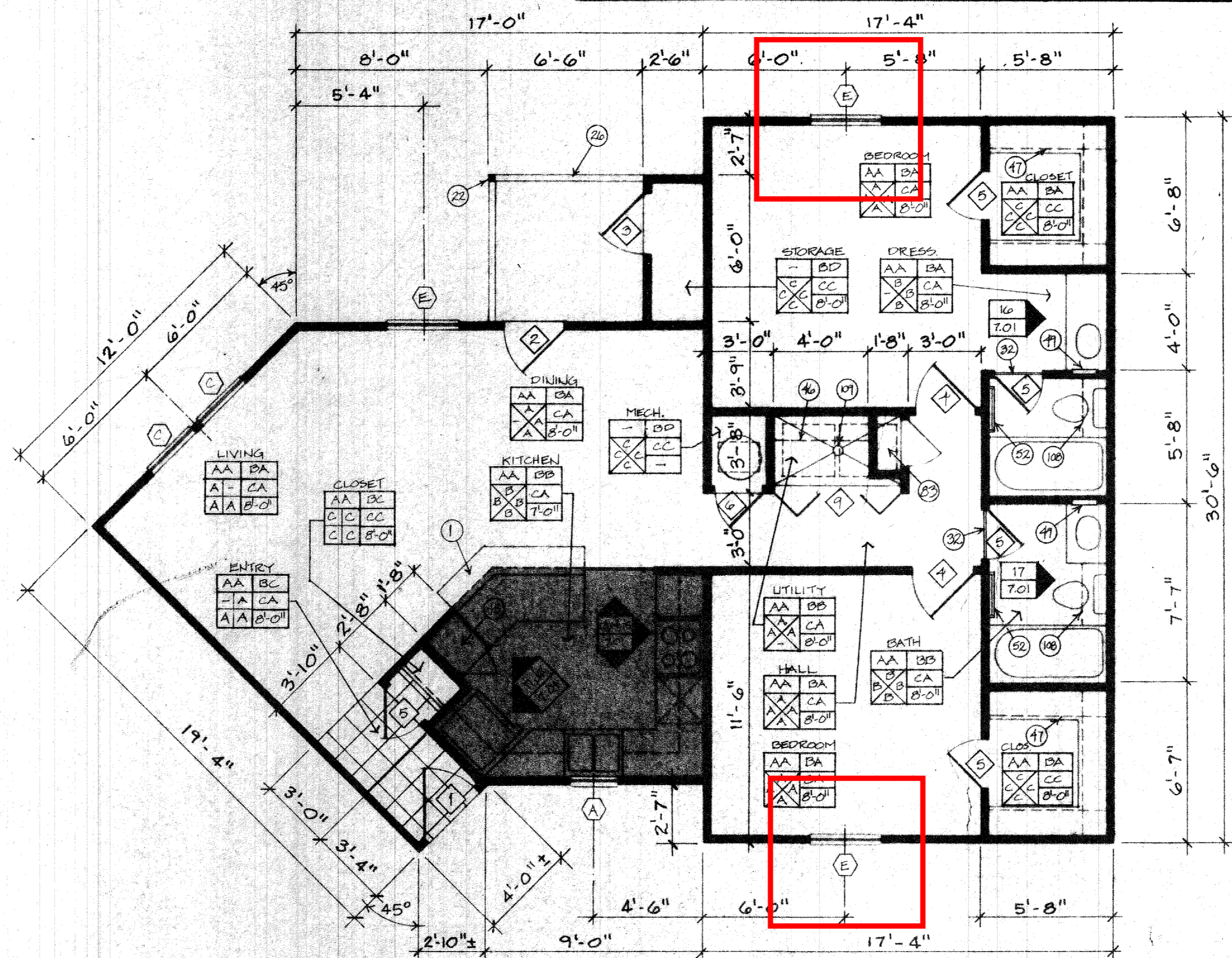


2 UNIT TYPE B (ONE BEDROOM - 571 SF TOTAL)
4.01 4.01 SCALE: 1/4" = 1'-0"

SHADING INDICATES AREAS TO BE FURRED DOWN TO 7'-0"



3 UNIT TYPE C (TWO BEDROOM - 871 SF TOTAL)
4.01 4.01 SCALE: 1/4" = 1'-0"



4 UNIT TYPE D (TWO BEDROOM - 989 SF TOTAL)
4.01 4.01 SCALE: 1/4" = 1'-0"

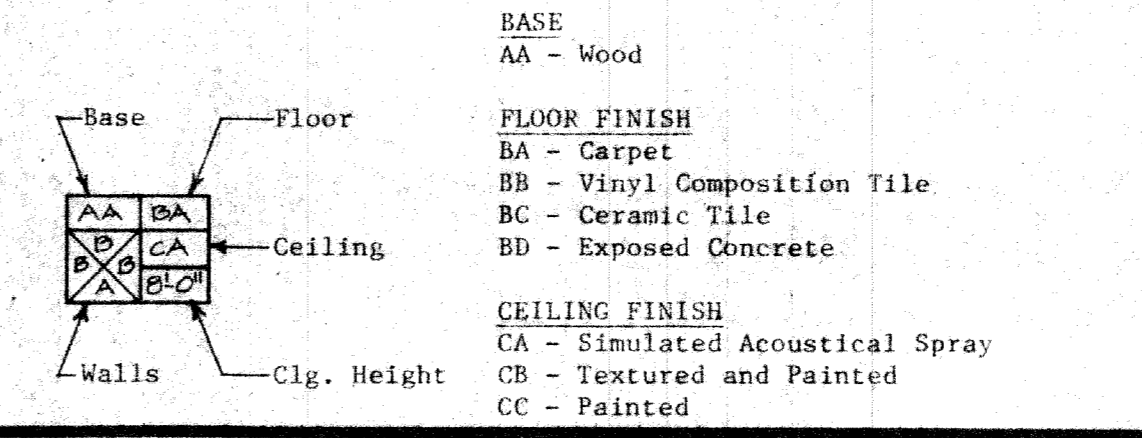
DOOR SCHEDULE

No.	Size	Description
1	32 x 68 x 1 3/4"	EXTERIOR SOLID CORE
2	28 x 68 x 1 3/4"	EXTERIOR - 15 LITE DOOR WITH KEY-OPERATED
3	24 x 68 x 1 3/4"	EXTERIOR HOLLOW CORE
4	28 x 68 x 1 3/8"	INTERIOR HOLLOW CORE
5	28 x 68 x 1 3/8"	INTERIOR HOLLOW CORE
6	28 x 68 x 1 3/8"	INTERIOR - UPPER HALF LOUVERED
7	32 x 68	BI-FOLD DOORS
8	68 x 68	BI-FOLD DOORS
9	52 x 68	BI-FOLD DOORS
10	(2) 12	DOUBLE ACTING "CAFE" DOORS
11	32 x 68 x 1 3/4"	EXTERIOR SOLID CORE (9 LITE DOOR)
12	32 x 68 x 1 3/8"	EXTERIOR SOLID CORE WITH LOUVER
13	32 x 68 x 1 3/8"	INTERIOR HOLLOW CORE
14	(2) 28 x 68 x 1 3/4"	EXTERIOR SOLID CORE (9 LITE DOOR)
15	(2) 28 x 68 x 1 3/4"	EXTERIOR SOLID CORE WITH LOUVERS
16	28 x 68 x 1 3/8"	INTERIOR - FULL LOUVERED DOOR
17	68 x 68	SLIDING GLASS DOOR
18	28	TOILET PARTITION DOOR
19	92 x 72	OVERHEAD DOOR

WINDOW SCHEDULE

Mk.	Size	Description
A	22 x 32	SINGLE HUNG
B	28 x 52	SINGLE HUNG
C	28 x 32	SINGLE HUNG
D	28 x 32	SINGLE HUNG
E	32 x 32	SINGLE HUNG
F	12 x 52	FIXED GLASS (TEMPERED)
G	28 x 52	FIXED GLASS (TEMPERED)
H	68 x 42	FIXED GLASS

ROOM FINISH SCHEDULE KEY



Keynotes

- PASS-THRU BAR, SEE DETAIL 4 ON SHEET A5.01
- 1/2" DRYWALL
- 1/2" DRYWALL WITH SIMULATED, ACOUSTICAL CEILING SPRAY
- 5/8" TYPE "X" DRYWALL
- 5/8" TYPE "X" DRYWALL WITH SIMULATED, ACOUSTICAL CEILING SPRAY
- 1" AIR SPACE
- WOOD BASE, PAINTED
- TYPICAL BRICK VENEER WITH WEEPS AT 32" ON CENTER (MAXIMUM)
- DOOR AND FRAME (SEE DOOR SCHEDULE ON SHEET A4.01)
- 2 X 4 WOOD STUDS AT 16" ON CENTER WITH R-11 INSULATION
- 1-1/2" LIGHTWEIGHT CONCRETE ON 15# FELT ON 5/8" PLYWOOD
- 18" ENGINEERED FLOOR TRUSSES AT 24" ON CENTER
- "CAFE DOOR" WITH DOUBLE ACTING HINGES
- JOIST HANGER
- 2 X WOOD FRAMING MEMBERS
- MASONRY WALL TIES AT 24" VERTICAL, 16" HORIZONTAL
- WOOD BLOCKING
- 2 X 4 CONTINUOUS WOOD NAILER
- 1/2" CD PLYWOOD
- 1/2" EXTERIOR SHEATHING
- TREATED 2 X 4 RAIL CAP
- 4 X 4 ROUGH SAWN CEDAR COLUMN, PAINTED
- TYPICAL 1 X 4 ROUGH SAWN CEDAR TRIM, PAINTED
- 3/8" EXTERIOR GRADE, ROUGH SAWN PLYWOOD SOFFIT WITH SCREEN VENTS, STAINED
- 4 X 12 ROUGH SAWN CEDAR BEAM, PAINTED
- HANDRAIL - SEE DETAILS, SHEET A9.01
- ENGINEERED ROOF TRUSSES, AT 24" ON CENTER
- COMPOSITION SHINGLES ON 15# FELT
- 3'-6" WIDE STEEL STAIRS WITH HANDRAIL, PAINTED, SEE DETAILS ON SHEET A8.01
- GALVANIZED METAL GABLE LOUVER, 8'-0" BASE, PAINTED. SEE DETAIL 13 ON SHEET A6.02 (SIMILAR)
- LAP & GAP WOOD SIDING, STAINED
- METAL STRIP AT CARPET EDGE
- SEALANT
- TYPICAL CEILING ACCESS PANEL (22" X 30")
- TYPICAL ALUMINUM WINDOWS WITH MUNTINS, HEAD 6'-8" ABOVE FINISHED FLOOR. SEE DETAILS ON SHEET A6.01.
- SLIDING GLASS DOOR, SEE DETAILS ON SHEET A6.01.
- FIXED GLASS WINDOW
- BENT METAL WOOD COLUMN ANCHOR
- 3/4" STEEL RAIL FRAME WITH 3/8" STEEL PICKETS AT 6" ON CENTER, PAINTED.
- 22 X 18" GALVANIZED METAL LOUVER WITH SCREEN, PAINTED, SEE DETAIL 13 ON SHEET A6.02
- R-19 INSULATION
- 26 GAUGE GALVANIZED METAL FLASHING
- 4 X 4 ROUGH SAWN CEDAR POST, PAINTED
- 42" METAL FIREPLACE
- TYPICAL PANTRY, SEE DETAIL 2, SHEET A5.01
- TYPICAL 30" CABINET ABOVE WASHER AND DRYER AS REQUIRED
- SHelf AND ROD, SEE DETAIL 3, SHEET A5.01
- TYPICAL LINEN CLOSET, SEE DETAIL 1, SHEET A5.01
- RECESSED MEDICINE CABINET
- SHELVES, MADE WITH 1 X 12'S WITH 1 X 2 LEDGER BOARDS, PAINTED
- CLIP ANGLE
- 24" TOWEL BAR
- TYPICAL CABINET FRONT
- CORNER REINFORCING
- METAL CASING BEAD
- 2 X 4'S AT 16" ON CENTER WITH 1/2" DRYWALL BOTH SIDES
- DOUBLE 2 X 12 HEADER WITH SOLID 1/2" PLYWOOD SPACER
- 2 X 12 FRAMING MEMBERS AT 12" ON CENTER
- RAISED BRICK HEARTH
- WOOD TRIM, PAINTED
- BI-FOLD DOOR TRACK AND WOOD TRIM
- 1 X 6 HARDWOOD SILL, STAINED AND LAQUERED
- STEEL ANGLE
- DOUBLE 2 X 6 HEADER WITH SOLID 1/2" PLYWOOD SPACER
- 2 X 2 WOOD NAILER
- 2 X 12
- 2 X 6
- WEATHER STRIPPING
- ALUMINUM THRESHOLD SET IN MASTIC WITH ANCHORS
- 1 X 6 WOOD TRIM, PAINTED
- MASONRY SILL
- SLIDING ALUMINUM SCREEN
- 2 X 8 ROUGH SAWN CEDAR FASCIA WITH 1 X 2 ROUGH SAWN CEDAR SHINGLE MOULDING, PAINTED
- BRICK SOLDIER COURSE
- WATER HEATER UNDER COUNTERTOP
- TISSUE PAPER DISPENSER
- SOUND ATTENUATION INSULATION
- 2 X 4 STUDS AT 16" ON CENTER
- 2 X 8 ROUGH SAWN CEDAR JOISTS AT 16" ON CENTER, PAINTED
- GALVANIZED METAL GABLE LOUVER, 6'-0" BASE, PAINTED. SEE DETAIL 13 ON SHEET A6.02 (SIMILAR)
- 4 X 8 ROUGH SAWN CEDAR MANTLE
- ELECTRIC METER
- LINEN CLOSET ABOVE DRYER, SEE DETAIL 5 ON SHEET A5.01
- 3/8" EXTERIOR GRADE PLYWOOD, ROUGH SAWN, STAINED
- DOUBLE 2 X 4 WOOD PLATES
- 2 X 4 WOOD PLATE
- CONCRETE SLAB
- 1/2" DRYWALL ON 2 X 4 WOOD STUDS
- DRYER
- WASHER
- WATER HEATER
- 16-1/2" ENGINEERED FLOOR TRUSSES AT 24" ON CENTER
- HANDICAP GRAB BARS
- BUILDING IDENTIFICATION SIGN, MOUNTED 10' ABOVE FINISHED FLOOR (TO BOTTOM) WITH LIGHT FIXTURE ABOVE
- STEEL STRINGER WITH STEEL PANS FILLED WITH CONCRETE, PAINTED
- CONTINUOUS METAL EDGE
- 1 X 2 ROUGH SAWN CEDAR, PAINTED
- 2 X 4 ROUGH SAWN CEDAR, PAINTED
- 1 X 6 ROUGH SAWN CEDAR, PAINTED
- RAIN DIVERTER AT ENTRANCES
- 2 X 8 ROUGH SAWN CEDAR JOISTS AT 24" ON CENTER WITH 1 X 2 ROUGH SAWN CEDAR ON EDGE SPANNING ACROSS AT 3" ON CENTER, PAINTED
- CONVENTIONAL ROOF FRAMING
- CASED OPENING, SEE DETAIL 1 ON SHEET A6.02
- LAMINATED PLASTIC ON 3/4" PLYWOOD OR PARTICULAR BOARD
- CEMENT WASH
- 2 X 8 ROUGH SAWN CEDAR FASCIA, PAINTED
- DOUBLE 2 X 4 WOOD COLUMN
- TYPICAL 30" CABINET ABOVE WATER CLOSET
- FLOOR DRAIN
- OVERHEAD WOOD DOOR

ROBERT ARBURN & ASSOCIATES, INC. AIA
San Antonio, Texas 78216 512/349-5184
774 Isom Road
ARCHITECTS

Castle Point
220 Unit Apartment Complex
RAND DEVELOPMENT CORPORATION

TYPICAL UNIT FLOOR PLANS

Project no: 8267
Date: 16 MAY 1983
Checked by: RWA
Sheet no: A4.01

ATTACHMENT B
HUD Form Forms and
Conflict of Interest Questionnaire
Form 1295 Certificate of Interested Parties

*(Form 1295 is to be completed online by the **Selected Respondent** and submitted to the Texas Ethics Commission pursuant to Government Code 2252.908 and a copy returned to SAHA with the Certification prior to contract execution. A copy of the 1295 Form is included herein for information purposes only).*

General Conditions for Construction Contracts - Public Housing Programs

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0157 (exp. 3/31/2020)

Applicability. This form is applicable to any construction/development contract greater than \$150,000.

This form includes those clauses required by OMB's common rule on grantee procurement, implemented at HUD in 2 CFR 200, and those requirements set forth in Section 3 of the Housing and Urban Development Act of 1968 and its amendment by the Housing and Community Development Act of 1992, implemented by HUD at 24 CFR Part 135. The form is required for construction contracts awarded by Public Housing Agencies (PHAs).

The form is used by Housing Authorities in solicitations to provide necessary contract clauses. If the form were not used, HAs would be unable to enforce their contracts.

Public reporting burden for this collection of information is estimated to average 1.0 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Responses to the collection of information are required to obtain a benefit or to retain a benefit.

The information requested does not lend itself to confidentiality.

HUD may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a currently valid OMB number.

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1. Definitions

- (a) "Architect" means the person or other entity engaged by the PHA to perform architectural, engineering, design, and other services related to the work as provided for in the contract. When a PHA uses an engineer to act in this capacity, the terms "architect" and "engineer" shall be synonymous. The Architect shall serve as a technical representative of the Contracting Officer. The Architect's authority is as set forth elsewhere in this contract.
 - (b) "Contract" means the contract entered into between the PHA and the Contractor. It includes the forms of Bid, the Bid Bond, the Performance and Payment Bond or Bonds or other assurance of completion, the Certifications, Representations, and Other Statements of Bidders (form HUD-5370), these General Conditions of the Contract for Construction (form HUD-5370), the applicable wage rate determinations from the U.S. Department of Labor, any special conditions included elsewhere in the contract, the specifications, and drawings. It includes all formal changes to any of those documents by addendum, change order, or other modification.
 - (c) "Contracting Officer" means the person delegated the authority by the PHA to enter into, administer, and/or terminate this contract and designated as such in writing to the Contractor. The term includes any successor Contracting Officer and any duly authorized representative of the Contracting Officer also designated in writing. The Contracting Officer shall be deemed the authorized agent of the PHA in all dealings with the Contractor.
 - (d) "Contractor" means the person or other entity entering into the contract with the PHA to perform all of the work required under the contract.
 - (e) "Drawings" means the drawings enumerated in the schedule of drawings contained in the Specifications and as described in the contract clause entitled Specifications and Drawings for Construction herein.
 - (f) "HUD" means the United States of America acting through the Department of Housing and Urban Development including the Secretary, or any other person designated to act on its behalf. HUD has agreed, subject to the provisions of an Annual Contributions Contract (ACC), to provide financial assistance to the PHA, which includes assistance in financing the work to be performed under this contract. As defined elsewhere in these General Conditions or the contract documents, the determination of HUD may be required to authorize changes in the work or for release of funds to the PHA for payment to the Contractor. Notwithstanding HUD's role, nothing in this contract shall be construed to create any contractual relationship between the Contractor and HUD.
 - (g) "Project" means the entire project, whether construction or rehabilitation, the work for which is provided for in whole or in part under this contract.
 - (h) "PHA" means the Public Housing Agency organized under applicable state laws which is a party to this contract.
 - (j) "Specifications" means the written description of the technical requirements for construction and includes the criteria and tests for determining whether the requirements are met.
 - (l) "Work" means materials, workmanship, and manufacture and fabrication of components.
- (a) The Contractor shall furnish all necessary labor, materials, tools, equipment, and transportation necessary for performance of the work. The Contractor shall also furnish all necessary water, heat, light, and power not made available to the Contractor by the PHA pursuant to the clause entitled Availability and Use of Utility Services herein.
 - (b) The Contractor shall perform on the site, and with its own organization, work equivalent to at least [] (12 percent unless otherwise indicated) of the total amount of work to be performed under the order. This percentage may be reduced by a supplemental agreement to this order if, during performing the work, the Contractor requests a reduction and the Contracting Officer determines that the reduction would be to the advantage of the PHA.
 - (c) At all times during performance of this contract and until the work is completed and accepted, the Contractor shall directly superintend the work or assign and have on the work site a competent superintendent who is satisfactory to the Contracting Officer and has authority to act for the Contractor.
 - (d) The Contractor shall be responsible for all damages to persons or property that occur as a result of the Contractor's fault or negligence, and shall take proper safety and health precautions to protect the work, the workers, the public, and the property of others. The Contractor shall hold and save the PHA, its officers and agents, free and harmless from liability of any nature occasioned by the Contractor's performance. The Contractor shall also be responsible for all materials delivered and work performed until completion and acceptance of the entire work, except for any completed unit of work which may have been accepted under the contract.
 - (e) The Contractor shall lay out the work from base lines and bench marks indicated on the drawings and be responsible for all lines, levels, and measurements of all work executed under the contract. The Contractor shall verify the figures before laying out the work and will be held responsible for any error resulting from its failure to do so.
 - (f) The Contractor shall confine all operations (including storage of materials) on PHA premises to areas authorized or approved by the Contracting Officer.
 - (g) The Contractor shall at all times keep the work area, including storage areas, free from accumulations of waste materials. After completing the work and before final inspection, the Contractor shall (1) remove from the premises all scaffolding, equipment, tools, and materials (including rejected materials) that are not the property of the PHA and all rubbish caused by its work; (2) leave the work area in a clean, neat, and orderly condition satisfactory to the Contracting Officer; (3) perform all specified tests; and, (4) deliver the installation in complete and operating condition.
 - (h) The Contractor's responsibility will terminate when all work has been completed, the final inspection made, and the work accepted by the Contracting Officer. The Contractor will then be released from further obligation except as required by the warranties specified elsewhere in the contract.

3. Architect's Duties, Responsibilities, and Authority

- (a) The Architect for this contract, and any successor, shall be designated in writing by the Contracting Officer.

2. Contractor's Responsibility for Work

-
- (b) The Architect shall serve as the Contracting Officer's technical representative with respect to architectural, engineering, and design matters related to the work performed under the contract. The Architect may provide direction on contract performance. Such direction shall be within the scope of the contract and may not be of a nature which: (1) institutes additional work outside the scope of the contract; (2) constitutes a change as defined in the Changes clause herein; (3) causes an increase or decrease in the cost of the contract; (4) alters the Construction Progress Schedule; or (5) changes any of the other express terms or conditions of the contract.
- (c) The Architect's duties and responsibilities may include but shall not be limited to:
- (1) Making periodic visits to the work site, and on the basis of his/her on-site inspections, issuing written reports to the PHA which shall include all observed deficiencies. The Architect shall file a copy of the report with the Contractor's designated representative at the site;
 - (2) Making modifications in drawings and technical specifications and assisting the Contracting Officer in the preparation of change orders and other contract modifications for issuance by the Contracting Officer;
 - (3) Reviewing and making recommendations with respect to - (i) the Contractor's construction progress schedules; (ii) the Contractor's shop and detailed drawings; (iii) the machinery, mechanical and other equipment and materials or other articles proposed for use by the Contractor; and, (iv) the Contractor's price breakdown and progress payment estimates; and,
 - (4) Assisting in inspections, signing Certificates of Completion, and making recommendations with respect to acceptance of work completed under the contract.

4. Other Contracts

The PHA may undertake or award other contracts for additional work at or near the site of the work under this contract. The Contractor shall fully cooperate with the other contractors and with PHA employees and shall carefully adapt scheduling and performing the work under this contract to accommodate the additional work, heeding any direction that may be provided by the Contracting Officer. The Contractor shall not commit or permit any act that will interfere with the performance of work by any other contractor or by PHA employees

Construction Requirements

5. Pre-construction Conference and Notice to Proceed

- (a) Within ten calendar days of contract execution, and prior to the commencement of work, the Contractor shall attend a preconstruction conference with representatives of the PHA, its Architect, and other interested parties convened by the PHA. The conference will serve to acquaint the participants with the general plan of the construction operation and all other requirements of the contract. The PHA will provide the Contractor with the date, time, and place of the conference.
- (b) The contractor shall begin work upon receipt of a written Notice to Proceed from the Contracting Officer or designee. The Contractor shall not begin work prior to receiving such notice.

6. Construction Progress Schedule

- (a) The Contractor shall, within five days after the work commences on the contract or another period of time determined by the Contracting Officer, prepare and submit to the Contracting Officer for approval three copies of a practicable schedule showing the order in which the Contractor proposes to perform the work, and the dates on which the Contractor contemplates starting and completing the several salient features of the work (including acquiring labor, materials, and equipment). The schedule shall be in the form of a progress chart of suitable scale to indicate appropriately the percentage of work scheduled for completion by any given date during the period. If the Contractor fails to submit a schedule within the time prescribed, the Contracting Officer may withhold approval of progress payments or take other remedies under the contract until the Contractor submits the required schedule.
- (b) The Contractor shall enter the actual progress on the chart as required by the Contracting Officer, and immediately deliver three copies of the annotated schedule to the Contracting Officer. If the Contracting Officer determines, upon the basis of inspection conducted pursuant to the clause entitled Inspection and Acceptance of Construction, herein that the Contractor is not meeting the approved schedule, the Contractor shall take steps necessary to improve its progress, including those that may be required by the Contracting Officer, without additional cost to the PHA. In this circumstance, the Contracting Officer may require the Contractor to increase the number of shifts, overtime operations, days of work, and/or the amount of construction plant, and to submit for approval any supplementary schedule or schedules in chart form as the Contracting Officer deems necessary to demonstrate how the approved rate of progress will be regained.
- (c) Failure of the Contractor to comply with the requirements of the Contracting Officer under this clause shall be grounds for a determination by the Contracting Officer that the Contractor is not prosecuting the work with sufficient diligence to ensure completion within the time specified in the Contract. Upon making this determination, the Contracting Officer may terminate the Contractor's right to proceed with the work, or any separable part of it, in accordance with the Default clause of this contract.

7. Site Investigation and Conditions Affecting the Work

- (a) The Contractor acknowledges that it has taken steps reasonably necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to, (1) conditions bearing upon transportation, disposal, handling, and storage of materials; (2) the availability of labor, water, electric power, and roads; (3) uncertainties of weather, river stages, tides, or similar physical conditions at the site; (4) the conformation and conditions of the ground; and (5) the character of equipment and facilities needed preliminary to and during work performance. The Contractor also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is

reasonably ascertainable from an inspection of the site, including all exploratory work done by the PHA, as well as from the drawings and specifications made a part of this contract. Any failure of the Contractor to take the actions described and acknowledged in this paragraph will not relieve the Contractor from responsibility for estimating properly the difficulty and cost of successfully performing the work, or for proceeding to successfully perform the work without additional expense to the PHA.

- (b) The PHA assumes no responsibility for any conclusions or interpretations made by the Contractor based on the information made available by the PHA. Nor does the PHA assume responsibility for any understanding reached or representation made concerning conditions which can affect the work by any of its officers or agents before the execution of this contract, unless that understanding or representation is expressly stated in this contract.

8. Differing Site Conditions

- (a) The Contractor shall promptly, and before the conditions are disturbed, give a written notice to the Contracting Officer of (1) subsurface or latent physical conditions at the site which differ materially from those indicated in this contract, or (2) unknown physical conditions at the site(s), of an unusual nature, which differ materially from those ordinarily encountered and generally recognized as inhering in work of the character provided for in the contract.
- (b) The Contracting Officer shall investigate the site conditions promptly after receiving the notice. Work shall not proceed at the affected site, except at the Contractor's risk, until the Contracting Officer has provided written instructions to the Contractor. If the conditions do materially so differ and cause an increase or decrease in the Contractor's cost of, or the time required for, performing any part of the work under this contract, whether or not changed as a result of the conditions, the Contractor shall file a claim in writing to the PHA within ten days after receipt of such instructions and, in any event, before proceeding with the work. An equitable adjustment in the contract price, the delivery schedule, or both shall be made under this clause and the contract modified in writing accordingly.
- (c) No request by the Contractor for an equitable adjustment to the contract under this clause shall be allowed, unless the Contractor has given the written notice required; provided, that the time prescribed in (a) above for giving written notice may be extended by the Contracting Officer.
- (d) No request by the Contractor for an equitable adjustment to the contract for differing site conditions shall be allowed if made after final payment under this contract.

9. Specifications and Drawings for Construction

- (a) The Contractor shall keep on the work site a copy of the drawings and specifications and shall at all times give the Contracting Officer access thereto. Anything mentioned in the specifications and not shown on the drawings, or shown on the drawings and not mentioned in the specifications, shall be of like effect as if shown or mentioned in both. In case of difference between drawings and specifications, the specifications shall govern. In case of discrepancy in the figures, in the drawings, or in the specifications, the matter shall be

promptly submitted to the Contracting Officer, who shall promptly make a determination in writing. Any adjustment by the Contractor without such a determination shall be at its own risk and expense. The Contracting Officer shall furnish from time to time such detailed drawings and other information as considered necessary, unless otherwise provided.

- (b) Wherever in the specifications or upon the drawings the words "directed", "required", "ordered", "designated", "prescribed", or words of like import are used, it shall be understood that the "direction", "requirement", "order", "designation", or "prescription", or "the Contracting Officer is intended and similarly the words "approved", "acceptable", "satisfactory", or words of like import shall mean "approved by", or "acceptable to", or "satisfactory to" the Contracting Officer, unless otherwise expressly stated.
- (c) Where "as shown" "as indicated", "as detailed", or of similar import are used, it shall be understood that the reference is made to the drawings accompanying this contract unless stated otherwise. The word "provided" as used herein shall be understood to mean "provide complete in place" that is "furnished and installed".
- (d) "Shop drawings" means drawings, submitted to the PHA by the Contractor, subcontractor, or any lower tier subcontractor, showing in detail (1) the proposed fabrication and assembly of structural elements and (2) the installation (i.e., form, fit, and attachment details) of materials of equipment. It includes drawings, diagrams, layouts, schematics, descriptive literature, illustrations, schedules, performance and test data, and similar materials furnished by the Contractor to explain in detail specific portions of the work required by the contract. The PHA may duplicate, use, and disclose in any manner and for any purpose shop drawings delivered under this contract.
- (e) If this contract requires shop drawings, the Contractor shall coordinate all such drawings, and review them for accuracy, completeness, and compliance with other contract requirements and shall indicate its approval thereon as evidence of such coordination and review. Shop drawings submitted to the Contracting Officer without evidence of the Contractor's approval may be returned for resubmission. The Contracting Officer will indicate an approval or disapproval of the shop drawings and if not approved as submitted shall indicate the PHA's reasons therefore. Any work done before such approval shall be at the Contractor's risk. Approval by the Contracting Officer shall not relieve the Contractor from responsibility for any errors or omissions in such drawings, nor from responsibility for complying with the requirements of this contract, except with respect to variations described and approved in accordance with (f) below.
- (f) If shop drawings show variations from the contract requirements, the Contractor shall describe such variations in writing, separate from the drawings, at the time of submission. If the Architect approves any such variation and the Contracting Officer concurs, the Contracting Officer shall issue an appropriate modification to the contract, except that, if the variation is minor or does not involve a change in price or in time of performance, a modification need not be issued.
- (g) It shall be the responsibility of the Contractor to make timely requests of the PHA for such large scale and full size drawings, color schemes, and other additional information, not already in his possession, which shall be

required in the planning and production of the work. Such requests may be submitted as the need arises, but each such request shall be filed in ample time to permit appropriate action to be taken by all parties involved so as to avoid delay.

- (h) The Contractor shall submit to the Contracting Officer for approval four copies (unless otherwise indicated) of all shop drawings as called for under the various headings of these specifications. Three sets (unless otherwise indicated) of all shop drawings, will be retained by the PHA and one set will be returned to the Contractor. As required by the Contracting Officer, the Contractor, upon completing the work under this contract, shall furnish a complete set of all shop drawings as finally approved. These drawings shall show all changes and revisions made up to the time the work is completed and accepted.
- (i) This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all shop drawings prepared by subcontractors are submitted to the Contracting Officer.

10. As-Built Drawings

- (a) "As-built drawings," as used in this clause, means drawings submitted by the Contractor or subcontractor at any tier to show the construction of a particular structure or work as actually completed under the contract. "As-built drawings" shall be synonymous with "Record drawings."
- (b) As required by the Contracting Officer, the Contractor shall provide the Contracting Officer accurate information to be used in the preparation of permanent as-built drawings. For this purpose, the Contractor shall record on one set of contract drawings all changes from the installations originally indicated, and record final locations of underground lines by depth from finish grade and by accurate horizontal offset distances to permanent surface improvements such as buildings, curbs, or edges of walks.
- (c) This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all as-built drawings prepared by subcontractors are submitted to the Contracting Officer.

11. Material and Workmanship

- (a) All equipment, material, and articles furnished under this contract shall be new and of the most suitable grade for the purpose intended, unless otherwise specifically provided in this contract. References in the contract to equipment, material, articles, or patented processes by trade name, make, or catalog number, shall be regarded as establishing a standard of quality and shall not be construed as limiting competition. The Contractor may, at its option, use any equipment, material, article, or process that, in the judgment of, and as approved by the Contracting Officer, is equal to that named in the specifications, unless otherwise specifically provided in this contract.
- (b) Approval of equipment and materials.
 - (1) The Contractor shall obtain the Contracting Officer's approval of the machinery and mechanical and other equipment to be incorporated into the work. When requesting approval, the Contractor shall furnish to the Contracting Officer the name of the manufacturer, the model number, and other information concerning the performance, capacity, nature, and rating of the

machinery and mechanical and other equipment. When required by this contract or by the Contracting Officer, the Contractor shall also obtain the Contracting Officer's approval of the material or articles which the Contractor contemplates incorporating into the work. When requesting approval, the Contractor shall provide full information concerning the material or articles. Machinery, equipment, material, and articles that do not have the required approval shall be installed or used at the risk of subsequent rejection.

- (2) When required by the specifications or the Contracting Officer, the Contractor shall submit appropriately marked samples (and certificates related to them) for approval at the Contractor's expense, with all shipping charges prepaid. The Contractor shall label, or otherwise properly mark on the container, the material or product represented, its place of origin, the name of the producer, the Contractor's name, and the identification of the construction project for which the material or product is intended to be used.
- (3) Certificates shall be submitted in triplicate, describing each sample submitted for approval and certifying that the material, equipment or accessory complies with contract requirements. The certificates shall include the name and brand of the product, name of manufacturer, and the location where produced.
- (4) Approval of a sample shall not constitute a waiver of the PHA right to demand full compliance with contract requirements. Materials, equipment and accessories may be rejected for cause even though samples have been approved.
- (5) Wherever materials are required to comply with recognized standards or specifications, such specifications shall be accepted as establishing the technical qualities and testing methods, but shall not govern the number of tests required to be made nor modify other contract requirements. The Contracting Officer may require laboratory test reports on items submitted for approval or may approve materials on the basis of data submitted in certificates with samples. Check tests will be made on materials delivered for use only as frequently as the Contracting Officer determines necessary to insure compliance of materials with the specifications. The Contractor will assume all costs of retesting materials which fail to meet contract requirements and/or testing materials offered in substitution for those found deficient.
- (6) After approval, samples will be kept in the Project office until completion of work. They may be built into the work after a substantial quantity of the materials they represent has been built in and accepted.
- (c) Requirements concerning lead-based paint. The Contractor shall comply with the requirements concerning lead-based paint contained in the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846) as implemented by 24 CFR Part 35.

12. Permits and Codes

- (a) The Contractor shall give all notices and comply with all applicable laws, ordinances, codes, rules and regulations. Notwithstanding the requirement of the Contractor to comply with the drawings and specifications in the contract, all work installed shall comply with all applicable codes and regulations as amended by any

waivers. Before installing the work, the Contractor shall examine the drawings and the specifications for compliance with applicable codes and regulations bearing on the work and shall immediately report any discrepancy it may discover to the Contracting Officer. Where the requirements of the drawings and specifications fail to comply with the applicable code or regulation, the Contracting Officer shall modify the contract by change order pursuant to the clause entitled Changes herein to conform to the code or regulation.

- (b) The Contractor shall secure and pay for all permits, fees, and licenses necessary for the proper execution and completion of the work. Where the PHA can arrange for the issuance of all or part of these permits, fees and licenses, without cost to the Contractor, the contract amount shall be reduced accordingly.

13. Health, Safety, and Accident Prevention

- (a) In performing this contract, the Contractor shall:
 - (1) Ensure that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his/her health and/or safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation;
 - (2) Protect the lives, health, and safety of other persons;
 - (3) Prevent damage to property, materials, supplies, and equipment; and,
 - (4) Avoid work interruptions.
- (b) For these purposes, the Contractor shall:
 - (1) Comply with regulations and standards issued by the Secretary of Labor at 29 CFR Part 1926. Failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act (Public Law 91-54, 83 Stat. 96), 40 U.S.C. 3701 et seq.; and
 - (2) Include the terms of this clause in every subcontract so that such terms will be binding on each subcontractor.
- (c) The Contractor shall maintain an accurate record of exposure data on all accidents incident to work performed under this contract resulting in death, traumatic injury, occupational disease, or damage to property, materials, supplies, or equipment, and shall report this data in the manner prescribed by 29 CFR Part 1904.
- (d) The Contracting Officer shall notify the Contractor of any noncompliance with these requirements and of the corrective action required. This notice, when delivered to the Contractor or the Contractor's representative at the site of the work, shall be deemed sufficient notice of the noncompliance and corrective action required. After receiving the notice, the Contractor shall immediately take corrective action. If the Contractor fails or refuses to take corrective action promptly, the Contracting Officer may issue an order stopping all or part of the work until satisfactory corrective action has been taken. The Contractor shall not base any claim or request for equitable adjustment for additional time or money on any stop order issued under these circumstances.
- (e) The Contractor shall be responsible for its subcontractors' compliance with the provisions of this clause. The Contractor shall take such action with respect to any subcontract as the PHA, the Secretary of Housing and Urban Development, or the Secretary of Labor shall direct as a means of enforcing such provisions.

14. Temporary Heating

The Contractor shall provide and pay for temporary heating, covering, and enclosures necessary to properly protect all work and materials against damage by dampness and cold, to dry out the work, and to facilitate the completion of the work. Any permanent heating equipment used shall be turned over to the PHA in the condition and at the time required by the specifications.

15. Availability and Use of Utility Services

- (a) The PHA shall make all reasonably required amounts of utilities available to the Contractor from existing outlets and supplies, as specified in the contract. Unless otherwise provided in the contract, the amount of each utility service consumed shall be charged to or paid for by the Contractor at prevailing rates charged to the PHA or, where the utility is produced by the PHA, at reasonable rates determined by the Contracting Officer. The Contractor shall carefully conserve any utilities furnished without charge.
- (b) The Contractor, at its expense and in a manner satisfactory to the Contracting Officer, shall install and maintain all necessary temporary connections and distribution lines, and all meters required to measure the amount of each utility used for the purpose of determining charges. Before final acceptance of the work by the PHA, the Contractor shall remove all the temporary connections, distribution lines, meters, and associated paraphernalia.

16. Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements

- (a) The Contractor shall preserve and protect all structures, equipment, and vegetation (such as trees, shrubs, and grass) on or adjacent to the work site, which are not to be removed under this contract, and which do not unreasonably interfere with the work required under this contract.
- (b) The Contractor shall only remove trees when specifically authorized to do so, and shall avoid damaging vegetation that will remain in place. If any limbs or branches of trees are broken during performance of this contract, or by the careless operation of equipment, or by workmen, the Contractor shall trim those limbs or branches with a clean cut and paint the cut with a tree-pruning compound as directed by the Contracting Officer.
- (c) The Contractor shall protect from damage all existing improvements and utilities (1) at or near the work site and (2) on adjacent property of a third party, the locations of which are made known to or should be known by the Contractor. Prior to disturbing the ground at the construction site, the Contractor shall ensure that all underground utility lines are clearly marked.
- (d) The Contractor shall shore up, brace, underpin, secure, and protect as necessary all foundations and other parts of existing structures adjacent to, adjoining, and in the vicinity of the site, which may be affected by the excavations or other operations connected with the construction of the project.
- (e) Any equipment temporarily removed as a result of work under this contract shall be protected, cleaned, and replaced in the same condition as at the time of award of this contract.

- (f) New work which connects to existing work shall correspond in all respects with that to which it connects and/or be similar to existing work unless otherwise required by the specifications.
- (g) No structural members shall be altered or in any way weakened without the written authorization of the Contracting Officer, unless such work is clearly specified in the plans or specifications.
- (h) If the removal of the existing work exposes discolored or unfinished surfaces, or work out of alignment, such surfaces shall be refinished, or the material replaced as necessary to make the continuous work uniform and harmonious. This, however, shall not be construed to require the refinishing or reconstruction of dissimilar finishes previously exposed, or finished surfaces in good condition, but in different planes or on different levels when brought together by the removal of intervening work, unless such refinishing or reconstruction is specified in the plans or specifications.
- (i) The Contractor shall give all required notices to any adjoining or adjacent property owner or other party before the commencement of any work.
- (j) The Contractor shall indemnify and save harmless the PHA from any damages on account of settlement or the loss of lateral support of adjoining property, any damages from changes in topography affecting drainage, and from all loss or expense and all damages for which the PHA may become liable in consequence of such injury or damage to adjoining and adjacent structures and their premises.
- (k) The Contractor shall repair any damage to vegetation, structures, equipment, utilities, or improvements, including those that are the property of a third party, resulting from failure to comply with the requirements of this contract or failure to exercise reasonable care in performing the work. If the Contractor fails or refuses to repair the damage promptly, the Contracting Officer may have the necessary work performed and charge the cost to the Contractor.

17. Temporary Buildings and Transportation of Materials

- (a) Temporary buildings (e.g., storage sheds, shops, offices, sanitary facilities) and utilities may be erected by the Contractor only with the approval of the Contracting Officer and shall be built with labor and materials furnished by the Contractor without expense to the PHA. The temporary buildings and utilities shall remain the property of the Contractor and shall be removed by the Contractor at its expense upon completion of the work. With the written consent of the Contracting Officer, the buildings and utilities may be abandoned and need not be removed.
- (b) The Contractor shall, as directed by the Contracting Officer, use only established roadways, or use temporary roadways constructed by the Contractor when and as authorized by the Contracting Officer. When materials are transported in prosecuting the work, vehicles shall not be loaded beyond the loading capacity recommended by the manufacturer of the vehicle or prescribed by any federal, state, or local law or regulation. When it is necessary to cross curbs or sidewalks, the Contractor shall protect them from damage. The Contractor shall repair or pay for the repair of any damaged curbs, sidewalks, or roads.

18. Clean Air and Water

The contractor shall comply with the Clean Air Act, as amended, 42 USC 7401 et seq., the Federal Water Pollution Control Water Act, as amended, 33 U.S.C. 1251 et seq., and standards issued pursuant thereto in the facilities in which this contract is to be performed.

19. Energy Efficiency

The Contractor shall comply with mandatory standards and policies relating to energy efficiency which are contained in the energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub.L. 94-163) for the State in which the work under the contract is performed.

20. Inspection and Acceptance of Construction

- (a) Definitions. As used in this clause -
 - (1) "Acceptance" means the act of an authorized representative of the PHA by which the PHA approves and assumes ownership of the work performed under this contract. Acceptance may be partial or complete.
 - (2) "Inspection" means examining and testing the work performed under the contract (including, when appropriate, raw materials, equipment, components, and intermediate assemblies) to determine whether it conforms to contract requirements.
 - (3) "Testing" means that element of inspection that determines the properties or elements, including functional operation of materials, equipment, or their components, by the application of established scientific principles and procedures.
- (b) The Contractor shall maintain an adequate inspection system and perform such inspections as will ensure that the work performed under the contract conforms to contract requirements. All work is subject to PHA inspection and test at all places and at all reasonable times before acceptance to ensure strict compliance with the terms of the contract.
- (c) PHA inspections and tests are for the sole benefit of the PHA and do not: (1) relieve the Contractor of responsibility for providing adequate quality control measures; (2) relieve the Contractor of responsibility for loss or damage of the material before acceptance; (3) constitute or imply acceptance; or, (4) affect the continuing rights of the PHA after acceptance of the completed work under paragraph (j) below.
- (d) The presence or absence of the PHA inspector does not relieve the Contractor from any contract requirement, nor is the inspector authorized to change any term or condition of the specifications without the Contracting Officer's written authorization. All instructions and approvals with respect to the work shall be given to the Contractor by the Contracting Officer.
- (e) The Contractor shall promptly furnish, without additional charge, all facilities, labor, and material reasonably needed for performing such safe and convenient inspections and tests as may be required by the Contracting Officer. The PHA may charge to the Contractor any additional cost of inspection or test when work is not ready at the time specified by the Contractor for inspection or test, or when prior rejection makes reinspection or retest necessary. The PHA shall perform all inspections and tests in a manner that will not unnecessarily delay the work. Special, full size, and performance tests shall be performed as described in the contract.

- (f) The PHA may conduct routine inspections of the construction site on a daily basis.
- (g) The Contractor shall, without charge, replace or correct work found by the PHA not to conform to contract requirements, unless the PHA decides that it is in its interest to accept the work with an appropriate adjustment in contract price. The Contractor shall promptly segregate and remove rejected material from the premises.
- (h) If the Contractor does not promptly replace or correct rejected work, the PHA may (1) by contract or otherwise, replace or correct the work and charge the cost to the Contractor, or (2) terminate for default the Contractor's right to proceed.
- (i) If any work requiring inspection is covered up without approval of the PHA, it must, if requested by the Contracting Officer, be uncovered at the expense of the Contractor. If at any time before final acceptance of the entire work, the PHA considers it necessary or advisable, to examine work already completed by removing or tearing it out, the Contractor, shall on request, promptly furnish all necessary facilities, labor, and material. If such work is found to be defective or nonconforming in any material respect due to the fault of the Contractor or its subcontractors, the Contractor shall defray all the expenses of the examination and of satisfactory reconstruction. If, however, such work is found to meet the requirements of the contract, the Contracting Officer shall make an equitable adjustment to cover the cost of the examination and reconstruction, including, if completion of the work was thereby delayed, an extension of time.
- (j) The Contractor shall notify the Contracting Officer, in writing, as to the date when in its opinion all or a designated portion of the work will be substantially completed and ready for inspection. If the Architect determines that the state of preparedness is as represented, the PHA will promptly arrange for the inspection. Unless otherwise specified in the contract, the PHA shall accept, as soon as practicable after completion and inspection, all work required by the contract or that portion of the work the Contracting Officer determines and designates can be accepted separately. Acceptance shall be final and conclusive except for latent defects, fraud, gross mistakes amounting to fraud, or the PHA's right under any warranty or guarantee.

21. Use and Possession Prior to Completion

- (a) The PHA shall have the right to take possession of or use any completed or partially completed part of the work. Before taking possession of or using any work, the Contracting Officer shall furnish the Contractor a list of items of work remaining to be performed or corrected on those portions of the work that the PHA intends to take possession of or use. However, failure of the Contracting Officer to list any item of work shall not relieve the Contractor of responsibility for complying with the terms of the contract. The PHA's possession or use shall not be deemed an acceptance of any work under the contract.
- (b) While the PHA has such possession or use, the Contractor shall be relieved of the responsibility for (1) the loss of or damage to the work resulting from the PHA's possession or use, notwithstanding the terms of the clause entitled Permits and Codes herein; (2) all maintenance costs on the areas occupied; and, (3) furnishing heat, light, power, and water used in the areas

occupied without proper remuneration therefore. If prior possession or use by the PHA delays the progress of the work or causes additional expense to the Contractor, an equitable adjustment shall be made in the contract price or the time of completion, and the contract shall be modified in writing accordingly.

22. Warranty of Title

The Contractor warrants good title to all materials, supplies, and equipment incorporated in the work and agrees to deliver the premises together with all improvements thereon free from any claims, liens or charges, and agrees further that neither it nor any other person, firm or corporation shall have any right to a lien upon the premises or anything appurtenant thereto.

23. Warranty of Construction

- (a) In addition to any other warranties in this contract, the Contractor warrants, except as provided in paragraph (j) of this clause, that work performed under this contract conforms to the contract requirements and is free of any defect in equipment, material, or workmanship performed by the Contractor or any subcontractor or supplier at any tier. This warranty shall continue for a period of 2 years (one year unless otherwise indicated) from the date of final acceptance of the work. If the PHA takes possession of any part of the work before final acceptance, this warranty shall continue for a period of (one year unless otherwise indicated) from the date that the PHA takes possession.
- (b) The Contractor shall remedy, at the Contractor's expense, any failure to conform, or any defect. In addition, the Contractor shall remedy, at the Contractor's expense, any damage to PHA-owned or controlled real or personal property when the damage is the result of—
 - (1) The Contractor's failure to conform to contract requirements; or
 - (2) Any defects of equipment, material, workmanship or design furnished by the Contractor.
- (c) The Contractor shall restore any work damaged in fulfilling the terms and conditions of this clause. The Contractor's warranty with respect to work repaired or replaced will run for (one year unless otherwise indicated) from the date of repair or replacement.
- (d) The Contracting Officer shall notify the Contractor, in writing, within a reasonable time after the discovery of any failure, defect or damage.
- (e) If the Contractor fails to remedy any failure, defect, or damage within a reasonable time after receipt of notice, the PHA shall have the right to replace, repair or otherwise remedy the failure, defect, or damage at the Contractor's expense.
- (f) With respect to all warranties, express or implied, from subcontractors, manufacturers, or suppliers for work performed and materials furnished under this contract, the Contractor shall:
 - (1) Obtain all warranties that would be given in normal commercial practice;
 - (2) Require all warranties to be executed in writing, for the benefit of the PHA; and,
 - (3) Enforce all warranties for the benefit of the PHA.
- (g) In the event the Contractor's warranty under paragraph (a) of this clause has expired, the PHA may bring suit at its own expense to enforce a subcontractor's, manufacturer's or supplier's warranty.

- (h) Unless a defect is caused by the negligence of the Contractor or subcontractor or supplier at any tier, the Contractor shall not be liable for the repair of any defect of material or design furnished by the PHA nor for the repair of any damage that results from any defect in PHA furnished material or design.
- (i) Notwithstanding any provisions herein to the contrary, the establishment of the time periods in paragraphs (a) and (c) above relate only to the specific obligation of the Contractor to correct the work, and have no relationship to the time within which its obligation to comply with the contract may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to its obligation other than specifically to correct the work.
- (j) This warranty shall not limit the PHA's rights under the Inspection and Acceptance of Construction clause of this contract with respect to latent defects, gross mistakes or fraud.

24. Prohibition Against Liens

The Contractor is prohibited from placing a lien on the PHA's property. This prohibition shall apply to all subcontractors at any tier and all materials suppliers.

Administrative Requirements

25. Contract Period

this contract within _____ calendar days of the effective date of the contract, or within the time schedule established in the notice to proceed issued by the Contracting Officer.

26. Order of Provisions

In the event of a conflict between these General Conditions and the Specifications, the General Conditions shall prevail. In the event of a conflict between the contract and any applicable state or local law or regulation, the state or local law or regulation shall prevail; provided that such state or local law or regulation does not conflict with, or is less restrictive than applicable federal law, regulation, or Executive Order. In the event of such a conflict, applicable federal law, regulation, and Executive Order shall prevail.

27. Payments

- (a) The PHA shall pay the Contractor the price as provided in this contract.
- (b) The PHA shall make progress payments approximately every 30 days as the work proceeds, on estimates of work accomplished which meets the standards of quality established under the contract, as approved by the Contracting Officer. The PHA may, subject to written determination and approval of the Contracting Officer, make more frequent payments to contractors which are qualified small businesses.
- (c) Before the first progress payment under this contract, the Contractor shall furnish, in such detail as requested by the Contracting Officer, a breakdown of the total contract price showing the amount included therein for each principal category of the work, which shall substantiate the payment amount requested in order to provide a

basis for determining progress payments. The breakdown shall be approved by the Contracting Officer and must be acceptable to HUD. If the contract covers more than one project, the Contractor shall furnish a separate breakdown for each. The values and quantities employed in making up this breakdown are for determining the amount of progress payments and shall not be construed as a basis for additions to or deductions from the contract price. The Contractor shall prorate its overhead and profit over the construction period of the contract.

- (d) The Contractor shall submit, on forms provided by the PHA, periodic estimates showing the value of the work performed during each period based upon the approved submitted not later than 30 days in advance of the date set for payment and are subject to correction and revision as required. The estimates must be approved by the Contracting Officer with the concurrence of the Architect prior to payment. If the contract covers more than one project, the Contractor shall furnish a separate progress payment estimate for each.
- (e) Along with each request for progress payments and the required estimates, the Contractor shall furnish the following certification, or payment shall not be made: I hereby certify, to the best of my knowledge and belief, that:
 - (1) The amounts requested are only for performance in accordance with the specifications, terms, and conditions of the contract;
 - (2) Payments to subcontractors and suppliers have been made from previous payments received under the contract, and timely payments will be made from the proceeds of the payment covered by this certification, in accordance with subcontract agreements; and,
 - (3) This request for progress payments does not include any amounts which the prime contractor intends to withhold or retain from a subcontractor or supplier in accordance with the terms and conditions of the subcontract.

Name:

Title:

Date:

- (f) Except as otherwise provided in State law, the PHA shall retain ten (10) percent of the amount of progress payments until completion and acceptance of all work under the contract; except, that if upon completion of 50 percent of the work, the Contracting Officer, after consulting with the Architect, determines that the Contractor's performance and progress are satisfactory, the PHA may make the remaining payments in full for the work subsequently completed. If the Contracting Officer subsequently determines that the Contractor's performance and progress are unsatisfactory, the PHA shall reinstate the ten (10) percent (or other percentage as provided in State law) retainage until such time as the Contracting Officer determines that performance and progress are satisfactory.
- (g) The Contracting Officer may authorize material delivered on the site and preparatory work done to be taken into consideration when computing progress payments.

Material delivered to the Contractor at locations other than the site may also be taken into consideration if the Contractor furnishes satisfactory evidence that (1) it has acquired title to such material; (2) the material is properly stored in a bonded warehouse, storage yard, or similar suitable place as may be approved by the Contracting Officer; (3) the material is insured to cover its full value; and (4) the material will be used to perform this contract. Before any progress payment which includes delivered material is made, the Contractor shall furnish such documentation as the Contracting Officer may require to assure the protection of the PHA's interest in such materials. The Contractor shall remain responsible for such stored material notwithstanding the transfer of title to the PHA.

- (h) All material and work covered by progress payments made shall, at the time of payment become the sole property of the PHA, but this shall not be construed as (1) relieving the Contractor from the sole responsibility for all material and work upon which payments have been made or the restoration of any damaged work; or, (2) waiving the right of the PHA to require the fulfillment of all of the terms of the contract. In the event the work of the Contractor has been damaged by other contractors or persons other than employees of the PHA in the course of their employment, the Contractor shall restore such damaged work without cost to the PHA and to seek redress for its damage only from those who directly caused it.
- (i) The PHA shall make the final payment due the Contractor under this contract after (1) completion and final acceptance of all work; and (2) presentation of release of all claims against the PHA arising by virtue of this contract, other than claims, in stated amounts, that the Contractor has specifically excepted from the operation of the release. Each such exception shall embrace no more than one claim, the basis and scope of which shall be clearly defined. The amounts for such excepted claims shall not be included in the request for final payment. A release may also be required of the assignee if the Contractor's claim to amounts payable under this contract has been assigned.
- (j) Prior to making any payment, the Contracting Officer may require the Contractor to furnish receipts or other evidence of payment from all persons performing work and supplying material to the Contractor, if the Contracting Officer determines such evidence is necessary to substantiate claimed costs.
- (k) The PHA shall not; (1) determine or adjust any claims for payment or disputes arising there under between the Contractor and its subcontractors or material suppliers; or, (2) withhold any moneys for the protection of the subcontractors or material suppliers. The failure or refusal of the PHA to withhold moneys from the Contractor shall in no wise impair the obligations of any surety or sureties under any bonds furnished under this contract.

28. Contract Modifications

- (a) Only the Contracting Officer has authority to modify any term or condition of this contract. Any contract modification shall be authorized in writing.
- (b) The Contracting Officer may modify the contract unilaterally (1) pursuant to a specific authorization stated in a contract clause (e.g., Changes); or (2) for administrative matters which do not change the rights or

responsibilities of the parties (e.g., change in the PHA address). All other contract modifications shall be in the form of supplemental agreements signed by the Contractor and the Contracting Officer.

- (c) When a proposed modification requires the approval of HUD prior to its issuance (e.g., a change order that exceeds the PHA's approved threshold), such modification shall not be effective until the required approval is received by the PHA.

29. Changes

- (a) The Contracting Officer may, at any time, without notice to the sureties, by written order designated or indicated to be a change order, make changes in the work within the general scope of the contract including changes:
 - (1) In the specifications (including drawings and designs);
 - (2) In the method or manner of performance of the work;
 - (3) PHA-furnished facilities, equipment, materials, services, or site; or,
 - (4) Directing the acceleration in the performance of the work.
- (b) Any other written order or oral order (which, as used in this paragraph (b), includes direction, instruction, interpretation, or determination) from the Contracting Officer that causes a change shall be treated as a change order under this clause; provided, that the Contractor gives the Contracting Officer written notice stating (1) the date, circumstances and source of the order and (2) that the Contractor regards the order as a change order.
- (c) Except as provided in this clause, no order, statement or conduct of the Contracting Officer shall be treated as a change under this clause or entitle the Contractor to an equitable adjustment.
- (d) If any change under this clause causes an increase or decrease in the Contractor's cost of, or the time required for the performance of any part of the work under this contract, whether or not changed by any such order, the Contracting Officer shall make an equitable adjustment and modify the contract in writing. However, except for a adjustment based on defective specifications, no proposal for any change under paragraph (b) above shall be allowed for any costs incurred more than 20 days (5 days for oral orders) before the Contractor gives written notice as required. In the case of defective specifications for which the PHA is responsible, the equitable adjustment shall include any increased cost reasonably incurred by the Contractor in attempting to comply with the defective specifications.
- (e) The Contractor must assert its right to an adjustment under this clause within 30 days after (1) receipt of a written change order under paragraph (a) of this clause, or (2) the furnishing of a written notice under paragraph (b) of this clause, by submitting a written statement describing the general nature and the amount of the proposal. If the facts justify it, the Contracting Officer may extend the period for submission. The proposal may be included in the notice required under paragraph (b) above. No proposal by the Contractor for an equitable adjustment shall be allowed if asserted after final payment under this contract.
- (f) The Contractor's written proposal for equitable adjustment shall be submitted in the form of a lump sum proposal supported with an itemized breakdown of all increases and decreases in the contract in at least the following details:

- (1) Direct Costs. Materials (list individual items, the quantity and unit cost of each, and the aggregate cost); Transportation and delivery costs associated with materials; Labor breakdowns by hours or unit costs (identified with specific work to be performed); Construction equipment exclusively necessary for the change; Costs of preparation and/ or revision to shop drawings resulting from the change; Worker's Compensation and Public Liability Insurance; Employment taxes under FICA and FUTA; and, Bond Costs when size of change warrants revision.
- (2) Indirect Costs. Indirect costs may include overhead, general and administrative expenses, and fringe benefits not normally treated as direct costs.
- (3) Profit. The amount of profit shall be negotiated and may vary according to the nature, extent, and complexity of the work required by the change. The allowability of the direct and indirect costs shall be determined in accordance with the Contract Cost Principles and Procedures for Commercial Firms in Part 31 of the Federal Acquisition Regulation (48 CFR 1-31), as implemented by HUD Handbook 2210.18, in effect on the date of this contract. The Contractor shall not be allowed a profit on the profit received by any subcontractor. Equitable adjustments for deleted work shall include a credit for profit and may include a credit for indirect costs. On proposals covering both increases and decreases in the amount of the contract, the application of indirect costs and profit shall be on the net-change in direct costs for the Contractor or subcontractor performing the work.
- (g) The Contractor shall include in the proposal its request for time extension (if any), and shall include sufficient information and dates to demonstrate whether and to what extent the change will delay the completion of the contract in its entirety.
- (h) The Contracting Officer shall act on proposals within 30 days after their receipt, or notify the Contractor of the date when such action will be taken.
- (i) Failure to reach an agreement on any proposal shall be a dispute under the clause entitled Disputes herein. Nothing in this clause, however, shall excuse the Contractor from proceeding with the contract as changed.
- (j) Except in an emergency endangering life or property, no change shall be made by the Contractor without a prior order from the Contracting Officer.

30. Suspension of Work

- (a) The Contracting Officer may order the Contractor in writing to suspend, delay, or interrupt all or any part of the work of this contract for the period of time that the Contracting Officer determines appropriate for the convenience of the PHA.
- (b) If the performance of all or any part of the work is, for an unreasonable period of time, suspended, delayed, or interrupted (1) by an act of the Contracting Officer in the administration of this contract, or (2) by the Contracting Officer's failure to act within the time specified (or within a reasonable time if not specified) in this contract an adjustment shall be made for any increase in the cost of performance of the contract (excluding profit) necessarily caused by such unreasonable suspension, delay, or interruption and the contract modified in writing accordingly. However, no adjustment shall be made under this clause for any suspension, delay, or interruption to the extent that performance would have

been so suspended, delayed, or interrupted by any other cause, including the fault or negligence of the Contractor or for which any equitable adjustment is provided for or excluded under any other provision of this contract.

- (c) A claim under this clause shall not be allowed (1) for any costs incurred more than 20 days before the Contractor shall have notified the Contracting Officer in writing of the act or failure to act involved (but this requirement shall not apply as to a claim resulting from a suspension order); and, (2) unless the claim, in an amount stated, is asserted in writing as soon as practicable after the termination of the suspension, delay, or interruption, but not later than the date of final payment under the contract.

31. Disputes

- (a) "Claim," as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to the contract. A claim arising under the contract, unlike a claim relating to the contract, is a claim that can be resolved under a contract clause that provides for the relief sought by the claimant. A voucher, invoice, or other routine request for payment that is not in dispute when submitted is not a claim. The submission may be converted to a claim by complying with the requirements of this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.
- (b) Except for disputes arising under the clauses entitled Labor Standards - Davis Bacon and Related Acts, herein, all disputes arising under or relating to this contract, including any claims for damages for the alleged breach thereof which are not disposed of by agreement, shall be resolved under this clause.
- (c) All claims by the Contractor shall be made in writing and submitted to the Contracting Officer for a written decision. A claim by the PHA against the Contractor shall be subject to a written decision by the Contracting Officer.
- (d) The Contracting Officer shall, within 60 (unless otherwise indicated) days after receipt of the request, decide the claim or notify the Contractor of the date by which the decision will be made.
- (e) The Contracting Officer's decision shall be final unless the Contractor (1) appeals in writing to a higher level in the PHA in accordance with the PHA's policy and procedures, (2) refers the appeal to an independent mediator or arbitrator, or (3) files suit in a court of competent jurisdiction. Such appeal must be made within (30 unless otherwise indicated) days after receipt of the Contracting Officer's decision.
- (f) The Contractor shall proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under or relating to the contract, and comply with any decision of the Contracting Officer.

32. Default

- (a) If the Contractor refuses or fails to prosecute the work, or any separable part thereof, with the diligence that will insure its completion within the time specified in this contract, or any extension thereof, or fails to complete said work within this time, the Contracting Officer may, by written notice to the Contractor, terminate the right to

proceed with the work (or separable part of the work) that has been delayed. In this event, the PHA may take over the work and complete it, by contract or otherwise, and may take possession of and use any materials, equipment, and plant on the work site necessary for completing the work. The Contractor and its sureties shall be liable for any damage to the PHA resulting from the Contractor's refusal or failure to complete the work within the specified time, whether or not the Contractor's right to proceed with the work is terminated. This liability includes any increased costs incurred by the PHA in completing the work.

- (b) The Contractor's right to proceed shall not be terminated or the Contractor charged with damages under this clause if—
- (1) The delay in completing the work arises from unforeseeable causes beyond the control and without the fault or negligence of the Contractor. Examples of such causes include (i) acts of God, or of the public enemy, (ii) acts of the PHA or other governmental entity in either its sovereign or contractual capacity, (iii) acts of another contractor in the performance of a contract with the PHA, (iv) fires, (v) floods, (vi) epidemics, (vii) quarantine restrictions, (viii) strikes, (ix) freight embargoes, (x) unusually severe weather, or (xi) delays of subcontractors or suppliers at any tier arising from unforeseeable causes beyond the control and without the fault or negligence of both the Contractor and the subcontractors or suppliers; and
 - (2) The Contractor, within days (10 days unless otherwise indicated) from the beginning of such delay (unless extended by the Contracting Officer) notifies the Contracting Officer in writing of the causes of delay. The Contracting Officer shall ascertain the facts and the extent of the delay. If, in the judgment of the Contracting Officer, the findings of fact warrant such action, time for completing the work shall be extended by written modification to the contract. The findings of the Contracting Officer shall be reduced to a written decision which shall be subject to the provisions of the Disputes clause of this contract.
- (c) If, after termination of the Contractor's right to proceed, it is determined that the Contractor was not in default, or that the delay was excusable, the rights and obligations of the parties will be the same as if the termination had been for convenience of the PHA.

33. Liquidated Damages

- (a) If the Contractor fails to complete the work within the time specified in the contract, or any extension, as specified in the clause entitled Default of this contract, the Contractor shall pay to the PHA as liquidated damages, the sum of \$ _____ [Contracting Officer insert amount] for each day of delay. If different completion dates are specified in the contract for separate parts or stages of the work, the amount of liquidated damages shall be assessed on those parts or stages which are delayed. To the extent that the Contractor's delay or nonperformance is excused under another clause in this contract, liquidated damages shall not be due the PHA. The Contractor remains liable for damages caused other than by delay.
- (b) If the PHA terminates the Contractor's right to proceed, the resulting damage will consist of liquidated damages until such reasonable time as may be required for final

completion of the work together with any increased costs occasioned the PHA in completing the work.

- (c) If the PHA does not terminate the Contractor's right to proceed, the resulting damage will consist of liquidated damages until the work is completed or accepted.

34. Termination for Convenience

- (a) The Contracting Officer may terminate this contract in whole, or in part, whenever the Contracting Officer determines that such termination is in the best interest of the PHA. Any such termination shall be effected by delivery to the Contractor of a Notice of Termination specifying the extent to which the performance of the work under the contract is terminated, and the date upon which such termination becomes effective.
- (b) If the performance of the work is terminated, either in whole or in part, the PHA shall be liable to the Contractor for reasonable and proper costs resulting from such termination upon the receipt by the PHA of a properly presented claim setting out in detail: (1) the total cost of the work performed to date of termination less the total amount of contract payments made to the Contractor; (2) the cost (including reasonable profit) of settling and paying claims under subcontracts and material orders for work performed and materials and supplies delivered to the site, payment for which has not been made by the PHA to the Contractor or by the Contractor to the subcontractor or supplier; (3) the cost of preserving and protecting the work already performed until the PHA or assignee takes possession thereof or assumes responsibility therefore; (4) the actual or estimated cost of legal and accounting services reasonably necessary to prepare and present the termination claim to the PHA; and (5) an amount constituting a reasonable profit on the value of the work performed by the Contractor.
- (c) The Contracting Officer will act on the Contractor's claim within days (60 days unless otherwise indicated) of receipt of the Contractor's claim.
- (d) Any disputes with regard to this clause are expressly made subject to the provisions of the Disputes clause of this contract.

35. Assignment of Contract

The Contractor shall not assign or transfer any interest in this contract; except that claims for monies due or to become due from the PHA under the contract may be assigned to a bank, trust company, or other financial institution. Such assignments of claims shall only be made with the written concurrence of the Contracting Officer. If the Contractor is a partnership, this contract shall inure to the benefit of the surviving or remaining member(s) of such partnership as approved by the Contracting Officer.

36. Insurance

- (a) Before commencing work, the Contractor and each subcontractor shall furnish the PHA with certificates of insurance showing the following insurance is in force and will insure all operations under the Contract:
- (1) Workers' Compensation, in accordance with state or Territorial Workers' Compensation laws.
 - (2) Commercial General Liability with a combined single limit for bodily injury and property damage of not less than \$ 2MM [Contracting Officer insert amount]

per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property of others. This shall cover the use of all equipment, hoists, and vehicles on the site(s) not covered by Automobile Liability under (3) below. If the Contractor has a "claims made" policy, then the following additional requirements apply: the policy must provide a "retroactive date" which must be on or before the execution date of the Contract; and the extended reporting period may not be less than five years following the completion date of the Contract.

- (3) Automobile Liability on owned and non-owned motor vehicles used on the site(s) or in connection therewith for a combined single limit for bodily injury and property damage of not less than \$ 500K [Contracting Officer insert amount] per occurrence.
- (b) Before commencing work, the Contractor shall furnish the PHA with a certificate of insurance evidencing that Builder's Risk (fire and extended coverage) Insurance on all work in place and/or materials stored at the building site(s), including foundations and building equipment, is in force. The Builder's Risk Insurance shall be for the benefit of the Contractor and the PHA as their interests may appear and each shall be named in the policy or policies as an insured. The Contractor in installing equipment supplied by the PHA shall carry insurance on such equipment from the time the Contractor takes possession thereof until the Contract work is accepted by the PHA. The Builder's Risk Insurance need not be carried on excavations, piers, footings, or foundations until such time as work on the superstructure is started. It need not be carried on landscape work. Policies shall furnish coverage at all times for the full cash value of all completed construction, as well as materials in place and/or stored at the site(s), whether or not partial payment has been made by the PHA. The Contractor may terminate this insurance on buildings as of the date taken over for occupancy by the PHA. The Contractor is not required to carry Builder's Risk Insurance for modernization work which does not involve structural alterations or additions and where the PHA's existing fire and extended coverage policy can be endorsed to include such work.
- (c) All insurance shall be carried with companies which are financially responsible and admitted to do business in the State in which the project is located. If any such insurance is due to expire during the construction period, the Contractor (including subcontractors, as applicable) shall not permit the coverage to lapse and shall furnish evidence of coverage to the Contracting Officer. All certificates of insurance, as evidence of coverage, shall provide that no coverage may be canceled or non-renewed by the insurance company until at least 30 days prior written notice has been given to the Contracting Officer.

37. Subcontracts

- (a) Definitions. As used in this contract -
- (1) "Subcontract" means any contract, purchase order, or other purchase agreement, including modifications and change orders to the foregoing, entered into by a subcontractor to furnish supplies, materials, equipment, and services for the performance of the prime contract or a subcontract.

(2) "Subcontractor" means any supplier, vendor, or firm that furnishes supplies, materials, equipment, or services to or for the Contractor or another subcontractor.

- (b) The Contractor shall not enter into any subcontract with any subcontractor who has been temporarily denied participation in a HUD program or who has been suspended or debarred from participating in contracting programs by any agency of the United States Government or of the state in which the work under this contract is to be performed.
- (c) The Contractor shall be as fully responsible for the acts or omissions of its subcontractors, and of persons either directly or indirectly employed by them as for the acts or omissions of persons directly employed by the Contractor.
- (d) The Contractor shall insert appropriate clauses in all subcontracts to bind subcontractors to the terms and conditions of this contract insofar as they are applicable to the work of subcontractors.
- (e) Nothing contained in this contract shall create any contractual relationship between any subcontractor and the PHA or between the subcontractor and HUD.

38. Subcontracting with Small and Minority Firms, Women's Business Enterprise, and Labor Surplus Area Firms

The Contractor shall take the following steps to ensure that, whenever possible, subcontracts are awarded to small business firms, minority firms, women's business enterprises, and labor surplus area firms:

- (a) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- (b) Ensuring that small and minority businesses and women's business enterprises are solicited whenever they are potential sources;
- (c) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses and women's business enterprises;
- (d) Establishing delivery schedules, where the requirements of the contract permit, which encourage participation by small and minority businesses and women's business enterprises; and
- (e) Using the services and assistance of the U.S. Small Business Administration, the Minority Business Development Agency of the U.S. Department of Commerce, and State and local governmental small business agencies.

39. Equal Employment Opportunity

During the performance of this contract, the Contractor agrees as follows:

- (a) The Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, or handicap.
- (b) The Contractor shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, national origin, or handicap. Such action shall include, but not be limited to, (1) employment, (2) upgrading, (3) demotion, (4) transfer, (5) recruitment or recruitment advertising, (6) layoff or termination, (7) rates of pay or other forms of compensation, and (8) selection for training, including apprenticeship.

- (c) The Contractor shall post in conspicuous places available to employees and applicants for employment the notices to be provided by the Contracting Officer that explain this clause.
- (d) The Contractor shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, or handicap.
- (e) The Contractor shall send, to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, the notice to be provided by the Contracting Officer advising the labor union or workers' representative of the Contractor's commitments under this clause, and post copies of the notice in conspicuous places available to employees and applicants for employment.
- (f) The Contractor shall comply with Executive Order 11246, as amended, and the rules, regulations, and orders of the Secretary of Labor.
- (g) The Contractor shall furnish all information and reports required by Executive Order 11246, as amended, Section 503 of the Rehabilitation Act of 1973, as amended, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto. The Contractor shall permit access to its books, records, and accounts by the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (h) In the event of a determination that the Contractor is not in compliance with this clause or any rule, regulation, or order of the Secretary of Labor, this contract may be canceled, terminated, or suspended in whole or in part, and the Contractor may be declared ineligible for further Government contracts, or Federally assisted construction contracts under the procedures authorized in Executive Order 11246, as amended. In addition, sanctions may be imposed and remedies invoked against the Contractor as provided in Executive Order 11246, as amended, the rules, regulations, and orders of the Secretary of Labor, or as otherwise provided by law.
- (i) The Contractor shall include the terms and conditions of this clause in every subcontract or purchase order unless exempted by the rules, regulations, or orders of the Secretary of Labor issued under Executive Order 11246, as amended, so that these terms and conditions will be binding upon each subcontractor or vendor. The Contractor shall take such action with respect to any subcontract or purchase order as the Secretary of Housing and Urban Development or the Secretary of Labor may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided that if the Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the Contractor may request the United States to enter into the litigation to protect the interests of the United States.
- (j) Compliance with the requirements of this clause shall be to the maximum extent consistent with, but not in derogation of, compliance with section 7(b) of the Indian Self-Determination and Education Assistance Act and the Indian Preference clause of this contract.

40. Employment, Training, and Contracting Opportunities for Low-Income Persons, Section 3 of the Housing and Urban Development Act of 1968.

- (a) The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- (b) The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the Part 135 regulations.
- (c) The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
- (d) The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 135.
- (e) The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR Part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR Part 135.
- (f) Noncompliance with HUD's regulations in 24 CFR Part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.
- (g) With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

41. Interest of Members of Congress

No member of or delegate to the Congress of the United States of America shall be admitted to any share or part of this contract or to any benefit that may arise therefrom.

42. Interest of Members, Officers, or Employees and Former Members, Officers, or Employees

No member, officer, or employee of the PHA, no member of the governing body of the locality in which the project is situated, no member of the governing body of the locality in which the PHA was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the project, shall, during his or her tenure, or for one year thereafter, have any interest, direct or indirect, in this contract or the proceeds thereof.

43. Limitations on Payments made to Influence Certain Federal Financial Transactions

- (a) The Contractor agrees to comply with Section 1352 of Title 31, United States Code which prohibits the use of Federal appropriated funds to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract; the making of any Federal grant; the making of any Federal loan; the entering into of any cooperative agreement; or the modification of any Federal contract, grant, loan, or cooperative agreement.
- (b) The Contractor further agrees to comply with the requirement of the Act to furnish a disclosure (OMB Standard Form LLL, Disclosure of Lobbying Activities) if any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a Federal contract, grant, loan, or cooperative agreement.

44. Royalties and Patents

The Contractor shall pay all royalties and license fees. It shall defend all suits or claims for infringement of any patent rights and shall save the PHA harmless from loss on account thereof; except that the PHA shall be responsible for all such loss when a particular design, process or the product of a particular manufacturer or manufacturers is specified and the Contractor has no reason to believe that the specified design, process, or product is an infringement. If, however, the Contractor has reason to believe that any design, process or product specified is an infringement of a patent, the Contractor shall promptly notify the Contracting Officer. Failure to give such notice shall make the Contractor responsible for resultant loss.

45. Examination and Retention of Contractor's Records

- (a) The PHA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until 3 years after final payment under this contract, have access to and the right to examine any of the Contractor's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audit, examination, excerpts, and transcriptions.
- (b) The Contractor agrees to include in first-tier subcontracts under this contract a clause substantially the same as paragraph (a) above. "Subcontract," as used in this clause, excludes purchase orders not exceeding \$10,000.
- (c) The periods of access and examination in paragraphs (a) and (b) above for records relating to (1) appeals under the Disputes clause of this contract, (2) litigation or settlement of claims arising from the performance of this contract, or (3) costs and expenses of this contract to which the PHA, HUD, or Comptroller General or any of their duly authorized representatives has taken exception shall continue until disposition of such appeals, litigation, claims, or exceptions.

46. Labor Standards - Davis-Bacon and Related Acts

If the total amount of this contract exceeds \$2,000, the Federal labor standards set forth in the clause below shall apply to the development or construction work to be performed under the contract.

- (a) Minimum Wages.
 - (1) All laborers and mechanics employed under this contract in the development or construction of the project(s) involved will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the Contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the regular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits in the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein; provided, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall

be posted at all times by the Contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

- (2) (i) Any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when all the following criteria have been met: (A) The work to be performed by the classification requested is not performed by a classification in the wage determination; and (B) The classification is utilized in the area by the construction industry; and (C) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.
- (ii) If the Contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employee Standards Administration, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.
- (iii) In the event the Contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator of the Wage and Hour Division for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.
- (iv) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (a)(2)(ii) or (iii) of this clause shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in classification.
- (3) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the Contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.
- (4) If the Contractor does not make payments to a trustee or other third person, the Contractor may consider as part of the wages of any laborer or mechanic the

amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program; provided, that the Secretary of Labor has found, upon the written request of the Contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the Contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

- (b) Withholding of funds. HUD or its designee shall, upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the Contractor under this contract or any other Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime Contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the Contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working in the construction or development of the project, all or part of the wages required by the contract, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the Contractor, disburse such amounts withheld for and on account of the Contractor or subcontractor to the respective employees to whom they are due.
- (c) Payrolls and basic records.
- (1) Payrolls and basic records relating thereto shall be maintained by the Contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working in the construction or development of the project. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made, and actual wages paid. Whenever the Secretary of Labor has found, under 29 CFR 5.5(a)(1)(iv), that the wages of any laborer or mechanic include the amount of costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the Contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

- (2) (i) The Contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the Contracting Officer for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under subparagraph (c)(1) of this clause. This information may be submitted in any form desired. Optional Form WH-347 (Federal Stock Number 029-005-00014-1) is available for this purpose and may be purchased from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. The Contractor is responsible for the submission of copies of payrolls by all subcontractors. (Approved by the Office of Management and Budget under OMB Control Number 1214-0149.)
- (ii) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the Contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:
- (A) That the payroll for the payroll period contains the information required to be maintained under paragraph (c) (1) of this clause and that such information is correct and complete;
- (B) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3; and
- (C) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.
- (iii) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirements for submission of the "Statement of Compliance" required by subparagraph (c)(2)(ii) of this clause.
- (iv) The falsification of any of the above certifications may subject the Contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 3729 of Title 31 of the United States Code.
- (3) The Contractor or subcontractor shall make the records required under subparagraph (c)(1) available for inspection, copying, or transcription by authorized representatives of HUD or its designee, the Contracting Officer, or the Department of Labor and shall permit such representatives to interview employees during working hours on the job. If the Contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to

make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

- (d) (1) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship and Training, Employer and Labor Services (OATELS), or with a State Apprenticeship Agency recognized by OATELS, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by OATELS or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the Contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated in this paragraph, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the Contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator of the Wage and Hour Division determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event OATELS, or a State Apprenticeship Agency recognized by OATELS, withdraws approval of an apprenticeship program, the Contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.
- (2) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under

the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed in the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate in the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate in the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate in the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the Contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

- (3) Equal employment opportunity. The utilization of apprentices, trainees, and journeymen under this clause shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.
- (e) Compliance with Copeland Act requirements. The Contractor shall comply with the requirements of 29 CFR Part 3, which are hereby incorporated by reference in this contract.
- (f) Contract termination; debarment. A breach of this contract clause may be grounds for termination of the contract and for debarment as a Contractor and a subcontractor as provided in 29 CFR 5.12.
- (g) Compliance with Davis-Bacon and related Act requirements. All rulings and interpretations of the Davis-Bacon and related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract.
- (h) Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this clause shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the Contractor (or any of its subcontractors) and the PHA, HUD, the U.S. Department of Labor, or the employees or their representatives.
- (i) Certification of eligibility.
 - (1) By entering into this contract, the Contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the Contractor's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

- (2) No part of this contract shall be subcontracted to any person or firm ineligible for award of a United States Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).
 - (3) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.
- (j) Contract Work Hours and Safety Standards Act. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.
 - (1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics, including watchmen and guards, shall require or permit any such laborer or mechanic in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.
 - (2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the provisions set forth in subparagraph (j)(1) of this clause, the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic (including watchmen and guards) employed in violation of the provisions set forth in subparagraph (j)(1) of this clause, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by provisions set forth in subparagraph (j)(1) of this clause.
 - (3) Withholding for unpaid wages and liquidated damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Contractor or subcontractor under any such contract or any Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime Contractor, such sums as may be determined to be necessary to satisfy any liabilities of such Contractor or subcontractor for unpaid wages and liquidated damages as provided in the provisions set forth in subparagraph (j)(2) of this clause.
 - (k) Subcontracts. The Contractor or subcontractor shall insert in any subcontracts all the provisions contained in this clause, and such other clauses as HUD or its designee may by appropriate instructions require, and also a clause requiring the subcontractors to include these provisions in any lower tier subcontracts. The prime Contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all these provisions.

47. Non-Federal Prevailing Wage Rates

- (a) Any prevailing wage rate (including basic hourly rate and any fringe benefits), determined under State or tribal law to be prevailing, with respect to any employee in any trade or position employed under the contract, is inapplicable to the contract and shall not be enforced against the Contractor or any subcontractor, with respect to employees engaged under the contract whenever such non-Federal prevailing wage rate exceeds:
 - (1) The applicable wage rate determined by the Secretary of Labor pursuant to the Davis-Bacon Act (40 U.S.C. 3141 et seq.) to be prevailing in the locality with respect to such trade;
- (b) An applicable apprentice wage rate based thereon specified in an apprenticeship program registered with the U.S. Department of Labor (DOL) or a DOL-recognized State Apprenticeship Agency; or
- (c) An applicable trainee wage rate based thereon specified in a DOL-certified trainee program.

48. Procurement of Recovered Materials.

- (a) In accordance with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, the Contractor shall procure items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition. The Contractor shall procure items designated in the EPA guidelines that contain the highest percentage of recovered materials practicable unless the Contractor determines that such items: (1) are not reasonably available in a reasonable period of time; (2) fail to meet reasonable performance standards, which shall be determined on the basis of the guidelines of the National Institute of Standards and Technology, if applicable to the item; or (3) are only available at an unreasonable price.
- (b) Paragraph (a) of this clause shall apply to items purchased under this contract where: (1) the Contractor purchases in excess of \$10,000 of the item under this contract; or (2) during the preceding Federal fiscal year, the Contractor: (i) purchased any amount of the items for use under a contract that was funded with Federal appropriations and was with a Federal agency or a State agency or agency of a political subdivision of a State; and (ii) purchased a total of in excess of \$10,000 of the item both under and outside that contract.

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

2 Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

Yes No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

Yes No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Signature of vendor doing business with the governmental entity

Date

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

- (i) a contract between the local governmental entity and vendor has been executed;
- or
- (ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

- (1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);
- (2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or
- (3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

- (A) begins discussions or negotiations to enter into a contract with the local governmental entity; or
- (B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

- (A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);
- (B) that the vendor has given one or more gifts described by Subsection (a); or
- (C) of a family relationship with a local government officer.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

OFFICE USE ONLY

Complete Nos. 1 - 4 and 6 if there are interested parties.
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the goods or services to be provided under the contract.

4 Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
		Controlling	Intermediary
DO NOT COMPLETE. COMPLETED BY AWARDED CONTRACTOR ONLY.			

5 Check only if there is NO Interested Party.

6 AFFIDAVIT I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.

 Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said _____, this the _____ day of _____, 20 _____, to certify which, witness my hand and seal of office.

 Signature of officer administering oath Printed name of officer administering oath Title of officer administering oath

ADD ADDITIONAL PAGES AS NECESSARY

Date _____

I, _____ (Name of Signatory Party) _____ (Title) do hereby state:

(1) That I pay or supervise the payment of the persons employed by _____ (Contractor or Subcontractor) _____ on the _____ (Building or Work) _____; that during the payroll period commencing on the _____ day of _____, _____, and ending the _____ day of _____, _____, all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said _____ (Contractor or Subcontractor) _____ from the full weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Stat. 108, 72 Stat. 967; 40 U.S.C. § 3145), and described below:

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:
 (a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

— in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

— Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS:

NAME AND TITLE	SIGNATURE
THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.	

ATTACHMENT C
Profile of Firm Form
Company Biography
Subcontractor Listing

PROFILE OF FIRM FORM (Page 1 of 2)

(1) Prime ____ Joint Venture/Partner ____ Sub-contractor ____ (This form shall be completed by and for each).

(2) Legal Name of Firm: _____

dba if applicable: _____

Telephone: _____ Fax: _____

Street Address, City, State, Zip: _____

(3) Identify Principals/Partners in Firm

NAME	TITLE	% OF OWNERSHIP

(4) Please indicate the operating structure of your company.

- Publicly Held Corporation
 Privately Held Corporation
 Government Agency
 Non-Profit Organization
 Partnership
 Sole Proprietorship

(5) Respondent's Diversity Statement: You must check all of the following that apply to the ownership of this firm and enter where provided the correct percentage (%) of ownership of each:

Minority- (MBE), or Woman-Owned (WBE) Business Enterprises qualify by virtue of 51% or more ownership and active management by one or more of the following:

- African American _____%
 Native American _____%
 Hispanic American _____%
 Asian/Pacific American _____%
 Hasidic Jew _____%
 Asian/Indian American _____%

- Woman-Owned (MBE) _____%
 Woman-Owned (Caucasian) _____%
 Disabled Veteran _____%
 Caucasian American (Male) _____%
 Other (Specify): _____%

(6) Is the business 51% or more owned by a public housing resident? ____ Yes; ____ No. If yes, provide name and address of the public housing facility:

Facility Name: _____

Facility Address: _____ City: _____

(7) SWMBE Certification Number: _____

Certification Agency: _____

(NOTE: A CERTIFICATION/NUMBER IS NOT REQUIRED – ENTER IF AVAILABLE)

(8) Federal Tax ID Number: _____

(9) City of San Antonio Business License No.: _____

(10) State of Texas License Type and No.: _____

PROFILE OF FIRM FORM (Page 2 of 2)

- (11) Has your firm or any member of your firm been a party to litigation with a public entity? If yes, when, with whom and state the circumstances and any resolution.

- (12) Has your firm or any member of your firm ever sued or been sued by the San Antonio Housing Authority or its affiliated entities? If yes, when and state the circumstances and any resolution of the lawsuit.

- (13) Has your firm or any member of your firm ever had a claim brought against because of breach of contract or nonperformance? If yes, when and state the circumstances and any resolution of the matter.

- (14) Debarred Statement: Has this firm, or any principal(s) ever been debarred from providing any services by the Federal Government, any state government, the State of Texas, or any local government agency within or without the State of Texas? Yes No

Initials _____

If "Yes," please attach a full detailed explanation, including dates, circumstances and current status.

- (15) Disclosure Statement: Does this firm or any principals thereof have any current, past personal or professional relationship with any Commissioner or Officer of SAHA? Yes No

Initials _____

If "Yes," please attach a full detailed explanation, including dates, circumstances and current status.

- (16) Verification Statement: The undersigned Offerer hereby states that by completing and submitting this form he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and agrees that if the SAHA discovers that any information entered herein is false, that shall entitle the SAHA to not consider nor make award or to cancel any award with the undersigned party.

Initials _____

- (17) In performing this contract, the contractor(s) shall comply with any and all applicable federal, state or local laws including but not limited to: Occupational Safety & Health, Equal Employment Opportunity, Immigration and Naturalization, The Americans with Disabilities Act, State Tax and Insurance Law, and the Fair Housing Act.

Initials _____

Signature

Date

Printed Name

Company

Company Biography

Company Name: _____

Headquarters Location: _____

Field Office Locations: _____

Business Specialty or Focus: _____

Number of Full Time Staff: _____

Founding Date and Brief History: _____

Texas Projects and/or Clients: _____
(past & current)

Previous Housing Authority Experience: YES NO

List the Authorities: _____

Proposed Subcontractors

Note: A completed Profile of Firm Form must be submitted for each subcontractor.

Proposed Subcontractors					
Item	Company Name	Address	Phone	Specialty	S/W/M/V BE
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
<p>I understand and agree that if awarded a contract as a result of this solicitation that the use of the above subcontractors is subject to the approval of SAHA and becomes a part of the contract. I further understand that any change in subcontractors also requires the pre-approval of SAHA.</p>			<p>_____</p> <p>(Signature)</p> <p>_____</p> <p>(Printed Name & Title)</p> <p>_____</p> <p>(Company Name)</p>		

ATTACHMENT D
Section 3 and SWMBE Guidelines and Forms

SAN ANTONIO HOUSING AUTHORITY

SECTION 3 PROGRAM

CONTRACTOR COMPLIANCE GUIDE

BACKGROUND

The San Antonio Housing Authority (SAHA) adopted a formal Section 3 program, policy, and procedures on June 2, 2011 (Resolution 5164) to provide the framework for its compliance with Section 3 of the Housing and Urban Development (HUD) Act of 1968 which applies to all employment and economic projects funded in whole or in part by HUD.

Therefore, all prime contractors participating on a HUD-assisted project shall comply with all applicable sections of the SAHA Section 3 Program.

The objective of the SAHA Section 3 Program is to ensure to the greatest extent feasible that employment and other economic-related opportunities are directed to low- and very-low income individuals and businesses owned by such individuals.

SECTION 3 GUIDANCE

1. The SAHA Section 3 Program adopted on June 2, 2011 is hereby incorporated by reference as part of this Interim Section 3 Guidance. Notice is hereby given that it is the responsibility of bidder/proposer or contractor to ensure understanding and compliance with all applicable sections of the Section 3 Program. Bidders/proposers and/or prime contractors are directed to the SAHA website for more information on the Section 3 Program.
2. The Section 3 Program requirements apply to all HUD-assisted projects covered by Section 3 and are therefore applicable to SAHA bidders/proposers and recipients of contracts and subcontracts.
3. In order to achieve the Section 3 Program objectives, numerical goals for training/employment and subcontracting opportunities for Section 3 residents and Business Concerns have been established. The Section 3 goals (below) apply to the entire Section 3 covered project and represent minimum numerical goals set forth in the Section 3 Program. In the absence of evidence to the contrary, a contractor that meets the minimum numerical goals will be considered to have complied with the Section 3 Program requirements. SAHA reserves the right to increase project-specific goals as may be deemed appropriate by the SAHA representatives. Contractors are advised to read each solicitation carefully to determine the applicable goals for compliance. In the event the solicitation changes the goals listed below, Contractor must follow the stricter goals.

Employment: Thirty percent (30%) of new hires per contract should be Section 3 residents.

Contracting: Subcontract ten percent (10%) of the total value of a construction contract with Section 3 Business Concerns.

Professional Services: Subcontract three percent (3%) with Section 3 Business Concerns on non-construction contracts (professional services).

3. In order to ensure the greatest impact on employment, contracting and economic opportunities, SAHA contractors and subcontractors shall direct their efforts to Section 3 residents and Business Concerns on a “preference” tiered basis as follows:

Training/Employment

- a) Category 1: Residents of the housing development or developments for which the Section 3 covered assistance is expended.
- b) Category 2: Residents of the other housing developments managed by the housing authority that is expending the Section 3 covered assistance.
- c) Category 3: Participants in HUD Youthbuild programs being carried out in the metropolitan area in which the Section 3 covered assistance is expended.
- d) Other Section 3 residents.

Contracting Opportunities

- a) Category 1: Business Concerns that are 51 percent or more owned by residents of the housing development or developments for which the Section 3 covered assistance is expended, or whose full-time permanent workforce includes 30 percent of those persons as employees.
- b) Category 2: Business Concerns that are 51 percent or more owned by residents of other housing developments or developments managed by the housing authority that is expending the Section 3 covered assistance, or whose full-time permanent workforce includes 30 percent of those persons as employees.
- c) Category 3: HUD Youthbuild programs being carried out in the metropolitan area (or non-metropolitan county) in which the Section 3 covered assistance is expended.
- d) Category 4: Business concerns that are 51 percent or more owned by Section 3 residents or whose permanent, full-time workforce includes no less than 30 percent Section 3 residents, or that subcontract in excess of 25 percent of the total amount of subcontracts to Category 1 or 2 business concerns identified above.

4. To more effectively apply the Section 3 preferences, the following incentives shall be applicable to Section 3 HUD-assisted projects:

Solicitations Under \$50,000

On solicitations under \$50,000 and where two or more certified Section 3 Business Concerns are available to compete, SAHA will institute a “first source” solicitation initiative whereby two of the three solicited firms must be Section 3 Business Concerns.

Solicitations Greater than \$50,000

On Requests for Proposals the following incentives will be instituted:

- 1) A twenty percent (20%) preference will be instituted for Category 1 Section 3 Business Concerns bidding as prime contractors.
- 2) A fifteen percent (15%) preference will be instituted for Category 2 Section 3 Business Concerns bidding as prime contractors.
- 3) A ten percent (10%) preference will be instituted for Category 3 Section 3 Business Concerns bidding as prime contractors.
- 4) A five percent (5%) preference will be instituted for Category 4 Section 3 Business Concerns bidding as prime contractors.
- 5) A five percent (5%) preference will be provided to SAHA prime contractors that have achieved both the resident hires and business concern contracting goals in their immediate past contract performance within the last year.
- 6) A five percent (5%) preference will be provided to SAHA prime contractors participating in a SAHA approved Joint Venture or Mentor-Protégé program with an eligible Section 3 Business Concern.
- 7) A five percent (5%) preference will be provided to prime contractors that have formal apprenticeship programs approved by DOL and commit to training no less than ten (10) eligible Section 3 residents through such programs annually that provide no less than 250 hours of formal training.

On Invitations for Bids the following preference will be instituted:

- 1). Contractors who are certified as Section 3 Business Concerns and whose prices are within the independent cost estimate of the project and are both responsive and responsible, shall receive a preference according to the following table, where x is the amount by which the Section 3 Business Concern may be above the lowest responsive bid.

x=lesser of:
<p>When the lowest responsive bid is less than \$100,000 10% of that bid or \$9,000.</p>
<p>When the lowest responsive bid is:</p> <p>At least \$100,000, but less than \$200,000 9% of that bid, or \$16,000.</p> <p>At least \$200,000, but less than \$300,000 8% of that bid, or \$21,000.</p> <p>At least \$300,000, but less than \$400,000 7% of that bid, or \$24,000.</p>

At least \$400,000, but less than \$500,000 6% of that bid, or \$25,000.
At least \$500,000, but less than \$1 million 5% of that bid, or \$40,000.
At least \$1 million, but less than \$2 million 4% of that bid, or \$60,000.
At least \$2 million, but less than \$4 million 3% of that bid, or \$80,000.
At least \$4 million, but less than \$7 million 2% of that bid, or \$105,000.
\$7 million or more 1½% of the lowest responsive bid, with no dollar limit.

2) Where two or more Section 3 business concerns are both responsive and responsible, the Section 3 business concern with the lowest price shall receive the contract award.

A successful contractor's usage of the above preferences shall be capped annually at \$1 million dollars in the aggregate. Once a contractor has been awarded annually \$1 million dollars in contracts as a result of a preference, the contractor is no longer eligible for the above preferences for the remainder of the calendar year.

5. Bidders/proposers must either achieve the Section 3 Program employment and subcontracting goals identified above (under number 3) or demonstrate acceptable good faith efforts to achieve the numerical goals in the proposal/bid. SAHA representatives shall review and deem acceptable, in their sole determination, a bidder or proposer's good faith efforts prior to the award of the contract. Please be advised that a contractor Section 3 performance will be considered and evaluated on future SAHA contracts and will be a factor in the selection and/or contract award.
6. To ensure that the SAHA Section 3 Program benefits individuals and businesses that are eligible Section 3 residents and Business Concerns, all Section 3 resident and Business Concerns must be deemed eligible through documentation of a "Section 3 Eligibility Form" for each eligible individual or business. Notice is hereby given that it is the responsibility of the prime contractor to ensure that all participating and eligible Section 3 residents and/or Business Concerns (vendors, suppliers or subcontractors) submit the necessary information for proper SAHA status review and credit.
7. All SAHA prime contractors must submit a Section 3 program compliance report on a monthly basis in the form and content as requested by SAHA staff. This report shall document Section 3 resident and Business Concern training, employment, and subcontracting monthly performance against goals and opportunities.
8. Failure or refusal by a SAHA bidder/proposer or contractor to satisfy or comply with the Section 3 Program requirements, either during the bid/proposal process or during the term of the SAHA agreement, shall constitute a material breach of contract whereupon the contract, at the option of SAHA, may be cancelled, terminated, or suspended in whole or in part; and, the contractor debarred from further contracts with SAHA as a non-responsible contractor. SAHA may at its discretion also declare bids/proposals not complying with the Section 3 Program requirements in whole or in part nonresponsive and eliminate them from consideration of a contract award.

INTERIM PRIME CONTRACTOR COMPLIANCE REQUIREMENTS

Prime contractors participating on SAHA Section 3 HUD-assisted projects are specifically required to address and satisfy the Section 3 Program requirements described below *prior* to the award of the contract. The Section 3 Program requirements shall be applicable throughout the duration of the contract and to any amendment and renewal.

1. In the absence of evidence to the contrary, a prime contractor that meets the minimum Section 3 Program numerical goals set forth in the solicitation will be considered to have complied with the Section 3 Program requirements. A prime contractor who meets this goal must submit with the bid/proposal a “*Good Faith Effort Compliance Plan*” (**Attachment A**) by simply completing Sections A and B which present the project and contractor information and goal commitment information respectfully.
2. In evaluating compliance, a prime contractor that *has not* met the numerical goals set forth in the solicitation has the burden of fully demonstrating its efforts to achieve the Section 3 goals through the submittal and approval of a “*Good Faith Effort Compliance Plan*” (**Attachment A**) to include completion of Sections A, B and C which must be included with the bid/proposal. SAHA representatives shall review and determine in their sole discretion whether a bidder or proposer’s (contractor) good faith effort compliance plan achieves the Section 3 Program goals and objectives. A responsive good faith effort compliance plan shall address all questions in Sections A, B and C and describe the concrete efforts that were taken and will be taken to reach numerical goals in hiring/employment, training, and contracting. The final agreed-upon plan shall become part of the SAHA contract.
3. SAHA reserves the right to disregard bids/proposals as non-responsive bids and proposals which fail to demonstrate a good faith effort towards compliance with the Section 3 Program requirements.
4. As required under the Section 3 Program’s contractual clause, prime contractors specifically agree to include the Section 3 Clause in every subcontract subject to compliance with regulations in 24 CFR Part 135, and agree to take appropriate action, as provided in an applicable provision of the subcontract or in the Section 3 Clause, upon a finding that a subcontractor is in violation of the regulations in 24 CFR Part 135. A prime contractor shall not subcontract with any subcontractor where the bidder/proposer has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 135.
5. Prime contractors shall submit a properly completed and executed “Section 3 Eligibility Form” for all participating Section 3 residents and/or Section 3 Business Concerns (**Attachment B**). It is the responsibility of the prime contractor to ensure that eligible Section 3 residents and Business Concerns submit all necessary information for SAHA review and credit, to include an eligible Section 3 prime contractor, if applicable.

6. Prime contractors requesting a Section 3 Program preference based upon employment or ownership interest shall submit a properly completed and executed Section 3 Eligibility Forms for all employees and owners who qualify, and provide any supporting documentation that may subsequently be required by SAHA. Prime contractors and subcontractors must employ any Section 3 residents full-time for not less than one month prior to the submittal of the bid/proposal in order for the prime contractor to receive credit for employing the Section 3 resident for a preference.
7. Notwithstanding the fact that a prime contractor may have the capability to complete a total project with its own workforce and without the use of subcontractors, all SAHA prime contractors on a HUD-assisted project shall be required to achieve the Section 3 Program numerical goals or demonstrate a good faith effort to achieve those goals within the industry. Should the need arise to hire or subcontract during the term of a contract, the hiring and/or subcontracting goals shall still be applicable and the training component remains in force.
8. All changes to the original list of subcontractors submitted with the bid or proposal shall be submitted for review and approval in accordance with SAHA's procedures when adding, changing, or deleting subcontractors/sub-consultants. Prime contractors are required to make a good faith effort to replace any Section 3 Business Concern with another eligible Section 3 Business Concern. SAHA may deny such requests when it finds that a prime contractor fails to provide acceptable justification or when the effect of such change would dilute a preference received on a HUD-assisted contract.
9. All prime contractors participating on a HUD-assisted project shall submit a Section 3 Performance Report no later than the third business day of the following month detailing Section 3 employment and contracting activity not only for themselves but also all subcontractors on the project. The report is to also detail training and other economic opportunity activities by the prime contractor and subcontractors.

SAN ANTONIO HOUSING AUTHORITY SECTION 3 PROGRAM UTILIZATION PLAN

INSTRUCTION SHEET

Please read these instructions carefully before completing the required *Section 3 Utilization Plan* document. These instructions are designed to assist bidders/proposers document Section 3 Program compliance. or present a detailed explanation why, despite their best efforts the minimum numerical goals were not met. These numerical goals are **minimum** targets that must be reached in order for SAHA to consider a recipient in compliance.

Questions regarding completion of the *Section 3 Utilization Plan* document should be directed to: Section 3 Coordinator, at 210 -477 -6165 or section3@saha.org.

- Bidders/proposers are required to make sincere efforts to achieve the Section 3 Program numerical goals as specified in solicitation documents. A bidders/proposers approved Section 3 Utilization Plan will be monitored throughout the duration of the SAHA contractual term.
- Contractor shall submit a *Section 3 Utilization Plan* at the time of bid/proposal submittal in order to be considered responsive.
- This *Section 3 Utilization Plan* is subject to SAHA's review and approval. SAHA may at its sole discretion approve or disapprove the plan. SAHA's determination is administratively appealable to the CEO and to the Board of Commissioners pursuant to SAHA's Section 3 Program, Policy & Procedures.
- All bidders/proposers are to complete the following:

- _____ **Section A**, Bidder/Proposer Information
- _____ **Section B**, Contractor Commitments - New Hires
- _____ **Section C**, Contractor Commitments - Subcontractors
- _____ **Section D**, Contractor Commitments – Other Economic Opportunities
- _____ **Section E**, Good Faith Efforts
- _____ **Section F**, Section 3 Compliance Certification

Optional:

- _____ Certification for Section 3 Business Concerns
- _____ Section 3 Individual Verification Form (S3-6003b REV 2/2016)

- SAHA requires all Section 3 residents and/or Business Concerns to certify or submit evidence to SAHA, contractor, or subcontractor, that the person or business is Section 3 eligible. SAHA has developed a Certification Process for this purpose. It is the responsibility of the Contractor to submit these forms to the SAHA Section 3 Coordinator at section3@saha.org.

SECTION 3 PROGRAM UTILIZATION PLAN

Project Title: _____

SECTION A – BIDDER/PROPOSER INFORMATION

Name of Firm: _____

Contact Person: _____ Telephone: _____

Email: _____

Is your firm a "Section 3 Business Concern": Yes _____ No _____
 If "Yes"; complete the Certification for Section 3 Business Form and attach the Required Documentation.

SECTION B – CONTRACTOR COMMITMENTS – NEW HIRES (If more space is needed, please provide an attachment).

Hiring Goal: A minimum of Thirty percent (30%) of the aggregate number of new hires shall be Section 3 residents

B.1 Explain how you intend to recruit a minimum of 30% of Section 3 residents for **full-time new hires**, and what actions you will use to require subcontractors to do the same. **Note:** Section 3 individuals must work a minimum of 32 hours per week or 135 hours per month to be considered full-time employees.

B.2 Complete the table below to identify the bidder's/proposer's employee positions required for the execution of this project.

Job Category*	Number of Positions to be Filled with Section 3 Residents	Anticipated wages per hour
Professionals		
Technicians		
Office/Clerical		
Officers/Managers		
Sales		
Craft Workers (Skilled)		
Operatives (Semi-Skilled)		
Laborers (Unskilled)		
Service Workers		
Other List & describe		

B.3 The contractor has committed to employ _____ resident(s) in order to comply with its Section 3 requirements. Indicate the estimated percentage of Section 3 new hires for this project: _____

SECTION C – CONTRACTOR COMMITMENTS – SUBCONTRACTORS (If more space is needed, please provide an attachment).

Contracting Goal: A minimum of ten percent (10%) of all covered **construction** contracts shall be awarded to Section 3 business concerns C. Three percent (3%) of all covered **non-construction** contracts shall be awarded to Section 3 business concerns

C.1 Describe how bids from Section 3 businesses will be solicited for subcontracting.

C.2 Complete the table below to identify the subcontractors/suppliers that will be utilized for the execution of this project.

Subcontractor/Supplier Listing

Subcontractor or Supplier/ Name and Address and phone number	Scope of Work/Product	\$ Value	Certified Section 3 Business Concern (Y/N)

(Make Additional Copies as Necessary)

C.3 The Prime Contractor will subcontract with a total of _____ Section 3 Business Concerns totaling _____% of the Contract Value. **NOTE:** *The contractual opportunity goal is a percentage of the total gross dollar value of the proposed contract awarded to a Section 3 eligible Business Concern. SAHA will only credit participation by Section 3 Business Concerns that submit documentation acceptable to SAHA certifying their Section 3 status.*

**SECTION D – CONTRACTOR COMMITMENTS – OTHER ECONOMIC OPPORTUNITIES
(If more space is needed, please provide an attachment).**

B.3 The undersigned bidder/proposer will satisfy the Section 3 *other economic opportunity* goal:
Yes _____ No _____

Please outline your plan to provide other economic opportunities to Section 3 residents. Examples of plans may include training agreements, internship programs, mentorship programs etc.

SECTION E – GOOD FAITH EFFORTS

NOTE: Fill this section only, if Plan as submitted fails to meet the employment and contractual opportunity goals as stated herein or as amended in the solicitation.

D.1 If no contracting, hiring or other economic opportunities are anticipated, briefly explain why.

SECTION F: SECTION 3 UTILIZATION PLAN CERTIFICATION

I CERTIFY THAT I HAVE REVIEWED AND FULLY UNDERSTAND SAHA'S SECTION 3 PROGRAM AND THE SECTION 3 CLAUSE INCORPORATED BY REFERENCE INTO THIS DOCUMENT. I HEREBY AFFIRM THAT THE INFORMATION SUBMITTED HEREIN IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

I HEREBY CERTIFY THAT THE ABOVE TABLES IDENTIFY THE NUMBER OF SECTION 3 BUSINESS CONCERNS THE COMPANY WILL UTILIZE AND THE NUMBER OF SECTION 3 RESIDENTS THE COMPANY PROPOSES TO EMPLOY.

I FURTHER UNDERSTAND AND AGREE THAT, THIS DOCUMENT SHALL BE ATTACHED THERETO AND BECOME A BINDING PART OF THE SAHA CONTRACT.

NAME AND TITLE OF AUTHORIZED OFFICIAL:

SIGNATURE: _____ DATE: _____

San Antonio Housing Authority

Section 3 Individual New Hire Verification Form

NEW HIRES MUST COMPLETE THIS FORM. The Section 3 Program requires that recipients of certain HUD financial assistance, to the greatest extent feasible provide employment, training or education opportunities for low- and very-low income persons in connection with projects and activities in their neighborhood. Completion of this form helps your new employer and SAHA monitor compliance to the Section 3 program and may help in obtaining future business with the Housing Authority. Your information is kept CONFIDENTIAL and will not affect any federal subsidies you currently receive, if any.

CONTACT INFORMATION					
First Name:	Last:	M.I.:	Suffix:		
Residence Address:			City:		
State:	Zip:	County:		Phone:	
Email Address (required):				DOB:	
Date of Hire:		Company Name:			
Job Title:		Type of job:		Full-Time (32+ hours per week)	Part-Time

INCOME DISCLOSURE (CHECK ONE OPTION BELOW)
--

In order to be eligible as a Section 3 individual, your household income must meet the income criteria by household size. Individuals are eligible for Section 3 status if their household income is at or below 80% of Area Median Income in Bexar County during the current calendar year or be a resident of public housing or Section 8.

Option 1: I choose to disclose this information

Choose the number of individuals in your household in the chart below to determine your HUD income limit. The dollar amount below the number you indicate is your HUD income limit.

FY 2019 80% Area Median Income Limits (by Household Size)

Number of persons in household	1	2	3	4	5	6	7	8
80% of Area Median Income (FY 2019 HUD Income Limits)	\$39,800	\$45,450	\$51,150	\$56,800	\$61,350	\$65,900	\$70,450	\$75,000

YOU MUST ANSWER THE FOLLOWING QUESTIONS IF YOU ARE CLAIMING SECTION 3 ELIGIBILITY:

Is your household income at or below the HUD income limit for the current year? **Yes** **No**

If your answer is YES and you reside in Bexar County, you are a Section 3 individual, regardless of public housing status.

Are you a resident of public housing or Section 8? **Yes** **No**

If your answer is YES, you are a Section 3 individual regardless of your income.

Option 2: I choose NOT to disclose this information OR I do not qualify as a Section 3 eligible individual.

CERTIFICATION

By signing, I authorize my employer to release relevant information to the San Antonio Housing Authority (SAHA) for contract compliance purposes. I further affirm that the information on this form is to the best of my knowledge and belief true, correct, and complete.

Signature _____

DATE: _____

M/WBE UTILIZATION STATEMENT
SAN ANTONIO HOUSING AUTHORITY
M/WBE PROGRAM OFFICE

Please read these instructions carefully before completing the required Minority/Women Business Enterprise (M/WBE) Utilization Statement. These instructions are designed to assist prime contractors/consultants document M/WBE program compliance or in preparing the required detailed and complete good faith effort information.

Contractors/Consultants are required to submit detailed documentation when the contract specified M/WBE participation ranges or goals are not met. The SAHA M/WBE Program Manager will review and consider a bidder's or proposer's good faith efforts in assisting SAHA to meet its M/WBE policy and program objectives.

A. Bidders/Proposers are required to make sincere efforts in attempting to achieve the applicable SAHA M/WBE participation ranges or goals. The approved M/WBE participation ranges or goals will be monitored throughout the duration of the project;

B. All bidders/proposers are to complete Section A, Project Identification and Section B, Project M/WBE Utilization, if applicable. Should there be subcontracting/sub consulting opportunities, yet the bidder/proposer *not* achieve the project's applicable M/WBE participation range or goal, the bidder/proposer must complete all other sections of the Statement.

C. This Statement should be prepared by the company's project M/WBE Coordinator or designee. The Statement must be signed and dated by an authorized company official. The Coordinator or designee should have a working knowledge as to the project's subcontracting or sub-consulting and supplier activities (actual and anticipated). This individual shall be a key figure in directing the prime contractor's M/WBE activities.

D. The M/WBE Utilization Statement demonstrating a contractor's good faith efforts is subject to the SAHA M/WBE Program Coordinator's review and approval.

E. SAHA requires all M/WBE firms to be certified as such by an entity acceptable to SAHA for project M/WBE credit.

F. SAHA reserves the right to approve all additions or deletions of subcontractors, subconsultants, and/or major vendors. In the event that an M/WBE subcontractor, subconsultant, and/or major vendor is replaced, the contractor must make a good faith effort to involve and utilize another M/WBE subcontractor, sub consultant, and/or major vendor.

Should you have any questions or need additional information, please contact:

Candace Morin
818 S Flores
Section 3/SWMBE Coordinator
candace_morin@saha.org
210-477-6165

FOR SAHA PROCUREMENT DEPARTMENT USE ONLY

Reviewed by: _____

Date: _____

Signature of SAHA Official: _____

Recommendation: Approval: _____ Denial: _____

subject to the SAHA M/WBE Program Manager's review and approval.

M/WBE UTILIZATION STATEMENT
 SAN ANTONIO HOUSING AUTHORITY
 M/WBE PROGRAM OFFICE

SECTION A: PROJECT IDENTIFICATION

Project Number _____ Project Title _____

Contract Amount _____ Company Name _____

Project Participation Range/Goal: M/WBE ____ %

Contract Anticipated Participation Range: M/WBE ____ %

The M/WBE participation range/goal is expressed as a percentage of the total dollar amount of the prime contract awarded to M/WBEs. The goal is applicable for those areas, which the prime contractor has subcontracted, sub-consulted, and/or major supplies necessary in the performance of the contract.

SECTION B: SUBCONTRACTOR/SUB CONSULTANT/VENDOR UTILIZATION

1. List all actual *and* anticipated subcontracts, subconsultants, and/or major material purchases, include *both* M/WBE and non-M/WBE, to be utilized on the project (*use additional sheets if necessary*).

TRADE AREA	ESTIMATED AMOUNT (\$)	SUB/SUPPLIER	SUB/SUPPLIER	
			M/WBE	Yes (✓) No

2. MBE utilization in total dollars: _____ WBE utilization in total dollars: _____

3. Overall MBE utilization percentage (%): _____

4. Overall WBE utilization percentage (%): _____

5. Overall M/WBE utilization percentage (%): _____

6. Anticipated M/WBE utilization on this contract will occur:

Throughout ___ Beginning 1/3 ___ Middle 1/3 ___ Final 1/3 ___

Please Note: SAHA will credit only those M/WBEs that have been certified by an entity acceptable to SAHA. All changes, additions, or deletions occurring during the life of this contract relative to use of the listed subcontractors, sub-consultants and/or

major suppliers, M/WBE or otherwise, must be submitted to SAHA for review and approval.

If Bidder/Proposer is unable to meet the M/WBE participation range/goal, please proceed to complete Section C and submit documentation demonstrating contractual good faith efforts.

SECTION C: GOOD FAITH EFFORT

The following items are minimally considered as good faith efforts and demonstrate specific initiatives made in attempting to achieve SAHA's M/W/BE participation ranges. The bidder/proposer is not limited to these particular areas and may include other efforts deemed appropriate. Please feel free to elaborate on any question below.

Required Questions	Yes	No
1. If applicable, was your company represented at the pre-bid conference?		
2. Did your company request and obtain a copy of the certified M/WBE firms?		
3. Were M/WBE firms solicited for contract participation?		
4. Provide listing of solicited M/WBEs with whom contact was made? Please identify name of company, contact person, date, phone number and briefly describe nature of solicitation. (Include as an Attachment)		
5. Was direct contact made with SAHA's M/WBE Program Office? If yes, please identify date/person contacted and assistance sought. (Include as an Attachment)		
6. Identify all M/WBE support agencies/associations contacted for M/WBE assistance or solicitation (Minority Chamber's of Commerce, purchasing councils, contractor groups, etc.). (Please attach copies of solicitation letters of assistance and/or describe, as an Attachment to this section, the personal contact made)		
7. Were bid opportunities related to this project advertised in minority/women newspapers and trade journals? (If yes, please include a copy of the advertisement or detail the name of the publication(s), date of advertisement and describe the solicitation)		
8. Were copies of plans and specification furnished to any M/WBEs?		
9. Were subcontractors, subconsultants, and/or suppliers (if applicable) required to provide insurance or be bonded? (If yes, please detail any assistance that was provided or if they were referred, to whom)		
10. List, as an Attachment, all M/WBE bids received but rejected. Identify company name, contact person, telephone number, date, trade area, and the reason for rejecting the bid/proposal.		
11. Discuss any other effort(s) aimed at involving M/WBEs (Include as an Attachment) : (a) Identify any specific efforts to divide work, in accordance with normal industry practices, to allow maximum M/WBE participation.		

(b) Discuss joint ventures initiatives, requesting second-tier M/WBE subcontracting, etc., if any.		
(c) List all other good faith efforts employed, please elaborate.		

The undersigned acknowledges and states that all information submitted as part of this Good Faith Effort Statement is true and correct to the best of his/her knowledge. I further agree that this document shall be attached thereto and become a binding part of the SAHA contract.

Print Name

Title Date

Signature

Telephone Number

ATTACHMENT E
Proposal Checklist and Certification

PROPOSAL Checklist and Certification

(Attachment E)

(This Form must be fully completed and placed under Tab No. 8 of the proposal submitted.)

Instructions: Unless otherwise specifically required, the items listed below must be completed and included in the proposal submittal. Please complete this form by marking an “X,” where provided, to verify that the referenced completed form or information has been included within the “hard copy” proposal submittal submitted by the Respondents. Also, complete the Section 3 Statement and the Respondent’s Statement as noted below:

X=ITEM INCLUDED	SUBMITTAL ITEMS Change these for the section headings
_____	Tab 1 References
_____	Tab 2 HUD and State Forms
_____	Tab 3 Profile of Firm, Company Biography, and Subcontractors List
_____	Tab 4 Evaluation Criteria Response
_____	Tab 5 Section 3 Business Preference
_____	Tab 6 Small/Minority/Disadvantaged/Veteran Business Enterprise Utilization Plan
_____	Tab 7 Section 3 Good Faith Effort Compliance Plan
_____	Tab 8 Proposal Checklist and Certification
_____	Tab 9 Subcontractors

SECTION 3 STATEMENT

Are you claiming a Section 3 business preference? YES___ or NO___. If “YES,” pursuant to the documentation justifying such submitted under Tab No 8, which category are you claiming?

- _____ Category I – Owned by a public housing resident where work is performed
- _____ Category II – Owned by any other public housing resident
- _____ Category III – HUD Youth Build Program
- _____ Category IV – 30% of workforce is Section 3 qualified or subcontract greater than 25% of contract value to a certified Section 3 Business Concern

Respondent's Certification

By signing below, Respondent certifies that the following statements are true and correct:

1. He/she has full authority to bind Respondents and that no member of Respondent's organization is disbarred, suspended or otherwise prohibited from contracting with any federal, state or local agency,
2. Items for which Proposals were provided herein will be delivered as specified in the Proposal,
3. In performing this contract, the contractor(s) shall comply with any and all applicable federal, state or local laws including but not limited to: Occupational Safety & Health, Equal Employment Opportunity, Immigration and Naturalization, The Americans with Disabilities Act, State Tax and Insurance Law, and the Fair Housing Act.,
4. Respondents agrees that this proposal shall remain open and valid for at least a period of 90 days from the date of the Proposal Opening and that this Proposal shall constitute an offer, which, if accepted by SAHA and subject to the terms and conditions of such acceptance, shall result in a contract between SAHA and the undersigned Respondents,
5. He/she has not given, offered to give, nor intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with this Proposal,
6. Respondents, nor the firm, corporation, partnership, or institution represented by the Respondents, or anyone acting for such firm, corporation or institution has violated the antitrust laws of the State of Texas or the Federal Antitrust laws, nor communicated directly or indirectly the Proposal made to any competitor or any other person engaged in such line of business,
7. Respondents has not received compensation for participation in the preparation of the specifications for this RFP,
8. Non-Collusive Affidavit: The undersigned party submitting this Proposal hereby certifies that such Proposal is genuine and not collusive and that said Respondents has not colluded, conspired, connived or agreed, directly or indirectly, with any Respondents or person, to put in a sham Proposal or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the Proposal price of affiant or of any other Respondents, to fix overhead, profit or cost element of said Proposal price, or that of any other Respondents or to secure any advantage against SAHA or any person interested in the proposed contract; and that all statements in said Proposal are true.
9. Child Support: Pursuant to Section 231.006 (d) of the Texas Family Code, regarding child support, the bidder certifies that the individual or business entity named in this bid is not ineligible to receive the specified payment and acknowledges that this contract may be terminated and payment may be withheld if this certification is inaccurate.
10. Lobbying Prohibition: The Contractor agrees to comply with Section 1352 of Title 31, United States Code which prohibits the use of Federal appropriated funds to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract; the making of any Federal grant; the making of any Federal loan; the entering into of any cooperative agreement; or the modification of any Federal contract, grant, loan, or cooperative agreement.

Addendum #1 _____ Date _____

Addendum #2 _____ Date _____

Addendum #3 _____ Date _____

_____	_____
Signature	Date
_____	_____
Printed Name	Company

E-mail address if available	

_____	_____
Phone	Fax

ATTACHMENT F
Form of Proposal

Do Not include this form in the “COPIES”

San Antonio Housing Authority
818 S. Flores
San Antonio, Texas 78204

Attention: Charles Bode, Assist. Director of Procurement

RE: 1908-910-65-4954 Castle Point Rehabilitation and Site Improvements

Gentlemen:

The undersigned Respondent, having read and examined the RFP and associated documents for the **Castle Point Apartments Rehabilitation and Site Improvements** and after thoroughly considering the factors which will affect the execution of the project and the cost thereof, does hereby propose this Proposal. All prices stated herein are firm and shall not be subject to escalation provided this Proposal is accepted within one hundred eighty (180) days after the official opening of proposals.

The undersigned hereby declares that the following list states any and all variations from and exceptions to the requirements of the proposal requirements and that, otherwise, it is the intent of this Proposal that the Project will be performed in strict accordance with the subsequent Contract Documents.

(If no exceptions are taken, indicate so by entering "None").

(Continue on separate page, if necessary, and attach hereto).

The undersigned Respondent herein proposes to execute the Property Rehabilitation and Modernization Services for the pricing/fee structure attached as a separate page hereto:

Dated this _____ day of _____, 20_____.

Offeror _____

By _____

Title _____

ATTEST:

Business Address of Offeror _____

State of Incorporation _____

Address of Principal Office _____

Email: _____

Fee Sheet

page 1 of 4

The undersigned proposer hereby states that by completing and submitting this Form and all other documents within this submittal, he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and that if SAHA discovers that any information entered herein to be false, that shall entitle SAHA to not consider or make award or to cancel any award with the undersigned party. Further, by completing and submitting the submittal, and by entering the costs where provided, the undersigned is thereby agreeing to abide by all terms and conditions pertaining to this IFB as issued by SAHA, in hard copy. Pursuant to all IFB Documents, all attachments, and all completed Documents submitted by proposer, including these forms, addendums, and all attachments, the undersigned proposes to supply SAHA with the services described herein for the fee(s) entered within the areas provided.

Base Bid Items	Qty	Unit	Cost
#1. Exterior and Site Improvements complete and turnkey with steel fencing as specified herein	1	Job	\$
#2. Exterior and Site Improvements complete and turnkey with wood fencing as specified herein	1	Job	\$
General notes /New Construction /Note #8./ building #6 will be included for signage installation.			

Respondent must enclose a supporting Schedule of Values/Build of Materials.

Delivery in _____ days: (Failure to enter a delivery time will subject bidder to completion in 240 days. Days are defined as calendar days.)

SAHA requests pricing for the following alternate add items. If SAHA chooses some or all of the items the cost would be in addition to the base bid. There is no guarantee that SAHA will accept any.

Alternate Add Items	Qty	Cost added to Base Bid
Window Treatments (all newly installed windows)PVC Mini Blind	All buildings where new windows are installed.	\$
Patio Door window treatments (all newly installed Patio doors)PVC Mini Blind.	All buildings where new Patio doors are installed.	\$
Concrete Splash Blocks reference General Notes #60	All buildings where new Gutters are installed.	\$
Gutter Guards reference General Notes #60	All buildings where new Gutters are installed.	\$
Rubberized Asphalt Underlayment (Grace Ice & Water shield)	All buildings where new Roofs are installed	\$
Synthetic Underlayment (Tyvec Protec 120)	All buildings where new Roofs are installed	\$

Unit Price items: These items will only be utilized for unforeseen/hidden damage and require approval of the project manager. Items are to be installed complete and finished (turnkey) to match existing material where applicable. SAHA will determine which if any will be utilized.

Item	Unit	Est. Qty	Unit Cost	Extension
5/8" GYP. BD. PTD. (Interior)	SQ.FT.	120	\$	\$
5/8 Water resistant G.W.B (Interior)	SQ.FT.	60	\$	\$
Gyp. BD. Repair PTD. (Interior)	SQ.FT.	100	\$	\$
1/2" Exterior Grade Wall Sheathing	SQ.FT.	1000	\$	\$
Single Exterior LED Pole Light(Photo Cell) (complete installation, wired to nearest house meter)	EA.	15	\$	\$
Double Exterior LED Pole Light(Photo Cell) (complete installation, wired to nearest house meter)	EA.	15	\$	\$
Pole Base Footing 9"Lx10.23"Wx24"D	EA.	15	\$	\$
Company Name:				

Item	Unit	Est. Qty	Unit Cost	Extension
Provide & Install Air handler PER CODE (GOODMAN Model#: AWUF250516 5KW WMA4)	EA.	10	\$	\$
Provide and install Condensing Unit PER CODE (GOODMAN Model#: GSX140241)	EA.	10	\$	\$
R&R 2"x 2" Yellow Pine Framing	LF.	75	\$	\$
R&R 2"x 4" Yellow Pine Framing	LF.	120	\$	\$
R&R 2"x 6" Yellow Pine Framing	LF.	100	\$	\$
R&R 2"x 8" Yellow Pine Framing	LF.	50	\$	\$
R&R 2"x 10" Yellow Pine Framing	LF.	30	\$	\$
R&R 2"x 6" Yellow Pine Rafter	LF.	3	\$	\$
R&R 2"x 8" Yellow Pine Rafter	LF.	3	\$	\$
R&R 2"x 10" Yellow Pine Joist	LF.	3	\$	\$
R&R 2"x 12" Yellow Pine Joist	LF.	3	\$	\$
R&R 16-1/2" Pre Engineered Wood Truss	EA.	4	\$	\$
R&R 5/8" Plywood (Decking)	SQ.FT	425	\$	\$
R&R 1/2" Plywood (Decking)	SQ.FT	425	\$	\$
R&R 1x10 Rough Sawn Cedar Trim	LF.	50	\$	\$
R&R 2x8 Rough Swan Cedar Trim (Painted)	LF.	25	\$	\$
R&R 1x2 Rough Sawn Cedar Trim (Painted)	LF.	25	\$	\$
R&R 4x4 Rough Sawn Cedar post (Painted)	LF.	200	\$	\$
R&R 4x4 Rough Sawn Cedar post	LF.	400	\$	\$
R&R 4x12 Rough Sawn Cedar beam (Painted)	LF.	200	\$	\$
R&R 4x12 Rough Sawn Cedar beam	LF.	200	\$	\$
R&R 2x4 treated Lumber	LF.	200	\$	\$
R&R 2x6 treated Lumber	LF.	100	\$	\$
R&R 2x8 treated Lumber	LF.	50	\$	\$
R&R 2x10 treated Lumber	LF.	10	\$	\$
R&R 1x2 treated Lumber	LF.	50	\$	\$
R&R 1x4 treated Lumber	LF.	40	\$	\$
R&R 1x6 treated Lumber	LF.	60	\$	\$
R&R 1x8 treated Lumber	LF.	30	\$	\$
R&R 1x10 treated Lumber	LF.	10	\$	\$
R&R 3/4 Plywood	SQFT.	600		
R&R 5/8 Plywood	SQFT.	600	\$	\$
R&R Lightweight concrete (2nd floor balcony repair) 1-1/2 thickness	SQFT.	600	\$	\$
R&R #15 felt	SQFT.	290	\$	\$
5mm Pre-Cut Rubber Underlayment	SQFT.	290		
Continuous metal edge Flashing (2nd story Patio)	LF.	75	\$	\$
R7R 3' width sidewalk repair (demo, prep, & installation)refer <i>SidewalkDetails #7 sheet C9.0 match existing surface</i>	LF.	200	\$	\$
R&R 4ft. Width Sidewalk repair (demo, prep, & installation)refer <i>SidewalkDetails #7 sheet C9.0 match existing surface</i>	LF.	200	\$	\$
R&R 5ft. Width Sidewalk repair (demo, prep, & installation)refer <i>SidewalkDetails #7 sheet C9.0 match existing surface</i>	LF.	200	\$	\$
Company:				Page 2 of 4

Item	Unit	Est. Qty	Unit Cost	Extension
R&R Parking Wheel stops	EA.	40	\$	\$
Concrete Curb match existing	LF.	90	\$	\$
R&R Asphalt Repair (Demo/Installation) refer to Asphalt Repair Detail	SQFT.	475	\$	\$
Hot Asphalt Crack Sealant Repair (Prep/Installation)	LF.	800	\$	\$
Curb Ramp (Demo/Installation) refer to Curb Ramp Detail #13 sheet C9.1	E.A	2	\$	\$
Curb Painting	LF.	225	\$	\$
Asphalt striping 4"	SQFT.	90	\$	\$
No Parking Fire lane Sign & Pole installed	E.A	5	\$	\$
Cementitious Lap Siding 8.25" Smooth	LF.	600	\$	\$
Cementitious Trim 3.5" Smooth	LF.	100	\$	\$
Cementitious Trim 1.65"	LF.	200	\$	\$
Bedding Seal under Flashing	LF.	200	\$	\$
2" Base Flashing	LF.	200	\$	\$
Cementitious Fascia 7.25"	LF.	300	\$	\$
Cementitious Soffit smooth perforated	LF.	300	\$	\$
1/2" x 1/2" Square Pickets- Steel (welded)	LF.	1200		
1." Square Tube Railing-Steel (welded)	LF.	600	\$	\$
1.5" Square Tube Railing -Steel (welded)	LF.	800	\$	\$
R&R Stair Landing Guardrail	LF.	45	\$	\$
R&R Patio Guardrail	LF.	80	\$	\$
R&R Stair Tread and brackets	EA.	200	\$	\$
R&R Sections of concrete 4" thickness with #3 rebar @ 18" centers each way, Match existing finish.	SQ.FT	60	\$	\$
Prep, & Painting (Stair Assembly, Railing)	SQ.FT	30	\$	\$
Prep & Painting (Site Railing)	LF.	200	\$	\$
Steel Picket Fence Repair (welding)	LF.	90	\$	\$
Install New Stair Tread	EA.	60	\$	\$
1st Floor concrete Patio repair (refer to Note 1 below.)	EA.	45	\$	\$
Note 1: Concrete slab spawled areas . Remove all loose rust and scaling on exposed reinforcing steel predampen repair areas and apply Euclid Corr-Bond Epoxy Bonding Agent in accordance with Manufacturer's directions. Apply Euclid Poly-Patch resurfacing Material to repair areas and hand trowel to match surrounding concrete.				
Landscaping Items	Unit	Est. Qty	Unit Cost	Extension
Shrub removal	EA.	10	\$	\$
Shrub Pruning	CY.	20	\$	\$
Landscape steel edging	LF.	175	\$	\$
Weed barrier	CY.	20	\$	\$
Mulch	CY.	20	\$	\$
Supply and install Zeon Zoysia Sod only	SQ.FT	1000	\$	\$
Supply and install Zeon Zoysia Sod, apply weed killer, place top soil, and fertilize	SQ.FT	100	\$	\$
Site Grading	CY.	100	\$	\$
Tree Pruning	CY.	20	\$	\$
Landscape Maintenance - Establishment Period (per Month)	MO.	2	\$	\$
Top soil (Landscape Mix)	CY.	600	\$	\$
Nolina Foothill (1.25 QT)	EA.	3	\$	\$
Company:				Page 3 of 4

Landscaping Items, continued	Unit	Est. Qty	Unit Cost	Extension
Aztec Grass (1.25 QT)	EA.	30	\$	\$
Dalea Black (1 gallon)	EA.	4	\$	\$
Rosemary (1 gallon)	EA.	4	\$	\$
Lavender (1 gallon)	EA.	4	\$	\$
Esperanza (1gallon)	EA.	4	\$	\$
Gaillardia Red (1 Flat)	EA.	4	\$	\$
Indian Paint Brush (1 Flat)	EA.	4	\$	\$
Bougainvillea (1 Flat)	EA.	4	\$	\$
Miscellaneous Items	Unit	Est. Qty	Unit Cost	Extension
PowerWash Exterior Walls	Building	6	\$	\$
Powerwash sidewalk & Stairs	Building	6	\$	\$
R&R Thermostat (White Rodgers 24vDigital Heat/Cool thermostat MFG #:1F78-144)	EA.	10	\$	\$
R&R Severely Weather Railroad tie 7 x 9 x 8.5 untreated/unfinished	LF.	200	\$	\$
R&R brick	SQ.FT	200	\$	\$
blown in cellulose insulation (R13)	SQ.FT	200	\$	\$
Batt insulation R13)	SQ.FT	200	\$	\$
Building wrap/water proofing	SQ.FT	300	\$	\$
4x12 Rough Sawn Cedar Beam (painted)	LF.	100	\$	\$
Tuck & Point Brick	LF.	100	\$	\$
Company:				Page 4 of 4

Addenda Acknowledgements

Addendum #1 _____ Date _____

Addendum #2 _____ Date _____

Addendum #3 _____ Date _____

Addendum #4 _____ Date _____

ATTACHMENT G

Wage Decision

NOTE: This work is covered by two different wage decisions. The work on the structures is covered under the Residential Decision, the site work and improvements are covered under the Building Decision.

General Decision Number: TX190011 01/04/2019 TX11

Superseded General Decision Number: TX20180021
 State: Texas Construction Type: Residential
 Counties: Bexar, Comal and Guadalupe Counties in Texas.

RESIDENTIAL CONSTRUCTION PROJECTS (consisting of single family homes and apartments up to and including 4 stories.)

Note: Under Executive Order (EO) 13658, an hourly minimum wage of \$10.60 for calendar year 2019 applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2015. If this contract is covered by the EO, the contractor must pay all workers in any classification listed on this wage determination at least \$10.60 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in calendar year 2019. If this contract is covered by the EO and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must pay workers in that classification at least the wage rate determined through the conformance process set forth in 29 CFR 5.5(a)(1)(ii) (or the EO minimum wage rate, if it is higher than the conformed wage rate). The EO minimum wage rate will be adjusted annually. Please note that this EO applies to the above-mentioned types of contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but it does not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60). Additional information on contractor requirements and worker protections under the EO is available at www.dol.gov/whd/govcontracts.

Modification Number Publication Date
 0 01/04/2019

* SUTX1983-005 05/01/1983	Rates	Fringes
Air Conditioning Mechanic.....		\$ 7.25
CARPENTER.....		\$ 7.25
CEMENT MASON/CONCRETE FINISHER.....		\$ 7.46
DRYWALL HANGER.....		\$ 8.73
ELECTRICIAN.....		\$ 9.66
IRONWORKER.....		\$ 7.25
LABORER.....		\$ 7.25
PAINTER (Including Drywall taping).....		\$ 8.16
PLUMBER.....		\$ 7.70
ROOFER, Including Built Up, Composition and Single Ply Roofs.....		\$ 7.25

 WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of "identifiers" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than "SU" or "UAVG" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

Survey Rate Identifiers

Classifications listed under the "SU" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage

determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION

"General Decision Number: TX20190231 08/02/2019
 Superseded General Decision Number: TX20180280

State: Texas Construction Type: Building County: Bexar County in Texas.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Under Executive Order (EO) 13658, an hourly minimum wage of \$10.60 for calendar year 2019 applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2015. If this contract is covered by the EO, the contractor must pay all workers in any classification listed on this wage determination at least \$10.60 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in calendar year 2019. If this contract is covered by the EO and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must pay workers in that classification at least the wage rate determined through the conformance process set forth in 29 CFR 5.5(a)(1)(ii) (or the EO minimum wage rate, if it is higher than the conformed wage rate). The EO minimum wage rate will be adjusted annually. Please note that this EO applies to the above-mentioned types of contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but it does not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60). Additional information on contractor requirements and worker protections under the EO is available at www.dol.gov/whd/govcontracts.

Modification Number	Publication Date
0	01/04/2019
1	01/18/2019
2	08/02/2019

ASBE0087-014 01/01/2018 ASBESTOS WORKER/HEAT & FROST INSULATOR (Duct, Pipe and Mechanical System Insulation).....	Rates \$ 22.72	Fringes 10.02

BOIL0074-003 01/01/2017 BOILERMAKER.....	Rates \$ 28.00	Fringes 22.35

* ELEC0060-003 06/01/2019 ELECTRICIAN (Communication Technician Only).....	Rates \$ 22.55	Fringes 9%+5.45

* ELEC0060-004 07/01/2019 ELECTRICIAN (Excludes Low Voltage Wiring).....	Rates \$ 28.60	Fringes 20%+5.45

ELEV0081-001 01/01/2019 ELEVATOR MECHANIC.....	Rates \$ 40.57	Fringes 33.705
FOOTNOTES:		

A. 6% under 5 years based on regular hourly rate for all hours worked. 8% over 5 years based on regular hourly rate for all hours worked.

B. Holidays: New Year's Day; Memorial Day; Independence Day; Labor Day; Thanksgiving Day; Friday after Thanksgiving Day; Christmas Day; and Veterans Day.

ENGI0450-002 04/01/2014	Rates	Fringes
POWER EQUIPMENT OPERATOR Cranes.....	\$ 34.85	9.85

IRON0066-013 09/01/2018	Rates	Fringes
IRONWORKER, STRUCTURAL.....	\$ 22.05	6.73

IRON0084-011 06/01/2018	Rates	Fringes
IRONWORKER, ORNAMENTAL.....	\$ 23.77	7.12

* PLUM0142-009 07/01/2017	Rates	Fringes
HVAC MECHANIC (HVAC Electrical Temperature Control Installation Only).....	\$ 30.25	13.36
HVAC MECHANIC (HVAC Unit Installation Only).....	\$ 30.25	13.36
PIPEFITTER (Including HVAC Pipe Installation).....	\$ 30.25	13.36
PLUMBER (Excludes HVAC Pipe Installation).....	\$ 30.25	13.36

SFTX0669-002 04/01/2017	Rates	Fringes
SPRINKLER FITTER (Fire Sprinklers).....	\$ 29.03	15.84

* SHEE0067-004 06/01/2019	Rates	Fringes
Sheet metal worker Excludes HVAC Duct Installation.....	\$ 26.81	16.80
HVAC Duct Installation Only.....	\$ 26.81	16.80

SUTX2014-006 07/21/2014	Rates	Fringes
BRICKLAYER.....	\$ 22.15	0.00
CARPENTER (Acoustical Ceiling Installation Only).....	\$ 17.83	0.00
CARPENTER (Form Work Only).....	\$ 13.63	0.00
CARPENTER, Excludes Acoustical Ceiling Installation, Drywall Hanging, Form Work, and Metal Stud Installation....	\$ 16.86	4.17
CAULKER.....	\$ 15.00	0.00
CEMENT MASON/CONCRETE FINISHER.....	\$ 22.27	5.30
DRYWALL FINISHER/TAPER.....	\$ 13.81	0.00
DRYWALL HANGER AND METAL STUD INSTALLER...	\$ 15.18	0.00
ELECTRICIAN (Low Voltage Wiring Only).....	\$ 20.39	3.04
IRONWORKER, REINFORCING.....	\$ 12.27	0.00
LABORER: Common or General.....	\$ 10.75	0.00
LABORER: Mason Tender - Brick.....	\$ 11.88	0.00
LABORER: Mason Tender - Cement/Concrete.....	\$ 12.00	0.00
LABORER: Pipelayer.....	\$ 11.00	0.00
LABORER: Roof Tearoff.....	\$ 11.28	0.00
LABORER: Landscape and Irrigation.....	\$ 8.00	0.00

OPERATOR: Backhoe/Excavator/Trackhoe.....	\$ 15.98	0.00
OPERATOR: Bobcat/Skid Steer/Skid Loader.....	\$ 14.00	0.00
OPERATOR: Bulldozer.....	\$ 14.00	0.00
OPERATOR: Drill.....	\$ 14.50	0.00
OPERATOR: Forklift.....	\$ 12.50	0.00
OPERATOR: Grader/Blade.....	\$ 23.00	5.07
OPERATOR: Loader.....	\$ 12.79	0.00
OPERATOR: Mechanic.....	\$ 18.75	5.12
OPERATOR: Paver (Asphalt, Aggregate, and Concrete)...	\$ 16.03	0.00
OPERATOR: Roller.....	\$ 12.00	0.00
PAINTER (Brush, Roller and Spray), Excludes Drywall Finishing/Taping.....	\$ 13.07	0.00
ROOFER.....	\$ 12.00	0.00
TILE FINISHER.....	\$ 11.32	0.00
TILE SETTER.....	\$ 14.94	0.00
TRUCK DRIVER: Dump Truck.....	\$ 12.39	1.18
TRUCK DRIVER: Flatbed Truck.....	\$ 19.65	8.57
TRUCK DRIVER: Semi-Trailer Truck.....	\$ 12.50	0.00
TRUCK DRIVER: Water Truck.....	\$ 12.00	4.11

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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 Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination

- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION"